

LETTER OF TRANSMITTAL

Town of Ledyard Land Use Department

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215

Email: planner@ledyardct.org

RECEIVED

JUL 09 2026

Land Use Department

DATE: July 1, 2026

- TO:
- | | | | |
|--|---|--|--|
| ☒ Town Engineer | ☒ Groton Public Utilities | ☒ Building Dept. | ☒ Assessor |
| ☐ Town Attorney | ☐ SCWA | ☒ Fire Marshal | ☐ Police |
| ☒ Ledge Light Health | ☐ Mayor | ☐ DOT | ☐ CAM |
| ☒ WPCA | ☒ Public Works | ☐ DEEP | ☐ Other |

Project Name: PZ#26-1SITE

Project Location: 740 Colonel Ledyard Highway, Ledyard

The following items have been transmitted:

- ☒ Application Plans and/or Supporting Documents via Hand Delivered or Email
- ☐ Regulations
- ☐ Other

Description
Please review & comment on application.

Transmitted as checked below. Please submit comments on or before:

- ☐ For approval ☐ For your use ☐ As requested ☒ For your review and comment

Note: Please return comments to planner@ledyardct.org.

Remarks: If you are unable to submit written comments on or before July 9, 2026, if possible and please contact me by phone at the Planning Department at (860) 464-3215 with any questions. Thank you.

Signed: *Liz Burdick*
Elizabeth Burdick, Director of Land Use & Planning

Reviewing Agency: GROTON UTILITIES FOR LEDYARD WPCA WATER

Review Date: 7/8/26

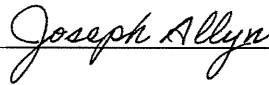
Reviewed By: JLA

Project Name: PZ#26-1SITE

Project Location: 740 Colonel Ledyard Highway, Ledyard

Comments: SEE ATTACHED

Electronic Signature:

A handwritten signature in cursive script, reading "Joseph Allyn", is written over a horizontal line.

**CITY OF GROTON
DEPARTMENT OF UTILITIES
SITE PLAN REVIEW SHEET**

Title of Plan	<u>Proposed 36 Unit Apartment Development</u>	Latest Revision Date	<u>07/01/2026</u>
Location	<u>740 Colonel Ledyard Highway</u>	W.I.P.#	<u>7-1622</u>
Engineer	<u>Killingly Engineering Associates</u>	Phone #	<u>(860) 779-7299</u>
Reviewed By	<u>JLA</u>	Date of Review	<u>7/08/2026</u>

Check for the Following:

Notes Required on Plan

- | | Yes | No |
|---|---------------|-------|
| 1. Note - All water main and service installations shall conform to the City of Groton, Department of Utilities, Water Main and Service Construction Specifications, with most current revisions. | X____ | _____ |
| 2. Note - Approved backflow preventers are required on all fire sprinkler and domestic water lines. | X____ | _____ |
| 3. Note - Remote water meter read box required. | X____ | _____ |
| 4. Size of water mains and services and note indicating minimum cover shall be 4' - 6' from finish grade. | X____ | _____ |
| 5. Pipe separations - 10' min between water and sewer
10' min between water and buildings
5' min between water and catch
basins or drain pipes. | X____ | _____ |
| 6. Site must be at subgrade before water utilities can be installed. | X____ | _____ |
| 7. Valve locations - All branch line valves to be located as close as possible to main lines. | X____ | _____ |
| 8. Engineer should provide flow calculations to confirm hydrant flow and domestic flow requirements (meter size). | X____ | _____ |
| 9. Architectural plans showing utility room locations and entry point of water service. | X____ | _____ |
| 10. Meter location inside building or meter pit. | _____ | _____ |
| 11. Electronic Copy of the site plan is required | X____ | _____ |
| 12. Is site located in Groton Utilities' watershed? | SEE COMMENT 1 | |
| 13. Comments: PLEASE SEE GROTON UTILITIES' COMMENTS BEGINNING ON PAGE 2. Site plan is NOT APPROVED by Groton Utilities' Water Department. | | |

**CITY OF GROTON
DEPARTMENT OF UTILITIES
SITE PLAN REVIEW COMMENTS**

1. PLEASE CONFIRM WITH LEDYARD WPCA ON AN EASEMENT IN FAVOR OF THE WPCA FOR THE EXISTING 16" WATER MAIN RUNNING THROUGH THE PARCEL. ADD EASEMENT TO PLANS.
2. A RECORD PLAN OF THE EXISTING 16" MAIN CAN BE PROVIDED UPON REQUEST TO AID IN PROPERLY LOCATING IT ON THIS SITE PLAN SET.
3. REMOVE "CT WATER COMPANY WILL FURNISH MATERIALS INCLUDING TEE, VALVE, PIPE, HYDRANT AND ACCESSORIES." FROM NOTE #5 UNDER WATER MAIN INSTALLATION NOTES: ON SHEET 4.
4. REMOVE NOTE #6 UNDER WATER MAIN INSTALLATION NOTES: ON SHEET 4.
5. CHANGE NOTE #10 UNDER WATER MAIN INSTALLATION NOTES: ON SHEET 4 TO STATE 4'-6" OF COVER.
6. REMOVE NOTE #16 UNDER WATER MAIN INSTALLATION NOTES: ON SHEET 4.
7. REMOVE "GROTON UTILITIES WATER COMPANY" AND OTHER UTILITY NAMES FROM ANY NOTE ON THE PLAN. REPLACE THIS WITH "LEDAYRD WPCA."
8. THERE ARE MULTIPLE NOTES THAT CALL OUT OTHER WATER PURVEYORS SUCH AS CT WATER COMPANY (MOSTLY IN THE "WATER MAIN INSTALLATION NOTES" ON SHEET 3). REMOVE THESE NOTES OR REWORK THEM TO MATCH THE SPEC DRAWINGS.
9. COORDINATE DIRECTLY WITH WESTON AND SAMPSON ENGINEERING FIRM FOR SEWER NEEDS. THEY ARE ACTING ON BEHALF OF LEDYARD WPCA TO COORDINATE TIE-INS TO EXISTING LOW PRESSURE SEWER SYSTEM.
10. THERE IS **STILL** NO CALL-OUT ON SHEET 3 FOR THE EXISTING FEED INTO THE SCHOOL AT 740 COLONEL LEDYARD HIGHWAY. WHAT IS THE PLAN FOR THIS? IT MAY NEED BE CUT AND CAPPED AT THE EXISTING 8" SHUT-OFF VALVE GOING TO THE PARCEL.
11. REMOVE 90 DEGREE BEND FROM THE 6" FEED INTO THE EXISTING SCHOOL AND REPLACE IT WITH TWO 45 DEGREE BENDS.
12. IS FIRE PROTECTION GOING TO BE NEEDED ON THE EXISTING SCHOOL BUILDING? NO MENTION OF FP VS DOMESTIC ON THAT 6" LINE.
13. WILL 8" WATER MAIN BE LARGE ENOUGH TO SUPPORT FUTURE DEVELOPMENT ON THIS PARCEL? STATIC PRESSURES ARE FAIRLY LOW. ARE THERE PLANS FOR FUTRE BUILDINGS HERE?
14. HOW DOES THE OWNER PLAN TO METER THE NEW BULDING?
15. PLEASE REACH OUT TO JOSEPH ALLYN @ GROTON UTILITIES FOR QUESTIONS AND CONCERNS ADDRESSING THESE COMMENTS. CONTACT INFO:
ALLYNJ@GROTONUTILITIES.COM CELL: 860-625-2591 OFFICE: 860-629-7014