

KEY & INDEX PLAN
1"=1000'

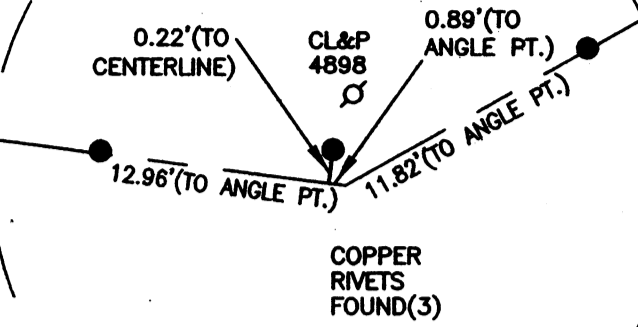
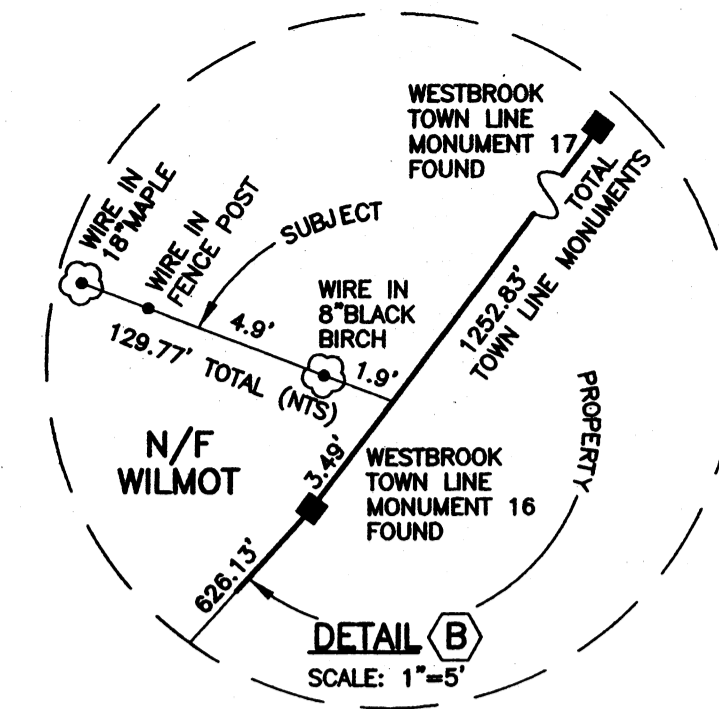
APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION

CHAIRMAN _____ DATE _____

REFERENCE MAPS:

- 1) "RECORD MAP OF AN OPEN SPACE SUBDIVISION TO BE KNOWN AS "SAYBROOK RIDGE" BOKUM ROAD OLD SAYBROOK, CONNECTICUT." SCALE 1"=60' DATED 5/04/06 REVISED TO 11/04/08 BY WOODWORTH ASSOCIATES, P.C.
- 2) "MONUMENTED PROPERTY SURVEY MAP OF THE PERIMETER OF LANDS OF THE PRESERVE, LLC, ESSEX ROAD-CONNECTICUT ROUT 153, INGHAM HILL ROAD ESSEX, OLD SAYBROOK, WESTBROOK, CONNECTICUT" SCALE 1"=100'-DATE JANUARY 21, 1999 REVISED TO JANUARY 28, 2003 BY STEIN SURVEY. TOPOGRAPHIC SURVEY (SEE EX-0 TO EX-15)
- 3) SITE DEVELOPMENT PLANS INLAND WETLANDS AND WATERCOURSE APPLICATION- TOWN OF OLD SAYBROOK, CT AUGUST 11, 2005, THE PRESERVE AN OPEN SPACE AND RECREATION COMMUNITY, INGHAM HILL ROAD- BOKUM ROAD, OLD SAYBROOK, WESTBROOK, CONNECTICUT BY BL COMPANIES DATED AUGUST 11, 2005 VOLUME I SITE DEVELOPMENT PLANS, VOLUME IA THRU IC & VOLUME II - ROADWAY PLANS, VOLUME IIA & IIB
- 4) PRELIMINARY OPEN SPACE SUBDIVISION PLAN, THE PRESERVE AN OPEN SPACE AND RECREATION COMMUNITY INGHAM HILL ROAD- BOKUM ROAD OLD SAYBROOK, WESTBROOK, CONNECTICUT DATED SEPTEMBER 1, 2004, VOLUME IA, IB & VOLUME II, BY BL COMPANIES

- NOTE:
- 1) NONE OF THE OPEN SPACE SHOWN IN WESTBROOK IS INCLUDED WITHIN OPEN SPACE CALCULATIONS
 - 2.) FINAL SUBDIVISION PLANS SHALL PROVIDE FOR STONEWALL RECONSTRUCTION ALONG BOUNDARY LINE WHERE APPROPRIATE. PER SECTION 4.4.9.
 - 3.) SECTION 5.1.2 D OF THE SUBDIVISION REGULATIONS REQUIRE RETENTION AND PROTECTION OF LARGE ISOLATED TREES WHICH WOULD INCLUDE "WOLF TREES".
 - 4.) 10' PEDESTRIAN EASEMENT SHALL BE PROVIDED ALONG THE FUTURE ROADWAY AND EXTENDING EASTERLY TO CONNECT TO HISTORIC INGHAM HILL ROAD



STATE PLANE COORDINATE SYSTEM - NAD83
NORTHING - 677229.79
EASTING - 1087500.80
CONCRETE MONUMENT FOUND

STATE PLANE COORDINATE SYSTEM - NAD83
NORTHING - 677265.36
EASTING - 1088013.40
COPPER RIVET FOUND

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NORTHING - 677265.36
EASTING - 1088013.40
COPPER RIVET FOUND

EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY FOR RIGHTS TO TRIM, ETC. AS RESERVED IN A DEED RECORDED IN VOLUME 85, PAGE 420 OF THE WESTBROOK LAND RECORDS

EASEMENT TO BE GRANTED TO BONNIE B.H. WILMOT FOR RIGHTS TO PASS AND REPAIR OVER EXISTING DRIVEWAYS

20' WIDE EASEMENT IN FAVOR OF OTHER LAND OF THE PRESERVE AS GRANTED IN A DEED RECORDED IN VOLUME 197, PAGE 445 OF THE WESTBROOK LAND RECORDS

APPARENT ENCROACHMENT - OLD PETTIPAUG ROAD (POSITION AND LEGAL STATUS UNKNOWN) RIGHTS IN FAVOR OF OTHERS MAY EXIST

APPARENT ENCROACHMENT -

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". IT IS A PRELIMINARY OPEN SPACE PLAN MODIFICATION AND IS INTENDED TO DEPICT THE LAYOUT OF PROPOSED DRIVEWAY ACCESS, CONDOMINIUM LAYOUT AND ASSOCIATED ROADWAYS AND EASEMENTS.

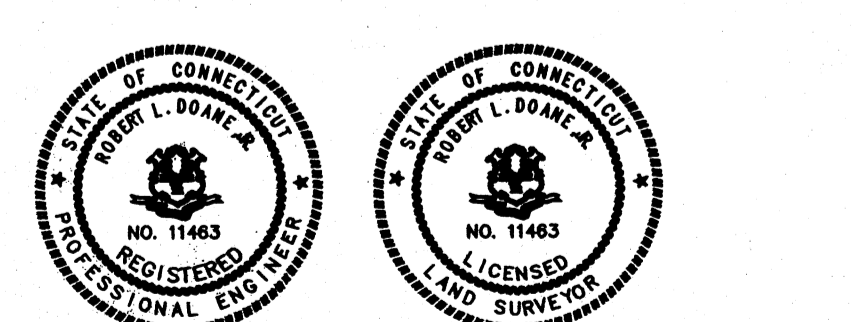
PROPERTY BOUNDARY HAS BEEN ESTABLISHED FROM THE MAPS REFERENCED HEREON.

HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.

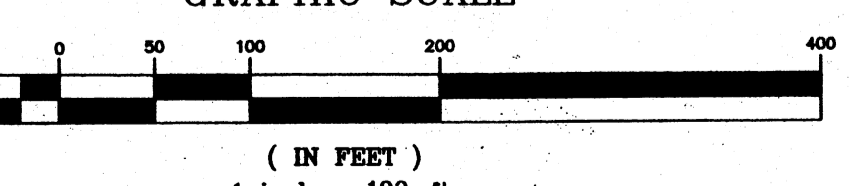
WETLANDS & WATERCOURSES CONFIRMED AND REFLAGGED BY ENVIRONMENTAL PLANNED SERVICES

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS SHOWN

ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



GRAPHIC SCALE
1 inch = 100 ft.



DATE	REVISION	REVISION PER REVIEW COMMENTS	CK.
12/29/10			
01/13/11			

No.	Ch Brd	Ch Dist
C1	171°12'41"	475.00
C2	53°08'17"	50.00
C3	123°39'49"	75.00
C4	38°56'29"	75.00
C5	123°02'16"	75.00
C6	54°02'32"	50.00
C7	21°37'15"	525.00
C8	5°03'27"	623.00
C9	20°49'30"	623.00
C10	31°00'48"	477.00
C11	31°00'48"	527.00
C12	9°28'45"	1103.98
C13	9°31'14"	1139.49

LINE	LENGTH	BEARING
L1	56.36	S87°35'36"E
L2	168.24	S73°50'53"E
L3	28.72	S68°04'57"E
L4	101.27	S61°30'04"E
L5	10.27	S60°33'28"E
L6	25.63	S64°36'35"E
L7	10.28	S52°41'33"E
L8	9.63	S65°37'35"E
L9	8.03	S77°13'16"E
L10	32.41	N62°33'38"E
L11	48.30	N80°09'02"E
L12	30.01	N70°29'04"E
L13	25.73	N83°31'51"E
L14	44.80	S80°31'51"W
L15	45.50	S75°56'54"W
L16	17.14	S73°31'57"W
L17	31.32	S79°43'59"W
L18	29.40	S71°00'31"W
L19	74.10	S77°13'53"W
L20	69.42	S74°43'53"W
L21	92.87	S75°22'07"W
L22	16.23	S73°52'54"W
L23	27.52	S75°26'44"W
L24	32.60	S70°35'02"W
L25	20.09	N70°33'02"E
L26	11.77	N60°19'38"E
L27	66.98	S73°36'58"W
L28	174.89	S70°13'48"W
L29	33.09	N75°23'33"E
L30	58.37	N75°23'33"E
L31	10.60	S30°57'45"W
L32	63.23	S32°20'56"W
L33	24.85	S64°33'07"E
L34	36.19	S65°48'36"E
L35	41.12	S59°48'24"E
L36	18.28	S69°53'51"E
L37	127.13	S63°35'13"E
L38	129.74	S69°12'27"E
L39	42.01	N32°17'57"E
L40	66.66	S32°17'57"W
L41	147.91	S18°06'07"W
L42	75.36	N42°32'31"E
L43	77.00	N42°32'31"E
L44	27.90	S12°26'09"E
L45	170.70	N75°31'36"E
L46	170.70	N75°31'36"E
L47	71.56	N75°31'36"E
L48	171.72	N78°52'27"W
L49	116.01	N78°52'27"W
L50	117.20	S70°27'03"W
L51	237.76	S70°27'03"W
L52	139.90	N78°52'27"W
L53	55.42	N36°57'09"E
L54	147.83	N78°52'27"W
L55	188.63	S72°45'48"E
L56	287.99	S88°19'34"E
L57	52.36	N13°08'29"W
L58	71.56	N75°31'36"E
L59	133.27	S70°27'03"W

LEGEND

- EXISTING SOIL TYPE LINE
- EXISTING SOIL TYPE
- CONCRETE BOUND TO BE SET
- IRON PIPE/ROD TO BE SET
- LIMIT OF VEGETATION
- STONEWALL
- EDGE OF WATER/STREAM
- FLAGGED WETLANDS LINE (BY OTHERS)
- BUILDING SETBACK LINE
- 20% SLOPES

ZONING TABLE PLANNED RESIDENTIAL DEVELOPMENT ZONE		
55.6.1E - LOT AREA	15 ACRES	31.85 ACRES
55.6.2 - DWELLING UNITS	8 BEDROOMS/ACRE	1 BEDROOM/ACRE
55.6.4 - SETBACKS - STREET LINE	75 FT	105 FT
55.6.4C - SETBACKS - STREET LINE	15 FT	15 FT
57.3.3 - AP ZONE	350 GAL/ACRE	151 GAL/ACRE

PLANNED RESIDENTIAL DEVELOPMENT PLAN
(ACCESS FROM RTE #153 WESTBROOK)

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 118 CENTERBROOK, CT. 06409 (860)787-0138

PRELIMINARY OPEN SPACE PLAN (MODIFICATION) PLANNING COMMISSION EXHIBIT
PREPARED FOR
RIVER SOUND DEVELOPMENT, LLC
OLD SAYBROOK, CONNECTICUT

SCALE:	DATE:	SHEET NO.:	TITLE NO.:
1"=100'	10/07/10	1 OF 1	RS-4