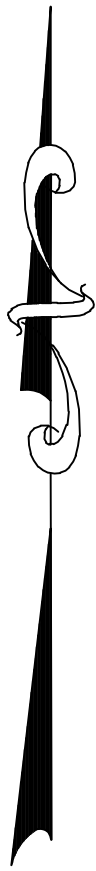


NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.



SOILS LEGEND

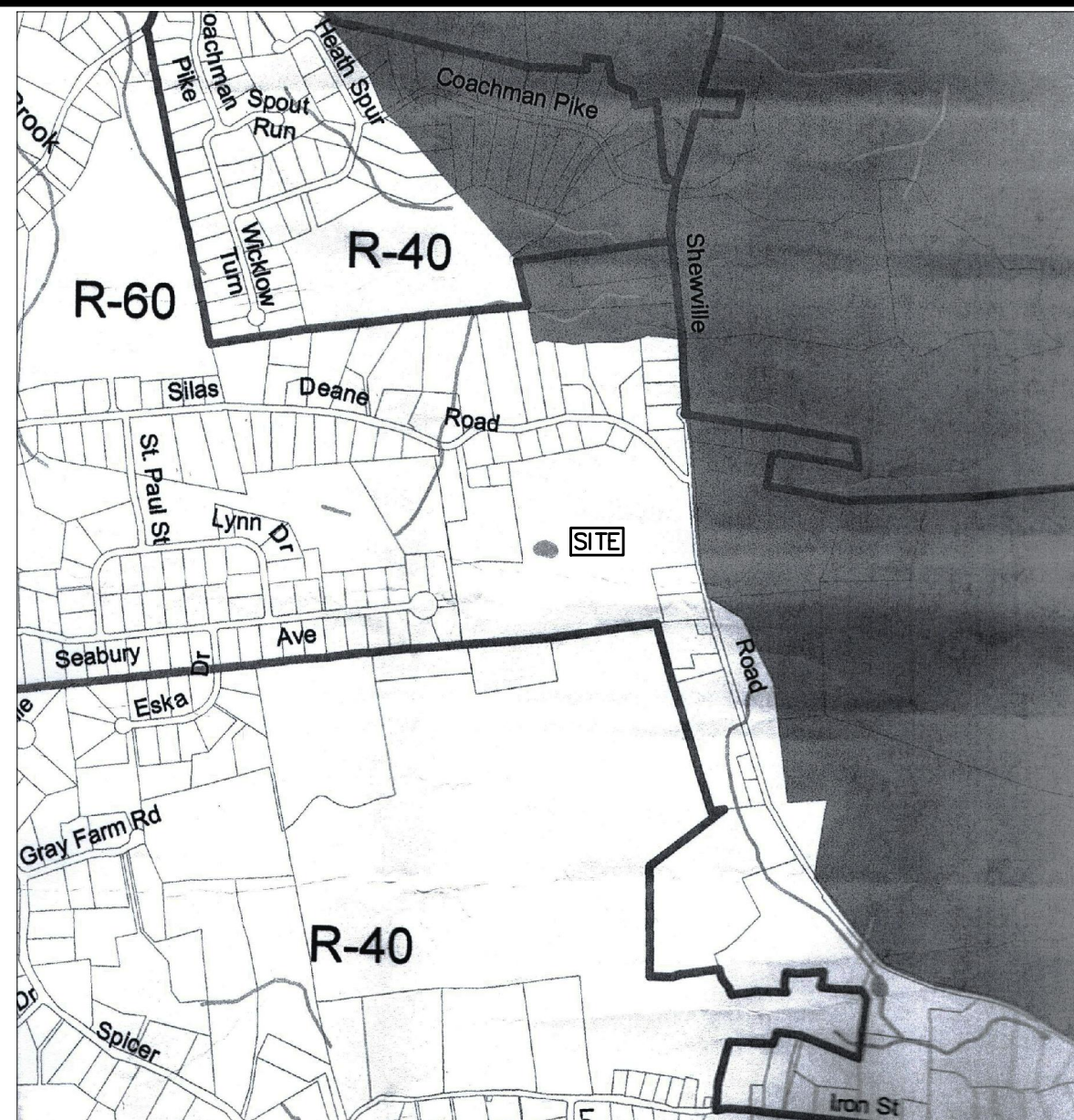
- CdC - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
CdD - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 15 TO 35 PERCENT SLOPES
CrC - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES
CrD - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
HrC - HOLLIS-CHARLTON-ROCK, OUTCROP COMPLEX 3 TO 5 PERCENT SLOPES
PdC - PAXTON AND MONTAUK, VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES
PdB - PAXTON AND MONTAUK, VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES
Rn - RIDGEBURY, LEICESTER, AND WHITMAN EXTREMELY STONY FINE SANDY LOAMS
SvB - SUTTON FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
SxB - SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES

GENERAL NOTES CONTINUED:

7. BULK REQUIREMENTS FOR OPEN SPACE SUBDIVISION R-60 ZONE.
- | ITEM | REQUIRED | PROVIDED |
|--|----------------|-----------------|
| MINIMUM PARCEL AREA PRIOR TO SUBDIVISION | 40 ACRES | 48.58 ACRES |
| OPEN SPACE REQUIRED | 29.42 ACRES | 31.94 ACRES |
| MINIMUM SIDE YARD DISTANCE | 10 FEET | 10 FEET |
| MINIMUM LOT REAR YARD DISTANCE | 30 FEET | 30 FEET |
| MINIMUM FRONT YARD SETBACK | 30 FEET | 25 FEET |
| LOT SIZE (FRONT) | 20,000 Sq. Ft. | PROVIDED |
| INTERIOR / SPECIAL LOT | 30,000 Sq Ft. | PROVIDED |
| MAXIMUM IMPERVIOUS LOT COVERAGE | 40% | 4% ± |
| ROAD FRONTAGE | 100 FEET | REQUIREMENT MET |
8. SOILS TESTING INDICATED ON THIS PLAN ARE REPRESENTATIVE OF ACTUAL SOIL CONDITIONS AND ADDITIONAL DEEP TEST PITS AND PERCOLATION TESTS MAY BE REQUIRED BY THE HEALTH DISTRICT IF THE BUILDING OR SYSTEM LOCATION IS ALTERED AND/OR THE SUITABLE SEPTIC AREA IS LIMITED.
9. MONUMENTS, PERMANENT PIN MARKERS OR DRILL HOLES SHALL BE INSTALLED AT ALL CORNERS AND AT INTERVALS NO GREATER THAN 100 FEET ALONG THE BOUNDARIES OF ALL OPEN SPACE PARCELS. RIGHTS OF WAY TO OPEN SPACE PARCELS WHICH ARE 50 FEET IN WIDTH OR LESS SHALL BE MARKED AT INTERVALS NO GREATER THAN 50 FEET.
10. CALL BEFORE YOU DIG (1-800-922-4455) WILL BE CONTACTED PRIOR TO INITIATION OF THIS PROJECT.
11. WORK SHALL CONFORM TO ORDINANCE REGULATING THE ADDITION OF A NEW STREET OR HIGHWAY TO THE HIGHWAY SYSTEM OF THE TOWN OF LEDYARD.
12. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE THAT FIELD ADJUSTMENTS TO ACCOMMODATE DEVELOPMENT ACTIVITY, INCLUDING ADDITIONAL DRAINAGE OR SIGHTLINE CLEARING MEASURES, MAY BE NECESSARY. ADDITIONAL DESIGN EFFORT FOR AND INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN CONSULTATION WITH AND AT NO EXPENSE TO THE TOWN.
13. THE TOWN OF LEDYARD SHALL SUPPLY AND INSTALL STREET SIGNAGE AND MARKINGS SPECIFIED BY THESE PLANS AT THE EXPENSE OF DEVELOPER. UPON COMPLETION OF WORK THE TOWN WILL PRESENT AN INVOICE TO THE DEVELOPER FOR THE MATERIALS AND LABOR ASSOCIATED WITH THIS EFFORT.
14. SECTION 4.6 OF THE SUBDIVISION REGULATIONS WAS FOLLOWED IN THE DESIGN OF THIS SUBDIVISION.
15. PORTIONS OF THIS RE-SUBDIVISION ARE SERVICED BY COMMON DRIVEWAYS. THE TOWN OF LEDYARD WILL PROVIDE NO MAINTENANCE, REPAIRS OR SCHOOL BUS SERVICE ALONG COMMON DRIVEWAY.

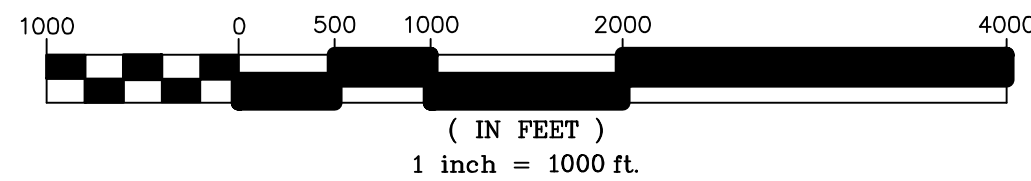
GENERAL NOTES:

1. MAP REFERENCES:
A) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD A SECTION OF SHEWVILLE ROAD ABOUT 6,400 FEET SCALE 1"=40' DATE 7-21-41 DATE 8-14-41 NUMBER 71-10 SHEET NO. 1 OF 2.
B) HIGH VIEW RIDGE PLAN SHOWING PROPERTY OF HILDRETH BARRETT SHEWVILLE ROAD LEDYARD, CONN. SCALE 1"=100 FT. APRIL 9, 1956 REVISED OCT. 12, 1956 H.A. EMERSON LAND SURVEYOR 3012.
C) HIGH VIEW RIDGE LOT PLAN No. 1 LEDYARD, CONN. SCALE 1"= 60FT. JAN 18, 1957 H.A. EMERSON LAND SURVEYOR 3012.
D) HIGH VIEW RIDGE LOT PLAN SHEWVILLE ROAD LEDYARD, CONN SCALE 1"= 100FT. MAY 25, 1957 H.A. EMERSON LAND SURVEYOR 3012.
E) PARSONAGE HILL MANOR BOUNDARY SURVEY MAP RESUBDIVISION SECTION II OWNER & DEVELOPER BONNIE BROOK LTD. SEABURY AVE. LEDYARD, CT. SCALE: 1"=100' FEBRUARY, 1977 SHEET NO. 2 OF 16 PREPARED BY: BERNARD F. STONE & ASSOCIATES, INC. SALEM, CT. WITH REVISIONS THROUGH 6/16/77.
F) MAP SHOWING LAND TRANSFERS OF LAND OF PIERUCCI SILAS DEANE RD. LEDYARD, CT SCALE: 1"=40' 6-1-81.
G) HIDDEN ACRES SUBDIVISION PLAN PREPARED FOR JERRY KIL & JOHN LOMBARDI, JR. IRON STREET & SPICER HILL ROAD EXT. LEDYARD, CT. SCALE: 1"=100' DATE: 11/10/94 SHEET NO. 3 OF 40 WITH REVISIONS TO 12/19/95.
2. THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS.
3. HOUSES, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS, FOUNDATION DRAINS AND EROSION & SEDIMENT CONTROL ARE SHOWN CONCEPTUALLY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
5. LOTS WITH SHARED DRIVES SHALL CONTAIN EASEMENTS FOR INGRESS AND EGRESS, THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRIVEWAY AND A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY.
6. UTILITIES TO BE INSTALLED UNDERGROUND.



LOCATION MAP
ZONING DISTRICT: R-60

GRAPHIC SCALE



SHEET INDEX

- SHEET 1 - 100 SCALE BOUNDARY MAP; LOCATION MAP AND GENERAL NOTES
SHEET 2 - 100 SCALE PLAN PARCEL HISTORY MAP
SHEET 3 - 100 SCALE OVERALL PLAN
SHEET 4 - 40 SCALE A-2 PLAN
SHEET 5 - 40 SCALE A-2 PLAN
SHEET 6 - 40 SCALE A-2 PLAN WITH TOPOGRAPHY/WETLANDS
SHEET 7 - 40 SCALE CONCEPTUAL LAYOUT
SHEET 8 - 40 SCALE CONCEPTUAL LAYOUT
SHEET 9 - 40 SCALE A-2 PLAN WITH TOPOGRAPHY/WETLANDS
SHEET 10 - 40 SCALE A-2 PLAN WITH TOPOGRAPHY/WETLANDS
SHEET 11 - 40 SCALE A-2 PLAN WITH TOPOGRAPHY/WETLANDS
SHEET 12 - 40 SCALE PLAN/PROFILE SEABURY AVENUE
SHEET 13 - DEEP TEST HOLE DATA
SHEET 14 - PERCOLATION TEST RESULTS/SEPTIC SYSTEM DESIGN CRITERIA
SHEET 15 - CONSTRUCTION DETAILS
SHEET 16 - CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENT CONTROL NARRATIVE/DETAILS

PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=100'
FEBRUARY 2026
REVISED: MAY 18, 2026

SHEET 1 OF 16

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT 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: FEBRUARY 13, 2026

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 _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR	DATE
INWC	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.)

ZONING/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 _____

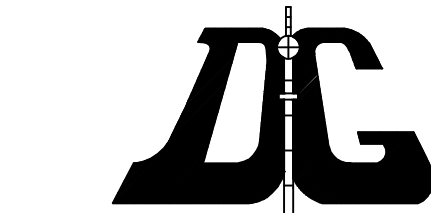
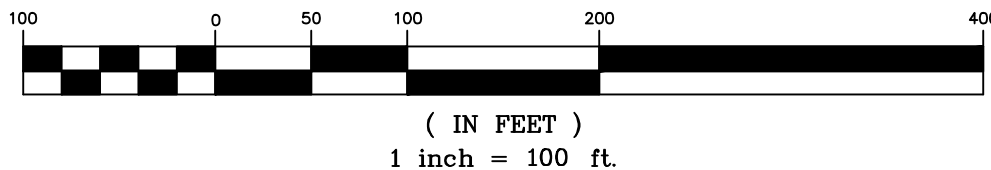
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

© 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# 23-031.DWG FBK#334

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.

GRAPHIC SCALE



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 _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

INWC 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.)

ZONING/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 _____

NOTE: SHEWVILLE HEIGHTS RESUBDIVISION IS COMPOSED OF 84 SILAS DEANE ROAD; 58 AND 59 SEABURY AVENUE, WHICH WERE CREATED BY THE PARSONAGE HILL MANOR SUBDIVISION. 84 SILAS DEANE ROAD, CREATED SINCE MARCH 22, 1962.

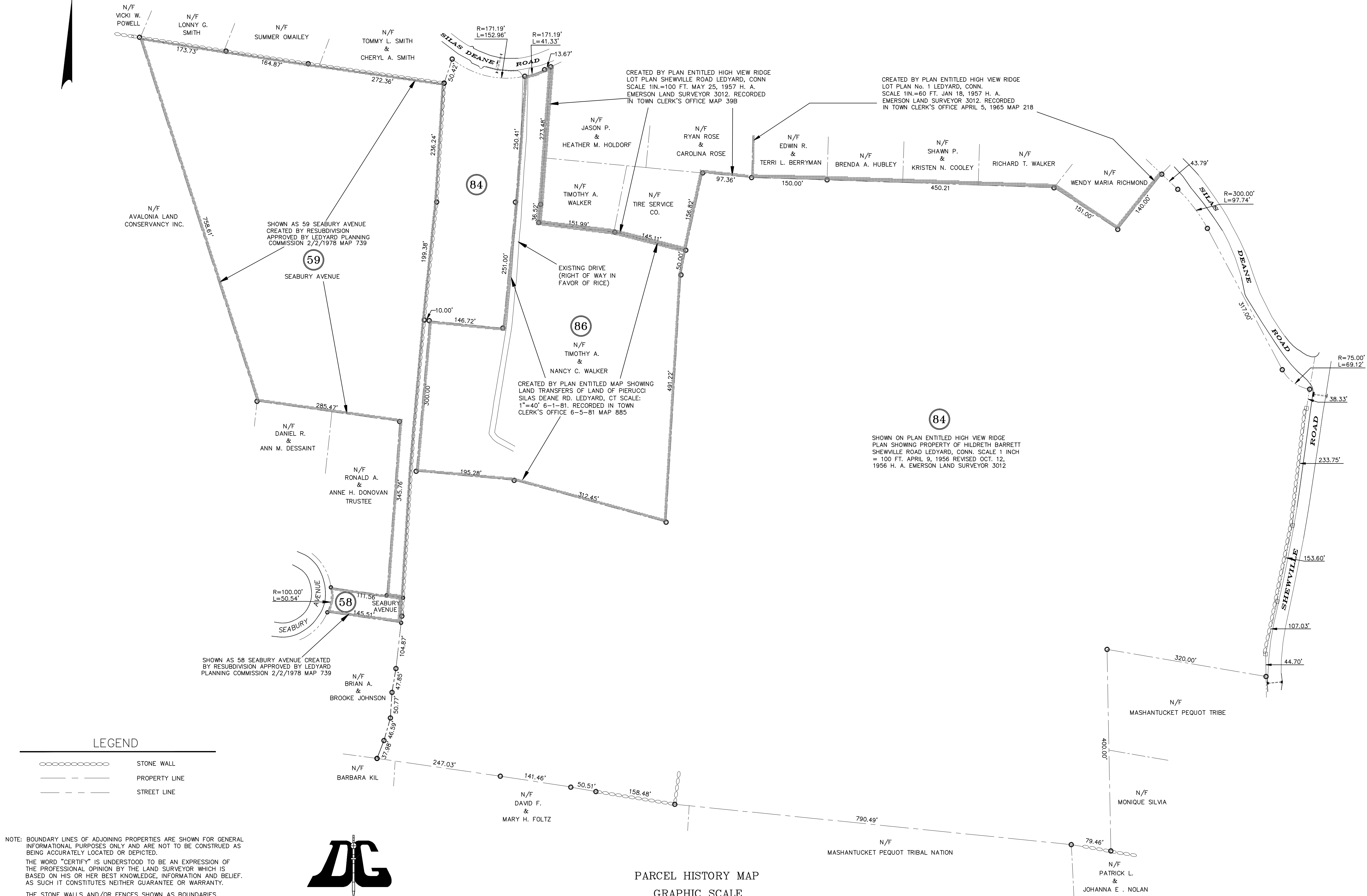
PLAN SHOWING
PARCEL HISTORY MAP
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=100'
FEBRUARY 2026

SHEET 2 OF 16

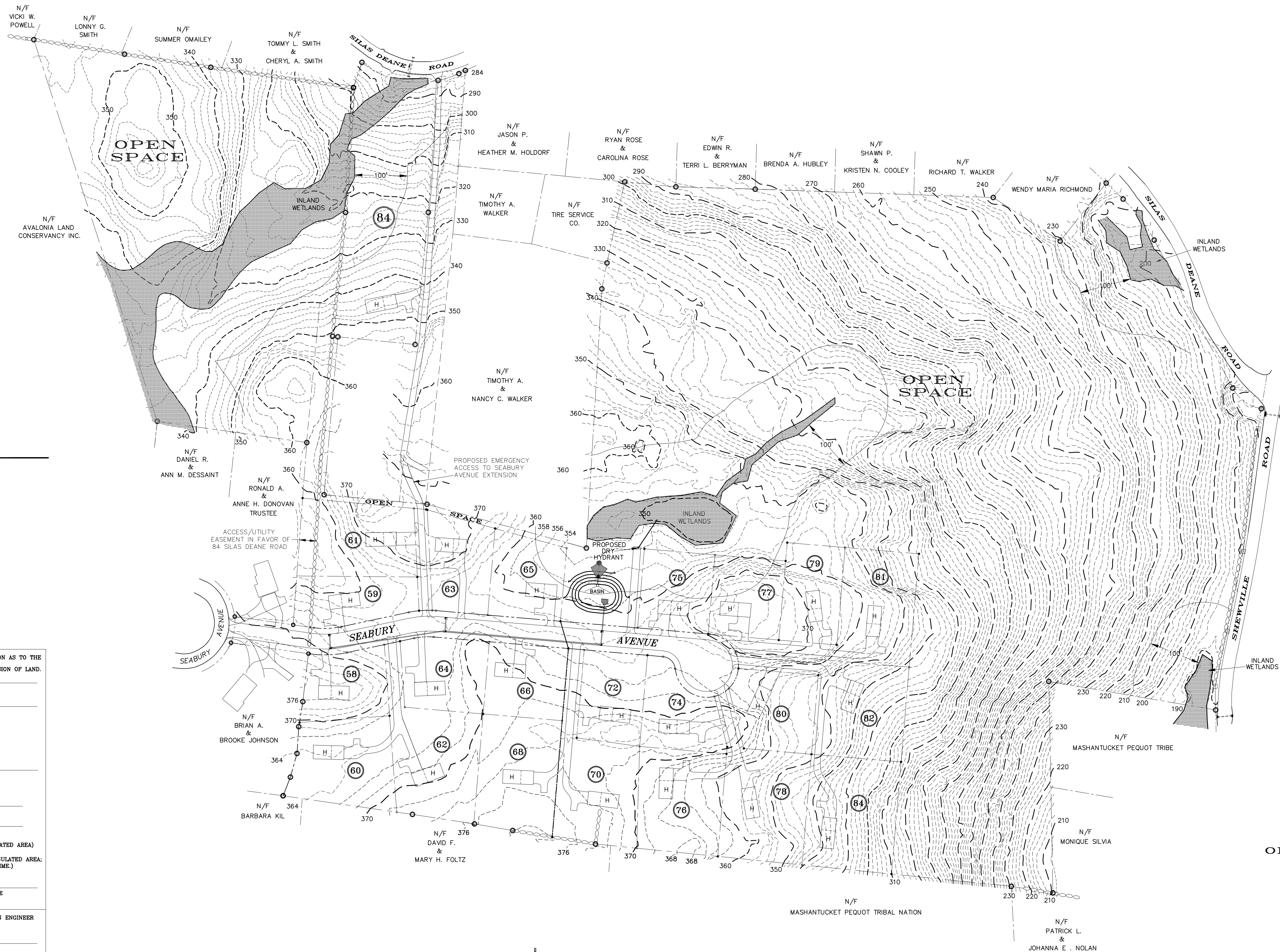
THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES—MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT 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: FEBRUARY 13, 2026



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# 23-031.DWG FBK#334



	STONE WALL
	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	STREET ADDRESS
	CONCEPTUAL HOUSE

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING
AND ZONING COMMISSION

DATE

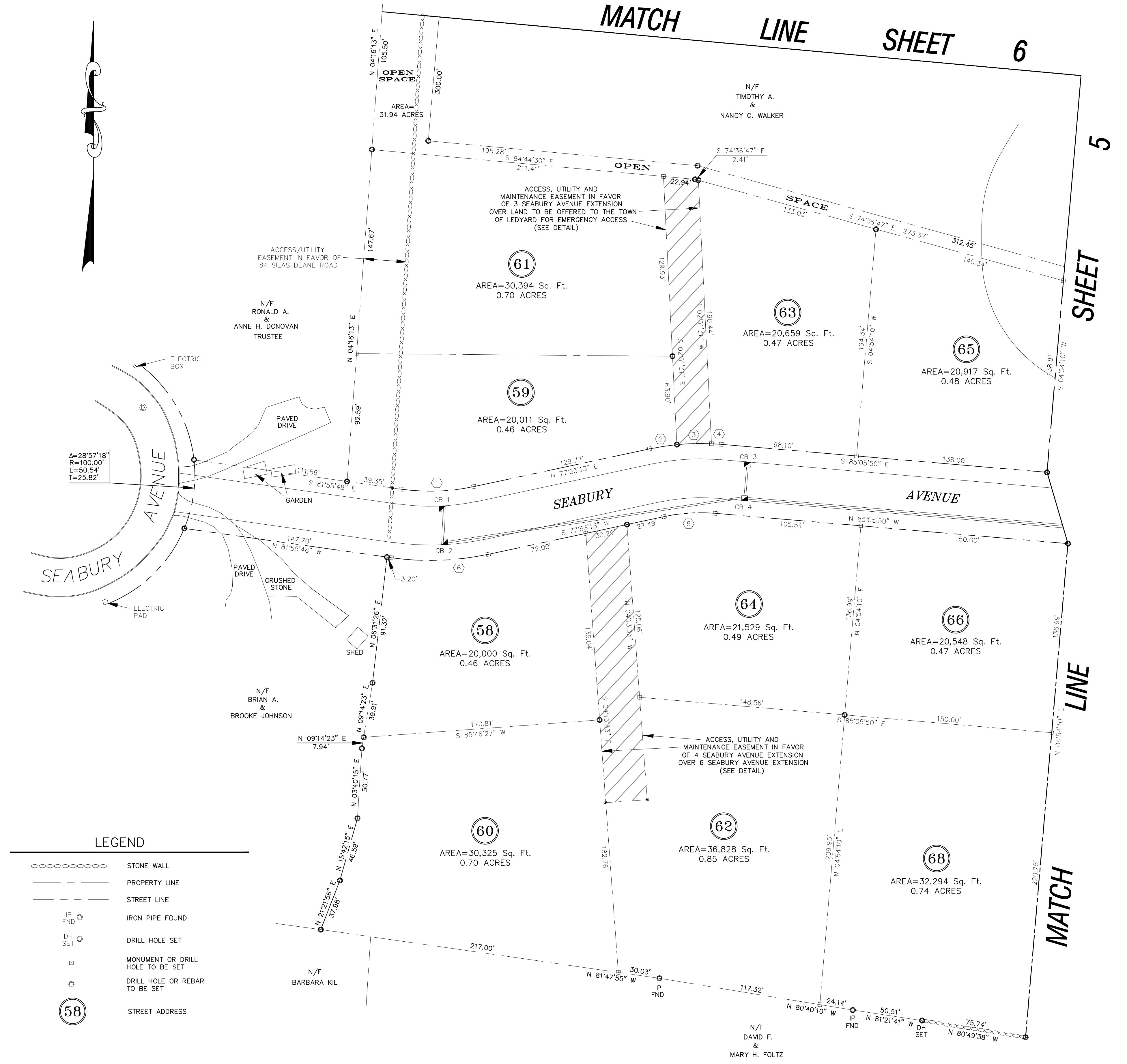
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

REVISÉ: MAY 18, 2026



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- IRON PIPE FOUND
- DRILL HOLE SET
- MONUMENT OR DRILL HOLE TO BE SET
- DRILL HOLE OR REBAR TO BE SET
- STREET ADDRESS

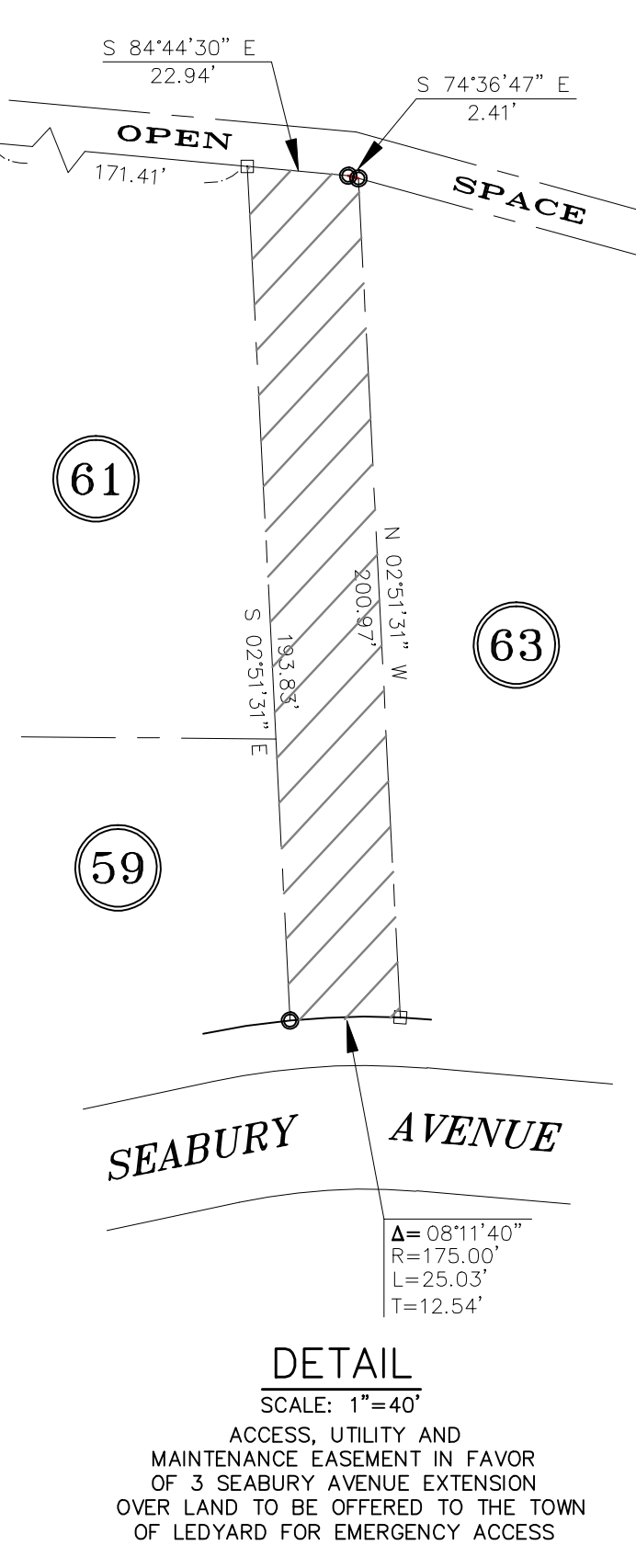
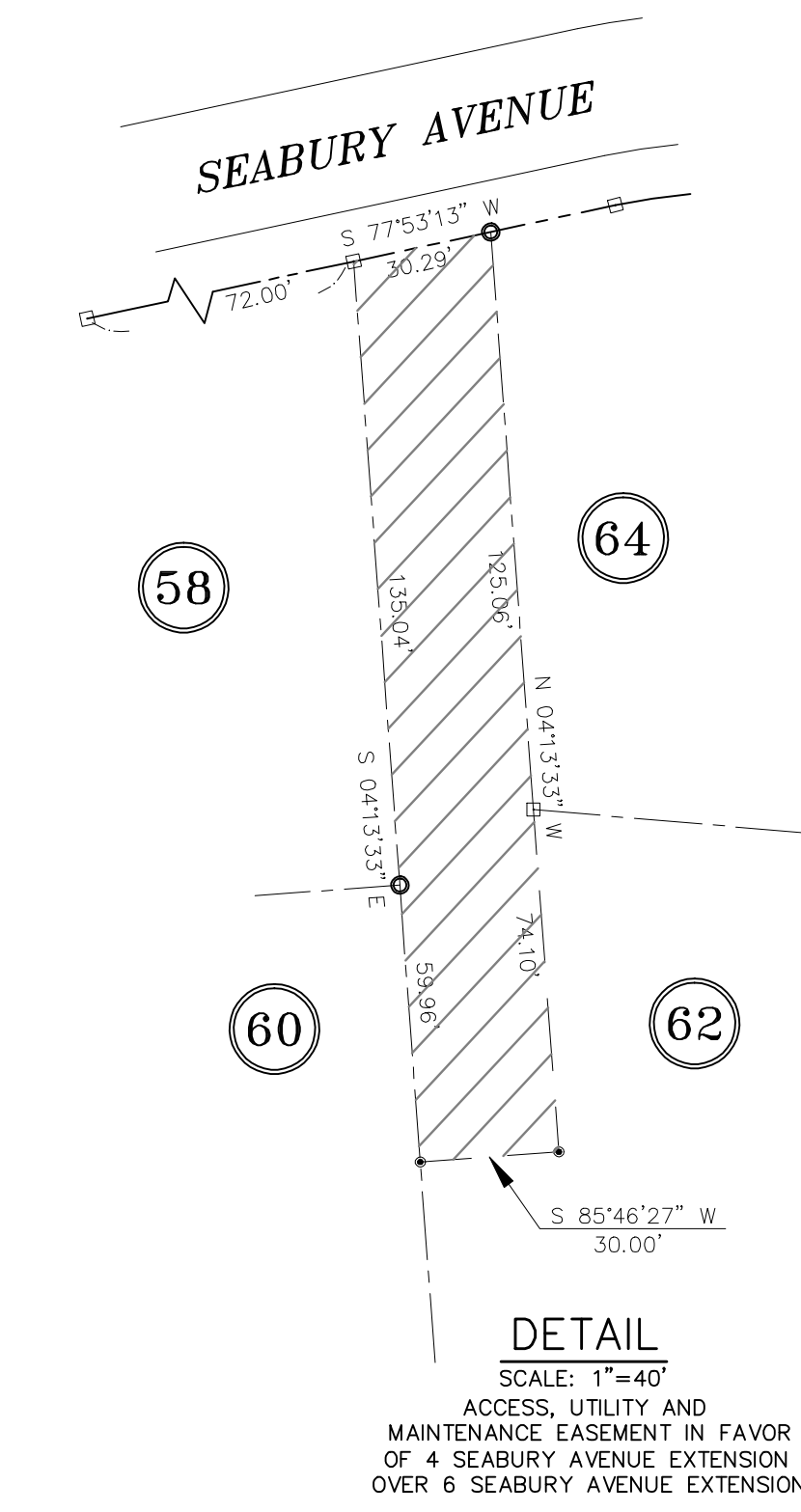
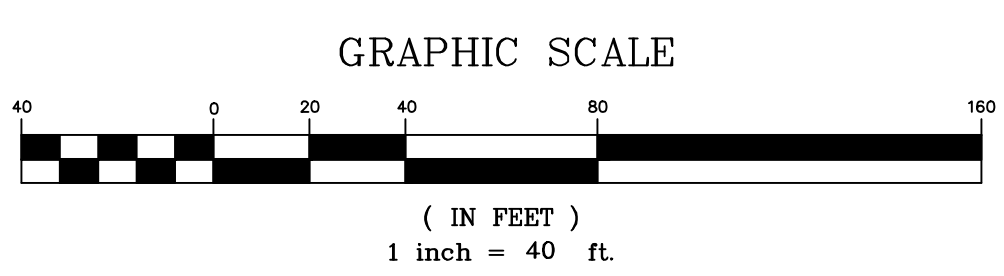
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY. THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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.

© 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#23-031.DWG FBK#334

LOTS CURVE TABLE				
CURVE #	Δ	R	L	T
1	20°10'59"	150.00'	52.84'	26.70'
2	06°31'48"	175.00'	19.94'	9.98'
3	08°11'40"	175.00'	25.03'	12.54'
4	02°17'29"	175.00'	7.00'	3.50'
5	17°00'57"	125.00'	37.12'	18.70'
6	20°10'59"	200.00'	70.45'	35.60'

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



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 _____

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.)

ZONING/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 _____

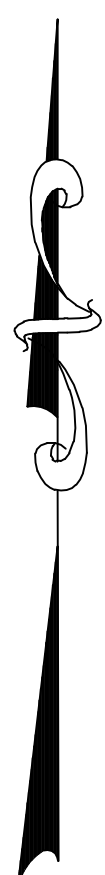
PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026
REVISED: MAY 18, 2026

SHEET 4 OF 16

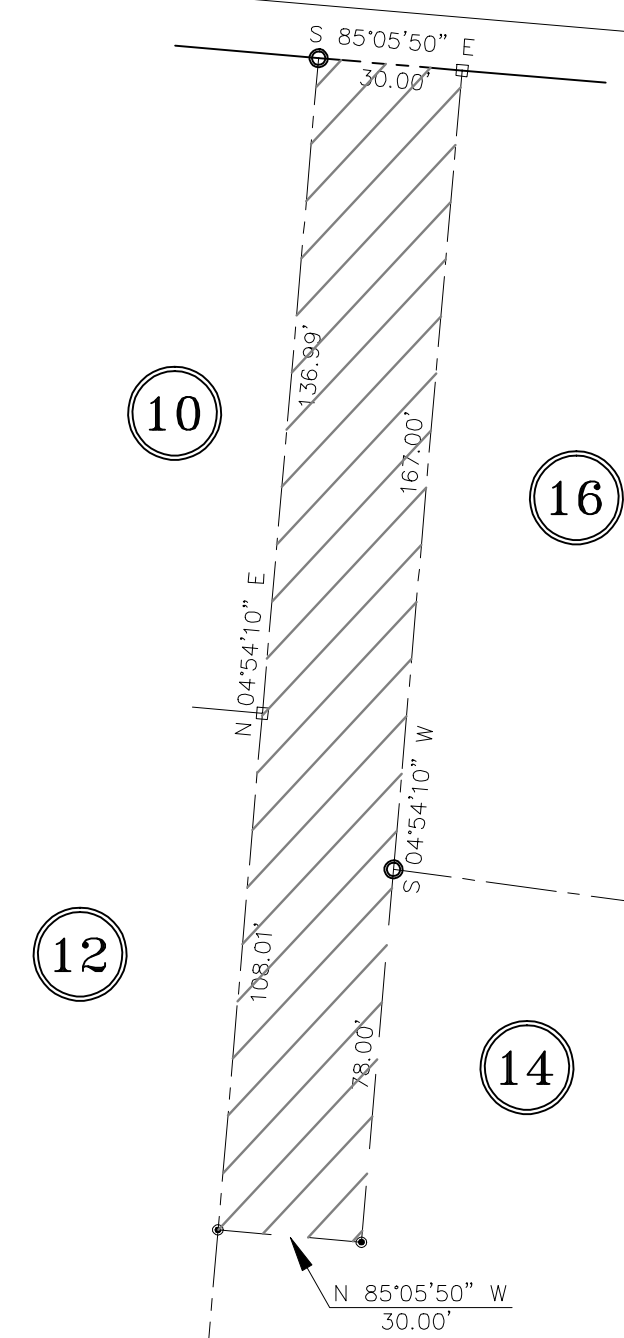
THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026



SEABURY AVENUE EXTENSION



DETAIL
SCALE: 1"=40'
ACCESS, UTILITY AND
MAINTENANCE EASEMENT IN FAVOR
OF 12 & 16 SEABURY AVENUE EXTENSION
OVER 14 SEABURY AVENUE EXTENSION

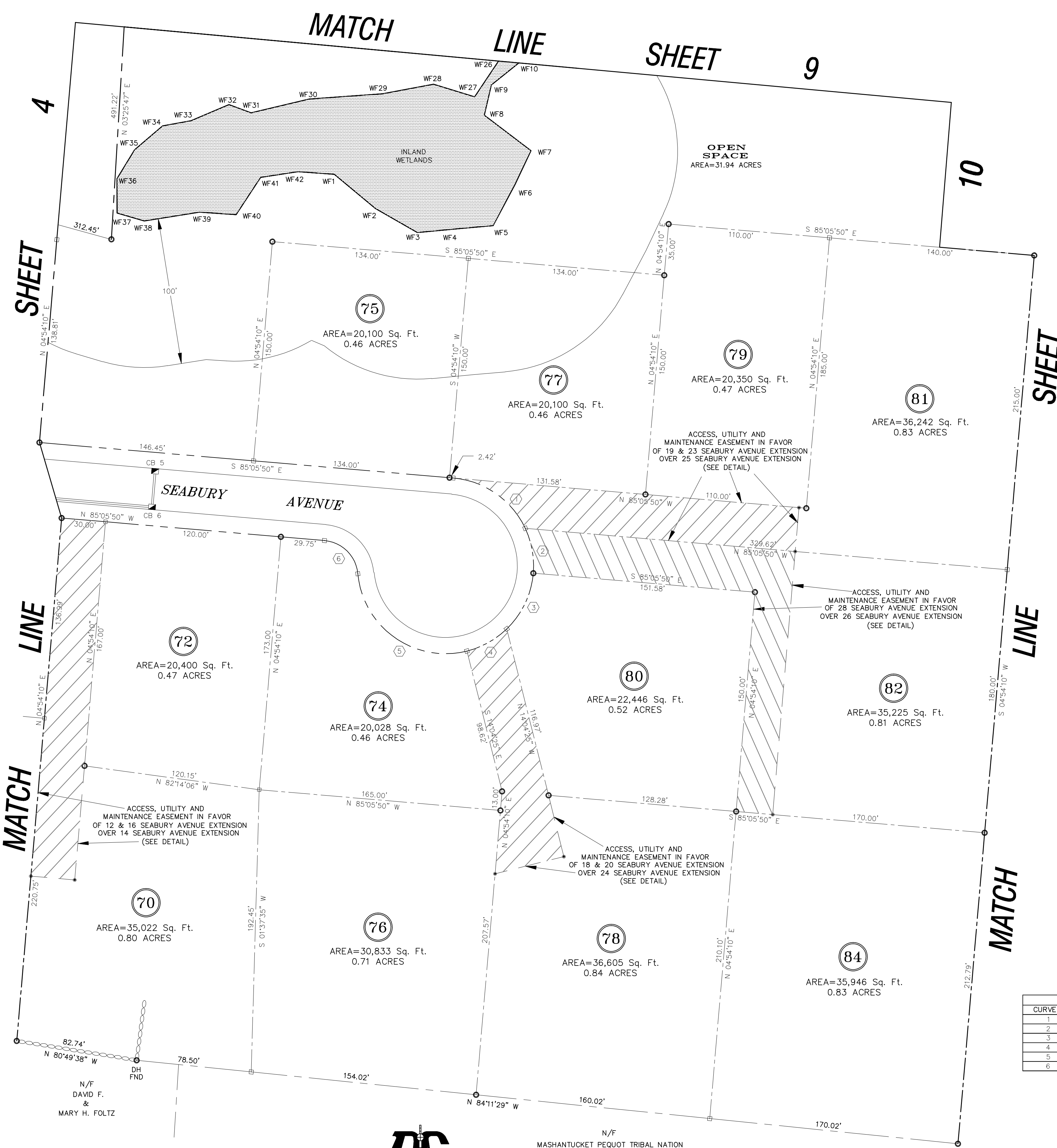
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE FOUND
- DRILL HOLE SET
- MONUMENT OR DRILL HOLE TO BE SET
- DRILL HOLE OR REBAR TO BE SET
- EDGE OF WETLANDS & FLAG NUMBER
- STREET ADDRESS

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.

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.

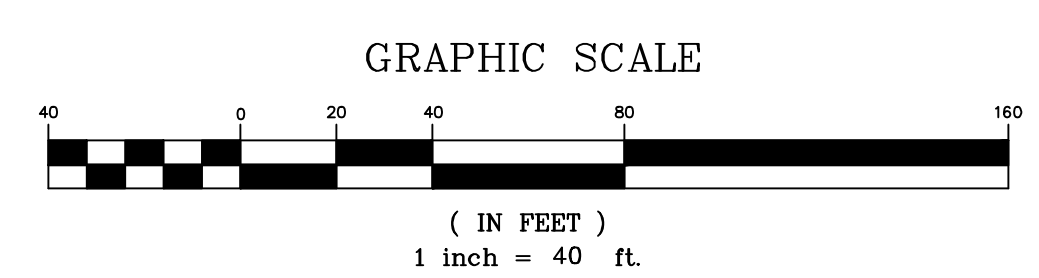
THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB#23-031.DWG FBK#534



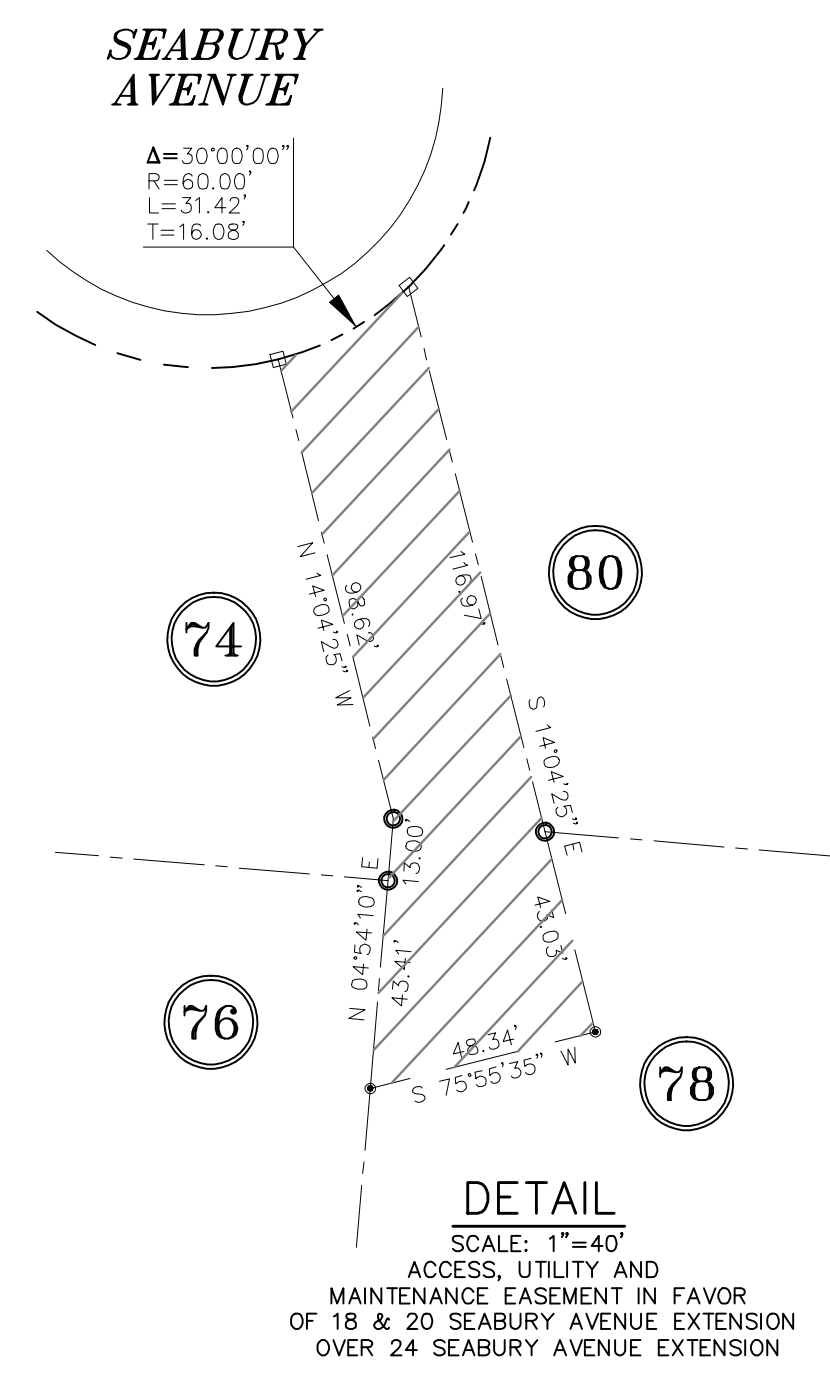
I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

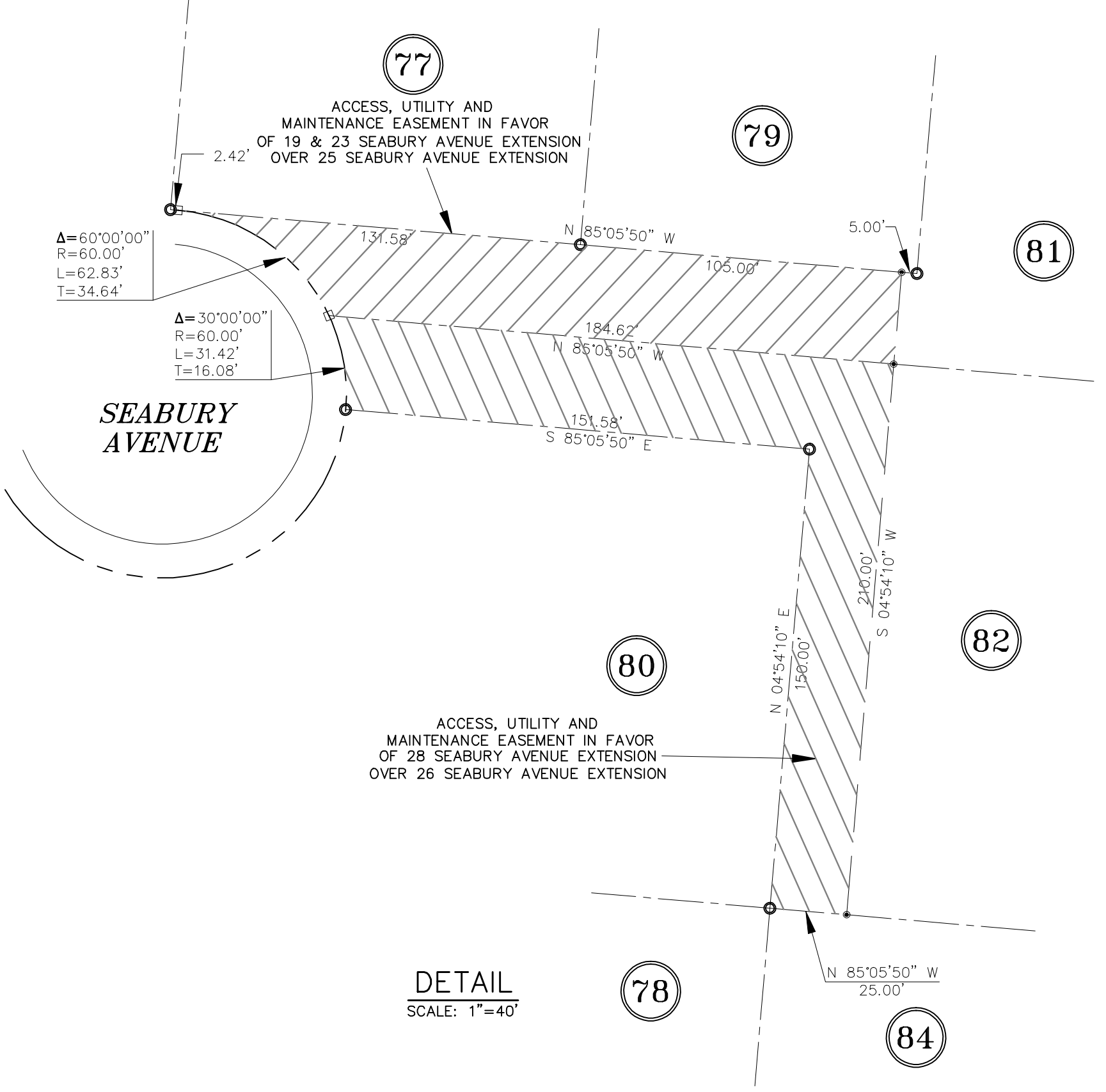
DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM



LOTS CURVE TABLE				
CURVE #	Δ	R	L	T
1	60°00'00"	60.00'	62.83'	34.64'
2	30°00'00"	60.00'	31.42'	16.08'
3	41°01'26"	60.00'	42.98'	22.43'
4	30°00'00"	60.00'	31.42'	16.08'
5	98°48'43"	60.00'	103.48'	70.02'
6	79°50'09"	25.00'	34.83'	20.92'



DETAIL
SCALE: 1"=40'
ACCESS, UTILITY AND
MAINTENANCE EASEMENT IN FAVOR
OF 18 & 20 SEABURY AVENUE EXTENSION
OVER 24 SEABURY AVENUE EXTENSION



DETAIL
SCALE: 1"=40'

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 _____

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.)

ZONING/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 _____

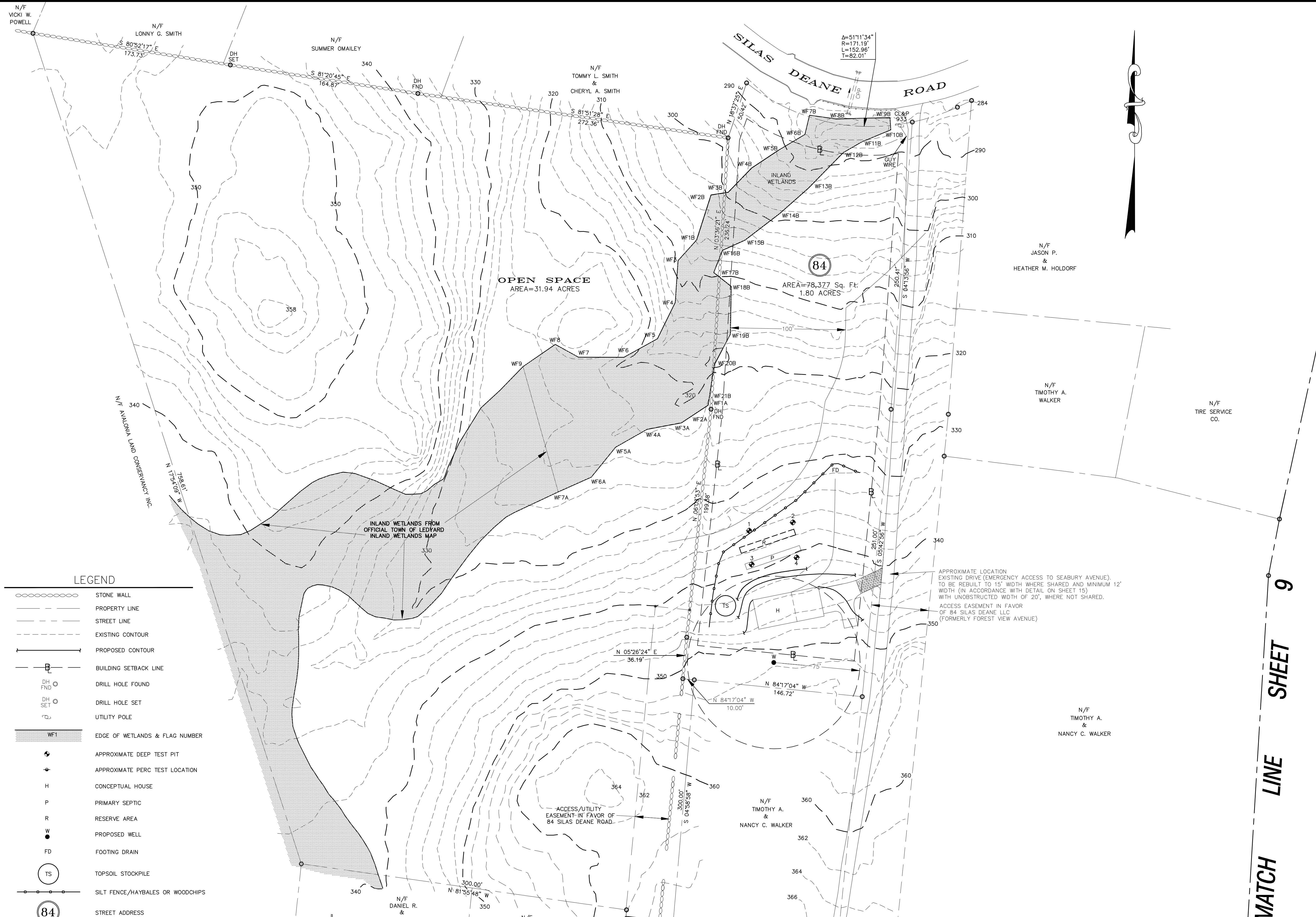
PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026
REVISED: MAY 18, 2026

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2016. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026

SHEET 5 OF 16



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 _____

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.)

ZONING/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 _____

- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - BUILDING SETBACK LINE
 - DRILL HOLE FOUND
 - DRILL HOLE SET
 - UTILITY POLE
 - EDGE OF WETLANDS & FLAG NUMBER
 - APPROXIMATE DEEP TEST PIT
 - APPROXIMATE PERC TEST LOCATION
 - CONCEPTUAL HOUSE
 - PRIMARY SEPTIC
 - RESERVE AREA
 - PROPOSED WELL
 - FOOTING DRAIN
 - TOPSOIL STOCKPILE
 - SILT FENCE/HAYBALES OR WOODCHIPS
 - STREET ADDRESS

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.

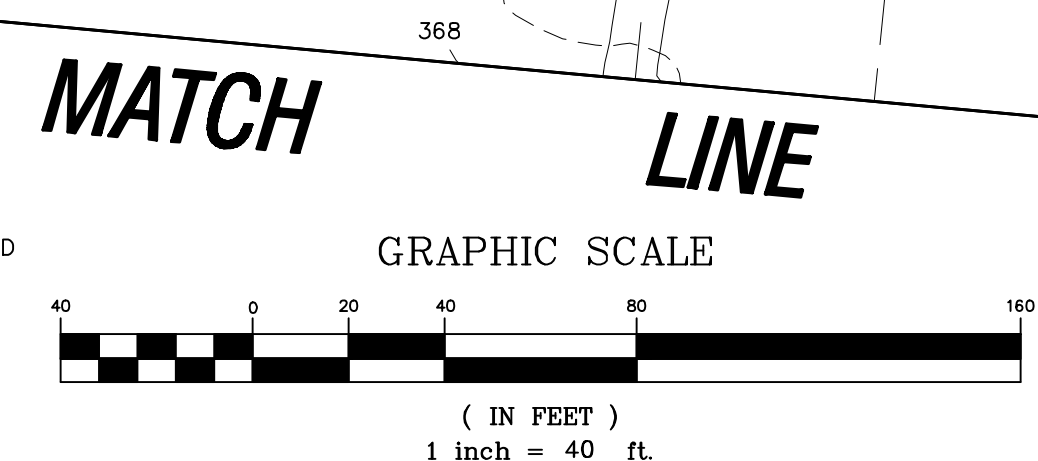
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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#23-031.DWG FBK#334

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

I HAVE REVIEWED THE NUMBERED 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



MATCH LINE

SHEET 9

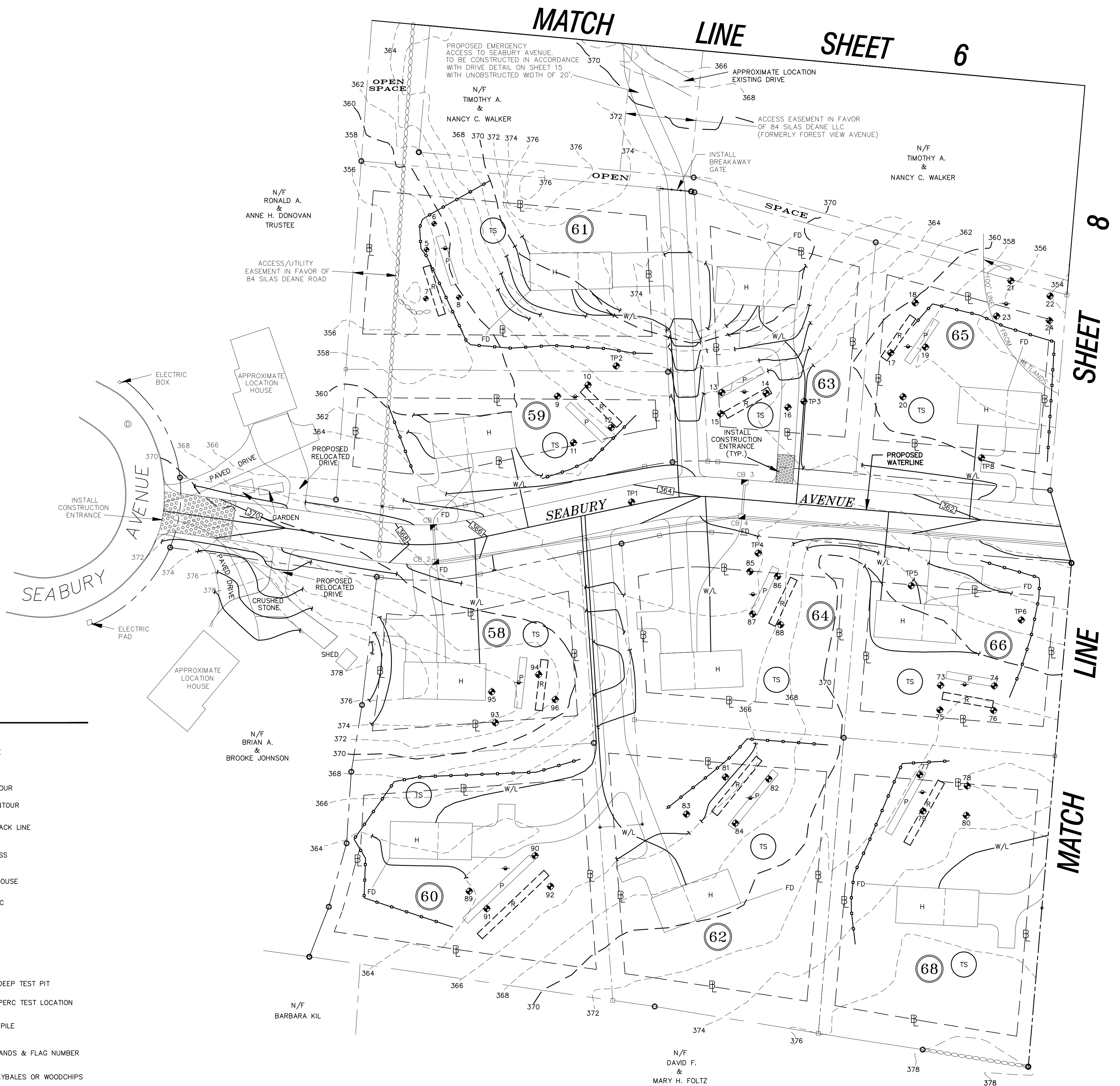
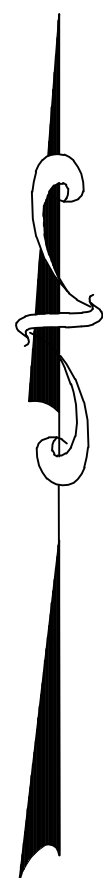
SHEET 4

**PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026
REVISED: MAY 18, 2026**

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- STREET ADDRESS
- CONCEPTUAL HOUSE
- PRIMARY SEPTIC
- RESERVE AREA
- WATERLINE
- FOOTING DRAIN
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- TOPSOIL STOCKPILE
- EDGE OF WETLANDS & FLAG NUMBER
- SILT FENCE/HAYBALES OR WOODCHIPS

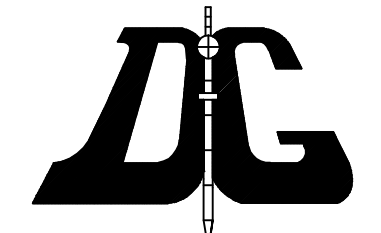
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

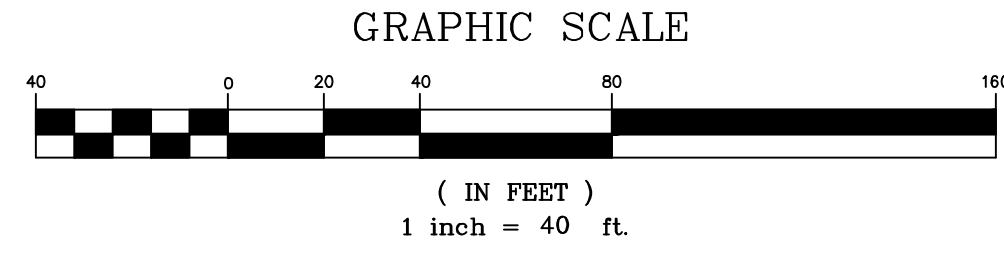
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

© 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#23-031THDTL.DWG FBK#334



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



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 _____

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.)

ZONING/WETLANDS OFFICER _____ DATE _____

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

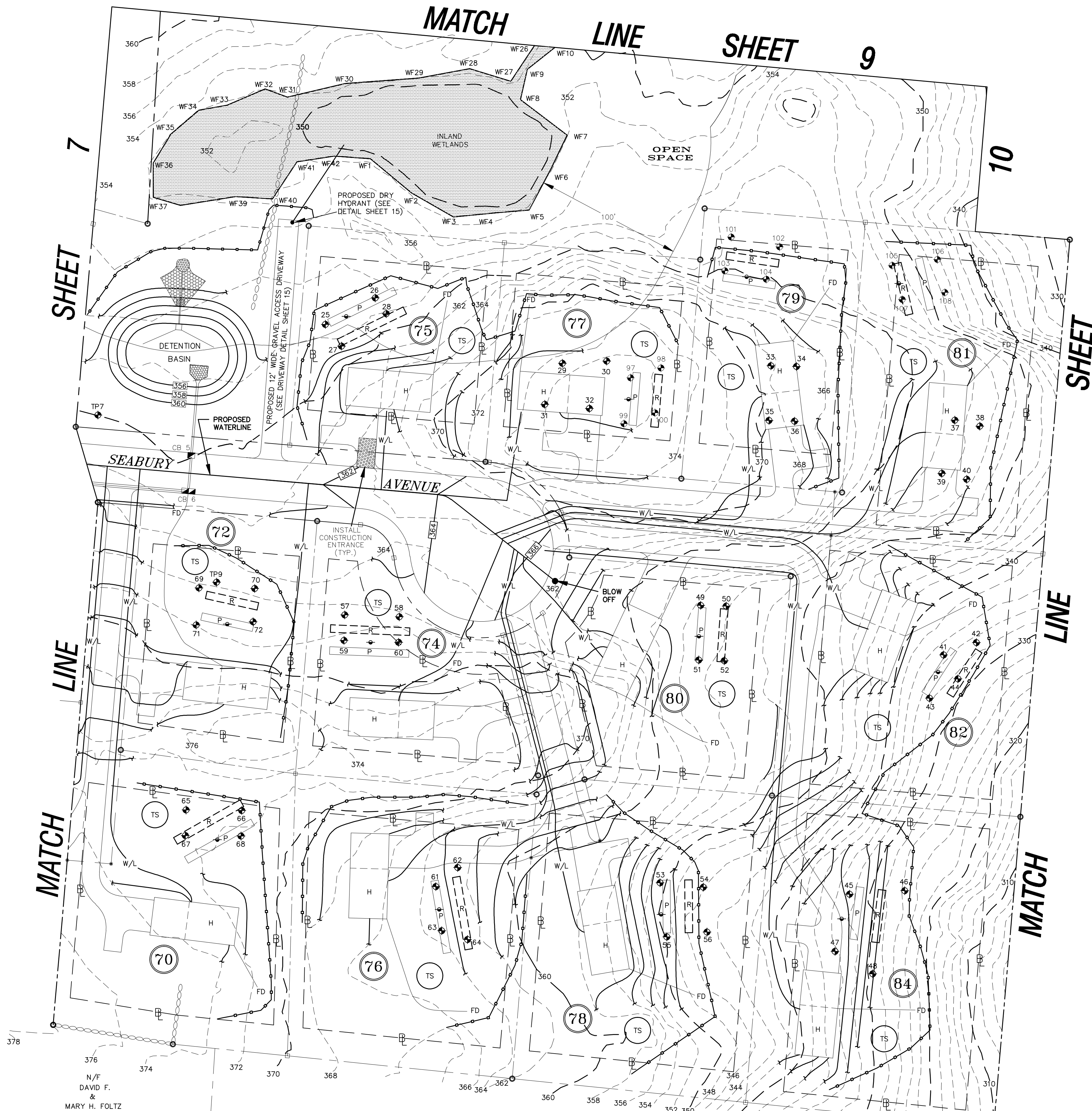
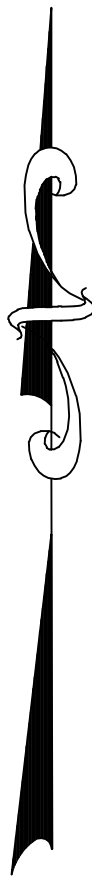
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

NOTE: DEVELOPMENT OF LOTS SHOWN CONCEPTUALLY ONLY.

PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026
REVISED: MAY 18, 2026

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1986, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D", TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- STREET ADDRESS
- CONCEPTUAL HOUSE
- PRIMARY SEPTIC
- RESERVE AREA
- WATERLINE
- FOOTING DRAIN
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- TOPSOIL STOCKPILE
- EDGE OF WETLANDS & FLAG NUMBER
- SILT FENCE/HAYBALES OR WOODCHIPS

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.

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.

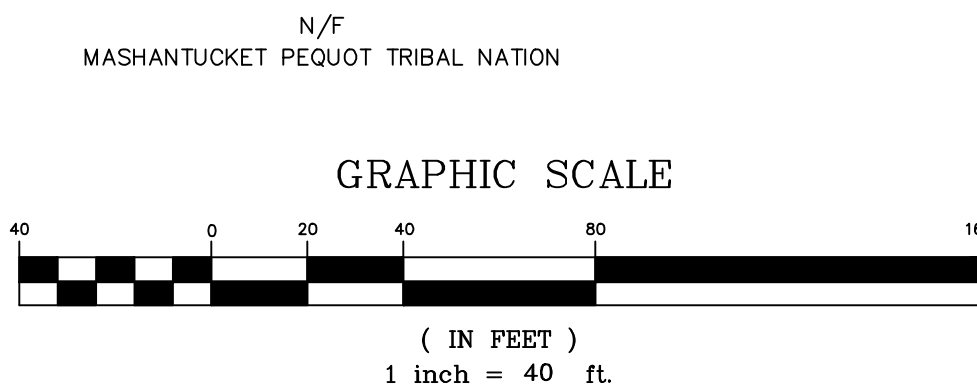


THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB#23-031THD.LDWG FBK#334

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

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



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 _____

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.)

ZONING/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 _____

NOTE: DEVELOPMENT OF LOTS SHOWN CONCEPTUALLY ONLY.

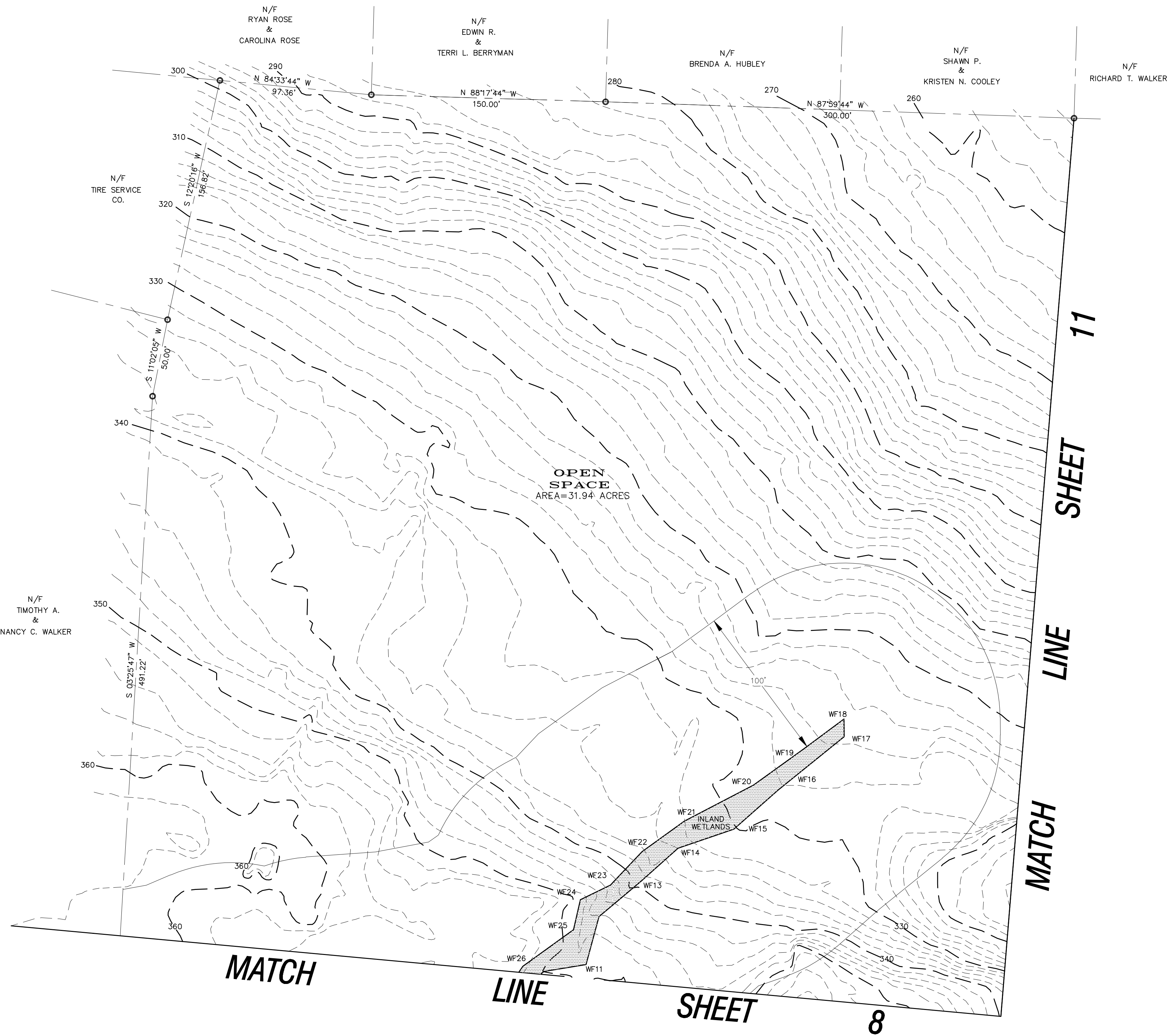
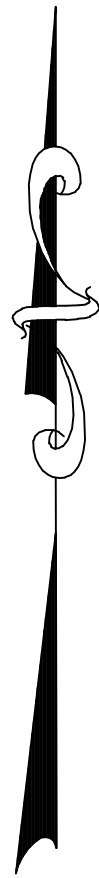
PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026
REVISED: MAY 18, 2026

SHEET 8 OF 16

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES—MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- EDGE OF WETLANDS & FLAG NUMBER

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.

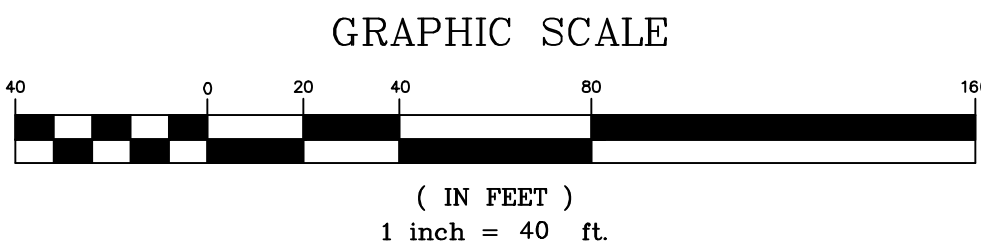
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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#23-031.DWG FBK#334

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

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



PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026

SHEET 9 OF 16

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026

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 _____
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.)	
ZONING/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 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 _____

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.)

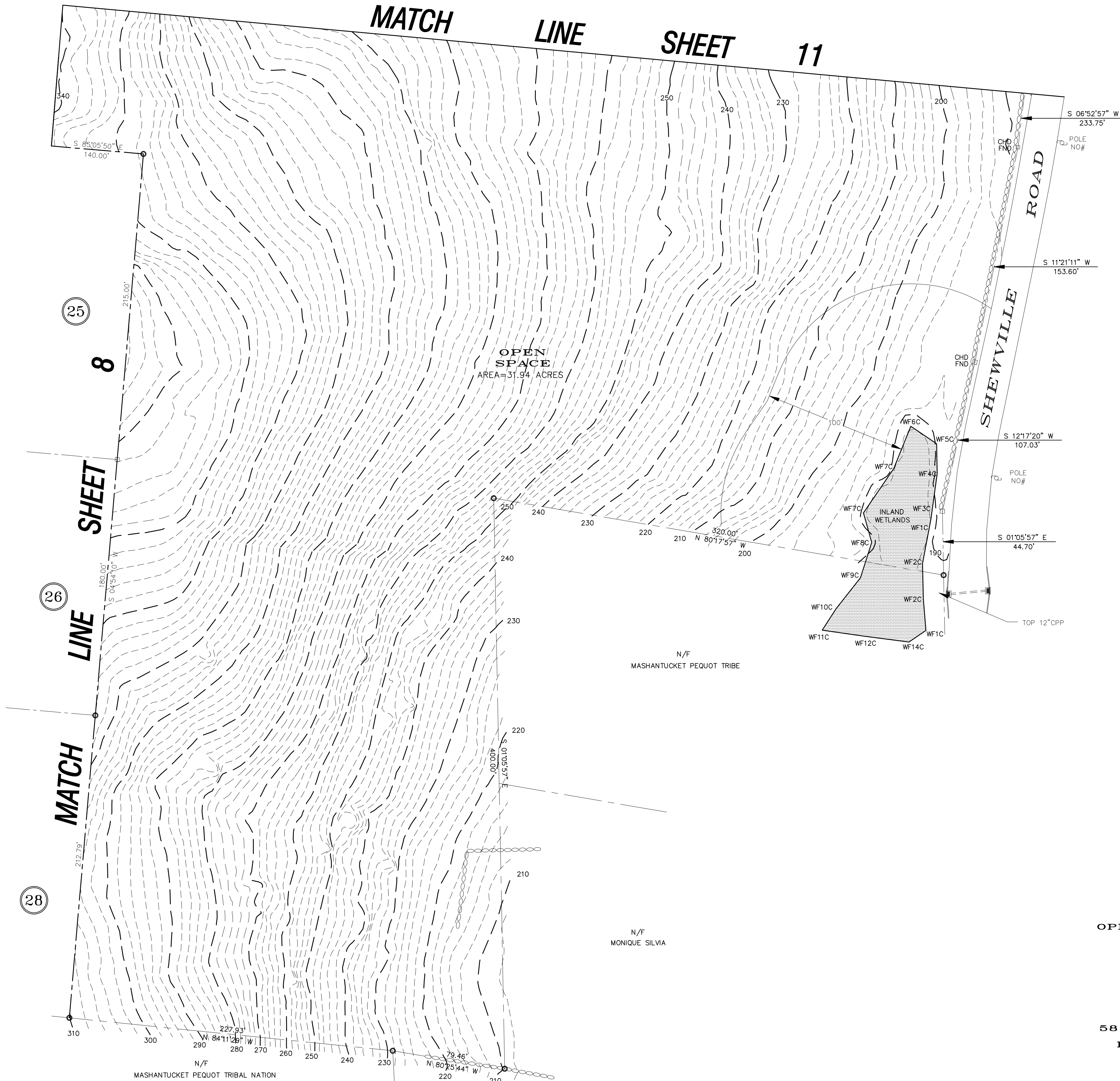
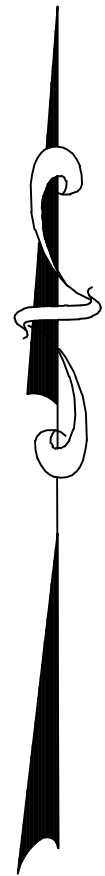
ZONING/WETLANDS OFFICER _____ DATE _____

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 _____



PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026

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.

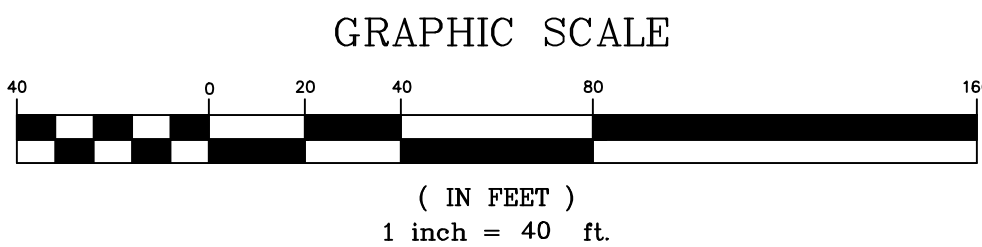
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

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

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



THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1986, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026

SHEET 10 OF 16

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 _____

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.)

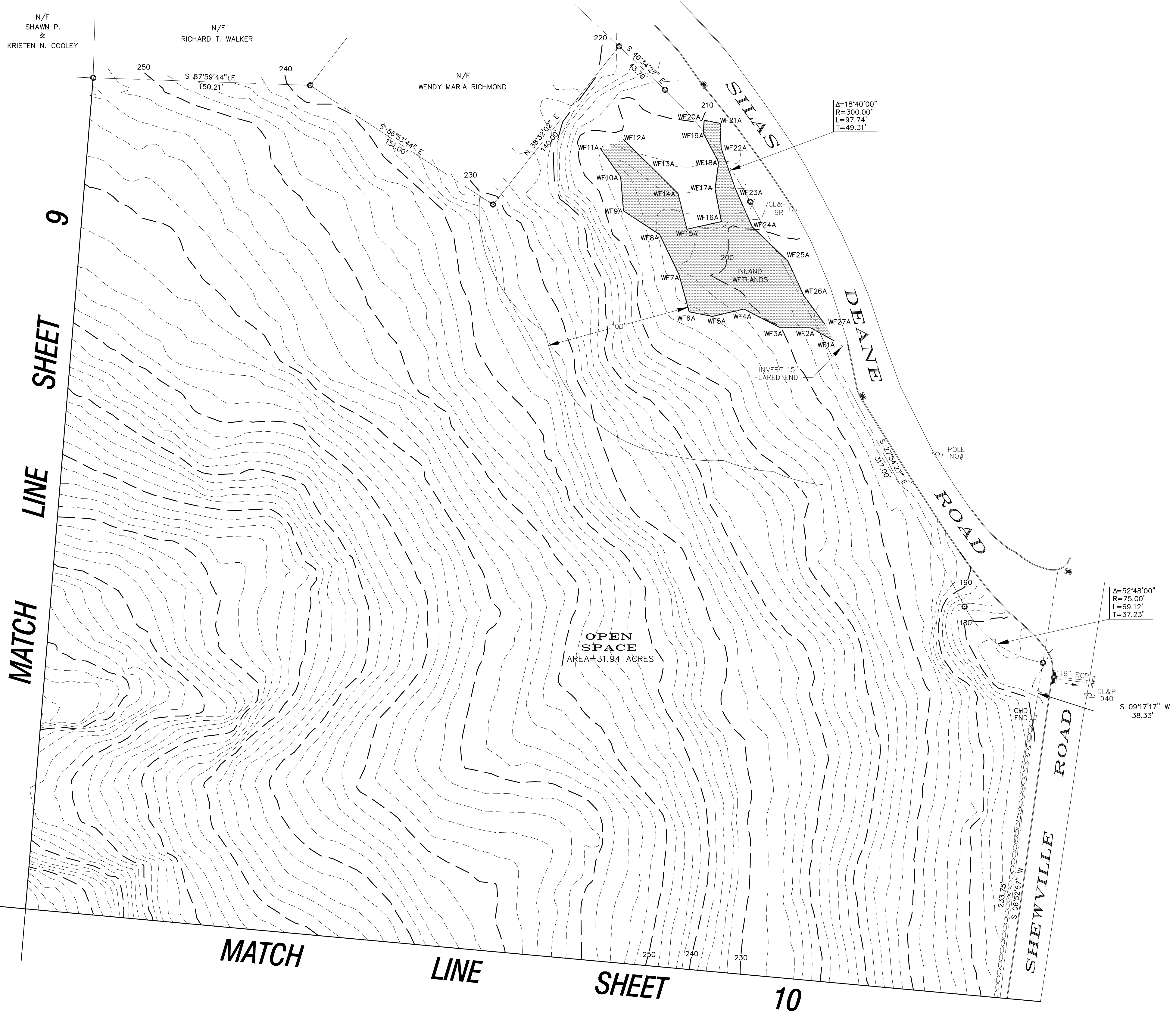
ZONING/WETLANDS OFFICER _____ DATE _____

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 _____



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- CHD FND □ CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
- UTILITY POLE
- WF1 EDGE OF WETLANDS & FLAG NUMBER

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.

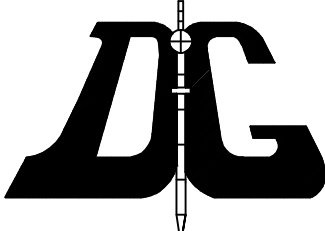
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

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

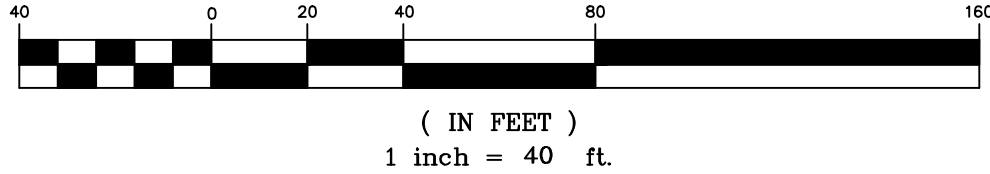
IAN COLE

IAN COLE
SOIL SCIENTIST



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

GRAPHIC SCALE



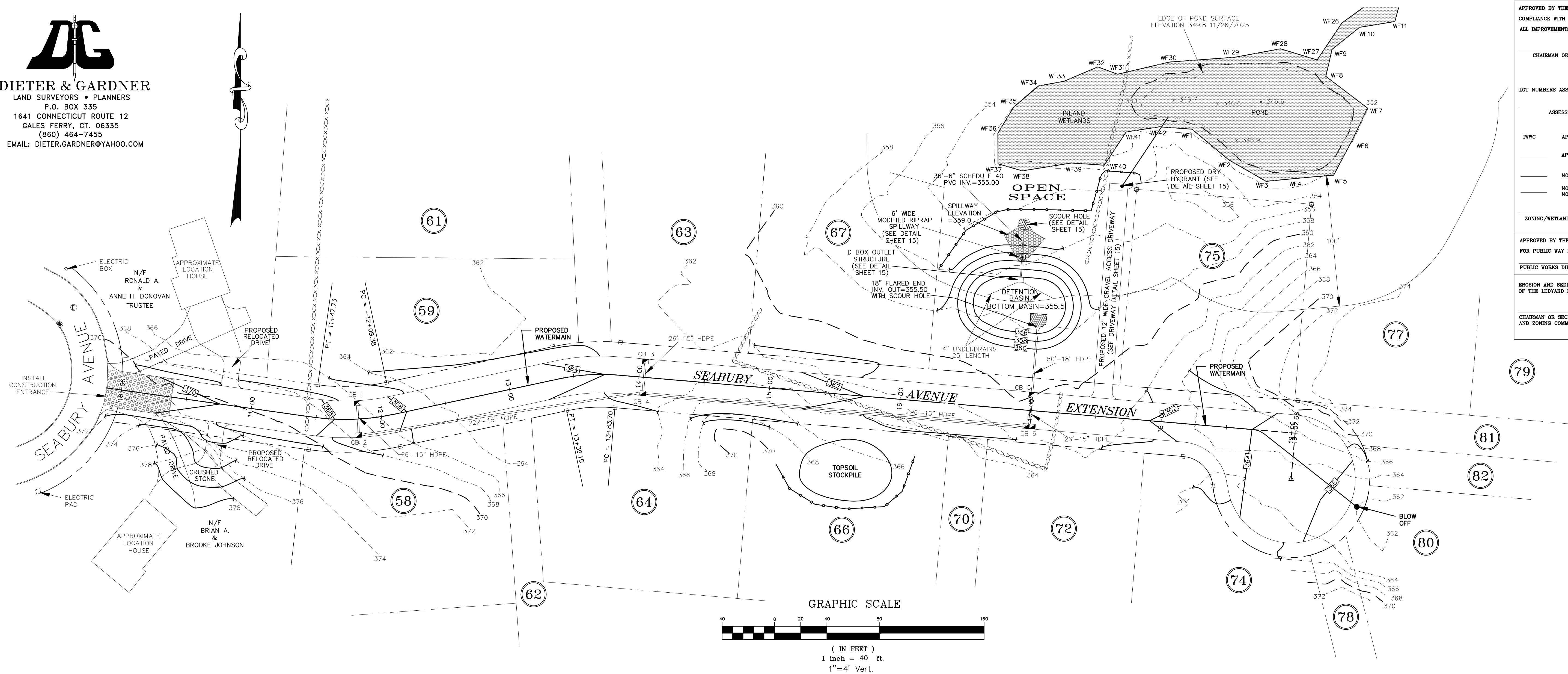
PLAN SHOWING
SHEVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026

SHEET 11 OF 16

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES-"MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED EFFECTIVE JUNE 21, 1998, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026



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 _____

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.)

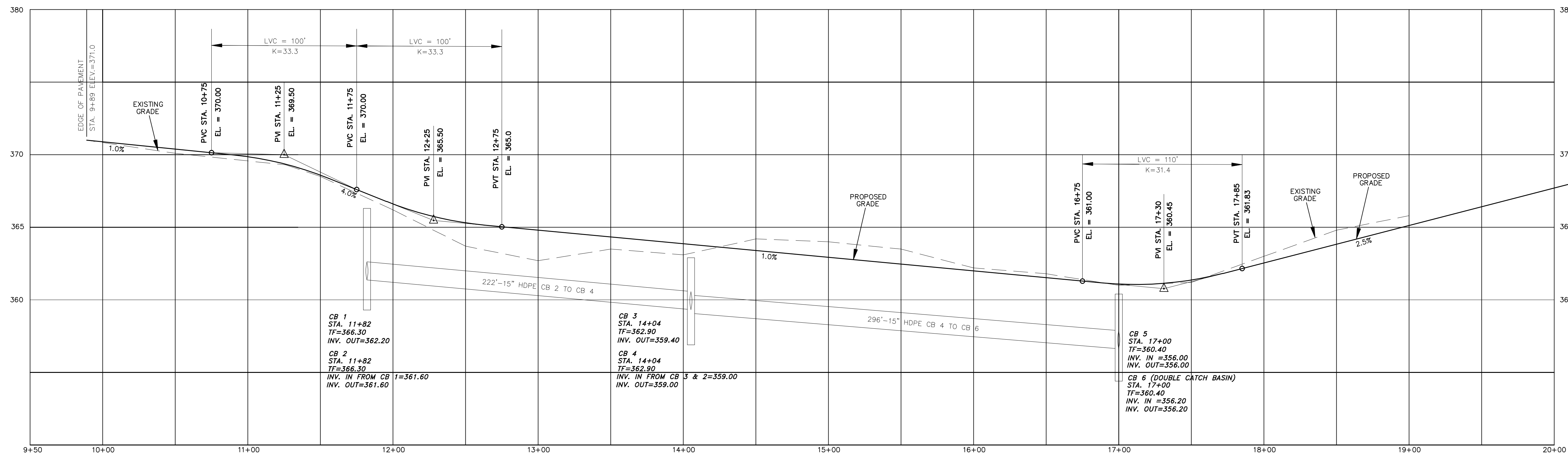
ZONING/WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

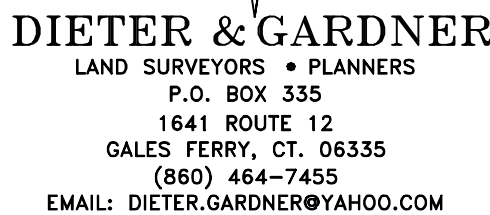
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____



- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED CATCH BASIN
 - SILT FENCE
 - EDGE OF WETLANDS & FLAG NUMBER
 - STREET ADDRESS
 - SPOT ELEVATION BOTTOM OF POND

PLAN / PROFILE
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
FEBRUARY 2026
REVISED: MAY 18, 2026

 © 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#23-031THDTL.DWG FBK#334



PERCOLATION TEST RESULTS

WITNESSED AND RECORDED BY DIETER & GARDNER INC. ON JULY 9, 10, 11 AND SEPTEMBER 26, 2025.

58 SEABURY AVENUE
PERC BETWEEN TP 93 & 94
DEPTH 23"

TIME	READING
12:20	3 1/2"
12:25	8 3/4"
12:30	12"
12:35	14 1/4"
12:40	16"
12:45	17 1/2"
12:50	19"
12:55	20 1/2"
1:00	22"
1:05	DRY

PERC RATE: 3.3 MIN/INCH

60 SEABURY AVENUE
PERC BETWEEN TP 89 & 90
DEPTH 19"

TIME	READING
12:32	2"
12:37	5"
12:42	7"
12:47	8"
12:52	8 3/4"
12:57	9 1/2"
1:02	10 1/4"
1:07	11"
1:12	11 3/4"
1:17	12 1/2"

PERC RATE: 6.7 MIN/INCH

62 SEABURY AVENUE
PERC BETWEEN TP 82 & 84
DEPTH 23"

TIME	READING
8:25	4"
8:30	8"
8:35	9 1/2"
8:40	10 1/4"
8:45	11 1/4"
8:50	12 1/4"
8:55	13 1/4"
9:00	14 1/4"
9:05	15 1/4"
9:10	16 1/4"

PERC RATE: 5 MIN/INCH

64 SEABURY AVENUE
PERC BETWEEN TP 85 & 87
DEPTH 23"

TIME	READING
8:18	3 1/2"
8:23	12"
8:28	17 1/2"
8:33	18 7/8"
8:38	20"
8:43	22"
8:48	DRY

PERC RATE: 4.4 MIN/INCH

65 SEABURY AVENUE
PERC BETWEEN TP 21 & 23
DEPTH 20"

TIME	READING
9:21	3 1/4"
9:26	4 1/2"
9:31	4 3/4"
9:36	5"
9:41	5 1/4"
9:46	5 1/2"
9:51	5 3/4"
9:56	6"
10:01	6 1/4"
10:06	6 1/2"

PERC RATE: 20 MIN/INCH

68 SEABURY AVENUE
PERC BETWEEN TP 77 & 79
DEPTH 19 1/2"

TIME	READING
9:25	2"
9:30	4 5/8"
9:35	6 1/4"
9:40	7 1/4"
9:45	8 1/4"
9:50	9 1/4"
9:55	10 1/4"
10:00	11 1/4"
10:05	12 1/8"
10:10	13 1/8"

PERC RATE: 4.4 MIN/INCH

72 SEABURY AVENUE
PERC BETWEEN TP 71 & 72
DEPTH 18"

TIME	READING
10:18	5 1/4"
10:23	7 1/4"
10:28	8 1/2"
10:33	10 1/8"
10:38	10 1/2"
10:43	11 1/8"
10:48	12"
10:53	12 1/2"
10:58	13 1/4"
11:03	13 7/8"

PERC RATE: 8 MIN/INCH

59 SEABURY AVENUE
PERC BETWEEN TP 9 & 10
DEPTH 22"

TIME	READING
12:20	3 1/2"
12:23	7 1/4"
12:26	8"
12:33	8 5/8"
12:38	9 1/4"
12:43	9 1/2"
12:48	10 1/4"
12:53	10 1/2"
12:58	11 1/8"
1:03	11 1/2"

PERC RATE: 13.3 MIN/INCH

61 SEABURY AVENUE
PERC BETWEEN TP 6 & 8
DEPTH 22"

TIME	READING
12:19	4"
12:24	9 1/2"
12:29	12 1/2"
12:34	15 1/4"
12:39	17 1/4"
12:44	19"
12:49	20 1/2"
12:54	DRY

PERC RATE: 3.3 MIN/INCH

63 SEABURY AVENUE
PERC BETWEEN TP 13 & 14
DEPTH 21"

TIME	READING
8:20	4"
8:25	8"
8:30	9 1/2"
8:35	10 1/2"
8:40	13 3/4"
8:45	15 1/2"
8:50	17"
8:55	18 1/2"
9:00	19 1/2"
9:05	20 1/2"

PERC RATE: 5 MIN/INCH

65 SEABURY AVENUE
PERC BETWEEN TP 17 & 18
DEPTH 20"

TIME	READING
8:22	2 1/4"
8:27	5"
8:32	6 3/4"
8:37	8 5/8"
8:42	9 5/8"
8:47	10 3/4"
8:52	12 1/4"
8:57	13"
9:02	14 1/8"
9:07	15 1/4"

PERC RATE: 4.4 MIN/INCH

66 SEABURY AVENUE
PERC BETWEEN TP 73 & 74
DEPTH 24"

TIME	READING
9:32	2"
9:37	7 1/4"
9:42	10 1/8"
9:47	12 7/8"
9:52	14 7/8"
9:57	15 7/8"
10:02	17 1/2"
10:07	19 1/2"
10:12	22"
10:17	DRY

PERC RATE: 3 MIN/INCH

70 SEABURY AVENUE
PERC BETWEEN TP 67 & 68
DEPTH 20"

TIME	READING
10:30	1 1/2"
10:35	5 1/2"
10:40	8 1/4"
10:45	10 1/4"
10:50	12 1/4"
10:55	14 1/4"
11:00	15 5/8"
11:05	16 7/8"
11:10	18 1/4"
11:15	DRY

PERC RATE: 3.5 MIN/INCH

74 SEABURY AVENUE
PERC BETWEEN TP 59 & 60
DEPTH 18"

TIME	READING
10:19	3 1/4"
10:24	4 1/2"
10:29	5 1/4"
10:34	6 1/8"
10:39	6 7/8"
10:44	7 3/8"
10:49	7 7/8"
10:54	8 1/2"
10:59	8 7/8"
11:04	9 1/4"

PERC RATE: 13.3 MIN/INCH

76 SEABURY AVENUE
PERC BETWEEN TP 61 & 63
DEPTH 19"

TIME	READING
10:23	4"
10:28	6 1/2"
10:33	7 1/8"
10:38	8 3/8"
10:43	9 1/4"
10:48	10"
10:53	11"
10:58	12"
11:03	12 3/4"
11:08	13 1/4"
11:13	14 1/4"

PERC RATE: 6.7 MIN/INCH

79 SEABURY AVENUE
PERC BETWEEN TP 103 & 104
DEPTH 23"

TIME	READING
12:00	3"
12:05	9 1/4"
12:10	12 1/4"
12:15	14 1/4"
12:20	15 1/4"
12:25	16 1/4"
12:30	17 1/2"
12:35	18 1/2"
12:40	19 1/2"
12:45	20 5/8"

PERC RATE: 5 MIN/INCH

80 SEABURY AVENUE
PERC BETWEEN TP 49 & 51
DEPTH 19"

TIME	READING
12:02	6"
12:07	7 3/4"
12:12	8 3/4"
12:17	9 7/8"
12:22	10 3/4"
12:27	11 3/4"
12:32	12 1/4"
12:37	12 3/4"
12:42	13 1/2"
12:47	14 1/8"

PERC RATE: 8 MIN/INCH

82 SEABURY AVENUE
PERC BETWEEN TP 41 & 43
DEPTH 20"

TIME	READING
12:03	6 1/4"
12:08	10 1/4"
12:13	11 3/4"
12:18	13 1/2"
12:23	14 1/2"
12:28	15 3/4"
12:33	16 1/2"
12:38	17 3/4"
12:43	18 1/2"
12:48	DRY

PERC RATE: 6.7 MIN/INCH

84 SILAS DEANE ROAD
PERC BETWEEN TP 3 & 4
DEPTH 21"

TIME	READING
1:55	2 1/2"
2:00	6 1/2"
2:05	9 1/4"
2:10	11"
2:15	12 1/2"
2:20	13 1/2"
2:25	14 1/2"
2:30	15 1/2"
2:35	16 1/2"
2:40	17 1/2"

PERC RATE: 5 MIN/INCH

75 SEABURY AVENUE
PERC BETWEEN TP 25 & 26
DEPTH 19"

TIME	READING
9:22	3 1/8"
9:27	4 7/8"
9:32	5 7/8"
9:37	6 7/8"
9:42	8"
9:47	8 1/2"
9:52	9"
9:57	9 1/2"
10:02	10 1/4"
10:07	10 7/8"

PERC RATE: 8 MIN/INCH

77 SEABURY AVENUE
PERC BETWEEN TP 97 & 99
DEPTH 24"

TIME	READING
12:50	5"
12:55	9"
1:00	11"
1:05	13"
1:10	14"
1:15	15"
1:20	16"
1:25	16 3/4"
1:30	17 5/8"
1:35	18 1/4"
1:40	18 7/8"

PERC RATE: 8 MIN/INCH

78 SEABURY AVENUE
PERC BETWEEN TP 53 & 55
DEPTH 21"

TIME	READING
12:10	4 1/2"
12:15	8 1/4"
12:20	10 1/4"
12:25	12 1/4"
12:30	13 1/2"
12:35	14 7/8"
12:40	15 7/8"
12:45	16 3/4"
12:50	17 3/4"
12:55	18 3/4"

PERC RATE: 5.7 MIN/INCH

81 SEABURY AVENUE
PERC BETWEEN TP 105 & 107
DEPTH 24"

TIME	READING
11:53	3"
11:58	9"
12:03	13"
12:08	15"
12:13	17"
12:18	18 1/4"
12:23	19 1/4"
12:28	20 1/2"
12:33	22"
12:38	DRY

PERC RATE: 3.3 MIN/INCH

84 SEABURY AVENUE
PERC BETWEEN TP 45 & 47
DEPTH 23"

TIME	READING
12:02	4"
12:07	9 3/4"
12:12	12"
12:17	14"
12:22	15 1/4"
12:27	17 1/4"
12:32	19 1/2"
12:37	21 1/2"
12:42	DRY

PERC RATE: 4 MIN/INCH

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY JOSEPH BLANCHARD, LEDGE LIGHT HEALTH DISTRICT ON 4/19/2023.

84 Silas Deane Rd Lot 4/19	
TP1 95"	
0-7" ls	
7-30" abt	
30-44" tan clay w/ sandstone silt	
44-95" some compact silt	
95-111" fine sand & gravel	
111-119" 4" roots	
119-125" No clay	
TP2 73" ledge	
0-7" ls	
7-35" abt	
35-75" gray fine sand & gravel	
75-111" 4" roots	
111-125" No clay	
TP3 89" ledge (avg 10")	
0-7" ls	
7-30" abt	
30-61" tan clay w/ sand stone silt	
61-89" some compact silt	
89-111" fine sand & gravel	
111-125" 4" roots	
125-140" No clay	

TP4 86"	
0-7" ls	
7-30" abt	
30-54" tan clay w/ sand stone silt	
54-80" tan clay fine sand & gravel	
80-111" 4" roots	
111-125" No clay	
125-140" No clay	
TP5 89"	
0-7" ls	
7-30" abt	
30-89" tan clay fine sand & gravel	
89-111" 4" roots	
111-125" No clay	
125-140" No clay	

TP6 80"	
0-10" ls	
10-27" abt	
27-47" slightly compact	
47-80" tan clay fine sand & gravel	
80-111" 4" roots	
111-125" No clay	
125-140" No clay	
TP7 90"	
0-9" ls	
9-38" abt	
38-60" tan clay w/ sand stone silt	
60-80" dark gray sand & gravel	
80-111" 4" roots	
111-125" No clay	
125-140" No clay	
TP8 84"	
0-9" ls	
9-33" abt	
33-55" tan clay w/ sand stone silt	
55-81" dark gray sand & gravel	
81-111" 4" roots	
111-125" No clay	
125-140" No clay	

TP9 83"	
0-8" ls	
8-33" abt	
33-58" tan clay fine sand & gravel	
58-83" 5" compact silt	
83-111" tan clay w/ sand stone silt	
111-125" No clay	
125-140" No clay	

SANITARY DESIGN CRITERIA: (ALL HOMES TO BE SERVED BY PUBLIC WATER)

A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE DESIGNED FOR THREE-BEDROOM HOMES.
NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.

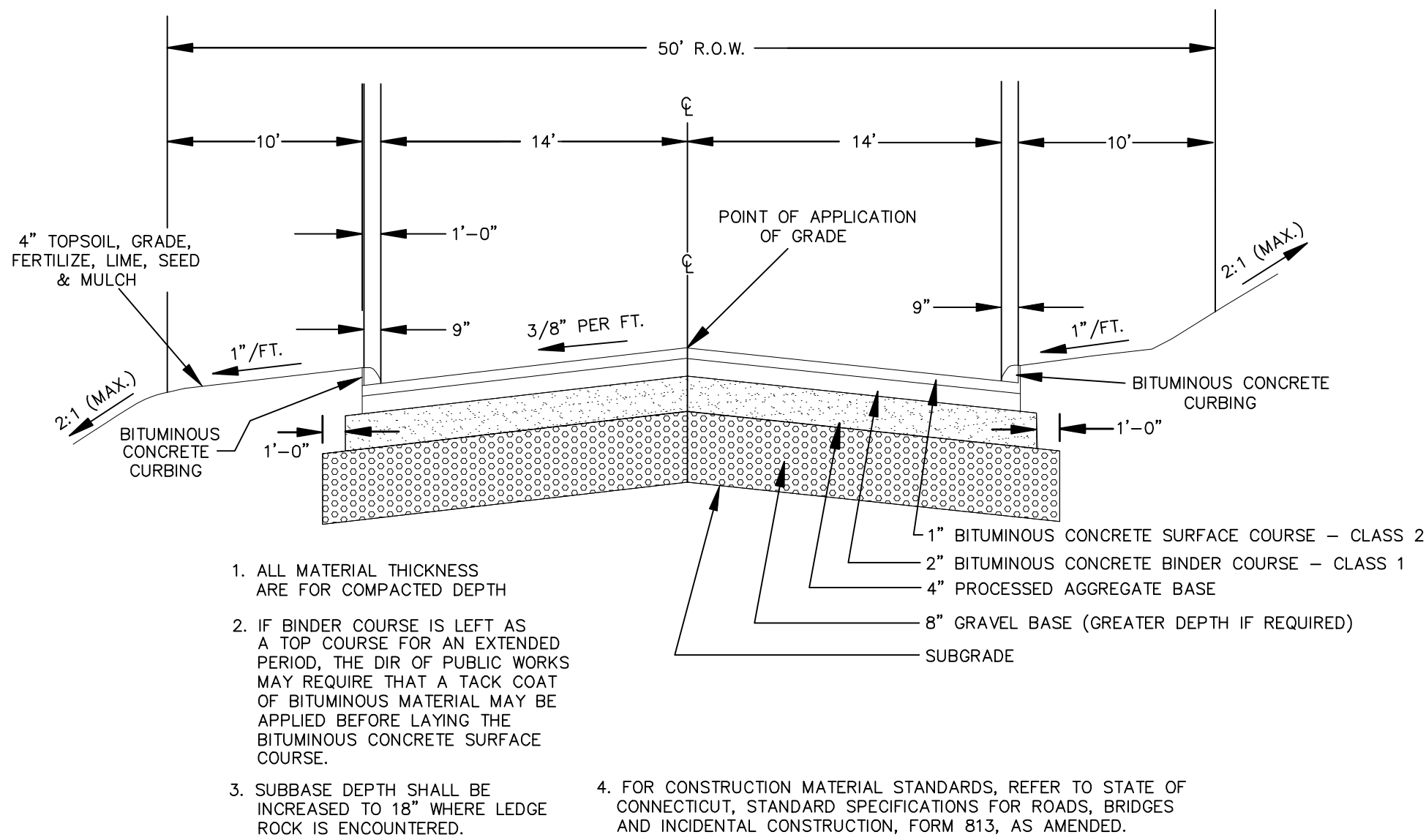
B. MINIMUM REQUIRED AREA IS 495 S.F./ 10 S.F./L.F.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO AVERAGE RESTRICTION

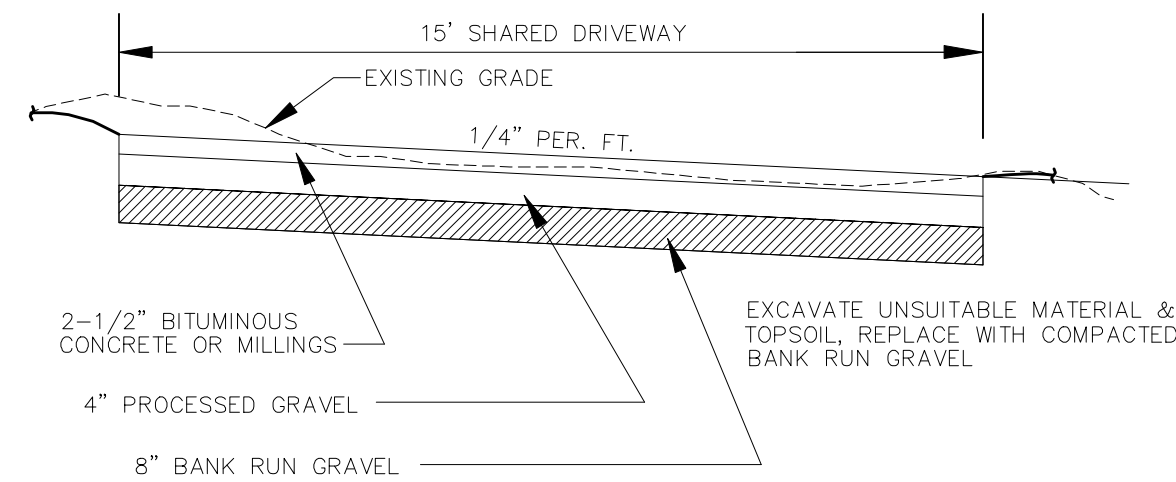
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

PF = PERC FACTOR, 1.0 FOR PERC RATE UP TO & 10.0 MIN/INCH

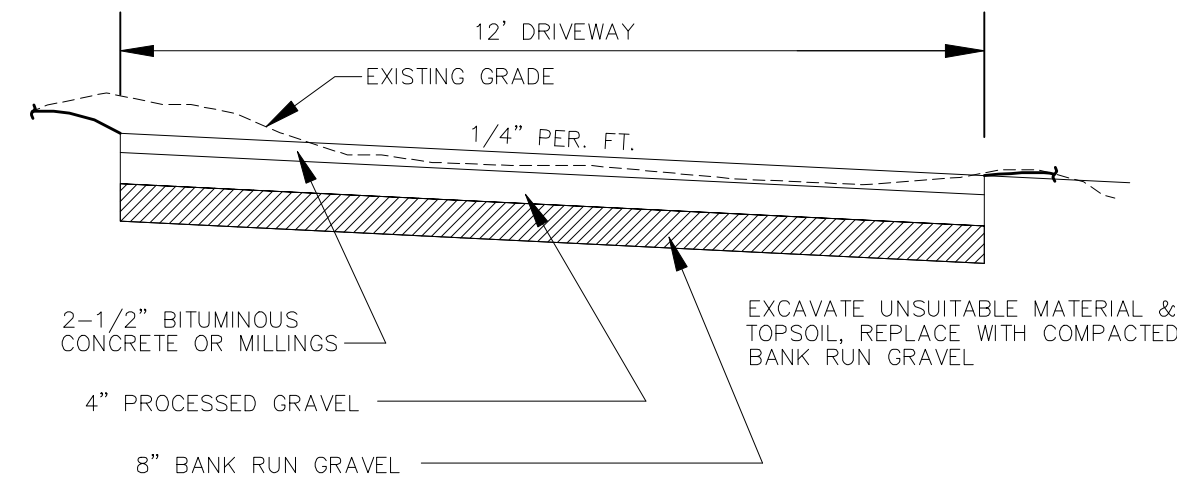
ALL GEOMATRIX GST SYSTEMS				MLSS TABLE					
STREET ADDRESS	DESIGN PITS	GRADIENT %	RESTRICTION	PERCOLATION RATE	HF	FF	PF	MLSS	SYSTEM
58 SEABURY AVENUE	93 & 94	6.1-8.0%	38"	3.3 MIN/INCH	24	1.5	1.0	36'	36 LF GST 6218
59 SEABURY AVENUE	10 & 12	8.1-10.0%	58"	13.3 MIN/INCH	16	1.5	1.25	30'	36 LF GST 6218
60 SEABURY AVENUE	89 & 90	3.1-4%	25"	6.7 MIN/INCH	42	1.5	1.0	63'	65 LF GST 6218
61 SEABURY AVENUE	6 & 8	NO RESTRICTION	MLSS	NOT			APPLICABLE		36 LF GST 6218
62 SEABURY AVENUE	82 & 84	6.1-8.0%	29"	5.0 MIN/INCH	28	1.5	1.0	42'	50 LF GST 6218
63 SEABURY AVENUE	14 & 15	10.1-15.0%	34"	5.0 MIN/INCH	20	1.5	1.0	30'	36 LF GST 6218
64 SEABURY AVENUE	86 & 87	10.1-15.0%	48"	2.5 MIN/INCH	16	1.5	1.0	24'	36 LF GST 6218
65 SEABURY AVENUE	17 & 18	8.1-10%	25"	4.4 MIN/INCH	30	1.5	1.0	45'	36 LF GST 6218
66 SEABURY AVENUE	73 & 74	NO RESTRICTION	MLSS	NOT			APPLICABLE		36 LF GST 6218
68 SEABURY AVENUE	77 & 79	4.1-6.0%	38"	4.4 MIN/INCH	26	1.5	1.0	39'	36 LF GST 6218
70 SEABURY AVENUE	67 & 68	4.1-6.0%	29"	3.5 MIN/INCH	34	1.5	1.0	51'	52 LF GST 6218
72 SEABURY AVENUE	71 & 72	6.1-8.0%	45"	8.0 MIN/INCH	20	1.5	1.0	30'	36 LF GST 6218
74 SEABURY AVENUE	59 & 60	6.1-8.0%	29"	13.3 MIN/INCH	28	1.5	1.25	52.5'	94 LF GST 6212
75 SEABURY AVENUE	25 & 26	6.1-8.0%	29"	8.0 MIN/INCH	28	1.5	1.0	42'	36 LF GST 6218
76 SEABURY AVENUE	61 & 63	6.1-8.0%	29"	6.7 MIN/INCH	28	1.5	1.0	42'	50 LF GST 6218
77 SEABURY AVENUE	97 & 99	6.1-8.0%	50"	8.0 MIN/INCH	18	1.5	1.0	27'	36 LF GST 6218
78 SEABURY AVENUE	53 & 55	>15.0%	48"	5.7 MIN/INCH	14	1.5	1.0	21'	36 LF GST 6218
79 SEABURY AVENUE	103 & 104	NO RESTRICTION	MLSS	NOT			APPLICABLE		36 LF GST 6218
80 SEABURY AVENUE	49 & 51	8.1-10%	39"	8.0 MIN/INCH	20	1.5	1.0	30'	36 LF GST 6218
81 SEABURY AVENUE	105 & 107	NO RESTRICTION	MLSS	NOT			APPLICABLE		36 LF GST 6218
82 SEABURY AVENUE	41 & 43	>15.0%	57"	4.0 MIN/INCH	10	1.5	1.0	15'	36 LF GST 6218
84 SEABURY AVENUE	45 & 47	>15.0%	47"	4.0 MIN/INCH	14	1.5	1.0	21'	36 LF GST 6218
84 SILAS DEANE ROAD	3 & 4	>15.0%	33"	5.0 MIN/INCH	18	1.5	1.0	27'	50 LF GST 6212



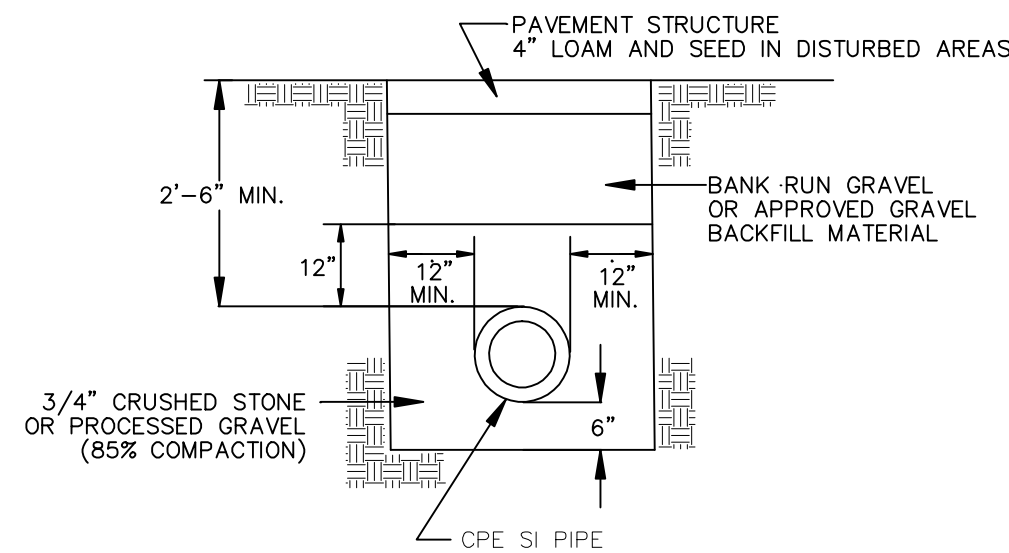
TYPICAL CROSS SECTION LOCAL STREET
NOT TO SCALE



TYPICAL SHARED DRIVEWAY CROSS-SECTION
NOT TO SCALE
INCLUDES ACCESS TO N/F TIMOTHY A. AND NANCY C. WALKER AND HOME AT 84 SILAS DEANE ROAD.

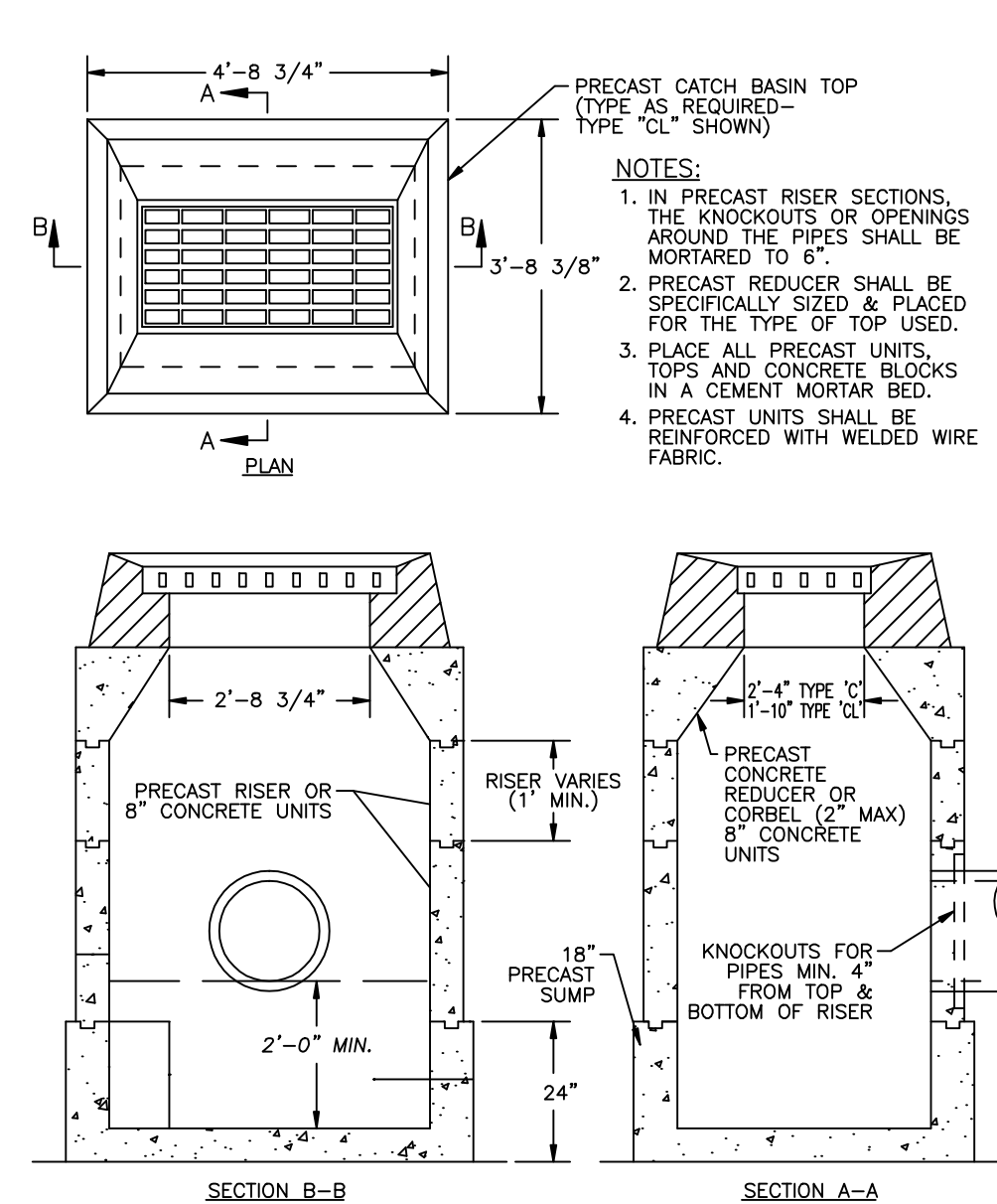


TYPICAL DRIVEWAY CROSS-SECTION
NOT TO SCALE
FOR EMERGENCY ACCESS. UNOBSTRUCTED ACCESS TO BE 20'.

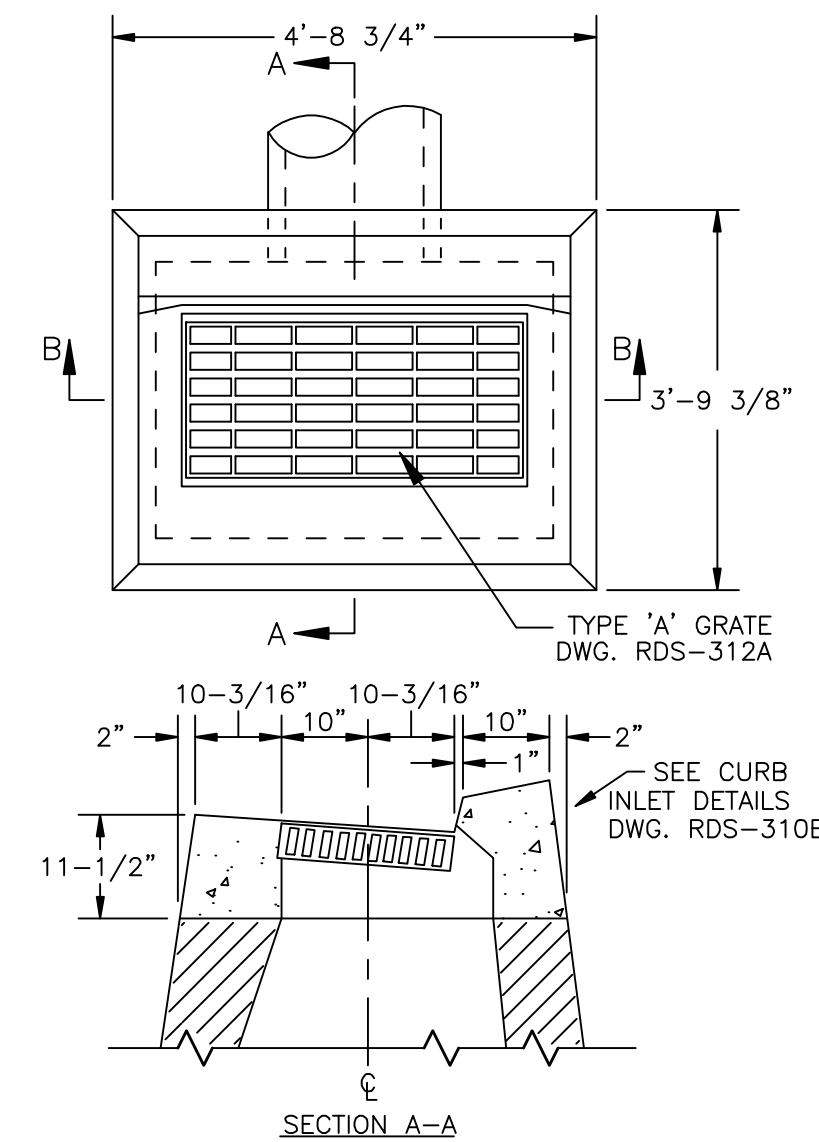


NOTE:
1. IF PIPE IS PLACED IN OR ON LEDGE, ALL LEDGE WITHIN 12\"/>

DRAINAGE PIPE TRENCH
NOT TO SCALE

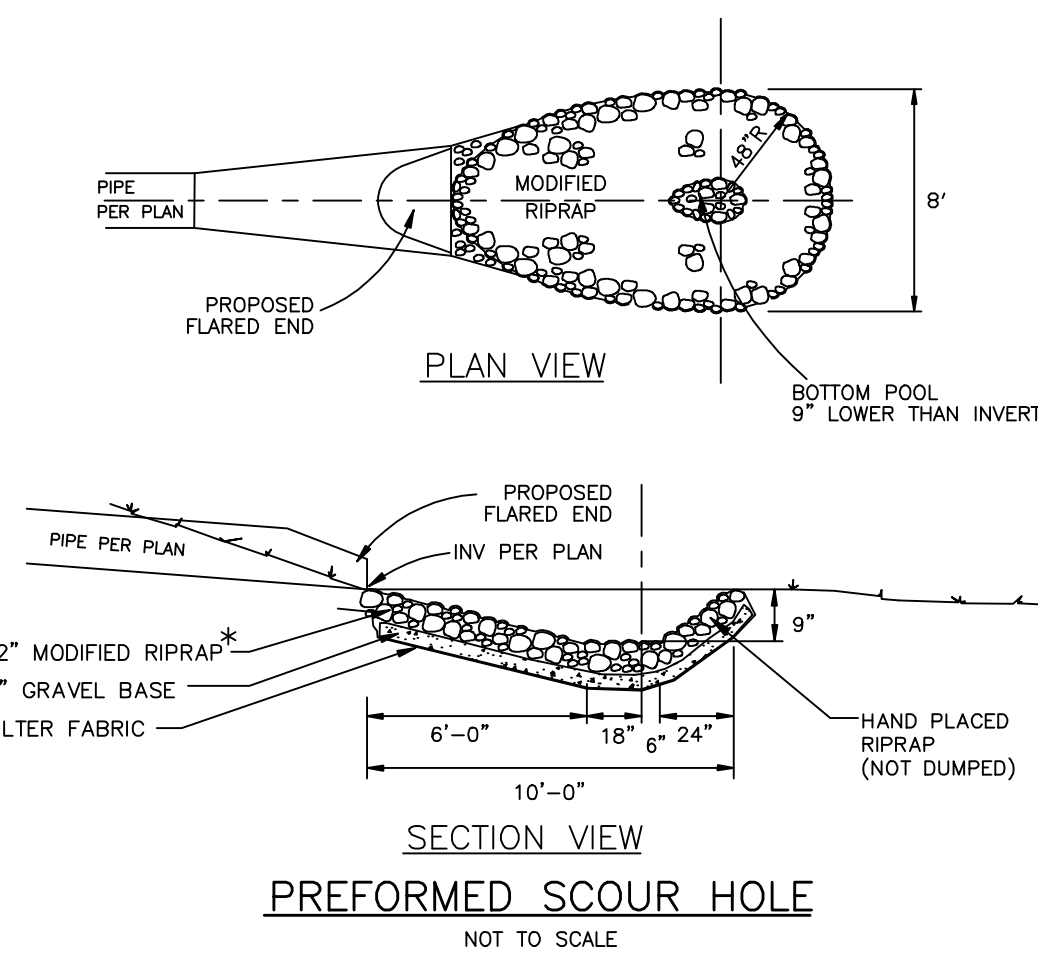


PRECAST CATCH BASIN
NOT TO SCALE

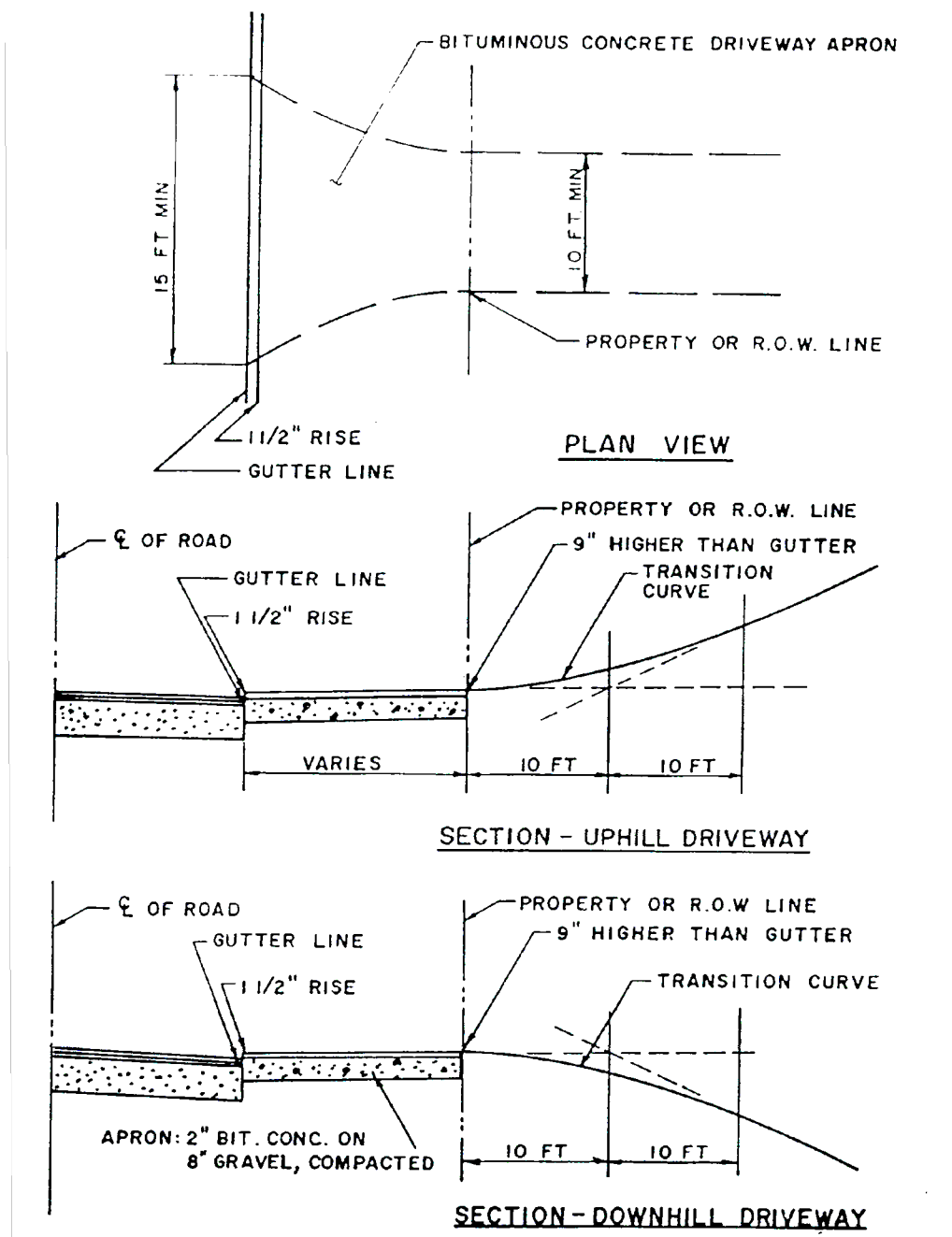


NOTE:
1. TYPE 'C' CATCH BASIN TOP SHALL CONFORM TO CONNECTICUT DEPT. OF TRANSPORTATION STANDARD SPECIFICATION FORM 814A SECTION: M. 08. 02-4.

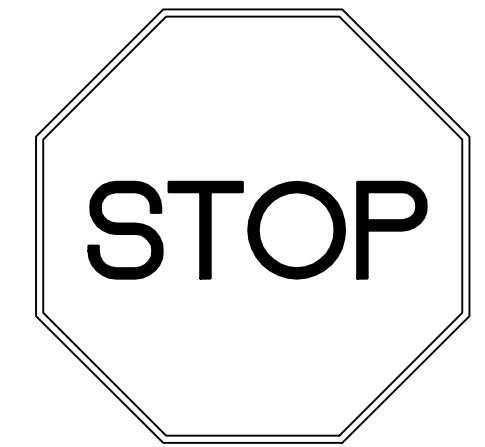
PRECAST CATCH BASIN
NOT TO SCALE



PREFORMED SCOUR HOLE
NOT TO SCALE



DRIVEWAY APRON DETAIL
NOT TO SCALE

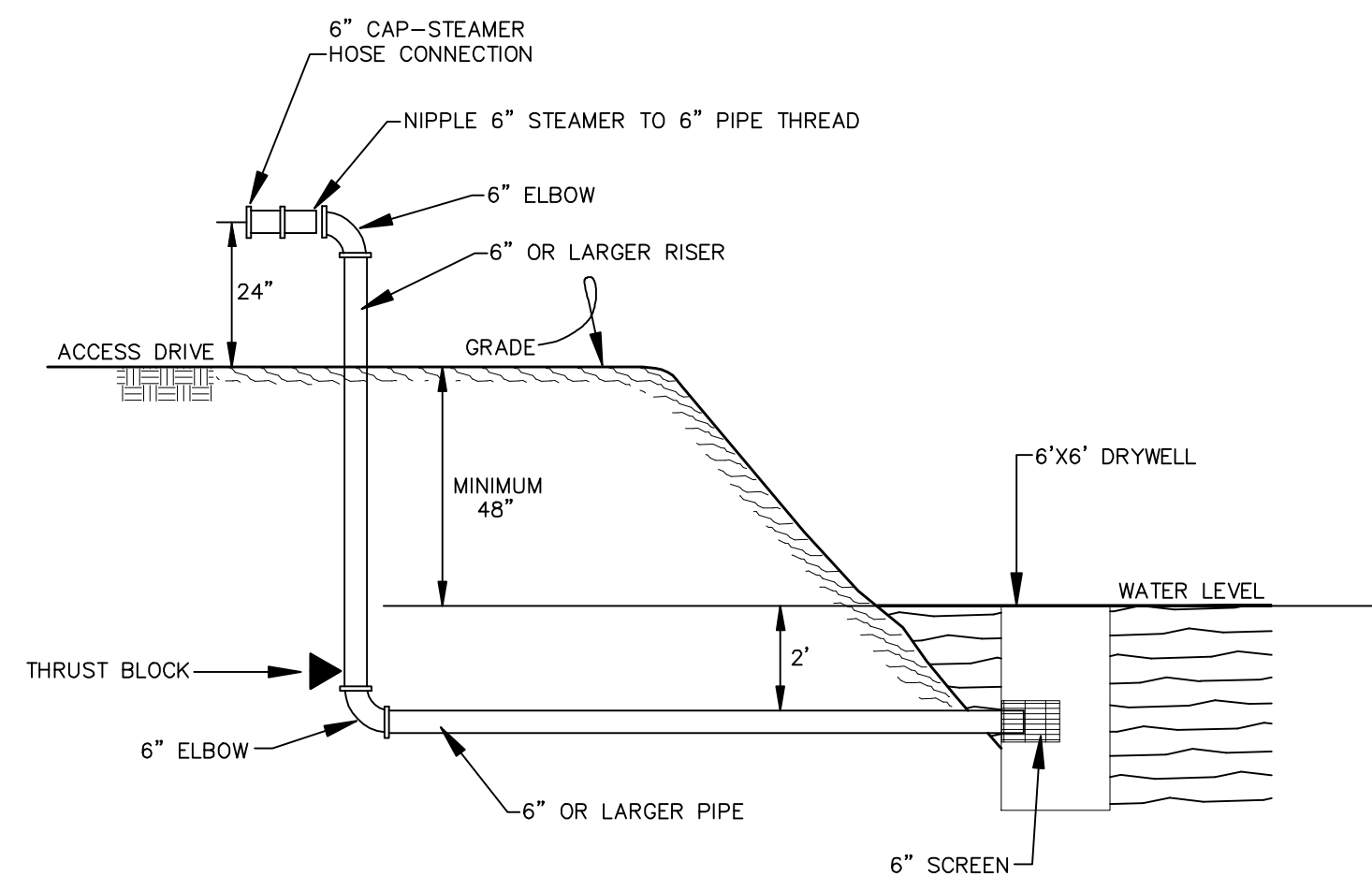


SECURE TO 1 1/2\"/>

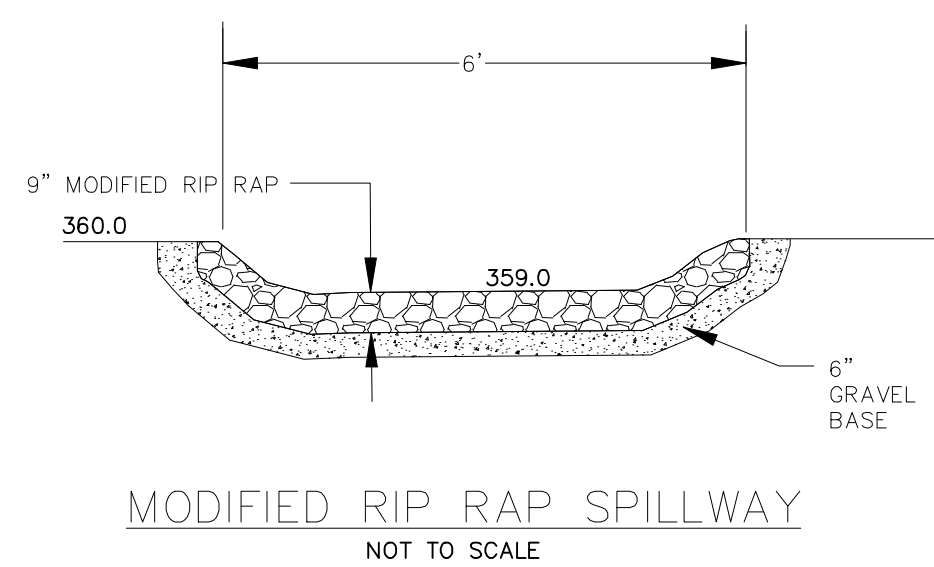
NOTE:
SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.D.T. STANDARDS

STOP SIGN
NOT TO SCALE

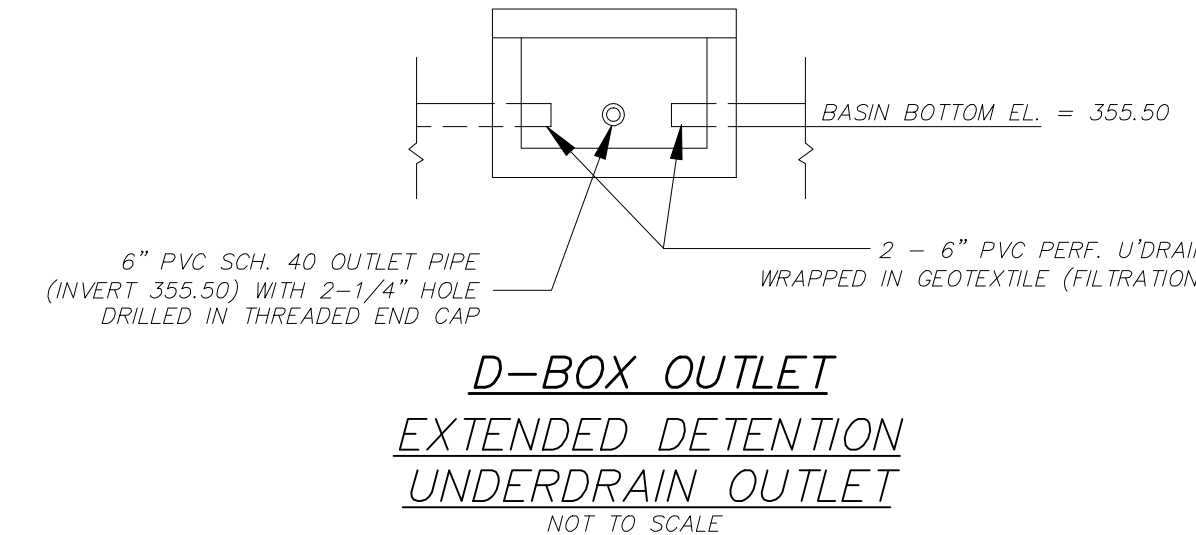
APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.	
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____	DATE _____
CHAIRMAN OR SECRETARY _____	DATE _____
LOT NUMBERS ASSIGNED BY THE ASSESSOR	
ASSESSOR _____	DATE _____
IWWC APPLICATION# _____	
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.)	
ZONING/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 _____



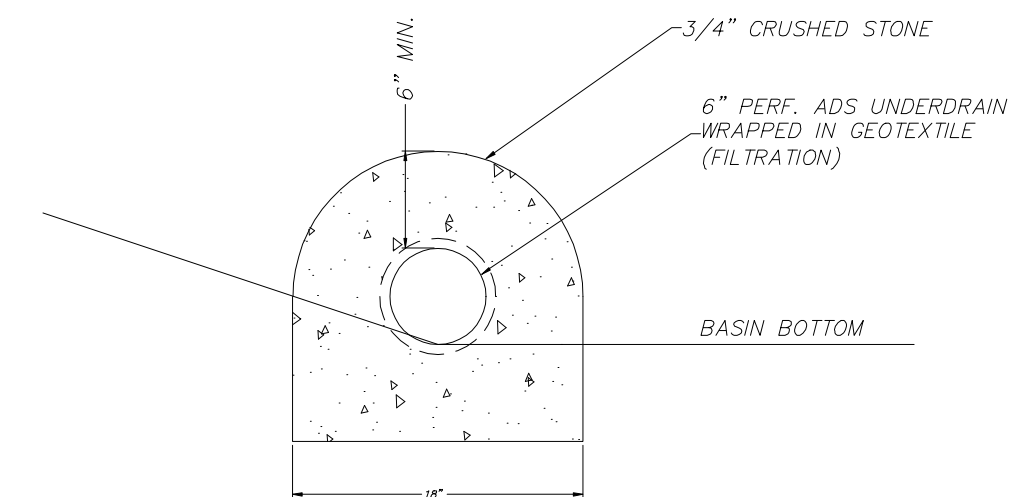
DRY HYDRANT WITH DRYWELL
NOT TO SCALE



MODIFIED RIP RAP SPILLWAY
NOT TO SCALE



D-BOX OUTLET
EXTENDED DETENTION
UNDERDRAIN OUTLET
NOT TO SCALE



EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE

PLAN SHOWING
CONSTRUCTION DETAILS
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
FEBRUARY 2026
REVISED: MAY 18, 2026

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# 23-031THDTL.DWG FBK#334

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

CONSTRUCTION SEQUENCING:

CONSTRUCTION OF SEABURY AVENUE.

1. The Applicant shall remove surface soil in the area proposed for the installation of the anti-tracking pad construction entrance at the beginning of Seabury Avenue.
2. Any stumps removed shall either be ground in place or removed to a location approved, in advance, by the Town of Ledyard Zoning Enforcement Officer. In no event shall stumps be buried on site.
3. Surface soil shall be stripped and shall be stockpiled in the surface soil stockpile locations delineated on the Plan.
4. Surface soil shall be retained on site for eventual use in the stabilization of all disturbed areas of the property. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each stockpile location. The stockpiles shall be constructed at a slope not to exceed 4:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of forty (40) pounds per acre. Mulch shall be applied at the rate of eighty (80) pounds per one thousand (1,000) square feet and shall be spread by hand or with a mulch blower.
5. The road shall be "boxed out" and trenches excavated for the installation of all utilities, including stormwater drainage.
6. Subsequent to the installation of bedding, utilities, including drainage pipe, shall be installed as delineated on the Plan.
7. Catch basins shall remain elevated in order to ensure that stormwater is not introduced into the stormwater drainage system.
8. Disturbed areas shall be stabilized by spreading stockpiled surface soil over these areas at a thickness of not less than four (4") inches. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of fifty (50) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of seven and one-half (7.5) pounds per one thousand (1,000) square feet. Following the initial application of lime and fertilizer, there are to be no periodic applications of lime and fertilizer. Disturbed areas will be seeded with a seeding mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. A hydroseed mix utilizing comparable cultivars shall be a suitable substitute. In the event that a hydroseed mix is not utilized, after seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.
9. Once all disturbed areas have been thoroughly stabilized, erosion control measures shall be removed.

INDIVIDUAL LOT DEVELOPMENT (WITH UPLAND REVIEW AREA ACTIVITIES).

1. The Applicant shall clear, but not grub, within the limits of development activity for each lot on the Plan.
2. The Applicant shall install a construction entrance to each lot which is being developed in accordance with the "Temporary Construction Entrance" detail.
3. The Applicant shall install a single row of erosion control in the location delineated on each lot in locations down gradient from proposed construction activities.
4. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard, septic system and driveway. Surface soil shall be retained on each lot for eventual use in the stabilization of disturbed areas.
5. No stumps shall be buried on site.
6. Construction of the dwelling house, septic system, driveway and utility installation shall be completed.
7. Upon the completion of construction of improvements on each lot, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of one hundred (100) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of fifteen (15) pounds per one thousand (1,000) square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. Hydroseed, utilizing comparable cultivars shall be an acceptable substitute for the referenced seeding mix. After seeding, and in the event that a hydroseed application is not used, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.

EROSION & SEDIMENT CONTROL PLAN

1. NARRATIVE

1.1 PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 48.58 ACRES OF LAND TO CREATE 23 NEW RESIDENTIAL BUILDING LOTS. LOTS RANGE IN SIZE FROM 0.46 ACRES TO 0.85 ACRES. 898 PLUS/MINUS LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PLANNED PAVEMENT WIDTH IS 28 FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES CURBED PAVEMENT EDGES AND CATCH BASINS WITH A MINIMUM SUMP DEPTH OF 2 FEET. THE UPLANDS ARE GENTLY TO LOCALLY SLOPING AND WOODED.

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.

(STEVEN RICE 860-625-0102) OR OWNER AT TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR THE SEDIMENT CONTROL MEASURES.

1.2 ESTIMATES OF THE TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

THE TOTAL PROJECT AREA IS 48.58 ACRES OF WHICH 7.5+ ACRES TOTAL WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD, HOMES, DRIVEWAYS AND ESTABLISHMENT OF REASONABLE YARD AREAS.

1.3 THE PLANNED START AND COMPLETION DATES FOR EACH PHASE OF THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT (PUBLIC IMPROVEMENT PORTION) WILL COMMENCE DURING THE SUMMER OF 2026 AND BE COMPLETED BEFORE THE END OF FALL 2027.

1.4 - WOOD CHIPS, SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT MAY BE UTILIZED. ALL SILT FENCE 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.

1.5 - STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 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.

1.6 - TOPSOILING SHALL TAKE PLACE AS AREAS WITHIN THE PROJECT SITE ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S).

1.7 - 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 JUNE 15 OR AUGUST 15 THROUGH NOVEMBER 15. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

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.

1.8 (CONSTRUCTION SEQUENCE). PRIOR TO THE COMMENCEMENT OF MAJOR EARTH DISTURBANCES, THE FOLLOWING SHALL BE IN PLACE.

1.8A - CONSTRUCTION ENTRANCES AS DEPICTED ON PLAN.

1.8B - STAKEOUT LIMITS OF DISTURBANCE ASSOCIATED WITH THE PROPOSED CONSTRUCTION. CLEAR TREES, CHIP WOOD AND BRUSH. WOOD CHIPS MAY BE TRUCKED OFF SITE OR SAVED FOR USE AS MULCH ON THE PROJECT SITE. INSTALL SILT FENCE/HAYBALES WITH WOOD CHIPS.

1.8C - INSTALL SEDIMENT BARRIERS AS DEPICTED ON THE PLANS.

1.8D - REMOVE STUMPS FROM ROADWAY.

1.8E - STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL.

1.8F - GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.

1.8G - APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.

1.8H - INSTALL ALL DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLET OF THE DRAINAGE SYSTEM SO THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE. ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.

1.8I - PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE.

1.8J - TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.

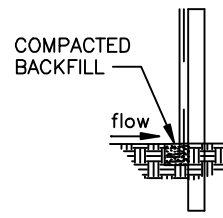
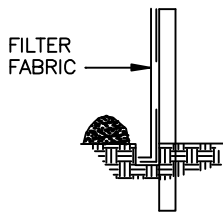
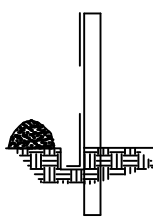
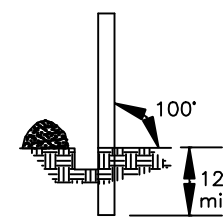
1.8K - LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

1.8L - INSTALL CURBING.

1.8M - APPLY TOP COURSE OF BITUMINOUS PAVEMENT.

1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE. ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.

2. STAPLE THE WIRE MESH FENCING TO END POST.



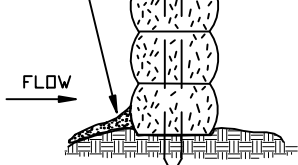
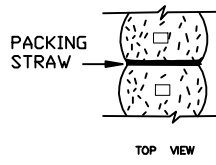
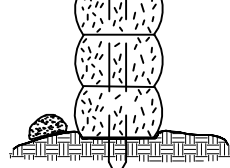
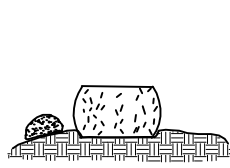
3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.

4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.

FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE

1. EXCAVATE A TRENCH 4" DEEP & THE WIDTH OF A STRAW BALE.

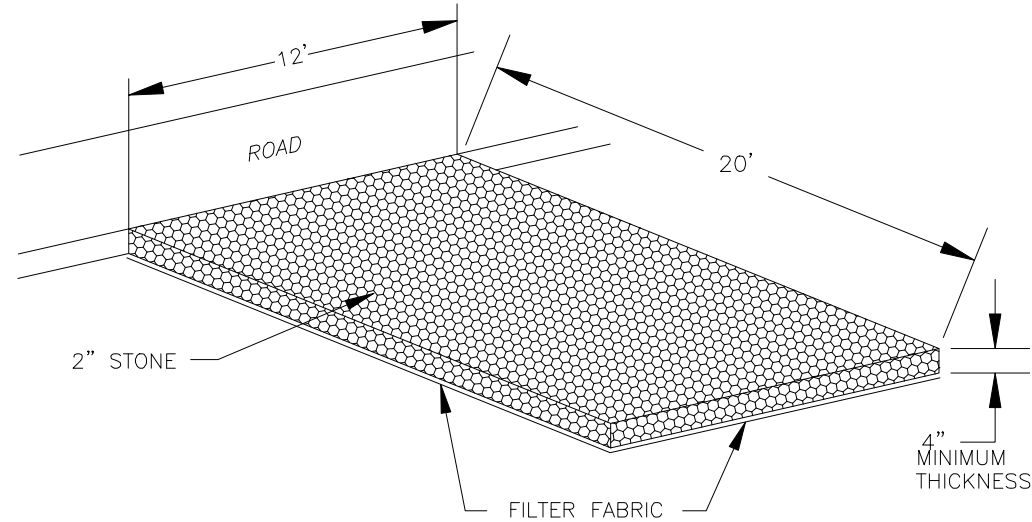
2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE.



3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.

4. BACKFILL & COMPACT THE EXCAVATED SOIL ON THE UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.

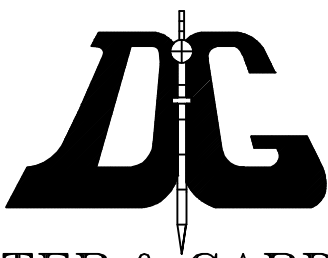
CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE FOR HOMES
NOT TO SCALE

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

PLAN SHOWING
CONSTRUCTION SEQUENCING
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
FEBRUARY 2026
REVISED: MAY 18, 2026


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

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# 23-031THD1L.DWG FBK#334