

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 _____

ENGINEER AND SURVEYOR CERTIFY PLAN CARRIED BY VOTE OF _____ DATE _____

THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ENGINEER

APPROVED _____ DATE _____

IVTC APPLICATION# _____

APPROVED _____

NO PERMIT REQUIRED (NOT WITHIN A REGULATED AREA)

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

VEHICLE OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND SURVEYOR CERTIFY PLAN CARRIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____

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

LEGEND

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

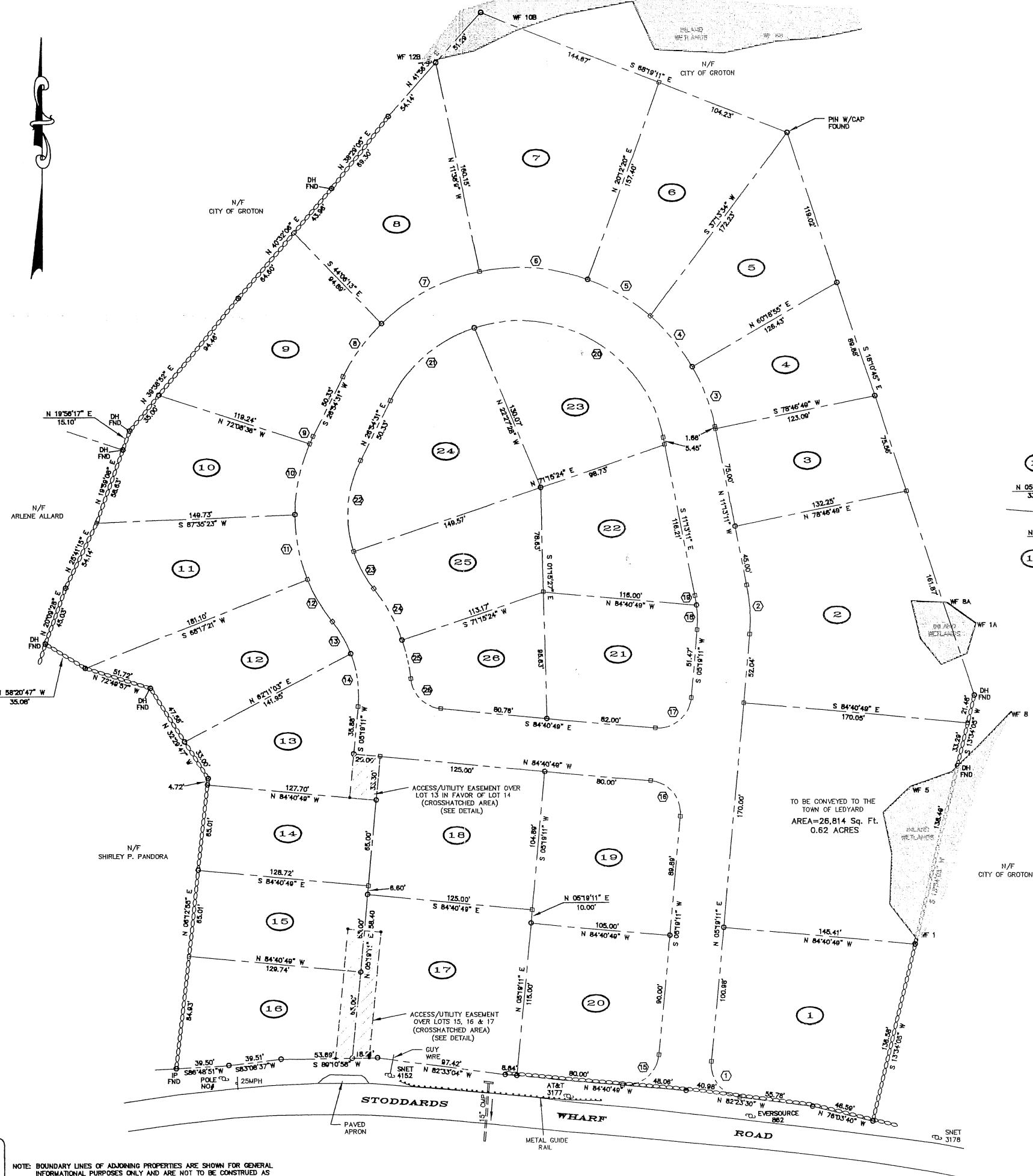
I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

Jan Cole

JAN COLE
SOIL SCIENTIST

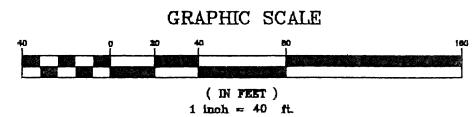
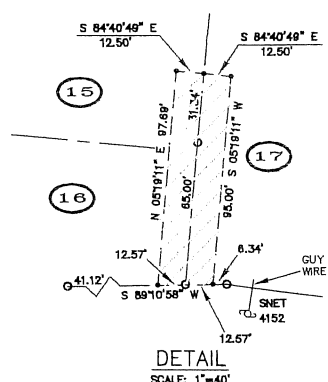
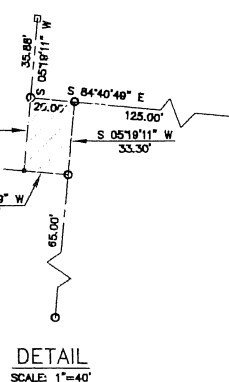
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY. THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF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

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. J084 22-007.DWG FBKJ327



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	8,334 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	10,570 Sq. Ft. 0.24 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

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	16°59'16"	150.00'	49.71'	25.09'
9	02°42'42"	130.00'	6.13'	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'	88.32'	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'



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 2 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 A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
DATE: JULY 7, 2022



DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1841 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 484-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

APPROVED BY THE LEYARD 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 _____

ENGINEER AND EROSION CONTROL PLAN CHECKED BY VOTE OF THE LEYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ADDRESSOR _____

ADDRESSOR _____ DATE _____

APPROVED _____ DATE _____

NO PERMIT NECESSARY (NOT WITHIN A REGULATED AREA)

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

VERIFIER OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND EROSION CONTROL PLAN CHECKED BY VOTE OF THE LEYARD PLANNING AND ZONING COMMISSION _____

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

APPROVED BY THE EROSION ENFORCEMENT OFFICER OF THE LEYARD PLANNING COMMISSION _____ DATE _____

EROSION 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

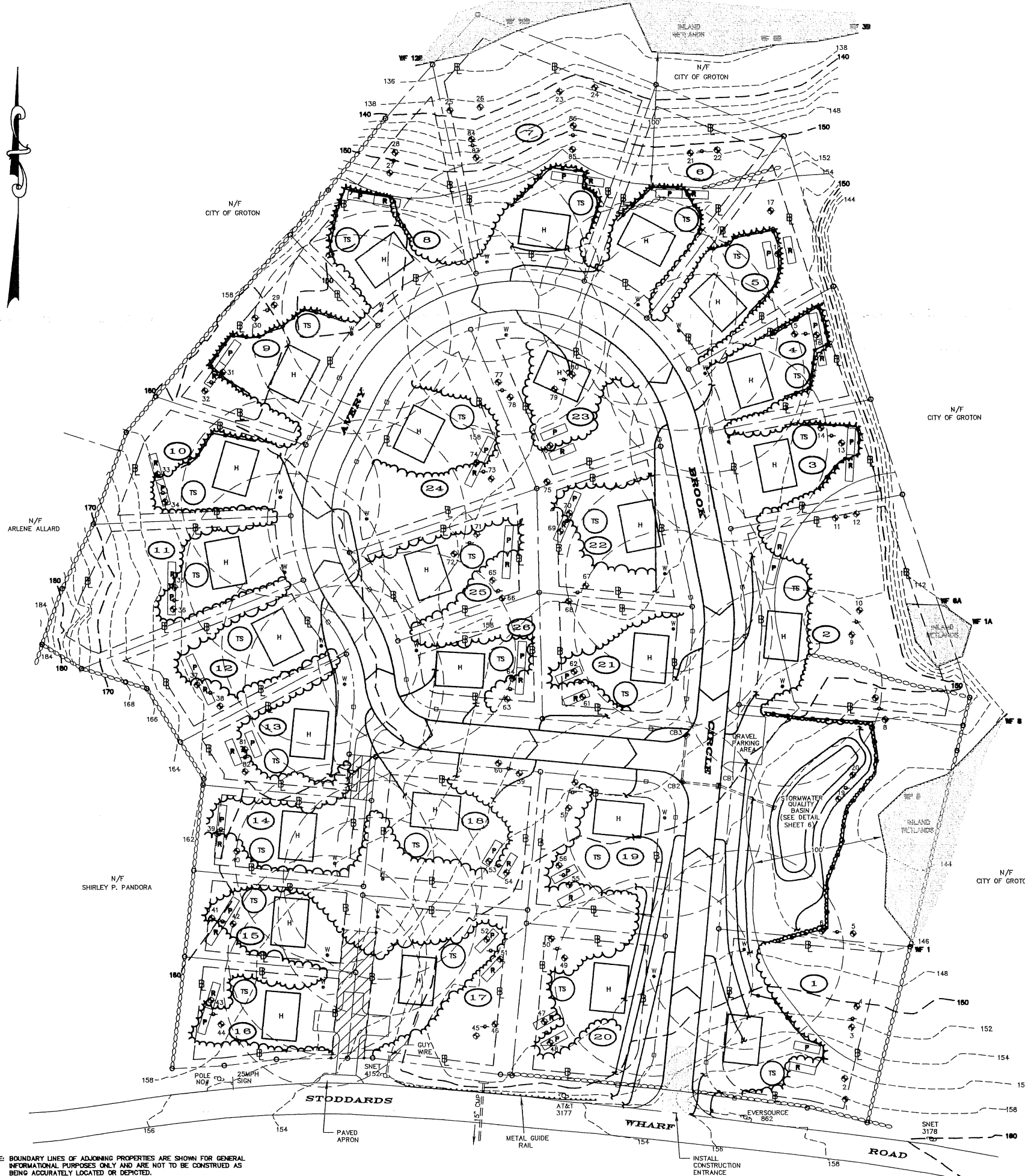
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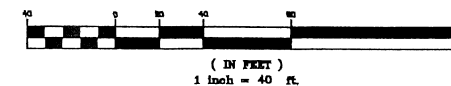
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NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.

GRAPHIC SCALE



PLAN SHOWING
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JULY 2022
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 - LANDMAN 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 T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

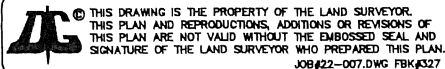
EDGE LIGHT HEALTH DISTRICT ON 5/2/22, 5/5/22 AND 5/23/2022 AND WENDY BROWN-ARNOLD RS./REHS ON JUNE 14, 2022.

[illegible]

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.

A.K.A.
CUT ROUTE
O, CONNECTIO

SHEET 4 OF 10



PERCOLATION TESTS PERFORMED ON MAY 28 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILY)

LOT 1		WATER QUALITY BASIN		WATER QUALITY BASIN		LOT 2		LOT 2		LOT 2		LOT 3		LOT 4		LOT 5	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
27" DEEP		28" DEEP		30" DEEP		28" DEEP		28" DEEP		28" DEEP		30" DEEP		30" DEEP		28" DEEP	
8:50	2"	8:51	4"	8:56	4"	9:02	2 1/2"	9:55	2 1/4"	1:30	4"	1:32	4"	1:34	3"	1:41	4"
9:04	6 3/4"	8:56	13 3/4"	9:05	7 1/2"	9:07	15 1/2"	10:00	6 1/2"	1:35	13"	1:37	13"	1:39	9 1/2"	1:46	10"
9:09	9"	9:06	18"	9:10	11"	9:12	18"	10:05	13"	1:40	23"	1:42	18"	1:44	13"	1:51	13"
9:14	11"	9:11	18"	9:15	13 1/2"	9:17	22 1/2"	10:10	17"	1:45	24 1/2"	1:47	20 1/2"	1:49	15 1/2"	1:56	15 1/2"
9:19	12 1/2"	9:16	20"	9:20	18"	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"	9:21	21"	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"	9:26	22"	9:30	18 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"	9:31	23"	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"	9:36	24"	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"	9:41	25"	9:45	22 1/2"			10:40	DRY			2:17	27 3/4"	2:19	26"	2:26	25"
9:49	20 1/4"															2:31	26 1/2"
PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/3 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/3 MINS.		PERC RATE: 1 1/3 MINS.	

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

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

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

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

CHAIRMAN OR SECRETARY _____ DATE _____

RECORD AND RECORDING CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT WITNESSES ASSIGNED BY THE ASSessor

ASSessor _____ DATE _____

TWC 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.)

WETLAND OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

RECORD AND RECORDING 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 RECORDING OFFICER OF THE LEDYARD PLANNING COMMISSION

RECORDING OFFICER _____ DATE _____

SANITARY DESIGN CRITERIA

- 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.
- THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 485 S.F. OF EFFECTIVE LEACHING AREA.
- GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. MINIMUM REQUIRED AREA IS 485 S.F./ 28.2 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 PTS	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 LAYARD 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 _____

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY VOTE OF THE LAYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE SURVEYOR

APPROVED _____ DATE _____

ITVC APPLICATION# _____

APPROVED _____

NO FERRY NECESSARY. (NOT WITHIN A REGULATED AREA)

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

WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY VOTE OF THE LAYARD PLANNING AND ZONING COMMISSION

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____

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

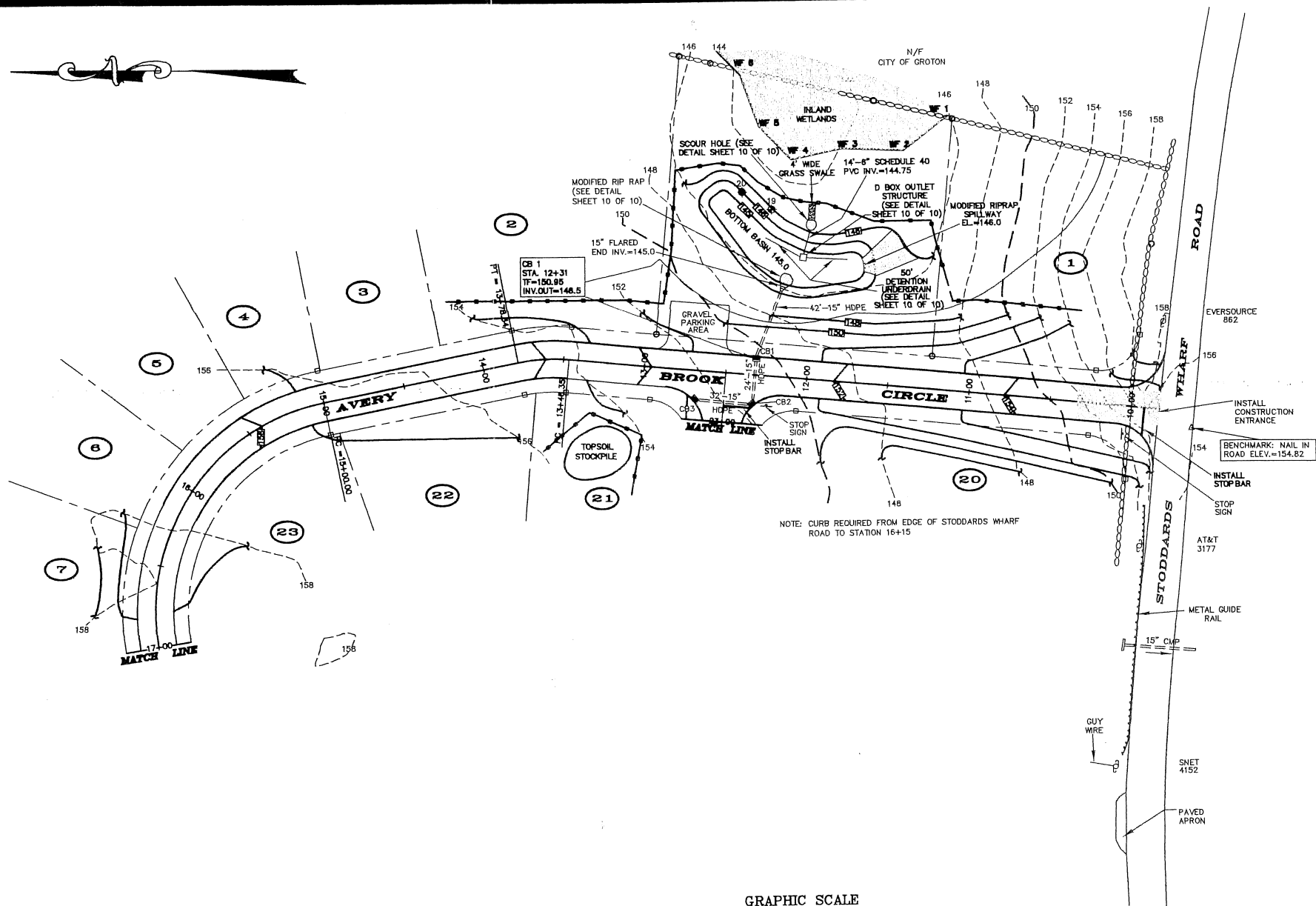
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- LOT NUMBER
- PROPOSED CATCH BASIN
- WF 1
- EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS
- APPROXIMATE DEEP TEST PIT

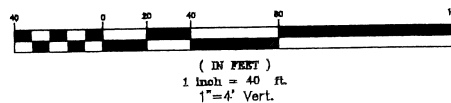
I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

IAN COLE
SOIL SCIENTIST

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



GRAPHIC SCALE

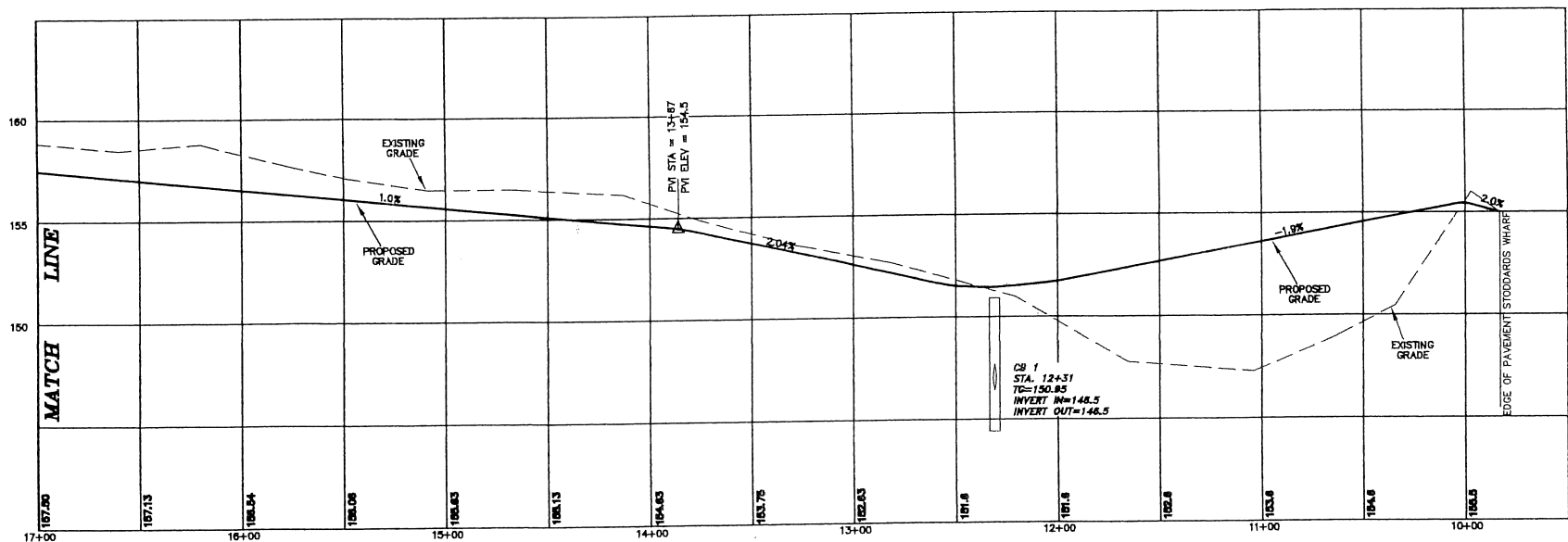
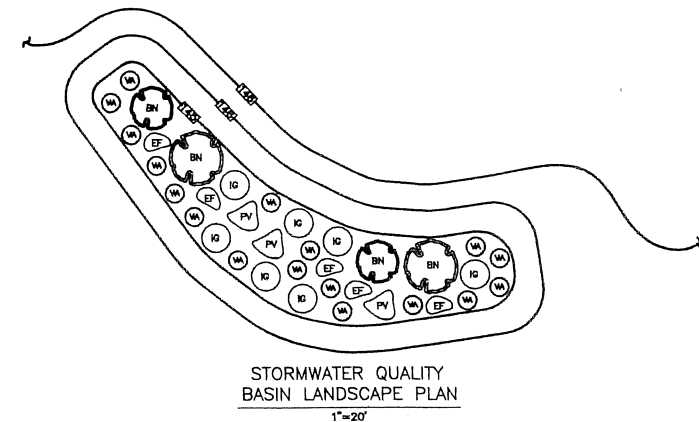


DEEP TEST PIT DATA

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

LANDSCAPE SCHEDULE

TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	SIZE	REMARKS
PERENNIALS	EF	CLUSTER	ELPATORUM FISTULOSUM	JOE PYE WEED	CONTAINER	1'-2' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
GRASSES	PV	3	PANICUM VIRGATUM	SWITCH GRASS	CONTAINER	2'-3' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
SHRUBS	IC	7	ILEX GLABRA	INKBERRY	B&B	3'-4' HEIGHT	AS SHOWN
	VA	17	VACUNUM ANGSTROFOLIA	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



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 _____

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LOT NUMBERS ASSIGNED BY THE ADJUDICATOR _____ DATE _____

APPROVED _____ DATE _____

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WETLANDS OFFICER _____ DATE _____

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

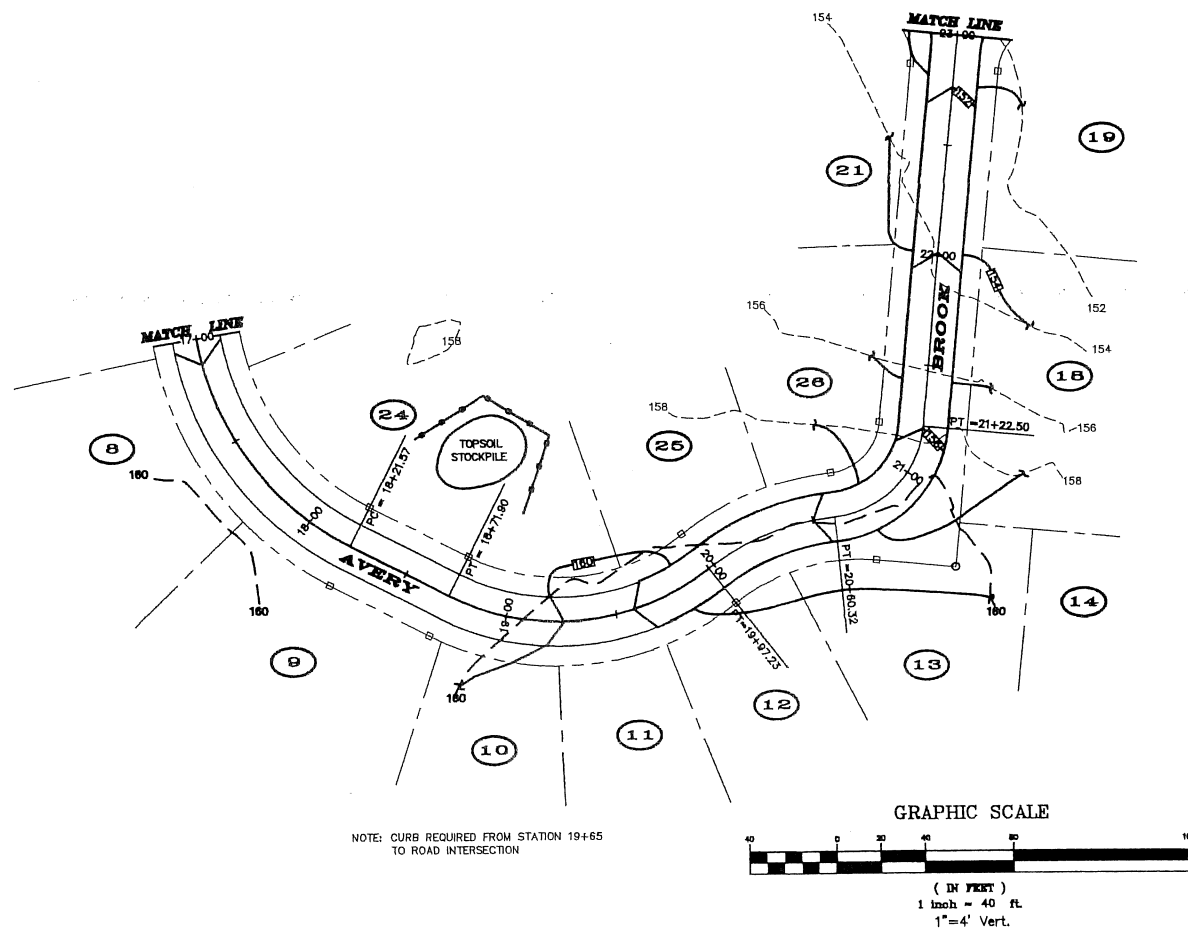
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND SURVEYOR CERTIFIED BY VOYE OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____



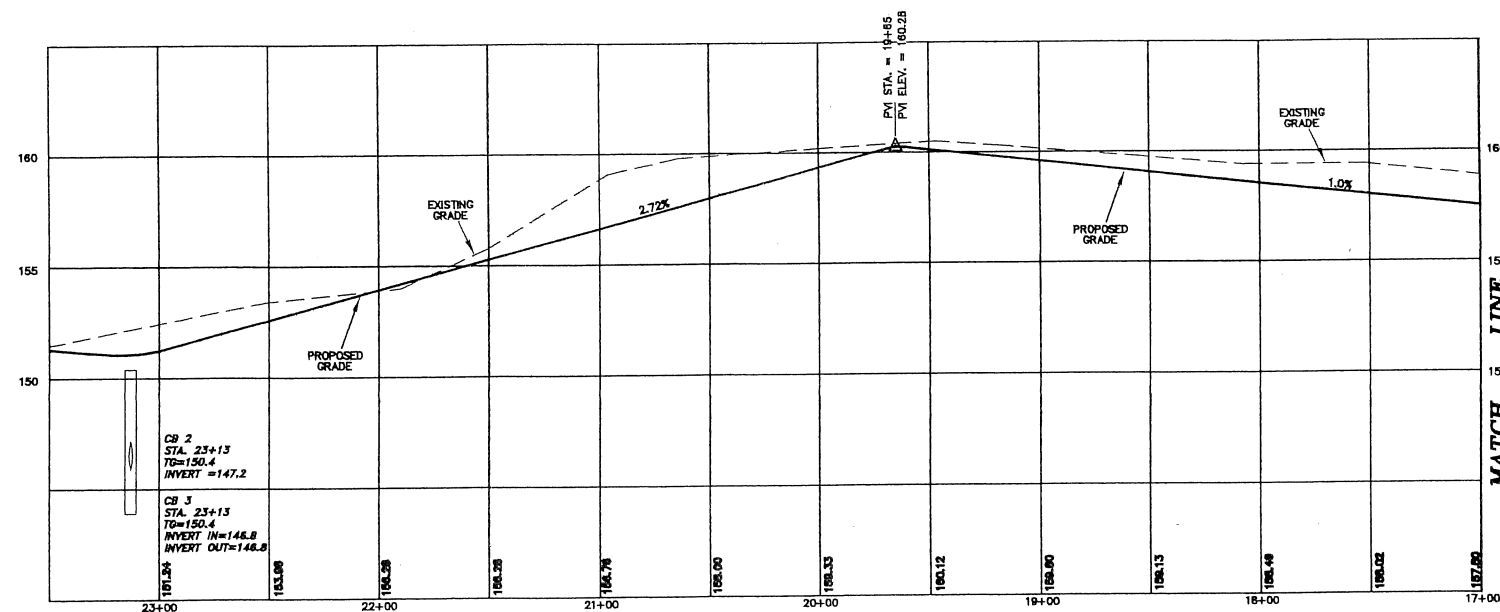
LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- 1 LOT NUMBER
- PROPOSED CATCH BASIN
- WF 1 EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS



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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



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 28 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVED 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 CLEARED 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 LOOSENEED 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 LIME/STONE 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 RESEEDING AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 8 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 SLOPESIDES IMMEDIATELY AFTER CONSTRUCTION, AND THE SLOPESIDES WILL BE SEEDING 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 SLOPESIDES 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 SO 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. EMBANKMENT FILL SHALL CONTAIN AT LEAST 15% BY WEIGHT OF MATERIAL PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #60 SIEVE.
 2. 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.
 3. ALL FILL MATERIAL SHALL BE FREE OF TOPSOIL, ROOTS, STUMPS, ORGANICS, FROZEN MATERIAL AND OTHER DELETERIOUS MATTER.
 4. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTIONS DETERMINED BY ASTM D1557 - WOODRUM PROCTOR. THE MAXIMUM LOOSE LIFT THICKNESS OF EMBANKMENT FILL SHALL BE 12".
 5. ALL TOPSOIL, ORGANICS, ROOTS AND OTHER DELETERIOUS MATTER SHALL BE REMOVED FROM THE EXISTING GROUND SURFACE PRIOR TO CONSTRUCTION OF THE PROPOSED EMBANKMENTS.
 6. 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 |
| REDDTOP | 2 |
| BENT GRASS | 15 |
| TOTAL | 37 |

STORMWATER QUALITY BASIN OPERATION AND MAINTENANCE NOTES:

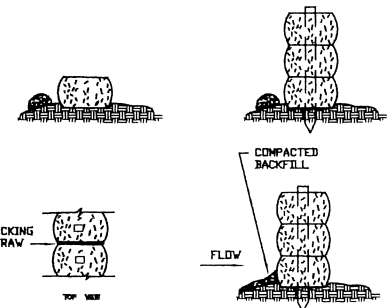
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS PRIOR TO COMPLETION OF THE ROADWAY.
2. DURING THE FIRST YEAR OF OPERATION, THE BASIN SHALL BE INSPECTED ON WEEKLY BASIS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCH OR GREATER. ANY EROSION OF EMBANKMENTS OR OUTLET AREAS 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 ICE 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 LANDYARD PLANNING AND BORING 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 VOICE OF THE LANDYARD PLANNING AND BORING COMMISSION ON _____ DATE _____	
LOT NUMBER ASSIGNED BY THE ASSessor	
ADDRESS	DATE
TOWN	APPLICANT#
	APPROVED
NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)	
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA, NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)	
WETLANDS OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOICE OF THE LANDYARD PLANNING AND BORING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LANDYARD PLANNING AND BORING COMMISSION	DATE
APPROVED BY THE BORING ENFORCEMENT OFFICER OF THE LANDYARD PLANNING COMMISSION	
BORING ENFORCEMENT OFFICER	DATE

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



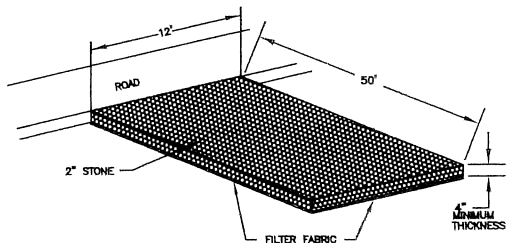
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE

1. SET POSTS & EXCAVATE A 6" X 6" TRENCH SET POSTS DOWNSLOPE. ANGLE UPRAMP 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.

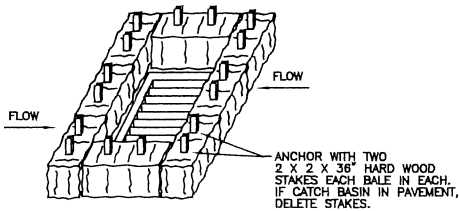
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE

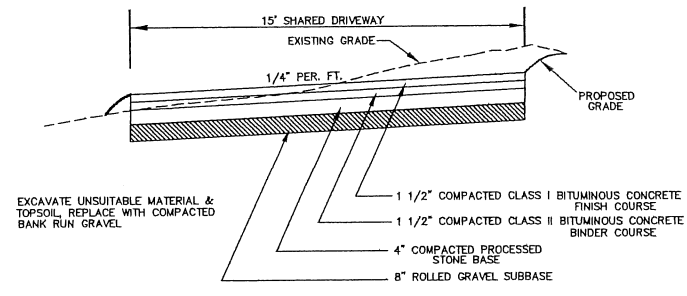


CATCH BASIN INLET PROTECTION

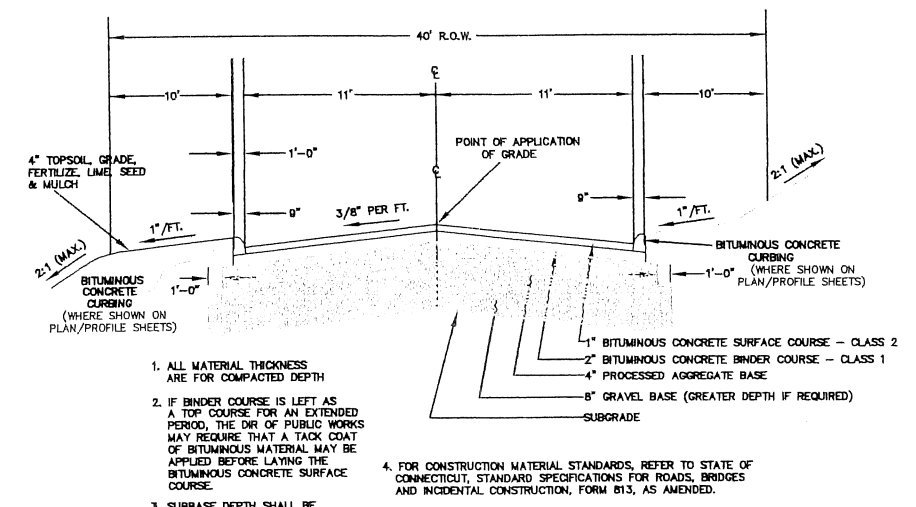
NOT TO SCALE

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

JULY 2022
REVISED: OCTOBER 31, 2022

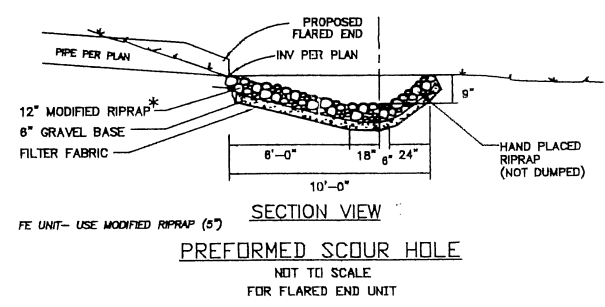
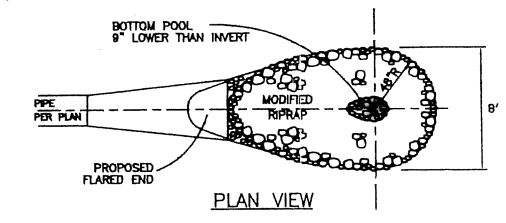


TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION
NOT TO SCALE

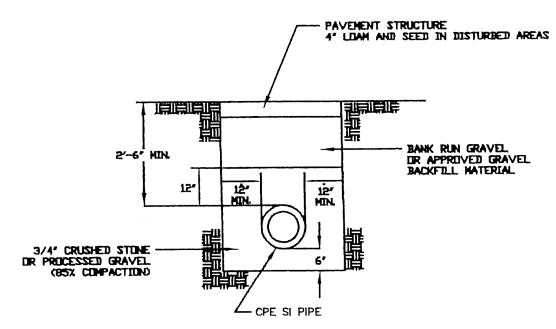


1. ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE DIR. OF PUBLIC WORKS MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL MAY BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE
3. SUBBASE DEPTH SHALL BE INCREASED TO 18" WHERE LEDGE ROCK IS ENCOUNTERED.
4. FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM B13, AS AMENDED.

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

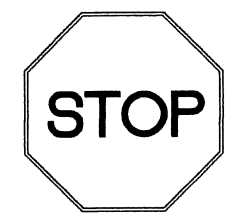


PREFORMED SCOUR HOLE
NOT TO SCALE
FOR FLARED END UNIT



NOTE:
1. IF PIPE IS PLACED IN OR ON LEDGE, ALL LEDGE WITHIN 12" OF PIPE SHALL BE REMOVED AND REPLACED WITH PIPE BEDDING.

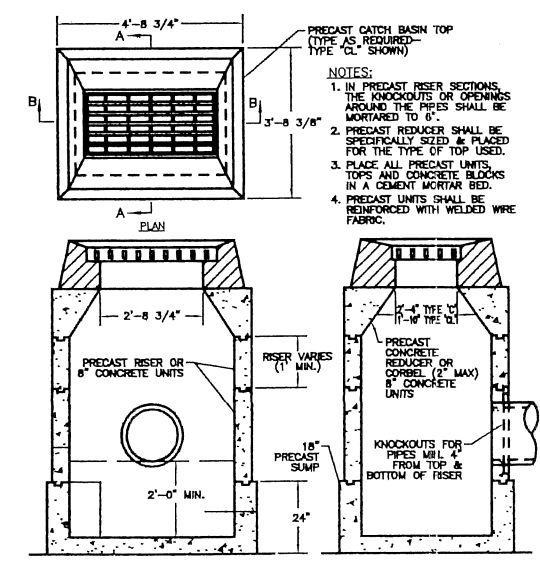
DRAINAGE PIPE TRENCH
NOT TO SCALE



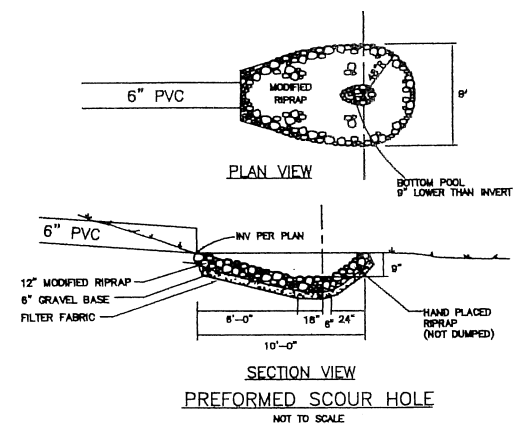
SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

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

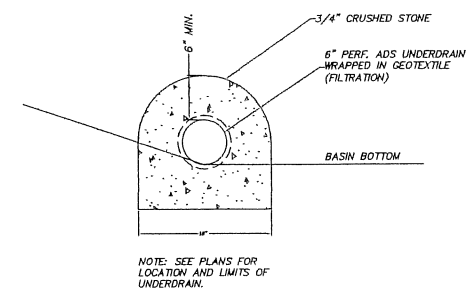
STOP SIGN
NOT TO SCALE



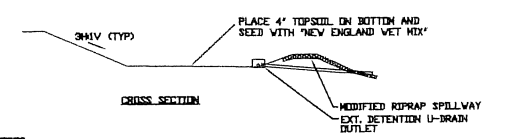
PRECAST CATCH BASIN
NOT TO SCALE



PREFORMED SCOUR HOLE
NOT TO SCALE



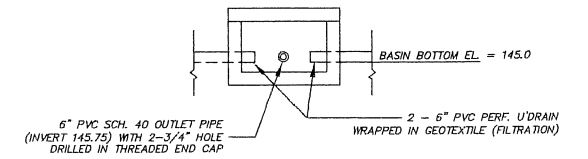
EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE



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 (6000 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

PLAN SHOWING
CONSTRUCTION DETAILS
RESUBDIVISION
PROPERTY OF
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