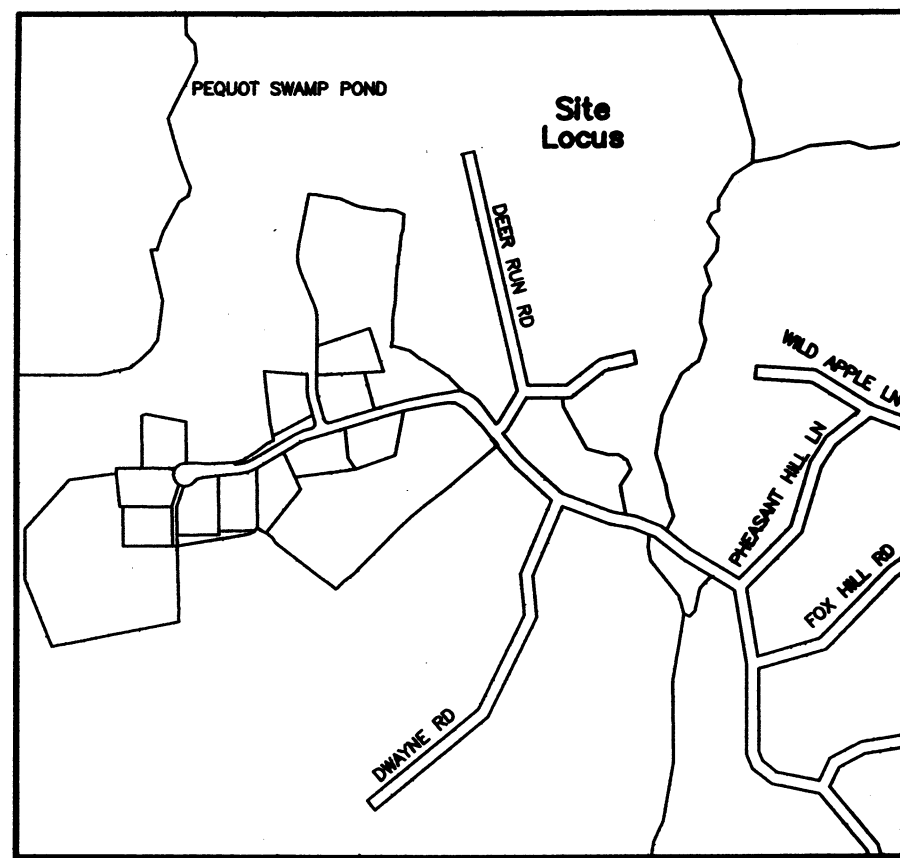




KEY & INDEX PLAN
1"=1000'

OTHER LAND OF
RIVER SOUND DEVELOPMENT LLC
VOL.407/PG.95

ZONING TABLE: OPEN SPACE SUBDIVISION (INGHAM HILL ROAD)

SECTION	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5	LOT #6	LOT #7	LOT #8
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	60,000 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	60,000 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
MIN. FRONTAGE	20 FT	315.58 FT	323.43 FT	161.05 FT	206.30 FT	197.04 FT	28.51 FT	96.78 FT	66.74 FT
MIN. WIDTH ALONG BUILDING LINE	75 FT	310 FT ±	360 FT ±	192 FT ±	205 FT ±	265 FT ±	200 FT ±	200 FT ±	100 FT ±
SETBACK FROM STREET LINE	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
SETBACK FROM OTHER PROPERTY LINE	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT

ZONING TABLE: OPEN SPACE SUBDIVISION (INGHAM HILL ROAD)

SECTION	REQUIRED	LOT #9	LOT #10	LOT #11	LOT #12	LOT #13
56.6.3 MIN. LOT AREA	20,000 SF	60,000 SF	60,000 SF	60,000 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
MIN. DIMENSION OF SQUARE	100 FT	100 FT	100 FT	100 FT	100 FT	100 FT
MIN. FRONTAGE	20 FT	210.93 FT	514.70 FT	154.44 FT	135 FT ±	90 FT
MIN. WIDTH ALONG BUILDING LINE	75 FT	220 FT ±	430 FT ±	160 FT ±	130 FT ±	130 FT ±
SETBACK FROM STREET LINE	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
SETBACK FROM OTHER PROPERTY LINE	15 FT	15 FT	15 FT	15 FT	15 FT	15 FT

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

N/F
KAREN A. BEEBE
VOL.254/PG.208

N/F
FRANK & ELISABETH LANDREY
VOL. 393/PG.809

N/F
JOHN G & ANNE H OSHAUGHNESSY
VOL.407/PG.460

LINE	LENGTH	BEARING
L1	36.11	S86°13'37"E
L2	35.99	S80°52'52"E
L3	30.99	S74°57'46"E
L4	36.29	S85°44'35"E
L5	12.54	N81°24'56"E
L6	44.80	S84°26'02"E
L7	47.90	S67°28'38"E
L8	26.59	S01°13'17"E
L9	32.20	S20°09'15"E
L10	42.87	S11°40'41"E
L11	36.07	S01°14'35"E
L12	9.80	S29°00'43"E
L13	30.24	S01°15'30"E
L14	45.02	S05°05'32"E
L15	20.23	S14°56'06"E
L16	18.14	S07°17'34"E
L17	13.95	N86°47'30"E
L18	22.34	S72°07'16"E
L19	38.60	S52°11'20"E
L20	42.03	S60°36'19"E
L21	12.43	S49°14'40"E
L22	47.24	S61°45'06"E
L23	19.20	S51°12'26"E
L24	27.79	S43°48'21"E
L25	25.23	S45°34'07"E
L26	31.48	S42°59'41"E
L27	11.08	S31°27'21"E
L28	6.32	S49°27'45"E
L29	33.84	N51°34'57"E
L30	25.70	N29°36'25"E
L31	43.86	N53°33'49"E
L32	20.54	N63°44'55"E
L33	32.11	N55°24'51"E
L34	28.39	S39°31'57"E
L35	28.04	S65°38'59"E
L36	18.89	S78°15'55"E
L37	34.56	N67°45'54"E
L41	37.63	N63°58'27"E
L44	63.82	N00°04'08"E
L47	10.55	S00°28'27"E
L54	40.47	S16°34'36"E
L55	78.85	S16°34'36"E
L56	19.66	S73°25'24"E
L57	71.59	N33°24'29"E
L58	68.69	N24°19'50"E
L59	20.57	N00°28'44"E
L60	8.77	S39°31'57"E

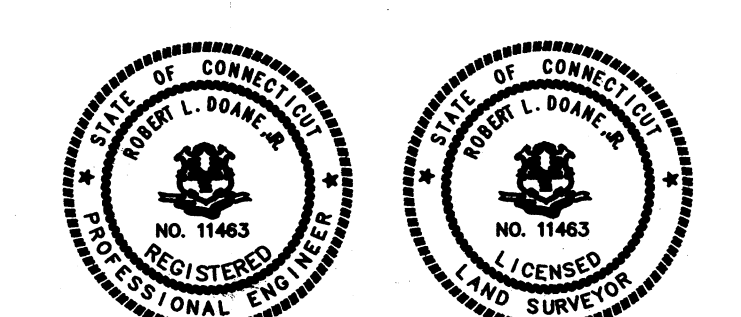
No.	Ch	R	T	L	Ch Brg	Ch Dist
C5	22°39'28"	175.00	35.06	69.20	N11°15'36"E	68.75
C7	7°38'45"	2025.00	135.31	270.22	S77°14'47"E	270.02
C8	12°47'07"	122.04	13.67	27.23	N86°02'19"E	27.18
C9	4°31'21"	4.82	9.63	19.26	S85°12'27"E	9.63
C24	16°38'45"	200.00	29.26	58.11	S08°15'13"E	57.90
C29	14°01'33"	175.00	21.53	42.84	S66°24'38"E	42.73
C31	14°01'33"	225.00	27.68	55.08	S66°24'38"E	54.94
C32	90°00'00"	25.00	25.00	39.27	N89°25'24"E	35.36
C35	31°01'52"	175.00	48.58	94.78	N74°57'31"E	93.62
C36	3°03'35"	1975.00	52.75	105.47	S74°57'12"E	105.46
C37	63°52'22"	60.00	37.16	66.54	S65°05'21"E	63.18
C38	92°24'48"	60.00	62.58	96.78	S12°53'14"E	86.62
C39	24°02'58"	60.00	12.78	25.18	S71°07'07"E	25.00
C40	60°12'24"	60.00	34.79	63.05	N66°45'12"E	60.19
C41	47°00'51"	50.00	21.75	41.03	S60°09'26"E	39.89

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 SUBDIVISION MAP AND IS INTENDED TO DEPICT THE LAYOUT OF LOTS AND ASSOCIATED ROADWAYS AND EASEMENTS. WETLANDS & WATERCOURSES CONFIRMED AND REFLAGGED BY ENVIRONMENTAL PLANNED SERVICES. 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



INGHAM HILL ROAD

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)787-0198
PRELIMINARY OPEN SPACE PLAN (MODIFICATION) PREPARED FOR
RIVER SOUND DEVELOPMENT, LLC
OLD SAYBROOK, CONNECTICUT

SCALE: 1"=100'	DATE: 10/07/10	SHEET NO: 1 OF 1	IDENT. NO: RS-3
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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% (All Lots)	0% (All Lots)
7.2.1 D Allowable 20 %	20 % (3,000 sf)	0% Lots 1 - 7 & 9 - 13 6.3% for Lot 8
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

REFERENCE MAPS:

1) "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)

2) 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

3) 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

4) "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.

NOTE:

- 10' PEDESTRIAN EASEMENT TO CONNECT TO HISTORIC INGHAM HILL ROAD.
- FINAL SUBDIVISION PLAN SHALL PROVIDE FOR CONVEYANCE TO THE TOWN OF OLD SAYBROOK THE AREA REQUIRED TO WIDEN INGHAM HILL RD.
- FINAL SUBDIVISION PLANS SHALL PROVIDE FOR STONEWALL RECONSTRUCTION ALONG BOUNDARY LINE WHERE APPROPRIATE, PER SECTION 4.4.9.
- SECTION 5.1.2 D OF THE SUBDIVISION REGULATIONS REQUIRE RETENTION AND PROTECTION OF LARGE ISOLATED TREES WHICH WOULD INCLUDE "WOLF TREES".
- 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.

APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION

CHAIRMAN

DATE

GRAPHIC SCALE

