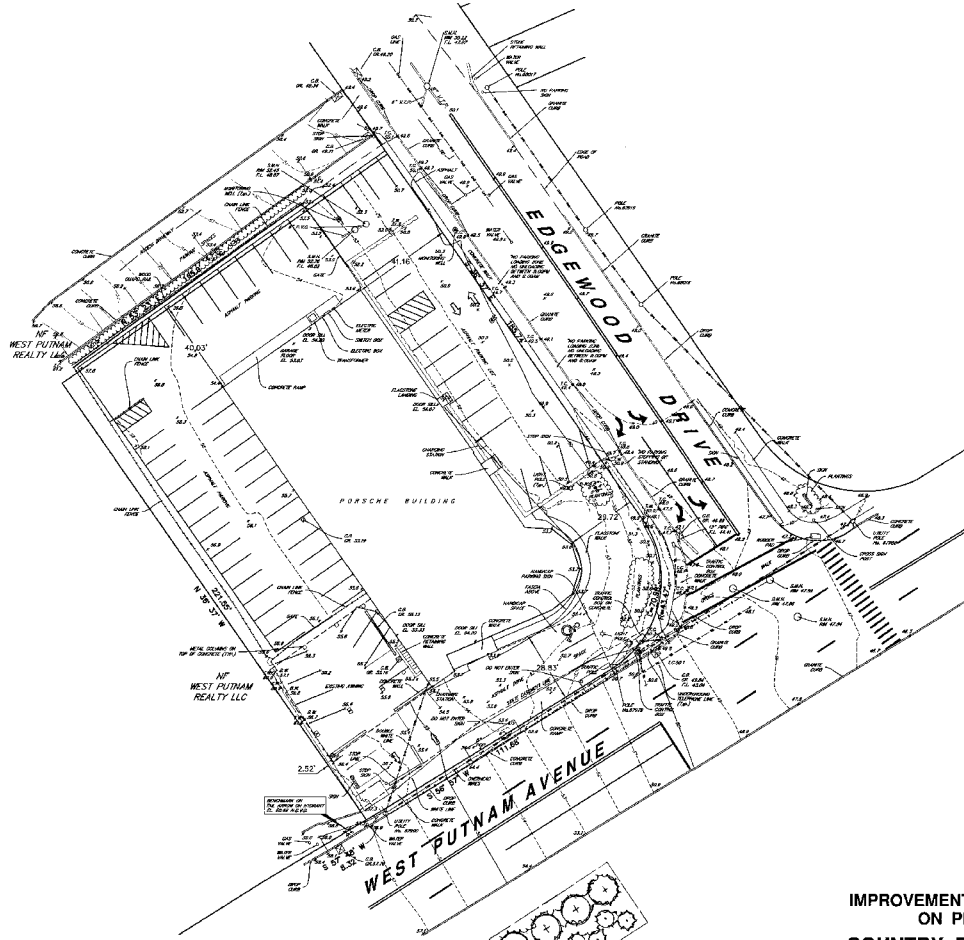
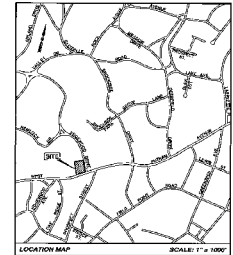
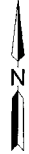


Country Realty Co.
241 West Putnam Avenue
PLPZ 2022 00372
October 25, 2022

PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



- LEGEND:-
- AE. ALANTHUS
 - E. ELM
 - FIC. FICOIDY
 - MC. MAPLE
 - MBL. MAHONRY
 - P. PINE
- B.C. BOTTOM OF CURB
 - B.M. BOTTOM OF WALL
 - C.B. CATCH BASIN
 - D.M.H. DRAIN MANHOLE
 - E.L. ELEVATION
 - GR. GRATE
 - N.Y.T. NEW YORK TELEPHONE
 - S.M.H. SEWER MANHOLE
 - T.C. TOP OF CURB
 - T.W. TOP OF WALL
- 49' — CONTOUR LINE
 - — — — — LEDGE
 - MONITORING WELL
 - — — — — RETAINING WALL
 - + 55.7 SPOT ELEVATION
 - TREE
 - — — — — GAS LINE
 - - - - - UNDERGROUND ELECTRIC LINE
 - - - - - SEWER LINE
 - - - - - UNDERGROUND TELEPHONE LINE
 - - - - - WATER LINE

REVISED: JANUARY 23, 2020 - UPDATE_P.W
 REVISED: DECEMBER 10, 2019 - DESIGN AS-BUILT_P.W
 REVISED: FEBRUARY 14, 2019 - UPDATE_P.W
 REVISED: JANUARY 3, 2018 - UPDATE PARKING ALONG EDGEWOOD DR.
 REVISED: DECEMBER 19, 2017 - UPDATE PARKING & BUILDING
 REVISED: DECEMBER 5, 2017 - UPDATE PARKING & BUILDING
 REVISED: JUNE 30, 2017 - INTERIM AS-BUILT REAR PARKING ONLY

THE TOPOGRAPHIC AND VERTICAL CLASSES OF ACCURACY FOR THIS SURVEY ARE IN ACCORDANCE WITH THE STANDARDS OF A CLASS "1-C" SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, EFFECTIVE LINE 25, 1996.

PROPERTY REQUIREMENTS IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN STATE OF CONNECTICUT REGULATIONS SECTION 20-300b-1 THROUGH SECTION 20-302b-20.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREON.

NOTES:

1. ENTIRE PROPERTY IS IN AN "X" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 30008, PANEL NO. 9911-C, EFFECTIVE JULY 8, 2013.
2. ELEVATIONS REFER TO A NATIONAL GEODETIC VERTICAL DATUM OF 1929 A.D.G.V.D. 1929.
3. LOT IS SERVICED BY TOWN WATER SUPPLY AND TOWN SEWER.

ZONE IS GB
 AREA = 37,166 SQ. FT.

SCALE: 1" = 20'

IMPROVEMENT LOCATION SURVEY
 ON PROPERTY OF
 COUNTRY REALTY COMPANY
 NEW COUNTRY PORSCHE OF GREENWICH
 SALES & SERVICE

241 WEST PUTNAM AVENUE
 GREENWICH, CONN.

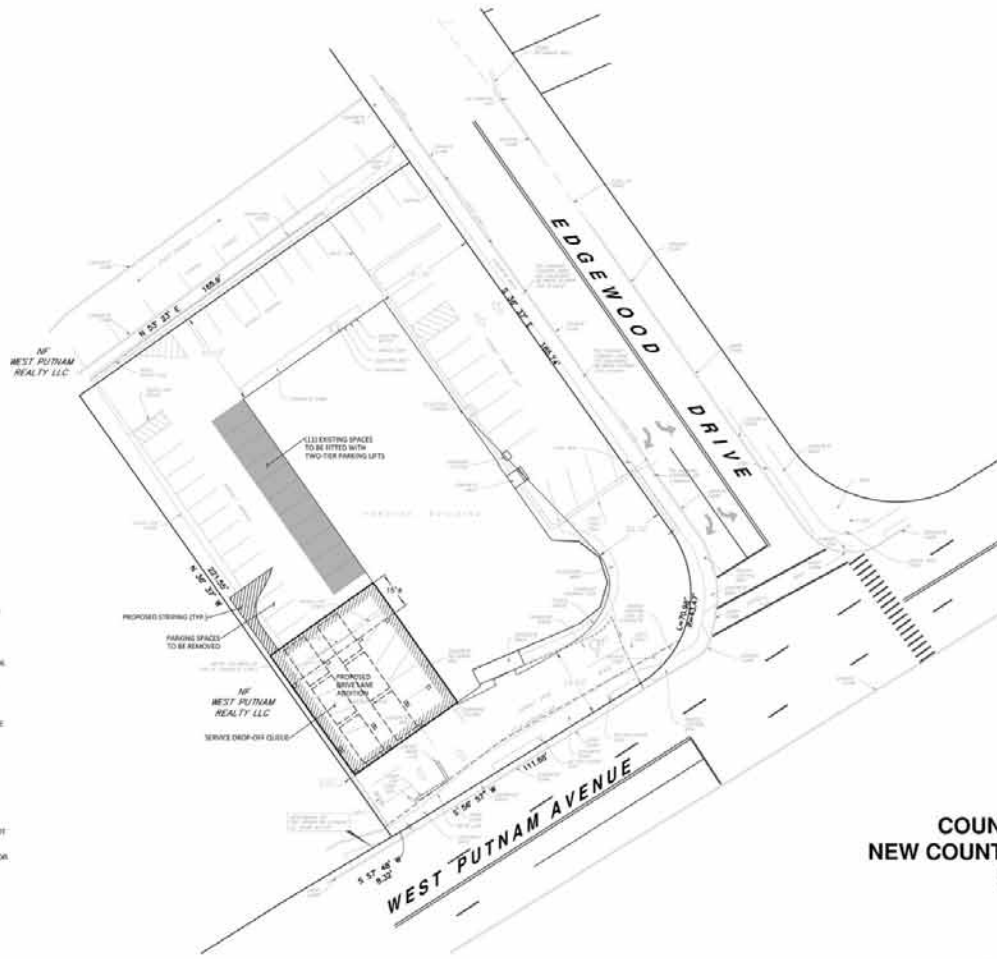
TAX ACCOUNT No. 07-1601/3



S. E. MINDR & CO., INC.
 FILE NO. E-02

BY: _____ FOR: _____
 S. E. MINDR & CO., INC. ENGINEERS & LAND SURVEYORS
 81 HOLLY HILL LANE GREENWICH, CONN. 06030 1-203-689-0136 APRIL 30, 2015

PROVIDED AND NOT VALID WITHOUT ORIGINAL SURVEY AND DATA



PARKING COUNT
 71 EXISTING SPACES
 85 PROPOSED SPACES
 INCL. (22) TIERED SPACES

1. PLANNING AND ZONING NOTES:

1. THE GARAGE DOOR OPERATION SHALL ONLY BE OPEN FOR THE NORMAL ENTRANCE AND EXIT OF VEHICLES AND SHALL REMAIN CLOSED AT ALL OTHER TIMES.
2. PLANNING AND ZONING BOARD OF APPEALS VARIANCE AND SPECIAL EXCEPTION #PLZ201200877
3. PLANNING AND ZONING COMMISSION SITE PLAN AND SPECIAL PERMIT #PLZ20160006.006
4. THE HOURS OF OPERATION SHALL BE 7:30AM - 7:00PM MONDAY THROUGH FRIDAY AND 9:00AM - 5:00PM SATURDAY.
5. ALL LIGHTS AT 241 WEST PUTNAM AVENUE WILL SHUT OFF AT 7:00PM EVERYDAY.
6. ALL DELIVERIES SHALL TAKE PLACE IN THE DESIGNATED LOCATION ON EDGEWOOD DRIVE AS PREVIOUSLY APPROVED.

NOTES:

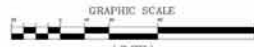
1. ENTIRE PROPERTY IS IN AN "C" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 06006, PANEL NO. 0611 D, EFFECTIVE JULY 8, 2015.
2. LOT IS SERVICED BY TOWN WATER SUPPLY AND TOWN SEWER.
3. EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
4. THE PROPOSED BUILDING SETBACKS AND SETBACK LINES, IF PROVIDED HEREON, ARE FOR DISCUSSION PURPOSES ONLY. FINAL DETERMINATION OF ZONING SETBACKS WILL BE MADE BY THE TOWN'S ZONING ENFORCEMENT OFFICE.

ZONING LOCATION RE-SURVEY IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN THE STATE OF CONNECTICUT REGULATIONS SECTION 20-300b-1 THROUGH SECTION 20-300b-20

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREON.



BY: _____ FOR: _____ DATED: JULY 11, 2022 - BUILDING COVERAGE
 S.E. MINOR & CO., INC. ENGINEERS & LAND SURVEYORS
 33 WEST ELM STREET GREENWICH, CONNECTICUT 06030 PH: TEL. 203.222.2222



ZONE: GB
AREA: 37,166 SQ. FT.

SCALE: 1" = 20'



EXISTING BUILDING COVERAGE	
ZONE GB	25% MAX. ALLOWABLE
37,166 x 0.25 =	9,291 S.F. COVERAGE ALLOWED
EXISTING BUILDING	10,977 S.F.
EXISTING AWNING	3,316 S.F.
TOTAL	14,293 S.F.
9,291 - 14,293 =	4,002 SQ. FT. OVER ALLOWABLE BUILDING COVERAGE

PROPOSED BUILDING COVERAGE	
ZONE GB	25% MAX. ALLOWABLE
37,166 x 0.25 =	9,291 S.F. COVERAGE ALLOWED
EXISTING BUILDING	10,977 S.F.
EXISTING AWNING	2,316 S.F.
PROPOSED ADDITION	796 S.F.
TOTAL	14,079 S.F.
9,291 - 14,079 =	4,788 SQ. FT. OVER ALLOWABLE BUILDING COVERAGE

SURVEY
 ON PROPERTY OF
COUNTRY REALTY COMPANY
NEW COUNTRY PORSCHE OF GREENWICH
SALES & SERVICE
 241 WEST PUTNAM AVENUE
 GREENWICH, CONN.
 TAX ACCOUNT NO. 67-16818

S.E. MINOR & CO., INC.



ESTABLISHED 1997
 Engineering • Land Surveying
 Environmental Scientists
 33 West Elm Street
 Greenwich, Connecticut 06030
 203.869.0138
 www.seminor.com

FILE NO. 21-31
 COMPASS, INC. & AFF.

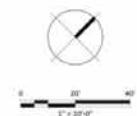


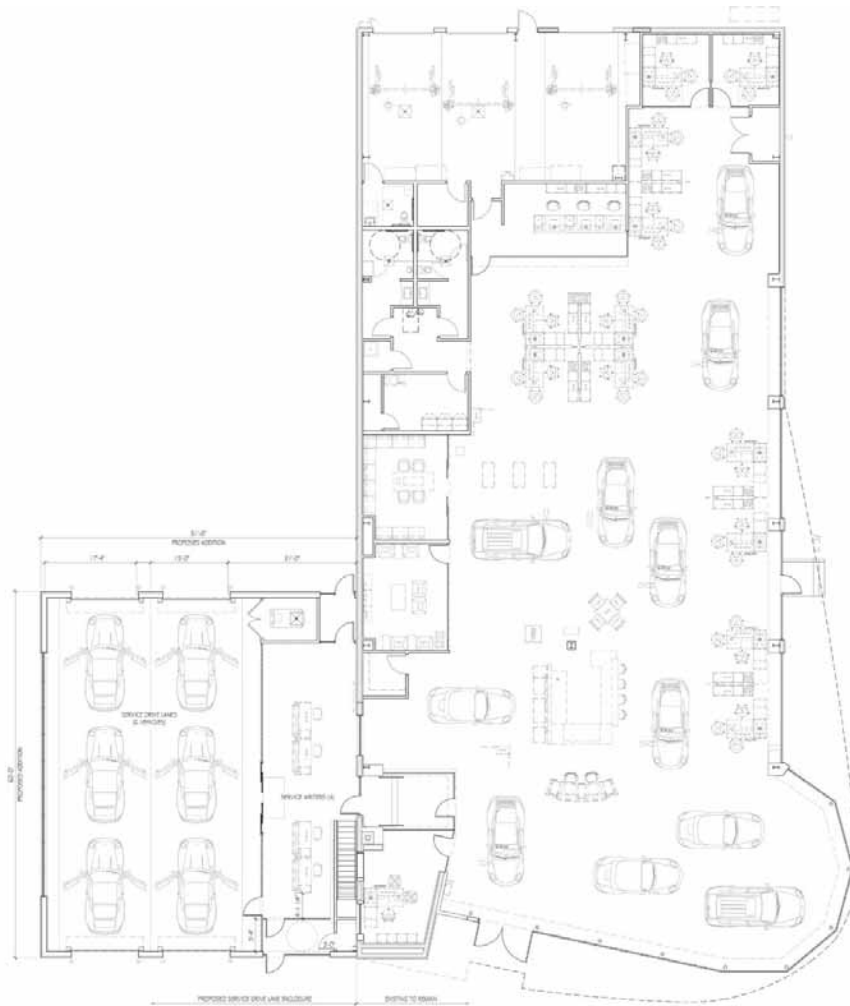
SQUARE FOOTAGE TABULATION

EXISTING BUILDING TO REMAIN	= 15,045 SF
PROPOSED ADDITION	= 8,100 SF
TOTAL PROPOSED SQUARE FOOTAGE	= 23,145 SF

PARKING TABULATION

EXISTING PARKING	= 11 SPACES
PROPOSED SITE PARKING	= 17 SPACES
TOTAL PROPOSED PARKING SPACES	= 28 SPACES





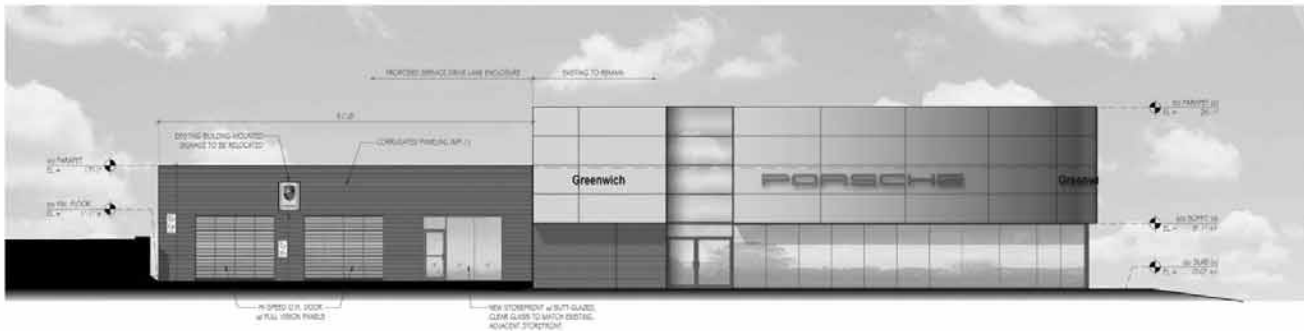
SQUARE FOOTAGE TABULATION	
EXISTING & ADDED TO EXIST	11,248 SF
PROPOSED OFFICE	2,107 SF
TOTAL NO. NEW FOOTAGE	13,355 SF





2 EXISTING EXTERIOR ELEVATION - OPEN SERVICE DRIVE LANES

Scale: 1/8"=1'-0"



1 PROPOSED EXTERIOR ELEVATION - ENCLOSED SERVICE DRIVE LANES

Scale: 1/8"=1'-0"



PENNEY DESIGN GROUP
 8120 Woodhurst Avenue | Suite 700 | Bethesda, Maryland 20814
 301.979.7600 | 301.720.6384 | www.penneydesigngroup.com



EXTERIOR ELEVATIONS

Service Drive Lane Addition
 10/05/2022

Porsche Greenwich Sales

Project Address
 241 W. Putnam Ave
 Greenwich, CT 06830

PEL-1

SCALE:
 1"=20'-0"
 24 x 36

PRINTS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



LEGEND:

- ALWAYS
- C. CENTERLINE
- HC. HIGHWAY CENTERLINE
- M.W. MAIN WATER
- M.S. MAIN SEWER
- P. PNEUMATIC
- B.C. BOTTOM OF CURB
- B.M. BOTTOM OF WALL
- C.B. CATCH BASIN
- C.M.K. CURB MANHOLE
- E.D. ELEVATION
- G.P. GROUND POINT
- N.Y.T. NEW YORK TELEPHONE
- S.M.K. SEWER MANHOLE
- T.C. TOP OF CURB
- T.W. TOP OF WALL

- CONTOUR LINE
- LEADER
- MONITORING WELL
- RETAINING WALL
- # 55.7 SPOT ELEVATION
- TREE
- CAS LINE
- UNDERGROUND ELECTRIC LINE
- SEWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE

CAREFULLY AND NEATLY SAW CUT AND REMOVE 6' X 12' SECTION OF EXISTING PAVEMENT, TAKING CARE TO PROTECT ADJOINING CONC. SIDEWALK. EXCAVATE BASE AND SUBGRADE MATERIAL TO A DEPTH OF 18 INCHES.

CONVERT TO LANDSCAPE BED. INFILL WITH SUITABLE PLANTING SOIL. INSTALL PLANTING MATERIALS PER PLANTING SKETCH SHOWN ON THIS SHEET.

IMPORTANT:

CONTRACTOR MUST FIRST CONTACT UTILITIES LOCATION SERVICE PRIOR TO ANY REMOVALS OR EXCAVATION.

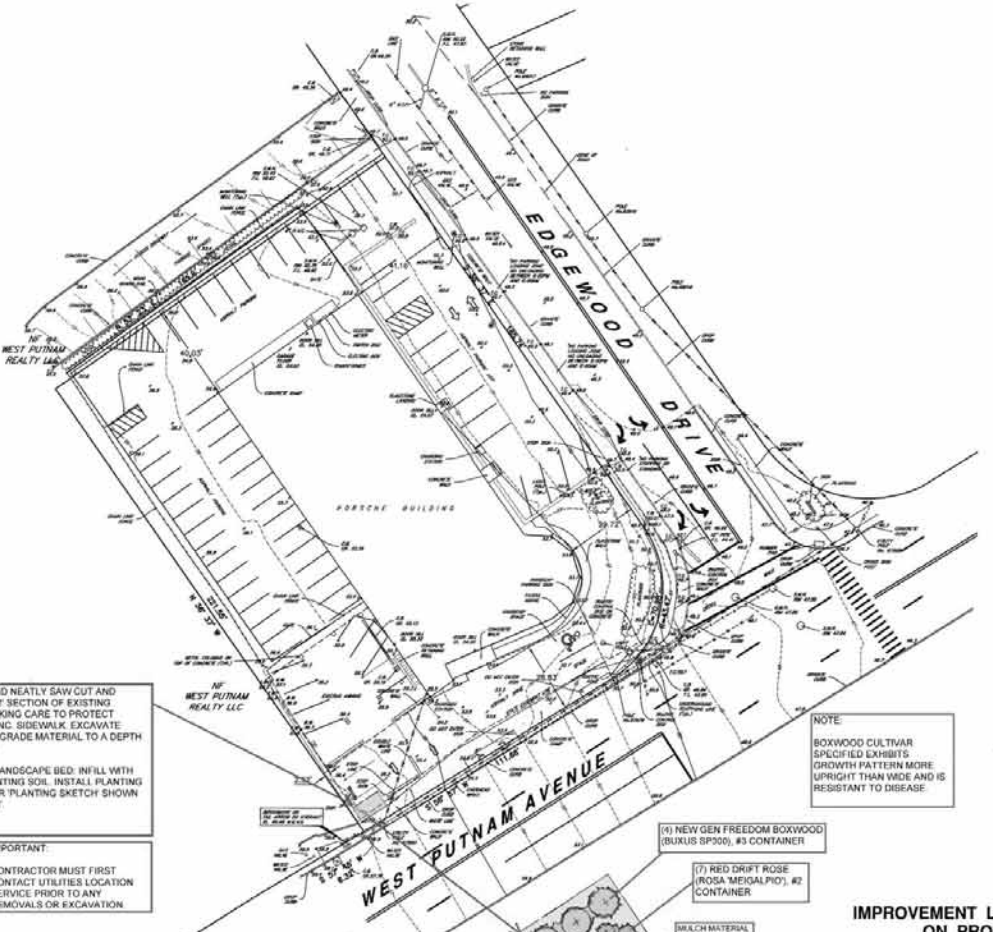
- NOTE:**
- ENTIRE PROPERTY IS IN AN "C" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 20008, PANEL NO. 0511 G, EFFECTIVE JULY 8, 2013.
 - ELEVATIONS REFER TO A NATIONAL GEODETIC VERTICAL DATUM OF 100 IN G.V.D. 1988.
 - LOT IS SERVICED BY TOWN WATER SUPPLY AND TOWN SEWER.

REVISED: JANUARY 23, 2020 - UPDATE L.P.W.
 REVISED: DECEMBER 10, 2019 - SIGNWALK AS-BUILT L.P.W.
 REVISED: FEBRUARY 14, 2019 - UPDATE L.P.W.
 REVISED: JANUARY 3, 2018 - UPDATE PARKING ALONG EDGEWOOD DR.
 REVISED: DECEMBER 18, 2017 - UPDATE PARKING & BUILDING
 REVISED: JUNE 30, 2017 - INTERIM AS-BUILT REAR PARKING ONLY

THE TOPOGRAPHIC AND VERTICAL CLASSES OF ACCURACY FOR THIS SURVEY ARE IN ACCORDANCE WITH THE STANDARDS OF A CLASS "1-A" SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, EFFECTIVE JUNE 26, 1998.

HORIZONTAL RELIABILITY IN ACCORDANCE WITH A CLASS A-2 SURVEY AS SET FORTH IN STATE OF CONNECTICUT REGULATIONS SECTION 20-306a-1 THROUGH SECTION 20-306a-2C.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS "SUBSTANTIALLY CORRECT" AS NOTED HEREON.



PROPOSED PLANTING FOR PORSCHE ADDITION

PLANTING INFORMATION PER EEP 50022

IMPORTANT:

THIS DRAWING UTILIZES A PREVIOUSLY PREPARED IMPROVEMENT SURVEY FOR CONVENIENCE AND GENERAL CONTEXT ONLY. THIS DRAWING SHALL BE USED ONLY FOR PURPOSES OF THE CREATION OF THE LANDSCAPE BED AS SHOWN AND PLANT MATERIALS SPECIFIED.

DO NOT REFER TO THIS DRAWING FOR ANY OTHER PURPOSE.

NOTE:

BOXWOOD CULTIVAR SPECIFIED EXHIBITS GROWTH PATTERN MORE UPRIGHT THAN WIDE AND IS RESISTANT TO DISEASE.

(1) NEW GEN FREEDOM BOXWOOD (BUXUS SPICATA), #3 CONTAINER

(7) RED DRIFT ROSE (ROSA 'MEIGAL PLO'), #2 CONTAINER

MULCH MATERIAL AS SPECIFIED BY OWNER.

PLANTING SKETCH

SCALE: 1/2" = 1'-0"

**IMPROVEMENT LOCATION SURVEY
 ON PROPERTY OF
 COUNTRY REALTY COMPANY
 NEW COUNTRY PORSCHE OF GREENWICH
 SALES & SERVICE
 241 WEST PUTNAM AVENUE
 GREENWICH, CONN.**



S.E. MIRON & CO., INC.
 FILE NO. 07-1601/5

ZONE IS GB
 AREA = 37,166 SQ. FT.

TAX ACCOUNT NO. 07-1601/5

SCALE: 1" = 20'

05/21/20 07-1601/5
 05/21/20 07-1601/5
 05/21/20 07-1601/5
 05/21/20 07-1601/5

FOR: **WEST PUTNAM REALTY LLC**
 81 HULLY HALL LANE, GREENWICH, CONNECTICUT 06830 (888) 888-0136

DATE: **APRIL 30, 2015**