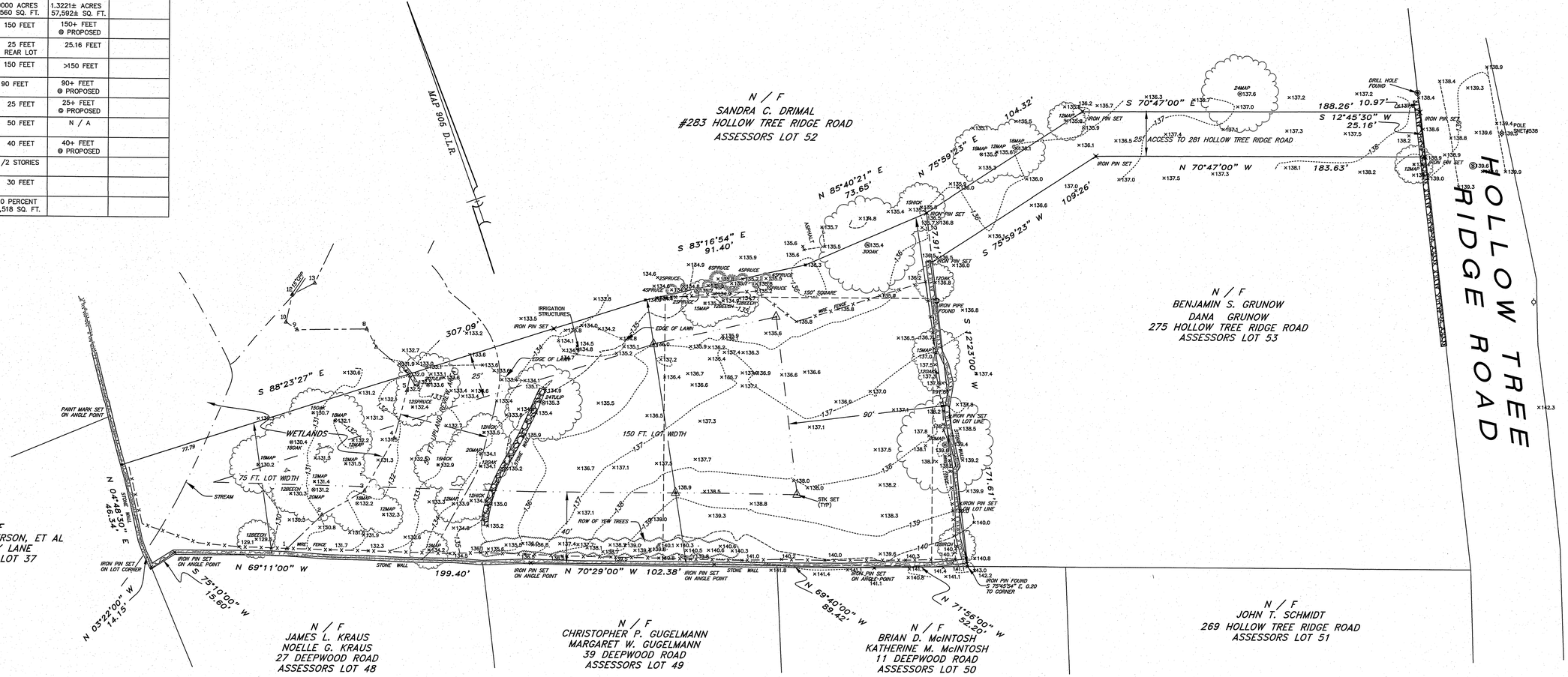
ASSESSORS MAP 26, LOT 52

ZONING CHART	R – 1 ZONE		
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	1.0000 ACRES 43,560 SQ. FT.	1.3221± ACRES 57,592± SQ. FT.	
MIN. WIDTH	150 FEET	150+ FEET @ PROPOSED	
MIN. FRONTAGE	25 FEET REAR LOT	25.16 FEET	
MIN. DEPTH	150 FEET	>150 FEET	
MIN. FRONT YARD	90 FEET	90+ FEET @ PROPOSED	
MIN. SIDE YARD (LEAST ONE)	25 FEET	25+ FEET @ PROPOSED	
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	N / A	
MIN. REAR YARD	40 FEET	40+ FEET @ PROPOSED	
MAX. BUILDING HEIGHT (STORIES)	2–1/2 STORIES		
MAX. BUILDING HEIGHT (FEET)	30 FEET		
MAX. BUILDING COVERAGE	20 PERCENT 11,518 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.

THE TOPOGRAPHIC ACCURACY CLASS OF THIS SURVEY IS 'T – 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 – 1' ZONE.

REFER TO MAP NO. 905, 960 & 5337 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN VOL. 384, PG. 107 OF THE DARIEN LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN VOL. 145, PG. 479 OF THE DARIEN LAND RECORDS.

REFER TO VARIANCE GRANTED CALENDAR NO. 61–1980 RECORDED IN VOL. 452 PG. 196 OF THE DARIEN LAND RECORDS.

REFER TO UNRECORDED MAPS TITLED 'MAP SHOWING SURVEY OF PROPERTY OWNED BY CAMPBELL TAYLOR AND NANCY E. TAYLOR AT DARIEN, CONN.' PREPARED BY WALTER K. GOODHUE, CIVIL ENGINEER, DATED FEBRUARY 21, 1947.

THE INLAND WETLANDS DEPICTED HEREON WERE STAKED IN THE FIELD ON JULY 26, 2017 BY ENVIRONMENTAL SCIENCE MANAGEMENT – CONSULTANTS, 7 DENVER TERRACE, DANBURY CT 06811.

ELEVATIONS DEPICTICTED HEREON ARE BASED ON NAVD 1988 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY 'V – 3'.

AREA = 57,592± SQ. FT

= 1.3221± ACRES

= 1.2143± ACRES TO 75' LOT WIDTH

#281 ACCESS AREA = 7,318± SQ. FT.
= 0.1680± ACRES

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TOPOGRAPHIC & ZONING LOCATION SURVEY

PREPARED FOR

KENNETH COE
KARLA COE

281 HOLLOW TREE RIDGE ROAD

DARIEN CONNECTICUT

SCALE : 1" = 30' OCTOBER 22, 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

PREPARED TO CLASS 'A – 2' STANDARDS

Jeffrey W. McDougall CT PLS No. 70090

STATE OF CONNECTICUT LICENSED LAND SURVEYOR No. 70090

20–101.DWG