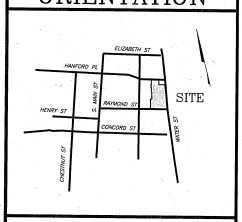
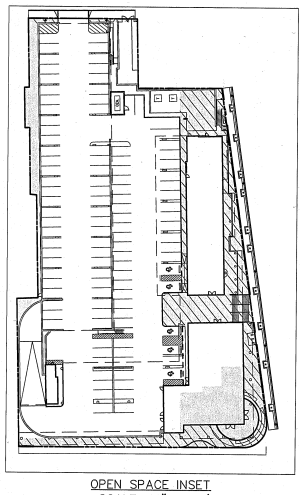
TAXMAP: 15SE
DISTRICT: 2
BLOCK: 60
LOTS: 6
ZONE: SONO STATION DESIGN DISTRICT (SSDD)

ORIENTATION



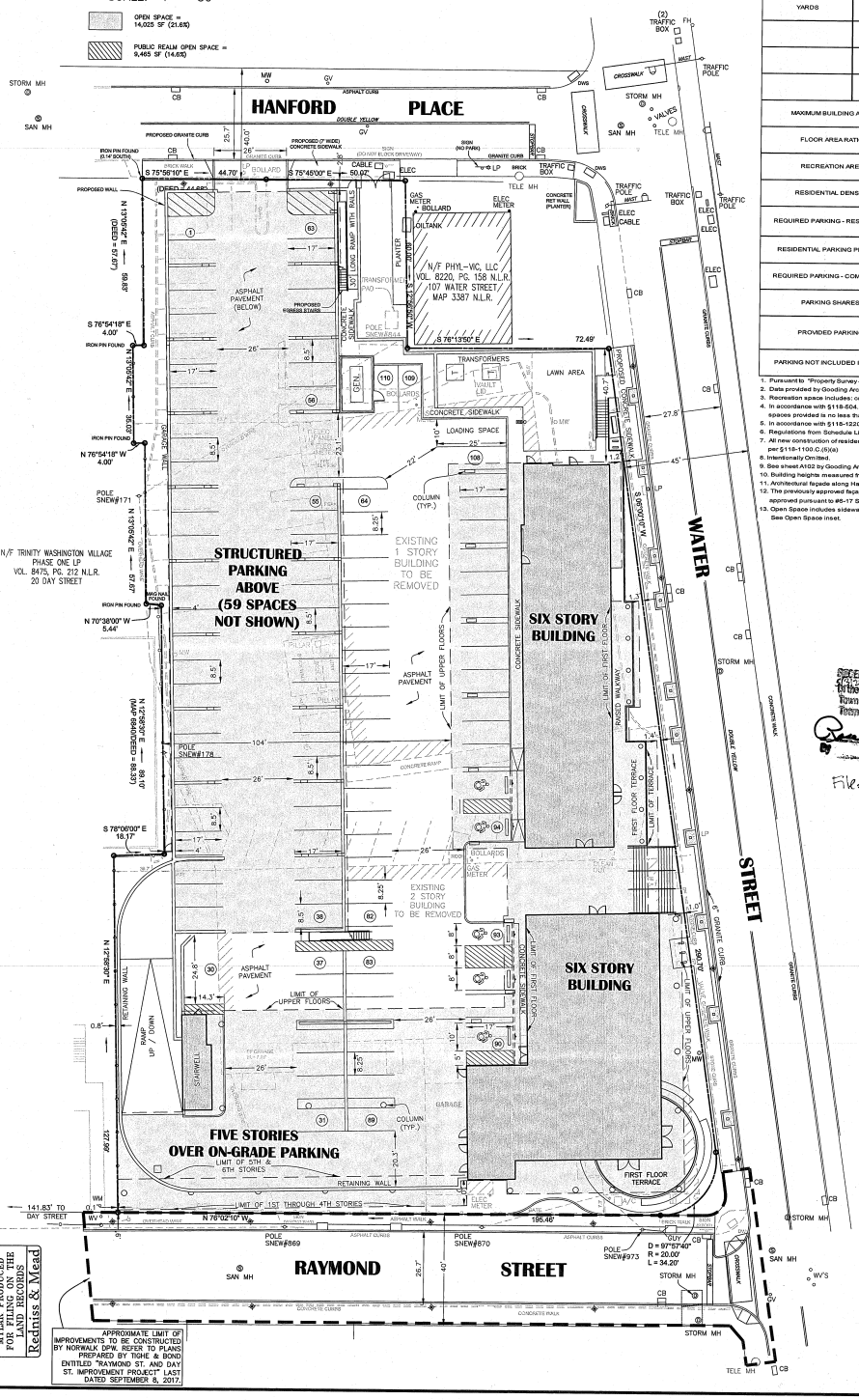
NORWALK,CT 1"=800'



OPEN SPACE INSET
SCALE: 1" = 50'

OPEN SPACE = 14,025 SF (21.6%)

PUBLIC REALM OPEN SPACE = 9,465 SF (14.6%)



ZONING INFORMATION TABLE

Harbourside (123 Water Street)
Transit Oriented Development
Zone: Sono Station Design District (SSDD) (Note 6)

		BUILDING ZONE STANDARDS (Article 50, §118-506)	PROPOSED DEVELOPMENT
HEIGHT	MAXIMUM	6 stories and 72 feet for residential and/or office uses; 6 stories and 76 feet if a ground floor retail or other active use is provided; 7 stories and 80 feet for commuter parking garage; In a Special Flood Hazard Area, height shall be measured above Base Flood Elevation in the manner described in §118-1100. All stories above the fourth floor, when fronting on a street, must be setback at least ten (10) feet from the fourth floor building façade.	74', 6 Stories (Main Building) 26', 1 Story (Parking Structure) (Notes 2,10,12)
	MINIMUM	2 stories or 25 feet for buildings within 200 feet of a public street; except for railroad station buildings.	25' (Note 11)
MINIMUM SIZE OF PLOT	AREA	One Half Acre	64,829 S.F. (Note 1)
	WIDTH	None	94.7'
YARDS	FRONT	None	1.0' (Main Building) 2.5' (Parking Structure) (Note 9)
	SIDE	None	0.1' (Main Building) 0.8' or 4' (Parking Structure)
	AGG. SIDE	None	N/A
	REAR	None	N/A
MAXIMUM BUILDING AREA		90% for buildings with a minimum of 12% open space, provided that, in mixed use developments, a minimum 20% open space is required, of which a minimum of 10% must be devoted to Public Realm Uses	64.2% (Buildings) 21.6% (Open Space) 14.6% (Public Realm Open Space)
FLOOR AREA RATIO		For Lots less than one acre, 1.5; for lots one acre or larger, 2.0	1.96 (Note 2)
RECREATION AREA		160 sq ft per dwelling unit, may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	Required: 160 S.F. x 129 = 19,350 S.F. Provided: 22,526 S.F. (Notes 2,3)
RESIDENTIAL DENSITY		1 dwelling per 500 sq. ft of land area	129 Units (Note 2)
REQUIRED PARKING - RESIDENTIAL		1 space per studio and one bedroom, 2 spaces per two or more bedroom units. (Note 4)	~~Studios: 10~~ 1-Bedrooms: 95 2-Bedrooms: 20 (1.0 x 19) + (1.0 x 90) + (2.0 x 20) = 149
RESIDENTIAL PARKING PER UNIT		Must be greater than an average of 1.30 parking spaces per dwelling unit to provide 1 parking space per one bedroom dwelling unit. (Note 4)	149 Spaces / 129 Units = 1.15 < 1.30 168 Spaces required for 1.30
REQUIRED PARKING - COMMERCIAL		Retail - 1 Space per 200 S.F. (Active)	0.75 x 3,814 / 200 = 15
PARKING SHARES		Lesser of 25% of Residential or 100% of Retail (Note 5)	(168 x 0.25 = 42) > 15 Use 15
PROVIDED PARKING		Required Residential = 168 Required Retail= 15 Allowed Shares =-15 Total Required Parking = 168	171 Spaces 166 Standard Spaces 5 ADA Spaces
PARKING NOT INCLUDED IN TOTAL			1 Commercial Loading Space

1. Pursuant to "Property Survey - Consolidation of Parcels" dated 3/21/18 prepared by Redniss & Mead, Inc.
2. Data provided by Gooding Architecture.
3. Recreation space includes: community and amenity rooms, terraces, rooftop deck, and outdoor areas.
4. In accordance with §118-504.F.(9), one (1) parking space per one (1) bedoom dwelling unit may be used if the amount of parking spaces provided is no less than an average of 1.30 parking spaces per dwelling unit.
5. In accordance with §118-1220.E., must reduce the larger by the percent listed, but no more than the number provided by the lesser.
6. Regulations from Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial (Part 2), Zone: Sono Station Design District (SSDD)
7. All new construction of residential structures shall have the lowest floor elevated to or above the base flood elevation plus one (1) foot per §118-1100.C.(5)(a)
8. Intentionally Omitted.
9. See sheet A102 by Gooding Architecture for compliance with "not more than 10 feet from property line" standard
10. Building heights measured from Base Flood Elevation (12.0)
11. Architectural façade along Hanford Place measures 25' tall from the sidewalk elevation.
12. The previously approved façade along Raymond and Water Street does not setback above the fourth story. This façade is as indicated on plans approved pursuant to #6-17 SP / #23-17 CAM.
13. Open Space includes sidewalks, landscaped areas, pedestrian plazas (surrounding retail), and recreation areas on the rooftop. See Open Space inset.

NOTES:

1. *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 Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for application for determination of zoning compliance and for building permit purposes.*
2. *Reference is hereby made to the following surveys which have been evaluated and accepted as appropriate for the purpose for which this survey has been prepared: Maps 6840, 3387, 3074 N.L.R.*
3. *Reference is made to deeds of record found in. Book 8352 Pg 220, Book 8475 Pg 212 , Book 8220 Pg 158*
4. *Lot Area = 64,829 S.F. (1.4883 Acres)*
5. *Owner of record: TR South Water Street LLC*
6. *Reference is made to FEMA Flood Insurance Rate Map Panel No. 531 of 626, Map No. 09001C0531G, Map Revised July 8, 2013. Subject Parcel lies within Special Flood Hazard Area Zone AE (EL 12).*
7. *Reference is made to Architectural Plans dated 02/01/2019, prepared by Gooding Architecture*
8. *Reference is made to Site Development Plans dated 02/01/2019, prepared by Redniss & Mead.*

RECEIVED ON JUL 2 2019 AT 1:34 pm In the Office of the Town Clerk of the Town of Norwalk By Teresa Clark

File #14037

APPROVED BY THE ZONING COMMISSION ON AUGUST 2, 2018 EFFECTIVE ON AUGUST 10, 2018. SEE SPECIAL PERMIT #6-17SP AND CAM APPLICATION #23-17CAM

ATTEST: Secretary/Chairman

Revised: 03/22/2019 - Permit Set
Revised: 02/01/2019 - Permit Set
Revised: 07/25/2018 - city comments
Revised: 06/18/2018 - Modification to #6-17SP / #23-17CAM
Revised: 01/10/2018 - city comments
Revised: 11/15/2017 - city comments
Revised: 11/07/2017 - misc.
Revised: 11/02/2017

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

APPROXIMATE LIMIT OF IMPROVEMENTS TO BE CONSTRUCTED BY NORWALK DPW. REFER TO PLANS PREPARED BY TIGHE & BOND ENTITLED "RAYMOND ST. AND DAY ST. IMPROVEMENT PROJECT" LAST DATED SEPTEMBER 8, 2017.

ZONING LOCATION SURVEY

DEPICTING
123 WATER ST
NORWALK, CONNECTICUT
PREPARED FOR
TR SOUTH WATER STREET LLC

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

Scale: 0 20 40 1"=20'
Drawn By: RJB | Checked By: | Date: 02/01/2019

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

LAWRENCE W. POSSON, JR. CT. LS. #18130
3/22/2019
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.

Sheet No: ZLS
Comm. No.: 9821

5/3/2019 8:54 AM MAP # 14037