



GENERAL NOTES
 1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 1077 BOSTON POST ROAD TAKEN FROM ZONING LOCATION SURVEY PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. DATED NOVEMBER 4, 2019, REVISED 10 NOVEMBER 20, 2019.

ZONING CHART CBD ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	NONE (SEE NOTE A)	1.4572 ACRES 83,450± SQ. FT.	
MIN. WIDTH	40 FEET	140 FEET	
MIN. FRONTAGE	40 FEET	140 FEET	
MIN. DEPTH	100 FEET	236± FEET AVG	
MIN. FRONT YARD	NONE (SEE NOTE B)	11.8± FEET BLDG. 4.3± FEET OVERHANG	
MIN. SIDE YARD	NONE (SEE NOTE C)	13.8± FEET	
MIN. REAR YARD	NONE (SEE NOTE D)	80± FEET	
MAX. BUILDING HEIGHT (STORIES)	2 STORIES (SEE NOTE E)	2 STORIES	
MAX. BUILDING HEIGHT (FEET)	28 FEET	30± FEET	
MAX. BUILDING COVERAGE	NONE		
MIN. FRONT LANDSCAPE DEPTH	NONE		
MAX. DEVELOPED SITE AREA	NONE		
MAX. FLOOR AREA OF ALL DWELLING UNITS	1,000 SQ. FT. (SEE NOTE F)		

REFER TO SECTION 655 OF THE DARLEN ZONING REGULATIONS FOR NOTES A THROUGH F AS REFERRED TO ABOVE.

LEGEND	
EXISTING SYMBOLS:	PROPOSED SYMBOLS:
● Iron Pin (Found)	⊙ (YD) Storm Yard Drain
⊙ Monument (Found)	⊙ (MH) Storm Drain Manhole
○ Manhole	⊙ (CB) Catch Basin
⊙ "CB" Catch Basin	⊙ (SSMH) Sanitary Sewer Manhole
⊙ Utility Pole	⊙ Parc Test Hole Location & Number
⊙ Light Pole	⊙ Deep Test Hole Location & Number
⊙ Water Gate	⊙ DTH-1
⊙ Gas Valve	⊙ W Proposed Well
⊙ Gas Meter	
⊙ Existing Well	
EXISTING LINETYPES:	PROPOSED LINETYPES:
--- Property Line	--- S Sanitary Sewer
--- S Sanitary Sewer Line	--- E Electric Service
--- E U/G Elec. Line	--- W Water Service
--- W Water Line	--- T U/G Telephone Service
--- OH Overhead Utilities	--- E/T Electric/Telephone Service
--- T U/G Tele. Line	--- Primary Septic
--- E/T U/G Electric/Telephone Line	--- Reserve Septic
--- Wood/Chain Link Fence	--- Retaining Wall
--- Stone Ret. Wall	--- 20 Contour
--- 20 Contour	--- 20.1 Spot Elevation
--- Wetland Limit	--- Silt Fence (GSF)
--- Spot Elevation	--- Wood/Chain Link Fence
--- Watercourse Limit	--- Construction Fence
--- Drainage Line	--- Vegetative Buffer
--- Town/City Line	--- Wetland Limit (Flagged)
--- 25 Year Flood Line	
--- 100 Year Flood Line	
--- FEMA Flood Zone Line	
--- Floodway Boundary	
--- Mean High Water	
--- Coastal Jurisdiction Line	



PLANT SCHEDULE					
KEY	QTY	BOTANICAL NAME	COMMON NAME?	SIZE	ROOT
ARRS	3	ACER RUBRUM 'RED SUNSET'	RES SUNSET MAPLE	2-1/2" -3" CAL	B&B
CBF	7	CARPINUS BUTULA FASTIGIATA	FASTIGIATE HORNBEAM	2 1/2"-3" CAL	B&B
TO	12	THUJA OCCIDENTALIS NIGRA	DARK AMERICAN ARBORVITAE	7-8 FT HT	B&B
HYD	15	HYDRANGEA ABORENESCENS	INCREDIBALL HYDRANGEA	24-30"	CAN
CH	3	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	24-30"	CAN
LIR	150	LIRIOPE SPICATA	CREEPING LILY TURF	1 GAL	CAN
MSG	3	MISCANTHUS GRICCOLIUMUS 'SINENSIS'	MARDENHAIR GRASS	5 GAL	CAN

ADVANCED PRINT



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 FOR REVIEW AND APPROVAL
 BY PUBLIC AGENCIES ONLY

PREPARED FOR: **DARIEN PLACE LLC**
 PROJECT LOCATION: **1077 POST ROAD, DARLEN, CT**
 TITLE: **PROPOSED SITE IMPROVEMENTS TO THE EXISTING PARKING LOT AT 1077 BOSTON POST ROAD**

PROJECT NO: **19235-01**
 SCALE: **1" = 20'**
 DATE: **12/20/2019**
 DRAWN BY: **CL**
 CHECKED BY: **CL**

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