

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. _____ 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 _____

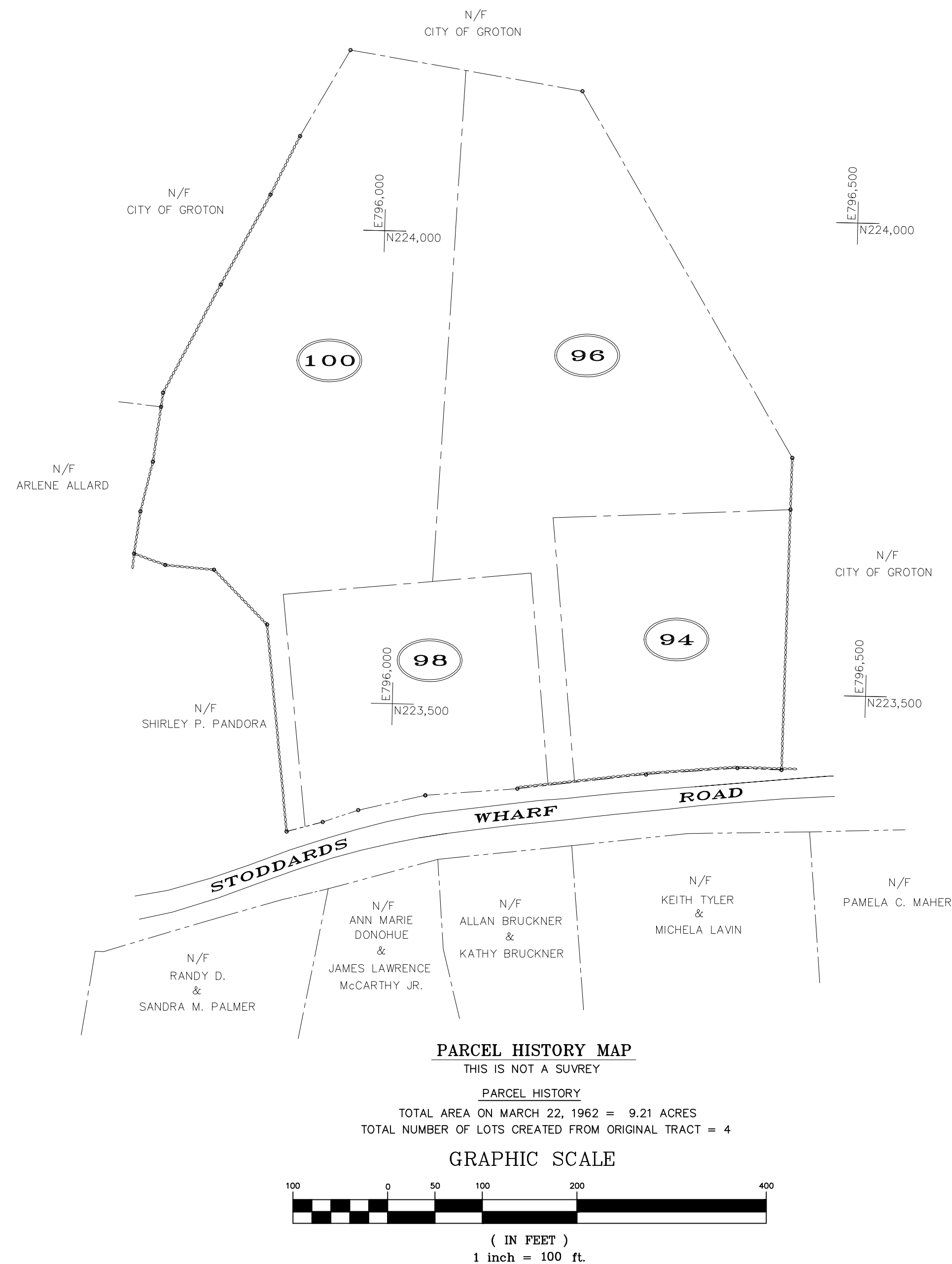
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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

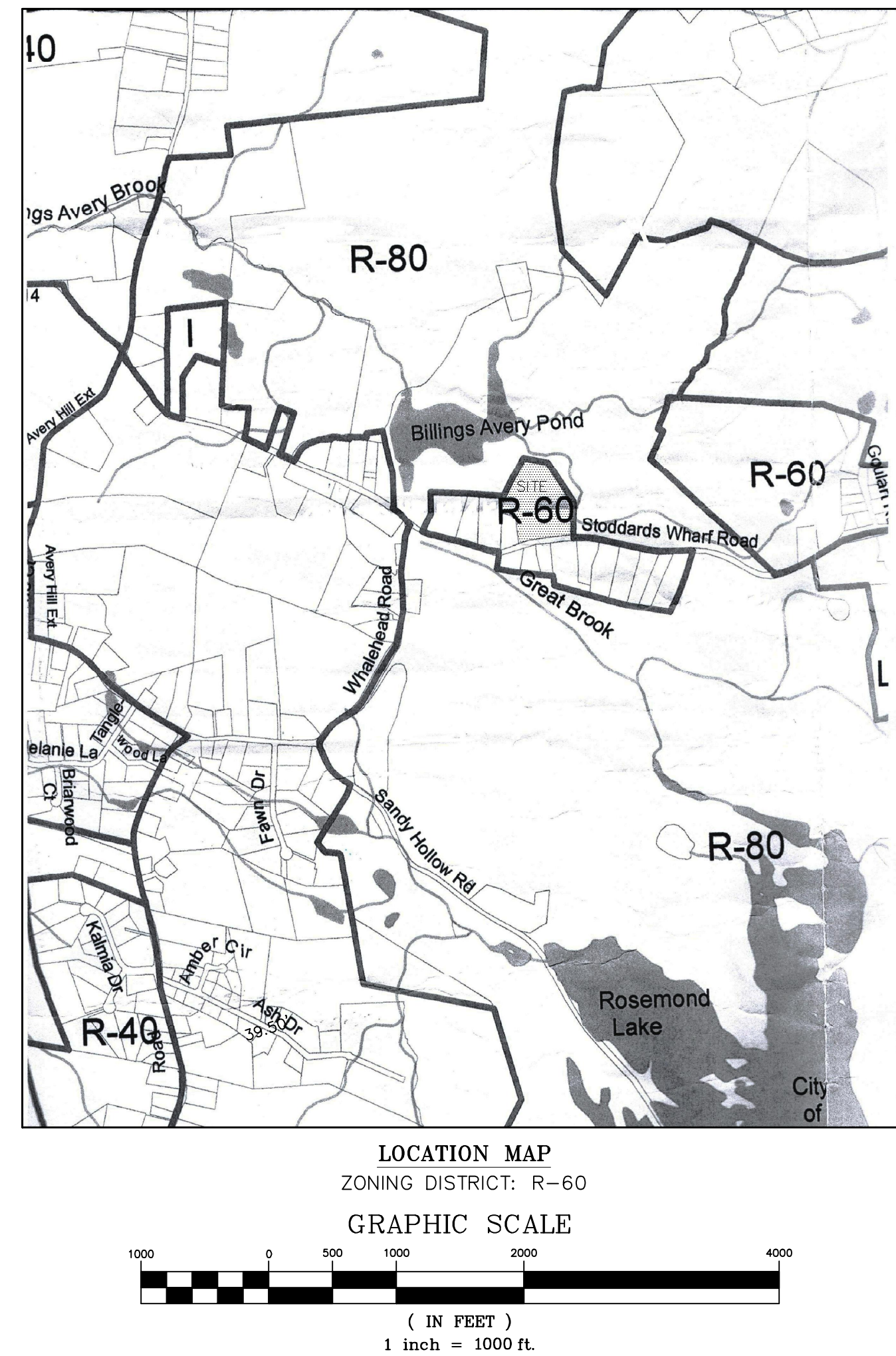
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NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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



- GENERAL NOTES:
1. MAP REFERENCES:
A) 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.
B) 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.
 2. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
 3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
 4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
 5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
 6. ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g.
MINIMUM FRONT YARD SETBACK 12' FROM COMMON DRIVE
MINIMUM SIDE YARD SETBACK 6'
MINIMUM REAR YARD SETBACK 15'
 7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



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	- CONSTRUCTION DETAILS; EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET 7	- 40 SCALE SIGHTLINE DEMONSTRATION PLAN

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

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: 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 _____

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THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

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ASSESSOR _____ DATE _____

IWVC APPLICATION# _____

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LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND
- IP FND
- DRILL HOLE OR REBAR TO BE SET
- CURVE TABEL NUMBER
- UTILITY POLE
- WF 1
- EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT

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

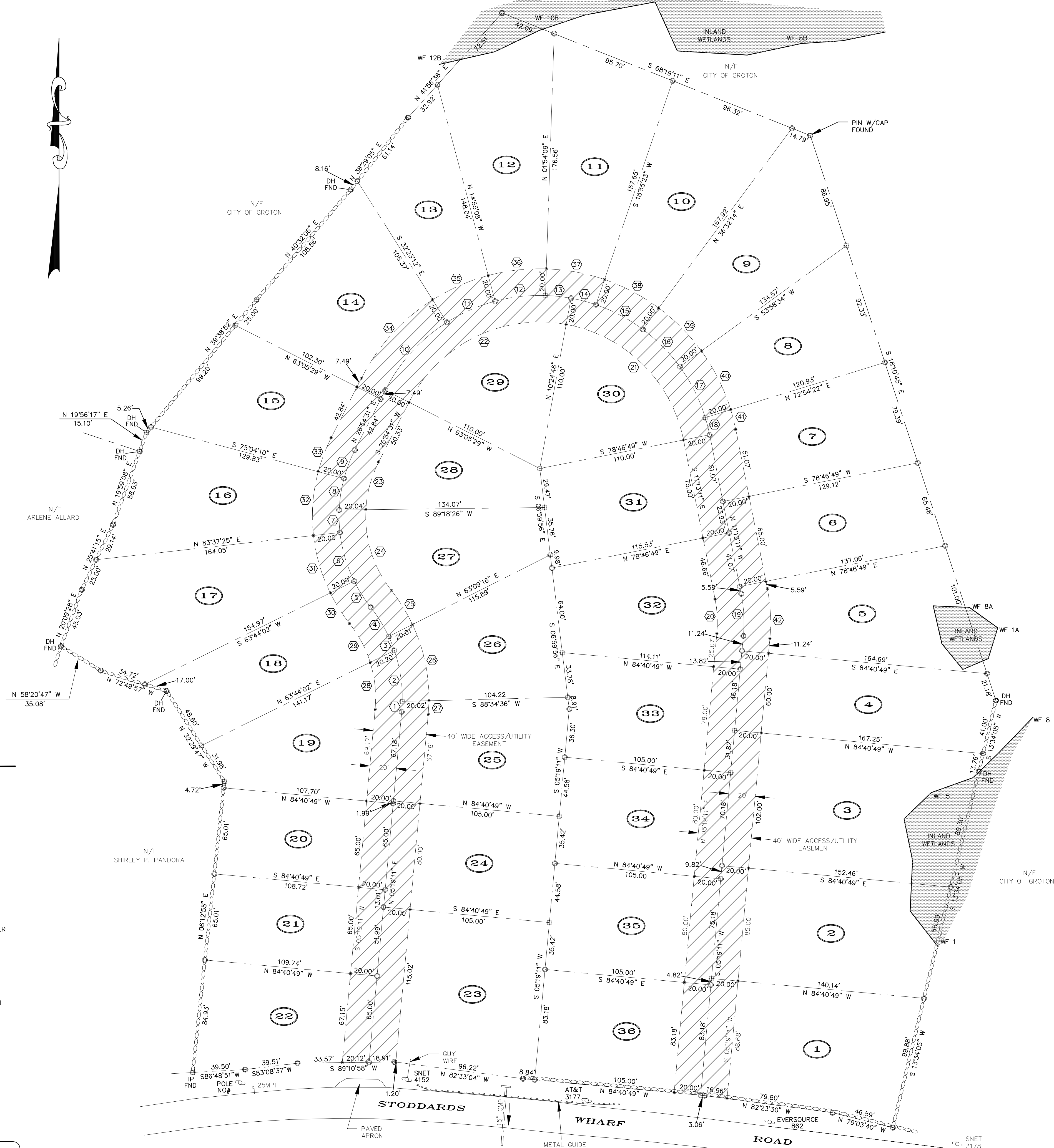
IAN COLE
SOIL SCIENTIST

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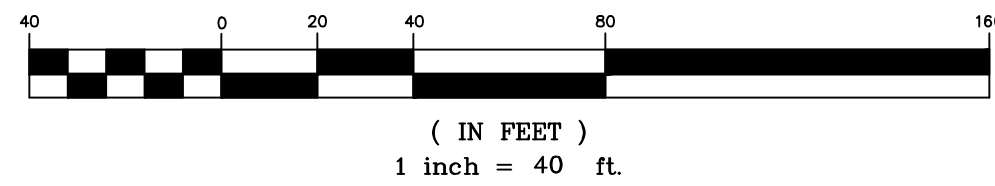


LOT NUMBER	TOTAL AREA
1	14,065 Sq. Ft. 0.32 ACRES
2	14,136 Sq. Ft. 0.32 ACRES
3	18,345 Sq. Ft. 0.42 ACRES
4	11,387 Sq. Ft. 0.26 ACRES
5	12,226 Sq. Ft. 0.28 ACRES
6	9,951 Sq. Ft. 0.23 ACRES
7	10,374 Sq. Ft. 0.24 ACRES
8	9,714 Sq. Ft. 0.22 ACRES
9	11,479 Sq. Ft. 0.26 ACRES
10	12,201 Sq. Ft. 0.28 ACRES
11	12,194 Sq. Ft. 0.28 ACRES
12	13,033 Sq. Ft. 0.30 ACRES
13	8,908 Sq. Ft. 0.20 ACRES
14	12,717 Sq. Ft. 0.29 ACRES
15	10,706 Sq. Ft. 0.25 ACRES
16	11,607 Sq. Ft. 0.27 ACRES
17	14,780 Sq. Ft. 0.34 ACRES
18	9,879 Sq. Ft. 0.23 ACRES
19	10,567 Sq. Ft. 0.24 ACRES
20	8,334 Sq. Ft. 0.19 ACRES
21	8,400 Sq. Ft. 0.19 ACRES
22	9,663 Sq. Ft. 0.22 ACRES
23	14,599 Sq. Ft. 0.33 ACRES
24	10,000 Sq. Ft. 0.23 ACRES
25	10,295 Sq. Ft. 0.24 ACRES
26	9,830 Sq. Ft. 0.23 ACRES
27	10,216 Sq. Ft. 0.23 ACRES
28	8,814 Sq. Ft. 0.20 ACRES
29	10,840 Sq. Ft. 0.25 ACRES
30	10,083 Sq. Ft. 0.23 ACRES
31	9,958 Sq. Ft. 0.23 ACRES
32	11,459 Sq. Ft. 0.26 ACRES
33	9,940 Sq. Ft. 0.23 ACRES
34	10,000 Sq. Ft. 0.23 ACRES
35	10,000 Sq. Ft. 0.23 ACRES
36	10,398 Sq. Ft. 0.24 ACRES

LOTS CURVE TABLE				
CURVE #	Δ	R	L	T
1	04°04'40"	110.00'	3.92'	7.83'
2	20°15'56"	110.00'	38.91'	19.66'
3	05°51'25"	110.00'	11.24'	5.63'
4	13°29'23"	110.00'	25.90'	13.01'
5	12°06'15"	110.00'	23.24'	11.66'
6	19°53'23"	110.00'	38.19'	19.29'
7	08°49'57"	110.00'	16.96'	8.50'
8	12°28'28"	110.00'	23.95'	12.02'
9	11°58'41"	110.00'	23.00'	11.54'
10	30°42'17"	130.00'	69.67'	35.69'
11	17°28'04"	130.00'	39.63'	19.97'
12	16°49'17"	130.00'	38.17'	19.22'
13	08°30'37"	130.00'	19.31'	9.67'
14	08°30'37"	130.00'	19.31'	9.67'
15	17°36'51"	130.00'	39.97'	20.14'
16	17°26'20"	130.00'	39.57'	19.94'
17	18°55'48"	130.00'	42.95'	21.67'
18	05°52'28"	130.00'	13.33'	6.67'
19	16°32'22"	110.00'	31.75'	15.99'

EASEMENT CURVE TABLE				
CURVE #	Δ	R	L	T
20	16°32'22"	90.00'	25.98'	13.08'
21	68°22'03"	110.00'	131.26'	74.71'
22	73°30'15"	110.00'	141.12'	82.15'
23	23°45'06"	90.00'	37.31'	18.93'
24	41°31'38"	90.00'	65.23'	34.12'
25	13°11'15"	130.00'	29.92'	15.03'
26	26°00'53"	130.00'	59.03'	30.03'
27	04°29'17"	130.00'	10.18'	5.09'
28	22°43'19"	90.00'	35.69'	18.08'
29	20°58'05"	90.00'	32.94'	16.65'
30	12°06'15"	130.00'	27.46'	13.78'
31	19°53'23"	130.00'	45.13'	22.79'
32	21°18'25"	130.00'	48.34'	24.45'
33	11°58'41"	130.00'	27.18'	13.64'
34	30°42'17"	150.00'	80.38'	41.18'
35	17°28'04"	150.00'	45.73'	23.04'
36	16°49'17"	150.00'	44.04'	22.18'
37	17°01'14"	150.00'	44.56'	22.45'
38	17°36'51"	150.00'	46.11'	23.24'
39	17°26'20"	150.00'	45.66'	23.01'
40	18°55'48"	150.00'	49.56'	25.01'
41	05°52'28"	150.00'	15.38'	7.70'
42	16°32'22"	130.00'	37.53'	18.89'

GRAPHIC SCALE



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

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SHEET 2 OF 7

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ASSESSOR _____ DATE _____

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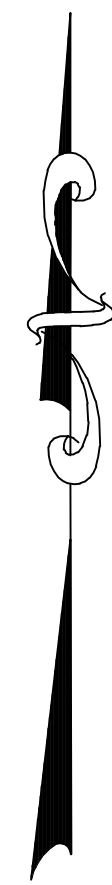
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ZONING ENFORCEMENT OFFICER _____ DATE _____



LEGEND

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

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

IAN COLE
SOIL SCIENTIST

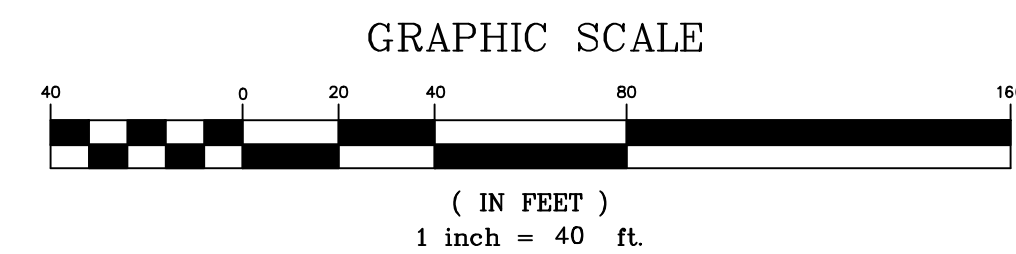
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NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.



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

SHEET 3 OF 7

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LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR

DATE

INWC

APPLICATION#

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WETLANDS OFFICER

DATE

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PUBLIC WORKS DIRECTOR/TOWN ENGINEER

DATE

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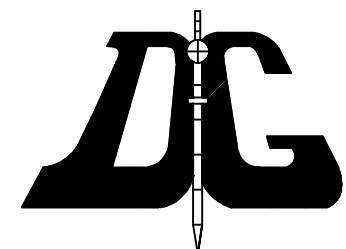
DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

ZONING ENFORCEMENT OFFICER

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 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 37-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 30 0-12" TOPSOIL 6-14" BROWN FINE SANDY LOAM (DEPTH VARIES) 14-42" 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 7-23" 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 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 GRAY COARSE SAND W/GRAVEL AND 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 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 NO WATER 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 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 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 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 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 0-13" 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 GRAY COARSE SAND W/GRAVEL AND SOME COBBLES NO MOTTLING WATER @ 96" 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 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 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 44-89" 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-WET AT BOTTOM 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 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 17-24" TOPSOIL 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 0-9" 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 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 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 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 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 SOME COBBLES NO MOTTLING WATER @ 96" 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 0-15" 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 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" SANDY FILL AND DISTURBED 17-24" TOPSOIL 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 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 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 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 8-46" 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 WITH SOME 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 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 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 W/GRAVEL AND COBBLES 32-92" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND MANY COBBLES 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 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 12 0-12" TOPSOIL 12-29" BROWN FINE TO MED. SANDY LOAM 29-95" BROWN TO TAN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 26 0-7" TOPSOIL 7-36" YELLOW TO BROWN FINE TO MED. SILTY LOAM W/TRACE FINE SAND 36-82" BROWN TO GRAY FINE TO MED. SAND W/GRAVEL AND COBBLES, SOME SILT MOTTLING @ 26" WATER @ 26" 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 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 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 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		
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 27 0-11" TOPSOIL 11-24" BROWN FINE TO MED. SANDY LOAM 24-39" TAN FINE TO MED. SAND 39-87" 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 29-62" 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 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 69 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO GRAY MED. TO FINE SAND W/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 28 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO MED. SANDY LOAM 32-96" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED 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 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 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 15 0-10" TOPSOIL 10-39" BROWN FINE SANDY LOAM 39-99" TAN TO OLIVE MED. TO COARSE SAND/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 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 57 0-8" 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 71 0-8" TOPSOIL 8-36" BROWN FINE TO MED. SANDY LOAM 36-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE			



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RESUBDIVISION
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STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022**

LOT 1 27" DEEP		LOT 2 30" 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	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
8:59	2"	8:51	4"	9:00	2 1/2"	9:02	2"	9:55	2"	1:30	4"	1:32	4"	1:34	3"	1:41	4"
9:04	6 3/4"	8:56	10"	9:05	7 1/2"	9:07	2 1/2"	10:00	8 1/2"	1:35	20"	1:37	13"	1:39	9 1/2"	1:46	10"
9:09	9"	9:01	13 3/4"	9:10	11"	9:12	19"	10:05	13"	1:40	23"	1:42	18"	1:44	13"	1:51	13"
9:14	11"	9:06	18"	9:15	13 1/2"	9:17	22 1/2"	10:10	17"	1:45	24 1/2"	1:47	20 1/2"	1:49	15 1/2"	1:56	15 1/2"
9:19	12 1/2"	9:11	18"	9:20	16"	9:22	24 1/2"	10:15	19 1/2"	1:50	25 1/2"	1:52	23"	1:54	18"	2:01	17 1/2"
9:24	14"	9:16	20"	9:25	17 1/2"	9:27	26"	10:20	22"	1:55	26 1/2"	1:57	24"	1:59	20"	2:06	19"
9:29	15 1/2"	9:21	21"	9:30	19 1/2"	9:32	DRY	10:25	24"	2:00	27 1/2"	2:02	25"	2:04	21 1/2"	2:11	20 1/2"
9:34	17"	9:26	22"	9:35	20 1/2"			10:30	25"	2:05	28 1/2"	2:07	25 3/4"	2:09	23"	2:16	22"
9:39	18 1/4"	9:31	23"	9:40	21 1/2"			10:35	26"	2:10	DRY	2:12	26 3/4"	2:14	24 1/2"	2:21	23 1/2"
9:44	19 1/4"	9:36	24"	9:45	22 1/2"			10:40	DRY			2:17	27 3/4"	2:19	28"	2:26	25"
9:49	20 1/4"	9:41	25"													2:31	26 1/2"
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"/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	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
9:13	4"	9:10	4"	9:18	3"	11:28	4"	11:24	3 1/2"	10:41	9"	10:39	7"	10:45	3"
9:18	11 1/2"	9:15	14 1/2"	9:23	7"	11:33	10"	11:29	17 1/2"	10:46	12 1/2"	10:44	11"	10:50	12"
9:23	16"	9:20	17 1/2"	9:28	10"	11:38	12 1/2"	11:34	21"	10:51	15"	10:49	15"	10:55	14 1/4"
9:28	18"	9:25	21"	9:33	11 3/4"	11:43	14 1/2"	11:39	23 1/2"	10:56	17"	10:54	19 1/2"	11:00	15 1/4"
9:33	20"	9:30	22"	9:38	13"	11:48	16 1/2"	11:44	25 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"	11:53	17 1/4"	11:49	27 1/2"	11:06	19 1/2"	11:04	22"	11:10	19 1/4"
9:43	22"	9:40	24"	9:48	15 1/2"	11:58	19"	11:54	29"	11:11	20 1/2"	11:09	23"	11:15	21"
9:48	23 1/2"	9:45	25"	9:53	16 1/2"	12:03	20 1/2"	11:59	30 1/2"	11:16	21 1/2"	11:20	22 1/4"	11:25	22 1/4"
9:53	24 1/2"	9:50	26"	9:58	17 7/8"	12:08	21 1/8"	11:21	22 1/2"	11:19	25"	11:25	23 1/4"	11:30	24 1/2"
9:58	25 1/2"	9:55	DRY	10:03	19 1/2"			11:26	23 1/2"	11:24	25 3/4"			11:35	25 3/4"
10:03	DRY														
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	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
10:37	3"	8:48	2"	8:41	4"	8:43	5"	8:40	5 1/2"	1:50	4 1/4"	1:30	2 1/2"	10:42	3"
10:42	6 3/4"	8:53	9"	8:46	8 1/4"	8:48	10 3/4"	8:45	9 1/2"	1:55	11 7/8"	1:35	9 1/2"	10:47	10"
10:47	9 1/4"	8:58	14"	8:51	10 1/4"	8:53	15"	8:50	11 1/2"	2:00	15 1/2"	1:40	13 1/2"	10:52	14"
10:52	12 1/2"	9:03	18"	8:56	16 1/2"	8:58	17 1/2"	8:56	18"	2:05	18"	1:45	15"	10:57	17"
10:57	15"	9:08	20"	9:01	15"	9:03	19 1/2"	9:00	15 1/2"	2:10	21"	1:50	17 1/2"	11:02	19"
11:02	17"	9:13	22"	9:06	17"	9:08	21"	9:05	16 1/2"	2:15	23"	1:55	20"	11:07	21"
11:07	19"	9:18	23"	9:11	18"	9:13	22"	9:10	17 3/4"	2:20	25"	2:00	21 1/2"	11:12	23 1/2"
11:12	20"	9:23	24"	9:16	19"	9:18	23"	9:15	18 1/2"	2:25	27"	2:05	22 1/2"	11:17	25"
11:17	21"	9:28	25"	9:21	20"	9:23	23 3/4"	9:20	19 1/2"	2:30	28 7/8"	2:10	23 1/2"	11:22	26 1/2"
11:22	22 1/8"	9:33	26"	9:26	21"	9:28	24 1/2"	9:25	20 1/2"	2:35	DRY	2:15	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"/5 MINS.		PERC RATE: 1"/2.7 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.	

LOT 26 30" DEEP		LOT 27 30" DEEP		LOT 28 30" DEEP		LOT 29 28" DEEP		LOT 30 29" DEEP		LOT 31 29" DEEP		LOT 32 28" DEEP		LOT 33 30" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
11:43	3 1/2"	12:30	3"	12:27	3"	11:23	3"	11:45	3"	11:46	3"	10:15	3"	10:18	2 1/2"
11:48	8"	12:35	12"	12:32	7 1/2"	11:28	11 3/4"	11:50	7 3/4"	11:51	6 1/2"	10:20	11 1/2"	10:23	12"
11:53	10"	12:40	17 1/2"	12:37	11 1/2"	11:33	15"	11:55	11 1/2"	11:56	9"	10:25	16 1/2"	10:28	15 1/2"
12:08	13"	12:45	20"	12:42	14"	11:38	18"	12:00	13 3/4"	12:01	12"	10:30	21"	10:33	19 1/2"
12:03	14 1/2"	12:50	23"	12:47	16"	11:43	21 1/2"	12:05	16"	12:06	13 1/2"	10:35	24"	10:38	21"
12:08	16"	12:55	25"	12:52	18"	11:48	24"	12:10	18"	12:11	14 1/2"	10:40	25 1/2"	10:43	22 1/2"
12:13	17"	1:00	26 1/2"	12:57	19"	11:53	26"	12:15	20"	12:16	16"	10:45	27"	10:48	24"
12:18	18 1/2"	1:05	28"	1:02	20"	11:58	DRY	12:20	21"	12:21	17 1/2"	10:50	DRY	10:53	25"
12:23	20"	1:10	DRY	1:07	21"			12:25	22 1/4"	12:26	18 1/2"			10:58	25 3/4"
12:28	21"			1:12	22"			12:30	23 1/2"	12:31	19 1/2"			11:03	26 3/4"
								12:35	25"	12:36	20 1/2"				
PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/2.5 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 _____ DATE _____	
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

LOT 34 29" DEEP		LOT 35 30" DEEP		LOT 36 28" DEEP	
TIME	READING	TIME	READING	TIME	READING
10:49	3"	1:27	2 1/2"	1:38	5"
10:54	11"	1:32	8 1/4"	1:43	11"
10:59	15"	1:37	13"	1:48	13 1/2"
11:04	18 1/2"	1:42	15 1/2"	1:53	16"
11:09	20 1/2"	1:47	18"	1:58	18"
11:14	22"	1:52	19 1/2"	2:03	19"
11:19	23 1/2"	1:57	21 1/2"	2:08	20 1/8"
11:24	25"	2:02	23"	2:13	21 1/2"
11:29	26 1/2"	2:07	24 1/2"	2:18	22 1/2"
		2:12	26"	2:23	23 1/2"
				2:28	24 1/2"
PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/5 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.

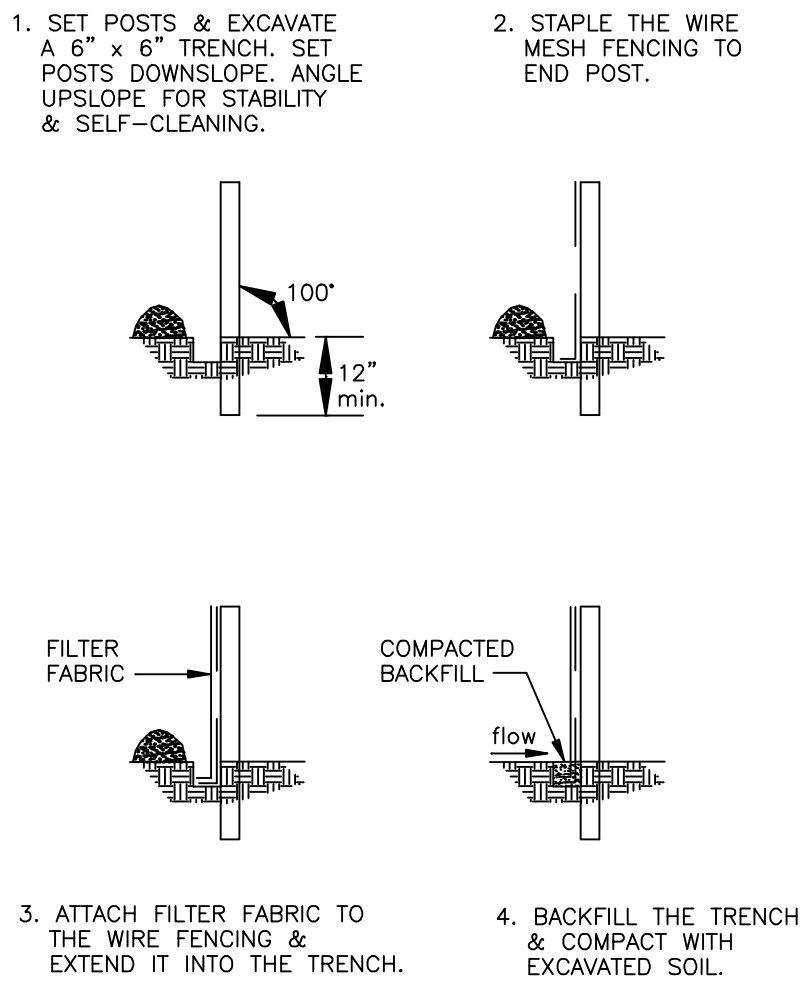
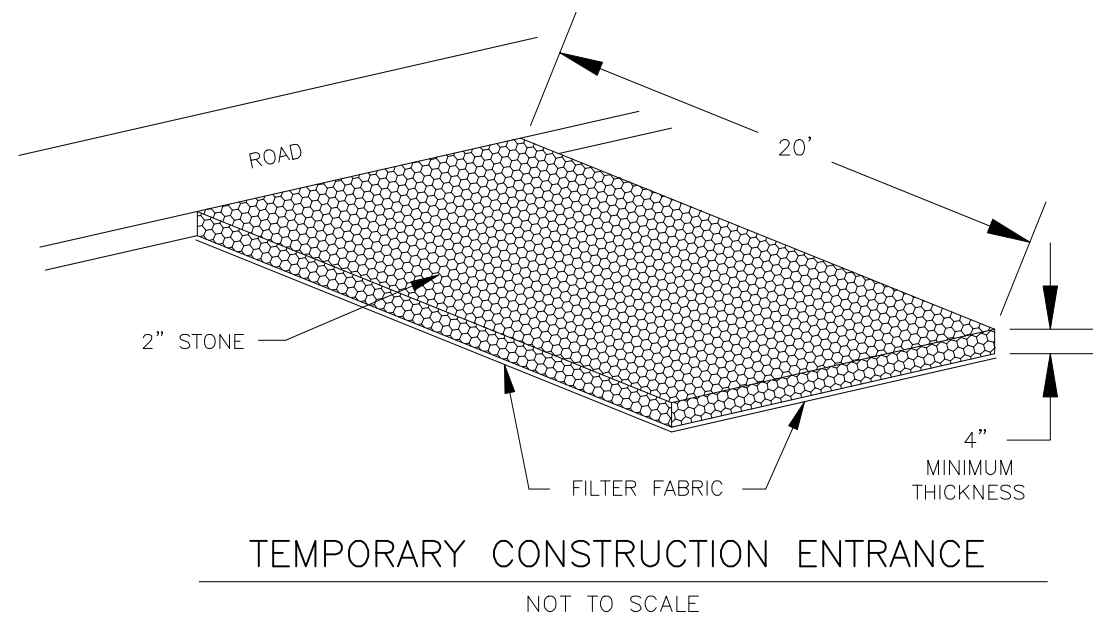
C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. LOTS 2 & 3 WILL BE 45' MANTIS 536-8. CREDIT PER L.F. IS 26.2 S.F. MINIMUM REQUIRED AREA IS 495 S.F./ 26.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION

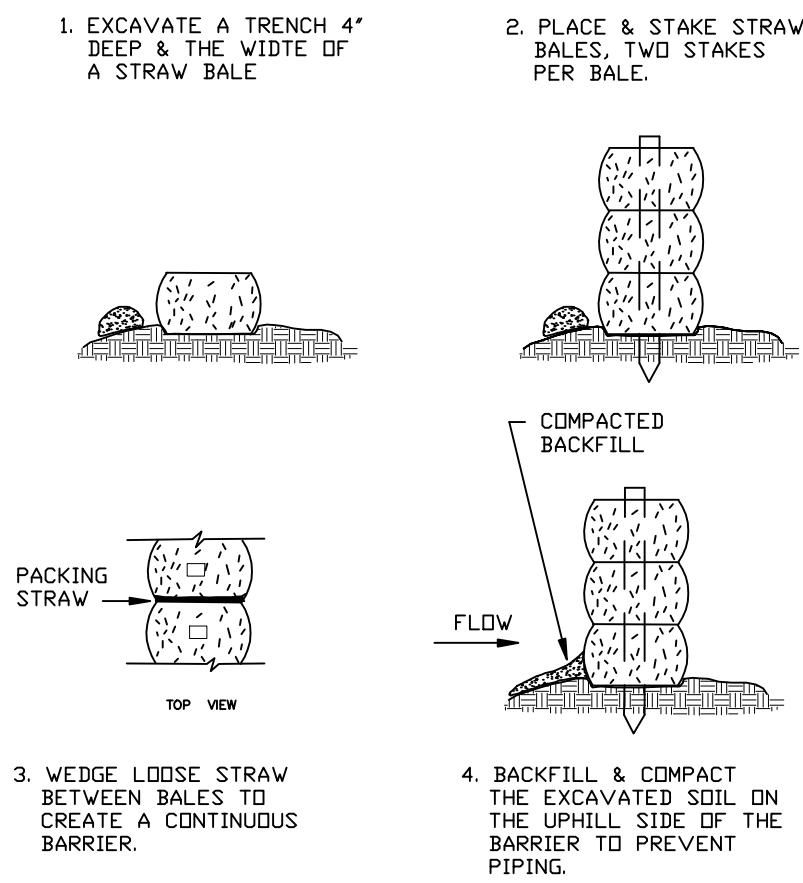
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/INCH.

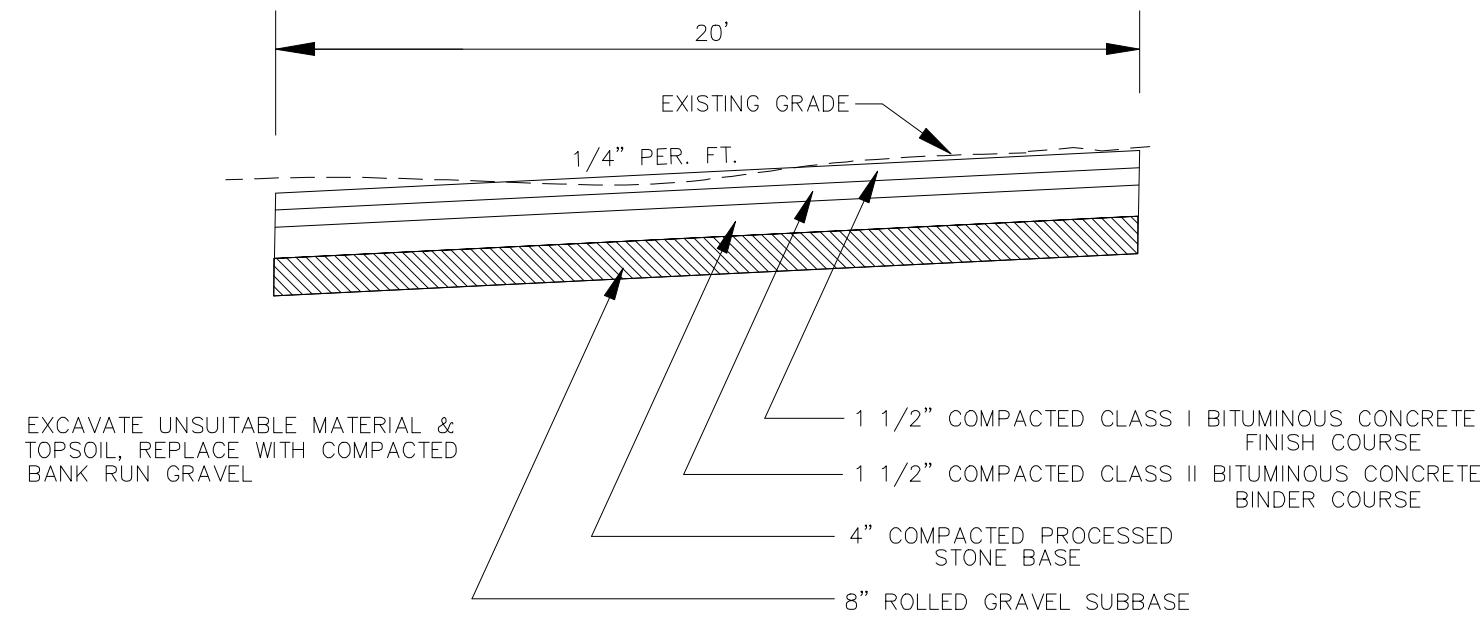
	MLSS TABLE							
LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	3 & 4	*	*	*	1.5	1.0		20 L.F. GST 6236
2	5 & 6	8.1 TO 10.0%	30.1-36.0"	24	1.5	1.0	36	45' MANTIS 536-8
3	19 & 20	3.1 TO 4.0%	36.1-42.0"	26	1.5	1.0	42	45' MANTIS 536-8
4	7 & 8				1.5	1.0		20 L.F. GST 6236
5	9 & 10				1.5	1.0		20 L.F. GST 6236
6	11 & 12				1.5	1.0		20 L.F. GST 6236
7	13 & 14				1.5	1.0		20 L.F. GST 6236
8	15 & 16				1.5	1.0		20 L.F. GST 6236
9	17 & 18				1.5	1.0		20 L.F. GST 6236
10	21 & 22				1.5	1.0		20 L.F. GST 6236
11	85 & 86				1.5	1.0		20 L.F. GST 6236
12	83 & 84				1.5	1.0		20 L.F. GST 6236
13	27 & 28				1.5	1.0		20 L.F. GST 6236
14	29 & 30				1.5	1.0		20 L.F. GST 6236
15	31 & 32				1.5	1.0		20 L.F. GST 6236
16	33 & 34				1.5	1.0		20 L.F. GST 6236
17	35 & 36				1.5	1.0		20 L.F. GST 6236
18	37 & 38				1.5	1.0		20 L.F. GST 6236
19	81 & 82				1.5	1.0		20 L.F. GST 6236
20	39 & 40				1.5	1.0		20 L.F. GST 6236
21	41 & 42				1.5	1.0		20 L.F. GST 6236
22	43 & 44				1.5	1.0		20 L.F. GST 6236
23	51 & 52				1.5	1.0		20 L.F. GST 6236
24	53 & 54				1.5	1.0		20 L.F. GST 6236
25	59 & 60				1.5	1.0		20 L.F. GST 6236
26	64 & 66				1.5	1.0		20 L.F. GST 6236
27	71 & 72				1.5	1.0		20 L.F. GST 6236
28	73 & 74				1.5	1.0		20 L.F. GST 6236
29	77 & 78				1.5	1.0		20 L.F. GST 6236
30	76 & 79				1.5	1.0		20 L.F. GST 6236
31	69 & 75				1.5	1.0		20 L.F. GST 6236
32	67 & 68				1.5	1.0		20 L.F. GST 6236
33	61 & 62				1.5	1.0		20 L.F. GST 6236
34	57 & 58				1.5	1.0		20 L.F. GST 6236
35	50 & 55				1.5	1.0		20 L.F. GST 6236
36	47 & 48				1.5	1.0		20 L.F. GST 6236



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



AVERY BROOK CIRCLE CROSS-SECTION
NOT TO SCALE

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.
4. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
5. ROUGH GRADE THE DRIVEWAY AND HOUSE AREA.
6. INSTALL/CONNECT UTILITIES
7. FOLLOWING CONSTRUCTION OF THE HOME, FINISH GRADE ALL DISTURBED AREAS.
8. 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 MAINTENANCE OF 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 A 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" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE 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: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10%. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED 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

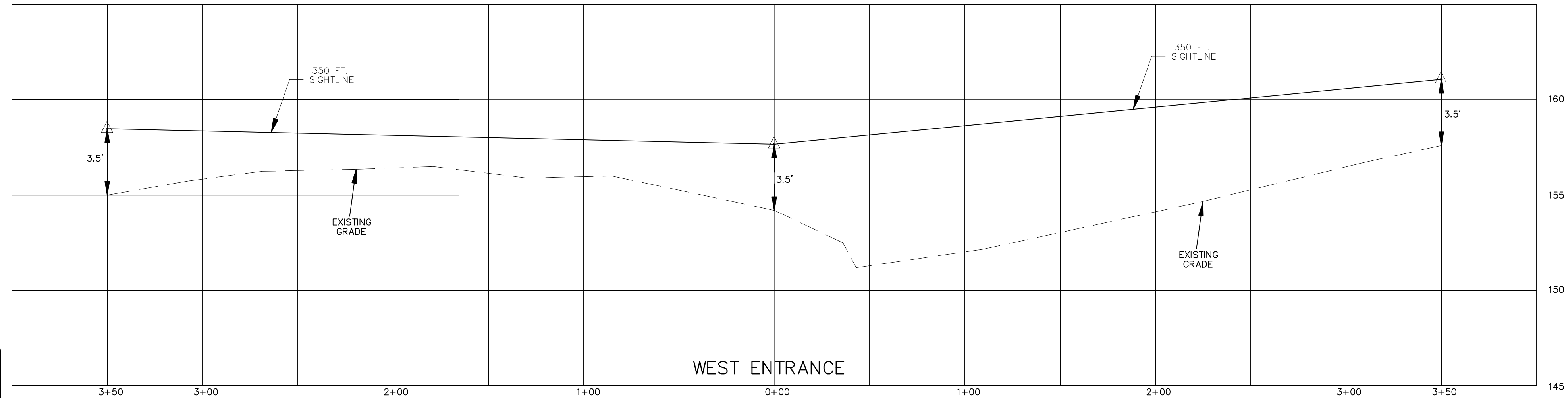
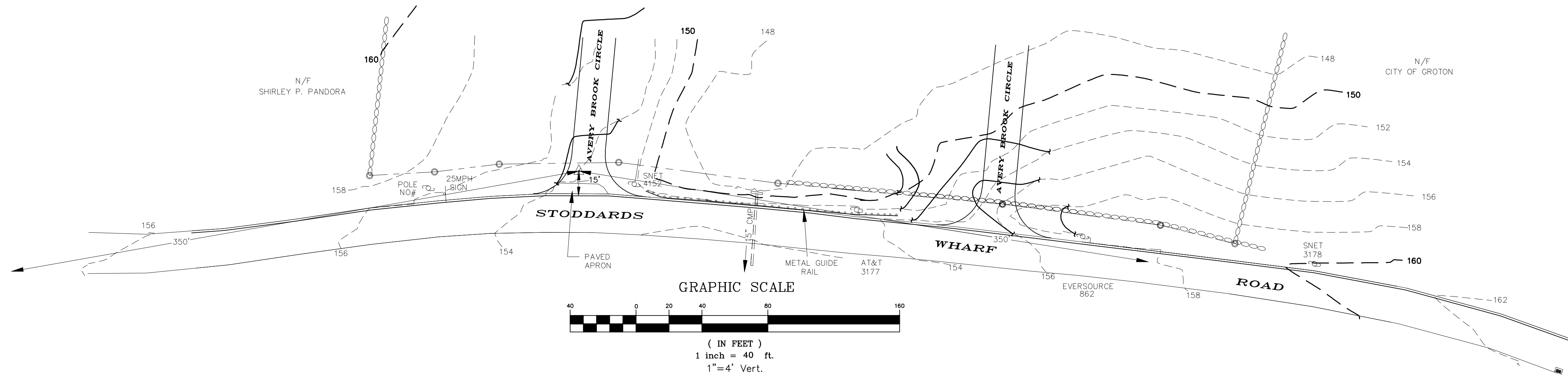
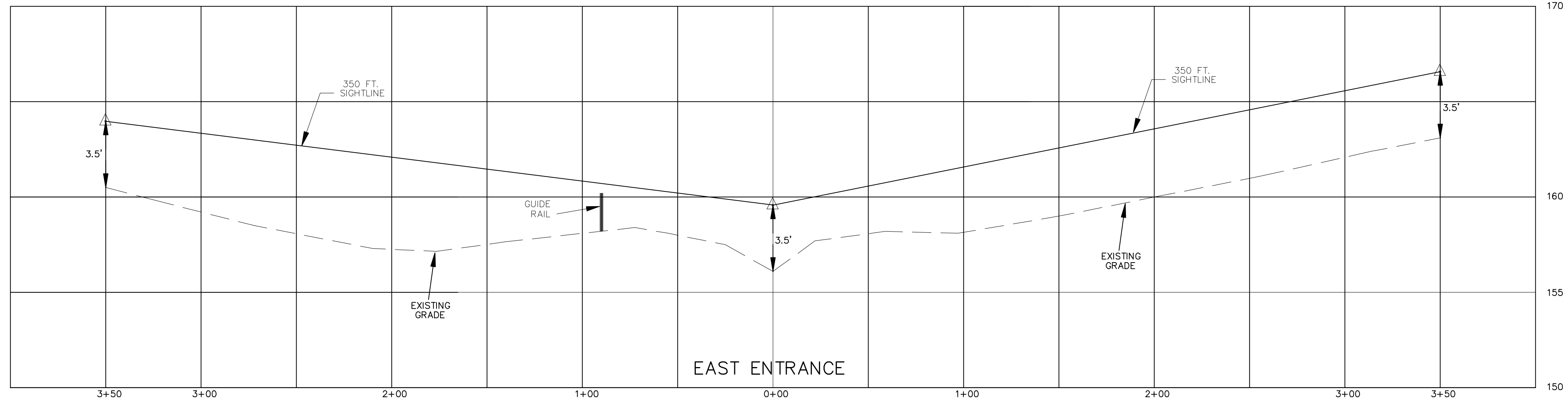
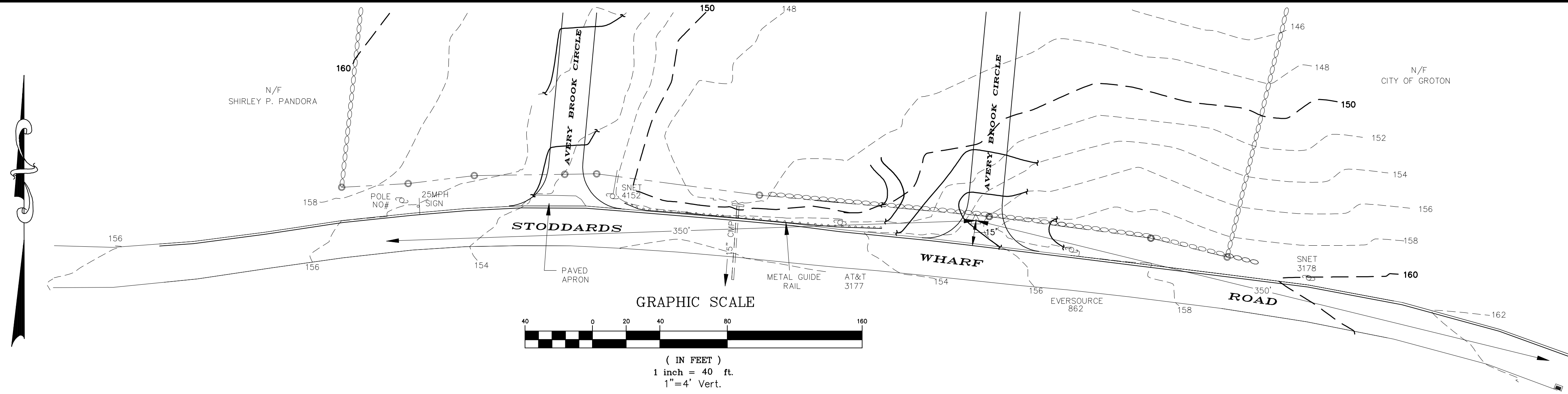
- 1) STAKEOUT OFFSETS AND GRADE STAKES AT 50 FOOT STATIONS
- 2) REMOVE/DISPOSE OF ANY STUMPS/TREE DEBRIS
- 3) STRIP/STOCKPILE TOPSOIL - LOCATION OF STOCKPILES TO BE DETERMINED. INSTALL EROSION CONTROL AT STOCKPILES.
- 4) EXCAVATE TO SUBGRADE, INSTALL 8" SUBBASE, 4" BASE AND BITUMINOUS CONCRETE.
- 5)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

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

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	
LOT NUMBERS ASSIGNED BY THE ASSESSOR	DATE
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



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



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

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