



DIETER & GARDNER, INC.

LAND SURVEYING • PLANNING • CIVIL ENGINEERING

1

Ledyard Planning and Zoning Commission May 11, 2023

Re: Special Permit Application
B & R Holding Company, LLC
1340 Baldwin Hill Road

Site plan has been prepared in accordance with section 8.16 and Appendix B of the Zoning Regulations. Area of future rock removal 6.8+/- acres in accordance with Appendix B (site plan check list).

RECEIVED

MAY 11 2023

LAND USE DEPARTMENT

B-1 plan as required 3 sets 24" x 36" and 8 sets 11" x 17"



- A. Property and application information:
1. Address of the property and Map/Block/lot; - Provided
 2. Name and address of owner of record; - Provided
 3. Name and address of the applicant. - Provided
- B. A zoning compliance chart or table that indicates the dimensional, use, and any other relevant standards such as parking and loading requirements for the property in the Zone and how the proposed structure and uses will comply with the requirements. - Not Applicable
- C. An approval block in the Site Plan for Commission Chairman or Secretary, date of approval, and date of expiration. (Required only for Site Plans requiring Commission approval, including Site Plans Submitted as part of Special Permit applications). - Provided
- D. Names and addresses of current owners of property within 100 feet of the parcel as shown in the Assessor's records, including across from any street/ road, right of way, river and/or municipal boundary, and properties sharing a driveway with the subject property. - Provided
- E. Zone of site and of all within 500 feet. - Provided
- F. North arrow (if other than north American Datum (NAD) 83 the applicant shall state why and provide standard for alternative), scale, names(s) of person(s) preparing plan, date of drawing, and any revision date with description of revisions (revision dates shall appear on each plan sheet that has been revised and shall include a description of revisions)

B-2 Parcel Information-Boundary, Topography, Wetlands and Watercourses Soils, etc.

- A. Property boundaries (Class A-2 dimensions, angles, and area of the parcel and/or parcels subject to the application). - Provided
- B. Existing and proposed street and lot lines and the dimensions of applicable Setbacks. - Not Applicable
- C. Existing and proposed contour lines. For all of the parcel within 100 feet of any proposed work (including construction, excavation, filling, grading, and clearing of vegetation), the contour interval shall be no greater than two (2) feet (T-2 or T-3 accuracy). Topography taken from USGS

- D. Quadrangle interpolation shall not be acceptable for such areas, but may be used for other portions of the site. The Commission may require the applicant to submit design drawing(s), including cross sections and elevation, of all proposed activity. Additional spot elevations may be required where necessary to indicate drainage patterns. - Provided
- E. Any existing or proposed easements and deed restrictions affecting the property including Utility Easements, Right of Way, Conservation or Open Space areas including any area/easements required by the Inland Wetlands Commission. -Provided

B-3 Soils Data, Wetlands and Waterbodies, CAM, FEMA and Watersheds

- A. Identification of surface and groundwater resources on and around the site, including any public or private domestic users of such waters; the depth to groundwater and description of adjacent soils, and an evaluation of the impact of the proposal on existing and potential surface and ground drinking water supplies. The Commission may require additional information necessary to ensure protection of water resources and may require that the report be prepared by a hydrogeologist or other qualified professional. – Not Applicable
- B. Where appropriate, the mean high-water line, the flood hazard boundaries, And the channel encroachment line should also be shown. –Not Applicable
- C. If an inland wetlands and watercourses permit is required, an application to the wetlands agency shall be made prior to, or on the same day, as submission of the application for the Zoning Permit. –Provided
- D. Areas within 100 year flood hazard areas as delineated by the Federal Emergency Management Agency (FEMA) and as shown on the most recently amended maps prepared by FEMA must be shown with a note saying “Limits of Flood Hazard Zone are approximate and are scaled from the Federal Flood Hazard maps. “When a lot does not include land within the 100-year flood hazard area, the map shall include the following notation: “This lot does not include land areas within the Federal Emergency Management Agency’s 100-year flood hazard area”. - Not Applicable
- E. Any boundaries of any sub-regional watersheds that lie within the site, as shown on maps available from the Natural Resources Center of the Department of energy and Environmental Protection including the boundaries of Groton Utility Watershed Areas. – Not Applicable
- F. All soil types per ”Soil Survey of New London County, Connecticut. “Provide signature block for soil scientist certifying that all wetlands and watercourses have been delineated or that there are none on the property shall be placed on the plans. – Provided on the previous plan.
- G. Demarcation line showing CAM boundary. – Not Applicable

B-4 Site Features; Structures and Uses; Site and Building Detail

- Not Applicable

B-5 Access and Parking – Not Applicable

B-6 Utilities and Drainage - Not Applicable



Peter C. Gardner
President Dieter & Gardner, Inc.