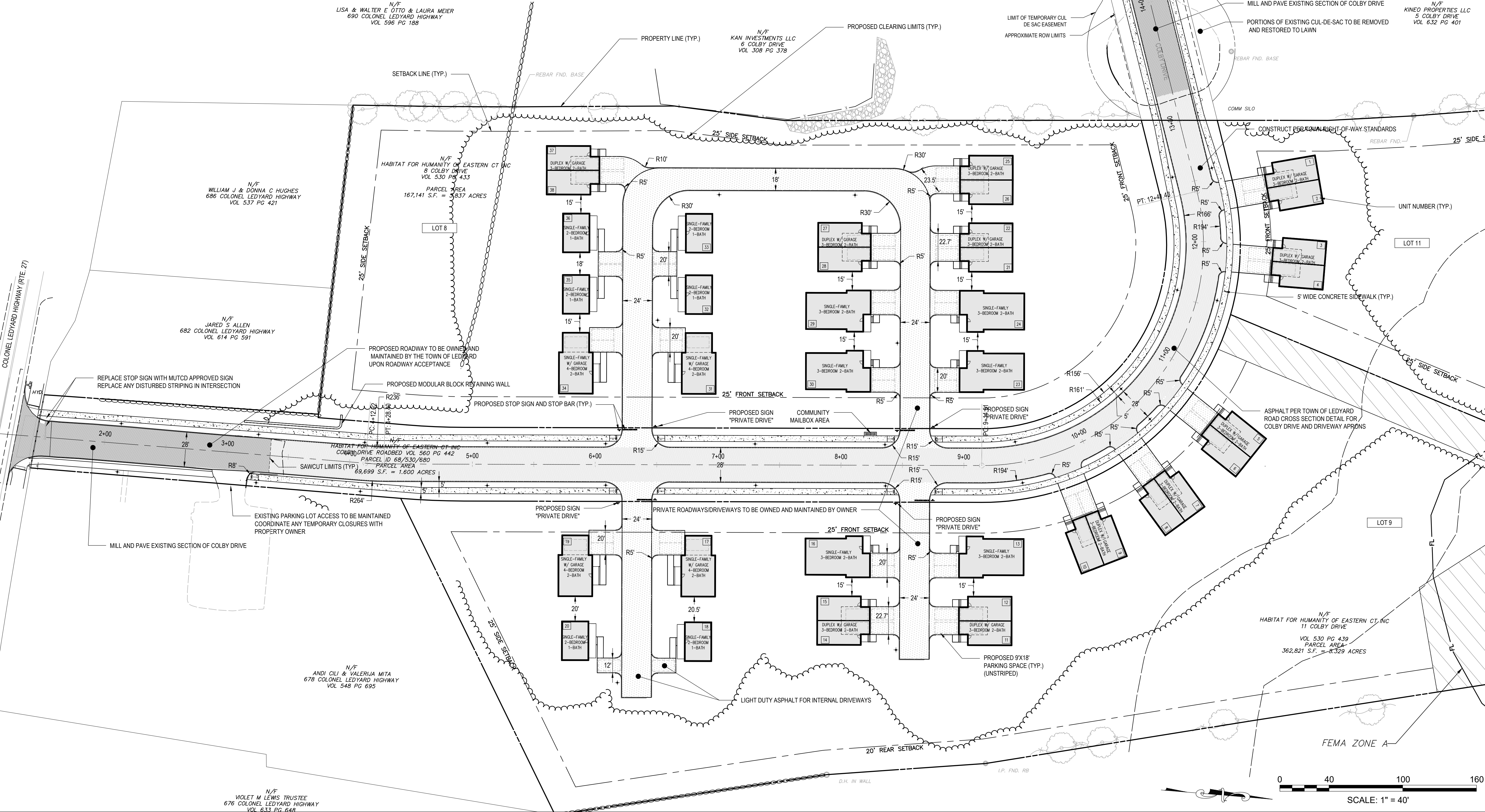


LEDYARD ZONING REGULATIONS (ZONE - MFDD)				
REQUIREMENT	MINIMUM	LOT 8	LOT 9	LOT 11
FRONT LOTS				
MINIMUM LOT AREA (SF)	20,000	167,270	396,396	122,839
MINIMUM LOT FRONTAGE (LF)	150	880	745	160
MINIMUM SIDEWALK WIDTH (FT)	5	5	5	5
FRONT AND INTERIOR LOTS				
MINIMUM LOT WIDTH (LF)	150	792.3'	119.5'	703.6'
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

N/F
LISA & WALTER E OTTO & LAURA MEIER
690 COLONEL LEDYARD HIGHWAY
VOL 596 PG 188



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.
3. FIELD ADJUSTMENTS MUST BE APPROVED BY THE OWNERS REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
5. 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.
6. CONSTRUCT UNITS 19-20, 31-32, 34-35 AND REMAINING INTERNAL LOOP DRIVEWAY. COMPLETE UTILITY CONNECTIONS.
7. CONSTRUCT UNITS 27-29, 33, 36-38. COMPLETE UTILITY CONNECTIONS.
8. CONSTRUCT UNITS 21-26, 30. COMPLETE UTILITY CONNECTIONS.
9. COMPLETE LANDSCAPING AND REMOVE EROSION CONTROLS.

MATERIALS NOTES

1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL COMPLY WITH CT DOT FORM 819.
2. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
3. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
4. 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 APPROVE LAYOUT OF JOINT PATTERNS.
5. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, TREE GRATES, BUILDING WALLS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, GRATES/VAULTS, EXISTING CONCRETE PAVING, STOP LIGHTS, FIRE HYDRANTS AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 20 FEET.
6. ALL DAMAGED OR BROKEN SECTIONS OF EXISTING STREET SIDEWALK AND CURBING WITHIN THE STATE/TOWN RIGHT OF WAY SHALL BE REPLACED.
7. INDIVIDUAL AND INTERIOR DRIVEWAYS SHALL BE PAVED WITH BITUMINOUS ASPHALT.

GENERAL NOTES

1. TO THE EXTENT FEASIBLE ENERGY EFFICIENT DESIGN HAS BEEN IMPLEMENTED IN ACCORDANCE WITH SECTION 9.2 OF THE LEDYARD ZONING 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.
5. 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.
6. PARKING WILL NOT BE PERMITTED ALONG THE INTERNAL DRIVEWAYS.
7. 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	
61-90% 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.

Prepared by:



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Prepared for:



HABITAT FOR HUMANITY MULTI-FAMILY RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT PER C.G.S. §8-30g, 8, 9 & 11

LEDYARD, CT

COLBY DRIVE

DATE:	REVISION:
09/02/2025	PER CITY STAFF COMMENTS
09/29/2025	PER CITY STAFF COMMENTS
10/02/2025	PER CITY STAFF COMMENTS

PROJECT NO.: 0725 500010.00	DRAWN BY: CLM
SCALE: 1"=60'	CHECKED BY: WGW
DATE: 12/20/2024	

SITE PLAN

DRAWING NO.:
C2.0