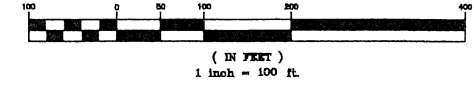


BOUNDARY AND SOILS MAP
THIS IS NOT A SURVEY
TOTAL AREA = 9.21 ACRES
GRAPHIC SCALE



APPROVED BY THE LAYARD 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 CERTIFIED BY VOTE OF THE LAYARD PLANNING AND ZONING COMMISSION ON _____ DATE	
LOT NUMBERS ASSIGNED BY THE ASSessor	
ASSESSOR	DATE
TOWN ENGINEER APPLICATION# _____ APPROVED _____ DATE	
NO FENCE NECESSARY. (NOT WITHIN A REGULATED AREA)	
NOT APPLICABLE AT THIS TIME. (REVIEW A REGULATED AREA: NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)	
WETLAND OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LAYARD PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LAYARD PLANNING AND ZONING COMMISSION	DATE
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LAYARD PLANNING AND ZONING COMMISSION	
ZONING ENFORCEMENT OFFICER	DATE

LEGEND

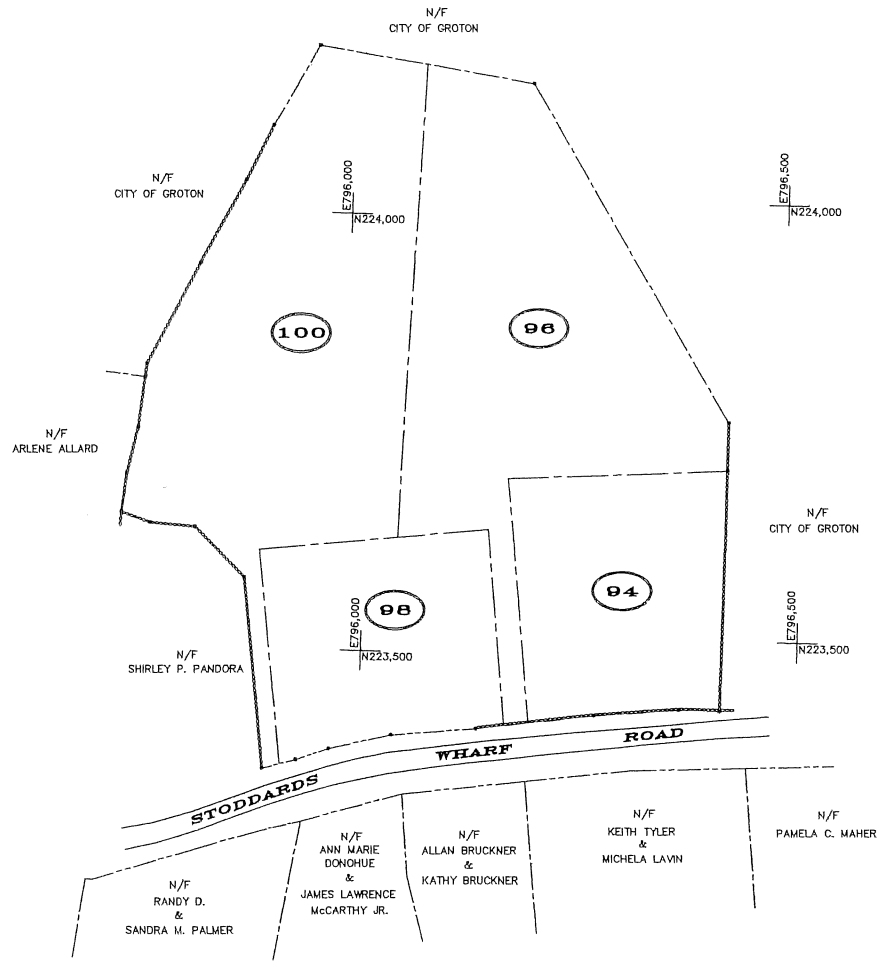
- STONE WALL
- PROPERTY LINE
- STREET LINE
- 98 STREET NUMBER

SOILS LEGEND

- A1B - 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 15 PERCENT SLOPES
- Rn - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
- Ud - UDORTHTENTS-URBAN LAND COMPLEX

GENERAL NOTES:

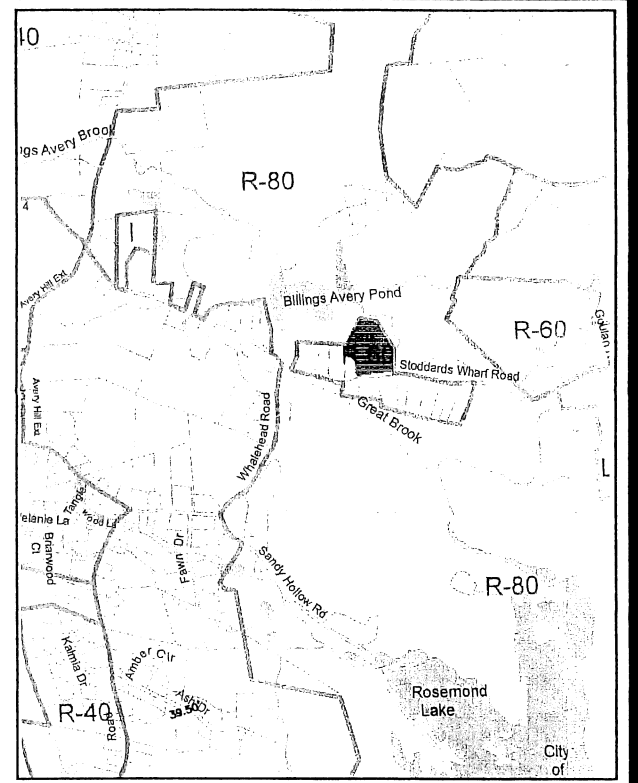
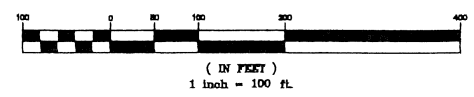
1. MAP REFERENCES:
 - A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 88 STODDARDS WHARF ROAD - (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/71 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
 - B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 88 STODDARDS WHARF (CONNECTICUT 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.



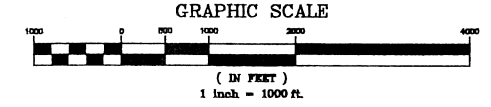
PARCEL HISTORY MAP
THIS IS NOT A SURVEY

PARCEL HISTORY
TOTAL AREA ON MARCH 22, 1982 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

GRAPHIC SCALE



LOCATION MAP
ZONING DISTRICT: R-60



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

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 ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON AN RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 1D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



DIETER & GARDNER
LAND SURVEYORS & PLANNERS
P.O. BOX 335
1841 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(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.
JOB# 22-007.DWG FBKJ527

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.



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

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 _____

MEMBER AND RESIDENT CONTROL PLAN CHECKED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE AGENCIES _____

APPROVED _____ DATE _____

APPLICANT _____

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)

WETLANDS OFFICER _____ DATE _____

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

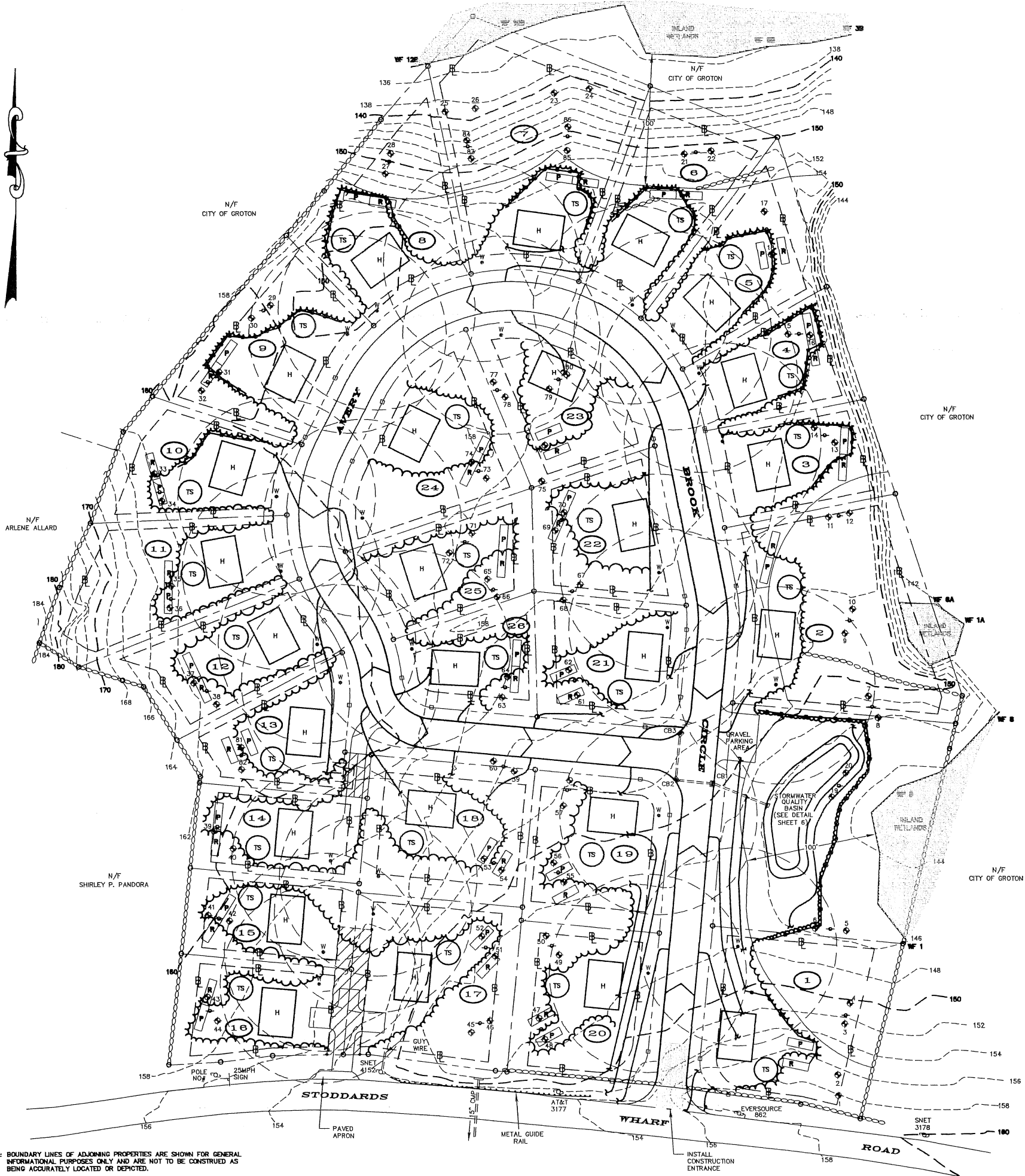
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

MEMBER AND RESIDENT CONTROL PLAN CHECKED 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 _____ DATE _____

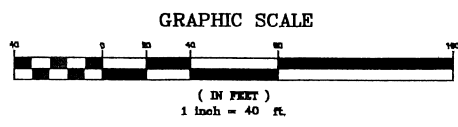
ZONING ENFORCEMENT OFFICER _____ DATE _____



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WETLANDS & FLAG NUMBER
- BUILDING SETBACK LINE
- LIMITS OF DISTURBANCE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- CONCEPTUAL HOME
- CONCEPTUAL PRIMARY SEPTIC
- CONCEPTUAL RESERVE AREA
- CONCEPTUAL WELL
- TOPSOIL STOCKPILE
- HAYBALES/SILT FENCE/WOODCHIPS

NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.



**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**

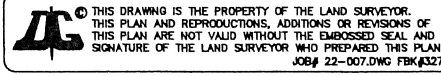
I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

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 INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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

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 ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 1 AND TOPOGRAPHIC ACCURACY T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PERCOLATION TESTS PERFORMED ON MAY 28 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILYTA)

LOT 1		WATER QUALITY BASIN		WATER QUALITY BASIN		LOT 2		LOT 2		LOT 2		LOT 3		LOT 4		LOT 5	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
8:59	2"	8:51	4"	9:00	2 1/2"	9:02	2 1/4"	9:56	2"	1:30	4"	1:34	4"	1:41	4"	1:41	4"
9:04	8 3/4"	8:56	10"	9:05	7 1/2"	9:07	13 1/2"	9:07	13 1/2"	10:00	8 1/2"	1:35	13"	1:38	9 1/2"	1:46	10"
9:09	11"	9:06	13 3/4"	9:10	11"	9:12	15"	9:10	17"	10:05	13"	1:40	23"	1:44	13"	1:51	13"
9:14	11"	9:06	16"	9:15	13 1/2"	9:17	22 1/2"	9:15	17"	10:10	17"	1:45	24 1/2"	1:49	15 1/2"	1:56	15 1/2"
9:19	12 1/2"	9:11	18"	9:20	16"	9:22	24 1/2"	9:20	16"	10:15	17"	1:50	25 1/2"	1:54	18"	2:01	17 1/2"
9:24	14"	9:16	20"	9:25	17 1/2"	9:27	26"	9:25	17 1/2"	10:20	22"	1:55	26 1/2"	1:59	20"	2:06	18"
9:29	15 1/2"	9:21	21"	9:30	18 1/2"	9:32	DRY	9:30	18 1/2"	10:25	24"	2:00	27 1/2"	2:04	21 1/2"	2:11	20 1/2"
9:34	17"	9:26	22"	9:35	20 1/2"			9:35	20 1/2"	10:30	25"	2:05	28 1/2"	2:09	23"	2:16	22"
9:39	18 1/4"	9:31	23"	9:40	21 1/2"			9:40	21 1/2"	10:35	26"	2:10	28 3/4"	2:14	24 1/2"	2:21	23 1/2"
9:44	19 1/4"	9:36	24"	9:45	22 1/2"			9:45	22 1/2"	10:40	DRY	2:15	27 3/4"	2:19	26"	2:26	25"
9:49	20 1/4"	9:41	25"													2:31	26 1/2"
PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/3 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 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/INCH OR LESS REQUIRES 485 S.F. OF EFFECTIVE LEACHING AREA.
- C. GST 8236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. MINIMUM REQUIRED AREA IS 485 S.F./ 28.2 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/INCH.

MLSS TABLE								
LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	1, 2, 3 & 4	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
2	9, 10, 11 & 12	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
3	13 & 14	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
4	15 & 16	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
5	17 & 18	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
6	21 & 22	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
7	85 & 86	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
8	27 & 28	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
9	29, 30, 31 & 32	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
10	33 & 34	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
11	35 & 36	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
12	37 & 38	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
13	81 & 82	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
14	39 & 40	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
15	41 & 42	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
16	43 & 44	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
17	51 & 52	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
18	53 & 54	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
19	55 & 56	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
20	47 & 48	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
21	61 & 62	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
22	69 & 70	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
23	75 & 76	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
24	73 & 74	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
25	65, 66, 67 & 72	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236
26	83 & 84	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 8236

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 SURVEYOR CERTIFY PLAN CERTIFIED BY VOTE OF THE LEDYARD 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 PERFORMED AT THIS TIME)

VEGETATION OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND SURVEYOR CERTIFY 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

DIETER & GARDNER
 LAND SURVEYORS - PLANNERS
 1641 CONNECTICUT ROUTE 12
 P.O. BOX 335
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 JOB#22-007.DWG FBK#327

JULY 2022
 REVISED: OCTOBER 31, 2022

APPROVED BY THE LEYARD 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 INSPECTOR CONTROL PLAN CERTIFIED BY VOICE OF THE LEYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE APPLICANT

APPLICANT _____ DATE _____

IF VC 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.)

WETLANDS OFFICER _____ DATE _____

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

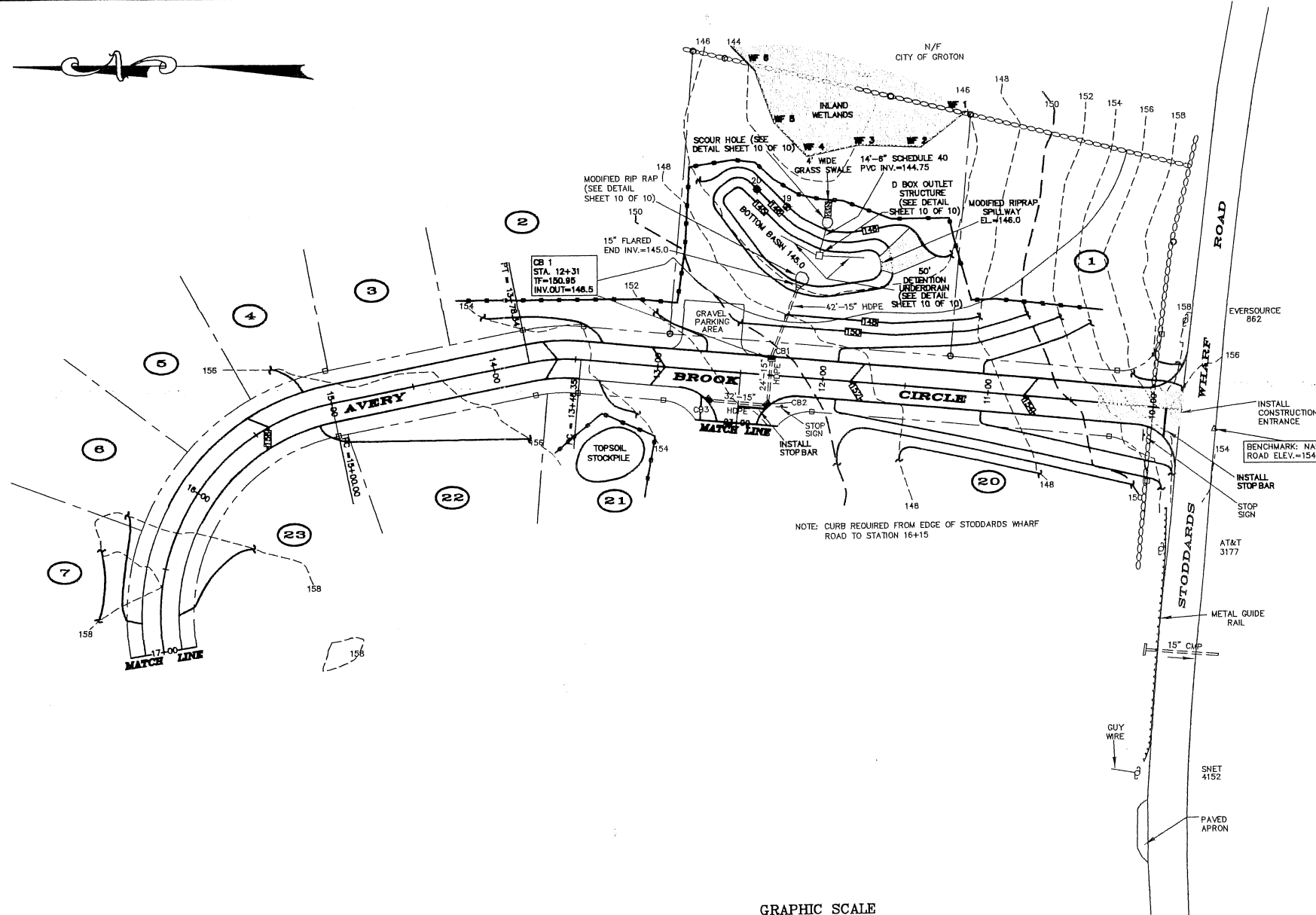
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND INSPECTOR CONTROL PLAN CERTIFIED BY VOICE OF THE LEYARD PLANNING AND ZONING COMMISSION

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 _____

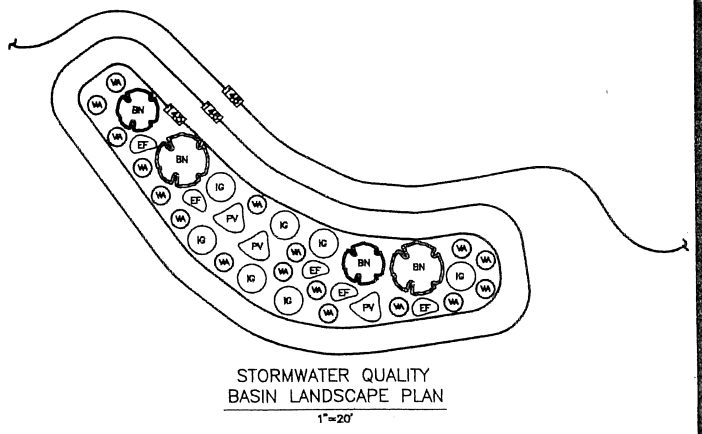


DEEP TEST PIT DATA

TP 19 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

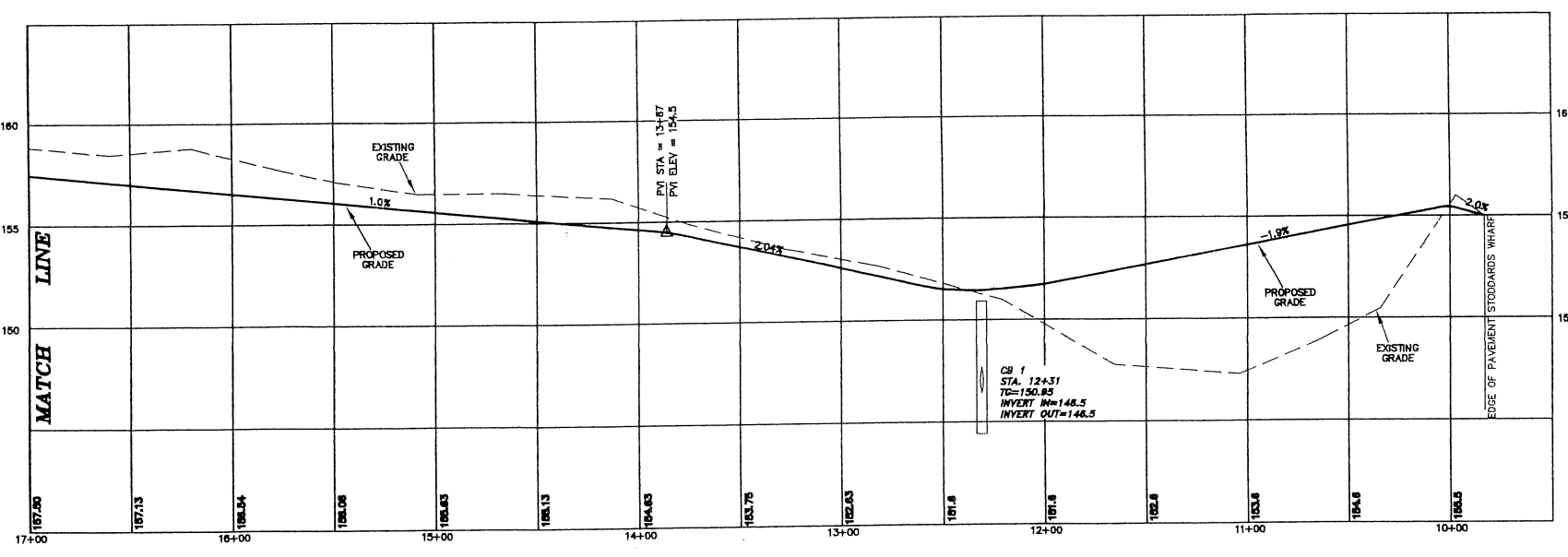
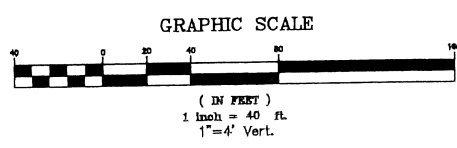
TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	SIZE	REMARKS
PERENNIALS	EP	CLUSTER	EUPATORIUM FISTULOSUM	JOE PYE WEED	CONTAINER	1'-2' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
GRASSES	PV	3	PANICUM VIRGATUM	SWITCH GRASS	CONTAINER	2'-3' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
SHRUBS	IC	7	ILEX GLABRA	INKBERRY	B&B	3'-4' HEIGHT	AS SHOWN
	VA	17	VACUINIUM ANGIUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER	12"-18" HT	AS SHOWN
TREES	BN	4	BETULA NIGRA	RIVER BIRCH	B&B	2 1/2"-3" CAL.	MULTI-STEMMED AS SHOWN



DIETER & GARDNER
LAND SURVEYORS - PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
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LEGEND

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



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



I HAVE REVIEWED THE INLAND 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

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EROSION & SEDIMENT CONTROL PLAN

NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 0.21 ACRES OF LAND TO CREATE 28 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 GENTLY SLOPING AND MOSTLY OLD PASTURE. THE UPLAND SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CANTON HINCKLEY 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 860-464-7455 (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 0.21 ACRES OF WHICH 0.02 ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE.

ESTIMATE OF TOTAL AREA TO BE DISTURBED 3.0± 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 0.5 FEET. BREACHES 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 ANGULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION M.01.01 SIZE #3. 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 CLEARED 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 STOCKPILE(S) 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 SUBSOIL. THE SUBGRADE WILL BE LOOSENEED BY "TRACKING" WITH A BULLDOZER IMMEDIATELY BEFORE APPLYING TOPSOIL. TOPSOIL WILL NOT BE PLACED IF THE SUBGRADE OR THE TOPSOIL IS FROZEN OR TOO WET. HEAVY RUBBER-TIRED 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, FIGURE 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 CYCLONE 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 IN AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REAPPLIED 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, FIGURE 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 SEEDED. INSTALL SEDIMENT BARRIERS ALONG THE ROAD AND IN THE AREA OF THE BASIN 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 OUTLET 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 OUTLET 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 15% 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 95% MINIMUM RELATIVE COMPACTIONS DETERMINED BY ASTM D1557 - MOOVED 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 | LIBS/ACRE |
|---------------------|-----------|
| CREeping RED FESCUE | 20 |
| REDDTOP | 2 |
| BENT GRASS | 15 |
| TOTAL | 37 |

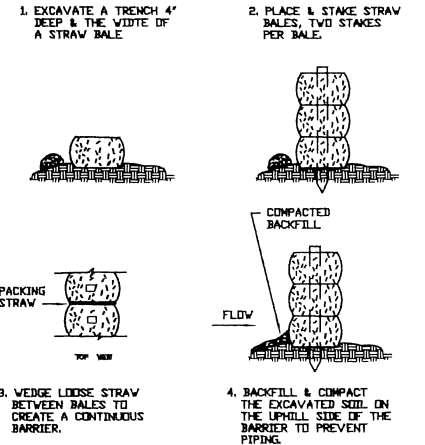
STORMWATER QUALITY BASIN OPERATION AND MAINTENANCE NOTES:

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.
3. AFTER THE BASIN HAS BEEN IN OPERATION FOR ONE YEAR, INSPECTIONS SHALL BE PERFORMED QUARTERLY 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.
4. 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.

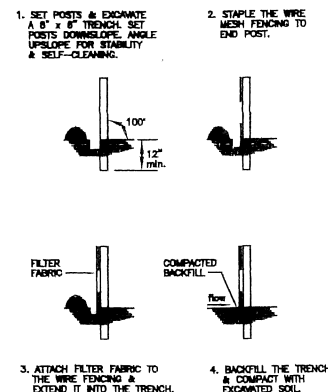
STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- 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.

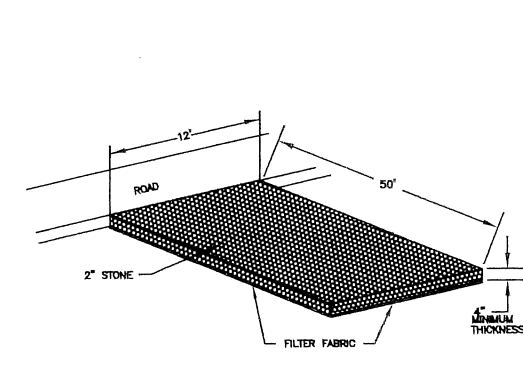
APPROVED BY THE LAYARD PLANNING AND BORING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____
CHAIRMAN OR SECRETARY _____ DATE _____
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOICE OF THE LAYARD PLANNING AND BORING COMMISSION OF _____ DATE _____
LOT WITHNESS ASSURED BY THE ASSUROR _____ DATE _____
ASSUROR _____ DATE _____
TOWN APPLICANT _____ DATE _____
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.)
WETLAND OFFICER _____ DATE _____
APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOICE OF THE LAYARD PLANNING AND BORING COMMISSION _____ DATE _____
CHAIRMAN OR SECRETARY OF THE LAYARD PLANNING AND BORING COMMISSION _____ DATE _____
APPROVED BY THE BORING IMPROVEMENT OFFICER OF THE LAYARD PLANNING COMMISSION _____ DATE _____
BORING IMPROVEMENT OFFICER _____ DATE _____



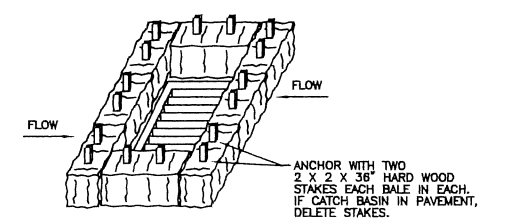
CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE



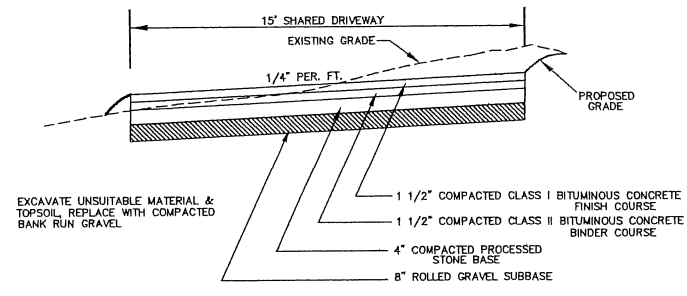
TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



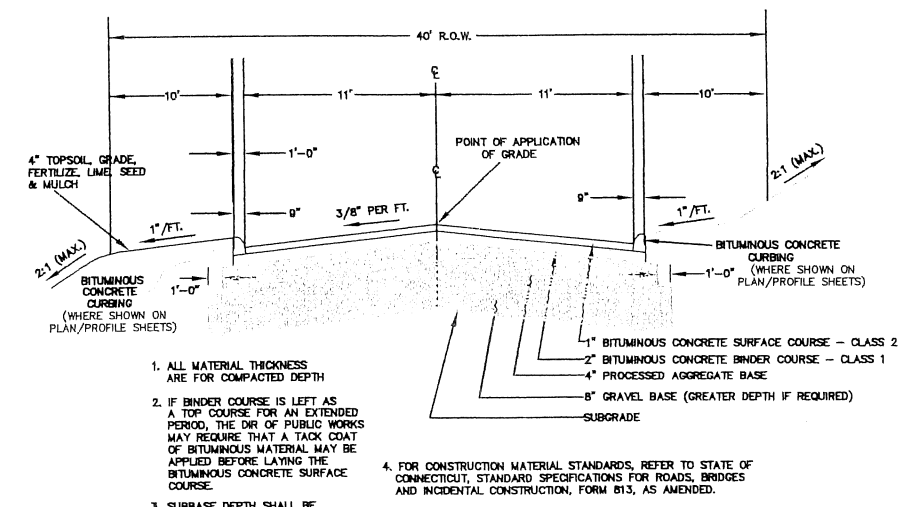
CATCH BASIN INLET PROTECTION
NOT TO SCALE

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

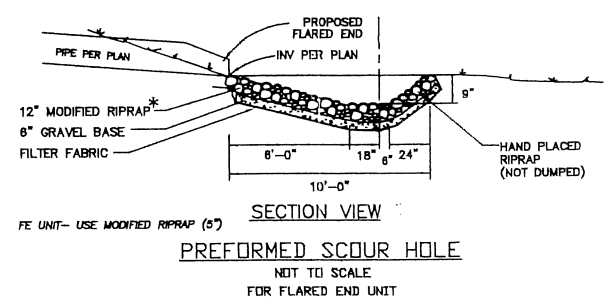
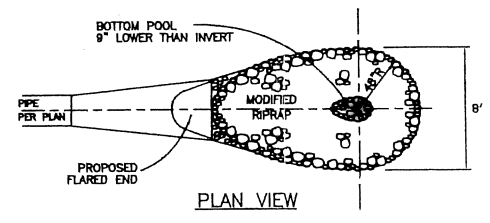


TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION
NOT TO SCALE

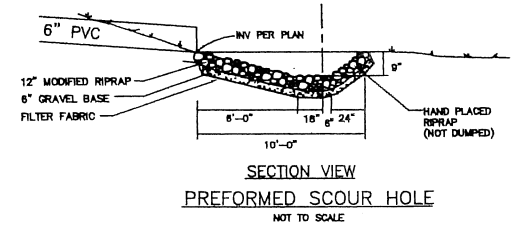
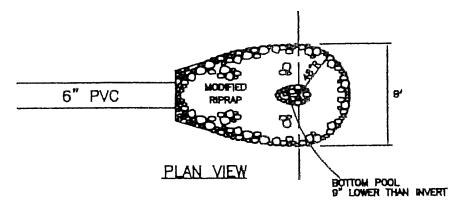


- ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
- IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE DIR OF PUBLIC WORKS MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL MAY BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.
- SUBGRADE DEPTH SHALL BE INCREASED TO 18" WHERE LEDGE ROCK IS ENCOUNTERED.
- FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM B13, AS AMENDED.

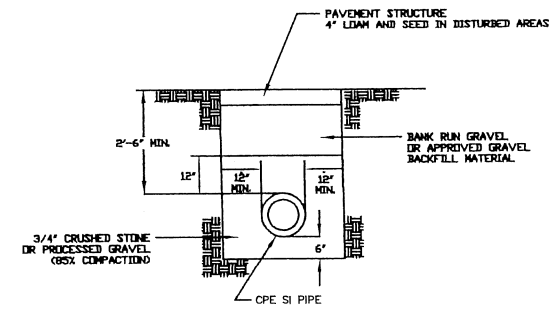
AVERY BROOK CIRCLE CROSS SECTION
(N.T.S.)



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

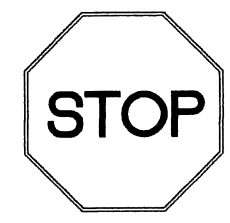


SECTION VIEW
PREFORMED SCOUR HOLE
NOT TO SCALE



DRAINAGE PIPE TRENCH
NOT TO SCALE

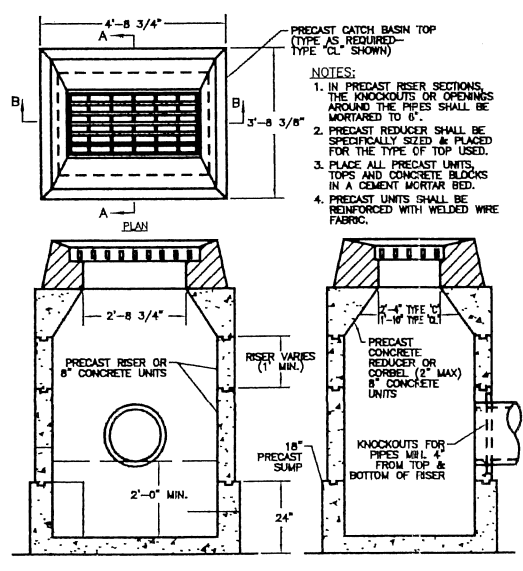
- NOTE:
- IF PIPE IS PLACED IN OR ON LEDGE, ALL LEDGE WITHIN 12" OF PIPE SHALL BE REMOVED AND REPLACED WITH PIPE BEDDING.



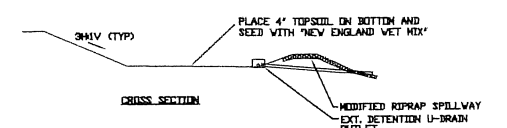
STOP SIGN
NOT TO SCALE

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

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



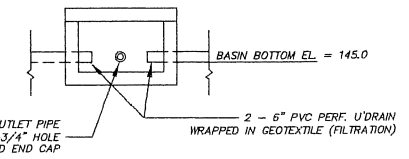
SECTION B-B SECTION A-A
PRECAST CATCH BASIN
NOT TO SCALE



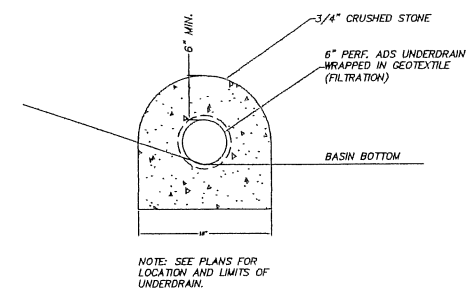
NOTES:
THE PURPOSE OF THE WATER QUALITY BASIN IS TO REMOVE SEDIMENT FROM THE WATER QUALITY VOLUME (WQV). THE BASIN IS SIZED TO HOLD THE WQV (600 CUBIC FEET) WHICH WILL BE FILTERED THROUGH THE SURFACE DRAIN AND SLOWLY RELEASED INTO THE WETLANDS.

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



EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE

PLAN SHOWING
CONSTRUCTION DETAILS
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
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