

BOUNDARY AND SOILS MAP  
THIS IS NOT A SURVEY  
TOTAL AREA = 9.21 ACRES  
GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE REZONING OF LAND. ALL DEFICIENCIES SHALL BE COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

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

KNOWING AND SECONDLY CONTROL PLAN CHECKED BY YOU OF THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBER ASSIGNED BY THE APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

NO FURTHER REQUIREMENT (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME (WITHIN A REGULATED AREA, NO REGULATED ACTIVITY PROPOSED AT THIS TIME)

VEHICLE OFFENSE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE YOUR BUSINESS FOR PUBLIC WAY LAYOUT. \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR/YOUR BUSINESS \_\_\_\_\_ DATE \_\_\_\_\_

SECOND AND SECONDARY CONTROL PLAN CHECKED BY YOU OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

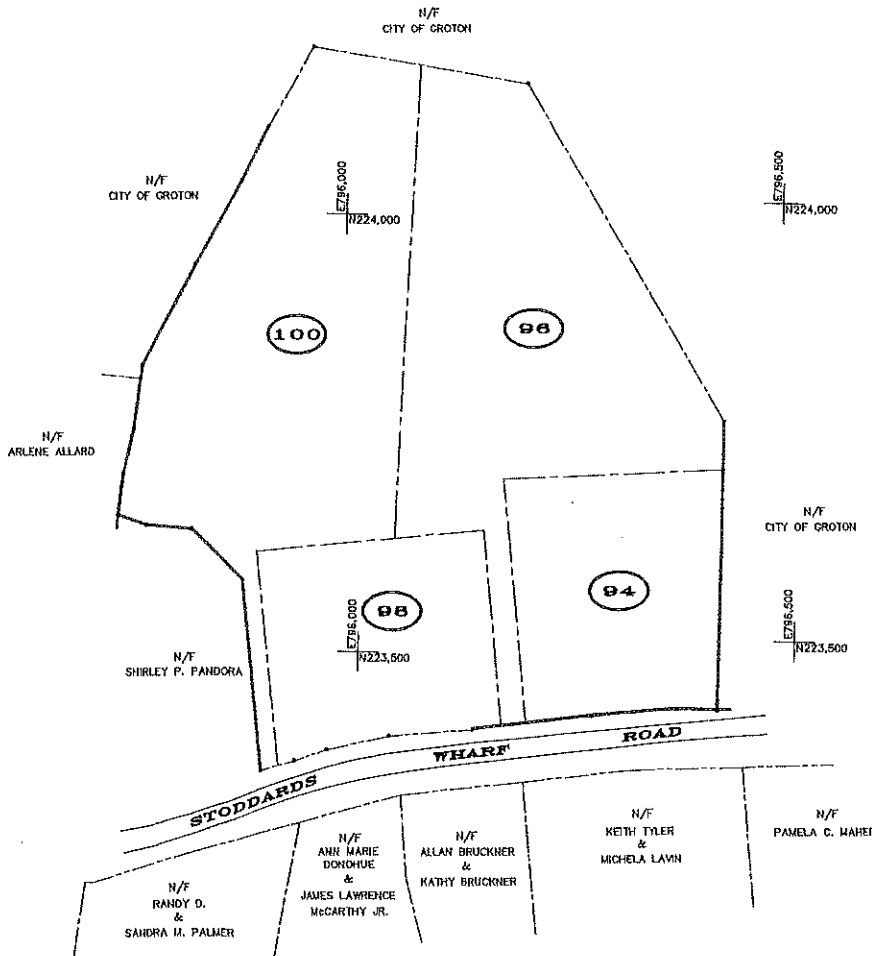
ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

LEGEND

- STONE WALL
- - - PROPERTY LINE
- - - STREET LINE
- 98 STREET NUMBER

SOILS LEGEND

- Afb - AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
- CdC - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
- CrD - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
- HcA - HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
- HkC - HINCKLEY GRAVELLY SANDY LOAM, 3 TO 18 PERCENT SLOPES
- Rn - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
- Ud - UDORTENTS-URBAN LAND COMPLEX

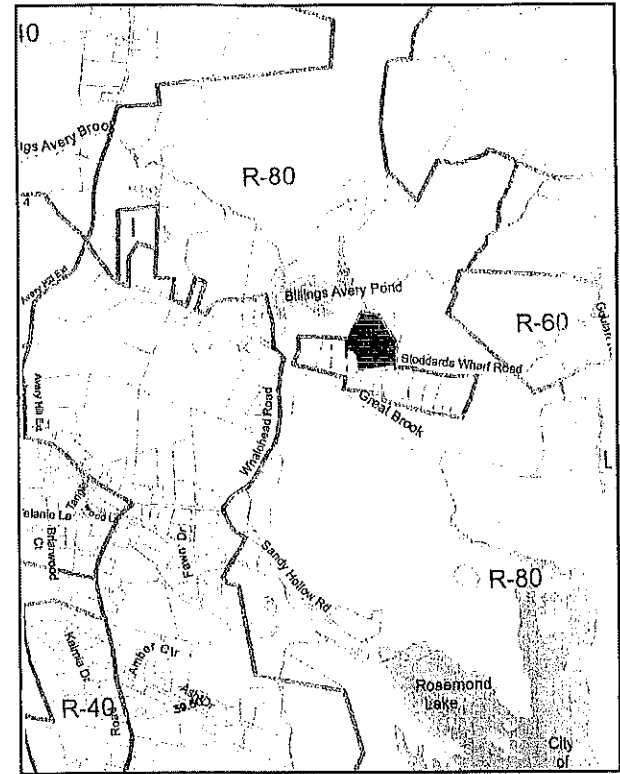


PARCEL HISTORY MAP  
THIS IS NOT A SURVEY  
TOTAL AREA ON MARCH 22, 1982 = 9.21 ACRES  
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4  
GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

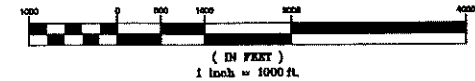
**DIETER & GARDNER**  
LAND SURVEYORS - PLANNERS  
P.O. BOX 335  
1841 CONNECTICUT ROUTE 12  
GALES FERRY, CT, 06335  
(860) 484-7455  
EMAIL: DIETER.GARDNER@YAHOO.COM

GENERAL NOTES:

1. MAP REFERENCES:
  - A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD - (CONV. RTE 214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
  - B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2. REVISIONS DATE: 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.
2. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
6. ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g. MINIMUM FRONT YARD SETBACK 12' MINIMUM SIDE YARD SETBACK 8' MINIMUM REAR YARD SETBACK 15'
7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
8. NO PARKING SIGNS SHALL BE PLACED AS REQUIRED BY DIRECTOR OF PUBLIC WORKS.
9. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY INDICATE THAT FIELD ADJUSTMENTS, INCLUDING ADDITIONAL DRAINAGE AND SIGHTLINE MEASURES, MAY BE NECESSARY FOR ADEQUATE STORMWATER MANAGEMENT. ADDITIONAL DESIGN EFFORT FOR INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN ACCORDANCE WITH DIRECTION FROM THE TOWN.
10. THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE BACKCHARGED TO THE APPLICANT/OWNER.



LOCATION MAP  
ZONING DISTRICT: R-60  
GRAPHIC SCALE



SHEET INDEX

- SHEET 1 - 100 SCALE BOUNDARY MAP; PARCEL HISTORY MAP; LOCATION MAP AND GENERAL NOTES
- SHEET 2 - 40 SCALE A-2 PLAN
- SHEET 3 - 40 SCALE CONCEPTUAL LAYOUT PLAN
- SHEET 4 - DEEP TEST PIT DATA
- SHEET 5 - PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN CRITERIA
- SHEET 6 - 40 SCALE PLAN/PROFILE AVERY BROOK CIRCLE
- SHEET 7 - 40 SCALE PLAN/PROFILE AVERY BROOK CIRCLE
- SHEET 8 - 40 SCALE SIGHTLINE DEMONSTRATION PLAN
- SHEET 9 - EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
- SHEET 10 - CONSTRUCTION DETAILS

PLAN SHOWING  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
94, 96, 98 AND 100  
STODDARDS WHARF ROAD  
A.K.A.  
CONNECTICUT ROUTE 214  
LEDYARD, CONNECTICUT  
SCALES AS SHOWN

JULY 2022  
REVISED: OCTOBER 31, 2022  
REVISED: DECEMBER 13, 2022

SHEET 1 OF 10

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON AN RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208  
DATE: JULY 7, 2022

RECEIVED  
JULY 11 2022  
LAND USE DEPARTMENT

Exhibit #36

IWWC

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# 22-007.DWG FBK(327)

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.

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

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

KNOWN AND RECORDED CONTROL PLAN DESCRIBED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBERS ASSIGNED BY THE APPLICANT \_\_\_\_\_

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

TYPE OF APPLICATION \_\_\_\_\_

APPROVED BY \_\_\_\_\_

NO FURTHER EXEMPTION (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME (OTHER A REGULATED AREA; NO REGULATED ACTIVITY PERFORMED AT THIS TIME)

VIOLATION OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE TOWN RECORDS FOR PUBLIC WAY LAYOUT.

PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

KNOWN AND RECORDED CONTROL PLAN DESCRIBED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_

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

APPROVED BY THE RECORDS SUPERVISOR OFFICE OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_

RECORDS SUPERVISOR \_\_\_\_\_ DATE \_\_\_\_\_

**DIETER & GARDNER**  
 LAND SURVEYORS - PLANNERS  
 1641 CONNECTICUT ROUTE 12  
 P.O. BOX 335  
 GALES FERRY, CT. 06835  
 (860) 464-7455  
 EMAIL: DIETER.GARDNER@YAHOO.COM

**LEGEND**

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND DRILL HOLE FOUND
- IP FND IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- ⑦ CURVE TABLE NUMBER
- UTILITY POLE
- WF 1 EDGE OF WETLANDS & FLAG NUMBER
- ▨ ACCESS/UTILITY EASEMENT
- ② LOT NUMBER

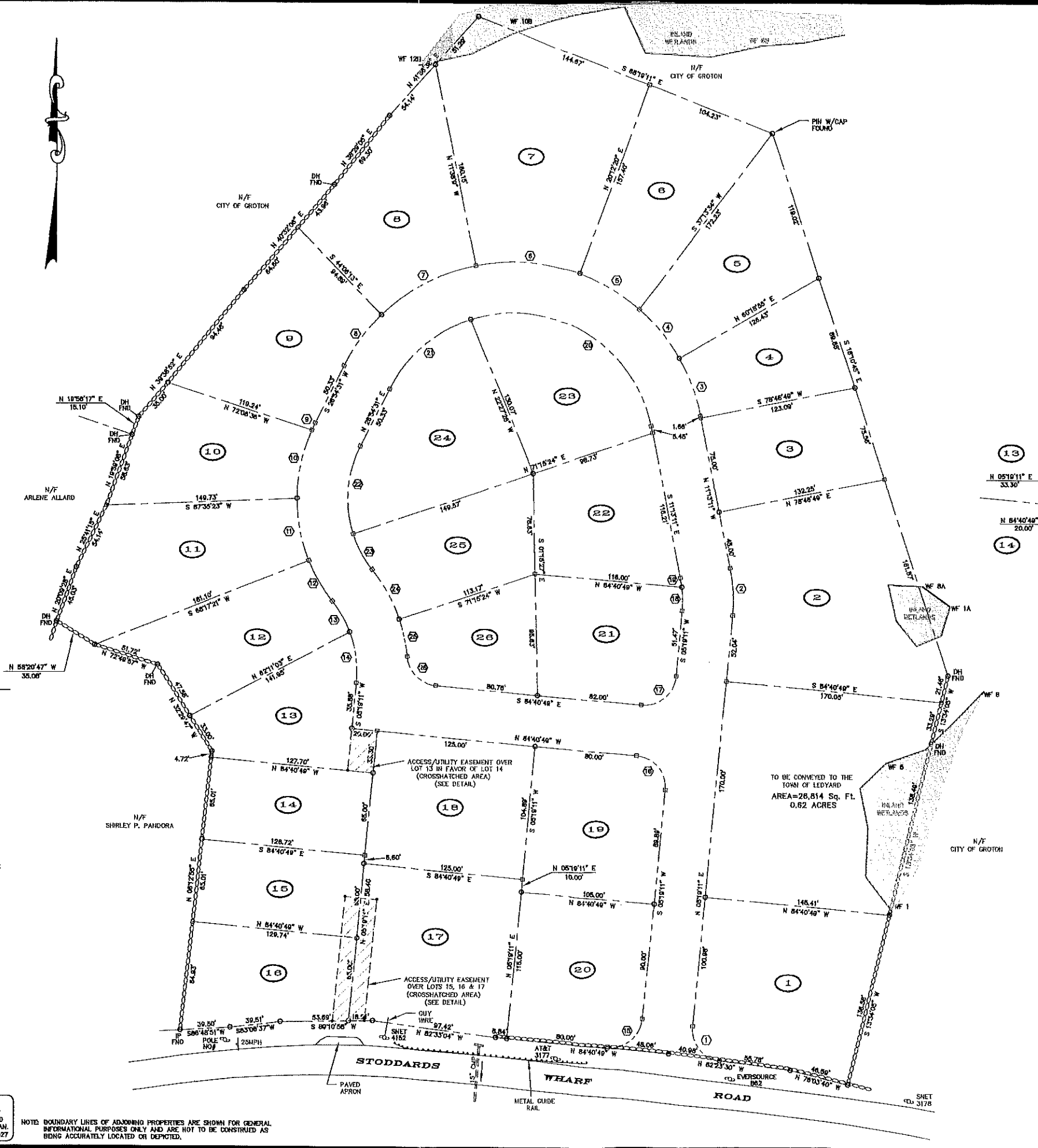
I HAVE REVIEWED THE WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

*Ian Cole*  
 IAN COLE  
 SOIL SCIENTIST

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.

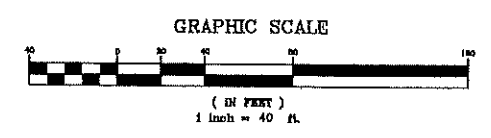
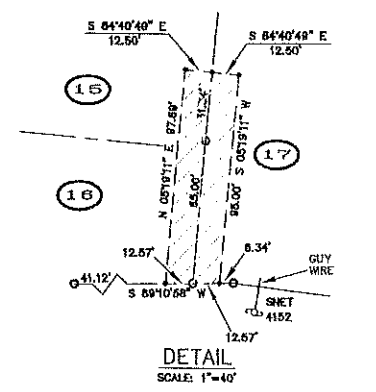
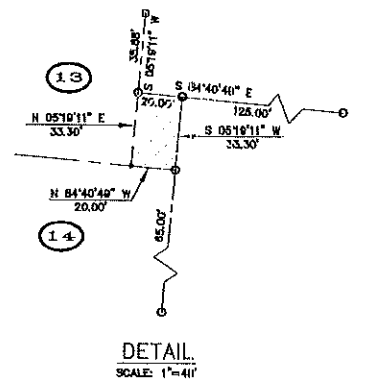
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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# 22-007DWG FRK#327



LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,432 Sq. Ft. 0.54 ACRES
3	0.54 ACRES
4	8,525 Sq. Ft. 0.20 ACRES
5	11,471 Sq. Ft. 0.26 ACRES
6	12,788 Sq. Ft. 0.29 ACRES
7	22,377 Sq. Ft. 0.51 ACRES
8	14,059 Sq. Ft. 0.32 ACRES
9	13,372 Sq. Ft. 0.31 ACRES
10	10,516 Sq. Ft. 0.24 ACRES
11	14,339 Sq. Ft. 0.33 ACRES
12	10,984 Sq. Ft. 0.25 ACRES
13	9,439 Sq. Ft. 0.22 ACRES
14	8,334 Sq. Ft. 0.19 ACRES
15	8,400 Sq. Ft. 0.19 ACRES
16	9,663 Sq. Ft. 0.22 ACRES
17	15,400 Sq. Ft. 0.35 ACRES
18	13,112 Sq. Ft. 0.30 ACRES
19	11,830 Sq. Ft. 0.27 ACRES
20	11,841 Sq. Ft. 0.27 ACRES
21	10,539 Sq. Ft. 0.24 ACRES
22	10,565 Sq. Ft. 0.24 ACRES
23	10,970 Sq. Ft. 0.25 ACRES
24	14,014 Sq. Ft. 0.32 ACRES
25	9,830 Sq. Ft. 0.23 ACRES
26	7,501 Sq. Ft. 0.17 ACRES

LOTS CURVE TABLE				
CURVE #	A	R	L	T
1	87°42'41"	25.00'	38.27'	24.02'
2	163°22'	130.00'	37.53'	18.89'
3	162°55'	150.00'	48.34'	24.38'
4	190°01'	150.00'	50.00'	25.24'
5	210°34'	150.00'	55.00'	27.81'
6	315°28'	150.00'	83.38'	42.79'
7	322°01'	150.00'	85.00'	43.88'
8	165°18'	150.00'	49.71'	25.09'
9	02°42'42"	130.00'	6.15'	3.08'
10	241°24'	130.00'	55.00'	27.82'
11	220°18'	130.00'	50.00'	25.31'
12	167°30'	130.00'	36.95'	18.80'
13	173°14'	90.00'	28.04'	14.14'
14	255°11'	80.00'	40.58'	20.64'
15	90°00'00"	25.00'	35.27'	25.00'
16	90°00'00"	25.00'	39.27'	25.00'
17	90°00'00"	25.00'	39.27'	25.00'
18	115°35'	90.00'	18.79'	9.43'
19	043°42'	90.00'	7.19'	3.60'
20	96°54'35"	110.00'	166.25'	124.13'
21	44°57'44"	110.00'	86.32'	45.52'
22	44°58'03"	99.00'	70.83'	37.25'
23	201°18'41"	90.00'	31.91'	16.12'
24	19°38'21"	130.00'	44.56'	22.50'
25	131°15'	130.00'	30.00'	15.07'
26	79°10'12"	25.00'	34.54'	20.67'



**PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALE: 1"=40' JULY 2022 REVISED: OCTOBER 31, 2022**

SHEET 2 OF 10

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE LAW ENFORCED BY THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A 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: JULY 7, 2022



DEEP TEST PIT DATA

WITNESSED AND RECORDED BY WENDY BROWN-ARNOLD RS, REHS AND ALEX MOURLOU LEDGE LIGHT HEALTH DISTRICT ON 5/2/22, 8/5/22 AND 5/23/2022 AND WENDY BROWN-ARNOLD RS, REHS ON JUNE 14, 2022.

APPROVED BY THE LEYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL REQUIREMENTS SHALL BE COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

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

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY TITLE OF \_\_\_\_\_ DATE \_\_\_\_\_

THE LEYARD PLANNING AND ZONING COMMISSION OR \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBER ASSIGNED BY THE AGENCIES \_\_\_\_\_ DATE \_\_\_\_\_

TYPE \_\_\_\_\_ APPLICATION# \_\_\_\_\_ APPROVAL# \_\_\_\_\_

NO FURTHER REQUIREMENT, (ONLY WITHIN A REGULATED AREA) NOT APPLICABLE AT THIS TIME, (WITHIN A REGULATED AREA, NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

WITNESSED OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY TITLE OF THE LEYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEYARD PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

TP 1 0-45" FILL-DISTURBED LOAM, ROCKS, BRICK  
NO MOTTLING  
NO WATER  
LEGE @ 45"

TP 2 0-16" DISTURBED SOIL & FILL  
10-50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS  
NO MOTTLING  
NO WATER  
LEGE @ 50"

TP 3 0-10" TOPSOIL  
10-28" LIGHT BROWN FINE SANDY LOAM  
28-67" LIGHT TAN FINE SAND W/GRAVEL  
COBBLES, LARGE STONES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 4 0-11" TOPSOIL  
11-34" LIGHT BROWN FINE SANDY LOAM  
34-90" LIGHT TAN/GRAY FINE SAND W/GRAVEL, SOME COBBLES  
MOTTLING @ 84"  
WATER @ 80"  
NO LEDGE

TP 5 0-16" TOPSOIL  
16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND  
45-94" TAN/GRAY FINE TO MED. SAND W/GRAVEL  
MOTTLING @ 33"  
WATER @ 33"  
NO LEDGE

TP 6 0-9" TOPSOIL  
9-37" BROWN FINE TO VERY FINE SANDY LOAM  
37-84" TAN/GRAY FINE TO MED. SAND W/GRAVEL, FEW COBBLES  
MOTTLING @ 46"  
WATER @ 60"  
NO LEDGE

TP 7 0-7" TOPSOIL  
7-30" BROWN FINE TO MED. SANDY LOAM  
30-77" TAN COARSE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 8 0-10" TOPSOIL  
10-34" LIGHT BROWN FINE SANDY LOAM  
34-84" ORANGE/TAN COARSE SAND W/GRAVEL  
64-95" TAN/GRAY FINE TO MED. SAND  
MOTTLING @ 73"  
WATER @ 63"  
NO LEDGE

TP 9 0-15" TOPSOIL  
15-31" BROWN FINE SANDY LOAM  
31-98" TAN MED. TO COARSE SAND AND GRAVEL, FEW COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 10 0-11" TOPSOIL  
11-23" BROWN FINE SANDY LOAM  
23-84" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 11 0-11" TOPSOIL  
11-34" BROWN FINE TO MED. SANDY LOAM  
34-98" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 12 0-12" TOPSOIL  
12-29" BROWN FINE TO MED. SANDY LOAM  
29-95" BROWN TO TAN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 13 0-13" TOPSOIL  
13-25" BROWN FINE TO MED. SANDY LOAM  
25-91" TAN TO BROWN MED. TO COARSE SAND AND GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 14 0-8" TOPSOIL  
8-25" BROWN FINE TO MED. SANDY LOAM  
25-91" TAN MED. TO FINE SAND/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 15 0-10" TOPSOIL  
10-39" BROWN FINE SANDY LOAM  
39-99" TAN TO GRAY MED. TO COARSE SAND/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 16 0-11" TOPSOIL  
11-37" BROWN FINE TO MED. SANDY LOAM  
37-98" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 17 0-11" TOPSOIL  
11-37" BROWN FINE TO MED. SANDY LOAM  
37-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 18 0-9" TOPSOIL  
9-29" YELLOW TO BROWN FINE SANDY LOAM  
29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 19 0-14" TOPSOIL  
14-36" BROWN FINE SANDY LOAM  
36-84" TAN/GRAY COARSE SAND W/GRAVEL  
MOTTLING @ 40"  
WATER @ 43"  
NO LEDGE

TP 20 0-17" TOPSOIL  
17-31" BROWN FINE SANDY LOAM  
31-83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES  
MOTTLING @ 43"  
WATER @ 46"  
NO LEDGE

TP 21 0-17" SANDY FILL & DISTURBED  
17-24" TOPSOIL  
24-33" BROWN MED. SANDY LOAM  
33-88" TAN/BROWN FINE MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 22 0-19" FILL  
19-32" TOPSOIL  
32-33" BROWN MED. SANDY LOAM  
53-103" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 23 0-17" SANDY FILL AND DISTURBED  
17-24" TOPSOIL  
24-33" BROWN MED. SANDY LOAM  
33-88" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 24 0-8" TOPSOIL  
8-40" BROWN FINE TO MED. SANDY LOAM, SOME COBBLES  
46-92" TAN TO GRAY COARSE SAND W/GRAVEL AND COBBLES  
MOTTLING @ 60"  
WATER @ 64" UPHILL, 32" DOWNHILL  
NO LEDGE

TP 25 0-10" TOPSOIL  
10-29" BROWN FINE TO MED. SANDY LOAM, SOME SILT  
29-75" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  
MOTTLING @ 33"  
WATER @ 33", 30" DOWNHILL  
NO LEDGE

TP 26 0-7" TOPSOIL  
7-39" YELLOW TO BROWN FINE TO MED. SILTY LOAM W/TRACE FINE SAND  
38-82" BROWN TO GRAY FINE TO MED. SAND W/GRAVEL AND COBBLES, SOME SILT  
MOTTLING @ 26"  
WATER @ 25"  
NO LEDGE

TP 27 0-11" TOPSOIL  
11-24" BROWN FINE TO MED. SANDY LOAM  
24-39" TAN FINE TO MED. SAND  
38-87" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 28 0-12" TOPSOIL  
12-32" LIGHT BROWN FINE TO MED. SANDY LOAM  
32-98" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 29 0-12" TOPSOIL  
12-32" BROWN FINE TO MED. SANDY LOAM  
32-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 30 0-12" TOPSOIL  
12-34" BROWN FINE SANDY LOAM (DEPTH VARIES)  
34-98" TAN TO MED. TO FINE SAND W/GRAVEL AND GRAVEL, STRATIFIED  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 31 0-7" TOPSOIL  
7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM  
31-100" TAN FINE TO MED. SAND W/GRAVEL AND COBBLES  
MOTTLING @ 37"  
WATER @ 37"  
NO LEDGE

TP 32 0-8" TOPSOIL  
8-34" BROWN FINE SANDY LOAM  
34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 33 0-10" TOPSOIL  
10-34" BROWN FINE SANDY LOAM  
34-79" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 34 0-12" TOPSOIL  
12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM  
44-89" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 35 0-9" TOPSOIL  
9-21" BROWN FINE SANDY LOAM  
21-47" TAN TO BROWN MED. SAND W/GRAVEL, FEW COBBLES  
47-110" TAN TO BROWN MED. SAND W/GRAVEL, FEW COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 36 0-8" TOPSOIL  
8-34" BROWN FINE SANDY LOAM  
34-94" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 37 0-9" TOPSOIL  
9-39" LIGHT BROWN TO TAN FINE TO VERY FINE SANDY LOAM  
39-100" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 38 0-8" TOPSOIL  
8-34" BROWN FINE SANDY LOAM  
34-80" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 39 0-6" TOPSOIL  
6-41" LIGHT BROWN FINE SANDY LOAM  
41-83" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
83-104" OLIVE TO BROWN FINE SAND, SOME GRAVEL  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 40 0-8" TOPSOIL  
8-32" BROWN FINE TO MED. SANDY LOAM  
32-98" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
58-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 41 0-9" TOPSOIL  
9-29" BROWN FINE TO MED. SANDY LOAM  
29-52" STAINED  
52-101" TAN TO GRAY, FINE TO MED. SAND  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 42 0-5" TOPSOIL  
5-14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
14-50" ORANGE TO GRAY SILT, STAINED  
50-105" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 43 0-8" TOPSOIL  
8-33" BROWN FINE SANDY LOAM  
33-45" TAN TO GRAY SILT INCONSISTENT AROUND HOLE  
45-83" TAN TO MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 44 0-6" TOPSOIL  
6-14" BROWN FINE TO MED. SANDY LOAM  
14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE  
42-102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 45 0-13" TOPSOIL  
13-23" BROWN FINE TO VERY FINE SANDY LOAM  
23-37" GRAY TO TAN VERY FINE SAND W/SILT  
37-93" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES  
MOTTLING @ 37"  
WATER @ 37"  
NO LEDGE

TP 46 0-15" TOPSOIL  
15-39" GRAY TO TAN VERY FINE SANDY W/SILT  
39-81" GRAY FINE TO TAN VERY FINE SAND W/SILT & HEAVILY MOTTLED THROUGHOUT  
81-108" BROWN TO TAN COARSE SAND W/GRAVEL AND SOME COBBLES  
MOTTLING @ 39"  
WATER @ 96"  
NO LEDGE

TP 47 0-10" TOPSOIL  
10-22" BROWN FINE TO MED. SANDY LOAM W/SILT  
22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND  
41-98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES  
NO MOTTLING  
WATER @ 96"  
NO LEDGE

TP 48 0-10" TOPSOIL  
10-22" BROWN FINE TO MED. SANDY LOAM W/SILT  
22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND  
41-98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES  
NO MOTTLING  
NO WATER-MET AT BOTTOM  
NO LEDGE

TP 49 0-10" TOPSOIL  
10-24" BROWN FINE TO VERY FINE SANDY LOAM  
24-41" LIGHT YELLOW TO BROWN VERY FINE SAND W/SILT  
41-98" BROWN TO GRAY COARSE SAND WITH GRAVEL, FEW COBBLES  
POSSIBLE MOTTLING @ 52"  
WATER @ 90"  
NO LEDGE

TP 50 0-10" TOPSOIL  
10-24" BROWN FINE TO VERY FINE SANDY LOAM  
24-41" LIGHT YELLOW TO TAN VERY FINE SAND, W/SILT  
41-111" TAN TO BROWN COARSE SAND W/GRAVEL AND SOME COBBLES  
NO MOTTLING  
WATER @ 106"  
NO LEDGE

TP 51 0-10" TOPSOIL  
10-20" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
20-42" LIGHT YELLOW TO BROWN VERY FINE SAND W/TRACE SILT  
42-101" BROWN TO TAN COARSE SAND WITH GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 52 0-13" TOPSOIL  
13-38" BROWN FINE TO VERY FINE SANDY LOAM  
38-90" BROWN TO TAN COARSE TO MED. SAND WITH SOME GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 53 0-12" TOPSOIL  
13-32" BROWN FINE TO MED. SANDY LOAM W/GRAVEL AND COBBLES  
14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
25-108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND MANY COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 54 0-11" TOPSOIL  
11-32" BROWN FINE TO VERY FINE SANDY LOAM  
32-95" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 55 0-14" TOPSOIL  
14-22" BROWN FINE TO VERY FINE SANDY LOAM  
22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT  
37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 56 0-15" TOPSOIL  
15-43" LIGHT BROWN SILT LOAM, SOME FINE SAND  
43-110" TAN MED. SAND SOME GRAVEL, FEW COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 57 0-8" TOPSOIL  
8-27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
27-104" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 58 0-12" TOPSOIL  
12-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
32-98" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 59 0-13" TOPSOIL  
13-23" BROWN FINE TO VERY FINE SANDY LOAM  
23-37" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 60 0-23" TOPSOIL  
10-23" BROWN FINE TO VERY FINE SANDY LOAM  
23-97" BROWN TO TAN COARSE TO MED. SAND WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 61 0-8" TOPSOIL  
8-28" BROWN TO TAN COARSE TO MED. SAND  
28-98" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 62 0-10" TOPSOIL  
10-31" BROWN FINE SANDY LOAM  
31-91" BROWN TO TAN COARSE TO MED. SAND W/SOME SILT GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 63 0-8" TOPSOIL  
8-26" BROWN FINE TO MED. SANDY LOAM  
26-98" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 64 0-10" TOPSOIL  
10-31" BROWN FINE SANDY LOAM  
31-91" BROWN TO TAN COARSE TO MED. SAND W/SOME SILT GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 65 0-14" TOPSOIL  
13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
30-100" TAN TO BROWN COARSE SAND WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 66 0-10" TOPSOIL  
10-29" BROWN FINE SANDY LOAM  
29-80" TAN TO GRAY MED. TO COARSE SAND W/SOME GRAVEL  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 67 0-14" TOPSOIL  
14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
25-108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 68 0-11" TOPSOIL  
11-29" BROWN FINE TO MED. SANDY LOAM  
29-80" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 69 0-14" TOPSOIL  
12-35" YELLOW TAN FINE TO VERY FINE SANDY LOAM  
36-03" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 70 0-14" TOPSOIL  
14-38" BROWN FINE TO MED. SANDY LOAM  
38-91" TAN TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 71 0-8" TOPSOIL  
8-38" BROWN FINE TO MED. SANDY LOAM  
38-98" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 72 0-8" TOPSOIL  
8-32" BROWN FINE TO MED. SANDY LOAM  
32-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 73 0-13" TOPSOIL  
13-28" BROWN FINE SANDY LOAM  
28-37" YELLOW TAN FINE TO VERY FINE SANDY LOAM  
37-90" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 74 0-5" TOPSOIL  
5-39" BROWN FINE SANDY LOAM  
39-59" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 75 0-10" TOPSOIL  
10-29" LIGHT BROWN FINE SANDY LOAM  
29-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 76 0-10" TOPSOIL  
10-34" LIGHT BROWN FINE SANDY LOAM  
34-98" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES STRATIFIED  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 77 0-11" TOPSOIL  
11-38" BROWN FINE TO MED. SANDY LOAM  
38-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 78 0-15" TOPSOIL  
15-46" BROWN FINE TO MED. SANDY LOAM  
46-106" BROWN TO TAN MED. FINE SAND W/SOME GRAVEL  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 79 0-11" TOPSOIL  
11-38" BROWN FINE TO MED. SANDY LOAM  
38-90" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 80 0-14" TOPSOIL  
14-38" BROWN FINE TO MED. SANDY LOAM  
38-91" TAN TO FINE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 81 0-13" TOPSOIL  
13-40" BROWN FINE TO MED. SANDY LOAM  
40-96" TAN TO GRAY MED. SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE


TP 82 0-15" SAND AND GRAVEL FILL  
9-18" TOPSOIL  
18-52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT  
52-101" TAN TO BROWN FINE TO MED. SAND, SOME GRAVEL  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 83 0-8" TOPSOIL  
8-31" BROWN FINE SANDY LOAM  
31-104" TAN-BROWN COARSE SAND WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
LEGE-NONE TO 104"

TP 84 0-11" TOPSOIL  
11-38" BROWN FINE SANDY LOAM  
38-92" TAN TO BROWN MED-COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
WATER @ 79"  
LEGE-NONE TO 92"

TP 85 0-12" TOPSOIL  
12-33" BROWN FINE SANDY LOAM  
33-98" TAN COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
LEGE-NONE TO 98"

TP 86 0-8" TOPSOIL  
8-30" BROWN FINE SANDY LOAM  
30-80" TAN COARSE SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
LEGE-NONE TO 89"



**DIETER & GARDNER**  
LAND SURVEYORS + PLANNERS  
1641 CONNECTICUT ROUTE 12  
P.O. BOX 333  
GALES FERRY, CT. 06355  
(860) 464-7455  
EMAIL: DIETER.GARDNER@YAHOO.COM

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.  
JULY 22-007.DWG FBR/gst

PLAN SHOWING  
DEEP TEST PIT DATA  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
94, 96, 98 AND 100  
STODDARDS WHARF ROAD  
A.K.A.  
CONNECTICUT ROUTE 214  
LEDYARD, CONNECTICUT  
JULY 2022

PERCOLATION TESTS PERFORMED ON MAY 26 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JOEY TERRY AND MATT EMLYTA)

LOT 1	WATER QUALITY BASIN	WATER QUALITY BASIN	LOT 2	LOT 2	LOT 2	LOT 3	LOT 4	LOT 5
27" DEEP	30" DEEP	30" DEEP	28" DEEP	28" DEEP	28" DEEP	30" DEEP	30" DEEP	28" DEEP
TIME READING	TIME READING	TIME READING	TIME READING	TIME READING	TIME READING	TIME READING	TIME READING	TIME READING
9:00 2"	9:00 4"	9:00 2 1/2"	9:00 2 1/2"	9:00 2"	9:00 2 1/2"	9:00 4"	9:00 3"	9:00 4"
9:04 6 3/4"	9:05 10"	9:05 7 1/2"	9:07 13 1/2"	9:00 2"	9:00 6 1/2"	9:05 20"	9:05 13"	9:05 10"
9:09 9"	9:06 13 3/4"	9:10 11"	9:12 19"	9:00 13"	9:00 13"	9:10 23"	9:10 18"	9:10 13"
9:14 11"	9:06 18"	9:15 13 1/2"	9:17 22 1/2"	9:10 17"	9:10 17"	9:15 24 1/2"	9:15 20 1/2"	9:15 15 1/2"
9:19 11 1/2"	9:11 18"	9:20 18"	9:22 24 1/2"	9:22 19 1/2"	9:20 19 1/2"	9:25 25 1/2"	9:25 23"	9:25 18"
9:24 14"	9:16 20"	9:25 17 1/2"	9:27 26"	9:20 22"	9:20 22"	9:30 26 1/2"	9:30 24"	9:30 20"
9:29 15 1/2"	9:21 21"	9:30 19 1/2"	9:32 DRY	9:30 24"	9:30 24"	9:35 27 1/2"	9:35 25 1/2"	9:35 21 1/2"
9:34 17"	9:28 22"	9:35 20 1/2"		9:35 20 1/2"	9:35 20 1/2"	9:40 28 1/2"	9:40 26 1/2"	9:40 23 1/2"
9:39 18 1/4"	9:31 23"	9:40 24"		9:40 21 1/2"	9:40 21 1/2"	9:45 DRY	9:45 24"	9:45 22 1/2"
9:44 19 1/4"	9:36 24"	9:45 22 1/2"		9:45 22 1/2"	9:45 22 1/2"			
9:49 20 1/4"	9:41 25"							
PERC RATE: 1 1/8 MINS.	PERC RATE: 1 1/8 MINS.	PERC RATE: 1 1/8 MINS.	PERC RATE: 1 1/3 MINS.	PERC RATE: 1 1/5 MINS.	PERC RATE: 1 1/5 MINS.	PERC RATE: 1 1/8 MINS.	PERC RATE: 1 1/3 MINS.	PERC RATE: 1 1/3 MINS.

**SANITARY DESIGN CRITERIA**  
 A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE LAYED OUT FOR THREE-BEDROOM HOMES. NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.  
 B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/HCH OR LESS REQUIRES 405 S.F. OF EFFECTIVE LEACHING AREA.  
 C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN.  
 MINIMUM REQUIRED AREA IS 405 S.F./ 20.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.  
 HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION  
 FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN  
 PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/HCH.

MLSS TABLE								
LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	1, 2, 3 & 4	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
2	9, 10, 11 & 12	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
3	13 & 14	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
4	15 & 16	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
5	17 & 18	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
6	21 & 22	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
7	25 & 26	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
8	27 & 28	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
9	29, 30, 31 & 32	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
10	33 & 34	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
11	35 & 36	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
12	37 & 38	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
13	39 & 40	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
14	41 & 42	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
15	43 & 44	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
16	45 & 46	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
17	47 & 48	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
18	49 & 50	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
19	51 & 52	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
20	53 & 54	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
21	55 & 56	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
22	57 & 58	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
23	59 & 60	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
24	61 & 62	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
25	63 & 64	MLSS	HOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236

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

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

ENGINEER AND REGISTERED CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBER APPROVED BY THE APPLICANT: \_\_\_\_\_

ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_

TYPE APPLICATION \_\_\_\_\_

APPROVED \_\_\_\_\_

NO PRESENT EMBARRASSMENT (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THE TIME (WITHIN A REGULATED AREA NO REGULATED ACTIVITY PROPOSED AT THE TIME)

WETLANDS OFFENSE \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER AND REGISTERED CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_

ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

PLAN SHOWING  
 PERCOLATION TEST DATA,  
 SEPTIC SYSTEM DESIGN CRITERIA  
 AND  
 MINIMUM LEACHING SYSTEM SPREAD  
 RESUBDIVISION  
 PROPERTY OF  
 AVERY BROOK HOMES LLC  
 94, 96, 98 AND 100  
 STODDARDS WHARF ROAD  
 A.K.A.  
 CONNECTICUT ROUTE 214  
 LEDYARD, CONNECTICUT



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JULY 2022  
 REVISION: OCTOBER 31, 2022

APPROVED BY THE LAYLAND PLANNING AND BOARDING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY \_\_\_\_\_ DATE \_\_\_\_\_

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

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY VOTE OF THE LAYLAND PLANNING AND BOARDING COMMISSION ON \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBERS ASSIGNED BY THE ASSUMER \_\_\_\_\_ DATE \_\_\_\_\_

AMENDMENT \_\_\_\_\_ DATE \_\_\_\_\_

ITWC APPLICATION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_

NO PERMIT NECESSARY, (ONLY WITHIN A REGULATED AREA) NOT APPLICABLE AT THIS TIME, (WITHIN A REGULATED AREA) NO REGULATED ACTIVITY PROPOSED AT THIS TIME.

WETLANDS OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. \_\_\_\_\_ DATE \_\_\_\_\_

PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

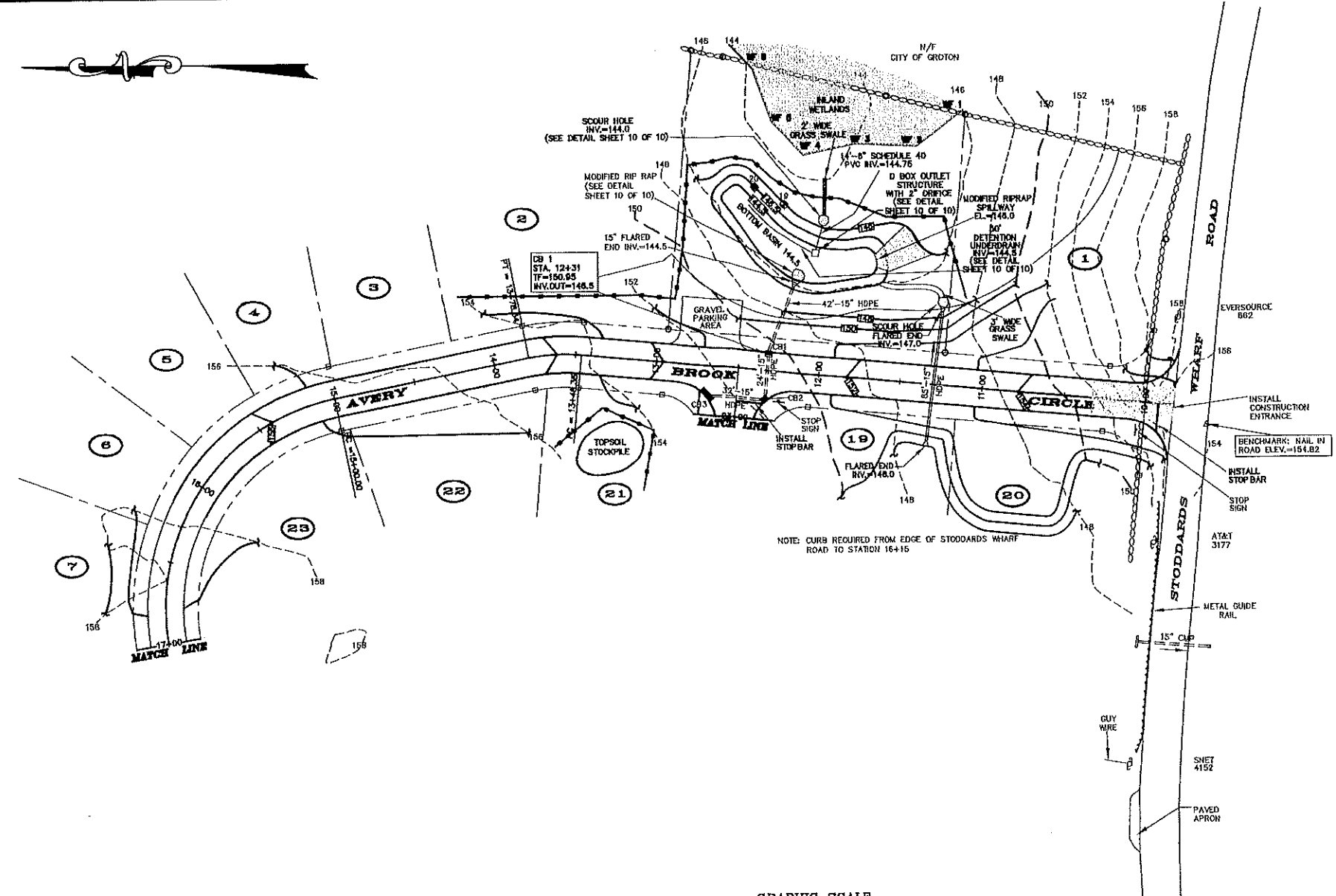
ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY VOTE OF THE LAYLAND PLANNING AND BOARDING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OR SECRETARY OF THE LAYLAND PLANNING AND BOARDING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE BOARDING COMMISSION OFFICER OF THE LAYLAND PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER/SURVEYOR OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**DIETER & GARDNER**  
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 1841 CONNECTICUT ROUTE 12  
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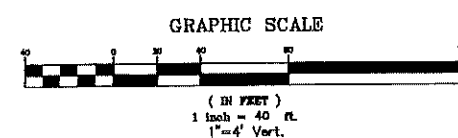
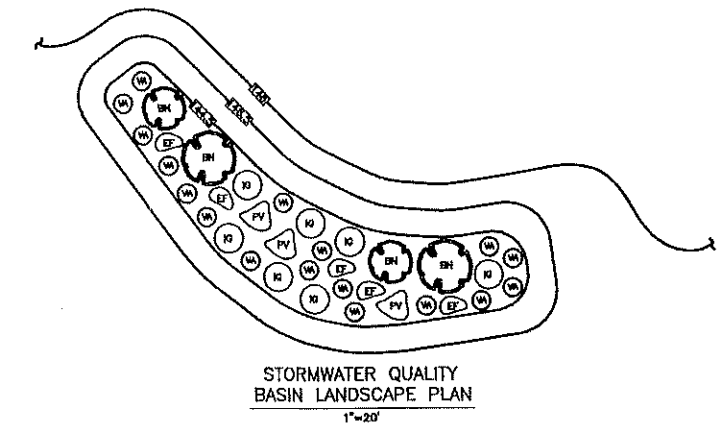


DEEP TEST PIT DATA

TP 18 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL	TP 20 0-17" TOPSOIL 17-31" BROWN FINE SANDY LOAM W/SILT 31-83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES
MOTTLING @ 40" WATER @ 43" NO LEDGE	MOTTLING @ 43" WATER @ 46" NO LEDGE

LANDSCAPE SCHEDULE

TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	SIZE	REMARKS
PERENNIALS	EF	CLUSTER	EUPATORIUM FISTULOSUM	JOE PYE WEED	CONTAINER	1'-2' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2" ON CENTER
GRASSES	PV	3	PANICUM VIRGATUM	SWITCH GRASS	CONTAINER	2'-3' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2" ON CENTER
SHRUBS	RQ	7	ALEX CLAVATA	BURNING BUSH	DWG	3'-4' HEIGHT	AS SHOWN
	VA	17	VACCINIUM AUGUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER	12"-18" HT	AS SHOWN
TREES	BN	4	BETULA NIGRA	RIVER BIRCH	DWG	2 1/2"-3" CAL	MULTI-STEMMED AS SHOWN

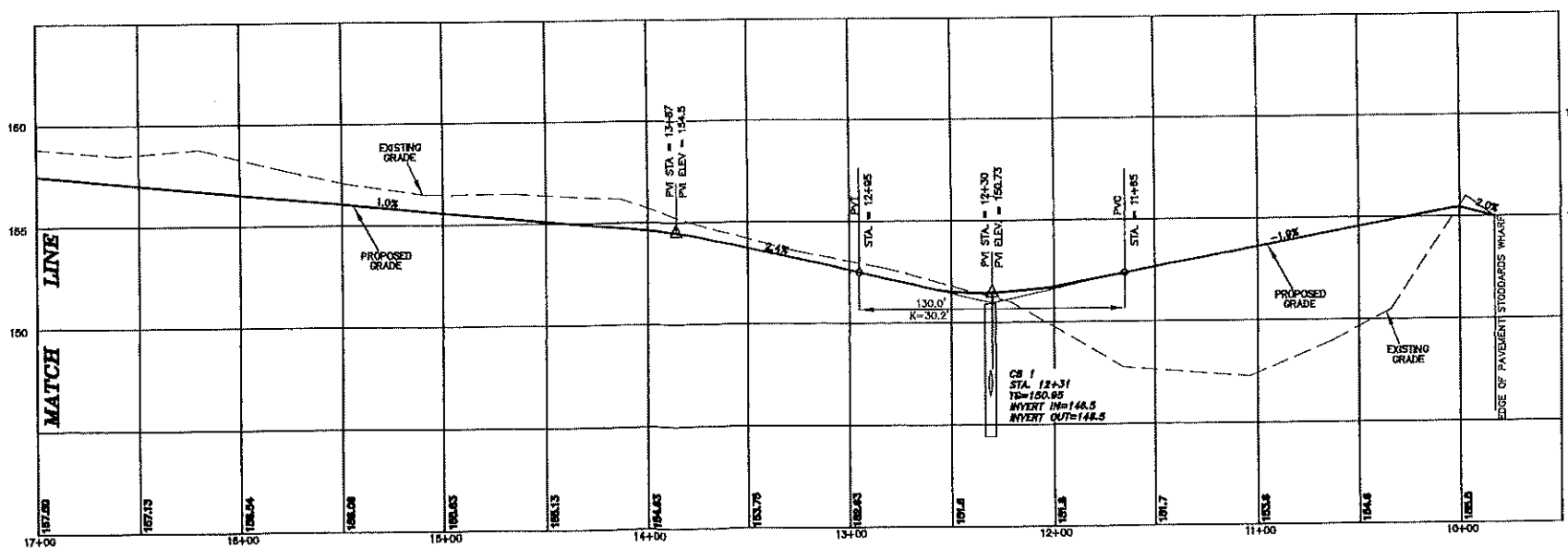


- LEGEND
- STONE WALL
  - PROPERTY LINE
  - STREET LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - UTILITY POLE
  - ① LOT NUMBER
  - PROPOSED CATCH BASIN
  - WF 1 EDGE OF WETLANDS & FLAG NUMBER
  - HAYBALES/SILT FENCE/WOODCHIPS
  - ⊕ APPROXIMATE DEEP TEST PIT

I HAVE REVIEWED THE ISLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

*Jan Cole*

JAN COLE  
 SOIL SCIENTIST



PLAN / PROFILE  
 SHOWING  
 PROPERTY OF  
 AVERY BROOK HOMES LLC  
 STODDARDS WHARF ROAD  
 LEDYARD, CONNECTICUT  
 SCALE: 1"=40' HORIZ.  
 1"=4' VERT.

JULY 2022  
 REVISED: OCTOBER 31, 2022  
 REVISED: DECEMBER 5, 2022  
 REVISED: DECEMBER 13, 2022



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JULY 22-007.DWG TRK/JSZ



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

MEMBER AND SECRETARY COMMISSION PLAN CHECKED BY YOUR OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

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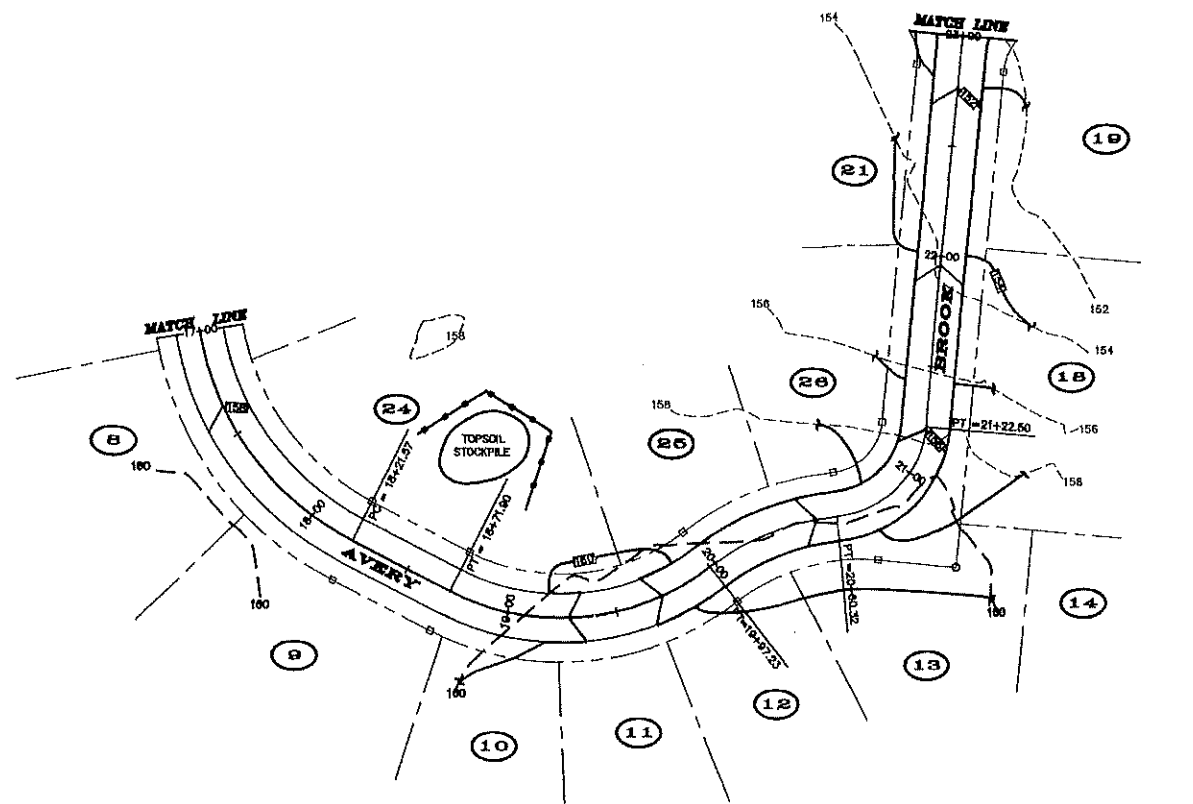
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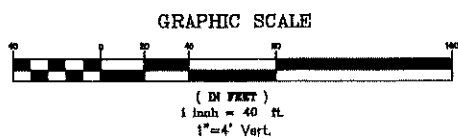
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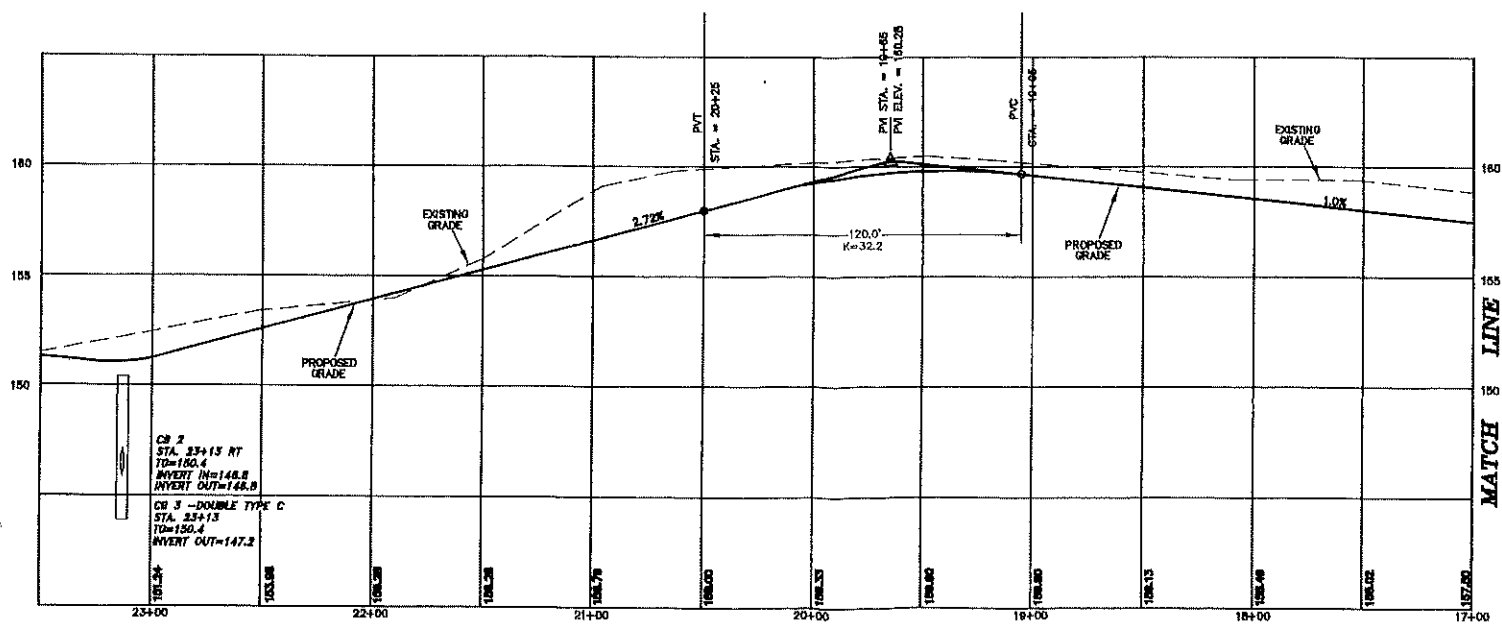


NOTE: CURB REQUIRED FROM STATION 19+55 TO ROAD INTERSECTION



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- U.P. UTILITY POLE
- ① LOT NUMBER
- ⊞ PROPOSED CATCH BASIN
- WF 1 EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS



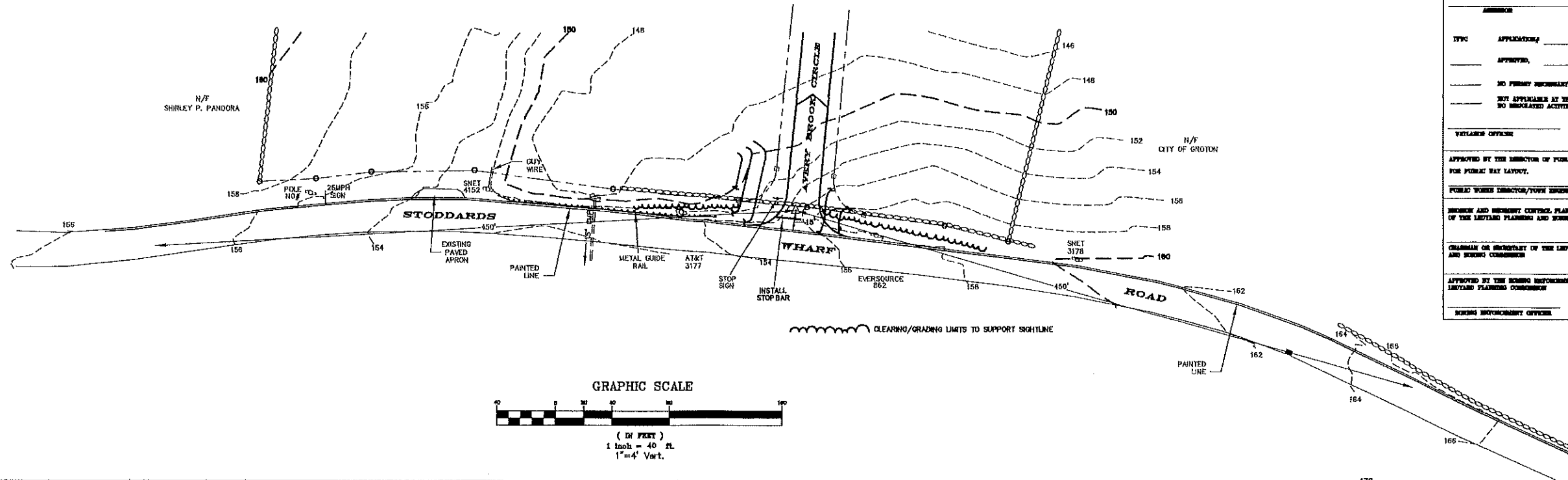
**DIETER & GARDNER**  
 LAND SURVEYORS - PLANNERS  
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 1841 CONNECTICUT ROUTE 12  
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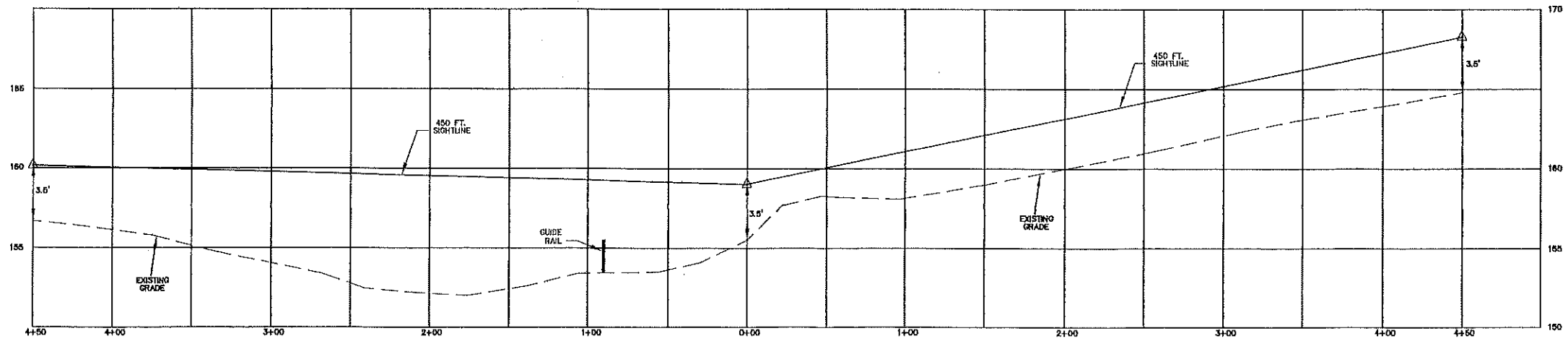
PLAN / PROFILE  
 SHOWING  
 PROPERTY OF  
 AVERY BROOK HOMES LLC  
 STODDARDS WHARF ROAD  
 LEDYARD, CONNECTICUT  
 SCALE: 1"=40' HORIZ.  
 1"=4' VERT.

JULY 2022  
 REVISED: OCTOBER 31, 2022  
 REVISED: DECEMBER 13, 2022





APPROVED BY THE LAYERS PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____	
CHAIRMAN OR SECRETARY _____	DATE _____
RESOLVE AND RECORD CONTROL PLAN CERTIFIED BY VOTE OF _____ THE LAYERS PLANNING AND ZONING COMMISSION ON _____ DATE _____	
LAW NUMBER ASSIGNED BY THE ASSessor _____	
ASSessor _____	DATE _____
TYPIC _____	APPLICABLE _____
_____	APPROVED _____
_____	NO FURTHER REQUIREMENT (NOT WITHIN A REGULATED AREA)
_____	NOT APPLICABLE BY THIS TIME (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME)
REPLACES OFFENSE _____	DATE _____
APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE FORM NUMBER _____ FOR PUBLIC WAY LAYOUT. _____ DATE _____	
RESOLVE AND RECORD CONTROL PLAN CERTIFIED BY VOTE OF _____ OF THE LAYERS PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LAYERS PLANNING AND ZONING COMMISSION _____	DATE _____
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LAYERS PLANNING COMMISSION _____	
ZONING ENFORCEMENT OFFICER _____	DATE _____



-----	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
o	UTILITY POLE

**SIGHTLINE  
DEMONSTRATION PLAN  
PROPERTY OF  
AVERY BROOK HOMES LLC  
STODDARDS WHARF ROAD  
LEDYARD, CONNECTICUT  
SCALE: 1"=40' HORIZ.  
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# EROSION & SEDIMENT CONTROL PLAN

## NARRATIVE

### PURPOSE AND DESCRIPTION OF PROJECT

THE PURPOSE OF THIS PROJECT IS TO SUBGRADE 9.21 ACRES OF LAND TO CREATE 26 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVED BY ON SITE WELL AND SEPTIC SYSTEM. APPROXIMATELY 1330 LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PAVEMENT WIDTH IS 22 FEET. THE TOTAL AREA OF NEW PAVEMENT ASSOCIATED WITH THE ROAD CONSTRUCTION WILL BE 30,400± SQUARE FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES IN PLACES CURBED PAVEMENT AND CATCH BASINS WITH 2 FOOT SUMP DEPTHS. THE UPLANDS ARE CENTRALLY SLOPING AND MOSTLY OLD PASTURE. THE UPLAND SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CAUTION FRINGLEY AND AGAWAM SOILS.

IT IS ANTICIPATED THAT ONCE WORK ON THE PUBLIC IMPROVEMENTS BEGINS, IT WILL CONTINUE UNTIL THE PROJECT IS COMPLETED. IT IS ANTICIPATED THAT THE ROAD CONSTRUCTION WILL BE COMPLETED WITHIN ONE YEAR OF COMMENCEMENT.

PETER GARDNER 860-484-7455 (OR OWNER AT TIME OF CONSTRUCTION) SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND PROPER MAINTENANCE OF ANY EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING THIS PLAN.

### TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY ROAD AND DRAINAGE CONSTRUCTION ACTIVITIES

THE TOTAL PROJECT AREA IS 9.21 ACRES OF WHICH 0.9± ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE. ESTIMATE OF TOTAL AREA TO BE DISTURBED 3.9± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

### PLANNED START AND COMPLETION DATES FOR THE PROJECT

IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING FALL/WINTER OF 2022/2023 AND BE COMPLETED IN THE FALL OF 2023.

### DESIGN CRITERIA, CONSTRUCTION DETAILS AND MAINTENANCE PROGRAM FOR THE EROSION & SEDIMENT CONTROL MEASURES TO BE USED

SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT WILL BE USED. ALL SILT FENCE SEDIMENT BARRIERS SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.8 FEET. BRACKERS IN SILT FENCE SHALL BE REPAIRED IMMEDIATELY. THE SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCH IN A 24 HOUR PERIOD.

CONSTRUCTION ENTRANCE DESIGN AND MAINTENANCE CRITERIA FROM 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. ENTRANCE TO CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED OF ANGRULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION 4.01.01 SIZE #5. THE CONSTRUCTION ENTRANCE WILL BE 12 FEET WIDE AND 50 FEET LONG.

CONSTRUCTION: CONSTRUCTION ENTRANCES AREA WILL BE CLEARED AND GRUBBED. AREAS WILL THEN BE ROUGH GRADED. A 4-INCH LAYER OF CRUSHED STONE WILL BE SPREAD AS DEPICTED IN THE DETAILS.

MAINTENANCE: THE CONSTRUCTION ENTRANCE WILL BE MAINTAINED IN A CONDITION THAT WILL MITIGATE TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES. THE CONSTRUCTION ENTRANCE WILL BE TOP DRESSED AS NEEDED TO PROVIDE FUNCTIONALITY. ADDITIONAL LENGTH MAY BE ADDED IF ON-SITE CONDITIONS WARRANT SUCH EXTENSION. ANY ACCUMULATED OR SPILLED SEDIMENTS WILL BE CLEANED IMMEDIATELY, AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS EROSION & SEDIMENT CONTROL PLAN.

STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (CHAPTER 4). TOPSOIL STOCKPILES WILL BE LOCATED AS DEPICTED ON THE PLANS, AND WILL BE TREATED AS DISTURBED GROUND, I.E. SURROUNDED BY SILT FENCE, AND SEEDED TO GRASS AFTER ALL THE TOPSOIL TO BE STRIPPED IS PLACED IN THE STOCKPILE. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

TOPSOILING SHALL TAKE PLACE AS AREAS ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILES REFERRED TO ABOVE. STONES LARGER THAN 2 INCHES IN DIAMETER AND OTHER DEBRIS WILL BE REMOVED FROM THE TOPSOIL WITH A RAKE. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4 INCHES OVER ALL DISTURBED AREAS. IN ORDER TO "BOND" THE TOPSOIL TO THE SUBGRADE, THE SUBGRADE WILL BE LOOSEDED BY "TRACKING" WITH A ROLLER IMMEDIATELY BEFORE APPLYING TOPSOIL. TOPSOIL WILL NOT BE PLACED IF THE SUBGRADE OR THE TOPSOIL IS FROZEN OR TOO WET. HEAVY RUNNING-TYRED VEHICLES WILL BE EXCLUDED FROM THE NEWLY TOPSOILED AREAS TO PREVENT EXCESSIVE COMPACTION WHICH COULD HINDER SEED GERMINATION AND SEEDLING GROWTH.

PERMANENT SEEDING WILL BE DONE AS DISTURBED AREAS ARE BROUGHT TO GRADE AND TOPSOILED AS LONG AS SUCH SEEDING IS DONE BETWEEN APRIL 1 AND JULY OR AUGUST 15 THROUGH OCTOBER 31. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED THE APPROPRIATE SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, FIGURES PS-3. PRIOR TO SEEDING, FERTILIZER WILL BE APPLIED AT THE RATE OF 7.5 PER 1,000 SQUARE FEET (10-10-10 OR EQUIVALENT), AND GROUND LIMESTONE WILL BE APPLIED AT THE RATE OF 200 POUNDS PER 1,000 SQUARE FEET. THE LIME AND FERTILIZER WILL BE LIGHTLY WORKED TO A DEPTH OF 3 TO 4 INCHES. SEED SHALL BE APPLIED UNIFORMLY USING A CYCLOPE SEEDER (HYDROSEEDING MAY BE USED IN LIEU OF CONVENTIONAL SEEDING METHODS). HAY MULCH WILL BE APPLIED AT THE RATE OF 100 POUNDS (APPROXIMATELY 2 BALES) PER 1,000 SQUARE FEET, WHERE SLOPES EXCEED 10 PERCENT. JUTE NETTING SHALL BE USED TO ANCHOR THE HAY MULCH IN PLACE, ANY SUCH NETTING WILL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE: THE SEEDING WILL BE INSPECTED AT LEAST ONCE PER WEEK, AND WITHIN 24 HOURS OF A RAINFALL BY AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REPLACED AND SMOOTHED, AND RESEED AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 8 INCHES. MOWING WILL NOT TAKE PLACE WHEN THE GROUND SURFACE IS WET. THE FIRST MOWING WILL TAKE 33 TO 50 PERCENT OF THE GRASS HEIGHT (I.E. NOT BELOW 3 INCHES). MULCH MATERIALS WILL NOT BE REMOVED, BUT WILL BE ALLOWED TO DISINTEGRATE OVER TIME.

WHERE BARE GROUND NEEDS TO BE PROTECTED FOR RELATIVELY SHORT PERIODS, OR WHERE THE SEEDING SEASONS FOR PERMANENT SEEDINGS CAN NOT BE ADHERED TO, TEMPORARY SEEDING MAY BE USED. THE RECOMMENDED SEED MIX WILL VARY UPON CIRCUMSTANCES, BUT SHALL BE IN COMPLIANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, FIGURES TS-2. TEMPORARY SEEDING RATES AND DATES, WHERE THE SEASON PRECLUDES ANY TYPE OF SEEDING, AN ANCHORED MULCH WILL BE EMPLOYED TO PROTECT BARE SOIL AREAS.

CONSTRUCTION SEQUENCE PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBANCES, THE DEVELOPER AND HIS CONTRACTOR SHALL MEET WITH TOWN STAFF FOR A PRECONSTRUCTION CONFERENCE.

- 1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- 2) INSTALL EROSION AND SEDIMENT CONTROL.
- 3) CONSTRUCT THE STORMWATER QUALITY BASIN. TOPSOIL WILL BE APPLIED TO THE BASIN SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION, AND THE SIDESLOPES WILL BE SEED AS DEPICTED ON THE PLANS.
- 4) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.
- 5) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.
- 6) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
- 7) INSTALL ALL DRAINAGE STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTFALL OF THE DRAINAGE SYSTEM SO THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE. NO WATER WILL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM UNTIL THE OUTFALL IS PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.
- 8) PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE. TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.
- 9) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.
- 10) INSTALL CURBING (WHERE REQUIRED).
- 11) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.
- 12) REMOVE SILT FENCE AFTER TOPSOIL STABILIZED.

DISPOSAL OF SEDIMENTS - ANY SEDIMENT REMOVED FROM ANY EROSION AND SEDIMENT CONTROL MEASURE AS PART OF SITE MAINTENANCE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THIS PLAN. NO SEDIMENT SHALL BE DEPOSITED IN ANY WETLAND AREA.

FIELD CHANGES - IF FIELD MODIFICATIONS OF PLANNED MEASURES ARE NEEDED TO PROPERLY ADDRESS ANY EROSION OR SEDIMENTATION SITUATION, SUCH CHANGES MAY BE MADE ONLY AFTER NOTIFYING TOWN STAFF. ADDITIONAL NON-STRUCTURAL MEASURES MAY BE ADDED WITHOUT PRIOR NOTIFICATION.

## STORMWATER QUALITY BASIN CONSTRUCTION NOTES:

1. STORMWATER QUALITY BASIN EMBANKMENTS SHALL BE CONSTRUCTED OF SILTY SAND AND/OR CLAYEY MATERIALS. ON-SITE BORROW MATERIAL MAY BE USED IF SUITABLE DEPOSITS ARE FOUND. EMBANKMENT FILL SHALL CONTAIN AT LEAST 10% BY WEIGHT OF MATERIAL PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #100 SIEVE.
  2. EMBANKMENT FILL SHALL HAVE NO STONES LARGER THAN 6" IN THEIR GREATEST DIMENSION, NO STONES LARGER THAN 3" IN THEIR GREATEST DIMENSION SHALL BE ALLOWED WITHIN 2 FEET OF STRUCTURES OR PIPES.
  3. ALL FILL MATERIAL SHALL BE FREE OF TOPSOIL, ROOTS, STUMPS, ORGANICS, FROZEN MATERIAL AND OTHER DELETERIOUS MATTER.
  4. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 90% MINIMUM RELATIVE COMPACTIONS DETERMINED BY ASTM D1557 -- MODIFIED PROCTOR. THE MAXIMUM LOOSE LIFT THICKNESS OF EMBANKMENT FILL SHALL BE 12".
  5. ALL TOPSOIL, ORGANICS, ROOTS AND OTHER DELETERIOUS MATTER SHALL BE REMOVED FROM THE EXISTING GROUND SURFACE PRIOR TO CONSTRUCTION OF THE PROPOSED EMBANKMENTS.
  6. ALL EMBANKMENTS AND DISTURBED AREAS OF THE STORMWATER QUALITY BASIN SHALL BE PERMANENTLY STABILIZED WITH 4" LOAM, SEED AND MULCH. SUITABLE HYDROSEEDING EQUIPMENT MAY BE USED FOR APPLICATION OF SEED, MULCH AND/OR FERTILIZER. THE FOLLOWING SEED MIX SHALL BE USED IN THESE AREAS.
- | VARIETY            | LBS./ACRE |
|--------------------|-----------|
| CRESTED RED FESCUE | 20        |
| REDTOP             | 2         |
| BENT GRASS         | 15        |
| TOTAL              | 37        |

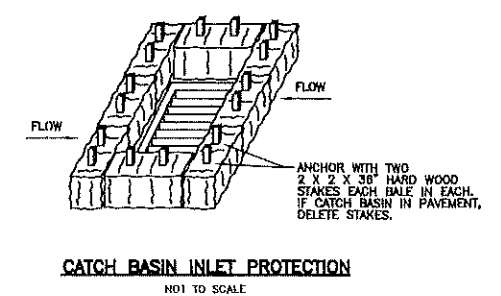
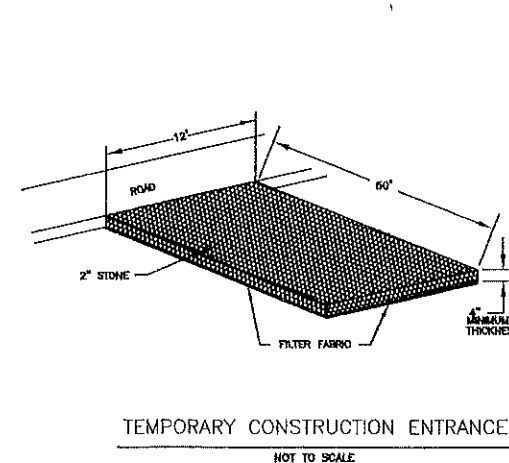
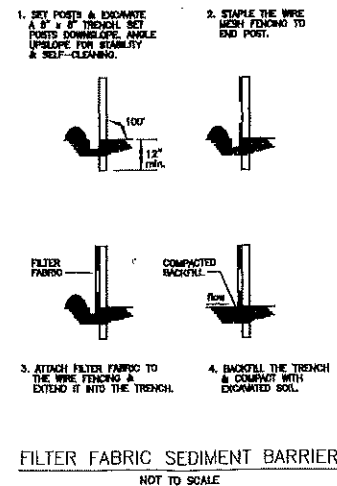
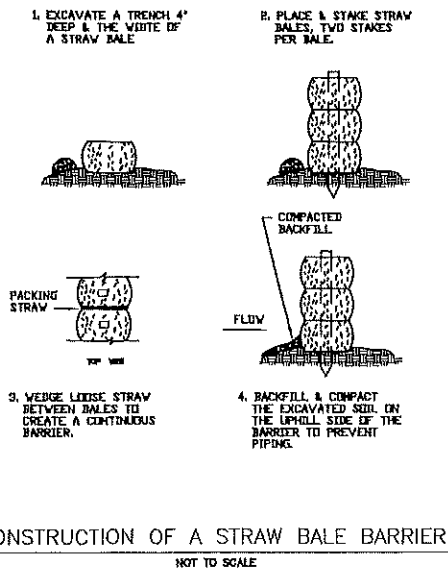
## STORMWATER QUALITY BASIN OPERATION AND MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS PRIOR TO COMPLETION OF THE ROADWAY.
2. DURING THE FIRST YEAR OF OPERATION, THE BASIN SHALL BE INSPECTED ON WEEKLY BASIS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCH OR GREATER. ANY EROSION OF EMBANKMENTS OR OUTLET AREAS SHALL BE REPAIRED PROMPTLY. ANY DEBRIS SHALL BE REMOVED AND DISPOSED OF. SEDIMENTATION THAT WOULD INTERFERE WITH PROPER OPERATION OF THE BASIN SHALL BE REMOVED AND DISPOSED OF AND THE AREA RESTORED AND STABILIZED AS REQUIRED.
3. AFTER THE BASIN HAS BEEN IN OPERATION FOR ONE YEAR, INSPECTIONS SHALL BE PERFORMED QUARTERLY OR WITHIN 24 HOURS AFTER A STORM EVENT OF 2.0 INCHES OR GREATER. QUARTERLY INSPECTIONS SHALL INCLUDE THE FOLLOWING ITEMS:
  - NOXIOUS WEEDS SHALL BE REMOVED. PERFORM ANY MOWING OPERATIONS REQUIRED.
  - INSPECT EMBANKMENTS FOR ANY WOODY GROWTH. ALL TREES, VINES AND OTHER WOODY PLANTS SHALL BE REMOVED AND VOIDS LEFT FROM THEIR REMOVAL SHALL BE REPAIRED.
  - INSPECT EMBANKMENTS FOR ANY ANIMAL BURROWS. ALL BURROWS AND VOIDS SHALL BE REPAIRED IMMEDIATELY.
  - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN FOREBAY AND OTHER AREAS TO RESTORE ORIGINAL DESIGN GRADES. DISTURBED AREAS SHALL BE RESTABILIZED AS REQUIRED AFTER REMOVAL OF SEDIMENT.
  - INLETS AND OUTLETS SHALL BE INSPECTED FOR SCOUR DAMAGE AND EROSION AND REPAIRED AS REQUIRED.
  - ANY EVIDENCE OF PIPING OR SEEPAGE AT THE TOE OF EMBANKMENTS OR AROUND INLET/OUTLET STRUCTURES SHALL BE INVESTIGATED BY A QUALIFIED PROFESSIONAL ENGINEER AND REPORTED TO THE TOWN. REQUIRED REPAIRS TO MAINTAIN THE PROPER FUNCTION OR REPAIR POTENTIAL STRUCTURAL DEFICIENCIES IN THE BASIN SHALL BE IMPLEMENTED WITHIN ONE MONTH OF DISCOVERY OF THE PROBLEM OR AT DISCRETION OF THE RESPONSIBLE PROFESSIONAL ENGINEER PERFORMING THE INVESTIGATION OR DESIGNING SUCH REPAIRS. THE ENGINEER SHALL CERTIFY THAT ALL REPAIRS ARE PERFORMED TO HIS/HER SATISFACTION AND SHALL PROVIDE SUCH CERTIFICATION TO THE TOWN.

## STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- PROVIDE ANNUAL STREET SWEEPING, PREFERABLY AFTER FINAL SNOW MELT TO ALLEVIATE SEDIMENT BUILDUP IN CATCH BASIN SUMPS AND TO INSURE EFFICIENT TSS REMOVAL FROM STORMWATER
- REMOVE SEDIMENT FROM CATCH BASIN SUMPS WHEN SEDIMENT REACHES HALF THE DEPTH OF THE SUMP.
- INSPECT CATCH BASINS FOR TRASH AND DEBRIS BI-ANNUALLY. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PIPE INLETS AND OUTLETS TO PREVENT CLOGGING.
- REMOVE ACCUMULATED TRASH AND LEAVES FROM CATCH BASIN GRATES TO INSURE ADEQUATE GRATE INFLOW CAPACITIES.

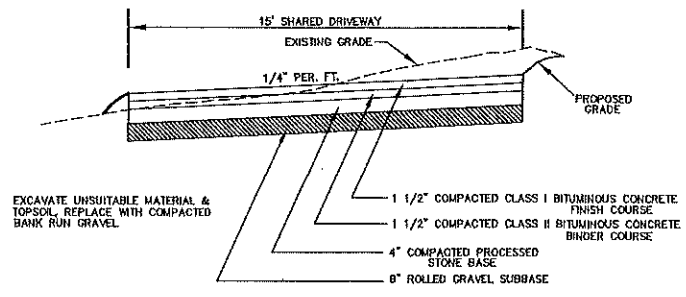
APPROVED BY THE LEYDARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____
CHAIRMAN OR SECRETARY _____ DATE _____
EROSION AND SEDIMENT CONTROL PLAN CHECKED BY VOTE OF THE LEYDARD PLANNING AND ZONING COMMISSION ON _____ DATE _____
LOT NUMBERS ASSIGNED BY THE ASSessor _____
ASSessor _____ DATE _____
TWP _____ APPLICATION# _____
APPROVED _____
NO PERMIT NECESSARY, (NOT WITHIN A REGULATED AREA)
NOT APPLICABLE AT THIS TIME, (WITHIN A REGULATED AREA) NO REGULATED ACTIVITY PROPOSED AT THIS TIME.
VILLAGE OFFICER _____ DATE _____
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____
EROSION AND SEDIMENT CONTROL PLAN CHECKED BY VOTE OF THE LEYDARD PLANNING AND ZONING COMMISSION _____
CHAIRMAN OR SECRETARY OF THE LEYDARD PLANNING AND ZONING COMMISSION _____ DATE _____
APPROVED BY THE BOARD SUPERVISORY OFFICERS OF THE LEYDARD PLANNING COMMISSION _____
BOARD SUPERVISORY OFFICERS _____ DATE _____



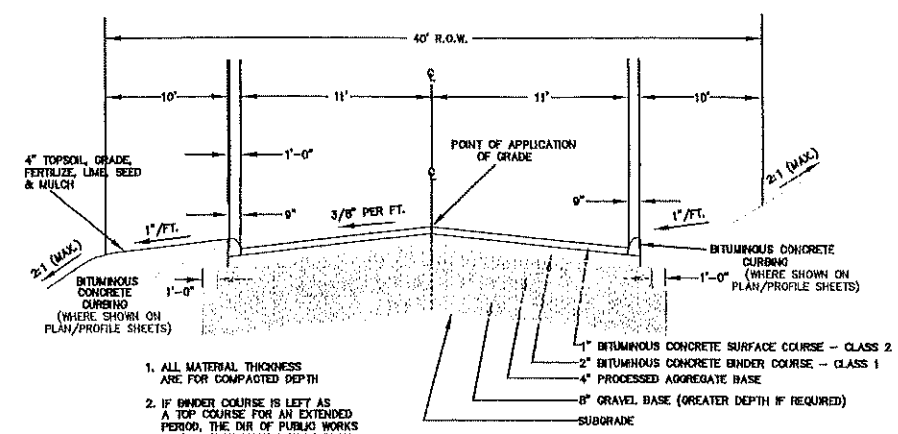
PLAN SHOWING  
EROSION AND SEDIMENT CONTROL  
NARRATIVE AND DETAILS  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
94, 96, 98 AND 100  
STODDARDS WHARF ROAD  
A.K.A.  
CONNECTICUT ROUTE 214  
LEDYARD, CONNECTICUT  
JULY 2022  
REVISED: OCTOBER 31, 2022

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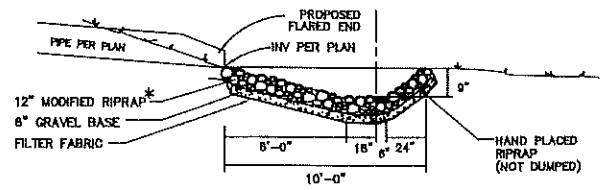
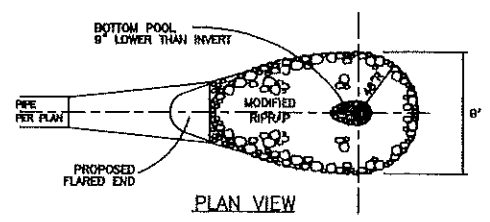
TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION  
NOT TO SCALE



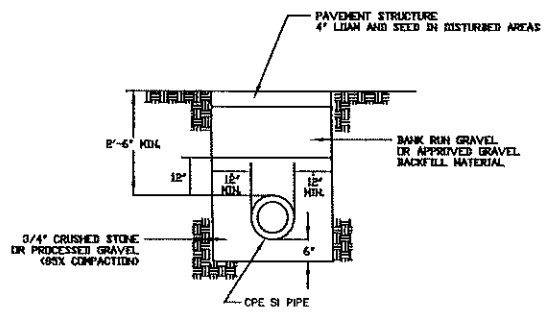
- ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
- IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE DIR. OF PUBLIC WORKS MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL MAY BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE
- SUBBASE DEPTH SHALL BE INCREASED TO 18\"/>
- FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 113, AS AMENDED.

AVERY BROOK CIRCLE CROSS SECTION  
(N.T.S.)

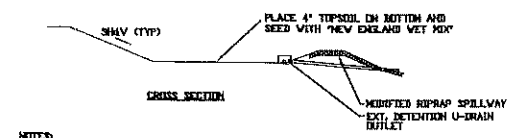
APPROVED BY THE LAYLAND PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____
CHAIRMAN OR SECRETARY _____ DATE _____
ENGINEER AND SURVEYOR CONTROL PLAN CHECKED BY YOU OF THE LAYLAND PLANNING AND ZONING COMMISSION ON _____ DATE _____
LOT NUMBERS ASSIGNED BY THE AMERSON _____ DATE _____
AMERSON _____ DATE _____
TWO APPLICATION# _____
APPROVED _____
NO PRIMARY HIGHWAY. (NOT WITHIN A REGULATED AREA)
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA, NO REGULATED ACTIVITY PROPOSED AT THIS TIME)
FILED WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____
ENGINEER AND SURVEYOR CONTROL PLAN CHECKED BY YOU OF THE LAYLAND PLANNING AND ZONING COMMISSION _____ DATE _____
CHAIRMAN OR SECRETARY OF THE LAYLAND PLANNING AND ZONING COMMISSION _____ DATE _____
APPROVED BY THE SURVEYOR/ENGINEER OFFICER OF THE LAYLAND PLANNING AND ZONING COMMISSION _____ DATE _____
FORUM IMPROVEMENT OFFICER _____ DATE _____



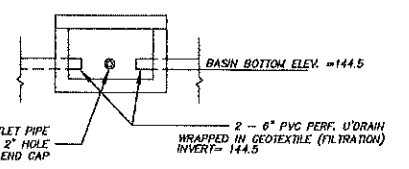
SECTION VIEW  
PREFORMED SCOUR HOLE  
NOT TO SCALE  
FOR FLARED END UNIT



DRAINAGE PIPE TRENCH  
NOT TO SCALE



NOTES:  
THE PURPOSE OF THE WATER QUALITY BASIN IS TO REMOVE SEDIMENT FROM THE WATER QUALITY VOLUME (WQV). THE BASIN IS SIZED TO HOLD THE WQV (CLASSIFIED FEET) WHICH WILL BE FILTERED THROUGH THE SURFACE DRAIN AND SLOWLY RELEASED INTO THE WETLANDS.  
STORMS THAT EXCEED THE WATER QUALITY VOLUME WILL FLOW OUT THE SPILLWAY.  
WATER QUALITY BASIN  
(N.T.S.)



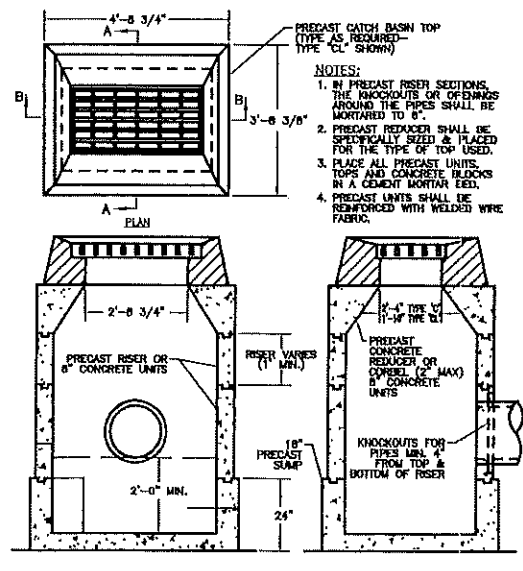
D-BOX OUTLET  
EXTENDED DETENTION  
UNDERDRAIN OUTLET  
NOT TO SCALE



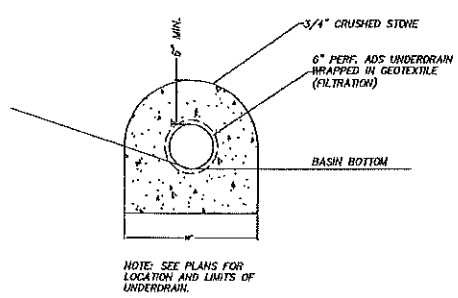
SECURE TO 3 1/2\"/>

NOTE:  
SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.D.T. STANDARDS

STOP SIGN  
NOT TO SCALE



SECTION B-B  
SECTION A-A  
PRECAST CATCH BASIN  
NOT TO SCALE



NOTE: SEE PLANS FOR LOCATION AND LIMITS OF UNDERDRAIN.  
EXTENDED DETENTION UNDERDRAIN  
NOT TO SCALE

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PLAN SHOWING  
CONSTRUCTION DETAILS  
RESUBDIVISION  
PROPERTY OF  
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94, 96, 98 AND 100  
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JULY 2022  
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