APPROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

ALL IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

_____ CHAIRMAN OR SECRETARY _____ DATE

LOT NUMBERS ASSIGNED BY THE ASSESSOR

_____ ASSESSOR _____ DATE

IWWC APPLICATION# _____

_____ APPROVED, _____

_____ NO PERMIT NECESSARY. (NOT WITHIN A REGULATED AREA)

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

_____ ZONING/WETLANDS OFFICER _____ DATE

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

_____ PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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

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

LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- DH SET — DRILL HOLE SET
- MONUMENT OR DRILL HOLE TO BE SET
- REBAR OR DRILL HOLE TO BE SET
- UTILITY POLE
- 6 — STREET ADDRESS
- 1A — EDGE OF WETLANDS & FLAG NUMBER
- * — TEN FOOT WIDE BUFFER ZONE IN ACCORDANCE WITH SUBDIVISION REGULATION 4.3.4.

DETAIL
SCALE: 1"=40'

DETAIL
SCALE: 1"=40'

DETAIL
SCALE: 1"=40'

VINEGAR HILL ROAD

MARTY'S WAY

OPEN SPACE

INLAND WETLANDS

N/F TOWN OF LEDYARD

N/F TOWN OF LEDYARD (SHADED AREA)

N/F ZACHARY MILLER

N/F MR G 1 LLC

N/F JAMES R. SHERRARD

ACCESS, UTILITY AND MAINTENANCE EASEMENT IN FAVOR OF 24 AND 26 MARTY'S WAY OVER 28 MARTY'S WAY

ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF 29 MARTY'S WAY OVER MARTY'S WAY (SEE DETAIL RIGHT HAND SIDE OF THIS SHEET)

ACCESS, UTILITY AND MAINTENANCE EASEMENT IN FAVOR OF 25 AND 27 MARTY'S WAY OVER 23 AND 29 MARTY'S WAY

ACCESS, UTILITY AND MAINTENANCE EASEMENT IN FAVOR OF 13 AND 15 MARTY'S WAY AND ACCESS TO DRAINAGE BASIN AND OPEN SPACE IN FAVOR OF THE TOWN OF LEDYARD OVER 11 AND 17 MARTY'S WAY (SEE DETAIL)

EASEMENT IN FAVOR OF 25 AND 27 MARTY'S WAY OVER TOWN OF LEDYARD OPEN SPACE (SEE DETAIL)

EASEMENT IN FAVOR OF 13 AND 15 MARTY'S WAY OVER TOWN OF LEDYARD OPEN SPACE (SEE DETAIL)

EDGE EVERSOURCE EASEMENT

END OF LEDYARD OPEN SPACE SIGN (SEE DETAIL SHEET 14 OF 15)

CL&P 7414-C & LN 400

CL&P 7414-B & ST7417 B

EXISTING STONE DRIVE

MATCH LINE SHEET 4 OF 15

MATCH LINE SHEET 5 OF 15

CURVE TABLE				
CURVE #	Δ	R	L	T
1	92°51'34"	25.00'	40.52'	26.28'
2	18°56'16"	175.00'	57.84'	29.19'
3	20°54'23"	175.00'	63.85'	32.29'
4	20°57'32"	175.00'	64.02'	32.37'
5	17°39'32"	175.00'	53.94'	27.18'
6	39°14'30"	25.00'	17.12'	8.91'
7	67°49'12"	60.00'	71.02'	40.33'
8	90°30'32"	60.00'	94.78'	60.54'
9	16°48'46"	60.00'	17.61'	8.87'
10	23°52'39"	60.00'	25.00'	12.69'
11	86°31'12"	60.00'	90.60'	56.46'
12	18°47'31"	25.00'	8.20'	4.14'
13	47°30'20"	25.00'	20.73'	11.00'
14	50°58'02"	125.00'	111.19'	59.58'
15	27°29'42"	125.00'	59.98'	30.58'
16	84°11'39"	25.00'	36.74'	22.59'

PLAN SHOWING
EAGLES LANDING
AN OPEN SPACE SUBDIVISION
PROPERTY OF
MR G 1 LLC
79 VINEGAR HILL ROAD
LEDYARD, CONNECTICUT
SCALE: 1"=40'
JUNE 2022

SHEET 3 OF 15

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

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.

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JOB# 17-04740SCALE.DWG FBK#300&303

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GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 3, 2022