

ZONING DATA TABLE DISTRICT B-2	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA WITH PUBLIC WATER	20,000 S.F.	70,023 S.F.	70,023 S.F.
SETBACKS			
FROM STREETLINE	25'	(NE)26.4'/(SW)24.9'	(NE)26.4'/(SW)24.9'
FROM REAR PROPERTY LINE	10'	N/A	N/A
FROM OTHER PROPERTY LINE	10'	(E)92.0'/(SW)10.5'	(E)92.0'/(SW)10.5'
PROJECTIONS INTO SETBACK	5'	N/A	N/A
COVERAGE			
BUILDING/STRUCTURE COVERAGE	40%	27.3%	27.3%
GROSS FLOOR AREA	60%	19,100 SF	19,100 SF
MAX. TOTAL LOT COVERAGE	80%	16,555 SF**	16,555 SF**
MAXIMUM BLDG. HEIGHT	35'	63,021 SF	60,500 SF
MIN. LANDSCAPE AREA	15%	10.0%	13.6%
		7,002 SF	9,523 SF

* PRE-EXISTING NON-CONFORMITIES PER SECTION 8-13A OF THE CONNECTICUT GENERAL STATUTES.
 ** GROSS FLOOR AREA WAS DETERMINED & CONDUCTED BY FIELD SURVEY

EXISTING BUILDING #1 COVERAGE AREA	TOTAL EXISTING BUILDING COVERAGE = 16,862 SF + 2,238 SF = 19,100 SF
BUILDING & GARAGE = 14,744 SF	TOTAL EXISTING GROSS FLOOR AREA = 14,744 SF + 1,811 SF = 16,555 SF
TOTAL OVERHANG = 2,118 SF	TOTAL EXISTING LOT COVERAGE = 19,100 SF (BUILDINGS) + 43,921 SF (IMPERVIOUS AREA) = 63,021 SF
TOTAL BUILDING COVERAGE = 16,862 SF	
EXISTING BUILDING #2 COVERAGE AREA	TOTAL EXISTING BUILDING COVERAGE = 16,862 SF + 2,238 SF = 19,100 SF
BUILDING = 1,822 SF	TOTAL EXISTING GROSS FLOOR AREA = 14,744 SF + 1,811 SF = 16,555 SF
BUILDING CARPORT = 412 SF	TOTAL EXISTING LOT COVERAGE = 19,100 SF (BUILDINGS) + 41,400 SF (IMPERVIOUS AREA) = 60,500 SF
TOTAL BUILDING COVERAGE = 2,238 SF	

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

EXISTING/PROPOSED RETAIL STORE (H&R BLOCK/GOODWILL)
 PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
 3,169 SF (GOODWILL/H&R BLOCK) + 412 SF (GARAGE) = 3,581 GROSS FLOOR AREA TOTAL
 3,581 SF / 175 = 21 SPACES

EXISTING DENTAL OFFICE (LIFE LONG DENTAL CARE)
 PROVIDE 1 SPACE 200 SF GROSS FLOOR AREA
 3,668 SF GROSS FLOOR AREA
 3,668 SF / 200 = 19 SPACES

EXISTING RETAIL STORE (PURSUIT OF PASTRY)
 PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
 4,214 SF GROSS FLOOR AREA
 4,214 SF / 175 = 25 SPACES

EXISTING PERSONAL SERVICE ESTABLISHMENT (SILHOUETTE'S SALON)
 PROVIDE 1 SPACE 150 SF GROSS FLOOR AREA
 1,854 SF GROSS FLOOR AREA
 1,854 / 150 = 13 SPACES

EXISTING RETAIL STORE (YOUR CBD STORE OF OLD SAYBROOK)
 PROVIDE 1 SPACE 175 SF GROSS FLOOR AREA
 1,427 SF GROSS FLOOR AREA
 1,427 SF / 175 = 9 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
 1,811 SF GROSS FLOOR AREA
 1,811 / 200 = 10 SPACES

TOTAL SPACES REQUIRED = 97
 TOTAL EXISTING SPACES (HANDICAP INCLUDED) = 71
 TOTAL PROPOSED SPACES (HANDICAP INCLUDED) = 72

PROPOSED PLANTING SCHEDULE

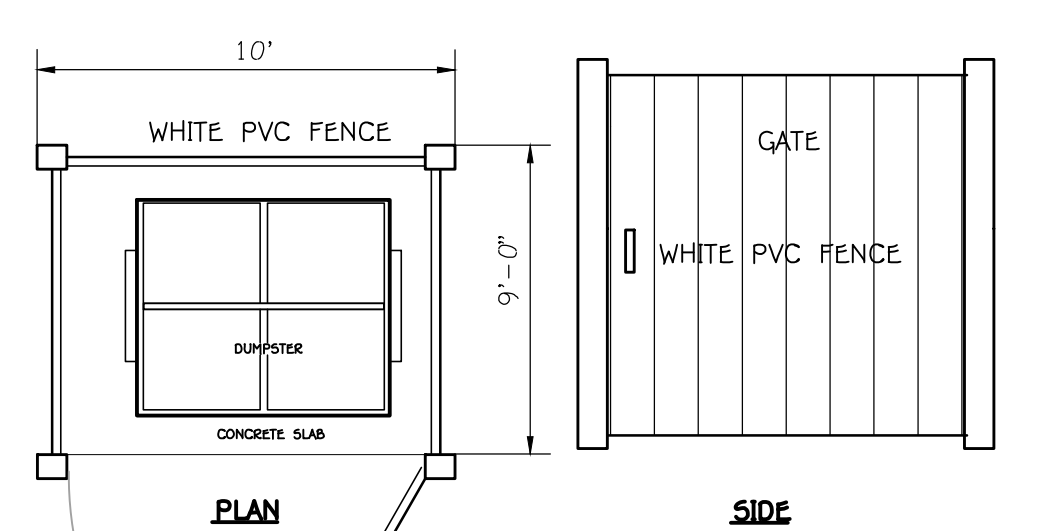
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
☀	6	FESTUCA GLAUCA 'CASCA11'	BEYOND BLUE FESTUCA	12-18" WIDE
☀	9	ILEX CRENATA	SOFT TOUCH HOLLY SHRUB	1 GALLON
☀	3	HOSTA 'PATRIOT'	PATRIOT HOSTA	3" WIDE
☀	3	THUJA OCCIDENTALIS 'THUSIDA'	EMERALD PETITE ARBORVITAE	2" WIDE

PROPOSED TREE PLANTINGS

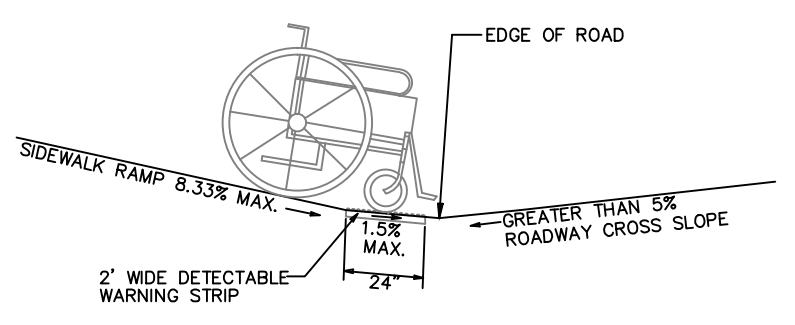
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE
🌳	7	QUERCUS RUBRA	NORTHERN RED OAK	2" DIA

LEGEND

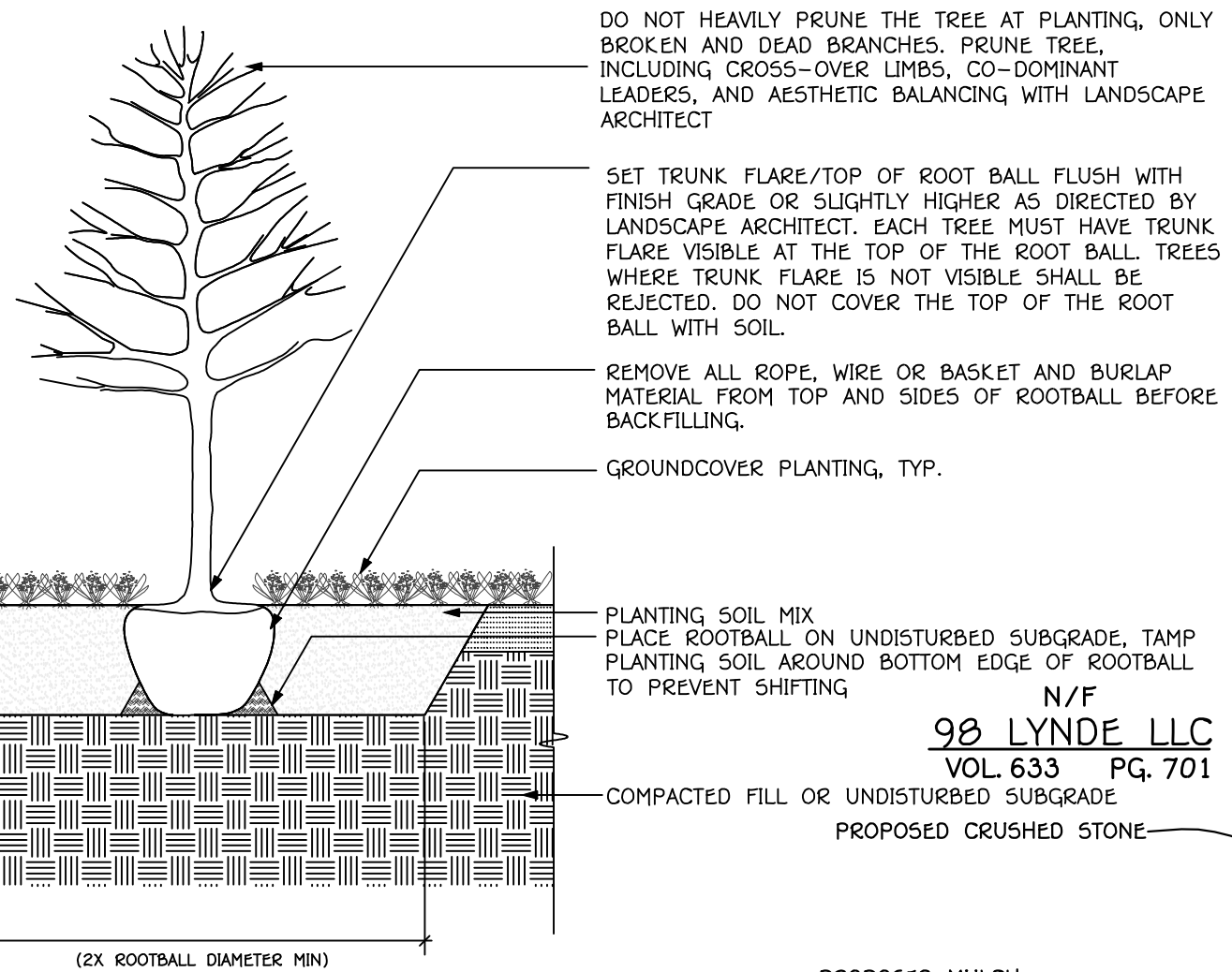
- UTILITY POLE
- CONN. HIGHWAY DEPT. MONUMENT
- CONC. MON. □ CONCRETE MONUMENT
- M.S. □ MERESTONE
- FOUND
- LPN ○ IRON PIN
- IP ○ IRON PIPE
- CB CATCH BASIN
- MH MANHOLE
- TBR TO BE REMOVED
- DS PROPOSED 6" PVC DOWNSPOUT
- W.S.O. WATER SHUTOFF
- W.G. WATER GATE
- BCLC BITUMINOUS CONCRETE LIP CURBING
- (P-7) NUMBER OF PARKING SPACES
- UE EXISTING UNDERGROUND ELECTRIC
- TC EXISTING UNDERGROUND CABLE
- A EXISTING BUILDING LIGHTING



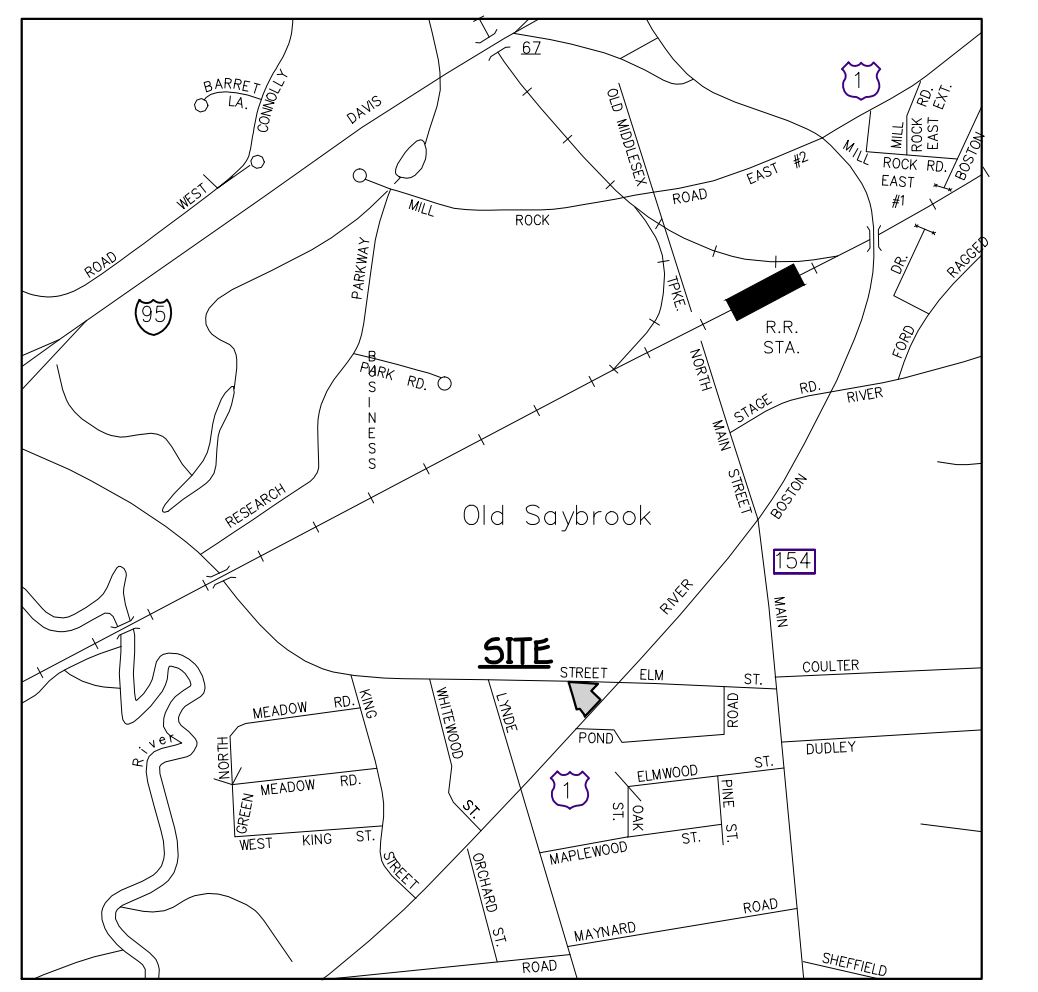
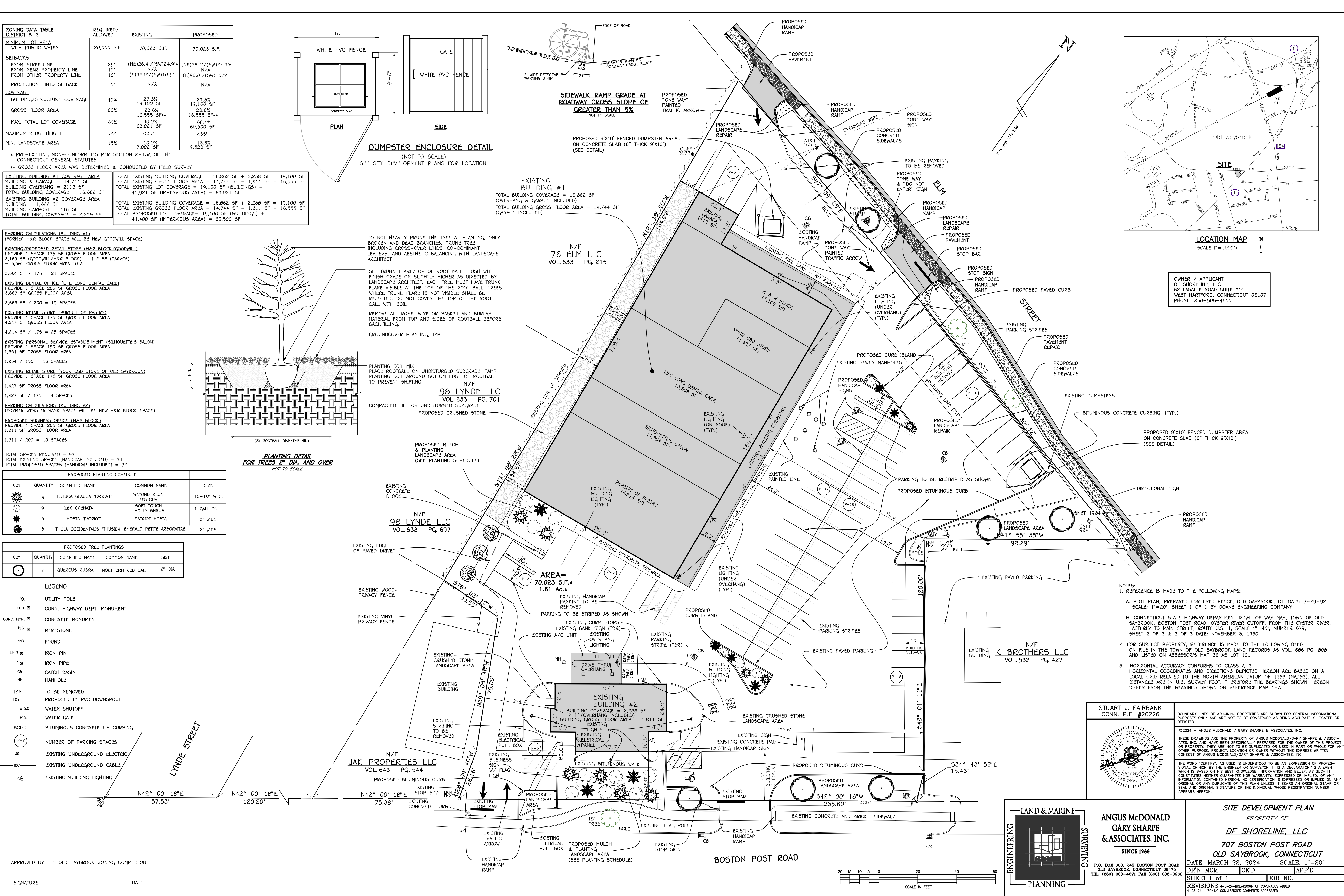
DUMPSTER ENCLOSURE DETAIL
 (NOT TO SCALE)
 SEE SITE DEVELOPMENT PLANS FOR LOCATION.



SIDEWALK RAMP GRADE AT ROADWAY CROSS SLOPE OF GREATER THAN 5%
 (NOT TO SCALE)



PLANTING DETAIL FOR TREES 2" DIA AND OVER
 (NOT TO SCALE)



OWNER / APPLICANT
 DF SHORELINE, LLC
 62 LASALLE ROAD SUITE 301
 WEST HARTFORD, CONNECTICUT 06107
 PHONE: 860-508-4600

- 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

BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION. PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.

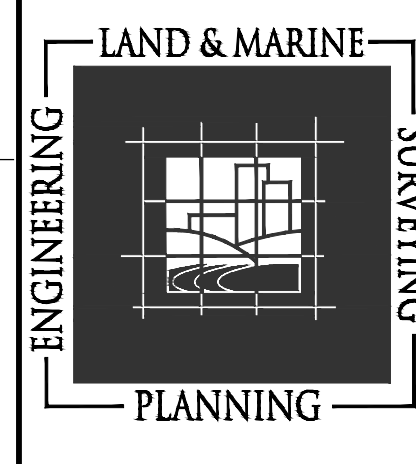
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THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVIVOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS PLAN UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.

APPROVED BY THE OLD SAYBROOK ZONING COMMISSION

SIGNATURE _____ DATE _____



**ANGUS McDONALD
 GARY SHARPE
 & ASSOCIATES, INC.**
 SINCE 1966

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

P.O. BOX 608, 245 BOSTON POST ROAD
 OLD SAYBROOK, CONNECTICUT 06475
 TEL. (860) 388-4671 FAX (860) 388-3868

DATE: MARCH 22, 2024 SCALE: 1"=20'

DR'N MCM CK'D APP'D

SHEET 1 of 1 JOB NO.

REVISIONS: 4-5-24-BREAKDOWN OF COVERAGES ADDED
 4-23-24 - ZONING COMMISSION'S COMMENTS ADDRESSED

