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

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.

_____ 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
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GALES FERRY, CT. 06335
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JOB#22-007.DWG FBK#327

DEEP TEST PIT DATA

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.

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
COBBLES, LARGE STONES

NO MOTTLING
NO WATER
NO 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
NO 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
NO 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
NO 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
NO 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
NO LEDGE

TP 13
0-13" TOPSOIL
13-25" BROWN FINE TO MED. SANDY LOAM
25-91" TAN TO BROWN MED. TO COARSE SAND AND
GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO 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
NO LEDGE

TP 15
0-10" TOPSOIL
10-39" BROWN FINE SANDY LOAM
39-99" TAN TO OLIVE MED. TO COARSE SAND/GRAVEL
AND COBBLES

NO MOTTLING
NO WATER
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO LEDGE

TP 30
0-12" TOPSOIL
12-34" BROWN FINE SANDY LOAM (DEPTH VARIES)
34-98" TAN TO MED. TO FINE SAND W/GRAVEL AND
GRAVEL, STRATIFIED

NO MOTTLING
NO WATER
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
58-99" TAN TO GRAY MED. TO FINE SAND
NO MOTTLING W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

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

MOTTLING @ 37"
NO WATER
NO LEDGE

TP 46
0-15" TOPSOIL
15-39" GRAY TO TAN VERY FINE SANDY W/SILT
39-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY
MOTTLED 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
WATER @ 96"
NO 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
NO MOTTLING GRAVEL, SOME COBBLES
NO WATER
NO 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
NO 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
NO 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
NO 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
NO LEDGE

TP 56
0-15" TOPSOIL
15-43" LIGHT BROWN SILT LOAM ,SOME FINE SAND
43-110" TAN MED. SAND SOME GRAVEL
FEW COBBLES

NO MOTTLING
NO WATER
NO 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
NO LEDGE

TP 58
0-12" TOPSOIL
12"-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
32-98" TAN TO BROWN MED. TO COARSE
SAND WITH GRAVEL, SOME COBBLES

NO MOTTLING
NO WATER
NO 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
NO 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
NO LEDGE

TP 61
0-8" TOPSOIL
8-28" BROWN VERY FINE SANDY LOAM
28-99" TAN TO BROWN COARSE SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO 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
NO LEDGE

TP 63
0-8" TOPSOIL
8-26" BROWN FINE TO MED. SANDY LOAM
26-91" BROWN TO TAN COARSE TO MED. SAND,
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO LEDGE

TP 71
0-8" TOPSOIL
8-36" BROWN FINE TO MED. SANDY LOAM
36-96" TAN TO GRAY MED. TO FINE
SAND W/ GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
NO 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
30-98" 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"

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
27" DEEP

TIME	READING
8:59	2"
9:04	6 3/4"
9:09	9"
9:14	11"
9:19	12 1/2"
9:24	14"
9:29	15 1/2"
9:34	17"
9:39	18 1/4"
9:44	19 1/4"
9:49	20 1/4"

PERC RATE: 1"/5 MINS.

WATER QUALITY BASIN
29" DEEP

TIME	READING
8:51	4"
8:56	10"
9:01	13 3/4"
9:06	16"
9:11	18"
9:16	20"
9:21	21"
9:26	22"
9:31	23"
9:36	24"
9:41	25"

PERC RATE: 1"/5 MINS.

WATER QUALITY BASIN
30" DEEP

TIME	READING
9:00	2 1/2"
9:05	7 1/2"
9:10	11"
9:15	13 1/2"
9:20	16"
9:25	17 1/2"
9:30	19 1/2"
9:35	20 1/2"
9:40	21 1/2"
9:45	22 1/2"

PERC RATE: 1"/5 MINS.

LOT 2
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"/3.3 MINS.

LOT 2
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"/ 5 MINS.

LOT 2
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"/5 MINS.

LOT 3
30" DEEP

TIME	READING
1:32	4"
1:37	13"
1:42	18"
1:47	20 1/2"
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"/5 MINS.

LOT 4
30" DEEP

TIME	READING
1:34	3"
1:39	9 1/2"
1:44	13"
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"/3.3 MINS.

LOT 5
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	19"
2:11	20 1/2"
2:16	22"
2:21	23 1/2"
2:26	25"
2:31	26 1/2"

PERC RATE: 1"/3.3 MINS.

LOT 6
27" DEEP

TIME	READING
9:13	4"
9:18	11 1/2"
9:23	16"
9:28	18"
9:33	20"
9:38	21 1/2"
9:43	22"
9:48	23 1/2"
9:53	24 1/2"
9:58	25 1/2"
10:03	DRY

PERC RATE: 1"/5 MINS.

LOT 7
27" DEEP

TIME	READING
9:10	4"
9:15	14 1/2"
9:20	17 1/2"
9:25	21"
9:30	22"
9:35	23"
9:40	24"
9:45	25"
9:50	26"
9:55	DRY

PERC RATE: 1"/5 MINS.

LOT 7
27" DEEP

TIME	READING
9:18	3"
9:23	7"
9:28	10"
9:33	11 3/4"
9:38	13"
9:43	14 1/4"
9:48	15 1/2"
9:53	16 1/2"
9:58	17 7/8"
10:03	19 1/2"

PERC RATE: 1"/3 MINS.

LOT 8
30" DEEP

TIME	READING
11:28	4"
11:33	10"
11:38	12 1/2"
11:43	14 1/2"
11:48	16 1/2"
11:53	17 1/4"
11:58	19"
12:03	20 1/2"
12:08	21 1/8"

PERC RATE: 1"/3 MINS.

LOT 9
32" DEEP

TIME	READING
11:24	3 1/2"
11:29	17 1/2"
11:34	21"
11:39	23 1/2"
11:44	25 1/2"
11:49	27 1/2"
11:54	29"
11:59	30 1/2"
12:04	DRY

PERC RATE: 1"/3.3 MINS.

LOT 9
30" DEEP

TIME	READING
10:41	9"
10:46	12 1/2"
10:51	15"
10:56	17"
11:01	19"
11:06	19 1/2"
11:11	20 1/2"
11:16	21 1/2"
11:21	22 1/2"
11:26	23 1/2"

PERC RATE: 1"/5 MINS.

LOT 10
30" DEEP

TIME	READING
10:39	7"
10:44	11"
10:49	15"
10:54	19 1/2"
10:59	20 1/2"
11:04	22"
11:09	23"
11:14	24"
11:19	25"
11:24	25 3/4"

PERC RATE: 1"/6.7 MINS.

LOT 11
28" DEEP

TIME	READING
10:45	3"
10:50	12"
10:55	14 1/4"
11:00	15 1/4"
11:05	17 1/4"
11:10	19 1/4"
11:15	21"
11:20	22 1/4"
11:25	23 1/4"
11:30	24 1/2"
11:35	25 3/4"

PERC RATE: 1"/4 MINS.

LOT 12
28" DEEP

TIME	READING
10:37	3"
10:42	6 3/4"
10:47	9 1/4"
10:52	12 1/2"
10:57	15"
11:02	17"
11:07	19"
11:12	20"
11:17	21"
11:22	22 1/8"
11:27	23 1/8"

PERC RATE: 1"/5 MINS.

LOT 13
27" DEEP

TIME	READING
8:48	2"
8:53	9"
8:58	14"
9:03	18"
9:08	20"
9:13	22"
9:18	23"
9:23	24"
9:28	25"
9:33	26"
9:38	DRY

PERC RATE: 1"/5 MINS.

LOT 14
30" DEEP

TIME	READING
8:41	4"
8:46	8 1/4"
8:51	10 1/4"
8:56	12 1/2"
9:01	15"
9:06	17"
9:11	18"
9:16	19"
9:21	20"
9:26	21"
9:31	22"

PERC RATE: 1"/5 MINS.

LOT 15
29" DEEP

TIME	READING
8:43	5"
8:48	10 3/4"
8:53	15"
8:58	17 1/2"
9:03	19 1/2"
9:08	21"
9:13	22"
9:18	23"
9:23	23 3/4"
9:28	24 1/2"
9:33	25 1/2"

PERC RATE: 1"/5 MINS.

LOT 16
26" DEEP

TIME	READING
8:40	5 1/2"
8:45	9 1/2"
8:50	11 1/2"
8:55	14"
9:00	15 1/2"
9:05	16 1/2"
9:10	17 3/4"
9:15	18 1/2"
9:20	19 1/2"
9:25	20 1/2"
9:30	21 1/2"

PERC RATE: 1"/5 MINS.

LOT 17
29" DEEP

TIME	READING
1:50	4 1/4"
1:55	11 7/8"
2:00	15 1/2"
2:05	18"
2:10	21"
2:15	23"
2:20	25"
2:25	27"
2:30	28 7/8"
2:35	DRY

PERC RATE: 1"/2.7 MINS.

LOT 18
30" DEEP

TIME	READING
1:30	2 1/2"
1:35	9 1/2"
1:40	13 1/2"
1:45	15"
1:50	17 1/2"
1:55	20"
2:00	21 1/2"
2:05	22 1/2"
2:10	23 1/2"
2:15	24 1/2"

PERC RATE: 1"/5 MINS.

LOT 19
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"/3.3 MINS.

LOT 19
30" DEEP

TIME	READING
1:27	2 1/2"
1:32	8 1/4"
1:37	13"
1:42	15 1/2"
1:47	18"
1:52	19 1/2"
1:57	21 1/2"
2:02	23"
2:07	24 1/2"
2:12	26"

PERC RATE: 1"/3.3 MINS.

LOT 20
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"/5 MINS.

LOT 21
30" DEEP

TIME	READING
10:18	2 1/2"
10:23	12"
10:28	15 1/2"
10:33	19 1/2"
10:38	21"
10:43	22 1/2"
10:48	24"
10:53	25"
10:58	25 3/4"
11:03	26 3/4"

PERC RATE: 1"/6 MINS.

LOT 22
29" DEEP

TIME	READING
11:46	3"
11:51	6 1/2"
11:56	9"
12:01	12"
12:06	13 1/2"
12:11	14 1/2"
12:16	16"
12:21	17 1/2"
12:26	18 1/2"
12:31	19 1/2"
12:36	20 1/2"

PERC RATE: 1"/5 MINS.

LOT 22
28" DEEP

TIME	READING
10:15	3"
10:20	11 1/2"
10:25	16 1/2"
10:30	21"
10:35	24"
10:40	25 1/2"
10:45	27"
10:50	DRY

PERC RATE: 1"/3.3 MINS.

LOT 23
28" 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"/2.5 MINS.

LOT 23
29" DEEP

TIME	READING
11:45	3"
11:50	7 3/4"
11:55	11 1/2"
12:00	13 3/4"
12:05	16"
12:10	18"
12:15	20"
12:20	21"
12:25	22 1/4"
12:30	23 1/2"
12:35	25"

PERC RATE: 1"/4 MINS.

LOT 24
28" DEEP

TIME	READING
12:27	3"
12:32	7 1/2"
12:37	11 1/2"
12:42	14"
12:47	16"
12:52	18"
12:57	19"
1:02	20"
1:07	21"
1:12	22"

PERC RATE: 1"/5 MINS.

LOT 25
29" DEEP

TIME	READING
12:30	3"
12:35	12"
12:40	17 1/2"
12:45	20"
12:50	23"
12:55	25"
1:00	26 1/2"
1:05	28"
1:10	DRY

PERC RATE: 1"/3.3 MINS.

LOT 26
30" DEEP

TIME	READING
11:43	3 1/2"
11:48	8"
11:53	10"
10:58	13"
12:03	14 1/2"
12:08	16"
12:13	17"
12:18	18 1/2"
12:23	20"
12:28	21"

PERC RATE: 1"/5 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.

C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN.
MINIMUM REQUIRED AREA IS 495 S.F./ 26.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN
PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/INCH.

MLSS TABLE

LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	1, 2, 3 & 4	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
2	9, 10, 11 & 12	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
3	13 & 14	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
4	15 & 16	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
5	17 & 18	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
6	21 & 22	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
7	85 & 86	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
8	27 & 28	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
9	29, 30, 31 & 32	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
10	33 & 34	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
11	35 & 36	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
12	37 & 38	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
13	81 & 82	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
14	39 & 40	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
15	41 & 42	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
16	43 & 44	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
17	51 & 52	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
18	53 & 54	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
19	55 & 56	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
20	47 & 48	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
21	61 & 62	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
22	69 & 70	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
23	75 & 76	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
24	73 & 74	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
25	65, 66, 67 & 72	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
26	63 & 64	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236

APPROVED BY THE 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

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.

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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JOB#22-007.DWG FBK#327

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

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
REVISED: OCTOBER 31, 2022

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

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 _____

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.

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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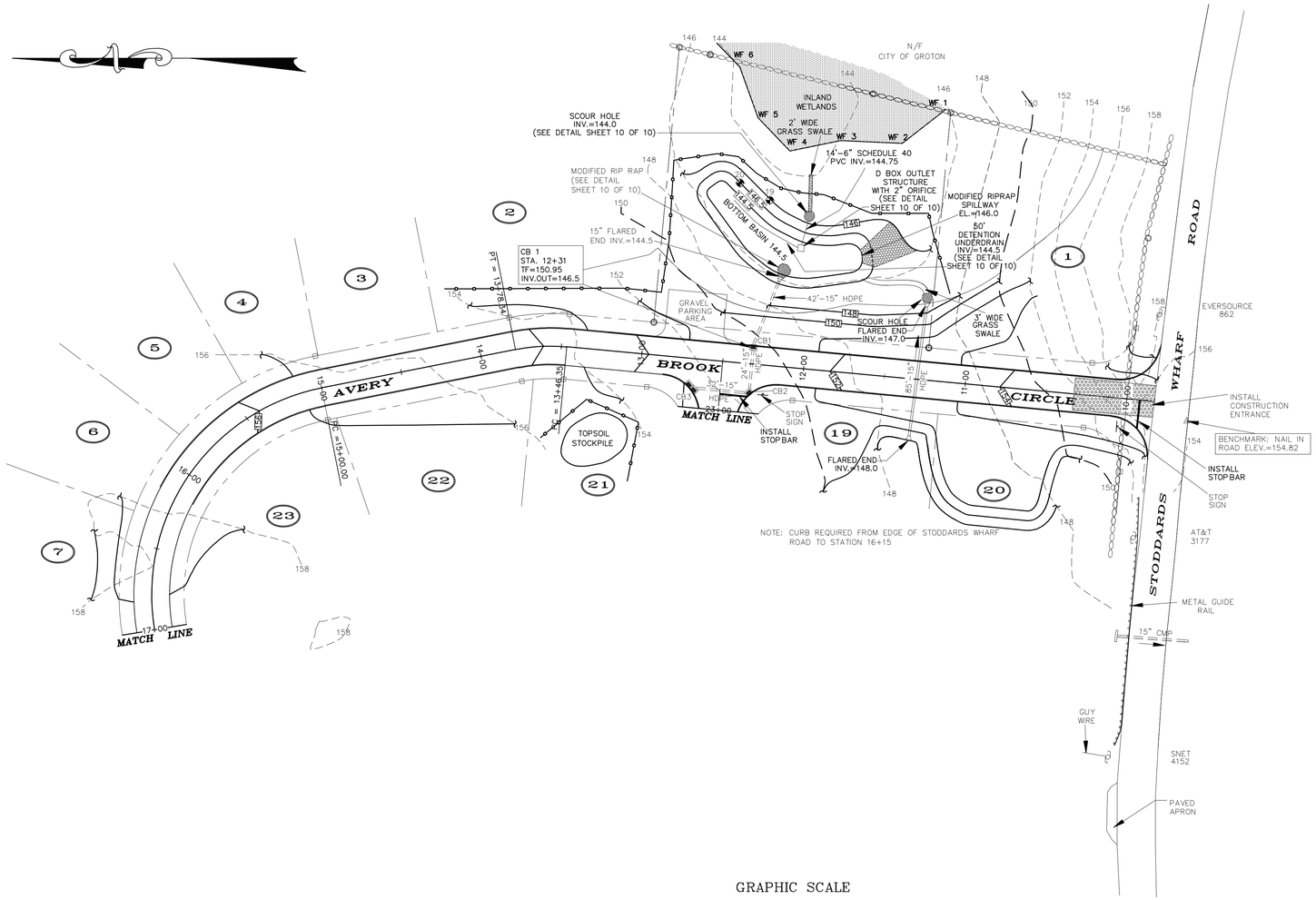
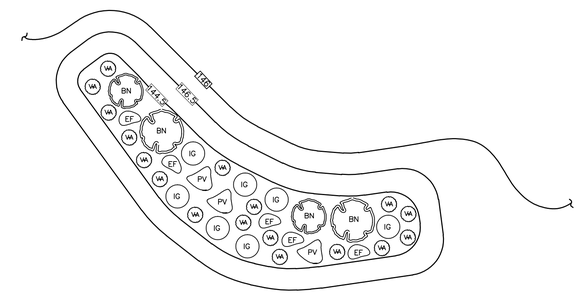


DEEP TEST PIT DATA

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

LANDSCAPE SCHEDULE

TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	SIZE	REMARKS
PERENNIALS	EF	CLUSTER	EUPATORIUM FISTULOSUM	JOE PYE WEED	CONTAINER	1'–2' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
GRASSES	PV	3	PANICUNI VIRGATUM	SWITCH GRASS	CONTAINER	2'–3' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2' ON CENTER
SHRUBS	IG	7	ILEX GLABRA	INKBERRY	B&B	3'–4' HEIGHT	AS SHOWN
	VA	17	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER	12"–18" HT	AS SHOWN
TREES	BN	4	BETULA NIGRA	RIVER BIRCH	B&B	2 1/2"–3" CAL	MULTI-STEMMED AS SHOWN

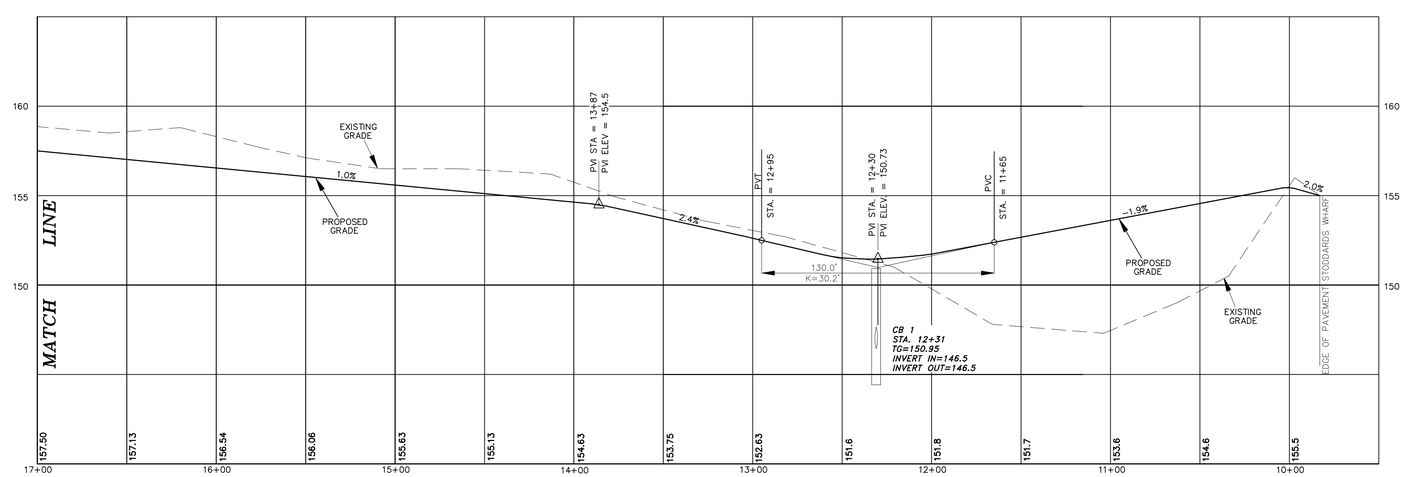


STORMWATER QUALITY BASIN LANDSCAPE PLAN
1"=20'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
1"=4' Vert.

LEGEND

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



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

IAN COLE
SOIL SCIENTIST

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JOB#22-007.DWG FBK#327

PLAN / PROFILE SHOWING PROPERTY OF AVERY BROOK HOMES LLC STODDARDS WHARF ROAD LEDYARD, CONNECTICUT

SCALE: 1"=40' HORIZ.
1"=4' VERT.

JULY 2022
REVISED: OCTOBER 31, 2022
REVISED: DECEMBER 5, 2022

STATE OF CONNECTICUT · JOHN R. MARTUCCI · 19494 · LICENSED PROFESSIONAL ENGINEER

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

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LOT NUMBERS ASSIGNED BY THE 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.)

_____ WETLANDS OFFICER _____ DATE

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

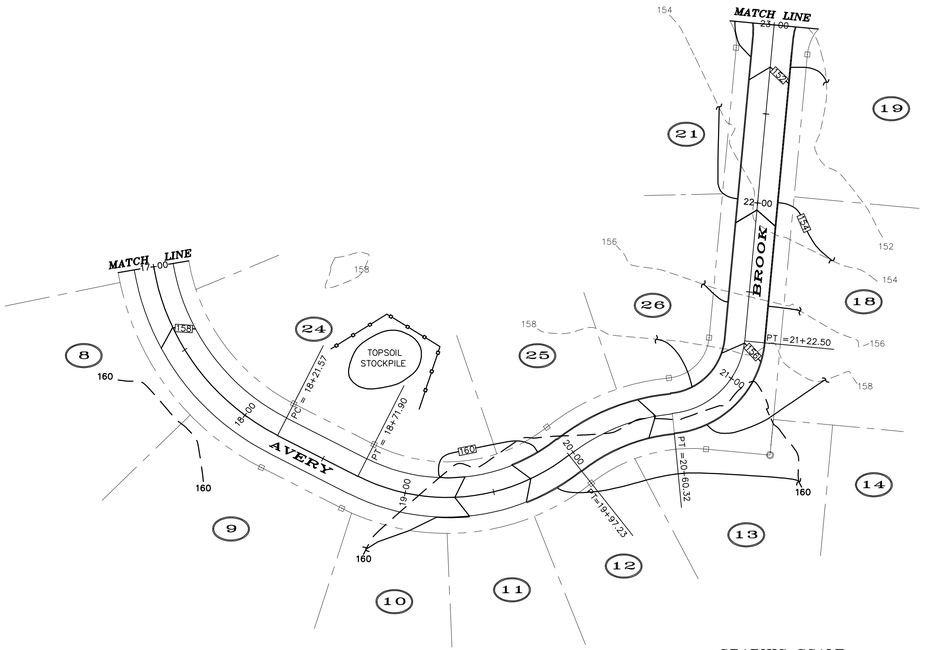
_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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



NOTE: CURB REQUIRED FROM STATION 19+65 TO ROAD INTERSECTION

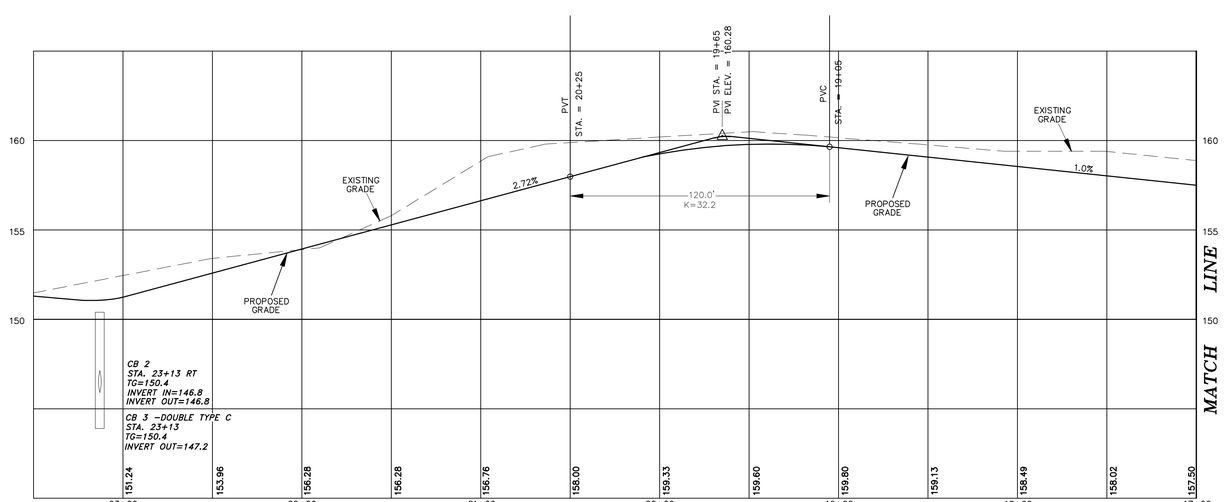
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
1"=4' Vert.

LEGEND

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



DIETER & GARDNER
LAND SURVEYORS • PLANNERS
P.O. BOX 335
1641 CONNECTICUT ROUTE 12
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JOB#22-007.DWG FBK#327

STATE OF CONNECTICUT · JOHN R. MARCUCCI · # 19494 · LICENSED PROFESSIONAL ENGINEER

PLAN / PROFILE SHOWING PROPERTY OF AVERY BROOK HOMES LLC STODDARDS WHARF ROAD LEDYARD, CONNECTICUT

SCALE: 1"=40' HORIZ.
1"=4' VERT.

JULY 2022

REVISED: OCTOBER 31, 2022
REVISED: DECEMBER 13, 2022

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

_____ 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

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.

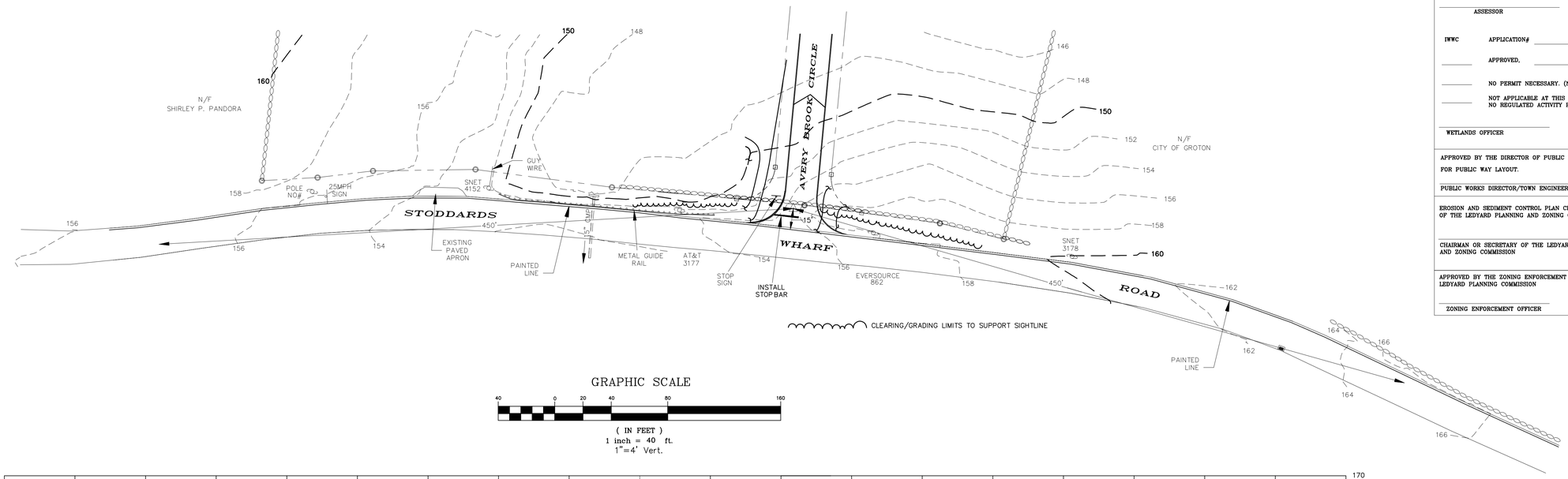
_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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

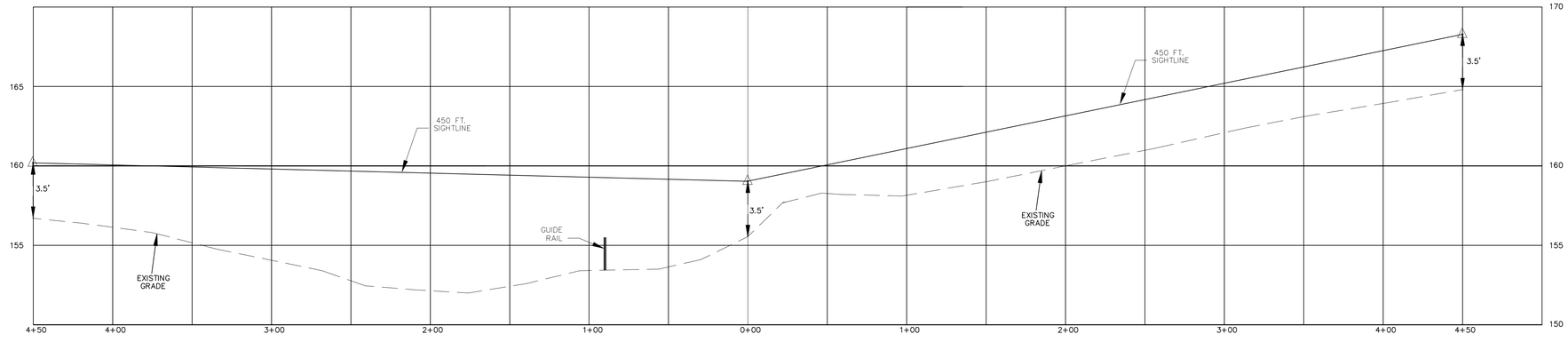
_____ ZONING ENFORCEMENT OFFICER _____ DATE



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
1"=4' Vert.



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
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SIGHTLINE DEMONSTRATION PLAN PROPERTY OF AVERY BROOK HOMES LLC STODDARDS WHARF ROAD LEDYARD, CONNECTICUT

SCALE: 1"=40' HORIZ.
1"=4' VERT.
JULY 2022
REVISED: OCTOBER 31, 2022

EROSION & SEDIMENT CONTROL PLAN

NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 9.21 ACRES OF LAND TO CREATE 26 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM.
APPROXIMATELY 1,330 LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PAVEMENT WIDTH IS 22 FEET.
THE TOTAL AREA OF NEW PAVEMENT ASSOCIATED WITH THE ROAD CONSTRUCTION WILL BE 30,400± SQUARE FEET.
ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES IN PLACES CURBED PAVEMENT AND CATCH BASINS WITH 2 FOOT SUMP DEPTHS. THE UPLANDS ARE GENTLY SLOPING AND MOSTLY OLD PASTURE.
THE UPLAND SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CANTON HINCKLEY AND AGAWAM SOILS.

IT IS ANTICIPATED THAT ONCE WORK ON THE PUBLIC IMPROVEMENTS BEGINS, IT WILL CONTINUE UNTIL THE PROJECT IS COMPLETED. IT IS ANTICIPATED THAT THE ROAD CONSTRUCTION WILL BE COMPLETED WITHIN ONE YEAR OF COMMENCEMENT.

PETER GARDNER 860-464-7455 (OR OWNER AT TIME OF CONSTRUCTION) SHALL BE RESPONSIBLE FOR OVERSEEING THE INSTALLATION AND PROPER MAINTENANCE OF ANY EROSION & SEDIMENT CONTROL MEASURES EMPLOYED IN IMPLEMENTING THIS PLAN.

TOTAL AREA OF THE PROJECT SITE AND THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY ROAD AND DRAINAGE CONSTRUCTION ACTIVITIES.

THE TOTAL PROJECT AREA IS 9.21 ACRES OF WHICH 0.9± ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE.
ESTIMATE OF TOTAL AREA TO BE DISTURBED 3.9± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

PLANNED START AND COMPLETION DATES FOR THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING FALL/WINTER OF 2022/2023 AND BE COMPLETED IN THE FALL OF 2023.

DESIGN CRITERIA, CONSTRUCTION DETAILS AND MAINTENANCE PROGRAM FOR THE EROSION & SEDIMENT CONTROL MEASURES TO BE USED.

SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT WILL BE USED. ALL SILT FENCE SEDIMENT BARRIERS SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.5 FEET. BREACHES IN SILT FENCE SHALL BE REPAIRED IMMEDIATELY. THE SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCH IN A 24 HOUR PERIOD.

CONSTRUCTION ENTRANCE DESIGN AND MAINTENANCE CRITERIA FROM 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, ENTRANCE. THE CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED OF ANGULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION M.01.01 SIZE #3. THE CONSTRUCTION ENTRANCE WILL BE 12 FEET WIDE AND 50 FEET LONG.

CONSTRUCTION: CONSTRUCTION ENTRANCES AREA WILL BE CLEARED AND GRUBBED. AREAS WILL THEN BE ROUGH GRADED. A 4-INCH LAYER OF CRUSHED STONE WILL BE SPREAD AS DEPICTED IN THE DETAILS.

MAINTENANCE: THE CONSTRUCTION ENTRANCE WILL BE MAINTAINED IN A CONDITION THAT WILL MITIGATE TRACKING AND WASHING OF SEDIMENT ONTO PAVED SURFACES. THE CONSTRUCTION ENTRANCE WILL BE TOP DRESSED AS NEEDED TO PROVIDE FUNCTIONALITY. ADDITIONAL LENGTH MAY BE ADDED IF ON-SITE CONDITIONS WARRANT SUCH EXTENSION. ANY ACCUMULATED OR SPILLED SEDIMENTS WILL BE CLEANED IMMEDIATELY, AND DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS EROSION & SEDIMENT CONTROL PLAN.

STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (CHAPTER 4). TOPSOIL STOCKPILES WILL BE LOCATED AS DEPICTED ON THE PLANS, AND WILL BE TREATED AS DISTURBED GROUND, I.E.: SURROUNDED BY SILT FENCE, AND SEEDED TO GRASS AFTER ALL THE TOPSOIL TO BE STRIPPED IS PLACED IN THE STOCKPILE. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.

TOPSOILING SHALL TAKE PLACE AS AREAS ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S) REFERRED TO ABOVE. STONES LARGER THAN 2 INCHES IN DIAMETER AND OTHER DEBRIS WILL BE REMOVED FROM THE TOPSOIL WITH A RAKE. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4 INCHES OVER ALL DISTURBED AREAS. IN ORDER TO "BOND" THE TOPSOIL TO THE SUBSOIL, THE SUBGRADE WILL BE LOOSENED BY "TRACKING" WITH A BULLDOZER IMMEDIATELY BEFORE APPLYING TOPSOIL. TOPSOIL WILL NOT BE PLACED IF THE SUBGRADE OR THE TOPSOIL IS FROZEN OR TOO WET. HEAVY RUBBER-TIRED VEHICLES WILL BE EXCLUDED FROM THE NEWLY TOPSOILED AREAS TO PREVENT EXCESSIVE COMPACTION WHICH COULD HINDER SEED GERMINATION AND SEEDLING GROWTH.

PERMANENT SEEDING WILL BE DONE AS DISTURBED AREAS ARE BROUGHT TO GRADE AND TOPSOILED AS LONG AS SUCH SEEDING IS DONE BETWEEN APRIL 1 AND JULY OR AUGUST 15 THROUGH OCTOBER 31. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED THE APPROPRIATE SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE 2002 CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, FIGURE PS-3. PRIOR TO SEEDING, FERTILIZER WILL BE APPLIED AT THE RATE OF 7.5 PER 1,000 SQUARE FEET (10-10-10 OR EQUIVALENT), AND GROUND LIMESTONE WILL BE APPLIED AT THE RATE OF 200 POUNDS PER 1,000 SQUARE FEET. THE LIME AND FERTILIZER WILL BE LIGHTLY WORKED TO A DEPTH OF 3 TO 4 INCHES. SEED SHALL BE APPLIED UNIFORMLY USING A CYCLONE SEEDER (HYDROSEEDING MAY BE USED IN LIEU OF CONVENTIONAL SEEDING METHODS.) HAY MULCH WILL BE APPLIED AT THE RATE OF 100 POUNDS (APPROXIMATELY 2 BALES) PER 1,000 SQUARE FEET. WHERE SLOPES EXCEED 10 PERCENT. JUTE NETTING SHALL BE USED TO ANCHOR THE HAY MULCH IN PLACE. ANY SUCH NETTING WILL BE INSTALLED TO MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE: THE SEEDBED WILL BE INSPECTED AT LEAST ONCE PER WEEK, AND WITHIN 24 HOURS OF A RAINFALL IN AN AMOUNT EXCEEDING 0.5 INCHES IN 24 HOURS. IN ANY AREAS THAT SUSTAIN DAMAGE, THE TOPSOIL WILL BE REAPPLIED AND SMOOTHED, AND RESEEDED AS DESCRIBED ABOVE. THE NEWLY ESTABLISHED GRASS WILL NOT BE MOWN UNTIL IT REACHES A HEIGHT OF 6 INCHES. MOWING WILL NOT TAKE PLACE WHEN THE GROUND SURFACE IS WET. THE FIRST MOWING WILL TAKE 33 TO 50 PERCENT OF THE GRASS HEIGHT (I.E.: NOT BELOW 3 INCHES). MULCH MATERIALS WILL NOT BE REMOVED, BUT WILL BE ALLOWED TO DISINTEGRATE OVER TIME.

WHERE BARE GROUND NEEDS TO BE PROTECTED FOR RELATIVELY SHORT PERIODS, OR WHERE THE SEEDING SEASONS FOR PERMANENT SEEDINGS CAN NOT BE ADHERED TO, TEMPORARY SEEDING MAY BE USED. THE RECOMMENDED SEED MIX WILL VARY UPON CIRCUMSTANCES, BUT SHALL BE IN COMPLIANCE WITH THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, FIGURE TS-2, TEMPORARY SEEDING RATES AND DATES. WHERE THE SEASON PRECLUDES ANY TYPE OF SEEDING, AN ANCHORED MULCH WILL BE EMPLOYED TO PROTECT BARE SOIL AREAS.

CONSTRUCTION SEQUENCE. PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBANCES, THE DEVELOPER AND HIS CONTRACTOR SHALL MEET WITH TOWN STAFF FOR A PRECONSTRUCTION CONFERENCE.

1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.

2) INSTALL EROSION AND SEDIMENT CONTROL.

3) CONSTRUCT THE STORMWATER QUALITY BASIN. TOPSOIL WILL BE APPLIED TO THE BASIN SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION, AND THE SIDESLOPES WILL BE SEEDED INSTALL SEDIMENT BARRIERS ALONG THE ROAD AND IN THE AREA OF THE BASIN AS DEPICTED ON THE PLANS.

4) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.

5) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.

6) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.

7) INSTALL ALL DRAINAGE STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLET OF THE DRAINAGE SYSTEM SO THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE. NO WATER WILL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM UNTIL THE OUTLET IS PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.

8) PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE. TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.

9) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

10) INSTALL CURBING (WHERE REQUIRED).

11) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.

12) REMOVE SILT FENCE AFTER TOPSOIL STABILIZED.

DISPOSAL OF SEDIMENTS – ANY SEDIMENT REMOVED FROM ANY EROSION AND SEDIMENT CONTROL MEASURE AS PART OF SITE MAINTENANCE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THIS PLAN. NO SEDIMENT SHALL BE DEPOSITED IN ANY WETLAND AREA.

FIELD CHANGES – IF FIELD MODIFICATIONS OF PLANNED MEASURES ARE NEEDED TO PROPERLY ADDRESS ANY EROSION OR SEDIMENTATION SITUATION, SUCH CHANGES MAY BE MADE ONLY AFTER NOTIFYING TOWN STAFF. ADDITIONAL NON-STRUCTURAL MEASURES MAY BE ADDED WITHOUT PRIOR NOTIFICATION.

STORMWATER QUALITY BASIN CONSTRUCTION NOTES:

1. STORMWATER QUALITY BASIN EMBANKMENTS SHALL BE CONSTRUCTED OF SILTY SAND AND/OR CLAYEY MATERIALS. ON-SITE BORROW MATERIAL MAY BE USED IF SUITABLE DEPOSITS ARE FOUND. EMBANKMENT FILL SHALL CONTAIN AT LEAST 15% BY WEIGHT OF MATERIAL PASSING THE #200 SIEVE AND NOT MORE THAN 50% PASSING THE #200 SIEVE
2. EMBANKMENT FILL SHALL HAVE NO STONES LARGER THAN 6" IN THEIR GREATEST DIMENSION. NO STONES LARGER THAN 3" IN THEIR GREATEST DIMENSION SHALL BE ALLOWED WITHIN 2 FEET OF STRUCTURES OR PIPES.
3. ALL FILL MATERIAL SHALL BE FREE OF TOPSOIL, ROOTS, STUMPS, ORGANICS, FROZEN MATERIAL AND OTHER DELETERIOUS MATTER.
4. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTIONS DETERMINED BY ASTM D1557 – MODIFIED PROCTOR. THE MAXIMUM LOOSE LIFT THICKNESS OF EMBANKMENT FILL SHALL BE 12".
5. ALL TOPSOIL, ORGANICS, ROOTS AND OTHER DELETERIOUS MATTER SHALL BE REMOVED FROM THE EXISTING GROUND SURFACE PRIOR TO CONSTRUCTION OF THE PROPOSED EMBANKMENTS.
6. ALL EMBANKMENTS AND DISTURBED AREAS OF THE STORMWATER QUALITY BASIN SHALL BE PERMANENTLY STABILIZED WITH 4" LOAM, SEED AND MULCH. SUITABLE HYDROSEEDING EQUIPMENT MAY BE USED FOR APPLICATION OF SEED, MULCH AND/OR FERTILIZER. THE FOLLOWING SEED MIX SHALL BE USED IN THESE AREAS.

VARIETY	LBS/ACRE
CREEPING RED FESCUE	20
REDTOP	2
BENT GRASS	15
TOTAL	37

STORMWATER QUALITY BASIN OPERATION AND MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND INSPECTIONS PRIOR TO COMPLETION OF THE ROADWAY.
2. DURING THE FIRST YEAR OF OPERATION, THE BASIN SHALL BE INSPECTED ON WEEKLY BASIS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCH OR GREATER. ANY EROSION OF EMBANKMENTS OR OUTLET AREAS SHALL BE REPAIRED PROMPTLY. ANY DEBRIS SHALL BE REMOVED AND DISPOSED OF. SEDIMENTATION THAT WOULD INTERFERE WITH PROPER OPERATION OF THE BASIN SHALL BE REMOVED AND DISPOSED OF AND THE AREA RESTORED AND STABILIZED AS REQUIRED.
3. AFTER THE BASIN HAS BEEN IN OPERATION FOR ONE YEAR, INSPECTIONS SHALL BE PERFORMED QUARTERLY OR WITHIN 24 HOURS AFTER A STORM EVENT OF 2.0 INCHES OR GREATER. QUARTERLY INSPECTIONS SHALL INCLUDE THE FOLLOWING ITEMS:
- NOXIOUS WEEDS SHALL BE REMOVED. PERFORM ANY MOWING OPERATIONS REQUIRED.
- INSPECT EMBANKMENTS FOR ANY WOODY GROWTH. ALL TREES, VINES AND OTHER WOODY PLANTS SHALL BE REMOVED AND VOIDS LEFT FROM THEIR REMOVAL SHALL BE REPAIRED.
- INSPECT EMBANKMENTS FOR ANY ANIMAL BURROWS. ALL BURROWS AND VOIDS SHALL BE REPAIRED IMMEDIATELY.
- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE BASIN FOREBAY AND OTHER AREAS TO RESTORE ORIGINAL DESIGN GRADES. DISTURBED AREAS SHALL BE RESTABILIZED AS REQUIRED AFTER REMOVAL OF SEDIMENT.
- INLETS AND OUTLETS SHALL BE INSPECTED FOR SCOUR DAMAGE AND EROSION AND REPAIRED AS REQUIRED.
- ANY EVIDENCE OF PIPING OR SEEPAGE AT THE TOE OF EMBANKMENTS OR AROUND INLET/OUTLET STRUCTURES SHALL BE INVESTIGATED BY A QUALIFIED PROFESSIONAL ENGINEER AND REPORTED TO THE TOWN. REQUIRED REPAIRS TO MAINTAIN THE PROPER FUNCTION OR REPAIR POTENTIAL STRUCTURAL DEFICIENCIES IN THE BASIN SHALL BE IMPLEMENTED WITHIN ONE MONTH OF DISCOVERY OF THE PROBLEM OR AT DISCRETION OF THE RESPONSIBLE PROFESSIONAL ENGINEER PERFORMING THE INVESTIGATION OR DESIGNING SUCH REPAIRS. THE ENGINEER SHALL CERTIFY THAT ALL REPAIRS ARE PERFORMED TO HIS/HER SATISFACTION AND SHALL PROVIDE SUCH CERTIFICATION TO THE TOWN.

STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

- PROVIDE ANNUAL STREET SWEEPING, PREFERABLY AFTER FINAL SNOW MELT TO ALLEVIATE SEDIMENT BUILDUP IN CATCH BASIN SUMPS AND TO INSURE EFFICIENT TSS REMOVAL FROM STORMWATER
- REMOVE SEDIMENT FROM CATCH BASIN SUMPS WHEN SEDIMENT REACHES HALF THE DEPTH OF THE SUMP.
- INSPECT CATCH BASINS FOR TRASH AND DEBRIS BI-ANNUALLY. REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM PIPE INLETS AND OUTLETS TO PREVENT CLOGGING.
- REMOVE ACCUMULATED TRASH AND LEAVES FROM CATCH BASIN GRATES TO INSURE ADEQUATE GRATE INFLOW CAPACITIES.

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

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LOT NUMBERS ASSIGNED BY THE 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.)

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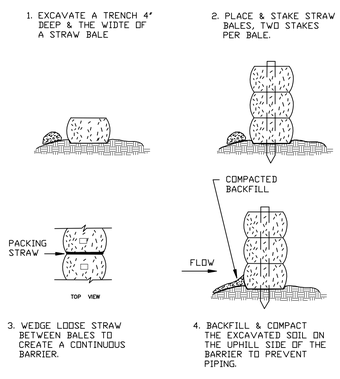
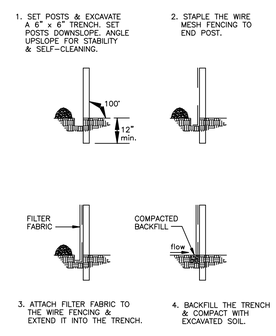


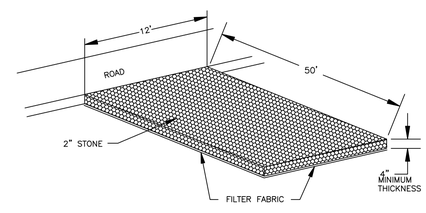
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



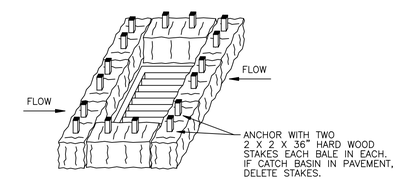
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



CATCH BASIN INLET PROTECTION

NOT TO SCALE

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PLAN SHOWING
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
RESUBDIVISION
PROPERTY OF
AVERY BROOK HOMES LLC
94, 96, 98 AND 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
LEDYARD, CONNECTICUT
JULY 2022
REVISED: OCTOBER 31, 2022

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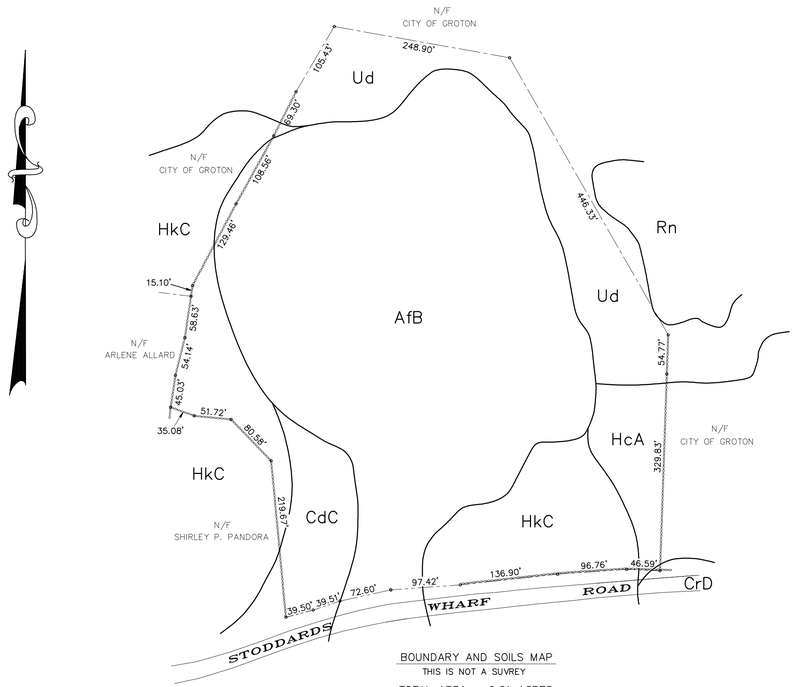
JOB# 22-077.DWG



BOUNDARY AND SOILS MAP

THIS IS NOT A SUVREY

TOTAL AREA = 9.21 ACRES

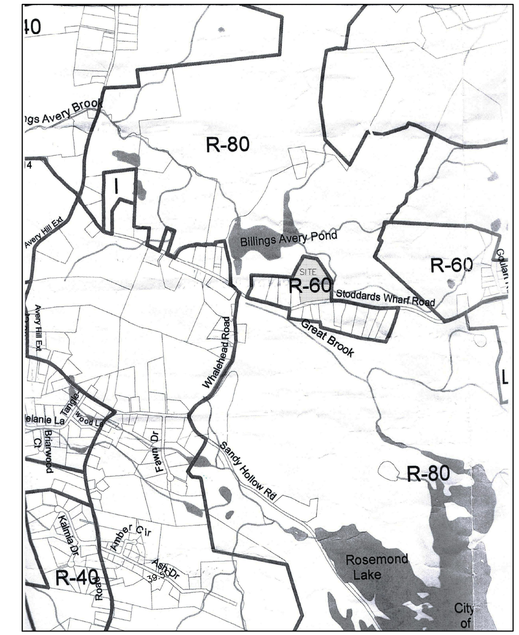
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GENERAL NOTES:

1. 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.
2. CALL BEFORE YOU DIG AT 1–800–922–4455 BEFORE ANY CONSTRUCTION ACTIVITY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
6. ZONING SETBACKS: LOTS SUBMITTED AS A SET–ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8–30g.
   MINIMUM FRONT YARD SETBACK 12'
   MINIMUM SIDE YARD SETBACK 6'
   MINIMUM REAR YARD SETBACK 15'
7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



LOCATION MAP

ZONING DISTRICT: R–60

GRAPHIC SCALE

1000 0 500 1000 2000 4000

(IN FEET)
1 inch = 1000 ft.

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

_____ CHAIRMAN OR SECRETARY _____ DATE

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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.)

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

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JOB# 22–007.DWG FBK#327

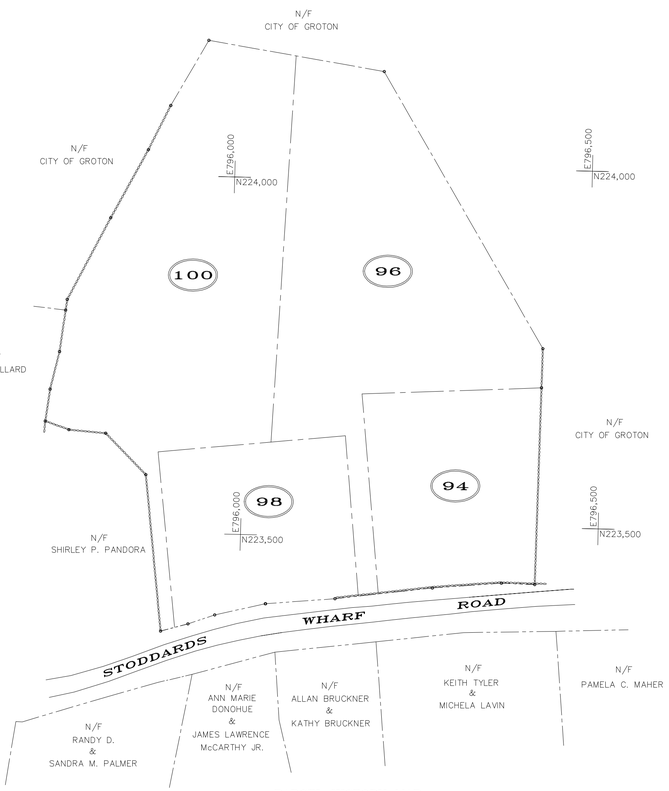
LEGEND

	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	– UDORTHENTS–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.



PARCEL HISTORY MAP

THIS IS NOT A SUVREY

PARCEL HISTORY

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

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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

SHEET INDEX

SHEET 1 –	100 SCALE BOUNDARY MAP; PARCEL HISTORY MAP; LOCATION MAP AND GENERAL NOTES
SHEET 2 –	40 SCALE A–2 PLAN
SHEET 3 –	40 SCALE CONCEPTUAL LAYOUT PLAN
SHEET 4 –	DEEP TEST PIT DATA
SHEET 5 –	PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN CRITERIA
SHEET 6 –	40 SCALE PLAN/PROFILE AVERY BROOK CIRCLE
SHEET 7 –	40 SCALE PLAN/PROFILE AVERY BROOK CIRCLE
SHEET 8 –	40 SCALE SIGHTLINE DEMONSTRATION PLAN
SHEET 9 –	EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET 10 –	CONSTRUCTION DETAILS

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: OCTOBER 31, 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.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

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

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LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

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_____ 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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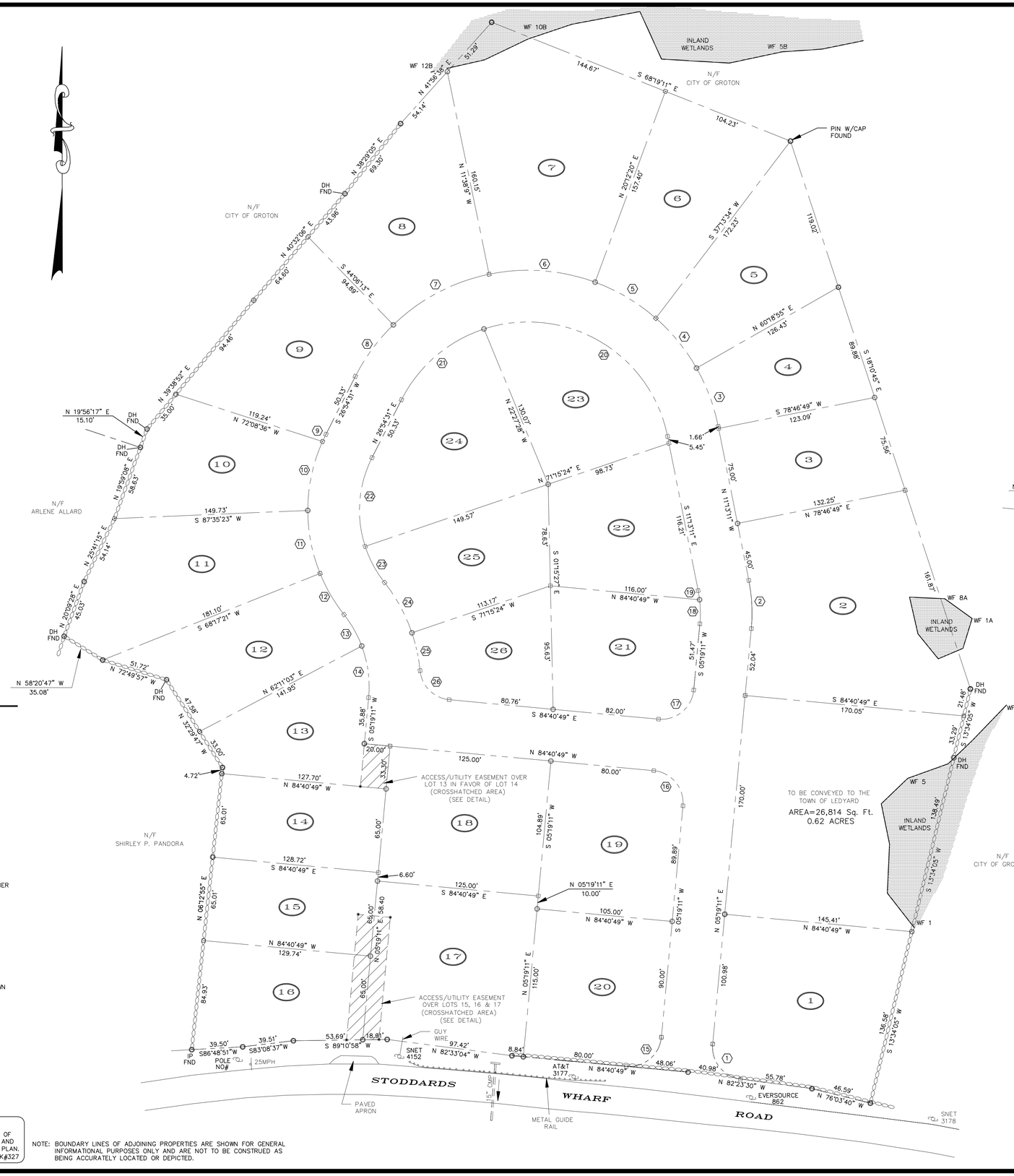
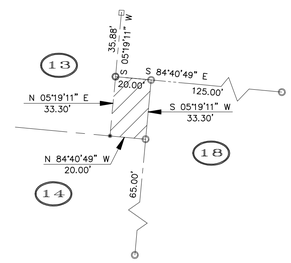


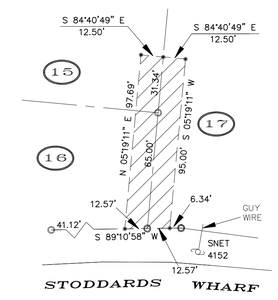
LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,432 Sq. Ft. 0.54 ACRES
3	9,575 Sq. Ft. 0.22 ACRES
4	8,525 Sq. Ft. 0.20 ACRES
5	11,471 Sq. Ft. 0.26 ACRES
6	12,788 Sq. Ft. 0.29 ACRES
7	22,377 Sq. Ft. 0.51 ACRES
8	14,099 Sq. Ft. 0.32 ACRES
9	13,372 Sq. Ft. 0.31 ACRES
10	10,616 Sq. Ft. 0.24 ACRES
11	14,339 Sq. Ft. 0.33 ACRES
12	10,964 Sq. Ft. 0.25 ACRES
13	9,439 Sq. Ft. 0.22 ACRES
14	8,334 Sq. Ft. 0.19 ACRES
15	8,400 Sq. Ft. 0.19 ACRES
16	9,663 Sq. Ft. 0.22 ACRES
17	15,400 Sq. Ft. 0.35 ACRES
18	13,112 Sq. Ft. 0.30 ACRES
19	11,930 Sq. Ft. 0.27 ACRES
20	11,941 Sq. Ft. 0.27 ACRES
21	10,539 Sq. Ft. 0.24 ACRES
22	10,585 Sq. Ft. 0.24 ACRES
23	10,970 Sq. Ft. 0.25 ACRES
24	14,014 Sq. Ft. 0.32 ACRES
25	9,830 Sq. Ft. 0.23 ACRES
26	7,501 Sq. Ft. 0.17 ACRES

LOTS CURVE TABLE

CURVE #	Δ	R	L	T
1	87°42'41"	25.00'	38.27'	24.02'
2	16°32'22"	130.00'	37.53'	18.89'
3	18°27'55"	150.00'	48.34'	24.38'
4	19°06'01"	150.00'	50.00'	25.24'
5	21°00'34"	150.00'	55.00'	27.81'
6	31°50'28"	150.00'	83.36'	42.79'
7	32°28'04"	150.00'	85.00'	43.68'
8	18°59'16"	150.00'	49.71'	25.09'
9	02°42'42"	130.00'	6.15'	3.08'
10	24°14'24"	130.00'	55.00'	27.92'
11	22°02'18"	130.00'	50.00'	25.31'
12	16°17'20"	130.00'	36.96'	18.60
13	17°51'14"	90.00'	28.04'	14.14'
14	25°50'11"	90.00'	40.58'	20.64'
15	90°00'00"	25.00'	39.27'	25.00'
16	90°00'00"	25.00'	39.27'	25.00'
17	90°00'00"	25.00'	39.27'	25.00'
18	11°57'35"	90.00'	18.79'	9.43'
19	04°34'47"	90.00'	7.19'	3.60'
20	96°54'35"	110.00'	186.05'	124.13'
21	44°57'44"	110.00'	86.32'	45.52'
22	44°58'03"	90.00'	70.63'	37.25
23	20°18'41"	90.00'	31.91'	16.12'
24	19°38'21"	130.00'	44.56'	22.50'
25	13°13'15"	130.00'	30.00'	15.07'
26	79°10'12"	25.00'	34.54'	20.67'



DETAIL
SCALE: 1"=40'



DETAIL
SCALE: 1"=40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

SCALE: 1"=40'

JULY 2022

REVISED: OCTOBER 31, 2022

SHEET 2 OF 10

LEGEND

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

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

IAN COLE
SOIL SCIENTIST

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JOB# 22-007.DWG FBK#327

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

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

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

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_____ ZONING ENFORCEMENT OFFICER _____ DATE

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
WF 1	EDGE OF WETLANDS & FLAG NUMBER
	BUILDING SETBACK LINE
	LIMITS OF DISTURBANCE
	APPROXIMATE DEEP TEST PIT
	APPROXIMATE PERC TEST LOCATION
	UTILITY POLE
H	CONCEPTUAL HOME
P	CONCEPTUAL PRIMARY SEPTIC
R	CONCEPTUAL RESERVE AREA
W	CONCEPTUAL WELL
TS	TOPSOIL STOCKPILE
	HAYBALES/SILT FENCE/WOODCHIPS
	DEEP TEST PIT FOR MONITORING

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

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EMAIL: DIETER.GARDNER@YAHOO.COM

NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

SCALE: 1"=40'

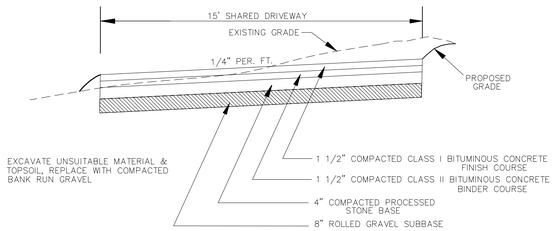
JULY 2022
REVISED: OCTOBER 31, 2022
REVISED: DECEMBER 5, 2022
REVISED: DECEMBER 13, 2022

SHEET 3 OF 10

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "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 "D" AND TOPOGRAPHIC ACCURACY T-2
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

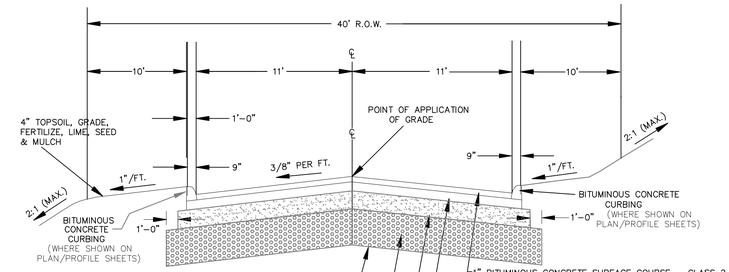
TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022



TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION

NOT TO SCALE



1. ALL MATERIAL THICKNESS ARE FOR COMPACTED DEPTH
2. IF BINDER COURSE IS LEFT AS A TOP COURSE FOR AN EXTENDED PERIOD, THE DIR OF PUBLIC WORKS MAY REQUIRE THAT A TACK COAT OF BITUMINOUS MATERIAL MAY BE APPLIED BEFORE LAYING THE BITUMINOUS CONCRETE SURFACE COURSE.
3. SUBBASE DEPTH SHALL BE INCREASED TO 18" WHERE LEDGE ROCK IS ENCOUNTERED.
4. FOR CONSTRUCTION MATERIAL STANDARDS, REFER TO STATE OF CONNECTICUT, STANDARD SPECIFICATIONS FOR ROADS, BRIDGES AND INCIDENTAL CONSTRUCTION, FORM 813, AS AMENDED.

AVERY BROOK CIRCLE CROSS SECTION

(N.T.S.)

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_____ ASSESSOR _____ DATE

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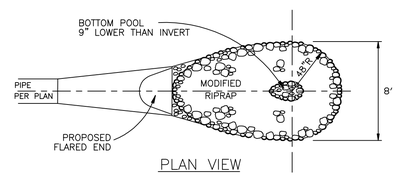
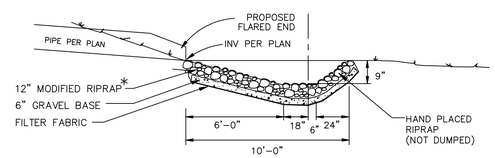


PLAN VIEW

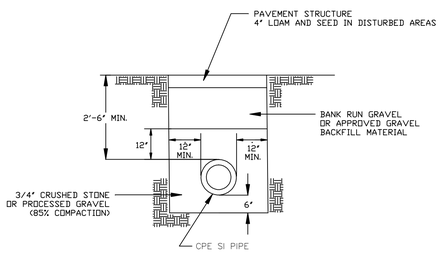


SECTION VIEW

FE UNIT– USE MODIFIED RIPRAP (5")

PREFORMED SCOUR HOLE

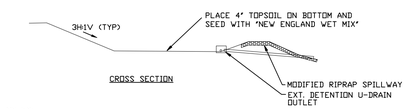
NOT TO SCALE
FOR FLARED END UNIT



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

DRAINAGE PIPE TRENCH

NOT TO SCALE



NOTES:
THE PURPOSE OF THE WATER QUALITY BASIN IS TO REMOVE SEDIMENT FROM THE WATER QUALITY VOLUME (WQV). THE BASIN IS SIZED TO HOLD THE WQV (3,600 CUBIC FEET) WHICH WILL BE FILTERED THROUGH THE SURFACE DRAIN AND SLOWLY RELEASED INTO THE WETLANDS.

STORMS THAT EXCEED THE WATER QUALITY VOLUME WILL FLOW OUT THE SPILLWAY.

WATER QUALITY BASIN

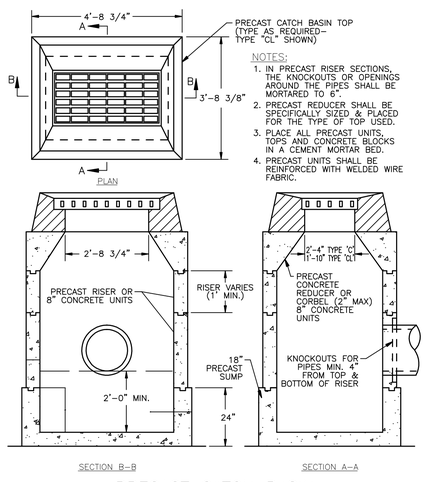
(N.T.S.)

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

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

STOP SIGN

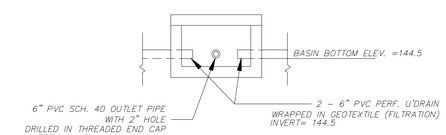
NOT TO SCALE



NOTES:
1. IN PRECAST RISER SECTIONS, THE KNOCKOUTS OR OPENINGS AROUND THE PIPES SHALL BE MORTARED TO 6".
2. PRECAST REDUCER SHALL BE SPECIFICALLY SIZED & PLACED FOR THE TYPE OF TOP USED.
3. PLACE ALL PRECAST UNITS, TOPS AND CONCRETE BLOCKS IN A CEMENT MORTAR BED.
4. PRECAST UNITS SHALL BE REINFORCED WITH WELDED WIRE FABRIC.

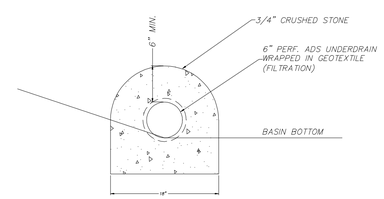
PRECAST CATCH BASIN

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

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PLAN SHOWING CONSTRUCTION DETAILS RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT

JULY 2022
REVISED: OCTOBER 31, 2022
REVISED: DECEMBER 13, 2022

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