

ZONING INFORMATION

LOCATION: LEDYARD, CONNECTICUT			
ZONE: LCDD (LEDYARD CENTER DEVELOPMENT DISTRICT)			
USE: TOWNHOMES (AS A RIGHT); SITE PLAN APPROVAL			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	20,000 S.F.	432,960 S.F. (10.6 AC.)	NO
MINIMUM LOT WIDTH	100 FEET	602.1 FEET	NO
MINIMUM LOT FRONTAGE - FRONTAGE LOT	100 FEET, 50 FEET FOR LOTS ON A CUL-DE-SAC	761.7 FEET	NO
MINIMUM LOT FRONTAGE - INTERIOR LOT	50 FEET	761.7 FEET	NO
MINIMUM FRONT SETBACK	15 FEET	74.5 FEET	NO
MINIMUM SIDE SETBACK	25 FEET	26.5 FEET	NO
MINIMUM REAR SETBACK	25 FEET	25.0 FEET	NO
MAXIMUM BUILDING HEIGHT	50 FEET (1)	<50 FEET	NO
MAXIMUM LOT COVERAGE	70 PERCENT	43 PERCENT	NO

(1) MAXIMUM HEIGHT MAY BE INCREASED TO 65 FEET FOR MULTI-FAMILY AND/OR MIXED-USE BUILDING WITH FULL SPRINKLER SYSTEM; LOCATED IN AREAS WITH FUNCTIONING FIRE HYDRANTS; AND WHERE ALL SIDES OF THE STRUCTURE ARE ACCESSIBLE BY A LADDER FIRE ENGINE.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
BUILDING FOOTPRINT	NONE REQUIRED	(5) 3,751.5 S.F. (8) 3,828.5 S.F. (4) 4,692.5 S.F. TOTAL=66,155.5 S.F.	NO
PARKING REQUIRED	TOWN HOMES: 2 SPACES PER UNIT (72 UNITS X 2 = 144) TOTAL REQUIRED = 144 SPACES	169 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
MINIMUM AISLE WIDTH	24 FEET - 2-WAY	24 FEET - 2-WAY	NO
MINIMUM FRONT SETBACK	10 FEET	64.0 FEET	NO
MINIMUM SIDE SETBACK	10 FEET	141.2 FEET	NO
MINIMUM REAR SETBACK	10 FEET	139.3 FEET	NO

SITE PLAN LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE LINE
- WETLAND LIMITS
- 100' WETLAND UPLAND REVIEW AREA
- SAWCUT LINE
- PROVIDE AND INSTALL TIMBER GLUE-RAIL
- PROVIDE AND INSTALL CONCRETE CURB
- PROVIDE AND INSTALL CONCRETE SIDEWALK/CONCRETE PAD
- PROVIDE AND INSTALL CHAIN LINK FENCE
- PROVIDE AND INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- PROVIDE AND INSTALL GRASS PAVERS
- PROVIDE AND INSTALL MODULAR BLOCK RETAINING WALL
- PROVIDE AND INSTALL 6" WIDE PAINTED CROSSWALK
- PROPOSED SITE LIGHTING

SIGN LEGEND

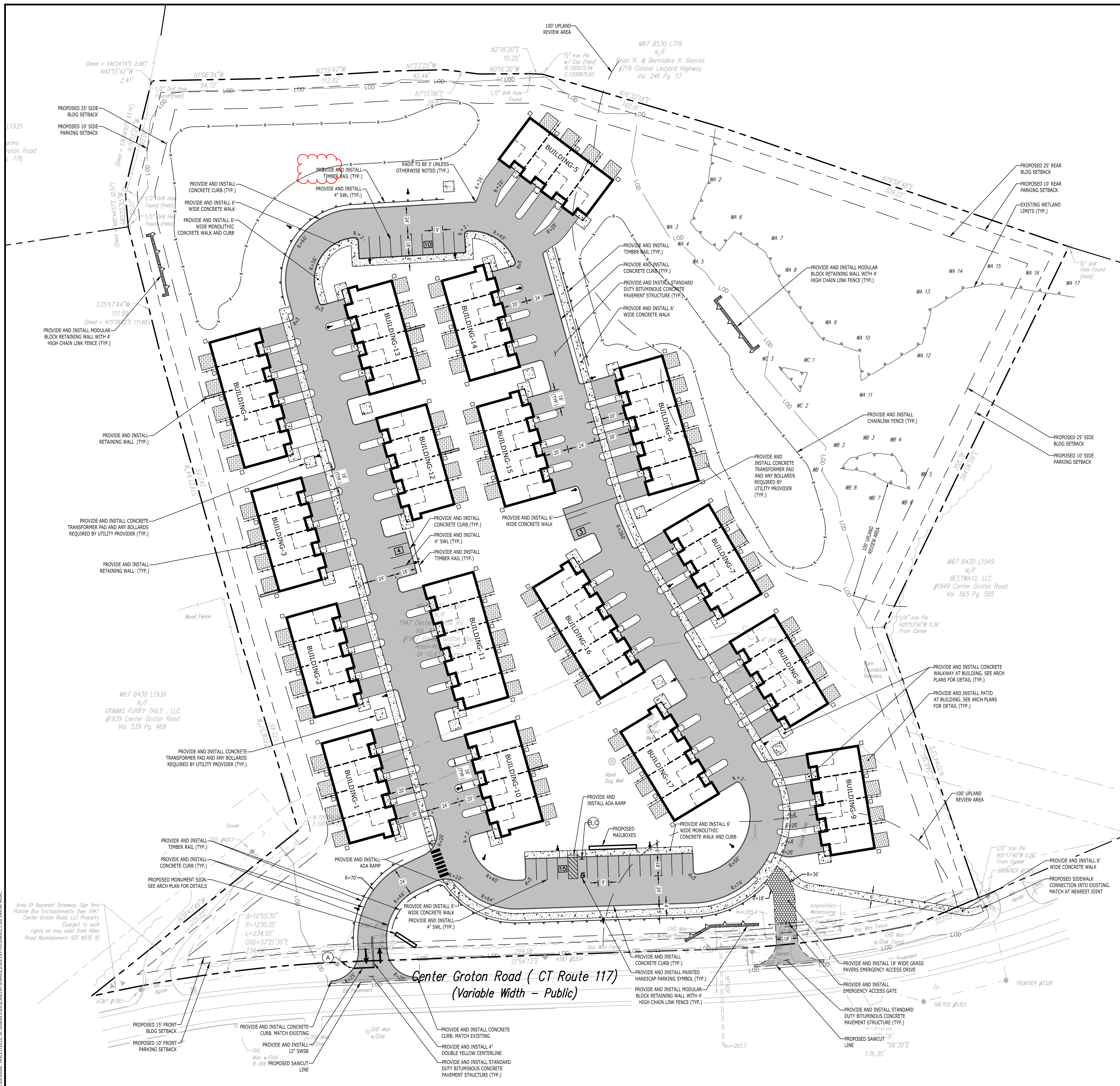
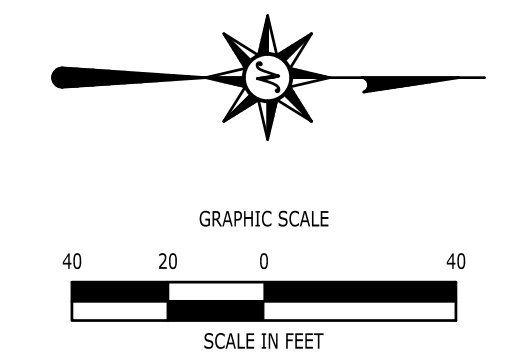
SIGN NO.	MUTCD NO.	LEGEND
A	31-0532	30"
B	31-0629	
C	31-0648	

NOTE: ALL HANDICAP ACCESSIBLE PARKING STALL SIGNAGE TO BE INSTALLED IN PIPE BOLLARDS (SEE DETAIL) AND BE IN FULL COMPLIANCE WITH THE LATEST BUILDING CODE.

WETLAND IMPACTS

WETLAND AREA	31,967 SF (0.73 ACRES)
100' UPLAND REVIEW AREA	131,566 SF (3.02 ACRES)
PROPOSED WETLAND DISTURBANCE	0 SF
PROPOSED UPLAND REVIEW AREA DISTURBANCE	60,481 SF (1.38 ACRES)
PERMANENT UPLAND REVIEW AREA DISTURBANCE (IMPERVIOUS SURFACES)	2,076 SF (0.047 ACRES)

**FOR PERMITTING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION**



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