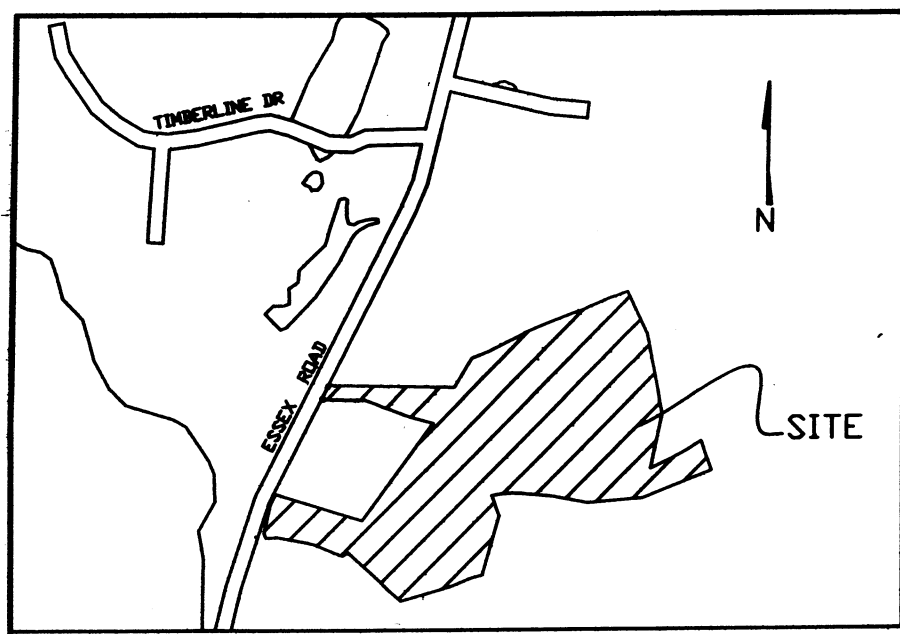




KEY & INDEX PLAN
1"=1000'

APPROVED BY THE OLD SAYBROOK PLANNING COMMISSION

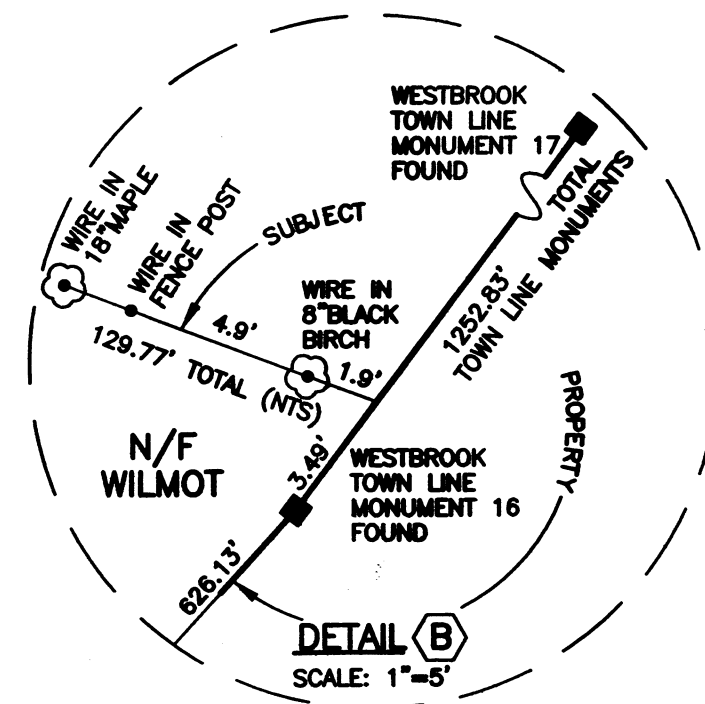
CHAIRMAN

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 ROUTE 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

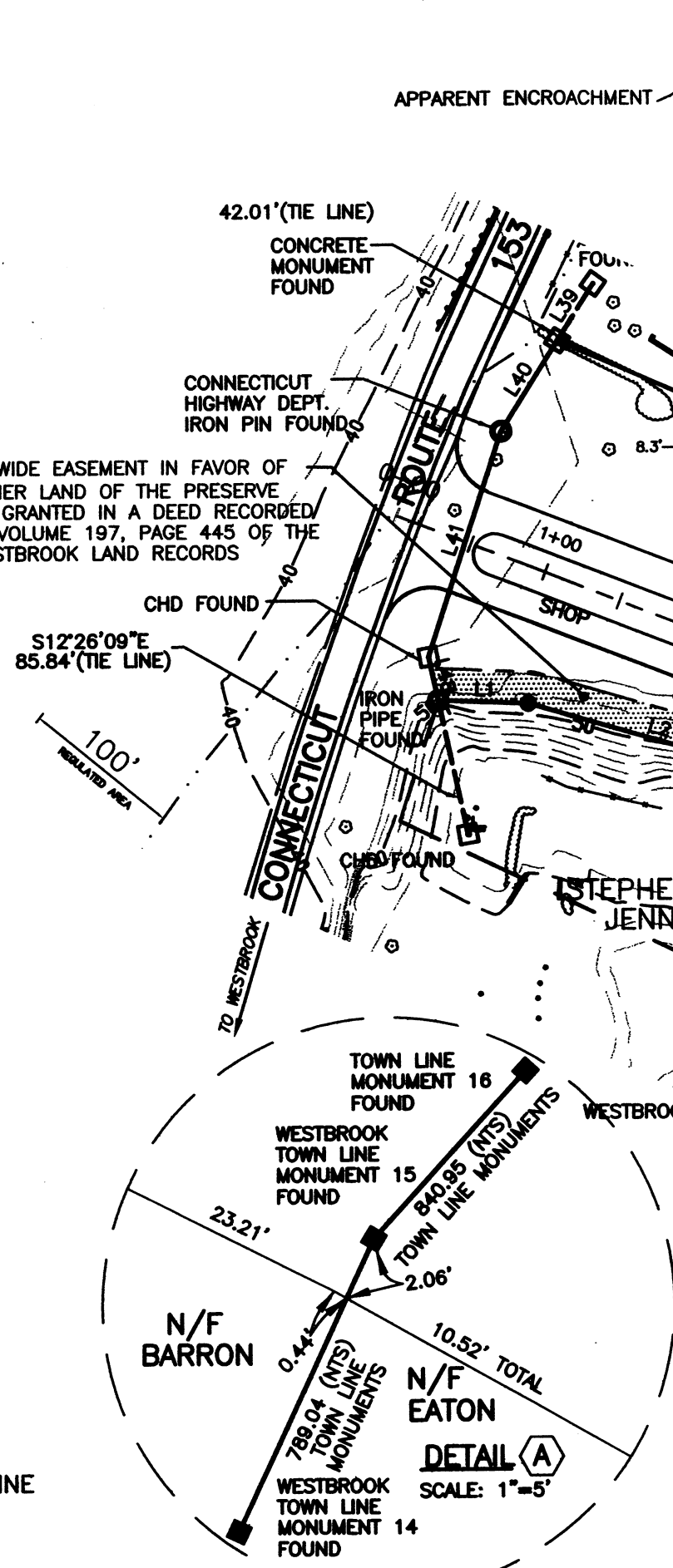
DETAIL (C)
SCALE: 1"=10'

DETAIL (D)
SCALE: 1"=20'

DATE	REVISION	CK.
12/29/10	REVISIONS PER REVIEW COMMENTS	
01/13/11	REVISE PER REVIEW COMMENTS	
02/11/11	REVIEW COMMENTS ADDRESSED	

CURVE TABLE						
No.	Δ	R	T	Ch Brg	Ch Dist	
C1	17°12'41"	475.00	71.89	N84°07'57"E	142.15	
C7	21°37'15"	525.00	100.25	N86°20'13"E	196.94	
C8	5°03'27"	623.00	27.51	S78°03'20"W	54.97	
C9	20°49'30"	623.00	114.48	N89°00'12"W	225.19	
C10	31°00'48"	477.00	132.34	N85°57'27"E	255.05	
C11	31°00'48"	527.00	146.22	N85°57'27"E	281.79	
C12	9°28'45"	1103.98	91.53	N66°36'22"E	182.44	
C13	9°31'14"	1139.49	94.89	N67°25'04"E	189.13	
C14	80°24'21"	60.00	50.71	N35°19'23"E	77.46	
C15	143°29'41"	60.00	181.93	S72°31'54"W	113.96	
C16	74°44'33"	35.00	26.73	N38°09'20"E	42.49	
C17	30°50'30"	60.00	16.55	N20°18'00"W	31.91	

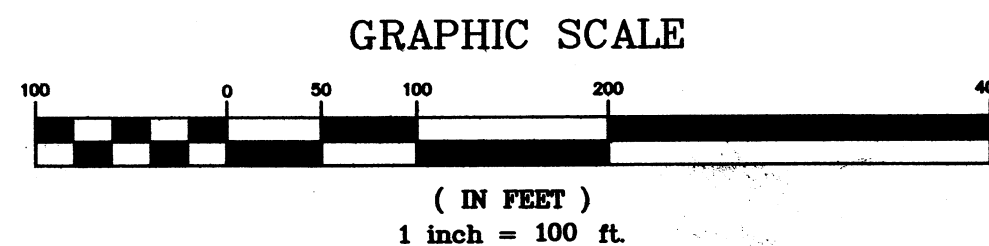
LINE TABLE		
LINE	LENGTH	BEARING
L1	56.36	S87°35'36"E
L2	168.24	S73°50'53"E
L3	28.72	S68°04'57"E
L4	101.27	S61°30'04"E
L5	10.27	S64°53'08"E
L6	23.65	S66°44'35"E
L7	10.28	S52°41'33"E
L8	9.63	S65°37'35"E
L9	8.03	S77°13'16"E
L10	32.41	N62°33'38"E
L11	48.30	N80°09'02"E
L12	38.01	N70°29'04"E
L13	28.73	N80°31'51"E
L14	44.80	S80°31'51"W
L15	45.50	S75°58'56"W
L16	17.14	S73°37'57"W
L17	31.32	S79°43'59"W
L18	29.40	S71°03'01"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°35'02"E
L26	11.77	N60°19'38"E
L27	26.98	S73°36'52"W
L28	174.59	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°21'27"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°32'13"E
L43	77.00	N42°32'13"E
L44	27.90	S12°26'09"E
L45	246.78	N75°31'36"E
L46	171.72	N78°35'27"W
L47	116.01	N78°35'27"W
L48	250.47	S70°27'03"W
L49	237.76	S70°27'03"W
L50	139.90	N78°35'27"W
L51	55.42	N36°57'09"E
L52	147.83	N78°35'27"W
L53	188.63	S72°45'48"E
L54	287.99	S88°19'34"E
L55	58.56	N13°08'29"W
L56	74.20	N75°31'36"E
L57	133.27	S70°27'03"W
L58	99.56	N75°31'36"E
L59	176.11	N86°42'53"E
L60	114.60	N75°31'36"E
L61	68.49	N75°31'36"E



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

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 113 CENTERBROOK, CT. 06409 (860)787-0138
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-4