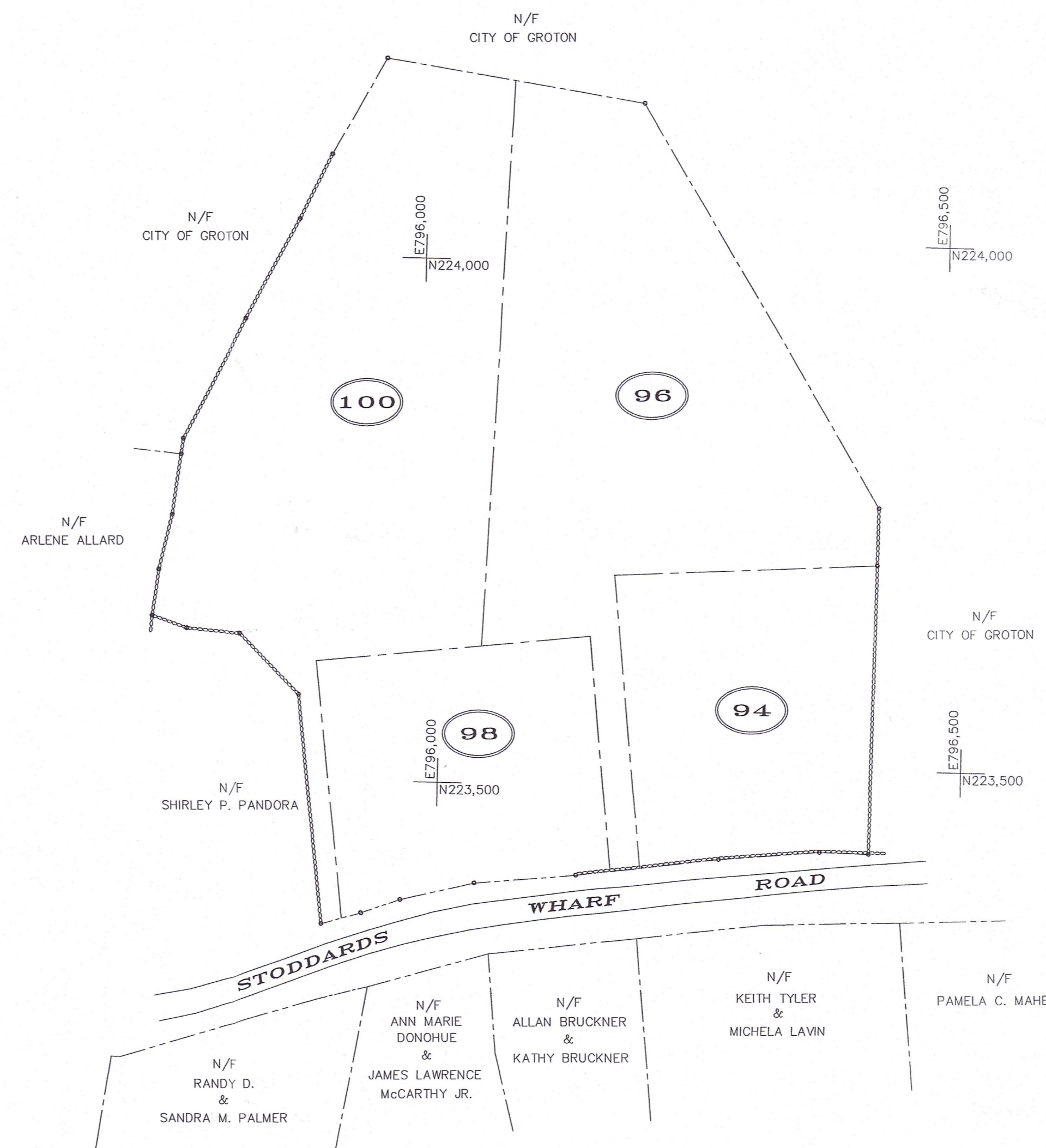
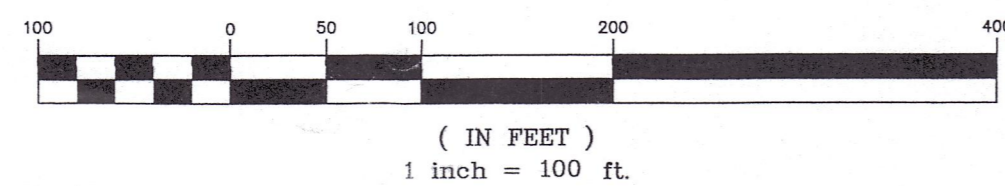


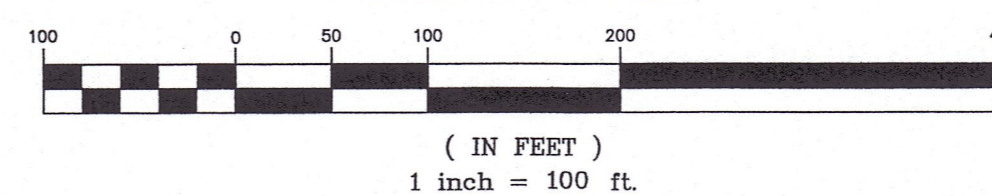
BOUNDARY AND SOILS MAP
THIS IS NOT A SURVEY
TOTAL AREA = 9.21 ACRES
GRAPHIC SCALE



PARCEL HISTORY MAP
THIS IS NOT A SURVEY

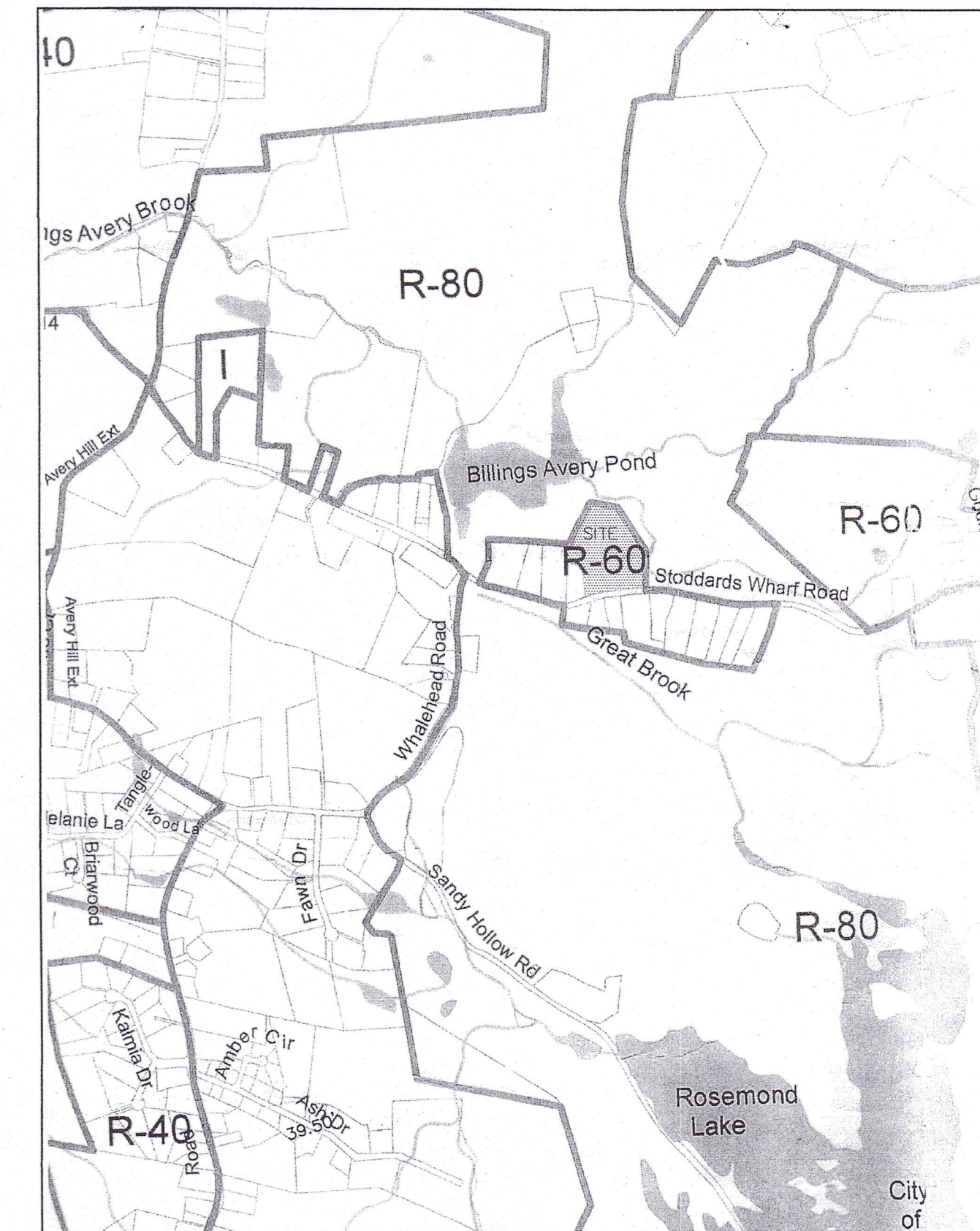
PARCEL HISTORY
TOTAL AREA ON MARCH 22, 1982 = 9.21 ACRES
TOTAL NUMBER OF LOTS CREATED FROM ORIGINAL TRACT = 4

GRAPHIC SCALE



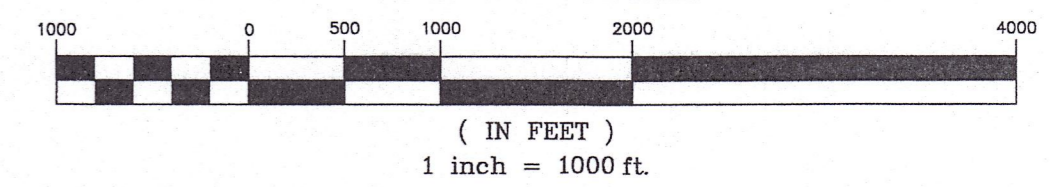
GENERAL NOTES:

- MAP REFERENCES:
A) 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.
B) 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.
- 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 AND ON SITE SEWAGE SYSTEMS.
- 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' FROM COMMON DRIVE
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.



LOCATION MAP
ZONING DISTRICT: R-60

GRAPHIC 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 _____

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWFC 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.)

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 _____ DATE _____

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- 98 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
- CrD - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
- HcA - HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
- HkC - HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
- Rn - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
- Ud - UDRTHENTS-URBAN LAND COMPLEX

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.

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

PLAN SHOWING
RESUBDIVISION
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
JULY 2022

Revised
RECEIVED
AUG 29 2022
LAND USE DEPARTMENT

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

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.

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 _____

IWMC 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.)

WETLANDS OFFICER _____ DATE _____

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

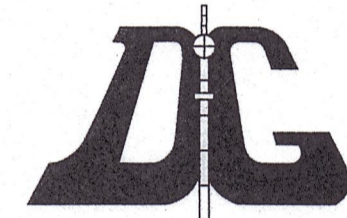
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____



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

LEGEND

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

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

Jan Cole

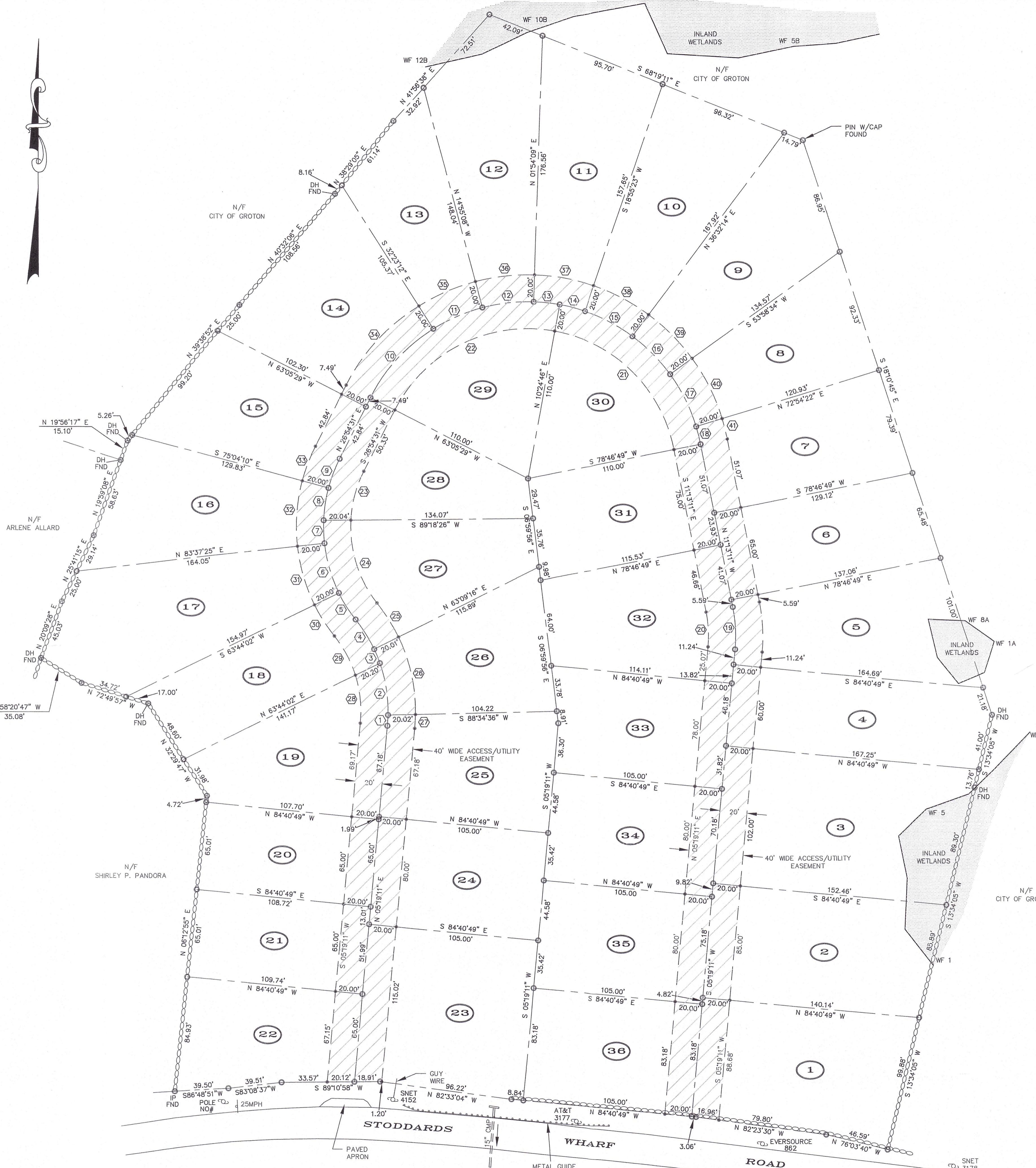
JAN COLE
 SOIL SCIENTIST

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

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

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 22-007.DWG FBK#327

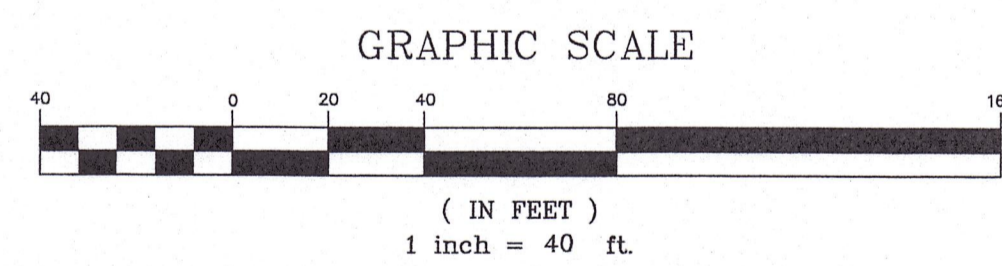
NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



| LOT NUMBER | TOTAL AREA |
|------------|---------------------------|
| 1 | 14,065 Sq. Ft. 0.32 ACRES |
| 2 | 14,136 Sq. Ft. 0.32 ACRES |
| 3 | 18,345 Sq. Ft. 0.42 ACRES |
| 4 | 11,387 Sq. Ft. 0.26 ACRES |
| 5 | 12,228 Sq. Ft. 0.28 ACRES |
| 6 | 9,951 Sq. Ft. 0.23 ACRES |
| 7 | 10,374 Sq. Ft. 0.24 ACRES |
| 8 | 9,714 Sq. Ft. 0.22 ACRES |
| 9 | 11,479 Sq. Ft. 0.26 ACRES |
| 10 | 12,228 Sq. Ft. 0.28 ACRES |
| 11 | 12,194 Sq. Ft. 0.28 ACRES |
| 12 | 13,033 Sq. Ft. 0.30 ACRES |
| 13 | 8,908 Sq. Ft. 0.20 ACRES |
| 14 | 12,717 Sq. Ft. 0.29 ACRES |
| 15 | 10,706 Sq. Ft. 0.25 ACRES |
| 16 | 11,607 Sq. Ft. 0.27 ACRES |
| 17 | 14,780 Sq. Ft. 0.34 ACRES |
| 18 | 9,879 Sq. Ft. 0.23 ACRES |
| 19 | 10,567 Sq. Ft. 0.24 ACRES |
| 20 | 8,334 Sq. Ft. 0.19 ACRES |
| 21 | 8,400 Sq. Ft. 0.19 ACRES |
| 22 | 9,663 Sq. Ft. 0.22 ACRES |
| 23 | 14,599 Sq. Ft. 0.35 ACRES |
| 24 | 10,000 Sq. Ft. 0.23 ACRES |
| 25 | 10,295 Sq. Ft. 0.24 ACRES |
| 26 | 9,830 Sq. Ft. 0.23 ACRES |
| 27 | 8,814 Sq. Ft. 0.20 ACRES |
| 28 | 8,814 Sq. Ft. 0.20 ACRES |
| 29 | 10,840 Sq. Ft. 0.25 ACRES |
| 30 | 10,083 Sq. Ft. 0.23 ACRES |
| 31 | 9,958 Sq. Ft. 0.23 ACRES |
| 32 | 11,459 Sq. Ft. 0.26 ACRES |
| 33 | 9,940 Sq. Ft. 0.23 ACRES |
| 34 | 10,000 Sq. Ft. 0.23 ACRES |
| 35 | 10,000 Sq. Ft. 0.23 ACRES |
| 36 | 10,398 Sq. Ft. 0.24 ACRES |

| CURVE # | LOTS CURVE TABLE | | | |
|---------|------------------|---------|--------|--------|
| | Δ | R | L | T |
| 1 | 04°04'40" | 110.00' | 3.92' | 7.83' |
| 2 | 20°15'56" | 110.00' | 38.91' | 19.66' |
| 3 | 05°51'25" | 110.00' | 11.24' | 5.63' |
| 4 | 13°29'23" | 110.00' | 25.90' | 13.01' |
| 5 | 12°06'15" | 110.00' | 23.24' | 11.66' |
| 6 | 18°53'23" | 110.00' | 38.19' | 19.29' |
| 7 | 08°49'57" | 110.00' | 16.96' | 8.50' |
| 8 | 12°28'28" | 110.00' | 23.95' | 12.02' |
| 9 | 11°58'41" | 110.00' | 23.00' | 11.54' |
| 10 | 30°42'17" | 130.00' | 68.67' | 35.69' |
| 11 | 17°28'04" | 130.00' | 39.63' | 19.97' |
| 12 | 16°49'17" | 130.00' | 38.17' | 19.22' |
| 13 | 08°30'37" | 130.00' | 19.31' | 9.87' |
| 14 | 08°30'37" | 130.00' | 19.31' | 9.87' |
| 15 | 17°36'51" | 130.00' | 39.97' | 20.14' |
| 16 | 17°26'20" | 130.00' | 39.57' | 19.94' |
| 17 | 18°55'48" | 130.00' | 42.95' | 21.67' |
| 18 | 05°52'28" | 130.00' | 13.33' | 6.67' |
| 19 | 16°32'22" | 110.00' | 31.75' | 15.99' |

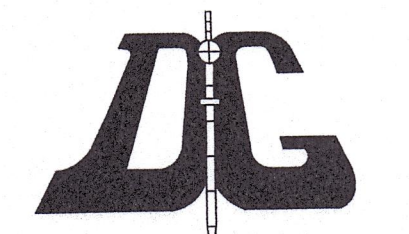
| CURVE # | EASEMENT CURVE TABLE | | | |
|---------|----------------------|---------|---------|--------|
| | Δ | R | L | T |
| 20 | 16°32'22" | 90.00' | 25.98' | 13.08' |
| 21 | 68°22'03" | 110.00' | 131.26' | 74.71' |
| 22 | 23°30'15" | 110.00' | 141.12' | 82.15' |
| 23 | 23°45'06" | 90.00' | 37.31' | 18.93' |
| 24 | 41°31'38" | 90.00' | 65.23' | 34.12' |
| 25 | 13°11'15" | 130.00' | 29.92' | 15.03' |
| 26 | 26°00'53" | 130.00' | 59.03' | 30.03' |
| 27 | 04°49'17" | 130.00' | 10.18' | 5.09' |
| 28 | 22°43'19" | 90.00' | 35.69' | 18.08' |
| 29 | 20°58'05" | 90.00' | 32.94' | 16.65' |
| 30 | 12°06'15" | 130.00' | 27.46' | 13.78' |
| 31 | 19°53'23" | 130.00' | 45.13' | 22.79' |
| 32 | 21°18'25" | 130.00' | 48.34' | 24.45' |
| 33 | 11°58'41" | 130.00' | 27.18' | 13.64' |
| 34 | 30°42'17" | 150.00' | 80.38' | 41.18' |
| 35 | 17°28'04" | 150.00' | 45.73' | 23.04' |
| 36 | 16°49'17" | 150.00' | 44.04' | 22.18' |
| 37 | 17°01'14" | 150.00' | 44.56' | 22.45' |
| 38 | 17°36'51" | 150.00' | 46.11' | 23.24' |
| 39 | 17°26'20" | 150.00' | 45.66' | 23.01' |
| 40 | 18°55'48" | 150.00' | 49.56' | 25.01' |
| 41 | 05°52'28" | 150.00' | 15.38' | 7.70' |



PLAN SHOWING RESUBDIVISION PROPERTY OF
AVERY BROOK HOMES LLC
 94, 96, 98 AND 100
 STODDARDS WHARF ROAD
 A.K.A.
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 SCALE: 1"=40'
 JULY 2022

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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



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

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

CHAIRMAN OR SECRETARY _____ DATE _____

EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF _____ DATE _____
 THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ 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.)

WETLANDS OFFICER _____ DATE _____

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

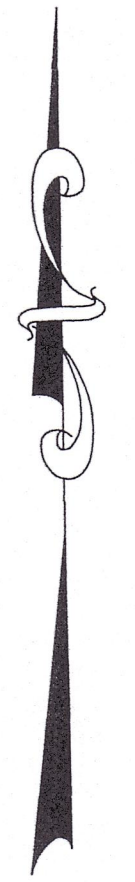
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____



- LEGEND**
- STONE WALL
 - PROPERTY LINE
 - STREET LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EDGE OF WETLANDS & FLAG NUMBER
 - BUILDING SETBACK LINE
 - APPROXIMATE DEEP TEST PIT
 - APPROXIMATE PERC TEST LOCATION
 - UTILITY POLE
 - CONCEPTUAL HOME
 - CONCEPTUAL PRIMARY SEPTIC
 - CONCEPTUAL RESERVE AREA
 - CONCEPTUAL WELL
 - TOPSOIL STOCKPILE
 - HAYBALES/SILT FENCE/WOODCHIPS
 - PROPOSED SEPTIC TANK

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

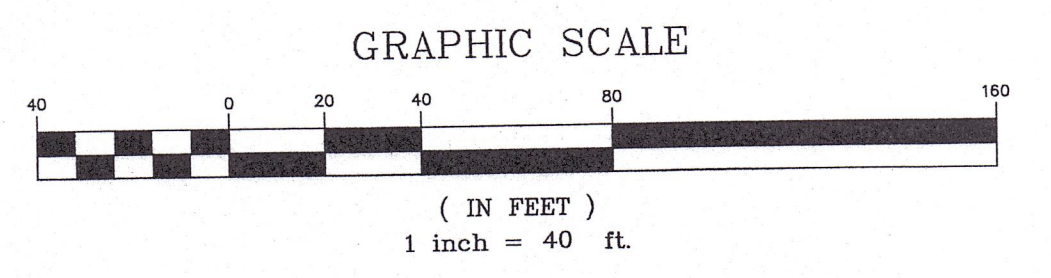
Ian Cole
 IAN COLE
 SOIL SCIENTIST

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 JOB# 22-007.DWG FBK#327

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NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.



**PLAN SHOWING
 RESUBDIVISION
 PROPERTY OF
 AVERY BROOK HOMES LLC
 94, 96, 98 AND 100
 STODDARDS WHARF ROAD
 A.K.A.
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 SCALE: 1"=40'
 JULY 2022**

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 CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 1-2, TOPOGRAPHIC ACCURACY 1-2, TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

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

SHEET 3 OF 3

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

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THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____ DATE _____

ASSESSOR _____ DATE _____

IFWC APPLICATION# _____ DATE _____

APPROVED _____ DATE _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

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 _____ DATE _____

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

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

ZONING ENFORCEMENT OFFICER _____ DATE _____

WITNESSED AND RECORDED BY WENDY BROWN-ARNOLD RS./REHS AND ALEX WILBOUR LEDGE LIGHT HEALTH DISTRICT ON 5/2/22, 5/5/22 AND 5/23/2022 AND WENDY BROWN-ARNOLD RS./REHS ON JUNE 14, 2022.

DEEP TEST PIT DATA

TP 1 0-45" FILL-DISTURBED LOAM, ROCKS, BRICK NO MOTTLING NO WATER LEDGE @ 45"

TP 2 0-16" DISTURBED SOIL & FILL 16-50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS NO MOTTLING NO WATER LEDGE @ 50"

TP 3 0-10" TOPSOIL 10-28" LIGHT BROWN FINE SANDY LOAM 28-87" LIGHT TAN FINE SAND W/GRAVEL, LARGE STONES NO MOTTLING NO WATER LEDGE

TP 4 0-11" TOPSOIL 11-34" LIGHT BROWN FINE SANDY LOAM 34-90" LIGHT TAN/GRAY FINE SAND W/GRAVEL, SOME COBBLES MOTTLING @ 64" WATER @ 80" NO LEDGE

TP 5 0-16" TOPSOIL 16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND 45-94" TAN/GRAY FINE TO MED. SAND W/GRAVEL, MOTTLING @ 33" WATER @ 33" NO LEDGE

TP 6 0-9" TOPSOIL 9-37" BROWN FINE TO VERY FINE SANDY LOAM 37-84" TAN/GRAY FINE TO MED. SAND W/GRAVEL, FEW COBBLES MOTTLING @ 46" WATER @ 50" NO LEDGE

TP 7 0-7" TOPSOIL 7-30" BROWN FINE TO MED. SANDY LOAM 30-77" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 8 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-64" ORANGE/TAN COARSE SAND W/GRAVEL 64-95" TAN/GRAY FINE TO MED. SAND MOTTLING @ 73" WATER @ 83" NO LEDGE

TP 9 0-15" TOPSOIL 15-31" BROWN FINE SANDY LOAM 31-96" TAN MED. TO COARSE SAND AND GRAVEL, FEW COBBLES NO MOTTLING NO WATER LEDGE

TP 10 0-11" TOPSOIL 11-23" BROWN FINE SANDY LOAM 23-84" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 11 0-11" TOPSOIL 11-34" BROWN FINE TO MED. SANDY LOAM 34-96" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 12 0-12" TOPSOIL 12-29" BROWN FINE TO MED. SANDY LOAM 29-95" BROWN TO TAN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 13 0-13" TOPSOIL 13-25" BROWN FINE TO MED. SANDY LOAM 25-91" TAN TO GRAY MED. TO COARSE SAND AND GRAVEL, SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 14 0-8" TOPSOIL 8-26" BROWN FINE TO MED. SANDY LOAM 26-91" TAN MED. TO FINE SAND/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 15 0-10" TOPSOIL 10-39" BROWN FINE SANDY LOAM 39-99" TAN TO GRAY MED. TO COARSE SAND/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 16 0-11" TOPSOIL 11-37" BROWN FINE TO MED. SANDY LOAM 37-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 17 0-11" TOPSOIL 11-37" BROWN FINE TO MED. SANDY LOAM 37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 18 0-9" TOPSOIL 9-29" YELLOW TO BROWN FINE SANDY LOAM 29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL MOTTLING @ 40" WATER @ 43" NO LEDGE

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

TP 21 0-17" SANDY FILL & DISTURBED 17-24" TOPSOIL 24-33" BROWN MED. SANDY LOAM 33-88" TAN/BROWN FINE MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 22 0-19" FILL 19-32" TOPSOIL 32-53" BROWN MED. SANDY LOAM 53-103" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 23 0-17" SANDY FILL AND DISTURBED 17-24" TOPSOIL 24-33" BROWN MED. SANDY LOAM 33-88" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 24 0-8" TOPSOIL 8-46" BROWN FINE TO MED. SANDY LOAM, SOME COBBLES 46-92" TAN TO GRAY COARSE SAND W/GRAVEL AND COBBLES MOTTLING @ 60" WATER 64" UPHILL, 32" DOWNHILL NO LEDGE

TP 25 0-10" TOPSOIL 10-29" BROWN FINE TO MED. SANDY LOAM, SOME SILT 29-75" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES MOTTLING @ 33" WATER 33", 30" DOWNHILL NO LEDGE

TP 26 0-7" TOPSOIL 7-36" YELLOW TO BROWN FINE TO MED. SILTY LOAM W/TRACE FINE SAND 36-82" BROWN TO GRAY FINE TO MED. SAND W/GRAVEL AND COBBLES, SOME SILT MOTTLING @ 26" WATER @ 26" NO LEDGE

TP 27 0-11" TOPSOIL 11-24" BROWN FINE TO MED. SANDY LOAM 24-39" TAN FINE TO MED. SAND 39-87" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 28 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO MED. SANDY LOAM 32-96" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED NO MOTTLING NO WATER LEDGE

TP 29 0-12" TOPSOIL 12-32" BROWN FINE TO MED. SANDY LOAM 32-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 30 0-6" TOPSOIL 6-14" BROWN FINE TO MED. SANDY LOAM 14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 42-102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 31 0-7" TOPSOIL 7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 31-100" TAN FINE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 32 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 33 0-10" TOPSOIL 10-34" BROWN FINE SANDY LOAM 34-75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 34 0-12" TOPSOIL 12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 44-89" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 35 0-9" TOPSOIL 9-21" BROWN FINE SANDY LOAM 21-47" TAN TO BROWN MED. SAND W/GRAVEL, FEW COBBLES 47-110" TAN TO BROWN, MED. SAND W/GRAVEL, FEW COBBLES NO MOTTLING NO WATER LEDGE

TP 36 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-94" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 37 0-9" TOPSOIL 9-39" LIGHT BROWN TO TAN, FINE TO VERY FINE, SANDY LOAM 39-100" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 38 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-90" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 39 0-5" TOPSOIL 5-41" LIGHT BROWN FINE SANDY LOAM 41-83" TAN TO MED. SAND W/GRAVEL AND COBBLES 83-104" OLIVE TO BROWN FINE SAND, SOME GRAVEL NO MOTTLING NO WATER LEDGE

TP 40 0-8" TOPSOIL 8-32" BROWN FINE TO MED. SANDY LOAM 32-58" TAN TO GRAY SILT WITH PATCHY ORANGE REDOX INCONSISTENT AROUND HOLE 58-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 41 0-9" TOPSOIL 9-29" BROWN FINE TO MED. SANDY LOAM 29-52" STAINED 52-101" TAN TO GRAY, FINE TO MED. SAND NO MOTTLING W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 42 0-5" TOPSOIL 5-14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 14-50" ORANGE TO GRAY SILT, STAINED 50-105" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 43 0-8" TOPSOIL 8-33" BROWN FINE SANDY LOAM 33-45" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 45-83" TAN TO MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 44 0-6" TOPSOIL 6-14" BROWN FINE TO MED. SANDY LOAM 14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 42-102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 45 0-13" TOPSOIL 13-23" BROWN FINE TO VERY FINE SANDY LOAM 23-37" GRAY TO TAN VERY FINE SAND W/SILT 37-93" BROWN TO TAN COARSE SAND W/GRAVEL AND SOME COBBLES MOTTLING @ 37" WATER @ 96" NO LEDGE

TP 46 0-15" TOPSOIL 15-39" GRAY TO TAN VERY FINE SANDY W/SILT 39-51" BROWN FINE TO MED. SAND W/SILT & HEAVILY MOTTLLED THROUGHOUT 51-108" BROWN TO TAN COARSE SAND W/GRAVEL AND SOME COBBLES OLD FILTER FABRIC AND GRAVEL @ 20" MOTTLING @ 39" WATER @ 96" NO LEDGE

TP 47 0-10" TOPSOIL 10-22" BROWN FINE TO MED. SANDY LOAM W/SILT 22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND 41-98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 48 0-10" TOPSOIL 10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT 28-106" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER-WET AT BOTTOM NO LEDGE

TP 49 0-10" TOPSOIL 10-24" BROWN FINE TO VERY FINE SANDY LOAM 24-52" LIGHT YELLOW TO BROWN VERY FINE SAND W/SILT 52-99" BROWN TO GRAY COARSE SAND WITH GRAVEL, FEW COBBLES POSSIBLE MOTTLING @ 52" WATER @ 90" NO LEDGE

TP 50 0-10" TOPSOIL 10-24" BROWN FINE TO VERY FINE SANDY LOAM 24-41" LIGHT YELLOW TO TAN VERY FINE SAND, W/SILT 41-111" TAN TO BROWN COARSE SAND W/GRAVEL AND SOME COBBLES NO MOTTLING WATER @ 106" NO LEDGE

TP 51 0-10" TOPSOIL 10-20" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 20-42" LIGHT YELLOW TO BROWN VERY FINE SAND W/TRACE SILT 42-101" BROWN TO TAN COARSE SAND WITH GRAVEL, SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 52 0-13" TOPSOIL 13-38" BROWN FINE TO VERY FINE SANDY LOAM 38-90" BROWN TO TAN COARSE TO MED. SAND WITH SOME GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 53 0-13" TOPSOIL 13-32" BROWN FINE TO MED. SANDY LOAM W/GRAVEL AND COBBLES 32-92" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND MANY COBBLES NO MOTTLING NO WATER LEDGE

TP 54 0-11" TOPSOIL 11-32" BROWN FINE TO VERY FINE SANDY LOAM 32-95" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 55 0-14" TOPSOIL 14-22" BROWN FINE TO VERY FINE SANDY LOAM 22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT 37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES NO MOTTLING NO WATER LEDGE

TP 56 0-5" TOPSOIL 5-14" LIGHT BROWN SILT LOAM, SOME FINE SAND 14-50" ORANGE TO GRAY SILT, STAINED 50-105" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES FEW COBBLES NO MOTTLING NO WATER LEDGE

TP 57 0-8" TOPSOIL 8-27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 27-104" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 58 0-11" TOPSOIL 11-32" BROWN FINE TO MED. SANDY LOAM 32-98" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL, SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 59 0-11" TOPSOIL 11-23" BROWN FINE TO VERY FINE SANDY LOAM 23-93" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 60 0-10" TOPSOIL 10-23" BROWN FINE TO VERY FINE SANDY LOAM 23-97" BROWN TO TAN COARSE TO MED. SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 61 0-8" TOPSOIL 8-28" BROWN VERY FINE SANDY LOAM 28-98" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 62 0-9" TOPSOIL 9-24" LIGHT BROWN VERY FINE SANDY LOAM 24-96" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 63 0-13" TOPSOIL 13-26" BROWN FINE TO MED. SANDY LOAM 26-91" BROWN TO TAN COARSE TO MED. SAND, W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 64 0-10" TOPSOIL 10-31" BROWN FINE SANDY LOAM 31-91" BROWN TO TAN COARSE TO MED. SAND W/SOME SILT GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 65 0-13" TOPSOIL 13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 30-100" TAN TO BROWN COARSE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 66 0-10" TOPSOIL 10-28" BROWN FINE SANDY LOAM 28-90" TAN TO GRAY MED. TO COARSE SAND W/SOME GRAVEL NO MOTTLING NO WATER LEDGE

TP 67 0-14" TOPSOIL 14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 25-108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 68 0-11" TOPSOIL 11-29" BROWN FINE TO MED. SANDY LOAM 29-80" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 69 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES NO MOTTLING NO WATER LEDGE

TP 70 0-14" TOPSOIL 14-36" BROWN FINE TO MED. SANDY LOAM 36-91" TAN MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 71 0-8" TOPSOIL 8-36" BROWN FINE TO MED. SANDY LOAM 36-98" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 72 0-8" TOPSOIL 8-32" BROWN FINE TO MED. SANDY LOAM 32-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 73 0-13" TOPSOIL 13-28" BROWN FINE SANDY LOAM 28-37" YELLOW TAN FINE TO VERY FINE SANDY LOAM 37-90" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 74 0-6" TOPSOIL 6-39" BROWN FINE SANDY LOAM 39-99" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 75 0-10" TOPSOIL 10-29" LIGHT BROWN FINE SANDY LOAM 29-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 76 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES, STRATIFIED NO MOTTLING NO WATER LEDGE

TP 77 0-11" TOPSOIL 11-36" BROWN FINE TO MED. SANDY LOAM 36-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 78 0-15" TOPSOIL 15-46" BROWN FINE TO MED. SANDY LOAM 46-106" BROWN TO TAN MED. FINE SAND W/ SOME GRAVEL NO MOTTLING NO WATER LEDGE

TP 79 0-11" TOPSOIL 11-38" BROWN FINE TO MED. SANDY LOAM 38-90" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 80 0-12" TOPSOIL 12-33" BROWN FINE TO MED. SANDY LOAM 33-95" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

TP 81 0-13" TOPSOIL 13-40" BROWN FINE TO MED. SANDY LOAM 40-96" TAN TO GRAY MED. SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE

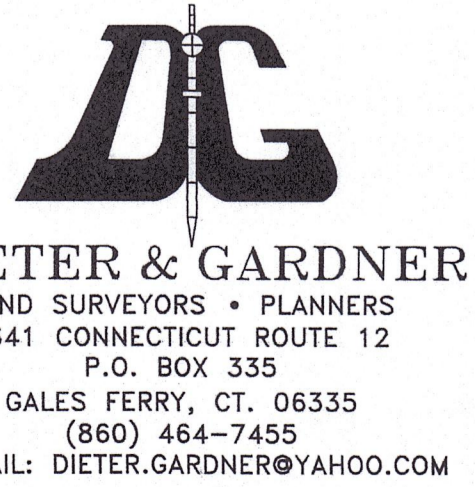
TP 82 0-9" SAND AND GRAVEL FILL 9-18" TOPSOIL 18-52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT 52-101" TAN TO BROWN FINE TO MED. SAND, SOME GRAVEL NO MOTTLING NO WATER LEDGE

TP 83 0-9" TOPSOIL 9-31" BROWN FINE SANDY LOAM 31-104" TAN-BROWN COARSE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 104"

TP 84 0-11" TOPSOIL 11-38" BROWN FINE SANDY LOAM TRACE SILT 38-92" TAN TO BROWN MED-COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING WATER @ 79" LEDGE-NONE TO 92"

TP 85 0-12" TOPSOIL 12-33" BROWN FINE SANDY LOAM 33-98" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 98"

TP 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 89"



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

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB#22-007.DWG FBK#327

PLAN SHOWING DEEP TEST PIT DATA RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT JULY 2022

PERCOLATION TESTS PERFORMED ON MAY 26 & 27, JUNE 3 AND JUNE 10, 2022 BY DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILYTA)

| LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9 |
|---|---|---|---|---|---|---|---|---|
| 27" DEEP TIME READING 8:50 2" 9:04 6 3/4" 9:09 9" 9:14 11" 9:19 14" 9:24 15 1/2" 9:34 17" 9:39 18 1/4" 9:44 19 1/4" 9:49 20 1/4" PERC RATE: 1 1/5 MINS. | 28" DEEP TIME READING 8:51 4" 9:05 10" 9:10 13 3/4" 9:15 18" 9:20 18" 9:25 20" 9:30 21" 9:35 22" 9:40 23" 9:45 24" 9:50 25" PERC RATE: 1 1/5 MINS. | 30" DEEP TIME READING 9:00 4" 9:05 10" 9:10 13 3/4" 9:15 18" 9:20 18" 9:25 20" 9:30 21" 9:35 22" 9:40 23" 9:45 24" 9:50 25" PERC RATE: 1 1/5 MINS. | 26" DEEP TIME READING 9:02 2 1/4" 9:07 13 1/2" 9:12 19" 9:17 22 1/2" 9:22 24 1/2" 9:27 26" 9:32 DRY PERC RATE: 1 1/3 MINS. | 26" DEEP TIME READING 9:55 2" 10:00 8 1/2" 10:05 13" 10:10 17" 10:15 19 1/2" 10:20 22" 10:25 24" 10:30 25" 10:35 26" 10:40 DRY PERC RATE: 1 1/5 MINS. | 29" DEEP TIME READING 1:30 4" 1:35 20" 1:40 23" 1:45 24 1/2" 1:50 25 1/2" 1:55 26 1/2" 2:00 27 1/2" 2:05 28 1/2" 2:10 DRY PERC RATE: 1 1/5 MINS. | 30" DEEP TIME READING 1:32 4" 1:37 13" 1:42 18" 1:47 23" 1:52 23" 1:57 24" 2:02 25" 2:07 25 3/4" 2:12 26 3/4" 2:17 27 3/4" PERC RATE: 1 1/5 MINS. | 30" DEEP TIME READING 1:34 4" 1:39 13" 1:44 18" 1:49 15 1/2" 1:54 18" 1:59 20" 2:04 21 1/2" 2:09 23" 2:14 24 1/2" 2:19 26" PERC RATE: 1 1/3 MINS. | 29" DEEP TIME READING 1:41 4" 1:46 10" 1:51 13" 1:56 15 1/2" 2:01 17 1/2" 2:06 18" 2:11 20 1/2" 2:16 22" 2:21 23 1/2" 2:26 25" 2:31 26 1/2" PERC RATE: 1 1/3 MINS. |

SANITARY DESIGN CRITERIA

- A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE LAYED OUT FOR THREE-BEDROOM HOMES. NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.
 - B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 495 S.F. OF EFFECTIVE LEACHING AREA. MINIMUM REQUIRED AREA IS 495 S.F./26.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.
 - C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. LOTS 2 & 3 WILL BE 45' MANTIS 536-B. CREDIT PER L.F. IS 26.2 S.F.
- HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION
 FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN
 PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/INCH.

| LOT NUMBER | DESIGN PITS | GRADIENT | RESTRICTION | HF | FF | PF | MLSS | SYSTEM |
|------------|-------------|--------------|-------------|----|-----|-----|------|------------------|
| 1 | 3 & 4 | * | * | * | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 2 | 5 & 6 | 8.1 TO 10.0% | 30.1-36.0" | 24 | 1.5 | 1.0 | 36 | 45' MANTIS 536-B |
| 3 | 19 & 20 | 3.1 TO 4.0% | 36.1-42.0" | 26 | 1.5 | 1.0 | 42 | 45' MANTIS 536-B |
| 4 | 7 & 8 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 5 | 9 & 10 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 6 | 11 & 12 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 7 | 13 & 14 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 8 | 15 & 16 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 9 | 17 & 18 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 10 | 21 & 22 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 11 | 85 & 86 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 12 | 83 & 84 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 13 | 27 & 28 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 14 | 29 & 30 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 15 | 31 & 32 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 16 | 33 & 34 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 17 | 35 & 36 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 18 | 37 & 38 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 19 | 81 & 82 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 20 | 39 & 40 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 21 | 41 & 42 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 22 | 43 & 44 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 23 | 51 & 52 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 24 | 53 & 54 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 25 | 59 & 60 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 26 | 64 & 66 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 27 | 71 & 72 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 28 | 73 & 74 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 29 | 77 & 78 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 30 | 76 & 79 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 31 | 69 & 75 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 32 | 67 & 68 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 33 | 61 & 62 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 34 | 57 & 58 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 35 | 50 & 55 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |
| 36 | 47 & 48 | | | | 1.5 | 1.0 | | 20 L.F. GST 6236 |

NOTE: THE MLSS CRITERIA DOES NOT APPLY TO PITS NOTED BY *

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 _____ DATE _____

ASSessor _____ DATE _____

I/WWC 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.)

WETLANDS OFFICER _____ DATE _____

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

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

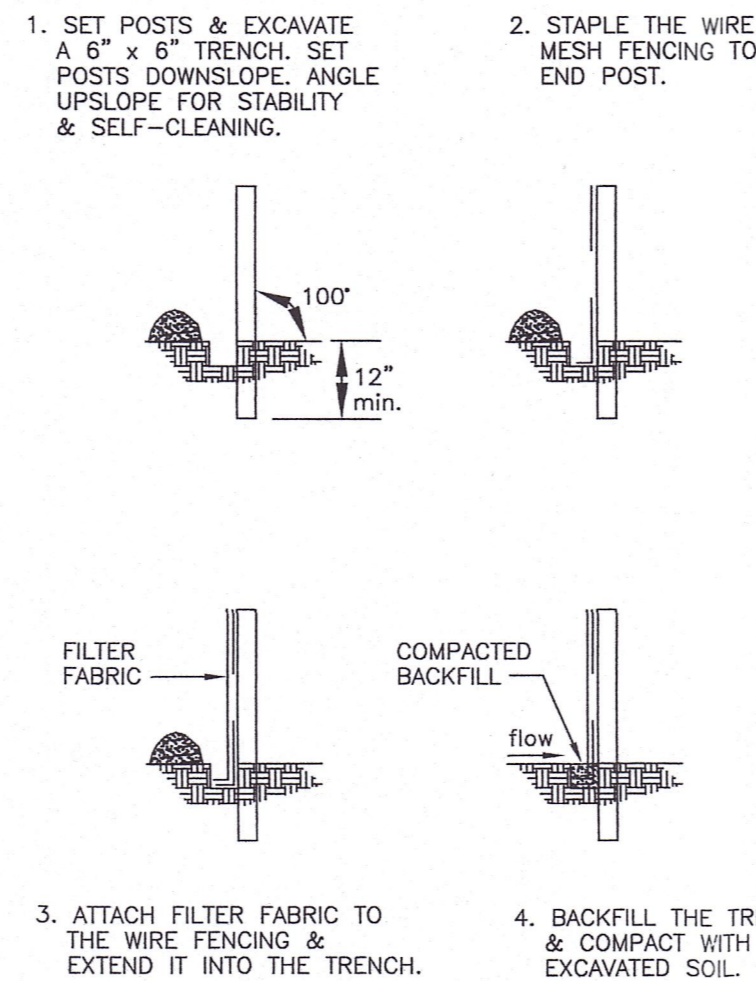
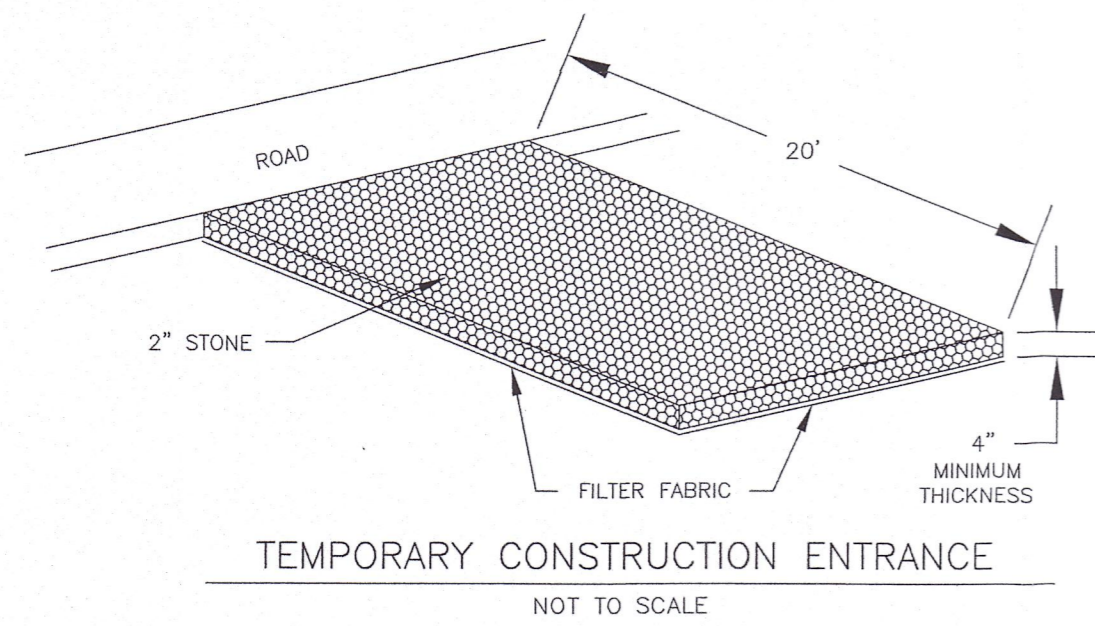
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

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

| LOT 34 | LOT 35 | LOT 36 |
|--|---|---|
| 29" DEEP TIME READING 10:49 3" 10:54 11" 10:59 15" 11:04 18 1/2" 11:09 20 1/2" 11:14 22" 11:19 23 1/2" 11:24 25" 11:29 26 1/2" PERC RATE: 1 1/3 MINS. | 30" DEEP TIME READING 11:23 3" 11:28 11 3/4" 11:33 15" 11:38 18" 11:43 21 1/2" 11:48 24" 11:53 26" 11:58 DRY PERC RATE: 1 1/3 MINS. | 28" DEEP TIME READING 1:38 5" 1:43 11" 1:48 13 1/2" 1:53 16" 1:58 18" 2:03 19" 2:08 20 1/8" 2:13 21 1/2" 2:18 22 1/2" 2:23 23 1/2" 2:28 24 1/2" PERC RATE: 1 1/5 MINS. |

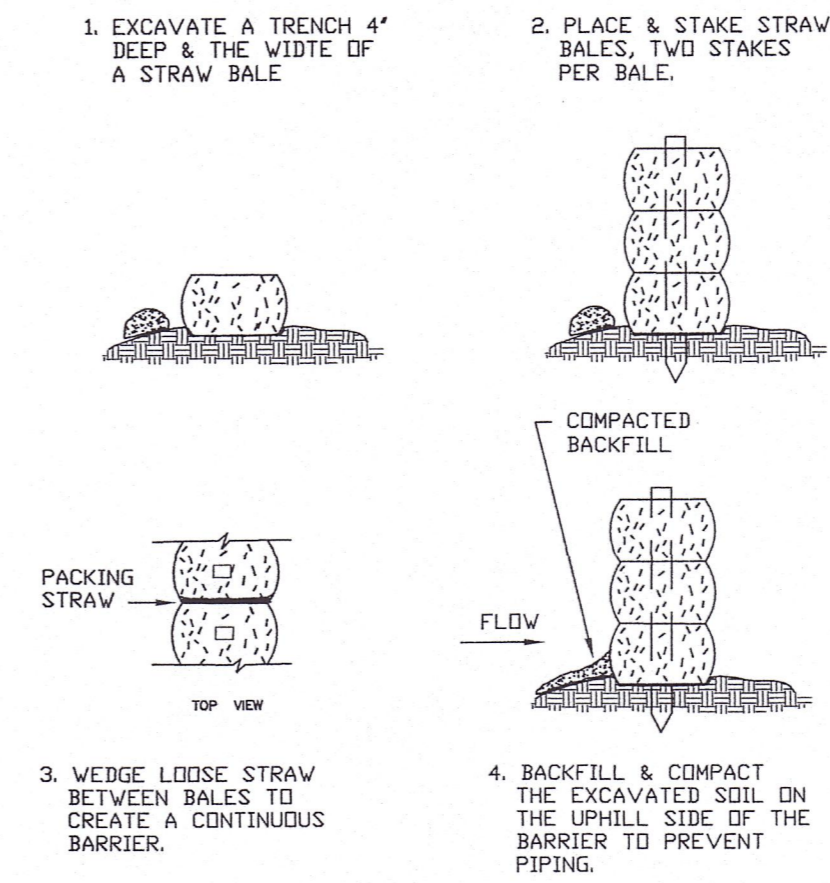
DIETER & GARDNER
 LAND SURVEYORS • PLANNERS
 1641 CONNECTICUT ROUTE 12
 P.O. BOX 335
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 (860) 464-7455
 EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING
 PERCOLATION TEST DATA,
 SEPTIC SYSTEM DESIGN CRITERIA
 AND
 MINIMUM LEACHING SYSTEM SPREAD
 RESUBDIVISION
 PROPERTY OF
 AVERY BROOK HOMES LLC
 94, 96, 98 AND 100
 STODDARDS WHARF ROAD
 A.K.A.
 CONNECTICUT ROUTE 214
 LEDYARD, CONNECTICUT
 JULY 2022



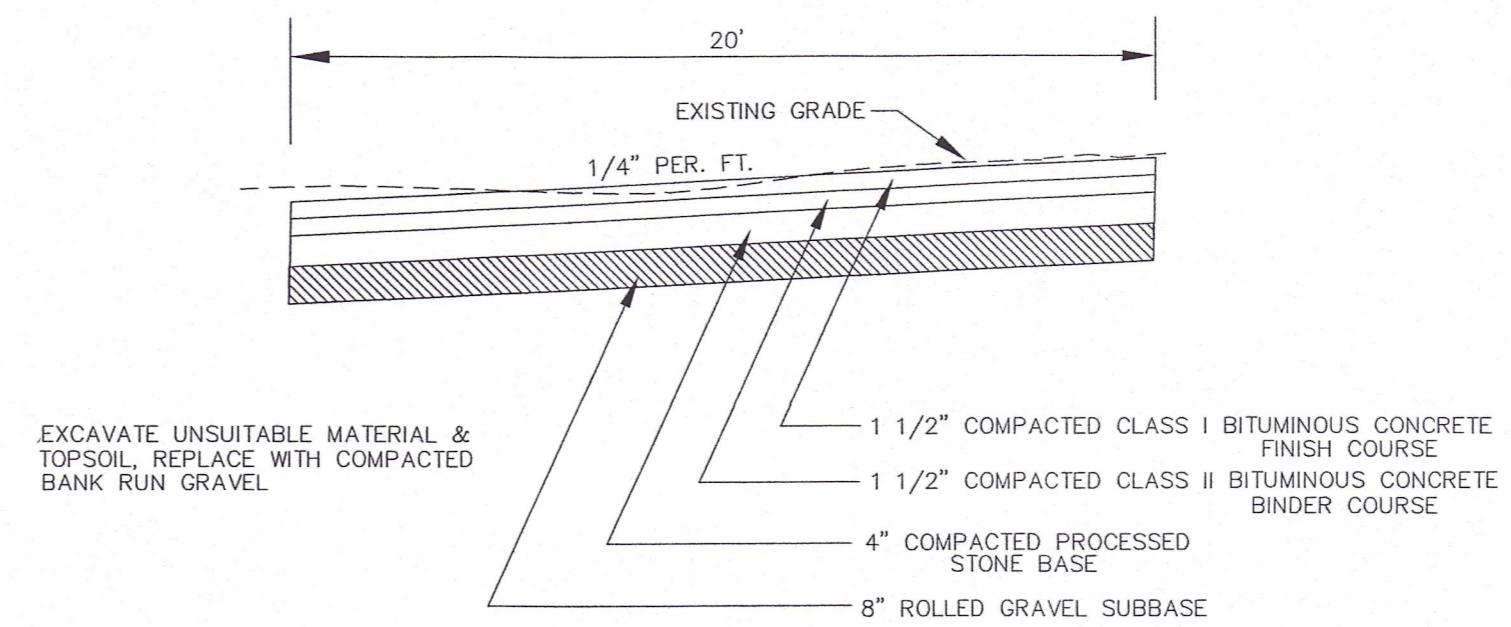
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



AVERY BROOK CIRCLE CROSS-SECTION

NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED
- CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF 36 LOT RESIDENTIAL SUBDIVISION. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

OWNER AT TIME OF CONSTRUCTION WILL SERVE AS CONTACT PERSON FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES ON THIS PLAN. EROSION CONTROL NOT REQUIRED FOR AVERY BROOK CIRCLE.

CONSTRUCTION SEQUENCE: HOMES

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAYS, HOMES AND SEPTIC SYSTEMS.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
4. ROUGH GRADE THE DRIVEWAY AND HOUSE AREA.
5. INSTALL/CONNECT UTILITIES
6. FOLLOWING CONSTRUCTION OF THE HOME, FINISH GRADE ALL DISTURBED AREAS.
7. LOAM AND SEED ALL DISTURBED AREAS.

MAINTENANCE:

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

GENERAL NOTES:

1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
2. LIMITS OF DISTURBANCE AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 3:1 (H:V).
4. NO DRIVEWAY SHALL BE GREATER THAN 15% SLOPE AT ANY POINT. ANY DRIVEWAY HAVING A GRADE OF 8% OR MORE, BUT NOT EXCEEDING 15%, SHALL BE PAVED FOR THAT PORTION OF DRIVEWAY THAT EXCEEDS 8%.
5. CONSTRUCTION EXPECTED TO BEGIN IN THE FALL OF 2022.

TEMPORARY SEEDING

USE A TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIMESTONE AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

PERMANENT SEEDING

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR EQUIVALENT. SEED APPLICATION: APPLY LAWN SEED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE. NOTE: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10%. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 70 lbs./1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.

CONSTRUCTION SEQUENCE: AVERY BROOK CIRCLE

- 1) STAKEOUT OFFSETS AND GRADE STAKES AT 50 FOOT STATIONS
- 2) REMOVE/DISPOSE OF ANY STUMPS/TREE DEBRIS.
- 3) STRIP/STOCKPILE TOPSOIL - LOCATION OF STOCKPILES TO BE DETERMINED. INSTALL EROSION CONTROL AT STOCKPILES.
- 4) EXCAVATE TO SUBGRADE, INSTALL 8" SUBBASE, 4" BASE AND BITUMINOUS CONCRETE.
- 5) INSTALL/GRADE/SEED TOPSOIL SHOULDERS OF AVERY BROOK CIRCLE.

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 _____

TWFC 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.)

WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

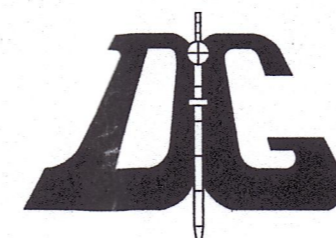
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

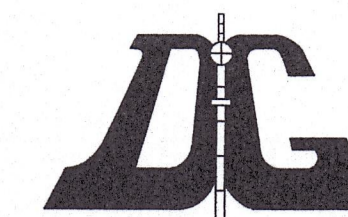
ZONING ENFORCEMENT OFFICER _____ DATE _____

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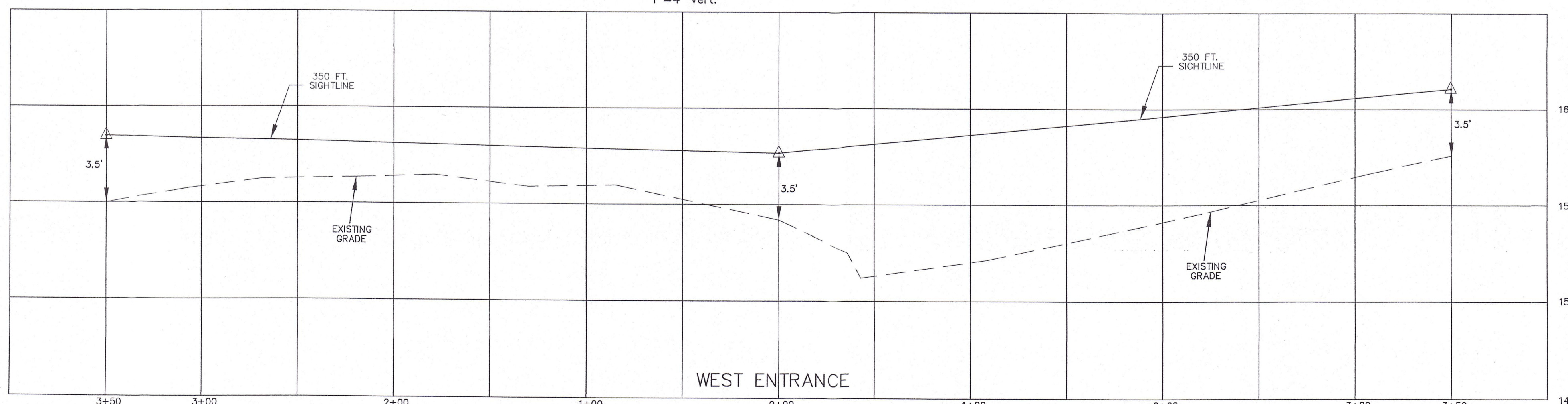
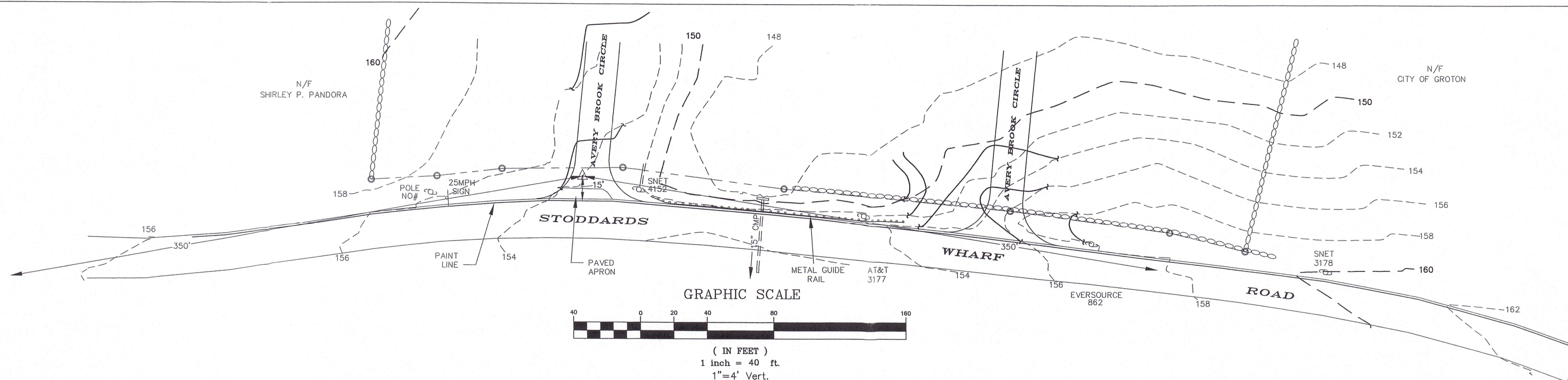
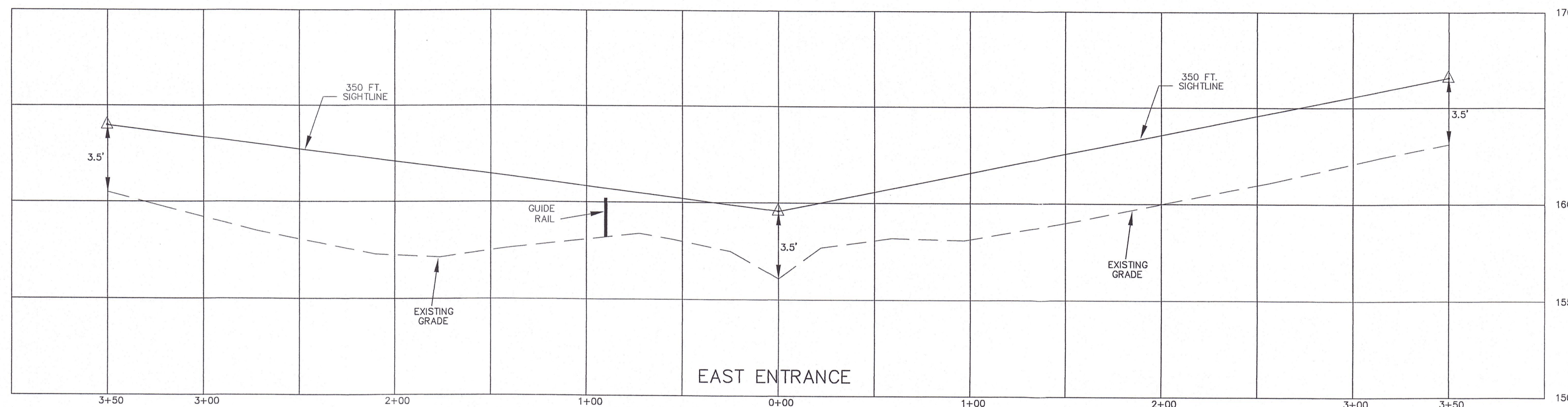
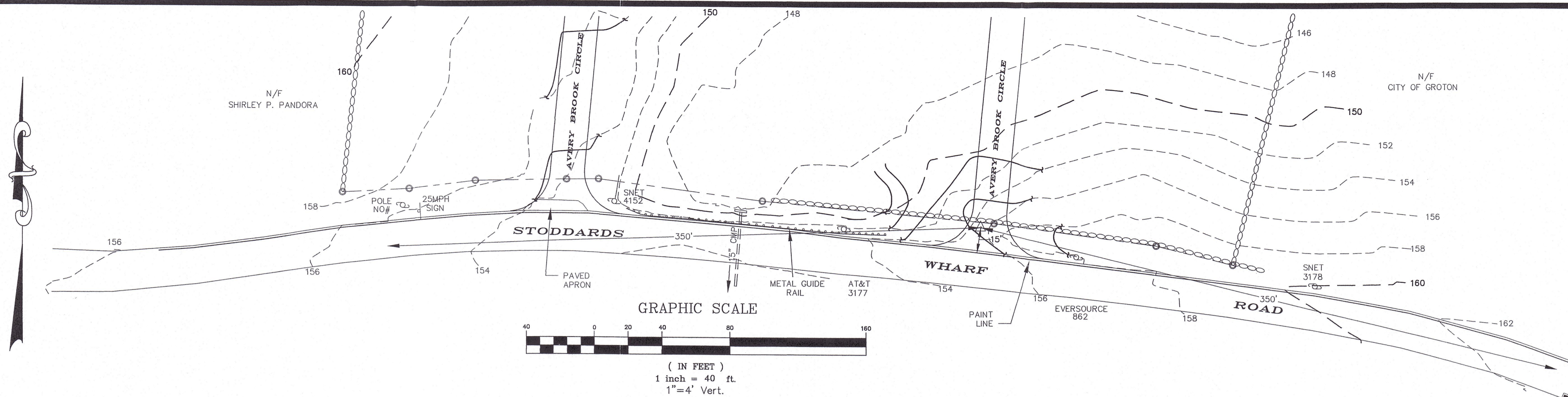


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| LEGEND | |
|--------|------------------|
| | STONE WALL |
| | PROPERTY LINE |
| | STREET LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | UTILITY POLE |

SIGHTLINE
 DEMONSTRATION PLAN
 PROPERTY OF
 AVERY BROOK HOMES LLC
 STODDARDS WHARF ROAD
 LEDYARD, CONNECTICUT
 SCALE: 1"=40' HORIZ.
 1"=4' VERT.
 JULY 2022

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