



SITE INFORMATION

- APPLICANT: C.R. KLEWIN, LLC 3. JOHNNY CAKE HILL ROAD OLD LYME, CT 06371
- OWNER: SWEET HILL FARM LLC 80 BARNES ROAD STONINGTON, CT 06378
- PARCEL: MAP 91, LOT 19 & MAP 91, LOT 39 19 & 39 MILITARY HIGHWAY GALES FERRY, TOWN OF LEDYARD NEW LONDON COUNTY, CONNECTICUT

ZONING ANALYSIS TABLE

ZONING DISTRICT	GFDD (GALES FERRY DEVELOPMENT DISTRICT)	REQUIRED PERMIT	PERMIT FROM DEPT.
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	825,498 SF (18.9 AC)	NO CHANGE
MIN. LOT WIDTH	100 FT	867 FT	NO CHANGE
MAX. BLDG COVERAGE	N/A	-	6.0%
MIN. FRONT SETBACK	15 FT	-	192.5'
MIN. SIDE SETBACK	25 FT	-	81.4'
MIN. REAR SETBACK	25 FT	-	67.5'
MAX. BUILDING HEIGHT	50 FT (1)	-	65 FT
MAX. IMPER. COVERAGE	70%	-	23.6%
PARKING SPACES	-	387 SPACES	387 SPACES
ACCESS: PARKING SPACES	8 SPACES	-	8 SPACES
PARKING STALL CRITERIA	USE/CATEGORY: AS DETERMINED BY COMMISSION STANDARD: 9 FT x 18 FT	REQUIRED PARKING: TBD CALCULATION: TBD	
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 1 MIN. ACCESSIBLE SPACE 26-50 SPACES = 2 MIN. ACCESSIBLE SPACES 51-75 SPACES = 3 MIN. ACCESSIBLE SPACES 76-100 SPACES = 4 MIN. ACCESSIBLE SPACES 101-150 SPACES = 5 MIN. ACCESSIBLE SPACES 151-200 SPACES = 6 MIN. ACCESSIBLE SPACES 201-300 SPACES = 7 MIN. ACCESSIBLE SPACES 301-400 SPACES = 8 MIN. ACCESSIBLE SPACES	401-500 SPACES = 9 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

(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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	05/20/2025	RESPONSE TO TOWN COMMENTS	CR/KS	JGB



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CTA220061.00
DRAWN BY: CR/TJN/KMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CTA220061.00-REND-1A

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

www.BohlerEngineering.com

J.G. BORD
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

SHEET TITLE:

SITE PLAN RENDERING

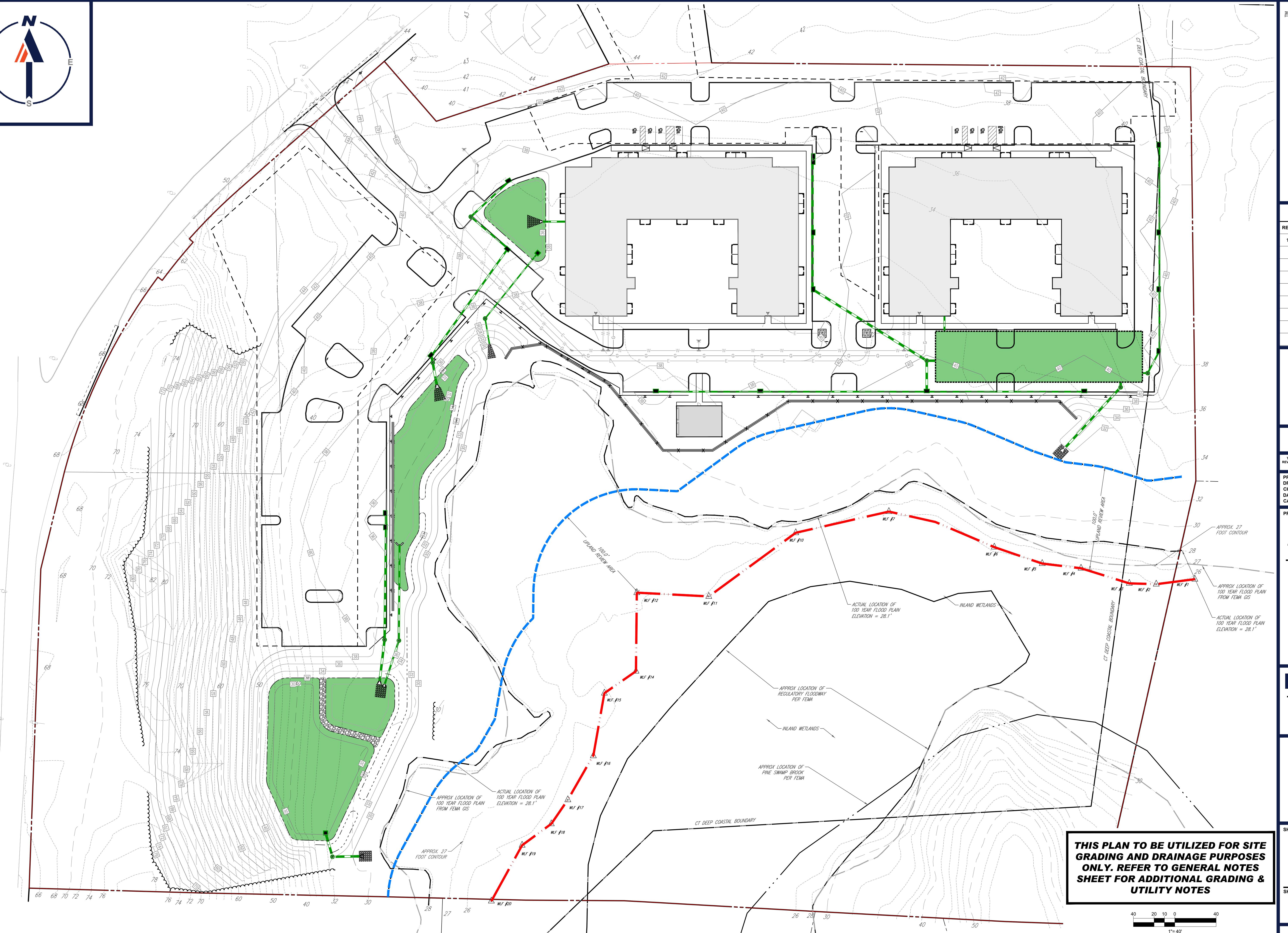
SHEET NUMBER:

RN-01

REVISION 1 - 05/20/2025

N/A - NOT APPLICABLE
N/S - NOT SPECIFIED
(V) - VARIABLE REQUESTED
(W) - WATER REQUESTED
(E) - EXIST. NON-COMFORMANCE

TM
BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES
811
AUTOMATIC DIALING AND DIALING OF 811 FOR EMERGENCIES AND BURGLAR ALARMS. THIS NUMBER IS FOR USE IN CONNECTICUT, MASSACHUSETTS, AND NEW HAMPSHIRE.
811



**THIS PLAN TO BE UTILIZED FOR SITE
GRADING AND DRAINAGE PURPOSES
ONLY. REFER TO GENERAL NOTES
SHEET FOR ADDITIONAL GRADING &
UTILITY NOTES**

811
Know what's below.
Call before you dig.
ALWAYS CALL 811

It's fast. It's free. It's the law.

<divREVISIONS

811
Know what's below.
Call before you dig.
ALWAYS CALL 811

It's fast. It's free. It's the law.

PERMIT SET

DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENT APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

ECT No.: CTA2200
VN BY: CR/TJN
CKED BY:
:
P.: 02/19
CTA220061.00-H

PROPOSED SITE PLAN DOCUMENT

FOR
C.R. KLEWIN

**PROPOSED
RESIDENTIAL DEVELOPMENT
9, 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

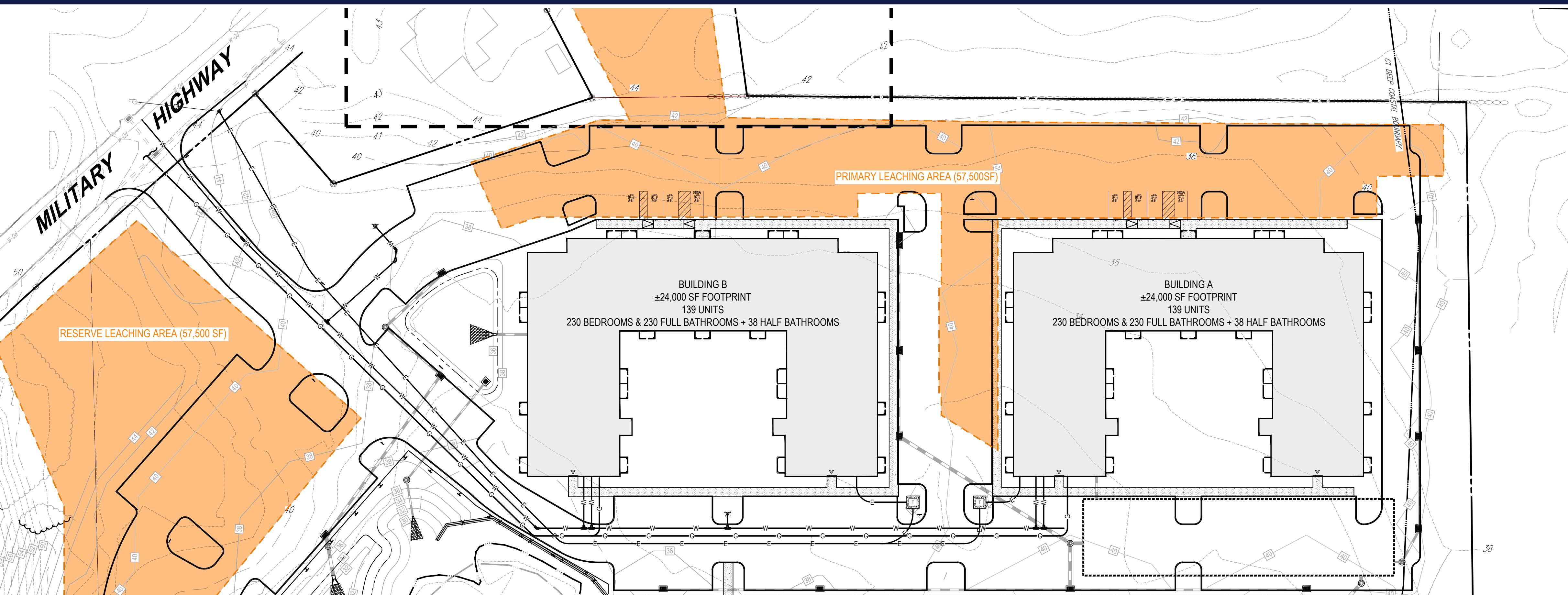
The logo for J.G. BORD features the company name in a large, bold, serif font, "J.G. BORD", with "J.G." on the first line and "BORD" on the second line. The logo is enclosed within a dotted circular border. Below the logo, the text "PROFESSIONAL ENGINEER" is written in a bold, sans-serif font, followed by "CONNECTICUT LICENSE No. 30144" in a smaller, regular sans-serif font.

DRAINAGE PLAN

ITEM NUMBER: **C-402**



MAPLE CORNERS ROAD



RESERVE LEACHING AREA (57,500 SF)

PRIMARY LEACHING AREA (57,500SF)

BUILDING B
±24,000 SF FOOTPRINT
139 UNITS
230 BEDROOMS & 230 FULL BATHROOMS + 38 HALF BATHROOMS

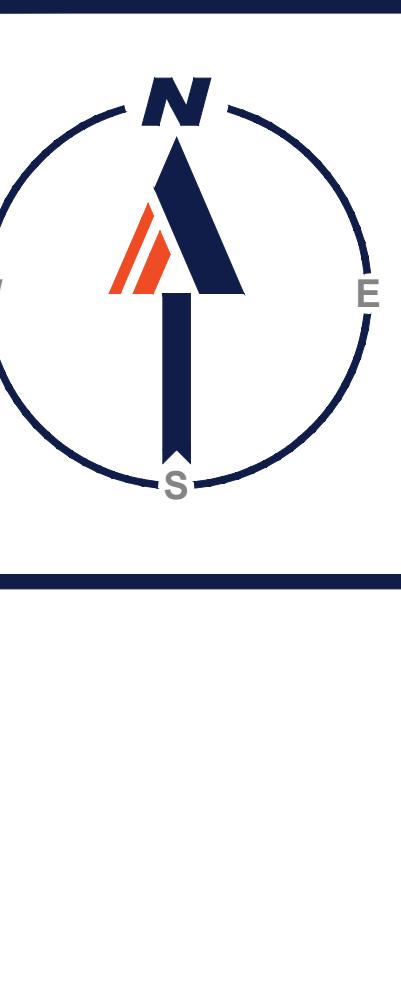
BUILDING A
±24,000 SF FOOTPRINT
139 UNITS
230 BEDROOMS & 230 FULL BATHROOMS + 38 HALF BATHROOMS

PUMP HOUSE

MILITARY HIGHWAY

MILITARY HIGHWAY

PHOTO2022.CT422061.001.CAD DRAWINGS EXHIBIT STORMWATER & UTILITY EXHIBIT CTA22061.00-UTIL-5A—LAYOUT C-501 UTIL



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: CTA22061.00
DRAWN BY: CRTJUNKMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID.: CTA22061.00-UTIL-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
www.BohlerEngineering.com

J.G. BORD
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

SHEET TITLE:

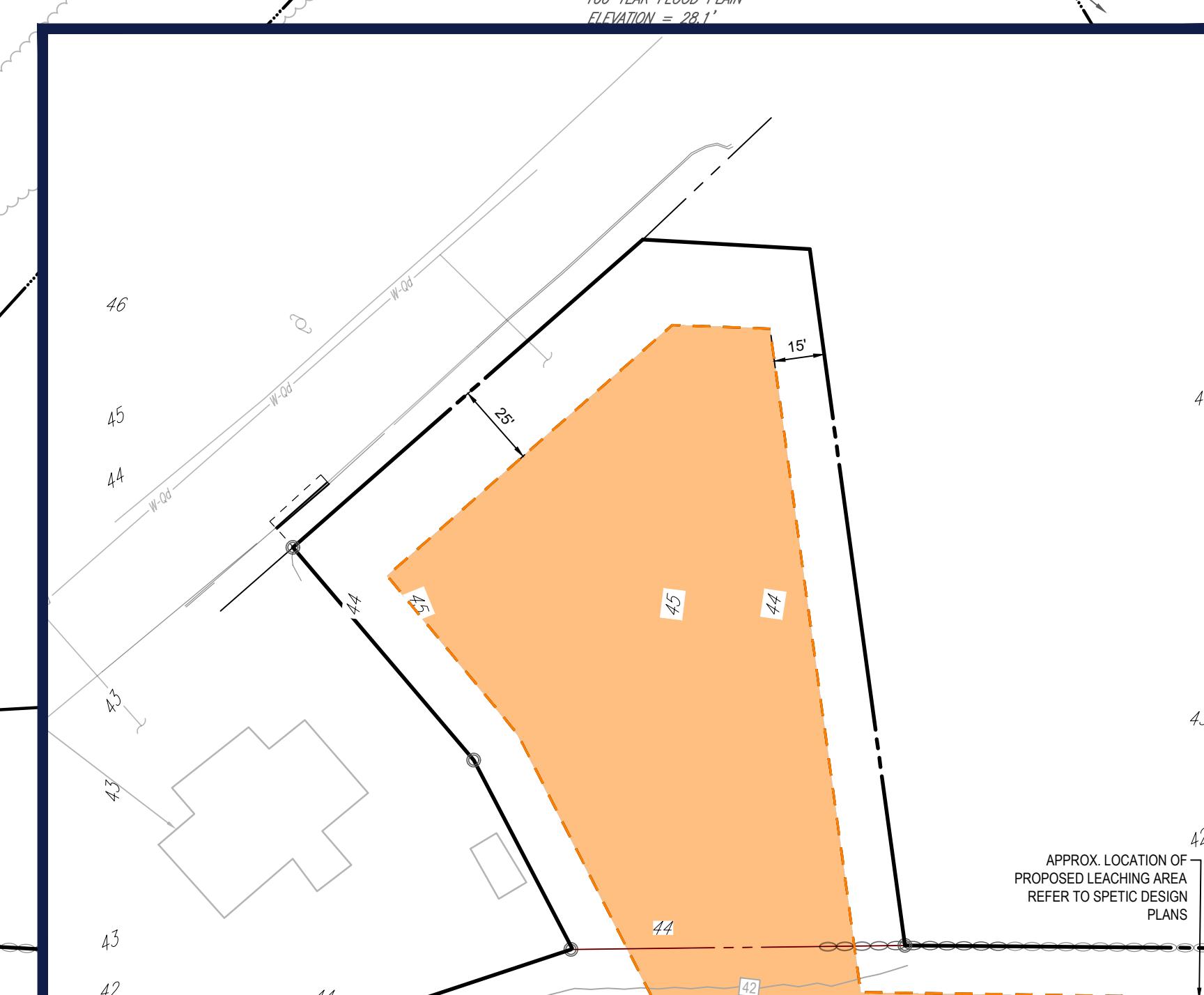
UTILITY PLAN

SHEET NUMBER:
C-501

REVISION 1 - 05/20/2025

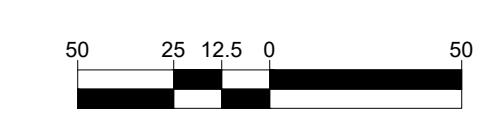
TRANSFORMER NOTE:
GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

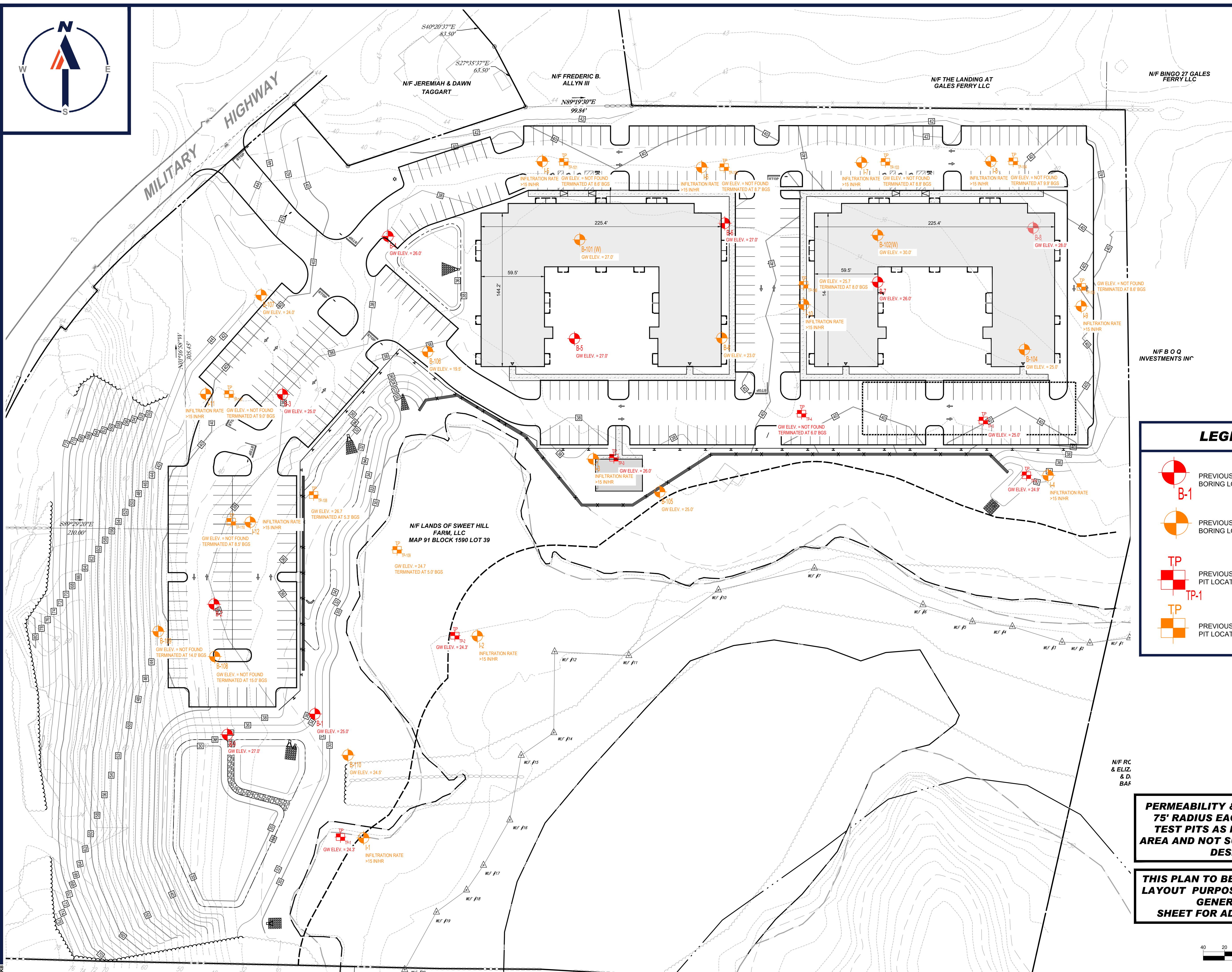
THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



INSET 'A'

SCALE: 1" = 40'





REVISIONS			
REV	DATE	COMMENT	DRAWN BY CHECKED BY
1	05/20/2025	RESPONSE TO TOWN COMMENTS	CR/KS JGB



PERMIT SET			
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.			
PROJECT No.:	CTA220061.00	DRAWN BY:	CR/T/JN/KMB
checked by:		checked by:	JGB
DATE:	02/19/2025	CAD ID.:	CTA220061.00-GEOE-2A
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
www.BohlerEngineering.com

J.G. BORD
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

BORING & TEST PIT PLAN
SHEET NUMBER:
EX-01

REVISION 1 - 05/20/2025