REDUCTION OF 100' UPLAND REVIEW AREA & INLAND WETLAND DISTURBANCE

PLAN	TEMPORARY WETLAND DISTURBANCE	PERMANENT WETLAND DISTURBANCE	DISTURBANCE WITHIN THE 100' U.R.A.	WETLAND MITIGATION AREA	TOTAL SITE DISTURBANCE	TOTAL LOT COVERAGE
PREVIOUS DESIGN (ALTERNATIVE)	2,454± S.F. (0.056± AC.)	2,116± S.F. (0.049± AC.)	122,770± S.F. (2.818± AC.)	2,165± S.F.	199,129± S.F. (4.571± AC.)	112,522± S.F. (2.583± AC.)
PROPOSED DESIGN (CURRENT)	1,540± S.F. (0.035± AC.)	1,851± S.F. (0.042± AC.)	93,470± S.F. (2.146± AC.)	2,165± S.F.	167,960± S.F. (3.856± AC.)	85,889± S.F. (1.972± AC.)
TOTAL REDUCTION	914± S.F. (0.021± AC.)	265± S.F. (0.007± AC.)	29,300± S.F. (0.672± AC.)	NO CHANGE (GREATER THAN PERMANENT DISTURBED)	31,169± S.F. (0.715± AC.)	26,633± S.F. (0.611± AC.)

SCALE IN FEET: 40 20 0 40 80 120 (30 10)

PER REFERENCE MAP A.

INTERSTATE 95 SOUTH BOUND

INTERSTATE 95 NORTH BOUND

SPENCER PLAIN RD.

I-95 EXIT 66 NB OFF & ON RAMP

(CT. RT. 166)

N/F TOWN OF OLD SAYBROOK #30 LOOKOUT HILL RD

EXIST. NORTHERN WETLAND

INTERMITTENT DITCH

NON-ACCESS HIGHWAY LINE

EXISTING EASTERN WETLAND

EXISTING NORTHWEST WETLAND POCKET (6,105± S.F.)

EXIST. SOUTHWEST WETLAND POCKET (10,269± S.F.)

EXIST. CATCH BASIN T.F.=41.2±

PROP. SOUTHWEST WETLAND AREA

PROP. PAVED PARKING LOT

PROP. 23,820± S.F. 1-STORY MEDICAL OFFICE BUILDING ON SLAB SLAB ELEV.=30.0±

PREVIOUSLY PROPOSED GROCERY STORE

PROP. STORMWATER MANAGEMENT BASIN

EX STONE WALL

PROPOSED DESIGN RESULTS IN A 29,300± S.F. DECREASE OF DISTURBANCE WITHIN 100' UPLAND REVIEW AREA

PROPOSED DESIGN RESULTS IN A 551± S.F. DECREASE OF TEMPORARY NORTHWEST WETLAND DISTURBANCE

PROPOSED DESIGN RESULTS IN A 304± S.F. DECREASE OF PERMANENT NORTHWEST WETLAND DISTURBANCE

PROPOSED DESIGN RESULTS IN A 39± S.F. INCREASE OF PERMANENT SOUTHWEST WETLAND DISTURBANCE

PROPOSED DESIGN RESULTS IN A 363± S.F. DECREASE OF TEMPORARY SOUTHWEST WETLAND DISTURBANCE

CLEARING LIMITS/LIMITS OF DISTURBANCE FOR ALTERNATIVE DESIGN (SHOWN IN ORANGE)

CLEARING LIMITS/LIMITS OF DISTURBANCE FOR PROPOSED DEVELOPMENT (SHOWN IN GREEN)

PROPOSED DESIGN IS A 23,820± S.F 1-STORY MEDICAL OFFICE BUILDING WITH 120 PARKING SPACES

ALTERNATIVE DESIGN IS THE PREVIOUSLY APPROVED PLANS BY INDIGO LAND DESIGN DATED 5/11/2022 & REVISED 1/30/23 (SHOWN IN LIGHT GRAY), WHICH INCLUDED A 20,450± S.F. GROCERY STORE, A 2,200± FAST FOOD RESTAURANT & 147 PARKING SPACES

PLAN PREPARED BY:
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ALTERNATIVE ANALYSIS

PREPARED FOR ORTHO SAYBROOK, LLC
52 SPENCER PLAIN ROAD (CT ROUTE 166)
(MAP 25 LOT 27)
OLD SAYBROOK, CONNECTICUT

BY	DESCRIPTION	DATE
4		

DATE: APRIL 4, 2024
SCALE: 1"=40'
DRAWN BY: RG
CHECKED BY: JW
DWG. NO.: AA-1
SHEET NO.: 1 of 1
JOB. NO.: 2023-1030