

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
○	IRON PIPE	—	WETLANDS
□	MON / MERESTONE	—	100 FOOT UPLANDS REVIEW
○	PROPOSED TREE	—	SETBACK LINE
⊕	TEST PIT	—	PROPERTY LINE
WF-###	WETLANDS FLAG	—	PROPERTY LINE OTHER
⊕	WELL	—	INDEX CONTOUR
—	TREELINE	—	INTERMEDIATE CONTOUR
—	HEDGE	S.S.	SEPTIC SYSTEM
—	STONEWALL		

Reference Maps

1. "NOTTINGHAM HILLS SUBDIVISION PHASE 3 NANTIC REAL ESTATE, LLC, EAST LYME, CONNECTICUT" PREPARED BY J. ROBERT PFANNER & ASSOCIATES P.C. DATED AUGUST 1, 2005 SCALE 1"=80'

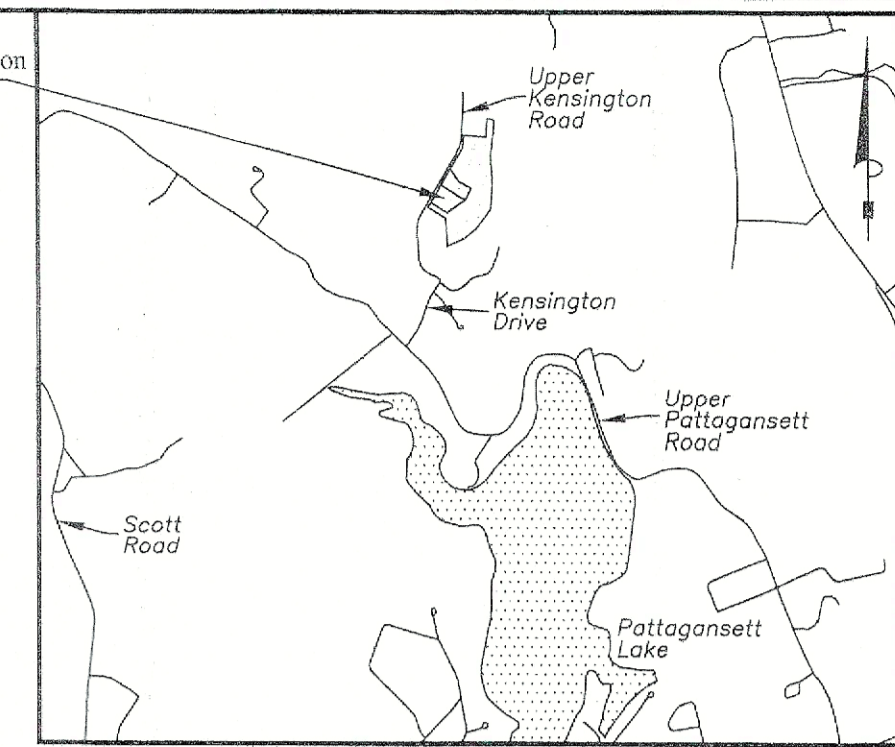
Notes

1) CODE COMPLIANT SEPTIC SYSTEM AREA FOR REVISED LOTS 26 & 27 TAKEN FROM PREVIOUSLY APPROVED NOTTINGHAM HILLS SUBDIVISION PHASE 3 PLANS. APPLICANT HEREIN HAS ADDED 1500 GALLON SIZE OF SEPTIC TANK THAT WAS NOT INCLUDED OR REFERENCED IN PHASE 3 PLANS.

Zoning Compliance Chart

ZONE = RU40 (CONSERVATION DESIGN DEVELOPMENT)				
	REQUIRED	REVISED LOT 26	REVISED LOT 27	REVISED LOT 28
MINIMUM LOT SIZE	40,000.00 Sq. Ft.	79,057.12 Sq. Ft.	223,432.21 Sq. Ft.	80,367.28 Sq. Ft.
MINIMUM FRONTAGE	25'	175.05'	361.28'	258.57'
MINIMUM FRONT YARD	20'	-	-	-
MINIMUM SIDE YARD (NORTH)	15'	-	-	-
MINIMUM SIDE YARD (SOUTH)	15'	-	-	-
MINIMUM REAR YARD	40'	-	-	-
MAXIMUM BUILDING COVERAGE	25%	-	-	-
MAXIMUM BUILDING HEIGHT	30'	-	-	-
EXISTING LOT SIZE	N/A	84295.05 Sq. Ft.	N/A	80816.40 Sq. Ft.

Lots 26, 27 & 28
Nottingham Hills Subdivision
East Lyme, Connecticut



Location Map

Scale: 1"=2000'



Compare this survey map to the original plan and field notes. If any discrepancy is found, the original plan and field notes shall prevail. The surveyor is not responsible for any errors or omissions in this map. The surveyor is not responsible for any errors or omissions in this map. The surveyor is not responsible for any errors or omissions in this map.

To the best of my knowledge and belief this map is correct and true. I certify that I am a duly licensed and qualified surveyor in the State of Connecticut. My commission expires on 12/31/2024. My license number is 19417.

GESICK & ASSOCIATES, P.C.
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Lot Line Revision Plan
Nottingham Hills Subdivision
Lots 26, 27 & 28
Prepared For: English Harbour Asset Management LLC

Revisions	
11/20/2020	- Per Comments
3/18/2021	- Per Ledge Light Comments
6/25/2021	- Lot Lines Revised
8/2/2021	- Per Client Comments
Date:	January 24, 2020
Drawing:	20-037m
Drawn:	P.H.
Sheet:	1 of 4

(Overview) Scale: 1"=50'

EX-EE