

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

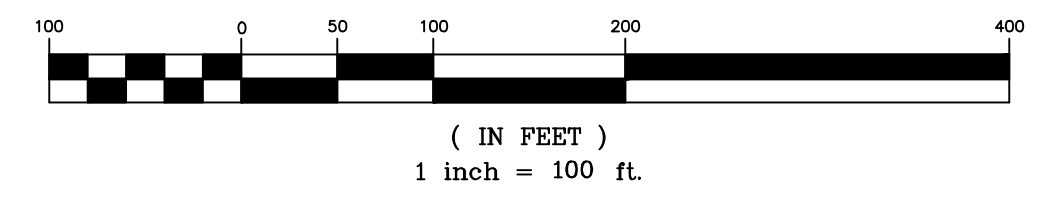


Table with columns for APPROVED BY, CHAIRMAN OR SECRETARY, EROSION AND SEDIMENT CONTROL PLAN, LOT NUMBERS ASSIGNED BY THE ASSESSOR, IWWC, WETLANDS OFFICER, and ZONING ENFORCEMENT OFFICER, with lines for signatures and dates.

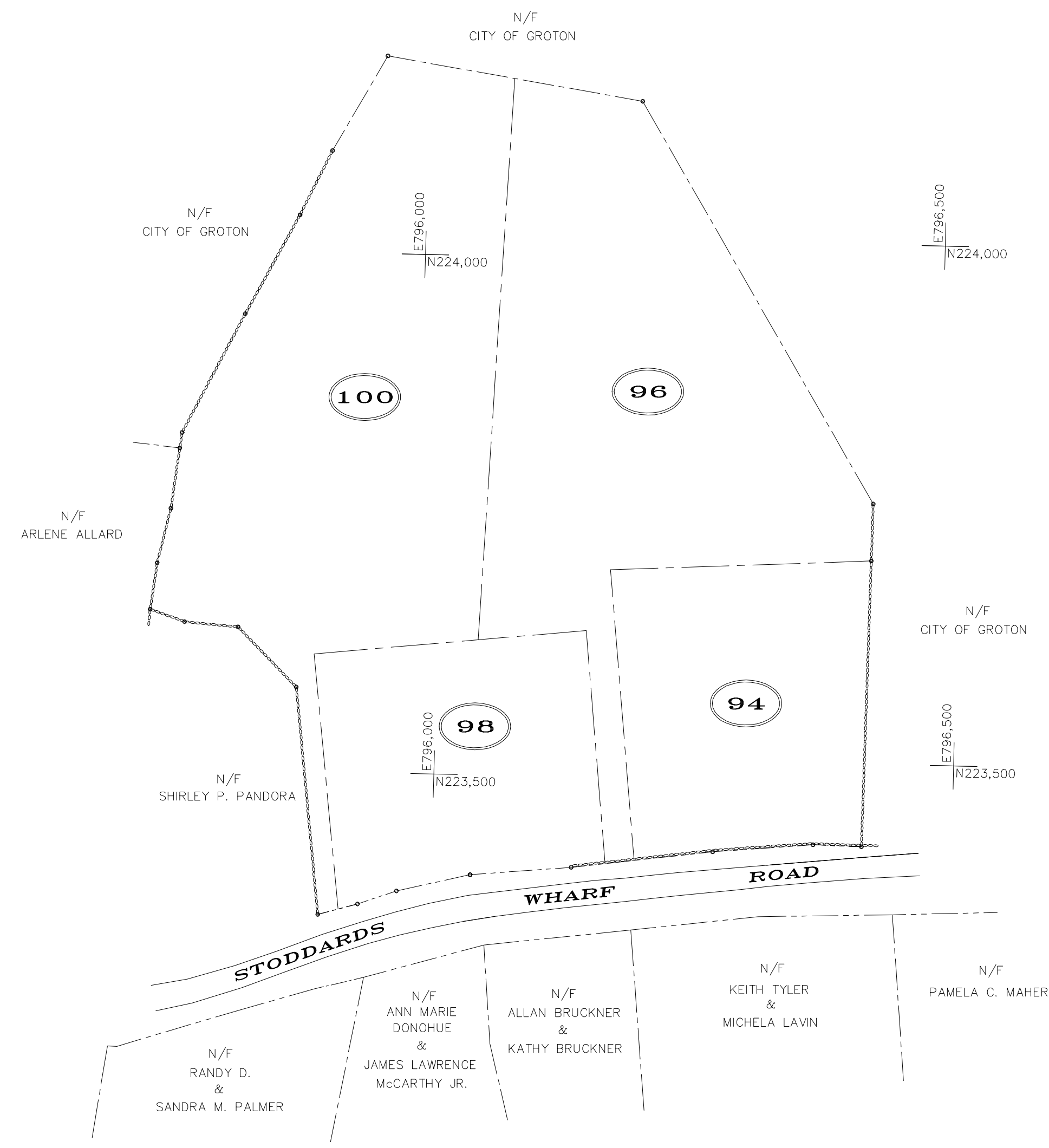
LEGEND table with symbols for STONE WALL, PROPERTY LINE, STREET LINE, and STREET NUMBER (98).

SOILS LEGEND table with symbols for Afb, CdC, CrD, HcA, HkC, Rn, and Ud, with corresponding soil descriptions.

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...

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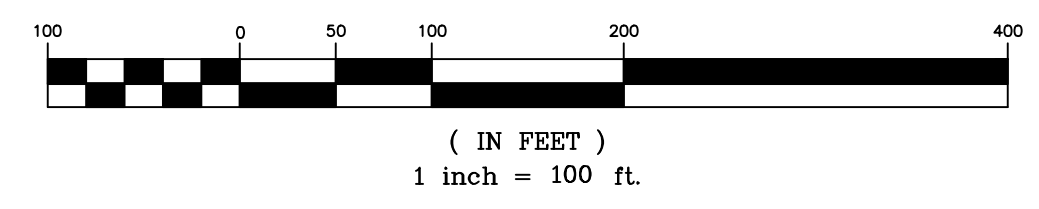
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



PARCEL HISTORY MAP
THIS IS NOT A SURVEY

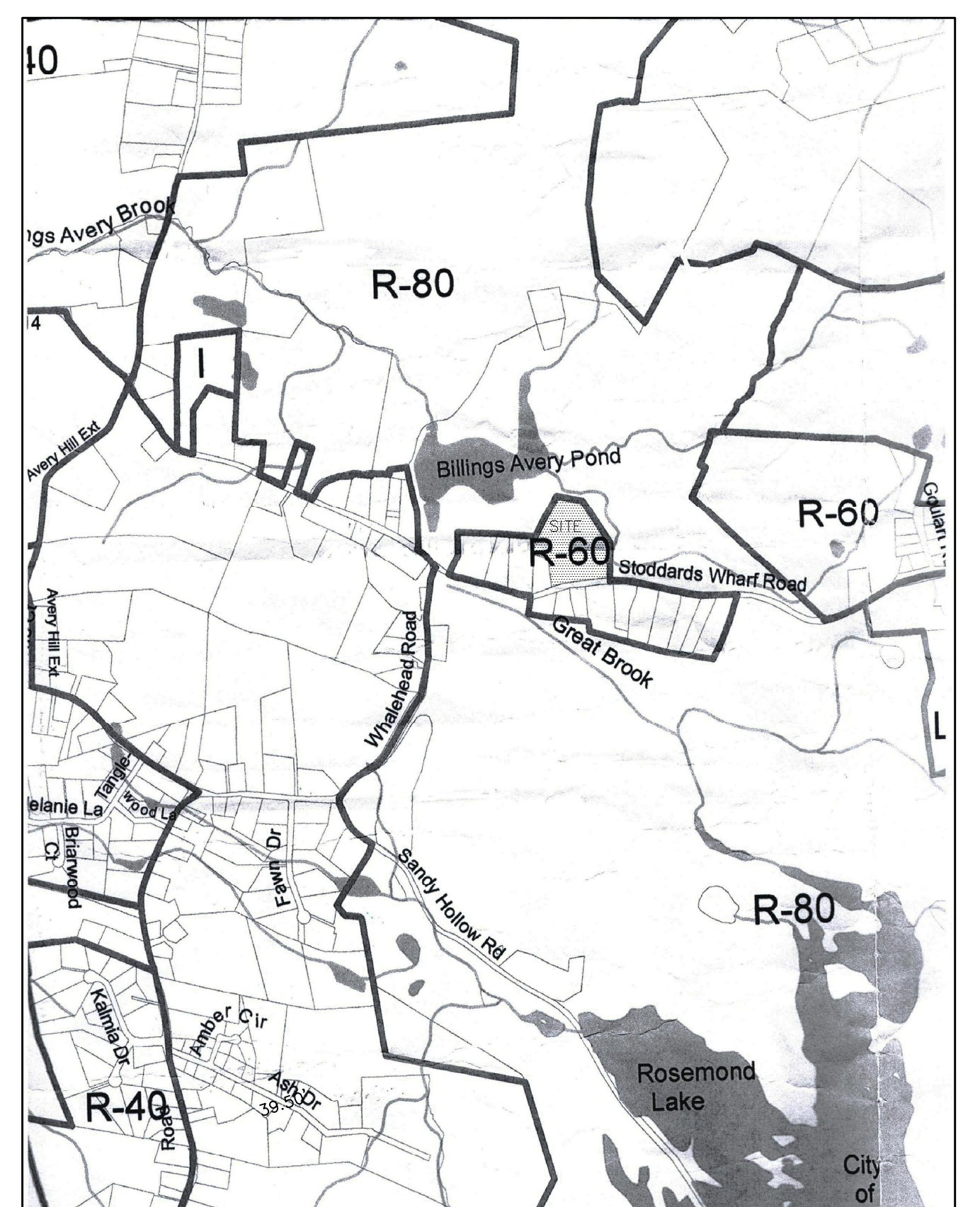
PARCEL HISTORY
TOTAL AREA ON MARCH 22, 1962 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

GRAPHIC SCALE



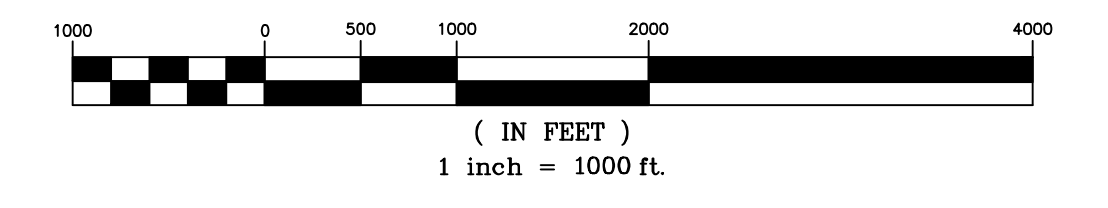
DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT, 06335
(860) 484-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

- GENERAL NOTES:
1. MAP REFERENCES:
A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD...
B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF...
2. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
6. ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g.
7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



LOCATION MAP
ZONING DISTRICT: R-60

GRAPHIC SCALE



SHEET INDEX

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

PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALES AS SHOWN JULY 2022 REVISED: OCTOBER 31, 2022

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".

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

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 _____

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 _____

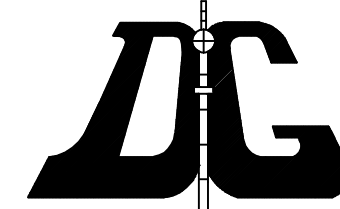
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____

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

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION _____ DATE _____

ZONING ENFORCEMENT OFFICER _____ DATE _____



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

LEGEND

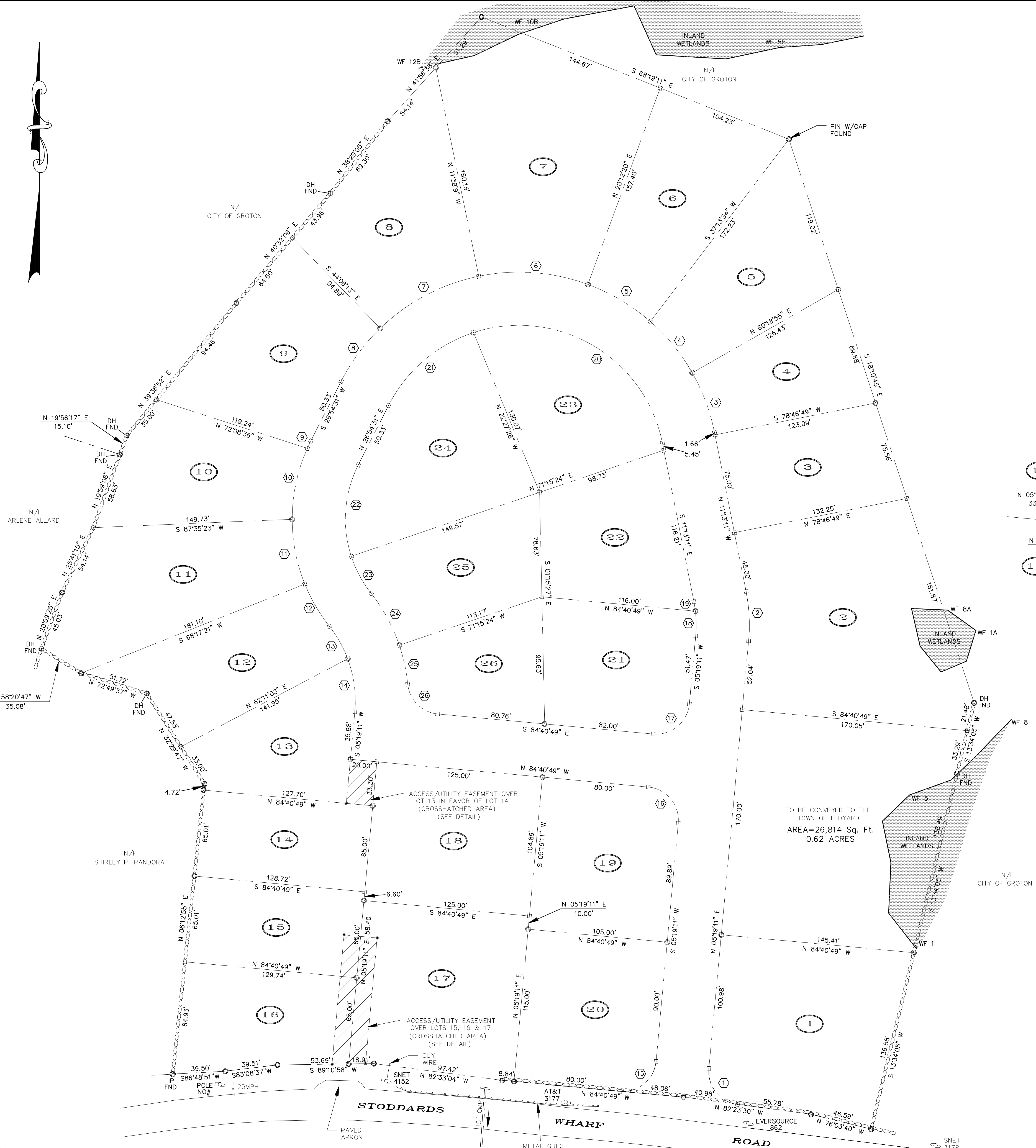
- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE FOUND
- IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- CURVE TABLE NUMBER
- UTILITY POLE
- EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT
- LOT NUMBER

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.

Jan Cole
JAN COLE
SOIL SCIENTIST

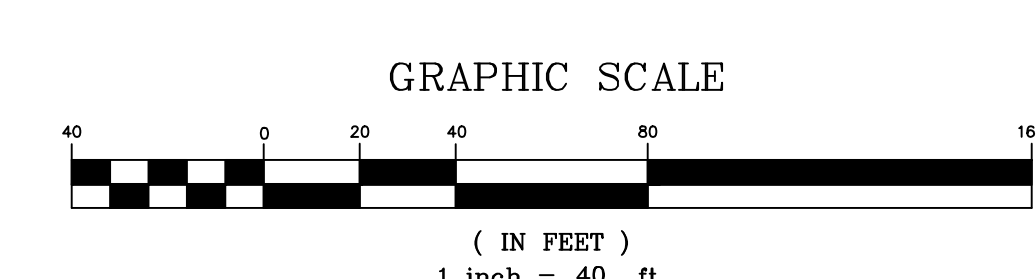
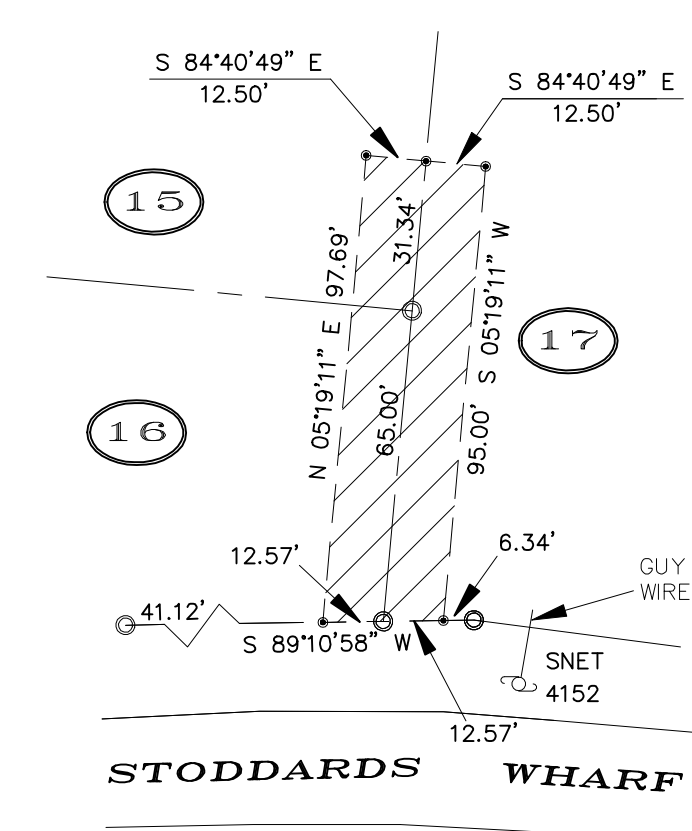
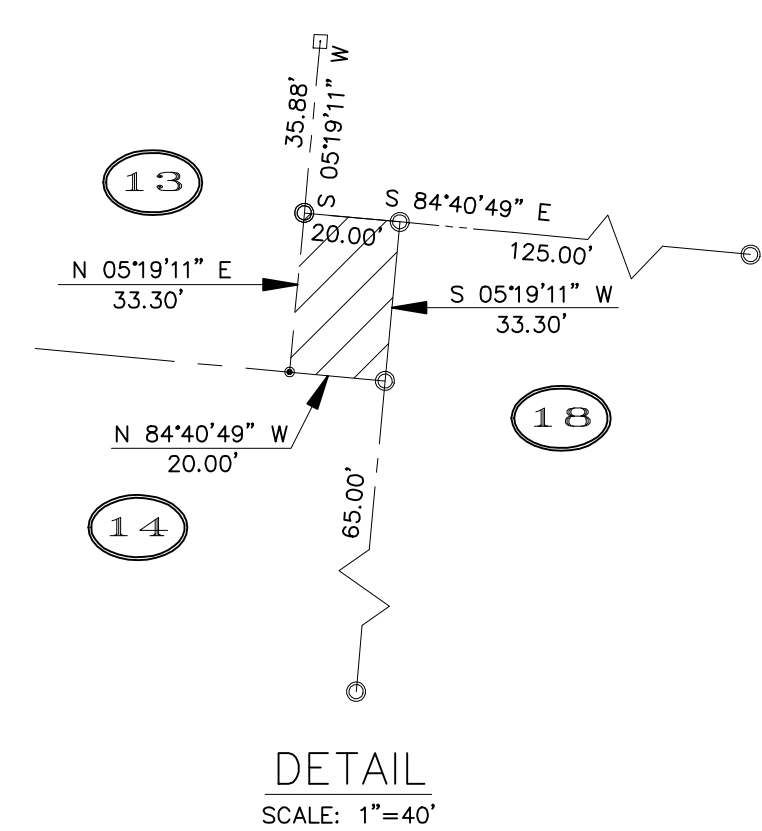
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LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,430 Sq. Ft. 0.54 ACRES
3	9,575 Sq. Ft. 0.22 ACRES
4	8,525 Sq. Ft. 0.20 ACRES
5	11,471 Sq. Ft. 0.26 ACRES
6	12,788 Sq. Ft. 0.29 ACRES
7	22,377 Sq. Ft. 0.51 ACRES
8	14,099 Sq. Ft. 0.32 ACRES
9	13,372 Sq. Ft. 0.31 ACRES
10	10,616 Sq. Ft. 0.24 ACRES
11	14,539 Sq. Ft. 0.33 ACRES
12	10,964 Sq. Ft. 0.25 ACRES
13	9,439 Sq. Ft. 0.22 ACRES
14	8,334 Sq. Ft. 0.19 ACRES
15	8,400 Sq. Ft. 0.19 ACRES
16	9,663 Sq. Ft. 0.22 ACRES
17	15,400 Sq. Ft. 0.35 ACRES
18	11,930 Sq. Ft. 0.27 ACRES
19	11,941 Sq. Ft. 0.27 ACRES
20	10,539 Sq. Ft. 0.24 ACRES
21	10,585 Sq. Ft. 0.24 ACRES
22	10,970 Sq. Ft. 0.25 ACRES
23	14,014 Sq. Ft. 0.32 ACRES
24	9,830 Sq. Ft. 0.23 ACRES
25	7,501 Sq. Ft. 0.17 ACRES
26	7,501 Sq. Ft. 0.17 ACRES

LOTS CURVE TABLE				
CURVE #	Δ	R	L	T
1	87°42'41"	25.00'	38.27'	24.02'
2	16°32'22"	130.00'	37.53'	18.89'
3	18°27'55"	150.00'	48.34'	24.38'
4	19°06'01"	150.00'	50.00'	25.24'
5	21°00'34"	150.00'	55.00'	27.81'
6	31°50'28"	150.00'	83.36'	42.79'
7	32°28'04"	150.00'	85.00'	43.68'
8	18°59'16"	150.00'	49.71'	25.09'
9	02°42'42"	130.00'	6.15'	3.08'
10	24°14'24"	130.00'	55.00'	27.92'
11	22°02'18"	130.00'	50.00'	25.31'
12	16°17'20"	130.00'	36.96'	18.60'
13	17°51'14"	90.00'	28.04'	14.14'
14	25°50'11"	90.00'	40.58'	20.64'
15	90°00'00"	25.00'	39.27'	25.00'
16	90°00'00"	25.00'	39.27'	25.00'
17	90°00'00"	25.00'	39.27'	25.00'
18	11°57'35"	90.00'	18.79'	9.43'
19	04°34'47"	90.00'	7.19'	3.60'
20	96°54'35"	110.00'	186.05'	124.13'
21	44°57'44"	110.00'	86.32'	45.52'
22	44°58'03"	90.00'	70.63'	37.25'
23	20°18'41"	90.00'	31.91'	16.12'
24	19°38'21"	130.00'	44.56'	22.50'
25	13°13'15"	130.00'	30.00'	15.07'
26	79°10'12"	25.00'	34.54'	20.67'

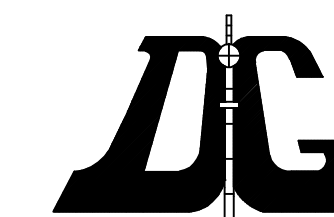


PLAN SHOWING RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALE: 1"=40' JULY 2022 REVISED: OCTOBER 31, 2022

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.

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



DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
 1641 CONNECTICUT ROUTE 12
 P.O. BOX 335
 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 _____

CHAIRMAN OR SECRETARY _____ DATE _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWWC 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 _____

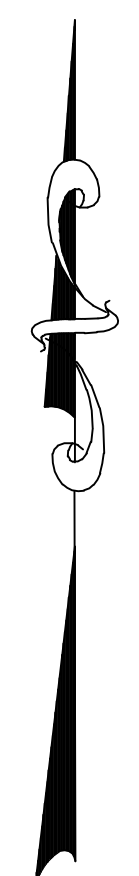
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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 _____

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION _____ DATE _____

ZONING ENFORCEMENT OFFICER _____ DATE _____



LEGEND

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

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

Ian Cole

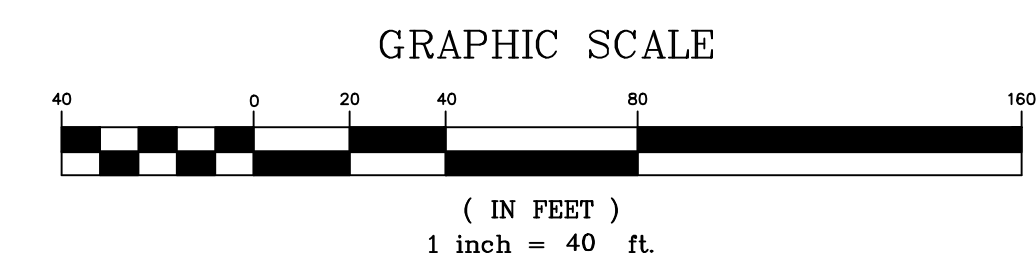
IAN COLE
SOIL SCIENTIST

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NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.



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

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

SHEET 3 OF 10

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" AND TOPOGRAPHIC ACCURACY 1-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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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 _____

IWPC APPLICATION# _____
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 _____

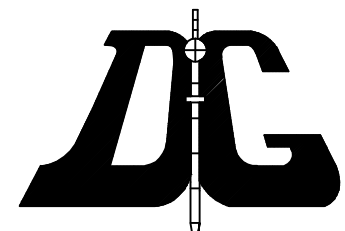
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

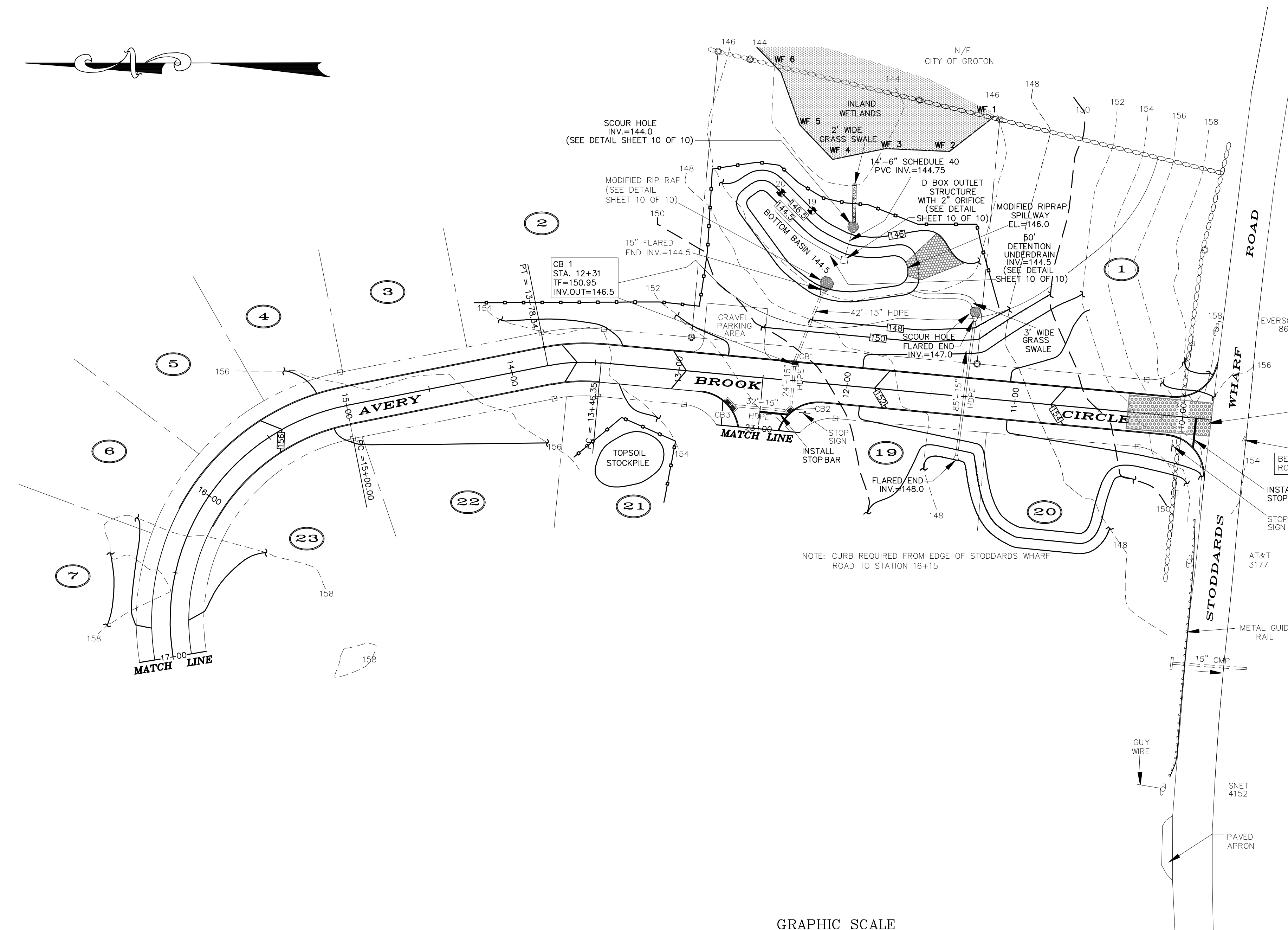
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION _____ DATE _____

ZONING ENFORCEMENT OFFICER _____ DATE _____



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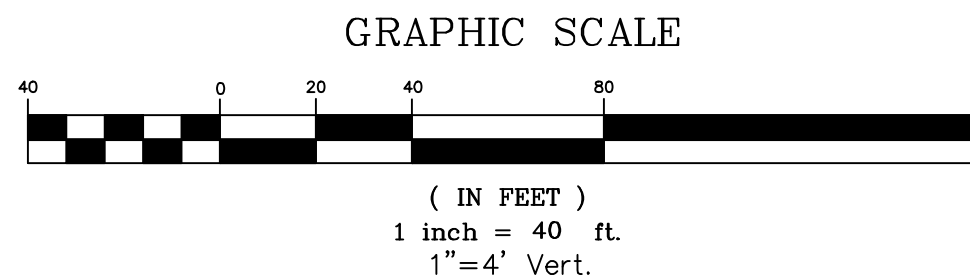
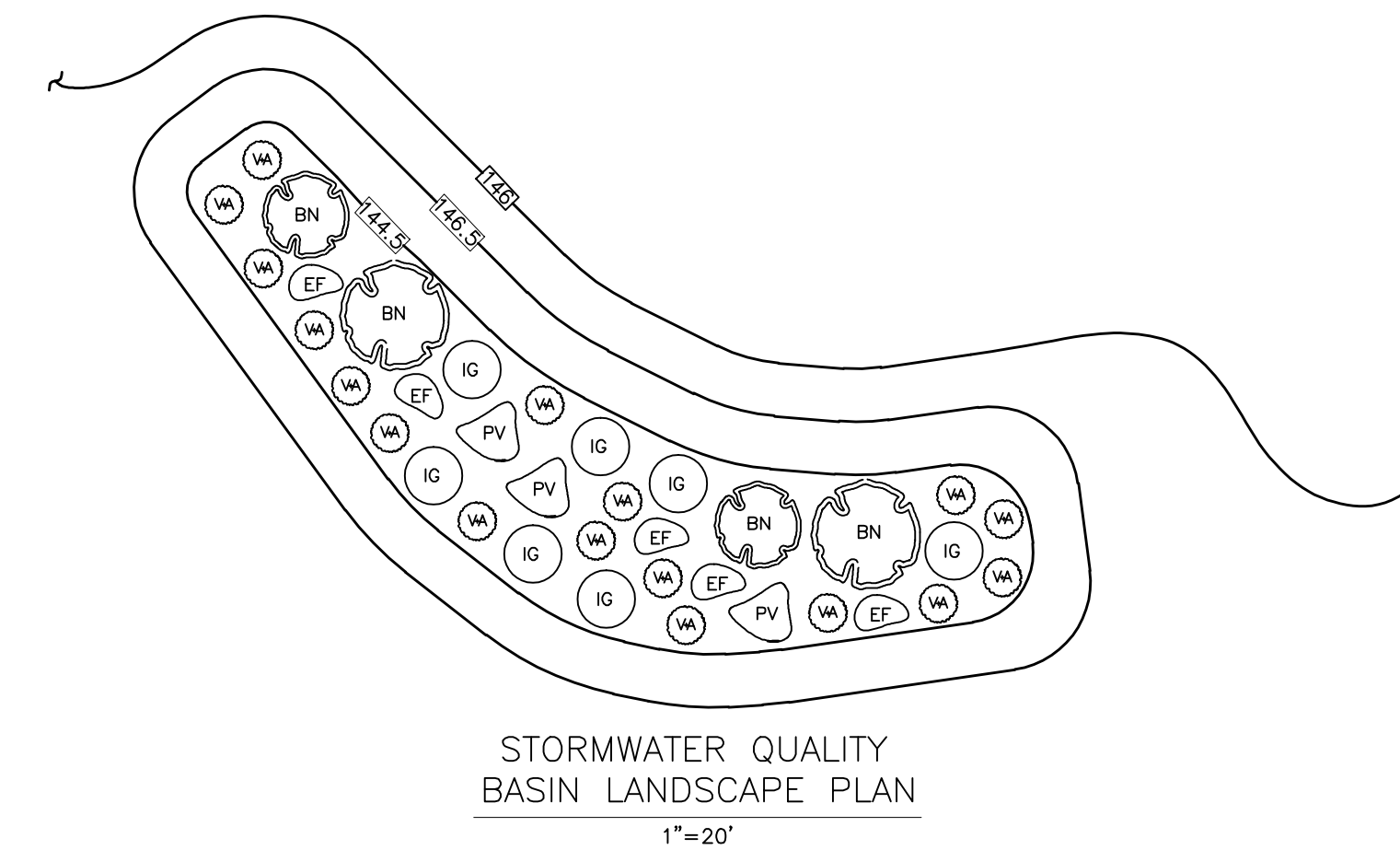


DEEP TEST PIT DATA

TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL	TP 20 0-17" TOPSOIL 17-31" BROWN FINE SANDY LOAM W/SILT 31-83" TAN/GRAY COARSE SAND W/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES
MOTTLING @ .40" WATER @ .43" NO LEDGE	MOTTLING @ .43" WATER @ .46" NO LEDGE

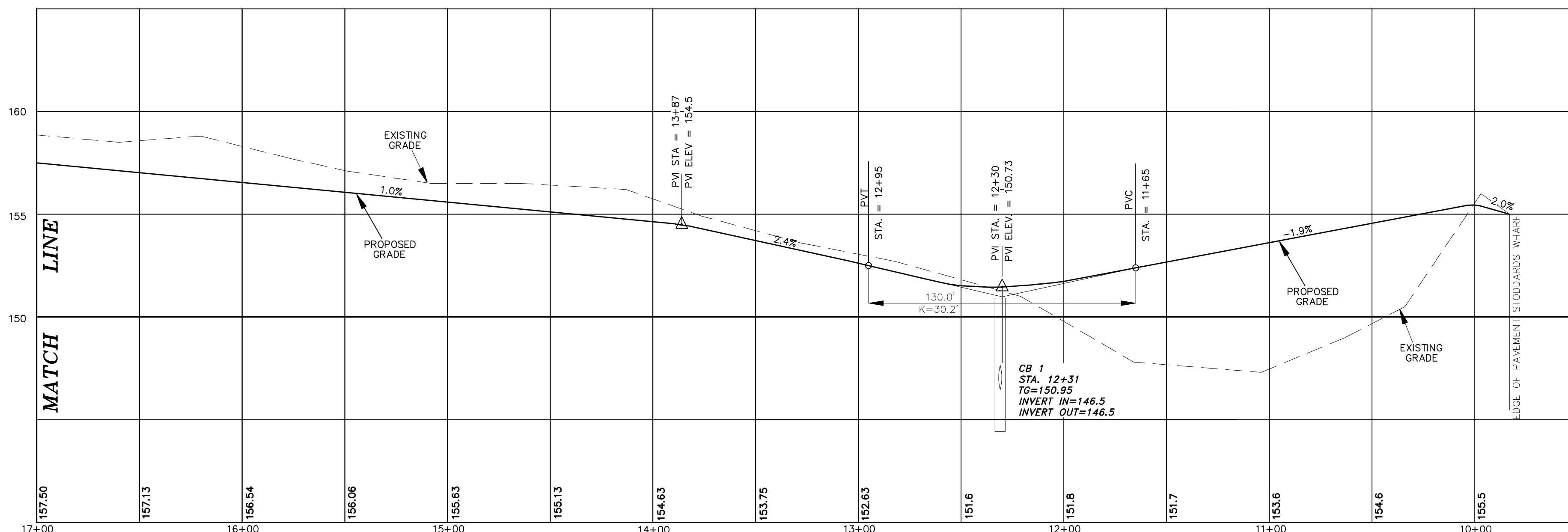
LANDSCAPE SCHEDULE

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



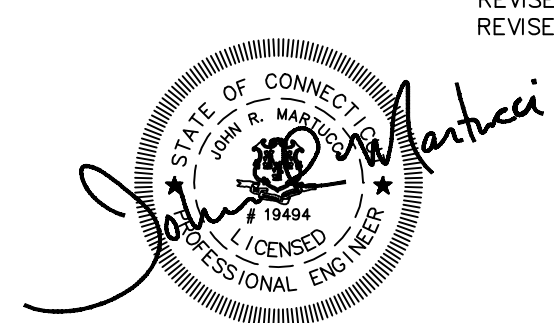
LEGEND

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



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

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



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.
Jan Cole
JAN COLE
SOIL SCIENTIST

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ASSESSOR _____ DATE _____

TWFC APPLICATION# _____

APPROVED, _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

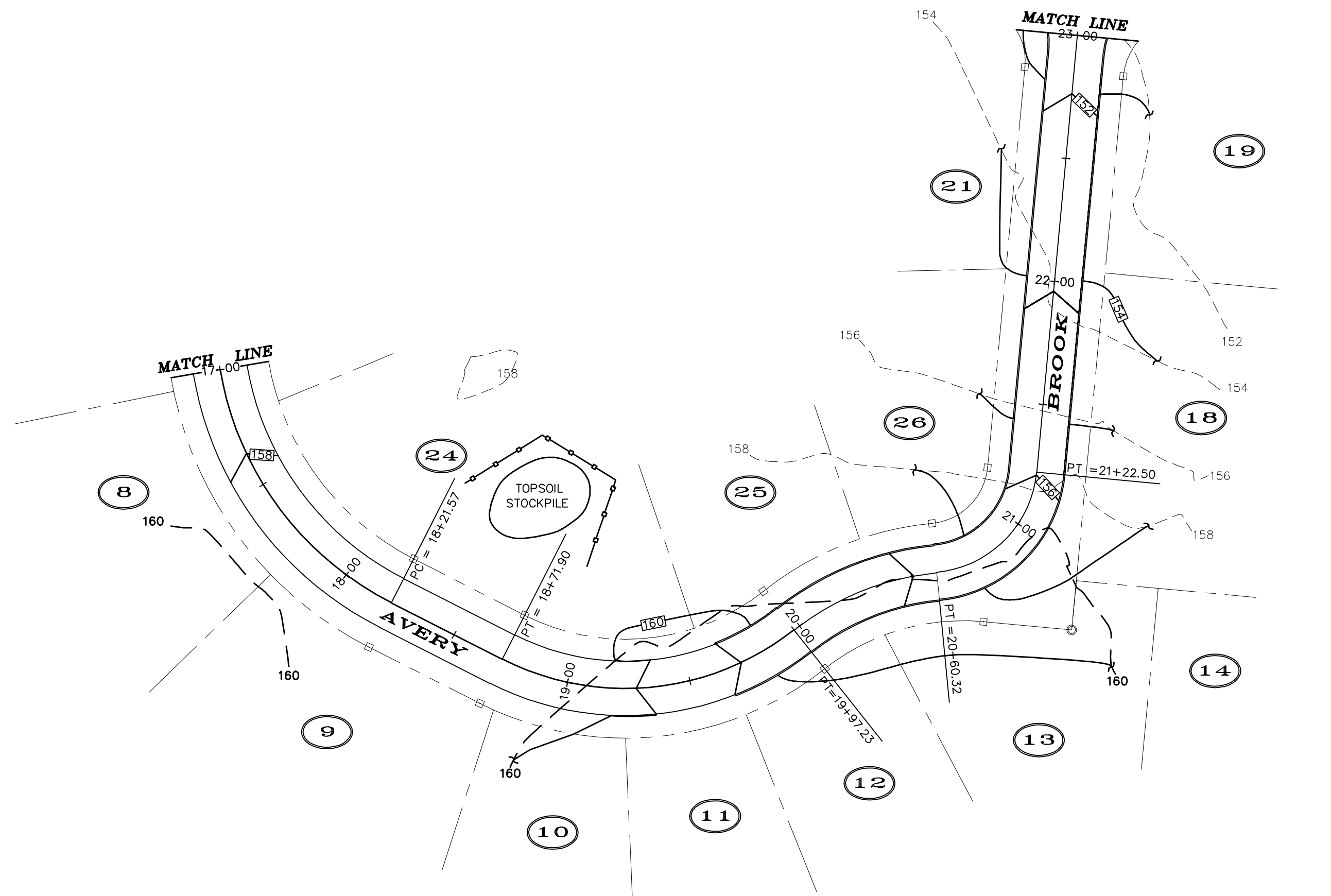
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

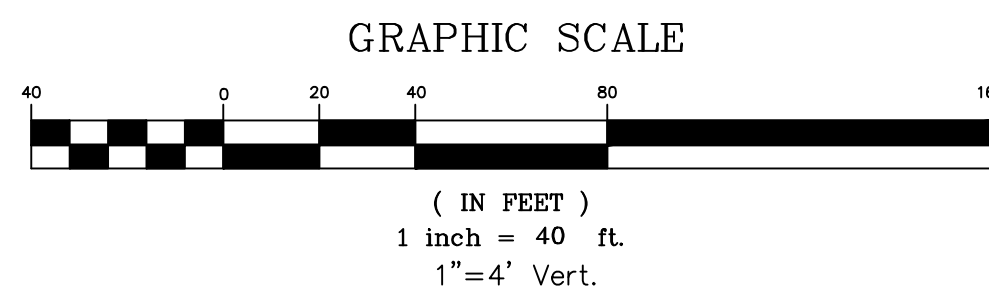
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION _____

ZONING ENFORCEMENT OFFICER _____ DATE _____



NOTE: CURB REQUIRED FROM STATION 19+65 TO ROAD INTERSECTION

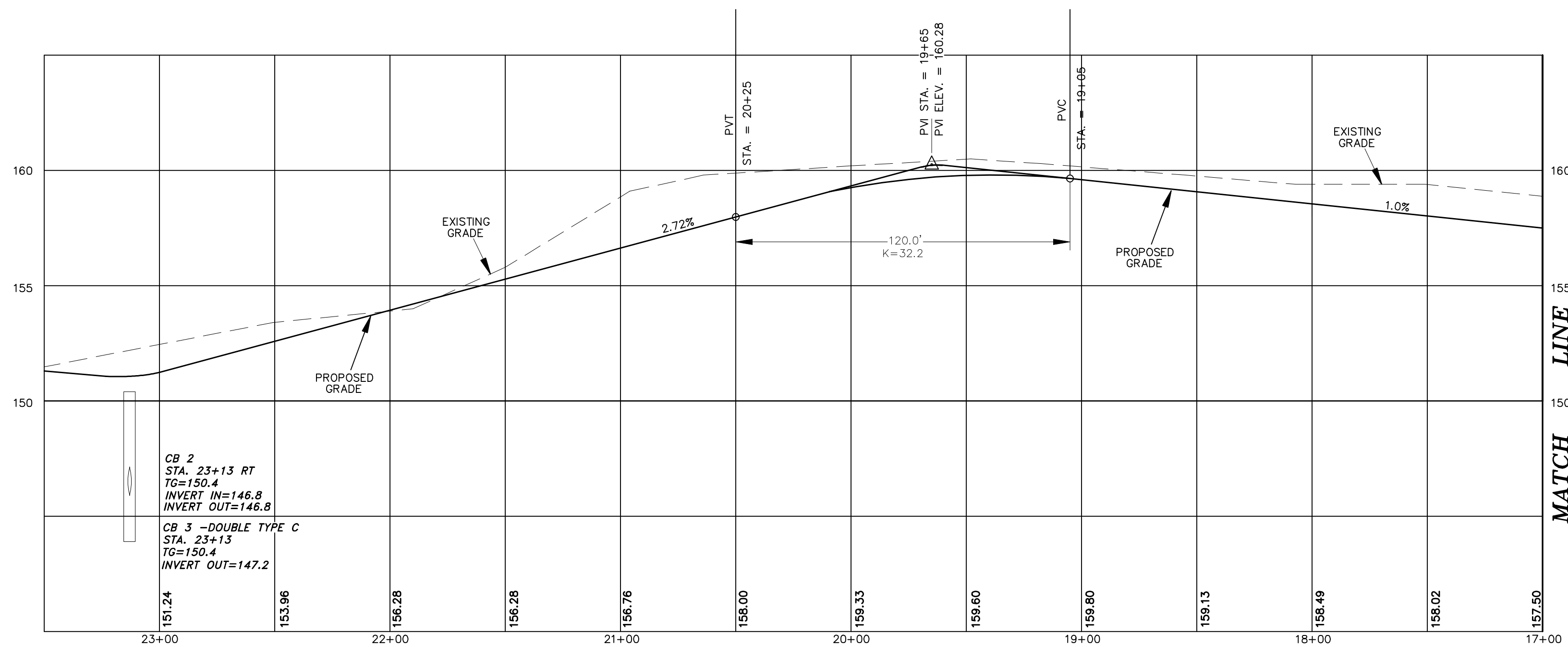


LEGEND

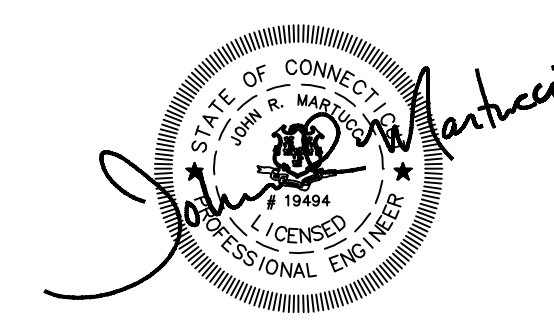
- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- ① LOT NUMBER
- ▣ PROPOSED CATCH BASIN
- WF 1 EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS

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

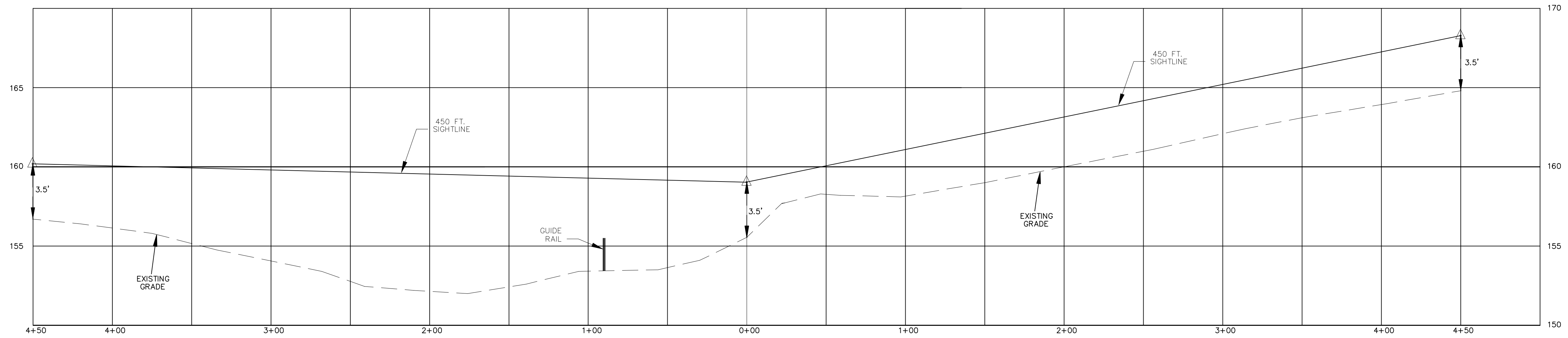
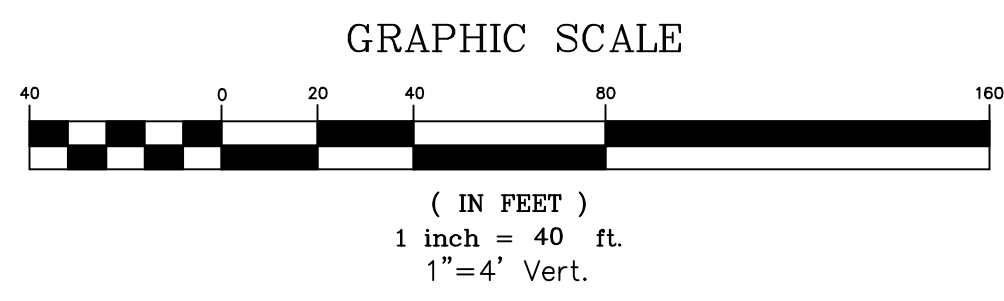
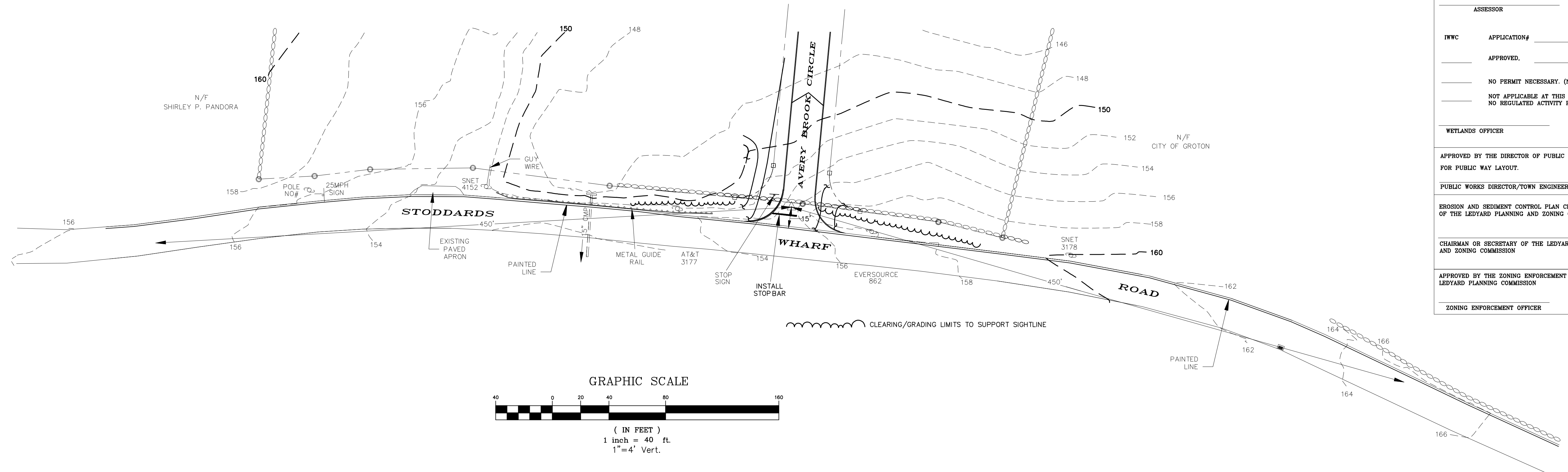
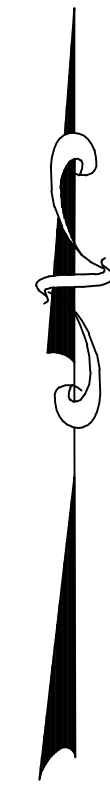
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PLAN / PROFILE
 SHOWING
 PROPERTY OF
 AVERY BROOK HOMES LLC
 STODDARDS WHARF ROAD
 LEDYARD, CONNECTICUT
 SCALE: 1"=40' HORIZ.
 1"=4' VERT.



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



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
 LEDYARD, CONNECTICUT
 SCALE: 1"=40' HORIZ.
 1"=4' VERT.
 JULY 2022
 REVISED: OCTOBER 31, 2022**

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 _____

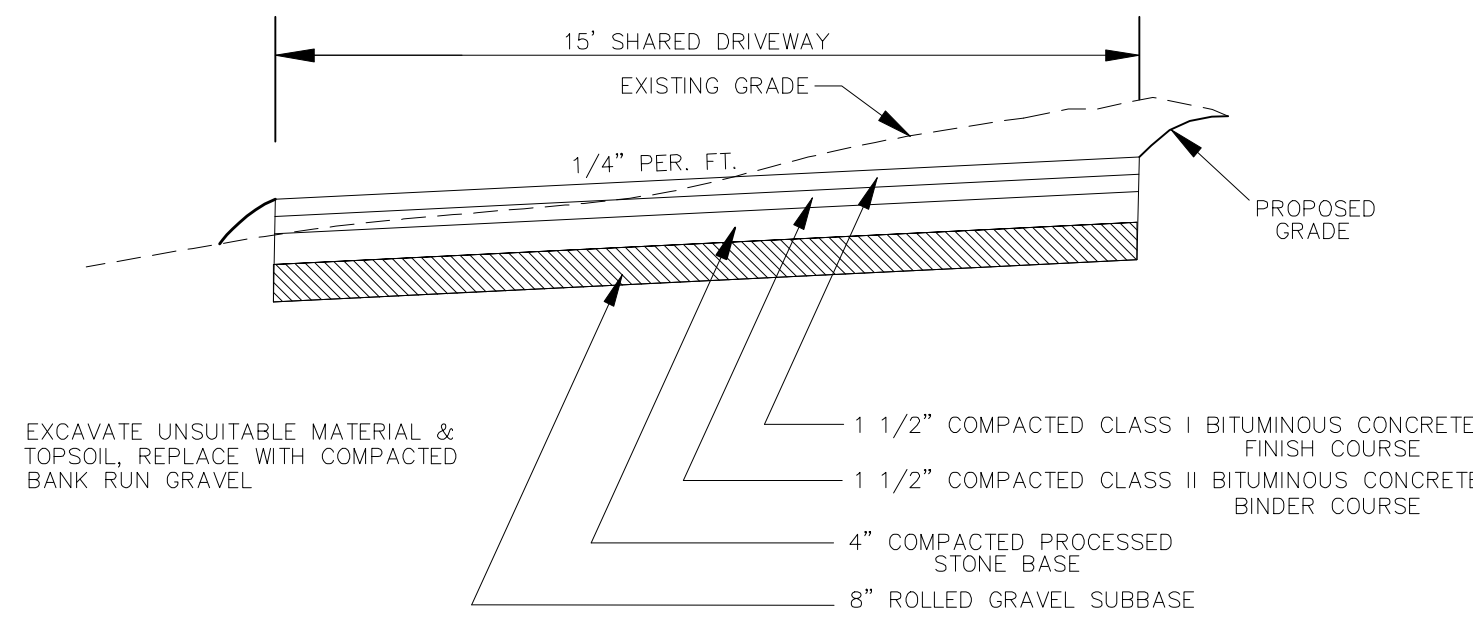
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION _____

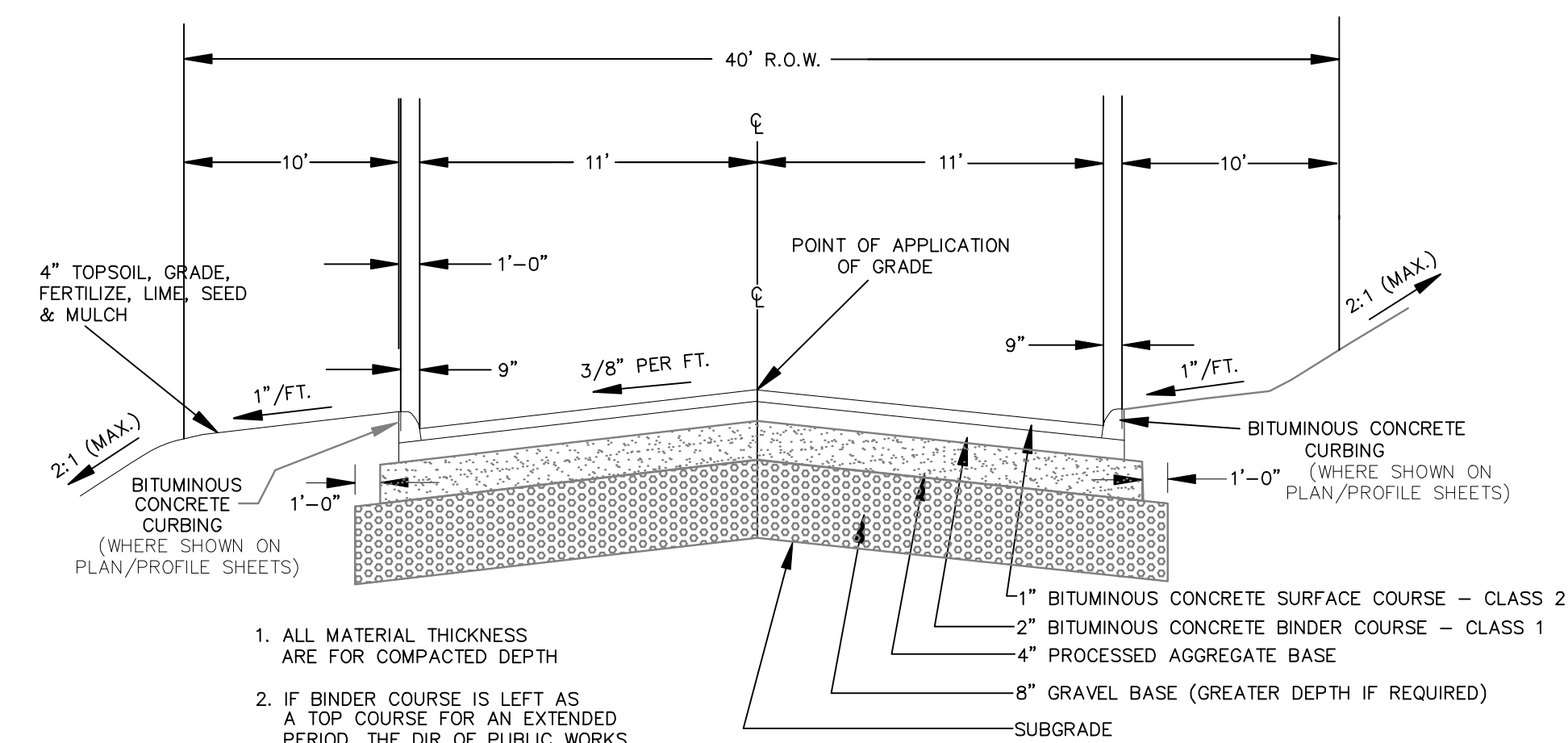
ZONING ENFORCEMENT OFFICER _____ DATE _____

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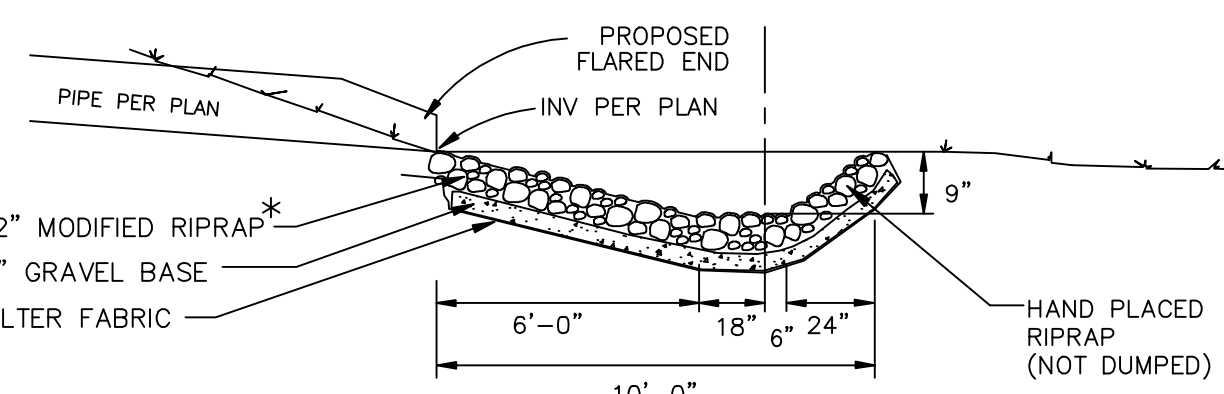
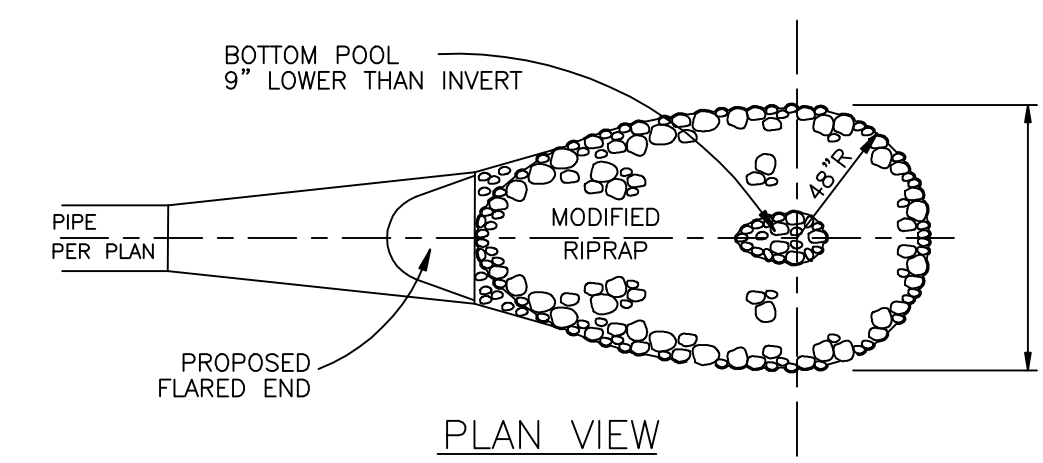


TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION
NOT TO SCALE

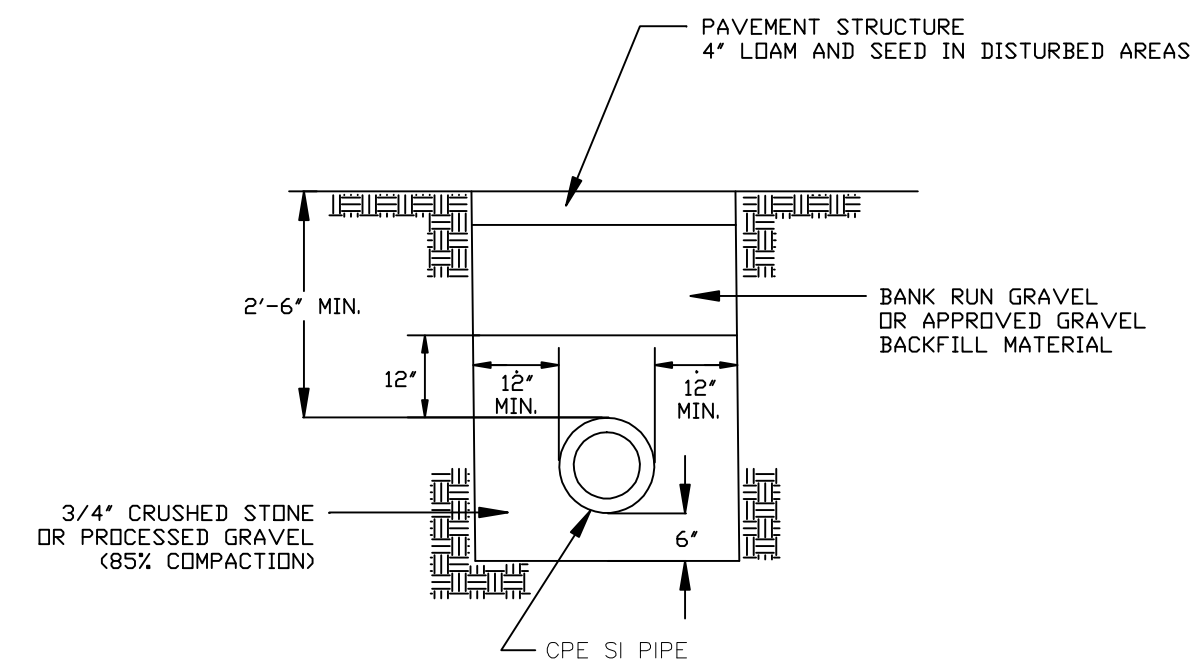


- ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
- IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE DIR OF PUBLIC WORKS MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL MAY BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.
- SUBBASE DEPTH SHALL BE INCREASED TO 18" WHERE LEDGE ROCK IS ENCOUNTERED.
- FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 813, AS AMENDED.

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

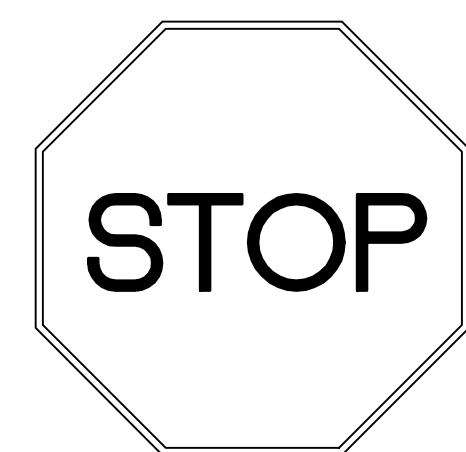


SECTION VIEW
PREFORMED SCOUR HOLE
NOT TO SCALE
FOR FLARED END UNIT



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

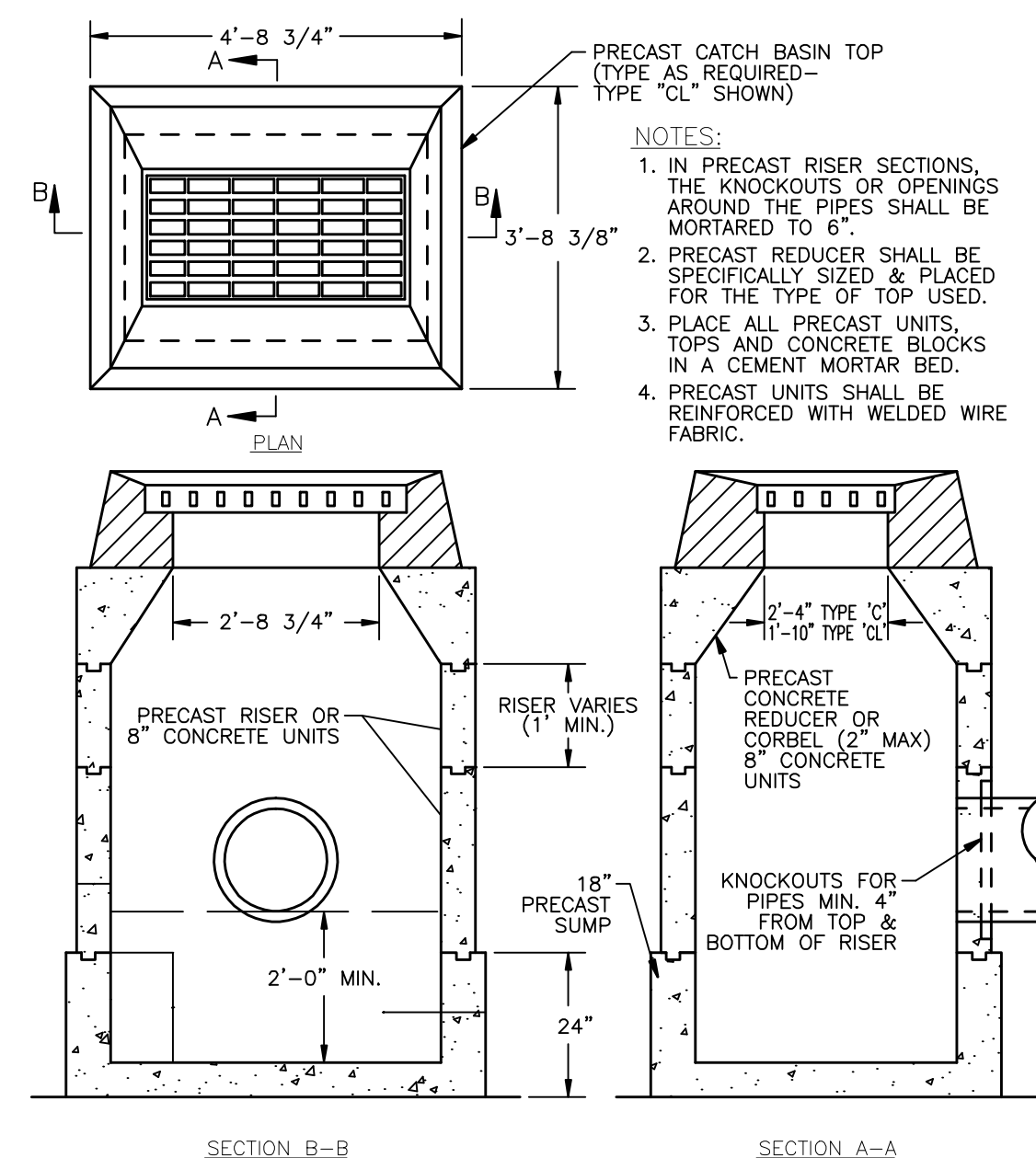
DRAINAGE PIPE TRENCH
NOT TO SCALE



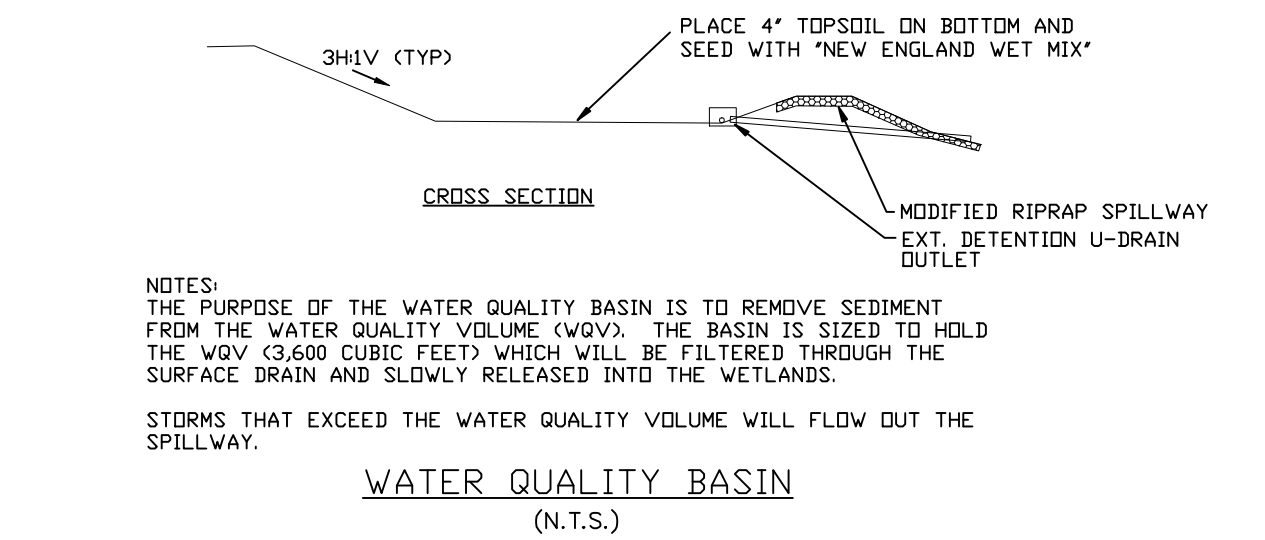
SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

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

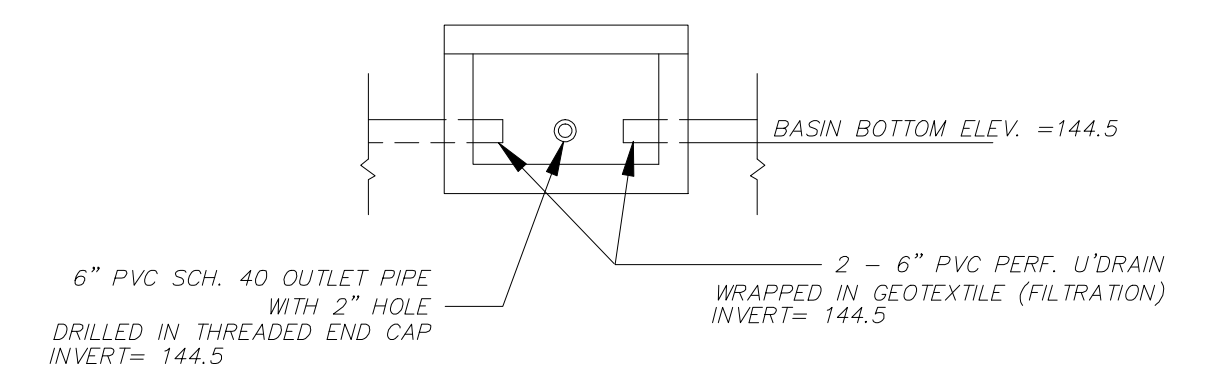
STOP SIGN
NOT TO SCALE



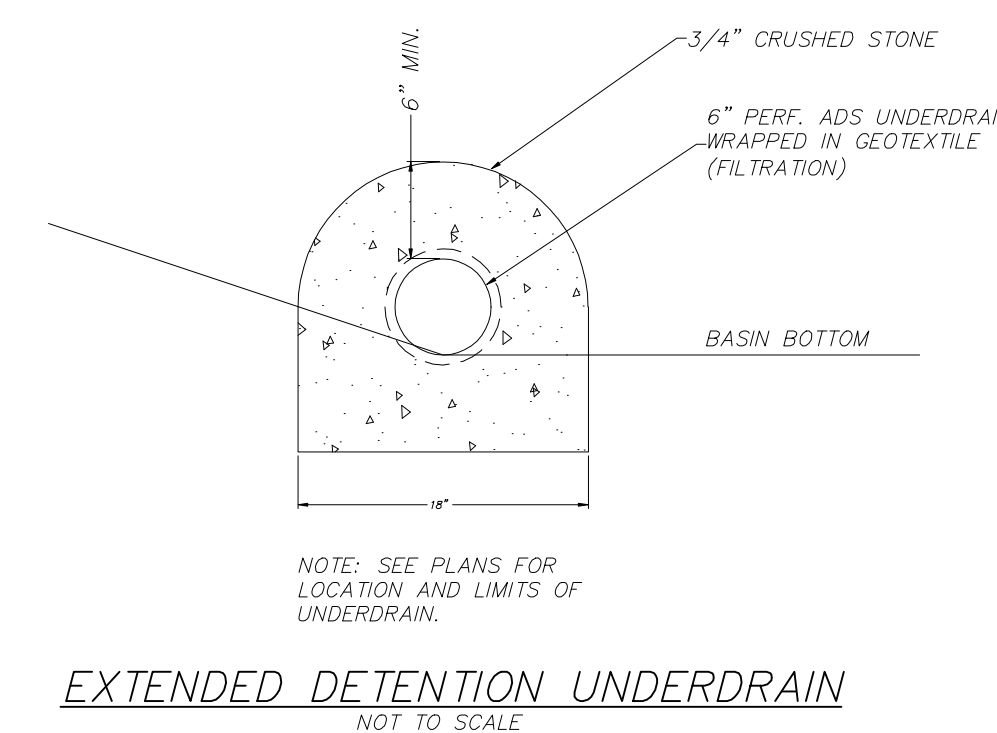
SECTION B-B
SECTION A-A
PRECAST CATCH BASIN
NOT TO SCALE



WATER QUALITY BASIN
(N.T.S.)



D-BOX OUTLET
EXTENDED DETENTION UNDERDRAIN OUTLET
NOT TO SCALE



EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE

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

JULY 2022
REVISED: OCTOBER 31, 2022
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