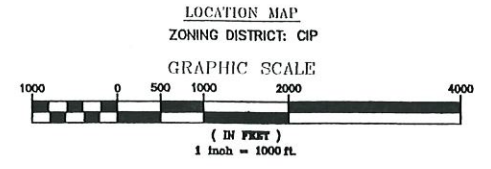
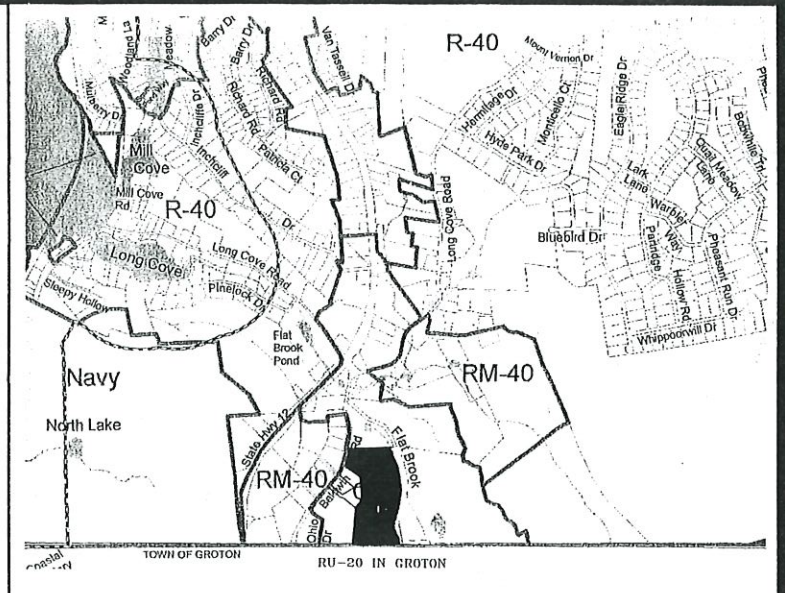


- GENERAL NOTES:**
1. MAP REFERENCE:
    - A) SUBDIVISION PLAN BALDWIN RIDGE INDUSTRIAL PARK PREPARED FOR B & R HOLDING COMPANY, LLC BALDWIN HILL ROAD LEDYARD, CONNECTICUT SCALE: 1"=80' AUGUST 2011 SHEET 2 OF 8 REV "A" DRAINAGE AND CONSERVATION EASEMENT 10-31-11 REV "B" PER TOWN ENGINEER'S COMMENTS 11-28-11 REV "C" CONSERVATION EASEMENT LANGUAGE 2-28-12.
    - B) SUBMARINE BASE - NEW LONDON, CONNECTICUT 33000V POWER SUPPLY TRANSMISSION LINE TO OUTDOOR SUBSTATION, SCALE 1/4"=100 FEET, DEC. 22, 1941, STONE & WEBSTER ENGINEERING CORP., SHEET 2.
    - C) PLAN OF LAND SURVEYED FOR THE BALF CO. BALDWIN HILL ROAD, LEDYARD, CONNECTICUT, SCALE: 1"=40' MARCH 18, 1978, KELYTKA, WOODS & PIKE, LAND SURVEYORS, KILLINGLY, CONNECTICUT.
    - D) PROPERTY TO BE ACQUIRED BY THE UNITED STATES OF AMERICA FROM THOMAS A. & JUANITA R. VIVRITO, BALDWIN HILL ROAD, LEDYARD, CONN., NORTH ACCESS ROAD, 400 FAMILY HOUSING PROJECT, SCALE: 1"=100', CODE IDENT. NO. 80091 DATE FEB. 8, 1982, DICESARE-BENTLEY ENGINEERS INC.
    - E) TOWN OF LEDYARD MAP SHOWING LAND ACQUIRED BY THOMAS A. & JUANITA R. VIVRITO BY THE TOWN OF LEDYARD ON BALDWIN HILL ROAD, 1"=40', DECEMBER 1983, EDWARD SITY L.S., MAP NO. 1425.
    - F) 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.
    - G) 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.
  2. 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.
  3. 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 8 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.
  4. 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.
  5. HOURS OF OPERATION MONDAY TO SATURDAY 8:30 A.M. TO 5:30 P.M. IT IS EXPECTED THAT ROCK REMOVAL WILL BE COMPLETED BY 5/1/2027.
  6. 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.
  7. ON SITE SOIL TYPES CdB (CANTON), cDc (CHARLTON), CdB (CANTON)), PdB (PAXTON), Ub (UDORMENTS), AND Wd (WALPOLE).



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

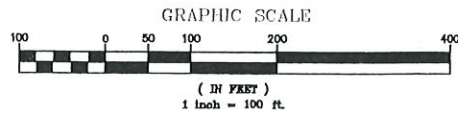
**NAMES & ADDRESSES PROPERTY OWNERS WITHIN 100 FEET OF 1340 BALDWIN HILL ROAD**

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
1352	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1354R	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1339	CHRISTOPHER & REBECCA TEHAN 1339 BALDWIN HILL ROAD LEDYARD, CT. 06339
1341	ANGEL & BETZADA RUIZ 1341 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1358	DOMINICK D. & JOYCE A. CERAVOLO 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335 UNITED STATES OF AMERICA

**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



**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



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

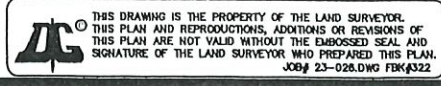
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**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.



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





NAD 83



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 \_\_\_\_\_

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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 LEDGE CUT APRIL 10, 2023
- TREE LINE APRIL 10, 2023
- INLAND WETLANDS
- CENTERLINE FLAT BROOK
- SILFENCE OR HAYBALES
- 6 FOOT HIGH CHAIN LINK FENCE TO BE INSTALLED



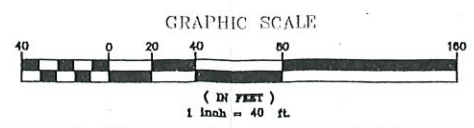
**DIETER & GARDNER**  
 LAND SURVEYORS • PLANNERS  
 1841 CONNECTICUT ROUTE 12  
 P.O. BOX 335  
 GALES FERRY, CT. 06335  
 (860) 464-7455  
 EMAIL: DIETER.GARDNER@YAHOO.COM

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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.



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  
 REVISION: MAY 10, 2023

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-90 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







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 860-480-0767 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.

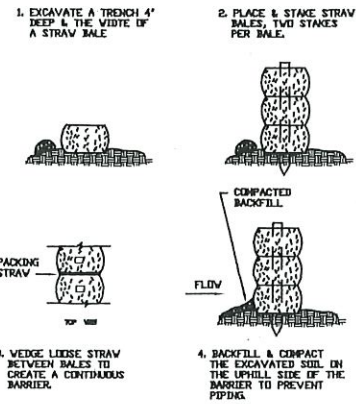
**MAINTENANCE:**

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.

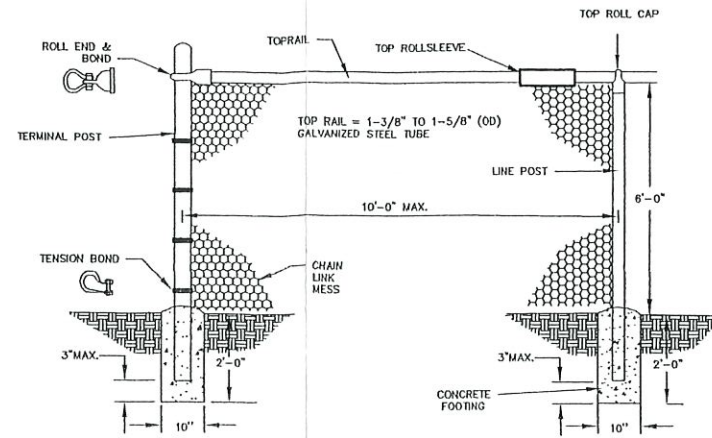
**PERMANENT SEEDING:**

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 SEEDING 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.

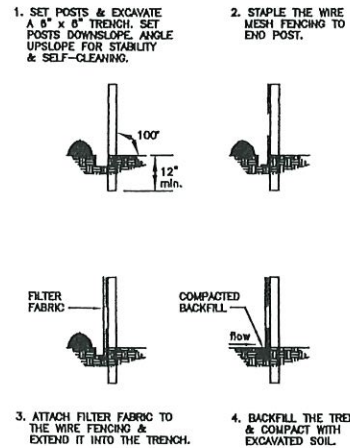
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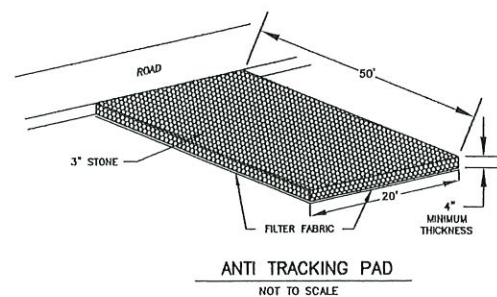
CONSTRUCTION OF A STRAW BALE BARRIER  
NOT TO SCALE



CHAIN LINK FENCE DETAIL  
NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER  
NOT TO SCALE



ANTI TRACKING PAD  
NOT TO SCALE

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PLAN SHOWING  
EROSION AND SEDIMENT CONTROL  
NARRATIVE AND DETAILS  
PREPARED TO ACCOMPANY  
SPECIAL PERMIT APPLICATION  
PROPERTY OF  
B & R HOLDING COMPANY, LLC  
1340 BALDWIN HILL ROAD  
MAP 134 BLOCK 140 LOT 1340  
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MAY 2023  
REVISED: MAY 10, 2023