

LEGEND

These standard symbols may be found in the drawing.

- Light Pole
- Concrete
- Bituminous
- Utility Pole
- Water Valve
- Gas Valve
- Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Vail
- Catch Basin
- Sewer Manhole
- 5/8" Iron Pin Set
- Drill Hole Found
- D.H.S.
- Welland Flag
- GMS
- Granite Merestone
- Existing Concrete Monument
- To Be Set
- CT Highway Department Monument
- Existing Contour Line
- Bit Conc Lipped Curbing

GENERAL NOTES:

- Reference is made to the following plans:
A) "Property Survey, Property Belonging To: Allanhus Farm Estates, LLC, 48 Great Neck Road, Waterford, Connecticut, Scale: 1"=40', Dated: November 5, 2018; Plan Revised Through: July 3, 2022." Plan Surveyed and Mapped By Florek Surveying, LLC.
B) "Easement Map Depicting Easement Area to be Granted to The Connecticut Light and Power Company dba Eversource Energy Across the Property of Adams Builders LLC, 48 Great Neck Road (CT Rte. 213) Waterford, Connecticut, Scale: 1"=40', Date: August 5, 2023, File No. (E23038) Plan surveyed and mapped by Florek Surveying, LLC.
C) "Planned Design District 2 (PDD-2), Ivy Hill Village, Prepared For Skip Adams, 48 Great Neck Road -- Map 145, Lot 2871, Waterford, Connecticut, Sheets 1-16." Plan prepared by Indigo Land Design, LLC.
- The underground utilities depicted have been plotted from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities depicted comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities depicted are in the exact location indicated though they are plotted as accurately as possible from information available. The surveyor has not physically exposed the underground utilities. Per Connecticut state law, the contractor shall confirm the location of all utilities prior to commencement of excavation. Call before you Dig 1-800-922-4455.
- North orientation is based on TM 237-W & TM 238-W.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Willful destruction of survey monumentation as shown on this plan may be subject to CT Statutes 47-34a.
- Utilities as shown on this plan have been taken from other resources and are not to be construed as being accurately located.
- Reference is made to a Declaration and Conservation Easement as filed in Volume 1839 Page 113; Electric Distribution Easement as filed in Volume 1832 Page 126.

NOW OR FORMERLY
Defender Industries Inc.
42 Great Neck Road
Town Clerk Volume 457 Page 982
Tax Assessor Map 145 Lot 2868

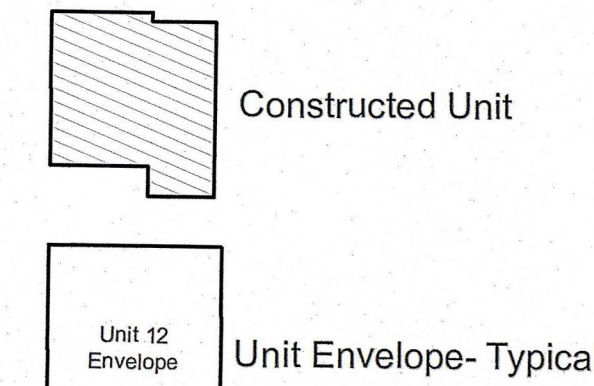
ZONING DATA TABLE		
WATERFORD PLANNED DESIGN DISTRICT 2 "PDD-2" ZONE		
ITEM	ESTABLISHED "PDD-2" REQUIREMENTS	PROPOSED
MIN. LOT AREA	430,000 S.F. (10 ACRES)	490,291± S.F. (11.3± ACRES)
MIN. LOT FRONTAGE	400 FT.	412.95 FT.
MIN. LOT WIDTH AT BUILDING LINE	400 FT.	418± FT.
STREET LINE SETBACK (GREAT NECK ROAD)	30 FT. (1)	38.5± FT. (PR. HOUSE)
SIDE YARD SETBACK (NORTH BOUNDARY)	30 FT. (1)	33.0± FT. (PR. HOUSE)
SIDE YARD SETBACK (SOUTH BOUNDARY)	30 FT. (1)	40.9± FT. (PR. HOUSE)
REAR YARD SETBACK (EAST BOUNDARY)	30 FT. (1)	39.2± FT. (PR. HOUSE)
MAX. BUILDING COVERAGE	25% (122,573± S.F.) (3)	8.0% (39,098± S.F.) (3)
MAX. BUILDING HEIGHT	20 FT. (ACCESSORY BLDG.)	30 FT. (PRINCIPAL BLDG.)

(1) THE MINIMUM PROPOSED STREET LINE AND OTHER YARD SETBACKS FOR PDD-2 ARE 30 FEET.
(2) THE BUILDING COVERAGE IS EQUAL TO THE BUILDING AREA THAT BEARS ON THE GROUND AND INCLUDES THE HOUSE FOOTPRINTS, STAIRS & ALSO THE PAVILION AREA. THE PERCENT BUILDING COVERAGE IS BASED ON THE NET LOT AREA.
(3) THE MAX. BUILDING HEIGHT IS MEASURED FROM AVERAGE FINISHED GRADE. ACCESSORY BUILDINGS SHALL BE SUBJECT TO THE PROVISIONS OF SECTIONS 3-8 & 3-10 OF THE ZONING REGULATIONS AS REQUIRED BY THE PDD-2 STANDARDS.

Zoning Compliance Chart			
Zone: PDD-2 Existing Units:			
	Previously Approved Location Great Neck/North Boundary:	As-Built Location: Great Neck/North Boundary:	Difference:
Unit 1	49.6 ft.	184.6 ft.	3.4 ft. (W) / 12.4 ft. (N)
Unit 2	49.6 ft.	184.6 ft.	3.4 ft. (W) / 12.4 ft. (N)
Unit 3	110.8 ft.	94 ft.	10.4 ft. (E) / 2 ft. (S)
Unit 4	59 ft.	92 ft.	4.4 ft. (E) / 5 ft. (S)
Unit 5	50 ft.	88 ft.	12.1 ft. (W) / 1.7 ft. (N)

Note:

- Cross-Hatched Unit have been constructed. Remaining Units are proposed.
- Non Cross-Hatched boxes are proposed Unit Envelopes.
- No Unit Envelopes are closer than 10.0' in any direction to each other.
- Constructed Units may shift anywhere within the Unit Envelope Area.
- Unit Envelope corners will be field staked prior to foundation installation.
- Installed foundations will be field located for compliance.



NOW OR FORMERLY
Town Of Waterford
51 Miner Lane
Town Clerk Volume 406 Page 895
Tax Assessor Map 146 Lot 4759

Note: Location of improvements other than within Units are shown to scale, taken from a plan entitled "Planned Design District 2 (PDD-2), Ivy Hill Village, Prepared For Skip Adams, 48 Great Neck Road -- Map 145, Lot 2871, Waterford, Connecticut, Sheets 1-16." Plan prepared by Indigo Land Design, LLC." Water service lines and telephone and electric service lines are located and shown from plans entitled "Planned Design District 2 (PDD-2), Ivy Hill Village, Prepared For Skip Adams, 48 Great Neck Road -- Map 145, Lot 2871, Waterford, Connecticut, Sheets 1-16." Plan prepared by Indigo Land Design, LLC." Other improvements are shown in their approximate planned locations. These are proposed and not to be construed as being accurately located or part of the Declaration.

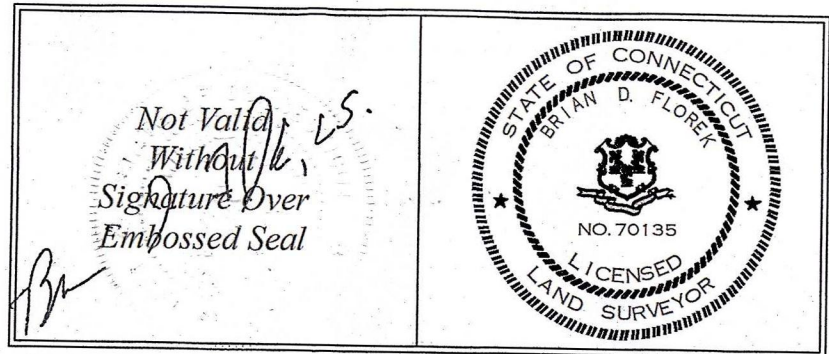
SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a PROPERTY SURVEY based on a RESURVEY OF map reference 1 a, b & c. It is intended to show CONSTRUCTED & PROPOSED UNITS.

2. This survey conforms to Class A-2 / V-2 / T-2

To the best of my knowledge and belief this map is substantially correct as noted thereon.

April 18, 2024
Brian D. Florek, L.S. CFS #70135 / NCFS-026
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



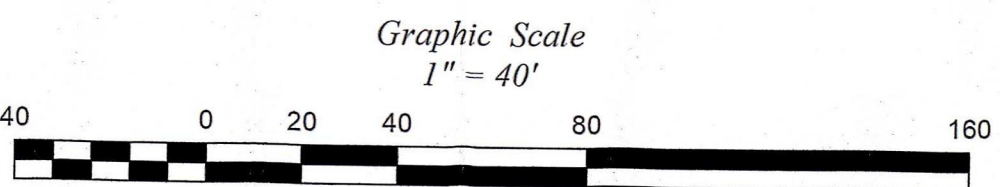
Foundation Corner Coordinates		
Point	Northing	Easting
A	682642.895	1168760.719
B	682610.806	1168784.829
C	682652.880	1168860.283
D	682620.941	1168864.371
E	682550.936	1168867.523
F	682510.900	1168856.585
G	682455.951	1168802.553
H	682488.078	1168798.721
P	682505.969	1168881.400

Bearing & Distance Chart:

LINE	BEARING	DISTANCE
L1	S 89°59'24" E	25.94'
L2	S 04°47'50" E	24.80'
L3	S 07°16'55" E	67.60'
L4	S 08°12'56" E	41.88'
L5	S 08°36'21" E	45.00'
L6	S 89°04'50" W	48.68'
L7	N 84°23'46" W	67.05'
L8	N 89°52'10" W	34.88'

Zoning Compliance Chart			
Zone: PDD-2 Existing Units:			
	Previously Approved Location Rear Yard/South Boundary:	As-Built Location: Rear Yard/South Boundary:	Difference:
Unit 18	51.1 ft.	295.4 ft.	15.5 ft. (E) / 24.3 ft. (N)
Unit 19	51.1 ft.	295.4 ft.	23.3 ft. (W) / 20.6 ft. (S)
Unit 20	116.2 ft.	260.6 ft.	8.4 ft. (W) / 7.6 ft. (S)
Unit 21	177 ft.	248 ft.	5.2 ft. (W) / 4 ft. (S)
Unit 22	232 ft.	238 ft.	3 ft. (W) / 5 ft. (S)
Unit 23	288 ft.	199 ft.	8 ft. (W) / 14 ft. (S)
Unit 24	288 ft.	199 ft.	44 ft. (W) / 16.5 ft. (S)
Unit 25	375 ft.	170 ft.	8 ft. (W) / 6.2 ft. (S)

NOW OR FORMERLY
Open Space
50 Great Neck Road
Town Clerk Volume 529 Page 41
Tax Assessor Map 145 Lot 2872



"MASTER DESIGN PLAN"
PROPERTY SURVEY
PLAN OF IVY HILL VILLAGE
PLAN PREPARED FOR:
ADAMS BUILDERS LLC
48 GREAT NECK ROAD
WATERFORD, CONNECTICUT
SCALE: 1" = 40'
MARCH 22, 2024
THROUGH REVISED: APRIL 18, 2024
SHEET 1 OF 2

