

- NOTE:
- 1.) 10' PEDESTRIAN EASEMENT TO CONNECT TO HISTORIC INGHAM HILL ROAD.
 - 2.) FINAL SUBDIVISION PLAN SHALL PROVIDE FOR CONVEYANCE TO THE TOWN OF OLD SAYBROOK THE AREA REQUIRED TO WIDEN INGHAM HILL RD.
 - 3.) FINAL SUBDIVISION PLANS SHALL PROVIDE FOR STONEWALL RECONSTRUCTION ALONG BOUNDARY LINE WHERE APPROPRIATE. PER SECTION 4.4.9.
 - 4.) SECTION 5.1.2 D OF THE SUBDIVISION REGULATIONS REQUIRE RETENTION AND PROTECTION OF LARGE ISOLATED TREES WHICH WOULD INCLUDE "WOLF TREES".
 - 5.) FINAL LOCATION OF BALL FIELDS SHALL BE DETERMINED AFTER CONSULTATION WITH THE PARK & REC COMMISSION AND SHALL INCLUDE TO DEMONSTRATE FEASIBILITY OF PEDESTRIAN AND VEHICULAR ACCESS TO PLAYING FIELDS AT DIFFERENT LEVELS. THE PLAN SHALL PROVIDE THAT THE DEVELOPER SHALL HAVE THE OBLIGATION TO DO THE CLEARING, ROUGH GRADING AND STABILIZATION.

TOTAL OLD SAYBROOK ACREAGE
(INCLUDING PIANIA PARCEL) =925.82 ACRES

TOTAL OPEN SPACE
(INCLUDING PIANIA PARCEL) =556.53 ACRES
(60.1%)

PROPERTY BOUNDARY HAS BEEN ESTABLISHED FROM THE MAP REFERENCED HEREON.

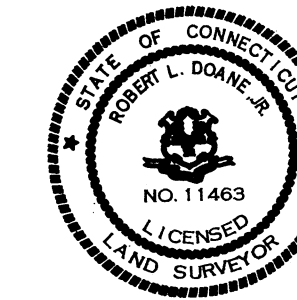
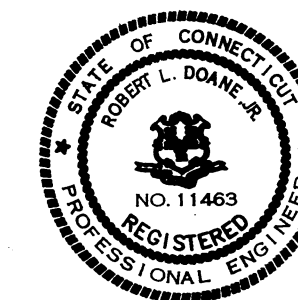
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.

DATE	REVISION	OK
12/29/10	REVISIONS PER REVIEW COMMENTS	
01/13/11	ADD AQUIFER PROTECTION ZONE AND REVISIONS PER REVIEW COMMENTS	
02/11/11	REVIEW COMMENTS ADDRESSED	

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

Robert L. Doane, Jr., P.E., L.S.

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BOKUM ROAD
(1,420,927 S.F. 32.62 AC)

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

EAST VILLAGE
(487,873 S.F. 11.20 AC)

EAST VILLAGE POST OFFICE
CENTRAL VILLAGE POST OFFICE

CLUB HOUSE
CENTRAL VILLAGE
(825,989 S.F. 18.96 AC)

ESTATE HOMES
(2,666,615 S.F. 61.22 AC)

Scorecard

Hole	Yardage	Par
1	225	5
2	415	4
3	190	3
4	250	5
5	357	4
6	329	4
7	365	3
8	429	4
9	404	4
OUT	3382	36

Hole	Yardage	Par
10	409	4
11	392	3
12	374	4
13	602	5
14	205	3
15	405	4
16	459	4
17	327	3
18	590	5
IN	3245	35

Total	6627	71
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UNIT SCHEDULE

CENTRAL VILLAGE	
DETACHED UNITS	85
ATTACHED UNITS	64
SUBTOTAL	149
EAST VILLAGE	
DETACHED UNITS	94
ATTACHED UNITS	82
SUBTOTAL	176
WEST FRD	
DETACHED UNITS	1
1/2 ACRE SFD LOTS	1
ESTATE LOTS	80
CONVENTIONAL LOTS	1
MAIN PARCEL TOTAL	257
PIANIA PARCEL	0
TOTAL	254

(1,390,252 S.F. 31.85 AC)

EXISTING LIMIT OF
AQUIFER PROTECTION
ZONE (TYP.)

TRAILHEAD

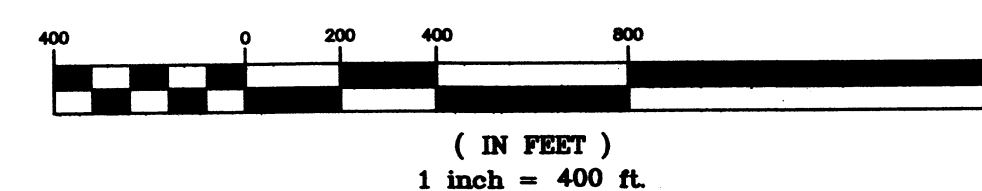
SEE NOTE 1

SEE NOTE 2

TRAILHEAD

(2,179,435 S.F. 50.0 AC)

GRAPHIC SCALE



DOANE-COLLINS ENGINEERING ASSOCIATES, LLC CIVIL ENGINEERING & LAND SURVEYING P.O. BOX 113 CENTERBROOK, CT. 06409 (860)787-0138			
MODIFIED PRELIMINARY OPEN SPACE PLAN PREPARED FOR RIVERSOUND DEVELOPMENT, LLC OLD SAYBROOK, CONNECTICUT			
SCALE: 1" = 400'	DATE: 10/7/10	SHEET NO.: 1 OF 1	IDENT. NO.: RS-2

PLANNING
COMMISSION
EXHIBIT 1102