

**EROSION & SEDIMENTATION CONTROL PLAN**

TO BE IMPLEMENTED AND SHOWN ON INDIVIDUAL SITE PLAN

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED
- CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF A BUILDING. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

THE TIME OF CONSTRUCTION OWNER WILL SERVE AS CONTACT PERSON AND BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING ON THIS PLAN.

**CONSTRUCTION SEQUENCE:**

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAY, PARKING AND BUILDING.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. ROUGH GRADE THE DRIVEWAY, PARKING AND BUILDING AREA.
4. FOLLOWING CONSTRUCTION, FINISH GRADE ALL DISTURBED AREAS.
5. LOAM AND SEED ALL DISTURBED AREAS.

**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.

**GENERAL NOTES:**

1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE OWNER WILL BE RESPONSIBLE FOR INSTALLING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 2:1 (H:V).

**TEMPORARY SEEDING:**

USE A TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIMESTONE AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

**PERMANENT SEEDING:**

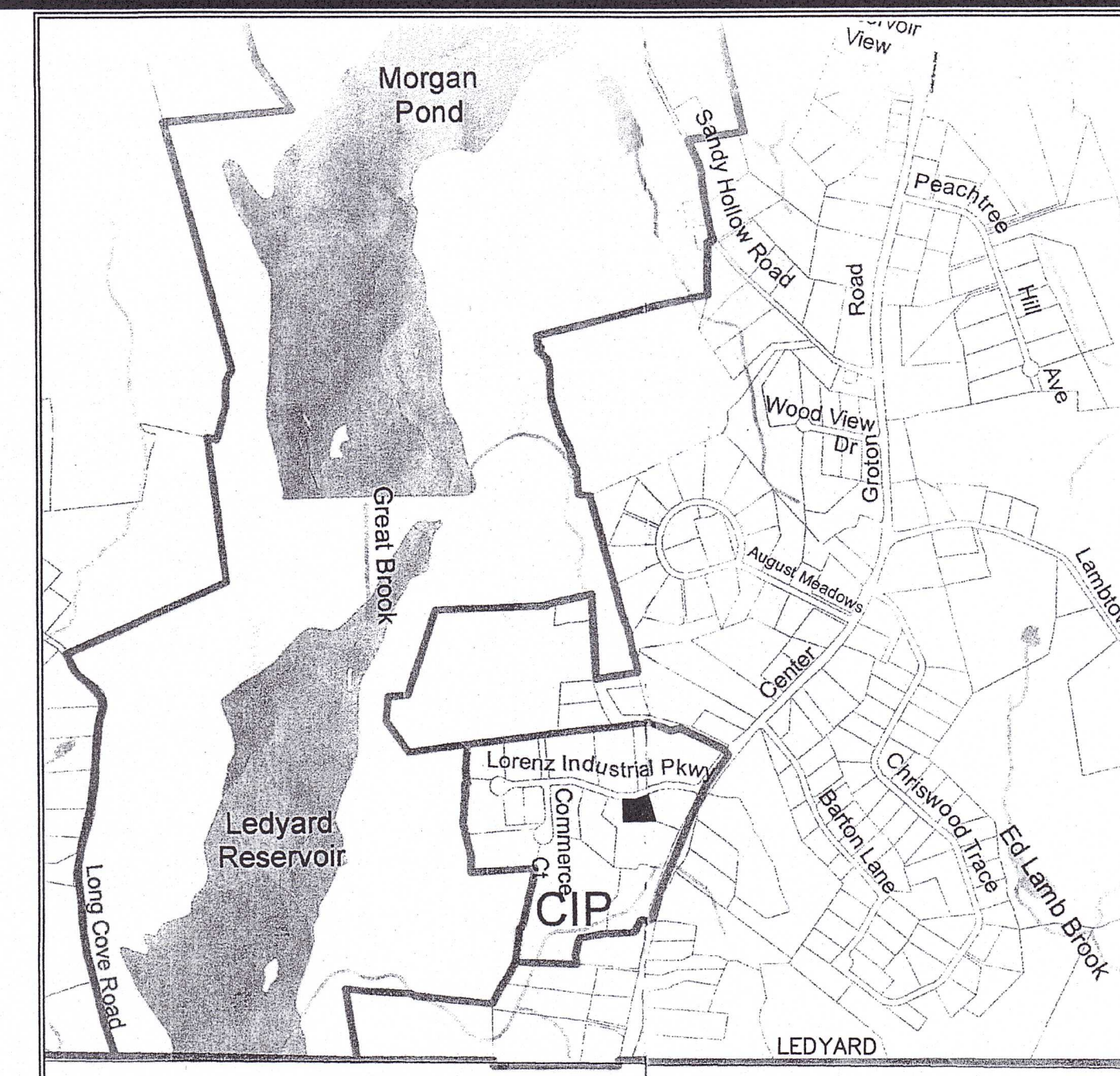
SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR 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. IF SEEDING CANNOT BE DONE DURING THESE TIMES, 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.

IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN WINTER 2024/2025, SPRING 2025.

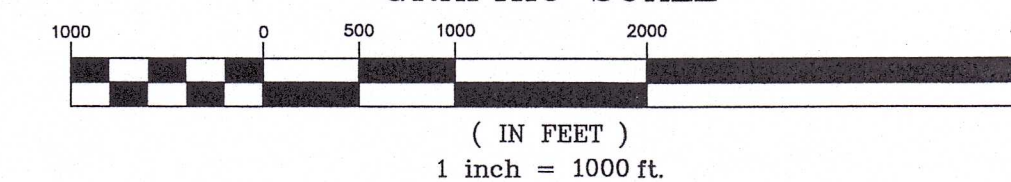
**GENERAL NOTES:**

**1. MAP REFERENCES:**

- A) LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF JAMES H. & ESTHER M. CADE TOWN OF LEDYARD, COUNTY OF NEW LONDON, STATE OF CONNECTICUT SCALE 1"=200' JANUARY, 1963.
  - B) CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF LEDYARD CENTER GROTON ROAD FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY SCALE 1"=40' DATE 4/87, 5/87, 3/89 5/89 NUMBER 71-18 SHEET NO. 2 OF 14.
  - C) PLAN SHOWING RESUBDIVISION LOT 7 LORENZ SUBDIVISION PROPERTY OF EDWARD L. LORENZ AND MARGIE J. LORENZ CENTER GROTON ROAD A.K.A. CONNECTICUT STATE ROUTE 117 LEDYARD, CONNECTICUT SCALES AS SHOWN NOVEMBER 1991.
  - D) PLAN SHOWING MODIFICATION OF APPROVED LORENZ SUBDIVISION PROPERTY OF EDWARD L. LORENZ AND MARGIE J. LORENZ CENTER GROTON ROAD A.K.A. CONNECTICUT STATE ROUTE 117 LEDYARD, CONNECTICUT SCALE: 1"=100' NOVEMBER 1991.
  - E) PLAN SHOWING RESUBDIVISION PROPERTY OF 7 LORENZ LLC 5 LORENZ INDUSTRIAL PARKWAY LEDYARD, CONNECTICUT SCALES AS SHOWN AUGUST 2021 REVISED: DECEMBER 9, 2021.
2. THIS SITE IS SERVED BY PUBLIC WATER AND ON SITE SEWAGE DISPOSAL SYSTEM.
  3. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
  4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
  5. INLAND WETLANDS AS FLAGGED BY IAN COLE CERTIFIED SOIL SCIENTIST.
  6. ZONING DISTRICT OIP SHOWN ON RESUBDIVISION PLAN MAP AS REFERENCE 1. E)
  7. PROPOSED USES: (ALL ALLOWED)
    - A) GENERAL OFFICE
    - B) COMMERCIAL SERVICES
    - C) MOTOR VEHICLE DEALER
  8. INLAND WETLANDS FROM APPROVED RESUBDIVISION PLAN.



LOCATION MAP  
ZONING DISTRICT: CIP  
GRAPHIC SCALE



ZONING COMPLIANCE TABLE  
CIP ZONING DISTRICT

ITEM	REQUIRED	PROVIDED 5A LORENZ INDUSTRIAL PARKWAY
MIN. LOT AREA	40,000 S.F.	41,629 S.F.
LOT FRONTAGE	100 FT.	202.23 FT.
MIN. FRONT YARD	35 FT.	74.2 FT.
MIN. SIDE YARD	12 FT.	73.2 FT.
MIN. REAR YARD	35 FT.	42.6 FT.

**SHEET INDEX**

SHEET 1	40 SCALE A-2 MAP, GENERAL NOTES, LOCATION MAP & EROSION AND SEDIMENT CONTROL NARRATIVE
SHEET 2	20 SCALE SITE PLAN, DEEP TEST PIT DATA, PERCOLATION DATA & SITE DETAILS

OWNER: A & R ASSOCIATES INC.  
69 NOYCE AVE.  
STONINGTON, CT. 06378  
203-671-1000  
REIDTRAILER@GMAIL.COM

RECEIVED

OCT 29 2024

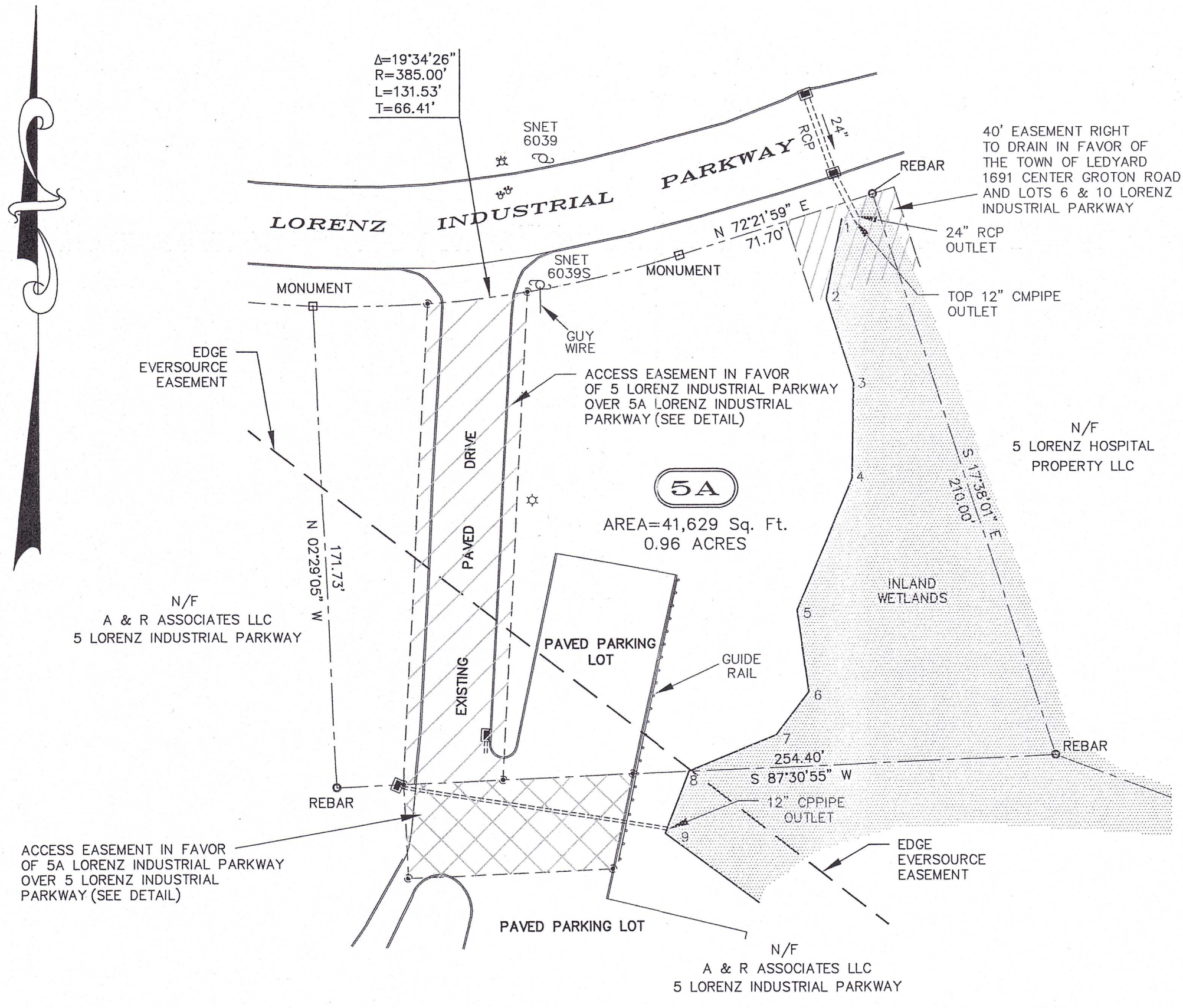
Land Use Department

PLAN SHOWING  
PROPOSED BUILDING  
ON PROPERTY OF  
A & R ASSOCIATES INC.  
5A LORENZ INDUSTRIAL PARKWAY  
LEDYARD, CONNECTICUT  
SCALE: 1"=40'  
OCTOBER 2024

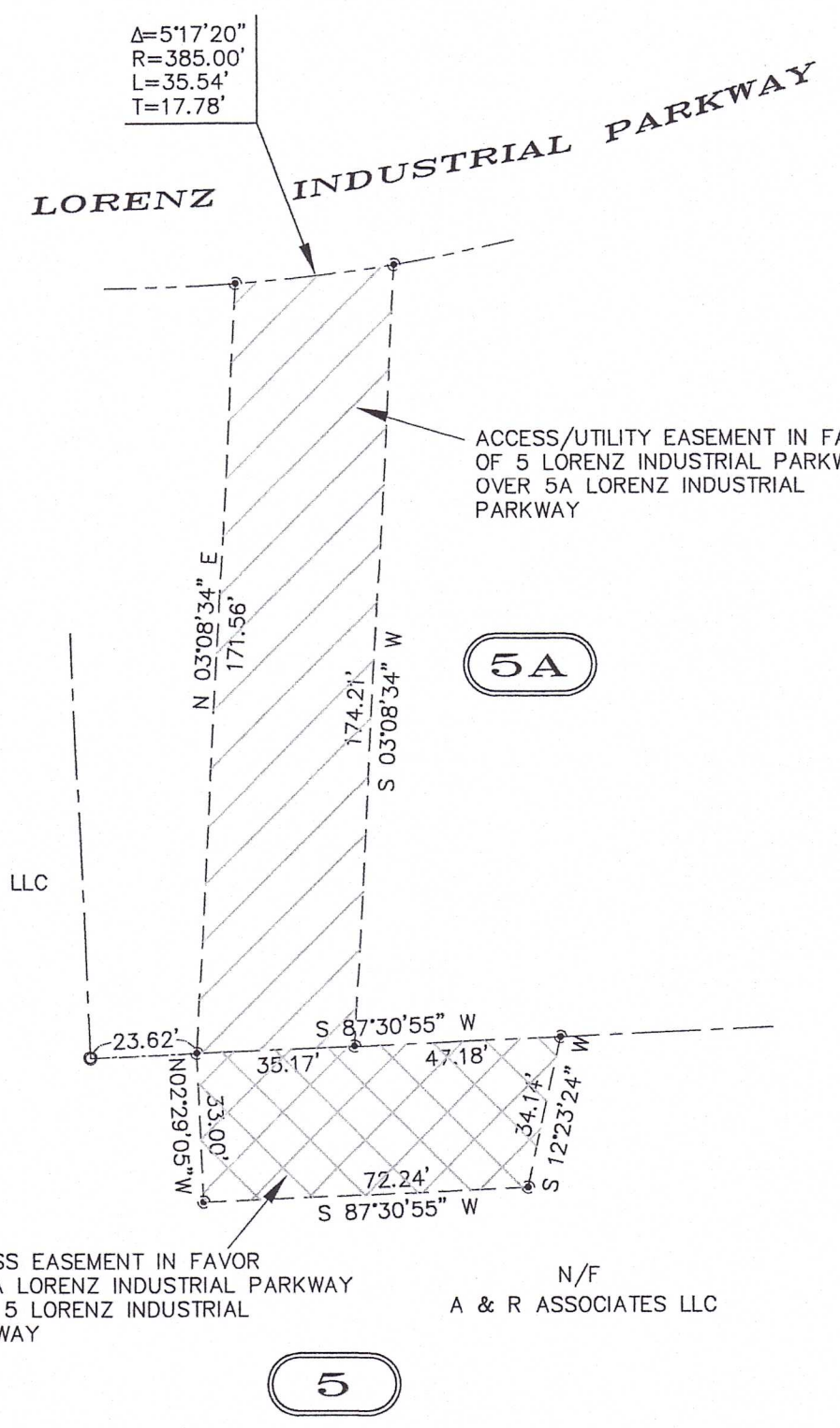
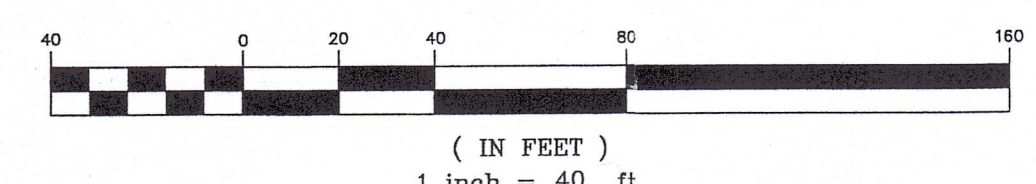
SHEET 1 OF 2

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 HEREON.

TITLE: LAND SURVEYOR CT No. 14208  
DATE: OCTOBER 1, 2024



EXISTING CONDITIONS  
GRAPHIC SCALE



ACCESS EASEMENT DETAIL  
SCALE: 1"=40'

**LEGEND**

- PROPERTY LINE
- STREET LINE
- UTILITY POLE
- ⊙ LIGHT POLE
- CATCH BASIN
- ▨ EDGE OF WETLANDS & FLAG NUMBER
- CURBING
- 5 STREET ADDRESS

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

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JOB# 24-012.DWG FBK#318

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