DECLUDEMENT	NAINIINALINA	LOTO	LOTO	LOT 44
REQUIREMENT	MINIMUM	LOT 8	LOT 9	LOT 11
		FRONT LOTS		
MINIMUM LOT AREA (SF)	20,000	167,270	396,396	122,839
MINIMUM LOT FRONTAGE (LF)	150	880	745	160
MINIMUM SIDEWALK WIDTH (FT)	5	5	5	5
-		FRONT AND INTERIOR LOTS		
MINIMUM LOT WIDTH (LF)	150	792.3'	119.5'	703.6'
MINIMUM FRONT YARD SETBACK (LF)	25	>25	>25	>25
MINIMUM SIDE YARD SETBACK (LF)	25	>25	>25	>25
MINIMUM REAR YARD SETBACK (LF)	20	>20	>20	>20
MAXIMUM LOT COVERAGE (% AREA)	60	26.7%	8.60%	3.6%
MAXIMUM BUILDING HEIGHT: PRINCIPAL STRUCTURE (FT)	50	<50	<50	<50

PARKING TABLE							
BUILDING TYPE	SPACES PER BUILDING	BUILDING TYPE TOTAL	PARKING SPACE TOTAL				
2 BEDROOM	1 SPACE	6 BUILDINGS	6 SPACES				
3 BEDROOM SINGLE-FAMILY	2 SPACES	6 BUILDINGS	12 SPACES				
3 BEDROOM DUPLEX	4 SPACES (2 DRIVE 2 GARAGE)	11 BUILDINGS	44 SPACES				
4 BEDROOM	3 SPACES (2 DRIVE 1 GARAGE)	4 BUILDINGS	12 SPACES				
TOTALS		27 BUILDINGS	74 SPACES				

LAYOUT NOTES

1. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS. 2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO

THE LINES FROM WHICH THEY ARE MEASURED.

- REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
- 4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO

3. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNER'S

CONSTRUCTION. SIDEWALKS ARE TO BE CONSTRUCTED WITHIN THE TOWN RIGHT OF

WAY IN ACCORDANCE WITH TOWN OF LEDYARD ROAD ORDINANCES.

CONSTRUCTION PHASING

- 1. INSTALL DRAINAGE, UTILITIES AND ROADWAY INFRASTRUCTURE. CONSTRUCT SIDEWALKS WHEN UNITS WITHIN PHASE ARE COMPLETE.
- 2. CONSTRUCT UNITS 1-6. COMPLETE UTILITY CONNECTIONS.
- 3. CONSTRUCT DRIVE AND UNITS 7-12. COMPLETE UTILITY CONNECTIONS.
- 4. CONSTRUCT DRIVE AND UNITS 13-18. COMPLETE UTILITY CONNECTIONS. 4. CONSTRUCT DRIVE AND UNITS 13-18. COMPLETE UTILITY CONNECTIONS.
- 5. CONSTRUCT DRIVE AND UNITS 13-18. COMPLETE UTILITY CONNECTIONS.

GENERAL NOTES MATERIALS NOTES

1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH

2. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE

NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR

PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.

3. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND

APPROVE LAYOUT OF JOINT PATTERNS.

CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.

EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WALKS SHALL

BLEND TO MATCH EXISTING PATTERNS. CONTRACTOR TO ARRANGE

TIMELY ON-SITE CONFERENCES WITH LANDSCAPE ARCHITECT TO

PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL

POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE

PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL

CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT

ALL DAMAGED OR BROKEN SECTIONS OF EXISTING STREET SIDEWALK

AND CURBING WITHIN THE STATE/TOWN RIGHT OF WAY SHALL BE

ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT

PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE.

TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO

CT DOT FORM 819.

REPLACED.

- 1. TO THE EXTENT FEASIBLE ENERGY EFFICIENT DESIGN HAS BEEN IMPLEMENTED IN ACCORDANCE WITH SECTION 9.2 OF THE LEDYARD
- ZOINING REGULATIONS.

2. LOW IMPACT DEVELOPMENT AND DESIGN TECHNIQUES HAVE BEEN

- INCORPORATED INTO PLANS. 3. THE CONTRACTOR SHALL ADHERE TO THE PERFORMANCE STANDARDS
- OF THE TOWN OF LEDYARD IN ACCORDANCE WITH SECTION 9.2.C OF THE ZONING REGULATIONS.
- 4. NO ACCESSORY APARTMENT SHALL BE APPROVED IN THIS DEVELOPMENT AS AN ACCESSORY TO A SINGLE-FAMILY OR DUPLEX RESIDENCE IN THIS MULTI-FAMILY RESIDENTIAL DEVELOPMENT.
- . PRIVATE ROADWAYS AND DRIVEWAYS ARE TO BE MAINTAINED BY THE PROPERTY OWNER. SIDEWALKS SHALL BE MAINTAINED IN
- ACCORDANCE WITH THE TOWN OF LEDYARD SIDEWALK ORDINANCE.
- PARKING WILL NOT BE PERMITTED ALONG THE INTERNAL DRIVEWAYS.
- ABUTTING PROPERTY AND BUSINESS OWNERS SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY WORK THAT MAY IMPACT THE PROPERTY AND/OR BUSINESS.

AFFORDABLE UNIT IDENTIFICATION CHART

AFFORDABLE UNIT IDENTIFICATION CHART								
	2 Bedroom Single Family Unit Nos.	3 Bedroom Single Family Unit Nos.	3 Bedroom Two- Family Unit Nos.	4 Bedroom Single Family Unit Nos.				
40-50% Area Median Income	18, 32, 33, 35 *		1, 11, 25					
51-60% Area Median Income	20		2, 4, 8, 14, 21, 22, 28, 38					
61-80% Area Median Income	36	13, 16, 23, 24, 29, 30	3, 5, 6, 7, 9, 10, 12, 15, 26, 27, 37	17, 19, 31, 34				

UNIT NUMBERS IDENTIFIED ON THIS PLAN DO NOT CORRESPOND TO ADDRESSES. ADDRESSES SHALL BE ASSIGNED BY THE TOWN OF LEDYARD ASSESSOR'S OFFICE.



Alfred Benesch & Company 200 Glastonbury Boulevard, Suite 201 Glastonbury, Connecticut 06033 860-633-8341

Prepared for:

Prepared by:

WHY Habitat for Humanity®

