

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

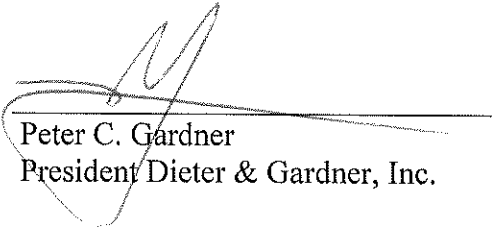
- A. Identification of surface and groundwater resources on and around the site, including any public or private domestic users of such waters; the depth to groundwater and description of adjacent soils, and an evaluation of the impact of the proposal on existing and potential surface and ground drinking 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

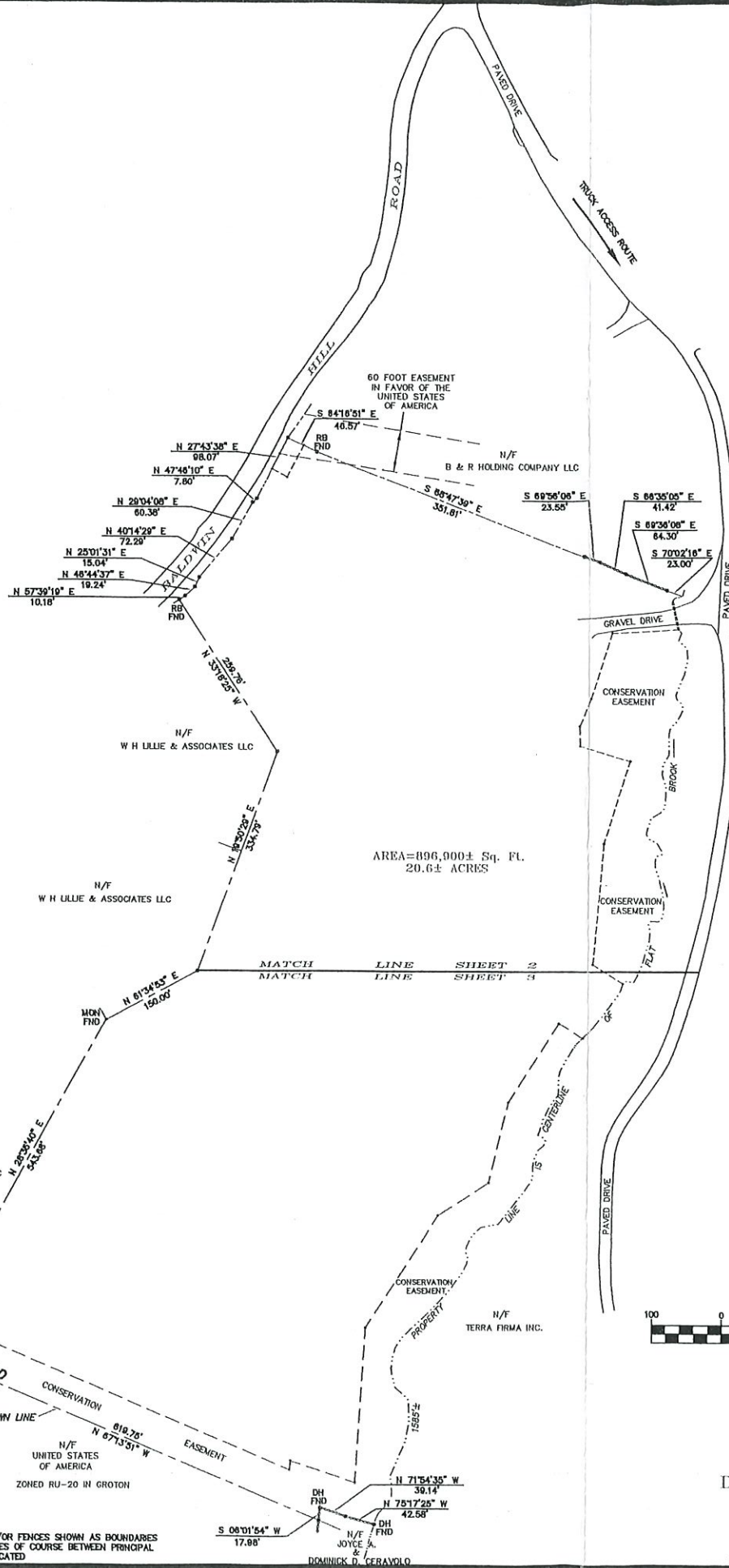
- Not Applicable

B-5 Access and Parking – Not Applicable

B-6 Utilities and Drainage - Not Applicable



Peter C. Gardner
President Dieter & Gardner, Inc.



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 CERTIFIED 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

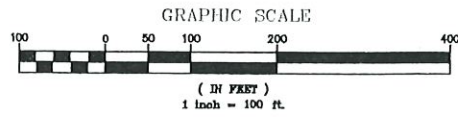
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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.

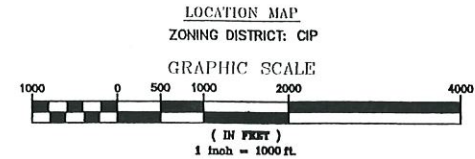
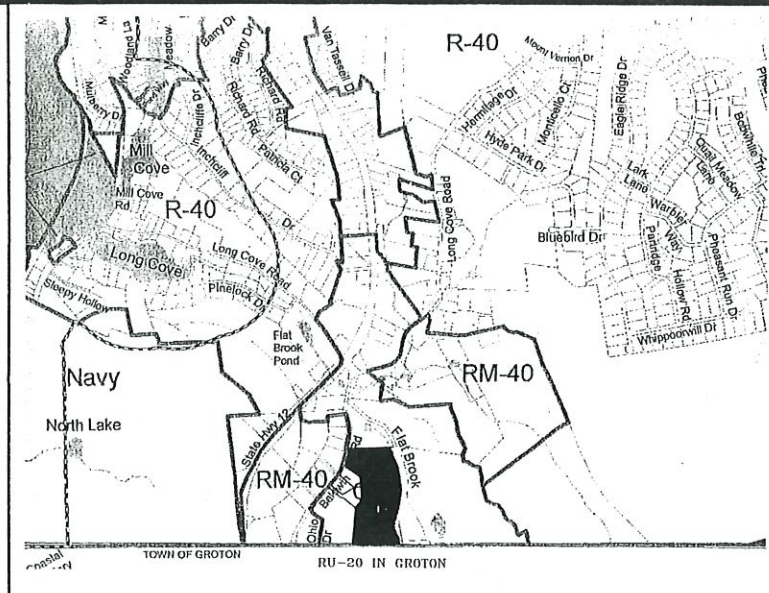
THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 23-028.DWG FBK/322

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

- GENERAL NOTES:
1. MAP REFERENCE:
 - A) SUBDIVISION PLAN BALDWIN RIDGE INDUSTRIAL PARK PREPARED FOR B & R HOLDING COMPANY, LLC BALDWIN HILL ROAD LEDYARD, CONNECTICUT SCALE: 1"=80' AUGUST 2011 SHEET 2 OF 6 REV "A" DRAINAGE AND CONSERVATION EASEMENT 10-31-11 REV "B" PER TOWN ENGINEER'S COMMENTS 11-28-11 REV "C" CONSERVATION EASEMENT LANGUAGE 2-28-12.
 - B) SUMMARY BASE - NEW LONDON, CONNECTICUT 33000V POWER SUPPLY TRANSMISSION LINE TO OUTDOOR SUBSTATION, SCALE 1"=100 FEET, DEC. 2, 1941, STONE & WEBSTER ENGINEERING CORP., SHEET 2.
 - C) PLAN OF LAND SURVEYED FOR THE BALF CO. BALDWIN HILL ROAD, LEDYARD, CONNECTICUT, SCALE: 1"=40' MARCH 18, 1976, KELTYKA, WOODS & PIKE, LAND SURVEYORS, KILLINGLY, CONNECTICUT.
 - D) PROPERTY TO BE ACQUIRED BY THE UNITED STATES OF AMERICA FROM THOMAS A. & JUANITA R. VIVIRTO, BALDWIN HILL ROAD, LEDYARD, CONN., NORTH ACCESS ROAD, 400 FAMILY HOUSING PROJECT, SCALE: 1"=100', CODE IDENT. NO. 80091 DATE FEB. 8, 1982, DICESARE-BENTLEY ENGINEERS INC.
 - E) TOWN OF LEDYARD MAP SHOWING LAND ACQUIRED BY THOMAS A. & JUANITA R. VIVIRTO BY THE TOWN OF LEDYARD ON BALDWIN HILL ROAD, 1"=40', DECEMBER 1983, EDWARD SIXTY L.S., MAP NO. 1425.
 - F) PLAN SHOWING PROPERTY OF CHARLES B. MILLER TO BE CONVEYED TO DOMINICK D. CERAVOLO LOCATED SOUTHERLY OF BALDWIN HILL ROAD IN THE TOWNS OF LEDYARD AND GROTON, CONNECTICUT, SCALE: 1"=100', OCTOBER 1996, DIETER & GARDNER LAND SURVEYORS.
 - G) PROPERTY SURVEY PREPARED FOR TERRA FIRMA INC., BALDWIN HILL ROAD, LEDYARD CONNECTICUT, SCALE: 1"=80', SEPTEMBER 2007, JOB L.D. NO. 07-1509 PREPARED BY BOUNDARIES LLC.
 2. EXISTING UTILITY LOCATION ARE APPROXIMATE ONLY. ALL UTILITIES MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-822-4455 PRIOR TO INITIATION OF ANY WORK. UTILITY SIZE, MATERIAL, AND LOCATION AS PER RESPECTIVE UTILITY AUTHORITY.
 3. INLAND WETLANDS ON THIS PLAN AS SHOWN ON PLAN ENTITLED SUBDIVISION PLAN BALDWIN RIDGE INDUSTRIAL PARK PREPARED FOR B & R HOLDING COMPANY, LLC BALDWIN HILL ROAD LEDYARD, CONNECTICUT SCALE: 1"=80' AUGUST 2011 SHEET 2 OF 6 REV "A" DRAINAGE AND CONSERVATION EASEMENT 10-31-11 REV "B" PER TOWN ENGINEER'S COMMENTS 11-28-11 REV "C" CONSERVATION EASEMENT LANGUAGE 2-28-12.
 4. THIS 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% AND GREATLY INCREASE THE SITE'S USEFULNESS.
 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. THIS CONSERVATION EASEMENT AREA SHALL BE PRESERVED LAND IS NOT TO BE DEVELOPED WITH BUILDINGS OR PAVED PARKING/DRIVEWAY AREAS. THIS EASEMENT AREA, WITH APPROPRIATE REGULATORY APPROVAL, MAY BE USED FOR LANDSCAPED AREAS, SEPTIC SYSTEMS, EROSION CONTROL MEASURES, STORMWATER FACILITIES INCLUDING, BUT NOT LIMITED TO, DETENTION BASINS, WATER QUALITY BASINS, PIPING, DRAINAGE STRUCTURES, BIO-RETENTION, LOW IMPACT DEVELOPMENT STORMWATER MEASURES AND ACCESS DRIVES FOR MAINTENANCE OF SAME.
 7. ON SITE SOIL TYPES C&D (CANTON), C&C (CHARLTON), C&B (CANTON), P&B (PAXTON), U&B (UDORMENTS), AND W&B (WALPOLE).



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



NAME & ADDRESSES PROPERTY OWNERS WITHIN 100 FEET OF 1340 BALDWIN HILL ROAD

1330	W. H. LILLIE & ASSOCIATES LLC P. O. BOX 245 GALES FERRY, CT. 06335
1332	W. H. LILLIE & ASSOCIATES LLC P. O. BOX 245 GALES FERRY, CT. 06335
1336	W. H. LILLIE & ASSOCIATES LLC P. O. BOX 245 GALES FERRY, CT. 06335
1340	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1352	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1354R	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1330	CHRISTOPHER & REBECCA TEHAN 1336 BALDWIN HILL ROAD LEDYARD, CT. 06339
1341	ANGEL & BETZADA RUIZ 1341 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1358	DOMINICK D. & JOYCE A. CERAVOLO 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335 UNITED STATES OF AMERICA

OWNER: B & R HOLDING COMPANY LLC
1358 BALDWIN HILL ROAD
GALES FERRY, CT. 06335

APPLICANT: DIETER & GARDNER, INC.
P. O. BOX 335
GALES FERRY, CT. 06335

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 PREPARED TO ACCOMPANY
SPECIAL PERMIT APPLICATION
PROPERTY OF
B & R HOLDING COMPANY, LLC
1340 BALDWIN HILL ROAD
MAP 134 BLOCK 140 LOT 1340
LEDYARD, CONNECTICUT
SCALE: 1"=100'

MAY 2023
REVISED: MAY 10, 2023

SHEET 1 OF 4

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

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

RECEIVED
MAY 11 2023
LAND USE DEPARTMENT



NAD 83

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED GRADE AT END OF QUARRY ACTIVITY
- UTILITY POLE
- TOE OF CUT
- TOE OF LEDGE CUT APRIL 10, 2023
- TREE LINE APRIL 10, 2023
- INLAND WETLANDS
- CENTERLINE FLAT BROOK
- SILTENCE OR HAYBALES
- 6 FOOT HIGH CHAIN LINK FENCE TO BE INSTALLED



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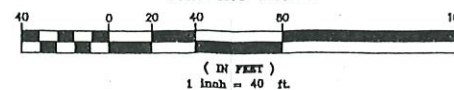
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APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

CHAIRMAN OR SECRETARY _____ DATE _____

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

PLAN PREPARED TO ACCOMPANY
SPECIAL PERMIT APPLICATION
PROPERTY OF
B & R HOLDING COMPANY, LLC
1340 BALDWIN HILL ROAD
MAP 134 BLOCK 140 LOT 1340
LEDYARD, CONNECTICUT
SCALE: 1"=40'

MAY 2023
REVISED: MAY 10, 2023

SHEET 2 OF 4

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

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS.
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EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____



N/F
B & R HOLDING COMPANY, LLC

N/F
W H ULLIE & ASSOCIATES LLC

MATCH LINE

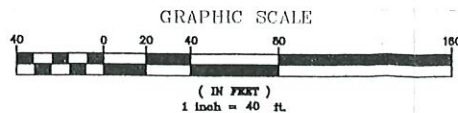
- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED GRADE AT END OF QUARRY ACTIVITY
 - TOE OF CUT
 - TOE OF LEDGE CUT APRIL 10, 2023
 - UTILITY POLE
 - TREE LINE APRIL 10, 2023
 - INLAND WETLANDS
 - CENTERLINE FLAT BROOK
 - 6 FOOT HIGH CHAIN LINK FENCE TO BE INSTALLED

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N/F
JOYCE A.
&
DOMINICK D. CERAVOLO

PLAN PREPARED TO ACCOMPANY
SPECIAL PERMIT APPLICATION
PROPERTY OF
B & R HOLDING COMPANY, LLC
1340 BALDWIN HILL ROAD
MAP 134 BLOCK 140 LOT 1340
LEDYARD, CONNECTICUT
SCALE: 1"=40'
MAY 2023
REVISED: MAY 10, 2023

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

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 DIAGNOSTIC. 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 860-460-0767 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.

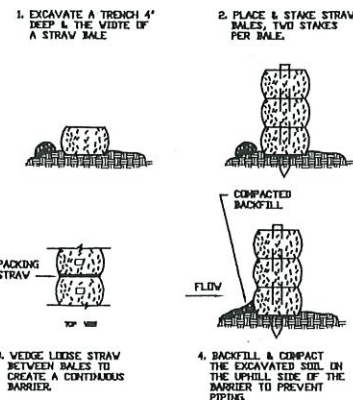
MAINTENANCE:

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.

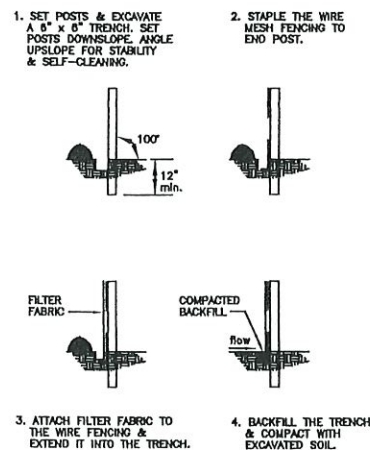
PERMANENT SEEDING:

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./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 SEEDBED 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.

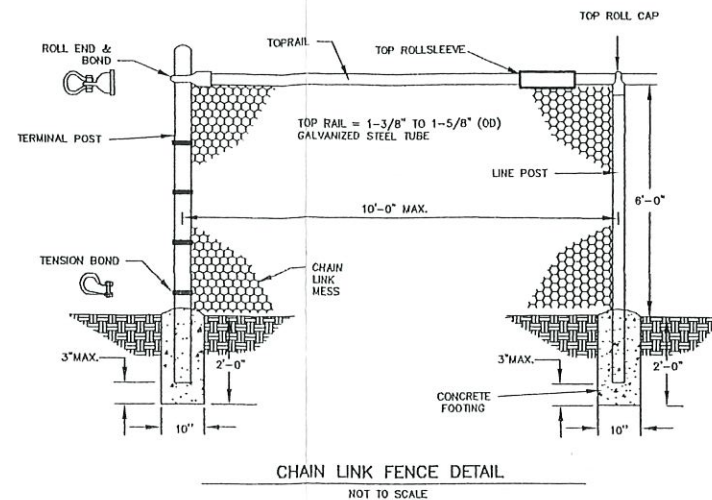
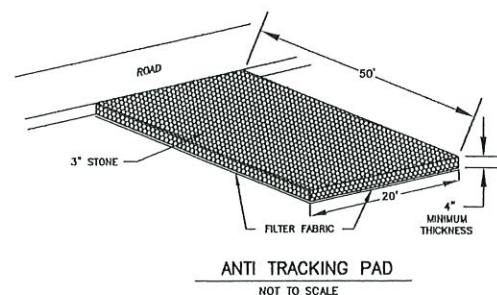
HOURS OF OPERATION MONDAY TO SATURDAY 8:30 A.M. TO 5:30 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2027.



CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE



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PLAN SHOWING
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