ASSESSOR'S MAP 32, LOT 23

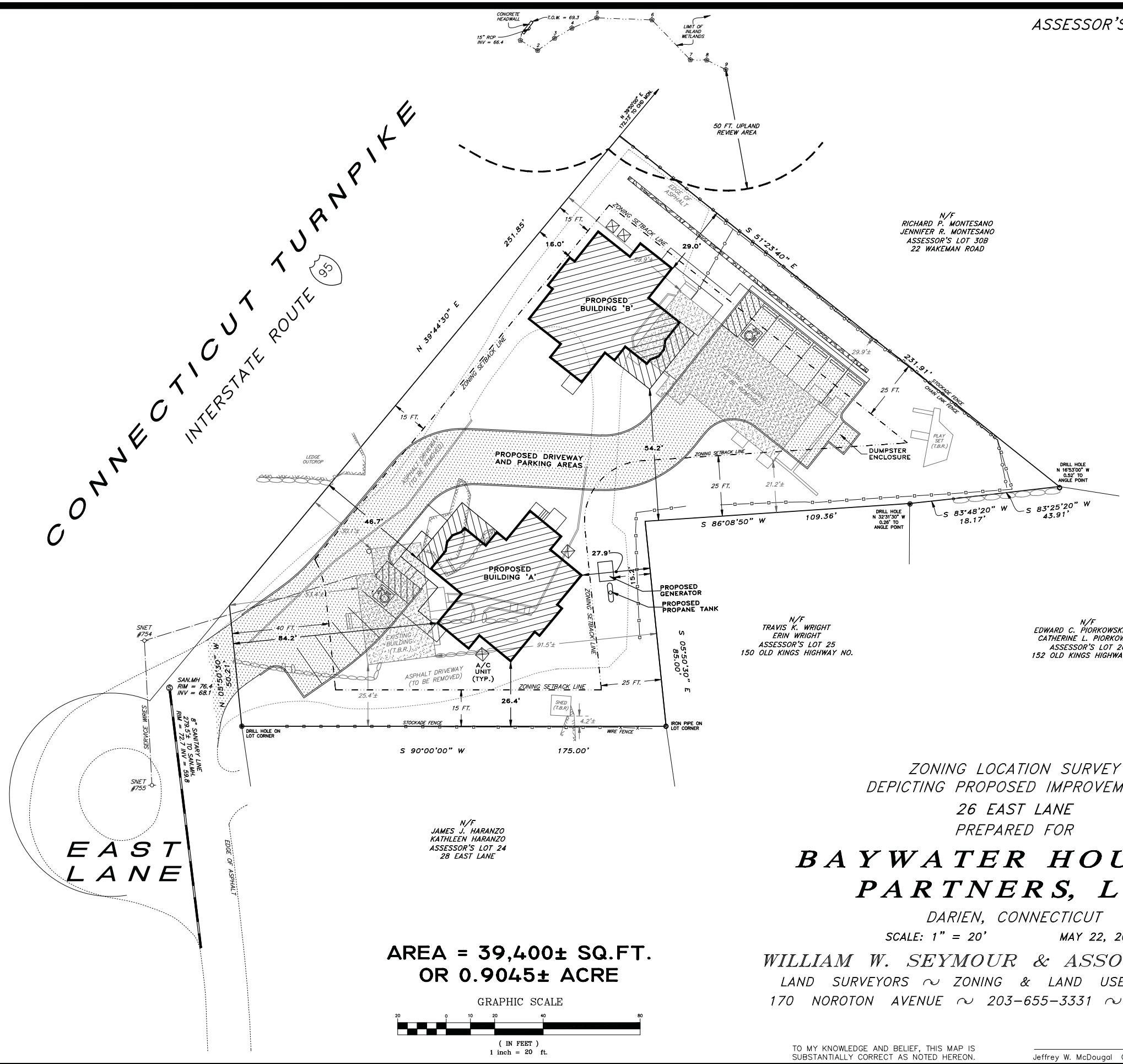
ZONING CHART	SPECIAL NEEDS / SENIOR HOUSING OVERLAY ZONE		
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	0.7500 ACRES (1) 32,670 SQ. FT.	0.9045 ACRES 39,400 SQ. FT.	NO CHANGE
MIN. WIDTH	100 FEET	VARIES	NO CHANGE
MIN. FRONTAGE	50 FEET	GREATER THAN 50 FEET	NO CHANGE
MIN. DEPTH	100 FEET	VARIES	NO CHANGE
MIN. FRONT YARD	40 FEET	53.4± FEET	84.2 FEET (A)
MIN. SIDE YARD (LEAST ONE)	15 FEET	25.4± FEET	16.0 FEET (B)
MIN. SIDE YARD (TOTAL OF TWO)	30 FEET	55.5± FEET	42.4 FEET (A&B)
MIN. REAR YARD	25 FEET	21.2± FEET	27.9 FEET (A)
MAX. BUILDING HEIGHT (FEET)	30 FEET	NOT MEASURED	26.2 FEET (A)* 24.9 FEET (B)*
MAX. BUILDING COVERAGE	20 PERCENT 7,880 SQ. FT.	11.6±% PERCENT 4,565± SQ. FT.	14.8% PERCENT 5,883 SQ. FT.
MAX. BUILDING COVERAGE	1 SPACE PER DWELLING UNIT	N/A	12 REQ. SPACES 2 HANDICAP

(1) MINIMUM REQUIRED LOT AREA IN OVERLAY ZONE

(A) MEASURED FROM BUILDING 'A'
(B) MEASURED FROM BUILDING 'B'

* = PROVIDED BY ARCHITECT

ACCESSORY SETBACK REQUIREMENTS
MINIMUM SIDE YARD = 10.0 FT.
MINIMUM REAR YARD = 10.0 FT.



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 SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND VERTICAL ACCURACY CLASS "V - 3" 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.

ELEVATIONS NOTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

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 3345 AND 3582 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 1610, PG. 346 D.L.R.

REFER TO VARIANCE GRANTED - CALENDAR No. 33-64

REFER TO SPECIAL PERMIT No. 59A GRANTED BY THE DARIEN PLANNING AND ZONING COMMISSION.

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN 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.

INLAND WETLANDS DEPICTED HEREON WERE IDENTIFIED BY PFIZER - JAHNIG ENVIRONMENTAL CONSULTING (RIDGEFIELD, CT) AND FIELD LOCATED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. (DARIEN, CT) ON MAY 16, 2018.

SUBJECT PROPERTY APPEARS ON FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP No. 09001C0529G - 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.

(T.B.R.) = TO BE REMOVED

AREA = 39,400± SQ.FT.
OR 0.9045± ACRE

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ZONING LOCATION SURVEY
DEPICTING PROPOSED IMPROVEMENTS
26 EAST LANE
PREPARED FOR

BAYWATER HOUSING PARTNERS, LLC

DARIEN, CONNECTICUT

SCALE: 1" = 20' MAY 22, 2018

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 Conn. L.L.S. Reg. No. 70090

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