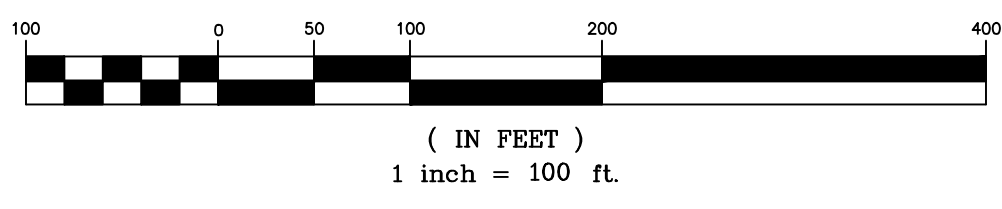


BOUNDARY AND SOILS MAP  
THIS IS NOT A SURVEY  
TOTAL AREA = 6.38 ACRES  
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.	
ALL IMPROVEMENTS SHALL BE COMPLETED BY	DATE
CHAIRMAN OR SECRETARY	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON	
	DATE
LOT NUMBERS ASSIGNED BY THE ASSESSOR	
ASSESSOR	DATE
INWC APPLICATION#	
APPROVED	
X	NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)
	NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)
WETLANDS OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION	DATE

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	STREET NUMBER

SOILS LEGEND

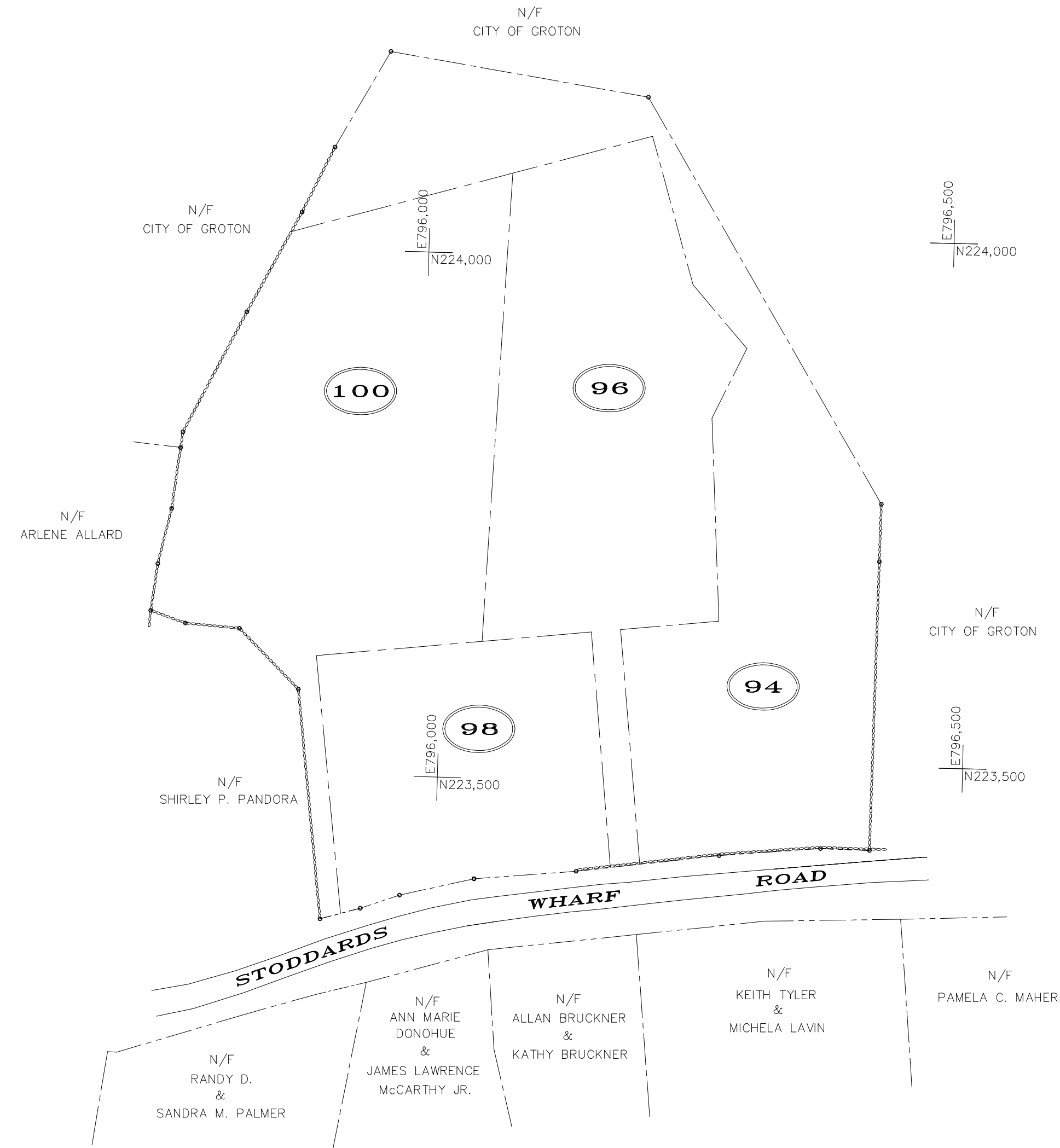
AfB	- AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CdC	- CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
HcA	- HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
HkC	- HINKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
Rn	- RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
Ud	- UDORTHERTS-URBAN LAND COMPLEX

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

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

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 22-00718LOT.DWG FBK#327

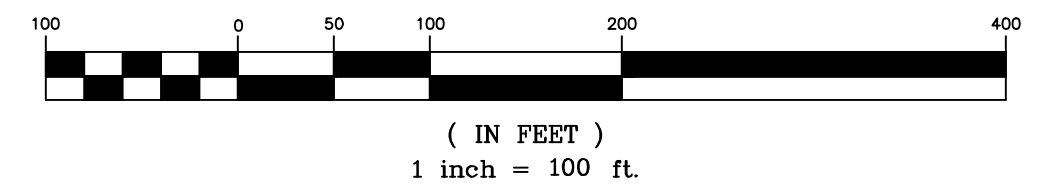
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



PARCEL HISTORY MAP & BOUNDARY LINE ADJUSTMENT INFORMATION  
THIS IS NOT A SURVEY

PARCEL HISTORY  
TOTAL AREA ON MARCH 22, 1962 = 9.21 ACRES  
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

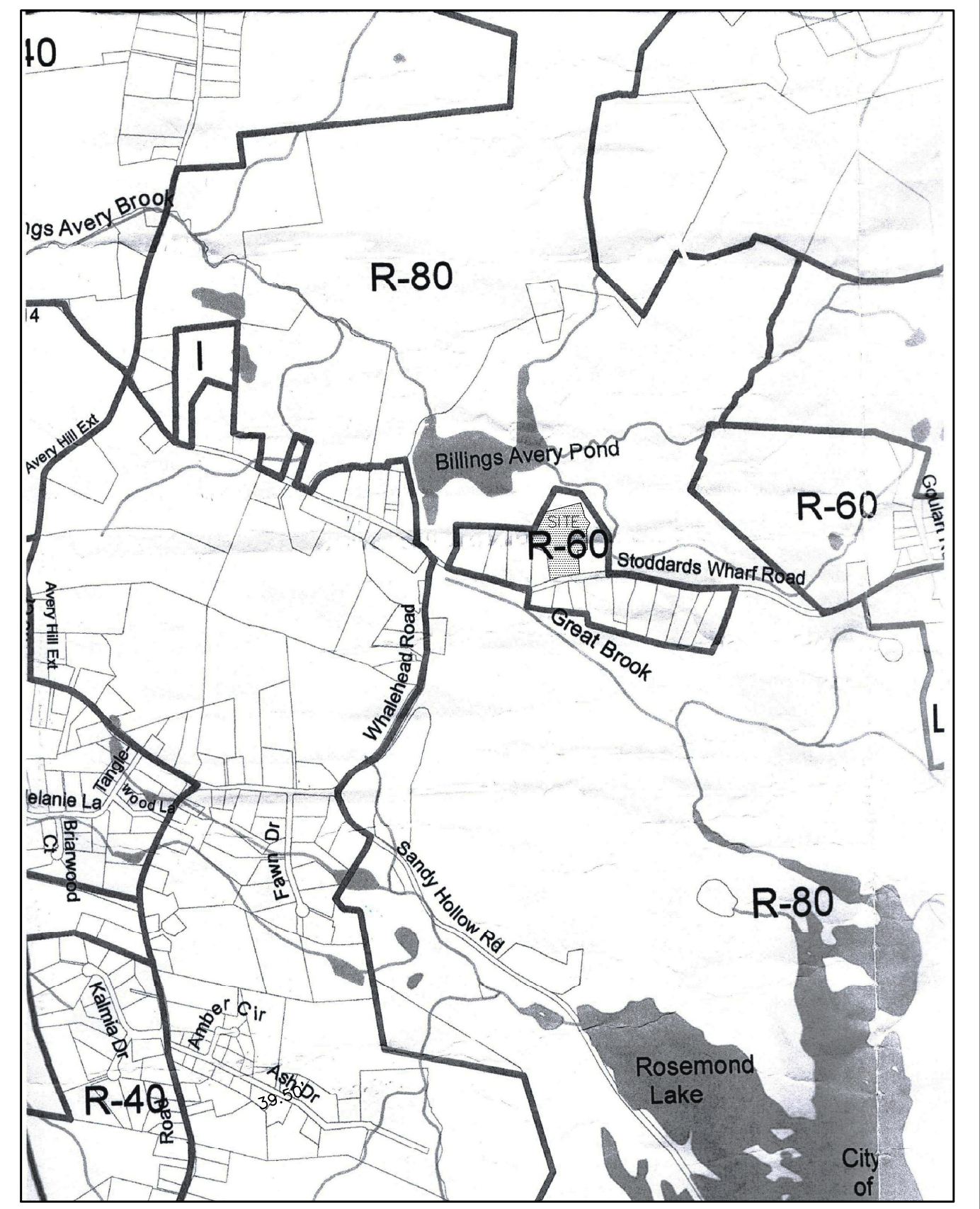
GRAPHIC SCALE



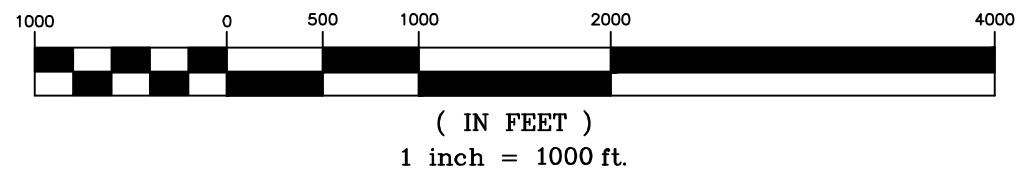
( IN FEET )  
1 inch = 100 ft.

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

- GENERAL NOTES:
- MAP REFERENCES:
    - SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD - (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
    - LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2. REVISIONS DATE 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.
    - BOUNDARY LINE ADJUSTMENT PLAN PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALES AS SHOWN FEBRUARY 2024.
  - CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
  - THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS ON SITE SEWAGE SYSTEMS AND OVERHEAD UTILITIES.
  - HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
  - ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g. MINIMUM FRONT YARD SETBACK 12' MINIMUM SIDE YARD SETBACK 6' MINIMUM REAR YARD SETBACK 15'
  - PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
  - ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE THAT FIELD ADJUSTMENTS, INCLUDING ADDITIONAL DRAINAGE AND SIGHTLINE MEASURES, MAY BE NECESSARY FOR ADEQUATE STORMWATER MANAGEMENT. ADDITIONAL DESIGN EFFORT FOR INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN ACCORDANCE WITH DIRECTION FROM THE TOWN.
  - THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE BACKCHARGED TO THE APPLICANT/OWNER.



LOCATION MAP  
ZONING DISTRICT: R-60  
GRAPHIC SCALE



( IN FEET )  
1 inch = 1000 ft.

SHEET INDEX

- SHEET 1 - 100 SCALE BOUNDARY MAP; PARCEL HISTORY MAP; LOCATION MAP AND GENERAL NOTES
- SHEET 2 - 40 SCALE A-2 PLAN
- SHEET 3 - 40 SCALE CONCEPTUAL LAYOUT PLAN
- SHEET 4 - 40 SCALE PLAN/PROFILE AVERY COURT
- SHEET 5 - DEEP TEST PIT DATA
- SHEET 6 - PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN CRITERIA
- SHEET 7 - EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS AND CONSTRUCTION DETAILS
- SHEET 8 - 40 SCALE SIGHTLINE DEMONSTRATION PLAN

PLAN SHOWING  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
96, 98 & 100 STODDARDS WHARF ROAD  
A.K.A.  
CONNECTICUT ROUTE 214  
LEDYARD, CONNECTICUT  
SCALES AS SHOWN  
MARCH 2024  
REVISED: MAY 13, 2024 SHEETS 3 & 6 TO ADDRESS LLHD COMMENTS

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON AN RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208  
DATE: MARCH 25, 2024