

N / F
DAVID M. LANE
PAULA A. SIROWICH
65 MAYWOOD ROAD
ASSESSORS LOT 102

N / F
RICHARD JOHNSTON
MARGARET E. JOHNSTON
10 HIGHVIEW ROAD
ASSESSORS LOT 49

N / F
ADOLF R. DI BIASIO
JOSEPHINE DI BIASIO
22 HIGHVIEW ROAD
ASSESSORS LOT 50

N / F
AUDREY A. TAYLOR
49 MAYWOOD ROAD
ASSESSORS LOT 100

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-308-1 THROUGH 20-308-20 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.

THE TOPOGRAPHIC ACCURACY CLASS OF THIS SURVEY IS "1 - 2".

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 - 2" ZONE.

REFER TO MAP 2201 OF THE DARIEN LAND RECORDS.

REFER TO DEED RECORDED IN VOL. 1670, PG. 582 OF THE DARIEN LAND RECORDS.

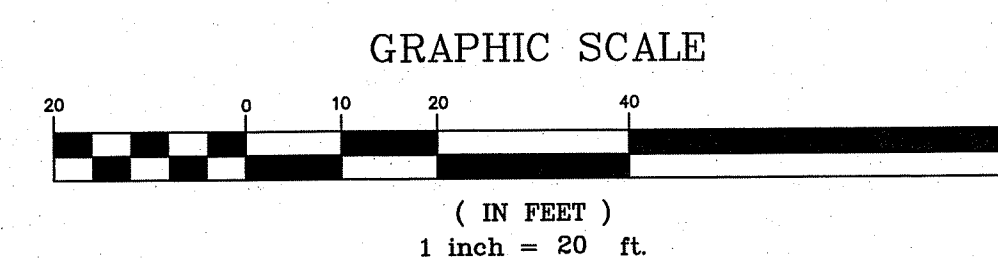
REFER TO VOL. 166 PG. 337 FOR CONDITIONS & RESTRICTIONS AFFECTING THIS PROPERTY.

THERE ARE NO INLAND WETLANDS OR WATERCOURSES DEPICTED ON THIS PROPERTY ON THE TOWN OF DARIEN INLAND WETLANDS AND WATERCOURSES MAP REVISED TO JUNE 13, 2019.

ELEVATIONS NOTED HEREON ARE BASED ON NAVD 88 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS "V - 3".

ZONING CHART R - 2 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	2.0000 ACRES 87,120 SQ. FT.	2.1081± ACRES 91,829± SQ. FT.	
MIN. WIDTH	200 FEET	213.6 FEET	
MIN. FRONTAGE	75 FEET	215.26 FEET	
MIN. DEPTH	200 FEET	410.09 FEET	
MIN. FRONT YARD	50 FEET	121.5± FEET	
MIN. SIDE YARD (LEAST ONE)	35 FEET	51.4± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	70 FEET	124.5± FEET	
MIN. REAR YARD	50 FEET	244.5± FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2 STORIES	
MAX. BUILDING HEIGHT (FEET)	30 FEET	23± FEET	
MAX. BUILDING COVERAGE	20 PERCENT 18,366 SQ. FT.	4.41± PERCENT 4,054± SQ. FT.	

AREA = 91,829± SQ. FT.
= 2.1081± ACRES



TOPOGRAPHIC & ZONING LOCATION SURVEY

PREPARED FOR

BRENDAN McNAMARA
JACQUELYN McNAMARA

55 MAYWOOD ROAD

DARIEN CONNECTICUT

SCALE : 1" = 20' MAY 15, 2020

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

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

Jeffrey W. McDougal CT PLS No. 70090