



APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.  
ALL IMPROVEMENTS SHALL BE COMPLETED BY \_\_\_\_\_ DATE  
\_\_\_\_\_  
CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE  
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF \_\_\_\_\_  
THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DATE  
LOT NUMBERS ASSIGNED BY THE ASSESSOR  
ASSESSOR \_\_\_\_\_ DATE  
IWIC APPLICATION# \_\_\_\_\_  
APPROVED \_\_\_\_\_  
X NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)  
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA;  
NO REGULATED ACTIVITY PROPOSED AT THIS TIME)  
WETLANDS OFFICER \_\_\_\_\_ DATE  
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER  
FOR PUBLIC WAY LAYOUT.  
PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE  
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE  
OF THE LEDYARD PLANNING AND ZONING COMMISSION  
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING  
AND ZONING COMMISSION \_\_\_\_\_ DATE

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 REASONABLE BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.  
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# 22-00718LOT.DWG FBK#327

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.

GENERAL NOTES:  
1. MAP REFERENCES:  
A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD - (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.  
B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2, REVISIONS DATE 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.  
C) BOUNDARY LINE ADJUSTMENT PLAN PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALES AS SHOWN FEBRUARY 2024.  
2. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.  
3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.  
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS ON SITE SEWAGE SYSTEMS AND OVERHEAD UTILITIES.  
5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.  
6. ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g.  
MINIMUM FRONT YARD SETBACK 12'  
MINIMUM SIDE YARD SETBACK 6'  
MINIMUM REAR YARD SETBACK 15'  
7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.  
8. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE THAT FIELD ADJUSTMENTS, INCLUDING ADDITIONAL DRAINAGE AND SIGHTLINE MEASURES, MAY BE NECESSARY FOR ADEQUATE STORMWATER MANAGEMENT. ADDITIONAL DESIGN EFFORT FOR INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN ACCORDANCE WITH DIRECTION FROM THE TOWN.  
9. THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE BACKCHARGED TO THE APPLICANT/OWNER.