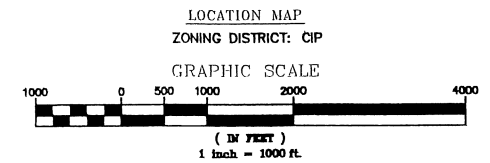
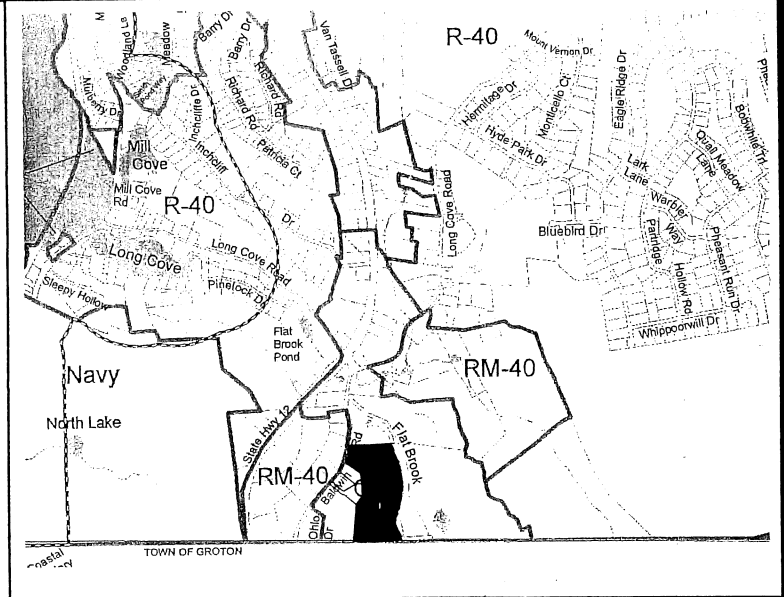


GENERAL NOTES:

- 1. MAP REFERENCE: A) SUBDIVISION PLAN BALDWIN RIDGE INDUSTRIAL PARK... B) SUBMARINE BASE - NEW LONDON, CONNECTICUT... C) PLAN OF LAND SURVEYED FOR THE BALF CO. BALDWIN HILL ROAD... D) PROPERTY TO BE ACQUIRED BY THE UNITED STATES OF AMERICA... E) TOWN OF LEDYARD MAP SHOWING LAND ACQUIRED BY THOMAS A. & JUANITA R. VIVRITO... F) PLAN SHOWING PROPERTY OF CHARLES B. MILLER... G) PROPERTY SURVEY PREPARED FOR TERRA FIRMA INC.
2. EXISTING UTILITY LOCATION ARE APPROXIMATE ONLY...
3. INLAND WETLANDS ON THIS PLAN AS SHOWN ON PLAN ENTITLED SUBDIVISION PLAN BALDWIN RIDGE INDUSTRIAL PARK...
4. THIS PLAN HAS BEEN PREPARED TO ADDRESS SECTION 12.4 OF THE ZONING REGULATIONS...
5. HOURS OF OPERATION MONDAY TO SATURDAY 8:30 A.M. TO 5:30 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2027.
6. A CONSERVATION EASEMENT EXISTS ON THIS PROPERTY...



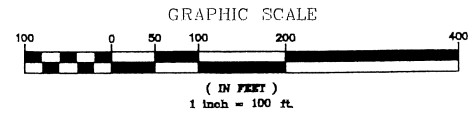
APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS. ALL IMPROVEMENTS SHALL BE COMPLETED BY DATE. CHAIRMAN OR SECRETARY DATE. EROSION AND SEDIMENT CONTROL PLAN SPECIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION. CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE.

LEGEND: Stone Wall, Property Line, Street Line, MON FND (Monument Found), DH FND (Drill Hole Found), RB FND (Rebar Found).

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. 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.

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 23-028.DWG FBK/322

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



DIETER & GARDNER LAND SURVEYORS - PLANNERS P.O. BOX 335 1841 CONNECTICUT ROUTE 12 GALES FERRY, CT, 06335 (860) 464-7455 EMAIL: DIETER.GARDNER@YAHOO.COM

SHEET INDEX: SHEET 1 - 100 SCALE A-2 PLAN, LOCATION MAP & GENERAL NOTES; SHEET 2 - 40 SCALE PLAN WITH PROPOSED CONDITIONS; SHEET 3 - 40 SCALE PLAN WITH PROPOSED CONDITIONS; SHEET 4 - SCHEDULE AND EROSION/SEDIMENT CONTROL NARRATIVE AND DETAILS.

PLAN SHOWING PROPERTY OF B & R HOLDING COMPANY, LLC 1340 BALDWIN HILL ROAD LEDYARD, CONNECTICUT SCALE: 1"=100' MAY 2023

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, 1994, REVISED OCTOBER 28, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208 DATE: MAY 1, 2023





EROSION AND SEDIMENTATION CONTROL PLAN

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

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED

PLAN HAS BEEN PREPARED TO ADDRESS SECTION 12.4 OF THE ZONING REGULATIONS USE OF THIS PROPERTY IS FOR PROCESSING AND REMOVAL OF ROCK/STONE/GRAVEL/SAND AND OTHER MATERIALS THAT HAS BEEN ONGOING SINCE PRIOR TO ZONING REGULATIONS BEING ENACTED. WHERE STONE IS BEING REMOVED, GRADES EXCEED 20% IN PLACES, WHEN STONE REMOVAL OPERATION IS COMPLETE, SITE WILL HAVE A GRADE OF LESS THAN 2%. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

CHRISTOPHER McLAUGHLIN 860-460-0787 WILL SERVE AS CONTACT PERSON FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES ON THIS PLAN.

CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION.
2. STRIP TOPSOIL AND STOCKPILE AS SHOWN.
3. FOLLOWING REMOVAL OF ROCK/STONE/GRAVEL/SAND, FINISH GRADE ALL DISTURBED AREAS.
4. LOAM AND SEED ALL DISTURBED AREAS.
5. MAINTAIN ALL SEDIMENT AND EROSION CONTROL UNTIL ALL AREAS HAVE BEEN STABILIZED.

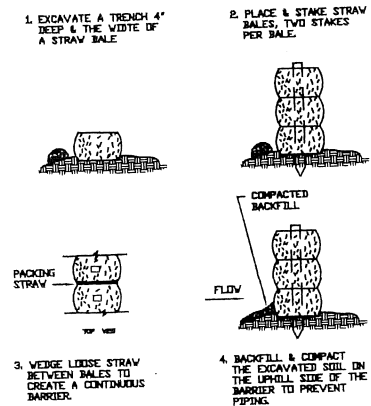
MAINTENANCE:

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.

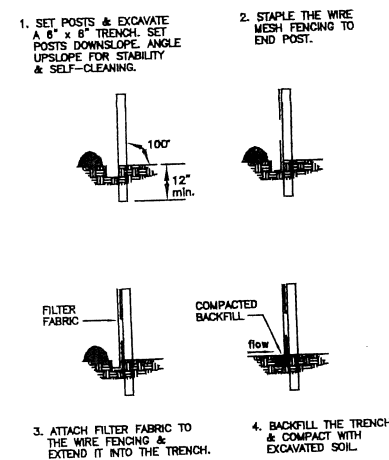
PERMANENT SEEDING:

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbm/1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbm/1000 S.F. WORK LIMESTONE 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. REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE. NOTE: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10%. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 70 lbm/1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.

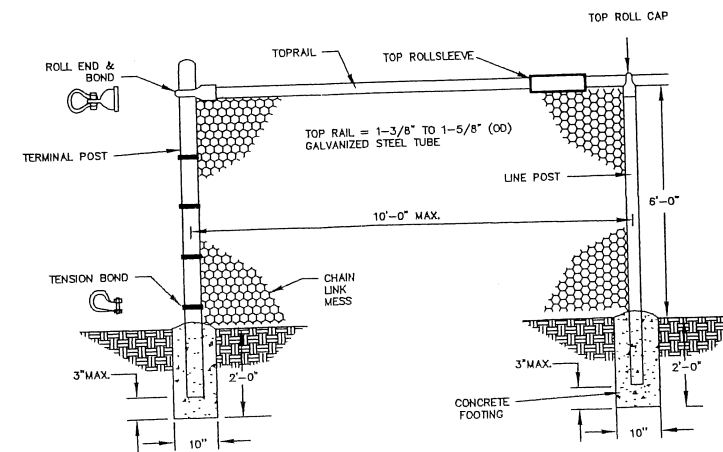
HOURS OF OPERATION MONDAY TO SATURDAY 8:30 A.M. TO 5:30 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2027.



CONSTRUCTION OF A STRAW BALE BARRIER  
NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER  
NOT TO SCALE



CHAIN LINK FENCE DETAIL  
NOT TO SCALE

PLAN SHOWING  
EROSION AND SEDIMENT CONTROL  
NARRATIVE AND DETAILS  
PROPERTY OF  
B & R HOLDING COMPANY, LLC  
1322 BALDWIN HILL ROAD  
LEDYARD, CONNECTICUT  
MAY 2023

**DIETER & GARDNER**  
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