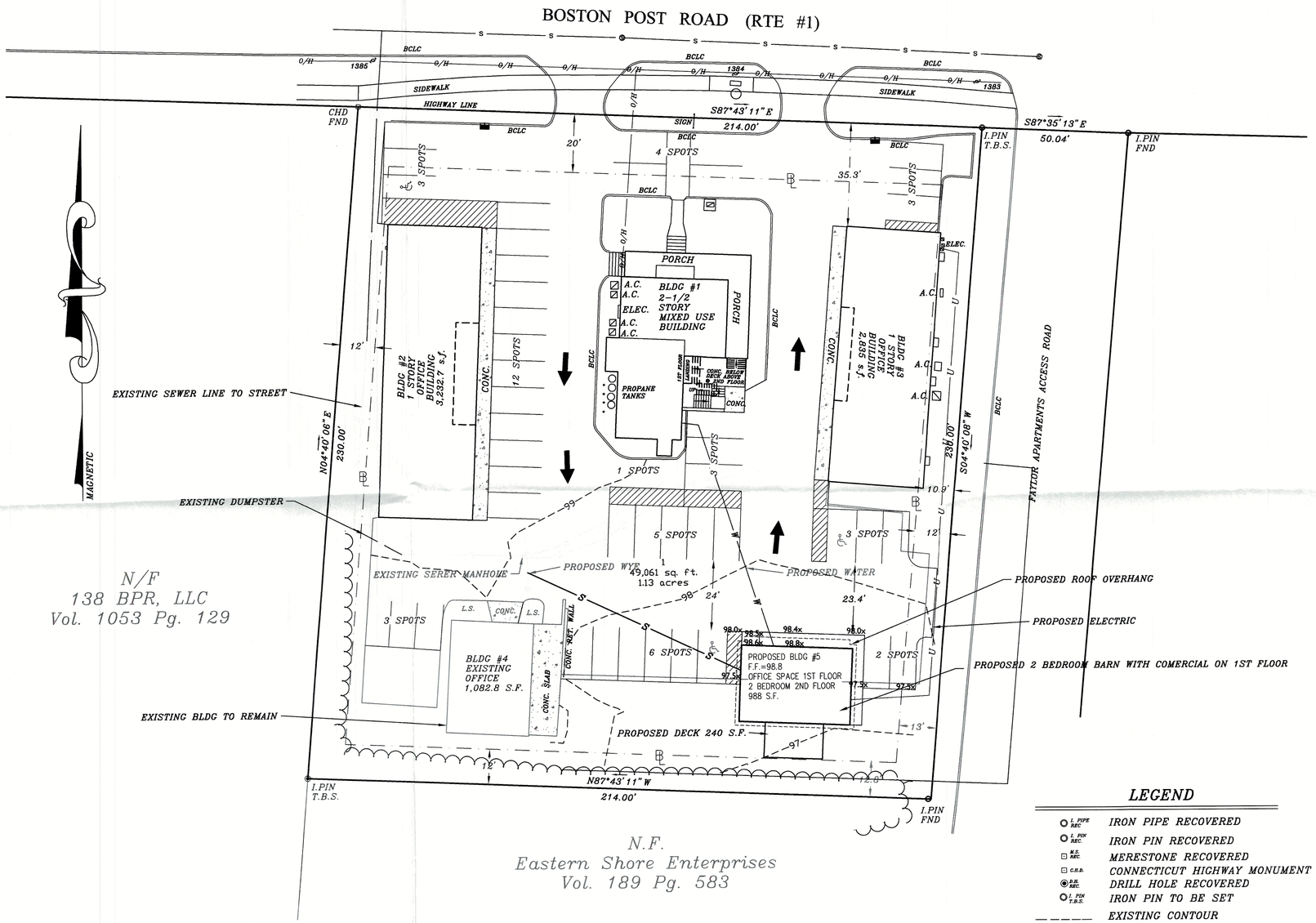

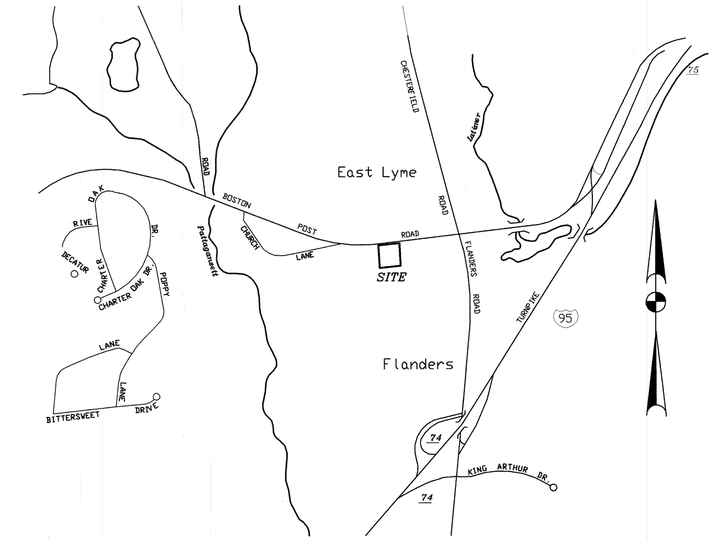

LOCATION MAP – N.T.S.

NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300B–1 THROUGH 20–300B–20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION SURVEY ZONING BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, EXISTING STRUCTURES AND NEW BUILDING INPLACE OF BUILDING TO BE REMOVED.

2. REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:

   A. WARRANTEE DEED FROM RAPIDO LLC TO GALCO, LLC DATED: MARCH 14, 2023 AND RECORDED IN VOLUME 1094 PAGE 408.

3. REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE EAST LYME LAND RECORDS:

   A. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EAST LYME VILLAGE OF FLANDERS BOSTON POST ROAD FROM NEAR THE GREAT BROOK WESTERLY ABOUT 5450 FEET ROUTE U.S. 1. SCALE 1"= 40' #869 SHEET 2 OF 3 MAY 31, 1930.

   B. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EAST LYME VILLAGE OF FLANDERS BOSTON POST ROAD FROM NEAR THE GREAT BROOK WESTERLY ABOUT 5450 FEET ROUTE U.S. 1. SCALE 1"= 40' #869 SHEET 3A OCT 08, 1963.

   C. TOPOGRAPHIC SURVEY OF 138 BOSTON POST ROAD (AKA ROUTE 1) EAST LYME, CONNECTICUT PREPARED FOR 138 BPR, LLC SCALE 1"= 20' DATED; MAY 13, 2021 BY GESICK & ASSOCIATES, PC

   D. JOVAL APARTMENTS BPPSTON POST ROAD ASSOCIATES, BOSTON POST ROAD, EAST LYME CONN. SCALE 1"=40' DATED APRIL 1972 REV. JUNE 1981 MY MCKAY ENGINEEEING NIANTIC, CONN.

4. NORTH ARROW, BEARINGS AND COORDINATES AND ELEVATIONS BASED ON MAP REF. 2–C

ZONING COMPLIANCE CHART

ZONE = CA	REQUIRED	PROVIDED
MINIMUM LOT SIZE	??????	49,061 S.F.
MINIMUM FRONTAGE	80 FT.	214.0 ft.
MINIMUM FRONT YARD	20 FT.	35.3 FT.
MINIMUM SIDE YARD	12 FT.	10.9 FT*
MINIMUM REAR YARD	12 FT.	12.8 FT**
MAXIMUM BUILDING COVERAGE	35 %	22.6 %
MAXIMUM BUILDING HEIGHT	30 FT.	23.6 FT.**

*PRE–EXISTING NON CONFORMING
** PROPOSED NEW BARN

BLDG #1–COMERCIAL SPACE 1ST FLOOR=844 S.F.
–3 RESIDENTIAL UNITS (2BED)
BLDG #2–COMERCIAL REAL ESTATE OFFICE – 3,232.7 S.F.
BLDG #3–COMERCIAL REAL ESTATE OFFICE – 2,835.0 S.F.
BLDG #4–COMERCIAL OFFICE SPACE – 1082.8 S.F.
BLDG #5–988 S.F. RESIDENTIAL SPACE 2ND FLOOR
BLDG #5–988 S.F. COMERCIAL OFFICE/RETAIL SPACE

7 SPACES FOR RESIDENTIAL BLDG #1
3.4 SPOTS FOR COMERCIAL IN BLDG #1
12.9 SPOTS FOR OFFICE SPACE BLDG #2
11.4 SPOTS FOR OFFICE SPACE BLDG #3
4.3 SPOTS FOR COMERCIAL SPACE BLDG #4
3.9 SPOTS FOR COMERCIAL SPACE BLDG #5
2 SPOTS FOR RESIDENTIAL UNIT BLDG #5

TOTAL PARKING REQUIRED=44.9 ROUND UP TO 45 SPOTS
TOTAL PARKING PROVIDED=45 SPOTS 3 ARE HANDICAP

LEGEND

I. PIPE REC.	IRON PIPE RECOVERED
I. PIN REC.	IRON PIN RECOVERED
M.S. REC.	MERESTONE RECOVERED
C.H.D.	CONNECTICUT HIGHWAY MONUMENT RECOVERED
D.H. REC.	DRILL HOLE RECOVERED
I. PIN T.B.S.	IRON PIN TO BE SET
	EXISTING CONTOUR
300	PROPOSED CONTOUR
B	BUILDING LINE
W	WATER LINE
O/H	OVERHEAD UTILITIES (PHONE,ELEC.,CABLE TV,ETC.)
	UTILITY POLE
S	SEWER LINE

REVISED

Received
JUN 24 2025
Town of East Lyme
Land Use

THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

DRAWN BY: RDP DATE: APRIL 28, 2025

NO.	DATE	DESCRIPTION	BY
1	6/23/25	NEW BUILDING #5 ADDED	RDP

REVISIONS

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS
37 GRAND STREET NIANTIC, CONNECTICUT 06357
TEL. 860–739–6216 FAX 860–739–0693

THIS SURVEY CONFORMS TO A CLASS A–2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT PE, LS No. 9442

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TITLE:
IMPROVEMENT LOCATION SURVEY-ZONING
PREPARED FOR
GALCO, LLC

LOCATION: 132 BOSTON POST ROAD, EAST LYME, CONNECTICUT

SHEET NUMBER 1 OF 1

23022–6