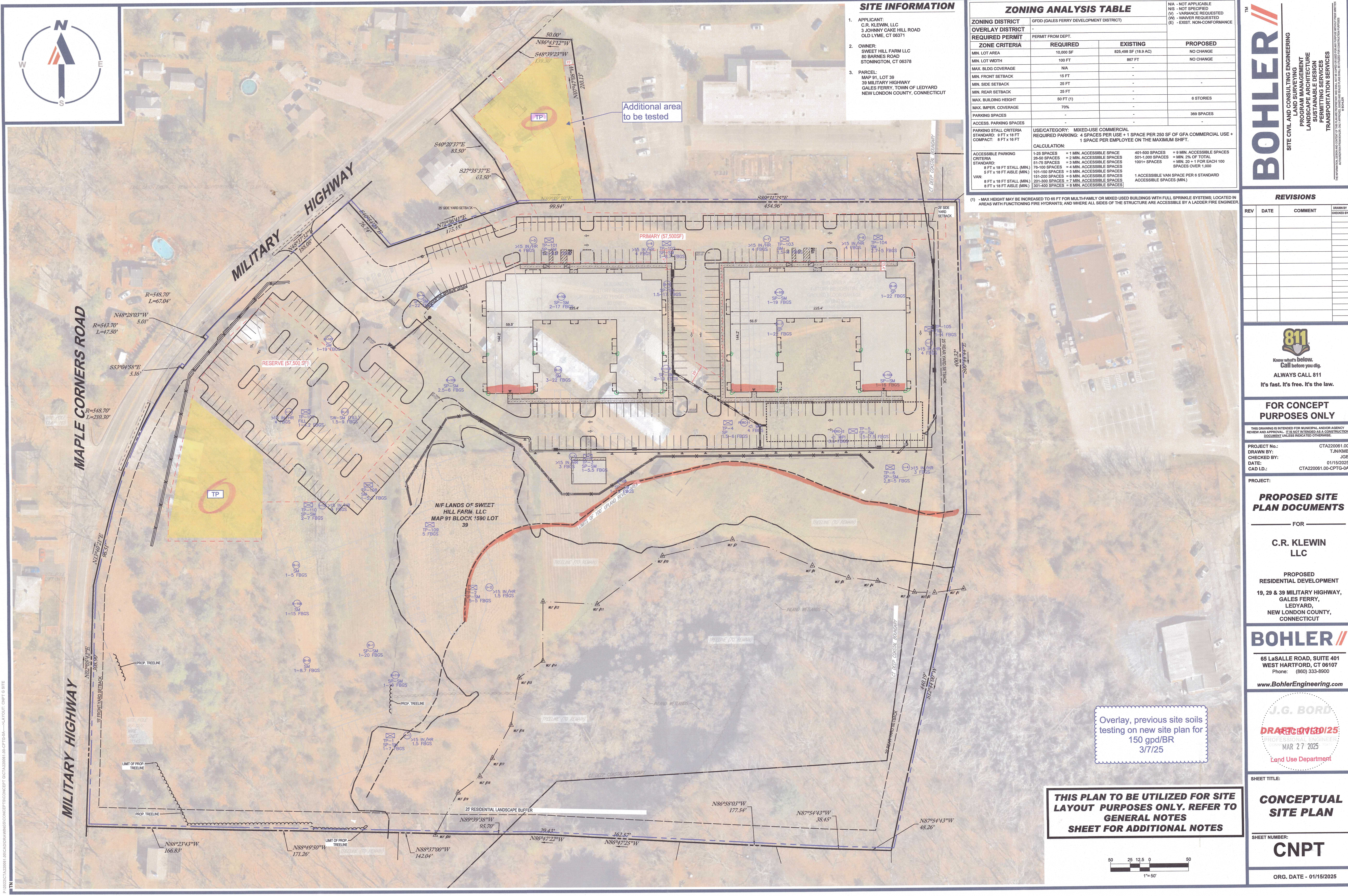
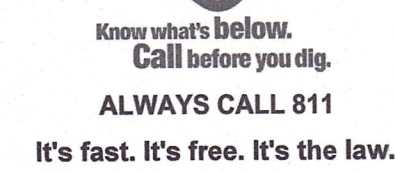




1. **APPLICANT:**
C.R. KLEWIN, LLC
3 JOHNNY CAKE HILL ROAD
OLD LYME, CT 06371
2. **OWNER:**
SWEET HILL FARM LLC
80 BARNES ROAD
STONINGTON, CT 06378
3. **PARCEL:**
MAP 91, LOT 39
39 MILITARY HIGHWAY
GALES FERRY, TOWN OF LEDYARD
NEW LONDON COUNTY, CONNECTICUT

ZONING DISTRICT		GFD (GALES FERRY DEVELOPMENT DISTRICT)		(W) - WALKER REQUESTED (E) - EXIST. NON-CONFORMANCE		
WALKER DISTRICT						
REQUIRED PERMIT		PERMIT FROM DEPT.				
ZONE CRITERIA		REQUIRED	EXISTING	PROPOSED		
MIN. LOT AREA		10,000 SF	825,488 SF (18.9 AC)	NO CHANGE		
MIN. LOT WIDTH		100 FT	867 FT	NO CHANGE		
MAX. BLDG. COVERAGE		N/A	-			
MIN. FRONT SETBACK		15 FT	-			
MIN. SIDE SETBACK		25 FT	-			
MIN. REAR SETBACK		25 FT	-			
MAX. BUILDING HEIGHT		50 FT (1)	-	6 STORIES		
MAX. IMPER. COVERAGE		70%	-			
PARKING SPACES		-	-	369 SPACES		
ACCESS. PARKING SPACES		-	-			
PARKING STALL CRITERIA STANDARD: 8 FT X 16 FT COMPACT: 8 FT X 16 FT		USE/CATEGORY: MIXED-USE COMMERCIAL REQUIRED PARKING: 4 SPACES PER USE + 1 SPACE PER 250 SF OF GFA COMMERCIAL USE + 1 SPACE PER EMPLOYEE ON THE MAXIMUM SHIFT.				
CALCULATION:						
ACCESSIBLE PARKING		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 = 10 MIN. ACCESSIBLE SPACES 1,001+ SPACES = 11 MIN. ACCESSIBLE SPACES	= MIN. 2% OF TOTAL = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000		
VAN:	8 FT X 16 FT STALL (MIN.) STANDARD: 8 FT X 16 FT STALL (MIN.) 8 FT X 16 FT STALL (MIN.) 8 FT X 16 FT STALL (MIN.)	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 ENGINE.

[illegible]

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

PROJECT:

— FOR —

**PROPOSED
RESIDENTIAL DEVELOPMENT**

**19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT**

www.BohlerEngineering.com

HEET TITLE:

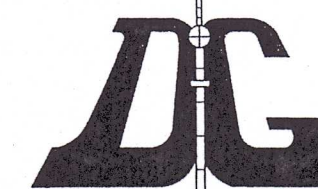
SHEET NUMBER: _____

ORG. DATE - 01/15/2025

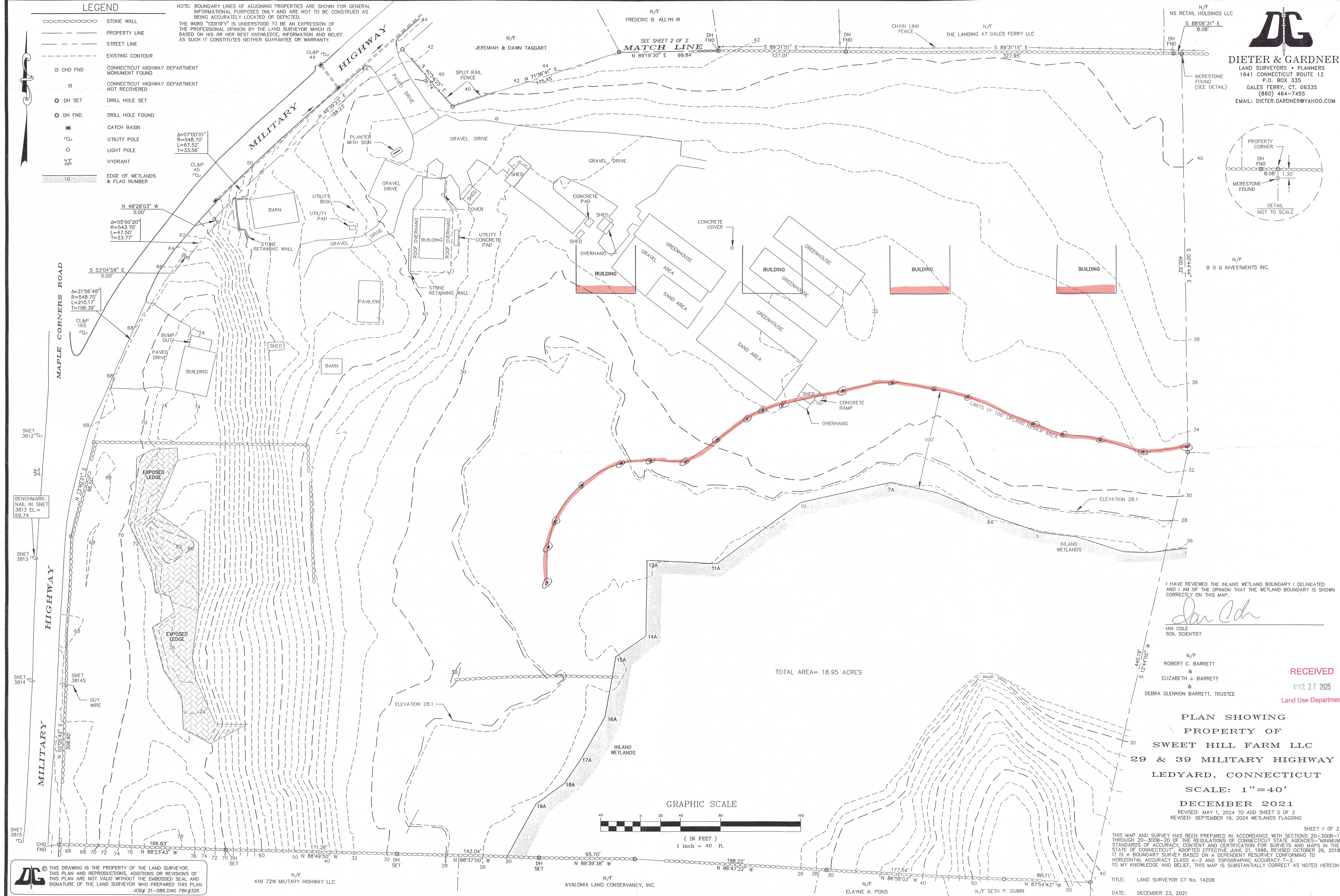
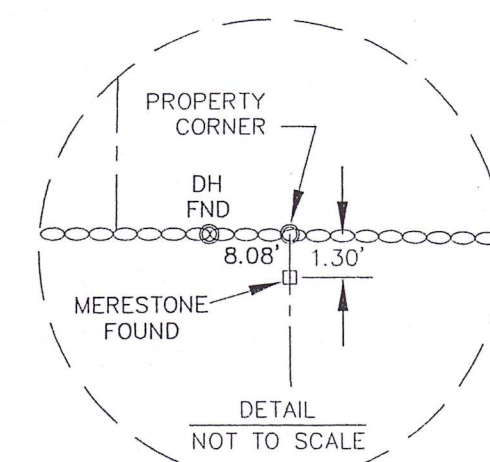
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
- CONNECTICUT HIGHWAY DEPARTMENT NOT RECOVERED
- DRILL HOLE SET
- DRILL HOLE FOUND
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- HYDRANT
- EDGE OF WETLANDS & FLAG NUMBER

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.



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LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM



I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

Jan Cole
IAN COLE
SOIL SCIENTIST

N/F
ROBERT C. BARRETT
&
ELIZABETH J. BARRETT
&
DEBRA GLENNON BARRETT, TRUSTEE

RECEIVED
MAR 27 2025
Land Use Department

PLAN SHOWING
PROPERTY OF
SWEET HILL FARM LLC
29 & 39 MILITARY HIGHWAY
LEDYARD, CONNECTICUT
SCALE: 1"=40'

DECEMBER 2021
REVISED: MAY 1, 2024 TO ADD SHEET 2 OF 2
REVISED: SEPTEMBER 18, 2024 WETLANDS FLAGGING

SHEET 1 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 AND TOPOGRAPHIC ACCURACY T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
DATE: DECEMBER 23, 2021

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# 21-086.DWG FBK#326