

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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PROJECT No.: CTA220061.00
DRAWN BY: TJN/KMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CTA220061.00-AERL-0A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN LLC

PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
LEDYARD,
NEW LONDON COUNTY,
CONNECTICUT

BOHLER

65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107
Phone: (860) 333-8900
www.BohlerEngineering.com

J.G. BORD

PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

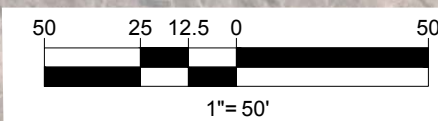
SHEET TITLE:

**EXISTING CONDITIONS
AERIAL EXHIBIT**

SHEET NUMBER:

EX-01

ORG. DATE - 02/19/2025



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 19 & MAP 91, LOT 39
IN 39 MILITARY HIGHWAY
GALES FERRY, TOWN OF LEDYARD
NEW LONDON COUNTY, CONNECTICUT

(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 ENGINEER

[illegible]

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PROJECT No.:	CTA220061.00
DRAWN BY:	TJN/KMB
CHECKED BY:	JGB
DATE:	02/19/2025
CAD I.D.:	CTA220061.00-REND-1A

PROJECT:

- FOR -

**PROPOSED
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**19, 29 & 39 MILITARY HIGHWAY,
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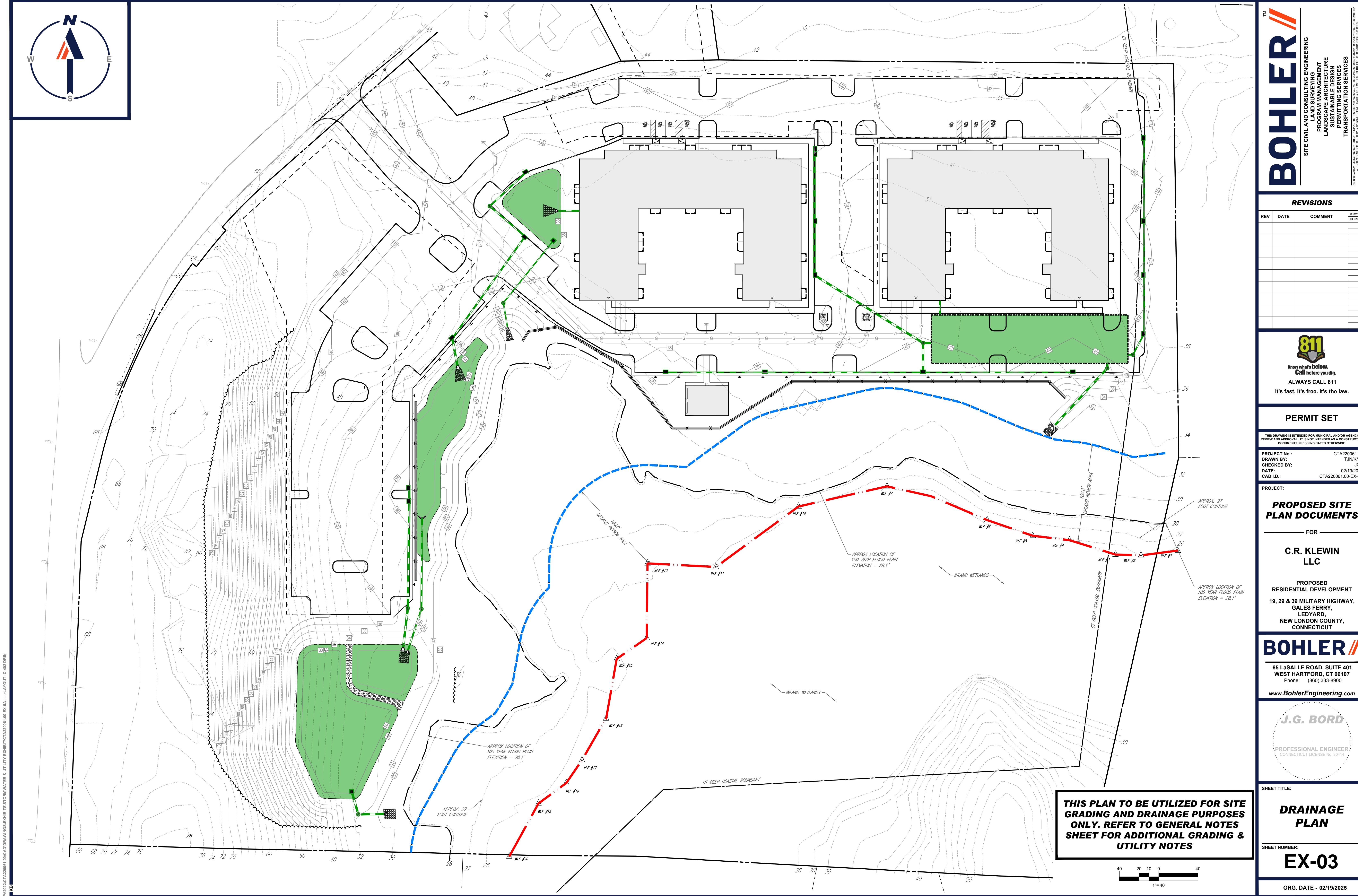
PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

SHEET TITLE:

SHEET NUMBER:

RN-01

ORG. DATE - 02/19/2025



P:\2022\CTA220061.00\CAD\DRAWINGS\EXHIBITS\STORMWATER & UTILITY EXHIBIT\CTA220061.00-EX-5A.dwg - LAYOUT: C-402.DRWN

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FOR

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PROPOSED RESIDENTIAL DEVELOPMENT
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 CONNECTICUT LICENSE No. 30414

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

EX-03

ORG. DATE - 02/19/2025



MAPLE CORNERS ROAD

MILITARY HIGHWAY

MILITARY HIGHWAY

RESERVE LEACHING AREA (57,500 SF)

PRIMARY LEACHING AREA (57,500SF)

BUILDING B
±24,000 SF FOOTPRINT
139 UNITS
230 BEDROOMS & 230 FULL BATHROOMS + 38 HALF BATHROOMS

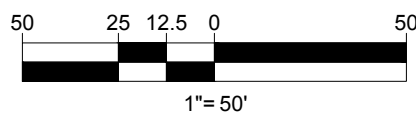
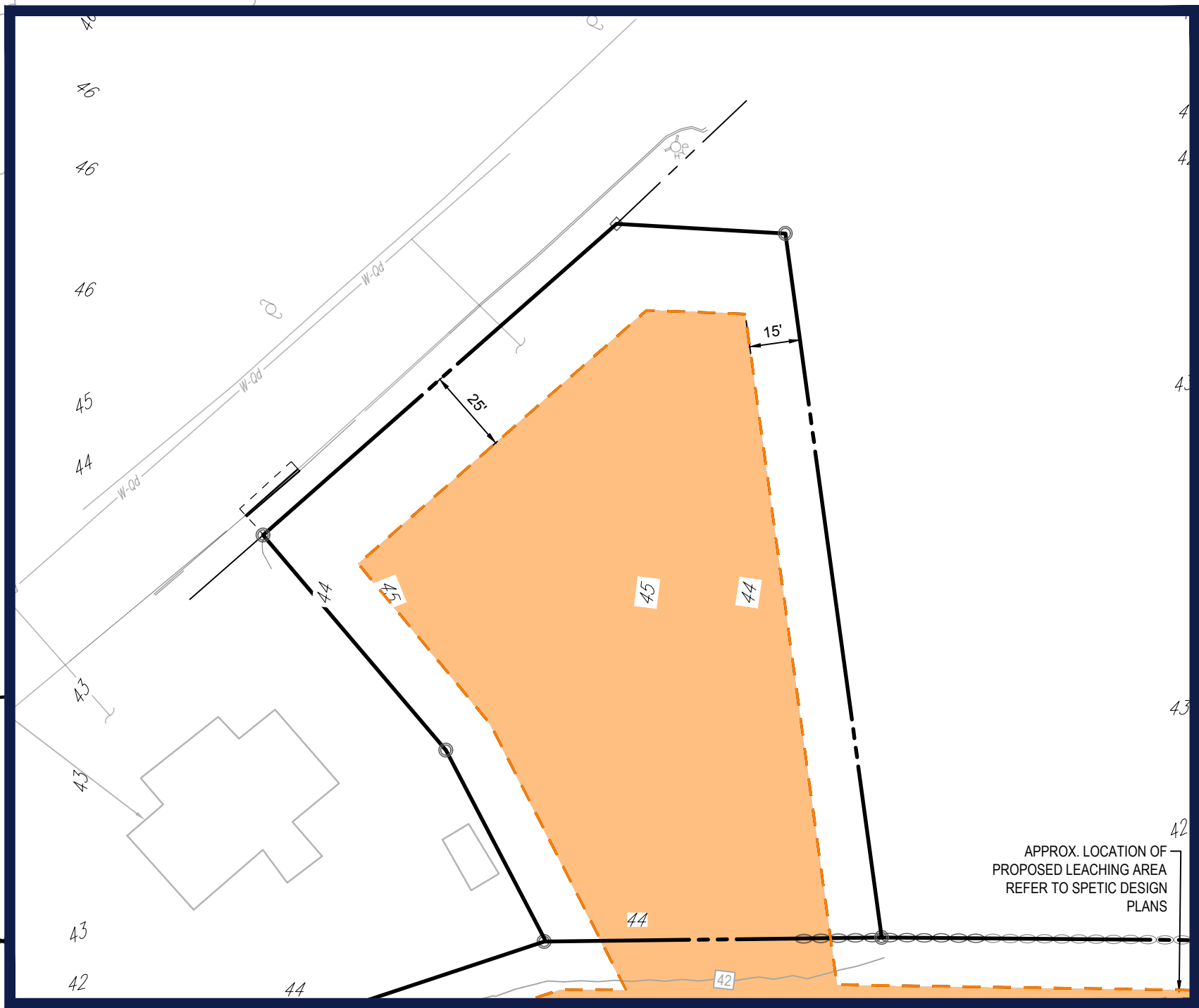
BUILDING A
±24,000 SF FOOTPRINT
139 UNITS
230 BEDROOMS & 230 FULL BATHROOMS + 38 HALF BATHROOMS

PUMP HOUSE

TRANSFORMER NOTE:

GC SHALL PROVIDE ALL APPURTENANCES IN ACCORDANCE WITH UTILITY COMPANY SPECIFICATIONS AND CARRY SAME IN BASE BID. APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONCRETE PAD, SECONDARY SPILL CONTAINMENT AREAS (IF REQUIRED), BOLLARD / VEHICULAR PROTECTION, AND OTHER ITEMS AS MAY BE REQUIRED BY THE UTILITY PROVIDER FOR INSTALLATION OF THE TRANSFORMER. GC SHALL COORDINATE ALL ASPECTS OF INSTALLATION WITH UTILITY PROVIDER PRIOR TO ORDERING OF MATERIALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN WRITING.

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL GRADING & UTILITY NOTES



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LLC

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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

EX-04

ORG. DATE - 02/19/2025