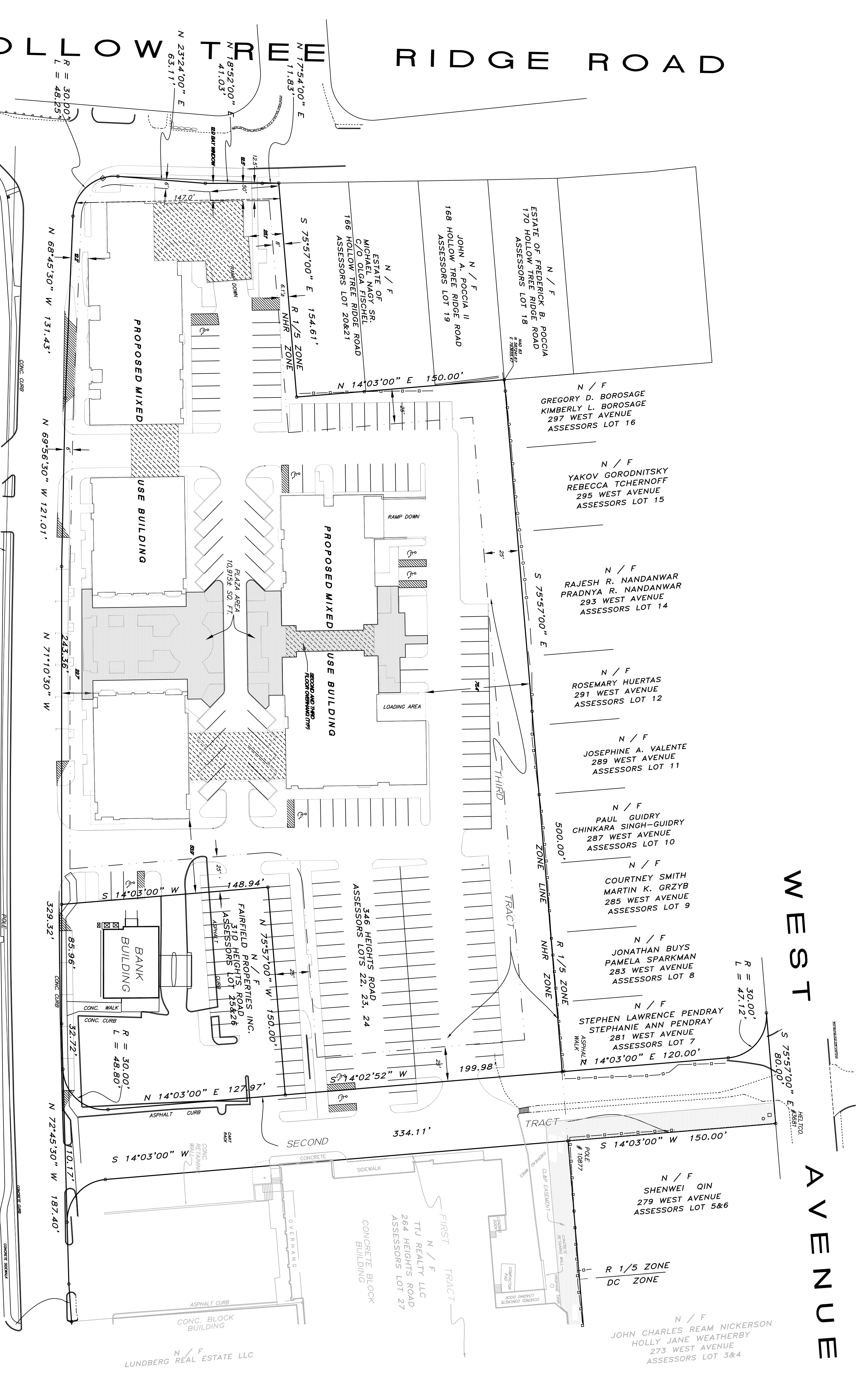


HOLLOW TREE RIDGE ROAD

HEIGHTS

ROAD

WEST AVENUE



NOROTON HEIGHTS REDEVELOPMENT ZONE (NHR) - ZONING CHART

ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
MINIMUM LOT AREA	1/2 ACRE	3.8664+ ACRES/122,340+ SQ. FT.	NO CHANGE
MINIMUM LOT WIDTH	150 FEET	EXCEEDS 150 FEET	NO CHANGE
MINIMUM LOT FRONTAGE	150 FEET	EXCEEDS 150 FEET	NO CHANGE
MINIMUM LOT DEPTH	150 FEET	EXCEEDS 150 FEET	NO CHANGE
MINIMUM FRONT YARD	6' (SEE NOTE a) (12.5 FEET)	22+ FEET	12.0 FEET
MINIMUM SIDE YARD	NONE (SEE NOTE b) (8 FEET)	73.3+ FEET	26.1 FEET
MINIMUM REAR YARD	25 FEET	72.6+ FEET	53.9 FEET
MAXIMUM HEIGHT IN STORES	3' (SEE NOTE c)	2 STORES	3 STORES
MAXIMUM HEIGHT IN FEET	45' (SEE NOTE c)	<45 FEET	WEST BUILDING = 43.99 FEET EAST BUILDING = 46.13 SQ. FT. (26,772+)
MAXIMUM BUILDING COVERAGE	35 PERCENT (60,319+ SQ. FT.)	39,422+ SQ. FT. (22,948+)	46,133 SQ. FT. (26,772+)
MINIMUM FRONT LANDSCAPE DEPTH	6' (SEE NOTE d)	39,422+ SQ. FT. (22,948+)	> 6 FEET
MAXIMUM DELIVERED SITE AREA	88 PERCENT (146,400 SQ. FT.)	133,038+ SQ. FT. (77,224+)	141,194+ SQ. FT. (81,884+)
MAXIMUM DENSITY	12 UNITS (78 UNITS PER ACRE)	139 UNITS PROPOSED UNDER EXISTING ZONING SEC. 583	139 UNITS PROPOSED UNDER EXISTING ZONING SEC. 583
MAXIMUM FLOOR AREA OF EACH DWELLING UNIT	1,200 SQ. FT. (SEE NOTE e) (MAX 1,500 SQ. FT.)	1,200 SQ. FT. (SEE NOTE e)	< 1,500 SQ. FT.



BASED ON AERIAL PHOTOGRAPHY COURTESY OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION, MAP 304 & 305 DATED 4/17/2016 & MAP 69 DATED 4/17/2016

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-309-1 THROUGH 20-309-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED FOR USE BY THE CONNECTICUT SURVEYORS AND MAPS IN THE STATE OF CONNECTICUT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IN THIS SURVEY IS ACCURATE AND COMPLETE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS SURVEY OR THE INFORMATION PROVIDED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED IN THIS SURVEY IS ACCURATE AND COMPLETE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THIS SURVEY OR THE INFORMATION PROVIDED HEREIN.

REFER TO SECTION 66 OF THE DARIEN ZONING REGULATIONS FOR NOTES a THROUGH e. EXISTING AVERAGE GRADE AT WEST BUILDING FOOTPRINT = 83.27 ELEV. OF WOOD POINT ROOF = 127.25 PER ARCHITECTURAL PLANS. EXISTING AVERAGE GRADE AT EAST BUILDING FOOTPRINT = 87.20 ELEV. OF WOOD POINT ROOF = 127.25 PER ARCHITECTURAL PLANS.

REVISIONS
 DECEMBER 6, 2017
 REVISED FOR PAZ SUBMISSION

ZONING LOCATION SURVEY
 DEPICTING PROPOSED CONDITIONS

346 HEIGHTS ROAD
 PREPARED FOR
NOROTON HEIGHTS SHOPPING CENTER

DARIEN CONNECTICUT
 SCALE: 1" = 40'
 NOVEMBER 30, 2016

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
 LAND SURVEYORS & 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. McDougal, Conn. L.L.S. Reg. No. 70080

