



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, VERY ROCKY, 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)

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SHEET -15A	A-2 SURVEY 13, 15, 24, 25, 26, 27 AND 28 MARTY'S WAY

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

SHEET 1 OF 15