

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. 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
1356R	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1358	TERRA FIRMA INC. 1358 BALDWIN HILL ROAD GALES FERRY, CT. 06335
1339	CHRISTOPHER & REBECCA TEHAN 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

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

LEGEND

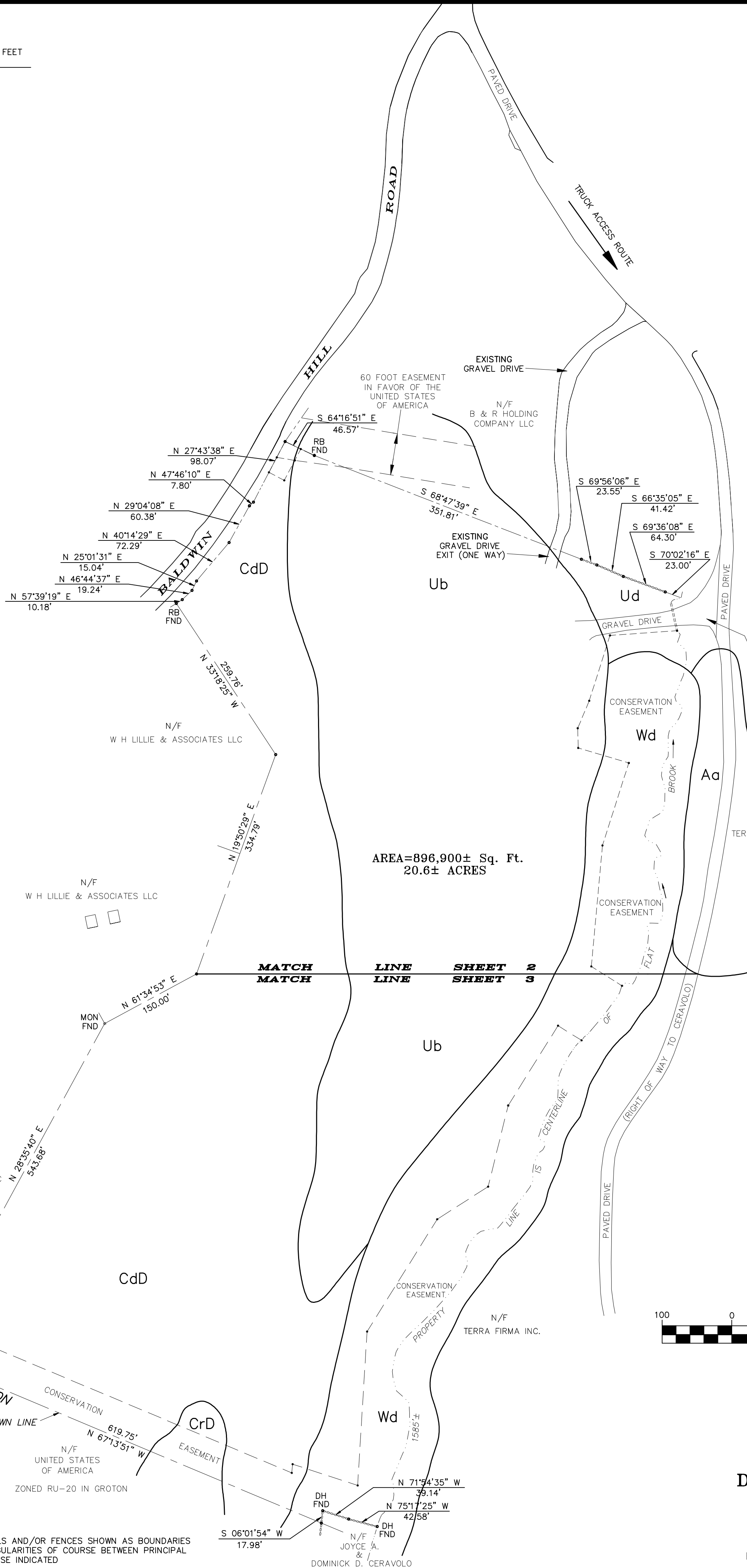
=====	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE
MON FND *	MONUMENT FOUND
DH FND *	DRILL HOLE FOUND
RB FND *	REBAR FOUND

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

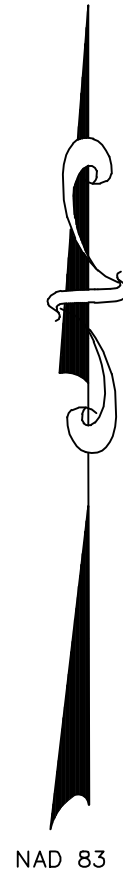
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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED



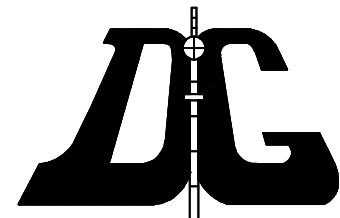




NAD 83

### LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED GRADE AT END OF QUARRY ACTIVITY
- UTILITY POLE
- TOE OF LEDGE CUT APRIL 19, 2023
- BERM (EROSION CONTROL)
- APPROXIMATE TREE LINE
- INLAND WETLANDS
- CENTERLINE FLAT BROOK
- SILT FENCE OR HAYBALES TO BE INSTALLED
- DIRECTION WATER FLOW



**DIETER & GARDNER**  
LAND SURVEYORS • PLANNERS  
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EMAIL: DIETER.GARDNER@YAHOO.COM

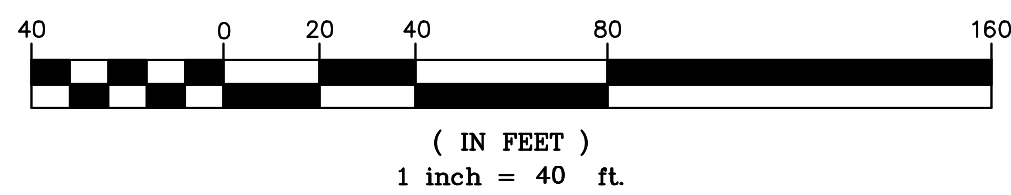
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APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE ZONING REGULATIONS.

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 \_\_\_\_\_

**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**

REVISED: MAY 10, 2023  
REVISED: JULY 7, 2023

SHEET 2 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 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



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 \_\_\_\_\_

NAD 83


N/F  
B & R HOLDING COMPANY, LLC

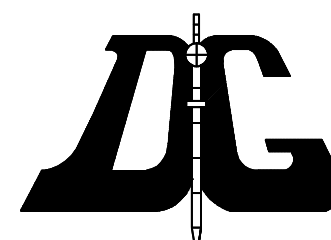
## LEGEND

- 
-  STONE WALL  
 PROPERTY LINE  
 STREET LINE  
 EXISTING CONTOUR  
 PROPOSED GRADE AT  
END OF QUARRY ACTIVITY  
 TOE OF CUT  
 TOE OF LEDGE CUT APRIL 19, 1923  
 BERM (EROSION CONTROL)  
 SILT FENCE/HAYBALES TO BE INSTALLED  
 UTILITY POLE  
 APPROXIMATE TREE LINE  
 INLAND WETLANDS  
 CENTERLINE FLAT BROOK  
 6 FOOT HIGH CHAIN LINK  
FENCE TO BE INSTALLED  
 DIRECTION WATER FLOW

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GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

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.

NOTE: BERM AND HAUL ROAD AS LOCATED IN FIELD JULY 6, 2023

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

REVISED: MAY 10, 2023  
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SHEET 3 OF 4

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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 SEDIMENT 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.

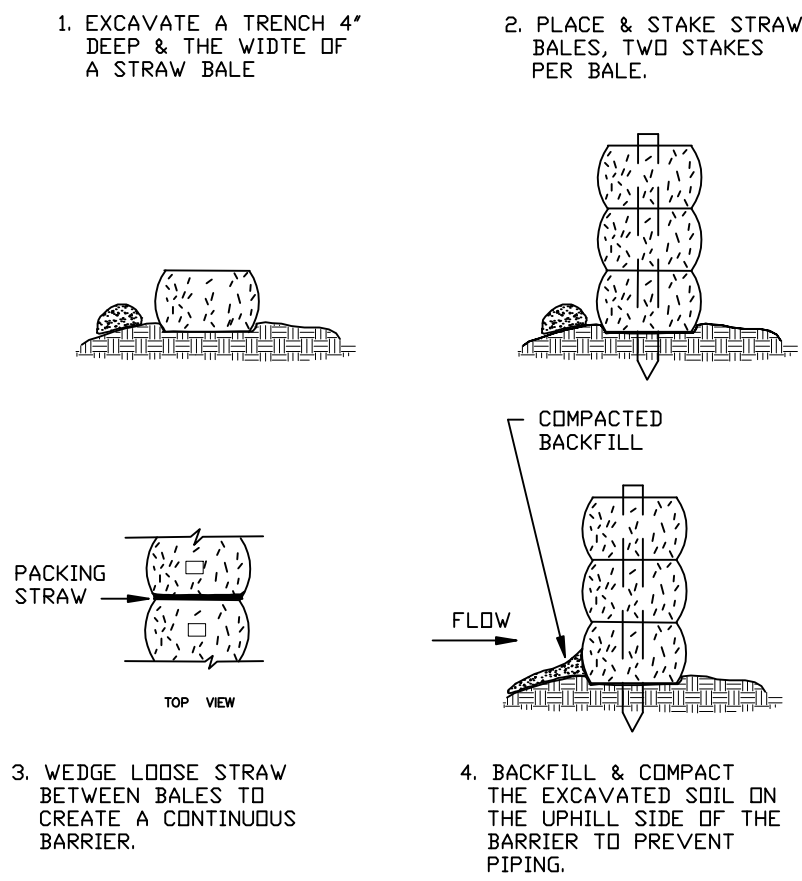
MAINTENANCE:

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:

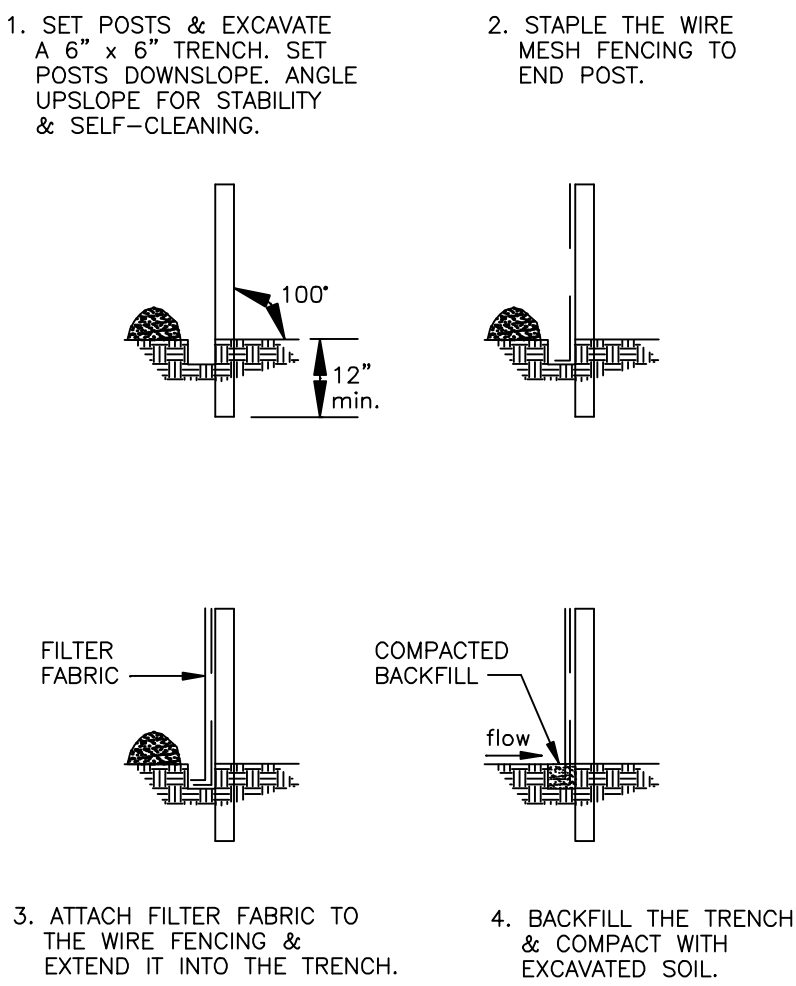
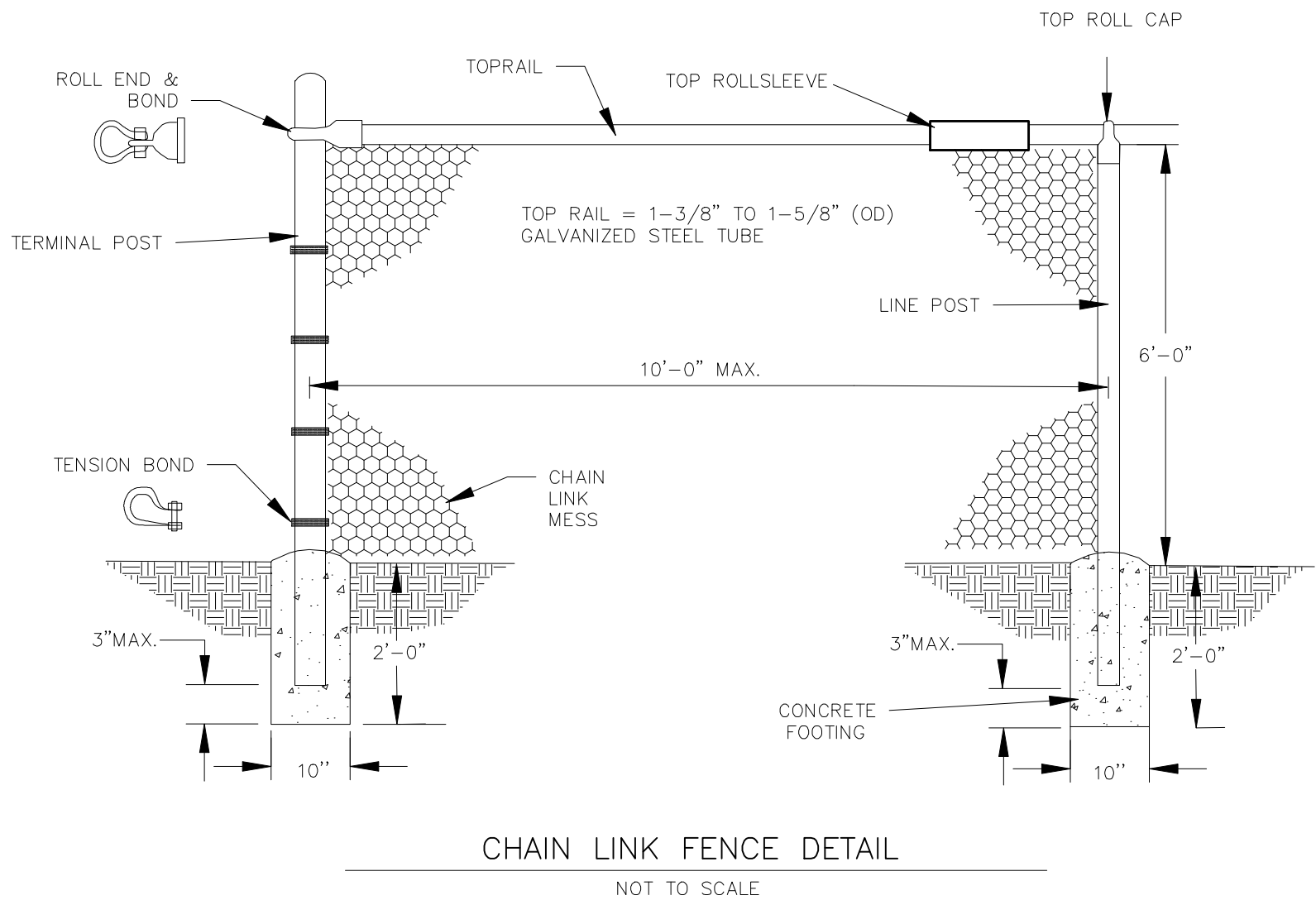
SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR 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 SEEDED 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 6:00 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



FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE

