**CHERENZIA & ASSOCIATES, LTD.**

Civil Engineers
Land Surveyors
Land Use Planners
Environmental Engineers

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PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 253.2 LOWER LEVEL ELEV. = 243.2

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV = 258.0 LOWER LEVEL ELEV. = 248±

3-BEDROOM 2-BATH DUPLEX W/ GARAGE 1ST FLOOR ELEV. = 258.4 LOWER LEVEL ELEV. = 248.4±

8 – UNITS 24 – BEDROOMS

3-BEDROOM 2-BATH DUPLEX W/ GARAGE 1ST FLOOR ELEV. = 259.0

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 260.0 LOWER LEVEL ELEV. = 250.0±

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 265.0 LOWER LEVEL ELEV. = 255.0±

3-BEDROOM 2-BATH DUPLEX W/ GARAGE 1ST FLOOR ELEV. = 265.5 LOWER LEVEL ELEV. = 255.5

8 – UNITS 24 – BEDROOMS

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 257.5 2ND FLOOR ELEV. = 267.5±

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 261.5 2ND FLOOR ELEV. = 271.5±

3-BEDROOM 2-BATH DUPLEX W/ GARAGE GARAGE ELEV. = 265.7 2ND FLOOR ELEV. = 275.7±

2-BEDROOM 1-BATH 1ST FLOOR ELEV. = 274.0 LOWER LEVEL ELEV. = 264.0

2-BEDROOM 1-BATH 1ST FLOOR ELEV. = 277.5

6 – UNITS 6 – BEDROOMS

4-BEDROOM 2-BATH GARAGE ELEV. = 278.5

2-BEDROOM 1-BATH 1ST FLOOR ELEV. = 275.4 2ND FLOOR ELEV. = 285.4±

2-BEDROOM 1-BATH 1ST FLOOR ELEV. = 279.5 2ND FLOOR ELEV. = 289.5±

4-BEDROOM 2-BATH GARAGE FLOOR ELEV. = 279.0 1ST FLOOR ELEV. = 289.0±

3-BEDROOM 2-BATH DUPLEX W/ GARAGE FFE = 273.5

3-BEDROOM 2-BATH DUPLEX W/ GARAGE FFE = 273.5

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 278.8 LOWER LEVEL ELEV. = 268.8±

PROPOSED 3-BEDROOM 2-BATH RESIDENCE FFE = 278.5

12 – UNITS 36 – BEDROOMS

PROPOSED 3-BEDROOM 2-BATH RESIDENCE 1ST FLOOR ELEV. = 280.0 LOWER LEVEL ELEV. = 270.0±

PROPOSED 3-BEDROOM 2-BATH RESIDENCE FFE = 279.5

3-BEDROOM 2-BATH DUPLEX W/ GARAGE GARAGE ELEV. = 279.0

4-BEDROOM 2-BATH GARAGE ELEV. = 290.0 LOWER LEVEL ELEV. = 280.0±

2-BEDROOM 1-BATH 1ST FLOOR ELEV. = 295.1 LOWER LEVEL ELEV. = 285.1

10 – UNITS 26 – BEDROOMS

2-BEDROOM 1-BATH 1ST FLOOR ELEV. = 296.2 LOWER LEVEL ELEV. = 286.2±

4-BEDROOM 2-BATH GARAGE ELEV. = 291.2 1ST FLOOR ELEV. = 301.2±

2-BEDROOM 1-BATH 1ST FLOOR ELEV = 295.5 2ND FLOOR ELEV = 305.5±

2-BEDROOM 1-BATH FIRST FLOOR ELEV = 298.5 SECOND FLOOR ELEV = 308.5±

3-BEDROOM 2-BATH DUPLEX W/ GARAGE GARAGE ELEV = 295.6

25' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK

Proposed Area

Existing Catch Basin

N/F
KINEO PROPERTIES LLC
MAP 68 BLOCK 520 LOT 5
BOOK 632 PAGE 401

N/F
KAN INVESTMENTS, LLC
MAP 68 BLOCK 520 LOT 6
BOOK 308 PAGE

40' 0' 40' 80' 120'
SCALE: 1" = 40'

## UNIT COUNT

| | UNITS | BEDROOMS |
|---|---|---|
| TWO-BEDROOM UNITS | 8 | 16 |
| THREE-BEDROOM UNITS | 28 | 84 |
| FOUR-BEDROOM UNITS | 4 | 16 |
| TOTAL | 40 | 116 |

## PLAN REVISIONS

| REV. NO. | DATE | DESCRIPTION | DWN BY | CHK BY |
|---|---|---|---|---|
| 1 | 4/11/24 | GRADING & DRAINAGE PLAN | TMM | SFC |

SCALE: 1" = 40'
CA JOB #222086
MARCH 4, 2024

DRAWN BY: TMM
CHECK BY: SFC

ISSUED FOR REVIEW

CONCEPTUAL SITE PLAN #3

HABITAT FOR HUMANITY OF EASTERN CONNECTICUT
8, 9 & 11 COLBY DRIVE
PARCEL IDS: 68-520-8, 68-520-9, 68-520-11 & 68-530-680
LEDYARD, CONNECTICUT

PREPARED FOR
HABITAT FOR HUMANITY OF EASTERN CONNECTICUT, INC.

CSP-3

Sheet 1 of 1

DRAFT