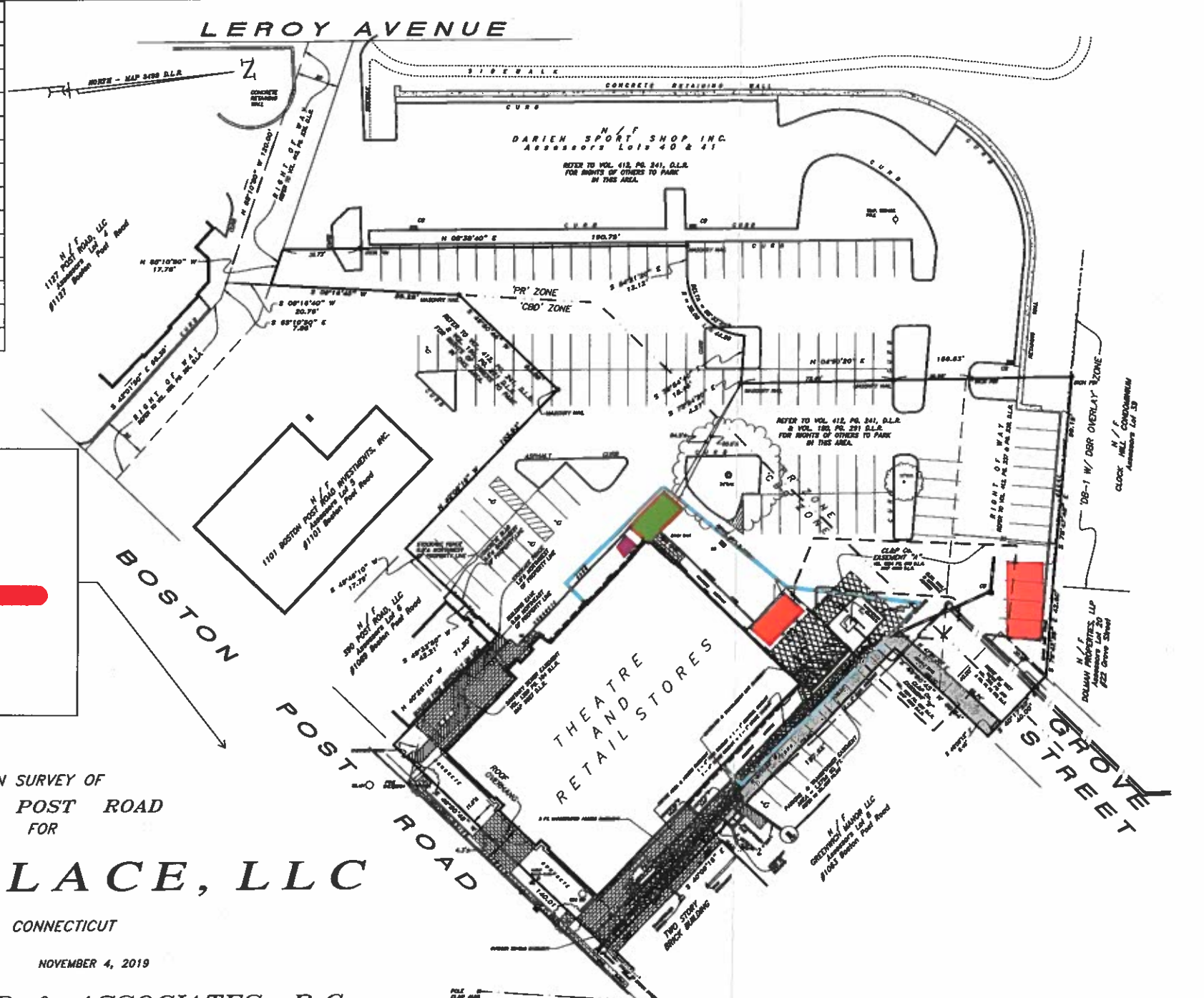


ZONING CHART CBD ZONE			
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	NONE (SEE NOTE A)	1.457± ACRES 83,450± SQ. FT.	
MIN. WIDTH	40 FEET	140 FEET	
MIN. FRONTAGE	40 FEET	140 FEET	
MIN. DEPTH	100 FEET	238± FEET AVG	
MIN. FRONT YARD	NONE (SEE NOTE B)	11.8± FEET BLDG. 4.3± FEET OVERHANG	
MIN. SIDE YARD	NONE (SEE NOTE C)	13.8± FEET	
MIN. REAR YARD	NONE (SEE NOTE D)	80.0± FEET	
MAX. BUILDING HEIGHT (STORIES)	2 STORES (SEE NOTE E)	2 STORES	
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 656 OF THE DARIEN ZONING REGULATIONS FOR NOTES A THROUGH F AS REFERRED TO ABOVE.

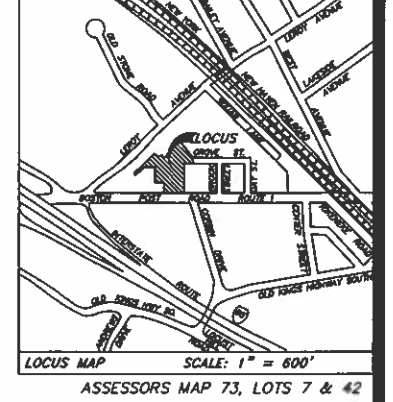
Key:

- Fence=
- Dumpster=
- Temp Facility=
- Loading Area=
- Construction Vehicles=
- (only 4 spaces)



Legend:

- EXISTING PARKING & UTILITY EASEMENT
- UNRESTRICTED EASEMENT
- REFUSE AREA EASEMENT
- GENERATOR & TRANSMISSION LINE EASEMENT
- EXISTING C.L.P. EASEMENT AREA
- REFUSE AREA & ACCESS EASEMENT
- LIGHT POLE
- UTILITY POLE
- SANITARY MANHOLE
- W/IN RAIL/RAILWAY
- ELECTRIC MANHOLE
- GAS MANHOLE
- MANHOLE
- CATCH BASIN
- WATER LINE



ZONING LOCATION SURVEY OF
1077 BOSTON POST ROAD
PREPARED FOR

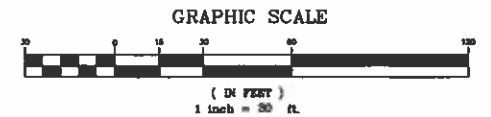
DARIEN PLACE, LLC

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. ©

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



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 ENDOSE OVER OR UPON STREETS, TILES 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 APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN OR DEPICTED HEREON.

THE DECLARATION SHOWN ABOVE RELIES 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 20-300B-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 CORRESPONDING 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 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 'PR' & 'CBD' ZONES.

REFER TO MAP 4562 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 15, 1989 IN VOL. 598, PG. 516, D.L.R.

REFER TO NOTES ON MAPS NO. 1618 & NO. 3078, D.L.R. REFER TO PLANNING AND ZONING COMMISSION PERMIT RECORDED OCTOBER 2, 1991 IN VOL. 649, PG. 550, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED DECEMBER 3, 1992 IN VOL. 686, PG. 44, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED DECEMBER 6, 1994 IN VOL. 733, PG. 559, 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. 1249, PG. 300, D.L.R.

REFER TO ZONING BOARD OF APPEALS RESOLUTION RECORDED APRIL 1, 2010 IN VOL. 1377, PG. 787, 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. 291, 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 #90-K.

THIS PROPERTY DOES NOT LIE WITHIN A ONE PERCENT CHANCE FLOOD HAZARD AREA AS DEPICTED ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. DR01020580 EFFECTIVE JULY 8, 2013 AND REVISED BY LOAN 13-01-2558P EFFECTIVE SEPTEMBER 9, 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.