BUILDING COVERAGE CALCULATIONS:

EXISTING BUILDING COVERAGE:
HOUSE: 1,285 FT²
SHED NORTH: 72 FT²
SHED SOUTH: 96 FT²
TOTAL BUILDING COVER. = 1,453 FT²
1,453/22,291 = 6.5%

PROPOSED BUILDING COVERAGE:
EXISTING COVER: 1,453 FT²
PROP. GARAGE COVER: 884 FT²
SHED SOUTH TO REMOVE: -96 FT²
TOTAL PROP. COVER: 1,453+884-96=2,241 FT²
2,241/22,291 = 10.0%

IMPERVIOUS COVERAGE CALCULATIONS:

EXISTING BUILDING COVERAGE:
HOUSE: 1,285 FT²
SHED NORTH: 72 FT²
SHED SOUTH: 96 FT²
TOTAL LOT COVER. = 1,453 FT²
1,453/22,291 = 6.5%

PROPOSED LOT COVERAGE:
EXISTING COVER: 1,453 FT²
PROP. GARAGE COVER: 884 FT²
SHED SOUTH TO REMOVE: -96 FT²
TOTAL PROP. COVER: 1,453+884-96=2,241 FT²
2,241/22,291 = 10.0%

VARIANCE REQUESTED:

SIDE YARD:
ALLOWED: 25'
PROPOSED: 20.5'
VARIANCE REQUESTED: 4.5'

ZONING COMPLIANCE CHART - ZONE: L

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	22,291+/-FT²**
MINIMUM LOT WIDTH	150'	204.54'
FRONT YARD SETBACK	20'*	SEE PLAN
SIDE YARD SETBACK	25'	SEE PLAN***
REAR YARD SETBACK	20'*	SEE PLAN
MAX. BUILDING COVERAGE	10%	10.0%
MAX. LOT COVERAGE	15%	10.0%
MAX. BUILDING HEIGHT	24'	SEE ARCH. PLANS

*REDUCED PER SEC. 10.3.2
**PARCELS TO BE COMBINED; PRE-EXISTING, NON-CONFORMING
***VARIANCE REQUIRED

LEGEND
- I.P. AS NOTED
- WETLAND FLAG
- UTILITY POLE
- WELL

MOODUS LAKE

DOCK

SEA WALL

WF1 REBAR SET

WF2

WF3

WF4 REBAR SET

N47°49'42"E 79.90' (SURVEY CLOSURE LINE - PROPERTY LINE IS EDGE OF LAKE)

N/F MARY ELLEN LEVESQUE

N42°45'20"E 91.08'

6' VINYL FENCE

#12 SHORE RD.
7,765+/- Ft²
0.178+/- ACRES

3' CONCRETE COVER (SEPTIC PUMP)

SEPTIC TANK

HOUSE (1,285 FT²)

PROPANE TANKS

6' VINYL FENCE

A/C

S41°08'10"W 91.08'

S47°49'42"W 79.90'

N/F SANDRA R. KING

WELL POINT PER OWNER

SHED (72 FT²)

6' STOCK FENCE

N47°49'42"W 79.81'

N/F TOWN OF EAST HADDAM

WETLANDS

S40°52'10"W 74.83'

WF6

WF7

WF8

WF9

5/8" REBAR REC.

25' S.Y.

117.7'

MBL: 067-167
14,526 Ft²
0.333 ACRES

SHED (96 FT²) TO BE REMOVED

20' F.Y.

100' WETLAND SETBACK

APPROXIMATE LEACHING AREA

PROPOSED GARAGE (884 FT²)

5.0'

24.0'

20.1'

22.0'

20.5'

SHORE ROAD (GRAVEL)

HILLTOP ROAD (GRAVEL)

(PAVED)

N47°41'45"W 225.65'

S49°01'50"E 155.04'

GRAVEL DRIVEWAY

OVERHEAD UTILITIES

(Power)

CL&P 5717

CL&P 3718

CEDAR POSTS WITH WIRE FENCE

N85°15'08"E 103.86'

REBAR SET @ W.F.P.

REBAR REC. @ W.F.P. 1.1E FROM CORNER

N/F GARY & PAUL RIGGIO

LPIPE REC.

2" LPIPE REC.

LOCATION MAP - SCALE: 1" = 300'

MOODUS LAKE

SUBJECT

ZONING

MAP REFERENCES:

MOODUS LAKE SHORES - OWNED & DEVELOPED BY THE LAKESHORE CO. - MOODUS, CONN. - AUG. 21, 1946 - SCALE: 1" = 100' - TOWN OF EAST HADDAM - REVISED SEPT. 5, 1946 - BY BOYCE BROTHERS

PLAN OF SHORE ACRES - LOTS OWNED AND FOR SALE BY PILO ALTO COMPANY, MOODUS, CONN. JULY 14, 1958 - SCALE: 1" = 40' - BY GEO. PITCHER & SON, SURVEYOR

BOUNDARY SURVEY PREPARED FOR MARK LAPOMARDO & WENDY A. FARRELL - 12 SHORE ROAD & MBL: 067/167 - EAST HADDAM, CONNECTICUT SCALE 1" = 10' - OCTOBER 3, 2022 - BY DUTCH & ASSOCIATES

COVENANTS & RESTRICTIONS:

DATED 9/11/46 RECORDED 10/19/46 IN BOOK/VOLUME 64 AT PAGE 641.
DATED 5/9/47 RECORDED 10/25/47 IN BOOK/VOLUME 63 AT PAGE 82.
DATED 9/9/47 RECORDED 1/28/48 IN BOOK/VOLUME 63 AT PAGE 166.

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 "A-2" STANDARDS.

PLAN NOTES:

NORTH SHOWN MAGNETIC NORTH 9/27/2022

PROPERTY IS SUBJECT TO SUCH RIPARIAN RIGHTS OF OTHERS THAT MAY EXIST.

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED GARAGE ON PARCEL:MBL: 067-167. OTHER STRUCTURES SHOWN ARE PRE-EXISTING.

THIS PLAN REQUIRES COMBINING PARCELS MBL: 067-167 & #12 SHORE ROAD

"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

PROPOSED GARAGE

PREPARED FOR

MARK LAPOMARDO & WENDY A. FARRELL

12 SHORE ROAD & MBL: 067/167 - EAST HADDAM, CONNECTICUT
SCALE 1" = 10' - AUGUST 3, 2026
REVISED: 8/5/26 (COVERAGE)

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

JOB NO. 22-163

se PC