TOWN OF LEDYARD

Department of Land Use and Planning

Elizabeth J. Burdick, Director

741 Colonel Ledyard Highway, Ledyard, CT 06339

Telephone: (860) 464-3215, Fax: (860) 464-0098

Email: planner@ledyardct.org

MEMORANDUM

DATE: September 10, 2025
TO: Ledyard Planning & Zoning Commission
FROM: Liz Burdick, Director of Land Use & Planning
RE: **C.G.S. 8-24 Referral for Report to Town Council regarding Transfer of Town-Owned Property at 19 Avery Hill Road Ext. to Avalonia Land Conservancy to be Combined with Other Lands to be transferred to Avalonia**

Request is for a report to the Town Council in accordance with C.G.S. 8-24 regarding Transfer of Town-Owned Property at 19 Avery Hill Road Ext. known as the "Kettle Hole" property to Avalonia Land Conservancy to be combined with Other Lands of DDJJM LLC to be transferred to Avalonia at 173 Stoddards Wharf Road and 175 Stoddards Wharf Road.

19 Avery Hill Road Ext. (Parcel ID: 50/130/19), Ledyard, CT is a town-owned open space property located on about 5-acres (4.97+/- or 216,447SF +/-) in the R-60 zoning district.

A preliminary plan entitled "Property Survey, Proposed Lot Configuration Plan, Property of Town of Ledyard & DDJJM LLC, Avery Hill Road Extension & Stoddards Wharf Road (CT Route 214), Ledyard, CT, Prepared by Star Surveying, LLC, Dated 8/2/2025" depicts the shaded areas of lands of DDJJM LLC to be conveyed to Avalonia of about 30.30-acres +/- (1,319,715SF+/-), which includes 173 Stoddards Wharf Road in its entirety and the majority of 175 Stoddards Wharf Road. If approved by the Ledyard Town Council, town-owned 19 Avery Hill Road Ext. will be combined with said lands to create about 35-acres of contiguous open-space land stewarded by Avalonia.

Avalonia Board President Dennis Main will be in attendance at the 9/11/25 meeting to discuss possible future connections to open space and will answer Commissioner questions.

The following Motion is suggested for any favorable recommendation:

I make a Motion to forward a FAVORABLE REPORT in accordance with C.G.S. Section 8.24 to the Ledyard Town Council regarding Transfer of Town-Owned Property at 19 Avery Hill Road Ext. known as the "Kettle Hole" property to Avalonia Land Conservancy to be combined with Other Lands of DDJJM LLC at 173 Stoddards Wharf Road & 75 Stoddards Wharf Road to be transferred to Avalonia.

If the PZC is inclined to send an unfavorable report, it shall state its reasons on the record.

Sec. 8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report. Notwithstanding the provisions of this section, a municipality may take final action approving an appropriation for any proposal prior to the approval of the proposal by the commission pursuant to this section. The failure of the commission to report within thirty-five days after the date of official submission of the proposal to it for a report shall be taken as approval of the proposal. In the case of the disapproval of the proposal by the commission the reasons therefor shall be recorded and transmitted to the legislative body of the municipality. A proposal disapproved by the commission shall be adopted by the municipality or, in the case of disapproval of a proposal by the commission subsequent to final action by a municipality approving an appropriation for the proposal and the method of financing of such appropriation, such final action shall be effective, only after the subsequent approval of the proposal by (A) a two-thirds vote of the town council where one exists, or a majority vote of those present and voting in an annual or special town meeting, or (B) a two-thirds vote of the representative town meeting or city council or the warden and burgesses, as the case may be. The provisions of this section shall not apply to maintenance or repair of existing property, buildings or public ways, including, but not limited to, resurfacing of roads.

19 Avery Hill Rd Ext., Et Al

Ledyard, CT

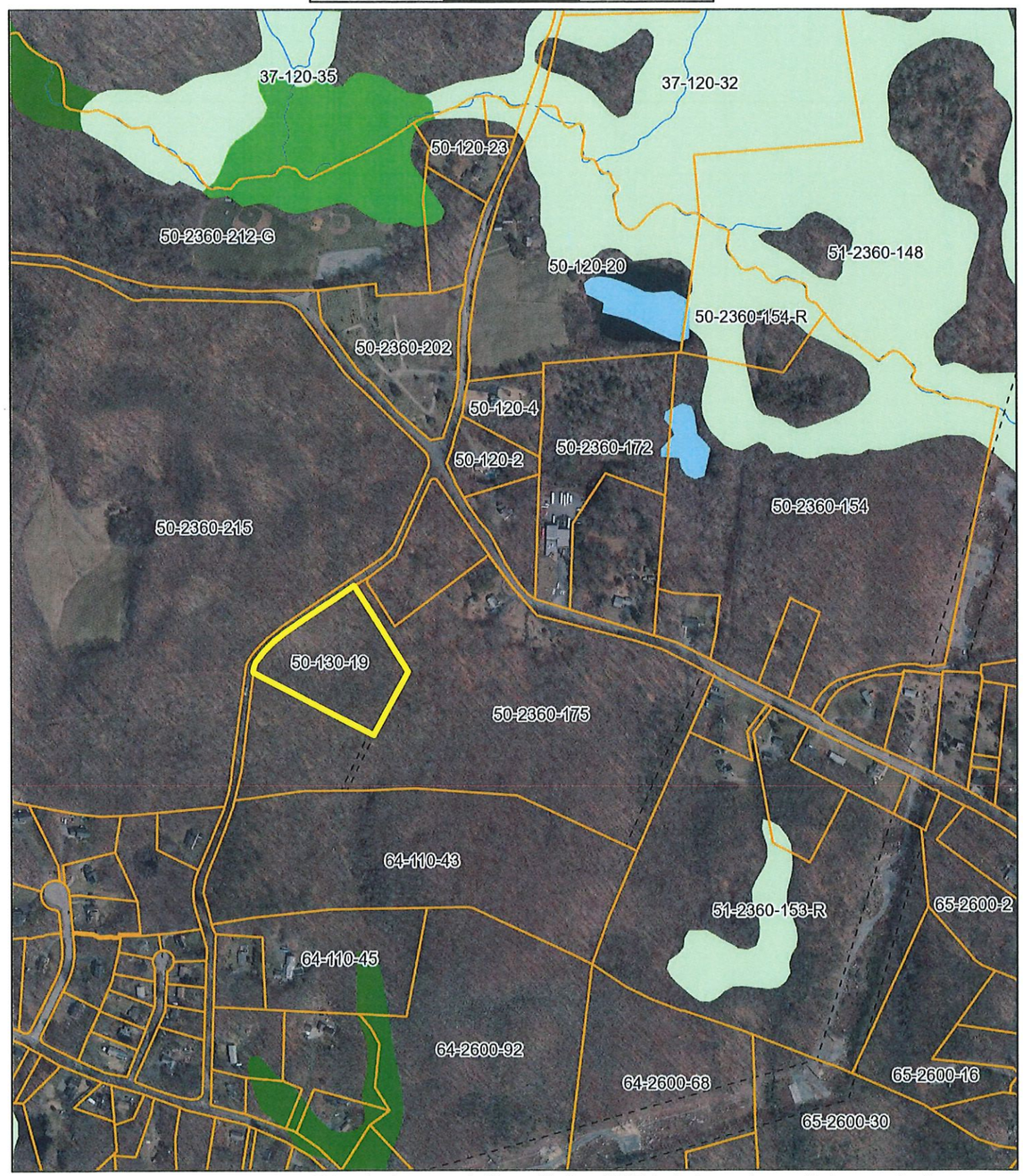
1 inch = 565 Feet

0 565 1130 1695

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com

September 10, 2025



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Property Location 19 AVERY HILL EXT | Map ID 50/ 130/ 19/ / | Bldg Name | State Use 9030
Vision ID 1624 | Account # 402915 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 2:18:07 P

CURRENT OWNER

I TOWN OF LEDYARD
GLACIAL PARK
741 COLONEL LEDYARD HWY
LEDYARD CT 06339

TOPO		UTILITIES		STRT / ROAD		LOCATION	
2	Above Street			1	Paved	6	Recreation
8	Ledge						

SUPPLEMENTAL DATA

Alt Prcl ID	50-130-19	Solar Pane	
Sub-div		Generator	
Dev.Lot		Forest	
Survey#		Farm	
Elderly		MPT SB	
Census	07012		
GIS ID	1624	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EX COM LN	21	100,500	70,350
	Total	100,500	70,350

6072
LEDYARD, CT

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
00130	0423	07-08-1983			0	

I TOWN OF LEDYARD

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2023	21	70,350	2022	21	70,350	2021	21	70,350
Total		70,350	Total		70,350	Total		70,350

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	100,500
Special Land Value	0
Total Appraised Parcel Value	100,500
Valuation Method	C
Total Appraised Parcel Value	100,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES

GLACIER PARK
SMALL POND

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
06-25-2020	DM			15	Reval Review
01-18-2001	BS			00	Measur+Listed
05-19-1992	KS	X		10	Letter Sent no response
09-23-1991	CM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	903V	Municipal M00	R60		1.380	AC	72,000.00	0.75684	1	1.00	0050	1.000			1.0000	54,489.6	75,200
1	9030	Municipal M94	R60		2.760	AC	9,500.00	1.00000	0	0.90	0050	1.000	TOPO-STEEP		1.0000	8,550	23,600
1	9030	Municipal M94	R60		0.460	AC	4,700.00	1.00000	0	0.80	0050	1.000	TOPO		1.0000	3,760	1,700
		Total Card Land Units			5	AC	Parcel Total Land Area		5							Total Land Value	100,500

Property Location 19 AVERY HILL EXT | Map ID 50/ 130/ 19/ / | Bldg Name | State Use 9030
Vision ID 1624 | Account # 402915 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2024 2:18:08 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	99	Vacant Land
Model	00	Vacant
Grade:		
Stories:		
Occupancy		
Exterior Wall 1		
Exterior Wall 2		
Roof Structure:		
Roof Cover		
Interior Wall 1		
Interior Wall 2		
Interior Flr 1		
Interior Flr 2		
Heat Fuel		
Heat Type:		
AC Type:		
Total Bedrooms		
Total Bthrms:		
Total Half Baths		
Total Xtra Fixtrs		
Total Rooms:		
Bath Style:		
Kitchen Style:		

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

MIXED USE

Code	Description	Percentage
903V	Municipal M00	100
		0
		0

COST / MARKET VALUATION

Building Value New	0
Adjusted Base Rate	
Year Built	0
Effective Year Built	0
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	0
Percent Good	
RCNLD	0
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

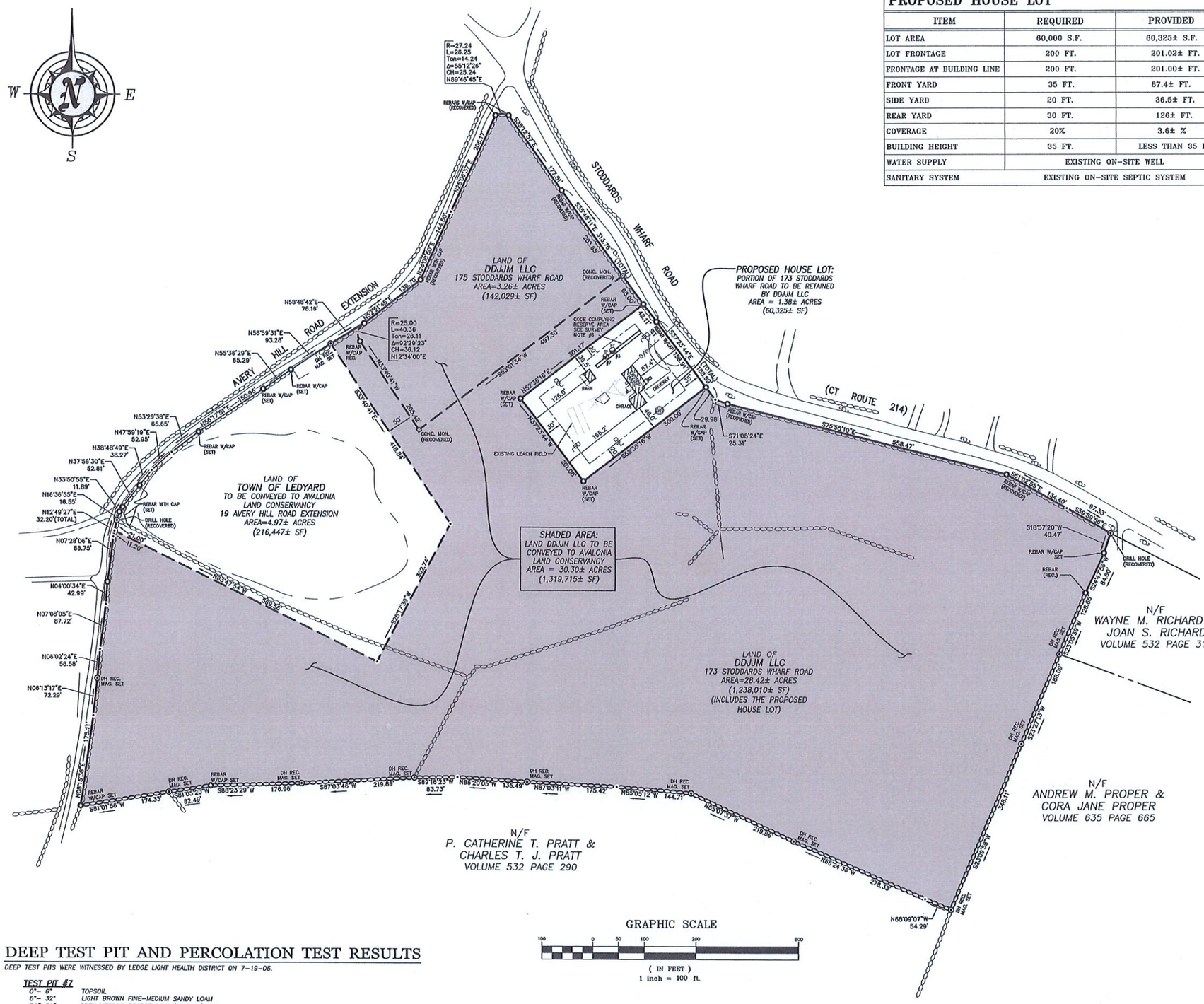
No Sketch

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

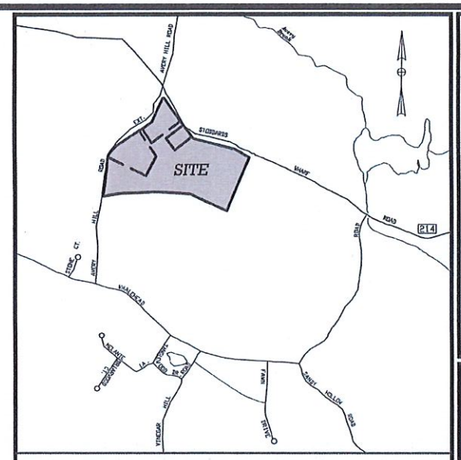
BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
	Ttl Gross Liv / Lease Area	0	0	0		0



ZONING COMPLIANCE TABLE ZONE: R60
PROPOSED HOUSE LOT

ITEM	REQUIRED	PROVIDED
LOT AREA	60,000 S.F.	60,325± S.F.
LOT FRONTAGE	200 FT.	201.02± FT.
FRONTAGE AT BUILDING LINE	200 FT.	201.00± FT.
FRONT YARD	35 FT.	87.4± FT.
SIDE YARD	20 FT.	36.5± FT.
REAR YARD	30 FT.	126± FT.
COVERAGE	20%	3.6± %
BUILDING HEIGHT	35 FT.	LESS THAN 35 FT.
WATER SUPPLY	EXISTING ON-SITE WELL	
SANITARY SYSTEM	EXISTING ON-SITE SEPTIC SYSTEM	



LOCATION MAP
SCALE: 1" = 1000'

STAR SURVEYING, LLC
74 CRANBERRY POND ROAD
NORTH STONINGTON, CT 06359
TELEPHONE (860) 886-7002
MOBILE (860) 885-4424

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. IT IS A PROPERTY SURVEY CONFORMING TO HORIZONTAL CLASS A-2 STANDARDS OF ACCURACY AS DEFINED IN THE ABOVE REGULATIONS.

   NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.

2. FOR RECORD TITLE TO THE SUBJECT PARCEL, REFERENCE IS MADE TO THE FOLLOWING DEEDS RECORDED IN THE TOWN OF LEDYARD LAND RECORDS:
   - A PROBATE TAX CERTIFICATE FROM THE ESTATE OF ALTHEA L. MAIN TO DDJJM, LLC RECORDED JUNE 27, 2012 IN VOLUME 499 PAGE 273.
   - A QUIT CLAIM DEED FROM ALTHEA L. MAIN TO DDJJM, LLC RECORDED JULY 8, 2010 IN VOLUME 477 PAGE 503.

3. MAP REFERENCES:
   A. "BOUNDARY SURVEY MAP SUBDIVISION PLAN PROPERTY OF RAYMOND G. MAIN & ALTHEA L. MAIN 175 STODDARDS WHARF ROAD (CONNECTICUT ROUTE 214) & AVERY HILL ROAD EXTENSION LEDYARD, CONNECTICUT DATE: JULY 14, 2006 SCALE: 1"=100' DRAWN BY: JB DRAWING NO: 06023-1 SHEETS NO. 1 & 2 OF 2" BY JAMES BERNARDO LAND SURVEYING, LLC REVISED TO 10/09/07
   B. PLAN SHOWING TRACTS OF LAND TO BE ACQUIRED BY THE TOWN OF LEDYARD AVERY HILL EXT. LEDYARD, CONNECTICUT JUNE 1980 BY GEORGE H. DIETER LS
   C. PLAN SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF ROAD AKA CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-19-04 BY GERWICK-MEREEN LLC
   D. PLAN SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE TOWN OF LEDYARD SCALE 1"=20'

4. BEARINGS REFER TO 1983 NORTH AMERICAN DATUM (NAD83) BASED ON GPS OBSERVATIONS TAKEN DURING AUGUST, 2024.

5. LAND RECORDS RESEARCH WAS COMPLETED ON OCTOBER 25, 2024. FIELD WORK WAS COMPLETED ON AUGUST 2, 2025.

6. THERE IS A CODE COMPLYING RESERVE AREA FOR A 4 BEDROOM HOUSE BASED ON THE TEST PIT AND PERCOLATION TEST DATA NOTED HEREON. SAID DATA WAS TAKEN FROM THE APPROVED SUBDIVISION PLAN REFERENCED IN SURVEY NOTE 3.A.

LEGEND

CL&P	CONNECTICUT LIGHT & POWER COMPANY
PVMT.	PAVEMENT
TYP.	TYPICAL
DH	DRILL HOLE
SMH	SEWER MANHOLE
N/F	NOW OR FORMERLY
O/W	OVERHEAD WIRES
REC.	RECOVERED
S.F.	SQUARE FEET
MAG.	MAGNETIC NAIL
±	MORE OR LESS
	UTILITY POLE
	POINT TO BE SET
	STONE WALL
W/	WITH
W	WELL
FT.	FEET
	BUILDING SETBACK LINE
	DEEP TEST PIT LOCATION
P	PERCOLATION TEST LOCATION

DEEP TEST PIT AND PERCOLATION TEST RESULTS

DEEP TEST PITS WERE WITNESSED BY LEDGE LIGHT HEALTH DISTRICT ON 7-19-06.

TEST PIT #7

0"- 6"	TOPSOIL
6"- 32"	LIGHT BROWN FINE-MEDIUM SANDY LOAM
32"-76"	GREY MEDIUM-COARSE SAND/GRAVEL/ROCK

GROUNDWATER AT 72", BOULDER AT 72", ROOTS AT 32"

PERCOLATION TEST PT #3 WAS PERFORMED BY JAMES BERNARDO, LS. (TAKEN FROM APPROVED SUBDIVISION PLAN REFERENCED IN SURVEY NOTE #3.A.)

PT #3

TOTAL DEPTH = 37"
PRESOAK AT 12:00 PM

TIME	READING
12:14	29.27"

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS

REVISION	DESCRIPTION	DATE
"A"	BOUNDARY POINTS SET & REMOVE EASEMENTS	8/2/2025

DATE: NOVEMBER 16, 2024
SCALE: 1 inch = 100 feet
DRAWN BY: SRM
FILE NAME: MAIN SURVEY.DWG

PROPERTY SURVEY
PROPOSED LOT RECONFIGURATION PLAN
PROPERTY OF
THE TOWN OF LEDYARD & DDJJM LLC
LOCATED AT
AVERY HILL ROAD EXTENSION & STODDARDS WHARF ROAD (CT ROUTE 214), LEDYARD, CONNECTICUT

NOTES:

PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE ATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "MINIMUM ARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ENDORSED BY THE CONNECTICUT IATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY IS A PERIMETER SURVEY, THE BOUNDARY MINATION CATEGORY IS DEPENDENT RESURVEY AND THE HORIZONTAL ACCURACY CONFORMS TO A-2.

CLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND RATION NUMBER APPEARS BELOW OR THEREON.

ENCE IS MADE TO THE FOLLOWING TOWN OF LEDYARD LAND EVIDENCE RECORDS:

TH REGARDS TO PARCEL #1:
E VOLUME 19 AT PAGE 178 FOR A WARRANTEE DEED DATED OCTOBER 23, 1950 REGARDING RECORD LE TO THIS PARCEL.

TH REGARDS TO PARCEL #2:
E VOLUME 19 AT PAGE 219 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE THIS PARCEL.

TH REGARDS TO PARCEL #3:
E VOLUME 19 AT PAGE 220 FOR A WARRANTEE DEED DATED MAY 28, 1951 REGARDING RECORD TITLE THIS PARCEL.

TH REGARDS TO PARCEL #4:
E VOLUME 19 AT PAGE 573 FOR A WARRANTEE DEED DATED JANUARY 24, 1955 REGARDING RECORD LE TO THIS PARCEL.

ROPERTY SHOWN HEREON IS SUBJECT TO, OR MAY BE BENEFITTED BY THE FOLLOWING:

E VOLUME 130 AT PAGE 423 FOR A 20' WIDE PEDESTRIAN EASEMENT CONVEYED BY RAYMOND G. MAIN ALTHEA L. MAIN TO THE TOWN OF LEDYARD DATED JULY 8, 1993.

UBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE R-80 ZONE DISTRICT.

NAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP TOWN OF LEDYARD, CTICUT NEW LONDON COUNTY PANEL 15 OF 20, COMMUNITY-PANEL NUMBER 090157O015B, MAP TIVE DATE: APRIL 1, 1991, FEDERAL EMERGENCY MANAGEMENT AGENCY" INDICATES THE SUBJECT RTY IS LOCATED ENTIRELY WITHIN FLOOD HAZARD ZONE C.

UBJECT PROPERTY IS SHOWN ON THE TOWN OF LEDYARD TAX ASSESSOR MAP 50 AS LOT 173 AS AN ASSIGNED STREET ADDRESS OF 173 & 175 STODDARDS WHARF ROAD.

ASIS FOR BEARINGS IS APPROXIMATE GRID NORTH.

PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD Y ON JUNE 13, 2006. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX SOR AND LAND EVIDENCE RECORDS ON JUNE 13, 2006.

RGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR RNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST NSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, ION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE OPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

RENCES:

SHOWING TRACTS OF LAND TO BE ACQUIRED BY THE TOWN OF LEDYARD AVERY HILL EXT. RD, CONNECTICUT JUNE 1980 BY GEORGE H. DIETER LS

SHOWING MELANSON RESUBDIVISION OWNER/APPLICANT: WILLIAM MELANSON STODDARDS WHARF A/K/A CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SEPTEMBER 28, 2004 REVISED 11-18-04 BY OK-MEREEN LLC.

SHOWING PROPOSED HOUSE AND BUILDING LOT FOR RAYMOND G. MAIN & ALTHEA L. MAIN IN THE OF LEDYARD SCALE 1"=20'.

SUBDIVISION NOTES:

1. PURSUANT TO SECTION 8-25(b) OF THE CONNECTICUT GENERAL STATUTES PASSIVE SOLAR ENERGY TECHNIQUES HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
2. LOT MONUMENTS ARE TO BE SET AT ALL CORNERS IN ACCORDANCE WITH SECTION 5.4.3 OF THE LEDYARD SUBDIVISION REGULATIONS.
3. THE POTENTIAL HOUSE LOCATION, DRIVEWAY AND SEPTIC AREA IS SHOWN ONLY TO DEPICT A POTENTIAL LOCATION AND SITE SUITABILITY. FINAL LOCATIONS WILL BE DETERMINED AT TIME OF APPLICATION FOR BUILDING PERMIT.
4. ~~COMBINED~~
5. TOTAL AREA OF SUBDIVISION = 31.68 ACRES M/L.
6. NO OPEN SPACE IS PROPOSED FOR THIS APPLICATION; HOWEVER THE PROPERTY OWNER PROPOSES TO DEDICATE A PERPETUAL OPEN SPACE EASEMENT CORRIDOR NOT LESS THAN 50' IN WIDTH ACROSS THE SOUTHEASTERLY BOUNDARY OF THE PROPERTY AS SHOWN.

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

_____
CHAIRMAN OR SECRETARY

IWWC APPLICATION # _____

_____ APPROVED, _____ (DATE)

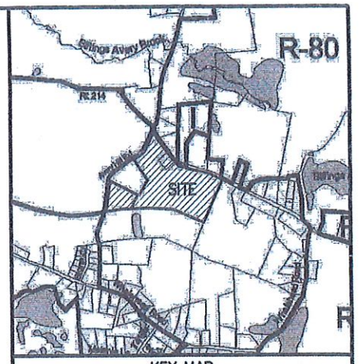
_____ NO PERMIT NECESSARY. (NOT WITHIN REGULATED AREA.)

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

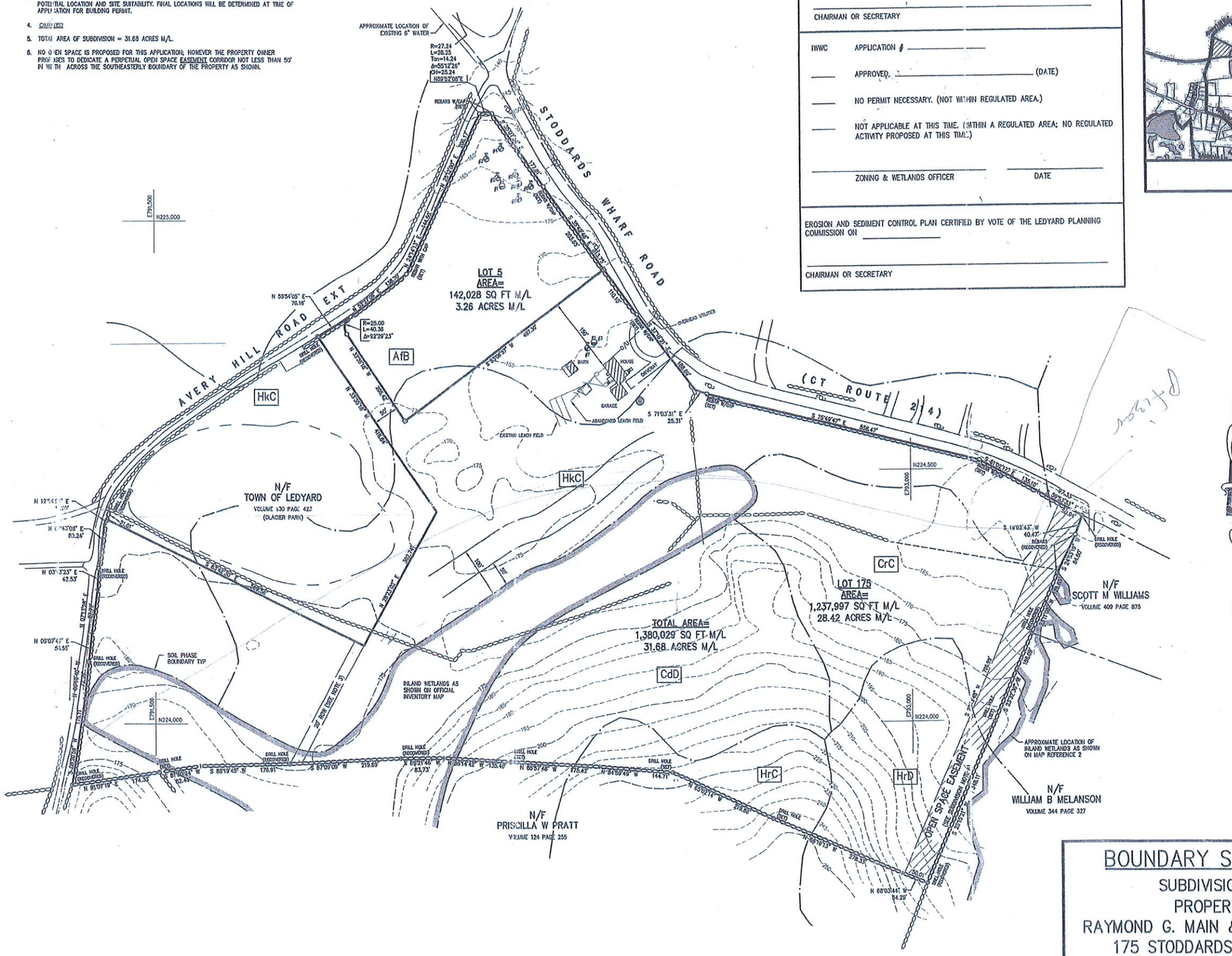
_____ _____
ZONING & WETLANDS OFFICER DATE

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

_____
CHAIRMAN OR SECRETARY



KEY MAP
SCALE: 1"=1000'



LEGEND
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING

AC	ACRES
BIT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE LIP CURBING
CONC	CONCRETE
DIA	DIAMETER
DB	DISTRIBUTION BOX
EOP	EDGE OF PAVEMENT
ELEV	ELEVATION
LF	LINEAR FOOT
(MIN)	MINIMUM
M/L	MORE OR LESS
N/F	NOW OR FORMERLY
PVC	POLY VINYL CHLORIDE
SCH40	SCHEDULE 40
5.4x	SPOT ELEVATION
SF	SQUARE FEET
TR	TO REMAIN
TBR	TO BE REMOVED
TYP	TYPICAL
P-5	SOIL PERC TEST LOCATION
TH8	SOIL DEEP TEST LOCATION
W	WELL
	BUILDING SETBACK LINE
	CLEARING LIMIT LINE
	EXISTING TREELINE
158	EXISTING CONTOUR
158	NEW CONTOUR
	SEDIMENT FENCE
	STORM DRAIN PIPE
	STONE WALL

BOUNDARY SURVEY MAP

SUBDIVISION PLAN
PROPERTY OF
RAYMOND G. MAIN & ALTHEA L. MAIN
175 STODDARDS WHARF ROAD
(CONNECTICUT ROUTE 214)
& AVERY HILL ROAD EXTENSION
LEDYARD, CONNECTICUT

DATE: SCALE:

2 Maps and Surveys
gineering & Surveying
vid A. King, PE
7 Norwich Road (Rte 82)
kdale, CT 06370

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JAMES BERNARDO LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385

GRAPHIC SCALE
100 0 50 100 200 400

4	10/09/07	NO REVISIONS TO THIS SHEET	JB
3	7/19/07	SUBDIVISION NOTE 4 REMOVED	JB
		NO REVISIONS TO THIS SHEET	JB