Exhibit #13

RECEIVED

MAY 02 2024

LAND USE DEPARTMENT

Elizabeth Burdick

From: Joseph Blanchard <jblanchard@llhd.org>
Sent: Thursday, May 2, 2024 11:32 AM
To: mc5allyn; Peter Gardner
Cc: Heather Thompson; Seumas Quinn; Alex Samalot; Elizabeth Burdick
Subject: 59 Kings Hwy Ledyard
Attachments: 59 Kings Hwy plan review letter 02May2024.pdf; 59 Kings Hwy approved plan.pdf; 59 Kings Hwy Floor plans -10 mobile homes.pdf

Good morning,

Attached is the plan review letter for the subject address.
Please see conditions of approval, notes/recommendations & contact me with any questions.
I have also attached the corresponding septic/site plans and house plans for reference.

Regards,

Joseph Blanchard REHS/RS, MPH
Sanitarian II
Main Phone: 860-448-4882 ext. 1316
Direct: 860-703-3818
F. 860-448-4885
jblanchard@llhd.org
www.llhd.org
Promoting Healthy Communities
Ledge Light Health District

LLHD
Ledge Light Health District

RECEIVED
MAY 02 2024
LAND USE DEPARTMENT

Promoting healthy communities

Date: **05/02/2024**
To: **Peter Gardner, L.S.,**
Subject Property: **59 Kings Hwy, Ledyard CT**

Plan Designed by: **Peter Gardner L.S.** Plan Date: **03/21/2024** Last Revision Date**: 04/25/2024** Date Paid: **04/30/2024**
The plan and associated information submitted to our office on **04/30/2024** for a proposed **10 x 2 bedroom mobile homes** each served by **public water** and **individual private septic systems** at the above stated property, in the Town of **Ledyard**, is:

☒ **Approved w/conditions: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code; *See conditions below.***

Conditions of Approval:

1. Proposed sheds are 8'x6' (<200sq.ft.) If sheds are >200sq.ft. and/or are placed on a permanent foundation, they shall meet required separating distances and if installed after permit issuance, a B100a application shall be applied for.
2. There shall be no perimeter/footing drains installed on any proposed building.
3. The tank serving building #10 is demonstrated providing 0.28' or 3.36" of elevation difference from inlet to outlet of tank. 2"-4" is adequate, 3" is preferred.
4. All water line trench excavations within 25' of leaching systems shall be backfilled with non-free draining material.
5. All mobile home steps and landings shall be located a minimum of 5' from all septic components.
6. Water lines shall be left exposed during installation in order to verify required separating distances are met.
7. All buildings and systems shall be staked by LS prior to construction.
8. System #5 is located in an area where fill material was encountered in nearby test holes. All fill material encountered shall be replaced with select fill. (TP4 had 52" fill & TP2 had 35" fill). See note under "Sanitary Design Criteria"

Notes/Recommendations:

1. Design approved without a garbage grinder or large tub exceeding 100 gallons, if installed septic tank shall be sized accordingly.
2. All newly installed septic tanks shall have an approved non-bypass effluent filter that is rated for the design flow of the SSDS.
3. Stable benchmark adjacent to proposed building and sewage disposal system. Installer should not be required to transfer benchmarks when considerable differences (more than 10' to 15') exist between the benchmark and leaching area. If the benchmark is disturbed prior to construction, the engineer should set another one for construction purposes.
4. If a riser cover weighs less than 100 lbs, then the tank cover shall remain in place or a secondary safety lid or device shall be provided. It is recommended that secondary safety lids or devices be utilized for safety reasons even if the riser cover weighs 100 lbs or greater. Secondary safety lids or devices must be installed per manufacturer specifications and should be installed as shallow as possible to facilitate maintenance.

RECEIVED
MAY 02 2024
LAND USE DEPARTMENT

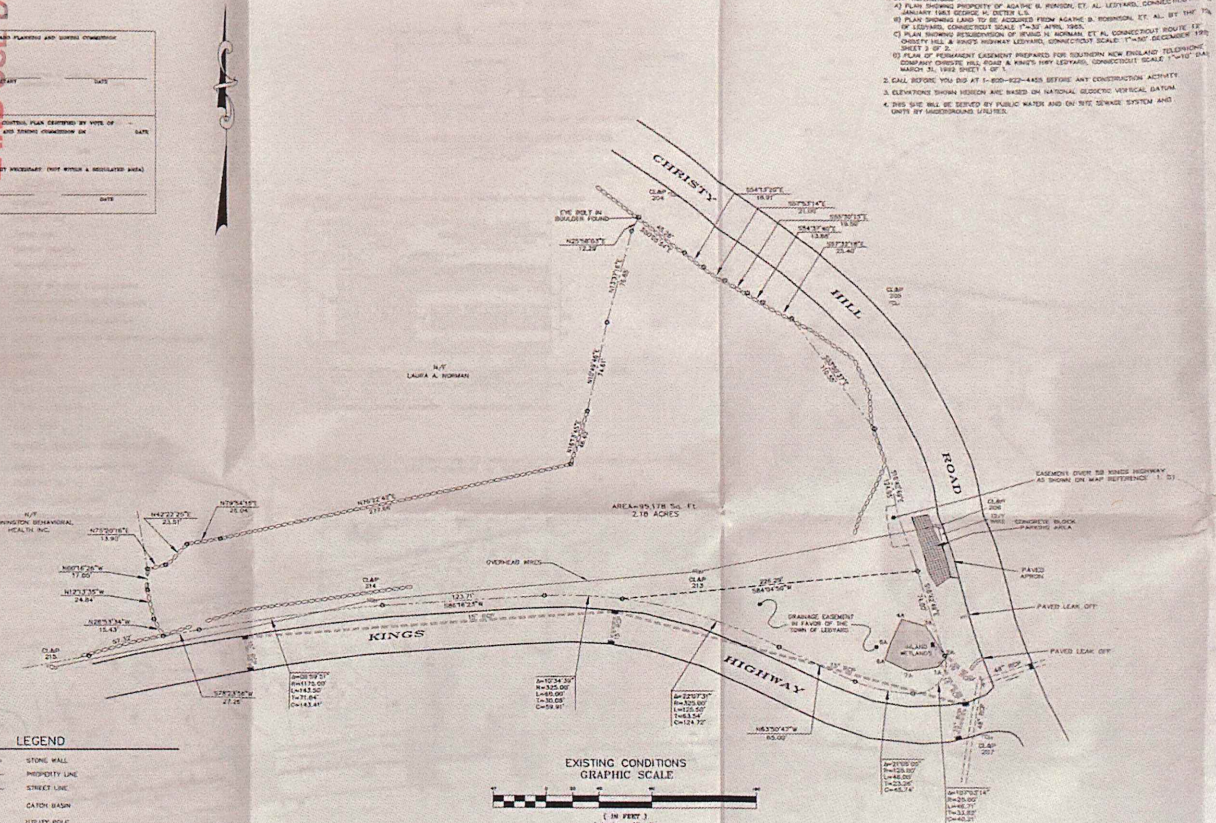
APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY — DATE

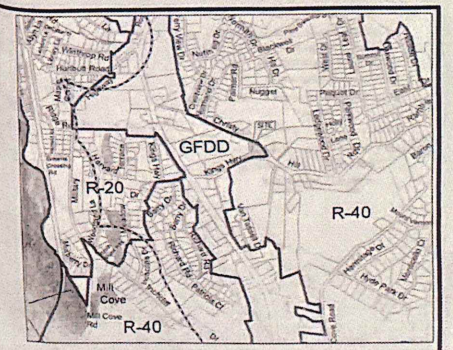
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON — DATE

X — NO PERMIT NECESSARY (NOT WITHIN A REGULATED AREA)

WETLANDS OFFICER — DATE



1. MAP REFERENCES:
   A) PLAN SHOWING PROPERTY OF AGATHE B. ROBINSON, ET. AL. LEDYARD, CONNECTICUT 1"=40' JANUARY 1981 GEORGE H. DIETER L.S.
   B) PLAN SHOWING LAND TO BE ACQUIRED FROM AGATHE B. ROBINSON, ET. AL. BY THE TOWN OF LEDYARD, CONNECTICUT SCALE 1"=30' APRIL 1983.
   C) PLAN SHOWING RESUBDIVISION OF IRVING H. NORMAN, ET AL CONNECTICUT ROUTE 12, CHRISTY HILL & KING'S HIGHWAY LEDYARD, CONNECTICUT SCALE: 1"=80' DECEMBER 1970 SHEET 3 OF 3.
   D) PLAN OF PERMANENT EASEMENT PREPARED FOR SOUTHERN NEW ENGLAND TELEPHONE COMPANY CHRISTY HILL ROAD & KING'S HWY LEDYARD, CONNECTICUT SCALE 1"=10' DAT MARCH 31, 1992 SHEET 1 OF 1.
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 SITE WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE SYSTEM AND UNITS BY UNDERGROUND UTILITIES.



LOCATION MAP
ZONING DISTRICT: GFDD

GRAPHIC SCALE
(IN FEET)
1 inch = 1000 ft.

SHEET INDEX

SHEET 1 –	40 SCALE A-2 BOUNDARY MAP, LOCATION MAP AND GENERAL NOTES
SHEET 2 –	20 SCALE SITE PLAN
SHEET 3 –	SANITARY DESIGN CRITERIA AND EROSION/SEDIMENT CONTROL NARRATIVE AND DETAILS
SHEET 4 –	DEEP TEST PIT, PERCOLATION TEST RESULTS AND LIGHT POLE DETAIL

LEGEND

	STONE WALL
	PROPERTY LINE
	STREET LINE
	CATCH BASIN
	UTILITY POLE
7A	EDGE OF WETLANDS & FLAG NUMBER

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

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

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

© 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# 24-0620MC FDW.ASS

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

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1641 CONNECTICUT ROUTE 12
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GALES FERRY, CT. 06335
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EMAIL: DIETER.GARDNER@YAHOO.COM

PLAN SHOWING
8-30g PLAN
PROPERTY OF
DONCO, LLC
59 KING HIGHWAY
AND
CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
MARCH 2024
REVISED: APRIL 24, 2024

SHEET 1 OF 4

THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPPING" IN ACCORDANCE WITH THE SURVEY MAP IS THE STATE OF CONNECTICUT ADOPTED EFFECTIVE JANUARY 1, 2019 WITH AMENDMENTS EFFECTIVE JUNE 28, 2019 IS A BOUNDARY SURVEY BASED ON A DEPENDENT 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: MARCH 31, 2024

RECEIVED
MAY 0 2 2024
LAND USE DEPARTMENT

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION.

CHAIRMAN OR SECRETARY — DATE

ENGINEER AND TREATMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON — DATE

X — NO PERMIT NECESSARY (NOT WITHIN A REGULATED AREA)

WETLANDS OFFICER — DATE

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EDGE OF WETLANDS & FLAG NUMBER
- APPROXIMATE DEEP TEST PIT LOCATION
- APPROXIMATE PERC TEST LOCATION
- SILTFENCE/HAYBALES/ OR WOODCHIPS/CLEARING LIMITS
- CLEARING LIMIT
- UTILITY POLE
- P — PRIMARY SEPTIC AREA
- R — RESERVE SEPTIC AREA
- CATCH BASIN
- PROPOSED GREEN GIANT ARBORVITAE (2'-3' TALL)
- PROPOSED CUSUZZA DOGWOOD TREE
- STORMTECH SC-740
- PROPOSED LIGHT ON HOME
- S — 8' x 10' SHED (NO PERMANENT FOUNDATION)
- LP — PROPOSED LIGHT POLE (SEE DETAIL SHEET 4)
- WL — PROPOSED WATER LINE
- WHC — PROPOSED WATER HOME CONNECTION
- 95x1 — PROPOSED SPOT GRADE

TYPICAL LANDING/STEP LAYOUT/LANDSCAPING FOR MOBIL HOME

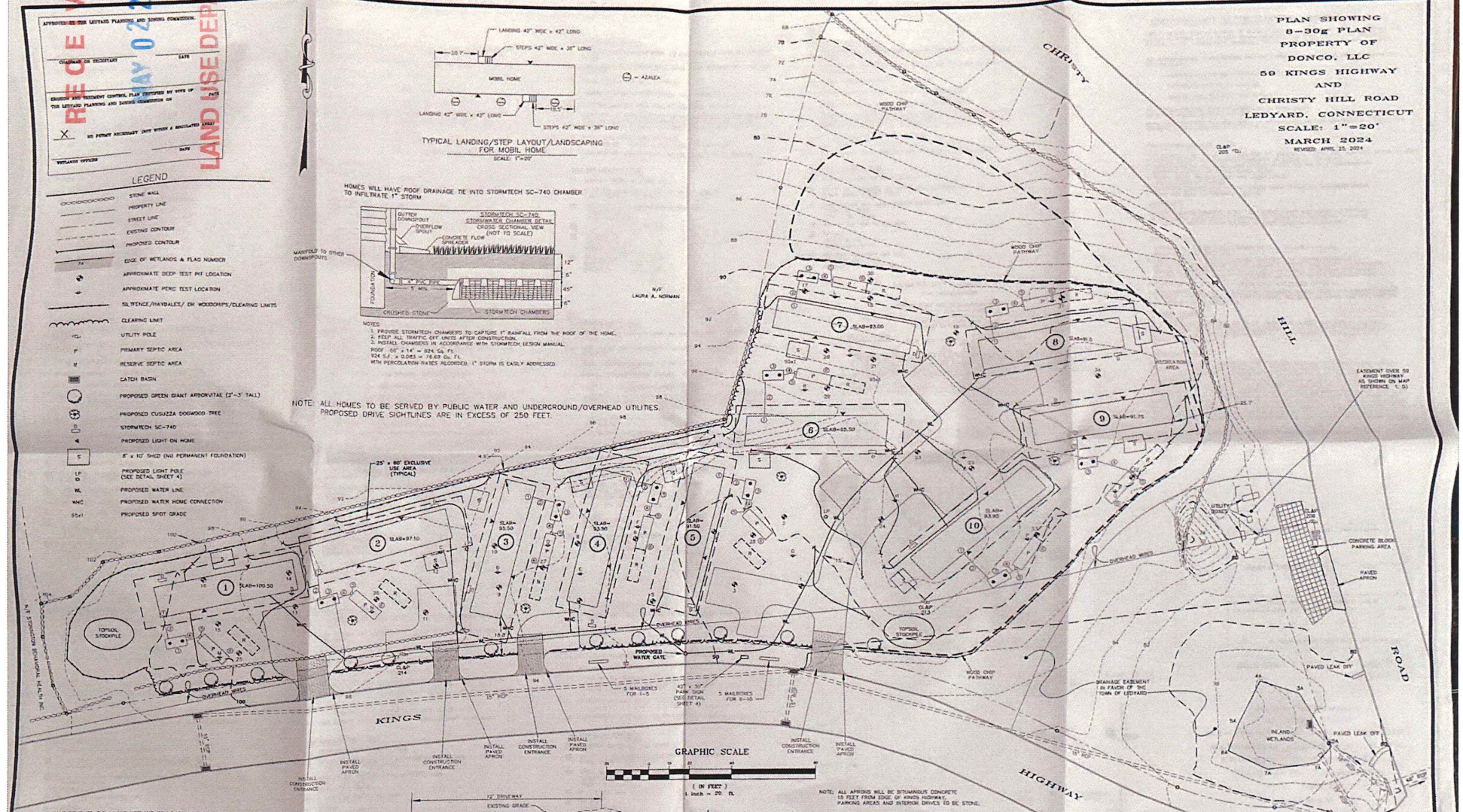
SCALE: 1"=20'

HOMES WILL HAVE ROOF DRAINAGE TIE INTO STORMTECH SC-740 CHAMBER TO INFILTRATE 1" STORM

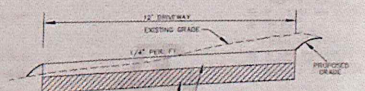
NOTES:
1. PROVIDE STORMTECH CHAMBERS TO CAPTURE 1" RAINFALL FROM THE ROOF OF THE HOME.
2. KEEP ALL TRAFFIC OFF UNITS AFTER CONSTRUCTION.
3. INSTALL CHAMBERS IN ACCORDANCE WITH STORMTECH DESIGN MANUAL.

ROOF .95" x 1.4" = 924 Sq. Ft.
924 S.F. x 0.083 = 76.69 Cu. Ft.
WITH PERCOLATION RATES RECORDED, 1" STORM IS EASILY ADDRESSED.

NOTE: ALL HOMES TO BE SERVED BY PUBLIC WATER AND UNDERGROUND/OVERHEAD UTILITIES. PROPOSED DRIVE SIGHTLINES ARE IN EXCESS OF 250 FEET.



NOTE: ALL APRONS WILL BE BITUMINOUS CONCRETE 15 FEET FROM EDGE OF KINGS HIGHWAY. PARKING AREAS AND INTERIOR DRIVES TO BE STONE.



TYPICAL DRIVEWAY CROSS-SECTION

NOT TO SCALE

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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JOB# 24-210.DWG FBK#330

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 MAP AND SURVEY WAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED EFFECTIVE JUNE 21, 1996, REVISED OCTOBER 26, 2018. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "D" 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: MARCH 29, 2024

SHEET 2 OF 4

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LAND USE DEPARTMENT

① SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 3 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
G. EFFECTIVE LEACHING AREA PROVIDED: 1 - ROW 16' 1' X 16' X 26.2 S.F./L.F. = 419.2 S.F.
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 100.50
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 99.75 INVERT OUT: 99.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 99.20 INVERT OUT: 99.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 99.00 BOTTOM OF UNIT ELEV.: 96.00

② SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 2 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
G. EFFECTIVE LEACHING AREA PROVIDED: 1 - ROW 16' 1' X 16' X 26.2 S.F./L.F. = 419.2 S.F.
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 97.10
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 96.75 INVERT OUT: 96.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 96.20 INVERT OUT: 96.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 96.00 BOTTOM OF UNIT ELEV.: 93.00

③ SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 2.5 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
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H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 95.50
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 93.75 INVERT OUT: 93.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 93.20 INVERT OUT: 93.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 93.00 BOTTOM OF UNIT ELEV.: 93.00

④ SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 1 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
G. EFFECTIVE LEACHING AREA PROVIDED: 1 - ROW 16' 1' X 16' X 26.2 S.F./L.F. = 419.2 S.F.
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 93.50
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 90.75 INVERT OUT: 90.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 90.20 INVERT OUT: 90.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 90.00 BOTTOM OF UNIT ELEV.: 87.00

⑤ SANITARY DESIGN CRITERIA: ANY FILL MATERIAL ENCOUNTERED SHALL BE REPLACED WITH SELECT FILL.
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 2 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
G. EFFECTIVE LEACHING AREA PROVIDED: 1 - ROW 16' 1' X 16' X 26.2 S.F./L.F. = 419.2 S.F.
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 91.50
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 89.75 INVERT OUT: 89.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 89.20 INVERT OUT: 89.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 89.00 BOTTOM OF UNIT ELEV.: 86.00

⑥ SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 1 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
G. EFFECTIVE LEACHING AREA PROVIDED: 1 - ROW 16' 1' X 16' X 26.2 S.F./L.F. = 419.2 S.F.
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 95.50
2. 15'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 94.95 INVERT OUT: 94.70
4. 5' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 94.40 INVERT OUT: 94.20
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 94.20 BOTTOM OF UNIT ELEV.: 91.20

⑦ SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 3 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
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H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 93.00
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 89.75 INVERT OUT: 89.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 90.20 INVERT OUT: 90.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 89.00 BOTTOM OF UNIT ELEV.: 86.00

⑧ SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 2 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
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H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 89.75
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 89.17 INVERT OUT: 88.92
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 88.62 INVERT OUT: 88.42
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 88.42 BOTTOM OF UNIT ELEV.: 85.42

⑨ SANITARY DESIGN CRITERIA:
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B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
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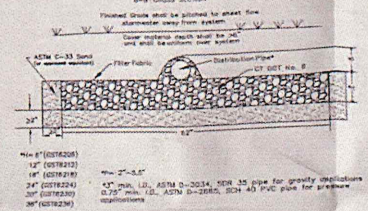
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 91.75
2. 15'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 89.75 INVERT OUT: 89.50
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 89.20 INVERT OUT: 89.00
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 89.00 BOTTOM OF UNIT ELEV.: 86.00

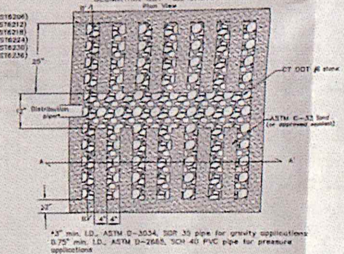
⑩ SANITARY DESIGN CRITERIA:
A. PROPOSED TWO BEDROOM HOME, NO TUBS GREATER THAN 100 GALLONS IN SIZE.
B. 1000 GALLON TWO COMPARTMENT SEPTIC TANK REQUIRED BY CODE AND PROVIDED.
C. DESIGN PERCOLATION RATE: 2.5 MIN/IN.
D. MINIMUM LEACHING SYSTEM SPREAD: NOT APPLICABLE
E. EFFECTIVE LEACHING AREA REQUIRED PER CODE: 375 S.F.
F. GEOMATRIX GST 6236 SELECTED FOR PRIMARY SEPTIC SYSTEM DESIGN. EFFECTIVE LEACHING AREA PROVIDED PER L.F. PER CODE: 26 S.F. MINIMUM LENGTH OF TRENCH REQUIRED: 375 S.F./ 26.2 S.F./L.F.=14.4'
G. EFFECTIVE LEACHING AREA PROVIDED: 1 - ROW 16' 1' X 16' X 26.2 S.F./L.F. = 419.2 S.F.
H. 100% RESERVE AREA REQUIRED AND PROVIDED, SAME AS PRIMARY.

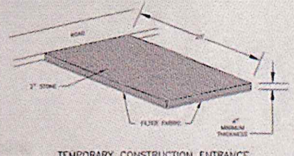
SANITARY ELEVATION DATA:
1. SANITARY INVERT AT SLAB: 93.85
2. 11'-4" DIA. SCHEDULE 40 ASTM D1785 OR EQUAL PIPE (MIN. SLOPE = 1/4" PER FT.)
3. 1000 GALLON TWO COMPARTMENT SEPTIC TANK INVERT IN: 91.65 INVERT OUT: 91.87
4. 6' - 4" DIA. SDR 35 PVC PIPE
5. "D" BOX INVERT IN: 91.37 INVERT OUT: 91.17
6. 16' LONG GEOMATRIX GST 6236 DIST PIPE INV.: 91.17 BOTTOM OF UNIT ELEV.: 88.17

GEOMATRIX GST™ LEACHING SYSTEM
6-6' CROSS SECTION

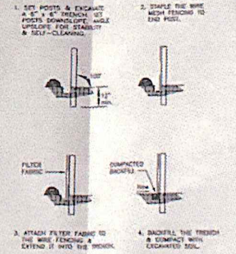


GEOMATRIX GST™ LEACHING SYSTEM
Plan View





TEMPORARY CONSTRUCTION ENTRANCE
NOT TO SCALE



FILTER FABRIC SEDIMENT BARRIER
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 10 MODEL HOMES. THERE ARE INLAND WETLANDS ON THIS PROPERTY.

MARK COON 860-608-7181 WILL SERVE AS CONTACT PERSON FOR IMPLEMENTING EROSION AND SEDIMENT CONTROL MEASURES ON THIS PLAN.

CONSTRUCTION SEQUENCE: HOMES

1. STAKEOUT LIMITS OF CONSTRUCTION FOR THE DRIVEWAYS, HOMES AND SEWAGE DISPOSAL SYSTEMS.
2. INSTALL SEDIMENTATION CONTROL BARRIERS AS SHOWN ON THE PLAN.
3. REMOVE EXISTING VEGETATION AND TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION. STOCKPILE TOPSOIL AS SHOWN ON THE PLAN.
4. ROUGH GRADE THE DRIVEWAYS AND HOUSE AREAS.
5. INSTALL/CONNECT UTILITIES.
6. FOLLOWING CONSTRUCTION OF THE HOMES, 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%.

TEMPORARY SEEDING:

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

PERMANENT SEEDING:

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

IT IS ANTICIPATED THAT CONSTRUCTION WILL COMMENCE IN SPRING/SUMMER 2024.

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY	DATE
EROSION AND SEDIMENT CONTROL PLAN CERTIFIED BY VOTE OF THE LEDYARD PLANNING AND ZONING COMMISSION ON	DATE
X NO PERMIT NECESSARY (NOT WITHIN A REGULATED AREA)	
WETLANDS OFFICER	DATE

PLAN SHOWING
B-30g PLAN
SANITARY DESIGN CRITERIA,
SANITARY ELEVATION DATA,
EROSION AND SEDIMENT
CONTROL NARRATIVE
AND DETAILS
PROPERTY OF
DONCO, LLC
59 KINGS HIGHWAY
AND
CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
MARCH 2024
REVISED: APRIL 11, 2024

SHEET 3 OF 4

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

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JOB# 24-010.DWG FBK#335

RECEIVED
MAY 02 2024
LAND USE DEPARTMENT

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY JOSEPH BLANCHARD REHS/RS, LEDGE LIGHT HEALTH DISTRICT AND RECEIVED ON JANUARY 19 & 22, 2024.

TP 1
0-7" TOPSOIL
7-38" YELLOW BROWN FINE SAND
38-58" YELLOW BROWN MEDIUM SAND AND GRAVEL
58-98" YELLOW BROWN FINE SAND WITH MINIMAL STAINING (NOT MOTTLING)

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 2
N. SIDE HOLE:
0-35" FILL MATERIAL, DARK BROWN MEDIUM LOAM WITH HUMAN DEBRIS

S. SIDE HOLE:
0-6" TOPSOIL
6-28" ORANGE BROWN MEDIUM SAND AND GRAVEL
28-37" TAN GRAY COURSE SAND AND GRAVEL WITH COBBLES
37-71" TAN YELLOW BROWN MEDIUM SAND AND GRAVEL
71-97" TAN YELLOW BROWN FINE SAND

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 3
0-4" TOPSOIL
4-57" YELLOW BROWN MEDIUM TO COARSE SAND AND GRAVEL WITH COBBLES
57-105" TAN YELLOW BROWN FINE SAND
84-97" SIGNIFICANT STAINING

MOTTLING @ 84"
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 4
0-52" FILL MATERIAL DARK BROWN MEDIUM LOAM WITH HUMAN DEBRIS
52-94" TAN YELLOW BROWN FINE TO MEDIUM SAND WITH GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 5
0-3" TOPSOIL
3-42" TAN YELLOW BROWN MEDIUM SAND AND GRAVEL
42-94" TAN GRAY FINE SAND

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 70"
NO RESTRICTIVE

TP 6
0-3" TOPSOIL
3-22" ORANGE BROWN MEDIUM SAND
22-50" TAN YELLOW BROWN MEDIUM SAND AND GRAVEL
50-78" TAN YELLOW BROWN FINE SAND
78-102" TAN GRAY FINE SAND AND GRAVEL WITH COBBLES

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 7
0-3" TOPSOIL
3-42" YELLOW BROWN VERY FINE SAND WITH MINIMAL SILT
25-42" YELLOW BROWN TAN COARSE SAND AND GRAVEL WITH COBBLES
42-72" TAN YELLOW BROWN TO FINE TO MEDIUM SAND
72-86" TAN YELLOW BROWN MEDIUM SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 49"
NO RESTRICTIVE

TP 8
0-4" TOPSOIL
4-13" ORANGE BROWN VERY FINE SANDY LOAM
13-112" LIGHT BROWN TAN MEDIUM TO COARSE SAND AND GRAVEL WITH COBBLES AND SOME LARGE ROOTS

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 9
0-3" TOPSOIL
3-27" ORANGE BROWN VERY FINE SANDY LOAM
27-78" OLIVE GRAY VERY FINE SAND LOAM SOME SILT AND INCONSISTENT STAINING
78-104" GRAY MEDIUM SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 38"
NO RESTRICTIVE

TP 10
0-3" TOPSOIL
3-45" ORANGE BROWN VERY FINE SANDY LOAM SOME SILT
45-75" OLIVE GRAY VERY FINE SANDY LOAM SOME SILT
75-97" TAN GRAY FINE TO MEDIUM SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 75"
NO RESTRICTIVE

TP 11
0-3" TOPSOIL
3-26" LIGHT BROWN FINE SANDY LOAM
26-42" YELLOW ORANGE BROWN VERY FINE SANDY LOAM SOME SILT
43-90" TAN GRAY FINE SANDY LOAM SOME SILT
90-102" TAN GRAY FINE SAND

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 49"
NO RESTRICTIVE

TP 12
0-8" TOPSOIL
8-36" ORANGE BROWN VERY FINE SANDY LOAM
36-69" OLIVE GRAY VERY FINE SANDY LOAM SOME SILT
69-96" GRAY TAN FINE TO MEDIUM SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 45"
NO RESTRICTIVE

TP 13
0-3" TOPSOIL
3-36" BRIGHT RED/ORANGE BROWN VERY FINE SANDY LOAM
36-48" OLIVE GRAY VERY FINE SANDY LOAM SOME SILT
48-110" TAN GRAY TAN MEDIUM SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 81"
NO RESTRICTIVE

TP 14
0-15" TOPSOIL AND FILL MIXTURE
15-35" BRIGHT RED/ORANGE BROWN VERY FINE SANDY LOAM
35-45" OLIVE GRAY VERY FINE SANDY LOAM SOME SILT
45-65" ORANGE BROWN VERY FINE SAND WITH SOME INCONSISTENT STAINING
64-94" YELLOW BROWN MEDIUM SAND AND GRAVEL WITH COBBLES

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 72"
NO RESTRICTIVE

TP 15
N. SIDE OF HOLE:
0-2" TOPSOIL
2-28" GRAY TAN VERY FINE SANDY LOAM
28-101" DARK GRAY OLIVE MEDIUM SAND AND GRAVEL
S. SIDE OF HOLE:
0-16" TOPSOIL AND FILL MIXTURE
16-27" ORANGE BROWN VERY FINE SANDY LOAM WITH INCONSISTENT STAINING
27-43" OLIVE GRAY VERY FINE SILT LOAM

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 77"
NO RESTRICTIVE

TP 16
0-4" TOPSOIL
4-21" YELLOW BROWN VERY FINE SANDY LOAM WITH SOME INCONSISTENT STAINING
21-30" OLIVE GRAY VERY FINE SILT LOAM
30-46" ORANGE BROWN FINE TO MEDIUM SAND

NO MOTTLING
NO WATER
LEDGE: 46"
ROOTS TO: 46"
RESTRICTIVE: 46" LEDGE

TP 17
0-10" TOPSOIL
10-23" ORANGE BROWN FINE SANDY LOAM
23-91" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 42"
NO RESTRICTIVE

TP 18
0-8" TOPSOIL
8-23" ORANGE BROWN FINE SANDY LOAM
23-92" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 90"
NO RESTRICTIVE

TP 19
0-6" TOPSOIL
6-42" ORANGE BROWN FINE SANDY LOAM
42-80" TAN GRAY VERY FINE SANDY LOAM SOME SILT STAINING
80-98" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

MOTTLING @ 80"
NO WATER
NO LEDGE
ROOTS TO: 80"
RESTRICTIVE: 80" MOTTLING

TP 20
0-7" TOPSOIL
7-24" ORANGE BROWN FINE SANDY LOAM
24-106" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 33"
NO RESTRICTIVE

TP 21
0-7" TOPSOIL
7-32" ORANGE BROWN FINE SANDY LOAM
32-50" GRAY TAN VERY FINE SANDY LOAM
50-94" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 51"
NO RESTRICTIVE

TP 22
0-8" TOPSOIL
8-30" ORANGE BROWN FINE SANDY LOAM
30-50" TAN GRAY VERY FINE SANDY LOAM
50-" DARK BROWN GRAY

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 44"
NO RESTRICTIVE

TP 23
0-8" TOPSOIL
8-23" ORANGE BROWN FINE SANDY LOAM
23-43" YELLOW BROWN FINE SANDY LOAM
43-93" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 66"
NO RESTRICTIVE

TP 24
0-28" FILL MATERIAL
28-58" TAN GRAY MEDIUM SAND
58-106" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
ROOTS TO: 62"
NO RESTRICTIVE

APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY — DATE

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

X — NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

WETLANDS OFFICER — DATE

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JOB# 24-018.DWG FBK#335

DEEP TEST PIT DATA

WITNESSED AND RECORDED BY JOSEPH BLANCHARD REHS/RS, LEDGE LIGHT HEALTH DISTRICT AND RECEIVED ON 3/1/2024.

TP 25
0-4" TOPSOIL
4-16" ORANGE BROWN FINE SANDY LOAM
16-55" TAN GRAY VERY FINE SAND, FAINT STAINING @45-55"
55-71" ORANGE BROWN TAN COARSE SAND AND GRAVEL
71-97" TAN GRAY FINE TO MEDIUM SAND AND GRAVEL W/COBBLES

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 27
0-3" TOPSOIL
3-10" ORANGE BROWN MEDIUM SANDY LOAM
10-95" TAN YELLOW BROWN MEDIUM TO COARSE SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 29
0-13" TOPSOIL
13-36" ORANGE BROWN FINE SANDY LOAM W/COBBLES
36-92" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL W/COBBLES

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 31
0-7" TOPSOIL
7-26" ORANGE BROWN FINE SANDY LOAM
26-49" TAN OLIVE GRAY VERY FINE SANDY LOAM
49-64" DARK GRAY FINE TO MEDIUM SAND SLIGHTLY COMPACT
64-109" DARK GRAY FINE TO MEDIUM SAND AND GRAVEL

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 33
0-6" TOPSOIL
6-20" YELLOW BROWN FINE SANDY LOAM
20-39" TAN OLIVE GRAY VERY FINE SANDY LOAM, FAINT STAINING @ 39"
39-57" GRAY TAN MEDIUM SAND
57-94" DARK BROWN GRAY FINE TO MEDIUM SAND AND GRAVEL W/COBBLES

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 26
0-11" TOPSOIL
11-38" ORANGE BROWN VERY FINE SANDY LOAM
38-53" TAN GRAY VERY FINE SAND, FAINT STAINING
53-104" GRAY TAN FINE TO MEDIUM SAND W/COBBLES
LARGE MOUND OF FILL ON TOP OF GRADE LOCATED ON NW SIDE OF HOLE

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 28
0-7" TOPSOIL
7-51" TAN GRAY COARSE SAND AND GRAVEL W/COBBLES
51-115" TAN GRAY FINE TO MEDIUM SAND, FAINT STAINING @55-64"

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 30
0-9" TOPSOIL
9-33" ORANGE BROWN FINE SANDY LOAM
33-96" DARK BROWN GRAY MEDIUM TO COARSE SAND AND GRAVEL W/COBBLES

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 32
0-8" TOPSOIL
8-21" ORANGE BROWN VERY FINE SANDY LOAM
21-32" YELLOW BROWN VERY FINE SANDY LOAM
32-53" TAN OLIVE GRAY VERY FINE SANDY LOAM
53-98" DARK BROWN GRAY FINE TO MEDIUM SAND AND GRAVEL W/COBBLES

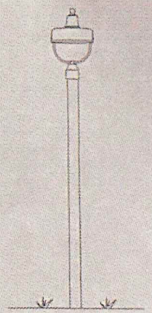
NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

TP 34
0-6" TOPSOIL
6-32" ORANGE BROWN FINE SANDY LOAM W/COBBLES
32-116" DARK BROWN GRAY FINE TO MEDIUM SAND AND GRAVEL W/COBBLES

NO MOTTLING
NO WATER
NO LEDGE
NO RESTRICTIVE

Portland 17 1/2" High Dark Sky Pewter Finish Outdoor Post Light
Style # 8R096

NOT TO SCALE



PORTLAND DARK SKY LIGHT
TOTAL HEIGHT 9'-6"
100 WATT BULB
NOT TO SCALE

DIETER & GARDNER
LAND SURVEYORS + PLANNERS
1641 ROUTE 12
P.O. BOX 535
GALES FERRY, CT. 06335
(860) 464-7455
EMAIL: DIETER.GARDNER@YAHOO.COM

PERCOLATION TESTS PERFORMED ON FEBRUARY 8 AND FEBRUARY 12, 2024 BY DIETER & GARDNER, INC.

PERC B
DEPTH: 30"

TIME	READING
10:53	+ 3/4"
10:57	7 1/8"
11:02	8 1/2"
11:07	10"
11:12	11 1/2"
11:17	12 7/8"
11:22	13 3/4"
11:27	15 1/2"
11:33	16 1/2"
11:37	18"

PERC RATE: 5 MINS/INCH

PERC C
DEPTH: 30"

TIME	READING
12:54	3 1/4"
12:58	5"
11:04	7"
11:09	10 3/8"
11:14	12"
11:19	13 1/4"
11:24	14 7/8"
11:29	16 1/2"
11:34	18 1/4"
11:39	19 3/4"

PERC RATE: 5 MINS/INCH

PERC D
DEPTH: 30"

TIME	READING
1:26	4"
1:33	5 1/2"
1:38	6 1/2"
1:43	7 1/2"
1:48	8 1/2"
1:53	9 1/4"
1:58	10 1/4"
2:03	11 1/2"
2:08	12 1/2"
2:13	13 1/2"

PERC RATE: 5 MINS/INCH

PERC E
DEPTH: 30"

TIME	READING
11:06	3 1/8"
11:11	14 3/4"
11:16	DRY

PERC RATE: 5 MINS/INCH

PERC F
DEPTH: 30"

TIME	READING
1:35	13 1/4"
1:40	DRY

PERC RATE: 1 MINS/INCH

PERC G
DEPTH: 30"

TIME	READING
11:43	3 3/4"
11:47	11 1/4"
11:53	13 1/2"
11:57	16 1/2"
12:03	20 1/4"
12:07	DRY

PERC RATE: 2 MINS/INCH

PERC H
DEPTH: 30"

TIME	READING
1:19	4 1/4"
1:24	14"
1:29	18 3/4"
1:34	23 1/2"
1:39	25 1/2"
1:44	DRY

PERC RATE: 2.5 MINS/INCH

PERC I
DEPTH: 30"

TIME	READING
1:21	5 1/2"
1:26	11 1/2"
1:31	14 1/2"
1:36	17 1/2"
1:41	19 1/4"
1:46	21 1/4"
1:51	23 1/4"
1:56	23 3/4"
2:01	25"
2:06	25"

PERC RATE: 8 MINS/INCH

PERC J
DEPTH: 30"

TIME	READING
12:23	0 3/4"
12:27	11 1/2"
12:32	15 1/4"
12:37	18 1/2"
12:42	20"
12:47	21 3/4"
12:52	23"
12:57	24 1/8"
1:02	25"
1:07	DRY

PERC RATE: 7 MINS/INCH

PERC L
DEPTH: 30"

TIME	READING
1:14	8 3/8"
1:19	18 1/2"
1:24	19 1/2"
1:29	19 1/4"
1:34	19 1/2"
1:39	20 1/4"
1:44	23"
1:49	23 1/2"
1:54	24 1/2"
1:59	DRY

PERC RATE: 5 MINS/INCH

PERCOLATION TESTS PERFORMED ON MARCH 8, 2024 BY DIETER & GARDNER, INC.

PERC P
DEPTH: 30"

TIME	READING
9:02	6 1/4"
9:07	15 1/2"
9:12	22"
9:17	24 1/2"
9:22	26 1/2"
9:27	28 1/4"
9:32	DRY

PERC RATE: 2.5 MINS/INCH

PERC Q
DEPTH: 30"

TIME	READING
8:51	6"
8:56	13 3/4"
9:01	18 3/4"
9:06	19 1/2"
9:11	21 1/2"
9:16	23 1/2"
9:21	25"
9:26	26 1/2"
9:31	DRY

PERC RATE: 5 MINS/INCH

PERC R
DEPTH: 30"

TIME	READING
11:20	2 3/4"
11:25	6"
11:30	14"
11:35	16"
11:40	17 3/4"
11:45	19"
11:50	20 1/8"
11:55	21 1/2"
12:00	22 1/4"
12:05	23"

PERC RATE: 7 MINS/INCH

PERC S
DEPTH: 30"

TIME	READING
11:15	2 1/2"
11:20	15 1/2"
11:25	15 3/4"
11:30	18 3/4"
11:35	20 3/4"
11:40	23 3/8"
11:45	24"
11:50	DRY

PERC RATE: 2 MINS/INCH

PERCOLATION TESTS PERFORMED ON MARCH 3, 2024 BY DIETER & GARDNER, INC.

PERC M
DEPTH: 30"

TIME	READING
11:14	4 1/4"
11:19	13 1/2"
11:24	17"
11:29	21"
11:34	23"
11:39	24 1/2"
11:44	26"
11:49	27 1/2"
11:54	DRY

PERC RATE: 3 MINS/INCH

PERC N
DEPTH: 30"

TIME	READING
11:40	7"
11:45	17 1/4"
11:50	23 1/2"
11:55	28 1/2"
12:00	29"
12:05	DRY

PERC RATE: 2 MINS/INCH

PERC O
DEPTH: 30"

TIME	READING
12:03	2 1/2"
12:08	8"
12:13	11 1/2"
12:18	16"
12:23	19 1/2"
12:28	22 3/4"
12:33	25 1/2"
12:38	28 1/2"
12:43	29"
12:48	DRY

PERC RATE: 3 MINS/INCH

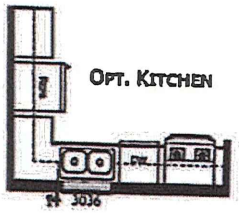
59
Kings Highway
Manufactured Home Park

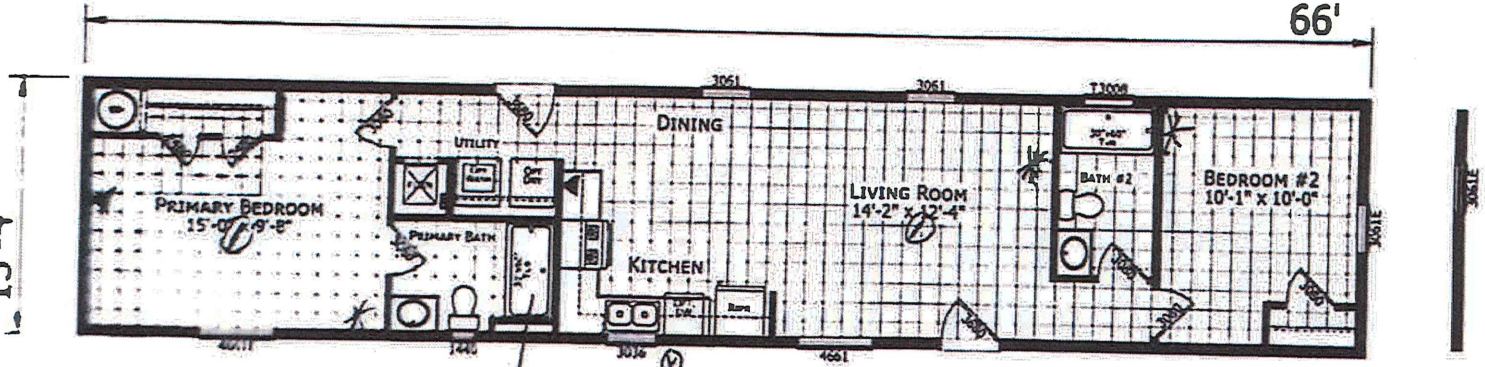
PARK SIGN DETAIL
SIGN DIMENSIONS 42" x 30" AND MOUNTED ON 4" x 4" WOODEN POSTS

PLAN SHOWING
8-30g PLAN
DEEP TEST PIT DATA
AND
AND PERCOLATION TEST RESULTS
PROPERTY OF
DONCO, LLC
59 KINGS HIGHWAY
AND
CHRISTY HILL ROAD
LEDYARD, CONNECTICUT
MARCH 2024
REVISED: APRIL 8, 2024

① Fan prep - x2
② 60" shower w/ door
③ Ext. Faucet x1

*- TV - 3
▲- Phone - 2





019ASL-1466H22101
2 BEDROOM 2 BATH
66'-0" x 13'-4"
[illegible] SQ FT TOTAL

TITAN HOMES

019ASL-1466H22101 66'-0" x 13'-4" 2 BD 2 BT	LITERATURE PLAN	L-101 EMBARK LITE

RECEIVED
MAY 07 2024
LAND USE DEPARTMENT

CamScanner