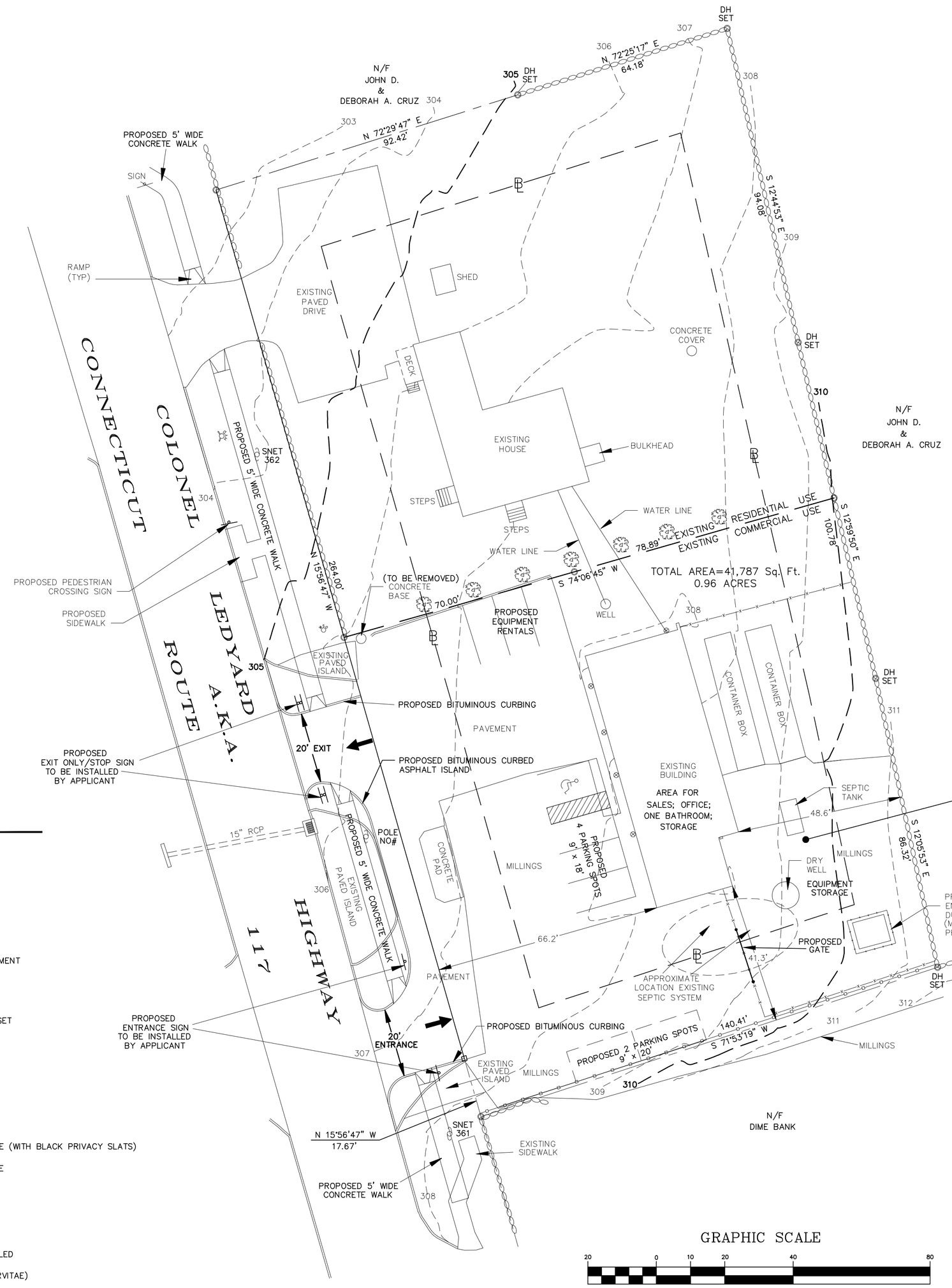


PROPERTY OWNERS WITHIN 100 FEET

744 COLONEL LEDYARD HIGHWAY
DIME BANK
ATTN: SHAWN PISHKA
290 SALEM TURNPIKE
NORWICH, CT. 06360

754 COLONEL LEDYARD HIGHWAY
JOHN D. & DEBORAH A. CRUZ
61 DEPOT ROAD
CANTERBURY, CT. 06331

756 COLONEL LEDYARD HIGHWAY
BLUE SEA PROPERTIES LLC
MING MOON CHINESE RESTAURANT
756 COLONEL HIGHWAY
LEDYARD, CT. 06339

749 COLONEL HIGHWAY
HOLDRIDGE FARM NURSERY INC.
P.O. BOX 29
LEDYARD, CT. 06339

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- BUILDING SETBACK LINE
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT NOT FOUND
- DH SET — DRILL HOLE SET
- REBAR OR DRILL HOLE TO BE SET
- UTILITY POLE
- HYDRANT
- WATER GATE
- CURBING
- PROPOSED 6' HIGH SOLID FENCE (WITH BLACK PRIVACY SLATS)
- PROPOSED 6' HIGH VINYL FENCE
- DIRECTION TRAFFIC FLOW
- CATCH BASIN
- EXISTING LIGHTING TO BE REPLACED WITH DOWN FACING LED
- PROPOSED TREE (THUJA ARBORVITAE)

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB#25-005.DWG FBK#340

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY

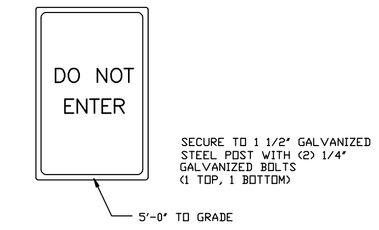
_____ DATE

GRAPHIC SCALE

20 0 10 20 40 80

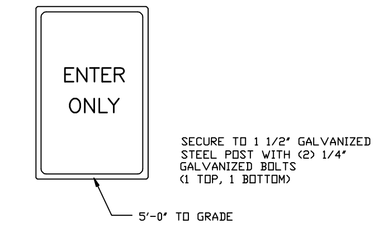
(IN FEET)
1 inch = 20 ft.

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM



ENTER ONLY SIGN

NOT TO SCALE



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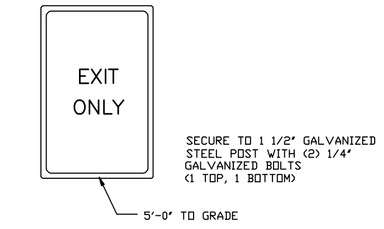

EXIT ONLY SIGN

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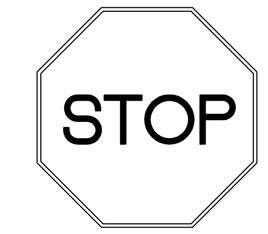


STOP SIGN

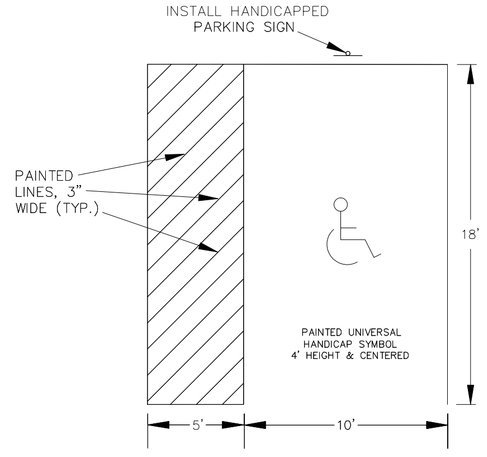
NOT TO SCALE

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

NOTE:
SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

HANDICAP PARKING SIGN

NOT TO SCALE

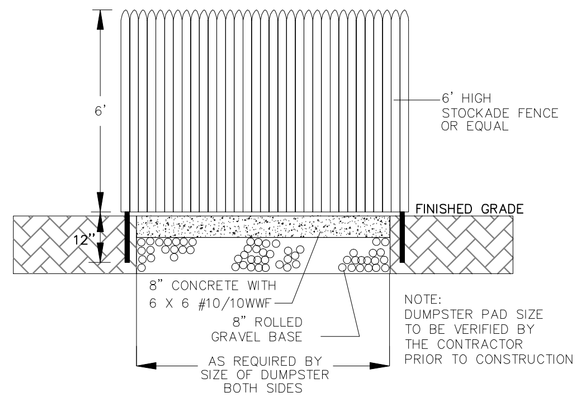


HANDICAP PARKING SPACE DETAIL

NOT TO SCALE

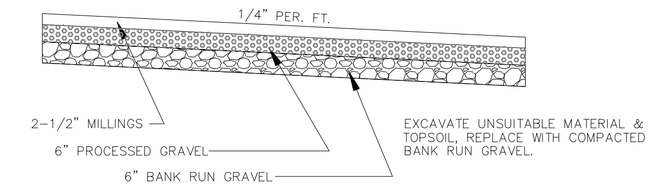
GENERAL NOTES:

1. MAP REFERENCES:
   A) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD COLONEL LEDYARD HIGHWAY FROM THE ALLYN PROPERTY WESTERLY AND NORTHERLY ABOUT 6,500 FEET SCALE 1"=40' DATE 4-30-42 NUMBER 71-11 SHEET NO. 3 OF 3 SECTION NO. 2
   B) LEDYARD ASSESSORS MAP 67.
2. SIGNAGE TO BE IN ACCORDANCE WITH ZONING REGULATIONS. (SEPARATE APPLICATION TO ZONING ENFORCEMENT OFFICER). SIGN WILL BE PLACED ON BUILDING.
3. ZONING DISTRICT – LCDD LEDYARD CENTER DESIGN DISTRICT (AND ALL PROPERTY WITHIN 500 FEET).
4. SITE IS WITHIN THE BILLINGS AVERY DIVERSION DAM WATERSHED/GROTON UTILITIES WATERSHED.
5. SIDEWALK/REVISED ENTRANCES TAKEN FROM PLAN PREPARED FOR THE TOWN OF LEDYARD. CONSTRUCTION DATE FOR WORK TO BE PERFORMED BY THE TOWN IS NOT DETERMINED.
6. REMOVE FREE STANDING SIGN.
7. ONE WAY ENTRANCE (SOUTH) AND ONE WAY EXIT (NORTH).
8. PROPOSED 5' WIDE CONCRETE WALK TO BE INSTALLED BY THE TOWN OF LEDYARD.
9. IMPROVEMENTS WITHIN STATE RIGHT OF WAY WILL BE COMPLETED BY THE TOWN OF LEDYARD. AS SHOWN ON PLAN PREPARED SHOWING SIDEWALK IMPROVEMENTS FOR THE TOWN OF LEDYARD
10. PROPOSED USE: SMALL LANDSCAPE EQUIPMENT RENTAL AND REPAIR/LANDSCAPE BUSINESS.
11. PROPERTY IS CONNECTED TO ON-SITE WELL.
12. PARKING AREA WILL BE STRIPED.
13. A SIX FOOT HIGH VINYL FENCE WILL BE INSTALLED ALONG BOUNDARY WITH N/F DIME BANK 1.0 FEET ONTO 750 COLONEL LEDYARD HIGHWAY.
14. BOUNDARY WALL SHALL BE RETAINED AND PROTECTED.
15. NO OUTDOOR DISPLAY OF MERCHANDISE PROPOSED WITH THE EXCEPTION OF SMALL EQUIPMENT RENTALS.



CONCRETE DUMPSTER PAD WITH STOCKADE FENCE

NOT TO SCALE



DRIVEWAY/PARKING AREA CROSS-SECTION

NOT TO SCALE

ZONING COMPLIANCE TABLE
LCDD ZONING DISTRICT

ITEM	REQUIRED	PROVIDED
LOT AREA	40,000 Sq. Ft.	41,787 Sq. Ft.
LOT FRONTAGE	150 FT.	264.00 FT.
FRONT YARD SETBACK	25 FT.	66.2 FT.
SIDE YARD SETBACK	25 FT.	41.3 FT.
REAR YARD SETBACK	20 FT.	48.6 FT.

PLAN PREPARED FOR
RYAN'S RELIABLE SERVICES LLC
PROPERTY OF
DOMINICK CERAVOLO
750 COLONEL LEDYARD HIGHWAY
A.K.A.
748 COLONEL LEDYARD HIGHWAY
A.K.A.
CONNECTICUT ROUTE 117
LEDYARD, CONNECTICUT
SCALE: 1"=20'
JULY 2025

REVISED: AUGUST 25, 2025
REVISED: SEPTEMBER 9, 2025
REVISED: OCTOBER 28, 2025
REVISED: NOVEMBER 12, 2025

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 1, 2025