

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*

*Afford
housin
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 _____

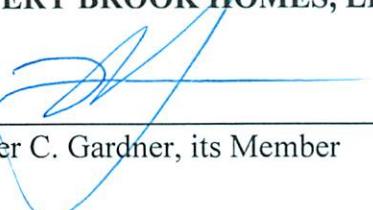
RECEIPT # _____

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”.

Dated at Montville, Connecticut this 26¹ 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)

*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.

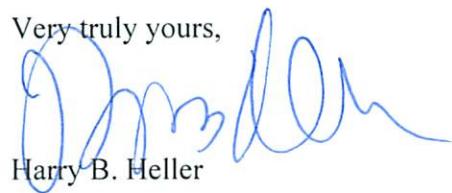
I enclose herewith for your reference a copy of the permit application which is being filed contemporaneously herewith with the Ledyard Inland Wetlands and Watercourses Commission, a copy of our transmittal to the Town of Ledyard Inland Wetlands and Watercourses Commission delineating

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, 3rd 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

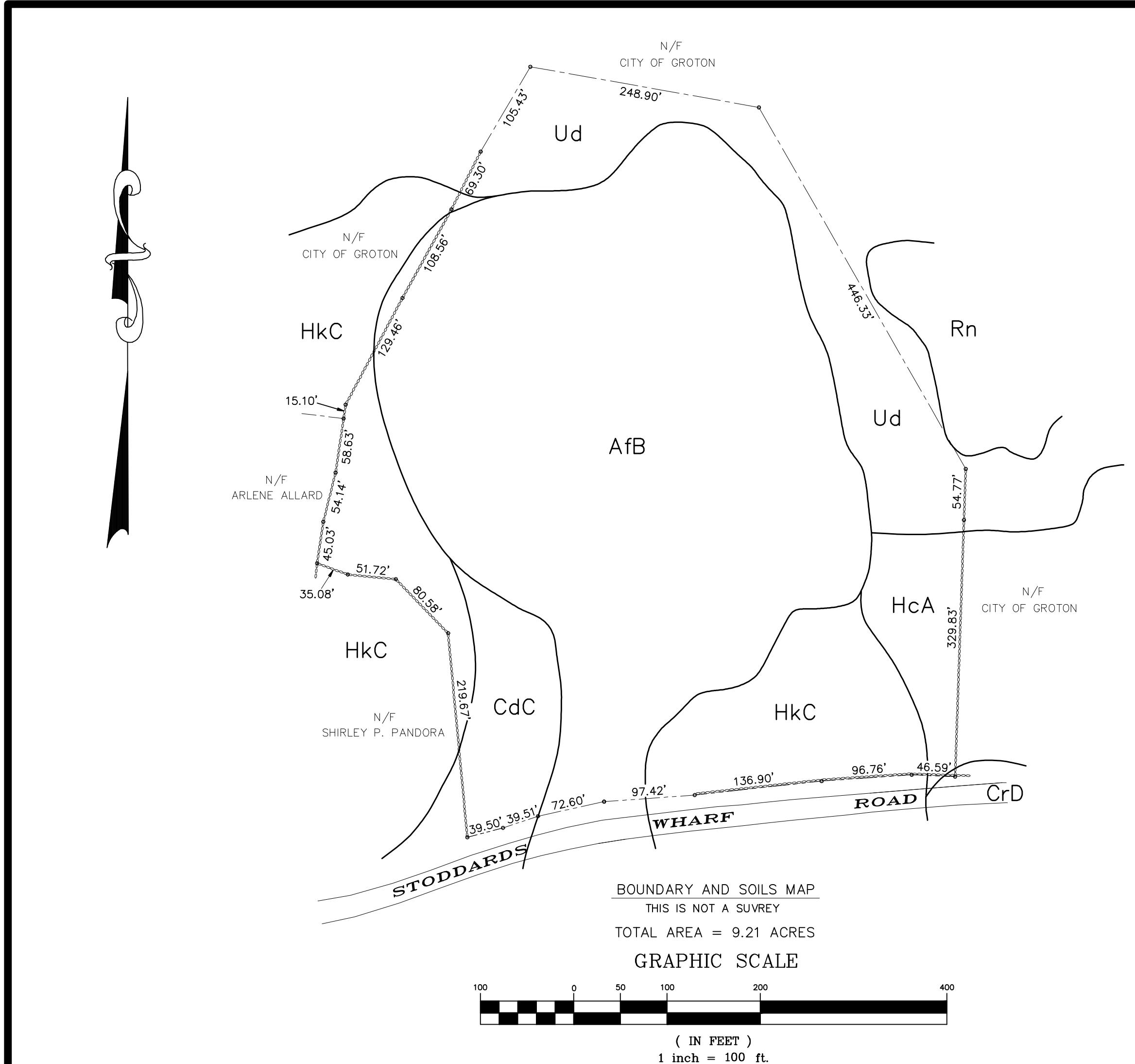
DATE RECEIVED:

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

IWIC 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

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 ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND
SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOB# 22-007.DWG FBK#327

LEGEND

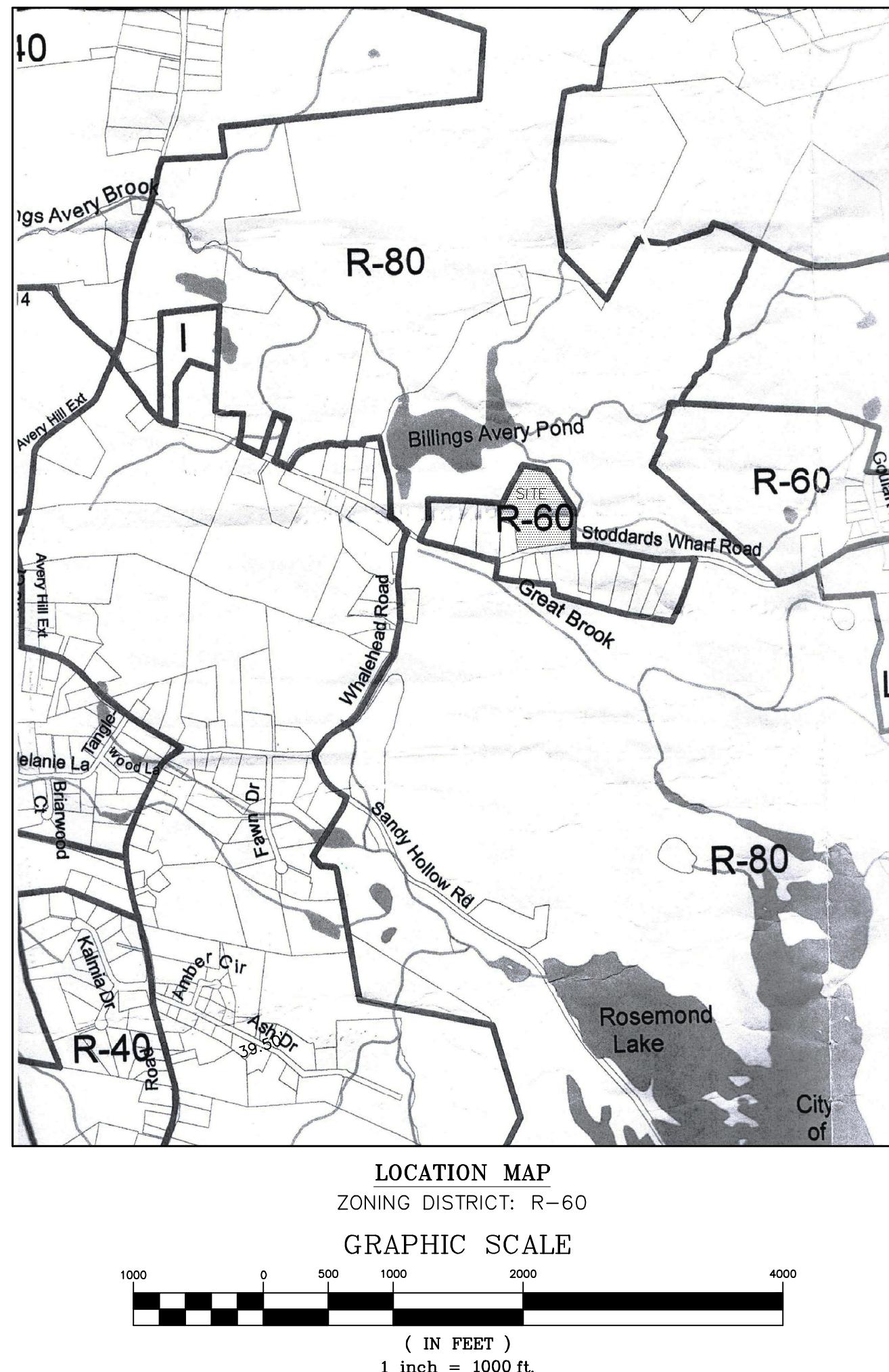
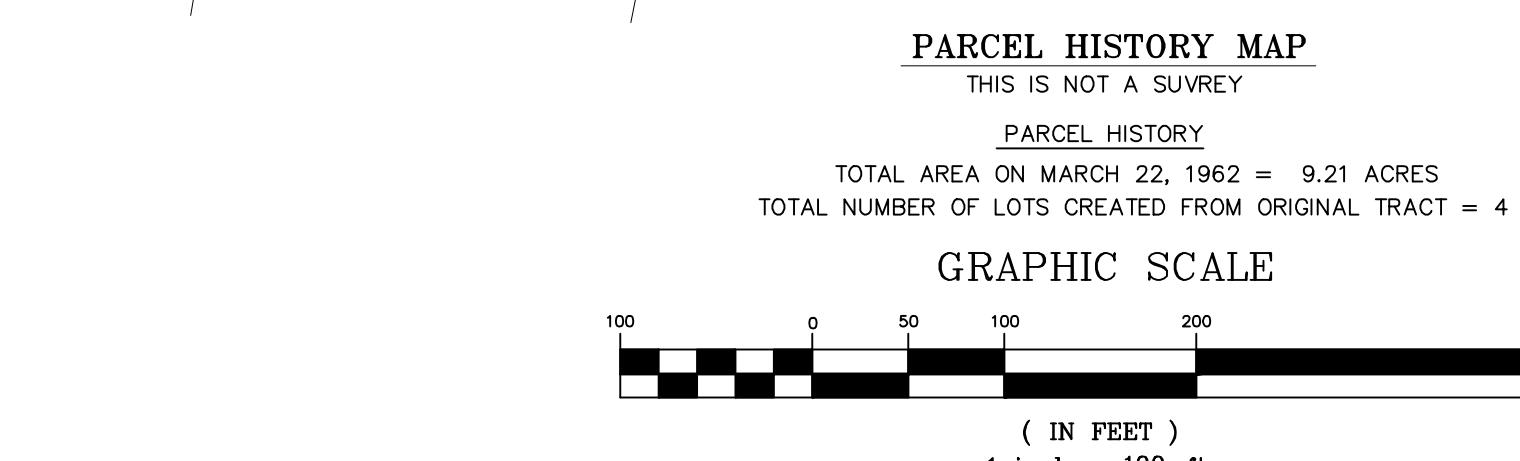
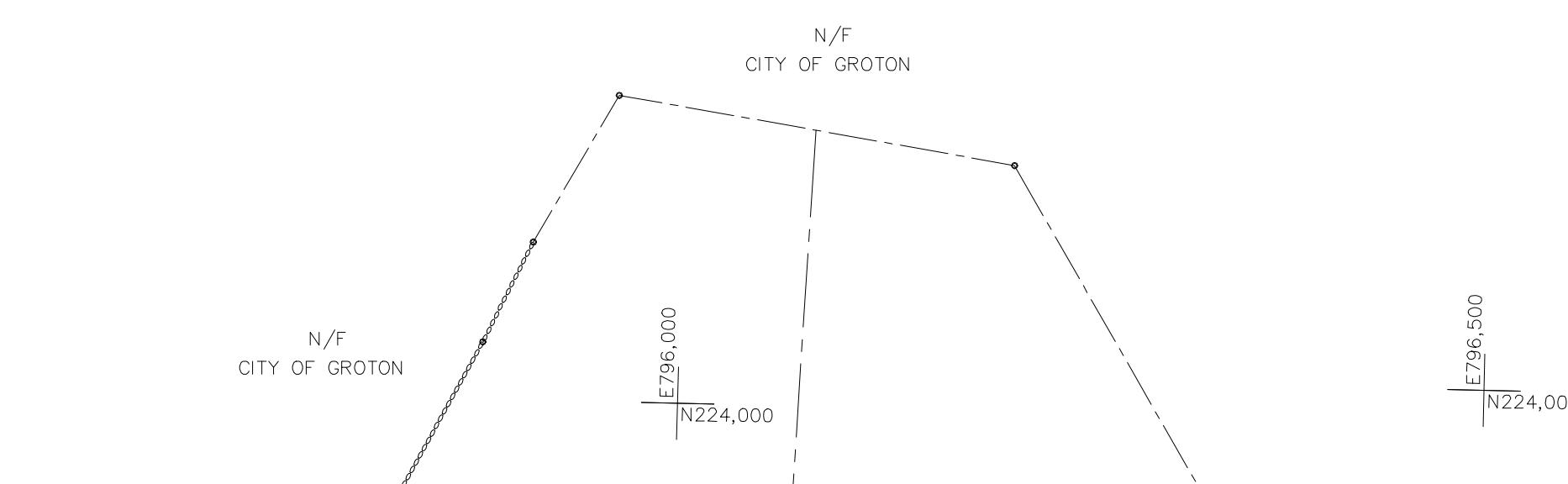
- STONE WALL
- PROPERTY LINE
- STREET LINE
- 98 STREET NUMBER

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 - RIDGEURY, LEICESTER AND WHITMAN EXTREMELY STONY FINE SANDY LOAM
Ud - UDORTHENTS-URBAN LAND COMPLEX

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.

DC
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
STANDARD FOR SURVEYS AND PLATTS OF LAND" OF THE CONNECTICUT STATE BOARD OF
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 _____ - 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	

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

LEGEND

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

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

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THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS
THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND
SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN.
JOP # 22-007 DGC ERK

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.



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. 0.35 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				
JRVE #	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				
URVE #	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'

(IN FEET)
1 inch = 40 ft.

SHEET 2 OF 7

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

LAND SURVEYOR CT No. 14208

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

CHAIRMAN OR SECRETARY _____ DATE

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

LOT NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE

IWWC APPLICATION# _____
APPROVED, _____

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

WETLANDS OFFICER _____ DATE

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

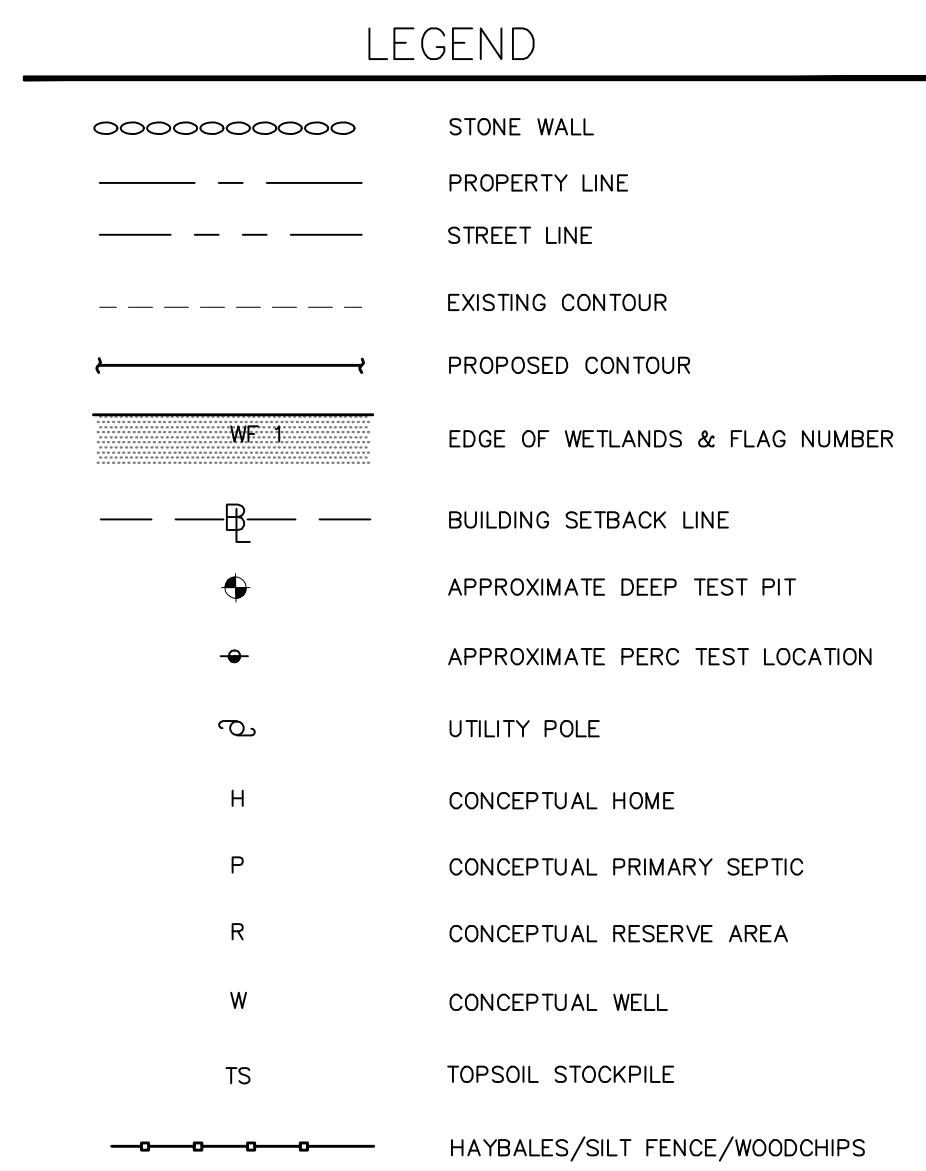
PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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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



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.

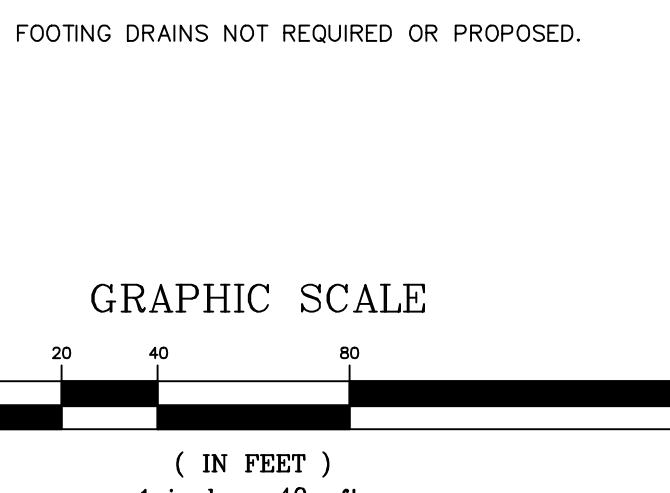
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POINTS OF COURSE INDICATED.

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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



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 MAPS AND SURVEYS OF STATE LANDS AS ENFORCED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" AND TOPOGRAPHIC ACCURACY T-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

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

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

TP 1 0-45" FILL-DISTURBED LOAM, ROCKS, BRICK NO MOTTLING NO WATER LEDGE @ 45"	TP 16 0-11" TOPSOIL 11-37" BROWN FINE TO MED, SANDY LOAM 37-99" 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 44 0-6" TOPSOIL 6-14" BROWN FINE TO MED, SANDY LOAM 14-42" TAN TO GRAY SILT INCONSISTENT AROUND HOLE 42-102" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 58 0-12" TOPSOIL 12-32" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 32-98" TAN TO BROWN MED. TO COARSE SAND WITH GRAVEL, SOME COBBLES NO MOTTLING NO WATER NO LEDGE	TP 72 0-8" TOPSOIL 8-32" BROWN FINE TO MED, SANDY LOAM 32-91" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 83 0-9" TOPSOIL 9-31" BROWN FINE SANDY LOAM 31-104" TAN-BROWN COARSE SAND WITH GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 104"
TP 2 0-16" DISTURBED SOIL & FILL 16-50" LIGHT TAN FINE SAND W/GRAVEL & ROCKS NO MOTTLING NO WATER LEDGE @ 50"	TP 17 0-11" TOPSOIL 11-37" BROWN FINE TO MED, SANDY LOAM 37-89" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 31 0-7" TOPSOIL 7-31" YELLOW TO BROWN FINE TO VERY FINE SANDY LOAM 31-100" TAN TO FINE 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 FINE TO VERY FINE SAND W/SILT 37-93" BROWN TO GRAY COARSE SAND W/ GRAVEL AND SOME COBBLES MOTTLING @ 37" NO WATER NO LEDGE	TP 59 0-17" 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 WATER @ 79" LEDGE-NONE TO 92"
TP 3 0-10" TOPSOIL 10-28" LIGHT BROWN FINE SANDY LOAM 28-87" LIGHT TAN FINE SAND W/GRAVEL COBBLES, LARGE STONES NO MOTTLING NO WATER NO LEDGE	TP 18 0-9" TOPSOIL 9-29" YELLOW TO BROWN FINE SANDY LOAM 29-103" TAN TO OLIVE MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 32 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-82" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 46 0-15" TOPSOIL 15-39" GRAY TO TAN VERY FINE SANDY W/SILT 39-51" GRAY FINE TO MED. SAND W/SILT & HEAVILY WATER-THROUGH 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 0-6" 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 74 0-10" TOPSOIL 6-39" BROWN FINE SANDY LOAM 39-99" TAN TO BROWN FINE TO MED, SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 85 0-12" TOPSOIL 12-33" BROWN FINE SANDY LOAM 30-98" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 98"
TP 4 0-11" TOPSOIL 11-34" LIGHT BROWN FINE SANDY LOAM 34-90" LIGHT TAN/GRAY FINE SAND W/ GRAVEL, SOME COBBLES MOTTLING @ 64" WATER @ 80" NO LEDGE	TP 19 0-14" TOPSOIL 14-36" BROWN FINE SANDY LOAM W/SILT 36-84" TAN/GRAY COARSE SAND W/GRAVEL MOTTLING @ 40" WATER @ 43" NO LEDGE	TP 33 0-10" TOPSOIL 10-34" BROWN FINE SANDY LOAM 34-75" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 47 0-10" TOPSOIL 10-22" BROWN FINE TO MED, SANDY LOAM W/SILT 22-41" LIGHT BROWN TO ORANGE SILTY LOAM, TRACE FINE SAND 41-98" BROWN TO TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING WATER @ 96" NO LEDGE	TP 61 0-10" 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 8-30" BROWN FINE SANDY LOAM 30-96" TAN TO OLIVE/BROWN FINE TO MED, SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 86 0-8" TOPSOIL 8-30" BROWN FINE SANDY LOAM 30-89" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER LEDGE-NONE TO 89"
TP 5 0-16" TOPSOIL 16-45" 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 44-106" 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 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 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 17-27" TAN TO BROWN MED. SAND W/GRAVEL 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 0-21" TOPSOIL 21-47" BROWN FINE SANDY LOAM 21-47" 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 POSSIBLY 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 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 7 0-7" TOPSOIL 7-30" BROWN FINE TO MED, SANDY LOAM 30-77" TAN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 22 0-19" FILL 19-32" TOPSOIL 32-53" BROWN MED. SANDY LOAM 53-103" TAN TO BROWN MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 36 0-8" TOPSOIL 8-34" BROWN FINE SANDY LOAM 34-94" TAN TO GRAY MED. TO FINE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 50 0-10" TOPSOIL 10-24" BROWN FINE TO VERY FINE SANDY LOAM 24-41" LIGHT YELLOW TO TAN VERY FINE SAND, W/SILT 41-111" TAN TO BROWN COARSE SAND W/GRAVEL AND SOME COBBLES NO MOTTLING WATER @ 106" NO LEDGE	TP 65 0-10" TOPSOIL 10-31" BROWN FINE SANDY LOAM 31-100" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 66 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 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 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" TOPSOIL 17-24" SANDY FILL AND DISTURBED 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 67 0-13" TOPSOIL 13-30" LIGHT BROWN FINE TO VERY FINE SANDY LOAM 30-100" TAN TO BROWN COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE	TP 70 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 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 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" DOWNSHILL 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 W/ 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 68 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 71 0-11" TOPSOIL 11-39" BROWN FINE TO MED, SANDY LOAM 39-106" TAN TO GRAY MED. TO COARSE SAND W/GRAVEL AND COBBLES NO MOTTLING NO WATER NO LEDGE
TP 10 0-11" TOPSOIL 11-23" BROWN FINE TO MED, 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" DOWNSHILL 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 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 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 72 0-11" TOPSOIL 11-38" BROWN FINE TO MED, SANDY LO	

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

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"/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 9:13 4"	TIME 9:10 4"	TIME 9:15 14 1/2"	TIME 9:18 7"	TIME 11:28 4"	TIME 10:41 9"	TIME 10:39 7"	TIME 10:45 3"
9:18 11 1/2"	9:15 14 1/2"	9:20 17 1/2"	9:28 10"	11:33 10"	10:46 12 1/2"	10:44 11"	10:50 12"
9:23 16"	9:20 17 1/2"	9:28 12 1/2"	9:38 13 1/4"	11:34 21"	10:51 15"	10:49 15"	10:55 14 1/4"
9:28 18"	9:25 21"	9:33 14 1/2"	9:43 14 1/4"	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"	9:48 14 1/4"	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"	9:53 15 1/2"	11:53 17 1/4"	11:49 27 1/2"	11:06 19 1/2"	11:10 19 1/4"
9:43 22"	9:40 24"	9:48 15 1/2"	9:53 16 1/2"	11:58 19"	11:54 29"	11:11 20 1/2"	11:15 21"
9:48 23 1/2"	9:45 25"	9:50 26"	9:58 17 7/8"	12:03 20 1/2"	11:59 30 1/2"	11:16 21 1/2"	11:20 22 1/4"
9:53 24 1/2"	9:50 26"	9:58 17 7/8"	12:08 21 1/8"	12:04 DRY	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"			11:26 23 1/2"	11:30 25 3/4"	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 26" DEEP	LOT 23 29" DEEP	LOT 24 30" DEEP	LOT 25 28" DEEP
TIME 8:48 3"	TIME 8:41 4"	TIME 8:46 8 1/4"	TIME 8:43 5 1/4"	TIME 8:40 5 1/2"	TIME 1:50 4 1/4"	TIME 1:53 3 1/2"	TIME 1:57 3"
10:42 6 3/4"	8:53 9"	8:51 10 1/4"	8:51 11 1/4"	8:49 10 1/4"	8:45 11 7/8"	8:50 11 1/2"	8:47 10"
10:47 9 1/4"	9:03 18"	8:56 12 1/2"	8:58 17 1/2"	8:55 14"	8:50 15 1/2"	8:50 16 1/2"	8:52 14"
10:52 12 1/2"	9:03 18"	9:08 20"	9:01 15"	9:03 19 1/2"	9:00 15 1/2"	9:00 19 1/2"	9:05 17 1/2"
10:57 15"	9:08 20"	9:01 15"	9:03 19 1/2"	9:06 21"	9:05 16 1/3"	9:05 21 1/2"	9:07 19"
11:02 17"	9:13 22"	9:06 17"	9:08 21"	9:09 21"	9:05 16 1/3"	9:15 23"	9:15 21"
11:07 19"	9:18 23"	9:11 18"	9:13 22"	9:10 19 1/2"	9:10 17 3/4"	9:20 25"	9:12 23 1/2"
11:12 20"	9:23 24"	9:16 19"	9:18 23"	9:15 18 1/2"	9:15 18 1/2"	9:25 27"	9:17 25"
11:17 21"	9:28 25"	9:21 20"	9:23 23 3/4"	9:20 19 1/2"	9:20 28 7/8"	9:10 23 1/2"	9:22 26 1/2"
11:22 22 1/8"	9:33 26"	9:26 21"	9:28 24 1/2"	9:25 20 1/2"	9:25 20 1/2"	9:15 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"/2.7 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/6 MINS.

LOT 26 30" DEEP	LOT 27 29" DEEP	LOT 28 28" DEEP	LOT 29 28" DEEP	LOT 30 29" DEEP	LOT 31 29" DEEP	LOT 32 28" DEEP	LOT 33 30" DEEP
TIME 11:43 3 1/2"	TIME 12:30 3"	TIME 12:35 12"	TIME 12:27 3"	TIME 11:45 3"	TIME 11:46 3"	TIME 10:15 3"	TIME 10:18 2 1/2"
11:48 8"	12:40 17 1/2"	12:37 11 1/2"	12:32 7 1/2"	11:28 11 3/4"	11:50 7 3/4"	10:20 11 1/2"	10:23 12"
11:53 10"	12:45 20"	12:42 14"	12:37 11 1/2"	11:33 15"	11:55 11 1/2"	10:25 16 1/2"	10:28 15 1/2"
10:58 13"	12:50 23"	12:47 16"	12:47 21 1/2"	11:38 18"	12:00 13 3/4"	10:30 21"	10:33 19 1/2"
12:03 14 1/2"	12:55 25"	12:52 18"	12:48 24"	11:43 21 1/2"	12:05 16"	10:35 24"	10:38 21"
12:08 16"	12:55 25"	12:52 18"	12:48 24"	11:48 24"	12:10 18"	10:40 25 1/2"	10:43 22 1/2"
12:13 17"	1:00 26 1/2"	12:57 19"	12:53 26"	11:53 26"	12:15 20"	12:16 16"	10:48 24"
12:18 18 1/2"	1:05 28"	1:02 20"	11:58 DRY	12:25 22 1/4"	12:26 18 1/2"	10:45 27"	10:53 25"
12:23 20"	1:10 DRY	1:12 21"	1:12 22"	12:30 23 1/2"	12:31 19 1/2"	10:50 DRY	10:58 23 3/4"
12:28 21"				12:35 25"	12:36 20 1/2"	11:03 26 3/4"	

PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/4 MINS. PERC RATE: 1"/5 MINS. PERC RATE: 1"/3.3 MINS. PERC RATE: 1"/6 MINS.

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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. ROLL GRAVEL ON THE DRIVEWAY AND HOUSE AREA.
5. INSTALL CONCRETE UTILITY PIPING.
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 MAINTAINING 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

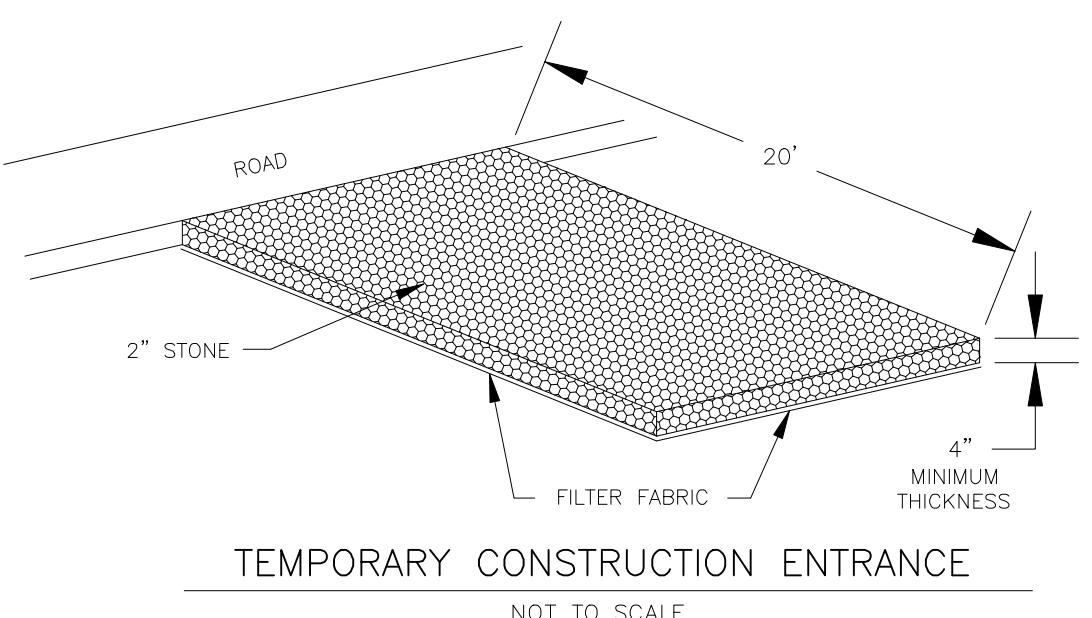
USE TEMPORARY VEGETATION COVER OF ANNUAL RYE GRASS AT A RATE OF 1.0 lbs./1000 S.F. APPLY 10-10-10 FERTILIZER, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. AND LIMESTONE AT A RATE OF 90 lbs./1000 S.F. APPLY STRAW OR HAY MULCH AT A RATE OF 70 lbs./1000 S.F.

PERMANENT SEEDING

SEED BED PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2 INCHES. APPLY LIMESTONE AT A RATE OF 90 lbs./1000 S.F. TILLERTON WITH 10-10-10, OR EQUIVALENT, AT A RATE OF 7.5 lbs./1000 S.F. WIDE TILLER, 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: HYDROSEEDER IS USED. INCREASE SEED MIXTURE BY 10% MULCH IMMEDIATELY FOLLOWING SEEDING. MULCH THE SEADED 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.

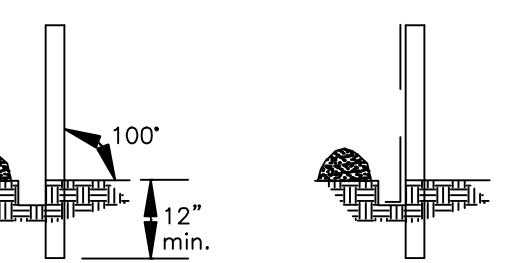
CONSTRUCTION SEQUENCE: AVERY BROOK CIRCLE

- 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 TOPSOIL SHOULDER OF AVERY BROOK CIRCLE.

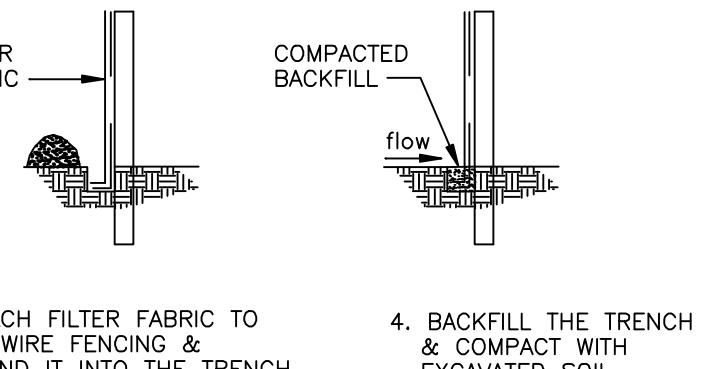


TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE

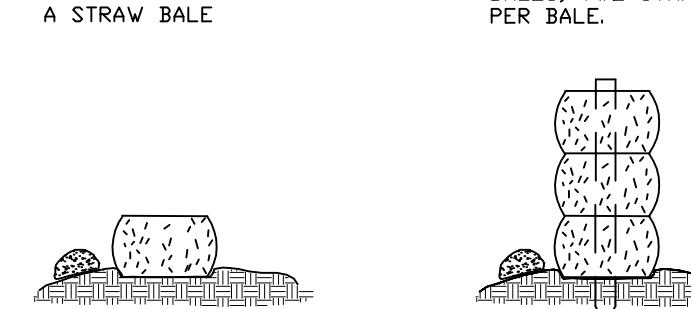
1. SET POSTS & EXCAVATE A 6" x 6" TRENCH. SET POSTS DOWNSLOPE, ANGLE UPSLOPE FOR STABILITY & SELF-CLEANING.
2. STAPLE THE WIRE MESH FENCING TO END POST.



3. ATTACH FILTER FABRIC TO THE WIRE FENCING & EXTEND IT INTO THE TRENCH.
4. BACKFILL THE TRENCH & COMPACT WITH EXCAVATED SOIL.



1. EXCAVATE A TRENCH 4" DEEP & THE WIDTH OF A STRAW BALE.
2. PLACE & STAKE STRAW BALES, TWO STAKES PER BALE.

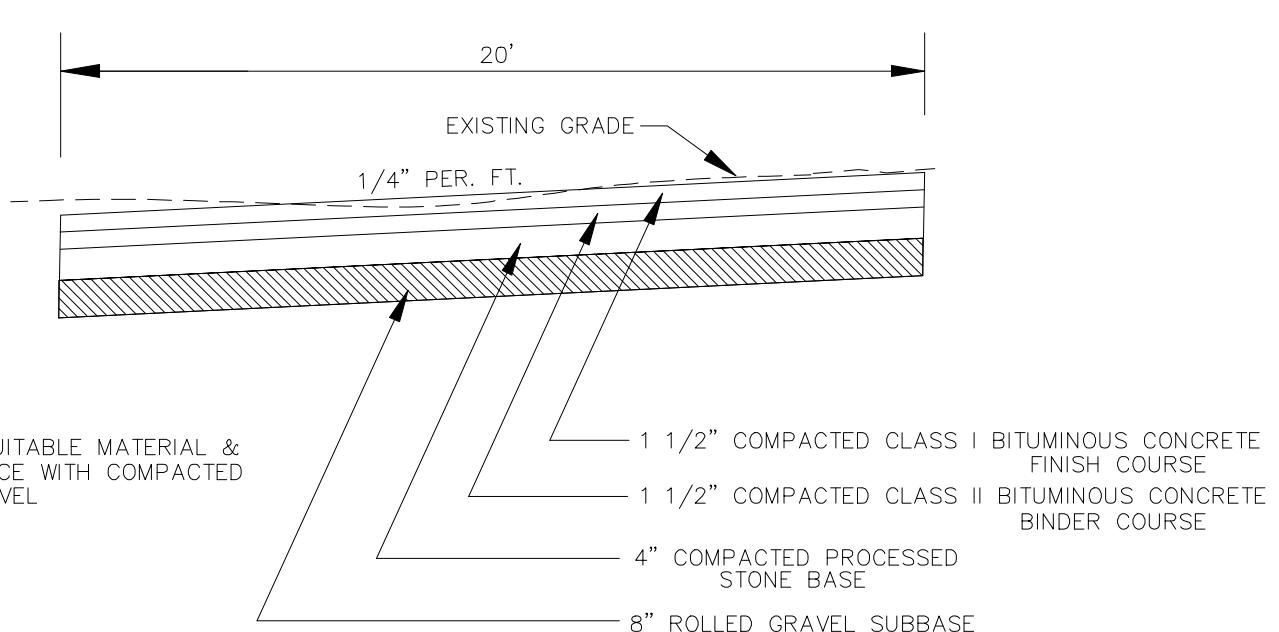


3. WEDGE LOOSE STRAW BETWEEN BALES TO CREATE A CONTINUOUS BARRIER.
4. BACKFILL & COMPACT THE EXCAVATED SOIL ON UPHILL SIDE OF THE BARRIER TO PREVENT PIPING.



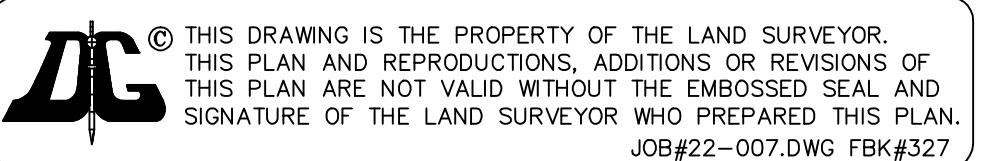
FILTER FABRIC SEDIMENT BARRIER
NOT TO SCALE

CONSTRUCTION OF A STRAW BALE BARRIER
NOT TO SCALE



AVERY BROOK CIRCLE CROSS-SECTION
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
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
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

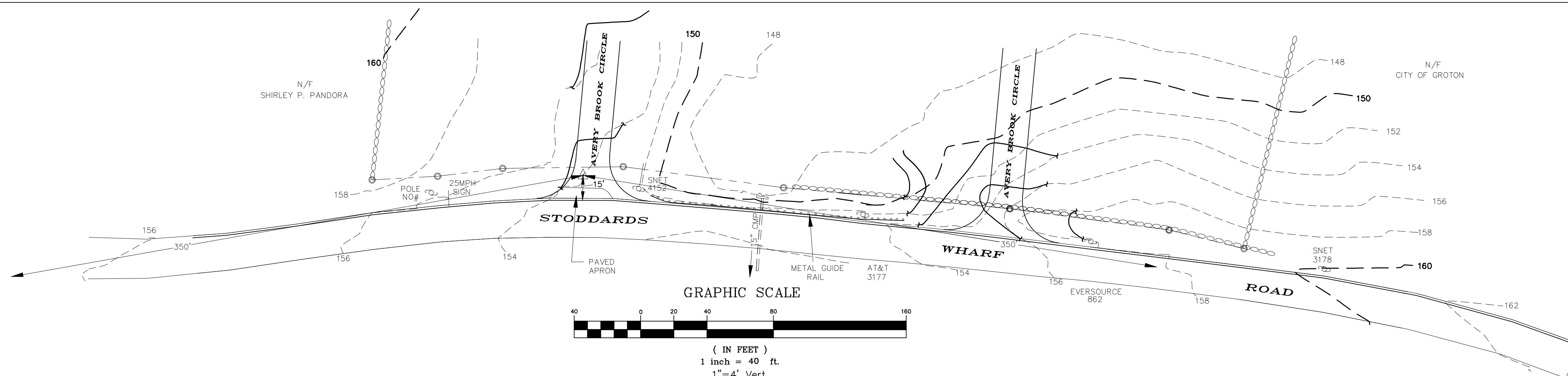
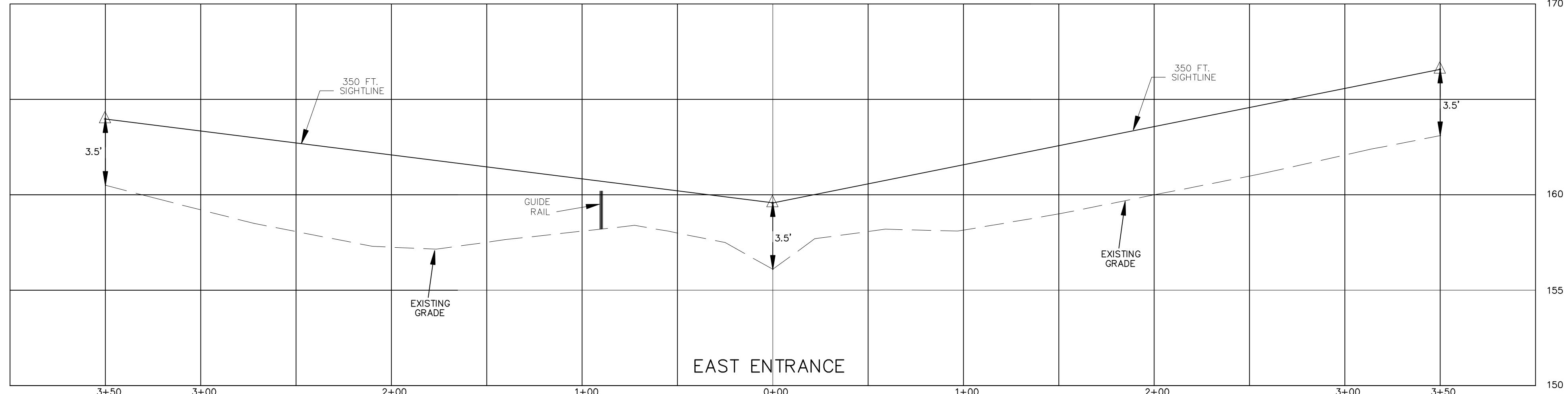
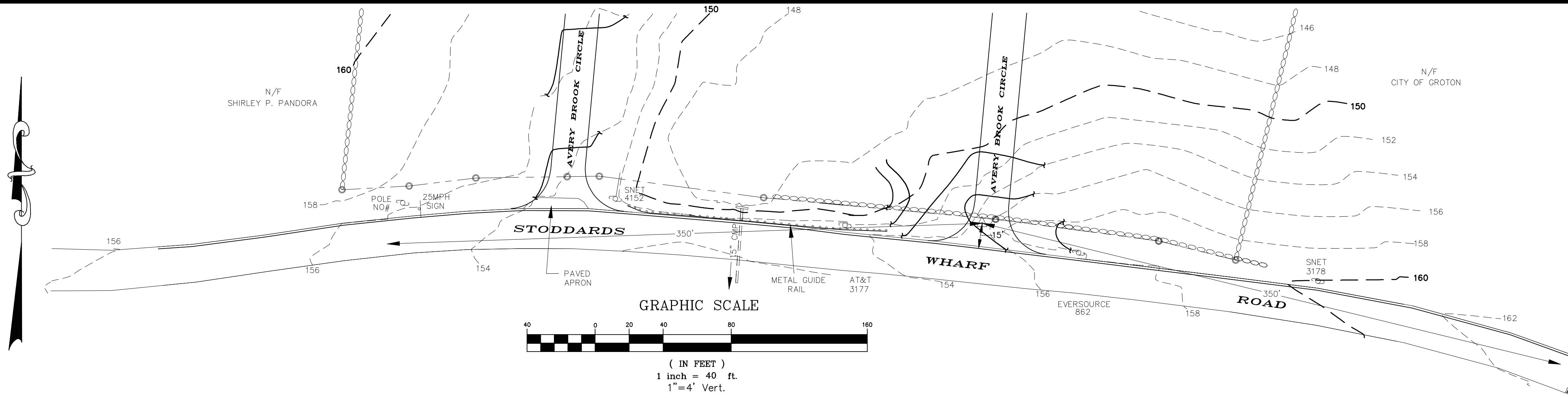
STODDARDS WHARF ROAD

A.K.A.

CONNECTICUT ROUTE 214

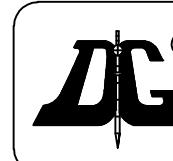
LEDYARD, CONNECTICUT

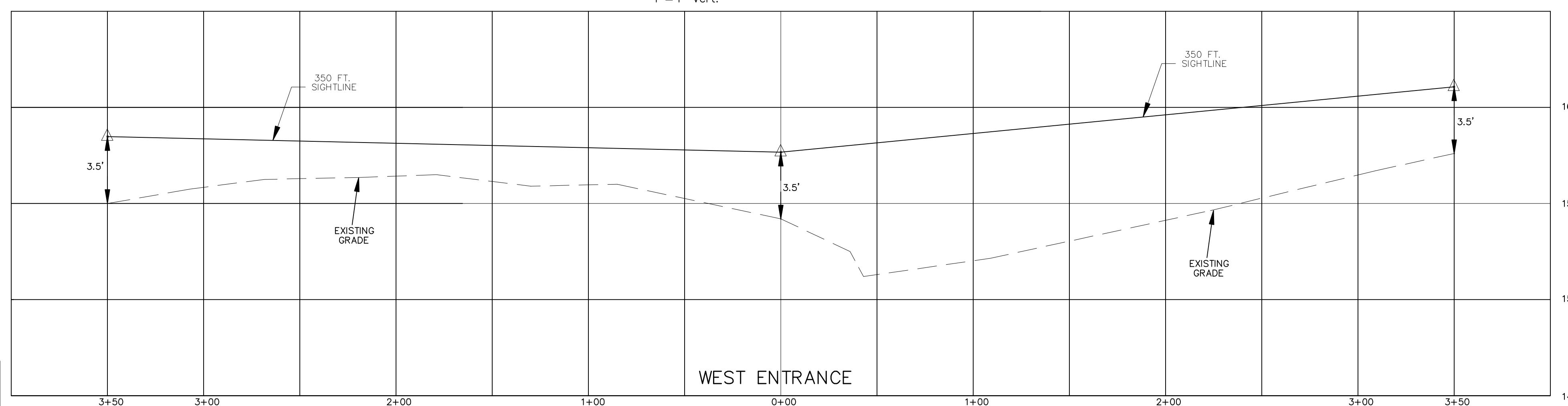
JULY 2022



LEGEND

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

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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



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

**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".

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".

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" 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.