

_____ FOR _____

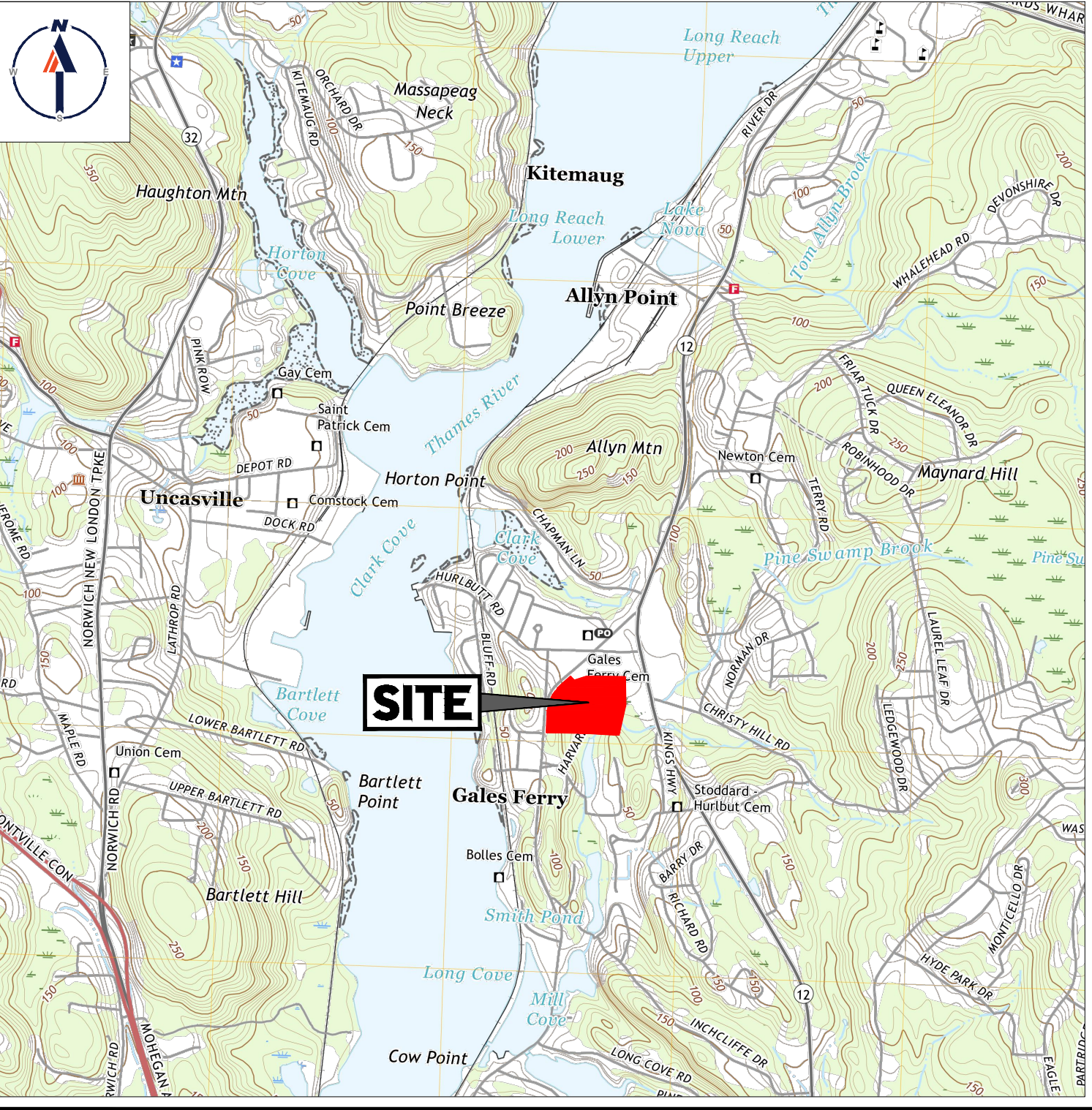
C.R. KLEWIN LLC

PROPOSED

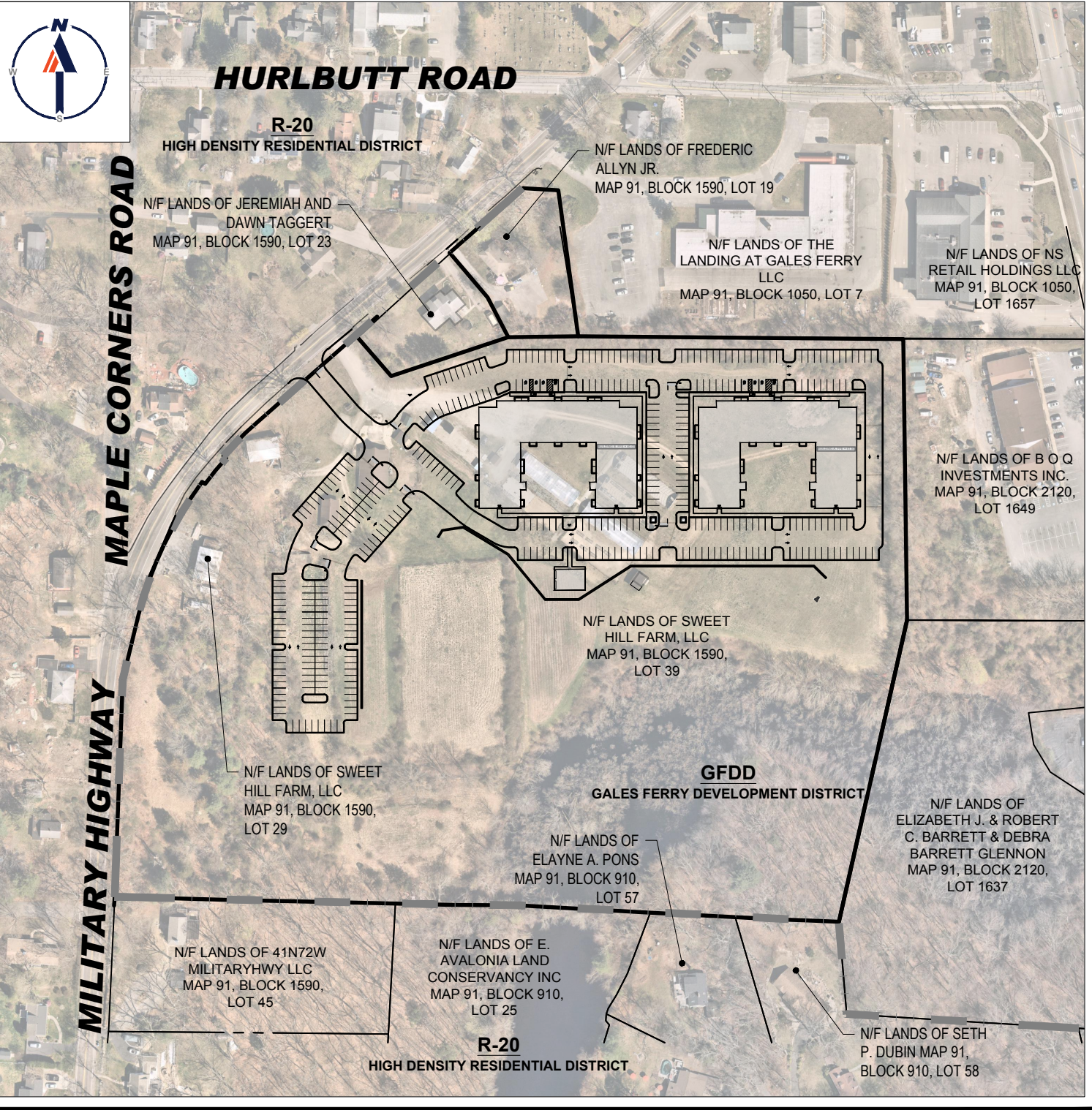
LOCATION OF SITE:

MAP #91, BLOCK #1590, LOT #29

MAP #91, BLOCK #1590, LOT #39



SCALE: 1" = 2,000'
SOURCE: USGS UNCASVILLE QUADRANGLE



SCALE: 1" = 200'
SOURCE: 2023 BING AERIAL IMAGERY

BOUNDARY & TOPOGRAPHIC SURVEY:
DIETER & GARDNER
1641 ROUTE 12 GALES FERRY, CT 06335
DATE: 12/23/2021
REVISED: 09/19/2024

GEOTECHNICAL INVESTIGATION REPORT:
WHITESTONE ASSOCIATES, INC.
16 OLD FORGE ROAD, ROCKY HILL, CT 06067
DATE: 06/28/2023

ARCHITECTURAL PLAN:
AEPMI
241 MAIN STREET, ANSONIA, CT 06401
DATE: 12/06/2024

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	CTA220061.00
DRAWN BY:	TJN/KMB
CHECKED BY:	JGB
DATE:	02/19/2025
CAD I.D.:	CTA220061.00-SPPD-5A

**PROPOSED SITE
PLAN DOCUMENTS**

**C.R. KLEWIN
LLC**

**PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT**

**65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107**
Phone: (860) 333-8900

COVER SHEET

C-101

ORG. DATE - 02/19/2025

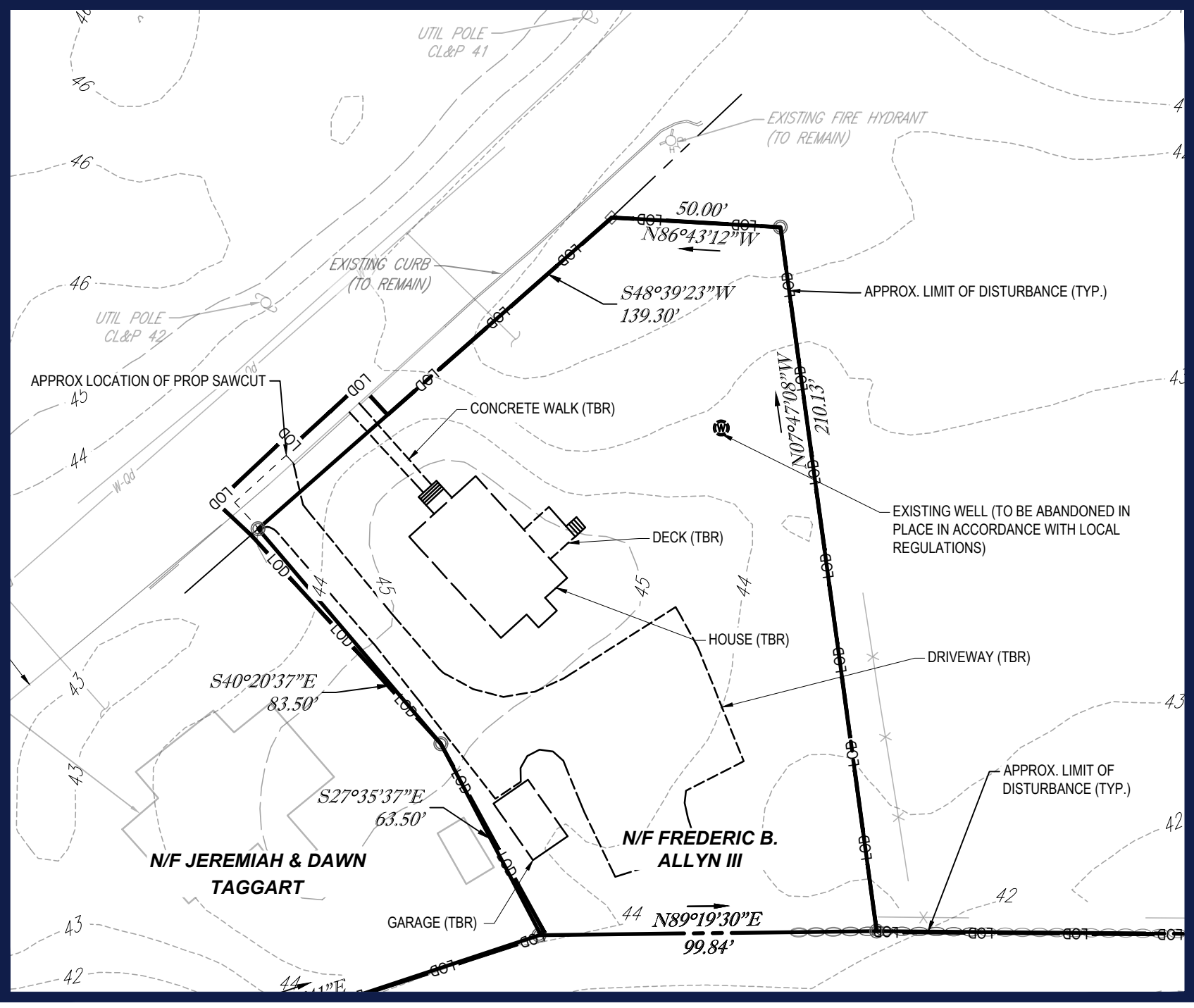
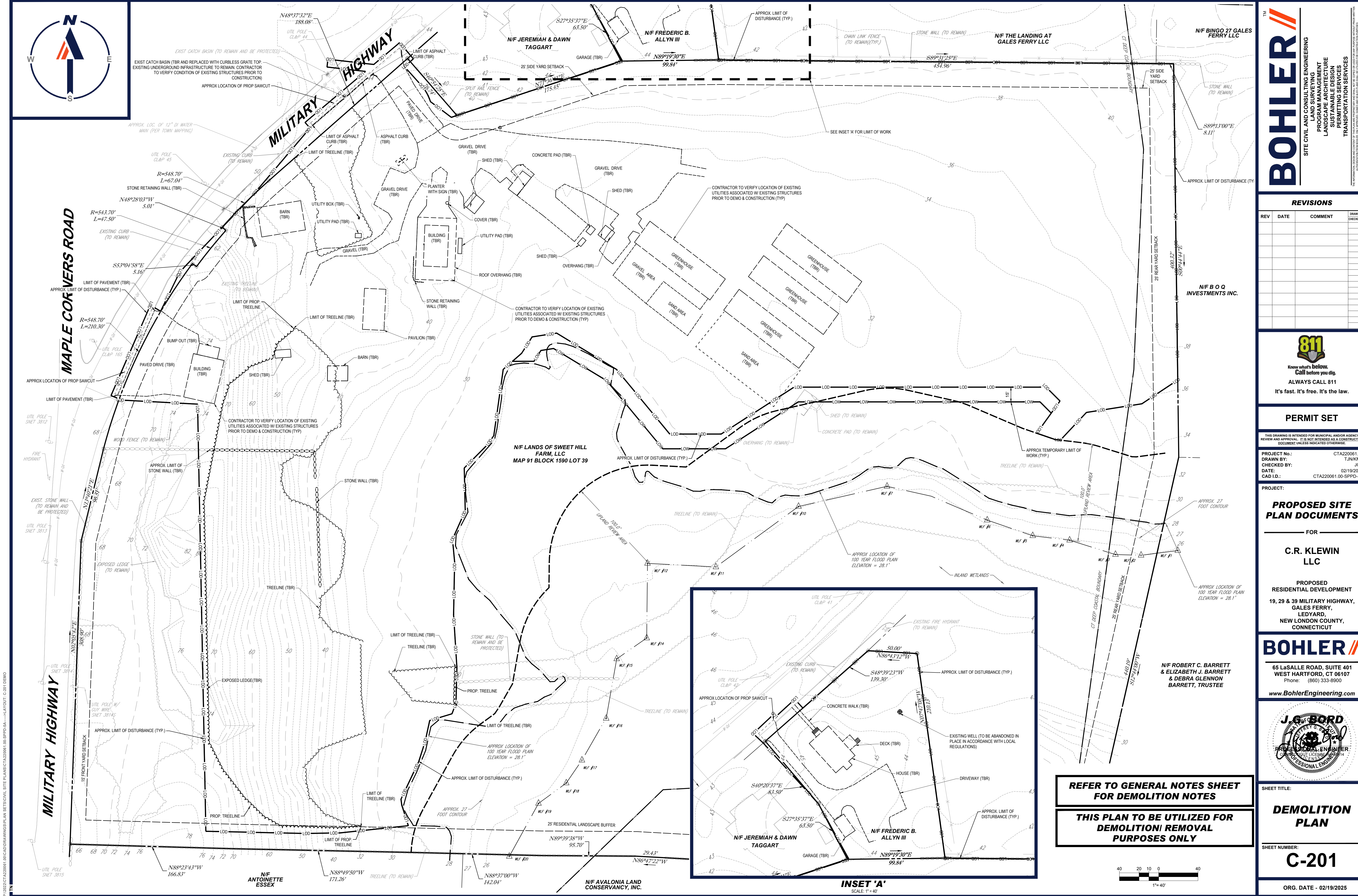
[illegible][illegible][illegible]

ACCESSIBLE (A.I.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MOST STRINGENT OF:	
(A) THE REQUIREMENTS OF "THE AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.	
THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.	
THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:	
ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.	
PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH.	
THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS-SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.	
ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN THE DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED IF EITHER HAS A RISE GREATER THAN 6-INCHES.	
ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES.	
DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).	
WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOILER, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.	
THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROFESSIONAL OF RECORD AND BOILER, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-COMFORMING CONCRETE AND/OR PAVEMENT SURFACES.	
IF IT IS STRONGLY ADVISED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.	

ABBREVIATIONS	
KEY	DESCRIPTION
AG / ABVG	ABOVE GROUND
ARCH	ARCHITECT
BC	BACK OF CURB
BCC	BITUMINOUS CONCRETE CURB
BM	BENCHMARK
BOC	BOTTOM OF CURB
BW	BOTTOM OF WALL
BLDG	BUILDING
CG	CONCRETE CURB
CSC	CANINE COD BERM
CONC.	CONCRETE
DEC	DECORATIVE
DEG	DEGREE
DEP	DEPRESSION
D / DIA	DIAMETER
DMH	DRAIN MANHOLE
DNH	DUCTILE IRON PIPE
ECC	EXTRUDED CONCRETE CURB
EOG	EDGE OF PAVEMENT
ELEV	ELEVATION
EXIST.	EXISTING
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
GC	GENERAL CONTRACTOR
GATE	GATE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT
L.S.A.	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
LOW	LIMIT OF WORK
LF	LINEAR FOOT / FEET
LP	LOW POINT
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
ME	MEET OR MATCH EXISTING
MIN	MINIMUM
Nb. / #	NUMBER
±	PLUS OR MINUS
PC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
PVC	POLYVINYL CHLORIDE PIPE
PROP.	PROPOSED
R	RADIUS OR RADII
RCP	RENFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SAN	SANITARY
SMH	SEWER MANHOLE
S	SLOPE
SF	SQUARE FOOT
SGC	SLOPED GRANITE CURB
STA	STATION
STM	STORM
TBR	TO BE REMOVED
TBR/R	TO BE REMOVED AND REPLACED
TC	TOP OF CURB
TW	TOP OF WALL
TPF	TREE PROTECTION FENCE
TRANS	TRANSITION
UG	UNDERGROUND
V.I.F.	VERIFY IN FIELD
VGC	VERTICAL GRANITE CURB
W	WIDTH

TYPICAL LINE TYPE LEGEND	
PROPERTY LINE	EXISTING PROPOSED
ADJACENT PROPERTY LINE	EXISTING PROPOSED
RIGHT-OF-WAY LINE	EXISTING PROPOSED
SETBACK OR BUFFER	EXISTING PROPOSED
EASEMENT LINE	EXISTING PROPOSED
WETLAND BOUNDARY	EXISTING PROPOSED
WETLAND BUFFER	EXISTING PROPOSED
WATER WAY BOUNDARY	EXISTING PROPOSED
WATERWAY BUFFER	EXISTING PROPOSED
WETLAND OR WATERWAY FLAG	EXISTING PROPOSED
RIGHT-OF-WAY CENTER OR BASE LINE	EXISTING PROPOSED
APPROX. LIMIT OF WORK OR DISTURBANCE	EXISTING PROPOSED
APPROX. SAWCUT LINE	EXISTING PROPOSED
TREE LINE	EXISTING PROPOSED
SURFACE OR SUBSURFACE BASIN	EXISTING PROPOSED
OVERHEAD WIRES	EXISTING PROPOSED
CURBING	EXISTING PROPOSED
FENCE OR RAILING	EXISTING PROPOSED
RETAINING WALL	EXISTING PROPOSED
CONTOURS	EXISTING PROPOSED
SWALE	EXISTING PROPOSED
BERM	EXISTING PROPOSED
RIDGE	EXISTING PROPOSED
DRAIN PIPE	EXISTING PROPOSED
SEWER PIPE	EXISTING PROPOSED
SEWER FORCE MAIN	EXISTING PROPOSED
ELECTRIC	EXISTING PROPOSED
TELECOMMUNICATIONS	EXISTING PROPOSED
CABLE TV	EXISTING PROPOSED
GAS	EXISTING PROPOSED
WATER	EXISTING PROPOSED

[illegible]



REFER TO GENERAL NOTES SHEET
FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR
DEMOLITION/ REMOVAL
PURPOSES ONLY

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROFESSIONAL ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY

811

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PROJECT No.: CT220061.00
DRAWN BY: TJN/KMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CT220061.00-SPDP-SA

PROJECT:

PROPOSED SITE
PLAN DOCUMENTS

FOR

C.R. KLEWIN
LLC

PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT

BOHLER

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WEST HARTFORD, CT 06107
Phone: (860) 333-8900
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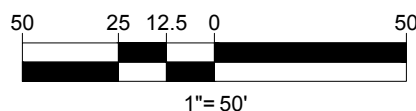
J.C. BORD
PROFESSIONAL ENGINEER
LICENSE NO. 14004
EXPIRATION DATE 12/31/2025

SHEET TITLE:
DEMOLITION
PLAN

SHEET NUMBER:
C-201

ORG. DATE - 02/19/2025

P:\2022\CT220061_00\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CT220061_00-SPDP-SA...LAYOUT: C-201 DEMO



(1) - MAX HEIGHT MAY BE INCREASED TO 65 FT FOR MULTI-FAMILY OR MIXED USED BUILDINGS WITH FULL SPRINKLE SYSTEMS; LOCATED IN AREAS WITH FUNCTIONING FIRE HYDRANTS; AND WHERE ALL SIDES OF THE STRUCTURE ARE ACCESSIBLE BY A LADDER FIRE ENGINEER

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DRAWN BY:	TJN/KMB
CHECKED BY:	JGB
DATE:	02/19/2025
CAD I.D.:	CTA220061.00-SPPD-5A

PROJECT:

FOR —

**C.R. KLEWIN
LLC**

**PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT**

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WEST HARTFORD, CT 06107**
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OVERALL SITE PLAN

SHEET NUMBER:

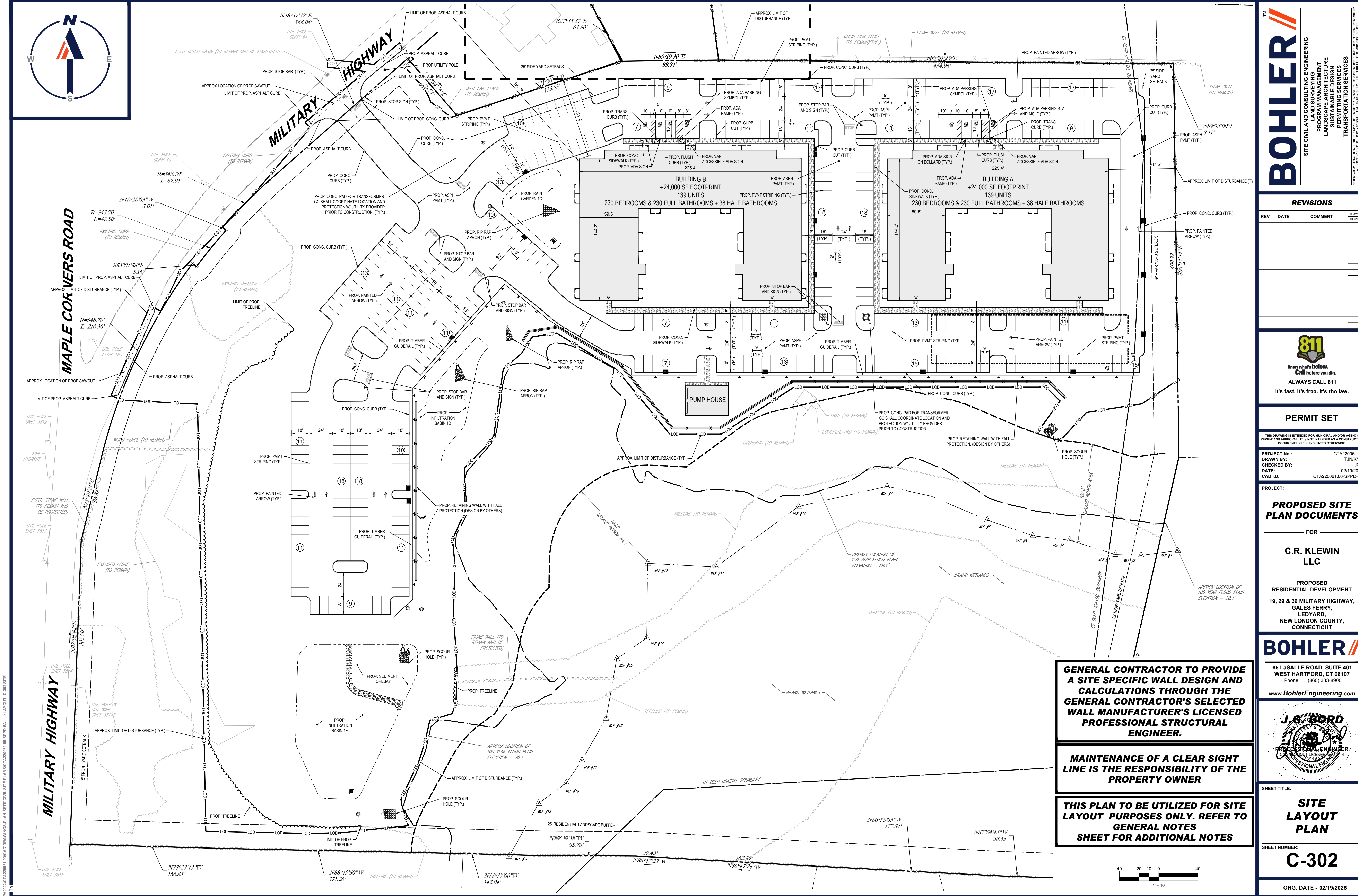
C-301

ORG. DATE - 02/19/2025

**GENERAL CONTRACTOR TO PROVIDE
A SITE SPECIFIC WALL DESIGN AND
CALCULATIONS THROUGH THE
GENERAL CONTRACTOR'S SELECTED
WALL MANUFACTURER'S LICENSED
PROFESSIONAL STRUCTURAL
ENGINEER.**

**MAINTENANCE OF A CLEAR SIGHT
LINE IS THE RESPONSIBILITY OF THE
PROPERTY OWNER**

**THIS PLAN TO BE UTILIZED FOR SITE
LAYOUT PURPOSES ONLY. REFER TO
GENERAL NOTES
SHEET FOR ADDITIONAL NOTES**

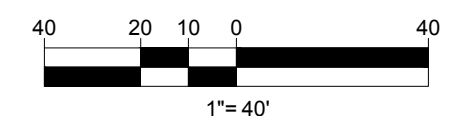


MILITARY HIGHWAY
MAPLE CORNERS ROAD

GENERAL CONTRACTOR TO PROVIDE A SITE SPECIFIC WALL DESIGN AND CALCULATIONS THROUGH THE GENERAL CONTRACTOR'S SELECTED WALL MANUFACTURER'S LICENSED PROFESSIONAL STRUCTURAL ENGINEER.

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



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 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
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REVISIONS

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PROJECT No.: CT220061.00
 DRAWN BY: TJN/KMB
 CHECKED BY: JGB
 DATE: 02/19/2025
 CAD ID: CT220061.00-SPDP-SA

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN LLC

PROPOSED RESIDENTIAL DEVELOPMENT
 19, 29 & 39 MILITARY HIGHWAY,
 GALES FERRY,
 LEDYARD,
 NEW LONDON COUNTY,
 CONNECTICUT

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SHEET TITLE:

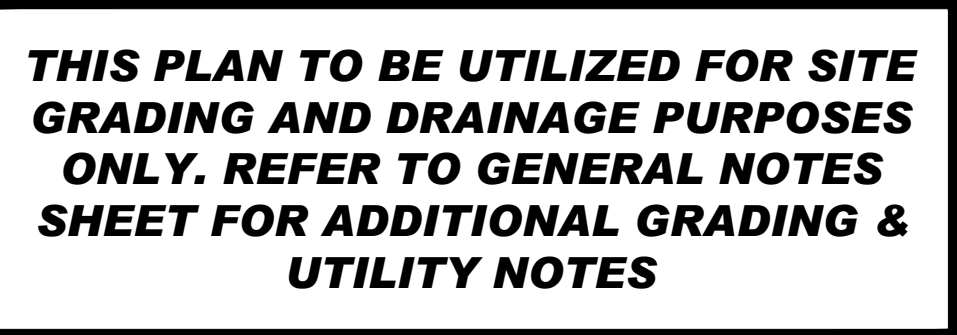
SITE LAYOUT PLAN

SHEET NUMBER:

C-302

ORG. DATE - 02/19/2025

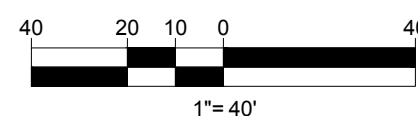
P:\2022\CT\220061_00\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CT220061_00-SPDP-SA-LAYOUT C-302 SITE



INSET 'A'
SCALE: 1" = 40'

C-401

ORG. DATE - 02/19/2025



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SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING
LAND DEVELOPMENT
PROCESSES
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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DATE:	02/19/2025
CAD I.D.:	CTA220061.00-GDUL-5A

PROJECT:

— FOR —

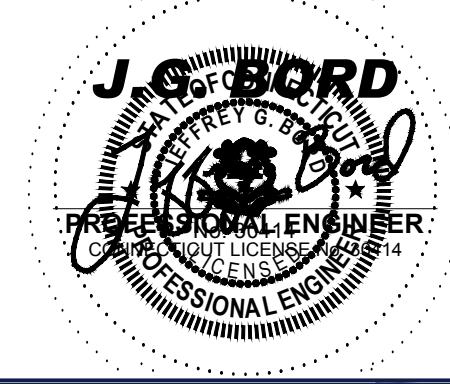
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LLC**

**PROPOSED
RESIDENTIAL DEVELOPMENT**
**19, 29 & 39 MILITARY HIGHWAY,
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LEDYARD,
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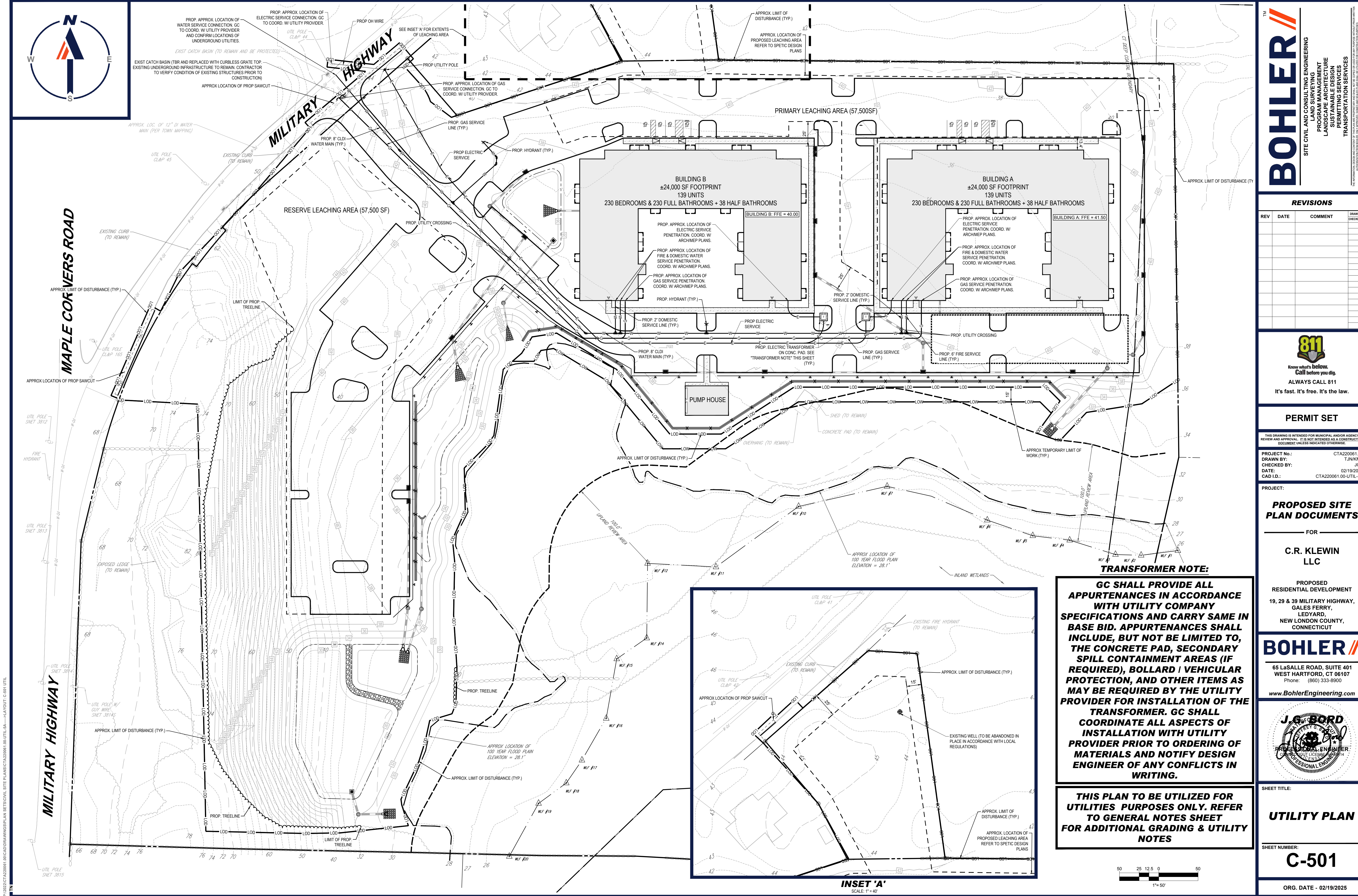
SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-402

ORG. DATE - 02/19/2025



TM

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PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
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PROJECT No.: CT A220061.00
DRAWN BY: TJN/KMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CT A220061.00-UTIL-5A

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN LLC

PROPOSED RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT

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WEST HARTFORD, CT 06107
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J.C. BORD

PROFESSIONAL ENGINEER

CONNECTION ENGINEERING

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 02/19/2025

P:\2022\CTA220061-00\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CTA220061-00-GDUL-5A.dwg.....LAYOUT: C-602 ENOTE

EROSION AND SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT THE O OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED. FOR SEDIMENT CONTROL DEVICES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE DEVICES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1) UNLESS OTHERWISE INDICATED ON THE PLANS. SLOPE PROTECTION FOR SLOPES GREATER THAN 2:1 SHALL BE DESIGNED BY A GEOTECHNICAL ENGINEER.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL STANDARDS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES, OR DEPTH SPECIFIED ON THE LANDSCAPE PLAN, OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LBS PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEEDDED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE SEEDING MIXTURE OF 48% KENTUCKY BLUE GRASS, 44% CREEPING RED FESCUE, AND 8% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN. QUALITY SOD MAY BE SUBSTITUTED FOR SEED WHERE SLOPES DO NOT EXCEED 2:1. SOD ON SLOPES STEEPER THAN 3:1 SHOULD BE PEGGED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE NON-TOXIC BINDER WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS 70% PERMANENTLY STABILIZED. FOR EROSION CONTROL MEASURES THAT ARE WITHIN AREAS SUBJECT TO CONSERVATION COMMISSION JURISDICTION, THE MEASURES SHALL REMAIN IN PLACE AND BE REMOVED IN ACCORDANCE WITH THE ORDER OF CONDITIONS.
- WETLANDS WILL BE PROTECTED WITH BARRIERS CONSISTING OF STRAW BALES, BIODEGRADABLE COMPOST TUBES, SILT FENCE OR A COMBINATION THEREOF.
- TEMPORARY SEDIMENT TRAPS SHALL BE SIZED PER THE CURRENT EDITION OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" AND PROVIDE A MINIMUM STORAGE AREA OF 134 CY PER ACRE OF DRAINAGE AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED AN EMBANKMENT HEIGHT OF 5 FT. HALF OF THE STORAGE VOLUME SHALL BE IN THE FORM OF WET STORAGE TO PROVIDE A STABLE SETTLING MEDIUM. UPON SITE STABILIZATION, ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP EXCAVATED TO 1 FOOT BELOW THE TRAP. THE AREA SHALL THEN BE SCARIFIED TO PREVENT COMPACTION AND PROMOTE INFILTRATION AND GRADED AND STABILIZED IN ACCORDANCE WITH THE GRADING AND LANDSCAPE PLANS.
- STOCKPILES THAT ARE NOT TO BE USED WITHIN 30 DAYS NEED TO BE SEEDDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.
- THE CONTRACTOR MUST PERFORM DEWATERING (IF REQUIRED), IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR THE COSTS ASSOCIATED WITH ANY AND ALL NECESSARY DISCHARGE PERMITS ASSOCIATED WITH SAME.
- THE CONTRACTOR MUST LOCATE CONSTRUCTION WASTE MATERIAL STORAGE AREAS TO MINIMIZE EXPOSURE TO STORMWATER. THE CONTRACTOR MUST IMMEDIATELY PLACE CONSTRUCTION WASTE IN ON-SITE STORAGE CONTAINERS UNTIL THAT CONSTRUCTION WASTE IS READY FOR OFF-SITE DISPOSAL. THE CONTRACTOR MUST MAINTAIN SPILL PREVENTION AND RESPONSE EQUIPMENT AND MAKE SAME CONTINUOUSLY AVAILABLE ON-SITE FOR USE BY THE CONTRACTOR'S EMPLOYEES WHO MUST BE PROPERLY TRAINED IN THE APPLICATION OF SPILL PREVENTION AND RESPONSE PROCEDURES.
- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT THE AMOUNT OF AREA OPEN AT ONE TIME IS MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE AND IN CONFORMANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN SUCH THAT ADEQUATE PROVISIONS ARE EMPLOYED TO CONTROL STORMWATER RUNOFF.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT THERE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN TEMPORARILY STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDS), MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- FOR AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD EXCEEDING 14 DAYS BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDDED. IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDDED AT A RATE OF 200-300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED AS APPLICABLE. SLOPES SHALL NOT BE LEFT UNSTABILIZED OVER THE WINTER OR IN AREAS WHERE WORK HAS CEASED FOR MORE THAN 14 DAYS UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF SEDIMENT BARRIERS OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STORMWATER PREVENTION PLAN.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLANTING.

EROSION CONTROL NARRATIVE

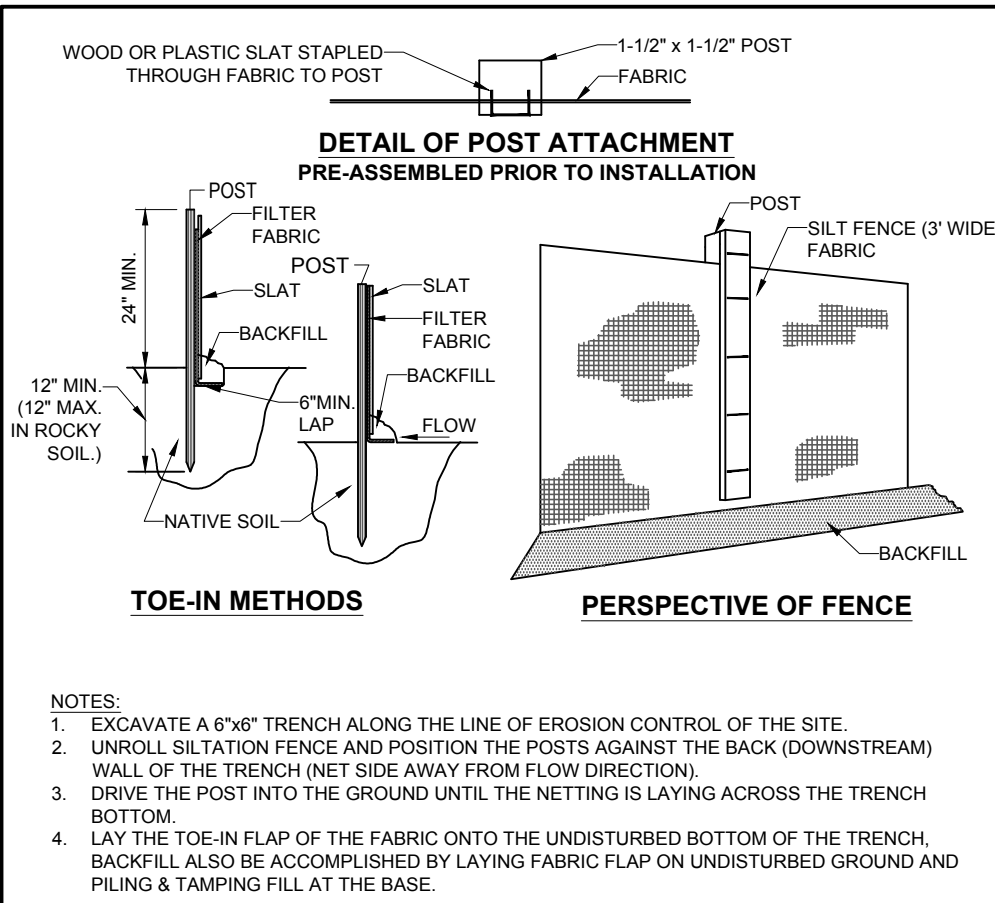
- PURPOSE
 - THE PROPOSED WORK WILL CONSIST OF CONSTRUCTION NECESSARY TO BUILD A MULTI-FAMILY DEVELOPMENT WITH ALL ASSOCIATED PARKING, LANDSCAPING, UTILITIES, AND ACCESSORY STRUCTURES.
- DISTURBANCE
 - THE PROPOSED PROJECT WILL DISTURB APPROXIMATELY 10.55 ACRES OF LAND.
- SITE SPECIFIC CONCERNS
 - PREVENTION OF POLLUTION AND SEDIMENT ENTERING DOWNSTREAM WATERCOURSE(S) BY MEANS OF STORMWATER QUALITY UNIT BEFORE ENTERING THE WETLANDS.
- CONSTRUCTION PHASING SHALL BE COMPLETED IN ONE PHASE AS INDICATED IN THE SEQUENCE BELOW (6.1)
- CONSTRUCTION SCHEDULE (SUBJECT TO CHANGE DEPENDING ON MARKETS, FINANCING, PERMIT APPROVALS AND WEATHER CONDITIONS)
- THE ANTICIPATED CONSTRUCTION START IS SPRING OF 2025, WITH COMPLETION ANTICIPATED 12 TO 16 MONTHS AFTER THE START DATE.
- CONSTRUCTION SEQUENCE
 - THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
 - INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCE/EXIT (SEE SHEET C-601)
 - INSTALLATION OF EROSION CONTROL PERIMETER CONTROLS (STRAW BALES, SILT FENCE, COMPOST FILTER SOCK, TREE PROTECTION FENCE) WITHIN THE LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS (SEE SHEET C-601)
 - INSTALLATION OF INLET PROTECTION (FILTER SACKS OR STRAW BALES) IN STREET AND EXISTING INLETS (SEE SHEET C-601)
 - DEMOLITION OF EXISTING SITE STRUCTURES, PAVEMENT, AND AMENITIES (SEE SHEET C-201)
 - CLEARING AND GRUBBING IN AREAS DESIGNATED AS BEING REMOVED AS NECESSARY TO INSTALL TEMPORARY SWALES, SEDIMENT TRAPS AND/OR BASINS (SEE SHEET C-601)
 - INITIATE THE NECESSARY EARTHWORK TO REACH GRADES INDICATED ON THE PLANS. (SEE SHEET C-401). TEMPORARY STABILIZE ANY AREAS WITH SEEDING OR MULCH AS DETAILED IN THESE PLANS WITHIN 7 DAYS AFTER THE SUSPENSION OF GRADING WORK IN DISTURBED AREAS WHERE THE SUSPENSION OF WORK IS EXPECTED TO BE MORE THAN 30 DAYS BUT LESS THAN 1 YEAR.
 - INSTALLATION OF BUILDING FOUNDATION AND CONSTRUCTION OF BUILDING. BUILDING CONSTRUCTION MAY COMMENCE UPON ACCEPTANCE OF BUILDING PAD BY THE OWNER. CONCRETE WASHOUT MUST BE INSTALLED PRIOR TO ANY CONCRETE BEING POURED ON SITE.
 - INSTALLATION OF UTILITIES INCLUDING BUT NOT LIMITED TO STORMWATER, GAS, SANITARY, ELECTRIC, AND WATER. STORMWATER AND SANITARY UTILITIES SHOULD BE INSTALLED IN A DOWNSTREAM TO UPSTREAM MANNER. (SEE SHEET C-401 AND C-501)
 - CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS ALONG WITH STONE BASE COURSE IN THE DRIVEWAY AND PARKING AREAS (SEE SHEET C-301)
 - INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS
 - INSTALL ANY FINAL LANDSCAPE PLANTING WHICH HAVE NOT BEEN PREVIOUSLY INSTALLED. (SEE SHEET C-701)
 - CLEAR SITE OF DEBRIS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER
 - OTHER POSSIBLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED PERMITS
 - NONE REQUIRED
 - CONSERVATION PRACTICES
 - CONSERVATION PRACTICES INCLUDE LIMITING THE SCOPE OF THE PROJECT TO MINIMIZE ACTIVITIES WHICH REQUIRES BARE SOILS TO BE EXPOSED. 10.54 ACRES OF LAND DISTURBANCE IS PROPOSED FOR THIS PROJECT.
 - SUPPORT DOCUMENTS
 - DRAINAGE REPORT, GEOTECH REPORT, SEPTIC DESIGN PLANS
 - PERSON RESPONSIBLE FOR MAINTENANCE DURING CONSTRUCTION OR PROJECT CONTRACTOR OR PERSON SHALL BE NAMED AT PRECONSTRUCTION MEETING

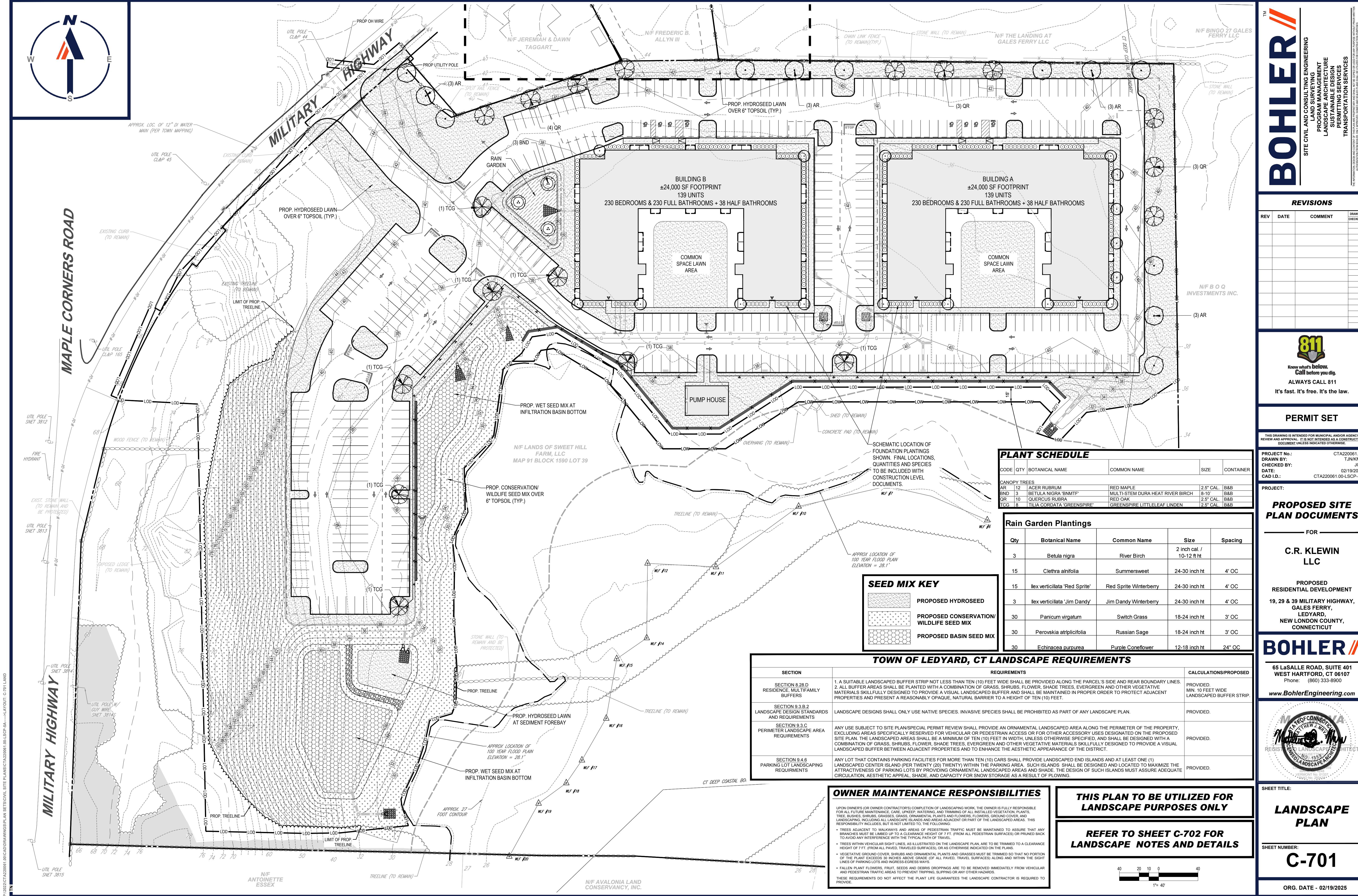
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
- THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 10.55 ACRES.
- THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
 - SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
 - INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIERS' HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
- THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
- THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LOADED RUNOFF FROM EXITING THE SITE.
- THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
- SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL EROSION CONTROL MEASURES.
- THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

OPERATION AND MAINTENANCE

- MAINTENANCE REQUIREMENTS OF MEASURES DURING CONSTRUCTION OF PROJECT
 - THE SPECIFIC EROSION AND SEDIMENTATION CONTROL MEASURES, WHICH INCLUDE A BARRIER OF TRENCHED SILTATION FENCE, STAKED HAY BALES, AND INLET PROTECTION WILL, THROUGHOUT ALL PHASES OF CONSTRUCTION, SHALL BE INSPECTED (IN ADDITION TO THE INTERVALS EXPLAINED ABOVE) AT THE END OF EACH WORKDAY IF PRECIPITATION IS FORECAST AND AFTER EACH RAINFALL. AT THE END OF EACH WORKWEEK, PRIOR TO WEEKENDS, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSPECTED.
 - THROUGHOUT THE CONSTRUCTION PROCESS, EXTRA STOCKS OF HAY BALES AND SILTATION FENCING WILL BE KEPT ON-SITE TO REPLACE THOSE THAT BECOME DAMAGED AND/OR DETERIORATED.
 - AREAS, WHICH ARE MULCHED OR SEEDDED FOR TEMPORARY VEGETATIVE COVER, WILL BE INSPECTED FOR PROPER COVER AT THE END OF EACH WORKDAY IF PRECIPITATION IS FORECAST AND ALSO PRIOR TO WEEKENDS. CONTRACTOR SHALL KEEP PAVING CLEAR AT ALL TIMES. ADDITIONAL SEEDING OR MULCH WILL BE PLACED AS NECESSARY.
 - TEMPORARY EROSION AND SEDIMENT CONTROL SYSTEMS WILL NOT BE REMOVED UNTIL ALL STORMWATER DRAINAGE SYSTEM COMPONENTS ARE IN PLACE, CLEANED AND WORKING PROPERLY AND UNTIL PERMANENT VEGETATIVE COVER AND OTHER STABILIZATION MEASURES ARE ESTABLISHED.
- MAINTENANCE REQUIREMENTS OF PERMANENT MEASURES AFTER PROJECT COMPLETION.
 - POTENTIAL LONG-TERM EROSION AND SEDIMENTATION IMPACTS WILL BE CONTROLLED BY THE USE OF THE BMP'S ON-SITE. THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED TO CONTROL THE PEAK RATE OF RUNOFF AND THE OUTLETS OF THE STORMWATER COLLECTION SYSTEMS HAVE BEEN DESIGNED TO DISSIPATE AND DISPERSE THE RUNOFF AND PREVENT SCOURING OF THE RECEIVING AREA.
- OPERATION AND MAINTENANCE PLAN:
 - ALL STORMWATER COMPONENTS SHOULD BE CHECKED PERIODICALLY IN A MAINTENANCE LOG AND KEPT IN FULL WORKING ORDER. ULTIMATELY, THE REQUIRED FREQUENCY OF INSPECTION AND SERVICE WILL DEPEND ON RUNOFF QUANTITIES, POLLUTANT LOADING, AND CLOGGING DUE TO DEBRIS. AT A MINIMUM, WE RECOMMEND THAT ALL STORMWATER COMPONENTS BE INSPECTED AND SERVICED TWICE PER YEAR, ONCE BEFORE WINTER BEGINS AND ONCE DURING SPRING CLEANUP.
 - SWEEPING WILL BE COMPLETED AT LEAST SEMIANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL), OR MORE FREQUENTLY IF ACCUMULATED PARTICULATE MATTER IS OBSERVED.
 - CATCH BASIN SUMPJS WILL BE INSPECTED SEMIANNUALLY AND CLEANED WHEN SEDIMENT IS WITHIN 12 INCHES OF THE OUTLET INVERT OR HALF THE SUMP DEPTH.
 - MANHOLES/JUNCTION BOXES SHALL BE INSPECTED AND REPAIRED ON AN ANNUAL BASIS.
 - DRAINAGE PIPING UNLESS SYSTEM PERFORMANCE INDICATES DEGRADATION OF PIPING, COMPREHENSIVE VIDEO INSPECTION OF STORM DRAINAGE PIPING SHOULD OCCUR ONCE EVERY TEN YEARS.
 - CONTROL STRUCTURES (ORIFICE, WEIR, ETC.) SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENTS AT THE COMPLETION OF CONSTRUCTION. ANY REPAIRS SHALL BE PERFORMED. FOR THE FIRST YEAR, CONTROL STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS, THEN TWICE PER YEAR AFTER THE SECOND YEAR (ONCE IN THE SPRING AND ONCE IN THE FALL, AFTER FALL CLEANUP OF LEAVES HAS OCCURRED).
 - GRASS SWALES WILL BE INSPECTED AT LEAST SEMIANNUALLY AND CLEANED OF SEDIMENT/DEBRIS AS NECESSARY.
 - HYDRODYNAMIC SEPARATORS SHALL BE COMPLETELY CLEANED OF ACCUMULATED DEBRIS AND SEDIMENTS AT THE COMPLETION OF CONSTRUCTION. FOR THE FIRST YEAR, THE HYDRODYNAMIC SEPARATOR SHALL BE INSPECTED ON A QUARTERLY BASIS, THEN TWICE PER YEAR AFTER THE SECOND YEAR.
 - DRAINAGE OUTFALLS/SPASH PADS/SCOUR HOLES/LEVEL SPREADERS WILL BE INSPECTED ON A QUARTERLY BASIS FOR THE FIRST YEAR THEN TWICE PER YEAR AFTER THE SECOND YEAR. ANY EROSION SHALL BE REPAIRED, AND THE CAUSE OF EROSION SHALL BE IDENTIFIED AND CORRECTED.





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PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

REVISIONS				
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PROJECT No.: CTA220061.00
DRAWN BY: TJN/KMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CTA220061.00-LSCP-5A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN LLC

PROPOSED RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY, LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
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MAINTAINED BY THE TOWN OF LEDYARD, CT

REGISTERED LANDSCAPE ARCHITECT

NO. 1853

EXPIRATION DATE 01/01/2028

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-701

ORG. DATE - 02/19/2025

PLANT SCHEDULE				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	12	ACER RUBRUM	RED MAPLE	2.5" CAL. B&B
BND	1	BETULA NIGRA 'SNMTP'	MULTI-STEM DURA HEAT RIVER BIRCH	8-10 B&B
QR	10	QUERCUS RUBRA	RED OAK	2.5" CAL. B&B
TCG	8	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL. B&B

Rain Garden Plantings				
Qty	Botanical Name	Common Name	Size	Spacing
3	Betula nigra	River Birch	2 inch cal. / 10-12 ft ht	
15	Clethra alnifolia	Summersweet	24-30 inch ht	4' OC
15	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	24-30 inch ht	4' OC
3	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	24-30 inch ht	4' OC
30	Panicum virgatum	Switch Grass	18-24 inch ht	3' OC
30	Perovskia atriplicifolia	Russian Sage	18-24 inch ht	3' OC
30	Echinacea purpurea	Purple Coneflower	12-18 inch ht	24" OC

SEED MIX KEY

PROPOSED HYDROSEED

PROPOSED CONSERVATION/
WILDLIFE SEED MIX

PROPOSED BASIN SEED MIX

TOWN OF LEDYARD, CT LANDSCAPE REQUIREMENTS		
SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
SECTION 8.28.D RESIDENCE, MULTIFAMILY BUFFERS	1. A SUITABLE LANDSCAPED BUFFER STRIP NOT LESS THAN TEN (10) FEET WIDE SHALL BE PROVIDED ALONG THE PARCEL'S SIDE AND REAR BOUNDARY LINES. 2. ALL BUFFER AREAS SHALL BE PLANTED WITH A COMBINATION OF GRASS, SHRUBS, FLOWER, SHADE TREES, EVERGREEN AND OTHER VEGETATIVE MATERIALS SKILLFULLY DESIGNED TO PROVIDE A VISUAL LANDSCAPED BUFFER AND SHALL BE MAINTAINED IN PROPER ORDER TO PROTECT ADJACENT PROPERTIES AND PRESENT A REASONABLY OPAQUE, NATURAL BARRIER TO A HEIGHT OF TEN (10) FEET.	PROVIDED. MIN. 10 FEET WIDE LANDSCAPED BUFFER STRIP.
SECTION 9.3.B.2 LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS	LANDSCAPE DESIGNS SHALL ONLY USE NATIVE SPECIES. INVASIVE SPECIES SHALL BE PROHIBITED AS PART OF ANY LANDSCAPE PLAN.	PROVIDED.
SECTION 9.3.C PERIMETER LANDSCAPE AREA REQUIREMENTS	ANY USE SUBJECT TO SITE PLAN/SPECIAL PERMIT REVIEW SHALL PROVIDE AN ORNAMENTAL LANDSCAPED AREA ALONG THE PERIMETER OF THE PROPERTY, EXCLUDING AREAS SPECIFICALLY RESERVED FOR VEHICULAR OR PEDESTRIAN ACCESS OR FOR OTHER ACCESSORY USES DESIGNATED ON THE PROPOSED SITE PLAN. THE LANDSCAPED AREAS SHALL BE A MINIMUM OF TEN (10) FEET IN WIDTH, UNLESS OTHERWISE SPECIFIED, AND SHALL BE DESIGNED WITH A COMBINATION OF GRASS, SHRUBS, FLOWER, SHADE TREES, EVERGREEN AND OTHER VEGETATIVE MATERIALS SKILLFULLY DESIGNED TO PROVIDE A VISUAL LANDSCAPED BUFFER BETWEEN ADJACENT PROPERTIES AND TO ENHANCE THE AESTHETIC APPEARANCE OF THE DISTRICT.	PROVIDED.
SECTION 9.4.6 PARKING LOT LANDSCAPING REQUIREMENTS	ANY LOT THAT CONTAINS PARKING FACILITIES FOR MORE THAN TEN (10) CARS SHALL PROVIDE LANDSCAPED END ISLANDS AND AT LEAST ONE (1) LANDSCAPED CENTER ISLAND (PER TWENTY (20) TWENTY) WITHIN THE PARKING AREA. SUCH ISLANDS SHALL BE DESIGNED AND LOCATED TO MAXIMIZE THE ATTRACTIVENESS OF PARKING LOTS BY PROVIDING ORNAMENTAL LANDSCAPED AREAS AND SHADE. THE DESIGN OF SUCH ISLANDS MUST ASSURE ADEQUATE CIRCULATION, AESTHETIC APPEAL, SHADE, AND CAPACITY FOR SNOW STORAGE AS A RESULT OF PLOWING.	PROVIDED.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPRKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREES, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:
• TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
• TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
• VEGETATING GROUND COVER, SHRUBS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVELED SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
• FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.
THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR
LANDSCAPE PURPOSES ONLY

REFER TO SHEET C-702 FOR
LANDSCAPE NOTES AND DETAILS

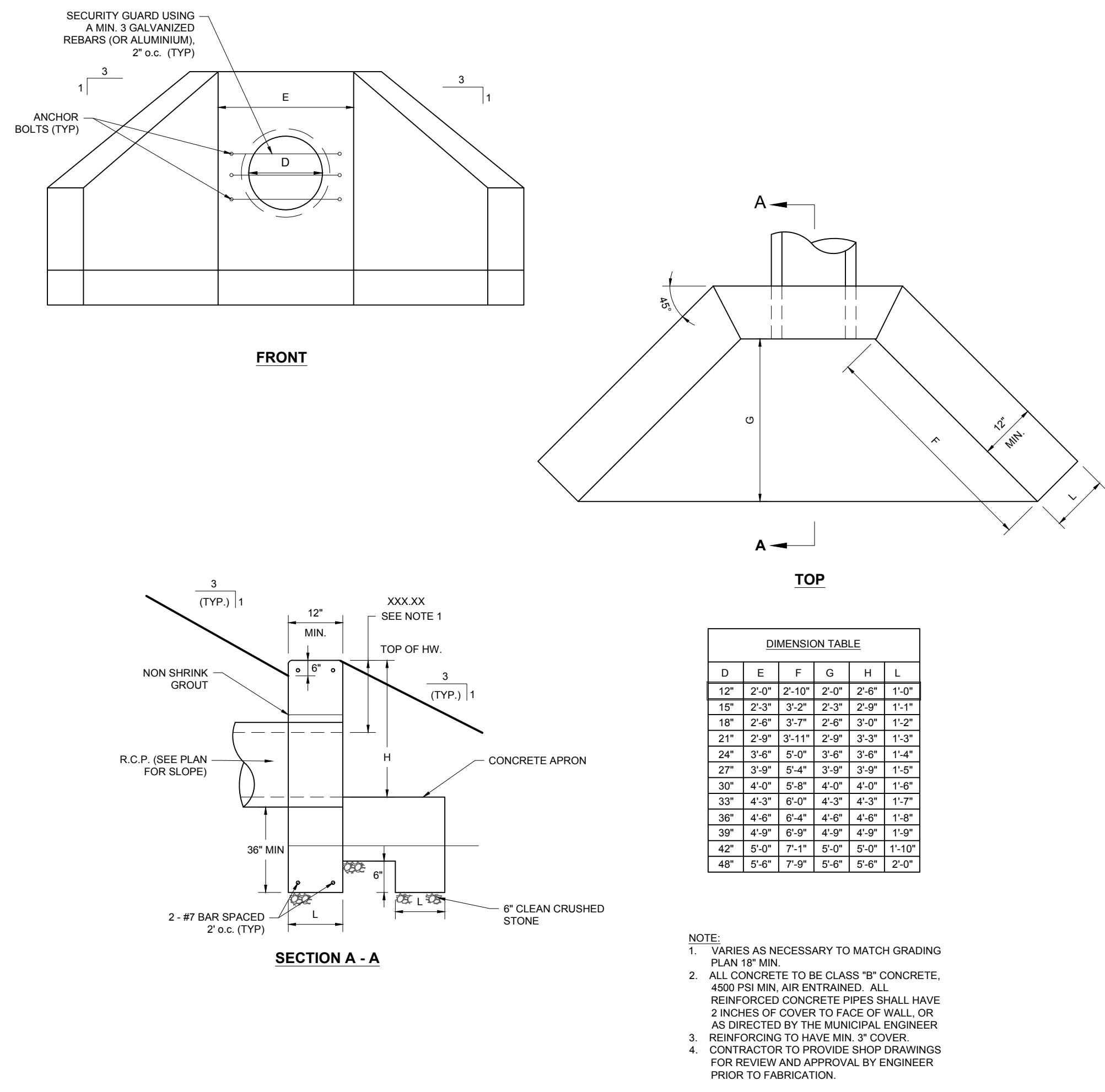
40 20 0 40
1"= 40'



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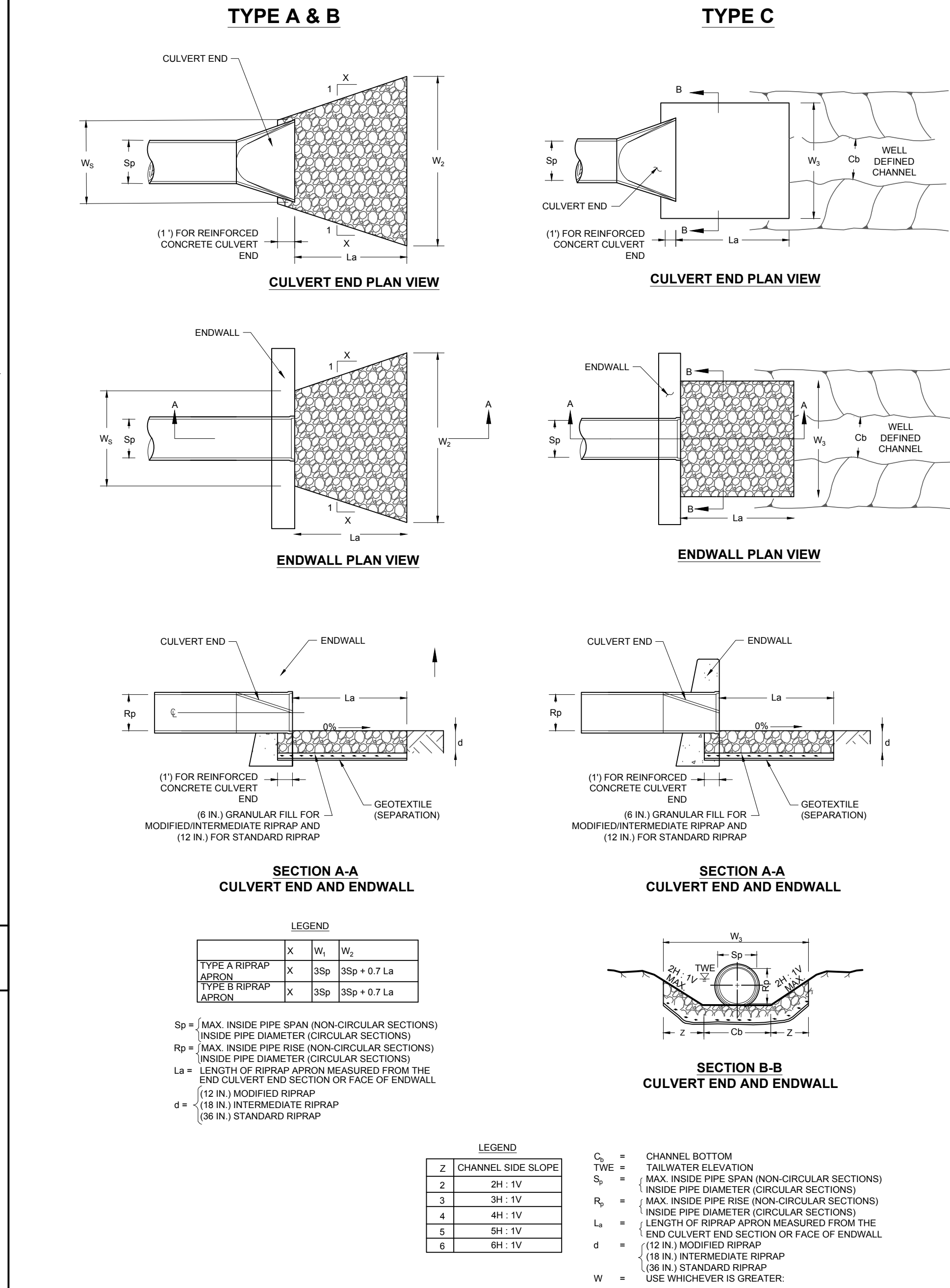
P:\0222\CTA220081\00CAD\DRAWINGS\PLAN SET\CIVIL SITE PLANS\CTA220081-00-DET1.SA-----LAYOUT: C-903

11/20/2024



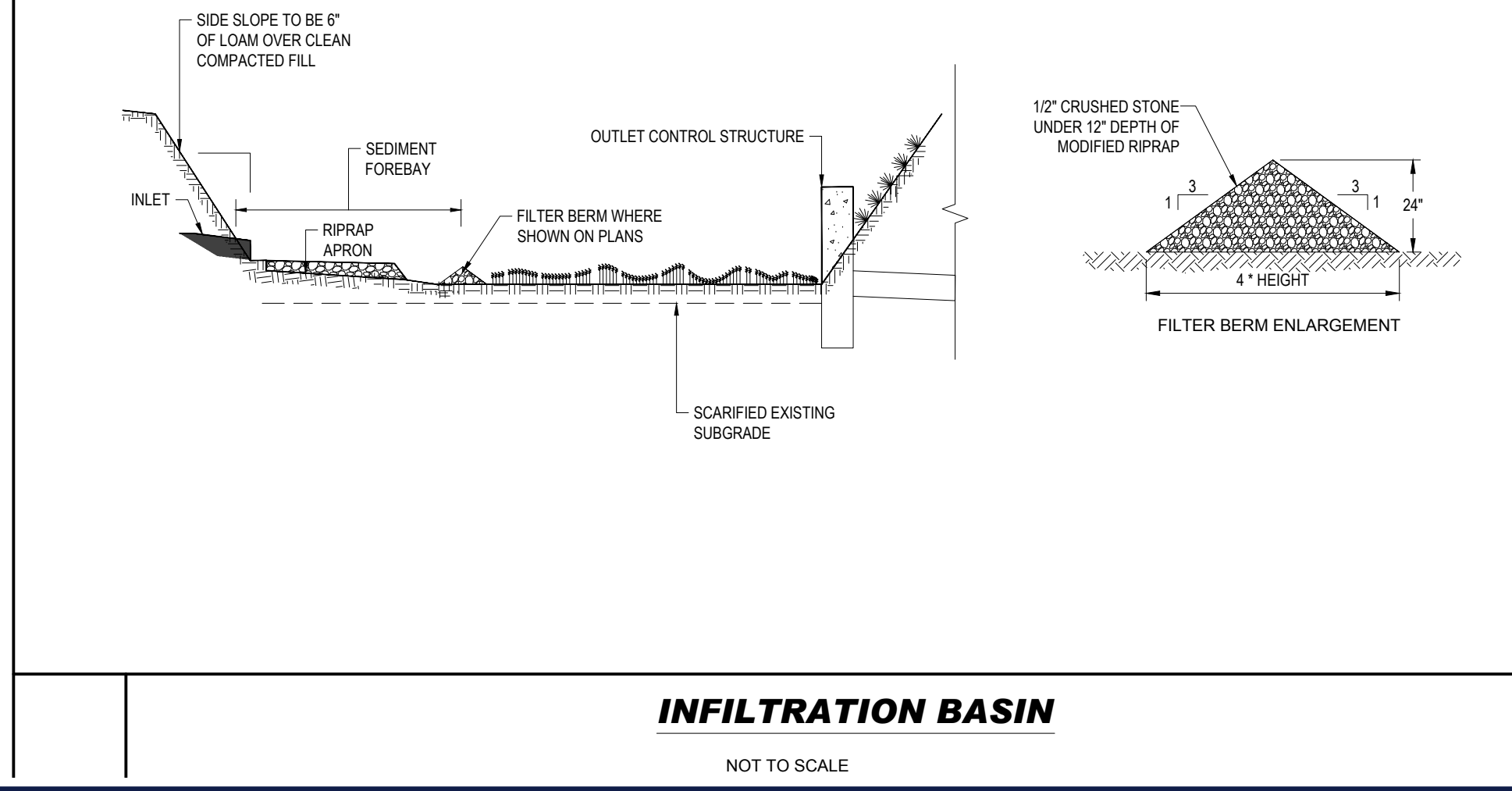
HEADWALL CAST IN PLACE DETAIL

NOT TO SCALE (G020204-01/2013)



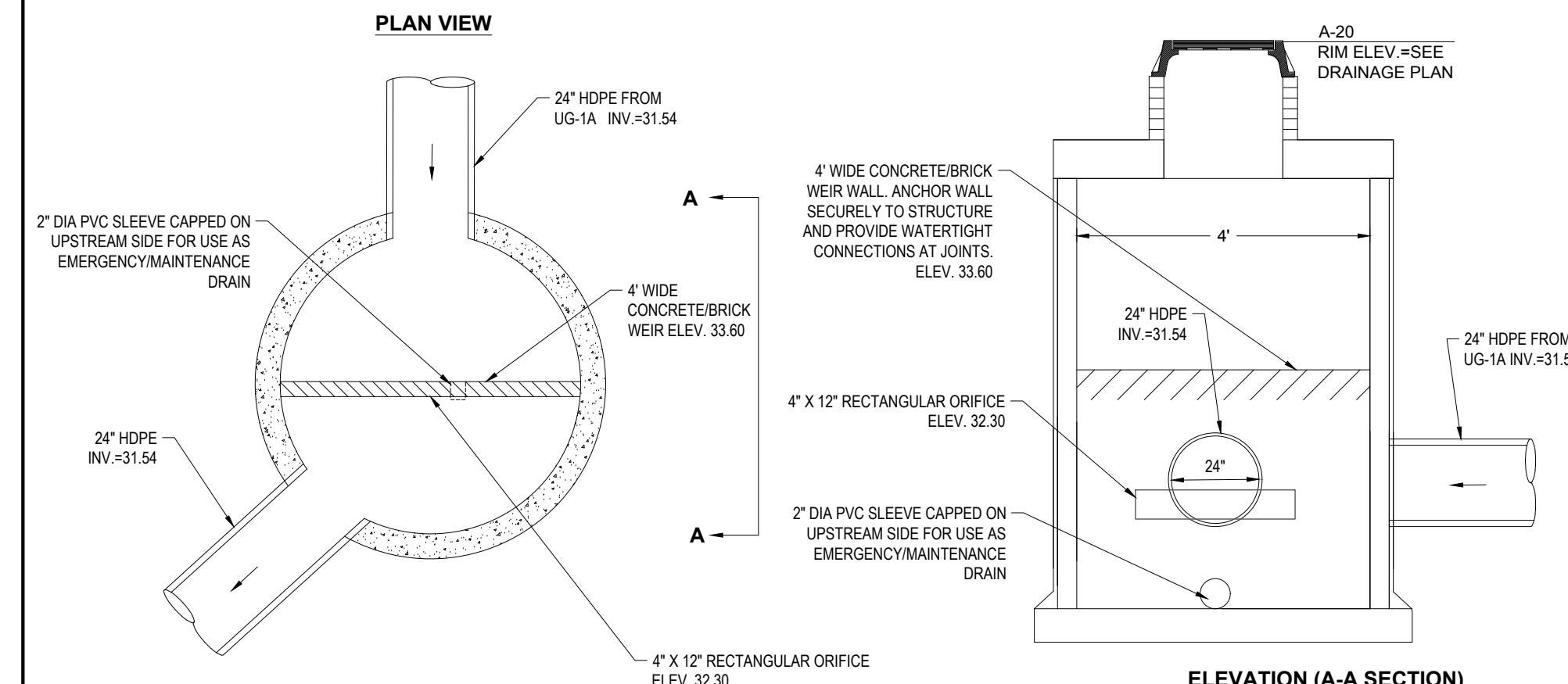
RIP RAP APRON

NOT TO SCALE



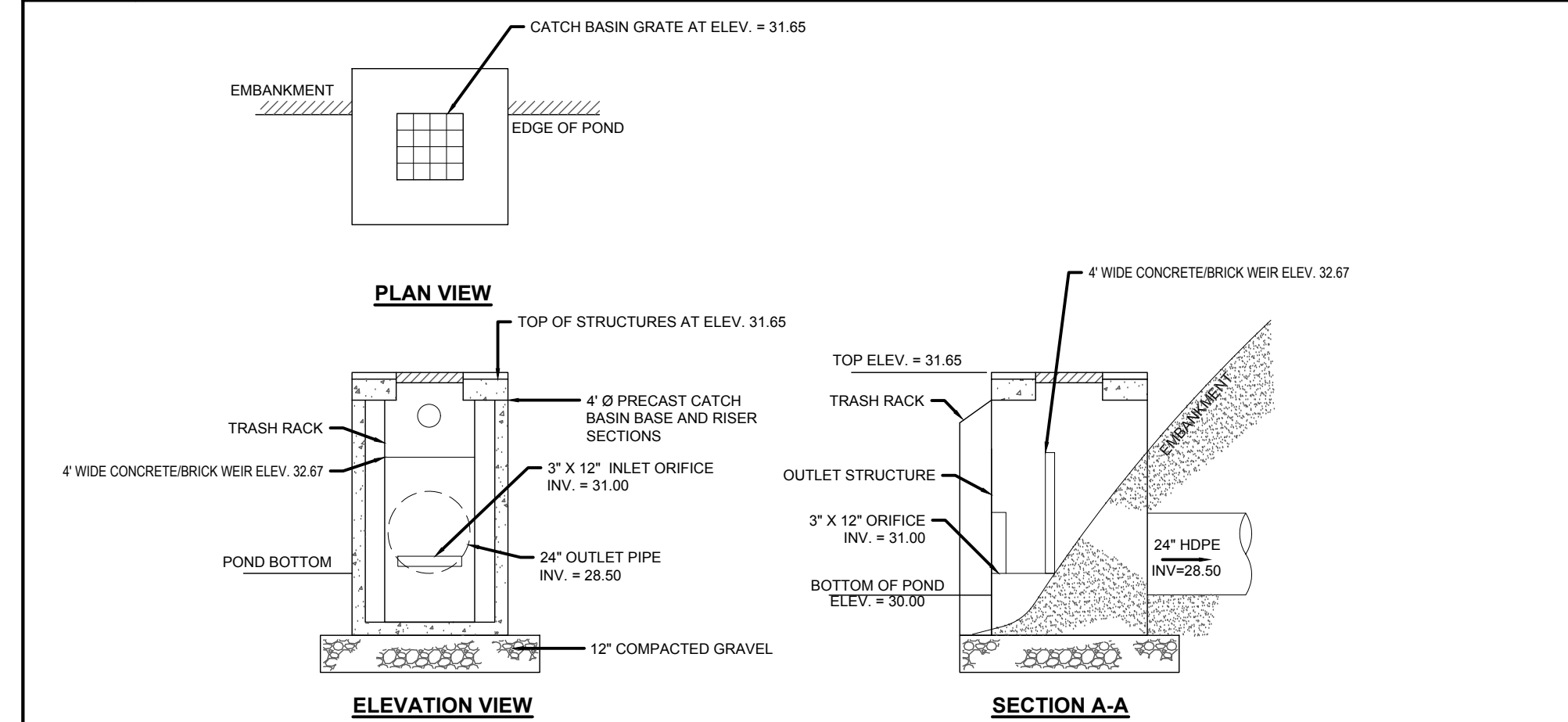
INFILTRATION BASIN

NOT TO SCALE



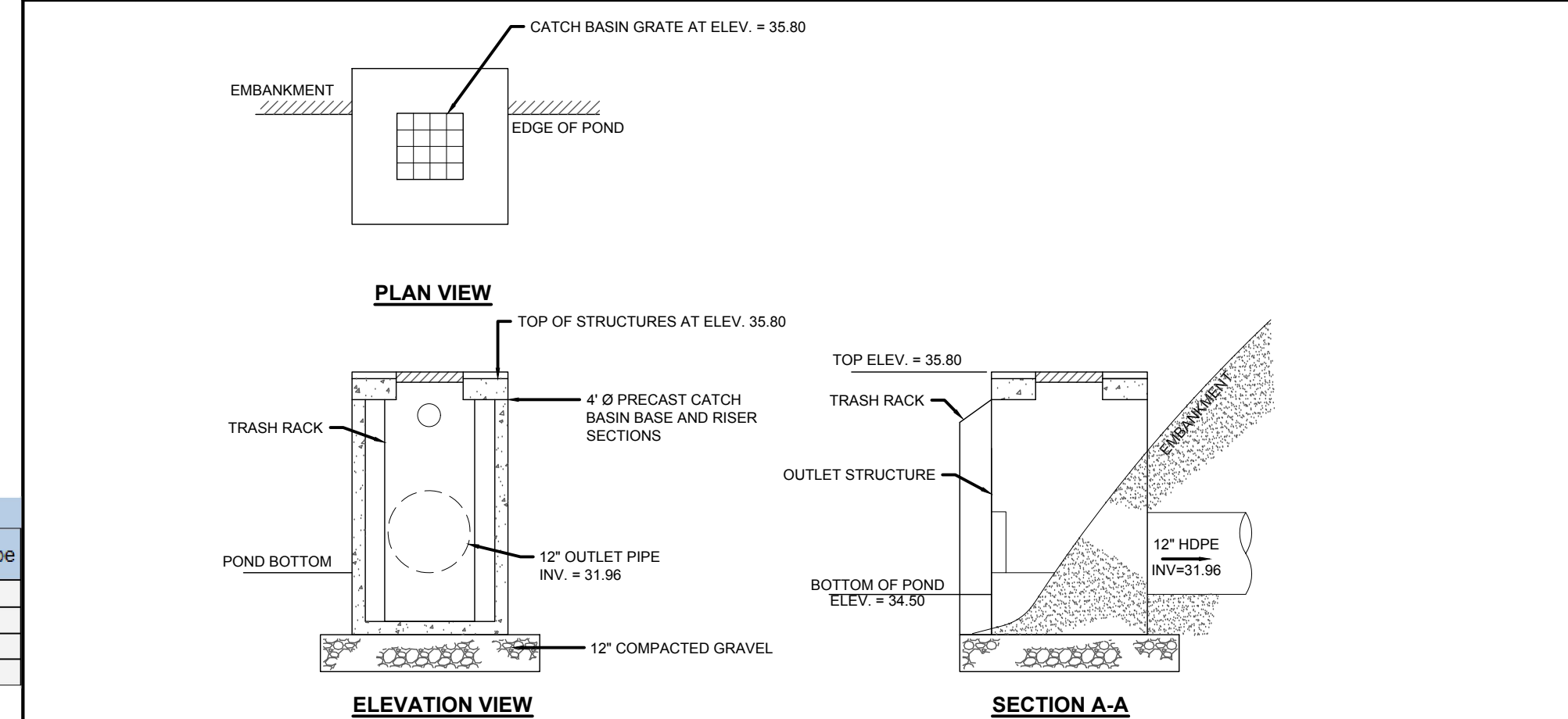
OUTLET CONTROL STRUCTURE (A-20)

NOT TO SCALE



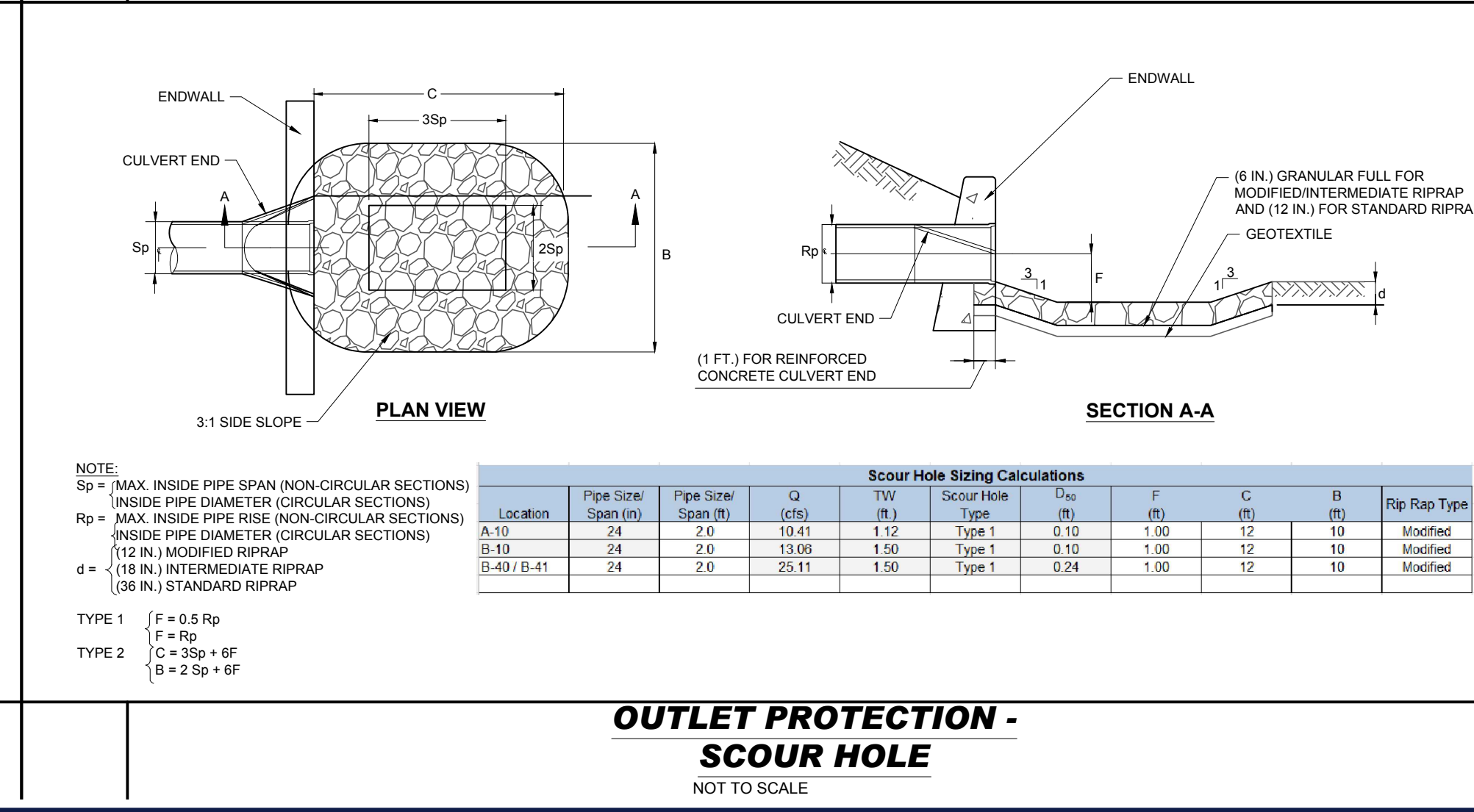
OUTLET CONTROL STRUCTURE WITH GRATE (C-30)

NOT TO SCALE



OUTLET CONTROL STRUCTURE WITH GRATE (C-30)

NOT TO SCALE



OUTLET PROTECTION - SCOUR HOLE

NOT TO SCALE

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.:	CTA220081.00
DRAWN BY:	TJN/KMB
CHECKED BY:	JGB
DATE:	02/19/2025
CAD I.D.:	CTA220081.00-DET1-SA

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN LLC

PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
www.BohlerEngineering.com

J.C. BORD

PROFESSIONAL ENGINEER
LICENSE NO. 10104
EXPIRATION DATE 12/31/2024

SHEET TITLE:

DETAIL SHEET

SHEET NUMBER:

C-903

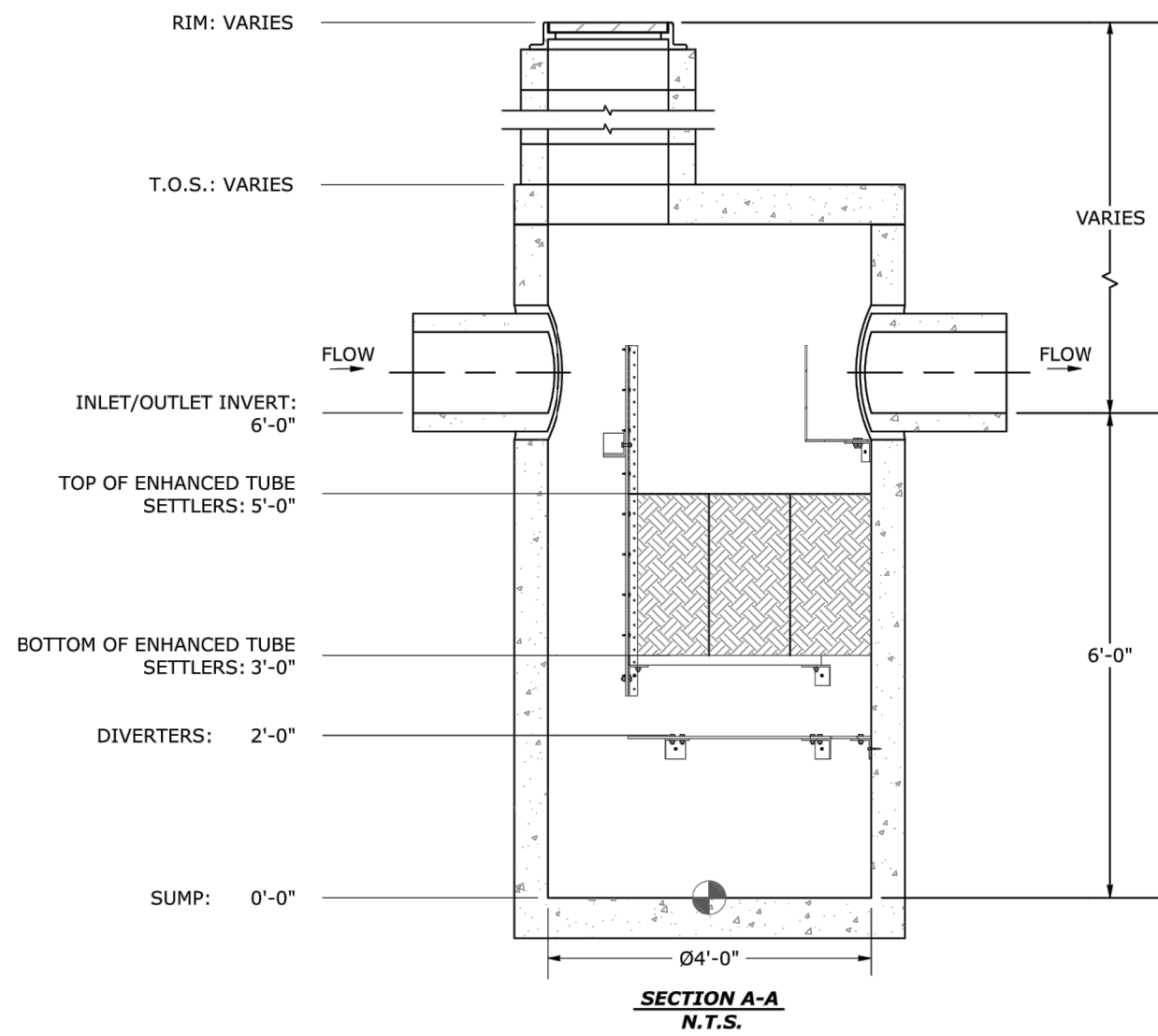
ORG. DATE - 02/19/2025

DESIGN NOTES:

1. DESIGN LOADING:
 - a. LOAD RATING = AASHTO HS-20
 - b. MINIMUM COVER = 0.50', MAXIMUM COVER = 5.00'. CONTACT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
 - c. WATER TABLE AT OR BELOW OUTLET PIPE INVERT ELEVATION.
 - d. NO LATERAL SURCHARGE FROM ADJACENT STRUCTURES SUCH AS VEGETATION, BUILDINGS, WALLS, OR FOUNDATIONS.
2. ENGINEER OF RECORD TO CONFIRM THE DESIGN LOADINGS MEET PROJECT REQUIREMENTS. CONTACT STORMTRAP FOR ALTERNATIVE DESIGN LOAD OPTIONS.

GENERAL NOTES:

1. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS, WEIGHTS, AND ACCESSORIES, PLEASE CONTACT YOUR STORMTRAP REPRESENTATIVE.
2. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C478.
3. CONTRACTOR TO INSTALL THE STRUCTURE IN ACCORDANCE WITH ASTM C1821.
4. CONTRACTOR TO PROVIDE ALL LABOR AND EQUIPMENT REQUIRED TO OFFLOAD AND INSTALL UNIT.
5. CONTRACTOR TO PROVIDE AND INSTALL ALL PIPES, FRAMES, COVERS, HATCHES, AND RISERS UNLESS SPECIFIED OTHERWISE.
6. CONTRACTOR TO ADD JOINT SEALANT (PROVIDED BY STORMTRAP) BETWEEN ALL STRUCTURE






PATENTS LISTED AT: <http://STORMTRAP.CO/PATENT>

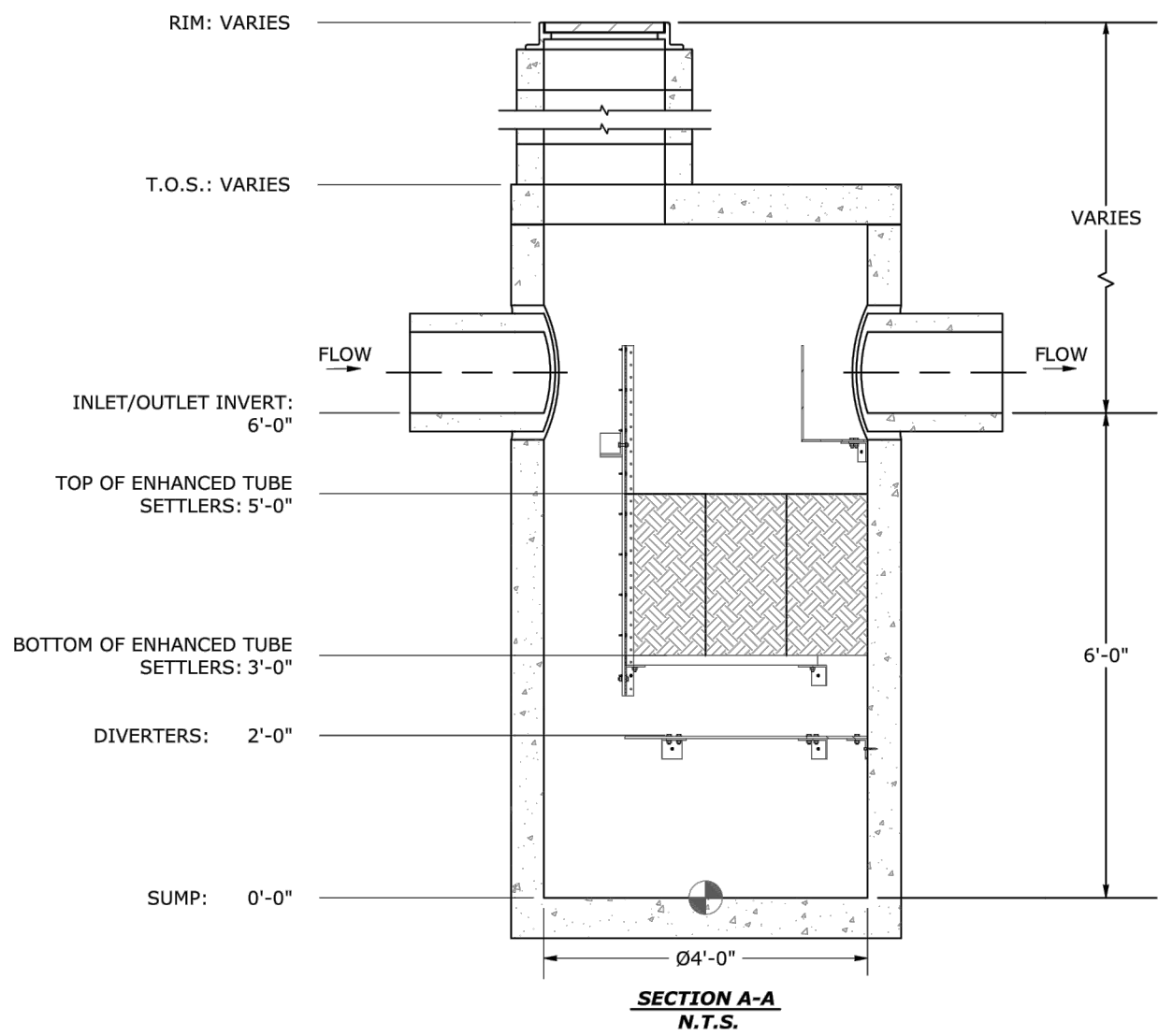
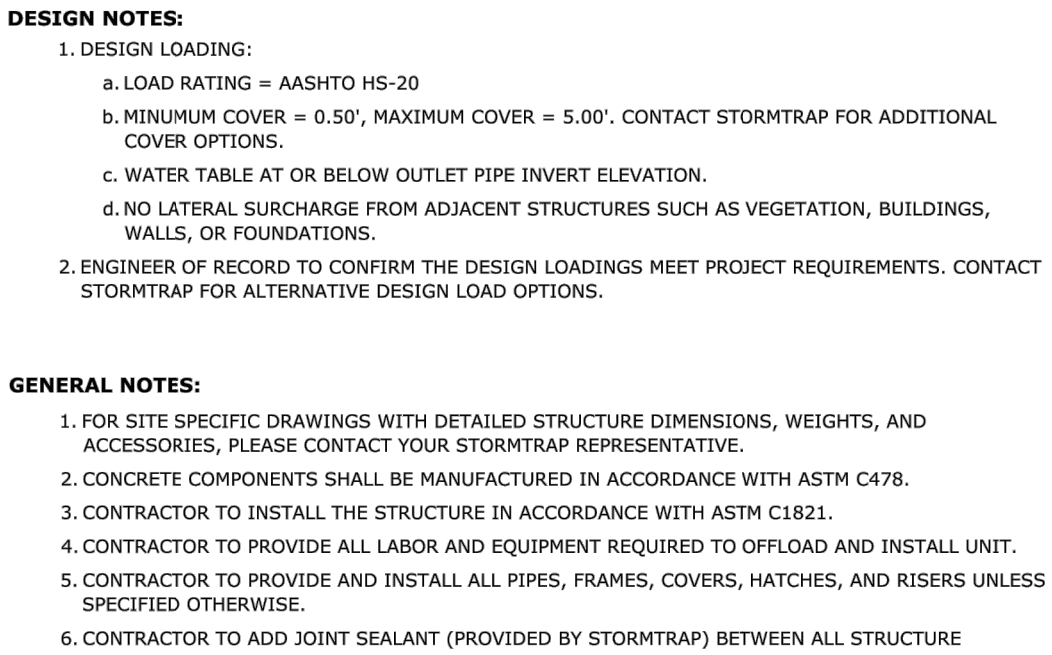
STORMSETTLER 4 STANDARD DETAIL

1287 WINDHAM PARKWAY
 ROMEOVILLE, IL 60446
 P:815-941-4549
 F:331-318-5347

DRAWN BY: DATE: SCALE: NTS V1 SHEET 1 OF 1

HYDRODYNAMIC SEPARATOR DETAIL (A-21)

NOT TO SCALE (S-081)





STORMSETTLER 4 STANDARD DETAIL



1287 WINDHAM PARKWAY
ROMEVILLE, IL 60446
P: 815-941-4549
F: 331-318-5347

DATE: 02/19/2025

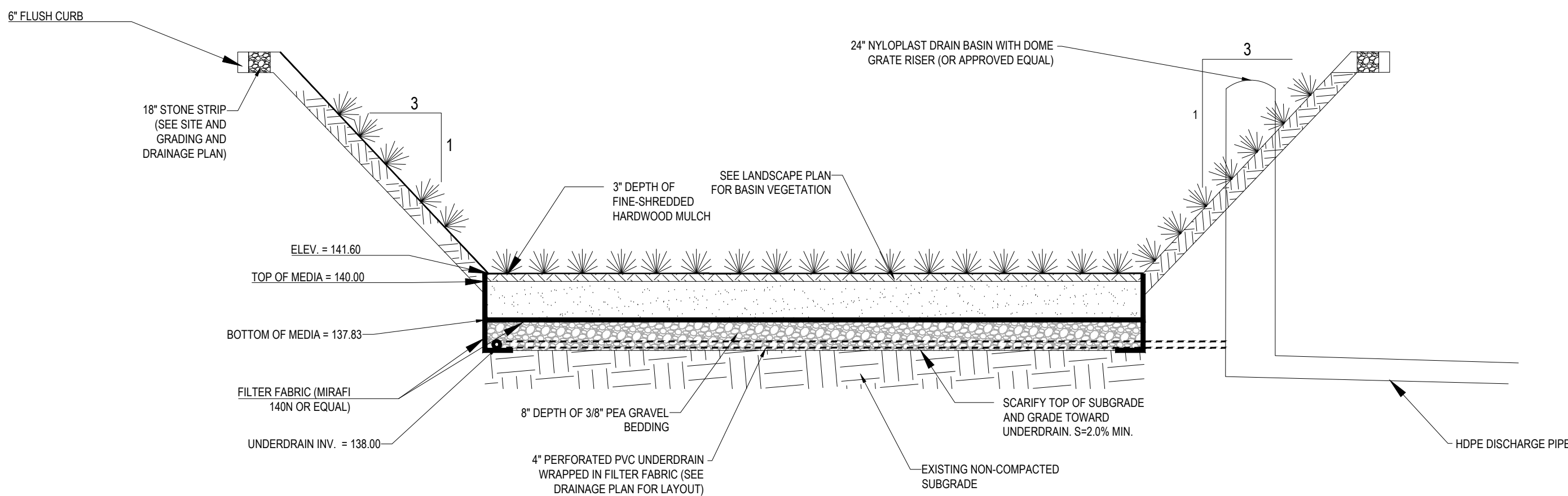
SCALE: NTS

V1

SHEET 1 OF 1

HYDRODYNAMIC SEPARATOR DETAIL (A-30)

NOT TO SCALE (S-081)



1. THE SOIL MIX FOR BIOTRENTATION AREAS SHOULD BE A MIXTURE OF SAND COMPOST AND SOIL.
 - 1.1. 40% SAND.
 - 1.2. 20-30% TOPSOIL AND SOIL.
 - 1.3. 30-40% COMPOST.
2. THE SOIL MIX MUST BE UNIFORM. FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
3. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5, A RANGE THAT IS OPTIMAL FOR MICROBIAL ACTIVITY AND ADSORPTION OF NITROGEN, PHOSPHORUS, AND OTHER POLLUTANTS.
4. USE SOILS WITH 1-15% TO 30% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS.
5. THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.

SIZE	PERCENT PASSING
2-INCH	100
1/4-INCH	70-100
1/2-INCH	50-60
US NO. 40	15-40
US NO. 200	0-3
6. THE TOPSOIL COMPONENT SHALL BE SANDY LOAM OR LOAMY SAND.
7. THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH CDEEP GUIDELINES. THE COMPOST SHALL NOT CONTAIN BIOLOGICALS.
8. ON SITE SOIL MIXING OR PLACEMENT IS NOT ALLOWED IF SOIL IS SATURATED OR SUBJECT TO WATER WITHIN 48 HOURS. COVER AND STORE SOIL TO PREVENT DRYING OR SATURATION.
9. TEST SOIL FOR FERTILITY AND MICRO-NUTRIENTS AND, ONLY IF NECESSARY, AMEND MIXTURE TO CREATE OPTIMUM CONDITIONS FOR PLANT GROWTH AND EARLY GROWTH.
10. GRADE THE AREA TO ALLOW A PONDING DEPTH OF 6 TO 8 INCHES, DEPENDING ON SOIL TEXTURE, MORE OR LESS PONDING MAY BE APPROPRIATE. SEE GRADING AND DRAINAGE PLAN.
11. COVER THE SOIL WITH 3 INCHES OF FINE-SHREDDED HARDWOOD MULCH.
12. REFERS TO LANDSCAPING PLAN FOR PLANTING. INVASIVE AND EXOTIC SPECIES ARE PROHIBITED. THE PLANTING PLAN SHOULD ALSO MEET ANY APPLICABLE LOCAL LANDSCAPING REQUIREMENTS.
13. DURING CONSTRUCTION, AVOID EXCESSIVELY COMPACTING SOILS AROUND THE BIOTRENTATION AREAS AND ACCUMULATING SILT AROUND THE DRAIN FIELD TO MINIMIZE SEWER FLOODING IN THE STUMP AREA. DIRT RUNOFF TO THE BIOTRENTATION AREA ONLY FROM AREAS THAT ARE STABILIZED. ALWAYS DIVERT CONSTRUCTION RUNOFF ELSEWHERE.
14. TO AVOID ACCELERATION OF THE PARENT MATERIAL, WORK FROM THE EDGE OF THE AREA PROPOSED AS THE LOCATION OF AN EXPLANTATION BARRIER CELL. NEVER DIRT RUNOFF TO THE CELL UNTIL THE CELL AND THE CONTRIBUTING DRAINAGE AREAS ARE FULLY STABILIZED.
15. PRIOR TO PLANTING IN 1-FOOT TO 2-FOOT LETTLES AND COMPACT THEM WITH MINIMAL PRESSURE UNTIL THE DESIRED ELEVATION IS REACHED. SOME ENGINEERS SUGGEST FLOODING THE CELL BETWEEN EACH PLANTING IN LIEU OF COMPACTION.

BIORETENTION BASIN

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REVISIONS

[illegible]

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PROJECT No.:	CTA220061.00
DRAWN BY:	TJN/KMB
CHECKED BY:	JGB
DATE:	02/19/2025
CAD I.D.:	CTA220061.00-DETL-5A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

- FOR -

**C.R. KLEWIN
LLC**

**PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT**

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WEST HARTFORD, CT 06107
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SHEET TITLE:

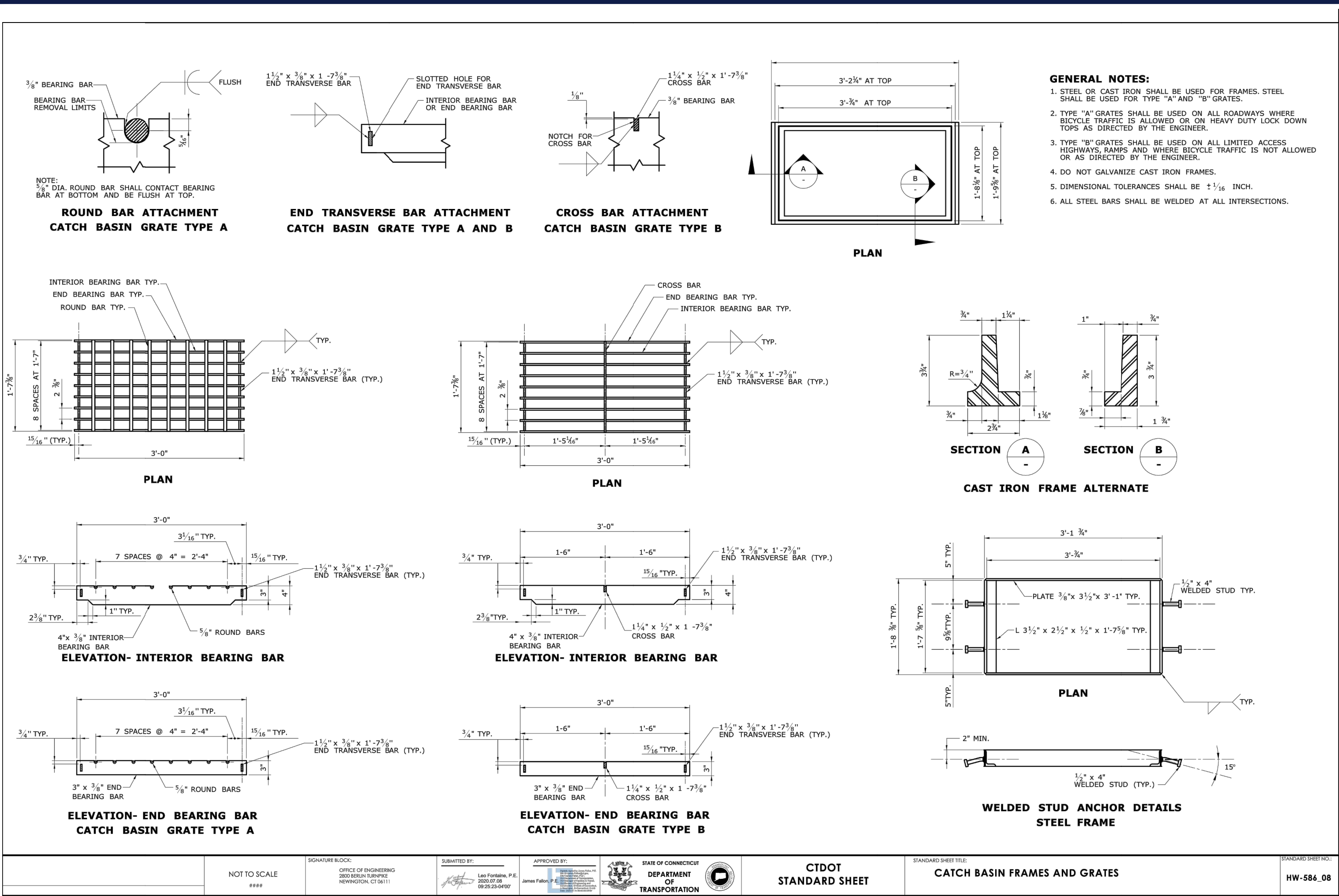
DETAIL SHEET

SHEET NUMBER:

C-904

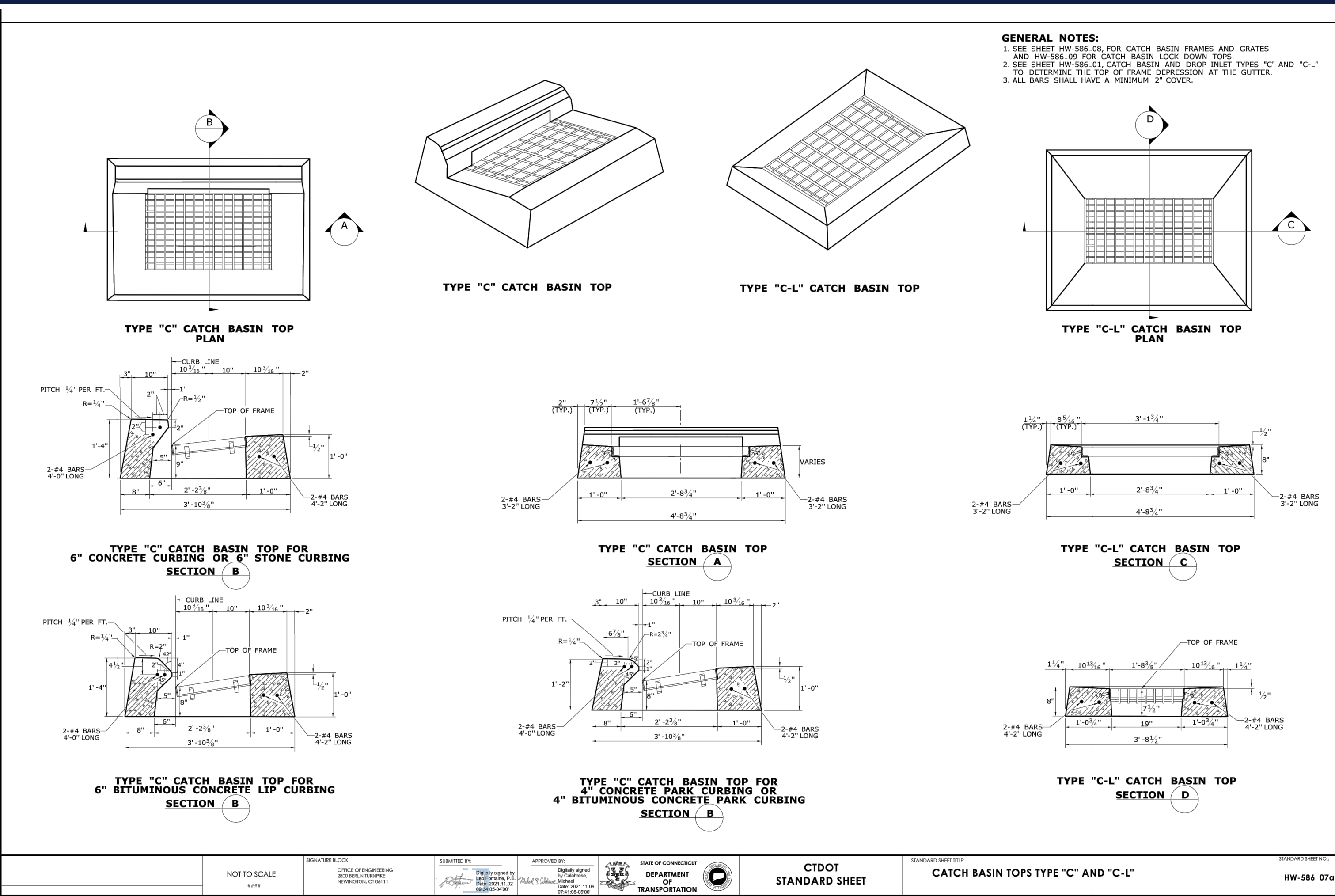
ORG. DATE - 02/19/2025

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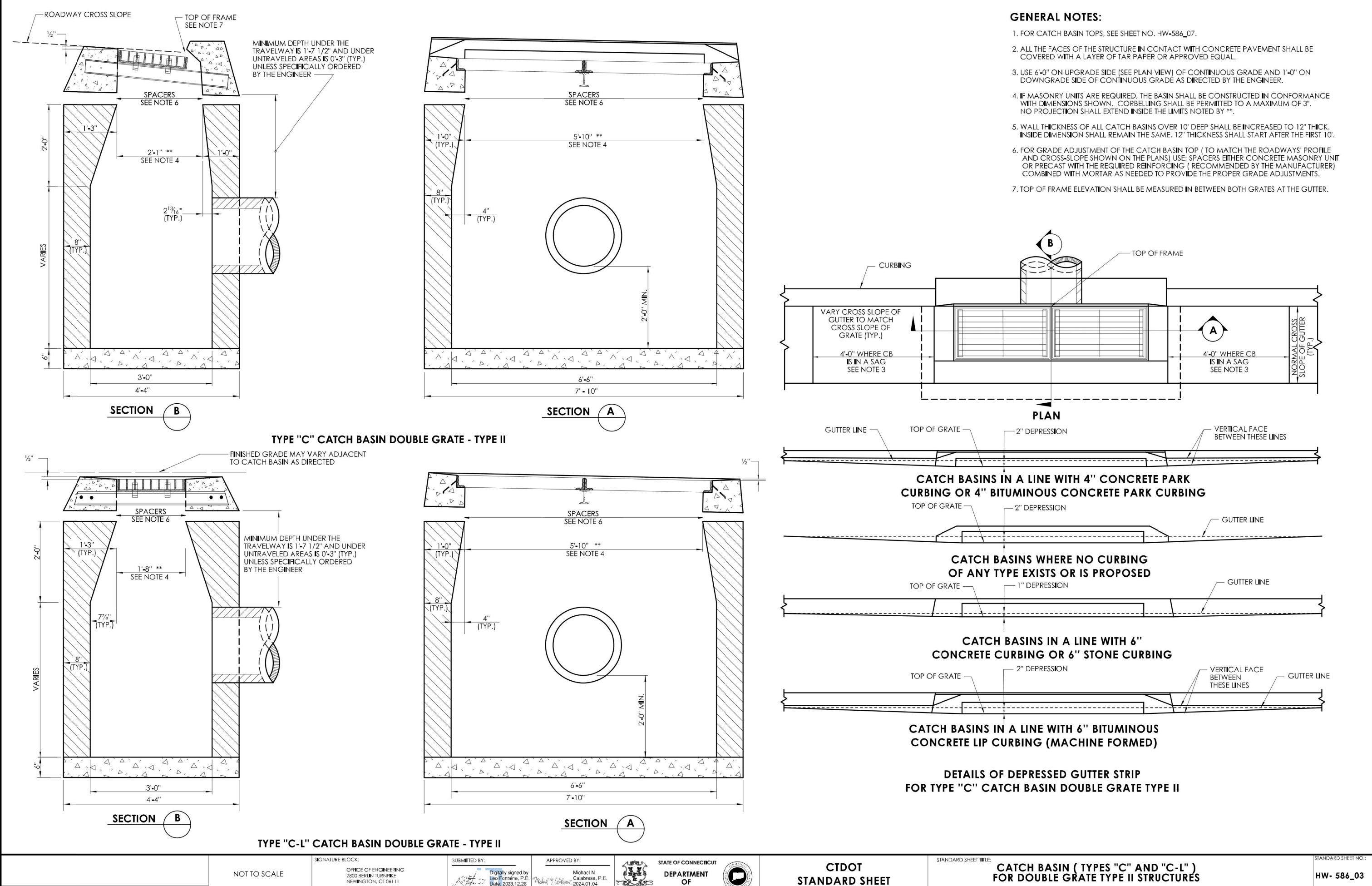
CTDOT CATCH BASIN FRAMES AND GRATES DETAIL

NOT TO SCALE (S-081)



CTDOT CATCH BASIN TOPS TYPE 'C' AND 'C-L'

NOT TO SCALE (S-081)



CTDOT CATCH BASIN TYPE 'C' AND 'C-L' TYPE II

NOT TO SCALE (S-081)

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PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY / CHECKED BY	

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PROJECT: CTA220061.00

DRAWN BY: TJN/KMB

DATE: 02/19/2025

CAD ID: CTA220061.00-DET.5A

PROPOSED SITE PLAN DOCUMENTS

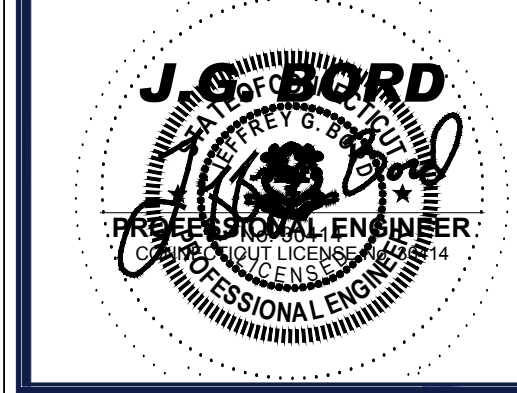
FOR

C.R. KLEWIN LLC

PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
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DETAIL SHEET

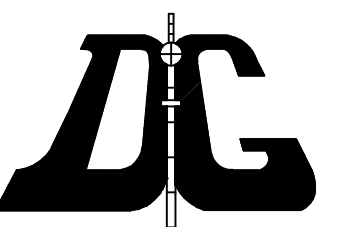
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C-905

ORG. DATE - 02/19/2025

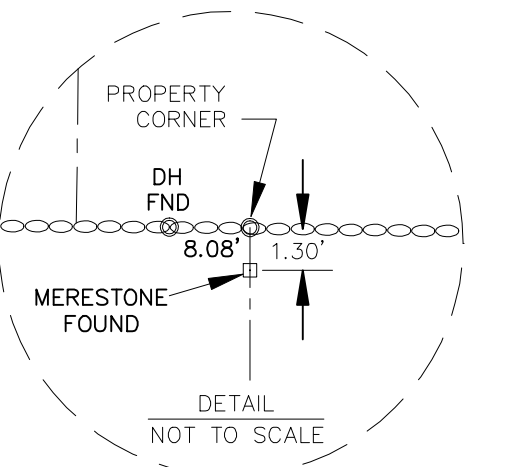
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JOB# 21-086.DWG FBK#326

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES
MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL
POINTS OF COURSE INDICATED
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL
INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS
BEING ACCURATELY LOCATED OR DEPICTED.



DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

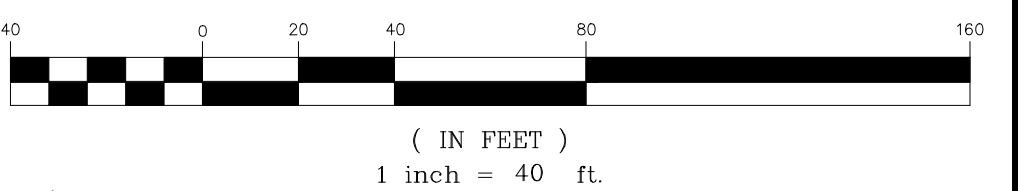


LEGEND	
	STONE WALL
	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
	CONNECTICUT HIGHWAY DEPARTMENT NOT RECOVERED
	DRILL HOLE SET
	DRILL HOLE FOUND
	CATCH BASIN
	UTILITY POLE
	LIGHT POLE
	HYDRANT

I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED
AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN
CORRECTLY ON THIS MAP.

SOIL SCIENTIST

GRAPHIC SCALE



TOTAL AREA= 18.95 ACRES

**PLAN SHOWING
PROPERTY OF
SWEET HILL FARM LLC
29 & 39 MILITARY HIGHWAY
LEDYARD, CONNECTICUT
SCALE: 1"=40'
DECEMBER 2021**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1
THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM
STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE
CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED
ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND
TOPOGRAPHIC ACCURACY T-2.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: DECEMBER 23, 2021

MAP REFERENCES:

1. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD
GROTON-NORWICH ROAD FROM THE GROTON TOWN LINE NORTHERLY ABOUT 11,000 FEET
ROUTE No.12. SCALE 1"=40' DATE 12-11-34 NUMBER 71-03 SHEET 4 OF 4.
2. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD
GROTON-NORWICH ROAD FROM THE GROTON TOWN LINE NORTHERLY ABOUT 11,000 FEET
ROUTE No.12. SCALE 1"=40' DATE 12-29-39 NUMBER 71-03-4 SHEET 3 OF 4.
3. PLOT PLAN AND MISCELLANEOUS GALES FERRY SCHOOL FOR TOWN OF LEDYARD CONN.
DEC. 20, 1954 SCALE AS NOTED.
4. PLAN SHOWING LAND AND BUILDINGS PROPERTY OF LYN M. LAWSON SMITH ROUTE 12
LEDYARD, CONNECTICUT SCALE 1"=20' JANUARY 1976.
5. PLAT OF LAND FOR CLARENCE M. CRANDALL, JR MILITARY HIGHWAY, GALES FERRY,
LEDYARD, CT SCALE 1"=50', OCT 1977 ROBERT C. BOCHER, L.S..
6. SURVEY PLAN PREPARED FOR PETER BARGMANN 39 MILITARY HIGHWAY NIANCTIC
CONNECTICUT 16 JAN 2006 SCALE 1"=50'.
7. PLAN SHOWING PROPERTY OF THE TOWN OF LEDYARD 7 HURLBUTT ROAD, MILITARY
HIGHWAY AND CONNECTICUT ROUTE 12 LEDYARD, CONNECTICUT SCALE: 1"=40'
NOVEMBER 2006.
8. PLAN SHOWING PROPERTY OF THE TOWN OF LEDYARD HURLBUTT ROAD MILITARY
HIGHWAY AND CONNECTICUT ROUTE 12 LEDYARD, CONNECTICUT SCALE: 1"=40'
AUGUST 2007.

