

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

IWIC 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.

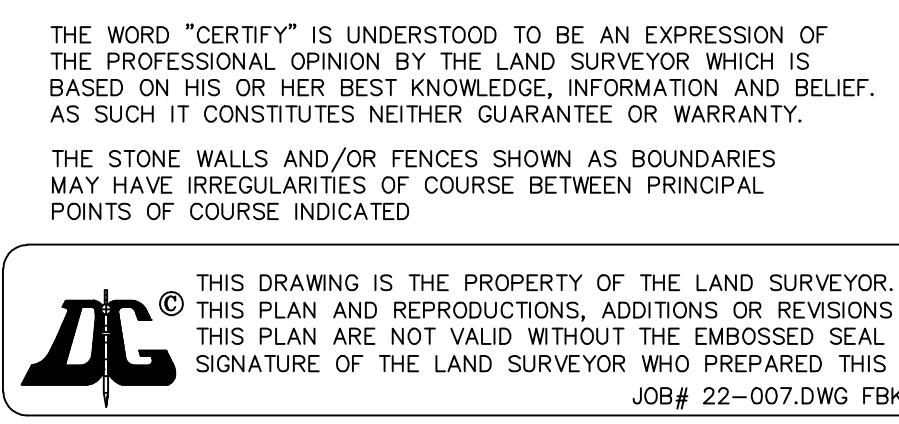
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

ZONING ENFORCEMENT OFFICER _____ DATE

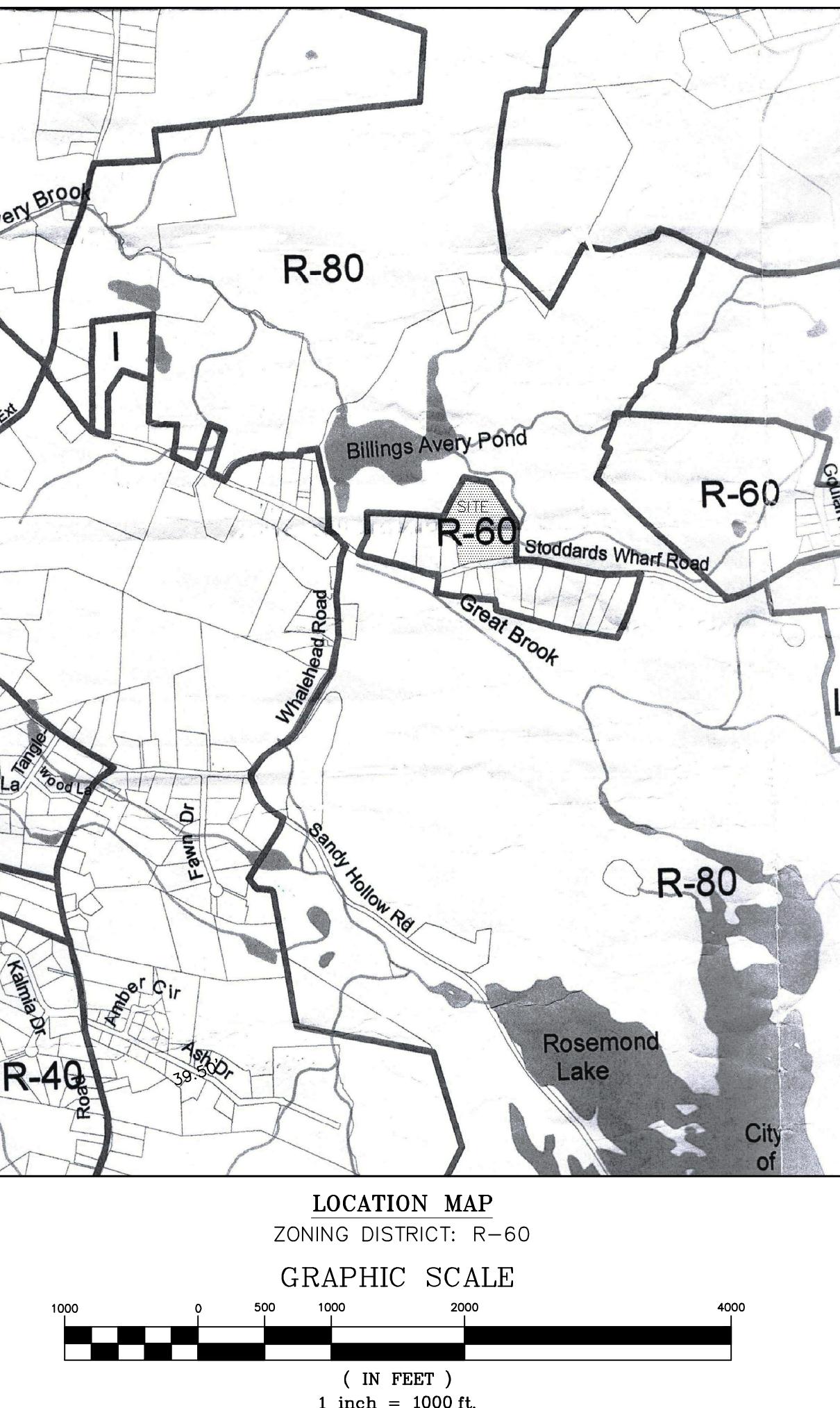
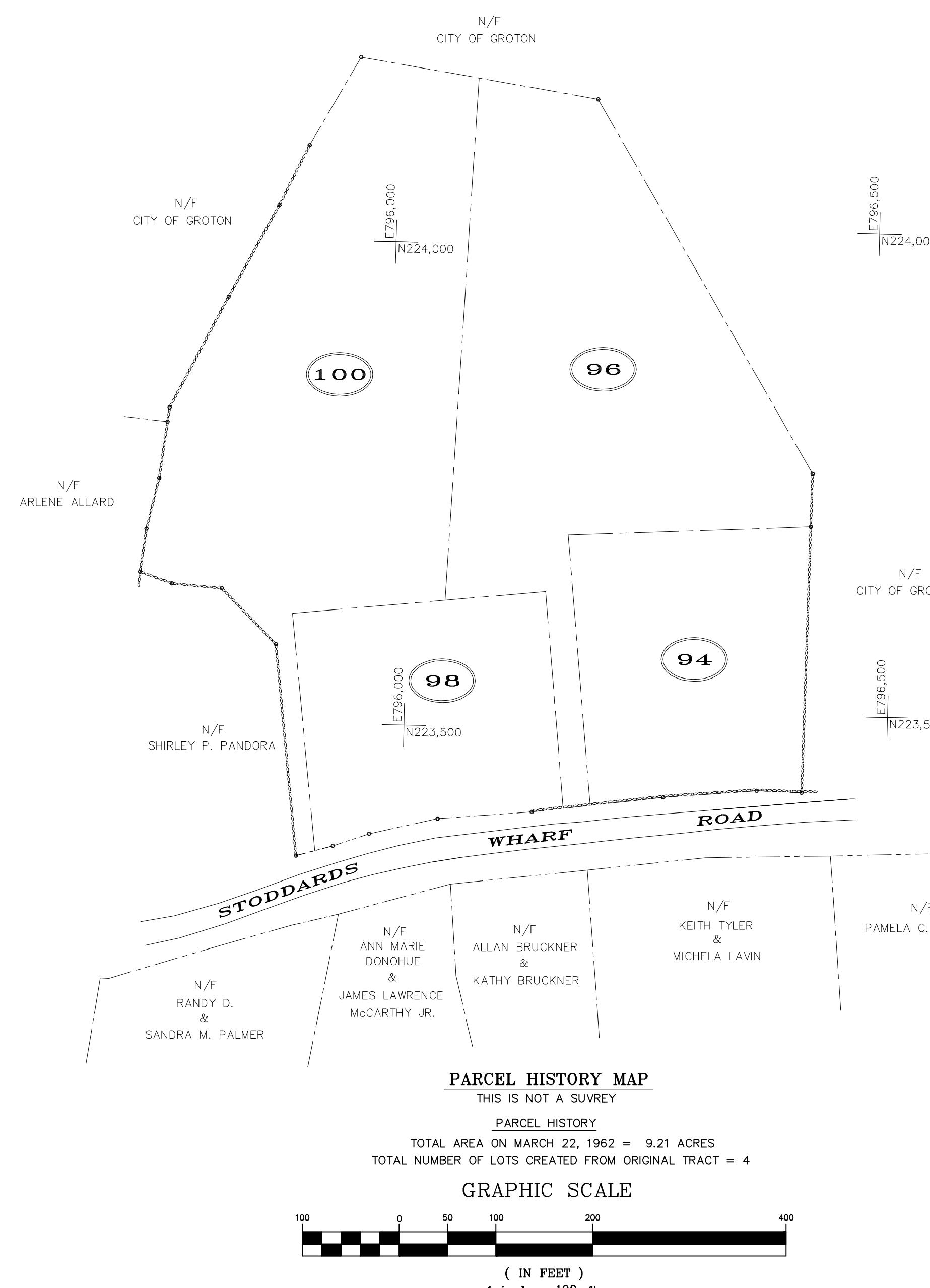


THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 22-007.DWG FBK#327

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



SHEET INDEX

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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

SHEET 1 OF 7
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 STANDARD FOR SURVEYS" AND "STATE OF CONNECTICUT STATE SURVEYORS" 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.

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

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.

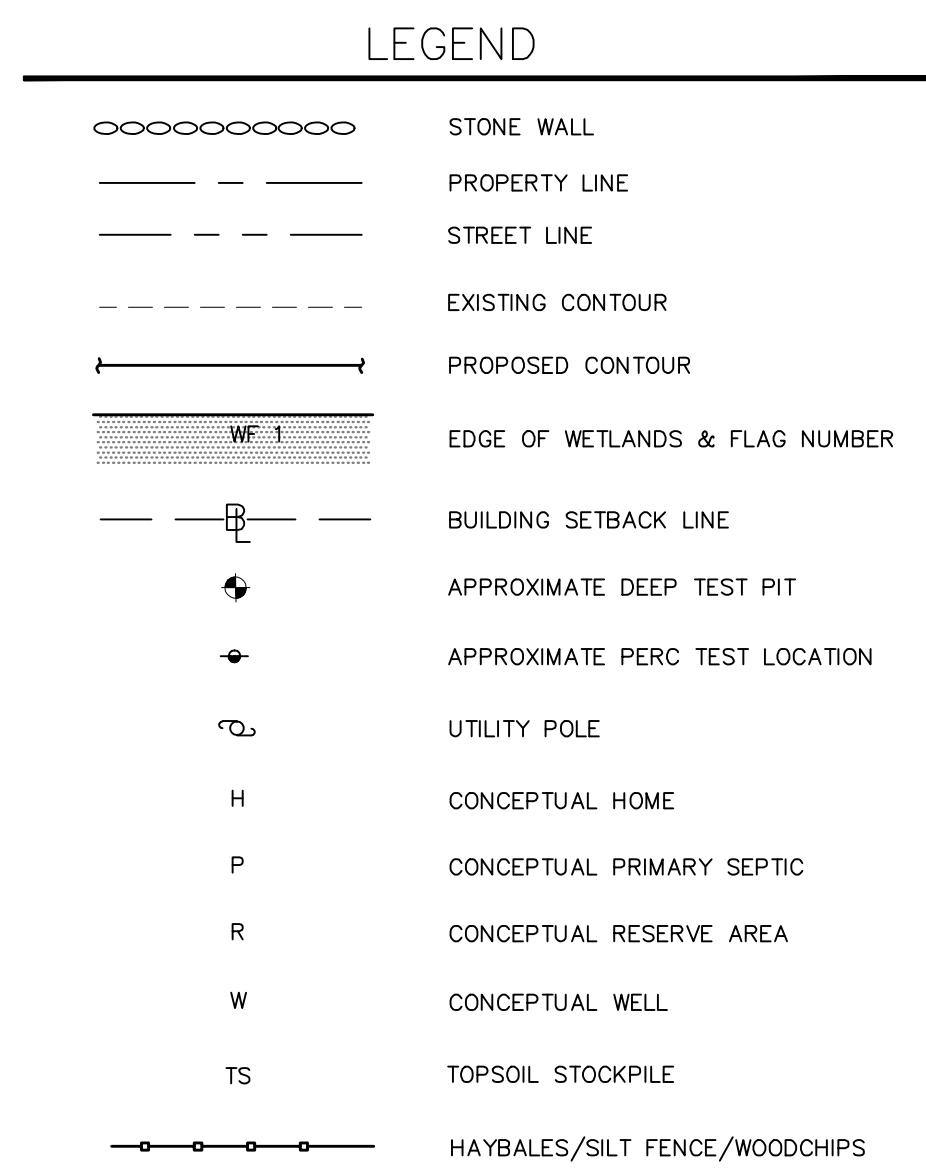
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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



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.

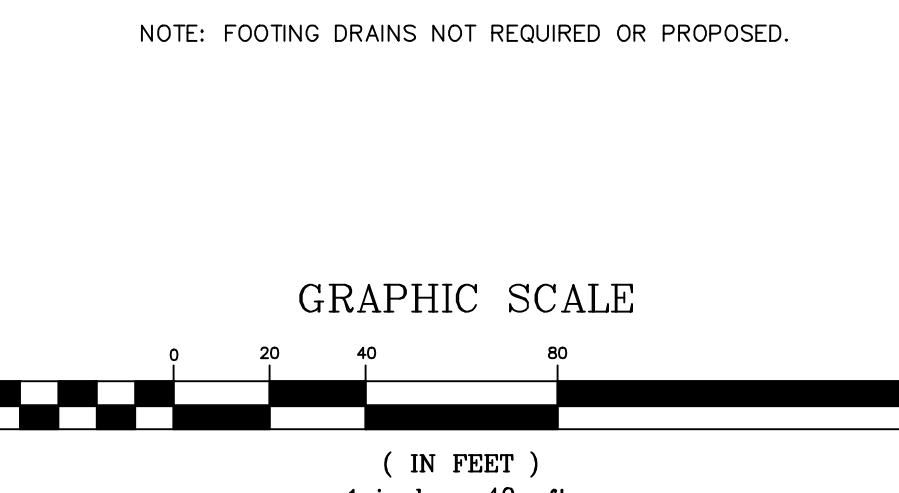
John Cole

IAN COLE
SOIL SCIENTIST

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

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

DC © THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR.
THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF
THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND
SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB# 22-007.DWG FBK#327



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

SHEET 3 OF 7
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 OF THE STATE OF CONNECTICUT AS ENFORCED 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 T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DEEP TEST PIT DATA
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 1 0-45" FILL-DISTURBED LOAM, ROCKS, BRICK NO MOTTLING NO WATER LEDGE @ 45"	TP 16 0-11" TOPSOIL 11-37" BROWN FINE TO MED, SANDY LOAM 37-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 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 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 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 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 83 0-9" TOPSOIL 9-31" BROWN FINE SANDY LOAM 31-104" TAN-BROWN COARSE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 104"
TP 2 0-16" DISTURBED SOIL & FILL 16-50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS NO MOTTLING NO WATER LEDGE @ 50"	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 31 0-7" TOPSOIL 7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 31-100" TAN TO FINE MED. 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 FINE TO VERY FINE SAND W/SILT 37-93" BROWN TO GRAY COARSE SAND W/ GRAVEL AND SOME COBBLES MOTTLING @ 37" NO WATER NO LEDGE	TP 59 0-17" 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 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 84 0-11" TOPSOIL 11-38" BROWN FINE SANDY LOAM TRACE SILT 38-92" TAN TO BROWN MED-COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING WATER @ 79" LEDGE-NONE TO 92"
TP 3 0-10" TOPSOIL 10-28" LIGHT BROWN FINE SANDY LOAM 28-87" LIGHT TAN FINE SAND W/GRAVEL COBBLES, LARGE STONES 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 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 46 0-15" TOPSOIL 15-39" GRAY TO TAN VERY FINE SANDY W/SILT 39-51" GRAY FINE TO MED, SAND W/SILT & HEAVILY WATER-TRACED THROUGH 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 60 0-6" TOPSOIL 10-23" BROWN FINE TO VERY FINE SANDY LOAM 23-97" BROWN TO TAN COARSE TO MED, SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 74 0-10" 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 85 0-12" TOPSOIL 12-33" BROWN FINE SANDY LOAM 30-98" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 98"
TP 4 0-11" TOPSOIL 11-34" LIGHT BROWN FINE SANDY LOAM 34-90" LIGHT TAN/GRAY FINE SAND W/ GRAVEL, SOME COBBLES MOTTLING @ 64" WATER @ 80" NO LEDGE	TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL MOTTLING @ 40" WATER @ 43" 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 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 TAN COARSE SAND W/GRavel AND COBBLES NO MOTTLING WATER @ 96" NO LEDGE	TP 61 0-10" 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 75 0-10" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-96" TAN TO OLIVE/BROWN FINE TO MED, SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRavel AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 89"
TP 5 0-16" TOPSOIL 16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND 45-94" TAN/GRAY FINE TO MED, SAND W/ GRAVEL MOTTLING @ 33" WATER @ 33" NO LEDGE	TP 20 0-17" TOPSOIL 17-31" BROWN FINE SANDY LOAM W/SILT 31-83" TAN/GRAY COARSE SAND W/GRavel AND FEW COBBLES MOTTLING @ 43" WATER @ 46" NO LEDGE	TP 34 0-12" TOPSOIL 12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 44-106" TAN TO BROWN MED. SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 48 0-10" TOPSOIL 10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT 28-106" BROWN TO GRAY MED. TO 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 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 87 0-8" TOPSOIL 8-36" 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 6 0-9" TOPSOIL 9-37" BROWN FINE TO VERY FINE SANDY LOAM 37-84" TAN/GRAY FINE TO MED, SAND W/ GRAVEL, FEW COBBLES MOTTLING @ 46" WATER @ 50" NO LEDGE	TP 21 0-17" SANDY FILL & DISTURBED 17-27" TAN/GRAY COARSE SAND 24-33" BROWN MED. SANDY LOAM 33-88" TAN/BROWN FINE MED. SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 35 0-10" TOPSOIL 0-21" BROWN FINE SANDY LOAM 21-47" TAN TO BROWN MED. SAND W/GRavel, FEW COBBLES NO MOTTLING NO WATER NO LEDGE	TP 49 0-10" TOPSOIL 0-24" 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 POSSIBLY MOTTLING @ 52" WATER @ 90" 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 78 0-10" 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 7 0-7" TOPSOIL 7-30" BROWN FINE TO MED, SANDY LOAM 30-77" TAN COARSE SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 22 0-19" FILL 19-32" TOPSOIL 32-53" BROWN MED. SANDY LOAM 53-103" TAN TO BROWN MED. TO FINE SAND W/GRavel AND 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 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 COBBLES NO MOTTLING WATER @ 106" NO LEDGE	TP 65 0-10" TOPSOIL 10-31" BROWN FINE SANDY LOAM 31-100" TAN TO BROWN COARSE SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 66 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 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 8 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-64" ORANGE/TAN COARSE SAND W/GRavel 64-95" TAN/GRAY FINE TO MED, SAND MOTTLING @ 73" WATER @ 83" NO LEDGE	TP 23 0-17" TOPSOIL 17-24" SANDY FILL AND DISTURBED 24-33" BROWN MED. SANDY LOAM 33-88" TAN TO BROWN MED. 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 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 67 0-13" TOPSOIL 13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 30-100" TAN TO BROWN COARSE SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 70 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 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 9 0-15" TOPSOIL 15-31" BROWN FINE SANDY LOAM 31-96" TAN MED. TO COARSE SAND AND GRAVEL, FEW COBBLES NO MOTTLING NO WATER NO LEDGE	TP 24 0-8" TOPSOIL 0-46" BROWN FINE TO MED, SANDY LOAM, SOME COBBLES 46-92" TAN TO GRAY COARSE SAND W/GRavel AND COBBLES MOTTLING @ 60" WATER @ 64" UPHILL, 32" DOWNHILL NO LEDGE	TP 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 52 0-13" TOPSOIL 13-38" BROWN FINE TO VERY FINE SANDY LOAM 38-90" BROWN TO TAN COARSE TO MED, SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 68 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 71 0-11" TOPSOIL 11-39" BROWN FINE TO MED, SANDY LOAM 39-101" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 81 0-10" TOPSOIL 13-40" BROWN FINE TO MED, SANDY LOAM 40-96" TAN TO GRAY MED. TO FINE SAND W/GRavel AND COBBLES NO MOTTLING NO WATER NO LEDGE
TP 10 0-11" TOPSOIL 11-23" BROWN FINE SANDY LOAM 23-84" TAN TO GRAY MED. TO COARSE SAND W/ GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 25 0-10" TOPSOIL 10-29" BROWN FINE TO MED, SANDY LOAM, SOME SILT 29-75" BROWN TO GRAY MED. TO COARSE SAND W/GRavel AND COBBLES MOTTLING @ 33" WATER @ 33", 30" DOWNHILL NO LEDGE	TP 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 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 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 AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 72 0-11" TOPSOIL 18-52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT 52-101" TAN TO BROWN FINE TO MED, SAND, SOME GRAVEL NO MOTTLING NO WATER NO LEDGE	TP 82 0-9" SAND AND GRAVEL FILL 18-18" TOPSOIL 18-52" LIGHT B

LOT 1 27" DEEP	LOT 2 29" DEEP	LOT 3 30" DEEP	LOT 4 26" DEEP	LOT 5 26" DEEP	LOT 6 29" DEEP	LOT 7 30" DEEP	LOT 8 30" DEEP	LOT 9 29" DEEP
TIME 8:59 READING 2"	TIME 8:51 READING 4"	TIME 9:00 READING 7 1/2"	TIME 9:02 READING 2 1/4"	TIME 9:55 READING 2"	TIME 1:30 READING 4"	TIME 1:32 READING 3"	TIME 1:34 READING 4"	TIME 1:41 READING 4"
9:04 6 3/4"	9:56 10"	9:05 13, 3/4"	9:07 13 1/2"	9:07 13 1/2"	10:00 13"	1:35 13"	1:37 13"	1:39 9 1/2"
9:09 9"	9:01 13"	9:10 11"	9:12 19"	9:17 22 1/2"	10:10 17"	1:40 23"	1:42 18"	1:44 13"
9:14 11"	9:06 16"	9:15 13 1/2"	9:17 22 1/2"	9:22 24 1/2"	10:15 19 1/2"	1:45 24 1/2"	1:47 20 1/2"	1:49 15 1/2"
9:19 12 1/2"	9:11 18"	9:20 16"	9:22 24 1/2"	9:22 24 1/2"	10:20 22"	1:50 25 1/2"	1:52 23"	1:54 18"
9:24 14"	9:16 20"	9:25 17 1/2"	9:27 26"	9:32 DRY	10:25 24"	2:00 24"	2:02 24"	2:04 20"
9:29 15 1/2"	9:21 21"	9:30 19 1/2"	9:35 20 1/2"	10:30 25"	2:05 28 1/2"	2:07 25 3/4"	2:09 23 1/2"	2:11 22"
9:34 17"	9:26 22"	9:35 20 1/2"	9:40 21 1/2"	10:35 26"	2:10 DRY	2:12 26 3/4"	2:14 24 1/2"	2:16 23 1/2"
9:39 18 1/4"	9:31 23"	9:40 21 1/2"	9:45 22 1/2"	10:40 DRY	2:17 27 3/4"	2:19 26"	2:21 25"	2:26 26 1/2"
9:44 19 1/4"	9:36 24"	9:45 22 1/2"						2:31 26 1/2"
9:49 20 1/4"	9:41 25"							

PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/3.3 MINS.

LOT 10 27" DEEP	LOT 11 27" DEEP	LOT 12 27" DEEP	LOT 13 30" DEEP	LOT 14 32" DEEP	LOT 15 30" DEEP	LOT 16 30" DEEP	LOT 17 28" DEEP
TIME 9:13 4"	TIME 9:10 4"	TIME 9:15 14 1/2"	TIME 9:18 7"	TIME 11:28 3"	TIME 10:41 3 1/2"	TIME 10:39 7"	TIME 10:45 3"
9:18 11 1/2"	9:15 14 1/2"	9:23 10"	9:28 10"	11:33 10"	10:46 12 1/2"	10:44 11"	10:50 12"
9:23 16"	9:20 17 1/2"	9:28 10"	9:33 11 3/4"	11:38 12 1/2"	10:51 15"	10:49 15"	10:55 14 1/4"
9:28 18"	9:25 21"	9:33 14 1/2"	9:38 13"	11:43 14 1/2"	10:56 17"	10:54 19 1/2"	11:00 15 1/4"
9:33 20"	9:30 22"	9:38 13"	9:43 14 1/4"	11:48 16 1/2"	11:01 19"	10:59 20 1/2"	11:05 17 1/4"
9:38 21 1/2"	9:35 23"	9:43 14 1/4"	9:48 15 1/2"	11:53 17 1/4"	11:49 27 1/2"	11:06 19 1/2"	11:10 19 1/4"
9:43 22"	9:40 24"	9:48 15 1/2"	9:53 16 1/2"	11:58 19"	11:54 29"	11:11 20 1/2"	11:15 21"
9:48 23 1/2"	9:45 25"	9:53 16 1/2"	9:58 17 7/8"	12:03 20 1/2"	11:59 30 1/2"	11:16 21 1/2"	11:20 22 1/4"
9:53 24 1/2"	9:50 26"	9:58 17 7/8"	12:08 21 1/8"	12:04 DRY	11:21 22 1/2"	11:19 25"	11:25 23 1/4"
9:58 25 1/2"	9:55 DRY	10:03 19 1/2"			11:26 23 1/2"	11:30 25 3/4"	11:35 25 3/4"

PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3 MINS. PERC RATE: 1"/3 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/6.7 MINS. PERC RATE: 1"/4 MINS.

LOT 18 28" DEEP	LOT 19 27" DEEP	LOT 20 30" DEEP	LOT 21 29" DEEP	LOT 22 26" DEEP	LOT 23 29" DEEP	LOT 24 30" DEEP	LOT 25 28" DEEP
TIME 8:48 3"	TIME 8:41 4"	TIME 8:46 8 1/4"	TIME 8:43 5 1/4"	TIME 8:40 5 1/2"	TIME 8:45 9 1/2"	TIME 8:40 9 1/2"	TIME 8:47 10"
10:42 6 3/4"	8:53 9"	8:51 10 1/4"	8:51 10 1/4"	8:53 10 1/4"	8:50 11 7/8"	8:50 11 7/8"	8:52 10 1/4"
10:47 9 1/4"	9:03 18"	8:56 12 1/2"	8:58 17 1/2"	8:55 14"	8:50 15 1/2"	8:50 15 1/2"	8:57 17"
10:52 12 1/2"	9:03 18"	8:56 12 1/2"	9:01 15"	9:03 19 1/2"	9:00 15 1/2"	9:00 15 1/2"	9:02 19"
10:57 15"	9:08 20"	9:01 15"	9:08 21"	9:05 17 1/2"	9:00 21"	9:05 21"	9:07 21"
11:02 17"	9:13 22"	9:06 17"	9:13 22"	9:08 21"	9:05 16 1/2"	9:05 23"	9:15 21"
11:07 19"	9:18 23"	9:11 18"	9:13 22"	9:13 22"	9:10 17 3/4"	9:20 25"	9:20 21 1/2"
11:12 20"	9:23 24"	9:16 19"	9:18 23"	9:15 18 1/2"	9:15 22 1/2"	9:25 27"	9:25 22 1/2"
11:17 21"	9:28 25"	9:21 20"	9:23 23 3/4"	9:20 19 1/2"	9:20 28 7/8"	9:20 23 1/2"	9:22 26 1/2"
11:22 22 1/8"	9:33 26"	9:26 21"	9:28 24 1/2"	9:25 20 1/2"	9:25 DRY	9:25 24 1/2"	
11:27 23 1/8"	9:38 DRY	9:31 22"	9:33 25 1/2"	9:30 21 1/2"			

PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/2.7 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/6 MINS.

LOT 26 30" DEEP	LOT 27 29" DEEP	LOT 28 28" DEEP	LOT 29 28" DEEP	LOT 30 29" DEEP	LOT 31 29" DEEP	LOT 32 28" DEEP	LOT 33 30" DEEP
TIME 11:43 3 1/2"	TIME 12:30 3"	TIME 12:35 12"	TIME 12:27 3"	TIME 11:45 3"	TIME 11:46 3"	TIME 10:15 3"	TIME 10:18 2 1/2"
11:48 8"	12:40 17 1/2"	12:37 11 1/2"	12:32 7 1/2"	11:28 11 3/4"	11:50 7 3/4"	10:20 11 1/2"	10:23 12"
11:53 10"	12:45 20"	12:45 20"	12:42 14"	11:33 15"	11:55 11 1/2"	10:25 16 1/2"	10:28 15 1/2"
10:58 13"	12:50 23"	12:47 16"	12:43 21 1/2"	11:38 18"	12:00 13 3/4"	10:30 21"	10:33 19 1/2"
12:03 14 1/2"	1:00 25"	12:52 18"	12:52 24"	11:43 21 1/2"	12:05 16"	10:35 24"	10:38 21"
12:08 16"	1:05 28"	12:57 19"	12:57 26"	11:48 24"	12:10 18"	10:40 25 1/2"	10:43 22 1/2"
12:13 17"	1:05 28"	12:57 26 1/2"	12:57 26 1/2"	11:53 26"	12:15 20"	12:16 16"	10:48 24"
12:18 18 1/2"	1:05 28"	1:02 20"	1:08 21"	11:58 DRY	12:20 21"	12:21 17 1/2"	10:53 25"
12:23 20"	1:10 DRY	1:12 22"			12:25 22 1/4"	12:26 18 1/2"	10:58 25 3/4"
12:28 21"					12:30 23 1/2"	12:31 19 1/2"	11:03 26 3/4"

PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/4 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/6 MINS.

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

IWWC APPLICATION#

APPROVED,

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS. DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED
- CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF 36 LOT RESIDENTIAL SUBDIVISION. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

OWNER AT TIME OF CONSTRUCTION WILL SERVE AS CONTACT PERSON FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES ON THIS PLAN.

EROSION CONTROL NOT REQUIRED FOR AVERY BROOK CIRCLE.

CONSTRUCTION SEQUENCE: HOMES

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAYS, HOMES AND SEPTIC SYSTEMS.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
4. ROLL GRAVEL ON THE DRIVEWAY AND HOUSE AREA.
5. INSTALL CONCRETE UTILITY PIPING.
6. FOLLOWING CONSTRUCTION OF THE HOME, FINISH GRADE ALL DISTURBED AREAS.
7. LOAM AND SEED ALL DISTURBED AREAS.

MAINTENANCE:

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

GENERAL NOTES:

1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
2. LIMITS OF DISTURBANCE AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 3:1 (H:V).
4. NO DRIVEWAY SHALL BE GREATER THAN 15% SLOPE AT ANY POINT. ANY DRIVEWAY HAVING A GRADE OF 8% OR MORE, BUT NOT EXCEEDING 15%, SHALL BE PAVED FOR THAT PORTION OF DRIVEWAY THAT EXCEEDS 8%.
5. CONSTRUCTION EXPECTED TO BEGIN IN THE FALL OF 2022.

TEMPORARY SEEDING

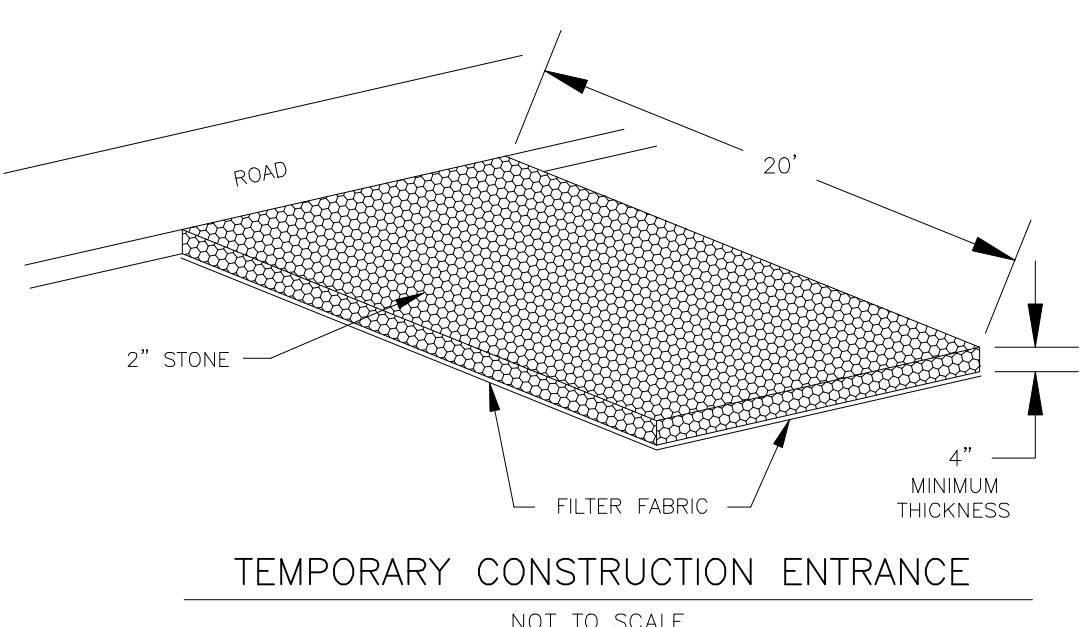
USE TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIMESTONE AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

PERMANENT SEEDING

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2 INCHES. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. TILLERTON WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WIDE TILLER, AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR EQUIVALENT. SEED APPLICATION: APPLY LAWN SEED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE. NOTE: HYDROSEEDER IS USED. INCREASE SEED MIXTURE BY 10% MULCH IMMEDIATELY FOLLOWING SEEDING. MULCH THE SEADED SURFACE WITH STRAW OR HAY AT A RATE OF 70 lbs./1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.

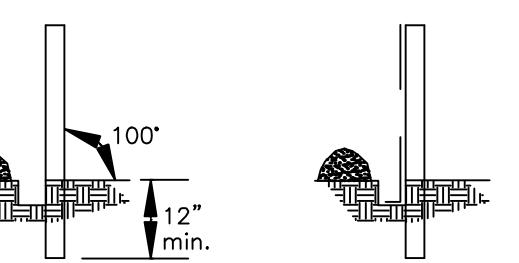
CONSTRUCTION SEQUENCE: AVERY BROOK CIRCLE

- 1) STAKEOUT OFFSETS AND GRADE STAKES AT 50 FOOT STATIONS
- 2) REMOVE/DISPOSE OF ANY STUMPS/TREE DEBRIS.
- 3) STRIP/STOCKPILE TOPSOIL - LOCATION OF STOCKPILES TO BE DETERMINED. INSTALL EROSION CONTROL AT STOCKPILES.
- 4) EXCAVATE TO SUBGRADE, INSTALL 8" SUBBASE; 4" BASE AND BITUMINOUS CONCRETE.
- 5) INSTALL/GRADE TOPSOIL SHOULDER OF AVERY BROOK CIRCLE.

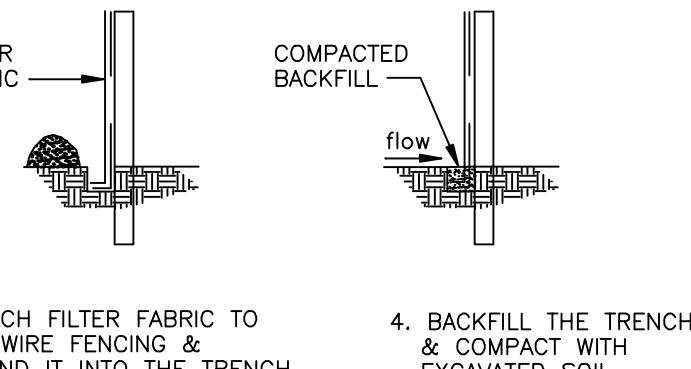


TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

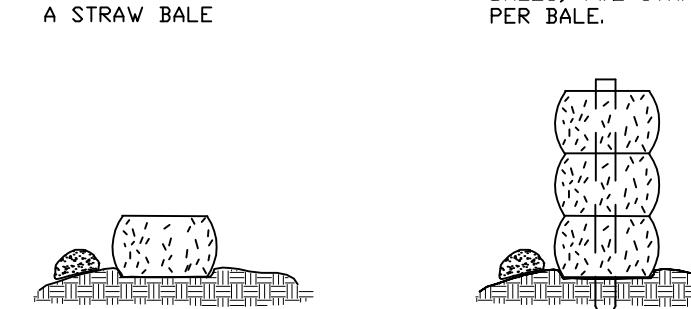
1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE, ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.
2. STAPLE THE WIRE MESH FENCING TO END POST.



3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.



1. EXCAVATE A TRENCH 4" DEEP & THE WIDTH OF A STRAW BALE.
2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE.

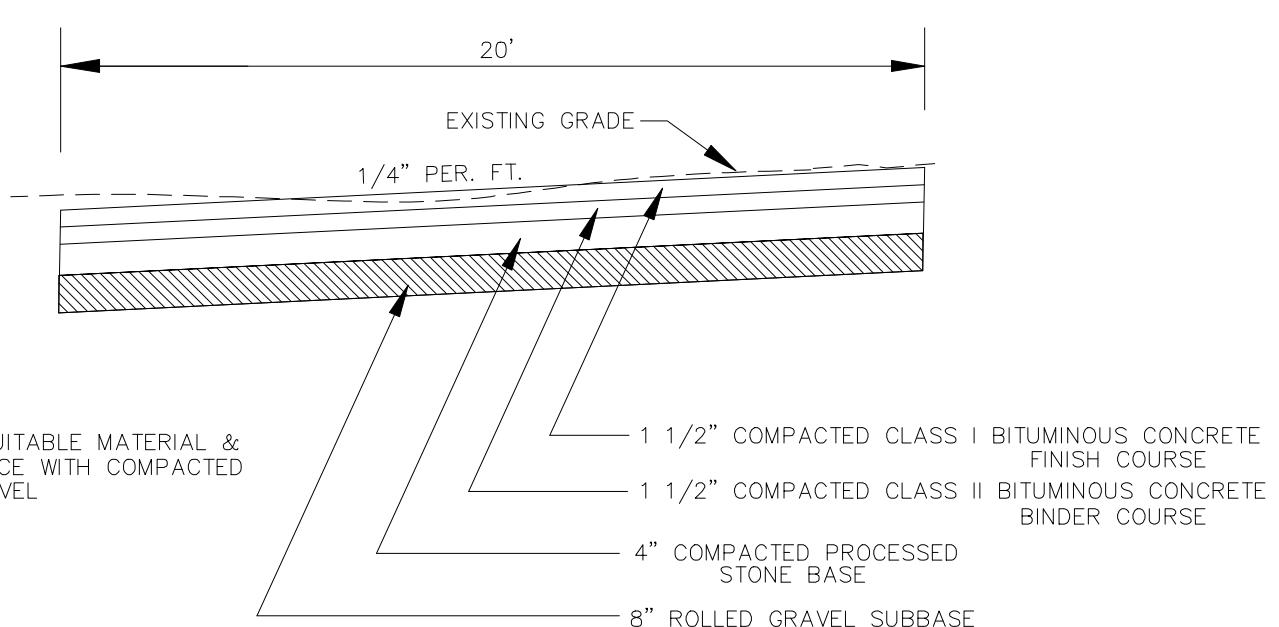


3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.
4. BACKFILL & COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE

CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



AVERY BROOK CIRCLE 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
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.	
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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EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING EROSION AND SEDIMENT CONTROL

NARRATIVE AND DETAILS

RESUBDIVISION

PROPERTY OF

AVERY BROOK HOMES LLC

94, 96, 98 AND 100

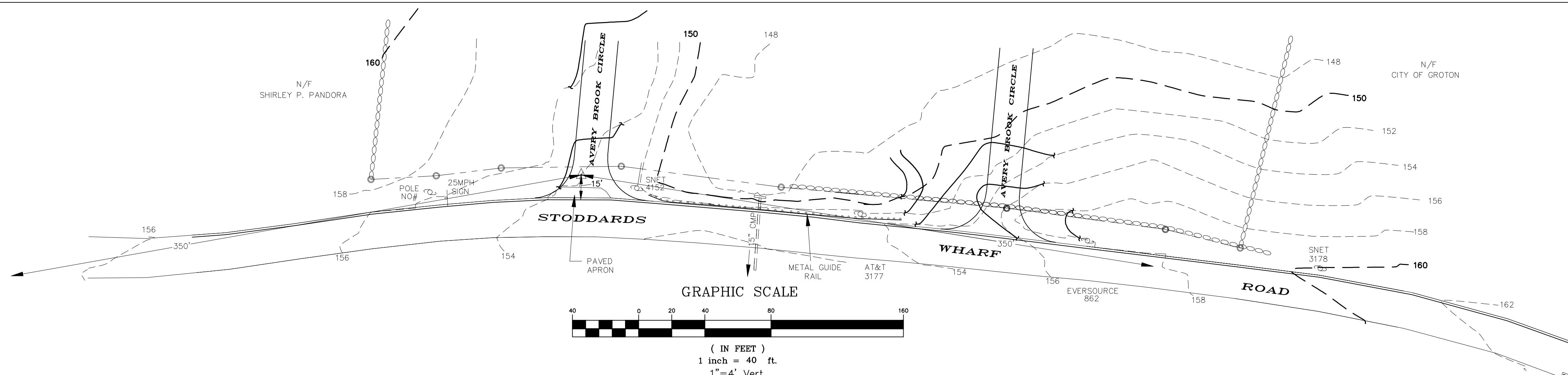
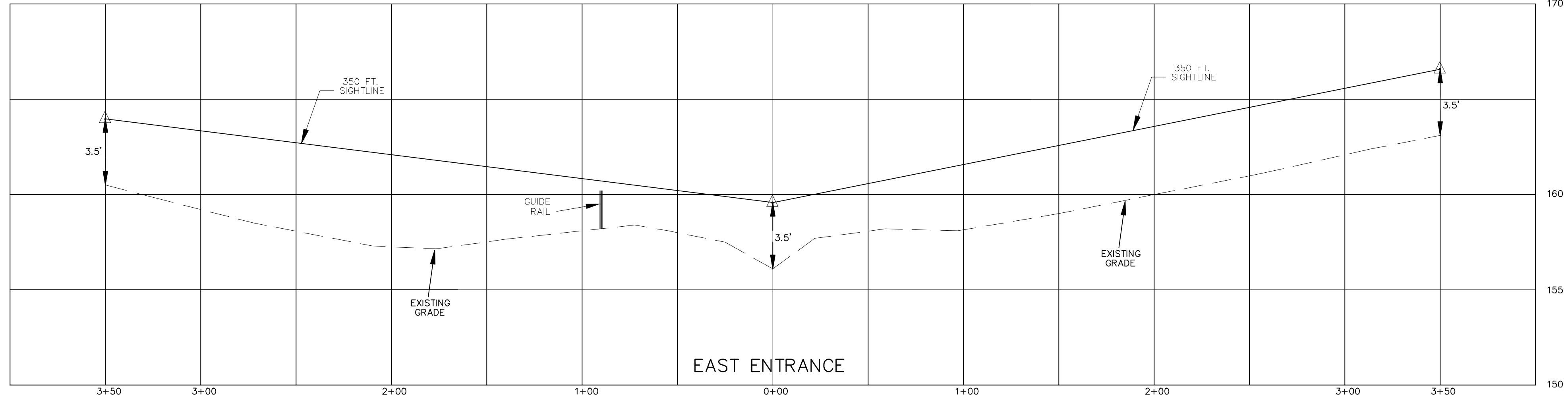
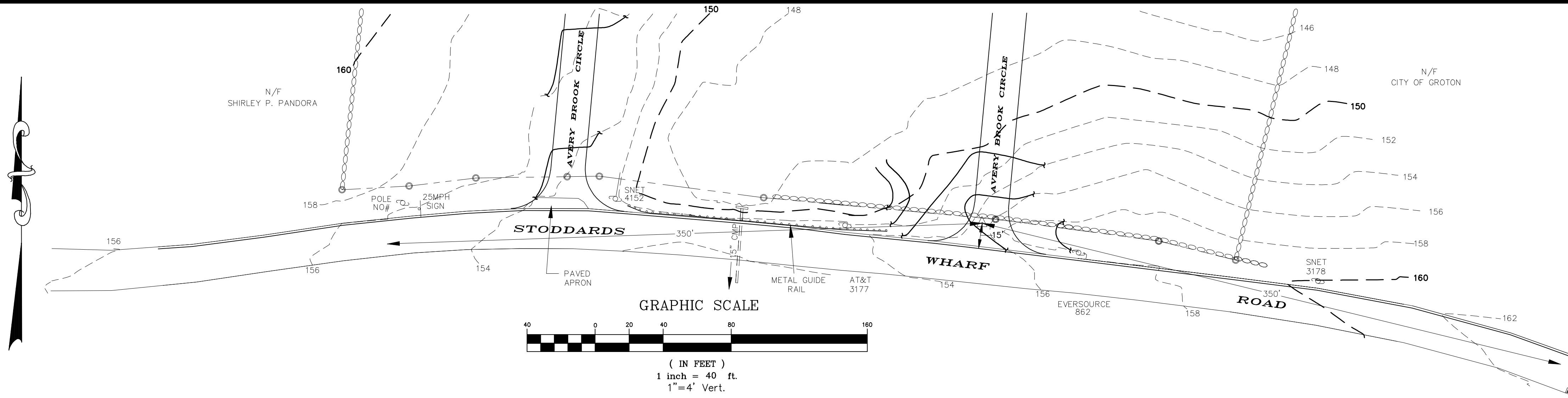
STODDARDS WHARF ROAD

A.K.A.

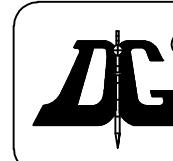
CONNECTICUT ROUTE 214

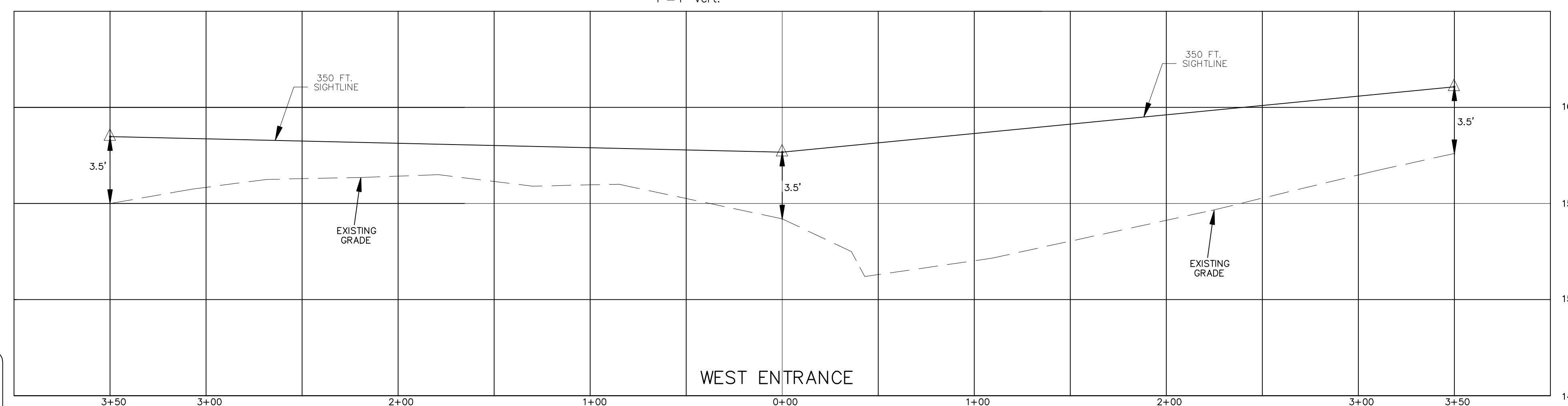
LEDYARD, CONNECTICUT

JULY 2022



LEGEND	
oooooooooooo	STONE WALL
— — — —	PROPERTY LINE
— — — —	STREET LINE
— — — —	EXISTING CONTOUR
— — — —	PROPOSED CONTOUR
—○—	UTILITY POLE

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JOB#22-007.DWG FBK#327



SIGHTLINE
DEMONSTRATION PLAN
PROPERTY OF
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
JULY 2022