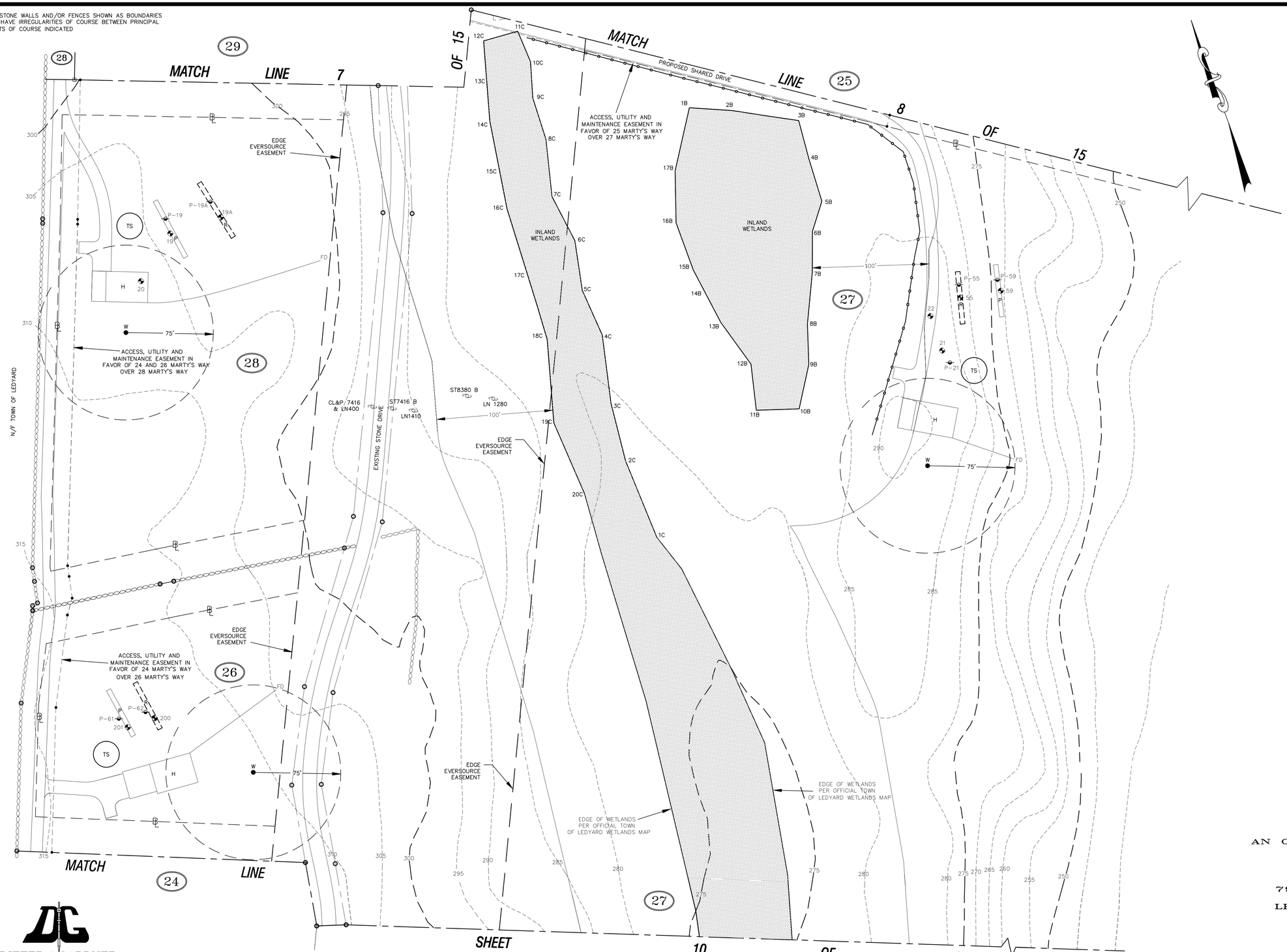
THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED



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
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE
- APPROXIMATE DEEP TEST PIT
- APPROXIMATE PERC TEST LOCATION
- H — CONCEPTUAL HOUSE
- P — PRIMARY SEPTIC
- R — RESERVE SEPTIC
- W — PROPOSED WELL
- FD — FOOTING DRAIN
- TS — TOPSOIL STOCKPILE
- 6 — STREET ADDRESS
- 2C — EDGE OF WETLANDS & FLAG NUMBER
- SILT FENCE OR HAYBALES OR WOODCHIPS

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 9 OF 15

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

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

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

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.

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 "D". TOPOGRAPHIC ACCURACY T-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 3, 2022