

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

1322	B & R HOLDING COMPANY, LLC 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
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
1348	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
1356R	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1358	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1339	CHRISTOPHER & REBECCA TEHAN 1339 BALDWIN HILL ROAD LEDYARD, CT. 06339
1341	ANGEL & BETZaida RUIZ 1341 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1356	DOMINICK D. & JOYCE A. CERAVOLO 1356 BALDWIN HILL ROAD GALES FERRY, CT. 06335
	UNITED STATES OF AMERICA

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

SOILS LEGEND
PER SOIL SURVEY OF NEW LONDON COUNTY CONNECTICUT

Aa	ADRIAN AND PALMS MUCKS
CcB	CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS 3 TO 8 PERCENT SLOPES
CdD	CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS 15 TO 35 PERCENT SLOPES
CrD	CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY 15 TO 45 PERCENT SLOPES
Ub	UDORTHERNTS-PITS COMPLEX, GRAVELLY
Ud	UDORTHERNTS-URBAN LAND COMPLEX
Wd	WALPOLE FINE SANDY LOAM

LEGEND

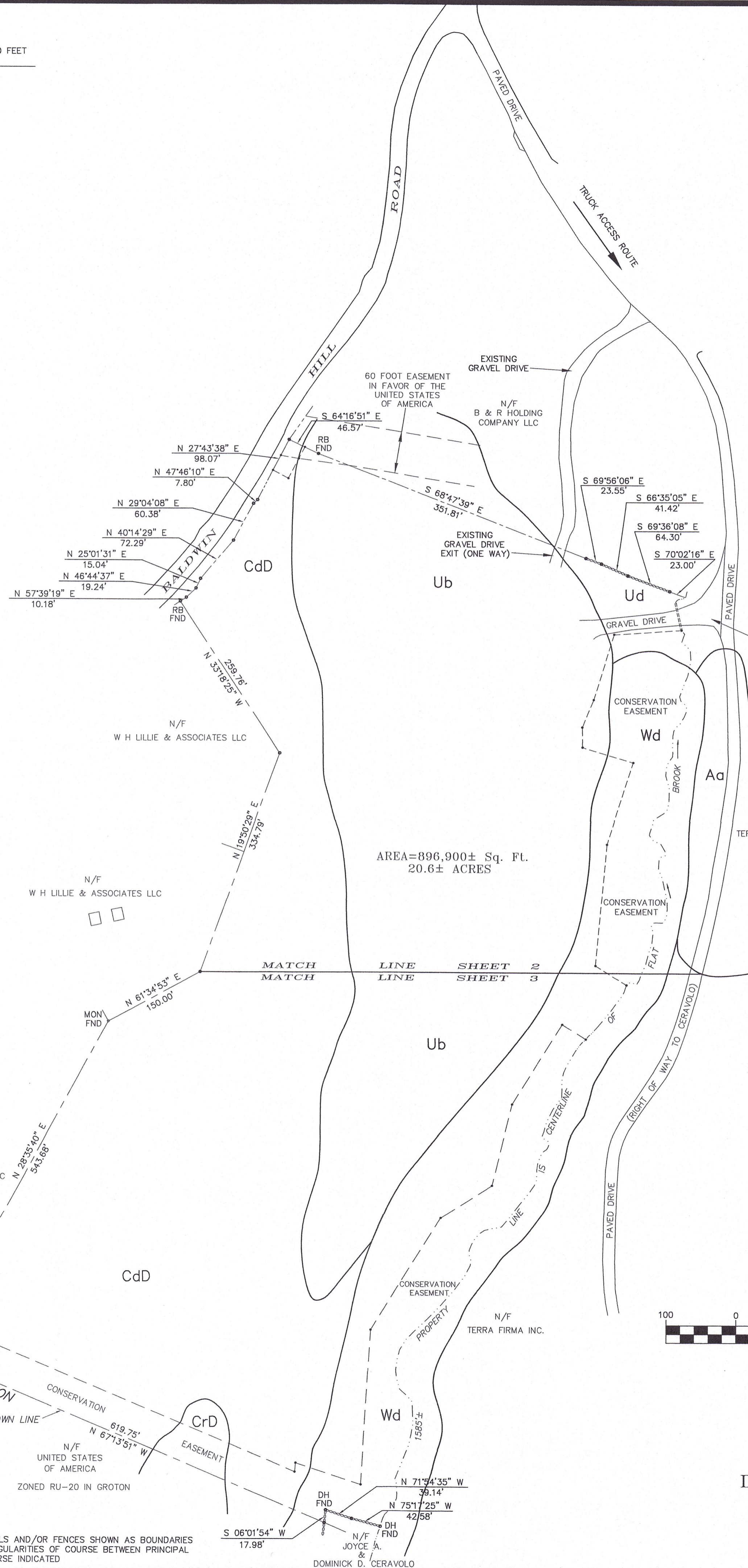
—	STONE WALL
- - -	PROPERTY LINE
—	STREET LINE
MON FND	MONUMENT FOUND
DH FND	DRILL HOLE FOUND
RB FND	REBAR FOUND

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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.

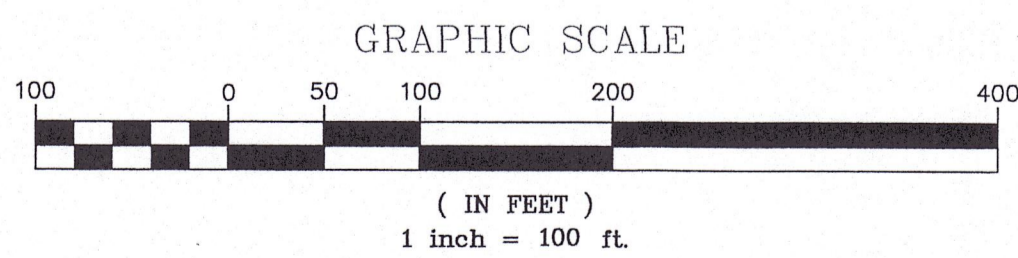
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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

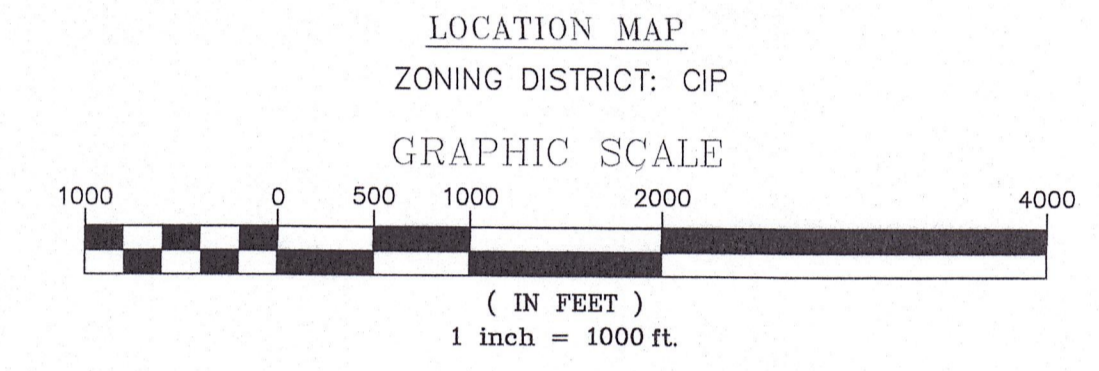
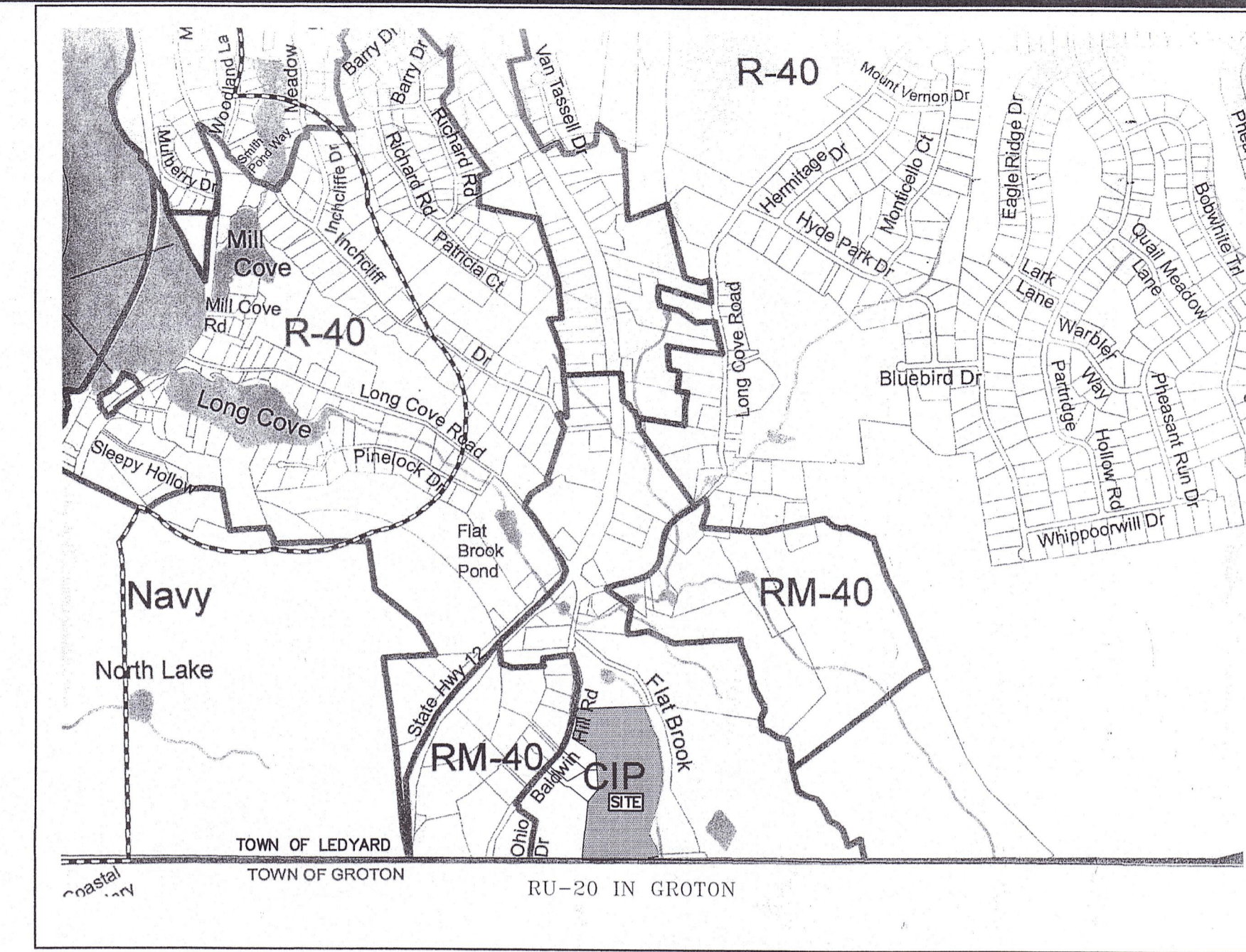
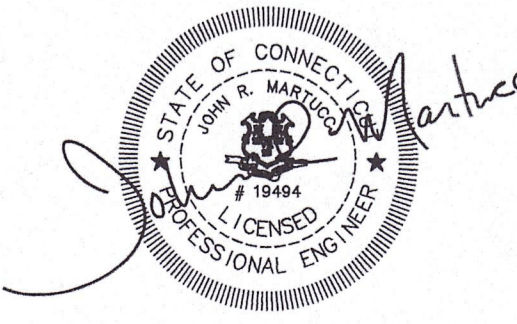


GENERAL NOTES:

- MAP REFERENCE:
 - 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.
 - SUBMARINE BASE - NEW LONDON, CONNECTICUT 33000V POWER SUPPLY TRANSMISSION LINE TO OUTDOOR SUBSTATION, SCALE 1"=100', CODE IDENT. NO. 80091 DEC. 22, 1941, STONE & WEBSTER ENGINEERING CORP., SHEET 2.
 - 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.
 - PROPERTY TO BE ACQUIRED BY THE UNITED STATES OF AMERICA FROM THOMAS A. & JUANITA R. VVIRITO, BALDWIN HILL ROAD, LEDYARD, CONN., NORTH ACCESS ROAD, 400 FAMILY HOUSING PROJECT, SCALE: 1"=100', CODE IDENT. NO. 80091 DATE FEB. 8, 1982, DICASARE-BENTLEY ENGINEERS INC.
 - TOWN OF LEDYARD MAP SHOWING LAND ACQUIRED BY THOMAS A. & JUANITA R. VVIRITO BY THE TOWN OF LEDYARD ON BALDWIN HILL ROAD, 1"=40', DECEMBER 1983, EDWARD SITTLY L.S., MAP NO. 1425.
 - 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 1998, DIETER & GARDNER LAND SURVEYORS.
 - PROPERTY SURVEY PREPARED FOR TERRA FIRMA INC., BALDWIN HILL ROAD, LEDYARD CONNECTICUT, SCALE: 1"=80', SEPTEMBER 2007, JOB I.D. NO. 07-1509 PREPARED BY BOUNDARIES LLC.
- 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 1-800-922-4455 PRIOR TO INITIATION OF ANY WORK. UTILITY SIZE, MATERIAL, AND LOCATION AS PER RESPECTIVE UTILITY AUTHORITY.
- 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.
- THIS PLAN HAS BEEN PREPARED TO ADDRESS SECTION 8.16 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 SITES USEFULNESS.
- 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.
- ON SITE SOIL TYPES ARE (ADRIAN) CdD (CANTON), Cd (CHARLTON), CcB (CANTON), Ub (UDORTHERNTS-PITS), Ud (UDORTHERNTS-URBAN) AND Wd (WALPOLE).
- THIS LOT DOES NOT INCLUDE LAND AREAS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S 100-YEAR FLOOD HAZARD AREA.
- NO IMPACTS FROM THIS PROPOSAL ON EXISTING/POTENTIAL SURFACE AND GROUND DRINKING WATER SUPPLIES.
- NO CHEMICALS/POTENTIAL CONTAMINANTS WILL BE PRODUCED OR STORED ON SITE.
- PLAN OF OPERATION: BOVE BROTHERS, LLC WILL OPERATE AT 1340 BALDWIN HILL ROAD SITE ACCORDING TO THE FOLLOWING SCHEDULE: MONDAY THROUGH FRIDAY: 6:00 AM TO 6:00 PM, SATURDAY 7:00 AM TO 5 PM. THERE IS CONTINUOUS WATERING FOR DUST CONTROL DURING HOURS OF OPERATION. THE SITE IS UNDER THE SCOPE OF THE UNITED STATES BUREAU OF MINES (MSHA) WITH UNANNOUNCED INSPECTIONS DONE AT LEAST TWICE A YEAR. IN ACCORDANCE WITH MSHA REQUIREMENTS, THERE IS FIRST AID SAFETY EQUIPMENT ON SITE AND POSTED INSTRUCTIONS IN CASE OF AN EMERGENCY. POSTED SIGNS CONTROL FLOW OF TRAFFIC AND DIRECT ANY VISITORS. ALL BLASTING IS IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE STATE OF CONNECTICUT AND THE LEDYARD FIRE MARSHALL AND OCCURS ONCE OR TWICE A WEEK WITH MAXIMUM "SHOT" OF 40000 CUBIC YARDS. NEARBY PROPERTY OWNERS HAVE BEEN NOTIFIED TO CALL BOVE BROTHERS, LLC AT 860-443-9200 TO BE ADDED TO A CALL LIST FOR BLASTING. CURRENTLY, THERE ARE APPROXIMATELY ELEVEN TRIANGLES THAT ENTER/EXIT THE QUARRY UP TO TEN TRIPS A DAY. IN MOST CASES, THE TRUCKS WILL TRAVEL SOUTH DOWN ROUTE 12 AND USE ROUTE 95 EITHER HEADED NORTH OR SOUTH, DEPENDING ON JOB LOCATION. HOWEVER, AT TIMES, TRIANGLES MAY TRAVEL NORTH ON ROUTE 12 AND USE ROUTE 2-A MOHEGAN PEQUOT BRIDGE DUE TO ACCIDENTS OR JOB LOCATIONS. EXCAVATION WILL NOT GET WITHIN 4 FEET OF THE WATER TABLE. FLOOR OF SITE SHALL BE GRADED NOT LESS THAN ONE PERCENT (1%) OR MORE THAN FOUR PERCENT (4%). A BOND SHALL BE POSTED AFTER SITE PLAN APPROVAL TO GUARANTEE WORK WILL BE DONE IN ACCORDANCE WITH THE APPROVED PLAN BY THE OWNER. OWNER SHALL SIGN DOCUMENT PROVIDED BY THE ZONING OFFICIAL TO CERTIFY THAT THE PROPOSED OPERATION WILL BE CONDUCTED IN ACCORDANCE WITH THE APPROVED PLAN.
- THE INLAND WETLANDS COMMISSION AT ITS JULY 11, 2023 MEETING APPROVED THIS APPLICATION WITH 3 CONDITIONS.
- THE CONSERVATION EASEMENT SHALL BE MONUMENTED.



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



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

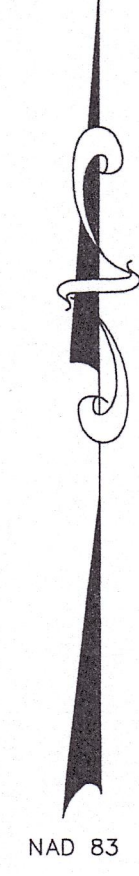
SHEET 1	100 SCALE A-2 PLAN, LOCATION MAP & GENERAL NOTES
SHEET 2	40 SCALE PLAN WITH PROPOSED CONDITIONS
SHEET 3	40 SCALE PLAN WITH PROPOSED CONDITIONS
SHEET 4	SCHEDULE AND EROSION/SEDIMENT CONTROL NARRATIVE AND DETAILS

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
REVISED: JULY 7, 2023

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF THE CONNECTICUT STATE 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 DEFENDANT 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
JUL 12 2023
LAND USE DEPARTMENT



NAD 83



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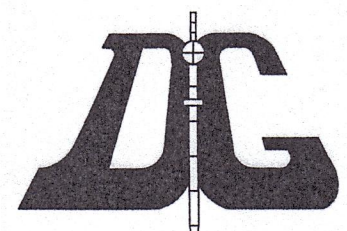
CHAIRMAN OR SECRETARY _____ DATE _____

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
- EXISTING CONTOUR
- PROPOSED GRADE AT END OF QUARRY ACTIVITY
- UTILITY POLE
- TOE OF CUT
- TOE OF LEDGE CUT APRIL 19, 2023
- BERM (EROSION CONTROL)
- APPROXIMATE TREE LINE
- INLAND WETLANDS
- CENTERLINE FLAT BROOK
- SILTFENCE OR HAYBALES TO BE INSTALLED
- DIRECTION WATER FLOW



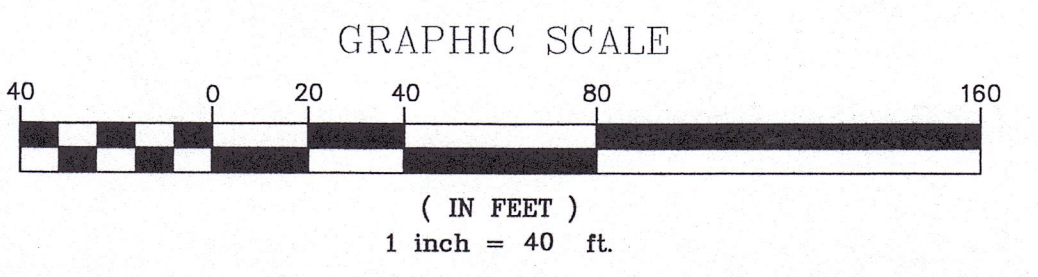
DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
 1641 CONNECTICUT ROUTE 12
 P.O. BOX 335
 GALES FERRY, CT. 06335
 (860) 464-7455
 EMAIL: DIETER.GARDNER@YAHOO.COM

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

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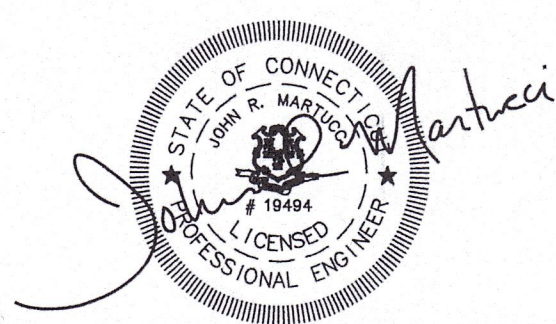
MATCH LINE

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
 REVISED: JULY 7, 2023

SHEET 2 OF 4

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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 _____



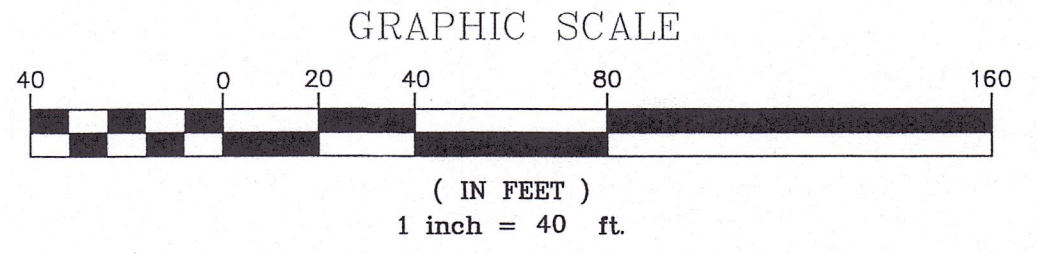
MATCH LINE

N/F
 W H LILLIE & ASSOCIATES LLC

N/F
 B & R HOLDING COMPANY, LLC

- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED GRADE AT END OF QUARRY ACTIVITY
 - TOE OF LEDGE CUT
 - BERM (EROSION CONTROL)
 - SILT FENCE/HAYBALES TO BE INSTALLED
 - UTILITY POLE
 - APPROXIMATE TREE LINE
 - INLAND WETLANDS
 - CENTERLINE FLAT BROOK
 - 6 FOOT HIGH CHAIN LINK FENCE TO BE INSTALLED
 - DIRECTION WATER FLOW

TOWN OF LEDYARD
 TOWN OF GROTON



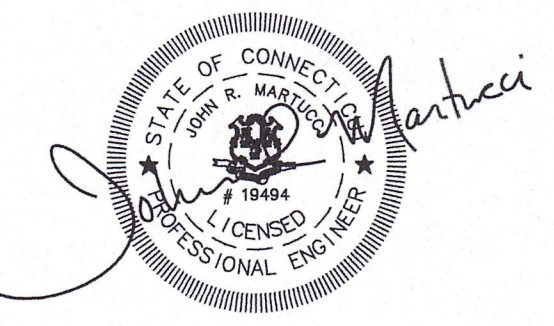
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N/F
 JOYCE A. &
 DOMINICK D. CERAVOLO



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'

NOTE: BERM AND HAUL ROAD AS LOCATED IN FIELD JULY 6, 2023

MAY 2023
 REVISED: MAY 10, 2023
 REVISED: JULY 7, 2023

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 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:

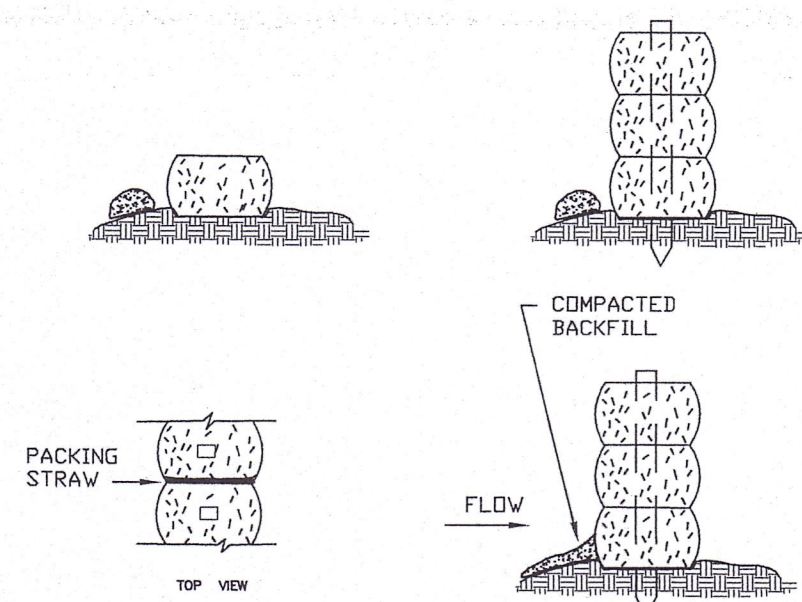
INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

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 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 SEED 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 THROUGH FRIDAY 6:00 A.M. TO 6:00 P.M. AND SATURDAY 7:00 A.M. TO 5 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2027.

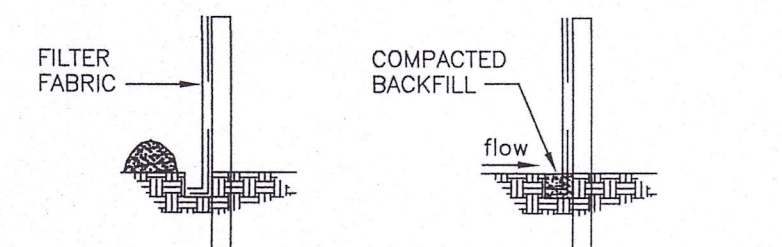
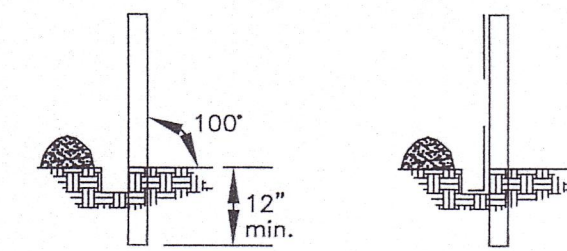
1. EXCAVATE A TRENCH 4" DEEP & THE WIDTH OF A STRAW BALE
2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE.
3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.
4. BACKFILL & COMPACT THE EXCAVATED SOIL ON THE UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.



CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE

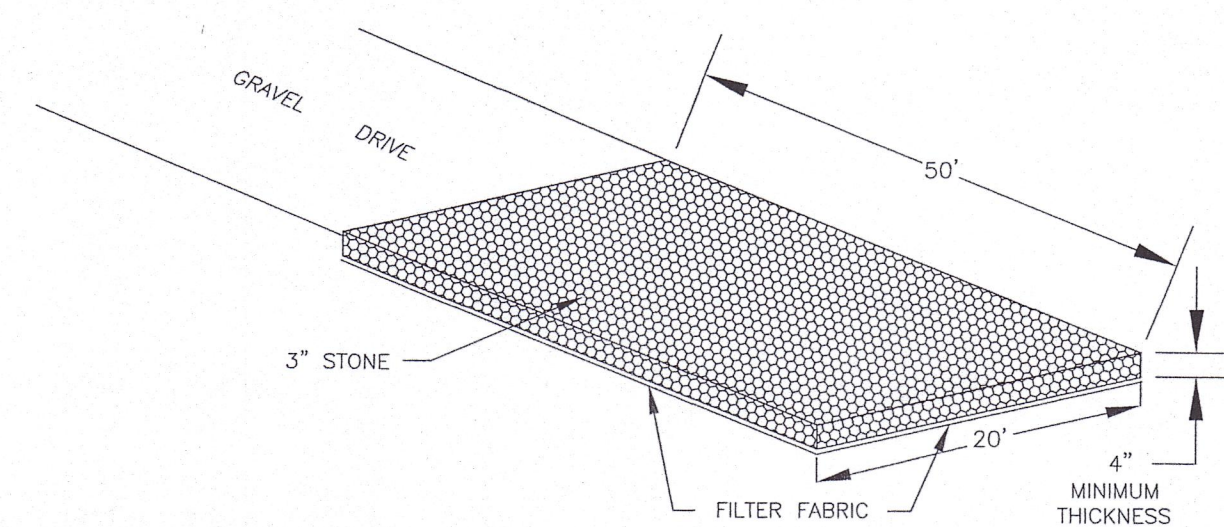
1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE, ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.
2. STAPLE THE WIRE MESH FENCING TO END POST.



3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.

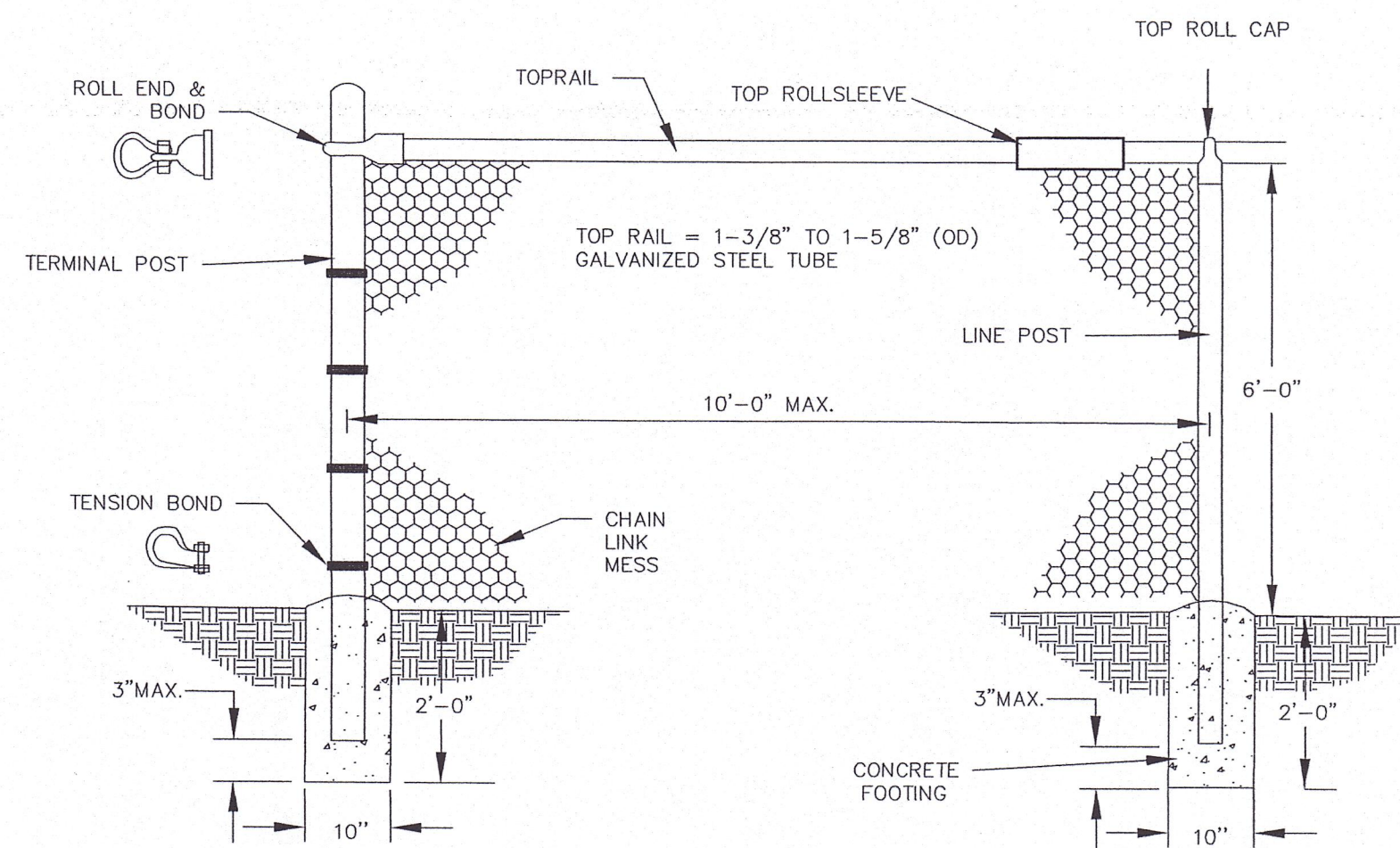
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



ANTI TRACKING PAD

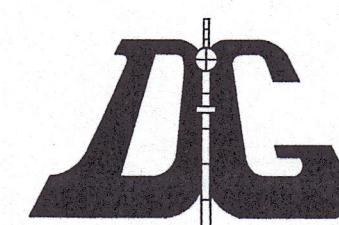
NOT TO SCALE



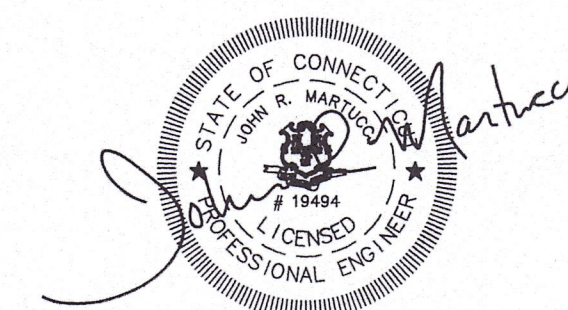
CHAIN LINK FENCE DETAIL

NOT TO SCALE

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LEDYARD, CONNECTICUT

MAY 2023

REVISED: MAY 10, 2023