NOTED
TY POLE

AS NOTED
ROW
L BEAM RAIL

ZONING COMPLIANCE CHART - ZONE: L

	REQUIRED	EXISTING
MINIMUM LOT AREA	1 ACRE	6,669 FT²*
MINIMUM LOT WIDTH	150'	59.36'*
FRONT YARD SETBACK	25'	25.1'E
SIDE YARD SETBACK	12.5'**	8.3'S* - 7.7'N*
REAR YARD SETBACK	25'	55.4'W
MAX. BUILDING COVERAGE	10%	13.7%*
MAX. BUILDING HEIGHT	24'	1 STORY

*PRE-EXISTING, NON-CONFORMING CONDITION
** PER SEC. 10.3.1 (LOTS 99 FEET OR LESS IN WIDTH)



LOCATION MAP - SCALE: 1" = 200'

MAP REFERENCES:

PROPERTY SURVEY LAND N/F JUDITH ROGERS - #265 LAKE SHORE DRIVE - "LAKE HAYWARD" - EAST HADDAM, CONNECTICUT - SCALE: 1" = 10' - DATED FEB. 20, 2012 - BY ROBERT R. WEAVER, L.S.

PLAN 1, LAKE HAYWARD CLUB PROPERTY, IN THE TOWN OF EAST HADDAM - SHORE AND LAKE CORPORATION OWNERS - JAS JAY SMITH CO. SALES AGENT - EAST HADDAM TOWN CLERK'S FILE #141E

SURVEY NOTES:

NORTH SHOWN PER NORTH AMERICAN DATUM OF 1983.

ELEVATIONS SHOWN PER NORTH AMERICAN VERTICAL DATUM OF 1988.

SUBJECT PROPERTY IS SUBJECT TO RIGHTS, RESTRICTIONS, CONDITIONS, COVENANTS AND LIMITATIONS CONTAINED IN DEEDS FROM THE SHORE AND LAKE CORPORATION TO WILLIAM A. SCHMAND DATED DECEMBER 31, 1959, AND RECORDED IN THE EAST HADDAM LAND RECORDS IN VOLUME 75 AT PAGES 73-74

SEPTIC SYSTEMS ON ADJACENT SHOWN PER CHATHAM HEALTH RECORDS HAVE NOT BEEN INDEPENDENTLY VERIFIED AND ARE THEREFORE APPROXIMATE

CHATHAM HEALTH DISTRICT
APPROVED *Exception needed for Well - disconnect from PWS
Date 7/30/26 By R. Udvari

BOUNDARY & ZONING LOCATION SURVEY

PREPARED FOR

WILLIAM GRANO

269 LAKE SHORE DRIVE - EAST HADDAM, CONNECTICUT
SCALE 1" = 10' - JULY 8, 2026

0 10' 20'

REFERENCE NOTE

Y AND MAP HAVE BEEN PREPARED PURSUANT TO THE
S OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1
-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS
E OF CONNECTICUT" ADOPTED FOR USE BY THE CONNECTICUT
N OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

F SURVEY IS "ZONING LOCATION SURVEY".

RY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY".

NTAL ACCURACY CONFORMS TO "A-2" STANDARDS.

"TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

CHARLES R. DUTCH, L.S. 15776 LICENSE NUMBER

STATE OF CONNECTICUT CHARLES R. DUTCH No. 15776 LICENSED LAND SURVEYOR

DUTCH & ASSOCIATES
LAND SURVEYORS
392 SOUTH MAIN STREET, COLCHESTER, CONN.
PHONE: (860) 537-3465

JOB NO. 25-202