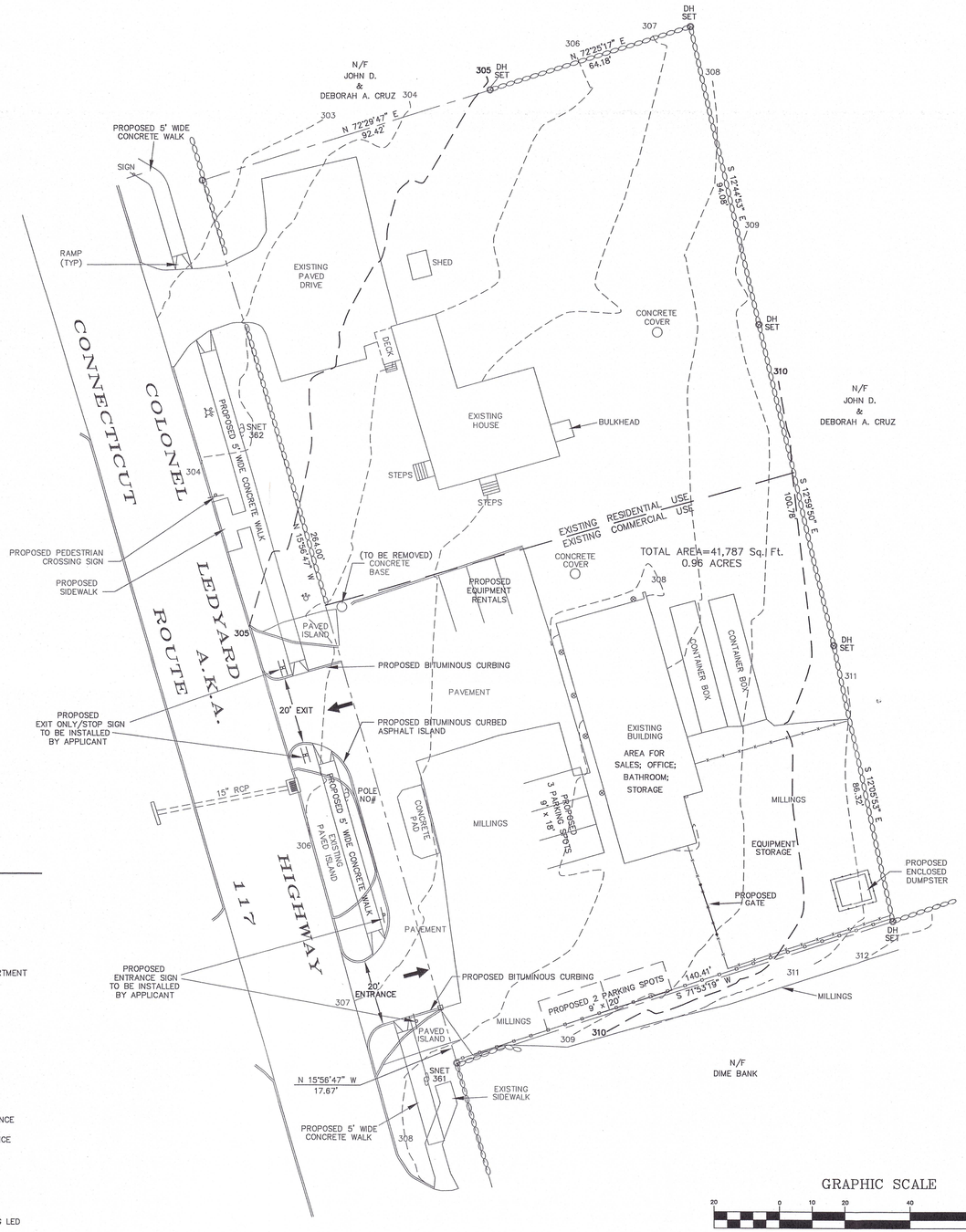



## LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT NOT FOUND
- DH SET — DRILL HOLE SET
- UTILITY POLE
- HYDRANT
- WATER GATE
- CURBING
- PROPOSED 8' HIGH METAL FENCE
- PROPOSED 6' HIGH VINYL FENCE
- DIRECTION TRAFFIC FLOW
- CATCH BASIN
- EXISTING LIGHTING TO BE REPLACED WITH DOWN FACING LED

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.

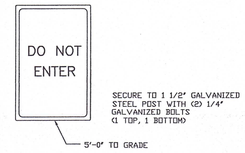
THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

© 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.

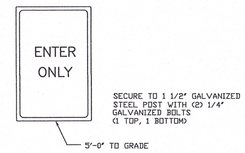
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE




ENTER ONLY SIGN

NOT TO SCALE

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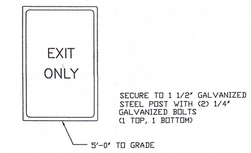



EXIT ONLY SIGN

NOT TO SCALE

STOP SIGN

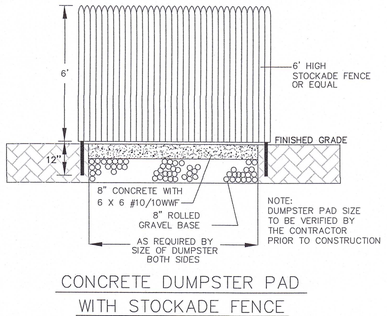
NOT TO SCALE

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

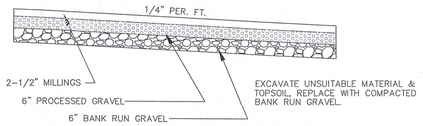
GENERAL NOTES:

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.
6. REMOVE FREE STANDING SIGN.
7. 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

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

DIETER & GARDNER
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GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

# 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'

JULY 2025

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

RECEIVED
SEP 10 2025
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

FD#14