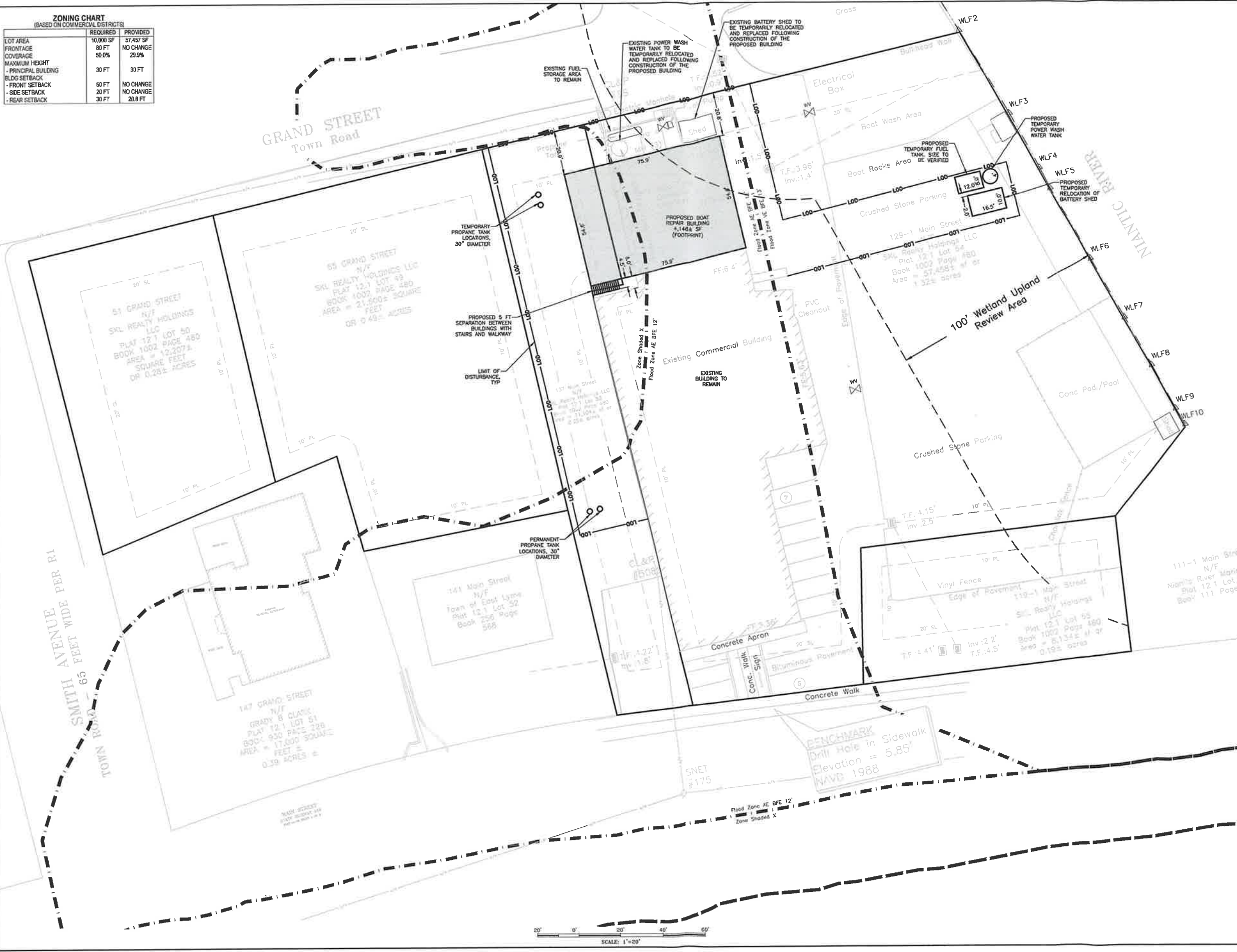


ZONING CHART
(BASED ON COMMERCIAL DISTRICTS)

REQUIRED	PROVIDED
LOT AREA	10,000 SF
FRONTAGE	80 FT
COVERAGE	50.0%
MAXIMUM HEIGHT	30 FT
PRINCIPAL BUILDING	NO CHANGE
BLDG SETBACK	30 FT
- FRONT SETBACK	30 FT
- SIDE SETBACK	NO CHANGE
- REAR SETBACK	20.8 FT

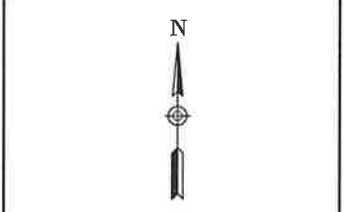


CHERENZIA & ASSOCIATES, LTD.
99 Meadow St
P.O. Box 513
Westport, RI 02891
Tel: 401.239.6500
Tel: 401.296.7747
Fax: 401.239.6999
www.cherenzia.com



LOCATION MAP

Received
DEC 12 2024
Town of East Lyme
Land Use



NOTES:
1. REFERENCE SURVEY TITLED, "BOUNDARY SURVEY EXISTING CONDITIONS PLAN, BOATS INC., 133 MAIN STREET, NIAN TIC, CT, PLAT 12.1 LOTS 49, 50, 53, 54," PREPARED BY CHERENZIA & ASSOCIATES LTD., DATED FEBRUARY 5, 2020.

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	OWN BY	CHK BY

SCALE: 1" = 20'
CA JOB #219098
DECEMBER 10, 2024

DRAWN BY: RAY
CHECK BY: SFC

ISSUED FOR PERMITTING

SITE PLAN

BOATS INC.
129-1 MAIN STREET
PLAT 12.1 LOT 54
NIANTIC, CONNECTICUT

PREPARED FOR
SKL REALTY HOLDINGS LLC

STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER

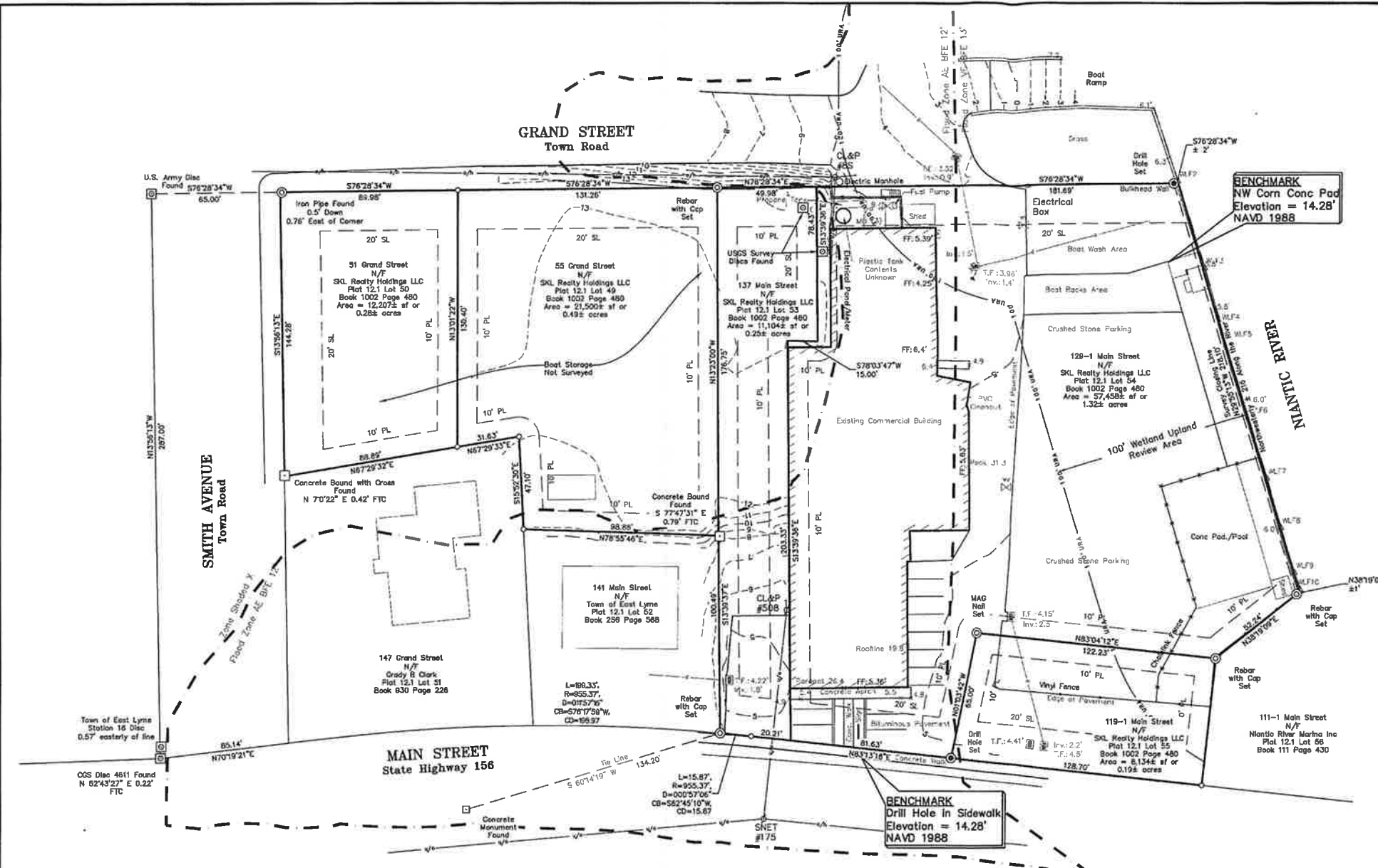
C-1

SHEET 1 OF 1

CHERENZIA & ASSOCIATES, LTD.



LOCATION MAP



PLAN REFERENCES:

- R1. Land of Boats Realty, LLC
 51 & 55 Grand Street
 127-1 & 137 Main Street
 Niantic, Connecticut
 Boundary Survey Map
 Scale: 1"=40'
 May 21, 2018
 BL Companies
- R2. Connecticut State Highway Department
 Right of Way Map
 Town of East Lyme
 Niantic Main Street
 From Niantic Center Easterly
 To The Waterford Town Line
 Route No. 156
 Scale: 1"=40'
 March 31, 1943
- R3. Connecticut State Highway Department
 Right of Way Map
 Town of East Lyme
 Main St. Niantic
 Route No. 333
 Scale: 1"=40'
 August 10, 1927

PLAN REVISIONS

DATE	DESCRIPTION	DRN	CHK
12/28/2020	ELEVATION ADJUSTMENT	MC	MC
12/13/2022	MAPPING & INTER. PARCEL LINES	WCR	VAC
02/10/2023	MONUMENTS SET	WCR	VAC

SCALE: 1"=30'
 CA JOB # 219098
 FEBRUARY 5, 2020

DRAWN BY: TWC
 CHECK BY: MAC

**BOUNDARY SURVEY
 EXISTING CONDITIONS PLAN**

BOATS INC.
 133 MAIN STREET
 NIAN TIC, CT
 PLAT 12.1 LOTS 49, 50, 53, 54

PREPARED FOR
BOATS INC.



SV-1
 SHEET 1 OF 1
CHERENZIA & ASSOCIATES, LTD.

NOTES:

1. This plan has been prepared pursuant to the regulations of Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20, as revised.
 Type of Survey: Property Survey
 Boundary Determination Category: Dependent Vertical based on R1
 Classes of Accuracy: A-2 Horizontal; T-2 Vertical
2. North Arrow and Bearings are based on R1.
3. Elevations are referenced to the NAVD-88 Vertical Datum using a level run conducted from NGS Tidal Benchmark LX0133.
4. Tidal Open Water was delineated by Soil & Environmental Services, Inc on December 10, 2019, and located by Field Survey January 9, 2020.
5. The subject parcels lie partially within FEMA Special Flood Hazard Zones VE with a Base Flood Elevation of 13', partially within Zone AE with a Base Flood Elevation of 12', and partially within FEMA zone Shaded X. Reference is made to FEMA Flood Insurance Rate Map 0901100483J, effective August 5, 2013.
6. Limits of Field Topography shown hereon represents information gathered from a field survey conducted by Cherenzia & Associates, LTD on October 23 and November 3, 2021, October 14, 2022.
7. Elevation 2.3 (NAVD-88) defines the Coastal Jurisdiction Line (CJL) for The Town of East Lyme.
8. Underground utilities have been located using the best available evidence, including surface features, the herein noted plans, and information derived from other sources. Cherenzia & Associates does not warrant the accuracy of these depictions.
9. This plan was prepared without the benefit of a title report. Cherenzia & Associates is not responsible for any unknown or unrecorded easements that a title report would disclose.
10. These parcels are situated in the Town of East Lyme Commercial Marine zoning district and are subject to the restrictions thereof.

LEGEND

- o property corner or angle point
- ⊙ monument found or set as noted
- ⊙ monument found or set as noted
- o utility pole
- Σ water gate
- N/F now or formerly
- 10.72 x spot elevation (feet)
- A-1 coastal feature flag
- FTC from true corner
- 5- major contour - 5' interval
- 3- minor contour - 1' interval
- - - - - limit of coastal feature
- - - - - upland review area
- 100' URA 100' URA
- FEMA flood zone boundary
- overhead wires
- - - - - 10' property setback line
- - - - - 20' street setback line

DISTRICT DIMENSIONAL REGULATIONS

District	CM Commercial Marine
Use	Marina
Min. Lot Size	10,000 sf
Min. Lot Frontage	80 feet
Max. Building Coverage	50%
Max. Hgt. Prin. Bldg.	30 feet*
Streetline Setback	20 feet
Property Line Setback	10 feet

*A Maximum Building Height of 50 feet may be allowed. See Town of East Lyme Zoning Regulations, Section 10.3.5

Section 10.3.3 **SETBACK** -- No building or structure shall be placed less than 20 feet from the street line or 10 feet from any other property line. Pursuant to Section 20.15, the Zoning Commission may permit a reduction of the waterfront setback to zero for buildings or structures necessary to the operation of a water dependent use.

CERTIFICATION

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

Mark A. Castellanos 2/10/2023
 Mark A. Castellanos, P.L.S. #70458 Date