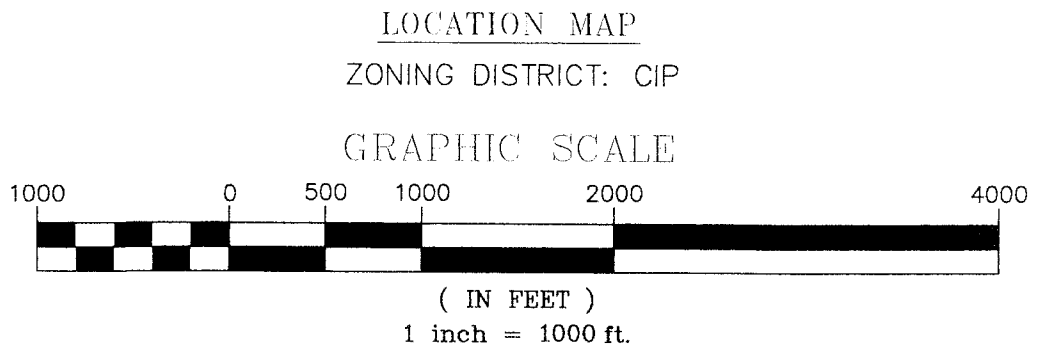
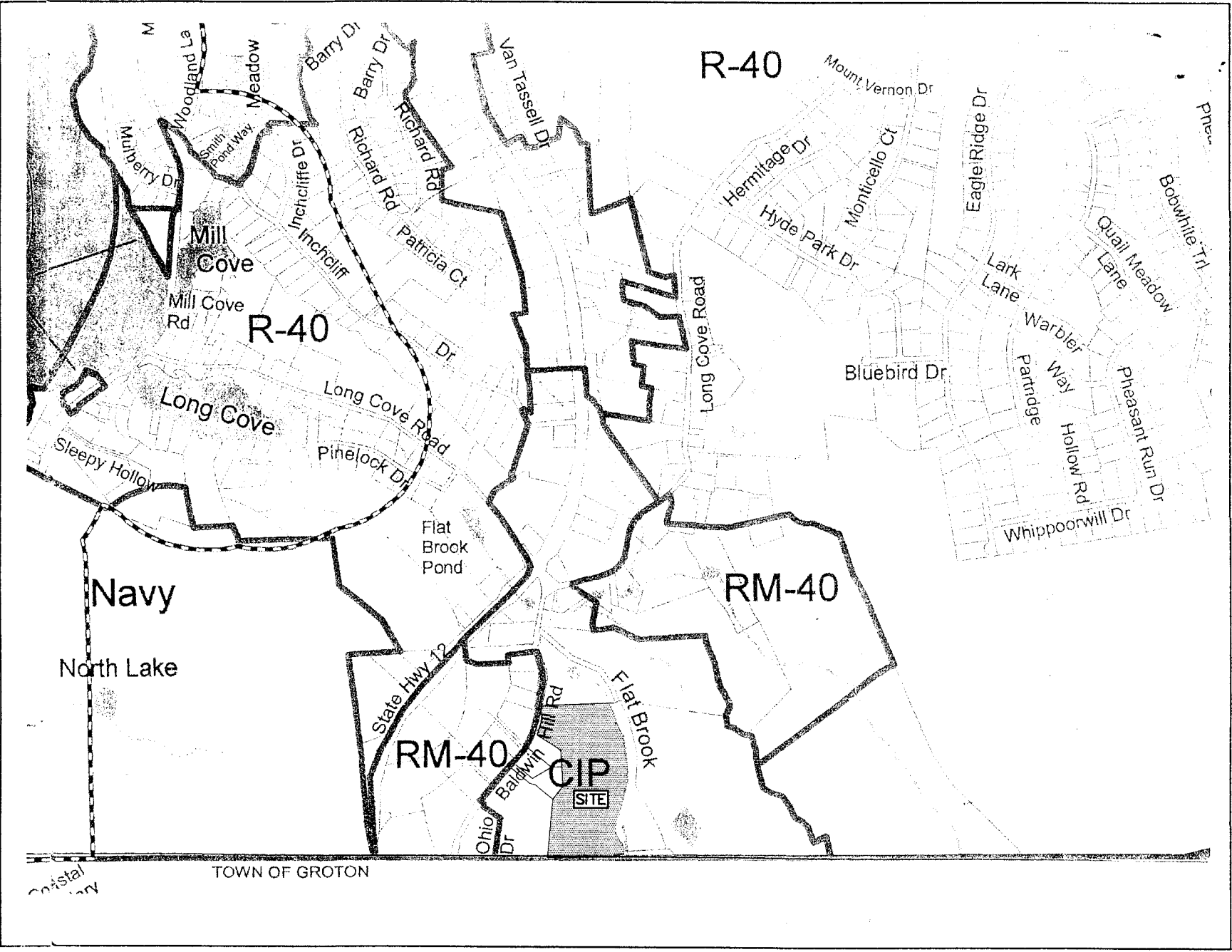


- GENERAL NOTES:**
- MAP REFERENCE:
    - SUBDIVISION PLAN BALDWIN RIDGE INDUSTRIAL PARK PREPARED FOR B & R HOLDING COMPANY, LLC BALDWIN HILL ROAD LEDYARD, CONNECTICUT SCALE: 1"=80' AUGUST 2011 SHEET 2 OF 6 REV "A" DRAINAGE AND CONSERVATION EASEMENT 10-31-11 REV "B" PER TOWN ENGINEER'S COMMENTS 11-28-11 REV "C" CONSERVATION EASEMENT LANGUAGE 2-28-12.
    - SUBMARINE BASE - NEW LONDON, CONNECTICUT 33000V POWER SUPPLY TRANSMISSION LINE TO OUTDOOR SUBSTATION, SCALE 1"=100 FEET, 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. VIVIRTO, 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. VIVIRTO 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 1988, 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 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% AND GREATLY INCREASE THE SITE'S USEFULNESS.
  - HOURS OF OPERATION MONDAY TO SATURDAY 6:30 A.M. TO 5:30 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2027.
  - 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.



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 \_\_\_\_\_

**LEGEND**

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

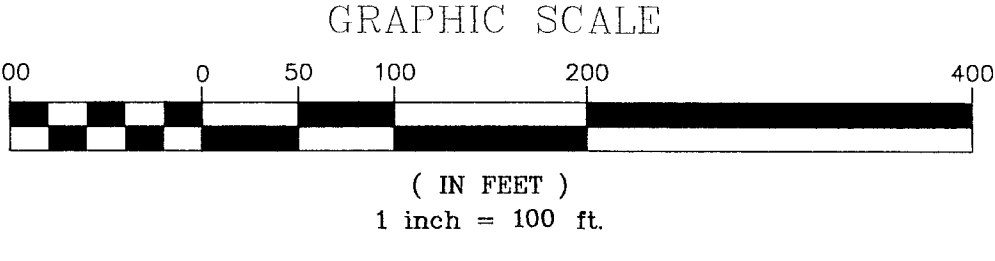
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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.

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# 23-026.DWG FBK#322

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

AREA=896,900± Sq. Ft.  
20.6± ACRES



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

**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 SHOWING**  
**PROPERTY OF**  
**B & R HOLDING COMPANY, LLC**  
**1340 BALDWIN HILL ROAD**  
**LEDYARD, CONNECTICUT**  
**SCALE: 1"=100'**  
**MAY 2023**

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. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HERON.

TITLE: LAND SURVEYOR CT No. 14208  
DATE: MAY 1, 2023



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 \_\_\_\_\_



**LEGEND**

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED GRADE AT END OF QUARRY ACTIVITY
- UTILITY POLE
- TOE OF CUT
- TREE LINE APRIL 10, 2023
- INLAND WETLANDS
- CENTERLINE FLAT BROOK
- SILTFENCE OR HAYBALES
- 6 FOOT HIGH CHAIN LINK FENCE TO BE INSTALLED

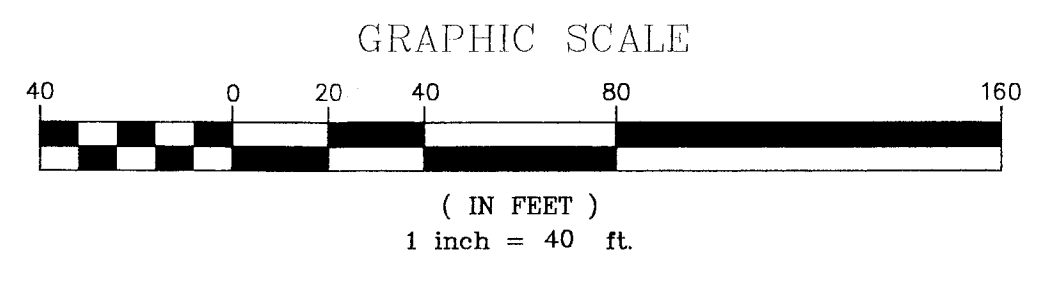
MATCH LINE

**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.  
 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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 JOB# 23-026.DWG FBK#322

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PLAN SHOWING  
 PROPERTY OF  
**B & R HOLDING COMPANY, LLC**  
 1340 BALDWIN HILL ROAD  
 LEDYARD, CONNECTICUT  
 SCALE: 1"=40'  
 MAY 2023

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

TITLE: LAND SURVEYOR CT No. 14208  
 DATE: MAY 1, 2023

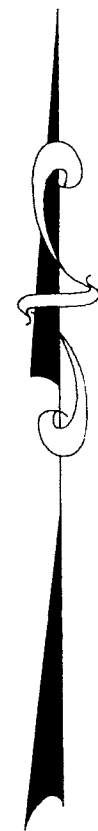


APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS.  
 ALL IMPROVEMENTS SHALL BE COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

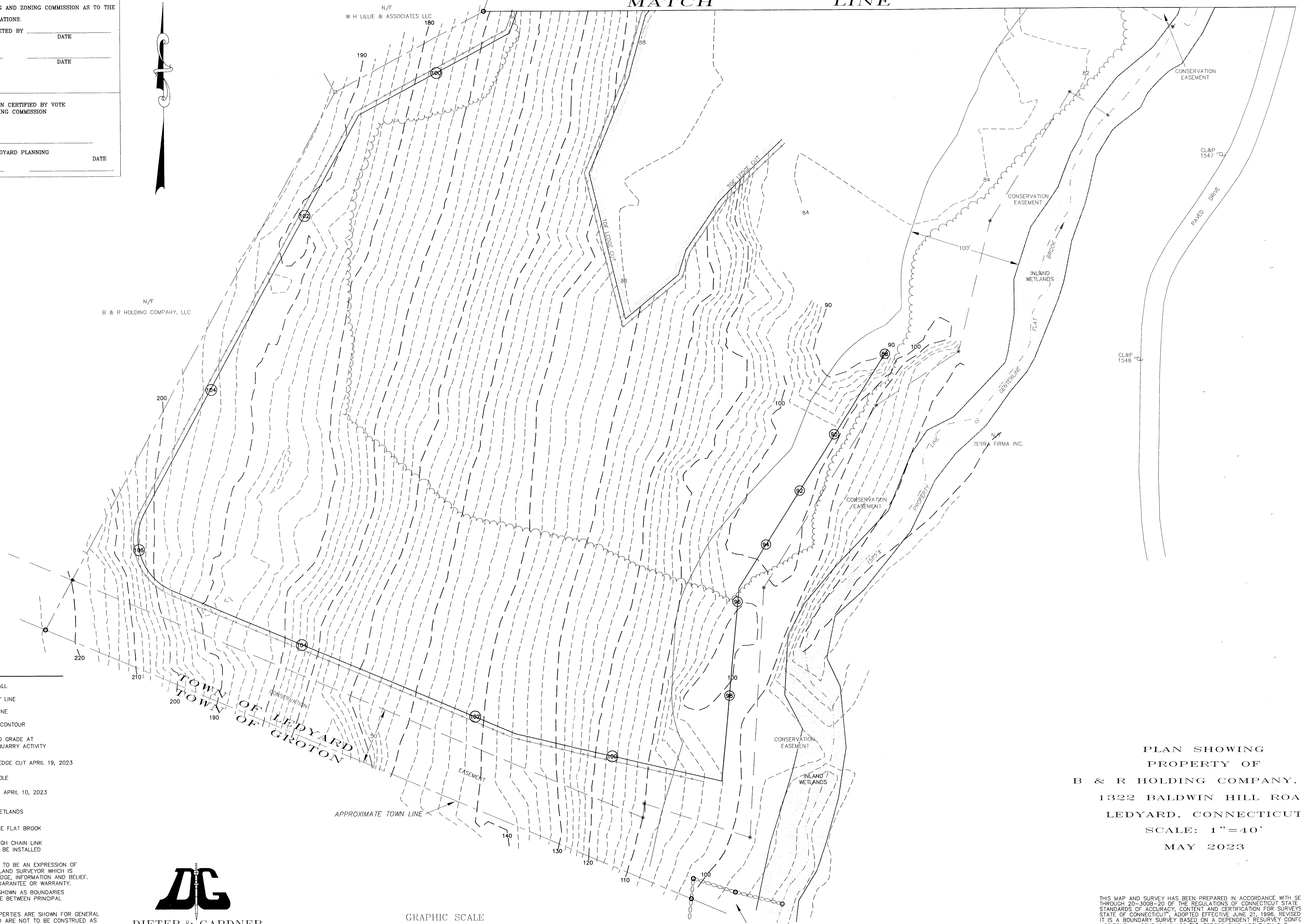
CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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 \_\_\_\_\_



MATCH LINE

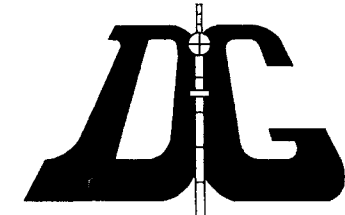


LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED GRADE AT END OF QUARRY ACTIVITY
- TOE OF CUT
- UTILITY POLE
- TREE LINE APRIL 10, 2023
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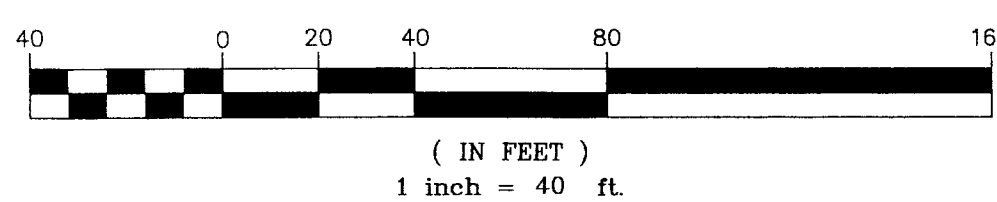
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GRAPHIC SCALE



PLAN SHOWING  
 PROPERTY OF  
**B & R HOLDING COMPANY, LLC**  
 1322 BALDWIN HILL ROAD  
 LEDYARD, CONNECTICUT  
 SCALE: 1"=40'  
 MAY 2023

SHEET 3 OF 4

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 "D", TOPOGRAPHIC ACCURACY 1-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208  
 DATE: MAY 1, 2023

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N/F  
 JOYCE A.  
 &  
 DOMINICK D. CERAVOLO

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 860-460-0767 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.

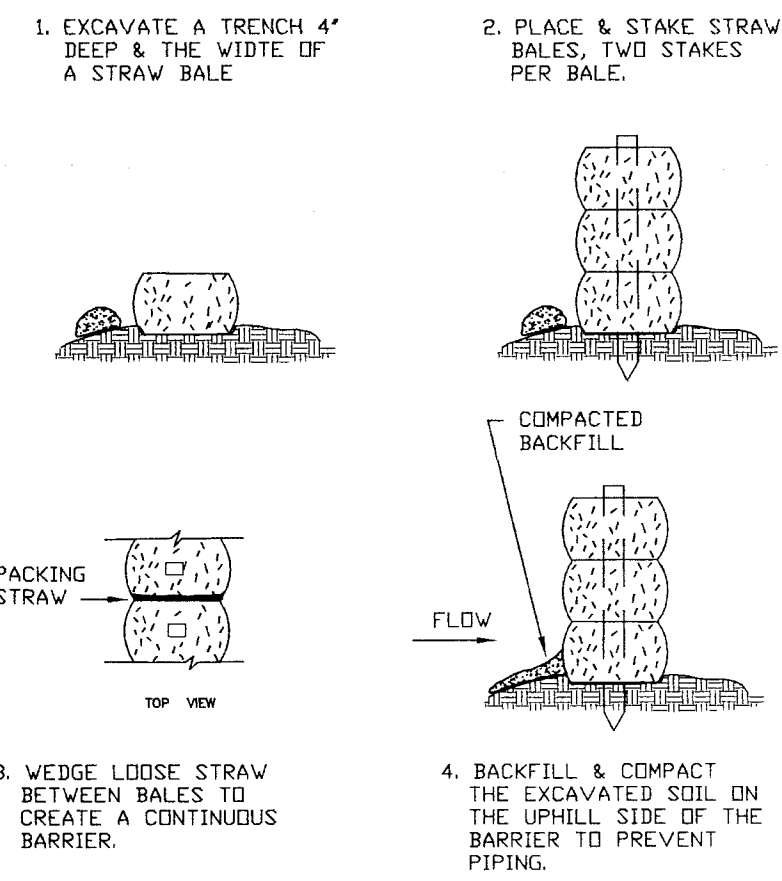
MAINTENANCE:

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:

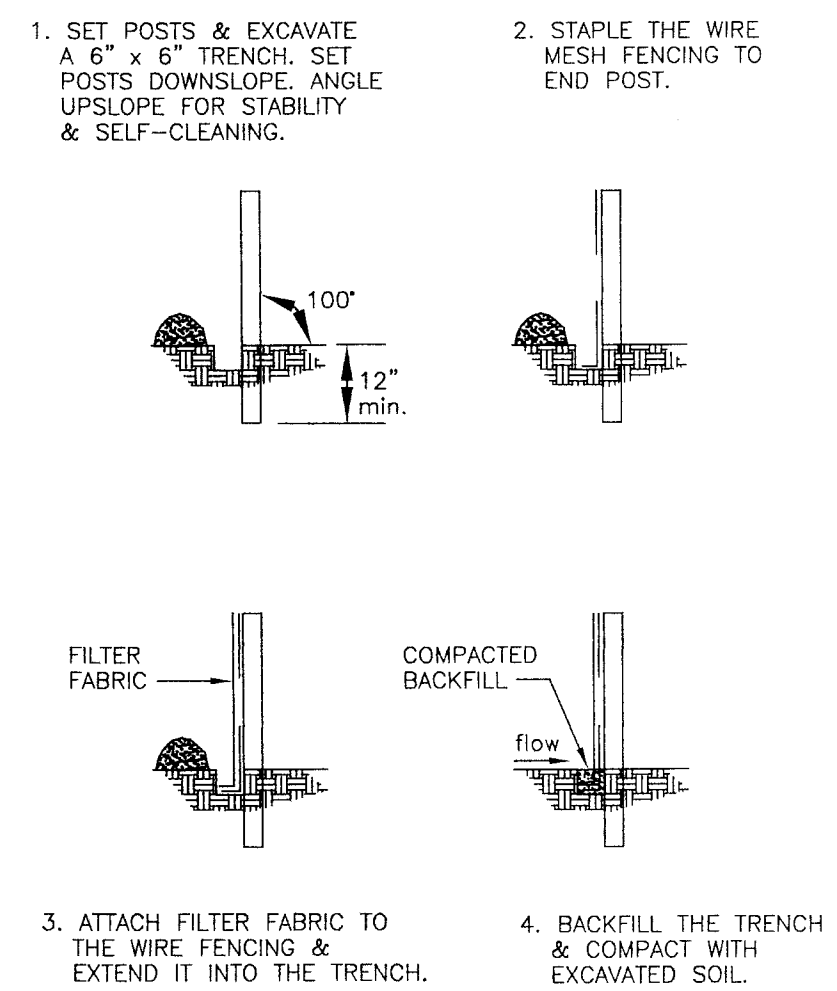
SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR 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 TO SATURDAY 6:30 A.M. TO 5:30 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2023.



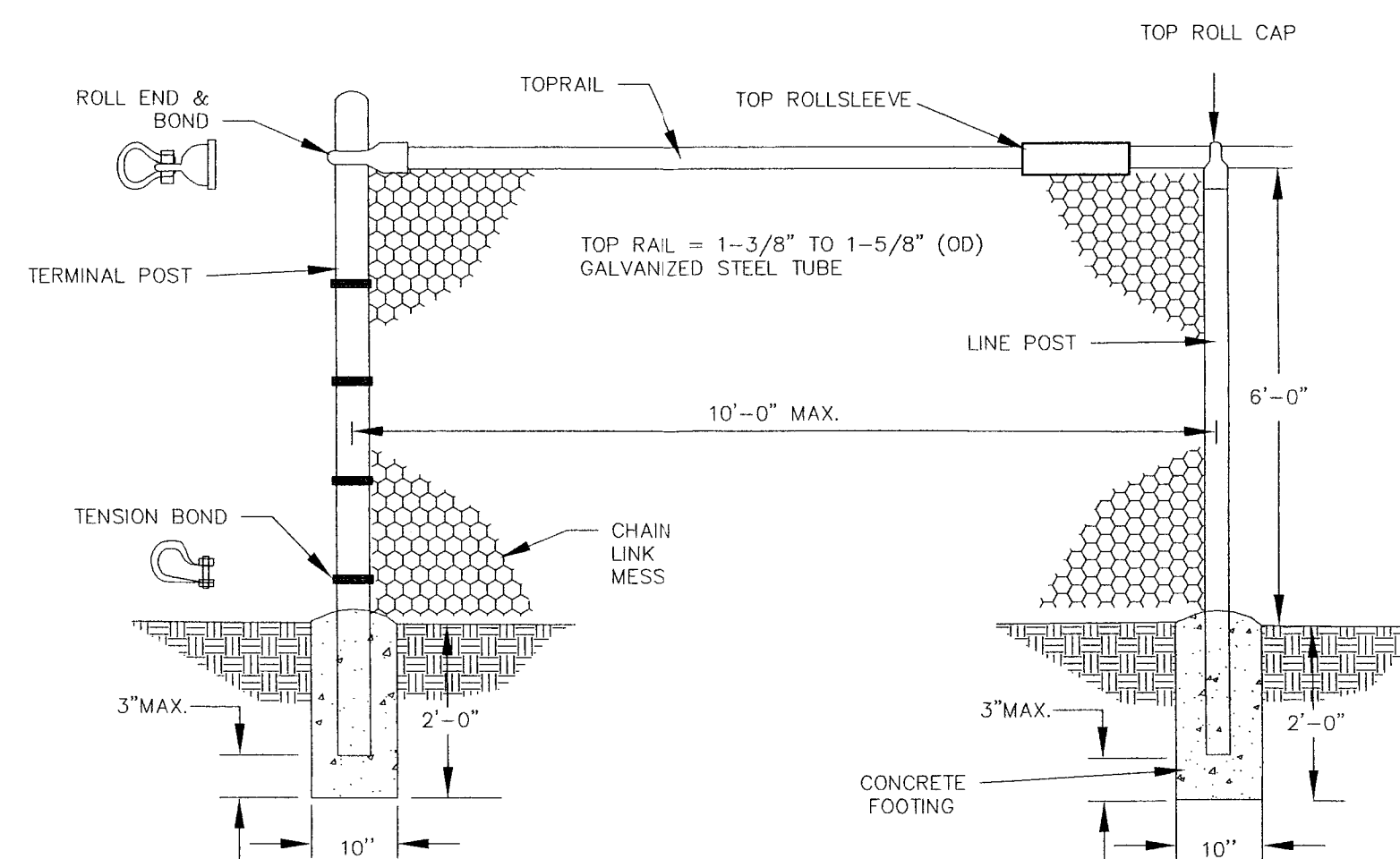
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



CHAIN LINK FENCE DETAIL

NOT TO SCALE

PLAN SHOWING  
 EROSION AND SEDIMENT CONTROL  
 NARRATIVE AND DETAILS  
 PROPERTY OF  
 B & R HOLDING COMPANY, LLC  
 1322 BALDWIN HILL ROAD  
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 MAY 2023