

ZONING LOCATION SURVEY
 DEPICTING PROPOSED CONDITIONS
 PLOT 'B'

BOSTON POST ROAD, CORBIN DRIVE & OLD KINGS HIGHWAY SOUTH
 PREPARED FOR

BAYWATER PROPERTIES

DARIEN, CONNECTICUT

SCALE: 1" = 30' JANUARY 26, 2018

REVISED MAY 21, 2018

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.



LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS

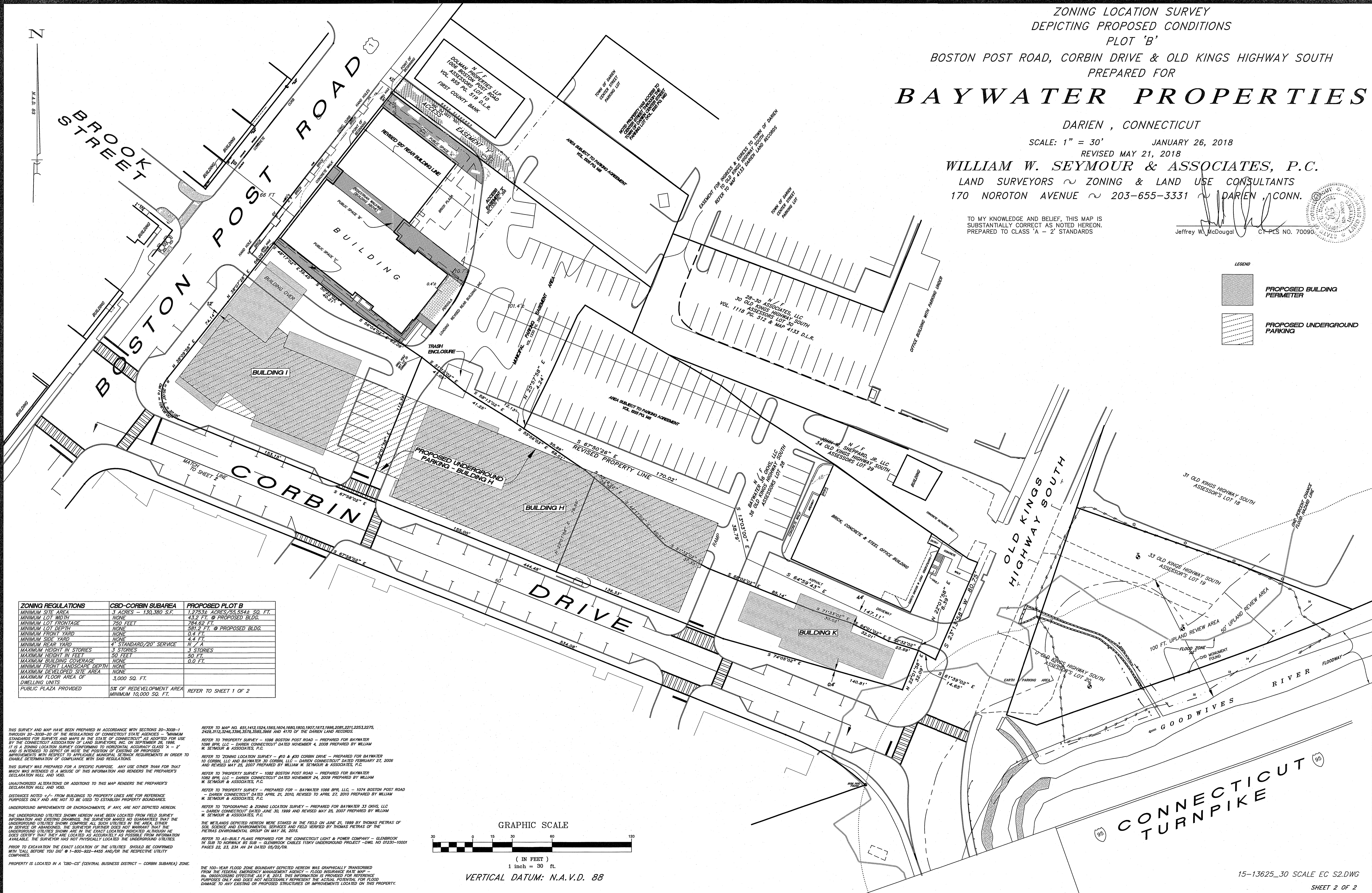
170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS
 SUBSTANTIALLY CORRECT AS NOTED HEREON.
 PREPARED TO CLASS 'A - 2' STANDARDS

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LEGEND

-  PROPOSED BUILDING PERIMETER
-  PROPOSED UNDERGROUND PARKING



ZONING REGULATIONS	CBD-CORBIN SUBAREA	PROPOSED PLOT B
MINIMUM SITE AREA	3 ACRES - 130,380 S.F.	1,278.34 ACRES/55,554.50 S.F.
MINIMUM LOT WIDTH	NONE	43.2 FT. @ PROPOSED BLDG.
MINIMUM LOT FRONTAGE	200 FEET	784.62 FT.
MINIMUM LOT DEPTH	NONE	581.2 FT. @ PROPOSED BLDG.
MINIMUM FRONT YARD	NONE	0.4 FT.
MINIMUM SIDE YARD	NONE	4.4 FT.
MINIMUM REAR YARD	4' STANDARD/20' SERVICE	N/A
MAXIMUM HEIGHT IN STORIES	3 STORIES	3 STORIES
MAXIMUM HEIGHT IN FEET	50 FEET	50 FT.
MAXIMUM BUILDING COVERAGE	NONE	0.0 FT.
MINIMUM FRONT LANDSCAPE DEPTH	NONE	NONE
MAXIMUM DEVELOPED SITE AREA	NONE	NONE
MAXIMUM FLOOR AREA OF DWELLING UNITS	3,000 SQ. FT.	NONE
PUBLIC PLAZA PROVIDED	5% OF REDEVELOPMENT AREA MINIMUM 10,000 SQ. FT.	REFER TO SHEET 1 OF 2

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 30-300B-1 THROUGH 30-300B-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 28, 1988. IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO DETERMINE 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 THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED "/>

