

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.
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GALES FERRY, CT. 06335

1352 TERRA FIRMA INC.
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GALES FERRY, CT. 06335

1339 CHRISTOPHER & REBECCA TEAHAN
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

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

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-HOLLISS FINE SANDY LOAMS, VERY ROCKY 15 TO 45 PERCENT SLOPES
Ub - UDORTHENTS-PITS COMPLEX, GRAVELLY
Ud - UDORTHENTS-URBAN LAND COMPLEX
Wd - WALPOLE FINE SANDY LOAM

LEGEND

STONE WALL
PROPERTY LINE
STREET LINE
MON FND
DRILL HOLE FOUND
REBAR FOUND

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 OR BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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.

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTION, 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 OR COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

GENERAL NOTES:

- 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 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.
- B) SUBMARINE BASE - NEW LONDON, CONNECTICUT 3300V POWER SUPPLY TRANSMISSION LINE TO OUTDOOR SUBSTATION, SCALE 1INCH = 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, 1976, KIELTYKA, WOODS & PIKE, LAND SURVEYORS, KILLINGLY, CONNECTICUT.
- D) PROPERTY TO BE ACQUIRED BY THE UNITED STATES OF AMERICA FROM THOMAS A. & JUANITA R. VIVIRITO, 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. VIVIRITO BY THE TOWN OF BALDWIN HILL ROAD, 1"=40', DECEMBER 1983, EDWARD SITTY 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 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.

4. 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 HAVE BEEN ONGOING SINCE PRIOR TO ZONING REGULATIONS BEING ENACTED. WHERE STONE IS BEING REMOVED, GROVES 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. 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.

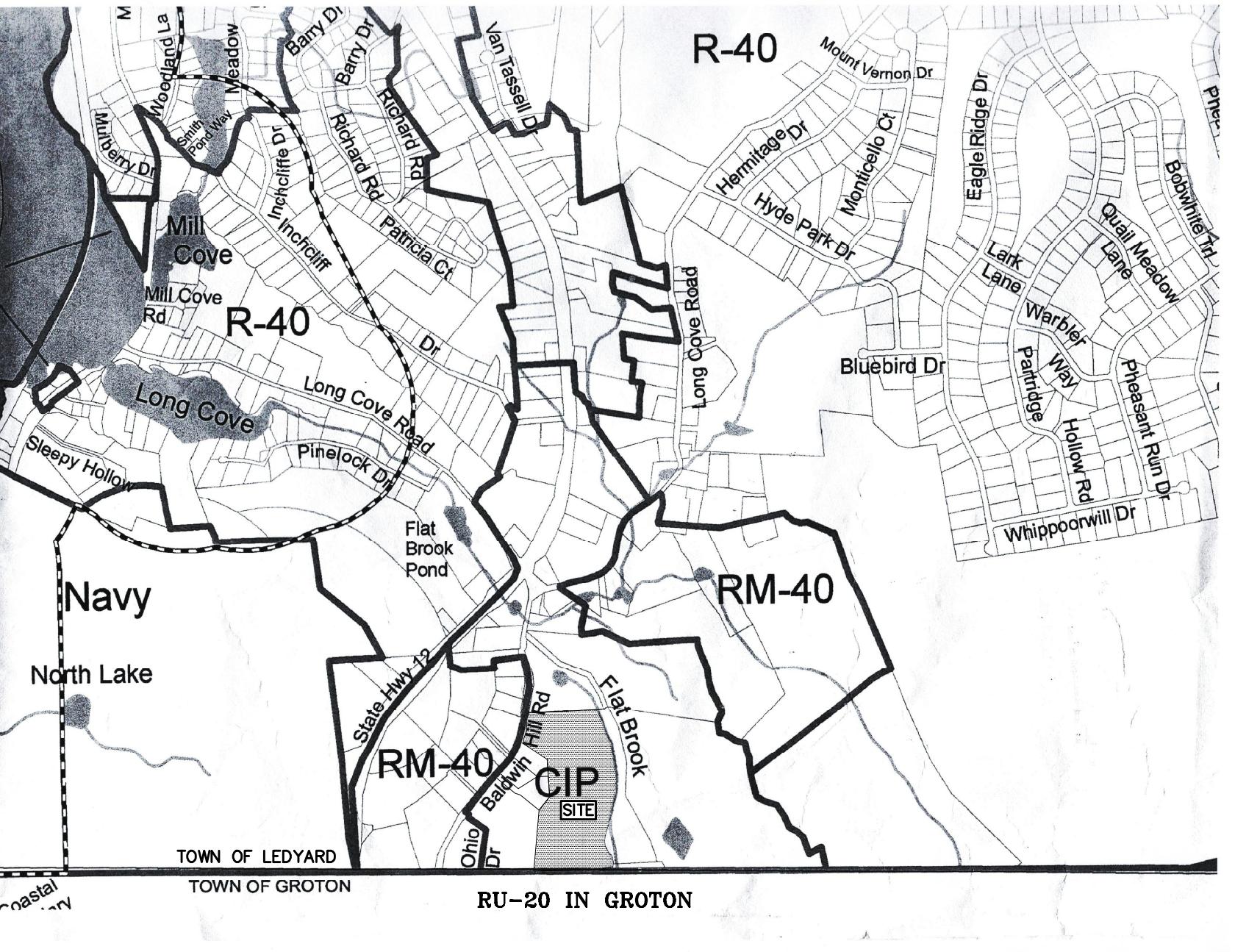
6. ON SITE SOIL TYPES Aa (ADRIAN) Cd (CANTON), Cr (CHARLTON), Cg (CANTON), Ub (UDORTHENTS-PITS), Ud (UDORTHENTS-URBAN) and Wd (WALPOLE).

7. THIS PLAN DOES NOT INCLUDE LAND AREAS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S 100 YEAR FLOOD HAZARD AREA.

8. NO IMPACTS FROM THIS PROPOSAL ON EXISTING/POTENTIAL SURFACE AND GROUND DRINKING WATER SUPPLIES.

9. NO CHEMICALS/POTENTIAL CONTAMINANTS WILL BE PRODUCED OR STORED ON SITE.

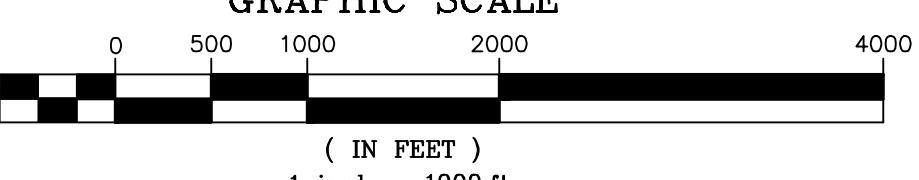
10. PLAN OF OPERATION:
BOVE BROTHERS, LLC WILL OPERATE AT 1340 BALDWIN HILL ROAD SITE ACCORDING TO THE FOLLOWING SCHEDULE: MONDAY THROUGH FRIDAY: 6:00 AM TO 6:00 PM. SATURDAY 7:00 AM TO 5:00 PM. THERE IS CONTINUOUS WATERING FOR DUST CONTROL DURING HOURS OF OPERATION. THE SITE IS UNDER THE SCOPE OF THE 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 DIRECTION OF TRUCKS. THE EASMENT LOCATED ON THE PROPERTY IS SUBJECT TO REGULATIONS OF THE STATE OF CONNECTICUT AND THE LEDYARD FIRE MARSHALL, AND OCCURS ONCE OR TWICE A WEEK WITH MAXIMUM "SHOT" OF 4000± 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 TRIAXLES THAT ENTER/EXIT THE QUARRY UP ROUTE 12. MOST OF THE TRIAXLES TURN OFF ROUTE 12 AND USE ROUTE 15, WHICH THEN TURN AND USE ROUTE 95 EITHER HEADED NORTH OR SOUTH, DEPENDING ON JOB LOCATION. HOWEVER, AT TIMES, TRIAXLES 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 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.



LOCATION MAP

ZONING DISTRICT: CIP

GRAPHIC SCALE



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

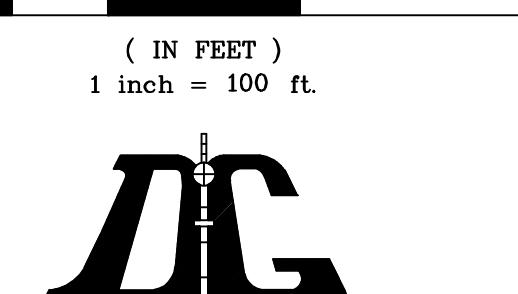
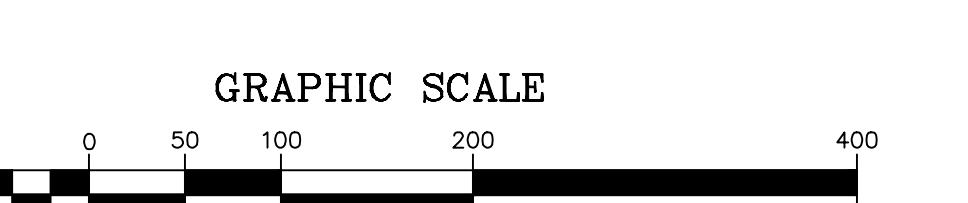
SCALE: 1"=100'

MAY 2023

REVISED: MAY 10, 2023

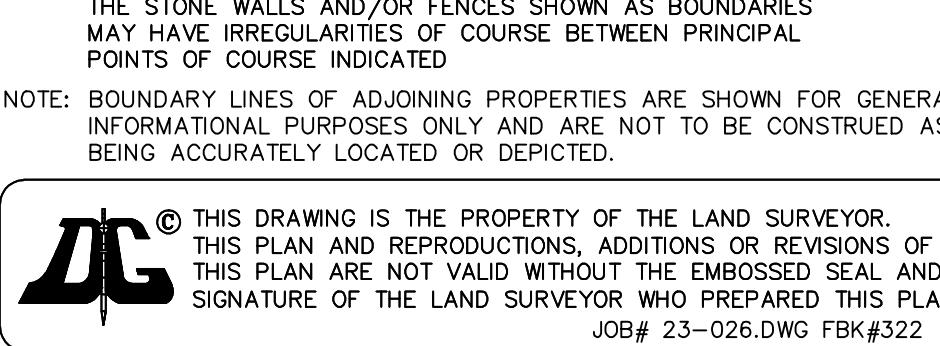
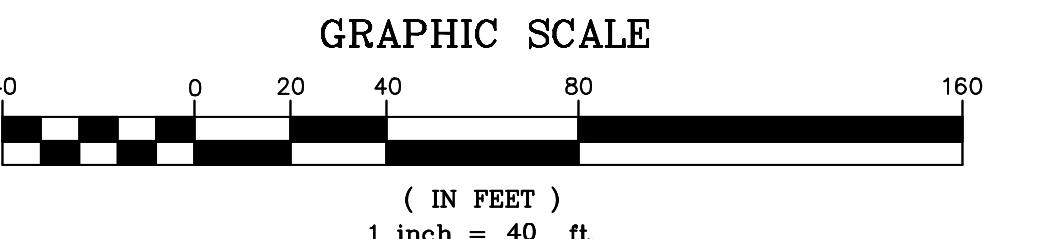
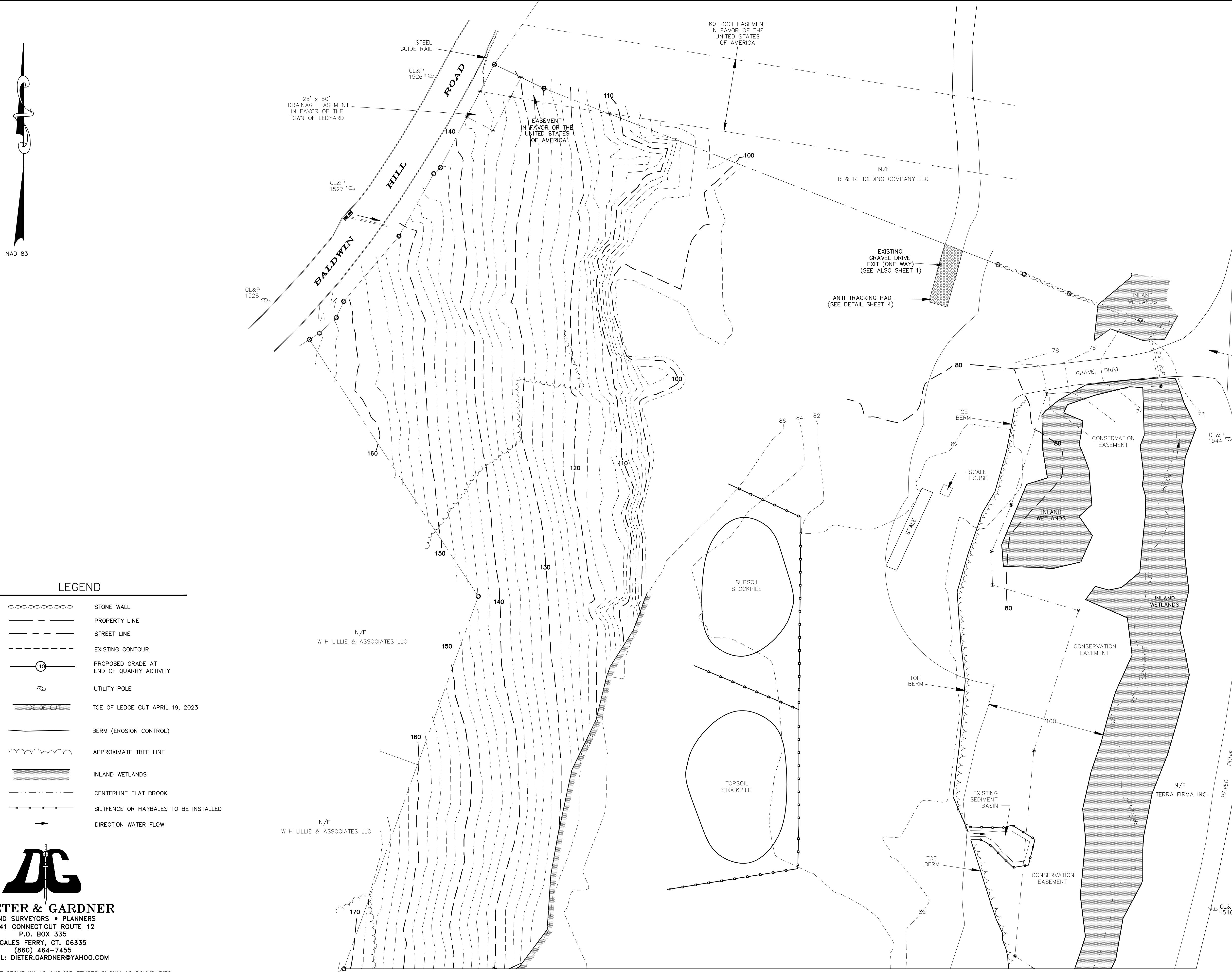
REVISED: JULY 7, 2023

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-10 OF THE CONNECTICUT GENERAL STATUTES. THE STATE OF CONNECTICUT HAS 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 HEREON.



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



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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" (TODAY'S ACCURACY). TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
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. ROCK REMOVAL IS ONGOING SINCE PRIOR TO ZONING REGULATIONS BEING ENACTED. WHERE STONE IS BEING REMOVED, GRADES REDUCED 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.

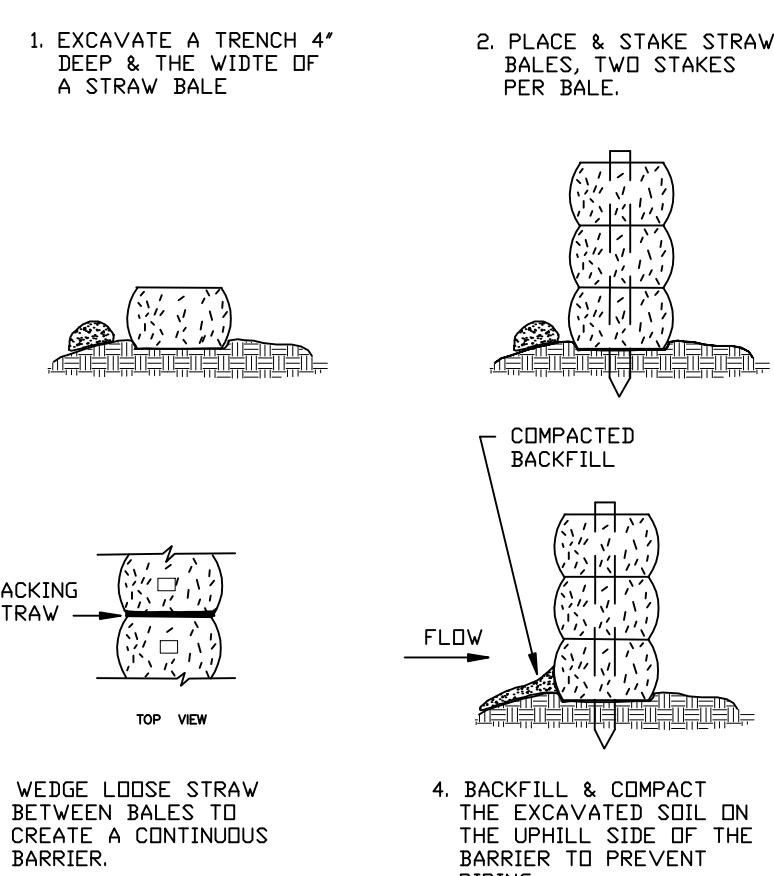
MAINTENANCE:

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:

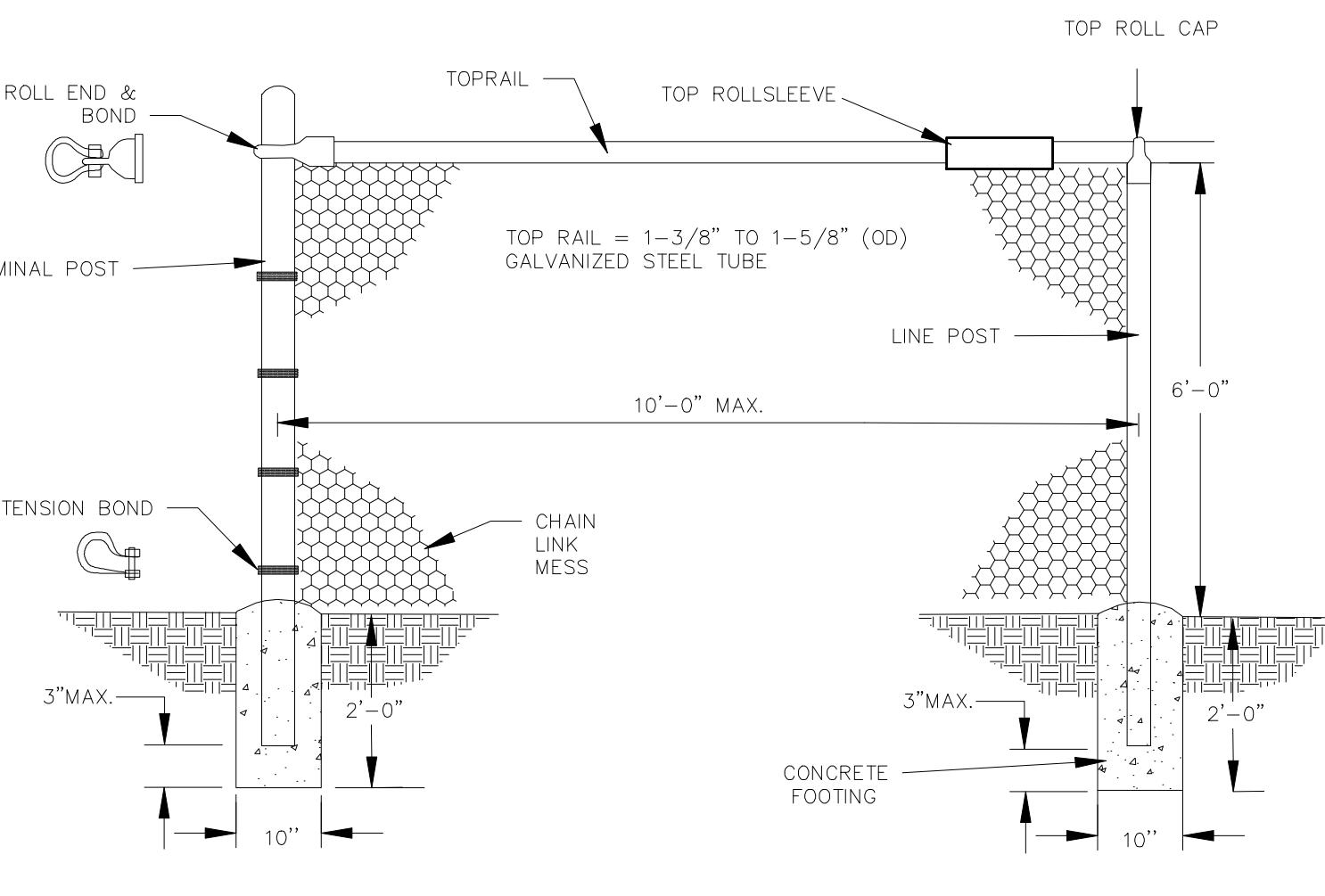
SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs/1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs/1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL THOROUGHLY TO A DEPTH OF 12". HARROW OR DISK SOIL SURFACE. 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%. MULCH 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 8:00 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.



CONSTRUCTION OF A STRAW BALE BARRIER

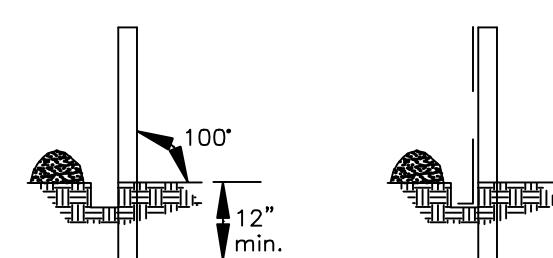
NOT TO SCALE



CHAIN LINK FENCE DETAIL

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

