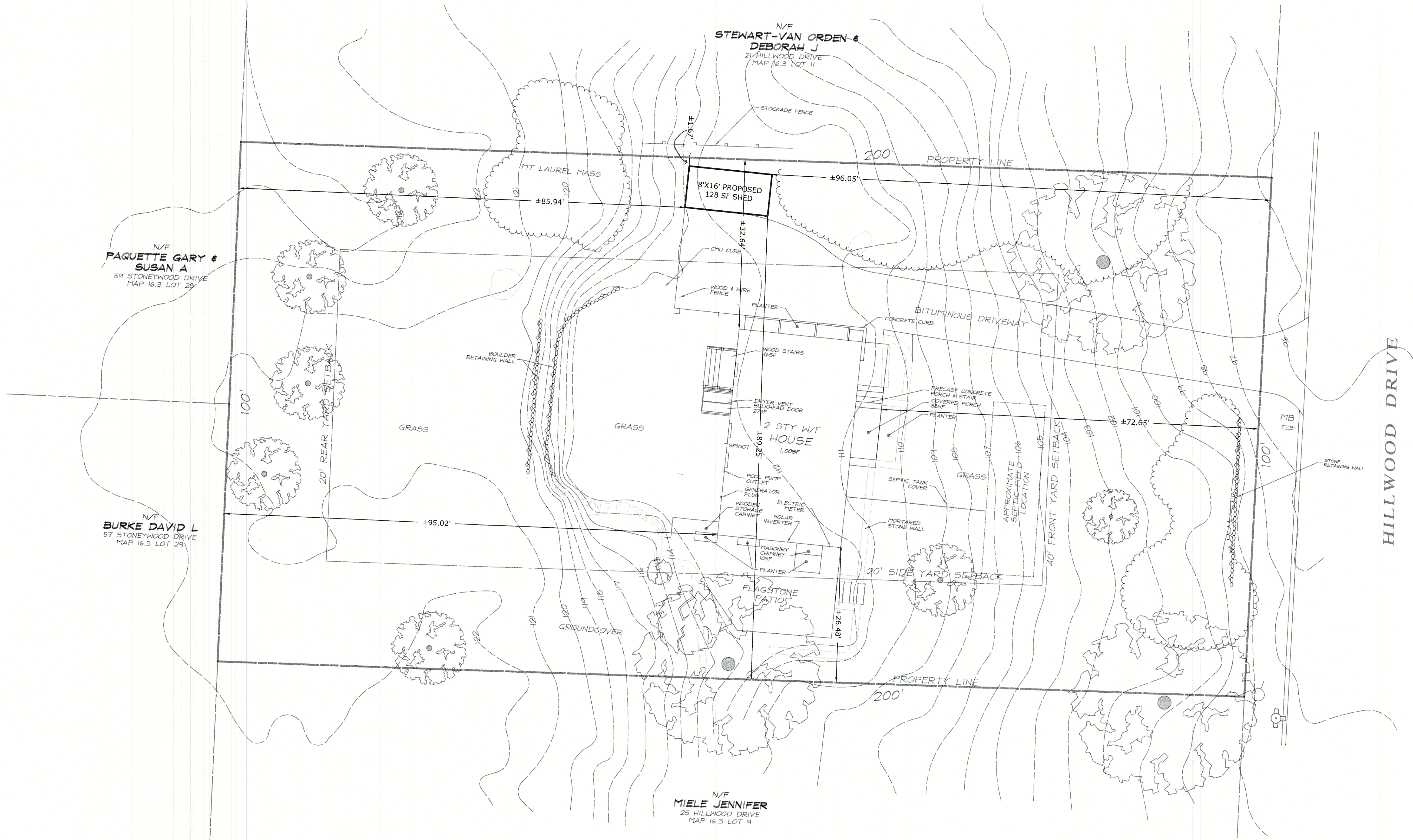


WILSON
RESIDENCE

23 Hillwood Dr East Lyme, CT 06357
Map 16.3 Lot 10



NOTES:

- THIS IS NOT A LEGAL SURVEY. HORIZONTAL SURVEY DATA WAS DEVELOPED USING GIS DATA FROM THE TOWN OF EAST LYME, THE STATE OF CONNECTICUT ORTHOGRAPHIC IMAGERY 2023, STATE OF CT GIS TOPOGRAPHIC CONTOURS AND SUPPLEMENTED WITH ON THE GROUND MEASUREMENTS MADE DURING JULY 2025.
- THE SUBJECT PROPERTY AND SURROUNDING PARCELS ARE ENTIRELY WITHIN ZONE RU-40/20 AS DESCRIBED BY THE MOST CURRENT TOWN OF EAST LYME ZONING MAP

ABBREVIATIONS

N/F NON OR FORMERLY
VOL VOLUME
PG PAGE
W/F WOOD FRAME
B/M BRICK & MORTAR
N/F METAL FRAME
TBS TO BE SET
STY STORY
AC ACRES
SQ.FT. SQUARE FEET
LF LINEAR FEET
INV INVERT
± MORE OR LESS
TYP TYPICAL
IP IRON PIPE
IR IRON PIN
RB REBAR
NR NOT RECOVERED

PP PINCH PIPE
RR RAILROAD
REC RECOVERED
PVC POLYVINYL CHLORIDE PIPE
C/CONC CONCRETE
BIT BITUMINOUS
P/MTT PAVEMENT
LF LINEAR FEET
UTY UTILITY
WV WATER VALVE
WM WATER METER
TOS TOP OF SLOPE
TW TOP OF WALL
BW BOTTOM OF WALL
TS TOP OF STEP
BS BOTTOM OF STEP
COPE POOL COPING
WIND WINDOW

LEGEND

PROPERTY CORNER
ANGLE POINT
SPOT ELEVATION
HYDRANT
WATER VALVE
CATCHBASIN
VEGETATION
SANITARY MANHOLE
DRAINAGE MANHOLE
EXPOSED ROCK
UTILITY POLE
RETAINING WALL
STONE WALL
OVERHEAD WIRES
TREE LINE
BRUSH LINE
INDEX CONTOUR
INTERIOR CONTOUR
DRAINAGE PIPE

LAND USE TABLE / ZONING COMPLIANCE CHART - RU 40/20

	REQUIRED	EXISTING	PROPOSED SHED
MINIMUM LOT SIZE	40,000 SF	20,000 SF / 0.46 AC	NO CHANGE
MINIMUM LOT WIDTH	150'	100'	NO CHANGE
MINIMUM FRONT YARD	40'	72.65'	96.05'
MINIMUM SIDE YARD	20'	26.48'/32.64'	1.67'/89.25'
MINIMUM REAR YARD	20'	95.02'	85.94'
MAXIMUM BUILDING HEIGHT	30'	Existing	Existing
MAXIMUM BUILDING COVERAGE	20%*	1,171SF OR 5.8%	1,299SF OR 6.5%
CHANGE IN IMPERVIOUS SURFACE			128 SF

* Except in the case of special circumstances defined in Section 5.3.3 the allowable coverage is 20% for RU-40/20 Lots

ISSUED FOR
PERMITTING

Revisions Date



0 5 10 20

SHED LOCATION
PLAN

Scale 1" = 10'
Date July 21, 2025

Drawing No.

Received

AUG 20 2025

Town of East Lyme
Land Use

S1