

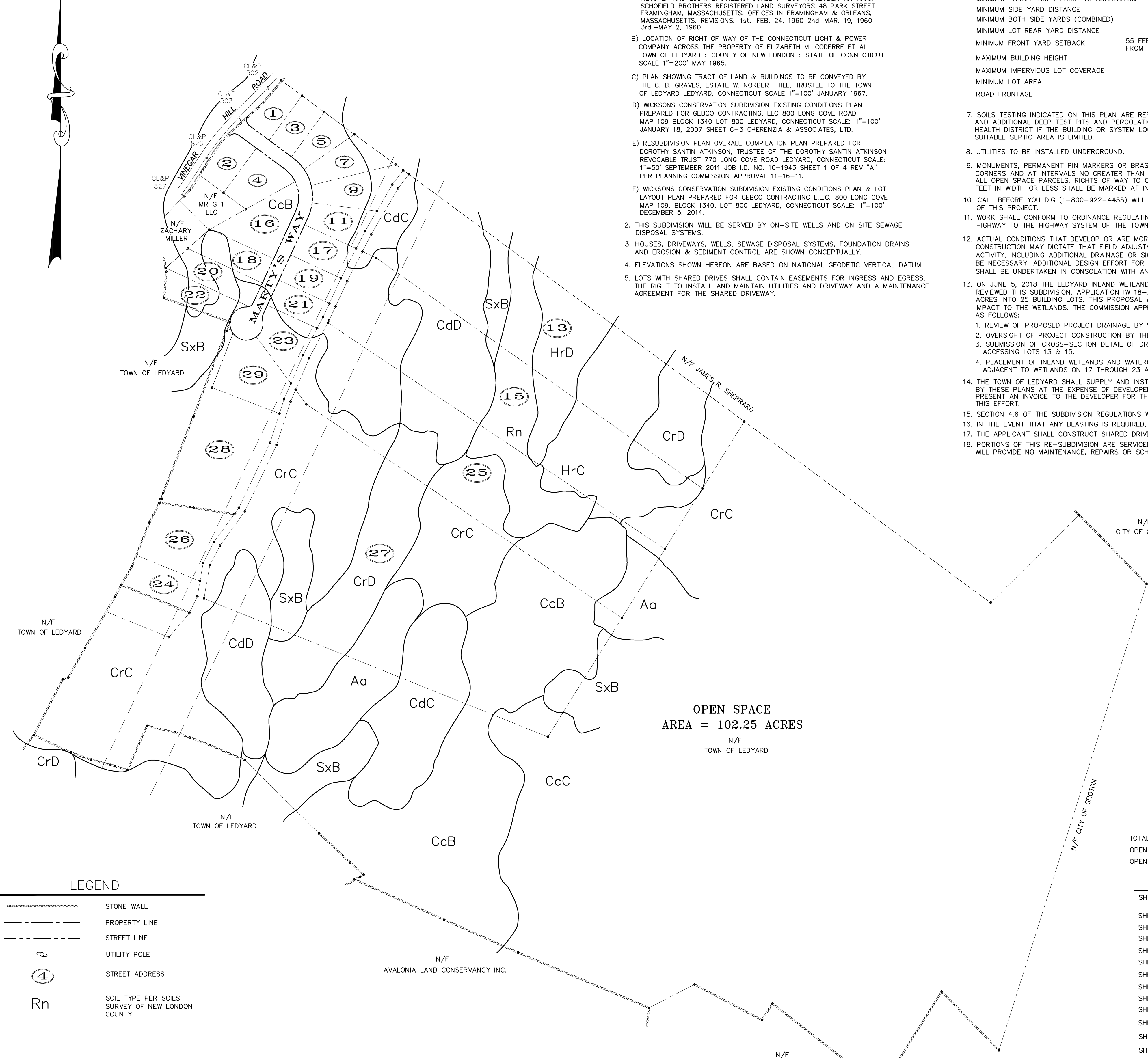
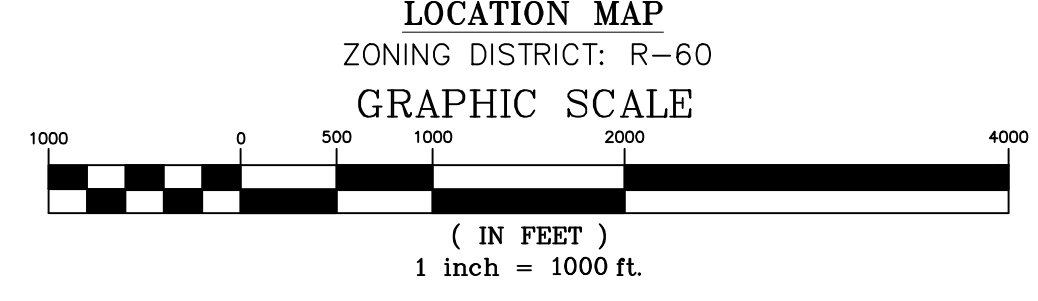
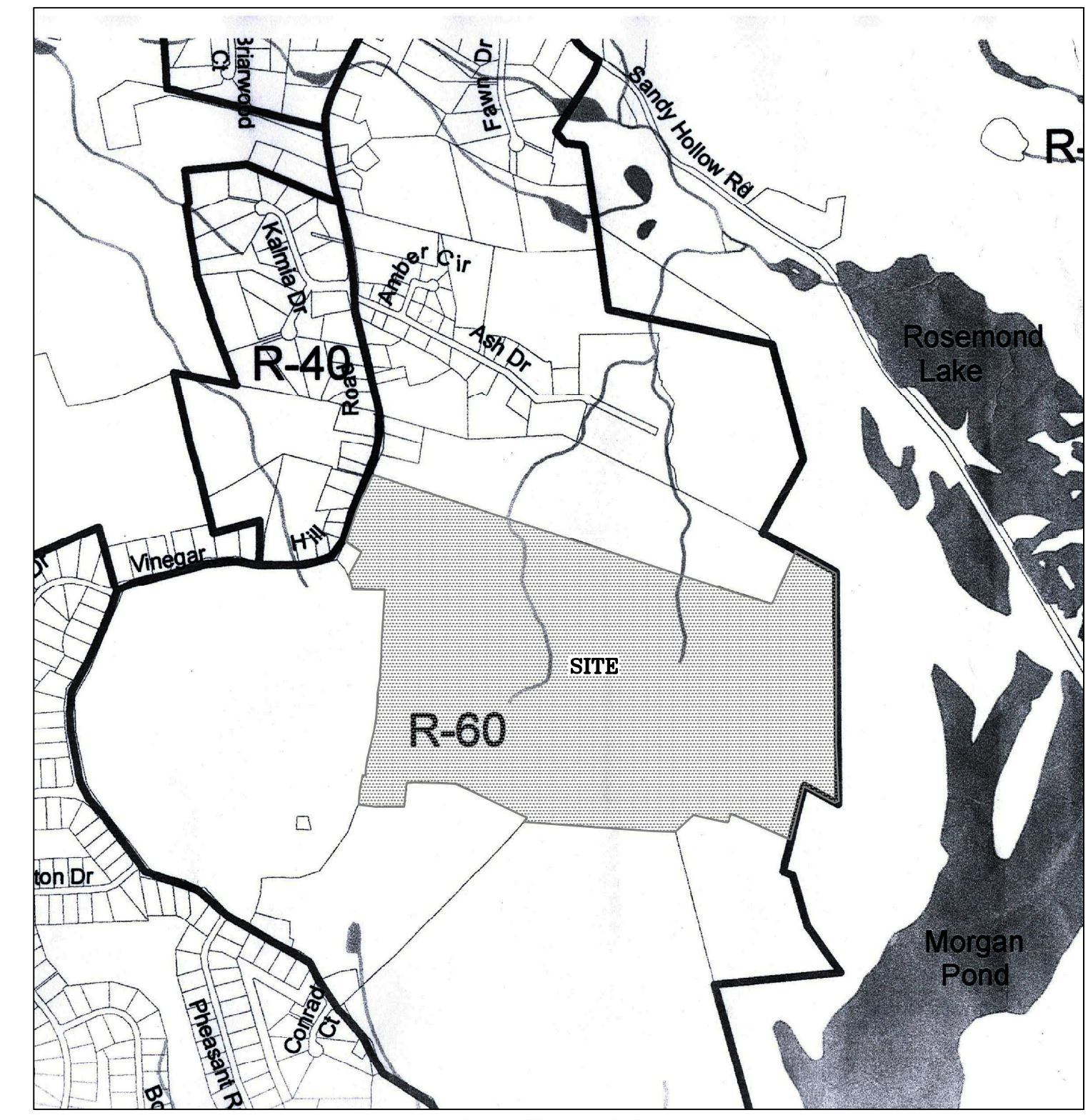
**GENERAL NOTES**

1. MAP REFERENCES:
  - A) MAP OF LAND IN LEDYARD, CONN. PROPOSED FOR ACQUISITION BY THE BOROUGH OF GROTON, (DEPARTMENT OF UTILITIES) FOR WATER SUPPLY PURPOSES FOR L. F. DUTTON, SUPT.-DEPARTMENT OF UTILITIES AND METCALF AND EDDY, ENGINEERS, SCALE 1"=200' NOVEMBER 18, 1958. SCHOFIELD BROTHERS REGISTERED LAND SURVEYORS 48 PARK STREET FRAMINGHAM, MASSACHUSETTS, OFFICES IN FRAMINGHAM & ORLEANS, MASSACHUSETTS. REVISIONS: 1st.-FEB. 24, 1960 2nd.-MAR. 19, 1960 3rd.-MAY 2, 1960.
  - B) LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF ELIZABETH M. CODERRE ET AL TOWN OF LEDYARD ; COUNTY OF NEW LONDON : STATE OF CONNECTICUT SCALE 1"=200' MAY 1965.
  - C) PLAN SHOWING TRACT OF LAND & BUILDINGS TO BE CONVEYED BY THE C. B. GRAVES, ESTATE W. NORBERT HILL, TRUSTEE TO THE TOWN OF LEDYARD LEDYARD, CONNECTICUT SCALE 1"=100' JANUARY 1987.
  - D) WICKSONS CONSERVATION SUBDIVISION EXISTING CONDITIONS PLAN PREPARED FOR GEBCO CONTRACTING, LLC 800 LONG COVE ROAD MAP 109 BLOCK 1340 LOT 800 LEDYARD, CONNECTICUT SCALE: 1"=100' JANUARY 18, 2007 SHEET C-3 CHERENZIA & ASSOCIATES, LTD.
  - E) RESUBDIVISION PLAN OVERALL COMPILATION PLAN PREPARED FOR DOROTHY SANTIN ATKINSON, TRUSTEE OF THE DOROTHY SANTIN ATKINSON REVOCABLE TRUST 770 LONG COVE ROAD LEDYARD, CONNECTICUT SCALE: 1"=50' SEPTEMBER 2011 JOB I.D. NO. 10-1943 SHEET 1 OF 4 REV "A" PER PLANNING COMMISSION APPROVAL 11-16-11.
  - F) WICKSONS CONSERVATION SUBDIVISION EXISTING CONDITIONS PLAN & LOT LAYOUT PLAN PREPARED FOR GEBCO CONTRACTING, LLC, 800 LONG COVE ROAD MAP 109, BLOCK 1340, LOT 800 LEDYARD, CONNECTICUT SCALE: 1"=100' DECEMBER 5, 2014.
2. THIS SUBDIVISION WILL BE SERVED BY ON-SITE WELLS AND ON SITE SEWAGE DISPOSAL SYSTEMS.
3. HOUSES, DRIVEWAYS, WELLS, SEWAGE DISPOSAL SYSTEMS, FOUNDATION DRAINS AND EROSION & SEDIMENT CONTROL ARE SHOWN CONCEPTUALLY.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
5. LOTS WITH SHARED DRIVES SHALL CONTAIN EASEMENTS FOR INGRESS AND EGRESS, THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRIVEWAY AND A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY.

**GENERAL NOTES CONTINUED:**

6. BULK REQUIREMENTS FOR EAGLES LANDING OPEN SPACE SUBDIVISION
 

| ITEM                                     | REQUIRED  | PROVIDED       |
|--|---|----------------|
| MINIMUM PARCEL AREA PRIOR TO SUBDIVISION | 40 ACRES  | 169.65 ACRES   |
| MINIMUM SIDE YARD DISTANCE               | 10 FEET (WITHIN EACH LOT)   | 10 FEET        |
| MINIMUM BOTH SIDE YARDS (COMBINED)       | 25 FEET (WITHIN EACH LOT)   | 25 FEET        |
| MINIMUM LOT REAR YARD DISTANCE           | 30 FEET (WITHIN EACH LOT)   | 30 FEET        |
| MINIMUM FRONT YARD SETBACK               | 55 FEET FROM CENTERLINE OF ROAD OR 30 FEET FROM THE FRONT LOT LINE, WHICHEVER IS GREATER. | PROVIDED       |
| MAXIMUM BUILDING HEIGHT                  | 35 FEET   | 35 FEET        |
| MAXIMUM IMPERVIOUS LOT COVERAGE          | 50%   | LESS THAN 50%  |
| MINIMUM LOT AREA                         | 12,000 SQ. FT.  | 12,000 SQ. FT. |
| ROAD FRONTAGE                            | NOT APPLICABLE  |                |
7. SOILS TESTING INDICATED ON THIS PLAN ARE REPRESENTATIVE OF ACTUAL SOIL CONDITIONS AND ADDITIONAL DEEP TEST PITS AND PERCOLATION TESTS MAY BE REQUIRED BY THE HEALTH DISTRICT IF THE BUILDING OR SYSTEM LOCATION IS ALTERED AND/OR THE SUITABLE SEPTIC AREA IS LIMITED.
8. UTILITIES TO BE INSTALLED UNDERGROUND.
9. MONUMENTS, PERMANENT PIN MARKERS OR BRASS PINS SHALL BE INSTALLED AT ALL CORNERS AND AT INTERVALS NO GREATER THAN 100 FEET ALONG THE BOUNDARIES OF ALL OPEN SPACE PARCELS. RIGHTS OF WAY TO OPEN SPACE PARCELS WHICH ARE 50 FEET IN WIDTH OR LESS SHALL BE MARKED AT INTERVALS NO GREATER THAN 50 FEET.
10. CALL BEFORE YOU DIG (1-800-922-4455) WILL BE CONTACTED PRIOR TO INITIATION OF THIS PROJECT.
11. WORK SHALL CONFORM TO ORDINANCE REGULATING THE ADDITION OF A NEW STREET OR HIGHWAY TO THE HIGHWAY SYSTEM OF THE TOWN OF LEDYARD.
12. ACTUAL CONDITIONS THAT DEVELOP OR ARE MORE CLEARLY ASSESSED DURING CONSTRUCTION MAY DICTATE THAT FIELD ADJUSTMENTS TO ACCOMMODATE DEVELOPMENT ACTIVITY, INCLUDING ADDITIONAL DRAINAGE OR SIGHTLINE CLEARING MEASURES, MAY BE NECESSARY. ADDITIONAL DESIGN EFFORT FOR AND INSTALLATION OF SUCH MEASURES SHALL BE UNDERTAKEN IN CONSULTATION WITH AND AT NO EXPENSE TO THE TOWN.
13. ON JUNE 5, 2018 THE LEDYARD INLAND WETLANDS AND WATERCOURSES COMMISSION REVIEWED THIS SUBDIVISION. APPLICATION IW 18-2 79 VINEGAR HILL ROAD SUBDIVISION OF 170.16 ACRES INTO 25 BUILDING LOTS. THIS PROPOSAL WAS CLASSIFIED "B" NOT SIGNIFICANT IMPACT TO THE WETLANDS. THE COMMISSION APPROVED THIS APPLICATION WITH STIPULATIONS AS FOLLOWS:
  1. REVIEW OF PROPOSED PROJECT DRAINAGE BY STAFF AND TOWN ENGINEER RECOMMENDED.
  2. OVERSIGHT OF PROJECT CONSTRUCTION BY THE WETLANDS ENFORCEMENT OFFICER.
  3. SUBMISSION OF CROSS-SECTION DETAIL OF DRIVEWAY CROSSING FOR THE SHARED DRIVEWAY ACCESSING LOTS 13 & 15.
  4. PLACEMENT OF INLAND WETLANDS AND WATERCOURSES COMMISSION PLACARDS AT CORNERS ADJACENT TO WETLANDS ON 17 THROUGH 23 AND 15 AND 25 MARTY'S WAY.
14. THE TOWN OF LEDYARD SHALL SUPPLY AND INSTALL STREET SIGNAGE AND MARKINGS SPECIFIED BY THESE PLANS AT THE EXPENSE OF DEVELOPER. UPON COMPLETION OF WORK THE TOWN WILL PRESENT AN INVOICE TO THE DEVELOPER FOR THE MATERIALS AND LABOR ASSOCIATED WITH THIS EFFORT.
15. SECTION 4.6 OF THE SUBDIVISION REGULATIONS WAS FOLLOWED IN THE DESIGN OF THIS SUBDIVISION.
16. IN THE EVENT THAT ANY BLASTING IS REQUIRED, THE BLASTER WILL CONDUCT A PRE-BLAST SURVEY.
17. THE APPLICANT SHALL CONSTRUCT SHARED DRIVEWAYS PRIOR TO THE SALE OF THEIR RESPECTIVE LOTS.
18. PORTIONS OF THIS RE-SUBDIVISION ARE SERVICED BY COMMON DRIVEWAYS. THE TOWN OF LEDYARD WILL PROVIDE NO MAINTENANCE, REPAIRS OR SCHOOL BUS SERVICE ALONG COMMON DRIVEWAY.



**OPEN SPACE**  
AREA = 102.25 ACRES  
N/F TOWN OF LEDYARD

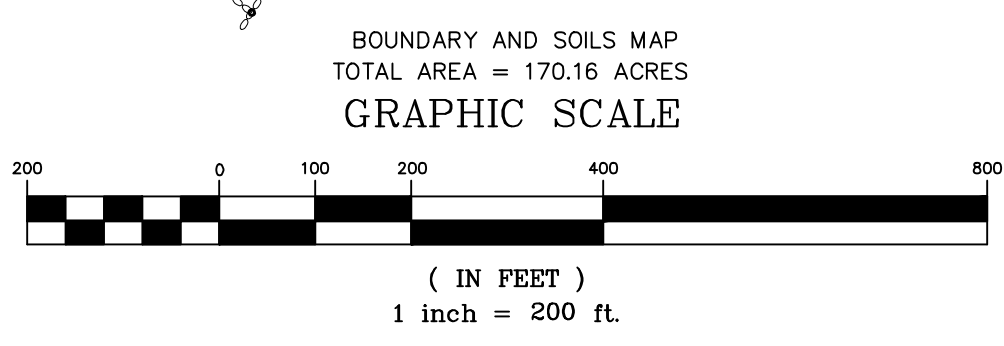
**SOILS LEGEND**

|     |   |
|-----|---|
| Aa  | - ADRIAN AND PALMS MUCKS  |
| CdC | - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES  |
| CcB | - CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES        |
| CcC | - CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES       |
| CrC | - CHARLTON-HOLLIS FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES                      |
| CrD | - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES         |
| CdC | - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 3 TO 15 PERCENT SLOPES  |
| CdD | - CANTON AND CHARLTON EXTREMELY STONY FINE SANDY LOAMS, 15 TO 35 PERCENT SLOPES |
| CrD | - CHARLTON-HOLLIS FINE SANDY LOAMS, VERY ROCKY, 15 TO 45 PERCENT SLOPES         |
| HrC | - HOLLIS-CHARLTON-ROCK OUTCROP COMPLEX, 3 TO 15 PERCENT SLOPES                  |
| HrD | - HOLLIS-CHARLTON-ROCK OUTCROP COMPLEX, 15 TO 45 PERCENT SLOPES                 |
| Rn  | - RIDGEBURY, LEICESTER, AND WHITMAN EXTREMELY STONY FINE SANDY LOAMS            |
| SxB | - SUTTON EXTREMELY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES                 |

TOTAL AREA = 169.65 ACRES  
OPEN SPACE PROVIDED = 102.25 ACRES (OPEN SPACE LEFT IN ITS NATURAL STATE (60.1%))  
OPEN SPACE REQUIRED = 102.10 ACRES ( 60% OF SITE)

**SHEET INDEX**

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| SHEET -1   | 200 SCALE MAP, GENERAL NOTES LOCATION MAP                                  |
| SHEET -2   | 200 SCALE PLAN PARCEL HISTORY MAP  |
| SHEET -3   | 40 SCALE A-2 PLAN  |
| SHEET -4   | 40 SCALE A-2 PLAN  |
| SHEET -5   | 40 SCALE A-2 PLAN  |
| SHEET -6   | 40 SCALE A-2 PLAN  |
| SHEET -7   | 40 SCALE CONCEPTUAL LAYOUT   |
| SHEET -8   | 40 SCALE CONCEPTUAL LAYOUT   |
| SHEET -9   | 40 SCALE CONCEPTUAL LAYOUT   |
| SHEET -10  | 40 SCALE CONCEPTUAL LAYOUT   |
| SHEET -11  | 40 SCALE PLAN/PROFILE MARTY'S WAY  |
| SHEET -12  | DEEP TEST PIT DATA/PERCOLATION TEST DATA                                   |
| SHEET -13  | DEEP TEST PIT DATA/SEPTIC SYSTEM DESIGN CRITERIA                           |
| SHEET -14  | CONSTRUCTION DETAILS   |
| SHEET -15  | CONSTRUCTION SEQUENCING AND EROSION AND SEDIMENT CONTROL NARRATIVE/DETAILS |
| SHEET -15A | A-2 SURVEY 13, 15, 24, 25, 26, 27 AND 28 MARTY'S WAY                       |



**DIETER & GARDNER**  
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(860) 464-7455  
EMAIL: DIETER.GARDNER@YAHOO.COM

**LEGEND**

|  |   |
|--|---|
|  | STONE WALL                                      |
|  | PROPERTY LINE                                   |
|  | STREET LINE                                     |
|  | UTILITY POLE                                    |
|  | STREET ADDRESS                                  |
|  | SOIL TYPE PER SOILS SURVEY OF NEW LONDON COUNTY |

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

THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 17-047.DWG FBK#300

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.

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 \_\_\_\_\_

**PLAN SHOWING**  
**EAGLES LANDING**  
**AN OPEN SPACE SUBDIVISION**  
**PROPERTY OF**  
**MR G 1 LLC**  
**79 VINEGAR HILL ROAD**  
**LEDYARD, CONNECTICUT**  
**SCALES AS SHOWN**  
**JUNE 2022**

I CERTIFY THAT 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 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: JUNE 3, 2022