



$\Delta=00^{\circ}35'31''$
 $R=725.00'$
 $L=7.49'$
 $T=3.74'$
 $C=7.49'$
 $CB=N37^{\circ}43'06''W$

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- UTILITY POLE
- STREET ADDRESS
- EDGE OF WETLANDS

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.

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

© 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# 26-027.DWG FBK#337

$\Delta=38^{\circ}51'59''$
 $R=470.00'$
 $L=318.82'$
 $T=165.82'$
 $C=312.75'$
 $CB=N57^{\circ}26'51''W$

CL&P 211

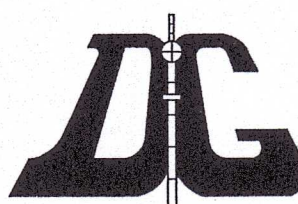
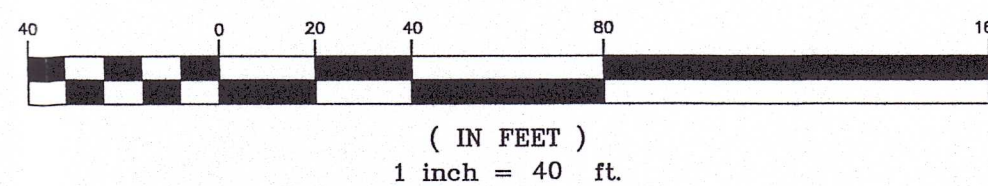
CL&P 232

80
N/F
GAIL CURLAND

N/F
PHILIP A. BURNS Jr.
&
CHRISTIE PELKEY BURNS

78
AREA=122,432 Sq.Ft.
2.81 ACRES

GRAPHIC SCALE



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

GENERAL NOTES

- MAP REFERENCES:
 - SECTION "E" CHRISTY HILL ESTATES IN THE TOWN OF LEDYARD, CONNECTICUT SCALE 1"=100' OCTOBER 1961 GEORGE H. DIETER REVISED FEBRUARY 1962.
 - PLAN SHOWING BUILDING LOTS 101A THRU 105A CHRISTY HILL ESTATES LEDYARD, CONNECTICUT SCALE 1"=40' NOVEMBER 1962 GEORGE H. DIETER L.S.
 - PLAN SHOWING GARDNER SUBDIVISION PROPERTY OF RUTH H. GARDNER TRUSTEE OF THE RUTH H. GARDNER TRUST AGREEMENT CHRISTY HILL ROAD AND NUGGET HILL DRIVE LEDYARD, CONNECTICUT SCALE: 1"=100' OCTOBER 2000.
- THIS LOT WAS TOPOED IN THE AREA OF THE HOUSE AND SEPTIC SYSTEM AND BENCHMARK SET BY DIETER & GARDNER, INC. LAND SURVEYORS IN JUNE 2026.
- AT THE TIME OF THIS DESIGN THERE WERE NO EXISTING WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM AND THERE WERE NO EXISTING SEPTIC SYSTEMS WITHIN 75' OF THE PROPOSED WELL LOCATION.
- TOPSOIL OR ORGANIC MATERIAL BELOW THE TOP OF THE LEACHING SYSTEM SHALL BE REPLACED WITH SELECT FILL. "SELECT FILL MATERIAL", PLACED WITHIN AND ADJACENT TO PROPOSED LEACHING AREAS SHALL BE COMPRISED OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATERIAL AND DELETERIOUS SUBSTANCES. THE FILL MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE APPROVED BY A PROFESSIONAL ENGINEER FOR USE WITHIN THE LEACHING AREA:
 - THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN THREE INCHES.
 - UP TO 45% OF THE DRY WEIGHT OF THE REPRESENTATIVE SAMPLE MAY BE RETAINED ON THE #4 SIEVE. THIS IS THE GRAVEL PORTION OF THE SAMPLE.
 - THE MATERIAL THAT PASSES THE #4 SIEVE IS THEN REWEIGHED AND THE SIEVE ANALYSIS STARTED.
 - THE REMAINING SAMPLE SHALL MEET THE FOLLOWING GRADUATION CRITERIA:

SIEVE SIZE	WET SIEVE	DRY SIEVE
#4	100%	100%
#10	70%-100%	70%-100%
#40	10%-50%	10%-75%
#100	0%-20%	0%-5%
#200	0%-5%	0%-2.5%

*PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.

THE LICENSED INSTALLER IS RESPONSIBLE FOR PREPARING THE LEACHING AREA WITH NECESSARY SELECT FILL. THE TOPSOIL IN THE LEACHING SYSTEM AREA MUST BE REMOVED AND THE SUBSOIL SCARIFIED PRIOR TO SELECT FILL PLACEMENT UNLESS OTHERWISE DIRECTED BY THE DESIGN ENGINEER. THE INSTALLER SHALL TAKE NECESSARY STEPS TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOIL FROM OVER COMPACTION OR DAMAGE. SELECT FILL SHALL EXTEND A MINIMUM OF FIVE (5) FEET LATERALLY IN ALL DIRECTIONS BEYOND THE OUTER PERIMETER OF THE LEACHING SYSTEM.

THE COMMISSIONER OF PUBLIC HEALTH MUST APPROVE MANUFACTURED FILL. ROCK USED TO PRODUCE MANUFACTURED FILL MUST HAVE A LOSS OF ABRASION OF NOT MORE THAN 50% USING AASHTO METHOD T-96. SUPPLIERS OF MANUFACTURED FILL MUST MAKE APPLICATION FOR APPROVAL TO THE COMMISSIONER OF PUBLIC HEALTH. DOCUMENTATION MUST BE SUBMITTED ON THE QUARRY OPERATION, AND PRODUCTION PROCESS. FILL SPECIFICATIONS (GRADUATION, PERMEABILITY, ETC.) AND A NARRATIVE OF THE QUALITY CONTROL/QUALITY ASSURANCE PROGRAM MUST ALSO BE INCLUDED. THE MANUFACTURED FILL PRODUCERS MUST PROVIDED ANNUAL PRODUCT REGISTRATIONS TO THE COMMISSIONER OF PUBLIC HEALTH.
- APPLICANT: GAIL CURLAND
860-235-2937
- THE FOUNDATION AND SEPTIC SYSTEM SHALL BE STAKED OUT AND GRADES ESTABLISHED BY A LICENSED LAND SURVEYOR.
- AT THE TIME OF THIS DESIGN THERE WERE NO EXISTING WELLS WITHIN 75' OF THE PROPOSED SEPTIC SYSTEM.
- AS CALLED FOR ON GARDNER SUBDIVISION PLAN NOTE 6 LOTS 78, 80, 82, AND 84 SHALL SHARE A COMMON DRIVEWAY TO CHRISTY HILL ROAD. LOTS 11R AND 13R SHALL SHARE A COMMON DRIVEWAY TO NUGGET HILL DRIVE. DEEDS FOR ALL LOTS SHALL CONTAIN EASEMENTS FOR INGRESS AND EGRESS AND RIGHT TO INSTALL AND MAINTAIN UTILITIES. ALL LOTS SHALL CONTAIN A MAINTENANCE AGREEMENT FOR SHARED DRIVEWAY.

SHEET INDEX

- SHEET 1) 40 SCALE A-2 PLAN; GENERAL NOTES AND MAP REFERENCES
SHEET 2) 20 SCALE SITE PLAN

PLAN SHOWING
PROPOSED HOUSE, WELL, DRIVE
AND SEPTIC SYSTEM
PREPARED FOR
GAIL CURLAND
78 CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JULY 2026

RECEIVED

JUL 29 2026

Land Use Department

SHEET 1 OF 2

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

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 28, 2026

FDH3

DEEP TEST PIT DATA
DEEP TEST PIT DATA PERFORMED BY RANDY H. DALTON AUGUST 31, 2000.

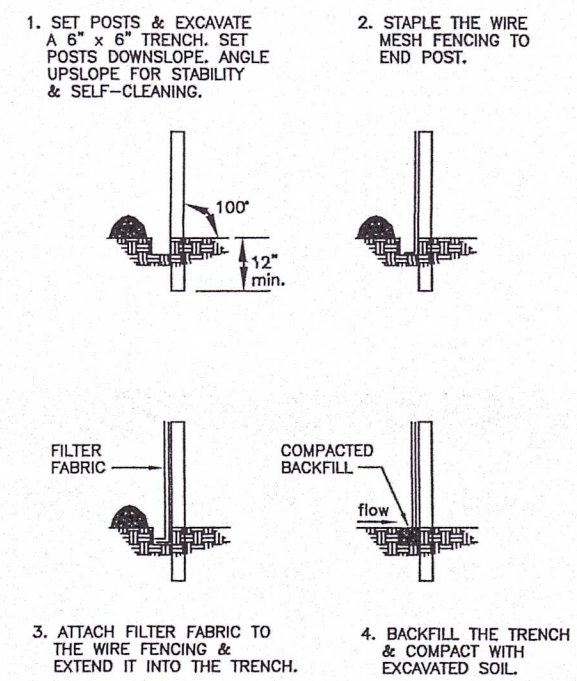
PIT 1	PIT 2
5" TOPSOIL	7" TOPSOIL
5"-30" SUBSOIL	7"-36" SUBSOIL
30"-38" SANDY SUBSOIL	36"-96" MEDIUM TO COARSE SANDS, SOME SILT AND STONE
38"-99" MEDIUM TO COARSE SANDS, SILT AND STONE	
NO MOTTLING	NO MOTTLING
NO LEDGE	NO LEDGE
NO WATER	NO WATER
LARGE SURFACE BOULDERS	LARGE SURFACE BOULDERS

PITS 1 & 2
DEPTH BELOW GRADE- 18"
PRE-SOAK- 11:33
START OF PERC- 11:48 - 6"
1:58 - 15"
12:10 HOLE - DRY

DEEP TEST PIT DATA
WITNESSED AND RECORDED BY ODALYS REYES MORALES LEDGE LIGHT HEALTH DISTRICT ON JULY 1, 2026.

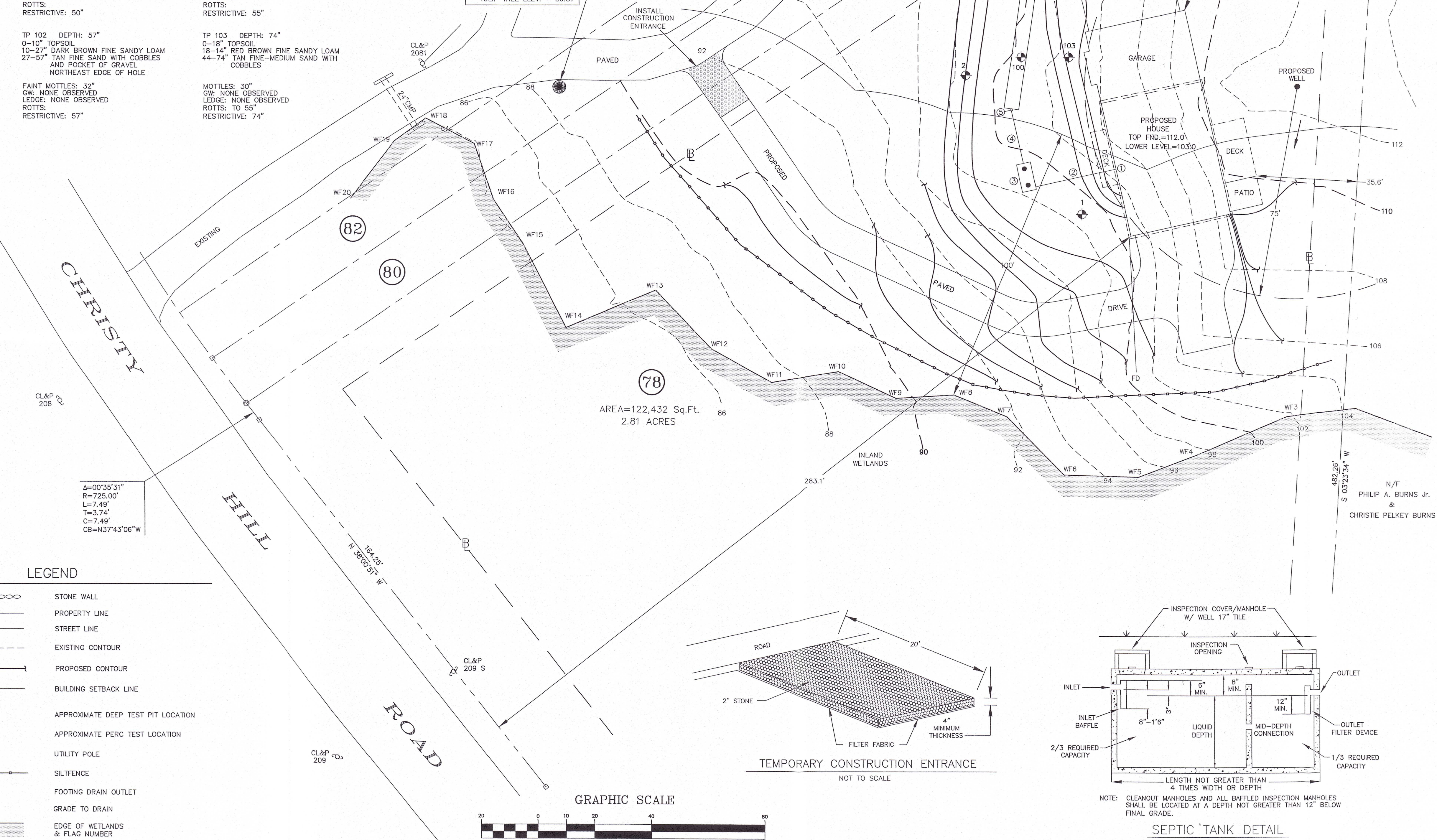
TP 100 DEPTH: 50"	TP 101 DEPTH: 55"
0-8" TOPSOIL	0-5" TOPSOIL
8-32" BROWN FINE SANDY LOAM	5-23" BROWN FINE SANDY LOAM
32-50" TAN FINE SAND WITH PEBBLES, COBBLES	23-55" BROWN FINE-MEDIUM SAND WITH COBBLES AND PEBBLES
LEDGE AT BOTTOM OF HOLE	
MOTTLES: NONE OBSERVED	MOTTLES: NONE OBSERVED
GW: NONE OBSERVED	GW: NONE OBSERVED
LEDGE: 50"	LEDGE: 55"
ROTTES: 50"	ROTTES: 55"
RESTRICTIVE: 50"	RESTRICTIVE: 55"

TP 102 DEPTH: 57"	TP 103 DEPTH: 74"
0-10" TOPSOIL	0-18" TOPSOIL
10-27" DARK BROWN FINE SANDY LOAM	18-14" RED BROWN FINE SANDY LOAM
27-57" TAN FINE SAND WITH COBBLES AND POCKET OF GRAVEL	44-74" TAN FINE-MEDIUM SAND WITH COBBLES
NORTHEAST EDGE OF HOLE	
MOTTLES: 32"	MOTTLES: 30"
GW: NONE OBSERVED	GW: NONE OBSERVED
LEDGE: NONE OBSERVED	LEDGE: NONE OBSERVED
ROTTES: 57"	ROTTES: 55"
RESTRICTIVE: 57"	RESTRICTIVE: 74"



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE

BENCHMARK: NAIL SET IN 30"
TULIP TREE ELEV. = 89.57



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT LOCATION
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- SILT FENCE
- FOOTING DRAIN OUTLET
- GRADE TO DRAIN
- EDGE OF WETLANDS & FLAG NUMBER

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

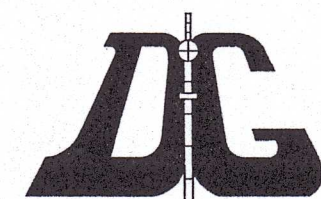
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SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB# 26-027.DWG FBK#337

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FOR GENERAL INFORMATION PURPOSES ONLY AND ARE
NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED
OR DEPICTED.

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



DIETER & GARDNER
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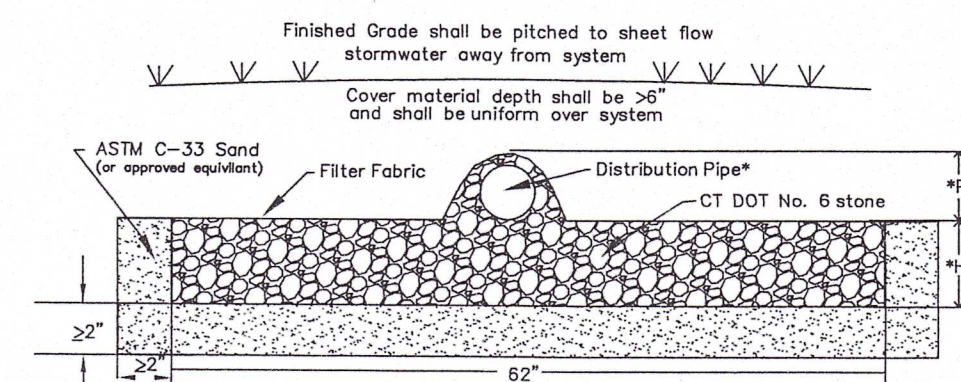
SANITARY DESIGN CRITERIA:

- PROPOSED THREE BEDROOM HOME. NO TUBS GREATER THAN 100 GALLONS IN SIZE.
- 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
- DESIGN PERCOLATION RATE: 10 MIN./IN.
- MINIMUM LEACHING SYSTEM SPREAD:
HF = 14, GRADIENT BETWEEN 10.1 TO 15.0%
RESTRICTION BETWEEN 48.1 TO 60.0"
FF = 1.5, THREE BEDROOM HOME
PF = 1.0, PERC RATE 10 MIN./INCH
MLSS = HF X FF X PF = 14 X 1.5 X 1.0 = 21"
- EFFECTIVE LEACHING AREA REQUIRED PER CODE: 495 S.F.
- GEOMATRIX GST 6212 SELECTED FOR PRIMARY SYSTEM DESIGN.
EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 10.0 S.F./L.F.
MINIMUM LENGTH OF TRENCH REQUIRED: 495 S.F./10.0 S.F./L.F. = 49.5"
- EFFECTIVE LEACHING AREA PROVIDED:
1 ROW 50' LONG GEOMATRIX GST 6212 1 X 50' X 10.0 S.F./L.F. = 500 S.F.
- 100% RESERVE AREA REQUIRED AND PROVIDED 50 L.F. GEOMATRIX GST 6212.

SANITARY ELEVATION DATA:

- SANITARY INVERT AT FOUNDATION: 104.00
- 29'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE
(MIN. SLOPE = 1/4" PER FT.)
- 1000 GALLON TWO COMPARTMENT SEPTIC TANK
INVERT IN: 103.25
INVERT OUT: 103.00
- 18' - 4" DIA. SDR 35 PVC PIPE
- "D" BOX
INVERT IN: 102.50
INVERT OUT: 102.30
- 50' LONG GEOMATRIX GST 6212
DIST. PIPE INV.: 102.30
BOTTOM OF STONE ELEV.: 101.30

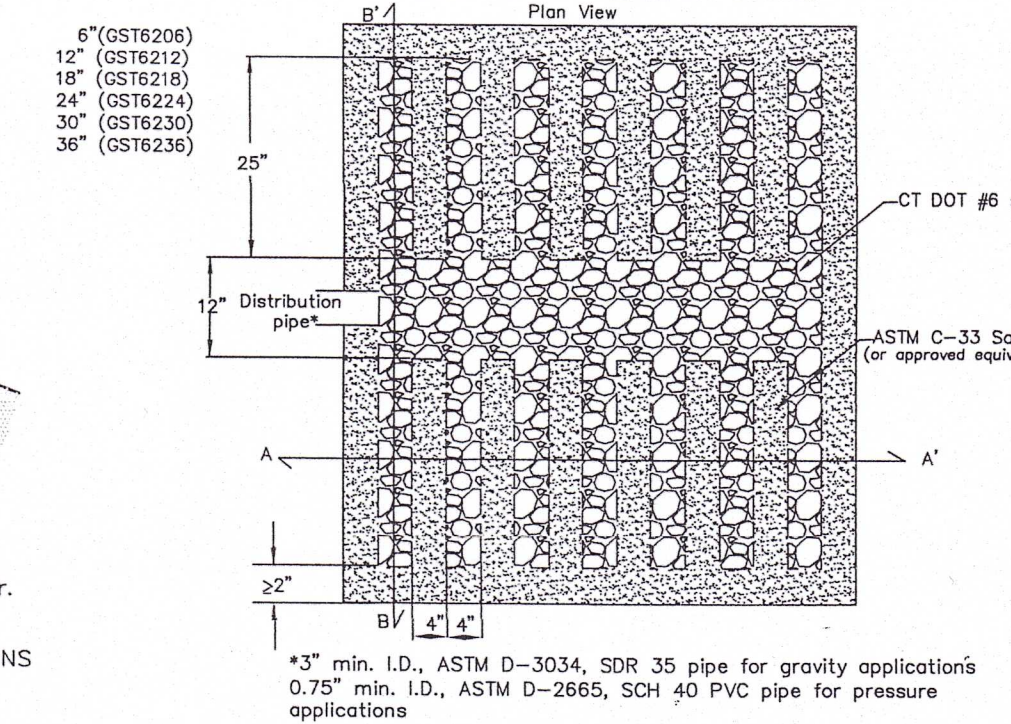
GEOMATRIX GST™ LEACHING SYSTEM B-B' CROSS SECTION



*H= 6" (GST6206)
12" (GST6212)
18" (GST6218)
24" (GST6224)
30" (GST6230)
36" (GST6236)

*P= 2'-5.5"
*3" min. I.D., ASTM D-3034, SDR 35 pipe for gravity applications
0.75" min. I.D., ASTM D-2865, SCH 40 PVC pipe for pressure applications

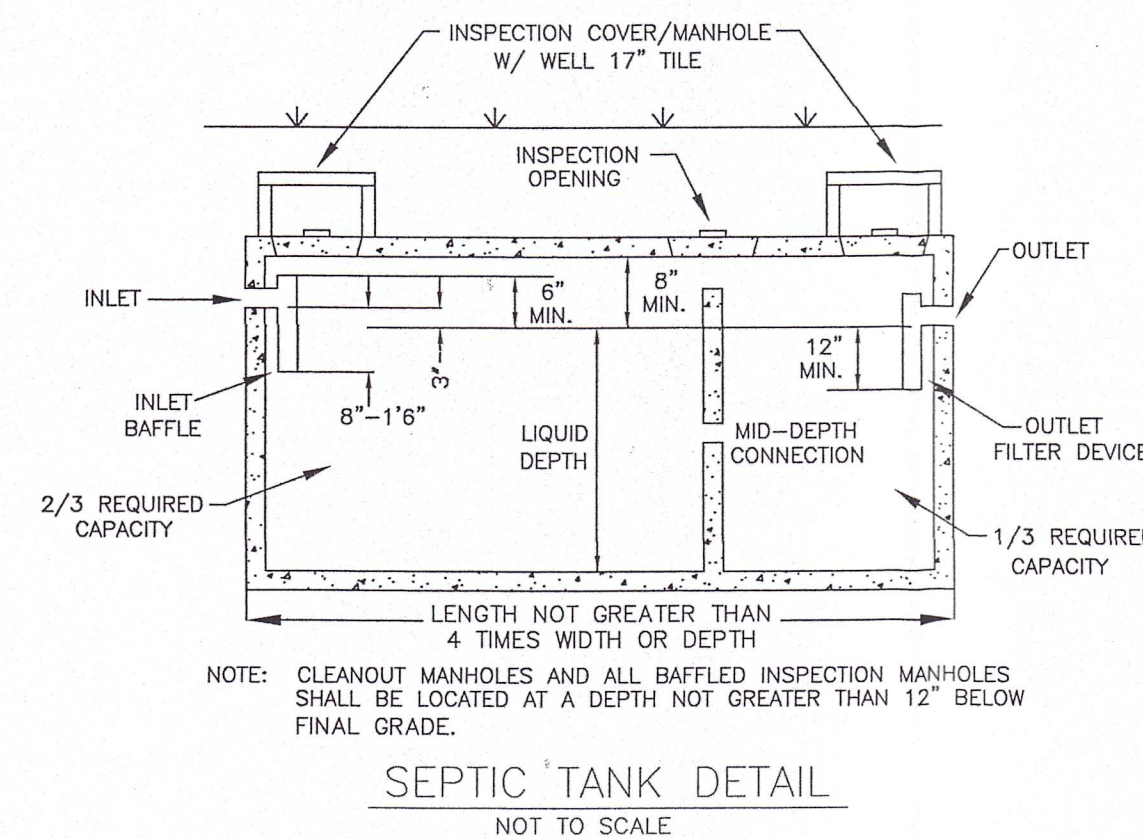
GEOMATRIX GST™ LEACHING SYSTEM Plan View



ZONING COMPLIANCE TABLE R-40 ZONING DISTRICT

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	122,432 S.F.
MIN. FRONT YARD	30'	283.1'
MIN. SIDE YARD	15'	36.5'
MIN. REAR YARD	25'	60.1'

PLAN SHOWING
PROPOSED HOUSE, WELL, DRIVE
AND SEPTIC SYSTEM
PREPARED FOR
GAIL CURLAND
78 CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=20'
JULY 2026



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 AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT 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 28, 2026