

**EROSION & SEDIMENTATION CONTROL PLAN**

TO BE IMPLEMENTED AND SHOWN ON INDIVIDUAL SITE PLAN.

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED
- CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF A BUILDING. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

THE TIME OF CONSTRUCTION OWNER WILL SERVE AS CONTACT PERSON AND BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING ON THIS PLAN.

**CONSTRUCTION SEQUENCE:**

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAY, PARKING AND BUILDING.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. ROUGH GRADE THE DRIVEWAY, PARKING AND BUILDING AREA.
4. FOLLOWING CONSTRUCTION, FINISH GRADE ALL DISTURBED AREAS.
5. LOAM AND SEED ALL DISTURBED AREAS.

**MAINTENANCE:**

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

**GENERAL NOTES:**

1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE OWNER WILL BE RESPONSIBLE FOR INSTALLING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 2:1 (H:V).

**TEMPORARY SEEDING:**

USE A TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIME AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

**PERMANENT SEEDING:**

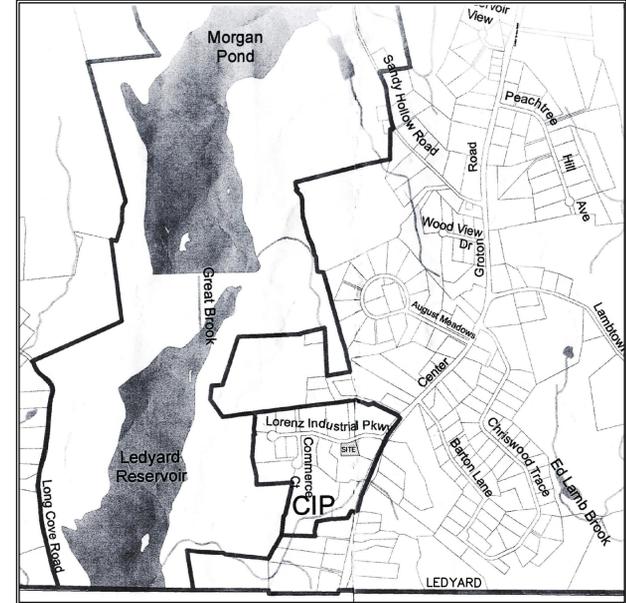
SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIME AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR EQUIVALENT. SEED APPLICATION: APPLY LAWN SEED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEEDING CAN TAKE PLACE. NOTE: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10%. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 70 lbs./1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.

IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN WINTER 2025/2026, SPRING 2026.

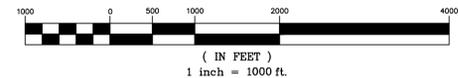
**GENERAL NOTES:**

**1. MAP REFERENCES:**

- A) LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF JAMES H. & ESTHER M. CADE TOWN OF LEDYARD: COUNTY OF NEW LONDON: STATE OF CONNECTICUT SCALE 1"=200' JANUARY, 1963.
  - B) CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF LEDYARD CENTER GROTON ROAD FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY SCALE 1"=40' DATE 4/87, 5/87, 3/89 5/89 NUMBER 71-18 SHEET NO. 2 OF 14.
  - C) PLAN SHOWING RESUBDIVISION LOT 7 LORENZ SUBDIVISION PROPERTY OF EDWARD L. LORENZ AND MARGIE J. LORENZ CENTER GROTON ROAD A.K.A. CONNECTICUT STATE ROUTE 117 LEDYARD, CONNECTICUT SCALES AS SHOWN NOVEMBER 1991.
  - D) PLAN SHOWING MODIFICATION OF APPROVED LORENZ SUBDIVISION PROPERTY OF EDWARD L. LORENZ AND MARGIE J. LORENZ CENTER GROTON ROAD A.K.A. CONNECTICUT STATE ROUTE 117 LEDYARD, CONNECTICUT SCALE: 1"=100' NOVEMBER 1991.
  - E) PLAN SHOWING RESUBDIVISION PROPERTY OF 7 LORENZ LLC 5 LORENZ INDUSTRIAL PARKWAY LEDYARD, CONNECTICUT SCALES AS SHOWN AUGUST 2021 REVISED: DECEMBER 9, 2021.
2. THIS SITE IS SERVED BY PUBLIC WATER AND ON SITE SEWAGE DISPOSAL SYSTEM.
  3. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
  4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
  5. ZONING DISTRICT CIP SHOWN ON RESUBDIVISION PLAN MAP AS REFERENCE 1. E)
  6. PROPOSED USES: (ALL ALLOWED)
    - A) GENERAL OFFICE
    - B) COMMERCIAL SERVICES
    - C) MOTOR VEHICLE DEALER
    - D) NO ON-SITE STORAGE OF ANY HAZARDOUS WASTE PRODUCTS.
  7. INLAND WETLANDS FROM APPROVED RESUBDIVISION PLAN, INLAND WETLANDS AS FLAGGED BY IAN COLE CERTIFIED SOIL SCIENTIST ON MAY 10, 2020.
  8. SITE IS NOT LOCATED IN A COASTAL AREA MANAGEMENT ZONE (CAM).
  9. SITE IS IN FLOOD ZONE C AS SHOWN ON FIRM MAP 09011C0367G.
  10. ANY SITE PLAN APPROVAL UNDER WHICH THE CONSTRUCTION OF ANY PROPOSED BUILDING HAS NOT BEEN COMMENCED WITHIN (12) MONTHS FROM THE DATE OF SUCH APPROVAL SHALL EXPIRE UNLESS THE COMMISSION, UPON A SHOWING OF GOOD CAUSE FOR THE DELAY, ALLOWS A LONGER TIME PERIOD, NOT TO EXCEED TWENTY-FOUR (24) MONTHS FROM DATE THE DATE OF APPROVAL. FOR THE PURPOSES OF THIS SECTION, THE CONSTRUCTION OF A BUILDING WILL BE DEEMED TO HAVE COMMENCED WHEN FOUNDATION OR EXTERIOR WALLS HAVE BEGUN TO BE EMPLACED OR BUILT.
  11. EXCEPT AS MAY BE PROVIDED BY STATE LAW, ALL WORK IN CONNECTION WITH A SITE PLAN SHALL BE COMPLETED WITHIN FIVE (5) YEARS AFTER THE DATE OF APPROVAL OF THE PLAN. FAILURE TO COMPLETE ALL WORK WITHIN SUCH FIVE-YEAR OR OTHER REQUIRED PERIOD SHALL RESULT IN AUTOMATIC EXPIRATION OF THE APPROVAL OF SUCH SITE PLAN UNLESS THE COMMISSION, UPON A SHOWING OF GOOD CAUSE FOR THE DELAY, GRANT AN EXTENSION OF THE TIME TO COMPLETE WORK IN CONNECTION WITH SUCH SITE PLAN.
  12. LANDSCAPING WILL BE INSTALLED IN ACCORDANCE WITH ZONING REGULATION 9.3.B AND 9.3.C.
  13. PROPOSED DEVELOPMENT COMPLIES WITH ZONING REGULATIONS 9.2.C (SITE DEVELOPMENT STANDARDS-PERFORMANCE STANDARDS).
  14. A BUILDING MOUNTED SIGN WILL BE INSTALLED 36" x 18".
  15. TRAILERS (4) WILL BE STORED ON SITE.
  16. PROPOSED COMMERCIAL SERVICES USE COMPLIES WITH ZONING REGULATION 8.10 (COMMERCIAL SERVICES).
  17. REFUSE WILL BE STORED INSIDE BUILDING.



LOCATION MAP  
ZONING DISTRICT: CIP  
GRAPHIC SCALE



ZONING COMPLIANCE TABLE  
CIP ZONING DISTRICT

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	41,629 S.F.
MIN. LOT WIDTH	100 FT.	213 FT.
LOT FRONTAGE	100 FT.	73.2 FT.(WEST) 105.0 FT.(EAST)
MIN. FRONT YARD	35 FT.	74.2 FT.
MIN. SIDE YARD	12 FT.	73.2 FT./105.2 FT.
MIN. REAR YARD	35 FT.	42.6 FT.
MAX. BUILDING HEIGHT	65 FT.	28ft.
MAX. LOT COVERAGE	70%/29,140 S.F.	5.7%/2,370 S.F. (BUILDING)

**PARKING COMPLIANCE**  
MOTOR VEHICLE SALES/SERVICE  
MAXIMUM 2 EMPLOYEES - 2 SPACES  
NO INTERIOR DISPLAY AREA  
NO OUTSIDE DISPLAY AREA  
2 BAYS - NOT FOR SERVICE - 2 SPACES  
4 SPACES REQUIRED AND PROVIDED

**SHEET INDEX**

SHEET 1	40 SCALE A-2 MAP, GENERAL NOTES, LOCATION MAP & EROSION AND SEDIMENT CONTROL NARRATIVE
SHEET 2	20 SCALE SITE PLAN, DEEP TEST PIT DATA, PERCOLATION DATA & SITE DETAILS

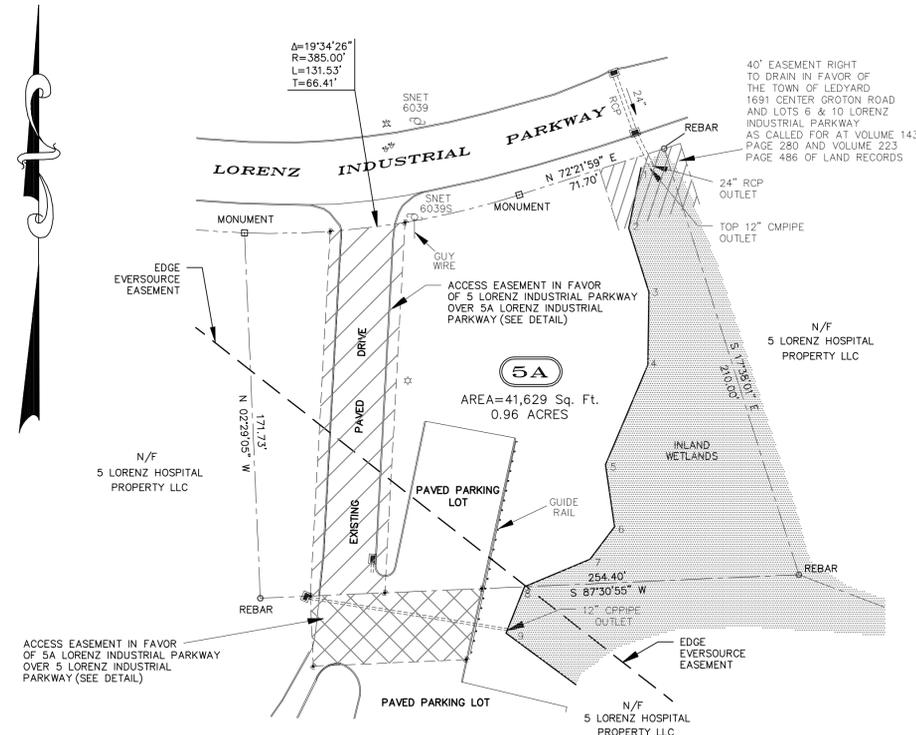
OWNER: A & R ASSOCIATES INC.  
69 NOYCE AVE.  
STONINGTON, CT. 06378  
203-671-1000  
REIDTRAILER@GMAIL.COM

**PLAN SHOWING**  
**PROPOSED COMMERCIAL BUILDING**  
**ON PROPERTY OF**  
**A & R ASSOCIATES INC.**  
**5A LORENZ INDUSTRIAL PARKWAY**  
**PARCEL ID 138/1380/5A**  
**LEDYARD, CONNECTICUT**  
**SCALE: 1"=40'**  
**OCTOBER 2025**

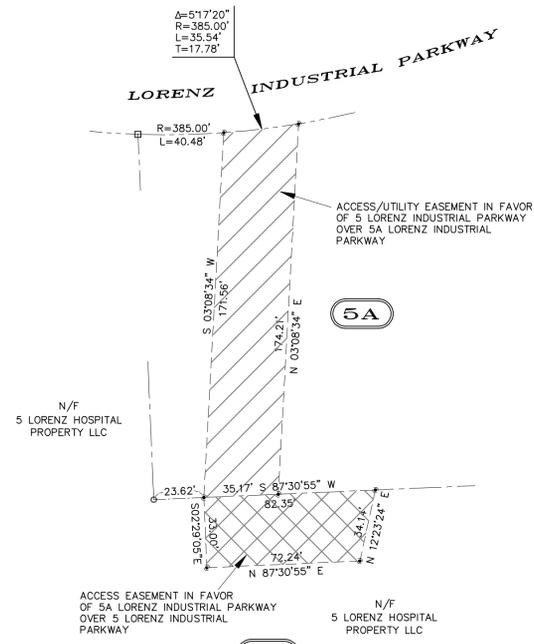
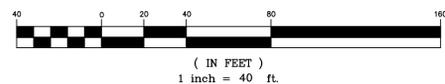
SHEET 1 OF 2

TITLE: LAND SURVEYOR CT No. 14208

DATE: OCTOBER 27, 2025



EXISTING CONDITIONS  
GRAPHIC SCALE



ACCESS EASEMENT DETAIL  
SCALE: 1"=40'

**LEGEND**

- PROPERTY LINE
- STREET LINE
- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- EDGE OF WETLANDS & FLAG NUMBER
- CURBING
- 5 STREET ADDRESS

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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JOB# 24-012.DWG FBK#318



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

APPROVED BY THE LEDYARD PLANNING & ZONING COMMISSION ON \_\_\_\_\_ WORK SHALL COMMENCE WITHIN 12 MONTHS OF THE DATE OF APPROVAL. ALL WORK SHALL BE COMPLETED WITHIN 5 YEARS OF THE DATE OF APPROVAL. BY: \_\_\_\_\_ COMMISSION CHAIRMAN OR SECRETARY.  
DATE: \_\_\_\_\_  
REGULATED ACTIVITIES APPROVED BY THE LEDYARD IWMC ON DECEMBER 3, 2024.  
BY: \_\_\_\_\_ COMMISSION CHAIRMAN OR SECRETARY.  
DATE: \_\_\_\_\_

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY CHERYL HAASE RS, LEDGE LIGHT HEALTH DISTRICT ON JULY 21, 2021.

<p>TEST PIT 1 0-8" TOPSOIL 8-31" ORANGE-BROWN FINE SANDY LOAM 31-84" LIGHT BROWN MED-FINE SAND/GRAVEL (LARGE BOULDERS THROUGHOUT)</p> <p>NO MOTTLING NO GROUNDWATER NO LEDGE</p>	<p>TEST PIT 2 0-10" TOPSOIL W/FINE ROOTS 10-30" ORANGE FINE SANDY LOAM 30-84" LIGHT BROWN MED-COARSE SAND/GRAVEL</p> <p>NO MOTTLING NO GROUNDWATER NO LEDGE</p>
<p>TEST PIT 3 0-16" TOPSOIL W/ LEAF DEBRIS 16-22" ORANGE FINE SANDY LOAM 22-80" TAN-GRAY SAND W/SILT (COMPACT)</p> <p>MOTTLING AT 18" GROUNDWATER 80", SEEPAGE AT 26" NO LEDGE</p>	<p>TEST PIT 4 0-12" TOPSOIL 12-24" ORANGE FINE SANDY LOAM 24-64" LIGHT BROWN MED-COARSE SAND/GRAVEL</p> <p>NO MOTTLING NO GROUNDWATER LEDGE AT 64"</p>

PERCOLATION TESTS  
PERFORMED BY DIETER & GARDNER, INC. ON AUGUST 2, 2021.

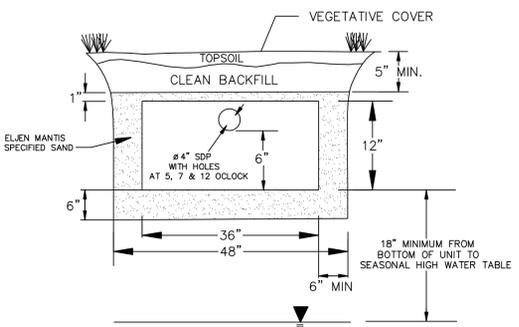
TIME	READING	TIME	READING
10:31	0"	10:31	0"
10:36	2 1/2"	10:36	4 1/2"
10:41	4 1/2"	10:41	8 1/2"
10:46	6 1/2"	10:46	11"
10:51	7 1/2"	10:51	12"
10:56	8 1/2"	10:56	13"
11:01	9 1/2"	11:01	14"
11:06	10 1/2"	11:06	15"
11:11	11 1/8"		

PERCOLATION RATE: 10.0 MIN./INCH

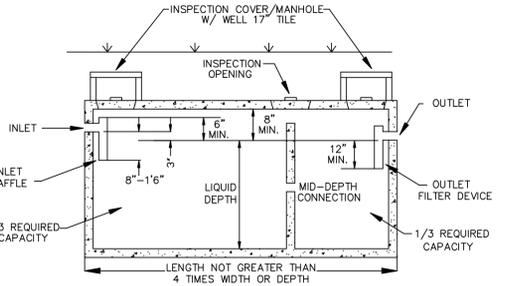
- SANITARY DESIGN CRITERIA
- A. PROPOSED 430 Sq. Ft. OFFICE (430; 200 Sq. Ft. GROSS AREA/PERSON) = 2.15 EMPLOYEES X 20 GPD = 43 GPD  
GARAGE AREA (INDUSTRIAL BUILDING) 1840 Sq. Ft. x 0.1 GPD = 184 GPD  
TOTAL = 227 GPD. (PER TABLE IV OF THE CODE)
  - B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
  - C. DESIGN PERCOLATION RATE: 10.0 MIN./IN.
  - D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE  
APPLICATION RATE (TABLE B) 1.5 GPD PER S.F. 227 GPD/1.5=151.3 S.F. ELA
  - E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 152 S.F.
  - F. MANTIS 536-8 LOW PRO SELECTED FOR PRIMARY SYSTEM DESIGN.  
EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 6.5 S.F./L.F.  
MINIMUM LENGTH OF TRENCH REQUIRED: 152 S.F./6.5 S.F./L.F. = 23.4'
  - G. EFFECTIVE LEACHING AREA PROVIDED:  
1 - ROW - 25' LONG MANTIS 536-8 LOW PRO 1 X 25' X 6.5 S.F./L.F. = 162.5 S.F.
  - H. 100% RESERVE AREA REQUIRED AND PROVIDED AS 25' LONG 536-8 MANTIS LOW PRO.

- SANITARY ELEVATION DATA:
- ① SANITARY INVERT AT FOUNDATION: 209.00
  - ② 18"-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
  - ③ 1000 GALLON TWO COMPARTMENT SEPTIC TANK  
INVERT IN: 208.50  
INVERT OUT: 208.25
  - ④ 9" - 4" DIA. SDR 35 PVC PIPE
  - ⑤ "D" BOX  
INVERT IN: 207.70  
INVERT OUT: 207.50
  - ⑥ 25' LONG MANTIS 536-8 LOW PRO  
BOTTOM TRENCH ELEV.: 207.00  
TRENCH INV.: 207.50

MANTIS 536-8 LowPro CROSS SECTION

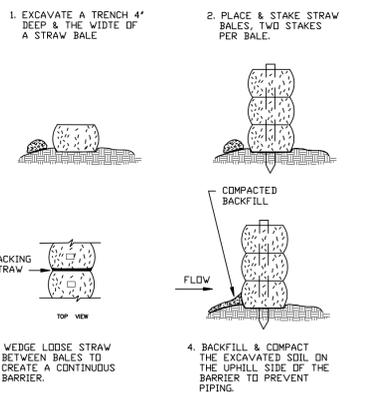


NOTE: VENTING REQUIRED WHEN MORE THAN 18" OF COVER AS MEASURED FROM THE TOP OF THE UNIT TO FINISHED GRADE NOT TO SCALE



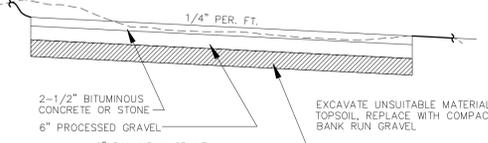
SEPTIC TANK DETAIL

NOT TO SCALE



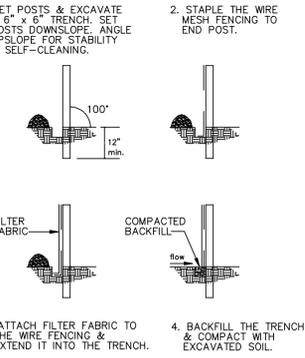
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



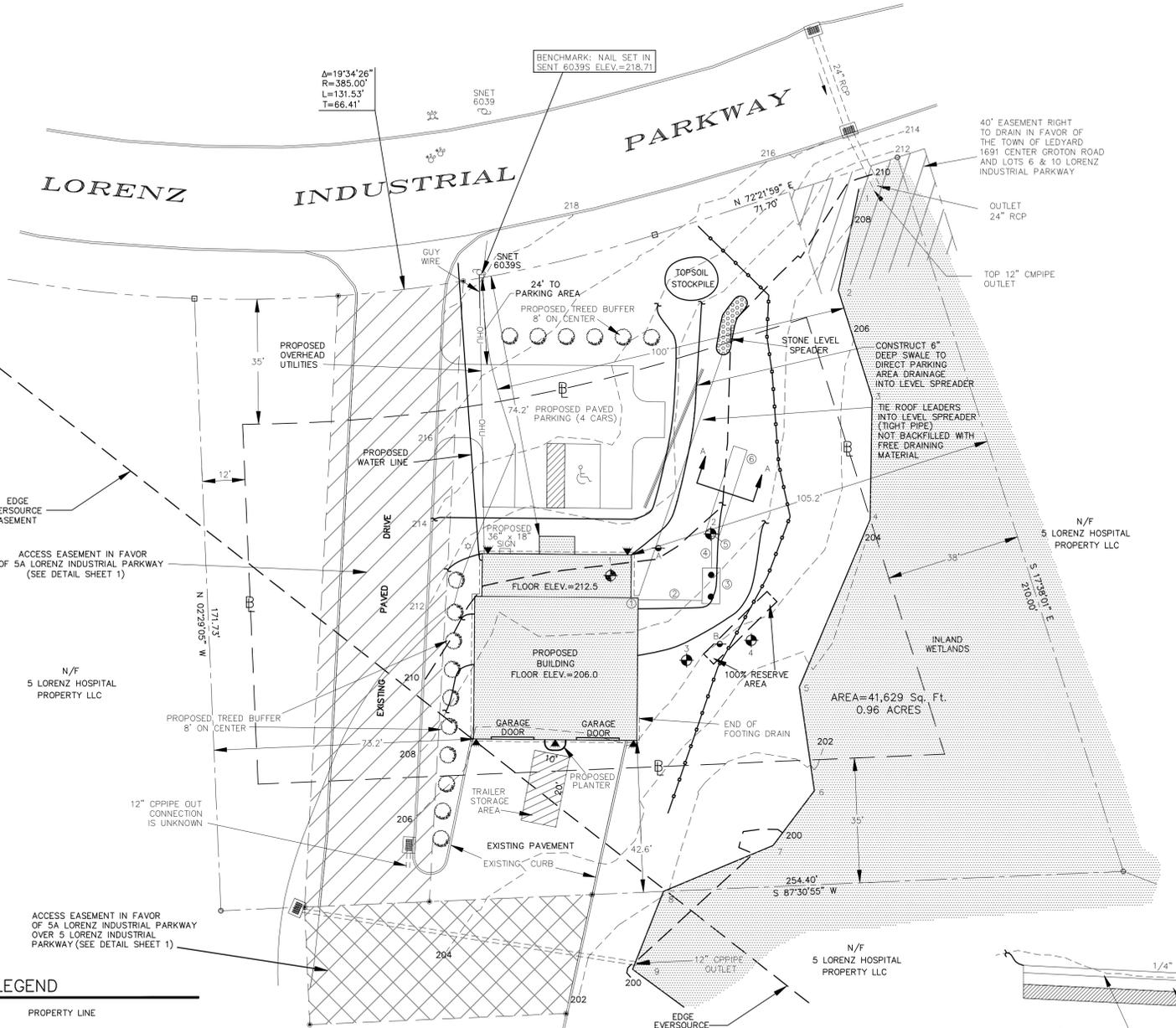
DRIVEWAY/PARKING AREA CROSS-SECTION

NOT TO SCALE



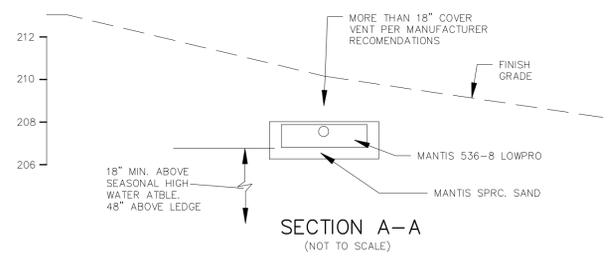
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



LEGEND

- PROPERTY LINE
- STREET LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- BUILDING SETBACK LINE (MINIMUM)
- ▲ PROPOSED BUILDING MOUNTED LIGHTING
- ◆ DEEP TEST PIT LOCATION
- PERCOLATION TEST LOCATION
- UTILITY POLE
- CATCH BASIN
- ▨ SILTFENCE/HAYBALES/WOODCHIPS
- ▨ EDGE OF WETLANDS & FLAG NUMBER
- CURBING
- ⊕ WATER GATE
- ⊕ HYDRANT
- OHU PROPOSED OVERHEAD UTILITIES



SECTION A-A

(NOT TO SCALE)

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DATE: \_\_\_\_\_

REGULATED ACTIVITIES APPROVED BY THE LEDYARD IWWC ON DECEMBER 3, 2024.

BY: \_\_\_\_\_ COMMISSION CHAIRMAN OR SECRETARY.

DATE: \_\_\_\_\_

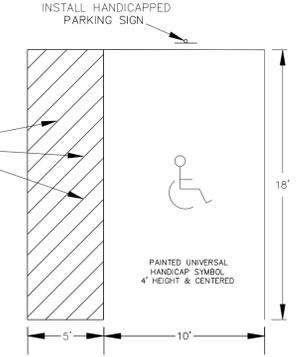


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HANDICAP PARKING SIGN

NOT TO SCALE



HANDICAP PARKING SPACE DETAIL

NOT TO SCALE

PLAN SHOWING  
PROPOSED COMMERCIAL BUILDING  
ON PROPERTY OF  
A & R ASSOCIATES INC.  
5A LORENZ INDUSTRIAL PARKWAY  
PARCEL ID 138/1380/5A  
LEDYARD, CONNECTICUT  
SCALE: 1"=20'  
OCTOBER 2025

SHEET 2 OF 2



THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2, TOPOGRAPHIC ACCURACY T-2, TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208  
DATE: OCTOBER 27, 2025

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