

- GENERAL NOTES:
1. MAP REFERENCES:
 - A) PLAN SHOWING LANDS NOW OR FORMERLY OF MONET A. LAWSON LONG COVE ROAD LEDYARD, CONNECTICUT. SCALE: 1"=80' SEPTEMBER, 1969. REVISED: JUNE 1972.
 - B) RESUBDIVISION PLAN SHOWING SECTION 2 PRESIDENTIAL ESTATES SUBDIVISION ON PROPERTY OF IRVING NORMAN, INC. LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 1 inch = 40 feet FEBRUARY 1980.
 - C) RESUBDIVISION PLAN SHOWING SECTION 4 PRESIDENTIAL ESTATES SUBDIVISION ON PROPERTY OF IRVING NORMAN, INC. LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 11"=40 ' AUGUST 1987, REVISED: SEPTEMBER 26, 1987. SHEET 3 OF 6.
 - D) RESUBDIVISION PLAN SHOWING SECTION 4 PRESIDENTIAL ESTATES SUBDIVISION ON PROPERTY OF IRVING NORMAN, INC. LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 11"=40 ' AUGUST 1987, REVISED: SEPTEMBER 26, 1987. SHEET 4 OF 6.
 - E) PHEASANT RUN TOPOGRAPHIC MAP SECTION B-2 RESUBDIVISION OWNER & DEVELOPER CHRISTY HILL BUILDERS EAGLE RIDGE & PARTRIDGE HOLLOW RD. LEDYARD, CONN. SCALE 1"=40' OCTOBER 13, 1975.
 2. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
 3. HOUSES, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
 4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
 5. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
 6. SOILS TESTING INDICATED ON THIS PLAN ARE REPRESENTATIVE OF ACTUAL SOIL CONDITIONS. ADDITIONAL DEEP TEST PITS AND PERCOLATION TESTS MAY BE REQUIRED BY THE HEALTH DISTRICT IF THE BUILDING OR SYSTEM LOCATION IS ALTERED AND/OR THE SUITABLE SEPTIC AREA IS LIMITED.
 7. UTILITIES TO BE INSTALLED OVERHEAD.
 8. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
 9. INLAND WETLANDS "FLAGGED" BY IAN COLE SOILS SCIENTIST COMPLETED ON OCTOBER 2, 2025 WITH DELINEATION IN MARCH 2024 AS NOTED ON HIS OCTOBER 16, 2025 REPORT.
 10. WETLANDS SHOWN ON THE SOUTHERN PORTION OF 975 LONG COVE ROAD AS SHOWN ON THIS SHEET TAKEN FROM THE TOWN OF LEDYARD WETLANDS MAP.
 11. 943 AND 963 LONG COVE ROAD ARE SUBJECT FOR REVIEW BY WETLANDS ENFORCEMENT OFFICER AND/OR THE INLAND WETLANDS AND WATERCOURSES COMMISSION AT TIME OF APPLICATION FOR DEVELOPMENT.

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	CONTOUR
	STREET ADDRESS
	DRILL HOLE SET
	DRILL HOLE FOUND
	EDGE OF WETLANDS & FLAG NUMBER

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

CHAIRMAN OR SECRETARY _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

TWOC APPLICATION# _____

APPROVED,

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

ZONING/WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

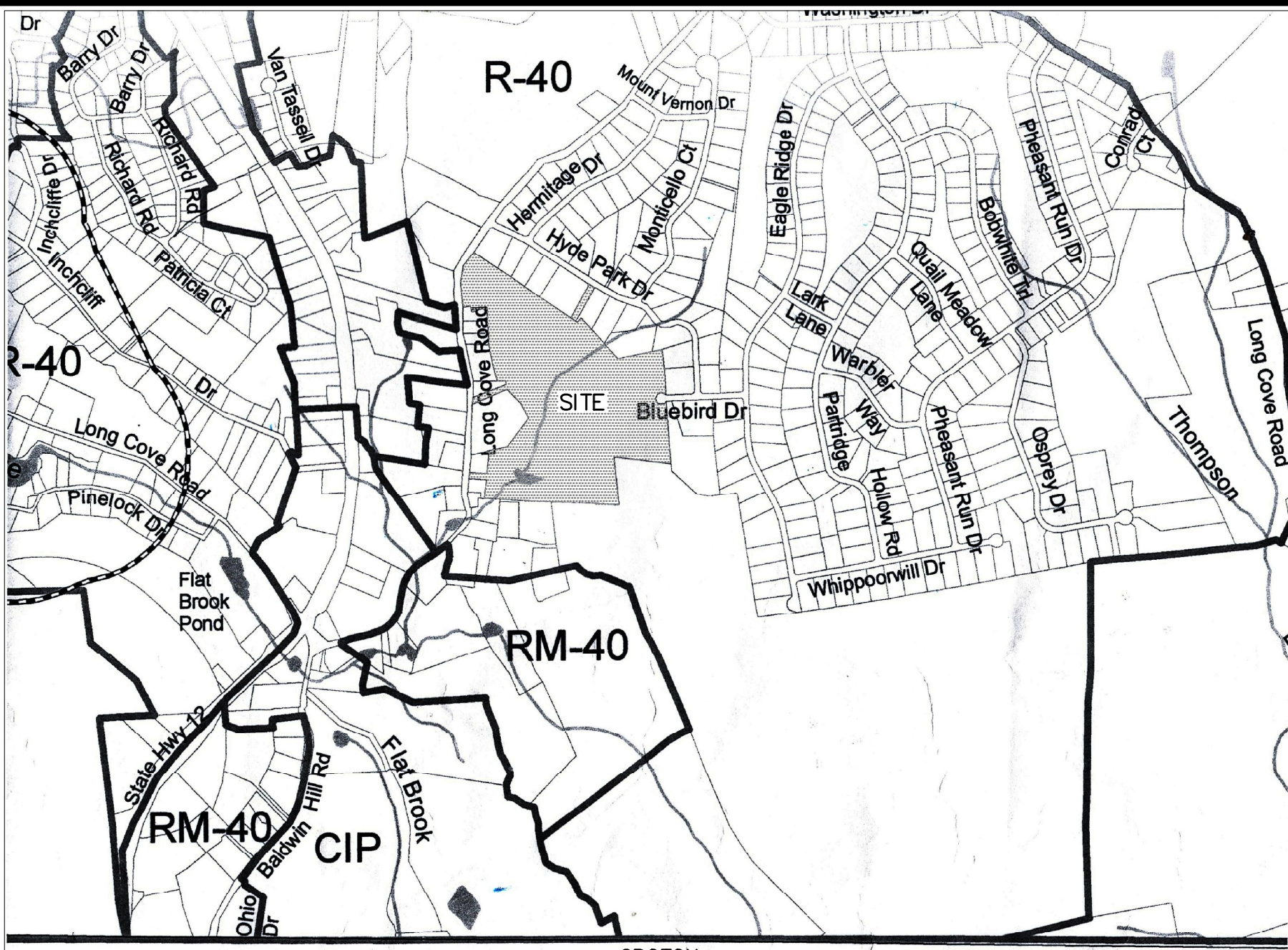
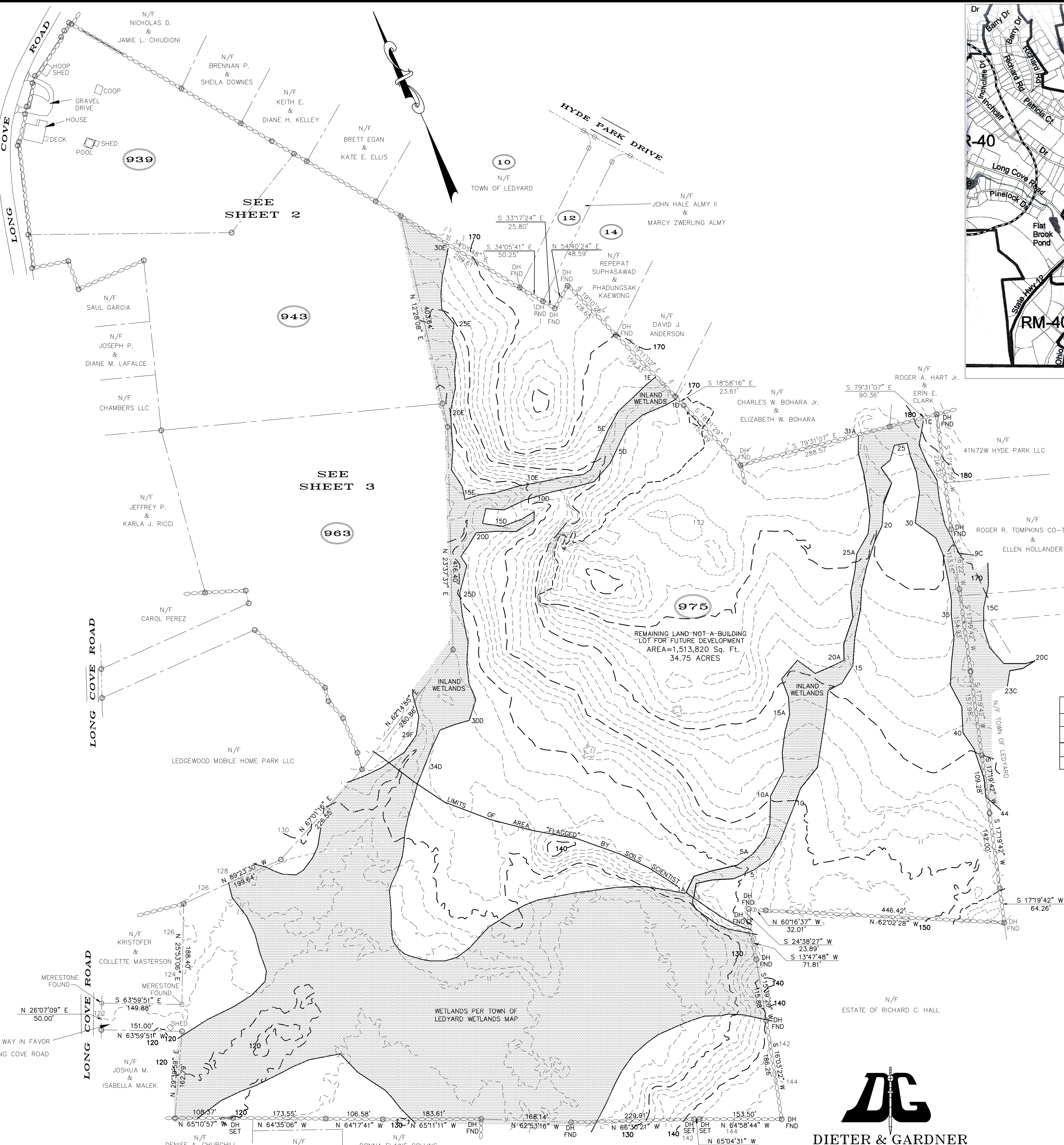
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____

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.

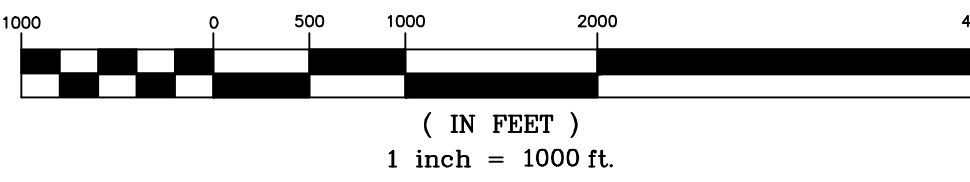
THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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# 24-003 3LOT.DWG FBK#338

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.



LOCATION MAP ZONING DISTRICT: R-40 GRAPHIC SCALE



TOTAL AREA=48.55 ACRES ZONING CONFORMANCE BLOCK R-40 ZONE

ITEM	REQUIRED	PROVIDED 939 LONG COVE ROAD	PROVIDED 943 LONG COVE ROAD	PROVIDED 963 LONG COVE ROAD
LOT AREA	40,000 Sq. Ft.	132,864 Sq. Ft.	217,632 Sq. Ft.	250,432 Sq. Ft.
FRONT SETBACK	30 FT.	5.5 FT.	203.5 FT.	231.0 FT.
SIDE SETBACK	15 FT.	169.8 FT.	55.5 FT.	215.0 FT.
REAR SETBACK	25 FT.	384.0 FT.	226.1 FT.	182.6 FT.

SHEET INDEX

- SHEET 1 - 100 SCALE BOUNDARY MAP; LOCATION MAP AND GENERAL NOTES
SHEET 2 - 40 SCALE A-2/CONCEPTUAL LAYOUT PLAN
SHEET 3 - 40 SCALE A-2/CONCEPTUAL LAYOUT PLAN AND PARCEL HISTORY MAP
SHEET 4 - DEEP TEST PIT DATA, PERCOLATION DATA, SEPTIC DESIGN CRITERIA AND SEDIMENT CONTROL NARRATIVE AND DETAILS

PLAN SHOWING KINEO ESTATES SUBDIVISION PREPARED FOR MT. KINEO BUILDERS PROPERTY OF JOHN HALE ALMY II AND MARCY ZWERLING ALMY 939 LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 1"=100' SEPTEMBER 2025

SHEET 1 OF 4

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: SEPTEMBER 26, 2025

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

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

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

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.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

CHAIRMAN OR SECRETARY _____

DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____

DATE _____

TWNC _____

APPLICATION# _____

APPROVED, _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

ZONING/WETLANDS OFFICER _____

DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____

DATE _____

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

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____

DATE _____



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE FOUND
- DRILL HOLE SET
- MONUMENT OR DRILL HOLE TO BE SET
- DRILL HOLE OR REBAR TO BE SET
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT (AS STAKED BY DIETER & GARDNER, INC.)
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- CONCEPTUAL HOUSE (3 BEDROOM)
- PRIMARY SEPTIC
- RESERVE AREA
- CONCEPTUAL WELL LOCATION
- TOPSOIL STOCKPILE
- STREET ADDRESS
- FOOTING DRAIN OUTLET
- EDGE OF WETLANDS & FLAG NUMBER
- SILT FENCE/HAYBALES OR WOODCHIPS

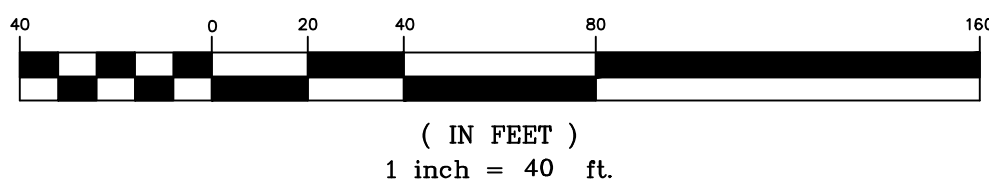
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GALES FERRY, CT, 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

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

MATCH

GRAPHIC SCALE



LINE

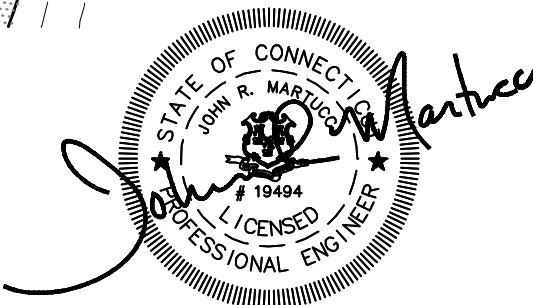
**PLAN SHOWING
KINEO ESTATES SUBDIVISION
PREPARED FOR
MT. KINEO BUILDERS
PROPERTY OF
JOHN HALE ALMY II
AND
MARCY ZWERLING ALMY
939 LONG COVE ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
SEPTEMBER 2025
REVISED: NOVEMBER 12, 2025**

SHEET 2 OF 4

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES--MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 28, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: SEPTEMBER 26, 2025



DEEP TEST PIT DATA

939 LONG COVE ROAD TOWN OF LEDYARD SUBDIVISION SOIL TESTING 24 LOTS DATES 9/25/2024, 9/26/2024, 9/30/2024, 10/2/2024 AND 10/4/2024 .
FORM COMPLETED BY: ODALYS REYES MORALES ORTIZ PRESENT FOR SITE INVESTIGATION: WILLIAM SCHMIDT REPRESENTATIVE FROM LHQ ODALYS REYES MORALES, DANIEL HOLMES, LUPITA VARELA, BRIGID WHITE AND DELYS AMADOR.

TEST HOLE #5 DEPTH: 68"
0-8" TOPSOIL/LEAF LITTER
8-38" LIGHT BROWN FINE SANDY LOAM-MOTTLED
26-50" Y/B FINE SILTY SAND
50-68" TAN MEDIUM SAND W/PEBBLES AND COBBLES
MOTTLES: 24"
GW: NONE OBSERVED
LEDGE: 68"
ROOTS:
RESTRICTIVE: 24"

TEST HOLE #6 DEPTH: 92"
0-7" T/S
7-38" Y/B VERY FINE SILTY SAND
38"-92" LIGHT BROWN MEDIUM SAND W/COBBLES AND PEBBLES-MOTTLED THROUGH

MOTTLES: 42"
GW: NONE OBSERVED
LEDGE:
ROOTS:
RESTRICTIVE: 42"

TEST HOLE #7 DEPTH: 102"
0-8" T/S
8-32" O/B FINE SILTY SAND
32"-48" TAN FINE SILTY SAND
48"-102" TAN MEDIUM SAND W/COBBLES

MOTTLES: 27"
GW: NONE OBSERVED
LEDGE: 102"
ROOTS:
RESTRICTIVE: 27"

TEST HOLE #8 DEPTH: 50"
0-12" T/S
12-22" BROWN FINE SANDY LOAM
22-50" Y/B FINE TO MEDIUM SAND W/ GRAVEL AND COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 50"
ROOTS:
RESTRICTIVE: 50"

TEST HOLE #9 DEPTH: 58"
0-10" T/S
10-24" OBFSL
24"-58" L/G SAND AND GRAVEL W/COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 50"
ROOTS: 22"
RESTRICTIVE: 58"

TEST HOLE #10 DEPTH: 57"
0-12" T/S
12-40" OBFSL W/PEBBLES-SILTY
40"-57" L/B FINE SAND W/COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE:
ROOTS: 22"
RESTRICTIVE: 57"

TEST HOLE #11 DEPTH: 58"
0-8" T/S
8-22" OB VERY FINE SANDY LOAM-SILTY
22-45" L/B VERY FINE SAND
45"-58" L/B FINE SAND W/PEBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 58"
ROOTS: 32"
RESTRICTIVE: 58"

TEST HOLE #12 DEPTH: 48"
0-14" T/S
14-30" OBFSL-SILTY
30-48" LIGHT GREY FINE TO MEDIUM SAND W/COBBLES AND PEBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 48"
ROOTS: 25"
RESTRICTIVE: 48"

TEST HOLE #13 DEPTH: 54"
0-7" T/S
7-26" OBFSL
26"-54" L/B FINE SILTY SAND

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 54"
ROOTS:
RESTRICTIVE: 54"

TEST HOLE #14 DEPTH: 56"
0-8" T/S
8-30" OBFSL
30"-56" LIGHT GREY FINE SILTY SAND W/MOTTLES

MOTTLES: 28"
GW: NONE OBSERVED
LEDGE: 56"
ROOTS:
RESTRICTIVE: 28"

TEST HOLE #15 DEPTH: 58"
0-10" T/S
10-44" OBFSL
44"-58" L/B FINE SILTY SAND

MOTTLES: 39"
GW: NONE OBSERVED
LEDGE: 58"
ROOTS: 37"
RESTRICTIVE: 39"

TEST HOLE #15 DEPTH: 58"
0-10" T/S
10-44" OBFSL
44"-58" L/B FINE SILTY SAND

MOTTLES: 39"
GW: NONE OBSERVED
LEDGE: 58"
ROOTS: 37"
RESTRICTIVE: 39"

TEST HOLE #16 DEPTH: 89"
0-10" T/S
10-31" OBFSL-SILTY
31"-89" LIGHT GREY FINE TO MEDIUM FRIABLE W/GRAVEL AND COBBLES STRATIFIED

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE:
ROOTS:
RESTRICTIVE: 89"

TEST HOLE #17 DEPTH: 96"
0-8" T/S
8-37" LBFSL
37"-96" LIGHT GREY STRATIFIED FINE TO MEDIUM W/GRAVEL

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 96"
ROOTS:
RESTRICTIVE: 96"

TEST HOLE #18 DEPTH: 82"
0-10" T/S
10-28" OBFSL-MOTTLED
28"-48" L/B FINE SAND SILTY
48"-82" LIGHT GRAY MED. TO COARSE SAND AND GRAVEL W/COBBLES AND PEBBLES-FRIABLE

MOTTLES: 26"
GW: NONE OBSERVED
LEDGE: 82"
ROOTS: 46"
RESTRICTIVE: 26"

TEST HOLE #19 DEPTH: 70"
0-11" T/S
11-26" OBFSL
26"-70" LIGHT GREY FINE TO MEDIUM SAND W/ GRAVEL 20% W/BOULDERS AND COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 70"
ROOTS: 36"
RESTRICTIVE: 70"

TEST HOLE #20 DEPTH: 67"
0-12" TOPSOIL
12-28" OBFSL
28-67" L/B FINE SILTY SAND COMPACT

MOTTLES: 30"
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 46"
RESTRICTIVE: 30"

TEST HOLE #21 DEPTH: 60"
0-13" TOPSOIL
13-36" OBFSL-SILTY
36"-60" L/B FINE SILTY SAND W/COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 46"
RESTRICTIVE: 60"

TEST HOLE #22 DEPTH: 48"
0-8" TOPSOIL
8-28" OBFSL-SILTY
28"-48" Y/B SILTY VERY FINE SAND COMPACT

MOTTLES: 42"
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS:
RESTRICTIVE: 42"

TEST HOLE #23 DEPTH: 68"
0-5" TOPSOIL
5-42" OBFSL-SILTY
42"-68" L/G MEDIUM SAND W/GRAVEL

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS:
RESTRICTIVE: 68"

TEST HOLE #24 DEPTH: 64"
0-15" TOPSOIL
15-40" L/B FINE SANDY LOAM COMPACT
40"-52" MOTTLED LAYER ORANGE FINE SAND SILTY
52"-64" BROWN FINE TO MEDIUM SAND W/COBBLES AND PEBBLES
MOTTLES: 40"
GW: NONE OBSERVED
LEDGE: 54"
ROOTS: 32"
RESTRICTIVE: 40"

TEST HOLE #25 DEPTH: 80"
0-10" T/S
10-11" TOPSOIL
11-46" RED BROWN FSL
46"-80" L/G MEDIUM SAND W/GRAVEL AND COBBLES SATURATED

MOTTLES: 62"
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 41"
RESTRICTIVE: 62"

TEST HOLE #26 DEPTH: 60"
0-10" TS
10-19" R/B SL
19"-60" L/B FINE SAND LOAMY COMPACT SATURATED

MOTTLES: 57"
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS:
RESTRICTIVE: 57"

TEST HOLE #27 DEPTH: 58"
0-8" T/S
8-27" OBFSL
27"-58" L/B FINE SILTY SAND

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 32"
RESTRICTIVE: 58"

TEST HOLE #28 DEPTH: 77"
0-15" TS
15-32" OBFSL
32"-77" L/G MEDIUM SAND W/GRAVEL

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 32"
RESTRICTIVE: 58"

TEST HOLE #29 DEPTH: 96"
0-12" TS
12-24" OBFSL
24"-45" Y/B MEDIUM SAND W/PEBBLES
45"-96" L/G FINE TO MEDIUM SAND W/GRAVEL W/20% GRAVEL

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 34"
RESTRICTIVE: 96"

TEST HOLE #30 DEPTH: 70"
0-8" T/S
8-21" R/B FINE SANDY LOAM W/PEBBLES
21"-70" L/G FINE TO MEDIUM SAND W/GRAVEL AND COBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 34"
RESTRICTIVE: 70"

TEST HOLE #31 DEPTH: 52"
0-8" TS/LI
8-30" R/B FINE SANDY LOAM SILTY
30"-52" Y/B FINE SAND SILTY W/PEBBLES

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 46"
RESTRICTIVE: 52"

TEST HOLE #32 DEPTH: 51"
0-5" TS/LM
5-33" L/B FSL
33"-51" L/G FINE SAND FRIABLE

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 34"
RESTRICTIVE: 51"

TEST HOLE #33 DEPTH: 48"
0-9" TS
9-36" L/B FSL-COMPACT
36"-48" LIGHT TAN FINE SAND SILTY -COMPACT

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 36"
RESTRICTIVE: 48"

TEST HOLE #34 DEPTH: 72"
0-8" TS
8"-20" R/B FSL-COMPACT
20"-38" Y/B FINE SAND
38"-72" L/G FINE SAND SILTY
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 48"
RESTRICTIVE: 72"

TEST HOLE #35 DEPTH: 48"
0-8" TS
8"-30" BROWN FSL-COMPACT SILTY
30"-48" LIGHT BROWN FINE SILTY SAND

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 48"
ROOTS:
RESTRICTIVE: 48"

TEST HOLE #36 DEPTH: 61"
0-12" T/S
12-34" OBFSL
34-61" Y/B VERY FINE SILTY SAND

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 32"
RESTRICTIVE: 61"

TEST HOLE #37 DEPTH: 49"
0-8" T/S
8-26" OBFSL-SILTY
26"-49" Y/B FINE SANDY LOAM

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: NONE OBSERVED
ROOTS: 32"
RESTRICTIVE: 49"

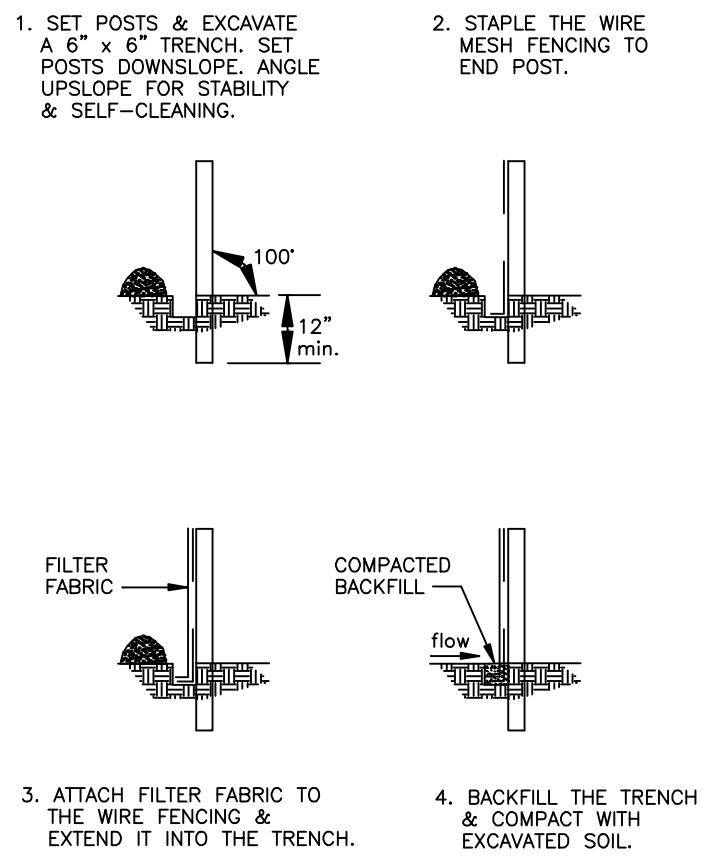
TEST HOLE #38 DEPTH: 50"
0-10" T/S
10-32" R/B FSL
32"-50" L/B FINE SAND

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 50"
ROOTS:
RESTRICTIVE: 50"

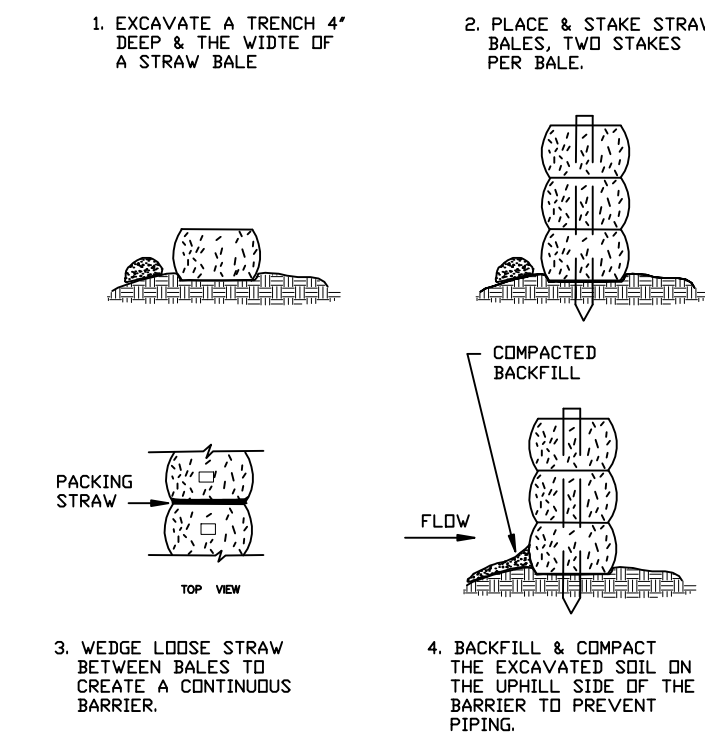
TEST HOLE #39 DEPTH: 49"
0-12" TS
12-21" BURIED TOPSOIL
21-34" OBFSL
34-41" LIGHT GREY FINE SAND W/20% GRAVEL
MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 49"
ROOTS: 34"
RESTRICTIVE: 49"

TEST HOLE #40 DEPTH: 60"
0-12" FILL
12-33" R/S FSL
33"-60" Y/B MED SAND AND GRAVEL

MOTTLES: NONE OBSERVED
GW: NONE OBSERVED
LEDGE: 60"
ROOTS: 32"
RESTRICTIVE: 60"



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE

SANITARY DESIGN CRITERIA:

- A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE DESIGNED FOR THREE-BEDROOM HOMES. NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.
- B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 495 S.F. OF EFFECTIVE LEACHING AREA.
- C. GEOMATRIX GST 6212 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. GEOMATRIX GST 6212 SYSTEM PROVIDES 10 Sq. Ft. EFFECTIVE LEACHING PER L.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 FOR PERC RATE UP TO & 10.0 MIN/INCH

MLSS TABLE (NOT APPLICABLE)						
STREET ADDRESS	GRADIENT %	RESTRICTION	HF	FF	PF	SYSTEM
943 LONG COVE ROAD	MLSS	NOT	APPLICABLE	1.5	1.0	50' L.F. GST 6212
963 LONG COVE ROAD	MLSS	NOT	APPLICABLE	1.5	1.0	50' L.F. GST 6212

EROSION & SEDIMENT CONTROL PLAN

SHALL BE IN ACCORDANCE WITH THE STATE OF CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL DATED MARCH 24, 2024.

NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 48.55 ACRES OF LAND TO CREATE 3 RESIDENTIAL BUILDING LOTS. (ONE WITH EXISTING HOME) EACH LOT WILL BE SERVICED BY ON SITE WELL AND SEPTIC SYSTEM.

ROBERT HOHLFELDER 860-705-9299 (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 CONSTRUCTION ACTIVITIES.

ESTIMATE OF TOTAL AREA TO BE DISTURBED APPROXIMATELY 1.0± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

PLANNED START AND COMPLETION DATES FOR THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING WINTER OF 2025/2026 AND BE COMPLETED IN THE SUMMER OF 2026.

DESIGN CRITERIA, CONSTRUCTION DETAILS AND MAINTENANCE PROGRAM FOR THE EROSION & SEDIMENT

CONTROL MEASURES TO BE USED.

SILT FENCE, HAY BALES OR WOODCHIPS WILL BE USED. ALL SEDIMENT BARRIERS SHALL BE MAINTAINED SUCH THAT SEDIMENTS WILL BE REMOVED WHEN REACHING A HEIGHT OF 0.5 FEET. BREACHES IN BARRIERS SHALL BE REPAIRED IMMEDIATELY. THE BARRIERS 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 2024 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.

CONSTRUCTION: CONSTRUCTION ENTRANCE AREAS 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: CONSTRUCTION ENTRANCES 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 2024 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 LOOSENEED 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 2024 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 RESEED 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.

- INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
 - INSTALL EROSION AND SEDIMENT CONTROL.
 - STRIP 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.
 - APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
 - REMOVE SEDIMENT BARRIERS AFTER TOPSOIL STABILIZED.
- DISPOSAL OF SEDIMENTS 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.

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

DATE

CHAIRMAN OR SECRETARY DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR DATE

TWNC APPLICATION#

APPROVED,

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA: NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)

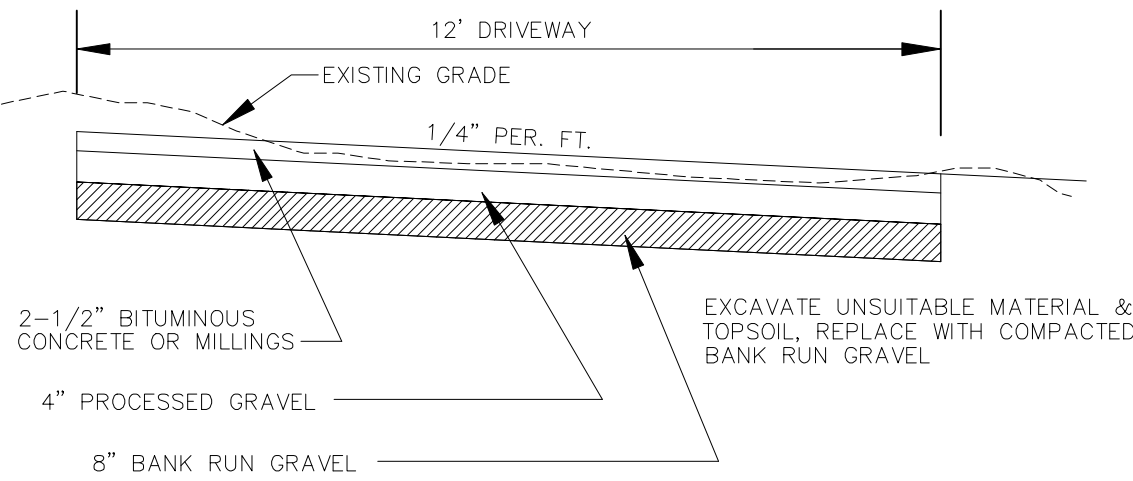
ZONING/WETLANDS OFFICER DATE

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

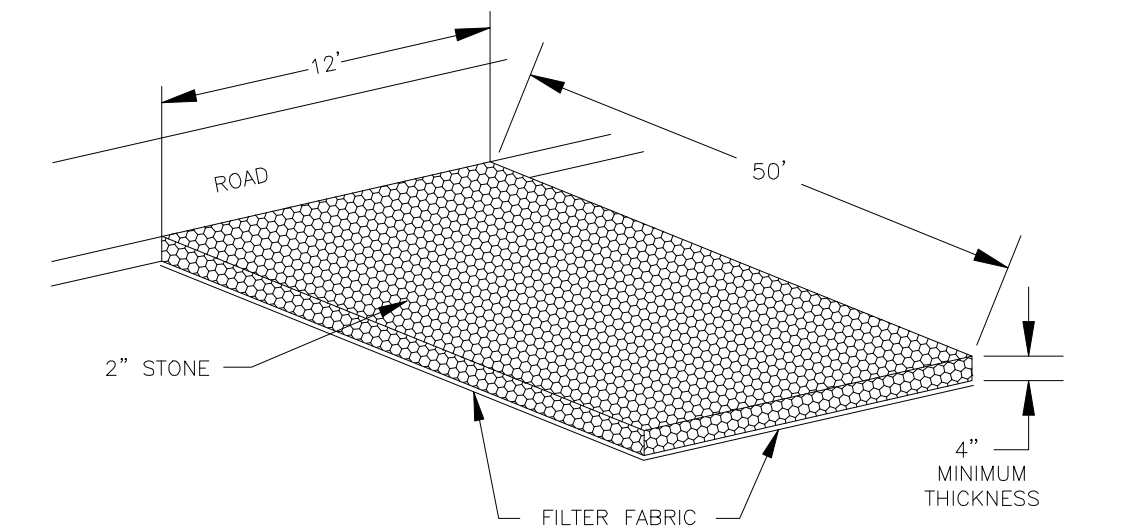
PUBLIC WORKS DIRECTOR/TOWN ENGINEER DATE

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

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION DATE

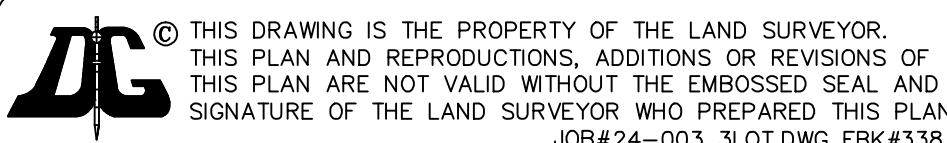


TYPICAL DRIVEWAY CROSS-SECTION
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE FOR HOMES
NOT TO SCALE

DEEP TEST PIT DATA,
PERCOLATION DATA,
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
AND
SEPTIC SYSTEM DESIGN CRITERIA
KINEO ESTATES SUBDIVISION
PREPARED FOR
MT. KINEO BUILDERS
PROPERTY OF
JOHN HALE ALMY II
AND
MARCY ZWERLING ALMY
939 LONG COVE ROAD
LEDYARD, CONNECTICUT
SEPTEMBER 2025



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