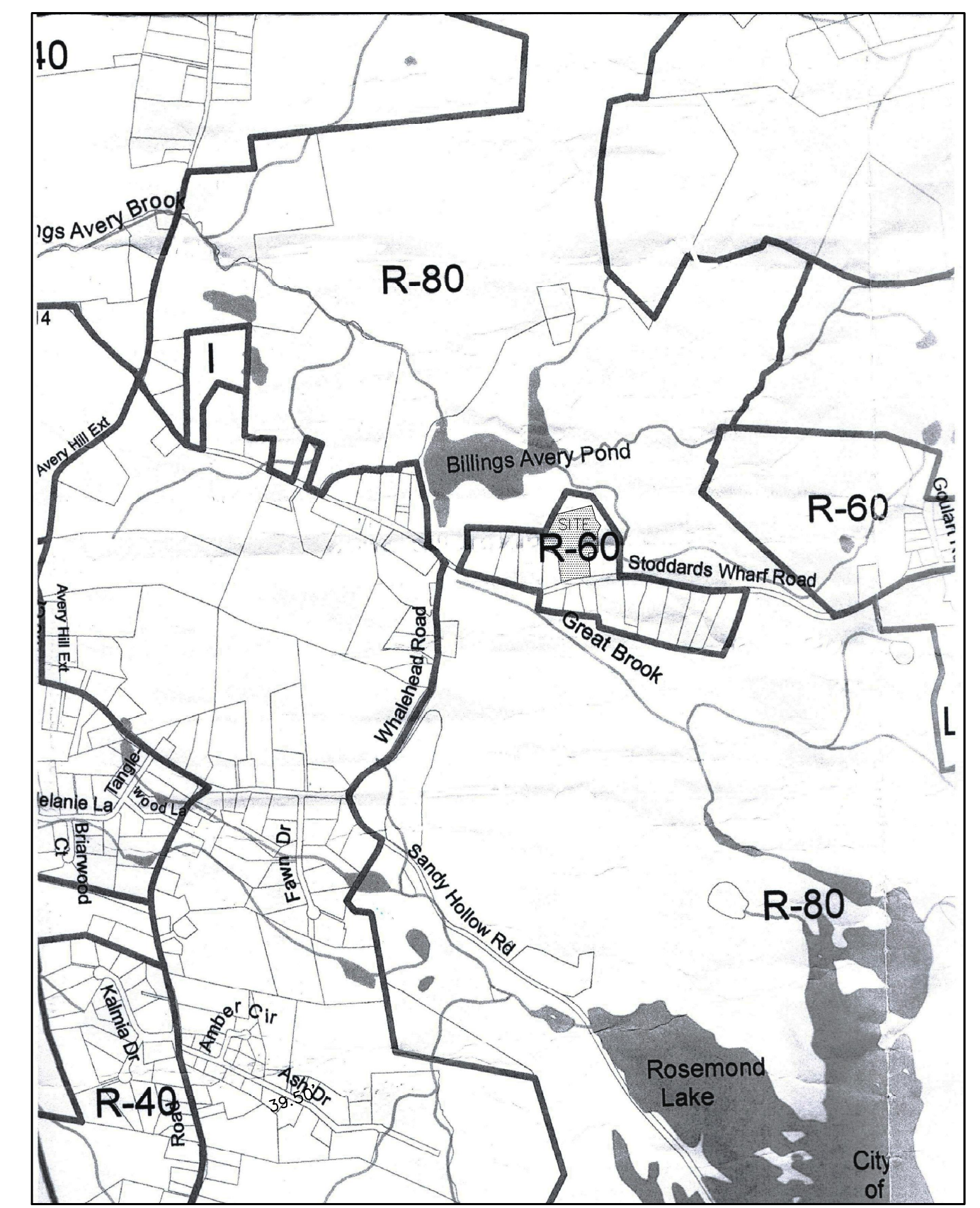
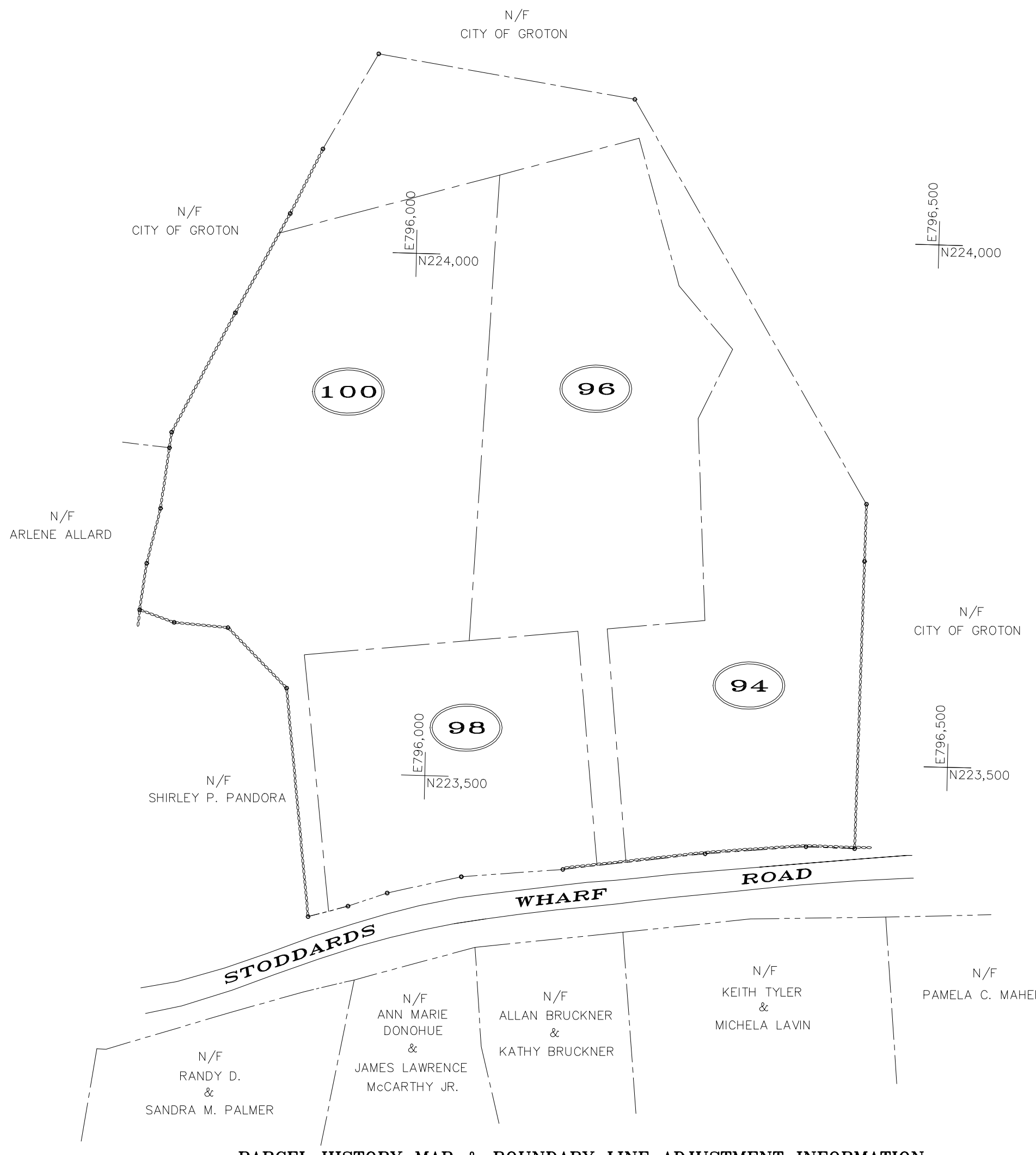


BOUNDARY AND SOILS MAP
THIS IS NOT A SURVEY
TOTAL AREA = 6.38 ACRES
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

- GENERAL NOTES:
- MAP REFERENCES:
 - SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD - (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
 - LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2. REVISIONS DATE 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.
 - BOUNDARY LINE ADJUSTMENT PLAN 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 FEBRUARY 2024.
 - CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
 - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
 - THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS ON SITE SEWAGE SYSTEMS AND OVERHEAD UTILITIES.
 - HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
 - 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 6' MINIMUM REAR YARD SETBACK 15'
 - PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
 - ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE THAT FIELD ADJUSTMENTS, INCLUDING ADDITIONAL DRAINAGE AND SIGHTLINE MEASURES, MAY BE NECESSARY FOR ADEQUATE STORMWATER MANAGEMENT. ADDITIONAL DESIGN EFFORT FOR INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN ACCORDANCE WITH DIRECTION FROM THE TOWN.
 - THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE BACKCHARGED TO THE APPLICANT/OWNER.



LOCATION MAP
ZONING DISTRICT: R-60
GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft.



PARCEL HISTORY MAP & BOUNDARY LINE ADJUSTMENT INFORMATION
THIS IS NOT A SURVEY
PARCEL HISTORY
TOTAL AREA ON MARCH 22, 1962 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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

CHAIRMAN OR SECRETARY _____ DATE _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____ DATE _____

ASSESSOR _____ DATE _____

IWNC 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 _____

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

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

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	STREET NUMBER

SOILS LEGEND

Afb	- AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CdC	- CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
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	- UDORHTENTS-URBAN LAND COMPLEX

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

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# 22-0071BL0T.DWG FBK#327

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.

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

PLAN SHOWING
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
96, 98 & 100 STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
SCALES AS SHOWN
MARCH 2024

SHEET 1 OF 8

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 "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
DATE: MARCH 25, 2024

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

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____ DATE

ASSESSOR _____ DATE

IJWC APPLICATION# _____ DATE

APPROVED, _____ DATE

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

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

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

STREET ADDRESS	TOTAL AREA
1	12,481 Sq. Ft. 0.29 ACRES
2	24,444 Sq. Ft. 0.56 ACRES
3	10,439 Sq. Ft. 0.24 ACRES
4	13,910 Sq. Ft. 0.32 ACRES
5	11,762 Sq. Ft. 0.27 ACRES
6	14,542 Sq. Ft. 0.33 ACRES
7	10,561 Sq. Ft. 0.24 ACRES
8	14,287 Sq. Ft. 0.33 ACRES
9	10,201 Sq. Ft. 0.23 ACRES
10	12,819 Sq. Ft. 0.29 ACRES
11	11,508 Sq. Ft. 0.26 ACRES
12	15,917 Sq. Ft. 0.37 ACRES
13	12,308 Sq. Ft. 0.28 ACRES
14	9,756 Sq. Ft. 0.22 ACRES
15	12,575 Sq. Ft. 0.29 ACRES
16	20,973 Sq. Ft. 0.48 ACRES
17	11,456 Sq. Ft. 0.26 ACRES
18	14,752 Sq. Ft. 0.34 ACRES

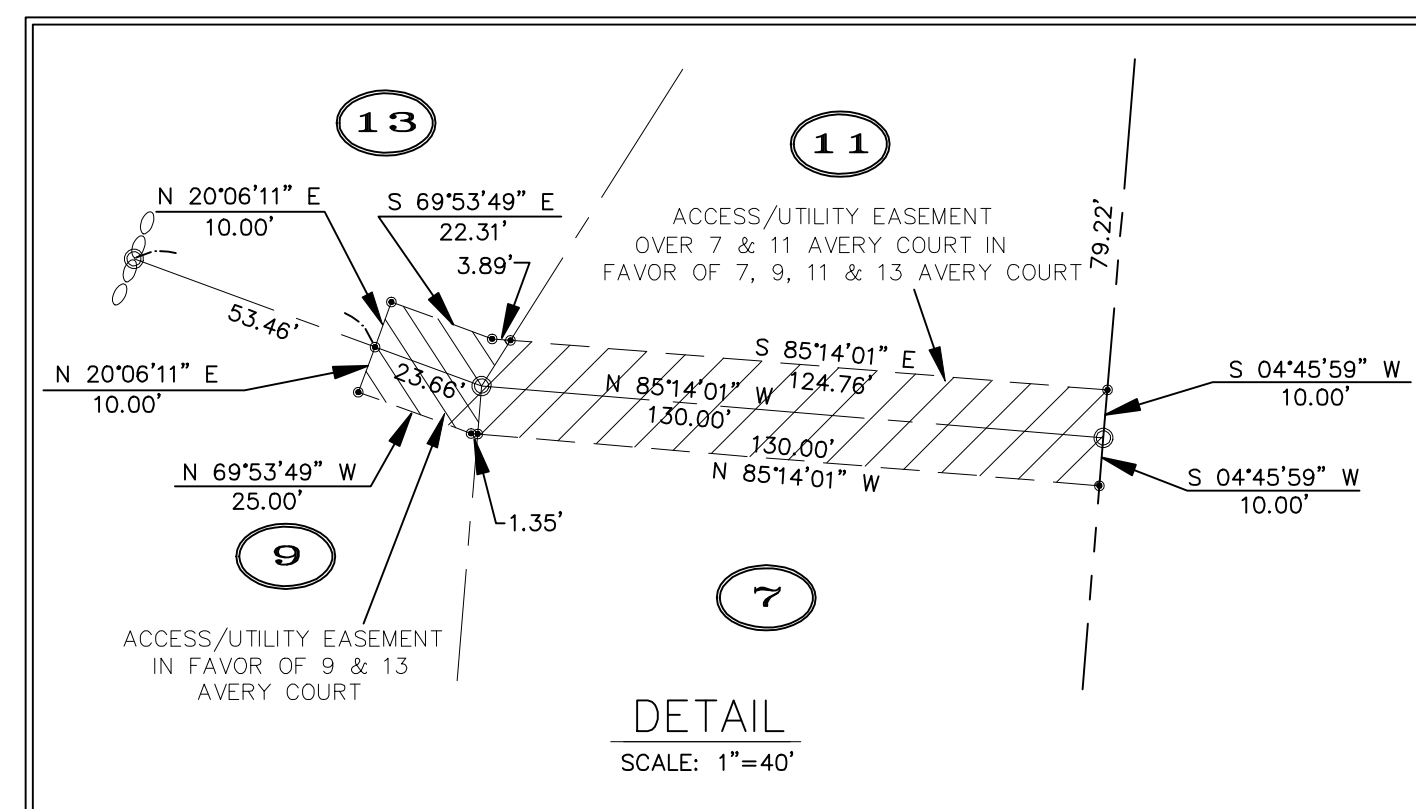
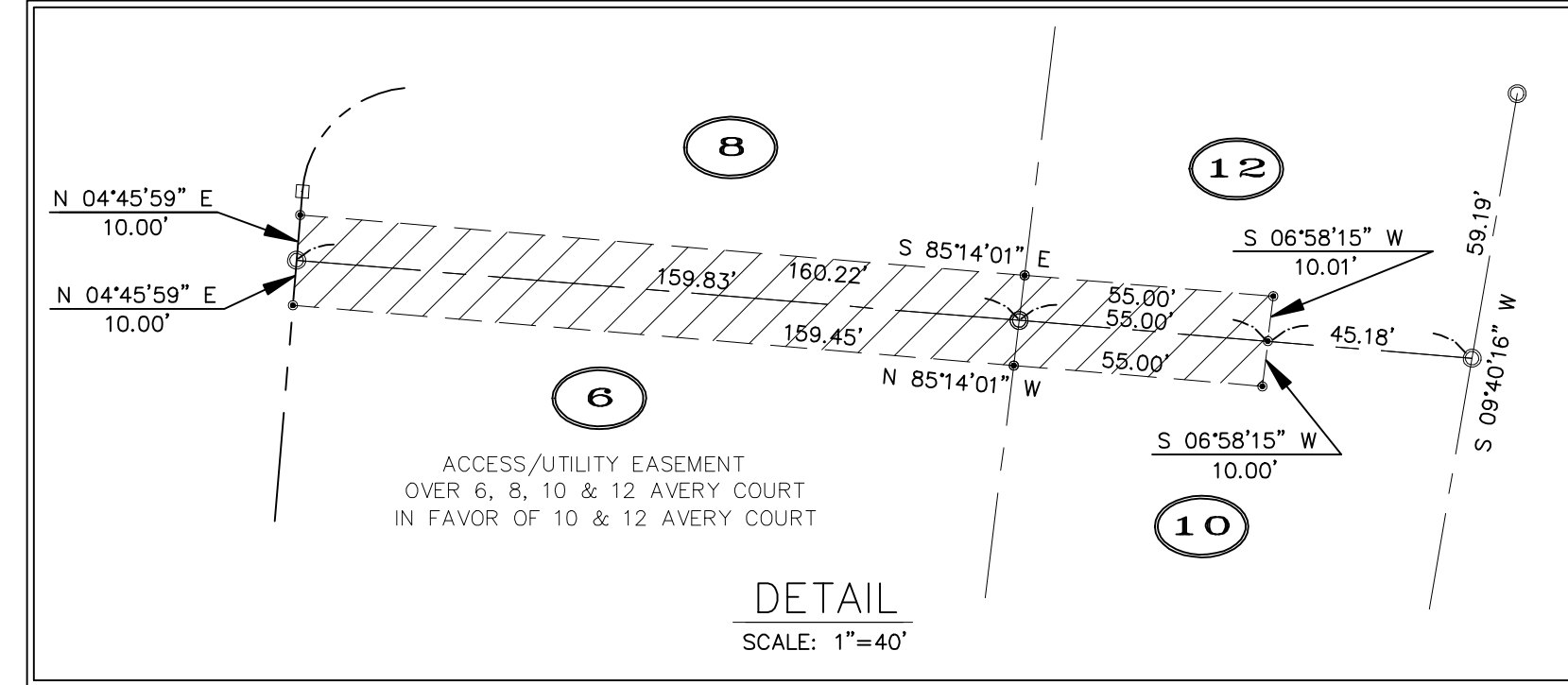
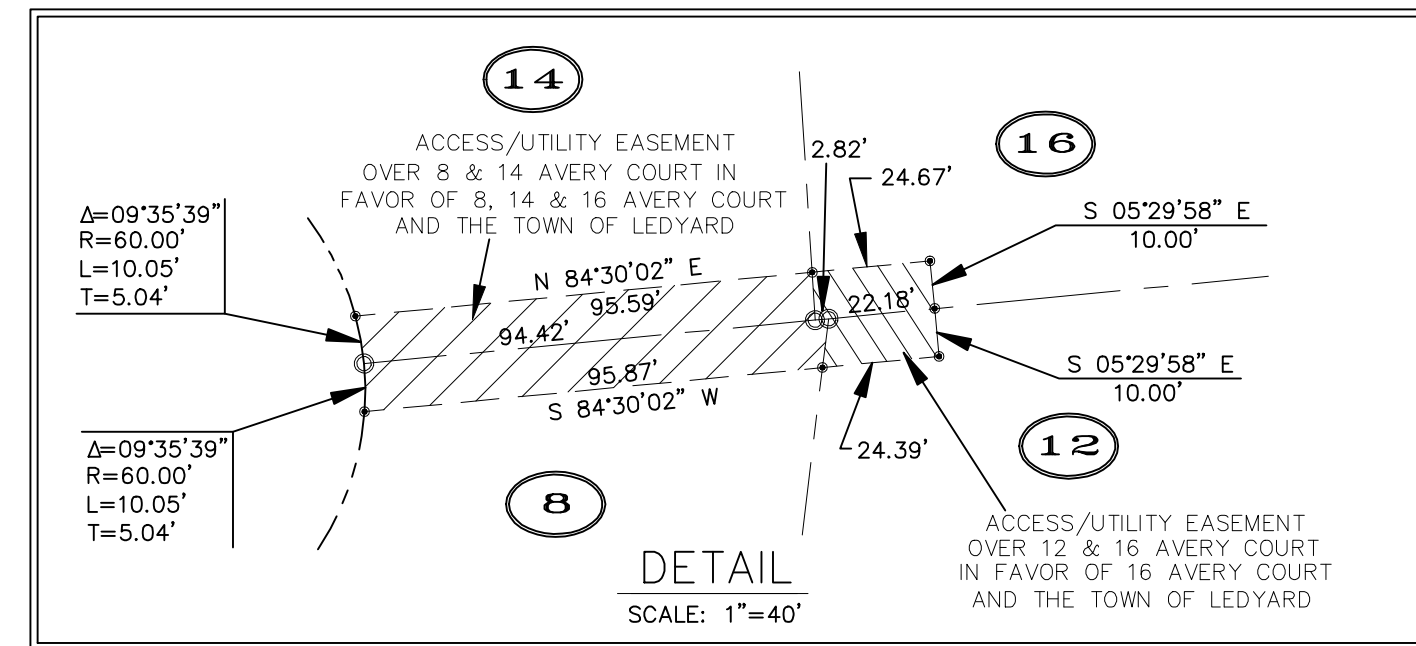
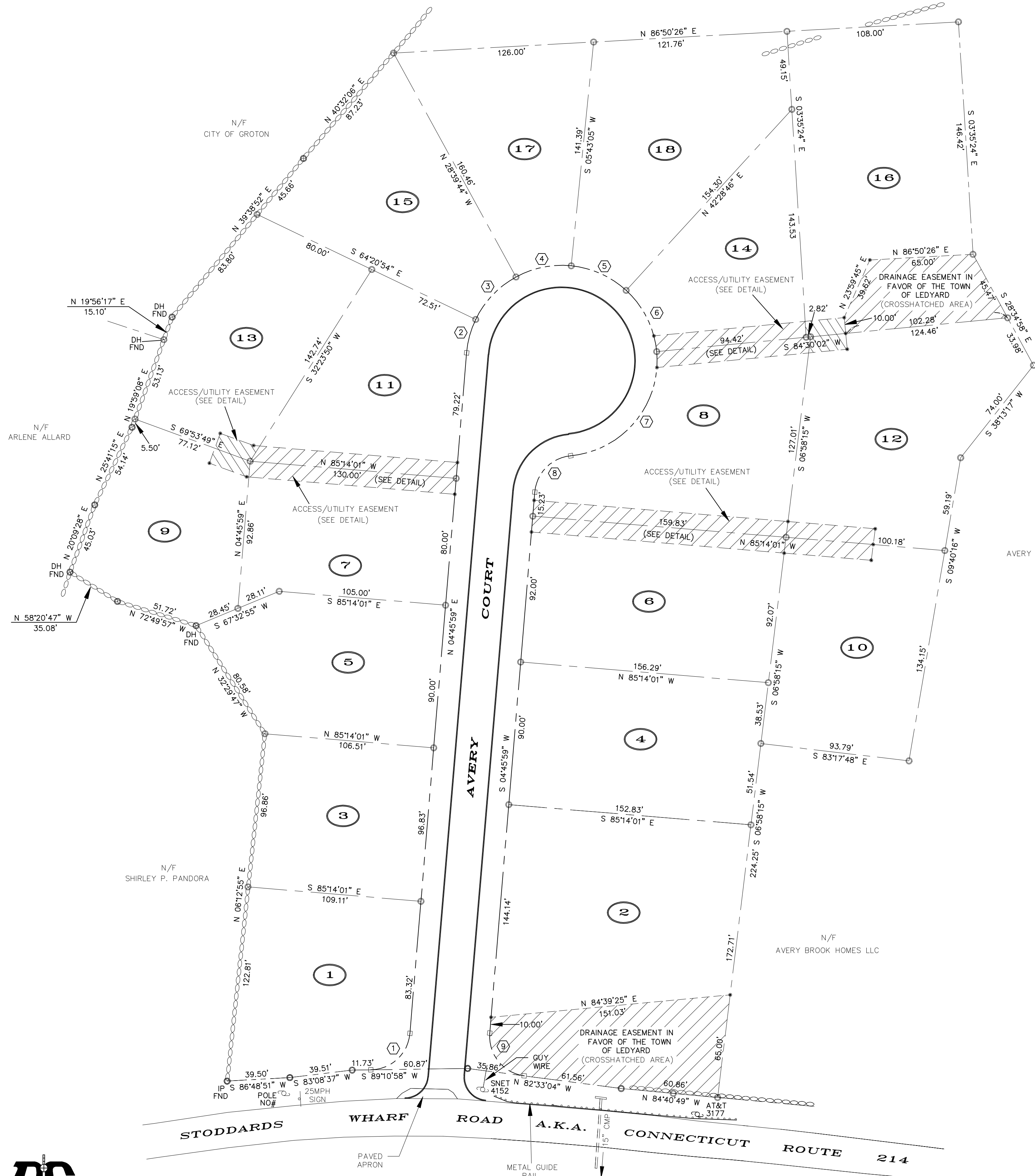
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE FOUND
- IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- CURVE TABLE NUMBER
- UTILITY POLE
- ACCESS/UTILITY EASEMENT
- STREET ADDRESS

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED. 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. 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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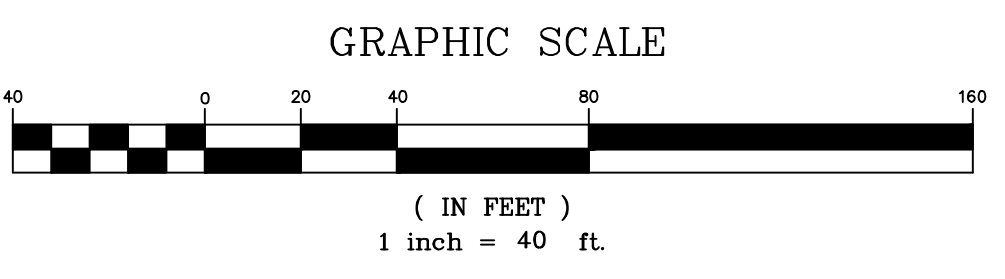
CURVE #	A	R	L	T
1	84°24'59"	25.00'	36.83'	22.68'
2	20°53'07"	60.00'	21.87'	11.06'
3	35°41'10"	60.00'	37.37'	19.31'
4	34°22'48"	60.00'	36.00'	18.56'
5	36°45'41"	60.00'	38.50'	19.94'
6	42°01'16"	60.00'	44.00'	23.04'
7	90°00'00"	60.00'	94.35'	60.11'
8	79°50'09"	25.00'	34.83'	20.92'
9	87°19'03"	25.00'	38.10'	23.86'

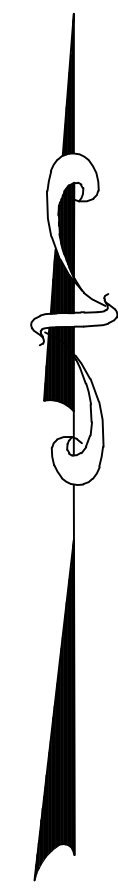
PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 96, 98 & 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALE: 1"=40' MARCH 2024

SHEET 2 OF 8

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES—MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT—ADOPTED EFFECTIVE JUNE 21, 1996; REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208 DATE: MARCH 25, 2024





LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- CONCEPTUAL HOME
- CONCEPTUAL PRIMARY SEPTIC
- CONCEPTUAL RESERVE AREA
- CONCEPTUAL WELL
- TOPSOIL STOCKPILE
- STREET ADDRESS
- SPOT GRADE (EXISTING)
- PROPOSED CATCH BASIN
- STORMTECH SC-740
- EASEMENT AREAS (SEE SHEET 2 FOR DETAILS)
- HAYBALES/SILT FENCE/WOODCHIPS
- LIMITS OF DISTURBANCE



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 _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWVC 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 _____

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

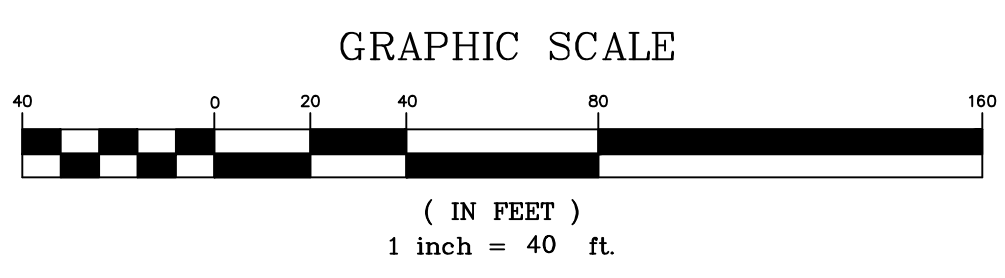
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

**PLAN SHOWING
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
96, 98 & 100 STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
SCALE: 1"=40'
MARCH 2024**

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DG
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EMAIL: DIETER.GARDNER@YAHOO.COM

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SHEET 3 OF 8

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" AND TOPOGRAPHIC ACCURACY T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
DATE: MARCH 25, 2024

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 _____

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LOT NUMBERS ASSIGNED BY THE ASSESSOR _____ DATE _____

ASSESSOR _____ DATE _____

HWPC 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 _____

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

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

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

TP 13
0-13" TOPSOIL
13-25" BROWN FINE TO MED. SANDY LOAM
25-91" TAN TO BROWN MED. TO COARSE SAND AND GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 14
0-8" TOPSOIL
8-26" BROWN FINE TO MED. SANDY LOAM
26-91" TAN MED. TO FINE SAND/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 17
0-11" TOPSOIL
11-37" BROWN FINE TO MED. SANDY LOAM
37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 18
0-9" TOPSOIL
9-29" YELLOW TO BROWN FINE SANDY LOAM
29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 29
0-12" TOPSOIL
12-32" BROWN FINE TO MED. SANDY LOAM
32-99" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 30
0-12" TOPSOIL
12-34" BROWN FINE SANDY LOAM (DEPTH VARIES)
34-98" TAN TO MED. TO FINE SAND W/GRAVEL AND GRAVEL, STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 31
0-7" TOPSOIL
7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM
31-100" TAN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 32
0-8" TOPSOIL
8-34" BROWN FINE SANDY LOAM
34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 33
0-10" TOPSOIL
10-34" BROWN FINE SANDY LOAM
34-75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 34
0-12" TOPSOIL
12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM
44-89" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 35
0-9" TOPSOIL
9-21" BROWN FINE SANDY LOAM
21-47" TAN TO BROWN MED. SAND W/GRAVEL, FEW COBBLES
47-110" TAN TO BROWN, MED. SAND W/GRAVEL, FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 36
0-8" TOPSOIL
8-34" BROWN FINE SANDY LOAM
34-94" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 37
0-9" TOPSOIL
9-39" LIGHT BROWN TO TAN, FINE TO VERY FINE, SANDY LOAM
39-100" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 38
0-8" TOPSOIL
8-34" BROWN FINE SANDY LOAM
34-90" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 39
0-5" TOPSOIL
5-41" LIGHT BROWN FINE SANDY LOAM
41-83" TAN TO MED. SAND W/ GRAVEL AND COBBLES
83"-104" OLIVE TO BROWN FINE SAND, SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 40
0-8" TOPSOIL
8-32" BROWN FINE TO MED. SANDY LOAM
32-58" TAN TO GRAY SILT WITH PATCHY ORANGE REDOX INCONSISTENT AROUND
58-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 41
0-9" TOPSOIL
9-29" BROWN FINE TO MED. SANDY LOAM
29-52" TAN TO GRAY SILT FINE SAND, STAINED
52-101" TAN TO GRAY, FINE TO MED. SAND
NO MOTTLING W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 42
0-5" TOPSOIL
5-14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
14-50" ORANGE TO GRAY SILT, STAINED
50-105" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 43
0-8" TOPSOIL
8-33" BROWN FINE SANDY LOAM
33-45" TAN TO GRAY SILT INCONSISTENT AROUND HOLE
45-83" TAN TO MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 44
0-6" TOPSOIL
6-14" BROWN FINE TO MED. SANDY LOAM
14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE
42-102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 45
0-13" TOPSOIL
13"-23" BROWN FINE TO VERY FINE SANDY LOAM
23-37" GRAY TO TAN VERY FINE SAND W/SILT
37-93" BROWN TO TAN COARSE SAND W/ GRAVEL AND SOME COBBLES

MOTTLING @ 37"
NO WATER
NO LEDGE

TP 46
0-15" TOPSOIL
15-29" GRAY TO TAN VERY FINE SANDY W/SILT
29-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY MOTTLLED THROUGHOUT
51-108" BROWN TO TAN COARSE SAND W/ GRAVEL AND SOME COBBLES
OLD FILTER FABRIC AND GRAVEL @ 20"
MOTTLING @ 39"
WATER @ 96"
NO LEDGE

TP 47
0-10" TOPSOIL
10-22" BROWN FINE TO MED. SANDY LOAM W/SILT
22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND
41-98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES

NO MOTTLING
WATER @ 96"
NO LEDGE

TP 48
0-10" TOPSOIL
10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT
28-106" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER-WET AT BOTTOM
NO LEDGE

TP 49
0-10" TOPSOIL
10-24" BROWN FINE TO VERY FINE SANDY LOAM
24-52" LIGHT YELLOW TO BROWN VERY FINE SAND W/SILT
52-99" BROWN TO GRAY COARSE SAND WITH GRAVEL, FEW COBBLES

POSSIBLE MOTTLING @ 52"
WATER @ 90"
NO LEDGE

TP 50
0-10" TOPSOIL
10-24" BROWN FINE TO VERY FINE SANDY LOAM
24-41" LIGHT YELLOW TO TAN VERY FINE SAND, W/SILT
41-111" TAN TO BROWN COARSE SAND W/GRAVEL AND SOME COBBLES

NO MOTTLING
WATER @ 106"
NO LEDGE

TP 51
0-10" TOPSOIL
10-20" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
20-42" LIGHT YELLOW TO BROWN VERY FINE SAND W/TRACE SILT
42-101" BROWN TO TAN COARSE SAND WITH GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 52
0-13" TOPSOIL
13-38" BROWN FINE TO VERY FINE SANDY LOAM
38-90" BROWN TO TAN COARSE TO MED. SAND WITH SOME GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 53
0-13" TOPSOIL
13-32" BROWN FINE TO MED. SANDY LOAM
32-92" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND MANY COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 54
0-11" TOPSOIL
11-32" BROWN FINE TO VERY FINE SANDY LOAM
32-95" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 55
0-14" TOPSOIL
14-22" BROWN FINE TO VERY FINE SANDY LOAM
22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT
37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 56
0-15" TOPSOIL
15-43" LIGHT BROWN SILT LOAM, SOME FINE SAND
43-110" TAN MED. SAND, SOME GRAVEL FEW COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 57
0-9" TOPSOIL
8-27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
27-104" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 58
0-12" TOPSOIL
12-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
32-98" TAN TO BROWN MED. TO COARSE SAND WITH GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 59
0-11" TOPSOIL
11-23" BROWN FINE TO VERY FINE SANDY LOAM
23-93" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 60
0-10" TOPSOIL
10-23" BROWN FINE TO VERY FINE SANDY LOAM
23-97" BROWN TO TAN COARSE TO MED. SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 61
0-8" TOPSOIL
8-28" BROWN VERY FINE SANDY LOAM
28-99" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 62
0-9" TOPSOIL
9-24" LIGHT BROWN VERY FINE SANDY LOAM
24-96" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 63
0-8" TOPSOIL
8-26" BROWN FINE TO MED. SANDY LOAM
26-91" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 64
0-10" TOPSOIL
10-31" BROWN FINE SANDY LOAM
31-91" BROWN TO TAN COARSE TO MED. SAND W/SOME SILT GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 65
0-13" TOPSOIL
13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
30-100" TAN TO BROWN COARSE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 66
0-10" TOPSOIL
10-28" BROWN FINE SANDY LOAM
28-90" TAN TO GRAY MED. TO COARSE SAND W/SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 67
0-14" TOPSOIL
14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
25-108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 68
0-11" TOPSOIL
11-29" BROWN FINE TO MED. SANDY LOAM
29-80" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 69
0-12" TOPSOIL
12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM
36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 70
0-14" TOPSOIL
14-36" BROWN FINE TO MED. SANDY LOAM
36-91" TAN MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 71
0-8" TOPSOIL
8-36" BROWN FINE TO MED. SANDY LOAM
36-95" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 72
0-8" TOPSOIL
8-32" BROWN FINE TO MED. SANDY LOAM
32-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 73
0-13" TOPSOIL
13-28" BROWN FINE SANDY LOAM
28-37" YELLOW TAN FINE TO VERY FINE SANDY LOAM
37-90" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 74
0-6" TOPSOIL
6-39" BROWN FINE SANDY LOAM
39-99" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 75
0-10" TOPSOIL
10-29" LIGHT BROWN FINE SANDY LOAM
29-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 76
0-10" TOPSOIL
10-34" LIGHT BROWN FINE SANDY LOAM
34-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES
STRATIFIED

NO MOTTLING
NO WATER
NO LEDGE

TP 77
0-11" TOPSOIL
11-36" BROWN FINE TO MED. SANDY LOAM
36-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 78
0-15" TOPSOIL
15-46" BROWN FINE TO MED. SANDY LOAM
46-106" BROWN TO TAN MED. FINE SAND W/ SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 79
0-11" TOPSOIL
11-38" BROWN FINE TO MED. SANDY LOAM
38-90" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 80
0-12" TOPSOIL
12-33" BROWN FINE TO MED. SANDY LOAM
33-95" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 81
0-13" TOPSOIL
13-40" BROWN FINE TO MED. SANDY LOAM
40-96" TAN TO GRAY MED. SAND W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 82
0-9" SAND AND GRAVEL FILL
9-18" TOPSOIL
18-52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT
52-101" TAN TO BROWN FINE TO MED. SAND, SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

PLAN SHOWING
DEEP TEST PIT DATA
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
96, 98 & 100 STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
MARCH 2024



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JOB#22-00718LOT.DWG FBK#327

1 AVERY COURT		1 AVERY COURT		2 AVERY COURT		2 AVERY COURT		2 AVERY COURT		3 AVERY COURT		4 AVERY COURT		4 AVERY COURT	
29" DEEP		26" DEEP		28" DEEP		29" DEEP		30" DEEP		30" DEEP		29" DEEP		30" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
8:43	5"	8:40	5 1/2"	1:38	5"	1:38	5"	1:30	2 1/2"	8:41	4"	10:49	3"	1:27	2 1/2"
8:48	10 3/4"	8:45	9 1/2"	1:43	11"	1:50	4 1/4"	1:35	9 1/2"	8:46	8 1/4"	10:54	11"	1:32	8 1/4"
8:53	15"	8:50	11 1/2"	1:48	13 1/2"	1:55	11 7/8"	1:40	13 1/2"	8:51	10 1/4"	10:59	15"	1:37	13"
8:58	17 1/2"	8:55	14"	1:53	16"	2:00	15 1/2"	1:45	15"	8:56	12 1/2"	11:04	18 1/2"	1:42	15 1/2"
9:03	19 1/2"	9:00	15 1/2"	1:58	18"	2:10	21"	1:50	17 1/2"	9:01	15"	11:09	20 1/2"	1:47	18"
9:08	21"	9:05	16 1/2"	2:03	19"	2:15	23"	1:55	20"	9:06	17"	11:14	22"	1:52	19 1/2"
9:13	22"	9:10	17 3/4"	2:08	20 1/8"	2:20	25"	2:00	21 1/2"	9:11	18"	11:19	23 1/2"	1:57	21 1/2"
9:18	23"	9:15	18 1/2"	2:13	21 1/2"	2:25	27"	2:05	22 1/2"	9:16	19"	11:24	25"	2:02	23"
9:23	23 3/4"	9:20	19 1/2"	2:18	22 1/2"	2:30	28 7/8"	2:10	23 1/2"	9:21	20"	11:29	26 1/2"	2:07	24 1/2"
9:28	24 1/2"	9:25	20 1/2"	2:23	23 1/2"	2:35	DRY	2:15	24 1/2"	9:26	21"			2:12	26"
9:33	25 1/2"	9:30	21 1/2"	2:28	24 1/2"					9:31	22"				
PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/2.7 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/3.3 MINS.		PERC RATE: 1 7/3.3 MINS.	

5 AVERY COURT		5 AVERY COURT		6 AVERY COURT		6 AVERY COURT		6 AVERY COURT		8 AVERY COURT		9 AVERY COURT	
28" DEEP		27" DEEP		30" DEEP		30" DEEP		30" DEEP		28" DEEP		28" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
10:37	3"	8:48	2"	10:18	2 1/2"	11:46	3"	11:43	3 1/2"	10:45	3"	10:45	3"
10:42	6 3/4"	8:53	9"	10:23	12"	11:51	6 1/2"	11:48	8"	10:50	12"	10:50	12"
10:47	9 1/4"	8:58	14"	10:28	15 1/2"	11:56	9"	11:53	10"	10:55	14 1/4"	10:55	14 1/4"
10:52	12 1/2"	9:03	18"	10:33	19 1/2"	12:01	12"	10:58	13"	11:00	15 1/4"	11:00	15 1/4"
10:57	15"	9:08	20"	10:38	21"	12:06	13 1/2"	12:03	14 1/2"	11:05	17 1/4"	11:05	17 1/4"
11:02	17"	9:13	22"	10:43	22 1/2"	12:11	14 1/2"	12:08	16"	11:10	19 1/4"	11:10	19 1/4"
11:07	19"	9:18	23"	10:48	24"	12:16	16"	12:13	17"	11:15	21"	11:15	21"
11:12	20"	9:23	24"	10:53	25"	12:21	17 1/2"	12:18	18 1/2"	11:20	22 1/4"	11:20	22 1/4"
11:17	21"	9:28	25"	10:58	25 3/4"	12:26	18 1/2"	12:23	20"	11:25	23 1/4"	11:25	23 1/4"
11:22	22 1/8"	9:33	26"	11:03	26 3/4"	12:31	19 1/2"	12:28	21"	11:30	24 1/2"	11:30	24 1/2"
11:27	23 1/8"	9:38	DRY	12:36	20 1/2"			10:50	DRY	11:35	25 3/4"	11:35	25 3/4"
PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/6 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/3.3 MINS.		PERC RATE: 1 7/4 MINS.	

13 AVERY COURT		13 AVERY COURT		14 AVERY COURT		15 AVERY COURT		18 AVERY COURT	
30" DEEP		30" DEEP		29" DEEP		32" DEEP		29" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
10:41	9"	10:39	7"	11:45	3"	11:24	3 1/2"	11:45	3"
10:46	12 1/2"	10:44	7"	11:50	7 3/4"	11:29	17 1/2"	11:50	7 3/4"
10:51	15"	10:49	15"	11:55	11 1/2"	11:34	21"	11:55	11 1/2"
10:56	17"	10:54	19 1/2"	12:00	13 3/4"	11:39	23 1/2"	12:00	13 3/4"
11:01	19"	10:59	20 1/2"	12:05	16"	11:44	25 1/2"	12:05	16"
11:06	19 1/2"	11:04	22"	12:10	18"	11:49	27 1/2"	12:10	18"
11:11	20 1/2"	11:09	23"	12:15	20"	11:54	29"	12:15	20"
11:16	21 1/2"	11:14	24"	12:20	21"	11:59	30 1/2"	12:20	21"
11:21	22 1/2"	11:19	25"	12:25	22 1/4"	12:25	22 1/4"	12:25	22 1/4"
11:26	23 1/2"	11:24	25 3/4"	12:30	23 1/2"	12:30	23 1/2"	12:30	23 1/2"
				12:35	25"	12:35	25"	12:35	25"
PERC RATE: 1 7/5 MINS.		PERC RATE: 1 7/6.7 MINS.		PERC RATE: 1 7/4 MINS.		PERC RATE: 1 7/3.3 MINS.		PERC RATE: 1 7/4 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 495 S.F. OF EFFECTIVE LEACHING AREA.
- C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. MINIMUM REQUIRED AREA IS 495 S.F.

6236 SYSTEM REQUIRES 20 L.F.

- HF = HYDRAULIC FACTOR BASED ON
- 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 (NOT APPLICABLE)						
STREET ADDRESS	GRADIENT	RESTRICTION	HF	FF	PF	SYSTEM
1	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
2	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
3	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
4	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
5	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
6	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
7	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
8	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
9	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
10	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
11	MLSS	NOT	APPLICABLE	1.5	1.0	40 L.F. GST 6236
12	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
13	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
14	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
15	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
16	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
17	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
18	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236

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

CHAIRMAN OR SECRETARY _____ DATE _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

INWC 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.

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 _____

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 LAND SURVEYORS • PLANNERS
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 GALES FERRY, CT. 06335
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 EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING
 PERCOLATION TEST DATA
 AND
 SEPTIC SYSTEM DESIGN CRITERIA
 RESUBDIVISION
 PROPERTY OF
 AVERY BROOK HOMES LLC
 96, 98 & 100 STODDARDS WHARF ROAD
 A.K.A.
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 MARCH 2024

EROSION & SEDIMENT CONTROL PLAN

NARRATIVE:
PURPOSE AND DESCRIPTION OF PROJECT:
 THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 6.38 ACRES OF LAND TO CREATE 18 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM. APPROXIMATELY 510 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 APPROXIMATELY 16,100 SQUARE FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES 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 6.38 ACRES OF WHICH APPROXIMATELY 0.5± ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE.
 ESTIMATE OF TOTAL AREA TO BE DISTURBED APPROXIMATELY 2.5± 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 OF 2024 AND BE COMPLETED IN THE FALL OF 2025.

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

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

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

TOPSOILING: SHALL TAKE PLACE AS AREAS ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL 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 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 RESEED AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 6 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.

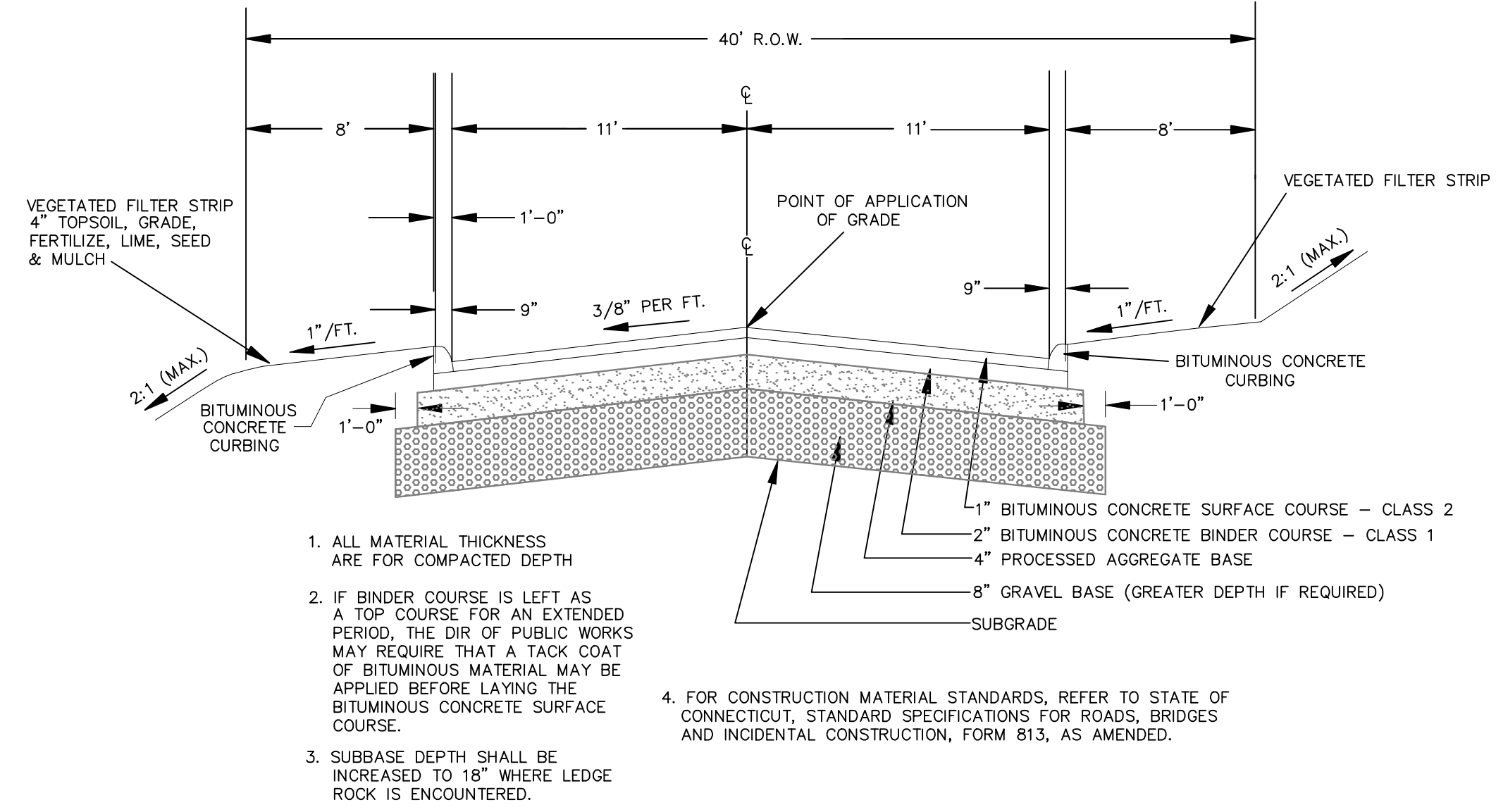
- 1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- 2) INSTALL EROSION AND SEDIMENT CONTROL.
- 3) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.
- 4) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.
- 5) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
- 6) INSTALL ALL DRAINAGE STARTING AT OUTFALLS AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLETS 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 OUTLETS ARE PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.
- 7) 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.
- 8) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.
- 9) INSTALL CURBING.
- 10) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.
- 11) 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.

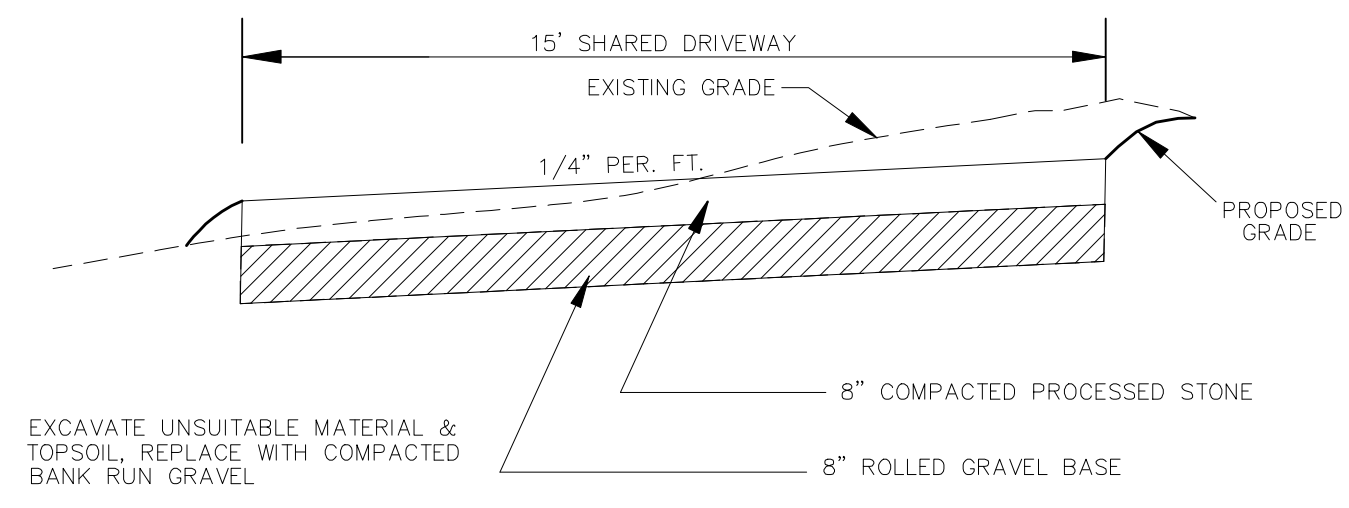
STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- 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.



1. ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
2. 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.
3. SUBBASE DEPTH SHALL BE INCREASED TO 18" WHERE LEDGE ROCK IS ENCOUNTERED.
4. FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 813, AS AMENDED.

AVERY COURT CROSS SECTION (N.T.S.)



TYPICAL COMMON DRIVEWAY CROSS-SECTION (NOT TO SCALE)

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 _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWCC 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.)

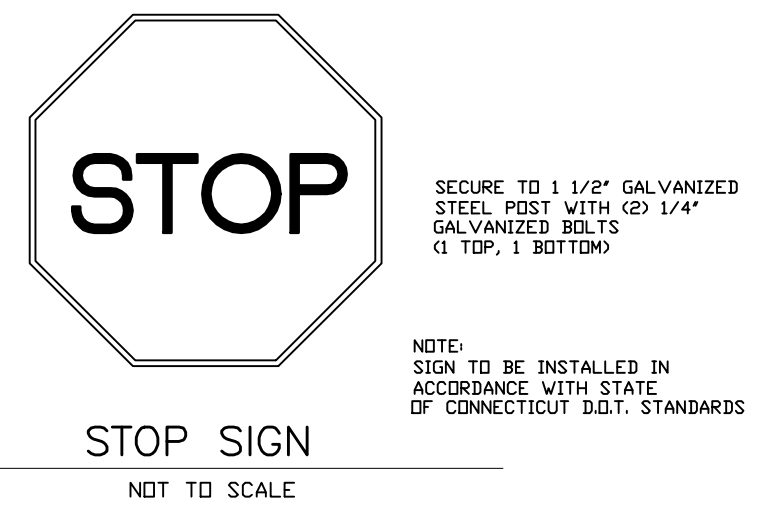
WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

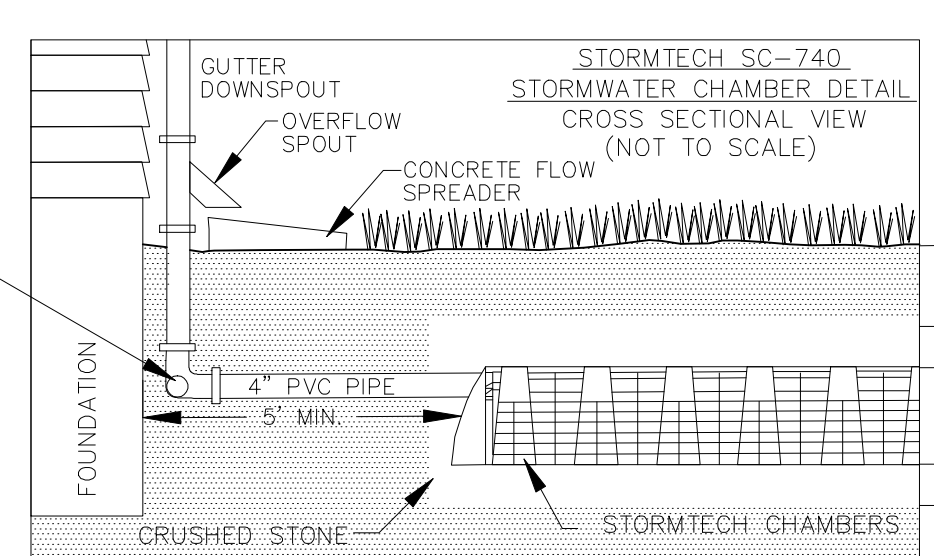
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

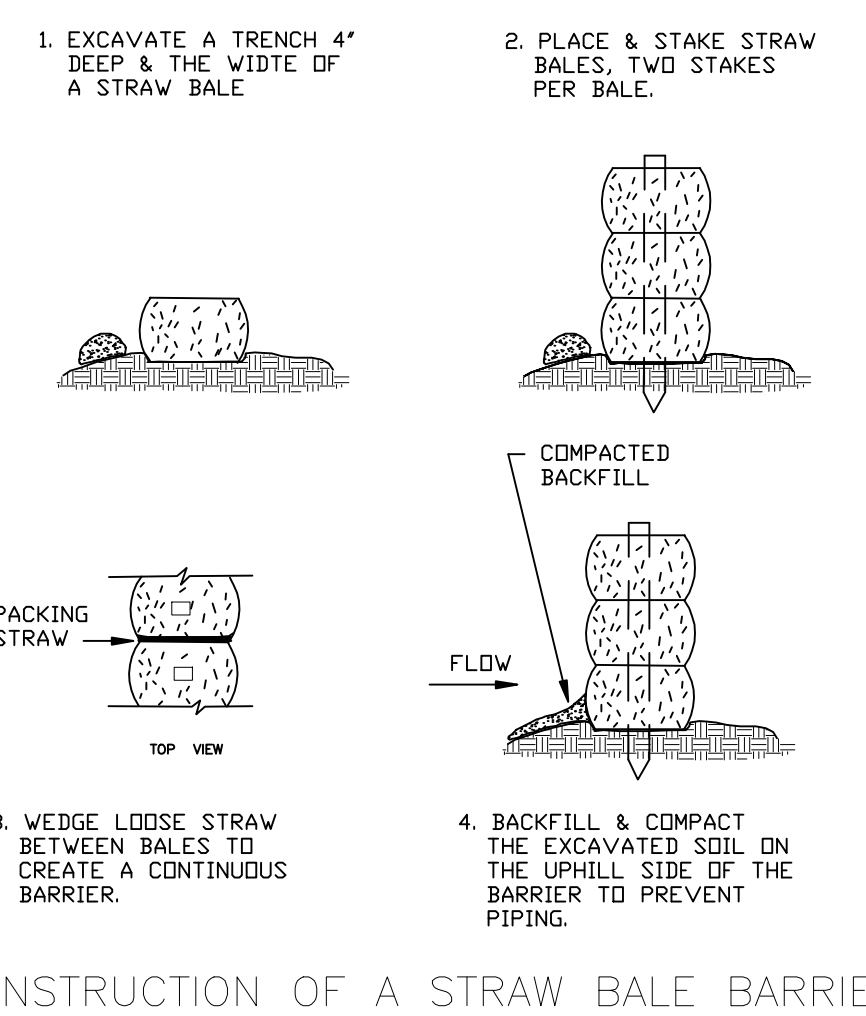


STOP SIGN (NOT TO SCALE)

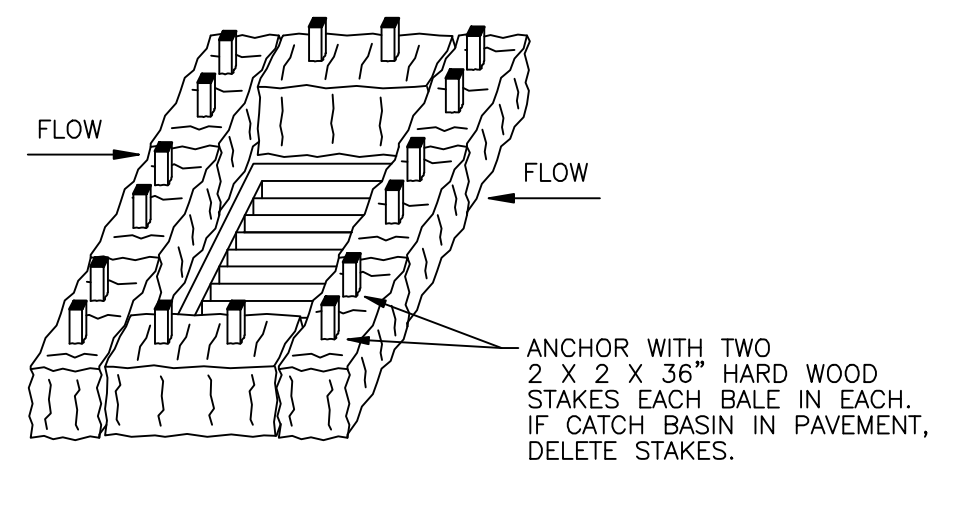
HOMES WILL HAVE ROOF DRAINAGE TIE INTO STORMTECH SC-740 CHAMBER TO INFILTRATE 1" STORM



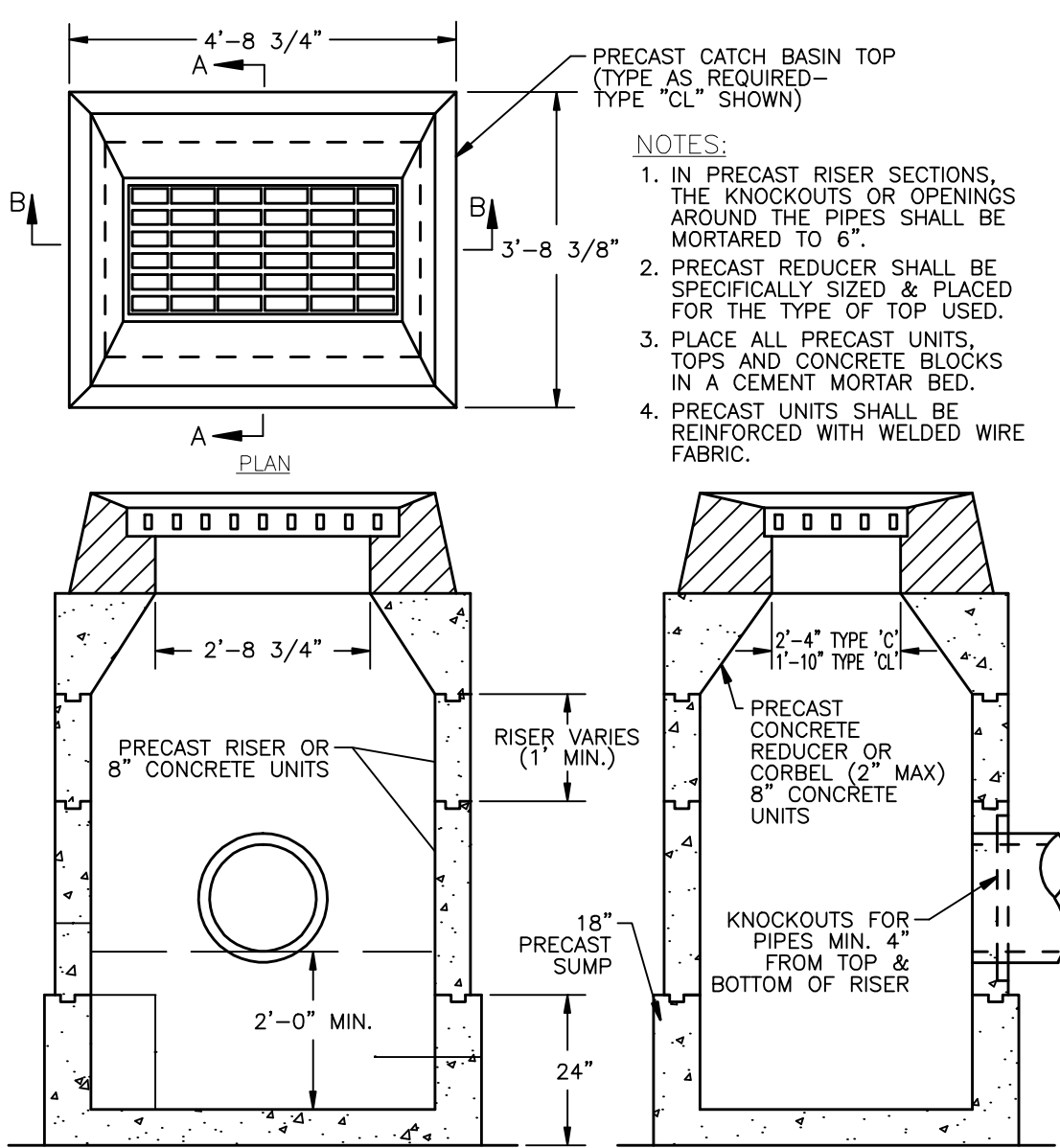
- NOTES:
1. PROVIDE STORMTECH CHAMBERS TO CAPTURE 1" RAINFALL FROM THE ROOF OF THE HOME.
 2. KEEP ALL TRAFFIC OFF UNITS AFTER CONSTRUCTION.
 3. INSTALL CHAMBERS IN ACCORDANCE WITH STORMTECH DESIGN MANUAL.
- ROOF = 26' X 36' = 936 S.F.
 936 S.F. X 0.083 = 77.68 C.F.
 26 HOUSES X 936 = 24,336 S.F.
 24,336 S.F. X 0.083 = 2,020 C.F.



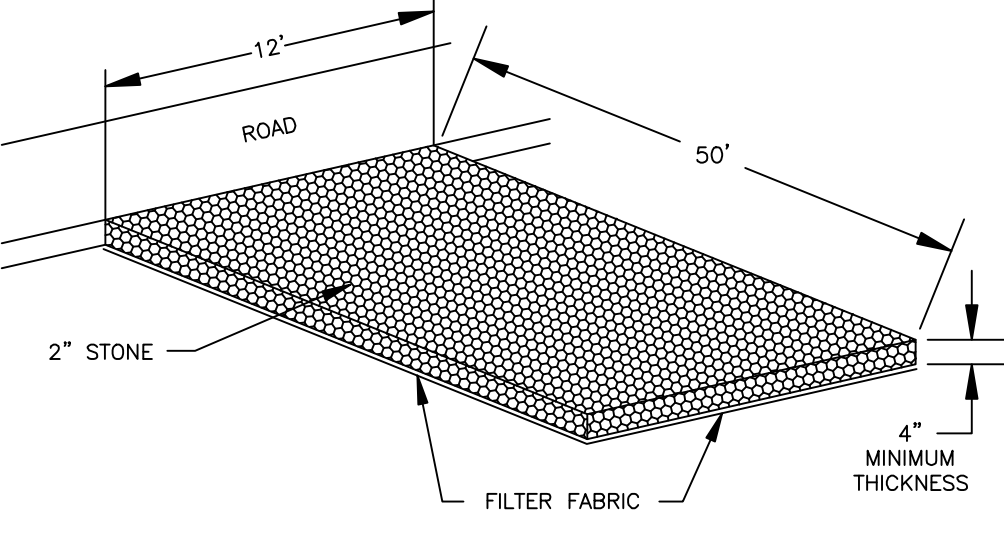
CONSTRUCTION OF A STRAW BALE BARRIER (NOT TO SCALE)



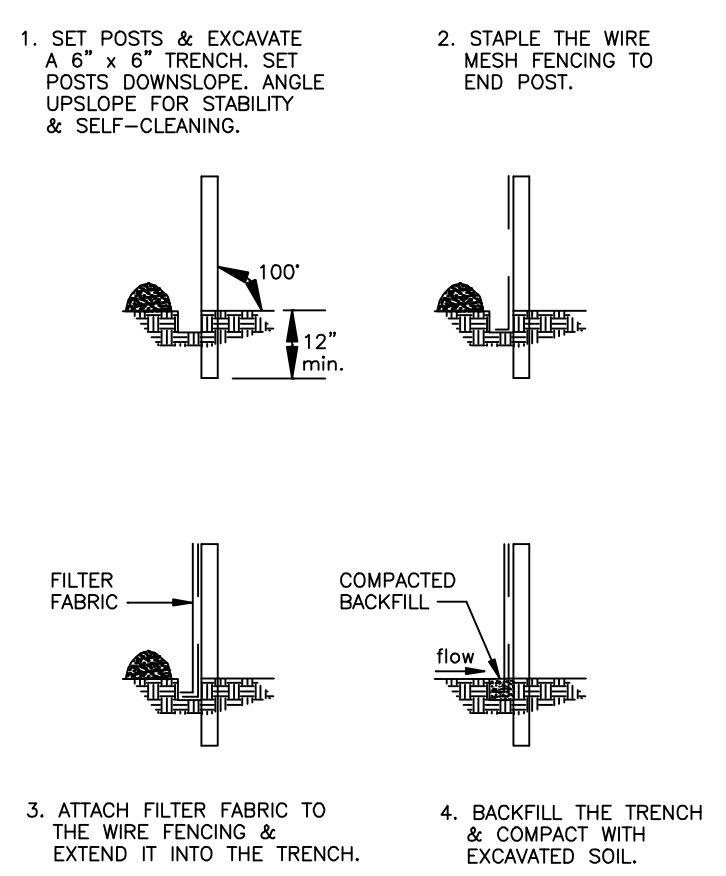
CATCH BASIN INLET PROTECTION (NOT TO SCALE)



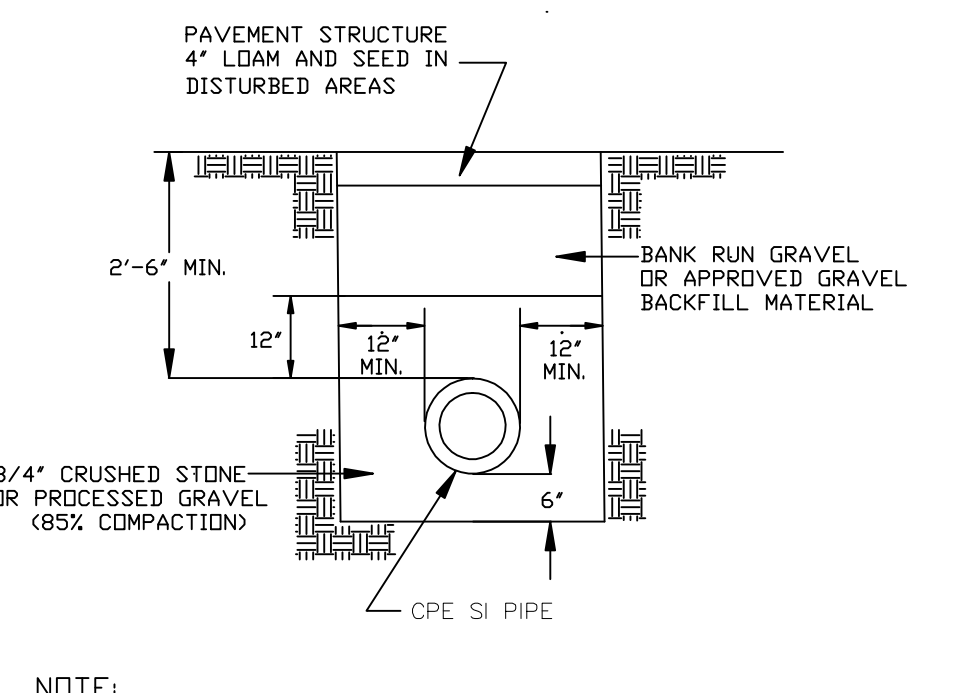
PRECAST CATCH BASIN (NOT TO SCALE)



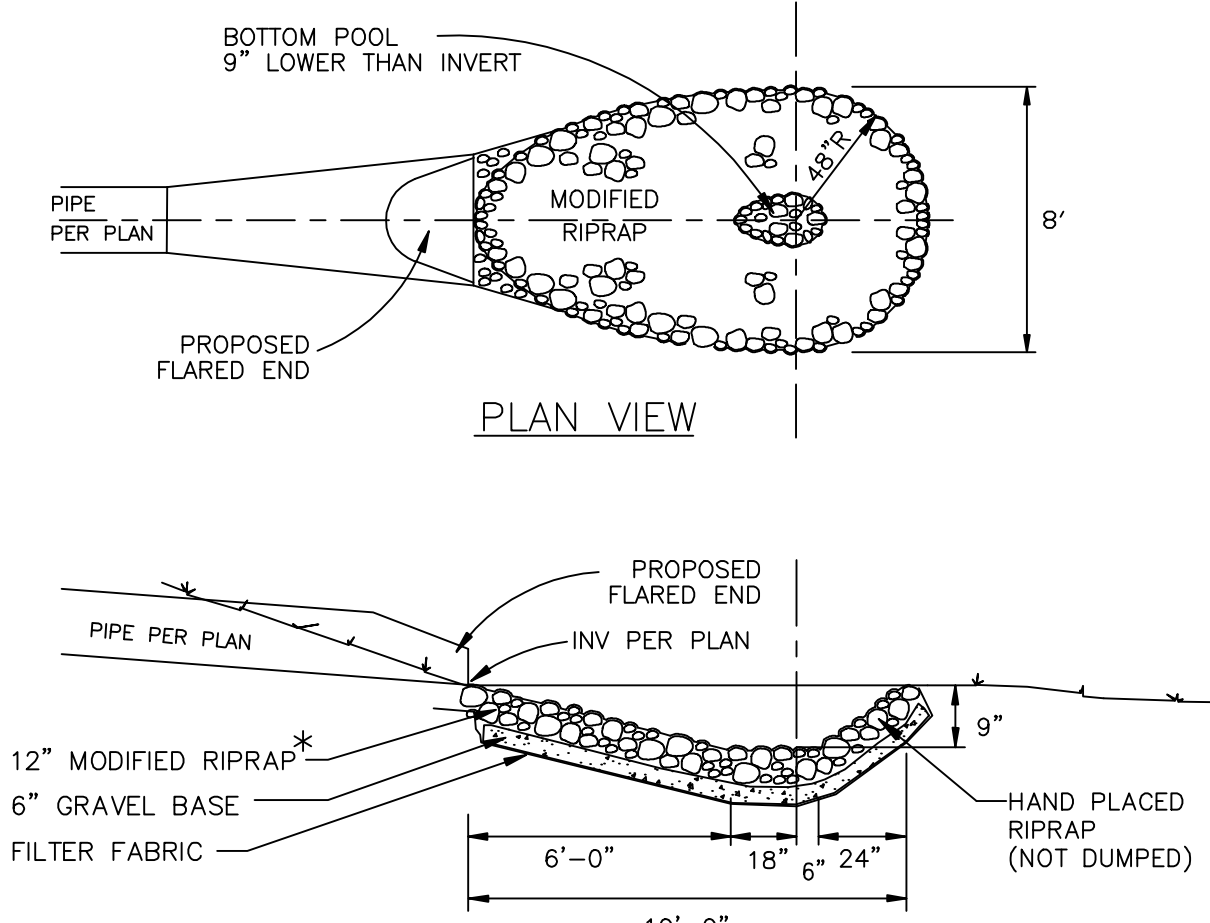
TEMPORARY CONSTRUCTION ENTRANCE (NOT TO SCALE)



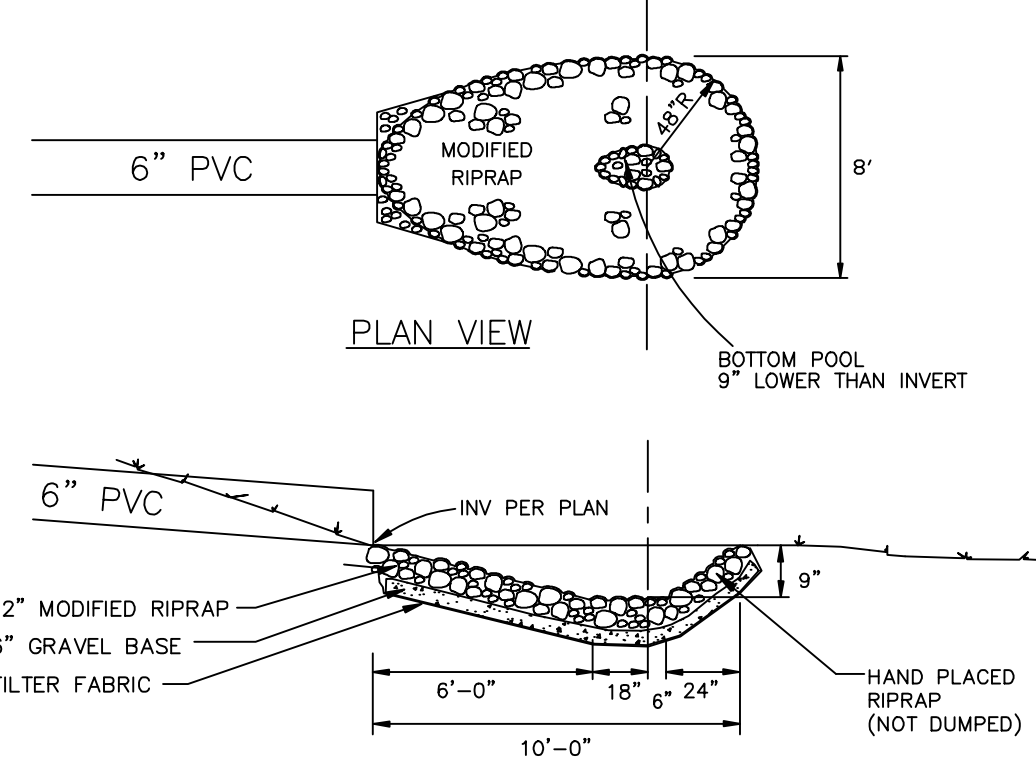
FILTER FABRIC SEDIMENT BARRIER (NOT TO SCALE)



DRAINAGE PIPE TRENCH (NOT TO SCALE)



PREFORMED SCOUR HOLE (NOT TO SCALE)



PREFORMED SCOUR HOLE (NOT TO SCALE)

PLAN SHOWING EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS AND CONSTRUCTION DETAILS RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT MARCH 2024

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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

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 _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

TWNC 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.)

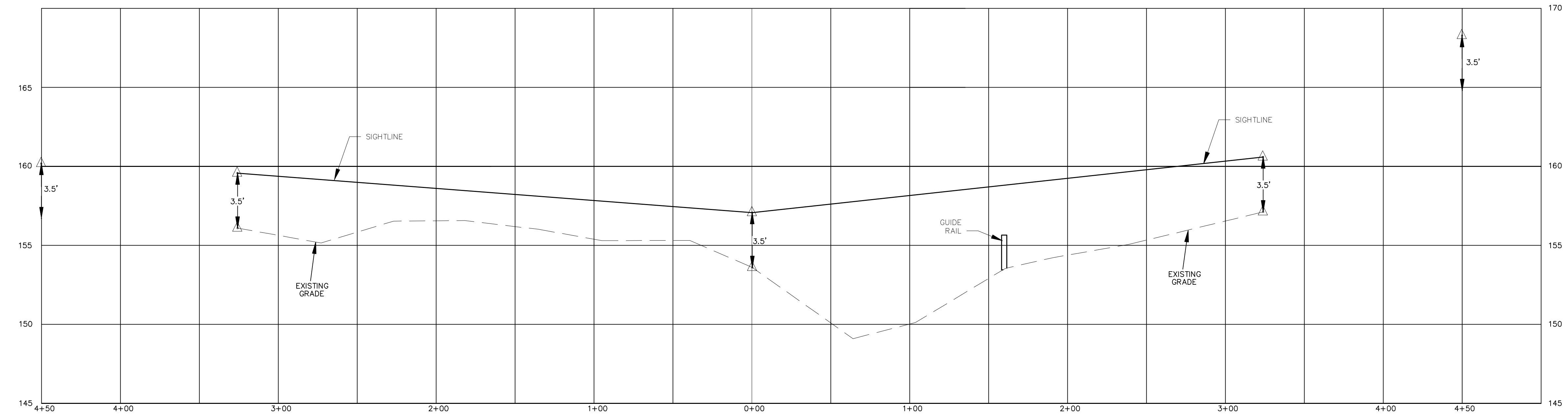
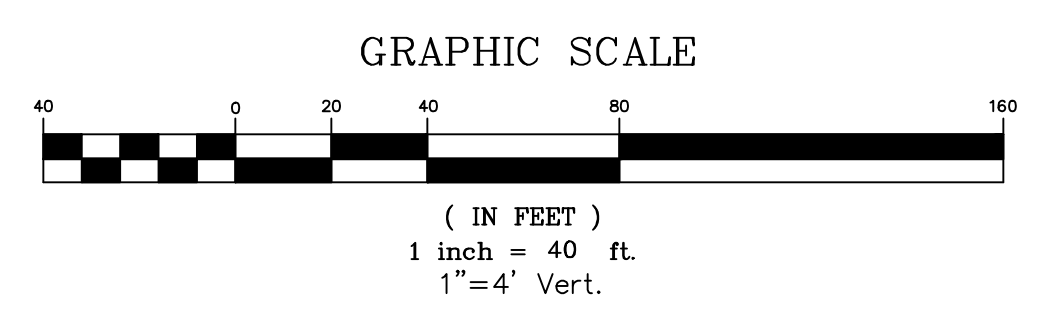
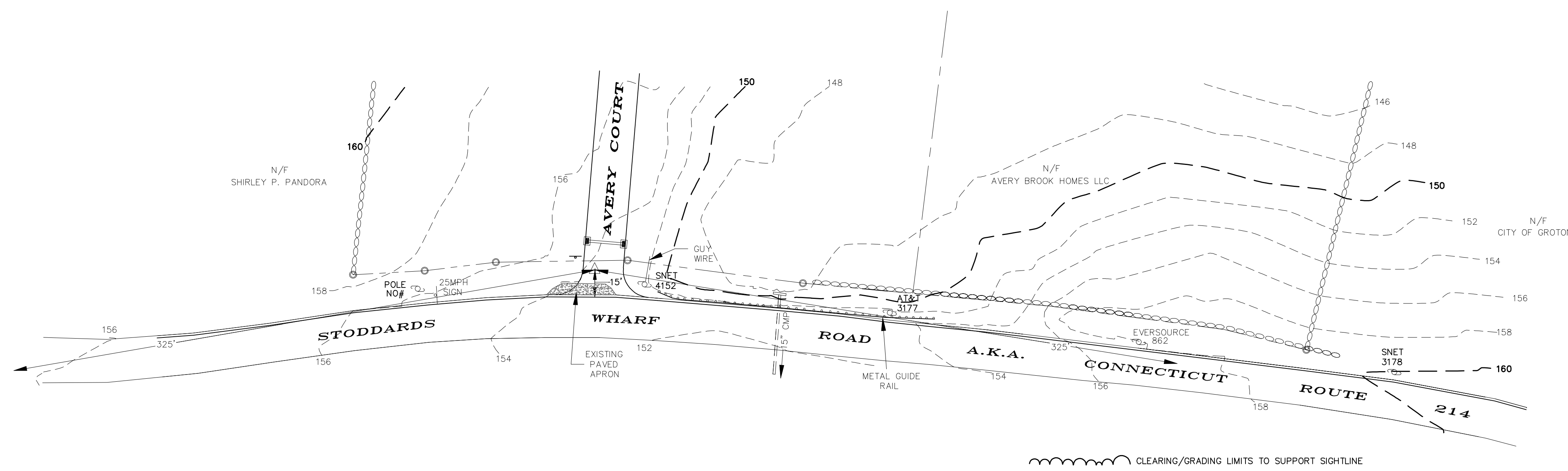
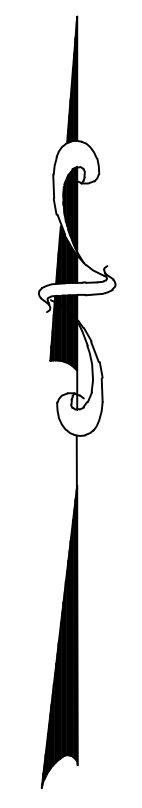
WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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 _____



- LEGEND
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ⊙ UTILITY POLE

SIGHTLINE
 DEMONSTRATION PLAN
 PROPERTY OF
 AVERY BROOK HOMES LLC
 STODDARDS WHARF ROAD
 A.K.A.
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 SCALE: 1"=40' HORIZ.
 1"=4' VERT.
 MARCH 2024

DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
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