



- NOTES:
1. THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300d-20. MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS, ADOPTED EFFECTIVE JUNE 21, 1996, AMENDED OCTOBER 26, 2016.
 2. THE INTENT OF THIS MAP IS TO DEPICT THE TOPOGRAPHIC AND PLANIMETRIC AND FEATURES OF THE SUBJECT LAND PARCEL.
 2. SURVEY TYPE: TOPOGRAPHIC SURVEY
 - TOPOGRAPHIC ACCURACY CLASS: T-2
 - VERTICAL ACCURACY CLASS: V-2
 3. REFERENCE IS MADE TO THE FOLLOWING MAP:
*PROPERTY SURVEY OF 1363 BALDWIN HILL ROAD LEDYARD, CT PREPARED FOR RYE PROPERTIES, SHEET 1 OF 1, DATE: 1-10-20, SCALE: 1"=30', PREPARED BY: J. DEMPSEY ASSOCIATES LLC.
 4. THE PROPERTY BOUNDARY INFORMATION DEPICTED HEREON WAS REPRODUCED FROM THE REFERENCE MAP NOTED. THE DEPICTION OF THIS INFORMATION DOES NOT REPRESENT A PROPERTY BOUNDARY OPINION.
 5. ADJOINING PARCEL LINE AND RECORD OWNER INFORMATION WAS REPRODUCED FROM THE TOWN OF LEDYARD ASSESSORS'S AND TOWN CLERKS RECORDS.
 6. THE PARCEL MAY BE TOGETHER WITH AND/OR SUBJECT TO EASEMENTS, RIGHTS, OR OTHER ENCUMBRANCES OF RECORD.
 7. PLANIMETRIC AND TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED ON FIELD SURVEYS CONDUCTED IN SEPTEMBER OF 2025.
 8. THE INLAND WETLAND BOUNDARY DEPICTED HEREON WAS DELINEATED BY ERIC DAVISON, RSS, PWS OF DAVISON ENVIRONMENTAL LLC.
 9. THE APPROXIMATE LOCATIONS OF THE EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEM DEPICTED HEREON IS BASED ON RECORDS OF THE LEDGE LIGHT HEALTH DISTRICT.
 10. NORTH IS BASED ON THE BEARING SYSTEM OF THE REFERENCE MAP NOTED.
 11. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 12. THE PARCEL IS DEPICTED ON ASSESSORS MAP 120 AS LOT 140.
 13. PARCEL AREA = 77,223 SF = 1.77 AC.
 14. THE PARCEL IS LOCATED WITHIN A COMMERCIAL INDUSTRIAL PARK (CIP) ZONING DISTRICT.
 15. THE PARCEL IS LOCATED WITHIN FLOOD ZONE X AND SPECIAL FLOOD HAZARD AREA ZONE AE. REFERENCE: FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT, PANEL 362 AND 364 OF 554, MAP NUMBER 09011C0362J AND 09011C0364J, EFFECTIVE DATE: 7-18-11, MAP REVISION DATE: 8-5-13.
 16. THE SOIL TYPES ON THE PARCEL ARE IDENTIFIED AS CANTON AND CHARLTON FINE SANDY LOAMS, 3-15% SLOPES (62C); CANTON AND CHARLTON FINE SANDY LOAMS, 15-45% SLOPES (62D); AND UDORFHEIM'S-URBAN LAND COMPLEX (306). REFERENCE: NATIONAL COOPERATIVE SOIL SURVEY DATA FOR THE STATE OF CONNECTICUT, U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

LEGEND

PROPERTY BOUNDARY LINE	— — — — —
HIGHWAY LINE/STREET LINE	— — — — —
ELEVATION CONTOUR	- - - - -
ELEVATION	x 100.0
VEGETATION LINE	~ ~ ~ ~ ~
INLAND WETLAND BOUNDARY	— — — — —
WATERCOURSE	— — — — —
SFHA ZONE BOUNDARY	— — — — —
EDGE OF PAVEMENT	— — — — —
CURBING	— — — — —
UTILITY POLE	⊕
WATER VALVE	⊕
SIGN	⊕
ASSESSORS MAP NO. - LOT NO.	120-140

ZONING STANDARDS SCHEDULE				
COMMERCIAL INDUSTRIAL PARK (CIP) DISTRICT				
SECTION	STANDARD	REQUIRED	EXISTING	PROVIDED
6.3.1	MINIMUM LOT AREA	40,000 SF	77,223 SF	77,223 SF
6.3.1	MINIMUM LOT FRONTAGE	100 FT	441.8 FT	441.8 FT
6.3.1	MINIMUM SIDEWALK WIDTH	5 FT	-	5 FT
6.3.1	MINIMUM LOT WIDTH	100 FT	424.6 FT	424.6 FT
6.3.1	MINIMUM YARD SETBACKS ⁽¹⁾			
	FRONT	35 FT	52.2 FT	13.9 FT
	SIDE	25 FT	58.4 FT	49.4 FT
	REAR	25 FT	-	-
6.3.1	MAXIMUM LOT COVERAGE	70%	8.4%	13.0%
6.3.1	MAXIMUM BUILDING HEIGHT	65 FT	UNKNOWN	22.0 FT

NOTE:
1. MINIMUM YARD SETBACK VALUES SHOWN FOR THE COMMERCIAL USE BUILDING.

REVISIONS:	TITLE: LAND OF RYE PROPERTIES 1363 BALDWIN HILL ROAD LEDYARD, CONNECTICUT	DRAWING PHASE: ISSUED FOR PERMITTING DATE: 6-30-26	TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON MICHAEL J. OTT, P.E., L.S. CT REGISTRATION NO. 70082 DATE THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR NOTED ABOVE.	SEALS: 	PREPARED BY: Summer Hill Civil Engineers & Land Surveyors, P.C. 60 Wall Street P.O. Box 708 Madison, Connecticut 06443-0708 Telephone: (203) 245-0722	PROJECT: R.B. KENT & SONS OFFICE 1363 BALDWIN HILL ROAD LEDYARD, CONNECTICUT
NO. DATE DESCRIPTION	DATE	DATE	DATE	DATE	DATE	DATE
REVISIONS						

DATE: 6-1-26	SHEET: ZONING BOARD OF APPEALS	SHEET NO.:
SCALE: 1"=30'	SUBMISSION	
DESIGNED: MJO	SITE PLAN	
CHECKED: LJM	PROJECT NO.:	

C-201