LEGEND

- I.P. AS NOTED
- UTILITY POLE
- TREE AS NOTED
- PINE ROW
- METAL BEAM RAIL
- DEEP TEST PIT
- SILT FENCE

LAKE SHORE DRIVE

LAKE HAYWARD

LOCATION MAP - SCALE: 1" = 200'

PERCOLATION TEST DATA

PT #1 - 4/30/26
DEPTH: 24"
PRE-SOAK: 15:00 4/29/26

TIME:	READING:
15:40	12.00"
15:45	12.50"
15:50	12.75"
16:00	13.75"
16:10	14.63"
16:20	16.00"
16:30	16.88"
16:40	17.75"
16:50	18.63"
17:00	19.13"
17:10	19.88"

PERC. RATE: 10.5 MIN./IN.

PERCOLATION TEST CONDUCTED BY DUTCH & ASSOCIATES

DEEP TEST PIT DATA

TP #1
0 - 8" TOPSOIL
8 - 25" ORANGE BROWN FINE LOAMY SAND & STONES
25 - 85" MEDIUM SAND & GRAVEL/DECOMP. ROCK AND STONES, SOMEWHAT COMPACT
MOTTLES: NONE - GW: NONE - LEDGE: NONE - ROOTS: 40"

TP #2
0 - 9" TOPSOIL
9 - 20" ORANGE BROWN FINE LOAMY SAND & STONES
20 - 81" MEDIUM SAND & GRAVEL/DECOMP. ROCK AND STONES, SOMEWHAT COMPACT
MOTTLES: NONE - GW: NONE - LEDGE: NONE - ROOTS: 37"

TEST PITS AS WITNESSED AND DESCRIBED BY RACHEL COLONNI, 4/28/26

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 #1416

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

#263 LAKE SHORE DR.
N/F
KENNETH A. & HOLLY A. DELGIUDICE
(PUBLIC WATER)

#257 LAKE SHORE DR.
N/F
PATRICK J. & MARGARET DAMATO
(PUBLIC WATER)

#259 LAKE SHORE DR.
14,914 Ft² (0.342 ACRES)

APPROXIMATE EXISTING LEACHING AREA (PER OWNER)

PROPOSED 1 BEDROOM ADDITION

LIMITS OF 2ND FLOOR ADDITION

EXISTING HOUSE
F/F = 370.3
(1,313 FT²)

DECK TO BE REPLACED USING SAME FOOTPRINT (277 FT²)

STONE SEAT WALL

STONE WALL

PAVER PATIO

COVERED PORCH (65 FT²)

HOUSE #263

HOUSE #257

SHED

APPROX. SEPTIC TANK

APPROX. LEACHING AREA

BITUMINOUS DRIVEWAY (1960 FT²)

BITUMINOUS WALKWAY (115 FT²)

APPROXIMATE PATH OF REPLACEMENT WATERLINE TO FOLLOW EXISTING TRENCH AS MUCH AS PRACTICABLE

PROJECT BENCHMARK - CTRL SPIKE
ELEVATION = 372.00 (NAVD88)

5' ACCESS EASEMENT

PRIVATE ACCESS WAY
(PILGRIM'S WAY)

BUILDING COVERAGE CALCULATIONS:

EXISTING BUILDING COVERAGE:
HOUSE: 1,221 FT²
PORCH: 54 FT²
SHED: 80 FT²
TOTAL BUILDING COVER. = 1,455 FT²
1,455/14,914 = 9.76%

PROPOSED BUILDING COVERAGE:
EXISTING COVER: 1,455 FT²
NET ADDITION COVER: 244 FT²
TOTAL PROP. COVER: 1,455+244=1,699 FT²
1,699/14,914 = 11.4%

IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING LOT COVERAGE:
HOUSE: 1,221 FT²
PORCH: 54 FT²
SHED: 80 FT²
RCH KITCH: 26 FT²
RET. WALKWAY: 115 FT²
RET. DRIVEWAY: 700 FT²
PAVE STAIRWAY: 30 FT²
TOTAL LOT COVER. = 2,396 FT²
2,396/14,914 = 16.1%

PROPOSED LOT COVERAGE:
EXISTING COVER: 2,396 FT²
NET ADDITION COVER: 244 FT²
TOTAL PROP. COVER: 2,396+244=2,640 FT²
2,640/14,914 = 17.7%

VARIANCES REQUESTED:

MAXIMUM LOT/BUILDING COVERAGE:
ALLOWED: 10%
PROPOSED: 11.4%
VARIANCE REQUESTED: 1.4%

MAXIMUM IMPERVIOUS LOT COVERAGE:
ALLOWED: 15%
PROPOSED: 17.7%
VARIANCE REQUESTED: 2.7%

SIDE YARD:
ALLOWED: 20'
EXISTING: 3.6' (AT EXISTING 1ST FLOOR)
PROPOSED: 10.9' (AT NEW 2ND FLOOR)
VARIANCE REQUESTED: 9.4' (AT NEW 2ND FLOOR)

ZONING COMPLIANCE CHART - ZONE: L

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	14,914 FT² (0.342 AC.)**	14,914 FT² (0.342 AC.)**
MINIMUM LOT WIDTH	150'	102.52'**	102.52'**
FRONT YARD SETBACK	25'	29.8'E	29.8'E
SIDE YARD SETBACK	25'	55.1'N - 3.6'S**	48.2'N - 3.6'S**
REAR YARD SETBACK	25'	80.8'W	80.8'W
MAX. BUILDING COVERAGE	10%	9.76%	11.4%***
MAX. LOT COVERAGE	15%	16.1%**	17.7%***
MAX. BUILDING HEIGHT	24'	SEE ARCH. PLANS	SEE ARCH. PLANS

** PRE-EXISTING NON-CONFORMING
*** VARIANCE REQUIRED

BASIS OF SANITARY DESIGN

4 BEDROOM HOUSE - 10.1 - 20.0 Min/in PERC RATE
787.5 SQ. FT. OF LEACHING AREA REQUIRED
USE 1 TRENCHES 62" WIDE @ 13' CTRS @ LENGTHS SHOWN
812.2 SQ. FT. OF LEACHING AREA PROVIDED
USE MINIMUM 1,250 GALLON SEPTIC TANK.

USE 1 ROW OF GST6236 @ 26.2 FT² OF LEACHING PER LINEAR FT X 31' OF TRENCH = 812.2 FT² OF LEACHING PROVIDED (787.5 FT² REQUIRED)

CULTEC

USER INPUTS

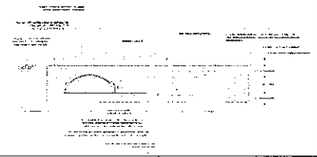
Project Name:	259 LAKE SHORE DR
Engineer:	N/A
Project Location:	Commercial
Measurement Type:	Imperial
Chamber Model:	CONTACTOR 150HD
Required Storage Volume:	1,844 cf
Available Length:	75 ft
Available Width:	10 ft
Stone Above Chambers:	6 in
Stone Below Chambers:	6 in
Base Stone Elevation:	361.0 ft
Stone Porosity:	40%
Maximum Allowable Finished Grade	374.54 ft
Minimum Allowable Finished Grade	363.71 ft
Outlet Control Structure:	Yes

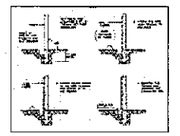
RESULTS

Installed Storage Volume:	1,860 cf
Storage Volume Per Chamber:	14 cf
Chamber Rows:	4
Maximum Length:	75.0 ft
Maximum Width:	8.33 ft
Approx. Bed Area Required:	145.83 sf

SYSTEM COMPONENTS - NOT FOR CONSTRUCTION

Number of Chambers Required:	4
Number of End Caps Required:	4
Number of Field Connectors Required:	0
Amount of Stone Required:	93 cy
Volume of Excavation (Not Including Fill):	2 cy
Non-woven Geotextile Required:	70 sy
Woven Geotextile Required (Beneath Internal Manifold):	18 ft
Woven Geotextile Required (Under Separator Row) AOS	20 ft
Isolator Row Plus:	
Total Woven Geotextile Required:	38 ft





SILT FENCE DETAIL

BOUNDARY SURVEY & TOPOGRAPHIC PLAN

PREPARED FOR

SCOTT SPENCER

259 LAKE SHORE DRIVE - EAST HADDAM, CONNECTICUT
SCALE 1" = 10' - AUGUST 6, 2026

0 10' 20'

REFERENCE NOTE

THIS SURVEY AND MAP HAVE 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" ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY IS "ZONING LOCATION SURVEY".

THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY".

THE HORIZONTAL ACCURACY CONFORMS TO "A2" STANDARDS.

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

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

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

JOB NO. 15-155

Traverse PC