

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%	REQUIREMENT MET
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 CONSULATION 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.

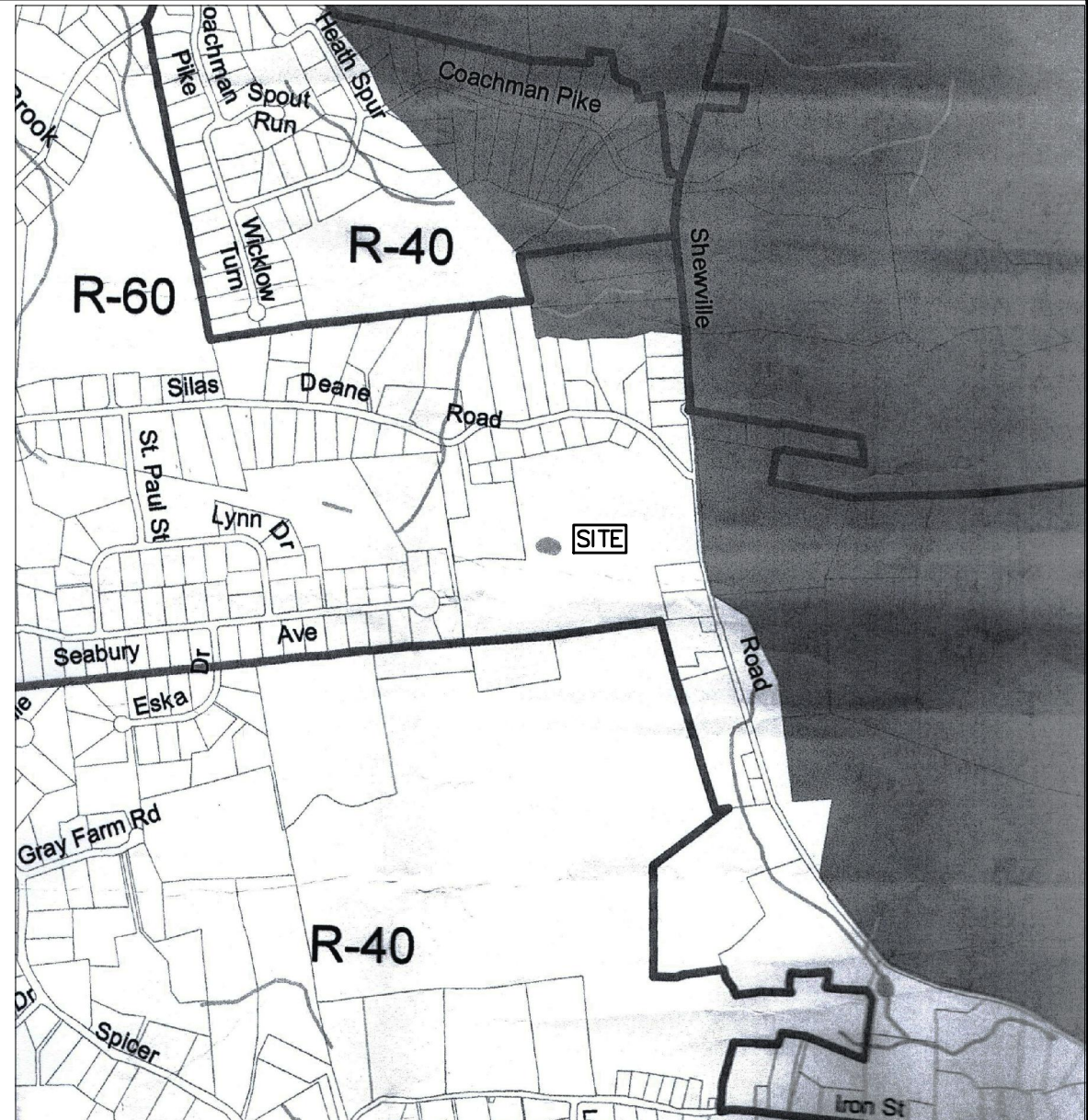
14. SECTION 4.6 OF THE SUBDIVISION REGULATIONS WAS FOLLOWED IN THE DESIGN OF THIS SUBDIVISION.

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:

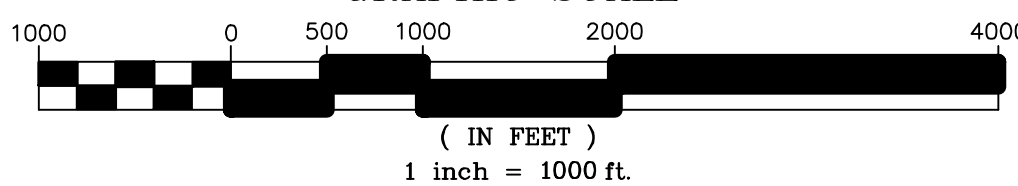
- CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD A SECTION OF SHEWVILLE ROAD ABOUT 6,400 FEET SCALE 1"=40' DATE 7-21-41 DATE 8-14-41 NUMBER 71-10 SHEET NO. 1 OF 2.
 - HIGH VIEW RIDGE PLAN SHOWING PROPERTY OF HILDRETH BARRETT SHEWVILLE ROAD LEDYARD, CONN. SCALE 1 INCH = 100 FT. APRIL 9, 1956 REVISED OCT. 12, 1956 H.A. EMERSON LAND SURVEYOR 3012.
 - HIGH VIEW RIDGE LOT PLAN No. 1 LEDYARD, CONN. SCALE 1IN = 60FT. JAN 18, 1957 H.A. EMERSON LAND SURVEYOR 3012.
 - HIGH VIEW RIDGE LOT PLAN SHEWVILLE ROAD LEDYARD, CONN SCALE 1IN. = 100FT. MAY 25, 1957 H.A. EMERSON LAND SURVEYOR 3012.
 - 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.
 - MAP SHOWING LAND TRANSFERS OF LAND OF PIERUCCI SILAS DEANE RD. LEDYARD, CT SCALE: 1"=40' 6-1-81.
 - 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.
- THIS SUBDIVISION WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE DISPOSAL SYSTEMS.
 - HOUSES, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS, FOUNDATION DRAINS AND EROSION & SEDIMENT CONTROL ARE SHOWN CONCEPTUALLY.
 - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
 - 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.
 - 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 EXTENSION |
| 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

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

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- STREET ADDRESS
- SOIL TYPE PER SOILS SURVEY OF NEW LONDON COUNTY

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 _____

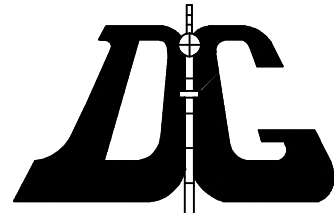
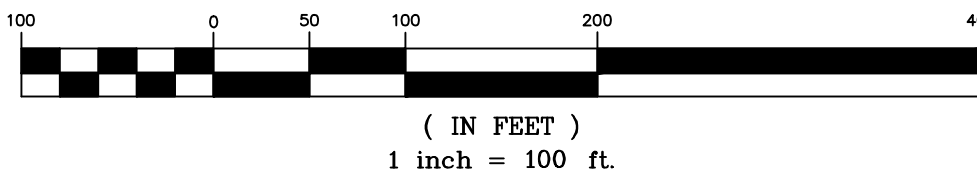
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

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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

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IWWC APPLICATION# _____

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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.

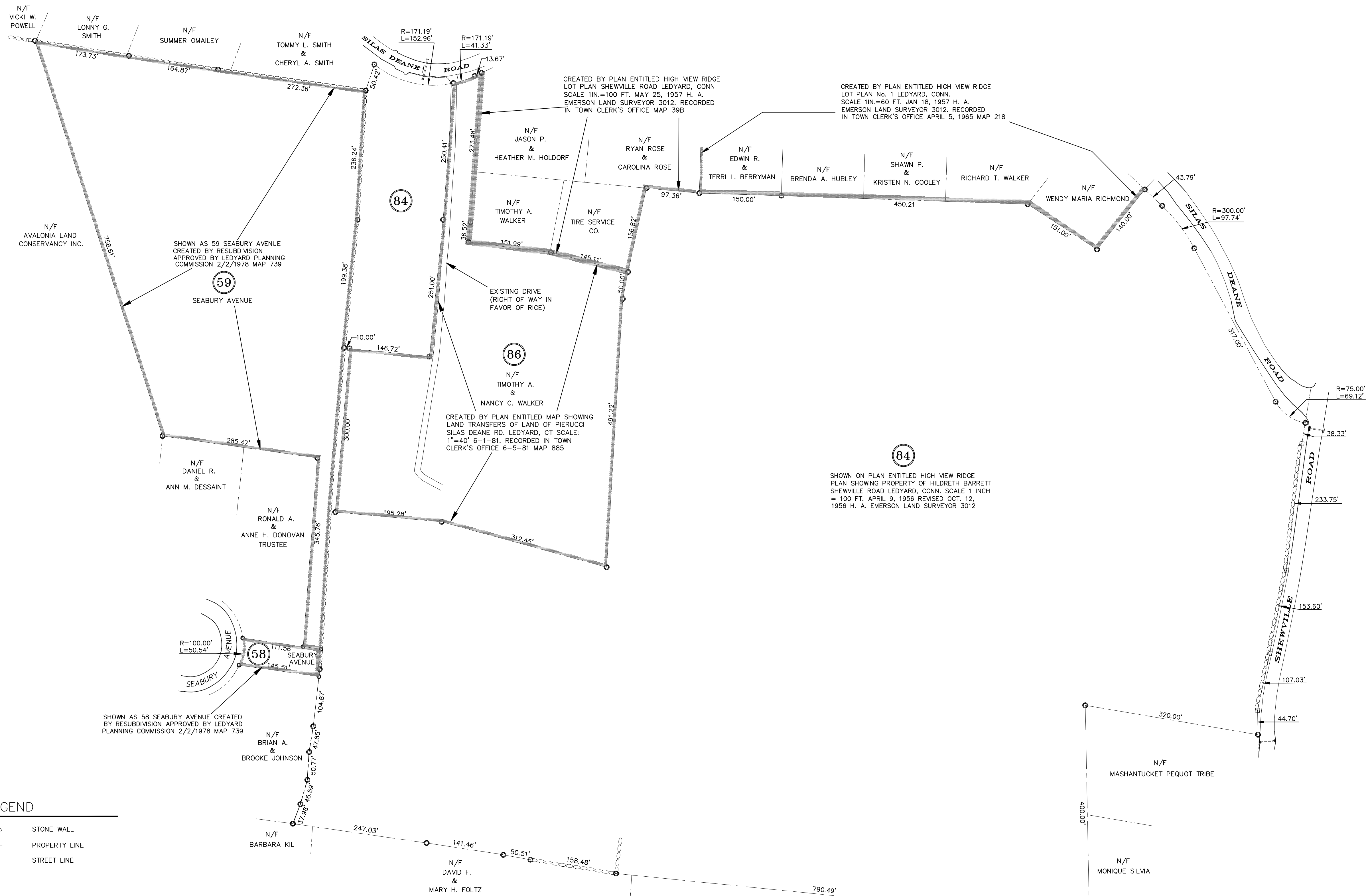
PLAN SHOWING
PARCEL HISTORY MAP
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=100'
FEBRUARY 2026

SHEET 2 OF 16

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DATE: FEBRUARY 13, 2026



LEGEND

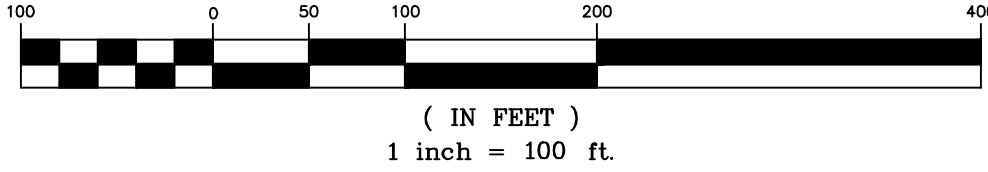
- STONE WALL
- PROPERTY LINE
- STREET LINE

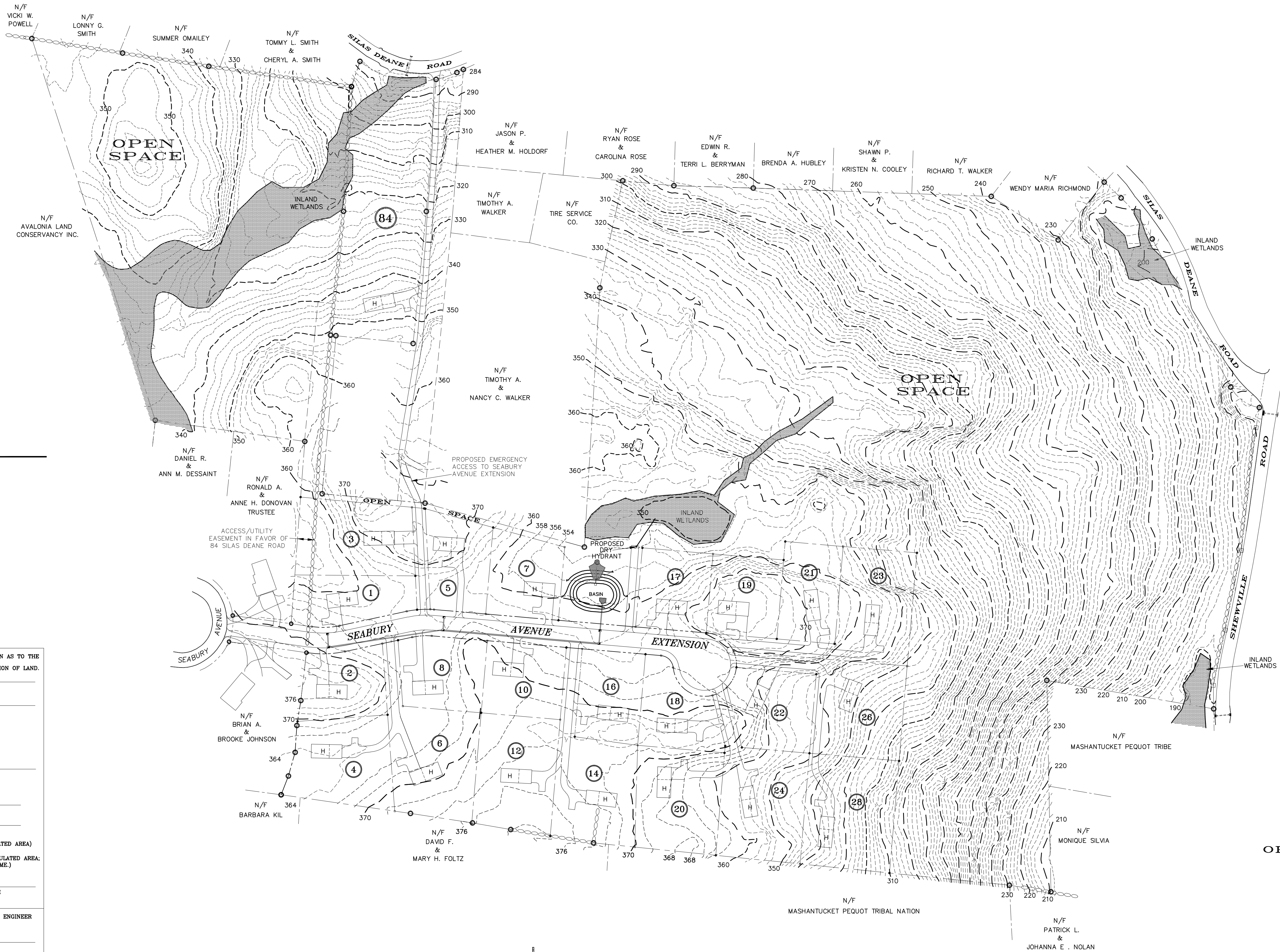
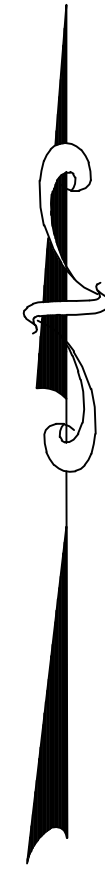
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JOB# 23-031.DWG FBK#334

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PARCEL HISTORY MAP
GRAPHIC SCALE





LEGEND

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

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# _____

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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

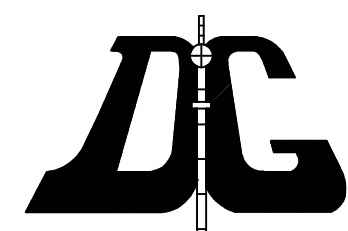
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

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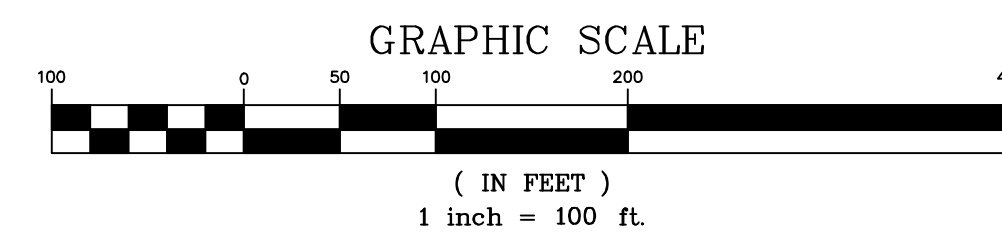
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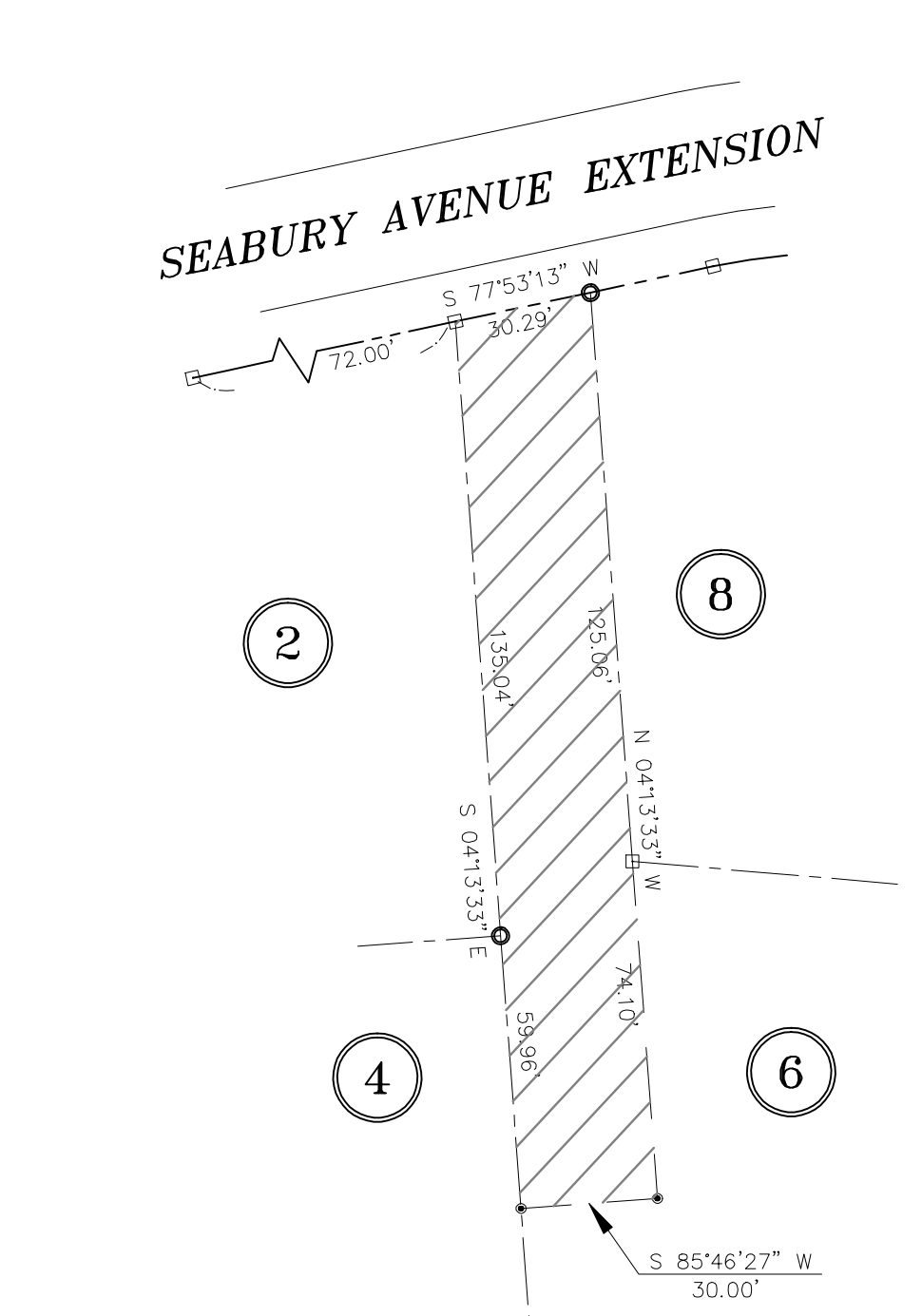
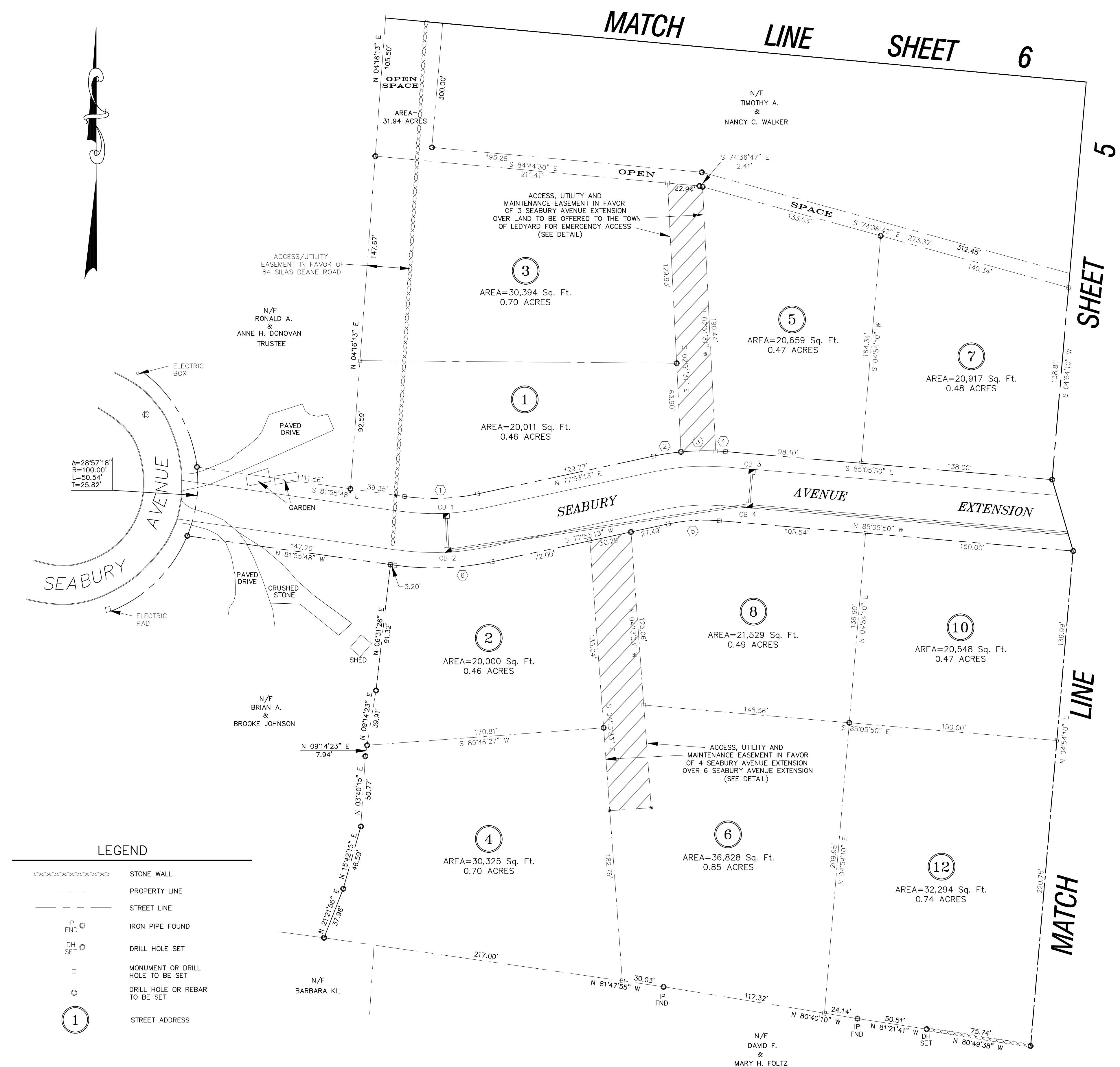
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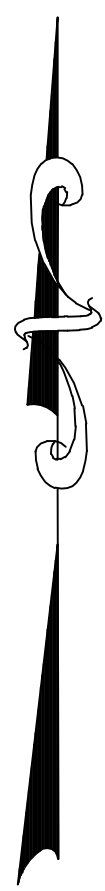


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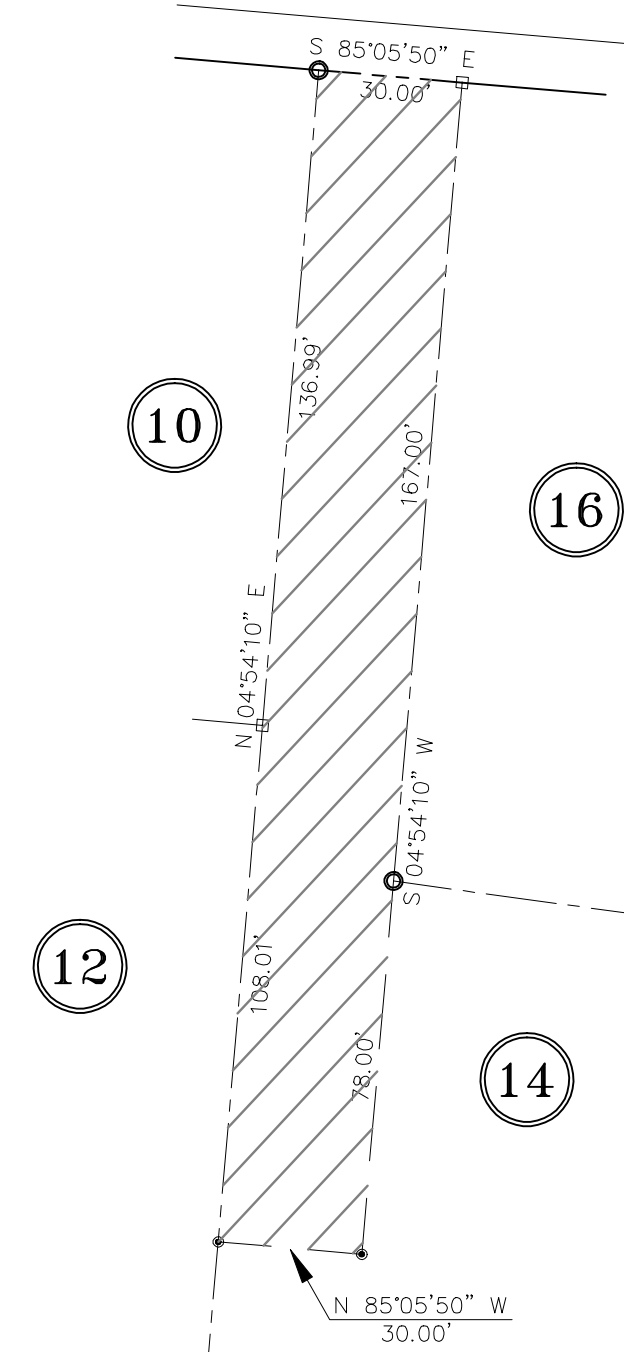


PLAN SHOWING
SHEWVILLE HEIGHTS
OVERALL PLAN
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=100'
FEBRUARY 2026





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

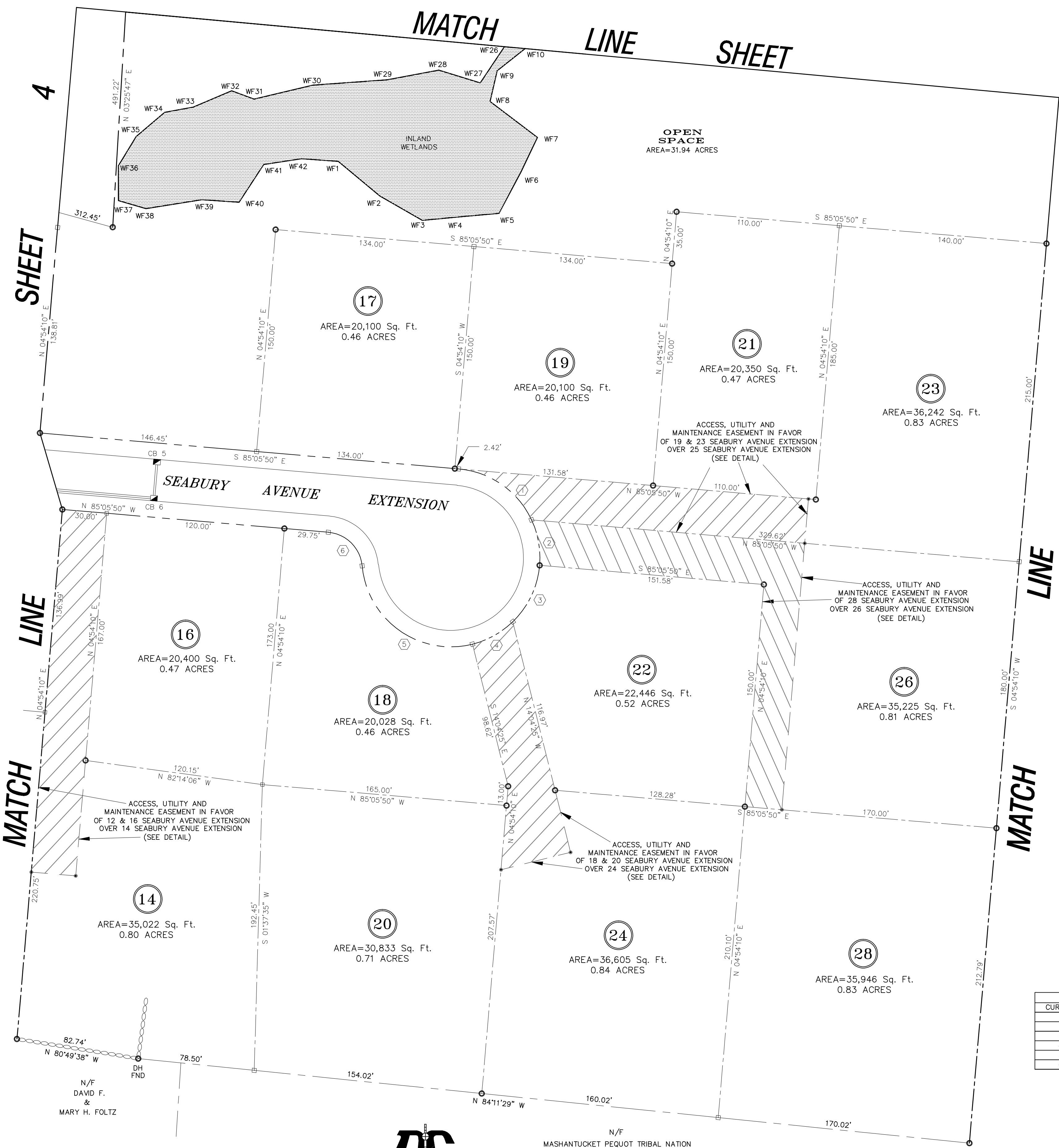
LEGEND

- 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

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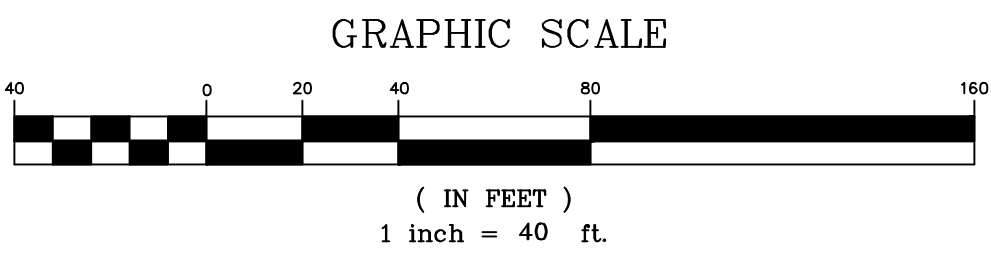
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I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

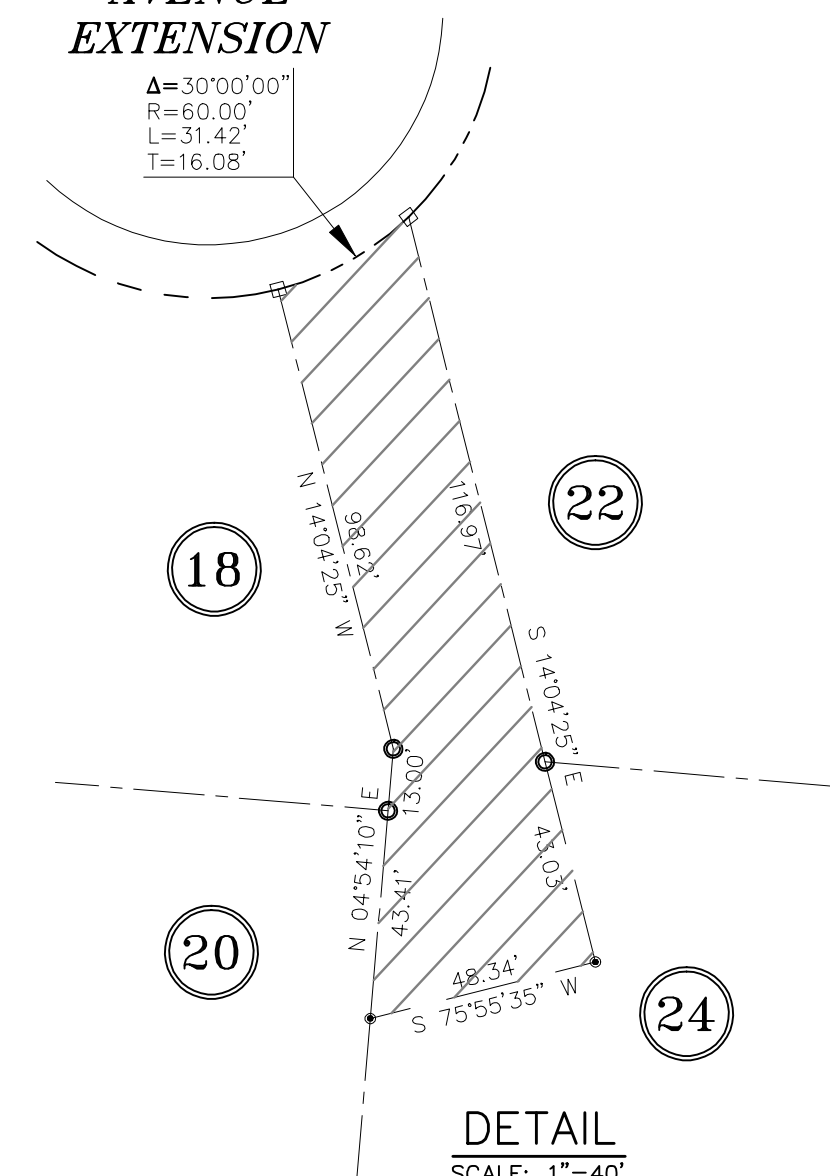
IAN COLE
SOIL SCIENTIST

DIETER & GARDNER
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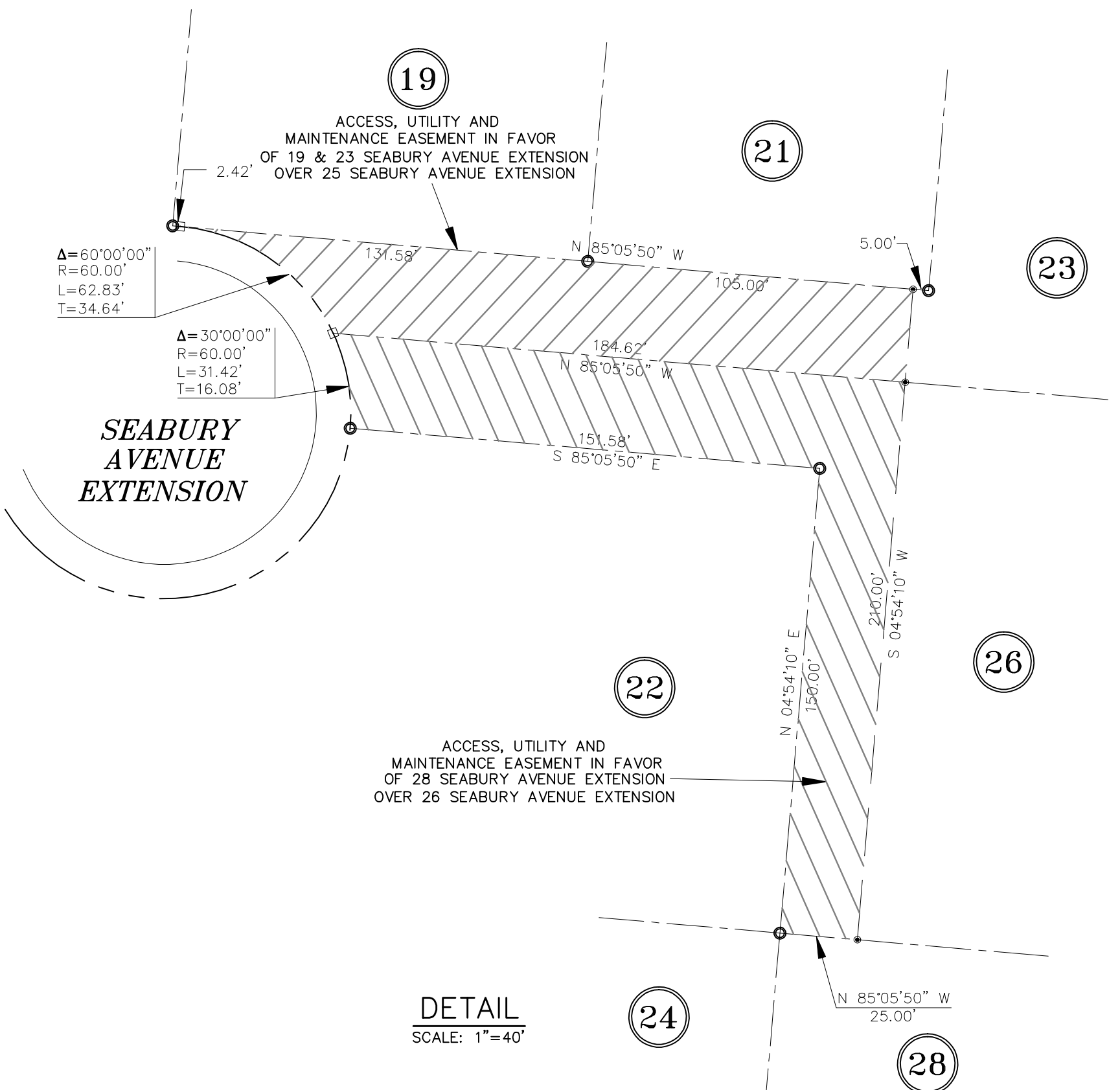


SEABURY AVENUE EXTENSION

Δ=30°00'00"
R=60.00'
L=31.42'
T=16.08'



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'

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

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 _____

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PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

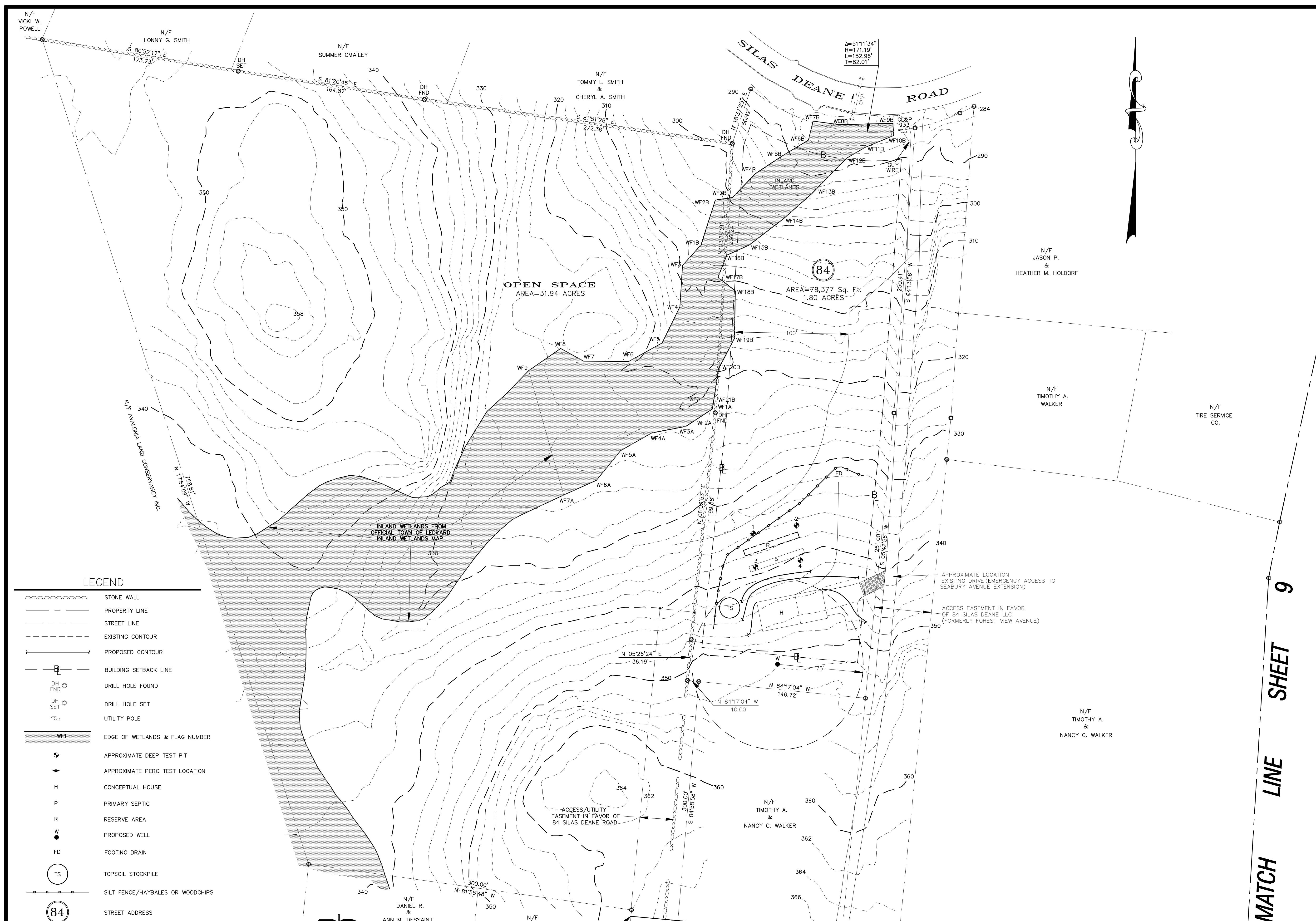
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

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'	22.45'
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'

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



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 _____

- 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

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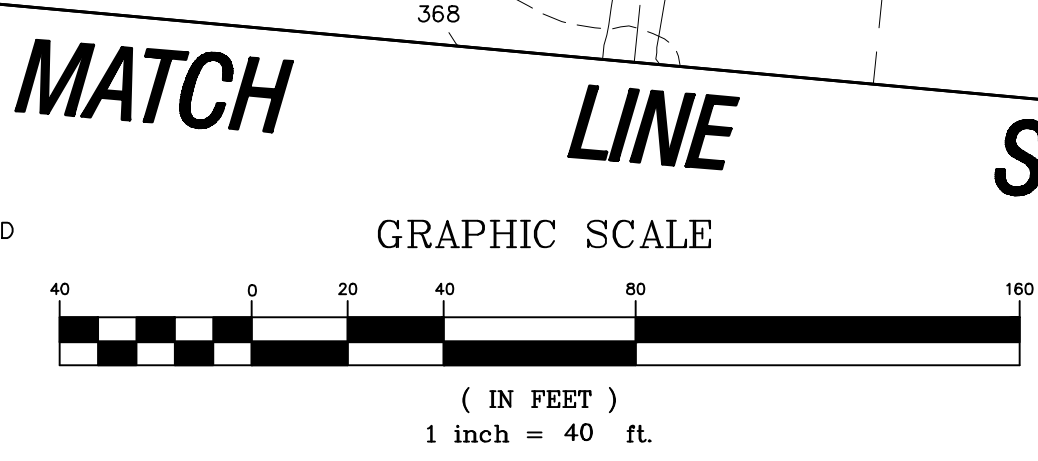
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DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

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



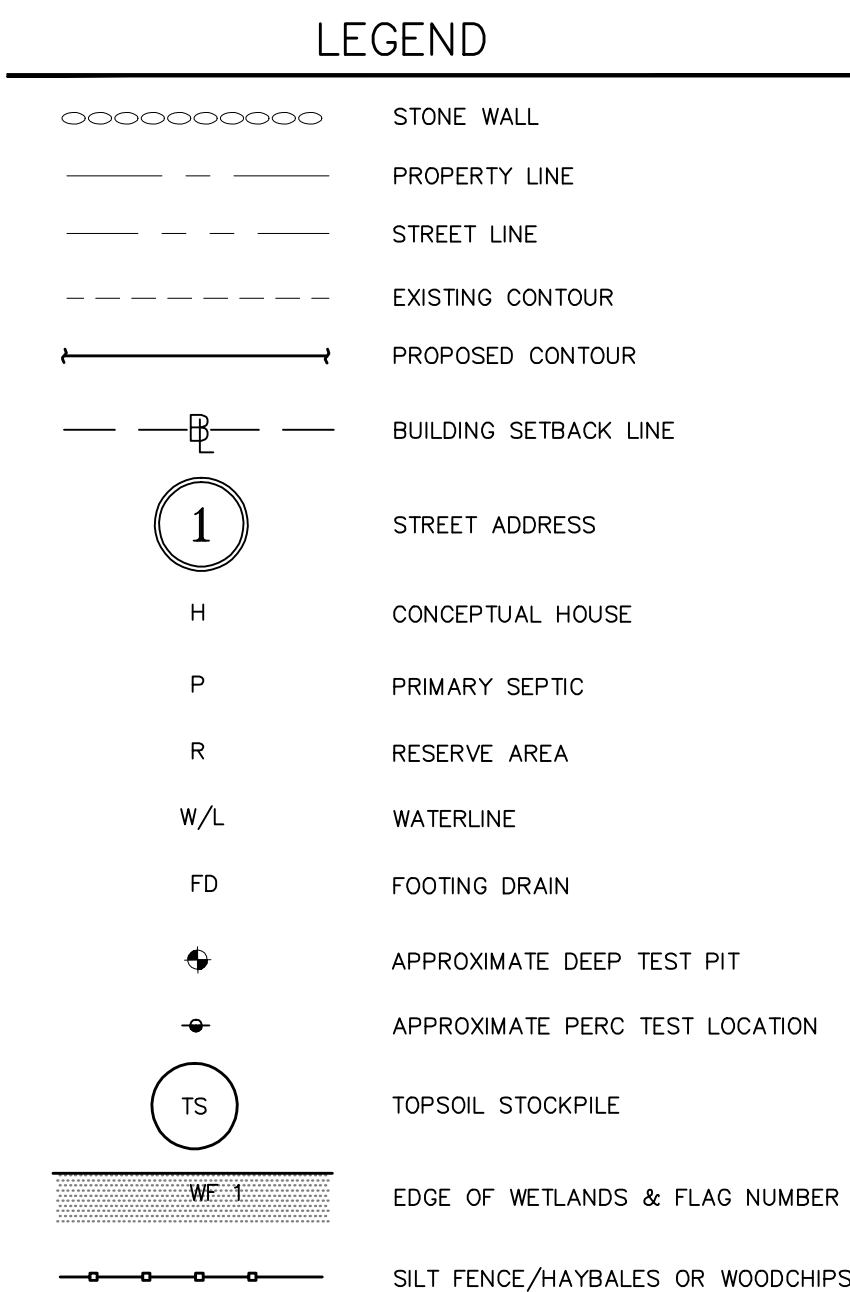
MATCH LINE

SHEET 9

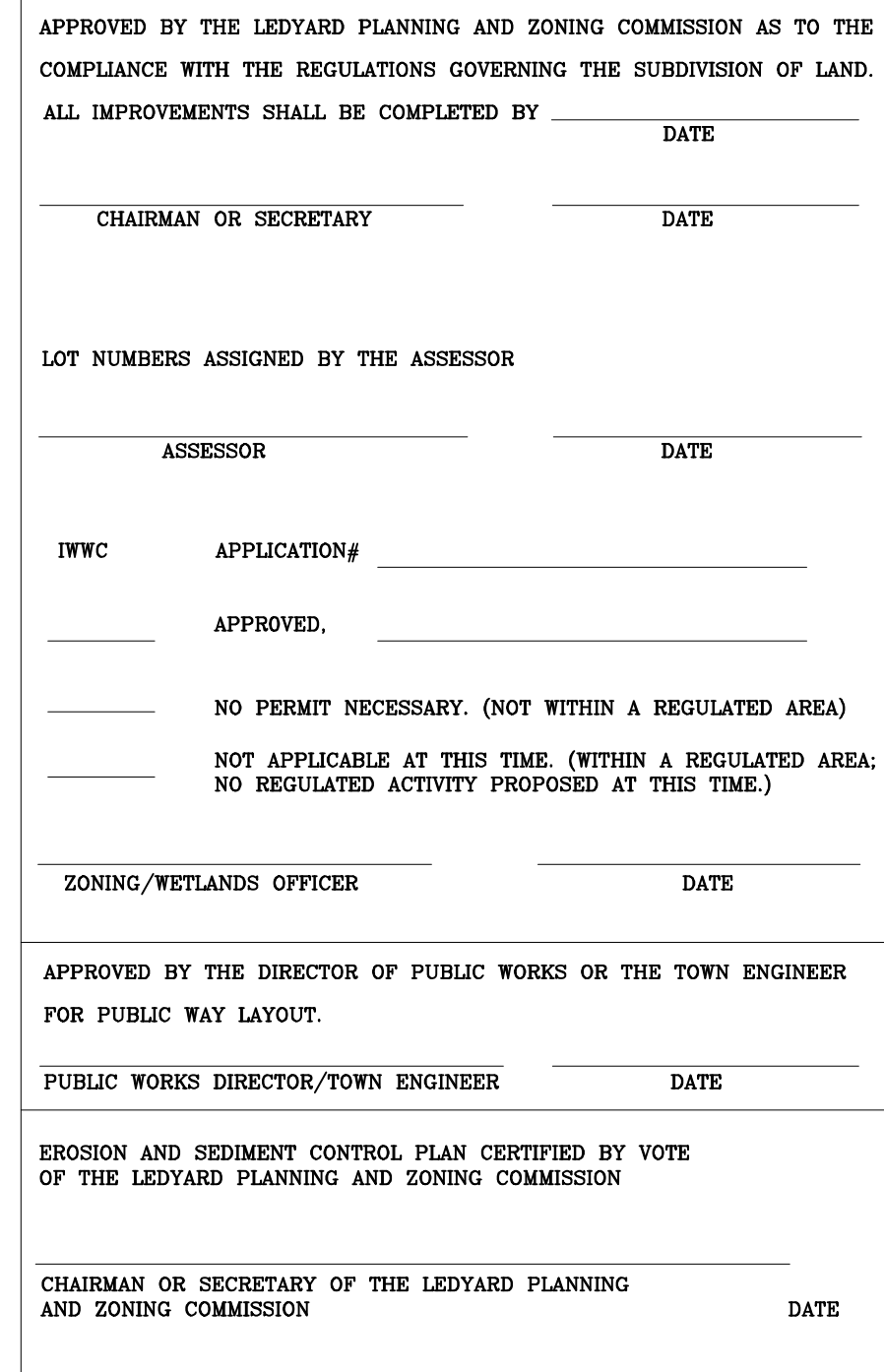
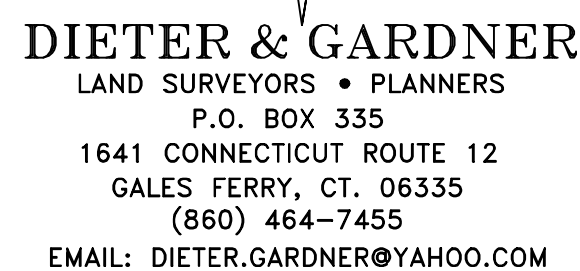
**PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026**

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-0. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
DATE: FEBRUARY 13, 2026



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JOB#23-031THDTL.DWG FBK#334



PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
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58 & 59 SEABURY AVENUE
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SCALE: 1"=40'
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DATE: FEBRUARY 13, 2026

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CHAIRMAN OR SECRETARY _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWWC APPLICATION# _____

APPROVED, _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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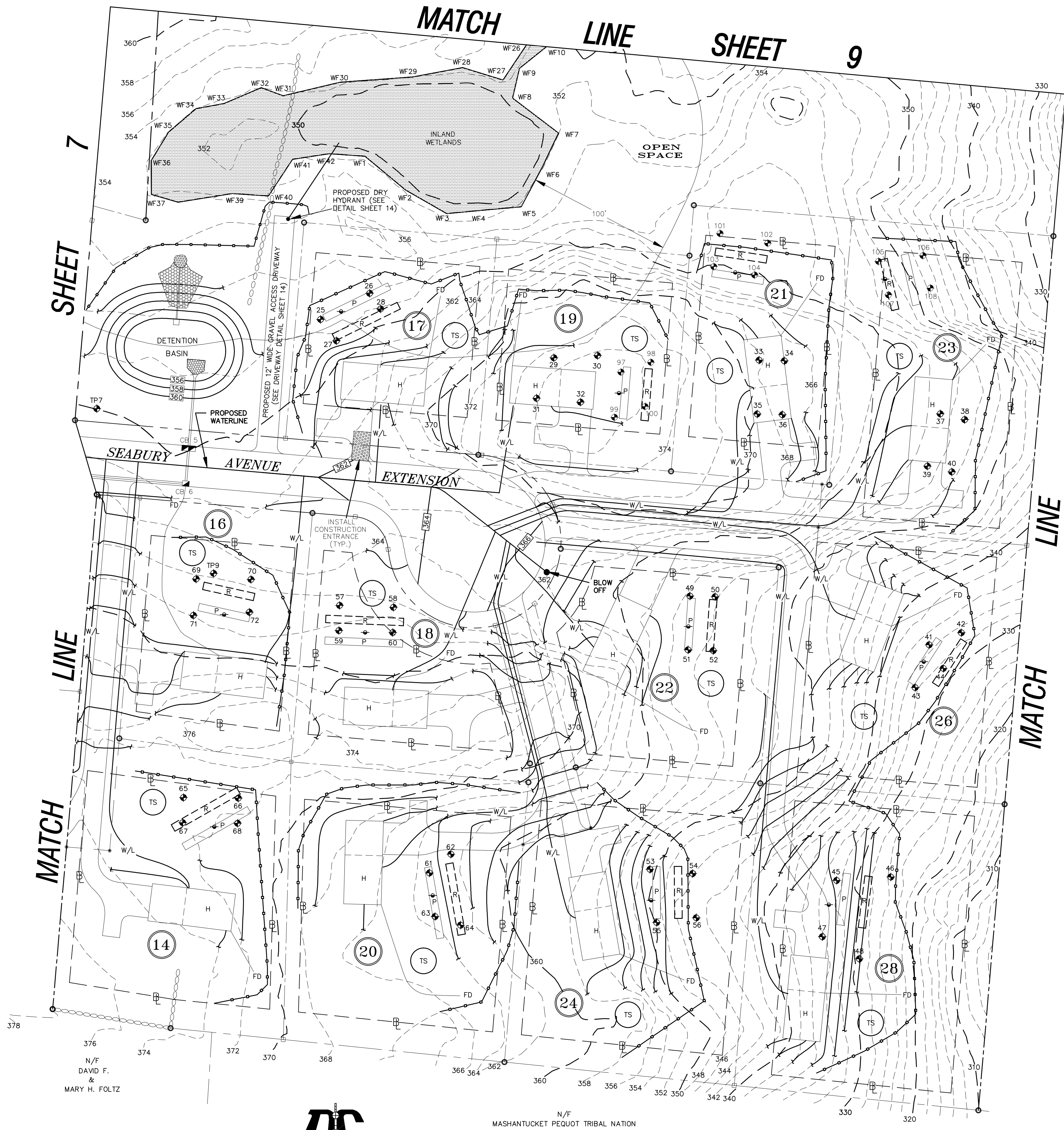
ZONING/WETLANDS OFFICER _____ DATE _____

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
- 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

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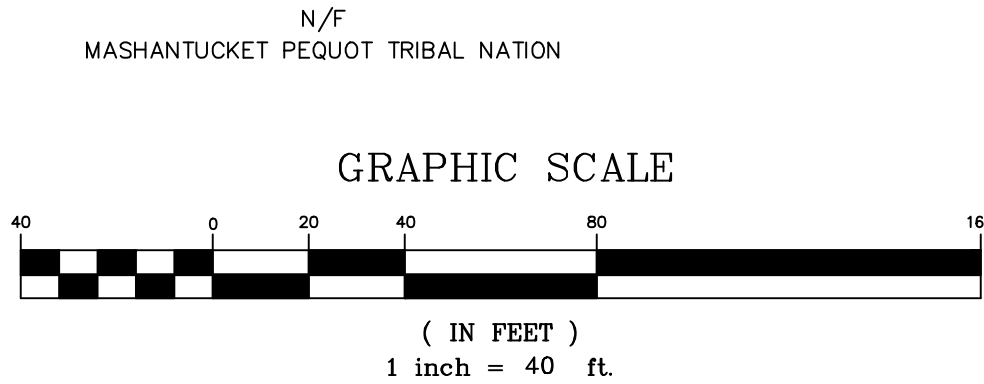
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I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

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



NOTE: DEVELOPMENT OF LOTS SHOWN CONCEPTUALLY ONLY.

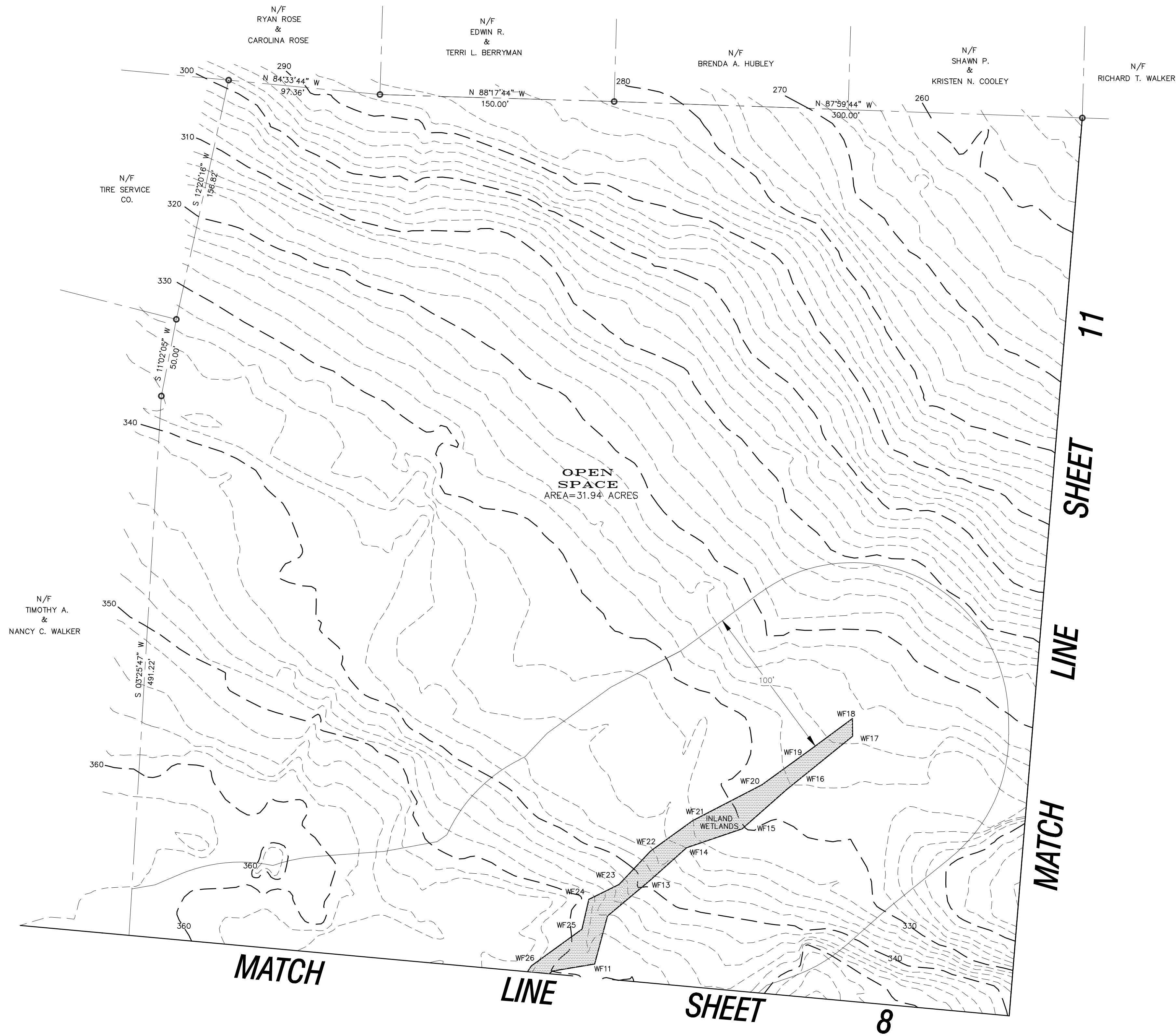
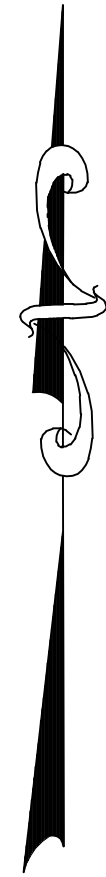
PLAN SHOWING
SHEVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026

SHEET 8 OF 16

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TITLE: LAND SURVEYOR CT No. 14208

DATE: FEBRUARY 13, 2026



LEGEND

○○○○○○○○	STONE WALL
----	PROPERTY LINE
----	STREET LINE
----	EXISTING CONTOUR
WF1	EDGE OF WETLANDS & FLAG NUMBER

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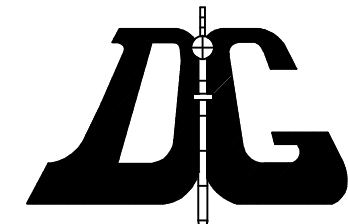
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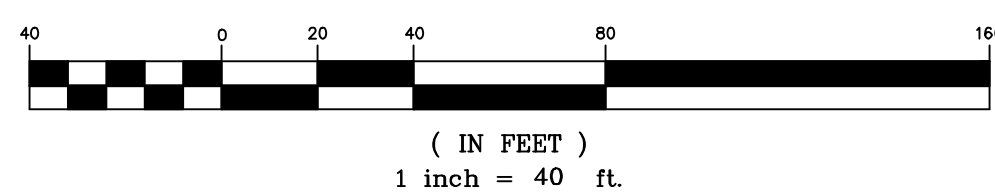
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GRAPHIC SCALE



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

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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

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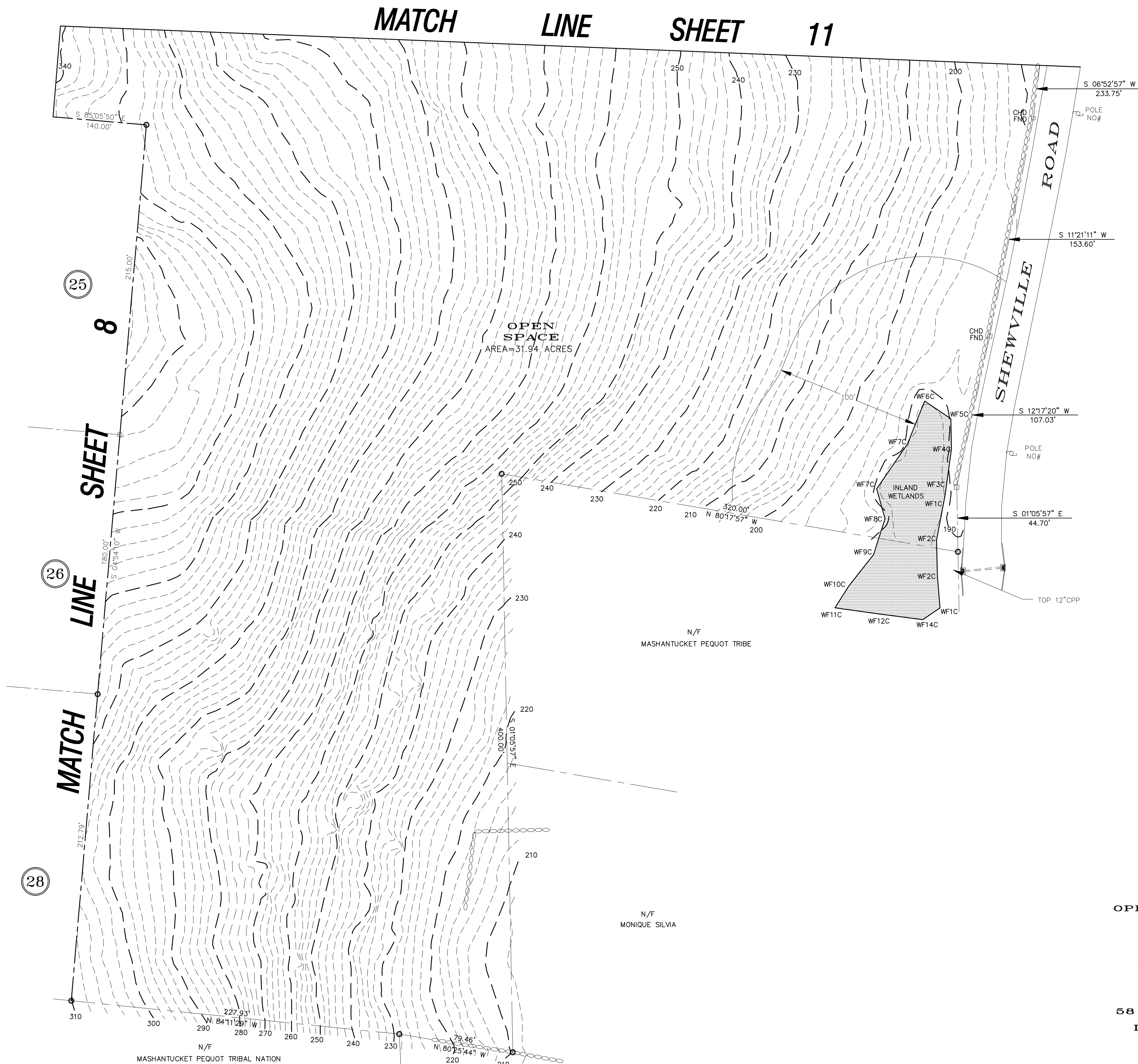
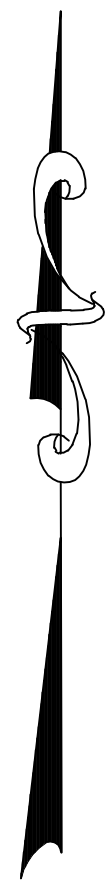
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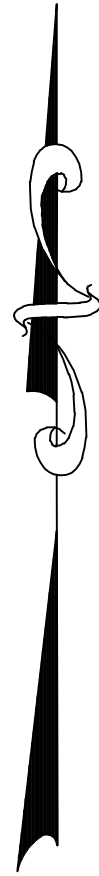
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IAN COLE SOIL SCIENTIST

TITLE: LAND SURVEYOR CT No. 14208
DATE: FEBRUARY 13, 2026



N/F
SHAWN P.
&
KRISTEN N. COOLEY

N/F
RICHARD T. WALKER

N/F
WENDY MARIA RICHMOND

8
SHEET
LINE
MATCH

MATCH

LINE

SHEET

10

LEGEND

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

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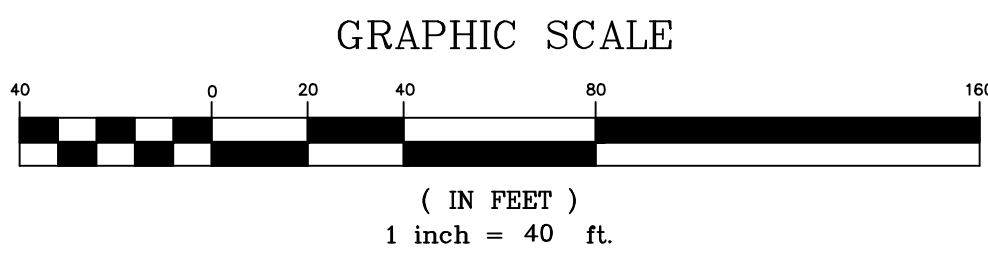
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CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION	DATE

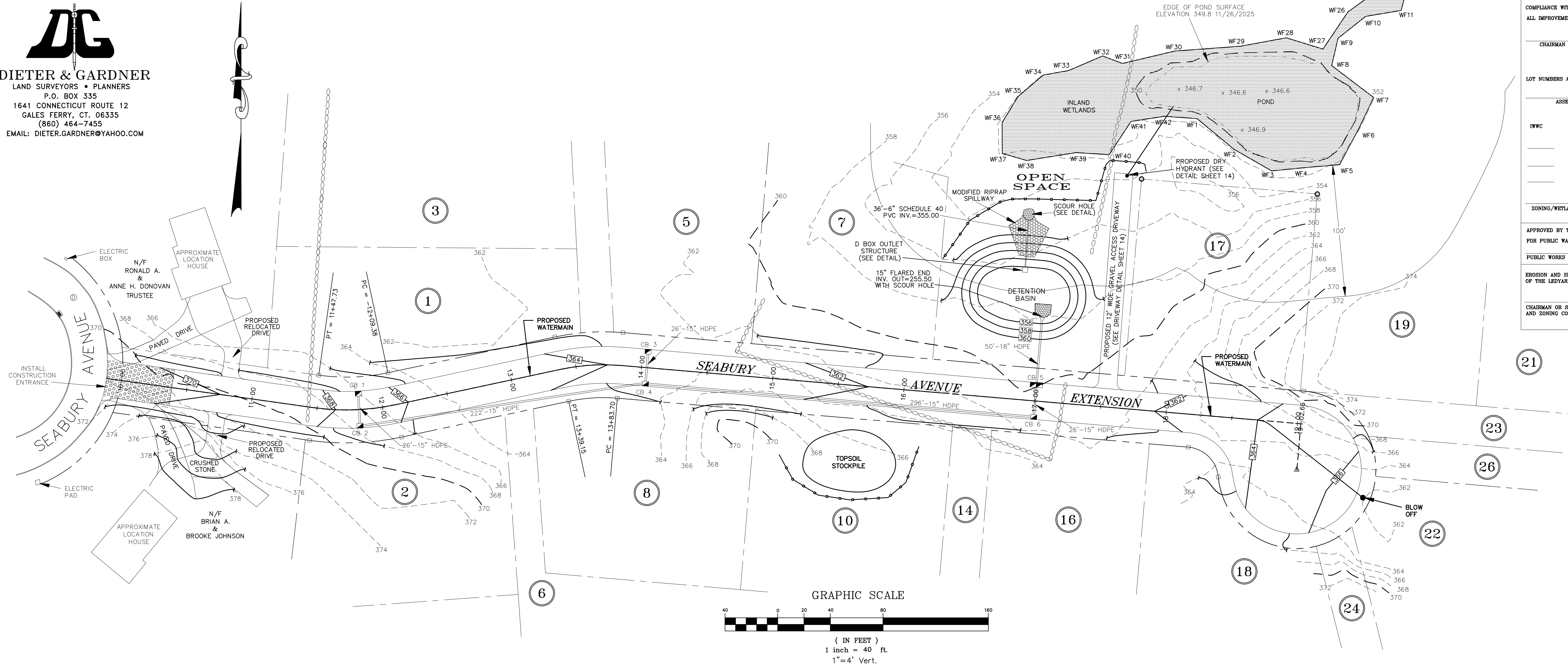
PLAN SHOWING
SHEWVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026

SHEET 11 OF 16

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ASSESSOR _____ DATE _____

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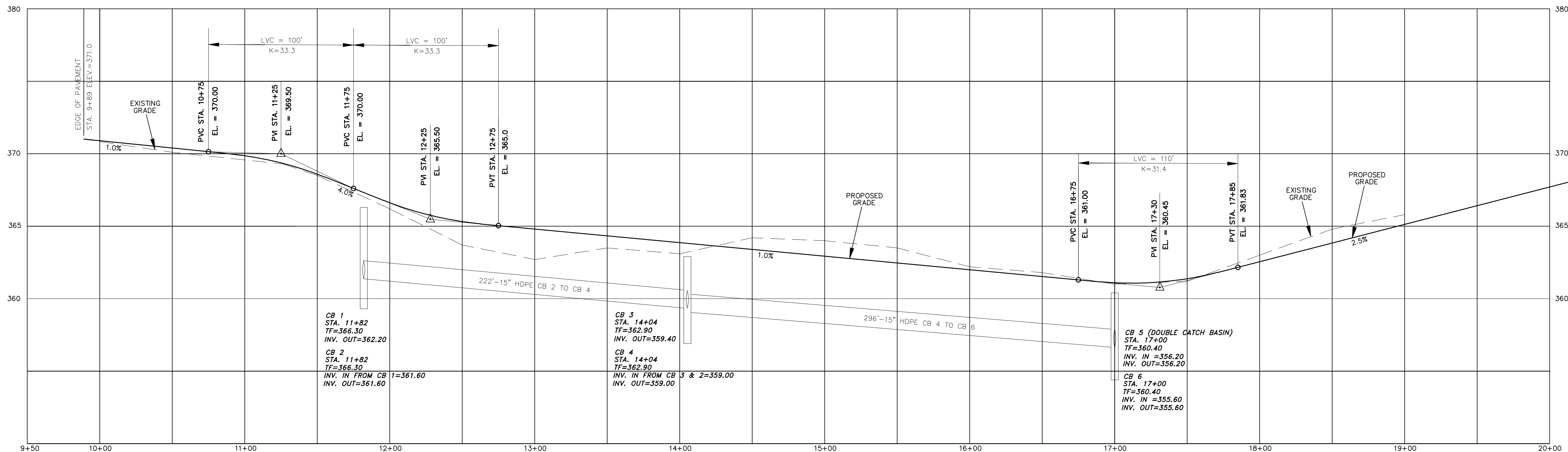
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CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____



- 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

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY ODALYS REYES MORALES AND IDELYS AMADOR LEDGE LIGHT HEALTH DISTRICT ON MAY 20, 28, AND 29 2025. ALSO PRESENT NICK RICE. TEST PITS 1-4 AND 97-108 WITNESSED AND RECORDED BY ODALYS REYES MORALES ON AUGUST 28, 2025.

TEST HOLE 1
0-5" TOPSOIL
5-31" LIGHT BROWN FINE SANDY LOAM,
TRACE OF SILT W/BOULDER
31-41" LIGHT GRAY FINE SAND WITH
PEBBLES & COBBLES, COMPACT
41-71" LIGHT BROWN FINE SAND WITH
PEBBLES
NO GW
NO REFUSAL
MOTTLING, TRACE OF MOTTL IN COMPACT
LAYER 35"

TEST HOLE 2
0-4" TOPSOIL
4-14" LIGHT BROWN FINE SANDY LOAM
14-41" LIGHT GRAY FINE SAND WITH
PEBBLES AND COBBLES, COMPACT
41-67" LIGHT BROWN FINE SAND
NO GW
MOTTLE-COMPACT WITH TRACE OF MOTTLING AT 41"
REFUSAL: 48"
ROOTS: 29"

TEST HOLE 3
0-8" TOPSOIL
8-24" LIGHT BROWN FINE SANDY LOAM
24-72" LIGHT BROWN FINE SAND WITH
PEBBLES
NO GW
NO MOTTLE - COMPACT 36"
NO REFUSAL

TEST HOLE 4
0-6" TOPSOIL
6-19" LIGHT BROWN FINE SANDY LOAM
19-68" LIGHT BROWN FINE/MED SAND
WITH PEBBLES AND COBBLES
NO GW
MOTTLE - COMPACT 33"
NO REFUSAL
ROOTS: 29"

TEST HOLE 5
0-8" TOPSOIL
8-37" BROWN, FINE SANDY LOAM W/
BOULDERS
NO MOTTLING
NO GW
REFUSAL 37"

TEST HOLE 6
0-10" TOPSOIL
10-33" LIGHT BROWN, FINE SANDY LOAM
33-68" LIGHT GRAY FINE/MED SAND & GRAVEL
W/COBBLES
MOTTLES 67"
NO GW
REFUSAL

TEST HOLE 7
0-5" TOPSOIL
5-37" LIGHT BROWN, FINE SANDY LOAM, TRACE
OF SILT
37-68" LIGHT GRAY FINE/MED SAND & GRAVEL
W/COBBLES, SATURATED
MOTTLES 38"
GW: 64"
SEEPAGE: 62"
REFUSAL

TEST HOLE 8
0-8" TOPSOIL
8-35" LIGHT BROWN, FINE SANDY LOAM, TRACE
OF SILT
35-78" LIGHT GRAY FINE/MED SAND & GRAVEL
W/COBBLES
MOTTLES 67"
NO GW
NO REFUSAL

TEST HOLE 9
0-5" TOPSOIL
5-27" ORANGE BROWN, FINE SANDY LOAM W/
TRACE OF SILT
27-86" LIGHT GRAY FINE/MED SAND & GRAVEL
& PEBBLES
NO MOTTLING
NO GW
NO REFUSAL

TEST HOLE 10
0-5" TOPSOIL
5-25" ORANGE BROWN, FINE SANDY LOAM
25-81" LIGHT GRAY FINE/MED SAND & GRAVEL
W/COBBLES
NO MOTTLING
NO GW
NO REFUSAL

TEST HOLE 11
0-11" TOPSOIL
11-35" ORANGE BROWN, FINE SANDY LOAM
COBBLES & BOULDERS
35-68" LIGHT BROWN FINE SAND MOTTLED,
FIRM & SILTY
58-77" BROWN FINE/MED SAND & COBBLES
MOTTLES 35"
NO GW
NO REFUSAL

TEST HOLE 12
0-11" TOPSOIL
11-34" ORANGE BROWN, FINE SANDY LOAM
34-64" LIGHT GRAY VERY FINE SILTY, MOTTLED
64-75" LIGHT GRAY FINE/MED SAND & GRAVEL
MOTTLES 44"
REFUSAL 58" ONE END OF TH-POSSIBLE BOULDER

TEST HOLE 13
0-6" TOPSOIL
6-32" BROWN, FINE SANDY LOAM
32-69" LIGHT GRAY FINE SAND W/COBBLES,
MOTTLED
MOTTLES 38"
NO GW
REFUSAL: 69"

TEST HOLE 14
0-8" TOPSOIL
8-48" ORANGE BROWN, FINE SANDY LOAM
48-71" LIGHT GRAY FINE SAND
MOTTLES 47"
NO GW
REFUSAL: 72"

TEST HOLE 15
0-8" TOPSOIL
8-34" ORANGE BROWN, FINE SANDY LOAM
34-77" LIGHT GRAY FINE SAND
MOTTLES 34"
NO GW
NO REFUSAL

TEST HOLE 16
0-12" TOPSOIL
12-26" ORANGE BROWN, FINE SANDY LOAM
26-74" LIGHT BROWN VERY FINE SAND,
COMPACT, MOTTLED
MOTTLES 31"
NO GW
NO REFUSAL

TEST HOLE 17
0-11" TOPSOIL
11-30" LIGHT BROWN, FINE SANDY LOAM
30-79" LIGHT GRAY FINE SAND, SATURATED
& COMPACT W/SOME COBBLES
MOTTLED 44"
GW: 76"
NO REFUSAL

TEST HOLE 18
0-18" TOPSOIL
18-29" LIGHT BROWN, FINE SANDY LOAM,
MOTTLED
29-89" LIGHT GRAY FINE SAND, SATURATED
& COMPACT W/ SOME COBBLES
MOTTLED 25"
GW: 87"
NO REFUSAL

TEST HOLE 19
0-25" TOPSOIL
25-40" LIGHT BROWN, FINE SANDY LOAM
40-78" LIGHT GRAY SAND, COMPACT,
MOTTLED THROUGHOUT,
SATURATED, W/COBBLES
MOTTLED 33"
GW: 58"
NO REFUSAL

TEST HOLE 20
0-10" TOPSOIL
10-29" LIGHT BROWN, FINE SANDY LOAM
29-90" LIGHT GRAY SAND, COMPACT,
MOTTLED THROUGHOUT,
SATURATED, W/COBBLES
MOTTLED 27"
GW: 67"
NO REFUSAL

TEST HOLE 21
0-8" TOPSOIL
8-36" ORANGE BROWN, FINE SANDY LOAM
36-70" GRAY FINE SAND, COMPACT,
& STAINING THROUGHOUT, SILTY
SATURATED, W/COBBLES
MOTTLED 36"
GW: 63"

TEST HOLE 22
0-15" TOPSOIL
15-32" ORANGE BROWN, FINE SANDY LOAM
32-70" FINE/MED SAND WITH PEBBLES
& COBBLES, UNDER WATER
MOTTLED 28"
GW: 32"

TEST HOLE 23
0-12" TOPSOIL
12-34" ORANGE BROWN, FINE SANDY LOAM
34-70" LIGHT GRAY SAND, COMPACT,
MOTTLED THROUGHOUT, SATURATED,
W/COBBLES
MOTTLED 35"
GW: 54"

TEST HOLE 24
0-18" TOPSOIL
18-35" ORANGE BROWN, FINE SANDY LOAM
35-82" LIGHT GRAY FINE SAND,
SATURATED & FIRM
MOTTLED 30"
GW: 36"

TEST HOLE 25
0-11" TOPSOIL
11-22" ORANGE BROWN, FINE SANDY LOAM
22-93" LIGHT BROWN FINE/MED SAND W/
PEBBLES & COBBLES
MOTTLED 59"
GW: 29"
NO REFUSAL

TEST HOLE 26
0-8" TOPSOIL
8-24" ORANGE BROWN, FINE SANDY LOAM,
SOME SILT
24-38" LIGHT GRAY VERY FINE SAND,
SATURATED
NO MOTTLING
NO GW
REFUSAL: 38"

TEST HOLE 27
0-12" TOPSOIL
12-29" ORANGE BROWN, FINE SANDY LOAM
29-32" LIGHT BROWN VERY FINE SAND,
SATURATED
NO MOTTLING
NO GW
REFUSAL: 32"

TEST HOLE 28
0-7" TOPSOIL
7-23" LIGHT BROWN, FINE SANDY LOAM,
23-43" LIGHT BROWN FINE/MED SAND,
W/PEBBLES, SAND & COBBLES
NO MOTTLING
NO GW
REFUSAL: 43"

TEST HOLE 29
0-16" TOPSOIL
16-25" LIGHT BROWN, FINE SANDY LOAM,
W/PEBBLES, SAND & COBBLES
NO MOTTLING
NO GW
REFUSAL: 43"

TEST HOLE 30
0-11" TOPSOIL
11-31" BROWN FINE SANDY LOAM
WITH COBBLES
31-92" LIGHT BROWN, FINE TO MEDIUM SAND
W/COBBLES & PEBBLES
MOTTLES 52"
NO GW
NO REFUSAL

TEST HOLE 31
0-10" TOPSOIL
10-39" ORANGE BROWN, FINE SANDY LOAM
39-87" LIGHT GRAY FINE/MED SAND W/
GRAVEL, SATURATED
MOTTLED 26"
NO GW
REFUSAL: 82"

TEST HOLE 32
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 33
0-11" TOPSOIL
11-38" BROWN, FINE SANDY LOAM,
W/COBBLES
38-80" LIGHT BROWN FINE/MED SAND
AND STRATIFIED LAYERS WITH GRAVEL
AND FINER SAND
MOTTLED 48"
NO GW
REFUSAL: 71"

TEST HOLE 34
0-8" TOPSOIL
8-34" ORANGE BROWN, FINE SANDY LOAM,
W/COBBLES
34-96" LIGHT GRAY FINE/MED SAND
W/PEBBLES, SAND & COBBLES
MOTTLED 58"
GW: 74"
NO REFUSAL

TEST HOLE 35
0-12" TOPSOIL
12-43" BROWN, FINE SANDY LOAM
43-82" LIGHT GRAY FINE/MED SAND
W/PEBBLES & COBBLES
NO MOTTLING
NO GW
REFUSAL

TEST HOLE 36
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 37
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 38
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 39
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 40
0-7" TOPSOIL
7-33" ORANGE BROWN, FINE SANDY LOAM
33-33" LIGHT BROWN FINE SAND &
COBBLES
NO MOTTLING
NO GW
REFUSAL: 36"

TEST HOLE 41
0-11" TOPSOIL
11-31" BROWN FINE SANDY LOAM
WITH COBBLES
31-92" LIGHT BROWN, FINE TO MEDIUM SAND
W/COBBLES & PEBBLES
MOTTLES 52"
NO GW
NO REFUSAL

TEST HOLE 42
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 43
0-11" TOPSOIL
11-38" BROWN, FINE SANDY LOAM,
W/COBBLES
38-80" LIGHT BROWN FINE/MED SAND
AND STRATIFIED LAYERS WITH GRAVEL
AND FINER SAND
MOTTLED 48"
NO GW
REFUSAL: 71"

TEST HOLE 44
0-8" TOPSOIL
8-34" ORANGE BROWN, FINE SANDY LOAM,
W/COBBLES
34-96" LIGHT GRAY FINE/MED SAND
W/PEBBLES, SAND & COBBLES
MOTTLED 58"
GW: 74"
NO REFUSAL

TEST HOLE 45
0-12" TOPSOIL
12-43" BROWN, FINE SANDY LOAM
43-82" LIGHT GRAY FINE/MED SAND
W/PEBBLES & COBBLES
NO MOTTLING
NO GW
REFUSAL

TEST HOLE 46
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 47
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 48
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 49
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 50
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 51
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 52
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 53
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 54
0-8" TOPSOIL
8-40" ORANGE BROWN, FINE SANDY LOAM
40-65" DARK GRAY FINE/MED SAND
& MOTTLED
MOTTLED 47"
GW: 89"
SEEPAGE: 54"
NO REFUSAL

TEST HOLE 55
0-12" TOPSOIL
12-42" LIGHT BROWN, FINE SANDY LOAM
42-71" LIGHT GRAY FINE/MED SAND
W/COBBLES
MOTTLED 48"
NO GW
REFUSAL: 71"

TEST HOLE 56
0-8" TOPSOIL
8-34" ORANGE BROWN, FINE SANDY LOAM
34-81" LIGHT GRAY FINE/MED SAND
W/GRAVEL & PEBBLES
FAINT MOTTLED 61"
NO GW
REFUSAL:

TEST HOLE 57
0-8" TOPSOIL
8-41" YELLOW/BROWN, FINE SANDY LOAM
41-92" BROWN, FINE/MED SAND W/COBBLES
& PEBBLES & SOME GRAVEL
MOTTLED 49"
NO GW
NO REFUSAL

TEST HOLE 58
0-10" TOPSOIL
10-36" ORANGE BROWN, FINE SANDY LOAM
36-82" BROWN, FINE/MED SAND W/COBBLES
& PEBBLES
NO MOTTLING
NO GW
NO REFUSAL

TEST HOLE 59
0-10" TOPSOIL
10-38" ORANGE BROWN, FINE SANDY LOAM
38-95" BROWN, FINE TO MED SAND W/COBBLES
& PEBBLES & SOME GRAVEL
MOTTLES 60"
NO GW
NO REFUSAL

TEST HOLE 60
0-10" TOPSOIL
10-39" ORANGE BROWN, FINE SANDY LOAM
39-87" LIGHT GRAY FINE/MED SAND
W/PEBBLES, SAND, & COBBLES
MOTTLES 53"
NO GW
NO REFUSAL

TEST HOLE 61
0-11" TOPSOIL
11-31" BROWN FINE SANDY LOAM
WITH COBBLES
31-92" LIGHT BROWN, FINE TO MEDIUM SAND
W/COBBLES & PEBBLES
MOTTLES 60"
NO GW
NO REFUSAL

TEST HOLE 62
0-9" TOPSOIL
9-48" YELLOW BROWN FINE SANDY LOAM
48-96" LIGHT BROWN, FINE TO MEDIUM SAND
MOTTLED THROUGHOUT WITH PEBBLES
MOTTLES 48"
NO GW
NO REFUSAL

TEST HOLE 63
0-11" TOPSOIL
11-37" ORANGE BROWN FINE SANDY LOAM-
MOTTLED TOWARDS THE BOTTOM
WITH COBBLES AND BOULDERS
37-66" LIGHT GREY VERY SILTY SAND, FIRM
66-78" LIGHT BROWN, FINE SAND AND
SOME GRAVEL
MOTTLES 29"
NO GW
NO REFUSAL

TEST HOLE 64
0-9" TOPSOIL
9-40" YELLOW BROWN FINE SANDY LOAM
WITH COBBLES AND BOULDERS
40-80" LIGHT BROWN, FINE TO MEDIUM SAND
MOTTLES 47"
NO GW
REFUSAL

TEST HOLE 65
0-5" TOPSOIL
5-35" ORANGE BROWN, FINE SANDY LOAM
35-49" LIGHT GRAY, VERY FINE SILTY SAND
MOTTLED THROUGHOUT, FIRM
49-93" LIGHT BROWN, FINE SAND WITH SOME
GRAVEL AND COBBLES
MOTTLING 35"
NO GW
NO REFUSAL

TEST HOLE 66
0-10" TOPSOIL
10-33" ORANGE BROWN FINE SANDY LOAM-
MOTTLED TOWARD THE BOTTOM
33-62" LIGHT BROWN FINE TO MEDIUM
SAND AND GRAVEL
62-96" LIGHT GREY VERY FINE SILTY SAND
MOTTLED THROUGHOUT, COMPACT
MOTTLE 62"
NO GW
NO REFUSAL

TEST HOLE 67
0-14" TOPSOIL
14-38" ORANGE BROWN, FINE SANDY LOAM
38-48" LIGHT GRAY, VERY FINE SILTY SAND
MOTTLED THROUGHOUT, FIRM
48-102" LIGHT BROWN, FINE SAND AND
SOME GRAVEL
MOTTLES 38"
NO GW
NO REFUSAL

TEST HOLE 68
0-9" TOPSOIL
9-37" ORANGE BROWN, FINE SANDY LOAM
37-58" LIGHT GRAY, VERY FINE SILTY SAND
MOTTLED THROUGHOUT, FIRM
58-93" LIGHT BROWN, FINE SAND WITH SOME
GRAVEL AND COBBLES
MOTTLES 43"
NO GW
NO REFUSAL

TEST HOLE 69
0-7" TOPSOIL
7-39" LIGHT BROWN, FINE SANDY LOAM
39-94" LIGHT BROWN, FINE/MED SAND
W/PEBBLES, SAND, & COBBLES
MOTTLES 53"
NO GW
NO REFUSAL

TEST HOLE 70
0-12" TOPSOIL
12-44" YELLOW/BROWN, FINE SANDY LOAM
44-103" BROWN, FINE TO MED SAND
W/COBBLES & PEBBLES & SOME GRAVEL
MOTTLES 60"
NO GW
NO REFUSAL

TEST HOLE 71
0-16" TOPSOIL
16-33" ORANGE BROWN, FINE SANDY LOAM
33-95" LIGHT BROWN, FINE/MED SAND
W/PEBBLES, SAND & COBBLES
MOTTLES 63"
NO GW
NO REFUSAL

TEST HOLE 72
0-11" TOPSOIL
11-45" ORANGE BROWN FINE SANDY LOAM
45-100" LIGHT GRAY, FINE TO MEDIUM SAND
WITH PEBBLES & COBBLES
MOTTLES 45"
NO GW
NO REFUSAL

TEST HOLE 73
0-9" TOPSOIL
9-30" ORANGE BROWN, FINE SANDY LOAM
30-88" LIGHT BROWN, FINE SAND, AND SOME
GRAVEL AND COBBLES BOULDERS
TEST HOLE 74
0-9" TOPSOIL
9-43" ORANGE BROWN, FINE SANDY LOAM, SILTY
43-87" LIGHT BROWN, FINE SAND, AND SOME
GRAVEL AND COBBLES

TEST HOLE 75
0-6" TOPSOIL
6-30" ORANGE BROWN, FINE SANDY LOAM, SILTY
30-93" LIGHT BROWN, FINE SAND, AND SOME
GRAVEL AND COBBLES
NO MOTTLES
NO GW
NO REFUSAL

TEST HOLE 76
0-8" TOPSOIL
8-29" ORANGE BROWN, FINE SANDY LOAM, SILTY
29-94" LIGHT BROWN, FINE SAND, AND SOME
GRAVEL AND COBBLES
NO MOTTLES
NO GW
NO REFUSAL

TEST HOLE 77
0-12" TOPSOIL
12-33" ORANGE BROWN, FINE SANDY LOAM
33-49" LIGHT GRAY, VERY FINE SILTY SAND
MOTTLED THROUGHOUT, FIRM
49-93" LIGHT BROWN, FINE SAND WITH SOME
GRAVEL AND COBBLES
MOTTLES 44"
NO GW
NO REFUSAL

TEST HOLE 78
0-10" TOPSOIL
10-39" ORANGE BROWN, FINE SANDY LOAM
39-83" LIGHT BROWN, FINE SAND, WITH SOME
GRAVEL, AND COBBLES
MOTTLES 39"
NO GW
NO REFUSAL

TEST HOLE 79
0-14" TOPSOIL
14-38" ORANGE BROWN, FINE SANDY LOAM
38-48" LIGHT GRAY, VERY FINE SILTY SAND
MOTTLED THROUGHOUT, FIRM
48-102" LIGHT BROWN, FINE SAND AND
SOME GRAVEL
MOTTLES 38"
NO GW
NO REFUSAL

TEST HOLE 80
0-9" TOPSOIL
9-37" ORANGE BROWN, FINE SANDY LOAM
37-58" LIGHT GRAY, VERY FINE SILTY SAND
MOTTLED THROUGHOUT, FIRM
58-93" LIGHT BROWN, FINE SAND WITH SOME
GRAVEL AND COBBLES
MOTTLES 43"
NO GW
NO REFUSAL

TEST HOLE 81
0-8" TOPSOIL
8-41" YELLOW/BROWN, FINE SANDY LOAM
41-92" BROWN, FINE/MED SAND W/COBBLES
& PEBBLES & SOME GRAVEL
MOTTLED 49"
NO GW
NO REFUSAL

TEST HOLE 82
0-8" TOPSOIL
8-41" YELLOW/BROWN, FINE SANDY LOAM
41-92" BROWN, FINE/MED SAND W/COBBLES
& PEBBLES & SOME GRAVEL
MOTTLED 49"
NO GW
NO REFUSAL

TEST HOLE 83
0-10" TOPSOIL
10-39" ORANGE BROWN, FINE SANDY LOAM
39-83" LIGHT BROWN, FINE SAND, WITH SOME
GRAVEL, AND COBBLES
MOTTLES 39"
NO GW
NO REFUSAL

TEST HOLE 84
0-5" TOPSOIL
5-31" ORANGE BROWN, FINE SANDY LOAM,
TRACE OF SILT W/BOULDER
31-41" LIGHT GRAY FINE SAND WITH
PEBBLES & COBBLES, COMPACT
41-71" LIGHT BROWN FINE SAND WITH
PEBBLES
NO GW
NO REFUSAL
MOTTLING, TRACE OF MOTTL IN COMPACT
LAYER 35"

TEST HOLE 85
0-8" TOPSOIL
8-36" BROWN FINE SANDY LOAM
36-101" LIGHT GRAY FINE/MED
SAND W/COBBLES
SILTY, COMPACT, MOTTLED THROUGHOUT

TEST HOLE 86
0-6" TOPSOIL
6-36" BROWN FINE SANDY LOAM
36-101" LIGHT GRAY FINE/MED
SAND W/COBBLES
SILTY, COMPACT, MOTTLED THROUGHOUT

TEST HOLE 87
0-8" TOPSOIL
8-34" LIGHT BROWN FINE SANDY LOAM
34-48" LIGHT GRAY VERY FINE SAND,
MOTTLED, SILTY
48-104" LIGHT BROWN FINE/MED SAND
W/GRAVEL
MOTTLES 48"
GW: 102"
NO REFUSAL

TEST HOLE 88
0-5" TOPSOIL
5-35" ORANGE BROWN, FINE SANDY LOAM
35-87" LIGHT GRAY, FINE/MED SAND
W/COBBLES AND A LOT OF
BOULDERS
NO MOTTLES
NO GW
NO REFUSAL

TEST HOLE 89
0-9" TOPSOIL
9-27" LIGHT BROWN, FINE SANDY LOAM,
SATURATED
27-76" UNDER WATER
NO MOTTLES
NO GW
NO REFUSAL

TEST HOLE 90
0-5" TOPSOIL
5-25" LIGHT BROWN, FINE SANDY LOAM,
SILTY
25-70" LIGHT BROWN FINE SAND,
MOTTLED, SATURATED, HUGE
BOULDERS AND SILTY
MOTTLES 25"
GW: 57"
NO REFUSAL

TEST HOLE 91
0-8" TOPSOIL
8-27" LIGHT BROWN, FINE SANDY LOAM
27-82" LIGHT BROWN FINE SAND,
MOTTLED, FIRM & SILTY
MOTTLES 33"
GW: 57"
SEEPAGE 27"
REFUSAL

TEST HOLE 92
0-8" TOPSOIL
8-24" ORANGE BROWN, FINE SANDY LOAM,
W/COBBLES
24-72" LIGHT BROWN FINE SAND,
MOTTLED, FIRM & SILTY
MOTTLES 38"
GW: 68"
NO REFUSAL

TEST HOLE 93
0-9" TOPSOIL
9-21" BROWN FINE SANDY LOAM
21-80" LIGHT GRAY FINE/MED SAND
W/PEBBLES, COBBLES
FAINT MOTTLES 38"
NO GW
NO REFUSAL

TEST HOLE 94
0-9" TOPSOIL
9-31" BROWN FINE SANDY LOAM,
BOULDERS
31-83" LIGHT GRAY FINE/MED SAND
& GRAVEL, COBBLES
NO MOTTLES
NO GW
NO REFUSAL

TEST HOLE 95
0-8" TOPSOIL
8-30" ORANGE BROWN FINE SANDY LOAM
30-86" LIGHT BROWN FINE/MED SAND
W/PEBBLES
MOTTLES 45"
NO GW
NO REFUSAL

TEST HOLE 96
0-10" TOPSOIL
10-24" LIGHT BROWN FINE SANDY LOAM,
BOULDERS
24-76" LIGHT BROWN FINE/MED
W/ GRAVEL, COBBLES
NO MOTTLES
NO GW
NO REFUSAL

TEST HOLE 97
0-8" TOPSOIL
8-24" LIGHT BROWN FINE SANDY LOAM
24-72" LIGHT BROWN FINE SAND WITH
PEBBLES & COBBLES, TRACE OF SILT
NO GW
NO MOTTLE
NO REFUSAL
ROOTS:

TEST HOLE 98
0-8" TOPSOIL
8-34" LIGHT BROWN FINE SANDY LOAM
34-50" LIGHT GRAY FINE SAND WITH
PEBBLES & COBBLES
NO GW
NO MOTTLE
REFUSAL 50"
ROOTS:

TEST HOLE 99
0-8" TOPSOIL
8-27" LIGHT BROWN FINE SANDY LOAM,
TRACE OF SILT W/BOULDER
27-48" LIGHT GRAY FINE SAND WITH
PEBBLES & COBBLES
NO GW
NO MOTTLE
REFUSAL 48"
ROOTS 28"

TEST HOLE 100
0-6" TOPSOIL
6-26" LIGHT BROWN FINE SANDY LOAM,
TRACE OF SILT W/BOULDER
26-40" LIGHT GRAY FINE SAND WITH
PEBBLES & COBBLES
NO GW
NO MOTTLE
REFUSAL 40"
ROOTS 28"

TEST HOLE 101
0-8" TOPSOIL
8-32" LIGHT BROWN FINE SANDY LOAM
32-78" LIGHT GRAY FINE SAND WITH
PEBBLES & COBBLES, TRACE
OF SILT
NO GW
NO MOTTLE
NO REFUSAL

PERCOLATION TEST RESULTS
WITNESSED AND RECORDED BY DIETER & GARDNER INC. ON JULY 9,10,11 AND
SEPTEMBER 26, 2023.

1 SEABURY AVENUE EXTENSION
PERC BETWEEN TP 9 & 10
DEPTH 22"

TIME	READING
12:18	6"
12:23	7 1/4"
12:28	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

2 SEABURY AVENUE EXTENSION
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

3 SEABURY AVENUE EXTENSION
PERC BETWEEN TP 6 & 8
DEPTH 22"

TIME	READING
12:19	3 3/4"
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

4 SEABURY AVENUE EXTENSION
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 1/4"
1:02	10 1/4"
1:07	11"
1:12	11 3/4"
1:17	12 1/2"

PERC RATE: 6.7 MIN/INCH

5 SEABURY AVENUE EXTENSION
PERC BETWEEN TP 13 & 14
DEPTH 21"

TIME	READING
8:20	4"
8:25	8"
8:30	10 1/2"
8:35	12 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

6 SEABURY AVENUE EXTENSION
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

8 SEABURY AVENUE EXTENSION
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

9 SEABURY AVENUE EXTENSION
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

9 SEABURY AVENUE EXTENSION
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

10 SEABURY AVENUE EXTENSION
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

12 SEABURY AVENUE EXTENSION
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

14 SEABURY AVENUE EXTENSION
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

16 SEABURY AVENUE EXTENSION
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

17 SEABURY AVENUE EXTENSION
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

18 SEABURY AVENUE EXTENSION
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

20 SEABURY AVENUE EXTENSION
PERC BETWEEN TP 61 & 63
DEPTH 19"

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

PERC RATE: 13.3 MIN/INCH

23 SEABURY AVENUE EXTENSION
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

25 SEABURY AVENUE EXTENSION
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

28 SEABURY AVENUE EXTENSION
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

19 SEABURY AVENUE EXTENSION
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

22 SEABURY AVENUE EXTENSION
PERC BETWEEN TP 49 & 51
DEPTH 19"

TIME	READING
12:02	6"
12:07	7 3/4"
12:12	8 3/4"
12:17	3/8"
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

24 SEABURY AVENUE EXTENSION
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

26 SEABURY AVENUE EXTENSION
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

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 55"
0-2" is
2-30" abt
30-44" tan clay w/ sand & gravel
44-95" grey fine sand & gravel
95-111" 3" gravel
111-165" No ledge
TP2 73" ledge
0-2" is
2-35" abt
35-73" grey fine sand & gravel
73-100" 3" gravel
100-165" No ledge
TP3 80" ledge
0-2" is
2-80" abt
80-100" tan clay w/ sand & gravel
100-165" No ledge

TP4 86"
0-2" is
2-86" abt
86-100" tan clay w/ sand & gravel
100-165" No ledge
TP5 84"
0-2" is
2-84" abt
84-100" tan clay w/ sand & gravel
100-165" No ledge
TP6 80"
0-10" is
10-29" abt
29-47" tan clay w/ sand & gravel
47-80" grey fine sand & gravel
80-100" 3" gravel
100-165" No ledge
TP7 80"
0-5" is
5-38" abt
38-60" tan clay w/ sand & gravel
60-80" dark grey sand & gravel
80-100" 3" gravel
100-165" No ledge
TP8 84"
0-8" is
8-33" abt
33-55" tan clay w/ sand & gravel
55-81" dark grey sand & gravel
81-100" 3" gravel
100-165" No ledge

TP9 84"
0-8" is
8-33" abt
33-55" tan clay w/ sand & gravel
55-81" dark grey sand & gravel
81-100" 3" gravel
100-165" No ledge
TP10 84"
0-8" is
8-33" abt
33-55" tan clay w/ sand & gravel
55-81" dark grey sand & gravel
81-100" 3" gravel
100-165" No ledge

TP11 84"
0-8" is
8-33" abt
33-55" tan clay w/ sand & gravel
55-81" dark grey sand & gravel
81-100" 3" gravel
100-165" No ledge

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.

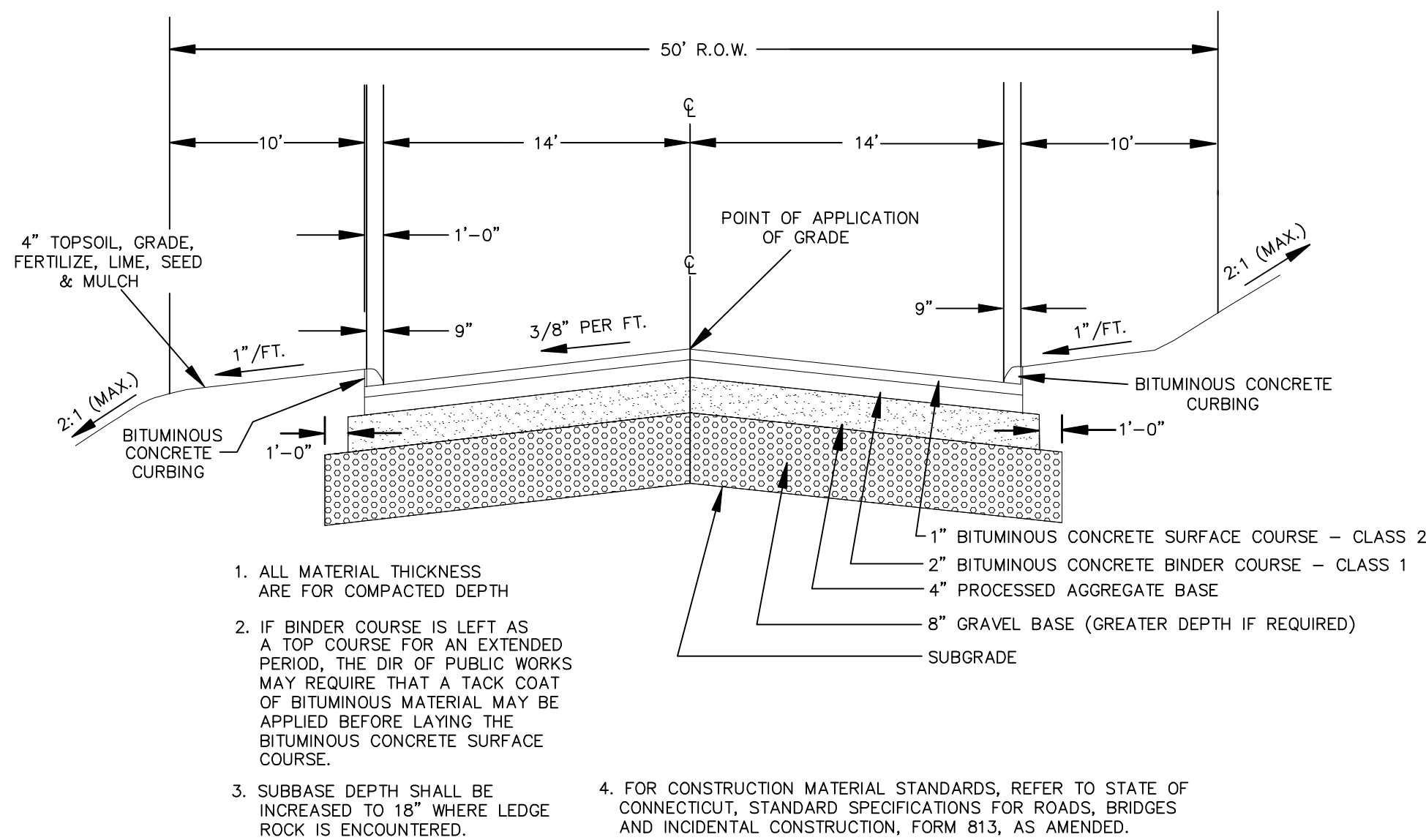
B. MINIMUM REQUIRED AREA IS 495 S.F./ 10 S.F./L.F.

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

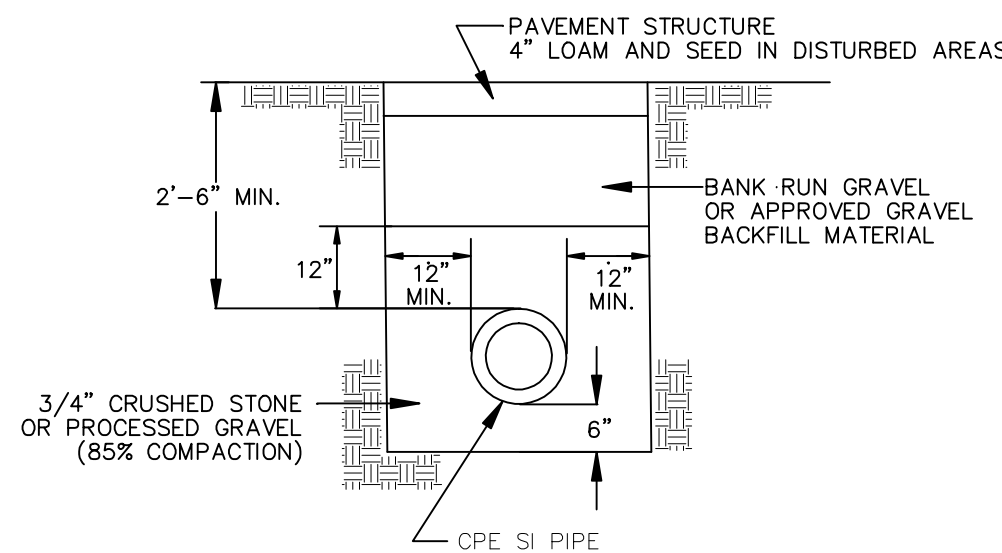
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

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

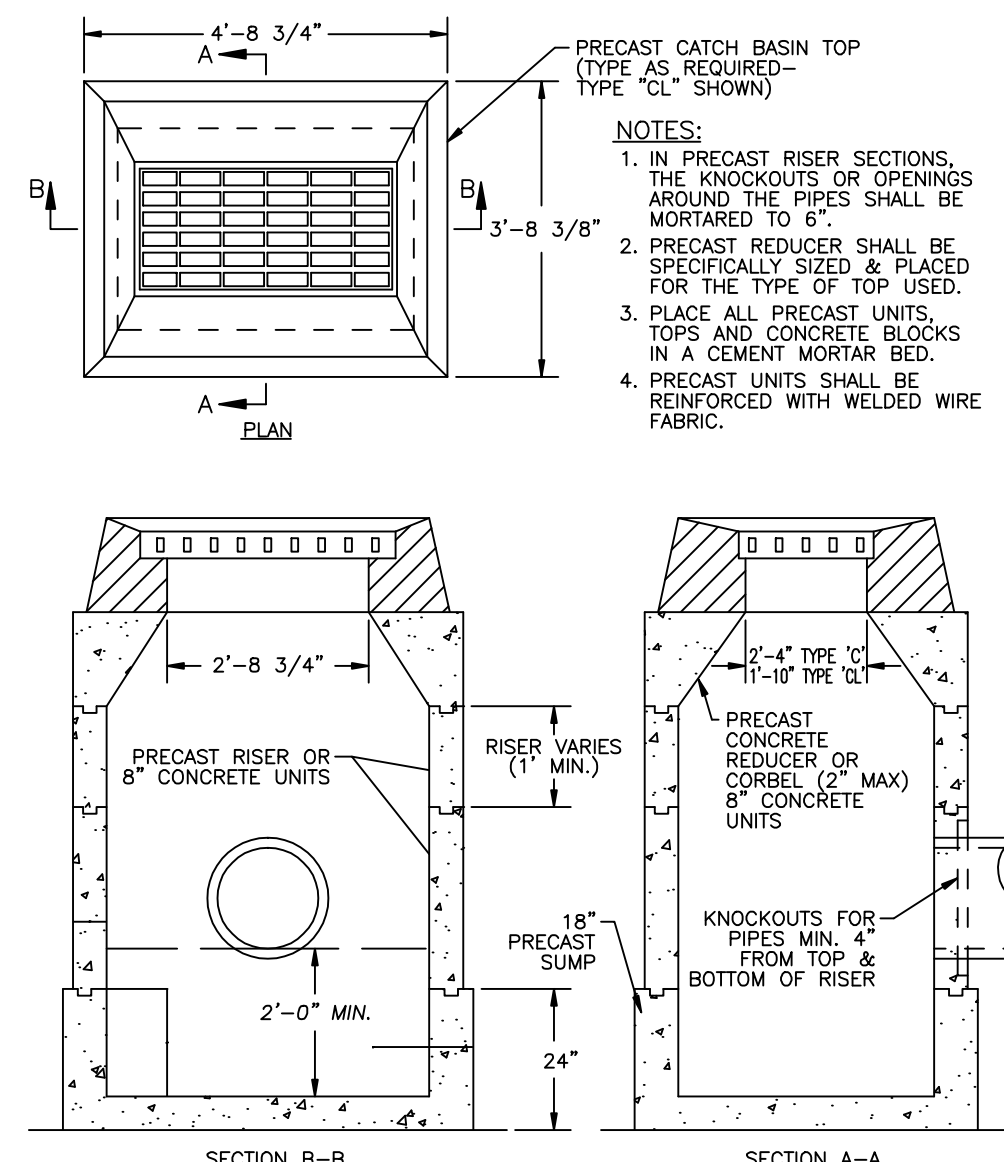
ALL GEOMATRIX GST SYSTEMS					MLSS TABLE				
STREET ADDRESS	DESIGN PITS	GRADIENT %	RESTRICTION	PERCOLATION RATE	HF	FF	PF	MLSS	SYSTEM
1 SEABURY AVENUE EXTENSION	10 & 12	8.1-10.0%	58"	13.3 MIN/INCH	16	1.5	1.25	30'	36 LF GST 6218
2 SEABURY AVENUE EXTENSION	93 & 94	6.1-8.0%	38"	3.3 MIN/INCH	24	1.5	1.0	36'	36 LF GST 6218
3 SEABURY AVENUE EXTENSION	6 & 8	NO RESTRICTION		MLSS	NOT		APPLICABLE	36'	36 LF GST 6218
4 SEABURY AVENUE EXTENSION	89 & 90	3.1-4%	25"	6.7 MIN/INCH	42	1.5	1.0	63'	65 LF GST 6218
5 SEABURY AVENUE EXTENSION	14 & 15	10.1-15.0%	34"	5.0 MIN/INCH	20	1.5	1.0	30'	36 LF GST 6218
6 SEABURY AVENUE EXTENSION	82 & 84	6.1-8.0%	29"	5.0 MIN/INCH	28	1.5	1.0	42'	50 LF GST 6218
8 SEABURY AVENUE EXTENSION	86 & 87	10.1-15.0%	48"	2.5 MIN/INCH	16	1.5	1.0	24'	36 LF GST 6218
7 SEABURY AVENUE EXTENSION	17 & 18	8.1-10%	25"	4.4 MIN/INCH	30	1.5	1.0	45'	36 LF GST 6218
11 SEABURY AVENUE EXTENSION	21 & 23	8.1-10%	35"	20.0 MIN/INCH	24	1.5	1.25	45'	36 LF GST 6218
12 SEABURY AVENUE EXTENSION	77 & 79	4.1-6.0%	38"	4.4 MIN/INCH	26	1.5	1.0	39'	36 LF GST 6218
14 SEABURY AVENUE EXTENSION	67 & 68	4.1-6.0%	29"	3.5 MIN/INCH	34	1.5	1.0	51'	52 LF GST 6218
16 SEABURY AVENUE EXTENSION	71 & 72	6.1-8.0%	45"	8.0 MIN/INCH	20	1.5	1.0	30'	36 LF GST 6218
17 SEABURY AVENUE EXTENSION	25 & 26	6.1-8.0%	29"	8.0 MIN/INCH	28	1.5	1.0	42'	36 LF GST 6218
18 SEABURY AVENUE EXTENSION	59 & 60	6.1-8.0%	29"	13.3 MIN/INCH	28	1.5	1.25	52.5'	54 LF GST 6212
19 SEABURY AVENUE EXTENSION	97 & 99	6.1-8.0%	50"	8.0 MIN/INCH	18	1.5	1.0	27'	36 LF GST 6218
20 SEABURY AVENUE EXTENSION	61 & 63	6.1-8.0%	29"	6.7 MIN/INCH	28	1.5	1.0	42'	50 LF GST 6218
22 SEABURY AVENUE EXTENSION	49 & 51	8.1-10%	39"	8.0 MIN/INCH	20	1.5	1.0	30'	36 LF GST 6218
21 SEABURY AVENUE EXTENSION	103 & 104	NO RESTRICTION		MLSS	NOT		APPLICABLE	36 LF GST 6218	
24 SEABURY AVENUE EXTENSION	53 & 55	>15.0%	48"	5.7 MIN/INCH	14	1.5	1.0	21'	36 LF GST 6218
23 SEABURY AVENUE EXTENSION	105 & 107	NO RESTRICTION		MLSS	NOT		APPLICABLE	36 LF GST 6218	
26 SEABURY AVENUE EXTENSION	41 & 43	>15.0%	57"	4.0 MIN/INCH	10	1.5	1.0	15'	36 LF GST 6218
28 SEABURY AVENUE EXTENSION	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



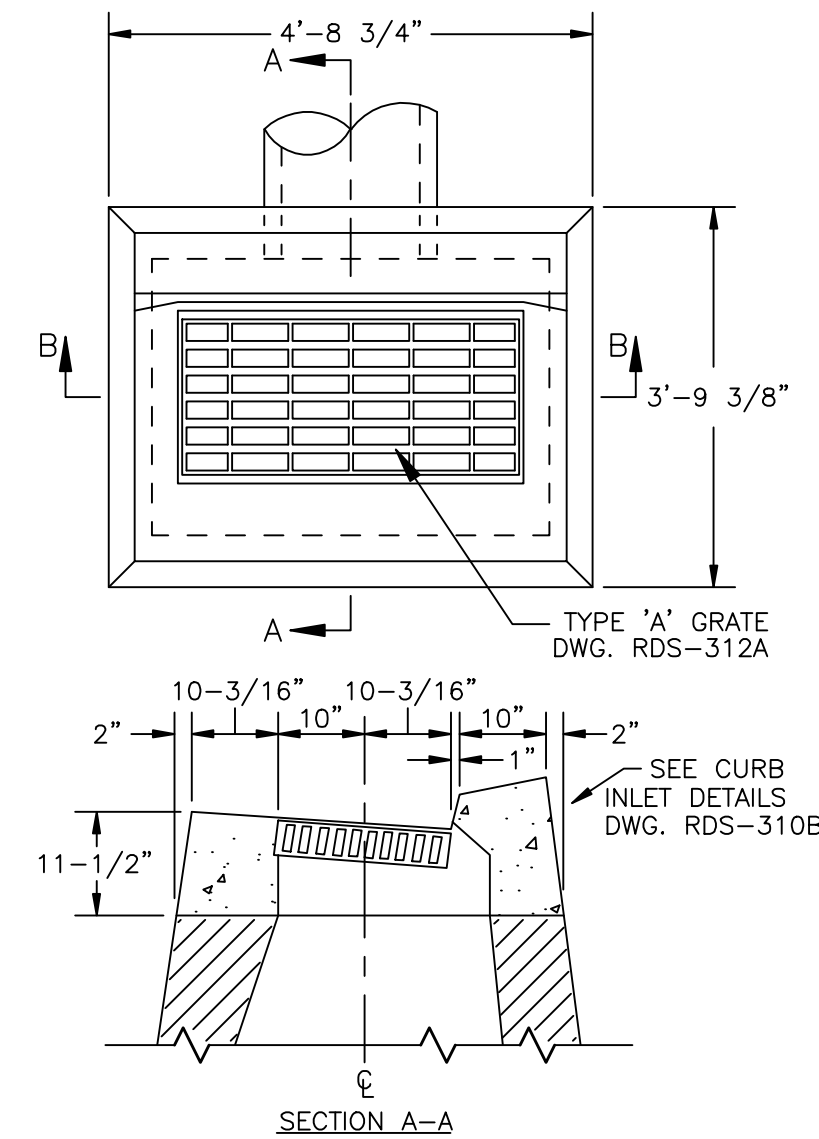
TYPICAL CROSS SECTION LOCAL STREET
NOT TO SCALE



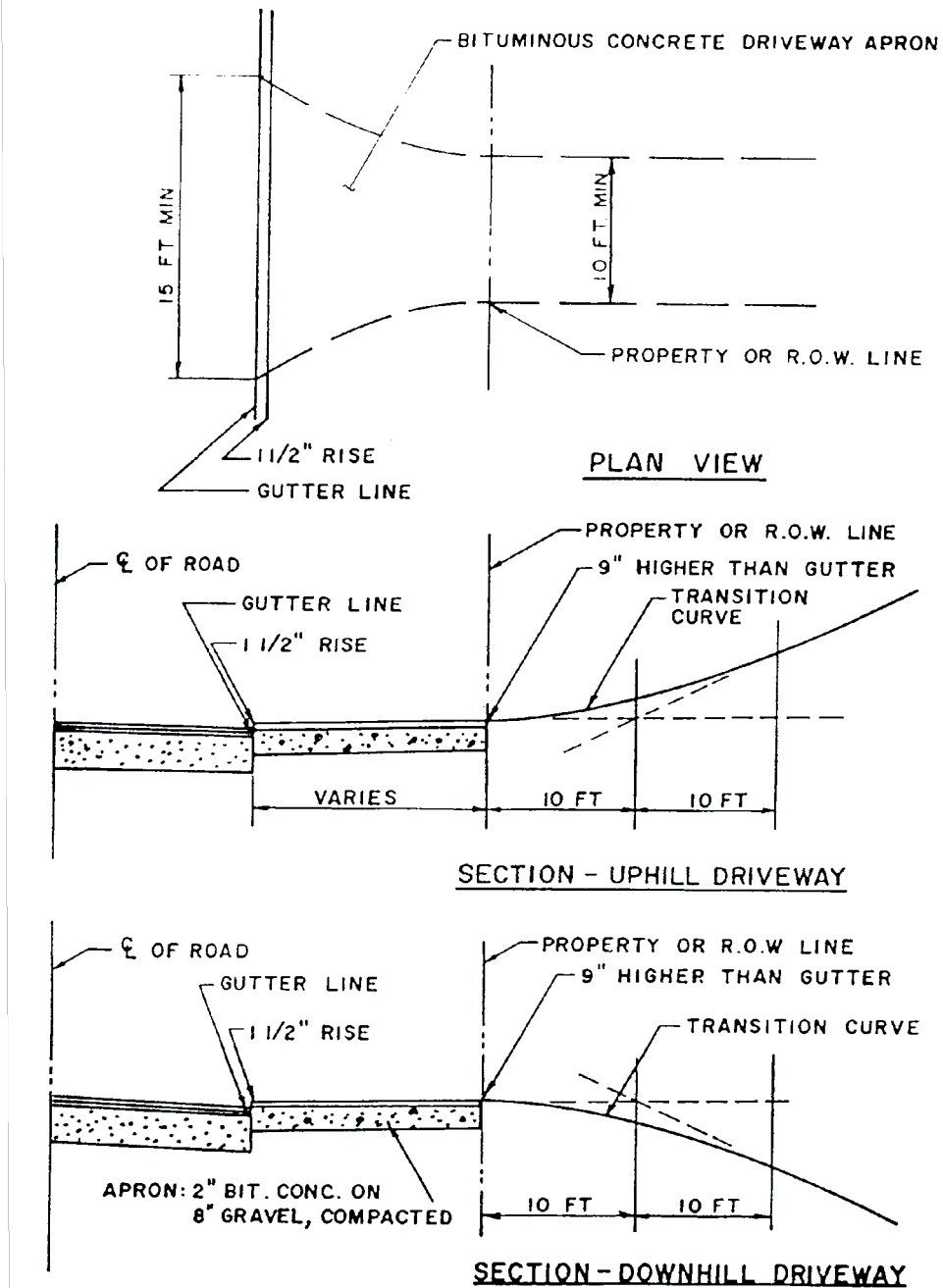
DRAINAGE PIPE TRENCH
NOT TO SCALE



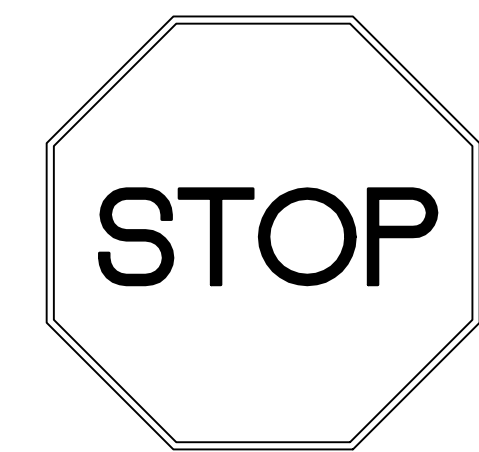
PRECAST CATCH BASIN
NOT TO SCALE



PRECAST CATCH BASIN
NOT TO SCALE



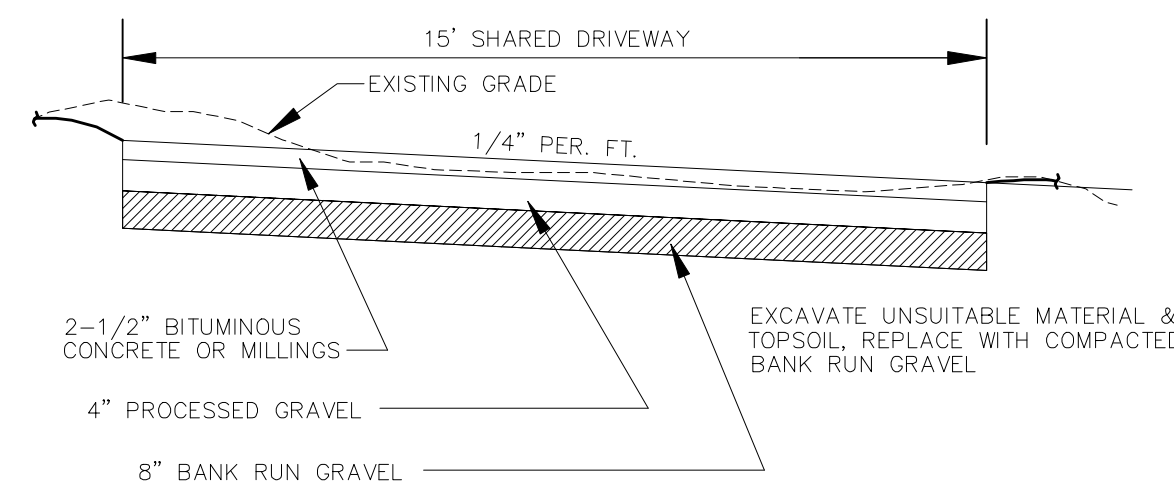
DRIVEWAY APRON DETAIL
NOT TO SCALE



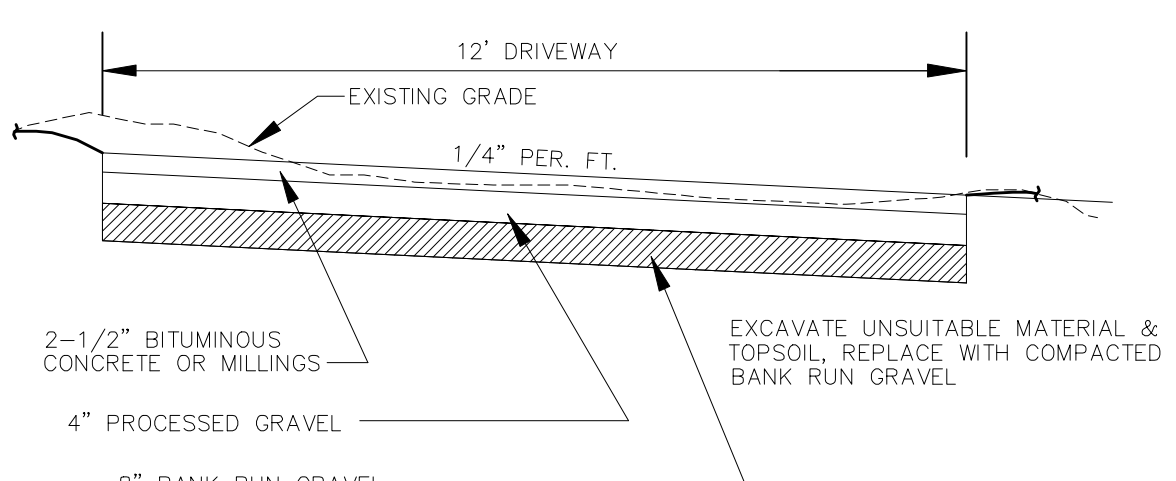
SECURE TO 1 1/2" GALVANIZED STEEL POST WITH GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

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

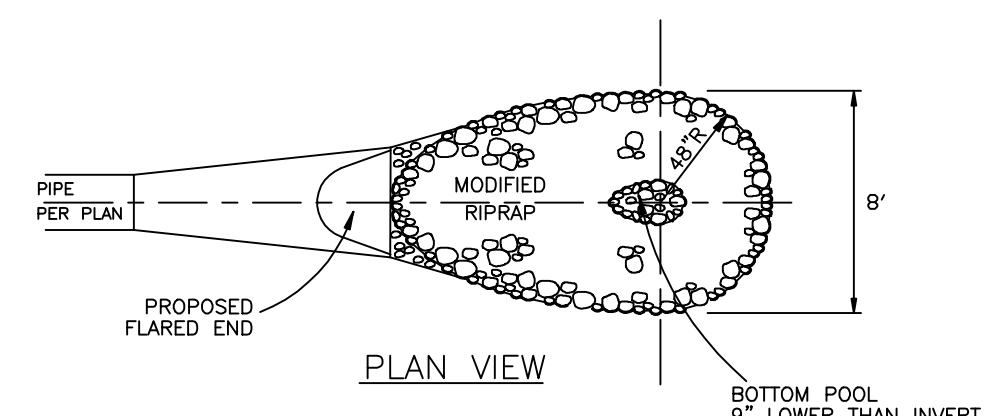
STOP SIGN
NOT TO SCALE



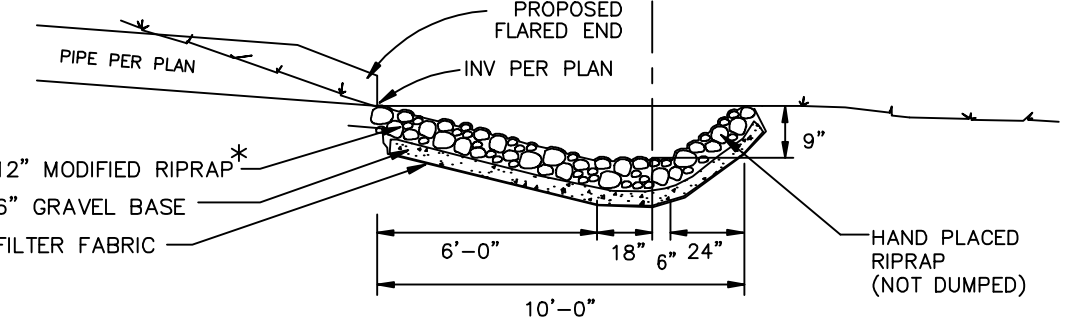
TYPICAL SHARED DRIVEWAY CROSS-SECTION
NOT TO SCALE



TYPICAL DRIVEWAY CROSS-SECTION
NOT TO SCALE

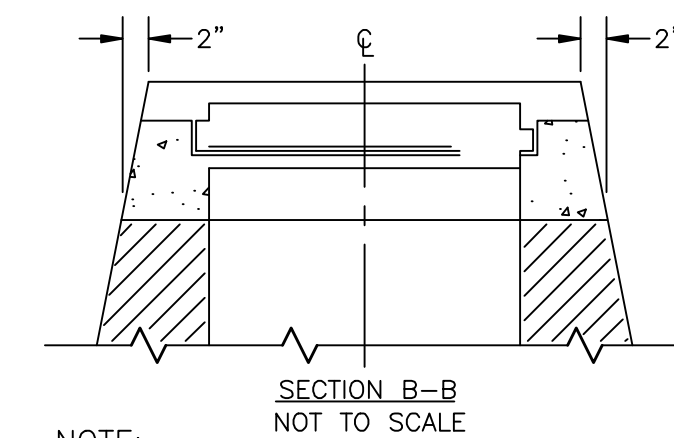


PLAN VIEW



SECTION VIEW

PREFORMED SCOUR HOLE
NOT TO SCALE

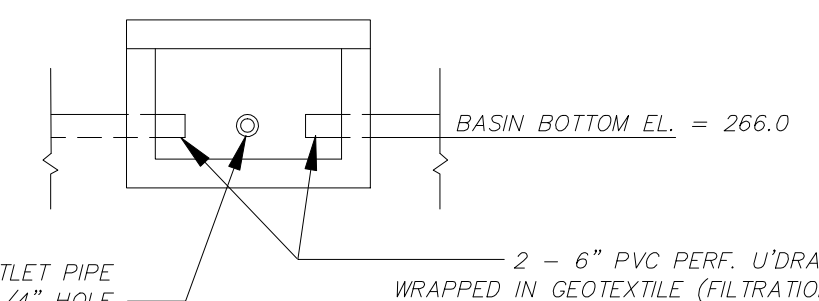


SECTION B-B
NOT TO SCALE

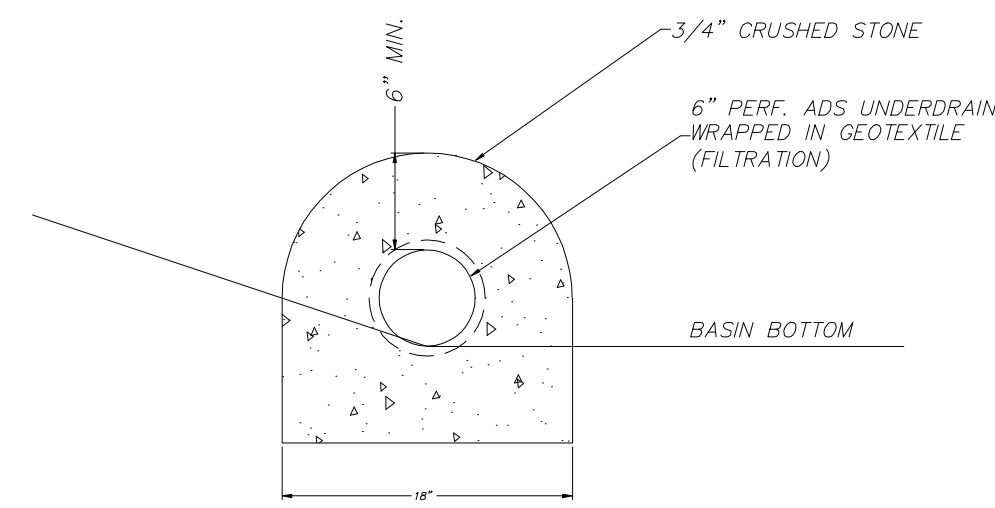
NOTE:

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

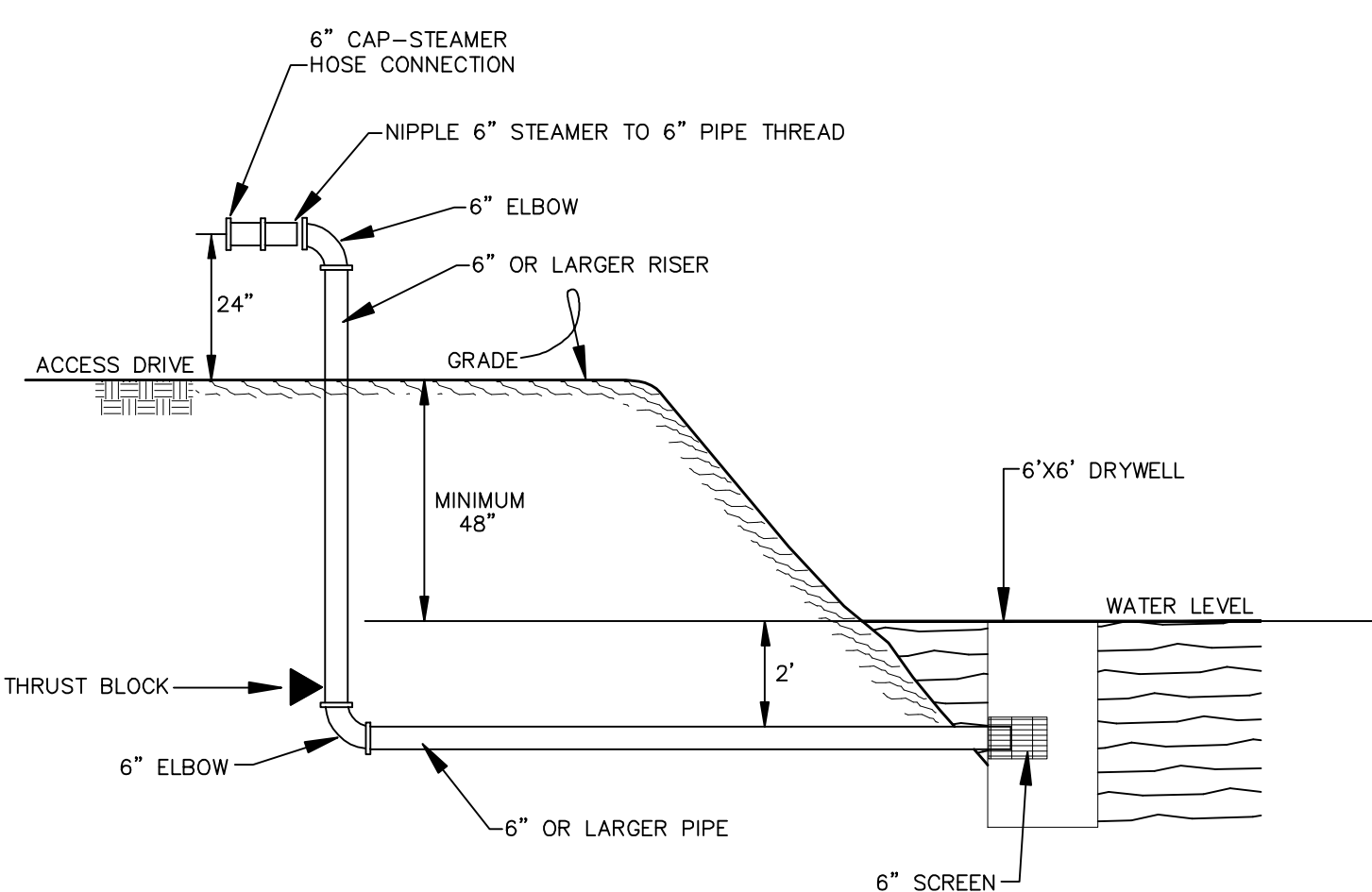


D-BOX OUTLET
EXTENDED DETENTION UNDERDRAIN OUTLET
NOT TO SCALE

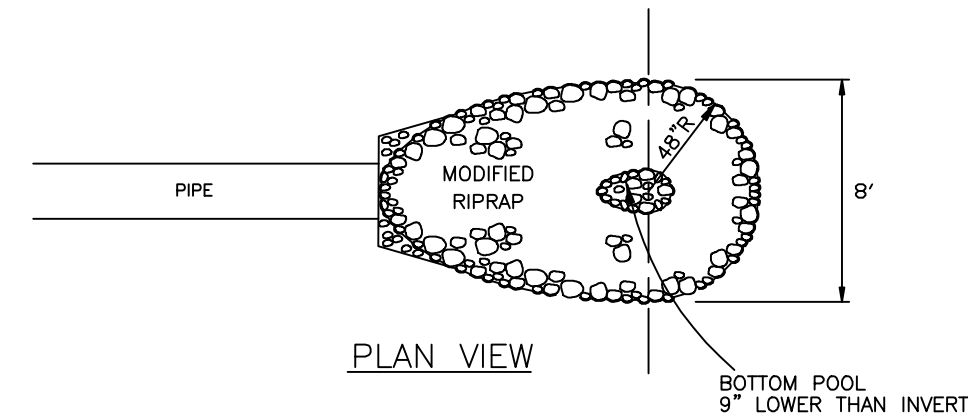


NOTE: SEE PLANS FOR LOCATION AND LIMITS OF UNDERDRAIN.

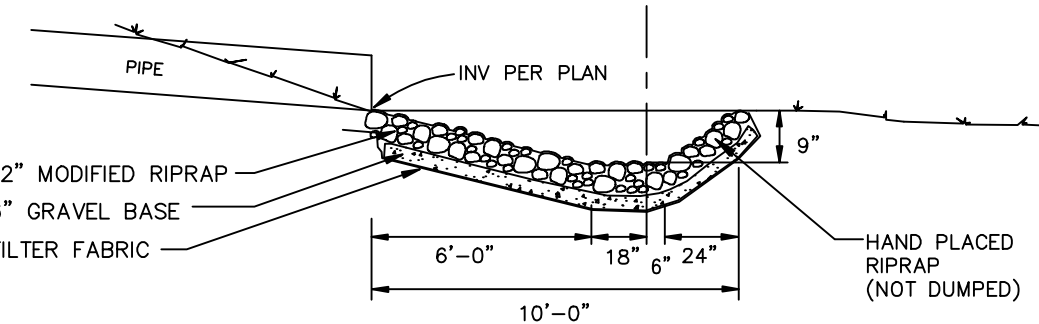
EXTENDED DETENTION UNDERDRAIN
NOT TO SCALE



DRY HYDRANT WITH DRYWELL
NOT TO SCALE



PLAN VIEW



SECTION VIEW

PREFORMED SCOUR HOLE
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 _____

TIWVC 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 _____

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EMAIL: DIETER.GARDNER@YAHOO.COM

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

CONSTRUCTION SEQUENCING:

CONSTRUCTION OF SEABURY AVENUE EXTENSION.

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 Extension.
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.

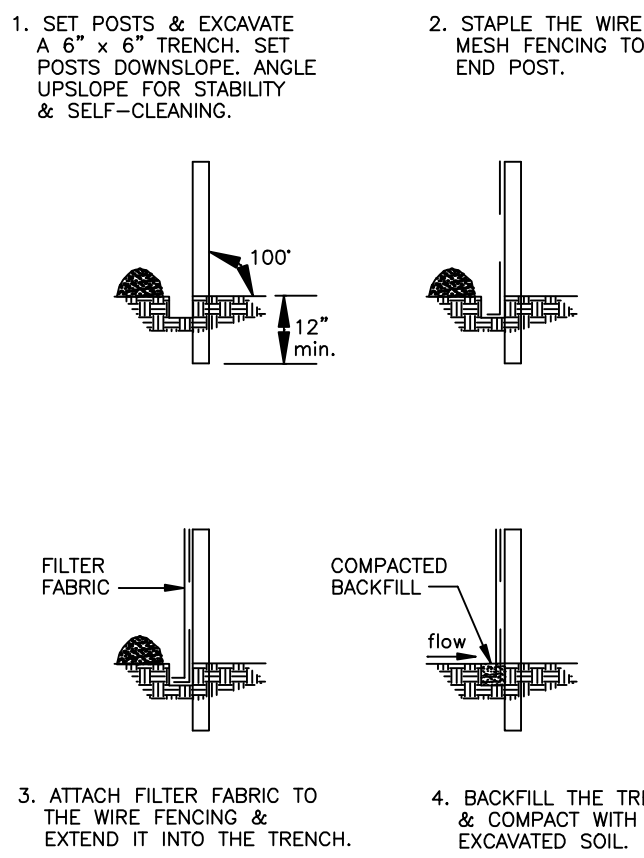
1.8I - PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE.

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

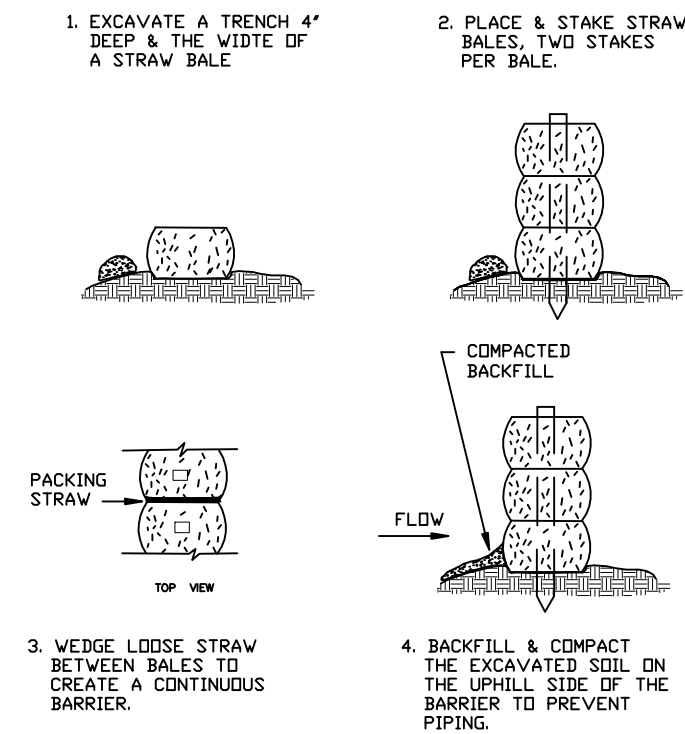
1.8K - LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

1.8L - INSTALL CURBING.

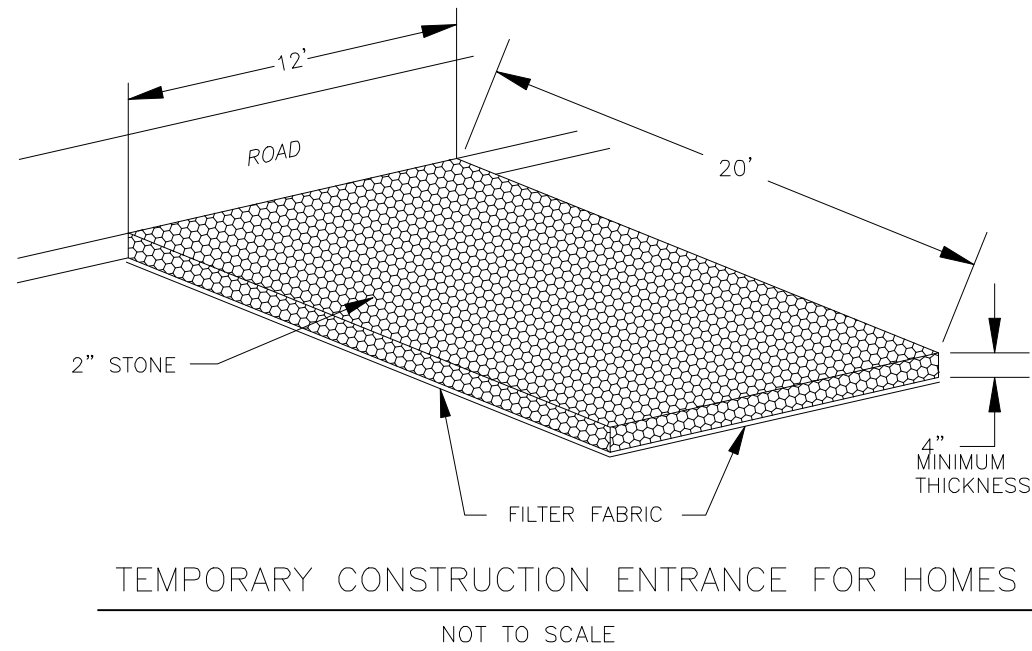
1.8M - APPLY TOP COURSE OF BITUMINOUS PAVEMENT.



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE

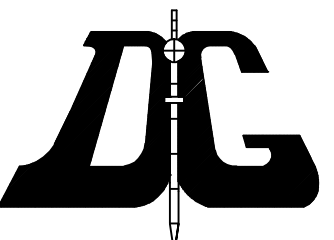


CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



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


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