

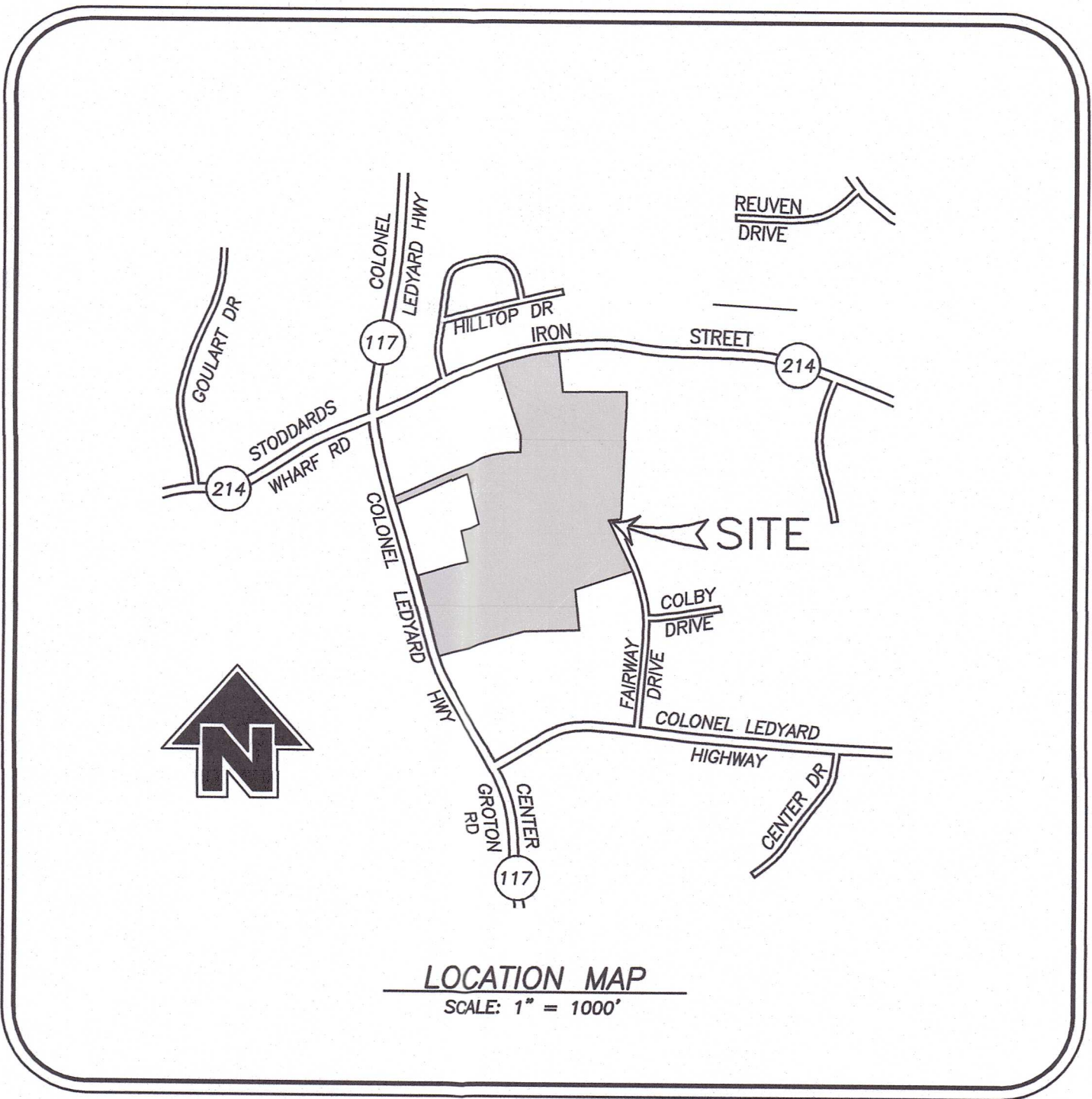
PROPOSED HOUSING DEVELOPMENT

740 COLONEL LEDYARD HIGHWAY (CT RT 117) & IRON STREET (CT RT 214)
LEDYARD, CONNECTICUT

PREPARED FOR:
ACRONOM MASONRY, INC

LEGEND

○	IRON PIN FOUND
□	CHD MONUMENT POINT
+	SIGN
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	WATER GATE
⊙	GAS GATE
⊙	FIRE HYDRANT
⊙	CATCH BASIN
⊙	MANHOLE
---	EXISTING CONTOURS
#	INLAND WETLANDS FLAG
○	STONE WALL



INDEX TO DRAWINGS

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OVERALL SITE SURVEY PLAN	2 OF 4
EXISTING CONDITIONS & DEMOLITION PLAN	3 OF 4
SITE DEVELOPMENT PLAN	4 OF 4
ARCHITECTURAL PLANS	
FLOOR PLAN	A-1
BUILDING ELEVATIONS	A-2

**BEFORE YOU DIG
CALL BEFORE YOU DIG**
AT LEAST TWO FULL BUSINESS DAYS
BEFORE DIGGING OR DISTURBING EARTH
DIAL 811 OR 1-800-922-4455

APPROVED BY THE TOWN OF LEDYARD
PLANNING & ZONING COMMISSION

CHAIRMAN	DATE
Expiration Date	DATE

PREPARED BY:

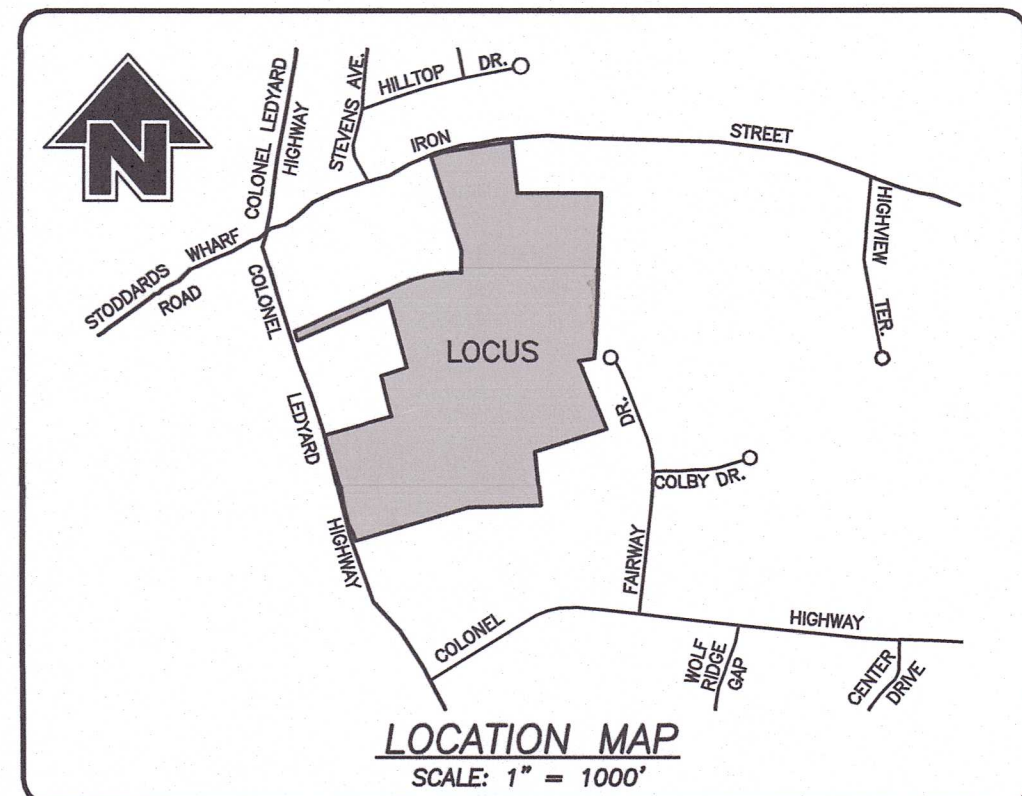
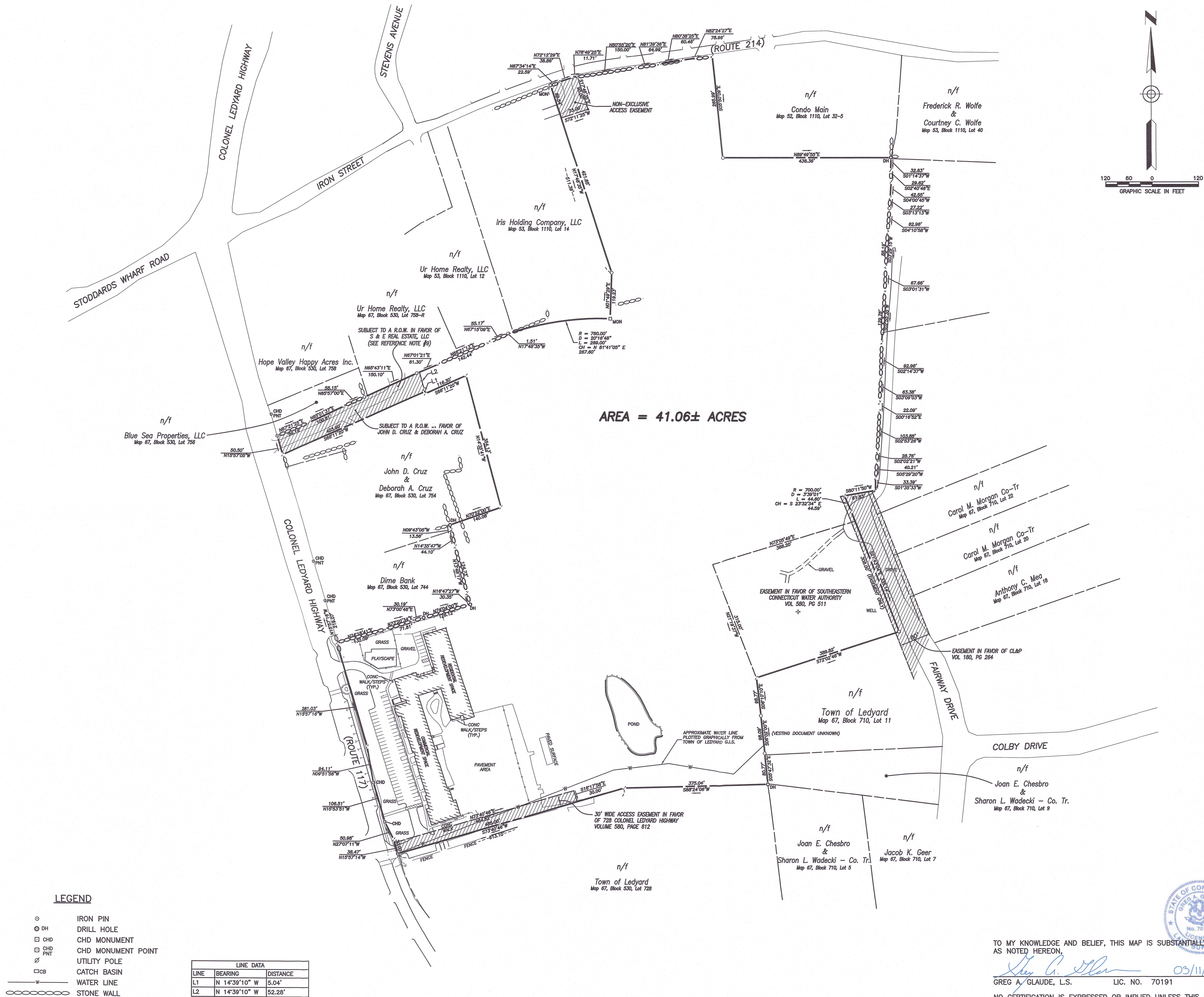
REVISIONS	
DATE	DESCRIPTION
3/10/2025	PER PLANNER REVIEW
3/11/2025	PER STAFF COMMENTS

Killingly Engineering Associates
Civil Engineering & Surveying
114 Westcott Road
P.O. Box 421
Killingly, Connecticut 06241
(860) 779-7299
www.killinglyengineering.com

OCTOBER 15, 2024

Normand Thibault, Jr.
NORMAND THIBAUT, JR., P.E. No. 22834 DATE 03/11/2025

RECEIVED
MAR 12 2025
Land Use Department
FD# 17
SHEET 1 OF 4
JOB NO: 23038



NOTES:

- This survey has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, Amended October 26, 2018;
 - This survey conforms to a Class "D" horizontal accuracy.
 - Survey Type: Compilation Plan.
- Zone = LDD.
- Owner of record: Ledyard Center, LLC.
80 Industrial Park Access Road
Middlefield, CT 06455
See Volume 635, Page 667
- Parcel is shown as Lot #740, Block 530 on Assessors Map #67.
- North orientation, bearings and coordinate values shown are based on North American Datum of 1983 (NAD 83) and are taken from GPS observations using the "Superior" statewide GPS network and RTK correction system.
- Property is not in a Coastal Area Management Zone
- Property is not located in a Flood Hazard Area per FEMA Flood Map #09011C0359G, Dated 7/18/2011
- The subject property is served by public water and on-site septic

MAP REFERENCES:

- "Property Survey - Property of - Ledyard Center, LLC - 740 Colonel Ledyard Highway - Ledyard, Connecticut - Scale: 1" = 60' - Date: September 2022 - Sheet 1 of 2 - Prepared by: DGT Associates".
- "Property Survey - Property of - Ledyard Center, LLC - 26 Iron Street Ledyard, Connecticut - Scale: 1" = 60' - Date: September 2022 - Sheet 2 of 2 Prepared by: DGT Associates".

DATE	DESCRIPTION
03/10/2025	PER PLANNER COMMENTS
02/07/2025	PER STAFF REVIEW
DATE	DESCRIPTION
	REVISIONS

PROPERTY SURVEY PREPARED FOR

LEDYARD CENTER, LLC

COLONEL LEDYARD HIGHWAY (RTE 117) & IRON STREET (RTE 214)
LEDYARD, CONNECTICUT

Killingly Engineering Associates Civil Engineering & Surveying

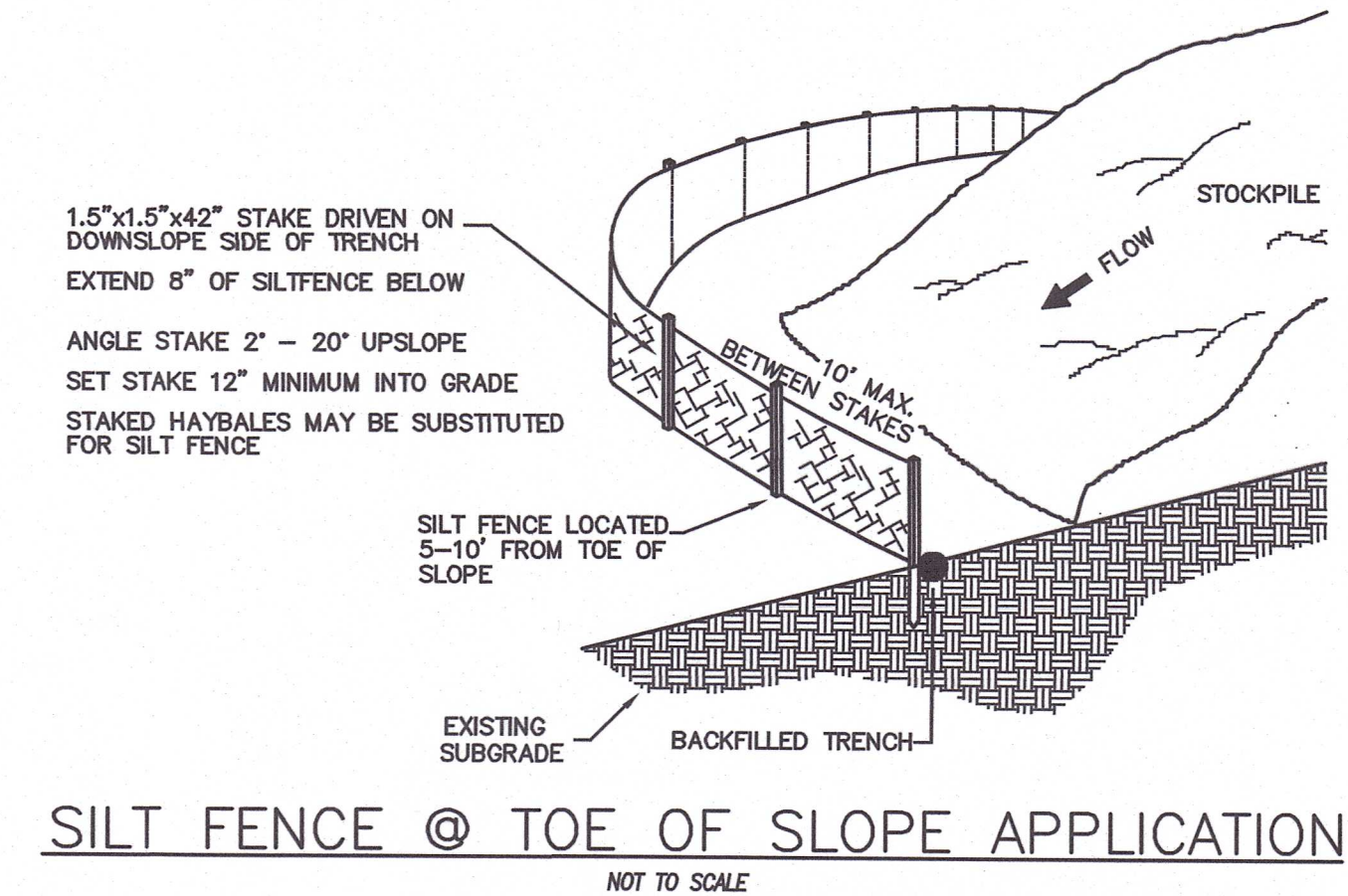
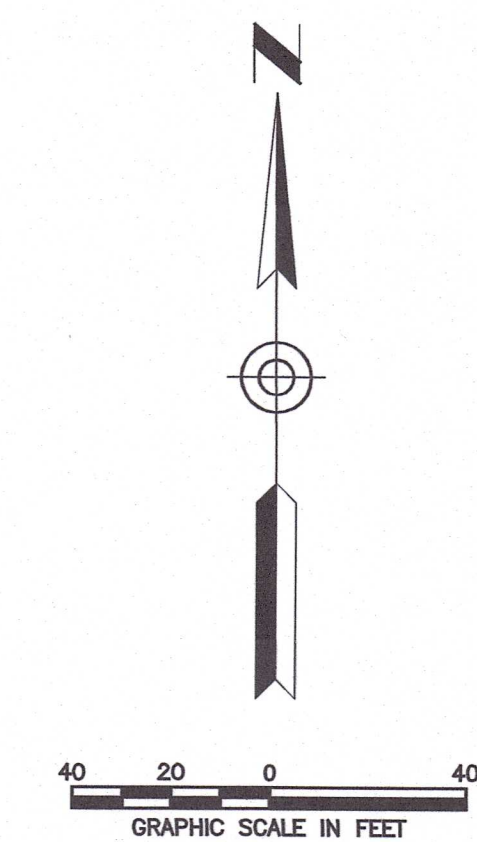
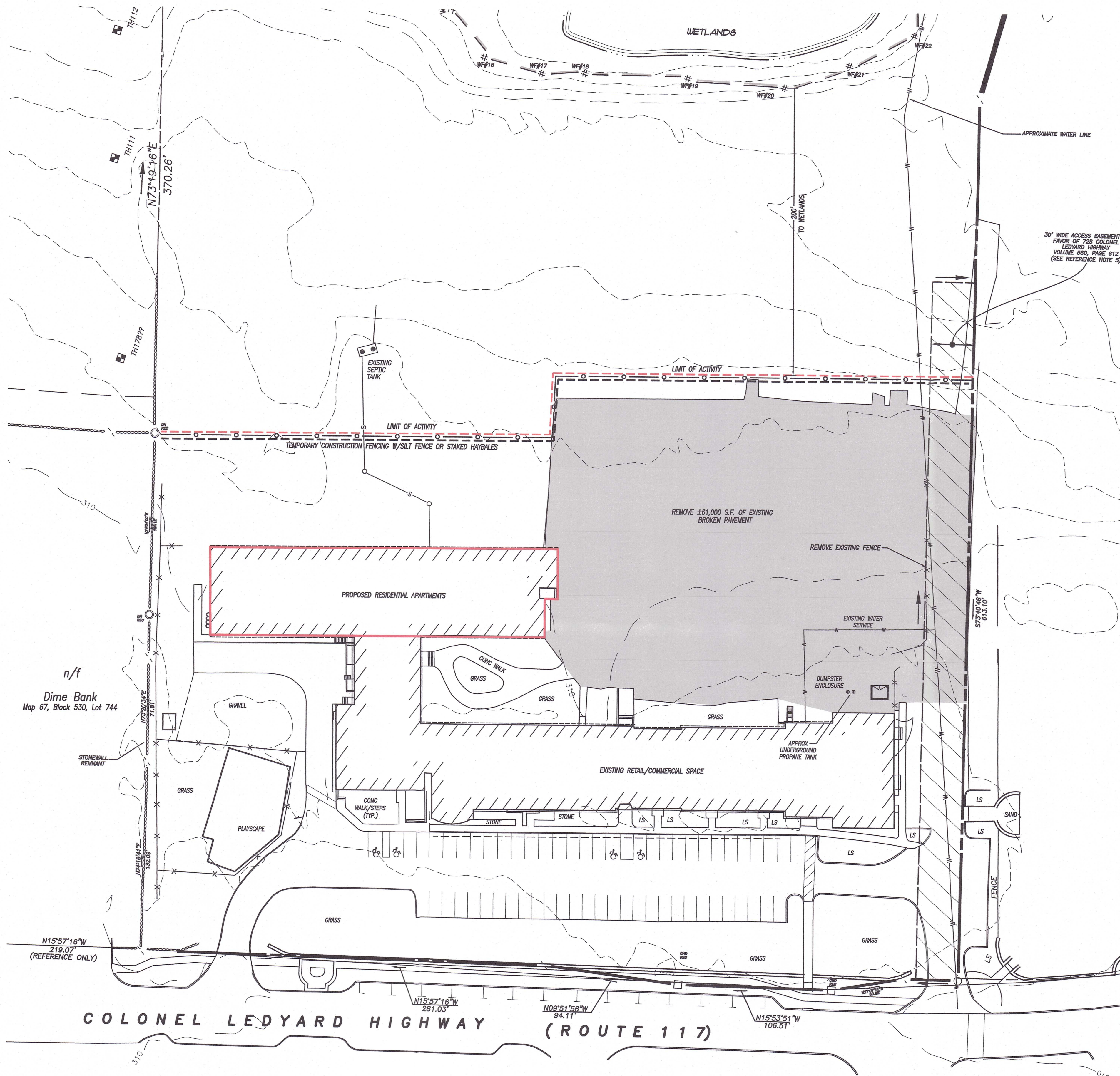
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DATE: 10/15/2024	DRAWN: RGS
SCALE: 1" = 120'	DESIGN: --
SHEET: 2 OF 4	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 23038

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON.

Greg A. Glauze 03/11/2025
GREG A. GLAUZE, L.S. LIC. NO. 70191 DATE

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS
THE ORIGINAL SEAL AND SIGNATURE OF THE LAND SURVEYOR.



EROSION AND SEDIMENT CONTROL NARRATIVE:

PRINCIPLES OF EROSION AND SEDIMENT CONTROL

The primary function of erosion and sediment controls is to absorb erosional energies and reduce runoff velocities that force the detachment and transport of soil and/or encourage the deposition of eroded soil particles before they reach any sensitive area.

KEEP LAND DISTURBANCE TO A MINIMUM

The more land that is in vegetative cover, the more surface water will infiltrate into the soil, thus minimizing stormwater runoff and potential erosion. Keeping land disturbance to a minimum not only involves minimizing the extent of exposure at any one time, but also the duration of exposure. Phasing, sequencing and construction scheduling are interrelated. Phasing divides a large project into distinct sections where construction work over a specific area occurs over distinct periods of time and each phase is not dependent upon a subsequent phase in order to be functional. A sequence is the order in which construction activities are to occur during any particular phase. A sequence should be developed on the premise of "first things first" and "last things last" with proper attention given to the inclusion of adequate erosion and sediment control measures. A construction schedule is a sequence with time lines applied to it and should address the potential overlap of actions in a sequence which may be in conflict with each other.

- Limit areas of clearing and grading. Protect natural vegetation from construction equipment with fencing, tree armoring, and retaining walls or tree wells.
- Route traffic patterns within the site to avoid existing or newly planted vegetation.
- Phase construction so that areas which are actively being developed at any one time are minimized and only that area under construction is exposed. Clear only those areas essential for construction.
- Sequence the construction of storm drainage systems so that they are operational as soon as possible during construction. Ensure all outlets are stable before outletting storm drainage flow into them.
- Schedule construction so that final grading and stabilization is completed as soon as possible.

SLOW THE FLOW

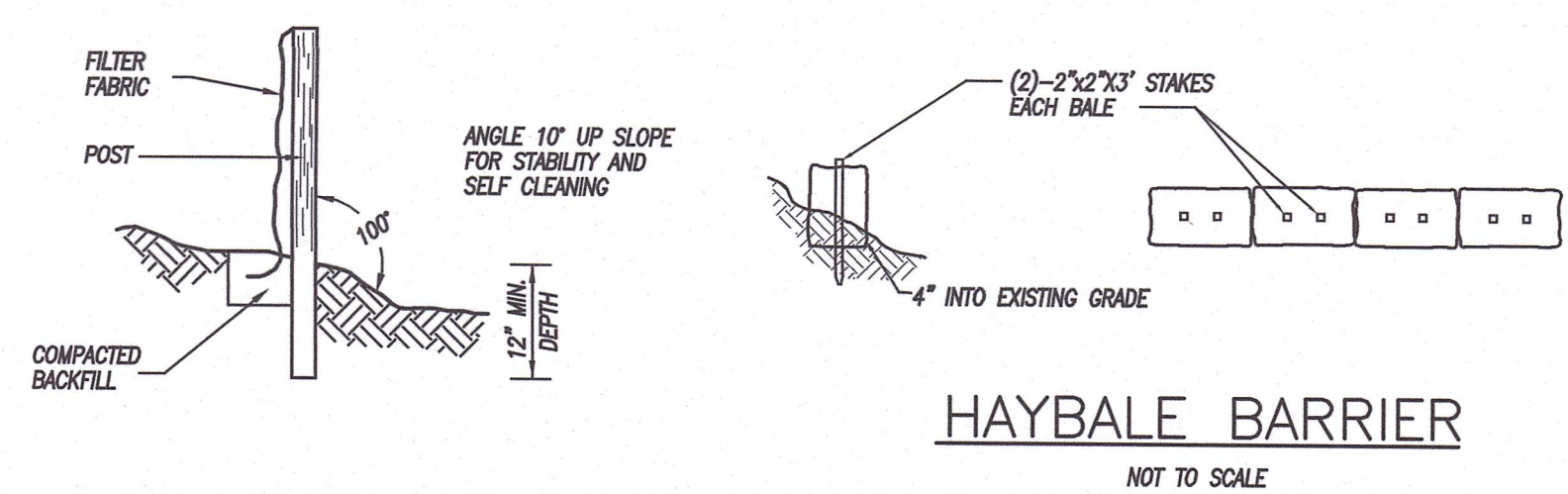
Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration rates caused by the removal of existing vegetation, removal of topsoil, compaction of soil and the construction of impervious surfaces.

- Use diversions, stone dikes, silt fences and similar measures to break flow lines and dissipate storm water energy.
- Avoid diverting one drainage system into another without calculating the potential for downstream flooding or erosion.

KEEP CLEAN RUNOFF SEPARATED

Clean runoff should be kept separated from sediment laden water and should not be directed over disturbed areas without additional controls. Additionally, prevent the mixing of clean off-site generated runoff with sediment laden runoff generated on-site until after adequate filtration of on-site waters has occurred.

- Segregate construction waters from clean water.
- Divert site runoff to keep it isolated from wetlands, watercourses and drainage ways that flow through or near the development until the sediment in that runoff is trapped or detained.



SILT FENCE

EXISTING PARKING		
USE	Required Parking	Provided Parking
Child Daycare	14	18
Retail Sales (Package Store) 1 space per 1,000 s.f. of gross floor area (4,000 s.f.)	4	10
Mixed Retail/Commercial/Office 1 space per 500 s.f. of gross floor area (±13,600 s.f.)	28	40
Total Required	= 46	Total Provided = 68
Handicapped Parking Required = 2		
Handicapped Parking provided = 4		

DATE	DESCRIPTION
03/11/2025	PER PLANNER COMMENTS
02/07/2025	PER STAFF REVIEW
DATE	REVISIONS

SITE DEVELOPMENT PLAN
EXISTING CONDITIONS & DEMOLITION PLAN
PREPARED FOR
ACRONOM MASONRY, INC
740 COLONEL LEDYARD HIGHWAY (CT RT 117) &
IRON STREET (CT RT 214)
LEDYARD, CONNECTICUT

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DATE: 10/15/2024	DRAWN: RGS
SCALE: 1" = 40'	DESIGN: NET
SHEET: 3 OF 4	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 23038

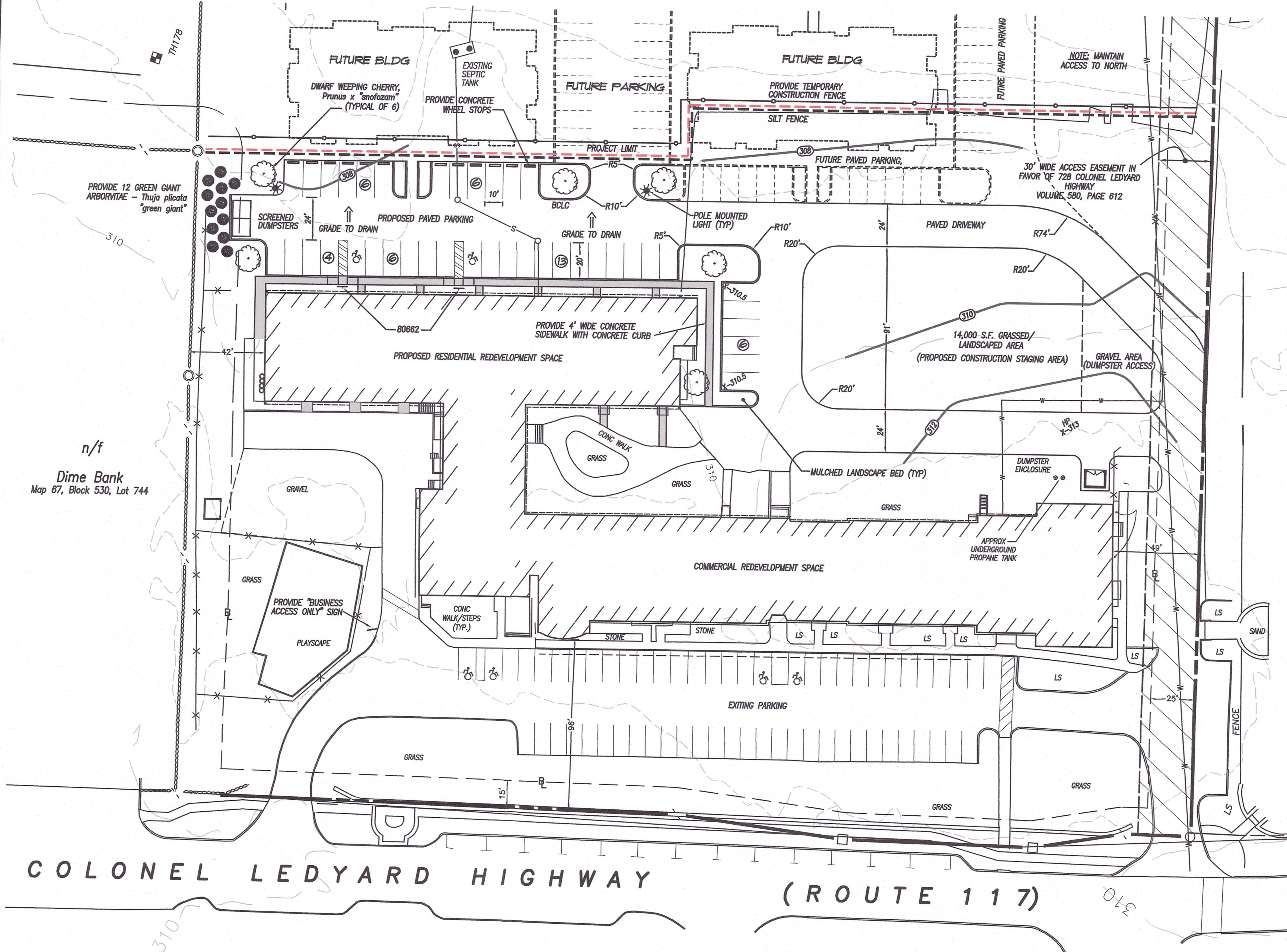
APPROVED BY THE TOWN OF LEDYARD
PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

Expiration Date _____ DATE _____



Norman E. Thibault, Jr.
NORMAN E. THIBAUT, JR., P.E.
LIC #PEN 0022834
DATE: 3/11/2025



PARKING REQUIREMENTS - RESIDENTIAL USE

Proposed additional use - 12 Residential Apartments consisting 9 one-bedroom units and 3 two-bedroom units for a total of 15 bedrooms.

Parking requirements:

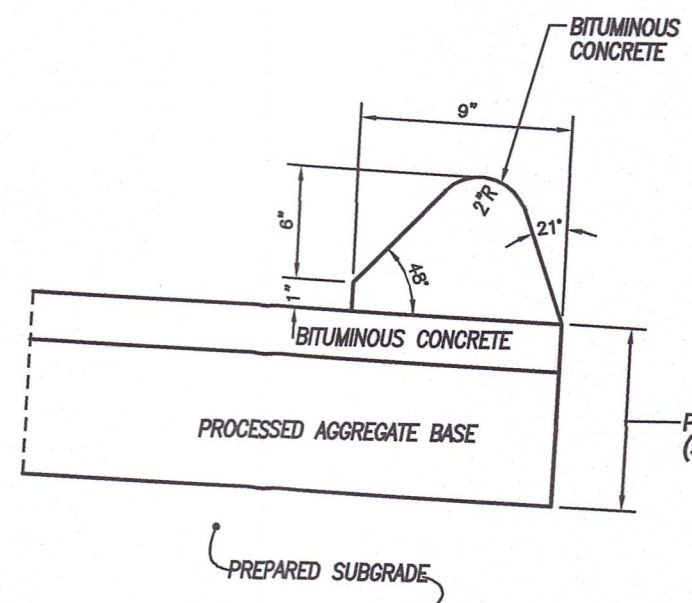
12 apartments x 2 spaces per apartments = 24 spaces required (41 provided)
(See sheet 3 of 4 for existing parking requirements & computations)

- CONSTRUCTION NOTES**
- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 819", and supplements thereto.
 - All site improvements shall be staked in the field by a licensed surveyor prior to any site disturbance.
 - All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
 - All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
 - It is the responsibility of the contractor to verify the locations and elevations of all existing utilities prior to construction. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

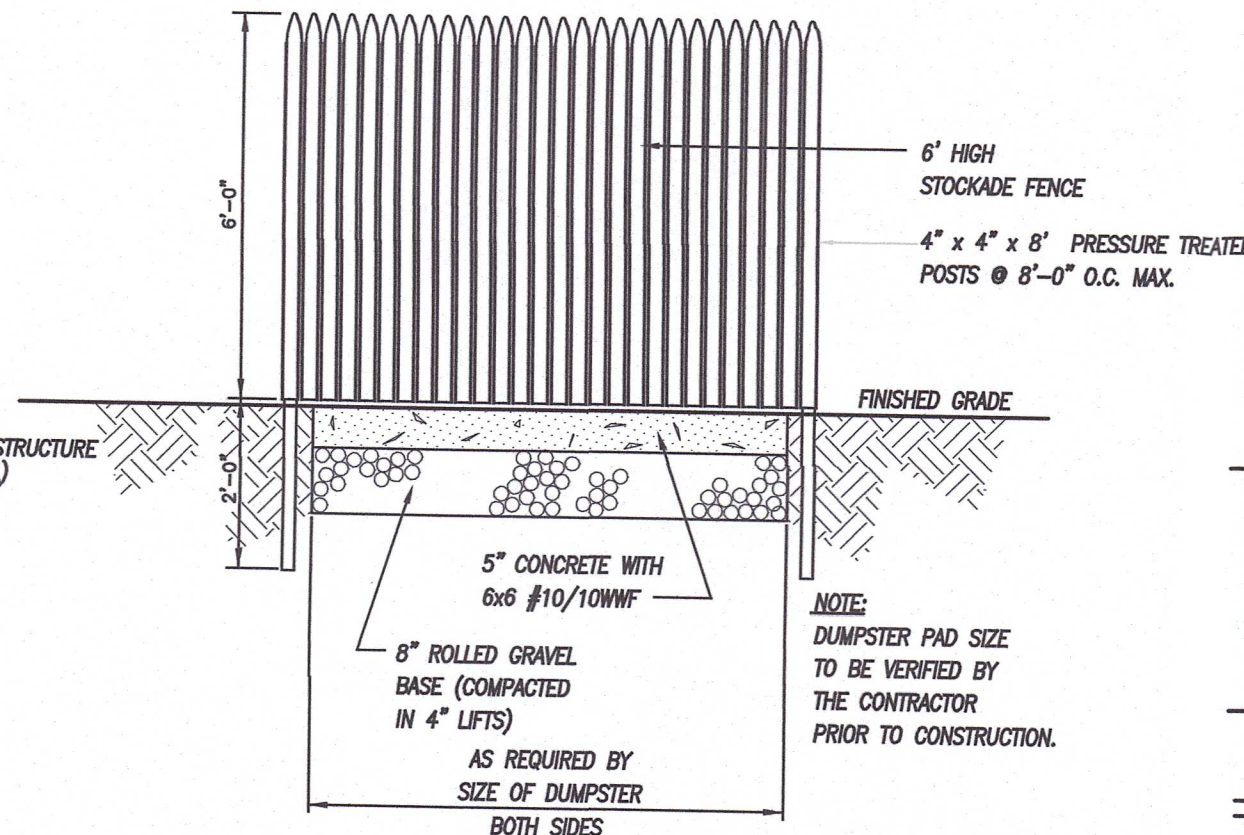
APPROVED BY THE TOWN OF LEDYARD
PLANNING & ZONING COMMISSION

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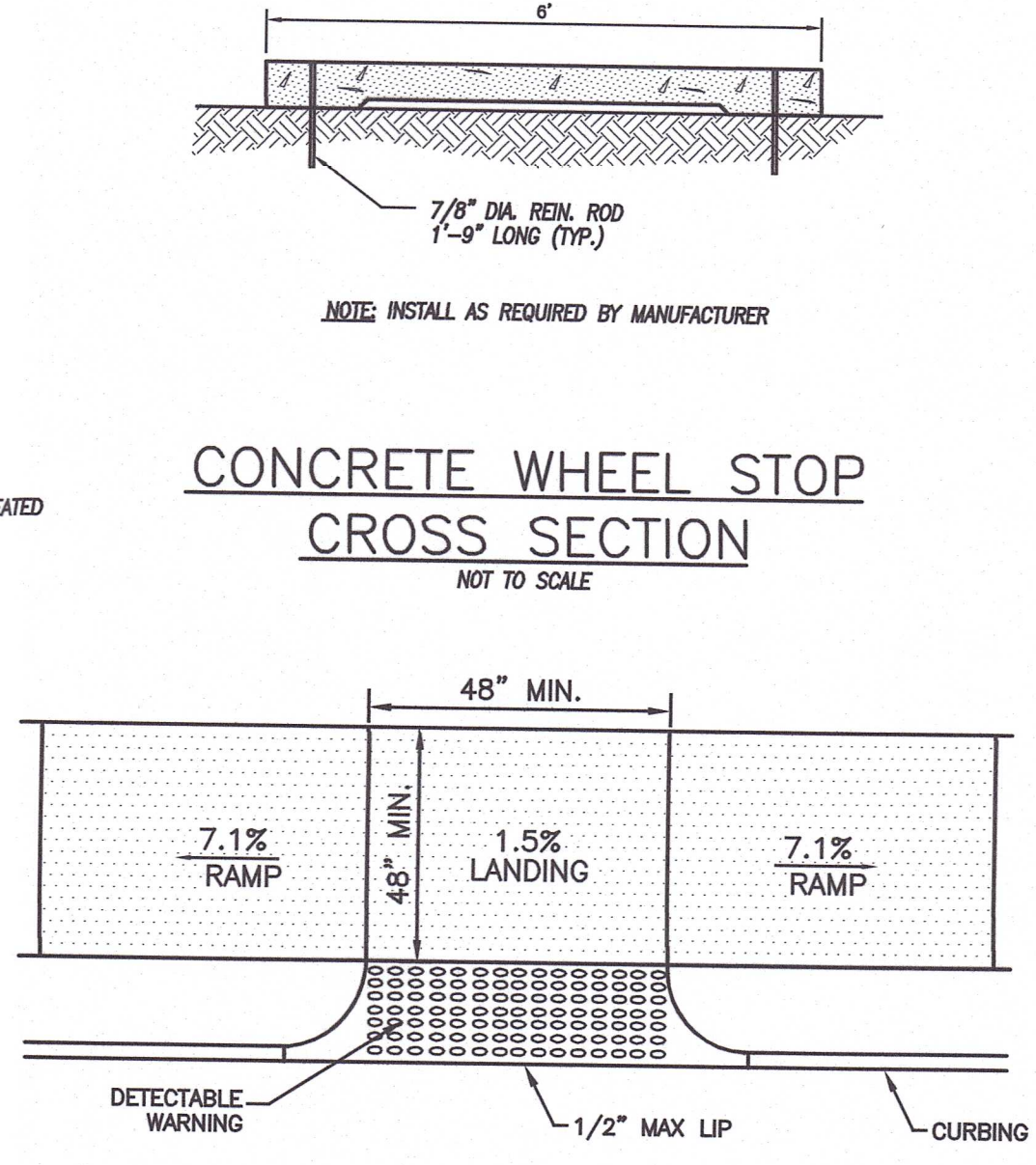
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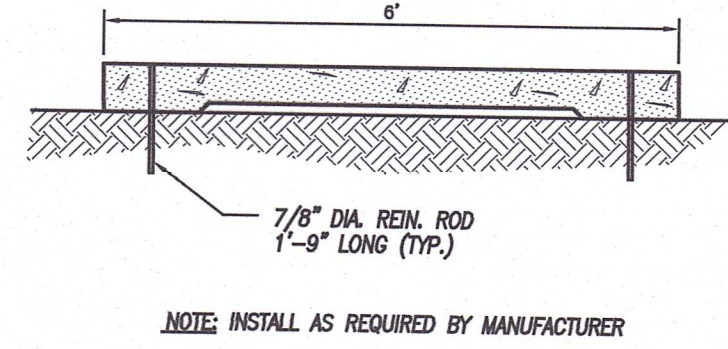
**BITUMINOUS CONCRETE
LIP CURBING DETAIL**
NOT TO SCALE



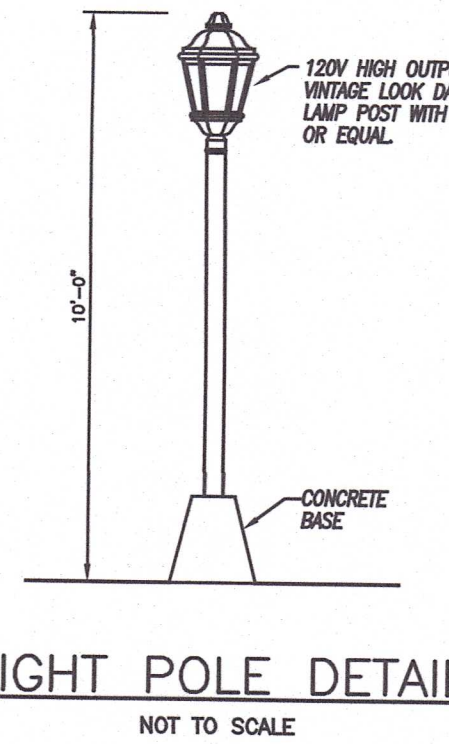
**CONCRETE DUMPSTER PAD
WITH STOCKADE FENCE**
NOT TO SCALE



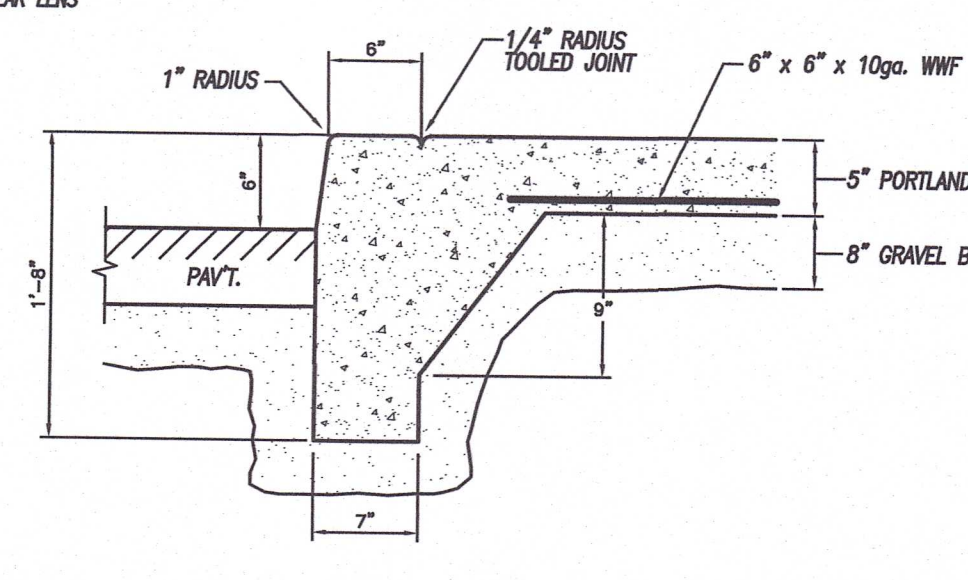
**HANDICAP SIDEWALK RAMP
SINGLE PERPENDICULAR**
NOT TO SCALE



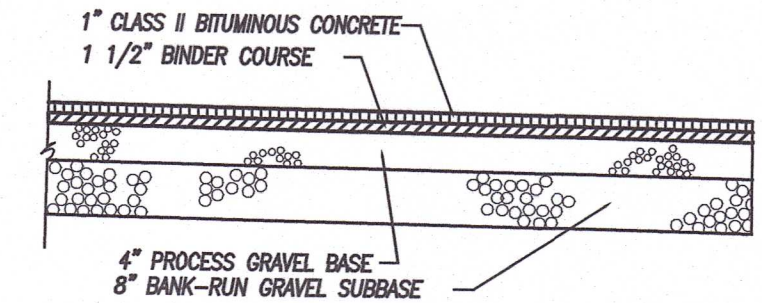
**CONCRETE WHEEL STOP
CROSS SECTION**
NOT TO SCALE



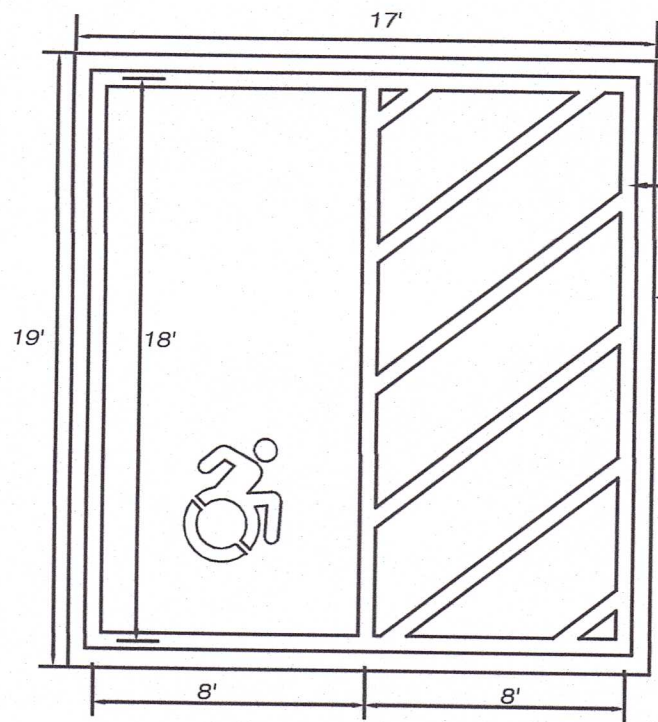
LIGHT POLE DETAIL
NOT TO SCALE



**MONOLITHIC CONCRETE SIDEWALK
AND CURBING DETAIL**
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



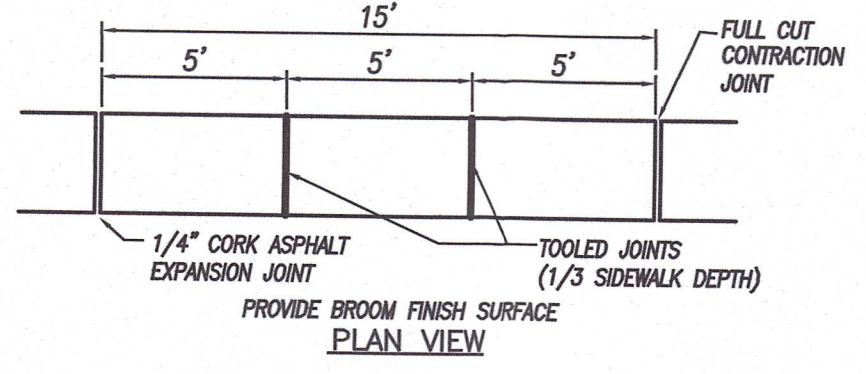
ACCESSIBLE PARKING SPACE
NOT TO SCALE

NOTE: SLOPES ACROSS ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ALL DIRECTIONS

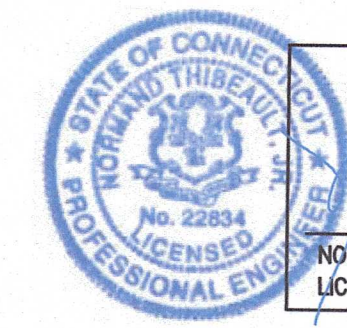


W2_B
Philipa Gardco
PWS-140L-1675-CW-G2-4-UNV-PCB-BK
W1_G
Philipa Gardco
PWS-140L-1150-CW-G2-3-UNV-PCB-MGY
(Fixtures shall be dark sky compliant)
12 FIXTURES TOTAL TO BE POSITIONED ABOVE UNIT ENTRANCES

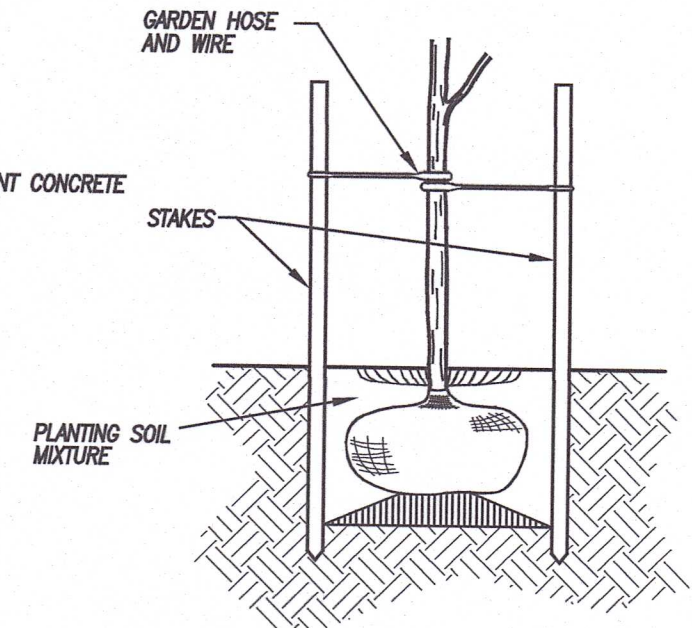
BUILDING MOUNTED LIGHT



CONCRETE SIDEWALK DETAIL
NOT TO SCALE



Norman E. Thibault, Jr., P.E.
LIC #PEN 0022634
DATE 3/11/2024



**PLANTING CROSS SECTION
FOR TREES UNDER 20'**
NOT TO SCALE

REFERENCE: GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL

UPON ACHIEVEMENT OF FINAL GRADES, 4" OF TOPSOIL SHALL BE SPREAD AND SEED WITH FOLLOWING MIX:

SEED	LBS./1000 S.F.
CREeping RED FESCUE	0.45
REDTOP	0.05
CROWN VETCH/INOCULANT	0.35
TOTAL:	0.85

TABLE OF ZONING REQUIREMENTS		
ZONE = LCDD		
	REQUIRED	PROVIDED
Lot Area	20,000 S.F.	1,818,738 S.F.
Front Yard Setback	15'	96'
Side Yard Setback	25'	42'
Rear Yard Setback	25'	1,107'
Building Height	50' Max.*	±24'
Lot Frontage	100'	1,048.67**
Lot Coverage	70% Max	6.2%

*Building height may be increased to 65' for multi-family and/or mixed use buildings with full sprinkler systems, located in areas with functioning fire hydrants, and where all sides of the structure are accessible by a ladder fire engine.

**Colonel Ledyard Highway & Iron Street

DATE	DESCRIPTION
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02/07/2025	PER STAFF REVIEW
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SITE DEVELOPMENT PLAN
RESIDENTIAL PARKING PLAN
PREPARED FOR
ACRONOM MASONRY, INC
COLONEL LEDYARD HIGHWAY (CT RT 117) &
IRON STREET (CT RT 214)
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