

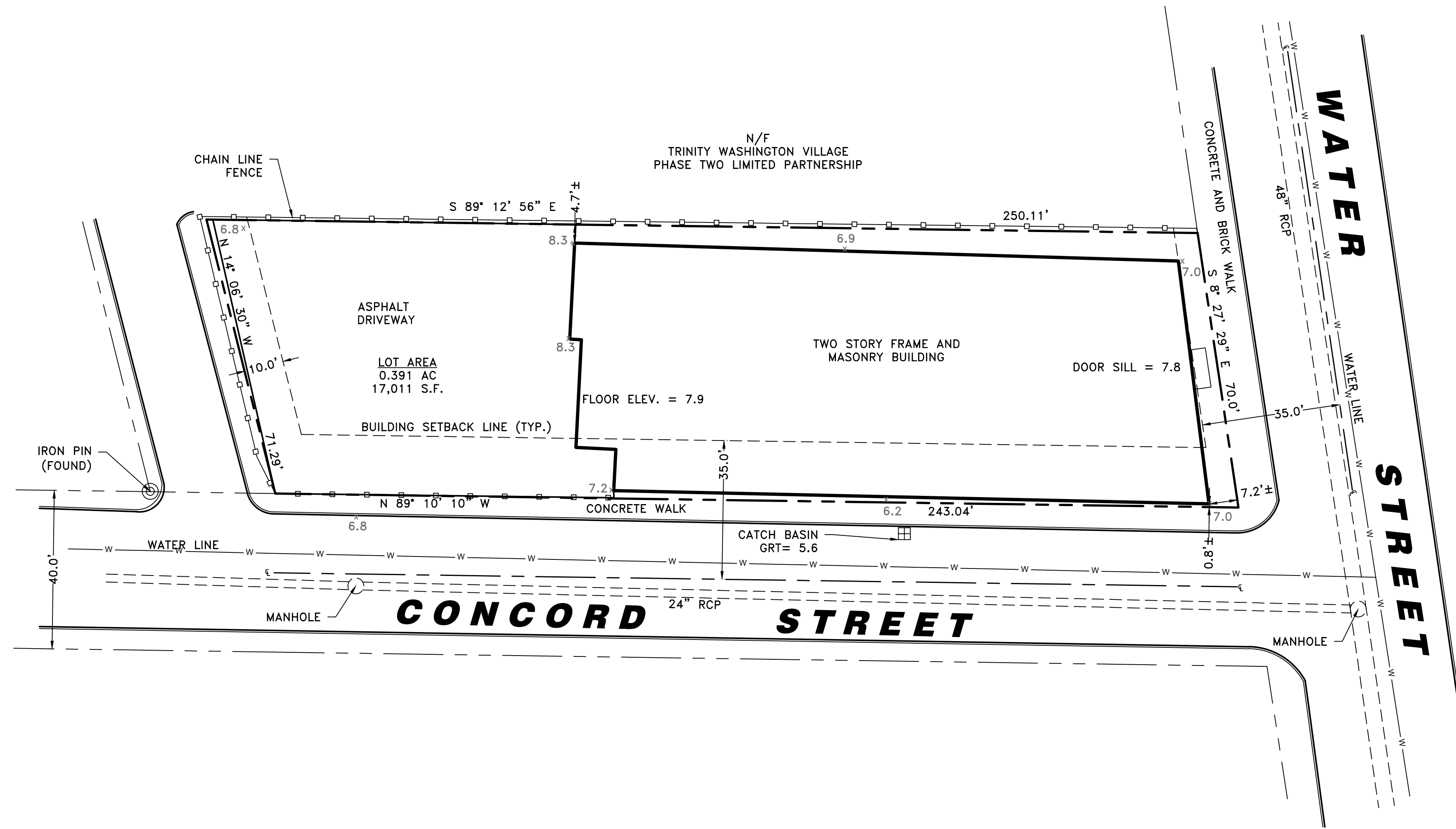
ZONING DATA		
ZONING DISTRICT: LIGHT INDUSTRIAL #1		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
LOT AREA	5,000 SF	17,011 SF
LOT WIDTH	50'	70'
COVERAGE	MAX. 90.0%	91.1%
YARDS	FRONT*	35'
	SIDE	N/A
	AGGREGATE	N/A
	REAR	10'
BUILDING HEIGHT	MAXIMUM 5 STORIES	2 STORIES
BUILDING HEIGHT (ROOF PEAK)	MAXIMUM 50'	33.9±

**PROPERTY INFORMATION:**

OWNER: ELDCO DEVELOPMENT LLC  
 ADDRESS: 145 WATER STREET  
 NORWALK, CT.

LOT AREA: 17,011 S.F., 0.3911 A.C.

SETBACK LINES  
 35' FRONT  
 N/A SIDE  
 10' REAR



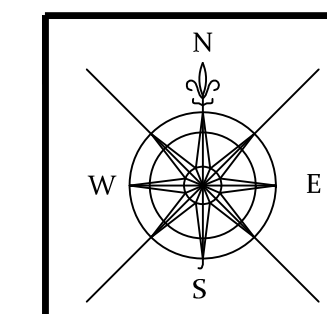
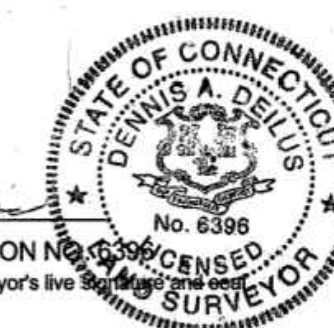
**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
- THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING. THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED TO BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. 3728 & 14003 IN NORWALK LAND RECORDS.
- BUILDING ERECTED OVER 3 YEARS AGO.
- PROPERTY IS LOCATED IN "LIGHT INDUSTRIAL #1" ZONE.
- PROPERTY IS LOCATED IN FLOOD ZONE AE B.F.E. = 12 AS SHOWN ON FEMA FLOOD MAP 009001C0533G, JULY 8 2013.
- DATUM: NAVD 1988

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

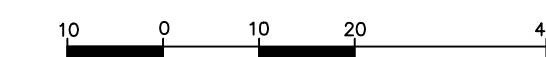
*Dennis A. Deilus*  
 DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6398

The survey and declaration shown hereon is null and void without the licensed surveyor's seal.



ZONING MAP OF PROPERTY		PREPARED FOR	
145 WATER STREET		ELDCO DEVELOPMENT LLC	
PREPARED BY: YP	DATE: 1/27/22	DD NO.:	
REVIEW: DENNIS A. DEILUS		SHEET NO.:	1

SCALE: 1"=20'



DENNIS A. DEILUS - LAND SURVEYORS  
 108 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851  
 P. 203-750-8832