

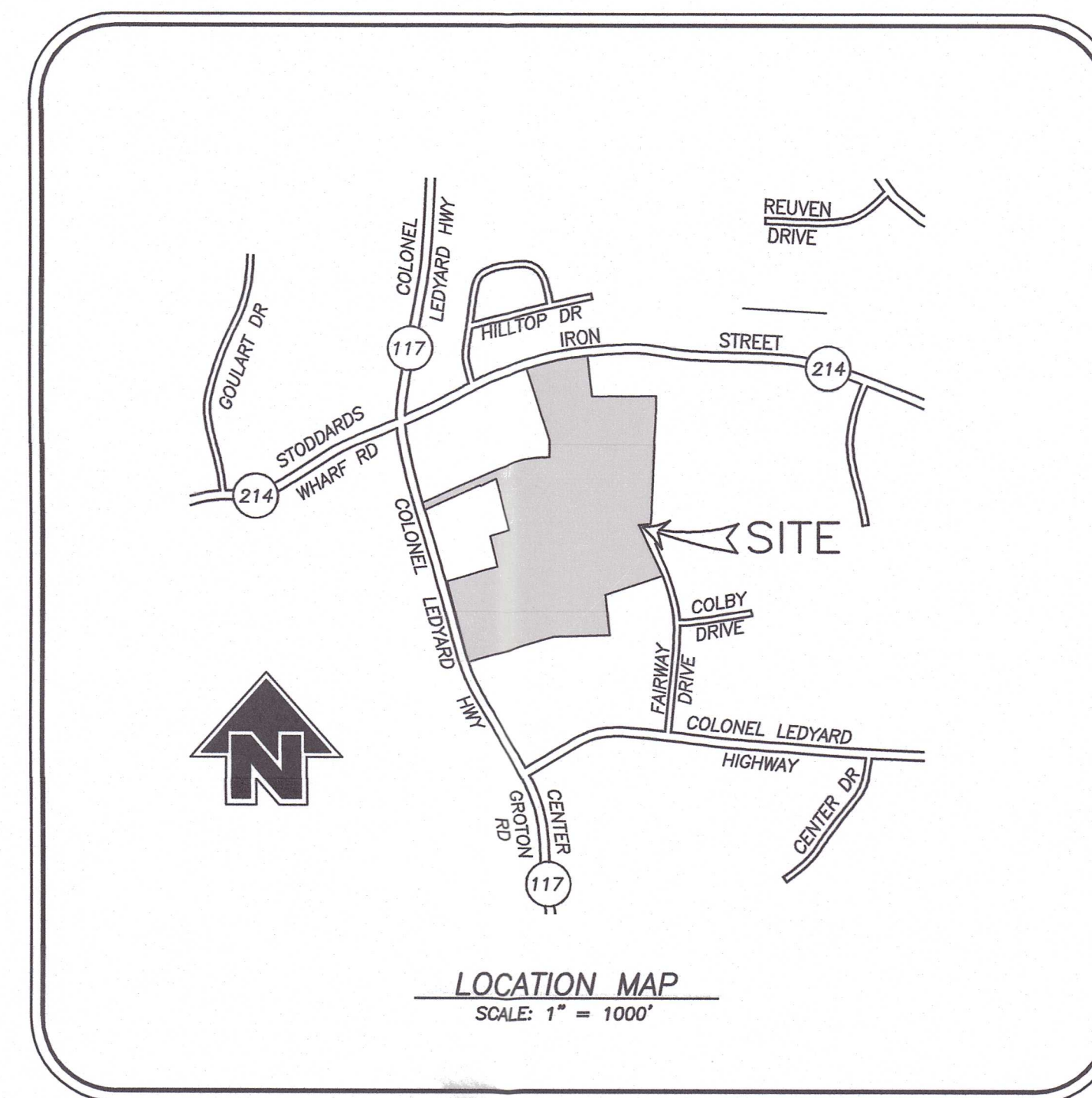
PROPOSED HOUSING DEVELOPMENT

COLONEL LEDYARD HIGHWAY (RT 117)
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

TITLE	SHEET No.
COVER SHEET	1 OF 3
EXISTING CONDITIONS & DEMOLITION PLAN	2 OF 3
SITE DEVELOPMENT PLAN	3 OF 3
ARCHITECTURAL PLANS	
FLOOR PLAN	A-1
BUILDING ELEVATIONS	A-2

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 817", and supplements thereto.
- In the event that ground water or evidence thereof is encountered, sufficient dewatering equipment, shall be installed and maintained to accommodate same.
- All existing site features not scheduled to remain shall be removed and disposed of in a proper manner, by the contractor.
- All reinforced concrete storm drainage pipes shall have gasketed rubber joints.
- All disturbed areas not scheduled for pavement, walks, etc. shall be permanently established as turf.
- The location of existing utilities is shown for informational purposes only. It is the responsibility of the contractor to verify the location and elevation of all utilities. Contact "CALL BEFORE YOU DIG" at 1-800-922-4455, and obtain all applicable permits, prior to any excavation around utilities.

**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

PREPARED BY:

REVISIONS	
DATE	DESCRIPTION
2/07/2024	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 2024

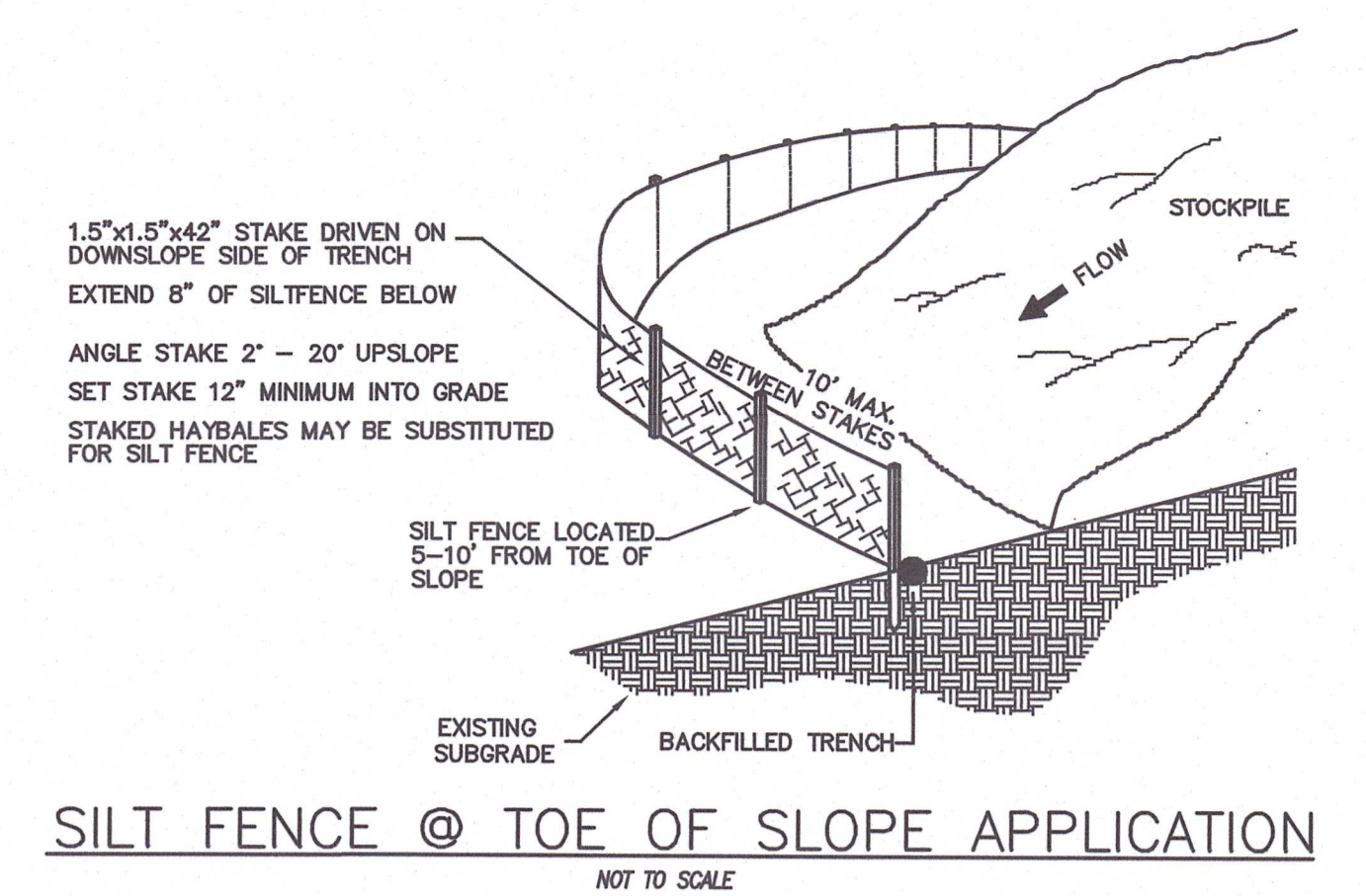
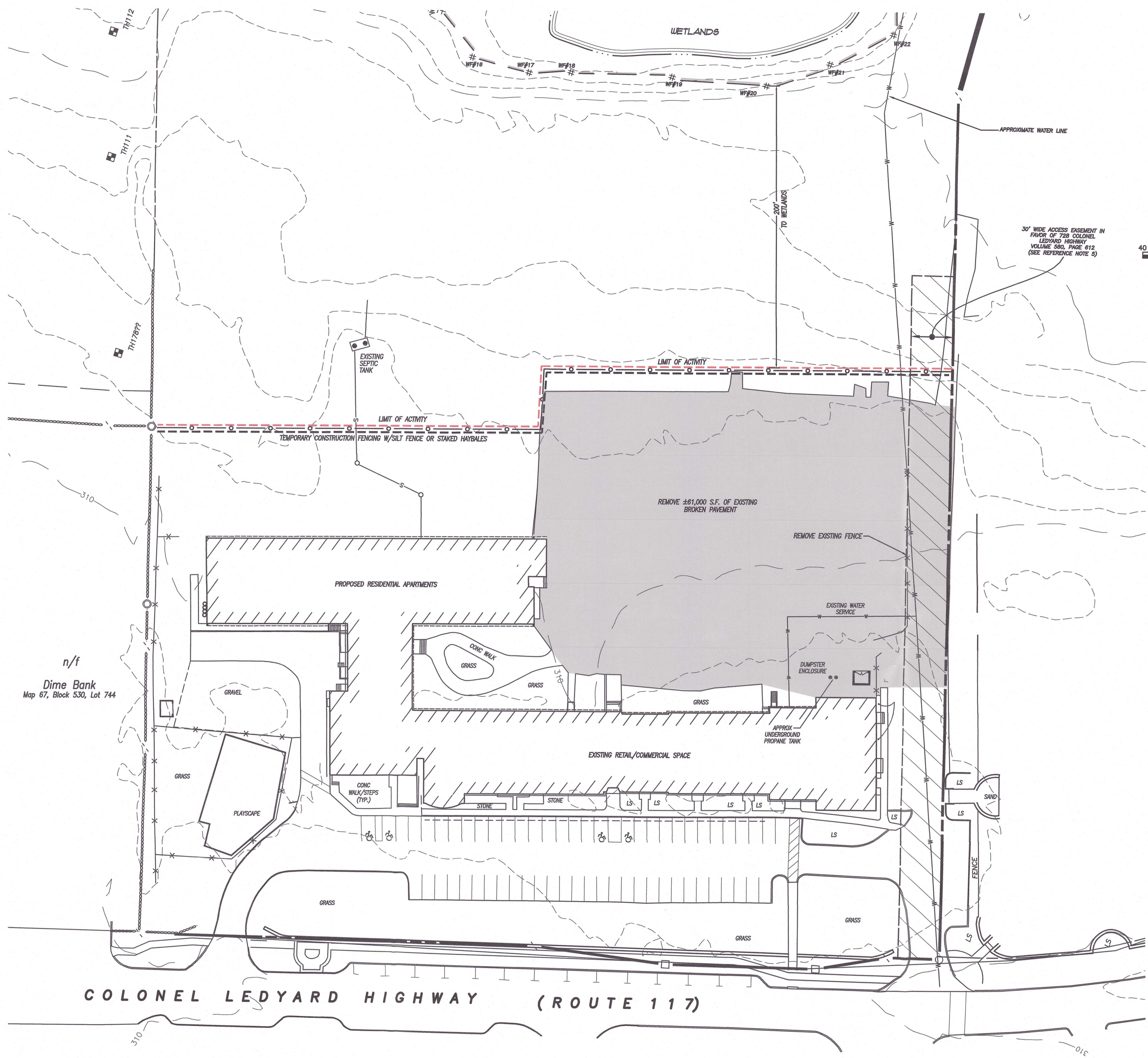
APPROVED BY THE LEDYARD
PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____



Norman Thibeault, Jr.
NORMAN THIBEAULT, JR., P.E. No. 22834 DATE

RECEIVED
FEB 10 2025
Land Use Department



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

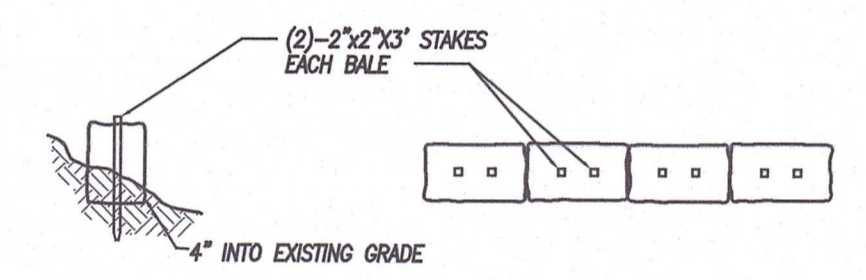
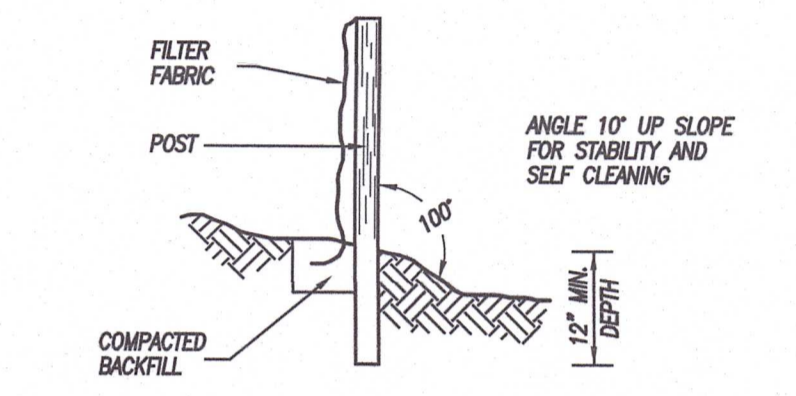
Detachment and transport of eroded soil must be kept to a minimum by absorbing and reducing the erosive energy of water. The erosive energy of water increases as the volume and velocity of runoff increases. The volume and velocity of runoff increases during development as a result of reduced infiltration 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.



DATE	DESCRIPTION
02/07/2025	PER STAFF REVIEW
	REVISIONS

**SITE DEVELOPMENT PLAN
EXISTING CONDITIONS & DEMOLITION PLAN**
PREPARED FOR
ACRONOM MASONRY, INC
COLONEL LEDYARD HIGHWAY
LEDYARD, CONNECTICUT

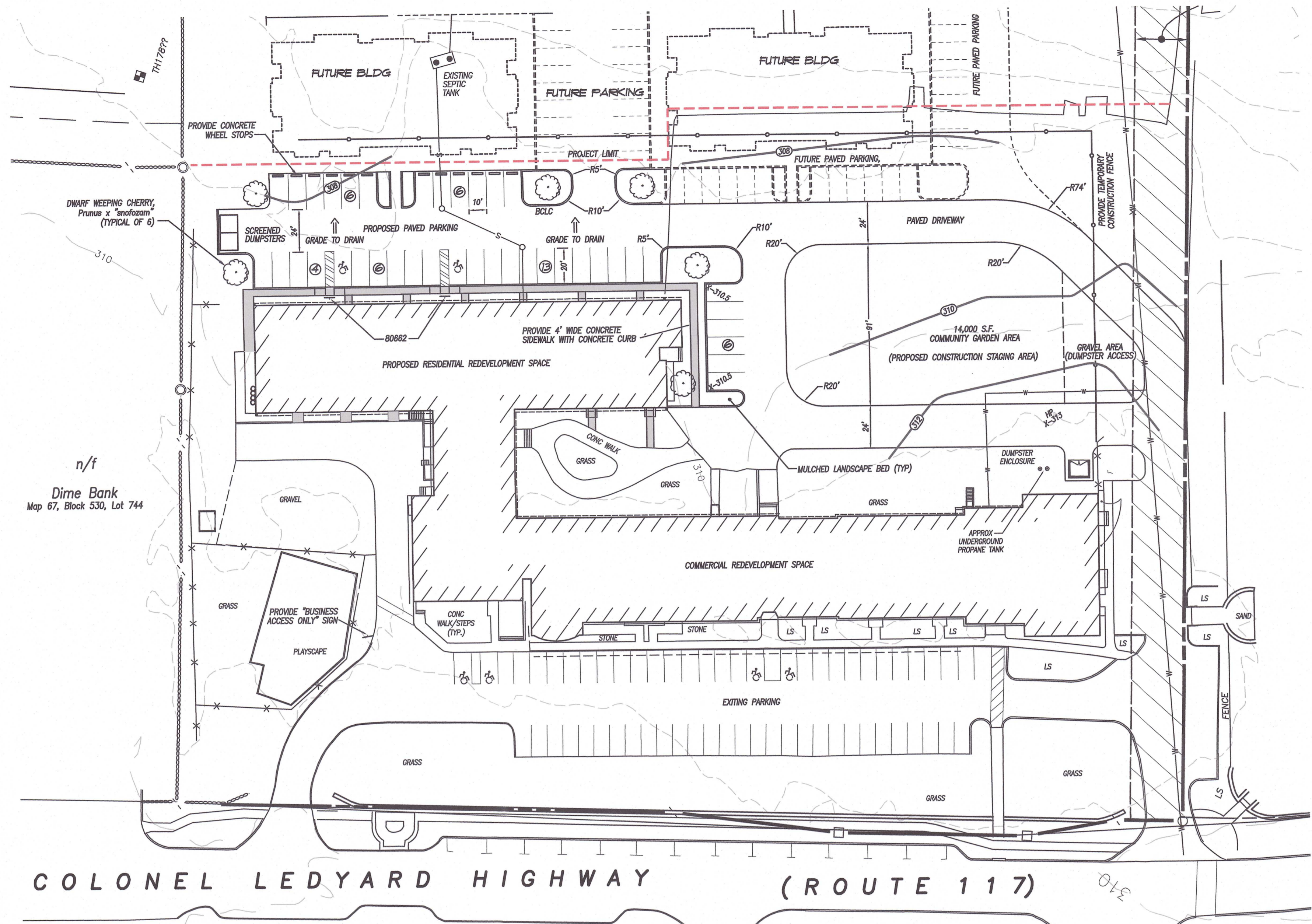
Killingly Engineering Associates
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DATE: 10/15/2024	DRAWN: RGS
SCALE: 1" = 20'	DESIGN: NET
SHEET: 2 OF 3	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 23038

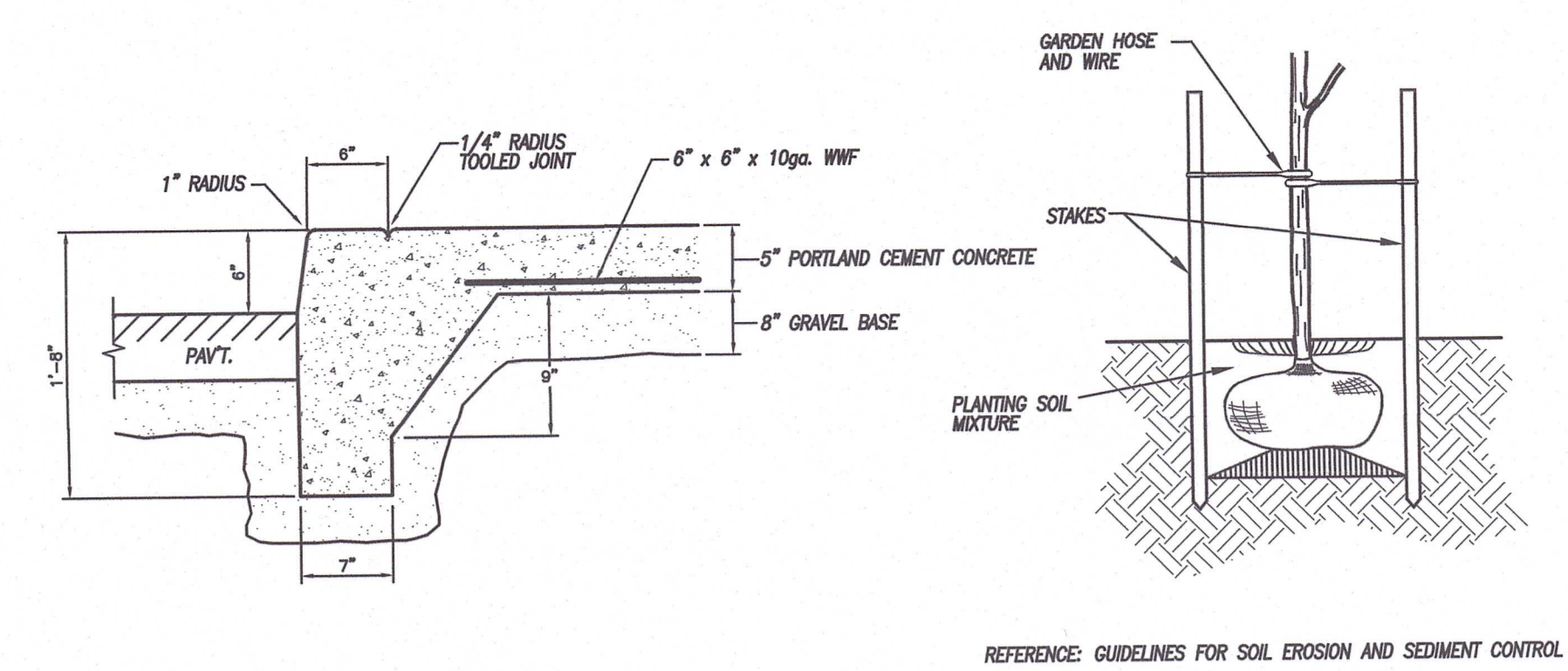
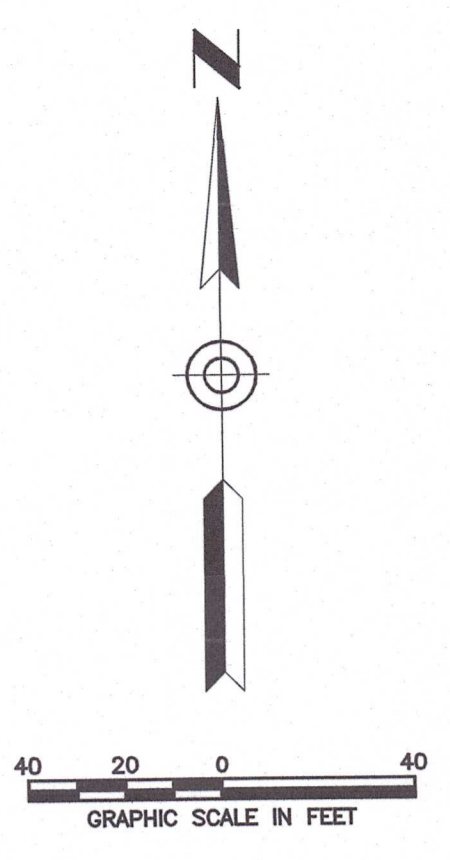
APPROVED BY THE TOWN OF LEDYARD
PLANNING & ZONING COMMISSION

CHAIRMAN _____ DATE _____

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834 DATE _____

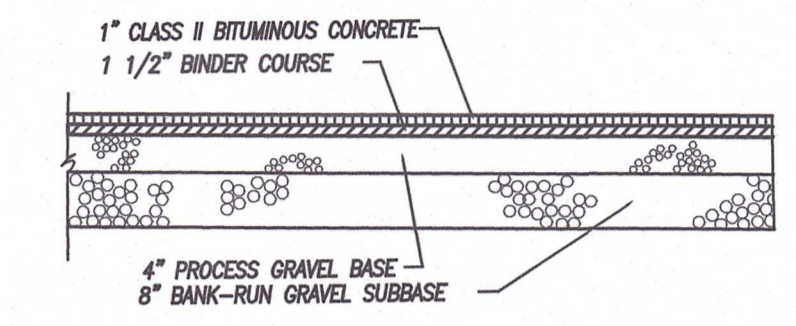


n/f
Dime Bank
Map 67, Block 530, Lot 744



MONOLITHIC CONCRETE SIDEWALK AND CURBING DETAIL
NOT TO SCALE

PLANTING CROSS SECTION FOR TREES UNDER 20'
NOT TO SCALE



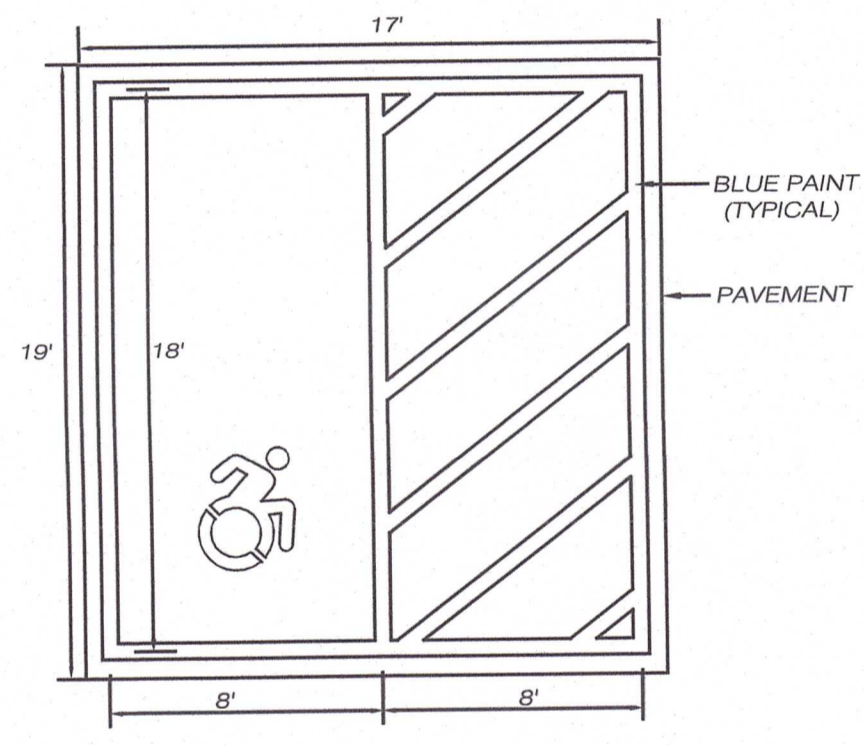
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

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

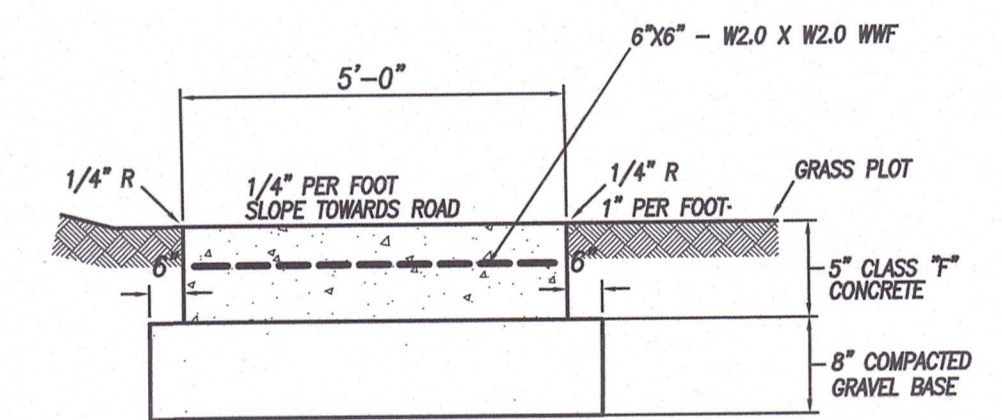
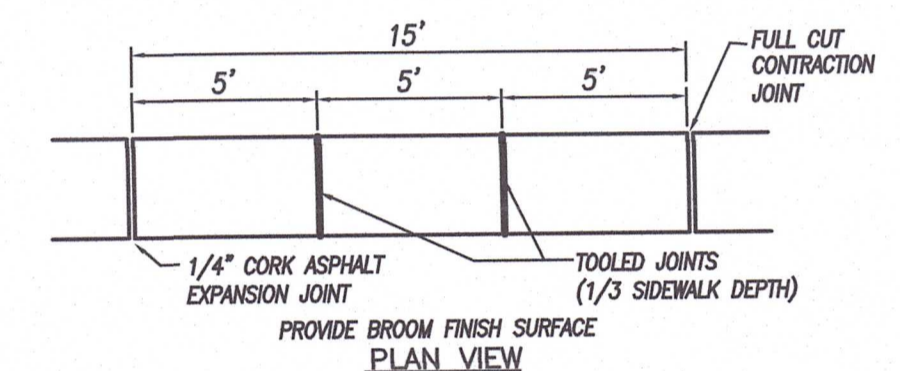
SEED	LBS./1,000 S.F.
CREeping RED FESCUE	0.45
REDTOP	0.05
CROWN VETCH/INOCULANT	0.35
TOTAL:	0.85



ACCESSIBLE PARKING SPACE SIGN PER STATE OF CT SPECIFICATIONS



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



CONCRETE SIDEWALK DETAIL
NOT TO SCALE

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)

CONSTRUCTION NOTES

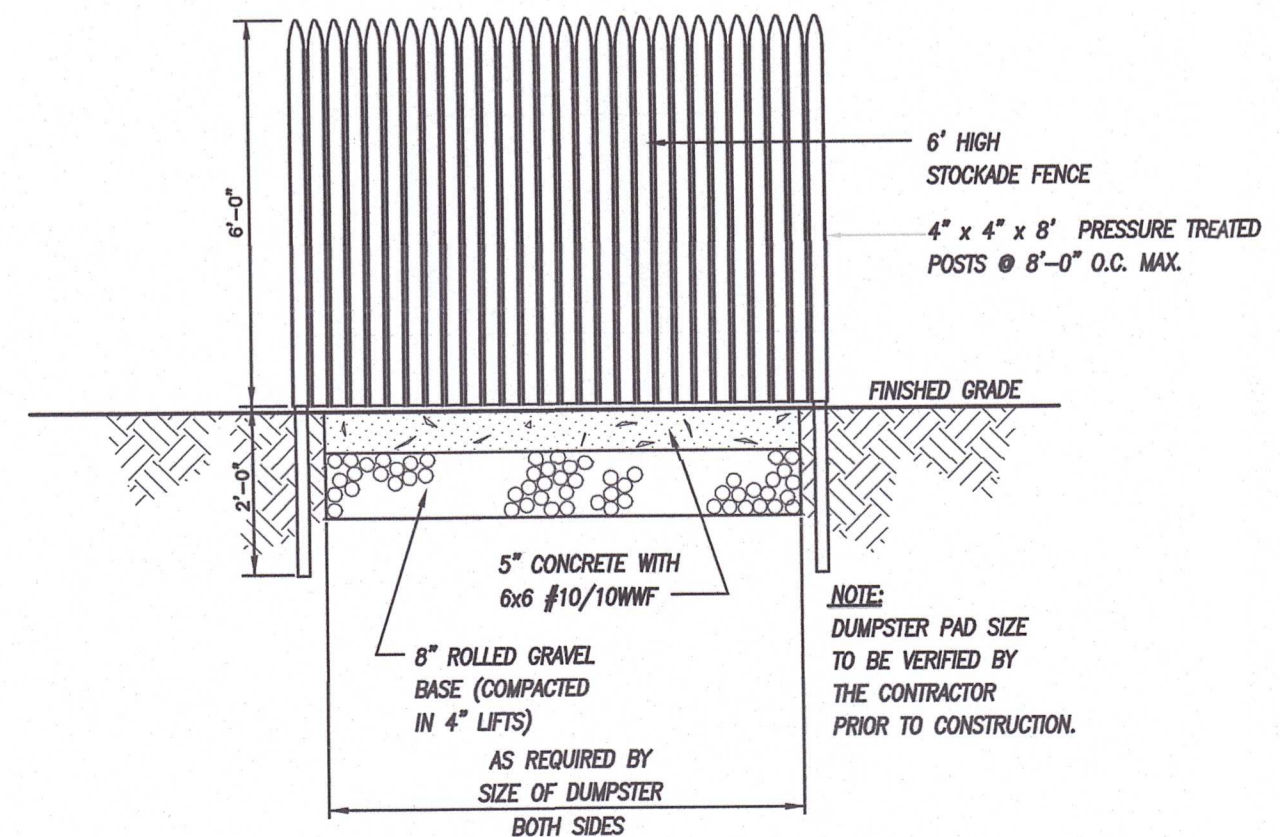
- All Materials and methods of construction shall conform to "State of Connecticut, Department of Transportation, Standard Specifications for Roads, Bridges and Incidental Construction, Form 818", and supplements thereto.
- All site improvements shall be staked in the field by a licensed surveyor prior 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.

PARKING REQUIREMENTS	
ADA COMPLIANCE	
Parking space :	8' wide minimum 5' min. wide access isle
Van parking space :	11' wide min. 5' min. wide access isle or 8' wide with an 8' wide access isle
1 of every 6 spaces must be van accessible but always at least 1 van space must be provided	
1 - 25	= 1 HC (1 must be van)
26 - 50	= 2 HC (1 must be van)
51 - 75	= 3 HC (1 must be van)
76 - 100	= 4 HC (1 must be van)
101 - 150	= 5 HC (1 must be van)
151 - 200	= 6 HC (1 must be van)
201 - 300	= 7 HC (2 must be van)
301 - 400	= 8 HC (2 must be van)
401 - 500	= 9 HC (2 must be van)

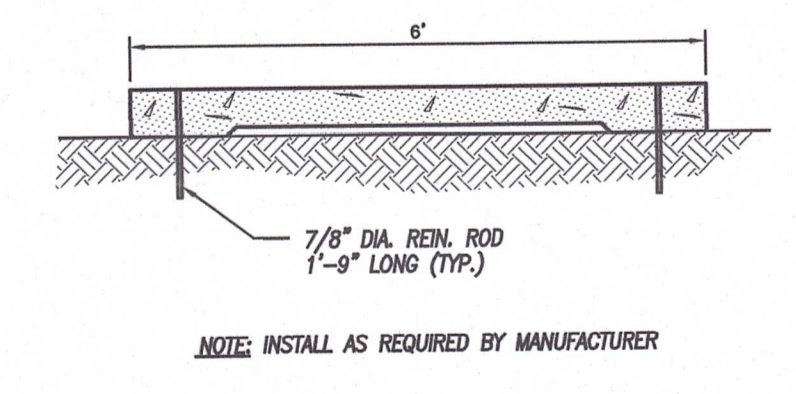
NOTE: WHERE 4 OR FEWER SPACES ARE PROVIDED ON A SITE, SIGNAGE IDENTIFYING THE VAN-ACCESSIBLE SPACE IS NOT REQUIRED

APPROVED BY THE TOWN OF LEDYARD PLANNING & ZONING COMMISSION

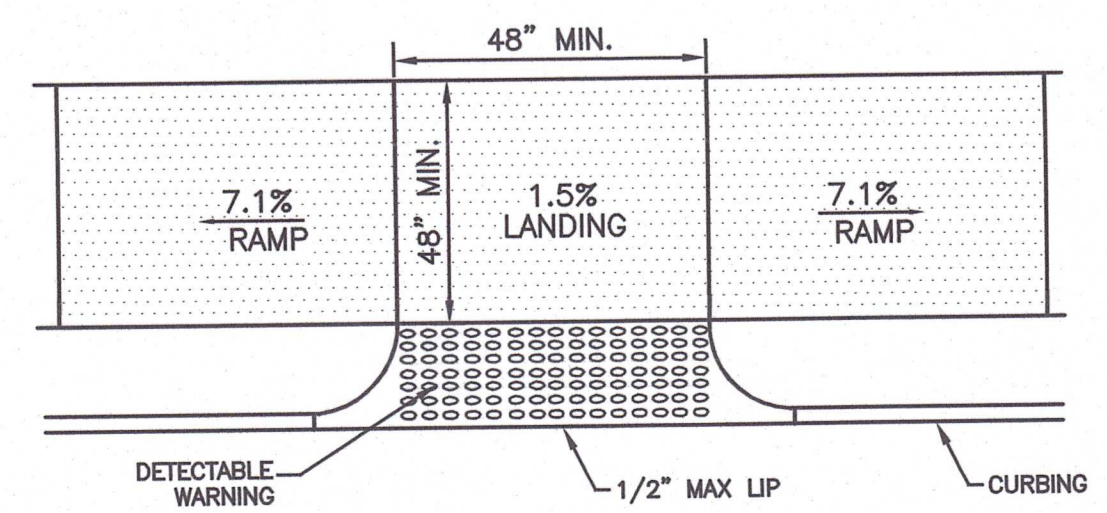
CHAIRMAN _____ DATE _____



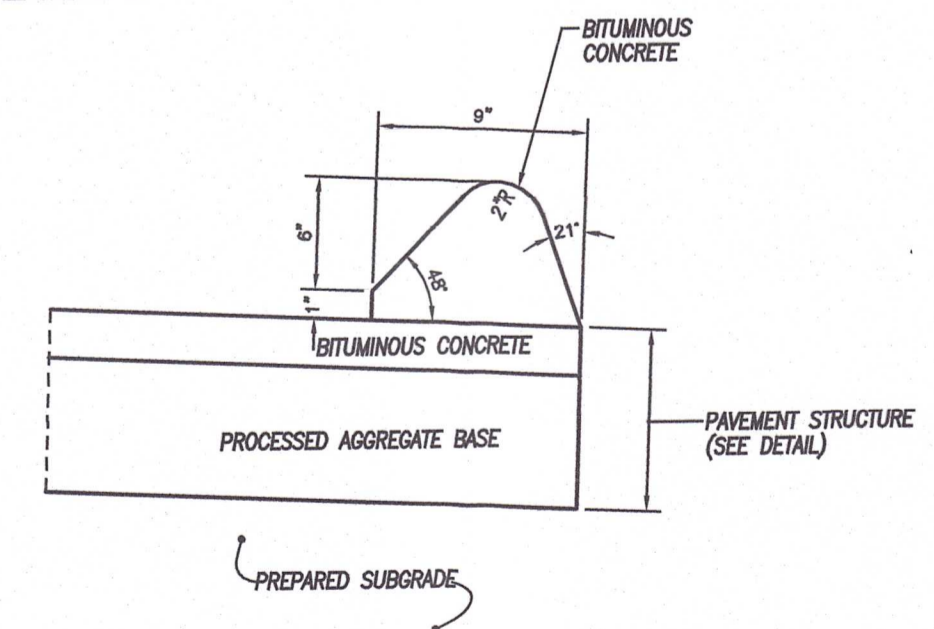
CONCRETE DUMPSTER PAD WITH STOCKADE FENCE
NOT TO SCALE



CONCRETE WHEEL STOP CROSS SECTION
NOT TO SCALE



HANDICAP SIDEWALK RAMP SINGLE PERPENDICULAR
NOT TO SCALE



BITUMINOUS CONCRETE LIP CURBING DETAIL
NOT TO SCALE

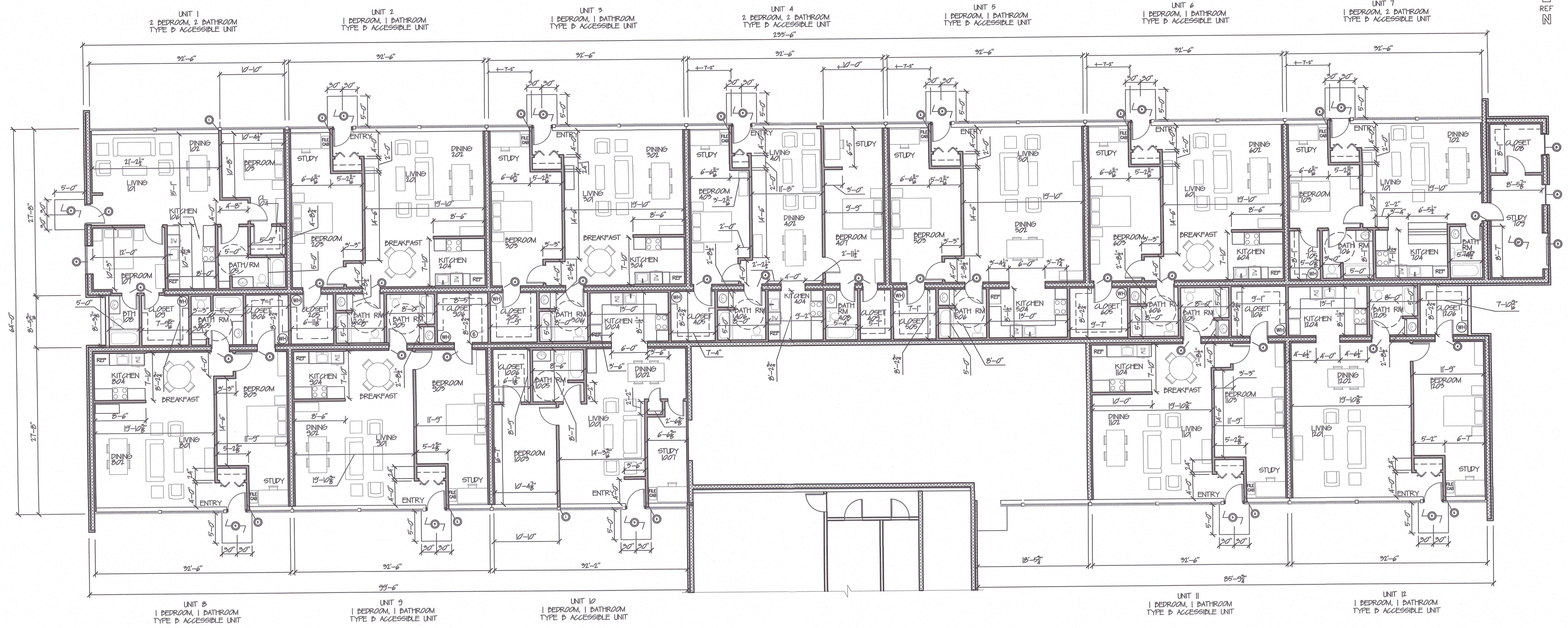
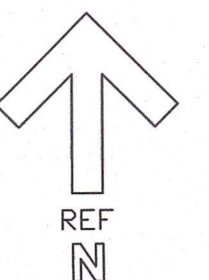
DATE	DESCRIPTION
02/07/2025	PER STAFF REVIEW
	DESCRIPTION
	REVISIONS

SITE DEVELOPMENT PLAN
RESIDENTIAL PARKING PLAN
PREPARED FOR
ACRONOM MASONRY, INC
COLONEL LEDYARD HIGHWAY
LEDYARD, CONNECTICUT

Killingly Engineering Associates
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SHEET: 3 OF 3	CHK BY: ---
DWG. No: CLIENT FILE	JOB No: 23038

NORMAND E. THIBEAULT, JR., P.E.
LIC #PEN 0022834



PROPOSED FLOOR PLAN
 1/8" = 1'-0"

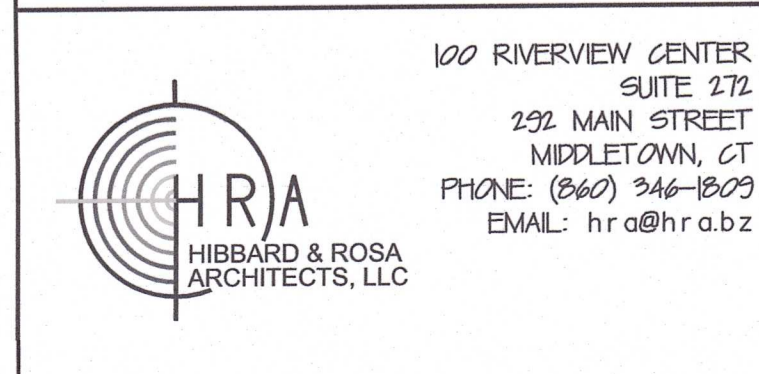
GENERAL NOTES

1. CENTER PARTITION ON WINDOW MULLION
2. ALIGN EDGE OF PARTITION WITH EDGE OF WINDOW MULLION
3. 5'-0" x 5'-0" 3,000 PSI CONCRETE LANDING REINFORCED WITH #4 W4 X W4 WWF. CENTER LANDING ON DOOR LANDING TO BE FLUSH WITH EXISTING SLAB AND SLOPE AWAY FROM DOOR AT 1/4" PER FOOT. TIE NEW LANDING INTO EXISTING CONCRETE BY DRILLING AND INSERTING 12" #5 BARS INTO EXISTING FOUNDATION WALL WITH GROUT. LOCATE BARS AT 12" O.C. HORIZONTALLY.
4. CUT OPENING IN MASONRY WALL FOR NEW DOOR TOOTH IN MASONRY ON BOTH SIDES.
5. CUT OPENING IN MASONRY WALL FOR NEW 4'-8" X 3'-4" CASEMENT WINDOW TOOTH IN MASONRY ON BOTH SIDES.
6. CENTER PARTITION ON PARALLEL CONCRETE MASONRY WALLS BEYOND.
7. REFER TO 5/A-4 FOR INTERIOR DOOR JAMB AT CMU.
8. INFILL MASONRY OPENING RESULTING FROM REMOVED DOOR WITH PAINTED HARDEPANEL CEMENT FIBER SIDING ON 1/2" CDX PLYWOOD ON 2"x6" STUFS AT 16" O.C. WITH PAPER FACED R-19 BATT INSULATION BETWEEN TRIM WITH HARDIETRIM REFER TO 6/A-3.
9. REMOVE EXISTING OVERHEAD DOOR, FRAME OPENING TO ACCOMMODATE 5'-4" X 3'-4" CASEMENT WINDOW AND SHEATH EXTERIOR IN PAINTED HARDEPANEL ON 1/2" CDX PLYWOOD TRIMMED WITH HARDIETRIM AND BATTEN BOARDS.
10. FRAME FLOOR TO LEVEL OF EXISTING BUILDING FLOOR WITH 3/4" PLYWOOD SUBFLOOR ON 2"x8" JOISTS AT 16" O.C.

CONTRACTOR TO:
 VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURERS SPECS.
 CONTRACTOR WILL BE HELD RESPONSIBLE FOR THEM.

CONTRACTOR TO:
 VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND WILL BE RESPONSIBLE FOR THE SAME.

PRELIMINARY SET

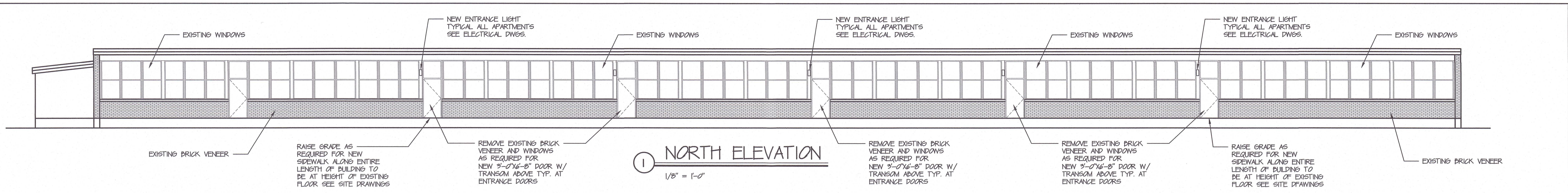


PROJECT:
**PROPOSED APARTMENTS
 740 COLONEL LEDYARD HWY
 LEDYARD, CT 06339**

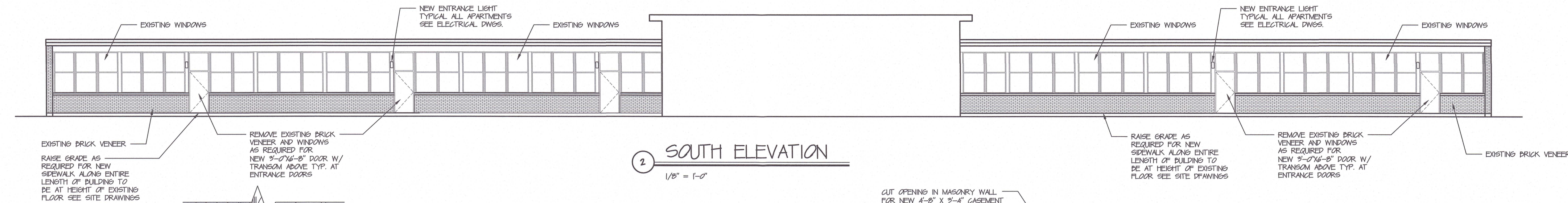
TITLE:
PROPOSED FLOOR PLAN

DATES ISSUED:	
9-16-2014	

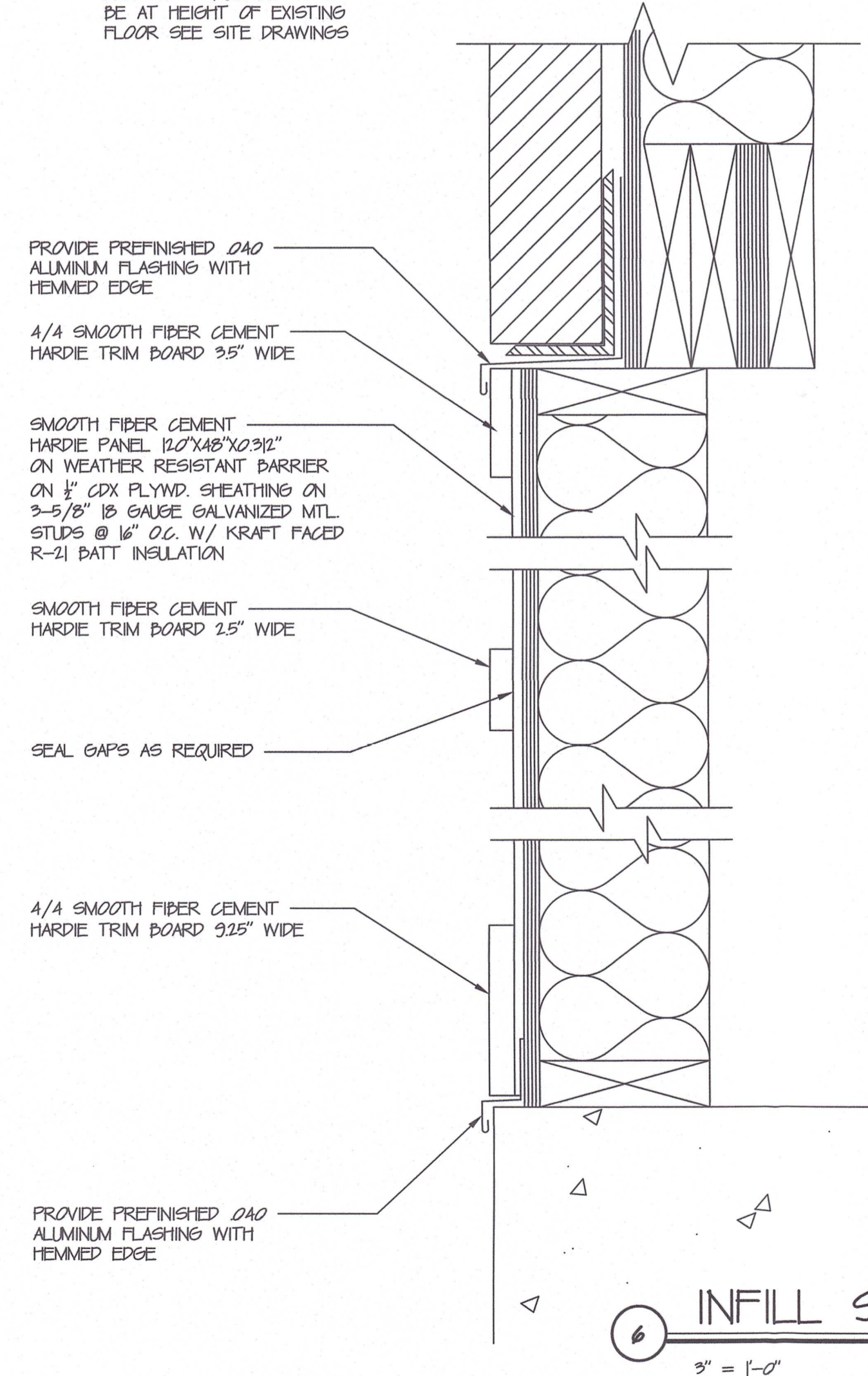
COM. #	SHEET:
2014-39	A-1
SCALE:	
1/8" = 1'-0"	



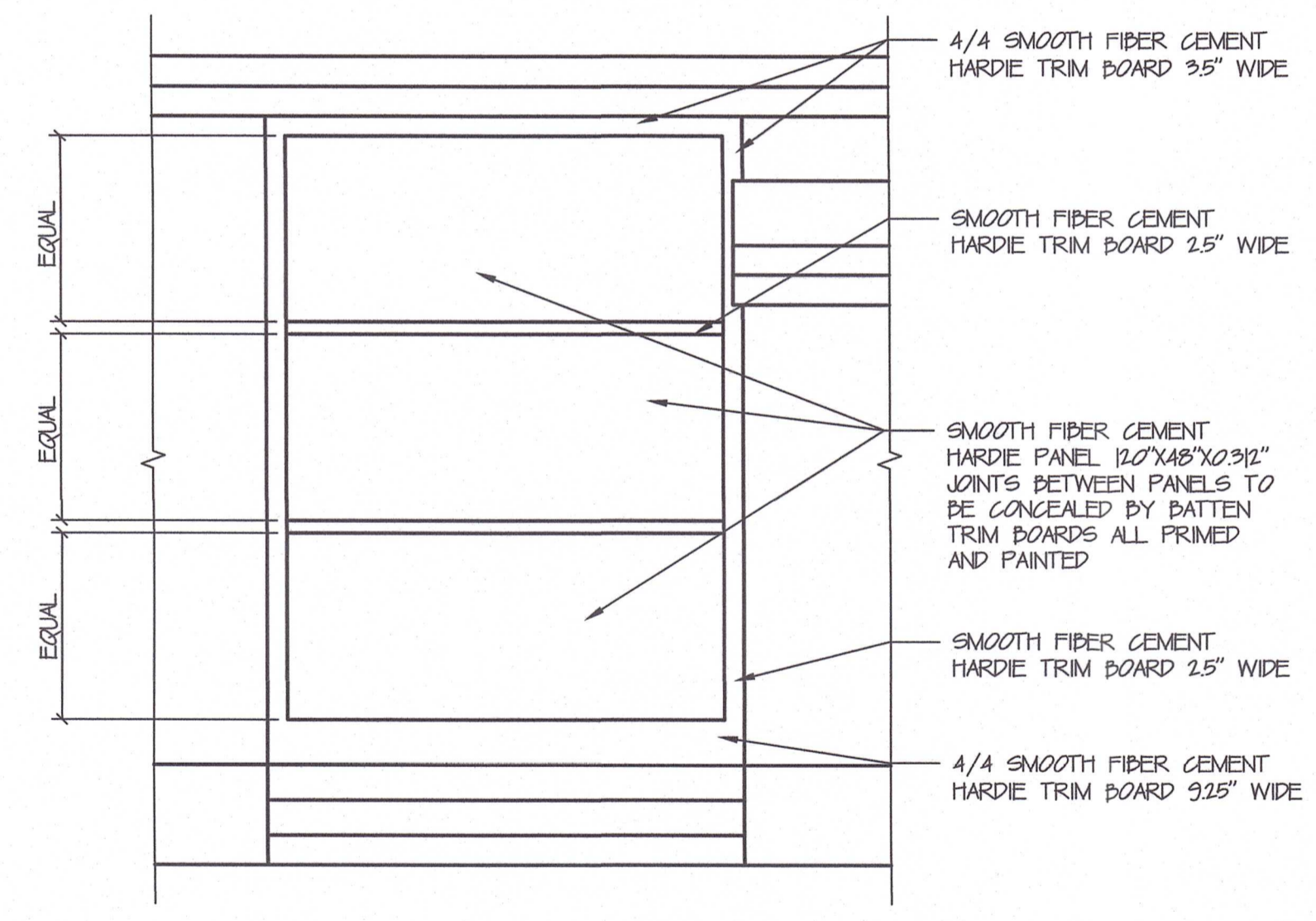
1 NORTH ELEVATION
1/8" = 1'-0"



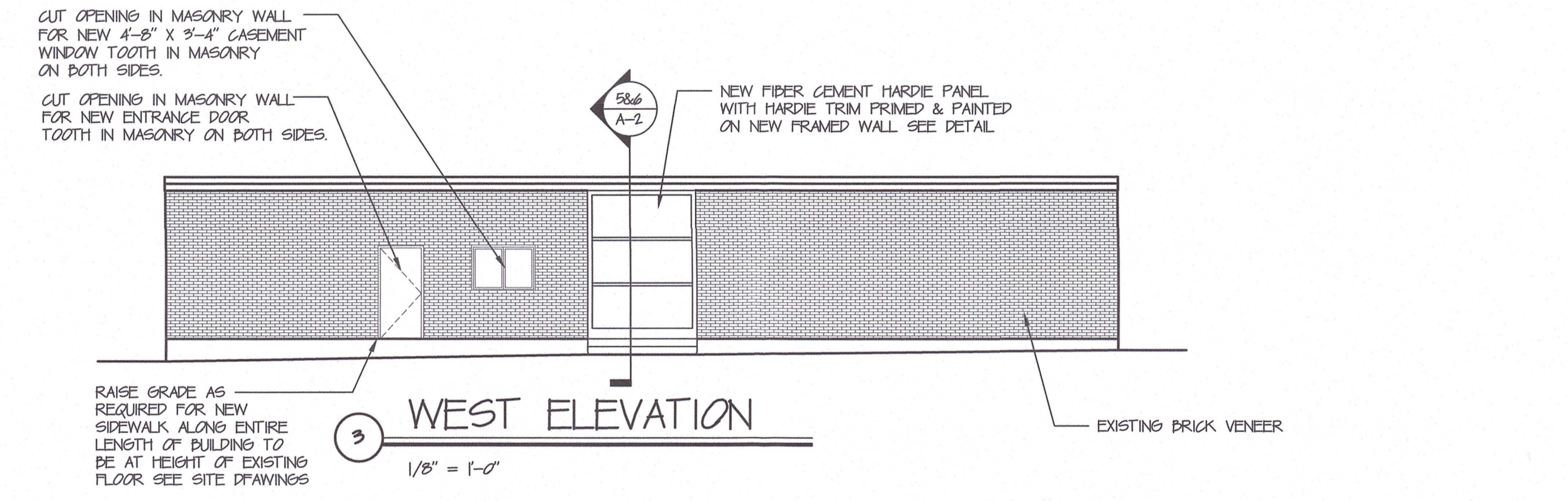
2 SOUTH ELEVATION
1/8" = 1'-0"



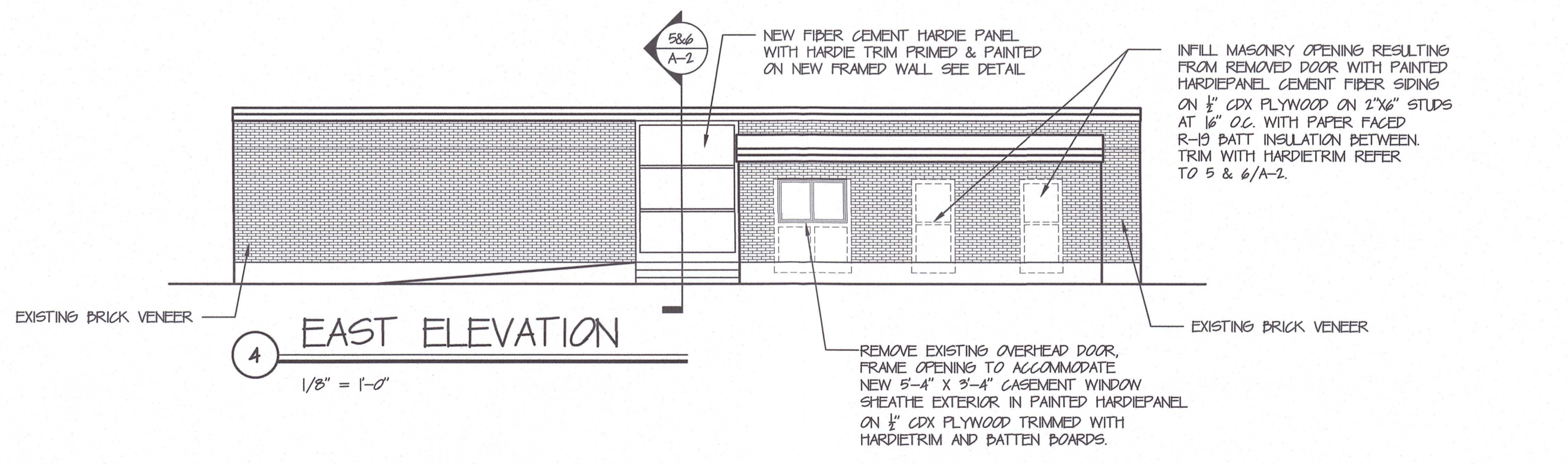
6 INFILL SECTION
3/8" = 1'-0"



5 TYPICAL WALL INFILL
3/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

CONTRACTOR TO:
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CONTRACTOR WILL BE HELD RESPONSIBLE FOR THEM.

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PRELIMINARY SET



PROJECT:
PROPOSED APARTMENTS
740 COLONEL LEDYARD HWY
LEDYARD, CT 06339

TITLE:
PROPOSED FLOOR PLAN

DATES ISSUED:	
9-16-2024	

COM. #
2024-39
SCALE:
1/8" = 1'-0"
SHEET:
A-2