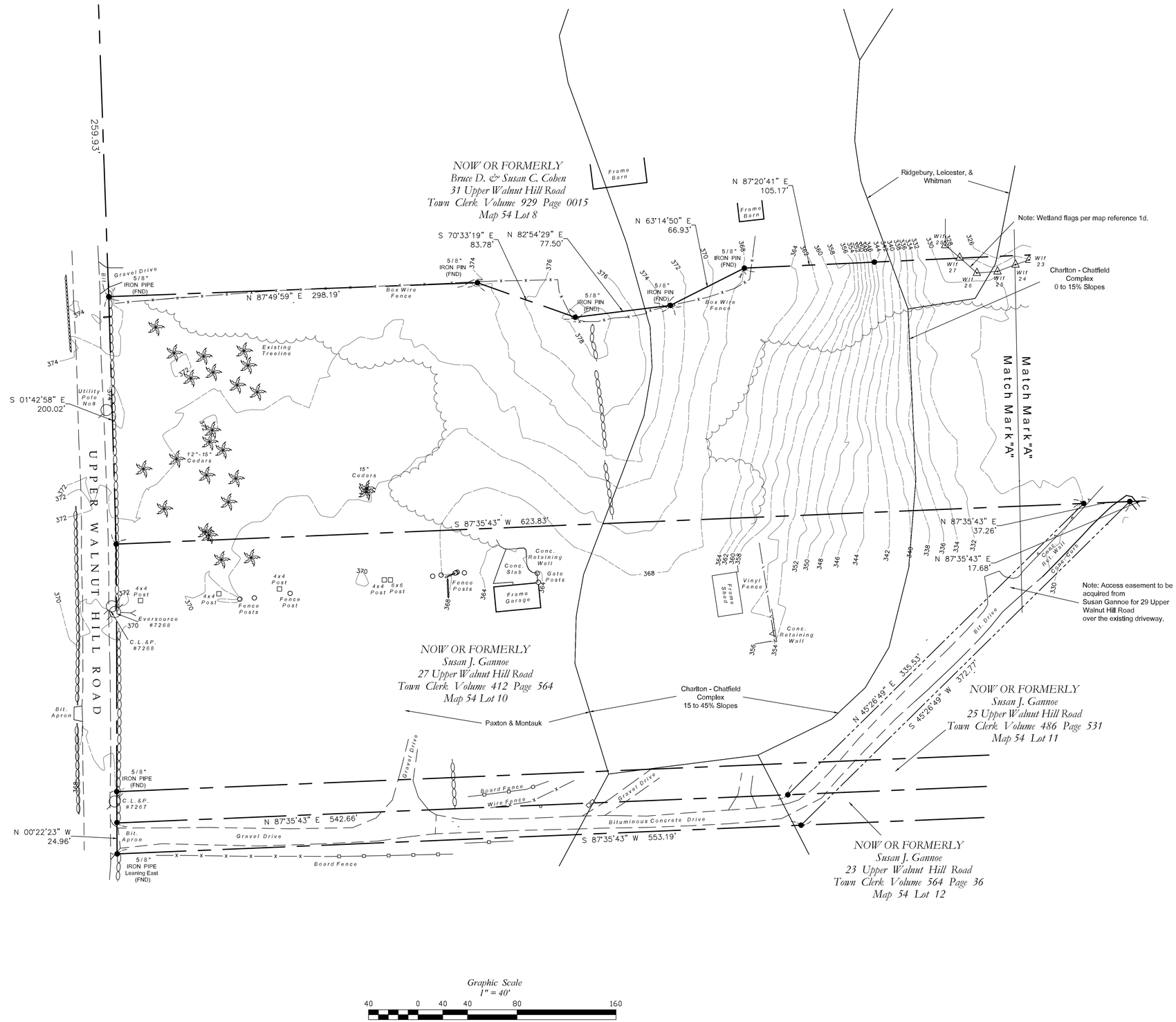
LEGEND

These standard symbols may be found in the drawing.

✱	Light Pole
CONC.	Concrete
BIT.	Bituminous
Ø	Utility Pole
WV	Water Valve
GV	Gas Valve
- X —	Chain Link Fence
—— - ——	Boundary Line
—— ——	Edge of Road / Drive
ooooooo	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
GMS	Granite Merestone
EX. CONC. MON.	Existing Concrete Monument
TBS	To Be Set
CHD	CT Highway Department Monument
----------	Existing Contour Line
BCLC	Bit Conc Lipped Curbing



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Bflorek@floreksurveyingllc.com

STATE OF CONNECTICUT
BRIAN D. FLOREK
NO. 70135
LICENSED
LAND SURVEYOR

REVISION TABLE

DATE	REVISION	BY
10-10-25	Wetland Flags	BF
10-30-25	Town Comments	BF

SUBDIVISION PLAN "EXISTING CONDITIONS"

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

SHEET No.: 1 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

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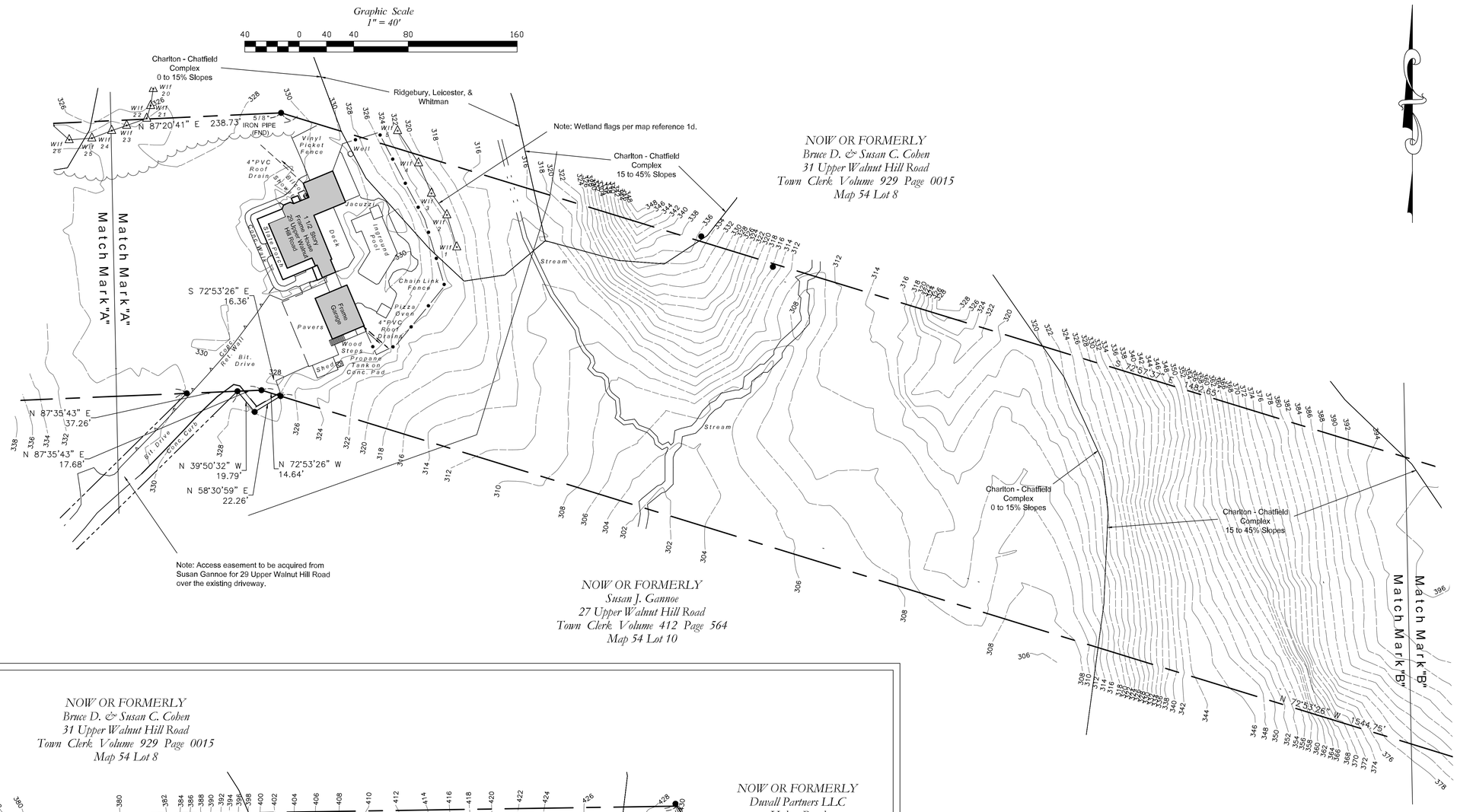

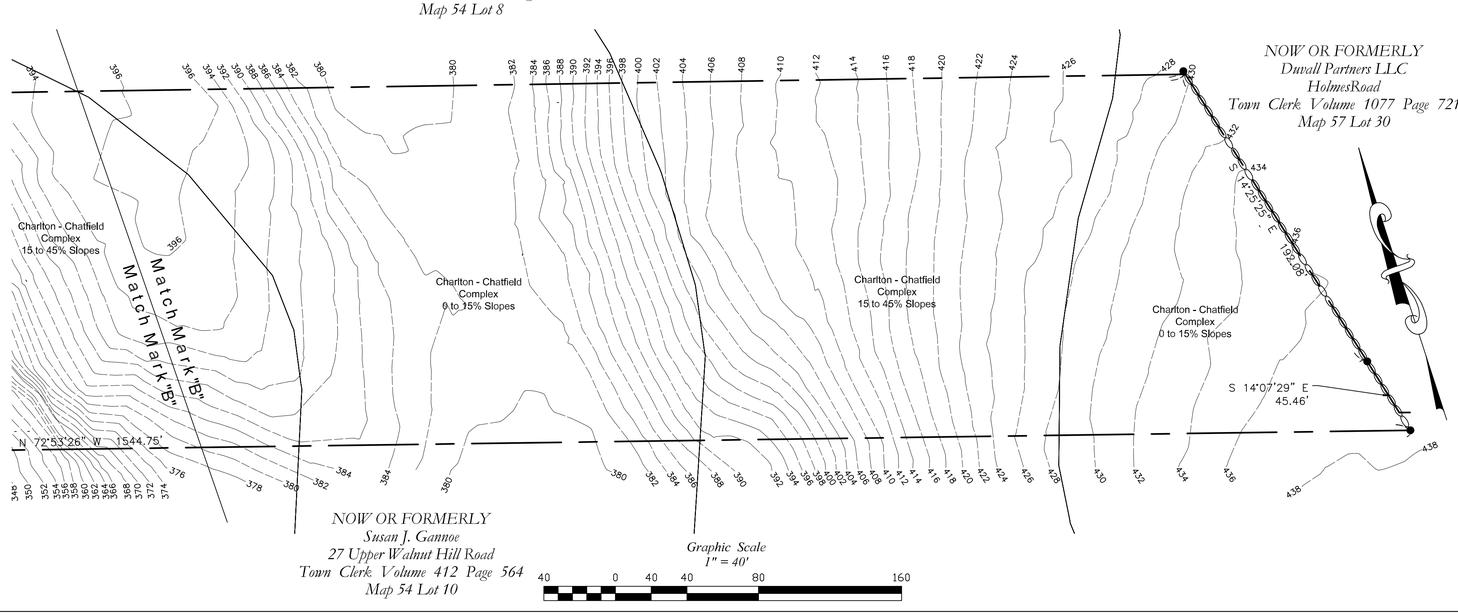

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SUBDIVISION PLAN "EXISTING CONDITIONS"

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

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Zoning Compliance Chart
Zone: RU–200 Lot 1

	Required:	Provided:
Minimum Lot Area:	*200,000 s.f.*	*217,800 s.f.*
Minimum Lot Frontage:	*250 ft.*	*200 ft.**
Minimum Front Yard Setback:	*50 ft.*	*276 ft.*
Minimum Side Yard Setback:	*30 ft.*	*63 ft.*
Minimum Rear Yard Setback:	*30 ft.*	*248 ft.*
Maximum Building Coverage:	*15%*	*1.1%*
Maximum Building Height:	*30 ft.*	*28 ft.*

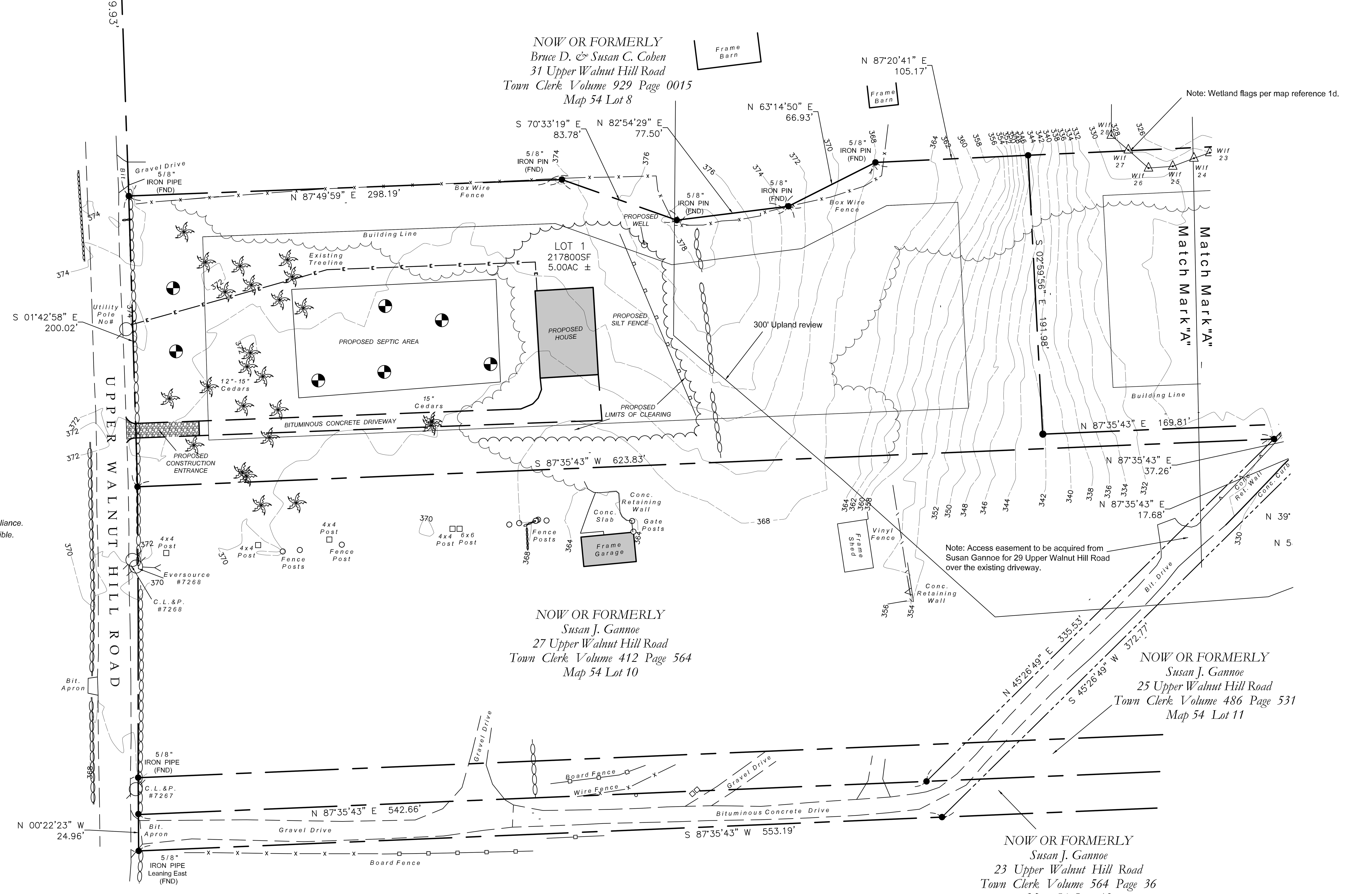
*Existing non-conforming lot

Construction Sequence:

1) *Secure all necessary permits.*
2) *Notify "Call Before You Did" 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.*

Soil Erosion & Sediment Control Notes:

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.*



Graphic Scale
1" = 40'
40 0 40 40 80 160

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REVISION TABLE

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SUBDIVISION PLAN

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

SHEET No.: 3 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

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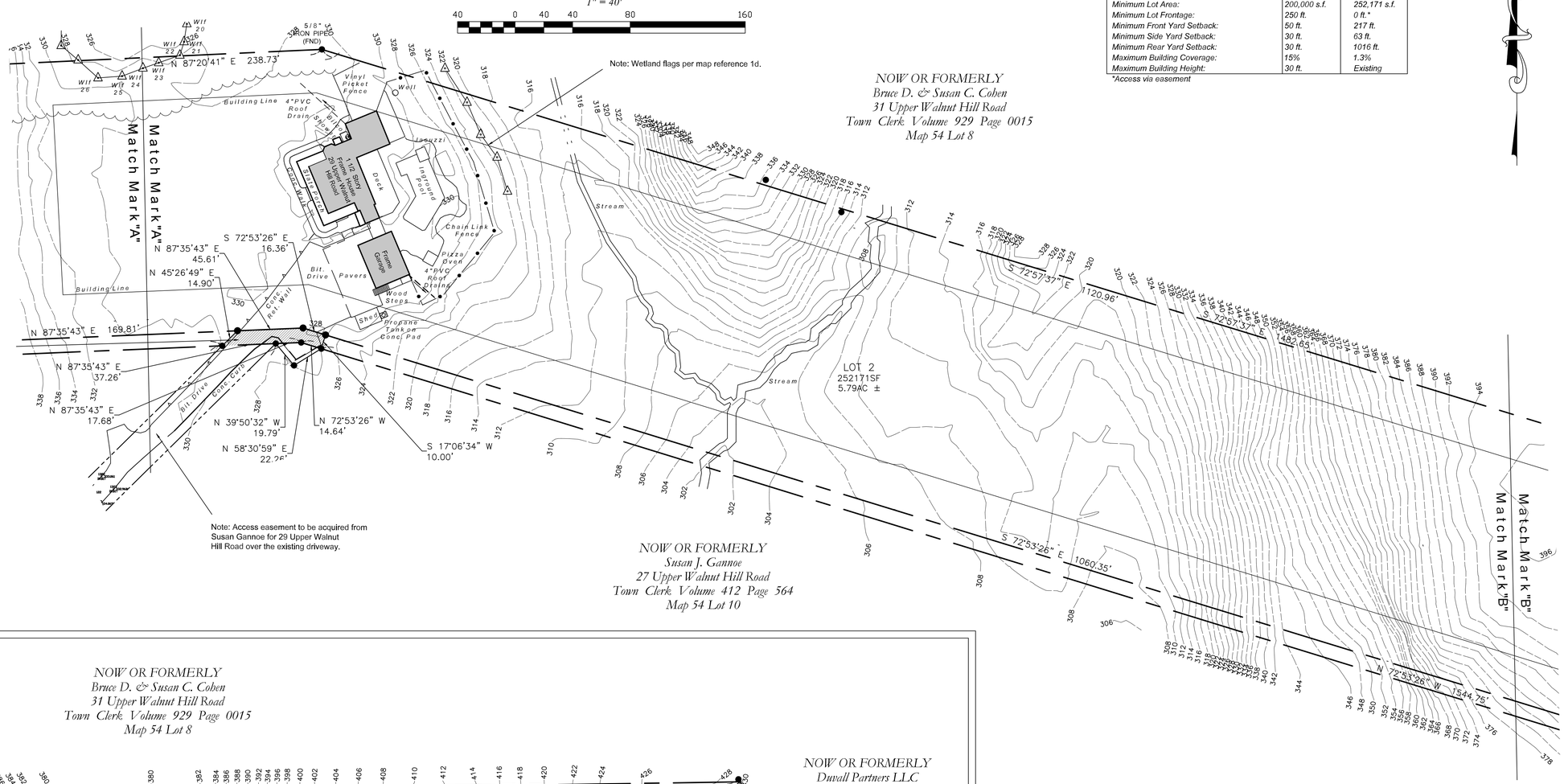
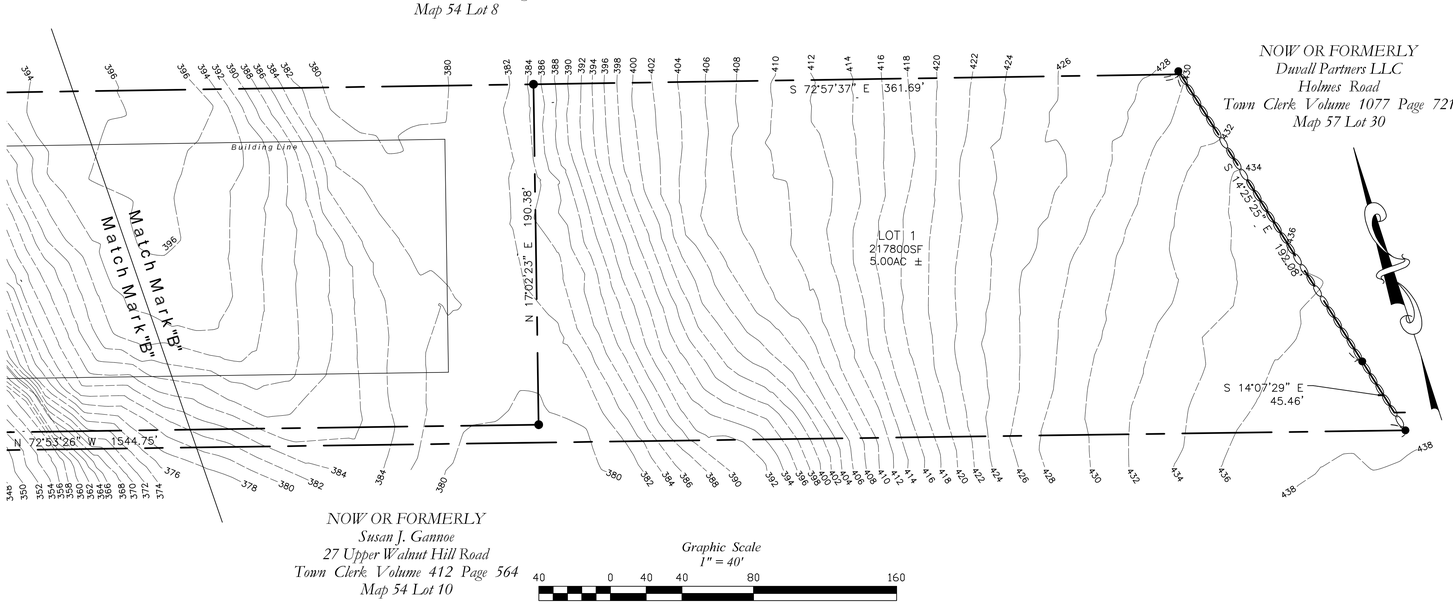
Zoning Compliance Chart Zone: RU-200 Lot 2		
	Required:	Provided:
Minimum Lot Area:	200,000 s.f.	252,171 s.f.
Minimum Lot Frontage:	250 ft.	0 ft.*
Minimum Front Yard Setback:	50 ft.	217 ft.
Minimum Side Yard Setback:	30 ft.	63 ft.
Minimum Rear Yard Setback:	30 ft.	1016 ft.
Maximum Building Coverage:	15%	1.3%
Maximum Building Height:	30 ft.	Existing

*Access via easement





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REVISION TABLE

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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'

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