

- NOTES:**
- EXISTING UTILITIES, STRUCTURES, TOPOGRAPHIC AND PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM THE "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 230 EAST AVENUE & 10 ROWAN STREET" PREPARED BY REDNESS & MEAD OF STAMFORD, CT, DATED SEPTEMBER 15, 2017.
 - LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSTRUED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR SHALL EXCAVATE TEST HOLES, CONTACT "CALL BEFORE YOU DIG", AND PERFORM WHATEVER ADDITIONAL VERIFICATION NECESSARY TO VERIFY THE EXISTING INFORMATION. THE PROJECT ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
 - THE PURPOSE OF THIS PLAN IS TO INDICATE THE PROPOSED SITE LAYOUT REQUIRED FOR RENOVATION OF THE EXISTING BUILDING "A" AND CONSTRUCTION OF NEW BUILDINGS "B" AND "C".
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF NORWALK STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 817, LATEST REVISION.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
 - REFERENCE IS MADE TO MAP TITLED "PROPERTY SURVEY, CONSOLIDATION OF PARCELS DEPICTING 230 EAST AVENUE AND 3 ROWAN STREET, NORWALK, CT, PREPARED FOR 230 EAST AVENUE LLC, DATED FEBRUARY 21, 2016, PREPARED BY REDNESS & MEAD AND INTENDED TO BE RECORDED IN THE NORWALK LAND RECORDS.

USE	PARKING REQUIREMENT	QUANTITY	SPACES REQUIRED
APARTMENTS			
STUDIO	1 SPACE PER UNIT	26 UNITS	26
1 BEDROOM	1 SPACE PER UNIT	113 UNITS	113
2 BEDROOM	2 SPACES PER UNIT	50 UNITS	100
SUBTOTAL		189 UNITS	239
TOTAL RESIDENTIAL	MIN. 1.3 SPACES PER UNIT	189 UNITS	246
PODCH HOTEL			
ANIMAL SUITES	1 SPACE PER 10 ANIMAL SUITES	150 SUITES	15
GROOMING FACILITY	1 SPACE PER 200 SQ. FT. OF ACTIVE FLOOR AREA	500 SQ. FT.	3
OFFICE SPACE	1 SPACE PER 334 SQ. FT. OF GROSS FLOOR AREA	100 SQ. FT.	1
TOTAL PODCH HOTEL			19
OFFICE			
RESTAURANT	1 SPACE PER 45 SQ. FT. OF ACTIVE FLOOR AREA	2,000 SQ. FT. ACTIVE (2,500 SQ. FT. GROSS)	45
RETAIL	1 SPACE PER 200 SQ. FT. OF ACTIVE FLOOR AREA	3,420 SQ. FT. ACTIVE (4,560 SQ. FT. GROSS)	18
TOTAL REQUIRED PARKING			447
MIXED USE REDUCTION			
RESIDENTIAL/OFFICE	REDUCE LARGER BY 50%, NO MORE THAN LESSER		-119
RESIDENTIAL/RETAIL	REDUCE LARGER BY 25%, NO MORE THAN LESSER		-37
RESIDENTIAL/RESTAURANT	REDUCE LARGER BY 10%, NO MORE THAN LESSER		-180
TOTAL REDUCTION			
TOTAL SPACES REQUIRED AFTER MIXED USE REDUCTION			267
TOTAL SPACES PROVIDED (SEE NOTE 1)			320
UNDERGROUND SPACES			215
SURFACE SPACES			105

NOTE:
1. TOTAL SPACE COUNT DOES NOT INCLUDE SPACES RESERVED FOR EAST NORWALK TRAIN STATION (110) OR SPACES AT 10 ROWAN STREET (20).

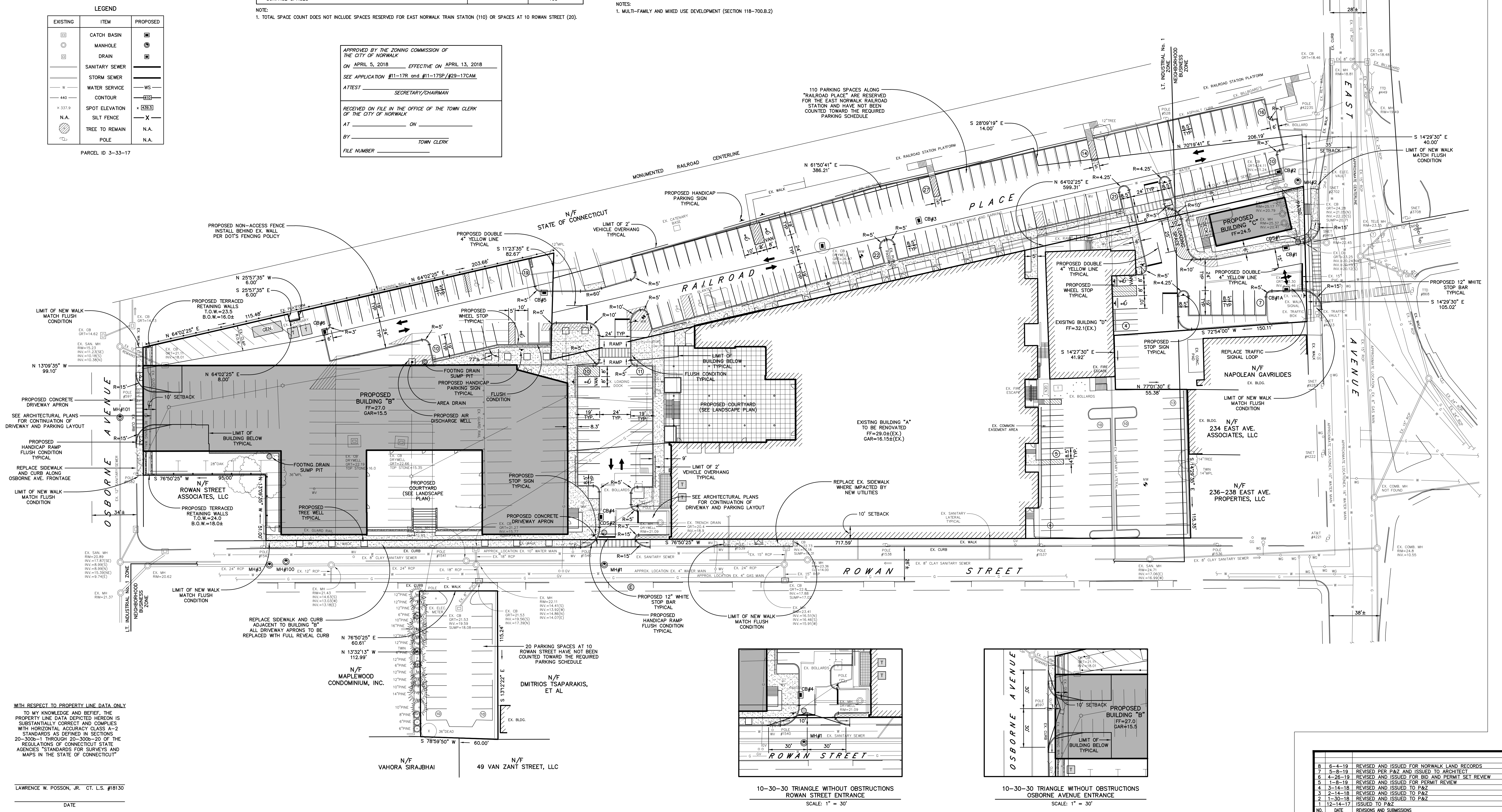
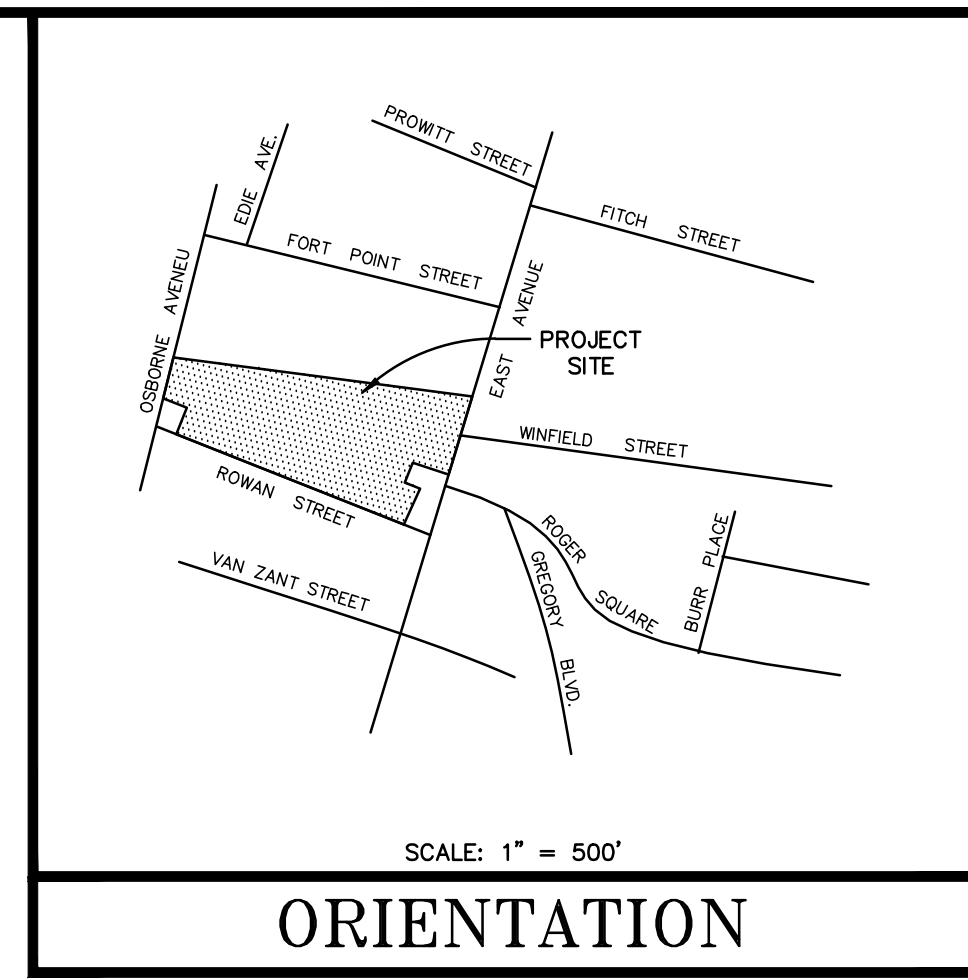
ZONE	REQUIRED/ALLOWABLE		PROPOSED	
	INDUSTRIAL NO. 1 ⁽¹⁾	NEIGHBORHOOD BUSINESS	INDUSTRIAL NO. 1	NEIGHBORHOOD BUSINESS
HEIGHT (MAX.)	6 STORES & 72 FT. MAX.	2 1/2 STORES & 35 FT. MAX. 2 STORES & 25 FT. MIN.	BLDG. A = 5 STORES & 61.3 FT (EX) BLDG. B = 8 STORES & 60.2 FT (EX) BLDG. C = 3 STORES & 36 FT 9/16" (EX)	BLDG. C = 2 STORES & 27.8 FT
AREA (MIN.)	5,000 SQ. FT.	5,000 SQ. FT.	147,185 SQ. FT.	10,337 SQ. FT.
WIDTH (MIN.)	50 FT.	50 FT.	99.10 FT.	105.02 FT.
FRONT YARD SETBACK	NO MORE THAN 10 FT.	35 FT FROM CENTERLINE	BLDG. A = 0 FT (EX.) BLDG. B = 0 FT (OSBORNE) BLDG. B = 4.4 FT (ROWAN) BLDG. D = 123.7 FT (EX)	BLDG. C = 46.0 FT
SIDE YARD SETBACK	NONE	NONE	N/A	N/A
AGGREGATE SIDE	NONE	NONE	N/A	N/A
REAR YARD SETBACK	NONE	10 FT.	N/A	26.2 FT.
BUILDING AREA (MAX.)	NONE	35% FOR BUILDINGS 80% FOR BUILDINGS & PARKING	82,945 SQ. FT.	14.5% FOR BUILDINGS 61.2% FOR BUILDINGS & PARKING
FLOOR AREA	N/A	N/A	270,423 SQ. FT.	3,000 SQ. FT.
FLOOR AREA RATIO (MAX.)	2.0	0.7	1.84	0.29
DWELLING UNITS		190 (147,185/800 + 10,337/1650)		189
RECREATION AREA	150 SQ. FT./UNIT	200 SQ. FT./UNIT	193 SQ. FT./UNIT (36,510 SQ. FT. TOTAL)	
RESIDENT DENSITY	800 SQ. FT./UNIT	1,650 SQ. FT./UNIT	833 SQ. FT./UNIT	

NOTE:
1. MULTI-FAMILY AND MIXED USE DEVELOPMENT (SECTION 118-700.B.2)

LEGEND

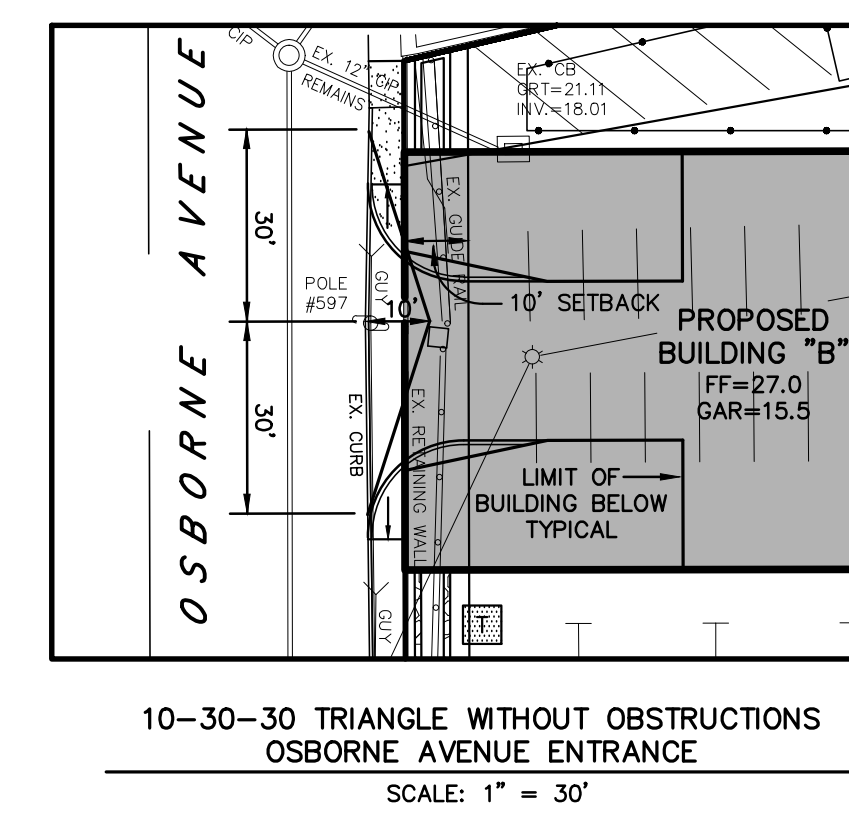
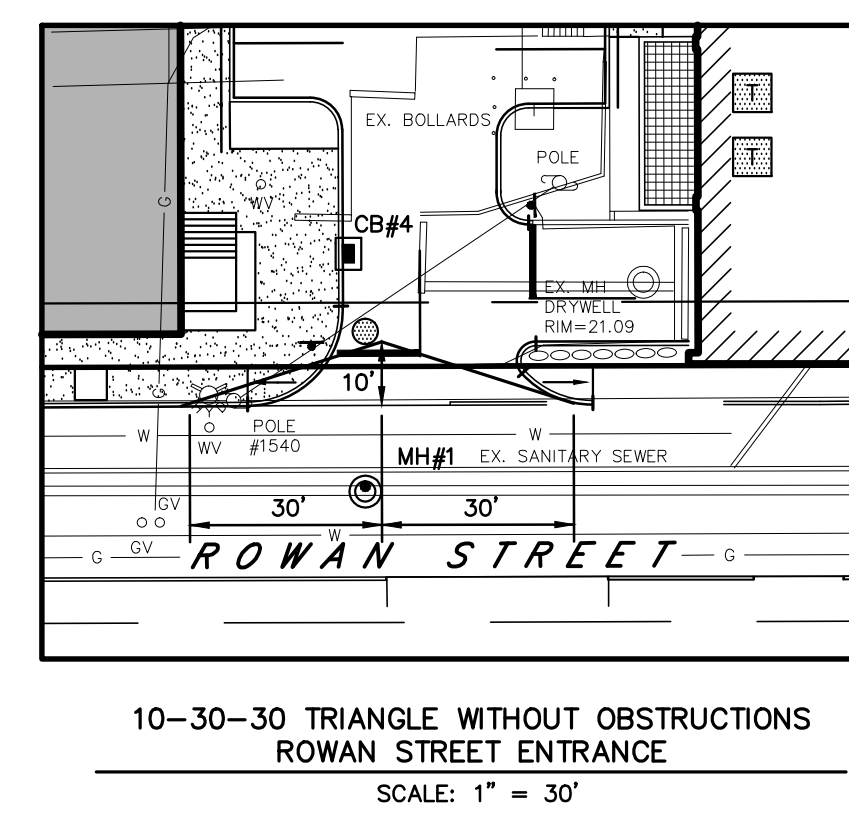
EXISTING	ITEM	PROPOSED
⊕	CATCH BASIN	⊕
⊙	MANHOLE	⊙
⊖	DRAIN	⊖
—	SANITARY SEWER	—
—	STORM SEWER	—
—	WATER SERVICE	—
—	CONTOUR	—
× 337.9	SPOT ELEVATION	× 337.9
N.A.	SILT FENCE	X
⊕	TREE TO REMAIN	N.A.
⊕	POLE	N.A.

APPROVED BY THE ZONING COMMISSION OF THE CITY OF NORWALK
ON APRIL 5, 2018 EFFECTIVE ON APRIL 13, 2018
SEE APPLICATION #11-17R and #11-17SP/#29-17CAM
ATTEST SECRETARY/CHAIRMAN
RECEIVED ON FILE IN THE OFFICE OF THE TOWN CLERK OF THE CITY OF NORWALK
AT _____ ON _____
BY _____ TOWN CLERK
FILE NUMBER _____



WITH RESPECT TO PROPERTY LINE DATA ONLY TO MY KNOWLEDGE AND BELIEF, THE PROPERTY LINE DATA DEPICTED HEREON IS SUBSTANTIALLY CORRECT AND COMPLIES WITH HORIZONTAL ACCURACY CLASS A-2 STANDARDS AS DEFINED IN SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT"

LAWRENCE W. POSSON, JR. CT. L.S. #18130
DATE _____



NO.	DATE	REVISIONS AND SUBMISSIONS
8	6-4-19	REVISED AND ISSUED FOR NORWALK LAND RECORDS
7	3-8-19	REVISED PER P&Z AND ISSUED TO ARCHITECT
6	4-26-19	REVISED AND ISSUED FOR BID AND PERMIT SET REVIEW
5	1-8-19	REVISED AND ISSUED FOR PERMIT REVIEW
4	3-14-18	REVISED AND ISSUED TO P&Z
3	2-14-18	REVISED AND ISSUED TO P&Z
2	1-30-18	REVISED AND ISSUED TO P&Z
1	12-14-17	ISSUED TO P&Z

SIGNATURE: _____ DRAWING NO: SE1

McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
230 EAST AVENUE, LLC
NORWALK, CONNECTICUT

SITE LAYOUT PLAN
230 EAST AVENUE
NORWALK, CONNECTICUT

JOB NO: 2028A-1 DATE: DECEMBER 14, 2017
DRAWN BY: DRS CHECKED BY: HWM, TSN
SCALE: 1" = 30'

SE1