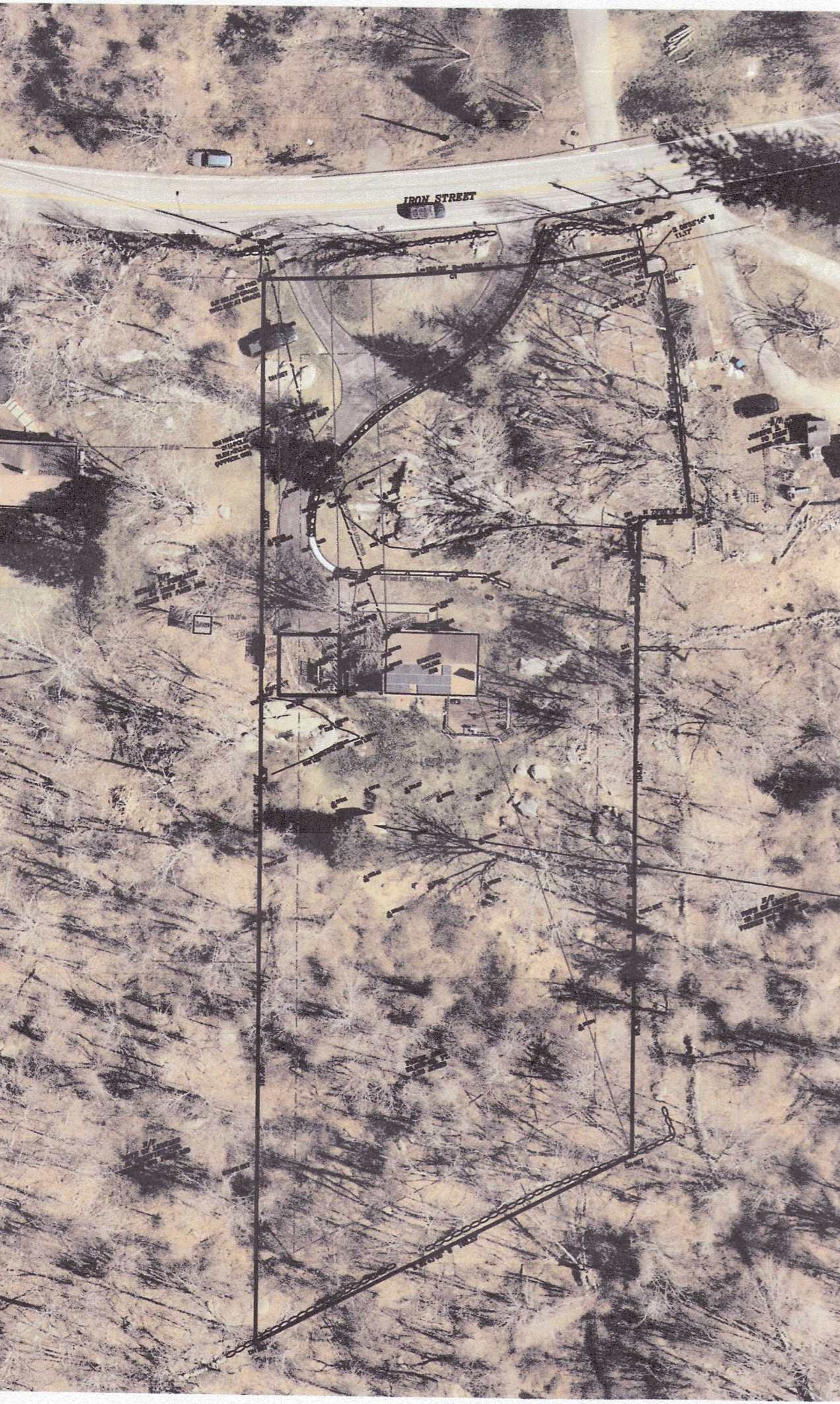
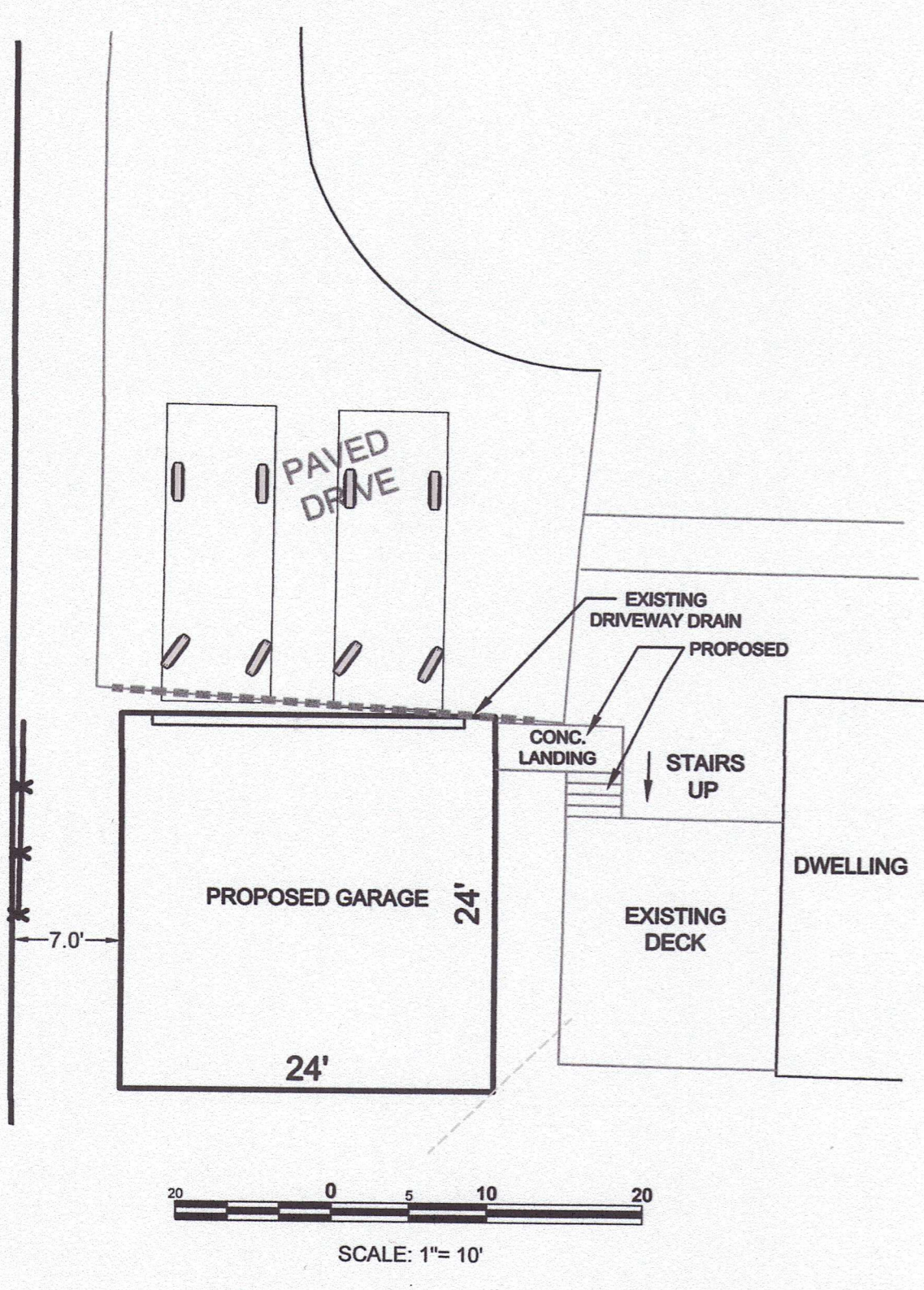
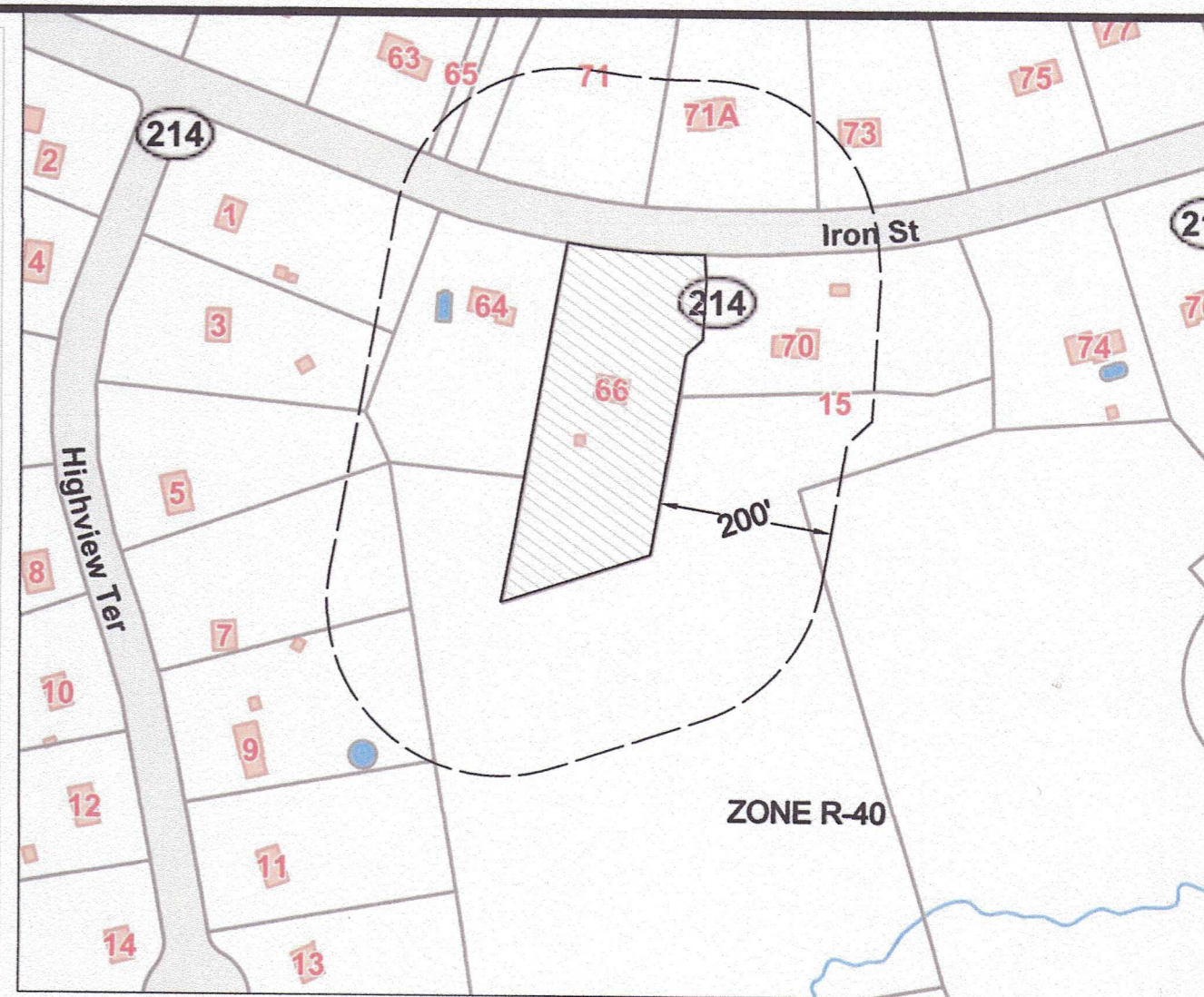
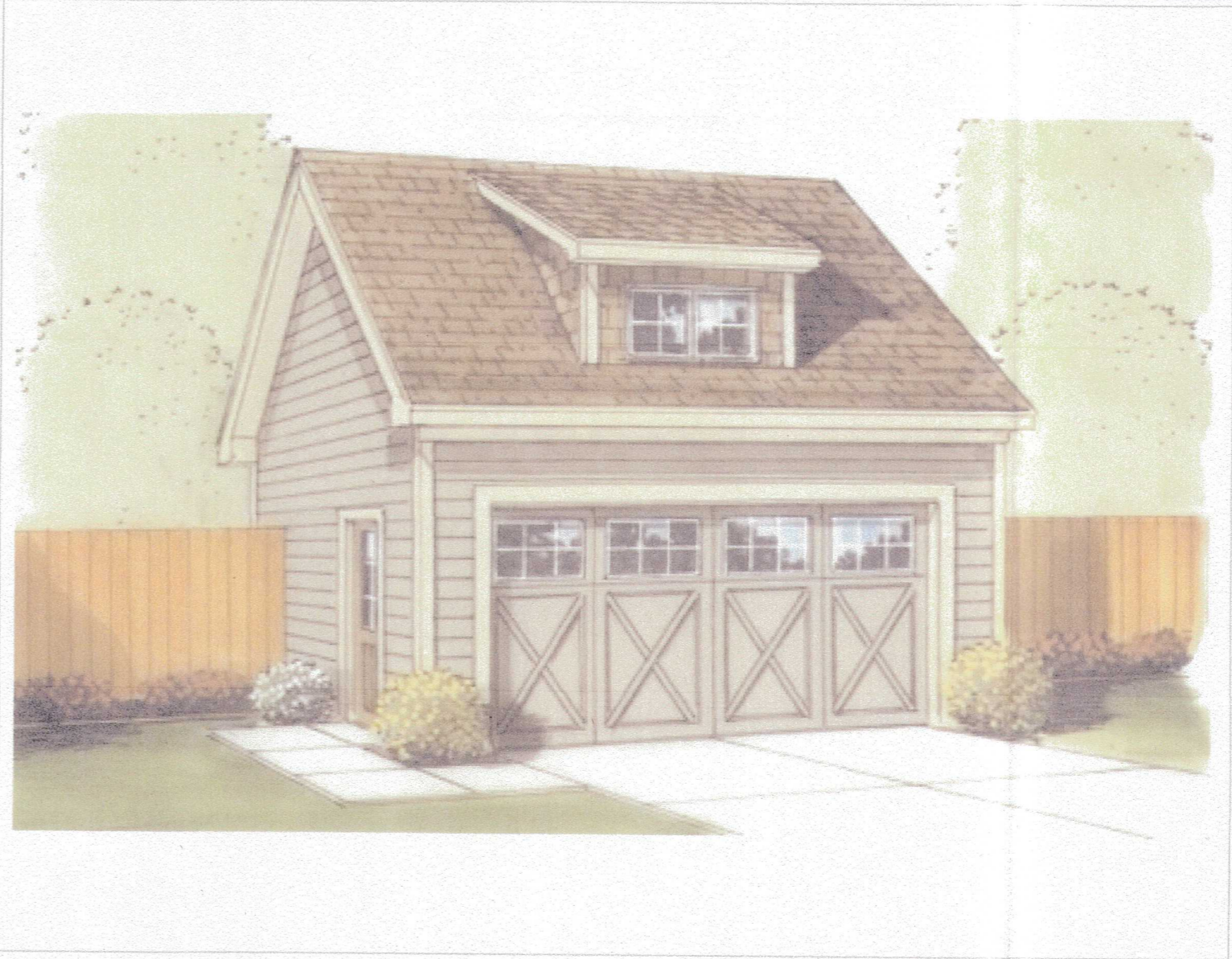
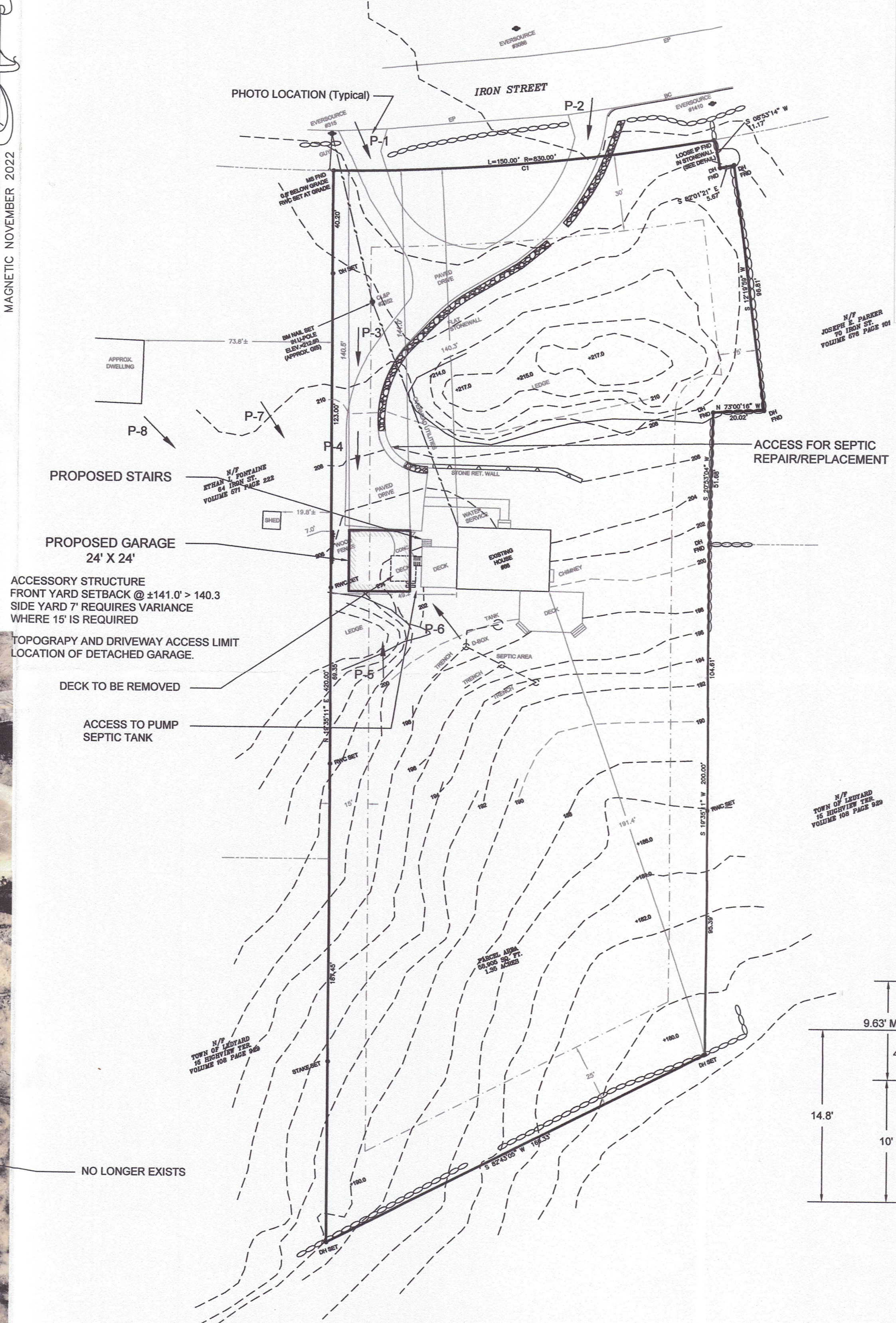


- NOTES:
- Survey and Topography by J Dempsey Associates, LLC
Jerome J. Dempsey, Land Surveyor
Lic. No. 18414
 - Potable water by Existing Public Water System
 - Septic location as per Septicology September 27, 2022
 - Topography Index
X 505.4 Existing Elevation
500 Existing Contour



MAGNETIC NOVEMBER 2022

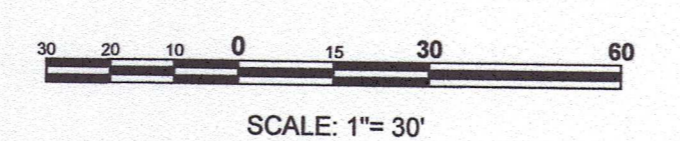
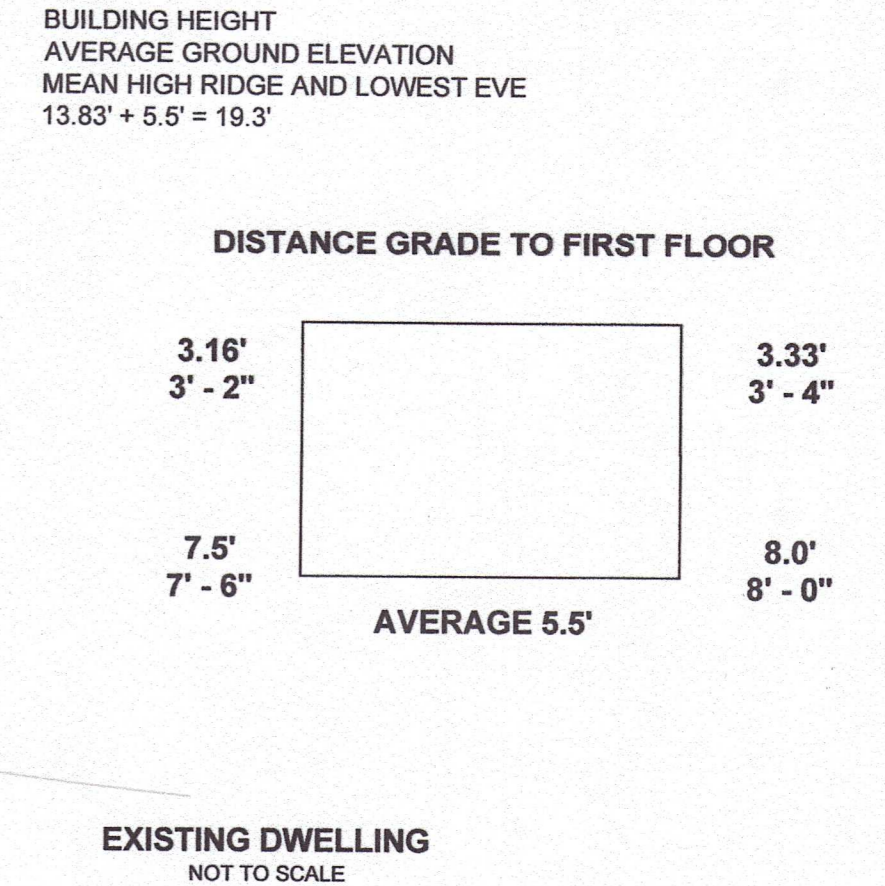
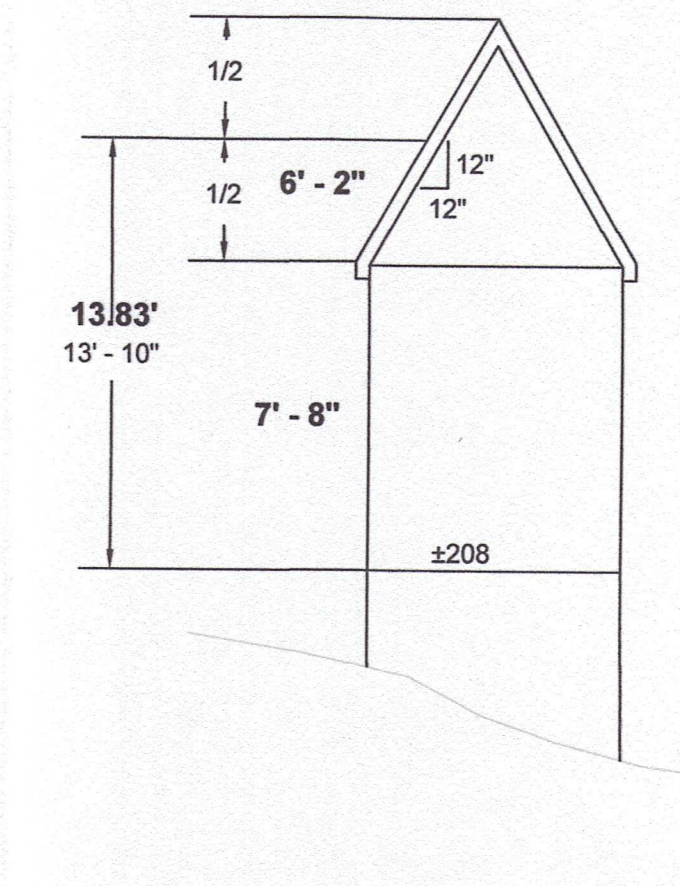
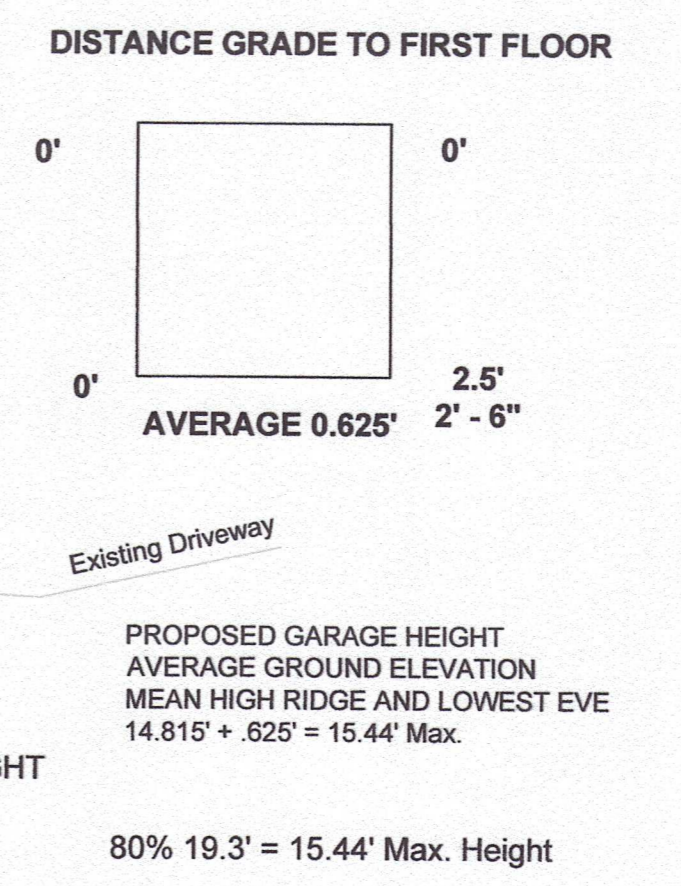
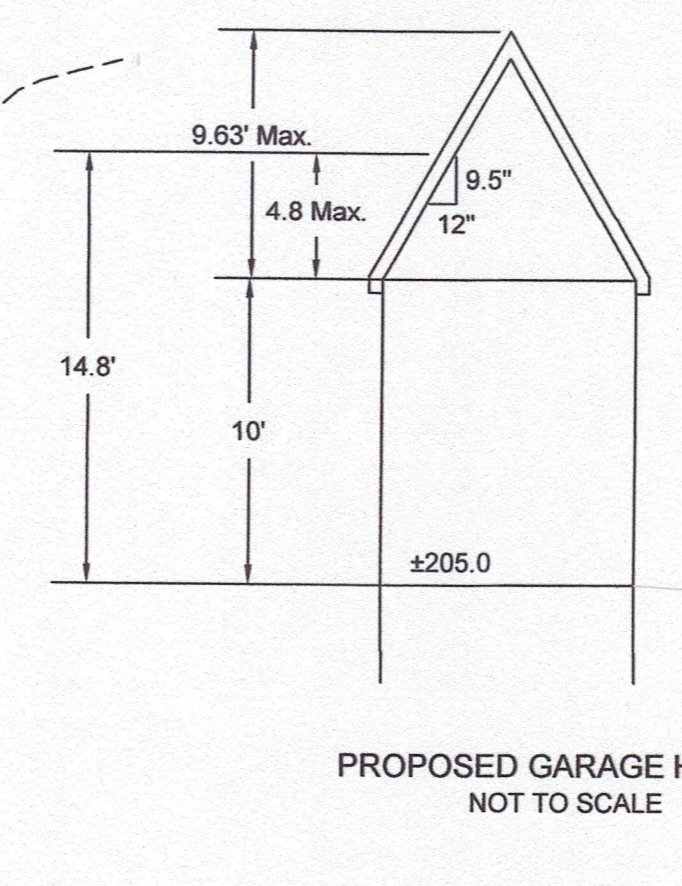


DIMENSIONAL REQUIREMENTS RESIDENTIAL ZONING DISTRICT R40

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (sf)	40k	58,905	58,905
MINIMUM LOT FRONTAGE & LOT WIDTH AT FRONT BUILDING LINE (ft)	150'	150'	150'
MINIMUM LOT FRONTAGE FOR LOTS ON CUL-DE-SAC (ft) N/A (MIN. LOT WIDTH STILL APPLIES)	75		
MINIMUM FRONT YARD SETBACK (ft)	30	140.3'	141.0'
MINIMUM SIDE YARD (ft)	15	49.2'	49.2' Accessory 7.0'
MINIMUM REAR YARD (ft)	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
- Accessory buildings and structures with a floor space larger than fifty (50) square feet require a zoning permit.
 - 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.
 - Accessory buildings require a principal building or use on the same parcel.
 - 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.
 - 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.
 - 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.
 - Accessory structure building area is limited to eighty per-cent (80%) of the living area of the principal structure or building.
 - 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.



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