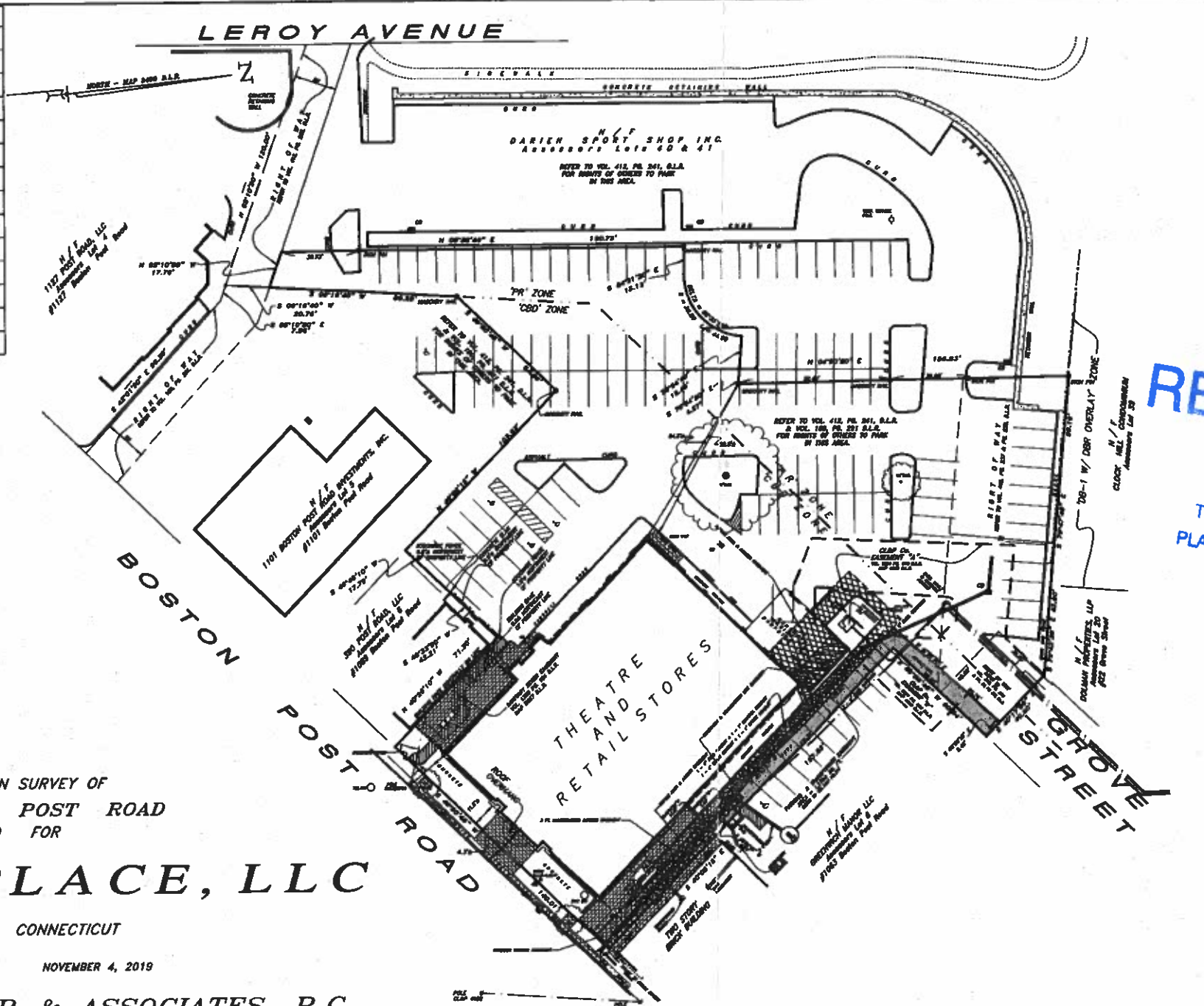


ZONING CHART

ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	NONE (SEE NOTE A)	1.457± ACRES 63,450± SQ. FT.	
MIN. WIDTH	40 FEET	140 FEET	
MIN. FRONTAGE	40 FEET	140 FEET	
MIN. DEPTH	100 FEET	238± FEET AVG.	
MIN. FRONT YARD	NONE	11.8± FEET BLDG.	
MIN. SIDE YARD	NONE (SEE NOTE B)	4.3± FEET OVERHANG	
MIN. REAR YARD	NONE (SEE NOTE C)	13.8± FEET	
MIN. REAR YARD	NONE (SEE NOTE D)	60.0± 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)		



LEGEND

- EXISTING PARKING & UTILITY EASEMENT
- UNRESTRICTED WALKWAY EASEMENT
- SEATING AREA EASEMENT
- GENERATOR & TRANSMISSION LINE EASEMENT
- EXISTING OLD P. EASEMENT AREA
- REPAIR AREA & ACCESS EASEMENT
- UTILITY POLE
- UTILITY POLE
- SAFETY ISOWALK
- BIKER BAY/STAIR
- ELECTRIC MANGROVE
- DRIP WIRE
- WATER WIRE
- OUTLET BASH
- BIKER LINE

LOCUS MAP
SCALE: 1" = 800'
ASSESSORS MAP 73, LOTS 7 & 42

I HEREBY DECLARE TO UNION SAVINGS BANK & OLD REPUBLIC TITLE INSURANCE COMPANY THAT THIS SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE SUBSTANTIALLY CORRECT, THAT THE TITLE LINES AND THE LINES OF ACTUAL POSSESSION ARE THE SAME, THAT THE BUILDINGS ARE LOCATED AS SHOWN AND DO NOT ENCRUMBER OR VIOLATE STREET, TITLE OR BUILDING LINES, THAT THERE ARE NO VIOLATIONS OF ZONING RESTRICTIONS OR OTHER RULES OR REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND THAT THERE ARE NO EASEMENTS OR ENCROACHMENTS AFFECTING THIS PROPERTY, APART FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN OR DEPICTED HEREON.

THE DECLARATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE COMPANY OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. DECLARATION IS NOT TRANSFERABLE.

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-302B-1 THROUGH 20-302B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - SURVEYING STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS AMENDED ON OCTOBER 20, 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.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND REDDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDER 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 '2R' & 'CBD' ZONES.

REFER TO MAP 4582 OF THE DARIEN LAND RECORDS.

REFER TO SPECIAL COVENANT WARRANTY DEED RECORDED IN BK. 1088, PG. 28 OF THE DARIEN LAND RECORDS.

REFER TO TOWN OF DARIEN ZONING BOARD NOTICE, CALENDAR NO. 33-1989 RECORDED JUNE 13, 1989 IN VOL. 506, PG. 018, D.L.R.

REFER TO NOTES ON MAPS NO. 1819 & NO. 3876, D.L.R. REFER TO PLANNING AND ZONING COMMISSION PERMIT RECORDED OCTOBER 2, 1991 IN VOL. 848, PG. 550, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED DECEMBER 3, 1992 IN VOL. 688, PG. 44, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED DECEMBER 6, 1994 IN VOL. 755, PG. 059, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED AUGUST 12, 2004 IN VOL. 1189, PG. 797, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED FEBRUARY 2, 2006 IN VOL. 1240, PG. 380, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED APRIL 1, 2010 IN VOL. 1377, PG. 767, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED JANUARY 28, 2011 IN VOL. 1409, PG. 518, D.L.R.

REFER TO A GRANT OF RECIPROCAL PARKING PRIVILEGES REGARDING ASSESSORS LOT 5 IN VOL. 180, PG. 201, D.L.R.

BOSTON POST ROAD, LEROY AVENUE & GROVE STREET ARE PUBLIC ROADS.

REFER TO PLANNING AND ZONING COMMISSION ADOPTED RESOLUTION DATED NOVEMBER 25, 2003 FOR BUSINESS SITE PLAN 100-K.

THIS PROPERTY DOES NOT LIE WITHIN A ONE PERCENT CHANCE FLOOD HAZARD AREA AS DEPICTED ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 0808000000E EFFECTIVE JULY 8, 2013 AND REVISED BY LOMR 13-01-25RMP EFFECTIVE SEPTEMBER 8, 2014. 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.

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.

THIS PLAN IS NEITHER A SUBDIVISION NOR A RESUBDIVISION UNDER THE TERMS OF CHAPTER 8-18 OF THE CONNECTICUT GENERAL STATUTES AS AMENDED.

ZONING LOCATION SURVEY OF
1077 BOSTON POST ROAD
PREPARED FOR
DARIEN PLACE, LLC

DARIEN, CONNECTICUT

SCALE: 1" = 30' NOVEMBER 4, 2019

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

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

AREA = 63,450± SQ. FT. OR 1.457± ACRES

