

ZONING CHART R - 1/2 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	0.5000 ACRES 21,780 SQ. FT.	0.5228± ACRES 22,772± SQ. FT.	NO CHANGE
MIN. WIDTH	100 FEET	< 100 FEET	NO CHANGE
MIN. FRONTAGE	50 FEET	70.00 FEET (1)	NO CHANGE
MIN. DEPTH	100 FEET	> 100 FEET	NO CHANGE
MIN. FRONT YARD	40 FEET 65 FEET TO C	158.2± FEET 174.7± FEET TO C	103.3± FEET 119.8± FEET TO C
MIN. SIDE YARD (LEAST ONE)	15 FEET	0.1± FEET	NO CHANGE
MIN. SIDE YARD (TOTAL OF TWO)	30 FEET	19.2± FEET	NO CHANGE
MIN. REAR YARD	25 FEET	N/A	N/A
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	NOT MEASURED	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	NO CHANGE
MAX. BUILDING COVERAGE	20 PERCENT 4,554 SQ. FT.	13.0± PERCENT 2,970± SQ. FT.	16.5± PERCENT 3,750± SQ. FT.

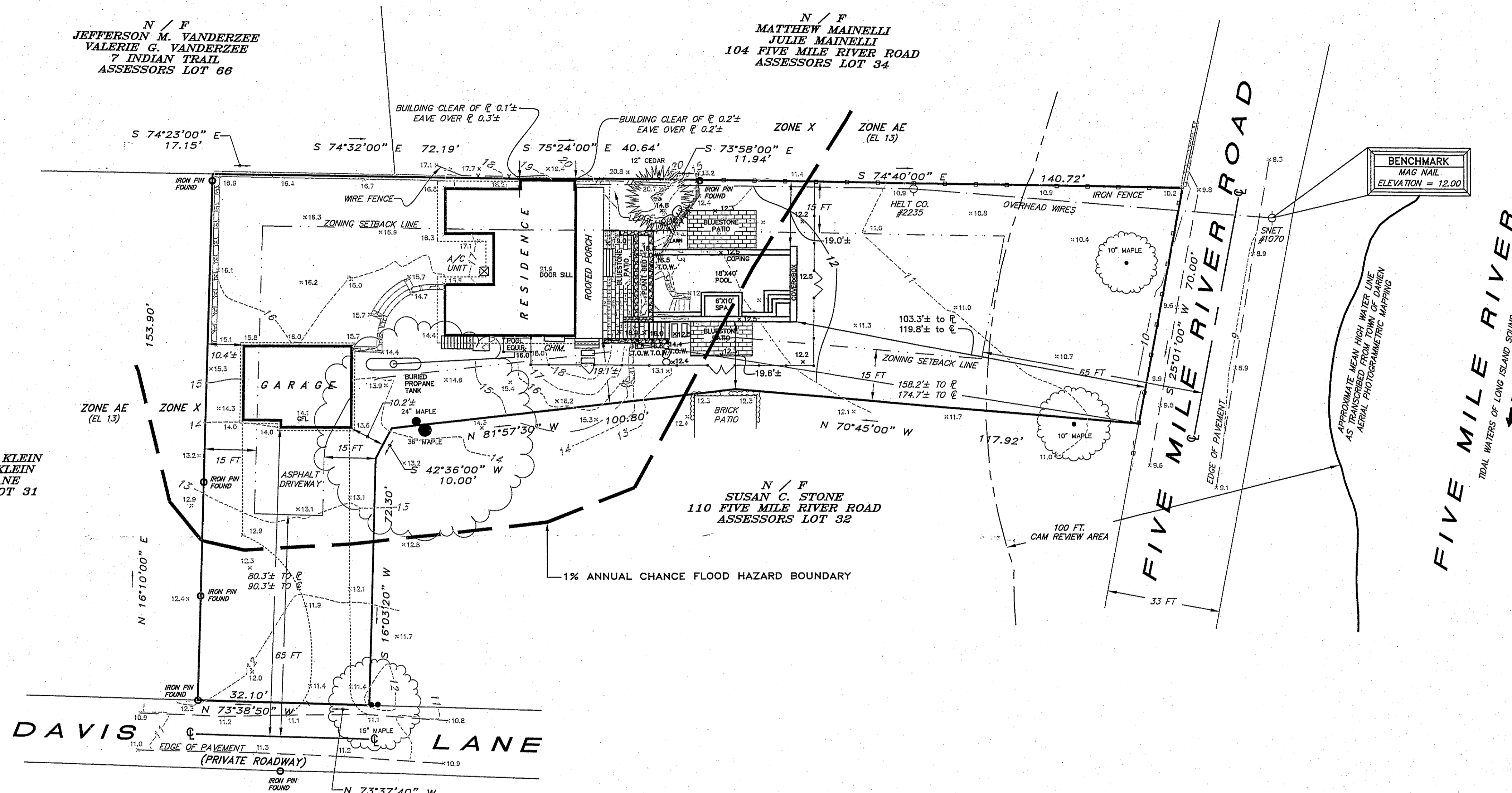
(1) 70.00 FT. FIVE MILE RIVER ROAD, 50.00 FT. DAVIS LANE
 SIDE & REAR YARD ACCESSORY STRUCTURE SETBACKS REQUIRED = 10 FT.
 SIDE YARD ACCESSORY STRUCTURE SETBACKS PROVIDED = 19.0 & 19.6 FT.
 REAR YARD ACCESSORY STRUCTURE SETBACKS PROVIDED = N/A

N / F
 ELIZABETH S. KLEIN
 MICHAEL F. KLEIN
 6 DAVIS LANE
 ASSESSORS LOT 31

N / F
 JEFFERSON M. VANDERZEE
 VALERIE G. VANDERZEE
 7 INDIAN TRAIL
 ASSESSORS LOT 66

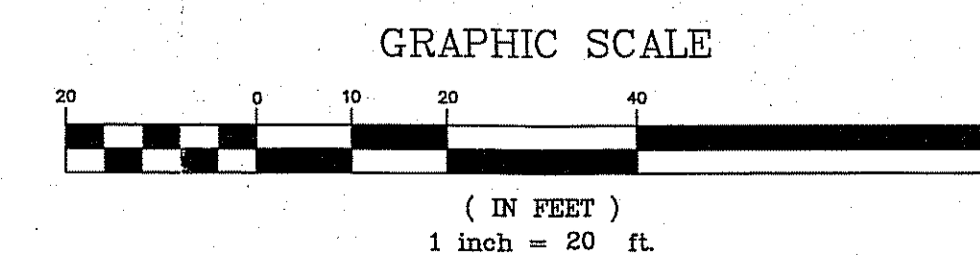
N / F
 MATTHEW MAINELLI
 JULIE MAINELLI
 104 FIVE MILE RIVER ROAD
 ASSESSORS LOT 34

N / F
 SUSAN C. STONE
 110 FIVE MILE RIVER ROAD
 ASSESSORS LOT 32



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 STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018.
 IT IS A ZONING LOCATION AND TOPOGRAPHIC SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2', TOPOGRAPHIC ACCURACY CLASS 'T - 2', VERTICAL ACCURACY CLASS 'V - 2' AND IS INTENDED TO DEPICT 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.
 THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 DISTANCES NOTED +/- 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 4636 OF THE DARIEN LAND RECORDS.
 REFER TO WARRANTY DEED RECORDED IN BK. 1584, PG. 730 OF THE DARIEN LAND RECORDS.
 REFER TO RIGHTS PERTAINING TO A WATER LINE RECORDED IN BK. 138, PG. 256 OF THE DARIEN LAND RECORDS.
 INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS NOTED ON THE TOWN OF DARIEN REGULATED WETLANDS AND WATERCOURSES MAP EFFECTIVE JUNE 13, 2019.
 THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY DEPICTED HEREON WAS PLOTTED BY STATE PLANE COORDINATES FROM THE NATIONAL FLOOD HAZARD GEOGRAPHIC INFORMATION SYSTEM.
 PROPERTY IS DEPICTED AS LYING PARTIALLY WITHIN THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 090100529G EFFECTIVE JULY 8, 2013.
 THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.
 PROPERTY IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.
 ANY UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED 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 WITH "CALL BEFORE YOU DIG" @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.

AREA = 22,772 ± SQ.FT.
 OR 0.5228± ACRE
 VERTICAL DATUM: N.A.V.D. 88



DATE	BY	DESCRIPTION
09/02/20	ML	PROPOSED ELEMENTS ADDED
07/30/20	ML	MEAN HIGH WATER & TIDAL WATERS OF LONG ISLAND SOUND

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
 170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

ZONING LOCATION & TOPOGRAPHIC SURVEY
 108 FIVE MILE RIVER ROAD
 PREPARED FOR
 HARLAN S. STONE
 SUSAN C. STONE

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
 SCALE: 1" = 20'
 DATE: 09/25/20
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DWG. NO: 19-14303 Prop