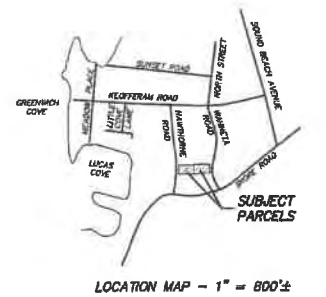


NOTES:

- THE PURPOSE OF THIS PLAN IS TO DESCRIBE A SUBDIVISION OF PROPERTY PREPARED IN ACCORDANCE WITH CURRENT APPLICABLE SUBDIVISION REGULATIONS OF THE TOWN OF GREENWICH.
- LOTS SHALL BE SERVED BY THE AQUARIUM WATER COMPANY.
- THESE LOTS ARE SERVED BY THE TOWN SEWER SYSTEM. DEVELOPMENT OF THESE LOTS WILL REQUIRE ISSUANCE OF A SEWER PERMIT FOR EACH LOT.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- DEVELOPMENT OF THESE PARCELS DEPICTED HEREON MAY BE SUBJECT TO REVIEW AND APPROVAL FROM THE ZONING DEPARTMENT OFFICER, THE HEALTH AND BUILDING DEPARTMENTS, DPW-ENGINEERING DIVISION AND OTHER TOWN DEPARTMENTS THAT MAY HAVE JURISDICTION OVER CONSTRUCTION.
- THERE SHALL BE NO EARTH DISTURBANCE, GRADE CHANGES OR REMOVAL OF TREES UNTIL A DESIGNEE OF THE PLANNING AND ZONING COMMISSION HAS CONFIRMED THAT REQUIRED S & E CONTROLS ARE IN PLACE AND ARE SUFFICIENT TO MINIMIZE IMPACT TO NATURAL RESOURCES AND TREES DURING THE CONSTRUCTION PROCESS.
- EACH HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE FACILITIES ON HIS/HER LOT AS SPECIFIED IN THE DRAINAGE MAINTENANCE AGREEMENT THAT SHALL BE REVIEWED BY A DESIGNEE OF THE PLANNING AND ZONING COMMISSION AND FILED IN THE LAND RECORDS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLINGS TO BE CONSTRUCTED.
- PURSUANT TO SECTION 6-287 ALL SUBDIVISION LOTS SHALL BE REVIEWED FOR COMPLIANCE WITH TOWN DRAINAGE STANDARDS. A DETAILED DRAINAGE PLAN SHALL BE SUBMITTED FOR REVIEW BY PLANNING AND ZONING AND DPW-ENGINEERING DIVISION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT No. 2 DEPICTED HEREON OR THE SALE OF SAID LOT TO A THIRD PARTY, THE EXISTING TENNIS COURT SHALL BE REMOVED.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT IN THIS SUBDIVISION A DETAILED DEVELOPMENT PLAN SHOWING THE DWELLING, DRIVEWAY, GRADING, DRAINAGE, TOP AND BOTTOM ELEVATION OF ANY PROPOSED WALLS, EROSION CONTROLS AND TREE PROTECTION MEASURES SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION STAFF FOR REVIEW.
- THE DRAINAGE DESIGN FOR EACH PARCEL SHALL MEET THE STANDARDS OF THE TOWN OF GREENWICH DRAINAGE MANUAL IN EFFECT AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED. THE FULL STANDARDS OF THE TOWN OF GREENWICH DRAINAGE MANUAL, SHALL BE MET. NO WAIVERS OR EXCEPTIONS WILL BE GRANTED FOR ANY OF THE STANDARDS.

DEVELOPMENT OF EACH PARCEL SHALL REQUIRE SUBMISSION OF A DRAINAGE SUMMARY REPORT ALONG WITH CONSTRUCTION PLANS FOR REVIEW BY PLANNING AND ZONING AND DPW-ENGINEERING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

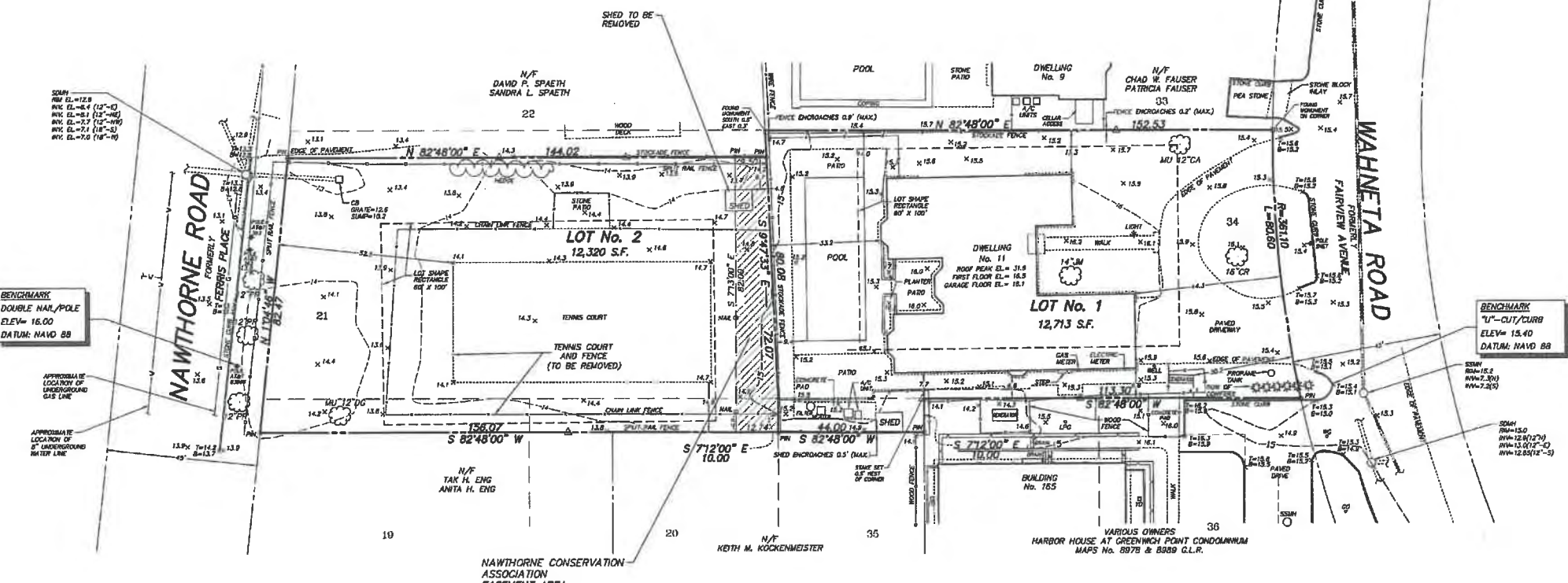


MONUMENTATION
 Δ STAKE SET
 PIN O PIN SET
 NAL O NAL SET

TREE LEGEND:
 CA CRABAPPLE
 CH CHERRY
 DC DOGWOOD
 JM JAPANESE MAPLE
 PR PEAR
 MU MULTIPLE

LEGEND:
 - - - - - EXISTING CONTOUR
 X 13.8 EXISTING SPOT ELEVATION
 (Tree Symbol) DECIDUOUS TREE
 (Star Symbol) CONIFEROUS TREE
 (Circle with X) UTILITY POLE
 CB CATCH BASIN
 YD YARD DRAIN
 SDMH STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE
 INV INVERT ELEVATION
 WG WATER GATE
 GG GAS GATE
 3-1 LOT NUMBER MAP No. 160 G.L.R.

UNDERGROUND UTILITY SERVICE:
 C=CABLE, E=ELECTRIC, G=GAS, T=TELEPHONE, W=WATER

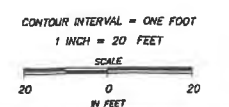


UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND ARE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UNDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES. "CALL BEFORE YOU DIG". 1-800-922-4433.

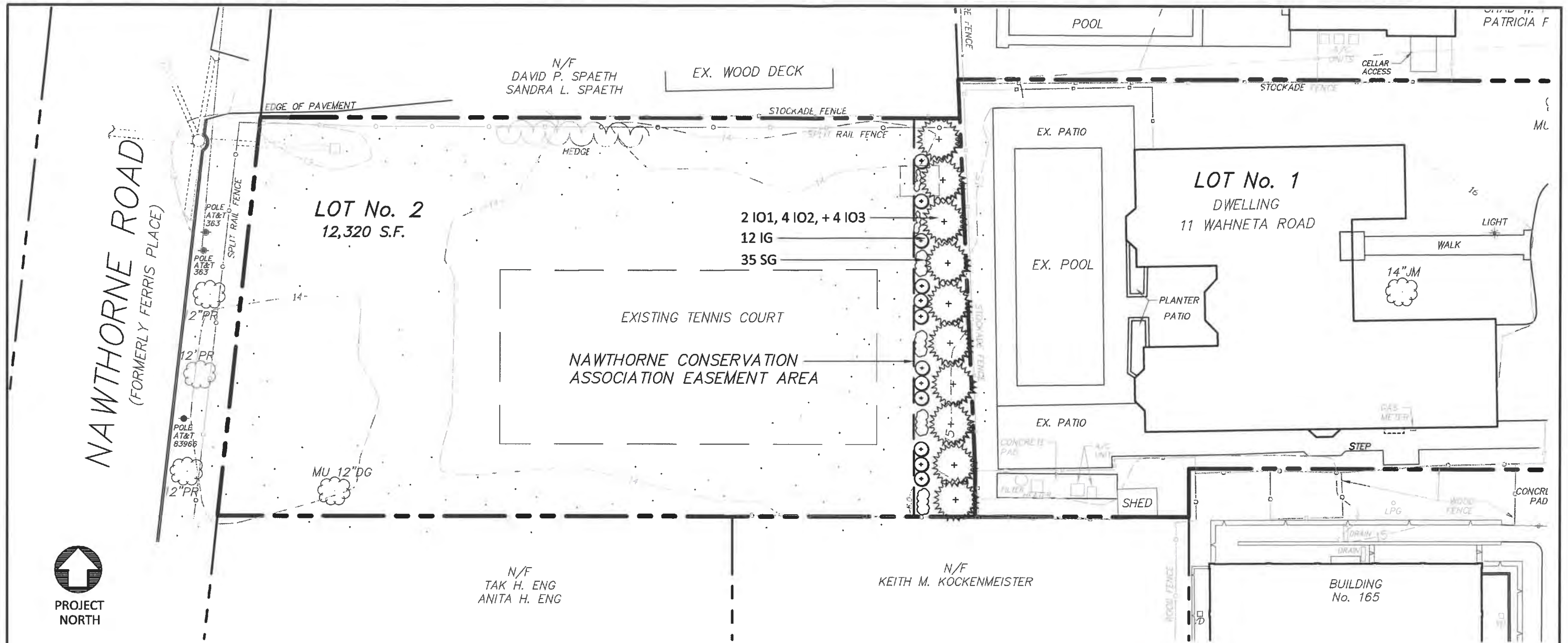
THE PARCEL LIES IN ZONE X AREA OF MINIMAL FLOOD HAZARD (OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED FROM FEMA MAP NUMBER 0803034C MAP REVISED JULY 8, 2013. PROPERTY LINES STAKED AS INDICATED ON JUNE 20, 2019, AND FEBRUARY 7, 2020. CONTOURS AND ELEVATIONS DEPICTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THIS MAP IS A SUBDIVISION MAP. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T-2" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH CLASS "A-2" HORIZONTAL ACCURACY AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300a-1 THROUGH 20-300a-20. ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES. AREA = 12,713 S.F. (11 WAHNETA ROAD) REFER TO BOOK 7319 PAGE 90 G.L.R. 12,320 S.F. (NAWTHORNE ROAD) REFER TO BOOK 6480 PAGE 16 G.L.R. REFER TO MAPS No. 160 AND 6639 G.L.R. LAND LIES IN "R-12" ZONE TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. ROCCO V. D'ANDREA, INC. SURVEYOR ANTHONY L. D'ANDREA, CT PE LS No. 6673 RIVERSIDE, CONNECTICUT JUNE 26, 2019 OCTOBER 3, 2019 DECEMBER 2, 2019 FEBRUARY 7, 2020

The Greenwich Planning and Zoning Commission reviewed Application PLPZ 2019 415 at a meeting held on January 7, 2020. The lots shown on this map were found to be a Subdivision as defined in Sec. 6-261 of Town of Greenwich Subdivision Regulations. The finding does not imply approval of the lots for purposes of zoning compliance or future development, which will be subject to review and approval by all applicable Town agencies. Approved by resolution of the Planning and Zoning Commission.

Margarita Alban, Chair Date



SUBDIVISION OF PROPERTY AT 11 WAHNETA ROAD AND NAWTHORNE ROAD IN OLD GREENWICH, GREENWICH, CONNECTICUT PREPARED FOR JOHN CHRISTENSEN, TRUSTEE



NOTES:

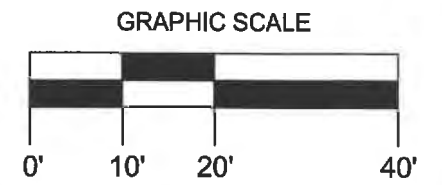
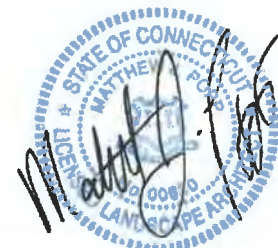
1. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY.
2. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT.
3. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK."
5. THIS PLAN FOR PLANTING PURPOSES ONLY.

LEGEND

- PROPERTY LINE
- EX./ NEW LAWN
- NEW EVERGREEN TREE
- NEW SHRUB

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
2	IO1	ILEX OPACA 'JERSEY KNIGHT'	AMERICAN HOLLY (MALE)	5-6' HT.	B&B
4	IO2	ILEX OPACA 'JERSEY PRINCESS'	AMERICAN HOLLY (FEMALE)	6-7' HT.	B&B
4	IO3	ILEX OPACA 'OLD HEAVYBERRY'	AMERICAN HOLLY (FEMALE)	6-7' HT.	B&B
12	IG	ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.
35	SG	PANICUM VIRGATUM	SWITCHGRASS		1 GAL.



REVISIONS:		DRAWING TITLE: CE PLANTING PLAN	
<p>ENVIRONMENTAL LAND SOLUTIONS, LLC 8 KNIGHT STREET, SUITE 203 NORWALK, CT 06851 T: 203.855.7879 F: 203.855.7835 Email: INFO@ELLSLLC.NET</p>		PROJECT: NAWTHORNE ROAD - LOT 2 GREENWICH, CONNECTICUT	
		DATE: 4.1.20	DRAWING NO.: PP.1
SCALE: 1"=20'			