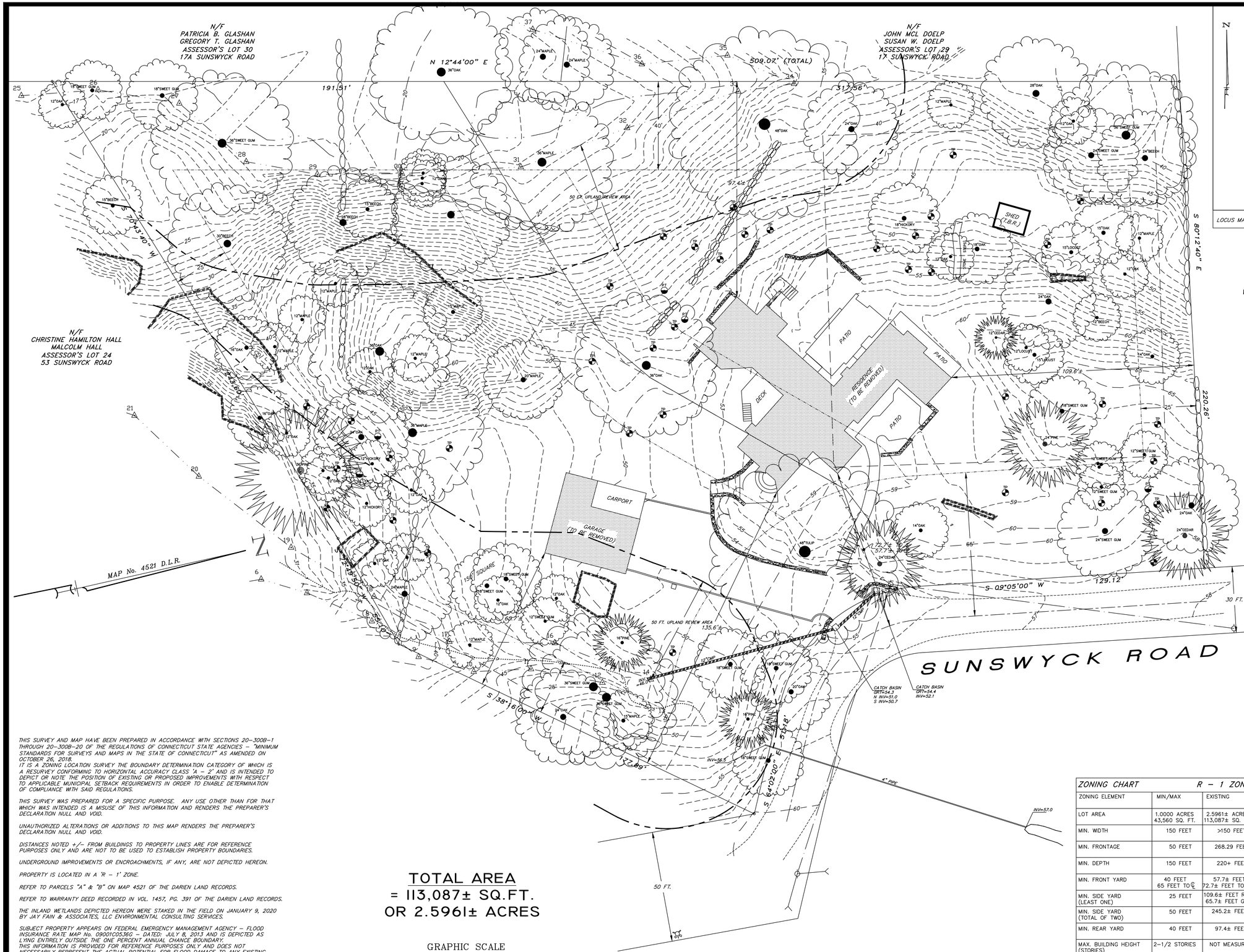

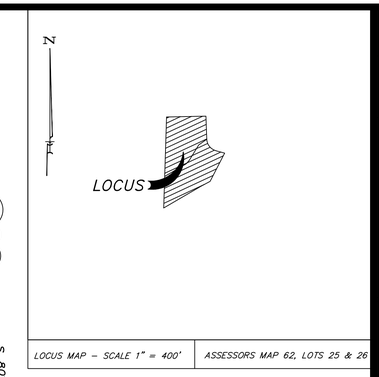

LOCUS MAP – SCALE 1" = 400' | ASSESSORS MAP 62, LOTS 25 & 26

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 SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A – 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' ZONE.

REFER TO PARCELS "A" & "B" ON MAP 4521 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN VOL. 1457, PG. 391 OF THE DARIEN LAND RECORDS.

THE INLAND WETLANDS DEPICTED HEREON WERE STAKED IN THE FIELD ON JANUARY 9, 2020 BY JAY FAIN & ASSOCIATES, LLC ENVIRONMENTAL CONSULTING SERVICES.

SUBJECT PROPERTY APPEARS ON FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD INSURANCE RATE MAP No. 09001C0536G – DATED: JULY 8, 2013 AND IS DEPICTED AS LYING ENTIRELY OUTSIDE THE ONE PERCENT ANNUAL CHANCE BOUNDARY.
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.

THIS PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT (CAM) BOUNDARY.

ELEVATIONS NOTED HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS 'V – 3'.

TOTAL AREA
= 113,087± SQ.FT.
OR 2.5961± ACRES

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ZONING CHART	R – 1 ZONE		
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1.0000 ACRES 43,560 SQ. FT.	2.5961± ACRES 113,087± SQ. FT.	
MIN. WIDTH	150 FEET	>150 FEET	
MIN. FRONTAGE	50 FEET	268.29 FEET	
MIN. DEPTH	150 FEET	220+ FEET	
MIN. FRONT YARD	40 FEET 65 FEET TO ℄	57.7± FEET 72.7± FEET TO ℄	
MIN. SIDE YARD (LEAST ONE)	25 FEET	109.6± FEET RES. 65.7± FEET GAR.	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	245.2± FEET	
MIN. REAR YARD	40 FEET	97.4± FEET	
MAX. BUILDING HEIGHT (STORIES)	2–1/2 STORIES	NOT MEASURED	
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	
MAX. BUILDING COVERAGE	20 PERCENT 22,617± SQ. FT.	4.9± PERCENT 5,510± SQ. FT.	

INT.	DATE	REVISION
JM	06–08–20	4" PIPE & HYDRANT ADDED

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203–655–3331 ~ DARIEN, CONN. ©
WWW.WWS–LS.COM ~ INFO@WWS–LS.COM

ZONING LOCATION & TOPOGRAPHIC SURVEY
DEPICTING EXISTING CONDITIONS
49 SUNSWYCK ROAD
PREPARED FOR

PALLADIAN BUILDERS

DARIEN, CONNECTICUT

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

JEFFREY W. McDOUGAL CT PLS #70090

SCALE: 1" = 20'	DATE: 01/30/2020
DRAWN BY: JWM	CHECKED BY: JWM

DWG. NO: 19–14260