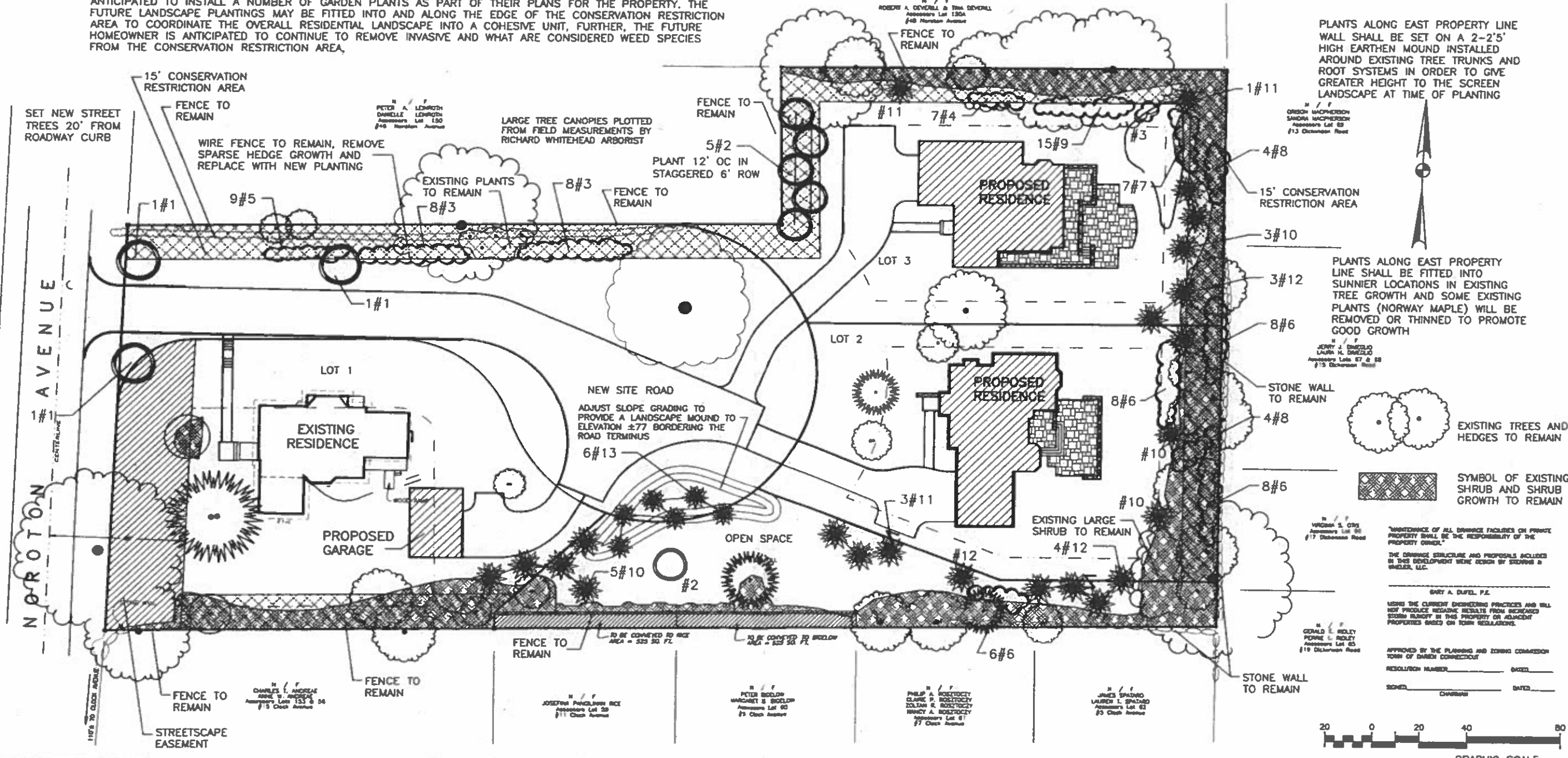


EXISTING CONDITIONS WITHIN THE CONSERVATION RESTRICTION AREA ARE COMPRISED OF A MIX OF GARDEN PLANTS AND PLANTS COMMONLY FOUND IN SITE AREAS THAT HAVE BEEN ALLOWED TO OVERGROW. THE PLANTING PLAN FOR THE CONSERVATION RESTRICTION AREA HAS BEEN CONFIGURED SO THAT EXISTING PLANT GROWTH IS MAINTAINED WITHIN THE AREA AND NEW PLANTS ARE PLACED IN AREAS OF SPARSE GROWTH. SINCE THE PROPERTY IS BORDERED BY A NUMBER OF LARGE EXISTING TREES SIGNIFICANT PLANTINGS OF NEW TREE SPECIES ARE NOT PROPOSED. NEW TREES ARE LOCATED WHERE THE LARGE MAPLES WILL BE REMOVED. WHERE OPEN LAWN IS LOCATED ALONG SITE BORDERS, AND WHERE SUNLIGHT ALLOWS PLANTING OF EVERGREEN SPECIES. NEW PLANTINGS ARE PRIMARILY LARGE SHRUB SPECIES THAT HAVE VIGOROUS GROWTH AND ARE CONSIDERED APPROPRIATE FOR MASSING ALONG GARDEN BORDERS. THE PROPOSED PLANTS HAVE BEEN SELECTED FOR THEIR HABITAT OF DENSE GROWTH, ULTIMATE SIZE, AND FLOWER OR FALL COLOR. AS PART OF THE PROPOSED PLANTING, INVASIVE SPECIES, INCLUDING SOME NORWAY MAPLE SAPLINGS, AND WHAT ARE CONSIDERED WEED SPECIES, ARE PROPOSED TO BE REMOVED FROM THE CONSERVATION RESTRICTION AREA.

GENERAL RESIDENTIAL LANDSCAPE PLANTINGS ARE NOT PROPOSED AT THIS TIME. THE FUTURE HOMEOWNERS ARE ANTICIPATED TO INSTALL A NUMBER OF GARDEN PLANTS AS PART OF THEIR PLANS FOR THE PROPERTY. THE FUTURE LANDSCAPE PLANTINGS MAY BE FITTED INTO AND ALONG THE EDGE OF THE CONSERVATION RESTRICTION AREA TO COORDINATE THE OVERALL RESIDENTIAL LANDSCAPE INTO A COHESIVE UNIT. FURTHER, THE FUTURE HOMEOWNER IS ANTICIPATED TO CONTINUE TO REMOVE INVASIVE AND WHAT ARE CONSIDERED WEED SPECIES FROM THE CONSERVATION RESTRICTION AREA.

PLANT MATERIAL LIST		PLANT MATERIAL SHALL BE SELECTED AT SUPPLIER AND BE LOCATED IN FIELD UNDER DIRECTION OF LANDSCAPE ARCHITECT. PLANT QUANTITIES NOTED IN PLANT LIST SHALL BE USED FOR PROJECT REQUIREMENTS.					
KEY	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	ROOT	SPACING	REMARKS
1	QUERCUS RUBRA	RED OAK	3	1'-3.5" CAL	B & B	AS SHOWN	TALL FULL HEAD
2	FRAXINUS CORYMBOSA 'ARISTOCRAT'	GALLERY BEECH	5	3'-3.5" CAL	B & B	AS SHOWN	TALL FULL HEAD
3	CORNUS MAS	CORNELIANCHERRY DOGWOOD	17	3'-4" HT	B & B	IN GROUPING 2-6' OC	FULL
4	KERRIA JAPONICA	JAPANESE KERRIA	7	2'-2.5' HT	CONT	IN GROUPING 3'-4' OC	FULL
5	ILEX GLABRA	INKBERRY	9	2'-2.5' HT	CONT	IN GROUPING 4'-5' OC	FULL
6	PRUNUS LAUROCEASUS	CHERRY LAUREL	30	3'-4" HT	B&B	AS SHOWN	FULL
7	FOSTYTHIA X INTERMEDIA	BORDER FOSTYTHIA	7	3'-4" HT	CONT	IN GROUPING 4'-6' OC	FULL
8	RHODOCHORON MAXIMUM	ROSEMARY RHODOCHORON	8	2'-4" HT	B&B	AS SHOWN	FULL
9	FOTHERGILLA GARDNERI	DWARF FOTHERGILLA	15	18"-24" HT	CONT	IN GROUPING 3'-4' OC	FULL
10	PICEA PLUMBENS GLAUCA	BLUE SPRUCE	10	8'-10" HT	B&B	AS SHOWN	FULL
11	PICEA PLUMBENS GLAUCA	BLUE SPRUCE	5	7'-8" HT	B&B	AS SHOWN	FULL
12	PINUS STROBUS	WHITE PINE	8	6'-10" HT	B&B	AS SHOWN	FULL NOT SHEARED
13	PINUS STROBUS	WHITE PINE	8	6'-8" HT	B&B	AS SHOWN	FULL NOT SHEARED



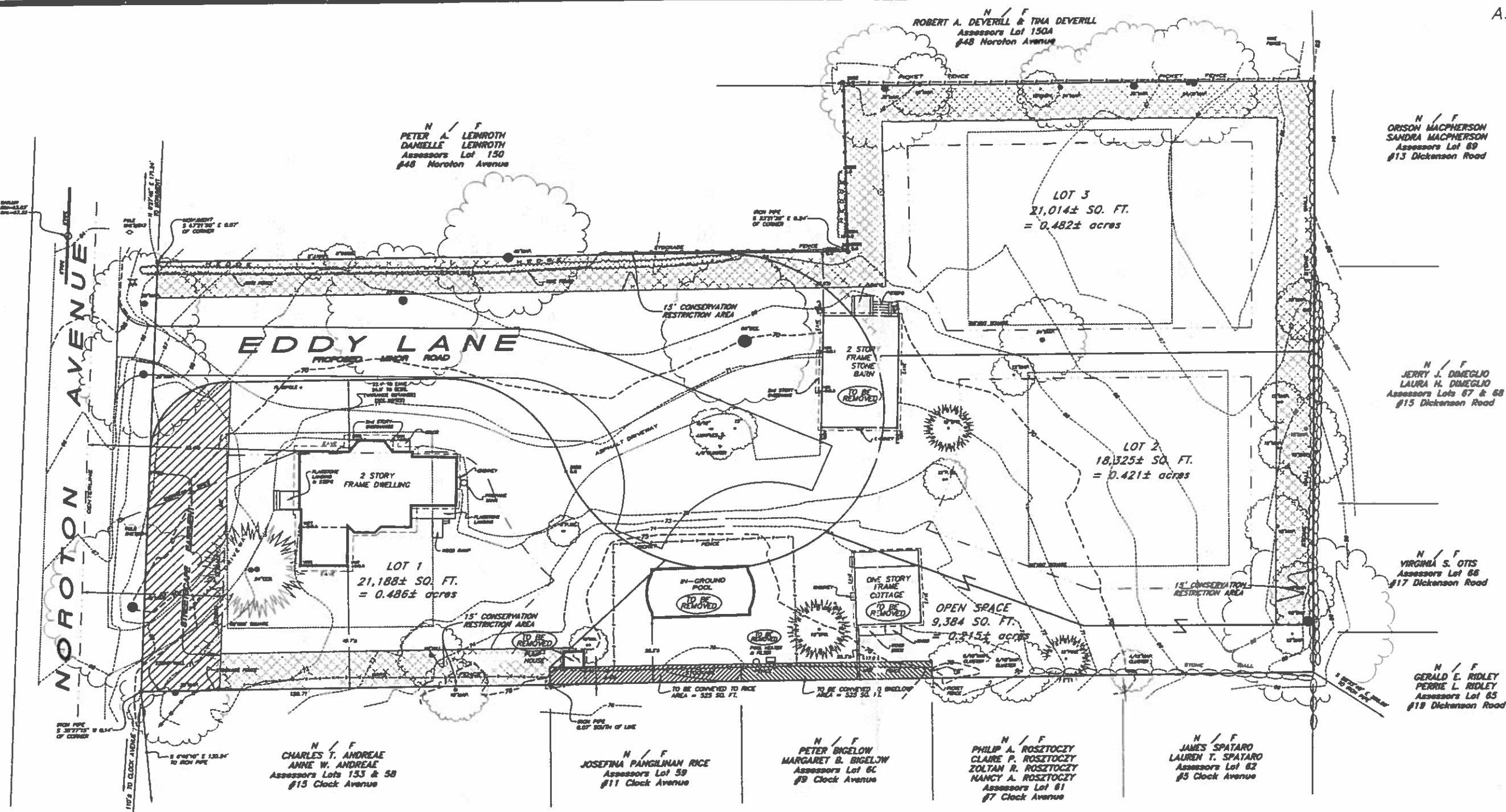
**NOTES:**  
Underground facilities, structures, and utilities have been plotted from available surveys and records, and therefore their locations should be considered approximate only. There may be others, the existence of which is presently not known. Anyone using utility information and data provided herein shall "dig before you dig" at 1-800-922-4433 forty eight (48) hours in advance to verify the location of utilities prior to start of construction.

3	REQUIRED AS PER PLANNING AND ZONING RESOLUTION	7	
2	SCREEN PLANTING ADDED, LOT LINES ADJUSTED	6	
1	FOR APPROVAL	5	
4	PROJECT SUPERVISOR	4	

**Stearns & Wheeler, LLC**  
Environmental Engineers and Scientists  
TRUMBULL, CONNECTICUT

NANCY HYLAND, EXECUTRIX OF EDDY PROPERTY  
40 NOROTON AVENUE, DAREN, CONNECTICUT  
**SITE SCREEN PLANTING PLAN**  
JOB NO. 50095 CONTRACT SHEET 3





**TOTAL AREA = 92,300± Sq.Ft. OR 2.119± ACRES**  
EXCLUSIVE OF PARCELS CONVEYED TO RICE AND BIGELOW

REFER TO VARIANCE GRANTED CAL. NO. 30-2005 EFFECTIVE JUNE 21, 2005 AND A MONTH EXTENSION GRANTED NOVEMBER 30, 2005.

THIS SURVEY AND MAP HAVE BEEN PREPARED BY ACCORDANCE WITH SECTIONS 30-300B-1 THROUGH 30-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGROLOGISTS - SURVEYING STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1998. IT IS A TOPOGRAPHIC SURVEY CONFORMING TO TOPOGRAPHIC ACCURACY CLASS "1" - "2" AND IS INTENDED TO BE USED FOR SUBDIVISION PURPOSES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A VIOLATION OF THIS INFORMATION AND REQUIRES THE PREPARER'S DECLARATION HEREIN AND NOT.

THIS MAP AND DECLARATION HEREIN ARE INVALID WITHOUT THE LICENSED LAND SURVEYORS' LIVE SIGNATURE AND EMBOSSED SEAL.

DISTANCES SHOWN & FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

REFER TO MAPS NO. 1285 & NO. 2768, DARIEN LAND RECORDS.

REFER TO MAPS NO. 376, NO. 407, NO. 1474, NO. 2825 & NO. 3079 DARIEN LAND RECORDS.

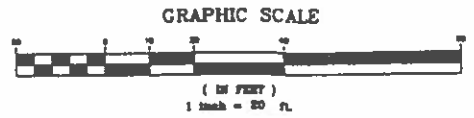
PROPERTY IS LOCATED IN T-1/3 ZONE.

ELEVATIONS DEPICTED HEREIN ARE BASED ON MEAN SEA LEVEL DATUM (MGS/72).

PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP 080003 0003 E, DATED SEPT. 2, 1983.

THE FLOOD ZONE DESIGNATION NOTED HEREIN HAS BEEN DETERMINED BY TRANSCRIPTION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080003 0003 E, DATED SEPT. 2, 1983. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO THE EXISTING OR PROPOSED STRUCTURES LOCATED ON THIS PROPERTY.

NOTE: CONSERVATION AREA IS INTENDED TO BE LEFT IN ITS NATURAL STATE TO PROVIDE A BUFFER TO THE ADJACENT PROPERTY. DEAD OR DYING PLANTINGS MAY BE REMOVED AND EXISTING PLANTINGS MAY BE SUPPLEMENTED BY THE PROPERTY OWNER.



REVISIONS	
ROAD & LOTS REVISED	MARCH 30, 2005
LOT LINES REVISED	MAY 17, 2005
CONSERVATION EASEMENT ADDED	AUGUST 16, 2005
ROAD ALIGNMENT REVISED	AUGUST 28, 2005
TREE CANOPIES REVISED TO REFLECT STEAKS & WHISKEYS SITE PLAN	AUGUST 31, 2005
REVISED TO REFLECT 3 LOT SUBDIVISION	JAN 17, 2006
CONVEYANCE OF RICE & BIGELOW PARCELS	FEB. 6, 2006

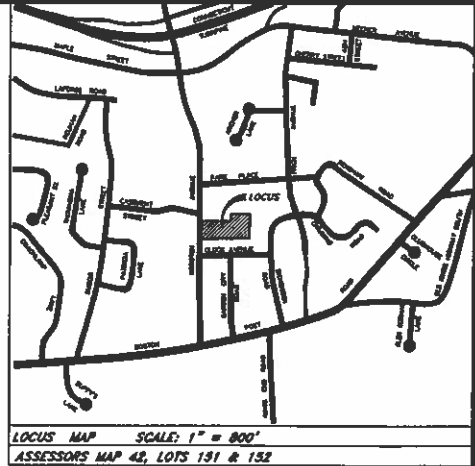
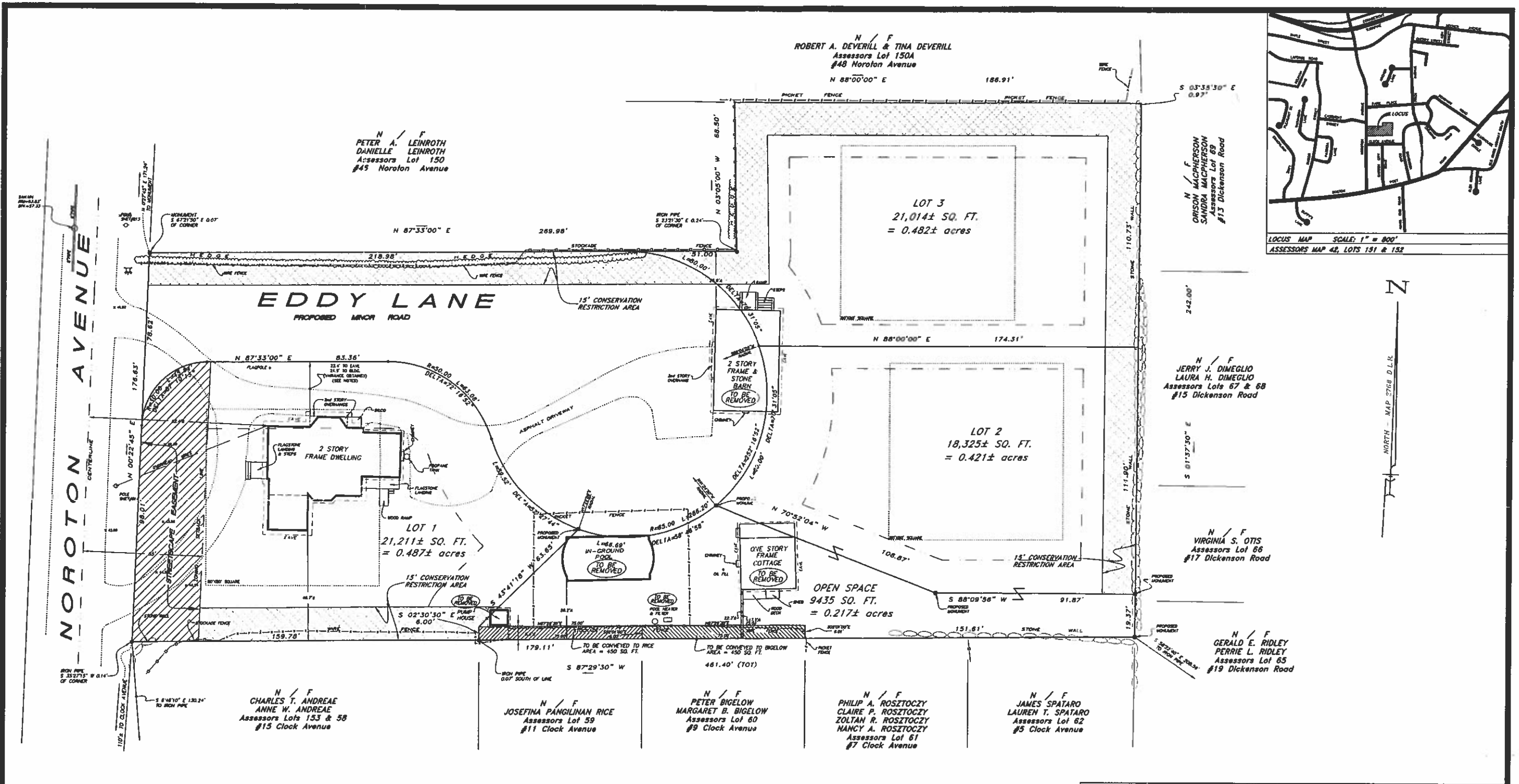
TOPOGRAPHIC SURVEY FOR SUBDIVISION  
of #40 NOROTON AVENUE  
PREPARED FOR  
THE ESTATE OF  
**MARIE P. EDDY**  
AND  
**NANCY E. HYLAND,**  
TRUSTEE  
DARIEN, CONNECTICUT  
SCALE: 1" = 20'  
MARCH 22, 2005  
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
PREPARED TO CLASS "1" - "2" STANDARDS  
Jeffrey W. Seymour, Inc., L.L.C., No. 70080  
**WILLIAM W. SEYMOUR & ASSOCIATES, P.C.**  
LAND SURVEYORS ~ DARIEN, CONN. ©



FEB 21 2005







**TOTAL AREA = 93,350± Sq.FT. OR 2.143± ACRES**

REFER TO VARIANCE GRANTED CAL. NO. 30-2005 EFFECTIVE JUNE 23, 2005 AND 6 MONTH EXTENSION GRANTED NOVEMBER 30, 2005.

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-10 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "UNIFORM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED ON A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO BE USED FOR SUBDIVISION PURPOSES.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARERS DECLARATION NULL AND VOID.

THIS MAP AND DECLARATION HEREON ARE INVALID WITHOUT THE LICENSED LAND SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

DISTANCES SHOWN & FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN.

REFER TO MAPS NO. 1365 & NO. 2768, DARIEN LAND RECORDS.

REFER TO MAPS NO. 376, NO. 402, NO. 1474, NO. 2825 & NO. 3079 DARIEN LAND RECORDS.

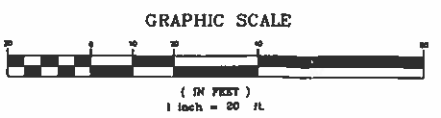
PROPERTY IS LOCATED BY T - 1/3' ZONE.

ELEVATIONS DEPICTED HEREON ARE BASED ON MEAN SEA LEVEL DATUM (MGS/29)

PROPERTY DOES NOT LIE IN A DESIGNATED FLOOD HAZARD ZONE AS DEPICTED ON FLOOD INSURANCE RATE MAP 090005 0003 E, DATED SEPT. 2, 1993.

THE FLOOD ZONE DESIGNATION NOTED HEREON HAS BEEN DETERMINED BY TRANSCRIPTION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 090005 0003 E, DATED SEPT. 2, 1993. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO THE EXISTING OR PROPOSED STRUCTURES LOCATED ON THIS PROPERTY.

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**REVISIONS**

REVISED FOR ZBA APPLICATION	APRIL 18, 2005
ROAD & LOTS REVISED	MARCH 30, 2005
LOT LINES REVISED	MAY 17, 2005
CONSERVATION EASEMENT ADDED	AUGUST 18, 2005
REVISED TO REFLECT 3 LOT SUBDIVISION	JAN. 17, 2006

PROPERTY SURVEY FOR SUBDIVISION  
of #40 NOROTON AVENUE  
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SCALE: 1" = 20'  
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TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON PREPARED TO CLASS "A - 2" STANDARDS

William W. Seymour & Associates, P.C.  
LAND SURVEYORS ~ DARIEN, CONN. ©