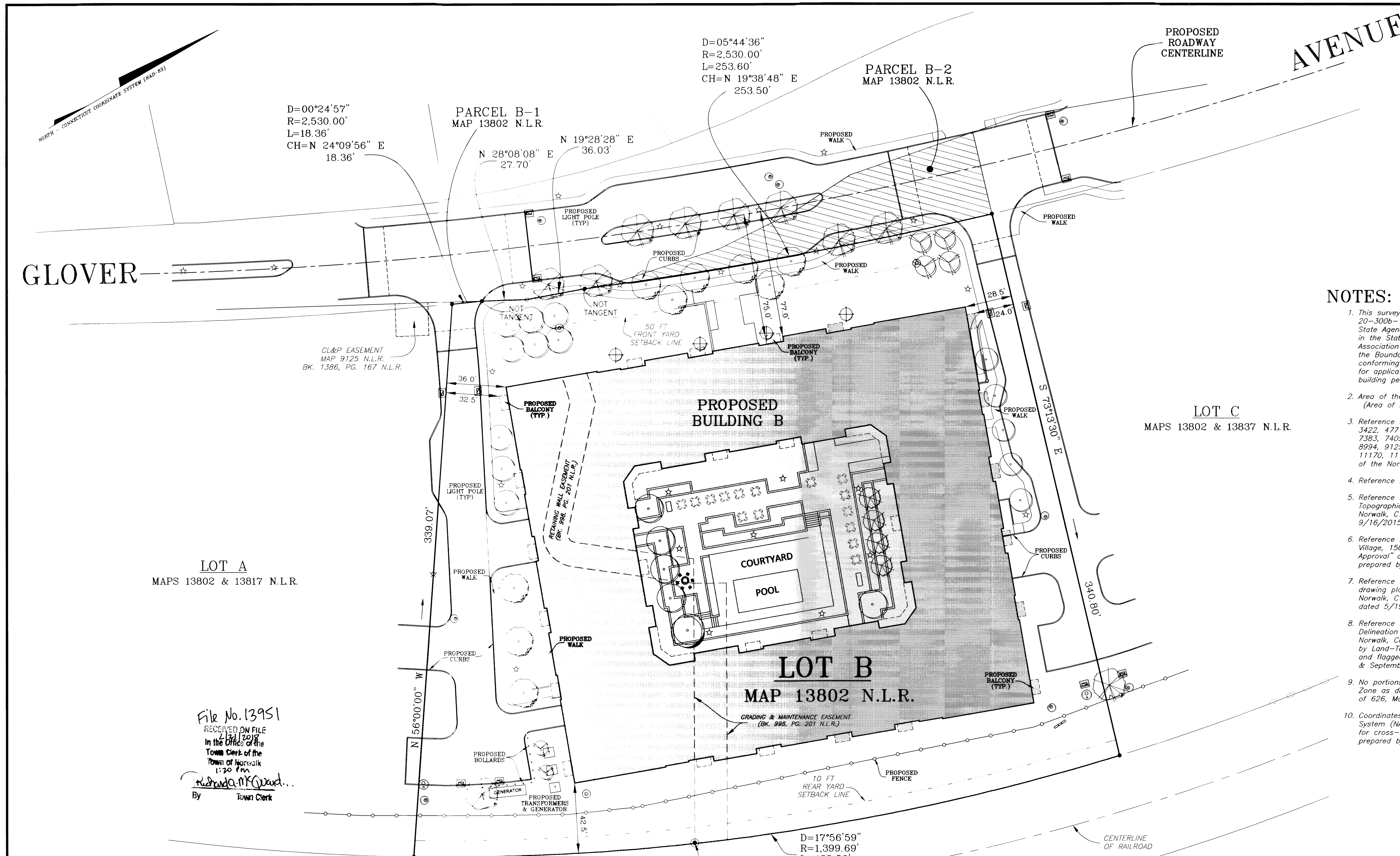


TAX MAP: 11SW  
BLOCK 37, LOTS 9, 10, 34 & 37 ZONE: EO

NORWALK, CT SCALE: 1"=800'

**ORIENTATION**



- 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 = 133,088 SF or 3.0553 Acres (Area of Parcels B-1 and B-2, not included in zoning calculations)
  - Reference is made to Lot B, Map 13802 and to maps 1500, 2100, 3422, 4771, 4892, 5178, 5963, 6233, 6596, 7111, 7221, 7357, 7363, 7405, 7593, 7973, 8102, 8199, 8387, 8393, 8552, 8883, 8994, 9125, 10173, 10174, 10667, 10668, 10765, 10986, 11165, 11170, 11171, 11248, 13797 13802, 13817, 13836 and 13837 of the Norwalk Land Records.
  - Reference is made to instruments of record as labeled herein.
  - 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 "Crist Mill Village, 150-174 Glover Avenue - Norwalk, CT - Special Permit Approval" dated 9/17/2015, revised through 10/13/2015 and prepared by Tighe & Bond.
  - Reference is made to Zoning Information Tables and to Architectural drawing plans titled "Crist Mill Village Building B, 160 Glover Avenue Norwalk, CT - Building & Land Technology" Project Number 161578.000, dated 5/19/2017, and prepared 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 tagged 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 09001C0393G, 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	133,088 SF
Min. Lot Width	100 FT	325.3 FT
Building Height	2 Stories Min. / 11 Stories Max.	* 6 Stories
Average Road Centerline Elev.	25 FT Min. / 125 FT. Max.	*59.4 FT
Open Space Plaza Elev.	-	*134.4 FT
Residential Density	1 Unit per 500 SF (266 Allowed)	* 232 Units
Building Area Coverage	50% (66,545 SF)	*40.6% (54,318 SF)
Building Area & Parking Coverage	70% (93,162 SF)	*53.3% (70,974 SF)
Open Space	30% (39,826 SF)	*46.7% (62,114 SF)
Recreation Area	150 SF Per Unit (24,850 SF)	*41,065 SF
Multifamily Total Floor Area	281,896 SF Allowed	*251,166 SF
Floor Area Ratio	2.0	* 1.89
Total Parking	* 369 Spaces	* 381 Spaces
<b>SETBACKS</b>		
Front Yard Setback	50 FT (From Road Centerline)	75.0 FT
Side Yard Setback	None	24.0 FT
Rear Yard Setback	10 FT	42.5 FT

THIS IS AN ORIGINAL SURVEY MAP FOR FILING ON THE LAND RECORDS  
**Redniss & Mead**

File No. 13951  
RECEIVED ON FILE  
IN THE OFFICE OF THE  
TOWN CLERK OF THE  
TOWN OF NORWALK  
1-20-2016  
By *[Signature]*  
Town Clerk

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 AMENDED ON DECEMBER 15, 2017.  
EFFECTIVE ON DECEMBER 22, 2017. SEE SPECIAL PERMIT #15-155P.

ATTEST *[Signature]*  
Secretary/Chair

REVISED: 2/7/2018 - PER ZONING DEPARTMENT COMMENTS.  
REVISED: 1/31/2018 - PER ZONING DEPARTMENT COMMENTS.  
REVISED: 12/21/2017 - 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: 12/4/2015 - UPDATE ZONING DATA TABLE.

**ZONING LOCATION SURVEY**  
DEFINING  
~ LOT B ~  
**GRIST MILL VILLAGE**  
#200 (Formerly #166) GLOVER AVENUE  
NORWALK, CT  
PREPARED FOR  
**Building and Land Technology**

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

*[Signature]*  
SOROC P. PEREIRA, CT. LIC. NO. 70179  
2/7/2018  
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

JOHN NO. 7109-11 DATE: 12/4/2015  
DRAWN BY: JPP CHECKED BY:  
SCALE: 0 30 60  
1" = 30' 7109\_215-9.DWG

**REDNISS & MEAD**  
ENGINEERS, SURVEYORS, PLANNERS WWW.REDNISSMEAD.COM  
22 FIRST STREET, STAMFORD, CONNECTICUT 06905-3293/3290