

Street No./ Name: \_\_\_\_\_

**TOWN OF LEDYARD  
INLAND WETLANDS AND WATERCOURSES COMMISSION (IWWC)  
APPLICATION FOR PERMIT (Or Commission ruling that a permit is not needed)**

Application No. \_\_\_\_\_

Receipt Date \_\_\_\_\_

Date Submitted \_\_\_\_\_

Applicant/Agent Avery Brook Homes, LLC

Owner (if different) Avery Brook Homes, LLC

Address 1641 Connecticut Route 12, Gales Ferry, Connecticut 06335

Address of Owner Same as Applicant

Phones (860) 464-7455 / (860) 334-0081 cell

Phone (860) 464-7455

- I have received information on the Army Corps of Engineers permit procedure.
- I have read and have included all the application and site plan requirements in Section 7 of the IWWC Regulations  
Avery Brook Homes, LLC

Its Member

Signature of Applicant/ Agent

Location of Property 94, 96, 98 and 100 Stoddards Wharf Road

Tax Assessor's Map No. 65

Zoning District R-60\*

\*Affor housing subdiv

Written Description of Proposed Activity Upland review area activities in conjunction with the siting of primary and reserve septic areas, grading and/or dwelling houses

on proposed Lots 2, 3, 4, 5, 6 and primary and reserve septic areas on proposed lots 10, 11, 12 and 13 in upland review areas, all as depicted on a plan entitled "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' June 2022 Sheet 3 of 8" prepared by Dieter & Gardner, Inc. No direct impacts to inland wetlands or watercourses are proposed. See attached Narrative.

Proposed Erosion/ Sediment Control Measures: See attached Narrative

Total Area of Site 9.21 acres

Total Area of Wetlands per Official Inventory Map 5,600

Amount of Fill, in Cubic Yards 0

Disturbed Area, in Square Feet 37,700 or in Acres see square feet

Area Increase/Decrease in Wetlands \_\_\_\_\_ (For Map Amendment Only\*)

Soil Types from USDA Soil Survey See attached Narrative

General Description of Vegetative Cover Successional growth.

Name and Address of Adjacent Property Owners

See attached list

Anticipated Start Date 4/2023 Completion Date 10/2027

List previous IWWC application #'s Unknown

IWW Commission Disposition: IWWC Regulations; Section \_\_\_\_\_

Classification \_\_\_\_\_

Signature of Chair

FEE: \_\_\_\_\_ + \$60.00 State Fee = \_\_\_\_\_

DATE PAID \_\_\_\_\_

RECEIPT # \_\_\_\_\_

## AUTHORIZATION

**AVERY BROOK HOMES, LLC** hereby authorizes the law firm of Heller, Heller & McCoy, the land surveying – planning firm of Dieter & Gardner, Inc. and Ian Cole, Certified Soil Scientist and Wetland Ecologist to represent its interests in all proceedings before the Town of Ledyard Inland Wetlands and Watercourses Commission with respect to a permit application to conduct regulated activities in upland review areas in conjunction with the residential development of properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, Connecticut in accordance with a plan entitled “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 June 2022 Sheets 1 of 6 to 6 of 6 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](mailto:dieter.gardner@yahoo.com)”.

Dated at Montville, Connecticut this 26<sup>th</sup> day of August, 2022.

**AVERY BROOK HOMES, LLC**

By: \_\_\_\_\_

Peter C. Gardner, its Member

**APPLICATION OF AVERY BROOK HOMES, LLC TO TOWN OF LEDYARD  
INLAND WETLANDS AND WATERCOURSES COMMISSION**

**94, 96, 98 AND 100 STODDARDS WHARF ROAD, LEDYARD, CONNECTICUT**

**LIST OF ABUTTING PROPERTY OWNERS**

**NORTH**

City of Groton  
c/o Groton Utilities  
295 Meridian Street  
Groton, CT 06340

**EAST**

City of Groton  
c/o Groton Utilities  
295 Meridian Street  
Groton, CT 06340

**SOUTH**

Keith Tyler  
Michela Lavin  
89 Stoddards Wharf Road  
Ledyard, CT 06339

Allan Bruckner  
Kathy Bruckner  
93 Stoddards Wharf Road  
Ledyard, CT 06339

Ann Marie Donohue  
James Lawrence McCarthy, Jr.  
95 Stoddards Wharf Road  
Ledyard, CT 06339

Randy D. Palmer  
Sandra M. Palmer  
101 Stoddards Wharf Road  
Gales Ferry, CT 06335

**WEST**

Shirley P. Pandora Grantor Retained Income Trust U/A 12/13/2018  
102 Stoddards Wharf Road  
Ledyard, CT 06339

Arlene Allard  
P.O. Box 94  
Ledyard, CT 06339

City of Groton  
c/o Groton Utilities  
295 Meridian Street  
Groton, CT 06340

# ***HELLER, HELLER & McCOY***

***Attorneys at Law***

***736 Norwich-New London Turnpike***

***Uncasville, Connecticut 06382***

*Sidney F. Heller (1903-1986)*

*Harry B. Heller (hheller@hellermccoy.com)*

*William E. McCoy (bmccoy@hellermccoy.com)*

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*Mary Gagne O'Donal (mgodonal@hellermccoy.com)*

*Andrew J. McCoy (amccoy@hellermccoy.com)*

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

August 22, 2022

**VIA CERTIFIED MAIL**

City of Groton Utilities

295 Meridian Street

Groton, CT 06340

Re: Avery Brook Homes, LLC – Application to the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in upland review areas in conjunction with the development of a proposed affordable housing subdivision on properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214  
Ledyard Assessor's Designation: Map 65, Lots 94, 96, 98 and 100

Gentleperson:

Please be advised that this office represents Avery Brook Homes, LLC, the owner of properties located at 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route 214 in Ledyard, Connecticut. Our client is proposing to develop this property for thirty-six (36) individual single-family dwelling houses together with a loop road (private) which will provide access from Connecticut Route 214. In conjunction therewith, our client has submitted an application to the Town of Ledyard Inland Wetlands and Watercourses Commission for a permit to conduct regulated activities in the development of this project in upland review areas adjacent to inland wetlands on and adjacent to its properties.

Our client's properties are located within the watershed area of Groton Utilities as evidenced by the watershed map filed by Groton Utilities with the Ledyard Town Clerk. Therefore, in accordance with requirements of §8-3i of the Connecticut General Statutes, we are providing you with notice of the filing of this application with the Town of Ledyard Inland Wetlands and Watercourses Commission. A copy of this notice is also being provided contemporaneously herewith to the Commissioner of Public Health of the State of Connecticut.

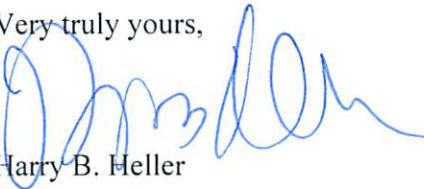
I enclose herewith for your reference a copy of the permit application which is being filed contemporaneously herewith with the Ledyard Inland Wetlands and Watercourses Commission, a copy of our transmittal to the Town of Ledyard Inland Wetlands and Watercourses Commission delineating

City of Groton Utilities  
August 22, 2022  
Page 2 of 2

the supplemental information which has been provided with the application, a copy of the site development plan which was submitted with the application and a copy of the supplemental information.

Should you have any questions or need any additional information, please feel free to contact the undersigned.

Very truly yours,



Harry B. Heller

HBH/rmb  
Enclosures



# Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:*

*DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3<sup>rd</sup> Floor, Hartford, CT 06106*

*Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

## PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

## PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Ledyard  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the activity is occurring (print name(s)): \_\_\_\_\_, \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: Uncasville or number: 87  
subregional drainage basin number: 3000-02
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Avery Brook Homes, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): Avery Brook Homes Affordable Housing Development  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Upland review area activities in conjunction with the development of single family residential lots
- ACTIVITY PURPOSE CODE (see instructions - one code only): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 14, \_\_\_\_\_, \_\_\_\_\_
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):  
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 4.5 acres UPLAND REVIEW AREA ALTERED 37,700 square feet
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

## PART III: To Be Completed By The DEEP

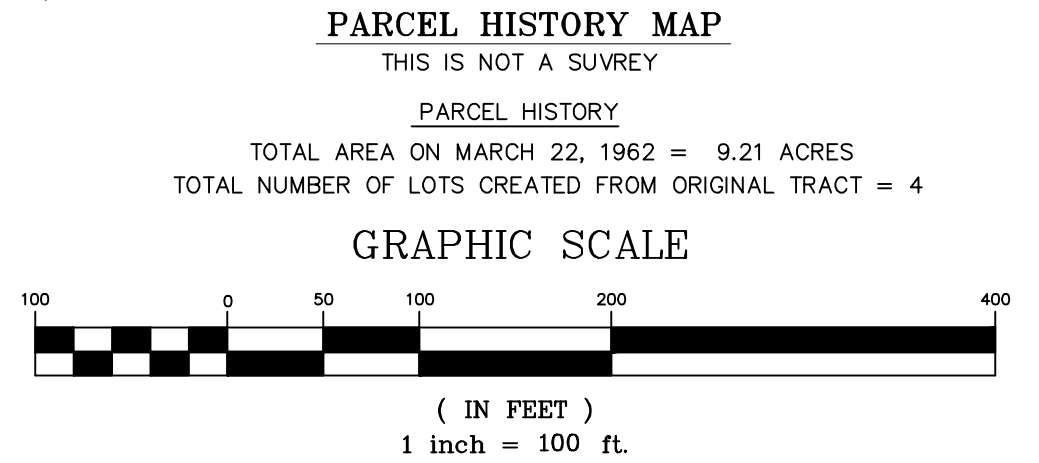
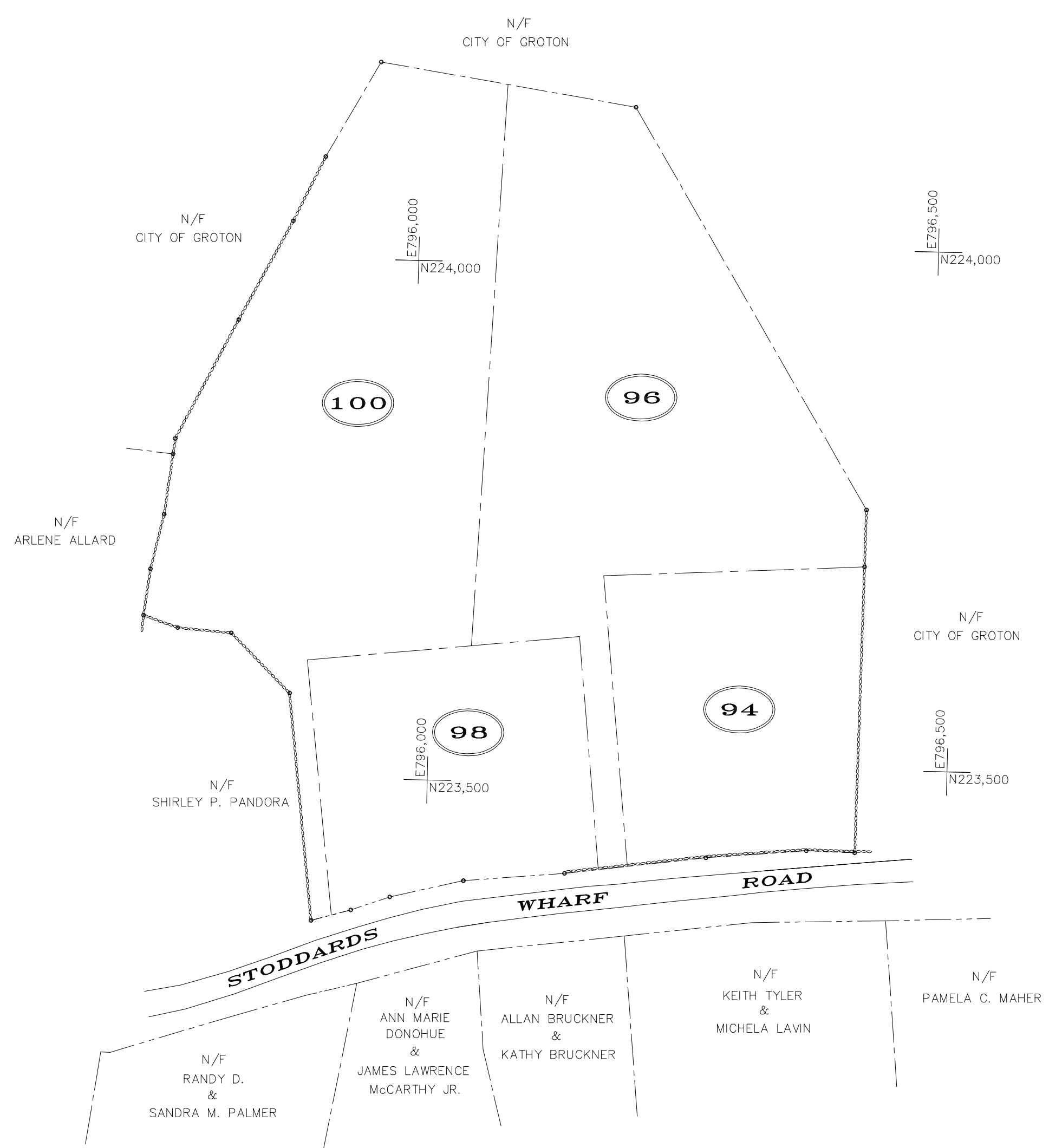
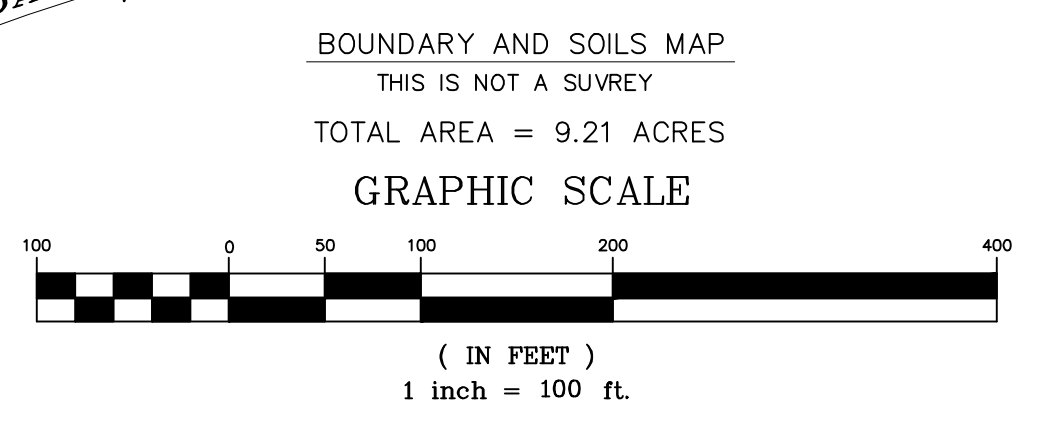
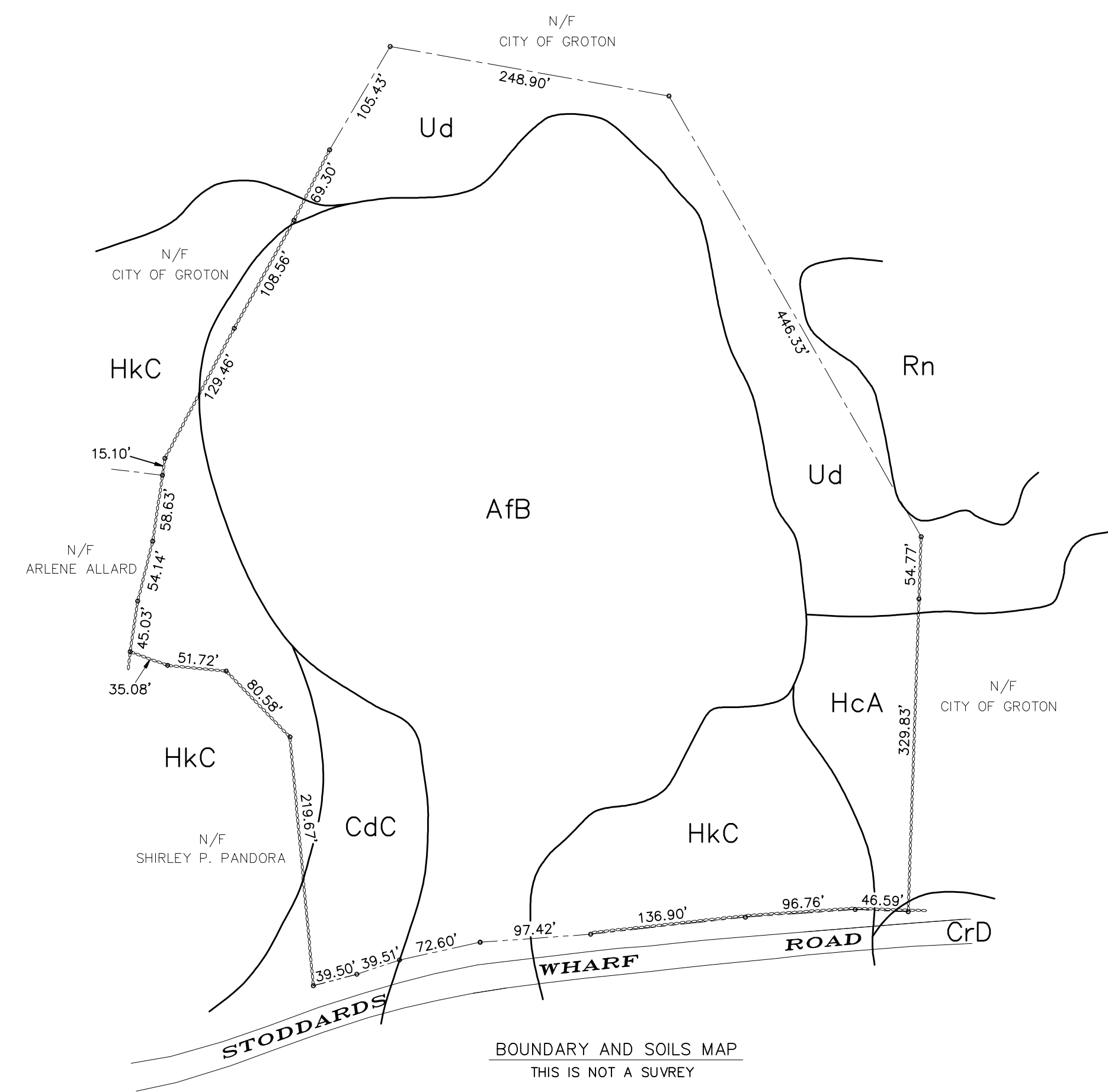
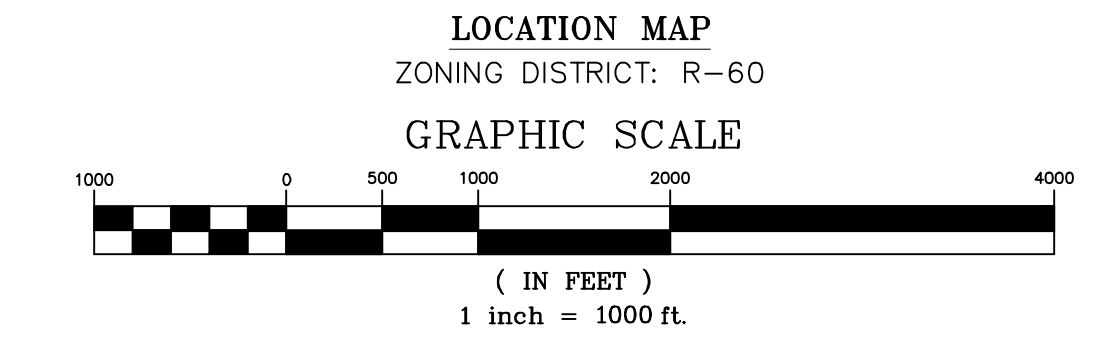
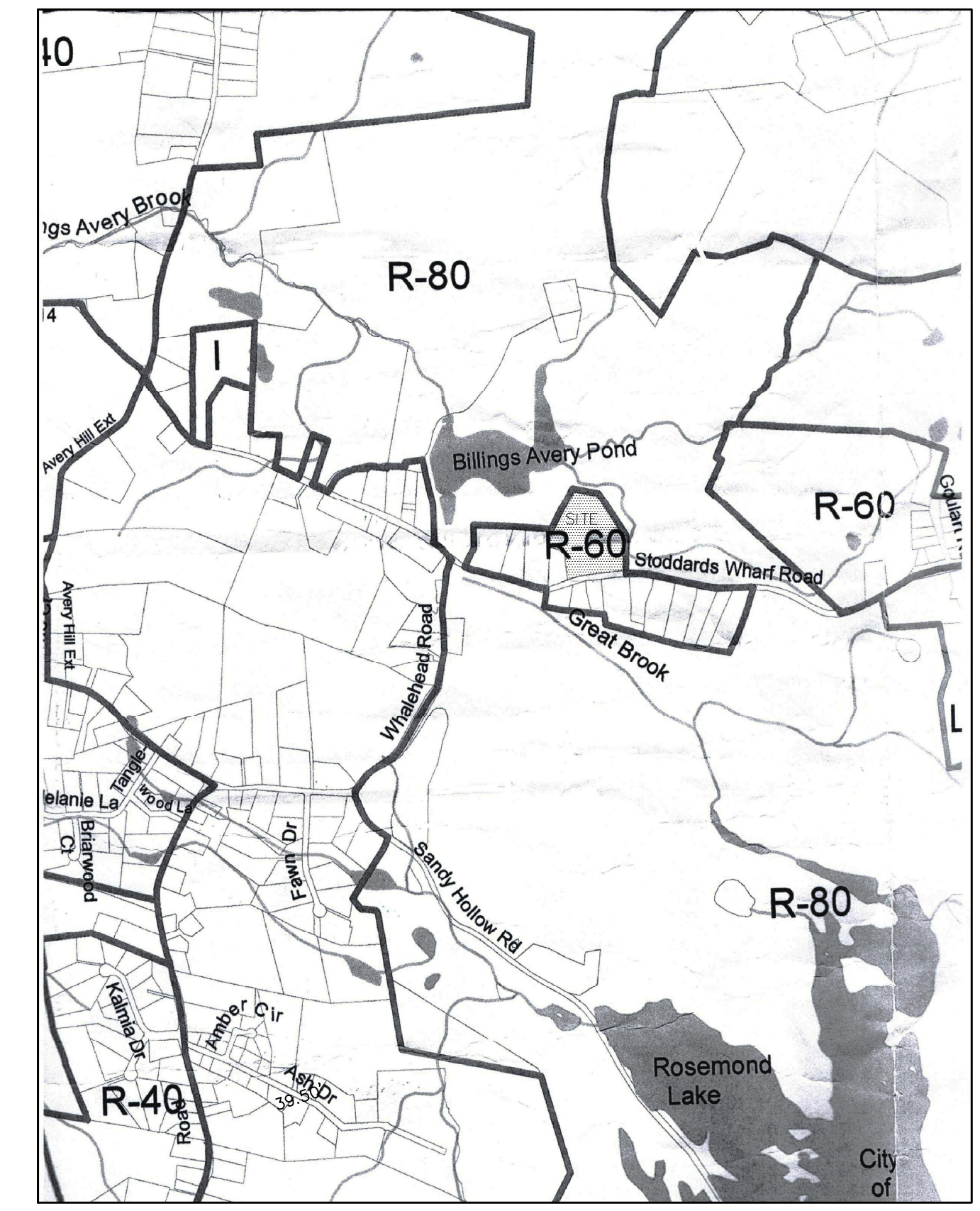
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



- GENERAL NOTES:
- MAP REFERENCES:
    - 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.
    - 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.
  - CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
  - THIS SUBDIVISION WILL BE SERVED BY ON SITE WELLS AND ON SITE SEWAGE SYSTEMS.
  - HOUSES, WELLS, DRIVEWAYS, SEWAGE DISPOSAL SYSTEMS AND EROSION/SEDIMENT CONTROL MEASURES ARE SHOWN CONCEPTUALLY ONLY.
  - ZONING SETBACKS: LOTS SUBMITTED AS A SET-ASIDE DEVELOPMENT AS DEFINED IN CONNECTICUT GENERAL STATUTES SECTION 8-30g.
    - MINIMUM FRONT YARD SETBACK 12' FROM COMMON DRIVE
    - MINIMUM SIDE YARD SETBACK 6'
    - MINIMUM REAR YARD SETBACK 15'
  - PASSIVE SOLAR TECHNIQUES AS PRESCRIBED BY LAW HAVE BEEN CONSIDERED IN THE DESIGN OF THIS SUBDIVISION.



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 \_\_\_\_\_

IWVC 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 \_\_\_\_\_

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	STREET NUMBER

SOILS LEGEND

Afb	- AGAWAM FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES
CdC	- CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES
CrD	- CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES
HcA	- HAVEN SILT LOAM, 0 TO 3 PERCENT SLOPES
HkC	- HINCKLEY GRAVELLY SANDY LOAM, 3 TO 15 PERCENT SLOPES
Rn	- RIDGEBURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
Ud	- UDORTMENTS-URBAN LAND COMPLEX

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 22-007.DWG FBK#327

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

**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

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	- CONSTRUCTION DETAILS; EROSION AND SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET 7	- 40 SCALE SIGHTLINE DEMONSTRATION PLAN

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

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









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.

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 \_\_\_\_\_

IHWC 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 \_\_\_\_\_

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

TP 2  
0-16" DISTURBED SOIL & FILL  
16-50" LIGHT TAN FINE SAND  
W/GRAVEL & ROCKS  
NO MOTTLING  
NO WATER  
LEDGE @ 50"

TP 3  
0-10" TOPSOIL  
10-28" LIGHT BROWN FINE SANDY LOAM  
28-87" LIGHT TAN FINE SAND W/GRAVEL  
COBBLES, LARGE STONES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 4  
0-11" TOPSOIL  
11-34" LIGHT BROWN FINE SANDY LOAM  
34-90" LIGHT TAN/GRAY FINE SAND W/  
GRAVEL, SOME COBBLES  
MOTTLING @ 64"  
WATER @ 80"  
NO LEDGE

TP 5  
0-16" TOPSOIL  
16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND  
45-94" TAN/GRAY FINE TO MED. SAND W/  
GRAVEL  
MOTTLING @ 33"  
WATER @ 33"  
NO LEDGE

TP 6  
0-9" TOPSOIL  
9-37" BROWN FINE TO VERY FINE SANDY LOAM  
37-84" TAN/GRAY FINE TO MED. SAND W/  
GRAVEL, FEW COBBLES  
MOTTLING @ 46"  
WATER @ 50"  
NO LEDGE

TP 7  
0-7" TOPSOIL  
7-30" BROWN FINE TO MED. SANDY LOAM  
30-77" TAN COARSE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 8  
0-10" TOPSOIL  
10-34" LIGHT BROWN FINE SANDY LOAM  
34-64" ORANGE/TAN COARSE SAND  
W/GRAVEL  
64-95" TAN/GRAY FINE TO MED. SAND  
MOTTLING @ 73"  
WATER @ 83"  
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 10  
0-11" TOPSOIL  
11-23" BROWN FINE SANDY LOAM  
23-84" TAN TO GRAY MED. TO COARSE SAND W/  
GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 11  
0-11" TOPSOIL  
11-34" BROWN FINE TO MED. SANDY LOAM  
34-96" TAN TO GRAY MED. TO COARSE SAND W/  
GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

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

TP 13  
0-13" TOPSOIL  
13-25" BROWN FINE TO MED. SANDY LOAM  
25-91" TAN TO BROWN MED. TO COARSE SAND AND  
GRAVEL, SOME COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 14  
0-8" TOPSOIL  
8-26" BROWN FINE TO MED. SANDY LOAM  
26-91" TAN MED. TO FINE SAND/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 15  
0-10" TOPSOIL  
10-39" BROWN FINE SANDY LOAM  
39-99" TAN TO OLIVE MED. TO COARSE SAND/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 16  
0-11" TOPSOIL  
11-37" BROWN FINE TO MED. SANDY LOAM  
37-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 17  
0-11" TOPSOIL  
11-37" BROWN FINE TO MED. SANDY LOAM  
37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 18  
0-9" TOPSOIL  
9-29" YELLOW TO BROWN FINE SANDY LOAM  
29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 19  
0-14" TOPSOIL  
14-36" BROWN FINE SANDY LOAM  
36-84" TAN/GRAY COARSE SAND  
W/GRAVEL  
MOTTLING @ 40"  
WATER @ 43"  
NO LEDGE

TP 20  
0-17" TOPSOIL  
17-31" BROWN FINE SANDY LOAM  
31-83" TAN/GRAY COARSE SAND  
W/GRAVEL AND FEW COBBLES  
MOTTLING @ 43"  
WATER @ 46"  
NO LEDGE

TP 21  
0-17" SANDY FILL & DISTURBED  
17-24" TOPSOIL  
24-33" BROWN MED. SANDY LOAM  
33-88" TAN/BROWN FINE MED. 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 23  
0-17" SANDY FILL AND DISTURBED  
17-24" TOPSOIL  
24-33" BROWN MED. SANDY LOAM  
33-88" TAN TO BROWN MED. SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 24  
0-8" TOPSOIL  
8-46" BROWN FINE TO MED. SANDY LOAM.  
46-92" TAN TO GRAY COARSE SAND  
W/GRAVEL AND COBBLES  
MOTTLING @ 60"  
WATER 64" UPHILL, 32" DOWNHILL  
NO LEDGE

TP 25  
0-10" TOPSOIL  
10-29" BROWN FINE TO MED. SANDY LOAM,  
SOME SILT  
29-75" BROWN TO GRAY MED. TO COARSE  
SAND W/GRAVEL AND COBBLES  
MOTTLING @ 33"  
WATER 33", 30" DOWNHILL  
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 27  
0-11" TOPSOIL  
11-24" BROWN FINE TO MED. SANDY LOAM  
24-39" TAN FINE TO MED. SAND  
39-87" TAN TO GRAY MED. TO FINE  
SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 28  
0-12" TOPSOIL  
12-32" LIGHT BROWN FINE TO MED. SANDY LOAM  
32-96" LIGHT TAN FINE TO MED. SAND W/  
GRAVEL AND COBBLES STRATIFIED  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 29  
0-12" TOPSOIL  
12-32" BROWN FINE TO MED. SANDY LOAM  
32-99" TAN TO GRAY MED. TO FINE SAND W/  
GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 30  
0-12" TOPSOIL  
12-34" BROWN FINE SANDY LOAM (DEPTH VARIES)  
34-98" TAN TO MED. TO FINE SAND W/GRAVEL AND  
GRAVEL, STRATIFIED  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 31  
0-7" TOPSOIL  
7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM  
31-100" TAN FINE TO MED. SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 32  
0-34" TOPSOIL  
8-34" BROWN FINE SANDY LOAM  
34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 33  
0-10" TOPSOIL  
10-34" BROWN FINE SANDY LOAM  
34-75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 34  
0-12" TOPSOIL  
12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM  
44-89" TAN TO BROWN MED. SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 35  
0-9" TOPSOIL  
9-21" BROWN FINE SANDY LOAM  
21-47" TAN TO BROWN MED. SAND W/GRAVEL,  
FEW COBBLES  
47-110" TAN TO BROWN, MED. SAND W/GRAVEL,  
FEW COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 36  
0-8" TOPSOIL  
8-34" BROWN FINE SANDY LOAM  
34-94" TAN TO GRAY MED. TO  
FINE SAND W/GRAVEL  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 37  
0-9" TOPSOIL  
9-39" LIGHT BROWN TO TAN,  
FINE TO VERY FINE, SANDY LOAM  
39-100" LIGHT TAN FINE TO MED.  
SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 38  
0-8" TOPSOIL  
8-34" BROWN FINE SANDY LOAM  
34-90" TAN TO GRAY MED. TO FINE SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
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 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 41  
0-9" TOPSOIL  
9-29" BROWN FINE TO MED. SANDY LOAM  
29-62" TAN TO GRAY SILT FINE SAND  
62-101" TAN TO GRAY, FINE TO MED. SAND  
AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

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

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

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

TP 45  
0-13" TOPSOIL  
13-23 BROWN FINE TO VERY FINE SANDY LOAM  
23-37" 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  
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  
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  
32-91" TAN TO GRAY 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 FINE 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  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
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 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 63  
0-8" TOPSOIL  
8-26" BROWN FINE TO MED. SANDY LOAM  
26-91" BROWN TO TAN COARSE TO MED. SAND,  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 64  
0-10" TOPSOIL  
10-31" BROWN FINE SANDY LOAM  
31-91" BROWN TO TAN COARSE TO MED.  
SAND W/SOME SILT GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 65  
0-13" TOPSOIL  
13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM  
30-100" TAN TO BROWN COARSE SAND  
WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 66  
0-10" TOPSOIL  
10-28" BROWN FINE SANDY LOAM  
28-90" TAN TO GRAY MED. TO COARSE  
SAND W/SOME GRAVEL  
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 68  
0-11" TOPSOIL  
11-29" BROWN FINE TO MED. SANDY LOAM  
29-80" TAN TO GRAY MED. TO COARSE  
SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 69  
0-12" 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 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 72  
0-6" TOPSOIL  
6-32" BROWN FINE TO MED. SANDY LOAM  
32-91" TAN TO GRAY MED. TO FINE  
SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 73  
0-13" TOPSOIL  
13-28" BROWN FINE SANDY LOAM  
28-37" YELLOW TAN FINE TO VERY FINE  
SANDY LOAM  
37-90" TAN TO BROWN FINE TO MED. SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 74  
0-6" 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 75  
0-15" TOPSOIL  
10-29" LIGHT BROWN FINE SANDY LOAM  
29-96" TAN TO OLIVE/BROWN FINE TO MED.  
SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 76  
0-10" TOPSOIL  
10-34" LIGHT BROWN FINE SANDY LOAM  
34-96" TAN TO OLIVE/BROWN FINE TO MED.  
SAND W/GRAVEL AND COBBLES  
STRATIFIED  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 77  
0-15" 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 78  
0-15" TOPSOIL  
15-46" BROWN FINE TO MED. SANDY LOAM  
46-106" BROWN TO TAN MED. FINE SAND  
W/ SOME GRAVEL  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 79  
0-11" TOPSOIL  
11-36" BROWN FINE TO MED. SANDY LOAM  
38-90" TAN TO GRAY MED. TO FINE  
SAND WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 80  
0-12" TOPSOIL  
12-33" BROWN FINE TO MED. SANDY LOAM  
33-95" TAN TO GRAY MED. TO FINE SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 81  
0-13" TOPSOIL  
13-40" BROWN FINE TO MED. SANDY LOAM  
40-96" TAN TO GRAY MED. SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
NO LEDGE

TP 82  
0-9" 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 83  
0-9" TOPSOIL  
9-31" BROWN FINE SANDY LOAM  
31-104" TAN-BROWN COARSE SAND  
WITH GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
LEDGE-NONE TO 104"

TP 84  
0-11" TOPSOIL  
11-38" BROWN FINE SANDY LOAM  
TRACE SILT  
38-92" TAN TO BROWN MED-COARSE  
SAND W/GRAVEL AND COBBLES  
NO MOTTLING  
WATER @ 79"  
LEDGE-NONE TO 92"

TP 85  
0-12" TOPSOIL  
12-33" BROWN FINE SANDY LOAM  
30-98" TAN COARSE SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
LEDGE-NONE TO 98"

TP 86  
0-8" TOPSOIL  
8-30" BROWN FINE SANDY LOAM  
30-89" TAN COARSE SAND  
W/GRAVEL AND COBBLES  
NO MOTTLING  
NO WATER  
LEDGE-NONE TO 89"

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



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LOT 1 27" DEEP		LOT 2 30" DEEP		LOT 3 30" DEEP		LOT 4 26" DEEP		LOT 5 26" DEEP		LOT 6 29" DEEP		LOT 7 30" DEEP		LOT 8 30" DEEP		LOT 9 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	4"	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			2:17	27 3/4"	2:19	28"	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 10 27" DEEP		LOT 11 27" DEEP		LOT 12 27" DEEP		LOT 13 30" DEEP		LOT 14 32" DEEP		LOT 15 30" DEEP		LOT 16 30" DEEP		LOT 17 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	3"	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	7"	11:33	10"	11:29	17 1/2"	10:46	12 1/2"	10:44	12"	10:50	12"		
9:23	16"	9:20	17 1/2"	9:28	10"	11:38	12 1/2"	11:34	21"	10:51	15"	10:48	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 1/2"	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"	9:53	16 1/2"	12:03	20 1/2"	11:59	30 1/2"	11:16	21 1/2"	11:14	24"	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"	11:21	22 1/2"	11:19	25"	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 18 28" DEEP		LOT 19 27" DEEP		LOT 20 30" DEEP		LOT 21 29" DEEP		LOT 22 28" DEEP		LOT 23 29" DEEP		LOT 24 30" DEEP		LOT 25 28" DEEP			
TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING	TIME	READING		
10:37	3"	8:48	2"	8:41	4"	8:43	5"	8:40	5 1/2"	1:50	4 1/4"	1:30	2 1/2"	10:42	3"		
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"	10:47	10"		
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"	10:52	14"		
10:52	12 1/2"	9:03	18"	8:56	12 1/2"	8:58	17 1/2"	8:56	14"	2:05	18"	1:45	15"	10:57	17"		
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"	11:02	19"		
11:02	17"	9:13	22"	9:06	17"	9:08	21"	9:05	16 1/2"	2:15	23"	1:55	20"	11:07	21"		
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"	11:12	23 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"	11:17	25"		
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"	11:22	26 1/2"		
11:22	22 1/8"	9:33	26"	9:26	21"	9:28	24 1/2"	9:25	20 1/2"	2:35	DRY	2:15	24 1/2"				
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.			

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR

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

IWBC 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 \_\_\_\_\_

LOT 34 29" DEEP		LOT 35 30" DEEP		LOT 36 28" DEEP	
TIME	READING	TIME	READING	TIME	READING
10:49	3"	1:27	2 1/2"	1:38	5"
10:54	11"	1:32	8 1/4"	1:43	11"
10:59	15"	1:37	13"	1:48	13 1/2"
11:04	18 1/2"	1:42	15 1/2"	1:53	16"
11:09	20 1/2"	1:47	18"	1:58	18"
11:14	22"	1:52	19 1/2"	2:03	19"
11:19	23 1/2"	1:57	21 1/2"	2:08	20 1/8"
11:24	25"	2:02	23"	2:13	21 1/2"
11:29	26 1/2"	2:07	24 1/2"	2:18	22 1/2"
		2:12	26"	2:23	23 1/2"
				2:28	24 1/2"
PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/3.3 MINS.		PERC RATE: 1"/5 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. LOTS 2 & 3 WILL BE 45' MANTIS 536-8. CREDIT PER L.F. IS 26.2 S.F. 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.

LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	MLSS TABLE				SYSTEM
				HF	FF	PF	MLSS	
1	3 & 4	*	*	*	1.5	1.0		20 L.F. GST 6236
2	5 & 6	8.1 TO 10.0%	30.1-36.0"	24	1.5	1.0	36	45' MANTIS 536-8
3	19 & 20	3.1 TO 4.0%	36.1-42.0"	26	1.5	1.0	42	45' MANTIS 536-8
4	7 & 8				1.5	1.0		20 L.F. GST 6236
5	9 & 10				1.5	1.0		20 L.F. GST 6236
6	11 & 12				1.5	1.0		20 L.F. GST 6236
7	13 & 14				1.5	1.0		20 L.F. GST 6236
8	15 & 16				1.5	1.0		20 L.F. GST 6236
9	17 & 18				1.5	1.0		20 L.F. GST 6236
10	21 & 22				1.5	1.0		20 L.F. GST 6236
11	85 & 86				1.5	1.0		20 L.F. GST 6236
12	83 & 84				1.5	1.0		20 L.F. GST 6236
13	27 & 28				1.5	1.0		20 L.F. GST 6236
14	29 & 30							

**EROSION AND SEDIMENTATION CONTROL PLAN**

THIS PLAN HAS BEEN DEVELOPED TO MINIMIZE EROSION AND SEDIMENTATION AND REDUCE THE IMPACT OF STORM WATER RUNOFF DURING CONSTRUCTION USING ENGINEERING PRINCIPALS DETAILED IN THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.

THE ACCOMPANYING PLANS PROVIDE THE FOLLOWING INFORMATION FOR THE IMPLEMENTATION OF THIS PLAN:

- LOCATION OF SEDIMENT CONTROL BARRIERS
- FINISHED GRADES TO BE ACHIEVED
- CONSTRUCTION SEQUENCE AND DETAILS

THIS PROJECT IS FOR THE DEVELOPMENT OF 36 LOT RESIDENTIAL SUBDIVISION. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

OWNER AT TIME OF CONSTRUCTION WILL SERVE AS CONTACT PERSON FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES ON THIS PLAN. EROSION CONTROL NOT REQUIRED FOR AVERY BROOK CIRCLE.

**CONSTRUCTION SEQUENCE: HOMES**

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAYS, HOMES AND SEPTIC SYSTEMS.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
4. ROUGH GRADE THE DRIVEWAY AND HOUSE AREA.
5. INSTALL/CONNECT UTILITIES
6. FOLLOWING CONSTRUCTION OF THE HOME, FINISH GRADE ALL DISTURBED AREAS.
7. LOAM AND SEED ALL DISTURBED AREAS.

**MAINTENANCE:**

INSPECT SEDIMENT BARRIERS AFTER EACH STORM EVENT AND REPAIR OR REPLACE AS NECESSARY. CLEAN OUT OF ACCUMULATED SEDIMENT IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED IN WITH SEDIMENT.

**GENERAL NOTES:**

1. MAINTAIN ALL SEDIMENT AND EROSION CONTROL FACILITIES UNTIL ALL AREAS HAVE BEEN STABILIZED.
2. LIMITS OF DISTURBANCE AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSIDERED AS TYPICAL MINIMUM STANDARDS. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL AND FOR IMPLEMENTING ADDITIONAL MEASURES AS SITE CONDITIONS WARRANT.
3. SLOPES IN HIGH MAINTENANCE AREAS SHALL NOT EXCEED 3:1 (H:V).
4. NO DRIVEWAY SHALL BE GREATER THAN 15% SLOPE AT ANY POINT. ANY DRIVEWAY HAVING A GRADE OF 8% OR MORE, BUT NOT EXCEEDING 15% SHALL BE PAVED FOR THAT PORTION OF DRIVEWAY THAT EXCEEDS 8%.
5. CONSTRUCTION EXPECTED TO BEGIN IN THE FALL OF 2022.

**TEMPORARY SEEDING**

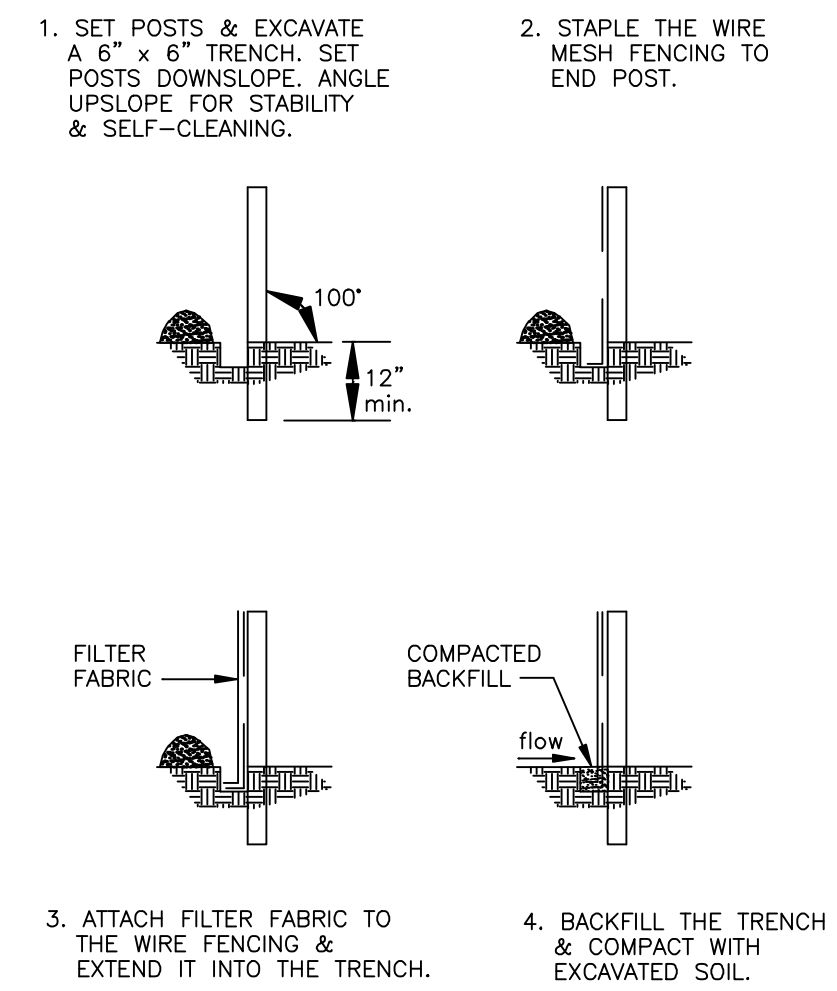
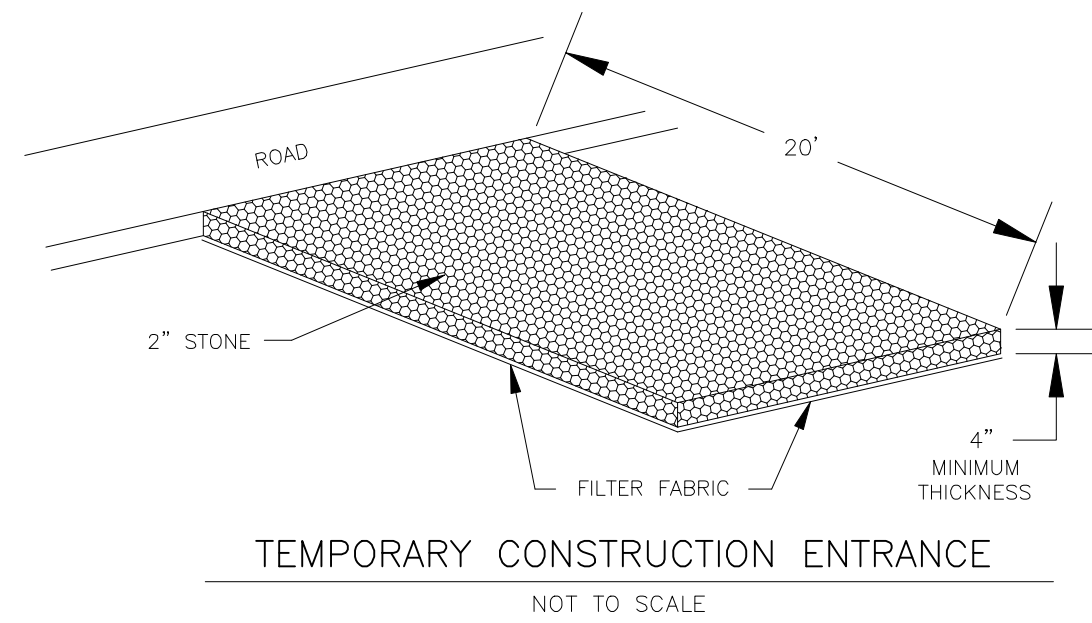
USE A TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIMESTONE AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

**PERMANENT SEEDING**

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. FERTILIZE WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WORK LIMESTONE AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4" WITH A HARROW OR EQUIVALENT. SEED APPLICATION: APPLY LAWN SEED BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND SEPTEMBER 30. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE. NOTE: IF HYDROSEEDER IS USED, INCREASE SEED MIXTURE BY 10X. MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 70 lbs./1000 S.F. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW.

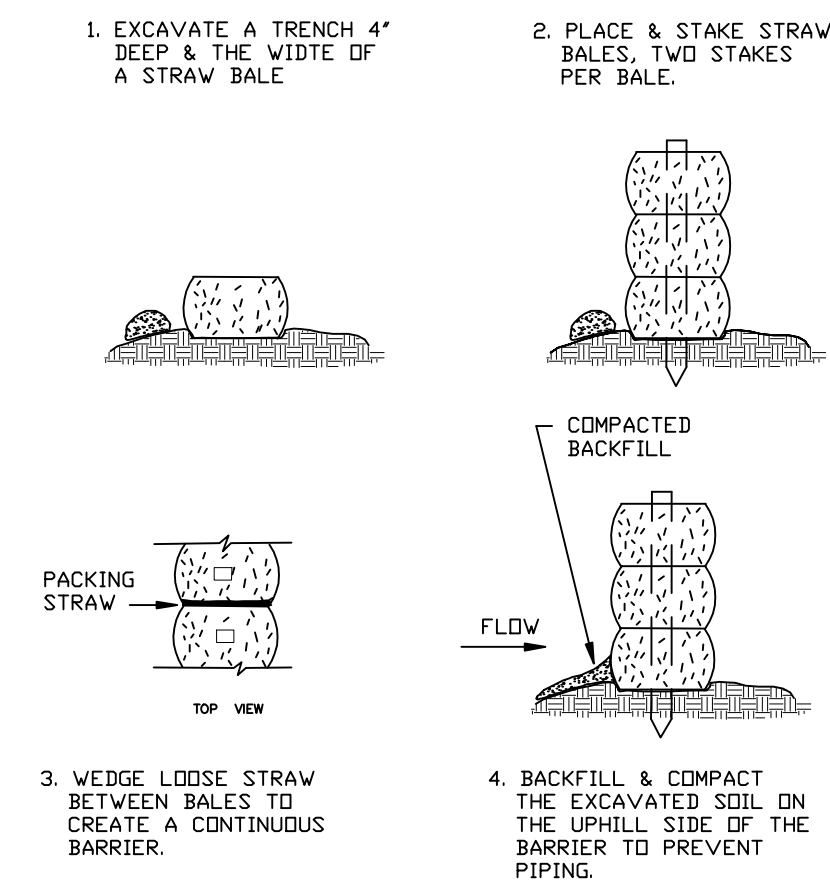
**CONSTRUCTION SEQUENCE: AVERY BROOK CIRCLE**

- 1) STAKEOUT OFFSETS AND GRADE STAKES AT 50 FOOT STATIONS
- 2) REMOVE/DISPOSE OF ANY STUMPS/TREE DEBRIS.
- 3) STRIP/STOCKPILE TOPSOIL - LOCATION OF STOCKPILES TO BE DETERMINED. INSTALL EROSION CONTROL AT STOCKPILES.
- 4) EXCAVATE TO SUBGRADE. INSTALL 4" SUBBASE; 4" BASE AND BITUMINOUS CONCRETE.
- 5) INSTALL/GRADE/SEED TOPSOIL SHOULDERS OF AVERY BROOK CIRCLE.



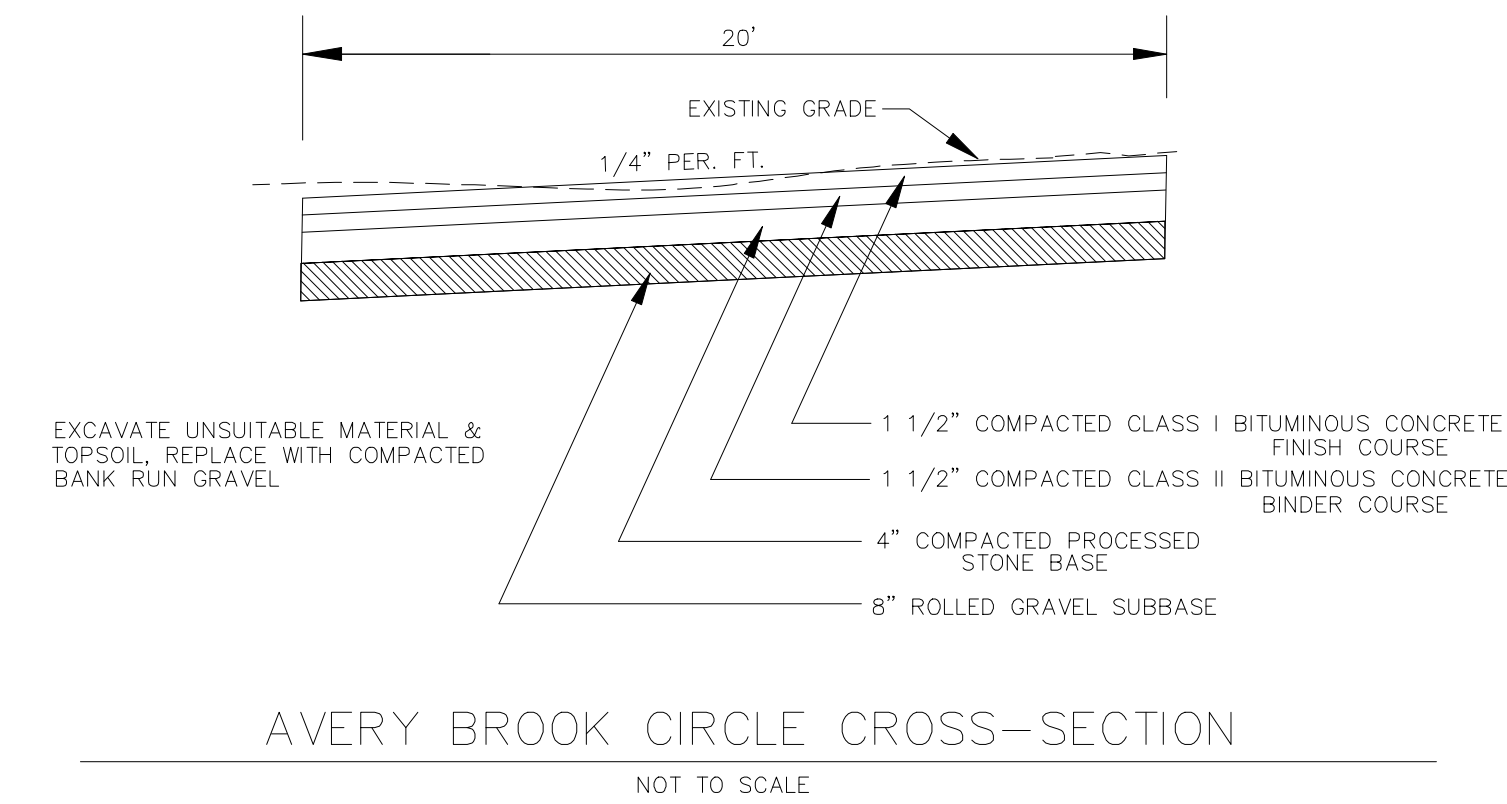
FILTER FABRIC SEDIMENT BARRIER

NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER

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 \_\_\_\_\_

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 \_\_\_\_\_

IWVC 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 \_\_\_\_\_

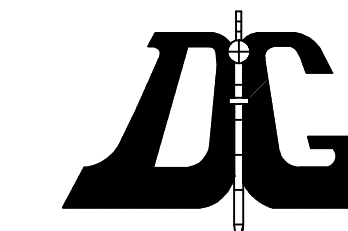
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

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

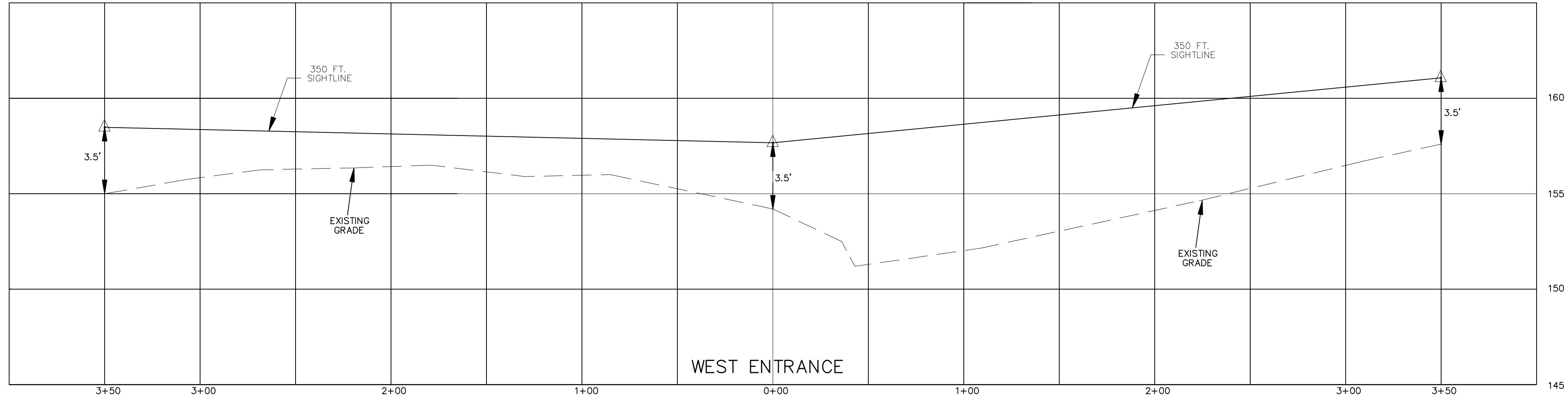
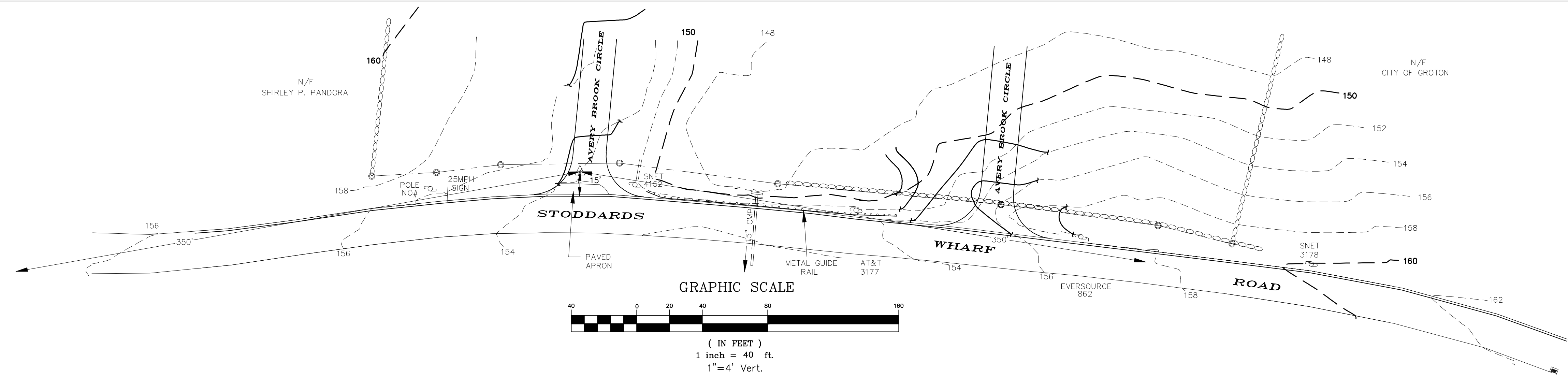
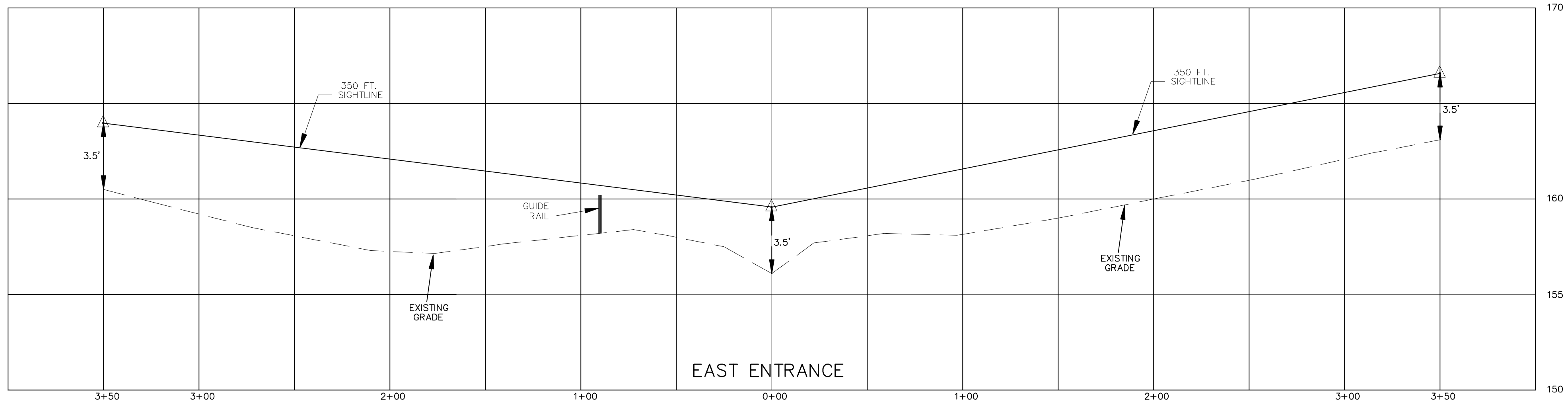
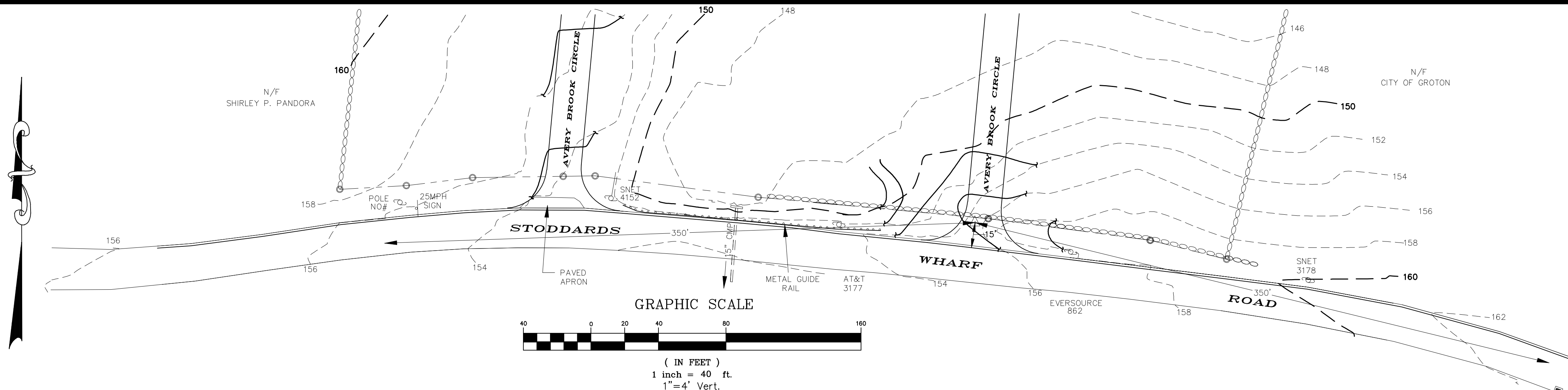
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**DIETER & GARDNER**  
 LAND SURVEYORS • PLANNERS  
 1641 CONNECTICUT ROUTE 12  
 P.O. BOX 335  
 GALES FERRY, CT. 06335  
 (860) 464-7455  
 EMAIL: DIETER.GARDNER@YAHOO.COM

**PLAN SHOWING**  
**EROSION AND SEDIMENT CONTROL**  
**NARRATIVE AND DETAILS**  
**RESUBDIVISION**  
**PROPERTY OF**  
**AVERY BROOK HOMES LLC**  
**94, 96, 98 AND 100**  
**STODDARDS WHARF ROAD**  
**A.K.A.**  
**CONNECTICUT ROUTE 214**  
**LEDYARD, CONNECTICUT**  
**JULY 2022**



**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



**LEGEND**

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

**SIGHTLINE  
 DEMONSTRATION PLAN  
 PROPERTY OF  
 AVERY BROOK HOMES LLC  
 STODDARDS WHARF ROAD  
 LEDYARD, CONNECTICUT  
 SCALE: 1"=40' HORIZ.  
 1"=4' VERT.  
 JULY 2022**

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**APPLICATION OF AVERY BROOK HOMES, LLC TO  
TOWN OF LEDYARD INLAND WETLANDS AND WATERCOURSES COMMISSION**

**NARRATIVE DESCRIPTION AND CONSTRUCTION SEQUENCE RELATIVE TO  
THE DEVELOPMENT OF A PROPOSED THIRTY-SIX (36) LOT RESIDENTIAL  
AFFORDABLE HOUSING SUBDIVISION AT 94, 96, 98 AND 100 STODDARDS  
WHARF ROAD A.K.A. CONNECTICUT ROUTE 214**

**PROJECT OVERVIEW:**

The Applicant is the owner of four (4) certain contiguous tracts or parcels of land located on the northerly side of Stoddards Wharf Road A.K.A. Connecticut Route 214 in the Town of Ledyard, Connecticut comprising 9.21 acres, more or less. The properties are designated as 94, 96, 98 and 100 Stoddards Wharf Road and are more particularly delineated on Ledyard Assessor's Map 65. The Applicant's properties (hereinafter collectively referred to as the "Property") is abutted to the northwest, north, northeast and east by land of the City of Groton. The Property is comprised of well-drained soils as depicted on the "Boundary and Soils Map" (and as hereinafter described in the Soils section of this Narrative) as depicted on a plan entitled "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 June 2022 Sheet 1 of 6 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](mailto:dieter.gardner@yahoo.com)".

The Applicant is proposing to develop the Property for a thirty-six (36) lot single family residential subdivision under the Affordable Housing Act, Connecticut General Statutes §8-30g. The development scheme for the Property contemplates the development of a private loop road with two (2) access points on the northerly side of Stoddards Wharf Road. Due to the free draining nature of the soils prevalent throughout the site, no closed drainage system is proposed in the roadway system with the anticipation that stormwater runoff from improved portions of the project site will infiltrate into the existing well-drained soils throughout the site. This will eliminate any point source discharges resulting from the proposed development.

There are only peripheral areas of regulated inland wetlands located on the Property as depicted by Wetland Flags 1 – 6 (along the easterly periphery of Proposed Lots 2 and 3), Wetland Flags 1A – 8A (along the easterly periphery of Lot 6) and Wetland Flags 10B – 12B (along the northerly periphery of Lot 12) all as shown on a plan entitled "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' June 2022 Sheet 2 of 6 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](mailto:dieter.gardner@yahoo.com)".

Each of the proposed building lots in the affordable housing subdivision will contain a drilled potable water supply well and a subsurface sewage disposal system. The development scheme for the project is depicted on a plan entitled "Plan Showing Resubdivision Property of Avery Brook Homes LLC 94, 96, 98 and 100 Stoddards Wharf Road A.K.A. Connecticut Route

As depicted on the Plan, the Applicant is not proposing any direct impacts to inland wetlands and watercourses. However, the Applicant is proposing construction activities, including the placement of subsurface sewage disposal systems, grading and portions of dwelling houses in upland review areas adjacent to inland wetlands on Proposed Lots 2, 3, 4, 5, 6, 10, 11, 12 and 13 as depicted on the Plan.

An evaluation of the wetland systems located along the periphery of the project site, the characteristics of those wetland systems and an evaluation of the lack of adverse impacts to those systems as a result of the proposed development is contained in a separate report submitted with this application to the Town of Ledyard Inland Wetlands and Watercourses Commission prepared by Ian Cole, Certified Soil Scientist and Wetland Ecologist.

## **SOILS:**

### **UPLAND SOILS**

Upland soils found on the Project site consist of the following:

***Charlton-Hollis Soils (CrD).*** This series consists of well drained to somewhat excessively well drained, non-stony to extremely stony soils that formed in loamy glacial till. Charlton-Hollis Soils are found on upland hills, ridges and glacial till plains. Slopes range from 3 to 45 percent. Charlton-Hollis Soils are found in a drainage sequence on the landscape with moderately well drained Sutton Soils and poorly drained Leicester Soils. They are near well drained Canton, Narragansett, Agawam and Paxton Soils. These soils have finer textures in the C horizon than Canton and Narragansett Soils and a more friable C horizon than Paxton Soils. Soil characteristics are as follows:

- |           |   |
|-----------|---|
| 0” – 2”   | Very dark brown, fine sandy loam; weak medium granular structure; very friable; many fine roots; 5 percent rock fragment; strongly acid, clear wavy boundary.                   |
| 2” – 5”   | Dark brown, fine sandy loam; weak medium granular structure; very friable; common fine roots; 5 percent rock fragment; strongly acid; gradual wavy boundary.                    |
| 5” – 12”  | Dark yellowish-brown, fine sandy loam; weak medium subangular blocky structure; very friable; common fine roots; 5 percent rock fragment; strongly acid; gradual wavy boundary. |
| 12” – 17” | Dark yellowish-brown, fine sandy loam; weak medium subangular blocky structure; very friable; common fine roots; 5 percent rock fragment; strongly acid.                        |

- 17” – 24” Yellowish-brown, fine sandy loam; weak medium subangular blocky structure; friable; common fine and medium roots; 15 percent rock fragment; medium acid; clear wavy boundary.
- 24” – 29” Light olive-brown, fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; 15 percent rock fragment; medium acid; clear wavy boundary.
- 29” – 60” Grayish-brown, fine sandy loam; massive; friable; 15 percent rock fragment; medium acid.

***Canton and Charlton Very Stony Fine Sandy Loams 3 – 15 Percent Slopes (CdC).*** These gently sloping and sloping well-drained soils are found on glacial till upland hills, plains and ridges. Stones and boulders cover 8 – 25 percent of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 40 acres. The mapped acreage of this undifferentiated group is about 55 percent Canton soil, 25 percent Charlton soil and 20 percent other soils. Mapped areas consist of Canton soil or Charlton soil, or both. These soils were mapped together because there are no major differences in use or management. Canton soils are found near somewhat excessively drained Merrimack and Hollis soils, well-drained Charlton and Montauk soils, moderately well-drained Sutton soils and poorly drained Leicester soils.

The soil stratification of the Canton soil is as follows:

- 0” – 1” Black fine sandy loam; weak fine granular structure; very friable; common fine roots and medium; strongly acid; abrupt wavy boundary.
- 1” – 5” Dark yellowish-brown fine sandy loam; weak medium granular structure; very friable; common fine and medium roots; 10 percent rock fragment; strongly acid; gradual wavy boundary.
- 5” – 15” Dark yellowish-brown sandy loam; weak medium granular structure; very friable; common fine and medium roots; 15 percent rock fragment; strongly acid; gradual wavy boundary.
- 15” – 24” Dark yellowish-brown sandy loam; weak medium granular structure; very friable; few fine roots; 15 percent rock fragment; strongly acid; gradual wavy boundary.
- 24” – 60” Grayish brown gravelly sand; massive; friable; 20 percent rock fragment; strongly acid.

The Charlton soils are found in the drainage sequence on the landscape with moderately well-drained Sutton soils and poorly drained Leicester soils. They are near somewhat excessively



drained Hollis soils and well-drained Canton, Narragansett, Agawam and Paxton soils. The soil stratification of the Charlton soil is as follows:

- 0" – 8" Very dark grayish-brown fine sandy loam; weak medium granular structure; friable; common fine and medium roots; 10 percent rock fragment; strongly acid; abrupt wavy boundary.
- 8" – 15" Dark yellowish-brown fine sandy loam; weak medium subangular blocky structure; friable; common fine and medium roots; 15 percent rock fragment; medium acid; gradual wavy boundary.
- 15" – 24" Yellowish-brown fine sandy loam; weak medium subangular blocky structure; friable; common fine and medium roots; 15 percent rock fragment; medium acid; clear wavy boundary.
- 24" – 29" Light olive brown fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; 15 percent rock fragment; medium acid; clear wavy boundary
- 29" – 60" Grayish brown fine sandy loam; massive; friable; 15 percent rock fragment; medium acid.

***Agawam Fine Sandy Loam, 3 – 8 Percent Slopes (AfB)***. The Agawam soil consists of well-drained soils that formed in glacial outwash. Agawam soils are found on stream terraces and outwash plains. Slopes range from 0 to 8 percent. The Agawam soils are found in the drainage sequence on the landscape with moderately well-drained Ninigret soils. They are near excessively drained Hinckley soils, somewhat excessively drained Merrimack soils, well-drained Haven, Canton and Charlton soils and poorly drained Raypol and Walpole soils. The soil stratification of the Agawam soil is as follows:

- 0" – 9" Dark brown fine sandy loam; weak medium granular structure; very friable; few fine roots; 5 percent coarse fragment; strongly acid; abrupt wavy boundary.
- 9" – 19" Dark yellowish-brown fine sandy loam; weak medium subangular blocky structure; very friable; few fine roots; 5 percent coarse fragment; strongly acid; gradual wavy boundary.
- 19" – 24" Dark yellowish-brown fine sandy loam; weak medium subangular blocky structure; very friable; few fine roots; 5 percent coarse fragment; medium acid; abrupt wavy boundary.
- 24" – 32" Light olive brown sand; massive; very friable; few fine roots; 15 percent coarse fragment; medium acid; abrupt wavy boundary

32" – 60" Light olive brown very gravelly coarse sand; single grain; loose; 55 percent coarse fragment; medium acid.

***Haven Silt Loam, 0 to 3 Percent Slopes (HcA).*** The Haven soil consists of well-drained soils that formed in glacial outwash. Haven soils are found on stream terraces and outwash plains. Slopes range from 0 to 3 percent. Haven soils are found in the drainage sequence on the landscape with moderately well-drained Tisbury soils and poorly drained Raypol soils. They are found near excessively drained Hinckley soils, well-drained Canton, Charlton, Narragansett and Agawam soils, and moderately well-drained Ninigret soils. The soil stratification of the Haven soil is as follows:

0" – 7" Dark brown silt loam; weak fine granular structure; very friable; common fine and medium roots; 5 percent coarse fragment; strongly acid; abrupt wavy boundary.

7" – 11" Brown silt loam; weak medium subangular blocky structure; friable; few fine roots; 5 percent coarse fragment; strongly acid; gradual wavy boundary.

11" – 15" Dark yellowish-brown silt loam; weak medium subangular blocky structure; friable; few fine roots; 10 percent coarse fragment; strongly acid; gradual wavy boundary.

15" – 23" Yellowish-brown silt loam; weak medium subangular blocky structure; friable; few fine roots; 15 percent coarse fragment; strongly acid; clear wavy boundary

23" – 60" Light yellowish-brown very gravelly sand; single grain; loose; 55 percent coarse fragment; medium acid.

***Hinckley Gravelly Sandy Loam, 3 to 15 Percent Slopes (HkC).*** This gently sloping and sloping, excessively drained soil is found on stream terraces, outwash plains, kames and eskers. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. The Hinckley soils are found near excessively drained Windsor soils, somewhat excessively drained Merrimack soils, well-drained Agawam and Haven soils, moderately well-drained Sudbury soils, poorly drained Walpole soils and very poorly drained Scarboro soils. The soils stratification of the Hinckley soil is as follows:

0" – 7" Dark brown gravelly sandy loam; weak fine granular structure; very friable; many fine roots; 20 percent coarse fragment; medium acid; abrupt wavy boundary.

7" – 14" Yellowish-brown gravelly loamy sand; single grain; loose; few fine roots; 25 percent coarse fragment; medium acid; gradual wavy boundary.

14" – 22" Yellowish-brown gravelly loamy sand; single grain; loose; few fine roots; 40 percent coarse fragment; strongly acid; clear wavy boundary.

22” –60”      Brownish-yellow very gravelly coarse sand; single grain; loose; 60 percent coarse fragment; medium acid.

***Udorthents Urban Land Complex (Ud).*** Udorthents soils consist of excessively drained to moderately well-drained soils found on glacial till upland hills, ridges, till plans, drumlins and outwash plains and on stream terraces. They are found in areas where more than two feet of the upper part of the original soil has been removed, or in areas that have been covered by more than two feet of fill material. Udorthents are found in loamy or sandy glacial till and gravelly or very gravelly outwash. Slopes range from 0 to 15 percent. Mapped areas are mostly 5 to 40 acres. Included within this complex in mapping are small, intermingled areas of undisturbed soils. Due to the disturbed nature of this soil, this soil complex is not assigned to a capability subclass.

#### **WETLAND SOILS:**

***Ridgebury-Leicester-Whitman Soils (3).*** These poorly drained and very poorly drained soils are found in drainageways and depressions on glacial till, upland hills, ridges, plains and drumloidal landforms. Stones and boulders cover 8-25% of the surface. Slopes range from 0-30%. The mapped acreage of this undifferentiated group is about 35% Ridgebury soil, 30% Leicester soil, 20% Whitman soil and 15% other soils. Some mapped areas consist of one of these soils, and other areas consist of two or three. These soils were mapped together because there are no major differences in use and management.

The soil stratification for the Ridgebury soil is as follows:

- 0” – 1”      Partly decomposed leaves.
- 0” – 4”      Black, fine sandy loam; weak medium granular structure; friable; common fine roots; 5% rock fragments; strongly acid; clear wavy boundary.
- 4” – 13”      Gray fine sandy loam; common medium distinct strong brown mottles and common, medium faint yellowish brown mottles; massive; friable; 5% rock fragments; strongly acid; gradual wavy boundary.
- 13” – 20”      Brown fine sandy loam; many medium distinct yellowish brown mottles and few fine faint grayish brown mottles; massive; friable; firm in place; 10% rock fragments; slightly acid; clear wavy boundary.
- 20” – 60”      Grayish brown sandy loam; few fine faint yellowish brown mottles; massive; very firm, brittle; 5% rock fragment; slightly acid.

The soil stratification of the Leicester soil is as follows:

- 0” – 2”      Decomposed leaves.

- 2” – 6” Very dark gray fine sandy loam; weak fine granular structure; very friable; few fine and medium roots; 5% rock fragments; very strongly acid; abrupt smooth boundary.
- 6” – 12” Dark grayish brown, fine sandy loam; few fine faint yellowish-brown mottles and many medium distinct light brownish gray mottles; weak medium subangular blocky structure; very friable; few medium roots; 5% rock fragments; strongly acid; clear wavy boundary.
- 12” – 24” Grayish brown, fine sandy loam; few medium distinct yellowish-brown and dark grayish brown mottles; weak medium subangular blocky structure; friable; 10% rock fragments; strongly acid; gradual wavy boundary.
- 24” – 32” Pale olive fine sandy loam; many coarse distinct yellowish brown mottles; weak medium subangular blocky structure; friable; 15% rock fragments; strongly acid; gradual wavy boundary.
- 32” – 60” Light olive gray gravelly fine sandy loam; many medium distinct yellowish-brown mottles; massive; friable; 25% rock fragment; strongly acid.

The soil stratification of the Whitman soil is as follows:

- 0” – 1” Decomposed leaf litter.
- 1” – 9” Black fine sandy loam; weak medium granular structure; friable; common fine and medium roots; strongly acid; abrupt wavy boundary.
- 9” – 16” Dark grayish brown fine sandy loam; few fine faint yellowish brown mottles; weak medium subangular blocky structure; friable; few fine roots; 5% rock fragments; medium acid; clear wavy boundary.
- 16” – 22” Grayish brown, fine sandy loam; common medium distinct strong brown mottles and few medium light brownish gray mottles; moderate medium platy structure; very firm, brittle; 5% rock fragments; slightly acid; gradual wavy boundary.
- 22” – 60” Grayish brown fine sandy loam; common medium distinct strong brown mottles and few medium faint light brownish gray mottles; massive; firm, brittle; 5% rock fragments; slightly acid.

Included with these soils in mapping are small areas of moderately well drained Rainbow, Sutton and Woodbridge soils and very poorly drained Adrian and Palms soils. The Ridgebury soil



has a seasonal high water table at a depth of about 6". Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The Leicester soil has a seasonal high water table at a depth of about 6". Permeability is moderate or moderately rapid. The Whitman soil has a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum.

#### **GENERAL PROCEDURES:**

1. Prior to commencing construction of the Project, the Developer and the Developer's contractor shall meet with the Ledyard Wetlands Enforcement Officer (the "Preconstruction Meeting") to agree upon the method of installation and maintenance of erosion and sediment control measures during the development of the Project.
2. Subsequent to the Preconstruction Meeting, the Developer shall install all erosion and sediment control measures in accordance with the Plan. As development occurs on each individual building lot within the Project, additional erosion and sediment control measures as depicted on the Plan shall be installed to mitigate erosion and sediment migration on the particular lot being developed.
3. The Developer's contractor shall install an anti-tracking pad in accordance with the "Temporary Construction Entrance" detail depicted on Sheet 6 of 6 of the Plan at each point of access to the project site from Stoddards Wharf Road A.K.A. Connecticut Route 214.
4. Prior to conducting any construction activities at the Project, the Developer shall notify the Ledyard Wetlands Enforcement Officer and the Ledyard Zoning Enforcement Officer that erosion and sediment control measures have been installed and request that the same be inspected and approved by the Ledyard Wetlands Enforcement Officer and the Ledyard Zoning Enforcement Officer. This procedure shall be repeated as the development of each lot in the residential subdivision progresses.
5. All activities in conjunction with the development of the Project shall be conducted in accordance with the terms and provisions of the Plan and this Narrative. The Ledyard Wetlands Enforcement Officer shall have authority to modify any construction details or procedures hereinafter contained as warranted by field conditions during the duration of the development of the Project.
6. All erosion and sediment control measures shall be inspected at least weekly while construction is ongoing on each lot, and after every storm event resulting in a discharge, and repaired and maintained as necessary.
7. During the stabilization period (after the completion of development, but prior to the certification of approval by the Ledyard Wetlands Enforcement Officer and the Ledyard Zoning Enforcement Officer for the removal of erosion and sediment control measures),

all erosion and sediment control measures shall be maintained in proper working order. Prior to the commencement of construction on each lot in the subdivision, the Developer shall certify, in writing, to the Ledyard Wetlands Enforcement Officer and the Ledyard Zoning Enforcement Officer the name, address, telephone number and facsimile number of the person who will be primarily responsible for the installation and maintenance of sediment and erosion control measures on each lot in the subdivision. Such person shall be the designated representative of the Developer responsible for compliance with all erosion and sediment control measures in conjunction with the development of each lot. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a weekly basis during the stabilization period and after each storm occurrence resulting in a discharge. Until notified otherwise, in writing, "Peter C. Gardner, a member of the Developer, 1641 Connecticut Route 12, Gales Ferry, Connecticut 06335; Telephone: (860) 464-7455; E-mail: [dieter.gardner@yahoo.com](mailto:dieter.gardner@yahoo.com)" shall be the party responsible for compliance with the terms and provisions of the erosion and sediment control plan for the development of the Project.

8. At such time as stabilization has been achieved, and certification thereof received from the Ledyard Wetlands Enforcement Officer and the Ledyard Zoning Enforcement Officer, erosion control measures shall be removed.
9. During the stabilization period, any erosion which occurs shall be immediately repaired by the Developer, reseeded with the seeding mixes set forth in the Construction Sequencing Section of this Narrative, and re-stabilized.
10. If any erosion and sediment control measures fail, or are not installed or maintained in accordance with this Narrative, the Plan, or the directives of the Ledyard Wetlands Enforcement Officer, the Developer, or its successors, shall be required to cease all development activities on such lot until such time as said erosion and sediment control measures have been installed in accordance with this Narrative, the Plan and the directives of the Ledyard Wetlands Enforcement Officer and approval of the same has been certified by the Ledyard Wetlands Enforcement Officer, in writing.

## **CONSTRUCTION SEQUENCING**

### **LOT DEVELOPMENT (TYPICAL):**

1. The Developer shall install erosion and sediment control measures in the location delineated on the Plan and in accordance with the detail depicted on the Plan.
2. An anti-tracking pad construction entrance shall be installed at the intersection of the driveway for each lot with Avery Brook Circle. The construction entrance shall be constructed in accordance with the "Temporary Construction Entrance" detail delineated on Sheet 6 of 6 of the Plan.

3. That portion of the lot designated for development for a single-family dwelling house and appurtenant facilities shall be cleared, grubbed and rough graded. All vegetated material shall be removed from the lot. Stumps shall either be (i) ground in place or (ii) removed to a location approved in advance by the Town of Ledyard Wetlands Enforcement Officer and the Town of Ledyard Zoning Enforcement Officer. No stumps shall be buried on the Project site.
4. The driveway serving the lot shall be installed at rough grade.
5. The foundation hole shall be excavated. Any stored or stockpiled material shall be encompassed by a single row of silt fence in the "Proposed Stockpile Area" for each lot. All topsoil on the project site shall be retained for the post-construction stabilization of the project area.
6. Footings and foundations shall be poured; and, after the application of water proofing and the passing of the curing period, backfilled with stockpiled material. Due to the pervious nature of the soils on the project site, footing drains are not required.
7. House construction shall commence and proceed to completion, including the installation of the onsite septic system.
8. The finished course, bearing surface, of the driveway shall be installed.
9. Final grading of the lot shall be completed.
10. Disturbed areas of the lot shall be stabilized by spreading surface soil over the same at a thickness of not less than 6 inches. Areas to be seeded will be prepared by spreading ground limestone equivalent to 50 percent calcium plus magnesium oxide applied at a rate of 100 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at a rate of 15 pounds per 1,000 square feet. All areas shall then be seeded with a seeding mix of Creeping Red Fescue applied at a rate of 20 pounds per acre, Kentucky Bluegrass applied at a rate of 20 pounds per acre and Perennial Ryegrass applied at a rate of 5 pounds per acre, for a total application of 45 pounds per acre. After the seeding, the area seeded shall be stabilized with hay mulch applied at a rate of 2 bales per 1,000 square feet, and anchored immediately after spreading by tracking. In the alternative, disturbed areas may be hydroseeded using a hydroseed mix containing similar cultivars. Seeding shall only occur between April 1 and June 15 and August 15 and October 1.
11. Once all seeded areas have been thoroughly stabilized and mowed with a minimum of two mowings, erosion control measures shall be removed.