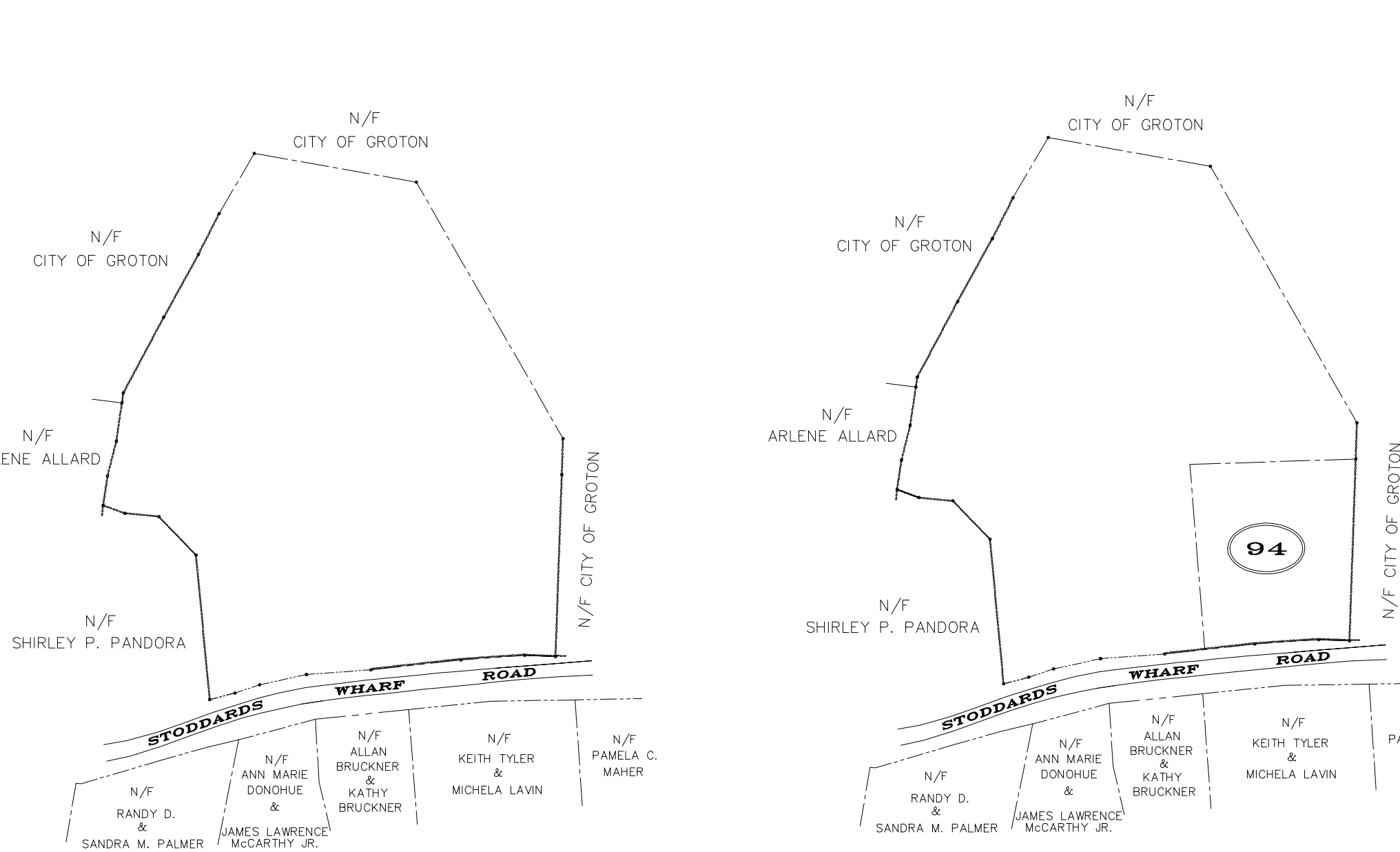
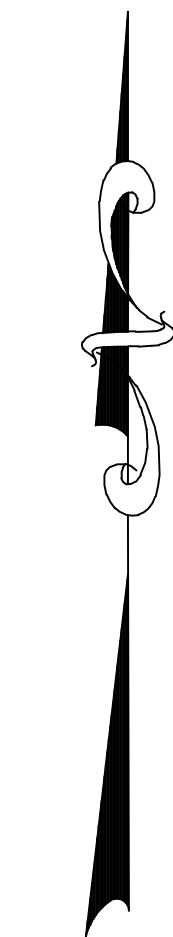
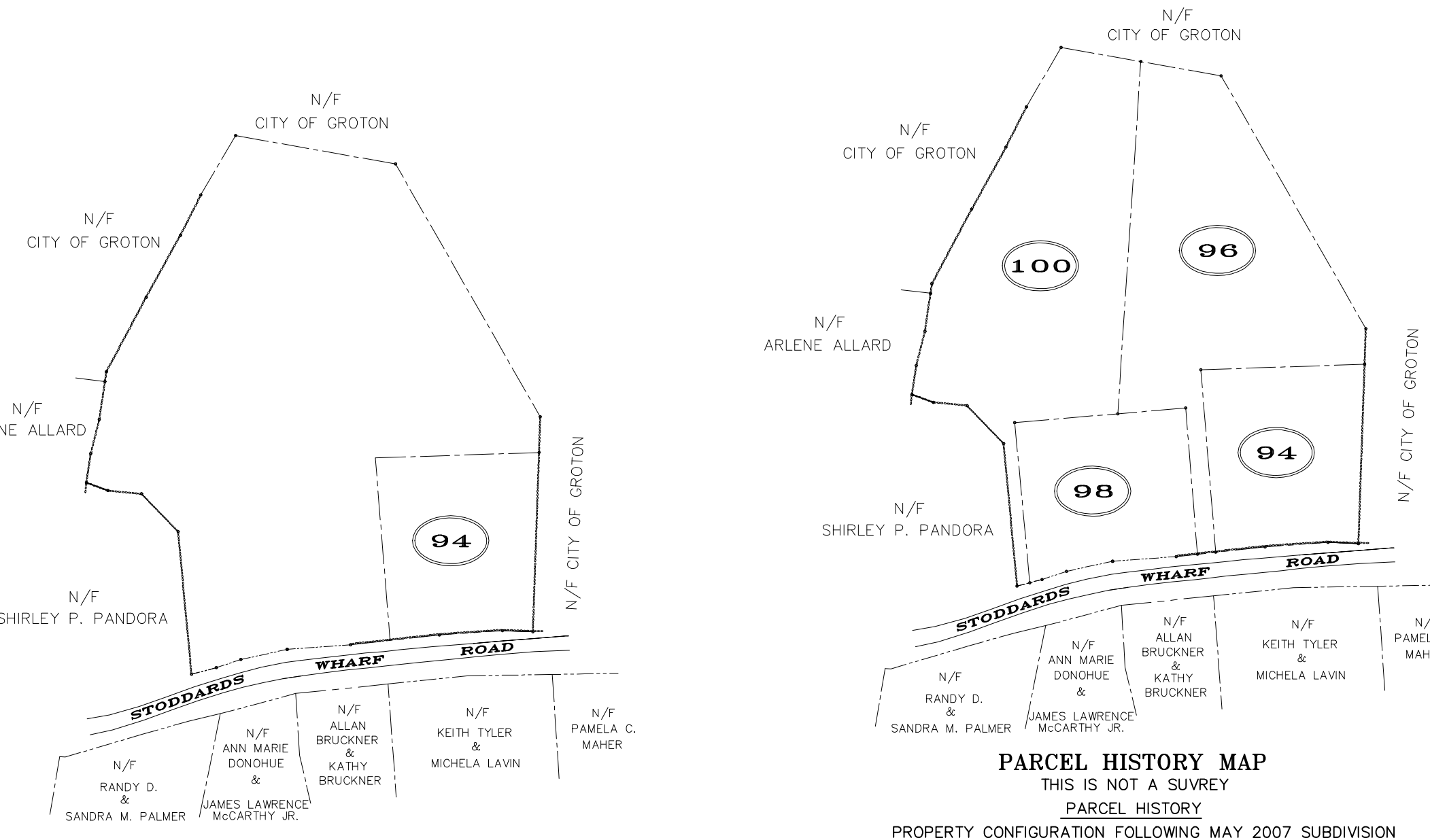
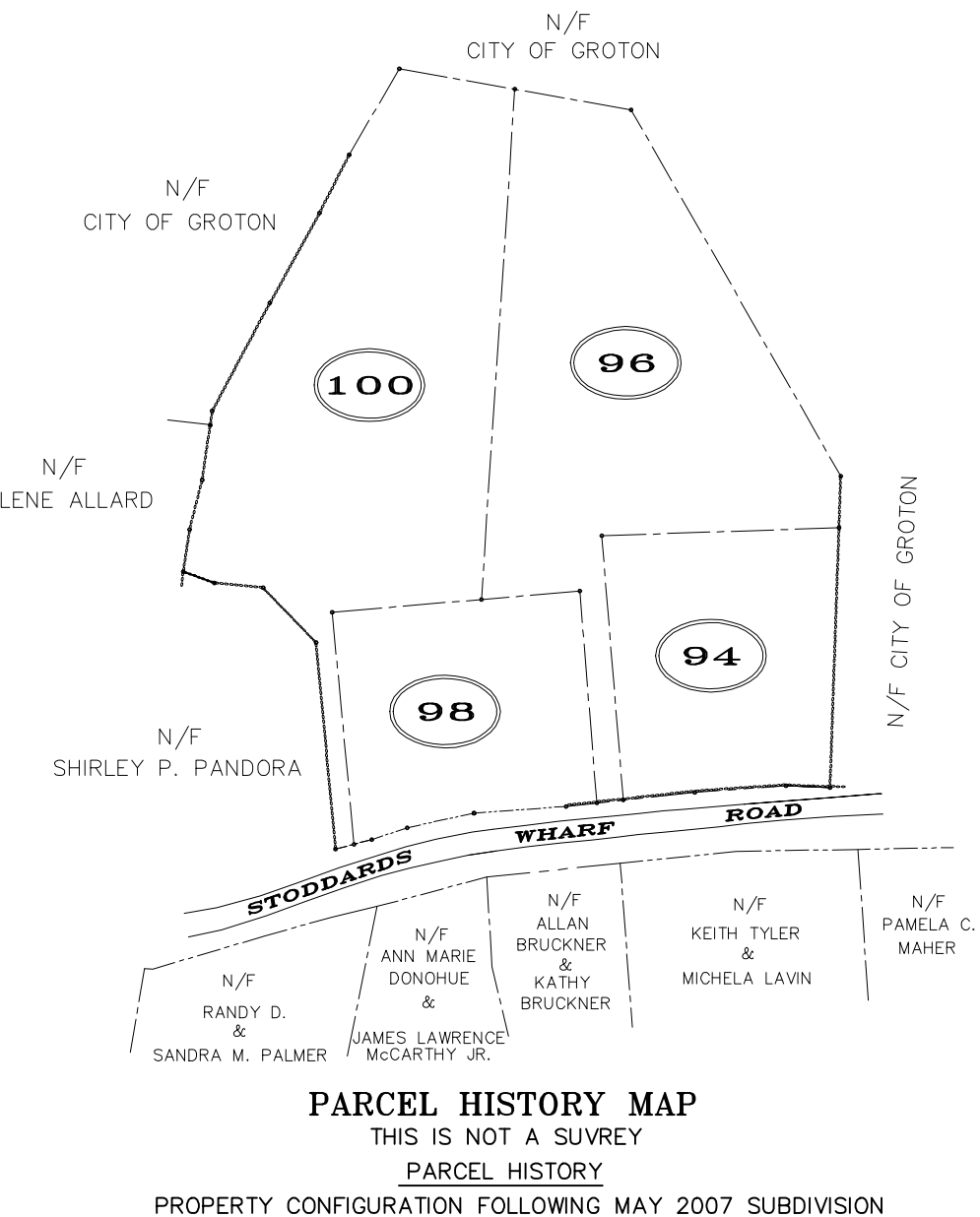




PARCEL HISTORY MAP
THIS IS NOT A SURVEY
PARCEL HISTORY
PROPERTY CONFIGURATION FOLLOWING MAY 21, 1962.
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

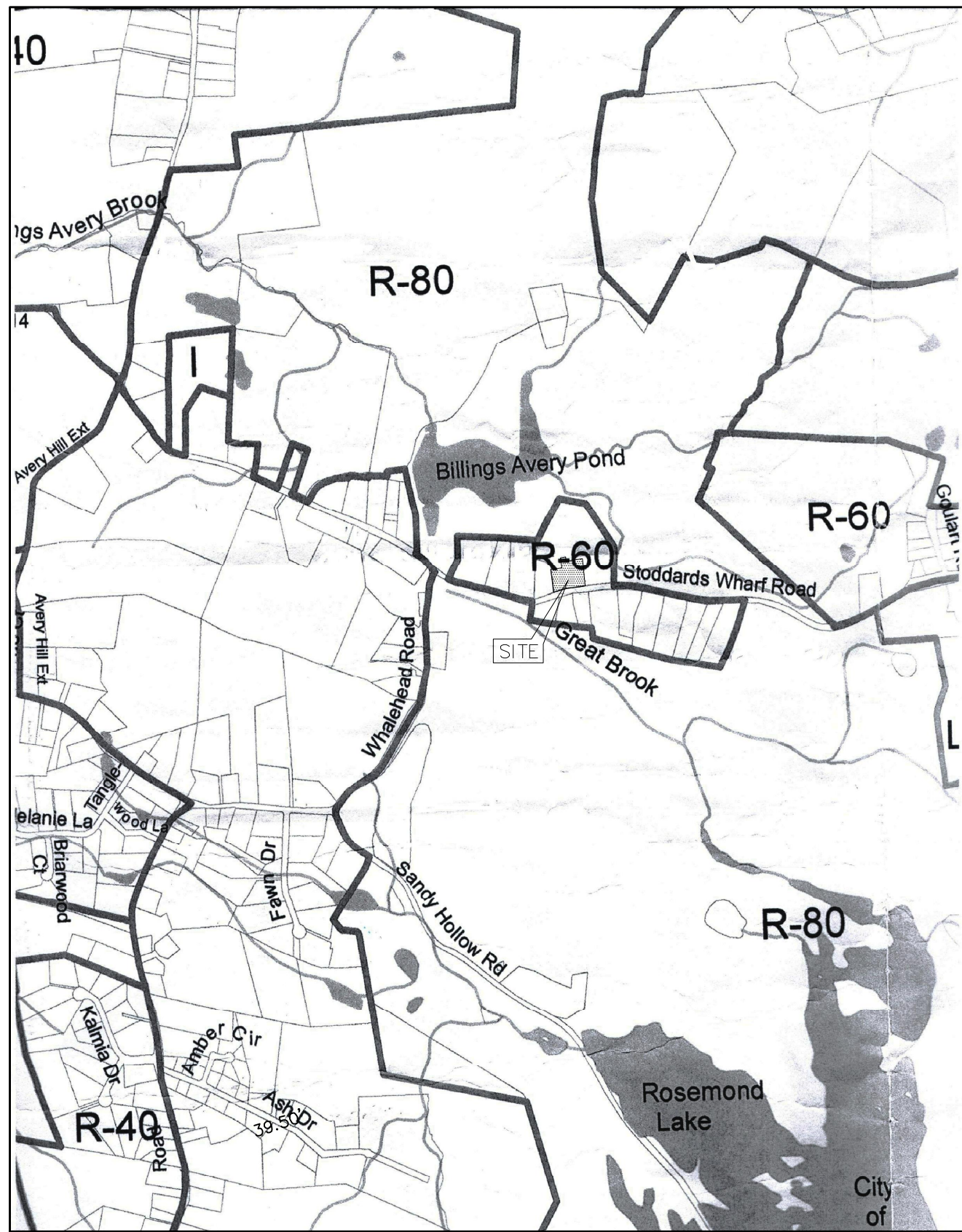


PARCEL HISTORY MAP
THIS IS NOT A SURVEY
PARCEL HISTORY
LOT DIVISION PLAN PROPERTY OF PANDE HOLDINGS, LLC 98 STODDARDS WHARF ROAD (CONNECTICUT ROUTE 214) LEDYARD, CONNECTICUT DATE: MAY 10, 2007 SCALE: 1"=40' MAP NUMBER 2524 RECORDED MAY 31, 2007.
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



PARCEL HISTORY MAP
THIS IS NOT A SURVEY
PARCEL HISTORY
PROPERTY CONFIGURATION FOLLOWING MAY 2007 SUBDIVISION RECORDED IN TOWN CLERK'S OFFICE MAY 31, 2007 MAP# 2524.
PROPERTY CONFIGURATION FOLLOWING OCTOBER 2012 SUBDIVISION AS SHOWN ON PLAN ENTITLED SUBDIVISION PLAN PREPARED FOR AMER JAVED 98 STODDARDS WHARF ROAD-(CONN. RTE #214) LEDYARD, CONNECTICUT BOUNDARY SURVEY MAP DATE 9/12/11 SCALE 1"=40' RECORDED OCTOBER 18, 2012 MAP NUMBER 2743.
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

- GENERAL NOTES:
1. MAP REFERENCES:
 - A) SUBDIVISION PLAN PREPARED FOR AMER JAVED 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.
 - C) BOUNDARY LINE ADJUSTMENT PLAN 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 FEBRUARY 2024.
 - D) PLAN SHOWING AFFORDABLE HOUSING DEVELOPMENT PER CGS §8-30g RESUBDIVISION PROPERTY OF AVERY BROOK HOMES LLC 96, 98 & 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 PARCEL ID: 65-2360-96/98/100 LEDYARD, CONNECTICUT SCALES AS SHOWN MARCH 2024 REVISED: MAY 13, 2024 SHEETS 3 & 6 TO ADDRESS LHLD COMMENTS REVISED: JUNE 27, 2024 TO ADDRESS STAFF COMMENTS REVISED: OCTOBER 29, 2024 REVISED: JUNE 25, 2025 TO 14 LOTS.
 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 ON SITE SEWAGE SYSTEMS AND OVERHEAD UTILITIES.
 5. HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY. NO FOOTING DRAINS REQUIRED OR PROPOSED. APPLICANT WILL PREPARE OVERALL RESUBDIVISION "ASBUILT", SHOWING LOCATIONS OF IMPROVEMENTS ON EACH LOT ON THE PLAN AS IT IS IMPROVED.
 6. ZONING SETBACKS: SUBDIVISION SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g. THIS SITE IS LOCATED IN THE R-60 RESIDENTIAL ZONING DISTRICT. 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.
 8. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE 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. CONDITION OF APPROVAL: ANY CHANGES SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF LAND USE & PLANNING, TOWN ENGINEER AND/OR LEDGE LIGHT HEALTH DISTRICT AND MAY REQUIRE REVIEW & APPROVAL OF THE LEDYARD PLANNING & ZONING COMMISSION.
 9. THE TOWN WILL INSTALL THE REQUIRED ROAD SIGNAGE AND MARKINGS, THE COST OF WHICH WILL BE PAID BY THE APPLICANT/OWNER.
 10. THE SITE IS NOT LOCATED IN A COASTAL AREA MANAGEMENT ZONE. SITE IS LOCATED IN THE CITY OF GROTON UTILITIES PUBLIC WATER SUPPLY WATERSHED AND IN FLOOD ZONE C AS SHOWN ON FIRM INSURANCE RATE MAP 0901C0359G.
 11. NO WETLANDS OR WATERCOURSES ON SITE.
 12. ALL DRIVEWAYS SHALL BE GRAVEL IN CONFORMANCE WITH THE DETAIL SHOWN ON SHEET 5 OF 6. NO INDIVIDUAL DRIVEWAY SHOWN ON PLAN SHALL BE PAVED.



LOCATION MAP
ZONING DISTRICT: R-60
GRAPHIC SCALE
1000 0 500 1000 2000 4000
(IN FEET)
1 inch = 1000 ft.

SHEET INDEX

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

AVERY BROOK RESUBDIVISION TABLE OF LOT NUMBERS AND STREET NUMBERS	
LOT NUMBER	STREET ADDRESS
STORMWATER DRAINAGE AREA 1	
1	1 AVERY COURT
2	2 AVERY COURT
3	3 AVERY COURT
4	4 AVERY COURT
5	5 AVERY COURT
6	6 AVERY COURT
7	7 AVERY COURT
8	12 AVERY COURT
9	9 AVERY COURT
10	8 AVERY COURT
11	11 AVERY COURT
12	10 AVERY COURT
STORMWATER DRAINAGE AREA 2	
13	13 AVERY COURT
14	14 AVERY COURT
18	16 AVERY COURT

**PLAN SHOWING
AFFORDABLE HOUSING
DEVELOPMENT PER C.G.S. §8-30g
RESUBDIVISION MODIFICATION
PROPERTY OF AVERY BROOK HOMES LLC
PORTIONS OF 96, 98 & 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
PARCEL ID: 65-2360-96-98-100
LEDYARD, CONNECTICUT
SCALES AS SHOWN
JUNE 2026**

SHEET 1 OF 6

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: JUNE 1, 2026

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

CHAIRMAN OR SECRETARY _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

TWNC APPLICATION# _____

APPROVED. _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

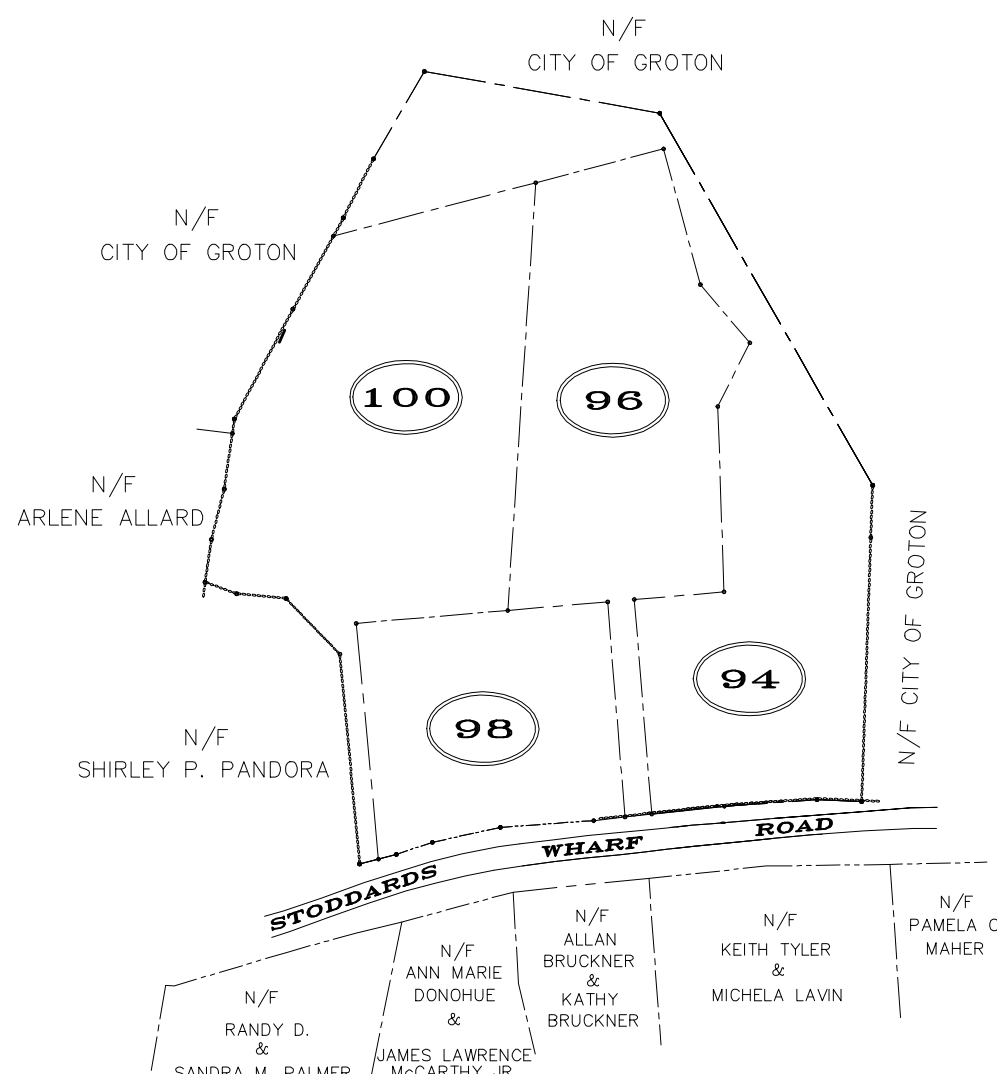
ZONING/WETLANDS OFFICER _____ DATE _____

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

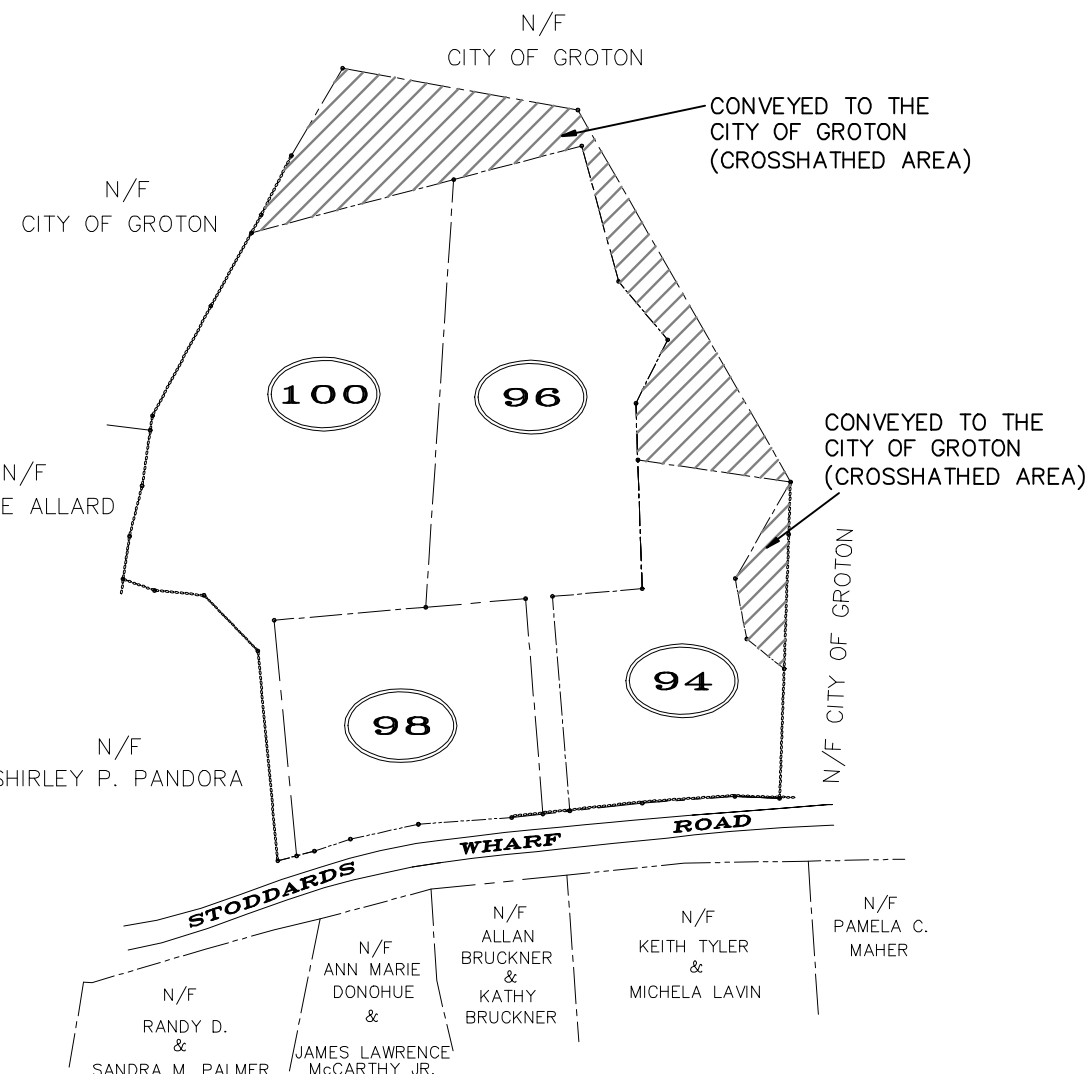
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

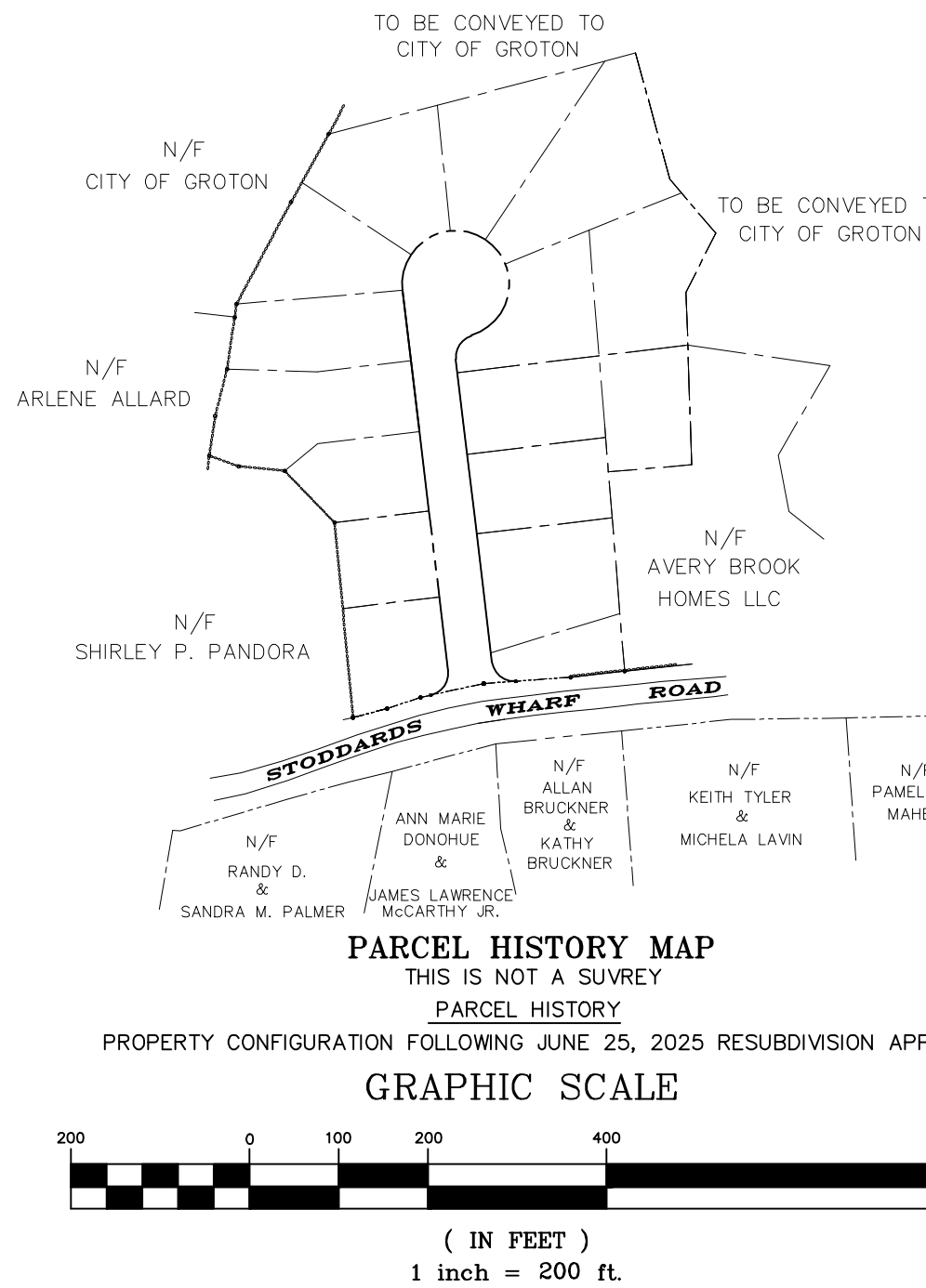
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION _____ DATE _____



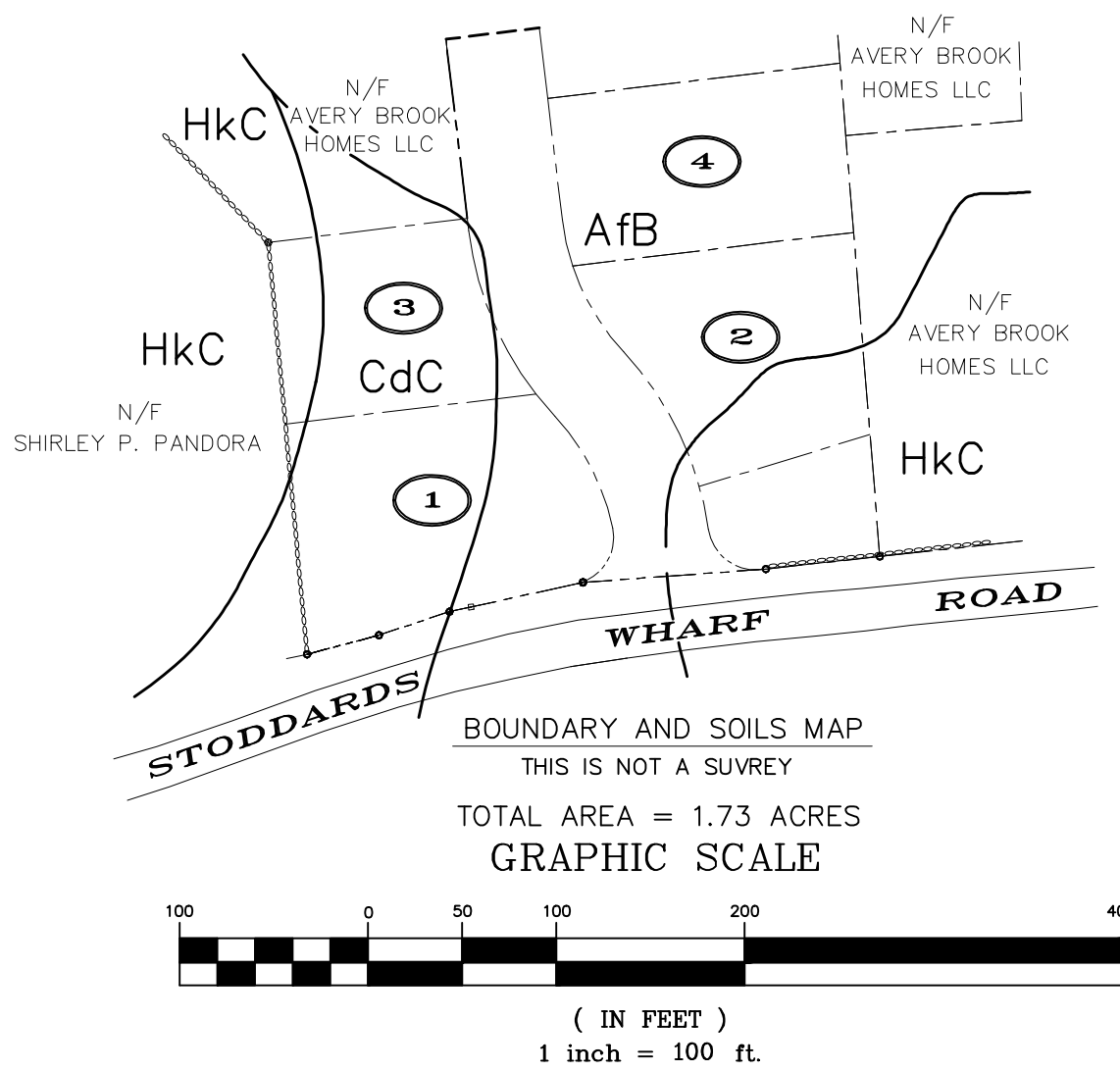
PARCEL HISTORY MAP
THIS IS NOT A SURVEY
PARCEL HISTORY
BOUNDARY LINE ADJUSTMENT PLAN PROPERTY OF AVERY BROOK HOMES LLC 94, 96, 98 AND 100 STODDARDS WHARF ROAD A.K.A. CONNECTICUT ROUTE 214 LEDYARD, CONNECTICUT SCALES AS SHOWN FEBRUARY 2024.
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



PARCEL HISTORY MAP
THIS IS NOT A SURVEY
PARCEL HISTORY
PROPERTY CONFIGURATION FOLLOWING FEBRUARY BOUNDARY LINE ADJUSTMENT AND JUNE 25, 2025 REVISION.
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



PARCEL HISTORY MAP
THIS IS NOT A SURVEY
PARCEL HISTORY
PROPERTY CONFIGURATION FOLLOWING JUNE 25, 2025 RESUBDIVISION APPROVAL.
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.



BOUNDARY AND SOILS MAP
THIS IS NOT A SURVEY
TOTAL AREA = 1.73 ACRES
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

- STONE WALL
--- PROPERTY LINE
--- STREET LINE
② STREET ADDRESS

SOILS LEGEND

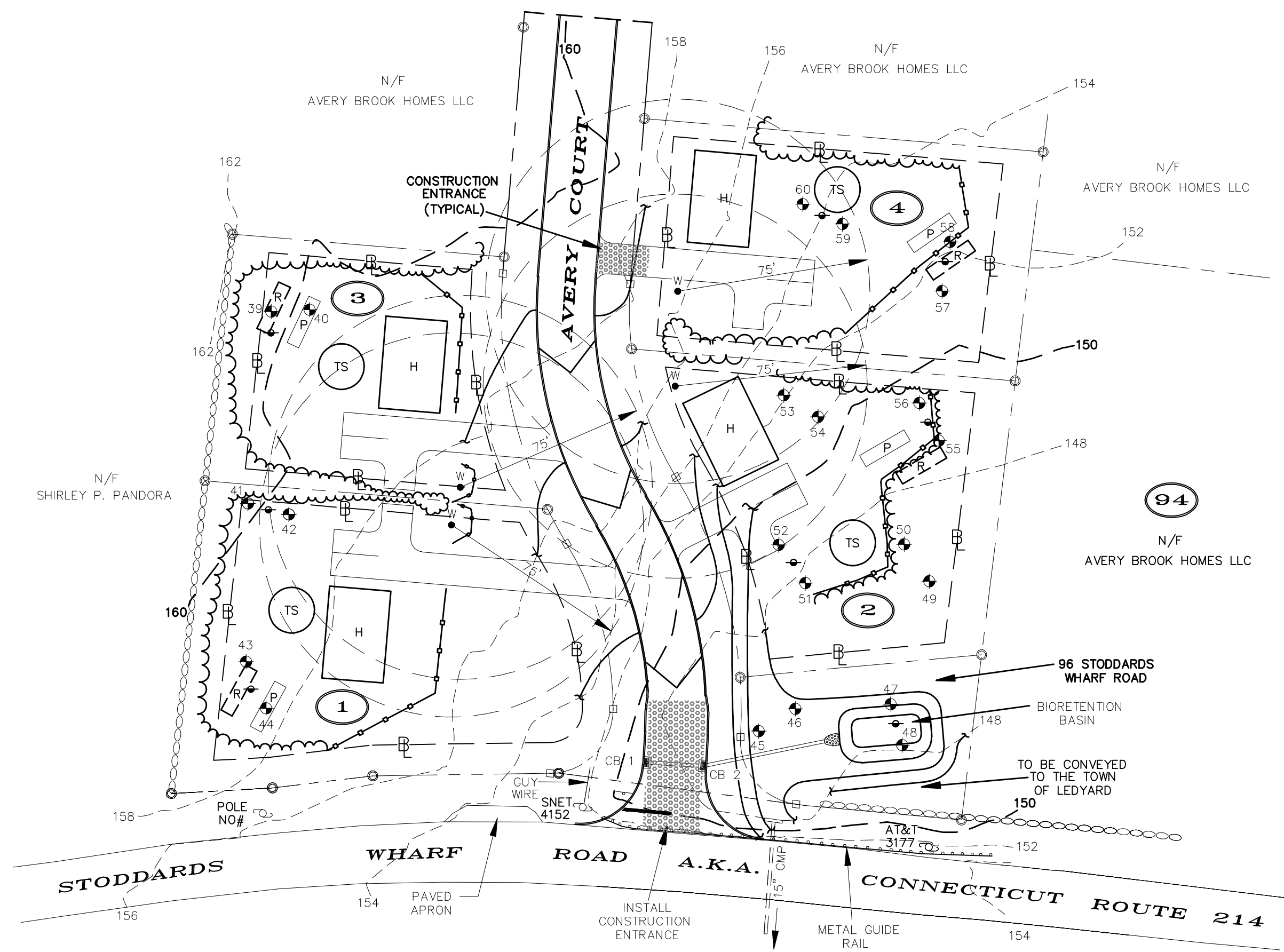
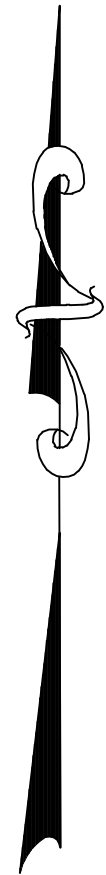
- AfB - AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CdC - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
HkC - HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES

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



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# 22-00718LOT.DWG FBK#327

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.

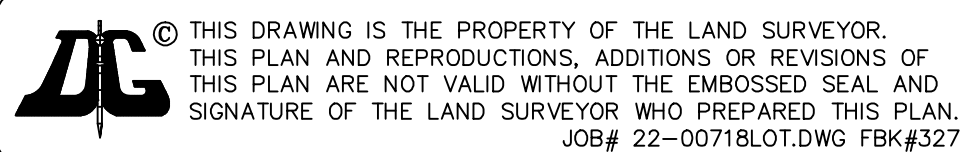


LEGEND

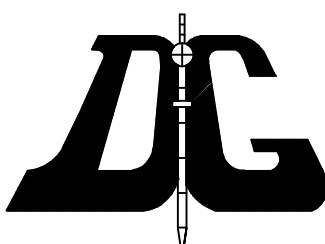
- STONE WALL
- PROPERTY LINE
- STREET LINE
- IRON PIPE FOUND
- DRILL HOLE OR REBAR TO BE SET
- MONUMENT OR DRILL HOLE TO BE SET
- CURVE TABLE NUMBER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- CONCEPTUAL HOME
- CONCEPTUAL PRIMARY SEPTIC
- CONCEPTUAL RESERVE AREA
- CONCEPTUAL WELL
- TOPSOIL STOCKPILE
- STREET ADDRESS
- PROPOSED CATCH BASIN
- HAYBALES/SILT FENCE/WOODCHIPS
- LIMITS OF DISTURBANCE

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.

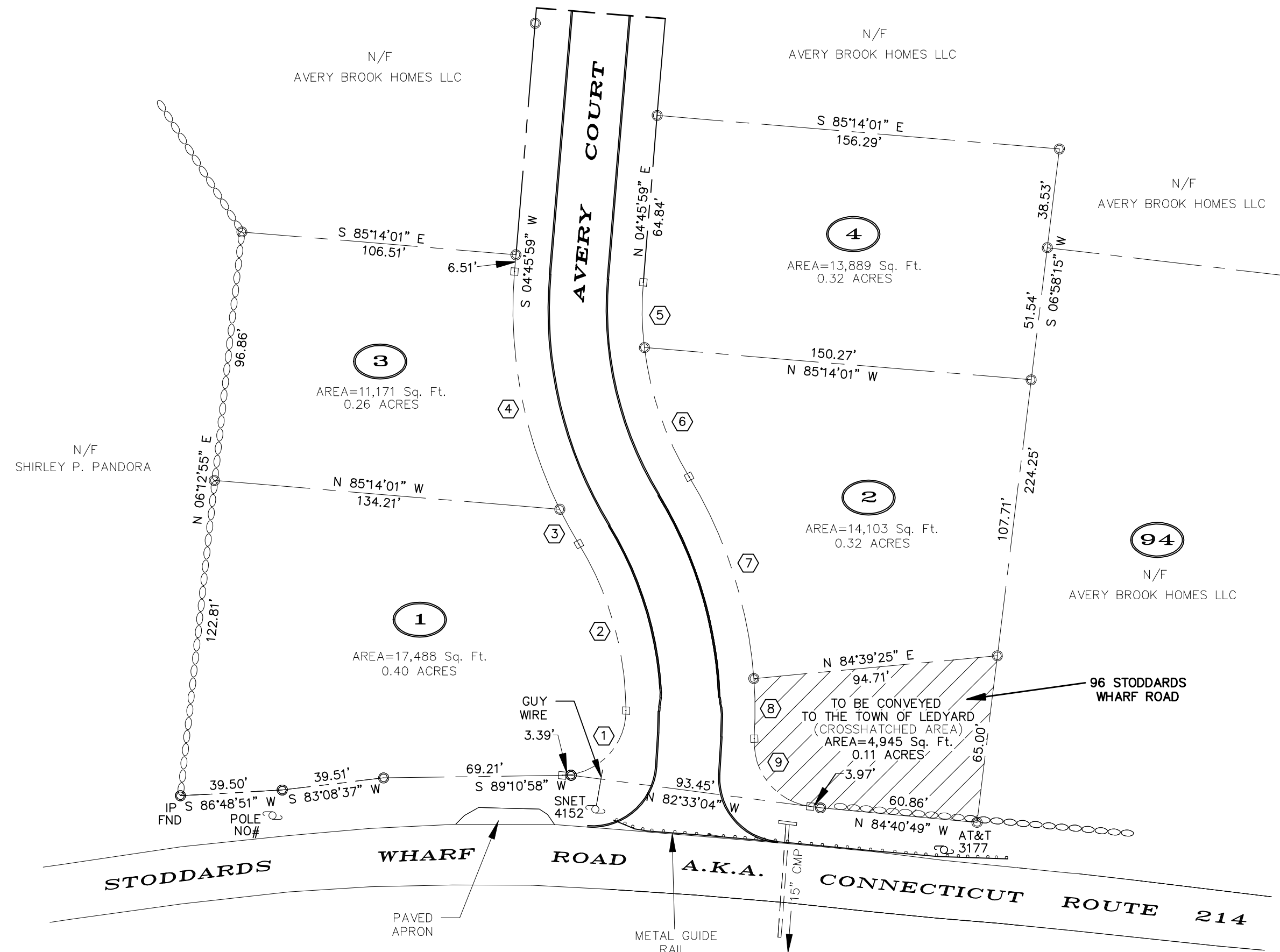
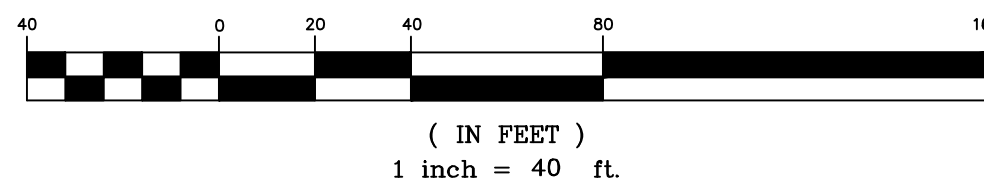


NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.



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

GRAPHIC SCALE



AREA TABLE	
STREET ADDRESS	TOTAL AREA
1	17,488 Sq. Ft. 0.40 ACRES
2	14,103 Sq. Ft. 0.32 ACRES
3	11,171 Sq. Ft. 0.26 ACRES
4	13,889 Sq. Ft. 0.32 ACRES

LOTS CURVE TABLE			
CURVE #	Δ	R	L
1	89°24'04"	25.00'	39.01'
2	31°06'33"	125.00'	67.87'
3	05°01'30"	175.00'	15.35'
4	31°04'09"	175.00'	94.90'
5	11°36'39"	125.00'	25.33'
6	24°29'00"	125.00'	53.41'
7	27°06'49"	175.00'	82.81'
8	07°37'24"	175.00'	23.28'
9	85°57'38"	25.00'	37.51'

ZONING TABLE R-60 ZONE 8-30g		
ITEM	REQUIRED	PROPOSED
LOT AREA	60,000 Sq. Ft.	SEE TABLE
FRONT YARD SETBACK	35 FT.	12 FT.
SIDE YARD SETBACK	20 FT.	6 FT.
REAR YARD SETBACK	30 FT.	15 FT.
FRONTAGE	200 FT.	0 FT.

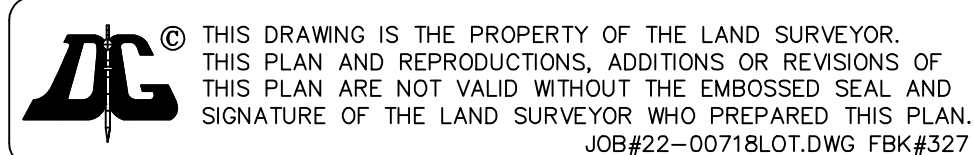
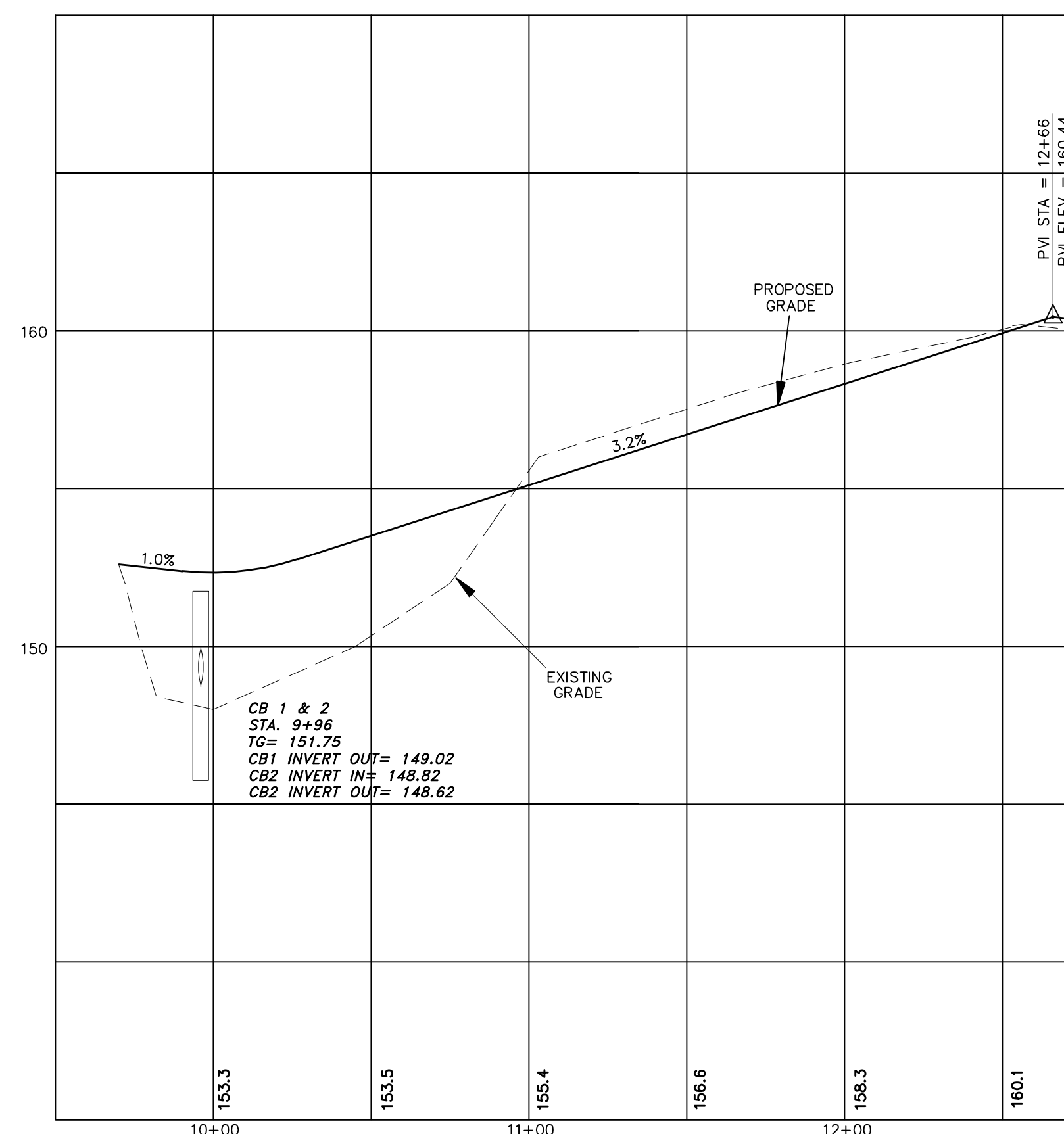
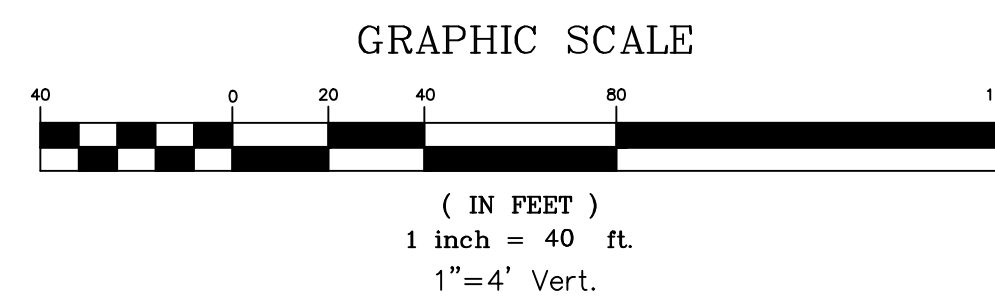
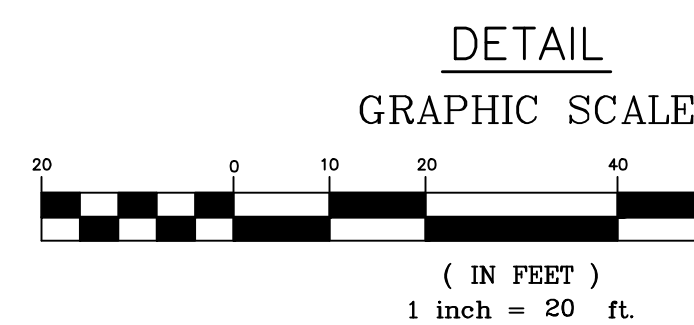
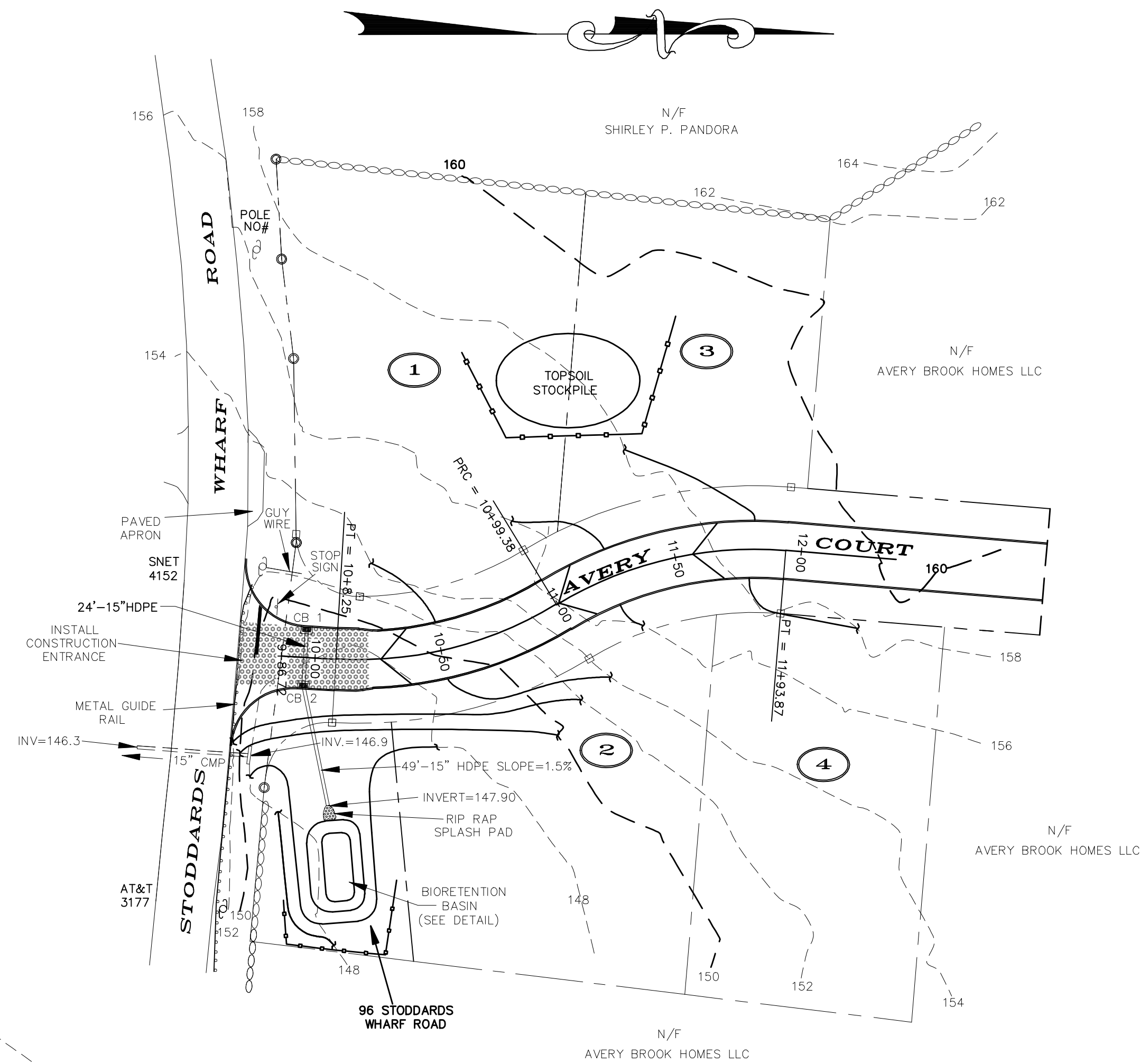
PLAN SHOWING
AFFORDABLE HOUSING
DEVELOPMENT PER C.G.S. §8-30g
RESUBDIVISION MODIFICATION
PROPERTY OF AVERY BROOK HOMES LLC
PORTIONS OF 96, 98 & 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
PARCEL ID: 65-2360-96-98-100
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2026

SHEET 2 OF 6

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, 1986, REVISED OCTOBER 26, 2016. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY 1-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 1, 2026



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 39
0-5" TOPSOIL
5-41" LIGHT BROWN FINE SANDY LOAM
41-83" TAN TO MED. SAND W/
GRAVEL AND COBBLES
83"-104" OLIVE TO BROWN FINE SAND,SOME GRAVEL

NO MOTTLING
NO WATER
NO LEDGE

TP 40
0-8" TOPSOIL
8-32" BROWN FINE TO MED. SANDY LOAM
32-58" TAN TO GRAY SILT WITH
PATCHY ORANGE REDOX INCONSISTENT AROUND
58-99" TAN TO GRAY MED. TO FINE SAND
NO MOTTLING W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

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

TP 42
0-5" TOPSOIL
5-14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
14-50" ORANGE TO GRAY SILT, STAINED
50-105" TAN TO BROWN FINE TO MED.
SAND W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

TP 43
0-8" TOPSOIL
8-33" BROWN FINE SANDY LOAM
33-45" TAN TO GRAY SILT INCONSISTENT
AROUND HOLE
45-83" TAN TO MED. TO FINE SAND W/GRAVEL
AND COBBLES
NO MOTTLING
NO WATER
NO LEDGE

TP 44
0-6" TOPSOIL
6-14" BROWN FINE TO MED. SANDY LOAM
14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE
42-102" TAN TO GRAY MED. TO FINE
SAND W/GRAVEL AND COBBLES
NO WATER
NO LEDGE

TP 45
0-13" TOPSOIL
13-23 BROWN FINE TO VERY FINE SANDY LOAM
23-37" GRAY TO TAN VERY FINE SAND W/SILT
37-93" BROWN TO GRAY COARSE SAND W/
GRAVEL AND SOME COBBLES
MOTTLING @ 37"
NO WATER
NO LEDGE

TP 46
0-15" TOPSOIL
15-39" GRAY TO TAN VERY FINE SANDY W/SILT
39-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY
MOTTLED THROUGHOUT
51-108" BROWN TO TAN COARSE SAND W/
GRAVEL AND SOME COBBLES
OLD FILTER FABRIC AND GRAVEL @ 20"
MOTTLING @ 39"
WATER @ 96"
NO LEDGE

TP 47
0-10" TOPSOIL
10-22" BROWN FINE TO MED. SANDY LOAM W/SILT
22-41" LIGHT BROWN TO ORANGE SILTY LOAM,
TRACE FINE SAND
41-98" BROWN TO GRAY COARSE SAND W/GRAVEL
AND SOME COBBLES
NO MOTTLING
WATER @ 96"
NO LEDGE

TP 48
0-10" TOPSOIL
10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT
28-106" BROWN TO GRAY MED. TO COARSE SAND
W/GRAVEL AND COBBLES
NO MOTTLING
NO WATER-WET AT BOTTOM
NO LEDGE

TP 49
0-10" TOPSOIL
10-24" BROWN FINE TO VERY FINE SANDY LOAM
24-52" LIGHT YELLOW TO BROWN VERY
FINE SAND W/SILT
52-99" BROWN TO GRAY COARSE SAND WITH
GRAVEL, FEW COBBLES
POSSIBLE MOTTLING @ 52"
WATER @ 90"
NO LEDGE

TP 50
0-10" TOPSOIL
10-24" BROWN FINE TO VERY FINE SANDY LOAM
24-41" LIGHT YELLOW TO TAN VERY FINE SAND,
W/SILT
41-111" TAN TO BROWN COARSE SAND W/GRAVEL
AND SOME COBBLES
NO MOTTLING
WATER @ 106"
NO LEDGE

TP 51
0-10" TOPSOIL
10-20" LIGHT BROWN FINE TO VERY FINE
SANDY LOAM
20-42" LIGHT YELLOW TO BROWN VERY FINE
SAND W/TRACE SILT
42-101" BROWN TO TAN COARSE SAND WITH
GRAVEL, SOME 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 53
0-13" TOPSOIL
13-32" BROWN FINE TO MED. SANDY LOAM
W/GRAVEL AND COBBLES
32-92" BROWN TO TAN COARSE TO
MED. SAND W/GRAVEL AND MANY COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 54
0-11" TOPSOIL
11-32" BROWN FINE TO VERY FINE SANDY LOAM
32-95" BROWN TO TAN COARSE TO MED. SAND
W/GRAVEL AND SOME COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 55
0-14" TOPSOIL
14-22" BROWN FINE TO VERY FINE SANDY LOAM
22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT
37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES
NO MOTTLING
NO WATER
NO LEDGE

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

NO MOTTLING
NO WATER
NO LEDGE

TP 57
0-8" TOPSOIL
8-27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM
27-104" TAN TO BROWN MED. TO COARSE SAND
W/GRAVEL, SOME COBBLES
NO MOTTLING
NO WATER
NO LEDGE

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

NO MOTTLING
NO WATER
NO LEDGE

TP 59
0-11" TOPSOIL
11-23" BROWN FINE TO VERY FINE SANDY LOAM
23-93" BROWN TO TAN COARSE TO MED. SAND
W/GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

TP 60
0-10" TOPSOIL
10-23" BROWN FINE TO VERY FINE SANDY LOAM
23-97" BROWN TO TAN COARSE TO MED.
SAND WITH GRAVEL AND COBBLES

NO MOTTLING
NO WATER
NO LEDGE

PERCOLATION DATA

PERCOLATION TESTS PERFORMED ON MAY 26 & 27, JUNE 3 AND JUNE 10, 2022 BY
DIETER & GARDNER, INC. (JODY TERRY AND MATT EMILYTA).

1 AVERY COURT AT PIT 41/42
29" DEEP
TIME READING
8:43 5"
8:48 10 3/4"
8:53 15"
8:58 17 1/2"
9:03 19 1/2"
9:08 21"
9:13 22"
9:18 23"
9:23 23 3/4"
9:28 24 1/2"
9:33 25 1/2"

PERC RATE: 1"/5 MINS.

2 AVERY COURT AT PIT 47/48
28" DEEP
TIME READING
1:38 5"
1:43 11"
1:48 13 1/2"
1:53 16"
1:58 18"
2:03 19"
2:08 20 1/8"
2:13 21 1/2"
2:18 22 1/2"
2:23 23 1/2"
2:28 24 1/2"

PERC RATE: 1"/5 MINS.

3 AVERY COURT AT PIT 39/40
30" DEEP
TIME READING
8:41 4"
8:46 8 1/4"
8:51 10 1/4"
8:56 12 1/2"
9:01 15"
9:06 17"
9:11 18"
9:16 19"
9:21 20"
9:26 21"
9:31 22"

PERC RATE: 1"/5 MINS.

PARCEL TO BE CONVEYED TO
THE TOWN OF LEDYARD

29" DEEP
TIME READING
9:32 4"
9:37 10 1/2"
9:42 15 1/4"
9:47 19 1/4"
9:52 21"
9:57 22 1/2"
10:02 23 3/4"
10:07 24 3/4"
10:12 25 3/4"

PERC RATE: 1"/5 MINS.

1 AVERY COURT AT PIT 43/44
26" DEEP
TIME READING
8:40 5 1/2"
8:45 9 1/2"
8:50 11 1/2"
8:55 14"
9:00 15 1/2"
9:05 16 1/2"
9:10 17 3/4"
9:15 18 1/2"
9:20 19 1/2"
9:25 20 1/2"
9:30 21 1/2"

PERC RATE: 1"/5 MINS.

2 AVERY COURT AT PIT 51/52
29" DEEP
TIME READING
1:50 4 1/4"
1:55 11 7/8"
2:00 15 1/2"
2:05 18"
2:10 21"
2:15 23"
2:20 25"
2:25 27"
2:30 28 7/8"
2:35 DRY

PERC RATE: 1"/2.7 MINS.

4 AVERY COURT AT PIT 57/58
30" DEEP
TIME READING
1:27 2 1/2"
1:32 8 1/4"
1:37 13"
1:42 15 1/2"
1:47 18"
1:52 19 1/2"
1:57 21 1/2"
2:02 23"
2:07 24 1/2"
2:12 26"

PERC RATE: 1"/3.3 MINS.

2 AVERY COURT AT PIT 55/56
30" DEEP
TIME READING
1:30 2 1/2"
1:35 9 1/2"
1:40 13 1/2"
1:45 15"
1:50 17 1/2"
1:55 20"
2:00 21 1/2"
2:05 22 1/2"
2:10 23 1/2"
2:15 24 1/2"

PERC RATE: 1"/5 MINS.

4 AVERY COURT AT PIT 59/60
29" DEEP
TIME READING
10:49 3"
10:54 11"
10:59 15"
11:04 18 1/2"
11:09 20 1/2"
11:14 22"
11:19 23 1/2"
11:24 25"
11:29 26 1/2"

PERC RATE: 1"/3.3 MINS.

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.

6236 SYSTEM REQUIRES 20 L.F.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION

FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

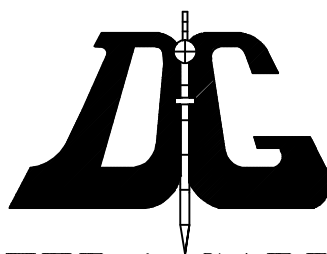
PF = PERC FACTOR, 1.0 PERCOLATION RATE UP TO 10.0 MIN/INCH.

MLSS TABLE (NOT APPLICABLE)						
STREET ADDRESS	GRADIENT	RESTRICTION	HF	FF	PF	SYSTEM
1	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
2	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
3	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236
4	MLSS	NOT	APPLICABLE	1.5	1.0	20 L.F. GST 6236

PLAN SHOWING
AFFORDABLE HOUSING
DEVELOPMENT PER C.G.S §8-30g
DEEP TEST PIT DATA,
PERCOLATION TEST DATA
AND
SEPTIC SYSTEM DESIGN CRITERIA
RESUBDIVISION MODIFICATION
PROPERTY OF AVERY BROOK HOMES LLC
PORTIONS OF 96, 98 & 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
PARCEL ID: 65-2360-96-98-100
LEDYARD, CONNECTICUT
JUNE 2026



© 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#22-00718LOT.DWG FBK#327



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

EROSION & SEDIMENT CONTROL PLAN

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

NARRATIVE:

PURPOSE AND DESCRIPTION OF PROJECT:

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 1.73 ACRES OF LAND TO CREATE 4 RESIDENTIAL BUILDING LOTS. EACH LOT WILL BE SERVED BY ON SITE WELL AND SEPTIC SYSTEM. APPROXIMATELY 510 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 APPROXIMATELY 16,100 SQUARE FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES CURBED PAVEMENT AND CATCH BASINS WITH 2 FOOT SUMP DEPTHS. THE UPLANDS ARE GENTLY SLOPING AND MOSTLY OLD PASTURE. THE UPLAND SOILS ON THE PROJECT SITE INCLUDE WELL DRAINED CANTON HINKLEY AND AGAWAM SOILS.

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

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

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

THE TOTAL PROJECT AREA IS 1.73 ACRES OF WHICH APPROXIMATELY 0.35± ACRES WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD AND DRAINAGE.

ESTIMATE OF TOTAL AREA TO BE DISTURBED APPROXIMATELY 0.75± 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 2026/2027 AND BE COMPLETED IN THE SUMMER OF 2028.

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

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

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

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

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

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

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

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

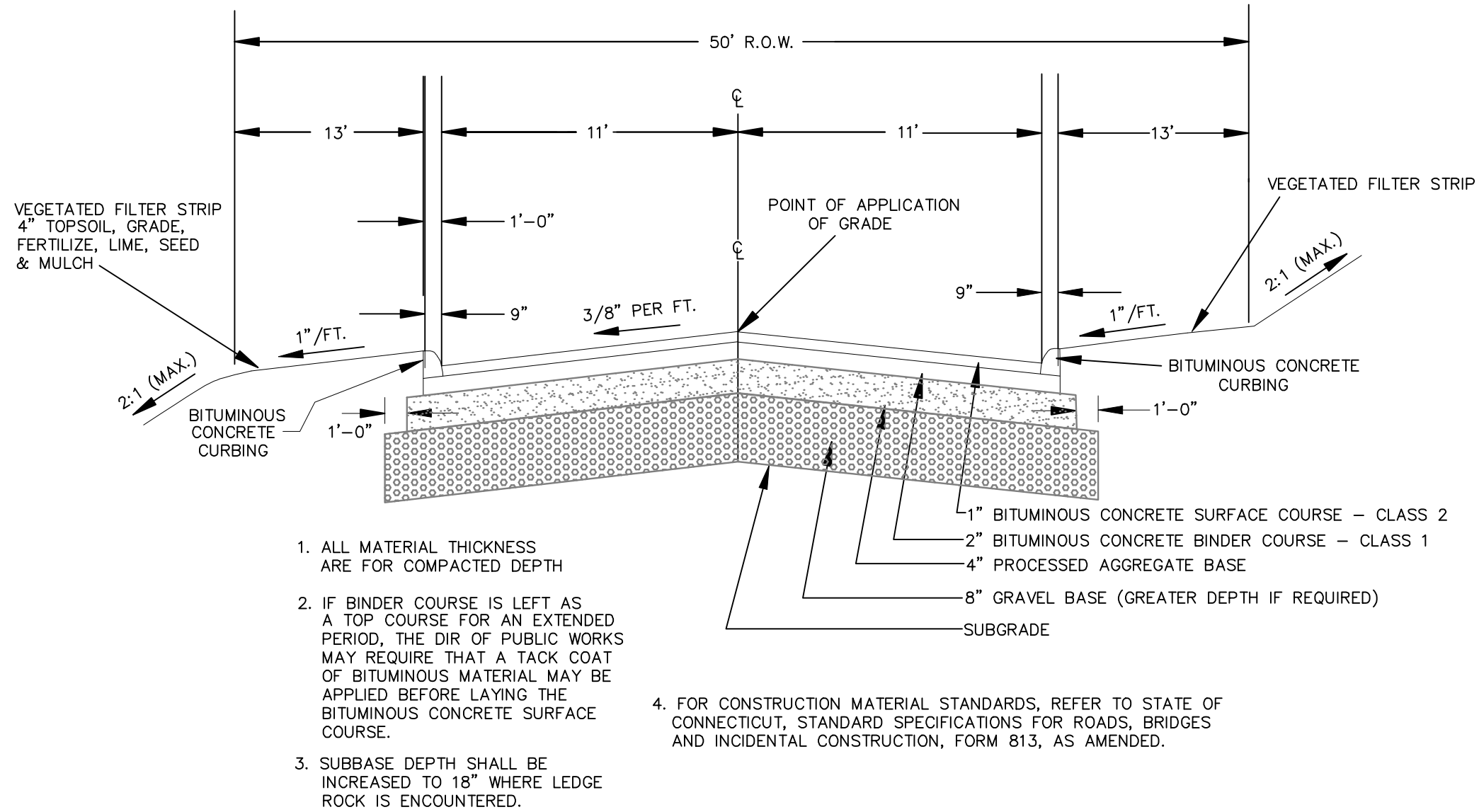
- 1) INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON PLAN.
- 2) INSTALL EROSION AND SEDIMENT CONTROL.
- 3) STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL ACCORDING TO THE PLAN. SEED STRIPPED AREAS THAT ARE NOT TO BE WORKED FOR 30 DAYS IMMEDIATELY WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS./ACRE.
- 4) GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.
- 5) APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.
- 6) INSTALL ALL DRAINAGE STARTING AT OUTFALLS AND PROCEEDING UPGRADIENT. THE CONTRACTOR WILL ENSURE THAT ADEQUATE PROTECTION IS PROVIDED AT THE OUTLETS 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 OUTLETS ARE PROTECTED. ALL DRAINAGE COMPONENTS WILL BE CHECKED ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.
- 7) 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.
- 8) LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.
- 9) INSTALL CURBING.
- 10) APPLY TOP COURSE OF BITUMINOUS PAVEMENT.
- 11) REMOVE SILT FENCE AFTER TOPSOIL STABILIZED.

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

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

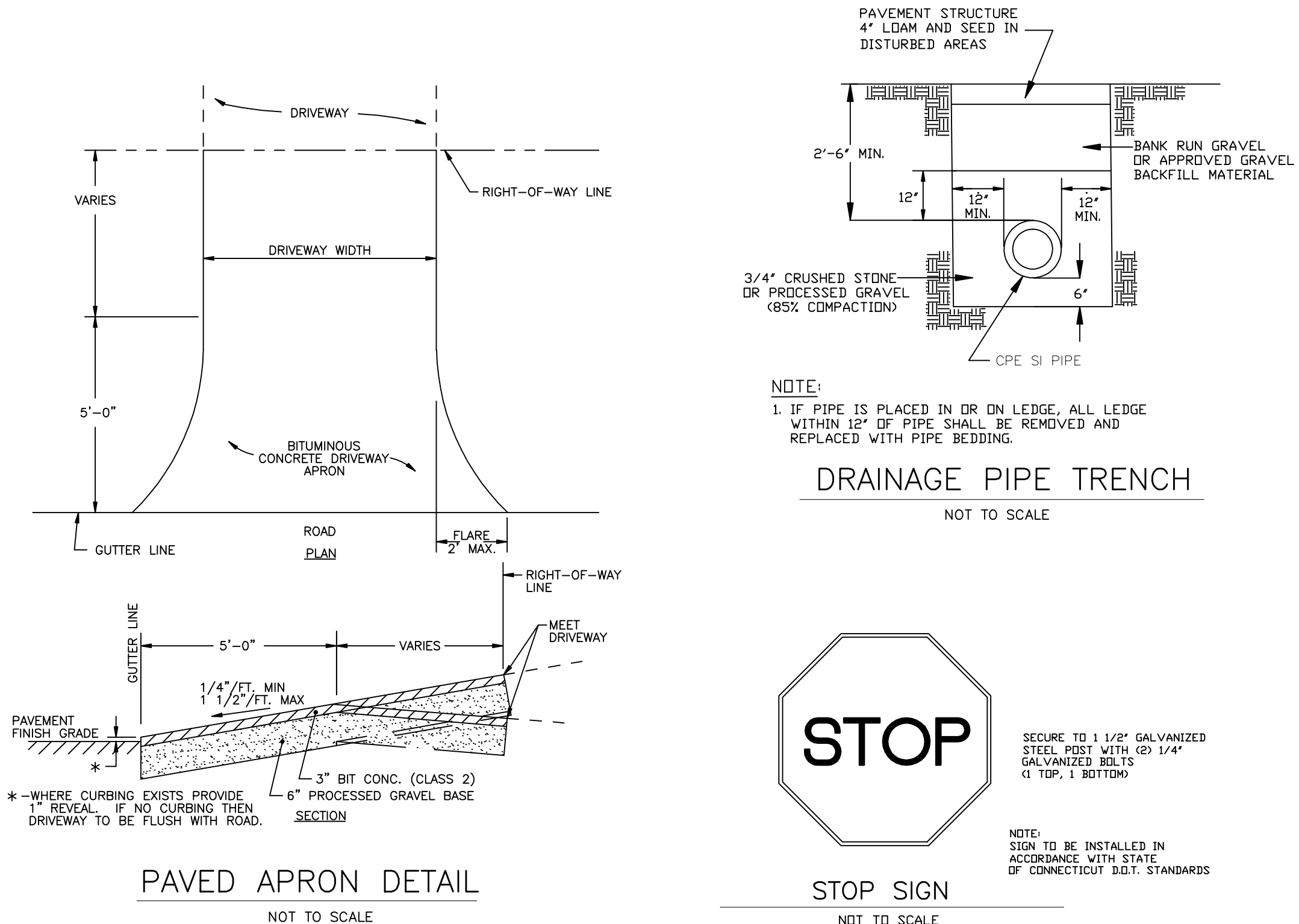
STORMWATER SYSTEM OPERATION AND MAINTENANCE NOTES:

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



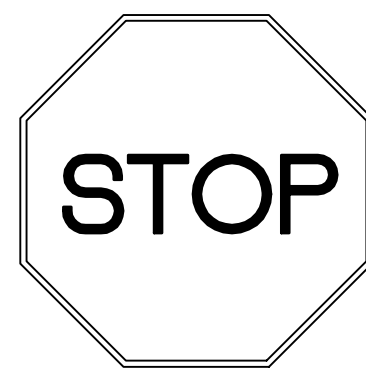
AVERY COURT CROSS SECTION

(N.T.S.)



DRAINAGE PIPE TRENCH

NOT TO SCALE



STOP SIGN

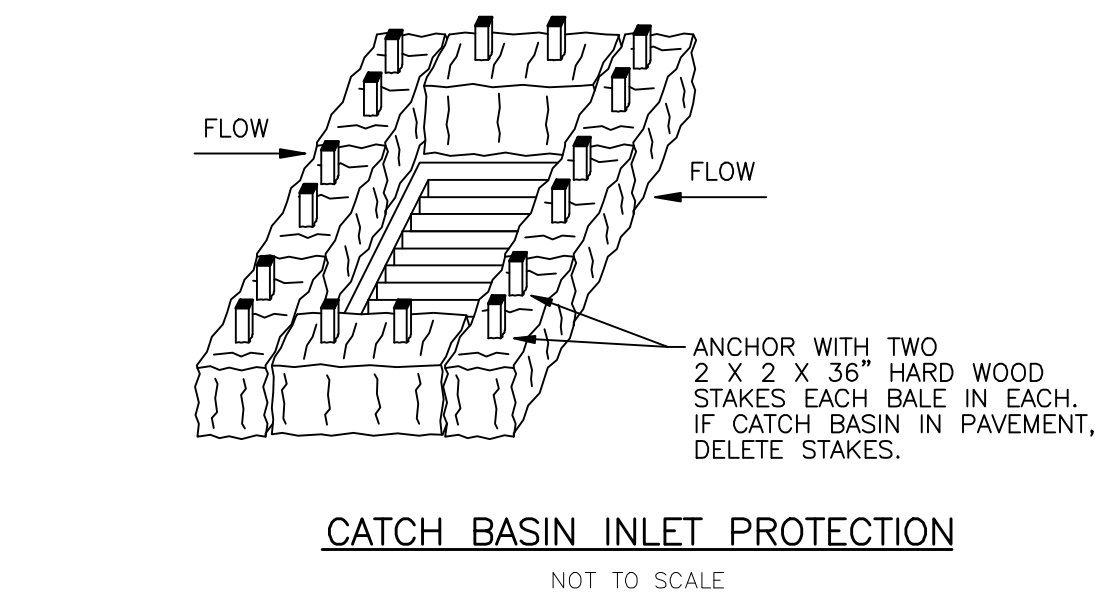
NOT TO SCALE

PLAN SHOWING
AFFORDABLE HOUSING
DEVELOPMENT PER C.G.S §8-30g
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS

AND
CONSTRUCTION DETAILS
RESUBDIVISION MODIFICATION
PROPERTY OF AVERY BROOK HOMES LLC
PORTIONS OF 96, 98 & 100
STODDARDS WHARF ROAD
A.K.A.

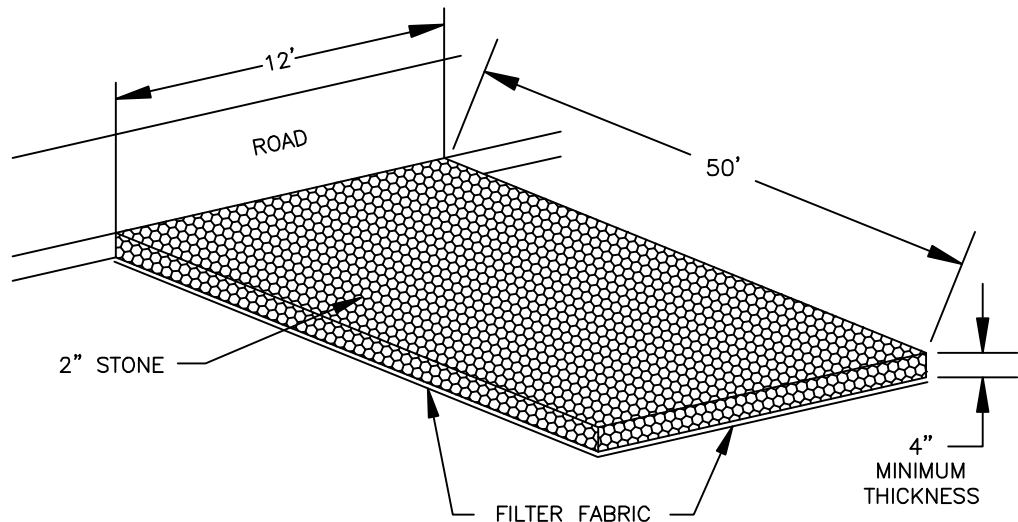
CONNECTICUT ROUTE 214
PARCEL ID: 65-2360-96-98-100
LEDYARD, CONNECTICUT

JUNE 2026



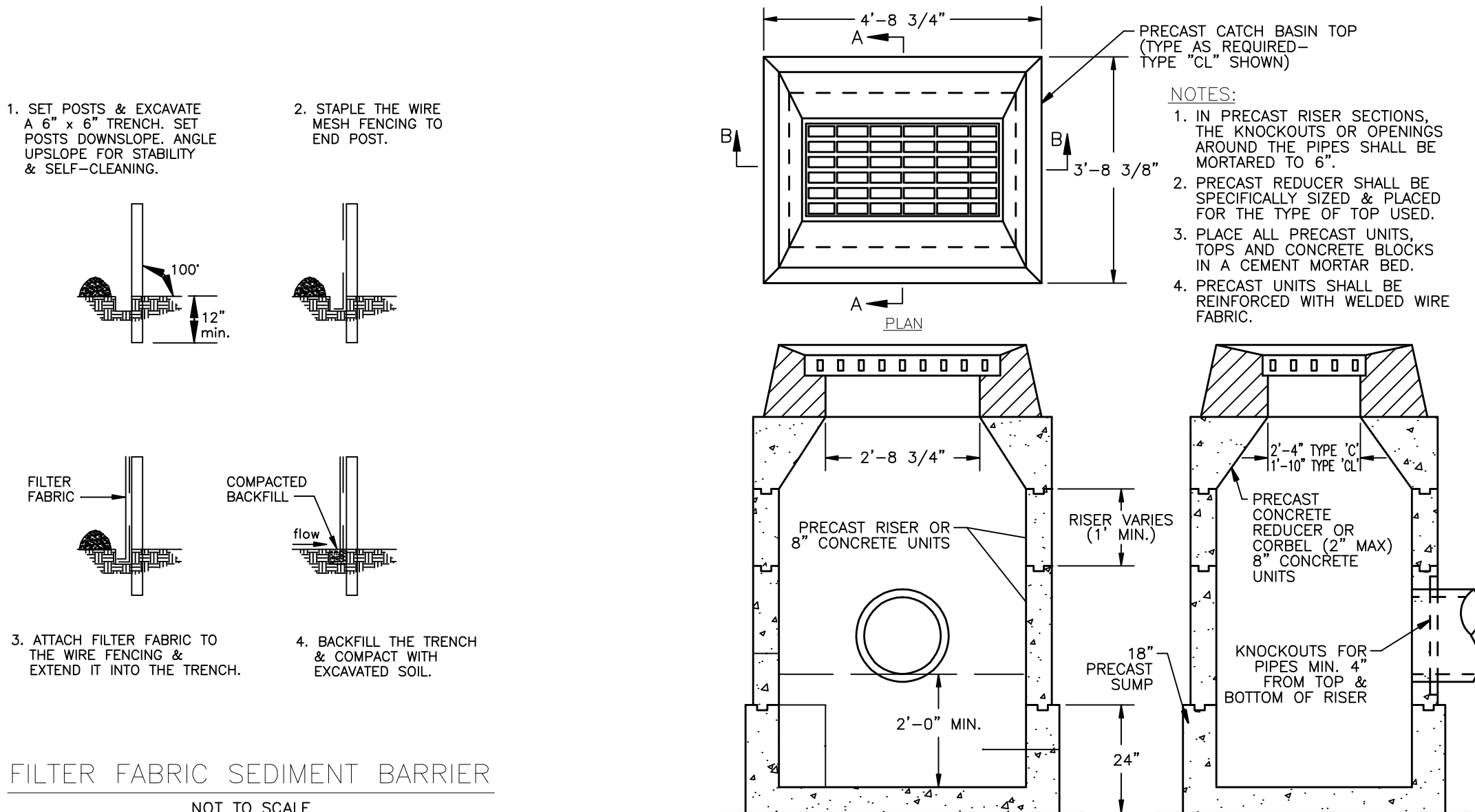
CATCH BASIN INLET PROTECTION

NOT TO SCALE



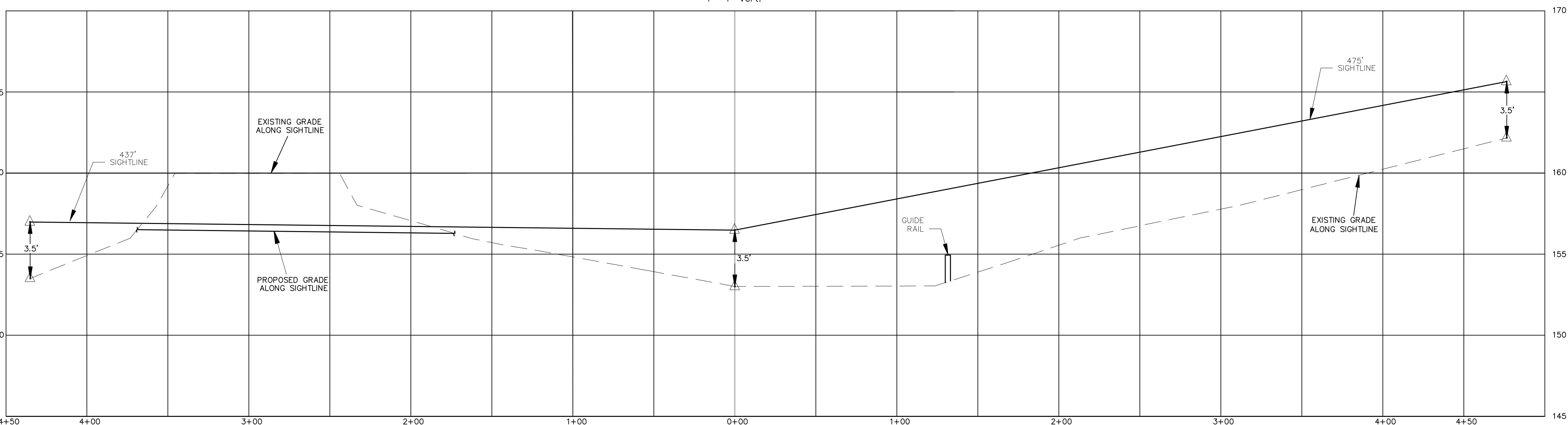
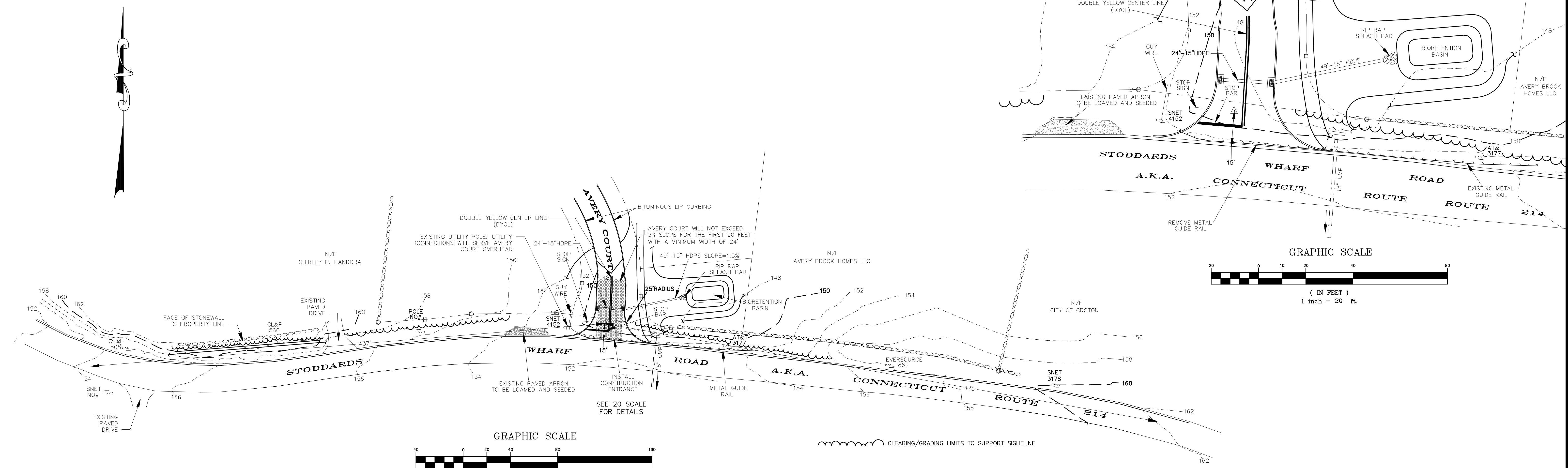
TEMPORARY CONSTRUCTION ENTRANCE

NOT TO SCALE



PRECAST CATCH BASIN

NOT TO SCALE



LEGEND

- STONE WALL
- — — — — PROPERTY LINE
- — — — — STREET LINE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- UTILITY POLE
- PROPOSED CATCH BASIN

© 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#22-00718LOT.DWG FBK#327

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

**SIGHTLINE
DEMONSTRATION PLAN
AFFORDABLE HOUSING
DEVELOPMENT PER C.G.S. §8-30g
RESUBDIVISION MODIFICATION
PROPERTY OF AVERY BROOK HOMES LLC
PORTIONS OF 96, 98 & 100
STODDARDS WHARF ROAD
A.K.A.
CONNECTICUT ROUTE 214
PARCEL ID: 65-2360-96-98-100
LEDYARD, CONNECTICUT
SCALE: 1"=40' HORIZ.
1"=4' VERT.
JUNE 2026**