

EMAIL: DIETER.GARDNER@YAHOO.COM

EXIT
ONLY

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

5'-0' TO GRADE

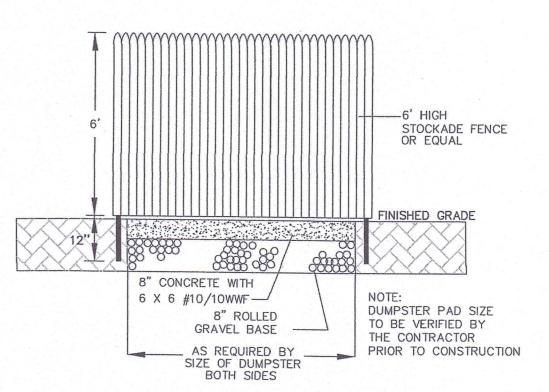
EXIT ONLY SIGN

NOT TO SCALE

GENERAL NOTES:

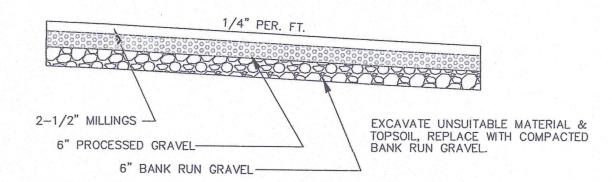
1. MAP REFERENCES:

- 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).
- 3. ZONING DISTRICT LCDD LEDYARD CENTER DESIGN DISTRICT.
 4. SITE IS WITHIN THE BILLING 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.
- REMOVE FREE STANDING SIGN.
 ONE WAY ENTRANCE (SOUTH) AND ONE WAY EXIT (NORTH).
- 8. SIGN WILL BE PLACED ON BUILDING, SEPARATE APPLICATION WILL BE SUBMITTED.
- 9. PROPOSED 5' WIDE CONCRETE WALK TO BE INSTALLED BY THE TOWN OF LEDYARD.
- 10. 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 11. PROPOSED USE: SMALL LANDSCAPE EQUIPMENT RENTAL AND REPAIR/LANDSCAPE BUSINESS.
- 12. PROPERTY IS TO BE CONNECTED TO PUBLIC WATER.
- 13. PARKING AREA WILL BE STRIPED.14. A SIX FOOT HIGH VINYL FENCE WILL BE INSTALLED ALONG BOUNDARY WITH N/F DIME BANK 1.0 FEET ONTO 750 COLONEL LEDYARD HIGHWAY.



CONCRETE DUMPSTER PAD WITH STOCKADE FENCE

NOT TO SCALE



DRIVEWAY/PARKING AREA CROSS—SECTION
NOT TO SCALE

PLAN PREPARED FOR RYAN'S RELIABLE SERVICES LLC

PROPERTY OF

DOMINICK CERAVOLO

750 COLONEL LEDYARD HIGHWAY

A.K.A.

CONNECTICUT ROUTE 117 LEDYARD, CONNECTICUT

SCALE: 1"=20'

RECEIVED RECEIVED SEP 16 2025

FEVISED: AUGUST 25, 2025
REVISED: SEPTEMBER 9, 2025

Land Use Department Land Use Department

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

EX#8