

PARKING REQUIREMENTS	
PER ZONING REGULATION - SECTION 9.4	
BUILDING #1 SINGLE STORY STRUCTURE COMMERCIAL USE GFDD ZONE (1ST FLOOR) BUILDING SIZE -- 4,133 S.F. PARKING REQUIRED -- 17 SPACES TOTAL PARKING PROVIDED -- 17 SPACES H.C. PARKING PROVIDED -- 1 SPACE PARKING PROVIDED -- 18 SPACES	
BUILDING #2 TWO STORY STRUCTURE COMMERCIAL USE GFDD ZONE (1ST FLOOR) BUILDING SIZE -- 2,480 S.F. PARKING REQUIRED -- 10 SPACES PARKING PROVIDED -- 10 SPACES H.C. PARKING PROVIDED -- 1 SPACE PARKING PROVIDED -- 11 SPACES	
BUILDING #2 TWO STORY STRUCTURE RESIDENTIAL USE GFDD ZONE (2ND FLOOR) BUILDING SIZE -- 2,480 S.F. PARKING REQUIRED -- 6 SPACES PARKING PROVIDED -- 6 SPACES H.C. PARKING PROVIDED -- 0 SPACES PARKING PROVIDED -- 6 SPACES	
TOTAL PARKING REQUIRED -- 33 SPACES TOTAL PARKING PROVIDED -- 38 SPACES	

EXISTING STRUCTURE AREAS		
DESCRIPTION	GROSS FLOOR AREA	IMPERVIOUS AREA
BUILDING #1	4,025 S.F.	4,025 S.F.
BUILDING #2	2,480 S.F.	2,480 S.F.
SHEDS	252 S.F.	252 S.F.
ENCLOSED PORCH	108 S.F.	108 S.F.
PAVEMENT		19,000 S.F.
MISC.		3,100 S.F.
TOTAL	6,865 S.F.	28,965 S.F.

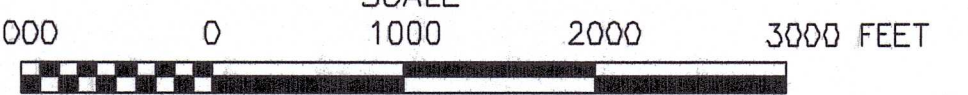
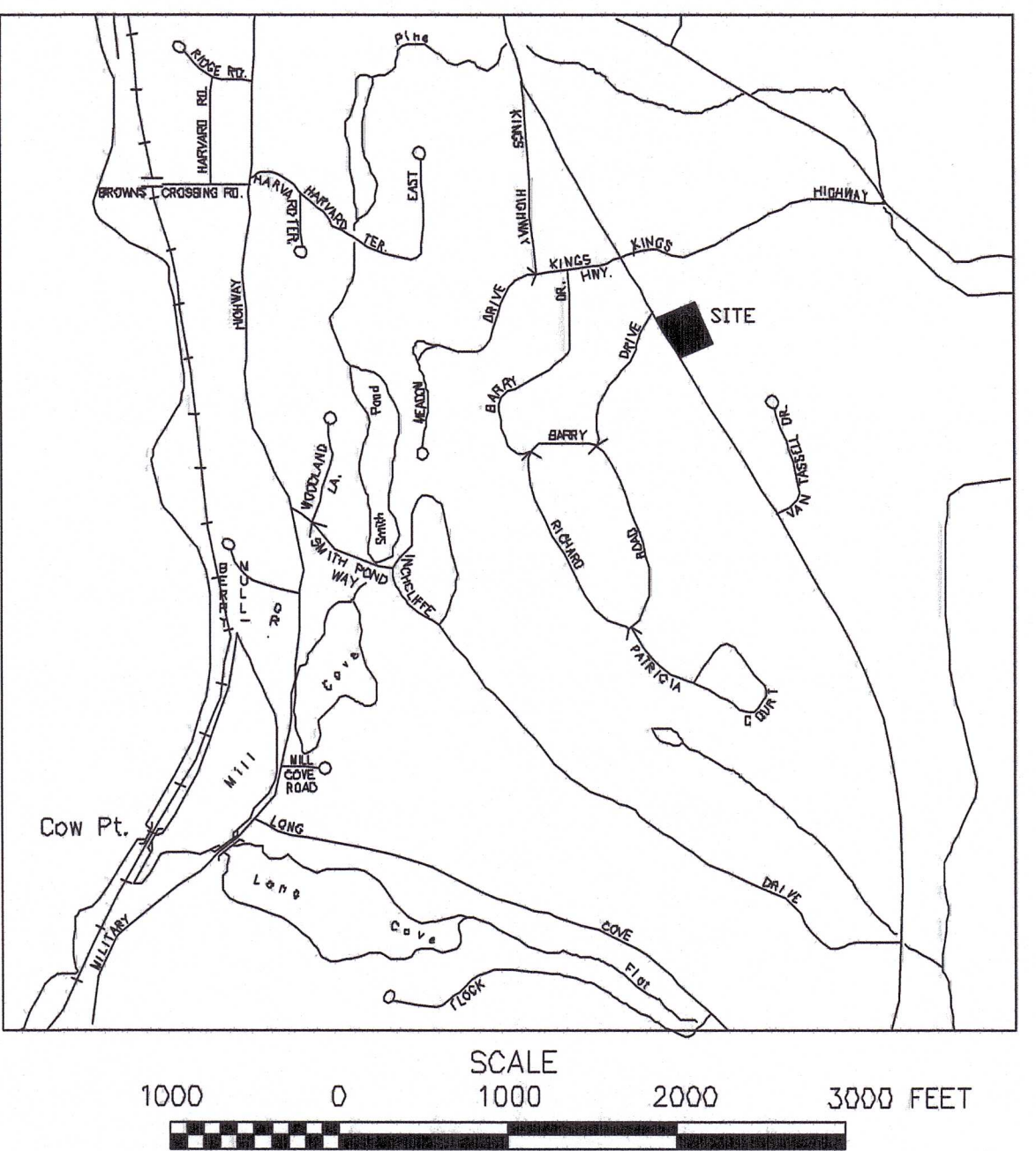
ZONING INFORMATION TABLE		
RESIDENTIAL "GFDD-2" ZONE		
	REQUIRED	EXISTING
MINIMUM LOT AREA	25,000 S.F.	58,713 S.F.
MINIMUM FRONTAGE	75 FEET	300.0 FEET
MAXIMUM BUILDING COVERAGE (S.F.)	23,485 S.F.	6,865 S.F.
MAXIMUM BUILDING COVERAGE (%)	40%	11.7%
STREET SETBACK - RT. 12 (CENTERLINE) BLDG.#1	100 FEET	60.90 FEET
REAR YARD SETBACK - EAST BLDG.#1	20 FEET	78.04 FEET
SIDE YARD SETBACK - SOUTH BLDG.#1	12 FEET	112.88 FEET
MAXIMUM BUILDING HEIGHT BLDG.#1	35 FEET	16+ FEET
STREET SETBACK - RT. 12 (CENTERLINE) BLDG.#2	100 FEET	60.02 FEET
REAR YARD SETBACK - EAST BLDG.#2	20 FEET	116.52 FEET
SIDE YARD SETBACK - NORTH BLDG.#2	12 FEET	9.94 FEET
MAXIMUM BUILDING HEIGHT BLDG.#2	35 FEET	22+ FEET
MAXIMUM IMPERVIOUS COVERAGE (S.F.)	46,970 S.F.	28,965 S.F.
MAXIMUM IMPERVIOUS COVERAGE (%)	80%	49.3%

REVISIONS			
3	05/15/25	SEPTIC REPORT (11/15/2020)	KJP
2	04/03/25	ON SITE PARKING	KJP
2	04/03/25	FRONT ENCLOSED PORCH	KJP
2	04/03/25	REMOVE REAR OVERHANG	KJP
1	07/20/17	SEPTIC TANK LOCATION	KJP
NO.	DATE	DESCRIPTION	BY

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

THIS MAP VALID ONLY WITH A  
LIVE SIGNATURE AND AN EMBOSSED SEAL.

KENNETH J. PICARD L.S. 18143  
PICARD LAND SURVEYING, LLC  
459 JONES HOLLOW ROAD  
MARLBOROUGH, CT 06447



- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
  - THIS MAP SHOWS A PROPERTY SURVEY DEPICTING THE EXISTING BUILDINGS AND IMPROVEMENTS IN RELATION TO THE EXISTING BOUNDARY LINES UNDER THE PROPERTY/BOUNDARY SURVEY CATEGORY.
  - BOUNDARY DETERMINATION/OPINION IS A DEPENDENT RESURVEY AS NOTED. SEE NOTE 9.
  - THIS SURVEY CONFORMS TO A CLASS A-2.
  - THE HORIZONTAL DATUM IS NAD 83 WITH 1996 ADJUSTMENTS. THE VERTICAL DATUM IS NAVD 88.
  - THIS PROPERTY IS IN A "GFDD-2" ZONE.
  - THE LOT AREA = 58,713 S.F. / 1.348 ACRES.
  - THIS PROPERTY IS NOT WITHIN ANY FLOOD ZONE.
  - REFERENCE IS MADE TO THE FOLLOWING MAPS:
    - CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD NORTH-OROTON ROAD FROM LONG COVE ROAD NORTHERLY TO GALES FERRY ROAD MAP 71-14 SHEET 263 OF 5. SCALE: 1" = 40' DATED: DECEMBER 15, 1995. PREPARED BY: CT. D.O.T. OFFICE NEWINGTON, CT.
    - PLAN SHOWING PROPERTY OF RALPH W. HUTCHINS LEDYARD, CONNECTICUT SCALE: 1" = 40' DATED: FEBRUARY, 1986 REVISED: OCTOBER, 1988 PREPARED BY: GEORGE H. DIETER MAP #354 ON FILE AT THE LEDYARD TOWN CLERKS OFFICE.
    - PROPOSED IMPROVEMENTS TO SEPTIC SYSTEM SCALE: 1" = 20' DATED: 9/7/76 PREPARED BY: BOGG ENTERPRISES MAP ON FILE AT THE LEDYARD BUILDING DEPARTMENT.
    - PLAN SHOWING PROPOSED EASEMENTS IN FAVOR OF GOLDEN CARE, LLC ACROSS PROPERTY OF VILLAGE GATE APARTMENTS, LLC 48 KINGS HIGHWAY LEDYARD, CONNECTICUT SCALE: 1" = 30' DATED: DECEMBER, 2004 PREPARED BY: DIETER & GARDNER MAP #2310 ON FILE AT THE LEDYARD TOWN CLERKS OFFICE.
  - THE STONEWALLS SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE AND WIDTH BETWEEN THE PRINCIPAL POINTS OF COURSE INDICATED.

PROPERTY SURVEY  
PREPARED FOR  
GALES FERRY PLAZA, LLC  
1598 RT. 12  
GALES FERRY, CONNECTICUT  
ASSESSOR'S MAP 106 / LOT 1598

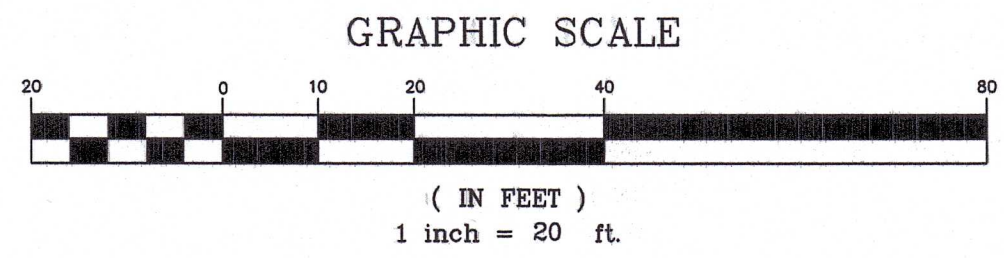
DRAWN BY: K.J.P. CHECKED BY:  
SCALE: 1 INCH = 20 FEET  
DATE: FEBRUARY 3, 2017  
EXISTING CONDITIONS SHEET: 1 OF 1



LEDYARD PLANNING & ZONING COMMISSION, LEDYARD, CONNECTICUT  
DATE APPROVED \_\_\_\_\_ DATE OF EXPIRATION \_\_\_\_\_  
CHAIRMAN, OR  
SECRETARY

- LEGEND:
- I.P. FOUND
  - LOT CORNER
  - x SPOT ELEVATIONS
  - MONUMENT
  - MONUMENT FOUND
  - BOUNDARY LINE
  - SETBACK LINE
  - STONEWALL
  - WIRE FENCE

UNDERGROUND FEATURES DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART FROM RECORD MAPPING, PAROL TESTIMONY, FIELD INVESTIGATIONS, AND OTHER SOURCES. THIS INFORMATION IS TO BE CONSIDERED APPROXIMATE AND KENNETH J. PICARD DOES NOT TAKE RESPONSIBILITY FOR SUBSEQUENT ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THE LOCATIONS OF ALL UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES SHOULD, THEREFORE, BE CONSIDERED APPROXIMATE IN NATURE AND ALL SUCH FEATURES MAY NOT BE SHOWN. CALL BEFORE YOU DIG 811.



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