

LEGEND

- These standard symbols might be found in the drawing.
- CDNC. Concrete
BIT. Bituminous
BCLC Bituminous Concrete Lip Curbing
UP Utility Pole
VV Water Valve
GV Gas Valve
Boundary Line
Edge of Road / Drive
Stone Wall
CB Catch Basin
C Curbed
CL Curbless
SMH Sewer Manhole
I.P.S. 5/8" Iron Pin Set
D.H.F. Drill Hole Found
D.H.S. Drill Hole Set
VLF 2 Wetland Flag
GMS Granite Merestone
EX. CDNC. MDN Existing Concrete Monument To Be Set
TBS Vynal Fence

GENERAL NOTES:

- 1) Reference is made to the following plans:
- a) "Plan Showing Property Of Robert D. Tobin, To Be Conveyed To Thomas A. Gannoe, Upper Walnut Hill Road, East Lyme, Connecticut, Scale: 1"=100', Date: October 1987, Sheet 1 of 1." Plan surveyed and mapped by Total Technology. Plan filed on the East Lyme Land Records in Map Drawer 4 Sheet 567.
- b) "Final Brogan Subdivision, Property Of Cloteal Brogan, Upper Walnut Hill Road, East Lyme, Connecticut, Scale: 1"=100', Dated: Dec. 20, 1976." Plan surveyed and mapped by Frederick M. Hayes. Plan filed on the East Lyme Land Records in Map Drawer 3 Sheet 35.
- c) "Plan Showing Revised Right Of Way Across Lot #3, Cloteal Brogan Subdivision, Upper Walnut Hill Road, East Lyme, Conn., Scale: 1"=100', Dated: May 20, 1985; Plan Revised Through: April 27, 1988." Plan surveyed and mapped by J. Robert Pfanner & Associates. Plan filed on the East Lyme Land Records in Map Drawer 5 Sheet 548.
- d) "Plot Plan, Upper Walnut Hill Road, East Lyme, Connecticut, Prepared For: Thomas Gannoe, Scale: 1 inch = 40 ft., Dated: June 13, 1994; Plan Revised: 7-20-94." Plan surveyed and mapped by J. Robert Pfanner & Associates P.C. Plan provided to Florek Surveying LLC by Client.
- 2) North orientation is based on a GPS / RTK observation in March 2024 utilizing the Acorn Network.
- 3) Reference is made to East Lyme Town Clerk Volume 711 Page 395 for the subject property.
- 3) The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- 4) Not all underground utilities may be shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- 5) The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.
- 6) Abutting property lines are shown for demonstration purposes only and are not to be construed as being accurately located.
- 7) Subject property is not in any flood zones per FIRM Rate Map, New London County, Connecticut All Jurisdictions, Panel 336 of 554, Community: East Lyme, Number 090096, Panel 0336, Suffix G; Effective Date: July 18, 2011.
- 8) This property received a variance from the East Lyme Zoning Board of Appeals on November 20, 2025.

SURVEY NOTES:

1. This survey has been prepared in accordance with "The Standards and Suggested Methods and Procedures for Surveys and Maps in the State of Connecticut" Prepared and Adopted by the Connecticut Association of Land Surveyors, Inc. on August 29, 2019. This survey type is a SUBDIVISION PLAN based on a RESURVEY OF map reference 1 a - c. It is intended to show PROPOSED LOTS.
2. This survey conforms to Class A-2 / T-2

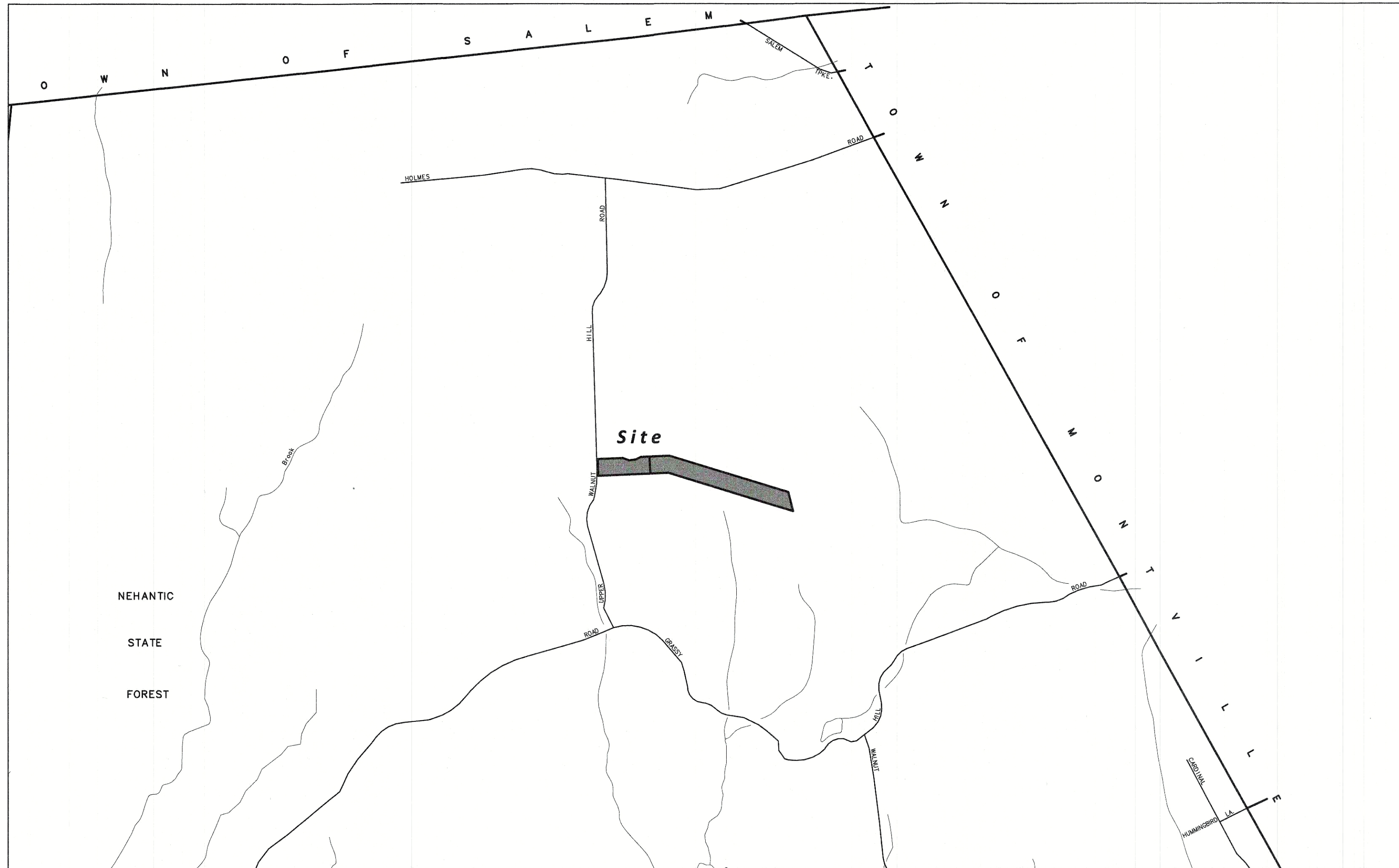
To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek LS CFS 5-9-25
Brian D. Florek, LS, CFS #70135 / NCFS-026 Date:
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006

Not Valid
Without
Signature Over
Embossed Seal

GANNOE RE-SUBDIVISION

29 UPPER WALNUT HILL ROAD, EAST LYME, CONNECTICUT



Applicant: Jeffrey T. Gannoe
Mailing Address: 29 Upper Walnut Hill Road,
East Lyme, Connecticut
Phone: 860.823.8208
Email: kidhaha1@gmail.com

TABLE OF CONTENTS:

Sheet 1 - 2: Existing Conditions
Sheet 3 - 4: Subdivision Plan
Sheet 5: Details

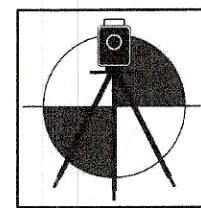
Received

DEC 2 2025

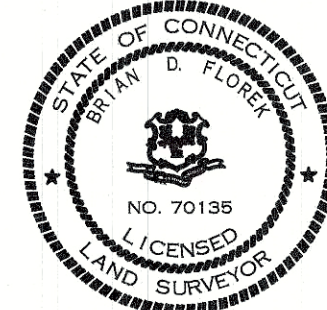
Town of East Lyme
Land Use



Florek
Surveying, LLC



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



REVISION TABLE

DATE	REVISION	BY
10-10-25	Wetland Flags	BF
10-30-25	Town Comments	BF
11-13-25	Town Comments	BF
11-28-25	Town Comments	BF

SUBDIVISION PLAN

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

SHEET No.:

TITLE

SCALE:

1" = 1000'

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.

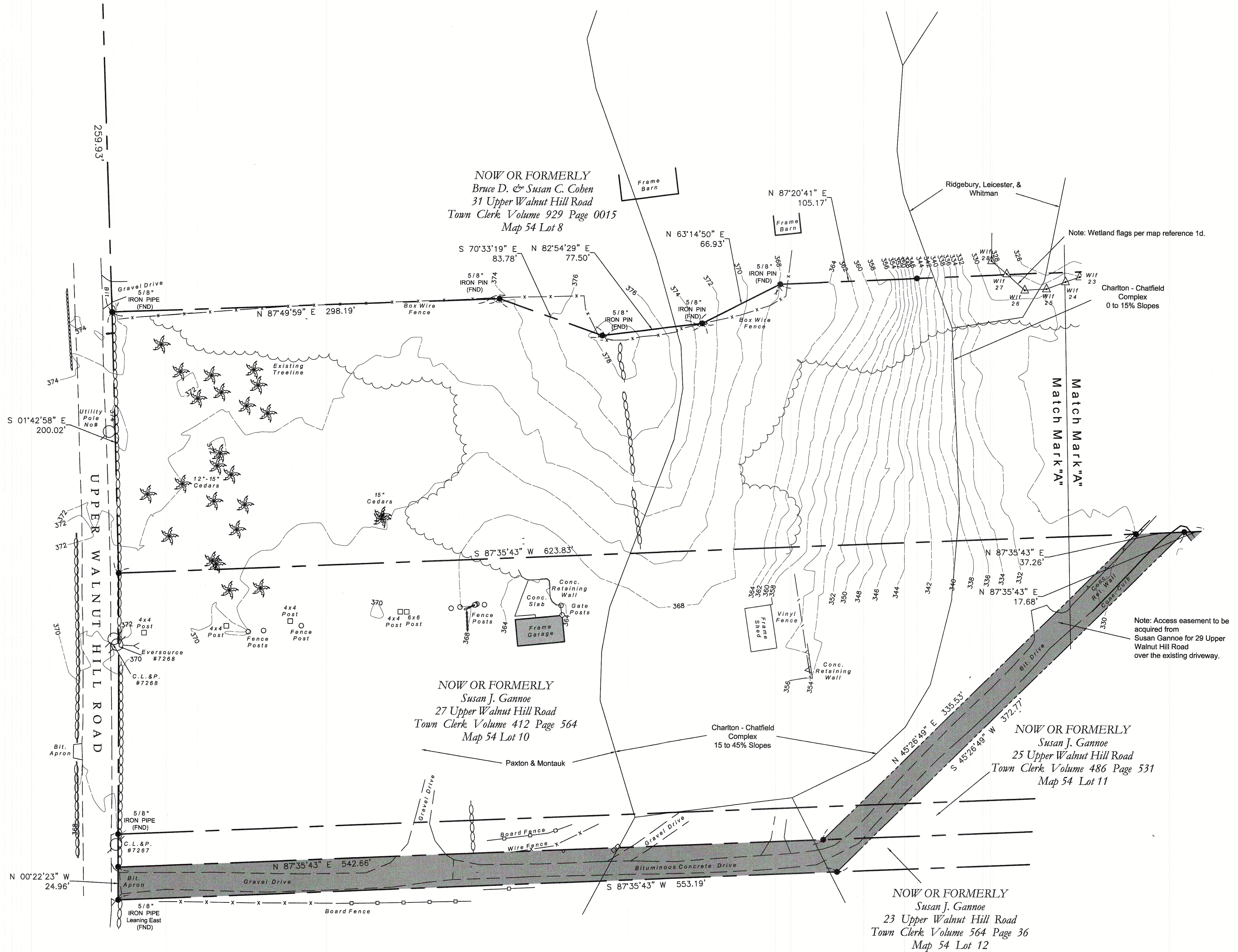
DRAWN BY:

BDF

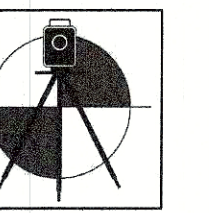
LEGEND

These standard symbols may be found in the drawing.

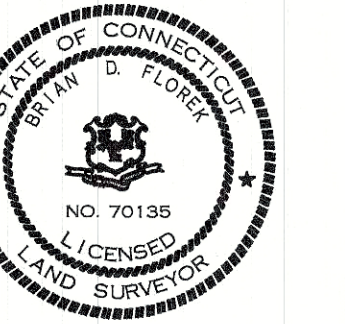
- ★ Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- - - Boundary Line
- - - Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- 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



Florek
Surveying, LLC



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



REVISION TABLE	
DATE	REVISION
10-10-25	BY BF
10-30-25	Wetland Flags
11-13-25	Town Comments
	Town Comments

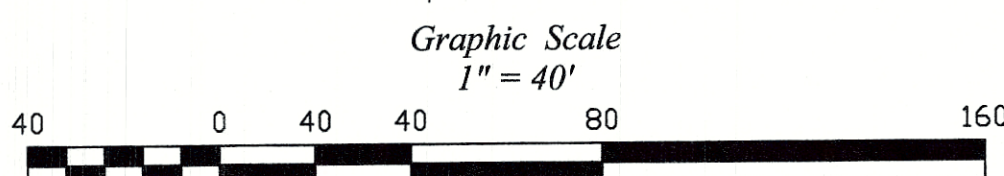
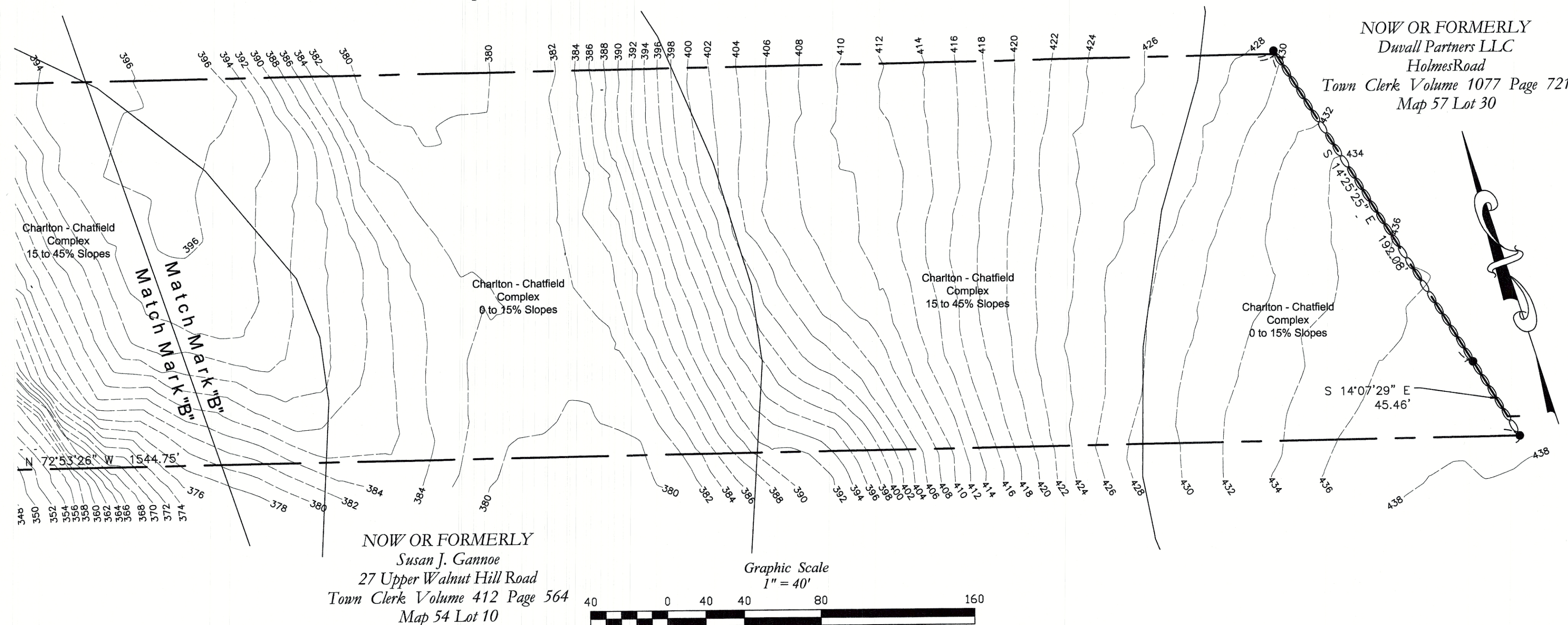
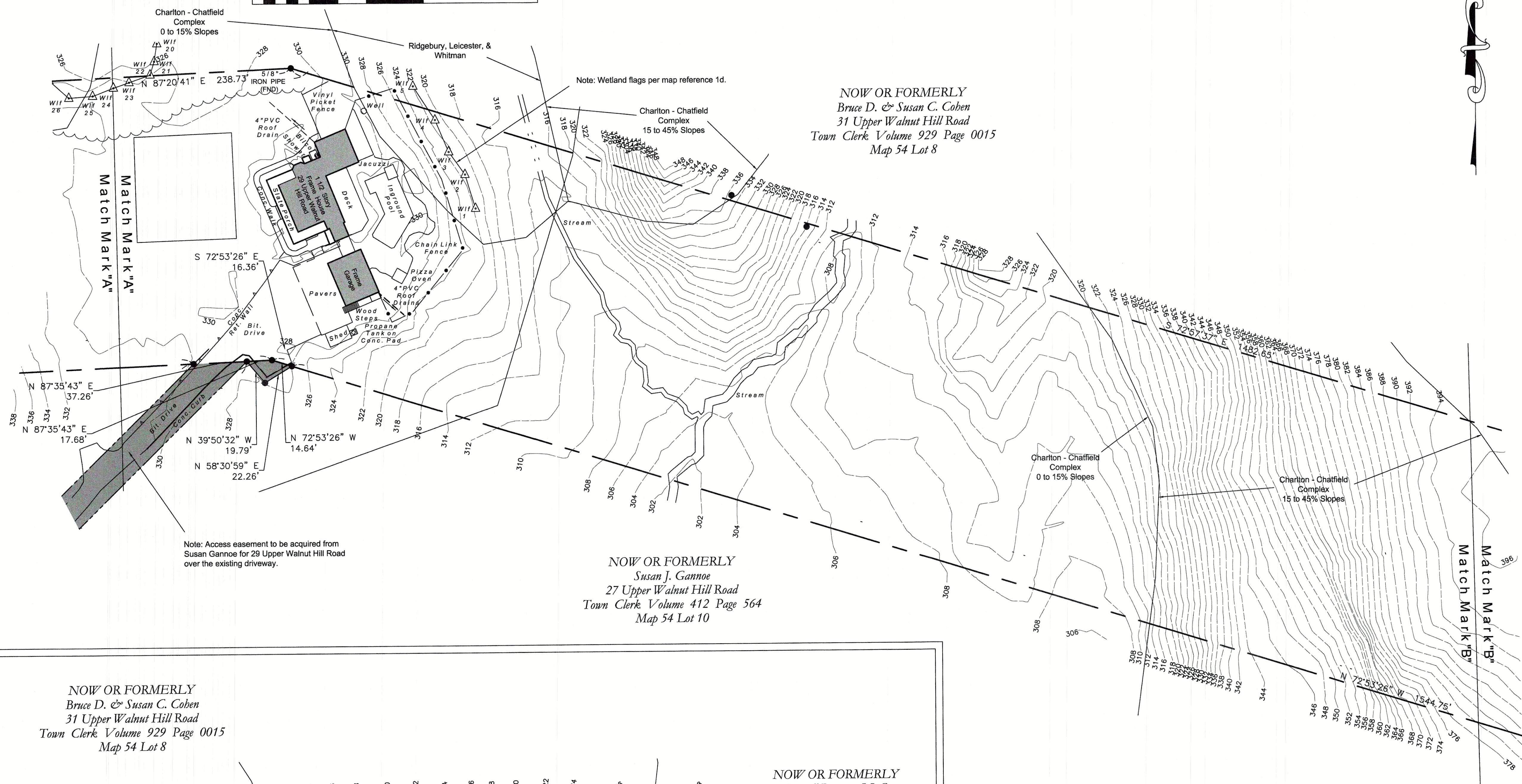
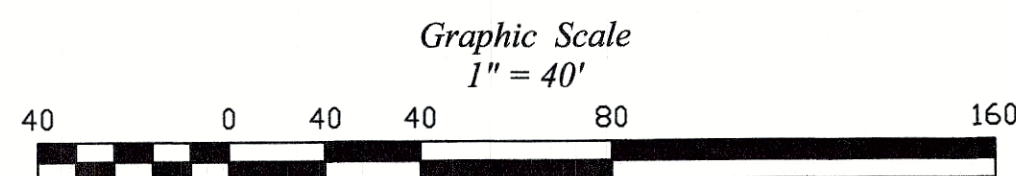
SUBDIVISION PLAN
"EXISTING CONDITIONS"
PREPARED FOR:
JEFFREY T. & CHRISTINA E. GANNOE
29 UPPER WALNUT HILL ROAD
EAST LYME, CONNECTICUT

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

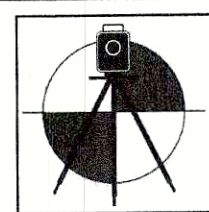
LEGEND

These standard symbols may be found in the drawing.

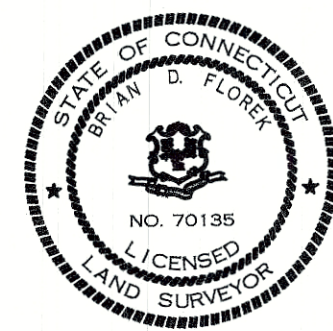
- ★ Light Pole
- CDNC. Concrete
- BIT. Bituminous
- U. Utility Pole
- WV Water Valve
- GV Gas Valve
- X - Chain Link Fence
- Boundary Line
- Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- I.P.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found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



Florek
Surveying, LLC



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



REVISION TABLE			
DATE	REVISION	BY	BF
10-10-25	Wetland Flags	BF	BF
10-30-25	Town Comments	BF	BF
11-13-25	Town Comments	BF	BF

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

LEGEND

These standard symbols may be found in the drawing.

- * Light Pole
- CONC. Concrete
- BIT. Bituminous
- U Utility Pole
- WV Water Valve
- G 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
- 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

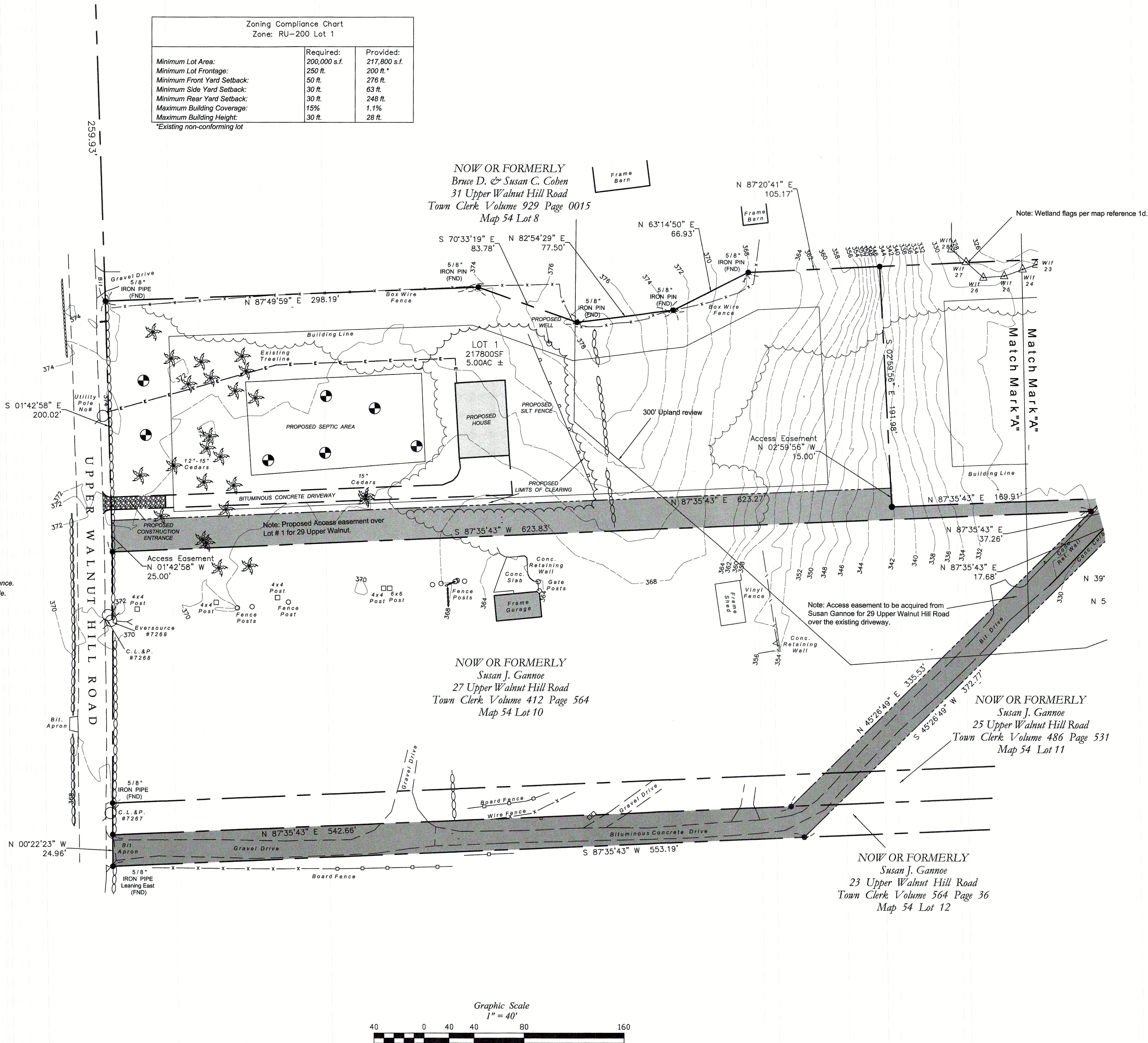
Construction Sequence:

- 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.

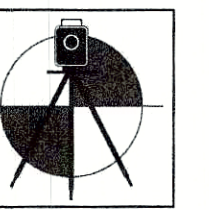
Soil Erosion & Sediment Control Notes:

- 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.

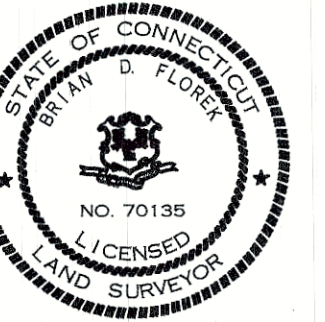
Zoning Compliance Chart		
Zone: RU-200 Lot 1		
Minimum Lot Area:	Required: 200,000 s.f.	Provided: 217,800 s.f.
Minimum Lot Frontage:	250 ft.	200 ft.*
Minimum Front Yard Setback:	50 ft.	276 ft.
Minimum Side Yard Setback:	30 ft.	63 ft.
Minimum Rear Yard Setback:	30 ft.	248 ft.
Maximum Building Coverage:	15%	1.1%
Maximum Building Height:	30 ft.	28 ft.
*Existing non-conforming lot		



Florek
Surveying, LLC



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



REVISION TABLE		BY	REVISION
DATE	BY	REVISION	
10-10-25	BF	Wetland Flags	
10-30-25	BF	Town Comments	
11-13-25	BF	Town Comments	

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

LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CDNC Concrete
- BIT Bituminous
- U Utility Pole
- VV 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
- GMS Granite Merestone
- EX. CDNC, MDN. Existing Concrete Monument
- TBS To Be Set
- CHD CT Highway Department Monument
- Existing Contour Line
- BCLC Bit Conc Lipped Curbing

Note: Access easement to be acquired from Lot # 1 for 29 Upper Walnut Hill Road over the existing driveway.

Note: Proposed Access easement over Lot # 1 for 29 Upper Walnut.

Note: Access easement to be acquired from Susan Gannoe for 29 Upper Walnut Hill Road over the existing driveway.

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

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

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

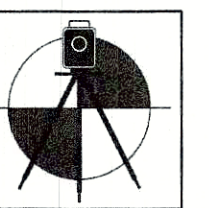
NOW OR FORMERLY
Susan J. Gannoe
27 Upper Walnut Hill Road
Town Clerk Volume 412 Page 564
Map 54 Lot 10

Graphic Scale
1" = 40'

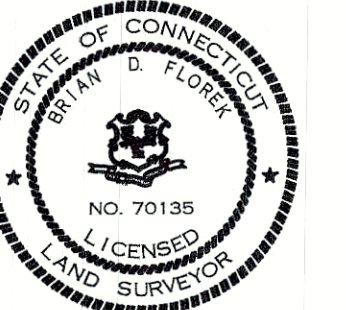
Zoning Compliance Chart		
Zone: RU-200 Lot 2		
Minimum Lot Area:	Required: 200,000 s.f.	Provided: 252,171 s.f.
Minimum Lot Frontage:	250 ft.	0 ft.*
Minimum Front Yard Setback:	50 ft.	217 ft.
Minimum Side Yard Setback:	30 ft.	63 ft.
Minimum Rear Yard Setback:	30 ft.	1016 ft.
Maximum Building Coverage: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

*Access via easement

Florek
Surveying, LLC



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



REVISION TABLE		BY	REVISION
DATE	10-10-25	BF	Wetland Flags
DATE	10-30-25	BF	Town Comments
DATE	11-13-25	BF	Town Comments

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'

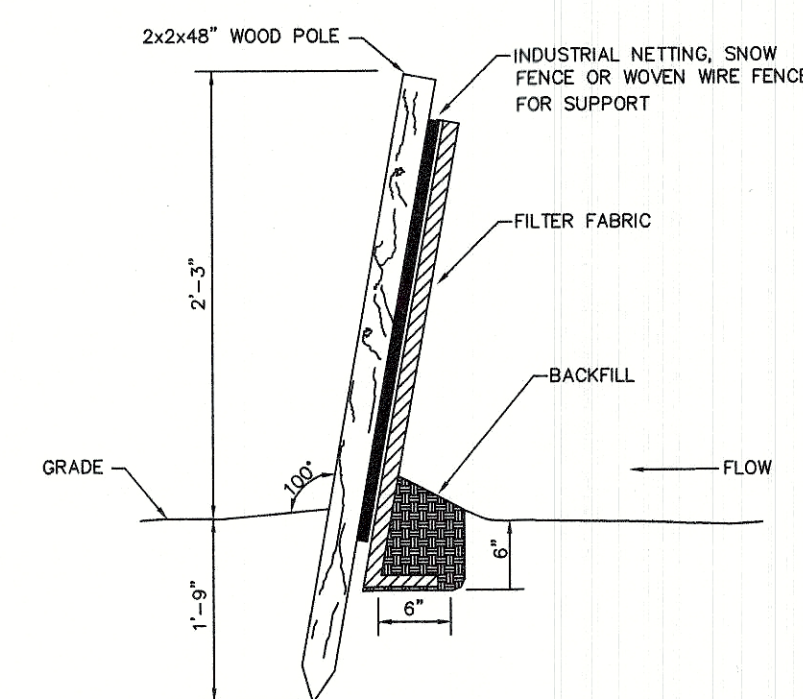
DATE:
May 9, 2025

PROJECT NO.: 24-07

FILE: 24-07_045_29-UpperWalnutHillRd

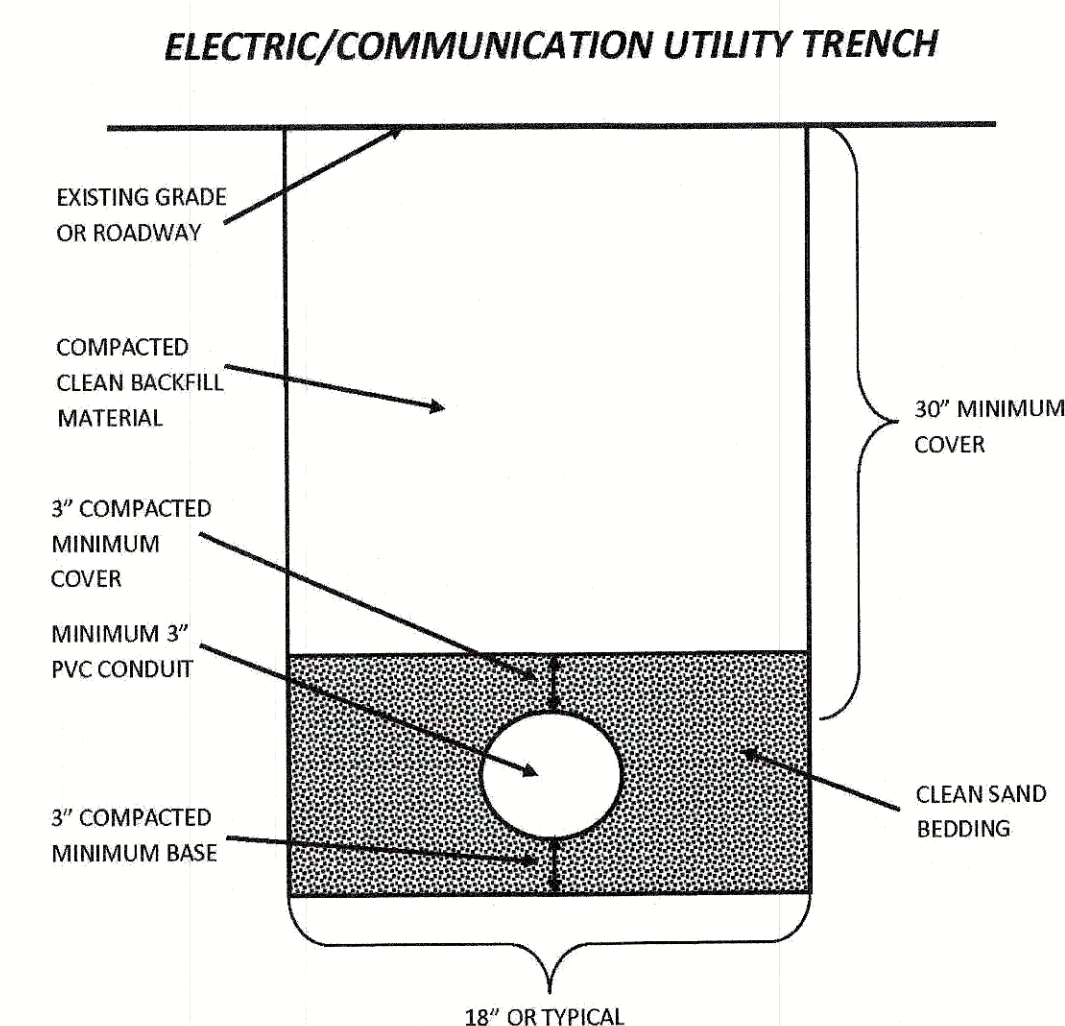
DWG. NAME: 24-07_045_29-UpperWalnutHillRd_40Scale

SURVEYED BY: T.N./A.M. DRAWN BY: BDF



NOTE: PREMANUFACTURED FENCE MAY BE USED

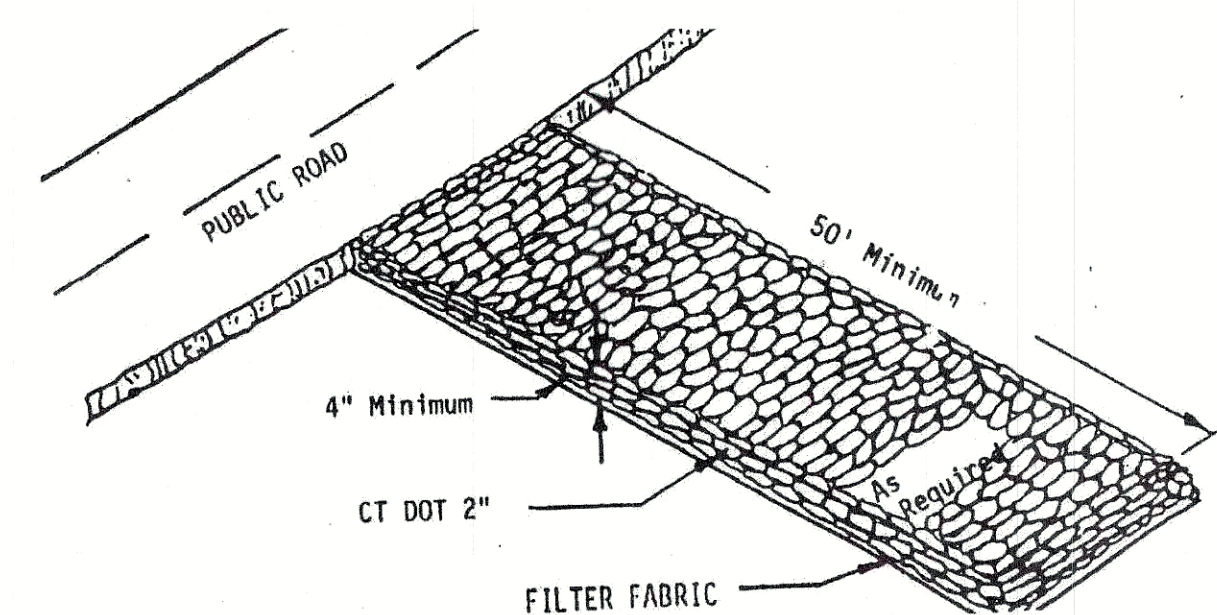
SEDIMENT FENCE
NOT TO SCALE



NOT TO SCALE

NOTES:

1. CONDUIT AND SERVICE CONNECTIONS TO BE MADE PER LOCAL UTILITY SPECIFICATIONS AND REQUIREMENTS.



CONSTRUCTION ENTRANCE

The construction entrance is utilized to reduce the tracking or flowing of sediment onto public right of ways.

Construction Specifications

1. Area of entrance to be cleared of all vegetation, roots and other objectionable materials.
2. Gravel shall be placed to specified dimensions.
3. A road stabilization filter cloth can be placed on subgrade prior to gravel placement to prevent pumping if required.
4. Aggregate size to be ASTM C-33, size No. 2 or 3 or CT. DOT 2" size crushed gravel.

[illegible]

**SUBDIVISION PLAN
DETAILS & TYPICALS**
PREPARED FOR :
**JEFFREY T. & CHRISTINA E. GANNOE
29 UPPER WALNUT HILL ROAD
EAST LYME, CONNECTICUT**

SHEET No.:

5
OF 5

SCALE:

As-Shown

DATE:

May 9, 2025

PROJECT NO.	
-------------	--

24-07

FILE: 24-07_045_29-UpperWalnutHillRo

DWG. NAME:
24-07-045 29-UpperWalnutHillRd 40Scale

24-0-043-29-Upper Walnut Hill Rd_403scale	
SURVEYED BY:	DRAWN BY:

 T.N./A.M.	 BDF
--	--