APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION ON: _____.

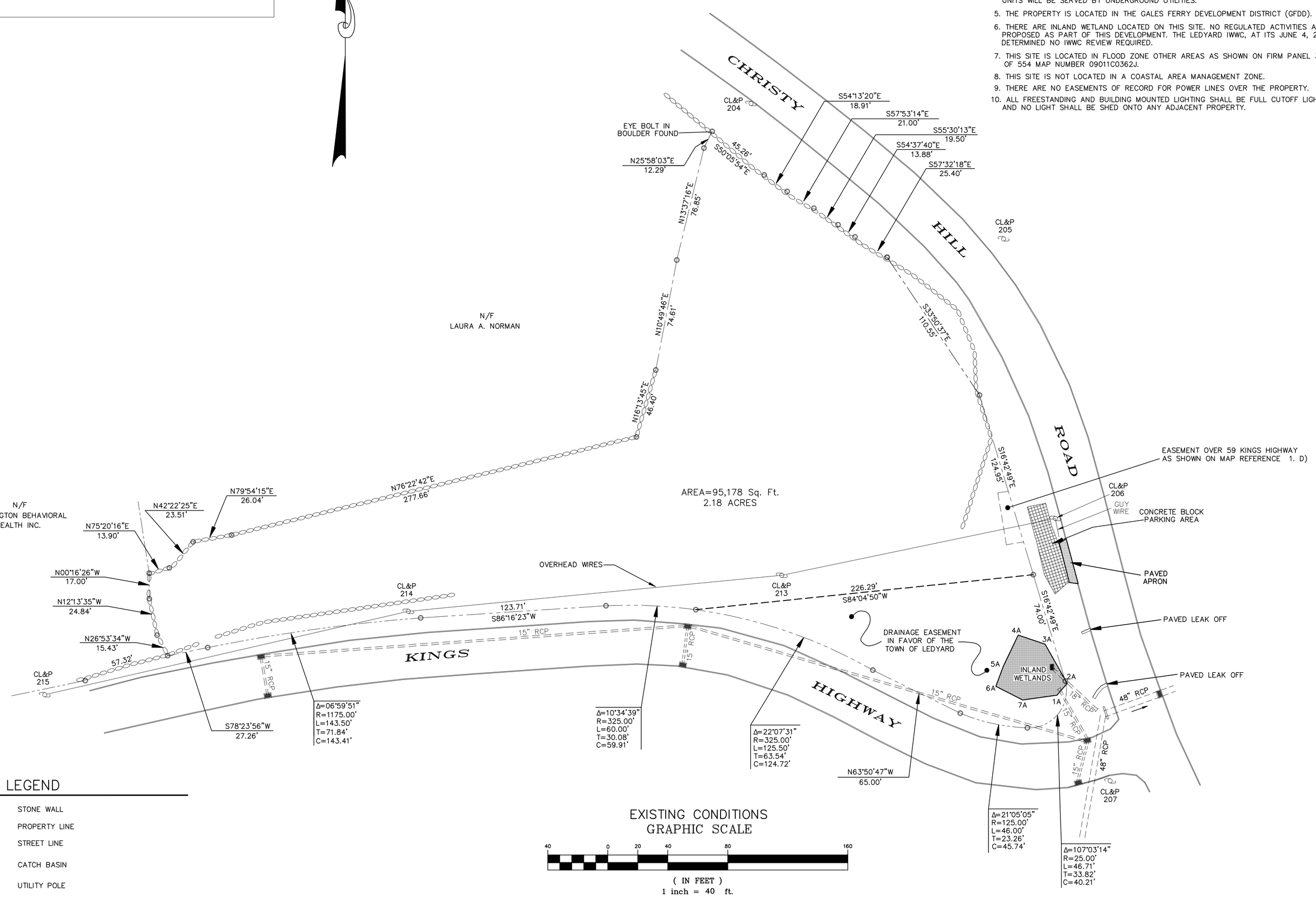
_____.

BY CHAIRMAN OR SECRETARY OF THE COMMISSION DATE

EXPIRATION DATE: _____

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

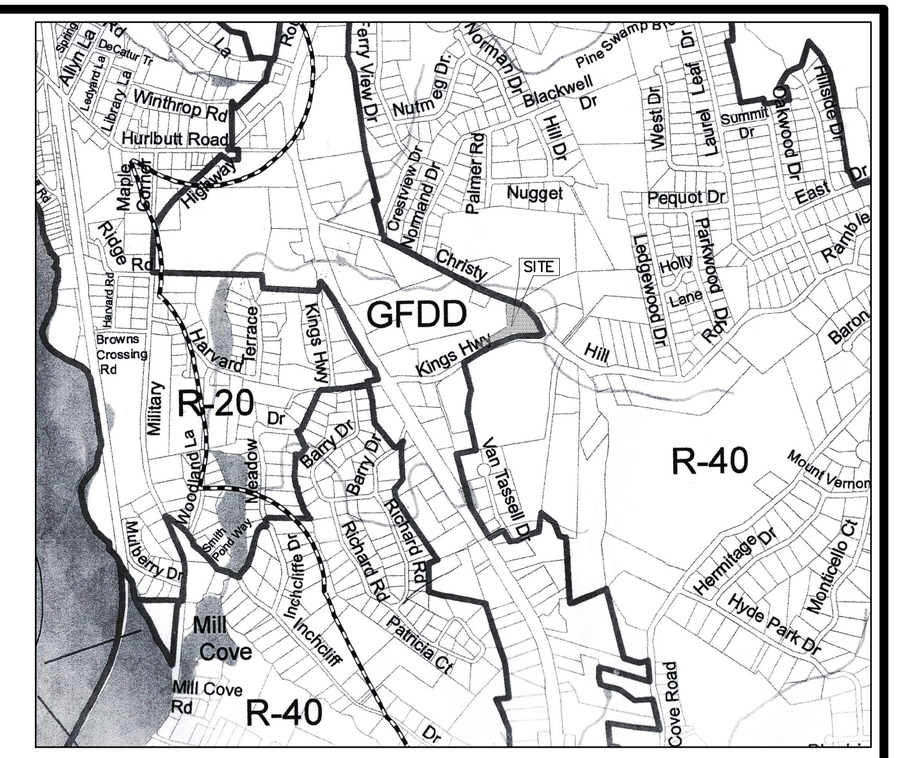
1. MAP REFERENCES:
   A) PLAN SHOWING PROPERTY OF AGATHE B. RONSON, ET. AL. LEDYARD, CONNECTICUT 1"=60' JANUARY 1963 GEORGE H. DIETER L.S.
   B) PLAN SHOWING LAND TO BE ACQUIRED FROM AGATHE B. ROBINSON, ET. AL. BY THE TOWN OF LEDYARD, CONNECTICUT SCALE 1"=30' APRIL 1965.
   C) PLAN SHOWING RESUBDIVISION OF IRVING H. NORMAN, ET AL CONNECTICUT ROUTE 12 CHRISTY HILL & KING'S HIGHWAY LEDYARD, CONNECTICUT SCALE: 1"=50' DECEMBER 1992 SHEET 2 OF 2.
   D) PLAN OF PERMANENT EASEMENT PREPARED FOR SOUTHERN NEW ENGLAND TELEPHONE COMPANY CHRISTIE HILL ROAD & KING'S HWY LEDYARD, CONNECTICUT SCALE 1"=10' DATE MARCH 31, 1992 SHEET 1 OF 1.
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 SITE WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS AND UNITS WILL BE SERVED BY UNDERGROUND UTILITIES.
5. THE PROPERTY IS LOCATED IN THE GALES FERRY DEVELOPMENT DISTRICT (GFDD).
6. THERE ARE INLAND WETLAND LOCATED ON THIS SITE. NO REGULATED ACTIVITIES ARE PROPOSED AS PART OF THIS DEVELOPMENT. THE LEDYARD IWWC, AT ITS JUNE 4, 2024, DETERMINED NO IWWC REVIEW REQUIRED.
7. THIS SITE IS LOCATED IN FLOOD ZONE OTHER AREAS AS SHOWN ON FIRM PANEL 362 OF 554 MAP NUMBER 09011C0362J.
8. THIS SITE IS NOT LOCATED IN A COASTAL AREA MANAGEMENT ZONE.
9. THERE ARE NO EASEMENTS OF RECORD FOR POWER LINES OVER THE PROPERTY.
10. ALL FREESTANDING AND BUILDING MOUNTED LIGHTING SHALL BE FULL CUTOFF LIGHTING AND NO LIGHT SHALL BE SHED ONTO ANY ADJACENT PROPERTY.



EXISTING CONDITIONS
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



LOCATION MAP
ZONING DISTRICT: GFDD

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

ZONING COMPLIANCE TABLE
GALES FERRY DESIGN DISTRICT

ITEM	REQUIRED	PROVIDED
LOT AREA	10,000 Sq. Ft.	95,178 Sq. Ft.
FRONT YARD SETBACK	15'	18.8'
SIDE YARD SETBACK	25'	25.7'
REAR YARD SETBACK	25'	4.9'
LOT FRONTAGE	100'	1112.06'

SHEET INDEX

SHEET 1 – 40 SCALE A-2 BOUNDARY MAP; LOCATION MAP AND GENERAL NOTES

SHEET 2 – 20 SCALE SITE PLAN

SHEET 3 – SANITARY DESIGN CRITERIA AND EROSION/SEDIMENT CONTROL NARRATIVE AND DETAILS

SHEET 4 – DEEP TEST PIT, PERCOLATION TEST RESULTS AND LIGHT POLE DETAIL AND STORMTECH DETAIL AND MAINTENANCE

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- CATCH BASIN
- UTILITY POLE
- 7A — EDGE OF WETLANDS & FLAG NUMBER
- IRON PIN OD DRILL HOLE TO BE SET

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

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.

© 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# 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

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

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 24, 2024
REVISED SHEET 2 MAY 14, 2024 TO SHOW SIGHTLINES
REVISED: JUNE 10, 2024

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 A-2.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: MARCH 21, 2024