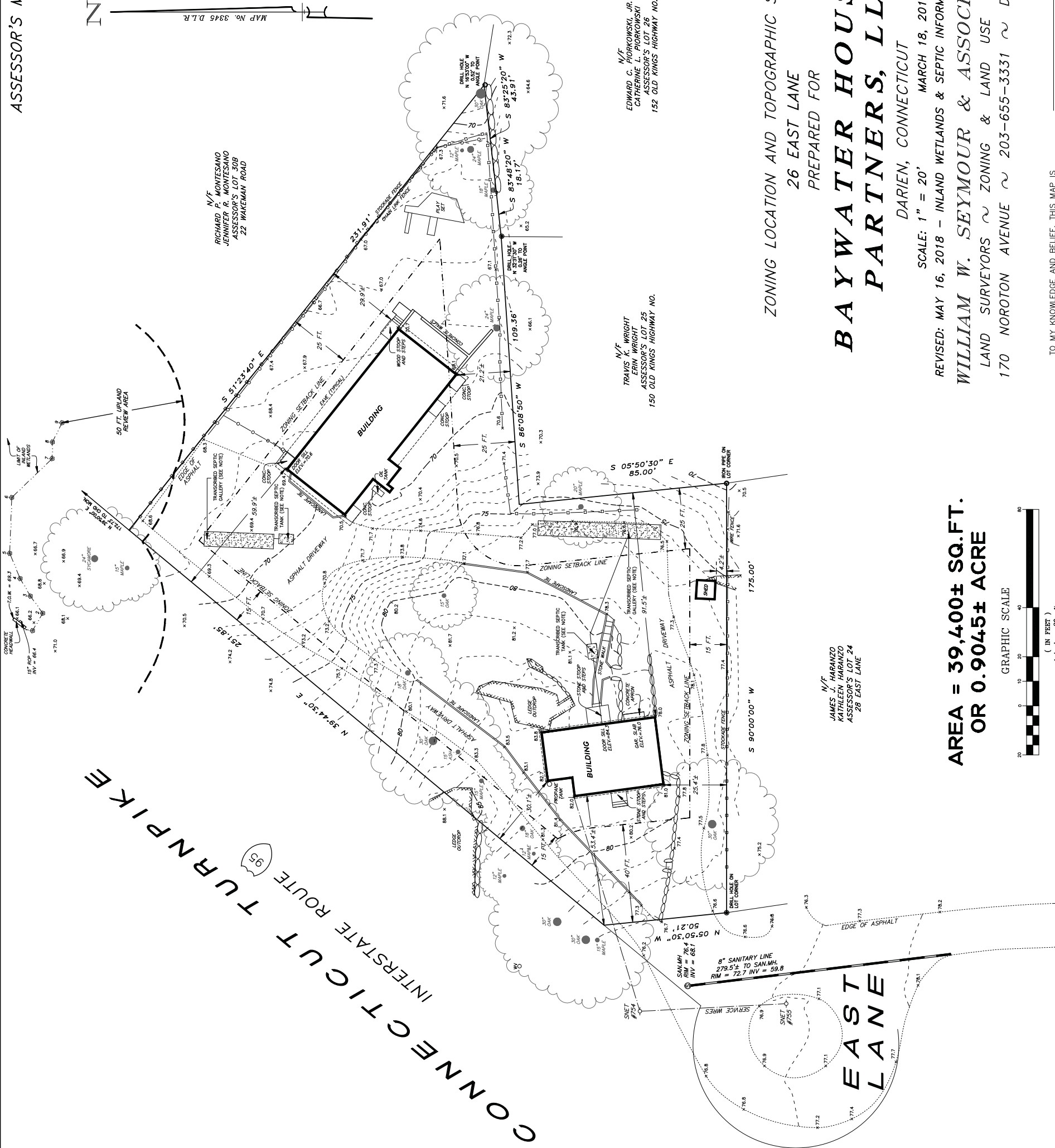


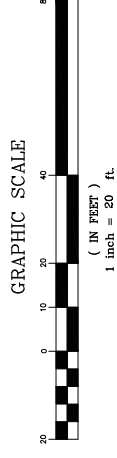
ZONING CHART		
ZONING ELEMENT	MIN/MAX	PROPOSED
LOT AREA	0.9045 ACRES 39,400 SQ. FT.	NO CHANGE
MIN. WIDTH	100 FEET	NO CHANGE
MIN. FRONTAGE	50 FEET	NO CHANGE
MIN. DEPTH	100 FEET	NO CHANGE
MIN. FRONT YARD	40 FEET	NO CHANGE
MIN. SIDE YARD (LEAST ONE)	15 FEET	NO CHANGE
MIN. SIDE YARD (TOTAL OF TWO)	30 FEET	NO CHANGE
MIN. REAR YARD	25 FEET	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	30 FEET	NO CHANGE
MAX. BUILDING COVERAGE	20 PERCENT 7,880 SQ. FT.	NO CHANGE

ACCESSORY SETBACK REQUIREMENTS  
 MINIMUM SIDE YARD = 10.0 FT.  
 MINIMUM REAR YARD = 10.0 FT.

CONNECTICUT TURNPIKE  
 INTERSTATE ROUTE 95



**AREA = 39,400± SQ.FT.  
 OR 0.9045± ACRE**



ZONING LOCATION AND TOPOGRAPHIC SURVEY  
 26 EAST LANE  
 PREPARED FOR  
**BAYWATER HOUSING  
 PARTNERS, LLC**

DARIEN, CONNECTICUT  
 SCALE: 1" = 20'  
 MARCH 18, 2018

REVISED: MAY 16, 2018 - INLAND WETLANDS & SEPTIC INFORMATION ADDED ONLY  
**WILLIAM W. SEYMOUR & ASSOCIATES, P.C.**  
 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS  
 170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

N/F  
 EDWARD C. PIORKOWSKI, JR.  
 CATHERINE L. PIORKOWSKI  
 ASSESSOR'S LOT 23  
 152 OLD KINGS HIGHWAY NO.

N/F  
 TRAVIS K. WRIGHT  
 ERIN WRIGHT  
 ASSESSOR'S LOT 25  
 150 OLD KINGS HIGHWAY NO.

N/F  
 JAMES V. HARANZO  
 KATHLEEN HARANZO  
 ASSESSOR'S LOT 24  
 28 EAST LANE

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM REQUIREMENTS FOR THE PREPARATION OF CONVEYANCE INSTRUMENTS AND SURVEYS BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 28, 1988. IF IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A", "B", "C", AND "D" TOPOGRAPHIC CLASS "Y", AND IS INTENDED TO REFLECT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

ELEVATIONS NOTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH THIS SURVEY WAS PREPARED IS A MISUSE OF THIS INFORMATION AND REMAINS THE PREPARER'S RESPONSIBILITY.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DEFINITIONS NOTED HEREON FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A "R - 1/2" ZONE.

REFER TO MAP 3345 AND 3382 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 1610, PG. 346 D.L.R.

REFER TO VARIANCE GRANTED - CALENDAR NO. 33-64

REFER TO SPECIAL PERMIT NO. 594 GRANTED BY THE DARIEN PLANNING AND ZONING COMMISSION.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE INFORMATION IS CORRECT. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION IS COMPLETE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED PRIOR TO EXCAVATION BY THE UTILITY COMPANY. THE UTILITY COMPANY SHOULD BE CONTACTED PRIOR TO EXCAVATION BY THE UTILITY COMPANY.

INLAND WETLANDS DEPICTED HEREON WERE IDENTIFIED BY PRIZER - JAHNG ENVIRONMENTAL (DARIEN, CT) ON MAY 16, 2018.

TRANSFORMER SEPTIC SYSTEMS DEPICTED HEREON ARE PROVIDED FOR REFERENCE PURPOSES ONLY AND ARE BASED ON AS-BUILT RECORDS AVAILABLE AT THE OFFICE OF DARIEN HEALTH DEPARTMENT.

SUBJECT PROPERTY APPEARS ON FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17030C0110G AS UNDEVELOPED LAND. UNDEVELOPED LAND IS DEFINED AS LIVING ENTIRELY OUTSIDE THE ONE PERCENT ANNUAL CHANCE FLOOD BOUNDARY. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

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

Jeffrey W. McDougal Conn. L.L.S. Reg. No. 70090