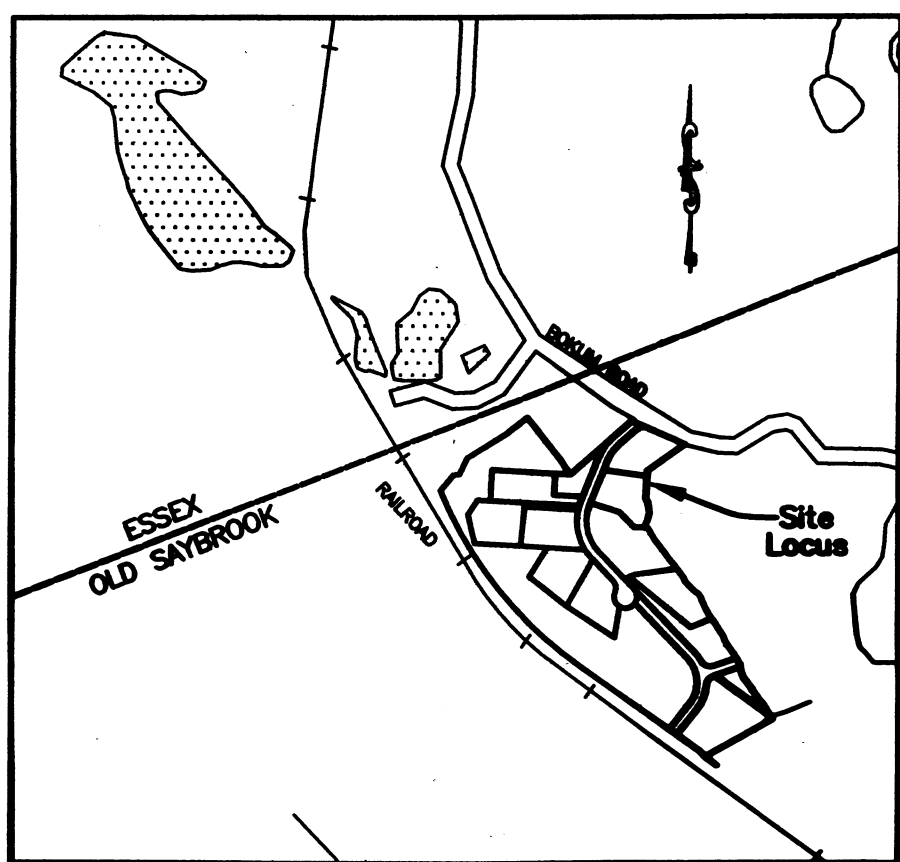




KEY & INDEX PLAN  
1"=1000'

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

ZONING TABLE: OPEN SPACE SUBDIVISION (BOKUM ROAD)

| SECTION                          | REQUIRED  | PROVIDED  |
|----------------------------------|-----------|-----------|
| 56.6.3 MIN. LOT AREA             | 20,000 SF | 60,000 SF |
| (ALSO 56.6.4 FOR ZONE C)         | 60,000 SF | 60,000 SF |
| MIN. DIMENSION OF SQUARE         | 100 FT    | 100 FT    |
| MIN. FRONTAGE                    | 20 FT     | 277.74 FT |
| MIN. WIDTH ALONG BUILDING LINE   | 75 FT     | 300 FT    |
| SETBACK FROM STREET LINE         | 20 FT     | 20 FT     |
| SETBACK FROM REAR PROPERTY LINE  | 15 FT     | 15 FT     |
| SETBACK FROM OTHER PROPERTY LINE | 15 FT     | 15 FT     |

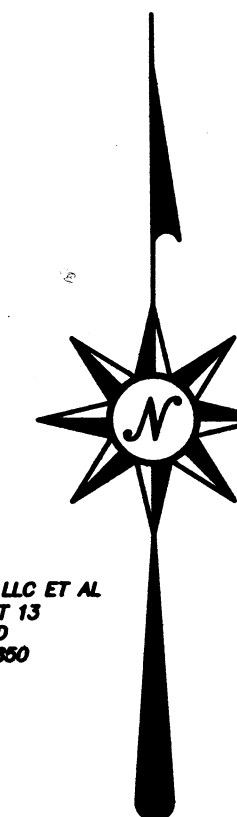
\* EXISTING HOUSE TO BE REMOVED OR MODIFIED TO ACCOMMODATE 20' SETBACK

| CURVE TABLE |           |         |        |         |             |
|-------------|-----------|---------|--------|---------|-------------|
| No.         | Ch Brg    | Ch Dist | Ch Brg | Ch Dist | Ch Brg      |
| C1          | 64°03'59" | 50.00   | 31.28  | 55.91   | S81°13'49"W |
| C2          | 27°07'28" | 225.00  | 54.28  | 106.52  | S35°38'03"W |
| C3          | 66°09'48" | 225.00  | 146.57 | 259.92  | S11°00'33"E |
| C4          | 79°08'26" | 60.00   | 49.54  | 82.82   | N03°12'53"W |
| C5          | 84°43'27" | 60.00   | 54.71  | 88.72   | N78°41'34"E |
| C6          | 83°31'17" | 60.00   | 53.57  | 87.46   | S17°11'04"E |
| C7          | 68°40'02" | 50.00   | 34.15  | 59.92   | N09°45'26"W |
| C8          | 11°56'09" | 275.00  | 28.75  | 57.29   | S38°07'23"E |
| C9          | 44°44'16" | 275.00  | 113.17 | 214.73  | S09°47'10"E |
| C10         | 4°15'11"  | 275.00  | 10.21  | 20.41   | S14°42'33"W |
| C11         | 5°14'12"  | 275.00  | 12.58  | 25.13   | S19°27'15"W |
| C12         | 25°20'23" | 275.00  | 61.82  | 121.62  | S34°44'33"W |
| C13         | 15°30'09" | 225.00  | 30.63  | 60.88   | N36°20'23"E |
| C14         | 79°55'31" | 50.00   | 41.90  | 69.75   | S68°33'03"E |
| C15         | 68°15'08" | 50.00   | 33.89  | 59.56   | S37°21'37"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| 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  | N66°11'13"E |
| L5         | 36.47  | N25°58'59"E |
| L6         | 19.10  | N78°53'52"E |
| L7         | 28.41  | N37°51'14"W |
| L8         | 72.24  | N37°51'14"W |
| L9         | 28.35  | N35°53'28"W |
| L10        | 31.76  | N44°34'23"E |
| L11        | 10.65  | N29°42'30"W |
| L12        | 73.25  | N37°56'47"W |
| L13        | 20.28  | N19°20'20"W |
| L14        | 23.08  | N44°36'32"E |
| L15        | 47.01  | N44°36'32"E |
| L16        | 17.44  | N58°42'54"W |
| L17        | 20.20  | S41°14'31"E |
| L18        | 15.91  | S42°28'03"E |
| L19        | 28.59  | N33°04'35"W |
| L20        | 19.04  | N33°04'35"W |
| L21        | 15.84  | N33°04'35"W |
| L22        | 24.16  | N17°09'19"W |
| L23        | 9.68   | N32°41'43"W |
| L24        | 15.80  | N32°41'43"W |
| L25        | 19.64  | N32°41'43"W |
| L26        | 25.19  | N31°05'17"W |
| L27        | 40.41  | N37°18'16"W |
| L28        | 28.29  | N31°50'01"W |
| L29        | 38.35  | N27°07'23"W |
| L30        | 53.30  | N13°58'15"W |
| L31        | 17.09  | N22°09'05"W |
| L32        | 49.57  | N39°02'27"W |
| L33        | 28.91  | N44°38'32"W |
| L34        | 18.70  | N28°31'30"W |
| L35        | 36.25  | N32°48'38"W |
| L36        | 49.07  | N22°04'21"E |
| L37        | 4.01   | S49°12'21"W |
| L38        | 40.71  | N32°48'38"W |
| L39        | 47.39  | S44°41'53"E |
| L40        | 32.50  | S84°06'44"W |
| L41        | 8.97   | N34°21'15"E |
| L42        | 3.70   | S30°45'29"E |
| L43        | 35.79  | N31°56'23"W |
| L44        | 4.77   | N31°56'23"W |
| L45        | 3.70   | N27°32'14"W |
| L46        | 9.76   | N43°29'59"W |
| L47        | 28.64  | N35°27'08"W |
| L48        | 30.50  | S54°25'48"E |
| L49        | 31.17  | S28°43'49"E |
| L50        | 31.22  | N33°04'35"W |
| L51        | 27.34  | S22°04'21"W |
| L52        | 8.73   | S44°05'27"E |
| L53        | 153.91 | S44°05'27"E |
| L54        | 10.08  | S22°04'21"W |
| L55        | 58.57  | S69°37'33"W |
| L56        | 30.57  | N69°37'33"E |
| L57        | 27.31  | S44°05'27"E |
| L58        | 44.56  | S44°05'27"E |

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 (All Lots)                                                        |
| 7.2.1 B Shape Square        | 100 ft x 100 ft                                                       | 0 (All Lots)                                                                |
| 7.2.1 C Allowable Wetlands  | 0                                                                     | 0 (All Lots)                                                                |
| 7.2.1 D Allowable 20 %      | 20 % (3,000 sf)                                                       | 0 % (All Lots)                                                              |
| 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                                                            |



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.

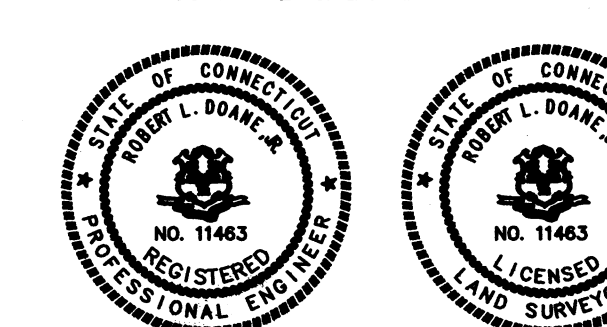
PROPERTY BOUNDARY HAS BEEN ESTABLISHED FROM THE MAPS REFERENCED HEREON.

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



PRELIMINARY PLAN  
'OLD SAYBROOK, BOKUM ROAD'

DOANE-COLLINS ENGINEERING ASSOCIATES, LLC  
CIVIL ENGINEERING & LAND SURVEYING  
P.O. BOX 113 CENTERBROOK, CT. 06049 (860)767-0138

PRELIMINARY OPEN SPACE PLAN (MODIFICATION) PLANNING COMMISSION

PREPARED FOR  
RIVER SOUND DEVELOPMENT, LLC  
BOKUM ROAD, OLD SAYBROOK, CONNECTICUT

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

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, 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)
- 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

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 = 760,122 S.F. = 17.45 Ac.

