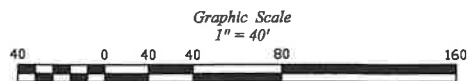
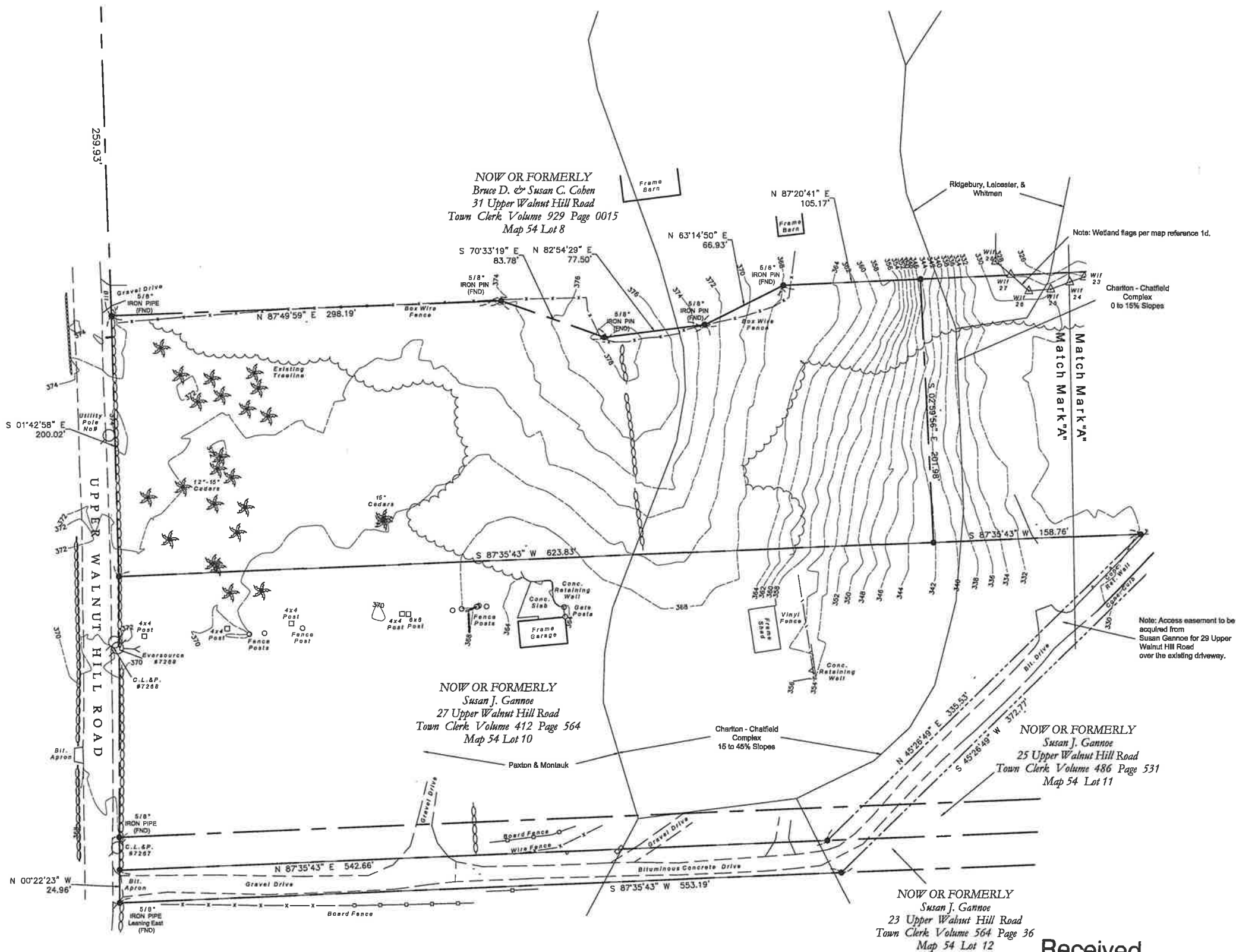


LEGEND

These standard symbols may be found in the drawing.

- \* Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- - - Boundary Line
- - - Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GWS Granite Monument
- EX. CONC. MON. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- - - Existing Contour Line
- BLCL Bit Conc Lipped Curbing



Florek  
Surveying, LLC



239 Shore Road  
Waterford, CT 06385  
(860) 271.6006  
Bflorek@floreksurveyingllc.com



| REVISION TABLE | BY | REVISION | DATE |
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SUBDIVISION PLAN  
"EXISTING CONDITIONS"  
PREPARED FOR:  
JEFFREY T. & CHRISTINA E. GANNOE  
29 UPPER WALNUT HILL ROAD  
EAST LYME, CONNECTICUT

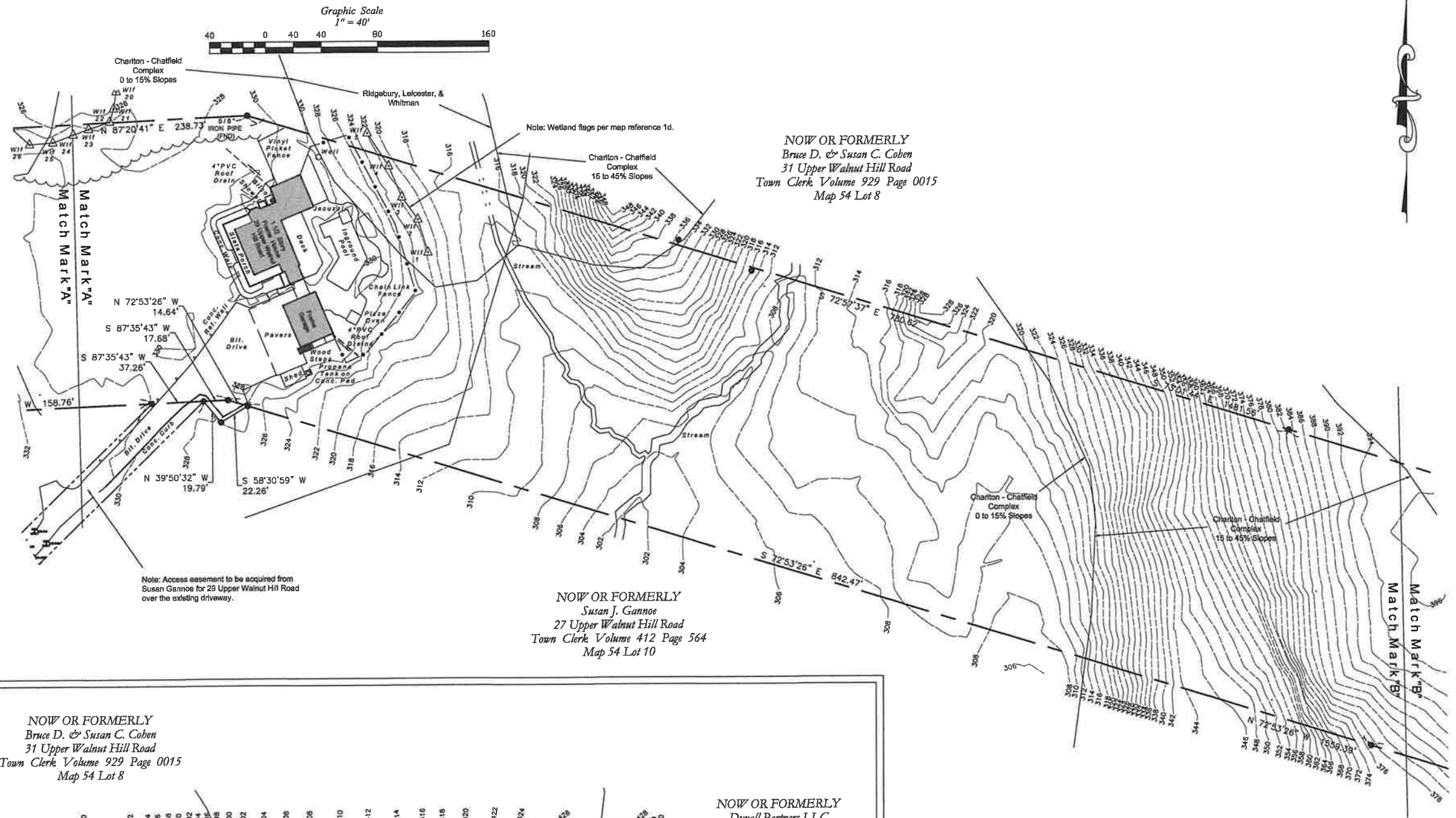
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|--------------|--------------------------------|
| SHEET No.:   | 1                              |
| OF           | 5                              |
| SCALE:       | 1" = 40'                       |
| DATE:        | May 9, 2025                    |
| PROJECT NO.: | 24-07                          |
| FILE:        | 24-07_045_29-UpperWalnutHillRD |
| DRAWN BY:    | T.N./A.M.                      |
| CHECKED BY:  | BDF                            |

Received  
OCT 14 2025  
Town of East Lyme  
Land Use

# LEGEND

These standard symbols may be found in the drawing.

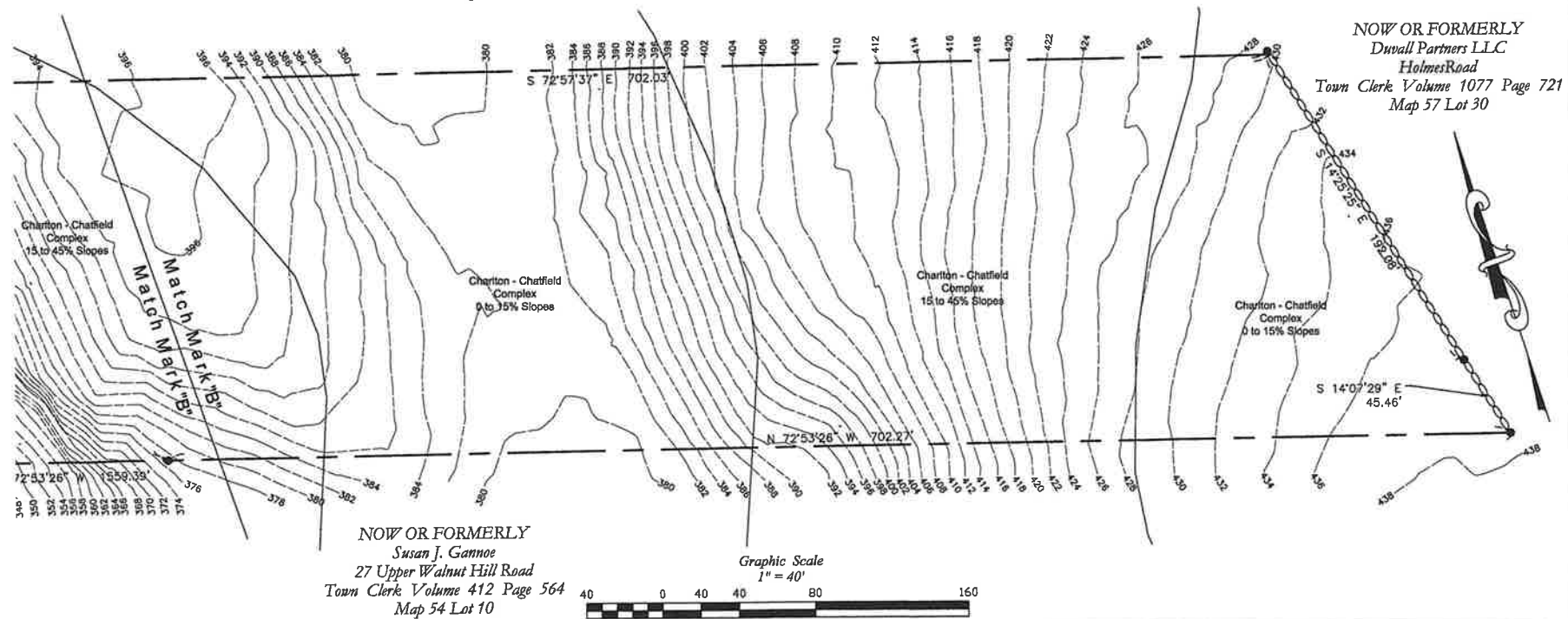
- \* Light Pole
- CONC. Concrete
- BIT. Bituminous
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- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SHH Sewer Manhole
- IP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX. CONC. MDN. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing



NOW OR FORMERLY  
Susan J. Gannoe  
27 Upper Walnut Hill Road  
Town Clerk Volume 412 Page 564  
Map 54 Lot 10

NOW OR FORMERLY  
Bruce D. & Susan C. Cohen  
31 Upper Walnut Hill Road  
Town Clerk Volume 929 Page 0015  
Map 54 Lot 8

NOW OR FORMERLY  
Bruce D. & Susan C. Cohen  
31 Upper Walnut Hill Road  
Town Clerk Volume 929 Page 0015  
Map 54 Lot 8



NOW OR FORMERLY  
Susan J. Gannoe  
27 Upper Walnut Hill Road  
Town Clerk Volume 412 Page 564  
Map 54 Lot 10

NOW OR FORMERLY  
Duvall Partners LLC  
Holmes Road  
Town Clerk Volume 1077 Page 721  
Map 57 Lot 30

Florek  
Surveying, LLC



239 Shore Road  
Waterford, CT 06385  
(860) 271.6008  
Bflorek@floreksurveyingllc.com



| REVISION TABLE | BY | REVISION | DATE |
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SUBDIVISION PLAN  
"EXISTING CONDITIONS"  
PREPARED FOR:  
JEFFREY T. & CHRISTINA E. GANNOE  
29 UPPER WALNUT HILL ROAD  
EAST LYME, CONNECTICUT

SHEET No.  
**2**  
OF 5  
SCALE:  
1" = 40'  
DATE:  
May 9, 2025  
PROJECT NO.  
24-07  
FILE  
24-07\_045\_29-UpperWalnutHillRd  
DWG. NAME  
24-07\_045\_29-UpperWalnutHillRd\_40Scale  
SURVEYED BY:  
T.N./A.M.  
DRAWN BY:  
BDF

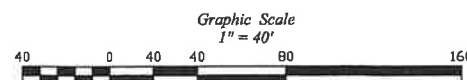
These standard symbols may be found in the drawing.

- §

- 1) *Secure all necessary permits.*
- 2) *Notify "Call Before You Dig" prior to construction activities.*
- 3) *Install soil and erosion measures prior to construction activities.*
- 4) *Strip topsoil.*
- 5) *Excavate for and construct home. Stockpile area as shown.*
- 6) *Excavate and install septic system, water, electric and communication services.*
- 7) *Install gravel driveway.*
- 8) *Finish grade and apply an approved grass mix to establish lawn.*
- 9) *Maintain soil and erosion measures until all areas have stabilized.*

- 1) The installation and maintenance of erosion control devices is the responsibility of the project site coordinator.
- 2) The contractor is responsible for checking and maintaining all soil erosion and sediment control measures.
- 3) The contractor is responsible for checking the soil erosion and sediment control measures on a daily basis.
- 4) The Town shall be contacted upon installation of soil erosion and sediment control measures for inspection and compliance.
- 5) The contractor shall restore all disturbed area with an approved seed mix as close to prior existing conditions as possible.
- 6) All soil erosion and sediment control measures to remain in place until the site has stabilized.

NOW OR FORMERLY  
Bruce D. & Susan C. Cohen  
31 Upper Walnut Hill Road  
Town Clerk Volume 929 Page 0015  
Map 54 Lot 8



| REVISION TABLE |          |    |
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| DATE           | REVISION | BY |
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**SUBDIVISION PLAN**  
**PREPARED FOR:**

SCALE:  
1"=40'

DATE: May 9, 2025

PROJECT NO. 24-07

2407

4-07\_045\_29-UpperWalnutHillRd

04-07\_043\_29-UpperWalnutHERR\_42Scale

|                          |                  |
|--------------------------|------------------|
| CHECKED BY:<br>T.N./A.M. | DRAWN BY:<br>BDE |
|--------------------------|------------------|



# LEGEND

These standard symbols may be found in the drawing.

- \* Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
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- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

Graphic Scale  
1" = 40'

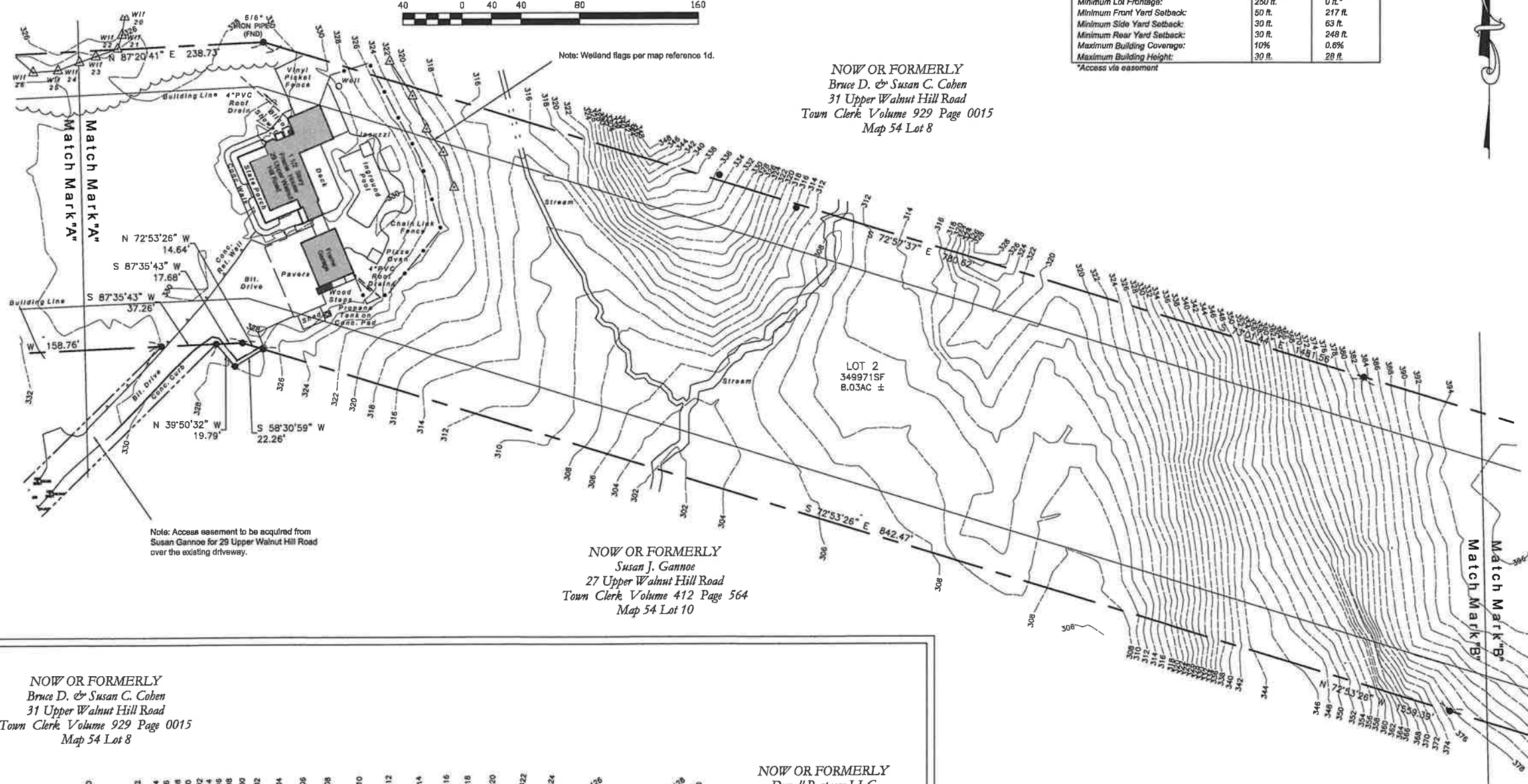


Note: Wetland flags per map reference 1d.

NOW OR FORMERLY  
Bruce D. & Susan C. Cohen  
31 Upper Walnut Hill Road  
Town Clerk Volume 929 Page 0015  
Map 54 Lot 8

| Zoning Compliance Chart     |                        |                        |
|-----------------------------|------------------------|------------------------|
| Zone: RU-120 Lot 2          |                        |                        |
| Minimum Lot Area:           | Required: 120,000 s.f. | Provided: 349,971 s.f. |
| Minimum Lot Frontage:       | 250 ft.                | 0 ft.*                 |
| Minimum Front Yard Setback: | 50 ft.                 | 217 ft.                |
| Minimum Side Yard Setback:  | 30 ft.                 | 63 ft.                 |
| Minimum Rear Yard Setback:  | 30 ft.                 | 248 ft.                |
| Maximum Building Coverage:  | 10%                    | 0.6%                   |
| Maximum Building Height:    | 30 ft.                 | 28 ft.                 |

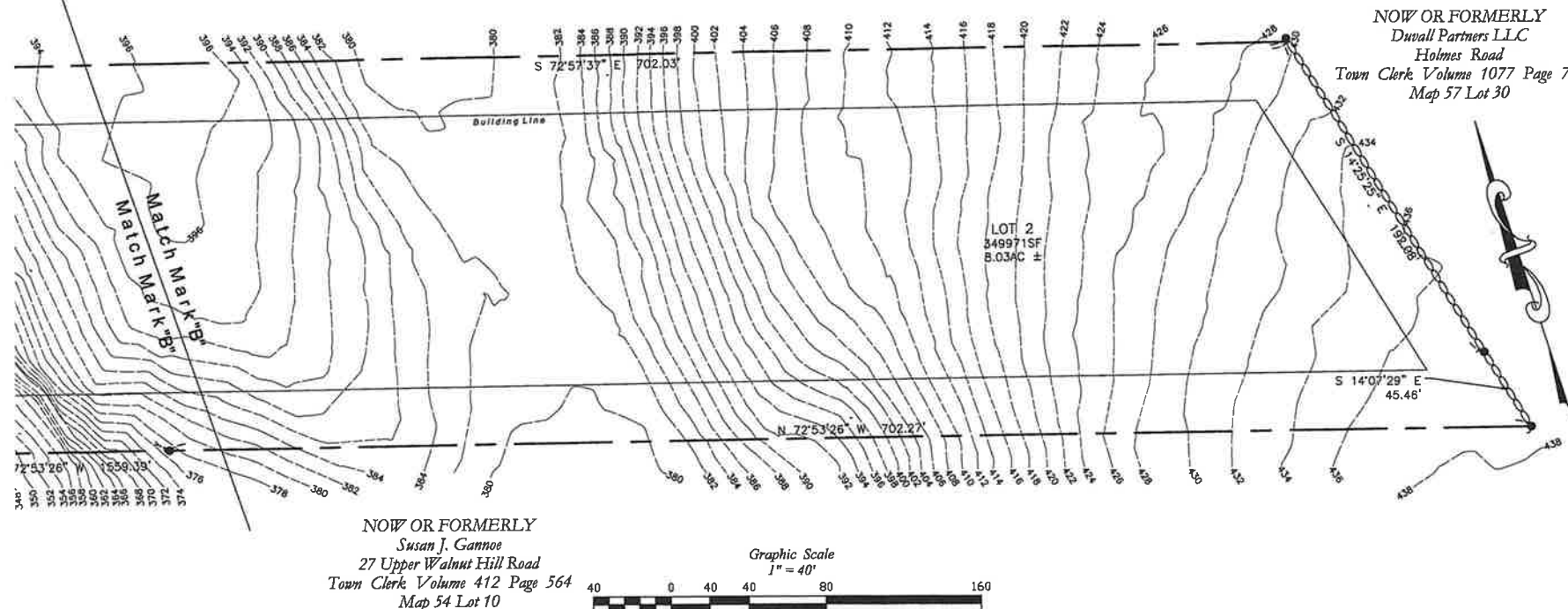
\*Access via easement



NOW OR FORMERLY  
Susan J. Gannoe  
27 Upper Walnut Hill Road  
Town Clerk Volume 412 Page 564  
Map 54 Lot 10

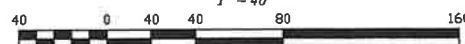
NOW OR FORMERLY  
Bruce D. & Susan C. Cohen  
31 Upper Walnut Hill Road  
Town Clerk Volume 929 Page 0015  
Map 54 Lot 8

NOW OR FORMERLY  
Duvall Partners LLC  
Holmes Road  
Town Clerk Volume 1077 Page 721  
Map 57 Lot 30



NOW OR FORMERLY  
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Map 54 Lot 10

Graphic Scale  
1" = 40'



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| DATE           | REVISION |    |
|                |          |    |
|                |          |    |
|                |          |    |

## SUBDIVISION PLAN

PREPARED FOR:  
JEFFREY T. & CHRISTINA E. GANNOE  
29 UPPER WALNUT HILL ROAD  
EAST LYME, CONNECTICUT

SHEET No.:

4

OF 5

SCALE:

1" = 40'

DATE:

May 9, 2025

PROJECT NO.

24-07

TITLE

24-07\_045\_29-UpperWalnutHillRd

DRAWN BY:

BDF

CHECKED BY:

T.N./A.M.