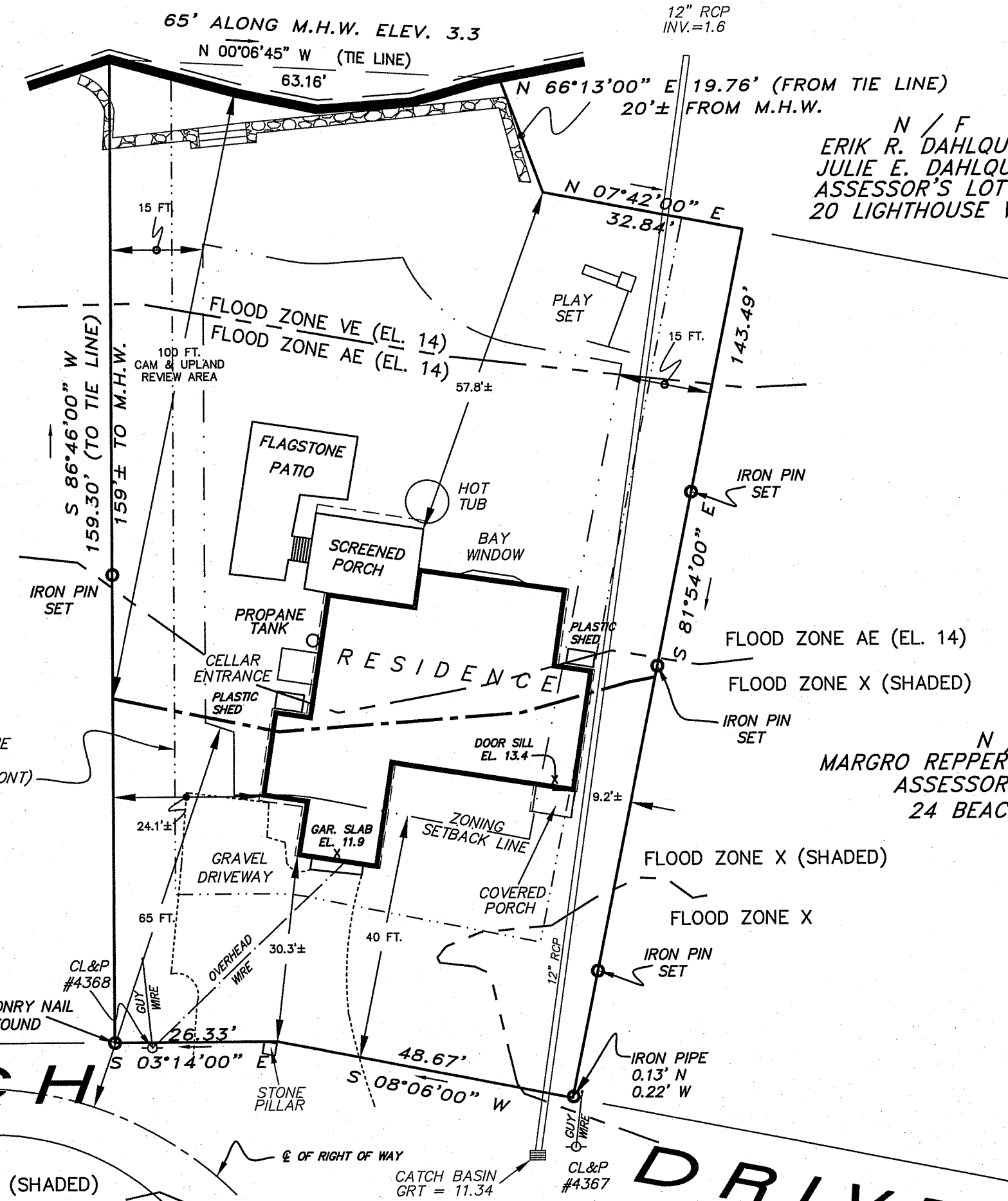
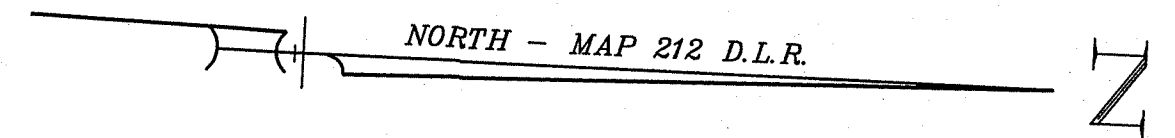


ZONING CHART R - 1/2 ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	0.5000 ACRES 21,780 SQ. FT.	0.311± ACRES 13,565± SQ. FT.	NO CHANGE
MIN. WIDTH	100 FEET	75.37 FEET	NO CHANGE
MIN. FRONTAGE	50 FEET	75.00 FEET	NO CHANGE
MIN. DEPTH	100 FEET	156.20 FEET	NO CHANGE
MIN. FRONT YARD	40 FEET 65 FEET TO ϕ	30.3± FEET 55.3± FEET TO ϕ	
MIN. SIDE YARD (LEAST ONE)	15 FEET	9.2± FEET	
MIN. SIDE YARD (TOTAL OF TWO)	30 FEET	33.3± FEET	
MIN. REAR YARD	25 FEET	57.8± FEET	
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	UNKNOWN	
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	
MAX. BUILDING COVERAGE	20 PERCENT 2,713 SQ. FT.	14.07± PERCENT 1,808± SQ. FT.	

HOLLY POND



N / F
MARION C. WEATHERSTONE, TRUSTEE
ASSESSOR'S LOTS 7 & 8
28 BEACH DRIVE

N / F
ERIK R. DAHLQUIST
JULIE E. DAHLQUIST
ASSESSOR'S LOT 28
20 LIGHTHOUSE WAY

N / F
MARGRO REPERT LONG, TRUSTEE
ASSESSOR'S LOT 10
24 BEACH DRIVE

BUILDING RESTRICTION LINE
BK. 49, PG. 301 D.L.R.
(10 FT. SIDES, 24 FT. FRONT)

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 - 1/2' ZONE.

REFER TO LOT 19, MAPS 212 & 226 OF THE DARIEN LAND RECORDS.

REFER TO AN EXECUTRIX'S DEED RECORDED IN BK. 1254, PG. 253 OF THE DARIEN LAND RECORDS.

REFER TO RESTRICTIVE COVENANTS, AGREEMENTS AND MODIFICATION RECORDED IN BK. 45, PG. 78, BK. 46, PG. 351, BK. 49, PG. 301 AND BK. 53, PG. 488 OF THE DARIEN LAND RECORDS.

REFER TO PLANNING & ZONING COMMISSION, SPECIAL PERMIT #L-109 RECORDED IN BK. 443, PG. 49 OF THE DARIEN LAND RECORDS.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THE TOWN OF DARIEN "INLAND WETLANDS AND WATERCOURSES MAP", EFFECTIVE JUNE 13, 2019 INDICATES THERE ARE NO INLAND WETLANDS OR WATERCOURSES ON THIS PROPERTY. HOWEVER, HOLLY POND IS CONSIDERED TO BE A REGULATED WATERBODY.

SUBJECT PROPERTY APPEARS ON FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP No. 09001C0536G - EFFECTIVE JULY 8 2013 AND IS DEPICTED AS LYING PARTIALLY WITHIN A 1% 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.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

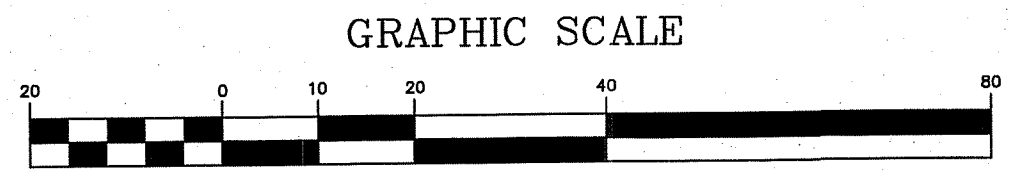
PROPERTY LIES OUTSIDE ANY LEVEL 'A' MAPPING AQUIFER PROTECTION AREA.

BEACH

DRIVE

OUTLOOK DRIVE

AREA = 13,565± Sq. Ft.
OR 0.311± ACRE
(TO MEAN HIGH WATER)



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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

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

Mark S. Lebow
Mark S. Lebow CT PLS #15564

ZONING LOCATION SURVEY
26 BEACH DRIVE
PREPARED FOR

SANFORD R. RICH
DEBORAH A. RICH

DARIEN, CONNECTICUT

SCALE: 1" = 20 FT.

AUGUST 8, 2019

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