

**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 THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_ DATE \_\_\_\_\_

LOT NUMBERS ASSIGNED BY THE ASSESSOR \_\_\_\_\_

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

TWNC APPLICATION# \_\_\_\_\_ APPROVED \_\_\_\_\_

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

WETLANDS OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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



**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

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*  
 IAN COLE  
 SOIL SCIENTIST

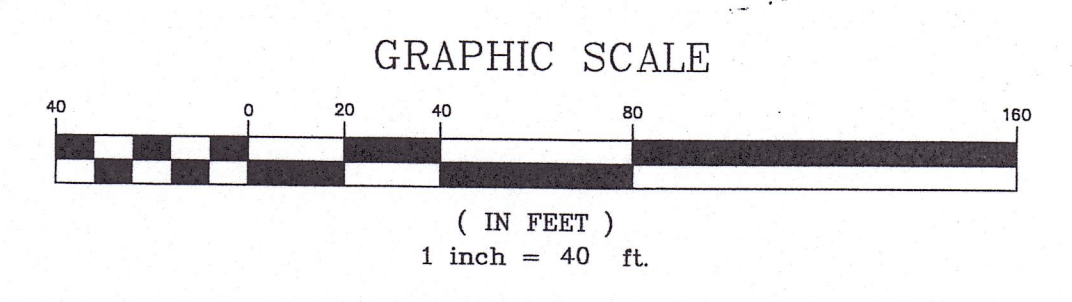
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

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

RECEIVED  
 DEC 06 2022  
 LAND USE DEPARTMENT

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

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

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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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 \_\_\_\_\_

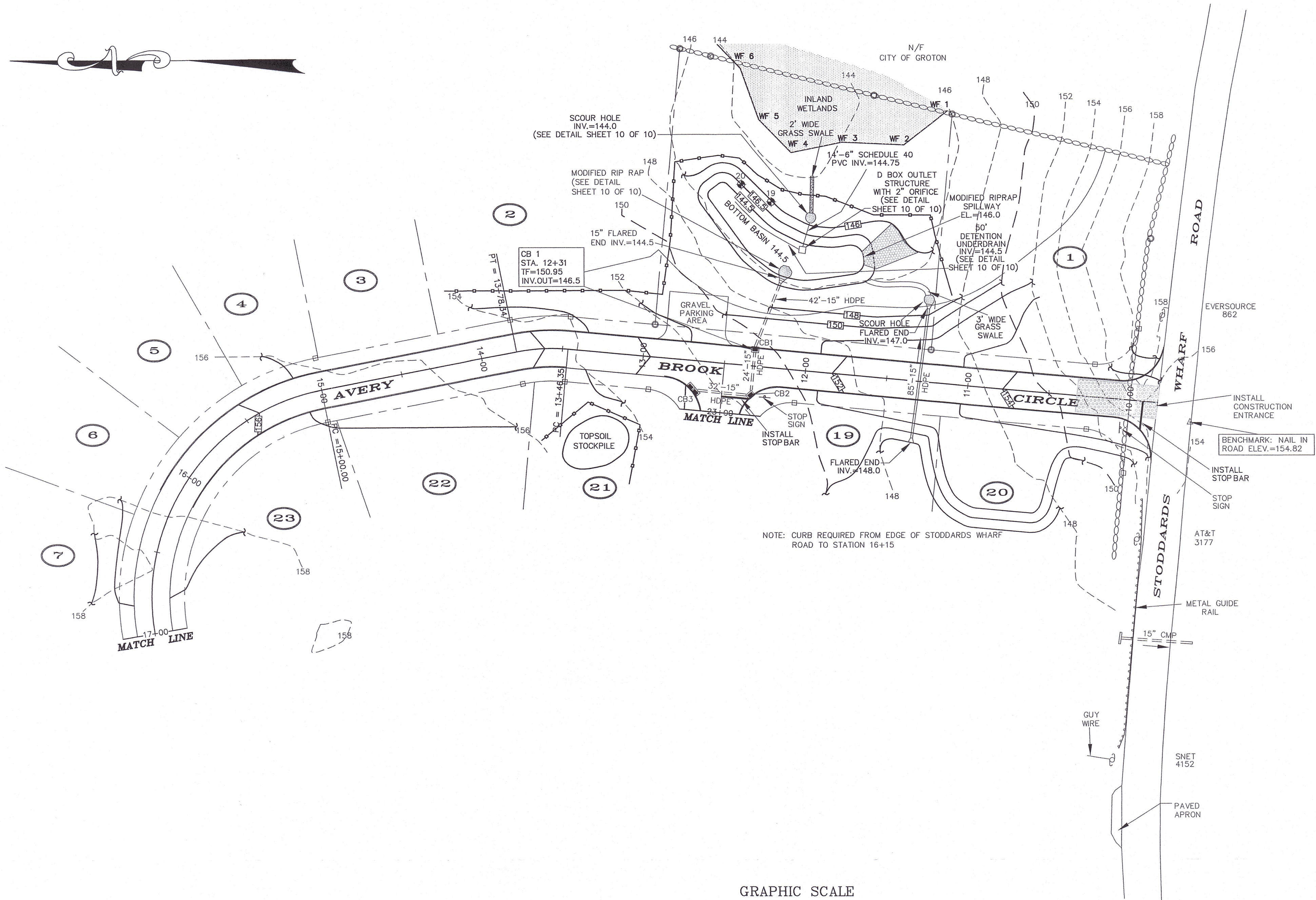
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CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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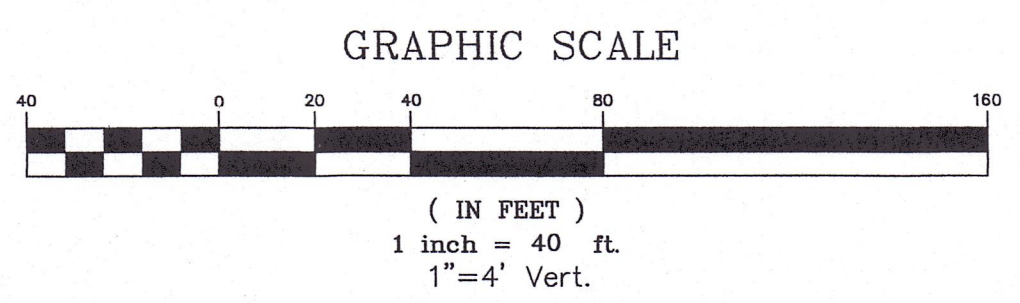
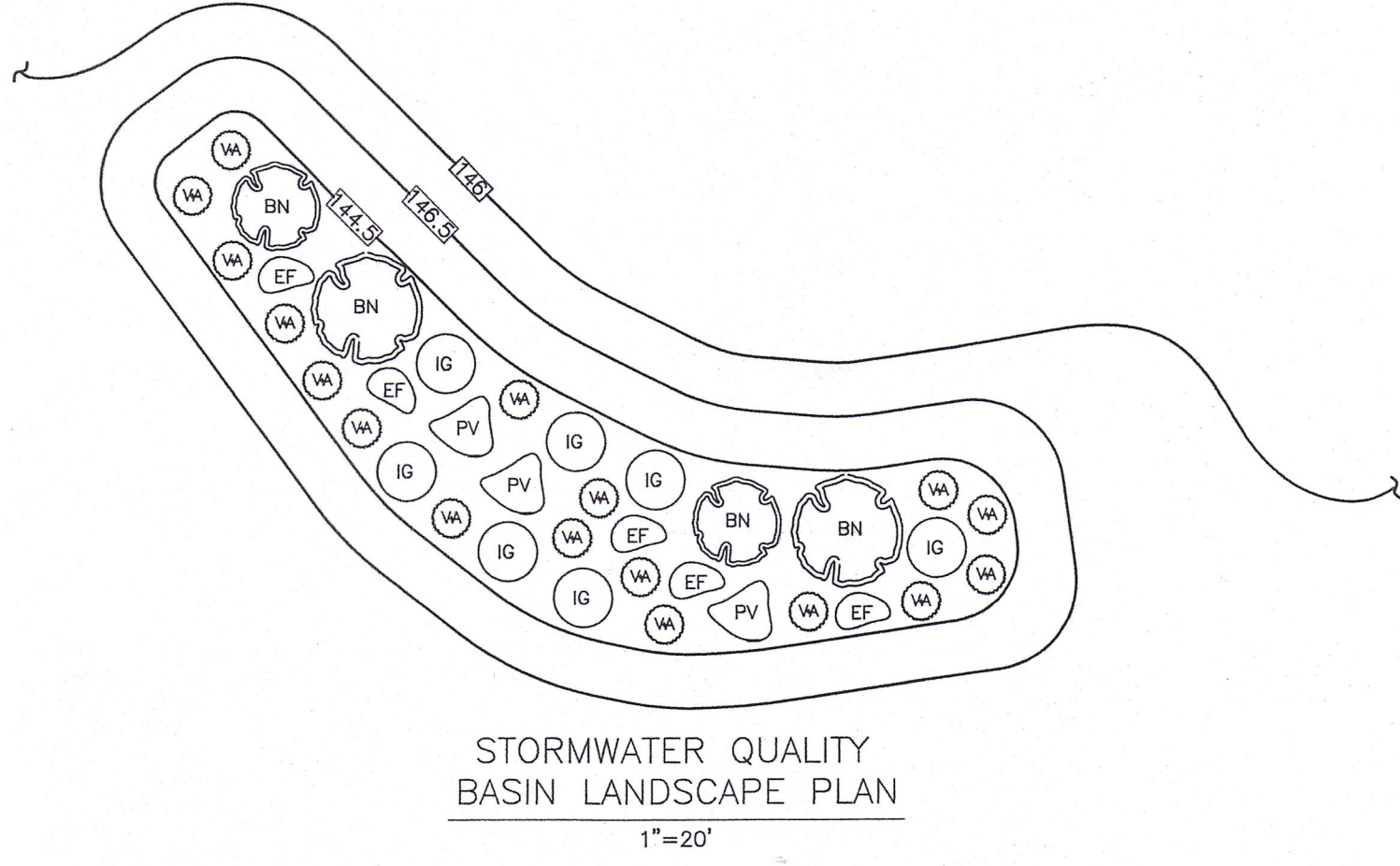


DEEP TEST PIT DATA

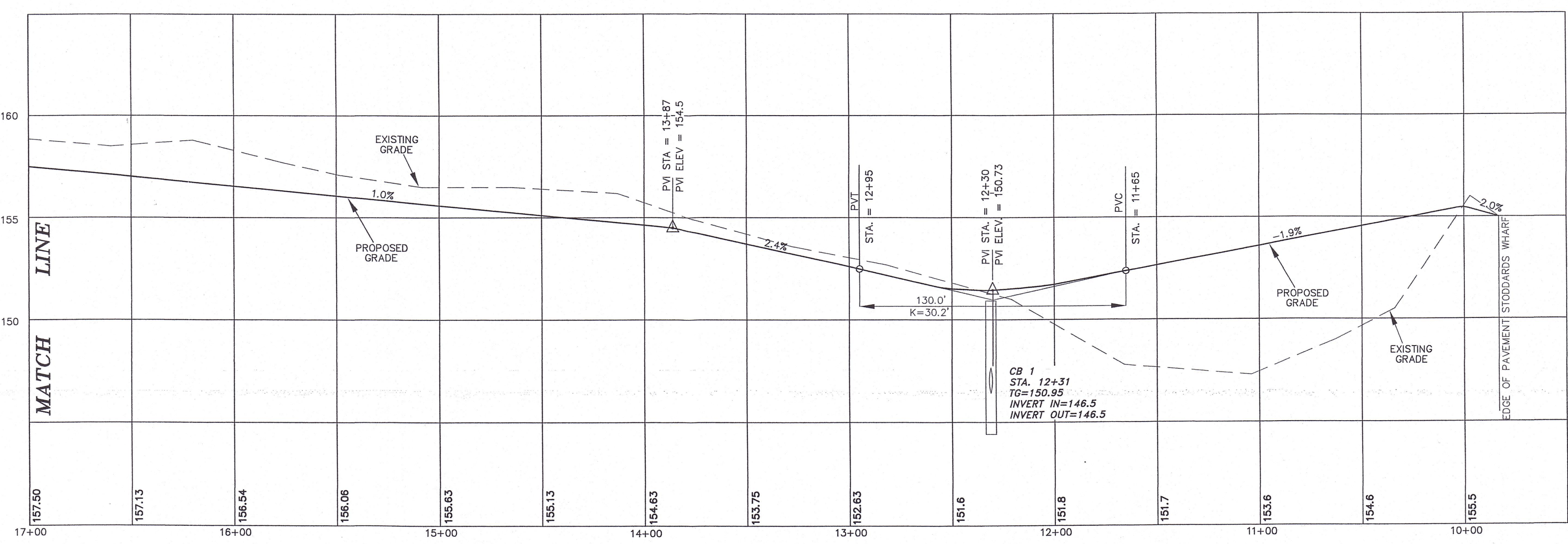
TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL	TP 20 0-17" TOPSOIL 17-31" BROWN FINE SANDY LOAM W/SILT 31-83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES
MOTTLING @ 40" WATER @ 43" NO LEDGE	MOTTLING @ 43" WATER @ 46" NO LEDGE

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
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  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - UTILITY POLE
  - LOT NUMBER
  - PROPOSED CATCH BASIN
  - EDGE OF WETLANDS & FLAG NUMBER
  - HAYBALES/SILT FENCE/WOODCHIPS
  - APPROXIMATE DEEP TEST PIT



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 PROPERTY OF  
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 LEDYARD, CONNECTICUT  
 SCALE: 1"=40' HORIZ.  
 1"=4' VERT.

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