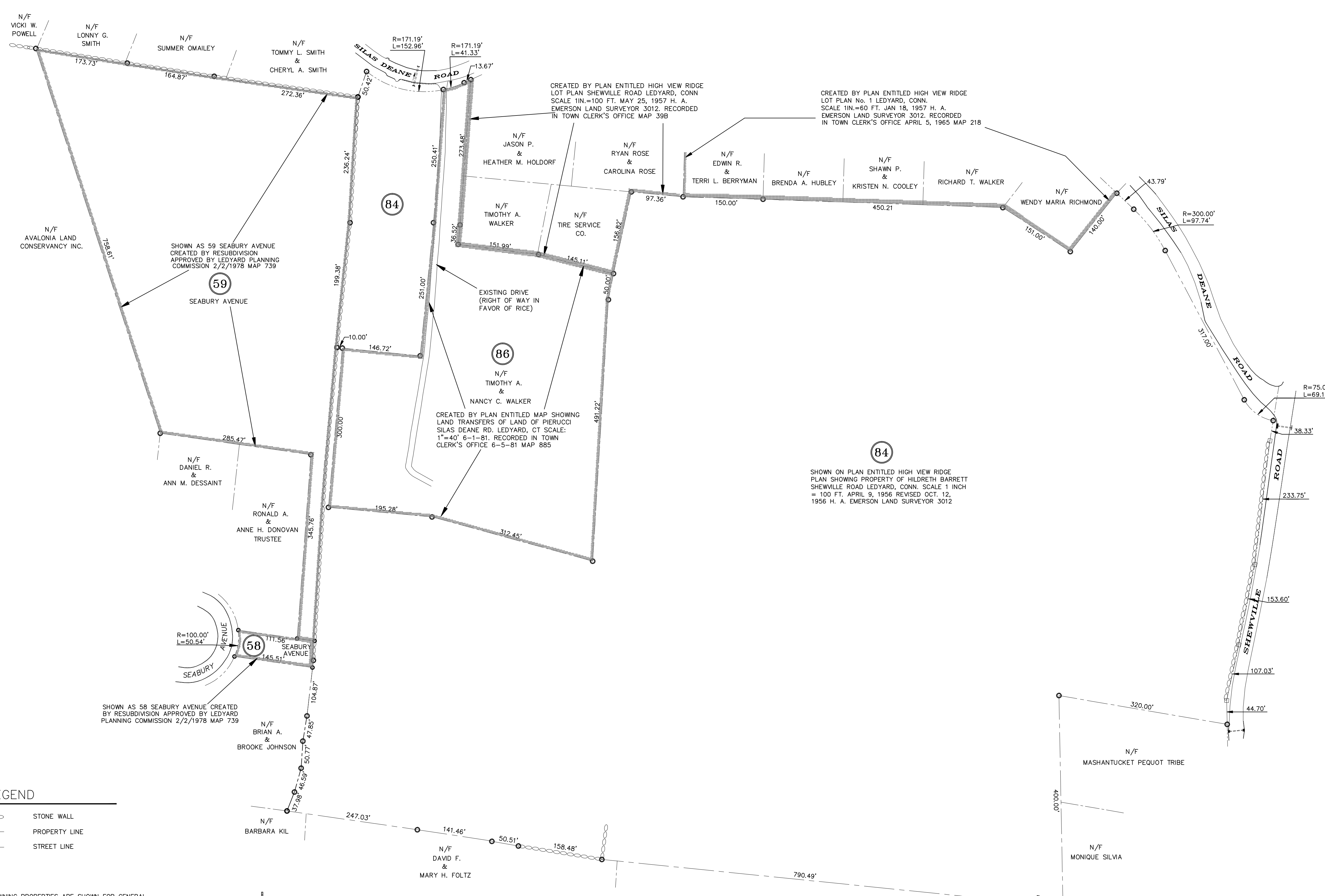


APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND. ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE _____	
CHAIRMAN OR SECRETARY _____	DATE _____
LOT NUMBERS ASSIGNED BY THE ASSESSOR	
ASSESSOR _____	DATE _____
TWNC APPLICATION# _____	
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 _____



NOTE: SHEWVILLE HEIGHTS RESUBDIVISION IS COMPOSED OF 84 SILAS DEANE ROAD; 58 AND 59 SEABURY AVENUE, WHICH WERE CREATED BY THE PARSONAGE HILL MANOR SUBDIVISION. 84 SILAS DEANE ROAD, CREATED SINCE MARCH 22, 1962.

PLAN SHOWING
 PARCEL HISTORY MAP
 SHEWVILLE HEIGHTS
 OPEN SPACE RESUBDIVISION
 PROPERTY OF
 84 SILAS DEANE LLC
 84 SILAS DEANE ROAD
 SHEWVILLE ROAD
 AND
 58 & 59 SEABURY AVENUE
 LEDYARD, CONNECTICUT
 SCALE: 1"=100'
 FEBRUARY 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 A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

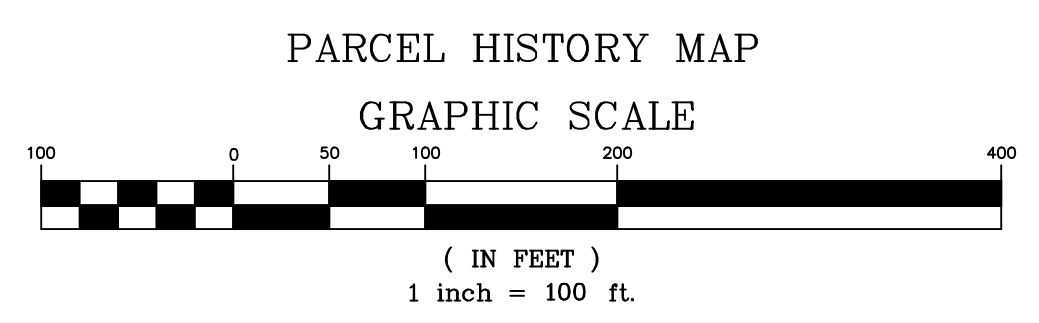
TITLE: LAND SURVEYOR CT No. 14208
 DATE: FEBRUARY 13, 2026

LEGEND

-----	STONE WALL
-----	PROPERTY LINE
-----	STREET LINE

NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
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 THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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



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

CHAIRMAN OR SECRETARY _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE _____

TWNC APPLICATION# _____

APPROVED. _____

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

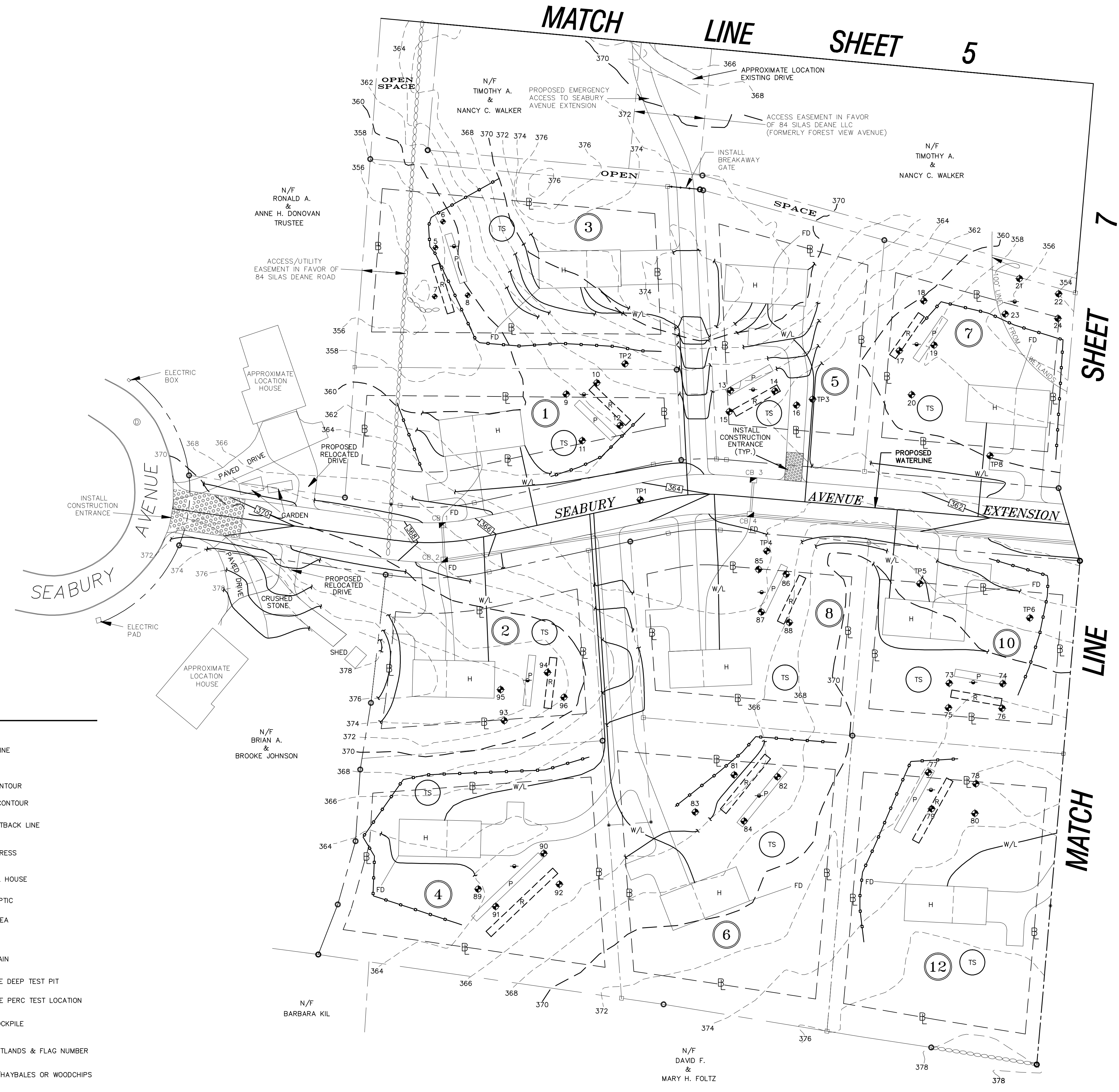
ZONING/WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

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



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- ① STREET ADDRESS
- H CONCEPTUAL HOUSE
- P PRIMARY SEPTIC
- R RESERVE AREA
- W/L WATERLINE
- FD FOOTING DRAIN
- ⬮ APPROXIMATE DEEP TEST PIT
- ⬮ APPROXIMATE PERC TEST LOCATION
- TS TOPSOIL STOCKPILE
- WF 1 EDGE OF WETLANDS & FLAG NUMBER
- SILT FENCE/HAYBALES OR WOODCHIPS

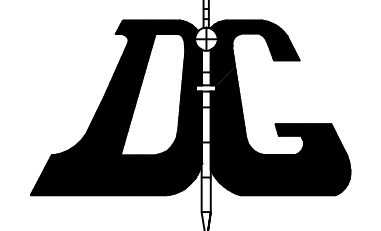
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THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

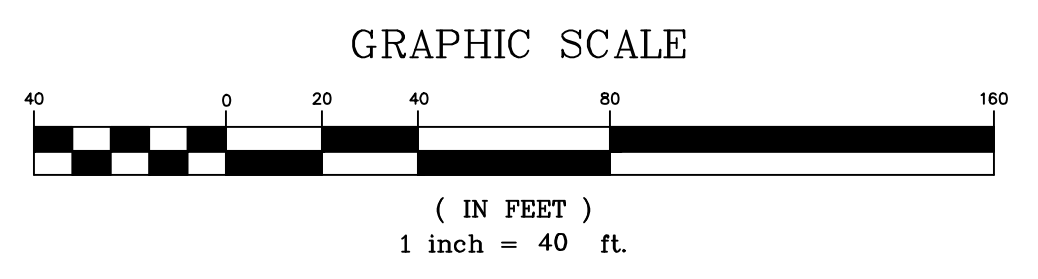
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NOTE: DEVELOPMENT OF LOTS SHOWN CONCEPTUALLY ONLY.

**PLAN SHOWING
 SHEWVILLE HEIGHTS
 OPEN SPACE RESUBDIVISION
 PROPERTY OF
 84 SILAS DEANE LLC
 84 SILAS DEANE ROAD
 SHEWVILLE ROAD
 AND
 58 & 59 SEABURY AVENUE
 LEDYARD, CONNECTICUT
 SCALE: 1"=40'
 FEBRUARY 2026**

SHEET 6 OF 15

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 "D", TOPOGRAPHIC ACCURACY 1-D, TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208
 DATE: FEBRUARY 13, 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 _____

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.)

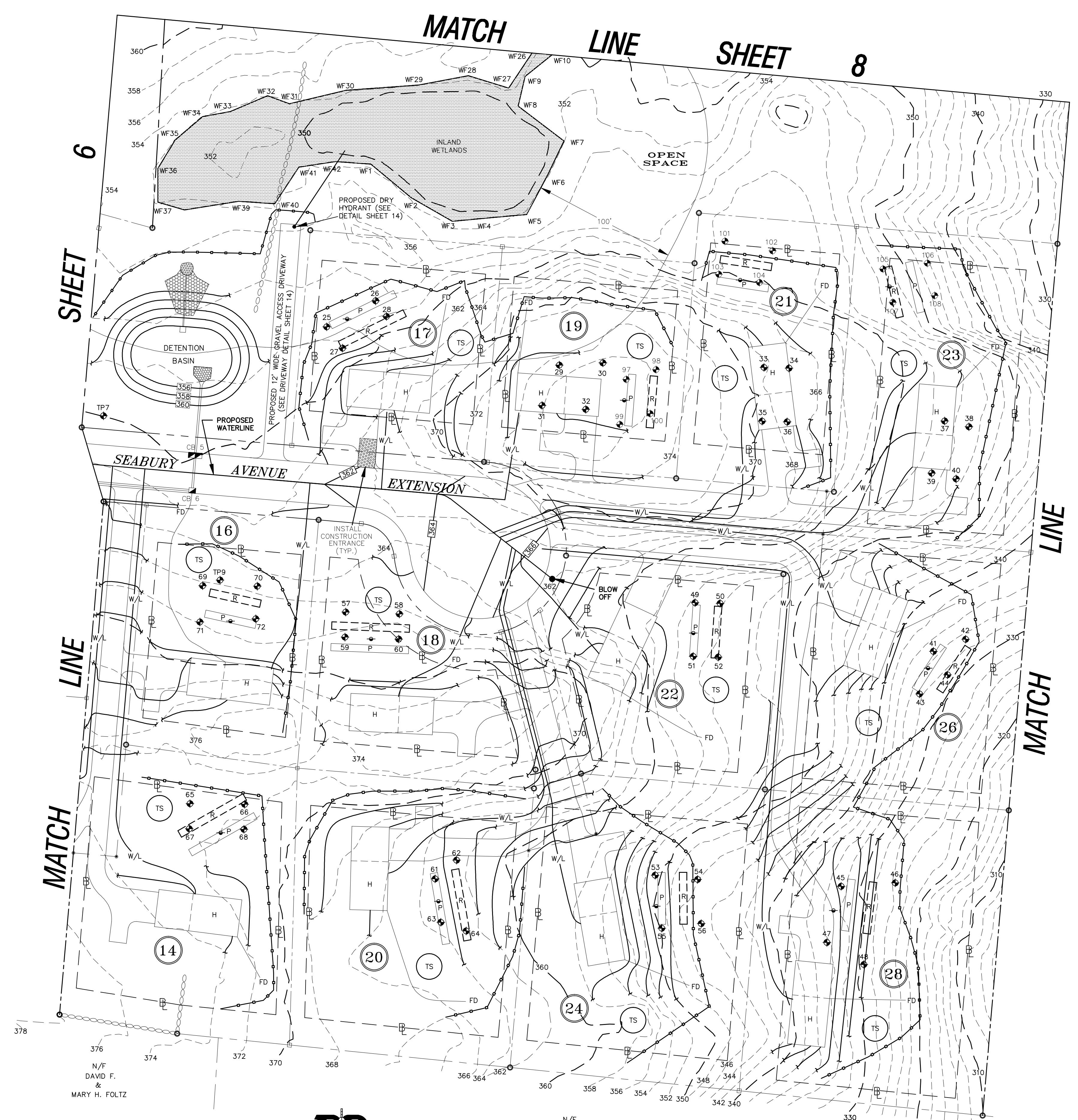
ZONING/WETLANDS OFFICER _____ DATE _____

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE _____

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

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



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- BUILDING SETBACK LINE
- ① STREET ADDRESS
- H CONCEPTUAL HOUSE
- P PRIMARY SEPTIC
- R RESERVE AREA
- W/L WATERLINE
- FD FOOTING DRAIN
- ⊕ APPROXIMATE DEEP TEST PIT
- ⊕ APPROXIMATE PERC TEST LOCATION
- TS TOPSOIL STOCKPILE
- WF-35 EDGE OF WETLANDS & FLAG NUMBER
- SILT FENCE/HAYBALES OR WOODCHIPS

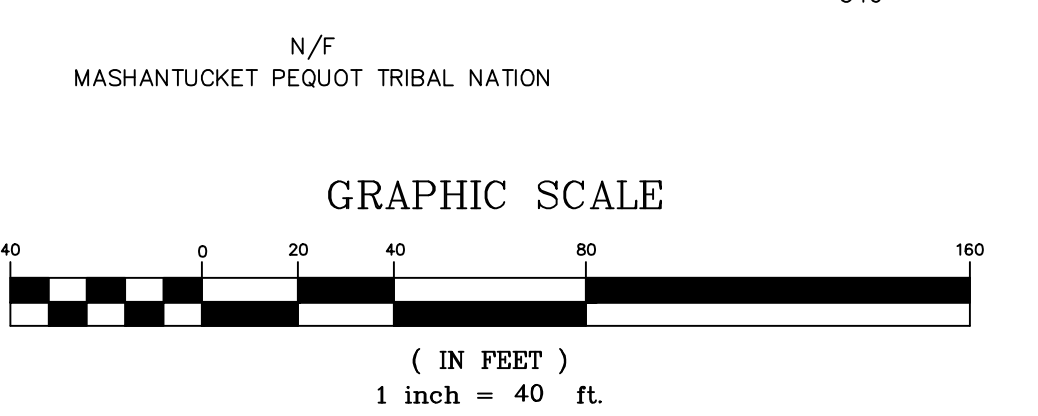
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NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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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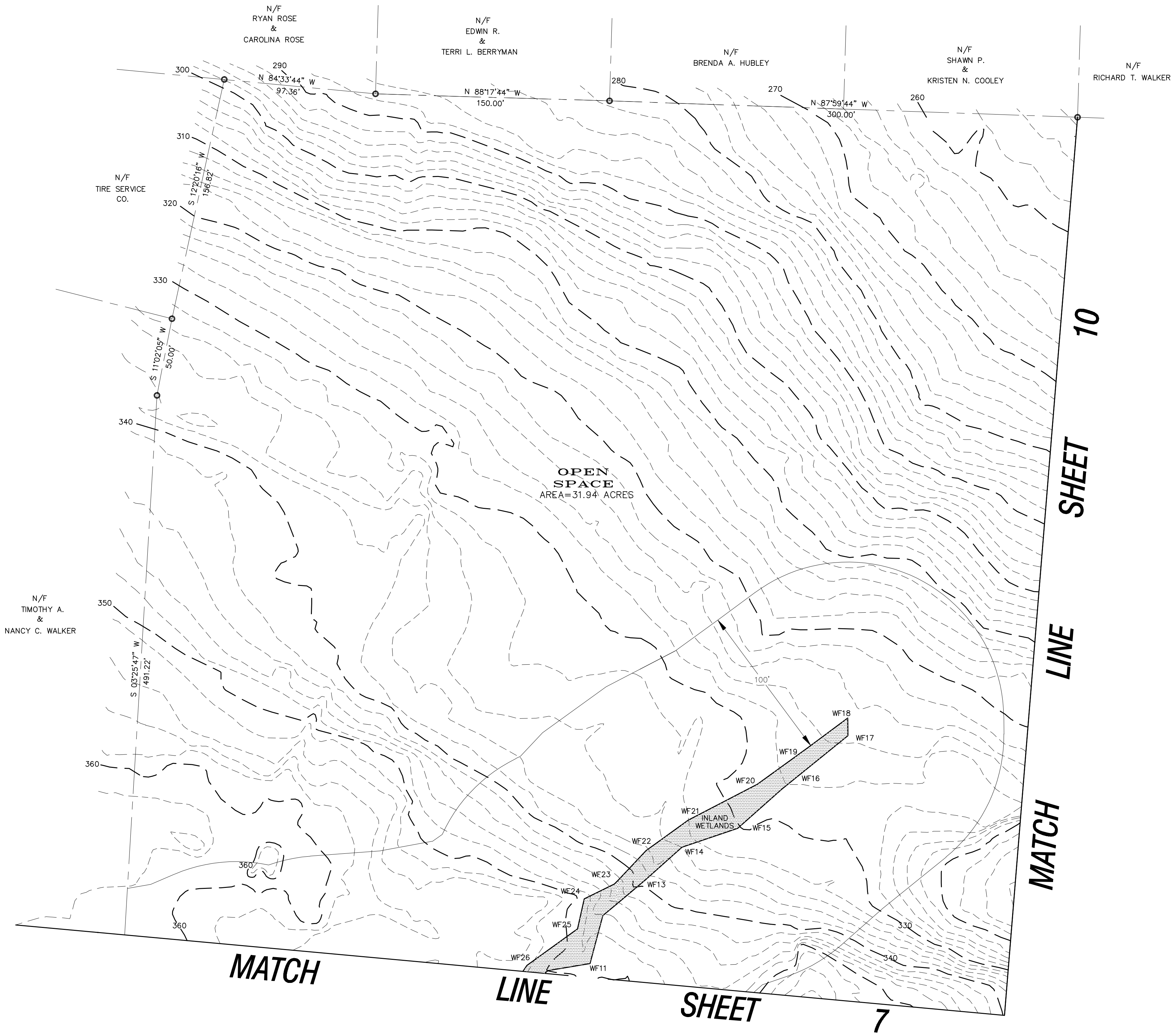
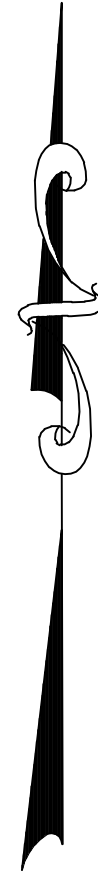
NOTE: DEVELOPMENT OF LOTS SHOWN CONCEPTUALLY ONLY.

PLAN SHOWING SHEWVILLE HEIGHTS OPEN SPACE RESUBDIVISION PROPERTY OF 84 SILAS DEANE LLC 84 SILAS DEANE ROAD SHEWVILLE ROAD AND 58 & 59 SEABURY AVENUE LEDYARD, CONNECTICUT SCALE: 1"=40' FEBRUARY 2026

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TITLE: LAND SURVEYOR CT No. 14208
 DATE: FEBRUARY 13, 2026



LEGEND

○○○○○○○○	STONE WALL
— — — — —	PROPERTY LINE
— — — — —	STREET LINE
- - - - -	EXISTING CONTOUR
WF1	EDGE OF WETLANDS & FLAG NUMBER

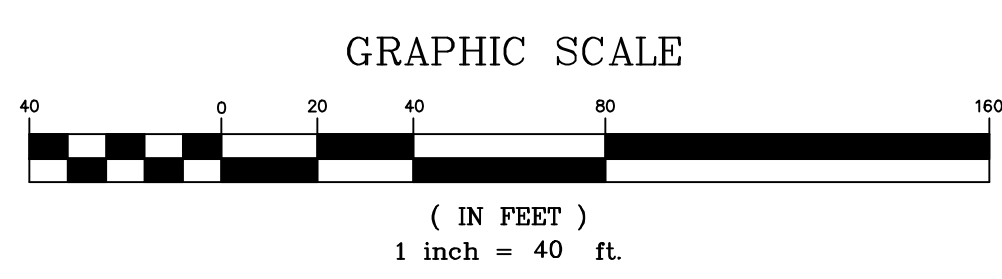
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I HAVE REVIEWED THE INLAND WETLAND BOUNDARY I DELINEATED AND I AM OF THE OPINION THAT THE WETLAND BOUNDARY IS SHOWN CORRECTLY ON THIS MAP.

Ian Cole
IAN COLE
SOIL SCIENTIST

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



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 _____
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.)	
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 _____

PLAN SHOWING
SHEVILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEVILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026

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JOB#23-031.DWG FBK#334

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CHAIRMAN OR SECRETARY _____ DATE _____

LOT NUMBERS ASSIGNED BY THE ASSESSOR _____

ASSESSOR _____ DATE _____

IWVC APPLICATION# _____

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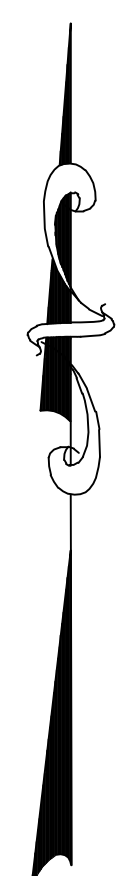
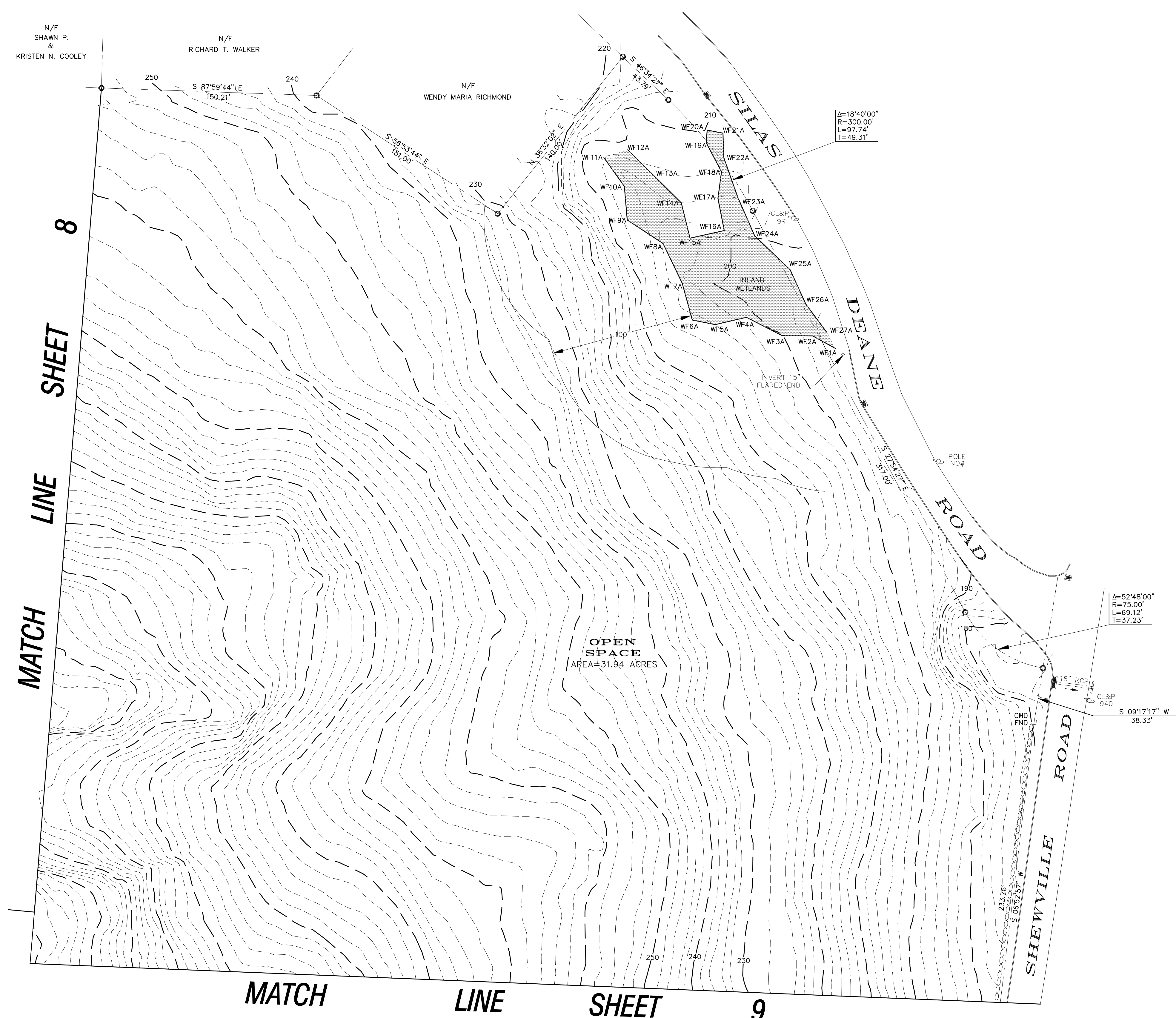
ZONING/WETLANDS OFFICER _____ DATE _____

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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 _____



LEGEND

○○○○○○○○	STONE WALL
— — — — —	PROPERTY LINE
— — — — —	STREET LINE
- - - - -	EXISTING CONTOUR
CHD FND □	CONNECTICUT HIGHWAY DEPARTMENT MONUMENT FOUND
○	UTILITY POLE
WF1	EDGE OF WETLANDS & FLAG NUMBER

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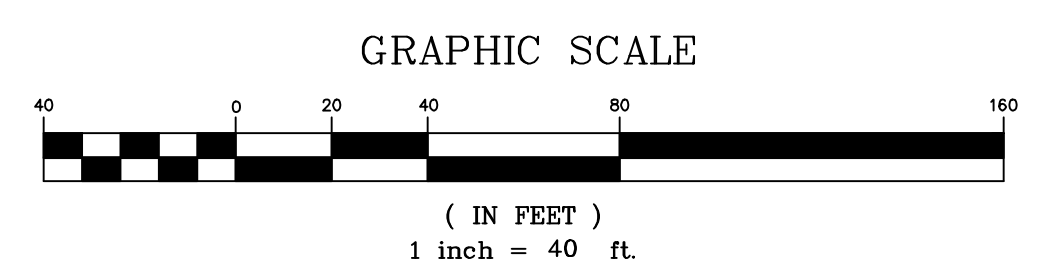
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**PLAN SHOWING
SHEWILLE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEWILLE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
SCALE: 1"=40'
FEBRUARY 2026**

SHEET 10 OF 15

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TITLE: LAND SURVEYOR CT No. 14208
DATE: FEBRUARY 13, 2026

PERCOLATION TEST RESULTS
 WITNESSED AND RECORDED BY DIETER & GARDNER INC. ON JULY 9,10,11 AND SEPTEMBER 26, 2025.

1 SEABURY AVENUE EXTENSION PERC BETWEEN TP 9 & 10 DEPTH 22"		2 SEABURY AVENUE EXTENSION PERC BETWEEN TP 93 & 94 DEPTH 23"	
TIME	READING	TIME	READING
12:18		12:20	6 1/2"
12:23	7 1/4"	12:25	8 3/4"
12:28	8"	12:30	12"
12:33	8 5/8"	12:35	14 1/4"
12:38	9 1/4"	12:40	16"
12:43	9 1/2"	12:45	17 1/2"
12:48	10 1/4"	12:50	19"
12:53	10 1/2"	12:55	20 1/2"
12:58	11 1/8"	1:00	22"
1:03	11 1/2"	1:05	DRY

PERC RATE: 13.3 MIN/INCH PERC RATE: 3.3 MIN/INCH

3 SEABURY AVENUE EXTENSION PERC BETWEEN TP 6 & 8 DEPTH 22"		4 SEABURY AVENUE EXTENSION PERC BETWEEN TP 89 & 90 DEPTH 19"	
TIME	READING	TIME	READING
12:19	3 3/4"	12:32	2"
12:24	9 1/2"	12:37	5"
12:29	12 1/2"	12:42	7"
12:34	15 1/4"	12:47	8"
12:39	17 1/4"	12:52	8 3/4"
12:44	19"	12:57	9 1/2"
12:49	20 1/2"	1:02	10 1/4"
12:54	DRY	1:07	11"
		1:12	11 3/4"
		1:17	12 1/2"

PERC RATE: 3.3 MIN/INCH PERC RATE: 6.7 MIN/INCH

5 SEABURY AVENUE EXTENSION PERC BETWEEN TP 13 & 14 DEPTH 21"		6 SEABURY AVENUE EXTENSION PERC BETWEEN TP 82 & 84 DEPTH 23"	
TIME	READING	TIME	READING
8:20	4"	8:25	4"
8:25	8"	8:30	8"
8:30	10 1/2"	8:35	9 1/2"
8:35	12 1/2"	8:40	10 1/4"
8:40	13 3/4"	8:45	11 1/4"
8:45	15 1/2"	8:50	12 1/4"
8:50	17"	8:55	13 1/4"
8:55	18 1/2"	9:00	14 1/4"
9:00	19 1/2"	9:05	15 1/4"
9:05	20 1/2"	9:10	16 1/4"

PERC RATE: 5 MIN/INCH PERC RATE: 5 MIN/INCH

8 SEABURY AVENUE EXTENSION PERC BETWEEN TP 85 & 87 DEPTH 23"		9 SEABURY AVENUE EXTENSION PERC BETWEEN TP 17 & 18 DEPTH 20"	
TIME	READING	TIME	READING
8:18	3 1/2"	8:22	2 1/4"
8:23	12"	8:27	5"
8:28	17 1/2"	8:32	6 3/4"
8:33	18 7/8"	8:37	8 5/8"
8:38	20"	8:42	9 5/8"
8:43	22"	8:47	10 3/4"
8:48	DRY	8:52	12 1/4"
		8:57	13"
		9:02	14 1/8"
		9:07	15 1/4"

PERC RATE: 4.4 MIN/INCH PERC RATE: 4.4 MIN/INCH

9 SEABURY AVENUE EXTENSION PERC BETWEEN TP 21 & 23 DEPTH 20"		10 SEABURY AVENUE EXTENSION PERC BETWEEN TP 73 & 74 DEPTH 24"	
TIME	READING	TIME	READING
9:21	3 1/4"	9:32	2"
9:26	4 1/2"	9:37	7 1/4"
9:31	4 3/4"	9:42	10 1/8"
9:36	5"	9:47	12 7/8"
9:41	5 1/4"	9:52	14 7/8"
9:46	5 1/2"	9:57	15 7/8"
9:51	5 3/4"	10:02	17 1/2"
9:56	6"	10:07	19 1/2"
10:01	6 1/4"	10:12	22"
10:06	6 1/2"	10:17	DRY

PERC RATE: 20 MIN/INCH PERC RATE: 3 MIN/INCH

12 SEABURY AVENUE EXTENSION PERC BETWEEN TP 77 & 79 DEPTH 19 1/2"		14 SEABURY AVENUE EXTENSION PERC BETWEEN TP 67 & 68 DEPTH 20"	
TIME	READING	TIME	READING
9:25	2"	10:30	1 1/2"
9:30	4 5/8"	10:35	5 1/2"
9:35	6 1/4"	10:40	8 1/4"
9:40	7 1/4"	10:45	10 1/4"
9:45	8 1/4"	10:50	12 1/4"
9:50	9 1/4"	10:55	14 1/4"
9:55	10 1/4"	11:00	15 5/8"
10:00	11 1/4"	11:05	16 7/8"
10:05	12 1/8"	11:10	18 1/4"
10:10	13 1/8"	11:15	DRY

PERC RATE: 4.4 MIN/INCH PERC RATE: 3.5 MIN/INCH

16 SEABURY AVENUE EXTENSION PERC BETWEEN TP 71 & 72 DEPTH 15"		17 SEABURY AVENUE EXTENSION PERC BETWEEN TP 25 & 26 DEPTH 15"	
TIME	READING	TIME	READING
10:18	5 1/4"	9:22	3 1/8"
10:23	7 1/4"	9:27	4 7/8"
10:28	8 1/2"	9:32	5 7/8"
10:33	10 1/8"	9:37	6 7/8"
10:38	10 1/2"	9:42	8"
10:43	11 1/8"	9:47	8 1/2"
10:48	12"	9:52	9"
10:53	12 1/2"	9:57	9 1/2"
10:58	13 1/4"	10:02	10 1/4"
11:03	13 7/8"	10:07	10 7/8"

PERC RATE: 8 MIN/INCH PERC RATE: 8 MIN/INCH

18 SEABURY AVENUE EXTENSION PERC BETWEEN TP 59 & 60 DEPTH 18"		19 SEABURY AVENUE EXTENSION PERC BETWEEN TP 97 & 99 DEPTH 24"	
TIME	READING	TIME	READING
10:19	3 1/4"	12:50	5"
10:24	4 1/2"	12:55	9"
10:29	5 1/4"	1:00	11"
10:34	6 1/8"	1:05	13"
10:39	6 7/8"	1:10	14"
10:44	7 1/8"	1:15	15"
10:49	7 3/8"	1:20	16"
10:54	8 1/2"	1:25	16 3/4"
10:59	8 7/8"	1:30	17 5/8"
11:04	9 1/4"	1:35	18 1/4"
		1:40	18 7/8"

PERC RATE: 13.3 MIN/INCH PERC RATE: 8 MIN/INCH

20 SEABURY AVENUE EXTENSION PERC BETWEEN TP 61 & 63 DEPTH 19"		22 SEABURY AVENUE EXTENSION PERC BETWEEN TP 49 & 51 DEPTH 19"	
TIME	READING	TIME	READING
10:23	4"	12:02	6"
10:28	6 1/2"	12:07	7 3/4"
10:33	7 1/8"	12:12	8 3/4"
10:38	8 3/8"	12:17	9 7/8"
10:43	9 1/4"	12:22	10 3/4"
10:48	10"	12:27	11 3/4"
10:53	11"	12:32	12 1/4"
10:58	12"	12:37	12 3/4"
11:03	12 3/4"	12:42	13 1/2"
11:08	13 1/2"	12:47	14 1/8"
11:13	14 1/4"		

PERC RATE: 6.7 MIN/INCH PERC RATE: 8 MIN/INCH

23 SEABURY AVENUE EXTENSION PERC BETWEEN TP 103 & 104 DEPTH 23"		24 SEABURY AVENUE EXTENSION PERC BETWEEN TP 53 & 55 DEPTH 21"	
TIME	READING	TIME	READING
12:00	3"	12:10	4 1/2"
12:05	9 1/4"	12:15	8 1/4"
12:10	12 1/4"	12:20	10 1/4"
12:15	14 1/4"	12:25	12 1/4"
12:20	15 1/4"	12:30	13 1/2"
12:25	16 1/4"	12:35	14 7/8"
12:30	17 1/2"	12:40	15 7/8"
12:35	18 1/2"	12:45	16 3/4"
12:40	19 1/2"	12:50	17 3/4"
12:45	20 5/8"	12:55	18 3/4"

PERC RATE: 5 MIN/INCH PERC RATE: 5.7 MIN/INCH

25 SEABURY AVENUE EXTENSION PERC BETWEEN TP 105 & 107 DEPTH 24"		26 SEABURY AVENUE EXTENSION PERC BETWEEN TP 41 & 43 DEPTH 20"	
TIME	READING	TIME	READING
11:53	3"	12:03	6 1/4"
11:58	9"	12:08	10 1/4"
12:03	13"	12:13	11 3/4"
12:08	15"	12:18	13 1/2"
12:13	17"	12:23	14 1/2"
12:18	18 1/4"	12:28	15 3/4"
12:23	19 1/4"	12:33	16 1/2"
12:28	20 1/2"	12:38	17 3/4"
12:33	22"	12:43	18 1/2"
12:38	DRY	12:48	DRY

PERC RATE: 3.3 MIN/INCH PERC RATE: 6.7 MIN/INCH

28 SEABURY AVENUE EXTENSION PERC BETWEEN TP 45 & 47 DEPTH 23"		84 SILAS DEANE ROAD PERC BETWEEN TP 3 & 4 DEPTH 21"	
TIME	READING	TIME	READING
12:02	4"	1:55	2 1/2"
12:07	9 3/4"	2:00	6 1/2"
12:12	12"	2:05	9 1/4"
12:17	14"	2:10	11"
12:22	15 1/4"	12:22	12 1/2"
12:27	17 1/4"	12:27	13 1/2"
12:32	19 1/2"	12:32	14 1/2"
12:37	21 1/2"	12:37	15 1/2"
12:42	DRY	12:42	16 1/2"
		12:47	17 1/2"

PERC RATE: 4 MIN/INCH PERC RATE: 5 MIN/INCH

DEEP TEST PIT DATA
 WITNESSED AND RECORDED BY JOSEPH BLANCHARD, LEDGE LIGHT HEALTH DISTRICT ON 4/19/2023.

64 Silas Deane Rd Lot 4/115

TP1 95"
 0-7" ls
 7-30" abt/s
 30-44" tan clay w/ sand & gravel
 44-95" grey, fine sand & gravel
 No roots No mottling

TP2 73" ledge
 0-7" ls
 7-35" abt/s
 35-75" tan fine sand & gravel
 41" roots 73" ledge
 No low No mottling

TP3 80" ledge (grey soil)
 0-7" ls
 7-30" abt/s
 30-61" tan clay w/ sand & gravel
 61-80" tan clay w/ fine sand & gravel
 80" roots No ledge No mottling

TP4 86"
 0-7" ls
 7-26" abt/s
 26-54" tan clay w/ sand & gravel
 54-70" tan clay w/ fine sand & gravel
 70-86" tan clay w/ fine sand & gravel
 No low No mottling

TP5 81"
 0-7" ls
 7-30" abt/s
 30-81" tan clay w/ fine sand & gravel
 81" roots No ledge No mottling

TP6 80"
 0-10" ls
 10-27" abt/s
 27-47" abt/s slightly compact
 47-80" tan clay w/ sand & gravel
 34" roots No ledge No mottling

TP7 82"
 0-9" ls
 9-32" abt/s
 32-60" tan clay w/ sand & gravel
 60-82" dark grey sand & gravel
 some substructure 5 compact
 50" roots No ledge No mottling

TP8 84"
 0-9" ls
 9-33" abt/s
 33-55" tan clay w/ sand & gravel
 55-81" dark grey sand & gravel
 3 compact 5 gravel
 No low No ledge No mottling

TP9 83"
 0-8" ls
 8-33" abt/s
 33-58" tan clay w/ sand & gravel
 58-83" tan clay w/ sand & gravel
 42" roots No ledge No mottling

SANITARY DESIGN CRITERIA: (ALL HOMES TO BE SERVED BY PUBLIC WATER)

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

B. MINIMUM REQUIRED AREA IS 495 S.F./ 10 S.F./L.F.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO AVERAGE RESTRICTION

FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

PF = PERC FACTOR, 1.0 FOR PERC RATE UP TO & 10.0 MIN/INCH

ALL GEOMATRIX GST SYSTEMS		MLSS TABLE							
STREET ADDRESS	DESIGN PITS	GRADIENT %	RESTRICTION	PERCOLATION RATE	HF	FF	PF	MLSS	SYSTEM
1 SEABURY AVENUE EXTENSION	10 & 12	8.1-10.0%	58"	13.3 MIN/INCH	16	1.5	1.25	30"	36 LF GST 6218
2 SEABURY AVENUE EXTENSION	93 & 94	6.1-8.0%	38"	3.3 MIN/INCH	24	1.5	1.0	36"	36 LF GST 6218
3 SEABURY AVENUE EXTENSION	6 & 8	NO RESTRICTION	MLSS	NOT	APPLICABLE			36"	36 LF GST 6218
4 SEABURY AVENUE EXTENSION	89 & 90	3.1-4%	25"	6.7 MIN/INCH	42	1.5	1.0	63"	65 LF GST 6218
5 SEABURY AVENUE EXTENSION	14 & 15	10.1-15.0%	34"	5.0 MIN/INCH	20	1.5	1.0	30"	36 LF GST 6218
6 SEABURY AVENUE EXTENSION	82 & 84	6.1-8.0%	29"	5.0 MIN/INCH	28	1.5	1.0	42"	50 LF GST 6218
8 SEABURY AVENUE EXTENSION	86 & 87	10.1-15.0%	48"	2.5 MIN/INCH	16	1.5	1.0	24"	36 LF GST 6218
7 SEABURY AVENUE EXTENSION	17 & 18	8.1-10%	25"	4.4 MIN/INCH	30	1.5	1.0	45"	36 LF GST 6218
11 SEABURY AVENUE EXTENSION	21 & 23	8.1-10%	35"	20.0 MIN/INCH	24	1.5	1.25	45"	36 LF GST 6218
12 SEABURY AVENUE EXTENSION	77 & 79	4.1-6.0%	38"	4.4 MIN/INCH	26	1.5	1.0	39"	36 LF GST 6218
14 SEABURY AVENUE EXTENSION	67 & 68	4.1-6.0%	29"	3.5 MIN/INCH	34	1.5	1.0	51"	52 LF GST 6218
16 SEABURY AVENUE EXTENSION	71 & 72	6.1-8.0%	45"	8.0 MIN/INCH	20	1.5	1.0	30"	36 LF GST 6218
17 SEABURY AVENUE EXTENSION	25 & 26	6.1-8.0%	29"	8.0 MIN/INCH	28	1.5	1.0	42"	36 LF GST 6218
18 SEABURY AVENUE EXTENSION	59 & 60	6.1-8.0%	29"	13.3 MIN/INCH	28	1.5	1.25	52.5"	54 LF GST 6212
19 SEABURY AVENUE EXTENSION	97 & 99	6.1-8.0%	50"	8.0 MIN/INCH	18	1.5	1.0	27"	36 LF GST 6218
20 SEABURY AVENUE EXTENSION	61 & 63	6.1-8.0%	29"	6.7 MIN/INCH	28	1.5	1.0	42"	50 LF GST 6218
22 SEABURY AVENUE EXTENSION	49 & 51	8.1-10%	39"	8.0 MIN/INCH	20	1.5	1.0	30"	36 LF GST 6218
21 SEABURY AVENUE EXTENSION	103 & 104	NO RESTRICTION	MLSS	NOT	APPLICABLE			36 LF GST 6218	
24 SEABURY AVENUE EXTENSION	53 & 55	>15.0%	48"	5.7 MIN/INCH	14	1.5	1.0	21"	36 LF GST 6218
23 SEABURY AVENUE EXTENSION	105 & 107	NO RESTRICTION	MLSS	NOT	APPLICABLE			36 LF GST 6218	
26 SEABURY AVENUE EXTENSION	41 & 43	>15.0%	57"	4.0 MIN/INCH	10	1.5	1.0	15"	36 LF GST 6218
28 SEABURY AVENUE EXTENSION	45 & 47	>15.0%	47"	4.0 MIN/INCH	14	1.5	1.0	21"	36 LF GST 6218
84 SILAS DEANE ROAD	3 & 4	>15.0%	33"	5.0 MIN/INCH	18	1.5	1.0	27"	50 LF GST 6212

PERCOLATION TEST DATA
 MINIMUM LEACHING SYSTEM SPREAD
 AND
 SEPTIC SYSTEM DESIGN CRITERIA
 SHEWVILLE HEIGHTS
 OPEN SPACE RESUBDIVISION
 PROPERTY OF
 84 SILAS DEANE LLC
 84 SILAS DEANE ROAD
 SHEWVILLE ROAD
 AND
 58 & 59 SEABURY AVENUE
 LEDYARD, CONNECTICUT
 FEBRUARY 2026

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 THIS PLAN AND REPRODUCTIONS,

CONSTRUCTION SEQUENCING:

CONSTRUCTION OF SEABURY AVENUE EXTENSION.

- The Applicant shall remove surface soil in the area proposed for the installation of the anti-tracking pad construction entrance at the beginning of Seabury Avenue Extension.
- Any stumps removed shall either be ground in place or removed to a location approved, in advance, by the Town of Ledyard Zoning Enforcement Officer. In no event shall stumps be buried on site.
- Surface soil shall be stripped and shall be stockpiled in the surface soil stockpile locations delineated on the Plan.
- Surface soil shall be retained on site for eventual use in the stabilization of all disturbed areas of the property. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each stockpile location. The stockpiles shall be constructed at a slope not to exceed 4:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of forty (40) pounds per acre. Mulch shall be applied at the rate of eighty (80) pounds per one thousand (1,000) square feet and shall be spread by hand or with a mulch blower.
- The road shall be "boxed out" and trenches excavated for the installation of all utilities, including stormwater drainage.
- Subsequent to the installation of bedding, utilities, including drainage pipe, shall be installed as delineated on the Plan.
- Catch basins shall remain elevated in order to ensure that stormwater is not introduced into the stormwater drainage system.
- Disturbed areas shall be stabilized by spreading stockpiled surface soil over these areas at a thickness of not less than four (4") inches. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of fifty (50) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of seven and one-half (7.5) pounds per one thousand (1,000) square feet. Following the initial application of lime and fertilizer, there are to be no periodic applications of lime and fertilizer. Disturbed areas will be seeded with a seeding mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. A hydroseed mix utilizing comparable cultivars shall be a suitable substitute. In the event that a hydroseed mix is not utilized, after seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.
- Once all disturbed areas have been thoroughly stabilized, erosion control measures shall be removed.

INDIVIDUAL LOT DEVELOPMENT (WITH UPLAND REVIEW AREA ACTIVITIES).

- The Applicant shall clear, but not grub, within the limits of development activity for each lot on the Plan.
- The Applicant shall install a construction entrance to each lot which is being developed in accordance with the "Temporary Construction Entrance" detail.
- The Applicant shall install a single row of erosion control in the location delineated on each lot in locations down gradient from proposed construction activities.
- The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard, septic system and driveway. Surface soil shall be retained on each lot for eventual use in the stabilization of disturbed areas.
- No stumps shall be buried on site.
- Construction of the dwelling house, septic system, driveway and utility installation shall be completed.
- Upon the completion of construction of improvements on each lot, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty (50%) percent calcium plus magnesium oxide applied at a rate of one hundred (100) pounds per one thousand (1,000) square feet. Fertilizer (10-10-10) is to be applied at a rate of fifteen (15) pounds per one thousand (1,000) square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of twenty (20) pounds per acre, Creeping Red Fescue applied at a rate of twenty (20) pounds per acre and Perennial Ryegrass applied at a rate of five (5) pounds per acre for a total application of forty-five (45) pounds per acre. Hydroseed, utilizing comparable cultivars shall be an acceptable substitute for the referenced seeding mix. After seeding, and in the event that a hydroseed application is not used, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of seventy (70) pounds per one thousand (1,000) square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.

EROSION & SEDIMENT CONTROL PLAN

1. NARRATIVE

1.1 PURPOSE AND DESCRIPTION OF PROJECT.

THE PURPOSE OF THIS PROJECT IS TO SUBDIVIDE 48.58 ACRES OF LAND TO CREATE 23 NEW RESIDENTIAL BUILDING LOTS. LOTS RANGE IN SIZE FROM 0.46 ACRES TO 0.85 ACRES. 898 PLUS/MINUS LINEAR FEET OF ROAD WILL BE CONSTRUCTED. THE PLANNED PAVEMENT WIDTH IS 28 FEET. ROAD DRAINAGE HAS BEEN DESIGNED BY A PROFESSIONAL ENGINEER, AND INCLUDES CURBED PAVEMENT EDGES AND CATCH BASINS WITH A MINIMUM SUMP DEPTH OF 2 FEET. THE UPLANDS ARE GENTLY TO LOCALLY SLOPING AND WOODED.

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.

(STEVEN RICE 860-625-0102) OR OWNER AT TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR THE SEDIMENT CONTROL MEASURES.

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

THE TOTAL PROJECT AREA IS 48.58 ACRES OF WHICH 7.5+ ACRES TOTAL WILL BE DISTURBED TO FACILITATE THE CONSTRUCTION OF THE ROAD, HOMES, DRIVEWAYS AND ESTABLISHMENT OF REASONABLE YARD AREAS.

1.3 THE PLANNED START AND COMPLETION DATES FOR EACH PHASE OF THE PROJECT.

IT IS ANTICIPATED THAT THE PROJECT (PUBLIC IMPROVEMENT PORTION) WILL COMMENCE DURING THE SUMMER OF 2026 AND BE COMPLETED BEFORE THE END OF FALL 2027.

1.4 - WOOD CHIPS, SILT FENCE AND SILT FENCE BACKED WITH HAY BALES FOR STRUCTURAL SUPPORT MAY BE UTILIZED. ALL SILT FENCE 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.

1.5 - STOCKPILE MANAGEMENT WILL BE DONE IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL. 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.

1.6 - TOPSOILING SHALL TAKE PLACE AS AREAS WITHIN THE PROJECT SITE ARE BROUGHT TO GRADE. THE TOPSOIL THAT SHALL BE SPREAD IS OF NATURAL ORIGIN AND WILL BE TAKEN FROM THE TOPSOIL STOCKPILE(S).

1.7 - 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 JUNE 15 OR AUGUST 15 THROUGH NOVEMBER 15. WITHIN 7 DAYS AFTER TOPSOIL IS APPLIED SEED MIX WILL BE BROADCAST AT THE PRESCRIBED RATE FOR THAT PARTICULAR MIX. THE SELECTED SEED MIX WILL BE FROM THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

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 RESEDED AS DESCRIBED ABOVE.

1.8 (CONSTRUCTION SEQUENCE). PRIOR TO THE COMMENCEMENT OF MAJOR EARTH DISTURBANCES, THE FOLLOWING SHALL BE IN PLACE:

1.8A - CONSTRUCTION ENTRANCES AS DEPICTED ON PLAN.

1.8B - STAKEOUT LIMITS OF DISTURBANCE ASSOCIATED WITH THE PROPOSED CONSTRUCTION. CLEAR TREES, CHIP WOOD AND BRUSH WOOD CHIPS MAY BE TRUCKED OFF SITE OR SAVED FOR USE AS MULCH ON THE PROJECT SITE. INSTALL SILT FENCE/HAYBALES WITH WOOD CHIPS.

1.8C - INSTALL SEDIMENT BARRIERS AS DEPICTED ON THE PLANS.

1.8D - REMOVE STUMPS FROM ROADWAY.

1.8E - STRIP TOPSOIL FROM THE ROADWAY AND STOCKPILE TOPSOIL.

1.8F - GRADE THE ROAD TO ATTAIN THE PLANNED SUBGRADE PROFILE AND GRADE SIDESLOPES TO PLAN.

1.8G - APPLY TOPSOIL AND PERMANENT SEED MIX AND APPLY AND ANCHOR MULCH TO ALL FINISHED SLOPES.

1.8H - INSTALL ALL DRAINAGE FACILITIES 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. ON A REGULAR BASIS AND CLEANED AS NEEDED TO MAINTAIN PROPER FUNCTION.

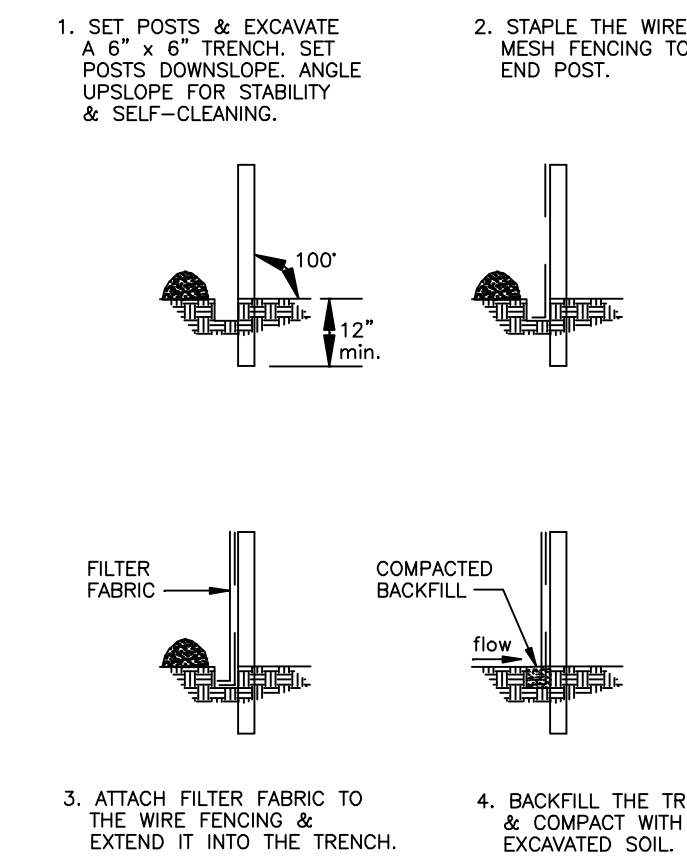
1.8I - PLACE, GRADE AND COMPACT THE SUBGRADE AGGREGATE TO ESTABLISH THE ROADWAY BASE.

1.8J - TOPSOIL AND GRADE ALL SLOPES/DISTURBED AREAS WITHIN 2 FEET OF THE OUTSIDE OF THE PROPOSED CURBS.

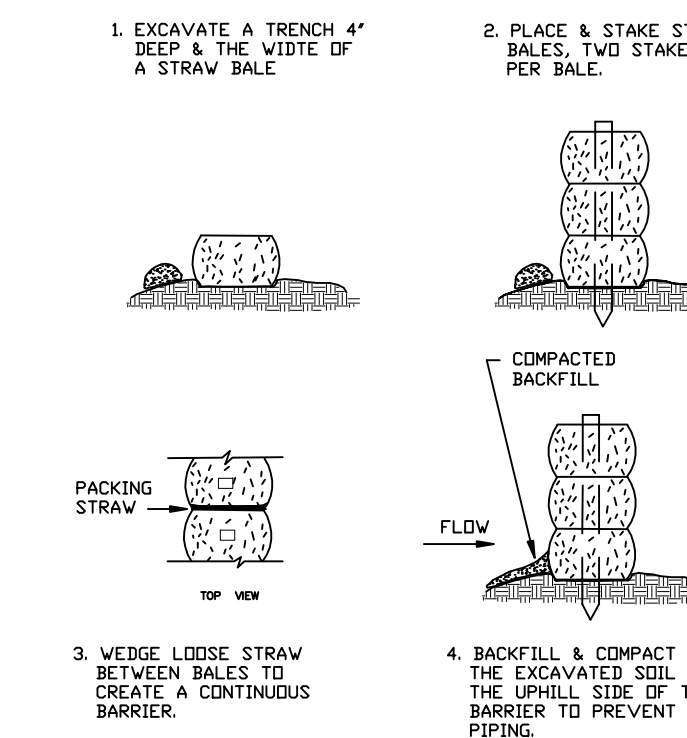
1.8K - LAY DOWN FIRST COURSE OF BITUMINOUS PAVEMENT.

1.8L - INSTALL CURBING.

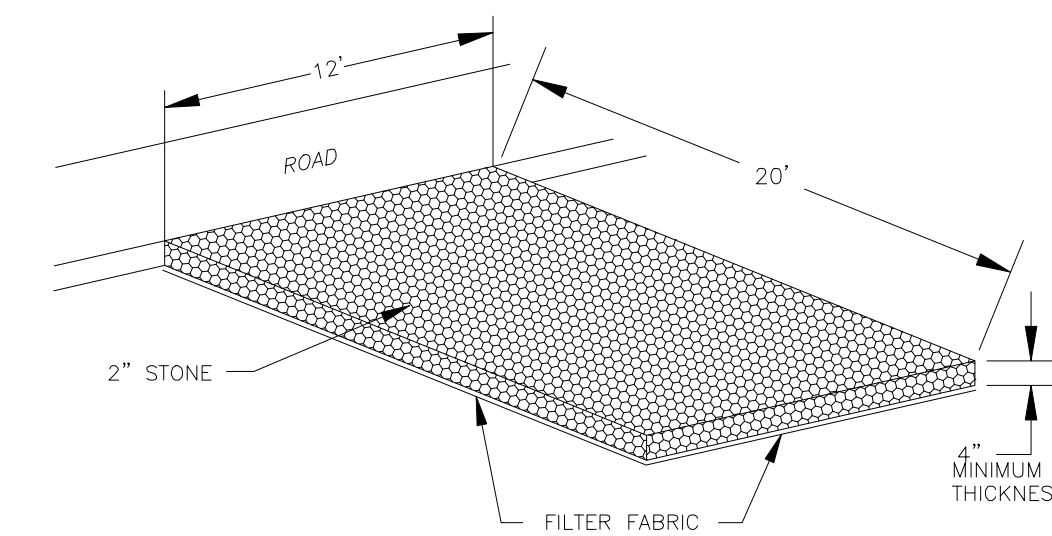
1.8M - APPLY TOP COURSE OF BITUMINOUS PAVEMENT.



FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



TEMPORARY CONSTRUCTION ENTRANCE FOR HOMES
NOT TO SCALE

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 _____

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.)

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 _____

PLAN SHOWING
CONSTRUCTION SEQUENCING
EROSION AND SEDIMENT CONTROL
NARRATIVE AND DETAILS
SHEVILLIE HEIGHTS
OPEN SPACE RESUBDIVISION
PROPERTY OF
84 SILAS DEANE LLC
84 SILAS DEANE ROAD
SHEVILLIE ROAD
AND
58 & 59 SEABURY AVENUE
LEDYARD, CONNECTICUT
FEBRUARY 2026

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
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