

DATE	REVISION	CK.
12/29/10	REVISION	
01/13/11	REVISION	

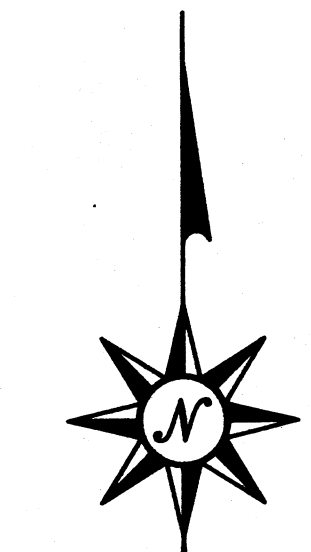
ZONING TABLE: RESIDENCE C CONSERVATION DISTRICT

SECTION	REQUIRED	PROVIDED								
		LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9
27.3.1 MIN. LOT AREA	60,000 SF	91,433 SF	83,605 SF	89,190 SF	71,624 SF	91,795 SF	78,985 SF	63,129 SF	142,754 SF	149,274 SF
27.3.2 MIN. DIMENSION OF SQ.	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT
27.3.3 MIN. FRONTAGE	20 FT	419.59 FT	389.22 FT	128.81 FT	29.08 FT	231.09 FT	113.11 FT	167.79 FT	20.42 FT	269.01 FT
27.3.4 MIN. WIDTH ALONG BUILDING LINE	150±	430±	322±	400±	240±	240±	150±	190±	380±	240±
27.5 SETBACKS										
27.5.1 FROM STREET LINE	50 FT	50 FT*	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT	50 FT
27.5.2 FROM REAR PROPERTY LINE	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
27.5.2 FROM OTHER PROPERTY LINE	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT

* EXISTING HOUSE TO BE MODIFIED OR REMOVED
 TOTAL AREA OF SUBDIVISION = 32.62 ACRES
 TOTAL OPEN SPACE = 467,398 S.F. 10.73 AC

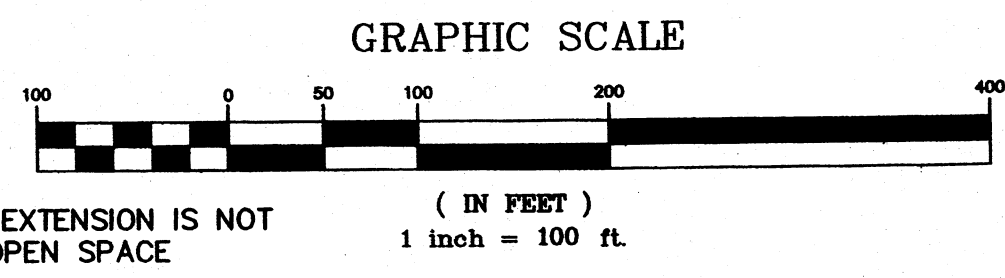
LINE	LENGTH	BEARING
L1	15.00	N58°48'22"V
L2	28.64	N35°27'08"V
L3	9.76	N43°25'59"V
L4	9.70	N27°32'14"V
L5	40.56	N31°56'23"V
L6	3.70	S30°43'29"E
L7	8.97	N34°21'15"E
L8	18.70	N25°31'30"V
L9	28.91	N44°38'32"V
L10	49.57	N39°02'27"V
L11	17.09	N28°09'05"V
L12	53.30	N13°58'15"V
L13	38.35	N27°07'23"V
L14	28.29	N31°50'01"V
L15	10.02	N37°18'16"V
L16	19.64	N32°41'43"V
L17	19.64	N32°41'43"V
L18	24.16	N17°09'19"V
L19	16.91	S42°28'03"E
L20	20.20	S41°14'31"E
L21	17.44	N58°42'54"V
L22	20.28	N19°28'20"V
L23	73.25	N37°56'47"V
L24	10.85	N29°42'30"V
L25	31.76	N41°34'23"V
L26	28.35	N35°55'28"V
L27	26.19	N31°05'17"V
L28	19.10	N78°55'52"V
L29	36.47	N25°58'59"V
L30	25.84	N25°11'13"V
L31	28.30	N03°43'44"E
L32	70.04	N66°44'12"V
L33	32.50	S84°06'44"V
L34	32.57	S39°04'26"V
L37	49.07	N22°04'21"E
L38	4.01	S49°12'21"V
L39	23.90	N57°15'32"V
L40	11.63	N57°15'32"V
L41	30.39	N37°18'16"V

SECTION	REQUIRED	PROVIDED
7.2.1 A Contiguous Area	15,000 sf	15,000 sf All Lots
7.2.1 B Shape Square	100 ft x 100 ft	100 ft x 100 ft (All Lots)
7.2.1 C Allowable Wetlands	0	0 (All Lots)
7.2.1 D Allowable 20 %	20 % (3,000 sf)	0 % Lots 1 - 9
7.2.1 E Soil Profile	Demonstrated by Soil Tests and SCS Soil Types Per 56.3.1.11 & 56.3.3	Soil tests and or SCS soil types provided for all lots and MABL areas shown
7.2.1 F Allowable Easements	10 % (1,500 sf)	0 % for All Lots

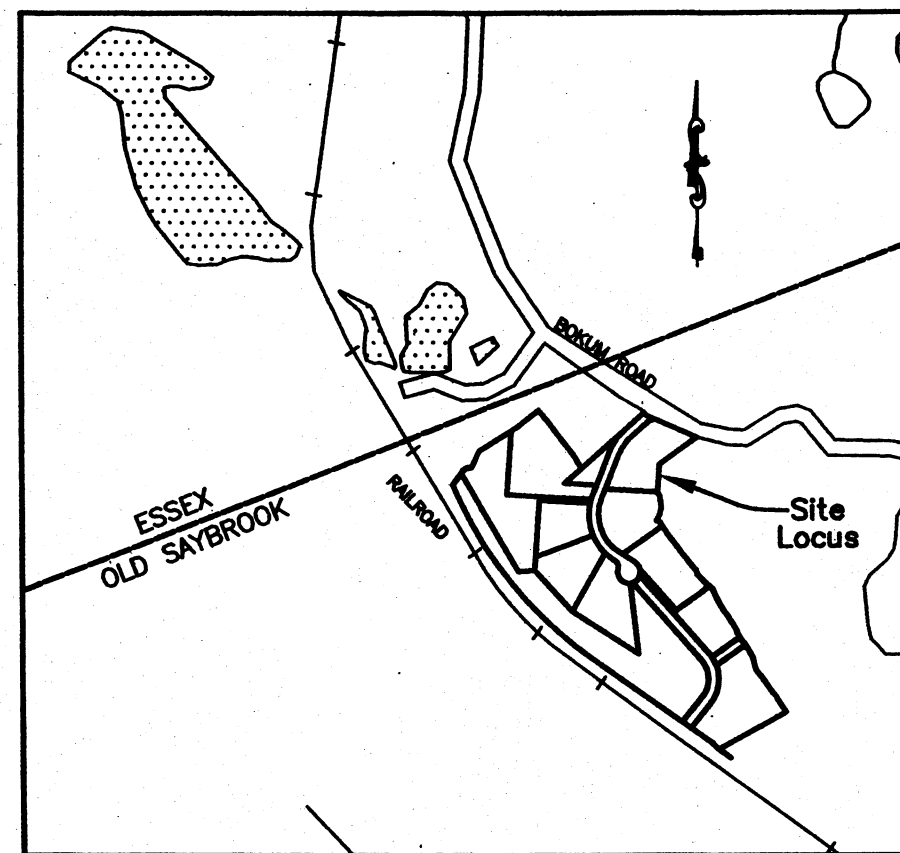


No.	R	T	L	Ch Brg	Ch Dist
C1	64°03'59"	50.00	31.28	S81°13'49"V	53.04
C2	27°07'28"	225.00	54.28	S35°38'05"V	105.53
C12	23°33'55"	275.00	57.36	S34°06'46"E	112.31
C13	34°57'33"	275.00	86.60	S04°51'02"E	165.20
C14	4°15'13"	275.00	10.21	S14°43'21"V	20.41
C15	5°11'22"	275.00	12.46	S19°28'29"V	24.90
C16	25°20'23"	275.00	61.82	S34°44'33"V	120.63
C17	79°29'50"	225.00	187.12	S17°39'45"E	287.74
C18	48°44'59"	65.00	27.19	N32°54'03"V	49.52
C19	26°38'58"	60.00	14.21	N04°47'56"E	27.66
C20	11°46'45"	60.00	6.19	N77°36'44"E	12.31
C21	113°57'54"	60.00	92.33	S39°30'57"E	100.62
C22	74°44'33"	35.00	26.73	N19°54'16"V	42.49
C23	7°25'54"	200.00	12.61	N39°05'27"V	25.17
C24	14°30'48"	200.00	25.47	N27°13'37"V	50.53
C25	53°35'56"	60.00	30.31	N44°55'23"E	54.10

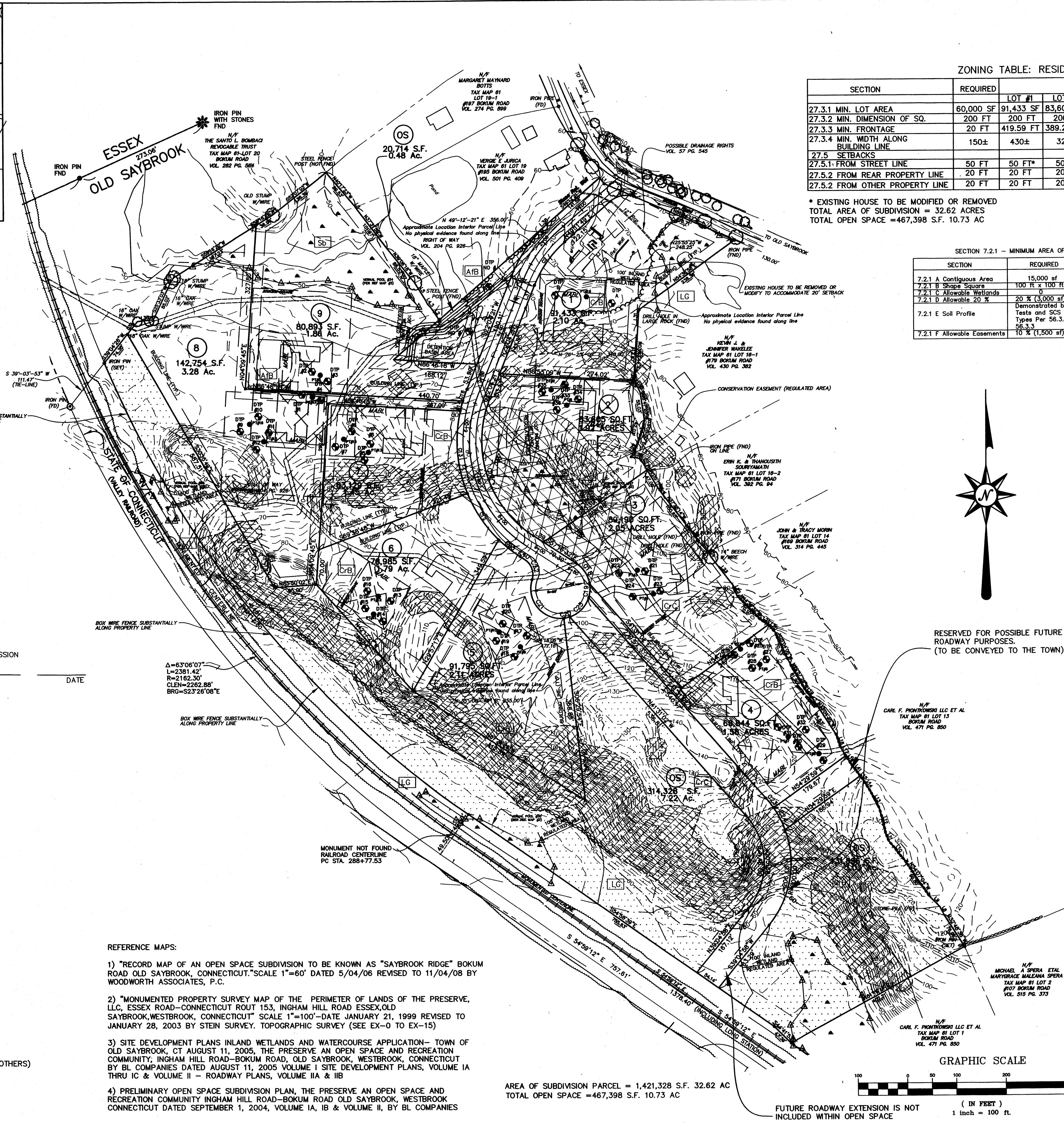
RESERVED FOR POSSIBLE FUTURE ROADWAY PURPOSES. (TO BE CONVEYED TO THE TOWN)



AREA OF SUBDIVISION PARCEL = 1,421,328 S.F. 32.62 AC
 TOTAL OPEN SPACE = 467,398 S.F. 10.73 AC



KEY & INDEX PLAN
 1"=1000'

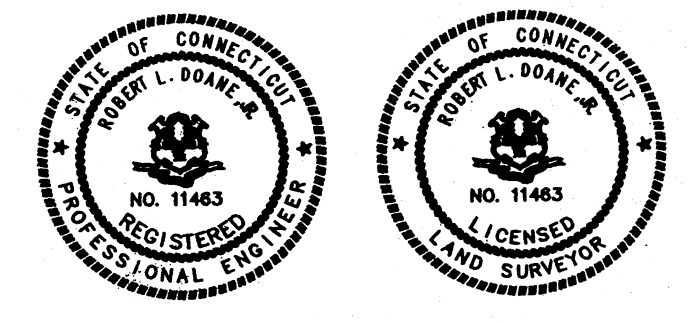


APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION
 CHAIRMAN _____ DATE _____

- REFERENCE MAPS:
- "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.
 - "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)
 - 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
 - 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

- LEGEND
- EXISTING SOIL TYPE LINE
 - CB 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

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 AN OVERALL SURVEY AND IS INTENDED TO DEPICT THE LAYOUT OF LOTS AND ASSOCIATED ROADWAYS AND EASEMENTS. PROPERTY BOUNDARY HAS BEEN ESTABLISHED FROM THE MAPS REFERENCED HEREON.
 HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
 TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.
 ROBERT L. DOANE, JR.
 CONN. P.E. & L.S. LIC. NO. 11463



"OLD SAYBROOK, BOKUM ROAD"
DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
 CIVIL ENGINEERING & LAND SURVEYING
 P.O. BOX 113 CENTERBROOK, CT. 06409 (860)767-0138
 CONCEPTUAL STANDARD PLAN
 LOTS #1 -#9
 PREPARED FOR
 RIVER SOUND DEVELOPMENT, LLC
 BOKUM ROAD, OLD SAYBROOK, CONNECTICUT
 PLANNING COMMISSION EXHIBIT # 160d
 SCALE: 1"=100' DATE: 10/07/10 SHEET NO.: 1 OF 1 IDENT. NO.: RS-5