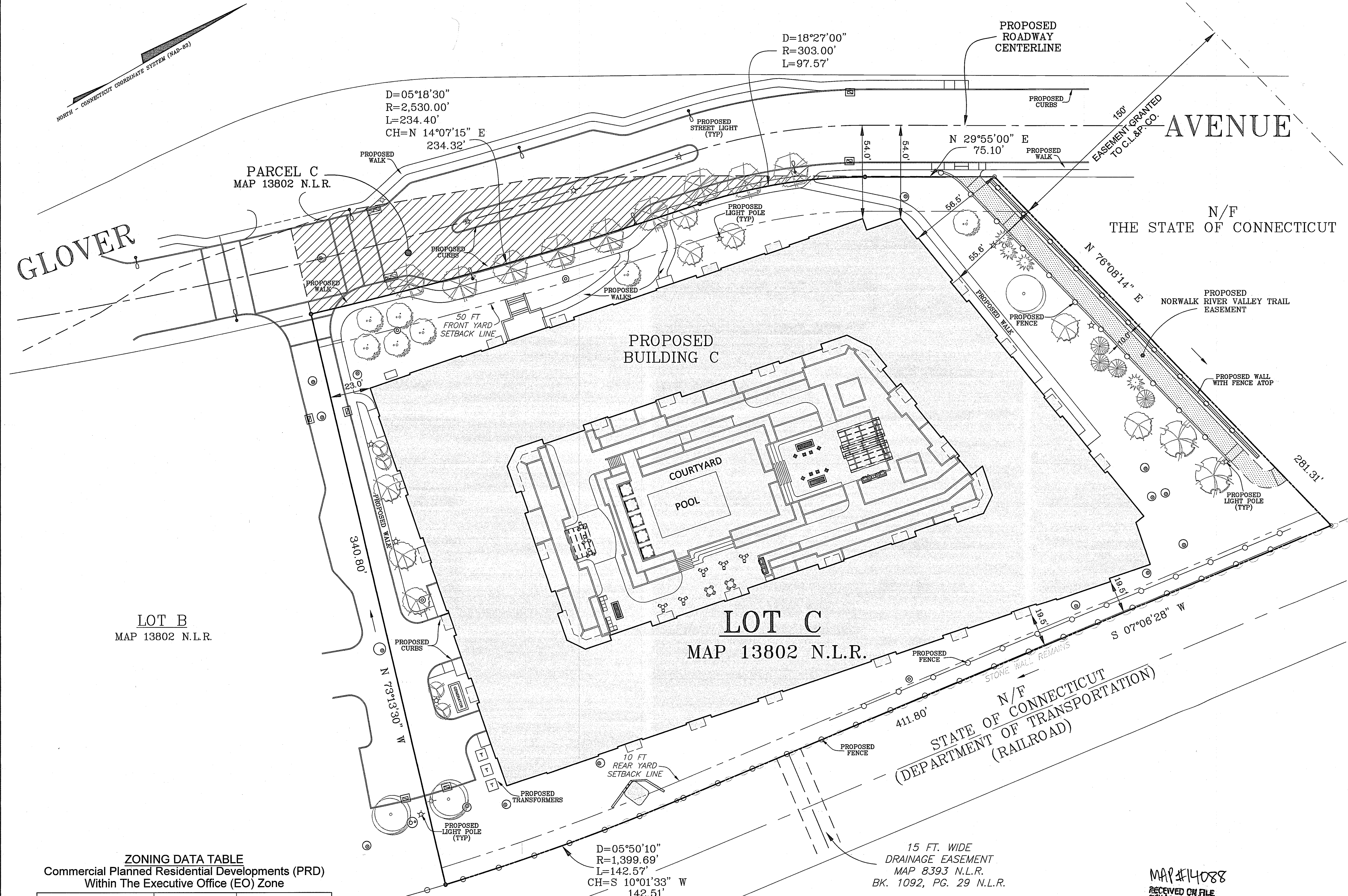


TAX MAP: 11SW
BLOCK 37, LOTS 9, 10, 34 & 37 ZONE: EO

ORIENTATION

SCALE: 1"=800'



- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Categories of which are a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be for application for determination of zoning compliance and for building permit purposes.
 - Area of the surveyed parcel = 147,052 SF or 3.3759 Acres (Area of Parcel C, not included in zoning calculations)
 - Reference is made to Lot C, Map 13802 and to maps 1500, 2100, 3422, 4771, 4892, 5178, 5963, 6233, 6886, 7111, 7221, 7357, 7383, 7405, 7893, 7973, 8102, 8199, 8387, 8393, 8552, 8983, 8994, 9125, 10173, 10174, 10667, 10668, 10765, 10986, 11165, 11170, 11171, 11248, 13797, 13817, 13836, 13837 and 13951 of the Norwalk Land Records.
 - Reference is made to instruments of record as labeled hereon.
 - Reference is made to an unrecorded map titled "Property & Topographic Survey depicting 150, 166 & 170/174 Glover Avenue Norwalk, CT prepared for Building and Land Technology" dated 9/16/2015, revised 10/27/2015 and prepared by this office.
 - Reference is made to Engineering Site Plan set titled "Grist Mill Village Building 'C' - 250 Glover Avenue - Norwalk, CT - Building & Land Technology" dated 7/1/2019, revised 8/9/2019 and prepared by Tighe & Bond.
 - Reference is made to Zoning Information Tables and to Architectural drawing set titled "Grist Mill Village Building C, 300 Glover Avenue Norwalk, CT - Building & Land Technology" Project Number 16157C.000, dated 9/17/2019, and prepared by EDI International.
 - Reference is made to report titled "Inland Wetland & Watercourse Delineation - Portions of Glover Avenue and Grist Mill Road Norwalk, Connecticut" dated September 10, 2015 and prepared by Land-Tech. Wetlands depicted hereon were field identified and flagged by Land-Tech and located by this office in April & September, 2015.
 - No portions of the Surveyed Parcels lie within a Flood Hazard Zone as depicted on FEMA Flood Insurance Rate Map, Panel 393 of 626, Map Number 09001C03936, Map Revised October 16, 2013.
 - Coordinates depicted hereon are based on the Connecticut Coordinate System (NAD-83). Coordinates were also labeled on NAD-27 system for cross-referencing to published coordinates on record mapping prepared by the State of Connecticut.

ZONING DATA TABLE
Commercial Planned Residential Developments (PRD)
Within The Executive Office (EO) Zone

LOT / BUILDING	REQ. / ALLOWED	PROPOSED
Min. Lot Area	21,780 SF	147,052 SF
Min. Lot Width	100 FT	* 407.3 FT
Building Height	2 Stories Min. / 8 Stories Max. 25 FT Min. / 100 FT. Max Above Ave. Centerline of Road	* 5 Stories * 57.7 FT Above Centerline of Rd. * 70.1 FT Above Ave. Grade
Average Road Centerline Elev.	-	** 147.1 Ft
Open Space Plaza Elev.	-	* 149.5 Ft
Residential Density	1 Unit per 500 SF (294 Allowed)	* 294 Units
Building Area Coverage	50% (73,526 SF)	* 42.5% (62,528 SF)
Building Area & Parking Coverage	70% (102,936 SF)	* 61.1% (89,823 SF)
Open Space	30% (44,116 SF)	* 38.9% (57,229 SF)
Recreation Area	150 SF Per Unit (44,100 SF)	* 52,199 SF
Multifamily Total Floor Area	294,104 SF Allowed	* 291,778 SF
Floor Area Ratio	2.0	* 1.98
Total Parking	* 475 Spaces	* 480 Spaces
SETBACKS	REQ/ALLOWED	PROPOSED
Front Yard Setback	50 FT (From Road Centerline)	54.0 FT
Side Yard Setback	None	23.0 FT
Rear Yard Setback	10 FT	19.5 FT

APPROVED BY THE ZONING COMMISSION ON JANUARY 20, 2016,
EFFECTIVE ON JANUARY 29, 2016; AS AMENDED ON March 3, 2016,
EFFECTIVE ON March 10, 2016; AS FURTHER AMENDED ON
NOVEMBER 1, 2018; SEE SPECIAL PERMIT #16-15SP

ATTEST *[Signature]*
Secretary/Chair

MAP #14088
RECEIVED ON FILE
9:24 AM 10/17/2019
in the Office of the
Town Clerk of the
Town of Norwalk
[Signature]
TOWN CLERK

ZONING LOCATION SURVEY
DEPICTING
~ LOT C ~
GRIST MILL VILLAGE
#300 (Formerly #170) GLOVER AVENUE
NORWALK, CT
PREPARED FOR
170 Glover Avenue LLC

To my knowledge and belief this map is substantially correct as noted hereon

JORGE P. PEREIRA CT. LIC. NO. 70179
9/17/2019

JOB NO.: 7109-11 DATE: 7/14/2016
DRAWN BY: JPP CHECKED BY:
SCALE: 0 30 60
1" = 30'

7109_ZLS-C.DWG

REDNISS & MEAD
ENGINEERS - SURVEYORS - PLANNERS - WWW.REDNISSMEAD.COM
22 FIRST STREET - STAMFORD, CONNECTICUT 06905 - 203-327-0500

REVISED: 9/17/2019 - PER REVISED BUILDING & SITE PLANS.
REVISED: 12/21/2016 - UPDATE ZONING DATA TABLE.
REVISED: 9/1/2016 - ADD LANDSCAPE DATA AND FILED MAP REFERENCES.
REVISED: 7/14/2016 - UPDATE NORWALK RIVER VALLEY TRAIL EASEMENT.
REVISED: 12/4/2015 - UPDATE ZONING DATA TABLE.

MAP # 14088 10/17/19 9:34AM

THIS IS AN ORIGINAL COPY PRODUCED FOR FILING ON THE LAND RECORDS Redniss & Mead