

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

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	83,966 SF	62,990 SF	70,217 SF	91,077 SF	78,983 SF	63,129 SF	90,353 SF	180,961 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	385.87 FT	140.35 FT	28.09 FT	223.65 FT	113.23 FT	167.79 FT	20.42 FT	78.90 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 = 494,841 S.F. 11.36 AC

SECTION 7.2.1 - MINIMUM AREA OF BUILDABLE LAND (MABL)

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

LINE TABLE

LINE	LENGTH	BEARING
L1	15.00	N38°48'22"W
L2	28.64	N35°27'08"W
L3	9.76	N43°29'59"W
L4	9.70	N51°22'14"W
L5	40.56	N31°56'23"W
L6	3.70	S39°45'29"E
L7	8.97	N34°21'15"E
L8	18.70	N28°31'30"W
L9	28.91	N44°38'32"W
L10	49.57	N39°02'27"W
L11	17.05	N22°09'08"W
L12	41.18	N13°58'15"W
L13	38.35	N27°07'23"W
L14	28.29	N31°50'01"W
L15	10.02	N37°18'16"W
L16	19.64	N32°41'43"W
L17	19.64	N32°41'43"W
L18	24.16	N17°09'19"W
L19	16.91	S42°28'03"E
L20	20.20	S41°14'31"E
L21	17.44	N58°42'54"W
L22	20.28	N19°20'20"W
L23	73.25	N37°56'47"W
L24	10.92	N29°42'30"W
L25	31.76	N41°34'23"W
L26	28.35	N35°53'28"W
L27	26.19	N31°05'17"W
L28	19.10	N78°55'52"W
L29	36.47	N25°58'59"E
L30	25.84	N26°11'13"W
L31	28.30	N23°34'41"E
L32	70.04	N66°44'12"W
L33	32.50	S84°06'44"W
L34	32.57	S39°04'26"W
L37	49.07	N22°04'21"E
L38	4.01	S49°12'21"W
L41	30.39	N37°18'16"W
L44	27.63	N33°04'35"W
L45	12.12	N13°58'15"W
L46	47.87	S43°49'46"E
L47	14.98	N42°47'58"W
L48	20.18	N42°47'58"W

CURVE TABLE

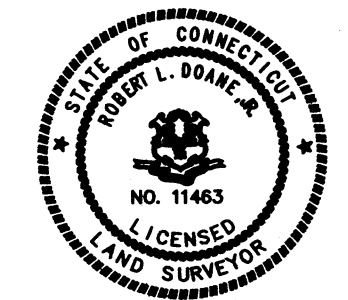
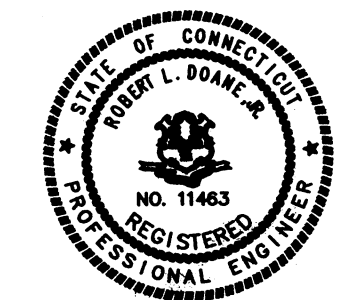
No.	Ch Bro	Ch Dist
C1	64°03'59"	50.00
C2	27°07'28"	225.00
C3	64°53'09"	225.00
C4	50°50'00"	35.00
C5	85°06'25"	60.00
C6	26°49'11"	60.00
C7	49°19'52"	60.00
C8	15°52'36"	60.00
C9	104°31'56"	60.00
C10	50°50'00"	35.00
C11	20°28'10"	275.00
C12	34°57'33"	275.00
C13	4°15'13"	275.00
C14	5°11'22"	275.00
C15	25°20'23"	275.00
C27	14°50'25"	225.00
C28	79°31'28"	50.00

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



'OLD SAYBROOK, BOKUM ROAD'

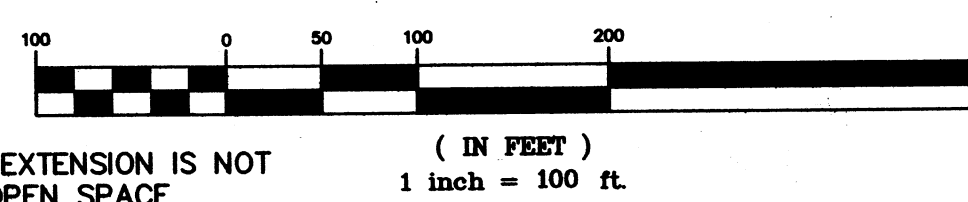
DOANE-COLLINS ENGINEERING ASSOCIATES, LLC
CIVIL ENGINEERING & LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CT. 06409 (860)787-0138

CONCEPTUAL STANDARD PLAN
LOTS #1 - #9
PREPARED FOR
RIVER SOUND DEVELOPMENT, LLC
BOKUM ROAD, OLD SAYBROOK, CONNECTICUT

PLANNING COMMISSION
1020

SCALE: 1"=100' DATE: 10/07/10 SHEET NO: 1 OF 1 IDENT. NO: RS-5

GRAPHIC SCALE



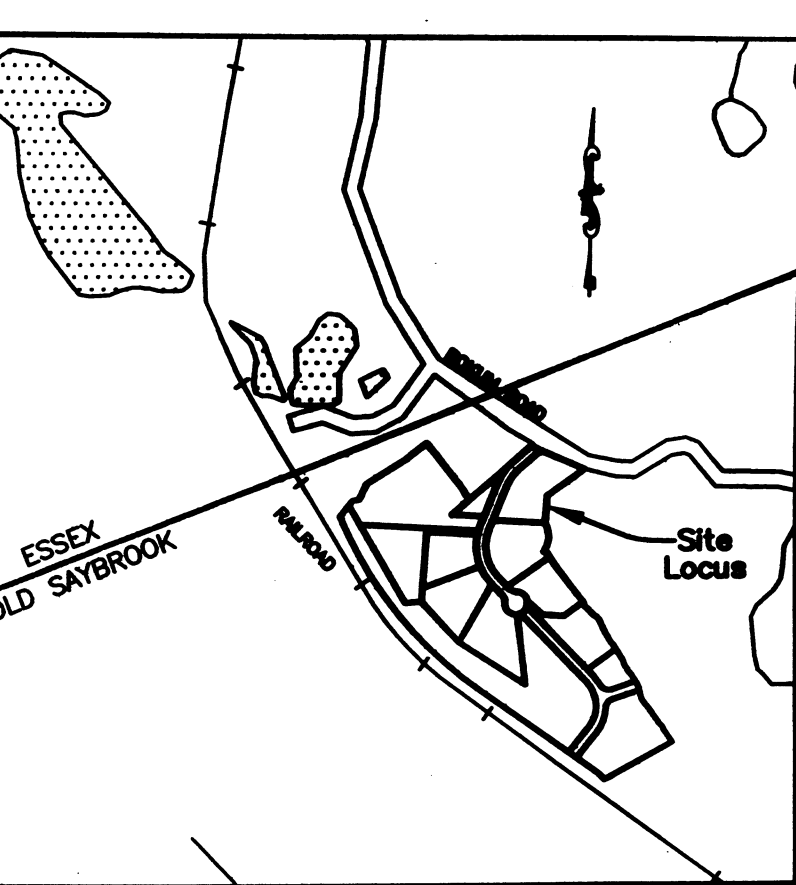
AREA OF SUBDIVISION PARCEL = 1,421,328 S.F. 32.62 AC
TOTAL OPEN SPACE = 494,841 S.F. 11.36 AC

FUTURE ROADWAY EXTENSION IS NOT INCLUDED WITHIN OPEN SPACE

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

KEY & INDEX PLAN
1"=1000'



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

