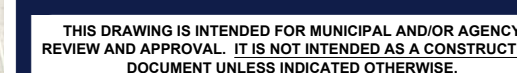


SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

PROJECT:

— FOR —

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

**65 LaSALLE ROAD, SUITE 401
WEST HARTFORD, CT 06107**
Phone: (860) 333-8900

PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

EXISTING CONDITIONS AERIAL EXHIBIT

ORG. DATE - 02/19/2025



MAPLE CORNERS ROAD

MILITARY HIGHWAY

MILITARY HIGHWAY

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

LIMITS OF 100' UPLAND REVIEW AREA

INLAND WETLANDS

INLAND WETLANDS

SITE INFORMATION

- APPLICANT:
C.R. KLEWIN, LLC
3 JOHNNY CAKE HILL ROAD
OLD LYME, CT 06371
- OWNER:
SWEET HILL FARM LLC
80 BARNES ROAD
STONINGTON, CT 06378
- PARCEL:
MAP 91, LOT 19 & MAP 91, LOT 39
19 & 39 MILITARY HIGHWAY
GALES FERRY, TOWN OF LEDYARD
NEW LONDON COUNTY, CONNECTICUT

ZONING ANALYSIS TABLE

ZONING DISTRICT		GFD (GALES FERRY DEVELOPMENT DISTRICT)	
REQUIRED PERMIT		PERMIT FROM DEPT.	
ZONE CRITERIA		REQUIRED	EXISTING
MIN. LOT AREA		10,000 SF	825,498 SF (18.9 AC)
MIN. LOT WIDTH		100 FT	867 FT
MAX. BLDG COVERAGE		N/A	-
MIN. FRONT SETBACK		15 FT	192.5'
MIN. SIDE SETBACK		25 FT	81.4'
MIN. REAR SETBACK		25 FT	67.5'
MAX. BUILDING HEIGHT		50 FT (1)	65 FT
MAX. IMPER. COVERAGE		70%	23.6%
PARKING SPACES		-	387 SPACES
ACCESS. PARKING SPACES		8 SPACES	8 SPACES
PARKING STALL CRITERIA STANDARD: 9 FT x 18 FT		USE/CATEGORY: REQUIRED PARKING: CALCULATION:	AS DETERMINED BY COMMISSION TBD
ACCESSIBLE PARKING CRITERIA STANDARD: 10 FT x 18 FT STALL (MIN.) 5 FT x 18 FT AISLE (MIN.) VAN: 8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)		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 = MIN. 2% OF TOTAL SPACES OVER 1,000 1001+ SPACES = MIN. 2% OF TOTAL SPACES OVER 1,000 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 ENGINEER.

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REV	DATE	COMMENT	DRAWN BY
1	05/20/2025	RESPONSE TO TOWN COMMENTS	CR/KS JGB



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PROJECT No.: CT-A220061.00
DRAWN BY: CR/TJ/NK/MB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CT-A220061.00-REND-1A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN
LLC

PROPOSED
RESIDENTIAL DEVELOPMENT
19, 29 & 39 MILITARY HIGHWAY,
GALES FERRY,
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NEW LONDON COUNTY,
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J.G. BORD

PROFESSIONAL ENGINEER
CONNECTICUT LICENSE No. 30414

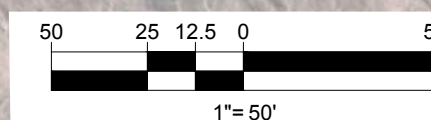
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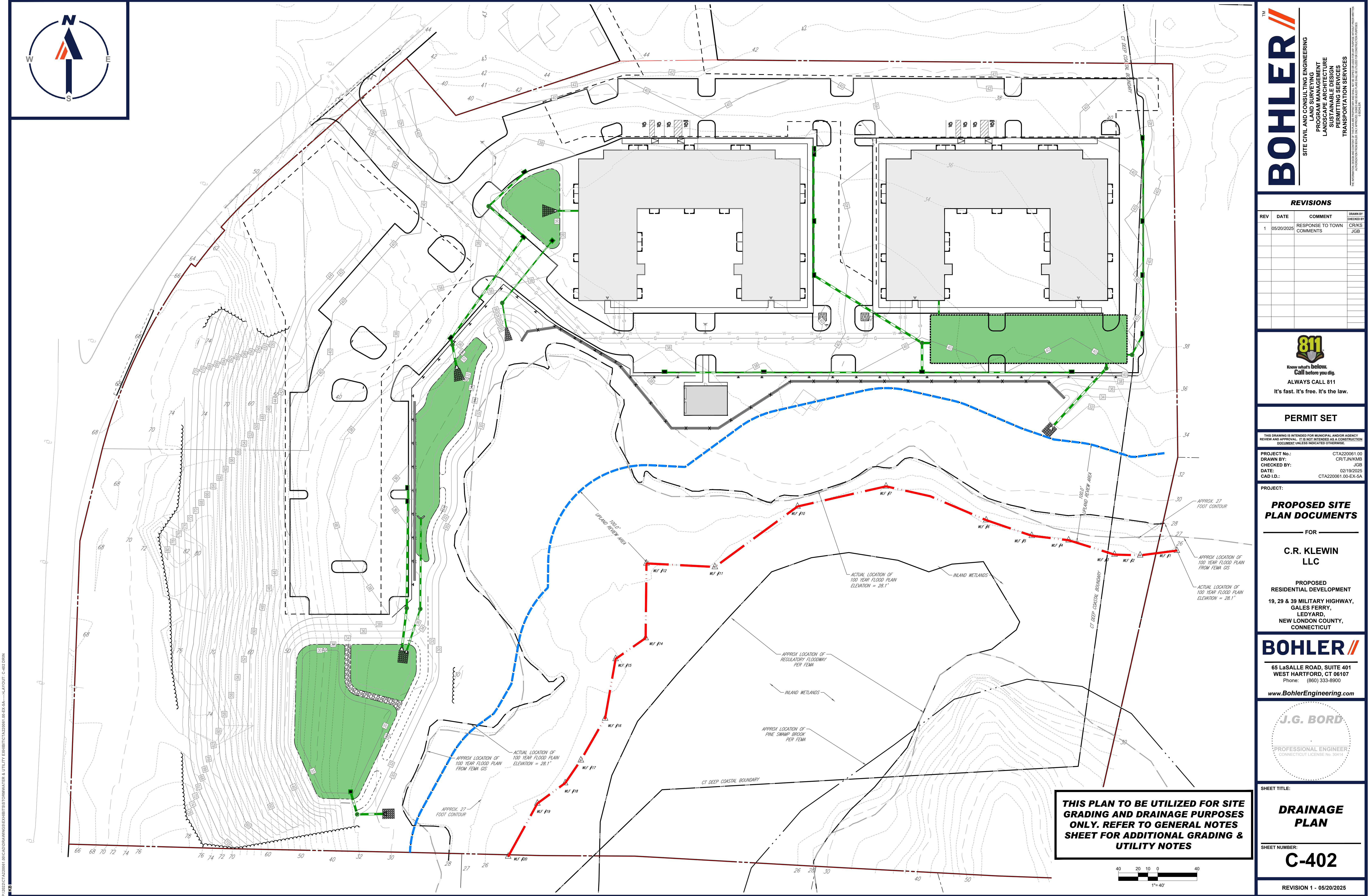
**SITE PLAN
RENDERING**

SHEET NUMBER:

RN-01

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PROJECT No.: CT A220061.00
 DRAWN BY: CR/TJ/NK/MB
 CHECKED BY: JGB
 DATE: 02/19/2025
 CAD ID: CT A220061.00-EX-5A

PROPOSED SITE PLAN DOCUMENTS

FOR

C.R. KLEWIN LLC

PROPOSED RESIDENTIAL DEVELOPMENT
 19, 29 & 39 MILITARY HIGHWAY,
 GALES FERRY,
 LEDYARD,
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J.G. BORD

PROFESSIONAL ENGINEER
 CONNECTICUT LICENSE No. 30414

SHEET TITLE:

DRAINAGE PLAN

SHEET NUMBER:

C-402

REVISION 1 - 05/20/2025

P:\0222\CT A220061.00\CAD\DRAWINGS\EXHIBITS\STORMWATER & UTILITY EXHIBIT\CT A220061.00-EX-5A-LAYOUT C-402.DRW



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

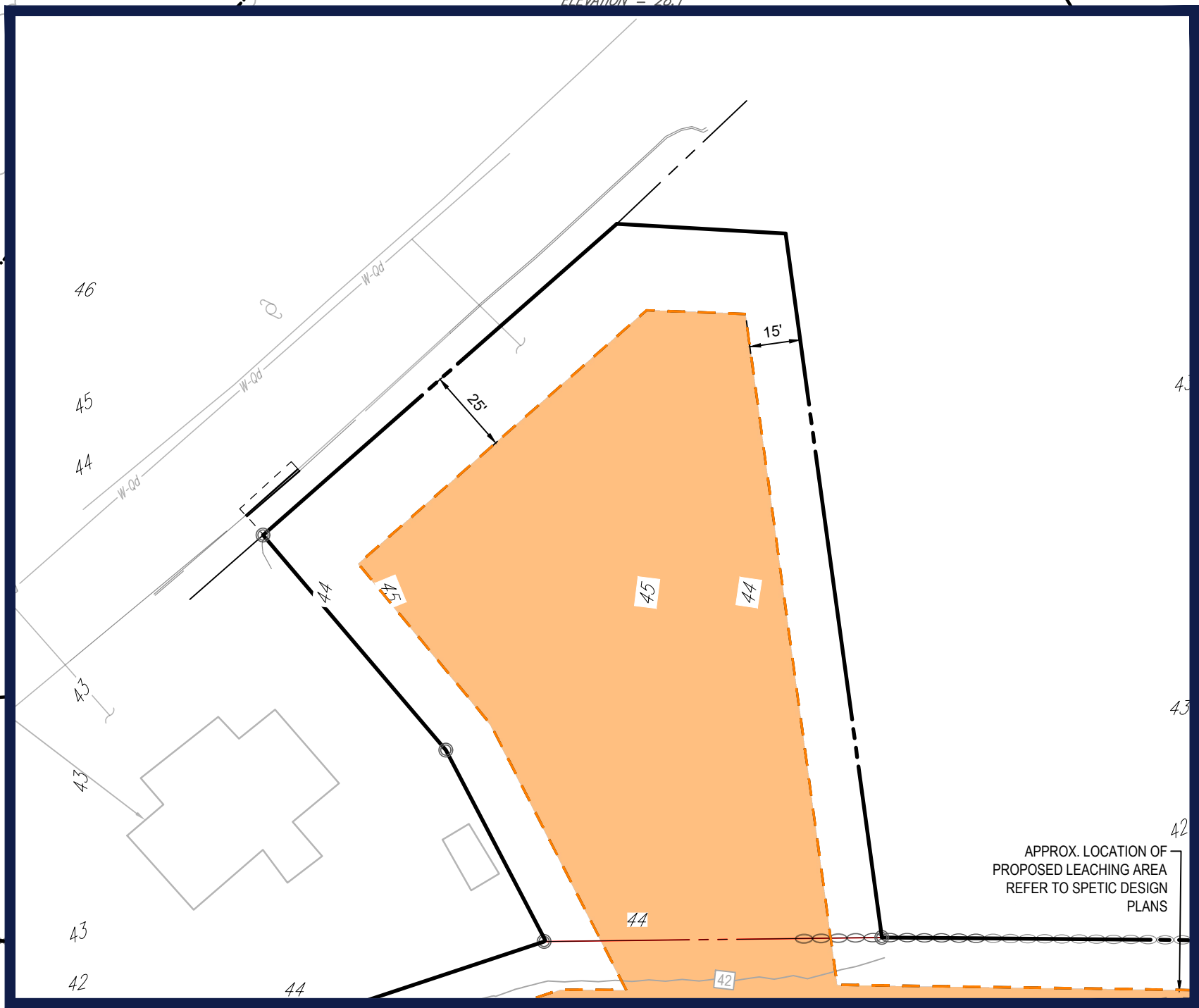
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PUMP HOUSE

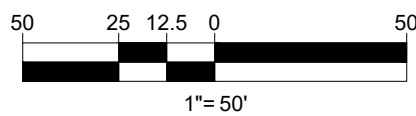
TRANSFORMER NOTE:

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



INSET 'A'
SCALE: 1" = 40'



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DRAWN BY: CR/TJN/KMB
CHECKED BY: JGB
DATE: 02/19/2025
CAD ID: CTA220061.00-UTIL-5A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

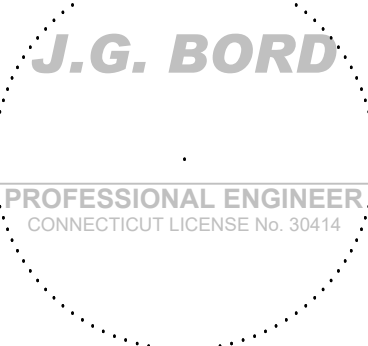
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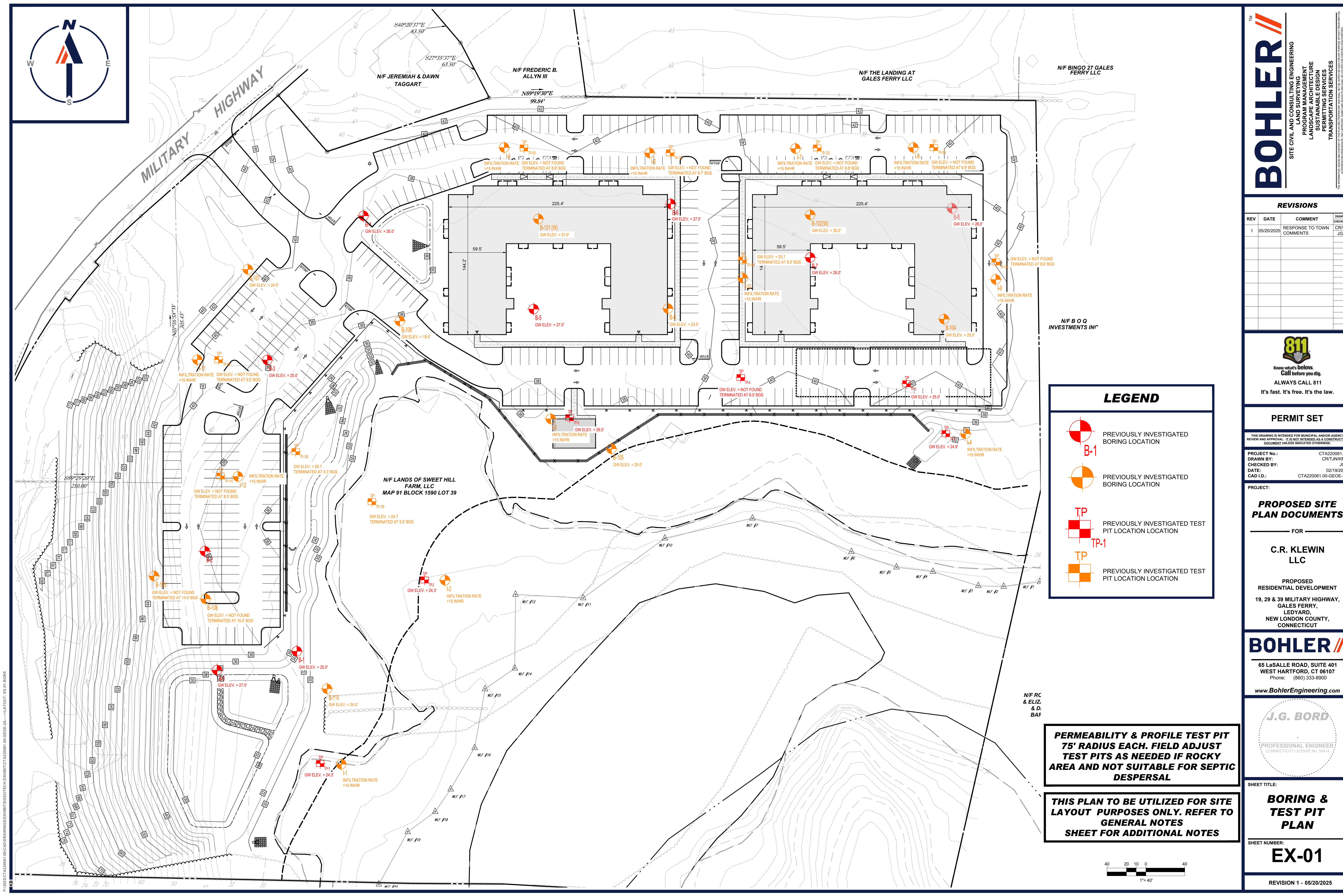
SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

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SHEET NUMBER: _____

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