Existing Planting

The existing planting consists of a front foundation planting (azaleas, hollies, rhododendrons, groundcover, flowers, and similar), and a planted bed along the southern property line. The planting along the northern property line is within the adjacent property, with a small portion extending over the property line into the applicant’s parcel at the road area. There is an existing Maple tree in the street right-of-way in very poor condition. There is approximately 70’ of Hemerocallis (Daylily) at the western end of the inlet. The entire remaining yard is existing maintained lawn area.

Below the existing seawall, including within the existing inlet, is the tidal marsh area consisting of coastal grasses and similar.

Proposed Planting

Is the Front Yard the applicant proposes:
- Remove the Maple in the street right-of-way in very poor condition, to allow the construction of the proposed driveway
- Replace the removed maple tree with a native Acer rubrum (Red Maple Tree)
- Replace the front foundation planting in keeping with the neighborhood character.

Native American Hollies are used where suitable:
- Azalea ‘Delaware Valley White’ (White Azalea)
- Buxus sempervirens (Boxwood)
- Ilex ‘Nellie Stevens’ (Nellie Stevens Holly)
- Ilex opaca (Native American Holly)

Is the Side Yards the applicant proposes:
- The existing planted bed along the southern property line will remain.
- Any invasive plants will be removed.
- The existing planting along the northern property line, within the adjacent property, shall be protected from damage during construction.

Is the Rear Yard the applicant proposes:
- Removal of non-native Hemerocallis (Daylily)
- Plantings of native shrubs and herbaceous around the pool and terrace areas
  - Aucuparia tibetensis (Butterfly Flower)
  - Cinchus sinensis (Summersweet)
  - Ilex glabra (Ilexberry)
  - Viburnum dentatum (Arrowwood)
- Planting of native Carex vulpinoidea (Fox Sedge) within the rain garden
- Planting of 70’ of native coastal buffer
  - Myrica pensylvanica (Bayberry)
  - Panicum virgatum (Switchgrass)
- The remaining existing lawn area to be maintained as lawn.
- Preserve and maintain the existing tidal marsh coastal grasses and similar, below the existing sea walls.
Comparison of Existing and Proposed Rear Planting:

The existing long-term neighborhood character consists of lawn running down to the seawalls and coastal edges. Along the neighborhood sea walls, the lawn area is commonly continuous between adjacent parcels, and property line plantings are commonly terminated well away from the sea wall – the adjacent properties terminate plantings 40-50' away from the sea wall. This neighborhood character provides for shared water views and access to the water. This character is a major reason many owners choose to live in the neighborhood.

The applicant proposes to reduce the rear yard lawn area by 32%, without compromising the neighborhood character.

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<th>Area in sf</th>
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<td>Existing rear yard</td>
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<td>Proposed rear yard</td>
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<td>Reduction in rear</td>
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There is no existing native coastal buffer planting. The applicant proposes to add 70 feet of native coastal buffer planting, approximately 32% of the length of the coastal edge, without compromising the neighborhood character.

The proposed landscape planting supports the existing tidal marsh by reducing the lawn area by a third, adding native coastal buffer planting where none currently exists, and thereby reducing storm water runoff and potential for coastal erosion.
FINAL SITE PLAN REVIEW SET

"RESIDENTIAL DEVELOPMENT"

LOCATION

33 WILLOWMERE CIRCLE
GREENWICH, CONNECTICUT

PREPARED FOR
JASON SAFRIET
VICTORIA LIKA

SHEET INDEX

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