



DIETER & GARDNER
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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
CO-FOUNDER

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

0 20 40 80

(IN FEET)

1 inch = 40 ft.

PROVED BY THE LEDYARD PLANNING AND ZONING COMMISSION AS TO THE
COMPLIANCE WITH THE REGULATIONS GOVERNING THE SUBDIVISION OF LAND
IMPROVEMENTS SHALL BE COMPLETED BY _____ DATE

CHAIRMAN OR SECRETARY _____ DATE

T NUMBERS ASSIGNED BY THE ASSESSOR

ASSESSOR _____ DATE

WWC 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

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

PUBLIC WORKS DIRECTOR/TOWN ENGINEER _____ DATE

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

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

LEGEND

oooooooooooo 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 HAYRALES 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

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1
IRU 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 ACCURAC
-D. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

TITLE: LAND SURVEYOR CT No. 14208

DATE: JUNE 3, 2022