

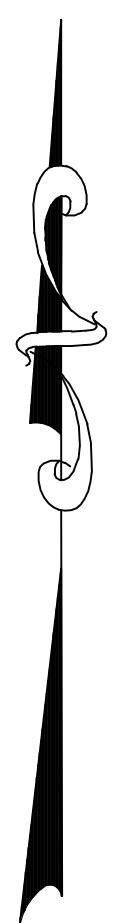
APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION.

CHAIRMAN OR SECRETARY _____ DATE _____

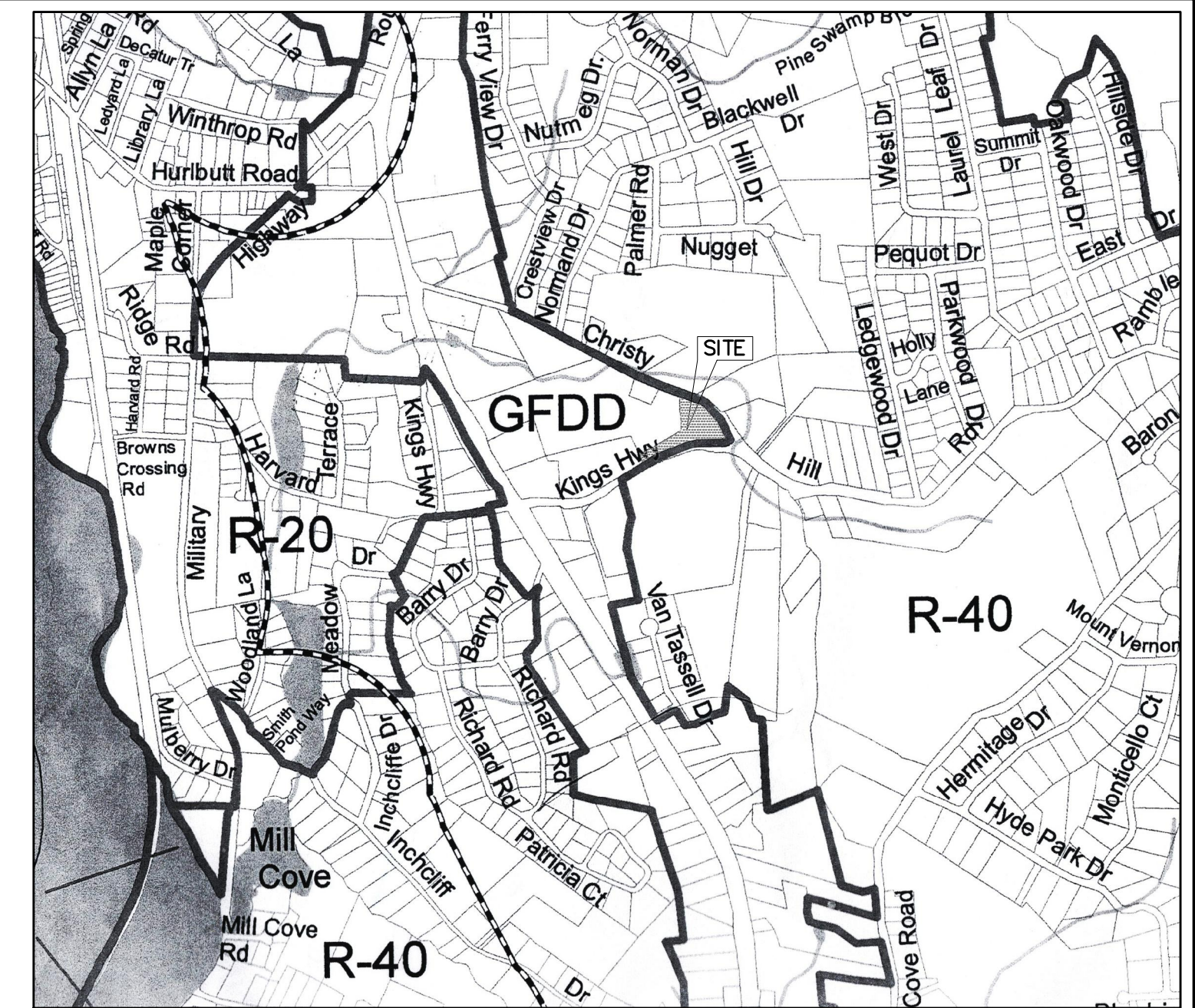
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

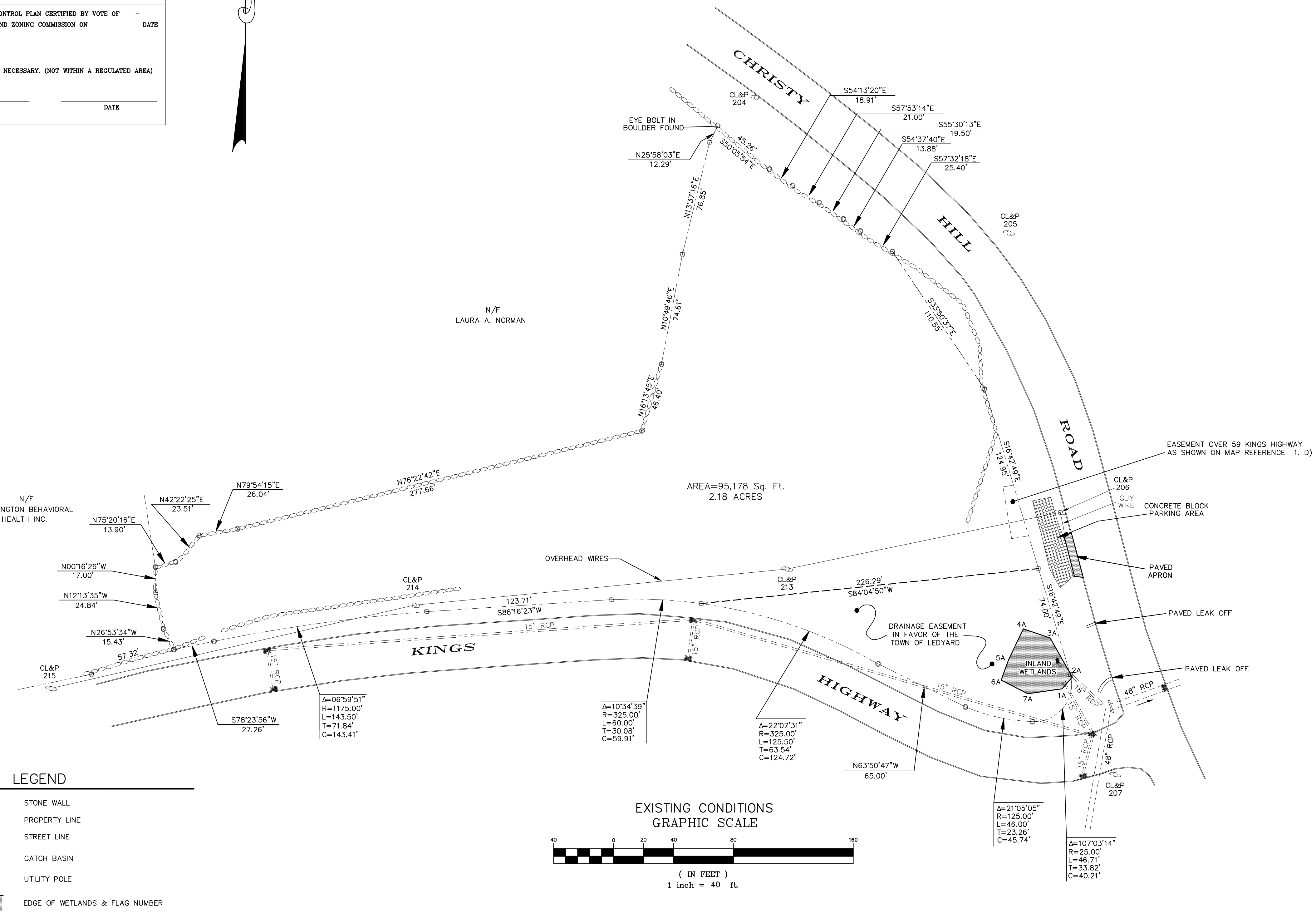
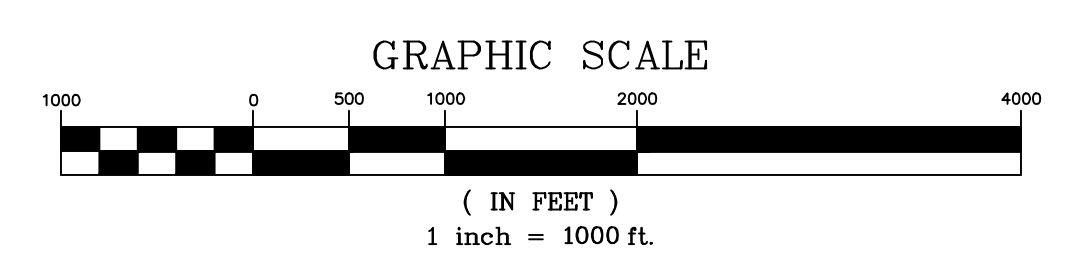
WETLANDS OFFICER _____ DATE _____



- MAP REFERENCES:
 - PLAN SHOWING PROPERTY OF AGATHE B. RONSON, ET. AL. LEDYARD, CONNECTICUT 1"=60' JANUARY 1963 GEORGE H. DIETER L.S.
 - PLAN SHOWING LAND TO BE ACQUIRED FROM AGATHE B. ROBINSON, ET. AL. BY THE TOWN OF LEDYARD, CONNECTICUT SCALE 1"=30' APRIL 1965.
 - 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.
 - 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.
- CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
- THIS SITE WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE SYSTEM AND UNITS BY UNDERGROUND UTILITIES.

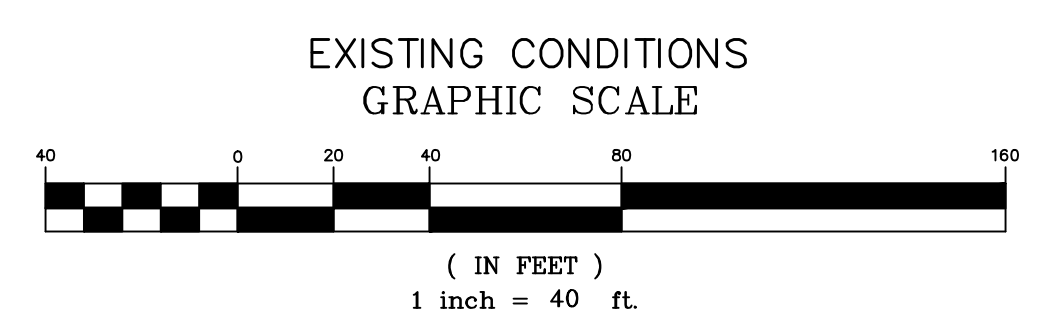


LOCATION MAP
ZONING DISTRICT: GFDD



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- CATCH BASIN
- UTILITY POLE
- EDGE OF WETLANDS & FLAG NUMBER



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

**PLAN SHOWING
8-30g PLAN
PROPERTY OF
DONCO, LLC
59 KING HIGHWAY
AND
CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
MARCH 2024
REVISED: APRIL 24, 2024
REVISED SHEET 2 MAY 14, 2024 TO SHOW SIGHTLINES**

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.

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
IAN COLE
SOIL SCIENTIST

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

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