

ZONING DATA TABLE	REQUIRED/ALLOWED	EXISTING
DISTRICT B-2		
MINIMUM LOT AREA WITH PUBLIC WATER	20,000 S.F.	70,023 S.F.
SETBACKS		
FROM STREETLINE	25'	(N)26.4'/(SW)24.9'
FROM REAR PROPERTY LINE	10'	N/A
FROM OTHER PROPERTY LINE	10'	(E)92.0'/(SW)10.5'
PROJECTIONS INTO SETBACK	5'	
COVERAGE		
BUILDING/STRUCTURE COVERAGE	40%	26.7%
GROSS FLOOR AREA	60%	10,672 SF
		23%
		16,069 SF**
MAXIMUM BLDG. HEIGHT	35'	<35'

- * PRE-EXISTING NON-COMPLIANCE PER SECTION 8-13A OF THE CONNECTICUT GENERAL STATUTES.
- ** GROSS FLOOR AREA WAS TAKEN FROM THE TOWN OF OLD SAYBROOK VISION APPRAISAL WEBSITE.

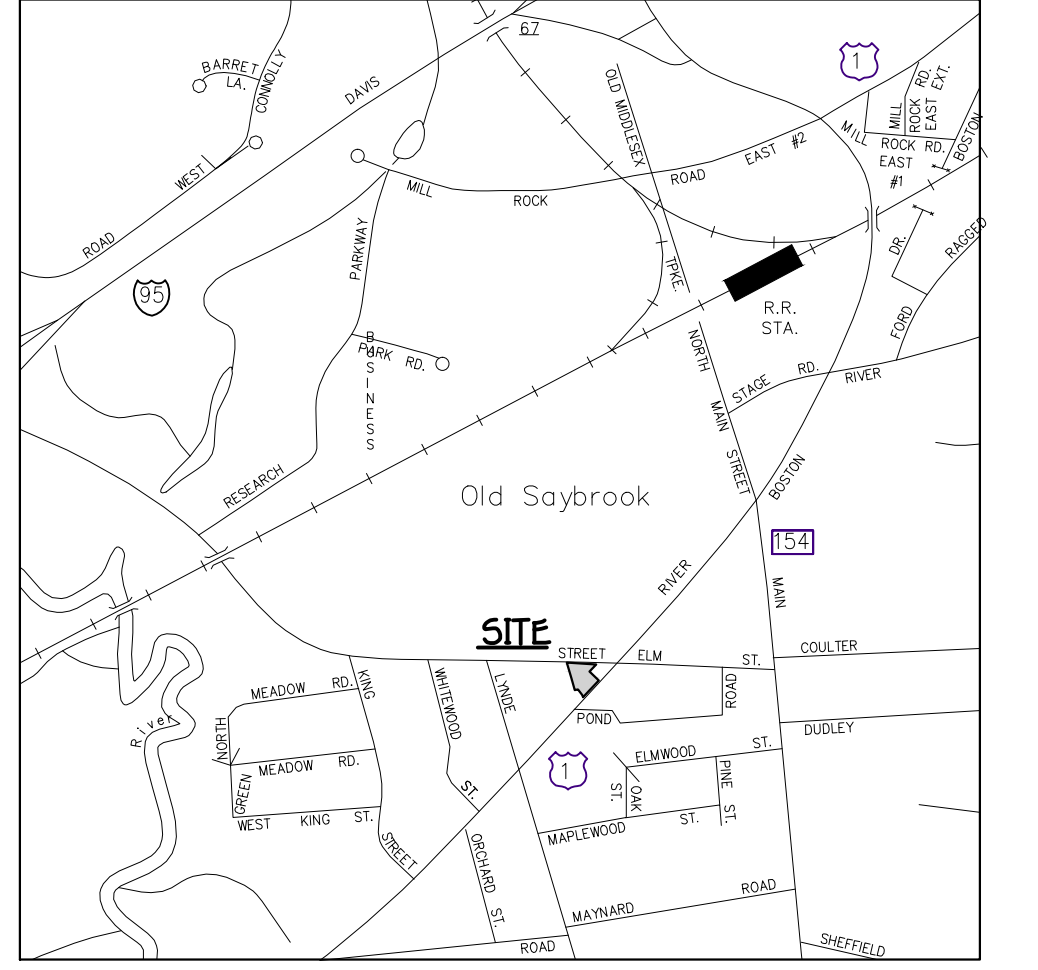
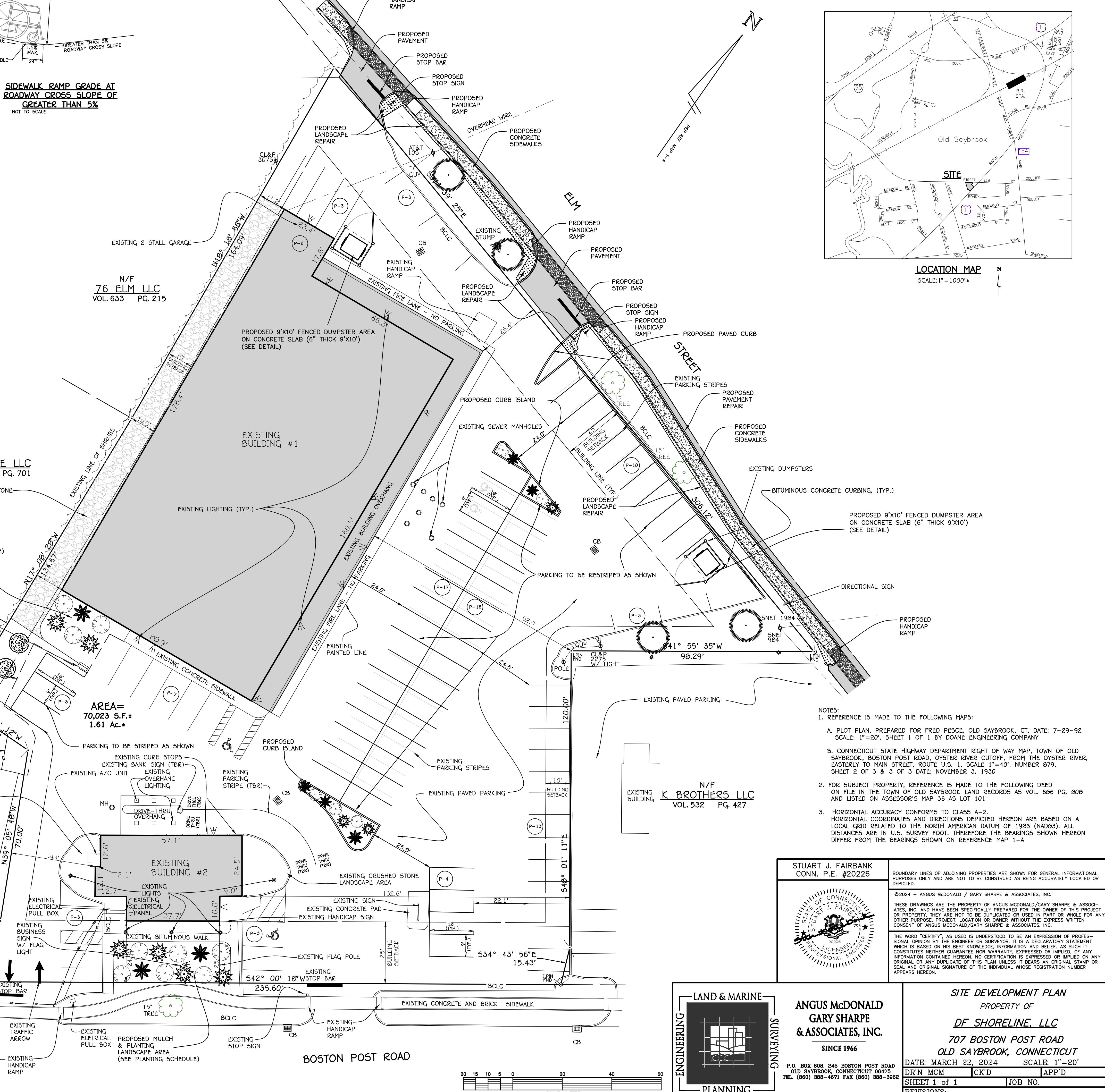
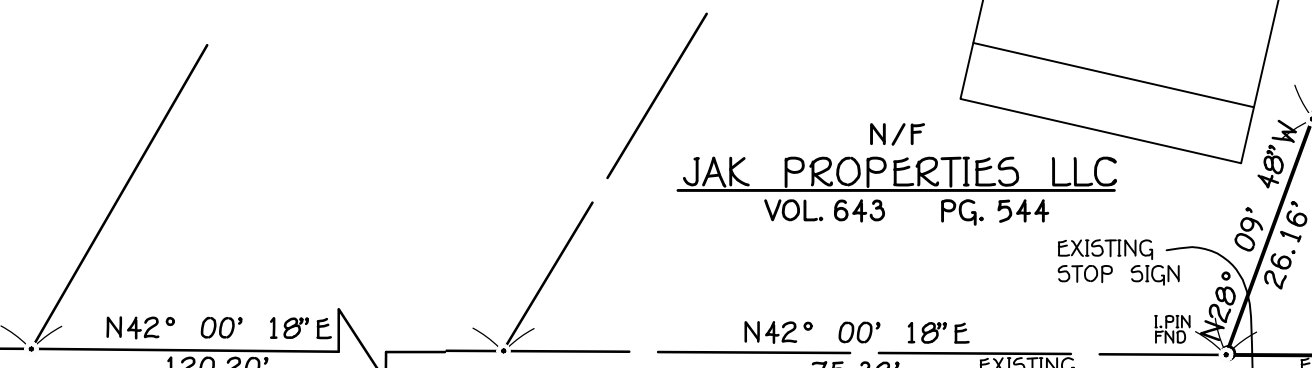
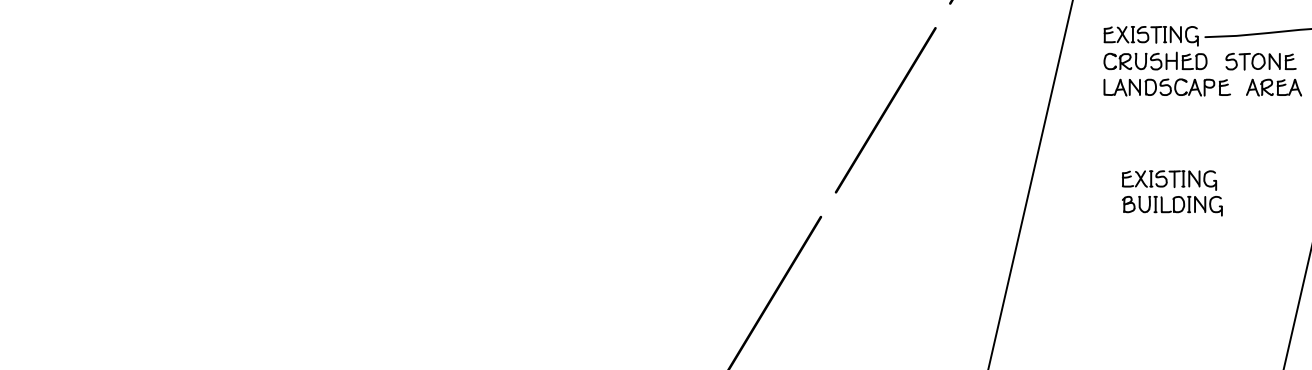
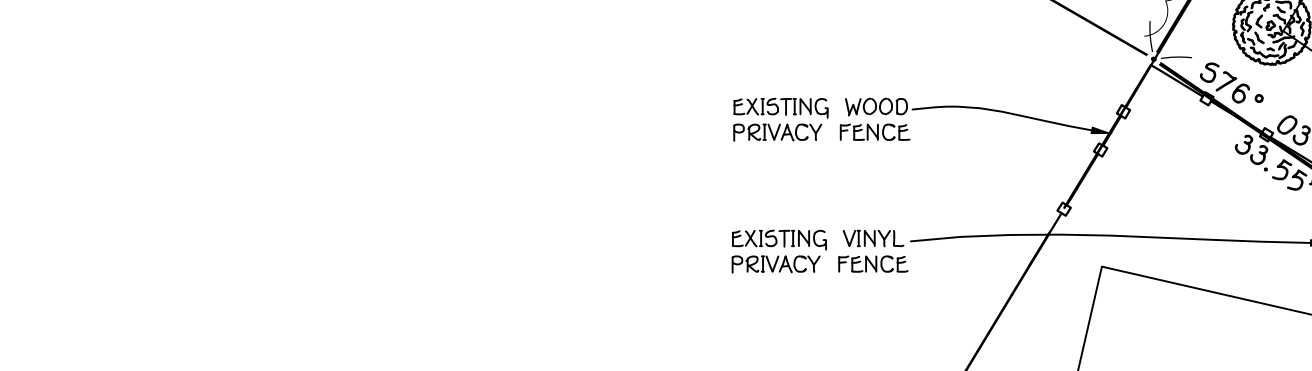
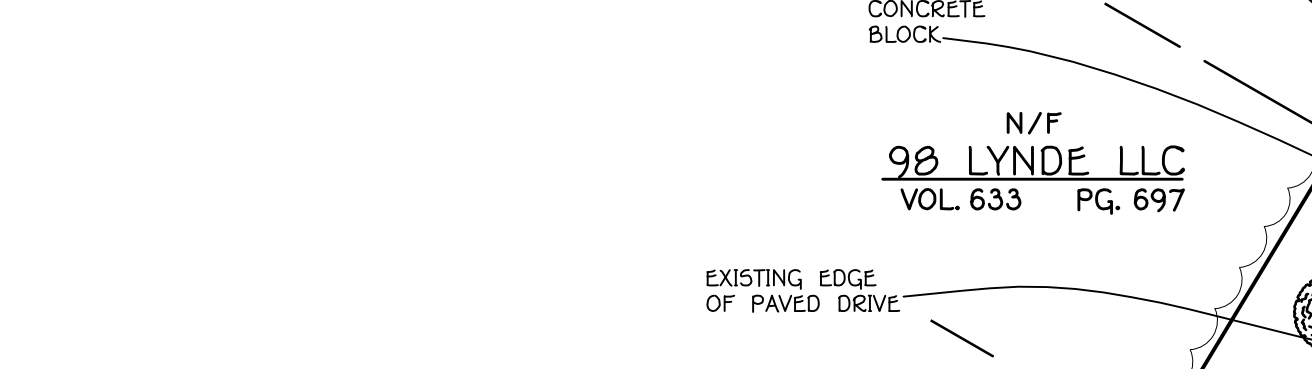
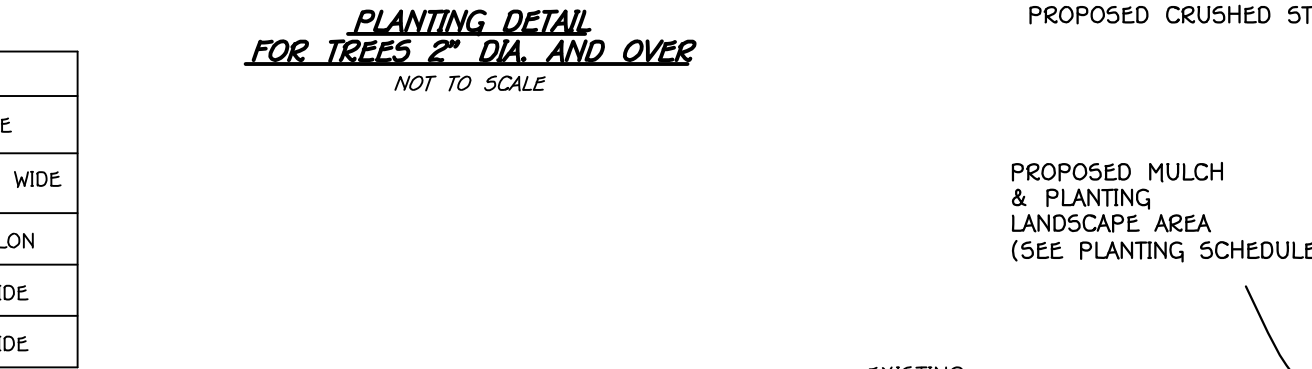
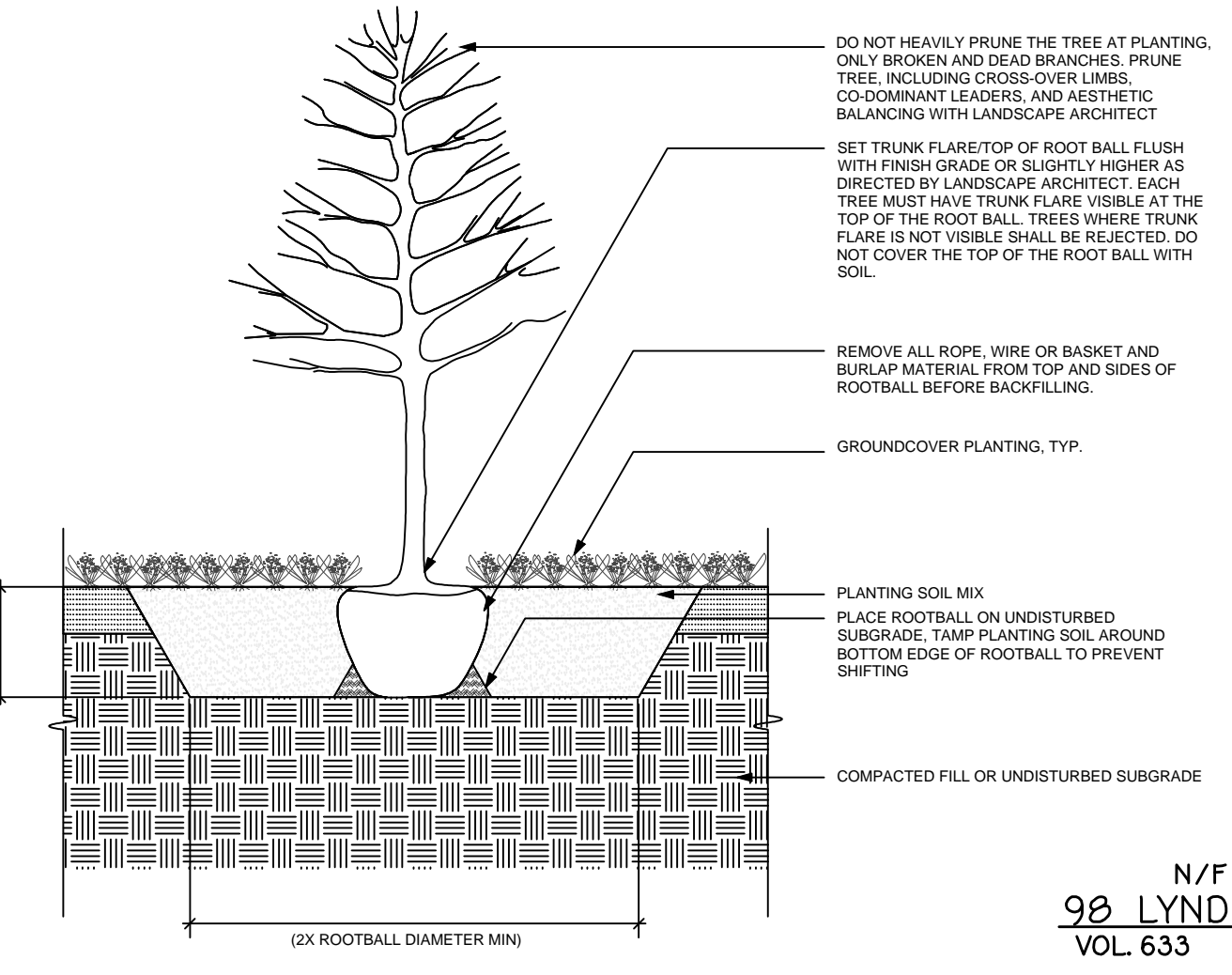
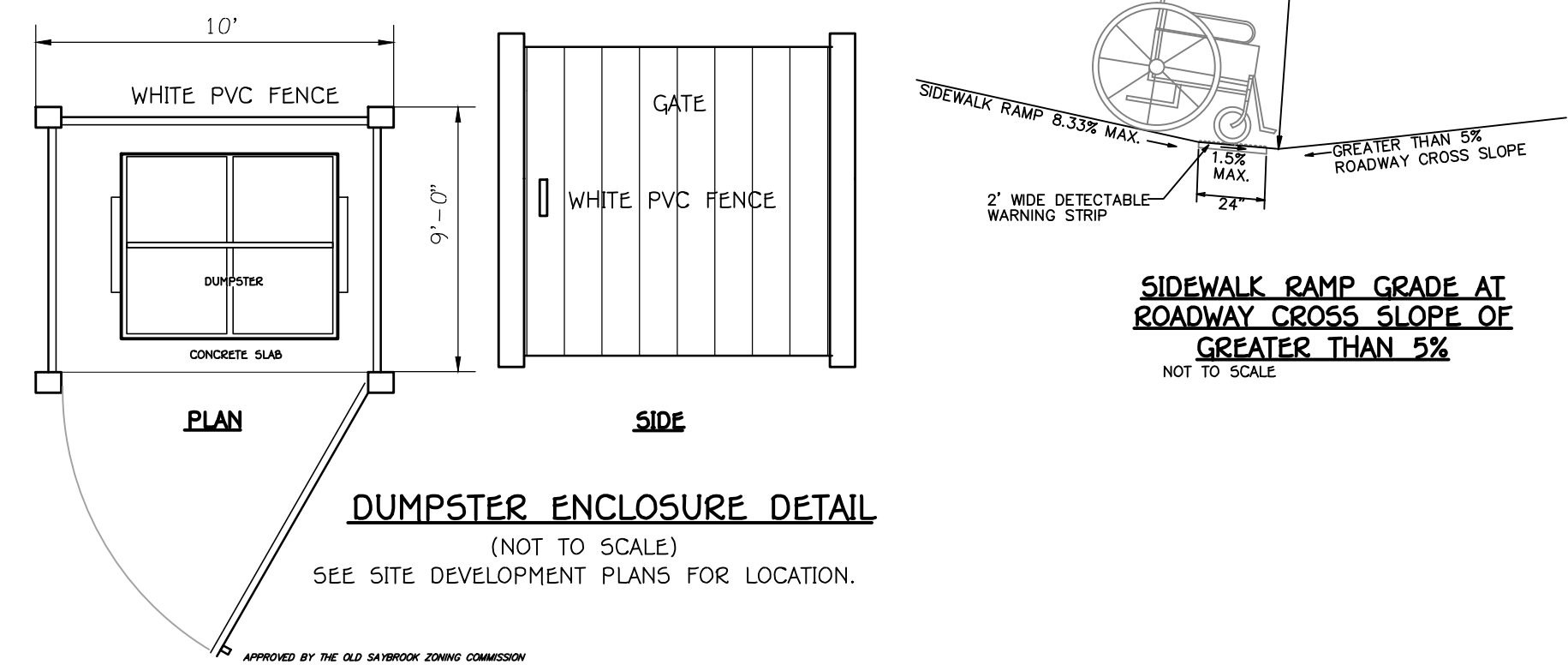
PARKING CALCULATIONS (BUILDING #1)
(FORMER H&R BLOCK SPACE WILL BE NEW GOODWILL SPACE)

- PROPOSED RETAIL STORE (GOODWILL)
PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
3,000 SF GROSS FLOOR AREA
3,000 SF / 175 = 17 SPACES
 - EXISTING DENTAL OFFICE (LIFE LONG DENTAL CARE)
PROVIDE 1 SPACE 200 SF GROSS FLOOR AREA
3,800 SF GROSS FLOOR AREA
3,800 SF / 200 = 19 SPACES
 - EXISTING RETAIL STORE (BASKET OF PASTRY)
PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
3,850 SF GROSS FLOOR AREA
3,850 SF / 175 = 22 SPACES
 - EXISTING PERSONAL SERVICE ESTABLISHMENT (SILHOUETTE'S SALON)
PROVIDE 1 SPACE 150 SF GROSS FLOOR AREA
1,800 SF GROSS FLOOR AREA
1,800 SF / 150 = 12 SPACES
 - EXISTING RETAIL STORE (YOUR CAB STORE OF OLD SAYBROOK)
PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
1,400 SF GROSS FLOOR AREA
1,400 SF / 175 = 8 SPACES
 - PARKING CALCULATIONS (BUILDING #2)
(FORMER WEBSTER BANK SPACE WILL BE NEW H&R BLOCK SPACE)
 - PROPOSED BUSINESS OFFICE (H&R BLOCK)
PROVIDE 1 SPACE 200 SF GROSS FLOOR AREA
1,600 SF GROSS FLOOR AREA
1,600 SF / 200 = 8 SPACES
- TOTAL SPACES REQUIRED = 86
TOTAL EXISTING SPACES (HANDICAP INCLUDED) = 73
TOTAL PROPOSED SPACES (HANDICAP INCLUDED) = 87

PROPOSED PLANTING SCHEDULE				
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
☼	6	FESTUCA GLAUCA 'CASCA11'	BEYOND BLUE FESTUCA	12-18" WIDE
☼	9	ILEX CRENATA	SOFT TOUCH HOLLY SHRUB	1 GALLON
☼	3	HOSTA 'PATRIOT'	PATRIOT HOSTA	3" WIDE
☼	3	THUJA OCCIDENTALIS 'THUSID4'	EMERALD PETITE ARBORVITAE	2" WIDE

PROPOSED TREE PLANTINGS				
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
🌳	4	QUERCUS RUBRA	NORTHERN RED OAK	2" DIA

- LEGEND**
- ☼ UTILITY POLE
 - CHD CONN. HIGHWAY DEPT. MONUMENT
 - CONC. MON. CONCRETE MONUMENT
 - M.S. HERESTONE
 - FND. FOUND
 - IPIN IRON PIN
 - IP IRON PIPE
 - CB CATCH BASIN
 - MH MANHOLE
 - TBR TO BE REMOVED
 - DS PROPOSED 6" PVC DOWNSPOUT
 - W.S.O. WATER SHUTOFF
 - W.G. WATER GATE
 - BCLC BITUMINOUS CONCRETE LIP CURBING
 - P-7 NUMBER OF PARKING SPACES
 - UR EXISTING UNDERGROUND ELECTRIC
 - TC EXISTING UNDERGROUND CABLE
 - A EXISTING BUILDING LIGHTING



LOCATION MAP
SCALE: 1"=1000'

- NOTES:**
- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - A. PLOT PLAN, PREPARED FOR FRED PESCE, OLD SAYBROOK, CT, DATE: 7-29-92 SCALE: 1"=20', SHEET 1 OF 1 BY DOANE ENGINEERING COMPANY
 - B. CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF OLD SAYBROOK, BOSTON POST ROAD, OYSTER RIVER CUTOFF, FROM THE OYSTER RIVER, EASTERLY TO MAIN STREET, ROUTE U.S. 1, SCALE 1"=40', NUMBER 079, SHEET 2 OF 3 & 3 OF 3 DATE: NOVEMBER 3, 1930
 - FOR SUBJECT PROPERTY, REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF OLD SAYBROOK LAND RECORDS AS VOL. 686 PG. 008 AND LISTED ON ASSESSOR'S MAP 36 AS LOT 101
 - HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. HORIZONTAL COORDINATES AND DIRECTIONS DEPICTED HEREON ARE BASED ON A LOCAL GRID RELATED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES ARE IN U.S. SURVEY FOOT. THEREFORE THE BEARINGS SHOWN HEREON DIFFER FROM THE BEARINGS SHOWN ON REFERENCE MAP 1-A

STUART J. FAIRBANK
CONN. P.E. #20226

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LAND & MARINE SURVEYING ENGINEERING PLANNING

ANGUS McDONALD GARY SHARPE & ASSOCIATES, INC.
SINCE 1966

P.O. BOX 808, 245 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT 06475
TEL. (860) 388-4671 FAX (860) 388-3962

SITE DEVELOPMENT PLAN
PROPERTY OF
DF SHORELINE, LLC
707 BOSTON POST ROAD
OLD SAYBROOK, CONNECTICUT

DATE: MARCH 22, 2024 SCALE: 1"=20'
DR'N MCM CK'D APP'D
SHEET 1 of 1 JOB NO.
REVISIONS: