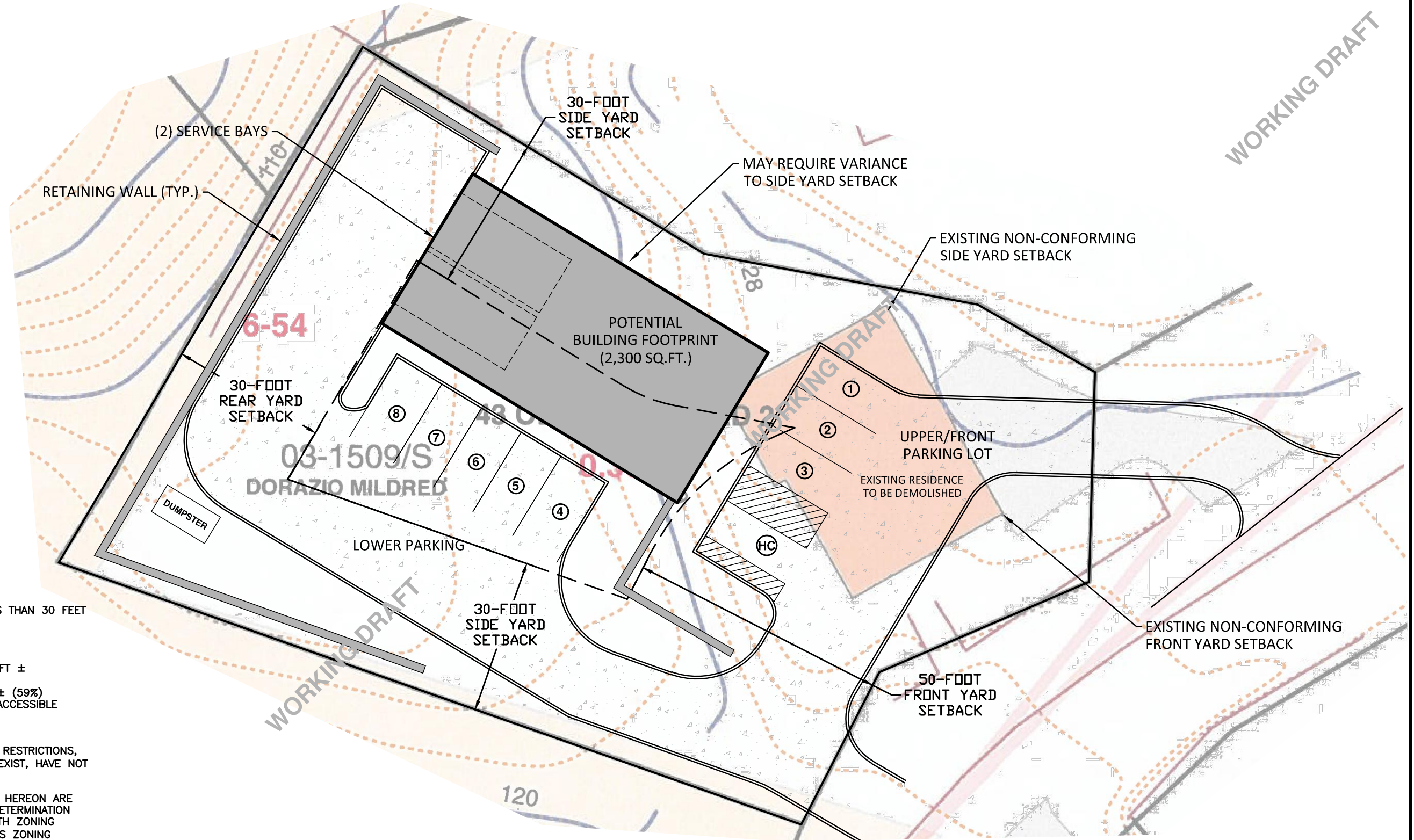




WORKING DRAFT



43 OLD POST ROAD #2

TAX I.D.: 03-1509/S
ZONE: GB
LOT AREA: 0.39 ACRES

MAX STORIES: 3 (40 FT)
FRONTAGE: 25 FEET
MAX. BUILDING AREA: 4,210 SQ.FT. (25%)
MAX. F.A.R.: 8,419 SQ.FT. (0.5)
FRONT YARD: 50 FEET
SIDE YARD: 30 FEET
REAR YARD: 10% OF LOT DEPTH, NOT LESS THAN 30 FEET
MAX. LOT COVERAGE : 10,102 SQ.FT. 60%
ACCESSORY SIDE YARD: 10 FEET
ACCESSORY REAR YARD: 15 FEET

PROPOSED BUILDING FOOTPRINT: 2,600 SQ.FT ±
PROPOSED BUILDING COVERAGE: 14% ±
PROPOSED LOT COVERAGE: 10,000 SQ.FT. ± (59%)
PROPOSED PARKING SPACES: 8 REGULAR, ACCESSIBLE

NOTES:

1. UNLESS DEPICTED HEREON, EASEMENTS, RESTRICTIONS, AGREEMENTS AND/OR COVENANTS, IF ANY EXIST, HAVE NOT BEEN RESEARCHED OR PLOTTED HEREON.
2. THE BUILDING SETBACK LINES PROVIDED HEREON ARE FOR DISCUSSION PURPOSES ONLY. FINAL DETERMINATION OF ZONING SETBACKS AND COMPLIANCE WITH ZONING REGULATIONS WILL BE MADE BY THE TOWN'S ZONING ENFORCEMENT OFFICER.
3. THIS MAP IS FOR CONCEPTUAL PLANNING ONLY AND NOT INTENDED FOR PERMITTING OR CONSTRUCTION.
4. PROPERTY LINES, EXISTING TOPOGRAPHY, EXISTING STRUCTURES, EXISTING HARDSCAPING, ETC. HAVE BEEN TAKEN FROM THE TOWN'S GIS AND SHOULD BE CONSIDERED APPROXIMATE.
5. THIS PLAN CONCEPTUAL FEASIBILITY STUDY HAS BEEN COMPILED FROM OTHER MAPS, RECORD RESEARCH, AND OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSIDERED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.

**FEASIBILITY STUDY
43 OLD POST ROAD #2**

SCALE: 1" = 20'
DATE: 12/20/2023

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