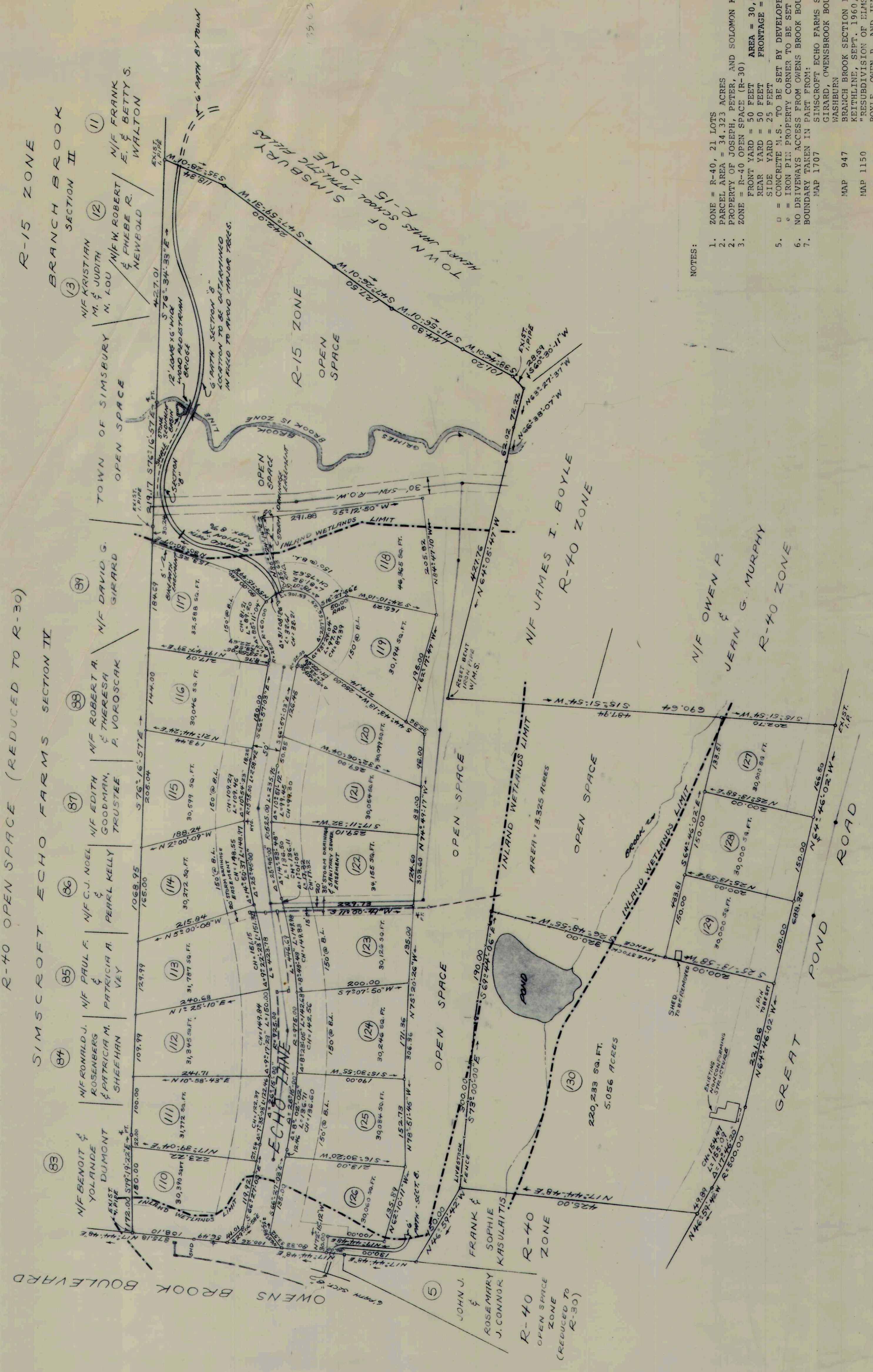
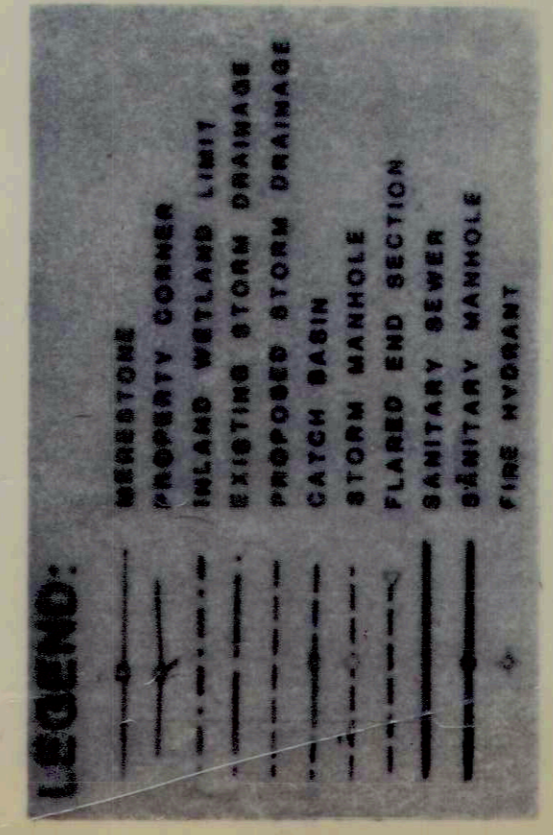


LEGEND:

- SIMSCROFT ECHO FARMS SECTIONS I, II, III, IV EXISTING R-40 OPEN SPACE (R-20)
- EXISTING OPEN SPACE
- SIMSCROFT ECHO FARMS SECTION V PROPOSED R-40 OPEN SPACE (R-30)
- PROPOSED OPEN SPACE

KEY PLAN

SCALE 1" = 800'



NOTES:

1. ZONE = R-40, 21 LOTS
2. PARCEL AREA = 34.323 ACRES
3. ZONE R-40 OPEN SPACE = 30.000 S.F.
4. FRONT YARD = 50 FEET
5. REAR YARD = 50 FEET
6. SIDE YARD = 25 FEET
7. CONCRETE H.S. TO BE SET BY DEVELOPER
8. NO DRIVEWAYS ACCESS FROM OWENS BROOK BOULEVARD
9. BOUNDARY BETWEEN TOWN OF SIMSBURY AND TOWN OF WASHINGTON
10. GIRARD OWENS BROOK BOULEVARD, 1-8-73, SANDERSON AND WASHINGTON
11. BRANCH BROOK SECTION II, PROPERTY OF DOLORES KEITHLINE, SEPT. 1960, H.R. SANDERSON
12. RESUBDIVISION OF ELMSTEAD LAND OWNED BY BOYLE, OWEN P. AND JEAN G. MURPHY, FREDERICK L. AND BOYLE, MARY ANN, GREAT POND ROAD, SIMSBURY, CONNECTICUT, 1-10-68, 2, 905 L.S. #3101
13. FREDERICK MERTON WHITTEMORE, JR., L.S. #3101
14. "TOWN OF SIMSBURY MAP OF LAND TO BE ACQUIRED FROM GEORGE P. MCLEAN ESTATE FOR SCHOOL SITE FIRETOWN ROAD, SIMSBURY, CONN. SCALE 1"=100', DEC. 1954."
15. SUBSTANTIALLY CORRECT MERTON HODGE, SURVEYOR
16. EASEMENT PLAN GRIMES BROOK INTERCEPTOR, SANITARY SEWERS COMMISSION, SIMSBURY, CONN. TIERRE AND SANDERSON, 1-10-68, 2, 905 L.S. #3101
17. SCALE 1"=40' DATE: OCT. 1977, SHEET 2 OF 5
18. CERTIFIED CLASS D BY EDWARD A. MOE, L.S. #7255
19. "SURVEY FOR LIONEL GIRARD, GREAT POND ROAD, SIMSBURY, CONNECTICUT SCALE 1"=100', MARCH 1971 OFFICE OF SANDERSON AND WASHINGTON, SIMSBURY, CONNECTICUT"

CERTIFICATE OF APPROVAL

RECEIVED FOR THE TOWN PLAN COMMISSION BY **EVERETT E. CLARK**

ON **AUGUST 17, 1982**

I HEREBY CERTIFY THAT ON **AUGUST 17, 1982** THE TOWN PLAN COMMISSION OF SIMSBURY, CONN., APPROVED THIS PLAN AND THE GRADE, LAYOUT, LOCATION, WIDTH, AND IMPROVEMENT OF THE STREETS IN SAID PLAN.

FOR THE TOWN PLAN COMMISSION:

Everett E. Clark
SECRETARY

RECEIVED FOR FILING ON _____, 19____, BY _____ TOWN CLERK

IN ACCORDANCE WITH CONNECTICUT GENERAL STATUTES, SECTION 8-26c, ALL WORK IN CONNECTION WITH THIS SUBDIVISION MUST BE COMPLETED BY **JUNE 9, 1985**

OPEN SPACE SUBDIVISION PLAN

SIMSCROFT ECHO FARMS SECTION V

PREPARED FOR
GIRARD BROTHERS CORP.
SIMSBURY, CONNECTICUT

DATE _____ REVISION _____

12-5-80 ENGINEERS REVIEW, 1078 H.T.F. 18
9-11-80 SEE TOWN ENGINEERING DEPT
8-18-80 REVISIONS PER TOWN
8-11-80 6 WEL APPROX BRIDGE

Edward J. Kelly
and associates

123 PROSPECT HILL ROAD • WINDSOR, CONN. 06095 • SCALE: 1" = 100 FT. FEBRUARY 15, 1980

R-372 REV. 12-5-80