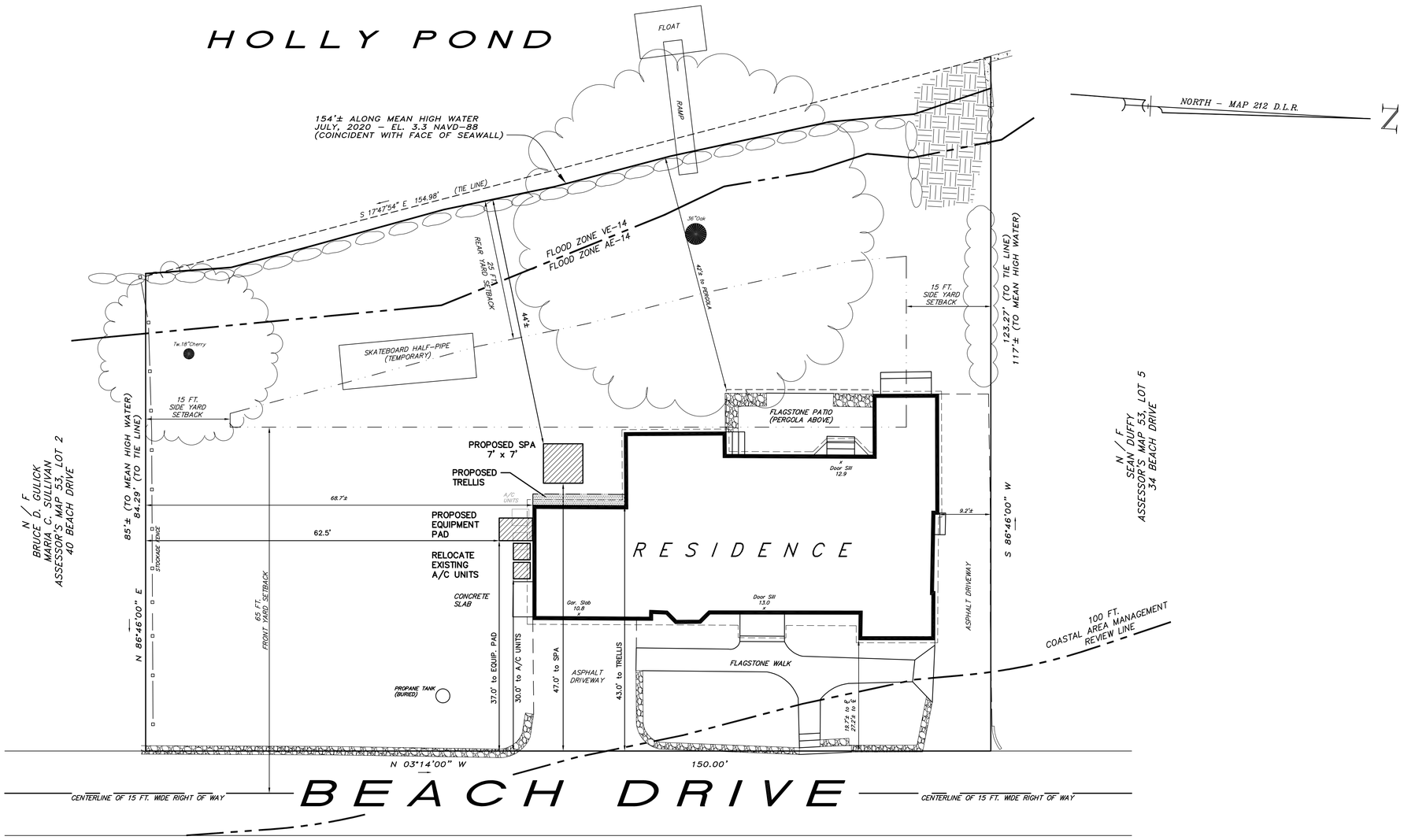
ASSESSOR'S MAP 53, LOTS 3 & 4

ZONING CHART	R – 1/2 ZONE		
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	0.5000 ACRES 21,780 SQ. FT.	0.3466± ACRES 15,100± SQ. FT.	NO CHANGE
MIN. WIDTH	100 FEET	150.00 FEET	NO CHANGE
MIN. FRONTAGE	50 FEET	150.00 FEET	NO CHANGE
MIN. DEPTH	100 FEET	85± FEET	NO CHANGE
MIN. FRONT YARD	40 FEET 65 FEET TO ℄	19.7± FEET 27.2± FEET TO ℄	AS NOTED
MIN. SIDE YARD (LEAST ONE)	15 FEET	9.2± FEET	AS NOTED
MIN. SIDE YARD (TOTAL OF TWO)	30 FEET	77.9± FEET	AS NOTED
MIN. REAR YARD	25 FEET	42± FEET	AS NOTED
MAX. BUILDING HEIGHT (STORIES)	2–1/2 STORIES	2 STORIES	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	30 FEET	< 30 FEET	NO CHANGE
MAX. BUILDING COVERAGE	20 PERCENT 3,020 SQ. FT.	16.82± PERCENT 2,540± SQ. FT.	17.53± PERCENT 2,647± SQ. 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 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.

SPOT ELEVATIONS NOTED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD–88) AND CONFORM TO VERTICAL ACCURACY CLASS 'V – 3'.

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 LOTS 24 & 25, MAP 226 OF THE DARIEN LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 1330, PG. 671 & A QUIT CLAIM DEED RECORDED IN BK. 1651, PG. 509 OF THE DARIEN LAND RECORDS.

REFER TO RESTRICTIONS AND LIMITATIONS RECORDED IN BK. 45, PG. 439 & BK. 49, PG. 522 OF THE DARIEN LAND RECORDS.

REFER TO PLANNING & ZONING SPECIAL PERMIT #L–178–ADM/CSPR #71 RECORDED IN BK. 605, PG. 120 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.

PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD INSURANCE RATE MAP – PANEL NO. 09001C0536G, EFFECTIVE JULY 8, 2013 AND IS DEPICTED AS LYING ENTIRELY WITHIN A 1% ANNUAL CHANCE FLOOD ZONE 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.

LOT AREA = 15,100± SQ. FT.
OR 0.3466± ACRE
(TO MEAN HIGH WATER)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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

Mark S. Lebow CT PLS #15564

ZONING LOCATION SURVEY
36 BEACH DRIVE
DARIEN, CONNECTICUT
PREPARED FOR

GEOFFREY M. BERINGER
2019 REVOCABLE LIVING TRUST

SCALE: 1" = 10 FT. JULY 2, 2020
REVISED: JULY 14, 2020 – PROPOSED ELEMENTS ADDED

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

20–43 Proposed.DWG