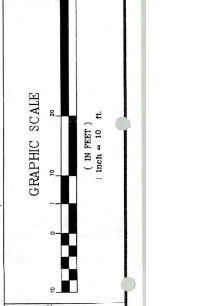


**NOTES**

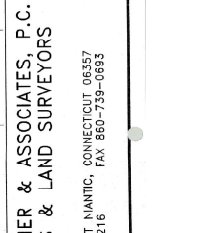
- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308B-1 THROUGH 20-308B-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THIS SURVEY AND MAP WAS ADDED BY THE CONNECTICUT STATE AGENCIES TO THE STATE OF CONNECTICUT. THE SURVEY AND MAP IS THE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES, P.C. AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES AND EXISTING STRUCTURES.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LIME AND RECORDS:
  - WARRANTY DEED FROM DAVID H. SEIDEN, JOSEPH L. SEIDEN, AND MARY JANE PETERSON TO YAMKO UEMURA RECORDED IN VOLUME 377 PAGE 281
  - REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LIME LAND RECORDS AND IN THE EAST LIME BUILDING DEPARTMENT:
    - PLAN OF BEACH FRONT ON WEST BANK OF MANIC RIVER EAST LIME CONN. PROPERTY OF GRACE BARBARO SWITH SCALE 1/480 OR 1" TO 40' DATED JULY 4, 1919 SURVEYED BY FORB B GORTON C.L.
    - PROPERTY SURVEY LAND OF ANGELINA RETILLO 2 ELIZABETH STREET EAST LIME, CONNECTICUT DATED 6/11/2007 SCALE 1"=20' BY THE LMC GROUP
    - REVISED PLAN OF BUILDING LOTS THE ESTATE OF GEORGE S. SMITH EAST LIME CONN. DIVYD AINE 1938 BY CHANDLER & PALMER, REV. APRIL 1928 BY DABOLL & GRANDALL SCALE 1"=40'
    - PROPERTY SURVEY PREPARED FOR JOANNE ROCAMORA # ELIZABETH STREET EAST LIME, CONNECTICUT DATED NOV. 29, 2007 SCALE 1"=30' BY HALLIST, PEARSON & CASSOY.
    - PLAN OF LOTS AT SAUNDERS POINT EAST LIME CONN. DATED OCT 1920, SCALE 20 FT. = 1" BY DABOLL AND GRANDALL. C. FINNS, NEW LONDON CONN.
    - REVISED PLAN OF BUILDING LOTS OWNED BY GEORGE S. SMITH MANIC, CONN. SCALE 1" = 480 FT. BY CHANDLER & PALMER HARTFORD, CONN.
  - NORTH ARROW BEARINGS BASES ON COMPASS READING



**ZONING COMPLIANCE CHART**

RESIDENTIAL ZONE = R-10	PROPOSED
MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONT YARD SETBACK	30 FT.
MINIMUM SIDE YARD SETBACK (WEST)	12 FT.
MINIMUM SIDE YARD SETBACK (EAST)	12 FT.
MINIMUM REAR YARD SETBACK	12 FT.
MINIMUM BUILDING HEIGHT	30 FT.
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM LOT COVERAGE	40%

\*\*\*INCLUDES PROPOSED ADDITION-VARIANCE REQUESTED  
\*\*\*INCLUDES PROPOSED ADDITION-VARIANCE REQUESTED



THIS SURVEY, DRAWING, AND MAP WAS PREPARED BY J. ROBERT PFANNER & ASSOCIATES, P.C. IN ACCORDANCE WITH THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT. THE SURVEY AND MAP IS THE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES, P.C. AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES AND EXISTING STRUCTURES.

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**J. ROBERT PFANNER & ASSOCIATES, P.C.**  
**CIVIL ENGINEERS & LAND SURVEYORS**

DATE: MARCH 14, 2023

NO.	DATE	DESCRIPTION	REVISIONS

DRAWN BY: CJC

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