

See Sheet #3A
See Sheet #3B

Open Space
Area:
3,103,000 Sq. Ft.
71.235 Acres

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- Open Space Subdivision in Sewer Service District
Net Open Space Required = 40%
- Provided:
- 1) Total Area of Open Space = 71.235 Acres
(71.235/123.832) = 57.5% Open Space (Gross Area)
 - a) Area of Wetlands & Flood Zones in Open Space = 19.0 Acres
 - b) Net Area of Open Space (Minus Wetlands & Flood Zones)
(71.235 - 19.0) = 52.2 Acres
 - c) Net Open Space As % of Total Parcel
52.2/123.832 = 42.2%
 - 2) Total Conservation Easement Areas = 7.674 Acres
 - a) Area of Wetlands in Conservation Easement = 0.845 Acres
 - b) Net Area of Conservation Easement (Minus Wetland Areas)
(7.674 - 0.845) = 6.829 Acres
 - c) Credit For Net Area of Conservation Easements = (0.5 x The Area)
(6.829 x 0.5) = 3.41 Acres
 - 3) Net Open Space + Credited Conservation Easements
52.2 + 3.41 = 55.61 Acres
 - 4) Net Open Space + Credited Conservation Easements
As % of Total Parcel: 55.61/123.832 = 45%

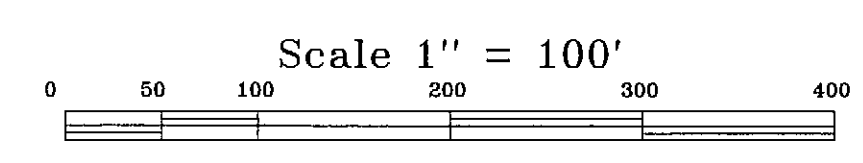
NOTE: THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A SUBDIVISION SURVEY BASED ON A DEPENDENT RESURVEY, CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2", VERTICAL ACCURACY CLASS "T-3" AND INTENDED TO BE USED FOR SUBDIVISION APPROVAL.

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

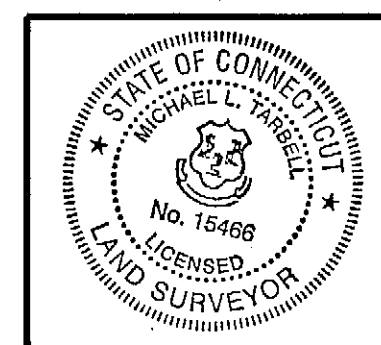
Michael L. Tarbell
MICHAEL L. TARBELL

L.S. 15466
REGISTRATION NO.

12-03-07
DATE



THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM
TARBELL, HEINTZ & ASSOC.
1227 BURNSIDE AVE. - SUITE 31
EAST HARTFORD CT 06108



"LAKEWOOD ESTATES"
OPEN SPACE LAYOUT MAP
PREPARED FOR
JAMES GROSSMAN
LAKE ROAD, HILLCREST DRIVE, & RTE #85
HEBRON, CONNECTICUT

TARBELL, HEINTZ & ASSOC., INC.
CIVIL ENGINEERS - LAND SURVEYORS
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JOB NO.	DATE	SCALE	DRAWN BY	SHEET NO.
1091	12-03-07	1" = 100'	E.M.W.	3A OF 39