
























-  HYDRANT
-  MANHOLE
-  GAS VALVE
-  UTILITY POLE
-  WATER VALVE
-  LAMP POST
-  CATCH BASIN
-  ELECTRIC BOX
-  SIGN
-  MAILBOX
-  DECIDUOUS TREE
-  CONIFEROUS TREE
-  TEST HOLE
-  EXISTING IRON PIN
-  EXISTING CONCRETE MONUMENT
-  STONE BOUND
-  HEDGE
-  STONEWALL
-  INLAND WETLANDS
-  METAL FENCE
-  WOOD FENCE
-  EXISTING CONTOUR LINE
-  EXISTING SPOT ELEVATION

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CENTRAL BUSINESS DISTRICT ZONE CBD	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	-	5,083 SF	-	-
Minimum Width	40'	58.7 ±	-	-
Minimum Lot Frontage	40'	57.70	-	-
Minimum Depth	100'	86.5 ±	-	-
MINIMUM SETBACK				
Setback From Street Line	-	-	-	-
Setback From Side Property Line	-	-	-	-
Setback From Rear Property Line	20'	12.3'	-	-
Maximum Height For A Building Or Structure	28'	15.6 ±	-	-
Maximum Number Of Stories Per Building	2	1	-	-
Maximum Building Lot Coverage As A Percentage Of Lot Area	-	-	-	-

NOTES:

1. This survey and map has been prepared in accordance with Sections 2-100b-1 through 2-300b-2 of the Regulations of Connecticut State Agencies - Minimum Standards for Surveys and Maps in the State of Connecticut as amended October 26, 2018 and endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019.  
It is a Zoning Location Survey based upon a Resurvey and conforms to: Horizontal Accuracy Class A-2 and Topographical Class T-2.
2. Reference is made to the following documents on file in the Darien Town Clerk's Office:
  - A. RM 4518-Property to be Conveyed to the Town of Darien; in the West - Mansfield Redevelopment Area; Darien, Conn.; Scale: 1" = 30'; by William W. Seymour.
  - B. RM 2631-Map Showing Division of Property Now and Formerly Owned by Dominic Christiano; at Darien, Conn.; Scale: 1" = 20'; by Myer.
  - C. Connecticut State Highway Department Right of Way Map: Town of Darien - Route 201 Road: From Brookside Avenue Westerly to Tokeneke Road, Boston U.S. I. Scale: 1" = 40'; 3-9-30; Revised to: 4-30-30; Sheet 1 of 1.
  - D. Volume 1355 Page 709
  - E. Volume 697 Page 507 (Rights & Conditions)
3. The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
4. Distances shown from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
5. Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Darien authorities prior to use.
6. The property is located in Zone X per FEMA Flood Map #09001C0528G; Panel 528 of 626; Effective Date: 7/8/2013.
7. Property is served by public water and sanitary sewer.
8. The topography shown hereon is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).
9. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
10. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
11. It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

# ZONING LOCATION SURVEY

PREPARED FOR

ETG PROPERTIES  
873 BOSTON POST ROAD  
DARIEN, CONNECTICUT



			DATE: 7-22-2025	SCALE: 1"= 10'	DRAFTER: DCH	JOB NUMBER: S4925	SHEET NUMBER: 1/1
			<div><div><div><div>SHEVLIN</div><div>LAND SURVEYING, LLC</div></div></div><div><div>SHEVLIN LAND SURVEYING, LLC</div><div>593 Main Street, Monroe, CT - 303 Linwood Avenue, Fairfield, CT</div><div>(203)-218-5840 - ShevlinLS.com</div></div></div>				
NO.	DATE	DESCRIPTION					
REVISIONS							