

I.PARK NORWALK II LLC

485 West Putnam Avenue
Greenwich, Connecticut 06830

March 8, 2023

VIA HAND DELIVERY & EMAIL

Mr. Michael Wrinn
Town of Wilton
Director of Planning & Land Use Management
238 Danbury Road
Wilton, Connecticut 06897

***Re: Site Plan Application for Proposed i.Park Hotel –
i.Park Norwalk, One Cannondale Way, Wilton, Connecticut***

Dear Michael,

i.Park Norwalk II LLC, as both Owner and Applicant, is pleased to submit a Site Plan application for a proposed 120-room hotel located at the i.Park mixed-use campus. The proposed i.Park Hotel is a four-story building over surface parking. As you know, the Architectural Review Board approved the project in November 2022 and the enclosed drawings incorporate the revisions requested by the ARB. (A summary of those revisions can be provided.)

We are submitting one hardcopy application package as well as an electronic version via email. These packages contain the completed Application & Form B, Architectural Drawing Set prepared by Lessard Architects; Civil & Survey Drawing Set prepared by Pustola & Associates Consulting Engineers; and Landscaping & Lighting Drawing Set prepared by IQ Landscape Architects.

If you would like to schedule a call or virtual discussion to review this application, we are available at your convenience. Should you need to contact us, you can reach out to either myself or Lauren Calabria at (203) 661-8844.

We request that the i.Park Hotel project be placed on the agenda for the next Planning Board meeting and we look forward to working with you and the Planning Board on this project.

Sincerely,

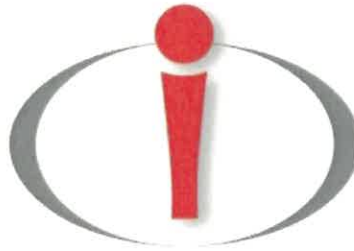


Lynne Ward
Executive Vice President

cc: *Daphne White*



Project:
Proposed i.Park Hotel



Located at:
One Cannondale Way,
Wilton, Connecticut 06897

*Submitted for Site Plan Approval –
March 8, 2023*



Site Development Plan Application

SPECIAL PERMIT DESCRIPTION: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29-

The Applicant seeks to build a 4-story hotel building over 1 level of surface parking located within the Wilton portion of the i.Park mixed-use campus. The proposed development will contain 120 hotel rooms with 9,000 sq ft of related amenity spaces including business center, meeting rooms and fitness center. Further to Section 29-7.C, a hotel use is a permitted use subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11. The project received approval from the Town of Wilton Architectural Review Board in November 2022 and all revisions requested by the Board have been incorporated into the set of development drawings.

i.Park Norwalk II LLC 485 West Putnam Avenue, Greenwich, CT 06830
APPLICANT'S NAME **ADDRESS**

i.Park Norwalk II LLC 485 West Putnam Avenue, Greenwich, CT 06830
OWNER'S NAME **ADDRESS**

One Cannondale Way, Wilton, CT DE-5
PROPERTY LOCATION **ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
00133124	2367	19-25	83	26	10.6762

THE FOLLOWING MATERIALS ARE REQUIRED:


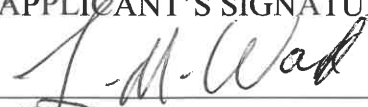
- * Please see **SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID** at: [Application Forms / Materials | Wilton CT](#)
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

- VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- CLASS A-2 SURVEY MAP** of the subject property
- SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations
- FORM B – ZONING DATA**
- LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone
- LETTER OF TITLE** certifying owner of record as of date of the application
- PROOF OF APPLICANT'S LEGAL INTEREST** in property
- LIST OF OWNERS WITHIN 500'** of any portion of subject property, sorted by Tax Map and Lot #
 [See online GIS instructions at: [owner list 500 ft gis directions.pdf \(wiltonct.org\)](#)]
- ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations
- ONE COPY OF THE DEED**
- ELECTRONIC SUBMISSION** of all materials, **consolidated into 1 or 2 PDFs maximum**, emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- \$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton
- ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.
 [See "Envelopes Instructions" at: [envelopes instructions 0.pdf \(wiltonct.org\)](#)]

IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY?
 IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE?

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

	3/8/2023	lward@nationalresources.com	(203) 661-8844
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	3/8/2023	lward@nationalresources.com	(203) 661-8844
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
	Yes	No
Village District Design Advisory Committee (VDDAC):	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Review Board (ARB):	<input type="checkbox"/>	<input type="checkbox"/>
Western Connecticut Council of Governments (WestCOG):	<input type="checkbox"/>	<input type="checkbox"/>
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
First Taxing District Water Department Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
State-Designated Aquifer Protection Area:	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Community Notification:	<input type="checkbox"/>	<input type="checkbox"/>



Form B – Zoning Data

Include the following data on the required Site Development Plan, as well.

One Cannondale Way, Wilton, CT

10.676-acres

PROPERTY ADDRESS

LOT ACREAGE

DE-5

1,217' (Rt-7); 202' (Kent Rd)

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		236,284 (138,260 + 98,024)	72,178	308,462
BUILDING FOOTPRINT [SF]		89,781 (61,745 + 28,036)	25,165	114,946
BUILDING COVERAGE [SF/%] (round up)	25%	19.30%	5.18%	24.48%
BUILDING HEIGHT [FT - Story]	55' / 4 stories	LA Fitness: 25' Main Office: 30' Warehouse: 19' Garage: 54'-11"	Hotel: 54'-11"	
FLOOR AREA RATIO (F.A.R.)	None			
PARKING SPACES (round up)		Wilton = 963	Hotel = (23)	Wilton = 940
LOADING SPACES		3 Existing Based on Approved Site Plan	1	4
SITE COVERAGE [SF/%]	50%	64%*	0% Increase	64%

* Legally Non-Conforming

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

1 space per Unit = 1 x 120 Keys = 120 Parking Spaces

20% Reduction per section 29-8.A-B Wilton Code = 120 x 20% = 24; 120 - 24 = Total of 96 Parking Spaces


LOADING CALCULATION (Use separate page, if necessary)

Existing 3 - 1 Added for Proposed Hotel

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:



 APPLICANT'S SIGNATURE

3/8/2023

 DATE



List of Project Professionals

Civil Engineer:

Pustola & Associates

185 Meadow Street, Naugatuck, CT 06770
(203) 729-6675

Kyle Pustola
kpustola@pustola.com

Richard Holland
rholland@pustola.com

Architect:

Lessard Design Inc.

8521 Leesburg Pike, Seventh Floor, Vienna, VA 22182
(571) 830-1841

Ulises Montes De Oca
umontes@lessarddesign.com

Landscape Architect:

IQ Landscape Architecture

31 Mamaroneck Avenue, White Plains, NY 10601
(914) 232-0200

John Imbiano
jimbiano@iqlandarch.com



Proof of Title (Deed)

AFTER RECORDING RETURN TO:


Bershtein, Volpe & McKeon P.C.
105 Court Street, Suite 304
New Haven, Connecticut 06511

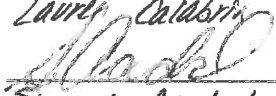
QUIT CLAIM DEED

i.Park Norwalk Hunt TIC, LLC, having an address at 485 West Putnam Avenue, Greenwich, Connecticut 06830 and **i.Park Norwalk TIC, LLC**, having an address at 485 West Putnam Avenue, Greenwich, Connecticut 06830 (jointly, the "Grantors") do hereby grant all of the Grantors' right, title and one hundred percent (100%) interest as tenants-in-common to **i.Park Norwalk II LLC**, having an address at 485 West Putnam Avenue, Greenwich, Connecticut 06830, for consideration paid, with **QUIT CLAIM COVENANTS** in that certain property or properties known as **761 Main Avenue, Norwalk, Connecticut and 1 Cannondale Way, Wilton, Connecticut**, and being more particularly bounded and described on Schedule A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered this 20th day of February, 2014.


Signed, sealed and delivered
in the presence of:



Laurel Calabro


Susan Adal

i.Park Norwalk Hunt TIC LLC


By: 

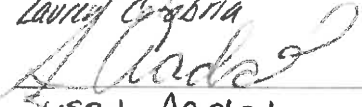
Its: *Member*

i.Park Norwalk TIC LLC

By: 

Its: *President*



Laurel Calabro


Susan Adal

No Conveyance Tax Collected
Bettye Joan Ragonetti
Town Clerk of Wilton

STATE OF CONNECTICUT)
)
COUNTY OF *Fairfield*) ss:

On this the *19th* day of February, 2014, before me, the undersigned officer, personally appeared *Vaseha Cotter*, who acknowledged himself/herself to be the manager/member of **i.Park Norwalk Hunt TIC LLC**, a limited liability company, and that he/she as such manager/member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such manager/member.

IN WITNESS WHEREOF, I hereunder set my hand.

Rosemarie Hughes

Commissioner of the Superior Court
Notary Public
My Commission Expires:

Rosemarie Hughes
Notary Public
MY COMMISSION EXPIRES JULY 31, 2015

STATE OF CONNECTICUT)
)
COUNTY OF *Fairfield*) ss:

On this the *19th* day of February, 2014, before me, the undersigned officer, personally appeared *Vaseha Cotter*, who acknowledged himself/herself to be the manager/member of **i.Park Norwalk TIC LLC**, a limited liability company, and that he/she as such manager/member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as such manager/member.

IN WITNESS WHEREOF, I hereunder set my hand.

Rosemarie Hughes

Commissioner of the Superior Court
Notary Public
My Commission Expires:

Rosemarie Hughes
Notary Public
MY COMMISSION EXPIRES JULY 31, 2015

PARCEL 1:

ALL THAT CERTAIN piece, parcel or tract of land comprising in area 10.8 acres, situated in the Town of Norwalk, County of Fairfield and State of Connecticut shown upon a certain map entitled "Property of Lillian P. Wallman Norwalk, Conn." certified "Substantially Correct" W. J. Wood, Jr., Civil Eng. & Surveyor, which map is dated February 1950 and is on file in the Office of the Town Clerk of the Town of Norwalk, as Map #3269 reference to which map is expressly made and in accordance with which map said premises are further described as follows: COMMENCING at a point on the Westerly line of the Danbury-Norwalk Turnpike, at the intersection therewith of the divisional line between the premises herein described and land formerly of W. and J. Sloane, now land of The Perkin Elmer Corporation; thence in a general southerly direction along the westerly line of the Danbury-Norwalk Turnpike, South 54° 23' 30" West 100.54 feet to a monument; South 59° 35' 50" West 171.00 feet to a monument; South 56° 48' 40" West 3.25 feet to land of Charles and Edna B. Stryker; thence in a Northwesterly direction along said land of Charles and Edna B. Stryker North 33° 17' 10" West 30.49 feet; thence along the medial line of a stone wall as the same bends and turns in a general Southwesterly again Westerly, then again Southwesterly, again Westerly and again Southwesterly direction being along land of Charles and Edna B. Stryker, land of Harry P. Allport, land of Mary Lewis, Land of Leo Friedson, land of Arthur J. Hoe, and land of James M. Burgess, each in part, the following several courses and distances to wit: South 64° 33' 10" West, 2.45 feet; South 65° 11' 10" West 116 feet; South 4° 52' 40" East 9.52 feet; South 58° 32' 10" West 4.91 feet; North 46° 36' 50" West 6.42 feet; South 60° 21' 40" West 48.52 feet; South 70° 24' 10" West 42.73 feet; South 74° 35' 10" West 28.43 feet; South 86° 07' 10" West 29.49 feet; South 89° 55' 20" West 51.12 feet; North 72° 37' 50" West 25.55 feet; North 51° 52' 40" West 8.33 feet; North 76° 39' West 47.09 feet; North 79° 11' West 26.01 feet; South 85° 06' West 77.30 feet; South 89° 47' West 43.62 feet; South 32° 04' West 93.64 feet; South 33° 59' West 30.10 feet; South 32° 25' West 67.55 feet; South 33° 25' West 55.07 feet; South 34° 45' West 80.21 feet; North 51° 39' West 17.90 feet; South 32° 08' West 52.25 feet; South 37° 18' West 43.37 feet; South 42° 32' 10" West 55.60 feet to land now or formerly of Helen L. Seldes; thence along said land of Helen L. Seldes, North 38° 13' 40" West 147.29 feet to land of the New York, New Haven and Hartford Railroad Company, thence along said land of the New York, New Haven and Hartford Railroad Company, on a curve to the right having a radius of 1910.08 feet, a distance of 23.33 feet and North 37° 03' 35" East 1127.22 feet to land of The Perkin Elmer Corporation; thence along said land of The Perkin Elmer Corporation, South 61° 16' 05" East, 131.66 feet; South 46° 10' 45" East 11.92 feet; South 39° 24' 45" East 93.63 feet; South 41° 25' 55" East 98.51 feet; South 41° 40' 05" East 72.77 feet; South 42° 56' 15" East 239.82 feet to the Westerly line of the Danbury-Norwalk turnpike at the point or place of beginning.

Excepting therefrom:

All that certain parcel of land, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, containing 0.189 acres, more or less, shown and designated as "Parcel 2" on that certain map entitled, "Map of Property Prepared For Morton J. Herbst, Norwalk, Conn, Scale 1" - 20' June 29, 1976" certified "Substantially Correct" by Roland H. Gardner, Land Surveyor, which map is on file in the Office of the Town Clerk of the Town of Norwalk as Map No. 8133.

Subject to a permanent right of way or easement to the grantor, its successors and assigns, in, over and upon the subject premises for access to other property belonging to grantor, its successors or assigns.

Further excepting therefrom:

All that certain tract or parcel of land, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, and bounded northeasterly 151 feet, more or less, by other land of The Perkin Elmer Corporation; southwesterly 98 feet, more or less, by Parcel C as delineated on the map hereinafter mentioned; southwesterly 149 feet, more or less, by Parcel D and by Parcel E as delineated on said map; and northwesterly 101.09 feet by land of the New York, New Haven and Hartford Railroad Company.

The tract hereby conveyed is shown and delineated as "Parcel A 0.08 ± Ac." and "Parcel B 0.24 ± Ac." on a certain map certified "Substantially Correct" by Harry E. Bryan, President of Samuel W. Hoyt Jr. Co. Inc., and entitled "Map of Property prepared for James Milford Burgess at Norwalk, Conn. Scale 1" = 40' Oct. 1953. Reference to said map is hereby made and had for a more particular description and location of said premises.

PARCEL 2:

All that certain piece, parcel or tract of land, together with any improvements thereon situated in part in the Town of Wilton, County of Fairfield and State of Connecticut and in part in the Town of Norwalk, in said County and State, being in quantity 20.17 acres, more or less, and being more particularly described as follows: BEGINNING at a point on the Westerly side of the Norwalk-Danbury Road, so-called, where the Southeasterly bounds of the premises herein described adjoin the Northeasterly bounds of land of Helen L. Seldes; thence proceeding Westerly along said land of Helen L. Seldes North 42° 56' 30" West 240.46 feet; thence North 41° 40' 20" West 72.33 feet; thence North 41° 26' 10" West 98.51 feet; thence North 39° 25' West 93.63 feet; thence North 46° 11' West 11.96 feet; thence North 61° 16' 20" West 131.66 feet to the Easterly bounds of the right of way of the Norwalk-Danbury branch of the New York, New Haven & Hartford Railroad Company adjoining the premises herein described on the West; thence proceeding northerly along said Easterly bound of said right of way of said Norwalk-Danbury branch of the New York, New Haven & Hartford Railroad Company in part in the Town of Norwalk and in part in the Town of Wilton North 37° 03' 20" East 1225.07 feet; thence on a curve to the left having a radius of 1943.08 feet; a distance of 410.02 feet to a point where the Northwesterly bounds of the premises herein adjoin the Southwesterly bounds of land now or formerly of Daniel A. Betts; thence proceeding Easterly along said land now or formerly of Daniel A. Betts South 67° 31' 20" East 145.69 feet; thence South 67° 44' 40" East 76 feet; more or less, to the center line of the Norwalk River, so-called; thence in a general Southerly direction along said center line of said Norwalk River along land now or formerly of the Estate of Eleanor S. Lum a distance of 1020 feet, more or less, to a point on a division line which divides a portion of the premises herein described lying in the Town of Norwalk from land now or formerly of the Estate of Eleanor S. Lum; thence proceeding Easterly along said division line South 85° 09' 20" East 186 feet, more or less, to a point on the Westerly side of The Norwalk-Danbury Road, so-called, where the premises herein described adjoin land now or formerly of the Estate of Eleanor S. Lum on the Westerly side of said Norwalk-Danbury Road, so-called; thence in a general Southerly direction along said Norwalk-Danbury Road South 14° 35' 30" West 109.27 feet; thence South 28° 00' 20" West 88.38 feet; thence South 37° 16' 50" West 373.47 feet; thence South 51° 16' 40" West 352.61 feet; thence South 54° 27' 30" West 18.78 feet to the point or place of beginning.

Said premises are more particularly delineated on a map filed in the Offices of the Town Clerks of the Towns of Norwalk and Wilton entitled "Map of Property Prepared for Ambler Estates, Inc. at Norwalk and Wilton, Conn., Scale 1" = 80' December 1945, The Samuel W. Hoyt, Jr., Co., Inc., Civil Engineers & Surveyors, South Norwalk, Conn.", which map is certified "substantially correct." The Samuel W.

Hoyt, Jr., Co., Inc. by Frederick P. Stabell, Pres., Civil Engineer & Surveyor, reference thereto being had for a more particular description.

PARCEL 3:

All that certain tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, being shown and designated "Area = .50A" on a certain map entitled "Map of Property Belonging to Felix M. Krembs located on Kent Road in Wilton, Conn.," scale one inch equals sixty feet surveyed April 28, 1941, by Clinton C. Hubbell, certified substantially correct Clinton C. Hubbell, Surveyor, which map is on file in the office of the Town Clerk of said Wilton as Map No. 556 and to which map reference is hereby made for a more particular description of the premises conveyed, less any part of said premises as shown on said map taken by the State of Connecticut or the Town of Wilton in the course of widening the Norwalk River or widening the public highway Kent Road or replacing the Kent Road Bridge, so called, over said River prior to the date hereof.

Said premises are also shown on map entitled "Zoning Location Survey Depicting Property at 761 Main Avenue Norwalk & Wilton, Connecticut Prepared for I.Park Norwalk LLC" certified "Substantially Correct" by Rocco V. D'Andrea, Inc., Surveyor, which map is on file In the Office of the Town Clerk of the Town of Norwalk as Map No. 13024.

Also being described by metes and bounds as follows:

All that certain tract, piece or parcel of land Situate, lying and being in the City of Norwalk and Town of Wilton, County of Fairfield and State of Connecticut, said parcel of Land being more particularly bounded and described as follows:

Beginning at a point on the monumented westerly highway line of Main Avenue in Norwalk, also known as Route U.S. No. 7, where the same is intersected by the division line between the premises described herein and land of Cramer, now or formerly, having rectangular coordinates of X=415,646.47 and Y=119,938.63 U.S. Survey feet with respect to the origin of the Connecticut Coordinate System of 1927, and then running along said monumented westerly line of Main Avenue, the following courses:

SOUTH 2°40'18" WEST, A DISTANCE OF 109.14 FEET;
SOUTH 16°03'22" WEST, A DISTANCE OF 88.52 FEET;
SOUTH 25°20'31" WEST, A DISTANCE OF 373.58 FEET;
SOUTH 39°21'34" WEST, A DISTANCE OF 232.65 FEET;
SOUTH 43°42'23" WEST, A DISTANCE OF 409.90 FEET;
SOUTH 44°-52'44" WEST, A DISTANCE OF 3.25 FEET

To land of Fabrizio, now or formerly, then turning and running along land of said Fabrizio, and land of Herbst, land of Dorcal, Assoc. Limited, and land of Burgess, all now or formerly and each in part, the following courses:

NORTH 43°15'31" WEST, A DISTANCE OF 30.49 FEET;
SOUTH 52°34'49" WEST, A DISTANCE OF 2.45 FEET;
SOUTH 53°12'49" WEST, A DISTANCE OF 116.00 FEET;
SOUTH 16°51'01" EAST, A DISTANCE OF 9.52 FEET;
NORTH 43°55'41" WEST, A DISTANCE OF 77.00 FEET;
SOUTH 32°30'54" WEST, A DISTANCE OF 33.44 FEET;
SOUTH 50°50'47" WEST, A DISTANCE OF 41.59 FEET;
SOUTH 68°27'26" WEST, A DISTANCE OF 61.22 FEET;
SOUTH 48°14'51" EAST, A DISTANCE OF 70.00 FEET;
SOUTH 74°08'49" WEST, A DISTANCE OF 28.04 FEET;
SOUTH 78°08'19" WEST, A DISTANCE OF 51.12 FEET;
NORTH 84°36'11" WEST, A DISTANCE OF 25.55 FEET;
NORTH 63°51'01" WEST, A DISTANCE OF 8.33 FEET;
NORTH 88°37'21" WEST, A DISTANCE OF 47.09 FEET;
SOUTH 88°50'39" WEST, A DISTANCE OF 26.01 FEET;
SOUTH 73°07'39" WEST, A DISTANCE OF 77.30 FEET;
SOUTH 77°48'39" WEST, A DISTANCE OF 43.62 FEET;
SOUTH 20°05'39" WEST, A DISTANCE OF 93.64 FEET;
SOUTH 22°00'39" WEST, A DISTANCE OF 30.10 FEET;
SOUTH 20°26'39" WEST, A DISTANCE OF 67.55 FEET;
SOUTH 21°26'39" WEST, A DISTANCE OF 55.07 FEET;
SOUTH 22°46'39" WEST, A DISTANCE OF 80.21 FEET;
NORTH 63°37'21" WEST, A DISTANCE OF 17.90 FEET;
SOUTH 20°09'39" WEST, A DISTANCE OF 51.78 FEET;
NORTH 50°01'21" WEST, A DISTANCE OF 154.41 FEET

To land of the State of Connecticut, being the easterly right-of-way line of the Danbury-South Norwalk rail line; then turning and running along said easterly right-of-way limit of the Danbury-South Norwalk rail line, the following courses:

NORTH 25°07'52" EAST, A DISTANCE OF 2274.33 FEET, INTO THE TOWN OF WILTON; AN ARC DISTANCE OF 514.55 FEET ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1943.08 FEET

To the southerly line of Kent Road; then turning and running along said southerly line of Kent Road, the following courses:

SOUTH 83°37'57" EAST, A DISTANCE OF 159.77 FEET;
SOUTH 79°01'57" EAST, A DISTANCE OF 42.60 FEET

To the approximate centerline of the Norwalk River, and land of Jaffe, now or formerly; then turning and running generally along the centerline of said Norwalk River, and land of said Jaffe, land of Wake Robin Farm Corp., and land of Cramer, all now or formerly and each in part, the following courses:

SOUTH 20°02'03" WEST, A DISTANCE OF 42.70 FEET;
SOUTH 11°50'03" WEST, A DISTANCE OF 58.42 FEET;
SOUTH 1°15'57" EAST, A DISTANCE OF 16.63 FEET;

SOUTH 85°24'23" EAST, A DISTANCE OF 8.70 FEET;
SOUTH 4°35'37" WEST, A DISTANCE OF 241.50 FEET;
SOUTH 3°49'07" WEST, A DISTANCE OF 126.40 FEET;
SOUTH 0°40'43" EAST, A DISTANCE OF 37.40 FEET;
SOUTH 0°02'17" WEST, A DISTANCE OF 99.80 FEET;
SOUTH 17°45'47" WEST, A DISTANCE OF 66.40 FEET;
SOUTH 8°29'07" WEST, A DISTANCE OF 184.10 FEET;
SOUTH 5°06'47" WEST, A DISTANCE OF 56.00 FEET;
SOUTH 1°57'37" WEST, A DISTANCE OF 117.20 FEET;
SOUTH 16°05'11" EAST, A DISTANCE OF 84.31 FEET;

Then turning and running along land of said Cramer, now or formerly

NORTH 82°53'34" EAST, A DISTANCE OF 172.87 FEET

To the point or place of beginning, containing 29.0142 acres, more or less, the reference meridian for all described courses being based upon the Connecticut Coordinate System of 1927.

Received For Record
Feb 21, 2014 AT 03:27P
ATTEST: Bettye J. Rasosnetti
Wilton Town Clerk



Site Development Plans
Including Vicinity Sketch & Survey Map

Attached

10854

I Park Norwalk, LLC
485 West Putnam Avenue
Greenwich, CT 06830

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
51-36/211

~~2/17/2023~~

PAY TO THE
ORDER OF Town of Wilton

\$ **2,264.45

Two Thousand Two Hundred Sixty-Four and 45/100***** DOLLARS

Town of Wilton
238 Danbury Road
Wilton, CT 06897

MEMO

Wilton Hotel Site Plan App

AUTHORIZED SIGNATURE



⑈010854⑈ ⑆021100361⑆ 907376651865⑈

Security features. Details on back.

I Park Norwalk, LLC

10854

Town of Wilton
Date Type Reference
2/17/2023 Bill Wilton Hotel App

Original Amt.
2,264.45

Balance Due
2,264.45

2/17/2023

Discount

Check Amount

Payment
2,264.45
2,264.45

JP Morgan Chase 186 Wilton Hotel Site Plan App

2,264.45

I Park Norwalk, LLC

10854

Town of Wilton
Date Type Reference
2/17/2023 Bill Wilton Hotel App

Original Amt.
2,264.45

Balance Due
2,264.45

2/17/2023

Discount

Check Amount

Payment
2,264.45
2,264.45

JP Morgan Chase 186 Wilton Hotel Site Plan App

2,264.45

