LEGEND

- BOUNDARY POINT
- I.P. AS NOTED
- UTILITY POLE
- TREE AS NOTED
- WELL
- PERCOLATION TEST
- DEEP TEST PIT

PRIVATE DRIVEWAY TO EAST SHORE DRIVE

#311 EAST SHORE DR.
N/F
PETER J. BASS

#309 EAST SHORE DR.
AREA: 1.02+/- ACRES

(PART OF #309 EAST SHORE DR.)
MARSHLAND

LAKE HAYWARD

GARAGE (540 FT²)

DECK

EXISTING HOUSE LOCATION (620 FT²)

COVERED PORCH (111 FT²)

PROPOSED 1-BEDROOM ADDITION (980 FT²)

PROPOSED COVERED PORCH (200 FT²)

PROPOSED DECK

GREENHOUSE / STUDIO (96 FT²)

PAVILION / DECK BELOW (231 FT²)

DECK

DECK / BOAT HOUSE BELOW (328 FT²)

CONCRETE LAUNCH (462 FT²)

LANDING

DOCK

B100A LEACHING AREA USE
20' OF GST6236 @ 26.2 FT²/LF

EXISTING 7' DIA. LEACHING PIT

EXISTING 1,000 GALLON SEPTIC TANK

GRAVEL

SLOPE >30%

SLOPE <30%

APPROX. 50' WATER SETBACK

TIE LINE

PROPERTY LINE (EDGE OF LAKE)

75' WELL RADIUS

FEMA FLOOD HAZARD LINE (ZONE X) (ZONE A)

PROJECT BENCHMARK - CONTROL SPIKE
ELEVATION = 360.98 (NAVD88)

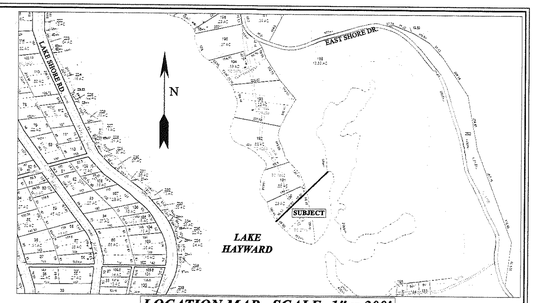
TP #1
TP #2
TP #3
PT-1
PT-2
WELL
CLF
SHED
OVERHEAD UTILITIES
[Power]
IRF
IRS
RAIL REMOVED

S13°02'42"E 94.77'
N40°13'10"E 99.30'
N46°13'10"E 106.62'
N46°13'10"E 16.45'
N62°53'54"W 64.90'
N61°01'01"E 112.62'

BUILDING COVERAGE CALCULATIONS:

EXISTING BUILDING COVERAGE:
HOUSE: 620 FT²
PORCH: 111 FT²
CAR PORT: 315 FT²
GARAGE: 540 FT²
STUDIO: 96 FT²
PAVILLION: 231 FT²
BOAT HOUSE: 228 FT²
TOTAL BUILDING COVER. = 2,141 FT²
2,141/44,430 = 4.8%

PROPOSED BUILDING COVERAGE:
EXISTING COVER: 2,141 FT²
CAR PORT TO BE REMOVED: -315 FT²
PROP. PORCH: 200 FT²
PROP. ADDITION: 980 FT²
TOTAL PROP. COVER: 3,006 FT²
3,006/44,430 = 6.8%%



LOCATION MAP - SCALE: 1" = 300'

PERCOLATION TEST DATA

PT-1 - DEPTH: 50"
TIME: READING:
10:03 6.00"
10:04 8.00"
10:05 9.75"
10:06 10.75"
10:07 DRY
PERC. RATE: 1 MIN./IN.

PT-2 - DEPTH: 62"
TIME: READING:
10:31:30 7.75"
10:32 9.00"
10:33 10.38"
10:34 12.00"
10:35 13.25"
10:36 14.13"
10:37 15.00"
10:38 15.63"
10:39 16.25"
10:40 16.75"
10:41 17.25"
PERC. RATE: 2 MIN./IN.

PERC TESTS CONDUCTED BY C. G. BELL, P.E. 3/20/92

DEEP TEST PIT DATA

TP #1
0 - 3" TOPSOIL
3 - 24" LOAMY MEDIUM SAND & GRAVEL, FIRM, LOW MOISTURE
24 - 48" ORANGE MEDIUM SAND, SOME GRAVEL, FIRM, LOW MOISTURE
48 - 108" LIGHT BROWN MEDIUM FINE SAND, FIRM, LOW MOISTURE
NO LEDGE, NO WATER, NO MOTTLING

TP #2
SIMILAR TO TP #1, DUG TO 120"
NO LEDGE, NO WATER, ROOTS 4-18"

TEST PITS #1 & #2 AS WITNESSED AND DESCRIBED BY C. G. BELL, P.E. 3/20/92

TP #3
0 - 4" TOPSOIL
4 - 26" RED/BROWN FINE SILTY SAND
26 - 152" YELLOW/TAN COARSE SAND & GRAVEL W. GREY MED. SAND LAYERS
NO LEDGE, NO WATER, NO MOTTLING

TEST PIT #3 PER TOWN SANITARIAN 12/6/93

B100A SANITARY DESIGN

2 + 1 MULL BEDROOM HOUSE - 2 Min/in PERC RATE
512.5 SQ. FT. OF LEACHING AREA REQUIRED
USE 1 TRENCHES 62' WIDE @ 13' CTRS @ LENGTHS SHOWN
524 SQ. FT. OF LEACHING AREA PROVIDED
USE MINIMUM 1,250 GALLON SEPTIC TANK.
~~HF ____ x FF ____ x PF ____ = MLSS~~

NO RESTRICTION WITHIN 60" THEREFORE MLSS NEED NOT APPLY

EXISTING 1,000 GALLON SEPTIC TANK TO BE REPLACED WITH A MINIMUM 1,250 GALLON SEPTIC TANK (H-20 RATED)

USE 1 ROW OF GST6236 @ 26.2 FT² OF LEACHING PER LIEAR FT X 20'
= 524 FT² OF LEACHING PROVIDED (512.5 FT² REQUIRED)

ZONING COMPLIANCE CHART - ZONE: L

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1 ACRE	1.02+/- ACRES	1.02+/- ACRES
MINIMUM LOT WIDTH	150'	337'+/-	337'+/-
FRONT YARD SETBACK	25'	11.1'W*	11.1'W*
SIDE YARD SETBACK	50' (FROM WATER)	15'+/-N* - 37'+/-S*	15'+/-N* - 33.5'+/-S**
REAR YARD SETBACK	50' (FROM WATER)	N/A	N/A
MAX. BUILDING COVERAGE	10%	4.8%	6.8%
MAX. BUILDING HEIGHT	24'	1.75 STORIES	SEE ARCH. PLANS

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

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 "C" STANDARDS.

PLAN NOTES:

NORTH SHOWN PER NORTH AMERICAN DATUM OF 1983.

EXISTING SEPTIC SYSTEM SHOWN PER EXISTING HEALTH RECORDS.

FLOOD HAZARD AREA SHOWN PER TOWN GIS BASED ON FIRM PANEL 09007C0190G - EFFECTIVE DATE: 8/28/2008

MAP REFERENCES:

BOUNDARY SURVEY PROPERTY TO BE CONVEYED TO KATHLEEN MONZILLO AND LEVIN LAYLAND - LAKE HAYWARD - EAST HADDAM, CONN. - SCALE: 1" = 20' - DATE: MAY 18, 1992 - BY DAVID A. WHITE, REGISTERED LAND SURVEYOR

SITE PLAN MAP 87 - LOTS 222 & 223 - 309 EAST SHORE DRIVE - EAST HADDAM, CONN - SCALE: 1" = 20' - DATE: SEPT. 8, 1993 - REVISED THRU DEC 20, 1993 - BY CHRISTOPHER G. BELL, P.E.

COMPILATION PLAN FOR PROPERTY LINE REVISION - PREPARED FOR KATHLEEN M. LAYLAND - 309 EAST SHORE DRIVE - EAST HADDAM, CONNECTICUT - SCALE: 1" = 20' - JULY 9, 2025 - BY DUTCH & ASSOCIATES

"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

ADDITION & B100A SEPTIC PLAN

PREPARED FOR

KATHLEEN M. LEYLAND

309 EAST SHORE DRIVE - EAST HADDAM, CONNECTICUT
SCALE 1" = 10' - JULY 15, 2026
REVISED: 8/20/26

0 10' 20'

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

JOB NO. 25-140

Traverse PC