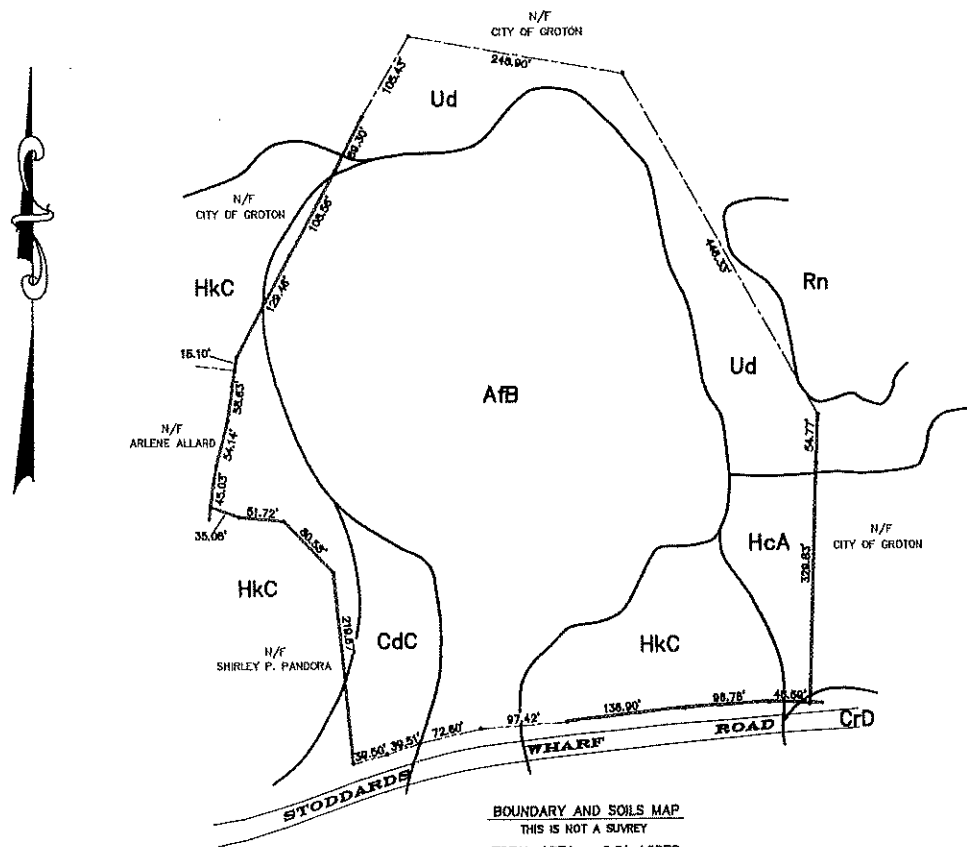




APPROVED BY THE LAYERS PLANNING AND RECORDS COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE RECORDATION OF LAND. ALL INFORMATION SHALL BE COMPLETED BY: DATE

CHAIRMAN OR SECRETARY: DATE

KNOWING AND RECORDING COMMISSION PLAN COMPLETED BY YOU OF THE LAYERS PLANNING AND RECORDS COMMISSION OF: DATE

LOT NUMBER ASSIGNED BY THE COMMISSION: DATE

APPROVED: DATE

NO FURTHER RECORDATION (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME (WITHIN A REGULATED AREA)

APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE YOUR RECORDING FOR PUBLIC WAY LAYOUT: DATE

APPROVED BY THE RECORDS COMMISSION OFFICE OF THE LAYERS PLANNING AND RECORDS 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# 22-007.DWG FDK/327

LEGEND

— STONE WALL
— PROPERTY LINE
— STREET LINE
98 STREET NUMBER

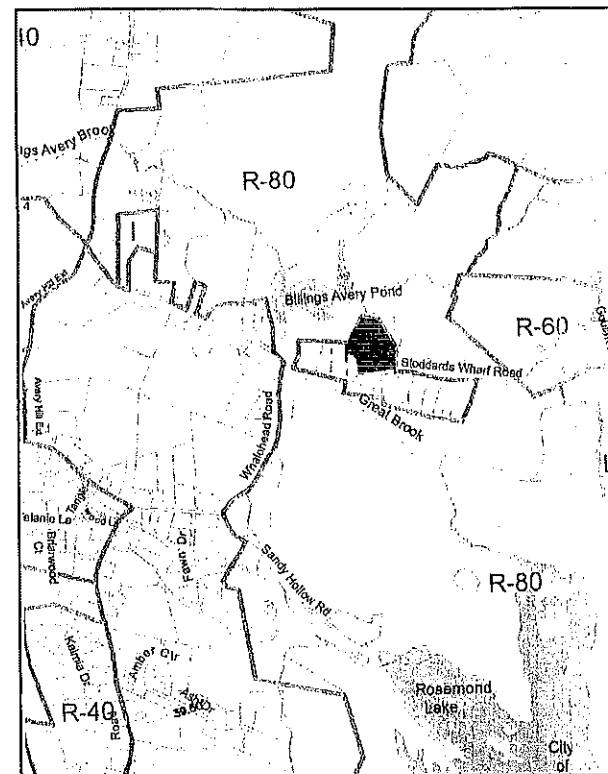
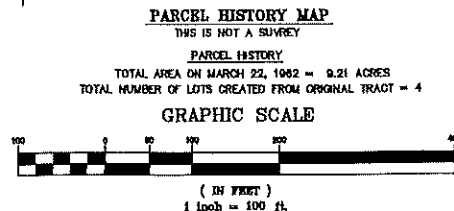
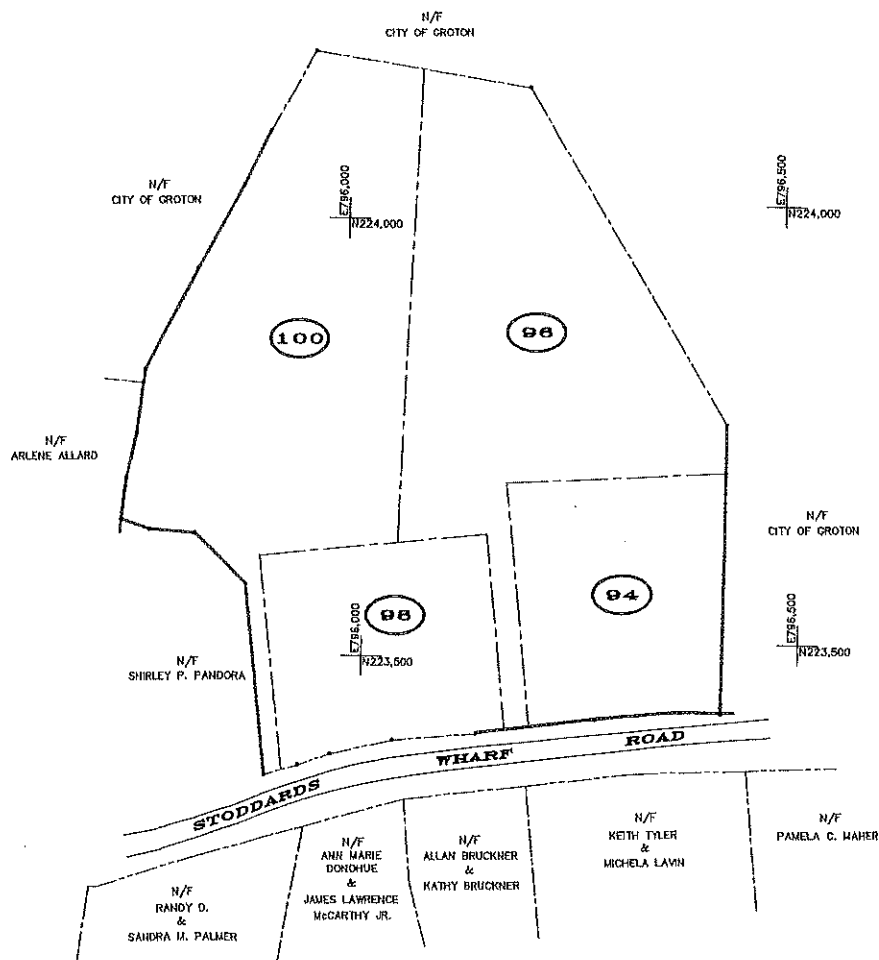
SOILS LEGEND

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 - HINKLEY GRAVELLY SANDY LOAM, 3 TO 18 PERCENT SLOPES
Rn - RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
Ud - UDORTENTS-URBAN LAND COMPLEX

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.

DIETER & GARDNER
LAND SURVEYORS - PLANNERS
P.O. BOX 335
1841 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06335
(860) 484-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

- GENERAL NOTES:**
1. MAP REFERENCES:
A) SUBDIVISION PLAN PREPARED FOR AMER. JAVAD 98 STODDARDS WHARF ROAD - (CONV. 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 PANDOR 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 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 8' MINIMUM REAR YARD SETBACK 15'
 7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.
 8. NO PARKING SIGNS SHALL BE PLACED AS REQUIRED BY DIRECTOR OF PUBLIC WORKS.
 9. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY INDICATE THAT FIELD ADJUSTMENTS, INCLUDING ADDITIONAL DRAINAGE AND SIGHTLINE MEASURES, MAY BE NECESSARY FOR ADEQUATE STORMWATER MANAGEMENT. ADDITIONAL DESIGN EFFORT FOR INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN ACCORDANCE WITH DIRECTION FROM THE TOWN.
 10. THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE BACKCHARGED TO THE APPLICANT/OWNER.



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
REVISED: DECEMBER 13, 2022

SHEET 1 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 ENFORCED 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 OF No. 14208
DATE: JULY 7, 2022

Exhibit #36

IWWC

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

KNOWN AND RECORDED CONTROL PLAN CERTIFIED BY: DATE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON: DATE

LOT NUMBERS ASSIGNED BY THE COMMISSION:

APPROVED: DATE

APPROVED: DATE

NO FURTHER REQUIREMENT (ONLY WITHIN A REGULATED AREA)

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

WETLAND OFFICER: DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE TOWN RECORDS FOR PUBLIC WAY LAYOUT: DATE

PUBLIC WORKS DIRECTOR/TOWN ENGINEER: DATE

KNOWN AND RECORDED CONTROL PLAN CERTIFIED BY: DATE OF THE LEDYARD PLANNING AND ZONING COMMISSION

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

APPROVED BY THE SURVEYING ENGINEERING OFFICE OF THE LEDYARD PLANNING COMMISSION: DATE

SURVEYING ENGINEERING OFFICER: DATE

DIETER & GARDNER
LAND SURVEYORS - PLANNERS
1841 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

LEGEND

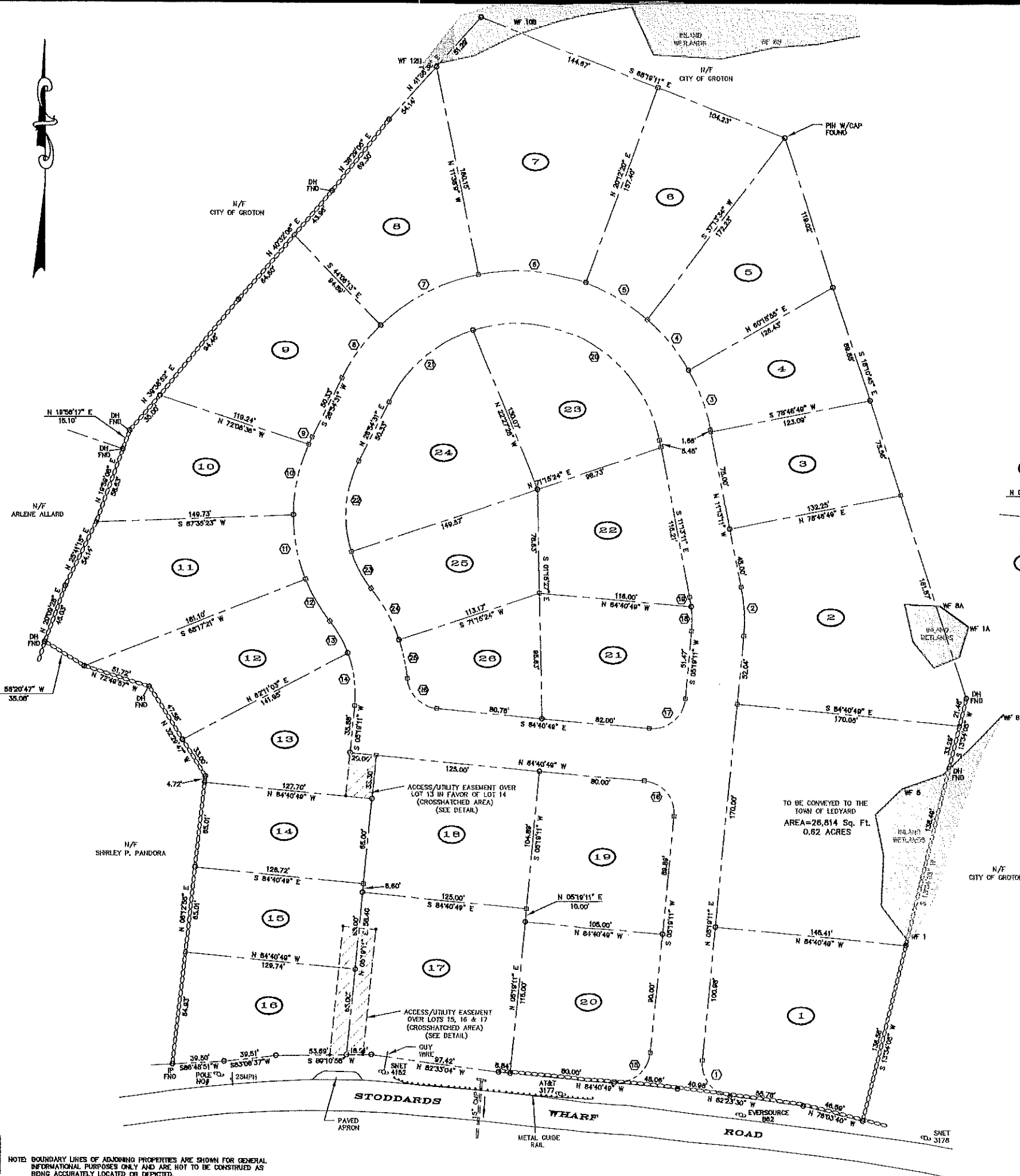
- STONE WALL
- PROPERTY LINE
- STREET LINE
- DRILL HOLE FOUND
- IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- CURVE TABLE NUMBER
- UTILITY POLE
- EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT
- LOT NUMBER

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

IAN COLE
SOIL SCIENTIST

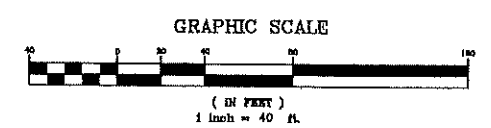
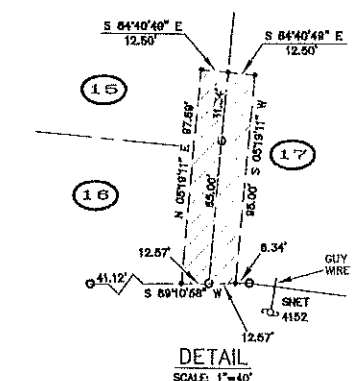
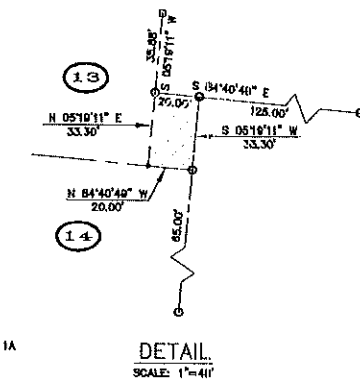
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY. THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR DEVIATIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 22-007JWG FRK327



LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,432 Sq. Ft. 0.54 ACRES
3	0.54 ACRES
4	19,061 Sq. Ft. 0.44 ACRES
5	21,003 Sq. Ft. 0.48 ACRES
6	31,502 Sq. Ft. 0.72 ACRES
7	32,280 Sq. Ft. 0.74 ACRES
8	10,581 Sq. Ft. 0.24 ACRES
9	0.24 ACRES
10	12,788 Sq. Ft. 0.29 ACRES
11	22,377 Sq. Ft. 0.51 ACRES
12	14,099 Sq. Ft. 0.32 ACRES
13	17,511 Sq. Ft. 0.40 ACRES
14	25,501 Sq. Ft. 0.58 ACRES
15	13,372 Sq. Ft. 0.31 ACRES
16	10,616 Sq. Ft. 0.24 ACRES
17	13,112 Sq. Ft. 0.30 ACRES
18	11,830 Sq. Ft. 0.27 ACRES
19	11,841 Sq. Ft. 0.27 ACRES
20	10,539 Sq. Ft. 0.24 ACRES
21	10,565 Sq. Ft. 0.24 ACRES
22	10,970 Sq. Ft. 0.25 ACRES
23	14,014 Sq. Ft. 0.32 ACRES
24	8,630 Sq. Ft. 0.20 ACRES
25	17,501 Sq. Ft. 0.40 ACRES
26	0.17 ACRES

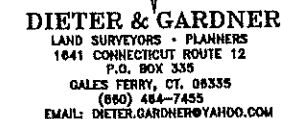
CURVE #	Δ	R	L	T
1	87°42'41"	25.00'	38.27'	24.02'
2	16°32'22"	130.00'	37.53'	18.89'
3	16°27'55"	150.00'	48.34'	24.38'
4	19°08'01"	150.00'	50.00'	25.24'
5	21°00'34"	150.00'	55.00'	27.81'
6	31°50'28"	150.00'	83.38'	42.79'
7	32°28'04"	150.00'	85.00'	43.88'
8	10°58'18"	150.00'	49.71'	25.09'
9	02°42'42"	130.00'	8.15'	3.98'
10	24°14'24"	130.00'	55.00'	27.92'
11	22°02'18"	130.00'	50.00'	25.31'
12	18°17'20"	130.00'	36.95'	18.80'
13	17°51'14"	90.00'	28.04'	14.14'
14	25°50'11"	80.00'	40.58'	20.84'
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'	168.05'	124.13'
21	44°57'44"	110.00'	86.32'	45.52'
22	44°58'03"	90.00'	79.63'	37.25'
23	20°18'41"	90.00'	31.91'	16.12'
24	19°38'21"	130.00'	44.56'	22.50'
25	13°13'13"	130.00'	30.00'	15.07'
26	79°10'12"	25.00'	34.54'	20.67'



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

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-2000-1 THRU 20-2000-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - SURVEY 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 OF No. 14208
DATE: JULY 7, 2022



APPROVED BY THE LEVYD 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 _____

KNOWN AND NECESSARY CORREL. PLAN CERTIFIED BY VOYE OF _____
THE LEVYD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THIS ASSIGNMENT _____ DATE _____

ASSIGNMENT _____ DATE _____

BY TWO 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.)

VERLAIN OFFICER _____ DATE _____

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

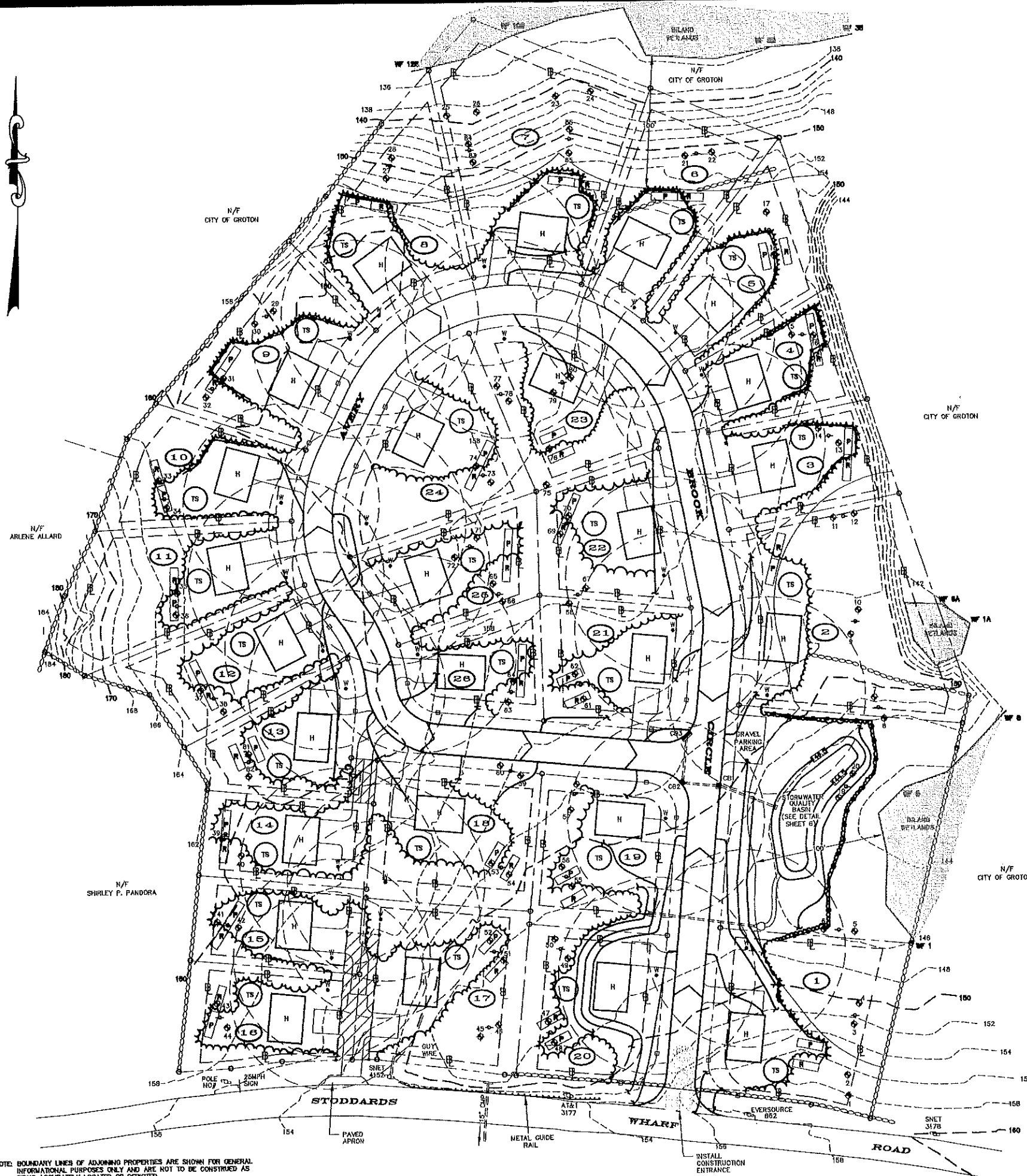
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

KNOWN AND NECESSARY CORREL. PLAN CERTIFIED BY VOYE OF THE LEVYD PLANNING AND ZONING COMMISSION _____

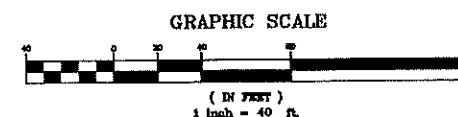
CHAIRMAN OR SECRETARY OF THE LEVYD PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED BY THE ZONING DEPARTMENT OFFICER OF THE LEVYD PLANNING COMMISSION _____

ZONING DEPARTMENT OFFICER _____ DATE _____



NOTE: FLOODING 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
 REVISED: OCTOBER 31, 2022
 REVISED: DECEMBER 5, 2022
 REVISED: DECEMBER 13, 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 1 AND
TOPOGRAPHIC ACCURACY 1-2.
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

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.

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.

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SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB # 22--007.0WG FBK#327

APPROVED BY THE LEADLAND PLANNING AND RECORD COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SURVEYING OF LAND. ALL INFORMATION SHALL BE COMPLETED BY DATE

CHARTMAN OR SECRETARY DATE

RECORD AND SURVEY CONTROL PLAN CERTIFIED BY THE LEADLAND PLANNING AND RECORD COMMISSION OR DATE

LET NUMBER ASSIGNED BY THE AGENCY DATE

TYPE APPLICATION# APPROVED NO PERMIT NEEDED (NOT WITHIN A REGULATED AREA) NOT APPLICABLE AT THIS TIME (WITHIN A REGULATED AREA: NO REGULATED ACTIVITY PROPOSED AT THIS TIME) VILLAGE OFFICE DATE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT, PUBLIC WORKS DIRECTOR/TOWN ENGINEER DATE

RECORD AND SURVEY CONTROL PLAN CERTIFIED BY THE LEADLAND PLANNING AND RECORD COMMISSION CHARTMAN OR SECRETARY OF THE LEADLAND PLANNING AND RECORD COMMISSION DATE

APPROVED BY THE RECORDS DEPARTMENT OFFICE OF THE LEADLAND PLANNING AND RECORD COMMISSION RECORDS DEPARTMENT OFFICE DATE

DIETER & GARDNER
LAND SURVEYORS - PLANNERS
1841 CONNECTICUT ROUTE 12
P.O. BOX 333
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. J06/22-007.DWG F06/22

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

TP 2
0-16" DISTURBED SOIL & FILL
10-50" 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 @ 84"
WATER @ 80"
NO LEDGE

TP 5
0-16" TOPSOIL
16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND
45-84" 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 @ 48"
WATER @ 60"
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
34-84" ORANGE/TAN COARSE SAND
W/GRAVEL
64-95" TAN/GRAY FINE TO MED. SAND
MOTTLING @ 73"
WATER @ 63"
NO LEDGE

TP 9
0-15" TOPSOIL
15-31" BROWN FINE SANDY LOAM
31-98" 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
34-98" TAN TO MED. 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 OLIVE 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
37-99" 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
37-99" 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
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
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
33-86" TAN/BROWN FINE MED. SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 22
0-19" FILL
19-32" TOPSOIL
32-33" 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 @ 30" DOWNHILL
NO LEDGE

TP 26
0-7" TOPSOIL
7-38" YELLOW TO BROWN FINE TO MED.
SILT LOAM W/TRACE FINE SAND
38-82" 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
32-85" 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 OLIVE 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
COBBLES, 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
34-80" TAN TO GRAY MED. TO FINE SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 39
0-6" TOPSOIL
6-41" 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
58-89" TAN TO GRAY MED. TO FINE SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO 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
W/GRAVEL AND COBBLES
NO MOTTLING
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

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY WENDY BROWN-ARNOLD RS, REHS AND ALEX MCBURR LEDGE LIGHT HEALTH DISTRICT ON 5/2/22, 8/8/22 AND 5/23/2022 AND WENDY BROWN-ARNOLD RS, REHS ON JUNE 14, 2022.

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" BROWN TO TAN VERY FINE SAND W/SILT
37-93" BROWN TO GRAY COARSE SAND W/
GRAVEL AND SOME COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 46
0-15" TOPSOIL
15-39" GRAY TO TAN VERY FINE SANDY W/SILT
39-81" GRAY FINE TO MED. SAND W/SILT & HEAVILY
MOTTLED THROUGHOUT
81-108" BROWN TO TAN COARSE SAND W/
GRAVEL AND SOME COBBLES
OLD FILTER FABRIC AND GRAVEL @ 20"
MOTTLING @ 39"
WATER @ 56"
NO LEDGE

TP 47
0-10" TOPSOIL
10-22" BROWN FINE TO MED. SANDY LOAM W/SILT
22-41" LIGHT BROWN TO ORANGE SILT 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
52-98" 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
10-29" LIGHT BROWN FINE TO VERY FINE
SANDY LOAM
29-42" 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
NO LEDGE

TP 52
0-13" TOPSOIL
13-38" BROWN FINE TO VERY FINE SANDY LOAM
38-80" BROWN TO TAN COARSE TO MED. SAND
WITH SOME GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 53
0-12" TOPSOIL
12-32" BROWN FINE TO MED. SANDY LOAM
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
11-29" BROWN FINE TO VERY FINE SANDY LOAM
29-95" BROWN TO TAN COARSE TO MED. SAND
W/GRAVEL AND SOME COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 55
0-14" TOPSOIL
14-42" BROWN FINE TO VERY FINE SANDY LOAM
42-92" LIGHT BROWN FINE TO VERY FINE SAND
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 FINE TO VERY FINE SANDY LOAM
28-98" TAN TO BROWN COARSE SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 62
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 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
10-29" BROWN FINE TO MED. SANDY LOAM
29-80" TAN TO GRAY MED. TO COARSE
SAND W/SOME GRAVEL
NO MOTTLING
NO WATER
NO LEDGE

TP 67
0-14" TOPSOIL
14-28" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
28-108" 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
0-11" 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 70
0-14" TOPSOIL
14-38" BROWN FINE TO MED. SANDY LOAM
38-91" TAN MED. TO FINE SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 71
0-8" TOPSOIL
8-38" BROWN FINE TO MED. SANDY LOAM
38-98" 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
0-8" TOPSOIL
8-39" BROWN FINE SANDY LOAM
39-89" 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
34-98" TAN TO OLIVE/BROWN FINE TO MED.
SAND W/GRAVEL AND COBBLES
STRATIFIED
NO MOTTLING
NO WATER
NO LEDGE

TP 77
0-11" TOPSOIL
11-38" BROWN FINE TO MED. SANDY LOAM
38-101" 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
0-15" 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
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
30-80" TAN COARSE SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER
LEDGE-NONE TO 80"

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. (JOEY TERRY AND MATT EMLEY)

LOT 1 27" DEEP		WATER QUALITY BASIN 30" DEEP		WATER QUALITY BASIN 30" DEEP		LOT 2 28" DEEP		LOT 2 28" DEEP		LOT 2 28" DEEP		LOT 3 30" DEEP		LOT 4 30" DEEP		LOT 5 29" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
8:59	2"	8:59	4"	8:59	2 1/2"	9:00	2 1/2"	9:00	2"	9:00	2"	9:00	4"	9:00	3"	9:00	4"
9:04	6 3/4"	9:04	10"	9:04	7 1/2"	9:05	6 1/2"	9:05	6 1/2"	9:05	6 1/2"	9:05	13"	9:05	9 1/2"	9:05	10"
9:09	9"	9:09	13 3/4"	9:09	11"	9:10	11"	9:10	13"	9:10	13"	9:10	14"	9:10	13"	9:10	13"
9:14	11"	9:14	16"	9:14	13 1/2"	9:15	13 1/2"	9:15	17"	9:15	17"	9:15	24 1/2"	9:15	16 1/2"	9:15	15 1/2"
9:19	15 1/2"	9:19	18"	9:19	18"	9:20	18"	9:20	24 1/2"	9:20	24 1/2"	9:20	25 1/2"	9:20	18"	9:20	17 1/2"
9:24	14"	9:24	20"	9:24	20"	9:25	17 1/2"	9:25	22"	9:25	22"	9:25	26 1/2"	9:25	20"	9:25	19"
9:29	15 1/2"	9:29	21"	9:29	21"	9:30	19 1/2"	9:30	24"	9:30	24"	9:30	27 1/2"	9:30	21 1/2"	9:30	20 1/2"
9:34	17"	9:34	22"	9:34	22"	9:35	20 1/2"	9:35	25 1/2"	9:35	25 1/2"	9:35	28 1/2"	9:35	23"	9:35	22"
9:39	18 1/4"	9:39	23"	9:39	23"	9:40	21 1/2"	9:40	26"	9:40	26"	9:40	29 3/4"	9:40	24 1/2"	9:40	23 1/2"
9:44	19 1/4"	9:44	24"	9:44	24"	9:45	22 1/2"	9:45	27"	9:45	27"	9:45	30 3/4"	9:45	25"	9:45	24"
9:49	20 1/4"	9:49	25"	9:49	25"											9:49	25 1/2"
PERC RATE: 1 1/8 MINS.		PERC RATE: 1 1/8 MINS.		PERC RATE: 1 1/8 MINS.		PERC RATE: 1 1/3 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/5 MINS.		PERC RATE: 1 1/8 MINS.		PERC RATE: 1 1/3 MINS.		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/HCH OR LESS REQUIRES 405 S.F. OF EFFECTIVE LEACHING AREA.
- C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN.
- MINIMUM REQUIRED AREA IS 405 S.F./ 20.2 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/HCH.

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	25 & 26	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	41 & 42	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 LEYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE SUBDIVISION GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

CHAIRMAN OR SECRETARY _____ DATE _____

RECORD AND RECORDING CONTROL PLAN COUNTERED BY VOTE OF _____ THE LEYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____

LOT WITHDRAWN (REMOVED) BY THE APPLICANT _____

APPLICANT _____ DATE _____

APPROVED _____

NO PRESENT EMBODIMENT, (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME, (WITHIN A REGULATED AREA)

NOT 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 _____

RECORD AND RECORDING CONTROL PLAN COUNTERED BY VOTE OF _____ THE LEYARD PLANNING AND ZONING COMMISSION

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

APPROVED BY THE RECORDING COMMISSION OFFICER OF THE LEYARD PLANNING COMMISSION

RECORDING COMMISSION OFFICER _____ DATE _____

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1841 CONNECTICUT ROUTE 12
P.O. BOX 335
GALES FERRY, CT, 06435
(860) 484-7455
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
REMOVED: OCTOBER 31, 2022

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

CHARTERMAN OR SECRETARY _____ DATE _____

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY VOTE OF THE LAYLAND PLANNING AND SURVEY COMMISSION ON _____ DATE _____

LOT NUMBERS ASSIGNED BY THE COMMISSION _____

APPROVED _____ DATE _____

ITVC APPLICATION _____

APPROVED _____

NO PERMIT NEEDED. (NOT WITHIN A REGULATED AREA)

NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA)

NO REGULATED ACTIVITY PROPOSED AT THIS TIME.

WETLANDS OFFICE _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

ENGINEER AND SURVEYOR CONTROL PLAN CERTIFIED BY VOTE OF THE LAYLAND PLANNING AND SURVEY COMMISSION _____

CHARTERMAN OR SECRETARY OF THE LAYLAND PLANNING AND SURVEY COMMISSION _____ DATE _____

APPROVED BY THE BOARD SUPERVISORY OFFICER OF THE LAYLAND PLANNING COMMISSION _____

BOARD SUPERVISORY OFFICER _____ DATE _____

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GALES FERRY, CT. 06335
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LEGEND

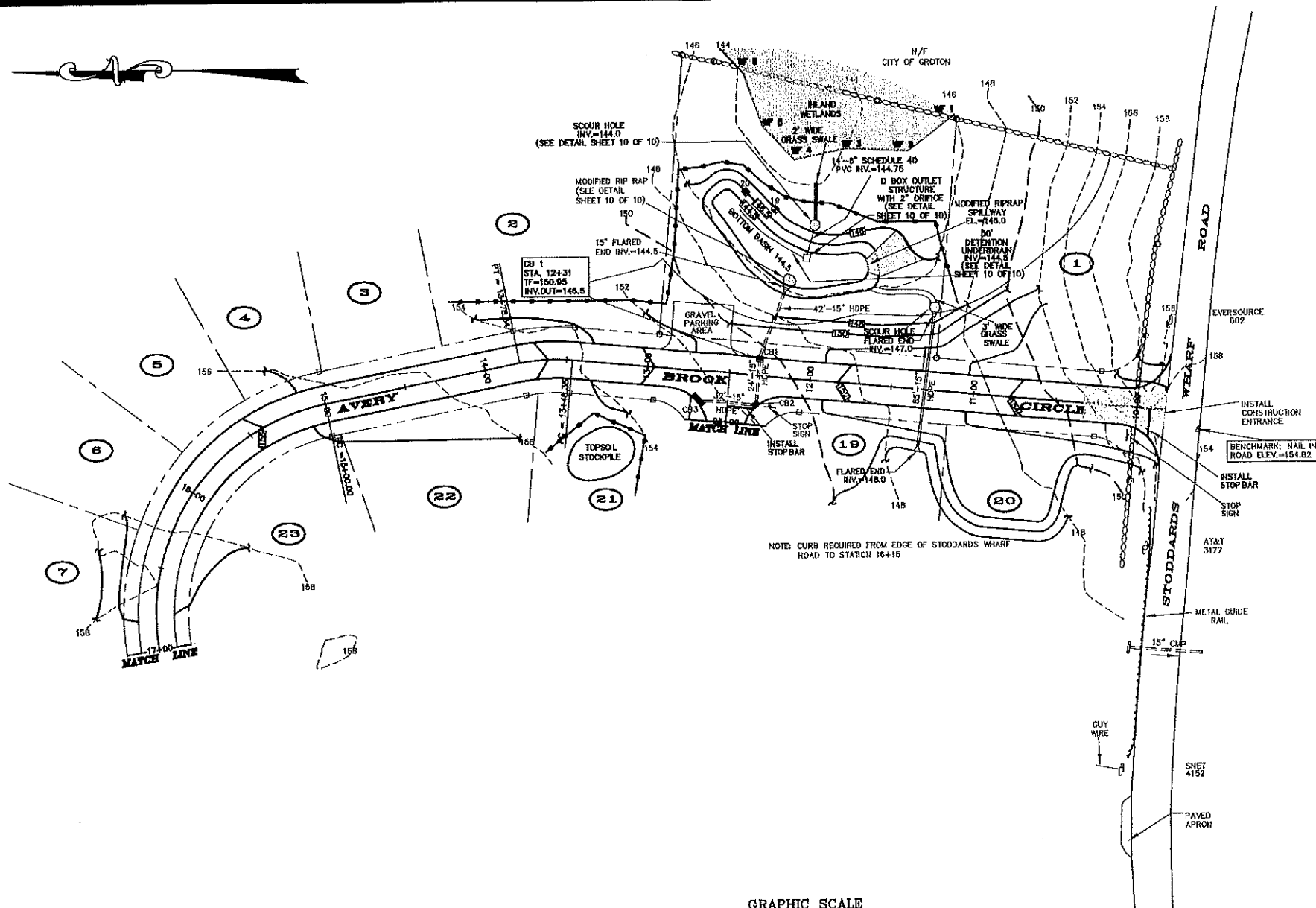
- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- LOT NUMBER
- PROPOSED CATCH BASIN
- EDGE OF WETLANDS & FLAG NUMBER
- HAYBALES/SILT FENCE/WOODCHIPS
- APPROXIMATE DEEP TEST PIT

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.

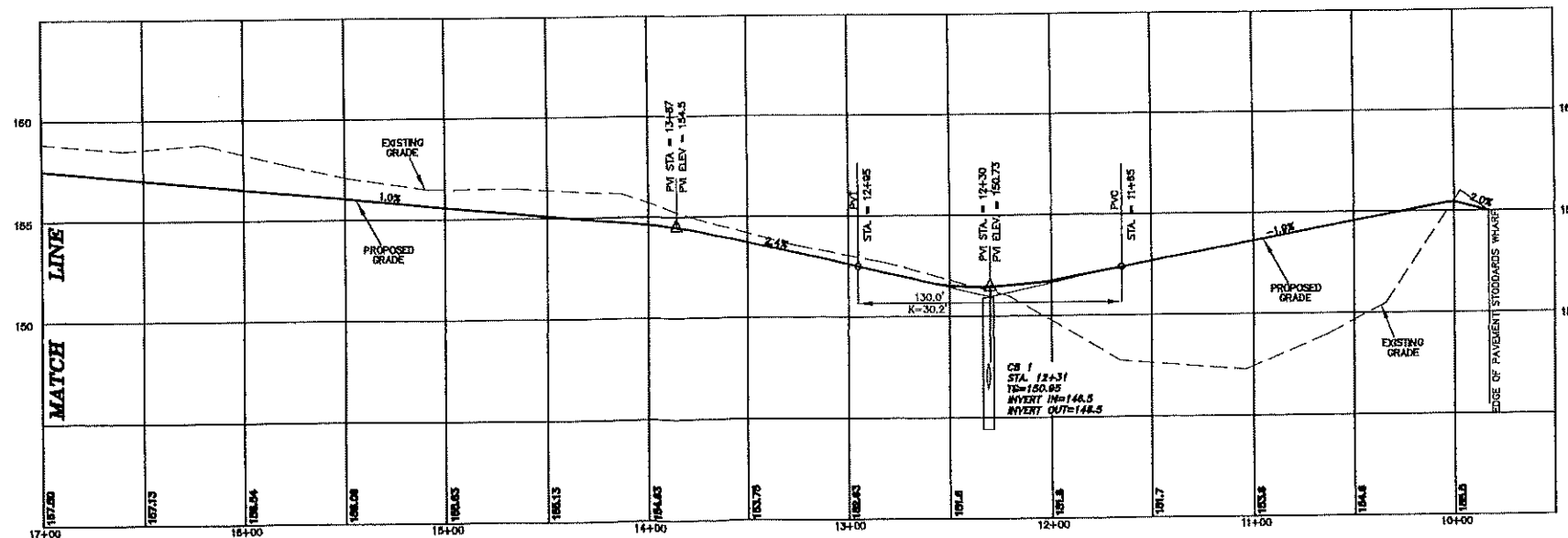
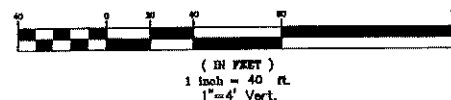
Jan Cole

JAN COLE
SOIL SCIENTIST

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GRAPHIC SCALE

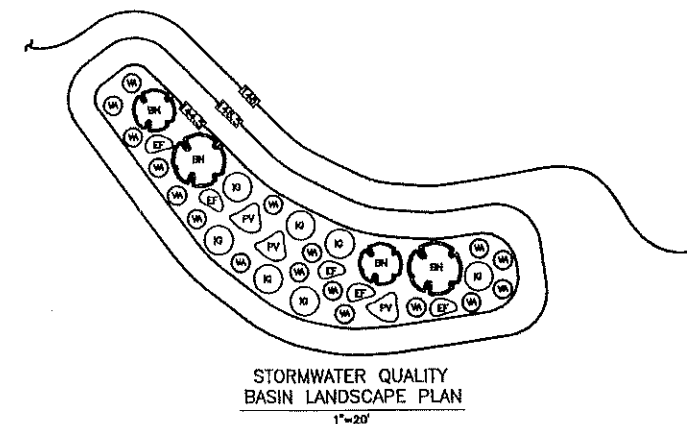


DEEP TEST PIT DATA

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

LANDSCAPE SCHEDULE

TYPE	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	METHOD	SIZE	REMARKS
PERENNIALS	EF	CLUSTER	ELIATOPHILUM	JOE PYE WEED	CONTAINER	1'-2' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2" ON CENTER
GRASSES	PV	3	PANICUM VIRGATUM	SWITCH GRASS	CONTAINER	2'-3' HEIGHT	UNIFORM WELL DEVELOPED PLANT 2" ON CENTER
SHRUBS	SD	7	ILEX CLAUDIA	HONEYSUCKLE	D&B	3'-4' HEIGHT	AS SHOWN
	VA	17	VACUINIUM AUGUSTIFOLIUM	LOWBUSH BLUEBERRY	CONTAINER	12"-18" HT	AS SHOWN
TREES	BN	4	BETULA NIGRA	EVER BIRCH	D&B	2 1/2"-3" CAL.	MULTI-STEMMED AS SHOWN



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
REVISED: DECEMBER 13, 2022



APPROVED BY THE LAYLAND PLANNING AND BOUNDING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SURVEYING OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____

CHAIRMAN OR SECRETARY _____ DATE _____

MEMBER AND SECRETARY COMMISSION PLAN CERTIFIED BY VOTE OF THE LAYLAND PLANNING AND BOUNDING COMMISSION ON _____ DATE _____

LOT NUMBER ASSIGNED BY THE COMMISSION _____

APPROVED BY THE _____ DATE _____

APPROVED BY _____ DATE _____

NO FURTHER IMPROVEMENTS (NOT YET A REGULATED AREA)

NOT APPLICABLE AT THIS TIME (YET A REGULATED AREA)

NO REGULATED ACTIVITY PROPOSED AT THIS TIME

REVIEWED OFFICER _____ DATE _____

APPROVED BY THE DEPARTMENT OF PUBLIC WORKS ON THE TOWN ENGINEER FOR PAVED WAY LAYOUT. _____ DATE _____

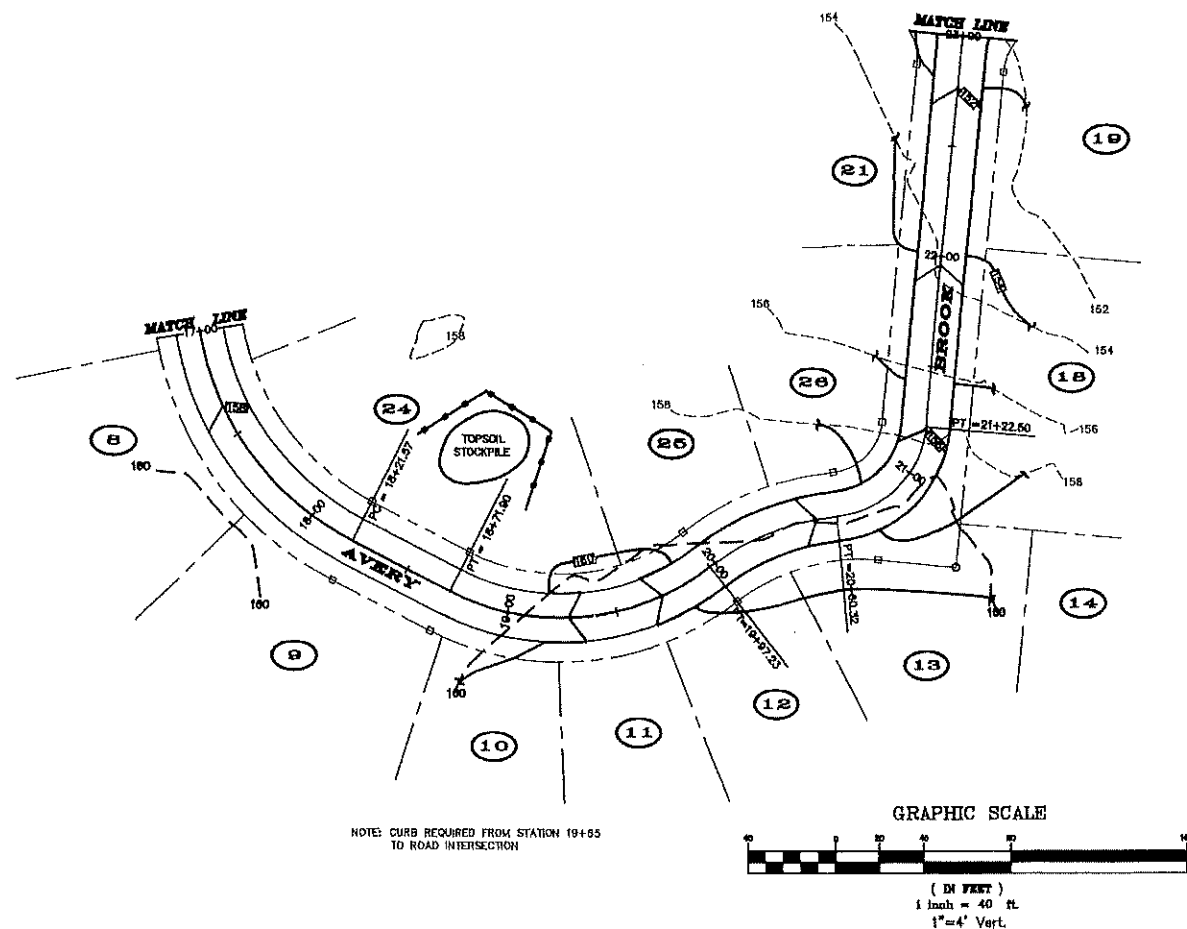
PUBLIC WORKS DEPARTMENT/TOWN ENGINEER _____ DATE _____

MEMBER AND SECRETARY COMMISSION PLAN CERTIFIED BY VOTE OF THE LAYLAND PLANNING AND BOUNDING COMMISSION _____ DATE _____

CHAIRMAN OR SECRETARY OF THE LAYLAND PLANNING AND BOUNDING COMMISSION _____ DATE _____

APPROVED BY THE BOUNDING COMMISSION OFFICER OF THE LAYLAND PLANNING COMMISSION _____ DATE _____

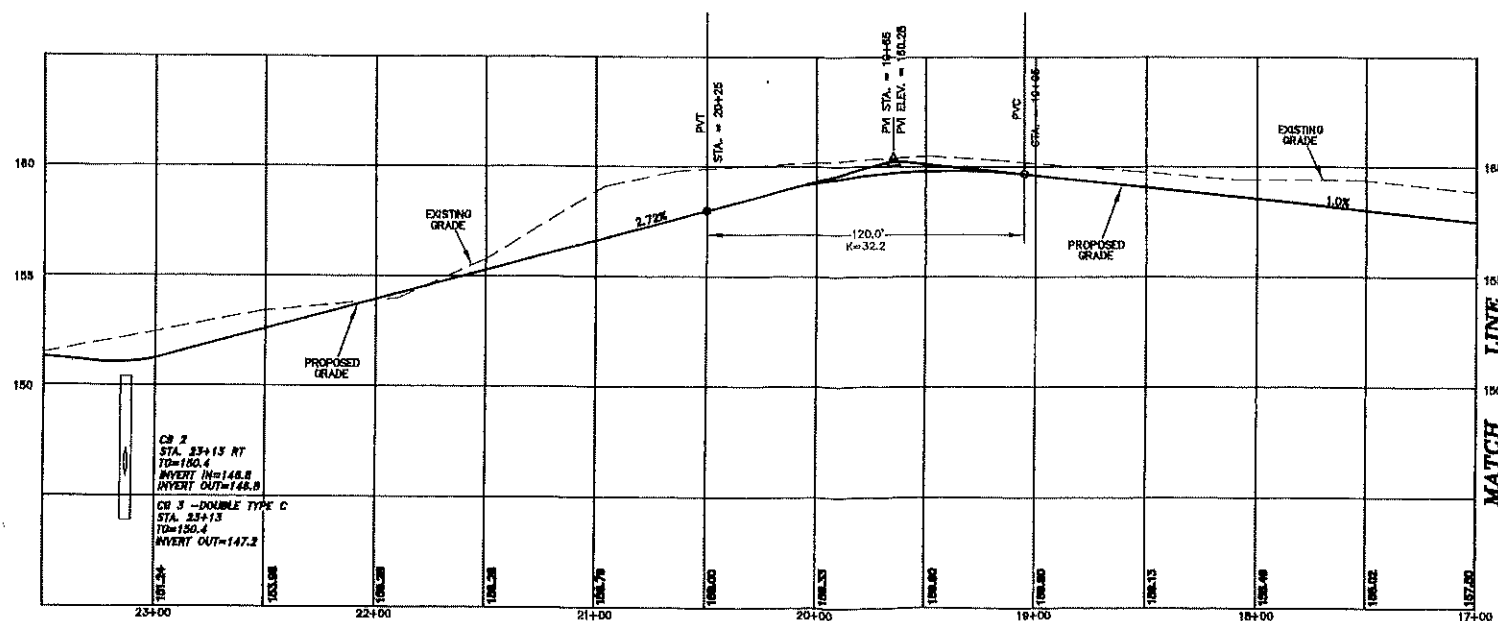
BOUNDING COMMISSION OFFICER _____ DATE _____



- 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

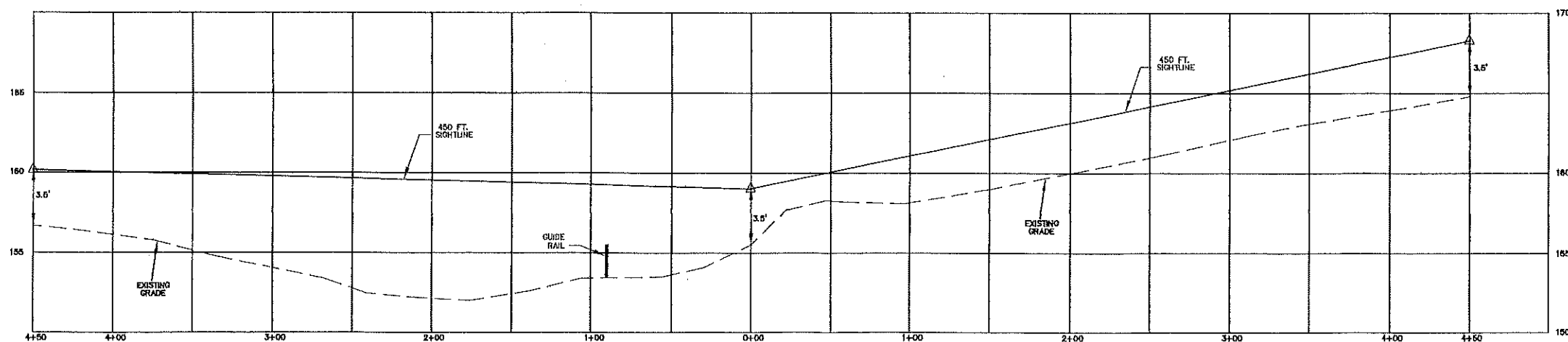
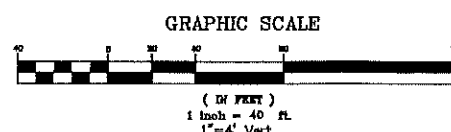
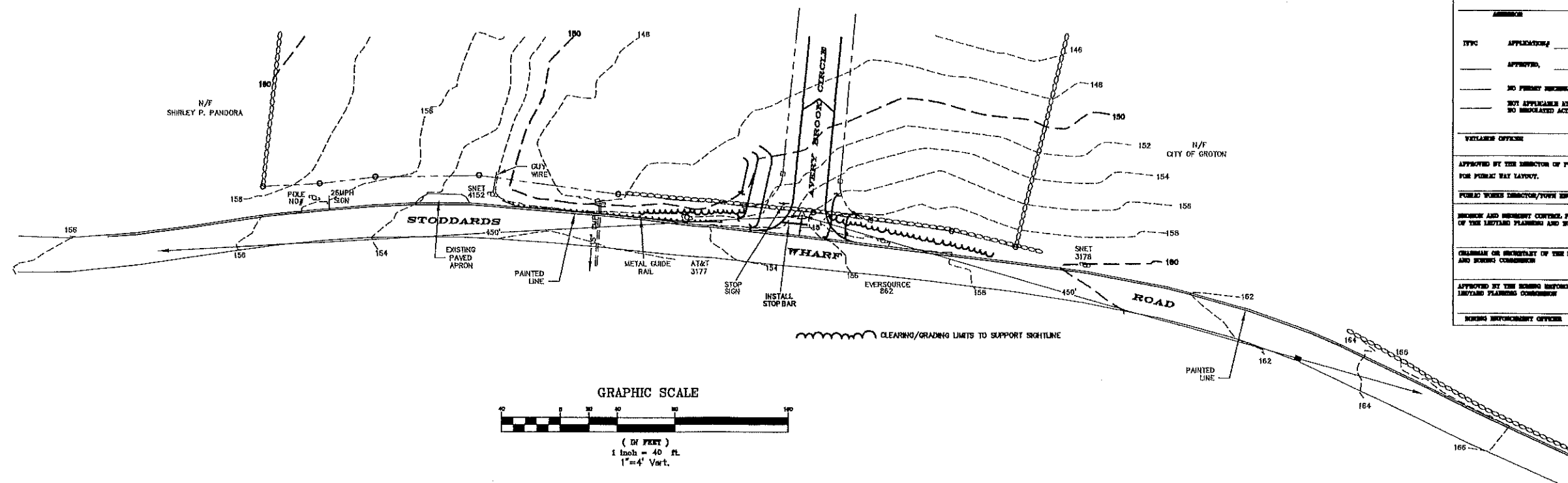
DIETER & GARDNER
LAND SURVEYORS - PLANNERS
P.O. BOX 535
1841 CONNECTICUT ROUTE 12
GALES FERRY, CT. 06355
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EMAIL: DIETER.GARDNER@YAHOO.COM

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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





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

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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 0.21 ACRES OF LAND TO CREATE 26 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVED BY ON SITE WELL AND SEPTIC SYSTEM. APPROXIMATELY 1350 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 UPDRAINS ARE CENTRALLY SLOPED AND MOSTLY OLD PASTURE. THE UPDRAIN SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CAUTION FRINGLEY 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 860-484-7455 (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 0.21 ACRES OF WHICH 0.06 ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE. ESTIMATE OF TOTAL AREA TO BE DISTURBED 3.0± ACRES FOR HOME/DRIVE AND SEPTIC CONSTRUCTION.

PLANNED START AND COMPLETION DATES FOR THE PROJECT:

IT IS ANTICIPATED THAT THE PROJECT WILL COMMENCE DURING 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. BREAKERS 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 ANGLULAR STONE IN A SIZE AND GRADATION CORRESPONDING TO ASTM C-33, SIZE NO. 2 OR 3, OR DOT STANDARD SPECIFICATIONS SECTION 1401.01 SIZE #5. 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 MINIMIZE 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 LOOSEBED 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 RUNNER-TYRED 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 LIME/STONE 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 UNIFORMITY USING A CYCLOPE 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 8 INCHES. MOWING WILL NOT TAKE PLACE WHEN THE GROUND SURFACE IS WET. THE FIRST MOWING WILL TAKE 35 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 INSTANT SEEDING BARRIERS ALONG THE ROAD AND IN THE AREA OF THE BASIN AS DEPICTED ON THE PLANS.

4) STOP 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 UPWARD. 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.

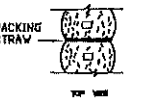
FIELD CHANGES - IF FIELD MODIFICATIONS OF PLANNED MEASURES ARE NEEDED TO PROPERLY ADDRESS ANY EROSION OR SEDIMENTATION SITUATION, SUCH CHANGES MAY BE MADE ONLY AFTER NOTIFYING TOWN STAFF. ADDITIONAL NON-STRUCTURAL MEASURES MAY BE ADDED WITHOUT PRIOR NOTIFICATION.

APPROVED BY THE LAYLAND PLANNING AND RECORDS COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____	
CHIEFMAN OR SECRETARY	DATE
EROSION AND SEDIMENT CONTROL PLAN CHECKED BY TOWN OF _____ DATE _____	
THE LAYLAND PLANNING AND RECORDS COMMISSION ON _____ DATE _____	
LOT NUMBER ASSIGNED BY THE ASSessor _____ DATE _____	
APPROVED	DATE
TYPE	APPLICATION
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	
WETLAND OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	
EROSION AND SEDIMENT CONTROL PLAN CHECKED BY TOWN OF _____ DATE _____	
THE LAYLAND PLANNING AND RECORDS COMMISSION	
CHIEFMAN OR SECRETARY OF THE LAYLAND PLANNING AND RECORDS COMMISSION	DATE
APPROVED BY THE RECORDS SUPERVISOR OFFICE OF THE LAYLAND PLANNING COMMISSION _____ DATE _____	
RECORDS SUPERVISOR OFFICE	DATE

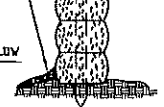
1. EXCAVATE A TRENCH 4" DEEP & THE WIDTH OF A STRAW BALE



2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE



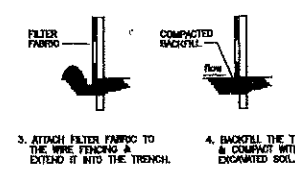
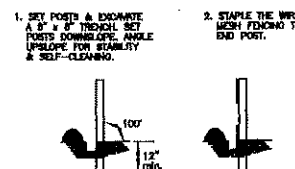
3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.



4. BACKFILL & COMPACT THE EXCAVATED SOIL ON THE UPRIGHT SIDE OF THE BARRIER TO PREVENT PIPING.

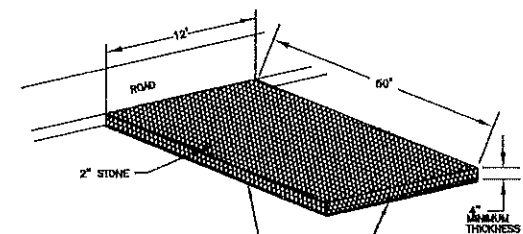
CONSTRUCTION OF A STRAW BALE BARRIER

NOT TO SCALE



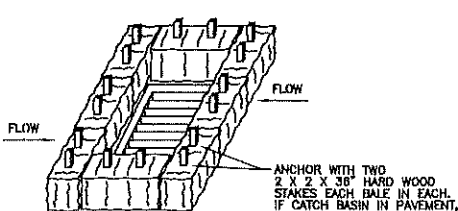
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



CATCH BASIN INLET PROTECTION

NOT TO SCALE

PLAN SHOWING EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS

RESUBDIVISION

PROPERTY OF

AVERY BROOK HOMES LLC

94, 96, 98 AND 100

STODDARDS WHARF ROAD

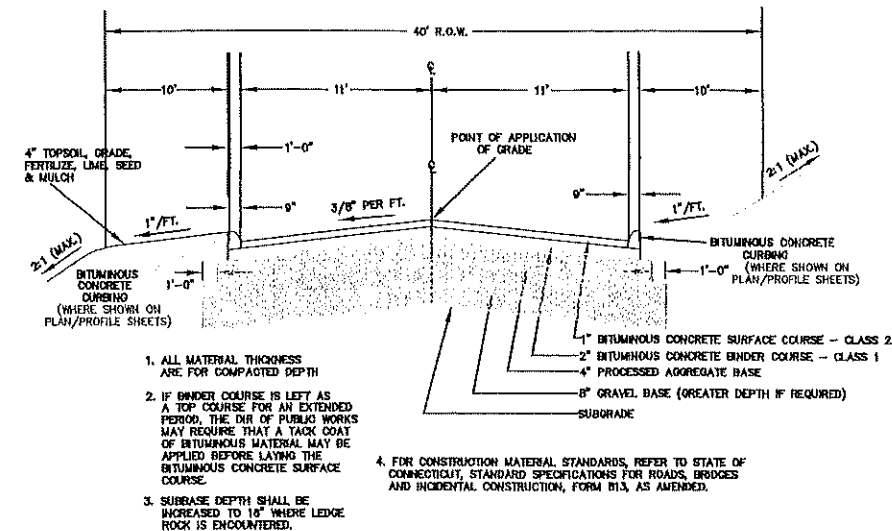
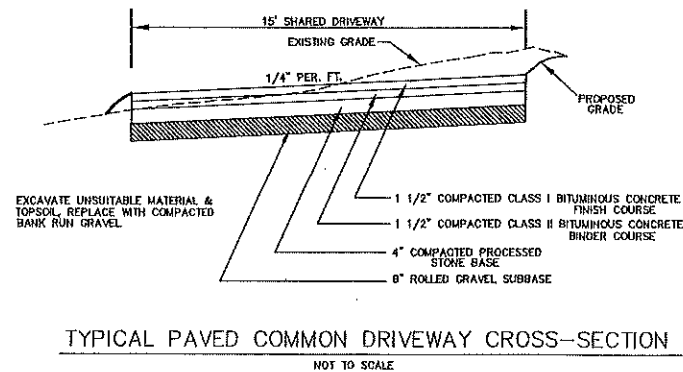
A.K.A.

CONNECTICUT ROUTE 214

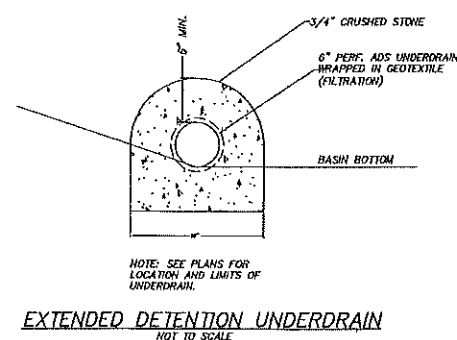
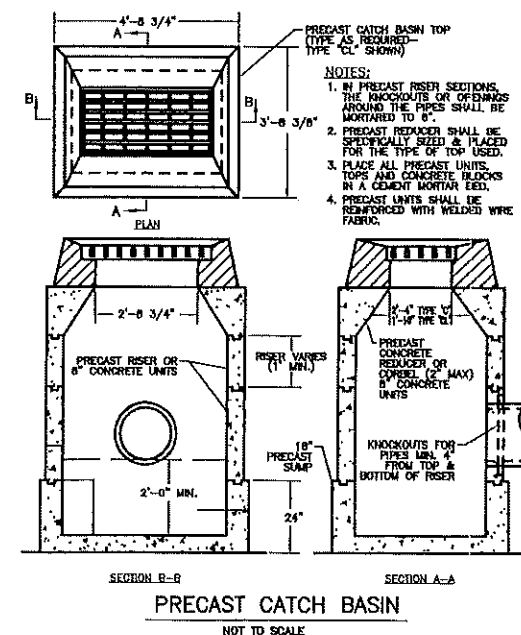
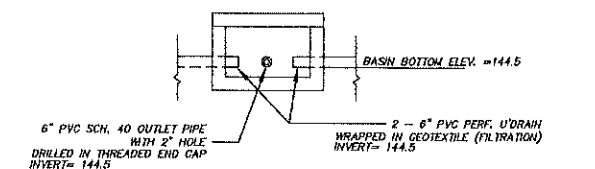
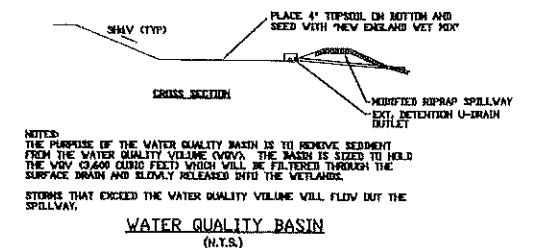
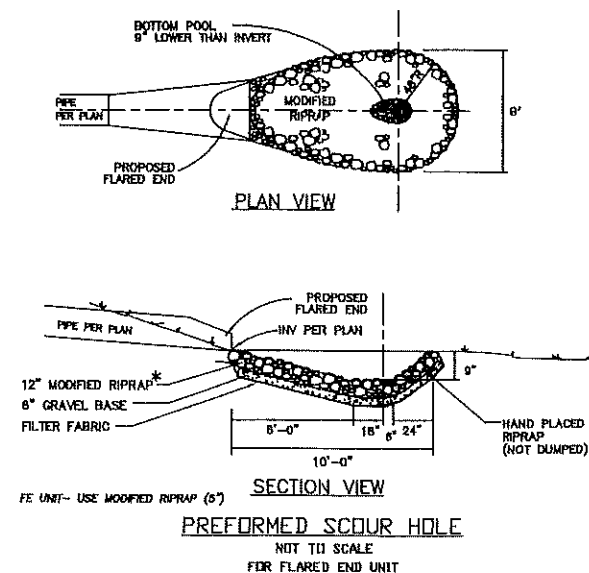
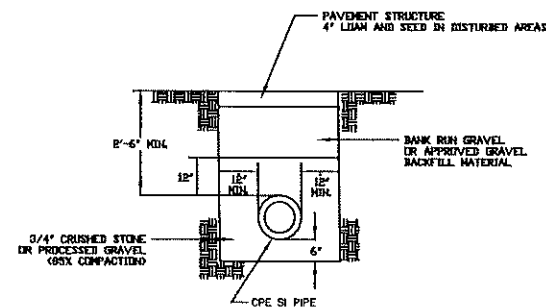
LEDYARD, CONNECTICUT

JULY 2022

REVISED: OCTOBER 31, 2022



APPROVED BY THE LAND PLANNING AND SURVEY COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____	
CHAIRMAN OR SECRETARY	DATE
DESIGNED AND PREPARED CONTROL PLAN CHECKED BY YOU OF THE LAND PLANNING AND SURVEY COMMISSION ON _____ DATE _____	
LOT NUMBER ASSIGNED BY THE COMMISSION	
APPROVED	DATE
TYPE APPLICATION/	
APPROVED	
NO PRIMARY HIGHWAY. (NOT WITHIN A REGULATED AREA)	
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA, NO REGULATED ACTIVITY PROPOSED AT THIS TIME)	
WETLAND OFFICER	DATE
APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.	
FIELD WORKS DIRECTOR/TOWN ENGINEER	DATE
DESIGNED AND PREPARED CONTROL PLAN CHECKED BY YOU OF THE LAND PLANNING AND SURVEY COMMISSION	
CHAIRMAN OR SECRETARY OF THE LAND PLANNING AND SURVEY COMMISSION	DATE
APPROVED BY THE SURVEYING ENGINEERING OFFICE OF THE LAND PLANNING COMMISSION	
PERMANENT IMPROVEMENT OFFICER	DATE



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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