

LEGEND

These standard symbols may be found in the drawing.

- Light Pole
- Concrete
- Bitum.
- Utility Pole
- Water Valve
- Gas Valve
- Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB
- SMH
- I.P.S.
- RR SPIKE FOUND
- D.H.F.
- D.H.S.
- WLF 2
- GMS
- EX. CONC. MON.
- TBS
- CHD
- BCLC

GENERAL NOTES:

- Reference is made to the following plans:  
A) "Property Survey, Property Belonging To: Ailanthus 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 guarantees 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                                    | 455,600 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)                       | 40.8± FT. (PR. HOUSE)               |
| REAR YARD SETBACK (EAST BOUNDARY)                | 30 FT. (1)                       | 39.2± FT. (PR. HOUSE)               |
| MAX. BUILDING COVERAGE                           | 25% (123,573± S.F.) (5)          | 8.0% (39,698± S.F.) (5)             |
| MAX. BUILDING HEIGHT                             | 20 FT. (ACCESSORY BLDG.) 35 FT.  | 30 FT. (VAULTED) (3) 35 FT. (HOUSE) |

(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 FOOTPRINT, 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:         |                                             |                                               |                            |
| Unit                    | Previously Approved Location                | As-Built Location:                            | Difference:                |
| Unit 1                  | Great Neck/North Boundary: 49.6 ft. 197 ft. | Great Neck/North Boundary: 46.2 ft. 184.6 ft. | 3.4 ft. (W) / 12.4 ft. (N) |
| Unit 2                  | 49.6 ft. 197 ft.                            | 46.2 ft. 184.6 ft.                            | 3.4 ft. (W) / 12.4 ft. (N) |
| Unit 3                  | 110.8 ft. 94 ft.                            | Great Neck/South Boundary: 121.2 ft. 92 ft.   | 10.4 ft. (E) / 2 ft. (S)   |
| Unit 4                  | 58 ft. 40.3 ft.                             | 62.4 ft. 35.3 ft.                             | 4.4 ft. (E) / 5 ft. (S)    |
| Unit 5                  | 50 ft. 88 ft.                               | 37.9 ft. 89.7 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.

Note: Background image is previously approved Master Plan.

Constructed Unit

Previously Approved Unit

Unit Envelope- Typical

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.

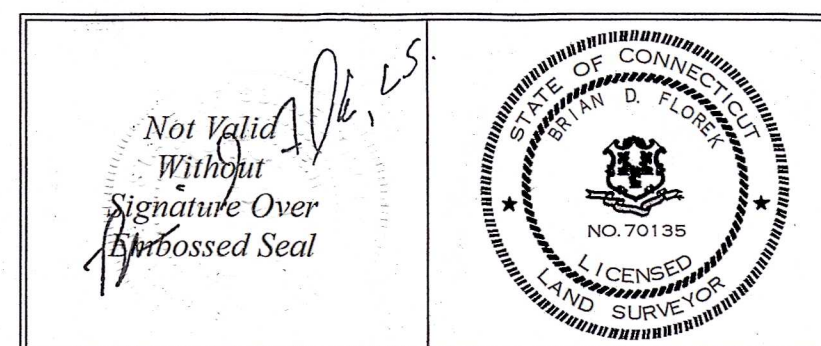
2. This survey conforms to Class A-2 / V-2 / T-2

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

Brian D. Florek, L.S. CFS #70135 / NCFS-026  
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bflorek@floreksurveyingllc.com (860) 271.6006

April 18, 2024

Date:



Bearing & Distance Chart:

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°59'24" E | 25.94'   |
| L2   | S 04°47'50" E | 24.60'   |
| L3   | S 07°10'55" E | 67.60'   |
| L4   | S 08°12'56" E | 41.88'   |
| L5   | S 06°39'21" E | 45.00'   |
| L6   | S 89°04'50" W | 48.66'   |
| L7   | N 84°23'46" W | 67.08'   |
| L8   | N 89°52'10" W | 34.88'   |

| Zoning Compliance Chart |                                              |                    |                             |
|-------------------------|----------------------------------------------|--------------------|-----------------------------|
| Zone: PDD-2             |                                              |                    |                             |
| Existing Units:         |                                              |                    |                             |
| Unit                    | Previously Approved Location                 | As-Built Location: | Difference:                 |
| Unit 18                 | Rear Yard/South Boundary: 51.1 ft. 295.4 ft. | 38.6 ft. 319.7 ft. | 15.5 ft. (E) / 24.3 ft. (N) |
| Unit 19                 | 51.1 ft. 295.4 ft.                           | 74.4 ft. 274.8 ft. | 23.3 ft. (W) / 20.6 ft. (S) |
| Unit 20                 | 116.2 ft. 260.6 ft.                          | 124.6 ft. 253 ft.  | 8.4 ft. (W) / 7.6 ft. (S)   |
| Unit 21                 | 177 ft. 248 ft.                              | 182.2 ft. 244 ft.  | 5.2 ft. (W) / 4 ft. (S)     |
| Unit 22                 | 232 ft. 238 ft.                              | 235 ft. 233 ft.    | 3 ft. (W) / 5 ft. (S)       |
| Unit 23                 | 288 ft. 199 ft.                              | 296 ft. 213 ft.    | 8 ft. (W) / 14 ft. (S)      |
| Unit 24                 | 288 ft. 199 ft.                              | 332 ft. 182.5 ft.  | 44 ft. (W) / 16.5 ft. (S)   |
| Unit 25                 | 375 ft. 170 ft.                              | 383 ft. 163.6 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

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  
REVISED THROUGH: APRIL 18, 2024  
SHEET 2 OF 2

48 Great Neck Road  
Mod to Master Design Plan PDD-2  
Public Hearing  
PL-24-6  
Exhibit 3