

DATE	REVISION	REVISION PER REVIEW COMMENTS	CK.
12/29/10	REVISION	REVISION PER REVIEW COMMENTS	
01/19/11	REVISE	REVISE PER REVIEW COMMENTS	

ZONING TABLE: OPEN SPACE SUBDIVISION (BOKUM ROAD)

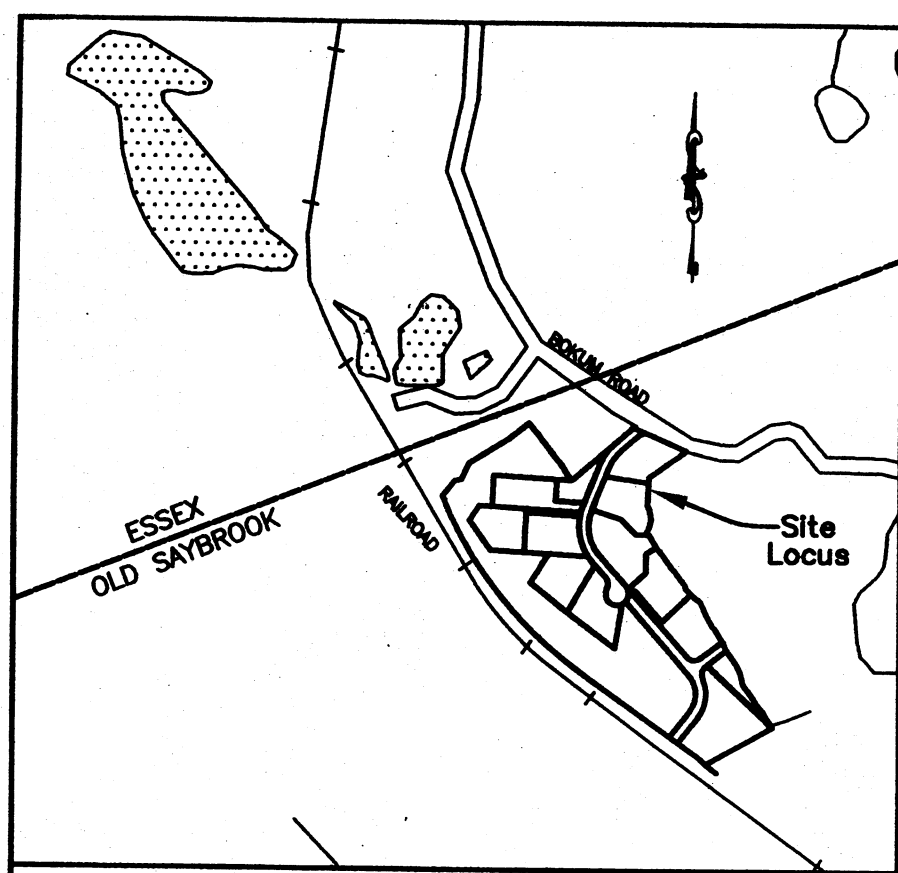
SECTION	REQUIRED	PROVIDED								
		LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8	LOT #9
56.6.3 MIN. LOT AREA	20,000 SF	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,110 SF	60,000 SF	60,000 SF
(ALSO 56.6.4 FOR ZONE C)	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,000 SF	60,110 SF	60,000 SF	60,000 SF
MIN. DIMENSION OF SQUARE	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
MIN. FRONTAGE	20 FT	277.74 FT	184.72 FT	20.0 FT	20.0 FT	296.01 FT	55.80 FT	216.97 FT	20.28 FT	172.38 FT
MIN. WIDTH ALONG BUILDING LINE	75 FT	300 FT ±	290 FT ±	220 FT ±	250 FT ±	240 FT ±	80 FT ±	210 FT ±	225 FT ±	172 FT ±
SETBACK FROM STREET LINE	20 FT	20 FT *	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT	20 FT
SETBACK FROM REAR PROPERTY LINE	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT
SETBACK FROM OTHER PROPERTY LINE	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT

* EXISTING HOUSE TO BE MODIFIED OR REMOVED

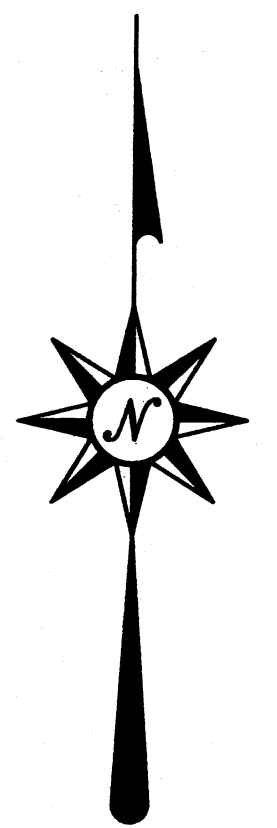
No.	R	T	L	Ch Brg	Ch Dist	
C1	64°03'59"	50.00	31.28	55.91	S81°13'49"W	53.04
C2	27°07'28"	225.00	54.28	106.52	S35°38'05"W	105.53
C3	34°33'28"	225.00	69.99	135.71	S24°14'18"E	133.66
C4	142°54'21"	60.00	178.83	149.65	S44°18'10"E	113.77
C5	68°40'02"	50.00	34.15	59.92	N07°11'01"W	56.40
C6	6°53'11"	275.00	15.55	33.05	S38°04'26"E	33.03
C7	45°12'19"	275.00	114.49	216.97	S12°01'41"E	211.39
C8	4°13'31"	275.00	10.14	20.28	S12°41'14"W	20.28
C9	7°16'21"	275.00	17.48	34.91	S18°26'10"W	34.88
C10	19°06'08"	60.00	10.10	20.00	N00°56'50"E	19.91
C11	32°15'39"	60.00	17.35	33.78	N26°37'44"E	33.34
C12	21°29'06"	60.00	11.38	22.50	N53°38'06"E	22.37
C13	87°54'31"	50.00	48.21	76.71	S83°28'17"E	69.41
C14	77°35'48"	50.00	40.20	67.72	S14°27'22"W	62.66

LINE	LENGTH	BEARING
L1	15.00	N38°48'22"W
L2	70.04	N66°44'12"W
L3	28.30	N03°43'44"E
L4	25.84	N26°11'13"W
L5	36.87	N29°51'39"E
L6	19.10	N78°55'52"W
L7	28.41	N37°35'14"W
L8	28.35	N35°55'28"W
L9	78.24	N07°35'14"W
L10	28.35	N35°55'28"W
L11	31.76	N41°34'23"W
L12	10.85	N29°42'38"W
L13	73.25	N37°35'14"W
L14	20.28	N19°20'20"W
L15	23.08	N44°36'32"W
L16	47.01	N44°36'32"W
L17	17.44	N58°42'54"W
L18	20.20	S41°14'31"E
L19	16.91	S42°28'03"E
L20	28.59	N33°04'35"W
L21	18.37	N33°04'35"W
L22	15.84	N33°04'35"W
L23	24.16	N17°09'19"W
L24	9.68	N32°41'43"W
L25	17.80	N32°41'43"W
L26	19.64	N32°41'43"W
L27	26.19	N31°05'17"W
L28	40.41	N37°18'16"W
L29	28.29	N31°50'01"W
L30	38.35	N27°07'23"W
L31	53.30	N13°58'15"W
L32	17.09	N22°09'05"W
L33	49.57	N39°02'27"W
L34	28.91	N44°38'32"W
L35	18.70	N28°31'30"W
L36	36.25	N32°48'38"W
L37	49.07	N22°04'21"E
L38	4.01	S49°12'21"W
L39	40.71	N32°48'38"W
L40	47.39	S44°41'53"E
L41	32.50	S84°06'44"W
L42	8.97	N34°21'15"E
L43	3.70	S30°45'29"E
L44	35.79	N31°56'23"W
L45	4.77	N31°56'23"W
L46	9.70	N27°38'14"W
L47	9.76	N43°29'59"W
L48	28.64	N35°27'08"W
L49	22.75	N41°31'02"W
L50	30.50	S54°25'48"E
L51	31.17	S28°43'49"E
L52	20.79	S41°31'02"E
L53	5.36	N60°13'05"W
L54	11.77	S83°44'47"W
L55	3.81	S85°02'37"W
L56	31.22	N33°04'35"W
L57	17.26	S22°04'21"E

SECTION	REQUIRED	PROVIDED
7.2.1 A Contiguous Area	15,000 sf	15,000 sf of 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



KEY & INDEX PLAN
1"=1000'



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 LOTS AND ASSOCIATED ROADWAYS AND EASEMENTS.

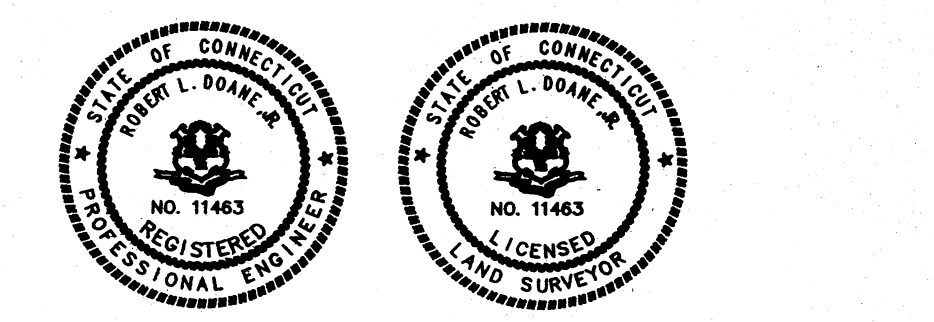
PROPERTY BOUNDARY HAS BEEN ESTABLISHED FROM THE MAPS REFERENCED HEREON.

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 NOTED

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



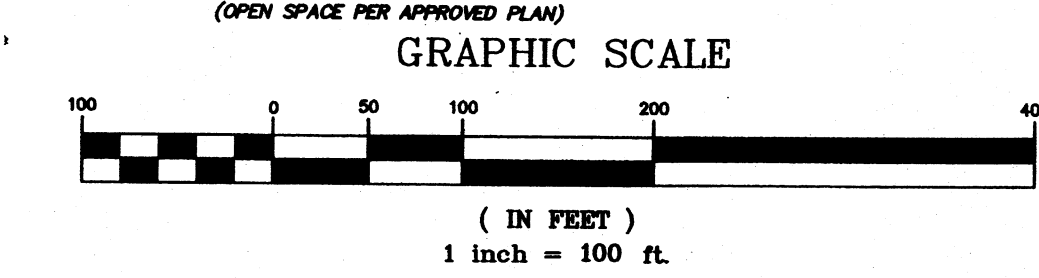
"OLD SAYBROOK, BOKUM ROAD"

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)787-0138

PRELIMINARY OPEN SPACE PLAN (MODIFICATION) **PLANNING COMMISSION EXHIBIT**
RIVER SOUND DEVELOPMENT, LLC
BOKUM ROAD, OLD SAYBROOK, CONNECTICUT

SCALE: 1"=100' DATE: 10/07/10 SHEET NO.: 1 OF 1 IDENT. NO.: RS-6

FUTURE ROADWAY EXTENSION IS NOT INCLUDED WITHIN OPEN SPACE
AREA OF SUBDIVISION = 1,420,927 S.F. = 32.62 Ac.
TOTAL AREA OF OPEN SPACE = 774,932 S.F. = 17.79 Ac.



APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION
CHAIRMAN _____ DATE _____

- 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

- 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, 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