

ZONING CHART R - 1/5 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	0.2000 ACRES 8,712 SQ. FT.	0.396± ACRES 17,270± SQ. FT.	NO CHANGE
MIN. WIDTH	60 FEET	94.75 FEET	NO CHANGE
MIN. FRONTAGE	50 FEET	94.94 FEET	NO CHANGE
MIN. DEPTH	100 FEET	183.94 FEET	NO CHANGE
MIN. FRONT YARD	25 FEET 50 FEET TO C	N/A FEET N/A FEET TO C	14.4 FEET 29.0 FEET TO C
MIN. SIDE YARD (LEAST ONE)	8 FEET	N/A FEET	12.0 FEET
MIN. SIDE YARD (TOTAL OF TWO)	20 FEET	N/A FEET	37.0 FEET
MIN. REAR YARD	25 FEET	N/A FEET	12± FEET
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	0 STORIES	2-1/2 STORIES
MAX. BUILDING HEIGHT (FEET)	30 FEET	0 FEET	39.33 FEET
MAX. BUILDING COVERAGE	20 PERCENT 2,531 SQ. FT.	0 PERCENT 0 SQ. FT.	17.0 PERCENT 2,154 SQ. FT.

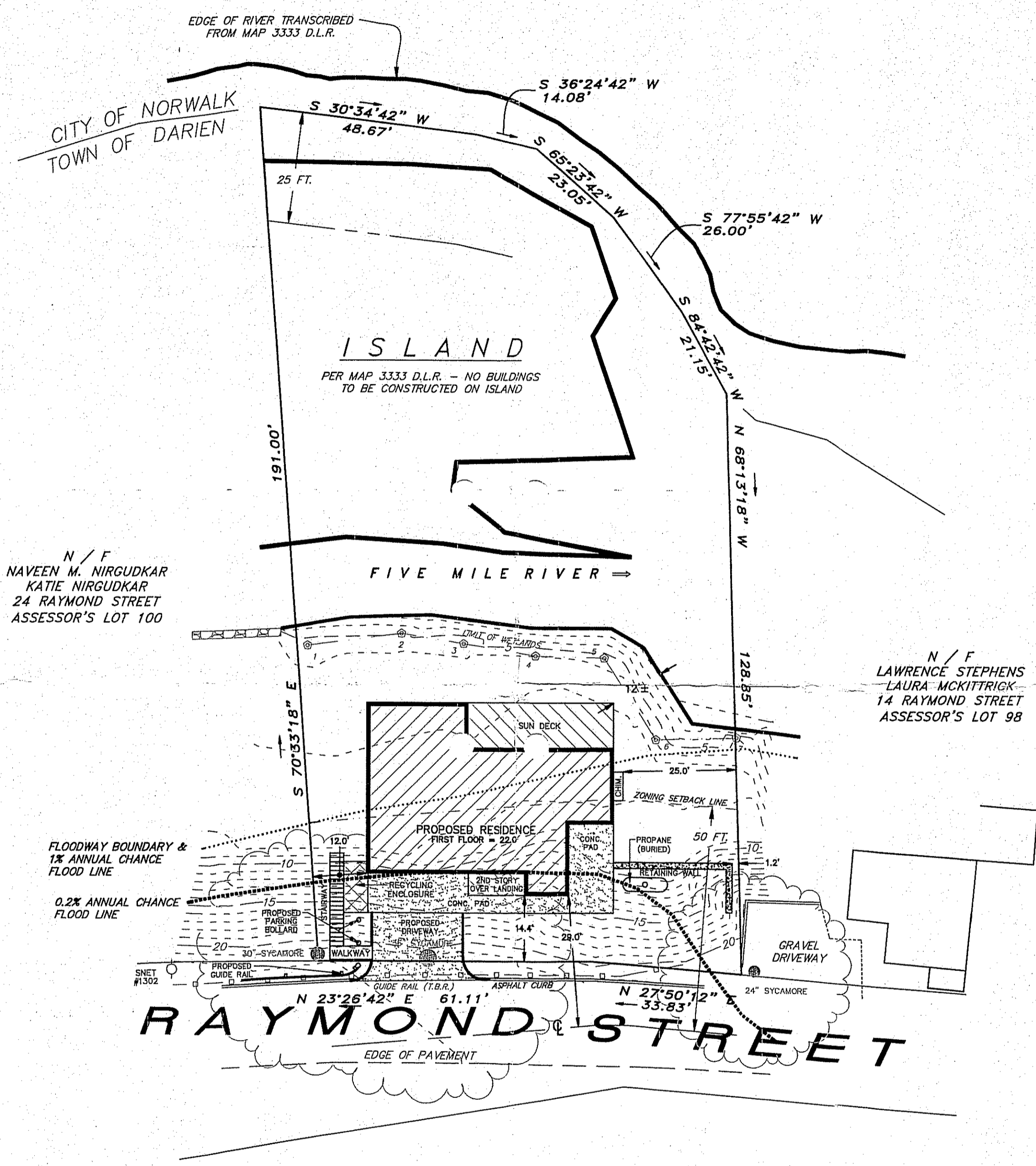
OWNER HAS OPTION TO SELECT WHICH SIDE SHALL BE 8 FT. MIN. SIDE YARD (ONE).
 MAX. BUILDING COVERAGE IS BASED ON THE TOTAL LAND AREA (12,659± SQ. FT.) ABOVE THE MEAN HIGH WATER LINE.
 PROPOSED BUILDING HEIGHT MEASURED FROM EXISTING AVERAGE GRADE ELEV. OF 10.42

**TOTAL AREA = 17,270± SQ.FT.
 OR 0.396± ACRES**

**MAINLAND AREA = 6,933± SQ.FT.
 OR 0.159± ACRES - TO EDGE OF RIVER
 (6,778± SQ. FT. OR 0.155± ACRE TO MEAN HIGH WATER)**

**ISLAND AREA = 5,573± SQ.FT.
 OR 0.128± ACRES - TO EDGE OF RIVER
 (5,881± SQ. FT. OR 0.135± ACRE TO MEAN HIGH WATER)**

**RIVER AREA = 4,764± SQ.FT.
 OR 0.109± ACRES - TO EDGE OF RIVER
 (4,611± SQ. FT. OR 0.106± ACRE BELOW MEAN HIGH WATER)**



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 ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A ZONING LOCATION & TOPOGRAPHIC SURVEY. THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2', VERTICAL ACCURACY CLASS 'V - 2' AND TOPOGRAPHIC ACCURACY CLASS 'T - 2'. IT 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 - 1/5' ZONE.

REFER TO PARCEL 'E', MAP 3333 OF THE DARIEN LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 363, PG. 23 OF THE DARIEN LAND RECORDS.

WETLANDS WERE FIELD IDENTIFIED AND FLAGGED ON JUNE 8, 2006 BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES INC. THE ENTIRE PROPERTY LIES WITHIN THE 100 FT. UPLAND REVIEW AREA ASSOCIATED WITH THE FIVE MILE RIVER.

THIS PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - COMMUNITY NO. 090005, PANEL NO. 528, SUFFIX C - EFFECTIVE DATE JULY 8, 2013 PORTIONS OF WHICH LIE WITHIN THE 1% ANNUAL CHANCE FLOOD BOUNDARY. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. IT DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO EXISTING OR PROPOSED IMPROVEMENTS LOCATED OR TO BE LOCATED ON THIS PROPERTY.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

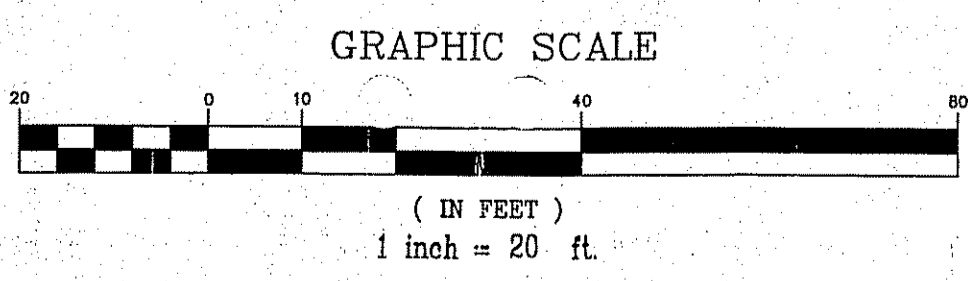
PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

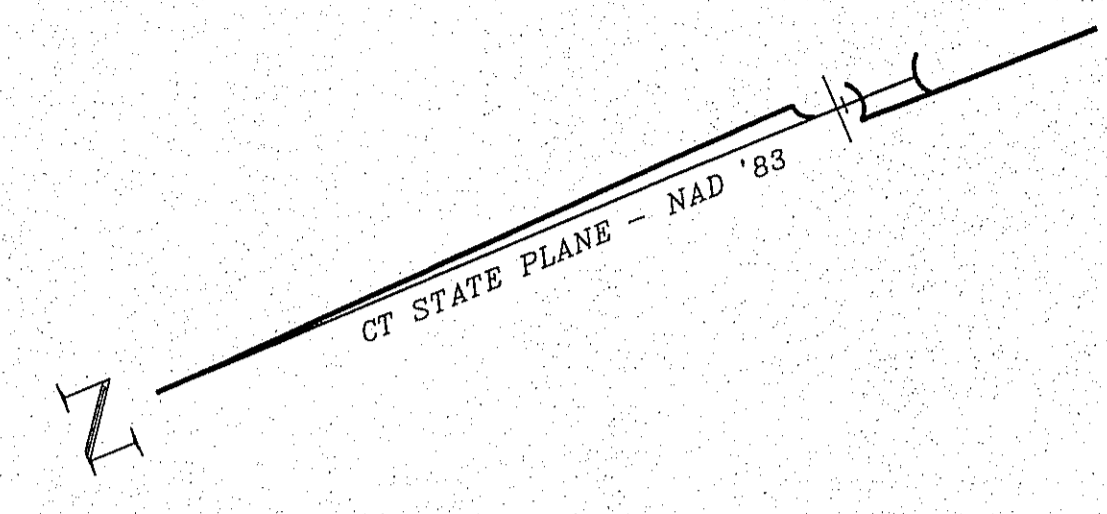
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH CALL BEFORE YOU DIG® 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.



VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88)



RECEIVED
 MAR 13 2019
 TOWN OF DARIEN
 PLANNING & ZONING

ZONING LOCATION SURVEY
 20 RAYMOND STREET
 PREPARED FOR
DAVID PEREIRA
 DARIEN, CONNECTICUT

SCALE: 1" = 20 FT. AUGUST 14, 2013
 REVISED: JUNE 13, 2016 - PROPOSED ELEMENTS ADDED
 REVISED: JUNE 30, 2016 - 0.2% ANNUAL CHANCE FLOOD LINE ADDED
 REVISED: AUGUST 5, 2016 - PROPOSED ELEMENTS REVISED
 REVISED: NOVEMBER 9, 2016 - PROPOSED ELEMENTS REVISED
 REVISED: JUNE 14, 2018 - ROTATED/TRANSLATED TO CT STATE PLANE, NAD '83
 REVISED: MARCH 12, 2019 - PROPOSED ELEMENTS REVISED

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

WITH STIPULATIONS
 4/10/19
 ZAK RAKOVSKI