

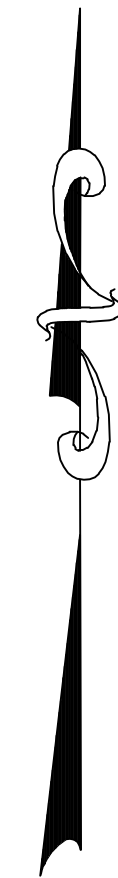
APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.  
 ALL IMPROVEMENTS SHALL BE COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY THE AFFIRMATIVE VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBERS ASSIGNED BY THE ASSESSOR \_\_\_\_\_

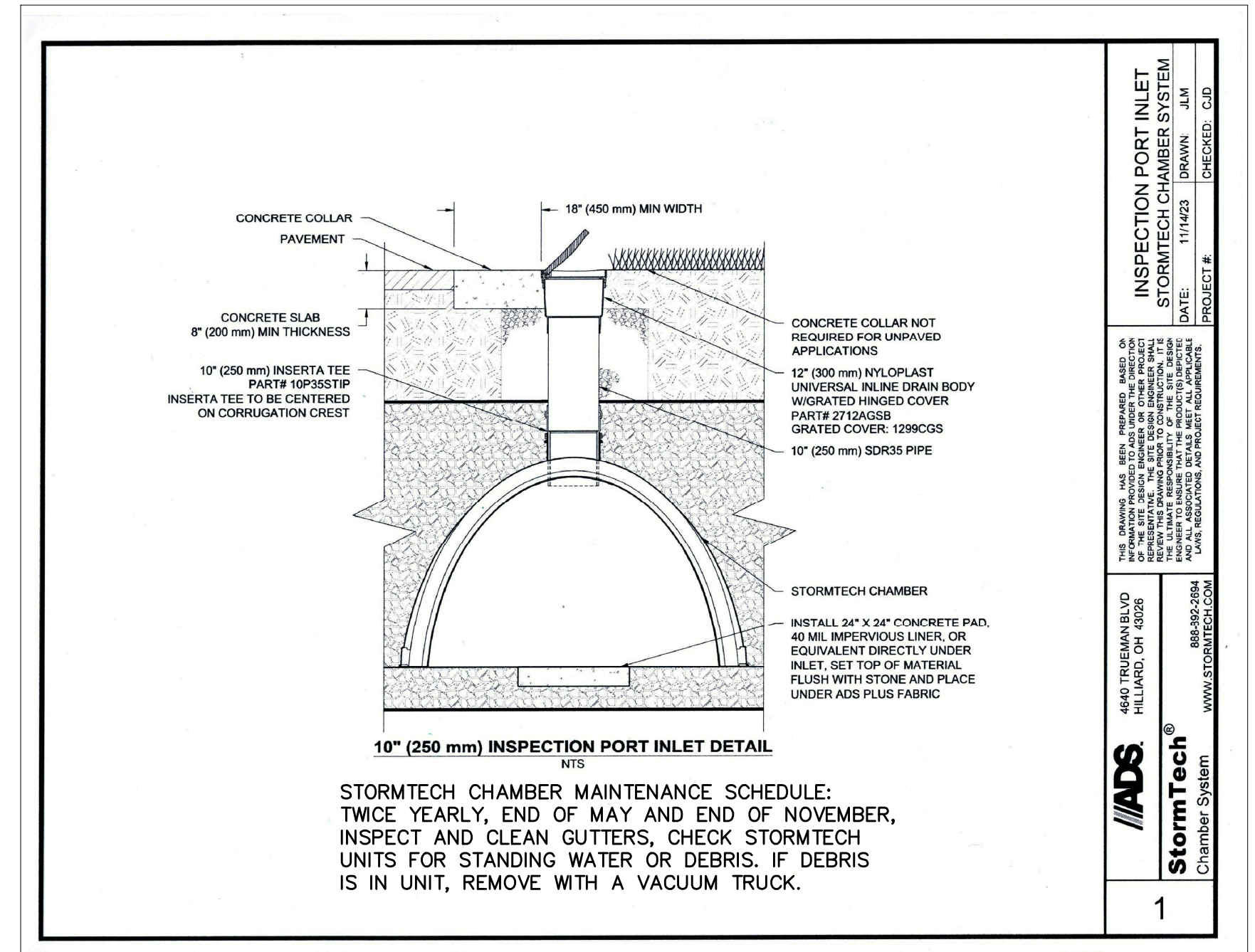
ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_



**LEGEND**

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- CONCEPTUAL HOME
- CONCEPTUAL PRIMARY SEPTIC
- CONCEPTUAL RESERVE AREA
- CONCEPTUAL WELL
- TOPSOIL STOCKPILE
- STREET ADDRESS
- PROPOSED CATCH BASIN
- STORMTECH SC-740
- EASEMENT AREAS (SEE SHEET 2 FOR DETAILS)
- HAYBALES/SILT FENCE/WOODCHIPS
- LIMITS OF DISTURBANCE

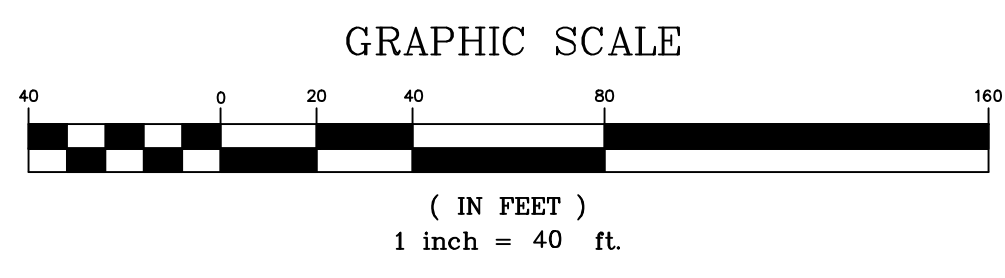
ZONING TABLE R-60 ZONE 8-30g		
ITEM	REQUIRED	PROPOSED
LOT AREA	60,000 Sq. Ft.	SEE TABLE SHEET 2
FRONT YARD SETBACK	35 FT.	12 FT.
SIDE YARD SETBACK	20 FT.	6 FT.
REAR YARD SETBACK	30 FT.	15 FT.



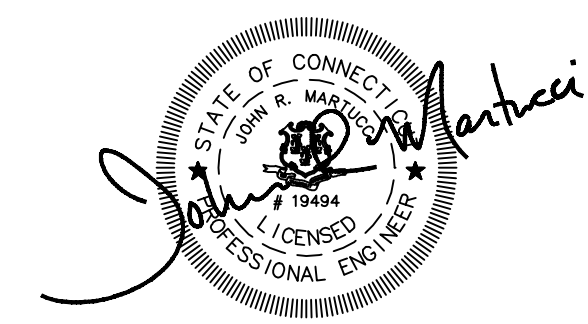
**PLAN SHOWING  
 AFFORDABLE HOUSING  
 DEVELOPMENT PER C.G.S. §8-30g  
 RESUBDIVISION  
 PROPERTY OF  
 AVERY BROOK HOMES LLC  
 96, 98 & 100 STODDARDS WHARF ROAD  
 A.K.A.  
 CONNECTICUT ROUTE 214  
 PARCEL ID: 65-2360-96/98/100  
 LEDYARD, CONNECTICUT  
 SCALE: 1"=40'  
 MARCH 2024**

REVISED: APRIL 24, 2024  
 REVISED: MAY 13, 2024 TO ADDRESS LLHD COMMENTS

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 INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



**DIETER & GARDNER**  
 LAND SURVEYORS & PLANNERS  
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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 1-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

LAND SURVEYOR CT No. 14208  
 DATE: MARCH 25, 2024