LEGEND

- PROPERTY LINE
- SETBACK LINES: PER DISTRICT L
- LIMIT OF EASEMENT
- STONE WALL
- OH — OH — OVERHEAD POWER
- TREELINE
- IRON PIN SET: 5/8" REBAR
- IRON PIN OR PIPE FOUND
- ANGLE POINT
- UTILITY POLE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1 ACRE	0.25 ACRES*	0.25 ACRES*
MIN. LOT WIDTH	150'	104.75'*	104.75'*
MIN. FRONT YARD	25'	22.9'*	22.9'*
MIN. SIDE YARD	25'	6.2'*	6.2'*
MIN. REAR YARD	25'	41.1'	41.1'
MAX. LOT COVERAGE	10%	11.8%*	11.8%*
MAX. IMPERVIOUS COVERAGE	15%	13.1%	13.1%

*EXISTING NON-CONFORMING

SEPTIC SYSTEM TIES: 79 RIDGEWOOD RD.

ITEM	A	B	C	D
1	12'-8"	12'-8"		
2	19'-6"	27'-4"		
3			35'	27'-4"
4			28'-5"	35'
5			36'-3"	59'-6"

SEPTIC SYSTEM AS-BUILT PER WENTWORTH SEPTIC SERVICE, LLC

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE

EX. HOUSE 81 RIDGEWOOD RD.

10' ACCESS AND EGRESS EASEMENT BY FOOT OR VEHICLE IN FAVOR OF 85 RIDGEWOOD ROAD (PER VOL.1033, PG. 279)

81 RIDGEWOOD RD. N/F LESLEY C. & ROBERT J. HARRINGTON

N89°42'10"E 100.53'

10'

GRAVEL DRIVE

SHRUB ROW

6.2'

IRON PIN (FOUND)

18" TRIPLE SPRUCE

N/F TOWN OF EAST HADDAM

PROPANE TANK

SEPTIC TANK

25' S.V.

25' R.V.

EX. HOUSE 79 RIDGEWOOD RD.

DECK

OUTDOOR SHOWER

GST 6212

INSPECTION PORT

16" OAK

41.1'

N00°17'50"W 104.75'

50 LF

EX. SHED

79 RIDGEWOOD ROAD PROPERTY OF KAREN LOBASZ AREA: 10,792 SF (0.25 ACRES)

22.9'

Δ=23°24'51" RADIUS=170.78' ARC LENGTH=69.79' CHORD=S04°13'51"E

WG WM

OH

CL&P706

BITUMINOUS DRIVEWAY

APPROX. EX. HOUSE 80 RIDGEWOOD RD.

PROPOSED WELL LOCATION

LOAM, SEED, AND MULCH ANY DISTURBED AREAS

75' RADIUS

S14°17'38"E 55.51'

43.4'

THERE ARE NO SEPTIC SYSTEMS LOCATED WITHIN 75' OF THE PROPOSED WELL

RIDGEWOOD ROAD

TREELINE

S89°07'19"W 113.88'

TELECOMM BOX

73 RIDGEWOOD ROAD N/F JOHN F. & NOREEN A. MAASZ

EX. WELL

APPROX. EX. HOUSE 76 RIDGEWOOD RD.

GAZEBO

DECK

SEPTIC TANK PER BUILDING DEPARTMENT FILE

APPROX. EX. HOUSE 73 RIDGEWOOD RD.

PER MAP REF. #1

COLCHESTER

O'CONNELL ROAD

EAST HADDAM

SITE

Lake Hayward

GENERAL LOCATION MAP

SCALE: 1"=1,000'

MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

   TYPE OF SURVEY: PROPERTY SURVEY
   BOUNDARY DETERMINATION CATEGORY: RESURVEY
   HORIZONTAL ACCURACY CLASS: A-2

MAP REFERENCES:

1. "PROPERTY SURVEY PREPARED FOR KAREN LOBASZ, 79 RIDGEWOOD ROAD, EAST HADDAM, CONNECTICUT, SCALE: 1" =10', DATED: DECEMBER 4, 2024, BY: ROB HELLSTROM LAND SURVEYING, LLC., 61 MAIN STREET-SUITE G, HEBRON, CONNECTICUT".

2. "PLAN 1 LAKE HAYWARD CLUB PROPERTY IN THE TOWN OF EAST HADDAM, CONN. SHORE AND LAKE CORPORATION, OWNERS. JAS. JAY SMITH CO., SALES AGENTS, OLD LYME, CONN.", SCALE: 1" = 100', BY: DABOOL AND CRANDALL. CIVIL ENGINEERS & SURVEYORS NEW LONDON, CONN.

APPROVED BY THE EAST HADDAM PLANNING & ZONING COMMISSION

Signature of Chairman ____ Date ____

RES — CIVIL ENGINEERING CONSULTANTS
61 MAIN STREET - SUITE G
HEBRON, CT
(860) 516-0033
Reynolds Engineering Services, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC.# 19789

Certification is not valid without live signature and embossed (impression) type seal.

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

ROBERT W. HELLSTROM, L.S. #13626

GRAPHIC SCALE 0' 10' 20' 30' (IN FEET) 1 inch = 10ft.

NO.	DATE	REVISIONS
1.	4/10/25	NEIGHBORING WELL / SEPTIC INVESTIGATION

SITE DEVELOPMENT PLAN
- PREPARED FOR -
KAREN LOBASZ
DEPICTING PROPOSED WELL
79 RIDGEWOOD ROAD
EAST HADDAM CONNECTICUT

SHEET NO.:	1 OF 1	JOB NO.:	24-254
BY:	AGS / JRR	SCALE:	1"= 10'
DATE:	MARCH 5, 2025	FILE NO.:	24-254_79_RIDGEWOOD_RD

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