

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

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

BOUNDARY AND SOILS MAP
THIS IS NOT A SUVREY
TOTAL AREA = 9.21 ACRES
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

LEGEND

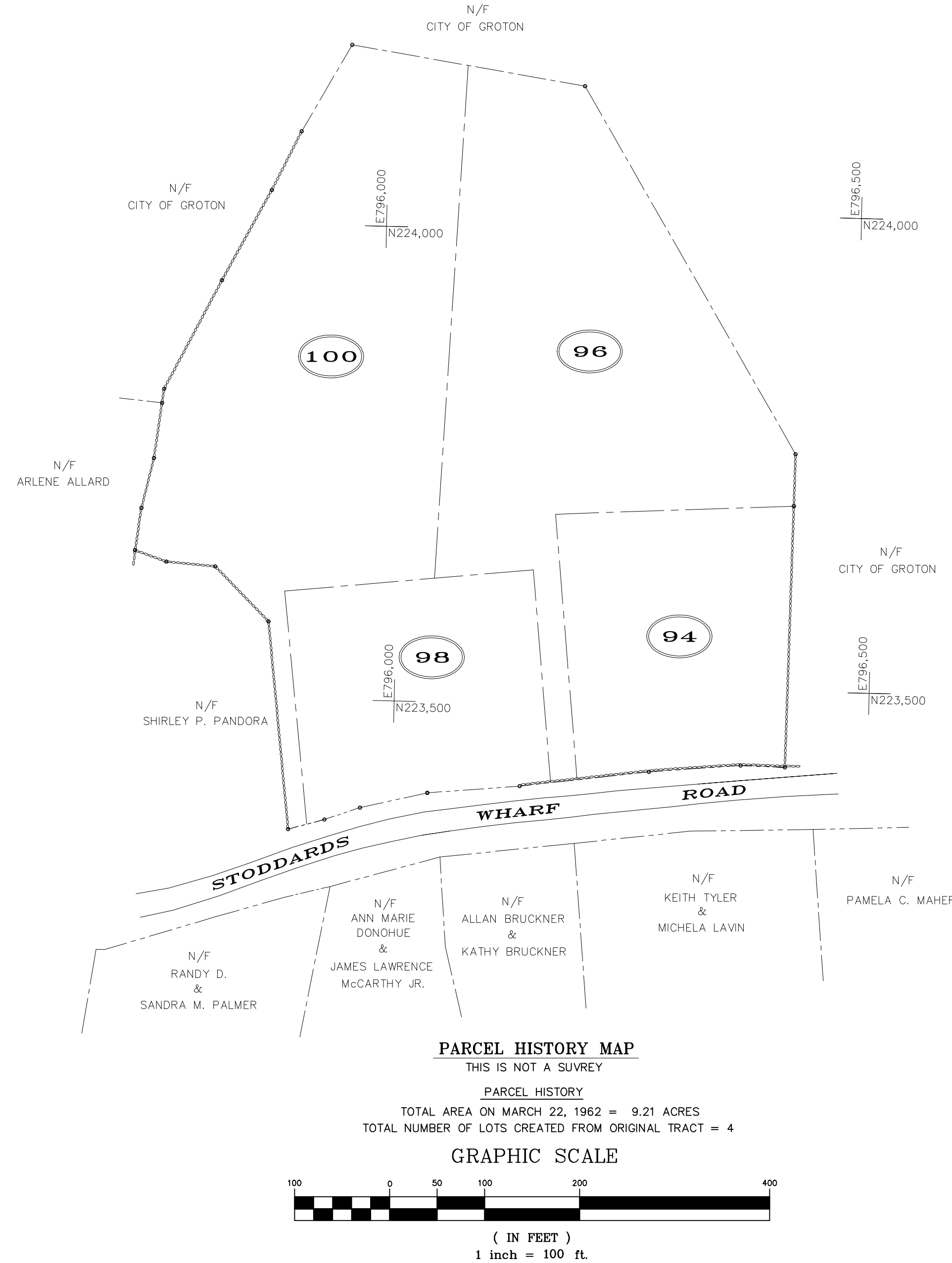
STONE WALL
PROPERTY LINE
STREET LINE
STREET NUMBER

SOILS LEGEND

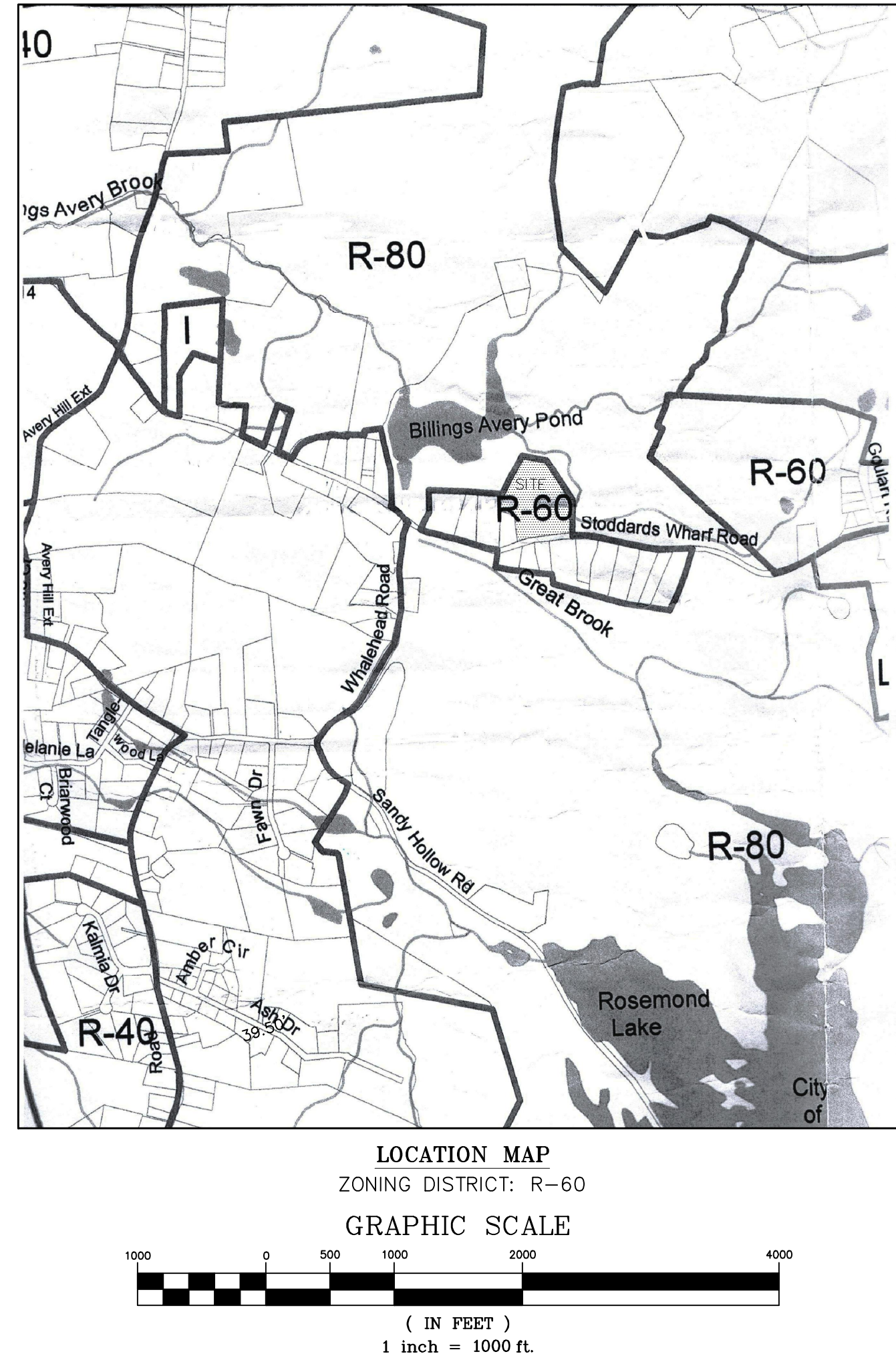
AfB - AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CdC - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
CrD - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
HcA - HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
HkC - HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
Rn - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
Ud - UDORTHENTS-URBAN LAND COMPLEX

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 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'
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	- 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

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

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 _____

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. _____

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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LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND
- IP FND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- ⑦ CURVE TABLE NUMBER
- UTILITY POLE
- WF 1
- EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT
- 2
- 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.

IAN COLE
SOIL SCIENTIST

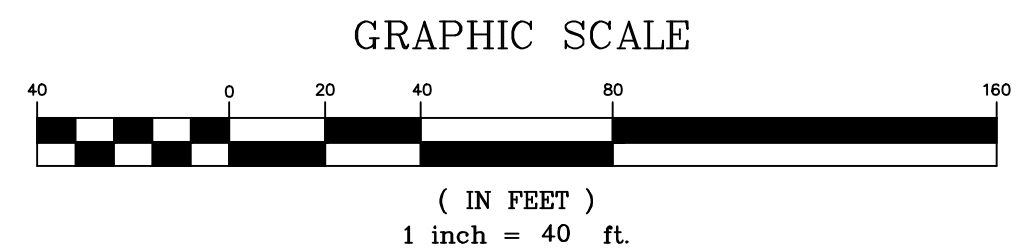
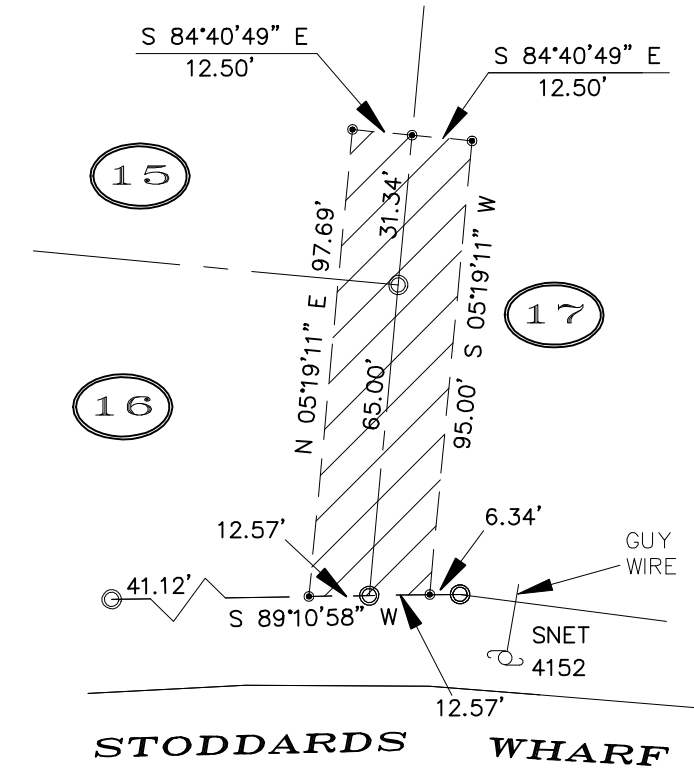
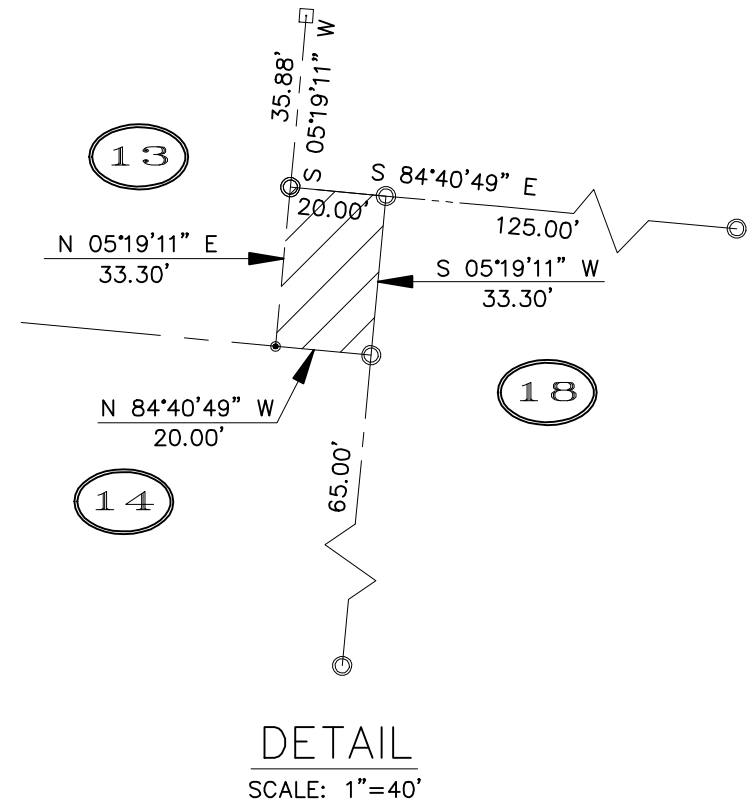
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LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,432 Sq. Ft. 0.54 ACRES
3	9,575 Sq. Ft. 0.22 ACRES
4	8,525 Sq. Ft. 0.20 ACRES
5	11,471 Sq. Ft. 0.26 ACRES
6	12,788 Sq. Ft. 0.29 ACRES
7	22,377 Sq. Ft. 0.51 ACRES
8	14,099 Sq. Ft. 0.32 ACRES
9	13,372 Sq. Ft. 0.31 ACRES
10	10,616 Sq. Ft. 0.24 ACRES
11	14,339 Sq. Ft. 0.33 ACRES
12	10,964 Sq. Ft. 0.25 ACRES
13	9,439 Sq. Ft. 0.22 ACRES
14	8,534 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	13,112 Sq. Ft. 0.30 ACRES
19	11,930 Sq. Ft. 0.27 ACRES
20	11,941 Sq. Ft. 0.27 ACRES
21	10,539 Sq. Ft. 0.24 ACRES
22	10,585 Sq. Ft. 0.24 ACRES
23	10,970 Sq. Ft. 0.25 ACRES
24	14,014 Sq. Ft. 0.32 ACRES
25	9,830 Sq. Ft. 0.23 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'



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LEDYARD, CONNECTICUT
SCALE: 1"=40'
JULY 2022
REVISED: OCTOBER 31, 2022

SHEET 2 OF 10

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ASSESSOR

DATE

IWWC

APPLICATION#

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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

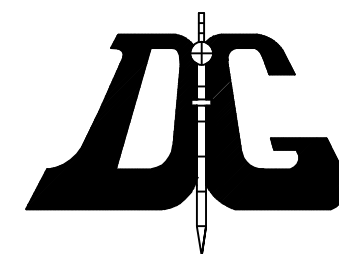
ZONING ENFORCEMENT OFFICER

DATE

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 37-96" 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) 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 BROWN MED. TO COARSE SAND WITH GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 58 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 32-98" TAN TO BROWN MED. TO COARSE SAND WITH GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 72 0-8" TOPSOIL 0-15" BROWN FINE TO MED. SANDY LOAM 32-98" 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 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 FINE TO MED. 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 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 MOTTLED THROUGHOUT 51-108" BROWN TO TAN COARSE SAND W/ GRAVEL AND SOME COBBLES 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 0-11" 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 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 TOPSOIL 6-30" 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 87 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 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 88 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 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 @ 106" 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 89 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 10-33" 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 90 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 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 91 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 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 92 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 11 0-11" TOPSOIL 11-34" BROWN FINE TO MED. SANDY LOAM 34-96" TAN TO GRAY MED. TO COARSE SAND W/ GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 26 0-7" TOPSOIL 7-36" YELLOW TO BROWN FINE TO MED. SILT 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 0-11" 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 93 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 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 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 29-52" TAN TO GRAY SILT FINE SAND 52-101" TAN TO GRAY, FINE TO MED. SAND 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 BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 70 0-14" TOPSOIL 14-36" BROWN FINE TO MED. SANDY LOAM 36-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 71 0-8" TOPSOIL 8-36" BROWN FINE TO MED. SANDY LOAM 36-96" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES 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 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 0-11" 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 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	TP 72 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
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 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 73 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 74 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	TP 75 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE
TP 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 30 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 44 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 58 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 76 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 77 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 78 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE


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PLAN SHOWING
DEEP TEST PIT DATA
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 _____ 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 _____

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 _____

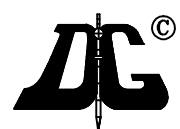
LEGEND

- 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.

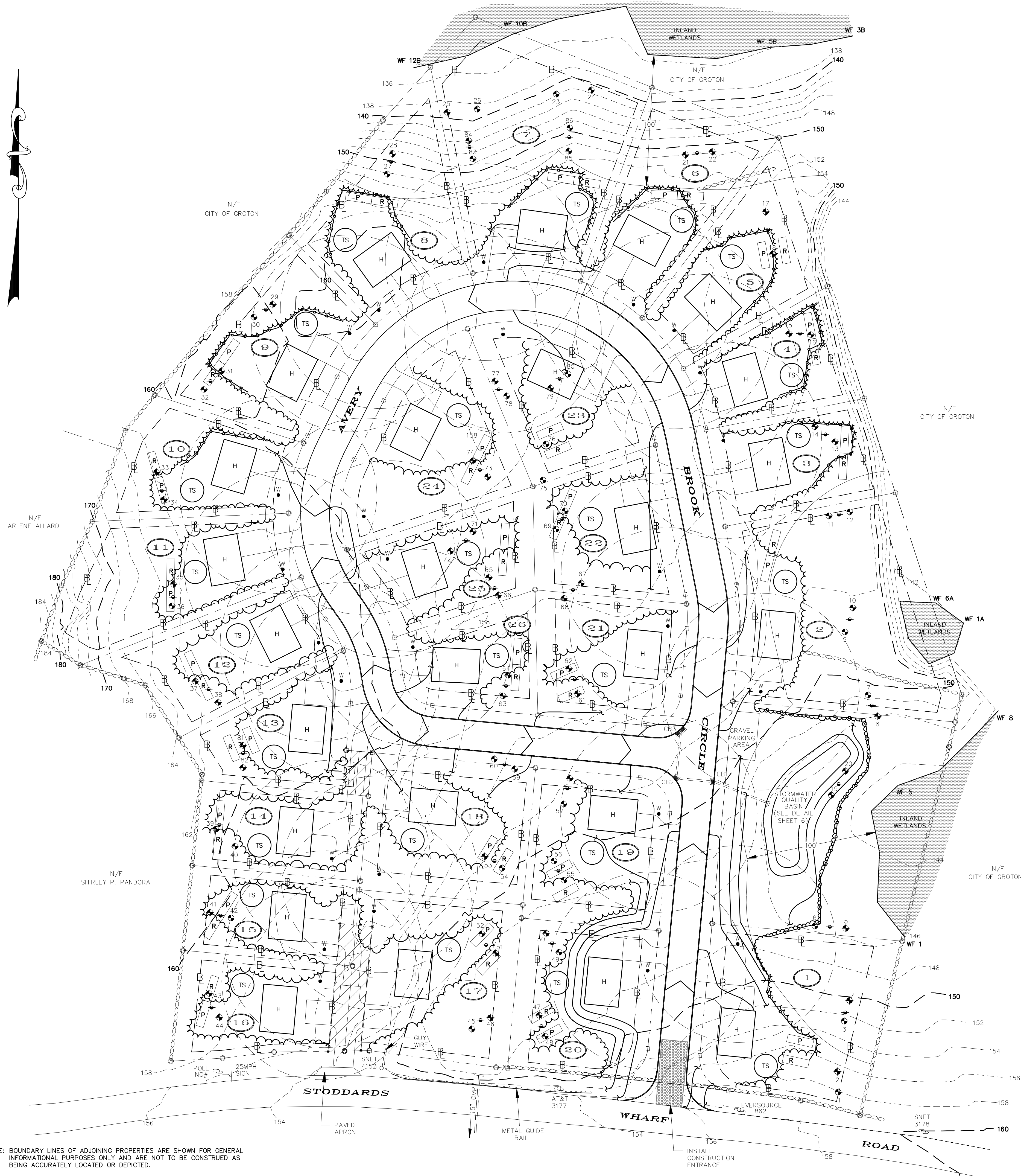
IAN COLE
SOIL SCIENTIST

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.

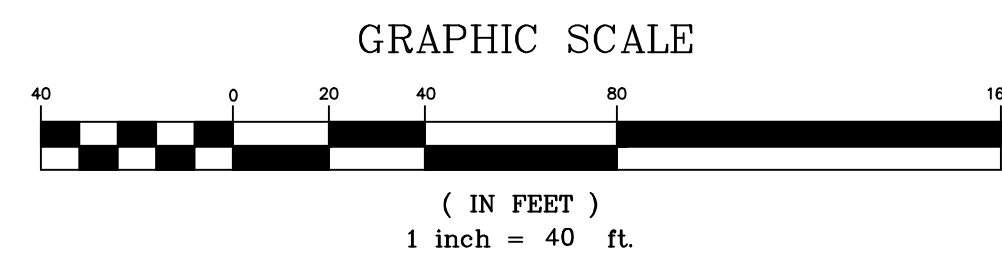


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NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



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

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

PERCOLATION TESTS PERFORMED ON MAY 26 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILYTA)

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

LOT 20 28" DEEP		LOT 21 30" DEEP		LOT 22 29" DEEP		LOT 22 28" DEEP		LOT 23 26" DEEP		LOT 23 28" DEEP		LOT 24 28" DEEP		LOT 25 29" DEEP		LOT 26 30" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
1:38	5"	10:18	2 1/2"	11:46	3"	10:15	3"	11:23	3"	11:45	3"	12:27	3"	12:30	3"	11:43	3 1/2"
1:43	11"	10:23	12"	11:51	6 1/2"	10:20	11 1/2"	11:28	11 3/4"	11:50	7 3/4"	12:32	7 1/2"	12:35	12"	11:48	8"
1:48	13 1/2"	10:28	15 1/2"	11:56	9"	10:25	16 1/2"	11:33	15"	11:55	11 1/2"	12:37	11 1/2"	12:40	17 1/2"	11:53	10"
1:53	16"	10:33	19 1/2"	12:01	12"	10:30	21"	11:38	18"	12:00	13 3/4"	12:42	14"	12:45	20"	10:58	13"
1:58	18"	10:38	21"	12:06	13 1/2"	10:35	24"	11:43	21 1/2"	12:05	16"	12:47	16"	12:50	23"	12:03	14 1/2"
2:03	19"	10:43	22 1/2"	12:11	14 1/2"	10:40	25 1/2"	11:48	24"	12:10	18"	12:52	18"	12:55	25"	12:08	16"
2:08	20 1/8"	10:48	24"	12:16	16"	10:45	27"	11:53	26"	12:15	20"	12:57	19"	1:00	26 1/2"	12:13	17"
2:13	21 1/2"	10:53	25"	12:21	17 1/2"	10:50	DRY	11:58	DRY	12:20	21"	1:02	20"	1:05	28"	12:18	18 1/2"
2:18	22 1/2"	10:58	25 3/4"	12:26	18 1/2"					12:25	22 1/4"	1:07	21"	1:10	DRY	12:23	20"
2:23	23 1/2"	11:03	26 3/4"	12:31	19 1/2"					12:30	23 1/2"	1:12	22"			12:28	21"
2:28	24 1/2"			12:36	20 1/2"					12:35	25"						
PERC RATE: 1"/5 MINS.		PERC RATE: 1"/6 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 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"/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.
- 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	1, 2, 3 & 4	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
2	9, 10, 11 & 12	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
3	13 & 14	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
4	15 & 16	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
5	17 & 18	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
6	21 & 22	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
7	85 & 86	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
8	27 & 28	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
9	29, 30, 31 & 32	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
10	33 & 34	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
11	35 & 36	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
12	37 & 38	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
13	81 & 82	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
14	39 & 40	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
15	41 & 42	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
16	43 & 44	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
17	51 & 52	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
18	53 & 54	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
19	55 & 56	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
20	47 & 48	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
21	61 & 62	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
22	69 & 70	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
23	75 & 76	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
24	73 & 74	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
25	65, 66, 67 & 72	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
26	63 & 64	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236

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

CHAIRMAN OR SECRETARY _____ DATE _____

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF _____ 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.

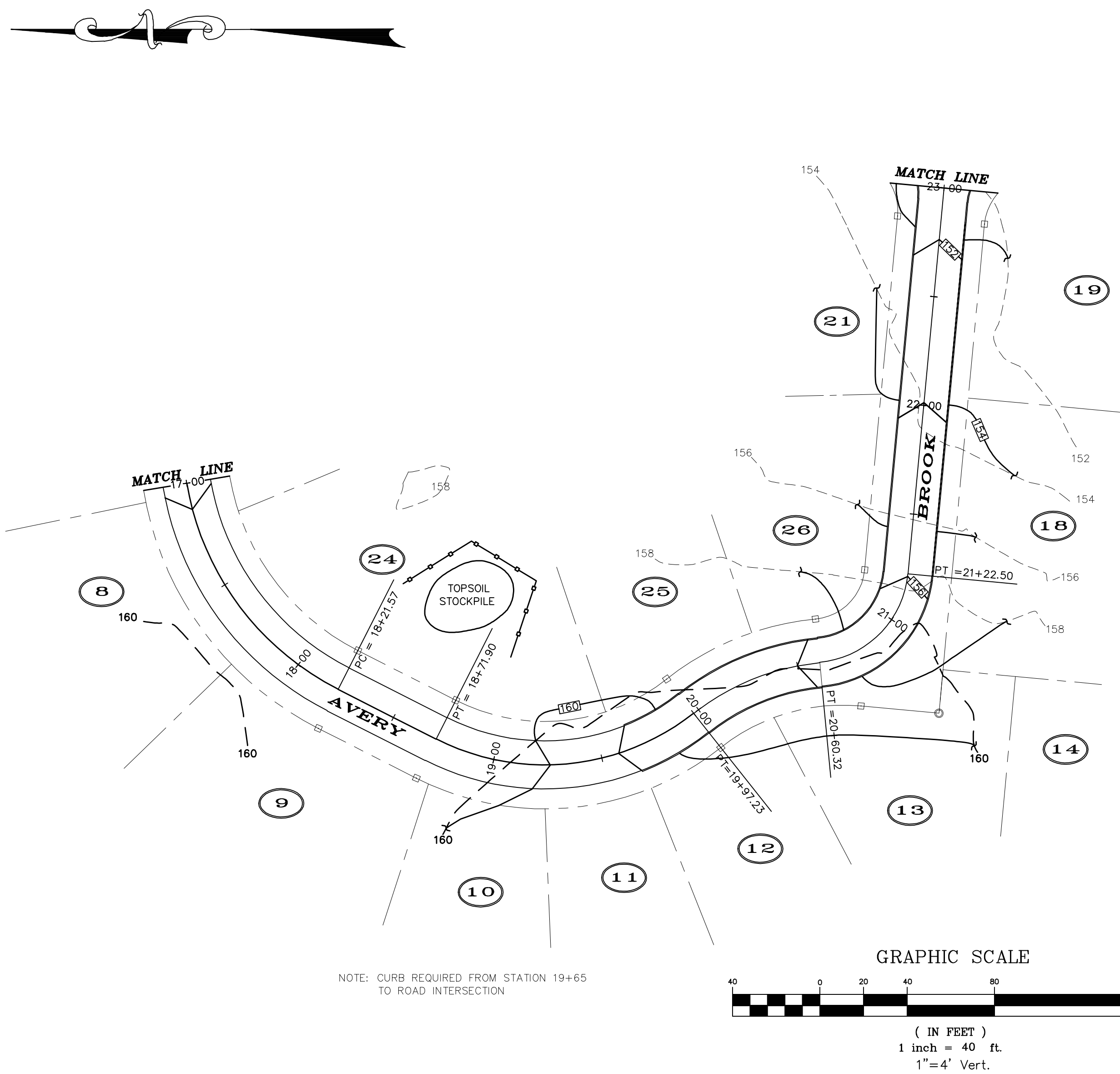
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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 _____

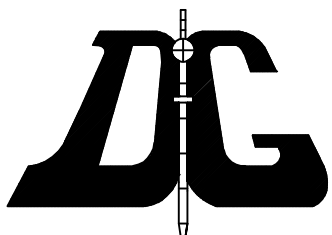
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

ZONING ENFORCEMENT OFFICER _____ DATE _____



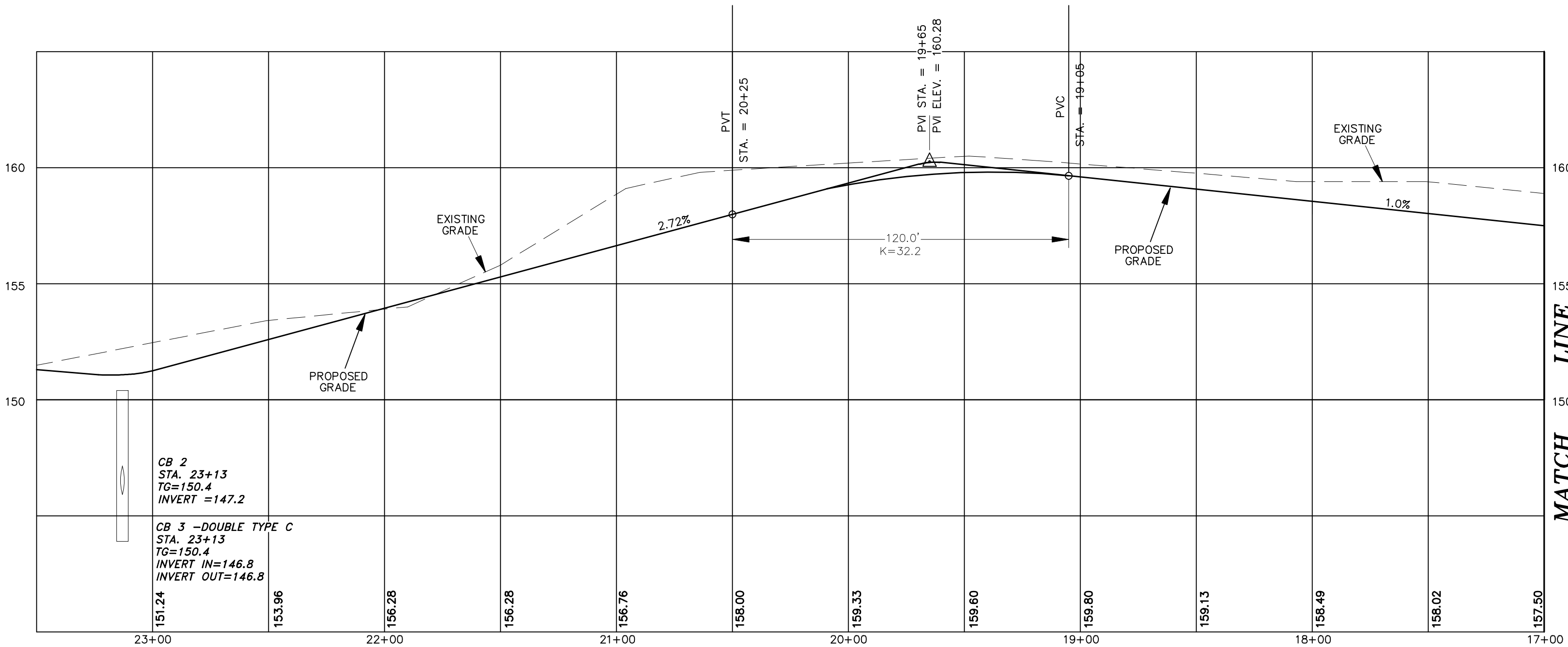
LEGEND

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

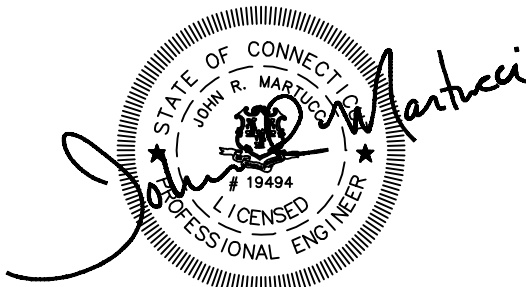


DIETER & GARDNER
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1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
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PLAN / PROFILE
SHOWING
PROPERTY OF
AVERY BROOK HOMES LLC
STODDARDS WHARF ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
JULY 2022
REVISED: OCTOBER 31, 2022



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 _____ 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. _____ DATE _____
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____

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 _____

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

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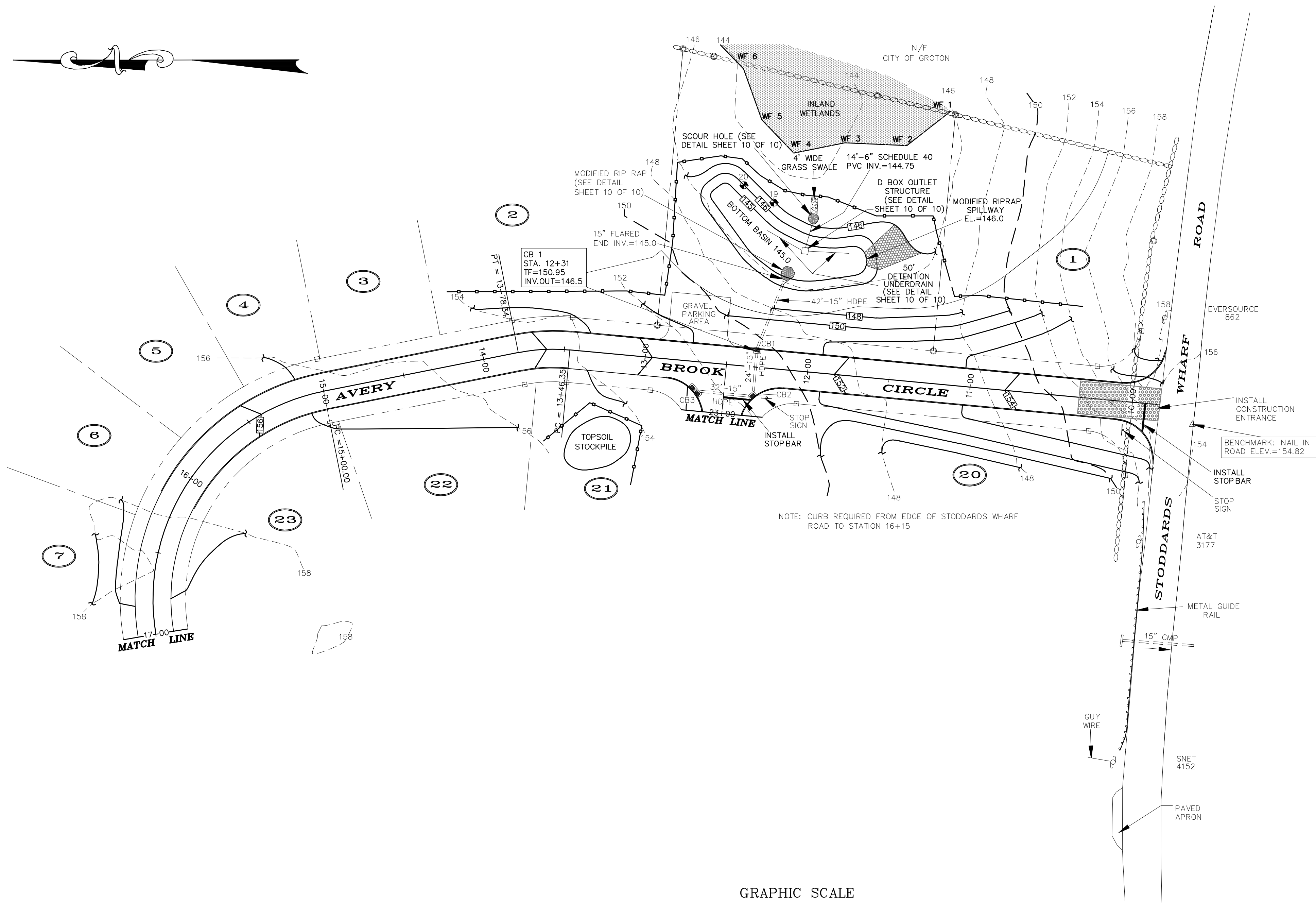
LEGEND

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

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

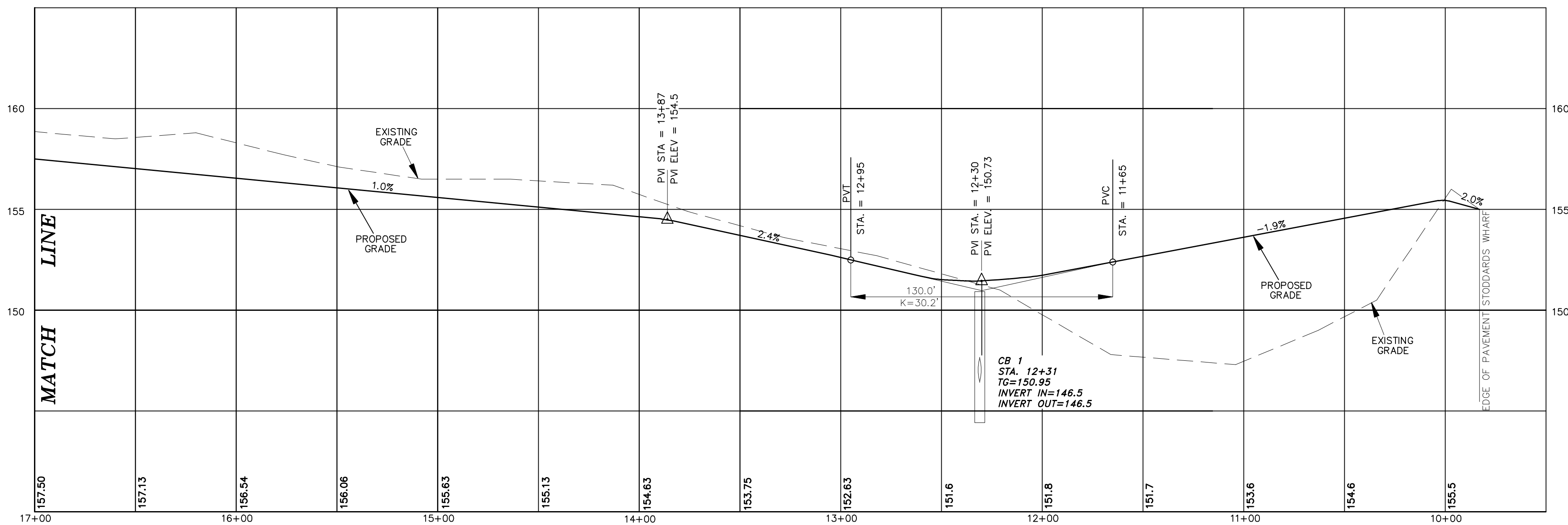
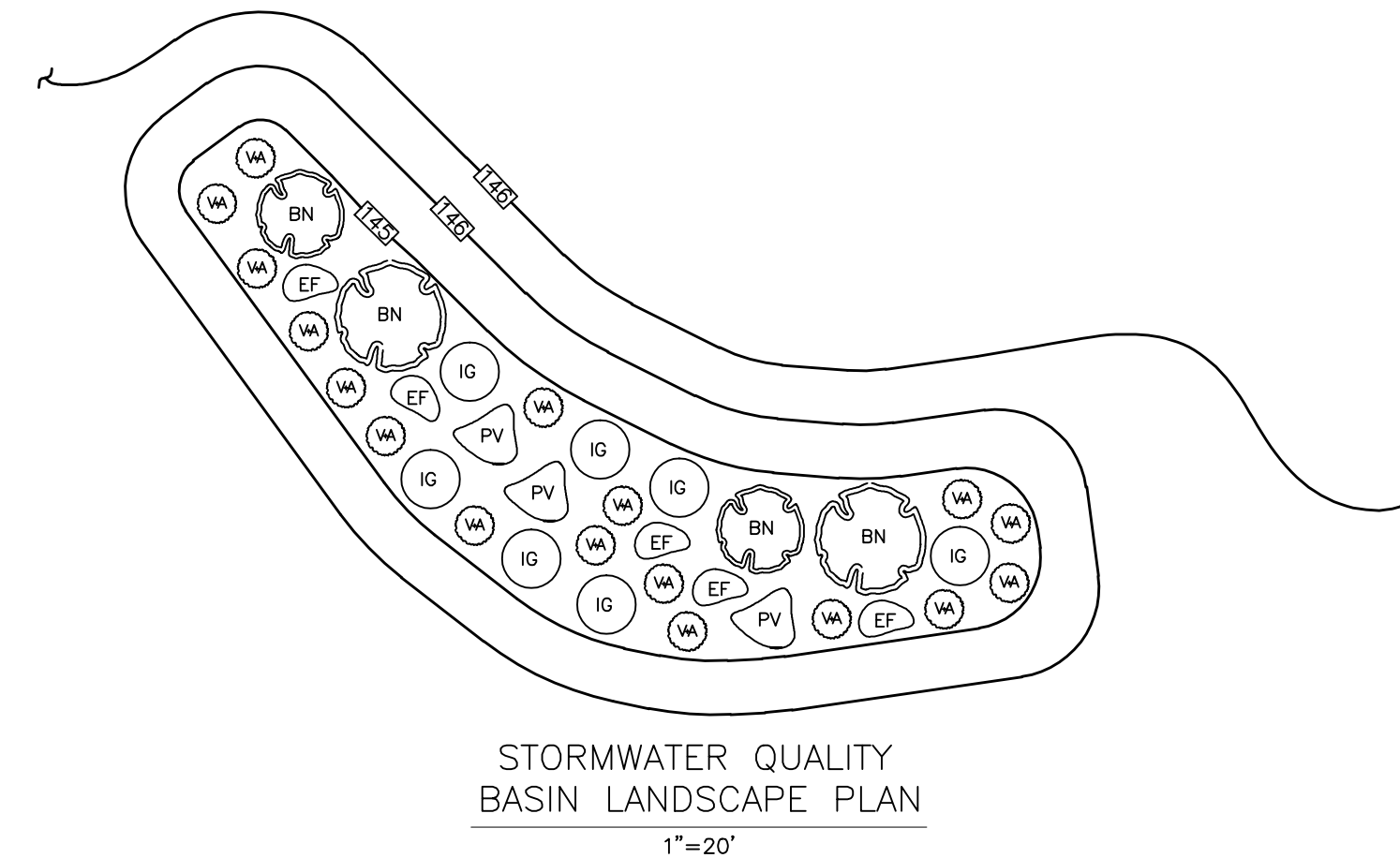
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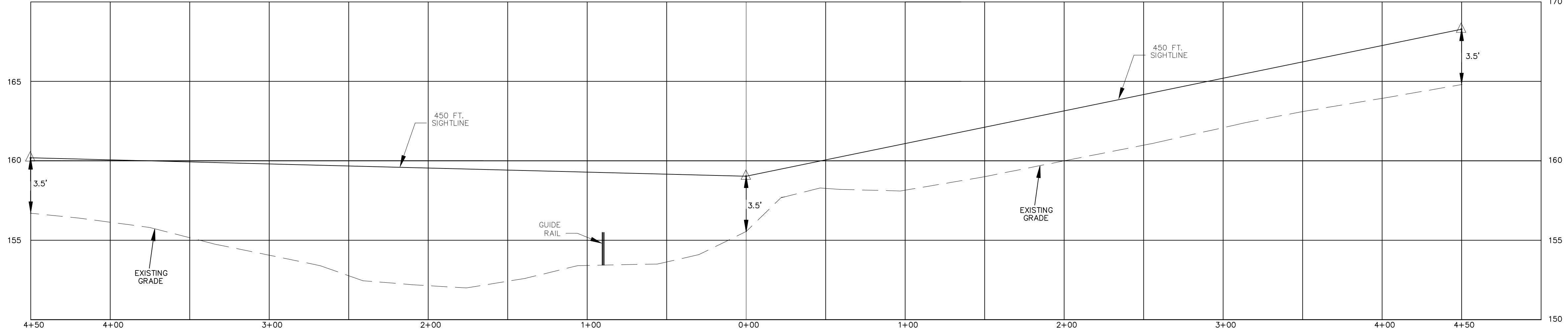
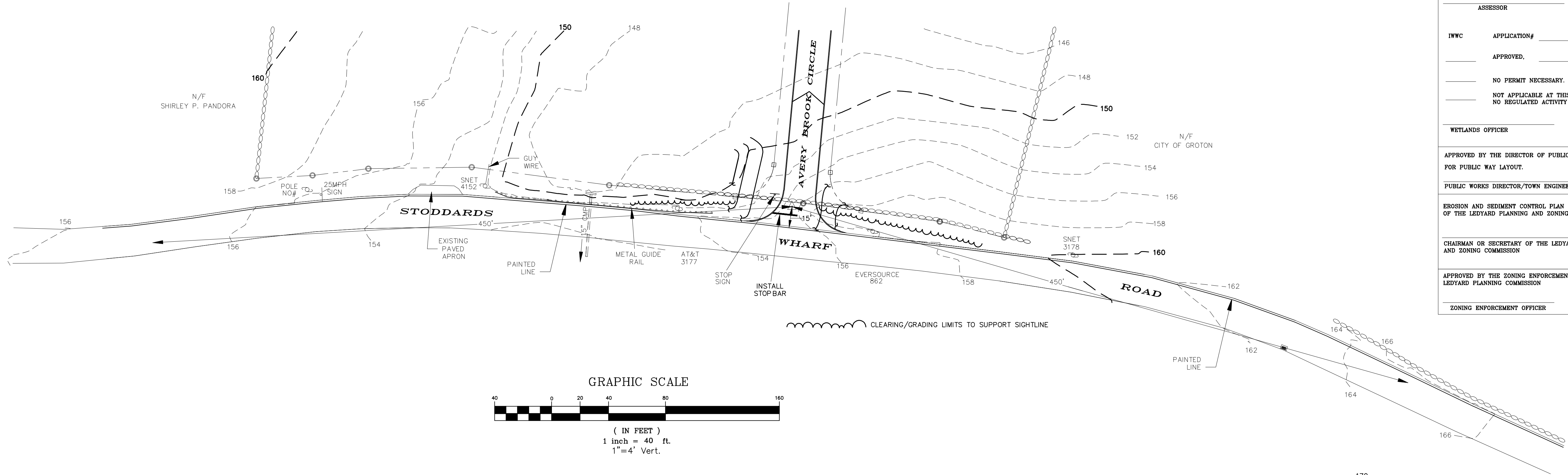
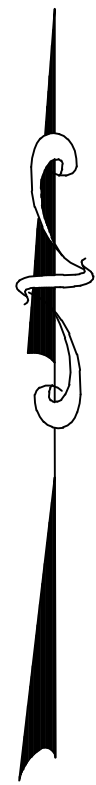
DEEP TEST PIT DATA

TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL MOTTLING @ 40" WATER @ 43" 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
--	--

LANDSCAPE SCHEDULE						
TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	REMARKS
PERENNIALS	EF	CLUSTER	EUPATORIUM FISTULOSUM	JOE PYE WEED	CONTAINER	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
GRASSES	PV	3	PANICUM VIRGATUM	SWITCH GRASS	CONTAINER	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



John A. Gardner
STATE OF CONNECTICUT
JULY 1994
LICENSED PROFESSIONAL ENGINEER



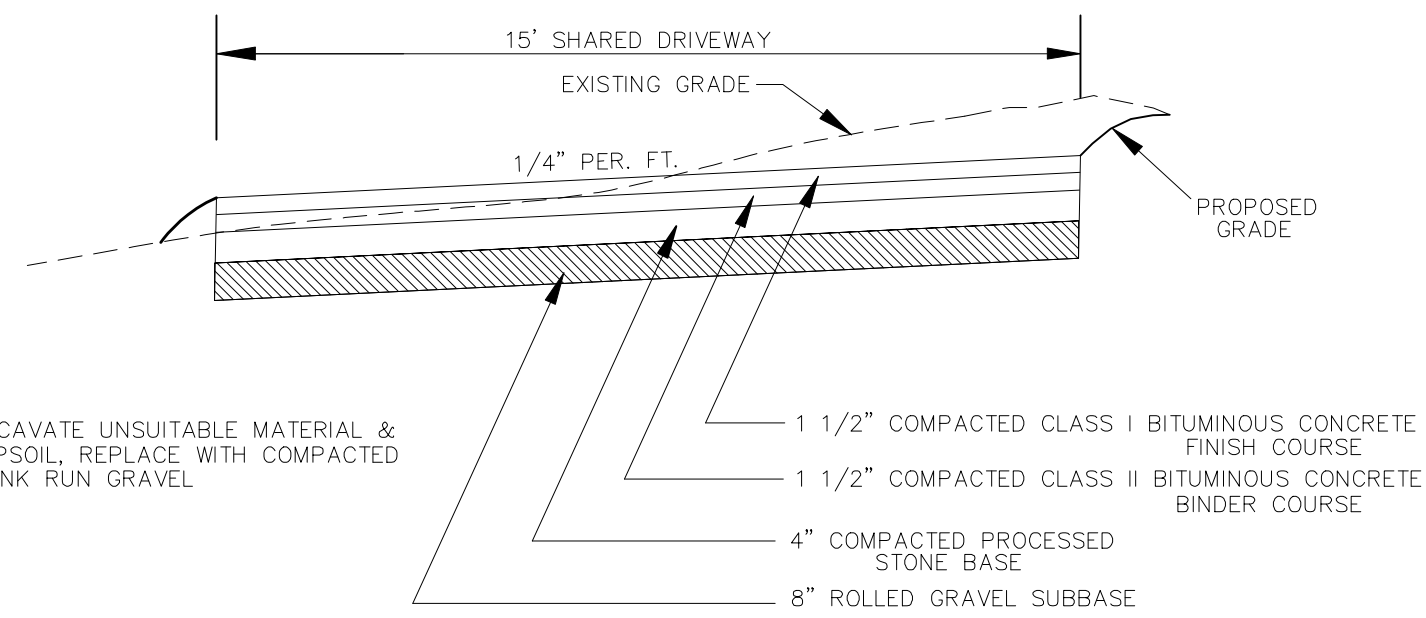
LEGEND	
○○○○○○○○○○	STONE WALL
— — — — —	PROPERTY LINE
— — — — —	STREET LINE
- - - - -	EXISTING CONTOUR
- - - - -	PROPOSED CONTOUR
⊙	UTILITY POLE

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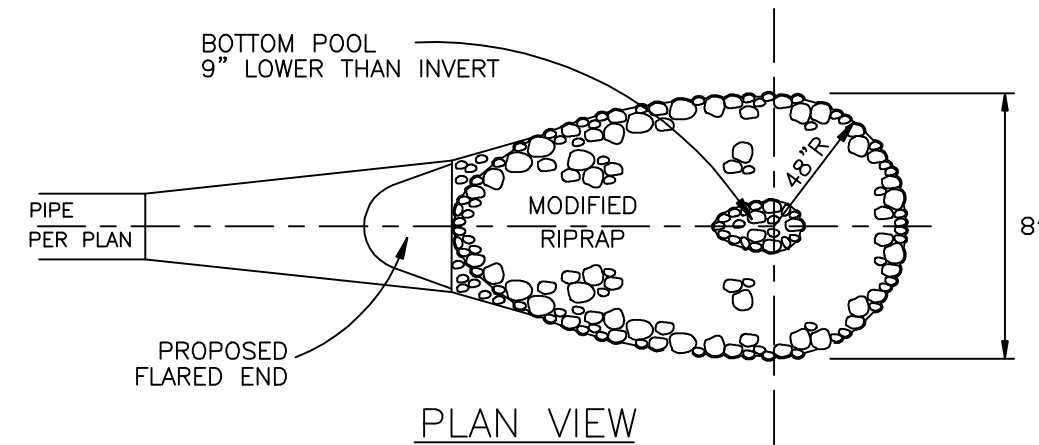
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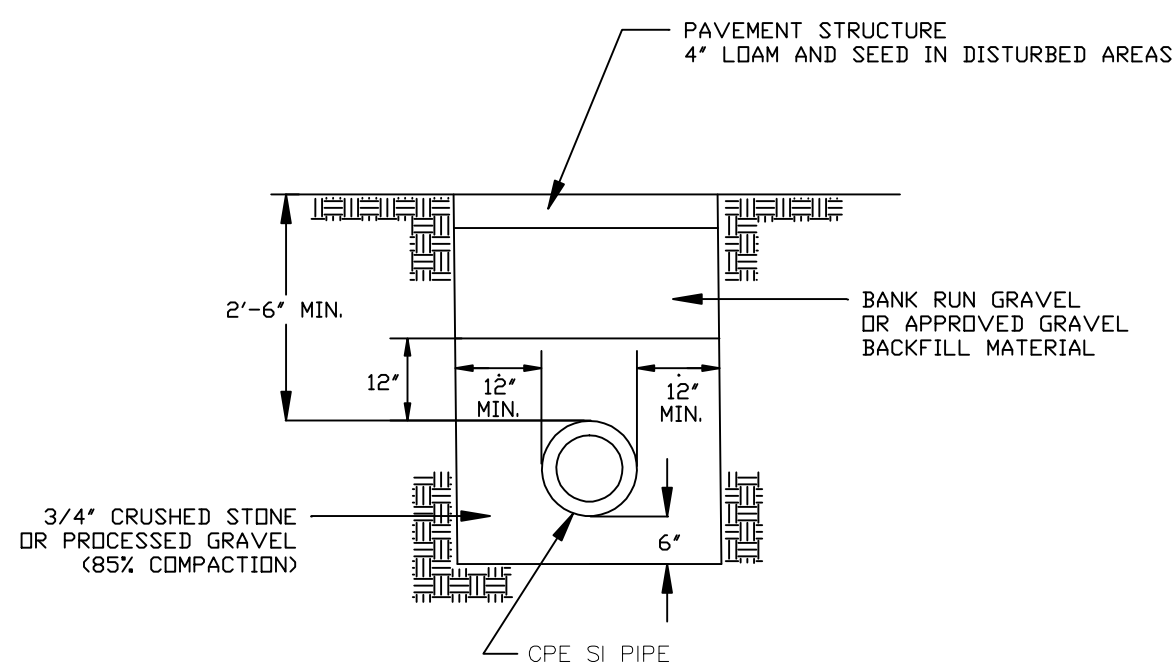
APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.	
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____	DATE _____
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THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____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



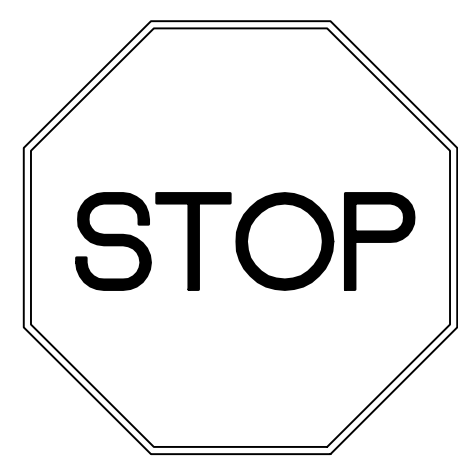
TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION
NOT TO SCALE



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

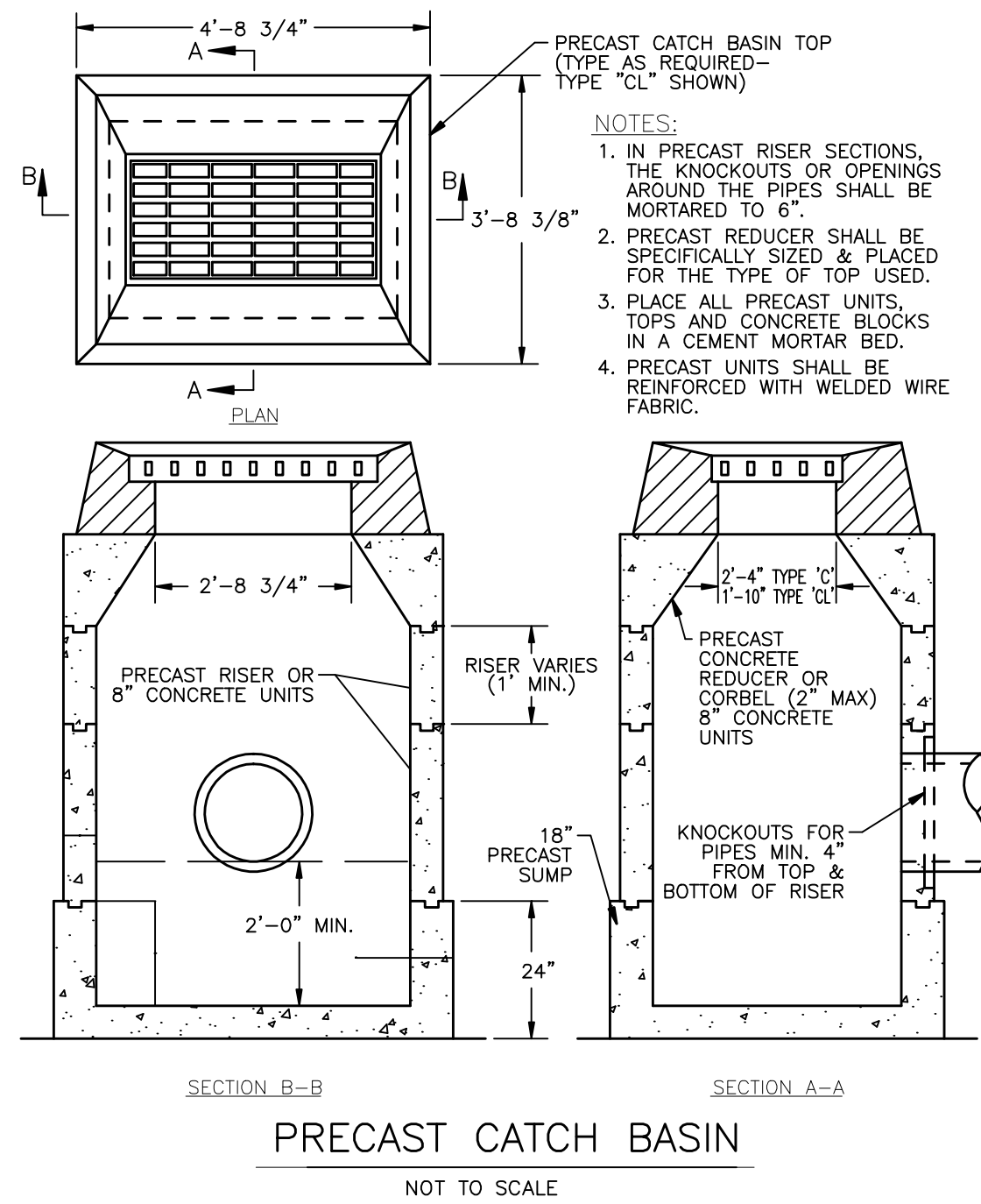


DRAINAGE PIPE TRENCH
NOT TO SCALE

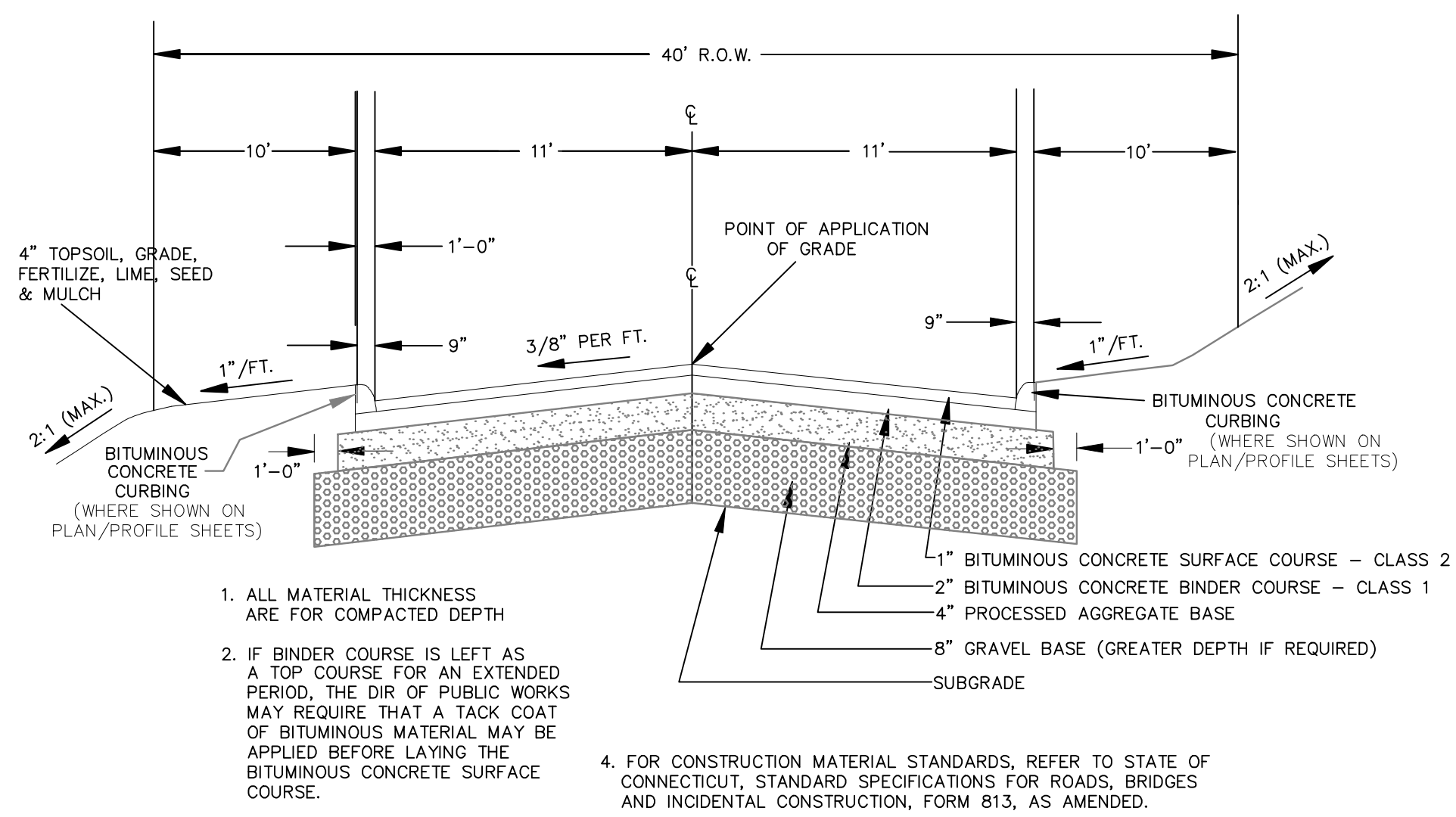


SECURE TO 1 1/2\"/>

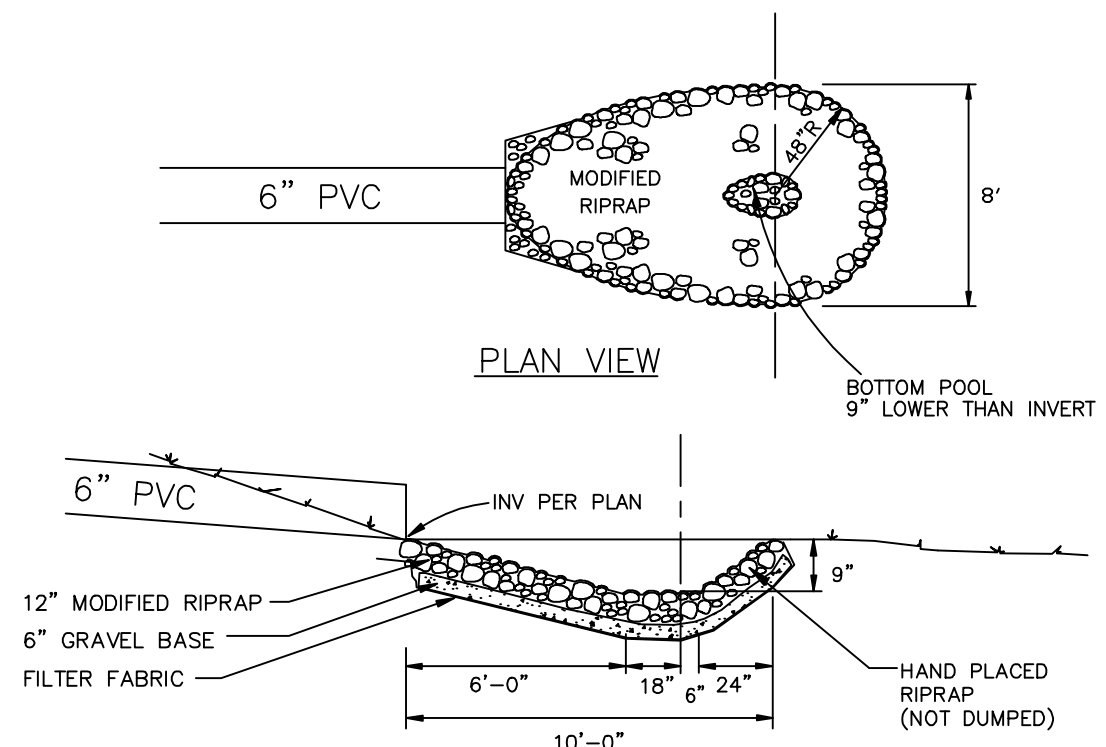
STOP SIGN
NOT TO SCALE



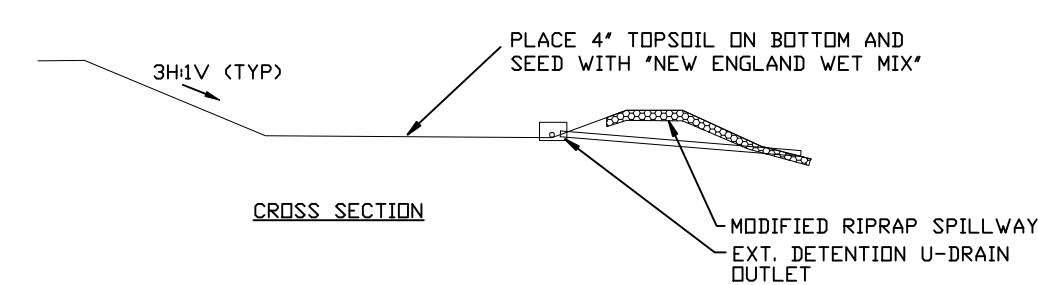
PRECAST CATCH BASIN
NOT TO SCALE



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



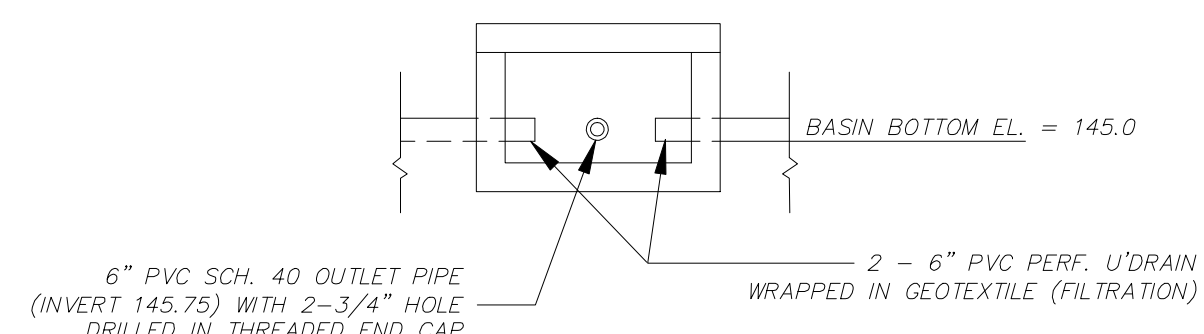
SECTION VIEW
PREFORMED SCOUR HOLE
NOT TO SCALE



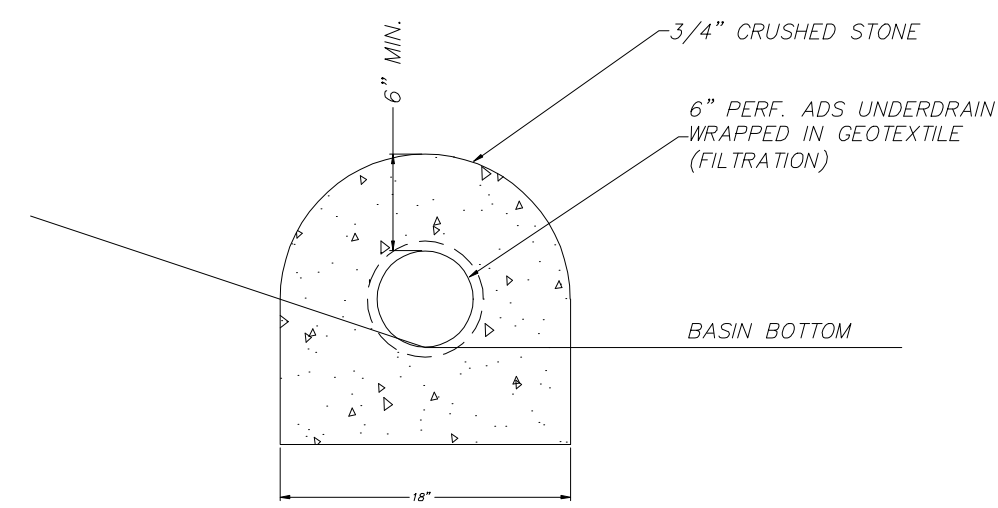
NOTES:
THE PURPOSE OF THE WATER QUALITY BASIN IS TO REMOVE SEDIMENT FROM THE WATER QUALITY VOLUME (WQV). THE BASIN IS SIZED TO HOLD THE WQV (3,600 CUBIC FEET) WHICH WILL BE FILTERED THROUGH THE SURFACE DRAIN AND SLOWLY RELEASED INTO THE WETLANDS.

STORMS THAT EXCEED THE WATER QUALITY VOLUME WILL FLOW OUT THE SPILLWAY.

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

EROSION & SEDIMENT CONTROL PLAN

NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 9.21 ACRES OF LAND TO CREATE 26 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM. APPROXIMATELY 1330 LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PAVEMENT WIDTH IS 22 FEET. THE TOTAL AREA OF NEW PAVEMENT ASSOCIATED WITH THE ROAD CONSTRUCTION WILL BE 30,400± SQUARE FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES IN PLACES CURBED PAVEMENT AND CATCH BASINS WITH 2 FOOT SUMP DEPTHS. THE UPLANDS ARE GENTLY SLOPING AND MOSTLY OLD PASTURE. THE UPLAND SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CANTON HINCKLEY AND AGAWAM SOILS.

IT IS ANTICIPATED THAT ONCE WORK ON THE PUBLIC IMPROVEMENTS BEGINS, IT WILL CONTINUE UNTIL THE PROJECT IS COMPLETED. IT IS ANTICIPATED THAT THE ROAD CONSTRUCTION WILL BE COMPLETED WITHIN ONE YEAR OF COMMENCEMENT.

PETER GARDNER 860-464-7455 (OR OWNER AT TIME OF CONSTRUCTION) SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND PROPER MAINTENANCE OF ANY EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING THIS PLAN.

TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED

TO BE DISTURBED BY ROAD AND DRAINAGE CONSTRUCTION ACTIVITIES.

THE TOTAL PROJECT AREA IS 9.21 ACRES OF WHICH 0.9± ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE. ESTIMATE OF TOTAL AREA TO BE DISTURBED 3.9± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

PLANNED START AND COMPLETION DATES FOR THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING FALL/WINTER OF 2022/2023 AND BE COMPLETED IN THE FALL OF 2023.

DESIGN CRITERIA, CONSTRUCTION DETAILS AND MAINTENANCE PROGRAM FOR THE EROSION & SEDIMENT CONTROL MEASURES TO BE USED.

SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT WILL BE USED. ALL SILT FENCE SEDIMENT BARRIERS SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.5 FEET. BREACHES IN SILT FENCE SHALL BE REPAIRED IMMEDIATELY. THE SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCH IN A 24 HOUR PERIOD.

CONSTRUCTION ENTRANCE DESIGN AND MAINTENANCE CRITERIA FROM 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. ENTRANCE. THE CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED OF ANGULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION M.01.01 SIZE #3. THE CONSTRUCTION ENTRANCE WILL BE 12 FEET WIDE AND 50 FEET LONG.

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

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

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

TOPSOILING SHALL TAKE PLACE AS AREAS ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S) REFERRED TO ABOVE. STONES LARGER THAN 2 INCHES IN DIAMETER AND OTHER DEBRIS WILL BE REMOVED FROM THE TOPSOIL WITH A RAKE. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4 INCHES OVER ALL DISTURBED AREAS. IN ORDER TO "BOND" THE TOPSOIL TO THE SUBSOIL, THE SUBGRADE WILL BE LOOSENED BY "TRACKING" WITH A BULLDOZER IMMEDIATELY BEFORE APPLYING TOPSOIL. TOPSOIL WILL NOT BE PLACED IF THE SUBGRADE OR THE TOPSOIL IS FROZEN OR TOO WET. HEAVY RUBBER-TIRED VEHICLES WILL BE EXCLUDED FROM THE NEWLY TOPSOILED AREAS TO PREVENT EXCESSIVE COMPACTION WHICH COULD HINDER SEED GERMINATION AND SEEDLING GROWTH.

PERMANENT SEEDING WILL BE DONE AS DISTURBED AREAS ARE BROUGHT TO GRADE AND TOPSOILED AS LONG AS SUCH SEEDING IS DONE BETWEEN APRIL 1 AND JULY OR AUGUST 15 THROUGH OCTOBER 31. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED THE APPROPRIATE SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, FIGURE PS-3. PRIOR TO SEEDING, FERTILIZER WILL BE APPLIED AT THE RATE OF 7.5 PER 1,000 SQUARE FEET (10-10-10 OR EQUIVALENT), AND GROUND LIMESTONE WILL BE APPLIED AT THE RATE OF 200 POUNDS PER 1,000 SQUARE FEET. THE LIME AND FERTILIZER WILL BE LIGHTLY WORKED TO A DEPTH OF 3 TO 4 INCHES. SEED SHALL BE APPLIED UNIFORMLY USING A CYCLONE SEEDER (HYDROSEEDING MAY BE USED IN LIEU OF CONVENTIONAL SEEDING METHODS) HAY MULCH WILL BE APPLIED AT THE RATE OF 100 POUNDS (APPROXIMATELY 2 BALES) PER 1,000 SQUARE FEET. WHERE SLOPES EXCEED 10 PERCENT, JUTE NETTING SHALL BE USED TO ANCHOR THE HAY MULCH IN PLACE. ANY SUCH NETTING WILL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE: THE SEEDBED WILL BE INSPECTED AT LEAST ONCE PER WEEK, AND WITHIN 24 HOURS OF A RAINFALL IN AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REAPPLIED AND SMOOTHED, AND RESEEDED AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 6 INCHES. MOWING WILL NOT TAKE PLACE WHEN THE GROUND SURFACE IS WET. THE FIRST MOWING WILL TAKE 33 TO 50 PERCENT OF THE GRASS HEIGHT (I.E.: NOT BELOW 3 INCHES). MULCH MATERIALS WILL NOT BE REMOVED, BUT WILL BE ALLOWED TO DISINTEGRATE OVER TIME.

WHERE BARE GROUND NEEDS TO BE PROTECTED FOR RELATIVELY SHORT PERIODS, OR WHERE THE SEEDING SEASONS FOR PERMANENT SEEDINGS CAN NOT BE ADHERED TO, TEMPORARY SEEDING MAY BE USED. THE RECOMMENDED SEED MIX WILL VARY UPON CIRCUMSTANCES, BUT SHALL BE IN COMPLIANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, FIGURE TS-2, TEMPORARY SEEDING RATES AND DATES. WHERE THE SEASON PRECLUDES ANY TYPE OF SEEDING, AN ANCHORED MULCH WILL BE EMPLOYED TO PROTECT BARE SOIL AREAS.

CONSTRUCTION SEQUENCE. PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBANCES, THE DEVELOPER AND HIS CONTRACTOR SHALL MEET WITH TOWN STAFF FOR A PRECONSTRUCTION CONFERENCE.

- 1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- 2) INSTALL EROSION AND SEDIMENT CONTROL.
- 3) CONSTRUCT THE STORMWATER QUALITY BASIN. TOPSOIL WILL BE APPLIED TO THE BASIN SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION, AND THE SIDESLOPES WILL BE SEEDED. INSTALL SEDIMENT BARRIERS ALONG THE ROAD AND IN THE AREA OF THE BASIN AS DEPICTED ON THE PLANS.
- 4) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.
- 5) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.
- 6) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
- 7) INSTALL ALL DRAINAGE STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLET OF THE DRAINAGE SYSTEM. THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE. NO WATER WILL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM UNTIL THE OUTLET IS PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.
- 8) PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE. TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.
- 9) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.
- 10) INSTALL CURBING (WHERE REQUIRED).
- 11) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.
- 12) REMOVE SILT FENCE AFTER TOPSOIL STABILIZED.

DISPOSAL OF SEDIMENTS - ANY SEDIMENT REMOVED FROM ANY EROSION AND SEDIMENT CONTROL MEASURE AS PART OF SITE MAINTENANCE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THIS PLAN. NO SEDIMENT SHALL BE DEPOSITED IN ANY WETLAND AREA.

FIELD CHANGES - IF FIELD MODIFICATIONS OF PLANNED MEASURES ARE NEEDED TO PROPERLY ADDRESS ANY EROSION OR SEDIMENTATION SITUATION, SUCH CHANGES MAY BE MADE ONLY AFTER NOTIFYING TOWN STAFF. ADDITIONAL NON-STRUCTURAL MEASURES MAY BE ADDED WITHOUT PRIOR NOTIFICATION.

STORMWATER QUALITY BASIN CONSTRUCTION NOTES:

1. STORMWATER QUALITY BASIN EMBANKMENTS SHALL BE CONSTRUCTED OF SILTY SAND AND/OR CLAYEY MATERIALS. ON-SITE BORROW MATERIAL MAY BE USED IF SUITABLE DEPOSITS ARE FOUND.
2. EMBANKMENT FILL SHALL CONTAIN AT LEAST 15% BY WEIGHT OF MATERIAL PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #200 SIEVE.
3. EMBANKMENT FILL SHALL HAVE NO STONES LARGER THAN 6" IN THEIR GREATEST DIMENSION. NO STONES LARGER THAN 3" IN THEIR GREATEST DIMENSION SHALL BE ALLOWED WITHIN 2 FEET OF STRUCTURES OR PIPES.
4. ALL FILL MATERIAL SHALL BE FREE OF TOPSOIL, ROOTS, STUMPS, ORGANICS, FROZEN MATERIAL AND OTHER DELETERIOUS MATTER.
5. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTIONS DETERMINED BY ASTM D1557 - MODIFIED PROCTOR. THE MAXIMUM LOOSE LIFT THICKNESS OF EMBANKMENT FILL SHALL BE 12".
6. ALL TOPSOIL, ORGANICS, ROOTS AND OTHER DELETERIOUS MATTER SHALL BE REMOVED FROM THE EXISTING GROUND SURFACE PRIOR TO CONSTRUCTION OF THE PROPOSED EMBANKMENTS.
7. ALL EMBANKMENTS AND DISTURBED AREAS OF THE STORMWATER QUALITY BASIN SHALL BE PERMANENTLY STABILIZED WITH 4" LOAM, SEED AND MULCH. SUITABLE HYDROSEEDING EQUIPMENT MAY BE USED FOR APPLICATION OF SEED, MULCH AND/OR FERTILIZER. THE FOLLOWING SEED MIX SHALL BE USED IN THESE AREAS.

VARIETY	LBS/ACRE
CREeping RED FESCUE	20
REDTOP	2
BENT GRASS	15
TOTAL	37

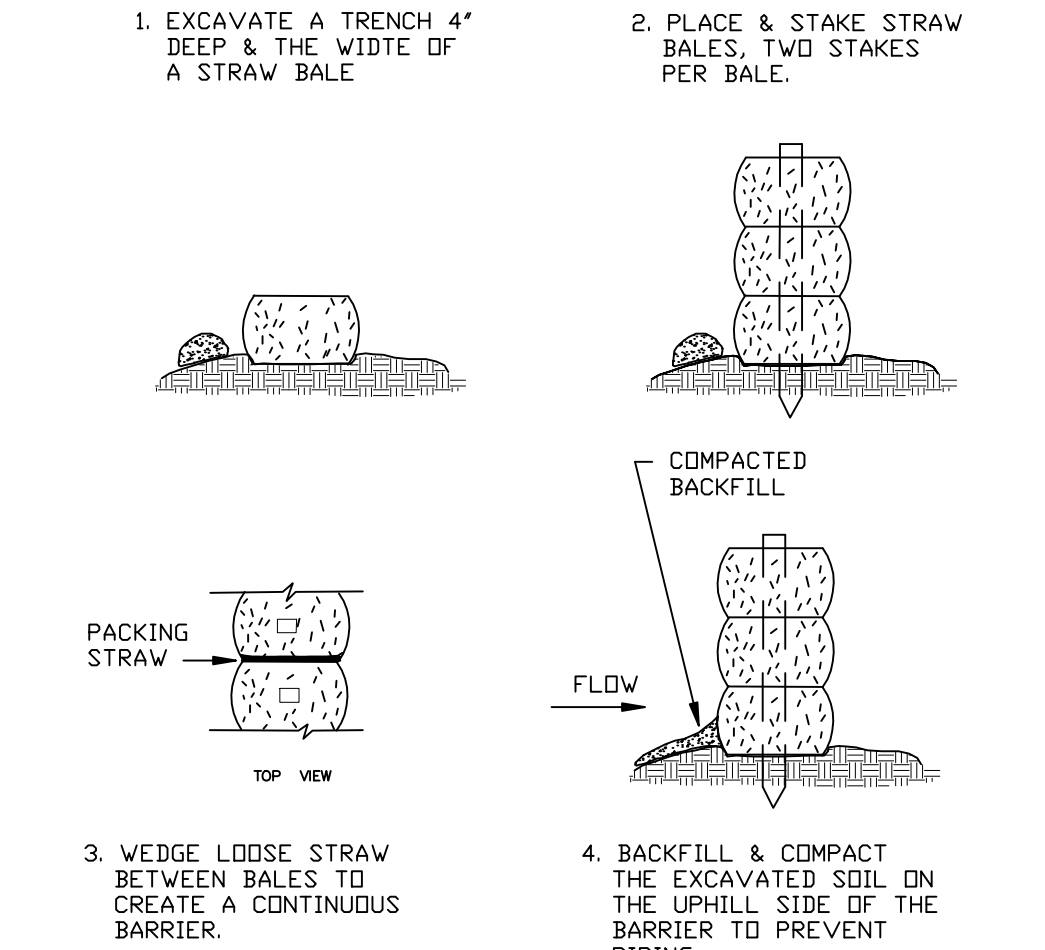
STORMWATER QUALITY BASIN OPERATION AND MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS PRIOR TO COMPLETION OF THE ROADWAY.
2. DURING THE FIRST YEAR OF OPERATION, THE BASIN SHALL BE INSPECTED ON WEEKLY BASIS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCH OR GREATER. ANY EROSION OF EMBANKMENTS OR OUTLET AREAS SHALL BE REPAIRED PROMPTLY. ANY DEBRIS SHALL BE REMOVED AND DISPOSED OF. SEDIMENTATION THAT WOULD INTERFERE WITH PROPER OPERATION OF THE BASIN SHALL BE REMOVED AND DISPOSED OF AND THE AREA RESTORED AND STABILIZED AS REQUIRED.
3. AFTER THE BASIN HAS BEEN IN OPERATION FOR ONE YEAR, INSPECTIONS SHALL BE PERFORMED QUARTERLY OR WITHIN 24 HOURS AFTER A STORM EVENT OF 2.0 INCHES OR GREATER. QUARTERLY INSPECTIONS SHALL INCLUDE THE FOLLOWING ITEMS:
 - NOXIOUS WEEDS SHALL BE REMOVED. PERFORM ANY MOWING OPERATIONS REQUIRED.
 - INSPECT EMBANKMENTS FOR ANY WOODY GROWTH. ALL TREES, VINES AND OTHER WOODY PLANTS SHALL BE REMOVED AND VOIDS LEFT FROM THEIR REMOVAL SHALL BE REPAIRED.
 - INSPECT EMBANKMENTS FOR ANY ANIMAL BURROWS. ALL BURROWS AND VOIDS SHALL BE REPAIRED IMMEDIATELY.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN FOREBAY AND OTHER AREAS TO RESTORE ORIGINAL DESIGN GRADES. DISTURBED AREAS SHALL BE RESTABILIZED AS REQUIRED AFTER REMOVAL OF SEDIMENT.
 - INLETS AND OUTLETS SHALL BE INSPECTED FOR SCOUR DAMAGE AND EROSION AND REPAIRED AS REQUIRED.
 - ANY EVIDENCE OF PIPING OR SEEPAGE AT THE TOE OF EMBANKMENTS OR AROUND INLET/OUTLET STRUCTURES SHALL BE INVESTIGATED BY A QUALIFIED PROFESSIONAL ENGINEER AND REPORTED TO THE TOWN. REQUIRED REPAIRS TO MAINTAIN THE PROPER FUNCTION OR REPAIR POTENTIAL STRUCTURAL DEFICIENCIES IN THE BASIN SHALL BE IMPLEMENTED WITHIN ONE MONTH OF DISCOVERY OF THE PROBLEM OR AT DISCRETION OF THE RESPONSIBLE PROFESSIONAL ENGINEER PERFORMING THE INVESTIGATION OR DESIGNING SUCH REPAIRS. THE ENGINEER SHALL CERTIFY THAT ALL REPAIRS ARE PERFORMED TO HIS/HER SATISFACTION AND SHALL PROVIDE SUCH CERTIFICATION TO THE TOWN.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

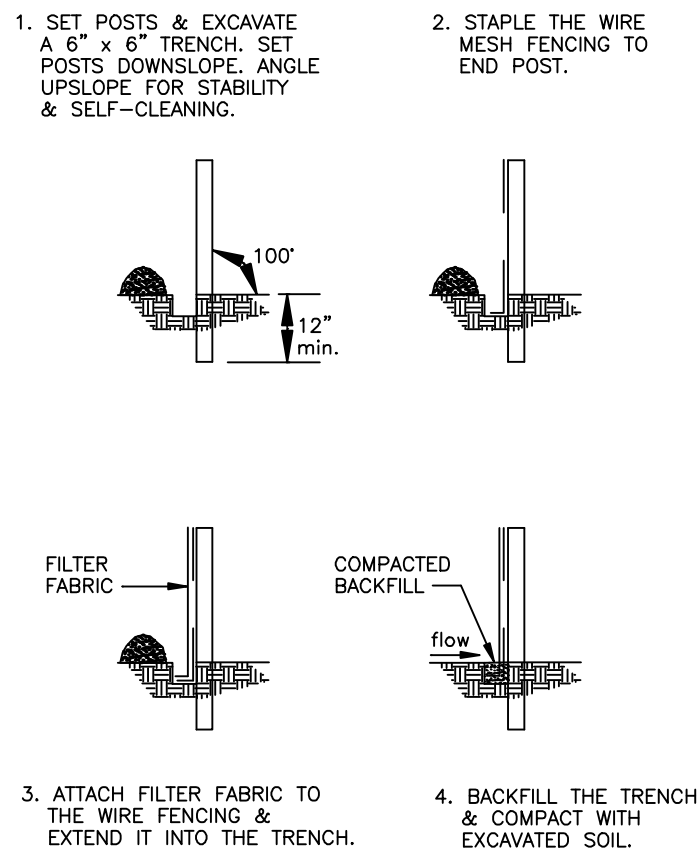
- PROVIDE ANNUAL STREET SWEEPING, PREFERABLY AFTER FINAL SNOW MELT TO ALLEVIATE SEDIMENT BUILDUP IN CATCH BASIN SUMPS AND TO INSURE EFFICIENT TSS REMOVAL FROM STORMWATER.
- REMOVE SEDIMENT FROM CATCH BASIN SUMPS WHEN SEDIMENT REACHES HALF THE DEPTH OF THE SUMP.
- INSPECT CATCH BASINS FOR TRASH AND DEBRIS BI-ANNUALLY. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PIPE INLETS AND OUTLETS TO PREVENT CLOGGING.
- REMOVE ACCUMULATED TRASH AND LEAVES FROM CATCH BASIN GRATES TO INSURE ADEQUATE GRATE INFLOW CAPACITIES.

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



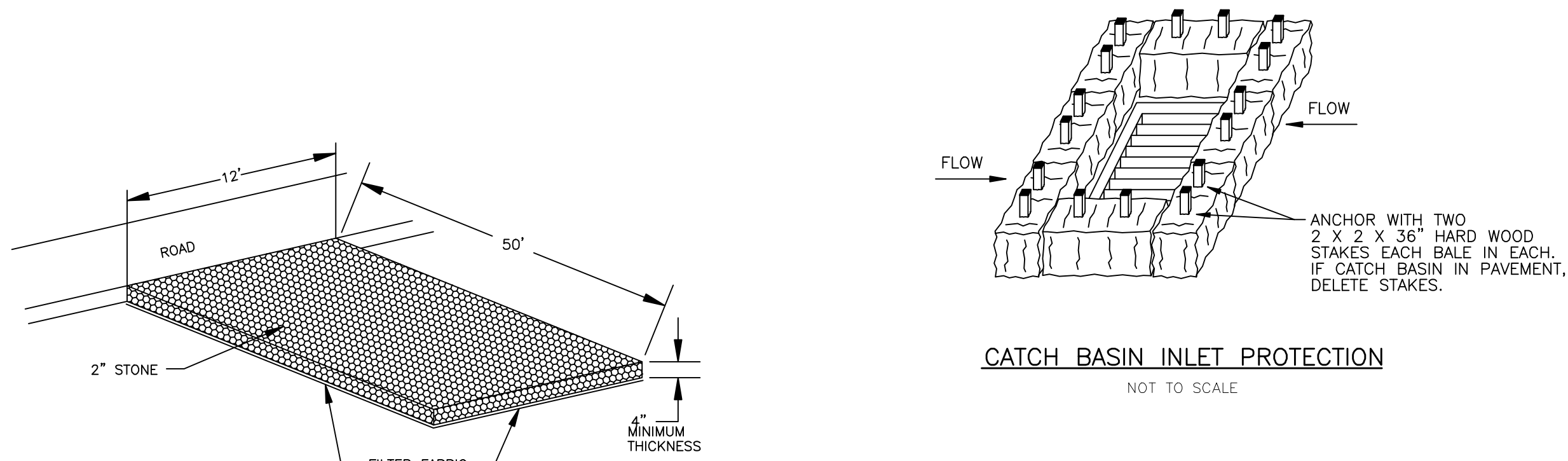
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



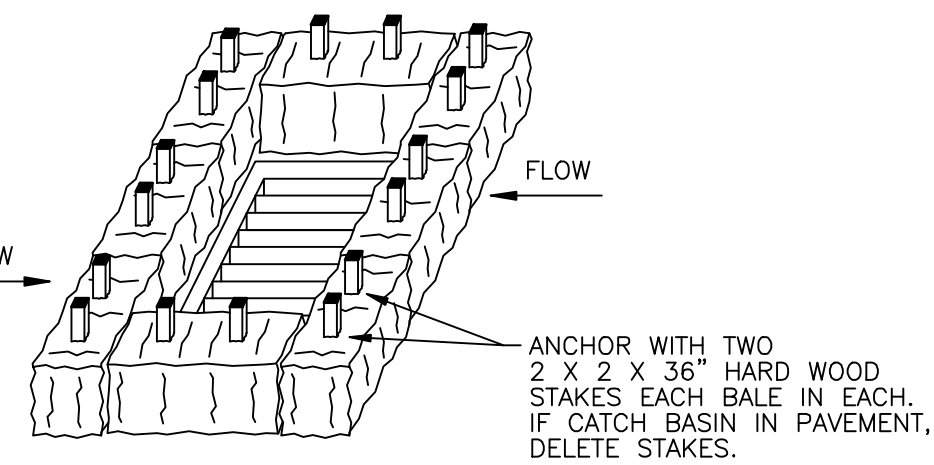
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



CATCH BASIN INLET PROTECTION

NOT TO SCALE

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

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