

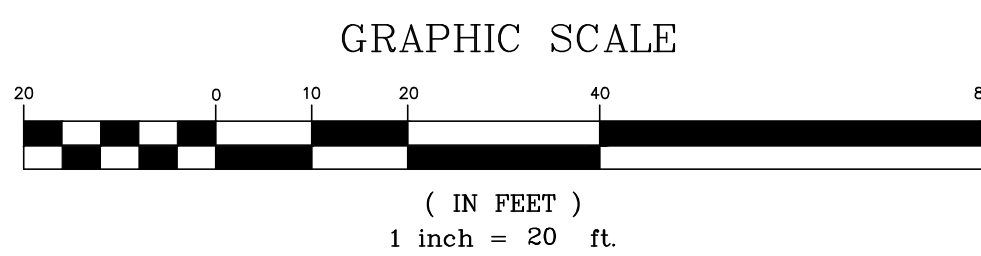
1. PROPERTY IS IN AN "X" ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF GREENWICH, COMMUNITY NO. 090008, PANEL NO. 0513 G, EFFECTIVE JULY 8, 2013.
2. PROPERTY IS SERVICED BY TOWN SEWER AND PUBLIC WATER SUPPLY.
3. LOT NUMBERS AS SHOWN ON MAP No. 386 GREENWICH LAND RECORDS.
4. EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE OWNERS AGREE WITH THE TOWN THAT UNLESS OTHERWISE SPECIFIED HEREON, THE AREAS WITHIN AT LEAST TEN (10) FEET OF THE CENTERLINE OF ANY DRAINAGE FACILITY (20 FEET TOTAL), DITCH OR STREAM SHOWN HEREON ARE DEDICATED FOR DRAINAGE, THAT NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED THEREON AND THAT THE TOWN SHALL NOT BE UNDER ANY OBLIGATION TO MAINTAIN, CLEAN, ENCLOSE OR OTHERWISE ALTER OR IMPROVE, SUCH DRAINAGE FACILITY. HOWEVER ANY DRAINAGE LINE, DITCH OR STREAM, WHETHER OR NOT DEPICTED HEREON AND NOT WITHIN AN ESTABLISHED EASEMENT, MAY BE RELOCATED BY OWNER WITH PRIOR APPROVAL OF THE INLAND WETLANDS, & WATERCOURSES AGENCY.
7. THE GRANTEE OF ANY PARCEL HAVING A WATERCOURSE AGREES TO MAINTAIN THE WATERCOURSE SO AS TO PERMIT FREE FLOWING OF THE WATER THEREIN, AFTER OBTAINING APPROVAL FOR THE WORK FROM THE INLAND WETLAND & WATERCOURSES AGENCY. IF ANY GRANTEE FAILS TO MAINTAIN THE WATERCOURSE THE TOWN OF GREENWICH SHALL HAVE THE PRIVILEGE OF ENTERING UPON THE PROPERTY TO PERFORM THE REQUIRED WORK AND THE COST THEREOF SHALL BE PAID BY THE OWNER OF THE PARCEL IN DEFAULT.
8. 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 EXCEPTION WILL BE GRANTED FOR ANY OF THE STANDARDS.
9. IF THE RUNOFF FROM ANY OF THE SITE'S CAUSE AN ICING CONDITION ON THE ROAD, MODIFICATION TO THE SITE'S STORMWATER BMPs AND STORMWATER/GROWNDWATER CONTROLS WILL BE REQUIRED TO CORRECT THE ICING CONDITION.

THE BUILDING SETBACK LINES PROVIDED HEREON ARE FOR DISCUSSION PURPOSES ONLY
FINAL DETERMINATION OF ZONING SETBACKS WILL BE MADE BY THE TOWN'S ZONING
ENFORCEMENT OFFICER.

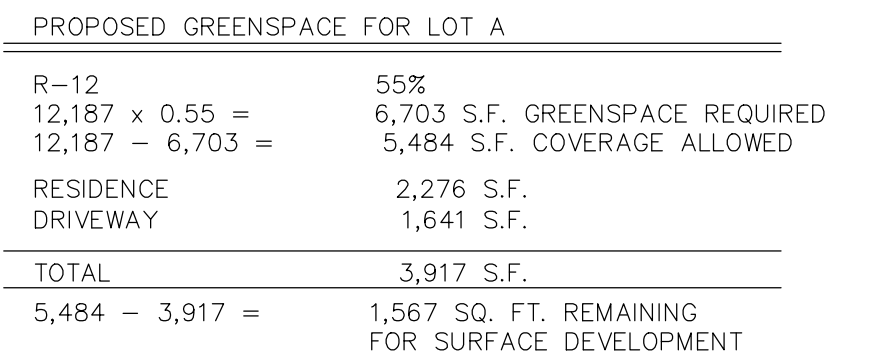
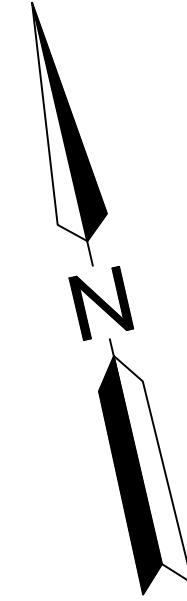
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
"SUBSTANTIALLY CORRECT" AS NOTED HEREON.

S. E. MINOR & CO., INC. ENGINEERS & LAND SURVEYORS
33 WEST ELM STREET GREENWICH, CONN. 06830

DATE FEB. 6, 2020 (TOPO)



ZONE: R-12
TOTAL AREA = 26,377 SQ. FT.



EXISTING GREENSPACE - MAIN LOT	
R-12	55%
26,377 x 0.55 =	14,507 S.F. GREENSPACE REQUIRED
26,377 - 14,507 =	11,870 S.F. COVERAGE ALLOWED
RESIDENCE	1,400 S.F.
DRIVEWAY	3,317 S.F.
TOTAL	4,717 S.F.
11,870 - 4,717 =	7,153 SQ. FT. REMAINING FOR SURFACE DEVELOPMENT

SHEET No
2
SHEET 2 OF 8