

- GENERAL NOTES:
1. MAP REFERENCES:
- A) PLAN SHOWING LANDS NOW OR FORMERLY OF MONET A. LAWSON LONG COVE ROAD LEDYARD, CONNECTICUT. SCALE: 1"=80' SEPTEMBER, 1969. REVISED: JUNE 1972.
- B) RESUBDIVISION PLAN SHOWING SECTION 2 PRESIDENTIAL ESTATES SUBDIVISION ON PROPERTY OF IRVING NORMAN, INC. LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 1 inch = 40 feet FEBRUARY 1980.
- C) RESUBDIVISION PLAN SHOWING SECTION 4 PRESIDENTIAL ESTATES SUBDIVISION ON PROPERTY OF IRVING NORMAN, INC. LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 1"=40' AUGUST 1987. REVISED: SEPTEMBER 26, 1987. SHEET 3 OF 6.
- D) RESUBDIVISION PLAN SHOWING SECTION 4 PRESIDENTIAL ESTATES SUBDIVISION ON PROPERTY OF IRVING NORMAN, INC. LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 1"=40' AUGUST 1987. REVISED: SEPTEMBER 26, 1987. SHEET 4 OF 6.
- E) PHEASANT RUN TOPOGRAPHIC MAP SECTION B-2 RESUBDIVISION OWNER & DEVELOPER CHRISTY HILL BUILDERS EAGLE RIDGE & PARTRIDGE HOLLOW RD. LEDYARD, CONN. SCALE 1"=40' OCTOBER 13, 1975.
- F) PLAN SHOWING KINEO ESTATES SUBDIVISION PREPARED FOR MT. KINEO BUILDERS PROPERTY OF JOHN HALE ALMY II AND MARCY ZWERLING ALMY LEDYARD, CONNECTICUT SCALE: 1"=100' SEPTEMBER 2026.
2. BULK REQUIREMENTS FOR MT. KINEO BUILDERS CONSERVATION RESUBDIVISION R-40 ZONE.
- | ITEM | REQUIRED | PROVIDED |
|--|-----------------|-------------------|
| MINIMUM PARCEL AREA PRIOR TO SUBDIVISION | 10 ACRES | 35.11 ACRES |
| OPEN SPACE REQUIRED | 40%/14.04 ACRES | 66.7%/23.42 ACRES |
| MINIMUM SIDE YARD DISTANCE | 10 FEET | 10 FEET |
| MINIMUM LOT REAR YARD DISTANCE | 30 FEET | 20 FEET |
| MINIMUM FRONT YARD DISTANCE | 25 FEET | 25 FEET |
| LOT SIZE (FRONT) | 12,000 Sq. Ft. | PROVIDED |
| INTERIOR LOT | 20,000 Sq Ft. | PROVIDED |
| MAXIMUM IMPERVIOUS LOT COVERAGE | 50% | 8% ± |
| ROAD FRONTAGE | 100 FEET | PROVIDED |
3. THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE SYSTEMS.
4. HOUSES, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
6. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
7. SOILS TESTING INDICATED ON THIS PLAN ARE REPRESENTATIVE OF ACTUAL SOIL CONDITIONS. ADDITIONAL DEEP TEST PITS AND PERCOLATION TESTS MAY BE REQUIRED BY THE HEALTH DISTRICT IF THE BUILDING OR SYSTEM LOCATION IS ALTERED AND/OR THE SUITABLE SEPTIC AREA IS LIMITED.
8. UTILITIES TO BE INSTALLED UNDERGROUND.
9. WORK SHALL CONFORM TO ORDINANCE REGULATING THE ADDITION OF A NEW STREET OR HIGHWAY TO THE HIGHWAY SYSTEM OF THE TOWN OF LEDYARD.
10. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
11. LOTS WITH SHARED DRIVES SHALL CONTAIN EASEMENTS FOR INGRESS AND EGRESS, THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRIVEWAY AND A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY. THE TOWN OF LEDYARD WILL PROVIDE NO MAINTENANCE, REPAIRS OR SCHOOL BUS SERVICE ALONG COMMON DRIVEWAY.
12. MONUMENTS, PERMANENT PIPE MARKERS OR BRASS PINS SHALL BE INSTALLED AT INTERVALS NO GREATER THAN ONE HUNDRED (100) FEET ALONG THE BOUNDARIES OF ALL OPEN SPACE PARCELS. DRIVEWAY ACCESS STRIPS FOR ALL INTERIOR LOTS SHALL BE MARKED WITH PERMANENT PIPE MARKERS, MONUMENTS OR BRASS PINS ON BOTH SIDES AT INTERVALS OF NOT MORE THAN ONE HUNDRED (100) FEET FOR THE LENGTH OF THE ACCESS STRIP. ACCESS TO OPEN SPACE PARCELS WHICH ARE 50 FEET IN WIDTH OR LESS SHALL BE MARKED AT INTERVALS NO GREATER THAN 50 FEET.
13. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE THAT FIELD ADJUSTMENTS TO ACCOMMODATE DEVELOPMENT ACTIVITY, INCLUDING ADDITIONAL DRAINAGE OR SIGHTLINE CLEARING MEASURES, MAY BE NECESSARY. ADDITIONAL DESIGN EFFORT FOR AND INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN CONSULTATION WITH AND AT NO EXPENSE TO THE TOWN.
14. THE TOWN OF LEDYARD SHALL SUPPLY AND INSTALL STREET SIGNAGE AND MARKINGS SPECIFIED BY THESE PLANS AT THE EXPENSE OF DEVELOPER. UPON COMPLETION OF WORK THE TOWN WILL PRESENT AN INVOICE TO THE DEVELOPER FOR THE MATERIALS AND LABOR ASSOCIATED WITH THIS EFFORT.
15. SECTION 4.6 OF THE SUBDIVISION REGULATIONS WAS FOLLOWED IN THE DESIGN OF THIS SUBDIVISION.
16. PORTIONS OF THIS RE-SUBDIVISION ARE SERVICED BY COMMON DRIVEWAYS.
17. THE SITE IS NOT LOCATED IN A COASTAL AREA MANAGEMENT ZONE, FLOOD HAZARD ZONE OR PUBLIC WATER SUPPLY WATERSHED. SITE IS IN OTHER AREAS AS SHOWN ON FIRM INSURANCE RATE MAP 09011C0362U.
18. PER SUBDIVISION REGULATIONS SECTION 4.6, ENERGY EFFICIENCY, ENERGY CONSERVATION AND USE OF SOLAR ENERGY WAS CONSIDERED IN DESIGNING THIS SUBDIVISION AND THIS SECTION WILL BE CONSIDERED FOR INDIVIDUAL LOT DEVELOPMENT.

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 _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

IWCO 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.)

ZONING/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 _____

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

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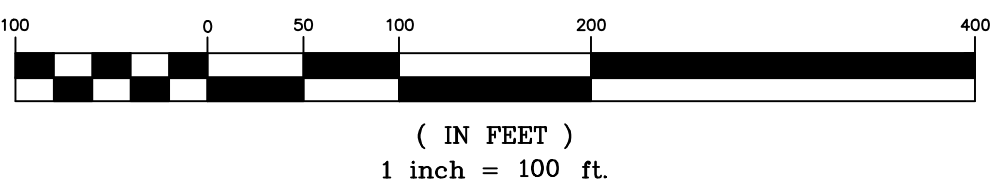
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

LEGEND

-----	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE
975	STREET ADDRESS
CrD	SOIL TYPE PER SOILS SURVEY OF NEW LONDON COUNTY

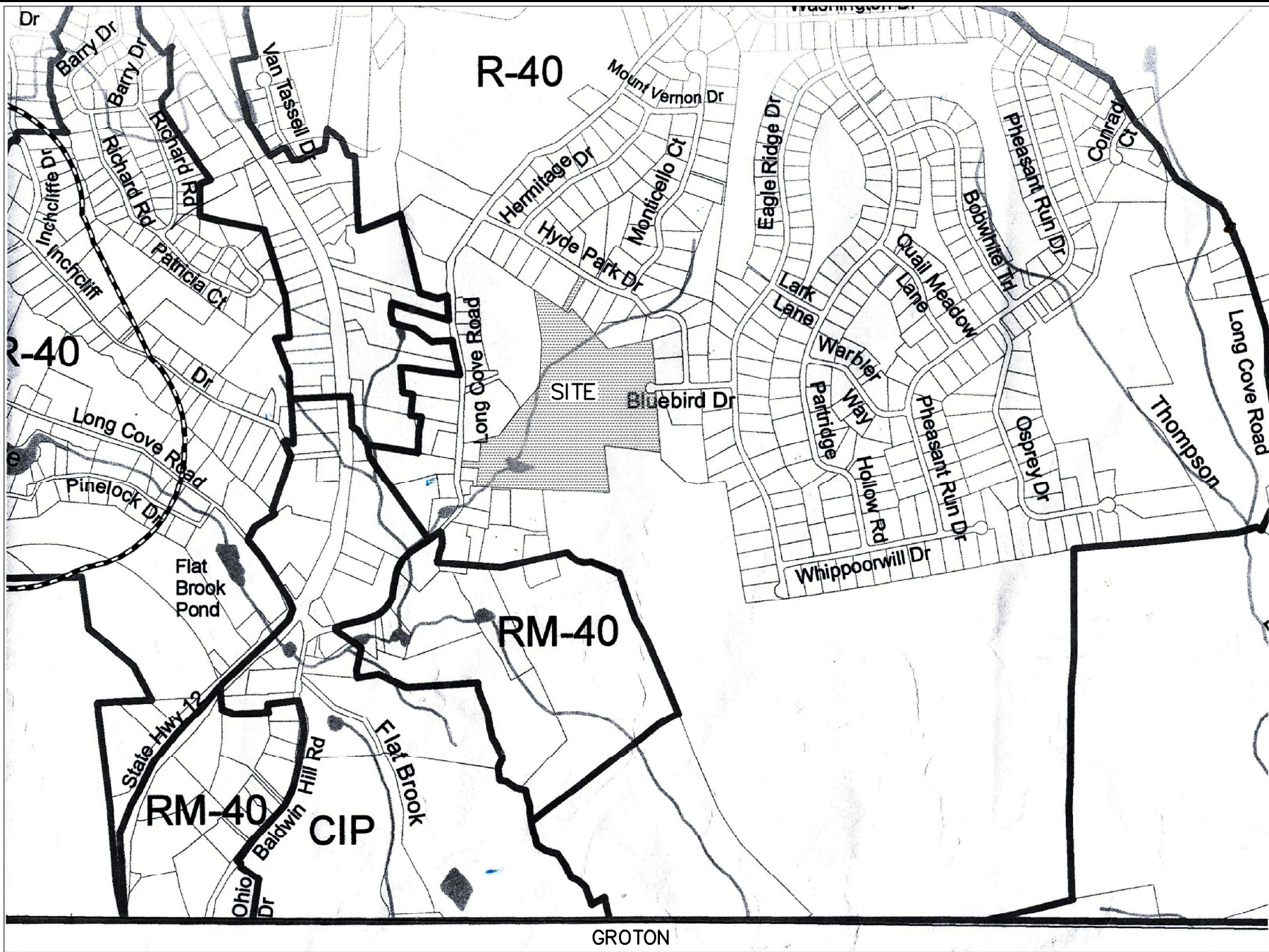
LONG COVE ROAD

GRAPHIC SCALE



SOILS LEGEND

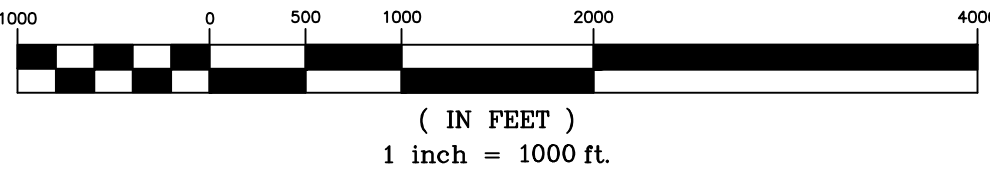
- CcB - CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
- CdC - CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
- HcB - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
- NgB - NARRAGANSETT VERY STONY SILT LOAM, 3 TO 8 PERCENT SLOPES
- NIC - NARRAGANSETT-HOLLIS COMPLEX, VERY ROCKY, 3 TO 15 PERCENT SLOPES
- Rn - RIDGEBURY, LEICESTER, AND WHITMAN EXTREMELY STONY FINE SANDY LOAMS
- SvA - SUTTON FINE SANDY LOAM, 0 TO 3 PERCENT SLOPES
- SwB - SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES
- SxB - SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES



LOCATION MAP

ZONING DISTRICT: R-40

GRAPHIC SCALE



SHEET INDEX

- SHEET 1 - 100 SCALE BOUNDARY MAP; SOILS MAP; LOCATION MAP AND GENERAL NOTES
- SHEET 2 - 200 SCALE PLAN PARCEL HISTORY MAP
- SHEET 3 - 100 SCALE OVERALL PLAN/ ZONING COMPLIANCE TABLE
- SHEET 4 - 40 SCALE A-2 PLAN
- SHEET 5 - 40 SCALE A-2 PLAN
- SHEET 6 - 40 SCALE A-2 PLAN WITH TOPOGRAPHY/WETLANDS
- SHEET 7 - 40 SCALE A-2 PLAN WITH TOPOGRAPHY/WETLANDS
- SHEET 8 - 40 SCALE CONCEPTUAL LAYOUT
- SHEET 9 - 40 SCALE CONCEPTUAL LAYOUT
- SHEET 10 - 40 SCALE PLAN/PROFILE ELLIE ROSE LANE
- SHEET 11 - DEEP TEST PIT DATA: PERCOLATION TEST RESULTS /SEPTIC SYSTEM DESIGN CRITERIA
- SHEET 12 - CONSTRUCTION DETAILS
- SHEET 13 - CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENT CONTROL NARRATIVE/DETAILS

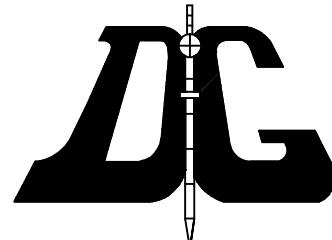
PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=100'
JUNE 2026

SHEET 1 OF 13

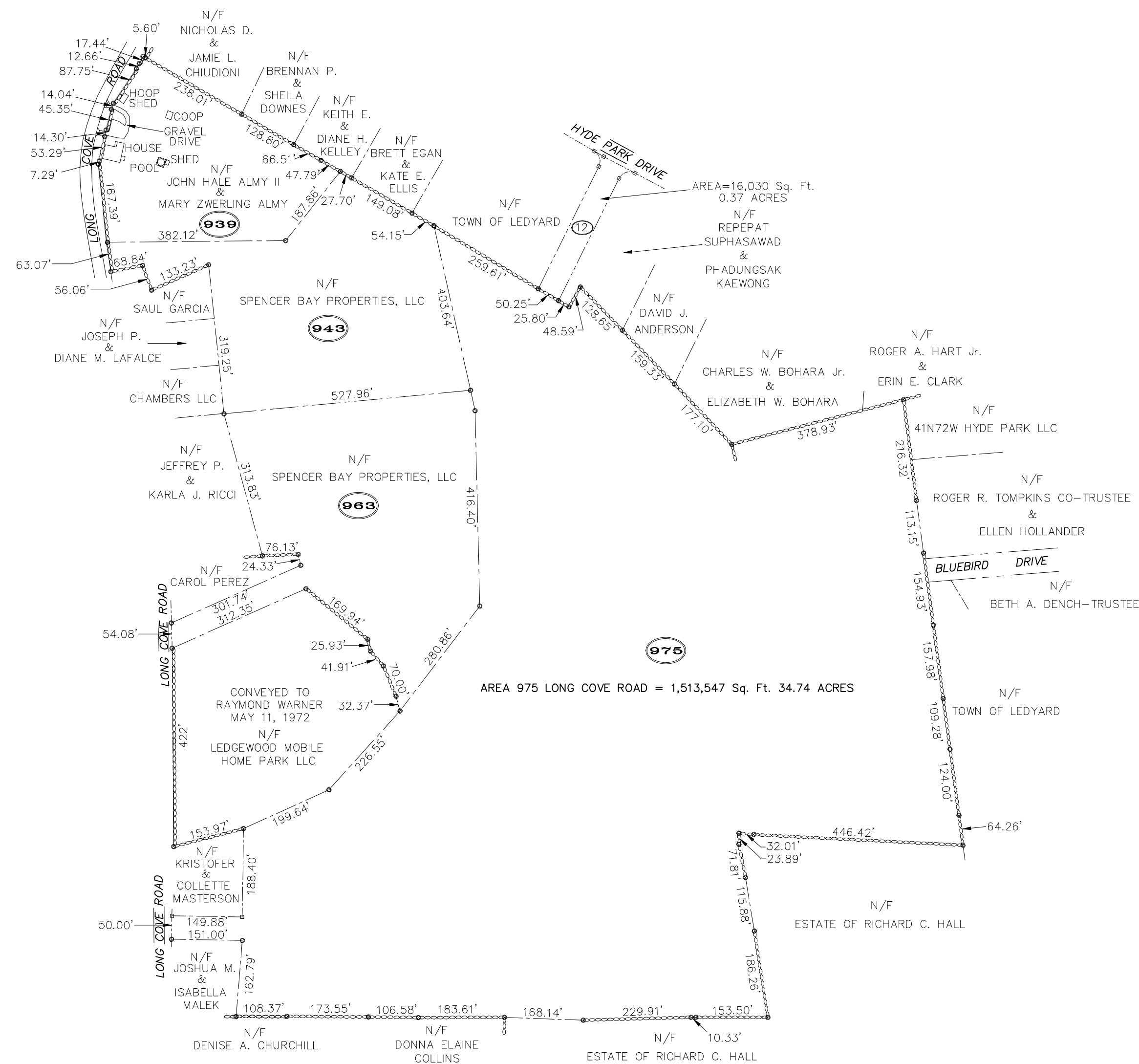
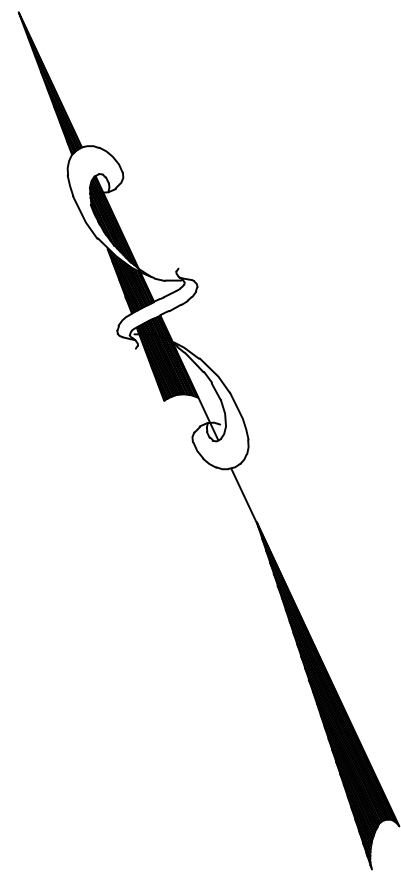
THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 12, 2026



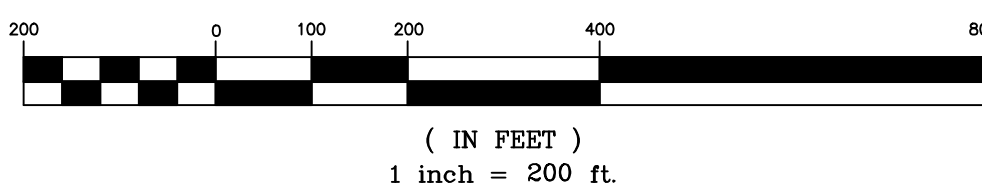
DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM



TOTAL AREA OF 939 LONG COVE ROAD ON MARCH 22, 1962 = 52.66 ACRES
TOTAL NUMBER LOTS CREATED FROM ORIGINAL TRACT = 4

PARCEL HISTORY MAP

GRAPHIC SCALE



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE

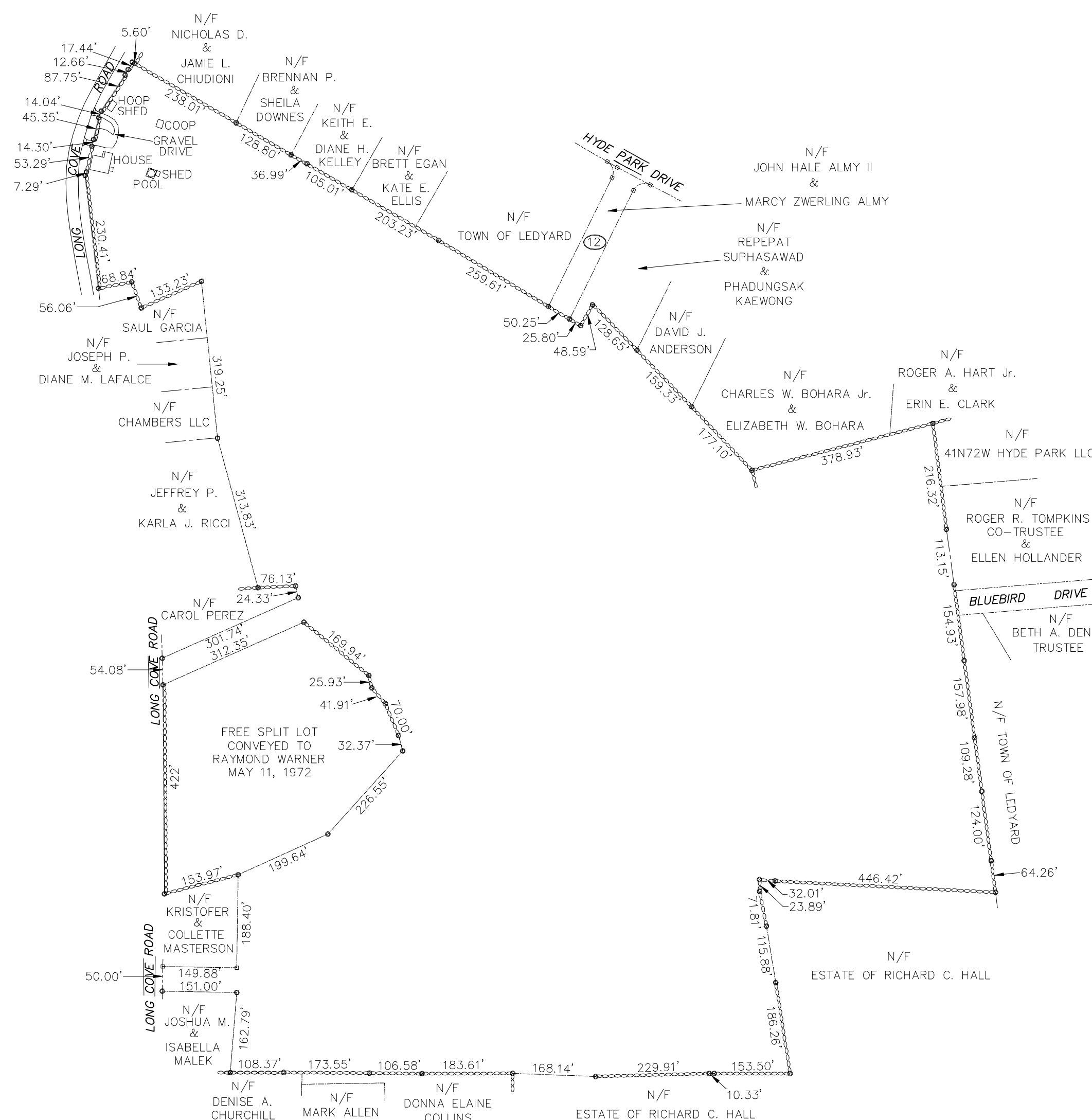
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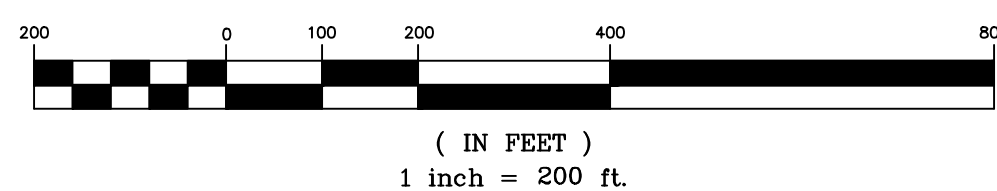
PARCEL HISTORY MAP

THIS IS NOT A SURVEY

PARCEL HISTORY

TOTAL AREA ON MARCH 22, 1962 = 52.66 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 1

GRAPHIC SCALE



PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PARCEL HISTORY MAP
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=200'
JUNE 2026

SHEET 2 OF 13

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TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 12, 2026

ZONING COMPLIANCE TABLE
R-40 ZONE (CONSERVATION RESUBDIVISION)

STREET ADDRESS	LOT AREA REQUIRED	LOT AREA PROVIDED	LOT FRONTAGE REQUIRED	LOT FRONTAGE PROVIDED	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
2 ELLIE ROSE LANE	20,000 Sq. Ft.	47,014 Sq. Ft.	100.00 Ft.	181.03 Ft.	25 Ft.	10 Ft.	20 Ft.
3 ELLIE ROSE LANE	20,000 Sq. Ft.	30,046 Sq. Ft.	100.00 Ft.	264.00 Ft.	25 Ft.	10 Ft.	20 Ft.
4 ELLIE ROSE LANE	20,000 Sq. Ft.	35,643 Sq. Ft.	100.00 Ft.	149.73 Ft.	25 Ft.	10 Ft.	20 Ft.
5 ELLIE ROSE LANE	20,000 Sq. Ft.	29,817 Sq. Ft.	100.00 Ft.	180.47 Ft.	25 Ft.	10 Ft.	20 Ft.
6 ELLIE ROSE LANE	20,000 Sq. Ft.	43,486 Sq. Ft.	100.00 Ft.	100.00 Ft.	25 Ft.	10 Ft.	20 Ft.
7 ELLIE ROSE LANE	20,000 Sq. Ft.	20,050 Sq. Ft.	100.00 Ft.	115.50 Ft.	25 Ft.	10 Ft.	20 Ft.
8 ELLIE ROSE LANE	20,000 Sq. Ft.	20,000 Sq. Ft.	100.00 Ft.	100.00 Ft.	25 Ft.	10 Ft.	20 Ft.
9 ELLIE ROSE LANE	20,000 Sq. Ft.	20,294 Sq. Ft.	100.00 Ft.	128.52 Ft.	25 Ft.	10 Ft.	20 Ft.
10 ELLIE ROSE LANE	30,000 Sq. Ft.	38,821 Sq. Ft. EXCLUSIVE OF ACCESS STRIP 32,821 Sq. Ft.	30.00 Ft.	30.00 Ft.	25 Ft.	10 Ft.	20 Ft.
11 ELLIE ROSE LANE	30,000 Sq. Ft.	37,134 Sq. Ft. EXCLUSIVE OF ACCESS STRIP 32,896 Sq. Ft.		31.42 Ft.	25 Ft.	10 Ft.	20 Ft.
12 ELLIE ROSE LANE	20,000 Sq. Ft.	20,903 Sq. Ft.	100.00 Ft.	115.65 Ft.	25 Ft.	10 Ft.	20 Ft.
13 ELLIE ROSE LANE	20,000 Sq. Ft.	35,266 Sq. Ft.	50.00 Ft.	50.00 Ft.	25 Ft.	10 Ft.	20 Ft.
14 ELLIE ROSE LANE	20,000 Sq. Ft.	29,190 Sq. Ft.	50.00 Ft.	52.53 Ft.	25 Ft.	10 Ft.	20 Ft.
16 ELLIE ROSE LANE	30,000 Sq. Ft.	44,968 Sq. Ft. EXCLUSIVE OF ACCESS STRIP 36,609 Sq. Ft.	30.00 Ft.	30.46 Ft.	25 Ft.	10 Ft.	20 Ft.

NOTE: 10, 11 AND 16 ELLIE ROSE LANE ARE INTERIOR LOTS.



LEGEND

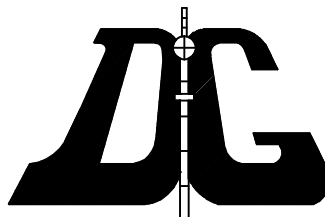
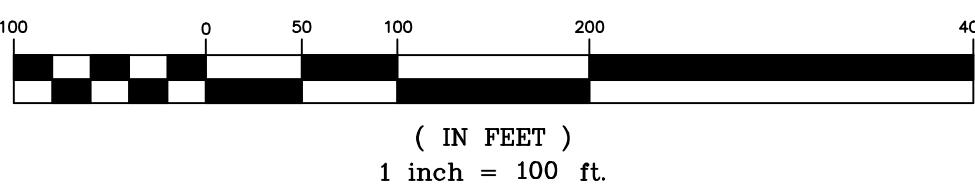
- STONE WALL
- PROPERTY LINE
- STREET LINE
- CONTOUR
- EDGE OF WETLANDS
- 975 STREET ADDRESS
- H CONCEPTUAL HOUSE

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

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JOB# 24-003.DWG FBK#338

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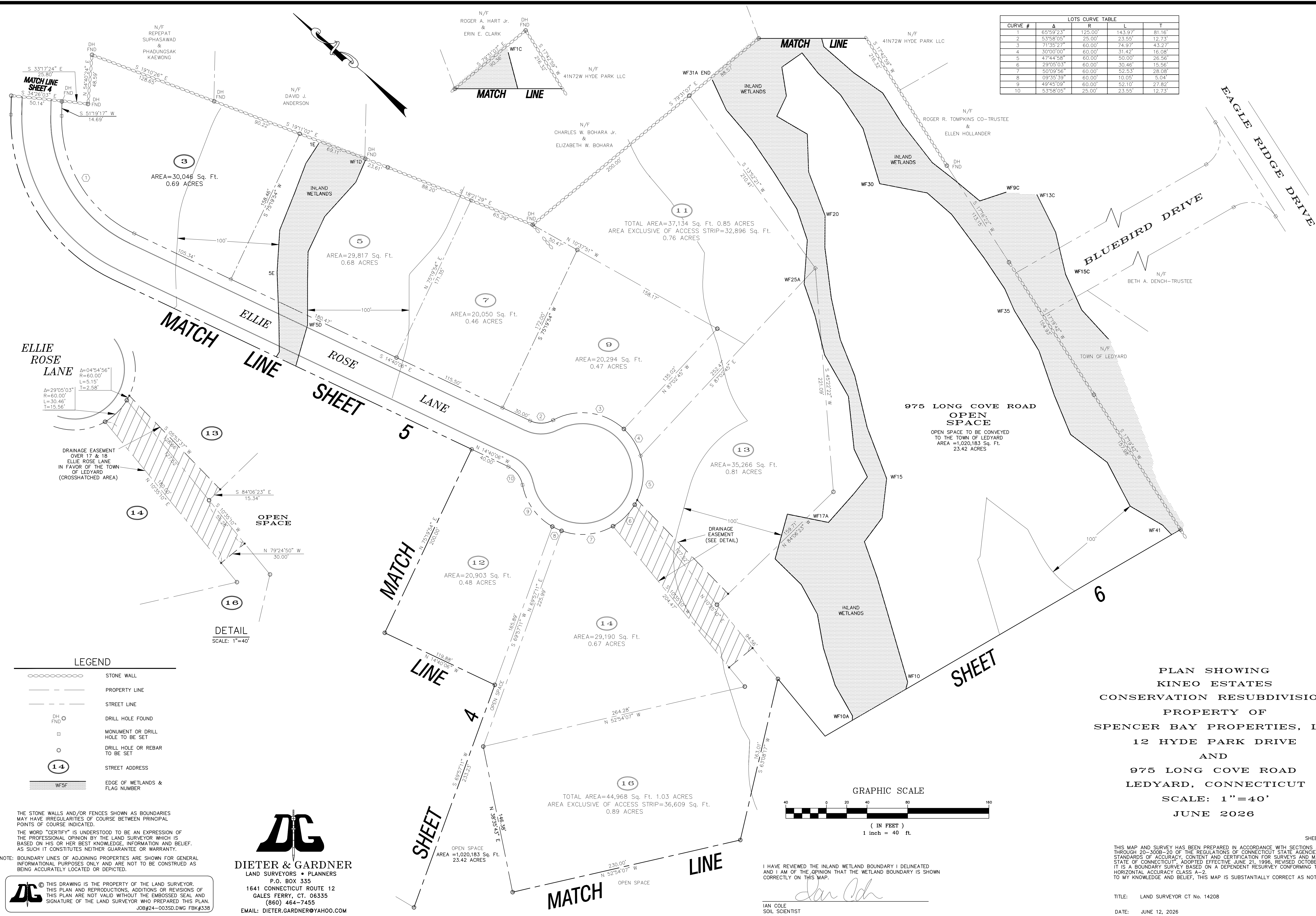
GRAPHIC SCALE



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PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=100'
JUNE 2026

LOTS CURVE TABLE				
CURVE #	Δ	R	L	T
1	65°59'23"	125.00'	143.97'	81.16'
2	53°58'05"	25.00'	23.55'	12.73'
3	71°35'27"	60.00'	74.97'	43.27'
4	30°00'00"	60.00'	31.42'	16.08'
5	47°44'58"	60.00'	50.00'	26.56'
6	29°05'03"	60.00'	30.46'	15.56'
7	50°09'56"	60.00'	52.53'	28.08'
8	09°35'39"	60.00'	10.05'	5.04'
9	49°45'09"	60.00'	52.10'	27.82'
10	53°58'05"	25.00'	23.55'	12.73'



ELLIE ROSE LANE
Δ=04°54'56"
R=60.00'
L=5.15'
T=2.58'
Δ=29°05'03"
R=60.00'
L=30.46'
T=15.56'

DRAINAGE EASEMENT
OVER 17 & 18
ELLIE ROSE LANE
IN FAVOR OF THE TOWN
OF LEDYARD
(CROSSHATCHED AREA)

DETAIL
SCALE: 1"=40'

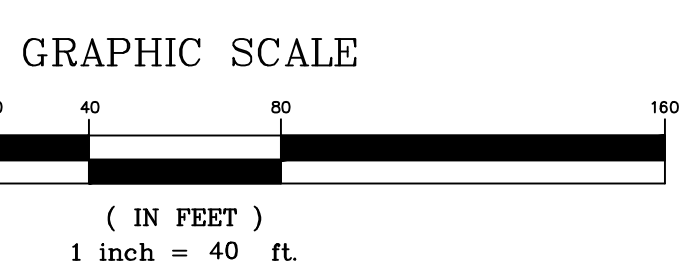
- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - DRILL HOLE FOUND
 - MONUMENT OR DRILL HOLE TO BE SET
 - DRILL HOLE OR REBAR TO BE SET
 - STREET ADDRESS
 - EDGE OF WETLANDS & FLAG NUMBER

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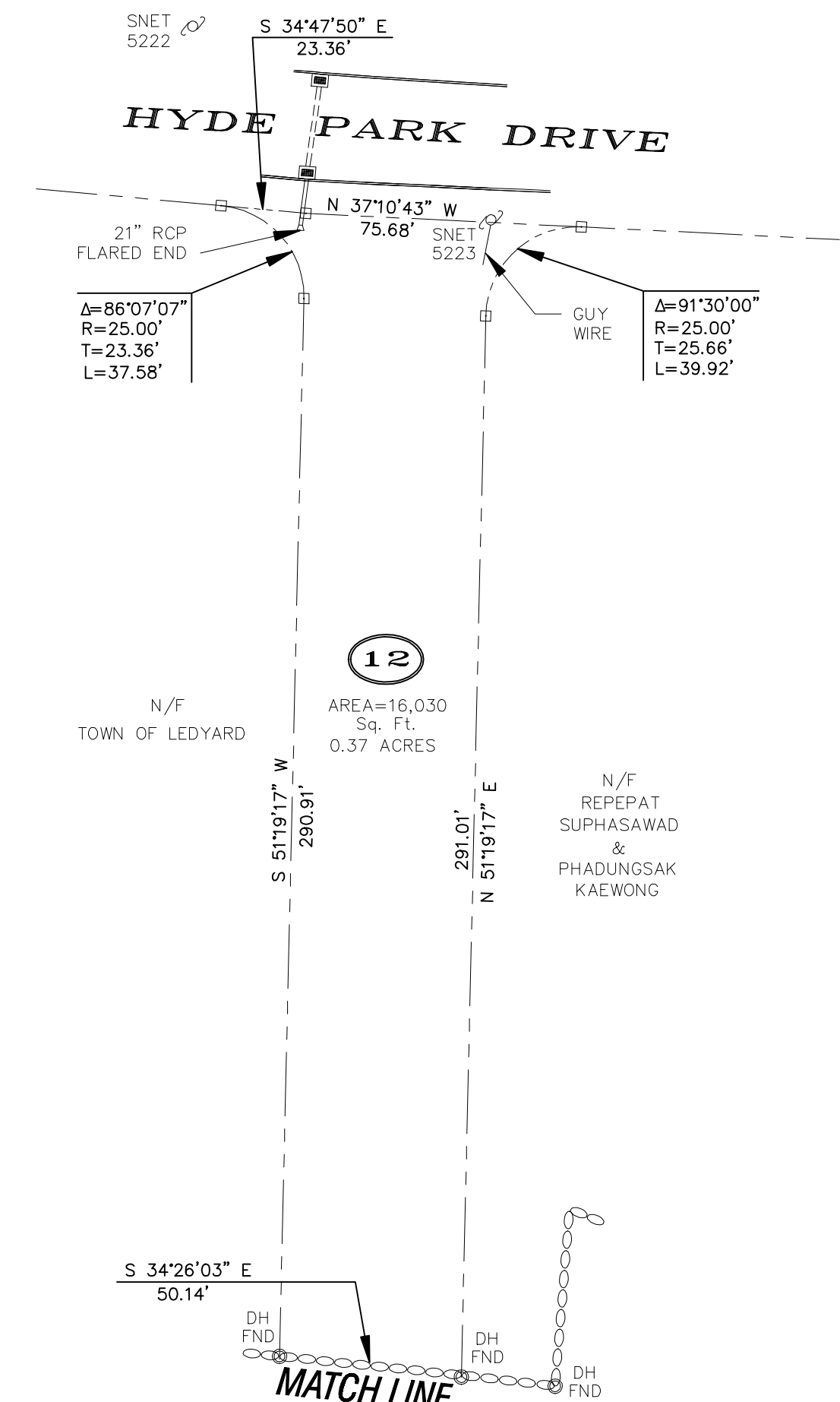
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EMAIL: DIETER.GARDNER@YAHOO.COM

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
SOIL SCIENTIST



**PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026**

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TITLE: LAND SURVEYOR CT No. 14208
DATE: JUNE 12, 2026



LEGEND	
-----	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
RB SET	REBAR SET W/CAP
□	MONUMENT OR DRILL HOLE TO BE SET
○	DRILL HOLE OR REBAR TO BE SET
○	UTILITY POLE
■	CATCH BASIN
14	STREET ADDRESS
WFSE	EDGE OF WETLANDS & FLAG NUMBER

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

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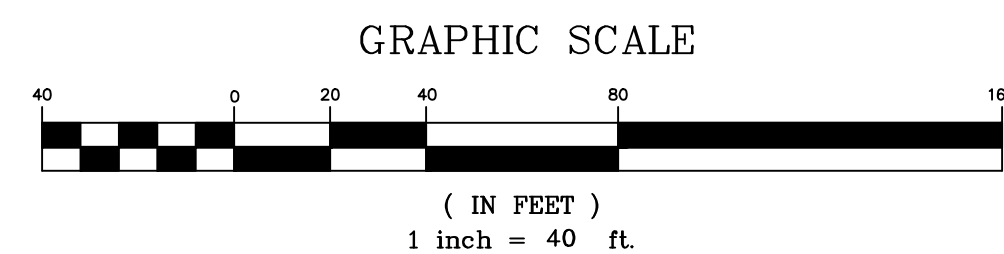
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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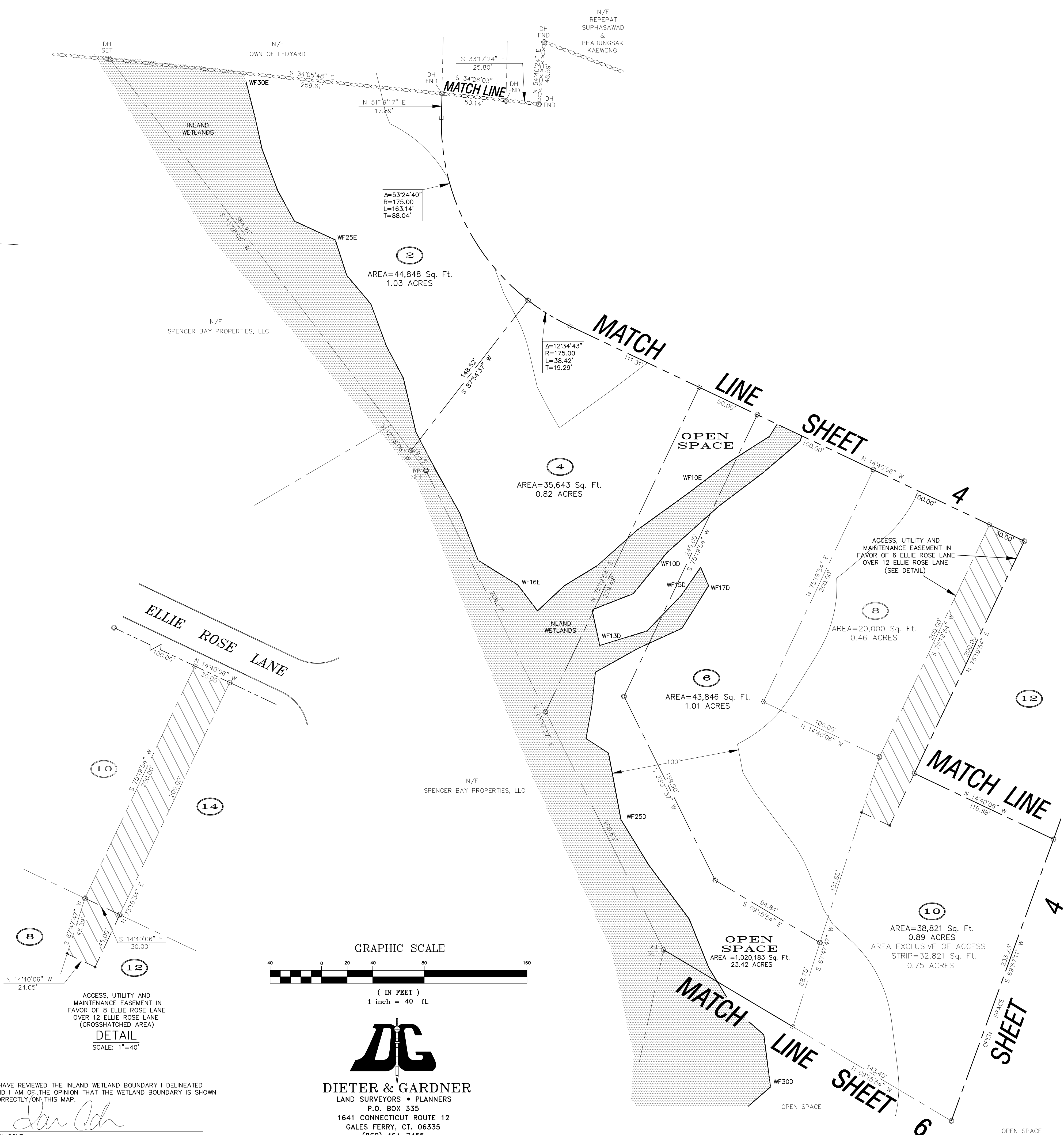
JOB#24-003SD.DWG FBK#338

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
SOIL SCIENTIST



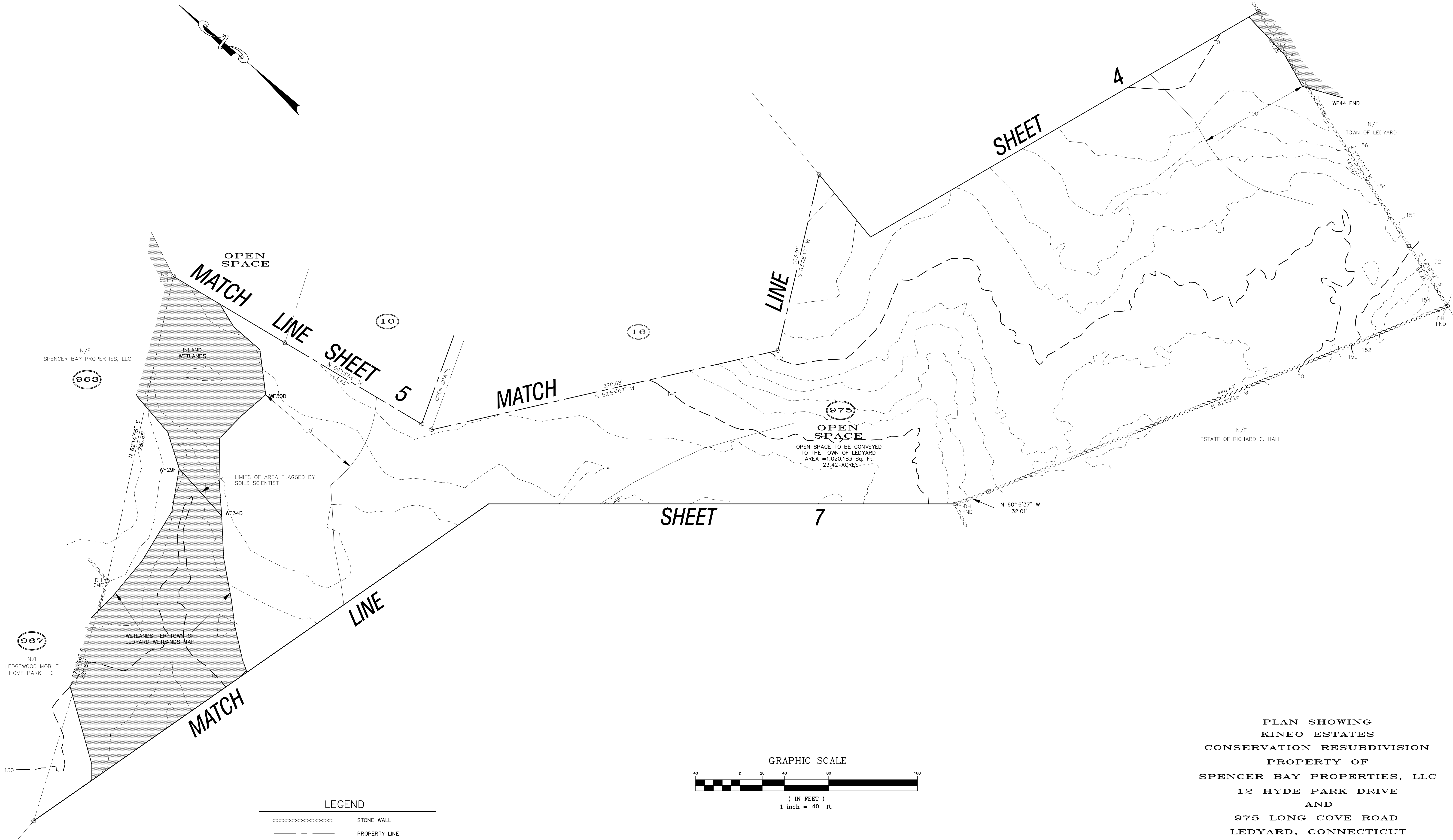
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(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM



PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1986, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
DATE: JUNE 12, 2026



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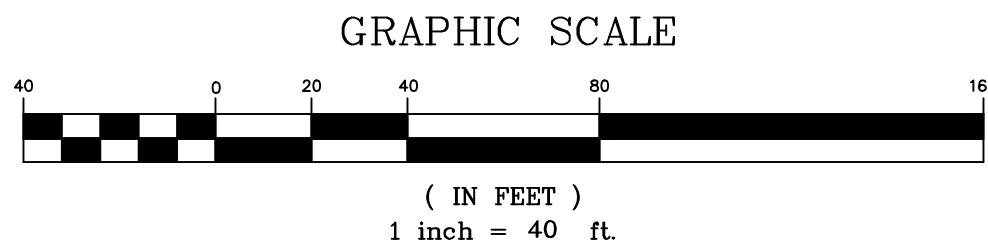
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JOB#24-003SD.DWG FBK#338

LEGEND	
○○○○○○○○○○	STONE WALL
---	PROPERTY LINE
---	STREET LINE
DH FND	DRILL HOLE FOUND
RB SET	REBAR SET W/CAP
□	MONUMENT OR DRILL HOLE TO BE SET
○	DRILL HOLE OR REBAR TO BE SET
961	STREET ADDRESS
WFSF	EDGE OF WETLANDS & FLAG NUMBER

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
SOIL SCIENTIST

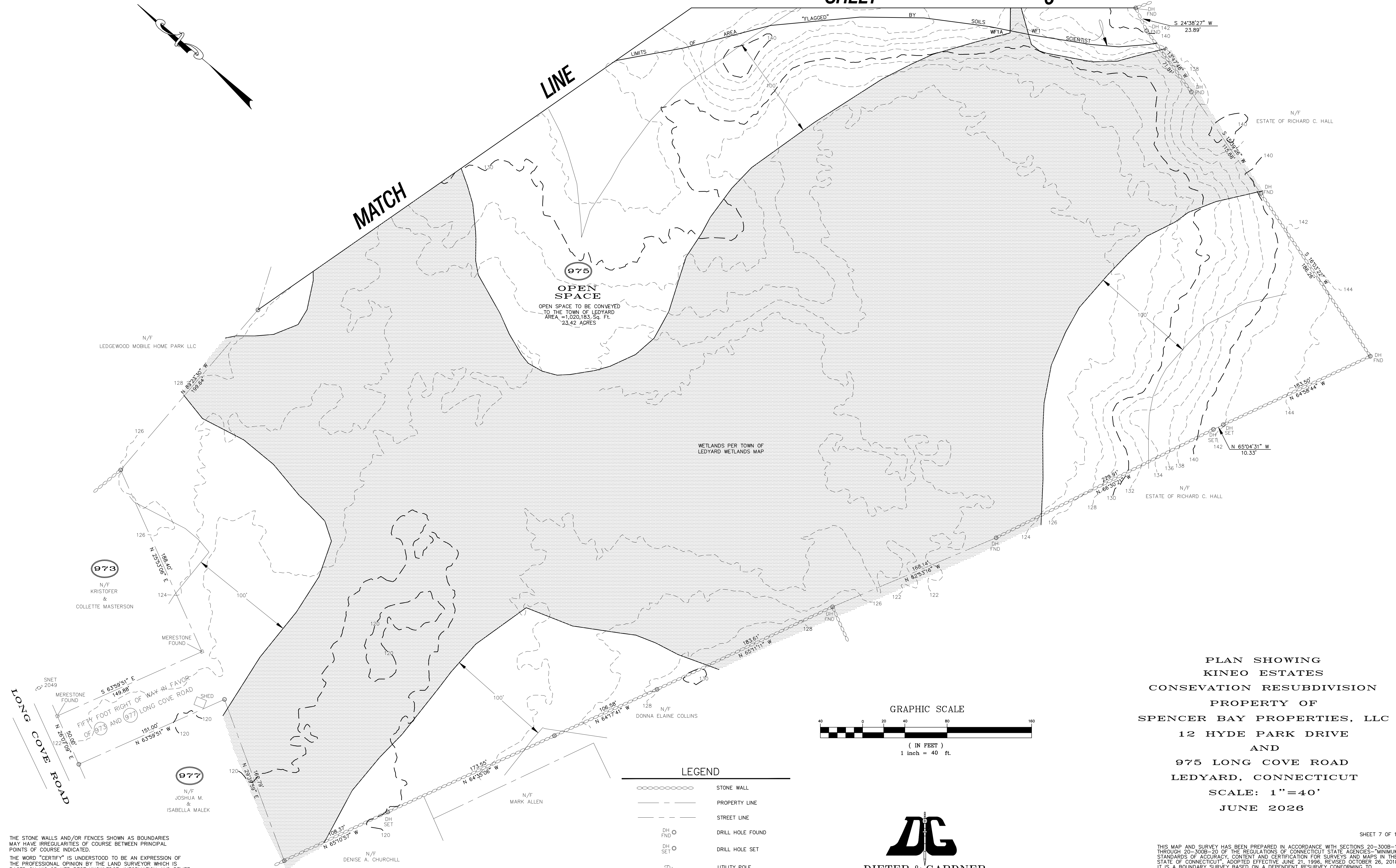


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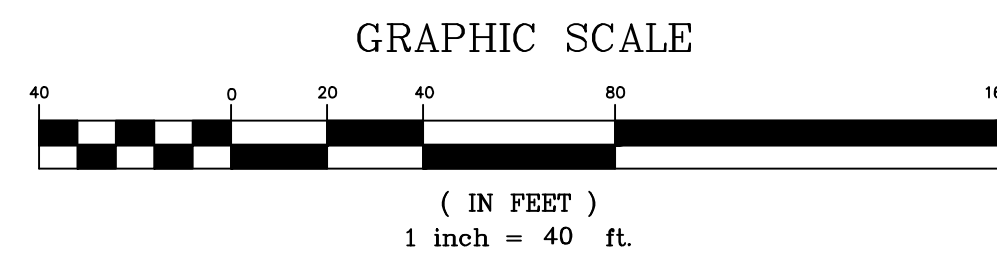
PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026

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DATE: JUNE 12, 2026

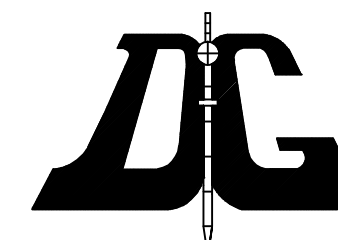


PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026



LEGEND

○○○○○○○○	STONE WALL
— — — — —	PROPERTY LINE
- - - - -	STREET LINE
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
○	UTILITY POLE
977	STREET ADDRESS
WF5F	EDGE OF WETLANDS & FLAG NUMBER



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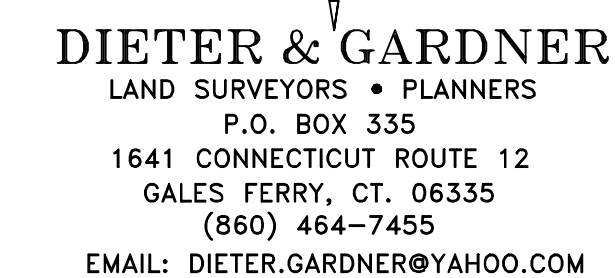
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JOB#24-003SD.DWG FBK#338

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TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 12, 2026



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N/F
BETH A. DENCH-TRUSTEE

LEGEND

- | | |
|-----|--|
| | STONE WALL |
| | PROPERTY LINE |
| | STREET LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | BUILDING SETBACK LINE |
| | APPROXIMATE DEEP TEST PIT
(AS STAKED BY DIETER & GARDNER, INC.) |
| | APPROXIMATE PERC TEST LOCATION |
| | UTILITY POLE |
| H | CONCEPTUAL HOUSE |
| P | PRIMARY SEPTIC |
| R | RESERVE AREA |
| W/C | PROPOSED WATER CONNECTION |
| | TOPSOIL STOCKPILE |
| | STREET ADDRESS |
| | CATCH BASIN |
| | PROPOSED CATCH BASIN |
| | EDGE OF WETLANDS &
FLAG NUMBER |
| | HAYBALES/SILT FENCE/WOODCHIPS |
| | LIMITS OF DISTURBANCE |
| FD | FOOTING DRAIN OUTLET |
| | PROPOSED DRAIN MANHOLE |

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

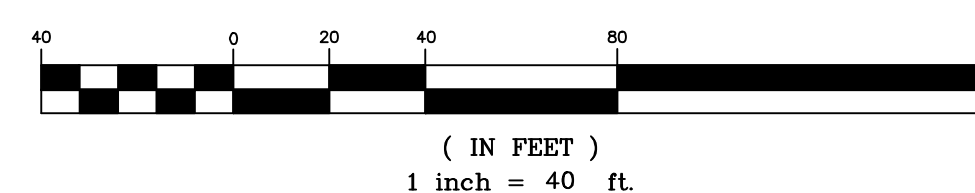
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SCALE: 1"=40'

GRAPHIC SCALE



PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026

SHEET 8 OF 13

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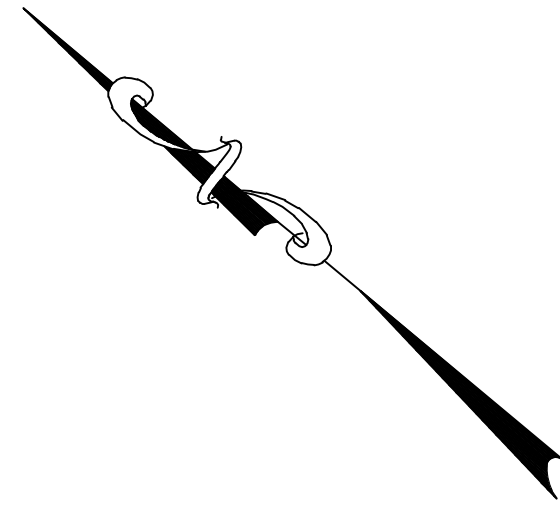
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DATE: JUNE 12, 2026

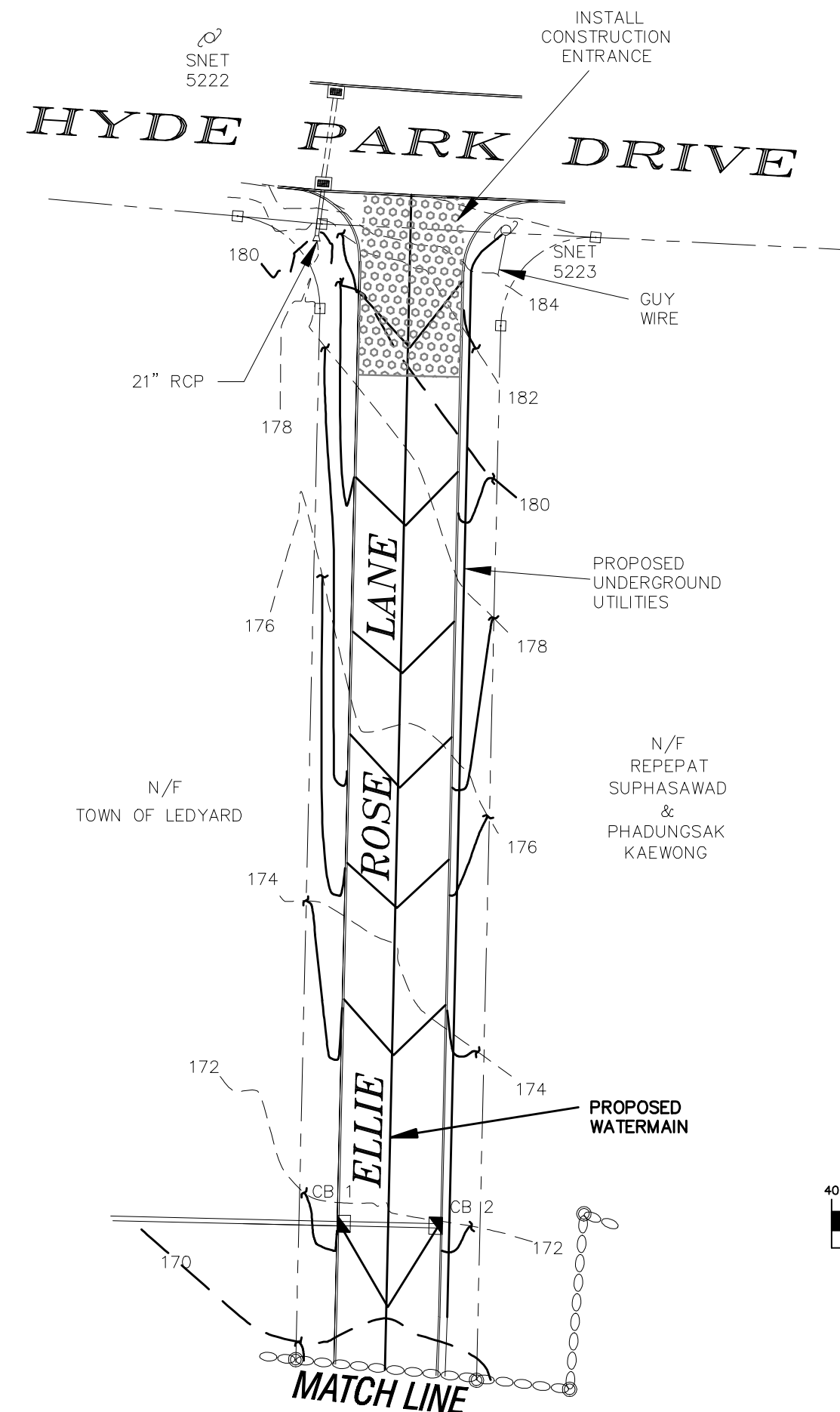
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IAN COLE
SOIL SCIENTIST

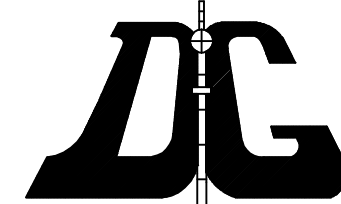
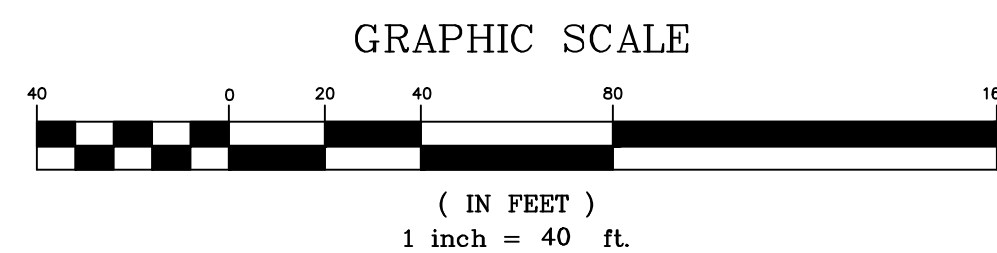


LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT
(AS STAKED BY DIETER & GARDNER, INC.)
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- H CONCEPTUAL HOUSE
- P PRIMARY SEPTIC
- R RESERVE AREA
- W/C PROPOSED WATER CONNECTION
- TS TOPSOIL STOCKPILE
- 8 STREET ADDRESS
- CATCH BASIN
- PROPOSED CATCH BASIN
- EDGE OF WETLANDS &
FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS
- LIMITS OF DISTURBANCE
- FD FOOTING DRAIN OUTLET



SCALE: 1"=40'



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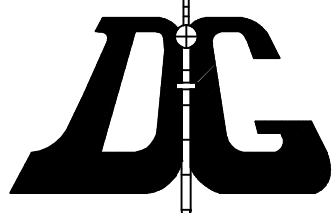
PLAN SHOWING
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026

SHEET 9 OF 13

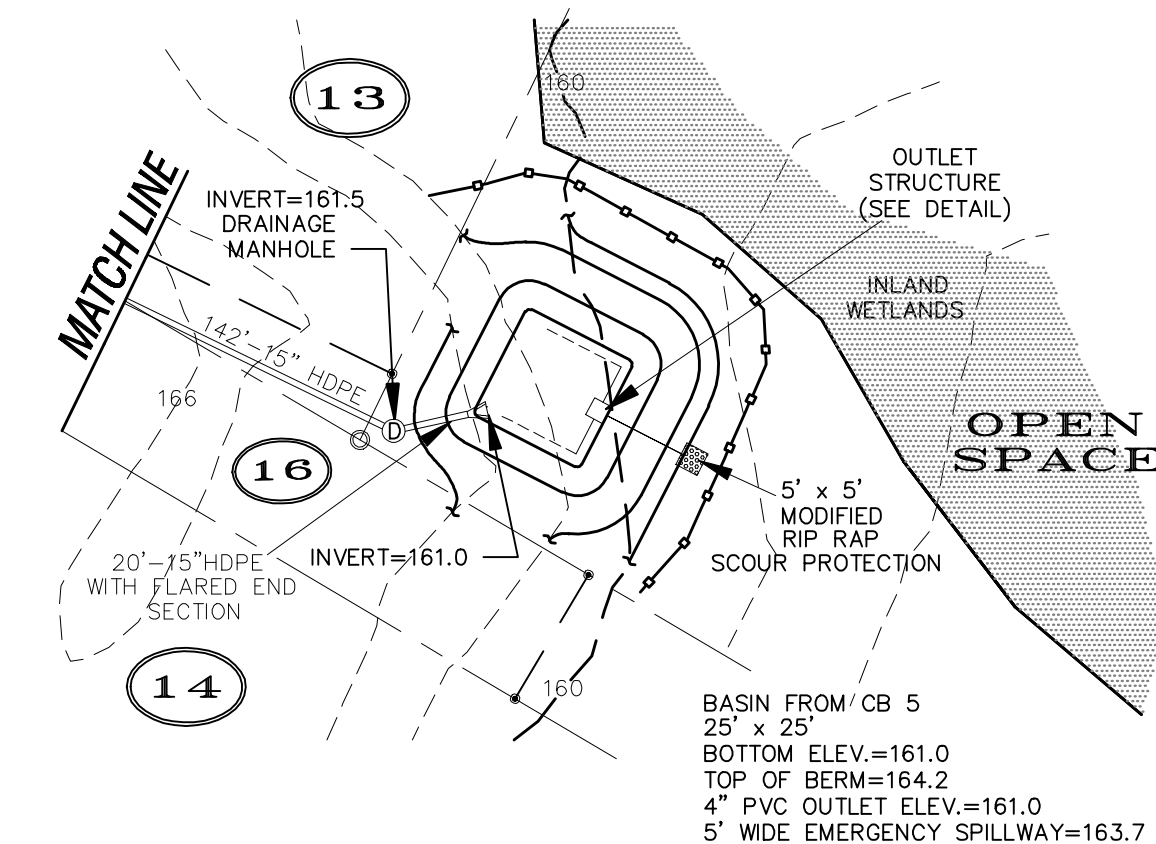
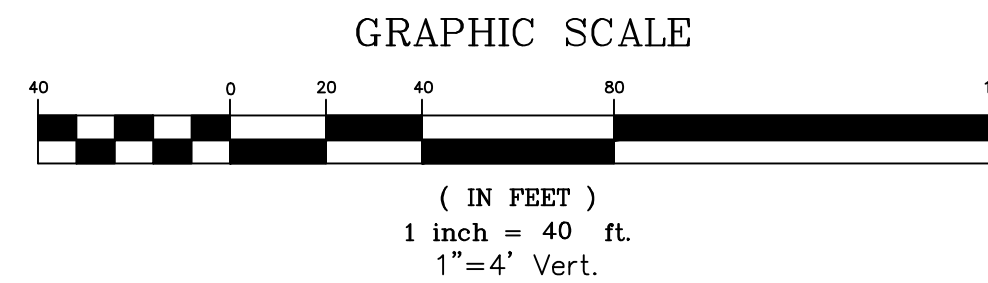
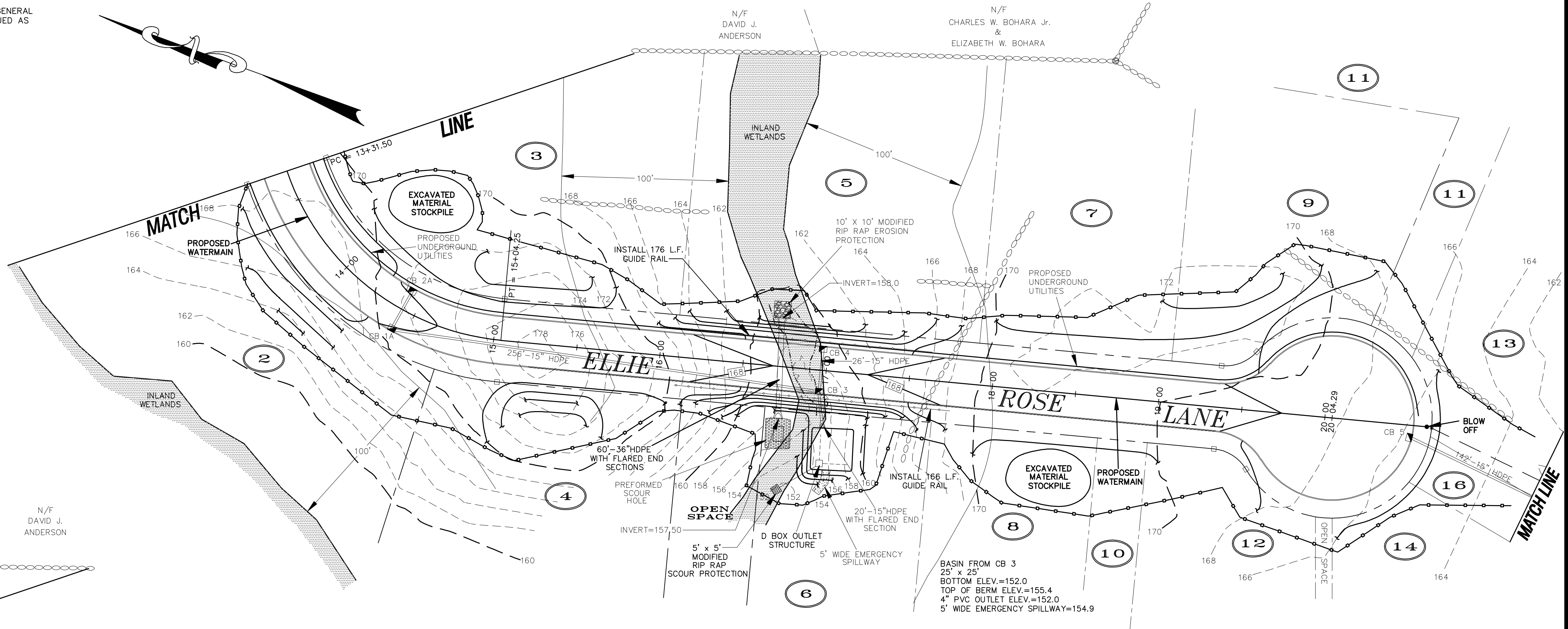
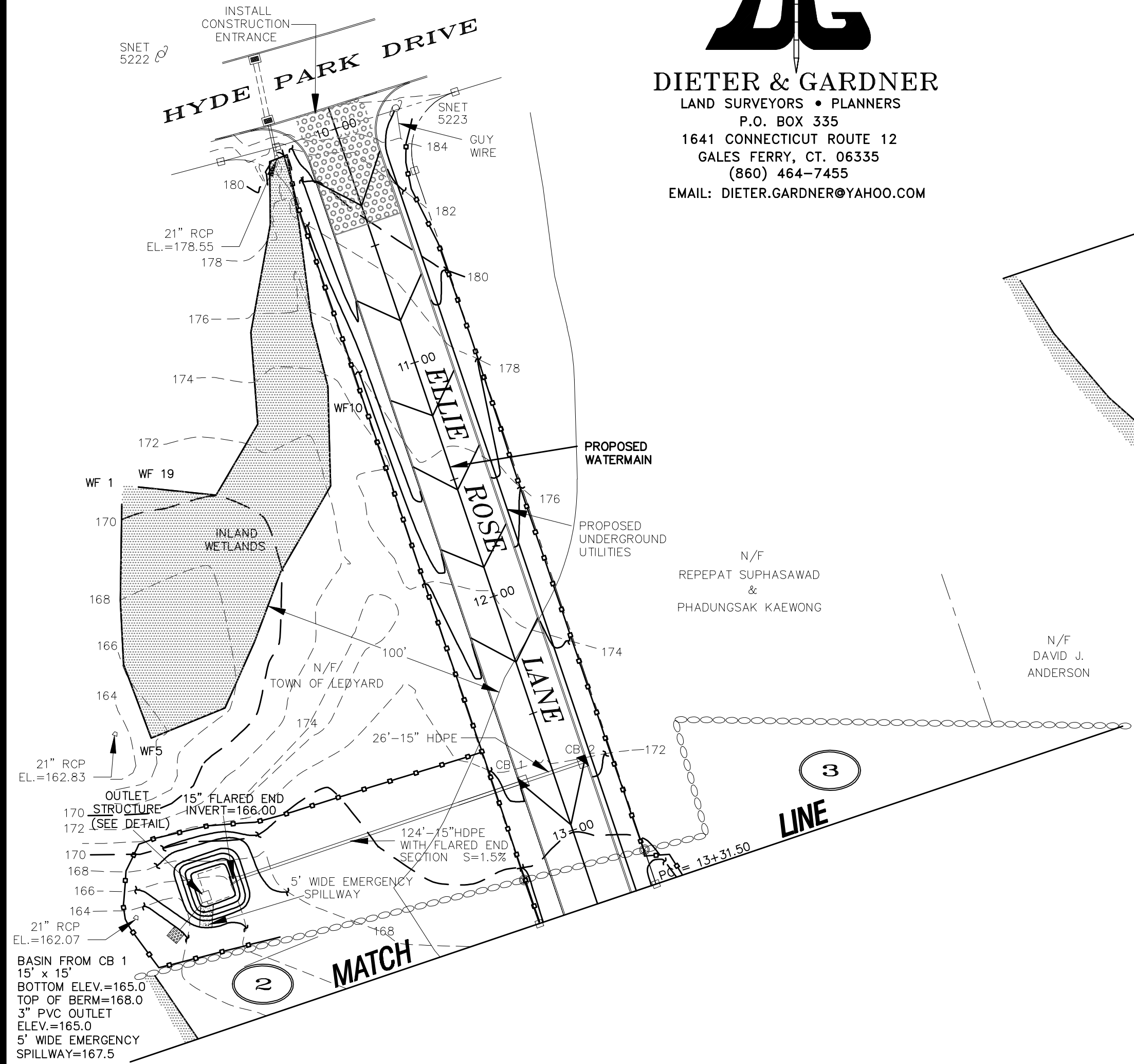
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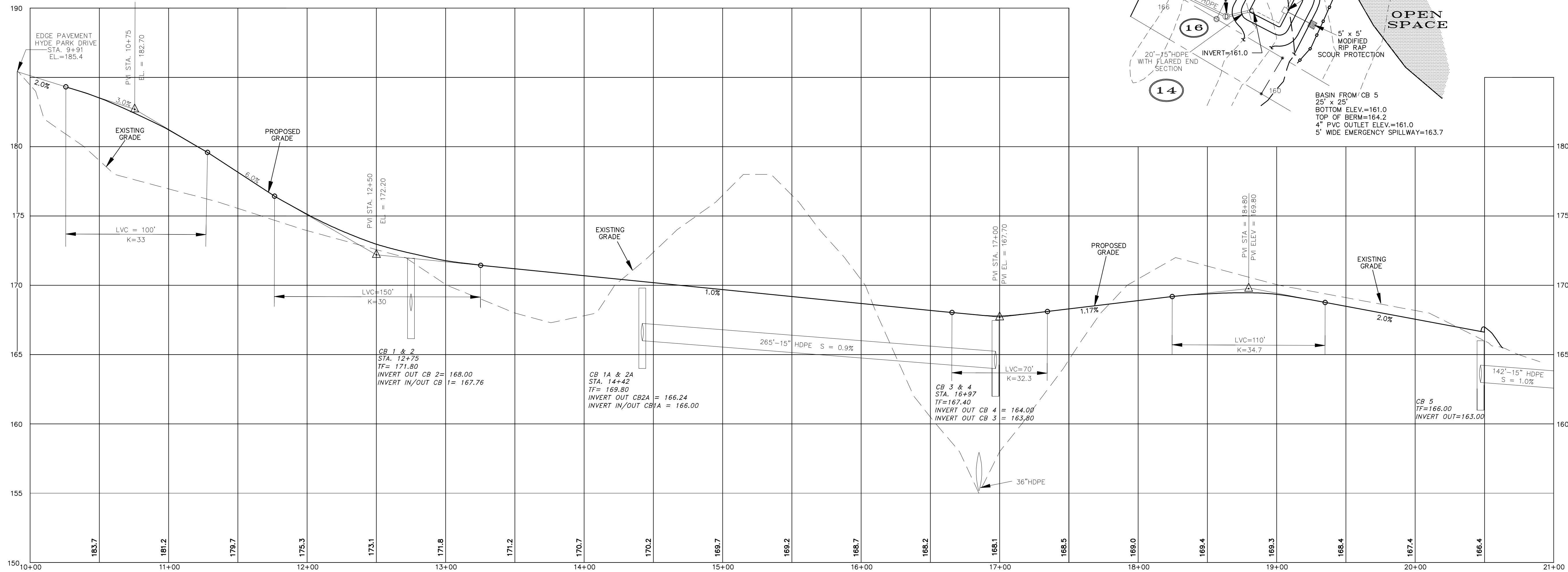
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- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING CATCH BASIN
 - UTILITY POLE
 - STREET ADDRESS
 - PROPOSED CATCH BASIN
 - HAYBALES/SILT FENCE/WOODCHIPS
 - PROPOSED DRAINAGE MANHOLE
 - EDGE OF WETLANDS



PLAN / PROFILE
ELLIE ROSE LANE
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
JUNE 2026

939 LONG COVE ROAD TOWN OF LEDYARD SUBDIVISION SOIL TESTING 14 LOTS DATES 9/25/2024, 9/26/2024, 9/30/2024, 10/2/2024 AND 10/4/2024 .
FORM COMPLETED BY: ODALYS REYES MORALES OTHER PRESENT FOR SITE INVESTIGATION: WILLIAM SCHMIDT REPRESENTATIVE FROM LLHD ODALYS REYES MORALES, DANIEL HOLMES, LUPITA VARELA,BRIGID WHITE AND IDELYS AMADOR.

TEST HOLE #1 DEPTH: 50"
0-12" TOPSOIL/LEAF LITTER
12"-29" ORANGE/BROWN FINE SANDY LOAM
29"-38" YELLOW/BROWN FINE SILTY SAND
38"-50" LIGHT GREY MEDIUM SAND AND GRAVEL
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 50"
ROOTS: 40"
RESTRICTIVE: 50"

TEST HOLE #2 DEPTH: 49"
0-6" TOPSOIL/LEAF LITTER
6"-21" ORANGE/BROWN FINE SANDY LOAM
21"-36" YELLOW/BROWN FINE SILTY SAND
36"-42" LIGHT GREY MEDIUM SAND WITH GRAVEL
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 49"
ROOTS:
RESTRICTIVE: 49"

TEST HOLE #3 DEPTH: 53"
0-3" TOPSOIL/LEAF LITTER
3"-53" YELLOW/BROWN FINE SANDY LOAM
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 53"
ROOTS:
RESTRICTIVE: 53"

TEST HOLE #4 DEPTH: 48"
0-6" TOPSOIL/LEAF LITTER
6"-36" Y/B FINE SANDY LOAM
36"-48" TAN MEDIUM SAND AND GRAVEL
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 48"
ROOTS:
RESTRICTIVE: 48"

TEST HOLE #41 DEPTH: 83"
0-8" TS/LL
8"-46" ORANGE TO YELLOW BROWN FINE SANDY LOAM
46"-83" LIGHT GREY FINE SAND W/ COBBLES AND PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 83"
ROOTS: 50"
RESTRICTIVE: 83"

TEST HOLE #42 DEPTH: 89"
0-6" TS/LEAF LITTER
6"-28" Y/B VERY FINE SAND
28"-89" L/G FINE SAND AND GRAVEL 55%
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 89"
ROOTS: 67"
RESTRICTIVE: 89"

TEST HOLE #43 DEPTH: 85"
0-8" TS
8"-33" Y/B SILTY SAND
33"-85" L/G FINE SAND W/GRAVEL
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 85"
ROOTS:
RESTRICTIVE: 85"

TEST HOLE #44 DEPTH: 50"
0-7" TS
7"-34" LIGHT ORANGE, BROWN FINE SANDY LOAM
34"-44" L/G FINE SILTY SAND
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 50"
ROOTS: 32"
RESTRICTIVE: 50"

TEST HOLE #45 DEPTH: 84"
0-9" TS
9"-32" Y/B FSL
32"-84" L/G MEDIUM SAND W/BOULDERS AND PEBBLES
MOTTLES: 32"
GW: NONE OBSERVED
LEDGE: 84"
ROOTS: 48"
RESTRICTIVE: 32"

TEST HOLE #46 DEPTH: 91"
0-10" TS
10"-24" YBFSL
24"-36" L/B FINE SAND
36"-91" ORANGE BROWN FINE TO MEDIUM SAND AND GRAVEL-STRATIFIED LAYERS OF VERY FINE SAND
MOTTLES: 32"
GW: NONE OBSERVED
LEDGE: 84"
ROOTS: 48"
RESTRICTIVE: 32"

TEST HOLE #47 DEPTH: 96"
0-8" TS
8"-37" ORANGE TO YELLOW BROWN VERY FINE SILTY SAND
37"-48" LIGHT GREY FINE SAND
48"-96" LIGHT GREY FINE SAND, FRIABLE
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE:
ROOTS: 60"
RESTRICTIVE: 96"

TEST HOLE #48 DEPTH: 85"
0-12" T/S
12"-30" OBFSL
30"-70" O/B MEDIUM SAND AND GRAVEL
MOTTLED
70"-86" TAN FINE SAND
MOTTLES: 29"
GW: NONE OBSERVED
LEDGE: 85"
ROOTS: 30"
RESTRICTIVE: 85"

TEST HOLE #49 DEPTH: 56"
0-7" T/S
7"-56" O/B FINE SAND-MOTTLED
MOTTLES: 20"
GW: NONE OBSERVED
LEDGE: 56"
ROOTS: 32"
RESTRICTIVE: 20"

TEST HOLE #50 DEPTH: 64"
0-2" T/S
2"-32" Y/B FINE SAND SILTY
32"-64" DARK BROWN SAND AND GRAVEL 60%
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 64"
ROOTS:
RESTRICTIVE: 64"

TEST HOLE #51 DEPTH: 59"
0-6" T/S
6"-32" Y/B FINE SILTY SAND
32"-42" GREY FINE SAND
42"-59" LIGHT GREY FINE TO MEDIUM SAND W/COBBLES AND PEBBLES
MOTTLES: 42"
GW: NONE OBSERVED
LEDGE: 59"
ROOTS: 51"
RESTRICTIVE: 42"

TEST HOLE #52 DEPTH: 71"
0-5" TS/LEAF LITTER
5"-22" O/B VERY FINE SANDY LOAM
22"-59" LIGHT GREY FINE SILTY SAND
MOTTLED
59"-71" O/B MEDIUM SAND W/COBBLES
MOTTLES: 36"
GW: NONE OBSERVED
LEDGE:
ROOTS: 60"
RESTRICTIVE: 36"

TEST HOLE #53 DEPTH: 92"
0-9" TOPSOIL/LEAF LITTER
9"-40" ORANGE TO YELLOW BROWN FINE SILTY SAND MOTTLED
40"-92" STRATIFIED LAYERS OF SAND AND GRAVEL 40% LIGHT GREY
MOTTLES: 29"
GW: NONE OBSERVED
LEDGE:
ROOTS: 55"
RESTRICTIVE: 29"

TEST HOLE #54 DEPTH: 93"
0-8" T/S
8"-33" ORANGE BROWN FINE SILTY SAND
33"-93" STRATIFIED LAYERS OF LIGHT GREY FINE SAND AND GRAVEL
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 93"
ROOTS: 56"
RESTRICTIVE: 93"

TEST HOLE #55 DEPTH: 93"
0-8" TOPSOIL/LEAF LITTER
8"-44" LIGHT BROWN VERY FINE SILTY SAND
44"-93" GREY BROWN MEDIUM SAND FRIABLE AND TRACES OF COBBLES
MOTTLES: 29"
GW: NONE OBSERVED
LEDGE:
ROOTS: 41"
RESTRICTIVE: 29"

TEST HOLE #56 DEPTH: 67"
0-8" TOPSOIL/LEAF LITTER
8"-24" ORANGE BROWN FINE SILTY SAND
24"-47" LIGHT BROWN FINE SILTY SAND
47"-67" LIGHT GREY FINE SAND W/PEBBLES
MOTTLES: 37"
GW: NONE OBSERVED
LEDGE:
ROOTS: 41"
RESTRICTIVE: 37"

TEST HOLE #57 DEPTH: 100"
0-9" TOPSOIL/LEAF LITTER
9"-26" YELLOW BROWN FINE SAND
26"-42" LIGHT GREY, BROWN VERY FINE SILTY SAND MOTTLED
42"-100" GREY BROWN SAND AND GRAVEL
MOTTLES: 26"
GW: NONE OBSERVED
LEDGE:
ROOTS: 49"
RESTRICTIVE: 26"

TEST HOLE #58 DEPTH: 96"
0-5" TOPSOIL/LEAF LITTER
5"-44" ORANGE TO YELLOW FINE SILTY SAND
44"-96" LIGHT GREY MEDIUM SAND WITH COBBLES AND LARGE BOULDERS
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 96"
ROOTS: 36"
RESTRICTIVE: 96"

TEST HOLE #59 DEPTH: 60"
0-8" TOPSOIL/LEAF LITTER
8"-21" YELLOW BROWN FINE SANDY LOAM
21"-50" YELLOW BROWN VERY FINE SILTY SAND MOTTLED
50"-60" YELLOW BROWN MEDIUM TO COARSE SAND COMPACT W/COBBLES
MOTTLES: 28"
GW: NONE OBSERVED
LEDGE: 60"
ROOTS: 47"
RESTRICTIVE: 60"

TEST HOLE #60 DEPTH: 60"
0-8" TOPSOIL/LEAF LITER
8"-32" YELLOW BROWN FINE SAND
32"-60" LIGHT GREY FINE SAND W/COBBLES
MOTTLES: 44"
GW: NONE OBSERVED
LEDGE: 60"
ROOTS: 40"
RESTRICTIVE: 60"

TEST HOLE #61 DEPTH: 62"
0-10" TOPSOIL
10"-35" YELLOW BROWN FINE SILTY SAND
35"-62" LIGHT GREY FINE SAND AND GRAVEL
W/COBBLES
MOTTLES: 24"
GW: NONE OBSERVED
LEDGE: 62"
ROOTS: 40"
RESTRICTIVE: 24"

TEST HOLE #62 DEPTH: 66"
0-10" TOPSOIL
10"-35" YELLOW BROWN FINE SILTY SAND
35"-64" LIGHT GREY FINE SAND WITH COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 62"
ROOTS: 40"
RESTRICTIVE: 62"

TEST HOLE #63 DEPTH: 70"
0-8" TOPSOIL
8"-27" YELLOW BROWN FINE SAND
27"-70" LIGHT GREY MEDIUM SAND AND GRAVEL 60%
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 70"
ROOTS:
RESTRICTIVE: 70"

TEST HOLE #64 DEPTH: 60"
0-7" TOPSOIL
7"-18" TOPSOIL/LEAF LITTER
18"-60" LIGHT GREY FINE SAND W/ COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 60"
ROOTS: 26"
RESTRICTIVE: 60"

TEST HOLE #65 DEPTH: 48"
0-7" TOPSOIL
7"-32" YELLOW BROWN VERY FINE SAND
W/PEBBLES
32"-48" LIGHT GREY SILTY SAND
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 48"
ROOTS:
RESTRICTIVE: 48"

TEST HOLE #66 DEPTH: 57"
0-15" TOPSOIL
15"-35" YELLOW BROWN FINE SILTY SAND
35"-57" LIGHT GREY FINE SAND W/COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 57"
ROOTS:
RESTRICTIVE: 57"

TEST HOLE #67 DEPTH: 48"
0-11" TOPSOIL
11"-48" YELLOW BROWN FINE SAND
MOTTLES: 33"
GW: NONE OBSERVED
LEDGE:
ROOTS: 33"
RESTRICTIVE: 48"

TEST HOLE #68 DEPTH: 72"
0-8" TOPSOIL/LEAF LITTER
8"-34" OBFSL
34"-93" LIGHT GREY FINE LOAMY SAND STRATIFIED
MOTTLES: 33"
GW: NONE OBSERVED
LEDGE: 93"
ROOTS: 37"
RESTRICTIVE: 33"

TEST HOLE #69 DEPTH: 68"
0-9" TOPSOIL
9"-20" ORANGE BROWN FSL
20"-68" LIGHT GREY FINE SAND
W/COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 68"
ROOTS: 27"
RESTRICTIVE: 68"

TEST HOLE #70 DEPTH: 93"
0-2" TOPSOIL
2"-43" O/B FINE SILTY SAND
43"-93" LIGHT GREY FINE SAND
W/PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 93"
ROOTS: 37"
RESTRICTIVE: 93"

TEST HOLE #71 DEPTH: 94"
0-9" TOPSOIL
9"-21" O/B FINE SANDY LOAM
21"-94" LIGHT GREY SAND AND GRAVEL
FRIABLE 35%
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 94"
ROOTS: 58"
RESTRICTIVE: 94"

TEST HOLE #72 DEPTH: 81"
0-9" TOPSOIL/LEAF LITER
9"-29" OBFSL
29"-81" LIGHT GREY FINE LOAMY SAND
W/COBBLES AND PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 81"
ROOTS: 35"
RESTRICTIVE: 81"

TEST HOLE #73 DEPTH: 48"
0-4" TOPSOIL
4"-17" DARK BROWN FINE SANDY LOAM
17"-52" YELLOW BROWN FINE SILTY SAND
42"-48" LIGHT GREY FINE SANDY LOAM
W/PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 48"
ROOTS:
RESTRICTIVE: 48"

TEST HOLE #74 DEPTH: 90"
0-9" TOPSOIL/LEAF LITTER
9"-21" OBFSL
21"-52" YELLOW BROWN FINE SILTY SAND
42"-90" LIGHT GREY FINE SAND
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 90"
ROOTS: 50"
RESTRICTIVE: 90"

TEST HOLE #75 DEPTH: 75"
0-5" TOPSOIL/LEAF LITTER
5"-28" O/B FINE SANDY LOAM
28"-52" YELLOW BROWN FINE SILTY SAND
52"-75" LIGHT GREY FINE SANDY LOAM
W/COBBLES AND PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 75"
ROOTS: 31"
RESTRICTIVE: 75"

TEST HOLE #76 DEPTH: 71"
0-7" TOPSOIL
7"-16" TOPSOIL/LEAF LITTER
5"-25" O/B FINE SANDY LOAM
25"-52" L/B FINE SAND W/BOULDER
52"-71" LIGHT GREY MEDIUM TO FINE SAND
W/COBBLES AND PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 71"
ROOTS: 49"
RESTRICTIVE: 71"

TEST HOLE #77 DEPTH: 80"
0-6" TOPSOIL/LEAF LITTER
6"-46" Y/B FSL
46"-80" LIGHT GREY FINE SAND

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 80"
ROOTS: 37"
RESTRICTIVE: 80"

TEST HOLE #78 DEPTH: 80"
0-5" TOPSOIL/LEAF LITTER
5"-51" O/B VERY FINE SANDY LOAM
51"-80" LIGHT GREY MEDIUM SAND
W/COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 80"
ROOTS: 50"
RESTRICTIVE: 80"

TEST HOLE #79 DEPTH: 98"
0-11" TOPSOIL
11"-48" YELLOW BROWN FINE SAND
38"-58" Y/B FINE SILTY SAND
58"-98" LIGHT GREY FINE SANDY LOAM

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 98"
ROOTS: 50"
RESTRICTIVE: 98"

TEST HOLE #80 DEPTH: 93"
0-8" TOPSOIL/LEAF LITTER
8"-34" OBFSL
34"-93" LIGHT GREY FINE LOAMY SAND STRATIFIED
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 93"
ROOTS: 52"
RESTRICTIVE: 93"

TEST HOLE #81 DEPTH: 98"
0-9" TOPSOIL
9"-20" ORANGE BROWN FSL
20"-98" LIGHT GREY MEDIUM SAND
W/COBBLES AND PEBBLES-STRATIFIED
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 98"
ROOTS: 56"
RESTRICTIVE: 98"

TEST HOLE #82 DEPTH: 65"
0-6" TOPSOIL/LEAF LITTER
6"-22" OBFSL
22"-38" Y/B FINE SILTY SAND
38"-65" LIGHT GREY FINE SANDY LOAM
FRIABLE
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 65"
ROOTS:
RESTRICTIVE: 65"

TEST HOLE #83 DEPTH: 65"
0-4" TOPSOIL
4"-24" OBFSL
24"-65" LIGHT GREY FINE TO MEDIUM
W/COBBLES AND PEBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 65"
ROOTS:
RESTRICTIVE: 65"

TEST HOLE #84 DEPTH: 77"
0-7" TOPSOIL/LEAF LITTER
7"-46" ORANGE TO YELLOW FINE LOAMY SAND
46"-77" LIGHT GREY FINE TO MEDIUM
SAND W/COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 73"
ROOTS: 45"
RESTRICTIVE: 73"

TEST HOLE #85 DEPTH: 73"
0-4" TOPSOIL/LEAF LITTER
4"-22" OBFSL
22"-51" YELLOW BROWN FINE SILTY SAND
51"-73" LIGHT GREY SANDY LOAM FRIABLE
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 54"
ROOTS: 39"
RESTRICTIVE: 54"

TEST HOLE #86 DEPTH: 54"
0-8" TOPSOIL
8"-54" YELLOW BROWN FINE SANDY LOAM
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 54"
ROOTS:
RESTRICTIVE: 54"

TEST HOLE #87 DEPTH: 48"
0-10" TOPSOIL/LEAF LITTER
10"-48" YELLOW BROWN FINE LOAMY
SAND W/COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE:
ROOTS: 48"
RESTRICTIVE: 48"

TEST HOLE #88 DEPTH: 51"
0-11" TOPSOIL
11"-40" YELLOW BROWN FINE TO
MEDIUM SAND
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS:
RESTRICTIVE: 51"

TEST HOLE #89 DEPTH: 49"
0-15" TOPSOIL/LEAF LITTER
15"-26" OBFSL
26"-40" LIGHT GREY FINE SAND
W/COBBLES AND PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 77"
ROOTS: 50"
RESTRICTIVE: 77"

TEST HOLE #90 DEPTH: 48"
0-6" TOPSOIL
6"-38" OBFSL
38"-48" Y/B FINE SILTY SAND
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 48"
ROOTS: 24"
RESTRICTIVE: 48"

TEST HOLE #91 DEPTH: 55"
0-7" TOPSOIL/LEAF LITTER
7"-36" BROWN FINE LOAMY SAND SILTY
36"-55" LIGHT GREY FINE SAND W/PEBBLES
AND COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 55"
ROOTS: 35"
RESTRICTIVE: 55"

TEST HOLE #92 DEPTH: 80"
0-7" TOPSOIL
7"-27" RED/BROWN FINE SANDY LOAM
27"-42" YELLOW BROWN SILTY SAND
42"-92" LIGHT GREY FINE SAND W/COBBLES
AND PEBBLES STRATIFIED
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 92"
ROOTS: 56"
RESTRICTIVE: 92"

TEST HOLE #93 DEPTH: 93"
0-6" TOPSOIL/LEAF LITTER
6"-22" OBFSL
22"-38" Y/B FINE SILTY SAND
38"-93" LIGHT GREY FINE SANDY LOAM
FRIABLE
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 93"
ROOTS: 56"
RESTRICTIVE: 93"

TEST HOLE #94 DEPTH: 59"
0-8" TOPSOIL
8"-42" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
42"-59" TAN F/M SAND WITH PEBBLES
AND COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 59"
ROOTS:
RESTRICTIVE: 59"

TEST HOLE #95 DEPTH: 88"
0-5" TOPSOIL
5"-14" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
14"-48" BROWN FINE SANDY LOAM, SILTY
48"-88" TAN F/M SAND WITH PEBBLES
AND GRAVEL
MOTTLES: 47"
GW: 85"
LEDGE: NONE OBSERVED
ROOTS: 48"
RESTRICTIVE: 47"

TEST HOLE #96 DEPTH: 62"
0-7" TOPSOIL
7"-29" ORANGE/BROWN FINE SANDY LOAM,
COBBLES, SILTY
29"-53" LIGHT GREY FINE SANDY LOAM, SILTY
53"-62" TAN F/M SAND WITH PEBBLES
AND GRAVEL, MOTTLED
MOTTLES: 47"
GW: 85"
LEDGE: NONE OBSERVED
ROOTS: 48"
RESTRICTIVE: 47"

TEST HOLE #97 DEPTH: 54"
0-5" TOPSOIL
5"-24" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
24"-67" TAN F/M SAND WITH PEBBLES
AND COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 67"
ROOTS: 23"
RESTRICTIVE: 67"

TEST HOLE #98 DEPTH: 76"
0-10" TOPSOIL
10"-27" ORANGE/BROWN FINE SANDY LOAM,
COBBLES, SILTY
27"-76" TAN F/M SAND WITH PEBBLES
AND COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 54"
ROOTS:
RESTRICTIVE: 54"

TEST HOLE #99 DEPTH: 67"
0-5" TOPSOIL
5"-24" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
24"-67" TAN F/M SAND WITH PEBBLES
AND COBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 67"
ROOTS: 23"
RESTRICTIVE: 67"

TEST HOLE #100 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #101 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #102 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #103 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #104 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #105 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #106 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #107 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #108 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #109 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #110 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #111 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #112 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #113 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #114 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #115 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #116 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #117 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #118 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

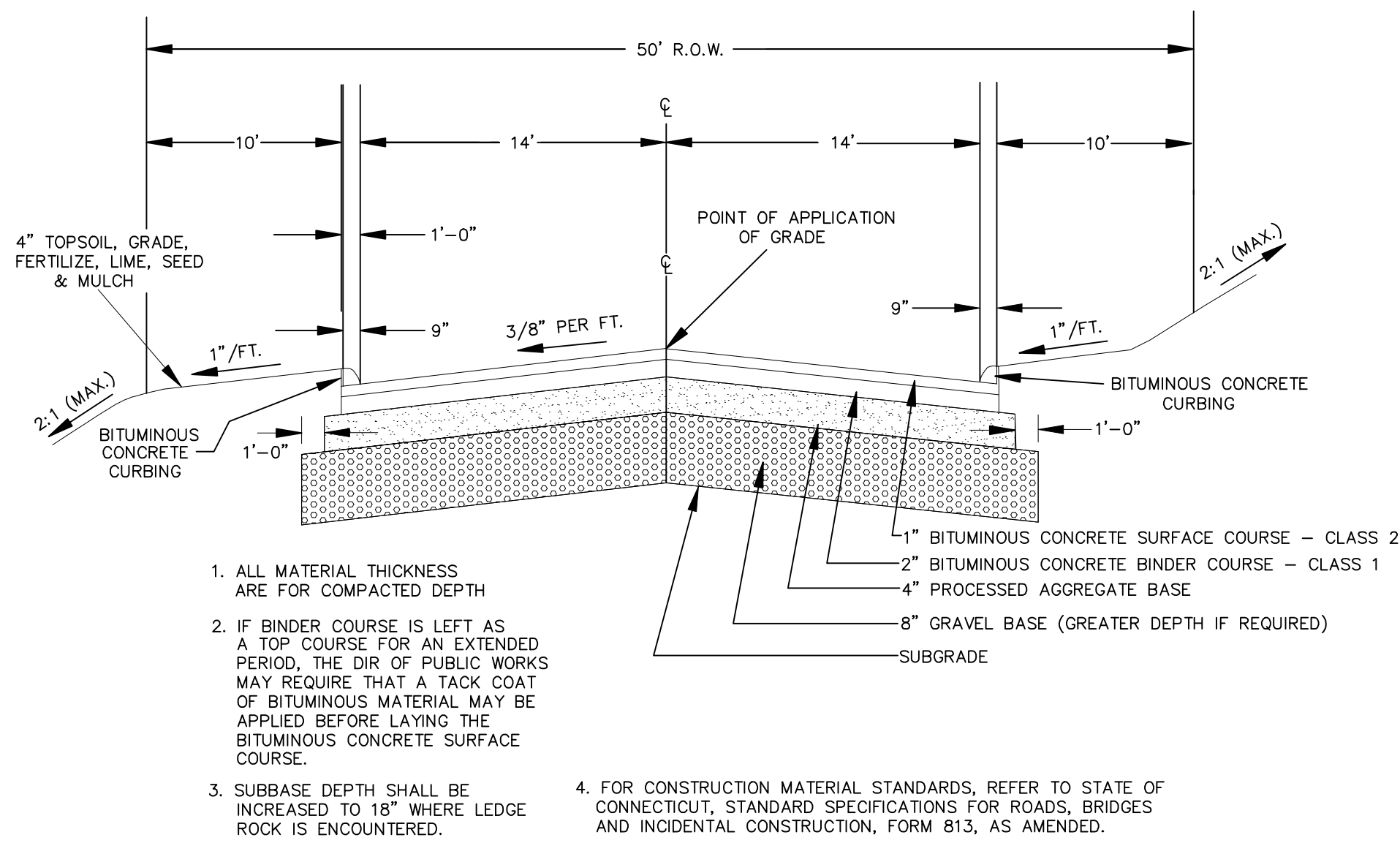
TEST HOLE #119 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #120 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

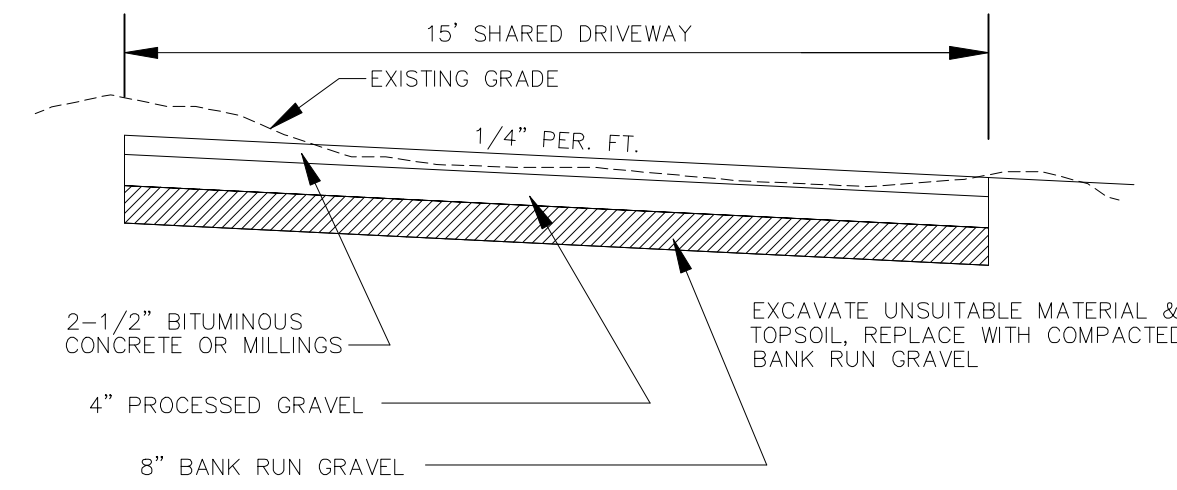
TEST HOLE #121 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

TEST HOLE #122 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 51"
ROOTS: 26"
RESTRICTIVE: 51"

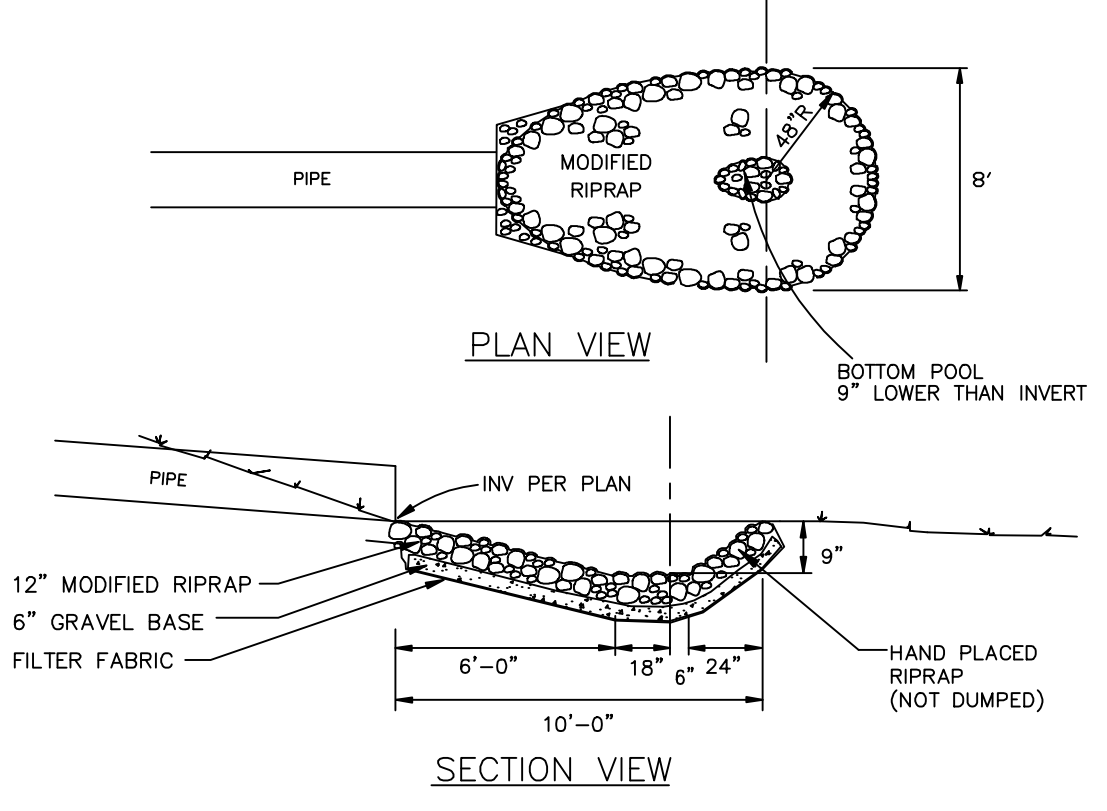
TEST HOLE #123 DEPTH: 51"
0-8" TOPSOIL
8"-34" ORANGE/BROWN FINE SANDY LOAM,
COBBLES
34"-51" TAN F/M SAND WITH PEBBLES
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LED



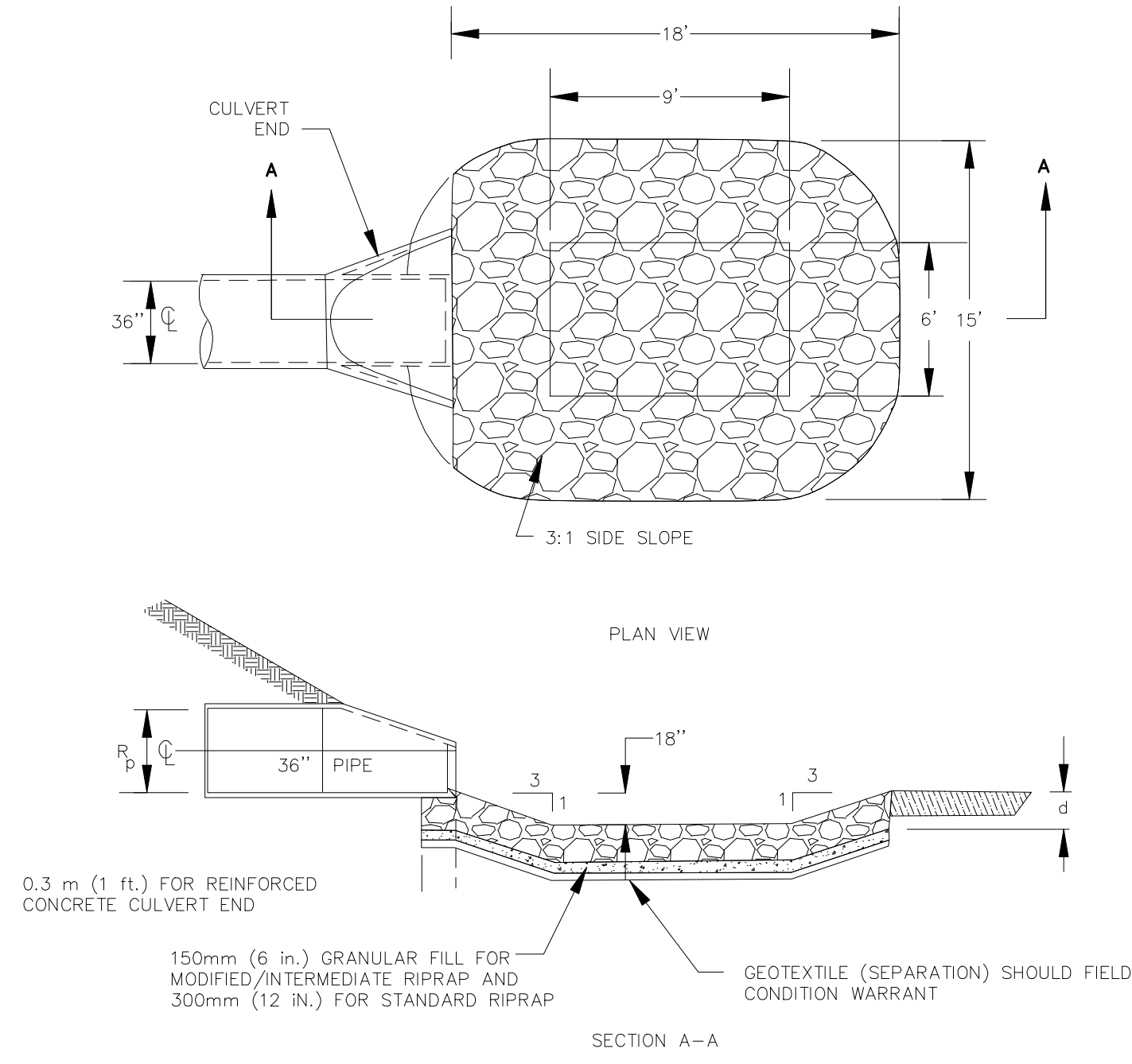
TYPICAL CROSS SECTION LOCAL STREET
NOT TO SCALE



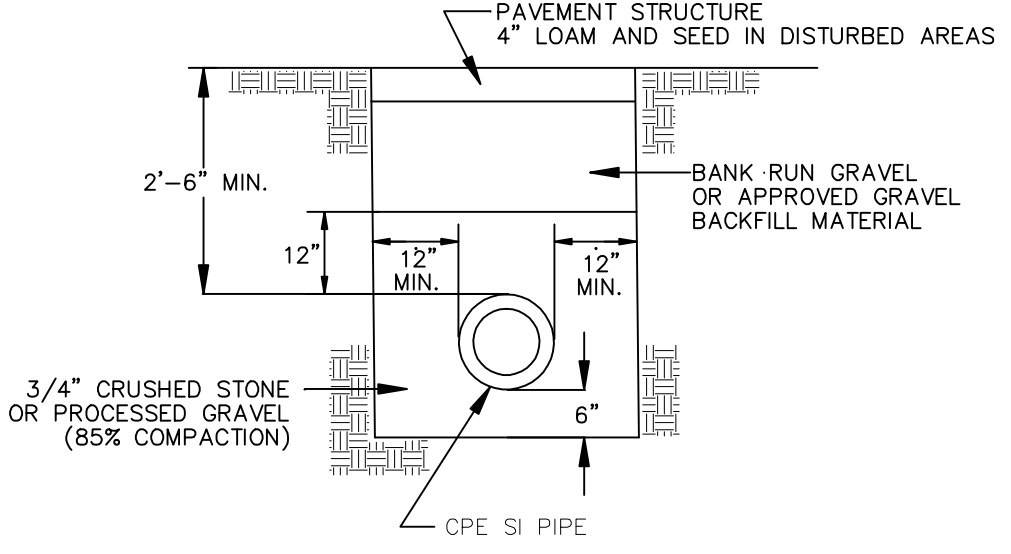
TYPICAL SHARED DRIVEWAY CROSS-SECTION
NOT TO SCALE



PREFORMED SCOUR HOLE
NOT TO SCALE

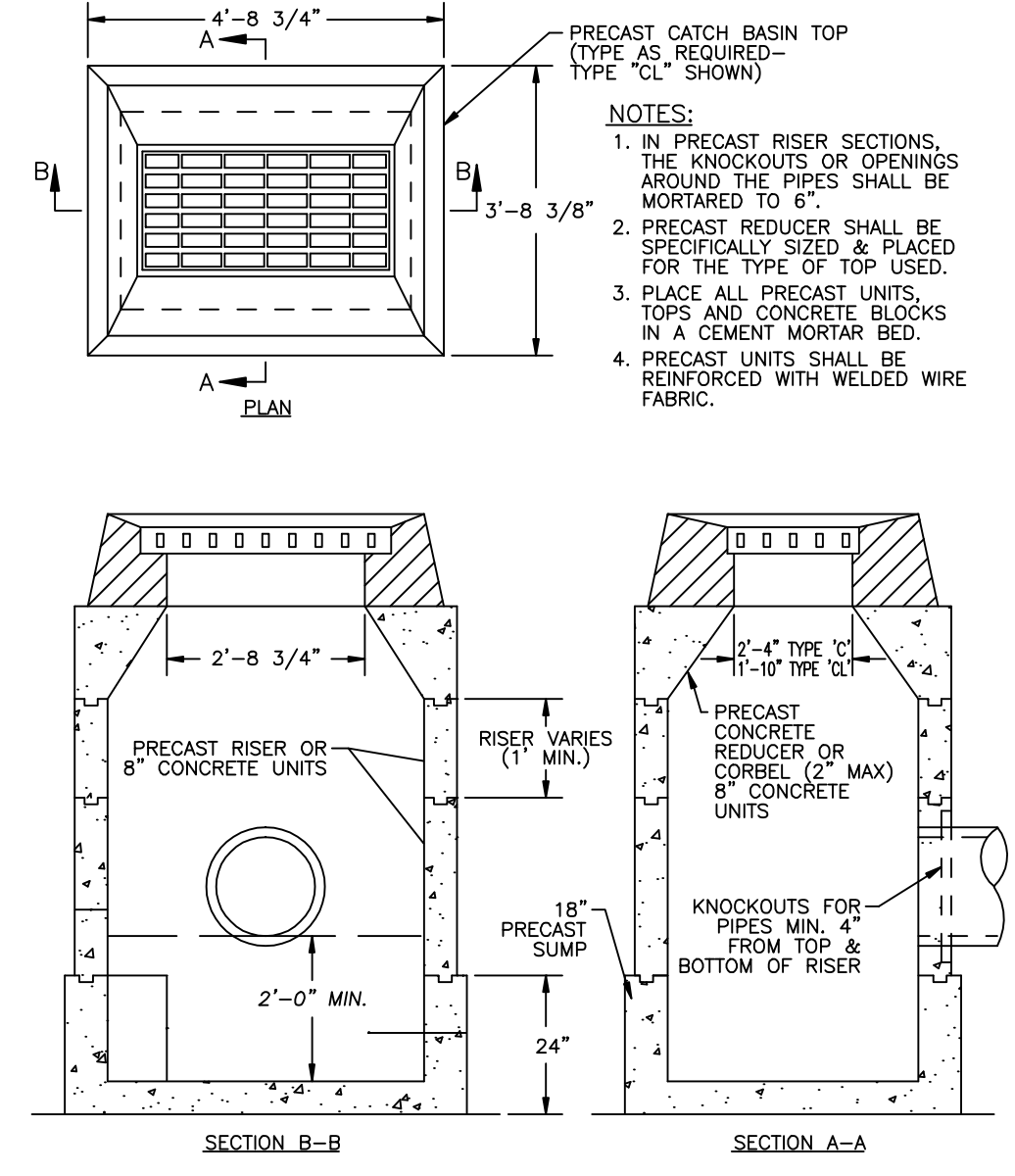


PREFORMED SCOUR HOLE
NOT TO SCALE

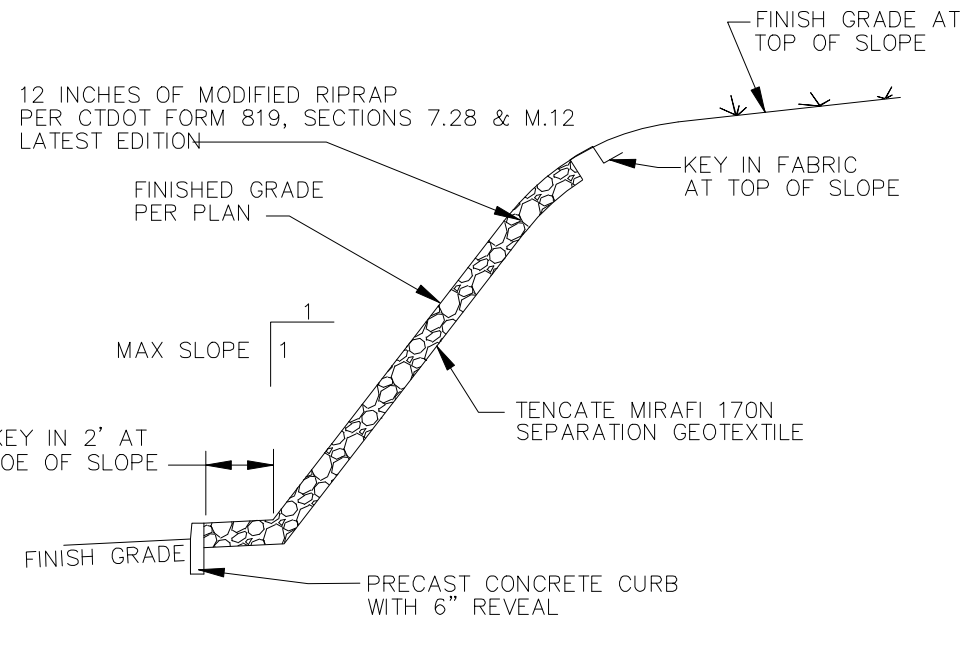


NOTE:
1. IF PIPE IS PLACED IN OR ON LEDGE, ALL LEDGE WITHIN 12" OF PIPE SHALL BE REMOVED AND REPLACED WITH PIPE BEDDING.

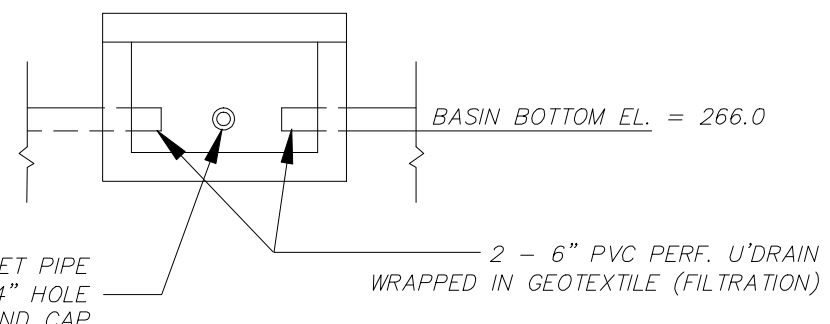
DRAINAGE PIPE TRENCH
NOT TO SCALE



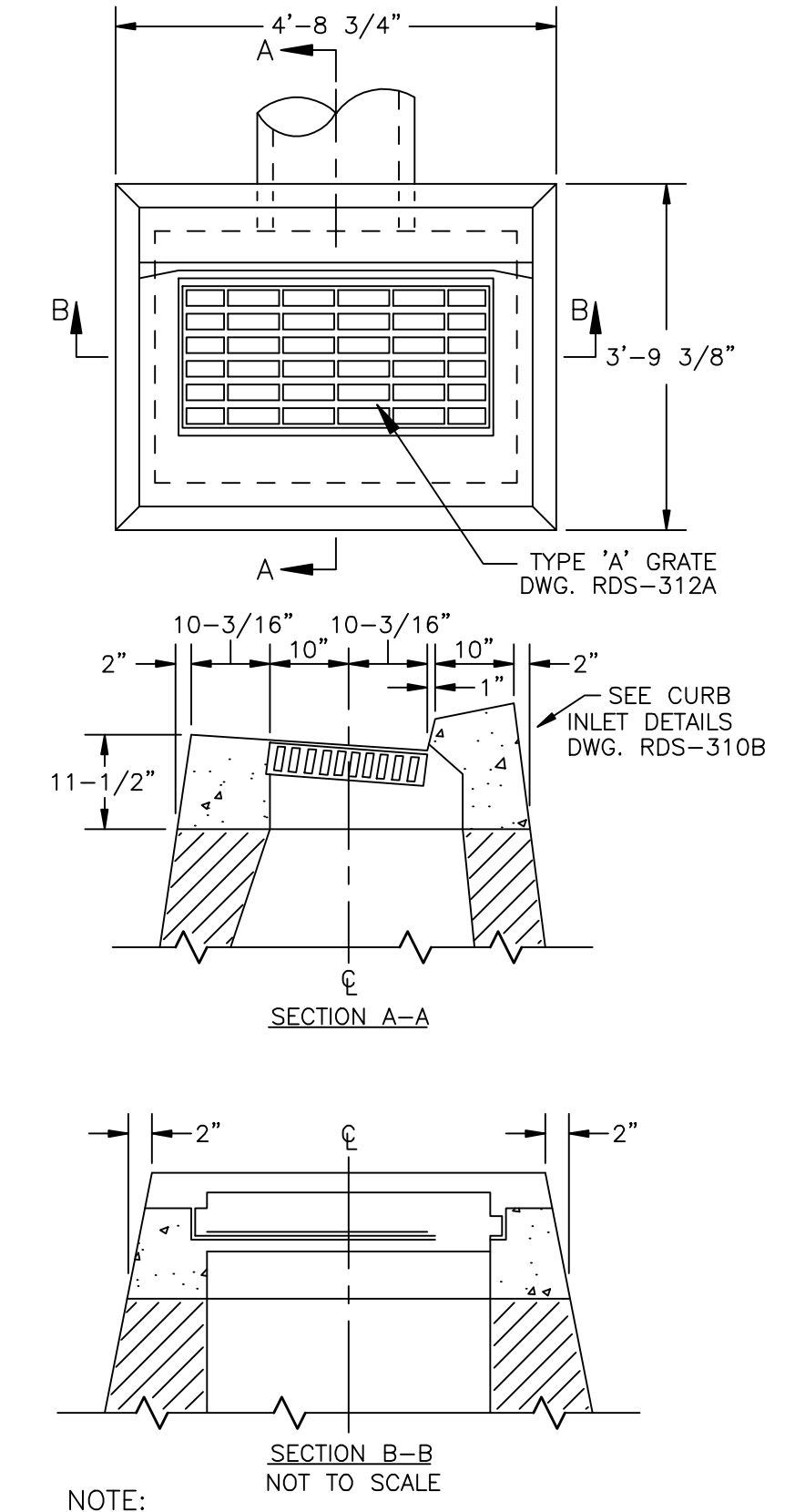
PRECAST CATCH BASIN
NOT TO SCALE



RIPRAP STABILIZED SLOPE
NOT TO SCALE

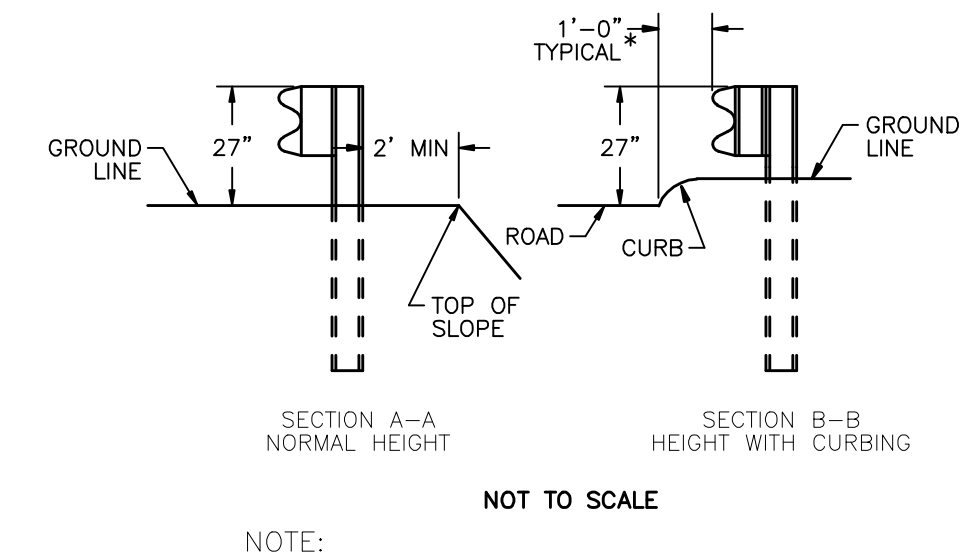


D-BOX OUTLET
EXTENDED DETENTION
UNDERDRAIN OUTLET
NOT TO SCALE



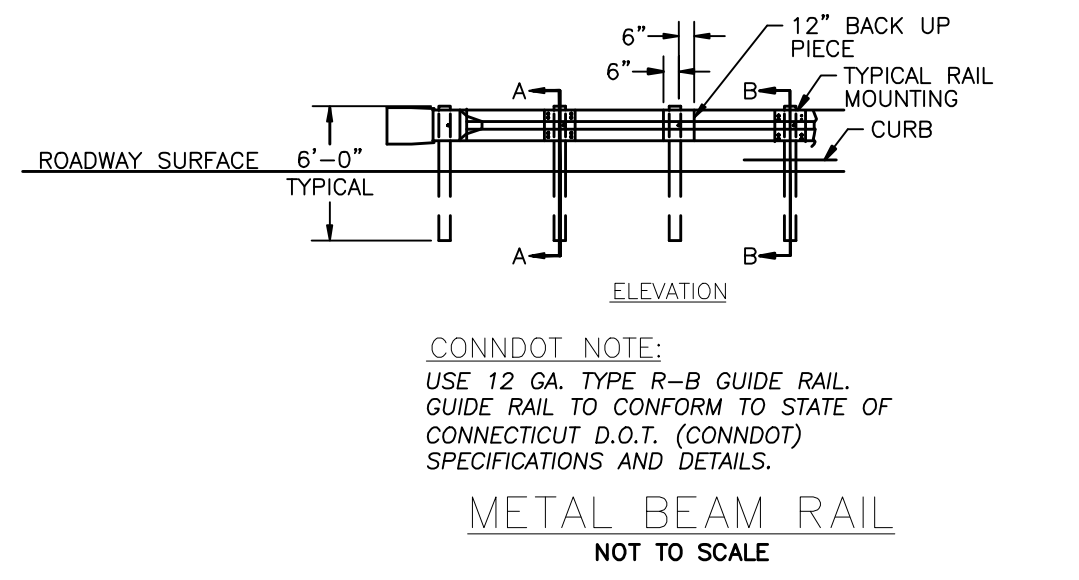
NOTE:
1. TYPE 'C' CATCH BASIN TOP SHALL CONFORM TO CONNECTICUT DEPT. OF TRANSPORTATION STANDARD SPECIFICATION FORM 814A, SECTION: M. 08. 02-4.

PRECAST CATCH BASIN
NOT TO SCALE



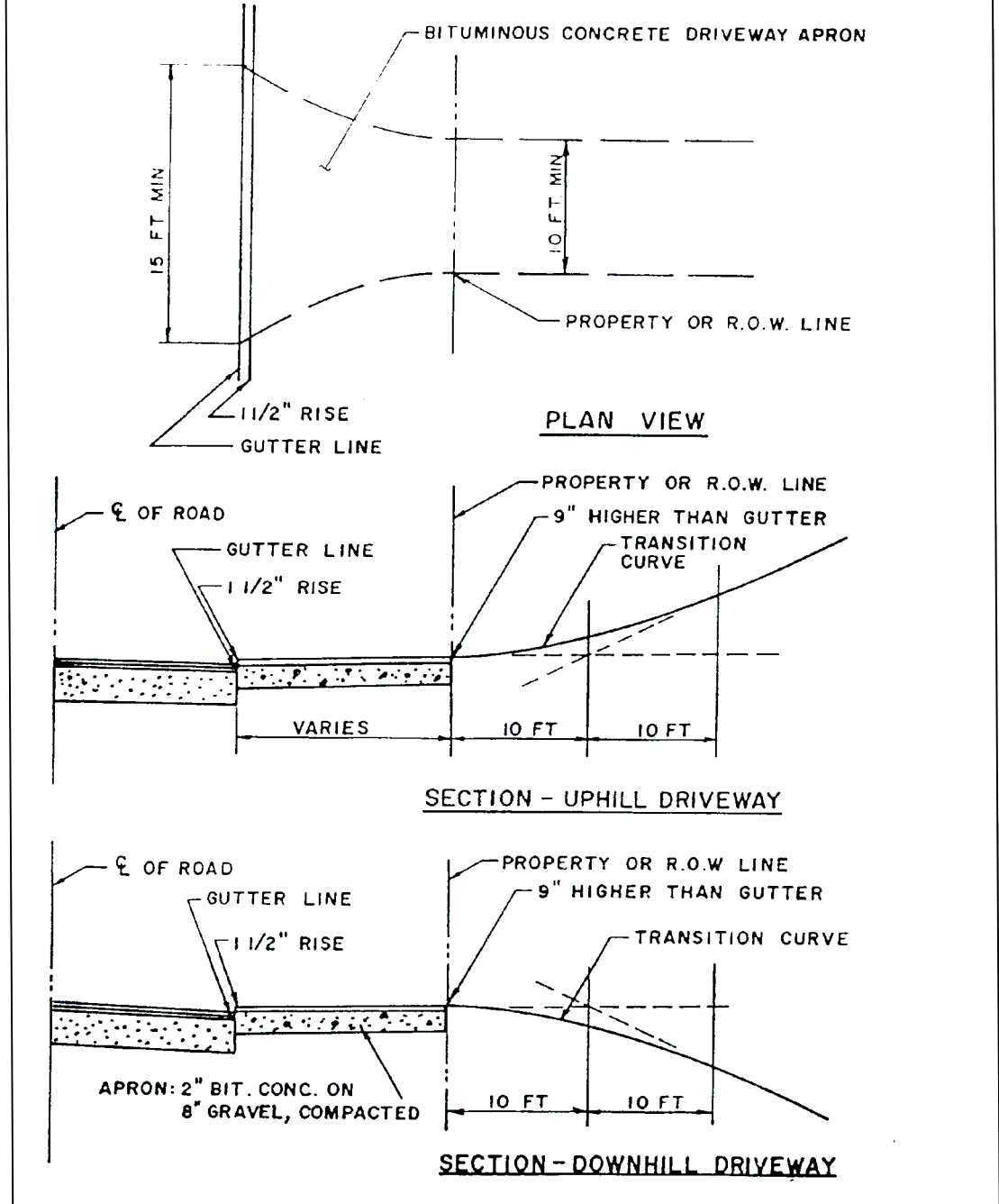
NOTE:
* WHERE THIS DIMENSION IS LESS THAN 2'-0" THE HEIGHT WILL BE MEASURED FROM THE GUTTER LINE (AS SHOWN) AND WHERE IT IS GREATER THAN 2'-0" THE NORMAL 27" HEIGHT WILL BE MEASURED FROM THE GROUND LINE (SECTION A-A).

EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE

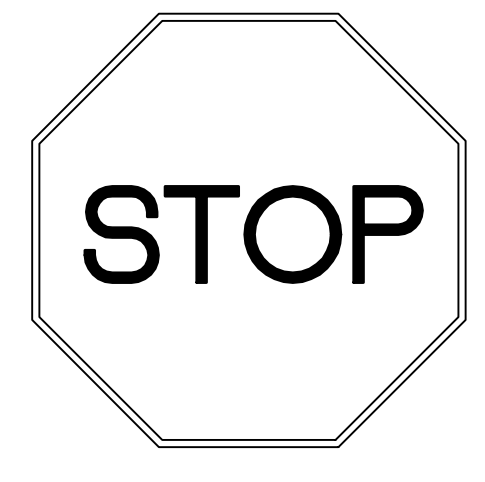


CONNDOT NOTE:
USE 12 GA. TYPE R-B GUIDE RAIL. GUIDE RAIL TO CONFORM TO STATE OF CONNECTICUT D.O.T. (CONNDOT) SPECIFICATIONS AND DETAILS.

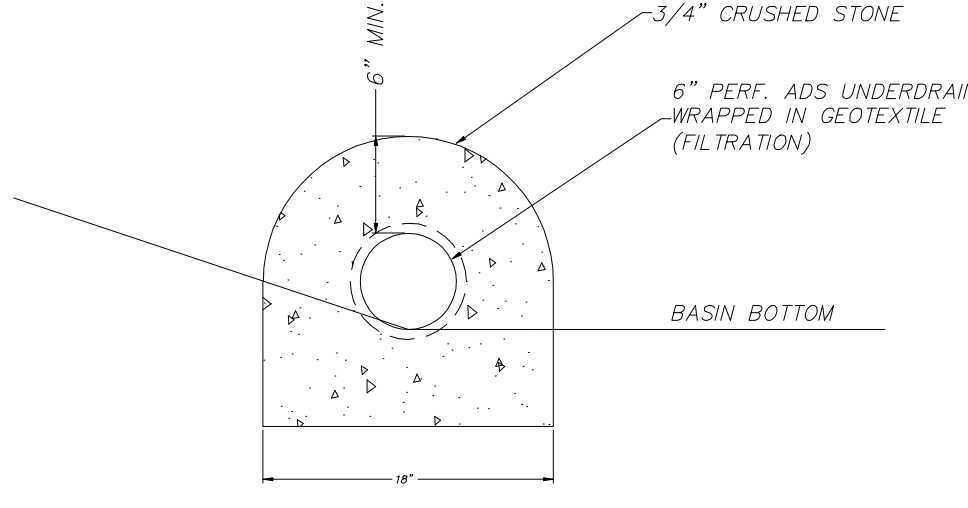
METAL BEAM RAIL
NOT TO SCALE



DRIVEWAY APRON DETAIL
NOT TO SCALE



STOP SIGN
NOT TO SCALE



EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE

CONSTRUCTION DETAILS
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
JUNE 2026

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CONSTRUCTION SEQUENCING:

CONSTRUCTION OF ELLIE ROSE LANE FROM ITS INTERSECTION WITH HYDE PARK DRIVE.

1. The Applicant shall remove surface soil in the area proposed for the installation of the anti-tracking pad construction entrance at the intersection of proposed Ellie Rose Lane with Hyde Park Drive.
2. Any stumps removed shall either be ground in place or removed to a location approved, in advance, by the Town of Ledyard Zoning Enforcement Officer. In no event shall stumps be buried on site.
3. Surface soil shall be stripped and shall be stockpiled in the surface soil stockpile locations delineated on the Plan.
4. Surface soil shall be retained on site for eventual use in the stabilization of all disturbed areas of the Property. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each stockpile location. The stockpiles shall be constructed at a slope not to exceed 4:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of forty (40) pounds per acre. Mulch shall be applied at the rate of eighty (80) pounds per one thousand (1,000) square feet and shall be spread by hand or with a mulch blower.
5. The road shall be "boxed out" and trenches excavated for the installation of all utilities, including stormwater drainage.
6. Subsequent to the installation of bedding, utilities, including drainage pipe, shall be installed as delineated on the Plan.
7. Catch basins shall remain elevated in order to ensure that stormwater is not introduced into the stormwater drainage system.
8. Disturbed areas shall be stabilized by spreading stockpiled surface soil over these areas at a thickness of not less than four (4") inches. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of fifty (50) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of seven and one-half (7.5) pounds per one thousand (1,000) square feet. Following the initial application of lime and fertilizer, there are to be no periodic applications of lime and fertilizer. Disturbed areas will be seeded with a seeding mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. A hydroseed mix utilizing comparable cultivars shall be a suitable substitute. In the event that a hydroseed mix is not utilized, after seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.
9. Once all disturbed areas have been thoroughly stabilized, erosion control measures shall be removed.

INDIVIDUAL LOT DEVELOPMENT (WITH UPLAND REVIEW AREA ACTIVITIES).

1. The Applicant shall clear, but not grub, within the limits of development activity for each lot on the Plan.
2. The Applicant shall install a construction entrance to each lot which is being developed in accordance with the "Temporary Construction Entrance" detail.
3. The Applicant shall install a single row of erosion control in the location delineated on each lot in locations down gradient from proposed construction activities.
4. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard, septic system and driveway. Surface soil shall be retained on each lot for eventual use in the stabilization of disturbed areas.
5. No stumps shall be buried on site.
6. Construction of the dwelling house, septic system, driveway and well shall be completed.
7. Upon the completion of construction of improvements on each lot, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of one hundred (100) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of fifteen (15) pounds per one thousand (1,000) square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. Hydroseed, utilizing comparable cultivars shall be an acceptable substitute for the referenced seeding mix. After seeding, and in the event that a hydroseed application is not used, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.

EROSION & SEDIMENT CONTROL PLAN

1. NARRATIVE

1.1 PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 35.11 ACRES OF LAND TO CREATE 14 NEW RESIDENTIAL BUILDING LOTS. LOTS RANGE IN SIZE FROM 0.46 ACRES TO 1.63 ACRES. 1000 PLUS/MINUS LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PLANNED PAVEMENT WIDTH IS 28 FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES CURBED PAVEMENT EDGES AND CATCH BASINS WITH A MINIMUM SUMP DEPTH OF 2 FEET. THE UPLANDS ARE GENTLY TO LOCALLY SLOPING AND WOODED.

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.

(ROB HOHLFELDER 860-705-9299) OR OWNER AT TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR THE SEDIMENT CONTROL MEASURES.

1.2 ESTIMATES OF THE TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

THE TOTAL PROJECT AREA IS 35.11 ACRES OF WHICH 4.8± ACRES TOTAL WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD, HOMES, DRIVEWAYS AND ESTABLISHMENT OF REASONABLE YARD AREAS.

1.3 THE PLANNED START AND COMPLETION DATES FOR EACH PHASE OF THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT (PUBLIC IMPROVEMENT PORTION) WILL COMMENCE DURING THE FALL OF 2026 AND BE COMPLETED BEFORE THE END OF FALL 2027.

1.4 - WOOD CHIPS, SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT MAY BE UTILIZED. ALL SILT FENCE 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.

1.5 - STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 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.

1.6 - TOPSOILING SHALL TAKE PLACE AS AREAS WITHIN THE PROJECT SITE ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S).

1.7 - 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 JUNE 15 OR AUGUST 15 THROUGH NOVEMBER 15. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

MAINTENANCE: THE SEEDBED 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 RESEEDED AS DESCRIBED ABOVE.

1.8 (CONSTRUCTION SEQUENCE). PRIOR TO THE COMMENCEMENT OF MAJOR EARTH DISTURBANCES, THE FOLLOWING SHALL BE IN PLACE.

1.8A - CONSTRUCTION ENTRANCES AS DEPICTED ON PLAN.

1.8B - STAKEOUT LIMITS OF DISTURBANCE ASSOCIATED WITH THE PROPOSED CONSTRUCTION. CLEAR TREES, CHIP WOOD AND BRUSH. WOOD CHIPS MAY BE TRUCKED OFF SITE OR SAVED FOR USE AS MULCH ON THE PROJECT SITE. INSTALL SILT FENCE/HAYBALES WITH WOOD CHIPS.

1.8C - INSTALL SEDIMENT BARRIERS AS DEPICTED ON THE PLANS.

1.8D - REMOVE STUMPS FROM ROADWAY.

1.8E - STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL.

1.8F - GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.

1.8G - APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.

1.8H - INSTALL ALL DRAINAGE FACILITIES 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. ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.

1.8I - PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE.

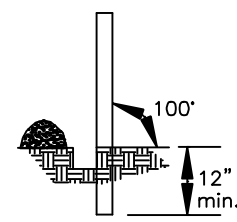
1.8J - TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.

1.8K - LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

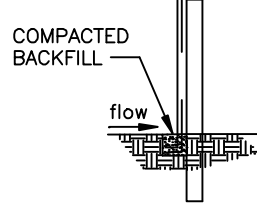
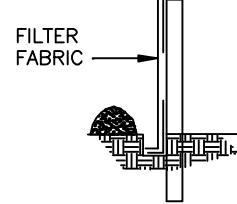
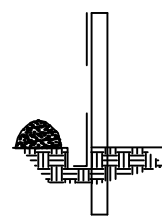
1.8L - INSTALL CURBING.

1.8M - APPLY TOP COURSE OF BITUMINOUS PAVEMENT.

1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE, ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.



2. STAPLE THE WIRE MESH FENCING TO END POST.



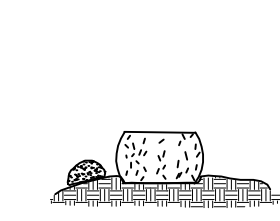
3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.

4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.

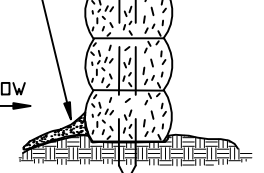
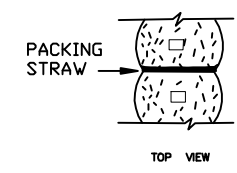
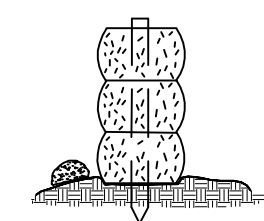
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE

1. EXCAVATE A TRENCH 4" DEEP & THE WIDTH OF A STRAW BALE.



2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE.



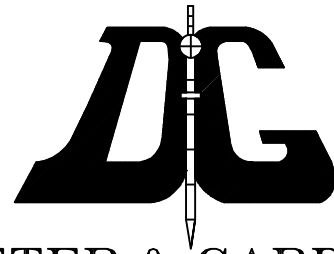
3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.

4. BACKFILL & COMPACT THE EXCAVATED SOIL ON THE UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.

CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE

PLAN SHOWING
CONSTRUCTION SEQUENCING,
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
KINEO ESTATES
CONSERVATION RESUBDIVISION
PROPERTY OF
SPENCER BAY PROPERTIES, LLC
12 HYDE PARK DRIVE
AND
975 LONG COVE ROAD
LEDYARD, CONNECTICUT
JUNE 2026



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