

SCALE: 1" = 2,000'

OWNER/PROPOSER
THE HOOVER FAMILY TRUST
173 BASHAN ROAD
EAST HADDAM, CT 06423

ZONE: RESIDENCE "L" DISTRICT (LAKE)

ZONING BULK REQUIREMENT

SECTION 10 **Section 10.1 - Schedule of Conforming Lots and Buildings**

District	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side & Rear Yard (each)	Maximum Lot Coverage	Lot Surface Impervious Cover
L	1 acre	150 ft.	25 ft.	25 ft.	10%	15%

GENERAL NOTES:

1. SITE PLAN AS SHOWN ON PLAN ENTITLED, "PROPERTY & LIMITED TOPOGRAPHIC SURVEY, 173 BASHAN RD., EAST HADDAM, CT", PREPARED FOR KOR ENTERPRISES, LLC BY BSC GROUP, DATED APRIL 2026.

2. PLAN SHOWS PROPOSED LOCATION AND SIZE OF NEW GARAGE WITH ATTACHED BREEZEWAY.

3. LOT SIZE = +/- 46,835 SF

   PROPOSED BUILDING LOT COVERAGE = 2,369 SF / 46,835 SF = **5.06%**
   PROPOSED IMPERVIOUS LOT COVERAGE = 4,574 SF / 46,835 SF = **9.77%**

4. SEPTIC, WELL, AND SEPTIC CURTAIN DRAIN BASED ON SKETCHES AND DOCUMENTATION PROVIDED BY TOWN OF EAST HADDAM AND CHATHAM HEALTH DISTRICT FOR 173 BASHAN ROAD.

LEACHING GALLERY
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PROPOSED RELOCATION OF SHED
RESERVE AREA
Shed
18" ADS INV=402.81
CB-C TF=405.59
EVERSOURCE #4491
12" ADS INV=405.03
12" ADS INV=403.27
12" ADS INV=403.52
12" ADS INV=403.67
PROPOSED 10.0' SETBACK LINE
Basement Hatch
Wood Platform
Wood Steps
Patio
Deck
SEPTIC TANK
PROPOSED GARAGE FF = 411.2'
PROPOSED BREEZEWAY FF = 412.7'
EX. SEPTIC CURTAIN DRAIN
1-Sty. Wood-Frame Residence
F.F. at Sill =414.78
Pavers
Elec. Meter
Conc. Steps
TWIN" 6 CHERRY
Bit. Drive
Grass
Shed
E. HADDAM COLCHESTER TURNPIKE
Edge of Pave.
PROPOSED DRIVEWAY AREA EXTENSION
SHED TO BE RELOCATED TO REAR OF HOUSE
ALTERNATE PROPOSED RELOCATION OF SHED
25' Setback Line (Typ.)
IP (F) LOOSE N76°58'28"W 1.22' FROM PROPERTY CORNER
47.85' S18°17'36"E
53.87' S22°59'09"E
APPROXIMATE LOCATION OF 20' EASEMENT AS SHOWN ON MAP REF. #1
Δ=98°28'21"
R=25.00'
L=42.97'
CL&P #4492
BASHAN ROAD
OHW
CL&P #1554
BENCHMARK
MAG SET IN CL&P #1554
ELEV = 413.14
CB-C TF=410.72

SCALE: 1" = 10'
0 5 10 20 FEET

TO MY KNOWLEDGE AND BELIEF, THIS PLAN IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRANK M. DAWIDOWICZ, P.E., CONN. LIC. NO. 11985

No.	DATE	REVISIONS	Designed By	A.D.	Drawn By	A.D.
			Checked By	T.D.	Approved By	F.D.

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Project No.:
CAD File No.:
Date: JULY 20, 2026
Scale: AS NOTED

ZONING SETBACK VARIANCE PLAN
FOR
THE HOOVER FAMILY TRUST

173 BASHAN ROAD
EAST HADDAM, CT 06423

RESIDENTIAL "L" DISTRICT (LAKE)

SHEET No.

C101