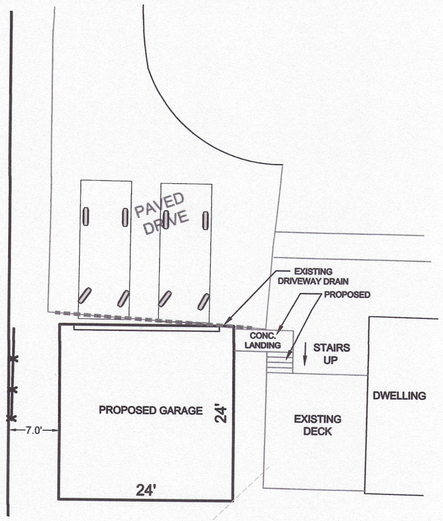
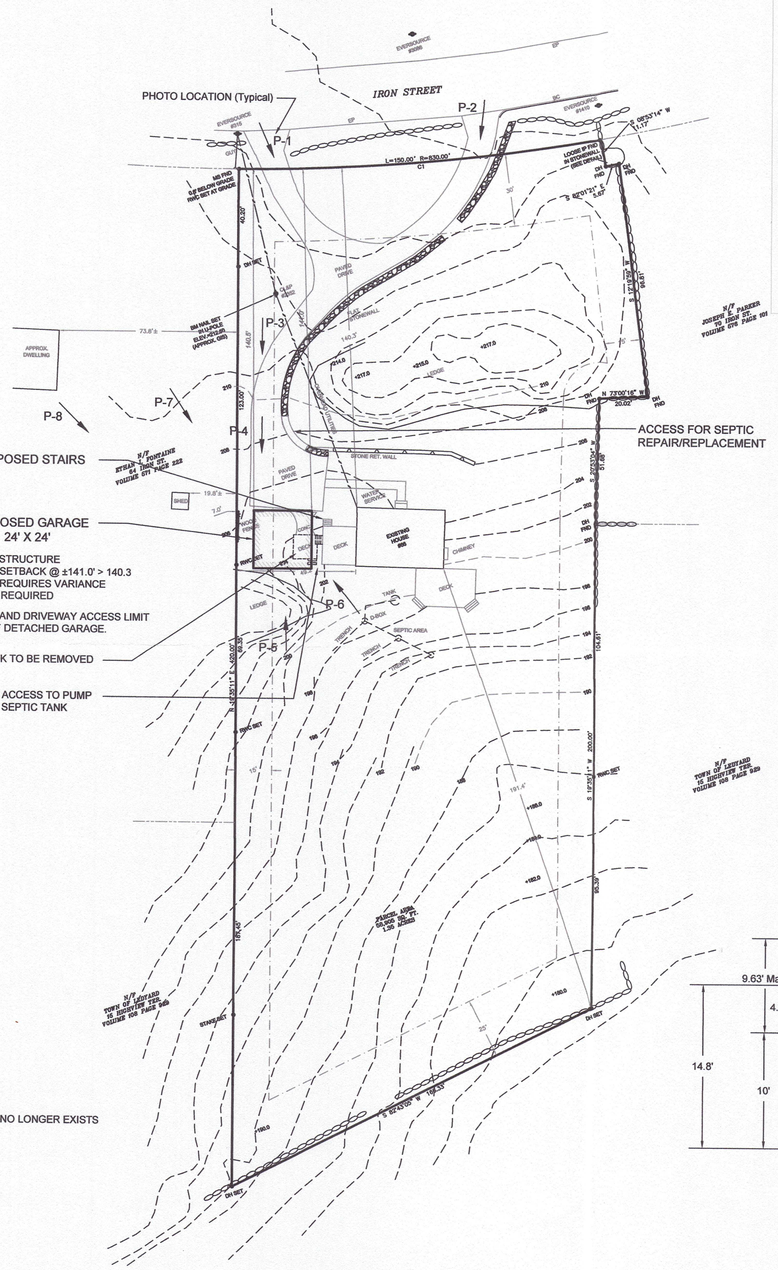
NOTES:
1. Survey and Topography by J Dempsey Associates, LLC
   Jerome J. Dempsey, Land Surveyor
   Lic. No. 18414
2. Potable water by Existing Public Water System
3. Septic location as per Septicology September 27, 2022
4. Topography Index
   505.4 — Existing Elevation
   500 — Existing Contour



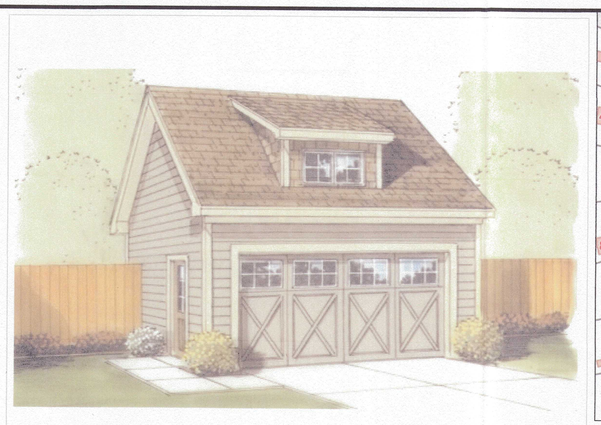
SCALE: 1"= 10'

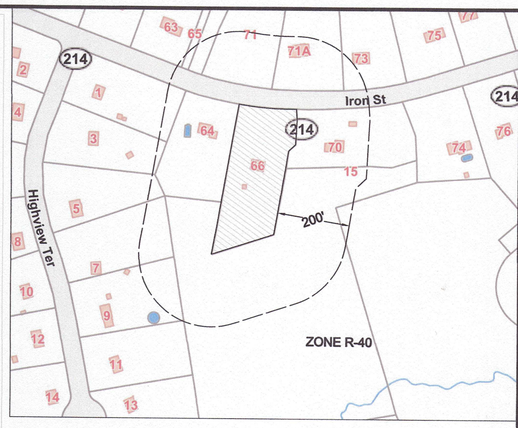
SCALE: 1"= 50'

MAGNETIC NOVEMBER 2022



SCALE: 1"= 30'





KEY MAP as per Ledyard Ct. MapsOnLine

200 0 200 400

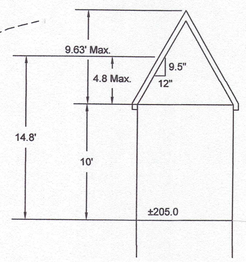
SCALE: 1"= 200'

DIMENSIONAL REQUIREMENTS
RESIDENTIAL ZONING DISTRICT R40

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (sf.)	40k	58,905	58,905
MINIMUM LOT FRONTAGE & LOT WIDTH AT FRONT BUILDING LINE (lf.)	150'	150'	150'
MINIMUM LOT FRONTAGE FOR LOTS ON CUL-DE-SAC (lf) N/A (MIN.LOT WIDTH STILL APPLIES)	75		
MINIMUM FRONT YARD SETBACK (lf)	30	140.3'	141.0'
MINIMUM SIDE YARD (lf)	15	49.2'	49.2' Accessory 7.0'
MINIMUM REAR YARD (lf)	25*	191.4'	191.4'
MAXIMUM LOT COVERAGE (%AREA)**	25	8.4%	9.28
MAXIMUM BUILDING HEIGHT OF PRINCIPAL STRUCTURE (ft.)***	35		

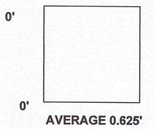
* ACCESSORY STRUCTURES (DETACHED) CAN BE A MINIMUM OF SIX (6) FEET FROM A REAR SETBACK LINE. (SEE DIAGRAM APPENDIX E)
** HOOP HOUSES, HIGH TUNNELS AND MOBILE/PORTABLE COOPS DO NOT COUNT TOWARD THE MAXIMUM LOT COVERAGE

8.2 Accessory Structures and Uses
- A. Accessory buildings and structures with a floor space larger than fifty (50) square feet require a zoning permit.
- B. A building attached to a principal building by a covered passageway or having a wall or part of a wall in common with it, is an integral part of the principal building and not an accessory building.
- C. Accessory buildings require a principal building or use on the same parcel.
- D. In Residential Districts, Accessory Buildings shall be located in rear yards or in side yards (exclusive of the required rear and side yard setbacks) and are prohibited in front yards.
- E. When located in a Side Yard, an Accessory Building shall be situated no closer to a side lot line than the minimum width required by a Side Yard for a principal building. When located on a corner lot, an Accessory Building shall be no closer to a side street lot line than at least the depth of any Front Yard required along such street. No Accessory Building located in a Rear Yard shall be closer to a lot line than six (6) feet. When a lot fronts on two (2) parallel streets, any Accessory Building shall be located on the one-third (1/3) of the lot farthest from both streets
- F. Accessory structure Building Height is limited to either eighty per-cent (80%) of the height of the principal structure(s) or building(s) or 12 feet, whichever is greater.
- G. Accessory structure building area is limited to eighty per-cent (80%) of the living area of the principal structure or building.
- H. Accessory structures or buildings that do not meet the requirements of F and G. above, may be allowed by the Commission with an approved Special Permit.



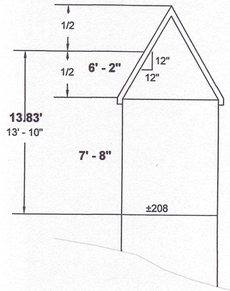
PROPOSED GARAGE HEIGHT
NOT TO SCALE

DISTANCE GRADE TO FIRST FLOOR



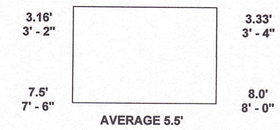
PROPOSED GARAGE HEIGHT
AVERAGE GROUND ELEVATION
MEAN HIGH RIDGE AND LOWEST EVE
14.815' + .625' = 15.44' Max.

80% 19.3' = 15.44' Max. Height



BUILDING HEIGHT
AVERAGE GROUND ELEVATION
MEAN HIGH RIDGE AND LOWEST EVE
13.83' + 5.5' = 19.3'

DISTANCE GRADE TO FIRST FLOOR



EXISTING DWELLING
NOT TO SCALE

PLOT PLAN PREPARED BY:
ALLEN J. CAMPBELL FOR
CASEY CAMPBEL (Owner)

OWNER/APPLICANT
CASEY CAMPBELL
66 IRON STREET
LEDYARD, CONNECTICUT

DATE	REVISION

PLOT PLAN

LOT 66 in BLOCK 214
FOR
CASEY CAMPBELL
66 Iron Street
TOWN of LEDYARD - NEW LONDON COUNTY - CONNECTICUT
SCALE :AS SHOWN JANUARY 2023

T:\Drawings 2023\Connecticut\CC\2 RLOA 1-12-23 66 Iron St.dwg