

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

CHAIRMAN OR SECRETARY

DATE

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR

DATE

IWWC

APPLICATION# \_\_\_\_\_

APPROVED, \_\_\_\_\_

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

WETLANDS OFFICER

DATE

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER

DATE

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

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION

DATE

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

ZONING ENFORCEMENT OFFICER

DATE


DEEP TEST PIT DATA

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

TP 1 0-45" FILL-DISTURBED LOAM, ROCKS, BRICK  NO MOTTLING NO WATER LEDGE @ 45"	TP 16 0-11" TOPSOIL 11-37" BROWN FINE TO MED. SANDY LOAM 37-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 30 0-13" TOPSOIL 12-34" BROWN FINE SANDY LOAM (DEPTH VARIES) 34-98" TAN TO MED. TO FINE SAND W/GRAVEL AND GRAVEL, STRATIFIED  NO MOTTLING NO WATER NO LEDGE	TP 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 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 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 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 2 0-16" DISTURBED SOIL & FILL 16-50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS  NO MOTTLING NO WATER LEDGE @ 50"	TP 17 0-11" TOPSOIL 11-37" BROWN FINE TO MED. SANDY LOAM 37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 45 0-13" TOPSOIL 13-23" BROWN FINE TO VERY FINE SANDY LOAM 23-37" GRAY TO TAN VERY FINE SAND W/SILT 37-93" BROWN TO GRAY COARSE SAND W/ GRAVEL AND SOME COBBLES  MOTTLING @ 37" NO WATER NO LEDGE	TP 59 0-13" 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 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 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 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 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 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 46 0-15" TOPSOIL 15-39" GRAY TO TAN VERY FINE SANDY W/SILT 39-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY MOTTLED THROUGHOUT 51-108" BROWN TO TAN COARSE SAND W/ GRAVEL AND SOME COBBLES OLD FILTER FABRIC AND GRAVEL @ 20" MOTTLING @ 59" WATER @ 96" 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 74 0-6" TOPSOIL 6-39" BROWN FINE SANDY LOAM 39-99" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 85 0-12" TOPSOIL 12-33" BROWN FINE SANDY LOAM 30-98" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 98"
TP 4 0-11" TOPSOIL 11-34" LIGHT BROWN FINE SANDY LOAM 34-90" LIGHT TAN/GRAY FINE SAND W/ GRAVEL, SOME COBBLES  MOTTLING @ 64" WATER @ 80" NO LEDGE	TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL  MOTTLING @ 40" WATER @ 43" NO LEDGE	TP 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 47 0-10" TOPSOIL 10-22" BROWN FINE TO MED. SANDY LOAM W/SILT 22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND 41-98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES  NO MOTTLING WATER @ 96" NO LEDGE	TP 61 0-8" TOPSOIL 8-28" BROWN VERY FINE SANDY LOAM 28-99" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 89"
TP 5 0-16" TOPSOIL 16-43" LIGHT BROWN SILT LOAM, SOME FINE SAND 45-94" TAN/GRAY FINE TO MED. SAND W/ GRAVEL,  MOTTLING @ 33"? WATER @ 33" NO LEDGE	TP 20 0-17" TOPSOIL 17-31" BROWN FINE SANDY LOAM W/SILT 31-83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES  MOTTLING @ 43" WATER @ 46" NO LEDGE	TP 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 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 62 0-9" TOPSOIL 9-24" LIGHT BROWN VERY FINE SANDY LOAM 24-96" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 76 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED  NO MOTTLING NO WATER NO LEDGE	
TP 6 0-9" TOPSOIL 9-37" BROWN FINE TO VERY FINE SANDY LOAM 37-84" TAN/GRAY FINE TO MED. SAND W/ GRAVEL, FEW COBBLES  MOTTLING @ 46" WATER @ 50" NO LEDGE	TP 21 0-17" SANDY FILL & DISTURBED 17-24" TOPSOIL 24-33" BROWN MED. SANDY LOAM 33-88" TAN/BROWN FINE MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 49 0-10" TOPSOIL 10-24" BROWN FINE TO VERY FINE SANDY LOAM 24-52" LIGHT YELLOW TO BROWN VERY FINE SAND W/SILT 52-99" BROWN TO GRAY COARSE SAND WITH GRAVEL, FEW COBBLES  POSSIBLE MOTTLING @ 52" WATER @ 90" NO LEDGE	TP 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 77 0-11" TOPSOIL 11-36" BROWN FINE TO MED. SANDY LOAM 36-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	
TP 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 22 0-19" FILL 19-32" TOPSOIL 32-53" BROWN MED. SANDY LOAM 53-103" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 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 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 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 8 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-64" ORANGE/TAN COARSE SAND W/GRAVEL 64-95" TAN/GRAY FINE TO MED. SAND  MOTTLING @ 73" WATER @ 83" NO LEDGE	TP 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 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 51 0-10" TOPSOIL 10-20" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 20-42" LIGHT YELLOW TO BROWN VERY FINE SAND W/TRACE SILT 42-101" BROWN TO TAN COARSE SAND WITH GRAVEL, SOME COBBLES  NO MOTTLING NO WATER 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 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 9 0-15" TOPSOIL 15-31" BROWN FINE SANDY LOAM 31-96" TAN MED. TO COARSE SAND AND GRAVEL, FEW COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 38 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM  34-90" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 52 0-13" TOPSOIL 13-38" BROWN FINE TO VERY FINE SANDY LOAM 38-90" BROWN TO TAN COARSE TO MED. SAND WITH SOME GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 66 0-10" TOPSOIL 10-28" BROWN FINE SANDY LOAM 28-90" TAN TO GRAY MED. TO COARSE SAND W/SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	TP 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 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 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", 30" DOWNHILL NO LEDGE	TP 39 0-5" TOPSOIL 5-41" LIGHT BROWN FINE SANDY LOAM 41-83" TAN TO MED. SAND W/ GRAVEL AND COBBLES 83"-104" OLIVE TO BROWN FINE SAND,SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	TP 53 0-13" TOPSOIL 13-32" 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 67 0-14" TOPSOIL 14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 25-108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 11 0-11" TOPSOIL 11-34" BROWN FINE TO MED. SANDY LOAM 34-96" TAN TO GRAY MED. TO COARSE SAND W/ GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 26 0-7" TOPSOIL 7-36" YELLOW TO BROWN FINE TO MED. SILTY LOAM W/TRACE FINE SAND 36-82" BROWN TO GRAY FINE TO MED. SAND W/GRAVEL AND COBBLES, SOME SILT  MOTTLING @ 26" WATER @ 26" NO LEDGE	TP 40 0-8" TOPSOIL 8-32" BROWN FINE TO MED. SANDY LOAM 32-58" TAN TO GRAY SILT WITH PATCHY ORANGE REDOX INCONSISTENT AROUND 58-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 54 0-11" TOPSOIL 11-32" BROWN FINE TO VERY FINE SANDY LOAM 32-95" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 82 0-9" SAND AND GRAVEL FILL 9-18" TOPSOIL 18-52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT 52-101" TAN TO BROWN FINE TO MED. SAND, SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	
TP 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 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 41 0-9" TOPSOIL 9-29" BROWN FINE TO MED. SANDY LOAM 29-52" TAN TO GRAY SILT FINE SAND, STAINED 52-101" TAN TO GRAY, FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 55 0-14" TOPSOIL 14-22" BROWN FINE TO VERY FINE SANDY LOAM 22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT 37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 69 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO BROWN MED. TO FINE SAND W/GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 70 0-14" TOPSOIL 14-36" BROWN FINE TO MED. SANDY LOAM 36-91" TAN MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	
TP 13 0-13" TOPSOIL 13-25" BROWN FINE TO MED. SANDY LOAM 25-91" TAN TO BROWN MED. TO COARSE SAND AND GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 28 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO MED. SANDY LOAM 32-96" LIGHT TAN FINE TO MED. SAND W/ GRAVEL AND COBBLES STRATIFIED  NO MOTTLING NO WATER NO LEDGE	TP 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 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 71 0-8" TOPSOIL 8-36" BROWN FINE TO MED. SANDY LOAM 36-96" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE		
TP 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 29 0-12" TOPSOIL 12-32" BROWN FINE TO MED. SANDY LOAM 32-99" TAN TO GRAY MED. TO FINE SAND W/ GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 43 0-8" TOPSOIL 8-33" BROWN FINE SANDY LOAM 33-45" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 45-83" TAN TO FINE SAND W/GRAVEL AND 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			

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

  
**DIETER & GARDNER**  
LAND SURVEYORS • PLANNERS  
1641 CONNECTICUT ROUTE 12  
P.O. BOX 335  
GALES FERRY, CT. 06335  
(860) 464-7455  
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JOB#22-007.DWG FBK#327

LOT 1		WATER QUALITY BASIN		WATER QUALITY BASIN		LOT 2		LOT 2		LOT 2		LOT 3		LOT 4		LOT 5	
27" DEEP		29" DEEP		30" DEEP		26" DEEP		26" DEEP		29" DEEP		30" DEEP		30" DEEP		29" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
8:59	2"	8:51	4"	9:00	2 1/2"	9:02	2 1/4"	9:55	2"	1:30	4"	1:32	4"	1:34	3"	1:41	4"
9:04	6 3/4"	8:56	10"	9:05	7 1/2"	9:07	13 1/2"	10:00	8 1/2"	1:35	20"	1:37	13"	1:39	9 1/2"	1:46	10"
9:09	9"	9:01	13 3/4"	9:10	11"	9:12	19"	10:05	13"	1:40	23"	1:42	18"	1:44	13"	1:51	13"
9:14	11"	9:06	16"	9:15	13 1/2"	9:17	22 1/2"	10:10	17"	1:45	24 1/2"	1:47	20 1/2"	1:49	15 1/2"	1:56	15 1/2"
9:19	12 1/2"	9:11	18"	9:20	16"	9:22	24 1/2"	10:15	19 1/2"	1:50	25 1/2"	1:52	23"	1:54	18"	2:01	17 1/2"
9:24	14"	9:16	20"	9:25	17 1/2"	9:27	26"	10:20	22"	1:55	26 1/2"	1:57	24"	1:59	20"	2:06	19"
9:29	15 1/2"	9:21	21"	9:30	19 1/2"	9:32	DRY	10:25	24"	2:00	27 1/2"	2:02	25"	2:04	21 1/2"	2:11	20 1/2"
9:34	17"	9:26	22"	9:35	20 1/2"			10:30	25"	2:05	28 1/2"	2:07	25 3/4"	2:09	23"	2:16	22"
9:39	18 1/4"	9:31	23"	9:40	21 1/2"			10:35	26"	2:10	DRY	2:12	26 3/4"	2:14	24 1/2"	2:21	23 1/2"
9:44	19 1/4"	9:36	24"	9:45	22 1/2"			10:40	DRY	2:15		2:17	27 3/4"	2:19	26"	2:26	25"
9:49	20 1/4"	9:41	25"													2:31	26 1/2"
PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/ 5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/3.3 MINS.	

LOT 6		LOT 7		LOT 7		LOT 8		LOT 9		LOT 9		LOT 10		LOT 11	
27" DEEP		27" DEEP		27" DEEP		30" DEEP		32" DEEP		30" DEEP		30" DEEP		28" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
9:13	4"	9:10	4"	9:18	4"	11:28	4"	11:24	3 1/2"	10:41	9"	10:39	7"	10:45	3"
9:18	11 1/2"	9:15	14 1/2"	9:23	10"	11:33	10"	11:29	17 1/2"	10:46	12 1/2"	10:44	11"	10:50	12"
9:23	16"	9:20	17 1/2"	9:28	10"	11:38	12 1/2"	11:34	21"	10:51	16"	10:53	15"	10:55	14 1/4"
9:28	18"	9:25	21"	9:33	11 3/4"	11:43	14 1/2"	11:39	23 1/2"	10:56	17"	10:54	19 1/2"	11:00	15 1/4"
9:33	20"	9:30	22"	9:38	13"	11:48	16 1/2"	11:44	25 1/2"	11:01	19"	10:59	20 1/2"	11:05	17 1/4"
9:38	21 1/2"	9:35	23"	9:43	14 1/4"	11:53	17 1/4"	11:49	27 1/2"	11:06	19 1/2"	11:04	22"	11:10	19 1/4"
9:43	22"	9:40	24"	9:48	15 1/2"	11:58	19"	11:54	29"	11:11	20 1/2"	11:09	23"	11:15	21"
9:48	23 1/2"	9:45	25"	9:48	16 1/2"	12:03	20 1/2"	11:16	21 1/2"	11:14	24"	11:20	22 1/4"	11:20	22 1/4"
9:53	24 1/2"	9:50	26"	9:58	17 7/8"	12:08	21 1/8"	11:59	30 1/2"	11:19	25"	11:25	23 1/4"	11:25	23 1/4"
9:58	25 1/2"	9:55	DRY	10:03	19 1/2"			12:04	DRY	11:26	23 1/2"	11:24	25 3/4"	11:30	24 1/2"
10:03	DRY													11:35	25 3/4"
PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3 MINS.		PERC RATE: 1"/3 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/6.7 MINS.		PERC RATE: 1"/4 MINS.	

LOT 12		LOT 13		LOT 14		LOT 15		LOT 16		LOT 17		LOT 18		LOT 19		LOT 19	
28" DEEP		27" DEEP		30" DEEP		29" DEEP		26" DEEP		29" DEEP		30" DEEP		29" DEEP		30" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
10:37	3"	8:48	2"	8:41	3"	8:43	5"	8:40	5 1/2"	1:50	4 1/4"	1:30	2 1/2"	10:49	3"	1:27	2 1/2"
10:42	6 3/4"	8:53	9"	8:46	8 1/4"	8:48	10 3/4"	8:45	9 1/2"	1:55	11 7/8"	1:35	9 1/2"	10:54	11"	1:32	8 1/4"
10:47	9 1/4"	8:58	14"	8:51	10 1/4"	8:53	15"	8:50	11 1/2"	2:00	15 1/2"	1:40	13 1/2"	10:59	15"	1:37	13"
10:52	12 1/2"	9:03	18"	8:56	12 1/2"	8:58	17 1/2"	8:55	14"	2:05	18"	1:45	15"	11:04	18 1/2"	1:42	15 1/2"
10:57	15"	9:08	20"	9:01	15"	9:03	19 1/2"	9:00	15 1/2"	2:10	21"	1:50	17 1/2"	11:09	20 1/2"	1:47	18"
11:02	17"	9:13	22"	9:06	17"	9:08	21"	9:05	16 1/2"	2:15	23"	1:55	20"	11:14	22"	1:52	19 1/2"
11:07	19"	9:18	23"	9:11	18"	9:13	22"	9:10	17 3/4"	2:20	25"	2:00	21 1/2"	11:19	23 1/2"	1:57	21 1/2"
11:12	20"	9:23	24"	9:16	19"	9:18	23"	9:15	18 1/2"	2:25	27"	2:05	22 1/2"	11:24	25"	2:02	23"
11:17	21"	9:28	25"	9:21	20"	9:23	23 3/4"	9:20	19 1/2"	2:30	28 7/8"	2:10	23 1/2"	11:29	26 1/2"	2:07	24 1/2"
11:22	22 1/8"	9:23	26"	9:26	21"	9:28	24 1/2"	9:25	20 1/2"	2:35	DRY	2:15	24 1/2"			2:12	26"
11:27	23 1/8"	9:38	DRY	9:31	22"	9:33	25 1/2"	9:30	21 1/2"								
PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/2.7 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/3.3 MINS.	

LOT 20		LOT 21		LOT 22		LOT 22		LOT 23		LOT 23		LOT 24		LOT 25		LOT 26	
28" DEEP		30" DEEP		29" DEEP		28" DEEP		28" DEEP		28" DEEP		28" DEEP		29" DEEP		30" DEEP	
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING
1:38	5"	10:18	2 1/2"	11:46	3"	11:23	3"	11:45	3"	11:45	3"	12:27	3"	12:30	3"	11:43	3 1/2"
1:43	11"	10:23	12"	11:51	6 1/2"	10:20	11 1/2"	11:50	7 3/4"	11:50	7 3/4"	12:32	7 1/2"	12:35	12"	11:48	8"
1:48	13 1/2"	10:28	15 1/2"	11:56	9"	10:25	16 1/2"	11:55	11 1/2"	11:55	11 1/2"	12:37	11 1/2"	12:40	17 1/2"	11:53	10"
1:53	16"	10:33	19 1/2"	12:01	12"	10:30	21"	11:58	18"	12:00	13 3/4"	12:42	14"	12:45	20"	10:58	13"
1:58	18"	10:38	21"	12:06	13 1/2"	10:35	24"	11:43	21 1/2"	12:05	16"	12:47	16"	12:50	23"	12:03	14 1/2"
2:03	19"	10:43	22 1/2"	12:11	14 1/2"	10:40	25 1/2"	11:48	24"	12:10	18"	12:52	18"	12:55	25"	12:08	16"
2:08	20 1/8"	10:48	24"	12:16	16"	10:45	27"	11:53	26"	12:15	20"	12:57	19"	1:00	26 1/2"	12:13	17"
2:13	21 1/2"	10:53	25"	12:21	17 1/2"	10:50	DRY	11:58	DRY	12:20	21"	1:02	20"	1:05	28"	12:18	18 1/2"
2:18	22 1/2"	10:58	25 3/4"	12:26	18 1/2"			12:25	22 1/4"	12:25	22 1/4"	1:07	21"	1:10	DRY	12:23	20"
2:23	23 1/2"	11:03	26 3/4"	12:31	19 1/2"			12:30	23 1/2"	12:35	25"	1:12	22"			12:28	21"
2:28	24 1/2"			12:36	20 1/2"												
PERC RATE: 1"/5 MINS.		PERC RATE: 1"/6 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/2.5 MINS.		PERC RATE: 1"/4 MINS.		PERC RATE: 1"/5 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/5 MINS.	

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.	
ALL IMPROVEMENTS SHALL BE COMPLETED BY _____	DATE _____
CHAIRMAN OR SECRETARY _____	DATE _____
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF - _____	
THE LEDYARD PLANNING AND ZONING COMMISSION ON _____	DATE _____
LOT NUMBERS ASSIGNED BY THE ASSESSOR	
ASSESSOR _____	DATE _____
IWWC APPLICATION# _____	
APPROVED, _____	
NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)	
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)	
WETLANDS OFFICER _____	DATE _____
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____	DATE _____
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____	DATE _____
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION	
ZONING ENFORCEMENT OFFICER _____	DATE _____

## SANITARY DESIGN CRITERIA

A. ALL PRIMARY AND SEPTIC SYSTEM DESIGNS ARE LAYED OUT FOR THREE-BEDROOM HOMES. NO TUBS OVER 100 GALLONS IN SIZE OR GARBAGE DISPOSAL INTO SEPTIC SYSTEM PLANNED.

B. THREE BEDROOM HOMES AT A PERC RATE OF 10.0 MIN/INCH OR LESS REQUIRES 495 S.F. OF EFFECTIVE LEACHING AREA.

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

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION

FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/INCH.

MLSS TABLE								
LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	1, 2, 3 & 4	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
2	9, 10, 11 & 12	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
3	13 & 14	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
4	15 & 16	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
5	17 & 18	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
6	21 & 22	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236
7	85 & 86	MLSS	NOT	APPLICABLE	1.5	1.0		20 L.F. GST 6236

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LOT NUMBERS ASSIGNED BY THE ASSESSOR \_\_\_\_\_

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

IWVC APPLICATION# \_\_\_\_\_

APPROVED, \_\_\_\_\_

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)  
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WETLANDS OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

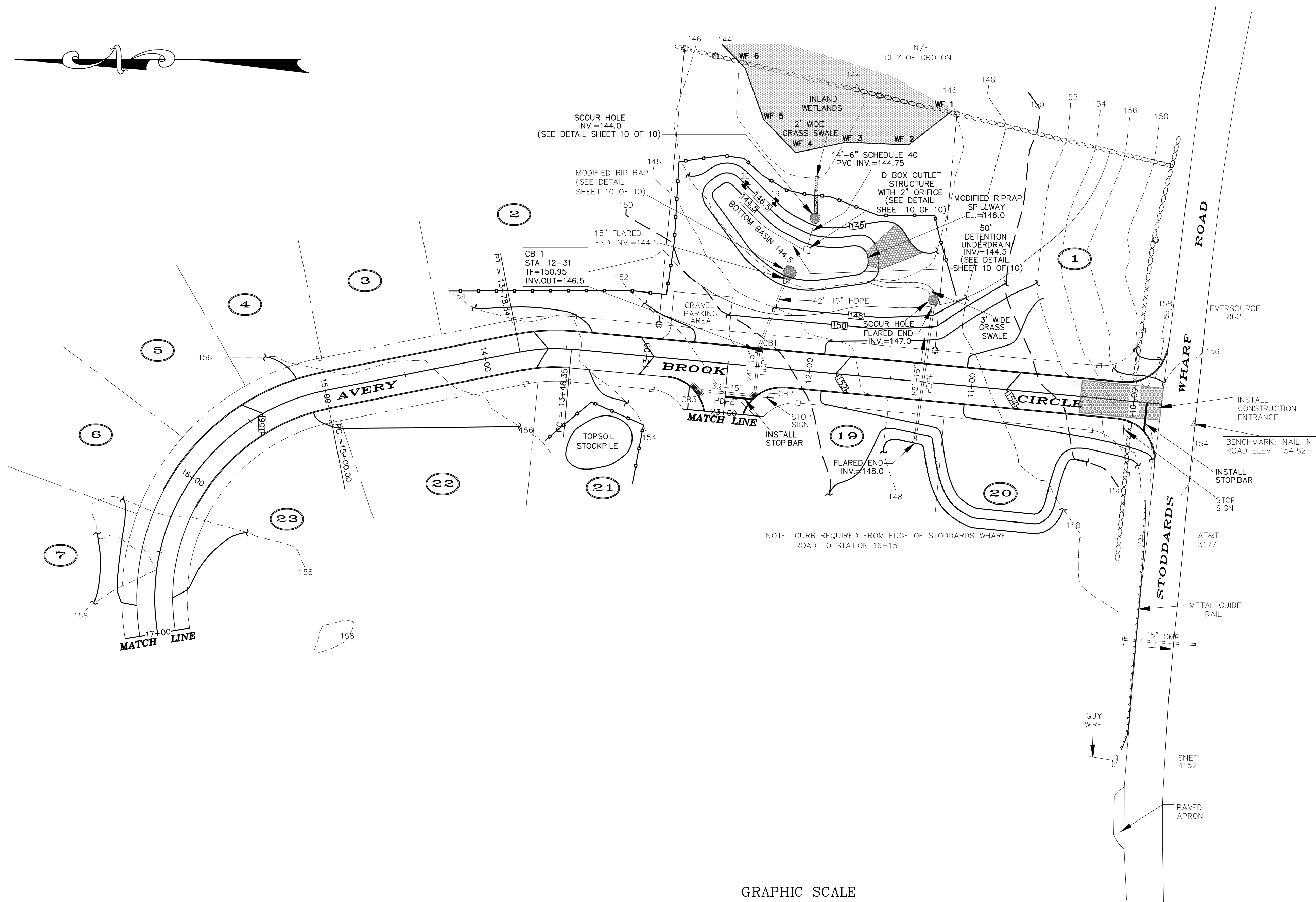
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

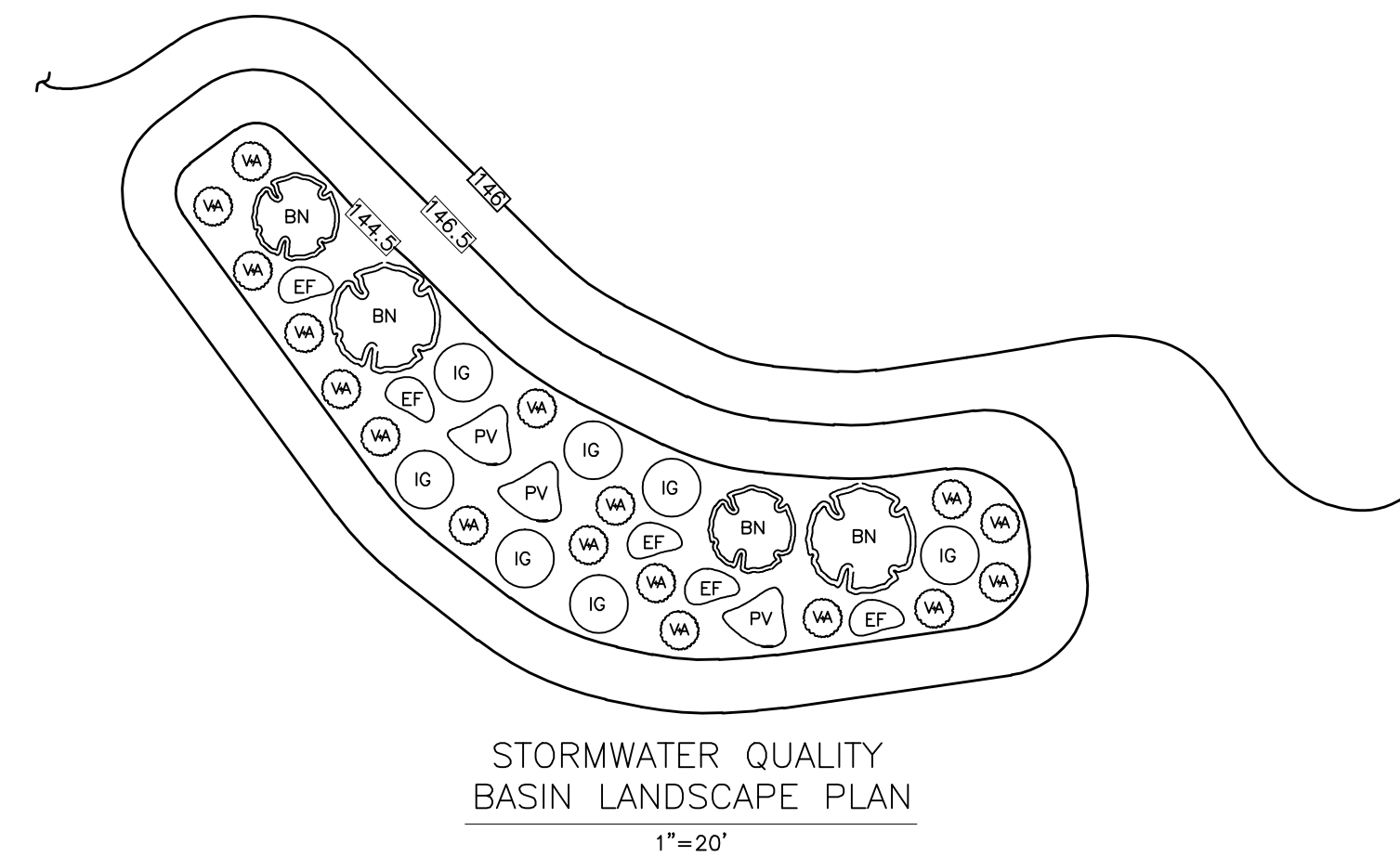
ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**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



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

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



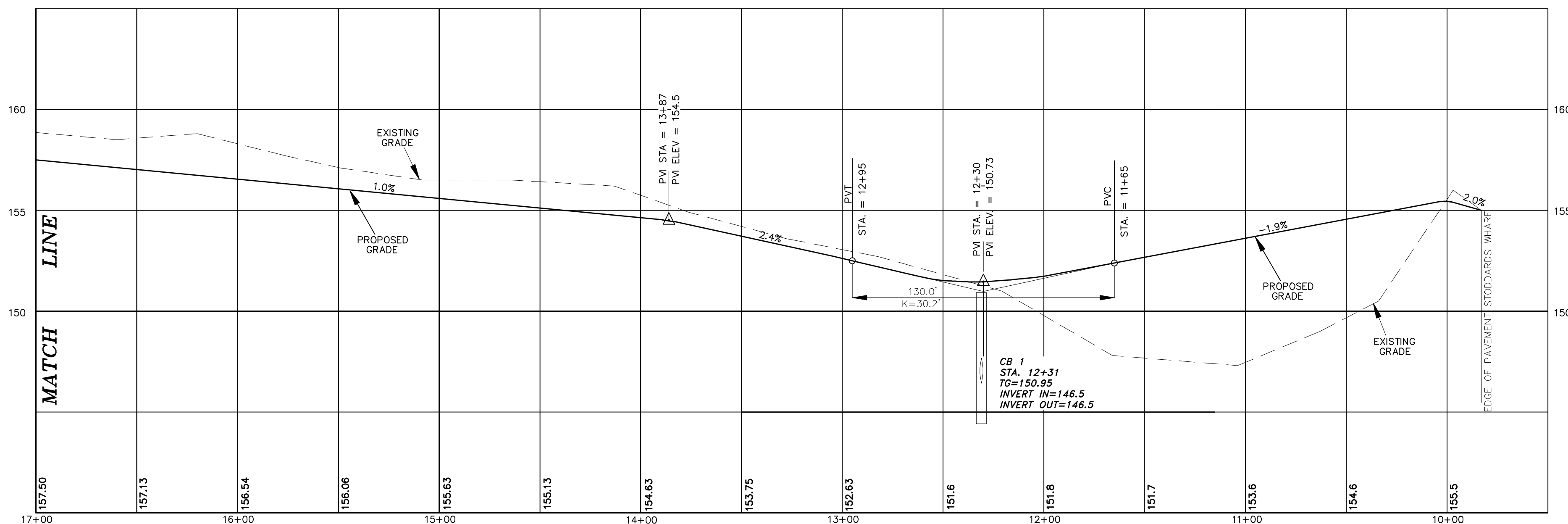
#### LEGEND

- 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.

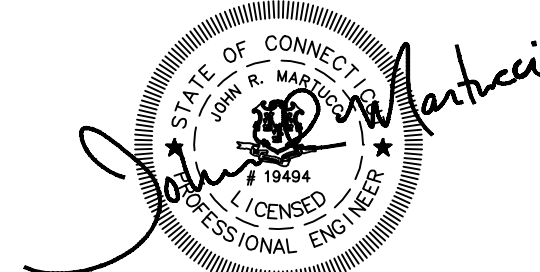
IAN COLE  
SOIL SCIENTIST

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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 5, 2022





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

CHAIRMAN OR SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR \_\_\_\_\_

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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.)

WETLANDS OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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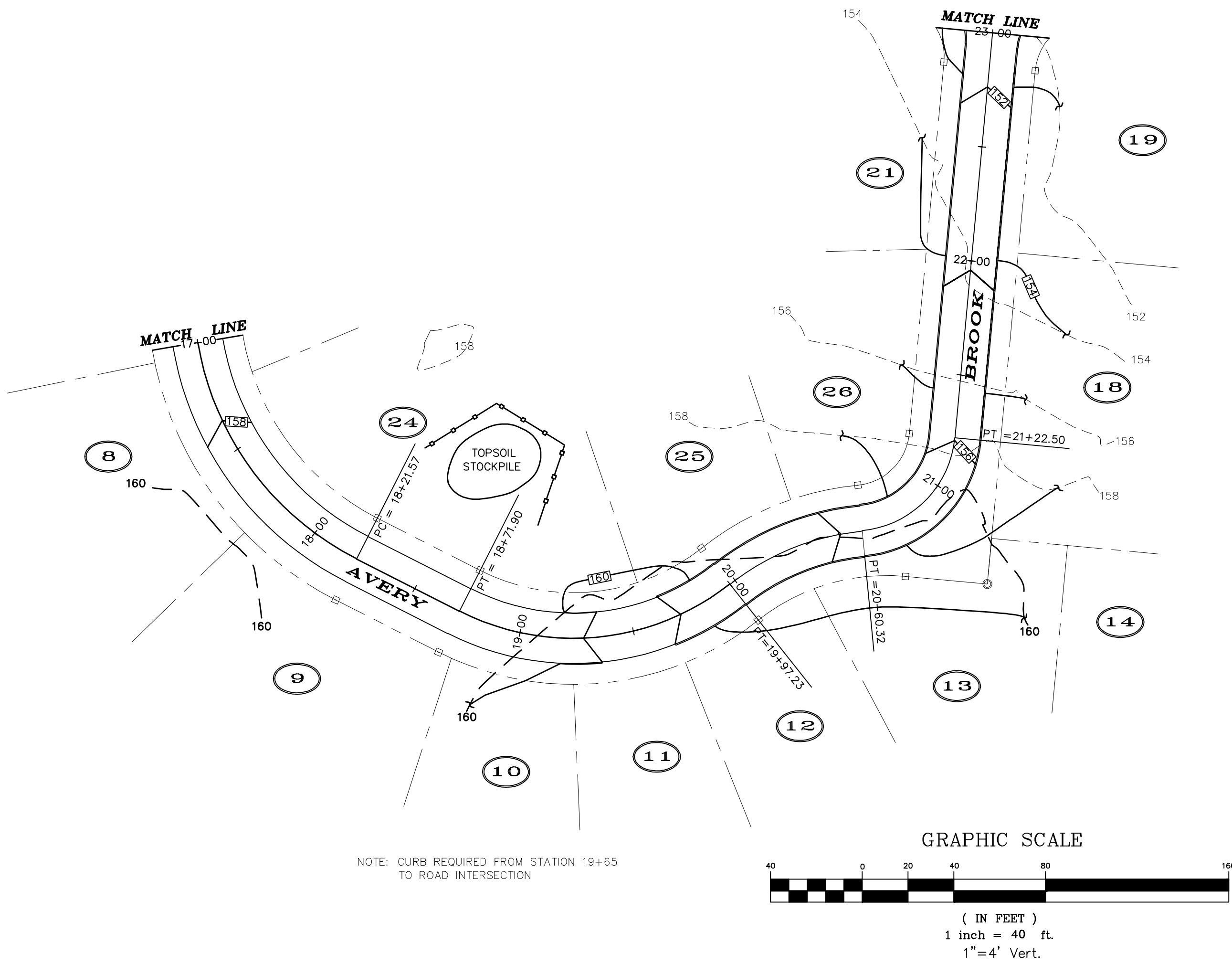
PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_

ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

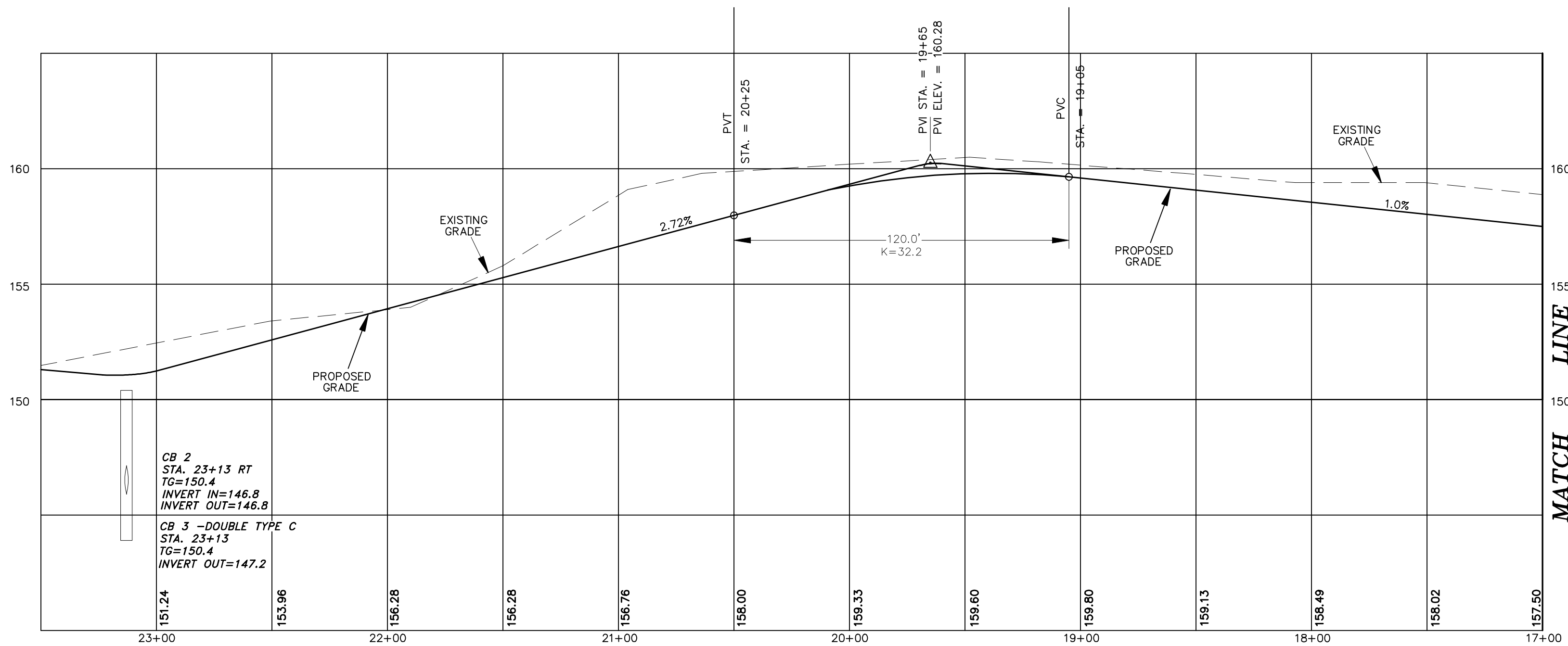


LEGEND

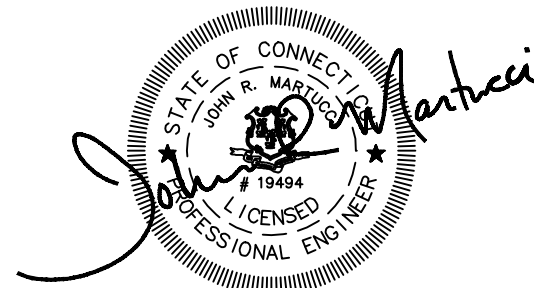
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PLAN / PROFILE  
SHOWING  
PROPERTY OF  
AVERY BROOK HOMES LLC  
STODDARDS WHARF ROAD  
LEDYARD, CONNECTICUT  
SCALE: 1"=40' HORIZ.  
1"=4' VERT.  
JULY 2022  
REVISED: OCTOBER 31, 2022  
REVISED: DECEMBER 13, 2022





NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 9.21 ACRES OF LAND TO CREATE 26 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVED BY ON SITE WELL AND SEPTIC SYSTEM. APPROXIMATELY 1330 LINEAL 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. THE ROAD HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES IN PLACES CURBED PAVEMENT AND CATCH BASINS WITH 2 FOOT SUMP DEPTHS. THE UPLANDS ARE GENTLY SLOPING AND MOSTLY OLD PASTURE. THE UPLAND SOLLS ON THE PROJECT SITE INCLUDE WELL DRAINED CANTON HINCKLEY AND AGAWAM SOLLS.

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

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

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

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

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

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

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

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

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

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

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


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

- 1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- 2) INSTALL EROSION AND SEDIMENT CONTROL.
- 3) CONSTRUCT THE STORMWATER QUALITY BASIN. TOPSOIL WILL BE APPLIED TO THE BASIN SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION, AND THE SIDESLOPES WILL BE SEEDED INSTALL SEDIMENT BARRIERS ALONG THE ROAD AND IN THE AREA OF THE BASIN AS DEPICTED ON THE PLANS.
- 4) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.
- 5) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.
- 6) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
- 7) INSTALL ALL DRAINAGE STARTING AT THE OUTFALL AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLET OF THE DRAINAGE SYSTEM SO THAT SEDIMENTS WILL BE PREVENTED FROM MIGRATING OFF THE SITE. NO WATER WILL BE ALLOWED TO ENTER THE DRAINAGE SYSTEM UNTIL THE OUTLET IS PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.
- 8) PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE, TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.
- 9) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.
- 10) INSTALL CURBING (WHERE REQUIRED).
- 11) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.
- 12) REMOVE SILT FENCE AFTER TOPSOIL STABILIZED.

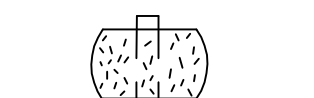
DISPOSAL OF SEDIMENTS - ANY SEDIMENT REMOVED FROM ANY EROSION AND SEDIMENT CONTROL MEASURE AS PART OF SITE MAINTENANCE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THIS PLAN. NO SEDIMENT SHALL BE DEPOSITED IN ANY WETLAND AREA.

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


1. EXCAVATE A TRENCH 4" DEEP & THE WIDE 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 UPWIND SIDE OF THE BARRIER TO PREVENT PILING.




Labels in diagrams: PAVING STRAW, TOP VIEW, FLOW, COMPACTED BACKFILL

1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWN LOW: ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.
2. STAPLE THE WIRE MESH FENCING TO END POST.
3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.

A perspective diagram showing a rectangular stone filter fabric installation. The top edge is labeled "ROAD". The length of the installation is indicated as 50' and the width as 2'. The installation consists of a layer of "2' STONE" on top of a "FILTER FABRIC". A dimension line at the bottom right indicates a "4\" MINIMUM THICKNESS" for the filter fabric layer.

A perspective diagram of a three-bale catch basin installed in a pavement. The basin is formed by three rectangular bales arranged side-by-side, with a central longitudinal channel. The bales are held together by wooden anchors. Arrows labeled "FLOW" indicate water entering from both ends of the basin. A callout line points to one of the anchors with the following text:

ANCHOR WITH TWO  
2 X 2 X 36" HARD WOOD  
STAKES EACH BALE IN EACH  
CATCH BASIN IN PAVEMENT,  
DELETE STAKES.

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JOB# 22-077.DWG



APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____	
CHAIRMAN OR SECRETARY	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON _____ DATE _____	
LOT NUMBERS ASSIGNED BY THE ASSESSOR	
ASSESSOR	DATE
IWWC	APPLICATION# _____
	APPROVED. _____
	NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)
	NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA: NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)
WETLANDS OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT. _____ DATE _____	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION	DATE
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION	
ZONING ENFORCEMENT OFFICER	DATE

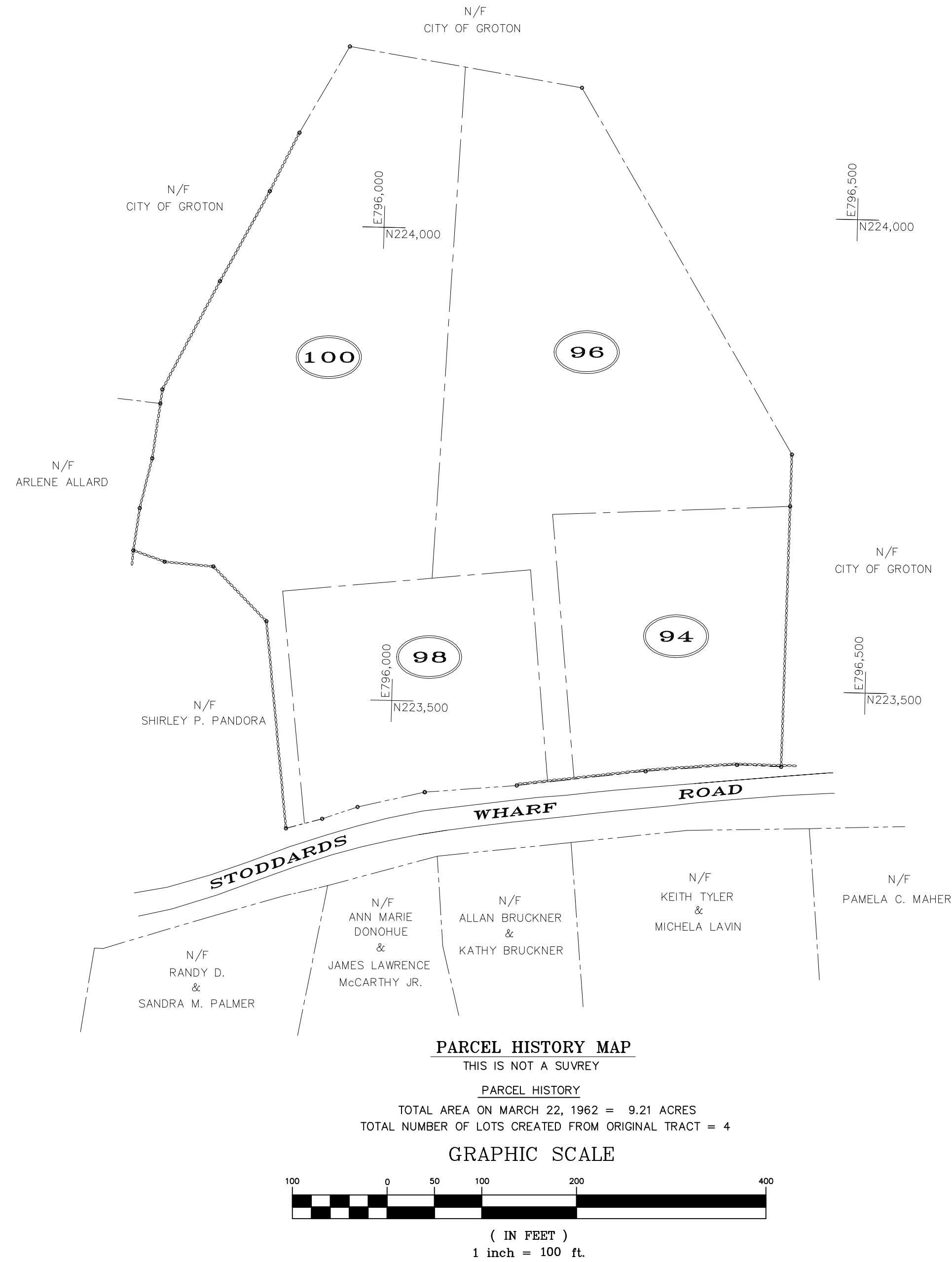
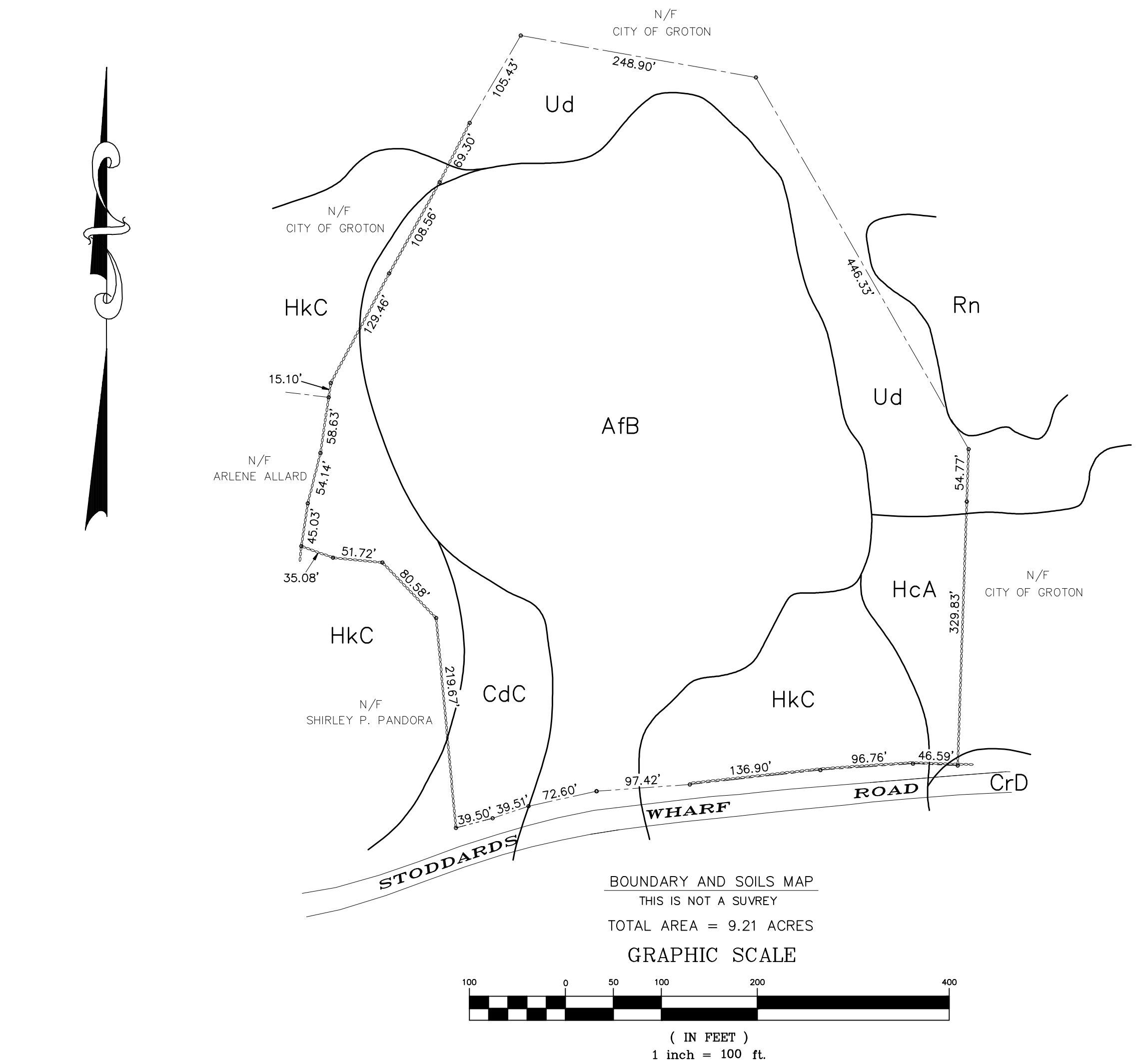
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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

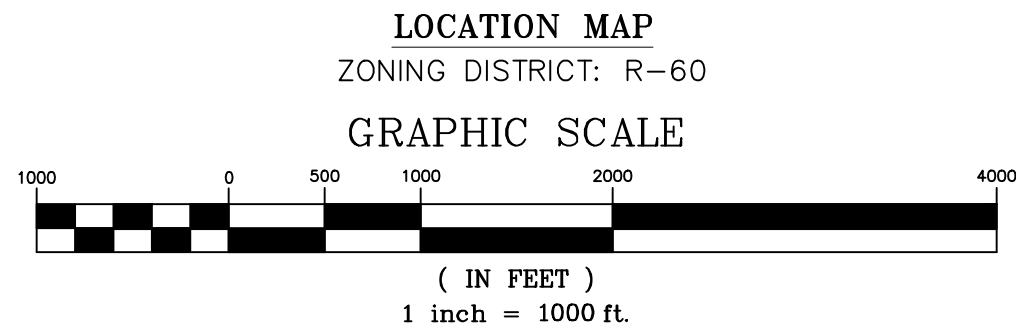
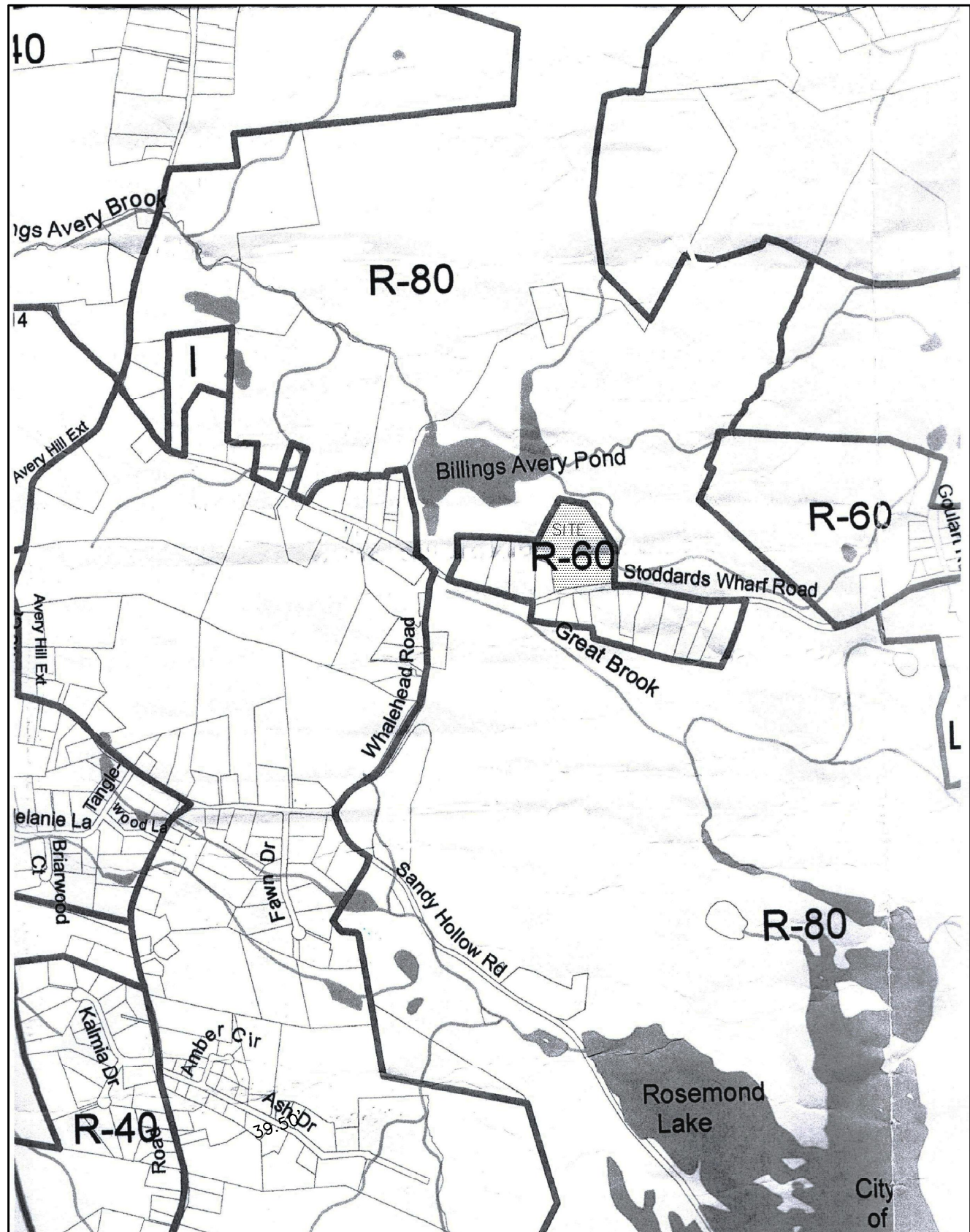
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NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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



- GENERAL NOTES:
1. MAP REFERENCES:
    - A) SUBDIVISION PLAN PREPARED FOR AMER JAVAD 98 STODDARDS WHARF ROAD - (CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE: 9/12/11 SCALE: 1"=40' SHEET 1 OF 4 ADVANCED SURVEYS, LLC.
    - B) LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' SHEET NO. 1 OF 2. REVISIONS DATE 5/23/07 STREET ADDRESS, LOCATION MAP & NOTE 12 ADDED.
  2. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
  3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
  4. THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
  5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
  6. ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g.  
MINIMUM FRONT YARD SETBACK 12'  
MINIMUM SIDE YARD SETBACK 6'  
MINIMUM REAR YARD SETBACK 15'
  7. PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



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

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 ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON AN RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D". TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022



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

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LOT NUMBERS ASSIGNED BY THE ASSESSOR \_\_\_\_\_

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

IWWC APPLICATION# \_\_\_\_\_

APPROVED, \_\_\_\_\_

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

WETLANDS OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION \_\_\_\_\_

ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

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#### LEGEND

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

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

*Jan Cole*  
JAN COLE  
SOIL SCIENTIST

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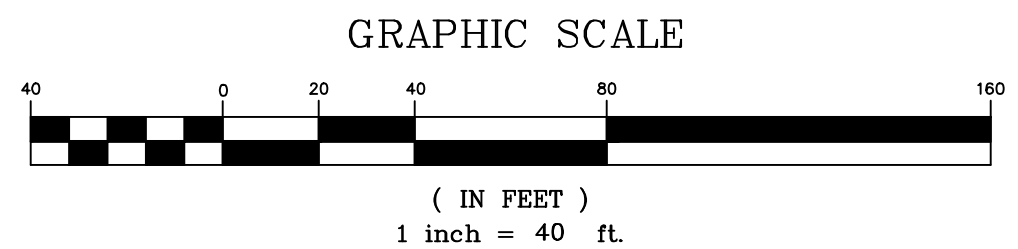
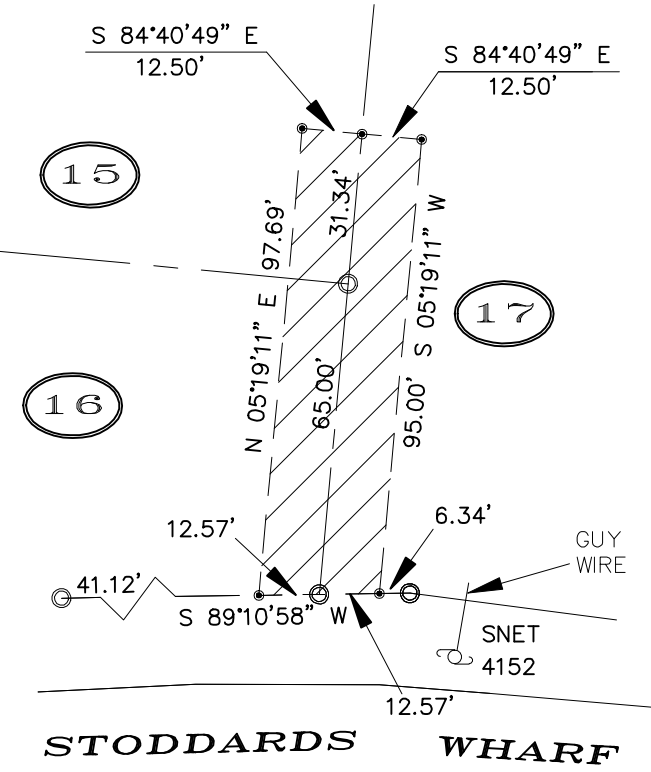
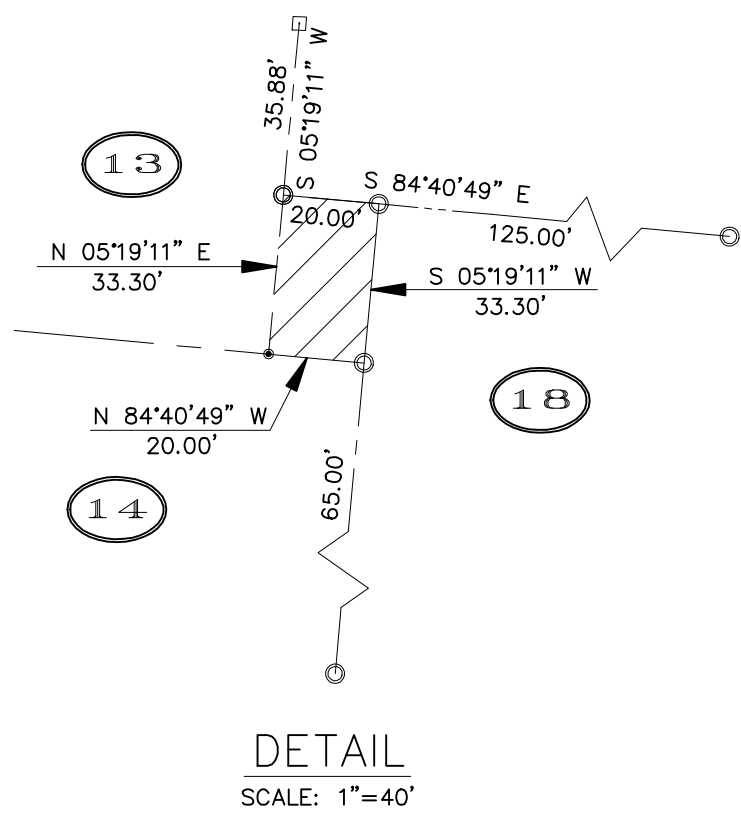
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LOT NUMBER	TOTAL AREA
1	17,363 Sq. Ft. 0.40 ACRES
2	23,430 Sq. Ft. 0.54 ACRES
3	9,575 Sq. Ft. 0.22 ACRES
4	8,525 Sq. Ft. 0.20 ACRES
5	11,471 Sq. Ft. 0.26 ACRES
6	12,788 Sq. Ft. 0.29 ACRES
7	22,377 Sq. Ft. 0.51 ACRES
8	14,099 Sq. Ft. 0.32 ACRES
9	13,372 Sq. Ft. 0.31 ACRES
10	10,616 Sq. Ft. 0.24 ACRES
11	14,339 Sq. Ft. 0.33 ACRES
12	10,964 Sq. Ft. 0.25 ACRES
13	9,439 Sq. Ft. 0.22 ACRES
14	8,334 Sq. Ft. 0.19 ACRES
15	8,400 Sq. Ft. 0.19 ACRES
16	9,663 Sq. Ft. 0.22 ACRES
17	15,400 Sq. Ft. 0.35 ACRES
18	13,112 Sq. Ft. 0.30 ACRES
19	11,930 Sq. Ft. 0.27 ACRES
20	11,941 Sq. Ft. 0.27 ACRES
21	10,539 Sq. Ft. 0.24 ACRES
22	10,585 Sq. Ft. 0.24 ACRES
23	10,970 Sq. Ft. 0.25 ACRES
24	14,014 Sq. Ft. 0.32 ACRES
25	9,830 Sq. Ft. 0.23 ACRES
26	7,501 Sq. Ft. 0.17 ACRES

LOTS CURVE TABLE			
CURVE #	Δ	R	L
1	87°42'41"	25.00'	38.27'
2	16°32'22"	130.00'	37.53'
3	18°27'55"	150.00'	48.34'
4	19°06'01"	150.00'	50.00'
5	21°00'34"	150.00'	55.00'
6	31°50'28"	150.00'	83.36'
7	32°28'04"	150.00'	85.00'
8	18°59'16"	150.00'	49.71'
9	02°42'42"	130.00'	6.15'
10	24°14'24"	130.00'	55.00'
11	22°02'18"	130.00'	50.00'
12	16°17'20"	130.00'	36.96'
13	17°51'14"	90.00'	28.04'
14	25°50'11"	90.00'	40.58'
15	90°00'00"	25.00'	39.27'
16	90°00'00"	25.00'	39.27'
17	90°00'00"	25.00'	39.27'
18	11°57'35"	90.00'	18.79'
19	04°34'47"	90.00'	7.19'
20	96°54'35"	110.00'	186.05'
21	44°57'44"	110.00'	86.82'
22	44°58'03"	90.00'	70.63'
23	20°18'41"	90.00'	31.91'
24	19°38'21"	130.00'	44.56'
25	13°13'15"	130.00'	30.00'
26	79°10'12"	25.00'	34.54'



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

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



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THE LEDYARD PLANNING AND ZONING COMMISSION ON \_\_\_\_\_

LOT NUMBERS ASSIGNED BY THE ASSESSOR \_\_\_\_\_

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

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ZONING ENFORCEMENT OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

#### LEGEND

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

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

IAN COLE  
SOIL SCIENTIST

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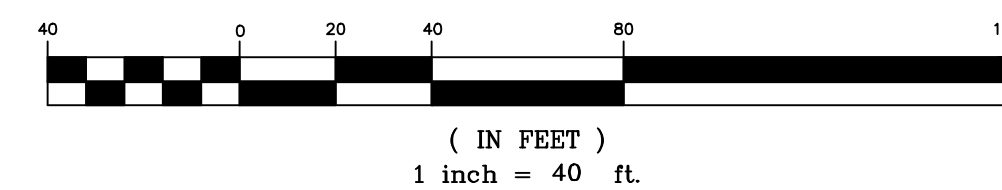
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NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.

#### GRAPHIC SCALE



PLAN SHOWING  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
94, 96, 98 AND 100  
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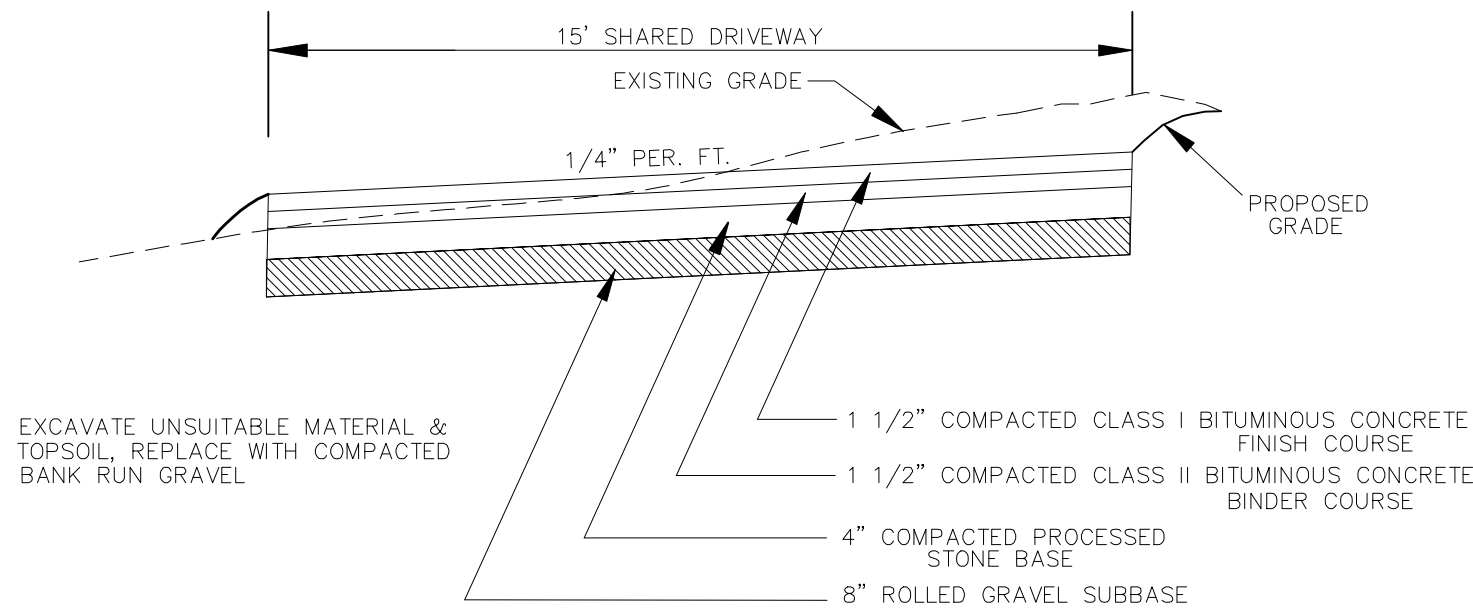
JULY 2022  
REVISED: OCTOBER 31, 2022  
REVISED: DECEMBER 5, 2022  
REVISED: DECEMBER 13, 2022

SHEET 3 OF 10

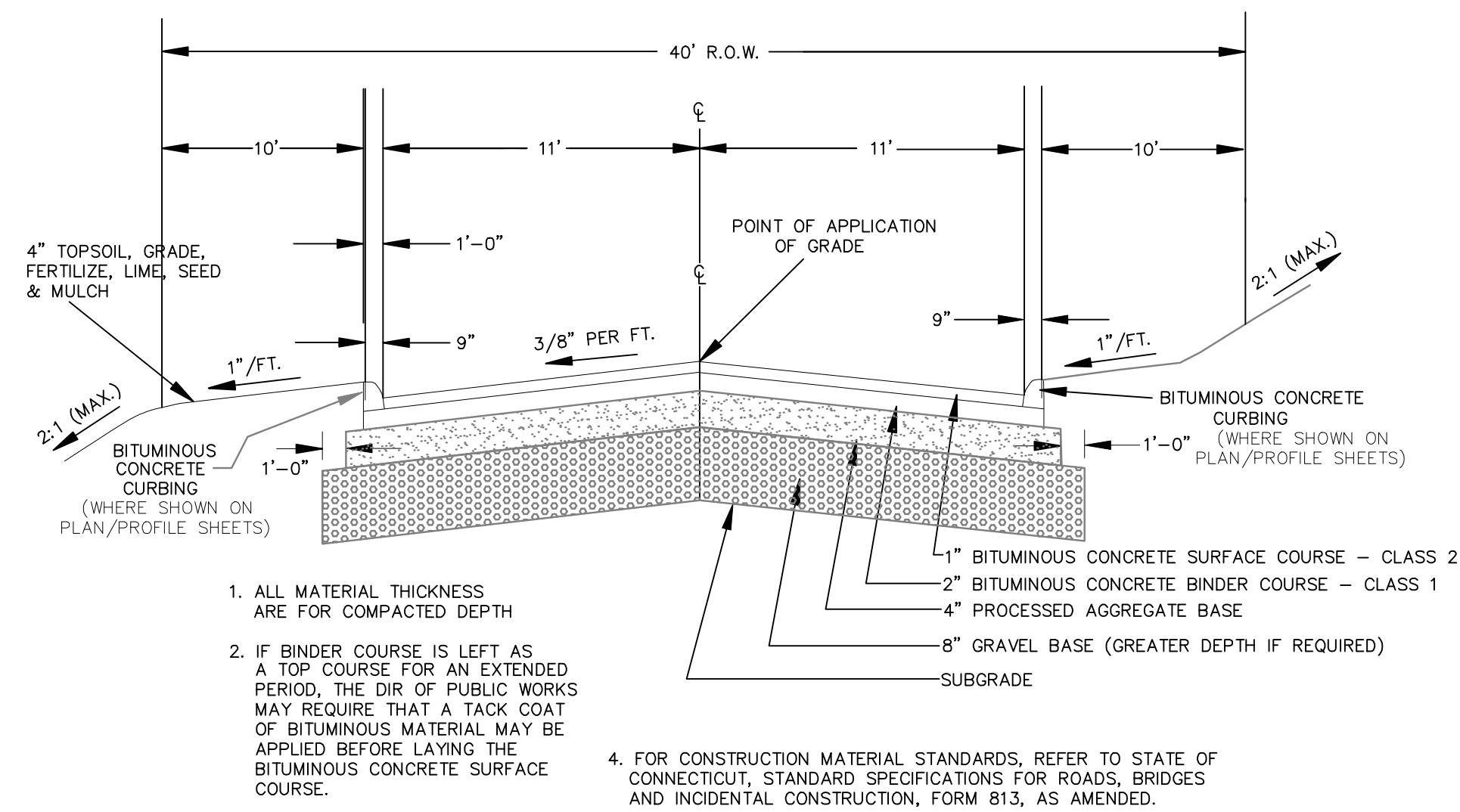
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY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

TITLE: LAND SURVEYOR CT No. 14208

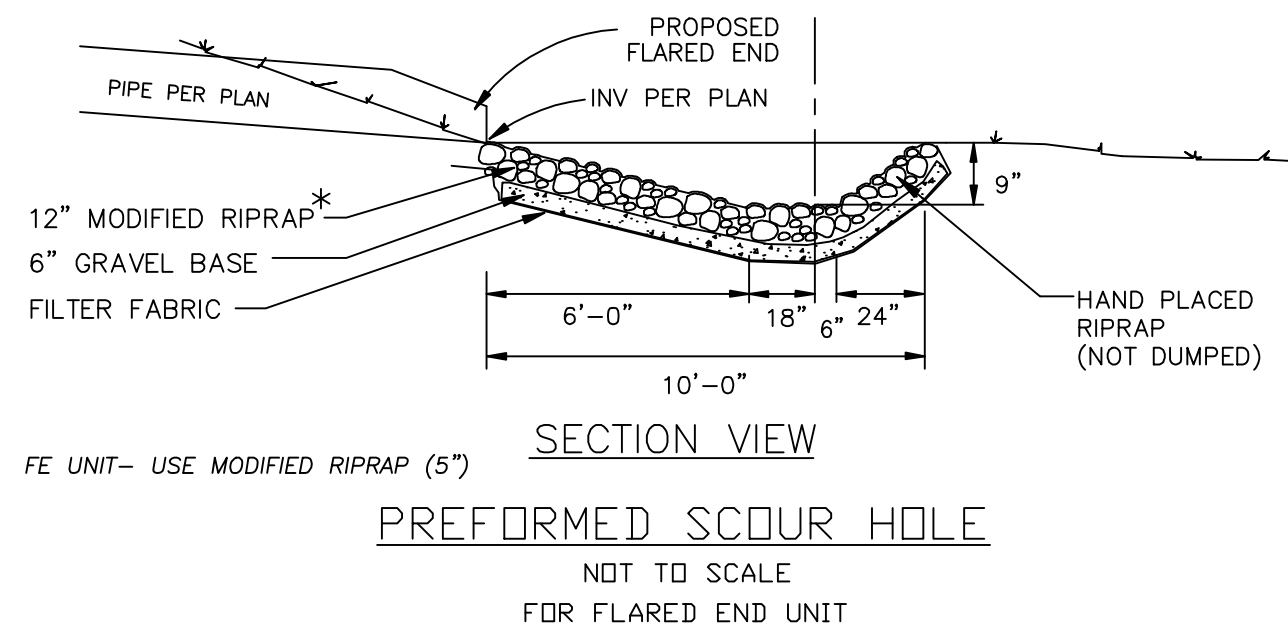
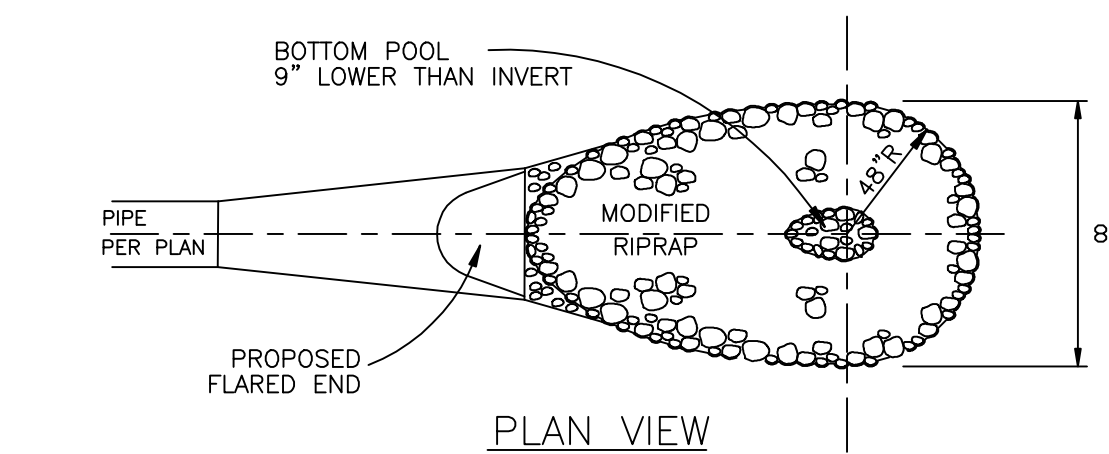
DATE: JULY 7, 2022



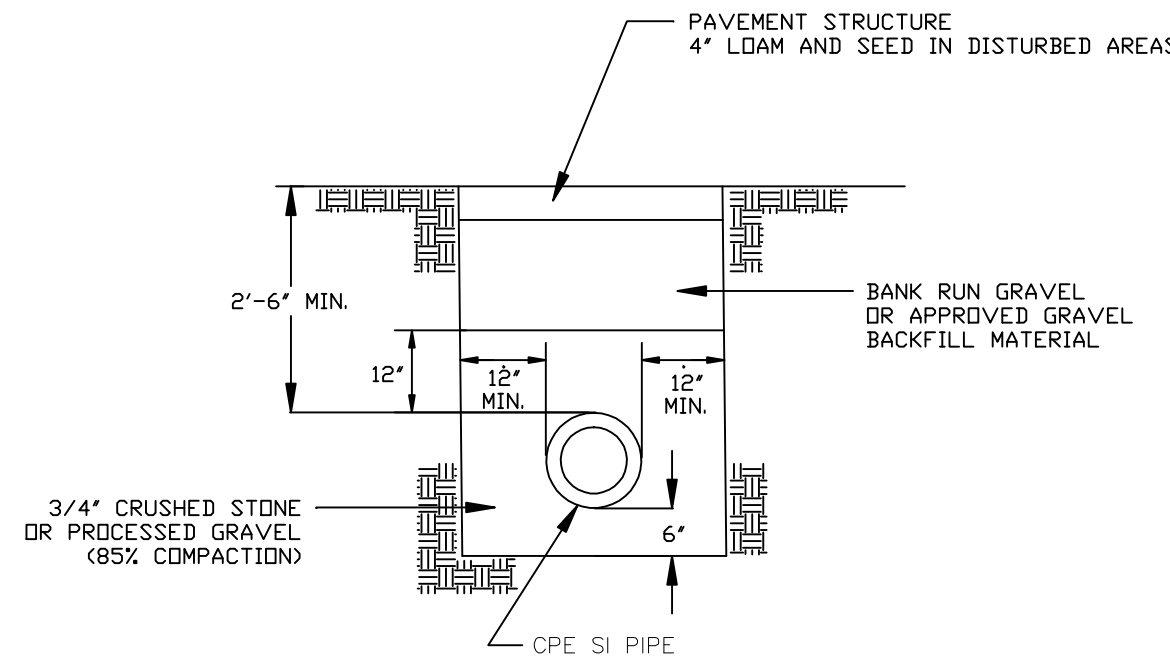
TYPICAL PAVED COMMON DRIVEWAY CROSS-SECTION  
NOT TO SCALE



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

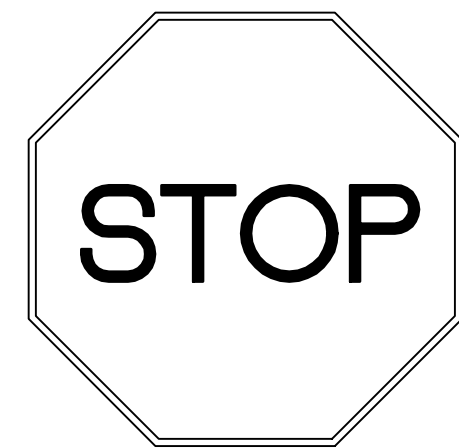


FE UNIT- USE MODIFIED RIPRAP (5")  
PREFORMED SCOUR HOLE  
NOT TO SCALE  
FOR FLARED END UNIT



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

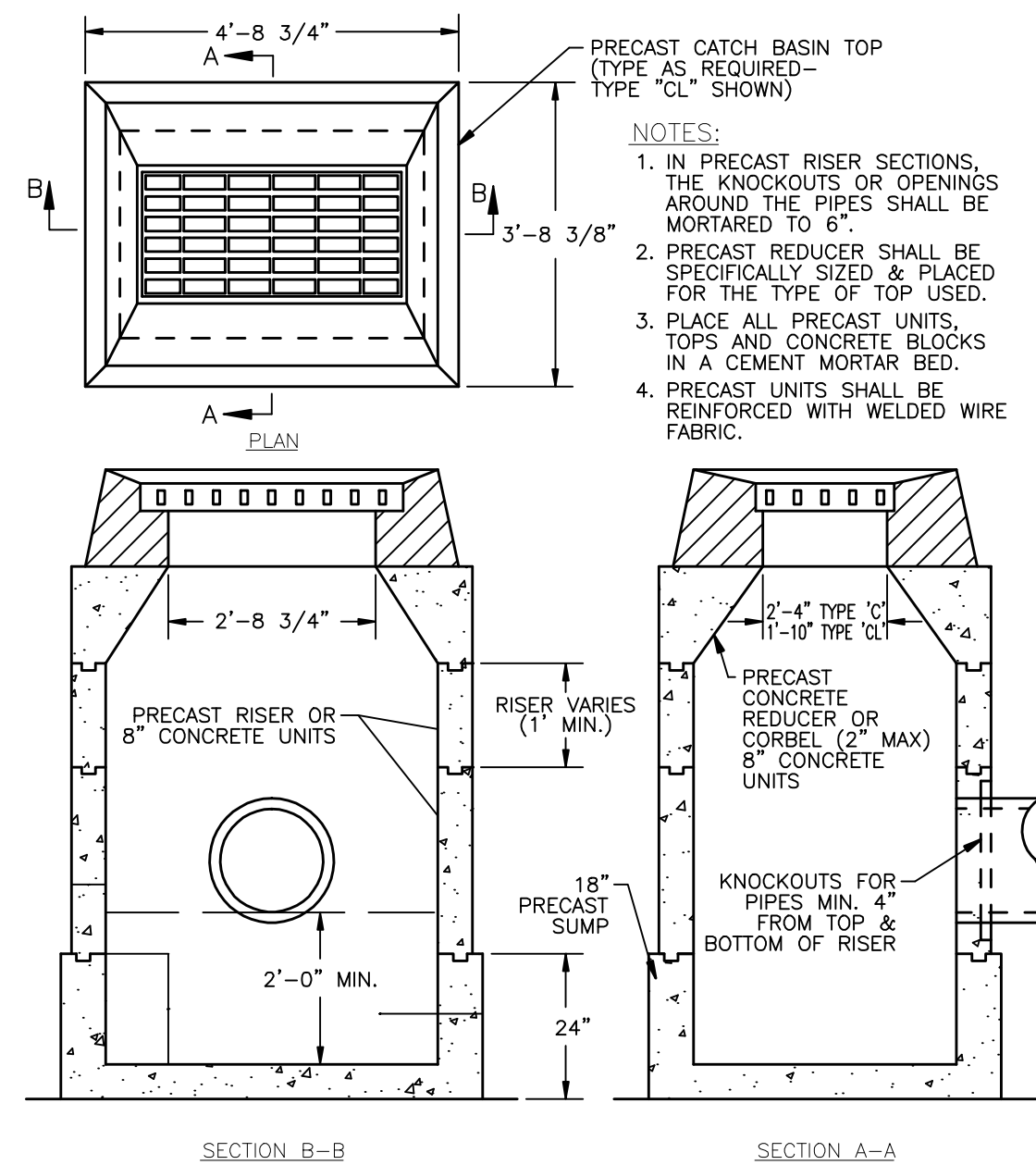
DRAINAGE PIPE TRENCH  
NOT TO SCALE



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

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

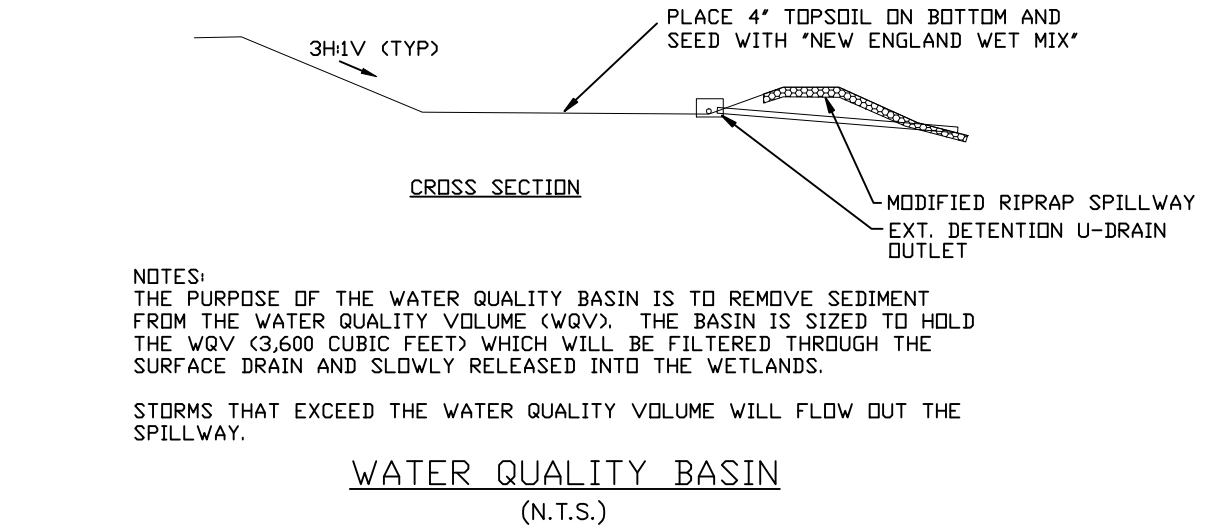
STOP SIGN  
NOT TO SCALE



SECTION B-B SECTION A-A

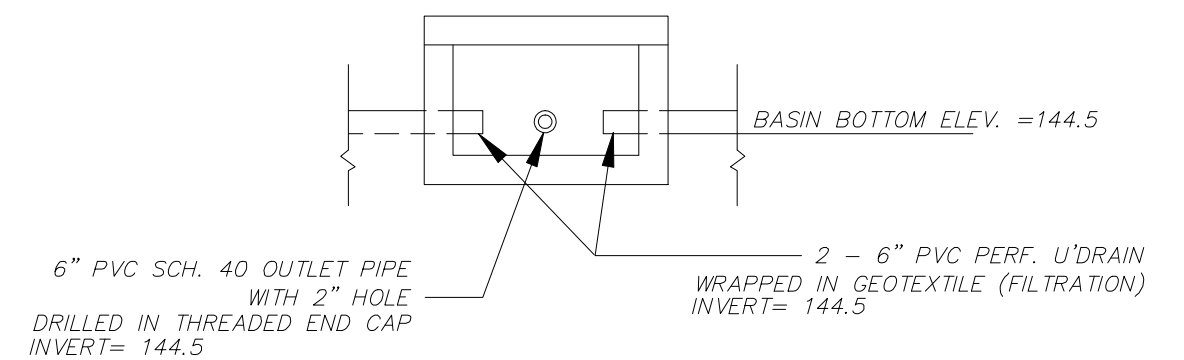
PRECAST CATCH BASIN

NOT TO SCALE

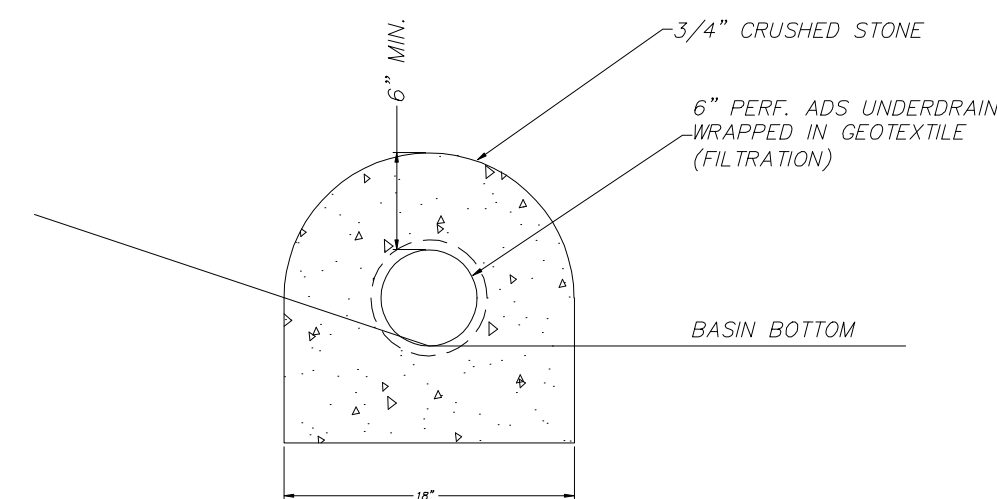


NOTES:  
THE PURPOSE OF THE WATER QUALITY BASIN IS TO REMOVE SEDIMENT FROM THE WATER QUALITY VOLUME (WQV). THE BASIN IS SIZED TO HOLD THE WQV (3,600 CUBIC FEET) WHICH WILL BE FILTERED THROUGH THE SURFACE DRAIN AND SLOWLY RELEASED INTO THE WETLANDS.  
STORMS THAT EXCEED THE WATER QUALITY VOLUME WILL FLOW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

WATER QUALITY BASIN  
(N.T.S.)



D-BOX OUTLET  
EXTENDED DETENTION  
UNDERDRAIN OUTLET  
NOT TO SCALE



NOTE: SEE PLANS FOR LOCATION AND LIMITS OF UNDERDRAIN.

EXTENDED DETENTION UNDERDRAIN  
NOT TO SCALE

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