APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION ON: _____

_____

BY CHAIRMAN OR SECRETARY OF THE COMMISSION DATE

EXPIRATION DATE: _____

SOIL EROSION & SEDIMENT CONTROL PLAN CERTIFIED BY THE AFFIRMATIVE VOTE OF THE COMMISSION.

PLAN SHOWING
MOBILE MANUFACTURED HOME PARK DEVELOPMENT/AFFORDABLE HOUSING DEVELOPMENT PER C.G.S §8–30g

DONCO, LLC
APPLICANT/OWNER
59 KING HIGHWAY
AND
CHRISTY HILL ROAD
PARCEL ID: 92–1160–59
LEDYARD, CONNECTICUT
SCALE: 1"=40'
MARCH 2024

REVISED: APRIL 25, 2024
REVISED: MAY 14, 2024
REVISED: JUNE 10, 2024

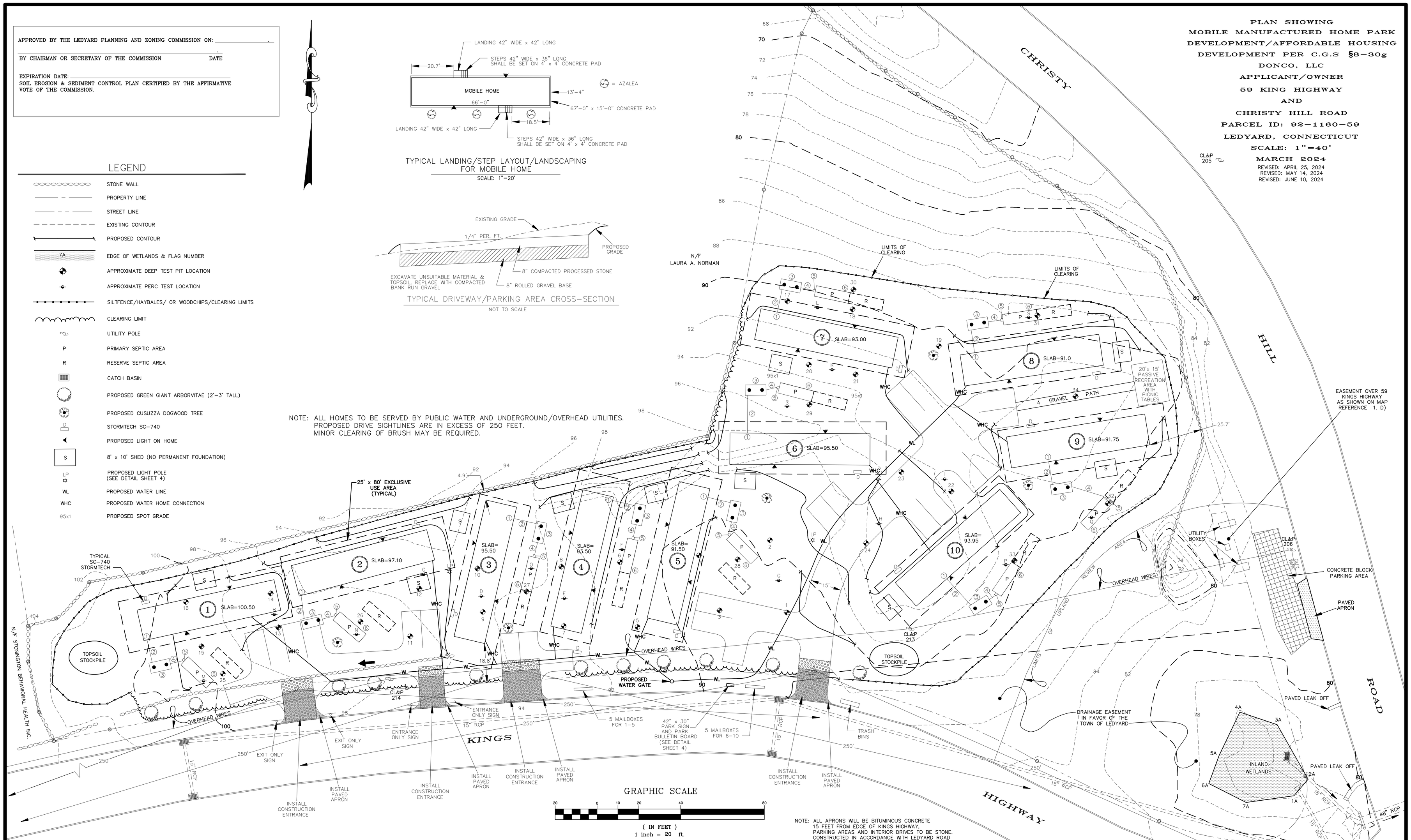
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 7A — EDGE OF WETLANDS & FLAG NUMBER
- APPROXIMATE DEEP TEST PIT LOCATION
- APPROXIMATE PERC TEST LOCATION
- SILTFENCE/HAYBALES/ OR WOODCHIPS/CLEARING LIMITS
- CLEARING LIMIT
- UTILITY POLE
- P — PRIMARY SEPTIC AREA
- R — RESERVE SEPTIC AREA
- CATCH BASIN
- PROPOSED GREEN GIANT ARBORVITAE (2'–3' TALL)
- PROPOSED CUSUZZA DOGWOOD TREE
- D — STORMTECH SC–740
- PROPOSED LIGHT ON HOME
- S — 8' x 10' SHED (NO PERMANENT FOUNDATION)
- LP — PROPOSED LIGHT POLE (SEE DETAIL SHEET 4)
- WL — PROPOSED WATER LINE
- WHC — PROPOSED WATER HOME CONNECTION
- 95x1 — PROPOSED SPOT GRADE

TYPICAL LANDING/STEP LAYOUT/LANDSCAPING FOR MOBILE HOME
SCALE: 1"=20'

TYPICAL DRIVEWAY/PARKING AREA CROSS–SECTION
NOT TO SCALE

NOTE: ALL HOMES TO BE SERVED BY PUBLIC WATER AND UNDERGROUND/OVERHEAD UTILITIES. PROPOSED DRIVE SIGHTLINES ARE IN EXCESS OF 250 FEET. MINOR CLEARING OF BRUSH MAY BE REQUIRED.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NOTE: ALL APRONS WILL BE BITUMINOUS CONCRETE 15 FEET FROM EDGE OF KINGS HIGHWAY. PARKING AREAS AND INTERIOR DRIVES TO BE STONE. CONSTRUCTED IN ACCORDANCE WITH LEDYARD ROAD ORDINANCE AND A PERMIT WILL BE REQUIRED FROM THE LEDYARD DEPARTMENT OF PUBLIC WORKS.

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

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JOB# 24–010.DWG FBK#335

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

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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 RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" 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: MARCH 21, 2024