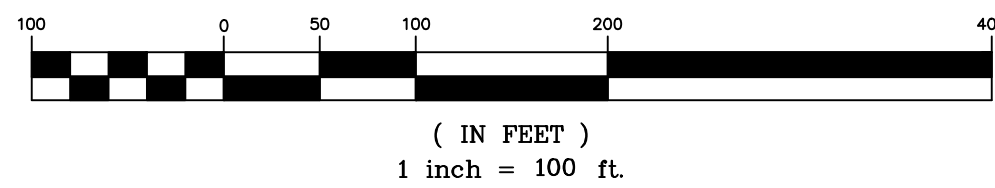
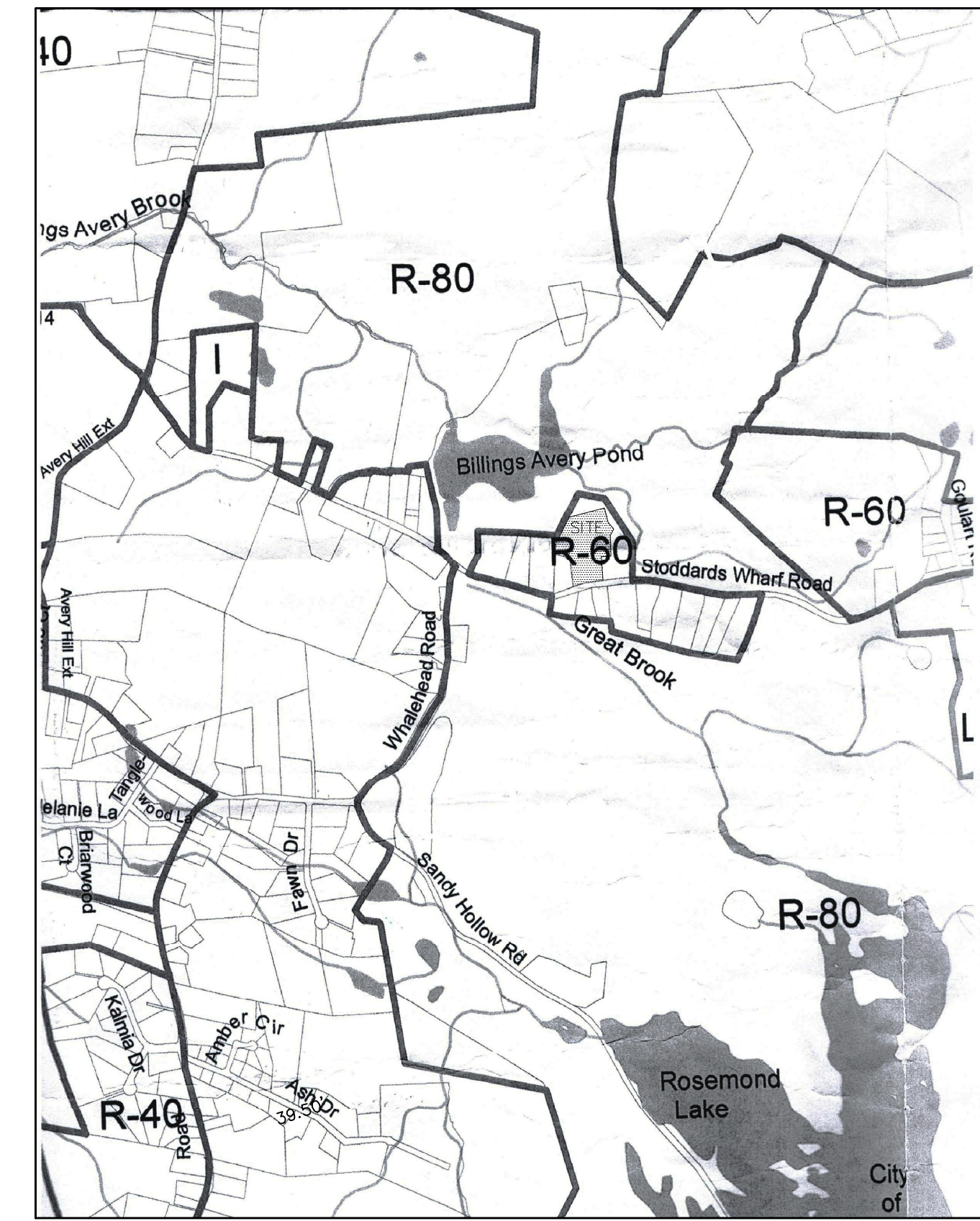


BOUNDARY AND SOILS MAP
THIS IS NOT A SURVEY
TOTAL AREA = 6.38 ACRES
GRAPHIC SCALE



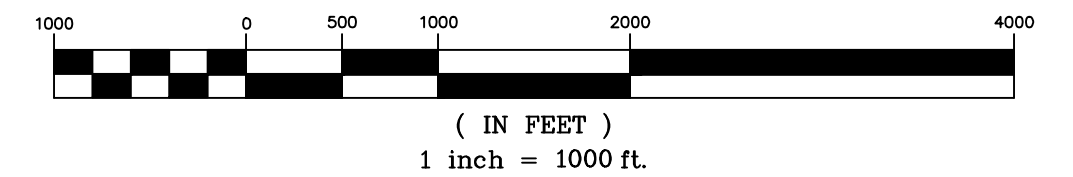
GENERAL NOTES:

- MAP REFERENCES:
 - 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.
 - 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.
 - 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.
- CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
- THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS ON SITE SEWAGE SYSTEMS AND OVERHEAD UTILITIES.
- HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
- 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'
- PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
- 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.
- THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE BACKCHARGED TO THE APPLICANT/OWNER.



LOCATION MAP
ZONING DISTRICT: R-60

GRAPHIC SCALE



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 _____

IWCC APPLICATION# _____

APPROVED. _____

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

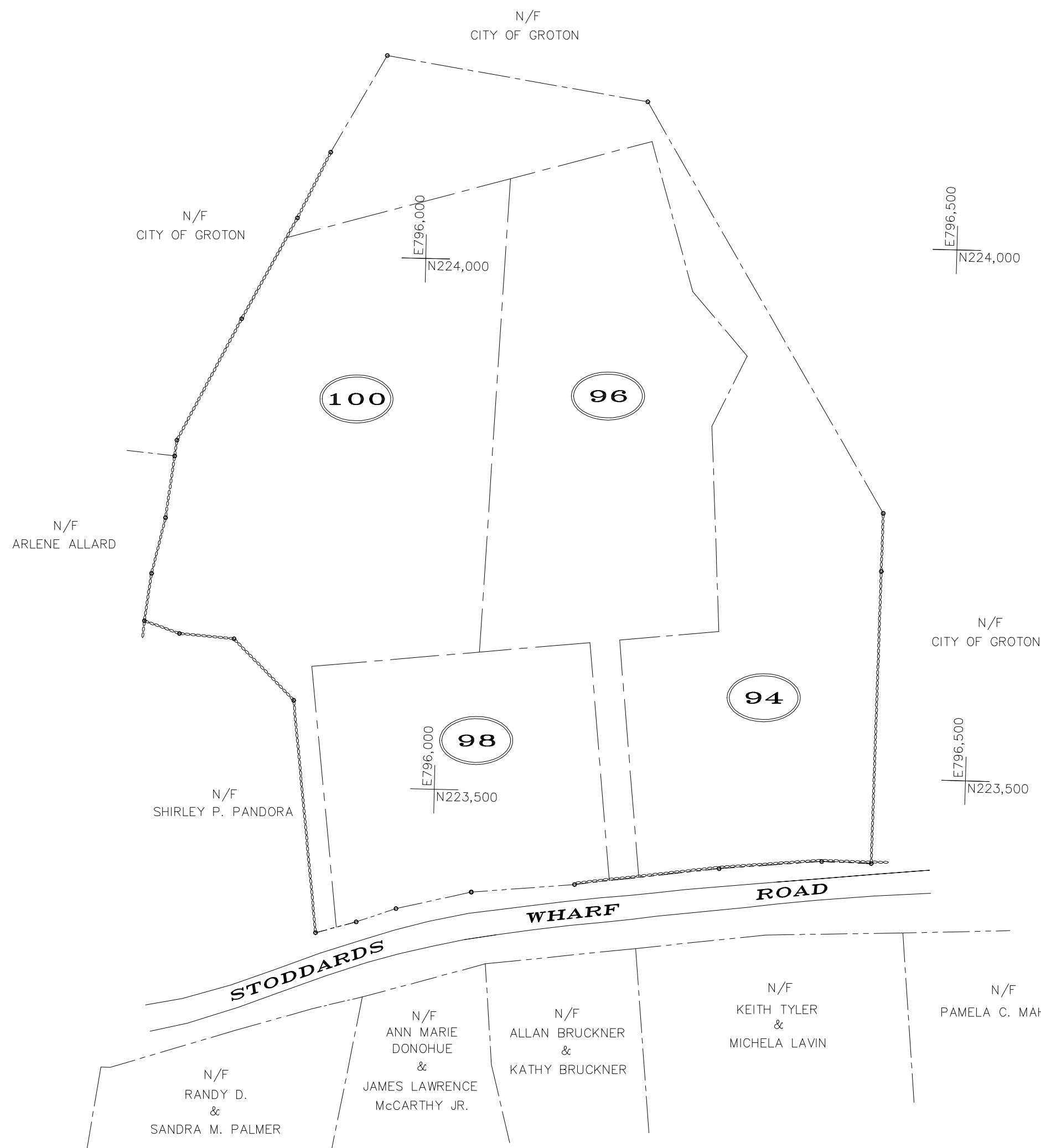
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- STREET NUMBER

SOILS LEGEND

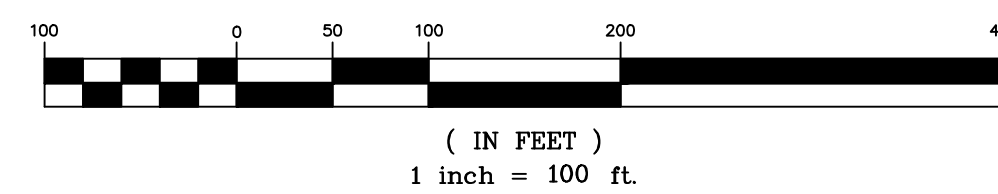
- AfB - AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- CdC - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
- HcA - HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
- HkC - HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
- Rn - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
- Ud - UDORHTENTS-URBAN LAND COMPLEX



PARCEL HISTORY MAP & BOUNDARY LINE ADJUSTMENT INFORMATION
THIS IS NOT A SURVEY

PARCEL HISTORY
TOTAL AREA ON MARCH 22, 1962 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

GRAPHIC SCALE



PLAN SHOWING
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
96, 98 & 100 STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
SCALES AS SHOWN
MARCH 2024

SHEET 1 OF 8

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: MARCH 25, 2024

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.

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