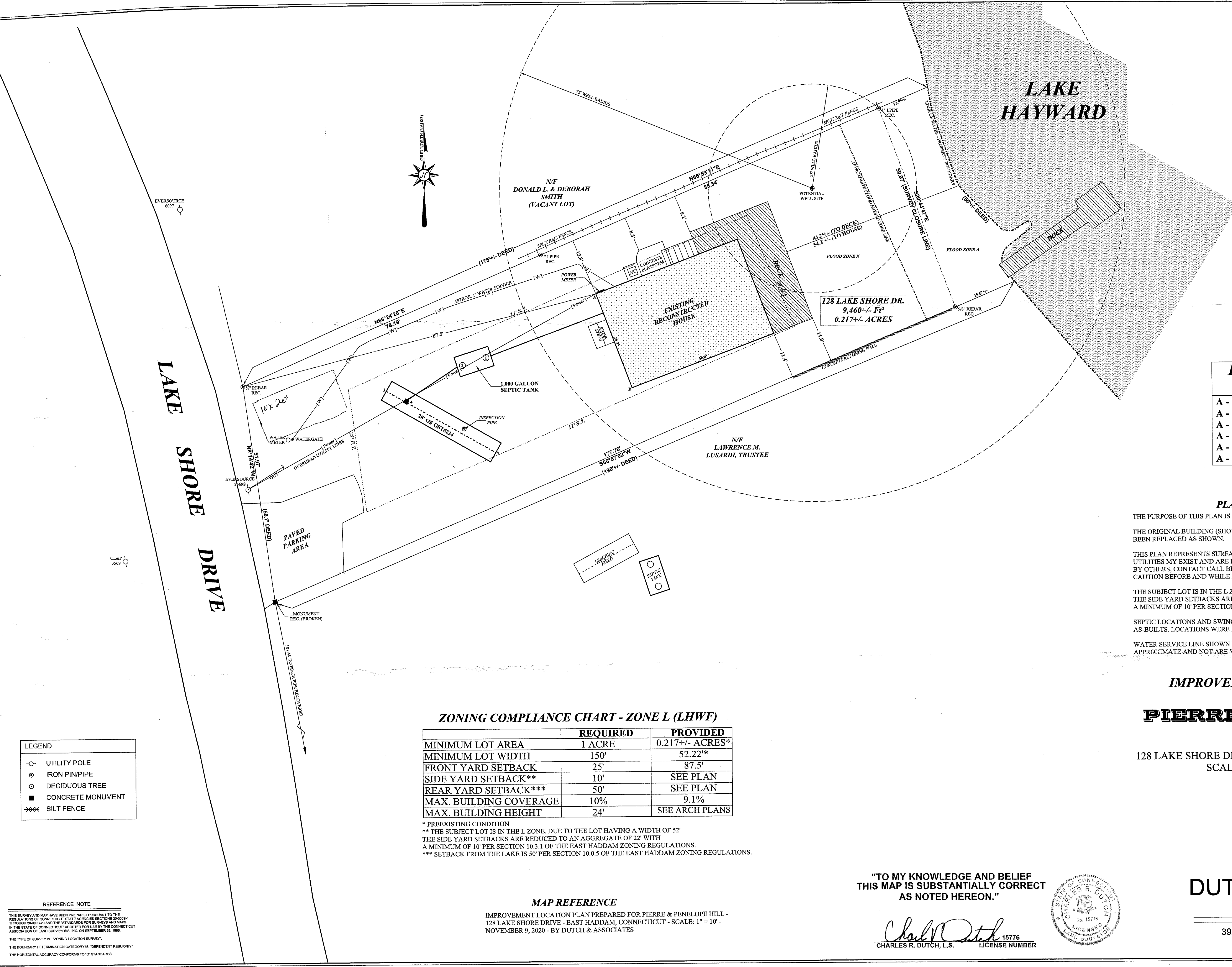


LAKE HAYWARD

LAKE SHORE DRIVE



128 LAKE SHORE DR.
9,460 +/- FT²
0.217 +/- ACRES

INSTALLER'S SWING TIES

A - 1 = 30' 6"	B - 1 = 35' 9"
A - 2 = 36' 4"	B - 2 = 41'
A - 3 = 55' 6"	B - 3 = 59'
A - 4 = 52' 4"	B - 4 = 54' 3"
A - 5 = 45' 3"	B - 5 = 41' 5"
A - 6 = 45'	B - 6 = 36' 2"

PLAN NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A RECONSTRUCTED BUILDING. THE ORIGINAL BUILDING (SHOWN) WAS DAMAGED BEYOND REPAIR AND HAS BEEN REPLACED AS SHOWN.

THIS PLAN REPRESENTS SURFACE IMPROVEMENTS ONLY. BURIED UTILITIES MAY EXIST AND ARE NOT SHOWN. CONSULT RECORD AS-BUILTS BY OTHERS, CONTACT CALL BEFORE YOU DIG BY DIALING 811 AND USE CAUTION BEFORE AND WHILE EXCAVATING ON THIS PROPERTY.

THE SUBJECT LOT IS IN THE L ZONE. DUE TO THE LOT HAVING A WIDTH OF 52' THE SIDE YARD SETBACKS ARE REDUCED TO AN AGGREGATE OF 22' WITH A MINIMUM OF 10' PER SECTION 10.3.1 OF THE EAST HADDAM ZONING REGULATIONS.

SEPTIC LOCATIONS AND SWING TIES PROVIDED PER RECORD INSTALLERS' AS-BUILTS. LOCATIONS WERE NOT VARIFIED BY DUTCH & ASSOCIATES.

WATER SERVICE LINE SHOWN PER INSTALLER'S AS-BUILT ARE APPROXIMATE AND NOT ARE VARIFIED BY DUTCH & ASSOCIATES

ZONING COMPLIANCE CHART - ZONE L (LHWF)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	0.217 +/- ACRES*
MINIMUM LOT WIDTH	150'	52.22*
FRONT YARD SETBACK	25'	87.5'
SIDE YARD SETBACK**	10'	SEE PLAN
REAR YARD SETBACK***	50'	SEE PLAN
MAX. BUILDING COVERAGE	10%	9.1%
MAX. BUILDING HEIGHT	24'	SEE ARCH PLANS

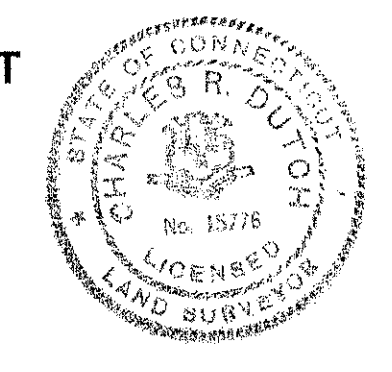
* PREEXISTING CONDITION
 ** THE SUBJECT LOT IS IN THE L ZONE. DUE TO THE LOT HAVING A WIDTH OF 52' THE SIDE YARD SETBACKS ARE REDUCED TO AN AGGREGATE OF 22' WITH A MINIMUM OF 10' PER SECTION 10.3.1 OF THE EAST HADDAM ZONING REGULATIONS.
 *** SETBACK FROM THE LAKE IS 50' PER SECTION 10.0.5 OF THE EAST HADDAM ZONING REGULATIONS.

MAP REFERENCE

IMPROVEMENT LOCATION PLAN PREPARED FOR PIERRE & PENELOPE HILL - 128 LAKE SHORE DRIVE - EAST HADDAM, CONNECTICUT - SCALE: 1" = 10' - NOVEMBER 9, 2020 - BY DUTCH & ASSOCIATES

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

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



DUTCH & ASSOCIATES
 LAND SURVEYORS

392 SOUTH MAIN STREET, COLCHESTER, CT
 PHONE: (860) 537-3465

LEGEND

○	UTILITY POLE
⊙	IRON PIN/PIPE
⊙	DECIDUOUS TREE
■	CONCRETE MONUMENT
→	SILT FENCE

REFERENCE NOTE

THIS SURVEY AND MAP HAVE BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-308B-1 THROUGH 20-308B-33 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, 1998. THE TYPE OF SURVEY IS "ZONING LOCATION SURVEY". THE BOUNDARY DETERMINATION CATEGORY IS "DEPENDENT RESURVEY". THE HORIZONTAL ACCURACY CONFORMS TO "C" STANDARDS.