

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\*

\*Affordable housing subdivision

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.

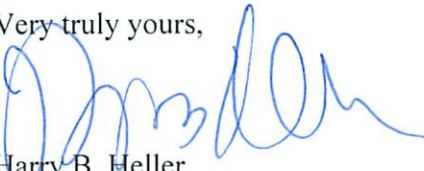
I enclose herewith for your reference a copy of the permit application which is being filed contemporaneously herewith with the Ledyard Inland Wetlands and Watercourses Commission, a copy of our transmittal to the Town of Ledyard Inland Wetlands and Watercourses Commission delineating

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

1. DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
2. ACTION TAKEN (see instructions - one code only): \_\_\_\_\_
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. 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

5. 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)): \_\_\_\_\_
6. LOCATION (see instructions for information): USGS quad name: Uncasville or number: 87  
subregional drainage basin number: 3000-02
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Avery Brook Homes, LLC
8. 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
9. ACTIVITY PURPOSE CODE (see instructions - one code only): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 12, 14, \_\_\_\_\_, \_\_\_\_\_
11. 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
12. UPLAND AREA ALTERED (must provide acres): 4.5 acres UPLAND REVIEW AREA ALTERED 37,700 square feet
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

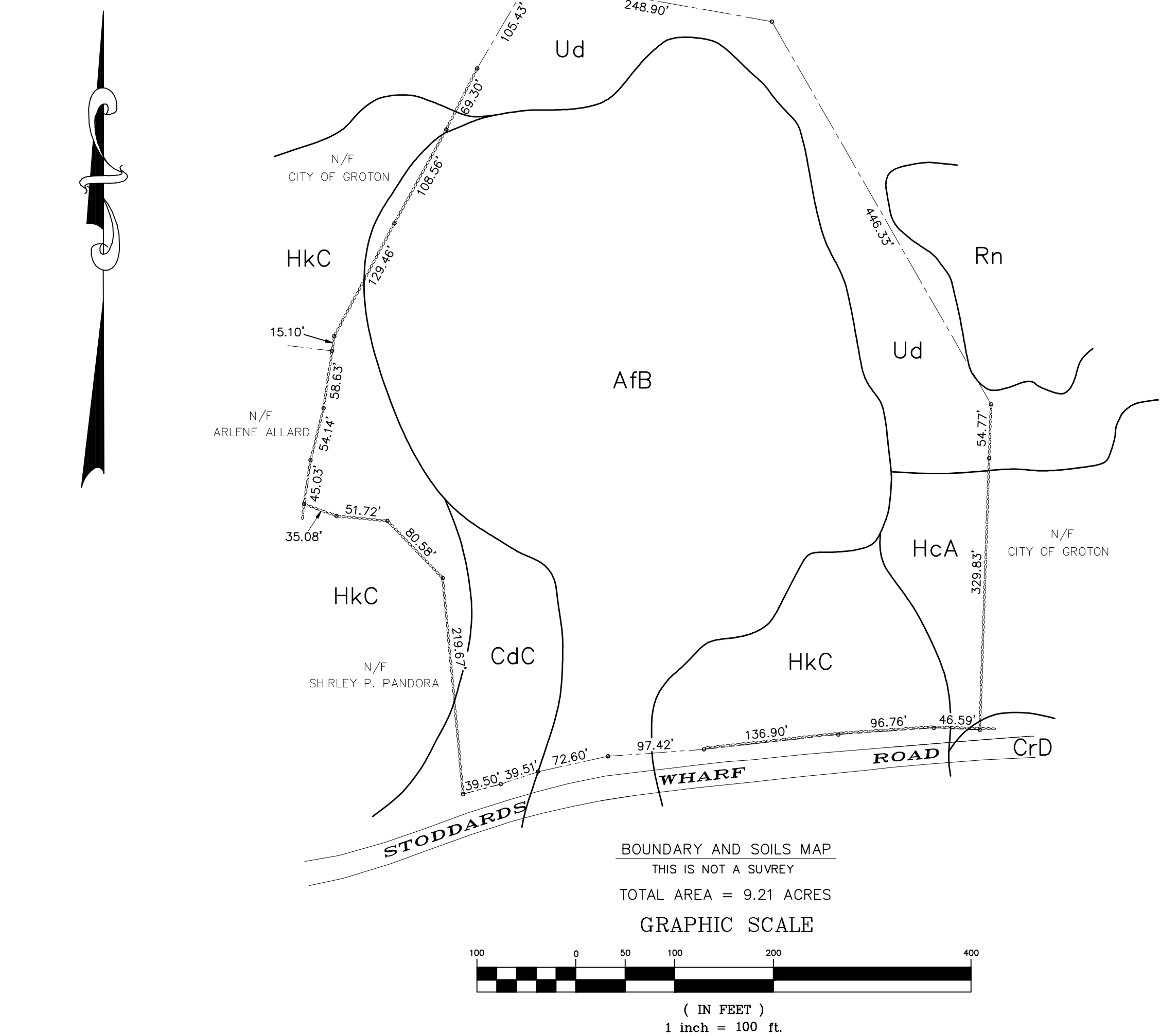
DATE RECEIVED:

### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



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 \_\_\_\_\_

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

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

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

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

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

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

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

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

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

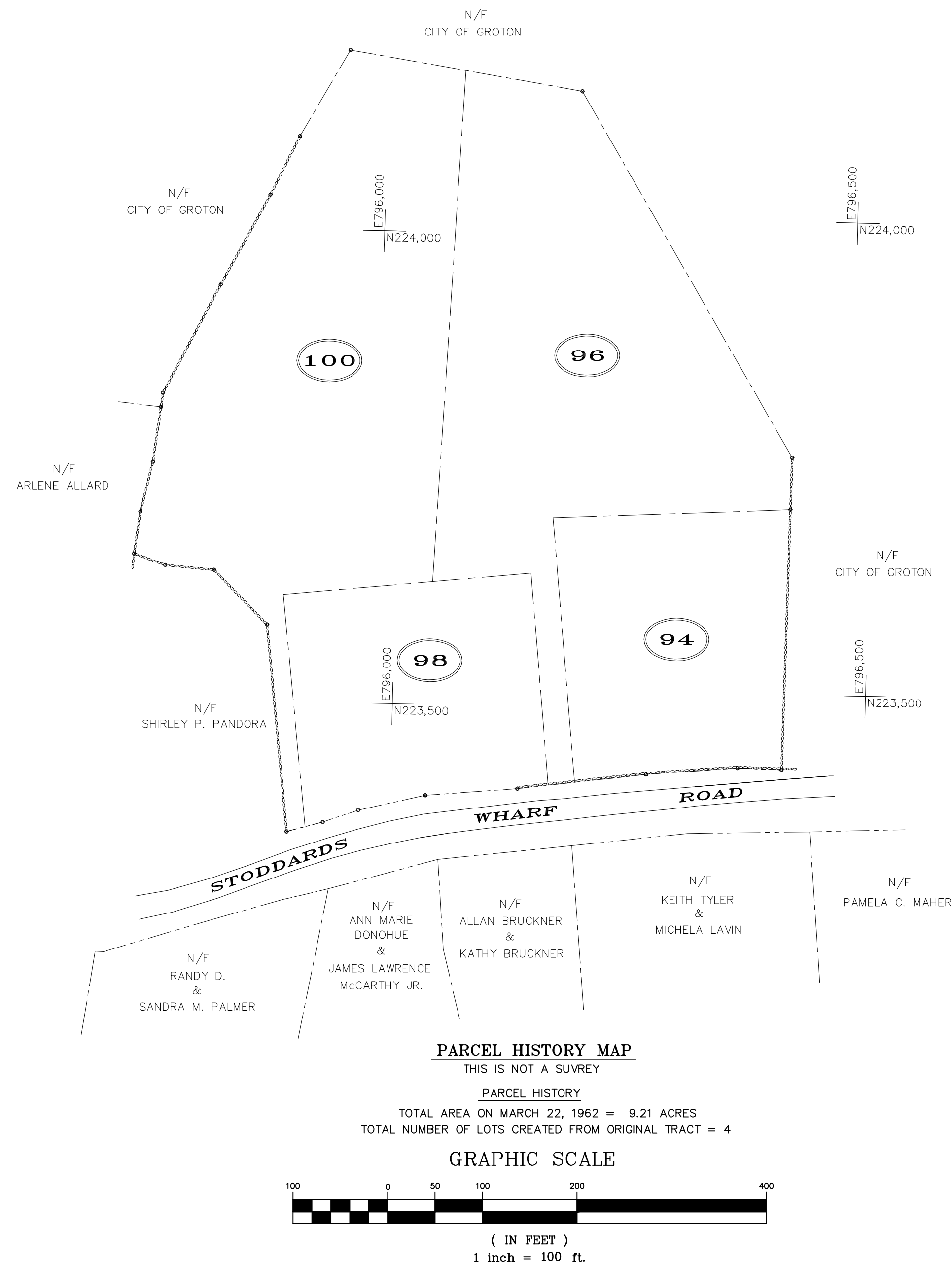
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

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

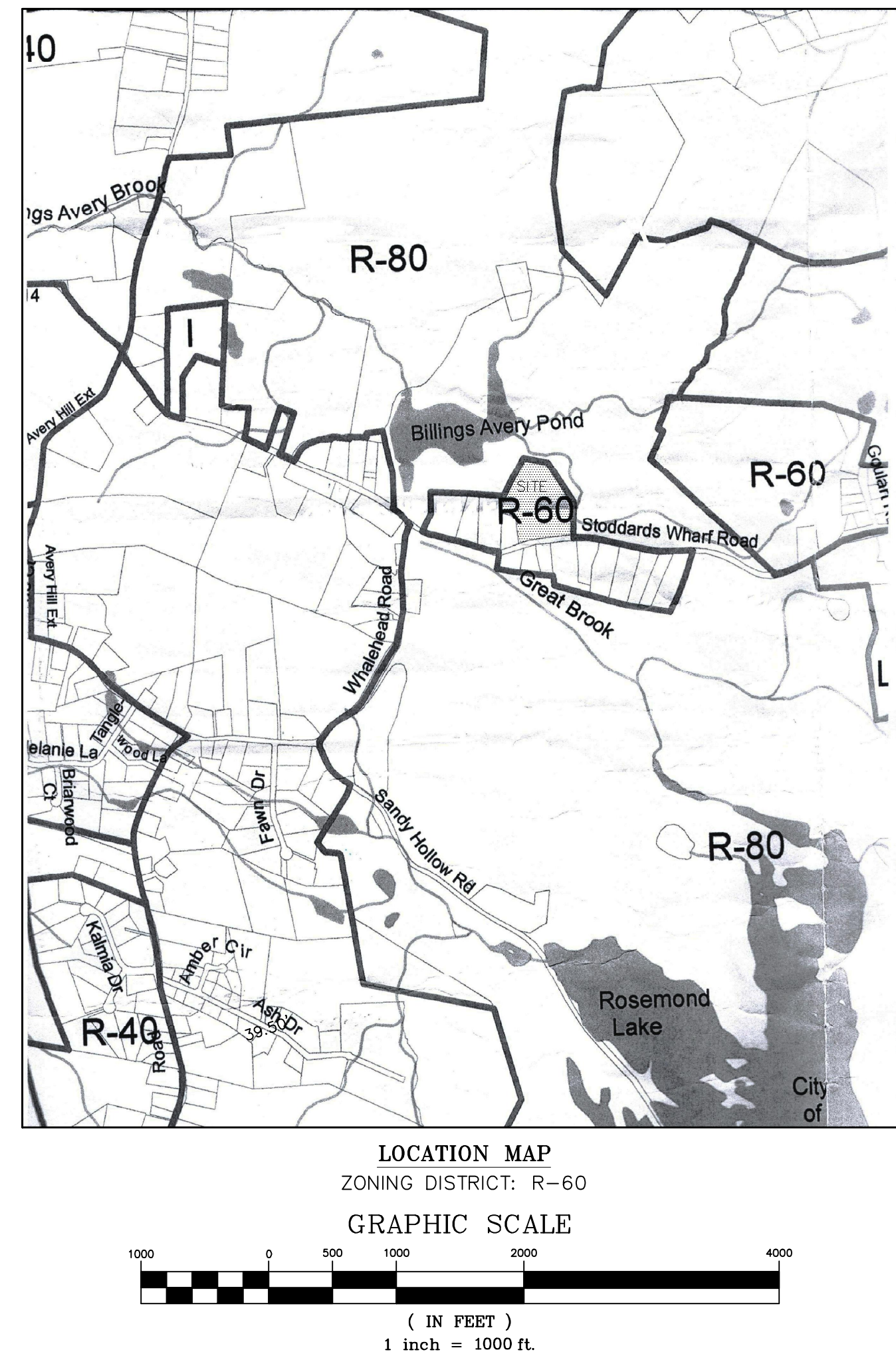
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NOTE: BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

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



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



SHEET INDEX

SHEET 1	- 100 SCALE BOUNDARY MAP; PARCEL HISTORY MAP; LOCATION MAP AND GENERAL NOTES
SHEET 2	- 40 SCALE A-2 PLAN
SHEET 3	- 40 SCALE CONCEPTUAL LAYOUT PLAN
SHEET 4	- DEEP TEST PIT DATA
SHEET 5	- PERCOLATION TEST RESULTS AND SEPTIC SYSTEM DESIGN CRITERIA
SHEET 6	- 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

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 \_\_\_\_\_

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. \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION

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

**DIETER & GARDNER**  
LAND SURVEYORS • PLANNERS  
1641 CONNECTICUT ROUTE 12  
P.O. BOX 335  
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EMAIL: DIETER.GARDNER@YAHOO.COM

#### LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH FND
- IP FND
- DRILL HOLE OR REBAR TO BE SET
- CURVE TABEL NUMBER
- UTILITY POLE
- WF 1
- EDGE OF WETLANDS & FLAG NUMBER
- ACCESS/UTILITY EASEMENT

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

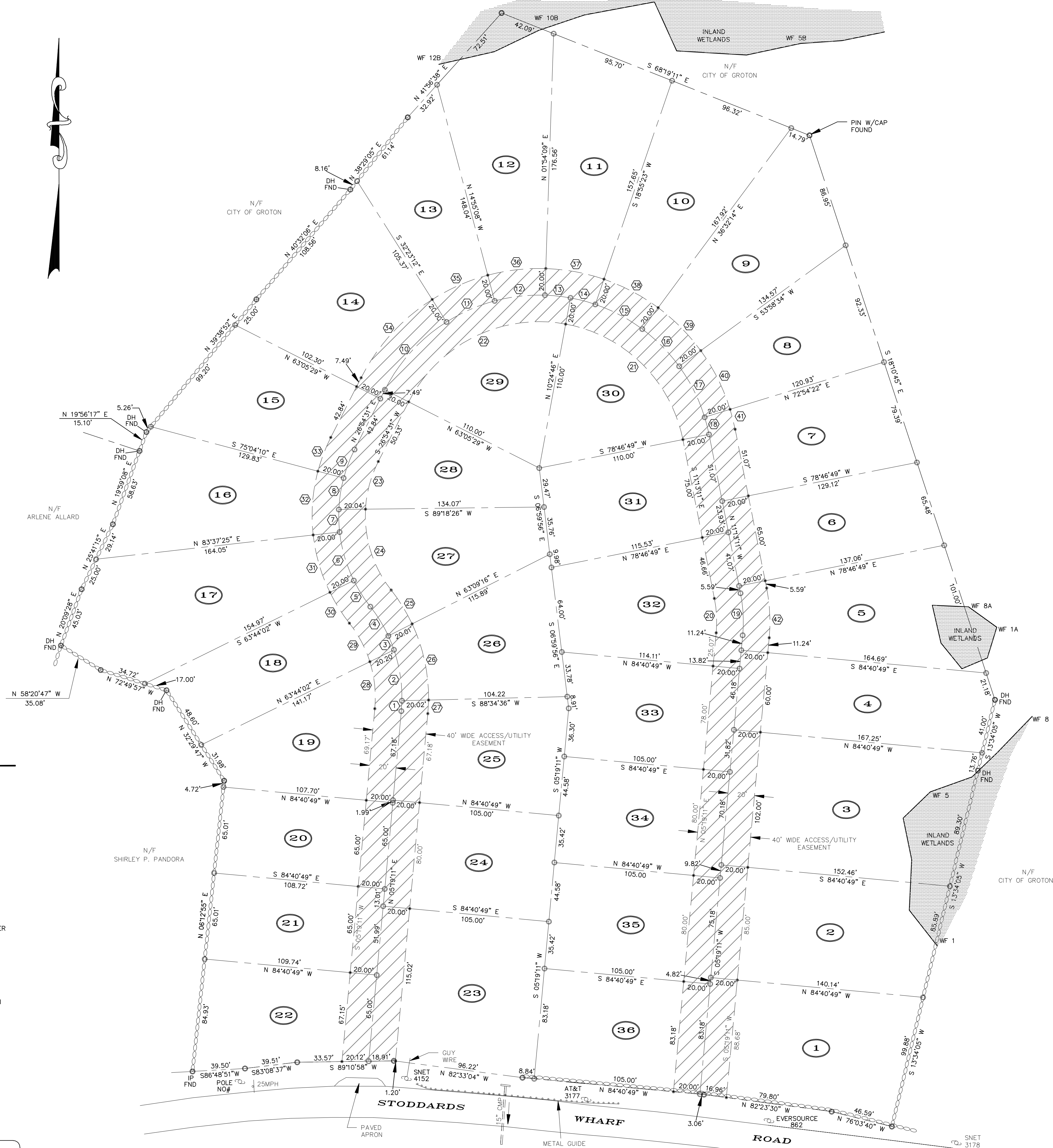
IAN COLE  
SOIL SCIENTIST

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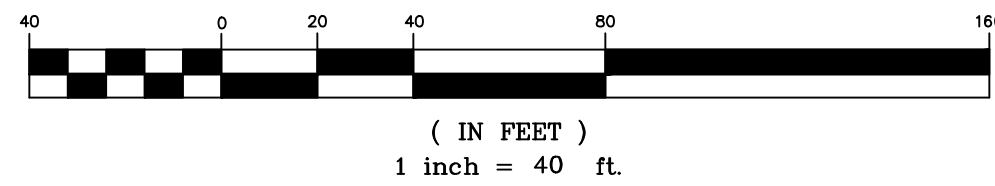


LOT NUMBER	TOTAL AREA
1	14,065 Sq. Ft. 0.32 ACRES
2	14,136 Sq. Ft. 0.32 ACRES
3	18,345 Sq. Ft. 0.42 ACRES
4	11,387 Sq. Ft. 0.26 ACRES
5	12,226 Sq. Ft. 0.28 ACRES
6	9,951 Sq. Ft. 0.23 ACRES
7	10,374 Sq. Ft. 0.24 ACRES
8	9,714 Sq. Ft. 0.22 ACRES
9	11,479 Sq. Ft. 0.26 ACRES
10	12,201 Sq. Ft. 0.28 ACRES
11	12,194 Sq. Ft. 0.28 ACRES
12	13,033 Sq. Ft. 0.30 ACRES
13	8,908 Sq. Ft. 0.20 ACRES
14	12,717 Sq. Ft. 0.29 ACRES
15	10,706 Sq. Ft. 0.25 ACRES
16	11,607 Sq. Ft. 0.27 ACRES
17	14,780 Sq. Ft. 0.34 ACRES
18	9,879 Sq. Ft. 0.23 ACRES
19	10,567 Sq. Ft. 0.24 ACRES
20	8,334 Sq. Ft. 0.19 ACRES
21	8,400 Sq. Ft. 0.19 ACRES
22	9,663 Sq. Ft. 0.22 ACRES
23	14,599 Sq. Ft. 0.33 ACRES
24	10,000 Sq. Ft. 0.23 ACRES
25	10,295 Sq. Ft. 0.24 ACRES
26	9,830 Sq. Ft. 0.23 ACRES
27	10,216 Sq. Ft. 0.23 ACRES
28	8,814 Sq. Ft. 0.20 ACRES
29	10,840 Sq. Ft. 0.25 ACRES
30	10,083 Sq. Ft. 0.23 ACRES
31	9,958 Sq. Ft. 0.23 ACRES
32	11,459 Sq. Ft. 0.26 ACRES
33	9,940 Sq. Ft. 0.23 ACRES
34	10,000 Sq. Ft. 0.23 ACRES
35	10,000 Sq. Ft. 0.23 ACRES
36	10,398 Sq. Ft. 0.24 ACRES

LOTS CURVE TABLE				
CURVE #	Δ	R	L	T
1	04°04'40"	110.00'	3.92'	7.83'
2	20°15'56"	110.00'	38.91'	19.66'
3	05°51'25"	110.00'	11.24'	5.63'
4	13°29'23"	110.00'	25.90'	13.01'
5	12°06'15"	110.00'	23.24'	11.66'
6	19°53'23"	110.00'	38.19'	19.29'
7	08°49'57"	110.00'	16.96'	8.50'
8	12°28'28"	110.00'	23.95'	12.02'
9	11°58'41"	110.00'	23.00'	11.54'
10	30°42'17"	130.00'	69.67'	35.69'
11	17°28'04"	130.00'	39.63'	19.97'
12	16°49'17"	130.00'	38.17'	19.22'
13	08°30'37"	130.00'	19.31'	9.67'
14	08°30'37"	130.00'	19.31'	9.67'
15	17°36'51"	130.00'	39.97'	20.14'
16	17°26'20"	130.00'	39.57'	19.94'
17	18°55'48"	130.00'	42.95'	21.67'
18	05°52'28"	130.00'	13.33'	6.67'
19	16°32'22"	110.00'	31.75'	15.99'

EASEMENT CURVE TABLE				
CURVE #	Δ	R	L	T
20	16°32'22"	90.00'	25.98'	13.08'
21	68°22'03"	110.00'	131.26'	74.71'
22	73°30'15"	110.00'	141.12'	82.15'
23	23°45'06"	90.00'	37.31'	18.93'
24	41°31'38"	90.00'	65.23'	34.12'
25	13°11'15"	130.00'	29.92'	15.03'
26	26°00'53"	130.00'	59.03'	30.03'
27	04°29'17"	130.00'	10.18'	5.09'
28	22°43'19"	90.00'	35.69'	18.08'
29	20°58'05"	90.00'	32.94'	16.65'
30	12°06'15"	130.00'	27.46'	13.78'
31	19°53'23"	130.00'	45.13'	22.79'
32	21°18'25"	130.00'	48.34'	24.45'
33	11°58'41"	130.00'	27.18'	13.64'
34	30°42'17"	150.00'	80.38'	41.18'
35	17°28'04"	150.00'	45.73'	23.04'
36	16°49'17"	150.00'	44.04'	22.18'
37	17°01'14"	150.00'	44.56'	22.45'
38	17°36'51"	150.00'	46.11'	23.24'
39	17°26'20"	150.00'	45.66'	23.01'
40	18°55'48"	150.00'	49.56'	25.01'
41	05°52'28"	150.00'	15.38'	7.70'
42	16°32'22"	130.00'	37.53'	18.89'

#### GRAPHIC SCALE



PLAN SHOWING  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
94, 96, 98 AND 100  
STODDARDS WHARF ROAD  
A.K.A.  
CONNECTICUT ROUTE 214  
LEDYARD, CONNECTICUT  
SCALE: 1"=40'  
JULY 2022

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

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

SHEET 2 OF 7

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 \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

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

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

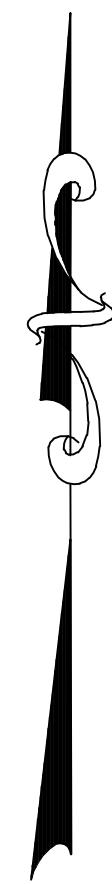
PUBLIC WORKS DIRECTOR/TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

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



### LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF WETLANDS & FLAG NUMBER
- BUILDING SETBACK LINE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- UTILITY POLE
- H CONCEPTUAL HOME
- P CONCEPTUAL PRIMARY SEPTIC
- R CONCEPTUAL RESERVE AREA
- W CONCEPTUAL WELL
- TS TOPSOIL STOCKPILE
- HAYBALES/SILT FENCE/WOODCHIPS
- PROPOSED SEPTIC TANK

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

IAN COLE  
SOIL SCIENTIST

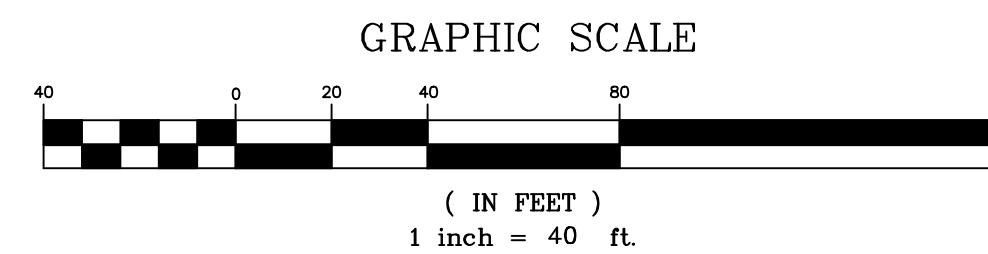
THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY. THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED.

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



NOTE: FOOTING DRAINS NOT REQUIRED OR PROPOSED.



PLAN SHOWING  
RESUBDIVISION  
PROPERTY OF  
AVERY BROOK HOMES LLC  
94, 96, 98 AND 100  
STODDARDS WHARF ROAD  
A.K.A.  
CONNECTICUT ROUTE 214  
LEDYARD, CONNECTICUT  
SCALE: 1"=40'  
JULY 2022

SHEET 3 OF 7

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

TITLE: LAND SURVEYOR CT No. 14208

DATE: JULY 7, 2022

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

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

INWC

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

WITNESSED AND RECORDED BY WENDY BROWN-ARNOLD RS/REHS AND ALEX WILBOUR LEDGE LIGHT HEALTH DISTRICT ON 5/2/22, 5/5/22 AND 5/23/2022 AND WENDY BROWN-ARNOLD RS/REHS ON JUNE 14, 2022.							
TP 1 0-45" FILL-DISTURBED LOAM, ROCKS, BRICK  NO MOTTLING NO WATER LEDGE @ 45"	TP 16 0-11" TOPSOIL 11-37" BROWN FINE TO MED. SANDY LOAM 37-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 30 0-12" TOPSOIL 6-14" BROWN FINE SANDY LOAM (DEPTH VARIES) 14-42" TAN TO MED. TO FINE SAND W/GRAVEL AND GRAVEL, STRATIFIED  NO MOTTLING NO WATER NO LEDGE	TP 44 0-6" TOPSOIL 6-14" BROWN FINE TO MED. SANDY LOAM 14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 42-102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 58 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 32-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 72 0-8" TOPSOIL 8-32" BROWN FINE TO MED. SANDY LOAM 32-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 83 0-9" TOPSOIL 9-31" BROWN FINE SANDY LOAM 31-104" TAN-BROWN COARSE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 104"	TP 83 0-9" TOPSOIL 9-31" BROWN FINE SANDY LOAM 31-104" TAN-BROWN COARSE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 104"
TP 2 0-16" DISTURBED SOIL & FILL 16-50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS  NO MOTTLING NO WATER LEDGE @ 50"	TP 17 0-11" TOPSOIL 11-37" BROWN FINE TO MED. SANDY LOAM 37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 31 0-7" TOPSOIL 7-33" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 31-100" TAN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 45 0-13" TOPSOIL 13-23" BROWN FINE TO VERY FINE SANDY LOAM 23-37" GRAY TO TAN VERY FINE SAND W/SILT 37-93" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 59 0-11" TOPSOIL 11-23" BROWN FINE TO VERY FINE SANDY LOAM 23-93" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 73 0-13" TOPSOIL 13-28" BROWN FINE SANDY LOAM 28-37" YELLOW TAN FINE TO VERY FINE SANDY LOAM 37-90" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 84 0-11" TOPSOIL 11-38" BROWN FINE SANDY LOAM TRACE SILT 38-92" TAN TO BROWN MED-COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 92"	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 NO WATER LEDGE-NONE TO 92"
TP 3 0-10" TOPSOIL 10-28" LIGHT BROWN FINE SANDY LOAM 28-87" LIGHT TAN FINE SAND W/GRAVEL COBBLES, LARGE STONES  NO MOTTLING NO WATER NO LEDGE	TP 18 0-9" TOPSOIL 9-29" YELLOW TO BROWN FINE SANDY LOAM 29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 32 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 46 0-15" TOPSOIL 15-39" GRAY TO TAN VERY FINE SANDY W/SILT 39-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY MOTTLLED 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 60 0-10" TOPSOIL 10-23" BROWN FINE TO VERY FINE SANDY LOAM 23-97" BROWN TO TAN COARSE TO MED. SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 74 0-6" TOPSOIL 6-39" BROWN FINE SANDY LOAM 39-99" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 85 0-12" TOPSOIL 12-33" BROWN FINE SANDY LOAM 30-98" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 98"	TP 85 0-12" TOPSOIL 12-33" BROWN FINE SANDY LOAM 30-98" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 98"
TP 4 0-13" TOPSOIL 11-34" LIGHT BROWN FINE SANDY LOAM 34-90" LIGHT TAN/GRAY FINE SAND W/GRAVEL, SOME COBBLES  MOTTLING @ 64" WATER @ 80" NO LEDGE	TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL  MOTTLING @ 40" WATER @ 43" NO LEDGE	TP 33 0-10" TOPSOIL 10-34" BROWN FINE SANDY LOAM 34-75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 47 0-10" TOPSOIL 10-22" BROWN FINE TO MED. SANDY LOAM W/SILT 22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND 41-98" BROWN TO GRAY COARSE SAND W/GRAVEL AND SOME COBBLES  NO MOTTLING WATER @ 96" NO LEDGE	TP 61 0-8" TOPSOIL 8-28" BROWN VERY FINE SANDY LOAM 28-99" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 75 0-10" TOPSOIL 10-29" LIGHT BROWN FINE SANDY LOAM 29-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 89"	TP 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 89"
TP 5 0-16" TOPSOIL 16-45" LIGHT BROWN SILT LOAM, SOME FINE SAND 45-94" TAN/GRAY FINE TO MED. SAND W/GRAVEL,  MOTTLING @ 33"? WATER @ 33" NO LEDGE	TP 20 0-17" TOPSOIL 17-31" BROWN FINE SANDY LOAM W/SILT 31-83" TAN/GRAY COARSE SAND W/GRAVEL AND FEW COBBLES  MOTTLING @ 43" WATER @ 46" NO LEDGE	TP 34 0-12" TOPSOIL 12-44" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 44-89" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 48 0-10" TOPSOIL 10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT 28-106" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER-WET AT BOTTOM NO LEDGE	TP 62 0-9" TOPSOIL 9-24" LIGHT BROWN VERY FINE SANDY LOAM 24-96" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 76 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED  NO MOTTLING NO WATER NO LEDGE	TP 87 0-11" TOPSOIL 11-36" BROWN FINE TO MED. SANDY LOAM 36-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 87 0-11" TOPSOIL 11-36" BROWN FINE TO MED. SANDY LOAM 36-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE
TP 6 0-9" TOPSOIL 9-37" BROWN FINE TO VERY FINE SANDY LOAM 37-84" TAN/GRAY FINE TO MED. SAND W/GRAVEL, FEW COBBLES  MOTTLING @ 46" WATER @ 50" NO LEDGE	TP 21 0-17" SANDY FILL & DISTURBED 17-24" TOPSOIL 24-33" BROWN MED. SANDY LOAM 33-88" TAN/BROWN FINE MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 35 0-9" TOPSOIL 9-21" BROWN FINE SANDY LOAM 21-47" TAN TO BROWN MED. SAND W/GRAVEL, FEW COBBLES 47-110" TAN TO BROWN, MED. SAND W/GRAVEL, FEW COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 49 0-10" TOPSOIL 10-24" BROWN FINE TO VERY FINE SANDY LOAM 24-52" LIGHT YELLOW TO BROWN VERY FINE SAND W/SILT 52-99" BROWN TO GRAY COARSE SAND WITH GRAVEL, FEW COBBLES  POSSIBLE MOTTLING @ 52" WATER @ 90" NO LEDGE	TP 63 0-8" TOPSOIL 8-26" BROWN FINE TO MED. SANDY LOAM 26-91" BROWN TO TAN COARSE TO MED. SAND, W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 77 0-11" TOPSOIL 11-36" BROWN FINE TO MED. SANDY LOAM 36-101" BROWN TO TAN MED. TO FINE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 88 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 88 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 7 0-7" TOPSOIL 7-30" BROWN FINE TO MED. SANDY LOAM 30-77" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 22 0-19" FILL 19-32" TOPSOIL 32-53" BROWN MED. SANDY LOAM 53-103" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 36 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-94" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 50 0-10" TOPSOIL 10-24" BROWN FINE TO VERY FINE SANDY LOAM 24-41" LIGHT YELLOW TO TAN VERY FINE SAND, W/SILT 41-111" TAN TO BROWN COARSE SAND W/GRAVEL AND SOME COBBLES  NO MOTTLING WATER @ 96" NO LEDGE	TP 64 0-10" TOPSOIL 10-31" BROWN FINE SANDY LOAM 31-91" BROWN TO TAN COARSE TO MED. SAND W/SOME SILT GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 78 0-15" TOPSOIL 15-46" BROWN FINE TO MED. SANDY LOAM 46-106" BROWN TO TAN MED. FINE SAND W/ SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	TP 89 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 89 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 8 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-64" ORANGE/TAN COARSE SAND W/GRAVEL 64-95" TAN/GRAY FINE TO MED. SAND  MOTTLING @ 73" WATER @ 83" NO LEDGE	TP 23 0-17" SANDY FILL AND DISTURBED 17-24" TOPSOIL 24-33" BROWN MED. SANDY LOAM 33-88" TAN TO BROWN MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 37 0-9" TOPSOIL 9-39" LIGHT BROWN TO TAN, FINE TO VERY FINE, SANDY LOAM 39-100" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 51 0-10" TOPSOIL 10-20" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 20-42" LIGHT YELLOW TO BROWN VERY FINE SAND W/TRACE SILT 42-101" BROWN TO TAN COARSE SAND WITH GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 65 0-13" TOPSOIL 13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 30-100" TAN TO BROWN COARSE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 79 0-11" TOPSOIL 11-38" BROWN FINE TO MED. SANDY LOAM 38-90" TAN TO GRAY MED. TO FINE SAND WITH GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 90 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 90 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 9 0-15" TOPSOIL 15-31" BROWN FINE SANDY LOAM 31-96" TAN MED. TO COARSE SAND AND GRAVEL, FEW COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 24 0-8" TOPSOIL 8-46" BROWN FINE TO MED. SANDY LOAM, SOME COBBLES 46-92" TAN TO GRAY COARSE SAND W/GRAVEL AND COBBLES  MOTTLING @ 60" WATER 64" UPHILL, 32" DOWNHILL NO LEDGE	TP 38 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-90" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 52 0-13" TOPSOIL 13-38" BROWN FINE TO VERY FINE SANDY LOAM 38-90" BROWN TO TAN COARSE TO MED. SAND WITH SOME GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 66 0-10" TOPSOIL 10-28" BROWN FINE SANDY LOAM 28-90" TAN TO GRAY MED. TO COARSE SAND W/SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	TP 80 0-12" TOPSOIL 12-33" BROWN FINE TO MED. SANDY LOAM 33-95" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 91 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 91 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 10 0-11" TOPSOIL 11-23" BROWN FINE SANDY LOAM 23-84" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 25 0-10" TOPSOIL 10-29" BROWN FINE TO MED. SANDY LOAM, SOME SILT 29-75" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  MOTTLING @ 33" WATER 33", 30" DOWNHILL NO LEDGE	TP 39 0-5" TOPSOIL 5-41" LIGHT BROWN FINE SANDY LOAM 41-83" TAN TO MED. SAND W/GRAVEL AND COBBLES 83-104" OLIVE TO BROWN FINE SAND,SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	TP 53 0-13" TOPSOIL 13-32" BROWN FINE TO MED. SANDY LOAM W/GRAVEL AND COBBLES 32-92" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND MANY COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 67 0-14" TOPSOIL 14-25" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 25-108" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 81 0-13" TOPSOIL 13-40" BROWN FINE TO MED. SANDY LOAM 40-96" TAN TO GRAY MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 92 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 92 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 11 0-11" TOPSOIL 11-34" BROWN FINE TO MED. SANDY LOAM 34-96" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 26 0-7" TOPSOIL 7-36" YELLOW TO BROWN FINE TO MED. SILTY LOAM W/TRACE FINE SAND 36-82" BROWN TO GRAY FINE TO MED. SAND W/GRAVEL AND COBBLES, SOME SILT MOTTLING @ 26" WATER @ 26" NO LEDGE	TP 40 0-8" TOPSOIL 8-32" BROWN FINE TO MED. SANDY LOAM 32-58" TAN TO GRAY SILT WITH PATCHY ORANGE REDOX INCONSISTENT AROUND 58-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 54 0-11" TOPSOIL 11-32" BROWN FINE TO VERY FINE SANDY LOAM 32-95" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 68 0-11" TOPSOIL 11-29" BROWN FINE TO MED. SANDY LOAM 29-80" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 82 0-9" SAND AND GRAVEL FILL 9-18" TOPSOIL 18-52" LIGHT BROWN FINE TO VERY FINE SANDY LOAM, SOME SILT 52-101" TAN TO BROWN FINE TO MED. SAND, SOME GRAVEL  NO MOTTLING NO WATER NO LEDGE	TP 93 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 93 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 12 0-12" TOPSOIL 12-29" BROWN FINE TO MED. SANDY LOAM 29-95" BROWN TO TAN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 27 0-11" TOPSOIL 11-24" BROWN FINE TO MED. SANDY LOAM 24-39" TAN FINE TO MED. SAND 39-87" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 41 0-9" TOPSOIL 9-29" BROWN FINE TO MED. SANDY LOAM 29-62" TAN TO GRAY SILT FINE SAND, STAINED 52-101" TAN TO GRAY, FINE TO MED. SAND NO MOTTLING W/GRAVEL AND COBBLES NO WATER NO LEDGE	TP 55 0-14" TOPSOIL 14-22" BROWN FINE TO VERY FINE SANDY LOAM 22-37" LIGHT BROWN FINE TO VERY FINE SAND W/SILT 37-110" TAN MED. SAND W/GRAVEL, FEW COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 69 0-12" TOPSOIL 12-36" YELLOW TAN FINE TO VERY FINE SANDY LOAM 36-93" TAN TO GRAY MED. TO FINE SAND W/GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 83 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 NO WATER NO LEDGE	TP 94 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 94 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 13 0-13" TOPSOIL 13-25" BROWN FINE TO MED. SANDY LOAM 25-91" TAN TO BROWN MED. TO COARSE SAND AND GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 28 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO MED. SANDY LOAM 32-96" LIGHT TAN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED  NO MOTTLING NO WATER NO LEDGE	TP 42 0-5" TOPSOIL 5-14" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 14-50" ORANGE TO GRAY SILT, STAINED 50-105" TAN TO BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 56 0-15" TOPSOIL 15-43" LIGHT BROWN SILT LOAM, SOME FINE SAND 43-110" TAN MED. SAND SOME GRAVEL, FEW COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 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 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 NO WATER NO LEDGE	TP 95 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 95 0-8" TOPSOIL 8-36" BROWN FINE TO MED. SANDY LOAM 36-96" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE
TP 14 0-8" TOPSOIL 8-26" BROWN FINE TO MED. SANDY LOAM 26-91" TAN MED. TO FINE SAND/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 29 0-12" TOPSOIL 12-32" BROWN FINE TO MED. SANDY LOAM 32-99" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 43 0-8" TOPSOIL 8-33" BROWN FINE SANDY LOAM 33-45" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 45-83" TAN TO MED. TO FINE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 57 0-8" TOPSOIL 8-27" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 27-104" TAN TO BROWN MED. TO COARSE SAND W/GRAVEL, SOME COBBLES  NO MOTTLING NO WATER NO LEDGE	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 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 96 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 96 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 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 30 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 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 48 0-10" TOPSOIL 10-28" BROWN FINE TO VERY FINE SANDY LOAM TO SILT 28-106" BROWN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER-WET AT BOTTOM NO LEDGE	TP 62 0-9" TOPSOIL 9-24" LIGHT BROWN VERY FINE SANDY LOAM 24-96" BROWN TO TAN COARSE TO MED. SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER NO LEDGE	TP 76 0-10" TOPSOIL 10-34" LIGHT BROWN FINE SANDY LOAM 34-96" TAN TO OLIVE/BROWN FINE TO MED. SAND W/GRAVEL AND COBBLES STRATIFIED  NO MOTTLING NO WATER NO LEDGE	TP 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRAVEL AND COBBLES  NO MOTTLING NO WATER LEDGE-NONE TO 89"	TP 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"



**DIETER & GARDNER**  
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JOB#22-007.DWG FBK#327

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

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"	9:55	2"	1:30	4"	1:32	4"	1:34	3"	1:41	4"
9:04	6 3/4"	8:56	10"	9:05	7 1/2"	9:07	13 1/2"	10:00	8 1/2"	1:35	20"	1:37	13"	1:39	9 1/2"	1:46	10"
9:09	9"	9:01	13 3/4"	9:10	11"	9:12	19"	10:05	13"	1:40	23"	1:42	18"	1:44	13"	1:51	13"
9:14	11"	9:06	18"	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 1/4"	11:28	4"	11:24	3 1/4"	10:41	9"	10:39	7"	10:45	5"
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	11"	10:50	12"
9:23	16"	9:20	17 1/2"	9:28	10"	11:38	12 1/2"	11:34	21"	10:51	15"	10:49	15"	10:55	14 1/4"
9:28	18"	9:25	21"	9:33	11 3/4"	11:43	14 1/2"	11:39	23 1/2"	10:56	17"	10:54	19 1/2"	11:00	15 1/4"
9:33	20"	9:30	22"	9:38	13"	11:48	16 1/2"	11:44	25 1/2"	11:01	19"	10:59	20 1/2"	11:05	17 1/4"
9:38	21 1/2"	9:35	23"	9:43	14 1/4"	11:53	17 1/4"	11:49	27 1/2"	11:06	19 1/2"	11:04	22"	11:10	19 1/4"
9:43	22"	9:40	24"	9:48	15 1/2"	11:58	19"	11:54	29"	11:11	20 1/2"	11:09	23"	11:15	21"
9:48	23 1/2"	9:45	25"	9:53	16 1/2"	12:03	20 1/2"	11:59	30 1/2"	11:16	21 1/2"	11:20	22 1/4"	11:22	22 1/4"
9:53	24 1/2"	9:50	26"	9:58	17 7/8"	12:08	21 1/8"	11:21	22 1/2"	11:19	25"	11:25	23 1/4"	11:25	23 1/4"
9:58	25 1/2"	9:55	DRY	10:03	19 1/2"			11:26	23 1/2"	11:24	25 3/4"	11:30	24 1/2"	11:35	25 3/4"
10:03	DRY														
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	16 1/2"	8:58	17 1/2"	8:56	18"	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 30" 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"
12:03	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"
12:08	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"
12:13	17"	1:00	26 1/2"	12:57	19"	11:53	26"	12:15	20"	12:16	16"	10:45	27"	10:48	24"
12:18	18 1/2"	1:05	28"	1:02	20"	11:58	DRY	12:20	21"	12:21	17 1/2"	10:50	DRY	10:53	25"
12:23	20"	1:10	DRY	1:07	21"			12:25	22 1/4"	12:26	18 1/2"	10:58	25 3/4"	11:03	26 3/4"
12:28	21"			1:12	22"			12:30	23 1/2"	12:31	19 1/2"				
								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
IWWC APPLICATION# _____	
APPROVED, _____	
NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)	
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)	
WETLANDS OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION	DATE
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION	
ZONING ENFORCEMENT OFFICER	DATE

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.

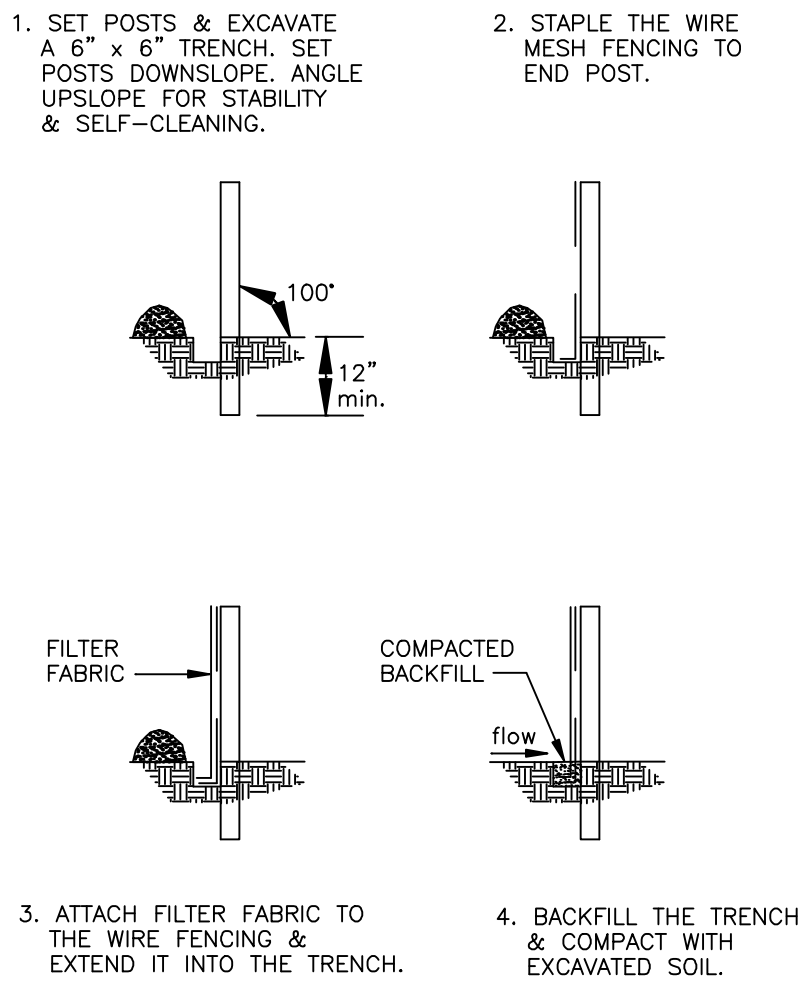
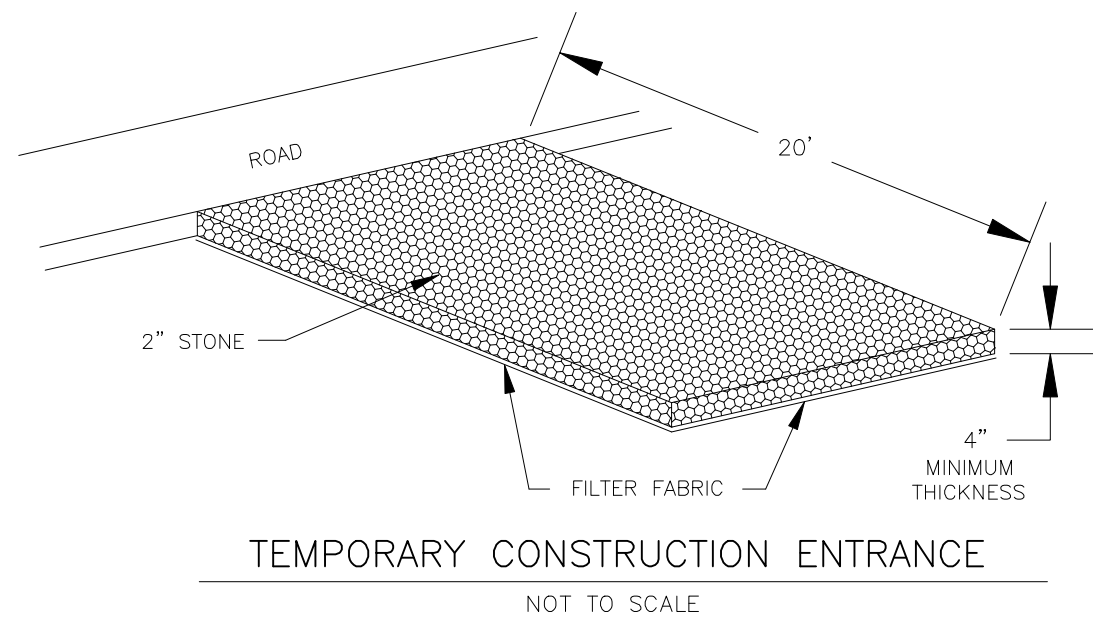
C. GST 6236 LEACHING SYSTEM SELECTED FOR LEACHING SYSTEM DESIGN. LOTS 2 & 3 WILL BE 45' MANTIS 536-8. CREDIT PER L.F. IS 26.2 S.F. MINIMUM REQUIRED AREA IS 495 S.F./ 26.2 S.F./L.F. = 18.9' UNLESS MLSS GOVERNS.

HF = HYDRAULIC FACTOR BASED ON GRADIENT AND DEPTH TO RESTRICTION

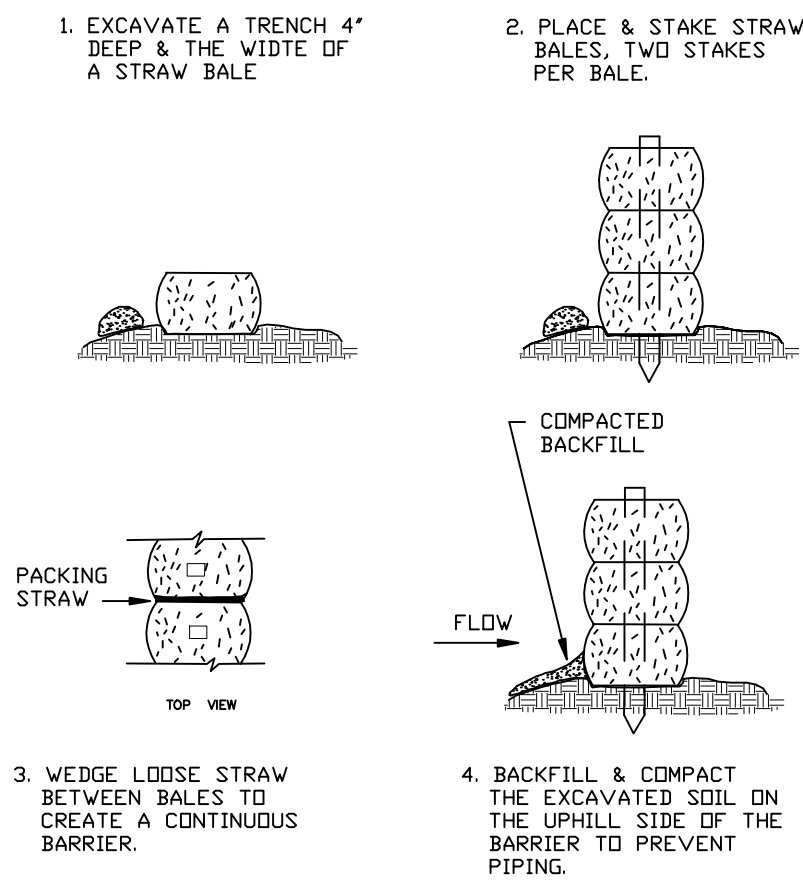
FF = FLOW FACTOR, 1.5 FOR THREE BEDROOM HOME DESIGN

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

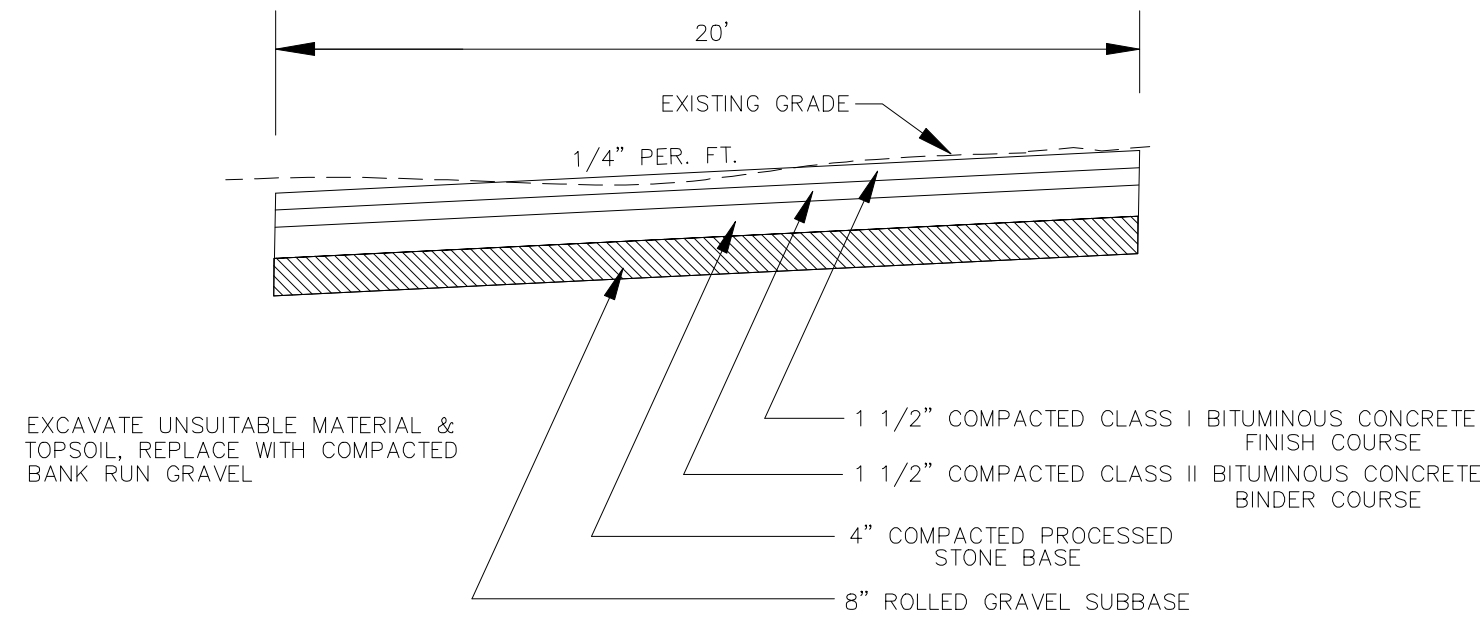
	MLSS TABLE							
LOT NUMBER	DESIGN PITS	GRADIENT	RESTRICTION	HF	FF	PF	MLSS	SYSTEM
1	3 & 4	*	*	*	1.5	1.0		20 L.F. GST 6236
2	5 & 6	8.1 TO 10.0%	30.1-36.0"	24	1.5	1.0	36	45' MANTIS 536-8
3	19 & 20	3.1 TO 4.0%	36.1-42.0"	26	1.5	1.0	42	45' MANTIS 536-8
4	7 & 8				1.5	1.0		20 L.F. GST 6236
5	9 & 10				1.5	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				1.5	1.0		20 L.F. GST 6236
15	31 & 32				1.5	1.0		20 L.F. GST 6236
16	33 & 34				1.5	1.0		20 L.F. GST 6236
17	35 & 36				1.5	1.0		20 L.F. GST 6236
18	37 & 38				1.5	1.0		20 L.F. GST 6236
19	81 & 82				1.5	1.0		20 L.F. GST 6236
20	39 & 40				1.5	1.0		20 L.F. GST 6236
21	41 & 42				1.5	1.0		20 L.F. GST 6236
22	43 & 44				1.5	1.0		20 L.F. GST 6236
23	51 & 52				1.5	1.0		20 L.F. GST 6236
24	53 & 54				1.5	1.0		20 L.F. GST 6236
25	59 & 60				1.5	1.0		20 L.F. GST 6236
26	64 & 66				1.5	1.0		20 L.F. GST 6236
27	71 & 72				1.5	1.0		20 L.F. GST 6236
28	73 & 74				1.5	1.0		20 L.F. GST 6236
29	77 & 78				1.5	1.0		20 L.F. GST 6236
30	76 & 79				1.5	1.0		20 L.F. GST 6236
31	69 & 75				1.5	1.0		20 L.F. GST 6236
32	67 & 68				1.5	1.0		20 L.F. GST 6236
33	61 & 62				1.5	1.0		20 L.F. GST 6236
34	57 & 58				1.5	1.0		20 L.F. GST 6236
35	50 & 55				1.5	1.0		20 L.F. GST 6236
36	47 & 48				1.5	1.0		20 L.F. GST 6236



FILTER FABRIC SEDIMENT BARRIER  
NOT TO SCALE



CONSTRUCTION OF A STRAW BALE BARRIER  
NOT TO SCALE



AVERY BROOK CIRCLE CROSS-SECTION  
NOT TO SCALE

## 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.
4. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
5. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
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 LIME STONE 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 LIME STONE 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 LIME STONE 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 10%. 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

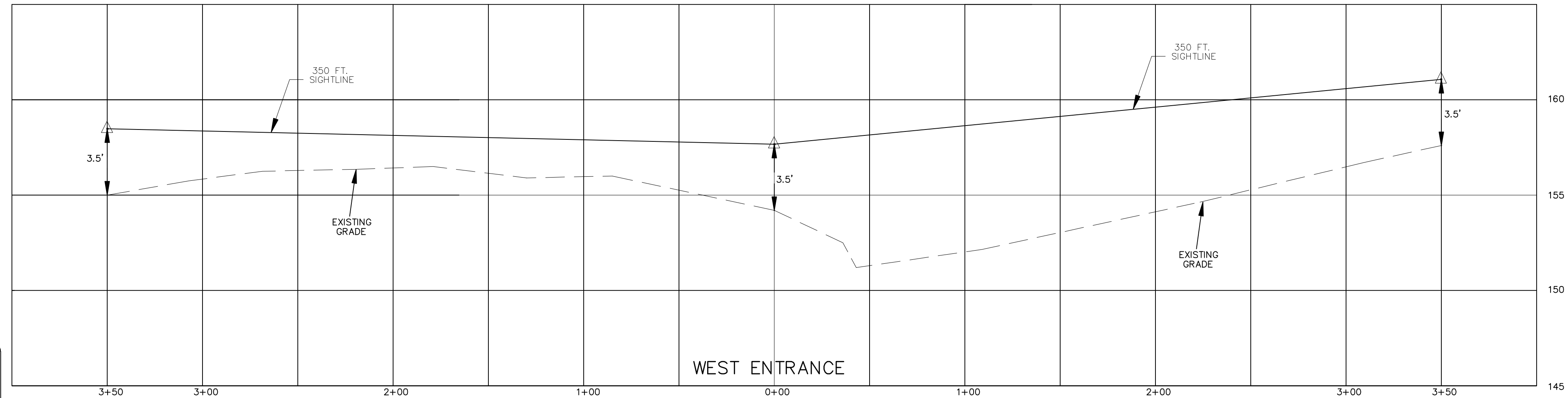
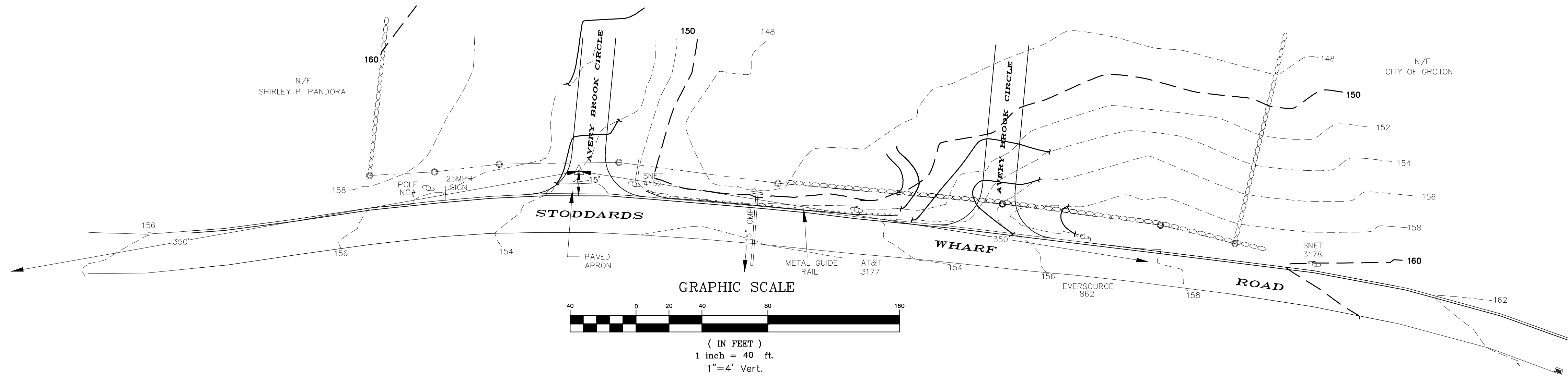
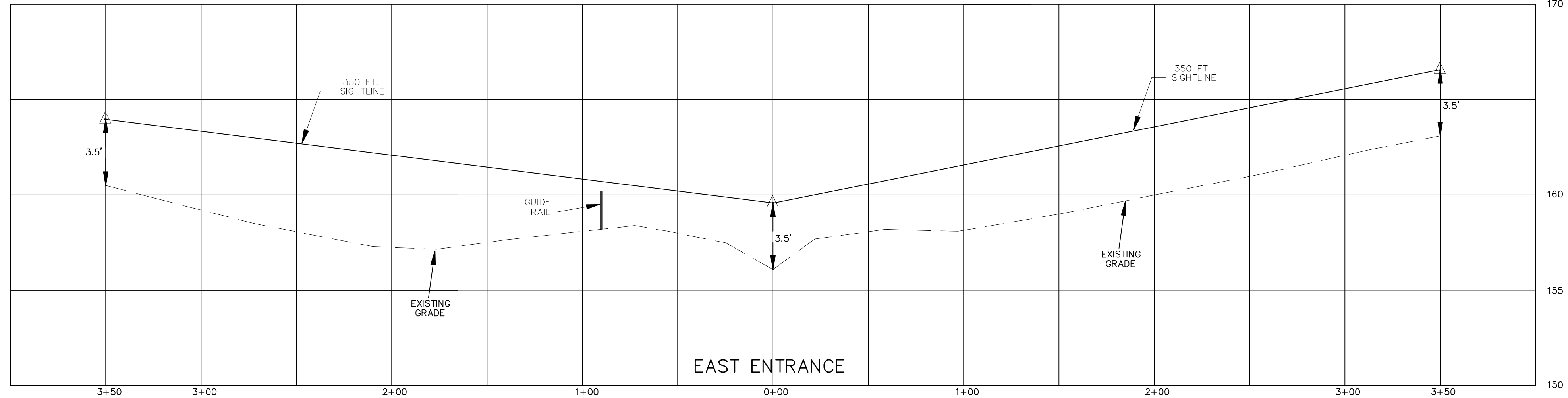
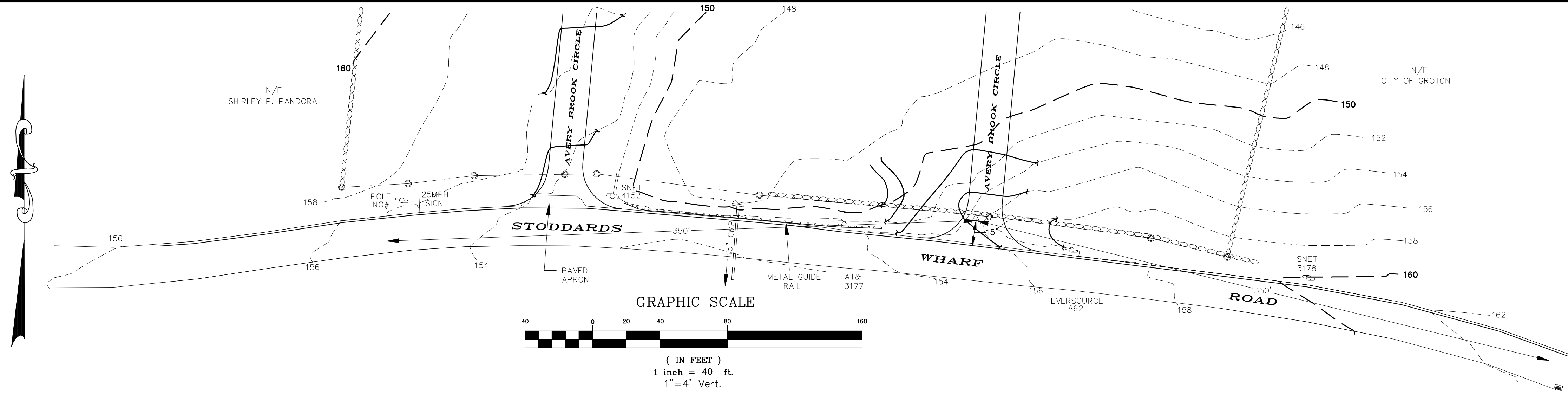
- 1) STAKEOUT OFFSETS AND GRADE STAKES AT 50 FOOT STATIONS
- 2) REMOVE/DISPOSE OF ANY STUMPS/TREE DEBRIS
- 3) STRIP/STOCKPILE TOPSOIL - LOCATION OF STOCKPILES TO BE DETERMINED. INSTALL EROSION CONTROL AT STOCKPILES.
- 4) EXCAVATE TO SUBGRADE, INSTALL 8" SUBBASE, 4" BASE AND BITUMINOUS CONCRETE.
- 5) INSTALL/GRADE/SEED TOPSOIL SHOULDERS OF AVERY BROOK CIRCLE.

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

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	
LOT NUMBERS ASSIGNED BY THE ASSESSOR	DATE
ASSESSOR	DATE
IWWC APPLICATION#	
APPROVED,	
NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)	
NOT APPLICABLE AT THIS TIME. (WITHIN A REGULATED AREA; NO REGULATED ACTIVITY PROPOSED AT THIS TIME.)	
WETLANDS OFFICER	DATE
APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR THE TOWN ENGINEER FOR PUBLIC WAY LAYOUT.	
PUBLIC WORKS DIRECTOR/TOWN ENGINEER	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION	
CHAIRMAN OR SECRETARY OF THE LEDYARD PLANNING AND ZONING COMMISSION	DATE
APPROVED BY THE ZONING ENFORCEMENT OFFICER OF THE LEDYARD PLANNING COMMISSION	
ZONING ENFORCEMENT OFFICER	DATE



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

© 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

**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.
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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.