

Presentation to

Darien Planning & Zoning Commission

December 5, 2017

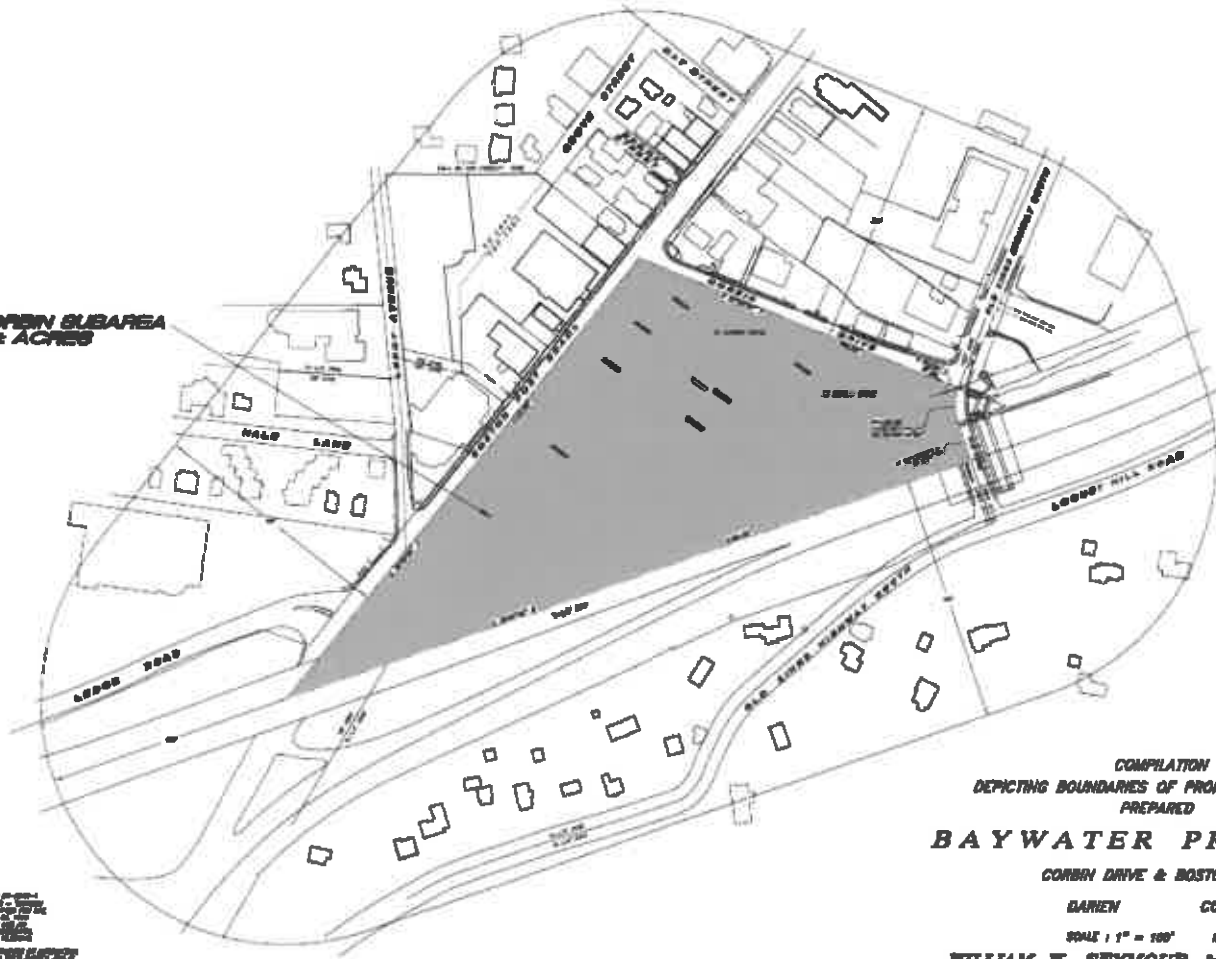


Original Boundaries of Proposed Corbin Subarea



**PROPOSED CORBIN SUBAREA
AREA - 113,483± ACRES**

A-89



COMPILATION PLAN
DEPICTING BOUNDARIES OF PROPOSED CORBIN SUBAREA
PREPARED FOR
BAYWATER PROPERTIES

CORBIN DRIVE & BOSTON POST ROAD

DARREN CONNECTICUT

SCALE: 1" = 100' MARCH 3, 2016

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
170 HORSTON AVENUE ~ 203-888-3331 ~ DARREN, CONN. ©

BY: [Signature] DATE: [Date]
REVISION NO. 1 - 11/2015

DATE: [Date]

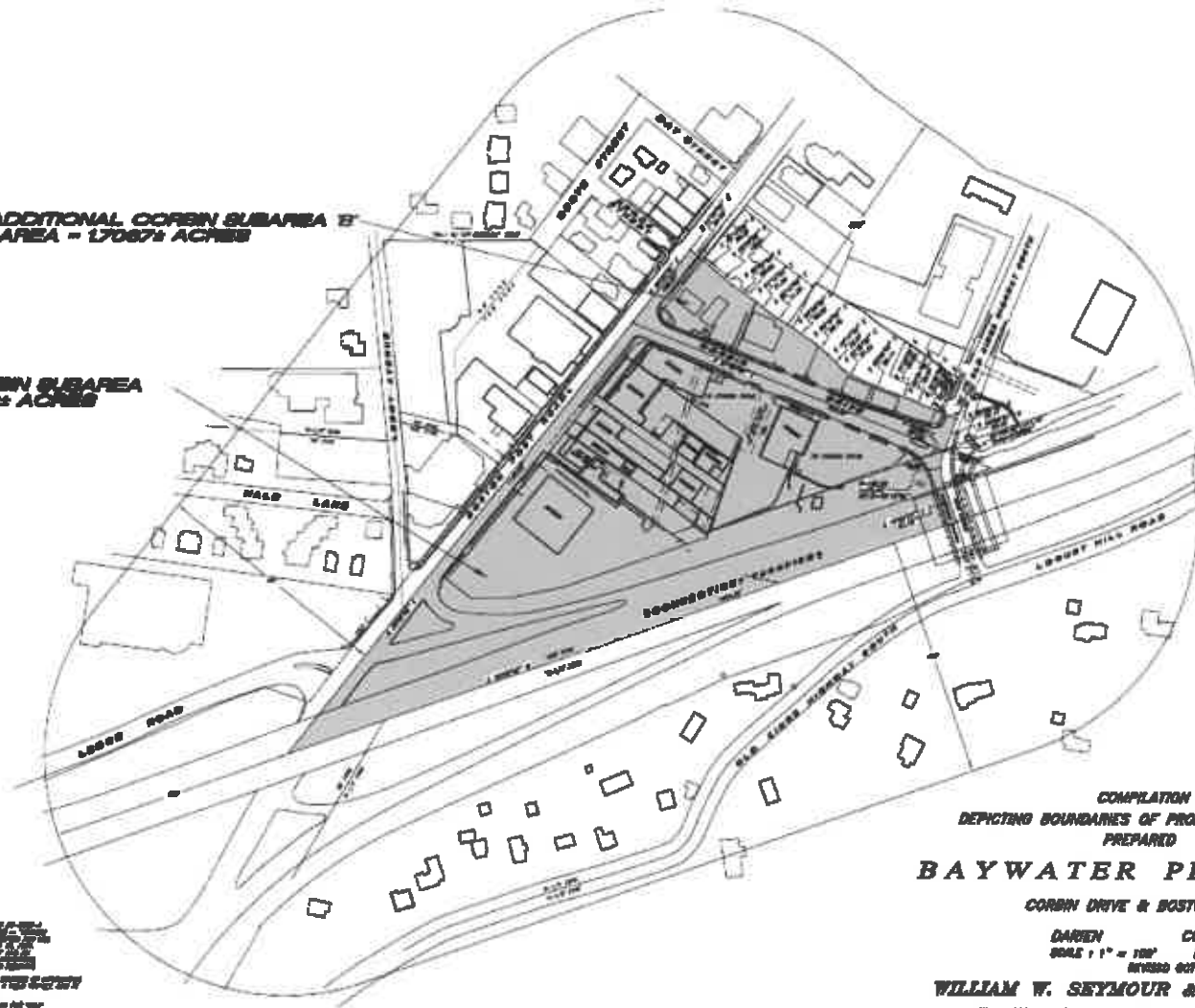
THE STATE OF CONNECTICUT
I, [Name], Surveyor, do hereby certify that the above is a true and correct copy of the original plan as filed in my office on [Date].
WITNESSED my hand and the seal of my office this [Date] day of [Month], 2016.
[Signature]



Revised Boundaries of Proposed Corbin Subarea

**PROPOSED ADDITIONAL CORBIN SUBAREA B'
AREA = 17087± ACRES**

**EXISTING CORBIN SUBAREA
AREA = 118483± ACRES**



NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF ZONING AND PLANNING. THE BOARD OF ZONING AND PLANNING HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING REGULATIONS. THE BOARD OF ZONING AND PLANNING HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING REGULATIONS. THE BOARD OF ZONING AND PLANNING HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING REGULATIONS.

**COMPLATION PLAN
DEPICTING BOUNDARIES OF PROPOSED CORBIN SUBAREA
PREPARED FOR
BAYWATER PROPERTIES**

CORBIN DRIVE & BOSTON POST ROAD

**DARREN CONNECTICUT
SCALE: 1" = 100' MARCH 3, 2016
REVISED OCTOBER 21, 2017**

**WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
LAND SURVEYORS & ZONING & LAND USE CONSULTANTS
170 HORTON AVENUE ~ 203-655-3331 ~ DARREN, CONN. 0**

**W.W.S. & ASSOCIATES, P.C.
REGISTERED PROFESSIONAL ENGINEERS**

2017 © W.W.S. & ASSOCIATES, P.C. ALL RIGHTS RESERVED



Aerial View of Downtown Darien

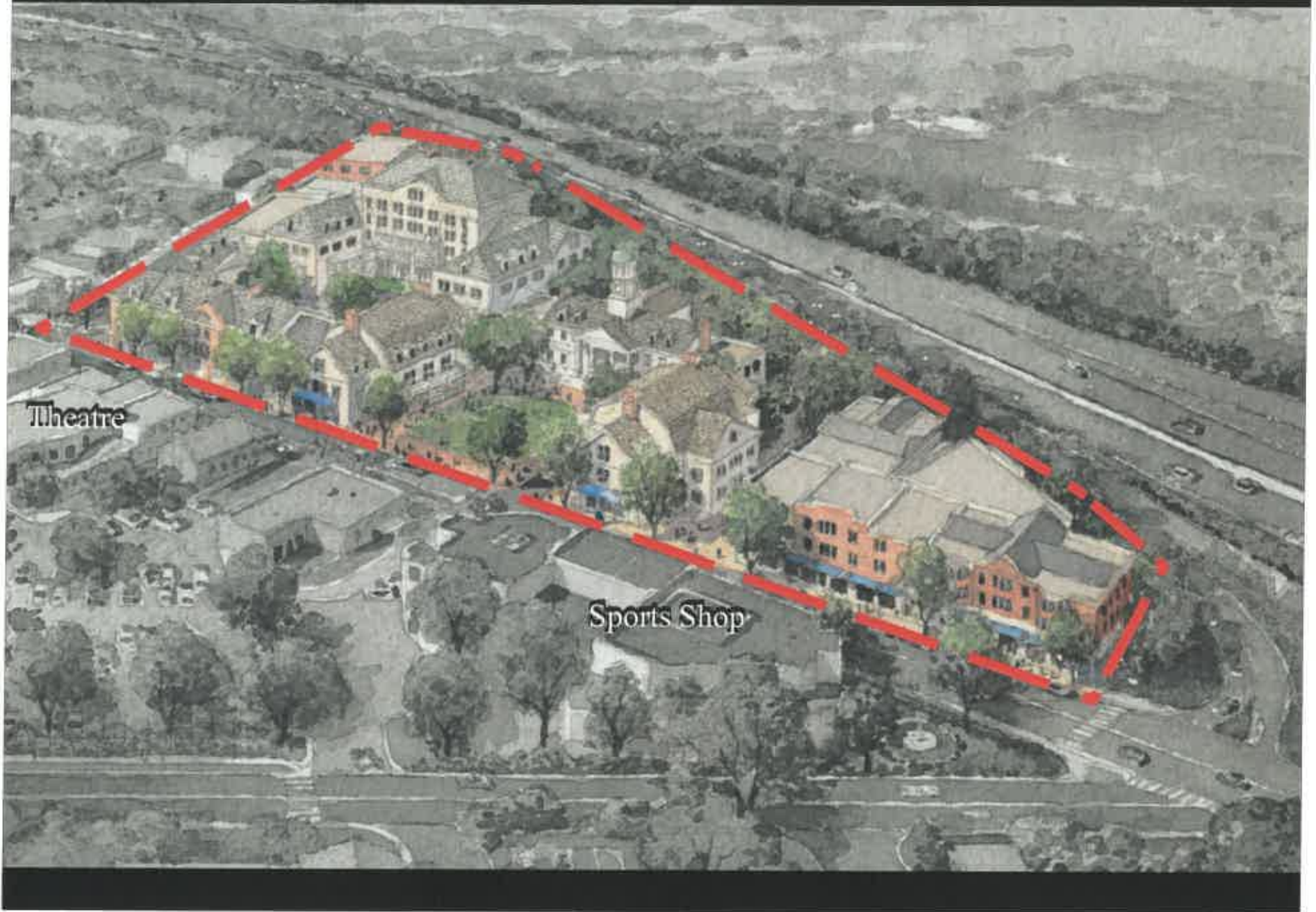


Aerial View of Existing Site



Existing Conditions

Aerial Rendering



Underground & Street Parking



Pedestrian Access Out from Underground Parking

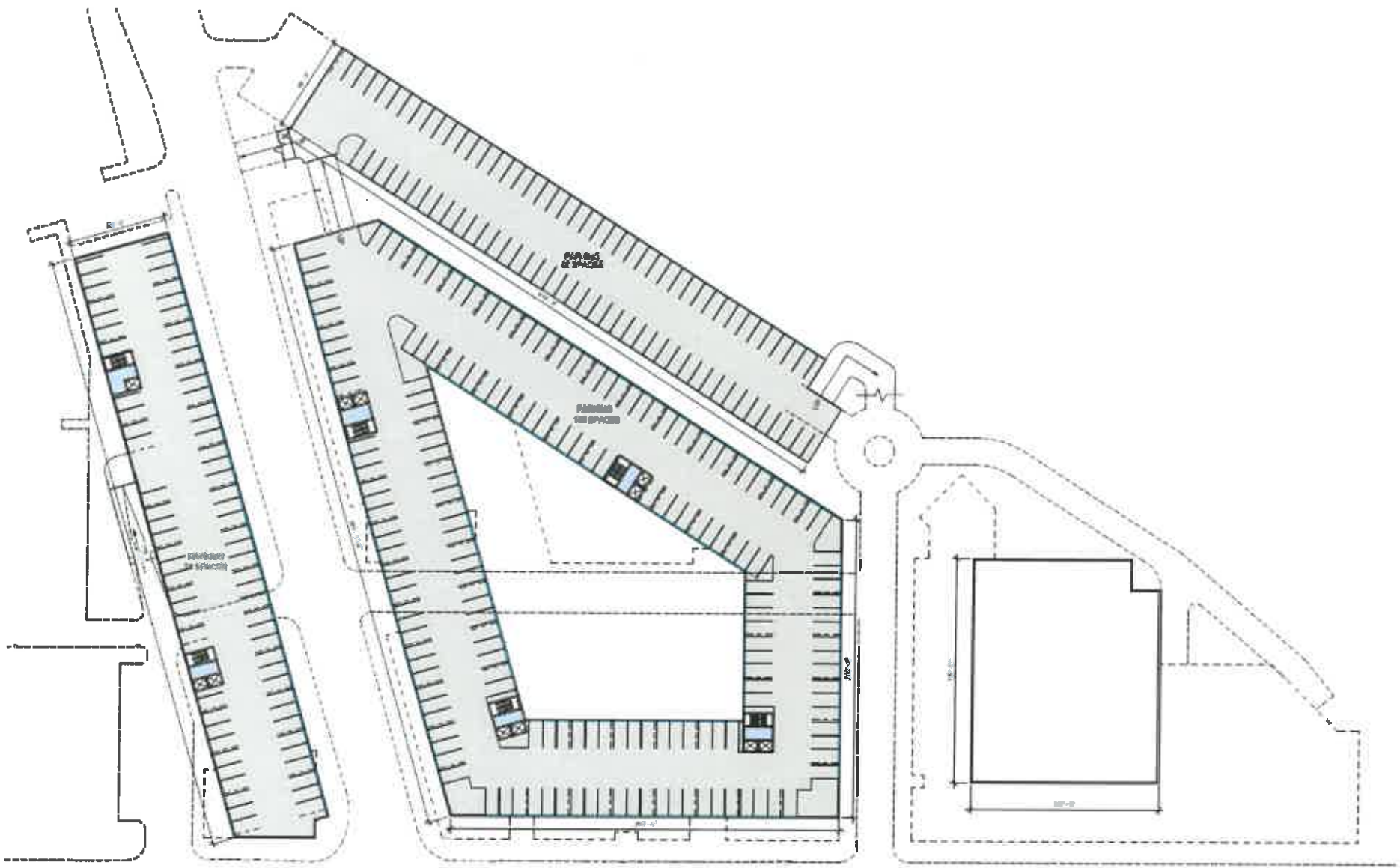




DAYTIME PEAK PARKING DISTRIBUTION
P1 PARKING - 400 TOTAL SPACES



POST ROAD







Character Study of Corner of Post Road & Corbin Drive



Courtyard Character Study



Market Lane is a narrow Pedestrian way between the office building (Building F) and Building A. This is an ideal place for small local retailers and pop ups to purvey their goods.



Post Road Facade Character Study



Corbin Facade Character Study