

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION.

CHAIRMAN OR SECRETARY _____ DATE _____

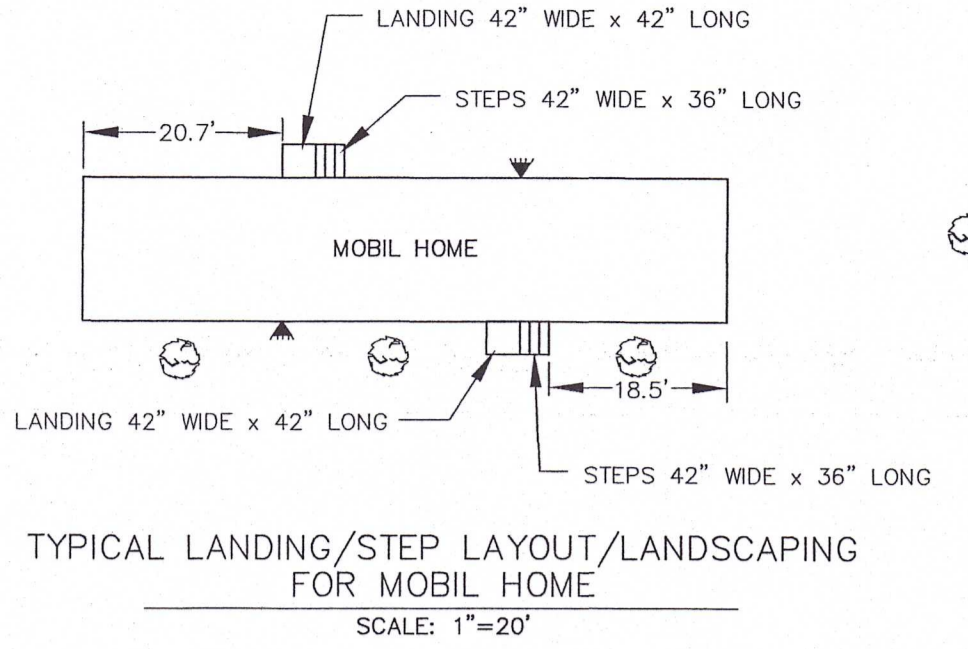
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

X NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

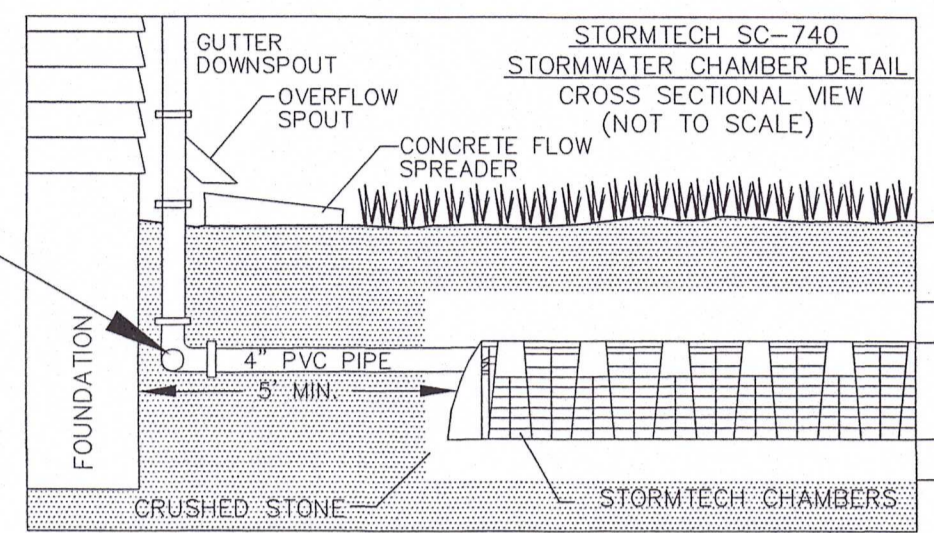
WETLANDS OFFICER _____ DATE _____

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
- 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



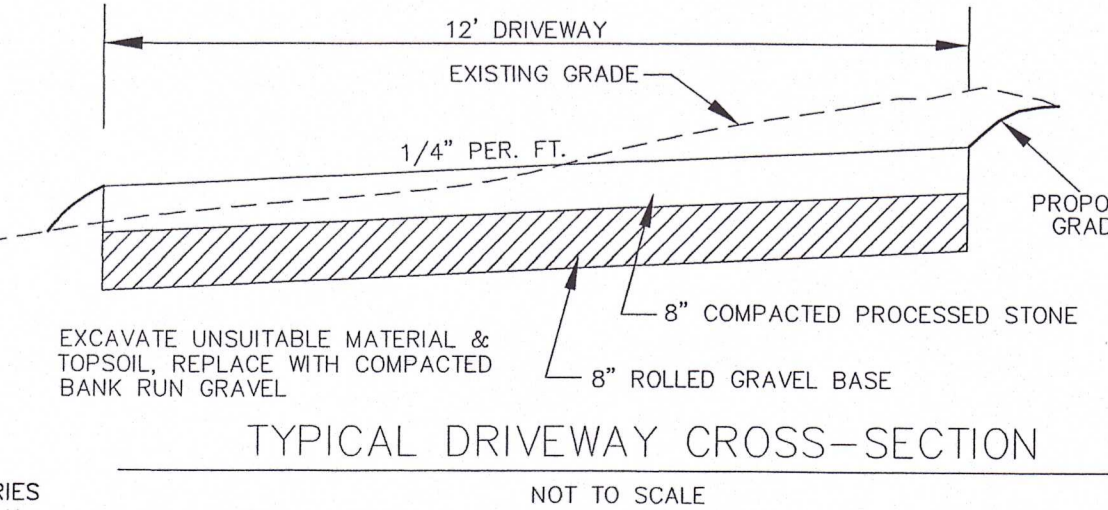
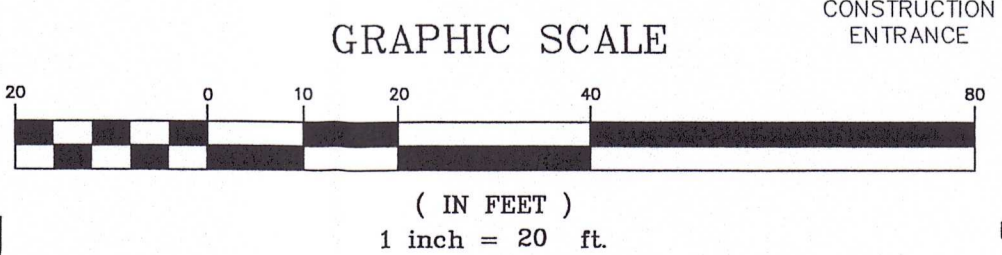
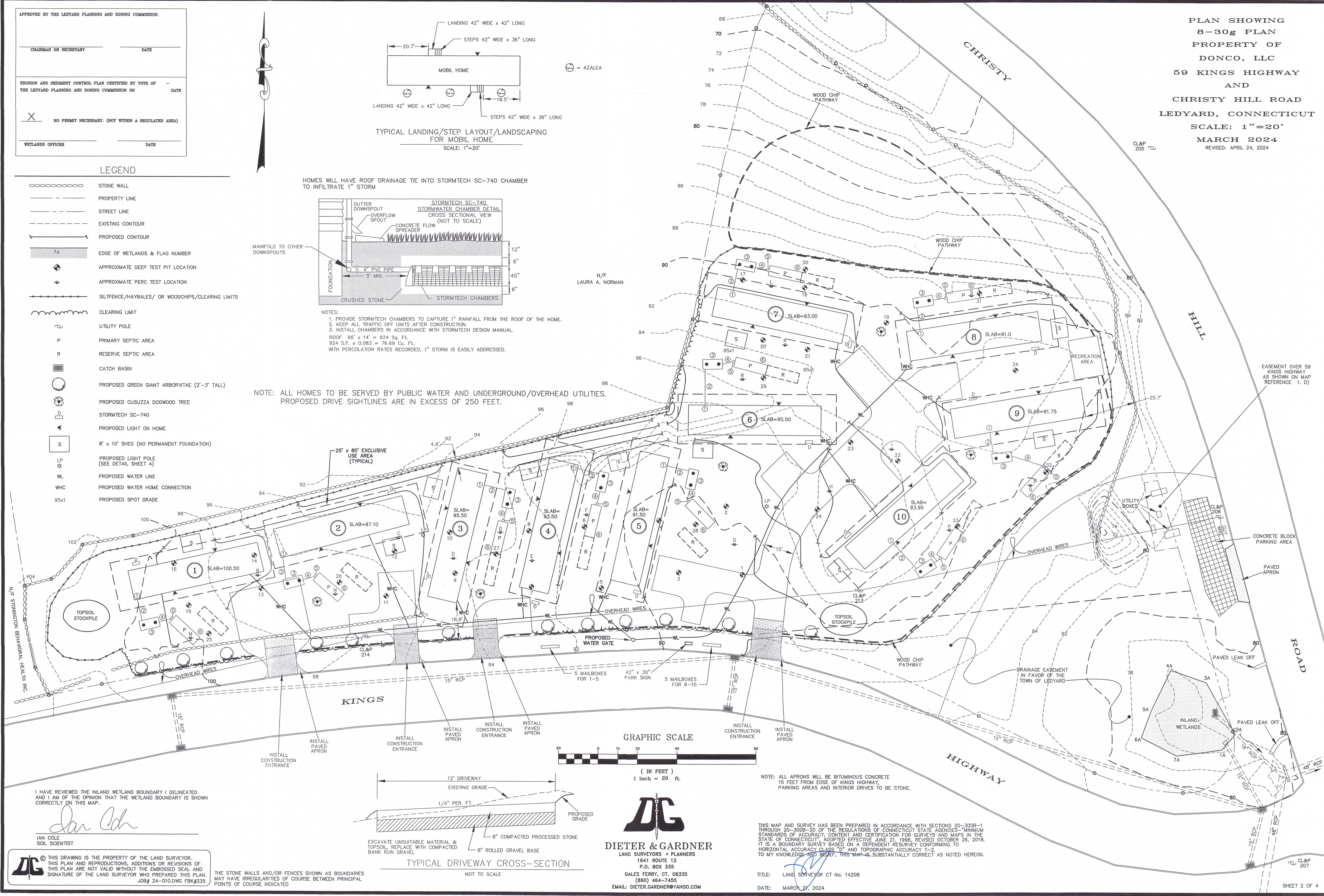
HOMES WILL HAVE ROOF DRAINAGE TIE INTO STORMTECH SC-740 CHAMBER TO INFILTRATE 1" STORM



- NOTES:
1. PROVIDE STORMTECH CHAMBERS TO CAPTURE 1" RAINFALL FROM THE ROOF OF THE HOME.
 2. KEEP ALL TRAFFIC OFF UNITS AFTER CONSTRUCTION.
 3. INSTALL CHAMBERS IN ACCORDANCE WITH STORMTECH DESIGN MANUAL.
- ROOF 66' x 14' = 924 Sq. Ft.
924 S.F. x 0.083 = 76.69 Cu. Ft.
WITH PERCOLATION RATES RECORDED, 1" STORM IS EASILY ADDRESSED.

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

PLAN SHOWING
8-30g PLAN
PROPERTY OF
DONCO, LLC
59 KINGS HIGHWAY
AND
CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=20'
MARCH 2024
REVISED: APRIL 24, 2024



NOTE: ALL APRONS WILL BE BITUMINOUS CONCRETE 15 FEET FROM EDGE OF KINGS HIGHWAY, PARKING AREAS AND INTERIOR DRIVES TO BE STONE.

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.

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TITLE: LAND SURVEYOR CT No. 14208
DATE: MARCH 21, 2024

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.

Jan Cole
IAN COLE
SOIL SCIENTIST

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