



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

APRIL 16, 2025, 6:00 PM

HYBRID MEETING

COMMON COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 125 EAST AVENUE,
NORWALK, CONNECTICUT 06851 AND BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access the meeting in-person or by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. #2025-24 SUB - Gennaro Grimaldi - 107 Wolfpit Avenue (District 5, Block 16, Lot 22) - Subdivision application to create a total of two building lots - Public hearing, report & recommended action

IV. PRELIMINARY REVIEWS AND REVIEW AND ACTION ON APPLICATIONS

- A. #2025-32 8-24 Referral - City of Norwalk - 24 Monroe Street and 1 State Street - Lease agreement of +/- 1,300sf of commercial space to Tacos Please LLC - Report &

recommended action

- B. #2025-14 CAM - Benjamin Cherner - 5 Outer Road (District 5, Block 84, Lot 158) - Coastal site plan review to demolish existing house and in-ground pool and construct a new, flood compliant, single-family detached dwelling - Report & recommended action**
- C. #2023-11 SP/MV - Thomas J. Telesco - 151 Main Street (District 1, Block 87, Lot 1) - One-year extension of time request for approved special permit for motor vehicle repairer use - Report & recommended action**
- D. #2025-28 CAM - 94 East Ave, LLC - 94 East Avenue (District 1, Block 56, Lot 2) - Coastal site plan review for a change of use from +/- 5,200sf of office to six dwelling units for a total of 11 dwelling units within the existing building - Preliminary review and approval of village district architectural peer review**
- E. #2025-31 SP/CAM - Milan Pribelsky - 65 Van Zant Street and 28 Rowan Street (District 3 Block 34, Lots 13 and 16) - Special permit and coastal site plan review application(s) for the construction of a 3.5-story, 22-dwelling unit, mixed-use building - Approval of usage of third-party architectural peer review**
- F. #2025-27 SP - TVG Partners - 595 Westport Avenue (District 5, Block 17, Lot 8) - Special permit for change of use from +/- 85,400sf portion of existing building from manufacturing to self-storage facility - Preliminary review**
- G. #2024-65 SPR/CAM - Hyde Park Properties, LLC - 71 Water Street and 25 Elizabeth Street (District 2, Block 44, Lots 14 and 13) - Coastal site plan review application for the construction of a six-story, 32-dwelling unit, mixed-use building - Report & recommended action**

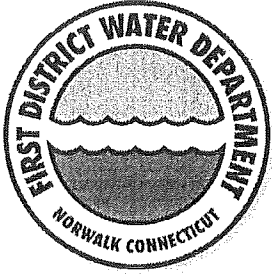
V. ACCEPTANCE OF MINUTES

- A. Regular Meeting: April 2, 2025**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT



FIRST DISTRICT WATER DEPARTMENT

12 New Canaan Avenue
Post Office Box 27
Norwalk, Connecticut 06852

Office: 203-847-7387
Fax: 203-846-3482
Email: info@firstdistrictwater.org

COMMISSIONERS
Thomas J. Cullen, Esq.
Elsa Peterson Obuchowski, Chair
Jalin T. Sead

DISTRICT TREASURER
Rosa M. Murray

GENERAL MANAGER
Eleanor M. Militana

DISTRICT ENGINEER
Donald Ukers, P.E.

CONTROLLER
David Capotele

Will-Serve Letter

Date: 3/6/2025

I understand that FDWD is willing to supply water to the subject property with the following conditions:

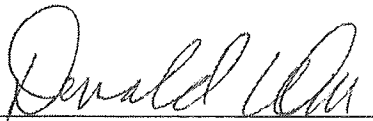
1. This Will-Serve Letter applies only to the person(s) or organization and for the use specified above.
2. This property is subject to all FDWD policies, rates and fees in effect when fees are paid, including, but not limited to, connection fees, deferred connection fees, and recovery fees.
3. Exact location of the water meter is to be determined by the owner and approved by FDWD.
 - o Detailed plans may be required prior to installation of water services.
4. This Will-Serve Letter will continue to be in effect until the service line at the property installed, without any changes/alteration on the submitted plans.
5. In some cases, pressure-reducing valves may be required.

#107 Wolfpit Avenue
FDWD Service Area: Low Pressure

Main Extension Required: No

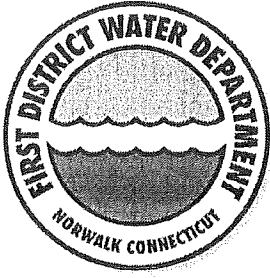
Existing Main Location & Size: 8" Watermain

APPROVAL:


Signature

3/6/2025

Date



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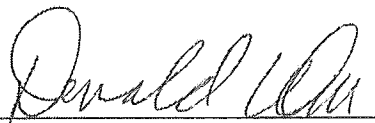
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APPROVAL:


Signature

3/6/2025
Date

APPENDIX C
[Amended 11/12/2008]

PLANNING COMMISSION
CITY HALL
125 EAST AVENUE P.O. BOX 5125
NORWALK, CT 06856-5125

APPLICATION FOR APPROVAL OF SUBDIVISION OR RESUBDIVISION MAP

Application is hereby made to the City Planning Commission for approval of a Subdivision or Resubdivision map entitled:

GENNARO J. GRIMALDI - 107 WOLF PIT AVE.
NORWALK, CT - RE SUBDIVISION

1. Name and address of persons submitting application: GENNARO J. GRIMALDI
35 STARLIGHT DR., NORWALK, CT Telephone No. 203-847-5077
Cell Phone No. _____ Email: MLLUVS2SHOP@aol.com

2. Name and address of owner of record at time of submission of plans: _____
GENNARO J. GRIMALDI Telephone No. 203-847-5077
Cell Phone No. _____ Email: _____

3. Name and address of Engineer, Surveyor or Designer: LANDTECH - 518 RIVERSIDE AVE.
WESTPORT CT. 06880 Telephone No. 203-454-2110
Cell Phone No. _____ Email: _____

4. Address of Property 107 WOLF PIT AVE, NORWALK, CT 06851

5. Tax District 5 Tax Block 16 Tax Lot 22 CAM X

6. Zoning Designation CD-1M Plan of Development Designation RSM

7. Total area of proposed subdivision or resubdivision: 1.223 acres 53257 square feet

7a. No. of lots proposed 2

8. Water Supply:

- a. Is public water available within or at periphery of proposed subdivision or resubdivision?
YES
- b. If not, how far distant is public water available, measured along a public right-of-way?

- c. Is the public water system to be extended to serve proposed subdivision or resubdivision?
No

-2- Subd. Application Cont.

9. Sewage Disposal:

- a. Is public sewage system available within or at periphery of proposed subdivision or resubdivision? YES
- b. If not, how far distant is public sewage available, measured along a public right-of-way? _____
- c. Is the public sewage system to be extended to serve proposed subdivision or resubdivision? No

10. Streets:

- a. List names of existing streets and widths of right-of-way and traveled roadway within or adjacent to proposed subdivision or resubdivision
WOLF PIT AVE - 50', STARLIGHT DR. - 50'
- b. List names of proposed streets and lengths: N/A
- ? c. Can this application form be considered an offer of dedication to the City of Norwalk for public acceptance of the proposed streets contained in this subdivision or resubdivision upon proper completion thereof? N/A
If not, please explain: _____

11. Existing structures: Description: 2 1/2 STORY STONE FRAME RESIDENCE, TWO CAR GARAGE AND TWO GREENHOUSE

? 12. Does owner of record own or have any interest in a partnership or corporation owning abutting property? NO

13. Has the Zoning Board of Appeals granted any variances or permits concerning this property? No If so, full information must be attached. _____

14. Is any variance from the "Subdivision/Resubdivision Regulations" requested? No. If so, a letter stating reasons must be submitted herewith.

RECORD OWNER(S) SIGNATURE

Gennaro J. Grimaldi
(If agent signs, a letter of authorization from the owner(s) must accompany this application).

APPLICATION AND INSPECTION (to be filled in by Planning Commission Staff)

1. Number of new building lots - including

remainder of tract: _____ X \$200. = _____ + \$30. State fee = _____

2. Minimum fee: \$400. + \$30.00 State fee: Total _____

PAID TO: _____
(Signature)

DATE: _____

NARRATIVE: Attach a narrative that gives a concise explanation of the proposed subdivision or resubdivision and how it meets or exceeds the subdivision and resubdivision regulations.



CITY OF NORWALK
Wilber Giron, P.E.
Permit Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7801
Permits: (203) 854-4161
www.norwalkct.gov
wgiron@norwalkct.gov
dpwpermits@norwalkct.gov

March 03, 2024

Sent via email to: mlluv2shop@aol.com

Melissa Le Blanc & Jerry Grimaldi
Applicant & Owner

RE: 107 Wolfpit Avenue (District 05, Block 16, Lot 22)
Proposed Subdivision
Department of Engineering's Proposed Subdivision Sign-Off

Dear Mr. Grimaldi:

The Department of Engineering has reviewed the supportive documents associated with the proposed subdivision at the above-referenced property. The focus of our review has been to confirm the documents provided are in in conformance with the standards set forth in the City of Norwalk (City) Department of Public Works (DPW) Roadway Standards, and Standard Specifications, as amended and supplemented, Drainage Manual, as amended and supplemented, Standard Detailed Drawings, as amended and supplemented, and other applicable design standards.

The following documents were provided and included in our review:

- Proposed Survey titled "R-Subdivision Map" dated 02/18/2025, prepared by LandTech, Inc.

The Department of Engineering has no objection to the proposed subdivision with the following condition(s):

1. Any future work on either Lot "A" or "B" would require a submission to the Department of Engineering. The City shall review and confirm the proposed site plan is in compliance with the City's standards and Drainage Manual prior to the issuance of a Building Permit or DPW permit(s).
2. Should the proposed subdivision be approved by Planning and Zoning, then DPW shall review and approve the proposed addresses for each lot after new lot numbers are assigned by the Tax Assessor's Office.
3. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.
4. This sign-off shall be valid for a period of 12-months from the date stamped on the plan. Any permit issued on the basis of this sign-off must be issued within such 12-month period. Any renewal of the plan sign-off will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

Should you have any questions, please do not hesitate to contact me.

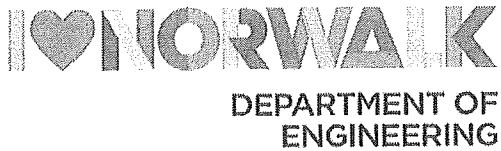
Sincerely,

A handwritten signature in black ink, appearing to read 'W. Giron', with a stylized flourish at the end.

Wilber Giron, P.E.

Permit Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Christine Cardascia, E.I.T., Assistant Civil Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Kyle Benjamin, Traffic Analyst – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning



CITY OF NORWALK
Wilber Giron, P.E.
Permit Engineer /
Department of Engineering
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Office: (203) 854-7801
Permits: (203) 854-4161
www.norwalkct.gov
wgiron@norwalkct.gov
dpwpermits@norwalkct.gov

March 03, 2024

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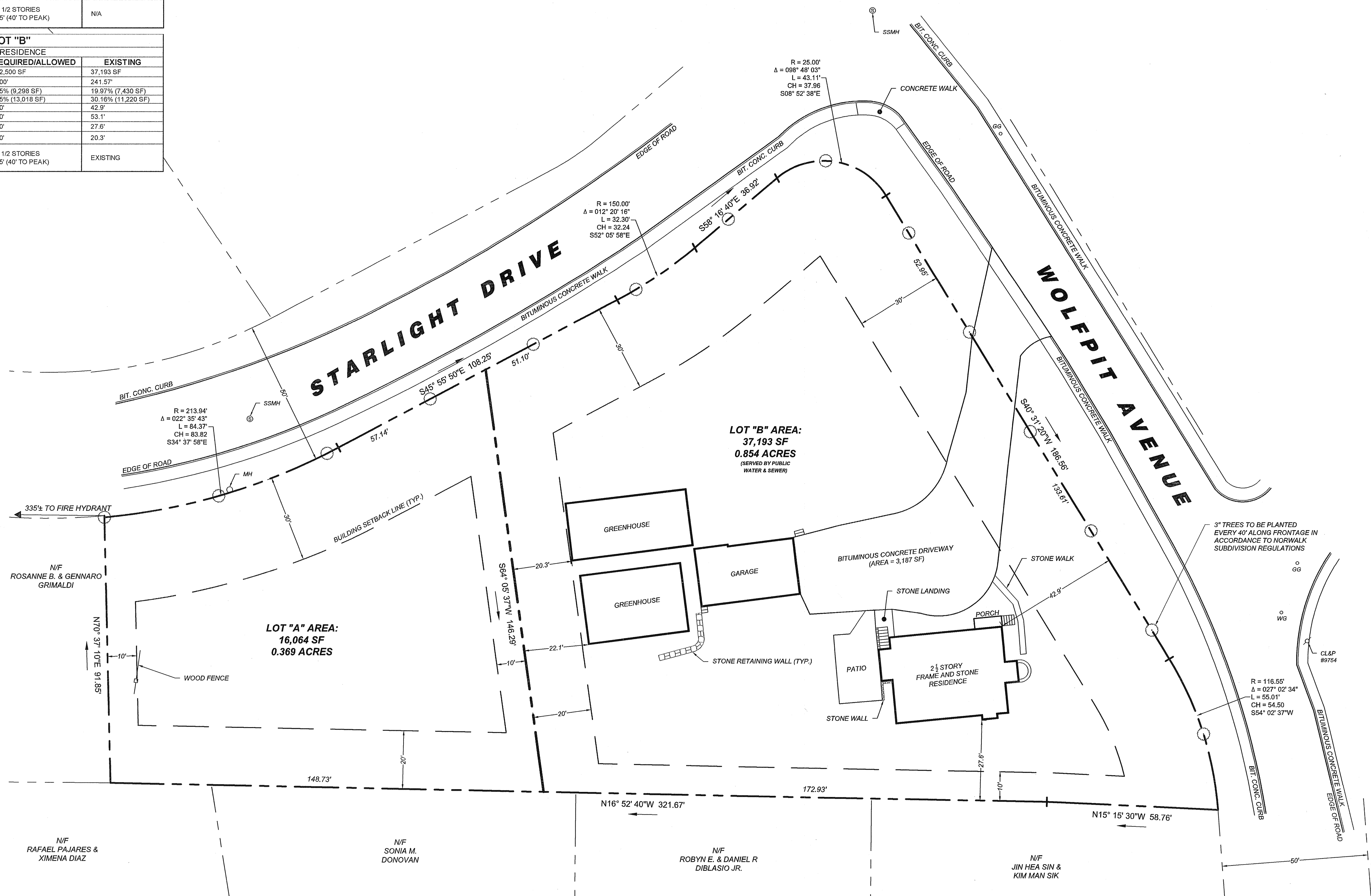
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ZONING DATA - LOT "A"			
ZONING DISTRICT: CD-1M RESIDENCE			
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING
LOT AREA		12,500 SF	18,064 SF
LOT WIDTH		100'	141.51'
COVERAGE	BUILDING	25% (4,016 SF)	VACANT LOT
	IMPERVIOUS	35% (6,622 SF)	VACANT LOT
	PRINCIPAL FRONT	30'	VACANT LOT
	SECONDARY FRONT	30'	VACANT LOT
PRINCIPAL BUILDING SETBACKS	SIDE	10'	VACANT LOT
	REAR	20'	VACANT LOT
	REAR	20'	VACANT LOT
PRINCIPAL BUILDING HEIGHT		2 1/2 STORIES 35' (40' TO PEAK)	N/A

ZONING DATA - LOT "B"			
ZONING DISTRICT: CD-1M RESIDENCE			
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING
LOT AREA		12,500 SF	37,193 SF
LOT WIDTH		100'	241.57'
COVERAGE	BUILDING	25% (9,288 SF)	19.97% (7,430 SF)
	IMPERVIOUS	35% (13,018 SF)	30.16% (11,220 SF)
	PRINCIPAL FRONT	30'	42.9'
	SECONDARY FRONT	30'	53.1'
PRINCIPAL BUILDING SETBACKS	SIDE	10'	27.6'
	REAR	20'	20.3'
	REAR	20'	20.3'
PRINCIPAL BUILDING HEIGHT		2 1/2 STORIES 35' (40' TO PEAK)	EXISTING



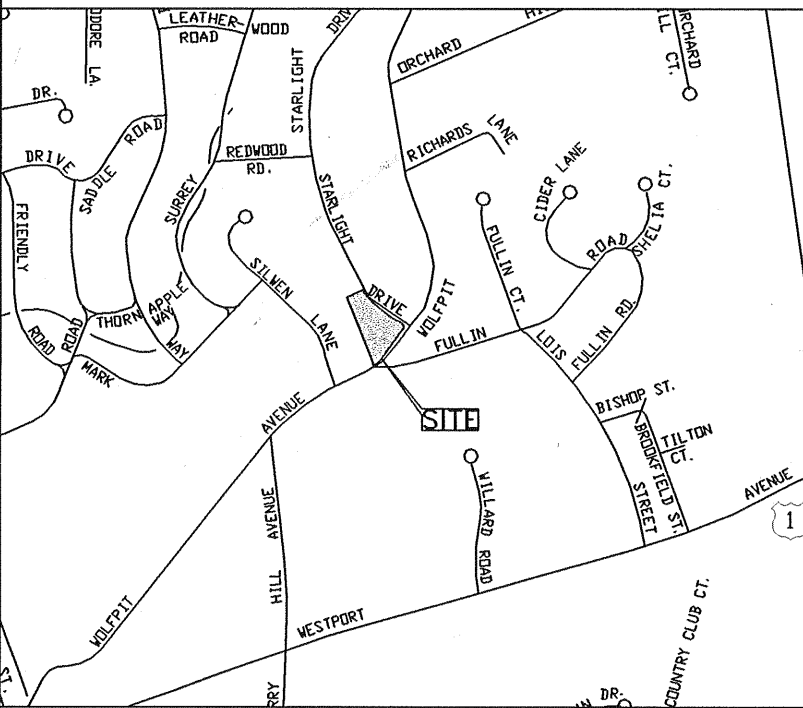
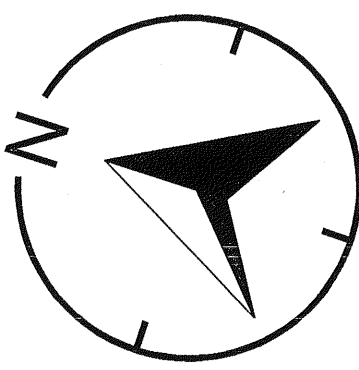
- LEGEND ABBREVIATIONS:
- CL&P CONNECTICUT LIGHT AND POWER
 - GG GAS GATE
 - MH MANHOLE
 - N/F NOW OR FORMERLY
 - SSMH SANITARY SEWER MANHOLE
 - TYP TYPICAL
 - WG WATER GATE

LEGEND	
SYMBOLS	DESCRIPTION
⊙ SSMH	SEWER MANHOLE
⊙ UP#	UTILITY POLE
⊙ WG	WATER GATE
⊙ GG	GAS GATE
---	PROPERTY LINE

- 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 OCTOBER 26, 2018.
 - THIS SURVEY IS A ZONING LOCATION SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
 - THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS 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. 5723 IN NORWALK LAND RECORDS.
 - SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0394F, EFFECTIVE 6/18/2010.

APPROVED FOR FILING PURPOSED ONLY

DIRECTOR OF PLANNING COMMISSION _____ DATE _____



LOCATION MAP (NTS)

PROPERTY INFORMATION:	
OWNER:	GENNARO J. GRIMALDI
ADDRESS:	107 WOLFPIT AVENUE NORWALK, CT
LOT AREA:	53,257 SF, 1.223 AC
ZONE:	"CD-1M"
DEED:	BK 7624 PG. 81
MAP:	5
BLOCK:	16
LOT:	22

REVISION DATE _____ ISSUE _____

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

GENNARO J. GRIMALDI

107 WOLFPIT AVENUE
NORWALK, CT

RE-SUBDIVISION MAP

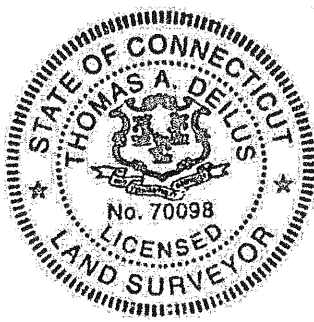
PROJECT No.		24036-01	
DATE: 02/18/2025	DRAWN BY: CM	CHECKED BY: TAD	
SCALE: 1" = 20'			
IN FEET			
			

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

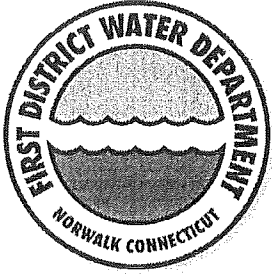
Thomas A. Deilus

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.



SV-1.0



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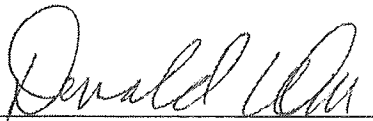
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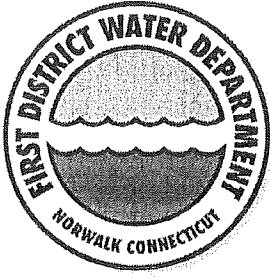
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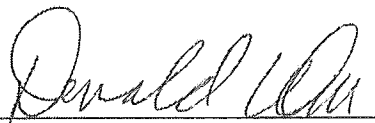
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WESTPORT CT. 06880 Telephone No. 203-454-2110
Cell Phone No. _____ Email: _____

4. Address of Property 107 WOLF PIT AVE, NORWALK, CT 06851

5. Tax District 5 Tax Block 16 Tax Lot 22 CAM X

6. Zoning Designation CD-1M Plan of Development Designation RSM

7. Total area of proposed subdivision or resubdivision: 1.223 acres 53257 square feet

7a. No. of lots proposed 2

8. Water Supply:

- a. Is public water available within or at periphery of proposed subdivision or resubdivision?
YES
- b. If not, how far distant is public water available, measured along a public right-of-way?

- c. Is the public water system to be extended to serve proposed subdivision or resubdivision?
No

9. Sewage Disposal:

- a. Is public sewage system available within or at periphery of proposed subdivision or resubdivision? YES
- b. If not, how far distant is public sewage available, measured along a public right-of-way? _____
- c. Is the public sewage system to be extended to serve proposed subdivision or resubdivision? No

10. Streets:

- a. List names of existing streets and widths of right-of-way and traveled roadway within or adjacent to proposed subdivision or resubdivision
WOLF PIT AVE - 50', STARLIGHT DR. - 50'
- b. List names of proposed streets and lengths: N/A
- ? c. Can this application form be considered an offer of dedication to the City of Norwalk for public acceptance of the proposed streets contained in this subdivision or resubdivision upon proper completion thereof? N/A
If not, please explain: _____

11. Existing structures: Description: 2 1/2 STORY STONE FRAME RESIDENCE, TWO CAR GARAGE AND TWO GREENHOUSE

? 12. Does owner of record own or have any interest in a partnership or corporation owning abutting property? NO

13. Has the Zoning Board of Appeals granted any variances or permits concerning this property? No If so, full information must be attached. _____

14. Is any variance from the "Subdivision/Resubdivision Regulations" requested? No. If so, a letter stating reasons must be submitted herewith.

RECORD OWNER(S) SIGNATURE

Gennaro J. Grimaldi
(If agent signs, a letter of authorization from the owner(s) must accompany this application).

APPLICATION AND INSPECTION (to be filled in by Planning Commission Staff)

1. Number of new building lots - including

remainder of tract: _____ X \$200. = _____ + \$30. State fee = _____

2. Minimum fee: \$400. + \$30.00 State fee: Total _____

PAID TO: _____
(Signature)

DATE: _____

NARRATIVE: Attach a narrative that gives a concise explanation of the proposed subdivision or resubdivision and how it meets or exceeds the subdivision and resubdivision regulations.



CITY OF NORWALK
Wilber Giron, P.E.
Permit Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7801
Permits: (203) 854-4161
www.norwalkct.gov
wgiron@norwalkct.gov
dpwpermits@norwalkct.gov

March 03, 2024

Sent via email to: mlluv2shop@aol.com

Melissa Le Blanc & Jerry Grimaldi
Applicant & Owner

RE: 107 Wolfpit Avenue (District 05, Block 16, Lot 22)
Proposed Subdivision
Department of Engineering's Proposed Subdivision Sign-Off

Dear Mr. Grimaldi:

The Department of Engineering has reviewed the supportive documents associated with the proposed subdivision at the above-referenced property. The focus of our review has been to confirm the documents provided are in in conformance with the standards set forth in the City of Norwalk (City) Department of Public Works (DPW) Roadway Standards, and Standard Specifications, as amended and supplemented, Drainage Manual, as amended and supplemented, Standard Detailed Drawings, as amended and supplemented, and other applicable design standards.

The following documents were provided and included in our review:

- Proposed Survey titled "R-Subdivision Map" dated 02/18/2025, prepared by LandTech, Inc.

The Department of Engineering has no objection to the proposed subdivision with the following condition(s):

1. Any future work on either Lot "A" or "B" would require a submission to the Department of Engineering. The City shall review and confirm the proposed site plan is in compliance with the City's standards and Drainage Manual prior to the issuance of a Building Permit or DPW permit(s).
2. Should the proposed subdivision be approved by Planning and Zoning, then DPW shall review and approve the proposed addresses for each lot after new lot numbers are assigned by the Tax Assessor's Office.
3. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.
4. This sign-off shall be valid for a period of 12-months from the date stamped on the plan. Any permit issued on the basis of this sign-off must be issued within such 12-month period. Any renewal of the plan sign-off will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Wilber Giron, P.E.

Permit Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Christine Cardascia, E.I.T., Assistant Civil Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Kyle Benjamin, Traffic Analyst – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning



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CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: Planning and Zone Commission

FROM: Bryan Lutz – Assistant Director of Parking

CC: James Travers – Director of Transportation, Mobility and Parking
Steve Kleppin -Director of Planning & Zoning
Bryan Baker -Principal Planner Planning & Zoning

REF: April 16th Meeting Agenda Item – Lease Agreement for Adrian Hurtado (Tacos Please LLC) at South Norwalk Train Station.

DATE: March 27, 2025

Memorandum

Opportunity for a Lease Agreement with Adrian Hurtado (Tacos Please LLC) at the South Norwalk Train Station

The Norwalk Parking Authority (NPA) manages approximately 4,390 sq. ft. of retail space at the South Norwalk Train Station, located at 24 Monroe St and 1 State St, Norwalk, CT 06854. Currently, two tenants occupy part of this area, leaving approximately 1300± sq. ft. available for lease at \$2,000 per month. The previous tenant was Lobster Craft. The NPA is looking to move forward with Adrian Hurtado (Tacos Please LLC).

About Adrian Hurtado

Adrian was born in Michoacán, Mexico. At the age of 15, he arrived in Norwalk, Connecticut, where he balanced daytime jobs and night school while navigating a new language and culture. Through perseverance, he improved his English and honed his skills in the restaurant industry. Adrian's journey took him to New York City, where he learned from renowned establishments like Please Don't Tell, ATLA, and Cosme. When the pandemic hit and everything shut down, he took a bold leap and invested

all his time and money into Taco Guy. This venture is his way of blending family recipes with resilience and creating something truly special.

Four years later, Adrian operates both a food truck and a restaurant in Norwalk. He is eager to continue sharing his family's recipes and believes that the SONO Train Station is the ideal location to further his rich family tradition.

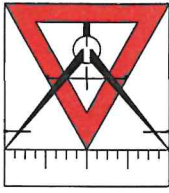
Adrian envisions transforming this space into a vibrant fast casual taco spot, featuring hand-pressed tortillas and freshly squeezed juices. This spot will be perfect for the bustling commuter crowd, offering a convenient and delicious grab-and-go option.

Next Steps for this Initiative:

To move forward with this initiative, the following resolution requires action:

Referral to Planning and Zoning Commission

8-24 Referral to Planning & Zoning Commission of leasing of approx. 1300± sq. ft. of space at the South Norwalk Train Station (inbound side) to Tacos Please LLC for the purpose of operating retail for a period of 5 years with (2) lessee options to extend the term for consecutive (5) year periods for Review and Report.



McChord Engineering Associates, Inc.
Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

April 4, 2025

Ms. Amelia Williams
Land Use Planner
Norwalk City Hall
125 East Ave.
Room 129
Norwalk, CT 06856

Re: Response to Preliminary Review Comments
Application #2025-14 CAM
5 Outer Road, Norwalk, CT

Dear Ms. Williams:

In response to the Preliminary Review Comments received from your office for the referenced project dated February 28, 2025, the following items have been revised:

- “Septic System/Site Development Plan” prepared by McChord Engineering Associates, dated January 31, 2025 and last revised April 4, 2025.

Below please find our responses to the comments relevant to the civil plans:

- 5) *The current driveway configuration creates a parking area in the front setback. Please trim the southwestern portion so there is no excess area, only the necessary access to the compliant parking spaces behind the front setback.*

RESPONSE: The driveway has been reconfigured to discourage parking in the front setback. The driveway has been revised to be angled into the required parking spaces located behind the front setback. A curb also has been added between the driveway and the parallel gravel walkway to prevent parking on the walkway.

- 6) *Please be advised that you will need to demonstrate that the gravel complies with the Department of Public Works definition of impervious surface (based on runoff coefficient) prior to a Certificate of Zoning Compliance.*

RESPONSE: The proposed gravel driveway and gravel landscape areas are not impervious per the DPW definition of “Impervious Area”. The DPW definition only includes “compacted gravel surfaces” as impervious. The proposed gravel surfaces will not be compacted.

The NDS EZ Roll is proposed driveway surface since this will be in a traffic application. This system utilizes a plastic grid system infilled with gravel at the surface to stabilize the surface gravel. Below the EZ Roll a 12’ depth of porous aggregate material is proposed to

capture driveway runoff and promote infiltration. This will ensure the driveway will remain uncompacted and pervious.

Gravel areas are also proposed surrounding the house as a low maintenance landscaping choice. Since these areas do not need to be traffic rated, we did not see the need to extend the NDS EZ Roll to these spaces. These gravel landscape areas are intended to just be pea stone over native soils. No processed aggregate or compacted base is proposed so these areas will remain permeable.

- 7) *Would it be feasible to have all stormwater treated on-site so that there is no discharge into the tidal wetland?*

RESPONSE: Stormwater from the proposed impervious surfaces have been treated on site. Runoff from the new house will be captured by a shallow curtain drain at the north side of the house and conveyed to an underground detention system located in the front yard. The underground detention system consists of 4 units of Cultec Recharger 150XLHD units surrounded by crushed stone. During typical storm events, the underground detention systems will allow stormwater to infiltrate into the underlying soils and there will be no surface discharge.

The proposed driveway utilizes a permeable gravel driveway system designed to capture and infiltrate runoff from the driveway. Layers of various gradations of gravel are designed to filter and store stormwater runoff, while also promoting infiltration into the underlying soils. The driving surface of the permeable driveway will consist of a plastic lattice structure with geotextile backing. This will support the traffic loads and prevent rutting and mixing of the gravel layers. During typical storm events, the gravel base will allow stormwater to infiltrate into the underlying soils and there will be no surface discharge.

Runoff from the remainder of the site and will maintain existing drainage patterns. Runoff will sheet flow across vegetated areas and the proposed buffer plantings before any discharge to the tidal wetlands. This vegetated flow path will provide filtration and promote infiltration of the remaining site runoff.

The stormwater management system was designed with an emphasis on stormwater quality since the subject property is located in a coastal area. Treating the runoff from the captured impervious surfaces will improve the water quality of the runoff from the site. The underground detention and permeable driveway base are sized to accommodate the Water Quality Volume (WQV) from the captured area. The WQV consists of the runoff from the initial 1.3" of runoff, also known as the "first flush", and is generally considered to contain the majority of pollutants. Collecting the first flush and allowing it to infiltrate into the soils provides filtration of the runoff and is an effective means of stormwater renovation. The methods outlined in the Connecticut Stormwater Quality Manual were used to determine the WQV. The proposed detention system has sufficient capacity to treat the water quality volume from the impervious surfaces that drain to it.

- 8) *Please confirm there is no grade change of more than one (1) foot, from existing to proposed, within five (5) feet of the side and rear property lines and that the slope will not exceed a ratio of 3:1 anywhere on the site and 4:1 within the Yard setback.*

RESPONSE: The proposed site grading meets the zoning requirement. There is no more than 1' of grade change within 5' of the existing property lines and the maximum slope is 4:1 throughout the property. For the proposed lot line revision, a note has been added to clarify grading shall be performed prior to any transfer of ownership, or grading rights shall be secured.

- 11) *The platform for the A/C units must comply with setbacks and is not allowed an encroachment. The plan indicates the platform will be raised to an elevation of 13' - please be advised that the bottom of all mechanicals including HVAC must be raised to at least 2' above the 13' BFE.*

RESPONSE: The platform for the A/C units has been removed. Instead the units will be mounted on a reinforced fence in approximately the same location. It is our understanding that the Zoning Regulations allow for mechanical equipment to encroach 2' into the yard setback. The bottom of the A/C units has been raised to elevation 15.0, which is 2' above the BFE.

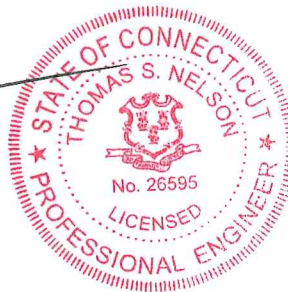
In addition to the above, the plan has been revised to remove any grading adjacent to the existing seawall, and the proposed silt fence along the eastern edge of the proposed development has been moved further from the existing seawall.

Please feel free to contact our office with any questions or concerns.

Sincerely,



Thomas Nelson, P.E.
President

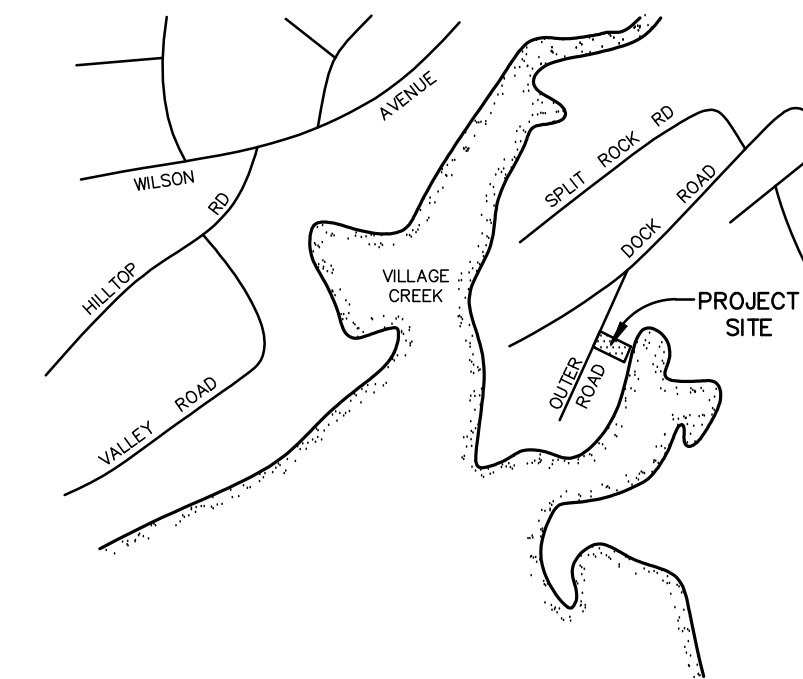


NOTES:

- EXISTING STRUCTURES, TOPOGRAPHY AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE "ZONING LOCATION SURVEY" PREPARED FOR BENJAMIN CHERNER & EMMA O'NEILL BY ARCAMONE LAND SURVEYORS LLC OF NORWALK, CT, DATED NOVEMBER 12, 2024.
- PROPOSED LOT LINE CHANGE SHOWN HEREON IS TAKEN FROM THE "ZONING LOCATION SURVEY DEPICTING LOT LINE CHANGE" PREPARED FOR BENJAMIN CHERNER & EMMA O'NEILL BY ARCAMONE LAND SURVEYORS LLC OF NORWALK, CT, DATED JUNE 6, 2024. THIS PLAN CAN NOT BE FILED WITH THE TOWN CLERK UNTIL THE EXISTING POOL, HOT TUB AND PATIO ARE REMOVED.
- THE ENTIRE PROPERTY IS WITHIN FLOOD ZONE AE (ELEV. 13) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 090012533G, EFFECTIVE DATE JULY 8, 2013.

- 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 SHOW THE DRIVEWAY, HARDSCAPE, SEPTIC SYSTEM, DRAINAGE IMPROVEMENTS, UTILITIES, SITE GRADING AND EROSION CONTROLS ASSOCIATED WITH THE PROPOSED HOUSE.
- THE EXISTING SEPTIC COMPONENTS WERE PREVIOUSLY ABANDONED IN ACCORDANCE WITH THE CT PUBLIC HEALTH CODE.
- ALL KNOWN EXISTING SEPTIC SYSTEMS SERVING ADJACENT PROPERTIES MAINTAIN THE MINIMUM REQUIRED SETBACKS TO THE PROPOSED SEPTIC SYSTEM.

- 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 818, LATEST REVISION.
- ALL NEW UTILITY CONNECTIONS SHALL BE COORDINATED WITH THEIR RESPECTIVE UTILITY PROVIDER.
- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE NORWALK DEPT. OF PUBLIC WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
- SITE GRADING SHALL BE PERFORMED PRIOR TO ANY TRANSFER OF OWNERSHIP OR GRADING RIGHTS SHALL BE SECURED WITH AFFIDAVIT ON NORWALK LAND RECORDS.



ORIENTATION

GENERAL SEDIMENT AND EROSION CONTROL NOTES:

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
- COORDINATE WITH THE TOWN/CITY LAND USE STAFF PRIOR TO THE BEGINNING WORK.
- EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FLAGGING AND/OR SNOW FENCING AT THE DRIP LINE WHICH SHALL BE MAINTAINED DURING CONSTRUCTION.
- DUE TO THE VARIABLE LOCATION OF CONSTRUCTION, THE USE OF ANTI-TRACKING APRONS WILL BE ON AN "AS-NEEDED" BASIS DETERMINED IN THE FIELD. WHEN ANTI-TRACKING APRONS ARE USED, THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. APRONS SHALL CONSIST OF 2" - 4" CRUSHED STONE WITH A MINIMUM THICKNESS OF 8 INCHES. EACH APRON SHALL BE APPROXIMATELY 25 FEET LONG AND EXTEND THE WIDTH OF THE CONSTRUCTION ACCESS.
- SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFIC MANUFACTURER'S RECOMMENDATIONS.
- SILT FENCE SHALL BE MIRAFI ENVROFENCE OR EQUIVALENT APPROVED BY THE DESIGN ENGINEER.
- ADDITIONAL SEDIMENT AND EROSION CONTROLS MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE INSPECTING ENGINEER OR ANY GOVERNING AGENCY.
- AFTER EACH STORM EVENT OR AT LEAST ONCE WEEKLY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED. CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED BY THE DESIGN ENGINEER AND/OR GOVERNING AGENCY, IF REQUIRED.
- ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK, ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE AND ANY COLLECTED SEDIMENTS FROM THE DEVICES SHALL BE DISPOSED OF LEGALLY AND IN KEEPING WITH THE INTENT OF THIS PLAN.
- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. APPLY GRASS SEED AT A RATE OF APPROXIMATELY 120 LBS/ACRE. SEED MIX WILL VARY FROM UPLAND TO WETLAND BUFFER AREAS. MULCH AFTER SEEDING UPLAND AT A RATIO OF 1000 LBS/ACRE.
- EFFECTED PORTIONS OF OFFSITE ROADS MUST BE SWEEPED CLEAN WHEN REQUIRED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," DATED MAY 2002.

ELEVATIONS:

F.F. HOUSE	:17.5
HOUSE SEWER OUT (INV.)	:9.5
SEPTIC TANK IN (INV.)	:9.05
SEPTIC TANK OUT (INV.)	:8.8
1st FIELD (INV. AT DB) (GALLERY BOTTOM)	:8.5 :7.0

AREA = 0.3667± ACRES
MAP 17NE, BLOCK 84, LOT 158

LEGEND

EXISTING	ITEM	PROPOSED
	DRAIN	
	STORM SEWER	
N.A.	DEEP TEST	
N.A.	PERCOLATION TEST	
440	CONTOUR	
x 337.9	SPOT ELEVATION	x 439.5
N.A.	SILT FENCE	-X-
N.A.	DOUBLE SILT FENCE	-XX-
	TREE TO REMAIN	N.A.
	POLE	N.A.

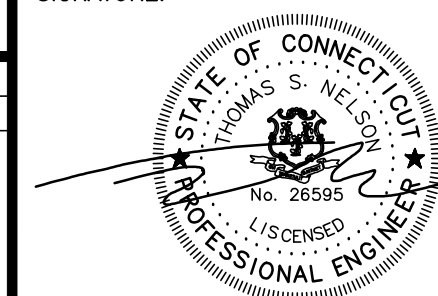
JOB NO:	2368A-1	DATE:	JANUARY 31, 2025
DRAWN BY:	DRS	CHECKED BY:	TSN
SCALE:	1" = 10'		

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISIONS AND SUBMISSIONS
2	4-4-25	REVISED AND ISSUED FOR MUNICIPAL APPROVAL
1	1-31-25	ISSUED FOR MUNICIPAL APPROVAL

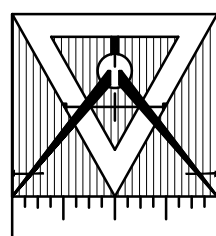
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SE1

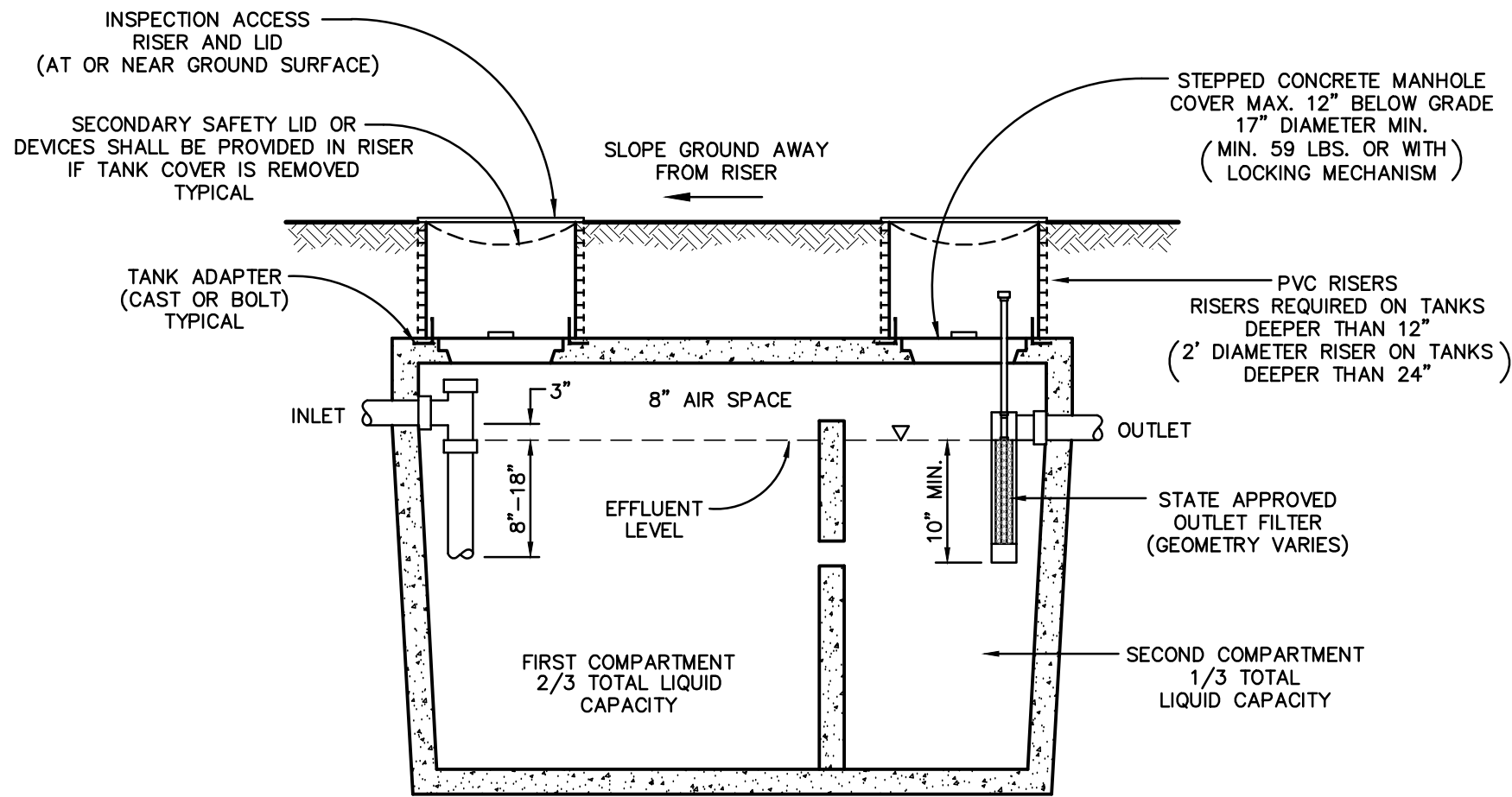
SHEET 1 OF 2



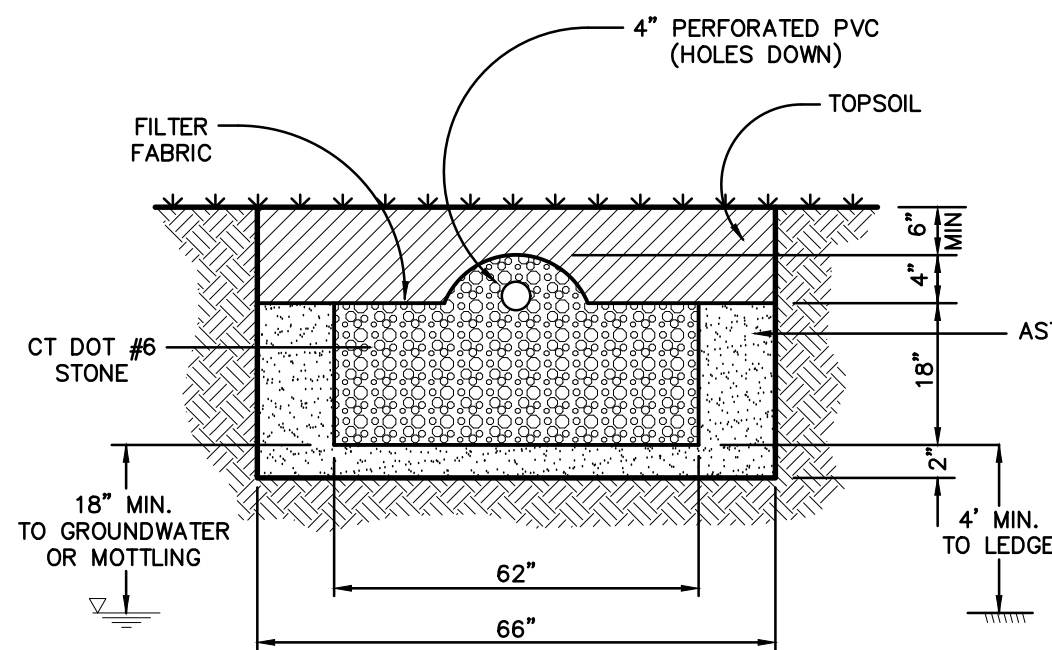
McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
BENJAMIN CHERNER AND EMMA O'NEILL
NORWALK, CONNECTICUT

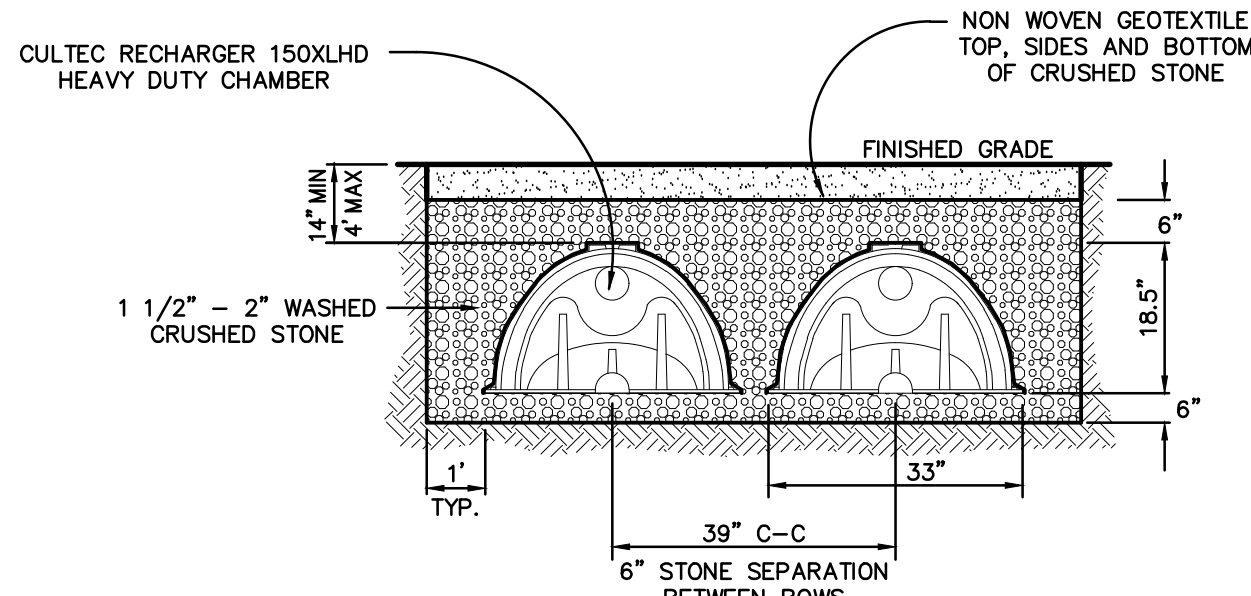
SEPTIC SYSTEM/SITE DEVELOPMENT PLAN
5 OUTER ROAD
NORWALK, CONNECTICUT



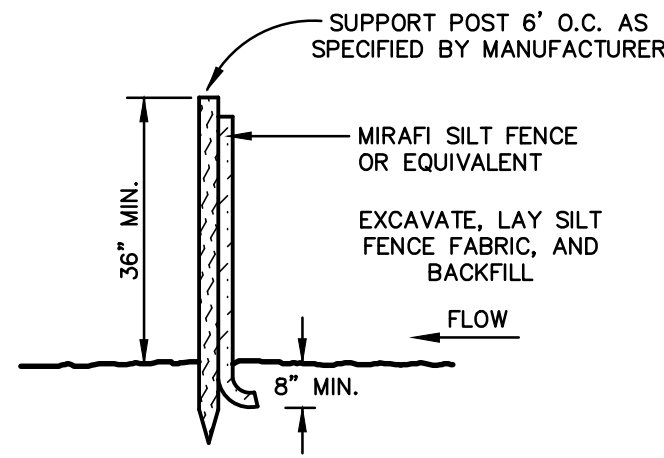
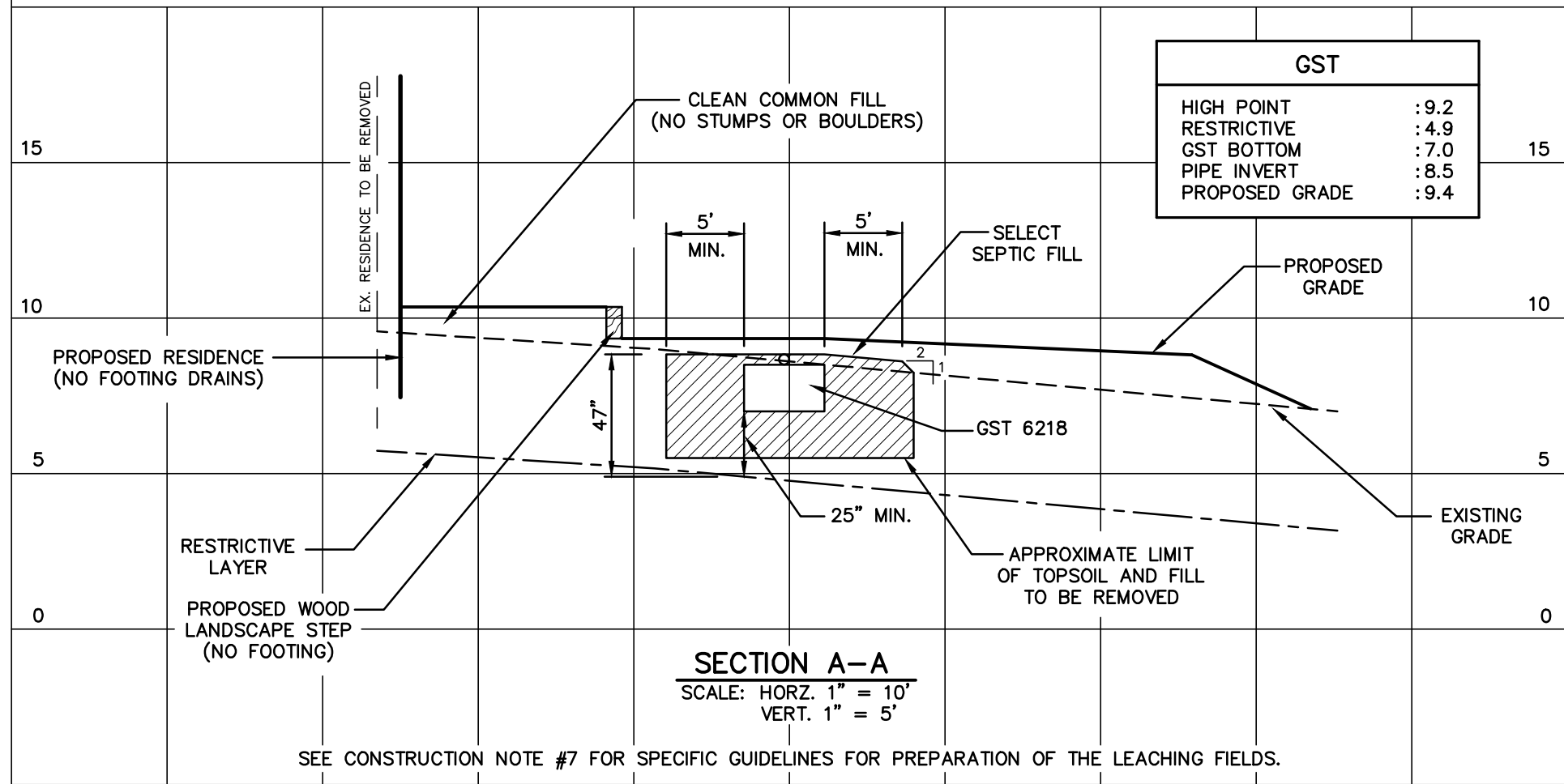
TYPICAL SEPTIC TANK DETAIL
N.T.S.



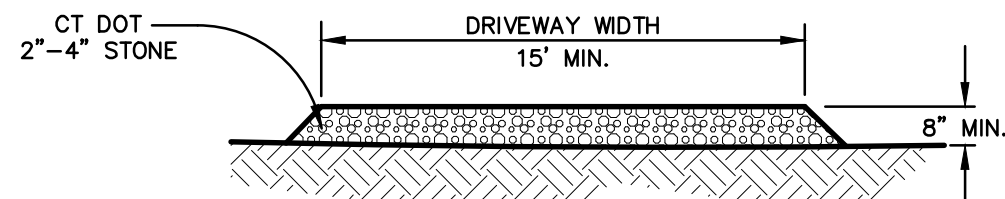
GEOMATRIX GST 6218 DETAIL
N.T.S.



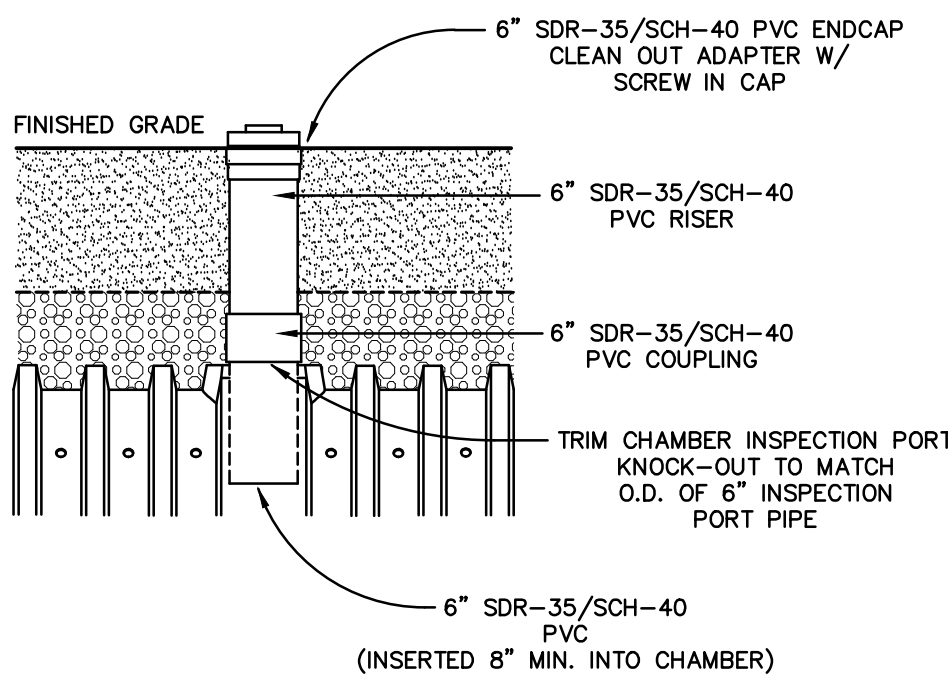
CULTEC RECHARGER 150XLHD HEAVY DUTY CHAMBER SYSTEM
N.T.S.



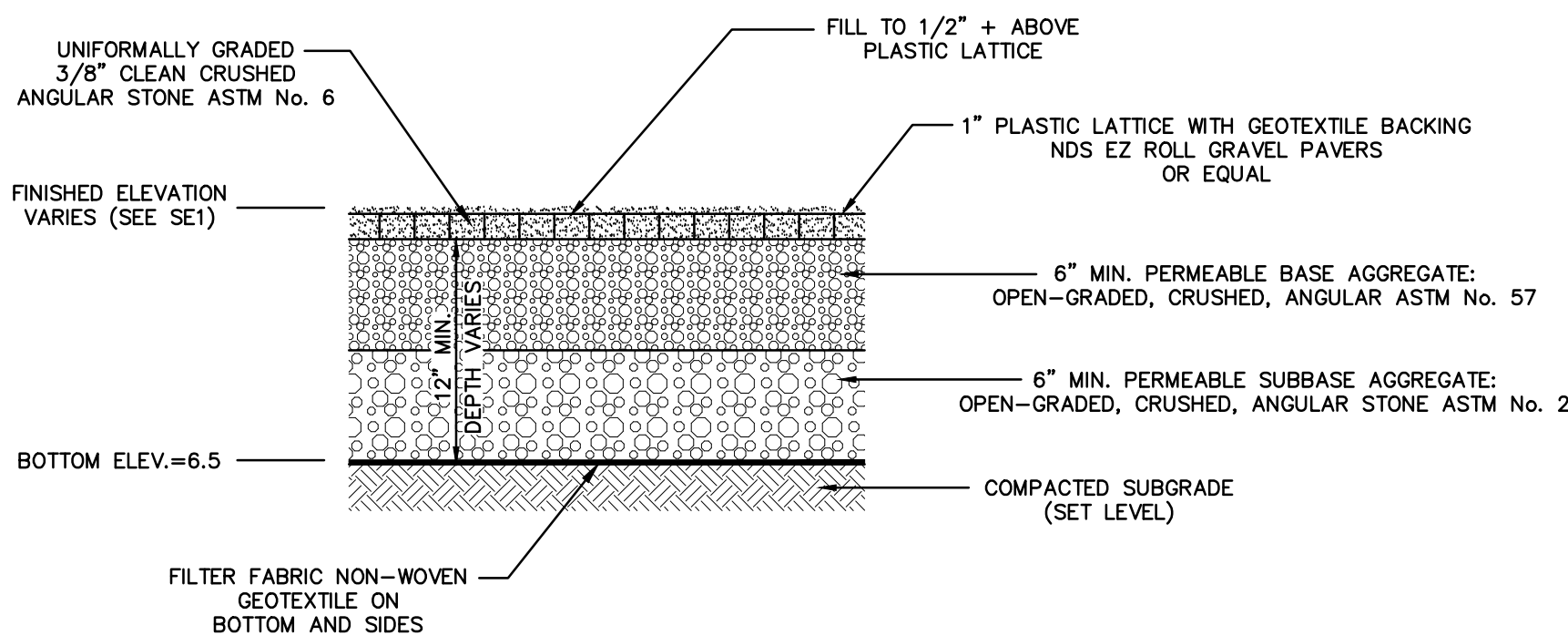
SILT FENCE DETAIL
N.T.S.



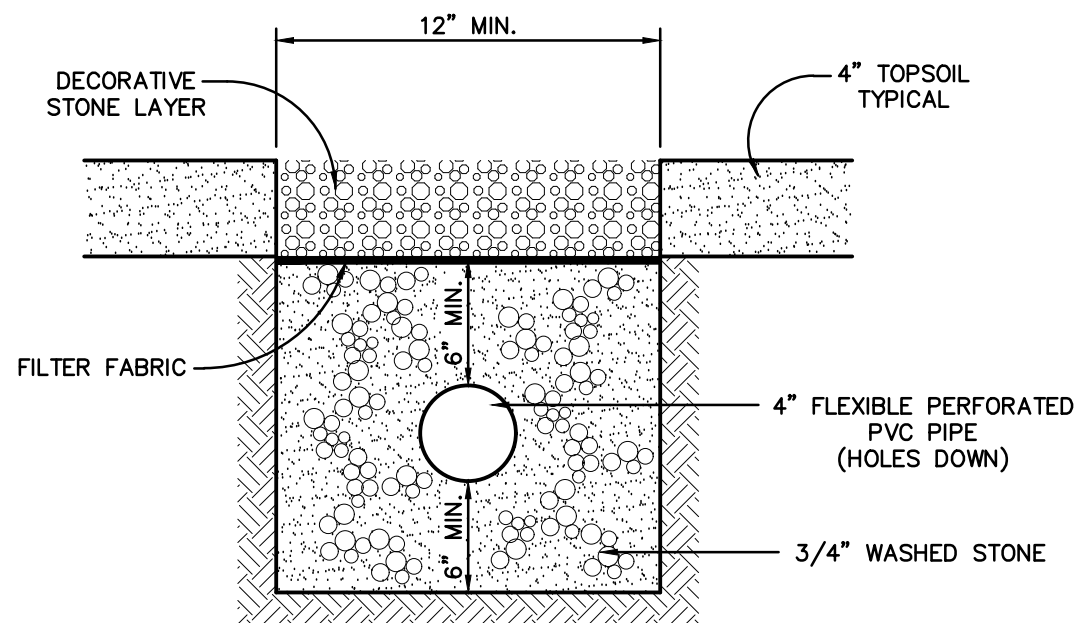
CONSTRUCTION ENTRANCE DETAIL
N.T.S.



CULTEC INSPECTION PORT DETAIL
N.T.S.



PERMEABLE GRAVEL DRIVEWAY DETAIL
N.T.S.



SHALLOW CURTAIN DRAIN DETAIL
N.T.S.

DESIGN CRITERIA:

- PERCOLATION RATE: PT-A = 1:20
 - DESIGN RATE FOR PRIMARY SYSTEM: 1:20
 - DESIGN RATE FOR RESERVE SYSTEM: N/A
- MINIMUM LEACHING SYSTEM SPREAD (MLSS):
 - HYDRAULIC FACTOR (HF)
 - HYDRAULIC GRADIENT = 2.7% (AVERAGE)
 - DEPTH OF RESTRICTIVE LAYER = 31"
 - IN SYSTEM = 47" (INCLUDES SELECT FILL)
 - DOWN GRADE = 15" (DT3)
 - RESTRICTIVE = (47" + 15")/2 = 31"
 - HYDRAULIC FACTOR = 34'
 - FLOW FACTOR (FF): 3 BEDROOM = 1.5
 - PERCOLATION FACTOR (PF): 1:20 = 1.25
 - LEACHING SYSTEM SPREAD PROVIDED = 64'
- SYSTEM DESCRIPTION:
 - NUMBER OF BEDROOMS: 3
 - REQUIRED LEACHING AREA: 675 SF @ 14.0 SF/LF = 48.2 LF
 - SYSTEM COMPONENTS: 1000 GALLON SEPTIC TANK AND 64 LF OF GST 6218.
 - TOTAL FIELDS PROPOSED:
 - PRIMARY SYSTEM: 1 x 64 LF = 64 LF @ 14.0 SF/LF = 896 SF
 - RESERVE SYSTEM: N/A
- DEPTH OF SYSTEM CONTROL: RESTRICTIVE LAYER @ 56" IN DEEP TEST 1 WILL CONTROL THE DEPTH OF THE SYSTEM.

DEEP TEST AND PERCOLATION TEST DATA:

DEEP TEST 1

0"-31" FILL
31"-40" ORIGINAL TOPSOIL
40"-52" BROWN GRAVELLY FINE SANDY LOAM
52"-74" BROWN SILTY LOAM (DAMP)
NO MOTTLING
NO LEDGE
NO GROUNDWATER
RESTRICTIVE @ 52" (52"-31"=21")
BOULDERS @ 74"

DEEP TEST 4

0" -9" TOPSOIL
9"-15" RED BROWN FINE SANDY LOAM
15"-42" YELLOW BROWN SANDY LOAM
42"-70" TAN GREY SANDY LOAM COMPACT
MOTTLING @ 42"
NO LEDGE
NO GROUNDWATER
ROOTS TO 42"

DEEP TEST 2

0"-40" FILL
40"-48" ORIGINAL TOPSOIL
48"-61" BROWN GRAVELLY FINE SANDY LOAM
61"-82" BROWN SILTY LOAM (DAMP)
NO MOTTLING
NO LEDGE
GROUNDWATER @ 78"
RESTRICTIVE @ 61" (61"-40"=21")

PERCOLATION TEST A

DEPTH: 48"
DIAMETER: 8"
PRESOAK: 10:15 AM
TIME DEPTH DROP
11:59 35 1/8" -
12:09 39 3/8" 4 1/4"
12:19 41 1/4" 1 7/8"
12:29 42 1/4" 1"
12:39 43 1/8" 7/8"
12:49 43 3/4" 3/4"
12:59 44 3/8" 5/8"

DESIGN RATE: 1:20

DEEP TEST 3

0"-46" FILL
46"-58" ORIGINAL TOPSOIL
58"-75" BROWN SILTY LOAM COMPACT
75"-82" MEDIUM COARSE SAND AND GRAVEL
MOTTLING @ 61"
NO LEDGE
GROUNDWATER @ 77"
RESTRICTIVE @ 61" (61"-46"=15")

PERCOLATION TEST B

DEPTH: 24"
DIAMETER: 8"
PRESOAK: 11:30 AM
TIME DEPTH DROP
12:01 10 3/4" -
12:11 14 1/4" 3 1/2"
12:21 16" 1 3/4"
12:31 17 1/4" 1 1/4"
12:41 18 1/4" 1"
12:51 18 7/8" 5/8"
1:01 19 5/8" 3/4"

DESIGN RATE: 1:20

PERCOLATION TEST C

DEPTH: 21"
DIAMETER: 8"
PRESOAK: 11:30 AM
TIME DEPTH DROP
12:03 9 1/2" -
12:13 13 1/2" 4"
12:23 16 5/8" 3 1/8"
12:33 18 3/4" 2 1/8"
12:43 DRY -

DESIGN RATE: 1:10

NOTE: ALL DEEP AND PERCOLATION TESTS WERE PERFORMED BY McCHORD ENGINEERING ASSOCIATES, INC. ON SEPTEMBER 25, 2024. ALL DEEP TESTS WERE WITNESSED BY THE NORWALK HEALTH DEPARTMENT.

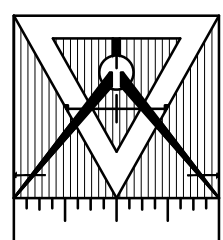
CONSTRUCTION NOTES:

- SUBSURFACE SEWAGE DISPOSAL SYSTEM MATERIALS AND CONSTRUCTION TECHNIQUES SHALL CONFORM TO THE STATE OF CONNECTICUT AND LOCAL HEALTH CODE STANDARDS AND SPECIFICATIONS, AS WELL AS ACCEPTED STANDARDS OF GOOD WORKMANSHIP.
- FINAL INSPECTION AND AS-BUILT DRAWINGS SHALL BE MADE IN ACCORDANCE WITH STATE AND LOCAL CODES. THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF SYSTEM COMPLETION. INSPECTION OF THE SYSTEM SHALL OCCUR AS SOON AS POSSIBLE TO PREVENT DAMAGE AND IT SHALL BE COVERED WITHIN TWO WORKING DAYS OF THE SANITARIAN'S INSPECTION.
- THE WASTE LINE FROM THE HOUSE/BUILDING TO THE SEPTIC TANK SHALL BE NO LESS THAN 4" DIAMETER CAST IRON PIPE (ASTM A-74) OR A PVC SCHEDULE 40 (ASTM D1785), WITH RUBBER COMPRESSION GASKETS OR SOLVENT WELD JOINTS AND SHALL BE PITCHED WITH A MINIMUM SLOPE OF 1/4" PER FOOT.
- ALL SOLID DISTRIBUTION PIPING SHALL BE TIGHT JOINT 4" DIAMETER PVC (ASTM D3034 SDR 35). THESE LINES SHALL LIE ON UNDISTURBED OR COMPACTED SOIL.
- THE SEPTIC TANK SHALL HAVE A MINIMUM CAPACITY OF 1000 GALLONS AND CONTAIN TWO COMPARTMENTS. THE TANK SHALL BE INSTALLED LEVEL AND BE SET UPON AT LEAST 6" OF CRUSHED STONE OR GRAVEL, AND BE EQUIPPED WITH A 30" RISER SECTION TO GRADE. FOR ACCESS, SEPTIC TANKS INDICATED ARE MANUFACTURED BY RICHARD SEPTIC SYSTEMS, INC. OF TORRINGTON, CT. AN EQUIVALENT TANK IS ACCEPTABLE.
- DISTRIBUTION BOXES ARE MODEL DB 4 AS MANUFACTURED BY RICHARD SEPTIC SYSTEMS, INC. OF TORRINGTON, CONNECTICUT. BOXES SHALL BE SET UPON AT LEAST 6" OF CRUSHED STONE OR GRAVEL. EQUIVALENT BOXES ARE ACCEPTABLE.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF THE SEPTIC SYSTEM ALL TOPSOIL AND ALL OTHER ORGANIC MATERIALS, TREE TRUNKS, AND DEBRIS; AND SHALL SCARIFY AND RAKE THE EXPOSED SURFACE TO ENSURE A GOOD BOND BETWEEN THE EXISTING SUBSOIL AND THE SELECT FILL.
- SELECT FILL SHALL MEET CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION M.02.06-1B AS FOLLOWS:

SIEVE	% PASSING
#4	100
#10	70-100
#40	10-50 *
#100	0-20
#200	0-5

* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND #200 SIEVE DOES NOT EXCEED 5%.

THE FILL SHALL ALSO BE ACCEPTABLE TO THE LOCAL HEALTH DEPARTMENT.
- THE FIRST 6" OF SELECT FILL SHALL BE HARROWED INTO THE EXISTING SOIL. THEREAFTER, IT SHALL BE PLACED IN 12" LIFTS AND MECHANICALLY COMPACTED. COMPACTION SHALL BE AT LEAST 90%-95% OF THAT DETERMINED BY A MODIFIED OPTIMUM COMPACTION TEST PERFORMED IN ACCORDANCE WITH ASTM D1557. SELECT FILL SHALL BE PLACED TO A POINT AT LEAST 5' FROM THE EDGE OF THE TRENCH, AND COMMON FILL TO A POINT 10' FROM THE EDGE OF THE TRENCH. IN CASES WHERE THE DEPTH OF FILL EXCEEDS 12" ABOVE THE EXISTING GRADE, THE TRENCH SHALL BE NOTCHED INTO THE EXISTING SOIL AT LEAST 12" AND FILLED WITH SELECT FILL.
- FINAL GRADING, INCLUDING THE 6" TOPSOIL LAYER, SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER FINAL INSPECTION. CARE SHALL BE TAKEN TO PREVENT THE PONDING OF SURFACE WATER ON OR NEAR ANY PART OF THE SYSTEM.
- PROPOSED SEPTIC SYSTEM LOCATIONS MAY NOT BE SHIFTED WITHOUT OBTAINING WRITTEN PERMISSION FROM THE DESIGN ENGINEER AND LOCAL SANITARIAN.
- NO PART OF THE SEPTIC TANK OR LEACHING TRENCHES SHALL BE WITHIN 75' OF ANY WELL. THERE IS NO APPARENT INTERFERENCE BETWEEN THE WELLS OR SEPTIC SYSTEMS ON ADJACENT PROPERTIES AND THOSE PROPOSED ON THIS PLAN.
- SURFACE AND GROUNDWATER DRAINS SHALL BE PLACED UP GRADIENT AND AT LEAST 25' FROM THE SEPTIC SYSTEM. WHEN DRAINS ARE REQUIRED TO BE DOWN GRADIENT, THEY MUST BE AT LEAST 50' FROM THE SEPTIC SYSTEM. ALL DRAINS AND ROOF LEADERS SHALL DISCHARGE AWAY FROM THE SEPTIC SYSTEM.
- SOIL AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE PLAN AND MAINTAINED DURING CONSTRUCTION, UNTIL THE SITE IS STABILIZED.
- THIS DESIGN IS BASED UPON THE USE OF CONVENTIONAL BATHTUBS WITH A CAPACITY UNDER 100 GALLONS. IF A LARGER BATH/HOT TUB IS TO BE INSTALLED THE LEACHING AREA AND SEPTIC TANK SIZES MUST BE INCREASED TO COMPLY WITH SECTION VII.F OF THE TECHNICAL STANDARDS. ADDITIONALLY, THE SYSTEM HAS NOT BEEN DESIGNED TO ACCEPT EFFLUENT FROM WHIRLPOOL BACKWASH, WATER SOFTENER BACKWASH OR GARBAGE DISPOSALS.
- THIS DESIGN IS BASED UPON THE INSTALLATION OF THE SEPTIC SYSTEM IN UNCOMPACTED NATURAL SOIL. ALTHOUGH THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE SITE, THE USE OF HEAVY EQUIPMENT IN THE PROPOSED SEPTIC AREA IS PROHIBITED TO AVOID OVER COMPACTION OF THE NATIVE SOIL.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- McCHORD ENGINEERING ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR SEPTIC SYSTEM SITE PREPARATION, LOCATION, OR INVERT ELEVATIONS IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF SYSTEM INSTALLATION.
- PRIOR TO CONSTRUCTION A SURVEYOR LICENSED IN THE STATE OF CONNECTICUT SHALL STAKE OUT THE PROPOSED SEPTIC SYSTEM AND PROVIDE BENCHMARK ELEVATIONS.



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

PLAN PREPARED FOR
BENJAMIN CHERNER AND EMMA O'NEILL
NORWALK, CONNECTICUT

CONSTRUCTION NOTES AND DETAILS
5 OUTER ROAD
NORWALK, CONNECTICUT

JOB NO: 2368A-1
DRAWN BY: DRS
SCALE: AS SHOWN
DATE: JANUARY 31, 2025
CHECKED BY: TSN



THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISIONS AND SUBMISSIONS
2	4-4-25	REVISED AND ISSUED FOR MUNICIPAL APPROVAL
1	1-31-25	ISSUED FOR MUNICIPAL APPROVAL

SIGNATURE: _____ DRAWING NO: _____



SE2

SHEET 2 OF 2



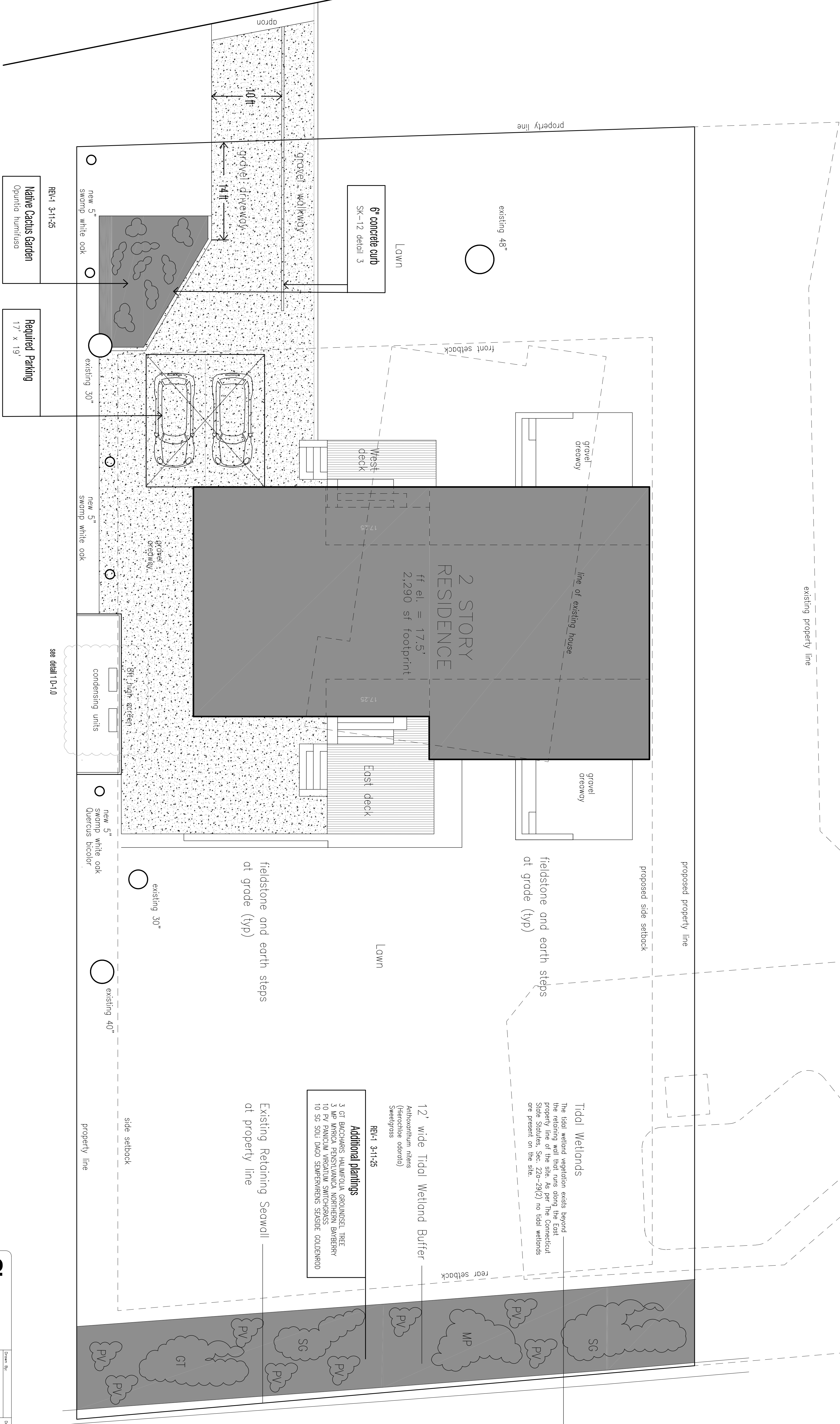
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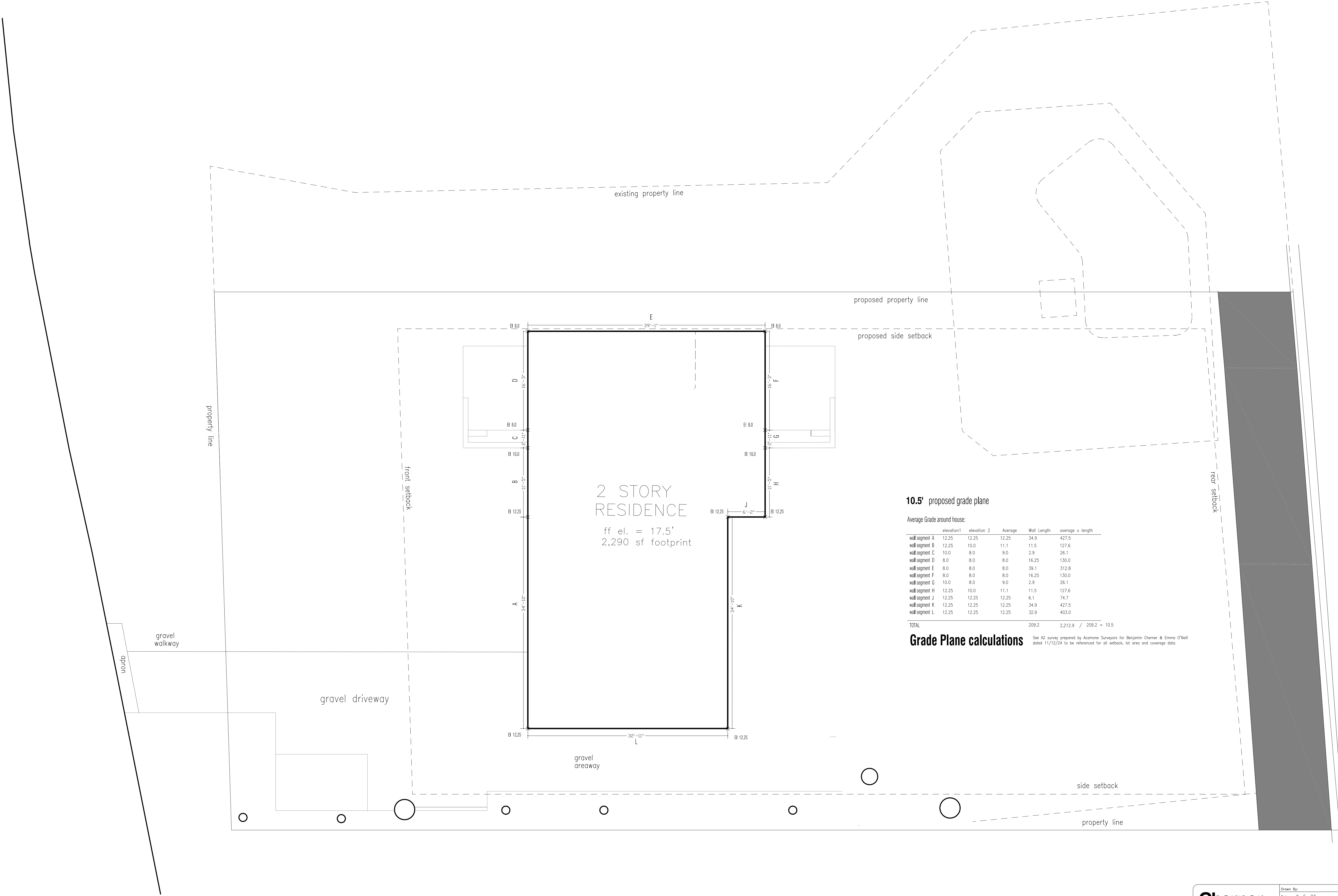
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Info @chernerdesign.com

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Size:	1/4"	Proposed	L-1.1
Print Date:	2-11-20		
	3-11-20		
	3-22-20		
	2-27-20		
	4		

(C) 2025 Cherner Design LLC





10.5' proposed grade plane

Average Grade around house:

	elevation1	elevation 2	Average	Wall Length	average x length
wall segment A	12.25	12.25	12.25	34.9	427.5
wall segment B	12.25	10.0	11.1	11.5	127.6
wall segment C	10.0	8.0	9.0	2.9	26.1
wall segment D	8.0	8.0	8.0	16.25	130.0
wall segment E	8.0	8.0	8.0	39.1	312.8
wall segment F	8.0	8.0	8.0	16.25	130.0
wall segment G	10.0	8.0	9.0	2.9	26.1
wall segment H	12.25	10.0	11.1	11.5	127.6
wall segment J	12.25	12.25	12.25	6.1	74.7
wall segment K	12.25	12.25	12.25	34.9	427.5
wall segment L	12.25	12.25	12.25	32.9	403.0

TOTAL 209.2 2,212.9 / 209.2 = 10.5

Grade Plane calculations

See A2 survey prepared by Acamone Surveyors for Benjamin Cherner & Emma O'Neill dated 11/12/24 to be referenced for all setback, lot area and coverage data.



Cherner
Cherner Design LLC

info@chernerdesign.com

Drawn By:

Date: 2-5-25

Scale: 1/4" = 1'-0"

File No.:

Revisions:

1 3-11-25

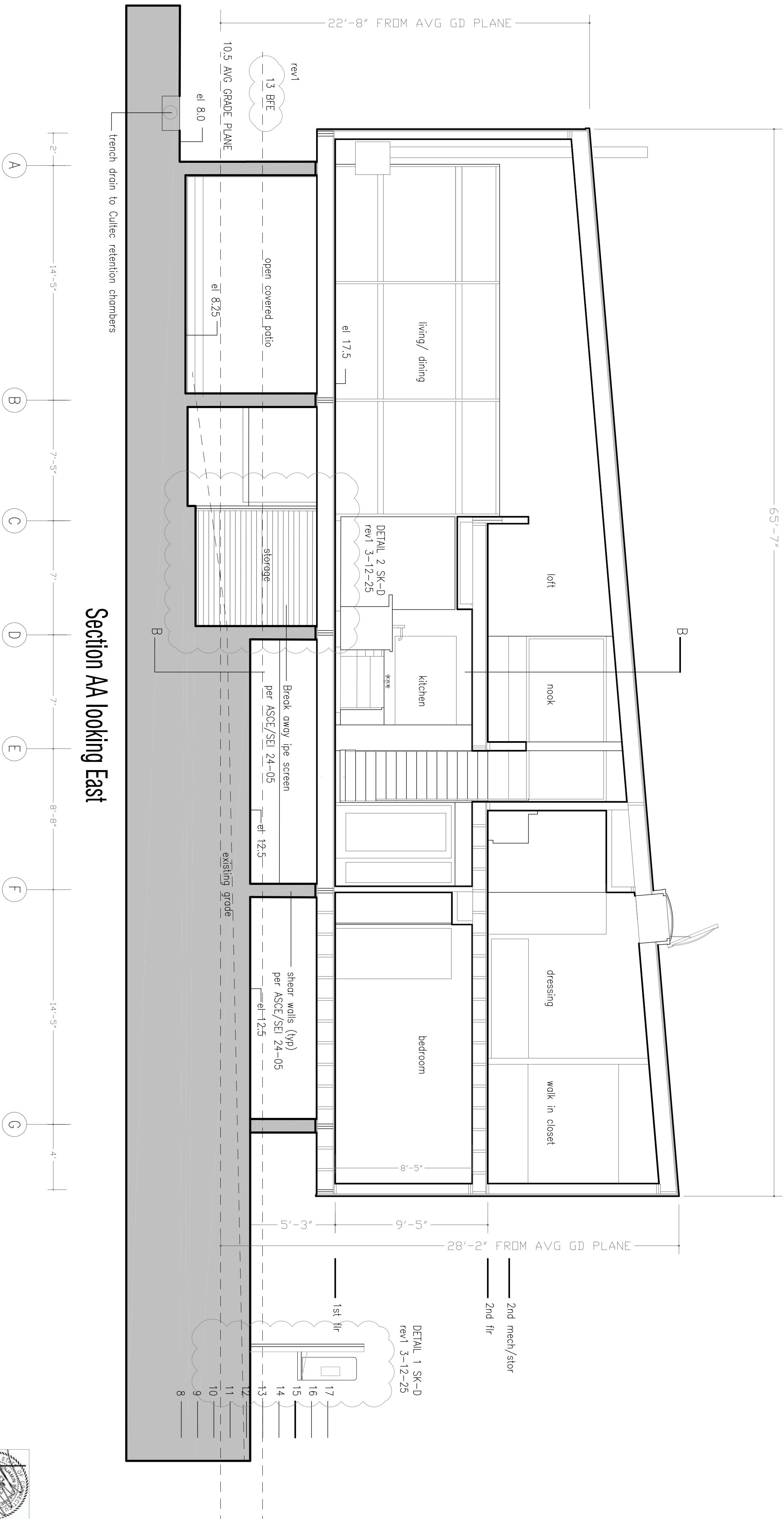
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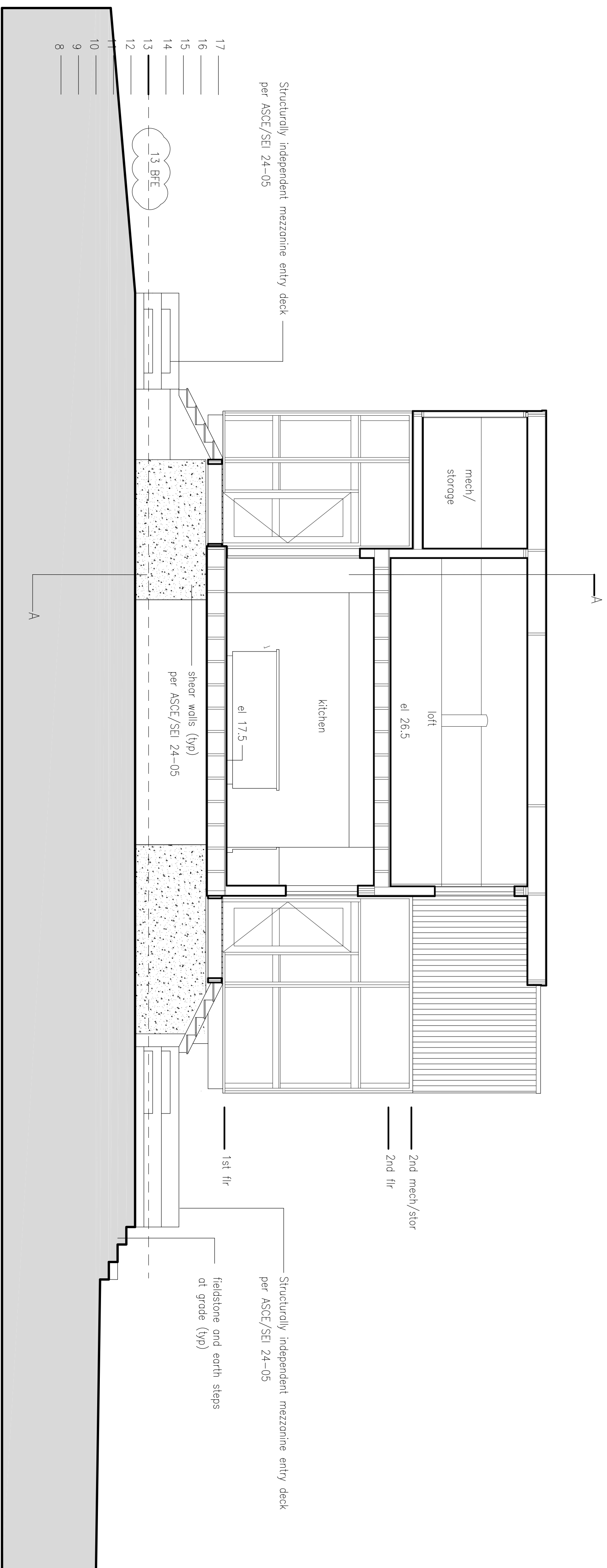
Grade Plane Calculations

L-1.2

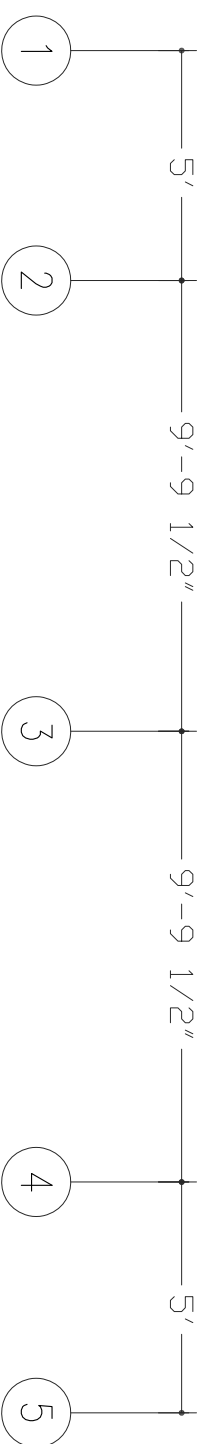
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[illegible]



Section BB looking North



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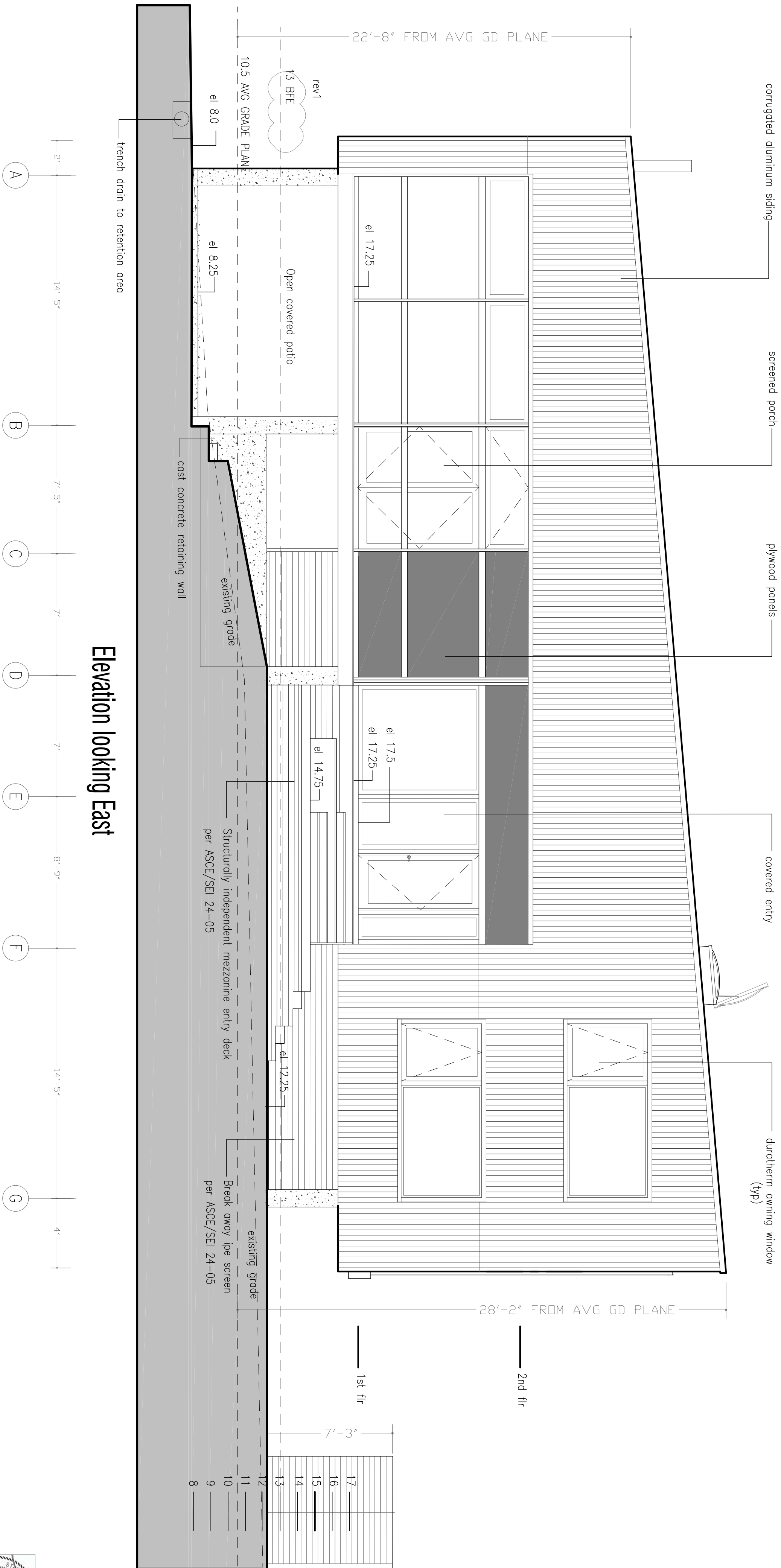
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Section BB

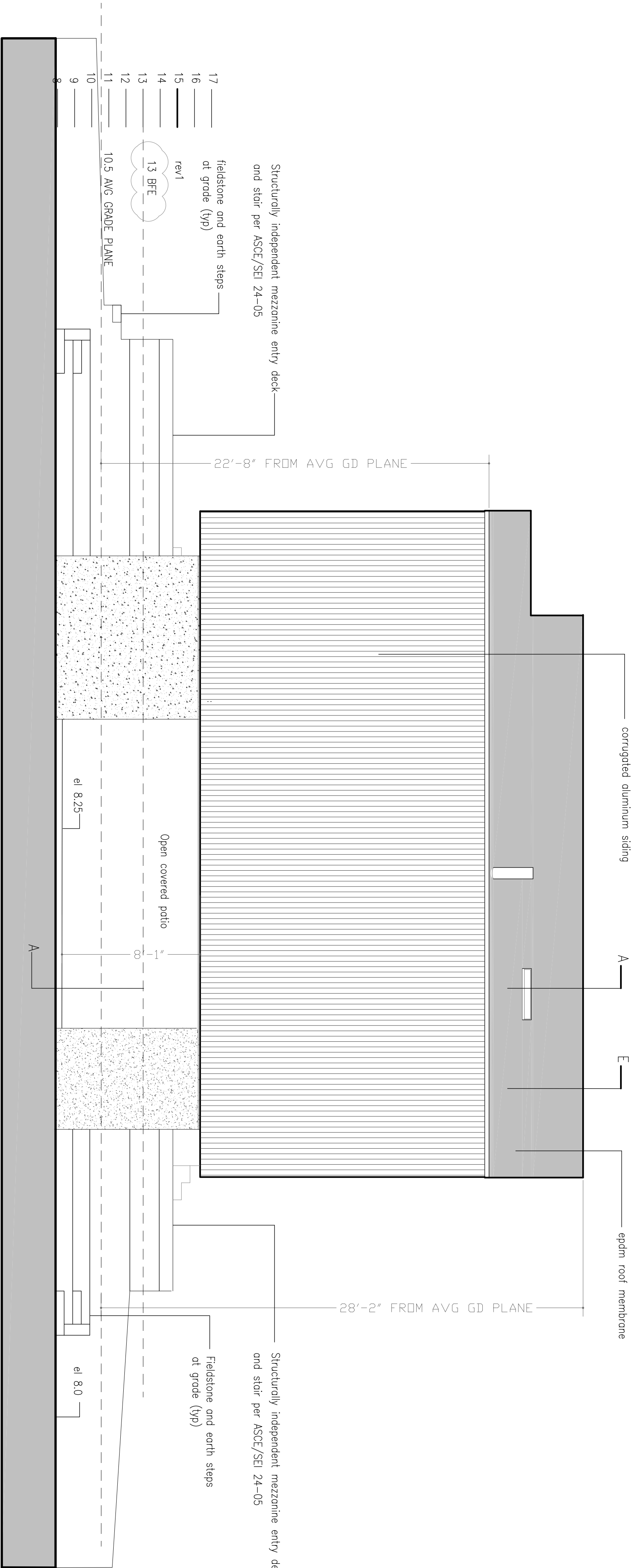
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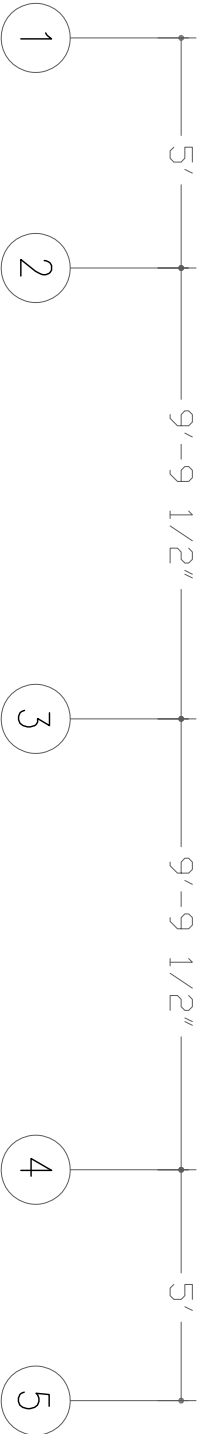
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		Title No.: $3-15-25$	SK-7.0
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		2	
		3	
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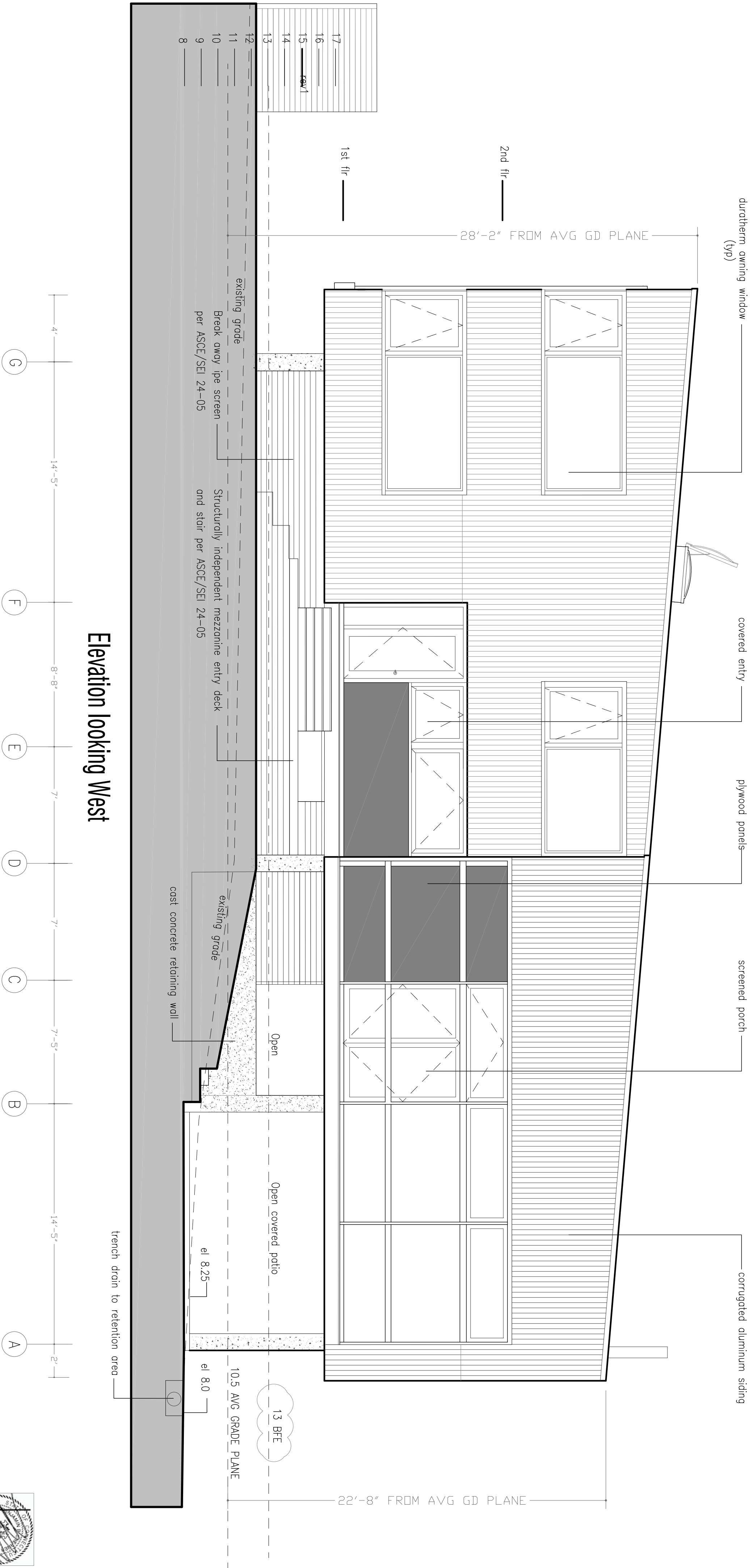


Elevation looking South



Cherner Cherner Design LLC info@chernerdesign.com	Drawn By:	2-5-25	Drawing Description: Elevation Looking South SK-8.0
	Date:	2-5-25	
	Scale:	1/4" = 1'-0"	
	Rev. No.:		
	Revisions:	3-15-25	
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Cherner

Cherner Design LLC

Info @chernerdesign.com

Order By: 2-5-25

Date: 2-5-25

Rate: 1/4 = 1.0"

File No.

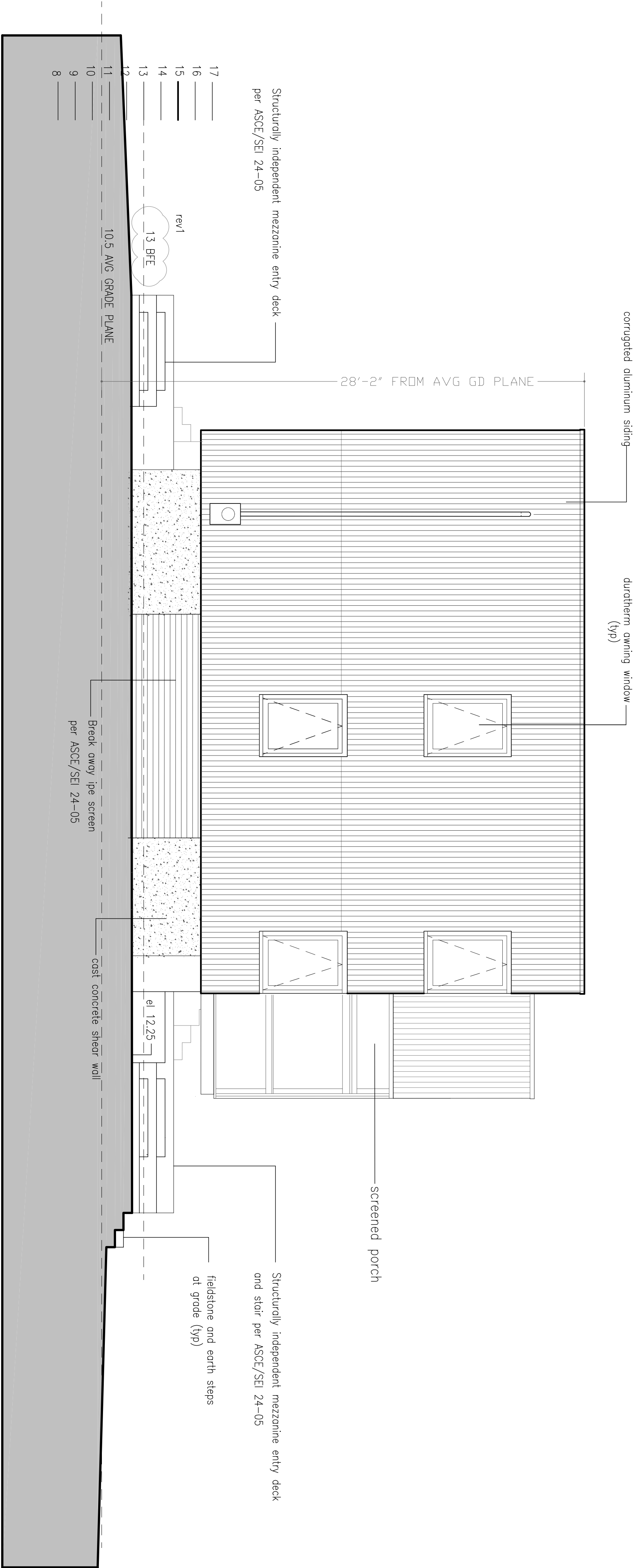
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3-15-25

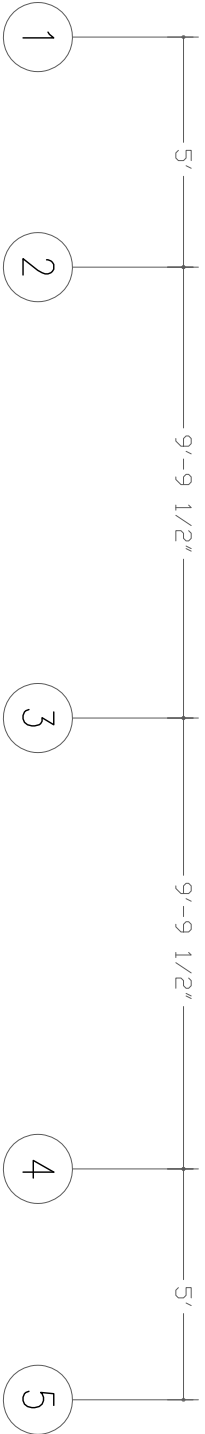
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Elevation Looking
West

SK-9.0

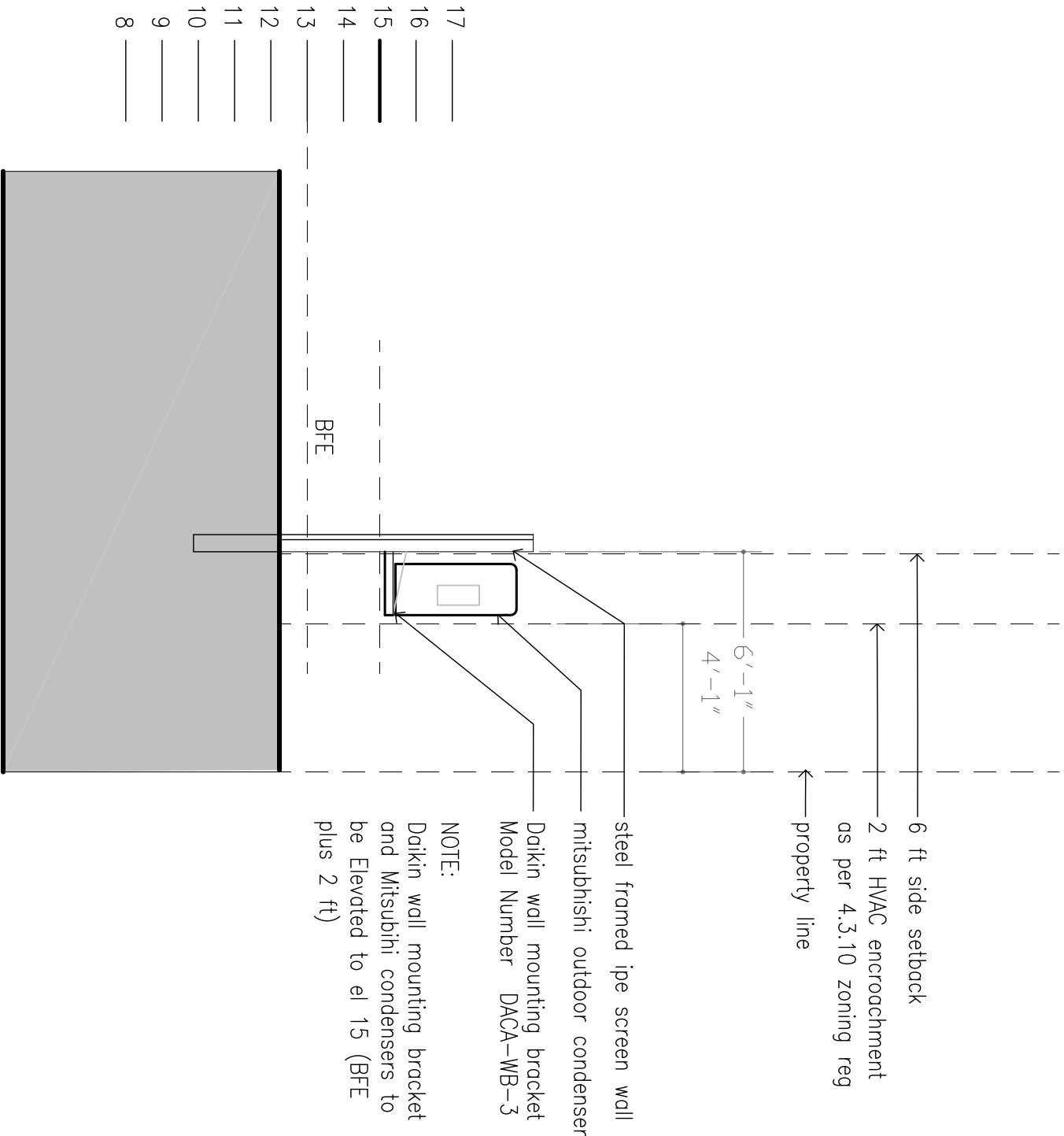
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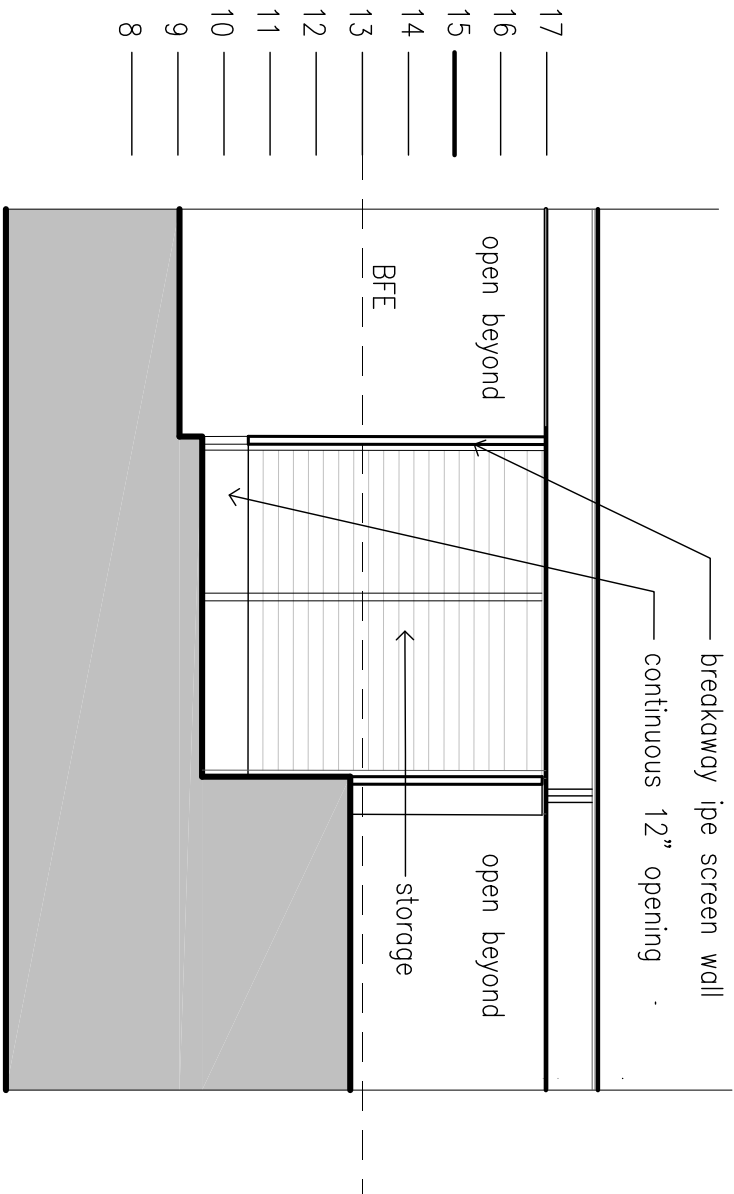
Elevation looking North



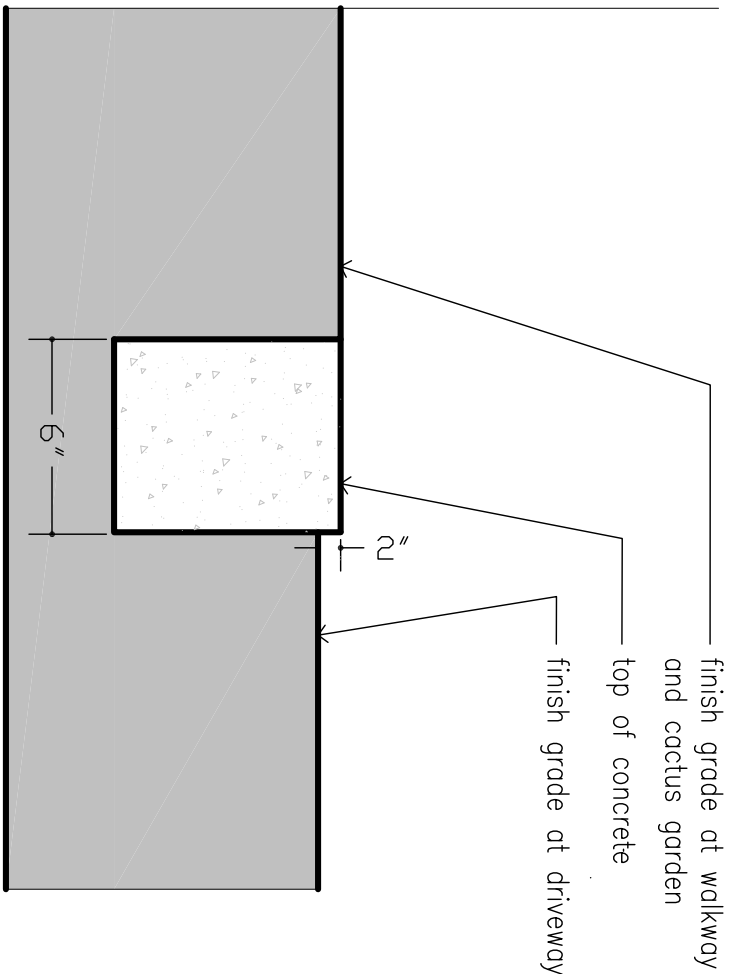
Cherner Cherner Design LLC Info@chernerdesign.com	Drawn By:	Date:	Drawing Description:
	2-S-25	2-5-25	Elevation Looking North
	Scale:	1/4" = 1'-0"	SK-10.0
	Rev. No.:		
	Revised:	3-15-25	
		© 2025 Cherner Design LLC	



1 Section thru AC condenser screen



2 Section thru storage area



3 Section thru concrete curb



Cherner Cherner Design LLC info@chernerdesign.com	Drawn By:	3-12-25	Drawing Description: Details SK-12.0
	Date:	3-12-25	
	Scale:	1/4" = 1'-0"	
	Rev. No.:		
	Revision:	3-22-25	
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Cherner Design LLC

Member American Institute of Architects
3 Outer Road
South Norwalk, CT 06854

bc@chernerdesign.com

March 12, 2025

CERTIFICATION OF FLOOD ELEVATIONS Preconstruction

Residential Structures Flood Hazard Zones A (unnumbered and 1-30)

I, Benjamin Cherner of Cherner Design, 3 Outer Road Norwalk CT hereby certify that the proposal by Cherner Design LLC for a new single family house to be located at 5 Outer Rd., Norwalk, CT within the AE (el 13) flood hazard zone as designated by the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map 533 of 626 Map No. 09001C0533G Rev 7/8/13 will have the lowest portion of the structural members of the lowest floor (excluding the piling or columns) elevation to el 16 which is to or above the base flood level of **el 13** as designated on the above mentioned map.

Furthermore, I hereby certify that the floodproofing methods utilized are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood.

Additionally, I hereby certify that the building is designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure and will be constructed with materials and utility equipment resistant to flood damage. The space beneath the lowest floor shall be free of obstruction or will be constructed with breakaway walls intended to collapse into small pieces under stress.

Additionally, I hereby certify that the bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, appliances, fixtures and components, HV AC ductwork and, duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure elevated to the base flood elevation plus (2) feet.

Additionally, I hereby certify that all mezzanine entry decks and stairs below the BFE shall be structurally independent from the building structure and its foundation system and shall break apart into small pieces without causing collapse, displacement, or other structural damage to the elevated building.

All construction and installations shall be in compliance with the zoning regulations of the City of Norwalk, specifically section **6.10** Flood Hazard Overlay.

Benjamin Cherner,
Cherner Design LLC
3 Outer Rd., Norwalk CT
CT license No. 10437



Coastal Area Management Report

For The Proposed:
Residential Redevelopment

Located At:
5 Outer Road, Norwalk, Connecticut

Prepared On:
February 6, 2025
By Cherner Design LLC

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Attached Documents:

Site Location Map (Figure 1)
FEMA Flood Map (Figure 2)
Soil Survey Map (Figure 3)
Natural Diversity Database Map (Figure 4)
Certification of Flood Elevation (preconstruction)

Attached Plans:

A2 Survey Existing Conditions
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SK 9.0 Elevation Looking West
SK 10.0 Elevation Looking North
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Introduction:

Cherner Design LLC has prepared this Coastal Area Management Report to describe the proposed development at 5 Outer Road and demonstrate that this development will have no adverse impact on on-site and off-site coastal resources. This project follows the applicable coastal policies of the Connecticut Coastal Management Act (CCMA) (C.G.S. §22a-90 – 22a-113c) and the Coastal Site Plan Review (C.G.S. §22a-105 – 22a-109) and the City of Norwalk Zoning Regulations.

The proposed development consists of site modifications to demolish the existing residence and construct a new single-family house. The easterly boundary of the site has an existing sea wall under coastal jurisdiction. According to C.G.S. §22a-94(a) of the CCMA, Norwalk is located within the Coastal Area and the site is located within the coastal boundary.

This report was prepared pursuant to the requirements of the Connecticut Coastal Management Act (CCMA) (C.G.S. §22a-90 – 22a-113), and the Coastal Site Plan Review outlined in the CCMA and the Zoning Regulations for the City of Norwalk (§118-1110). This report provides the information required by the CCMA and the City of Norwalk and addresses the applicable coastal policies presented in the Connecticut Coastal Management Manual (September 2000), which has superseded the Coastal Policies and Use Guidelines Planning Report No. 30 (December 1979).

Existing Conditions/ Project Description:

The site is located at 5 Outer Road in the city of Norwalk, Connecticut. The property line between 5 Outer and the adjacent lot 3 Outer was redrawn this year. The revised property line is now back in the original 1954 location (Map 4139 town clerk)

The site totals approximately .366 acres and is currently improved with an existing single family 2 story house. The property is located within the CD-1S Zoning District. The project proposes to demolish the existing 2 story single family house, pool, pool apron, brick driveway and walkways. A new smaller 2 story single family house will be constructed on the site with engineered permeable walkways and driveway.

The property is bounded by Outer Road to the west, with single family houses to the north and south, and Hayes Creek Salt Marsh to the East. The property is currently accessed by a driveway on Outer Road. For more information regarding the location of the site refer to the Site Location Map (Figure 1), in the supporting documents of this report.

The project site ranges in elevation from approximately 13 ft along the south lot line of the property to approximately 7 ft along the seawall. The site currently drains towards Outer Road on the Northwest side of the property. Under proposed conditions overall drainage patterns will mimic those of existing. The proposed improvements also include the addition of wooden decks and gravel walkways along the East and West sides of the proposed building. Parking and access will be along the South side of the site on engineered permeable surfaces. According to FEMA Flood Insurance Rate Map, Map Number 09001C0533G, the entire project site is within a special flood hazard area AE zone (el 13') subject to inundation by the 1% annual chance flood (100-year flood), also known as the base flood. (See Figure 2, FEMA Flood Map).

Proposed Conditions:

The project proposes replacing the existing 3,700 sf house with a finished floor elevation of 11.0' with a 2,300 sf house having a finished floor elevation of 17.25'. Under the proposed conditions the impervious surface will be decreased to 13% from 21%.

For more information regarding the proposed site modifications, see Site Layout & Grading Plan, included as a supporting document to this report. The project proposes a total decrease of 1,248 square-feet of impervious area. The proposed conditions drainage patterns will function similarly to existing conditions. The project proposes a new electric service via an existing utility pole off the western property line. The existing utility service connections will be repurposed in accordance with the concerned utility company's requirements. Water service will continue to be provided via existing public water main in Outer Road. A 500 gallon propane tank will be installed alongside the new driveway. A new septic system will be installed on the east side of the house.

Construction is anticipated to begin in 2025 once all the necessary approvals have been secured and includes the following:

- Installation of soil erosion and sediment control measures before any on-site construction
- Demolition of existing paved areas.
- Demolition of existing residence and pool
- Excavation for footings
- Install of water system connections
- Proposed residence construction
- Septic system installation
- Backfilling, and permeable driveway and walkways to complete construction
- Topsoil placement and seeding of new/disturbed landscaped areas

Compliance with Coastal Resources and Use Policies:

The applicable coastal resources and use policies were identified in the Connecticut Coastal Management Act (CGS Sections 22a-90 – 22a-113c), the Connecticut Coastal Management Manual (CCMM) and the Office of Long Island Sound Programs (OLISP) Coastal Site Plan Review Checklist and are addressed below. In accordance with Norwalk's Zoning Regulations and the OLISP review checklist, the character and condition of each coastal resource or other feature on site and any beneficial or adverse impact to that resource is described below. Each applicable policy is quoted from the CCMM in *italics* and is followed by a discussion concerning the consistency of the proposed development with that policy and the capability of the resource to accommodate the proposed use in accordance with the zoning ordinance and checklist.

General Coastal Resources:

General Coastal Resources refers to the coastal resources as a whole; “the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form and integrated terrestrial and estuarine ecosystem” (CGS Section 22a-93(7)). The proposed project does not have a direct impact on the following coastal resources as defined in CGS Section 22a-93(7):

- (A) Coastal Bluffs and Escarpments
- (B) Rocky Shorefronts
- (C) Beaches and Dunes
- (D) Intertidal Flats
- (E) Tidal Wetlands
- (F) Freshwater Wetlands and Watercourses
- (I) Developed Shorefront
- (J) Island
- (K) Nearshore Waters
- (L) Offshore Waters
- (M) Shorelands
- (N) Shellfish Concentration Areas

The following general resource policies are applicable to the proposed project.

Policy: CGS Section 22a-92(a)(2)

To preserve and enhance coastal resources in accordance with the policies established by the following chapters:

- 439 (Environmental Protection Department and State Policy),
- 440 (Wetlands and Watercourses),
- 446i (Water Resources),
- 446k (Water Pollution Control),
- 447 (State Parks and Forests),
- 474 (Pollution), and
- 477 (Flood Control and Beach Erosion).

Compliance:

The Tidal Wetland and Estuary, adjacent to the property, is considered a “coastal water” as defined in the Coastal Management Act (Section 22A-93(5)). Since stormwater generated from the project site eventually discharges to the tidal wetlands, potential project-related impacts were evaluated. The project is consistent with the policy outlined in CGS Section 22a-92(a)(2). The proposed construction will result in negligible effect to the existing stormwater quality and mimic existing runoff patterns.

Policy: CGS Section 22a-1 as referenced by CGS section 22a-92(a)(2)

The general assembly hereby declares that the policy of the State of Connecticut is to conserve, improve and protect its natural resources and environment and to control air, land and water pollution in order to enhance the health, safety and welfare of the people of the State.

Compliance:

The proposed development consists of site modifications to rebuild the existing residence as a new residence. The proposed development will require work in a coastal resource area. Appropriate natural protection measures are proposed to protect the coastal resource area. No significant increase in air pollution is anticipated as a result of the proposed project.

Policy: CGS Section 22a-15 as referenced by CGS Section 22a-92(a)(2)

It is hereby found and declared that there is a public trust in the air, water and other natural resources of the State of Connecticut and that each person is entitled to the protection, preservation and enhancement of the same.

Compliance

The proposed development is consistent with this CGS Section 22a-15 as referenced by CGS Section 22a-92(a)(2). Soil erosion and sediment control measures will be installed before and during construction to prevent impacts to coastal resources. Standard dust-control measures will be employed during construction until final soil stabilization to prevent impacts to air or water quality. Additional soil erosion and sediment control measures include installation of geotextile silt fences, inlet protection and a construction entrance (if required). This project proposes no disturbance to any tidal wetland or watercourse before, during, or after construction.

COASTAL HAZARD AREAS

Coastal Hazard Areas are defined as “those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner” (CGS Section 22a-93-(7)(H)). The project site is in a special flood hazard area according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map number 09001C0533G (See Figure 2, FEMA Flood Map).

The following coastal hazard policies are applicable to the proposed project.

Policy: CGS Section 22a-92(b)(2)(F)

To manage coastal hazard areas so as to ensure that development proceeds in such a manner that hazards to promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary to protect existing inhabited structures, infrastructural facilities or water dependent uses.

Compliance

The entire site is within an area of special flood hazard; therefore, all on-site new construction is unavoidably proposed within the limits of the 100-year floodplain.

Policy: CGS Section 22a-92(a)(5)

To consider in the planning process the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and reduce the necessity of public expenditure to protect future development from such hazards.

Compliance

The project site is directly adjacent to the coastal water body of Hayes Creek and is within an area of special flood hazard. The project as proposed is consistent with this policy which has been taken into consideration. The proposed residence has been wet flood proofed. Break away walls are found between concrete shear walls that elevate the entire house above the base flood elevation of 15 feet.

COASTAL WATERS AND ESTUARINE EMBAYMENTS

The Village Creek Estuary is defined by CGS Section 22a-93(5) as a “Coastal Water” resource and can be found on the property. Thus, the following coastal policies are applicable to the proposed project.

Policy: CGS Section 22a-422 as referenced by CGS Section 22a-92(a)(2)

It is found and declared that the pollution of the waters of the state is inimical to the public health, safety and welfare of the inhabitants of the state, is a public nuisance and is harmful to wildlife, fish and aquatic life and impairs domestic, agricultural, industrial, recreational and other legitimate beneficial uses of water, and that the use of public funds and the granting of tax exemptions for the purpose of controlling and eliminating such pollution is a public use and purpose for which public moneys may be expended and tax exemptions granted, and the necessity and public interest for the enactment of this chapter and the elimination of pollution is hereby declared as a matter of legislative determination.

Compliance:

As discussed previously, the overall proposed project will positively impact the quantity of stormwater discharged from the site to the Village Creek Estuary. The overall project is expected to reduce the pollutant load leaving the site because of the stormwater quality measures mentioned above. In addition, soil erosion and sediment control measures will be implemented before and during construction to prevent any downstream impacts to water quality. Therefore, the project as proposed is consistent with this policy.

THREATENED AND ENDANGERED SPECIES

Although no coastal policies address threatened or endangered species in the CCMA, a number of the policies refer to the preservation of wildlife habitat. (see figure 3)

Compliance

Considering the site is already developed, it is not anticipated that there will be any impacts to threatened or endangered species or their habitat.

GENERAL DEVELOPMENT:

The general development policies of the CCMA apply to all sites and uses within the coastal boundary. The following policy is applicable to the proposed project.

Policy: CGS Section 22a-92(a)(1)

To ensure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth.

Compliance:

The proposed project is consistent with this coastal use policy because no negative impacts to coastal resources or the natural environment are expected. The proposed development layout will result in a project that will not cause significant disruption to the natural environment as the site is currently developed. The decrease in impervious area on site will reduce the quantity stormwater runoff from the site.

HISTORIC STRUCTURES/ARCHEOLOGICAL FEATURES

The project site is currently developed, thus documenting significant previous ground disturbance. The following policy in the CCMA applies to this feature:

Policy: CGS Section 22a-92(b)(1)(J)

To require reasonable mitigation measures where development would adversely impact historical archeological or paleontological resources that have been designated by the state historic preservation officer.

Compliance:

Based on the present disturbed nature of the site, it is not anticipated that there are any historic or archaeological resources on the site.

SEPTIC AND WATER LINES

The Site and Grading Plan shows the existing sanitary and water lines that service the property. The following coastal policies apply to this use for the proposed project.

Policy: CGS Section 22a-92(b)(1)(B)

To locate and phase sewer and water lines, so as to encourage concentrated development in areas which are suitable for development.

Compliance:

Water and sanitary septic system will continue to be provided via existing public water and a sanitary septic system. The location and phasing of these improvements are consistent with this policy.

SOLID WASTE

The following coastal policy is applicable for this use.

Policy: CGS Section 22a-220

Each municipal authority shall make provisions for the safe and sanitary disposal of all solid wastes which are generated within its boundaries, including septic tank pumping, sludge from water pollution abatement facilities and water supply treatment plants, solid residues and sludge from air pollution control facilities and solid wastes from commercial, industrial, agricultural and mining operations, but excluding wastes which are toxic or hazardous.

Compliance:

The proposed development includes connecting new development into a new sanitary septic system located on site. (see details and specifications)

STORMWATER MANAGEMENT

Runoff generated from the house is collected into a shallow curtain drain north of the building. Water from the curtain drain flows into a underground detention system adjacent to it. All of the stormwater from the site shall be treated on site with no discharge into the tidal wetland, as per Drawing No: SE1 McChord Engineering

Policy: CGS Section 221-422 as referenced by CGS 22a-92(a)(2)

It is found and declared that the pollution of waters of the state is inimical to the public health, safety and welfare of the inhabitants of the state, is a public nuisance and is harmful to wildlife, fish and aquatic life and impairs domestic, agricultural industrial, recreational and other legitimate beneficial uses of water and that the use of public funds and the granting of tax exemptions for the purpose of controlling and elimination such pollution is a public use and purpose for which moneys may be expended and tax exemptions granted and the necessity and a public interest for the enactment of this chapter and the elimination of pollution is hereby declared as a matter of legislative determination.

Compliance:

The implementation of the measures described above will positively impact the quality of stormwater discharged from the site. As such, the proposed project is consistent with this policy.

IMPACTS ASSESSMENT

POTENTIAL ADVERSE IMPACTS

The CCMA defines eight potential adverse impacts to coastal resources. Each adverse impact is listed below, followed by a discussion of its applicability to the proposed development.

Impact 1: CGS 22a-93(15)(A)

Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxic, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity.

Applicability

The project proposes a decrease of on-site impervious areas that will reduce stormwater runoff from the site. These measures will improve the quality of stormwater runoff that eventually discharges to the Village Creek Estuary. Proper maintenance of the stormwater-management system will control site-generated sedimentation and pollutant to the harbor. Therefore, changes to the current pH, dissolved oxygen, temperature, or the salinity of the receiving waters are not anticipated as a result of constructing the proposed project. Additionally, soil erosion and sediment controls including inlet protection surrounding existing catch basins, stabilized construction entrance (if required) and straw waddles will be installed before construction. These measures will minimize any temporary, construction related impacts to water quality.

Impact 2: CGS Section 22a-93(15)(B)

Degrading existing circulation patterns of coastal waters through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basins characteristics and channel contours.

Applicability

Existing drainage patterns will be maintained as part of the project. The decrease in the total impervious area on-site will decrease runoff rate and volume. We do not anticipate any adverse impacts to nearby coastal resources as a result of the project.

Impact: CGS Section 22a-93(15)(C)

Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction.

Applicability

The existing drainage patterns will be maintained as part of the project. Therefore, the natural erosion patterns will not be affected. Runoff west of the existing seawall drains Northwest towards Outer Road and all disturbance occurs West of the existing seawall. The adjacent coastal waters and littoral zone will not be adversely impacted.

Impact: (CGS Section 22a-93 (15)(D)

Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff.

Applicability

The decrease of impervious area on-site will result in a decrease in peak runoff flow rates to off-site drainage systems and receiving waters and allow for greater recharge of stormwater runoff on site.

Impact: CGS Section 22a-93 (15)(E)

Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones.

Applicability

The decrease in on site impervious area will result in decreased rates of stormwater runoff from the site; therefore, decreasing the potential for coastal flooding. The project will not involve alterations to shoreline or bathymetry. However, this site is located within the 100- & 500-year floodplain.

Impact: CGS Section 22a-93 (15)(F)

Degrading visual quality through significant alteration of the natural features of vistas and view points.

Applicability

The existing building is to be replaced with an improved building. No significant alteration of vistas or viewpoints will occur.

Impact: CGS Section 22a-93 (15)(G)

Degrading or destroying essential wildlife, finfish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat.

Applicability

The proposed development does not involve any direct work within essential coastal wildlife, finfish or shellfish habitats and considering the drainage improvements proposed, the project is not anticipated to have any significant adverse impacts to wildlife habitats.

Impact: CGS Section 22a-93 (15)(H)

Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function.

Applicability

No activity is proposed beyond existing seawall which is to be maintained. Construction on the site does not effect the existing tidalwetland; therefore, no degradation of these resources will occur as a result of the development.

POTENTIAL BENEFICIAL IMPACTS

The beneficial impacts of this project include: Decrease in impervious cover, Reduction in volume and flow of off-site runoff

PROPOSED MITIGATION MEASURES TO OFFSET ADVERSE IMPACTS

In order to offset adverse impacts that could potentially be cause by the development, mitigation measures such as the implementation of soil erosion and sediment control measures as well as rainwater harvesting and reduction to impervious site area.

CONCLUSION

As discussed in this report, the proposed development is consistent with applicable local and state coastal policies. Measures have been taken to reduce environmental impacts from the proposed development and reduce impacts to nearby coastal systems and resources.

This project is in compliance with the applicable coastal policies of the Connecticut Coastal Management Act (CCMA) (C.G.S.§22a-90 – 22a-113c) and the Coastal Site Plan Review (C.G.S. §22a-105 – 22a-109) and the Zoning Regulations for the City of Norwalk (§4.2.2).



CITY OF NORWALK
Planning & Zoning Commission

Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

May 17th, 2024

Attn: Tom Nastasi
198 Skyline Lane
Stamford, CT 06903
tnastasi@lesmgt.com

RE: #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street (District 1, Block 87, Lot 1) –
Proposed new building (5,440sf – 2 story) for motor vehicle repairer use.

Dear Mr. Nastasi,

At the May 8th, 2024 regular meeting of the Norwalk Planning and Zoning Commission voted unanimously to grant a **one year extension** of time for item #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street – Proposed new building (5,440sf – 2 story) for motor vehicle repairer use. All conditions from the original approval continue to be in effect.

The applicant must obtain zoning and building permits by **May 12th, 2025.**

BE IT FURTHER RESOLVED that the effective date of this action shall be May 17th, 2024.

If you have any questions regarding the above, please contact this office at (203) 854-7780.

Sincerely,

Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department

DRAINAGE REPORT

PREPARED FOR

PROPOSED SITE IMPROVEMENTS

LOCATED AT

94 EAST AVENUE

NORWALK, CONNECTICUT

GE #24-5755

FEBRUARY 17, 2025



GRUMMAN ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
22 KNIGHT STREET
NORWALK, CONNECTICUT 06851
(203) 853-3833
FAX 866-3757

NARRATIVE:

The subject of this report is a 0.633 acre parcel located at 94 East Avenue. The purpose of the report is to determine any change in stormwater runoff resulting from the proposed site improvements, and to provide mitigation in accordance with City of Norwalk standards.

EXISTING CONDITIIONS:

This site which is situated on the west side of East Avenue, is a long narrow parcel bounded on the west by Smith Street. The site is set at different elevations. The area off East Avenue slopes from East Avenue to the west with a 4% grade to a pair of retaining walls, where the grade drops approximately 28 feet. The upper area accounts for 80% of the site, currently contains a wood frame building with associated paved parking. Runoff from the roof and paved areas are collected in a catch basin and is routed into on-site retention consisting of precast galleries under the pavement. The lower western portion of the site slopes towards Smith Street. There is an existing catch basin on the site which drains into 8 l.f. of 12" precast gallery stormwater retention. The existing building is served by municipal water and sewer off East Avenue.

Existing soils at this location have been identified in the NRCS Web Soil Survey as consisting of Agawam-Urban land complex, HSG 'A' and Hinkley-Urban land complex, HSG 'B'.

PROPOSED CONDITIONS:

The proposal for this site is to perform interior renovations on the existing building, relocate existing AC units and expand and existing patio along the south side of the building. Additionally, in the lower western portion of the site, the existing paved parking will be replaced with pervious pavers for use as recreation area by tenants. A shed and pergola will be constructed within this area. No grading is proposed in this location.

An analysis of the existing vs. proposed impervious area has been performed for the site. Based upon this analysis, after completion of the improvements, there will be a decrease in impervious surface, thus a decrease in stormwater runoff. No additional on-site retention is required. However, we are recommending that 'Filter Inserts' be installed in the existing catch basins.

The following computations utilize the Hydrocad computer software to determine the existing and proposed peak runoff rates. All computations are based upon a 25-Year design storm. Rainfall data was taken from the NOAA Atlas 14 for this specific location.

COMPUTATIONS:

EXISTING CONDITIONS –

Impervious -	21,238 s.f.	CN-98
Pervious -	6,344 s.f.	CN-69
Total -	27,582 s.f.	

PROPOSED CONDITIONS –

Impervious -	19,157 s.f.	CN-98
Pervious -	8,275 s.f.	CN-69
Propo. Shed -	150 s.f.	CN-98
Total -	27,582 s.f.	

Water Quality Volume (WQV) – First 1.3” of runoff from new impervious surfaces, to be stored for treatment.

$$WQV = \frac{(1.3'') (R) (A)}{12}$$

$R = 0.5 + 0.009I$
 $I = \% \text{ Impervious}$
 $A = \text{Area}$

$$WQV = \frac{(1.3'') (0.68) (27,582 \text{ s.f.})}{12}$$

$$WQV = 2,031.8 \text{ c.f.}$$

Existing Storage:

Galleries – 144 l.f. of 4'x4' gallery = 1,618 c.f.

8 l.f. – 12" Gallery = 17.6 c.f.

Stone Storage Volume – 510 c.f.

Total Existing Storage Volume – 2,145.6 c.f.

SUMMARY:

Storm Event	Flow/Volume	Existing	Proposed	Δ	$\%\Delta$
2-Year	Q (c.f.s.)	1.85	1.74	- 0.11	- 5.9
	V (c.f.)	5,816	5,393	- 423	- 7.3
10-Year	Q (c.f.s.)	3.07	2.96	- 0.11	- 3.6
	V (c.f.)	9,907	9,414	- 493	- 4.9
25-Year	Q (c.f.s.)	3.82	3.72	- 0.10	- 2.6
	V (c.f.)	12,492	11,971	- 521	- 4.2
50-Year	Q (c.f.s.)	4.38	4.28	- 0.10	- 2.3
	V (c.f.)	14,435	13,899	- 536	- 3.7
100-Year	Q (c.f.s.)	4.97	4.87	- 0.10	- 2.0
	V (c.f.)	16,498	15,948	- 550	- 3.3

CONCLUSIONS:

The proposed site improvements, which include removal of paved parking to be replaced with pervious pavers will reduce the impervious surface thus reduce stormwater runoff. No additional on-site retention is required at this time.

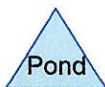
The proposed improvements will not result in any adverse impacts on adjacent properties.



Existing Conditions



Proposed Conditions



Routing Diagram for 24-5755 DRAIN REPORT
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HydroCAD® 10.00-26 s/n 01412 © 2020 HydroCAD Software Solutions LLC

24-5755 DRAIN REPORT

Type III 24-hr 2-Year Rainfall=3.49"

Prepared by GRUMMAN ENGINEERING LLC

Printed 2/17/2025

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>2.53"
Tc=5.0 min CN=91 Runoff=1.85 cfs 5,816 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>2.35"
Tc=5.0 min CN=89 Runoff=1.74 cfs 5,393 cf

Total Runoff Area = 55,164 sf Runoff Volume = 11,209 cf Average Runoff Depth = 2.44"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 10-Year Rainfall=5.34"

Prepared by GRUMMAN ENGINEERING LLC

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Page 3

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>4.31"
Tc=5.0 min CN=91 Runoff=3.07 cfs 9,907 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>4.10"
Tc=5.0 min CN=89 Runoff=2.96 cfs 9,414 cf

Total Runoff Area = 55,164 sf Runoff Volume = 19,322 cf Average Runoff Depth = 4.20"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 25-Year Rainfall=6.49"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>5.43"
Tc=5.0 min CN=91 Runoff=3.82 cfs 12,492 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>5.21"
Tc=5.0 min CN=89 Runoff=3.72 cfs 11,971 cf

Total Runoff Area = 55,164 sf Runoff Volume = 24,463 cf Average Runoff Depth = 5.32"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 50-Year Rainfall=7.35"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>6.28"
Tc=5.0 min CN=91 Runoff=4.38 cfs 14,435 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>6.05"
Tc=5.0 min CN=89 Runoff=4.28 cfs 13,899 cf

Total Runoff Area = 55,164 sf Runoff Volume = 28,333 cf Average Runoff Depth = 6.16"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Type III 24-hr 100-Year Rainfall=8.26"

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Page 6

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=27,582 sf 77.00% Impervious Runoff Depth>7.18"
Tc=5.0 min CN=91 Runoff=4.97 cfs 16,498 cf

Subcatchment 2S: Proposed Conditions Runoff Area=27,582 sf 70.00% Impervious Runoff Depth>6.94"
Tc=5.0 min CN=89 Runoff=4.87 cfs 15,948 cf

Total Runoff Area = 55,164 sf Runoff Volume = 32,446 cf Average Runoff Depth = 7.06"
26.50% Pervious = 14,619 sf 73.50% Impervious = 40,545 sf

24-5755 DRAIN REPORT

Prepared by GRUMMAN ENGINEERING LLC

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Type III 24-hr 25-Year Rainfall=6.49"

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Page 7

Summary for Subcatchment 1S: Existing Conditions

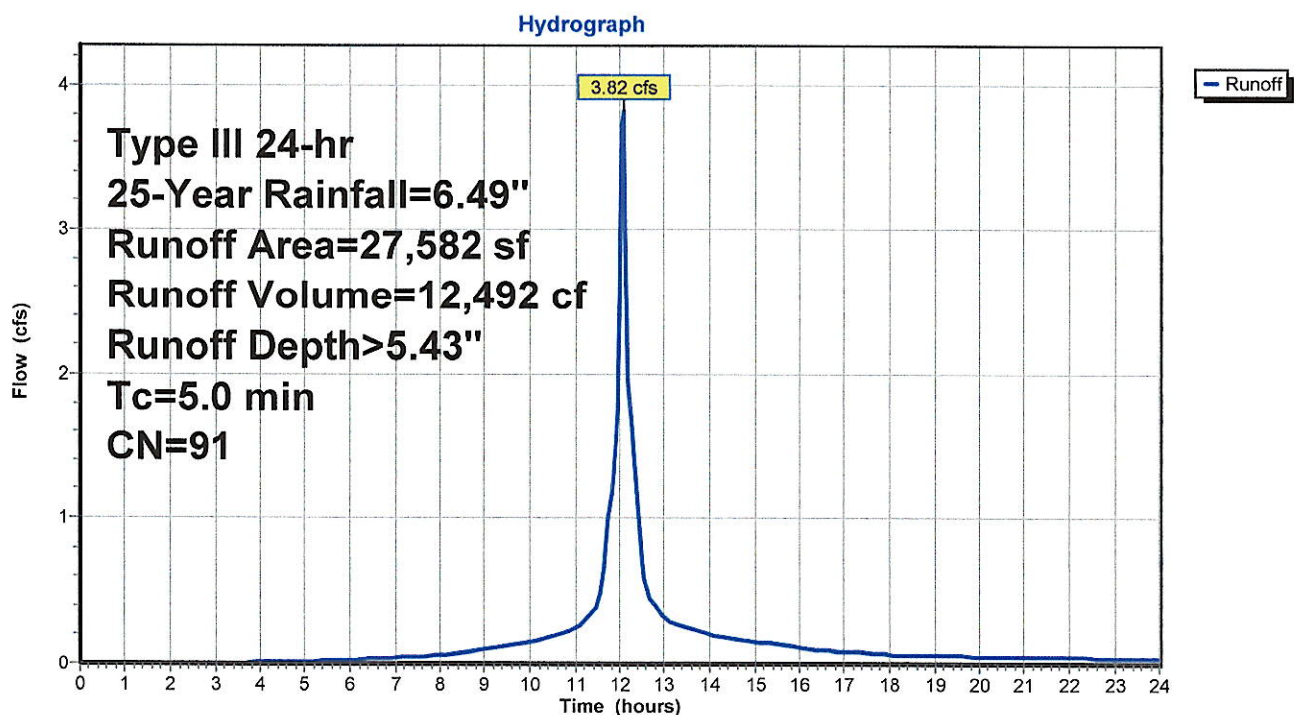
Runoff = 3.82 cfs @ 12.07 hrs, Volume= 12,492 cf, Depth> 5.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.49"

	Area (sf)	CN	Description
*	21,238	98	Impervious
*	6,344	69	Pervious
	27,582	91	Weighted Average
	6,344		23.00% Pervious Area
	21,238		77.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Existing Conditions



24-5755 DRAIN REPORT

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Type III 24-hr 25-Year Rainfall=6.49"

Printed 2/17/2025

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Summary for Subcatchment 2S: Proposed Conditions

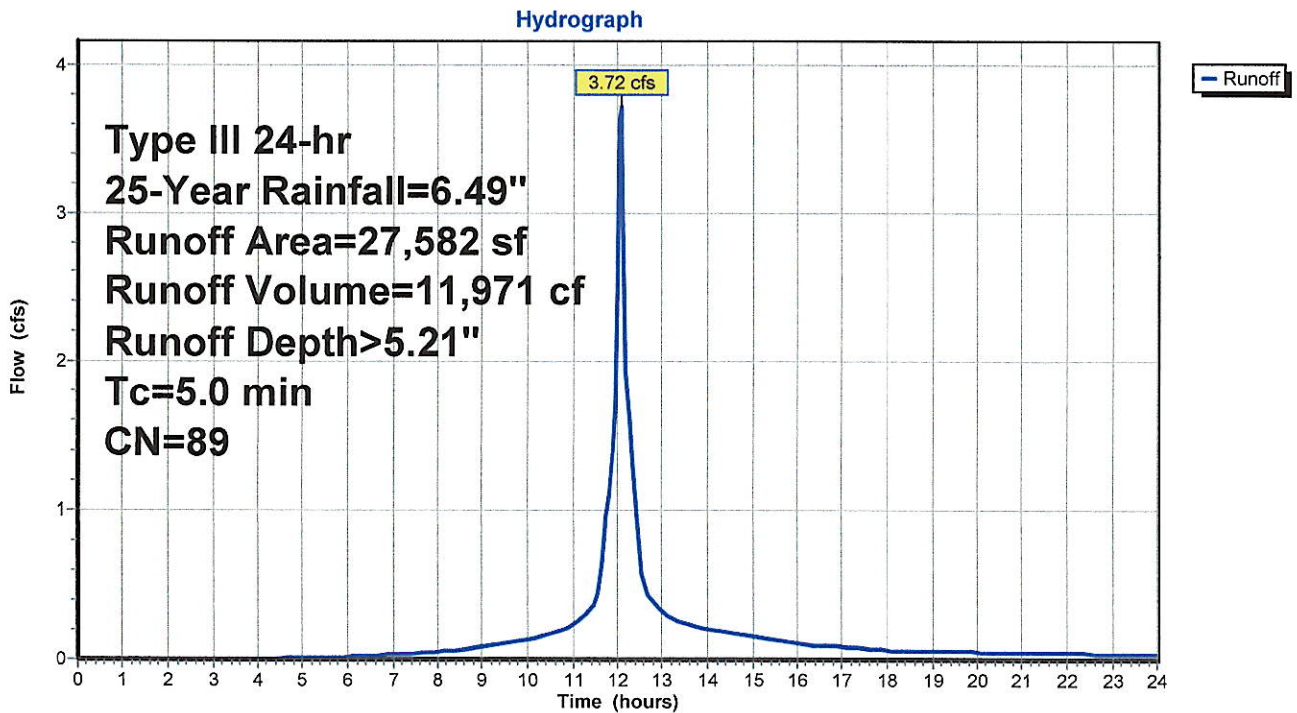
Runoff = 3.72 cfs @ 12.07 hrs, Volume= 11,971 cf, Depth> 5.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.49"

	Area (sf)	CN	Description
*	19,157	98	Impervious
*	150	98	Prop. Shed
	8,275	69	50-75% Grass cover, Fair, HSG B
	27,582	89	Weighted Average
	8,275		30.00% Pervious Area
	19,307		70.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Proposed Conditions





NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.1167°, Longitude: -73.4083°
Elevation: 51 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

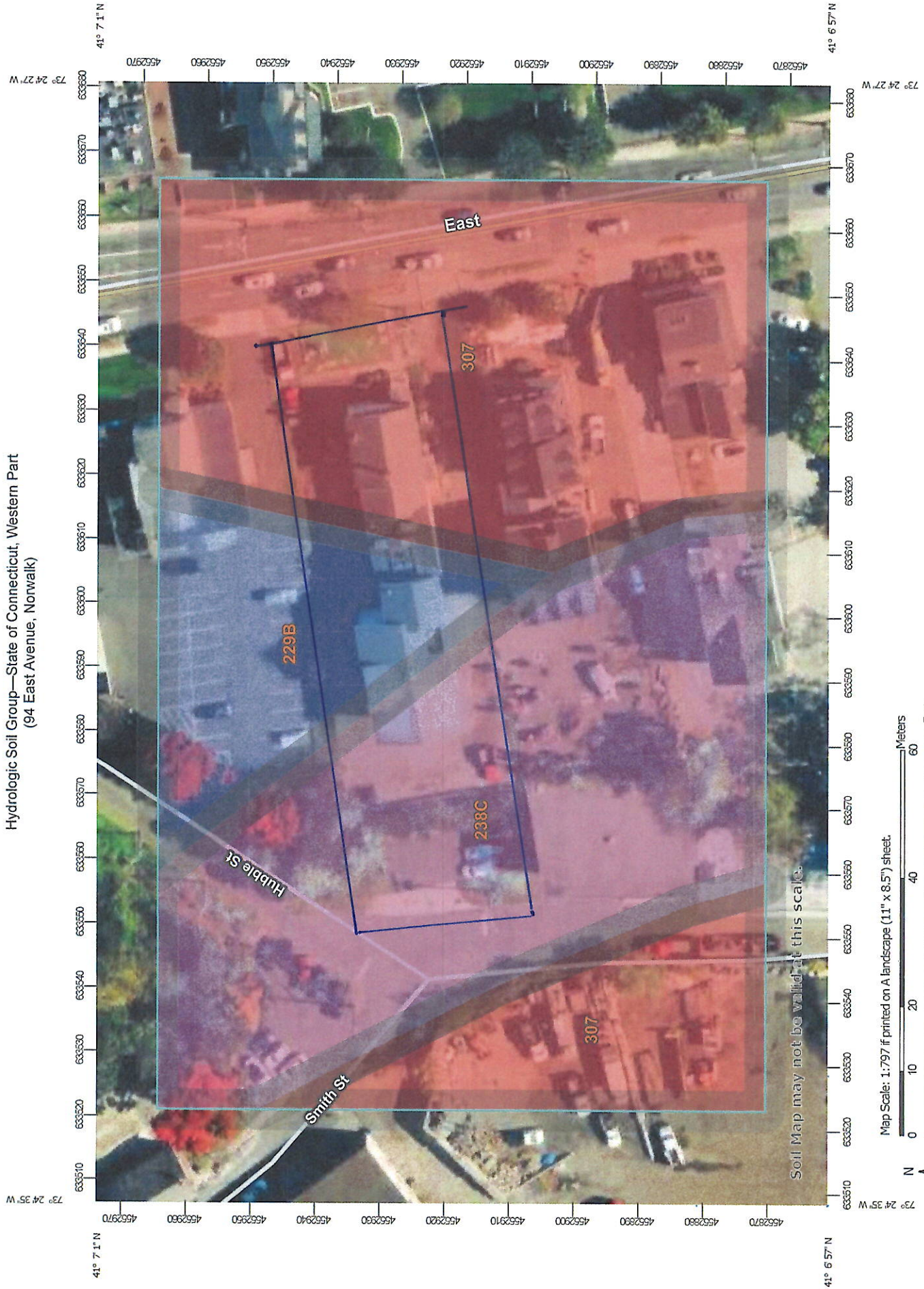
[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

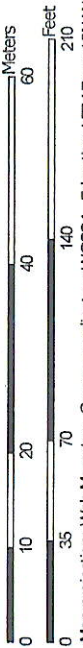
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.367 (0.295-0.455)	0.426 (0.342-0.530)	0.523 (0.418-0.653)	0.604 (0.480-0.758)	0.716 (0.547-0.938)	0.801 (0.597-1.07)	0.888 (0.637-1.23)	0.981 (0.667-1.40)	1.11 (0.721-1.64)	1.21 (0.765-1.71)
10-min	0.520 (0.418-0.645)	0.604 (0.485-0.751)	0.742 (0.594-0.926)	0.857 (0.681-1.08)	1.02 (0.775-1.33)	1.14 (0.846-1.52)	1.26 (0.903-1.74)	1.39 (0.945-1.99)	1.57 (1.02-2.33)	1.71 (1.08-2.33)
15-min	0.611 (0.491-0.759)	0.711 (0.570-0.883)	0.874 (0.699-1.09)	1.01 (0.801-1.27)	1.19 (0.912-1.56)	1.34 (0.995-1.79)	1.48 (1.06-2.05)	1.63 (1.11-2.34)	1.85 (1.20-2.74)	2.01 (1.28-2.83)
30-min	0.849 (0.683-1.05)	0.988 (0.793-1.23)	1.21 (0.970-1.52)	1.40 (1.11-1.76)	1.66 (1.27-2.17)	1.86 (1.38-2.48)	2.06 (1.47-2.84)	2.26 (1.54-3.24)	2.54 (1.65-3.76)	2.74 (1.74-4.00)
60-min	1.09 (0.874-1.35)	1.26 (1.02-1.57)	1.55 (1.24-1.94)	1.79 (1.42-2.25)	2.12 (1.62-2.77)	2.38 (1.77-3.17)	2.64 (1.88-3.63)	2.89 (1.97-4.13)	3.22 (2.10-4.78)	3.47 (2.20-5.14)
2-hr	1.38 (1.12-1.70)	1.64 (1.32-2.02)	2.05 (1.65-2.54)	2.40 (1.92-2.99)	2.88 (2.21-3.75)	3.24 (2.43-4.31)	3.61 (2.61-4.99)	4.02 (2.74-5.72)	4.59 (3.00-6.77)	5.05 (3.20-7.40)
3-hr	1.58 (1.29-1.95)	1.89 (1.53-2.33)	2.40 (1.94-2.96)	2.81 (2.26-3.49)	3.39 (2.62-4.40)	3.82 (2.88-5.08)	4.27 (3.11-5.91)	4.78 (3.27-6.78)	5.52 (3.61-8.11)	6.11 (3.89-9.00)
6-hr	1.99 (1.63-2.43)	2.40 (1.96-2.93)	3.06 (2.48-3.75)	3.60 (2.91-4.44)	4.36 (3.38-5.64)	4.92 (3.73-6.52)	5.52 (4.04-7.61)	6.20 (4.26-8.74)	7.21 (4.73-10.5)	8.05 (5.14-12.0)
12-hr	2.47 (2.03-3.00)	2.97 (2.44-3.61)	3.79 (3.10-4.62)	4.47 (3.63-5.48)	5.41 (4.23-6.96)	6.11 (4.66-8.04)	6.85 (5.05-9.40)	7.72 (5.32-10.8)	8.99 (5.91-13.0)	10.0 (6.43-14.0)
24-hr	2.87 (2.38-3.46)	3.49 (2.89-4.21)	4.50 (3.70-5.44)	5.34 (4.36-6.49)	6.49 (5.10-8.30)	7.35 (5.64-9.62)	8.26 (6.13-11.3)	9.35 (6.46-13.0)	11.0 (7.23-15.8)	12.3 (7.91-17.0)
2-day	3.12 (2.60-3.74)	3.88 (3.23-4.64)	5.11 (4.24-6.14)	6.14 (5.05-7.42)	7.55 (5.98-9.61)	8.59 (6.64-11.2)	9.72 (7.28-13.3)	11.1 (7.69-15.3)	13.2 (8.72-18.9)	14.9 (9.62-22.0)
3-day	3.32 (2.78-3.96)	4.15 (3.47-4.95)	5.51 (4.58-6.59)	6.63 (5.48-7.98)	8.18 (6.50-10.4)	9.32 (7.24-12.1)	10.6 (7.93-14.4)	12.1 (8.39-16.6)	14.4 (9.53-20.5)	16.3 (10.5-23.0)
4-day	3.53 (2.96-4.19)	4.40 (3.69-5.23)	5.83 (4.86-6.96)	7.02 (5.81-8.42)	8.65 (6.89-10.9)	9.86 (7.66-12.8)	11.2 (8.40-15.1)	12.7 (8.88-17.5)	15.1 (10.1-21.6)	17.2 (11.1-24.0)
7-day	4.16 (3.51-4.91)	5.10 (4.30-6.04)	6.65 (5.58-7.89)	7.94 (6.61-9.48)	9.70 (7.76-12.2)	11.0 (8.59-14.2)	12.4 (9.35-16.7)	14.1 (9.85-19.2)	16.6 (11.0-23.4)	18.6 (12.1-25.0)
10-day	4.79 (4.06-5.64)	5.78 (4.89-6.82)	7.41 (6.24-8.76)	8.76 (7.32-10.4)	10.6 (8.50-13.2)	12.0 (9.36-15.3)	13.5 (10.1-17.9)	15.2 (10.6-20.6)	17.6 (11.8-24.8)	19.6 (12.7-26.0)
20-day	6.73 (5.74-7.87)	7.84 (6.67-9.18)	9.66 (8.18-11.3)	11.2 (9.39-13.2)	13.2 (10.7-16.3)	14.8 (11.6-18.7)	16.4 (12.3-21.5)	18.2 (12.8-24.5)	20.5 (13.8-28.7)	22.4 (14.6-31.0)
30-day	8.36 (7.16-9.74)	9.56 (8.17-11.1)	11.5 (9.80-13.5)	13.1 (11.1-15.5)	15.4 (12.4-18.8)	17.1 (13.4-21.4)	18.8 (14.1-24.3)	20.6 (14.6-27.6)	22.9 (15.4-31.9)	24.7 (16.1-33.0)
45-day	10.4 (8.94-12.1)	11.7 (10.0-13.6)	13.8 (11.8-16.1)	15.6 (13.2-18.3)	18.0 (14.6-21.9)	19.9 (15.6-24.7)	21.8 (16.3-27.9)	23.6 (16.7-31.4)	25.9 (17.5-35.8)	27.6 (18.0-38.0)
60-day	12.1 (10.5-14.0)	13.5 (11.6-15.6)	15.8 (13.5-18.3)	17.6 (15.0-20.6)	20.2 (16.4-24.5)	22.2 (17.5-27.4)	24.2 (18.1-30.8)	26.0 (18.5-34.6)	28.3 (19.2-39.1)	30.0 (19.6-40.0)

Hydrologic Soil Group—State of Connecticut, Western Part (94 East Avenue, Norwalk)



Map Scale: 1:797 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP INFORMATION

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

C

C/D

D

Not rated or not available

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
229B	Agawam-Urban land complex, 0 to 8 percent slopes	B	0.5	13.4%
238C	Hinckley-Urban land complex, 3 to 15 percent slopes	A	1.3	37.8%
307	Urban land	D	1.6	48.8%
Totals for Area of Interest			3.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

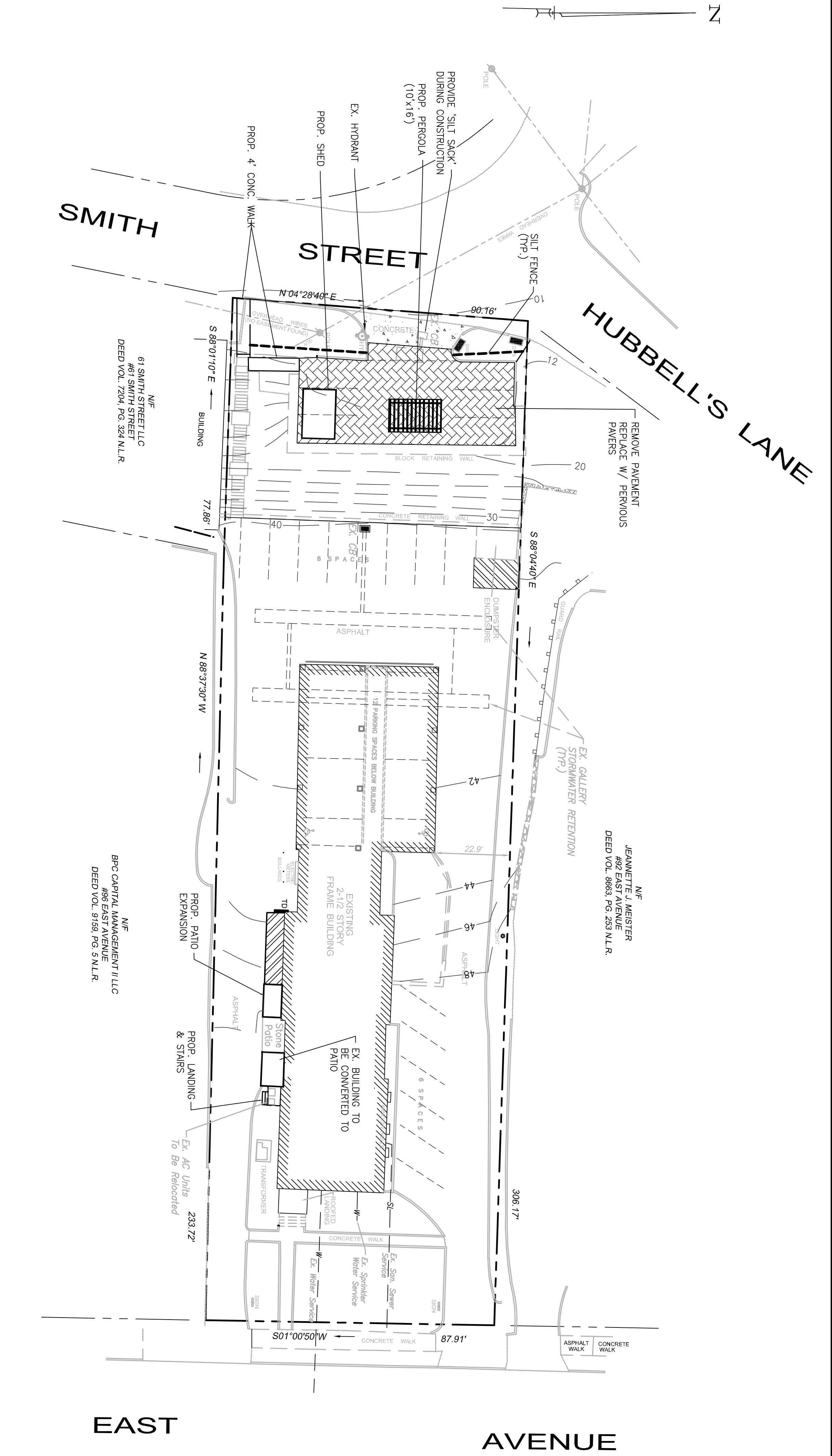
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

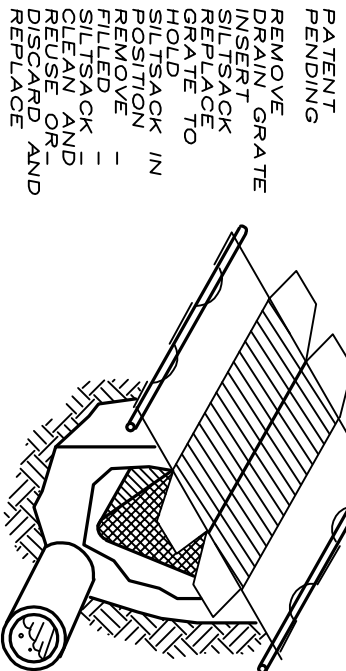
Tie-break Rule: Higher



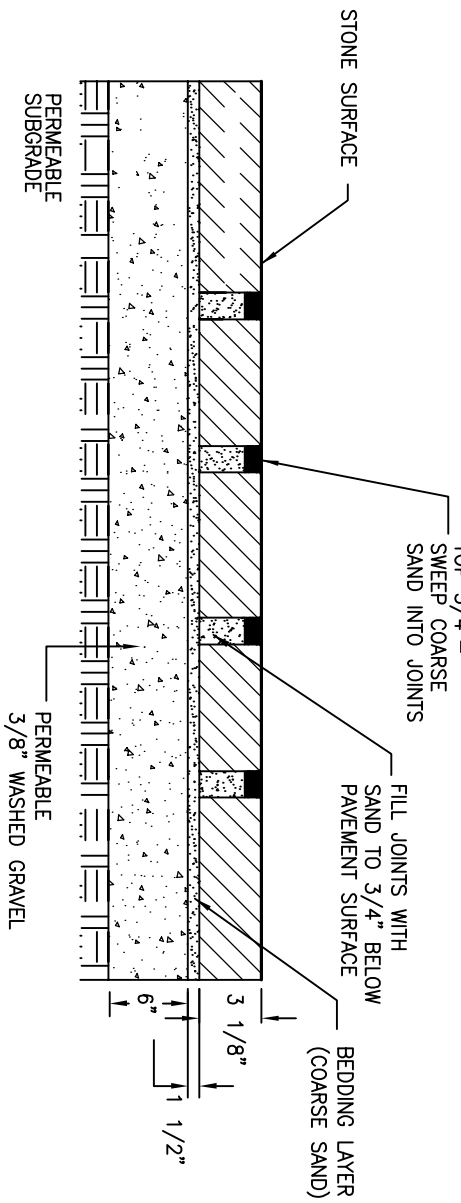
NF
61 SMITH STREET LLC
#61 SMITH STREET
DEED VOL. 7204, PG. 324 N.L.R.

NF
BPC CAPITAL MANAGEMENT LLC
#66 EAST AVENUE
DEED VOL. 8758, PG. 5 N.L.R.

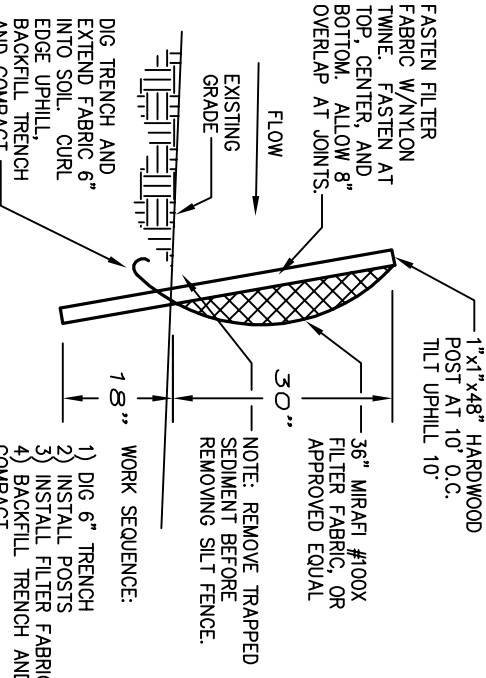
NF
JEANETTE J. WIESTER
#62 EAST AVENUE
DEED VOL. 6883, PG. 283 N.L.R.



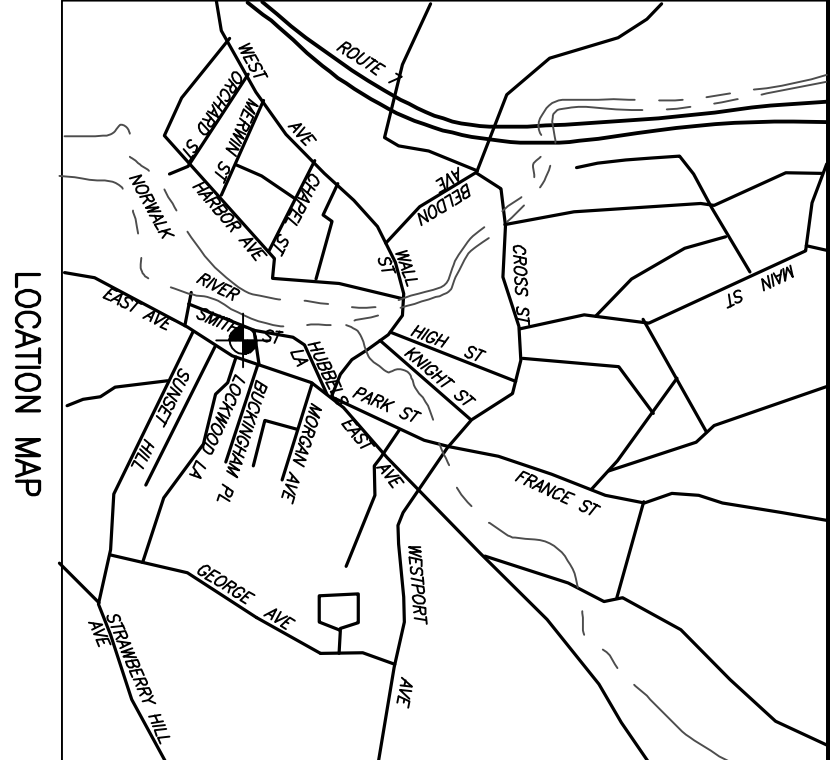
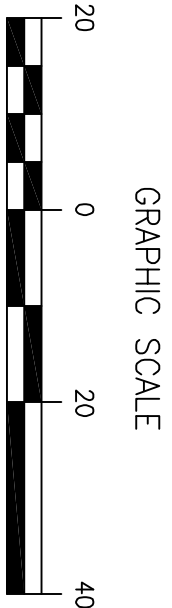
SILT SACK CATCH BASIN PROTECTION
NOT TO SCALE



PERMEABLE PATIO PAVERS
NOT TO SCALE



SILT FENCE
NOT TO SCALE



GENERAL CONSTRUCTION NOTES:

- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY THE REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
- NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
- SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
- EXISTING SITE INFORMATION WAS TAKEN FROM A ZONING LOCATION SURVEY DETERMINING PROPOSED IMPROVEMENTS, 94 EAST AVENUE, NORWALK, CT PREPARED FOR 94 EAST AVE LLC BY RYAN AND FAULDS LAND SURVEYORS DATED DEC. 2024.
- THE CONTRACTOR SHALL NOTIFY TOLL BEFORE YOU DIG AT 1-800-922-4453, PRIOR TO START OF CONSTRUCTION.
- TOTAL SITE AREA = 27,582 SQ. FT. ~ 0.633± AC.
- THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY.
- PROPERTY SHOWN IN ASSESSORS MAP 14NE, BLOCK 56, LOT 2 1st, TAXING DISTRICT.
- LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
- VERTICAL DATUM= NORWALK G.S., N.A.V.D., 1988. (CONTOURS SHOWN AT 2 FOOT INTERVALS)
- THERE ARE NO HIGH-PRESSURE PIPELINES OR HIGH-TENSION ELECTRIC LINES ON THIS SITE.
- PROPERTY IS NOT WITHIN THE FLOOD HAZARD ZONE AS DEPICTED ON FIRM MAP 09001C0331G, DATED REVISED JULY 8, 2013.
- PROPERTY IS LOCATED WITHIN THE COASTAL AREA MANAGEMENT ZONE (CAM).

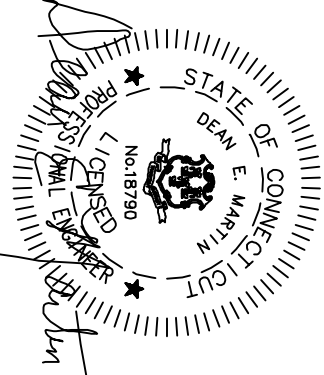
ZONING INFORMATION

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
ZONE: OD-3 (O-EA-V)			
FRONT SETBACK	6 MIN./12 MAX.	30.7' (existing)	30.7' (existing)
REAR	15 MIN (PRINCIPAL BLDG) 5 MIN (ACCESSORY BLDG)	32.0' (existing building) 32.0' (existing building)	107.3' (PRINCIPAL BLDG) 107.3' (PRINCIPAL BLDG) 25.0' (ACCESSORY BLDG)
SIDE	0'	MIN. 15.1'	15.1'
LOT WIDTH	50'	MIN. 87.91'	87.91'
LOT AREA	NOT REGULATED	MIN. 27,582 S.F.	27,582 S.F.
# STORES	3.5	MAX. 2.5	2.5
INTERIORS SURFACE COVERAGE	80% MAX.	77%	70.9%
MAX. NUMBER OF DWELLING UNITS	11	MAX. 5	11
RESIDENTIAL DENSITY:	1,650 S.F./ACR	MIN. 5,516 S.F./ACR	2,507 S.F./ACR
OPEN RECREATION AREA	150 S.F./UNIT	MIN. 0 S.F./UNIT	150 S.F./UNIT
PARKING SPACES	1.3 SPACE/UNIT x 11 = 14.3	MIN. 32 SPACES	26 SPACES

94 EAST AVENUE
NORWALK, CONNECTICUT

SITE IMPROVEMENT PLAN

GRUIMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
22 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH. (203) 853-3933 FAX. (203) 286-5057



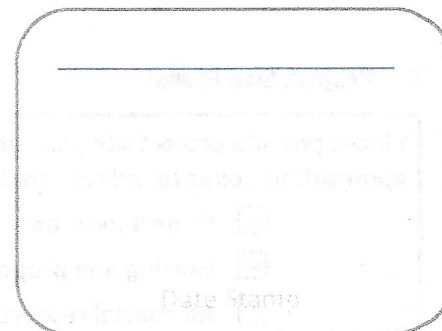
24-5755
project:
1 OF 1
sheet
2-17-25
date



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

Application must be accompanied by two (2) printed and one (1) digital set of all documents, and appropriate filing fee. Filing Fee: \$310.00 for single or two family use; \$810.00 for all other uses.



Application Completion Date:

Official Receipt Date:

Fee Paid:

1. Property Address: 94 East Avenue, Norwalk, CT 06851 2. D/B/L/U: 1/56/2

3. Proposed Work: Convert 5,200± sq.ft. office space into apartments 4. Zone: CD-3W/EAVD

5. Applicant Identification:

Applicant Name: 94 East Ave, LLC

Address: 15 Dover Road, Westport, CT 06880

Phone Number: c/o Elizabeth A.B. Suchy, Esq. - (203) 252-2656

Email: c/o Elizabeth A.B. Suchy, Esq. - esuchy@carmodylaw.com

Interest in Property: ☒ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify): _____

List primary contact for correspondence *if other than applicant* (Agent or Attorney):

Name: Elizabeth A.B. Suchy, Esq. - Carmody Torrance Sandak & Hennessey LLP

Address: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Business Phone: 203-252-2656

Email: esuchy@carmodylaw.com

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ☐ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ☐ Subdivision or Resubdivision Application
- ☐ Special Permit or Special Exception Application
- ☐ Site Plan Review Application
- ☐ Variance Application
- ☐ Municipal Project (CGS Section 8-24)

6. Project Site Plans:

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- ☒ Project location
- ☒ Existing and proposed conditions, including buildings and topography
- ☒ All coastal resources on and contiguous to the site
- ☒ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☐ Soil erosion and sediment controls N/A
- ☐ Storm water management & treatment practices N/A
- ☒ Ownership and type of use on adjacent properties
- ☐ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☐ Landscaping and planting plan (existing & proposed) N/A
- ☒ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☐ Easements (utility, sight preservation, conservation, pedestrian) N/A

7. Site Information:

a) Street Address or Geographical Description:

95 East Avenue, Norwalk, CT 06851

b) Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? ☐ YES ☐ NO

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:

Norwalk River is approximately 250' to the west, but not adjacent to the site.

d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:

Existing site contains a mixed use building with residential and office tenants. Multi-family, medical and conventional office, houses of worship, dormitories, industrial uses exist in the neighborhood.

e) Indicate the area of the project site: 0.63± acres or 27,582 square feet

f) Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Question #9 regarding proposed stormwater best management practices):

- ☐ Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*
- ☒ Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*
- ☐ Project or activity will not disturb any land area.

g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)? ☐ Yes ☐ No

8. Description of Proposed Project or Activity:

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (*attach additional pages if necessary*):

See Schedule A attached hereto.

9. Description of Proposed Stormwater Best Management Practices:

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (*attach additional pages if necessary*):

See Schedule A attached hereto and "Drainage Report" dated February 17, 2025 prepared by
Grumman Engineering attached hereto.

10. Identification of Applicable Coastal Resources and Coastal Resource Policies:

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	☐	☐	☒	☐
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	☐	☐	☐	☒
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	☐	☐	☐	☒
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	☐	☒	☐	☐
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	☐	☐	☐	☒
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	☐	☐	☒	☐
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	☐	☐	☐	☒
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	☐	☐	☐	☒
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	☐	☐	☐	☒
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	☐	☐	☐	☒
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	☐	☐	☐	☒
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	☐	☐	☐	☒
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	☐	☐	☐	☒

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

Describe the location and condition of the coastal resources identified in Question #10 and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Question #14 below (*attach additional pages if necessary*):

The site is separated from the coastal resource (Norwalk River) by a city street and an O&G asphalt plant and materials yard. See Schedule A attached hereto.

12. Identification of Applicable Coastal Use and Activity Policies and Standards:

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- ☒ General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☐ Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- ☐ Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- ☐ Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- ☐ Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ Boating - CGS Section 22a-92(b)(1)(G)
- ☐ Fisheries - CGS Section 22a-92(c)(1)(I)
- ☐ Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(c)(1)(j) and 22a-92(c)(1)(K)
- ☐ Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- ☐ Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ Solid Waste - CGS Section 22a-92(a)(2)
- ☐ Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- ☐ Cultural Resources - CGS Section 22a-92(b)(1)(J)
- ☐ Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

13. Consistency With Applicable Coastal Use Policies and Standards:

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Question #12. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Question #15 below (attach additional pages if necessary):

See Schedule A attached hereto.

14. Identification of Potential Adverse Impacts on Coastal Resources: (Must be completed for ALL projects.)

Identify the adverse impact categories below that apply to the proposed project or activity.

The 'applicable' column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact **may result** from the proposed project or activity, please use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	☐	☒
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	☐	☒
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	☐	☒
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	☐	☒
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	☐	☒
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	☐	☒
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)	☐	☒
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	☐	☒
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒

15. Identification of Potential Adverse Impacts on Water-dependent Uses: (Complete only if the project/activity is proposed at a waterfront site.)

- a) Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact **may result** from the proposed project or activity, use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	☐	☒
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	☐	☒
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	☐	☒

- b) Identification of existing and/or proposed Water-dependent Uses:

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) *:

The site is not adjacent to any coastal resource so water-dependent uses are not possible.
See Schedule A attached hereto.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

16. Mitigation of Potential Adverse Impacts:

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Questions #14 & #15 have been avoided, eliminated, or minimized (*attach additional pages if necessary*):

See Schedule A attached hereto.

17. Remaining Adverse Impacts:

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (*attach additional pages if necessary*):

See Schedule A attached hereto.

By signing this application, the applicant or his/her agent certifies that they are familiar with the information provided in this application and are aware of the penalties for obtaining a permit through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspection of the subject property by the Commissioners and designated staff of the Commission or consultants to the Commission, at reasonable times, during the pendency of the application.

94 East Ave, LLC

Applicant's Signature: see attached consent

DATE: _____

Agent's Signature: Carmody Torrance Sandak & Hennessey, LLP

DATE: 3/31/2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
Its Attorneys

**94 EAST AVE, LLC
94 EAST AVENUE, NORWALK, CONNECTICUT
APPLICATION FOR COASTAL SITE PLAN REVIEW
NARRATIVE
SCHEDULE A**

94 East Ave, LLC (the "Applicant") is the owner of real property (District 1, Block 56, Lot 2) (the "Property") totaling 0.63± acres and is improved with a two and one-half story, 21,000± sq.ft. building originally constructed in 1825, with subsequent additions over the years, that latest of which was added around 2012. The Property is zoned CD-3 and East Avenue Village District (EAVD), and is located within the coastal area management (CAM) zone, but not within any special flood hazard area. There are two (2) existing, one-way curb cuts on the Property for entry from East Avenue. (Refer to "Zoning Location Survey Depicting Proposed Improvements 94 East Avenue, Norwalk, CT Prepared for 94 East Ave LLC" dated December 2024 prepared by Ryan & Faulds ["Survey"], attached hereto and made a part hereof). The Property is bounded by East Avenue to the east and developed parcels to the north and south and Smith Street to the west. Currently, there are five (5) residential units and 5,200± sq.ft. of office space.

The Applicant proposes to renovate interior, lower level, first- and second-floor office space into six (6) residential units. (Refer to "Proposed Lower Level/Basement Floor Plan (Drawing No. A-1)" and "Proposed First Floor Plan Proposed Second Floor Plan (Drawing No. A-2)" prepared by Andriopoulos Design Associates LLC dated 5/8/23 revised to 12/18/24, attached hereto and made a part hereof). There will be one (1) 600± sq.ft. studio on the lower level, three (3) one-bedroom units ranging between 690 and 699± sq.ft. on the first floor and two (2) two-bedroom units ranging between 1,031-1,056± sq.ft. on the second floor.¹

With the exception of slight changes to the front entrance, windows, and exterior materials, no additions or other alterations to the building are proposed. (Refer to "Proposed Front Elevation/Partial Left Side Elevation (Drawing No. A-4)" and "Proposed Partial Right Side Elevation (Drawing No. A-5)" both dated 5/8/23, revised to 12/18/24 and prepared by Andriopoulos Design Associates, attached hereto and made a part hereof). There will be slight revisions to the building footprint including changing the 1st floor enclosed patio into an open patio and extending that space 10' in length. This is necessary to provide emergency egress from the 1st floor middle unit on the south side of the building. However there are no changes to the existing setbacks, site coverage, or maximum building height. A resident recreation/gathering area of pervious pavers² improved with a pergola and shed, is proposed to be created in the western section of the Property fronting on Smith Street. This area, measuring about 25' x 60', is located approximately 30 feet downgradient from the main portion of the Property. The existing set of stairs on the southern property line will provide access to this area. (Refer to "Site Improvement Plan (1 of 1)" dated 2-17-25 prepared by Grumman Engineering, LLC ["Site Plan"] and "Recreation Space Plan (Drawing No. LP-1)" dated 12/18/24 prepared by Environmental Land Solutions ["Landscape Plan"], both attached hereto and made a part hereof).

On site, there are 32 parking spaces. Twenty-six (26) exist on the main level of the property and are accessed from East Avenue. The remaining six (6) parking spaces are located downgradient, on the

¹Per Sec. 6.12.4.1 of the zoning regulations, the Applicant plans to pay the one-time fee of \$10 per \$1,000 of construction cost rather than dedicate one (1) unit as affordable in perpetuity.

²This area is currently impervious pavement and will be removed, which will also result in a decrease in overall impervious area on the Property.

western section of the parcel, accessed from Smith Street. To create recreation area in the western section of the Property, these six (6) spaces will be eliminated. However, remaining 26 parking spaces exceed the 14.3 space required for the 11 units that will ultimately be available within the existing building.

Since there is no modification to the structure or its mechanical systems, there are no changes proposed, anticipated nor required to the existing on-site stormwater management system.

This coastal site plan review application is submitted pursuant Sec. 6.10.2B.2 (coastal overlay), Table 4.3.1-L (District Standards), Table 4.3.9A (Building, Lot & Building Site Principal Uses) and Table 4.3.9.D (Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant hereby submits that the existing building and associated interior building modifications comply with the zoning regulations and standards of review for coastal site plan applications set forth in Sec. 6.10.2B.3b as follows:

- (1) The characteristics of the site, including location and condition of all coastal resources. The site is located within the coastal area management zone, but not adjacent to any coastal resources. The nearest resource, the Norwalk River, is approximately 500' to the west, and is separated from the site by developed properties, sidewalks, and roads. The proposed all-residential nature of the building is consistent with other multi-family buildings on East Avenue.
- (2) The potential effects, both beneficial and adverse of the proposed activity on adjacent coastal systems and coastal resources. There are no adverse impacts anticipated by the proposed interior renovation to convert office to residential use. In fact, the residential use could be viewed as beneficial as it would result in less activity on the site generated by office tenants and their invitees, guests, and licensees.
- (3) The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities. There is no opportunity for future water-dependent development opportunities from the Property because the Property does not abut any coastal resource.
- (4) The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development. The Property is in Zone X and the finished floor of the proposed building including all HVAC equipment, is well above the minimum flood elevation for this Property, as established by the Federal Emergency Management Administration (FEMA).
- (5) Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat. The structure is existing; the proposal centers on converting 5,200± sq.ft. of interior, existing office space to six (6) residential units, so no adverse impacts are anticipated.
- (6) The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the Act. The proposed Project meets the requirements of the Connecticut Coastal Management Act and is adequately protective of the interests of these regulations.

and the City of Norwalk's coastal resources. Furthermore, the Project is consistent with general development goals referenced in CGS Section 22a-92.

**94 EAST AVE, LLC
94 EAST AVENUE, NORWALK, CONNECTICUT
APPLICATION FOR COASTAL SITE PLAN REVIEW
LIST OF PROPERTY OWNERS WITHIN 100' OF SUBJECT PROPERTY**

1.
1/56/1
Jeannette J. Meister Life Use
Andrew D. Skidd
William P. Skidd
92 East Avenue
Norwalk, CT 06851
2.
1/56/3
BPC Capital Management II LLC
96 East Avenue
Norwalk, CT 06851
3.
1/56/4
One Hundred East Avenue LLC
98 East Avenue
Norwalk, CT 06851
4.
1/58/21
Norwalk Inn & Conference Center Inc.
99 East Avenue
Norwalk, CT 06851-5001

Mailing:
20 Mill River Rd
South Salem, NY 10590

Mailing:
161 East Avenue, Suite 104
Norwalk, CT 06851

5.
1/58/2
Putnam Offices LLC
91 East Avenue
Norwalk, CT 06851

6.
1/59/9
O & G Industries Inc.
20 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416

7.
1/59/10
O & G Industries Inc.
34 Smith Street
Norwalk, CT 06851

Mailing:
112 Wall Street
Torrington, CT 06790-5416

8.

1/59/16

O & G Industries Inc.

46 Smith Street

Norwalk, CT 06851

Mailing:

112 Wall Street

Torrington, CT 06790-5416

9.

1/59/11

O & G Industries Inc.

46 Smith Street

Norwalk, CT 06851

Mailing:

112 Wall Street

Torrington, CT 06790-5416

10.

1/56/6

61 Smith Street LLC

61 Smith Street

Norwalk, CT 06851

Mailing:

74 W. Park Place

Stamford, CT 06901-2209

11.

1/57/4

O & G Industries Inc.

7 Smith Street

Norwalk, CT 06851

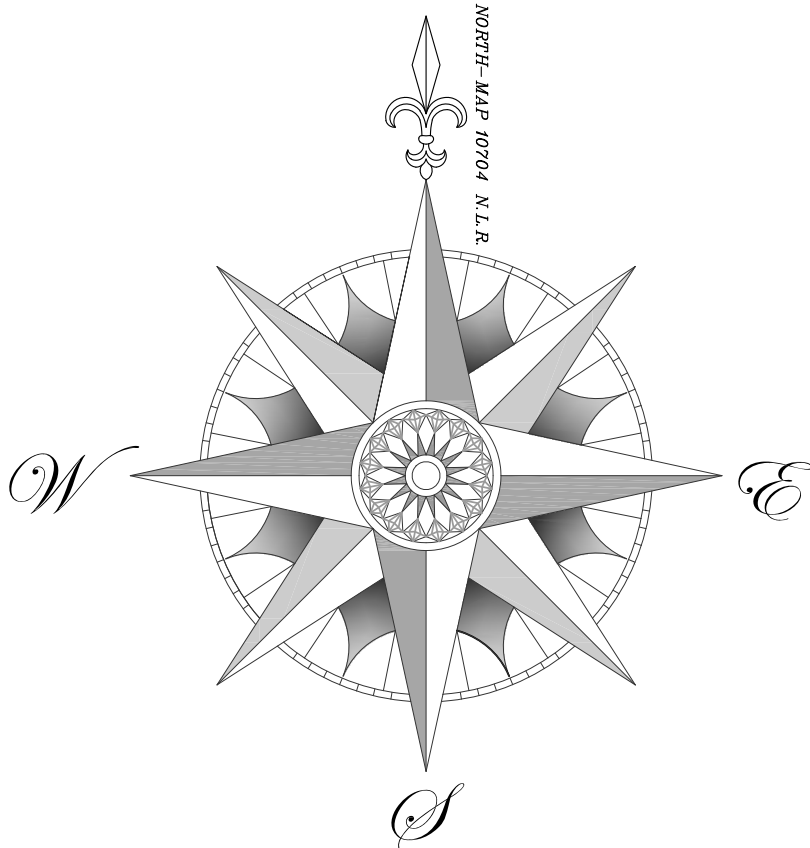
Mailing:

112 Wall Street

Torrington, CT 06790-5416

ZONING INFORMATION

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
ZONE: CD-3 (O-EAVD)			
FRONT SETBACK:	6' MIN / 12' MAX	MIN. 39.7' (building) 32.9' (roofed landing)	39.7' (building) 32.9' (roofed landing)
REAR:	15' MIN (PRINCIPAL BLDG) 5' MIN (ACCESSORY BLDG)	MIN. 107.3' (PRINCIPAL BLDG) -	107.3' (PRINCIPAL BLDG) 25.5' (ACCESSORY BLDG)
SIDE:	0'	MIN. 15.1'	15.1'
LOT WIDTH:	50'	MIN. 87.91'	87.91'
LOT AREA:	NOT REGULATED	MIN. 27,582 S.F.	27,582 S.F.
# STORIES:	3.5	MAX. 2.5	2.5
IMPERVIOUS SURFACE COVERAGE	80% MAX	MAX. 77%	70.8%
MAX. NUMBER OF DWELLING UNITS	11	MAX. 5	11
RESIDENTIAL DENSITY:	1,650 S.F./UNIT	MIN. 5,516 S.F./UNIT	2,507 S.F./UNIT
OPEN RECREATION AREA	150 S.F./UNIT	MIN. 0 S.F./UNIT	150 S.F./UNIT
PARKING SPACES:		MIN. 32 SPACES	26 SPACES



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 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.
- Reference is made to maps 6856 & 10704 Norwalk Land Records (N.L.R.).
- Reference is made to deed Vol. 8028, Pg. 181 N.L.R.
- Subject Parcel lies within Zone CD-3 East Avenue Village District Overlay Zone.
- Reference is made to Certificate of Special Permit Vol. 2258, Pg. 149 N.L.R.
- Reference is made to Certificate of Variance, Variance No. 01-0621-06 Vol. 4161, Pg. 46 N.L.R.
- Reference is made to Reservations outlined in quit-claim deed dated may 29, 1886 recorded in Vol. 81, Pg. 251 N.L.R.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) No. 09001C0531G, Effective Date 7/8/2013. Subject parcel does not lie within a Special Flood Hazard Area.
- Lot Area = 27,582 Sq. Ft. / 0.6331 Acres
- Reference is made to architectural plans prepared by ADA Architects, dated 11/10/2023.
- Reference is made to architectural plan titled "Recreation Space - Concept", prepared by Environmental Land Solutions, LLC, dated 2/12/2024.

ZONING LOCATION SURVEY
DEPICTING
PROPOSED IMPROVEMENTS
94 EAST AVENUE
NORWALK, CONNECTICUT
PREPARED FOR
94 EAST AVE LLC



57 Danbury Road, Suite 203 | Wilton, CT 06897
Tel: 203.762.9492 | www.ryanandfaulds.com



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

Scale: 1"=20'

Drawn By: CJV Date: 12/09/2024

Checked By: LWP Comm. No.: 9566-2

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

Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR. CT. L.S. #15130

12/17/2024

DATE

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

Sheet No:

ZLS

CONVERT EXISTING OFFICE SPACE TO
POSED 6 NEW RESIDENTIAL APARTMENTS
94 EAST AVENUE
NORWALK, CT 06851

GENERAL NOTES:

2. The General Contractor and Sub-Contractors shall visit the site and shall familiarize themselves with the general conditions under which the project is to be performed, prior to submissions of bids.
3. Under no circumstances is the Sub-Contractor to "scale" drawings in order to obtain dimensions. Any questions regarding dimensions shall be referred to the Architect.
4. Sub-Contractors shall be solely responsible for notification to the City of Norwalk in conjunction with any required inspections performed by the City and shall be solely responsible for knowledge and timing of which inspections the City performs.
5. All materials indicated for this project are to be furnished and installed by the Individual Sub-Contractor, unless specifically noted otherwise, by others. (B.O.)
6. Sub-Contractor are required to be completely familiar with any licensing requirements of the jurisdictions within which the project is located and shall not cause any job delays due to failure to comply with this requirement.
 - a. The Sub-Contractor is required to have a Contractor's License from the State of Connecticut, and submit proof of the same to the municipality as a condition for obtaining the permit.
 - b. The Sub-Contractors for plumbing and heating is required to be licensed in the State of Connecticut.
 - c. The Electrical Sub-Contractor is to be licensed in the State of Connecticut.
7. The Sub-Contractors are solely responsible for project safety, including the selection of methods, sequences and staffing in conjunction with project safety. Abide by all OSHA requirements.
 - a. Masonry or carpentry Sub-Contractor is solely responsible for determining need for, and methods for accomplishing temporary shoring, supports, etc. for all items of work.
8. All trades are to use all products in strict accordance with manufacturers' printed instructions.
9. The General Contractor shall be solely and totally responsible for all sequences of construction.

SITWORK: SEE SITE ENGINEER DWGS.

- a. Protect all trees and shrubs abutting construction. Stake trees. Do not run any equipment or store any materials in the area of root systems.
- a. Sub-Contractor shall remove and stockpile any materials in the area of root system.
2. Provide backfill, topsoil and grass seed all other areas disrupted by new construction.
 - a. Any fill settlement within one year after final acceptance of the project shall be brought to proper grade by the Sub-Contractor at no expense to the Owner. Any slab, walks, pavement, utility or lawn adversely affected by such settlement shall be repaired to proper conditions by the Sub-Contractor at no expense to the Owner.
 - b. Any areas shall produce a lawn which is at least as dense as the adjacent existing undisturbed lawn.
3. Provide erosion & sedimentation protection to the extent required by the City. Silt fencing must be provided in place prior to any other work on this project.
4. Provide 4 install site drainage in accordance with approved engineer drawings.

FOUNDATION AND MASONRY: N/A

1. Concrete for footings, foundation walls (if concrete is selected) pads, and piers, to be 3,000 p.s.i. at 28 days, and shall conform to ACI 301-84.
 - a. 3,000 lbf. certification shall be on delivery ticket and shall be given to Owner.
 - b. Footings to rest on compact, undisturbed soil with a minimum bearing capacity of two tons per square foot.
Foundation Sub-Contractor shall ascertain this condition to his satisfaction by means of borings or other tests, and shall be fully responsible for adequacy of bearing value for intended purpose.
2. 10" thick poured conc. foundation walls as noted on plans.
3. Sub-Contractor to install - under-slab drainage (if required).
4. Provide window openings as per Schedule.

STRUCTURAL STEEL:

1. Materials:
 - a. Steel beams, girders and filitch plates as per the drawings (if noted), ASTM A36.
 - b. Pipe columns - 3 1/2" square, unless noted otherwise, with welded top and bottom steel plates.
2. Workmanship:
 - a. Columns to bear directly on piers and foundation walls set in non-shrink grout.
 - b. Run one piece tubular columns through floors, or bolt plates if using two lengths.

ROUGH CARPENTRY:

1. All framing lumber to be structural grade Douglas Fir No. 2 or better, F=1000 psi on bending, F=95 psi shear, E=1, 1000,000 psi, WWP.A. certified.

DOORS:

1. New exterior doors designated on drawings shall be by Thermo-tru and/or Andersen Series metal clad or approved equal and shall be installed in accordance with manufacturer's printed specs, and to match new trim details. (Verify with owner prior to ordering).
2. New exterior doors - Metal insulated with factory finish. Coordinate finish and color with Owner. See Schedule Dwg. A-8.
3. Interior Doors - 4 panel composite doors, pre-hung. Hinge color by Owner.
 - a. Provide door stops for all doors within 12" of adjacent perpendicular walls, floor type, finish to match existing or equal.
 - b. Latch sets by Schlage or equal. Style, model, finish selection by Owner.

FINISHES:

- Gypsum board, 1/2" properly taped and spackled. Unless noted otherwise, all spaces and closets shall have gypsum board walls and ceilings. Provide appropriate corner beads and accessories.
- a. All angular intersections shall be straight and true. Architect shall reject intersections not meeting this requirement.
 - b. Provide 5/8" fire-rated gypsum board in mechanical/utility closets, as required. Use 5/8" fire-rated GIB® for garage ceiling patch, as required.
 - c. Provide 1/2" Dura-rock or Equal at all tile walls and 3/4" Dura-rock at floors receiving tile or stone.
2. Painting:
- a. Where required, exterior paint to be based custom color by Benjamin Moore over specified primer by same manufacturer, 3 coats minimum, and as otherwise required for full coverage. Any new or existing exterior trim, railing or vinyl clad, is to be painted.
 - (1) List of items to be painted is not meant to be all inclusive. Other items normally requiring painting shall be painted as approved. Colors to be selected by Owner.
 - b. Interior paint to be latex based Benjamin Moore custom color over compatible primer by same manufacturer, 3 coats minimum, and as otherwise required for full coverage.
 - (1) Wood work items shall be painted in custom white or light color, in eggshell finish different than wall colors, including all millwork items: doors, windows, millwork, casings and trim, paneling, columns, wainscoting and moldings. All gypsum board and wood shall be painted unless specifically noted as stained, or prefinished. Finish all walls flat.
 - (2) Metal items to be painted including A.C. diffusers and registers, unless pre-finished in the same color as paint, or unless finished in natural stain finish.
 - (3) List of items to be painted is not meant to be all inclusive. Other items normally requiring painting shall be painted as approved. Colors to be selected by Owner.

3. Wood flooring shall be of wood species and width, by owner. Square edged, tongue and groove, 3/4" thick. If not specified flooring shall 3-1/2" wide unfinished, red strip oak, square edged, T & G. Planking to be select oak, blind nailed and finished in place with stain (Color by owner), and specified polyurethane. Nailing to conform to manufacturer's printed instructions. Confirm width and species with Owner before ordering.
 - a. Provide red rosin paper under all new hardwood flooring.
 - b. Provide flush wood separators at all new wood floor intersections (at saddle locations) or provide saddle if floor elevations differ, unless otherwise noted.
 - c. Polyurethane to be "Pacific Plus" water base urethane with acrylic finish. Four coats are required for water based polyurethane.
 - d. Owner to select color of stain.

ABBREVIATIONS

ACU	AIR CONDITIONING	NTS	NOT TO SCALE
AQU	AIR CONDITIONING UNIT	OC	ON CENTER
APF	AFOUR FINISHED FLOOR	OD	OUTSIDE DIAMETER
ARM	AIR HANDLING UNIT	OPNG	OPENING
ALU	ALUMINUM	OPF	OPPOSITE
AND	ANDZOID	PART	PARTITION
AT	ACOUSTICAL TILE	PLATE	PLATE
BD	BOARD	PL, LAM	PLASTIC LAMINATE
BUDG	BUILDING	FLNG	FLUMLING
BY	BY OTHERS	FLYUDG	FLYWOOD
CAB	CABINET	FLN	PANEL
CD	CEILING DIFFUSER	PNT	PAINT
CE	CUBIC FEET PER MINUTE	PNT	POINT
CLG	CENTER LINE	QTY	QUANTITY TILE
CLS	CEILING	R	RISER(R)
CON	CONTRACT LIMIT LINE	RA	RETURN AIR
CONC	CONCRETE	RAD	RADIUS
COL	COLUMN	RD	ROOF DRAIN
CONC	CONCRETE	REF	REFERENCE
CONSTR	CONSTRUCTION	REIN	REINFORCE
CONT	CONTINUOUS	REMO	REMOVE
CNT	CARPETED	REQD	REQUIRED
CNT	COUNTER SINK	REV	REVISION
CT	CERAMIC TILE	RI	RIGHT HAND
CU	COUNTER	RST	ROOM
CU	CUBIC FEET	RO	ROUGH OPENING
CU IN	CUBIC INCHES	RPM	REVOLUTIONS PER MINUTE
CW	COLD WATER (CITY)	SA	SUPPLY AIR
D	DEPTH	SC	SOLID CORE
DEMO	DEMOLITION	SHT	SHEET
DET	DETAIL	SHI	SHIMLAR
DF	DRINKING FOUNTAIN	SPEAKER	SPEAKER
DIAH	DOMESTIC HOT WATER	SPEC(S)	SPECIFICATION(S)
DIAG	DIAGONAL	SQ	SQUARE
DIAM	DIAMETER	SQ FT	SQUARE FOOT (FEET)
DM	DIMENSION	SQ IN	SQUARE INCH
DN	DOWN	SS	STAINLESS STEEL
DO	DOOR	ST	STREET
DS	DOOR STOP	STL	STEEL
DW	DISH WASHER	STD	STANDARD
DR	DRAINAGE	SUSP	SUSPENDED
DUR	DRAWER	SYN	SYNTHETIC
EAC	EACH	SYTH	SYNTHETIC
EF	EXHAUST FAN	T & G	TONGUE & GROOVE
EL	ELECTRIC HEATER	TEL	TELEPHONE
EL	ELEVATION	TEMP	TEMPERATURE
ELC	ELECTRIC	THERMT	THERMOSTAT
ENGR	ENGINEER	THRU	THROUGH
ENR	ENGINEERING	TOS	TOP OF SLAB
EQP	ELECTRIC PANEL	TOT	TREAD
EQ	EQUAL	TR	TOP OF STEEL
EQUIP	EQUIPMENT	TV	TELEVISION
EXISTG	EXISTING	TYP	TYPICAL
EXP	EXPANSION	UON	UNLESS OTHERWISE NOTED
EXT	EXTERIOR	V	VOLTS
FACT	FACTORY FINISH	VAC	VACUUM
FBO	FURNISHED BY OTHERS	VCT	VINYL COMPOSITE TILE
FE	FIRE EXTINGUISHER	VERT	VERTICAL
FEC	FIRE EXTINGUISHER CABINET	VERT	VERTICAL
FIN	FINISH FLOOR ELEVATION	VF	VERTICAL IN FIELD
FIN	FINISHED	W	WIDTH
FL	FLOORFINISH	W	WITH
FCF	FACE OF FINISH	W/O	WITHOUT
FP	FIRE PROOFING	WB	WOOD BASE
FPSC	FIRE PROOF SOLID CORE	WC	WATER CLOSET
FR	FIRE RESISTANT	WOOD	WOOD
FR	FULL SCALE	WUP	WATERPROOF
FT	FEET	WPT	WORKING POINT
FTR	FINISHED TUBE RADIATION	WR	WATER RESISTANT
G	GAGE	WT	WEIGHT
GC	GENERAL CONTRACTOR	YD	YARD
GL	GLASS		
GWB	GYPSTRUM WALLBOARD		
HC	HOLLOW CORE		
HD	HEAVY DUTY		
HOU	HARDWARE		
HWD	HARDWOOD		
HOU	HOLLOW METAL		
HOR	HORIZONTAL		
HR	HOUR		
HT	HEIGHT		
HTG	HEATING		
HYAC	HEATING, VENT, AIR COND.		
HWH	HOT WATER HEATER		
I	INSIDE DIAMETER		
IN	INCH		
INCL	INCLUDING		
INFO	INFORMATION		
INSUL	INSULATION		
INTR	INTERIOR		
INV	INVERT		
J-BOX	JUNCTION BOX		
JT	JOINT		
KD	KNOCK OUT		
KPL	KICK PLATE		
L	LENGTH		
LAM	LAMINATE		
LAV	LAVATORY		
LBL	LABEL		
LBS	POUNDS		
LFT	LEFT HAND		
LNF	LINEAR FEET		
L	LIGHT		
LTS	LIGHTING		
MAS	MASONRY		
MAX	MAXIMUM		
MECH	Mechanical		
MFR	MANUFACTURE		
MN	MINIMUM		
MISC	MISCELLANEOUS		
ML	MILLIMETER		
MO	MASONRY OPENING		
MNT	MOUNTED		
MNT	METAL		
MULL	MULLION		
N	NIL/NOOK		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NOM	NOMINAL		

DRAWING INDEX:

ARCHITECTURAL

GN-1	COVER SHEET/GENERAL NOTES
A-1	PROPOSED LOWER LEVEL/ BASEMENT FLOOR PLAN
A-2	PROPOSED FIRST & SECOND FL PLANS
A-3	PROPOSED ROOF & ATTIC FL PLANS
A-4	PROPOSED FRONT & PARTIAL LEFT SIDE ELEVATIONS
A-4	PROPOSED PARTIAL RIGHT SIDE ELEVATION

PROJECT DIRECTORY:

OWNER: 94 EAST AVE, LLC
16 DOVER STREET
WESTPORT, CT 06880

ARCHITECT: ANDRIPOULOS DESIGN ASSOC., LLC
16 RIVER STREET, 3RD FL.
NORWALK, CT 06850
(203) 853-8006
E: ADA@ANDRIPOULOSDESIGN.COM
CONTACT: WILLIAM ANDRIPOULOS, RA

SURVEYOR: RYAN J FAULDS LAND SURVEYORS
517 DANBURY ROAD
WILTON, CT 06891
(203) 371-0500 EXT. 1544
E: C.VOIGHT@REDINSIDEAD.COM
CONTACT: CHRIS VOIGHT, L.S.

LANDSCAPE ARCHITECT: ENVIRONMENTAL LAND SOLUTIONS, LLC
8 KNIGHT STREET, STE. 203
NORWALK, CT 06851
(203) 855-1878
E: KATEWELLS@ENL.NET
CONTACT: KATE THROCKMORTON, L.A.

I	12/19/24	ISSUE FOR ZONING PERMIT
NO.	DATE	ISSUED/REVIEW

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ADA

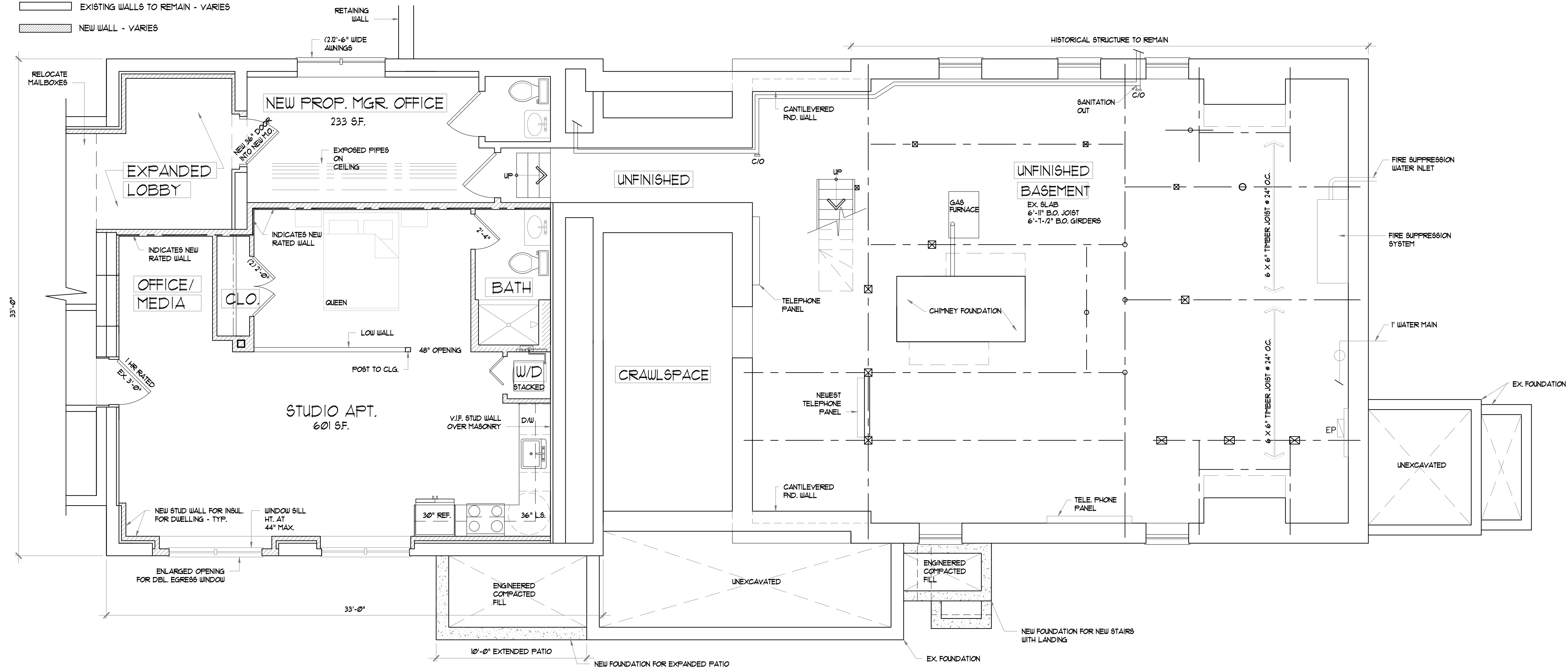
ARCHITECTS

Andriopoulos Design Associates LLC
16 River Street, 2nd Fl
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

GN-1

SYMBOL LEGEND

- EXISTING WALLS TO REMAIN - VARIES
NEW WALL - VARIES



PROPOSED LOWER LEVEL / BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

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1	12/18/24	ISSUE FOR ZONING PERMIT

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Client:

94 EAST AVE. LLC
15 DOVER RD.
WESTPORT, CT 06880

Project:

CONVERT EX. OFFICE SPACE TO PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:

PROPOSED LOWER LEVEL/
BASEMENT FLOOR PLAN

Scale: 1/4" = 1'-0"

Date: 5/8/23

Drawn By: JVL

Project No: 23-106

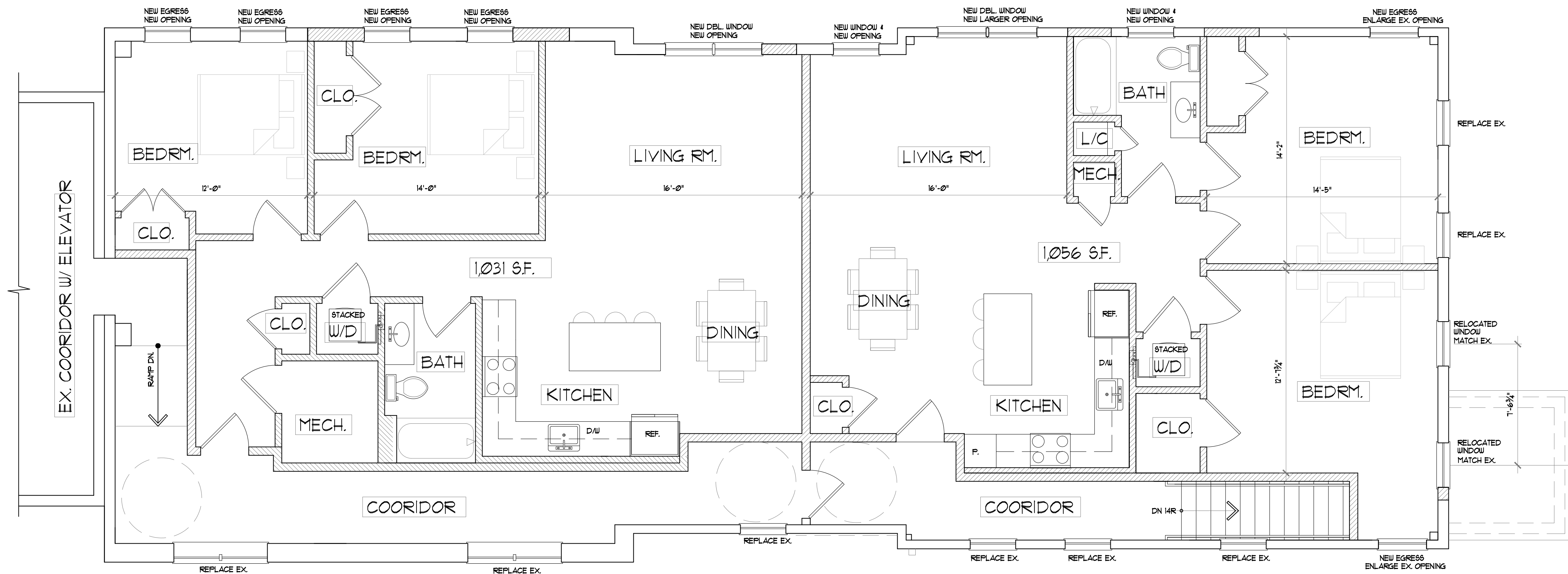
Drawing No:

A-1



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Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

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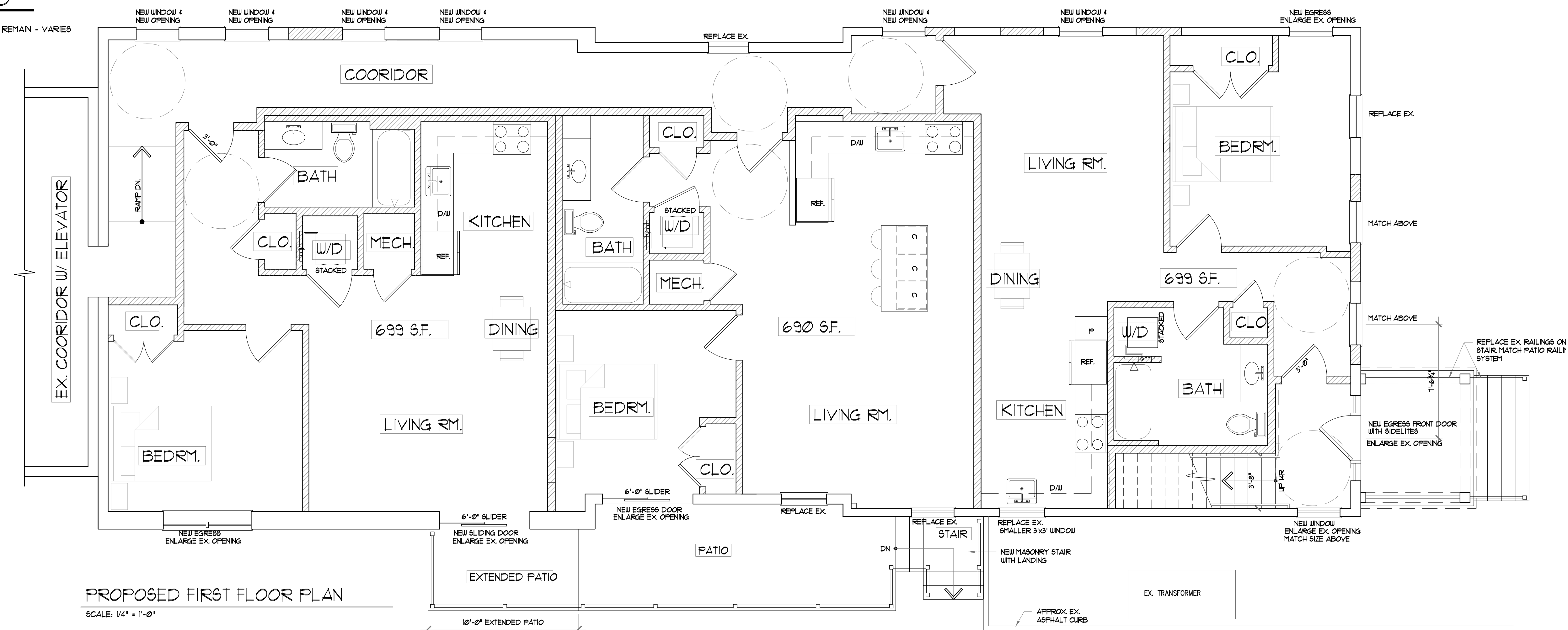


PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

- EXISTING WALLS TO REMAIN - VARIES
- NEW WALL - VARIES



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

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1	12/18/24	ISSUE FOR ZONING PERMIT

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Client:
94 EAST AVE., LLC
15 DOVER RD.
WESTPORT, CT 06855

Project:
CONVERT EX. OFFICE SPACE TO
PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:
PROPOSED FIRST FLOOR PLAN
PROPOSED SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

Date: 5/8/23

Drawn By: JVL

Project No: 23-106

Drawing No:

A-2

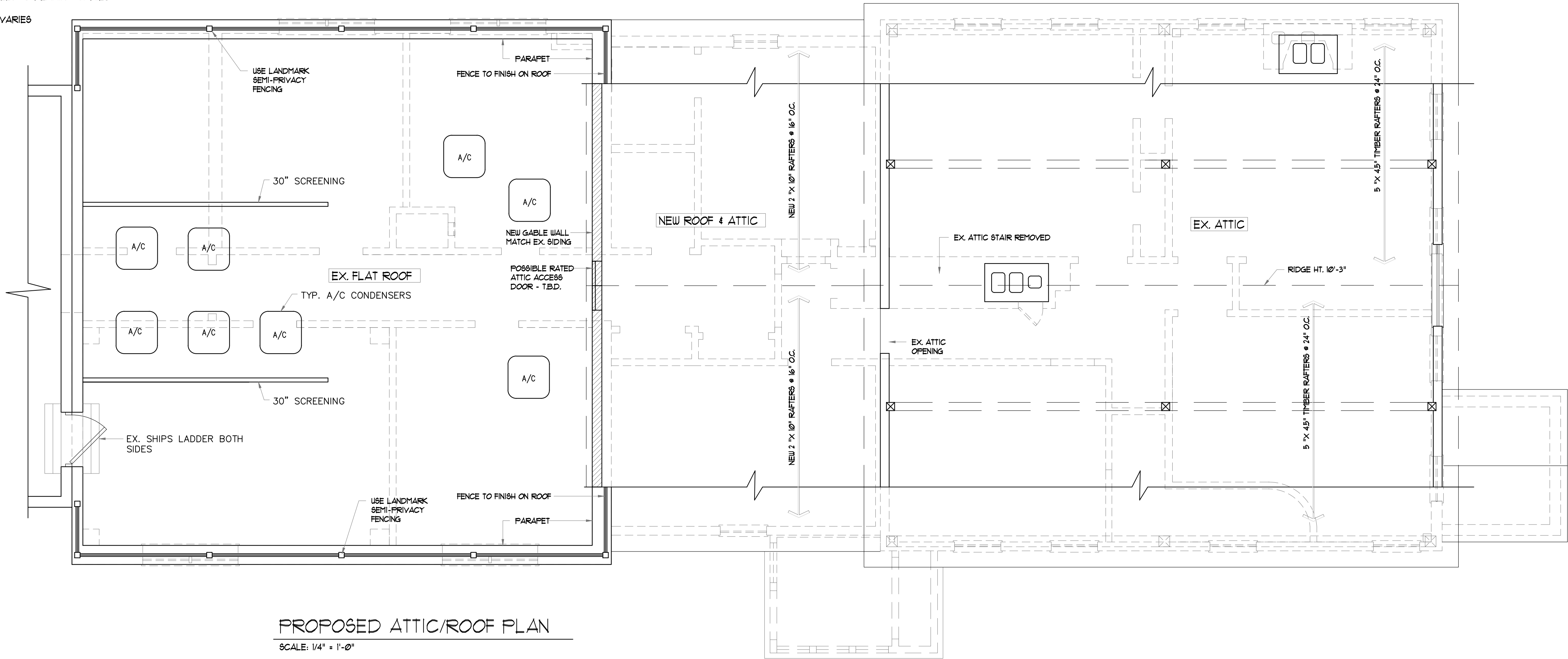
ADA
ARCHITECTS

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E-MAIL: ADA@andriopoulosdesign.com

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SYMBOL LEGEND

- EXISTING WALLS TO REMAIN - VARIES
- NEW WALL - VARIES



NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

NO	DATE	ISSUED/ REVISION
1	12/18/24	ISSUE FOR ZONING PERMIT

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Client:
94 EAST AVE., LLC
15 DOVER RD.
WESTPORT, CT 06855

Project:
CONVERT EX. OFFICE SPACE TO
PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:
PROPOSED ATTIC/ROOF PLAN

Scale: 1/4" = 1'-0"
Date: 5/8/23
Drawn By: JVL
Project No: 23-106

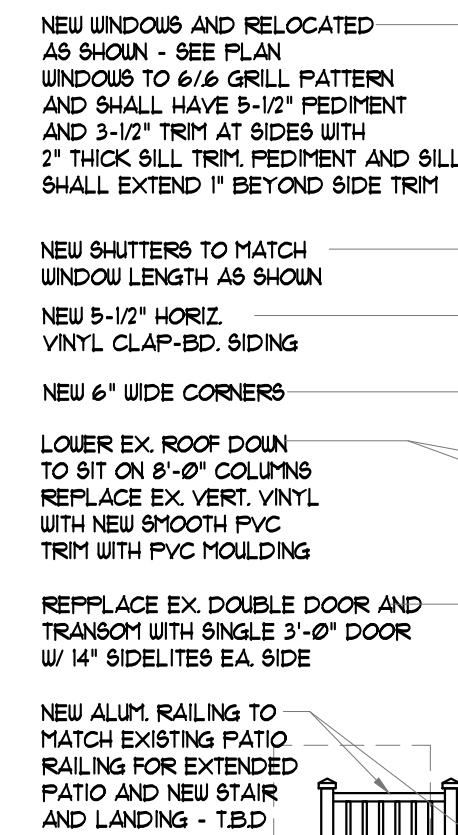
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A-3

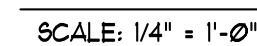


Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

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NOT FOR CONSTRUCTION



SCALE: 1/4" = 1'-0"

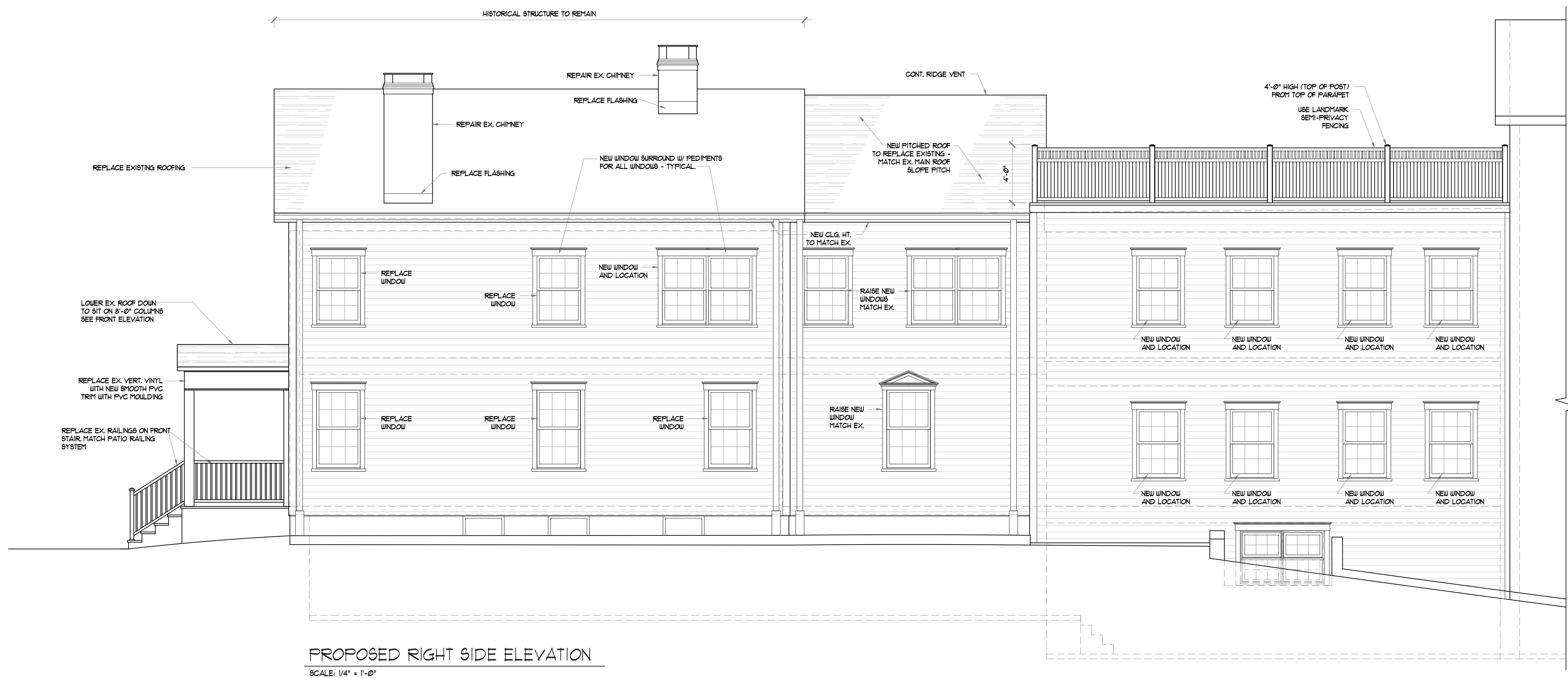


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A-4

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PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTES

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Client:
94 EAST AVE., LLC
15 DOVER RD.
WESTPORT, CT 06855

Project:
CONVERT EX. OFFICE SPACE TO PROPOSED NEW 6 RESIDENTIAL APTS
94 EAST AVE.
NORWALK, CT 06851

Drawing Title:
PROPOSED PARTIAL RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"	Drawing No: A-5
Date: 5/8/23	
Drawn By: JVL	
Project No: 23-106	



Andriopoulos Design Associates, LLC
16 River Street, 2nd FL.
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

FOR ZONING APPROVAL ONLY 12/18/24
NOT FOR CONSTRUCTION

April 9, 2025

Re: 94 East Ave, LLC – 94 East Avenue, Norwalk, Connecticut
Application for Coastal Site Plan Review

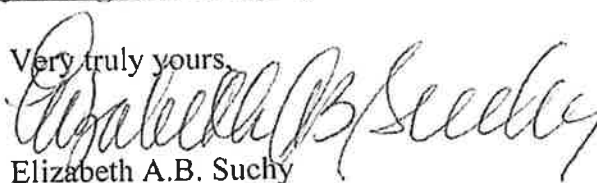
Dear Neighboring Property Owner:

This firm represents 94 East Ave, LLC, owner of property located at 94 East Avenue in Norwalk, Connecticut (District 1, Block 56, Lot 2) (the “Property”). On March 31, 2025, our client filed an Application for Coastal Site Plan Review with the City of Norwalk Planning & Zoning Commission (the “Commission”) for the conversion of existing office space into additional residential units. Minor revisions to the exterior of the building are proposed.

You are being notified of the submission of this application, in accordance with the City of Norwalk Building Zone Regulations, because your property may be located within 100’ of the Property. The application and supporting documentation are available for review in the City of Norwalk Department of Planning & Zoning (“P&Z”) offices located at 125 East Avenue, Norwalk, Connecticut. Additionally, the application and supporting documentation are available to view on the P&Z website (www.norwalkct.gov).

Should you have any questions, please do not hesitate to contact me or Michelle Andrzejewski (P&Z senior planner; 203-854-7781; mandrzejewski@norwalkct.gov).

Very truly yours,



Elizabeth A.B. Suchy

EABS

SENT VIA CERTIFICATE OF MAILING



Jeannette J. Meister Life Use
Andrew D. Skidd
William P. Skidd
92 East Avenue
Norwalk, CT 06851

BPC Capital Management II LLC
96 East Avenue
Norwalk, CT 06851

BPC Capital Management II LLC
20 Mill River Rd
South Salem, NY 10590

One Hundred East Avenue LLC
98 East Avenue
Norwalk, CT 06851

One Hundred East Avenue LLC
161 East Avenue, Suite 104
Norwalk, CT 06851

Norwalk Inn & Conference Center Inc.
99 East Avenue
Norwalk, CT 06851-5001

Putnam Offices LLC
91 East Avenue
Norwalk, CT 06851

O & G Industries Inc.
20 Smith Street
Norwalk, CT 06851

O & G Industries Inc.
112 Wall Street
Torrington, CT 06790-5416

O & G Industries Inc.
34 Smith Street
Norwalk, CT 06851

O & G Industries Inc.
112 Wall Street
Torrington, CT 06790-5416

O & G Industries Inc.
46 Smith Street
Norwalk, CT 06851

O & G Industries Inc.
112 Wall Street
Torrington, CT 06790-5416

O & G Industries Inc.
46 Smith Street
Norwalk, CT 06851

O & G Industries Inc.
112 Wall Street
Torrington, CT 06790-5416

61 Smith Street LLC
61 Smith Street
Norwalk, CT 06851

61 Smith Street LLC
74 W. Park Place
Stamford, CT 06901-2209

O & G Industries Inc.
7 Smith Street
Norwalk, CT 06851

O & G Industries Inc.
112 Wall Street
Torrington, CT 06790-5416

Mario R. Passero
98 East Avenue
Norwalk, CT 06851



65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN
ALEXANDER MELKO AIA
100 COMMONS PARK N STE 406
STAMFORD, CT 06902
AMELKODESIGN@GMAIL.COM
WWW.ASM-ARCH.COM
203.434.8177

ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

24_1111 - PZ SUBMISSION SET
24_0919 - SD PROGRESS SET
24_0603 - SD PROGRESS SET

COVER SHEET

A100

LIST OF DRAWINGS

GENERAL	
A100	COVER SHEET
ARCHITECTURAL PLANS	
A101	GROUND FLOOR PLAN
A102	2ND FLOOR PLAN
A103	3RD FLOOR PLAN
A104	3.5 FLOOR PLAN
A105	ROOF PLAN
EXTERIOR ELEVATIONS	
A200	EXTERIOR ELEVATIONS

AMENITY POINTS

AMENITY POINTS	
WIDER SIDEWALKS 10'	2
PUBLIC ART	2
PUBLIC BIKE RACK	1
PUBLIC BICYCLE REPAIR STATION	1
SUSTAINABLE	
EV LEVEL 3 CHARGERS X2	2
RAIN GARDEN 500 SF	2
INTEGRATED RAIN GARDEN + ART 500 SF	3
POLLINATOR HABITAT	2
PASSIVE HOUSE / PHUS	5
TOTAL SUSTAINABLE POINTS	14
TOTAL POINTS:	20

DWELLING UNITS SCHEDULE

18,343SF / 625SF 22 UNITS MAX

GROUND FLOOR

1BDR 1 UNIT

2ND FLOOR

1BDR 1 UNIT

2BDR 7 UNITS

3BDR 1 UNIT

3RD FLOOR

1BDR 1 UNIT

2BDR 9 UNITS

3BDR 2 UNITS

TOTAL UNITS: 22

ZONING INFO

18,343SF - EXG. LOT

14,674SF - MAX GROUND COVER ALLOWED 80%

14,414SF - PROPOSED GROUND COVER 79.66%

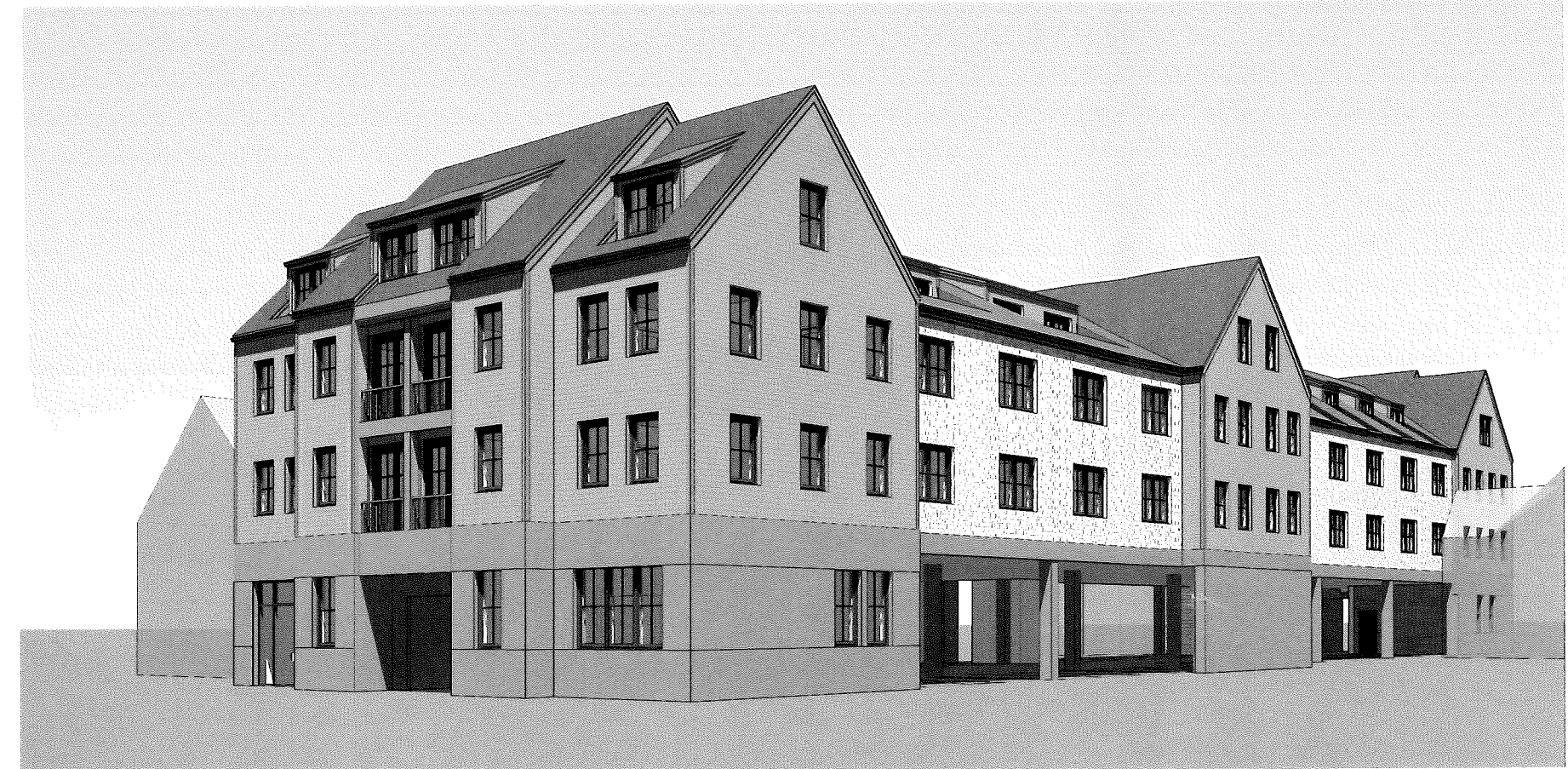
PARKING INFO

6.124b - 1 PARKING SPACE PER UNIT, 60% SMA
& 1% FEE OF CONSTRUCTION COST

10% PARKING REDUCTION EAST NORWALK STATION 1/8 MILE

20 - MIN PARKING SPACES

22 - PARKING SPACES PROVIDED



1 3D VIEW

RECEIVED

JAN 13 2025

CITY OF NORWALK
PLANNING & ZONING

65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ. NO. XXX
OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT
ASM ARCHITECTURE & DESIGN
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ENGINEER

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PROJECT DATA

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NORWALK, CT 06830

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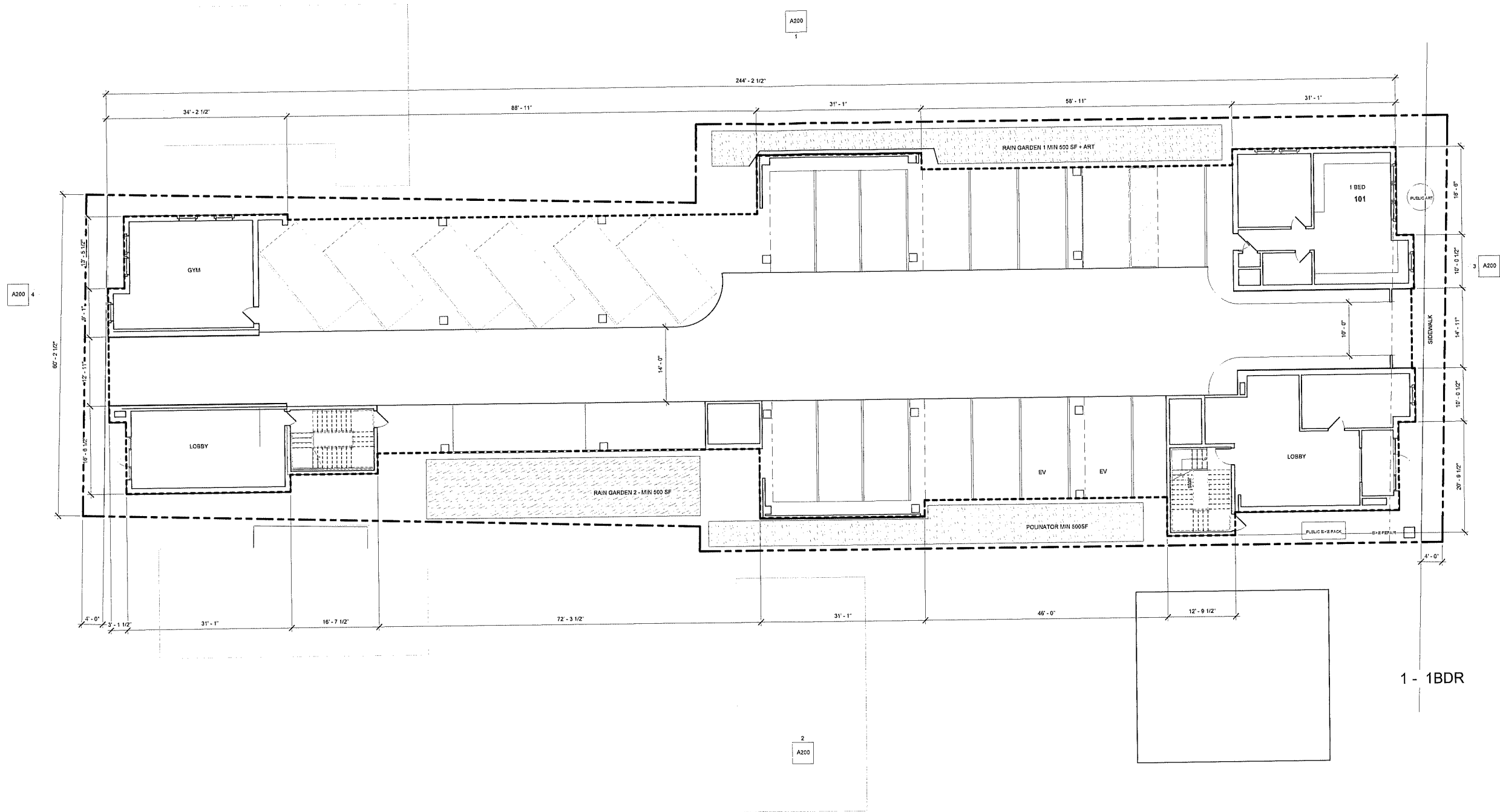
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GROUND FLOOR PLAN

A101

14,674 MAX GC

14,414 proposed GC



1 GROUND FLOOR PLAN
1/8" = 1'-0"

65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN

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ENGINEER

SEAL

PROJECT DATA

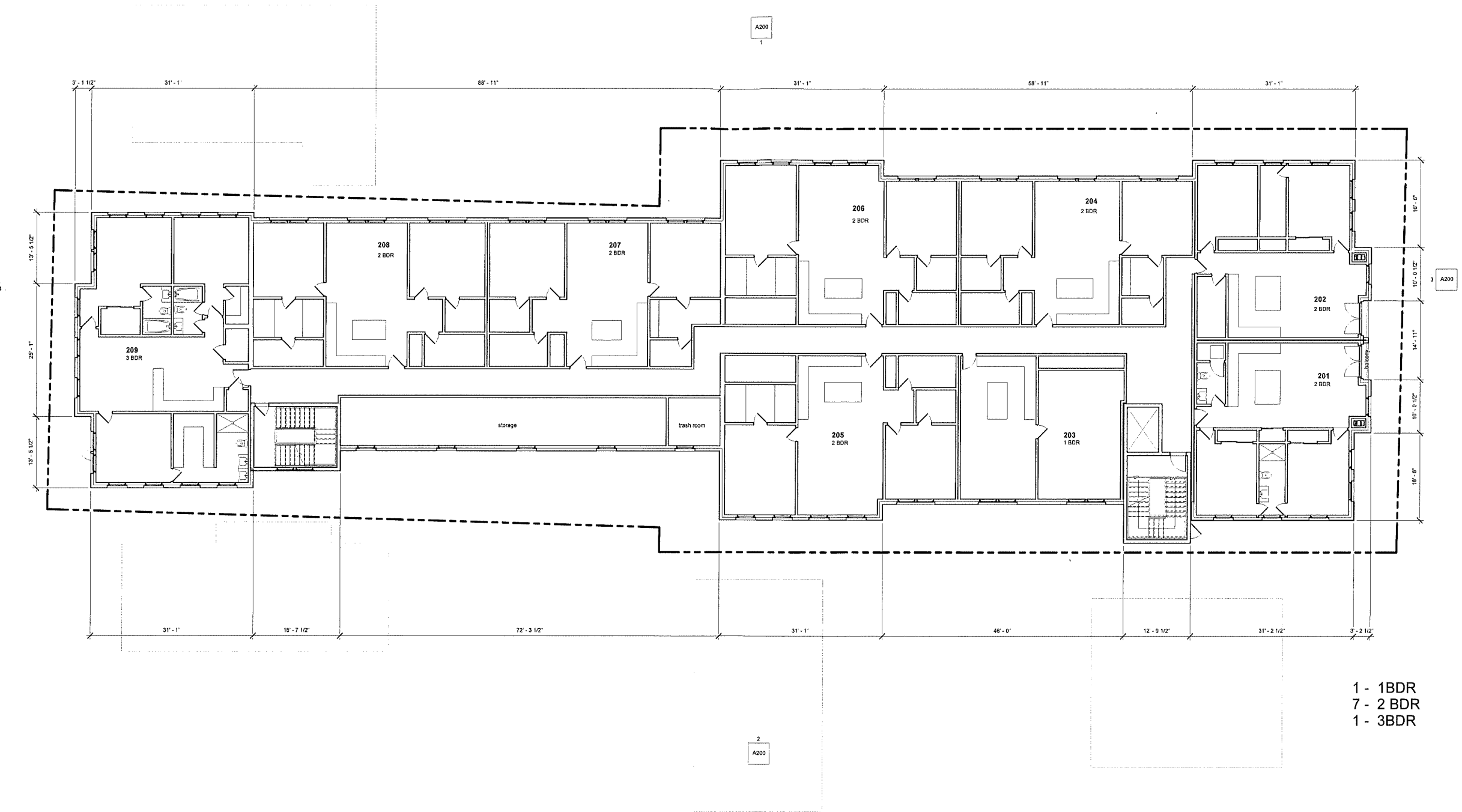
65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

24_1111 - PZ SUBMISSION SET
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2ND FLOOR PLAN

A102



65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

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ENGINEER

SEAL

PROJECT DATA

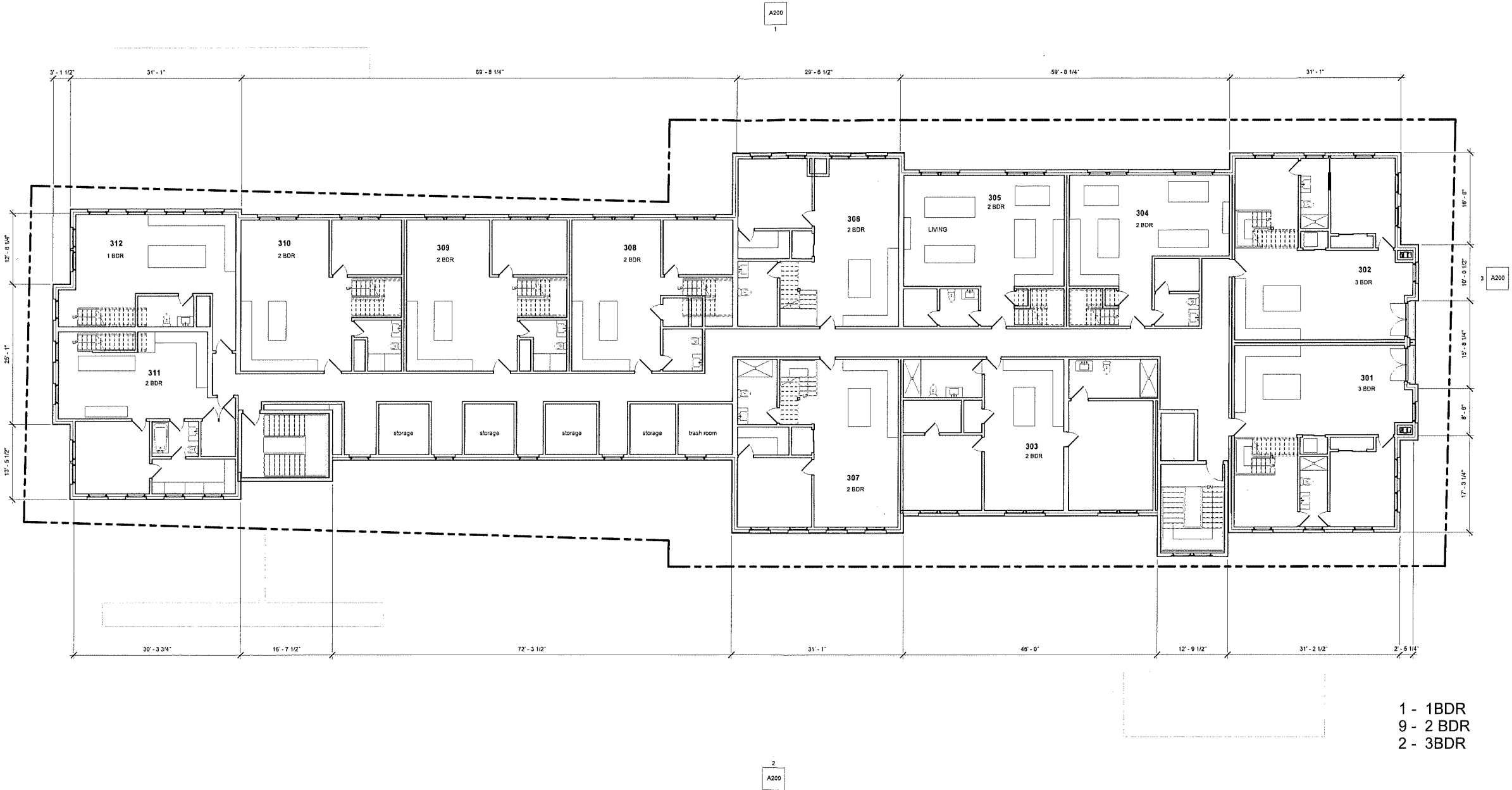
65 VAN ZANT ST
NORWALK, CT 06850

ISSUE

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24_0603 - SD PROGRESS SET

3RD FLOOR PLAN

A103



3RD FLOOR PLAN
1/8" = 1'-0"

65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ. NO. XXX
OWNER

65 VAN ZANT ST
NORWALK, CT 06855

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ENGINEER

SEAL

PROJECT DATA

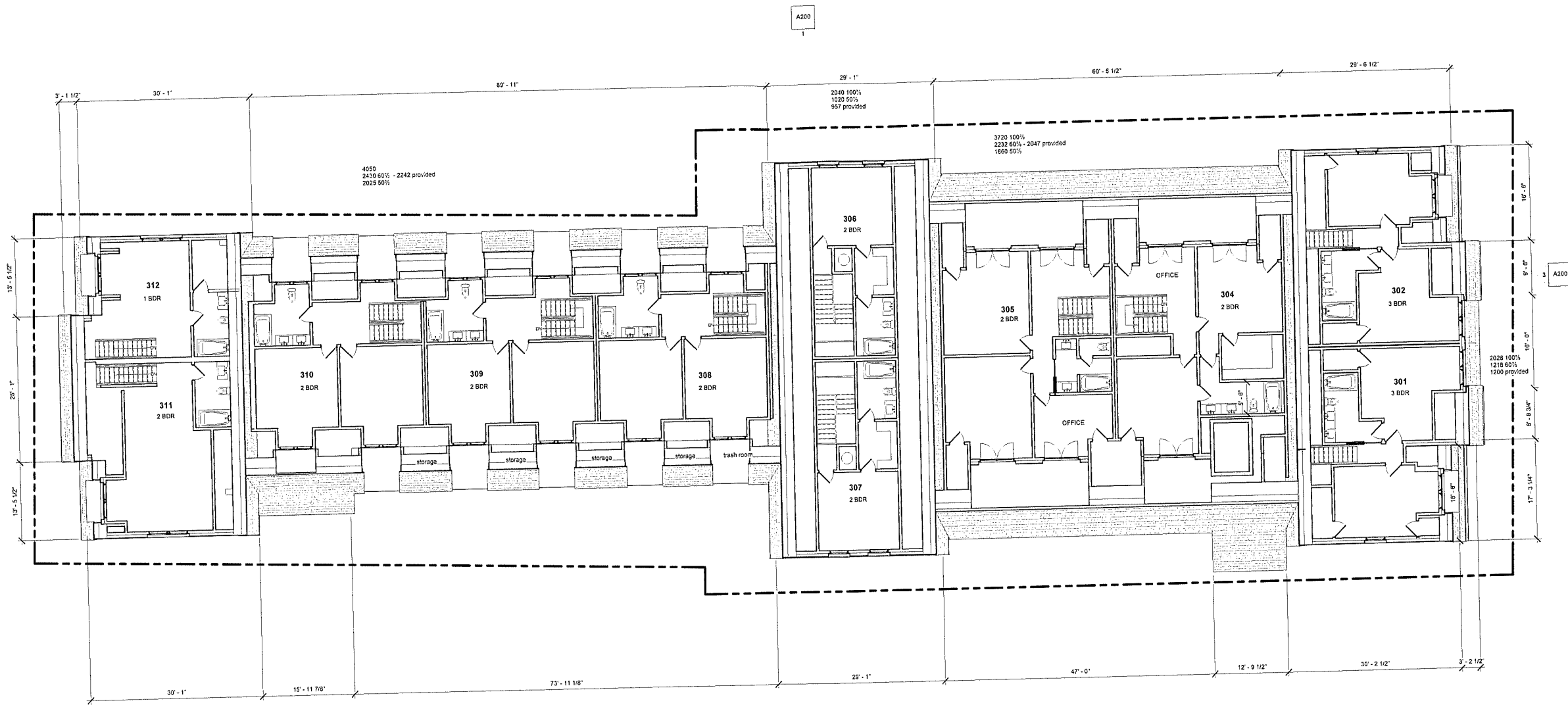
65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

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24_0919 - SD PROGRESS SET
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3.5 FLOOR PLAN

A104



3.5 FLOOR PLAN
1/8" = 1'-0"

65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ. NO. XXX
OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN

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AMELKODESIGN@GMAIL.COM
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203 434 8177

ENGINEER

SEAL

PROJECT DATA

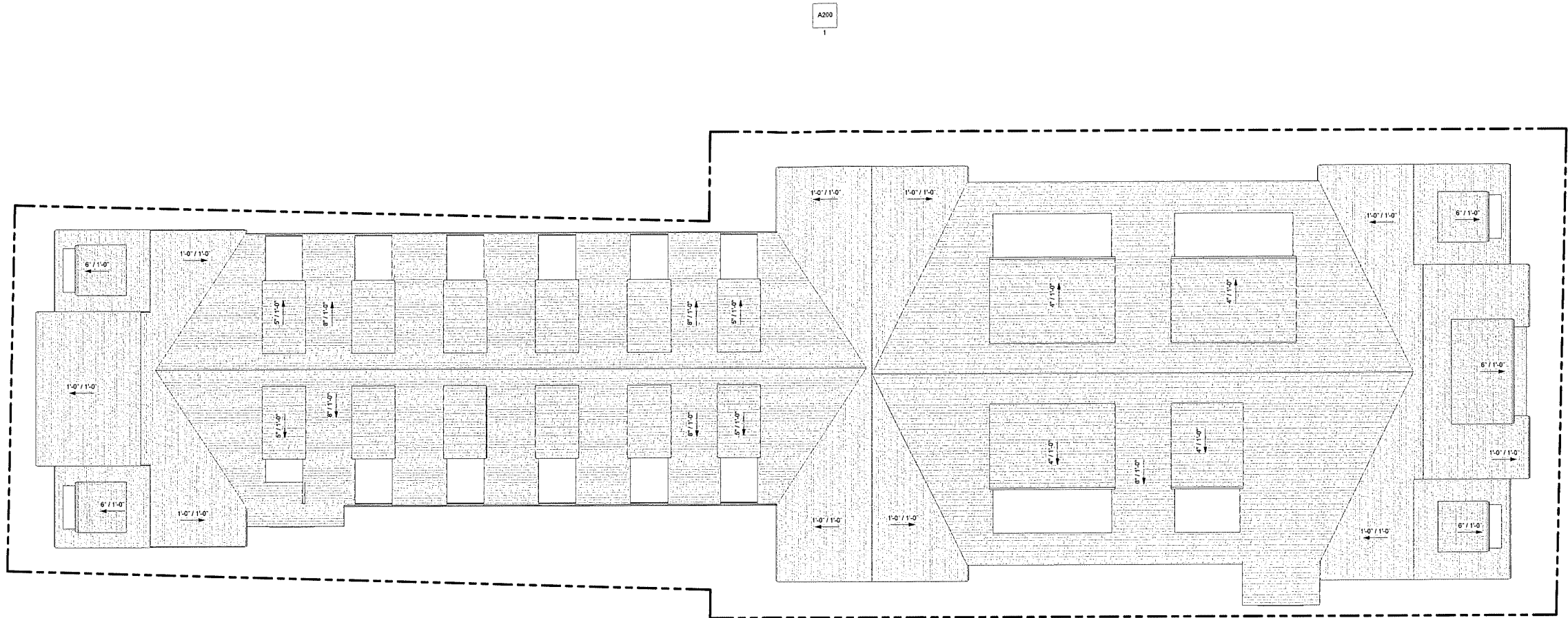
65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

24_1111 - PZ SUBMISSION SET
24_0919 - SD PROGRESS SET
24_0603 - SD PROGRESS SET

ROOF PLAN

A105



1 ROOF PLAN
1/8" = 1'-0"

65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT
PROJ NO XXX
OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN
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ENGINEER

SEAL

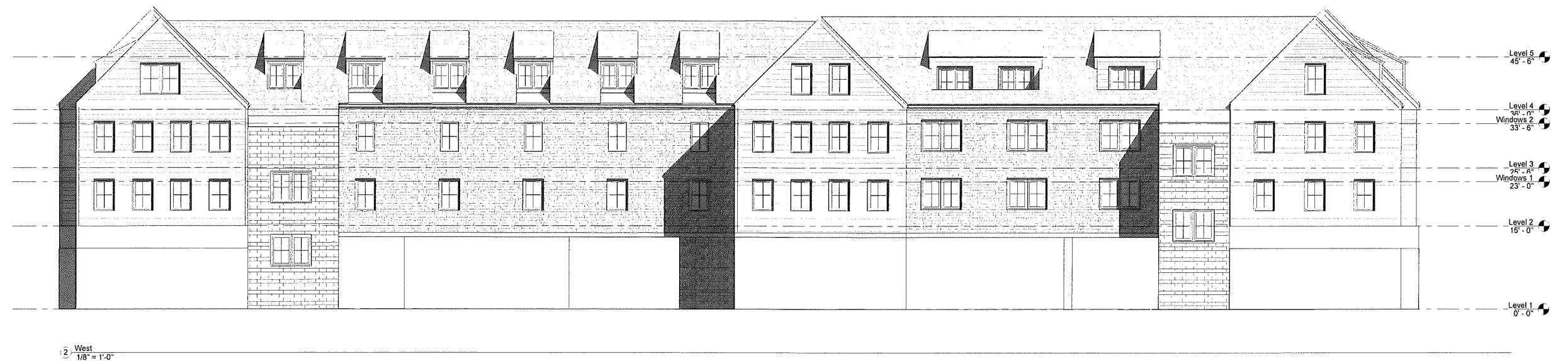
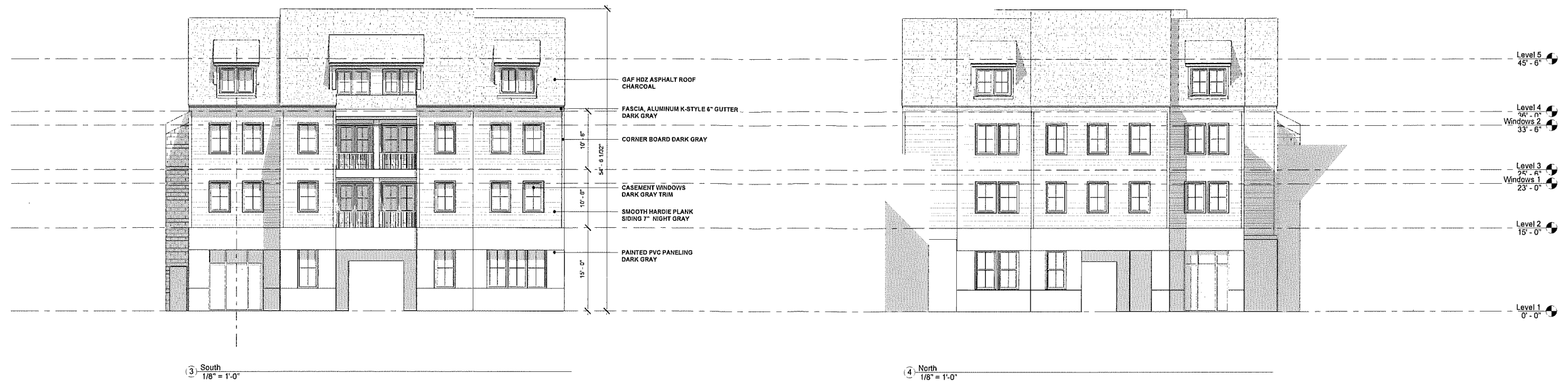
PROJECT DATA

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NORWALK, CT 06830

ISSUE

24_1111 - PZ SUBMISSION SET
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24_0603 - SD PROGRESS SET

EXTERIOR ELEVATIONS



GRUMMAN ENGINEERING, LLC
Consulting Civil Engineers

RECEIVED

February 24, 2025

APR 08 2025

Ralph Kolb, P.E.
Wastewater Systems Manager
Water Pollution Control Authority
15 South Smith Street
Norwalk, CT 06855

**CITY OF NORWALK
PLANNING & ZONING**

Re: Wastewater Flow Computations
65 Van Zant Street
Norwalk, CT
GE Project #23-5688

Per Connecticut Department of Public Health - Public Health Code:

Existing Conditions Daily Flowrate –

Commercial Deli -

Design Flow – 0.1 gpd/sf gross building area

$$2,941 \text{ s.f.} \times 0.1 \text{ gpd/sf} = 294.1 \text{ GPD}$$

$$\text{Total Existing Daily Flow} = \mathbf{294.1 \text{ GPD}}$$

Proposed Conditions Daily Flowrate –

Design Flow – 150 gpd/bedroom (1-3 Bedrooms)

$$\begin{aligned} (3) - 1 \text{ Bedroom Units @ } 150 \text{ gpd} &= 450 \text{ GPD} \\ (16) - 2\text{-Bedroom Units @ } 150 \text{ gpd} &= 4,800 \text{ GPD} \\ (3) - 3\text{-Bedroom Units @ } 150 \text{ gpd} &= 1,350 \text{ GPD} \end{aligned}$$

$$\text{Total Proposed Daily Flow} = \mathbf{6,600 \text{ GPD}}$$

Respectfully submitted,

Dean E. Martin
Dean E. Martin, P.E.



RECEIVED

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DRAINAGE ANALYSIS

PREPARED FOR

PROPOSED SITE IMPROVEMENTS

LOCATED AT

65 VAN ZANT STREET

NORWALK, CONNECTICUT

GE #23-5688

FEBRUARY 21, 2025



GRUMMAN ENGINEERING, LLC

CONSULTING CIVIL ENGINEERS

20 KNIGHT STREET

NORWALK, CONNECTICUT 06851

(203) 853-3833

FAX 286-5057

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**CITY OF NORWALK
PLANNING & ZONING**

NARRATIVE:

The subject of this report is a 0.421-acre parcel located at 65 Van Zant Street. The purpose of the report is to determine the change in stormwater runoff resulting from site improvements that include removal of an existing commercial building and construction of a new multi-family residential building, and to provide mitigation in accordance with City of Norwalk standards.

EXISTING CONDITIONS:

This site is situated on the north side of Van Zant Street, approximately 200 feet west of East Avenue, bounded on the north by Rowan Street, currently contains a commercial building with paved driveway and access of both Van Zant Street and Rowan Street.

The site is relatively flat. Existing stormwater runoff is collected on-site by several catch basin / dry wells. The existing building is served by municipal water and sewer.

The soils at this location are identified in the NRCS Web Soil Survey as being Urban land, HSG 'D'.

PROPOSED CONDITIONS:

The proposal for this site is to raze the existing building and parking and construct a new multi-family residential building with parking to be located under the building on the ground floor level. Access is proposed from both Van Zant Street and Rowan Street. The existing curb cut off Rowan Street will be maintained with slight adjustments. A new Curb cut will be provided off Van Zant Street. There are no grading changes proposed. No changes to the existing runoff patterns are proposed.

PROPOSED DRAINAGE:

The site was analyzed for existing and proposed conditions peak runoff and on-site retention consisting of Bio-filtration Rain Gardens and precast galleries have been proposed to store the increased runoff.

The following computations utilize the Hydrocad computer software to determine the pre and post developed runoff for the 2, 10-, 25-, 50- & 100-Year storm events. Rainfall data was taken from the NOAA Atlas 14 table for this location.

COMPUTATIONS:

Existing Conditions:

Building -	13,622 s.f.	CN-98
Driveway -	11,259 s.f.	CN-98
Walk -	609 s.f.	CN-98
Pervious -	3,534 s.f.	CN-80
Total -	18,343 s.f.	

Proposed Conditions:

Building -	13,622 s.f.	CN-98
Driveway -	108 s.f.	CN-98
Walk -	280 s.f.	CN-98
Pervious -	4,293 s.f.	CN-80
Total -	18,343 s.f.	

Groundwater Recharge Volume (GRV)

$$GRV = F \times I$$

$$F = 0.10'' \text{ (HSG 'D')}$$

$$I = \text{New Impervious Area}$$

$$GRV = (0.10''/12) (14,050 \text{ s.f.})$$

$$GRV = 117.1 \text{ c.f.}$$

Water Quality Volume (WQV) -

$$WQV = ((1.3'') \times R \times A)/12$$

$$R = 0.05 + 0.009I$$

$$I = \% \text{ Impervious (76.6\%)}$$

$$**A = \text{New Impervious Area}$$

$$WQV = \frac{(1.3'') (0.7396) (18,343 \text{ s.f.})}{12}$$

$$WQV = 1,469.3 \text{ c.f.}$$

SUMMARY

Storm Event	Flow/Volume	Existing	Proposed	Δ	$\% \Delta$
2-Year	Q (c.f.s.)	1.37	0.24	- 1.13	- 82.5
	V (c.f.)	4,475	648	- 3827	- 85.5
10-Year	Q (c.f.s.)	2.16	0.46	- 1.7	- 78.7
	V (c.f.)	7,252	1,249	- 6003	- 82.8
25-Year	Q (c.f.s.)	2.65	0.61	- 2.04	- 76.9
	V (c.f.)	8,997	1,648	- 7,350	- 81.7
50-Year	Q (c.f.s.)	3.01	0.76	- 2.25	- 74.7
	V (c.f.)	10,304	2,370	- 7,934	- 77.0
100-Year	Q (c.f.s.)	3.40	1.79	- 1.61	- 47.4
	V (c.f.)	11,704	3,355	- 8,349	- 71.3

CONCLUSIONS:

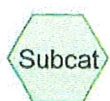
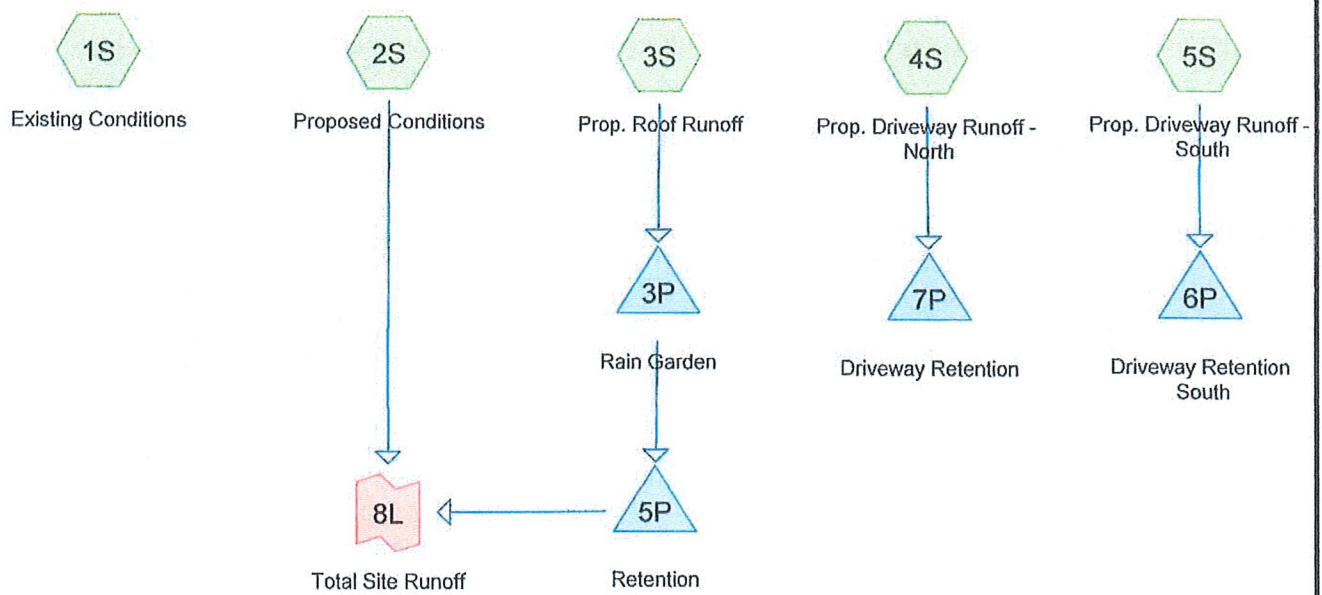
The combination of rain gardens and underground retention has been proposed to provide temporary storage of the increased runoff resulting from the proposed improvements.

Roof runoff will be routed into a combination of (2) biofiltration Rain Gardens which will provide water quality treatment, which will then overflow to below grade (56) 4'x4' precast galleries. Runoff from the proposed driveway will be intercepted with trench drains and routed into (1) 12" precast gallery at each curb cut location.

This stormwater retention system will also provide the required water quality volume computed for the increased impervious area for the site.

The total storage volume provided in the Rain Garden's 1,883 c.f.
The total storage volume provided in the galleries is 3,136 c.f.

There will be no adverse impacts on adjacent or City property as a result of the proposed improvements.



Routing Diagram for 24-5688 Runoff
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24-5688 Runoff

Type III 24-hr 2-Year Rainfall=3.49"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=18,343 sf 80.73% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=95 Runoff=1.37 cfs 4,475 cf

Subcatchment 2S: Proposed Conditions Runoff Area=4,573 sf 6.12% Impervious Runoff Depth>1.70"
Tc=0.0 min CN=81 Runoff=0.24 cfs 648 cf

Subcatchment 3S: Prop. Roof Runoff Runoff Area=13,662 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=1.07 cfs 3,706 cf

Subcatchment 4S: Prop. Driveway Runoff - Runoff Area=45 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.00 cfs 12 cf

Subcatchment 5S: Prop. Driveway Runoff - Runoff Area=63 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.00 cfs 17 cf

Pond 3P: Rain Garden Peak Elev=99.19' Storage=376 cf Inflow=1.07 cfs 3,706 cf
Discarded=0.04 cfs 1,789 cf Primary=0.75 cfs 1,915 cf Outflow=0.79 cfs 3,704 cf

Pond 5P: Retention Peak Elev=96.35' Storage=1,199 cf Inflow=0.75 cfs 1,915 cf
Discarded=0.08 cfs 1,915 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 1,915 cf

Pond 6P: Driveway Retention South Peak Elev=96.61' Storage=0 cf Inflow=0.00 cfs 17 cf
Outflow=0.00 cfs 17 cf

Pond 7P: Driveway Retention Peak Elev=95.81' Storage=0 cf Inflow=0.00 cfs 12 cf
Outflow=0.00 cfs 12 cf

Link 8L: Total Site Runoff Inflow=0.24 cfs 648 cf
Primary=0.24 cfs 648 cf

Total Runoff Area = 36,686 sf Runoff Volume = 8,858 cf Average Runoff Depth = 2.90"
21.34% Pervious = 7,827 sf 78.66% Impervious = 28,859 sf

24-5688 Runoff

Type III 24-hr 10-Year Rainfall=5.33"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=18,343 sf 80.73% Impervious Runoff Depth>4.74"
Tc=5.0 min CN=95 Runoff=2.16 cfs 7,252 cf

Subcatchment 2S: Proposed Conditions Runoff Area=4,573 sf 6.12% Impervious Runoff Depth>3.28"
Tc=0.0 min CN=81 Runoff=0.46 cfs 1,249 cf

Subcatchment 3S: Prop. Roof Runoff Runoff Area=13,662 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=1.65 cfs 5,795 cf

Subcatchment 4S: Prop. Driveway Runoff - Runoff Area=45 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=0.01 cfs 19 cf

Subcatchment 5S: Prop. Driveway Runoff - Runoff Area=63 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=0.01 cfs 27 cf

Pond 3P: Rain Garden Peak Elev=99.61' Storage=628 cf Inflow=1.65 cfs 5,795 cf
Discarded=0.05 cfs 2,227 cf Primary=0.97 cfs 3,565 cf Outflow=1.02 cfs 5,792 cf

Pond 5P: Retention Peak Elev=97.54' Storage=2,200 cf Inflow=0.97 cfs 3,565 cf
Discarded=0.08 cfs 3,565 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 3,565 cf

Pond 6P: Driveway Retention South Peak Elev=96.65' Storage=2 cf Inflow=0.01 cfs 27 cf
Outflow=0.00 cfs 27 cf

Pond 7P: Driveway Retention Peak Elev=95.82' Storage=1 cf Inflow=0.01 cfs 19 cf
Outflow=0.00 cfs 19 cf

Link 8L: Total Site Runoff Inflow=0.46 cfs 1,249 cf
Primary=0.46 cfs 1,249 cf

Total Runoff Area = 36,686 sf Runoff Volume = 14,343 cf Average Runoff Depth = 4.69"
21.34% Pervious = 7,827 sf 78.66% Impervious = 28,859 sf

24-5688 Runoff

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Type III 24-hr 25-Year Rainfall=6.48"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=18,343 sf 80.73% Impervious Runoff Depth>5.89"
Tc=5.0 min CN=95 Runoff=2.65 cfs 8,997 cf

Subcatchment 2S: Proposed Conditions Runoff Area=4,573 sf 6.12% Impervious Runoff Depth>4.32"
Tc=0.0 min CN=81 Runoff=0.61 cfs 1,648 cf

Subcatchment 3S: Prop. Roof Runoff Runoff Area=13,662 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=2.01 cfs 7,103 cf

Subcatchment 4S: Prop. Driveway Runoff - Runoff Area=45 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=0.01 cfs 23 cf

Subcatchment 5S: Prop. Driveway Runoff - Runoff Area=63 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=0.01 cfs 33 cf

Pond 3P: Rain Garden Peak Elev=99.86' Storage=818 cf Inflow=2.01 cfs 7,103 cf
Discarded=0.06 cfs 2,443 cf Primary=1.08 cfs 4,656 cf Outflow=1.14 cfs 7,099 cf

Pond 5P: Retention Peak Elev=98.40' Storage=2,917 cf Inflow=1.08 cfs 4,656 cf
Discarded=0.08 cfs 4,299 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 4,299 cf

Pond 6P: Driveway Retention South Peak Elev=96.68' Storage=3 cf Inflow=0.01 cfs 33 cf
Outflow=0.00 cfs 33 cf

Pond 7P: Driveway Retention Peak Elev=95.83' Storage=1 cf Inflow=0.01 cfs 23 cf
Outflow=0.00 cfs 23 cf

Link 8L: Total Site Runoff Inflow=0.61 cfs 1,648 cf
Primary=0.61 cfs 1,648 cf

Total Runoff Area = 36,686 sf Runoff Volume = 17,803 cf Average Runoff Depth = 5.82"
21.34% Pervious = 7,827 sf 78.66% Impervious = 28,859 sf

24-5688 Runoff

Type III 24-hr 50-Year Rainfall=7.34"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=18,343 sf 80.73% Impervious Runoff Depth>6.74"
Tc=5.0 min CN=95 Runoff=3.01 cfs 10,304 cf

Subcatchment 2S: Proposed Conditions Runoff Area=4,573 sf 6.12% Impervious Runoff Depth>5.12"
Tc=0.0 min CN=81 Runoff=0.71 cfs 1,952 cf

Subcatchment 3S: Prop. Roof Runoff Runoff Area=13,662 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=2.27 cfs 8,080 cf

Subcatchment 4S: Prop. Driveway Runoff - Runoff Area=45 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=0.01 cfs 27 cf

Subcatchment 5S: Prop. Driveway Runoff - Runoff Area=63 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=0.01 cfs 37 cf

Pond 3P: Rain Garden Peak Elev=100.05' Storage=980 cf Inflow=2.27 cfs 8,080 cf
Discarded=0.06 cfs 2,548 cf Primary=1.16 cfs 5,494 cf Outflow=1.22 cfs 8,042 cf

Pond 5P: Retention Peak Elev=99.47' Storage=3,076 cf Inflow=1.16 cfs 5,494 cf
Discarded=0.08 cfs 4,426 cf Primary=0.69 cfs 418 cf Outflow=0.77 cfs 4,844 cf

Pond 6P: Driveway Retention South Peak Elev=96.71' Storage=4 cf Inflow=0.01 cfs 37 cf
Outflow=0.00 cfs 37 cf

Pond 7P: Driveway Retention Peak Elev=95.85' Storage=2 cf Inflow=0.01 cfs 27 cf
Outflow=0.00 cfs 27 cf

Link 8L: Total Site Runoff Inflow=0.76 cfs 2,370 cf
Primary=0.76 cfs 2,370 cf

Total Runoff Area = 36,686 sf Runoff Volume = 20,400 cf Average Runoff Depth = 6.67"
21.34% Pervious = 7,827 sf 78.66% Impervious = 28,859 sf

24-5688 Runoff

Type III 24-hr 100-Year Rainfall=8.26"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Conditions Runoff Area=18,343 sf 80.73% Impervious Runoff Depth>7.66"
Tc=5.0 min CN=95 Runoff=3.40 cfs 11,704 cf

Subcatchment 2S: Proposed Conditions Runoff Area=4,573 sf 6.12% Impervious Runoff Depth>5.99"
Tc=0.0 min CN=81 Runoff=0.83 cfs 2,282 cf

Subcatchment 3S: Prop. Roof Runoff Runoff Area=13,662 sf 100.00% Impervious Runoff Depth>8.02"
Tc=5.0 min CN=98 Runoff=2.56 cfs 9,127 cf

Subcatchment 4S: Prop. Driveway Runoff - Runoff Area=45 sf 100.00% Impervious Runoff Depth>8.02"
Tc=5.0 min CN=98 Runoff=0.01 cfs 30 cf

Subcatchment 5S: Prop. Driveway Runoff - Runoff Area=63 sf 100.00% Impervious Runoff Depth>8.02"
Tc=5.0 min CN=98 Runoff=0.01 cfs 42 cf

Pond 3P: Rain Garden Peak Elev=100.26' Storage=1,168 cf Inflow=2.56 cfs 9,127 cf
Discarded=0.06 cfs 2,618 cf Primary=1.24 cfs 6,422 cf Outflow=1.30 cfs 9,041 cf

Pond 5P: Retention Peak Elev=102.15' Storage=3,076 cf Inflow=1.24 cfs 6,422 cf
Discarded=0.08 cfs 4,558 cf Primary=1.70 cfs 1,073 cf Outflow=1.78 cfs 5,631 cf

Pond 6P: Driveway Retention South Peak Elev=96.74' Storage=5 cf Inflow=0.01 cfs 42 cf
Outflow=0.00 cfs 42 cf

Pond 7P: Driveway Retention Peak Elev=95.86' Storage=2 cf Inflow=0.01 cfs 30 cf
Outflow=0.00 cfs 30 cf

Link 8L: Total Site Runoff Inflow=1.79 cfs 3,355 cf
Primary=1.79 cfs 3,355 cf

Total Runoff Area = 36,686 sf Runoff Volume = 23,185 cf Average Runoff Depth = 7.58"
21.34% Pervious = 7,827 sf 78.66% Impervious = 28,859 sf

24-5688 Runoff

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Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Subcatchment 1S: Existing Conditions

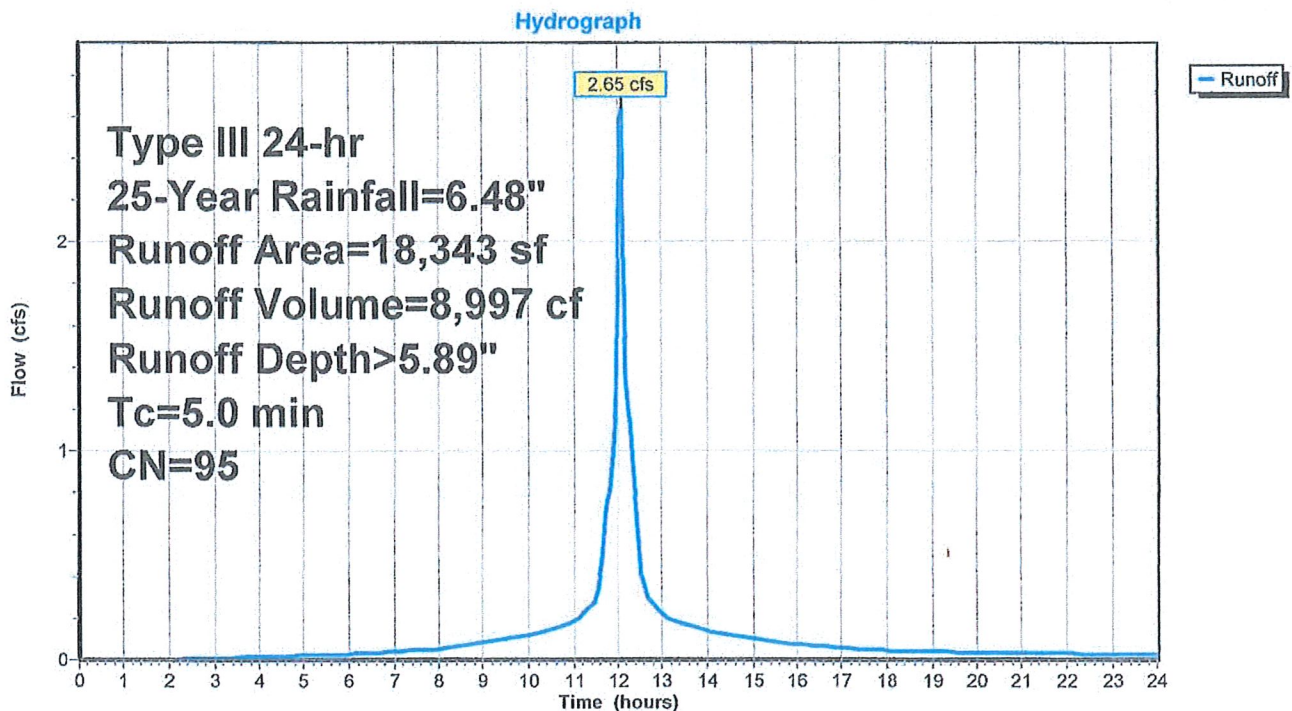
Runoff = 2.65 cfs @ 12.07 hrs, Volume= 8,997 cf, Depth> 5.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
*	2,941	98	Building
*	11,259	98	Paved Drive/Patio
*	609	98	Walkway
	3,534	80	>75% Grass cover, Good, HSG D
	18,343	95	Weighted Average
	3,534		19.27% Pervious Area
	14,809		80.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Existing Conditions



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Type III 24-hr 25-Year Rainfall=6.48"

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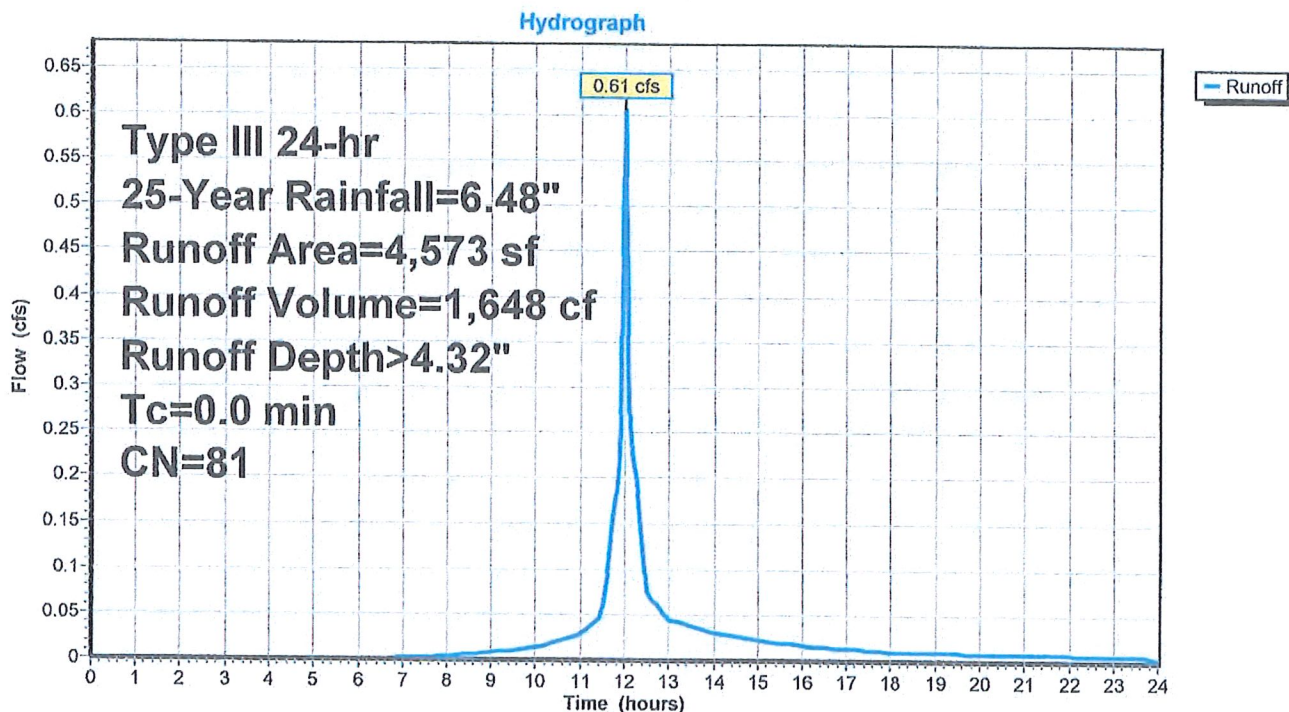
Summary for Subcatchment 2S: Proposed Conditions

Runoff = 0.61 cfs @ 12.00 hrs, Volume= 1,648 cf, Depth> 4.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
*	280	98	Prop. Walks
	4,293	80	>75% Grass cover, Good, HSG D
	4,573	81	Weighted Average
	4,293		93.88% Pervious Area
	280		6.12% Impervious Area

Subcatchment 2S: Proposed Conditions



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Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Subcatchment 3S: Prop. Roof Runoff

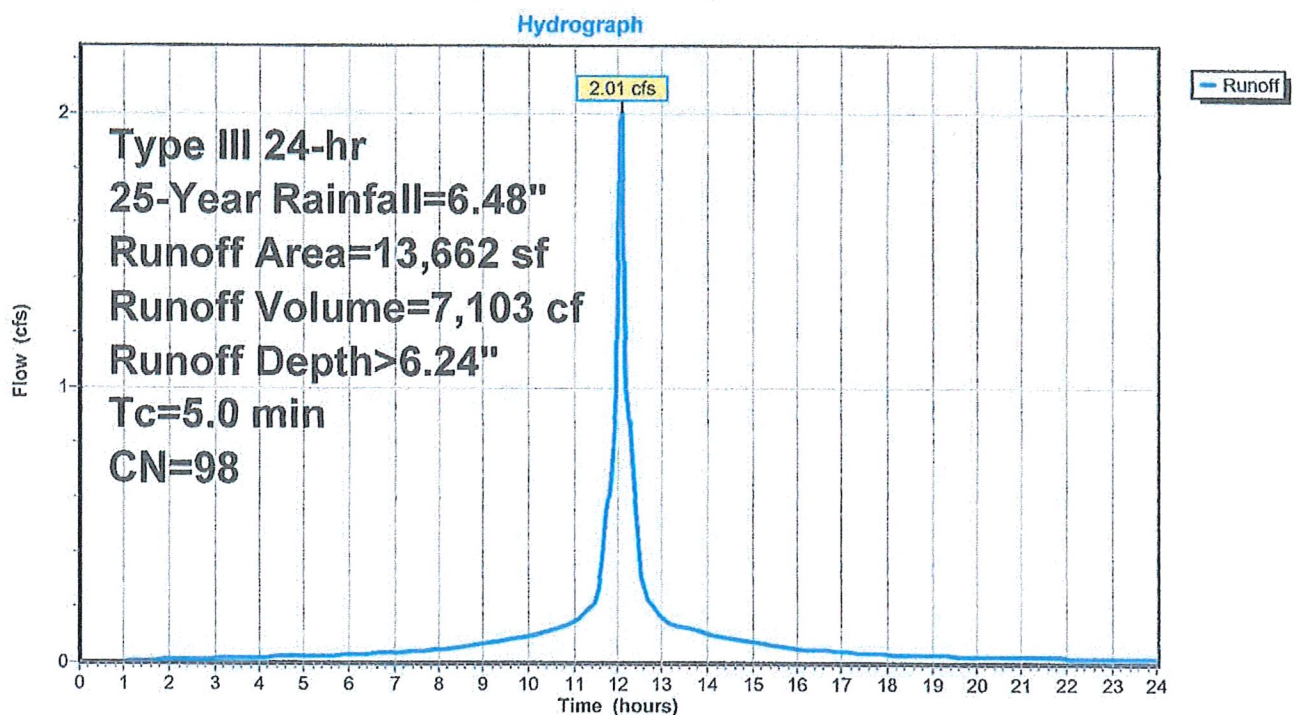
Runoff = 2.01 cfs @ 12.07 hrs, Volume= 7,103 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
*	13,662	98	Prop. Building
	13,662		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 3S: Prop. Roof Runoff



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Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Subcatchment 4S: Prop. Driveway Runoff - North

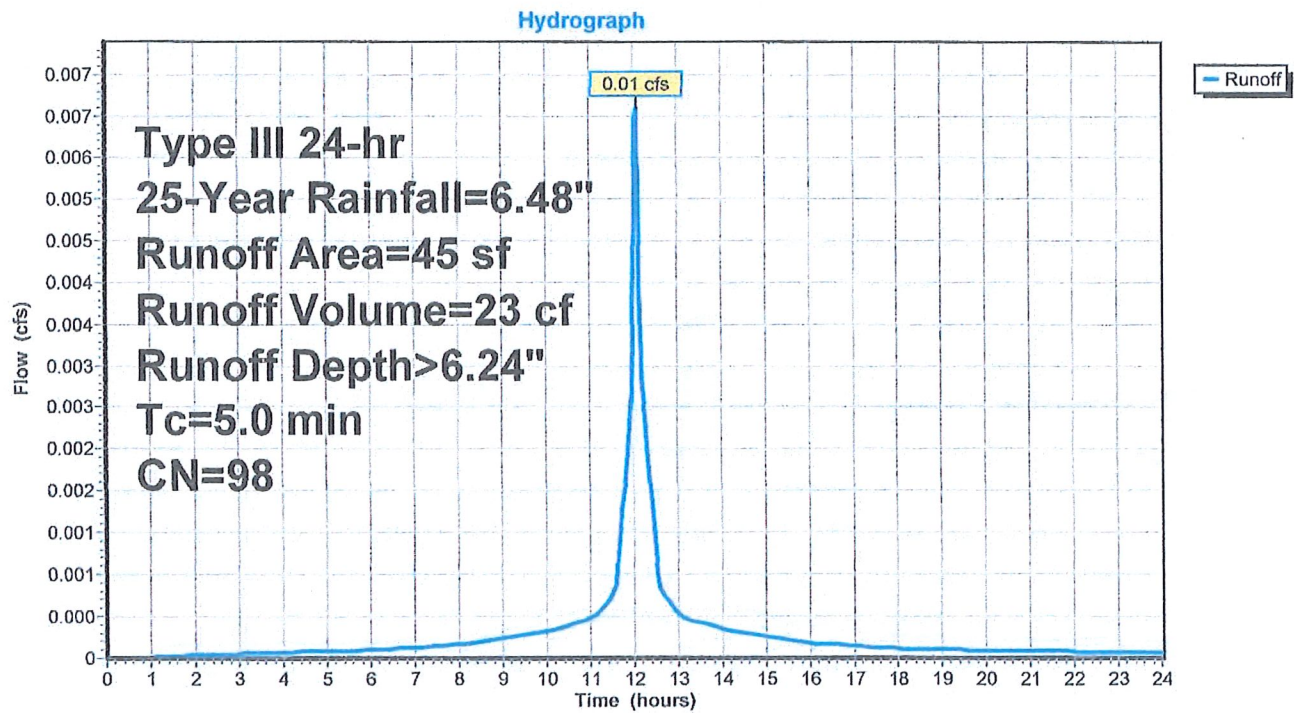
Runoff = 0.01 cfs @ 12.07 hrs, Volume= 23 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
*	45	98	Driveway
	45		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 4S: Prop. Driveway Runoff - North



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Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Subcatchment 5S: Prop. Driveway Runoff - South

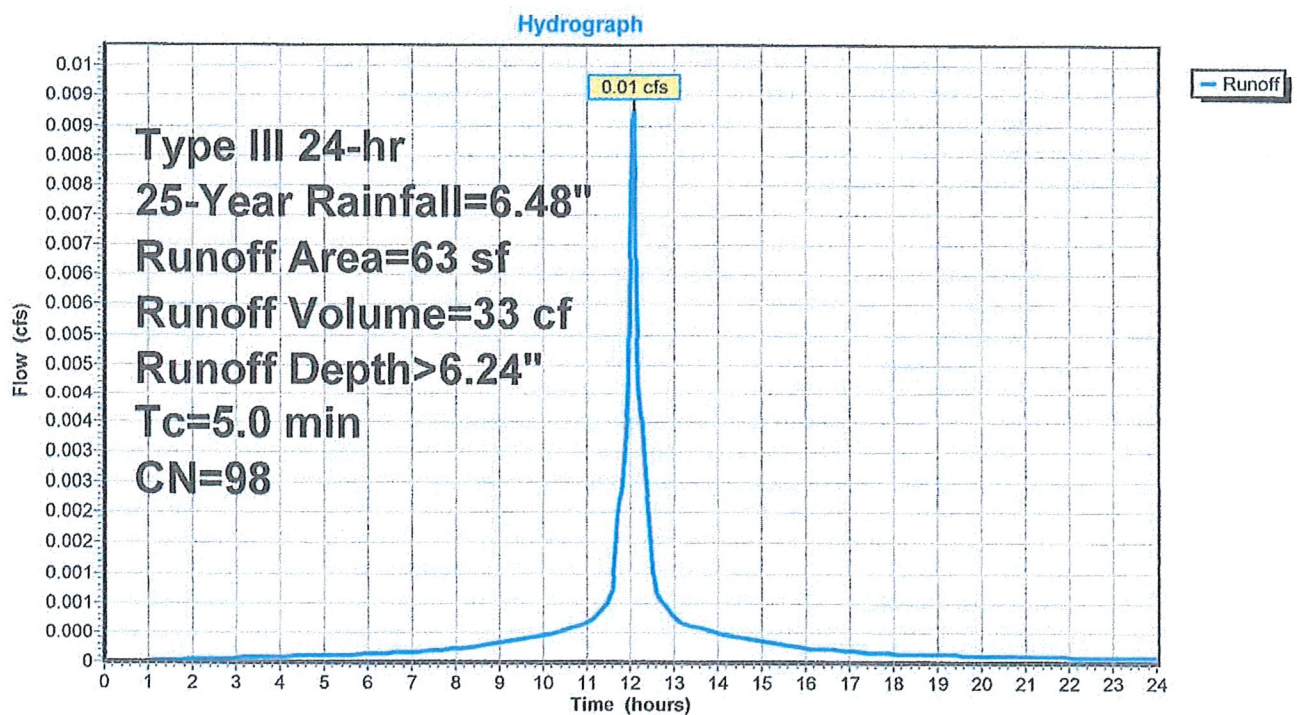
Runoff = 0.01 cfs @ 12.07 hrs, Volume= 33 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
*	63	98	Driveway
	63		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 5S: Prop. Driveway Runoff - South



24-5688 Runoff

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Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Pond 3P: Rain Garden

Inflow Area = 13,662 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25-Year event
 Inflow = 2.01 cfs @ 12.07 hrs, Volume= 7,103 cf
 Outflow = 1.14 cfs @ 12.19 hrs, Volume= 7,099 cf, Atten= 43%, Lag= 7.0 min
 Discarded = 0.06 cfs @ 12.19 hrs, Volume= 2,443 cf
 Primary = 1.08 cfs @ 12.19 hrs, Volume= 4,656 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 99.86' @ 12.19 hrs Surf.Area= 814 sf Storage= 818 cf

Plug-Flow detention time= 22.1 min calculated for 7,084 cf (100% of inflow)
 Center-of-Mass det. time= 21.7 min (764.5 - 742.8)

Volume	Invert	Avail.Storage	Storage Description
#1	97.50'	1,883 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.50	472	0.0	0	0
98.00	472	40.0	94	94
98.50	472	40.0	94	189
99.00	472	40.0	94	283
99.50	627	100.0	275	558
100.00	886	100.0	378	936
100.50	950	100.0	459	1,395
101.00	1,000	100.0	488	1,883

Device	Routing	Invert	Outlet Devices
#1	Discarded	97.50'	3.000 in/hr Exfiltration over Horizontal area
#2	Primary	98.30'	6.0" Round Culvert L= 5.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 98.30' / 98.10' S= 0.0400 ' / S= 0.0400 ' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.20 sf
#3	Primary	100.50'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.06 cfs @ 12.19 hrs HW=99.86' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=1.08 cfs @ 12.19 hrs HW=99.86' (Free Discharge)
 ↑2=Culvert (Inlet Controls 1.08 cfs @ 5.50 fps)
 ↓3=Orifice/Grate (Controls 0.00 cfs)

24-5688 Runoff

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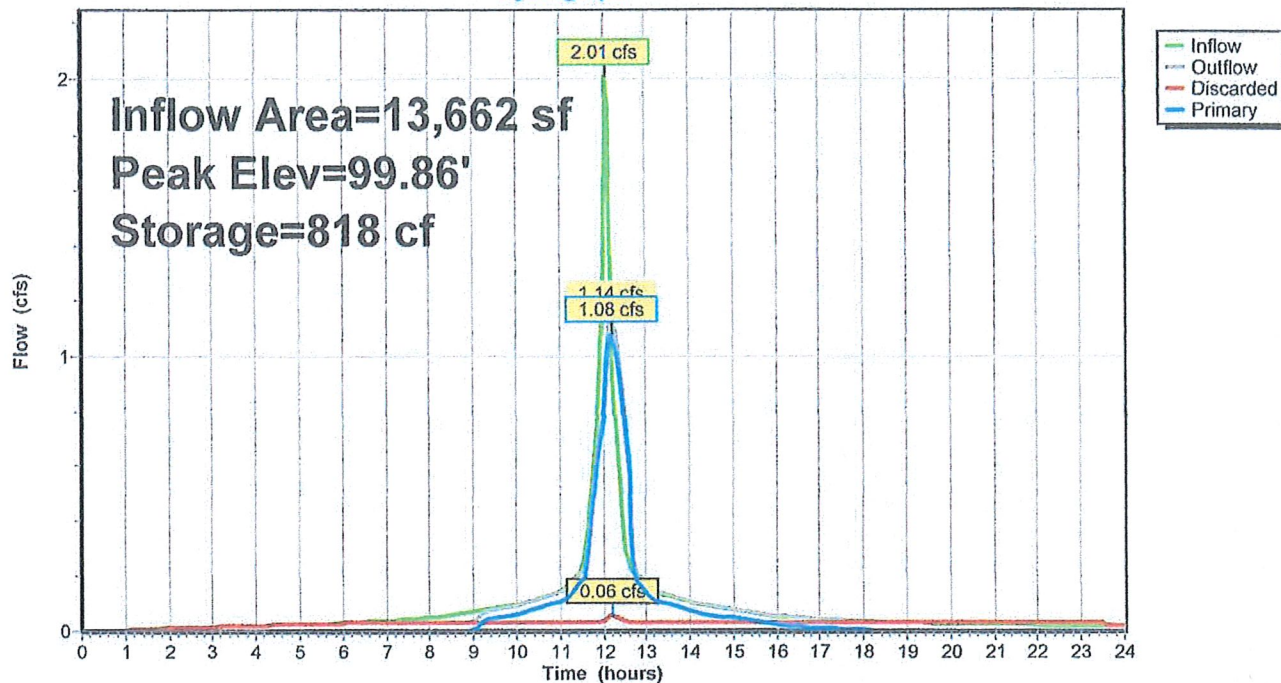
Type III 24-hr 25-Year Rainfall=6.48"

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Pond 3P: Rain Garden

Hydrograph



24-5688 Runoff

Type III 24-hr 25-Year Rainfall=6.48"

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Stage-Area-Storage for Pond 3P: Rain Garden

Elevation (feet)	Surface (sq-ft)	Horizontal (sq-ft)	Storage (cubic-feet)
97.50	472	472	0
97.60	472	472	19
97.70	472	472	38
97.80	472	472	57
97.90	472	472	76
98.00	472	472	94
98.10	472	472	113
98.20	472	472	132
98.30	472	472	151
98.40	472	472	170
98.50	472	472	189
98.60	472	472	208
98.70	472	472	227
98.80	472	472	245
98.90	472	472	264
99.00	472	472	283
99.10	503	503	332
99.20	534	534	384
99.30	565	565	439
99.40	596	596	497
99.50	627	627	558
99.60	679	679	623
99.70	731	731	694
99.80	782	782	769
99.90	834	834	850
100.00	886	886	936
100.10	899	899	1,025
100.20	912	912	1,116
100.30	924	924	1,208
100.40	937	937	1,301
100.50	950	950	1,395
100.60	960	960	1,491
100.70	970	970	1,587
100.80	980	980	1,685
100.90	990	990	1,783
101.00	1,000	1,000	1,883

24-5688 Runoff

Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Pond 5P: Retention

Inflow Area = 13,662 sf, 100.00% Impervious, Inflow Depth = 4.09" for 25-Year event
 Inflow = 1.08 cfs @ 12.19 hrs, Volume= 4,656 cf
 Outflow = 0.08 cfs @ 10.65 hrs, Volume= 4,299 cf, Atten= 92%, Lag= 0.0 min
 Discarded = 0.08 cfs @ 10.65 hrs, Volume= 4,299 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 98.40' @ 13.82 hrs Surf.Area= 1,195 sf Storage= 2,917 cf

Plug-Flow detention time= 284.3 min calculated for 4,299 cf (92% of inflow)
 Center-of-Mass det. time= 268.6 min (1,009.2 - 740.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	94.93'	593 cf	20.60'W x 58.00'L x 4.00'H Field A 4,779 cf Overall - 3,297 cf Embedded = 1,482 cf x 40.0% Voids
#2A	94.93'	2,483 cf	Concrete Galley 4x4x4 x 56 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 56 Chambers in 4 Rows
		3,076 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	94.93'	3.000 in/hr Exfiltration over Horizontal area
#2	Primary	98.93'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 10.65 hrs HW=94.97' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=94.93' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

24-5688 Runoff

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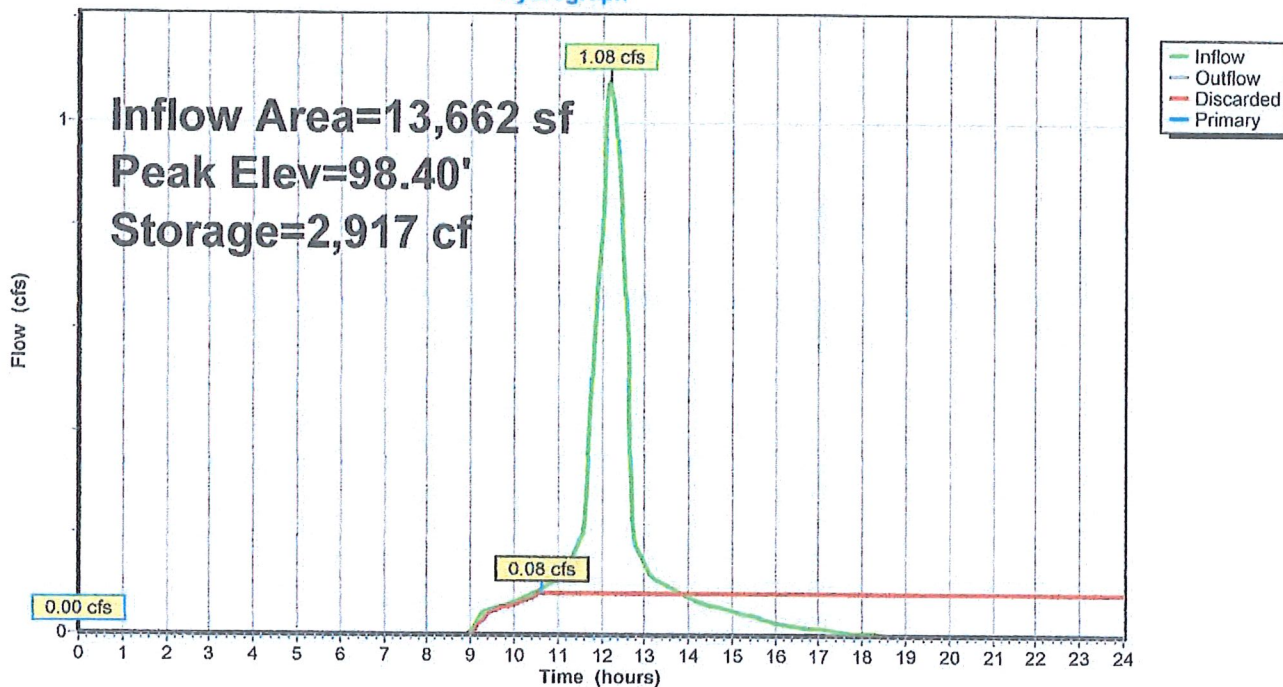
Type III 24-hr 25-Year Rainfall=6.48"

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Pond 5P: Retention

Hydrograph



24-5688 Runoff

Type III 24-hr 25-Year Rainfall=6.48"

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Stage-Area-Storage for Pond 5P: Retention

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
94.93	1,195	0	97.53	1,195	2,192
94.98	1,195	41	97.58	1,195	2,234
95.03	1,195	82	97.63	1,195	2,276
95.08	1,195	123	97.68	1,195	2,317
95.13	1,195	164	97.73	1,195	2,359
95.18	1,195	206	97.78	1,195	2,401
95.23	1,195	248	97.83	1,195	2,443
95.28	1,195	291	97.88	1,195	2,485
95.33	1,195	334	97.93	1,195	2,526
95.38	1,195	376	97.98	1,195	2,568
95.43	1,195	419	98.03	1,195	2,610
95.48	1,195	461	98.08	1,195	2,652
95.53	1,195	504	98.13	1,195	2,693
95.58	1,195	546	98.18	1,195	2,735
95.63	1,195	589	98.23	1,195	2,777
95.68	1,195	631	98.28	1,195	2,818
95.73	1,195	674	98.33	1,195	2,860
95.78	1,195	716	98.38	1,195	2,902
95.83	1,195	759	98.43	1,195	2,943
95.88	1,195	801	98.48	1,195	2,985
95.93	1,195	843	98.53	1,195	3,013
95.98	1,195	886	98.58	1,195	3,021
96.03	1,195	928	98.63	1,195	3,029
96.08	1,195	970	98.68	1,195	3,037
96.13	1,195	1,013	98.73	1,195	3,044
96.18	1,195	1,055	98.78	1,195	3,052
96.23	1,195	1,097	98.83	1,195	3,060
96.28	1,195	1,140	98.88	1,195	3,068
96.33	1,195	1,182	98.93	1,195	3,076
96.38	1,195	1,224			
96.43	1,195	1,266			
96.48	1,195	1,309			
96.53	1,195	1,351			
96.58	1,195	1,393			
96.63	1,195	1,435			
96.68	1,195	1,477			
96.73	1,195	1,520			
96.78	1,195	1,562			
96.83	1,195	1,604			
96.88	1,195	1,646			
96.93	1,195	1,688			
96.98	1,195	1,730			
97.03	1,195	1,772			
97.08	1,195	1,814			
97.13	1,195	1,856			
97.18	1,195	1,898			
97.23	1,195	1,940			
97.28	1,195	1,982			
97.33	1,195	2,024			
97.38	1,195	2,066			
97.43	1,195	2,108			
97.48	1,195	2,150			

24-5688 Runoff

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Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Pond 6P: Driveway Retention South

Inflow Area = 63 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25-Year event
 Inflow = 0.01 cfs @ 12.07 hrs, Volume= 33 cf
 Outflow = 0.00 cfs @ 12.00 hrs, Volume= 33 cf, Atten= 55%, Lag= 0.0 min
 Discarded = 0.00 cfs @ 12.00 hrs, Volume= 33 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 96.68' @ 12.24 hrs Surf.Area= 60 sf Storage= 3 cf

Plug-Flow detention time= 3.5 min calculated for 33 cf (100% of inflow)

Center-of-Mass det. time= 3.3 min (746.1 - 742.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	96.60'	12 cf	6.00'W x 10.00'L x 1.00'H Field A 60 cf Overall - 31 cf Embedded = 29 cf x 40.0% Voids
#2A	96.60'	19 cf	Concrete Galley 4x8x1 Inside #1 Inside= 42.0"W x 9.0"H => 2.49 sf x 7.50'L = 18.7 cf Outside= 48.0"W x 12.0"H => 3.88 sf x 8.00'L = 31.0 cf
		30 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	96.60'	3.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.00 cfs @ 12.00 hrs HW=96.62' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.00 cfs)

24-5688 Runoff

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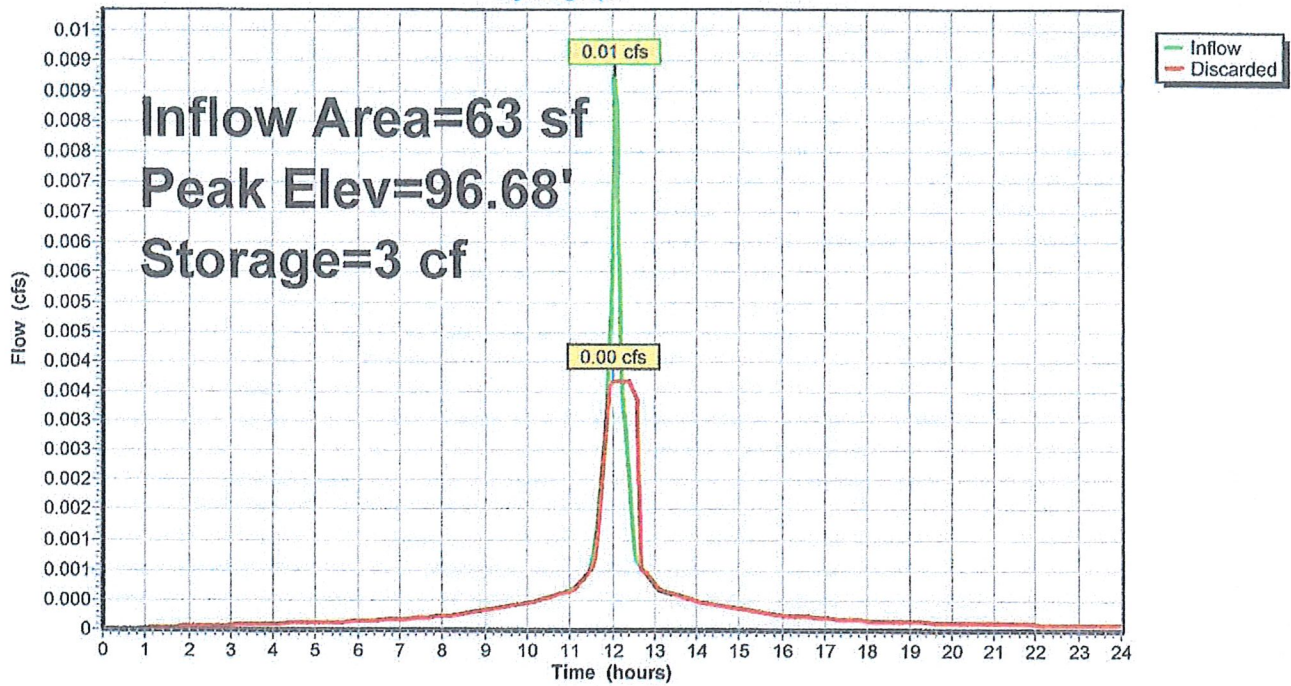
Type III 24-hr 25-Year Rainfall=6.48"

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Pond 6P: Driveway Retention South

Hydrograph



24-5688 Runoff

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Type III 24-hr 25-Year Rainfall=6.48"

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Stage-Area-Storage for Pond 6P: Driveway Retention South

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
96.60	60	0	97.12	60	19
96.61	60	0	97.13	60	20
96.62	60	1	97.14	60	20
96.63	60	1	97.15	60	21
96.64	60	1	97.16	60	21
96.65	60	2	97.17	60	21
96.66	60	2	97.18	60	22
96.67	60	3	97.19	60	22
96.68	60	3	97.20	60	22
96.69	60	3	97.21	60	23
96.70	60	4	97.22	60	23
96.71	60	4	97.23	60	23
96.72	60	4	97.24	60	24
96.73	60	5	97.25	60	24
96.74	60	5	97.26	60	24
96.75	60	6	97.27	60	25
96.76	60	6	97.28	60	25
96.77	60	6	97.29	60	25
96.78	60	7	97.30	60	26
96.79	60	7	97.31	60	26
96.80	60	7	97.32	60	26
96.81	60	8	97.33	60	27
96.82	60	8	97.34	60	27
96.83	60	9	97.35	60	27
96.84	60	9	97.36	60	27
96.85	60	9	97.37	60	28
96.86	60	10	97.38	60	28
96.87	60	10	97.39	60	28
96.88	60	10	97.40	60	28
96.89	60	11	97.41	60	28
96.90	60	11	97.42	60	28
96.91	60	12	97.43	60	28
96.92	60	12	97.44	60	28
96.93	60	12	97.45	60	29
96.94	60	13	97.46	60	29
96.95	60	13	97.47	60	29
96.96	60	13	97.48	60	29
96.97	60	14	97.49	60	29
96.98	60	14	97.50	60	29
96.99	60	15	97.51	60	29
97.00	60	15	97.52	60	29
97.01	60	15	97.53	60	29
97.02	60	16	97.54	60	30
97.03	60	16	97.55	60	30
97.04	60	16	97.56	60	30
97.05	60	17	97.57	60	30
97.06	60	17	97.58	60	30
97.07	60	18	97.59	60	30
97.08	60	18	97.60	60	30
97.09	60	18			
97.10	60	19			
97.11	60	19			

24-5688 Runoff

Type III 24-hr 25-Year Rainfall=6.48"

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Summary for Pond 7P: Driveway Retention

Inflow Area = 45 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25-Year event
 Inflow = 0.01 cfs @ 12.07 hrs, Volume= 23 cf
 Outflow = 0.00 cfs @ 12.05 hrs, Volume= 23 cf, Atten= 37%, Lag= 0.0 min
 Discarded = 0.00 cfs @ 12.05 hrs, Volume= 23 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 95.83' @ 12.17 hrs Surf.Area= 60 sf Storage= 1 cf

Plug-Flow detention time= 1.9 min calculated for 23 cf (100% of inflow)

Center-of-Mass det. time= 1.8 min (744.6 - 742.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	95.80'	12 cf	6.00'W x 10.00'L x 1.00'H Field A 60 cf Overall - 31 cf Embedded = 29 cf x 40.0% Voids
#2A	95.80'	19 cf	Concrete Galley 4x8x1 Inside #1 Inside= 42.0"W x 9.0"H => 2.49 sf x 7.50'L = 18.7 cf Outside= 48.0"W x 12.0"H => 3.88 sf x 8.00'L = 31.0 cf
		30 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.80'	3.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.00 cfs @ 12.05 hrs HW=95.82' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.00 cfs)

24-5688 Runoff

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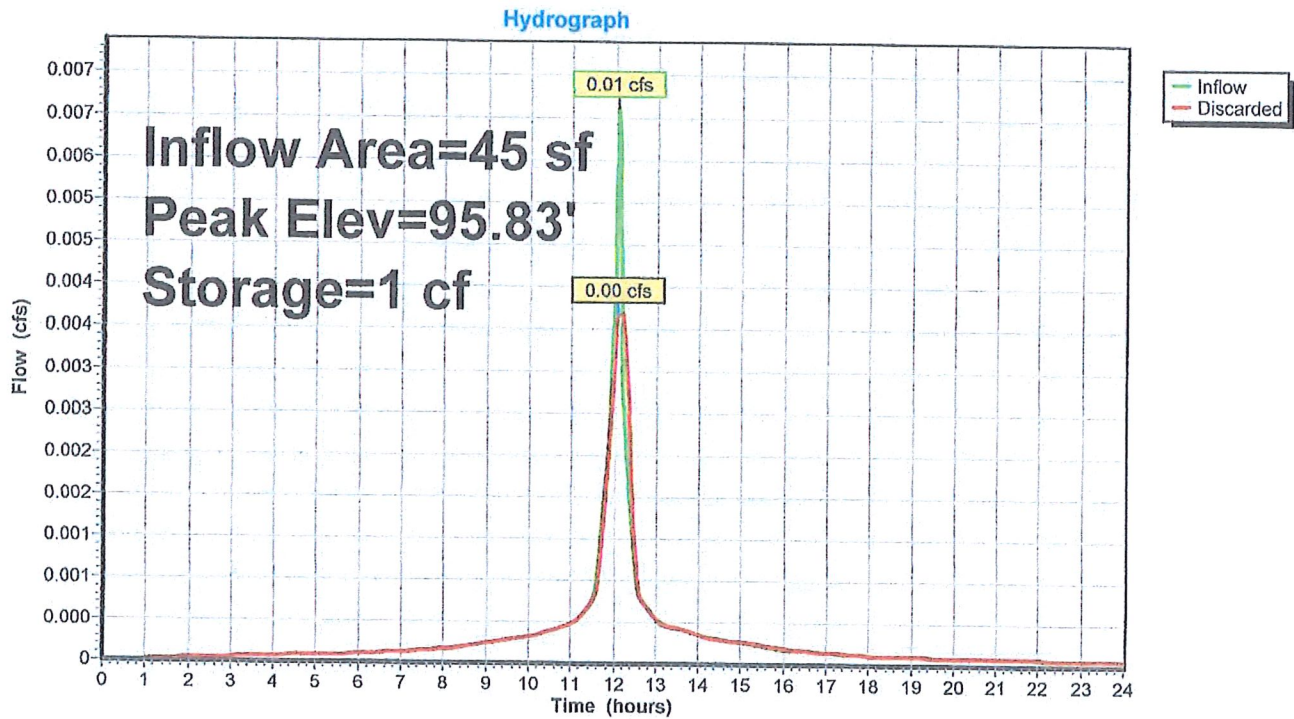
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Type III 24-hr 25-Year Rainfall=6.48"

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Pond 7P: Driveway Retention



24-5688 Runoff

Type III 24-hr 25-Year Rainfall=6.48"

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Stage-Area-Storage for Pond 7P: Driveway Retention

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
95.80	60	0	96.32	60	19
95.81	60	0	96.33	60	20
95.82	60	1	96.34	60	20
95.83	60	1	96.35	60	21
95.84	60	1	96.36	60	21
95.85	60	2	96.37	60	21
95.86	60	2	96.38	60	22
95.87	60	3	96.39	60	22
95.88	60	3	96.40	60	22
95.89	60	3	96.41	60	23
95.90	60	4	96.42	60	23
95.91	60	4	96.43	60	23
95.92	60	4	96.44	60	24
95.93	60	5	96.45	60	24
95.94	60	5	96.46	60	24
95.95	60	6	96.47	60	25
95.96	60	6	96.48	60	25
95.97	60	6	96.49	60	25
95.98	60	7	96.50	60	26
95.99	60	7	96.51	60	26
96.00	60	7	96.52	60	26
96.01	60	8	96.53	60	27
96.02	60	8	96.54	60	27
96.03	60	9	96.55	60	27
96.04	60	9	96.56	60	27
96.05	60	9	96.57	60	28
96.06	60	10	96.58	60	28
96.07	60	10	96.59	60	28
96.08	60	10	96.60	60	28
96.09	60	11	96.61	60	28
96.10	60	11	96.62	60	28
96.11	60	12	96.63	60	28
96.12	60	12	96.64	60	28
96.13	60	12	96.65	60	29
96.14	60	13	96.66	60	29
96.15	60	13	96.67	60	29
96.16	60	13	96.68	60	29
96.17	60	14	96.69	60	29
96.18	60	14	96.70	60	29
96.19	60	15	96.71	60	29
96.20	60	15	96.72	60	29
96.21	60	15	96.73	60	29
96.22	60	16	96.74	60	30
96.23	60	16	96.75	60	30
96.24	60	16	96.76	60	30
96.25	60	17	96.77	60	30
96.26	60	17	96.78	60	30
96.27	60	18	96.79	60	30
96.28	60	18	96.80	60	30
96.29	60	18			
96.30	60	19			
96.31	60	19			

24-5688 Runoff

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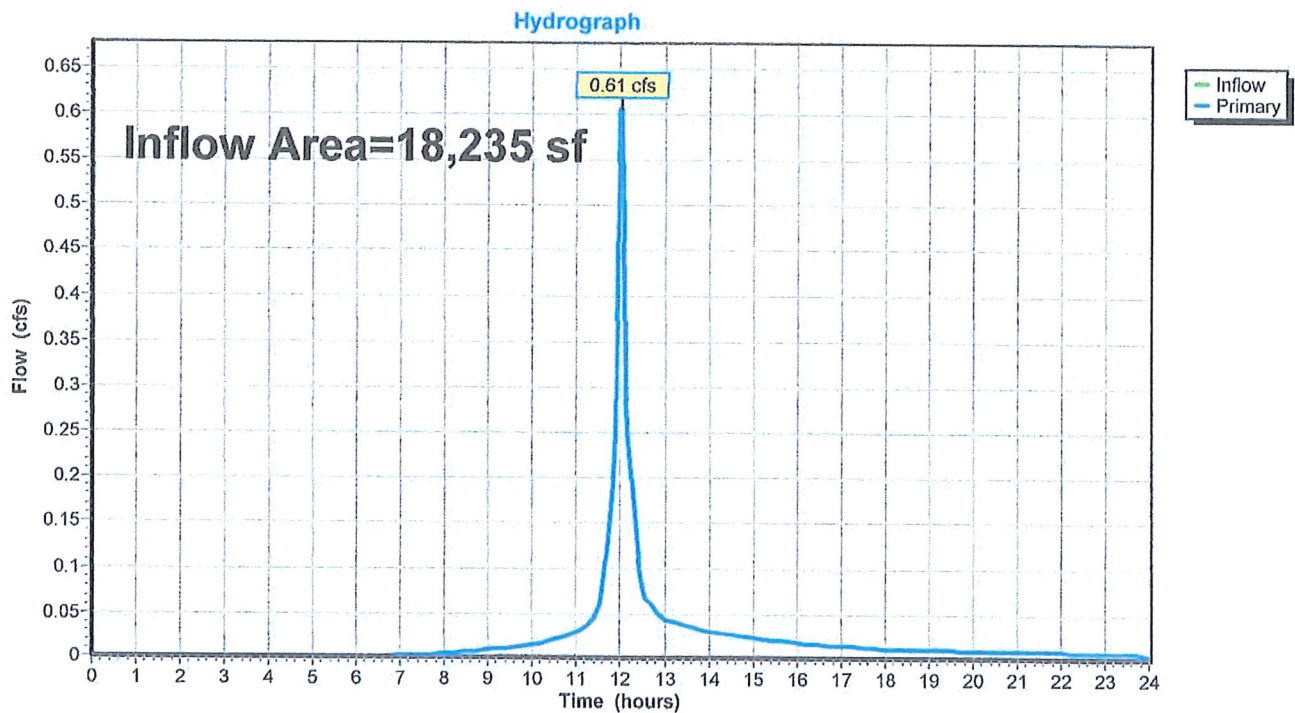
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Summary for Link 8L: Total Site Runoff

Inflow Area = 18,235 sf, 76.46% Impervious, Inflow Depth > 1.08" for 25-Year event
Inflow = 0.61 cfs @ 12.00 hrs, Volume= 1,648 cf
Primary = 0.61 cfs @ 12.00 hrs, Volume= 1,648 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 8L: Total Site Runoff





NOAA Atlas 14, Volume 10, Version 3
Location name: Town of Norwalk, Connecticut,
USA*

Latitude: 41.1022°, Longitude: -73.4046°

Elevation: 26 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

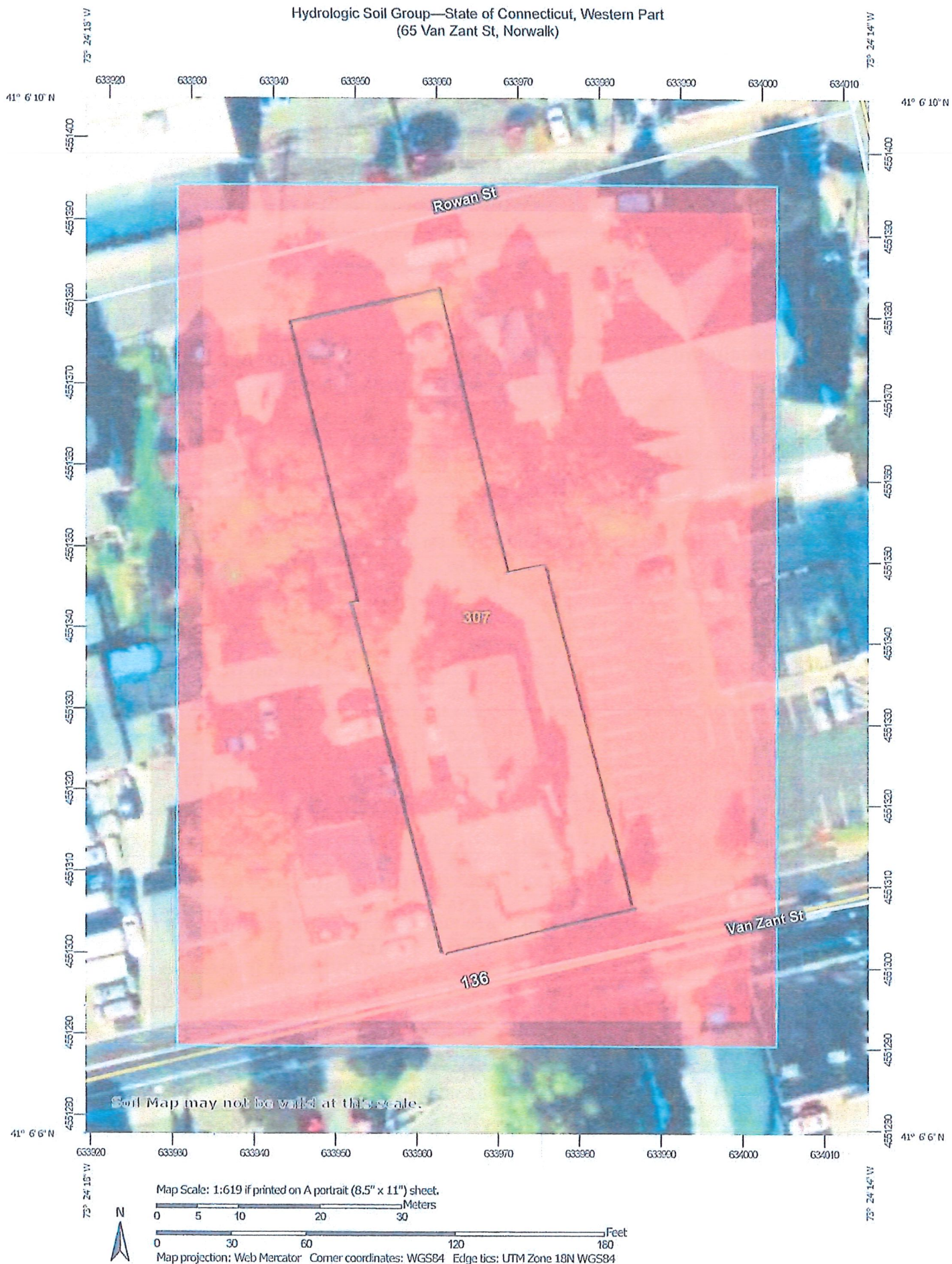
[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

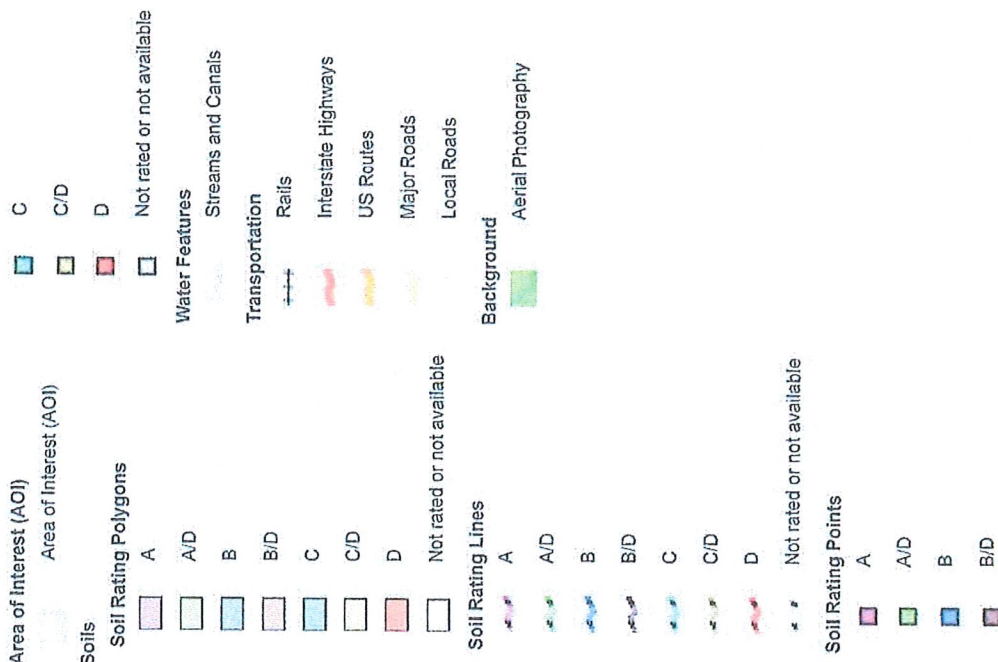
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.366 (0.295-0.454)	0.426 (0.343-0.528)	0.524 (0.420-0.652)	0.605 (0.482-0.758)	0.717 (0.549-0.938)	0.802 (0.599-1.07)	0.889 (0.640-1.23)	0.982 (0.669-1.41)	1.11 (0.723-1.65)	1.21 (0.768-1.72)
10-min	0.518 (0.418-0.642)	0.603 (0.486-0.749)	0.742 (0.595-0.924)	0.857 (0.683-1.07)	1.02 (0.778-1.33)	1.14 (0.849-1.52)	1.26 (0.906-1.75)	1.39 (0.948-1.99)	1.57 (1.02-2.34)	1.72 (1.09-2.34)
15-min	0.610 (0.492-0.756)	0.710 (0.571-0.881)	0.873 (0.700-1.09)	1.01 (0.803-1.26)	1.20 (0.915-1.56)	1.34 (0.997-1.79)	1.48 (1.07-2.06)	1.64 (1.12-2.34)	1.85 (1.21-2.75)	2.02 (1.28-3.02)
30-min	0.847 (0.683-1.05)	0.987 (0.795-1.22)	1.22 (0.974-1.51)	1.40 (1.12-1.76)	1.66 (1.27-2.18)	1.86 (1.39-2.49)	2.07 (1.48-2.86)	2.28 (1.55-3.26)	2.56 (1.67-3.80)	2.77 (1.76-4.23)
60-min	1.08 (0.874-1.34)	1.26 (1.02-1.57)	1.56 (1.25-1.94)	1.80 (1.43-2.26)	2.14 (1.63-2.79)	2.39 (1.78-3.19)	2.65 (1.90-3.66)	2.91 (1.98-4.17)	3.26 (2.12-4.85)	3.53 (2.23-5.33)
2-hr	1.38 (1.12-1.70)	1.64 (1.33-2.02)	2.06 (1.66-2.54)	2.40 (1.93-2.99)	2.88 (2.22-3.76)	3.25 (2.44-4.32)	3.62 (2.62-5.01)	4.03 (2.76-5.74)	4.61 (3.01-6.82)	5.08 (3.22-7.77)
3-hr	1.58 (1.29-1.94)	1.89 (1.54-2.32)	2.40 (1.94-2.95)	2.81 (2.26-3.49)	3.39 (2.62-4.40)	3.82 (2.89-5.08)	4.28 (3.12-5.92)	4.79 (3.28-6.80)	5.52 (3.61-8.14)	6.13 (3.90-9.39)
6-hr	1.99 (1.63-2.43)	2.40 (1.96-2.92)	3.06 (2.49-3.74)	3.60 (2.92-4.43)	4.35 (3.39-5.63)	4.92 (3.74-6.51)	5.51 (4.05-7.60)	6.20 (4.26-8.74)	7.21 (4.73-10.6)	8.05 (5.13-12.9)
12-hr	2.47 (2.04-2.99)	2.97 (2.45-3.60)	3.79 (3.11-4.61)	4.47 (3.64-5.47)	5.40 (4.24-6.94)	6.10 (4.67-8.03)	6.85 (5.06-9.39)	7.71 (5.32-10.8)	8.98 (5.91-13.1)	10.0 (6.43-15.5)
24-hr	2.87 (2.38-3.45)	3.49 (2.89-4.19)	4.49 (3.71-5.42)	5.33 (4.37-6.47)	6.48 (5.11-8.28)	7.34 (5.65-9.61)	8.26 (6.14-11.3)	9.34 (6.46-13.0)	11.0 (7.23-15.8)	12.3 (7.90-18.1)
2-day	3.12 (2.61-3.73)	3.88 (3.24-4.63)	5.11 (4.25-6.12)	6.13 (5.06-7.39)	7.53 (5.98-9.59)	8.58 (6.65-11.2)	9.70 (7.27-13.2)	11.1 (7.68-15.3)	13.1 (8.70-18.8)	14.9 (9.60-22.3)
3-day	3.32 (2.79-3.95)	4.15 (3.48-4.94)	5.50 (4.59-6.57)	6.62 (5.48-7.95)	8.16 (6.50-10.3)	9.30 (7.23-12.1)	10.5 (7.92-14.3)	12.0 (8.37-16.6)	14.3 (9.50-20.5)	16.3 (10.5-23.9)
4-day	3.53 (2.97-4.18)	4.40 (3.70-5.22)	5.82 (4.87-6.93)	7.00 (5.82-8.39)	8.62 (6.89-10.9)	9.82 (7.66-12.7)	11.1 (8.38-15.1)	12.7 (8.85-17.4)	15.1 (10.0-21.5)	17.1 (11.1-24.9)
7-day	4.16 (3.52-4.90)	5.10 (4.31-6.02)	6.64 (5.59-7.86)	7.91 (6.61-9.43)	9.66 (7.75-12.1)	11.0 (8.57-14.1)	12.4 (9.32-16.6)	14.0 (9.81-19.1)	16.5 (11.0-23.3)	18.5 (12.0-26.5)
10-day	4.80 (4.08-5.63)	5.78 (4.90-6.80)	7.39 (6.24-8.72)	8.73 (7.32-10.4)	10.6 (8.49-13.2)	11.9 (9.34-15.2)	13.4 (10.1-17.8)	15.1 (10.6-20.5)	17.5 (11.7-24.7)	19.5 (12.7-28.3)
20-day	6.74 (5.77-7.86)	7.84 (6.70-9.15)	9.64 (8.20-11.3)	11.1 (9.39-13.1)	13.2 (10.6-16.2)	14.7 (11.6-18.6)	16.3 (12.3-21.3)	18.1 (12.8-24.3)	20.4 (13.7-28.6)	22.3 (14.5-32.3)
30-day	8.38 (7.19-9.72)	9.56 (8.20-11.1)	11.5 (9.82-13.4)	13.1 (11.1-15.4)	15.3 (12.4-18.7)	17.0 (13.4-21.3)	18.7 (14.1-24.2)	20.5 (14.5-27.5)	22.8 (15.4-31.7)	24.5 (16.0-35.3)
45-day	10.4 (8.99-12.1)	11.7 (10.1-13.6)	13.8 (11.8-16.0)	15.6 (13.2-18.2)	17.9 (14.6-21.8)	19.8 (15.6-24.6)	21.6 (16.2-27.7)	23.4 (16.7-31.3)	25.7 (17.4-35.7)	27.4 (17.9-39.3)
60-day	12.1 (10.5-14.0)	13.5 (11.7-15.6)	15.7 (13.5-18.2)	17.6 (15.0-20.5)	20.1 (16.4-24.3)	22.1 (17.4-27.3)	24.0 (18.1-30.6)	25.9 (18.5-34.4)	28.2 (19.1-38.9)	29.8 (19.5-42.3)

Hydrologic Soil Group—State of Connecticut, Western Part (65 Van Zant St, Norwalk)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	1.9	100.0%
Totals for Area of Interest			1.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

OPERATION AND MAINTENANCE
PLAN REPORT

FOR

65 VAN ZANT STREET

NORWALK, CONNECTICUT

GE #23-5688

FEBRUARY 21, 2025



GRUMMAN ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET
NORWALK, CONNECTICUT 06851
(203) 853-3833
FAX 286-5057

RECEIVED

APR 08 2025

CITY OF NORWALK
PLANNING & ZONING

Stormwater Management Practices Maintenance Declaration

The Owner(s) of this property located at (65 Van Zant Street) shall be solely responsible for the installation, maintenance and repair of the stormwater management practice(s), drainage easements and associated landscaping identified in the Approved Stormwater Management System Plan.

No alterations or changes to the approved stormwater management practice(s) shall be permitted unless they are deemed to comply with the original design and are approved in writing by the City of Norwalk.

The Owner(s) shall retain a qualified inspector (as approved by the City of Norwalk) to operate and ensure the maintenance of the stormwater management practice(s) identified herein in accordance with the Operations and Maintenance Plan.

The Owner(s) must maintain all records (logs, invoices, reports, data, etc) and have them readily available for inspection at all times. Inspection documentation must be maintained as frequently as required in Operation and Maintenance Plan.

The City of Norwalk or its designee is authorized to access the property as necessary to conduct inspections of the stormwater management practice(s) or drainage easements to ascertain compliance with the intent of the stormwater management practice(s).

The Owner(s) hereby conveys to the City of Norwalk an easement over, on and in the property for the purpose of access to the stormwater management practices(s) for the inspection, maintenance and repair thereof, should the Owner(s) fail to properly inspect, maintain and repair the practice(s). The City of Norwalk's execution of any repair or maintenance does not alter the Owner(s) responsibility to maintain in the future.

The Owner(s) agrees that in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the stormwater management practice(s). The information shall accompany the first deed transfer and include the Operation And Maintenance Plan Report and survey depicting stormwater management practice(s). The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this declaration and bind the respective parties hereto.

IN WITNESS WHEREOF, the "Owner(s)" have executed this Declaration on this _____ day of _____, 20_____.

By: _____
[Owner(s)]

By: _____
[Owner(s)]

STATE OF CONNECTICUT)
) ss: Norwalk
COUNTY OF FAIRFIELD)

The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____, the
[Owner(s)]

"Owner(s)" of _____.
[Address]

Notary Public

My Commission Expires On:

WHEN RECORDED RETURN COPIY TO:
[All of the following departments involved in approval:
Building Department, Planning & Zoning, Inland Wetlands Agency

Exhibit A Operations and Maintenance Plan

65 Van Zant Street

2-21-25

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at *65 Van Zant Street* are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:

- a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
- c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

- a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
- d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Bioretention/Biofiltration Basins and Rain Gardens:

- a. Bioretention/Biofiltration basins and rain gardens shall be cleaned of debris and sediments upon the completion of construction. Any filter media (bioretention soil) impacted by the construction activities shall be removed and replaced at this time.
- b. The filter media (bioretention soil) shall be visually inspected on a monthly basis for the first 6 months. Any erosion or displacement of the filter media (bioretention soil) shall be promptly repaired and the cause of the problem shall be identified and corrected. Monthly inspections shall continue until successful operation of the system is confirmed.
- c. Bioretention/Biofiltration areas and rain gardens with grass shall not be mowed more than twice during the growing season, preferably only in late October. More frequent mowing will eliminate native forbs and sedges from the meadow cover.
- d. Bioretention/Biofiltration areas and rain gardens with mulch and plantings shall be inspected during spring cleanup and one just prior to the winter season.
- e. All dead plants and missing mulch shall be replaced and any necessary pruning of vegetation shall be completed.
- f. The surface of these structures shall be inspected on a quarterly basis after the first six months of successful operation and after heavy runoff events (e.g. >3.0" in a 24-hour period). One inspection shall occur immediately following the completion of winter sanding and subsequent sweeping operations, and one shall occur just prior to the winter season. Any accumulated debris and sediments shall be removed.
- g. Check draining time of bioretention/biofiltration areas and rain gardens annually. Check within 72 hours after a minimum one inch rain event. If there is no standing water, infiltration is acceptable. If draining time is excessive, quantitatively determine infiltration rate. Use a double ring infiltrometer or monitor drop in water level after a significant storm. If infiltration rate <0.5 in. /hour, remedial action shall be taken.
- h. A soil-core investigation may be used to identify the clogged portion of stormwater facility and depth of clogging. Remedial measures may include removal of clogged soil layer and replacement with suitable media, aeration, and mixing upper strata with lower soil strata. After corrective measures have been implemented, infiltration rate and draining time shall be retested.

4. Drywells and Infiltration Systems:

- a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
- c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the units shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Roof Gutters:

- a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Operations and Maintenance Log (Page 1 of 3)

65 Van Zant Street

2-21-25

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name: _____ Date of Inspection: _____

Affiliation: _____ Phone #: _____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐
N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐
N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐
N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐
N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐
N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐
N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐
N/A

Notes:

Operations and Maintenance Log (Page 2 of 3)

65 Van Zant Street

2-21-25

Bioretention/Biofiltration Basins/Rain Gardens:

- Have basins been cleared of debris/sediments? ☐ Yes ☐ No ☐
N/A
- Have draining times of basins been verified? ☐ Yes ☐ No ☐
N/A
- Has vegetation been mowed (twice/year max.)? ☐ Yes ☐ No ☐
N/A
- Has plantings and mulch been replaced (twice/year)? ☐ Yes ☐ No ☐
N/A

Notes:

Drywells and Infiltration Systems:

- Have units been cleared of debris/sediments? ☐ Yes ☐ No ☐
N/A
- Do units require additional repair? (identify below): ☐ Yes ☐ No ☐
N/A
- Has draining times of system been verified? ☐ Yes ☐ No ☐
N/A

Notes:

Roof Gutters:

- Has accumulated debris been removed from gutters? ☐ Yes ☐ No ☐
N/A
- Do any gutters require additional repair? (identify below): ☐ Yes ☐ No ☐
N/A

Operations and Maintenance Log (Page 3 of 3)

65 Van Zant Street

2-21-25

Notes:

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector:

Date:



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.

Date Received:

RECEIVED

JAN 13 2025

CITY OF NORWALK
PLANNING & ZONING

1. Address of Subject Property(s):

65 Van Zant St _____, Norwalk, CT

2. District: 3 Block: 34 Lot(s): 13 & 16 3. Zone: CD-3 Overlay/Village District: EVTZ

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone: ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

Retail

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

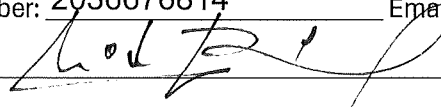
Multi-Family Residential

Applicant Information

Applicant Name: Milan Pribelsky

Billing Address: 10 Fox Run Rd, Norwalk, CT 06851

Phone Number: 2036676814 Email: milanexpertrenovationllc@gmail.com

Signature: 

Property Owner Information and Authorization

Owner of Record: Milan Pribelsky

Billing Address: 10 Fox Run Rd, Norwalk, CT 06851

Phone Number: 2036676814 Email: milanexpertrenovationllc@gmail.com

Signature: 

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*



MEMORANDUM

To: Milan Pribelsky / Milan's Expert Renovation, LLC

From: Matt Baldino, PE, PTOE / Solli Engineering
Kevin Solli, PE, PTOE / Solli Engineering

Subject: Trip Generation Assessment
Multifamily Residential Development
65 Van Zant Street & 28 Rowan Street, Norwalk, Connecticut 06830
Project Number: 25102601

Date: 04/07/25

Solli Engineering, LLC has prepared this memorandum to summarize the potential trip generation associated with the Multifamily Residential Development located at 65 Van Zant Street (Route 136) & 28 Rowan Street, Norwalk, Connecticut.

Project Description

The project proposes to develop two existing vacant parcels of land totaling 0.41± acres of land for the construction of one residential building, consisting of 22 residential units, with appurtenant parking, loading, landscape, and drainage features at 65 Van Zant Street (Route 136) & 28 Rowan Street, Norwalk, Connecticut. The development is proposed to be accessed via an enter-only curb cut from Van Zant Street (Route 136) and an exit-only curb cut onto Rowan Street. The site is currently undeveloped and is bound by Rowan Street to the north, residential development and a learning center to the east, Van Zant Street to the South, and residential properties to the west. Refer to the Site Location Map, Figure 1, enclosed as a supporting document to this memorandum, for additional information regarding the development location.

Existing Conditions

In The vicinity of the proposed project site, Van Zant Street (Route 136) is an east-west bound roadway, classified as a principal arterial roadway by the Connecticut Department of Transportation (CTDOT). Van Zant Street (Route 136) is generally a two-lane, bi-directional roadway with a posted speed limit of 25 miles per hour with eleven-foot lanes and an eight-foot-wide shoulder along the east bound side and a two-foot shoulder along the westbound side of the roadway. The roadway is illuminated via streetlights attached to the existing utility poles along the westbound travel lane. There are currently sidewalks along both sides of Van Zant Street (Route 136). Based on traffic volumes collected in September 2020 and June 2023 at CTDOT count station NRWA-184, located along Van Zant Street (Route 136) in the vicinity of the project site on Van Zant Street (Route 136), the bi-directional ADT was reported as 5,400 vehicles per day in 2020 and 6,000 vehicles per day in 2023. The weekday AM peak hour volumes in 2023 were 188 vehicles eastbound and 407 vehicles westbound (595 vehicles). The weekday PM peak hour volumes in 2023 were 312 vehicles eastbound and 172 vehicles westbound (484 vehicles). The 85th percentile speed at this count station was reported as 30 miles per hour eastbound and 30.5 miles per hour westbound. Historical AADT data from NRWA-184 is included as a supporting document to this memorandum.

In the vicinity of the proposed project site, Rowan Street is an east-west bound roadway, classified as a local roadway by the CTDOT. Rowan Street is generally a two-lane bi-directional roadway with a posted speed limit of 25 miles per hour with thirteen-foot lanes. The roadway is illuminated via streetlights attached to the existing utility poles along the westbound travel lane. There are currently sidewalks along both sides of Rowan Street. CTDOT does not have any count stations present in the vicinity of the project site on Rowan Street.

Upon review of the most recent three (3) years of available accident data from March 1, 2022 through March 1, 2025 from the CT Crash Data Repository, seven (7) crashes were identified in the vicinity of the property frontage, with six (6) accidents occurring along the property frontage on Van Zant Street (Route 136) and one (1) along the property frontage on Rowan Street. Of the total accidents along the property frontage on Van Zant Street (Route 136), one (1) was an angle collision, two (2) were sideswipe – same direction collisions, two (2) were front to rear collisions, and one (1) was an unknown collision. Of the total accidents along the property frontage on Rowan Street, one (1) was a front to rear collision. All seven (7) crashes resulted in property damage only. No pattern or geometric deficiencies were identified from this data that would require mitigation. See the Accident Summary Table, enclosed as a supporting document to this memorandum, for additional information.

Proposed Development

To evaluate the potential traffic impact associated with the proposed development, the potential trips to be generated by the proposed land use were estimated using data from the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition. The trip generation was calculated for the weekday AM, weekday PM, and Saturday midday peak hours, based on the proposed residential use. For Land Use Code 220 (Multifamily Housing – Low-Rise, Not Close to Rail Transit), the independent variable was defined as the total number of units. ITE defines Land Use Code 220 Multifamily housing (Low-Rise) Not Close to Rail Transit as “apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels)”. Although the development is near rail transit, ITE Trip Generation lacks sufficient data to support using the "close to rail transit" subcategory. No credit was taken to reduce anticipated vehicular trip generation as a result of multimodal trips (ie. pedestrians and transit) therefore, resulting in a conservative analysis. Instead, the "not close to rail transit" subcategory was used to provide a more conservative analysis. Due to insufficient data for the Saturday midday peak hour, the average rate and entering/exiting distributions from the weekday PM peak hour were used for a more conservative analysis.

TABLE 1 TRIP GENERATION SUMMARY									
LAND USE	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR			SATURDAY MIDDAY PEAK HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
LUC 220 Multifamily Housing (Mid-Rise) (22 Units)	2	7	9	8	4	12	8	4	12
Total New Trips	2	7	9	8	4	12	8	4	12

The trips generated by the proposed development are anticipated to be distributed to the surrounding roadway network following a pattern consistent with existing east-west distributions on Van Zant Street (Route 136). The expected increase in overall traffic volume on Van Zant Street accessing the enter only driveway was calculated to be 0.5% during the AM peak hour and 1.6% during the PM peak hour based on historic AADT data. This minor increase in traffic volume associated with the proposed development is within the daily fluctuation of traffic volumes on the roadway network. Based on the low volumes of new trips anticipated to be generated by the proposed development, no adverse impact to the operating conditions of the area roadway network is expected.

Intersection sight distance (ISD) at the proposed exit-only driveway on Rowan Street was evaluated per guidance provided in the CTDOT Highway Design Manual. The sight distance along Rowan Street was calculated based on the design speed of 30 miles per hour in both the eastbound and westbound directions on Rowan Street. The minimum sight distance based on the design speed of 30 miles per hour eastbound is 331 feet looking left and the minimum sight distance looking right based on a speed of 30 miles per hour westbound is 331 feet, measured 15 feet back from the shoulder of the intersecting roadway. The sight distance looking right out of the proposed exit-only driveway extends to the intersection of Rowan Street and East Avenue (Route 136), approximately 200 feet east of the site driveway. It is anticipated that vehicles approaching from the east will be traveling at slower speeds due to the turning maneuver at the intersection, therefore, it is anticipated that there is adequate sight distance at the proposed site driveway. The proposed site driveway has been designed with adequate sight distance to accommodate exiting vehicles. Intersection sight distance is demonstrated on Figure ISD-1, included as a supporting document to this memorandum.

Conclusion

The proposed development includes the construction of one, 22-unit apartment building with appurtenant parking, loading, landscape and drainage features at 65 Van Zant Street (Route 136) & 28 Rowan Street in Norwalk, Connecticut. The development is proposed to be accessed via an enter-only curb cut from Van Zant Street (Route 136) and an exit-only curb cut onto Rowan Street. The proposed development is expected to generate 9 (2 entering, 7 exiting) total new trips during the weekday AM peak hour, 12 (8 entering, 4 exiting) total new trips during the weekday PM peak hour, and 12 (8 entering, 4 exiting) total new trips during the Saturday midday peak hour. It is the professional opinion of Solli Engineering that the anticipated trips generated by the proposed development can be accommodated by the surrounding roadway network without adverse impact to the operating conditions of the adjacent roadway network.

Supporting Documents:

Ground Floor Plan	(A101)
Site Location Map	(Figure 1)
Intersection Sight Distance Figure	(Figure ISD-1)
Trip Generation Summary	
ITE Trip Generation Rate Sheets	
Accident Data Summary	
NRWA-184 AADT Data	
NRWA-184 Speed Data	

X:\SE Files\Project Data\2025\25102601 - 65 Van Zant Street - Norwalk, CT\Engineering Data\Reports\25102601-Trip Generation Memo.docx

65 - VZ
NEW MULTIFAMILY

65 VZ
NORWALK, CT

PROJ. NO. XXX
OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN
ALEXANDER MELKO AIA
100 COMMONS PARK N STE 406
STAMFORD, CT 06902
AMELKODESIGN@GMAIL.COM
WWW.ASM-ARCH.COM
203.434.6177

ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

24_1111 - P2 SUBMISSION SET
24_0919 - SD PROGRESS SET
24_0603 - SD PROGRESS SET

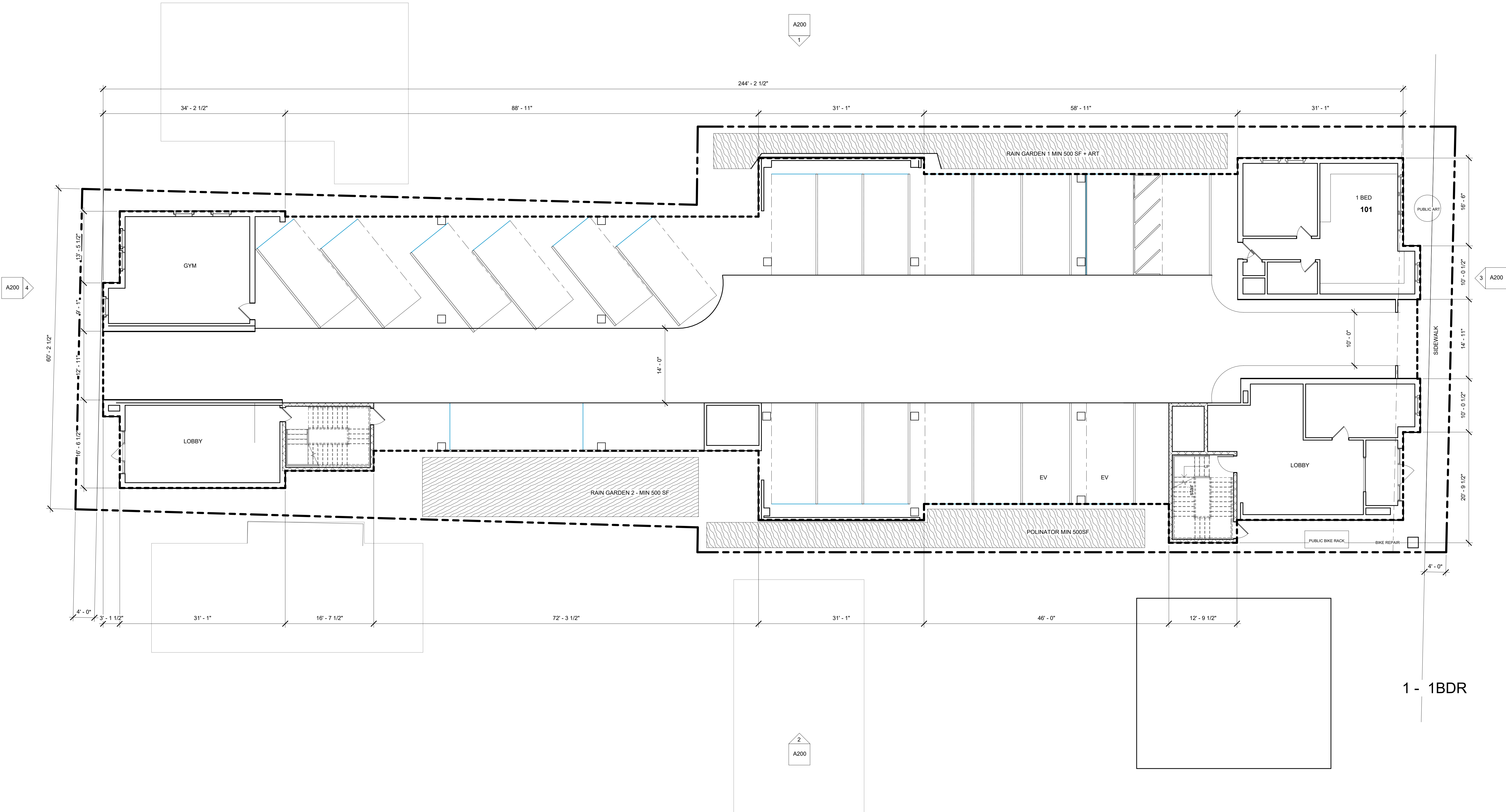
GROUND FLOOR PLAN

A101

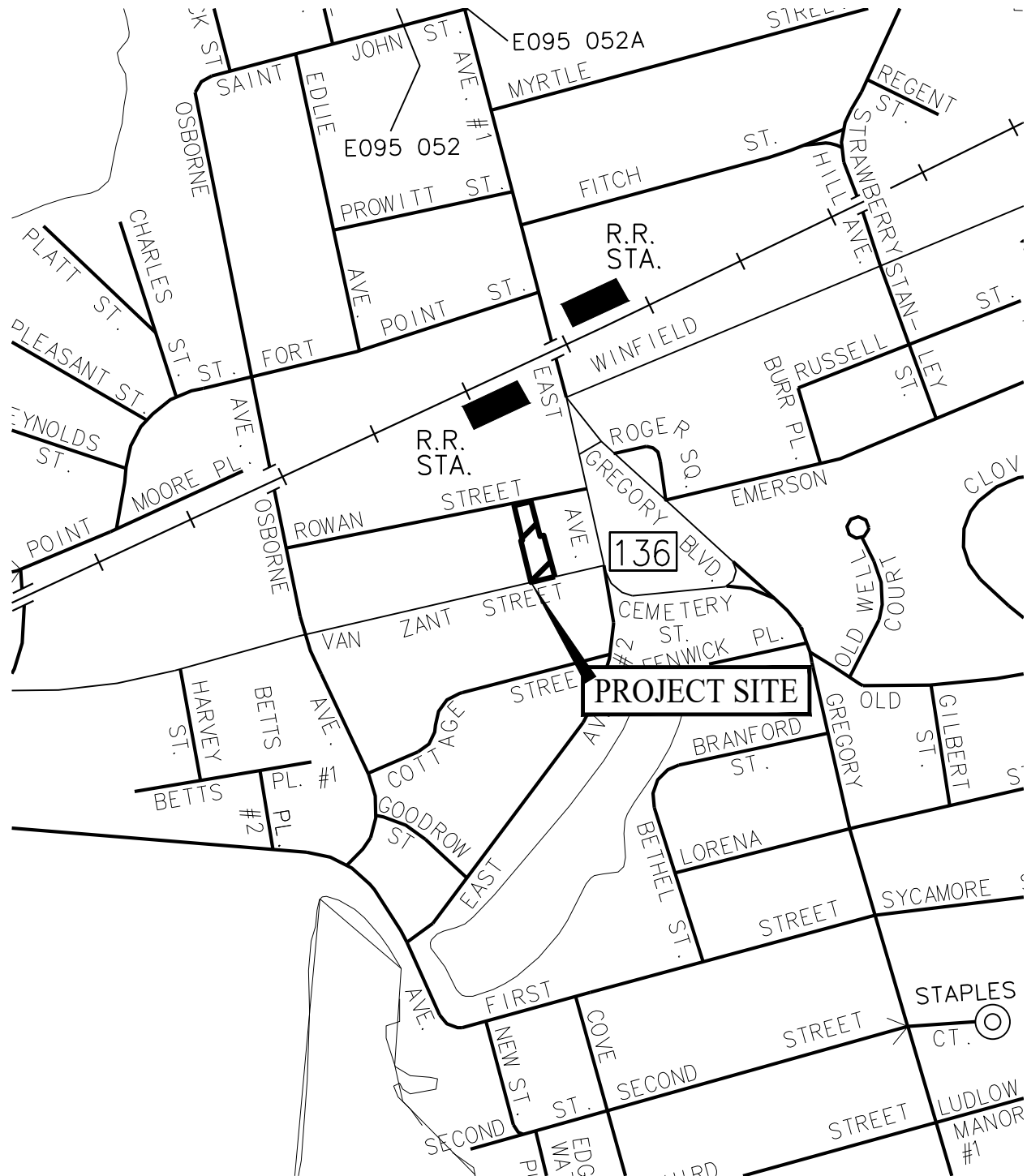
NO. 65 VZ

14,674 MAX GC

14,414 proposed GC



1 GROUND FLOOR PLAN
1/8" = 1'-0"



NOTE: BASE MAP INFORMATION TAKEN
FROM CT TRU MAP 130

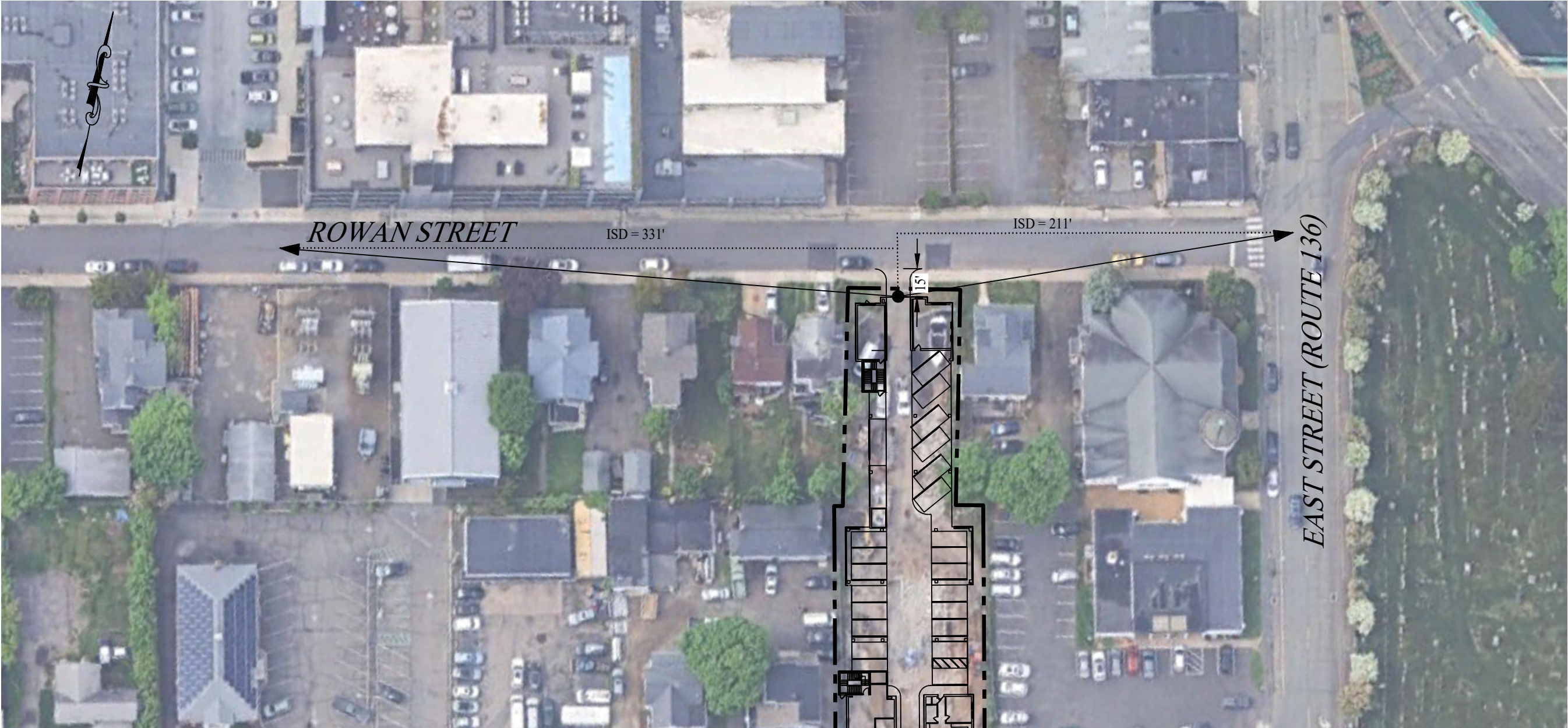


MONROE, CT | W. HARTFORD, CT | NORWOOD, MA
SOLLIENGINEERING.COM
T: (203) 880-5455 | F: (203) 880-9695

SITE LOCATION MAP

65 VAN ZANT STREET & 28 ROWAN
STREET, NORWALK, CONNECTICUT

Project #:	25102601
Plan Date:	03/26/25
Scale:	1" = 500'
Figure:	1



- NOTES:
- 1. INTERSECTION SIGHT DISTANCE IS MEASURED 15 FEET FROM THE EDGE OF PAVEMENT.
 - 2. INTERSECTION SIGHT DISTANCE CALCULATED FROM A DESIGN SPEED OF 30 MILES PER HOUR
 - 3. INTERSECTION SIGHT DISTANCE EVALUATED PER CTDOT HIGHWAY DESIGN MANUAL.



Rev. #:DateDescription			SOLLIENGINEERING 501 Main Street, Monroe, CT 06468 T: (203) 880-5455 F: (203) 880-9695		Drawn By: CJS Checked By: KMS Project #: 25102601 Plan Date: 03/26/25 Scale: 1" = 60'	Project: PROPOSED MULTIFAMILY DEVELOPMENT 65 VAN ZANT STREET & 28 ROWAN STREET NORWALK, CONNECTICUT	Sheet Title: INTERSECTION SIGHT DISTANCE FIGURE	SHEET #: ISD-1
--	--	--	---	--	---	---	---	----------------

Proposed Trip Generation Summary 65 Van Zant Street & 28 Rowan Street, Norwalk, Connecticut											
	Variable	LUC	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing (Mid-Rise) Not Close to Rail Transit	22	220	2	7	9	8	4	12	8	4	12
Total New Trips			2	7	9	8	4	12	8	4	12

Source: ITE Trip Generation, 11th Edition

Land Use	Time Period	Average Rate	Average	
			Entering	Exiting
LUC 220 - Multifamily Housing (Low-Rise) Not Close to Rail Transit	AM	0.40	24%	76%
	PM	0.51	63%	37%
	SAT	0.51	63%	37%

Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

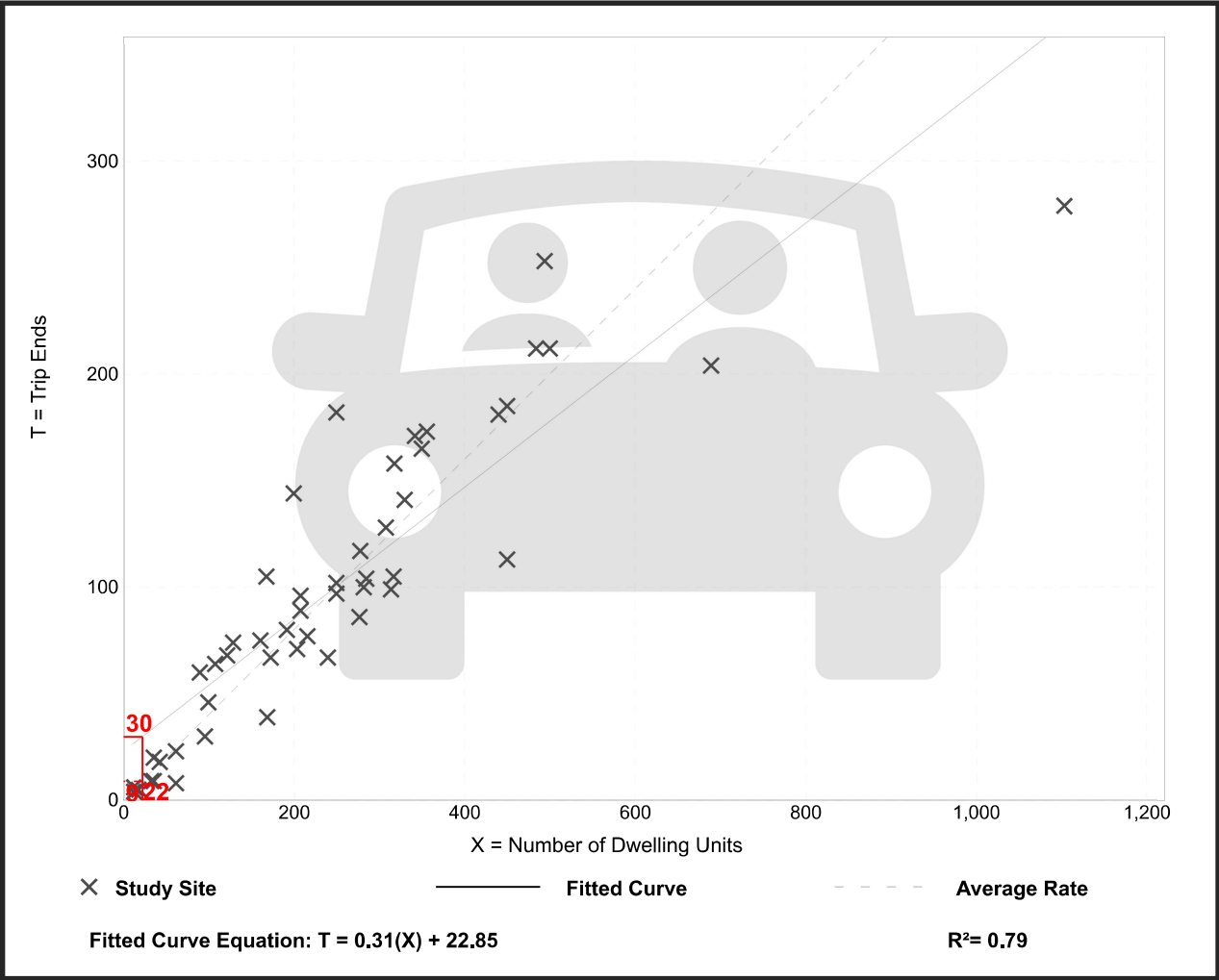
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

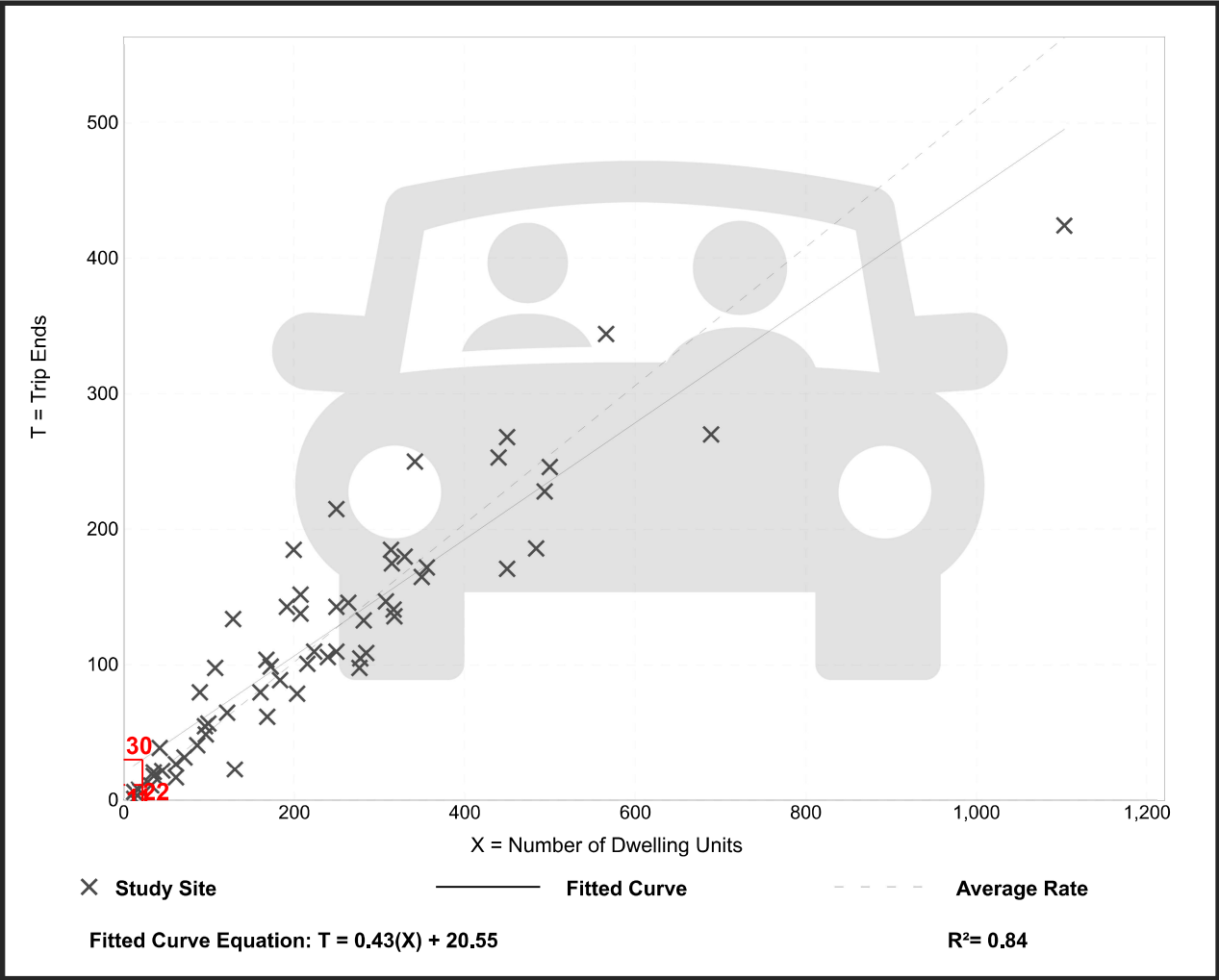
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)

Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 282

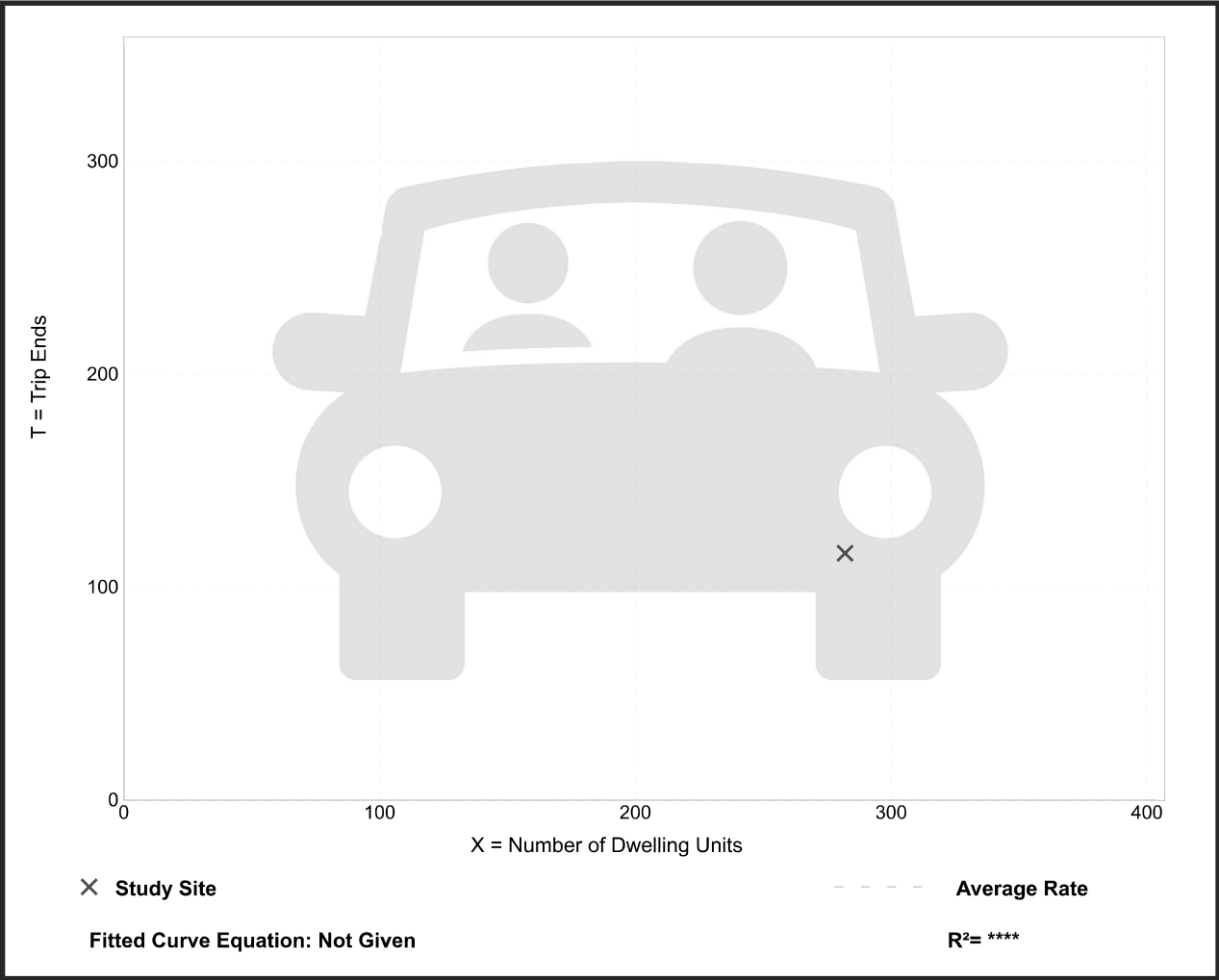
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	*

Data Plot and Equation

Caution – Small Sample Size



STUDY AREA ACCIDENT SUMMARY - MARCH 2022 THROUGH MARCH 2025
PROPOSED MULTIFAMILY DEVELOPMENT - 65 Van Zant Street & 28 Rowan Street, Norwalk, Connecticut

	Property Frontage on Van Zant Street	Property Frontage on Rowan Street	TOTAL
Accident Type:			
Rear End	0	0	0
Angle	1	0	1
Sideswipe - Opposite Direction	0	0	0
Sideswipe - Same Direction	2	0	2
Front to Front	0	0	0
Front to Rear	2	1	3
Unknown	1	0	1
Other	0	0	0
Accident Severity:			
Fatality	0	0	0
Injury Any Type	0	0	0
Property Damage Only	6	1	7
Road Surface Condition:			
Dry	5	0	5
Wet	1	1	2
Slush	0	0	0
Snow	0	0	0
Ice/Frost	0	0	0
TOTAL NUMBER OF ACCIDENTS	6	1	7

Status: OK

South

Combined

North

Class

Speed

NRWA-184 - North

Route 136 - 5.89 mi West of East Avenue

Town.....	Norwalk	20-Jun	21-Jun	22-Jun	23-Jun
Station.....	184	Tue	Wed	Thu	Fri
Location.....	41.101921,-73.404599		27	44	x
Posted Speed Limit.....	25 MPH		14	29	x
A.K.A.....	2184 5184		8	14	x
2015-Principal Arterial - Other	3...2015-Urban		9	14	x
HPMS Section ID.....			18	11	x
Start Report.....	21-Jun-2023 12:00AM		32	24	x
End Report.....	23-Jun-2023 12:00AM		73	69	x
Annualized ADT.....	3300		188	154	x
24-Hour Count.....	3289 * G4(0.92) = 3025.9		185	179	x
Day 1.....	+ 3901 * G4(0.92) = 6614.8		156	218	x
UnRounded AADT.....	6614.8 / 2 = 3307.4		166	209	x
OK 2023 Tue 20-Jun -this report-	6000	x	175	255	
OK 2020 Wed 09-Sep	5400	x	204	289	
OK 2011 Wed 08-Jun	6600	x	195	282	
OK 2008 Mon 30-Jun	7700	x	193	245	
Dataset Details.....	1	x	217	270	
		x	283	297	
		x	312	347	
		x	248	250	
		x	179	164	
		x	139	205	
		x	129	149	
		x	66	128	
		x	73	55	
Totals		0	3289	3901	0

Status: OK

South

Combined

North

Class

Speed

NRWA-184 - Combined - n/s

Route 136 - 5.89 mi West of East Avenue

Town.....	Norwalk	20-Jun	21-Jun	22-Jun	23-Jun
Station.....	184	Tue	Wed	Thu	Fri
Location.....	41.101921,-73.404599	12:00am	38	60	x
Posted Speed Limit.....	25 MPH	01:00am	21	44	x
A.K.A.....	2184 5184	02:00am	11	21	x
2015-Principal Arterial - Other	3...2015-Urban	03:00am	19	29	x
HPMS Section ID.....		04:00am	33	26	x
Start Report.....	21-Jun-2023 12:00AM	05:00am	64	47	x
End Report.....	23-Jun-2023 12:00AM	06:00am	175	162	x
Annualized ADT.....	6000	07:00am	516	405	x
24-Hour Count.....	6232 * G4(0.92) = 5733.4	08:00am	592	399	x
Day 1.....	+ 6723 * G4(0.92) = 11918.6	09:00am	430	388	x
UnRounded AADT.....	11918.6 / 2 = 5959.3	10:00am	351	352	x
OK 2023 Tue 20-Jun -this report-	6000	11:00am	x 338	400	
OK 2020 Wed 09-Sep	5400	12:00pm	x 360	441	
OK 2011 Wed 08-Jun	6600	01:00pm	x 333	458	
OK 2008 Mon 30-Jun	7700	02:00pm	x 329	485	
Dataset Details.....	1	03:00pm	x 368	484	
		04:00pm	x 429	462	
		05:00pm	x 484	511	
		06:00pm	x 380	389	
		07:00pm	x 290	289	
		08:00pm	x 226	325	
		09:00pm	x 209	253	
		10:00pm	x 129	208	
		11:00pm	x 107	85	
		Totals	0	6232	6723
					0

Status: OK

South

Combined

North

NRWA-184 - North

Route 136 - 5.89 mi West of East Avenue

Town.....Norwalk	Hour	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76+	Total	Daily
Station.....184																Vol.	Vol.
Location..... 41.101921, -73.404599																	
Posted Speed Limit.....25 MPH																	
A.K.A.....2184 5184	Tuesday																
2015-Principal Arterial - Other 3...2015-Urban	20-Jun																
HPMS Section ID.....	12:00am																
Start Report.....21-Jun-2023 12:00AM	01:00am																
End Report.....23-Jun-2023 12:00AM	02:00am																
Dataset Details.....1	03:00am																
	04:00am																
	05:00am																
All Vehicles Average Speed..... 25 MPH	06:00am																
Total Vehicles.....7190	07:00am																
Percentile Sampling Period..... 9AM to 4PM	08:00am																
Vehicle Too Close.....5 secs	09:00am																
Vehicle Too Slow..... < 10 MPH	10:00am																
Speed Lower Limit.....15 MPH below Posted	11:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	12:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
All Report Days	01:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
85th Percentile Speed.....31.4 MPH	02:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
50th Percentile Speed.....26.2 MPH	03:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
10 MPH Pace (64%).....22-31 MPH	04:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
All Hours Total Vehicles.....7190	05:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
In-Period Total Vehicles.....3074	06:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Omitted Vehicles Too Close (38%).....1173	07:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Omitted Vehicles Too Slow (1%).....45	08:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Sampled Vehicles (60%).....1856	09:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	10:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	11:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Tuesday 20-Jun-2023	Totals																
85th Percentile Speed.....N/A	Percent																
50th Percentile Speed.....N/A	Wednesday																
10 MPH Pace ().....N/A	21-Jun																
All Hours Total Vehicles.....0	12:00am	.	1	2	11	12	1	.	.	.	.	.	.	.	.	27	1%
In-Period Total Vehicles.....0	01:00am	.	.	6	3	3	2	.	.	.	.	.	.	.	.	14	0%
Omitted Vehicles Too Close (0%).....0	02:00am	.	1	5	.	1	.	1	.	.	.	.	.	.	.	8	0%
Omitted Vehicles Too Slow (0%).....0	03:00am	.	.	2	4	3	.	.	.	.	.	.	.	.	.	9	0%
Sampled Vehicles ().....0	04:00am	.	.	2	9	6	1	.	.	.	.	.	.	.	.	18	1%
	05:00am	.	.	2	14	12	4	.	.	.	.	.	.	.	.	32	1%
85th Percentile Speed.....31.0 MPH	06:00am	3	2	7	24	24	12	1	.	.	.	.	.	.	.	73	2%
50th Percentile Speed.....26.0 MPH	07:00am	20	36	47	44	29	11	1	.	.	.	.	.	.	.	188	6%
10 MPH Pace (65%).....22-31 MPH	08:00am	21	37	59	42	20	4	2	.	.	.	.	.	.	.	185	6%
All Hours Total Vehicles.....3289	09:00am	7	28	43	42	31	4	1	.	.	.	.	.	.	.	156	5%
In-Period Total Vehicles.....1306	10:00am	11	17	47	67	22	1	1	.	.	.	.	.	.	.	166	5%
Omitted Vehicles Too Close (33%).....426	11:00am	20	38	50	41	20	6	.	.	.	.	.	.	.	.	175	5%
Omitted Vehicles Too Slow (1%).....19	12:00pm	23	23	55	64	34	5	.	.	.	.	.	.	.	.	204	6%
Sampled Vehicles (66%).....861	01:00pm	7	32	52	70	27	7	.	.	.	.	.	.	.	.	195	6%
	02:00pm	4	15	45	90	30	9	.	.	.	.	.	.	.	.	193	6%
	03:00pm	11	29	67	77	30	3	.	.	.	.	.	.	.	.	217	7%
85th Percentile Speed.....31.7 MPH	04:00pm	11	39	87	101	36	7	2	.	.	.	.	.	.	.	283	9%
50th Percentile Speed.....26.3 MPH	05:00pm	102	67	64	55	18	6	.	.	.	.	.	.	.	.	312	9%
10 MPH Pace (63%).....22-31 MPH	06:00pm	12	21	68	93	45	8	1	.	.	.	.	.	.	.	248	8%
All Hours Total Vehicles.....3901	07:00pm	11	21	45	63	27	11	1	.	.	.	.	.	.	.	179	5%
In-Period Total Vehicles.....1768	08:00pm	6	9	47	49	18	9	1	.	.	.	.	.	.	.	139	4%
Omitted Vehicles Too Close (42%).....747	09:00pm	2	4	53	46	18	3	3	.	.	.	.	.	.	.	129	4%
Omitted Vehicles Too Slow (1%).....26	10:00pm	1	3	9	27	21	5	.	.	.	.	.	.	.	.	66	2%
Sampled Vehicles (56%).....995	11:00pm	.	5	9	29	18	10	1	1	.	.	.	.	.	.	73	2%
	Totals	272	428	873	1065	505	129	15	2	0	0	0	0	0	0	3289	
Friday 23-Jun-2023	Percent	8.27	13.01	26.54	32.38	15.35	3.92	0.46	0.06	0.00	0.00	0.00	0.00	0.00	0.00		
85th Percentile Speed.....N/A	Thursday																
50th Percentile Speed.....N/A	22-Jun																
10 MPH Pace ().....N/A	12:00am	2	1	10	17	9	4	.	1	.	.	.	.	.	.	44	1%
All Hours Total Vehicles.....0	01:00am	.	1	5	12	8	1	2	.	.	.	.	.	.	.	29	1%
In-Period Total Vehicles.....0	02:00am	.	1	4	8	.	1	.	.	.	.	.	.	.	.	14	0%
Omitted Vehicles Too Close (0%).....0	03:00am	5	2	4	3	.	.	.	.	.	.	.	.	.	.	14	0%
Omitted Vehicles Too Slow (0%).....0	04:00am	.	3	4	3	1	.	.	.	.	.	.	.	.	.	11	0%
Sampled Vehicles ().....0	05:00am	1	.	3	9	5	6	.	.	.	.	.	.	.	.	24	1%
	06:00am	2	6	6	21	23	8	2	1	.	.	.	.	.	.	69	2%
	07:00am	11	24	43	37	28	9	1	1	.	.	.	.	.	.	154	4%
	08:00am	14	24	55	58	21	7	.	.	.	.	.	.	.	.	179	5%
	09:00am	12	15	55	78	45	12	1	.	.	.	.	.	.	.	218	6%
	10:00am	8	26	53	79	32	11	.	.	.	.	.	.	.	.	209	5%
	11:00am	16	19	93	79	42	5	1	.	.	.	.	.	.	.	255	7%
	12:00pm	28	47	80	96	33	4	.	1	.	.	.	.	.	.	289	7%
	01:00pm	17	34	88	80	45	15	3	.	.	.	.	.	.	.	282	7%
	02:00pm	24	44	54	76	41	6	.	.	.	.	.	.	.	.	245	6%
	03:00pm	23	31	96	83	28	6	3	.	.	.	.	.	.	.	270	7%
	04:00pm	36	39	65	98	48	8	3	.	.	.	.	.	.	.	297	8%
	05:00pm	109	64	93	58	19	4	.	.	.	.	.	.	.	.	347	9%
	06:00pm	39	34	50	75	43	7	1	1	.	.	.	.	.	.	250	6%
	07:00pm	4	11	35	66	41	7	.	.	.	.	.	.	.	.	164	4%
	08:00pm	4	27	64	82	22	6	.	.	.	.	.	.	.	.	205	5%
	09:00pm	2	11	42	57	31	5	1	.	.	.	.	.	.	.	149	4%
	10:00pm	1	4	21	42	50	9	.	.	1	.	.	.	.	.	128	3%
	11:00pm	.	2	10	18	14	8	2	1	.	.	.	.	.	.	55	1%
	Totals	358	470	1033	1235	629	149	20	6	0	1	0	0	0	0	3901	
	Percent	9.18	12.05	26.48	31.66	16.12	3.82	0.51	0.15	0.00	0.03	0.00	0.00	0.00	0.00		
Friday 23-Jun	23-Jun																
	12:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	01:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	02:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	03:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	04:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	05:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	06:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	07:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	08:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	09:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		

10:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
11:00am															
12:00pm															
01:00pm															
02:00pm															
03:00pm															
04:00pm															
05:00pm															
06:00pm															
07:00pm															
08:00pm															
09:00pm															
10:00pm															
11:00pm															
Totals															
Percent															

Status: OK

South

Combined

North

NRWA-184 - South

Route 136 - 5.89 mi West of East Avenue

Town.....Norwalk	Hour	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76+	Total Daily Vol.	Daily Vol.
Station.....184																	
Location.....41.101921,-73.404599																	
Posted Speed Limit.....25 MPH																	
A.K.A.....2184 5184	Tuesday																
2015-Principal Arterial - Other 3...2015-Urban	20-Jun																
HPMS Section ID.....	12:00am																
Start Report.....21-Jun-2023 12:00AM	01:00am																
End Report.....23-Jun-2023 12:00AM	02:00am																
Dataset Details.....1	03:00am																
	04:00am																
All Vehicles Average Speed.....26 MPH	05:00am																
Total Vehicles.....5765	06:00am																
Percentile Sampling Period.....9AM to 4PM	07:00am																
Vehicle Too Close.....5 secs	08:00am																
Vehicle Too Slow.....< 10 MPH	09:00am																
Speed Lower Limit.....15 MPH below Posted	10:00am																
	11:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
All Report Days	12:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
85th Percentile Speed.....30.8 MPH	01:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
50th Percentile Speed.....26.0 MPH	02:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
10 MPH Pace (69%).....23-32 MPH	03:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
All Hours Total Vehicles.....5765	04:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
In-Period Total Vehicles.....2443	05:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Omitted Vehicles Too Close (34%).....823	06:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Omitted Vehicles Too Slow (2%).....45	07:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
Sampled Vehicles (64%).....1575	08:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	09:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	10:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	11:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
85th Percentile Speed.....N/A	Totals																
50th Percentile Speed.....N/A	Percent																
10 MPH Pace ().....N/A	Wednesday																
All Hours Total Vehicles.....0	21-Jun																
In-Period Total Vehicles.....0	12:00am	1	.	2	4	1	3	.	.	.	.	.	.	.	.	11	0%
Omitted Vehicles Too Close (0%).....0	01:00am	.	.	5	1	1	.	.	.	.	.	.	.	.	.	7	0%
Omitted Vehicles Too Slow (0%).....0	02:00am	.	.	1	2	.	.	.	.	.	.	.	.	.	.	3	0%
Sampled Vehicles ().....0	03:00am	.	1	1	5	3	.	.	.	.	.	.	.	.	.	10	0%
	04:00am	.	1	1	7	4	2	.	.	.	.	.	.	.	.	15	1%
85th Percentile Speed.....30.5 MPH	05:00am	1	1	5	11	11	3	.	.	.	.	.	.	.	.	32	1%
50th Percentile Speed.....25.8 MPH	06:00am	3	.	13	41	32	12	1	.	.	.	.	.	.	.	102	3%
10 MPH Pace (68%).....22-31 MPH	07:00am	43	45	73	110	47	10	.	.	.	.	.	.	.	.	328	11%
All Hours Total Vehicles.....2943	08:00am	27	56	135	133	51	4	1	.	.	.	.	.	.	.	407	14%
In-Period Total Vehicles.....1203	09:00am	23	25	85	97	36	8	.	.	.	.	.	.	.	.	274	9%
Omitted Vehicles Too Close (33%).....397	10:00am	14	22	56	63	23	6	1	.	.	.	.	.	.	.	185	6%
Omitted Vehicles Too Slow (2%).....21	11:00am	17	21	49	56	18	2	.	.	.	.	.	.	.	.	163	6%
Sampled Vehicles (65%).....785	12:00pm	24	20	38	49	25	.	.	.	.	.	.	.	.	.	156	5%
	01:00pm	9	15	31	61	21	.	1	.	.	.	.	.	.	.	138	5%
	02:00pm	12	9	37	55	20	2	1	.	.	.	.	.	.	.	136	5%
85th Percentile Speed.....31.1 MPH	03:00pm	7	10	47	66	19	2	.	.	.	.	.	.	.	.	151	5%
50th Percentile Speed.....26.3 MPH	04:00pm	13	9	38	66	19	.	1	.	.	.	.	.	.	.	146	5%
10 MPH Pace (71%).....23-32 MPH	05:00pm	11	20	47	61	25	8	.	.	.	.	.	.	.	.	172	6%
All Hours Total Vehicles.....2822	06:00pm	2	6	32	67	22	3	.	.	.	.	.	.	.	.	132	4%
In-Period Total Vehicles.....1240	07:00pm	1	4	18	54	28	6	.	.	.	.	.	.	.	.	111	4%
Omitted Vehicles Too Close (34%).....426	08:00pm	6	3	28	38	11	.	1	.	.	.	.	.	.	.	87	3%
Omitted Vehicles Too Slow (2%).....24	09:00pm	3	6	20	37	14	.	.	.	.	.	.	.	.	.	80	3%
Sampled Vehicles (64%).....790	10:00pm	2	1	19	21	16	3	1	.	.	.	.	.	.	.	63	2%
	11:00pm	.	1	12	11	8	2	.	.	.	.	.	.	.	.	34	1%
	Totals	219	276	793	1116	455	76	6	2	0	0	0	0	0	0	2943	
85th Percentile Speed.....N/A	Percent	7.44	9.38	26.95	37.92	15.46	2.58	0.20	0.07	0.00	0.00	0.00	0.00	0.00	0.00		
50th Percentile Speed.....N/A	Thursday																
10 MPH Pace ().....N/A	22-Jun																
All Hours Total Vehicles.....0	12:00am	1	1	4	5	5	.	.	.	.	.	.	.	.	.	16	1%
In-Period Total Vehicles.....0	01:00am	.	1	1	7	5	1	.	.	.	.	.	.	.	.	15	1%
Omitted Vehicles Too Close (0%).....0	02:00am	.	.	3	4	.	.	.	.	.	.	.	.	.	.	7	0%
Omitted Vehicles Too Slow (0%).....0	03:00am	4	2	4	2	3	.	.	.	.	.	.	.	.	.	15	1%
Sampled Vehicles ().....0	04:00am	1	2	6	5	1	.	.	.	.	.	.	.	.	.	15	1%
	05:00am	2	.	5	7	9	.	.	.	.	.	.	.	.	.	23	1%
	06:00am	.	.	9	29	37	17	1	.	.	.	.	.	.	.	93	3%
	07:00am	10	14	47	113	56	10	1	.	.	.	.	.	.	.	251	9%
	08:00am	14	14	61	88	37	5	1	.	.	.	.	.	.	.	220	8%
	09:00am	11	14	39	73	29	4	.	.	.	.	.	.	.	.	170	6%
	10:00am	11	9	47	48	27	1	.	.	.	.	.	.	.	.	143	5%
	11:00am	10	11	47	55	21	1	.	.	.	.	.	.	.	.	145	5%
	12:00pm	21	16	40	49	22	3	1	.	.	.	.	.	.	.	152	5%
	01:00pm	16	6	43	81	24	5	1	.	.	.	.	.	.	.	176	6%
	02:00pm	11	25	62	87	49	4	2	.	.	.	.	.	.	.	240	9%
	03:00pm	14	27	54	78	33	8	.	.	.	.	.	.	.	.	214	8%
	04:00pm	3	10	57	65	26	4	.	.	.	.	.	.	.	.	165	6%
	05:00pm	14	20	56	55	14	4	1	.	.	.	.	.	.	.	164	6%
	06:00pm	2	4	30	64	32	6	1	.	.	.	.	.	.	.	139	5%
	07:00pm	1	6	25	56	33	4	.	.	.	.	.	.	.	.	125	4%
	08:00pm	3	9	45	38	16	7	1	.	1	.	.	.	.	.	120	4%
	09:00pm	1	6	28	52	16	1	.	.	.	.	.	.	.	.	104	4%
	10:00pm	2	3	19	34	16	6	.	.	.	.	.	.	.	.	80	3%
	11:00pm	.	1	6	11	10	1	1	.	.	.	.	.	.	.	30	1%
	Totals	152	201	738	1106	521	92	10	1	1	0	0	0	0	0	2822	
	Percent	5.39	7.12	26.15	39.19	18.46	3.26	0.35	0.04	0.04	0.00	0.00	0.00	0.00	0.00		
	Friday																
	23-Jun																
	12:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	01:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	02:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	03:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	04:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	05:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	06:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	07:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	08:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		
	09:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x		

2023 NRWA-184 - Speed															
10:00am	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
11:00am															
12:00pm															
01:00pm															
02:00pm															
03:00pm															
04:00pm															
05:00pm															
06:00pm															
07:00pm															
08:00pm															
09:00pm															
10:00pm															
11:00pm															
Totals															
Percent															

OF PROPERTY PREPARED FOR

#65 VAN ZANT STREET & #28 ROWAN STREET
NORWALK, CONNECTICUT

SCALE: $1'' = 10'$

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

www.ArcamoneSurveyors.com

N/F
GEORGE A. HENSINGER
#26 ROWAN STREET

N/F
JOHN P. SCUOLA
#30 ROWAN STREET

LOT AREA
PARCELS 1 & 2

18,343 S.F.±

 $0.421 \text{ AC} \pm$

Vol.9660, Pg.308 N.L.R.

W/F
EAST AVENUE UNITED
METHODIST CHURCH, INC.
#67 VAN ZANT STREET

N/F
61 VAN ZANT STREET, LLC
#61 VAN ZANT STREET

WOOD STOCKADE FENCE -

X 100.0 DENOTES EXISTING SPOT ELEVATION -- DATUM IS ASSUMED.
THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, CLASS "V-2" VERTICAL ACCURACY.
SURVEY TYPE - ZONING LOCATION SURVEY "T-2" TOPOGRAPHY.

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300b-1 to 20-300b-20, EFFECTIVE, JUNE 21, 1986 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

UNDERGROUND IMPROVEMENTS MAY NOT ALL BE DEPICTED.
UTILITIES DEPICTED ARE TO BE CONSIDERED APPROXIMATE AS TO SIZE, & LOCATION.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED
THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL
REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP No. 9664 N.L.R.

TAX MAP 23NW DISTRICT 3 BLOCK 34 TAX LOT 13
PROPERTY IS LOCATED IN ZONE : "EVTZ" EAST NORWALK VILLAGE DISTRICT TOD ZONE
F.I.R.M. ZONE: "X" PANEL 532 OF 626 MAP NO. 0900T005326 DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY
DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT
TO BE USED TO ESTABLISH BOUNDARIES.

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

WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.
CONNECTICUT REG. # 15773

NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF ARCAMONE LAND SURVEYORS, LLC

TAX MAP 23NW DISTRICT 3 BLOCK 34 TAX LOT 13

65VanZant.DWG

Special Permit Application Submission Table of Contents

595 Westport Ave, Norwalk

1. Special Permit Application Form
2. Narrative Description
3. Site Plan by Civil 1, dated 3/25/25 and Survey by FA Hesketh & Associates, Inc.
4. Elevations by CLARIS Design Build, dated 3/3/25
5. Floor Plan by CLARIS Design Build, dated 3/3/25
6. Traffic & Parking Generation Study by DTS Provident Design Engineering, LLC dated 3/11/25
7. List of Mailing Addresses of Abutting Property Owners



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.

Date Received:

1. Address of Subject Property(s):

595 Westport Ave, Norwalk, CT _____, Norwalk, CT

2. District: 5 Block: 17 Lot(s): 8 3. Zone: CD-1M, Overlay/Village District: n/a

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone: ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

Manufacturing Facility & Office

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

The portion of the Building that is used as a manufacturing facility is being converted to Self-Storage (~85,400 sq. ft.).

The portion of the Building that is used as Office space is to remain as is (~25,300 sq. ft).

Applicant Information

Applicant Name: Adam Blank

Billing Address: 600 Summer Street, 7th Floor, Stamford, CT 06901

Phone Number: 203-318-6936 Email: ablank@wrkk.com

Signature: Adam Blank

Property Owner Information and Authorization

Owner of Record: Pepperidge Farm Incorporated is the current owner of 595 Westport Ave, please see attached authorization form. Applicant, TVG Partners, is contract purchaser as detailed in narrative. Applicant's information is provided below.

Billing Address: 230 Park Avenue, 3rd Fl. West, NY NY 10169

Phone Number: 646-613-8161, ext. 18 Email: shardy@tvgpartners.com & ccocotas@tvgpartners.com

Signature: Chris Cocotas, TVG Partners

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*

Special Permit Application Narrative
595 Westport Avenue

I. Background

TVG Partners (the “Applicant”) submits this application for Special Permit for the property at 595 Westport Avenue. The property is a single parcel of land comprised of two condominium and tax lot units: MBL 5-17-8, unit 1 and MBL 5-17-8, unit 2 (the “Property”). Unit 1 is 6.80 acres, and unit 2 (which housed the former Pepperidge Farm facility) is 6.53 acres. The Property is a total of 13.33 acres in total. It is zoned as CD-3C, General Urban Corridor Community District (formerly Business No.2), as further detailed on the Zoning Table in the attached Site Plan. TVG Partners is the contract purchaser of the Property, which is currently owned by Pepperidge Farm Incorporated.

The property includes several buildings, including a large commercial building that was most recently used by the Pepperidge Farm facility. The building, located on the west side of the Property, includes 25,362 sq. ft. of office space and 85,456 sq. ft. of manufacturing space (the “Building”). TVG Partners (the “Applicant”) applies for this Special Permit to convert the portion of the Building that was used as a manufacturing facility into a self-storage facility, comprised of approximately 600 self-storage units, and leave the office space as-is. The proposed use is less intense than the prior manufacturing use and will result in a decrease in traffic and required parking. The prior Pepperidge Farm headquarters employed over 150 people, resulting in daily traffic on and around the Property; in contrast, the self-storage use will result in significantly less traffic, as further detailed in the Traffic Study by DTS Provident Design

Engineering, LLP, attached. The self-storage facility will require minimal on-site employees and traffic generated by the self-storage portion of the Building would be limited to customers occasionally moving items in and out of storage.

There will be will be sufficient parking on the Property. Under the regulations, a total of 76 spaces are required for the Office use portion of the Building (1 space per 334 sq. ft of Usable Floor Area) and 18 spaces required for Self-Storage use portion of the Building (1 space per 5,000 sq. ft of Usable Floor Area), for a total of 94 spaces required. A total of 411 parking spaces are provided. As detailed on the Site Plan, there are 14 handicap spaces, 4 van spaces, 11 bicycle spaces, and 2 loading spaces. The Applicant also proposes to improve the walkways and access to the Building. The existing sidewalk on either side of the Building is to remain. There is a small patio that will be removed and replaced with landscaping, and various other small improvements to the loading zone and concrete walkways, as shown by the red-dash boxes on the Site Plan.

II. The Property is complaint with Special Permit Limitations

The Self-Storage Use includes three limitations for the CD-3C zone. All of the limitations are met. The limitations are as follows: *“(1) The facility is located on a parcel a minimum of seven (7) acres in size; (2) Such facility is located more than two hundred and fifty (250) feet from the centerline of Westport Avenue, Connecticut Avenue, Main Avenue, or Main street; (3) Any facility does not exceed 125,000 square feet.”*

As noted above the total acreage of the Property is just over 13 acres. As shown in the site plan, the self-storage facility will be set back more than 250 feet from Westport Avenue.

Finally, the portion of the Building that is being converted to a Self-Storage Use is 85, 456 sq. ft.

Therefore, all the limitations for the Self-Storage use are met.

III. The Project Meets all of Norwalk's Special Permit Criteria

This Application complies with the standards for issuance of a special permit, as set forth in Section 8.4.8.G.2 of the Norwalk Zoning Regulations:

- (a) ***Density of use and bulk of buildings.*** The density of use of the proposed Buildings, as well as the bulk of Building, comply with Norwalk's Zoning Regulations.
- (b) ***Stable traffic flow.*** The conversion of a portion of the Building from a Manufacturing use to a Self-Storage use will result in a significant decrease in traffic. As such, traffic operations along adjacent roadways and signalized intersections and will not require any off-site modifications. Please see Traffic & Parking Generation Study by DTS Provident Design Engineering, LLP dated 3/11/2025 which includes more information on the decrease in traffic flow. The Property will continue to be accessed via the existing driveway.
- (c) ***Availability of mass transit facilities.*** Route 1 runs in front of the Property. The Property lies approximately 3.5 north east of the South Norwalk metro station. It is about a 1.2 mile (22 min) walk from the Westport inter-city rail stop. There are several bus stops (Greater Bridgeport Transit Coastal Link-Milford Ct Post Mall) along route 1, the closes one being Post Rd. West at Opposite Hills Ln, about 512 feet from the Property.
- (d) ***Availability and compatibility of utilities.*** The Property is currently served by the public city water system and a septic system, and will continue to be.
- (e) ***Adverse impact from noise, odor, fumes, dust and artificial lighting.*** The proposed use is less intense than the historical uses of the Property, which includes Pepperidge Farm's manufacturing facility. The proposed Self-Storage use will not have an adverse impact from noise, odor, fumes, dust or artificial lighting.
- (f) ***Size of signs and design that are in harmony with the neighborhood.*** No signage is proposed.
- (g) ***Adequacy of yards, open space, screening and buffering.*** There will be minimal

changes to yards, open space, screening and buffering, as there will be no significant construction and minimal landscape modifications (such as replacing a 409 sq. ft. patio with landscaping) as shown on the Site Plan.

- (h) ***Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right.*** The proposed use of the Building is in line with other permitted uses in this mixed use, medium density zone. Since the office use (which is permitted as a matter of right in CD-3C) will be continued in the space, only a portion of the prior Manufacturing space is being converted to Self-Storage use, which is less intrusive than the prior use and similar in character to other uses permitted as of right in this zone, such as various business establishments, medical offices, hotels, etc. Since there will not be employees coming or going, or regular customers visiting the premises as there would be with these other uses that are permitted as of right in this zone, there will be less of an impact on traffic and minimal noise, light, trash generation, etc. compared to these other kinds of uses permitted by right.
- (i) ***Existing land use in the area.*** The area surrounding the site includes a variety of businesses, including: an auto glass service store, a commercial tire repair facility, a clothing retail store, an auto-body shop, a health counselor business, an optical store, and a children's clothing store, all located within approximately 600 feet of the Property. This use will be complimentary to the existing Office uses on the Property as it will generate minimal traffic and much of the infrastructure for the Self-Storage use is already in place. Additionally, there already exists a separate building on Unit 1 of the Property that contains approximately 230 apartments. Given the minimal impact the Self-Storage will have on neighboring properties, the proposed Use is in keeping with the large variety of existing land uses in the area.
- (j) ***Proximity of community facilities.*** The proposed Self-Storage use will not burden the surrounding roadways and infrastructure, as further detailed in the attached

Traffic Letter.

- (k) ***Compliance with the Norwalk Zoning Regulations and Norwalk POCD.*** The proposed use complies with the Norwalk Zoning Regulations and with the Norwalk POCD. Continuing the office use in one portion of the Building will allow the surrounding local business who depends on foot traffic to continue to thrive. Further, as set forth in the Norwalk POCD, one of the growth management principles set forth in the state POCD and reflected in Norwalk's POCD is the goal to redevelop and revitalize "regional centers" and "areas with existing or currently planned physical infrastructure". Converting a portion of this large Building into a self-storage facility to replace the manufacturing site of Pepperidge Farm's prior headquarters will ensure the industrial space, which due to its large size is conducive to a limited set of uses, continues to remain occupied.
- (l) ***Utilization of green infrastructure and other sustainability measures.*** Not applicable.
- (m) ***Conservation of wetlands, watercourses and other ecologically-viable lands.*** There are no wetlands, watercourses or other ecologically-viable lands on the Property.
- (n) ***No zoning violation exists on the Property.*** There are no known zoning violations on the Property.

IV. Conclusion

The application complies fully with the limitations set forth in the Norwalk Zoning Regulations for is supported by the Special Permit criteria. For all the reasons set forth herein, we respectfully request the Commission approve this Special Permit Application.

THE APPLICANT,
TVG PARTNERS

By: *Adam J. Blank*

Adam J. Blank, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summary Street
Stamford, CT 06901-1490
T. 203-327-2300
F. 203-967-9273
Juris No.: 068550

PROPOSED SELF-STORAGE DEVELOPMENT

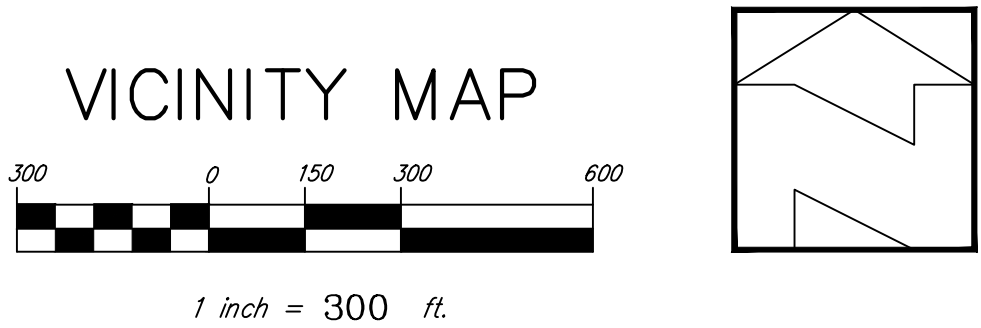
SPECIAL PERMIT

PERMITTING SET - NOT FOR CONSTRUCTION

595 WESTPORT AVENUE - UNIT#2

NORWALK, CT

TAX MAP - 5-17-8-2



OWNER
PEPPERIDGE FARM, INC.
ONE CAMPBELL PLACE
CAMDEN, NEW JERSEY

APPLICANT
HARD CORP, LLC
C/O TVG PARTNERS, LLC
230 PARK AVENUE
3RD FLOOR WEST
NEW YORK, NEW YORK

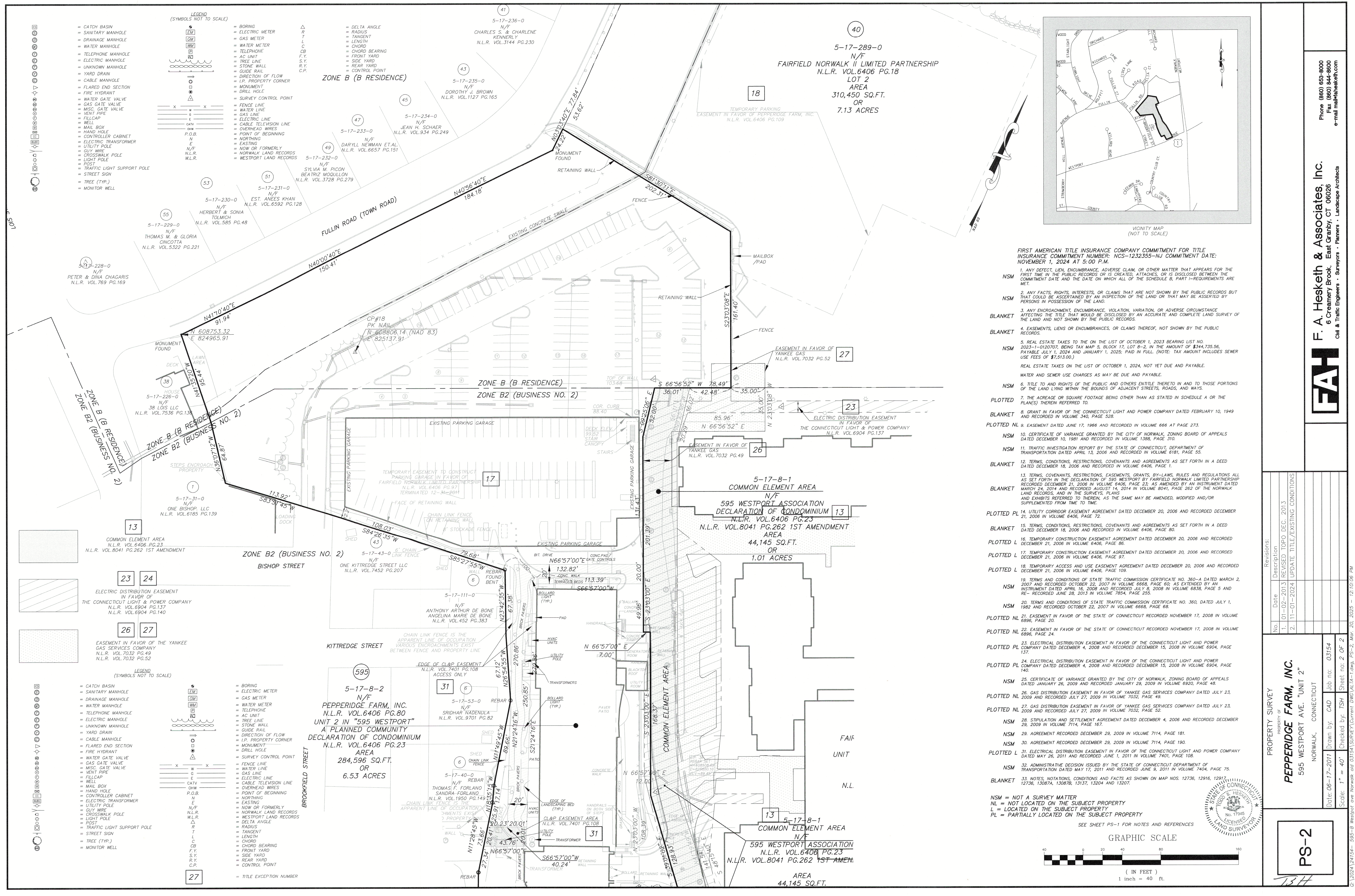
SURVEYOR
F.A. HESKETH & ASSOCIATES, INC.
6 CREAMERY BROOK
EAST GRANBY, CONNECTICUT

ENGINEER
CIVIL 1
43 SHERMAN HILL ROAD, SUITE D-101
WOODBURY, CT

CIVIL C1
CORNERSTONE PROFESSIONAL PARK, SUITE D-101
43 SHERMAN HILL ROAD
(203) 266-0778
WOODBURY CONNECTICUT
MARCH 25, 2025



SHEET NUMBER	DESCRIPTION
-	COVER SHEET
PS-1	PROPERTY SURVEY (SHEET 1 OF 2)
PS-2	PROPERTY SURVEY (SHEET 2 OF 2)
C 1.1	SITE PLAN



FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE
INSURANCE COMMITMENT NUMBER: NCS-1232355-NJ COMMITMENT DATE:
NOVEMBER 1, 2024 AT 5:00 P.M.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

4. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.

5. REAL ESTATE TAXES TO THE ON THE LIST OF OCTOBER 1, 2023 BEARING LIST NO. 2023-1-012077, BEING TAX MAP 5, BLOCK 17, LOT 8-2, IN THE AMOUNT OF \$144,735.56, PAYABLE JULY 1, 2024 AND JANUARY 1, 2025, PAID IN FULL. (NOTE: TAX AMOUNT INCLUDES SEWER USE FEES OF \$7,513.00).

REAL ESTATE TAXES ON THE LIST OF OCTOBER 1, 2024, NOT YET DUE AND PAYABLE.

WATER AND SEWER USE CHARGES AS MAY BE DUE AND PAYABLE.

6. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THEREIN AND TO THOSE PORTIONS OF THE LAND LYING WITHIN THE BOUNDARIES OF ADJACENT STREETS, ROADS, AND WAYS.

7. THE ACREAGE OR SQUARE FOOTAGE BEING OTHER THAN AS STATED IN SCHEDULE A OR THE PLAN(S) THEREIN REFERRED TO.

8. GRANT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED FEBRUARY 10, 1949 AND RECORDED IN VOLUME 340, PAGE 528.

9. EASEMENT DATED JUNE 17, 1966 AND RECORDED IN VOLUME 666 AT PAGE 273.

10. CERTIFICATE OF VARIANCE GRANTED BY THE CITY OF NORWALK, ZONING BOARD OF APPEALS DATED DECEMBER 10, 1981 AND RECORDED IN VOLUME 1388, PAGE 310.

11. TRAFFIC INVESTIGATION REPORT BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION DATED APRIL 13, 2006 AND RECORDED IN VOLUME 6181, PAGE 55.

12. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN A DEED DATED DECEMBER 18, 2006 AND RECORDED IN VOLUME 6406, PAGE 1.

13. TERMS, COVENANTS, RESTRICTIONS, EASEMENTS, GRANTS, BY-LAWS, RULES AND REGULATIONS ALL AS SET FORTH IN THE DECLARATION OF 595 WESTPORT BY FAIRFIELD NORWALK LIMITED PARTNERSHIP RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 23; AS AMENDED BY AN INSTRUMENT DATED MARCH 24, 2014 AND RECORDED AUGUST 14, 2014 IN VOLUME 8041, PAGE 262 OF THE NORWALK LAND RECORDS, AND IN THE SURVEYS, PLANS AND EXHIBITS REFERRED TO THEREIN, AS THE SAME MAY BE AMENDED, MODIFIED AND/OR SUPPLEMENTED FROM TIME TO TIME.

14. UTILITY CORRIDOR EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 72.

15. TERMS, CONDITIONS, RESTRICTIONS, COVENANTS AND AGREEMENTS AS SET FORTH IN A DEED DATED DECEMBER 18, 2006 AND RECORDED IN VOLUME 6406, PAGE 80.

16. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 86.

17. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 97.

18. TEMPORARY ACCESS AND USE EASEMENT AGREEMENT DATED DECEMBER 20, 2006 AND RECORDED DECEMBER 21, 2006 IN VOLUME 6406, PAGE 109.

19. TERMS AND CONDITIONS OF STATE TRAFFIC COMMISSION CERTIFICATE NO. 360-A DATED MARCH 2, 2007 AND RECORDED OCTOBER 22, 2007 IN VOLUME 6668, PAGE 60; AS EXTENDED BY AN INSTRUMENT DATED APRIL 16, 2008 AND RECORDED JULY 8, 2008 IN VOLUME 6838, PAGE 5 AND RE-RECORDED JUNE 28, 2013 IN VOLUME 7854, PAGE 283.

20. TERMS AND CONDITIONS OF STATE TRAFFIC COMMISSION CERTIFICATE NO. 360, DATED JULY 1, 1982 AND RECORDED OCTOBER 22, 2007 IN VOLUME 6668, PAGE 68.

21. EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT RECORDED NOVEMBER 17, 2008 IN VOLUME 6896, PAGE 20.

22. EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT RECORDED NOVEMBER 17, 2008 IN VOLUME 6896, PAGE 24.

23. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED DECEMBER 4, 2008 AND RECORDED DECEMBER 15, 2008 IN VOLUME 6904, PAGE 137.

24. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED DECEMBER 4, 2008 AND RECORDED DECEMBER 15, 2008 IN VOLUME 6904, PAGE 140.

25. CERTIFICATE OF VARIANCE GRANTED BY THE CITY OF NORWALK, ZONING BOARD OF APPEALS DATED JANUARY 26, 2009 AND RECORDED JANUARY 29, 2009 IN VOLUME 6920, PAGE 48.

26. GAS DISTRIBUTION EASEMENT IN FAVOR OF YANKEE GAS SERVICES COMPANY DATED JULY 23, 2009 AND RECORDED JULY 27, 2009 IN VOLUME 7032, PAGE 49.

27. GAS DISTRIBUTION EASEMENT IN FAVOR OF YANKEE GAS SERVICES COMPANY DATED JULY 23, 2009 AND RECORDED JULY 27, 2009 IN VOLUME 7032, PAGE 52.

28. STIPULATION AND SETTLEMENT AGREEMENT DATED DECEMBER 4, 2006 AND RECORDED DECEMBER 29, 2009 IN VOLUME 7114, PAGE 167.

29. AGREEMENT RECORDED DECEMBER 29, 2009 IN VOLUME 7114, PAGE 181.

30. AGREEMENT RECORDED DECEMBER 29, 2009 IN VOLUME 7114, PAGE 190.

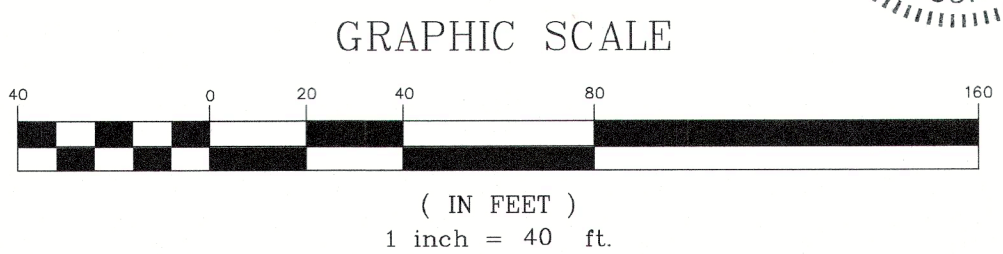
31. ELECTRICAL DISTRIBUTION EASEMENT IN FAVOR OF THE CONNECTICUT LIGHT AND POWER COMPANY DATED MAY 26, 2011 AND RECORDED JUNE 1, 2011 IN VOLUME 7401, PAGE 108.

32. ADMINISTRATIVE DECISION ISSUED BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DATED MAY 17, 2011 AND RECORDED JUNE 9, 2011 IN VOLUME 7404, PAGE 75.

33. NOTES, NOTATIONS, CONDITIONS AND FACTS AS SHOWN ON MAP NOS. 12736, 12916, 12917, 12736, 13087A, 13087B, 13137, 13204 AND 13207.

NSM = NOT A SURVEY MATTER
NL = NOT LOCATED ON THE SUBJECT PROPERTY
L = LOCATED ON THE SUBJECT PROPERTY
PL = PARTIALLY LOCATED ON THE SUBJECT PROPERTY

SEE SHEET PS-1 FOR NOTES AND REFERENCES



Phone (860) 655-8000
Fax (860) 644-8000
e-mail mal@fah.com

F. A. Hesketh & Associates, Inc.
6 Creamery Brook, East Granby, CT 06026
Civil & Traffic Engineers • Surveyors • Planners • Landscape Architects

FAH

No.	Date	Description	Revisions:
1.	01-02-2013	REVISED TOPO DEC. 2013	
2.	11-01-2024	UPDATE TITLE/EXISTING CONDITIONS	

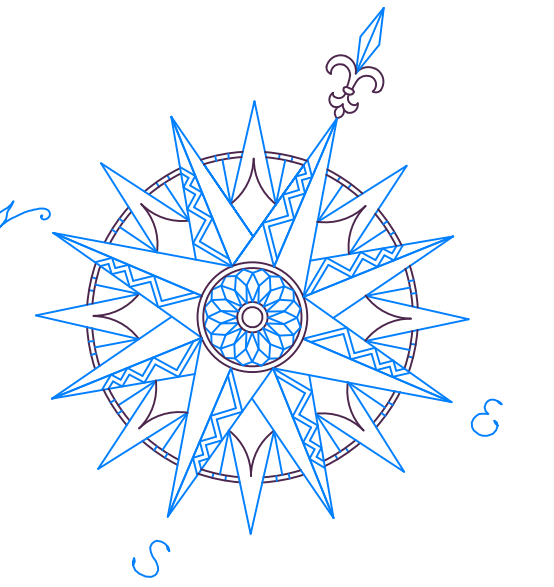
PROPERTY SURVEY
PROPERTY OF
PEPPERIDGE FARM, INC.
595 WESTPORT AVE. "UNIT 2"
NORWALK, CONNECTICUT

Date: 06-17-2011 Drawn by: CAD Job no: 03154
Checked by: TSH Sheet no: 2 OF 2
Scale: 1" = 40'

PS-2

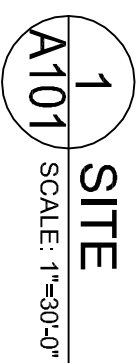
ZONE: COMMUNITY DISTRICT CD-3C	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA FOR SELF STORAGE (ACRES)	7.0	14.75*	14.75*
FRONTAGE TYPE	VARIOUS	COMMERCIAL	COMMERCIAL
MIN. PRINCIPAL BUILDING FRONT SETBACK	6' MIN. 12' MAX.	90.6'	90.6'
MIN. PRINCIPAL BUILDING SIDE SETBACK	0'	9.9'	9.9'
MIN. PRINCIPAL BUILDING REAR SETBACK	3'	398.7'	398.7'
MIN. LOT WIDTH	50'	452'	452'
MAX. IMPERVIOUS COVERAGE	80%	48%**	487%**
MAX. PRINCIPAL BUILDING HEIGHT (STORIES/FEET)	3 STORIES/35'	3 STORIES/35'	3 STORIES/35'

1. THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 14.75 ACRES AND IS LOCATED WITHIN THE COMMUNITY DISTRICT CD-30(GENERAL URBAN -CORRIDOR) ZONING DISTRICT.
2. PROPERTY LINES, TOPOGRAPHY, WETLAND LOCATIONS AND EXISTING BASEMAP INFORMATION TAKEN FROM A PLAN ENTITLED "PROPERTY SURVEY OF PEPPERIDGE FARM, INC.; 595 WESTPORT AVENUE, UNIT 2" BY F.A. HESKETH AND ASSOCIATES, INC.; DATED JUNE 17, 2011 LAST REVISED NOVEMBER 1, 2024.
3. EASEMENTS ARE SHOWN HEREON FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
4. NO PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE FEMA FLOODWAY AND/OR FLOODPLAIN PER AVAILABLE FEMA MAPPING.



	REQUIRED:	PROVIDED:
ZONE: COMMUNITY DISTRICT CD-3C		
SELF STORAGE: 1 SPACE / 5,000 SF USEABLE FLOOR AREA	18	100
OFFICE: 1 SPACE / 334 SF USABLE FLOOR AREA	76	311
TOTALS:	94	411
TOTAL HANDICAP SPACES	9	14
VAN SPACES	2	5
BICYCLE PARKING SPACES (1 SPACE/4,000 SF GFA (OFFICE))	7	11
LOADING SPACES	2	2

	REQUIRED:	PROVIDED:
ZONE: COMMUNITY DISTRICT CD-3C		
SELF STORAGE: 1 SPACE / 5,000 SF USEABLE FLOOR AREA	18	100
OFFICE: 1 SPACE / 334 SF USABLE FLOOR AREA	76	311
TOTALS:	94	411
TOTAL HANDICAP SPACES	9	14
VAN SPACES	2	5
BICYCLE PARKING SPACES (1 SPACE/4,000 SF GFA (OFFICE))	7	11
LOADING SPACES	2	2



FIRST FLOOR -
PROPOSED LAYOUT
OPTION A

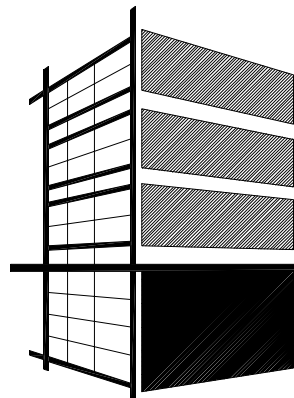
SECURE SELF STORAGE

Scale	As Noted
-------	----------

A-101

595 WESTPORT AVENUE
NORWALK, CONNECTICUT 06851

THIS DRAWING IS THE PROPERTY OF CLARIS DESIGN BUILD. IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER WITHOUT WRITTEN CONSENT OF CLARIS



CLARIS
DESIGN • BUILD

53 Church Hill Road Newtown, Connecticut 06470
Tel. 203 364 9460
www.clarisdsgnbuild.com

MEMORANDUM

TO: Christopher Cocotas
TVG Partners

DATE: March 11, 2025

FROM: Brian Dempsey, P.E., PTOE, RSP1
Leanne Ortega

RE: Traffic & Parking Generation Study
Self-Storage Development
595 Westport Avenue
Norwalk, CT

INTRODUCTION

DTS Provident Design Engineering, LLP, a licensed professional engineering firm in the state of Connecticut, has prepared this Traffic & Parking Generation Study to summarize our findings for the proposed self-storage development located at 595 Westport Avenue in the City of Norwalk. The site currently consists of the former Pepperidge Farm manufacturing facility. The purpose of this Traffic & Parking Generation Study is to determine the effect of the project on the nearby roadways.



The existing building currently consists of approximately 25,362 square feet (sf) of office space and approximately 85,456 sf of manufacturing space. It is proposed to keep the office space the same and to convert the manufacturing space to self-storage space (which would amount to about 600 self-storage units).

TRAFFIC & PARKING GENERATION

To perform this Study, DTS Provident conducted a trip and parking generation analysis for the Site. This analysis calculated trip generations rates, utilizing the rates published by the Institute of Transportation Engineer (ITE) publication entitled “Trip Generation”, 11th Edition. DTS Provident also calculated parking generations rates, utilizing the rates published by the Institute of Transportation Engineer (ITE) publication entitled “Parking Generation Manual”, 6th Edition. The ITE manuals are the foremost authoritative source for estimating traffic and parking of proposed projects.

Traffic Generation Rates were calculated for the Peak AM Weekday Hour of Adjacent Street Traffic and Peak PM Weekday Hour of Adjacent Street Traffic and there will be a significant reduction in traffic volumes compared to the previous use. It is noted that the office space will remain similar to the previous use. Table 1 below summarizes the Trip Generation Volumes:

TABLE 1 TRIP GENERATION VOLUMES NORWALK STORAGE							
	Type of Development	Size	Unit	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Existing Land Use to Remain	LUC 710 – General Office Building	25.36	1,000 SF	45	6	9	44
Previous Land Use	LUC 140 – Manufacturing	85.46	1,000 SF	47	15	18	39
Proposed Land Use	LUC 151 – Mini Warehouse	85.46	1,000 SF	5	3	6	7
<i>REDUCTION FROM PREVIOUS USE</i>				<i>-42</i>	<i>-12</i>	<i>-12</i>	<i>-32</i>

Table 2 below summarizes the Parking Generation Volumes:

TABLE 2 PARKING GENERATION VOLUMES NORWALK STORAGE				
	Type of Development	Size	Unit	Weekday Peak Hour
Existing Land Use to Remain	LUC 710 – General Office Building	25.36	1,000 SF	49
Previous Land Use	LUC 140 – Manufacturing	85.46	1,000 SF	79
Proposed Land Use	LUC 151 – Mini Warehouse	85.46	1,000 SF	9
<i>REDUCTION FROM PREVIOUS USE</i>				<i>-70</i>

The office space is to remain. The manufacturing space is being converted to a self-storage facility and as illustrated in the above table, the self-storage facility requires significantly fewer parking spaces than the previous manufacturing use. Thus, there will be more than sufficient parking provided.

CONCLUSION

Based on the foregoing, it is the opinion of DTS Provident Design Engineering that the proposed redevelopment of the Pepperidge Farm manufacturing facility to a self-storage facility will result in significantly less traffic and parking when compared to the previous use.

ABUTTING PROPERTY OWNERS MAILING ADDRESSES
595 Westport Ave

5-17-111-0
DEBONE ANTHONY A * ANGELINA M
7 KITTREDGE RD
NORWALK, CT 06851-4403

5-17-20-0
MCCLINTOCK PARTNERS LLC
1 MCCLINTOCK ST
NORWALK, CT 06851

5-17-35A-0
86 SOUTH MAIN STREET LLC
24 WALTER AVE
NORWALK, CT 06851

5-17-37-0
MCCLINTOCK PARTNERS LLC
1 MCCLINTOCK ST
NORWALK, CT 06851

5-17-38-0
DEMARCO ASSOCIATES LLP
95 WILLIAM ST
NORWALK, CT 06851

5-17-39-0
DEMARCO ASSOCIATES LLP
95 WILLIAM ST
NORWALK, CT 06851

5-17-40-0
FORLANO THOMAS F & SANDRA
6 TILTON ST
NORWALK, CT 06851-4409

5-17-42-0
SIGUENZA-DELGADO IRENE M
4 KITTREDGE ST
NORWALK, CT 06851

5-17-43-0
ONE KITTREDGE STREET LLC
42 BLUEBERRY HILL RD
REDDING, CT 06896-3303

5-17-44-0
RODRIGUEZ BEATRICE E &
3 KITTREDGE RD
NORWALK, CT 06855-0000

5-17-79-0
MILLER JEAN
1 HILLS LN
WESTPORT, CT 06880-0000

5-17-50-0
FRIEDMAN DAVID &
1 TILTON ST
NORWALK, CT 06851-0000

5-17-53-0
NADENDLA SRIDHAR
76 HILLANDALE AVE
STAMFORD, CT 06902

5-17-54-0
JOYNER CHARLES R & MARIE A
3 TILTON ST
NORWALK, CT 06851-4409

5-17-79-0
FARRINGTON MARGARET M
10 HILLS LN
WESTPORT, CT 06880-2902

5-17-157-0
CONN LIGHT & PO
107 SELDEN ST
BERLIN, CT 06037

5-17-226-0
38 LOIS LLC
1 BISHOP ST
NORWALK, CT 06851

5-17-228-0
CHAGARIS PETER * DINA
57 FULLIN RD
NORWALK, CT 06851-3416

5-17-229-0
CINCOTTA THOMAS M & GLORIA T
55 FULLIN RD
NORWALK, CT 06851-3416

5-17-230-0
MAKUCH GHADA K
53 ALISON CT
KINGSTON, NY 12401-6154

5-17-231-0
GRAUER DONALD F & SMORADA JOELLE E
51 FULLIN RD
NORWALK, CT 06851-3416

5-17-232-0
PICON SYLVIA MARIA &
49 FULLIN RD
NORWALK, CT 06851-0000

5-17-233-0
PHILLIPS SONYA
47 FULLIN RD
NORWALK, CT 06851

5-17-234-0
SCHAER BERNARD
52 PURDY RD EAST
NORWALK, CT 06850

5-17-235-0
BROWN DOROTHY JEANNE
43 FULLIN RD
NORWALK, CT 06851-3416

5-17-236-0
KENNERLY CHARLES C & CHARLENE
41 FULLIN RD
NORWALK, CT 06851-0000

5-17-241-0
ELEVEN BROOKFIELD LLC
248 WILTON RD
WESTPORT, CT 06880

5-17-30-0
COMPLETE SOLUTIONS LLC
24 LOIS ST
NORWALK, CT 06851-0000

5-17-31-0
ONE BISHOP LLC
1 BISHOP ST
NORWALK, CT 06855

5-17-79-0
DROBLAS BEN & BEATRIZ
1919 VAN BUREN ST
HOLLYWOOD, FL 33020

5-17-79-0
GILL EDWARD A &
12 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
WICKENHAGEN BARBARA T
10 CHAPEL HILL RD
WESTPORT, CT 06880

5-17-79-0
RENZULLI ERIC
14 HILLS LN
WESTPORT, CT 06880-2902

5-17-79-0
OBRIEN JAMES S JR
15 HILLS LN UNIT 15
WESTPORT, CT 06880-0000

5-17-79-0
MEEHAN ANN MARIE
16 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
GEELAN RESABEL
17 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
FIORE NICHOLAS A
18 HILLS LN
NORWALK, CT 06880-0000

5-17-79-0
GITOW JULIE BOARDMAN
95 RICHARDS DR
MONROE, CT 06468-2321

5-17-79-0
SOMAL MARIA R
87 NORTH COMPO RD
WESTPORT, CT 06880

5-17-79-0
PONZO CIERRA &
20 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
KEHLE GRACE M
305 PARK SHORE DR APT 223
NAPLES, FL 34103-2609

5-17-79-0
BRIA SANDRA M
22 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BURROUGHS MARYANN
23 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
NAUERT JOSIAH
24 HILLS LN
WESTPORT, CT 06880-2903

5-17-79-0
MACLEAN GAIL L
25 HILLS LN
WESTPORT, CT 06880

5-17-79-0
MARTOCCI HOLLY
26 HILLS LN
WESTPORT, CT 06880-2903

5-17-79-0
SCHWARTEN JOHN W
27 HILLS LN UNIT 27
WESTPORT, CT 06880

5-17-79-0
BRONOV IGOR E & HELENA E
28 HILLS LN
WESTPORT, CT 06880

5-17-79-0
DAVIDSON KATHLEEN M TRUSTEE
29 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
VENTRICE-MATTHEWS LAURI ANN
3 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
AGUSPINA CRESENCIA
4 DASKAM LN #110
NORWALK, CT 06851-4845

5-17-79-0
PENDERGAST NORBERT R &
40 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BURNS KEVIN & KLAJMAN BURNS DENISE
41 HILLS LN UNIT 41
WESTPORT, CT 06880-2905

5-17-79-0
GAVIGAN JOHN J
42 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
COLE LINDA R TRUSTEE
43 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
KEISER TARA J
44 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
DROZD DIANE R
45 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
SADYAN JOAN
46 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
MATTSSON ULF &
47 HILL LN UNIT 47
WESTPORT, CT 06880-0000

5-17-79-0
CORBO GAYLE J
48 HILLS LN
WESTPORT, CT 06880

5-17-79-0
ONEILL BRIANA F
49 HILLS LN UNIT 49
WESTPORT, CT 06880-2906

5-17-79-0
TOMMEY-WILSON DAVID L & DIANA B
5 HILLS LN #5
NORWALK, CT 06880

5-17-79-0
ABOULKHEIR SARA K BAYHAN
50 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
GANIM LAURA
51 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BENTLEY LARRY L & GENEVA (CONSERV PERSON)
309 WASHINGTON AVENUE SUITE 1
BRIDGEPORT, CT 06604

5-17-79-0
PHARMA PROJECTS AV LLC
780 GAGE LANE
LAKE FOREST, IL 60045

5-17-79-0
NILSEN KRISTIN A 2017 REVOCABLE TRUST
54 HILLS LN
WESTPORT, CT 06880

5-17-79-0
EBLIGHATIAN ARAM B & KELLY A
55 HILLS LN
WESTPORT, CT 06880-2907

5-17-79-0
PATIL VIKAS ASHOK &
12430 METRIC BLVD UNIT 9207
AUSTIN, TX 78759

5-17-79-0
ZHANG EILEEN Y
57 HILLS LANE
WESTPORT, CT 06880

5-17-79-0
MCKEON DYLAN TRUSTEE
8 WEST 38TH ST SUITE 1001
NEW YORK, NY 10018-0000

5-17-79-0
BAUMAN AUDREY H
59 HILLS LN
WESTPORT, CT 06880-2907

5-17-79-0
TEDESCO WANDA L
6 HILLS LANE UNIT #6
WESTPORT, CT 06880

5-17-79-0
BADEN STUART & ARLENE POLANSKY
60 HILLS LANE
NORWALK, CT 06850

5-17-79-0
ASH DORIS M
61 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BEEBE CYNTHIA
62 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
LUBELL GARY
63 HILLS LN
WESTPORT, CT 06880

5-17-79-0
MARTIN DANA R
64 HILLS LANE
WESTPORT, CT 06880

5-17-79-0
SZETO MARJORIE
65 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BILLINGS CHANTAL M
66 HILLS LN
WESTPORT, CT 06880

5-17-79-0
MASTER DAVID B & LUCILLE TRUSTEES
7 HILLS LANE
WESTPORT, CT 06880

5-17-79-0
GRAF THOMAS A
8 HILLS LN
WESTPORT, CT 06880-2901

5-17-79-0
DANIEL GERARD MURALI &
9 HILLS LN UNIT 9
WESTPORT, CT 06880-0000

5-17-79-0
ALFANO ANGELA C
31 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
CONTRERAS JESUS &
32 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
CLARK LAUREN E
33 HILLS LN
WESTPORT, CT 06880-2904

5-17-79-0
TORTORELLI ANTHONY S TRUSTEE
34 HILLS LN
WESTPORT, CT 06880-2904

5-17-79-0
MORRISON JUDITH
35 HILLS LN
WESTPORT, CT 06880-0000

5-17-79-0
BOOKBINDER SUSANNE
36 HILLS LN
WESTPORT, CT 06880

5-17-79-0
BEMUS LEATRICE TRUSTEE
37 HILLS LN
WESTPORT, CT 06880

5-17-79-0
TALEGAONKAR AKSHAY &
38 HILLS LN
NORWALK, CT 06850-0000

5-17-79-0
RICHARDSON JUNE V
39 HILLS LN
WESTPORT, CT 06880-2905

5-17-79-0
KRAVETS GENNADIY
4 HILLS LN UNIT 4
NORWALK, CT 06850-3008

5-17-79-0
BIRCHWOOD CONDO
HILLS LN
WETPORT, CT 06880-2902

5-8-16-0
WESTPORT AVE PARTNERS LLC
ATTN: GERALD S SELIGSOHN
NEW ROCHELLE, NY 10804

5-8-16B-0
REZZULLI ASSOCIATES SHOPPING -
505 WESTPORT AVE # 31
NORWALK, CT 06851-0000

5-8-17-0
WESTPORT 3.0 LLC
34 SOUTH BROADWAY SUITE 605
WHITE PLAINS, NY 10601

5-8-22-0
NSS BANK
PO BOX 32547
CHARLOTTE, NC 28232

5-17-289-0
FRAP LLC
23 PLATT ST
NORWALK, CT 06855-0000

AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on **HARD CORP LLC'S** behalf in any and all land use applications and approvals concerning property located at **595 Westport Ave, Norwalk, Connecticut**. This authorization includes but is not limited to the preparation and filing of a special permit application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

TVG PARTNERS



By: Christopher Cocotas

Dated: March 28, 2025

Via email to: bbaker@norwalkct.gov
Bryan Baker, Principal Planner
Norwalk Planning & Zoning
125 East Ave,
Norwalk, CT 06851

Hello Norwalk Planning & Zoning,

On Friday, 3/28/25, a Special Permit application was submitted for the property at 595 Westport Ave, Norwalk, CT (the "Property"). As explained in the narrative that was submitted, a portion of the existing building is to be converted from Manufacturing use to Self-Storage use, while the existing Office Use in the building is to remain.

As noted in the application, the Property is currently owned by Pepperidge Farm Incorporated. Our clients are the contract purchasers of the Property, and are the applicants for the Special Permit. However, although TVG Partners was listed as the contract purchaser in the application, the purpose of this letter is to clarify that the correct contract purchaser and applicant entity is Hard Corp, LLC, c/o TVG Partners (as opposed to just TVG Partners, as listed in application).

Further, attached please find an authorization form from our client.

Please also note hard copy application materials are being sent to your office via Fedex.

Very truly yours,

Wofsey, Rosen, Kweskin & Kuriansky, LLP

By: Adam J. Blank
Adam J. Blank



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

Date Received:

1. Address of Subject Property(s):

71 Water Street and 25 Elizabeth Street, Norwalk, CT

2. District: 2, Block: 44, Lot(s): 14 & 13 3. Zone: CD-4, Overlay/Village District: Urban Center Community

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone: ☐ No ☒ Yes, Flood Zone(s) AE (EL 12)

6. Coastal Area Management Zone: ☐ No ☒ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

Commercial Building

8. Proposed Use of Property as Identified per Table 4.3.9.A Building, Lot & Building Site Principal Uses:

Residential portion of midrise and retail sales/personal service establishment.

Applicant Information

Applicant Name: Adam J. Blank, Esq. - Wofsey, Rosen, Kweskin & Kuriansky, LLP

Billing Address: 600 Summer Street, Stamford, CT 06901

Phone Number: 203-318-6936 Email: ablank@wrkk.com

Signature: /s/ Adam J. Blank

Property Owner Information and Authorization

Owner of Record: Hyde Park Properties, LLC c/o Marysia Wojtysiak

Billing Address: 258 Main Avenue, Norwalk, CT 06851

Phone Number: 203-964-7916 Email: mar@skyviewbuilders.com

Signature: *See attached authorization.

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*



Application Information and Requirements

Sections 8.4.5 of the Norwalk Zoning Regulations detail items that are required for a Site Plan Review Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Site Plan Review application submission:

1. Three copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
 - a) Each Site Plan shall be, include, show, or demonstrate, as applicable, the following:
 - i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
 - ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
 - iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
 - iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
 - v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
 - vi. Show and include the following:
 - a. Lot or Building Site Width and Lot or Building Site Yards.
 - b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
 - c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
 - d. Setbacks or Setback Areas.
 - e. Encroachments.
 - f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.
 - g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.



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- h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
 - i. Driveway(s) and widths.
 - j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
 - k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
 - l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
 - m. Ground Floor Elevation above grade for each Building.
 - n. Existing Tree and Vegetation Plan and Survey:
 - i. Showing all groupings of trees and how they will be incorporated into the proposed project.
 - ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
 - iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
 - iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
 - o. Erosion and Sedimentation Control measures for the Development.
 - p. Topographic excavation and grading plans.
 - q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
 - r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
 - s. Detailed Parking plan.
 - vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.
4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.l.7.g.
5. Architectural Plans/Drawings:
- a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
 - b) Building Type(s).



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- c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
- d) Private Frontage(s) and Façade Elements.
- e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
 - a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
 - a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

Fees

The Applicant shall pay to the City the fees established in the Fee Schedule Document available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to pay the application fee at the time of submission of the Site Plan Review application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, www.norwalkct.gov.

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

Public Notification

Notice shall be provided in accordance with Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
 - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
 - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
 - c. The letter shall contain the proposed action and street address for the property in question, including:
 - i. The current zoning of the subject property.
 - ii. A summary indicating the nature of the application.

Public hearings are discretionary for Site Plan Review Applications. If the Planning & Zoning Commission decides to hold a public hearing, the following steps shall be followed by the Applicant, in accordance with Section 8.4.4.D:



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1. After a public hearing date has been established, the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
 - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
 - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
 - c. The letter shall contain the proposed action and street address for the property in question, including:
 - i. The current zoning of the subject property.
 - ii. A summary indicating the nature of the application.
 - d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
 - e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.

end



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

Application must be accompanied by two (2) printed and one (1) digital set of all documents, and appropriate filing fee. Filing Fee: \$310.00 for single or two family use; \$810.00 for all other uses.

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

71 Water Street (Map 2 • Block 44 • Lot 14)
1. **Property Address:** 25 Elizabeth Street (Map 2 • Block 44 • Lot 13) 2. D/B/L/U: _____

Demo existing building and parking and replace with the construction
3. **Proposed Work:** of a 6 story mixed-use building w/interior parking 4. **Zone:** CD-4

5. Applicant Identification:

Applicant Name: Hyde Park Properties, LLC

Address: 258 Main Avenue, Norwalk, CT 06851-2748

Phone Number: 203-970-4906 Email: mar@skyviewbuilders.com

Interest in Property: ☒ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify): _____

List primary contact for correspondence *if other than applicant* (Agent or Attorney):

Name: Adam J. Blank, Esq. - Wofsey, Rosen, Kweskin & Kuriansky, LLP

Address: 600 Summer Street, Stamford, CT 06901

Business Phone: 203-318-6936 Email: ablank@wrkk.com

6. Property Owner, if different than applicant:

Owner Name: Hyde Park Properties, LLC

Address: 258 Main Avenue, Norwalk, CT 06851-2748

Phone Number: 203-970-4906 Email: mar@skyviewbuilders.com

7. Project Information:

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ☒ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ☐ Subdivision or Resubdivision Application
- ☐ Special Permit or Special Exception Application
- ☐ Site Plan Review Application
- ☐ Variance Application
- ☐ Municipal Project (CGS Section 8-24)

6. Project Site Plans:

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- ☒ Project location
- ☒ Existing and proposed conditions, including buildings and topography
- ☐ **All** coastal resources on and contiguous to the site
- ☐ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☒ Soil erosion and sediment controls
- ☒ Storm water management & treatment practices
- ☒ Ownership and type of use on adjacent properties
- ☒ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☒ Landscaping and planting plan (existing & proposed)
- ☒ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☐ Easements (utility, sight preservation, conservation, pedestrian)

7. Site Information:

a) Street Address or Geographical Description:

71 Water Street (and 25 Elizabeth Street), Norwalk, CT 06854-3011

b) Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? ☐ YES ☒ NO

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:

Not Applicable

d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:

The CD-4 Urban Center community District consists of higher density Mixed Use areas. The existing structure is presently used as warehouse and office space, supporting at one time a second-hand store called Radiate. The adjacent parcels, and those directly across the street are consistent with the mixed-use area having a variety of retail and some residential. See FIGURE 7D (attached) for a detailed description of each parcel.

e) Indicate the area of the project site: Combined 0.377± Ac. or 16,422± Sq.Ft. acres or square feet

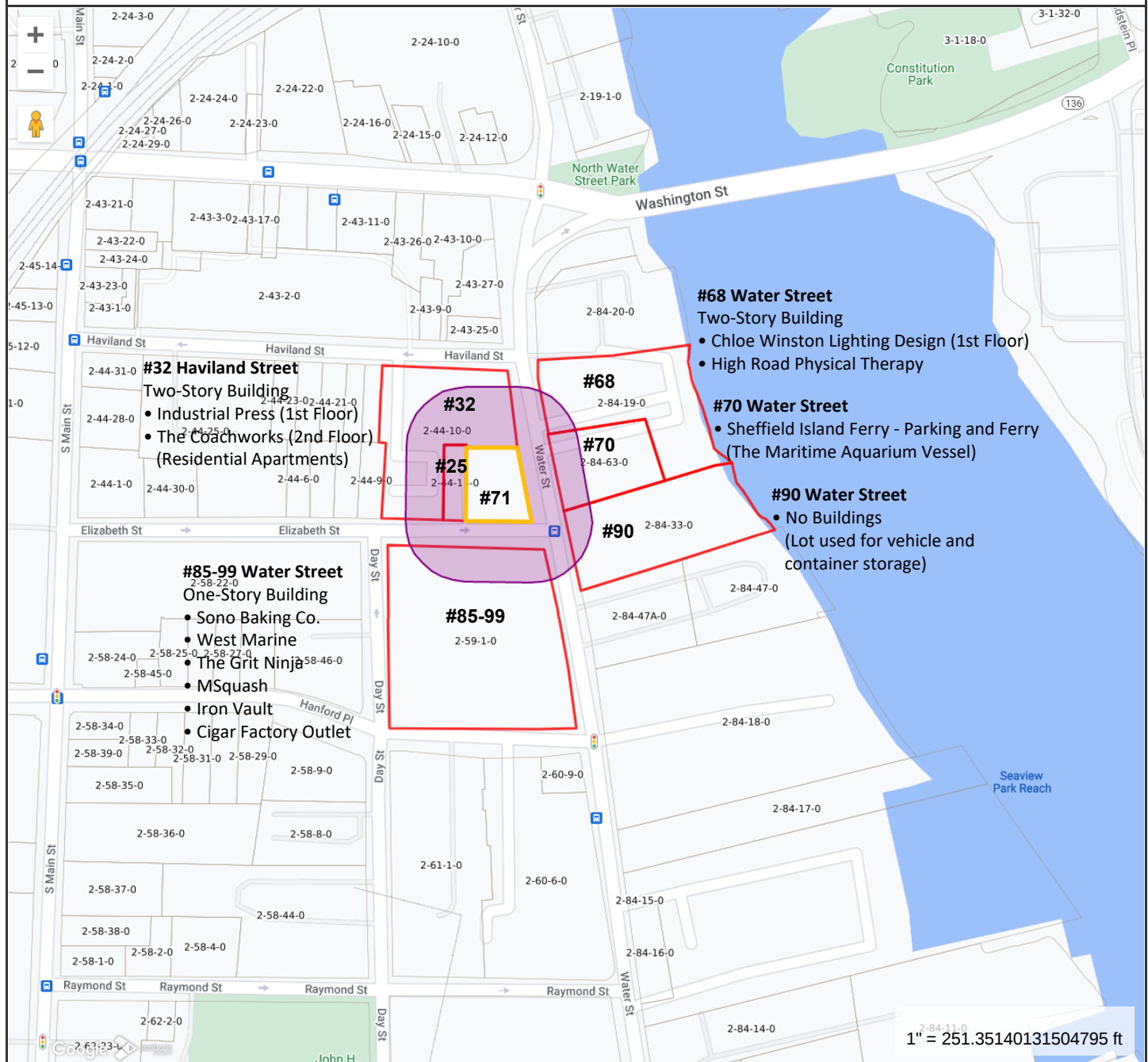
f) Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Question #9 regarding proposed stormwater best management practices):

- ☐ Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*
- ☒ Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*
- ☐ Project or activity will not disturb any land area.

g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)?

☐ Yes ☒ No

71 Water Street_Properties Within 100'



Norwalk Information

ID 103-2-44-14-0
 Site Address 71 WATER ST
 Owner HYDE PARK PROPERTIES LLC
 Co-Owner
 Owner Address 258 MAIN AVE



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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 expressed or implied, concerning the validity or accuracy of
 the GIS data presented on this map.

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

8. Description of Proposed Project or Activity:

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (*attach additional pages if necessary*):

The existing parcel is presently comprised of a two-story building (footprint 9,000± sf) with an asphalt parking area to the rear of the building accessed from Elizabeth Street. The site is 89.52% impervious coverage with only a small strip for landscaping along Water Street and another adjacent to the parking area. The proposed development is to demolish the existing structure and parking area to be replaced with a 6-story mixed-use building primarily supporting 32 residential apartments and 2200± sf retail space fronting Water Street. The change from the original use is the addition of residential apartments. Phasing and timing are found on the Site Development Plan Sets and Architecturals.

9. Description of Proposed Stormwater Best Management Practices:

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (*attach additional pages if necessary*):

See "Drainage Summary Report" For 71 Water Street & 25 Elizabeth Street, Norwalk, CT Prepared for Hyde Park Properties, LLC dated November 29, 2024 (prepared by Ochman Associates, Inc.)

10. Identification of Applicable Coastal Resources and Coastal Resource Policies:

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	☒	☐	☐	☐
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	☐	☐	☐	☒
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	☐	☐	☐	☒
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	☒	☐	☐	☐
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	☐	☐	☐	☒
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	☐	☐	☒	☐
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	☐	☐	☐	☒
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	☐	☐	☐	☒
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	☐	☐	☐	☒
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	☐	☐	☐	☒
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	☐	☐	☐	☒
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	☐	☐	☐	☒
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	☐	☐	☐	☒

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

Describe the location and condition of the coastal resources identified in Question #10 and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Question #14 below (*attach additional pages if necessary*):

The parcel is located within the boundary of the Coastal Area Management (CAM) Zone; being 305'± from the Norwalk River. The property is separated from this coastal resource by other lots improved with commercial structures including parking lots, lots with vehicle and container storage, two-story commercial buildings, utility lines, underground water and sanitary sewer lines, sidewalks and city roadways. The coastal resources affected by this project are: On-Site General Coastal Resources and Coastal Hazard Area and Off-Site but within the influence of this project is Developed Shorefront (see Number 10 page 4 of 8).

12. Identification of Applicable Coastal Use and Activity Policies and Standards:

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- ☒ General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☐ Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- ☐ Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- ☐ Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- ☐ Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ Boating - CGS Section 22a-92(b)(1)(G)
- ☐ Fisheries - CGS Section 22a-92(c)(1)(I)
- ☐ Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ☐ Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- ☐ Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ Solid Waste - CGS Section 22a-92(a)(2)
- ☐ Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- ☐ Cultural Resources - CGS Section 22a-92(b)(1)(J)
- ☐ Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

13. Consistency With Applicable Coastal Use Policies and Standards:

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Question #12. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Question #15 below (attach additional pages if necessary):

The proposed re-development of the property is compatible with the General Development Coastal Use Policy as is consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth. It is also consistent with the City's Plan of Development within the CD-4 Zone District. The development of this site will implement strident soil erosion control measures which will be installed prior to demolition and maintained throughout construction.

14. Identification of Potential Adverse Impacts on Coastal Resources: *(Must be completed for ALL projects.)*

Identify the adverse impact categories below that apply to the proposed project or activity.

The 'applicable' column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact **may result** from the proposed project or activity, please use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	☐	☒
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	☐	☒
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	☐	☒
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	☐	☒
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	☐	☒
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	☐	☒
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)	☐	☒
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	☐	☒
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒

15. Identification of Potential Adverse Impacts on Water-dependent Uses: (Complete only if the project/activity is proposed at a waterfront site.)

- a) Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact **may result** from the proposed project or activity, use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	☐	☒
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	☐	☒
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	☐	☒

- b) Identification of existing and/or proposed Water-dependent Uses:

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) *:

Not Applicable

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

16. Mitigation of Potential Adverse Impacts:

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Questions #14 & #15 have been avoided, eliminated, or minimized (*attach additional pages if necessary*):

This parcel is currently fully developed. There are no onsite coastal resources applicable to this property, other than General Coastal Resources and Coastal Hazard Area. During construction, in order to minimize any potential adverse impacts, appropriate soil erosion control measures will be implemented and maintained throughout construction. When construction has been completed the site run-off and water quality will be improved through the on-site storm water treatment system. Also, the new building will be built to FEMA Code Compliant standards.

17. Remaining Adverse Impacts:

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (*attach additional pages if necessary*):

There should be no adverse impacts resulting from the proposed activity and development of this site as soil erosion control measures will be implemented and maintained according to the 2002 Connecticut Guidelines For Soil Erosion and Sediment Control Manual.

By signing this application, the applicant or his/her agent certifies that they are familiar with the information provided in this application and are aware of the penalties for obtaining a permit through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspection of the subject property by the Commissioners and designated staff of the Commission or consultants to the Commission, at reasonable times, during the pendency of the application.

Applicant's Signature: **See attached authorization (Hyde Park Properties, LLC) **DATE:** 12/6/2024

Agent's Signature: Adam J. Blank (Hyde Park Properties, LLC) **DATE:** 12/6/2024

HYDE PARK PROPERTIES, LLC (71 Water Street & 25 Elizabeth Street)
NARRATIVE DESCRIPTION OF SITE PLAN REVIEW AND COASTAL AREA
MANAGEMENT (CAM) APPLICATIONS

The property is approximately .38 acres (16,422 square feet) located at 71 Water Street and 25 Elizabeth Street (the “Property”). Located on the site currently is a surface parking lot and a 13,000 square foot office/warehouse structure. Hyde Park Properties, LLC (the “Applicant”) would like to develop the site with 32 luxury residential apartments and 2,200 +/- sq. ft. of retail space. Included in the project are 31 garaged parking spaces which includes 2 handicapped spaces.¹ The proposed development represents a significant improvement to the current state of the Property, will bring much needed activity to the Water Street neighborhood, and is in scale with the Water Street area of South Norwalk.

The ground level of the development will contain the garaged parking spaces along with a spacious resident lobby and the retail tenant area. The upper stories will contain the residential units. The new development will feature a rooftop pool and pool deck with the residential units featuring balconies and private terraces. As the plans from Beinfield Architecture demonstrate, architecturally the proposal stands out from the existing multifamily developments in Norwalk and sets a new bar. The finishes proposed are all top-shelf and the developer intends to feature many products of its related entity, Klar Studio Windows & Doors,² which creates and sells bespoke sophisticated European windows and doors, meticulously engineered with unrivaled durability.

¹ Four of these parking spaces are double-length and may be utilized by a single resident as parking for two vehicles resulting in parking for 35 vehicles although under your regulations it is only considered 31 parking spaces.

² Klar Studio is located here in Norwalk on Main Ave.

The existing site is approximately 90% impervious surface with sparse landscaping. The redevelopment of the site will result in essentially no change to impervious surfaces; however, it will result in a much more substantial landscaping plan for the site as depicted in Eric Rains' landscaping plans with 10% of the site being dedicated to public realm. Further, with the installation of a new stormwater detention system (including 10 new drainage galleries), hydrodynamic separator, green roof and permeable walkways, there will be a decrease in the peak storm water rate and runoff volume from the site and improvement of water quality. Over 1,800 square feet of green roof will be installed.

As demonstrated by the attached traffic evaluation, the development is proposed to generate approximately 4 fewer new vehicle trip ends during weekday mornings and approximately 5 more new vehicle trip ends during weekday afternoons, and will not result in any significant roadway impacts at the intersections bordering the Property.

The Property is zoned CD-4 and the proposed activities are fully permissible by Site Plan Review (not special permit) under Norwalk Zoning Regulations (the "Zoning Regulations").

The Property is in the Coastal Area Management (CAM) Zone. However, coastal resources were not identified within the boundary of the Property, nor is the Property located within the FEMA established coastal flood hazard area. The Property lies 305 feet from the Norwalk River and is separated from the river by commercial properties, sidewalks and even roads. As such, no adverse effects are expected regarding coastal resources and no specific mitigation plans are necessary. The Application is fully consistent with the stated goals and policies of the Coastal Area Management Act.

As this is a Site Plan review, the Zoning Regulations do not permit a denial or even a modification or condition on a Site Plan approval that complies with the applicable regulations. (See Zoning Regulations, p. 417.) Your regulations borrow language from Connecticut General Statutes § 8-3, which states, “[a] site plan may be modified or denied **only** if it fails to comply with requirements already set forth in these regulations.” (emphasis added.) Case law has set forth the role of the Commission in its assessment of a site plan application: “In ruling upon a site plan application, the ... commission acts in its ministerial capacity, rather than in its quasi-judicial or legislative capacity. It is given no independent discretion beyond determining whether the plan complies with the applicable regulations.” *Allied Plywood, Inc. v. Planning & Zoning Comm'n of Town of S. Windsor*, 2 Conn. App. 506, 512 (1984). Therefore, “if the plan submitted confirms to the[] regulations, the [commission] has no discretion or choice but to approve it.” *Id.* (citing *RK Development Corp. v. Norwalk*, 156 Conn. 369, 375–76 (1968) (alterations added)).

We believe this Application fully complies with your regulations and that the project represents a wonderful addition to Water Street. We hope this Commission will look favorably upon it.

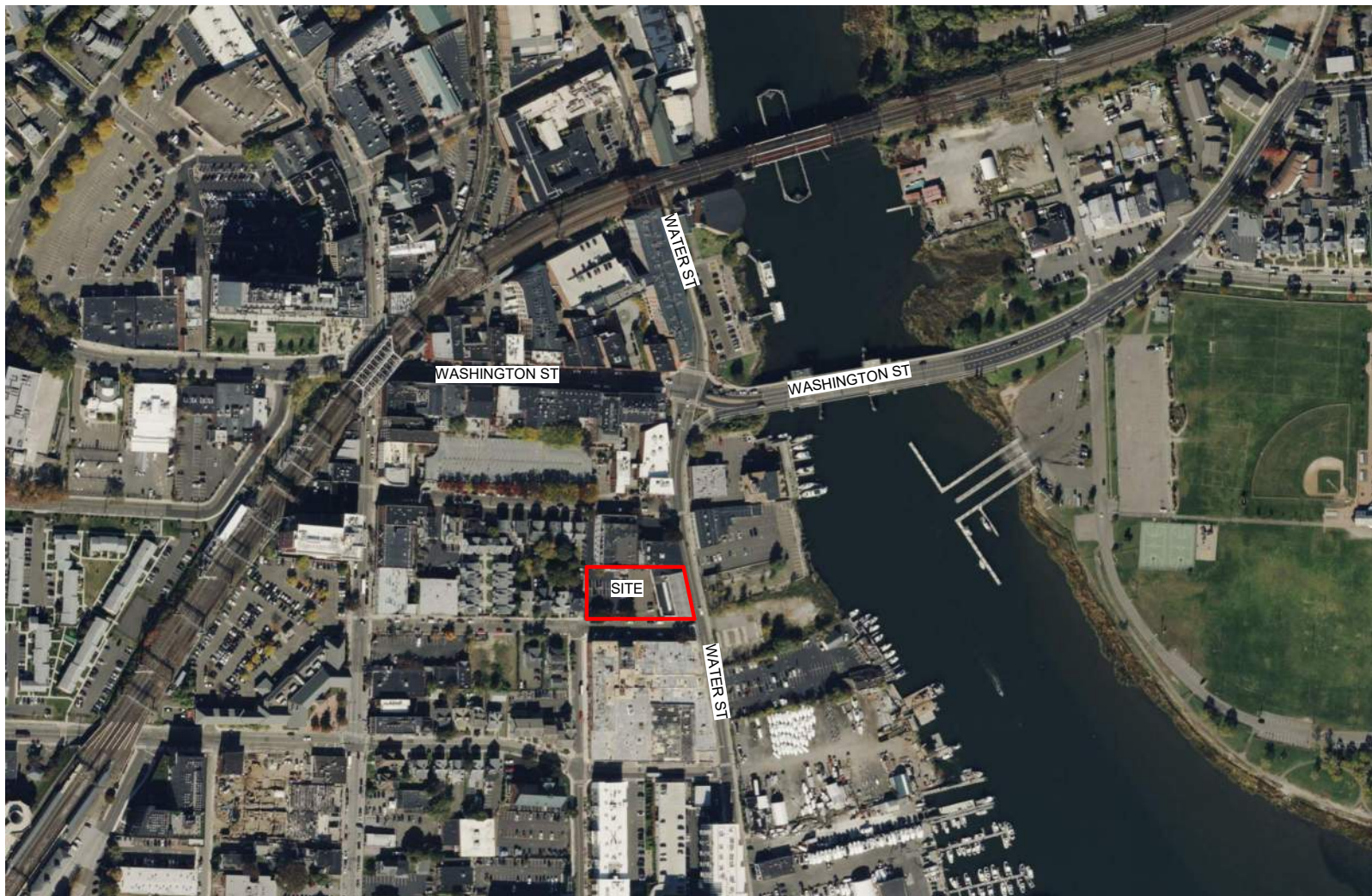
Respectfully submitted,
HYDE PARK PROPERTIES, LLC,

By: Adam J. Blank
Adam J. Blank, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summer Street—Seventh Floor
Stamford, CT 06901-1490
Tel: (203) 327-2300; Fax: (203) 967-9273

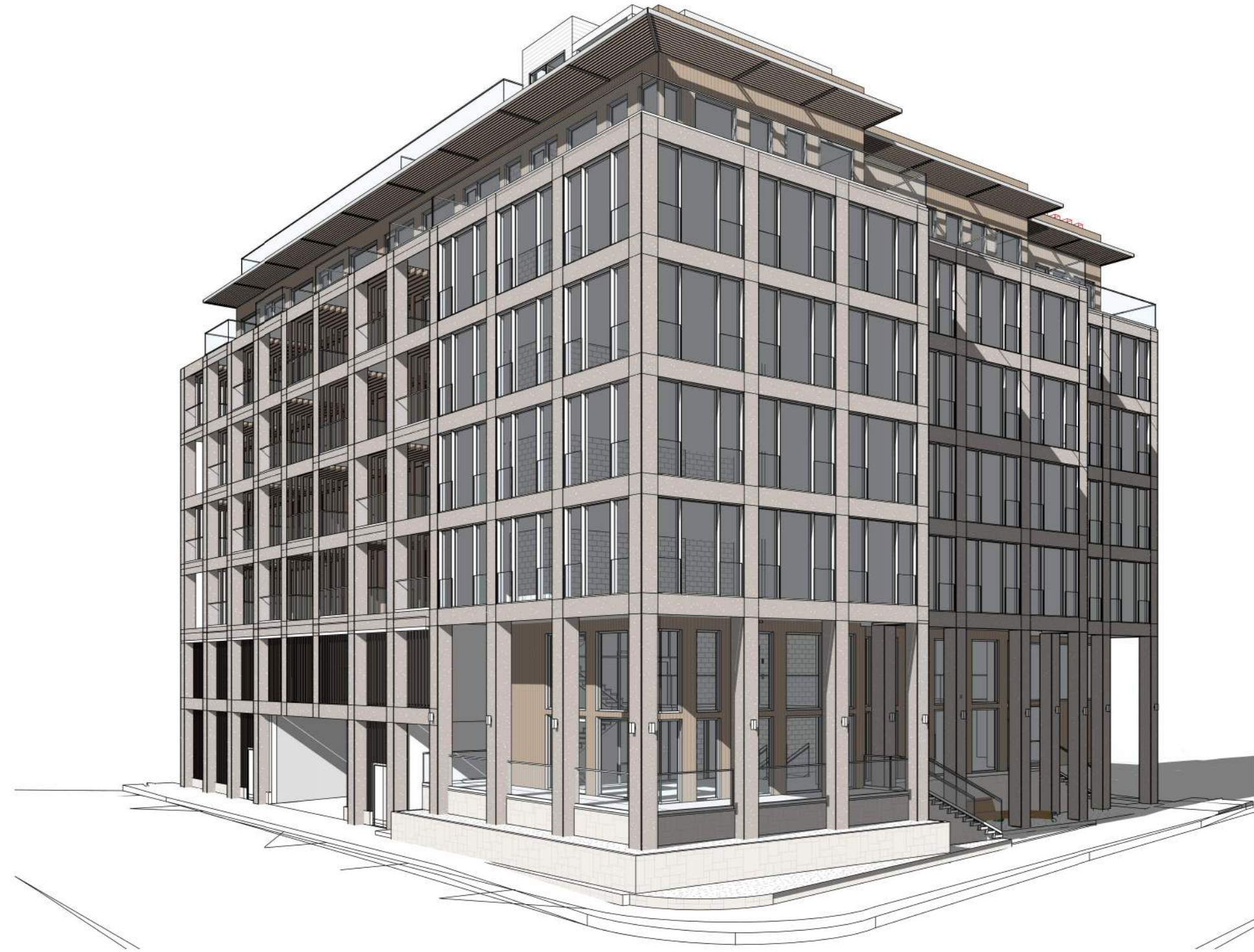
71 Water St

BEINFELD ARCHITECTURE

03/31/25

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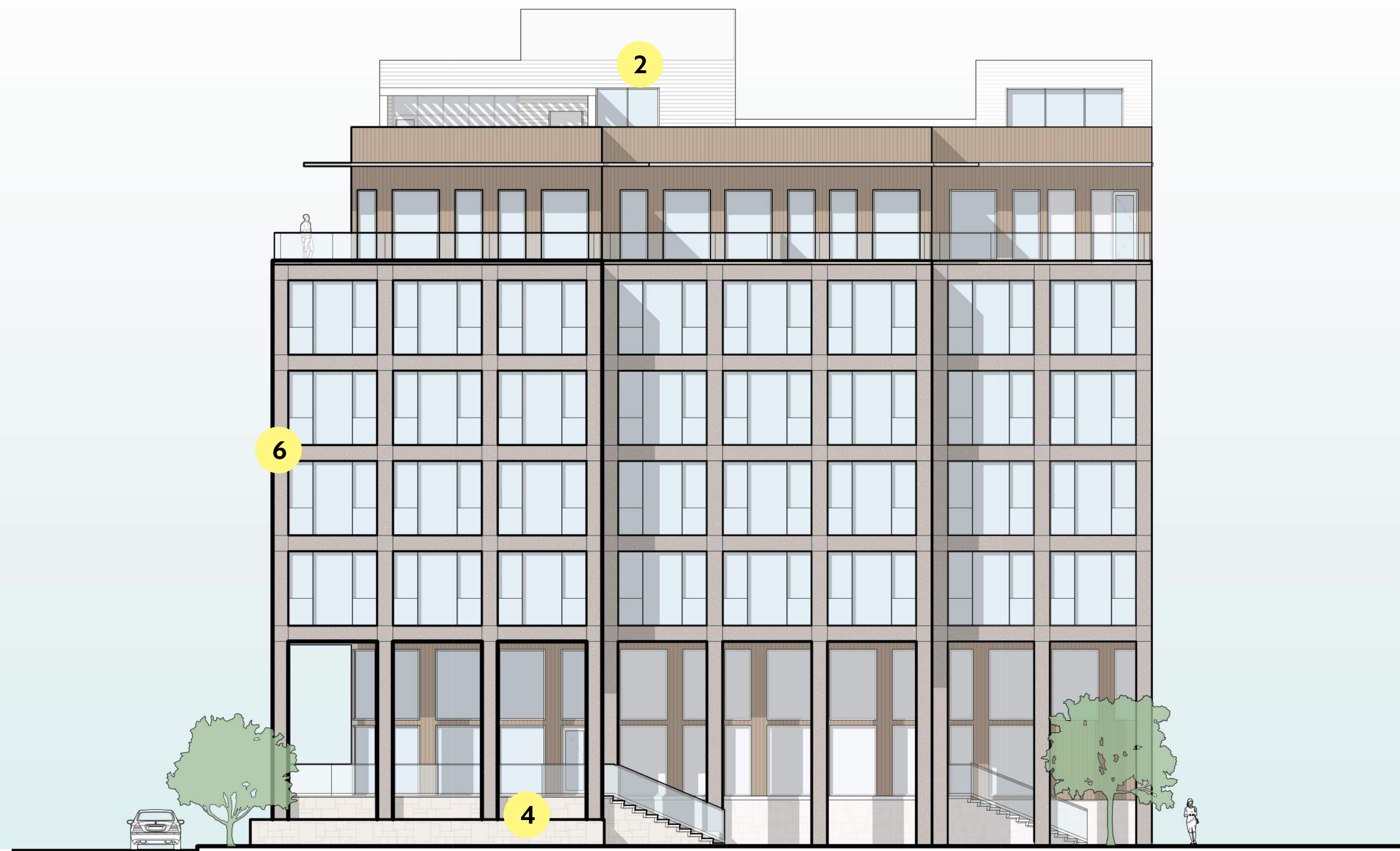
1 3D View 1
A0.05



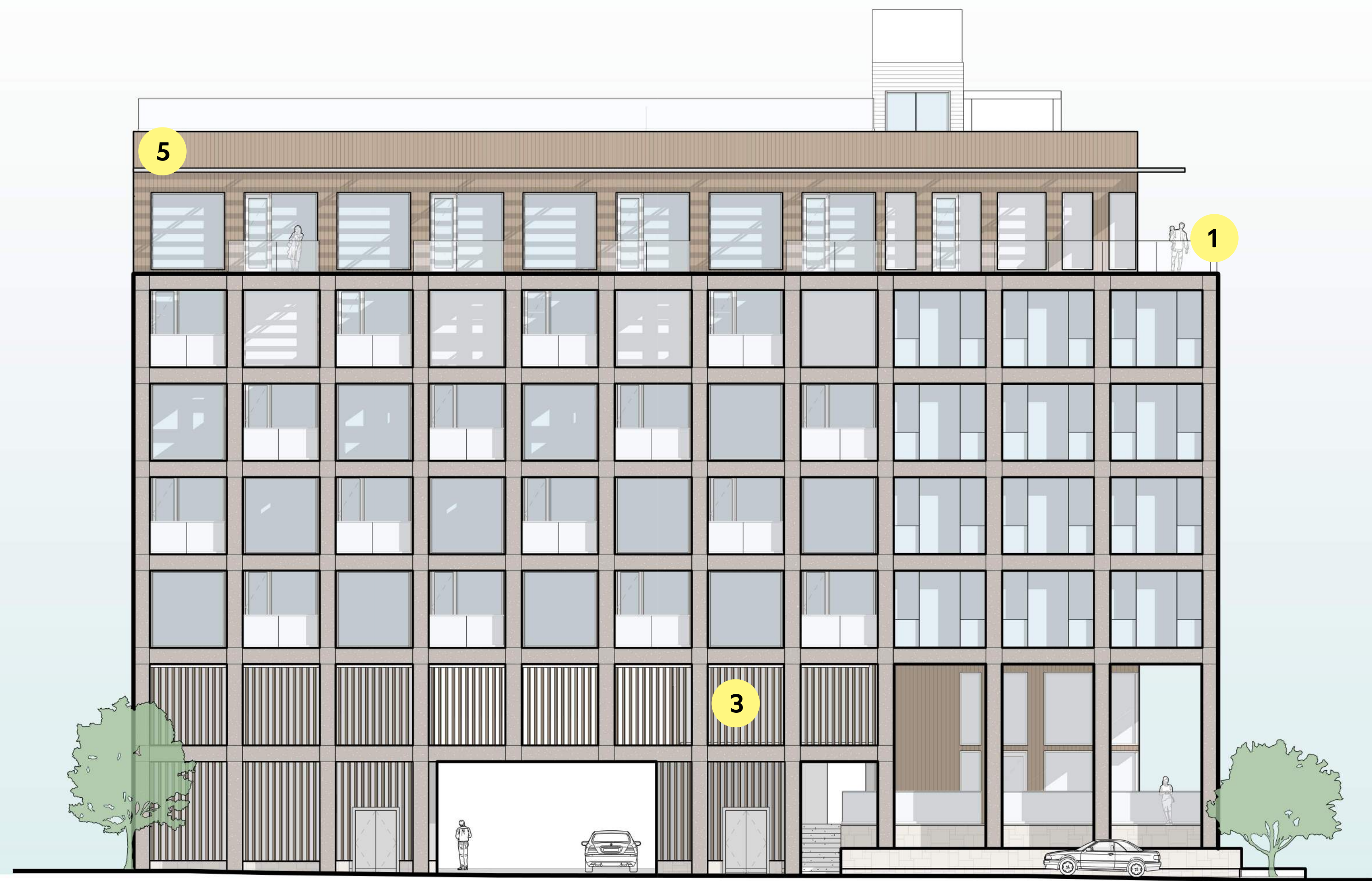
3 3D View 2
A0.05



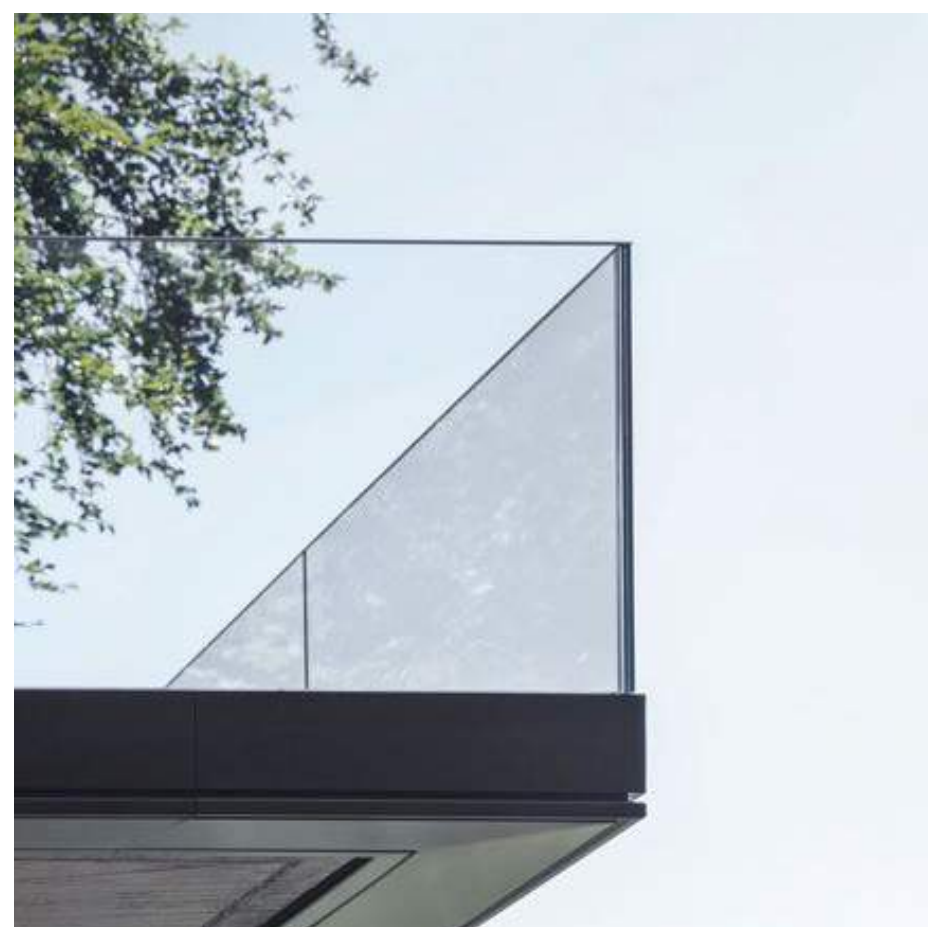
2 3D AXON
A0.05



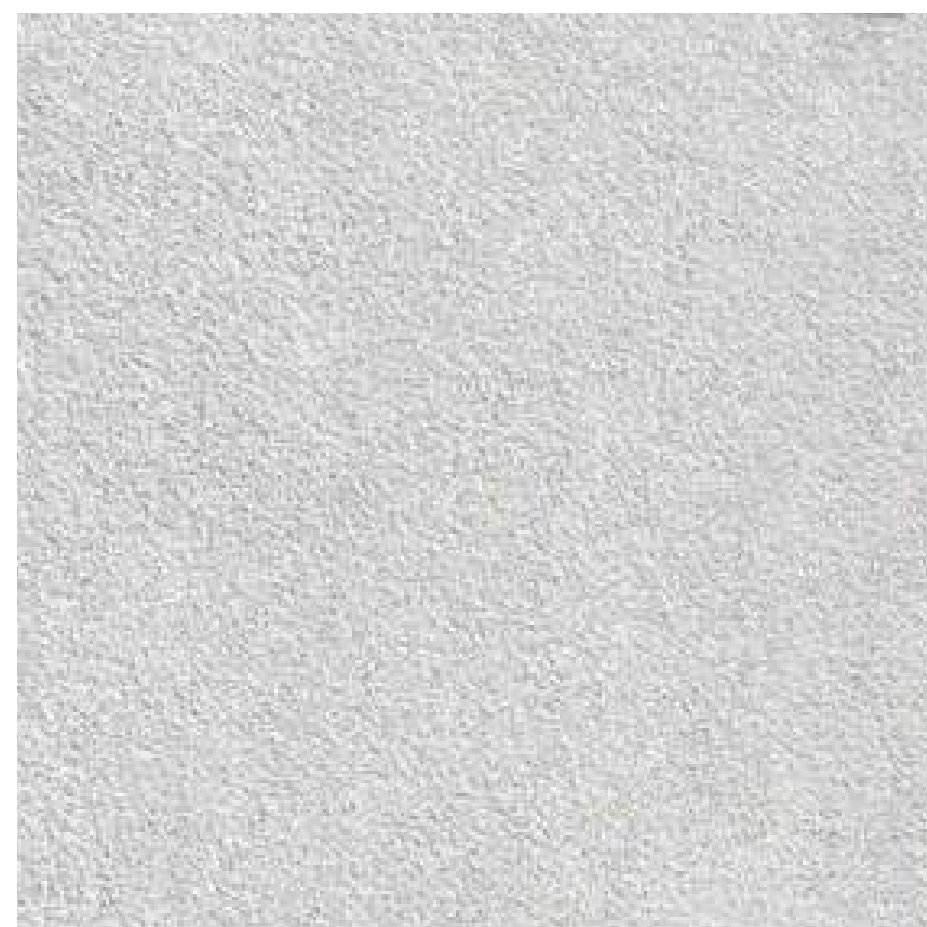
BUILDING ELEVATION - EAST (WATER ST)



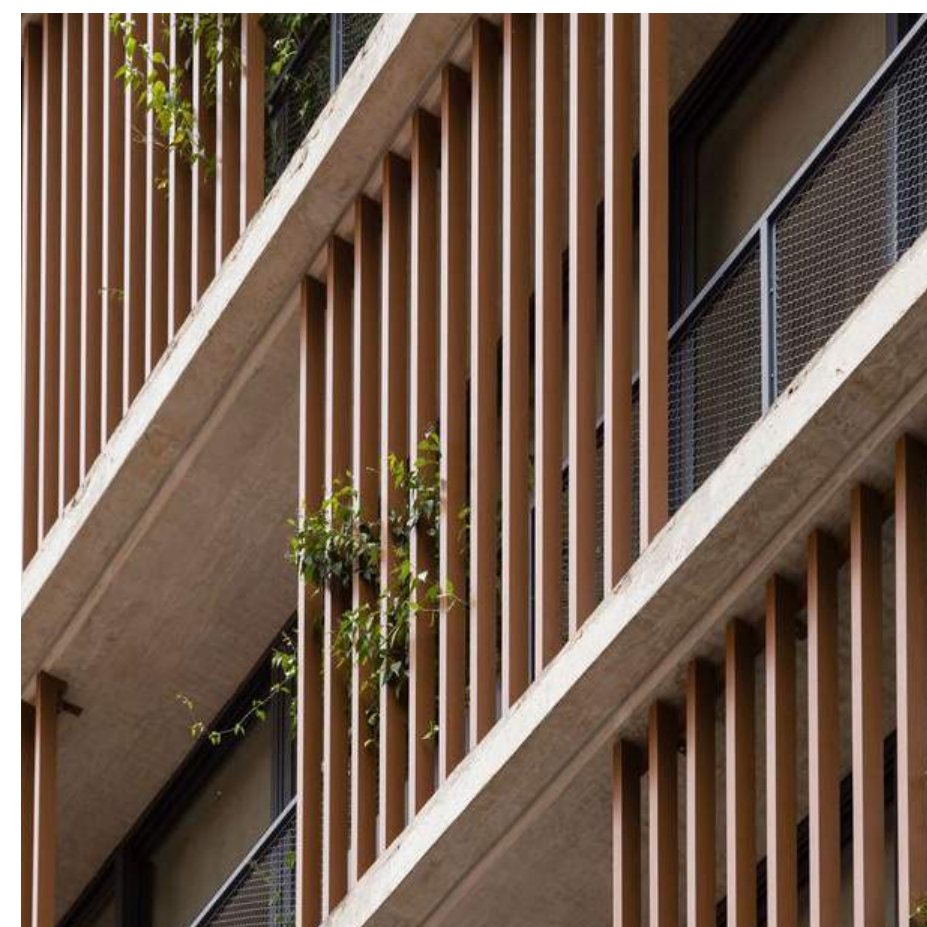
BUILDING ELEVATION - SOUTH (ELIZABETH ST)



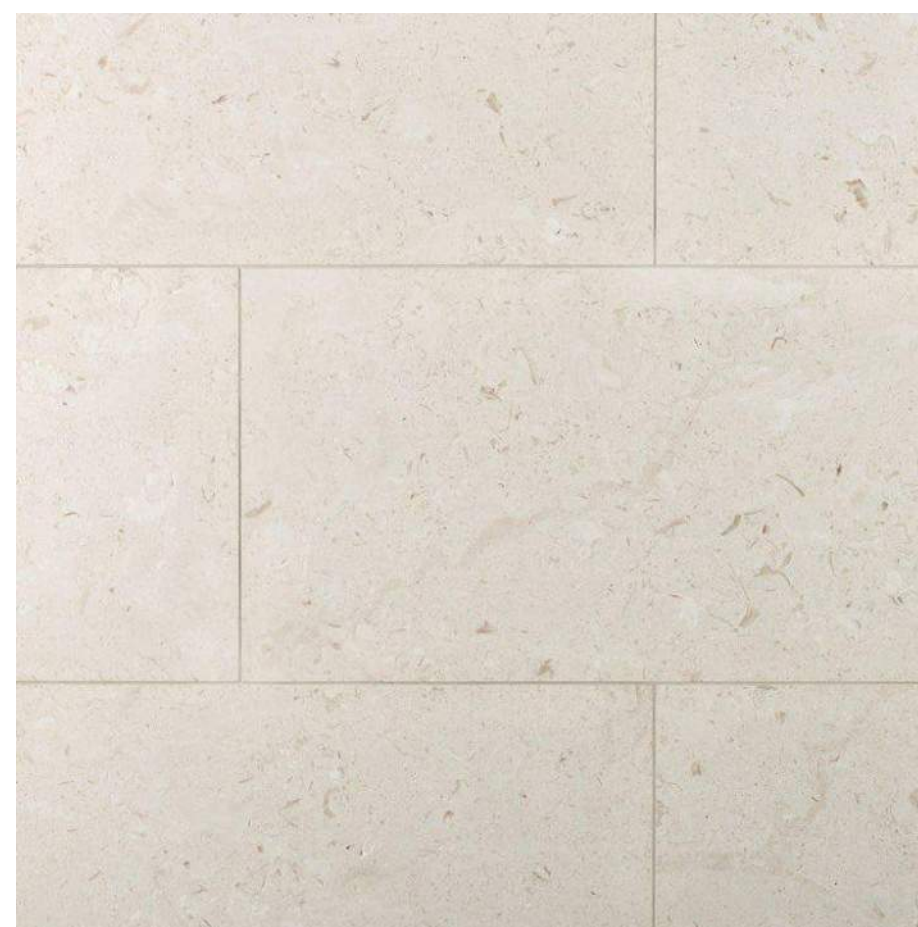
1. Glass Railing



2. Gray Stucco



3. Wood Slat Garage Screening



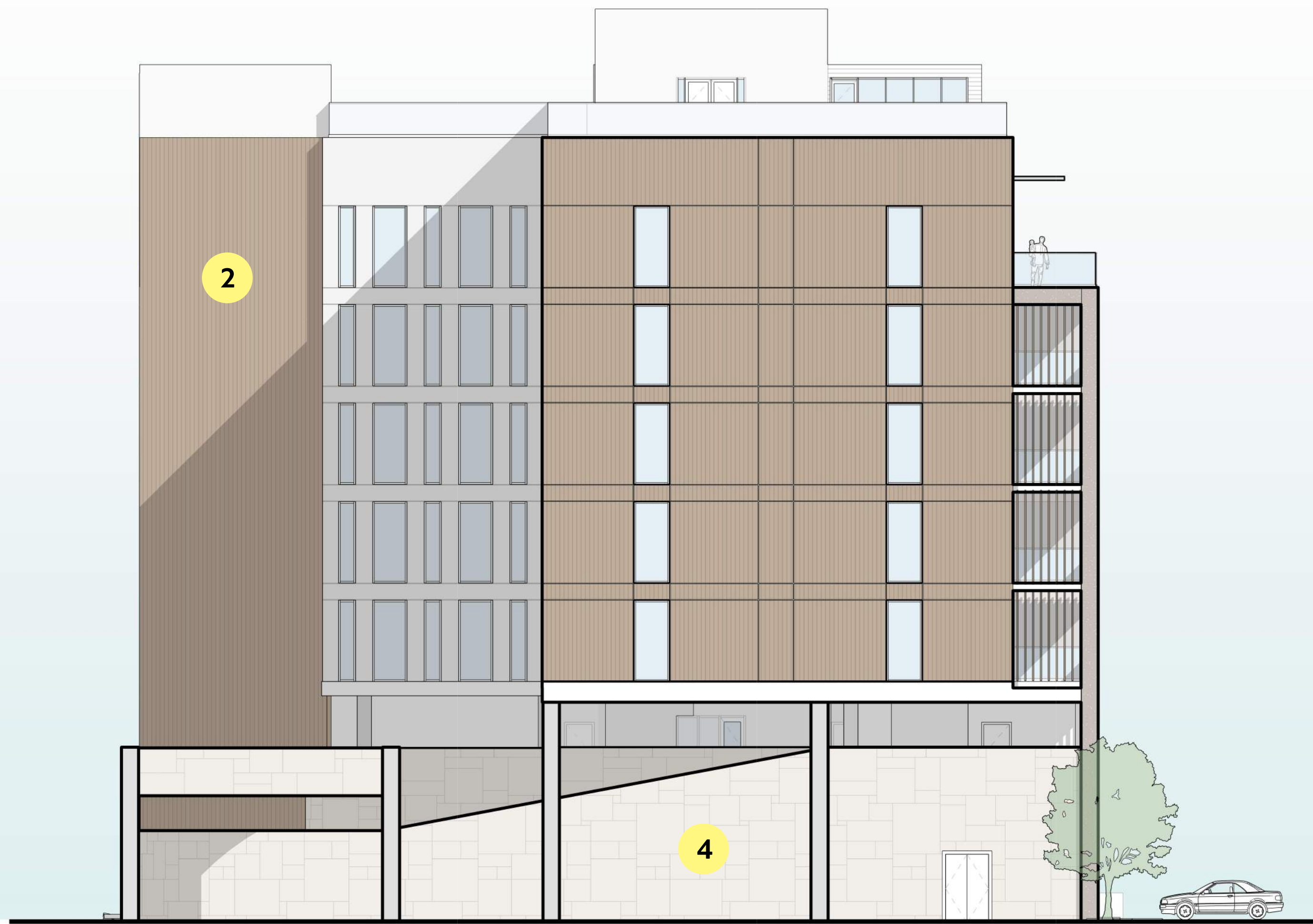
4. Limestone Finish



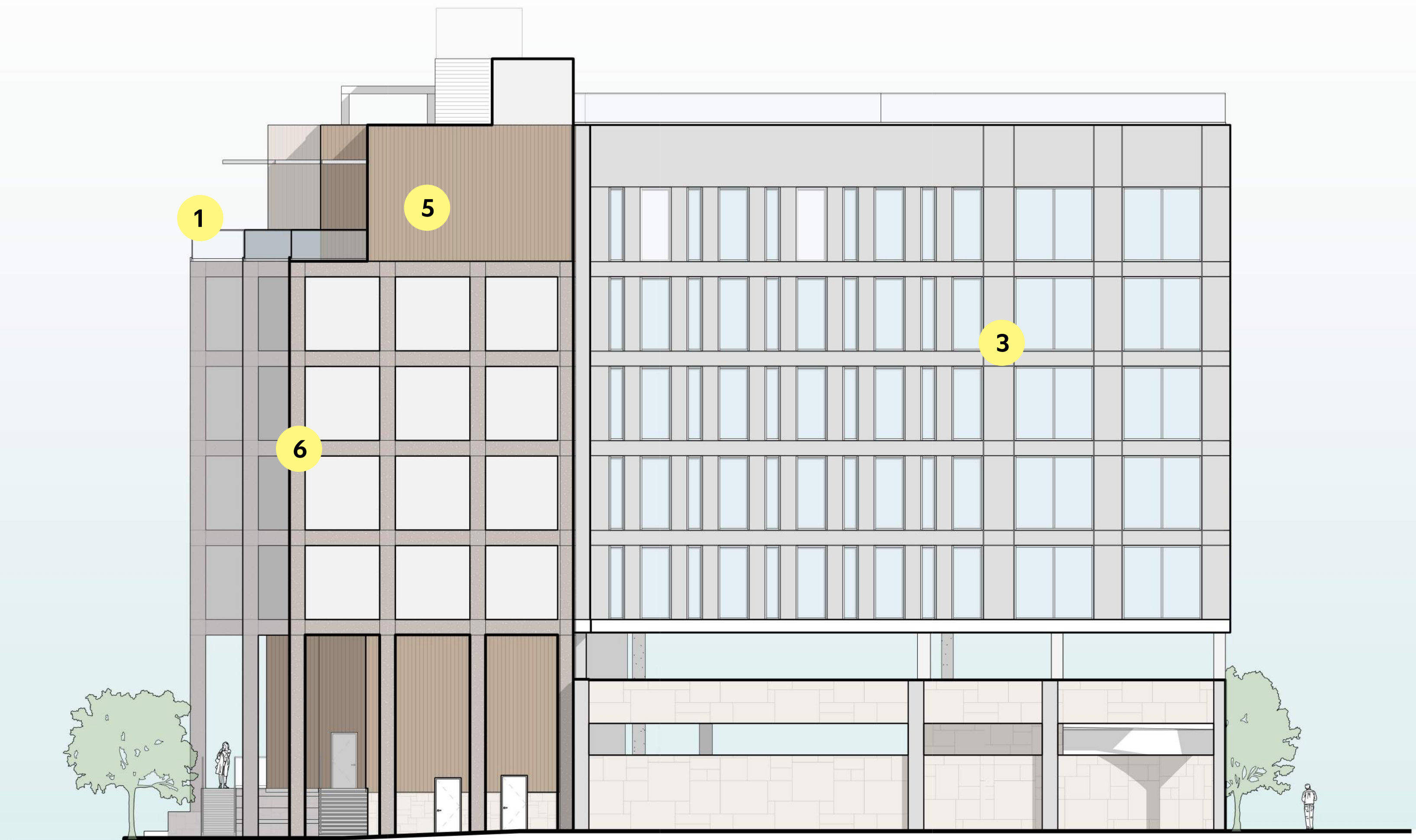
5. Wood Siding



6. Porcelain Panel



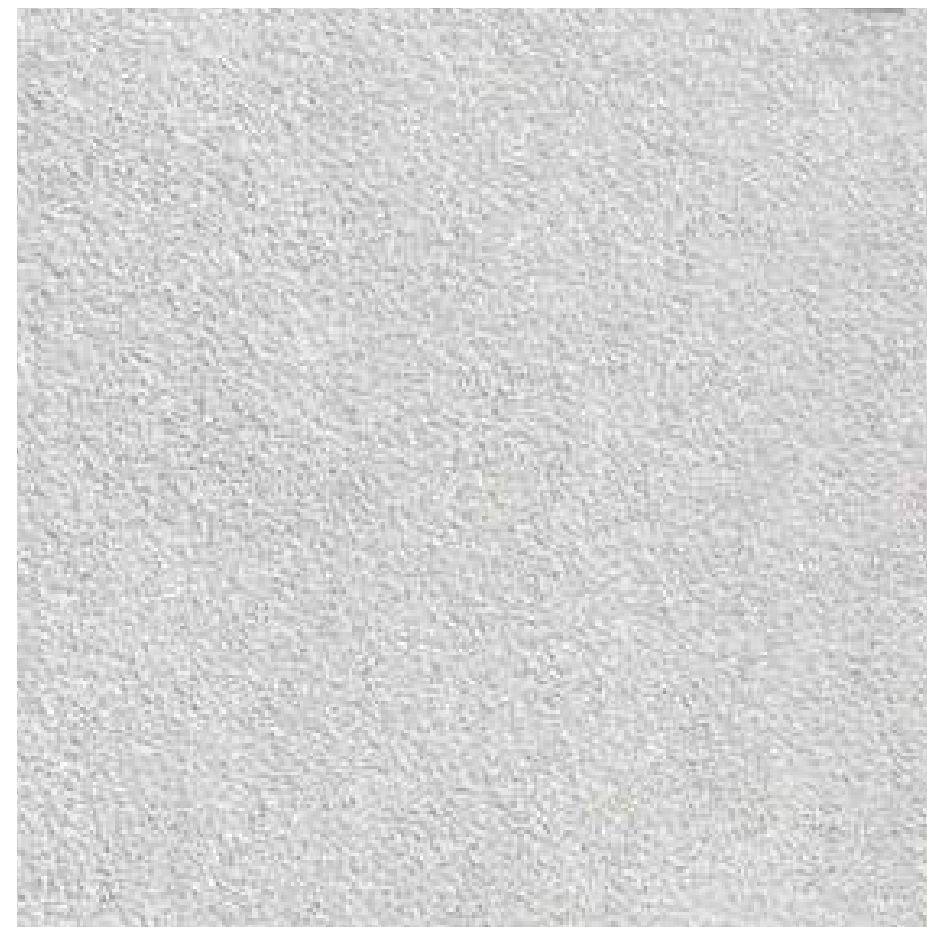
BUILDING ELEVATION - WEST



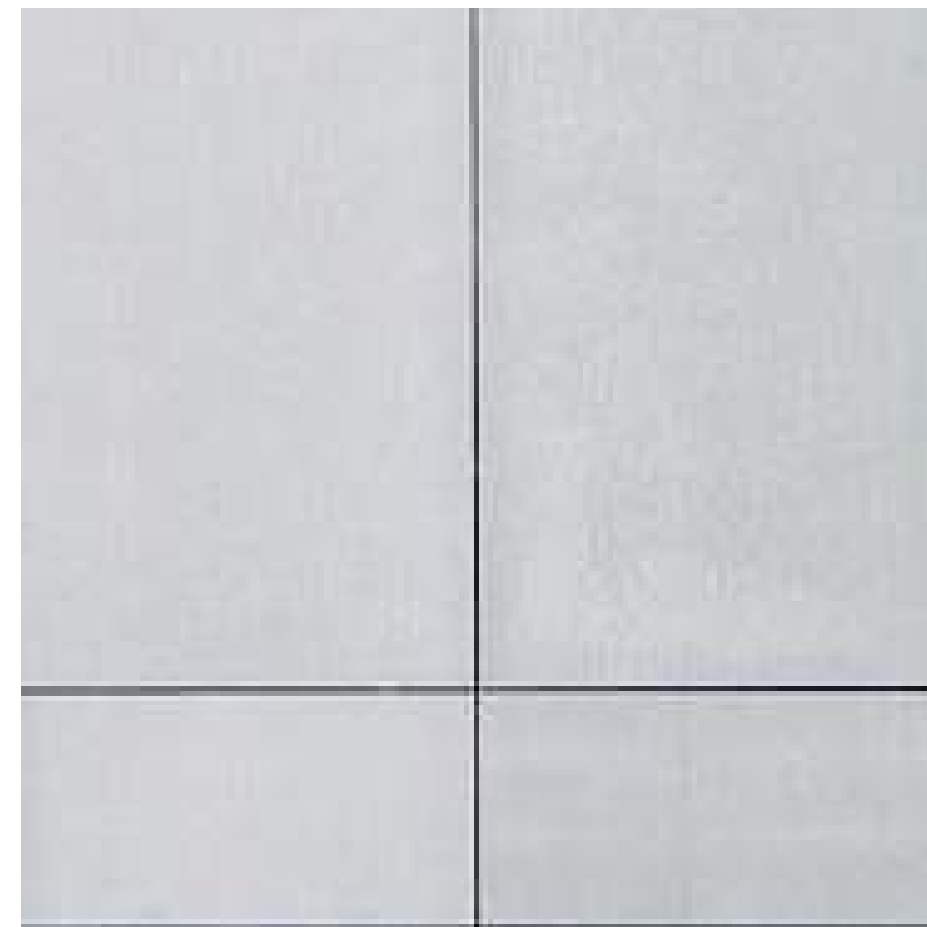
BUILDING ELEVATION - NORTH



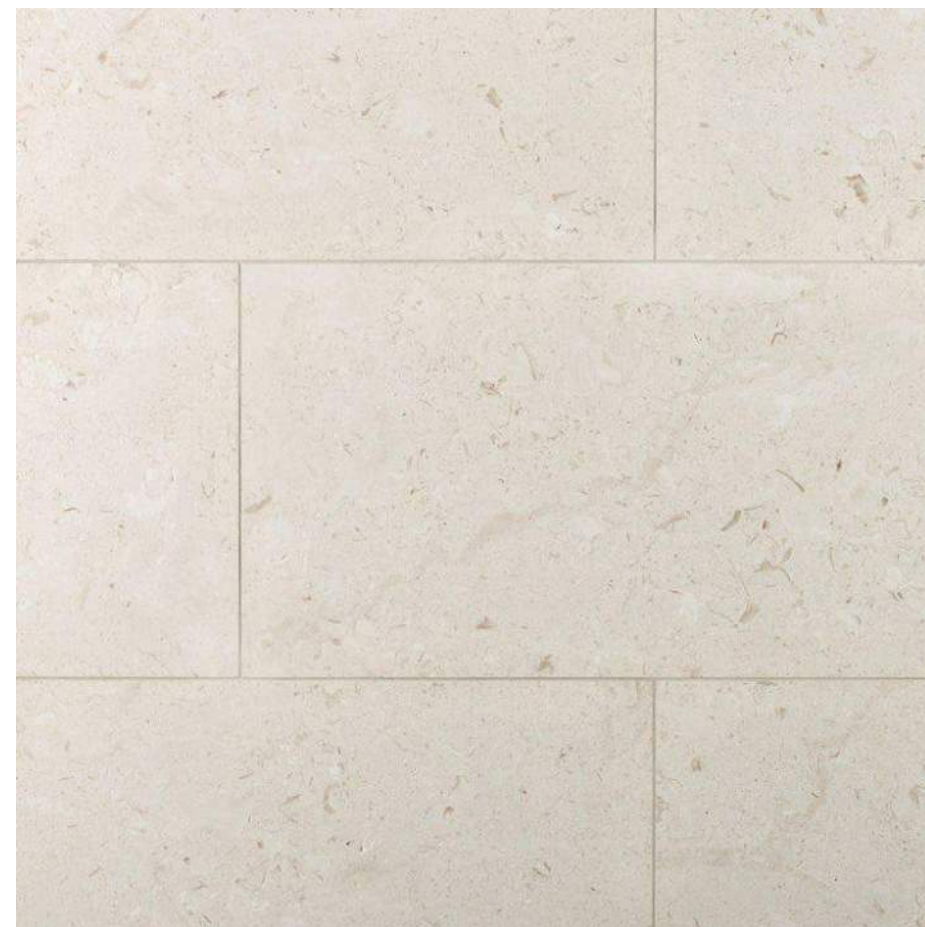
1. Glass Railing



2. Gray Stucco



3. Gray Fiber Cement Panels



4. Limestone Finish



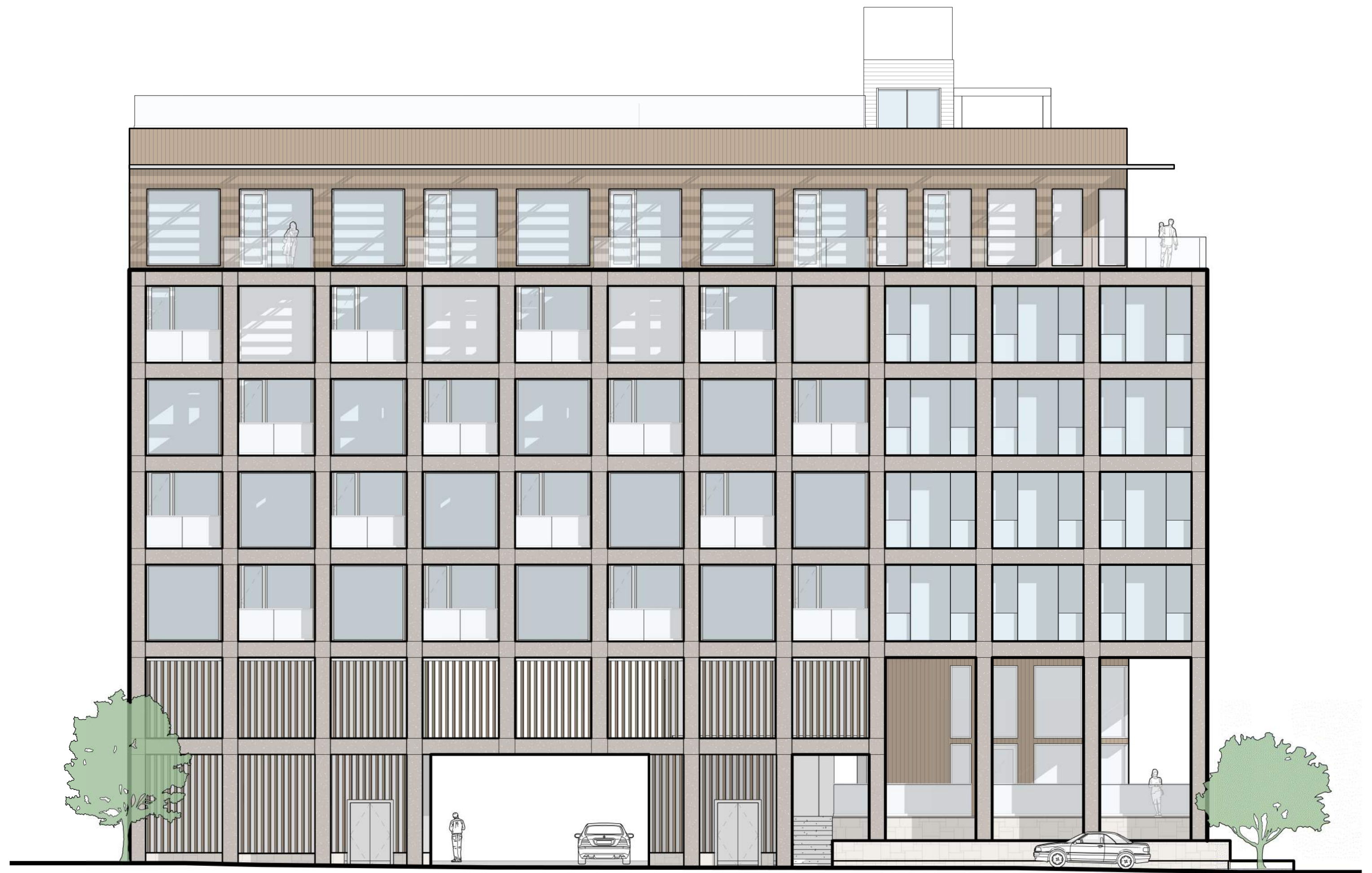
5. Wood Siding



6. Porcelain Panel



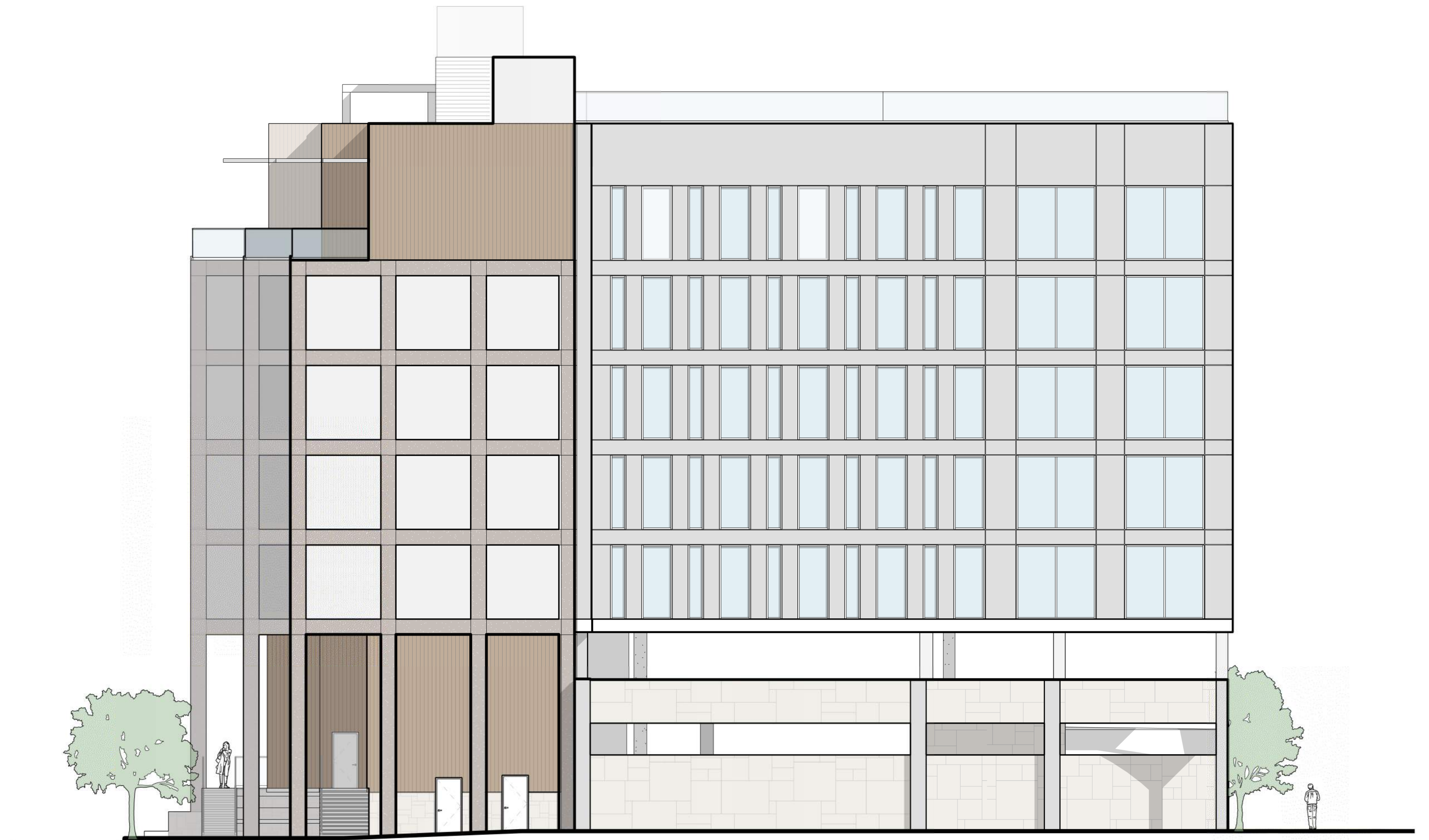
BUILDING ELEVATION - EAST (WATER ST)



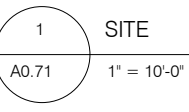
BUILDING ELEVATION - SOUTH (ELIZABETH ST)

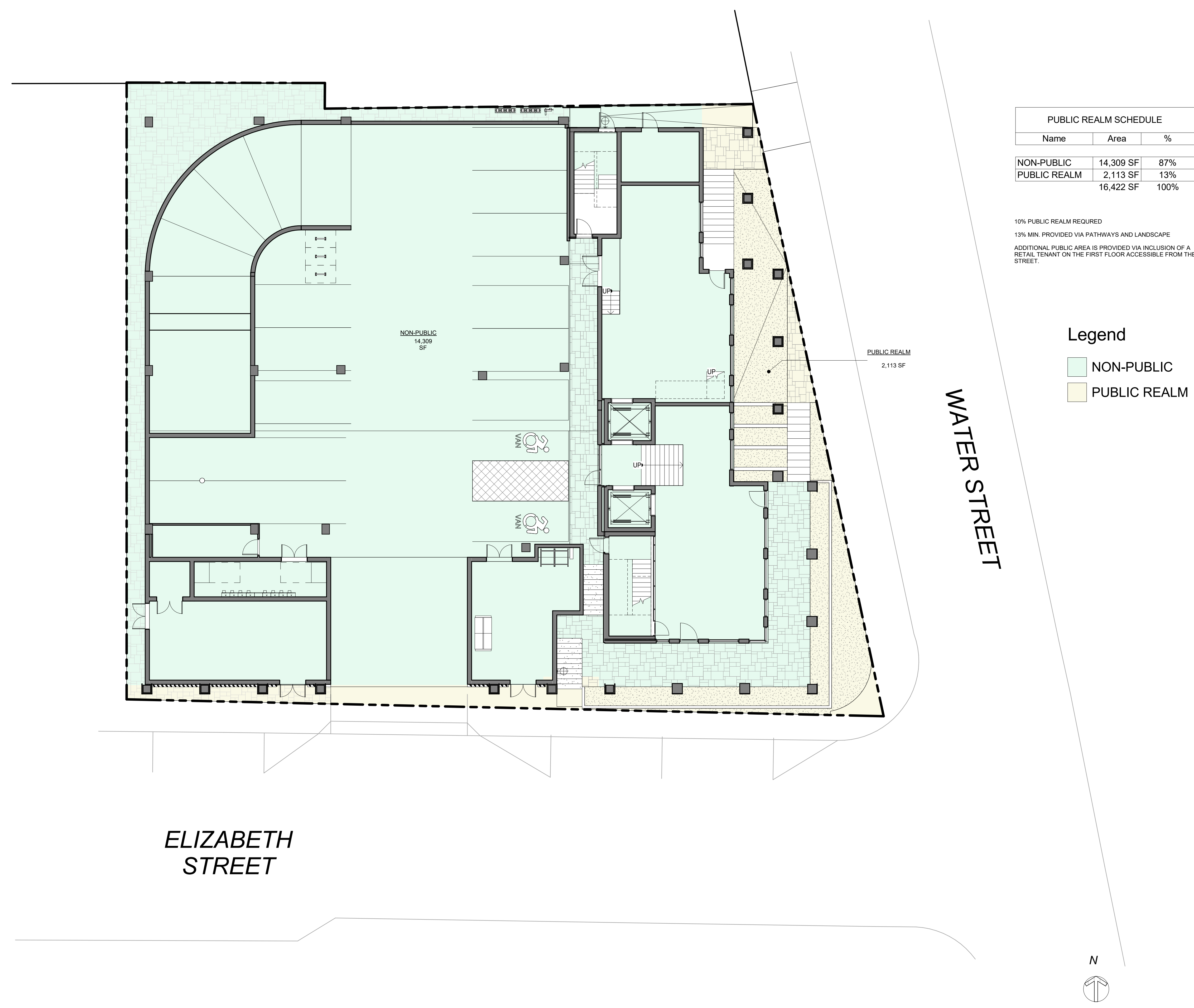


BUILDING ELEVATION - WEST



BUILDING ELEVATION - NORTH





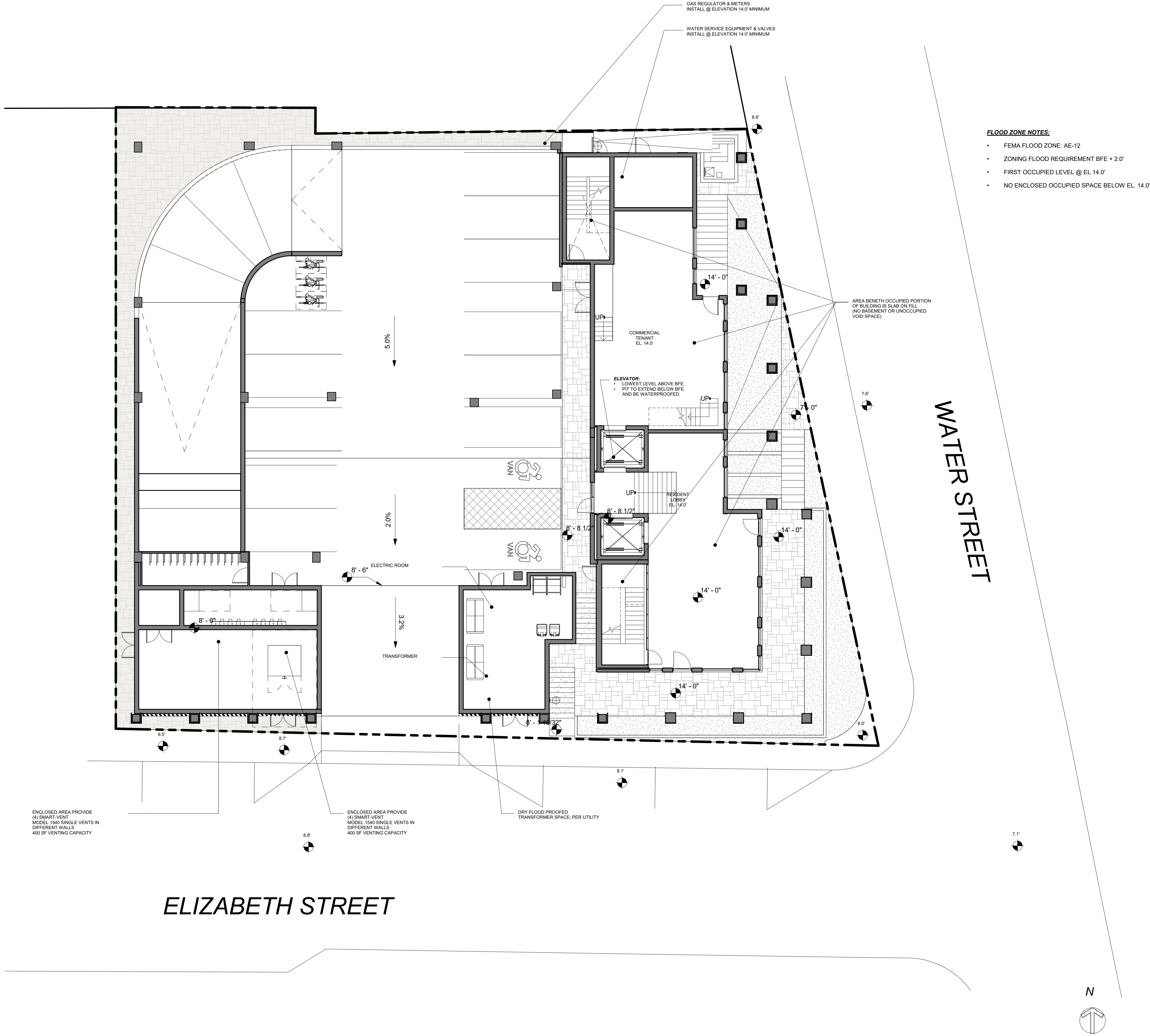
PUBLIC REALM SCHEDULE		
Name	Area	%
NON-PUBLIC	14,309 SF	87%
PUBLIC REALM	2,113 SF	13%
	16,422 SF	100%

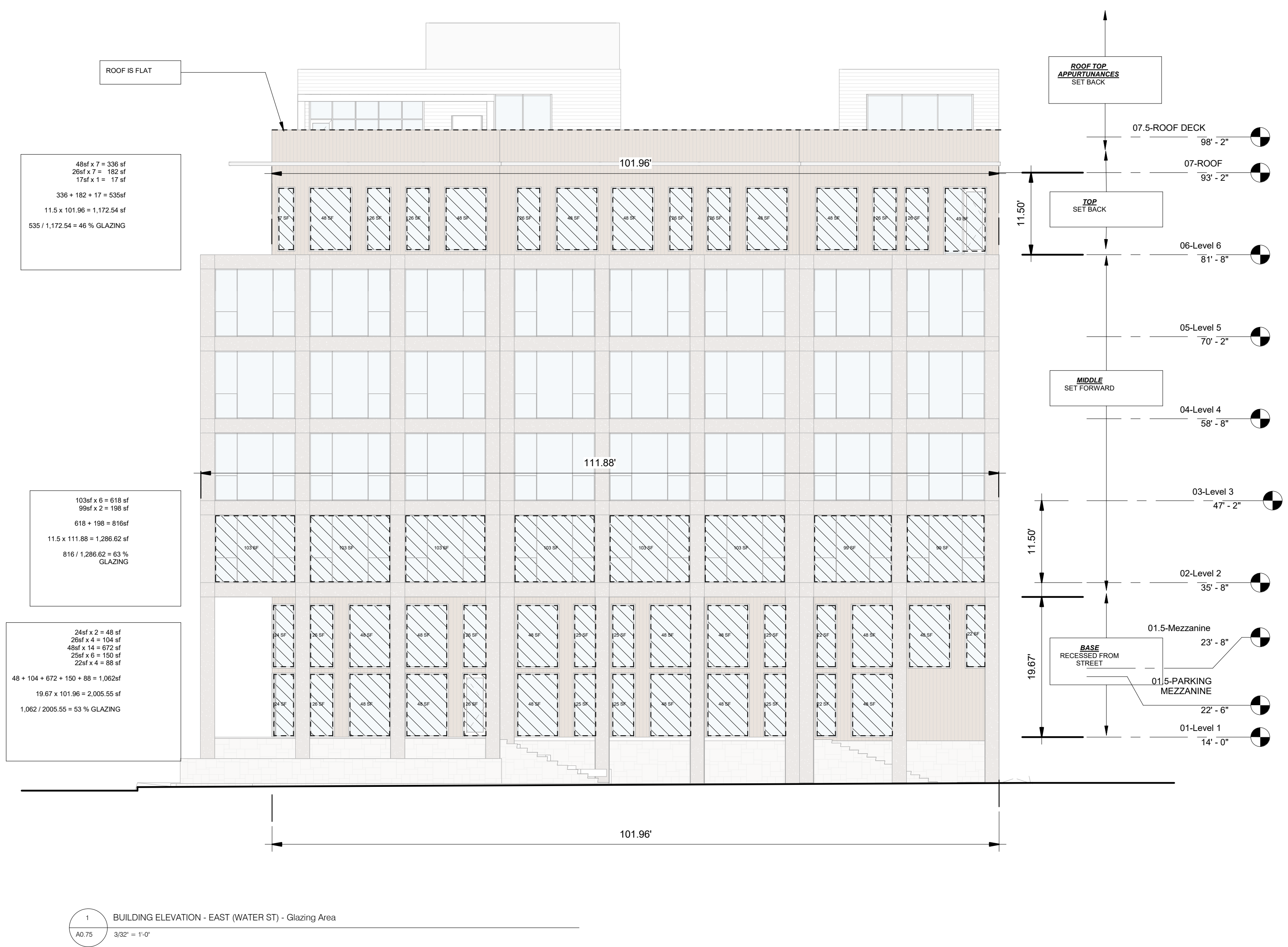
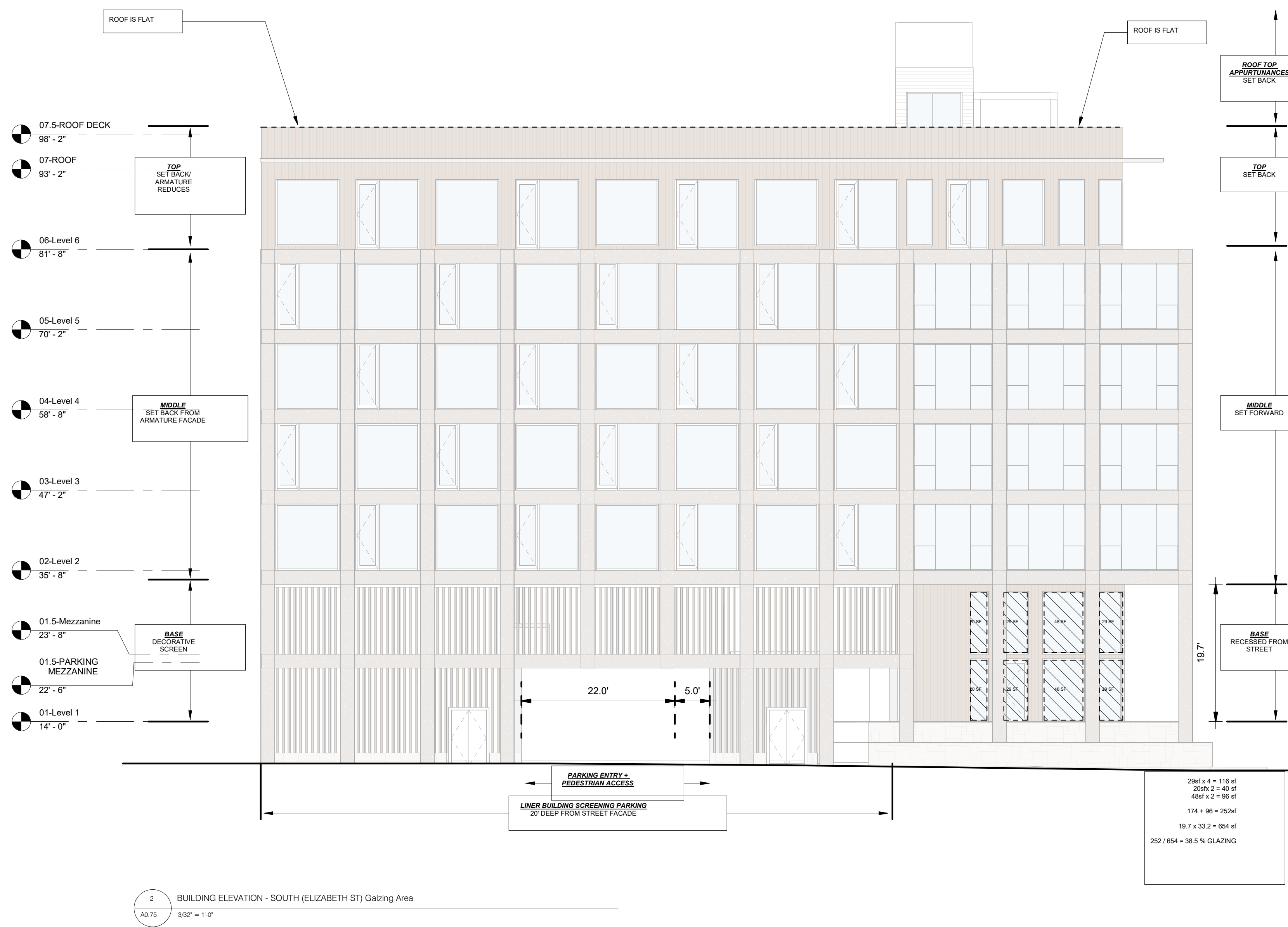
10% PUBLIC REALM REQUIRED
13% MIN. PROVIDED VIA PATHWAYS AND LANDSCAPE
ADDITIONAL PUBLIC AREA IS PROVIDED VIA INCLUSION OF A RETAIL TENANT ON THE FIRST FLOOR ACCESSIBLE FROM THE STREET.

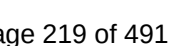
Legend

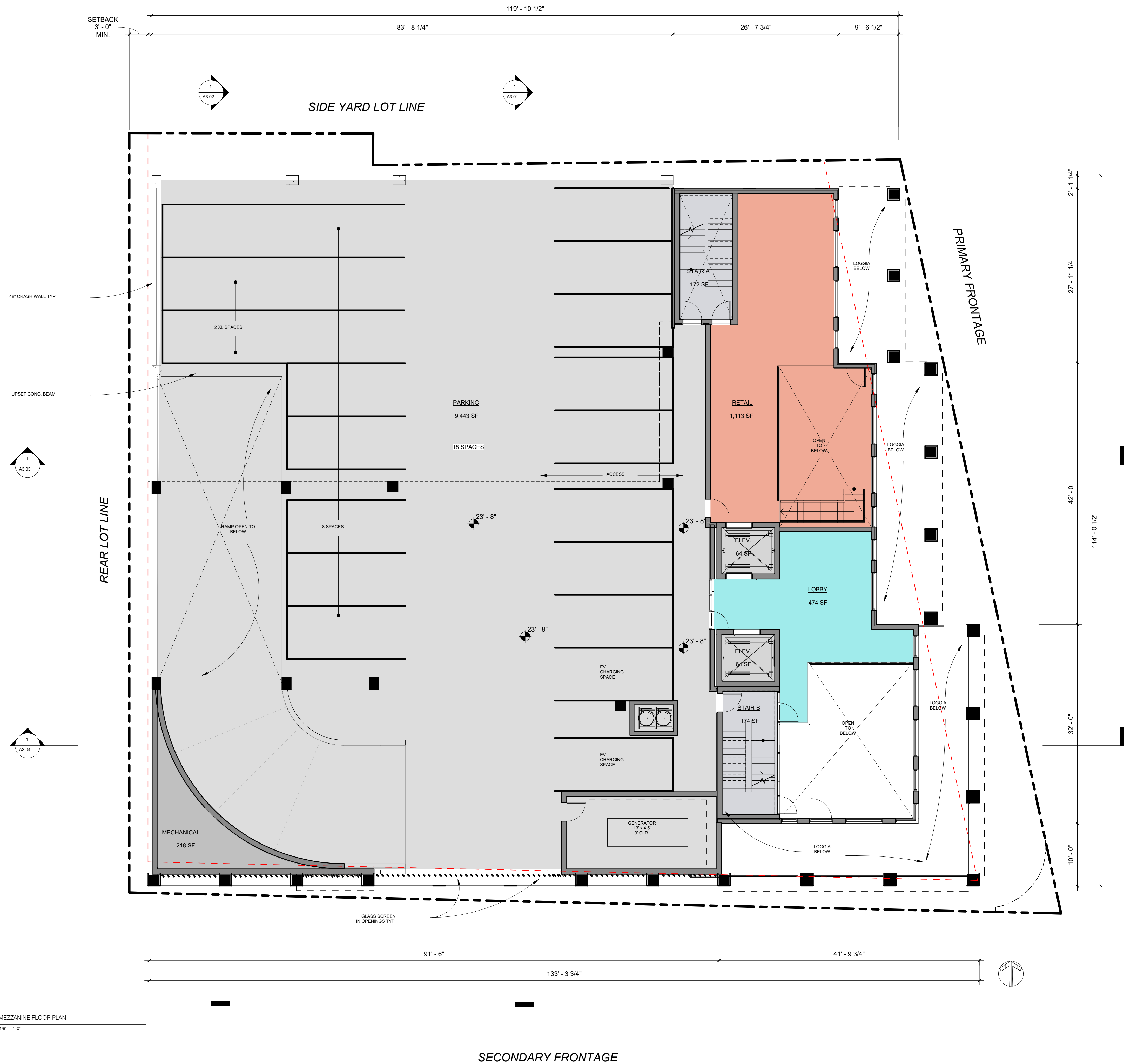
NON-PUBLIC

PUBLIC REALM











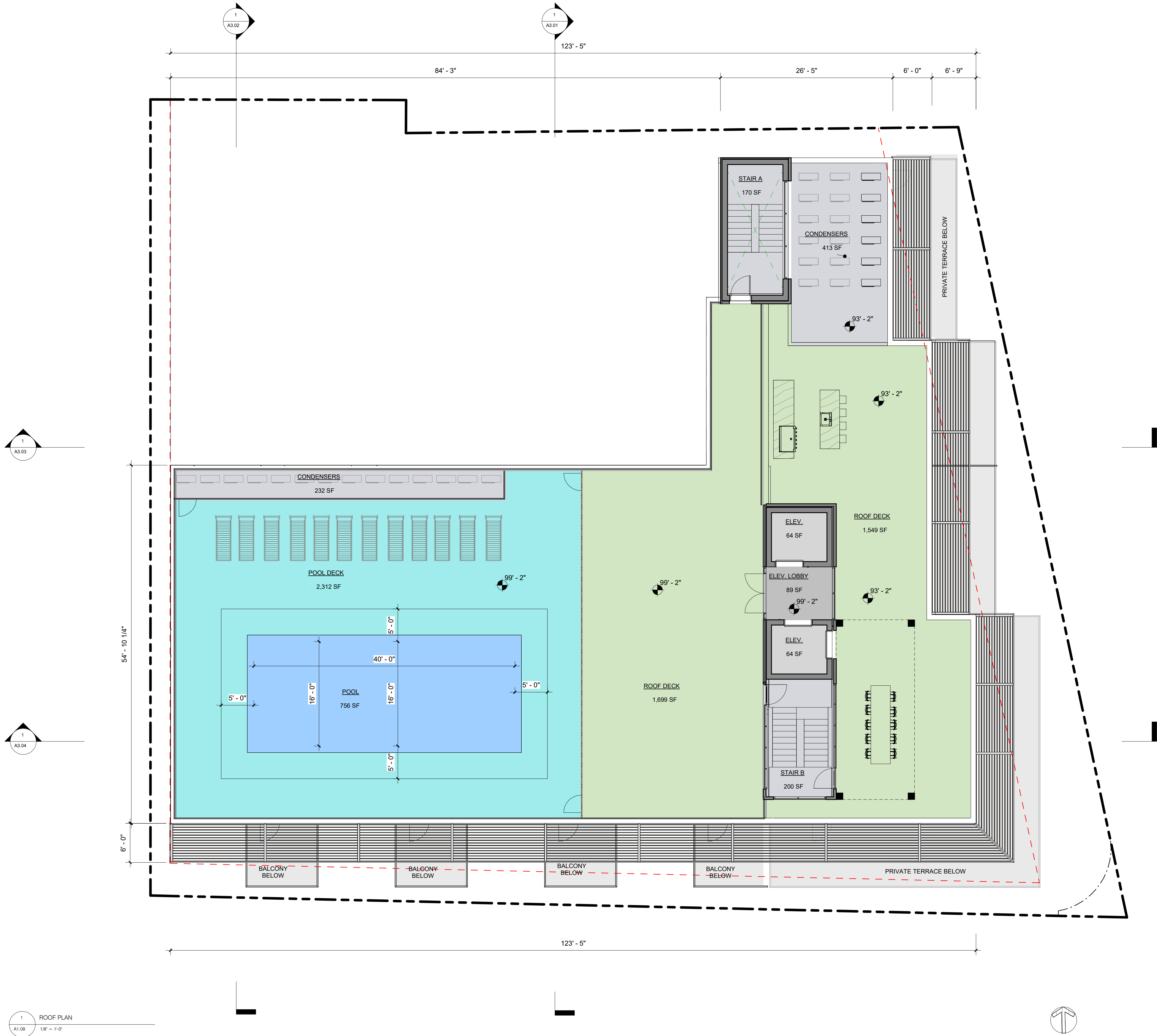
1 LEVEL 2 FLOOR PLAN
A1.03 1/8" = 1'-0"

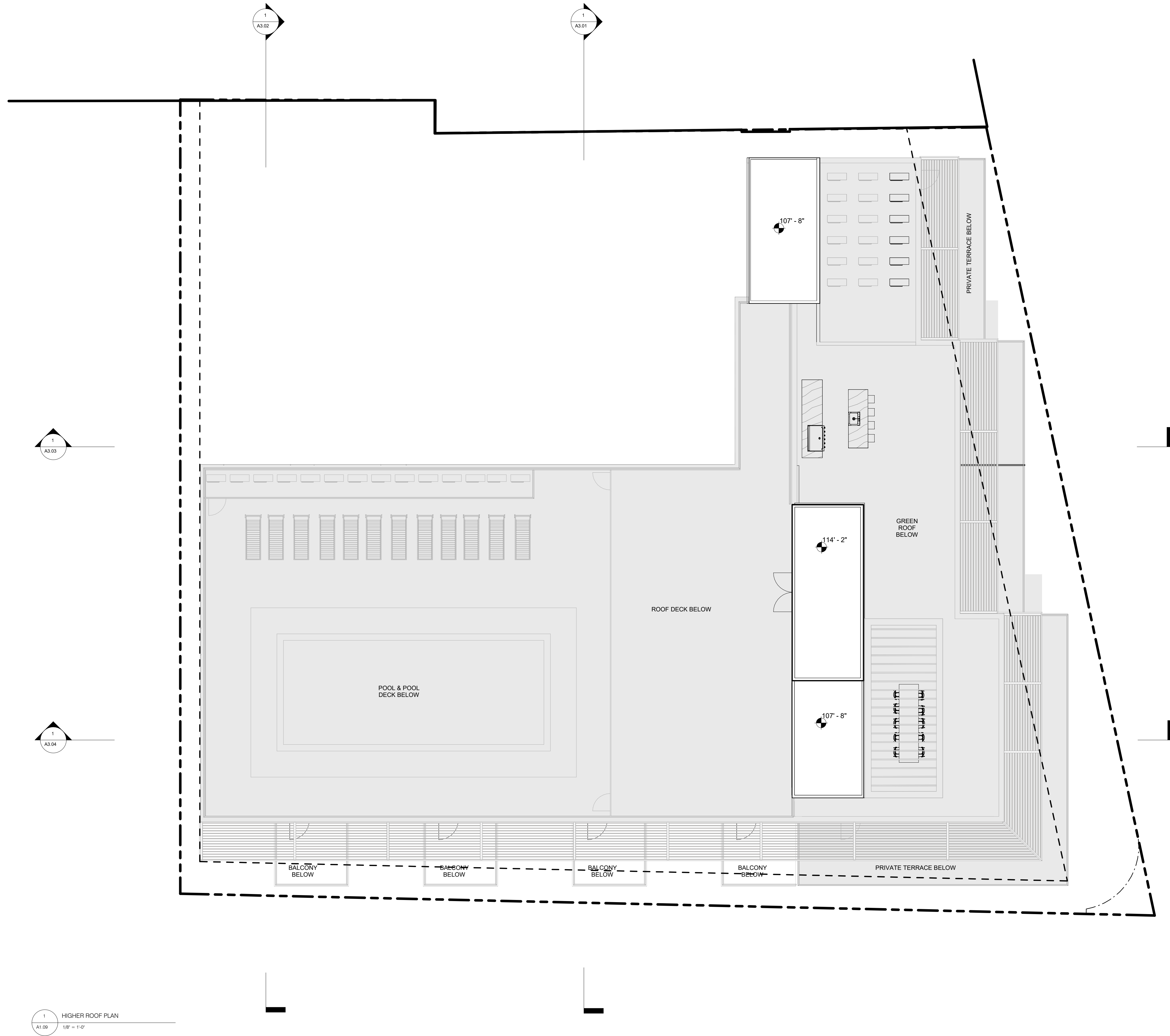


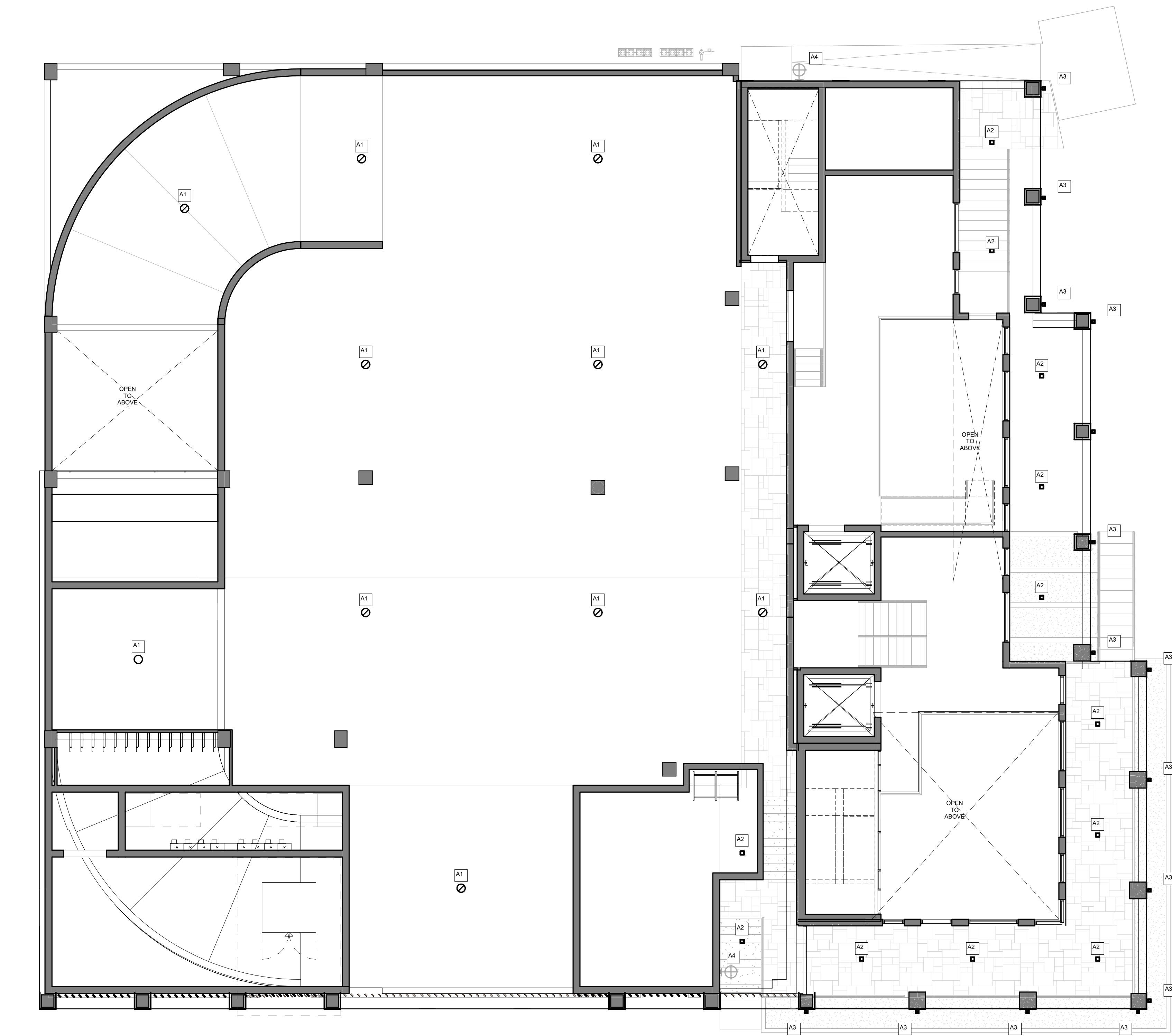










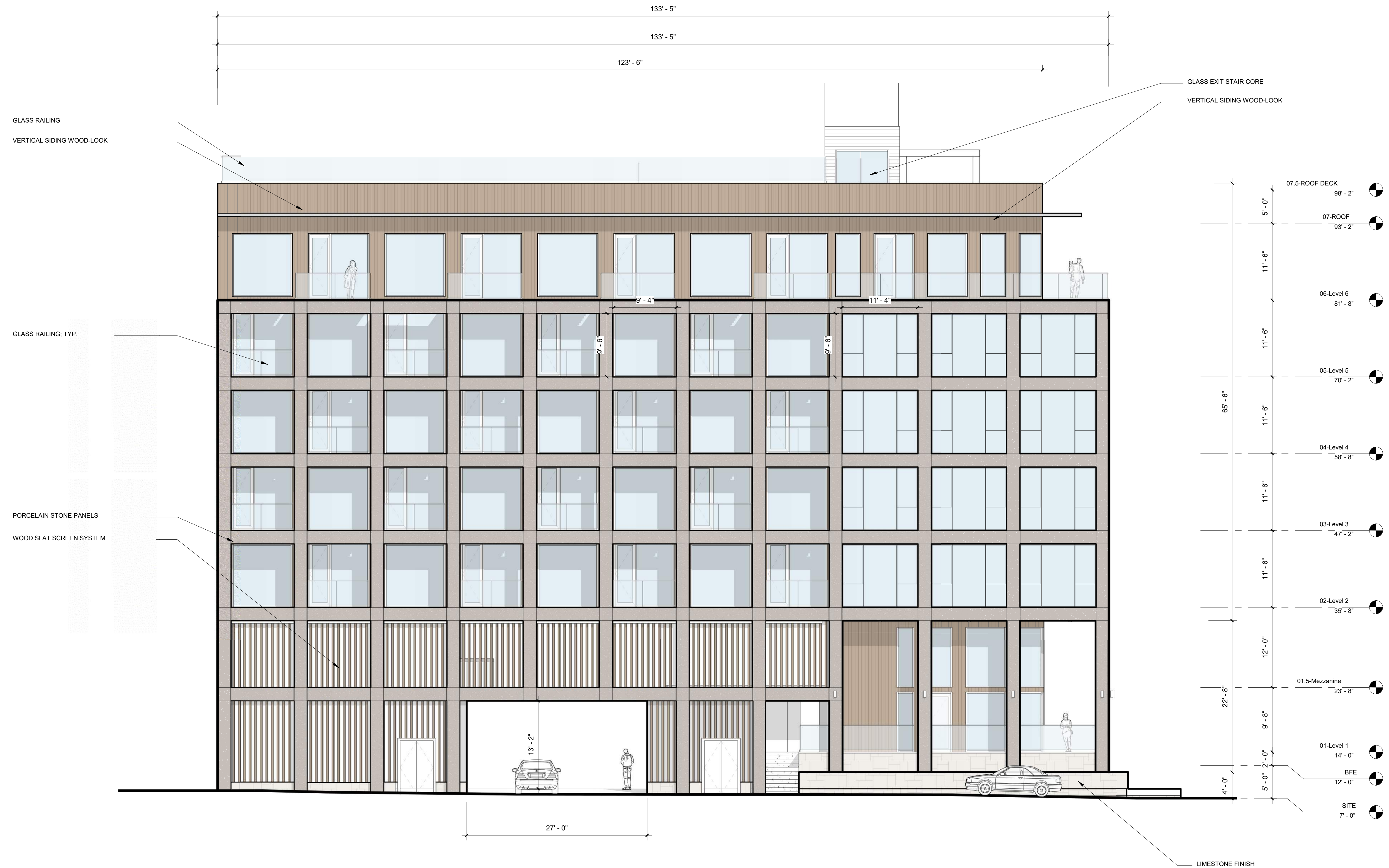


1 LEVEL 1 RCP
A1.10 1/8" = 1'-0"

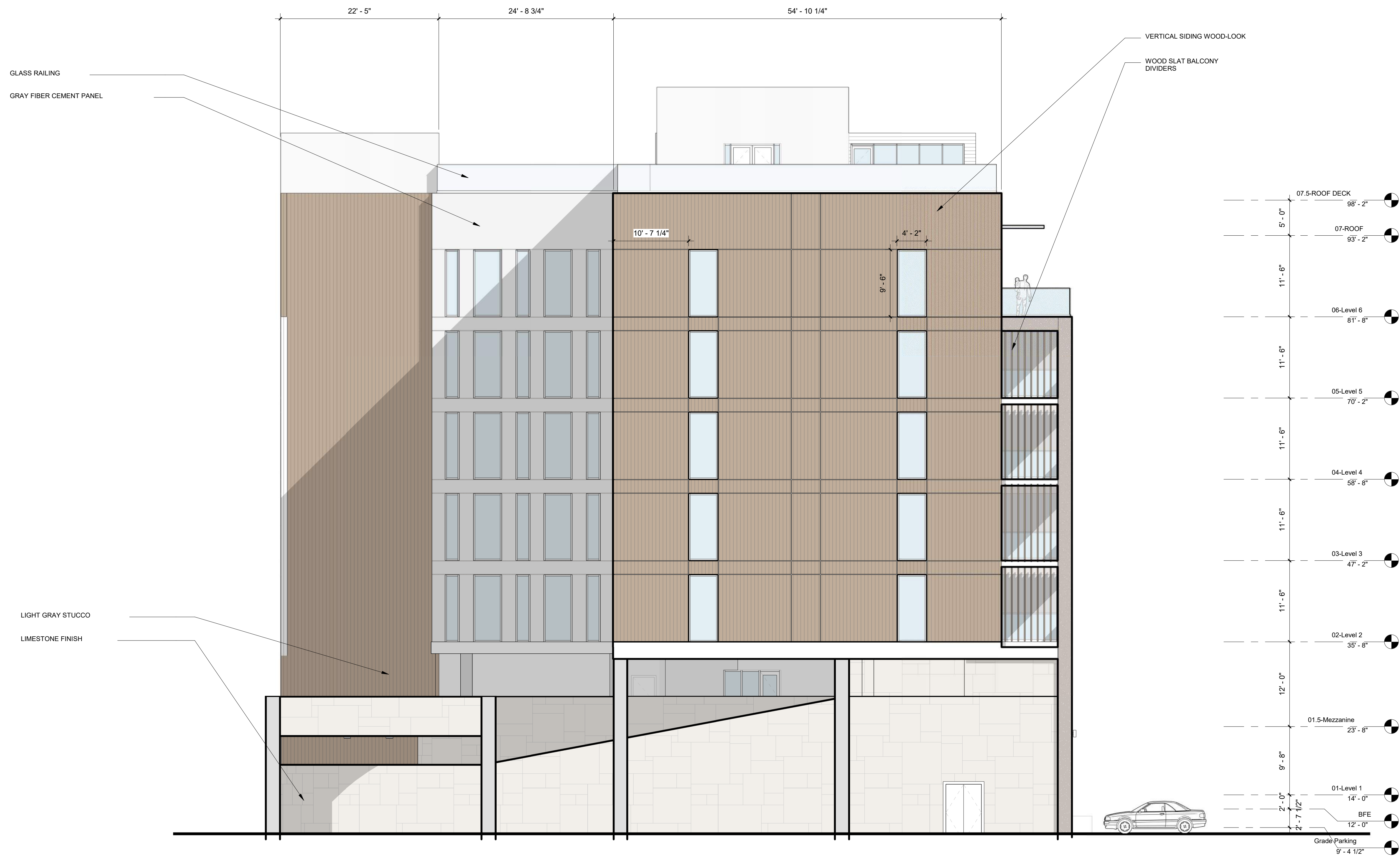
Lighting Fixture Schedule			
Comments	Type Mark	Manufacturer	Model
EXT	A1	BEACON PRODUCTS	SRT1-65W-4K7-5QW-UNV-BL-UD-SCP20F-8F
EXT	A2	DALS LIGHTING	DELTA LED SQUARE FLUSHMOUNT
EXT	A3	LIGHTING AND EQUIPMENT PUBLIC COMPANY LIMITED	L&E WALL MOUNTED WLL452
EXT	A4	WAC LIGHTING	WL-LED110-120 VAC



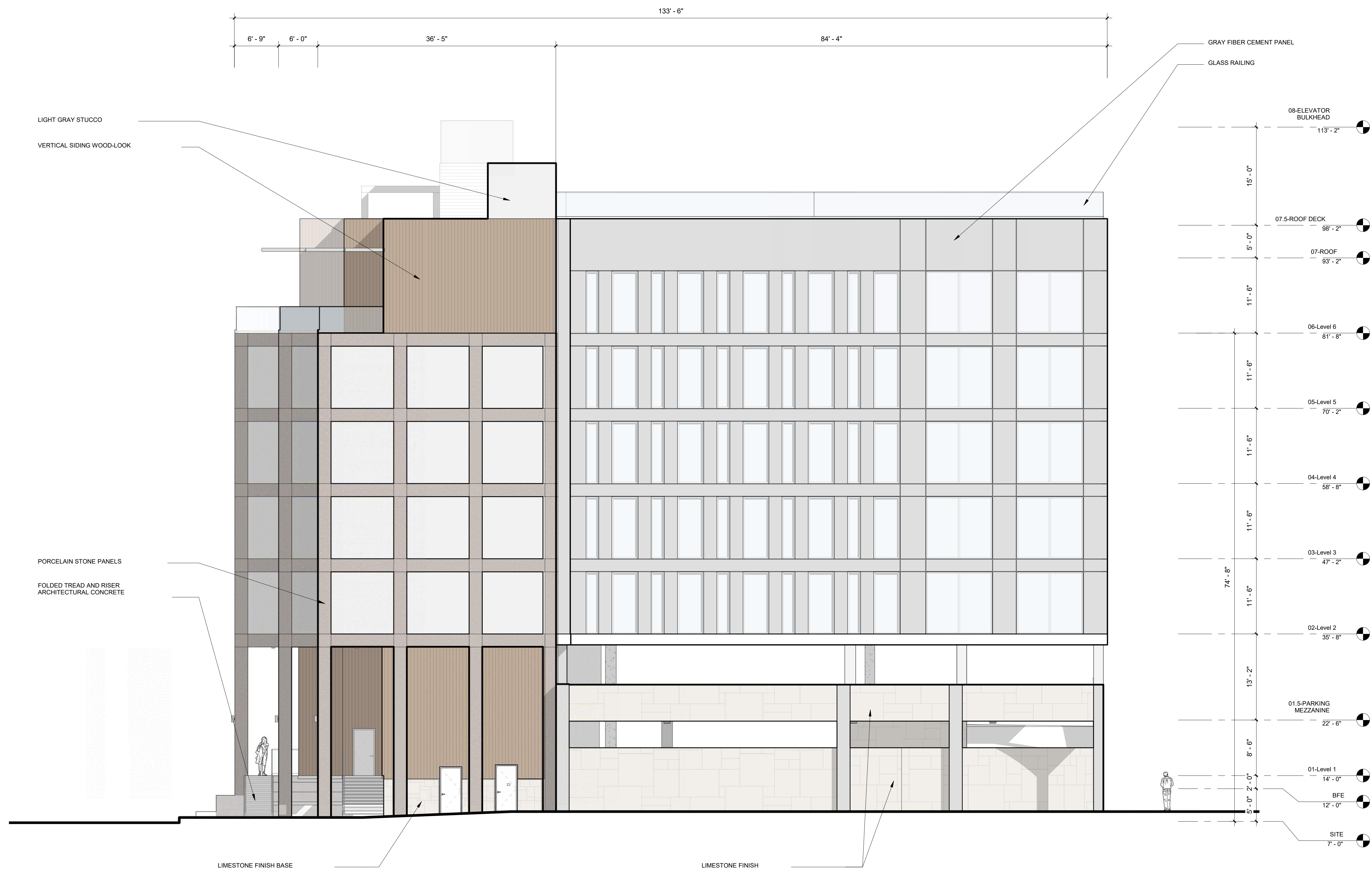
1 BUILDING ELEVATION - EAST (WATER ST)
A2.01 1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH (ELIZABETH ST)
A2.02 1/8" = 1'-0"



1 BUILDING ELEVATION - WEST
A2.03 1/8" = 1'-0"



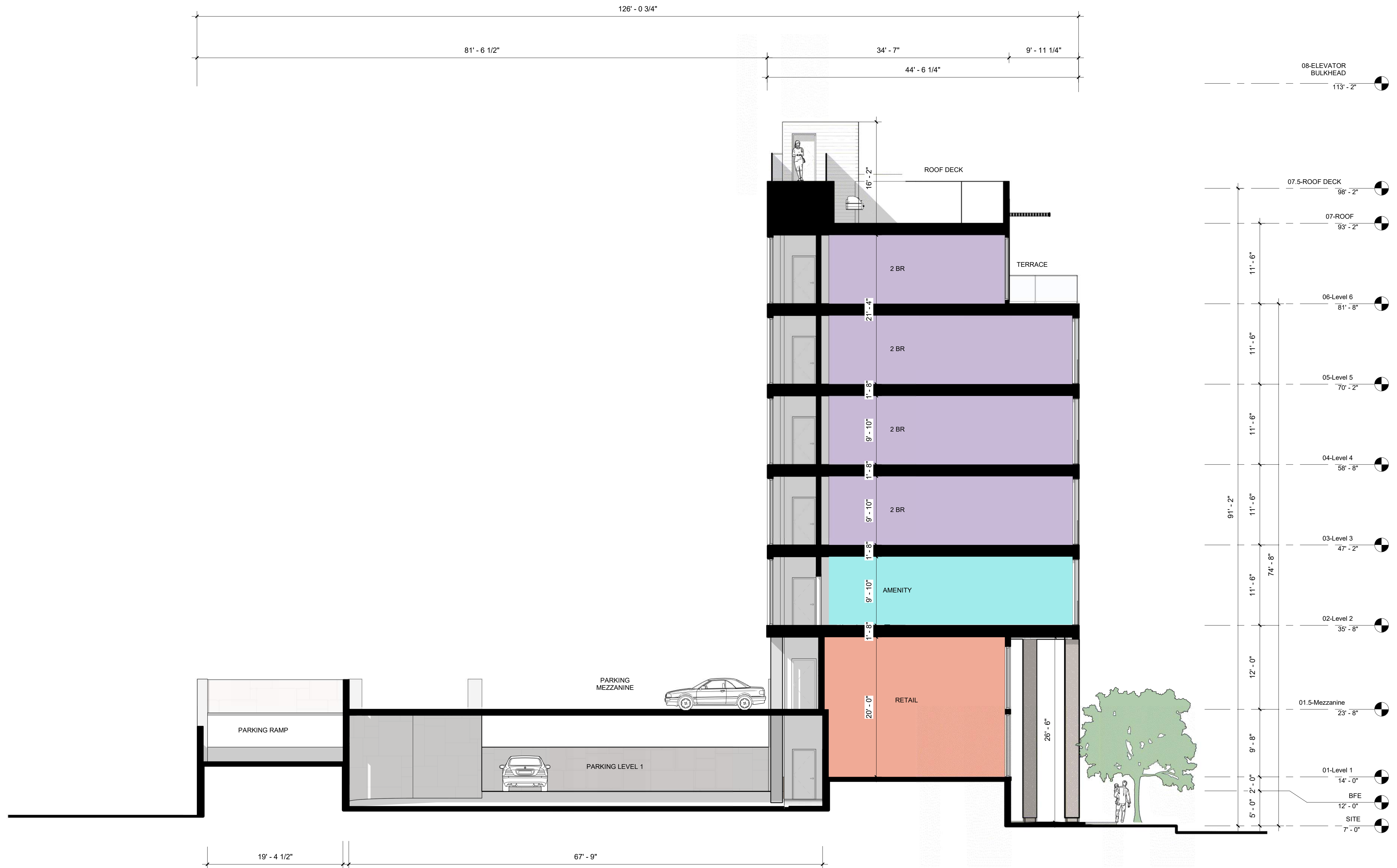
1 BUILDING ELEVATION - NORTH
A2.04 1/8" = 1'-0"



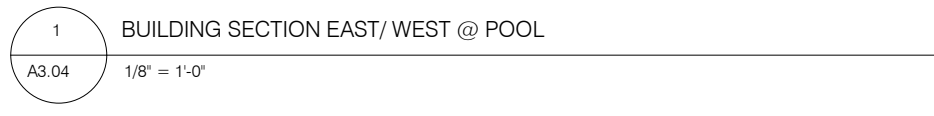
1 BUILDING SECTION NORTH/ SOUTH @ DRIVEWAY
A3.01 1/8" = 1'-0"



1 BUILDING SECTION NORTH/ SOUTH @ SPEED RAMP
A3.02 1/8" = 1'-0"



1
A3.03
EW SECTION LOOKING NORTH1
1/8" = 1'-0"





SITE DEVELOPMENT PLAN

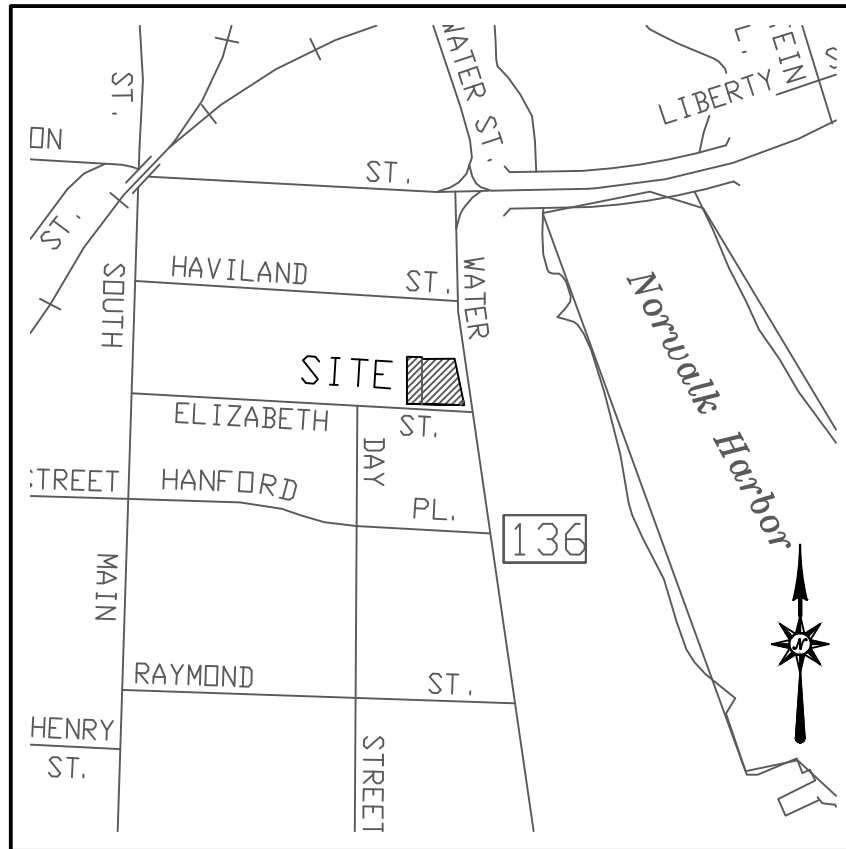
- PREPARED FOR -

HYDE PARK PROPERTIES, LLC

#1 WATER STREET and #15 ELIZABETH STREET

NORWALK, CONNECTICUT

NOVEMBER 29, 2024



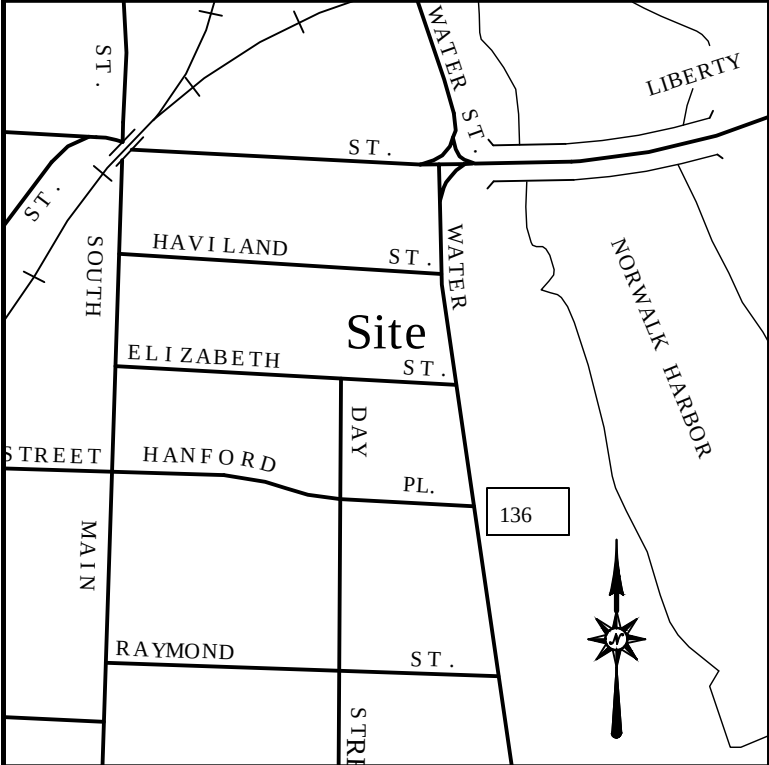
Vicinity Map
Scale: 1"=500'

<u>SHEET</u>	<u>TITLE</u>	<u>DATE</u>
1 OF 12	COVER SHEET	11/29/2024
2 OF 12	ZONING LOCATION SURVEY - EXISTING CONDITIONS	11/29/2024
3 OF 12	ZONING LOCATION SURVEY - PROPOSED CONDITIONS	11/29/2024
4 OF 12	SITE GRADING PLAN	11/29/2024
5 OF 12	STORM DRAINAGE & UTILITY PLAN	11/29/2024
6 OF 12	SOIL EROSION / SEDIMENT CONTROL PLAN	11/29/2024
7 OF 12	CONSTRUCTION NOTES & DETAILS: SANITARY SEWER	11/29/2024
8 OF 12	CONSTRUCTION NOTES & DETAILS: STORM DRAINAGE	11/29/2024
9 OF 12	CONSTRUCTION NOTES & DETAILS: STORM DRAINAGE	11/29/2024
10 OF 12	CONSTRUCTION NOTES & DETAILS: APRONS, RAMPS, SIDEWALKS, PAVERS, CURBS, MISC.	11/29/2024
11 OF 12	CONSTRUCTION NOTES & DETAILS: SOIL EROSION / SEDIMENT CONTROL & UTILITY	11/29/2024
12 OF 12	CONSTRUCTION NOTES & DETAILS: PAVEMENT & ARROW MARKINGS, ADA	11/29/2024

SITE DEVELOPMENT PLAN
PREPARED FOR
HYDE PARK PROPERTIES, LLC
#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT

NOVEMBER 29, 2024

 NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON <i>MSS</i> Michael S. Shevlin, Jr. PLS #70339	ALL WORK LABOR AND MATERIALS ARE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH I SHALL TAKE PRECEDENCE OVER THEIR DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN. THE WORD "VERIFY" ON THESE PLANS IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED UPON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY. THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF THE SURVEYING COMPANY, LLC. REPRODUCTION, COPIES, ALTERATION, DISTRIBUTION, OR OTHER USE WITHOUT THE WRITTEN PERMISSION OF THE SURVEYING COMPANY, LLC IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN LEGAL ACTION. DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LIVE SIGNATURE AND LIVE SEAL OF THE DESIGNATED LICENSED PROFESSIONAL. © COPYRIGHT 2024. ALL RIGHTS RESERVED.	 <i>Mark Ochman</i> UCHMAN ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS		DATE: 7-5-2024	SCALE: 1"=10'	DRAWER: DCH	JOB NUMBER: 5122	FILE NUMBER:	
		CIVIL-ENGINEER	CIVIL-ENGINEER	SHEVLIN LAND SURVEYING, LLC			593 Main Street Monroe, CT (203) 218-5840 ShevlinL5.com		
NO.		DATE		DESCRIPTION					
				REVISIONS					



Vicinity Map
Scale: 1"=500'

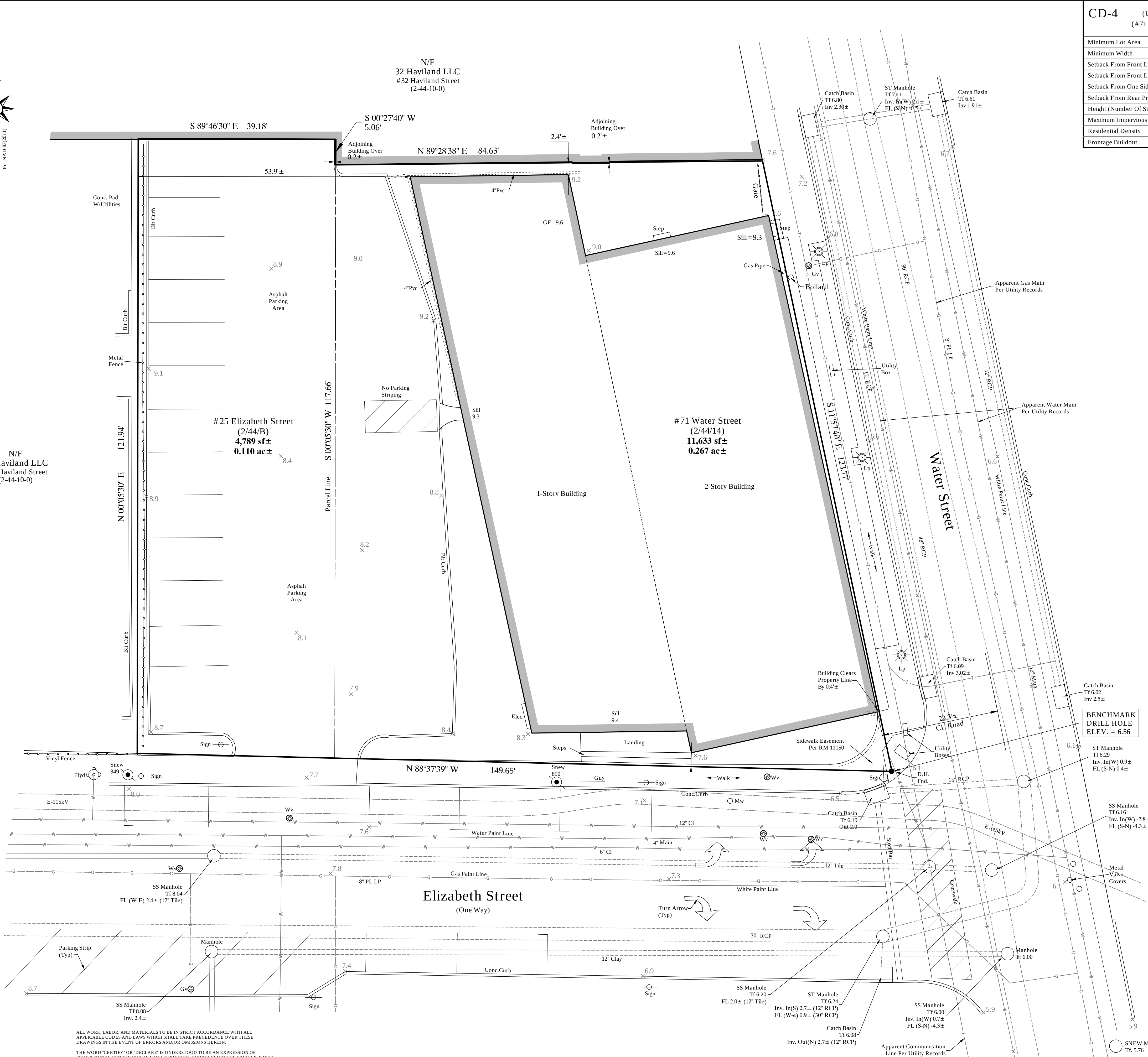
LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- CATCH BASIN
- BUILDING SETBACK LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- GAS VALVE
- HYD HYDRANT
- LAMP
- MAILBOX
- MANHOLE
- UTILITY POLE
- SIGN
- WV WATER VALVE
- WELL

NOT VALID UNLESS CROSSED WITH SEAL OR FIXED WITH THE SIGNATORY

TO MOUNTAIN BELIEF, THIS MAP IS SUBSISTENTIAL BELIEF HAS NOTED HEREON

Michael S. Shevlin, PLS #70339

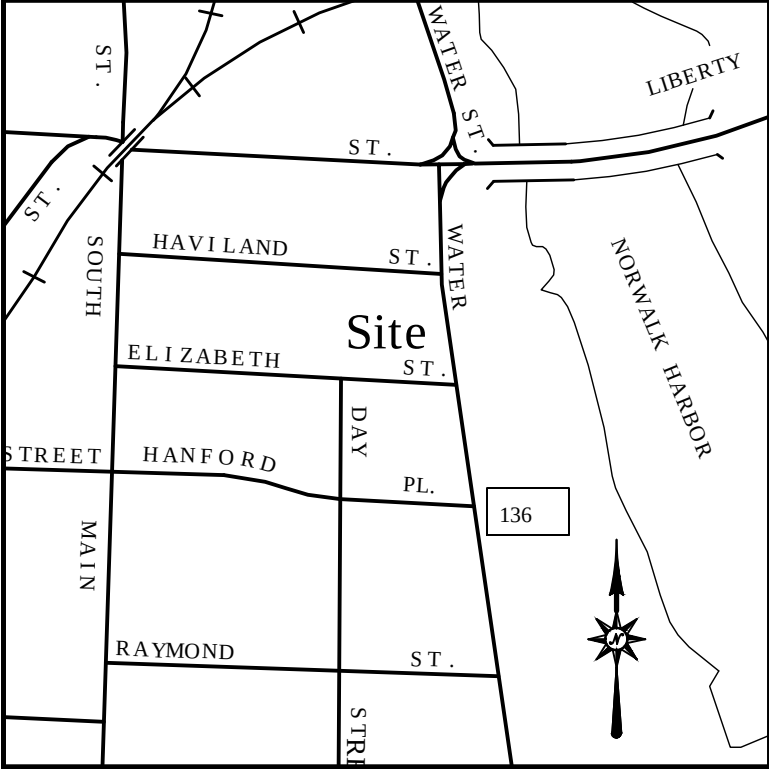


NOTES:

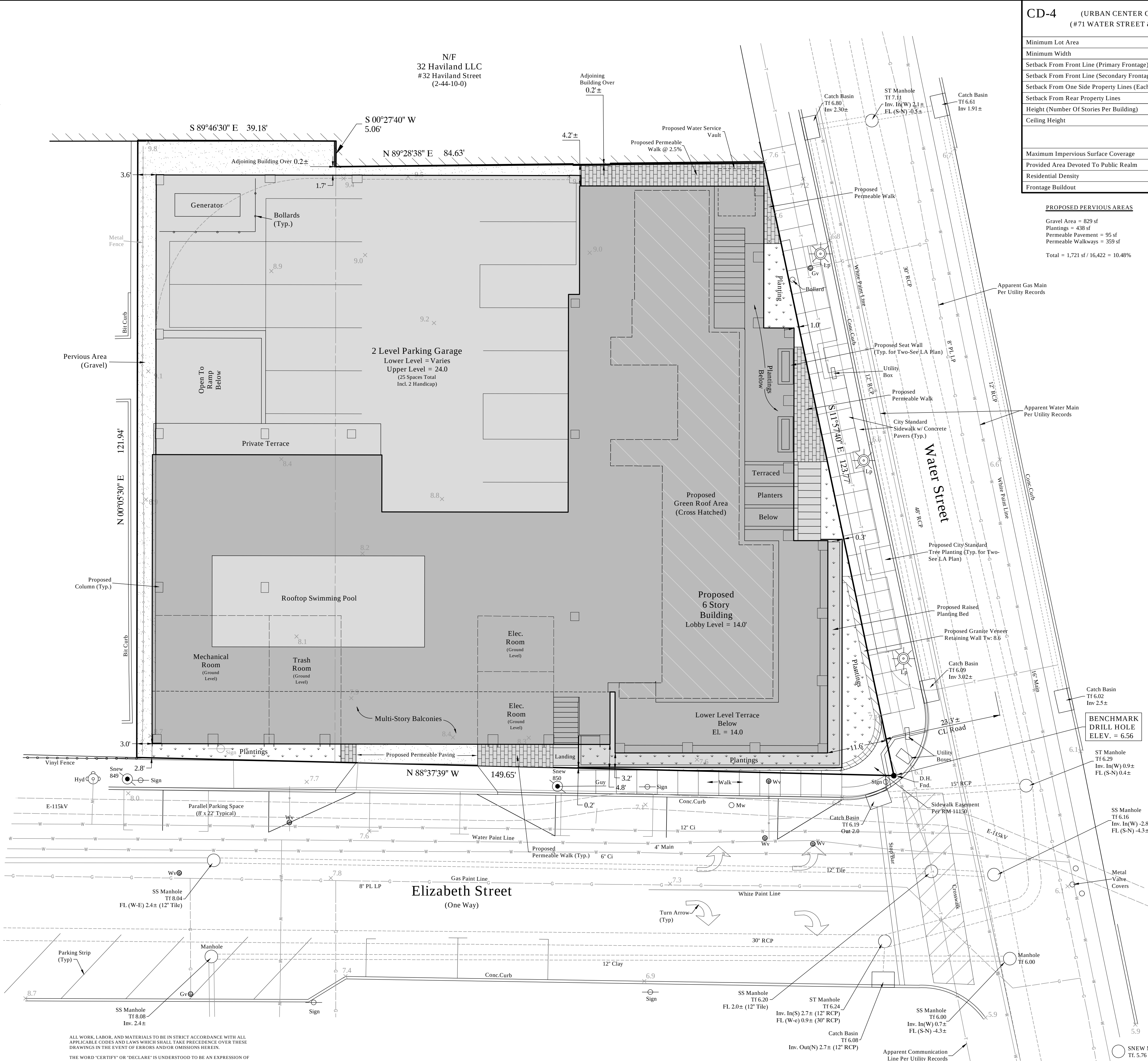
- This survey and map has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as amended October 26, 2018 and endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Zoning Location Survey based upon a Resurvey and conforms to: Horizontal Accuracy Class A-2 and Topographical Class T-2.
- Reference is made to the following documents:
 - A. RM 14-"Map of land of Raymond & Jolles; at South Norwalk, Conn.; divided by committee of superior court; May 11, 1876."
 - B. RM 8536-"Map prepared for Ernest J. Gleason; Norwalk, Conn.; Light Industrial No. 1 Zone ; Area = 0.915 ac; by Henricis."
 - C. RM 9375-"Map showing street lines prepared for The City of Norwalk; South Norwalk, Conn.; scale: 1"=40'; Dec. 20, 1977; by Ryan & Faulds."
 - D. RM 10258-"Unit numbering plan; of The Coach Works; Norwalk, Conn.; scale: 1"=20'; Dec. 19, 1986; by William W. Seymour and Assoc."
 - E. RM 12414-"Zoning Location Survey; of Haviland Street Apartments; prepared for Raymond Brown Assoc.; Norwalk, Conn.; scale: 1"=20'; March 5, 2003; by William W. Seymour & Assoc."
 - F. RM 11150-"Map showing easement to be acquired by City of Norwalk; from Ray-Lo Realty Incorporated; by William Giel."
- The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
- Distances shown from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
- Zoning information shown on this map must be reviewed and confirmed by the appropriate City of Norwalk authorities prior to use.
- Property is served by public water and sanitary sewer.
- Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.
- The property is located in Zone AE (EL 12) per FEMA Flood Map #09001C0531G; Panel 531 of 626; Effective Date: 7/8/2013.
- Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
- The elevations are based on Vertical Datum: NAVD 88.

ZONING LOCATION SURVEY
DEPICTING EXISTING CONDITIONS
PREPARED FOR
SKYVIEW BUILDERS
#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT

DATE:	5-11-2022	SCALE:	1"=10'	DRAFTER:	DCH	JOB NUMBER:	5122	FILE NUMBER:	
NO.	1	DATE	8-16-24	DESCRIPTION	NAV88 Verification / Zone				
REVISIONS									
					SHEVLIN LAND SURVEYING, LLC		593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com		



N/F
32 Haviland LLC
#32 Haviland Street
(2-44-10-0)



CD-4 (URBAN CENTER COMMUNITY DISTRICT) (#71 WATER STREET & #25 ELIZABETH STREET)	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
Minimum Lot Area	N/A	16,422±	16,422±
Minimum Width	300' Max.	123.77'	123.77'
Setback From Front Line (Primary Frontage)	0' Min. / 12' Max.	0.4'	1.0' / 11.5'
Setback From Front Line (Secondary Frontage)	0' Min. / 5' Max.	2.8'	2.8' / 4.8'
Setback From One Side Property Lines (Each)	0' Min.	2.4'	1.7' Park. / 4.2' Bldg.
Setback From Rear Property Lines	3' Min.	53.9'	3.0'
Height (Number Of Stories Per Building)	2 Stories Min. 6.5 Stories Max.	2 Stories	6 Stories +
Ceiling Height	Max F-F Typical	13'	11.7'
Commercial First Floor	Minimum F-F	-	21.7'
	Maximum F-F	25'	21.7'
Maximum Impervious Surface Coverage	80% ** (90%)	90.8%	89.52%
Provided Area Devoted To Public Realm	10% **	n/a	10% + **
Residential Density	1 Unit / 500 sf (32.84)	n/a	32
Frontage Buildout	80% Min.	n/a	95% ±

PROPOSED PERVIOUS AREAS

Gravel Area = 829 sf
Plantings = 438 sf
Permeable Pavement = 95 sf
Permeable Walkways = 359 sf
Total = 1,721 sf / 16,422 = 10.48%

Referenced Plans:	Prepared For:	Prepared By:	Revised To:
Architectural	71 Water Street	Benfield Architecture	10-29-24
Landscape	71 Water Street	Eric Rains Landscape Architecture, LLC	8-19-24

* Does Not Include Elevator Shaft, Stairwell or Mechanicals.
** 80% Max, except that impervious surface may be increased to 90% for developments of 30 or more dwelling units, provided that 10% of the lot or building site area is devoted to public realm and 10% of the lot or building site area is landscaping. See Landscape Plans referenced above.

NOTES:

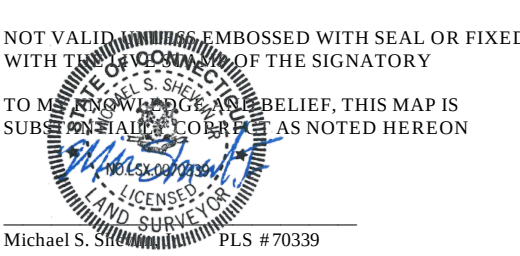
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- The elevations are based on Vertical Datum: NAVD 88.

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- FINISHED FLOOR
- GARAGE FLOOR
- CATCH BASIN
- BUILDING SETBACK LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- GV GAS VALVE
- HYD HYDRANT
- LP LAMP
- MAILBOX
- MANHOLE
- UTILITY POLE
- SIGN
- WV WATER VALVE
- WELL

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE SIGNATURE OF THE SIGNATORY TO THIS MAP. IF NOT EMBOSSED OR FIXED, THIS MAP IS SUBJECT TO REJECTION AS NOTED HEREON.

Michael S. Shevlin, PLS #70339



ALL WORK, LABOR, AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

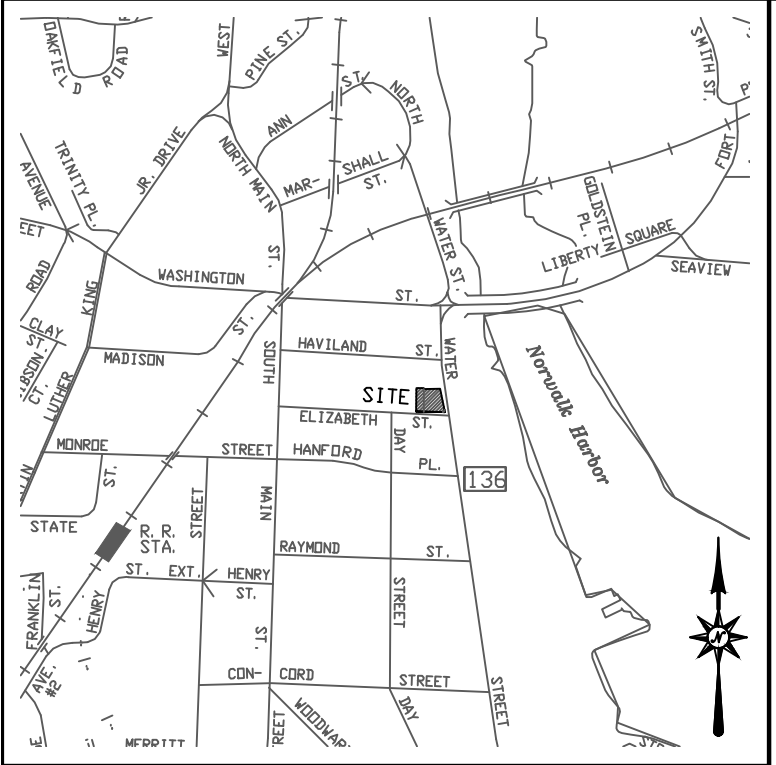
THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

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ZONING LOCATION SURVEY
DEPICTING PROPOSED CONDITIONS
PREPARED FOR
SKYVIEW BUILDERS
#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT

			DATE: 11-29-2024	SCALE: 1"=10'	DRAFTER: DCH / S/R	JOB NUMBER: 5122	FILE NUMBER:	
			SHEVLIN LAND SURVEYING, LLC				593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com	3/12
NO.	DATE	DESCRIPTION						
REVISIONS								



Vicinity Map
Scale: 1"=100'

DEEP TEST HOLES DATA
71 Water Street / 25 Elizabeth Street
Performed by Ochman Associates Inc.,
August 16, 2024 (Fb 172 Pg. 113)

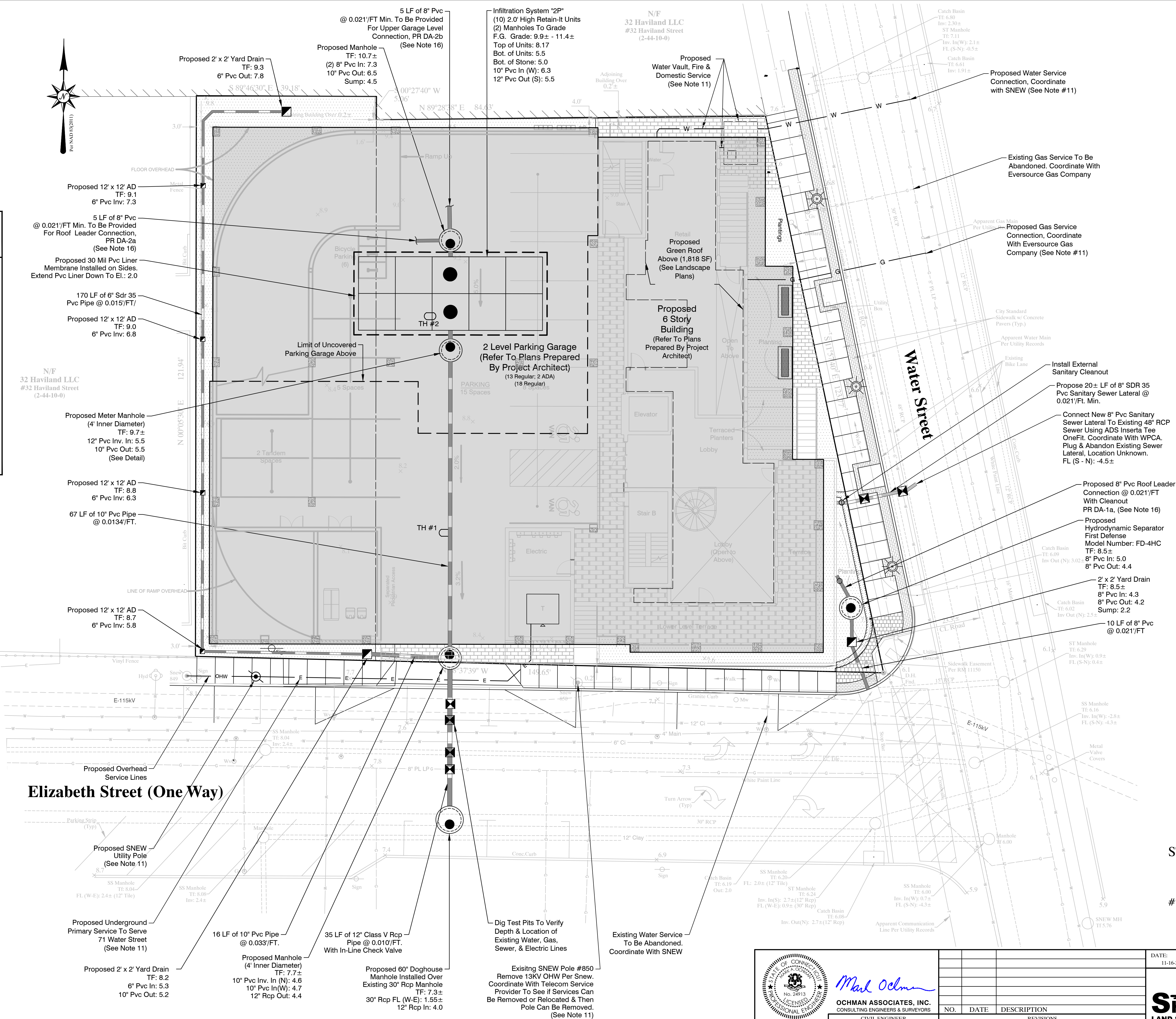
* Test Holes Performed Between 9:00 - 10:45 AM On
August 16, 2024. High Tide @ 9:11 On 08-16-24 In
South Norwalk

DEEP TEST HOLE "1"
0 - 03" Asphalt
03" - 12" Processed Aggregate
12" - 30" Misc. Fill
30" - 48" Brown Loamy Sand With Cobbles
48" - 100" Brown Sand With Some Gravel & Cobbles
Ledge None
Mottling None
Groundwater @ 80", Elevation: 1.5
Roots None
Restrictive @ 68" (Damp) Elevation: 2.5

DEEP TEST HOLE "2"
0 - 03" Asphalt
03" - 08" Processed Aggregate
08" - 30" Misc. Fill
30" - 44" Brown Loamy Sand With Cobbles
44" - 96" Brown Sand With Some Gravel & Cobbles
Ledge None
Mottling None
Groundwater @ 82", Elevation: 2.2
Roots None
Restrictive @ 74" (Damp) Elevation: 2.9

LEGEND

- 270 -- Existing Contour
- x 271.1 Existing Spot Elevation
- Gp Grade Plane
- [270] Proposed Contour
- + [271.1] Proposed Spot Elevation
- Percolation Test
- Deep Test Hole
- (WM) Water Meter
- (WV) Water Valve
- (STMH) Storm Manhole
- (SSMH) Sanitary Sewer Manhole
- Geotextile Silt Fence
- Drain Inlet Siltsock
- Tree Protection
- Trees To Be Removed
- FD Proposed Foundation Drain
- RL Proposed Rain Leader Drain
- HLO Proposed High Level Overflow
- E Proposed Electric Line
- w Proposed Waterline
- G Proposed Gas Line
- L Existing Sewer Lateral
- Utility Pole
- GTD Grade To Drain
- Building Setback
- Stonewall
- I. Bar To Be Set



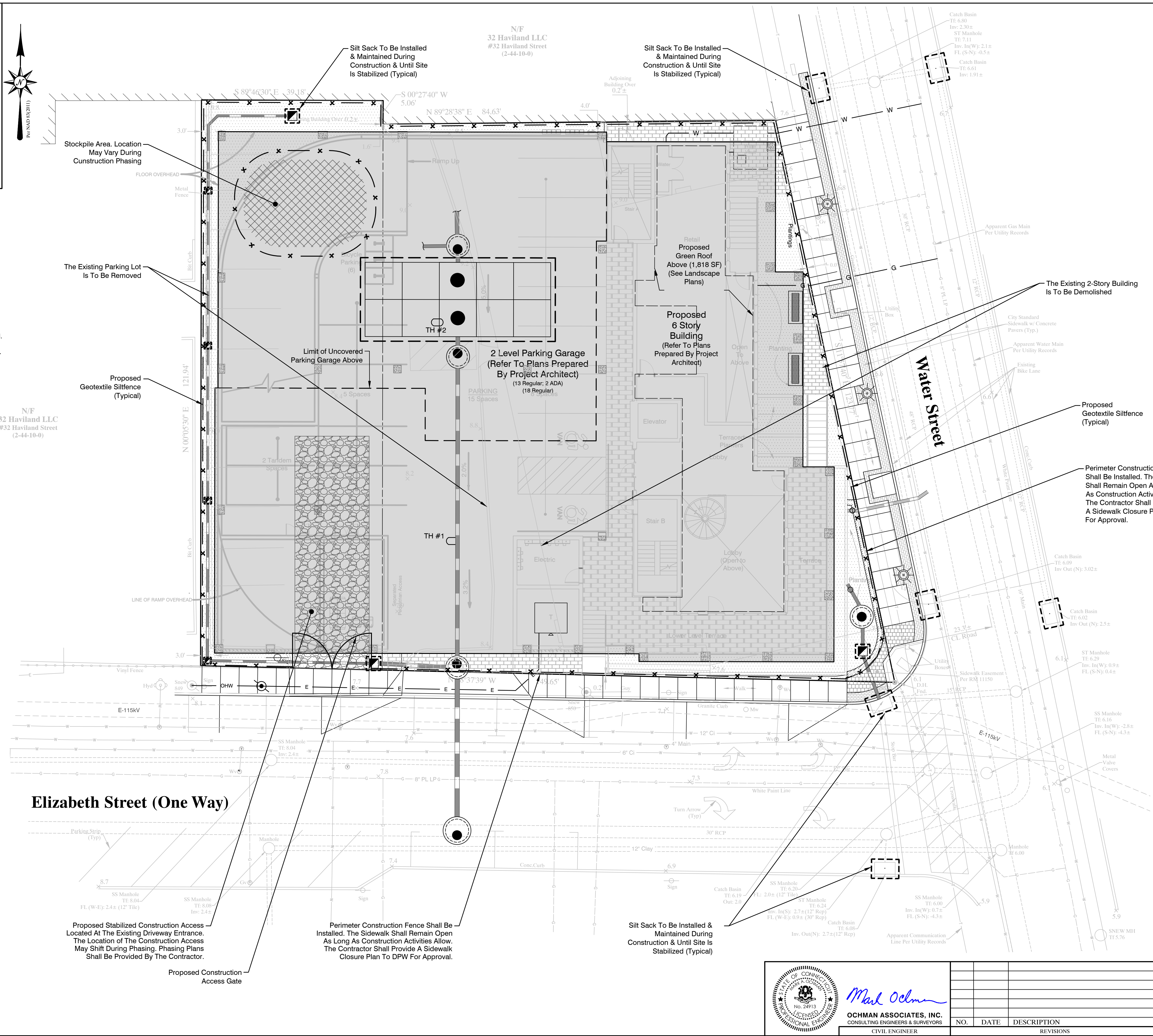
NOTES:

- Site Grading & Utility Plan is based on a topographic survey prepared by Shevlin Land Surveying, LLC entitled "Zoning Location Survey Depicting Proposed Conditions Prepared For Skyview Builders #71 Water Street and #25 Elizabeth Street Norwalk, Connecticut." Scale: 1" = 10', dated July 5, 2024.
- Refer to Architectural Plans Prepared By Beinfeld Architecture PC.
- Refer to Landscape Plans Prepared By Eric Rains Landscape Architecture, LLC.
- The existing underground utility locations depicted & noted hereon have been compiled from mapping supplied by the respective utility companies or government agencies. These locations **MUST** be considered approximate in nature and is not to be relied upon as being exact or complete. The engineer assumes no responsibility for the accuracy of the location as shown. Additionally, other utilities may exist that are not shown, either in service or abandoned. Per Connecticut State Law the contractor shall confirm the location of all utilities prior commencement of excavation. The contractor shall call "Call Before You Dig, Inc." (1-800-922-4455) a minimum of (2) full working days prior to commencement.
- Property is served by public water, sanitary sewer & natural gas.
- The property is located in Zone AE (EL 12) per FEMA Flood Map #09001C0531G; Panel 531 of 626; Effective Date: 7/8/2013.
- The elevations are based on Vertical Datum: NAVD 88.
- The owner & contractor shall be responsible for securing all required permits for the project.
- Construction shall comply with all applicable OSHA, Federal, State, & Local Regulations.
- All utility relocations & installations shall be coordinated with each respective utility company prior to construction.
- The proposed locations of the water, gas, and electric service are approximate and are for approval purposes. Final locations shall be coordinated with the project MEP engineer, contractor and respective utility company.
- The contractor is responsible for verifying all locations and elevations of existing utilities prior to starting work. The contractor shall excavate test pits where indicated or wherever design conflicts may occur prior to installation. The contractor shall notify the project engineer of any conflicts.
- A "Street opening Permit" is required prior to any construction activity within the City of Norwalk Right-of-Way or for any temporary closure of the sidewalk along Water Street or Elizabeth Street. All construction within the Right-of-Way shall be in accordance with the City of Norwalk construction standards and shall be coordinated with the Department of Public Works.
- All construction within a DOT Right-of-Way shall comply with all Department of Transportation Standards & Specifications.
- The existing sanitary sewer lateral shall be abandoned and plugged within 2 feet of the sewer main in accordance with WPCA requirements. Refer to the City of Norwalk standard detail.
- Roof drains & the uncovered rooftop parking area drains shall be tied into the proposed storm drainage system. The final drain locations shall be coordinated between the architect, contractor & project engineer.
- Covered drains within the parking garage shall be piped to an oil/grit separator prior to discharging to the sanitary sewer. Details to be provided by the project MEP engineer.
- The contractor shall be responsible for coordinating & maintaining pedestrian & vehicular traffic flow throughout the project.

STORM DRAINAGE & UTILITY PLAN
DEPICTING PROPOSED CONDITIONS
PREPARED FOR
HYDE PARK PROPERTIES, LLC
#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT



 <i>Mark Ochman</i> OCHMAN ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS CIVIL ENGINEER			DATE: 11-16-2024		SCALE: 1"=10'	DRAFTER: DCH	JOB NUMBER: 5122	FILE NUMBER:	
			 593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com						5/12
			NO.	DATE	DESCRIPTION				
		PERSONS							



NARRATIVE:

The purpose of the Soil Erosion and Sediment Control Plan details and notes is to outline a program that minimizes soil erosion during construction.

THE PRIMARY POLICIES OF THIS PROGRAM ARE:

- Keeping land disturbance to a minimum.
- Trapping particles at source by promptly stabilizing disturbed areas;
- Avoid concentration of water and maintain low runoff velocities.
- Avoid contamination of existing storm drains;
- Time grading and construction to minimize soil exposure with phasing.
- Retain existing vegetation wherever feasible.
- Stabilize areas as soon as possible.
- Maintenance (weekly maintenance before and after storm events) of controls to ensure they are functioning properly.

- This drawing is intended to describe the soil erosion and sediment control plan for the project. For other details with respect to construction, see appropriate drawings.
2. All soil erosion and sediment controls shall be done in conformance with the 2002 Connecticut "Guidelines for Soil Erosion and Sediment Control," DEP Bulletin #34, prepared by the Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this soil erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Planning and Zoning Office & Conservation Department of any transfer of this responsibility.
4. The contractor at all times shall have an additional 15% of trap rock and gravel, hay bales and silt fence on site.
5. Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work.
6. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced areas, except during construction of proposed facilities shown beyond the fences.
7. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pad consist of CT DOT #3 stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off road areas (50' Length as depicted on Soil Erosion & Sediment Control Plan).
8. The location of the proposed stockpiles is shown on the drawing or the excess material is to be removed during construction. Silt fence will be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
9. Silt fence shall be Mirafi equivalent, Amoco siltstop or equivalent as approved by the site engineer. Filter fabric used shall be Mirafi 100X or equivalent. Install silt fence according to manufacturers instruction, particularly, bury lower edge of fabric into ground (see detail).
10. Catch Basin Filters shall be installed to prevent the deposition of sediment into storm basins prior to stabilization of exposed areas.
11. Any excavations that must be dewatered must have sediment & erosion control measures in place to maintain clear water discharge. The inlets of all pumps are to be floated a minimum of 24 inches off the bottom of the excavation and pumped into a dirtbag. Such measures and points of discharge shall be approved by the governing agencies.
12. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as possible. Where permanent plantings are not called for, disturbed area should be seeded with grass seed and mulched as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 10 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Hydraulic application (Hydroseeding), is a suitable method for use in critical areas.
- | TEMPORARY SEED MIX: | PERMANENT SEED MIX: |
|---|---------------------------------|
| Perennial ryegrass 40 lbs/acre | Kentucky Bluegrass 20 lbs/acre |
| 1 lb/1000 sq. ft. | Creeping Red Fescue 20 lbs/acre |
| | Perennial ryegrass 5 lbs/acre |
| TOTAL | 45 lbs/acre 1lb/1000 sq. ft. |
| Optimum Seeding Dates: April 1 - June 15; August 15 - October 1 | |
13. If disturbed areas cannot be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch as the season permits.
14. Loaded trucks shall be covered as required to keep down dust.
15. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards.
16. Dust control to be achieved with watering down disturbed areas as required.
17. After each storm event or once weekly, all soil erosion and sediment controls will be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer.
18. Additional soil erosion and sediment control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing agency.
19. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are fully stabilized. Upon completion of work and stabilization of upland areas, the temporary sediment control devices and tree protection should be removed from the site and any silt disposed of properly.

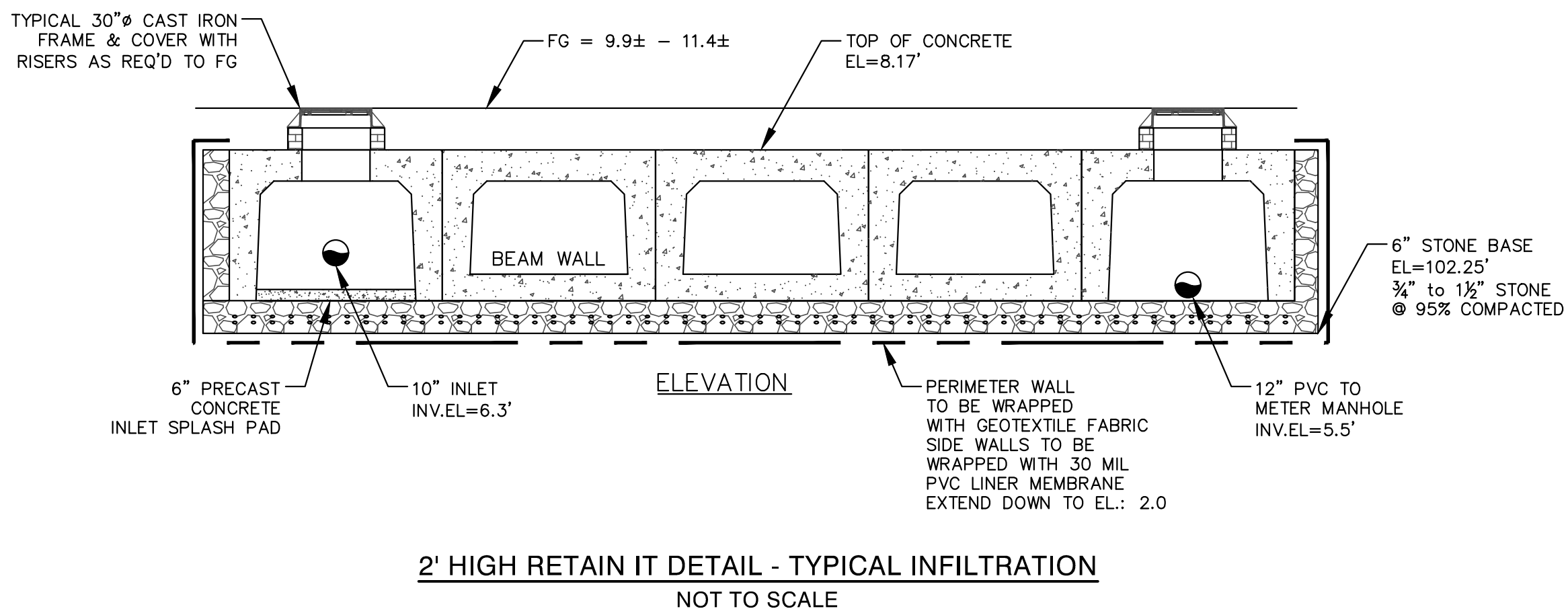
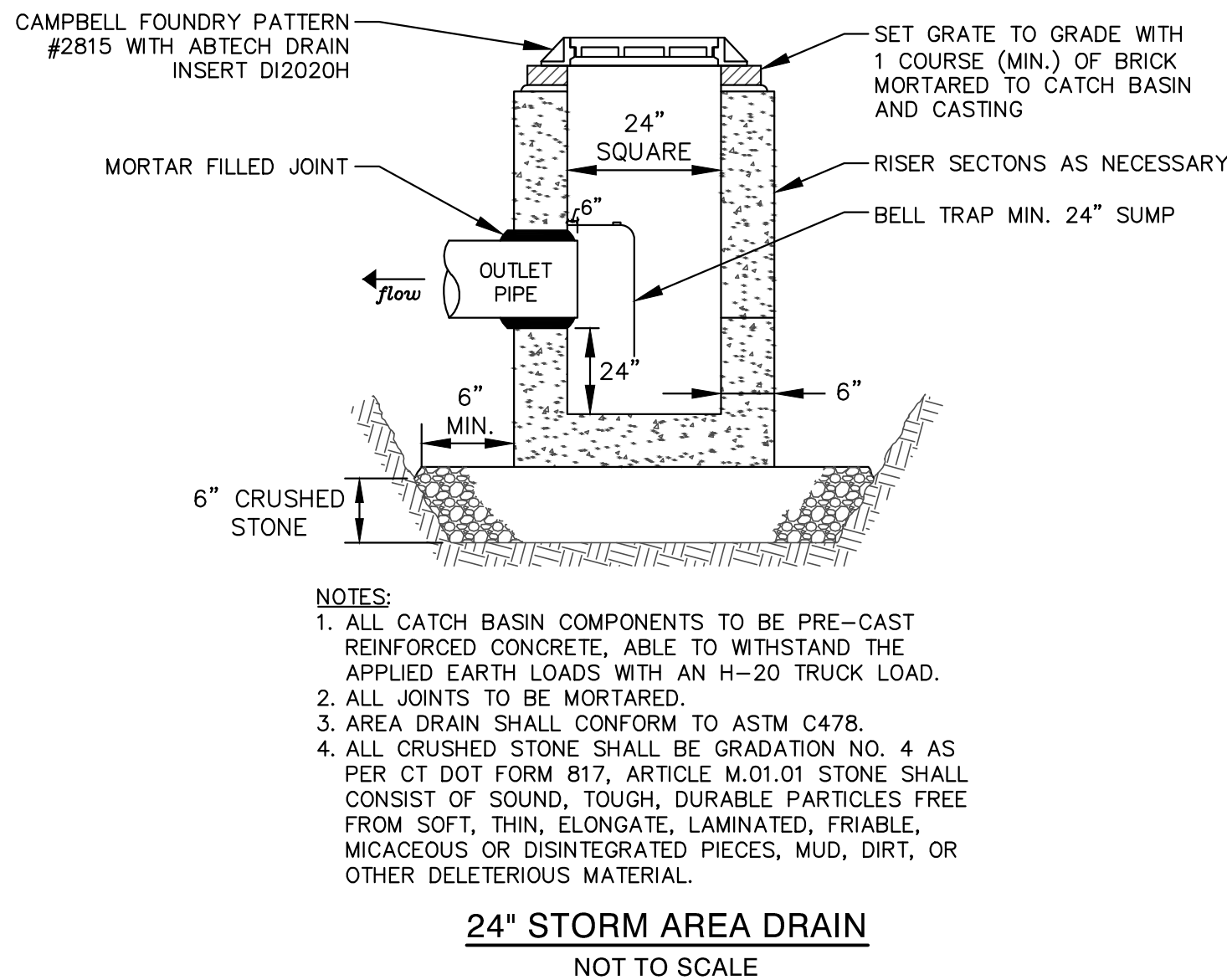
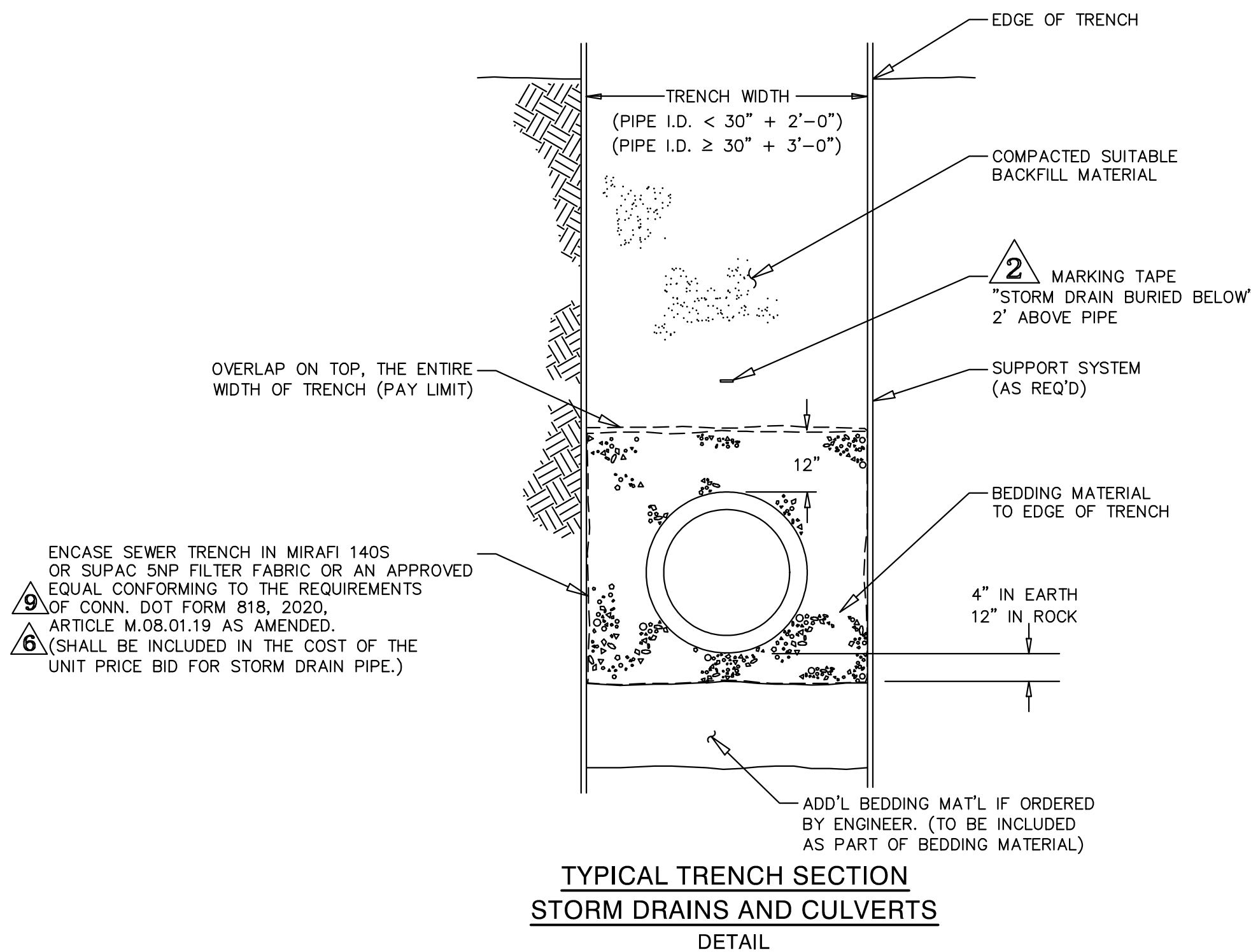
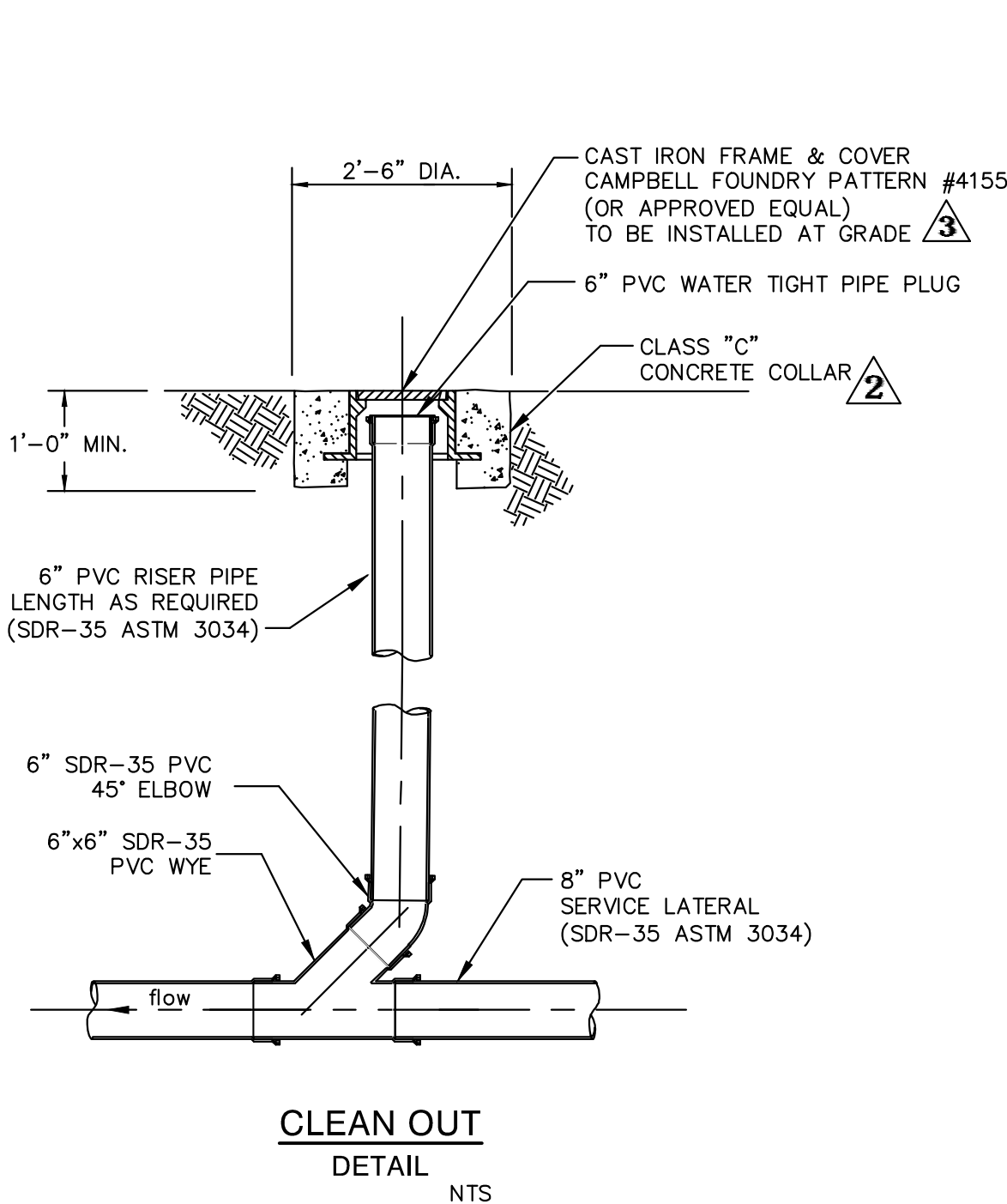
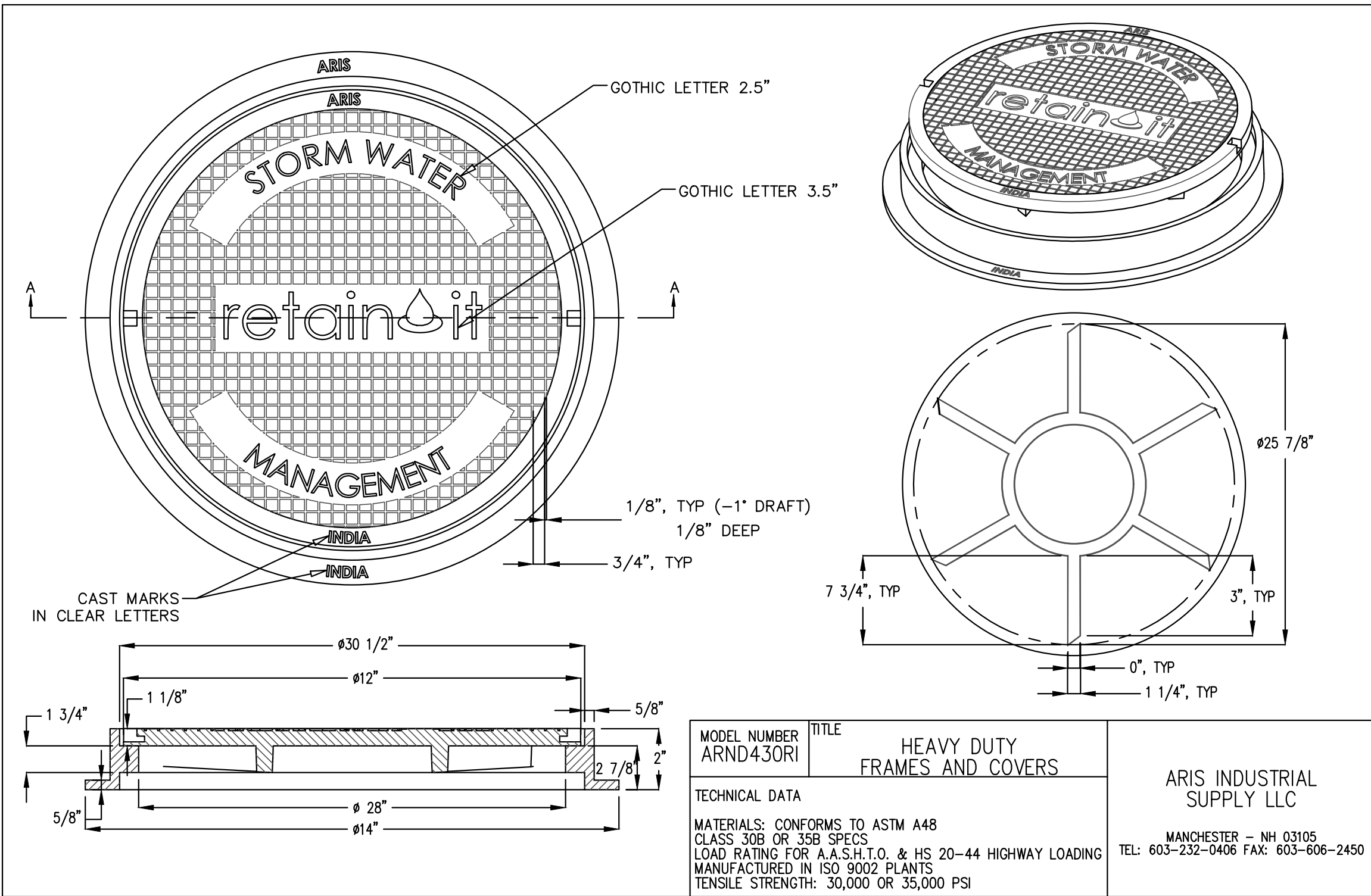
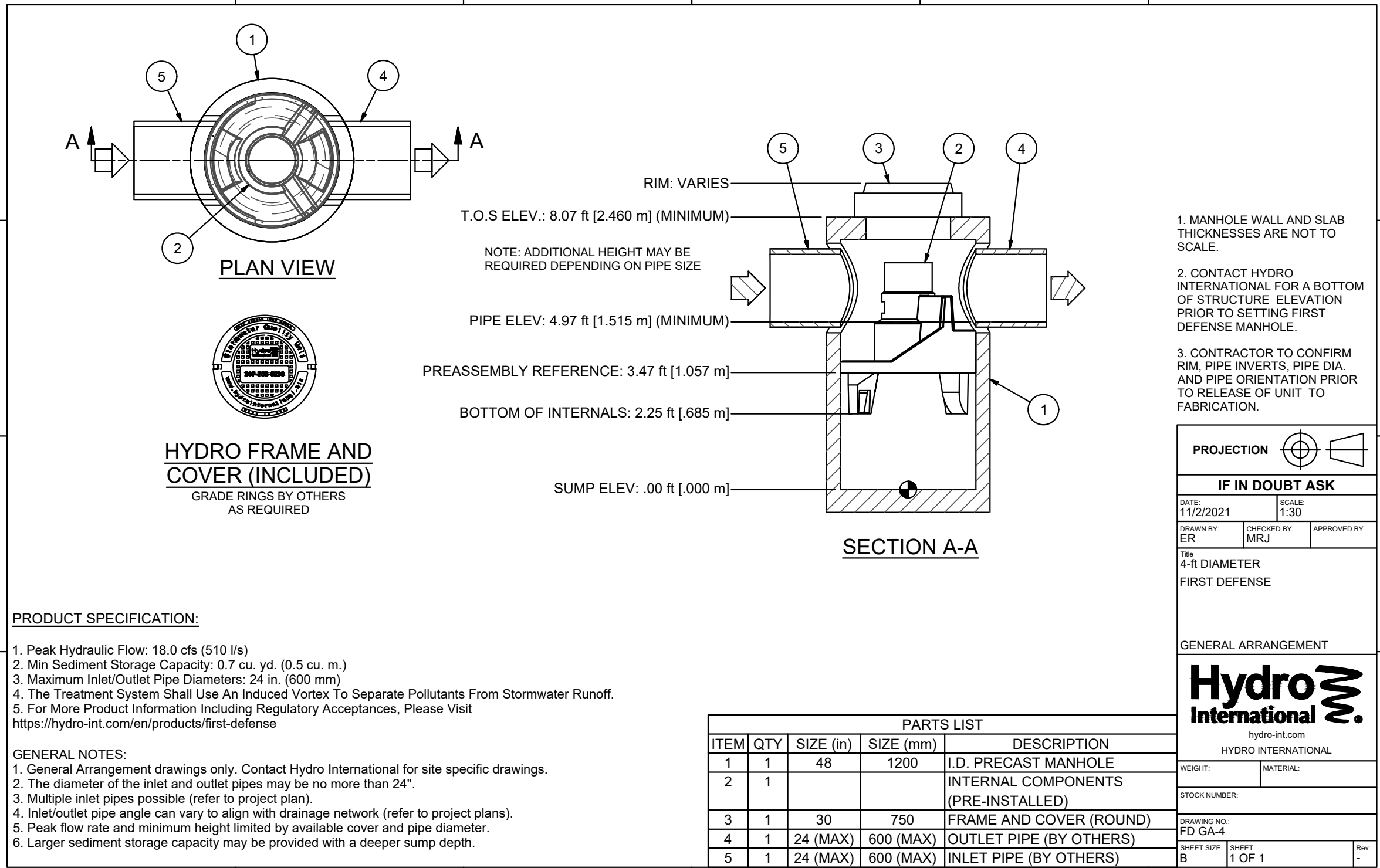
HYDE PARK PROPERTIES, LLC
#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT

DATE: 11-16-2024	SCALE: 1"=10'	DRAFTER: DCH	JOB NUMBER: 5122	FILE NUMBER:
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SHEVLIN
LAND SURVEYING, LLC

593 Main Street
Monroe, CT
(203)-218-5840
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6/12



CONSTRUCTION NOTES & DETAILS

STORM DRAINAGE

PREPARED FOR

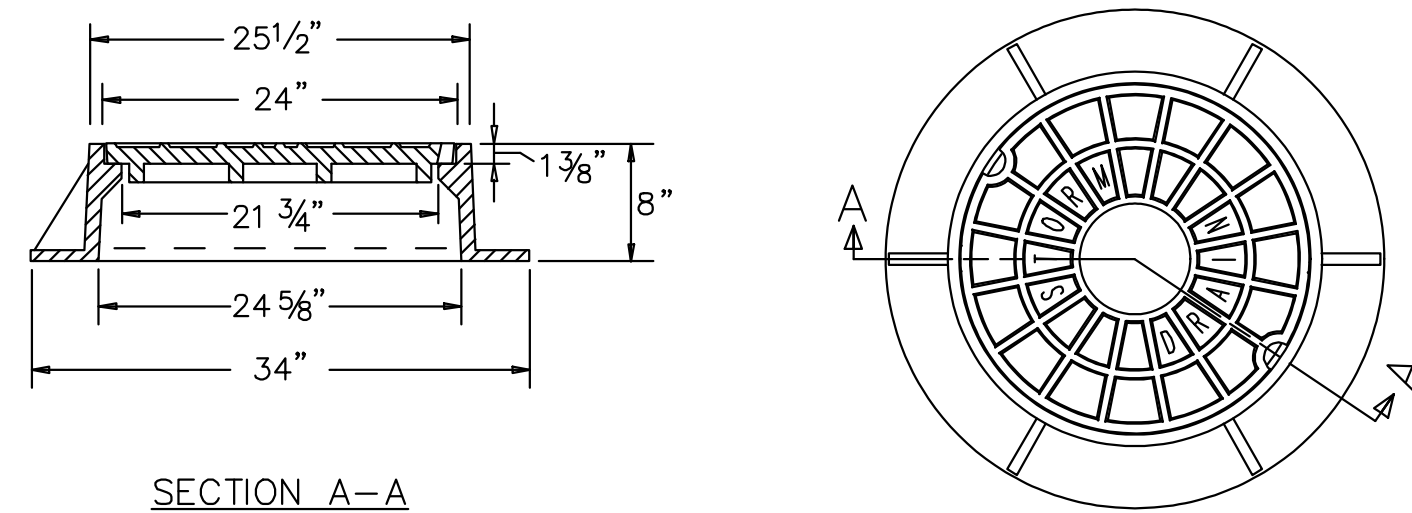
HYDE PARK PROPERTIES, LLC

#71 WATER STREET and #25 ELIZABETH STREET

NORWALK, CONNECTICUT

SCALE: AS NOTED

	DATE: 7-5-2024	SCALE: 1"=10'	DRAFTER: DCH	JOB NUMBER: 5122	FILE NUMBER:
	NO. DATE DESCRIPTION REVISIONS				
					
593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com					

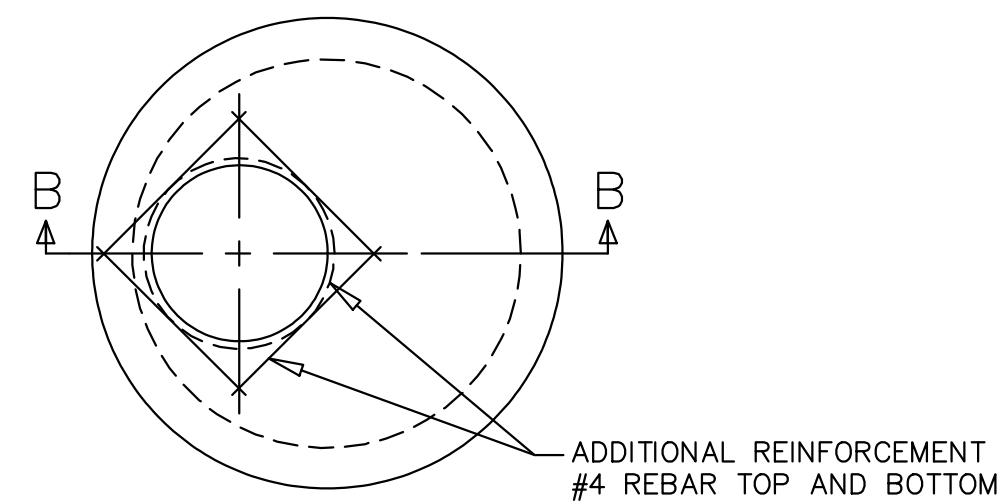


SECTION A-A

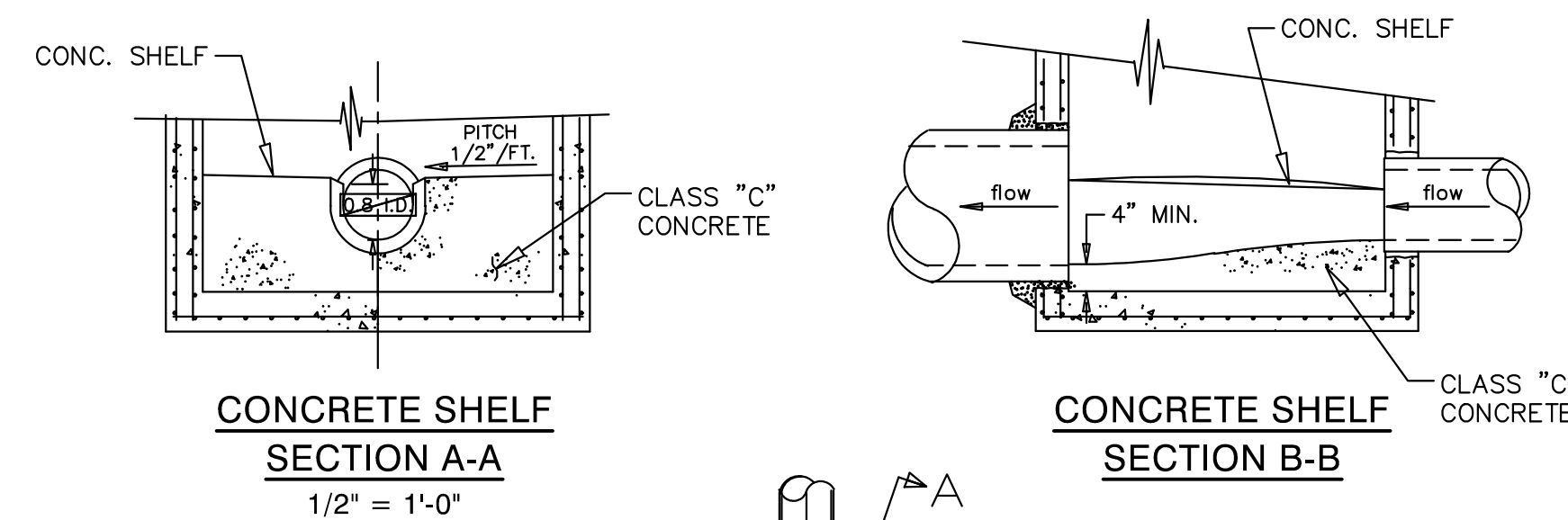
MANHOLE FRAME & COVER

$$1'' = 1' - 0''$$

NOTE:
MANHOLE FRAMES & COVERS SHALL BE PATTERN #1007D
AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY"
OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.

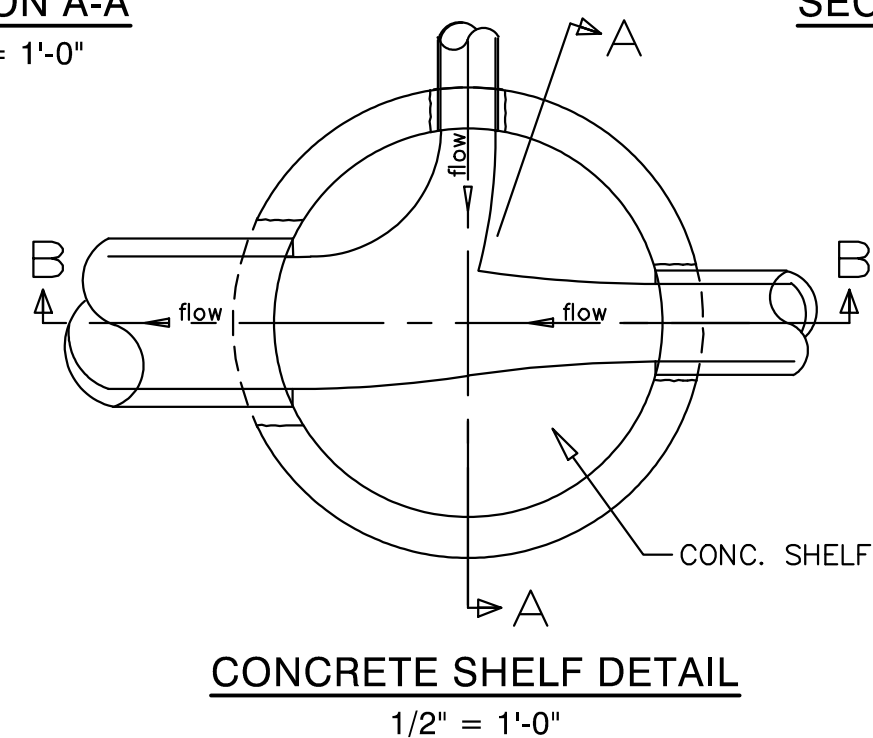


FLAT SLAB TOP PLAN

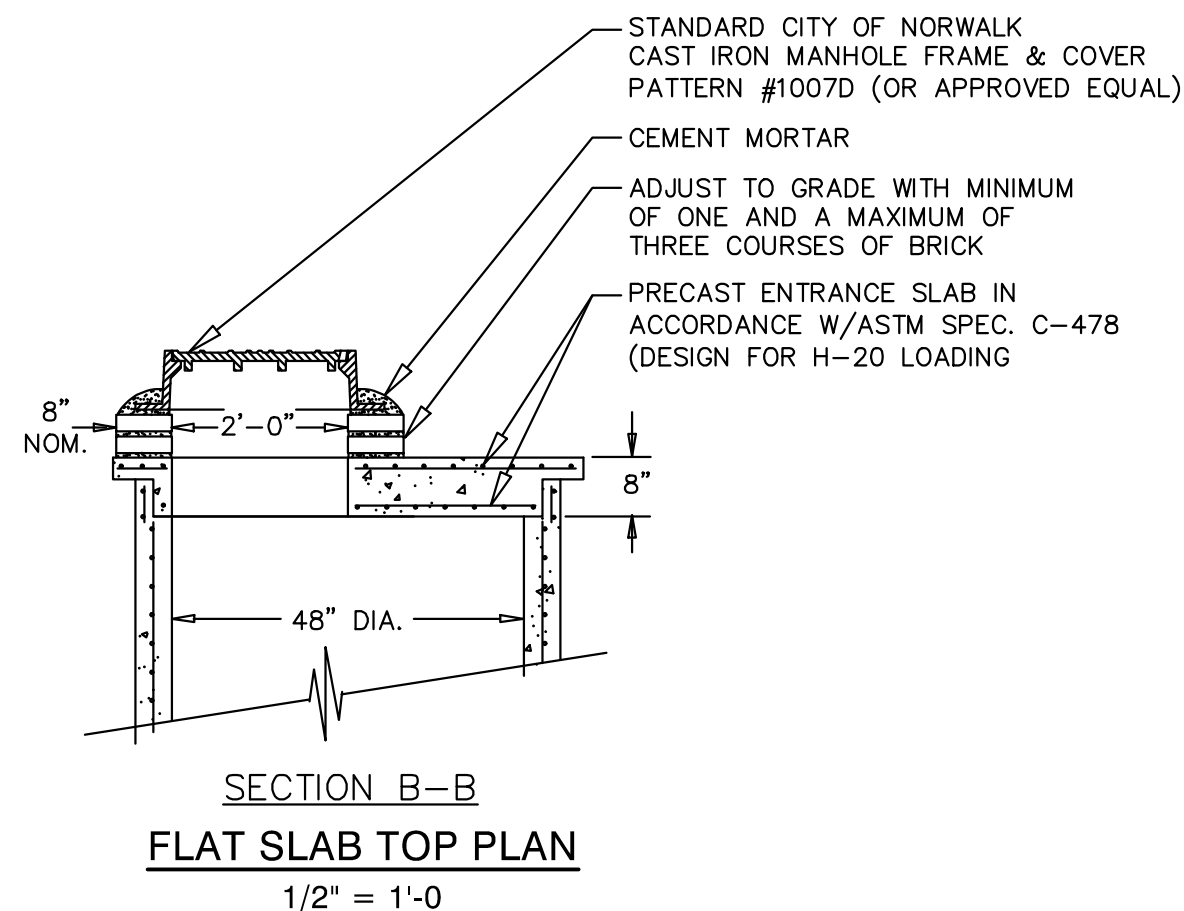


CONCRETE SHELF
SECTION A-A

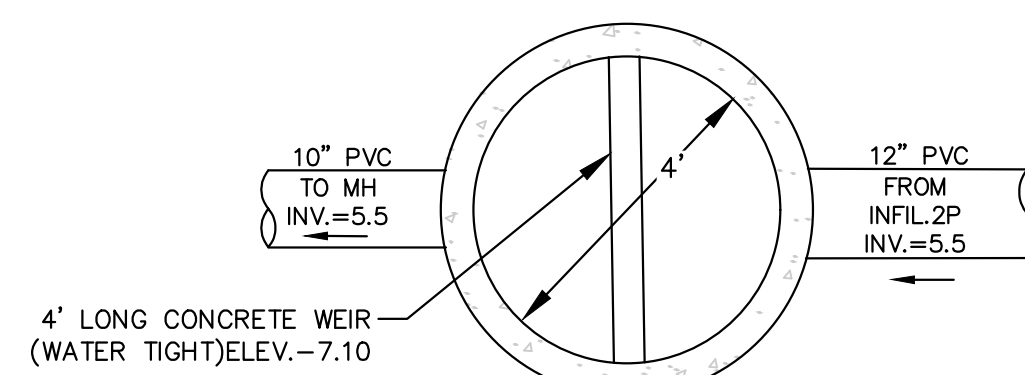
CONCRETE SHELF
SECTION B-B



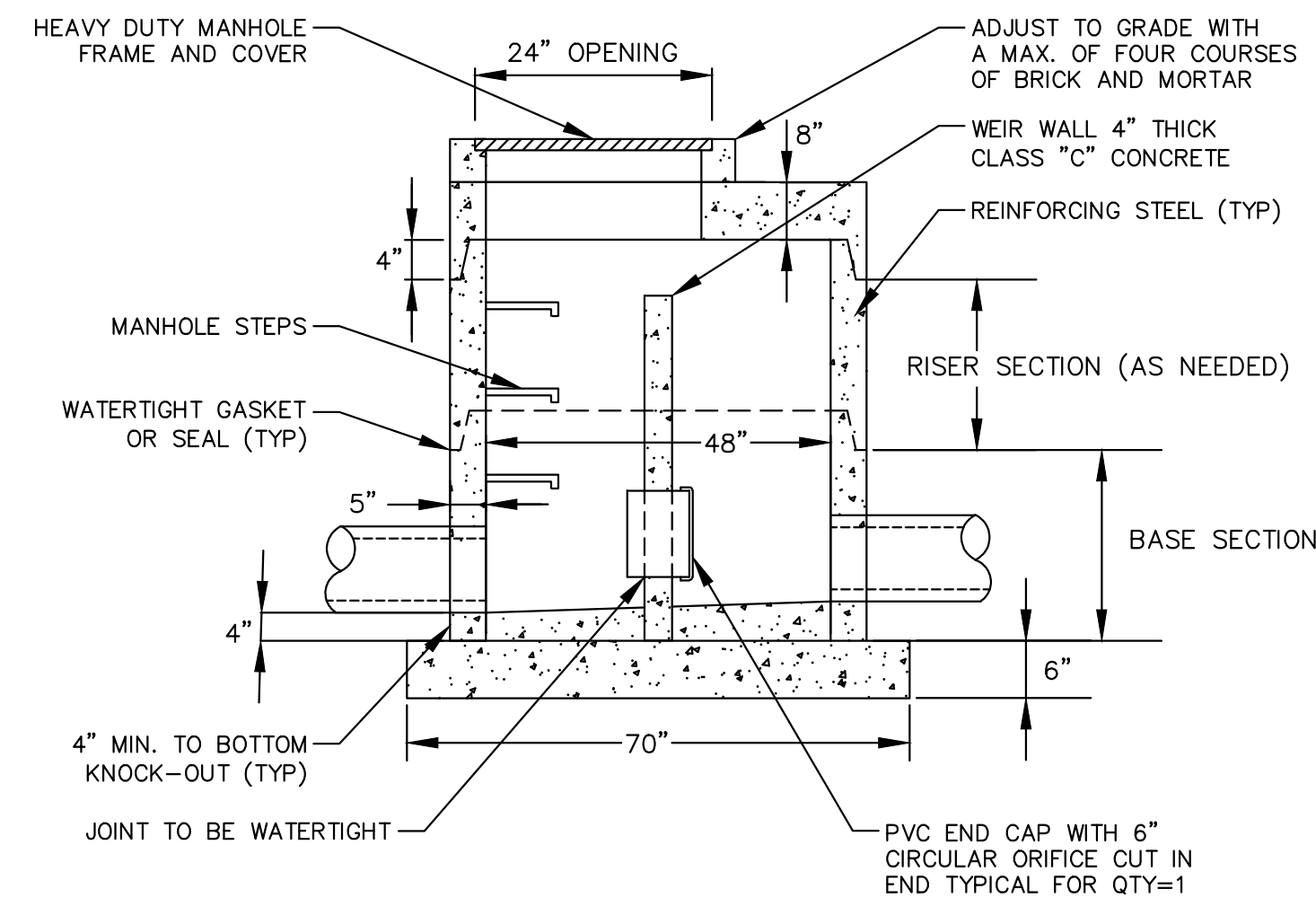
CONCRETE SHELF DETAIL
1/2" = 1'-0"



SECTION B-B
FLAT SLAB TOP PLAN

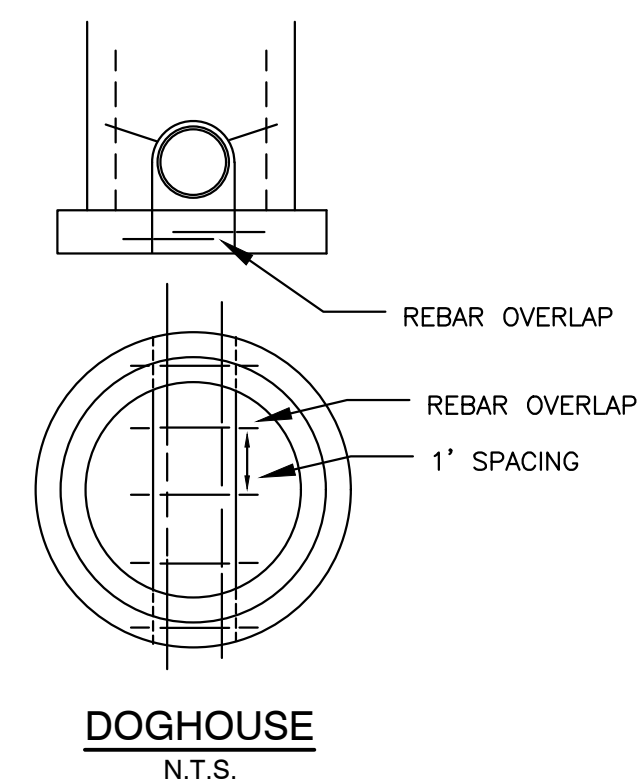


METER MANHOLE
PLAN VIEW



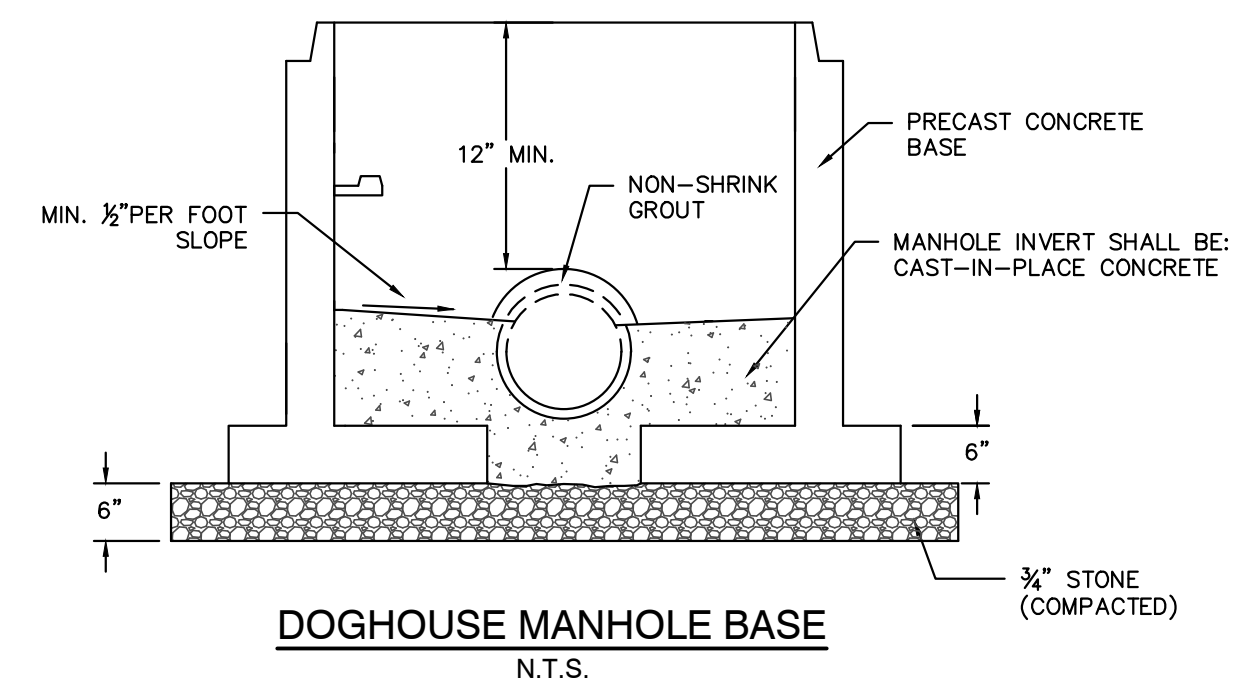
METER MANHOLE DETAIL
48" DIAMETER W/ TOP SLAB
NOT TO SCALE

- NOTES:**
1. OVERALL MANHOLE SPECIFICATIONS SHALL MEET OR EXCEED THE CITY OF NORWALK STANDARD MANHOLE DETAIL ON THE CITY "STORM DRAINAGE DETAILS".
 2. MANHOLE BASE SLAB OR BASE SECTION SHALL BE PLACED ON A 6" MIN. LAYER OF CRUSHED STONE. CRUSHED STONE SHALL BE PER CT DOT FORM 818 TABLE M 01 OR A GRADATION NO. 4. ANY FILL MATERIAL PLACED UNDER THE MANHOLE STRUCTURE SHALL BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557.
 3. DESIGN AND REINFORCEMENT OF PRECAST CONCRETE SHALL COMPLY WITH ASTM C478.
 4. MANHOLE SHALL COMPLY WITH AASHTO HS-20 LOADING.
 5. MANHOLE STEPS SHALL COMPLY WITH ASTM A-615 GRADE 60 (STEEL), OR ASTM D-4104 (POLY).
 6. ALL JOINTS AND PENETRATIONS SHALL BE MORTARED SMOOTH WITH THE FACE OF THE ADJACENT PRECAST CONCRETE SURFACE.

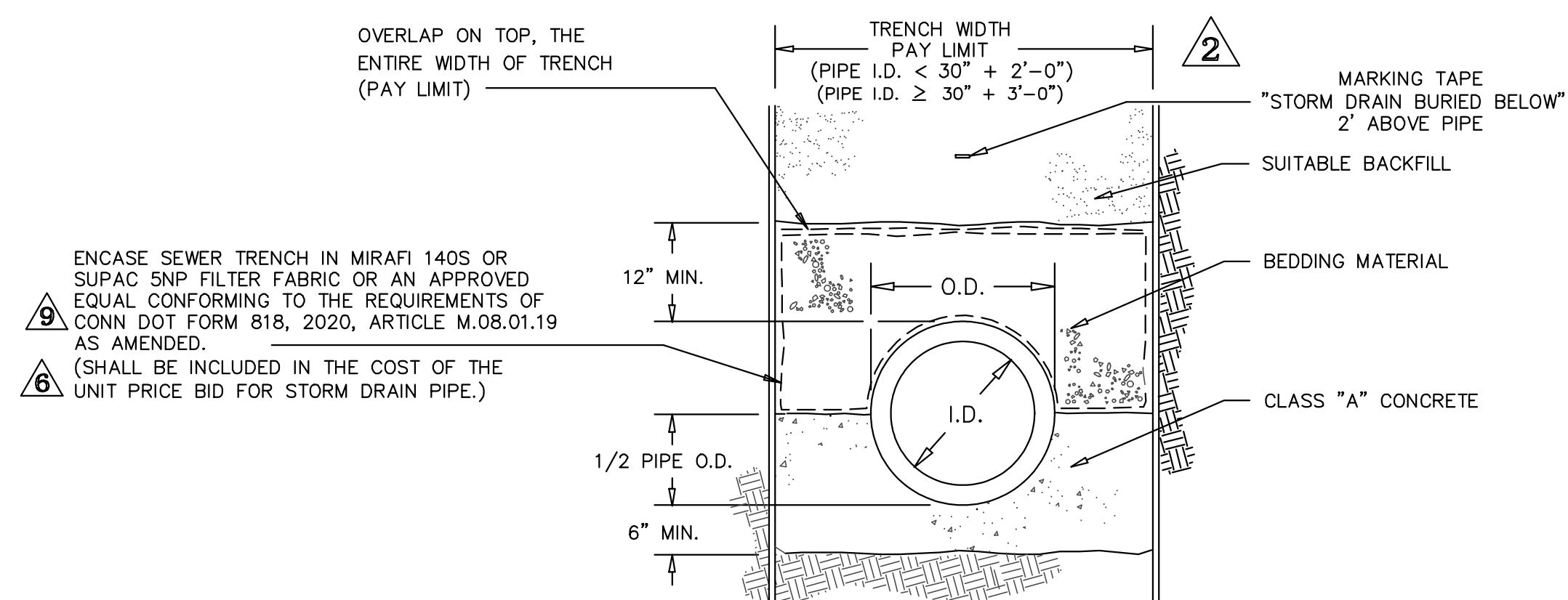


DOGHOUSE
N.T.S.

- NOTES:**
1. 5" DIAMETER MANHOLE.
 2. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST.
 3. OPENINGS IN PRECAST UNITS ARE TO BE 4" MINIMUM TO 8" MAXIMUM LARGER THAN THE OUTSIDE DIAMETER OF THE EXISTING PIPE.
 4. TOP 0.2 I.D. OF EXISTING PIPE TO BE REMOVED FOR FULL LENGTH OF EXPOSED INSIDE MANHOLE.



DOGHOUSE MANHOLE BASE
N.T.S.



CONCRETE CRADLE

CONSTRUCTION NOTES & DETAILS

STORM DRAINAGE

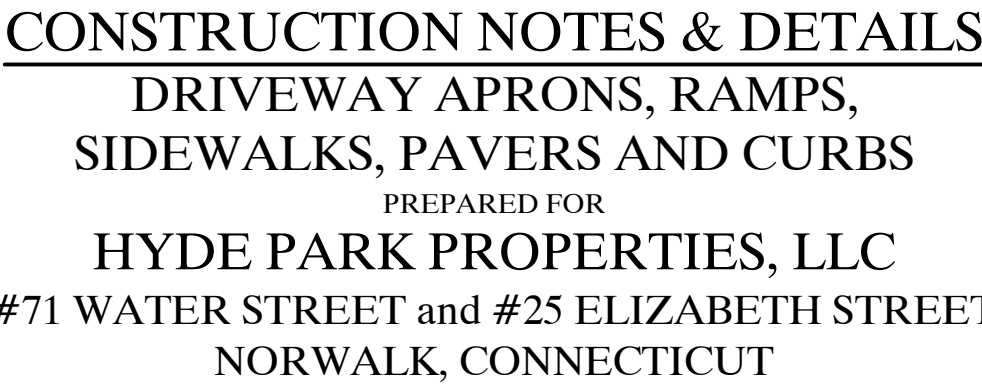
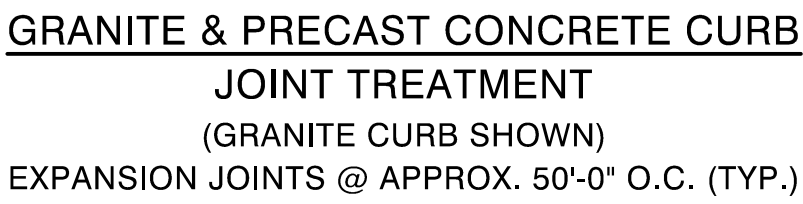
PREPARED FOR

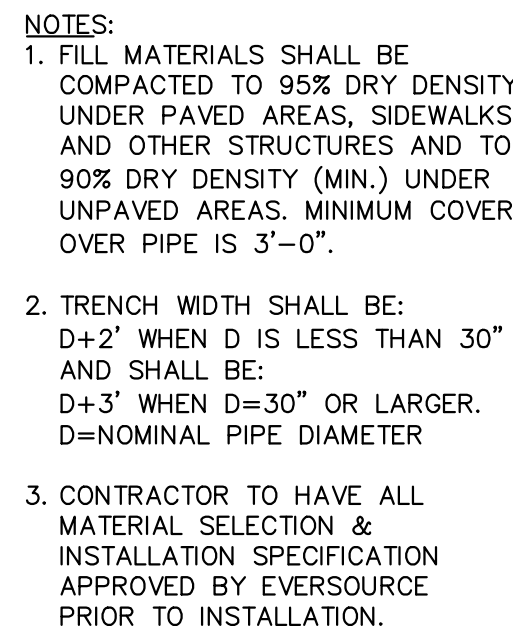
HYDE PARK PROPERTIES, LLC

#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT

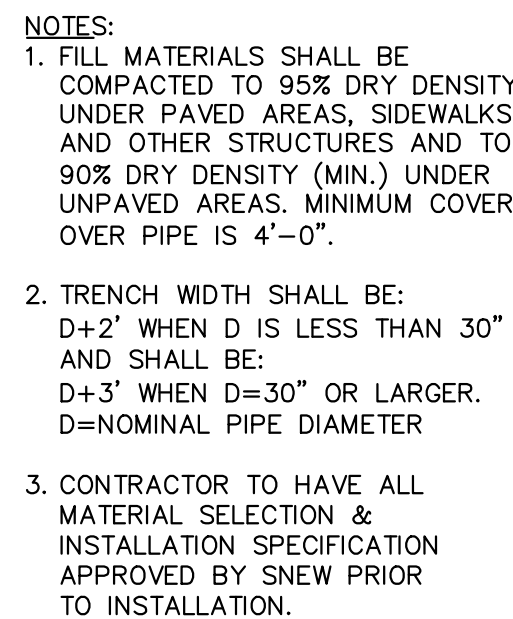
SCALE: AS NOTED

<i>Mark Ockman</i> OCHMAN ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS				DATE: 7-5-2024	SCALE: 1"=10'	DRAFTER: DCH	JOB NUMBER: 5122	FILE NUMBER:
	NO.	DATE	DESCRIPTION	SHEVLIN LAND SURVEYING LLC 593 Main Street Monroe, CT (203)-218-8840 Shevlin.S@gmail.com 9/12				
	CIVIL ENGINEER		FEEDVISIONS					

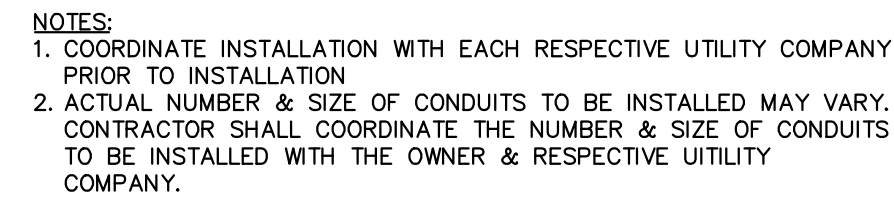
Page 248 of 491



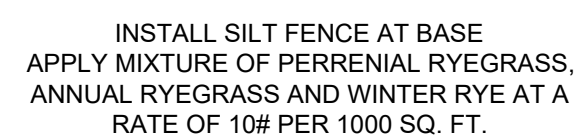
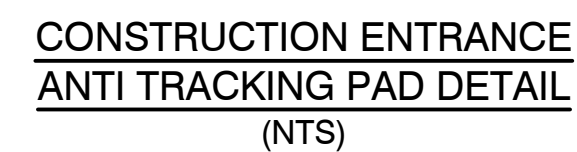
TYPICAL UTILITY TRENCH - GAS
N.T.S.



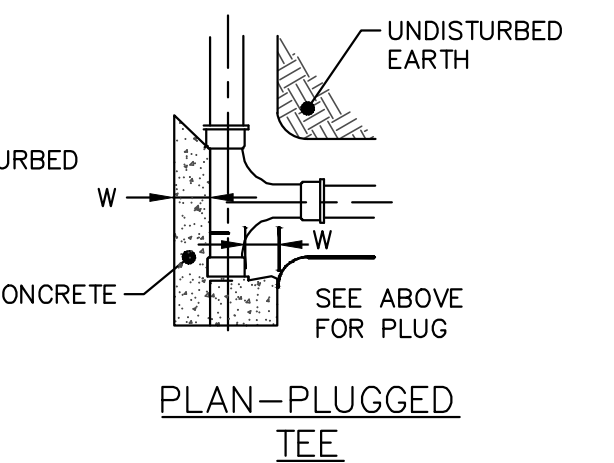
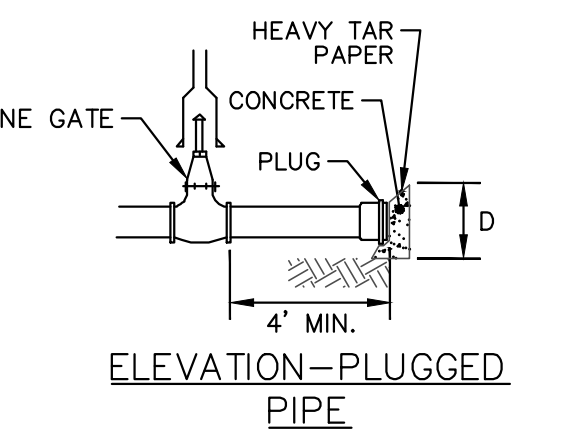
TYPICAL UTILITY TRENCH - WATER
N.T.S.



ELECTRICAL UTILITY TRENCH
N.T.S.



STOCKPILE STABILIZATION
NTS

VERTICAL BEND

ELEVATION —
VERTICAL BEND

PLAN-PLUGGED
TEE

PIPE SIZE	TEE			22 1/2			45			90			W
	L	D		L	D		L	D		L	D		
6"	18"	15"	15"	12"	15"	12"	15"	12"	15"	15"	15"	21"	
8"	2'	18"	18"	12"	18"	12"	2'	18"	2'	18"	2'		
12"	3'	2'	2'	12"	2'	12"	3'	2'	2'	28"			
16"	4'	2.5'	2'	12"	2.33'	15"	4'	2.5'	3'	31"			
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	3'	33"			
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'	3'			

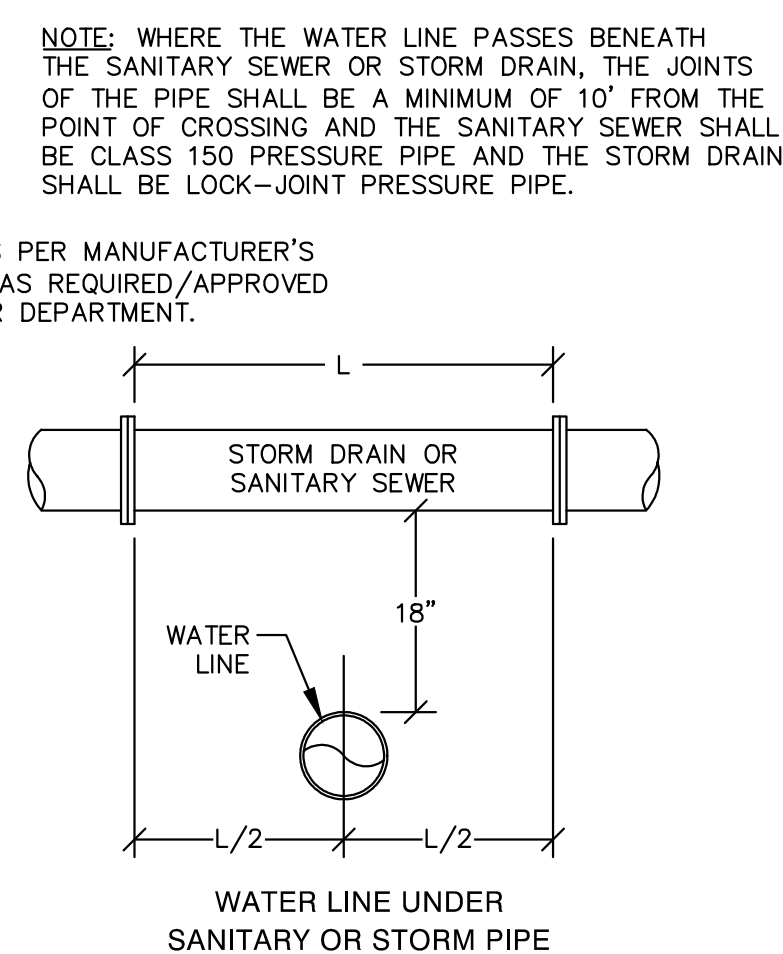
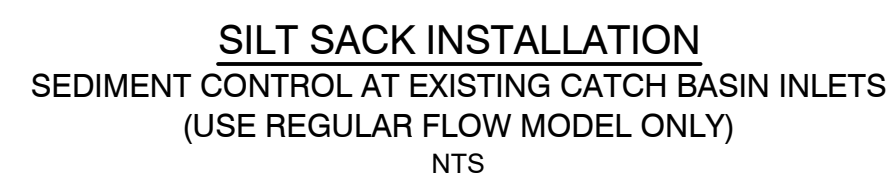
BASE:
2,000 LB/SQ.FT. SOIL RESISTANCE
250 PSI WATER PRESSURE
CORRECTION FACTORS FOR OTHER SOILS:

SOFT CLAY	4
SAND	2
SAND & GRAVEL	1.33
SHALE	0.4

NOTE:

1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 3000 PSI.

THRUST BLOCK
NOT TO SCALE



CROSS OF WATER AND SANITARY & STORM PIPES
NOT TO SCALE



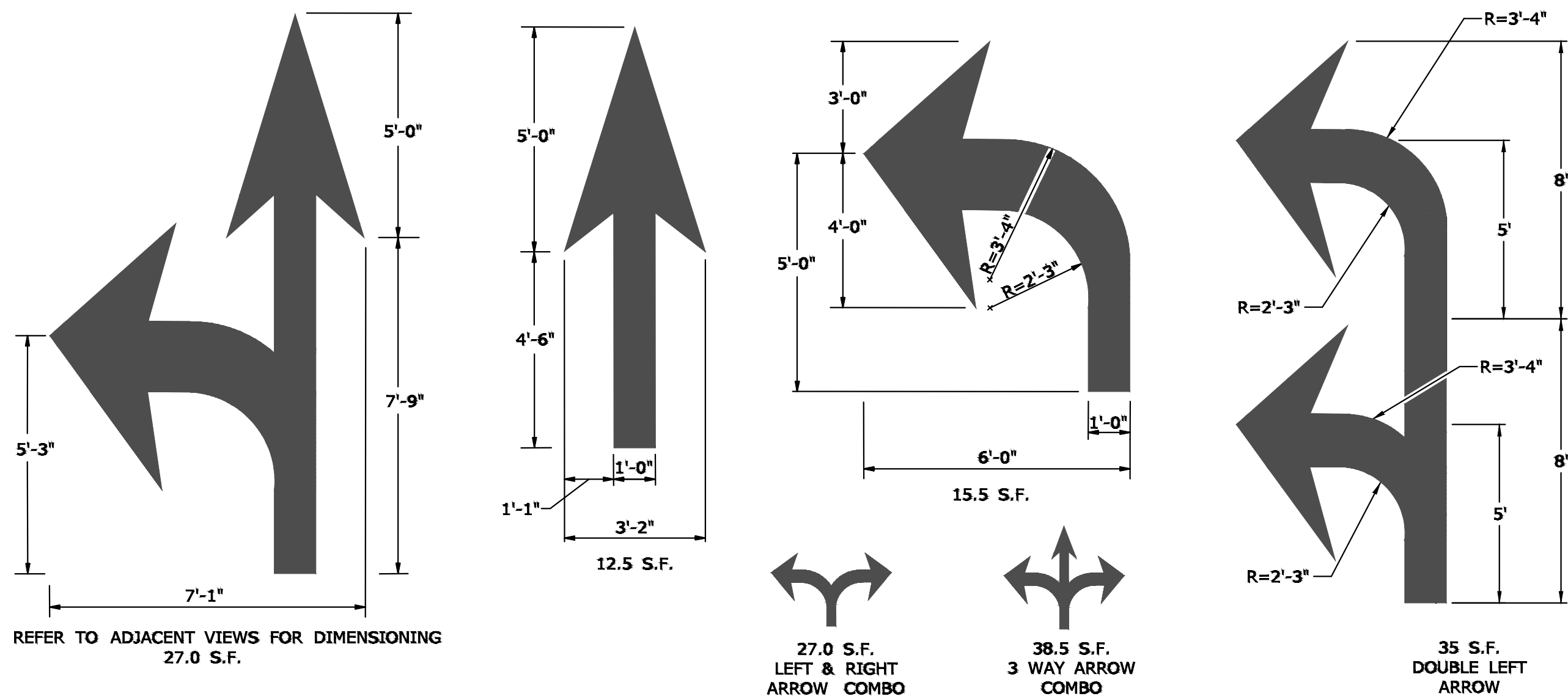
OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
CIVIL ENGINEER

[illegible]

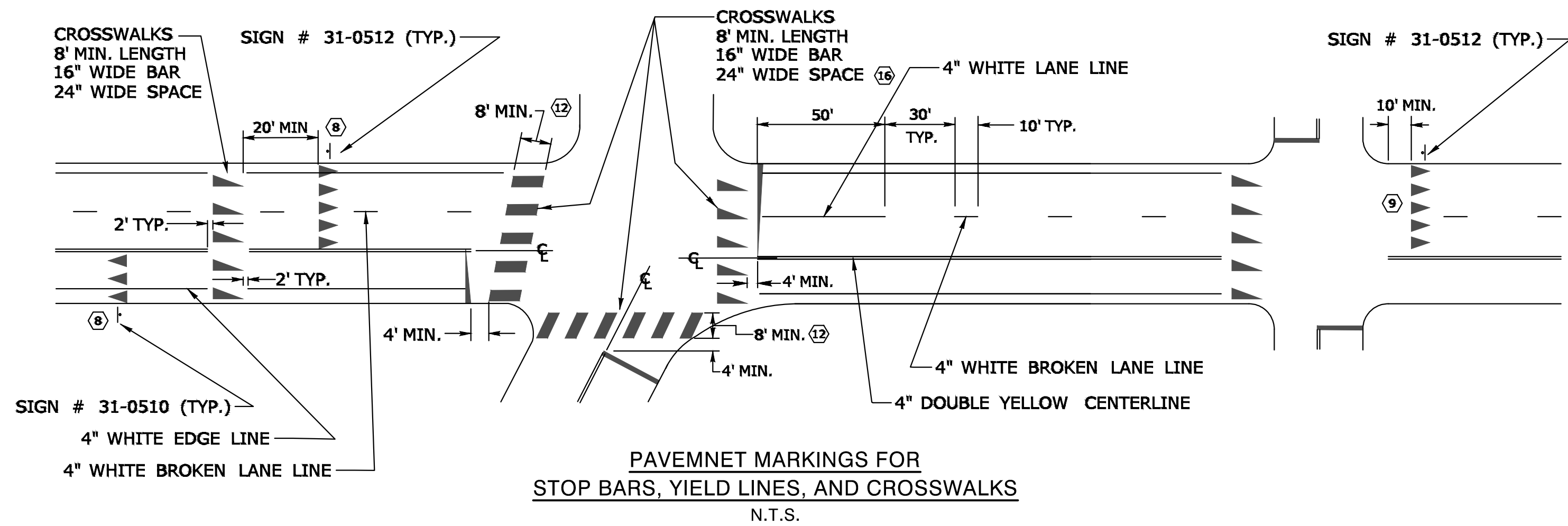
DATE:	SCALE:	DRAFTER:	JOB NUMBER:	FILE NUMBER:
7-5-2024	1"=10'	DCH	5122	

SHEVLIN
LAND SURVEYING, LLC

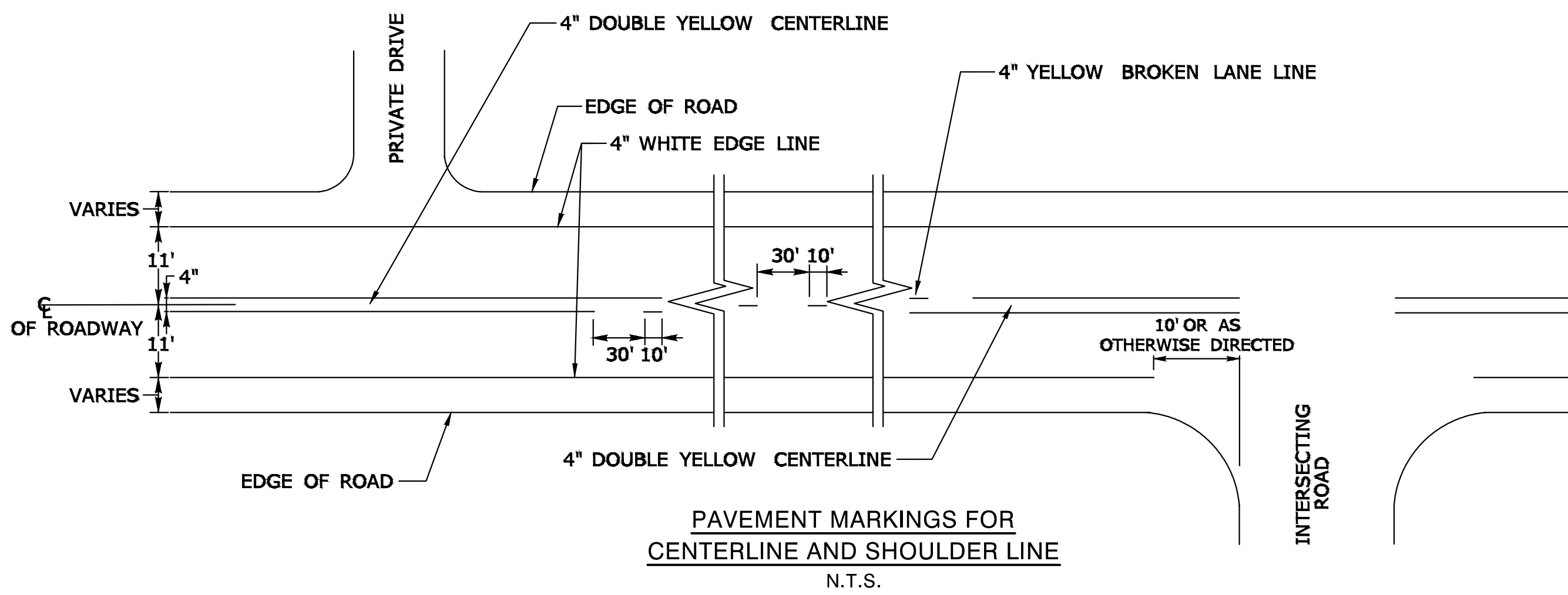
593 Main Street
Monroe, CT
(203)-218-5840
ShevlinLS.com



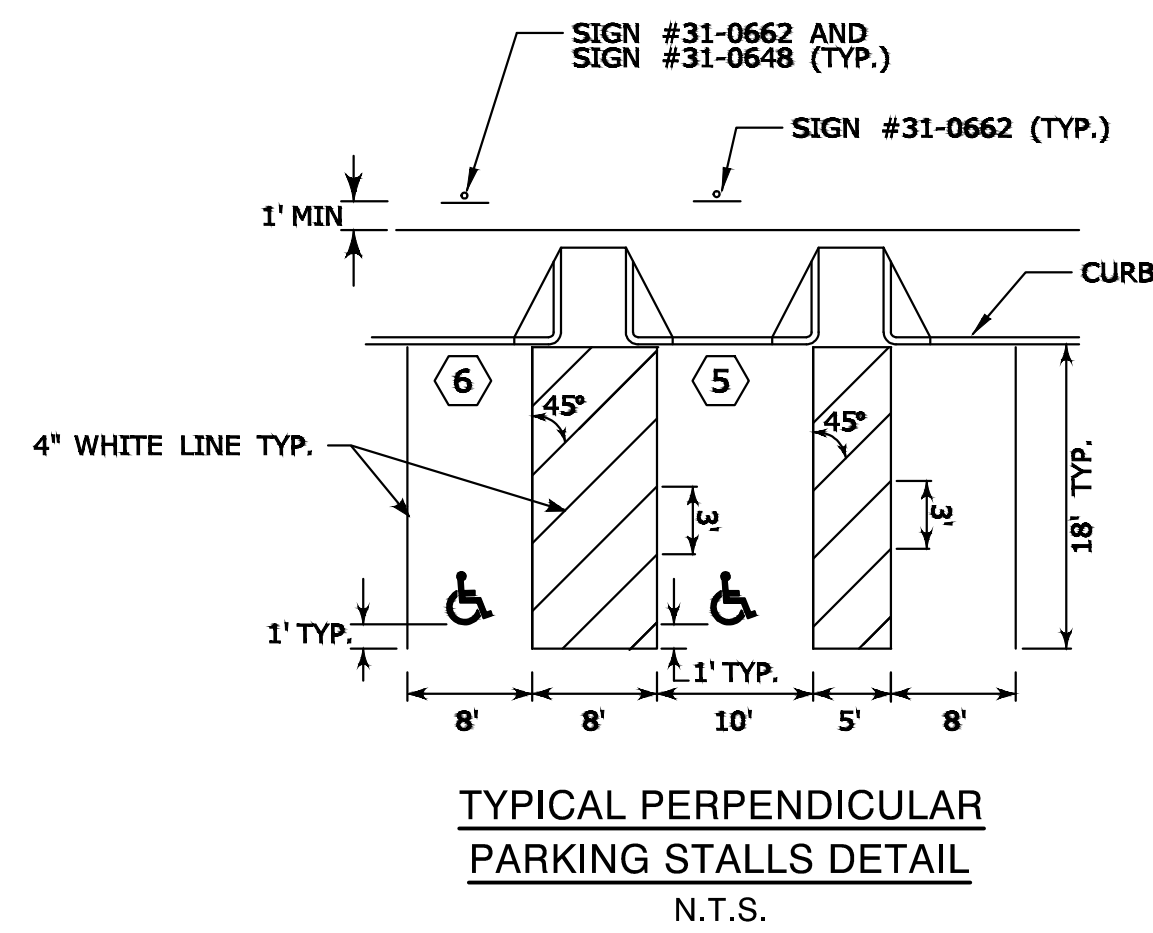
PAVEMENT ARROW DETAILS
(WHITE)
ARROWS SHALL BE CENTERED IN TRAVEL LANE



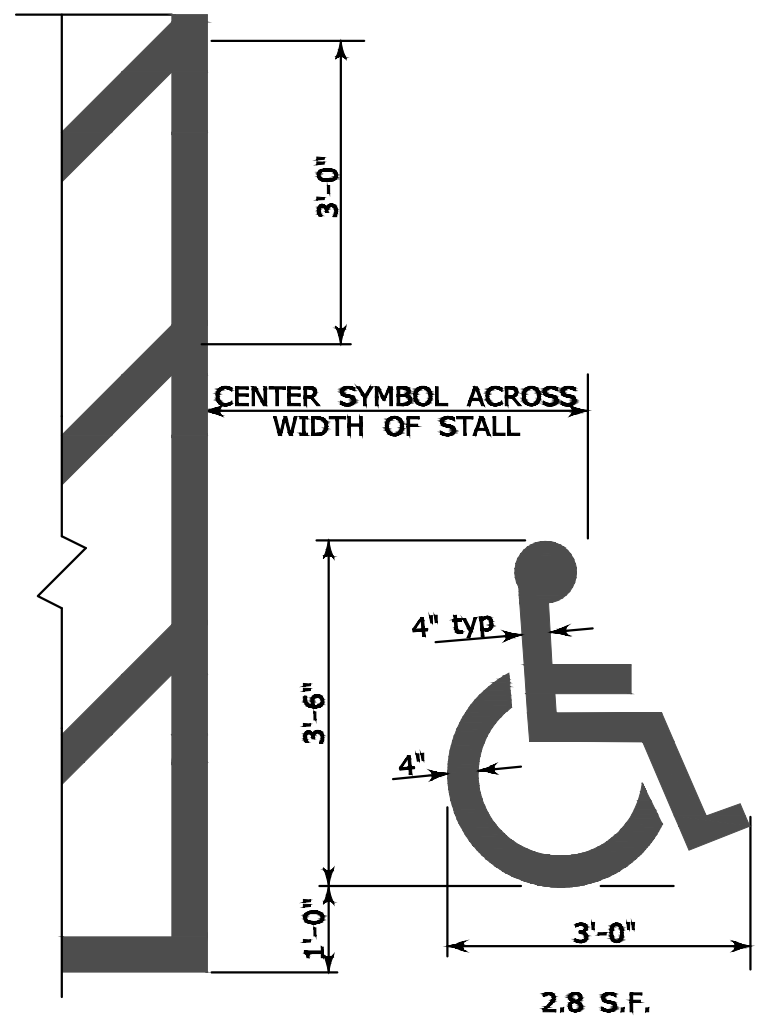
PAVEMENT MARKINGS FOR
STOP BARS, YIELD LINES, AND CROSSWALKS
N.T.S.



PAVEMENT MARKINGS FOR
CENTERLINE AND SHOULDER LINE
N.T.S.



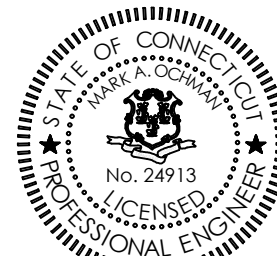
TYPICAL PERPENDICULAR
PARKING STALLS DETAIL
N.T.S.



ACCESSIBLE PARKING SPACE SYMBOL
N.T.S.

CONSTRUCTION NOTES & DETAILS
PAVEMENT & ARROW MARKINGS, ADA
PREPARED FOR
HYDE PARK PROPERTIES, LLC
#71 WATER STREET and #25 ELIZABETH STREET
NORWALK, CONNECTICUT

SCALE: AS NOTED

 OCHMAN ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS CIVIL ENGINEER	DATE: 7-5-2024			SCALE: 1"=10'	DRAFTER: DCH	JOB NUMBER: 5122	FILE NUMBER:
	NO.	DATE	DESCRIPTION	REVISIONS			
							
				593 Main Street Monroe, CT (203)-218-5840 ShevlinLS.com			

LOT INFORMATION

LOT AREA (SF)	16,422
LOT AREA (ACRES)	0.38
MUNICIPAL ZONE	CD-4
FEMA FLOOD ZONE	AE 12
LOWEST LEVEL	EL 14.0'

LOT OCCUPATION

	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT/ BUILDING SITE WIDTH	300' MAX.	123.7'
FRONTAGE BUILDOUT	80% MIN.	
LOT/ BUILDING SITE AREA	NR	NA
IMPERVIOUS SURFACE COVERAGE	80% MAX	N/A 30+ DU
IMPERVIOUS SURFACE COVERAGE 30+ DU	90% MAX 10% PUBLIC REALM 10% LANDSCAPING	88% 13% 12%
LOT/BUILDING SITE ENFRONTMENT	MUST HAVE STREET FRONTAGE	HAS STREET FRONTAGE
LOT/ BUILDING SITE ACCESS	VEHICULAR STREET ACCESS	HAS VEHICULAR ACCESS
WATERFRONT ACCESS	PER SECTION 4.3.3.H.3	NA

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SETBACKS

PRINCIPAL BUILDING

	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT SETBACK, PRINCIPAL	0' MIN. / 12' MAX	1' TO 11-7'
FRONT SETBACK, SECONDARY	0' MIN. / 5' MAX.	2'-11" TO 4'-9"
SIDE SETBACK (EACH SIDE)	0' MIN.	0'
REAR SETBACK	3' MIN.	3'

ACCESSORY BUILDING

	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT SETBACK, PRINCIPAL	20'MIN. + PRINCIPAL SETBACK	NA
FRONT SETBACK, SECONDARY	0' MIN.	NA
SIDE SETBACK (EACH SIDE)	0' MIN.	NA
REAR SETBACK	3'MIN OR 5' MIN IF GARAGE FACES ALLEY	NA

PRIVATE FRONTAGE TYPES - SEE TABLE 4.3.7.A (PRIVATE FRONTAGE TYPES)

	<u>REQUIRED</u>	<u>PROVIDED</u>
COMMON YARD	NP	NP
PORCH	NP	NP
FENCE	NP	NP
TERRACE / LIGHTWELL	P	NA
FORECOURT	P	NA
STOOP	P	NA
STEPFRONT	P	NA
SHOPFRONT	P	NA
GALLERY	P	NA
ARCADE	P	PROPOSED, AS MODIFIED BY "TERRACE STRATEGY"
COMMERCIAL FRONT	P	NA
DINING YARD	P	NA
COMMERCIAL PORCH	NP	NP
BOARDWALK	NP	NP
LOADING DOCKFRONT	NP	NP

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PERMITTED USES (CD-4)

	<u>REQUIRED</u>	<u>PROVIDED</u>
RESIDENTIAL PORTION OF MID- RISE BUILDING PERMITTED BY RIGHT W/ LIMITS		PROPOSED

DENSITY (CD-4)

	<u>PERMITTED</u>	<u>PROVIDED</u>
1 DU / 500SF LOT AREA	32	32

NUMBER OF BUILDINGS

	<u>PERMITTED</u>	<u>PROVIDED</u>
PRINCIPAL BUILDINGS	NR	1
ACCESSORY BUILDINGS	NR	0

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BUILDING STANDARDS (CD-4)

	<u>REQUIRED/ PERMITTED</u>	<u>PROVIDED</u>
HEIGHT		
<u>PRINCIPAL BUILDING</u>		
MINIMUM	2 STORY	6 STORY
MAXIMUM	6.5 STORY	6 STORY
MAX W/I 50' OF CD-2 PL	3.5 STORY	NA
MAX W/I 50' OF CD-3 PL	4.5 STORY	NA
<u>ACCESSORY BUILDING</u>		
MAXIMUM	2 STORY	NA
HEIGHT FURTHER REGULATED BY SELECTED BUILDING TYPE		
CEILING HEIGHT		
MAX. F-F TYPICAL	13'	11'-8"
<u>COMMERCIAL FIRST FLOOR</u>		
MINIMUM F-F	15'	21'-8"
MAXIMUM F-F	25'	21'-8"
BUILDING COMPOSITION		
VERTICAL COMPOSITION	BASE/MIDDLE/CAP/SETBACK	PROVIDED
<u>GROUND FLOOR ELEVATION</u>		
TYPICAL	36" MAXIMUM	7' (FLOOD ZONE)
FLOOD ZONE	PER SECTION 6.9	7' (FLOOD ZONE)
FAÇADE		
MAIN ENTRANCE	IN PRINCIPAL FRONTAGE; IF SHOPFRONT MAIN ENTRANCE CAN BE AT PRINCIPAL FRONTAGE OR AT CORNER	ENTRANCES ON PRIMARY SECONDARY AND FROM REAR AT GARAGE

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FAÇADE POSITION

	<u>REQUIRED/ PERMITTED</u>	<u>PROVIDED</u>
STRAIGHT FRONTAGE	PARALLEL TO FRONTAGE	FRONTAGE FOLLOWS PROPERTY LINE
CURVED FRONTAGE	TANGENT OF CURVED	APPROXIMATELY PARALLEL NA
FAÇADE & FAÇADE ELEMENT DESIGN PROPORTIONS	MUST BE VERTICALLY PROPORTIONED	PROVIDED A STRONG VERTICAL GRID
BLANK WALLS	NP AT FRONTAGE; SEE 4.3.7.C FOR FLOOD ZONE OVERLAY REQUIREMENTS	NO BLANK WALLS ON FRONTAGE
FAÇADE ARTICULATION	R PER 4.3.5.A.3	

FAÇADE GLAZING

TOTAL FAÇADE	10% MIN.	
FIRST STORY: GALLERY, ARCADE, COMMERCIAL FRONT, COMMERCIAL PORCH	20% MIN.	43% AND 53% PROVIDED
FRONTAGE TYPES		
SHOPFRONT FRONTAGE	70% MIN.	NA
WINDOW SHAPE	SQURE OR VERTICAL IN PROPORTION; EXCEPT FOR TRANSOMS; ROUNDED OR CIRCULAR.	SQUARE AND VERTICAL PROVIDED
WINDOW ALIGNMENT	UPPER FLOOR WINDOWS AND OTHER FEATURES MUST BE ALIGNED WITH THOSE OF FIRST FLOOR	WINDOWS ALIGN VERTICALLY

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WINDOW TYPES

	<u>REQUIRED/ PERMITTED</u>	<u>PROVIDED</u>
FAÇADE, FRONT AND SIDE YARD	SINGLE OR DOUBLE-HUNG, CASEMENT OR AWNING TYPES	SINGLE CASEMENT PROVIDED
SHOPFRONT OR GALLERY FRONTAGE	OTHER TYPES PERMITTED	N/A
TRANSOMS AND SIDELITES	OTHER TYPES PERMITTED	N/A
FAÇADE GLAZING MATERIAL	CLEAR AND OR STAINED GLASS REQUIRED FOR ALL ELEVATIONS	CLEAR GLASS PROVIDED
WINDOW TRIM IN FRONT YARD	4" MIN. WITH SILL AND TOP PLATE IF SIDING SURROUNDING WINDOW; SOLDIER COURSE ABOVE LINTEL AND ROWLOCK COURSE BELOW SILL IF BRICK OR STONE SURROUNDS WINDOW	3" PROVIDED AS STATED IN NEW REGULATIONS
FAÇADE WINDOW SILL HEIGHT	IF RESIDENTIAL; 30" MIN ABOVE FFE AT FAÇADE	NA
PORCH FRONTAGES	NA	NA
SHOPFRONT FRONTAGES	12-24" KNEE WALL RQURED AT FRONTAGE	NA ARCADE W/ COMMERCIAL FRONT PROVIDED
FAÇADE VARIETY	NO IDENTIALC FAÇADE MAY EXIST MORE THAN ONCE ON A BLOCK FACE OR WITHIN VIEW OF THE SAME FAÇADE	UNIQUE FAÇADE PROVIDED ON EACH ELEVATION

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ROOF TYPE & PITCH

FLAT	P	PROPOSED
SHED	P (SEE REG)	NA
HIP	P	NA
GABLE	P	NA
MANSARD	P	NA
PITCH	8:12 - 14:12 (SEE REG)	NA

BUILDING MATERIALS

PRIMARY MATERIALS ONFACADES

BRICK	P	NOT PROPOSED
NATURAL STONE	P	PROPOSED
WOOD	P	PROPOSED
CEMENTITIOUS SIDING	P	PROPOSED
CORRUGATED / SHEET METAL	NP	NOT PROPOSED
AUTHENTIC STUCCO	P	PROPOSED
EXPOSED CONCRETE	NP	NOT PROPOSED
ALUMINUM SIDING	NP	NOT PROPOSED
VINYL SIDING	NP	NOT PROPOSED

CHANGES IN BUILDINGMATERIALS

PRIMARY MATERIALS	CONTINUE ALONG SIDE ELEVATIONS THROUGH SIDE YARD, CONTINUE FOR ENTIRE LENGTH OF ALL FACADES FACING A FRONTAGE MUST COINCIDE WITH FORM, STRUCTURAL, OR MASSING	MATERIALS ARE CONTINUOUS FOR FAÇADE LENGTHS
MATERIAL CHANGES	CHANGES NOT PERMITTED AT OUTSIDE CORNER OF SUCH CHANGE..	MATERIALS WRAP CORNERS
BUILDING COLORS	UP TO 3 COLORS, EXCLUDING TRIM COLORS	3 MATERIALS PROVIDED
FOUNDATION CLADDING	REQUIRED: BRICK OR NATURAL STONE	NATURAL STONE PROVIDED

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BUILDING TYPES

	<u>PERMITTED</u>	<u>PROVIDED</u>
COTTAGE	NP	NP
HOUSE	NP	NP
ESTATE HOUSE	NP	NP
DUPLEX	NP	NP
TOWNHOUSE	P	NA
SMALL MULTI-FAMILY	P	NA
LARGE-MULTI-FAMILY	P	NA
LIVE/WORK	P	NA
JEWEL BOX	NP	NP
COMMERICAL	P	NA
MIXED-USE	P	NA
FLEX	P	NA
MID-RISE	P	PROPOSED
LARGE SCALE COMM.	NP	NP
CIVIC	P	NA

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VEHICULAR PARKING REQUIREMENTS

	<u>REQUIRED</u>	<u>PROVIDED</u>
<u>PARKING LOCATION</u>	OFF-STREET	
DOMESTIC VEHICLES	REAR YARD, DRIVEWAY	SCREENED GARAGE
RECREATION VEHICLES	REAR YARD ONLY	N/A
HEAVY EQUIPMENT	NP	N/A
TRACTOR TRAILERS	NP	N/A
OTHER VEHICLES	REAR YARD , DRIVEWAY	N/A
<u>ADDITIONAL REQUIREMENTS</u>		
OFF-STREET PARKING SURFACE	PREPARED SURFACE OF PERMEABLE PAVERS, GRAVEL, ASPHALT, CONCRETE OR OTHER HARD SURFACE	ASPHALT; SEE CIVIL / LANDSCAPE
GARAGE LOCATION	REAR YARD	REAR YARD / SCREENED
<u>GARAGE DESIGN</u>		
PARKING STALL SIZE	8.5' X 19' PER VEHICLE	8.5' X 19' TYP.
GARAGE WIDTH FACING STREET	MAX WIDTH = 30% OF TOTAL GARAGE + FAÇADE WIDTH	
DRIVEWAY / VEHICULAR ENTRANCE	IN ANY YARD	SECONDARY FRONTAGE
DRIVEWAY/ VEHICULAR ENTRANCE WIDTH	24' MAX. IN FRONT YARD	22' PLUS 5' PEDESTRIAN WALKWAY
PARKING STRUCTURE	P IF SCREENED FROM FRONTAGE BY LINER BUILDING	SCREENED BY LINER
PARKING STRUCTURE PEDESTRIAN EXIT LOCATION	VIA PEDESTRIAN ACCESS TO FRONTAGE	PED ACCESS ADJACENT TO VEHICULAR ENTRY
BICYCLE PARKING; RESIDENTIAL	1 SPACE PER 10 DWELLING UNITS; DEVELOPMENTS WITH MORE THAN 10 UNITS MUST PROVIDE SHELTERED SPACES	4
BICYCLE PARKING; RETAIL	1 SPACE PER 2,000 SF FLOOR AREA	2

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LOADING AND ACCESS

	<u>PERMITTED</u>	<u>PROVIDED</u>
OFF STREET LOADING AND STORAGE	P	PROVIDED: SCREENED GARAGE
UTILITY BOX & SERVICE METER LOCATIONS (EXCLUDES WATER METERS)	P	PROVIDED/ SIDE YARD / CONCEALED
OFF-STREET TRASH RECEPTICAL LOCAITONS	P	N/A
OFF STREET DUMPSTER LOCATIONS	P	PROVIDED / INTERNAL
DRIVE-THROUGH LOCATIONS	NP	N/A

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NON-BUILDING COMPONENTS

	<u>PERMITTED</u>	<u>PROVIDED</u>
<i>HVAC, UTILITY, SERVICE AND MECH EQUIPMENT</i>		
FRONT YARD	NP	N/A
SIDE YARD	P (IF SCREENED)	N/A: ROOF
REAR YARD	P (IF SCREENED)	N/A: ROOF
<i>SOLAR PANELS</i>		
FRONT YARD	NP	N/A
SIDE YARD	P	N/A
REAR YARD	P	N/A
<i>ANTENNAS & SATELLITE EQUIPMENT</i>		
FRONT YARD	P	N/A
SIDE YARD	P	N/A
REAR YARD	P	N/A
<i>SWIMMING POOLS, HOT TUBS AND SPAS</i>		
FRONT YARD	NP	N/A
SIDE YARD	NP	N/A: ROOF
REAR YARD	P	N/A: ROOF
<i>EV CHARGING INFRASTRUCTURE</i>		
FRONT YARD	P	IN GARAGE
SIDE YARD	P	IN GARAGE
REAR YARD	P	IN GARAGE

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SIGNS

<u>SIGN TYPES</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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ADDRESS SIGN

P

QTY.	1 / ADDRESS
AREA	2 SF MAX.
WIDTH/HEIGHT	NA
DEPTH/PROJECTION	3in MAX.
CLEARANCE	4.5' MIN.
VALANCE HEIGHT	NA

AWNING SIGN

P

QTY.	1 / WINDOW
AREA	NO MORE THAN 70% OF THE VALANCE AREA
WIDTH (MAX.)	WIDTH OF FAÇADE;
HEIGHT	MAX HEIGHT = NA
DEPTH/PROJECTION (FULL EXTENTION)	MIN. 8' OR BACK OF CURB, WHICHEVER IS LESS
CLEARANCE	MIN. 8'
VALANCE HEIGHT	MAX. 12"

BAND SIGN

P

QTY.	1 PER FIRST FLOOR BUSINESS FRONTAGE
AREA	1.5 SF / LINEAR FT OF FAÇADE
WIDTH	MAX 100% WIDTH OF BUISNESS FAÇADE
HEIGHT	MAX. 3ft
DEPTH/PROJECTION	MAX. 7in.
CLEARANCE	MIN. 7ft.

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BLADE SIGN

QTY.	1 PER BUSINESS; 18ft MIN. FROM ANOTHER BLADE SIGN
AREA	8sf
WIDTH/HEIGHT	MAX 2ft / MAX 4ft
DEPTH/PROJECTION	MAX 4ft
CLEARANCE (ABOVE SIDEWALK)	MIN 8ft CLEAR

DIRECTORY SIGN

QTY.	1 PER GROUND FLOOR OR FLOOR ENTRANCE TO UPPER FLOOR BUSINESS(ES)
AREA	6sf MAX.
WIDTH	2ft MAX
HEIGHT	3ft MAX. HEIGHT
ADDITIONAL STANDARDS	SEE REG

LARGE PROJECTING SIGN

QTY.	1 PER BUILDING
HEIGHT	SHALL NOT PROJECT BELOW THE WINDOW HEAD OF THE GROUND STORY
AREA	30sq ft OR 1 sq ft PER LINEAR FOOT OF BUILDING FAÇADE
CLEARANCE	MIN. 8ft
DEPTH	MAX. 12in
PROJECTION	3.5 ft OVER SIDEWALK, BUT MAY NOT PROJECT PAST BACK OF CURB
ADDITIONAL STANDARDS	SEE REG

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MARQUEE SIGN

QTY.	1 PER PRINCIPAL FRONTAGE CENTERED ON AND NO MORE
WIDTH/HEIGHT	THAN 4ft WIDER THAN PRINCIPAL ENTRANCE BAY
DEPTH/PROJECTION	MIN 4ft, MAX 10ft OVER SIDEWALK
CLEARANCE	MIN. 10 ft FROM SIDEWALK
DISTANCE FROM CURB	MIN. 3ft
ADDITIONAL STANDARDS	SEE REG

MONUMENT SIGN

QTY.	1 PER FRONTAGE
AREA	18sf MAX.
HEIGHT	6ft
ADDITIONAL STANDARDS	SEE REG

OUTDOOR DISPLAY CASE

QTY.	1 PER PRINCIPAL FRONTAGE MAX. 8sf, EXCEPT IN THE CASE
AREA	OF THEATERS, WHICH MAY NOT EXCEED 20sf
DEPTH/PROJECTION	MAX. 5in.
CLEARANCE	MIN. 30in
ADDITIONAL STANDARDS	SEE REG

PLAQUE SIGN

QTY.	1 PER PRINCIPAL FRONTAGE
AREA	MAX. 2sf
WIDTH/ HEIGHT	MAX. 18in / MAX 2ft
DEPTH PROJECTION	MAX. 3in
MOUNTING HEIGHT	7ft
ADDITIONAL STANDARDS	SEE REG.

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POST SIGN

QTY.	1 PER BUILDING
AREA	12sf, 10sf IN O-EAVD
WIDTH/ HEIGHT	MAX 48in / MAX 40in
APEX	4ft
ADDITIONAL STANDARDS	SEE REG.

WALL SIGN

QTY.	1 PER BUSINESS
AREA	MAX. 32sf
DEPTH / PROJECTION	3in
CLEARANCE	4ft
ADDITIONAL STANDARDS	SEE REG

WINDOW SIGN

QUANTITY	2 PER BUSINESS
	MAX 33% OF GLASS ONTO
	WHICH IT IS APPLIED, IF
AREA	HANGING INSIDE MAX 12" FROM
	INSIDE OF WINDOW.

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LIGHTING

<u>AREAS TO BE LIGHTED</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING AREAS	R	ERLA
PARKING LOTS	R	ERLA
PARKING STRUCTURES	R	ERLA
ACCESSWAYS WITHIN LOT	R	ERLA
MAX ILLUMINATION AT FRONTAGE LINE	1.0-2.0 fc	ERLA

PUBLIC REALM

	<u>REQUIRED</u>	<u>PROVIDED</u>
AREA REQUIRED	10% OF LOT AREA TO BE PUBLIC REALM SPACE(S)	13%
BUILDINGS WITH <10 UNITS	EXEMPT FROM PUBLIC REALM	N/A
HISTORIC STRUCTURES	EXEMPT FROM PUBLIC REALM	N/A

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PRIVATE LANDSCAPEING AND FENCING

	<u>REQUIRED</u>	<u>PROVIDED</u>
<i>LANDSCAPING</i>		
PAVED	NA	
≤ 3ft FRONT YARD	NA	
OTHER	SHRUBS CONTINUOUS AROUND FOUNDATION	
PLANTING REQUIREMENTS	PER 4.3.16	

*WALLS & FENCING (NOT
INCLUDING SCREENS)*

HEIGHT AT FRONTAGE	3-3.5ft AT FRONTAGE
HEIGHT OTHERWISE	6ft MAX.
CONSTRUCTION	FINISHED SIDE MUST FACE NEIGHBOR/ PUBLIC
MAINTENANCE	MUST BE WELL-MAINTAINED; SEE REG.

MATERIALS

NATURAL WOOD	P AT SIDES AND REAR ONLY
BRICK, NATURAL STONE, OR STUCCO OVER MASONRY	P AT SIDES AND REAR ONLY
WROUGHT IRON OR ALUMINUM	P AT SIDES AND REAR ONLY
VINYL	NP
CHAIN LINK	P AT SIDES AND REAR ONLY
BARBED/ RAZOR WIRE	NP
EXPOSED OR PAINTED	
AGGREGATE CONCRETE	NP
SMOOTH/ SPLIT-FACE BLOCK	NP

ADDITIONAL STANDARDS

PED. CONNECTIONS THRU TO ADJACENT NBRHOOD/ USES	R
RETAINING WALLS	5ft MIN. FROM LOT LINE; AND 4ft MAX. HEIGHT SEE SECTION 4.3.16.M

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SCREENS, STREETSCREENS & BUFFERS

	<u>REQUIRED</u>	<u>PROVIDED</u>
<i>HEIGHT (STREETSCREEN OR)</i>		
WALL SCREEN @ FRONTAGE OR ADJACENT TO CIVIC SPACE	3.5ft TO 5ft	
WALL SCREEN @ OTHERS	5ft TO 6ft MIN. 6ft FOR TRASH RECEPTICLES (DUMPSTERS)	
FENCE SCREEN @ FRONTAGE OR ADJACENT TO CIVIC SPACE	NP	
FENCE SCREEN @ OTHERS	5ft TO 6ft MIN. 6ft FOR TRASH RECEPTICLES (DUMPSTERS)	TRASH FULLY ENCLOSED
HEDGE SCREEN @ FRONTAGE OR ADJACENT TO CIVIC SPACE	3ft TO 5ft AT INSTALLATION	
HEDGE SCREEN @ OTHERS	5ft TO 6ft AT INSTALLATION	
	<u>REQUIRED</u>	<u>PROVIDED</u>
<i>MATERIALS (STREETSCREEN OR)</i>		
WALL SCREEN	BRICK, NATURAL STONE OR STUCCO OVER MASONRY	
FENCE SCREEN	NATURAL WOOD, PAINTED OR UNPAINTED	WOOD SLAT SCREEN PROVIDED
HEDGE SCREEN	NATIVE EVERGREEN PLANTS MIN. 80% OPACITY	

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<u>REQUIRED</u>		<u>PROVIDED</u>
<i>ADDITIONAL SCREENING STANDARDS</i>		
PARKING AREAS		WOOD SLAT SCREEN PROVIDED
LOADING AREAS	REQUIRED; EXCEPT AT	
SERVICE AREAS	DRIVEWAYS; MUST BE	
OUTDOOR STORAGE	SCREENED FROM FRONTAGE	
DRIVE-THROUGHS	AND CIVIC SPACE BY BUILDING	
TRASH RECEPTICLES/	OR STREETSCREEN; OR BY	
DUMPSTERS	BUILDING, WALL, HEDGE OR	
HVAC	FENCE NOT AT FRONTAGES OR	SCREEN PROVIDED
ANTENNAS	ADJACENT TO CIVIC SPACE.	
OTHER EQUIPMENT		
STELLITE DISH SCREEN	R	
SOLAR EQUIPMENT SCREEN	NR	
SELF-STORAGE WAREHOUSE	NA (NOT PERMITTED IN DISTRICT)	
SCREENING		
STREETSCREEN LOCATION	SIDE YARD	
LOT OR BUILDING SITE BUFFER	SECTION 4.3.11.H	

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MID-RISE

An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail /Personal Service / Art / Artisan, Accommodations / Lodging, Commercial, or Office Uses on the ground Story, with upper Stories typically designed for Residential or Office Uses.

	<u>REQUIRED</u>	<u>PROVIDED</u>
LOT / BUILDING SIZE		
WIDTH	300ft max.	~124'

NUMBER OF UNITS		
UNITS PER BUILDING	1/500 sf	32

ALLOWED PRIVATE FRONTAGES		
STOOP	P	NA
FORECOURT	P	NA
TERRACE/LIGHTWELL	P	NA
SHOPFRONT	P	NA
TERRACE/LIGHTWELL	P	NA
COMMERCIALFRONT	P	NA
GALLERY	P	NA
ARCADE	P	PROPOSED
NOTE	GALLERY AND ARCADE CAN ONLY BE USED WITH SHOPFRONT OR COMMERCIALFRONT FRONTAGE TYPE	

BUILDING SIZE AND MASSING

HEIGHT

MIN	4 STORIES	6 STORIES
MAX	8 STORIES, OR PER DISTRICT; DISTRICT OVERRIDES	6 STORIES

WIDTH

NA	NA
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PEDESTRIAN ACCESS

GROUND STORY UNITS	PRINCIPAL FRONTAGE	NO GROUND STORY UNITS
	PRINCIPAL OR SECONDARY	
UPPER STORIES UNITS	FRONTAGE	BOTH PROVIDED

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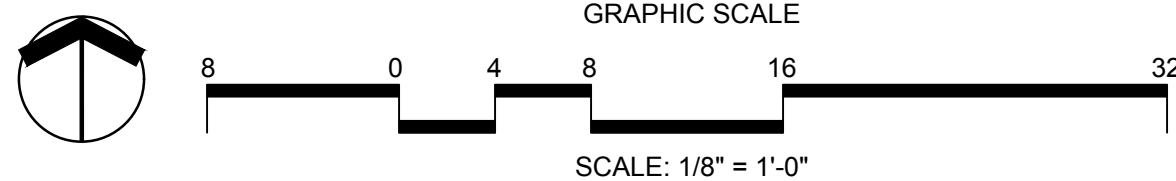
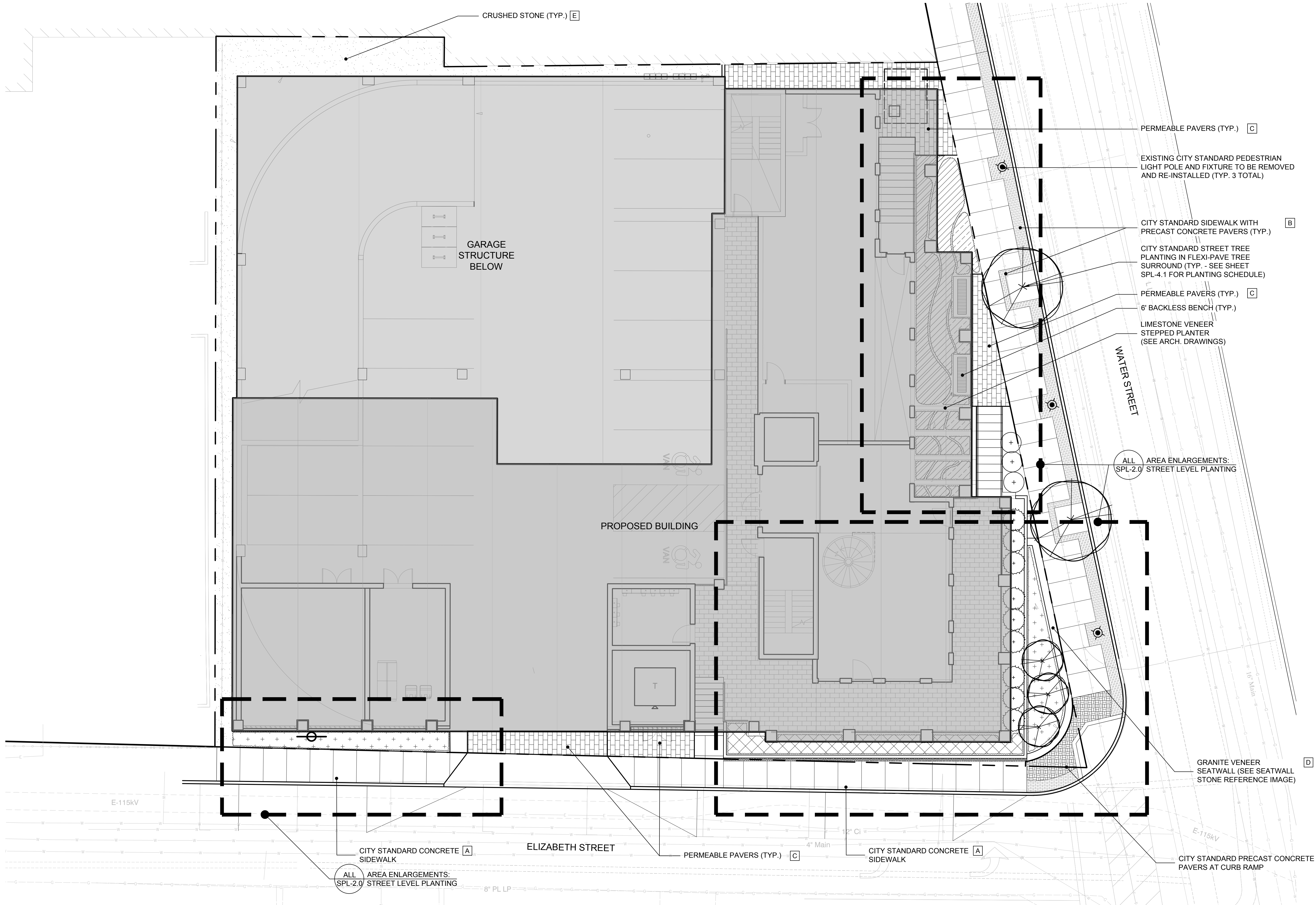
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NO.	ISSUE	DATE
7		
6		
5		
4		
3		
2		
1	FOR MUNICIPAL REVIEW	24.12.05

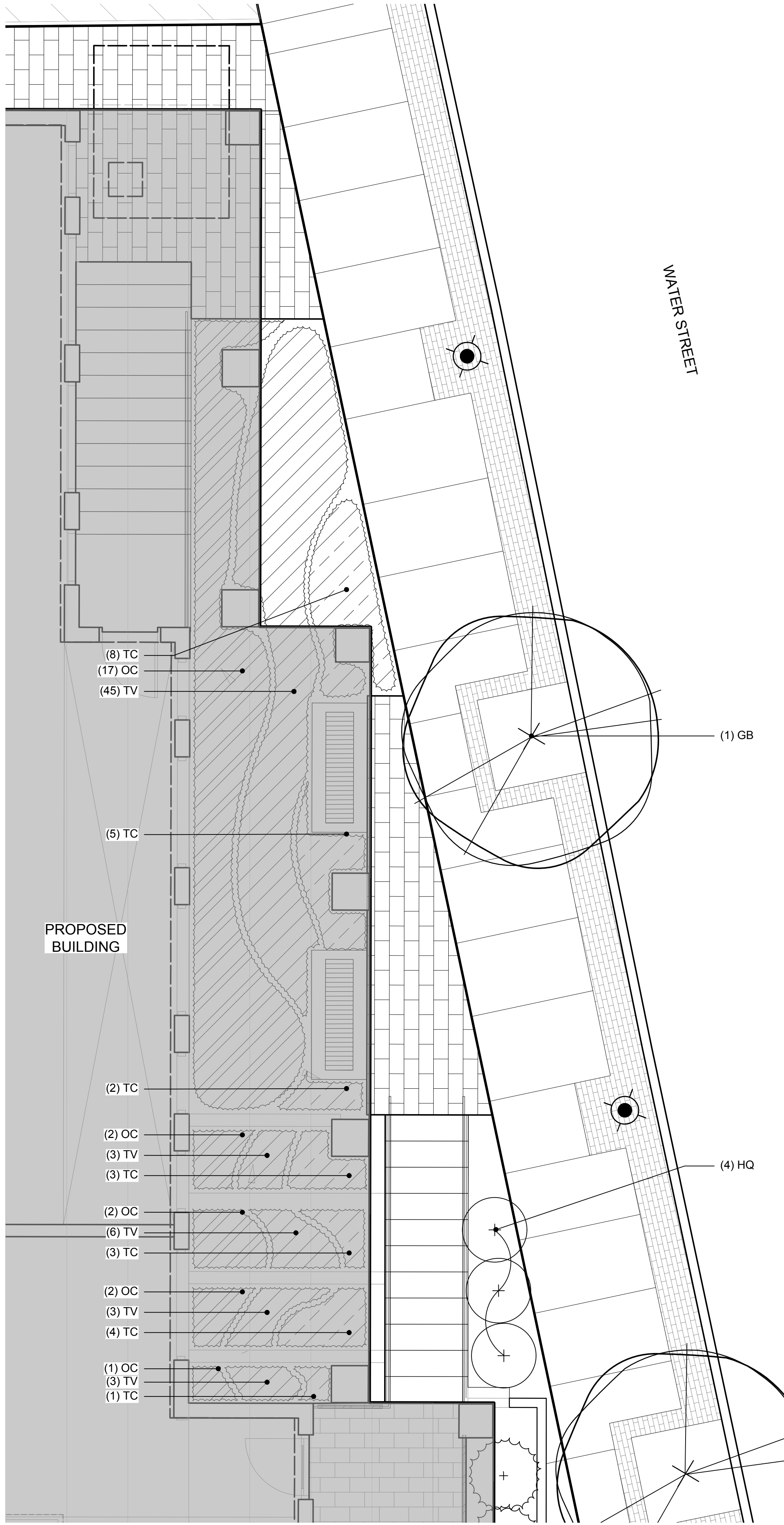


PROJECT
71 WATER STREET
NORWALK CT

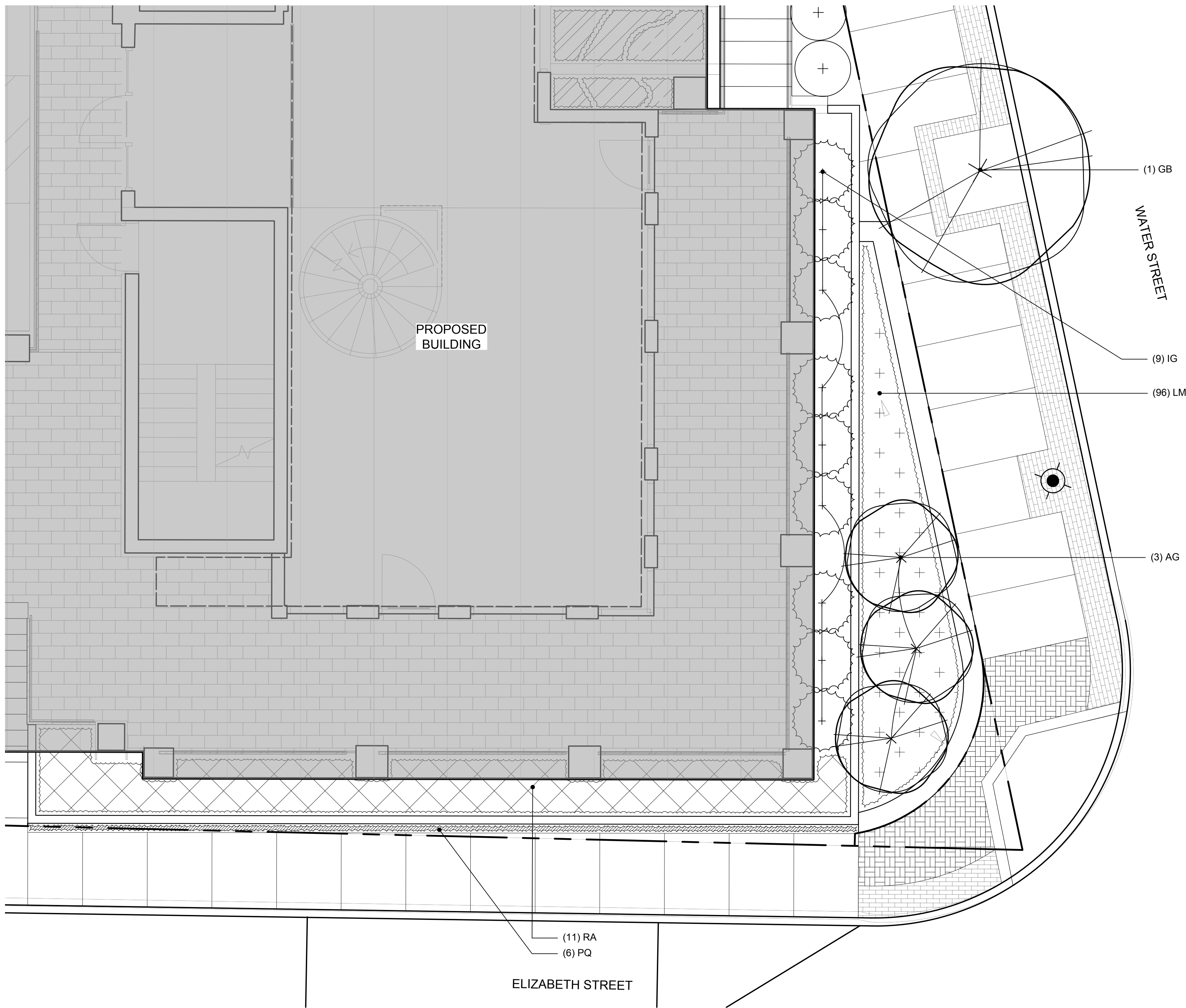
OVERALL
LANDSCAPE
SITE PLAN

DATE
2024.12.05
SCALE
1/8"=1'-0"

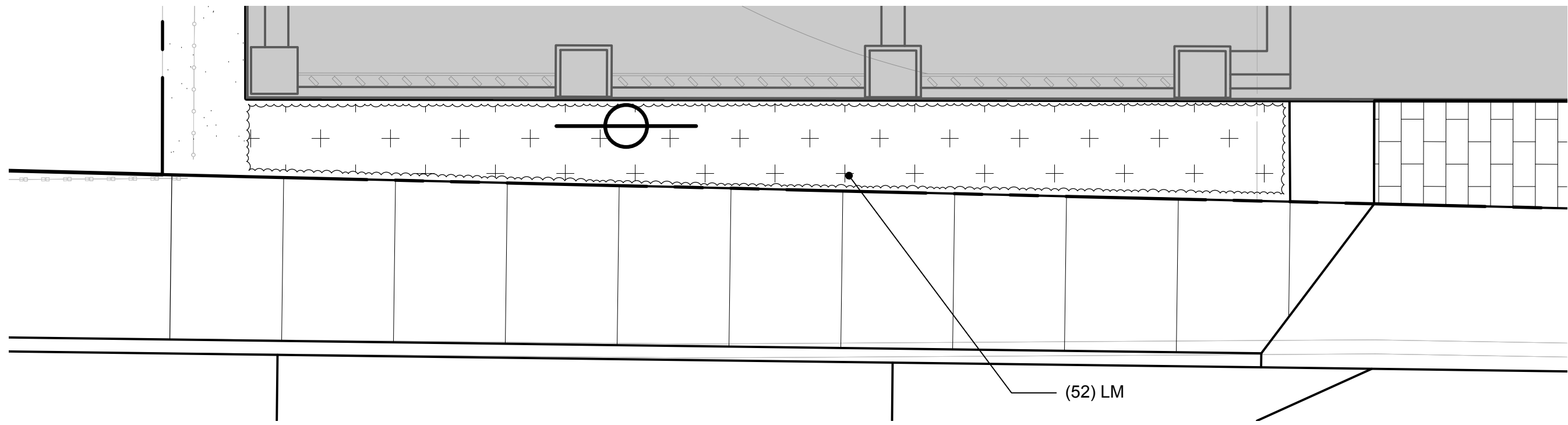
SPL-1.0



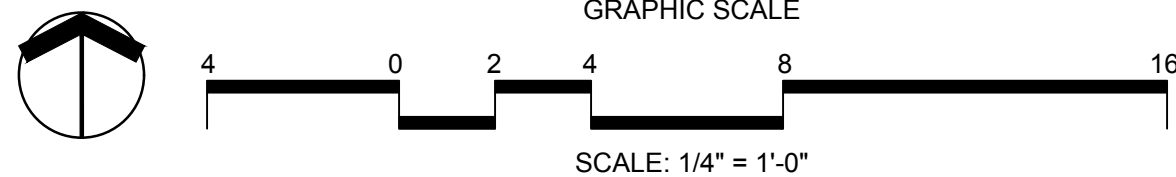
1 PLANTING AREA 1
SPL-2.0
SCALE: 3/4" = 1'-0"



2 PLANTING AREA 2
SPL-2.0
SCALE: 3/4" = 1'-0"



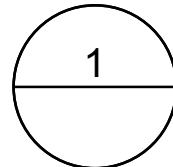
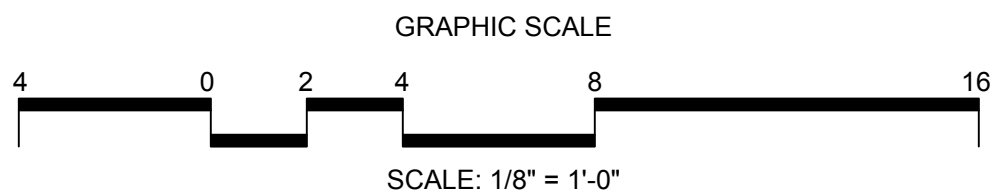
3 PLANTING AREA 3
SPL-2.0
SCALE: 3/4" = 1'-0"



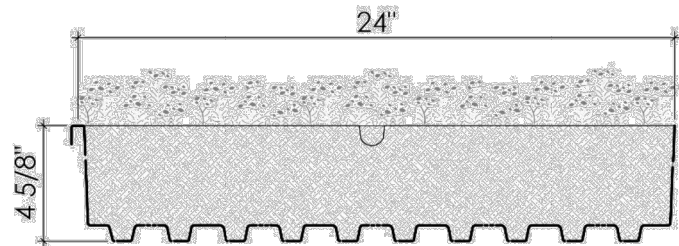
NO.	ISSUE	DATE
7		
6		
5		
4		
3		
2		
1	FOR MUNICIPAL REVIEW	24.12.05



PROJECT	WATER STREET
DWG TITLE	71 WATER STREET NORWALK CT
JOB NO.	
DATE	2024.12.05
SCALE	AS NOTED



SCALE: NTS



The pre-grown tray provides a turnkey solution that meets or exceeds all guidelines for Green Roofs. The trays are easy to install and feature interlocking edges which prevent shifting or migration of growing media onto the roof membrane. At 24" x 24" x 4.625" deep, the pre-grown tray is appropriate for extensive and semi-intensive vegetative roof profiles. The modules are pre-grown with plants (most commonly sedum) selected by the project designer and shipped to the job site with approximately 90%+ vegetation coverage.

Comprised of a heavy duty recycled polypropylene, the Columbia Green Technologies' Tray system is designed with a channelized bottom to maximize stormwater retention. It can reduce both the amount and rate of stormwater run-off and is capable of retaining up to 70% of annual precipitation. Detailed stormwater retention calculations and hydrographs are available upon request.

- Plants are grown per the project specifications, provided they are appropriate for the local climate zone and sufficient lead time has been provided. Please contact Columbia Green Technologies for more information.

- Post-Consumer Recycled Content: 88%
- Manufacturing Location: Washougal, WA 98671

The Declare Label is a voluntary disclosure of building material ingredients which offers Living Building Challenge and other project teams concerned about building product ingredients a guide for product specification. We are pleased to announce that our tray system is 'Red List Free' which means it doesn't contain "worst in class" materials, chemicals, and elements known to pose serious risks to human health and the greater ecosystem.

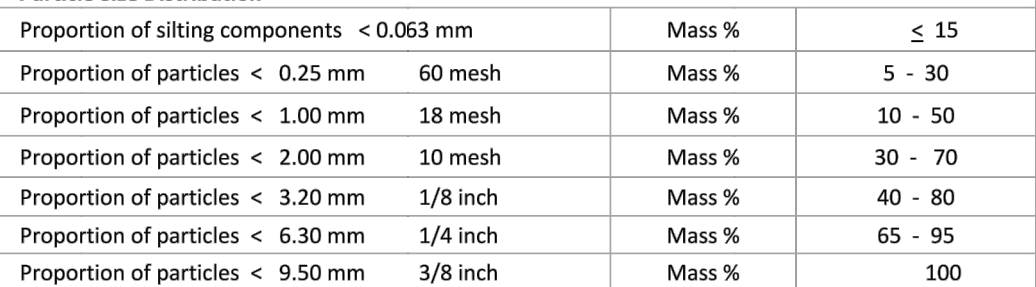
www.declareproducts.com

- *ANSI/SPRI RP-14 Wind Design Standard for Vegetative Roof Systems* is the only Wind Uplift standard for the United States.
- Due to the interlocking design, The Planted-In-Place Tray is considered a #2 Ballast system (Increased wind uplift resistance).
- Please request a copy of the ANSI/SPRI RP-14 User Guide.

Includes 2 lbs/s.f. (cuttings) for plant material weight

* System weights vary by region due to variances in growing media weight contact your local representative for more information.

Thickness:	100 MIL.
Dimension:	24"W. x 24"L. X 4.625"
Coverage:	4 ft ²
Weight:	3.6 lbs.
Packaging:	Stacked – 400 trays/pallet
<i>Pre-Vegetated Tray:</i>	
Typical Weight for Handling Purposes Only:	+/- 100 lbs. each



Bulk Density (dry weight basis)	lb/ft ³	30 - 55
Bulk Density (at max. water-holding capacity)	lb/ft ³	55 - 75
<i>Water/Air Measurements</i>		
Total Pore Volume	Vol. %	≥ 50
Maximum water-holding capacity	Vol. %	35 - 65
Air-filled porosity at max water-holding capacity	Vol. %	≥ 10
Water permeability (saturated hydraulic conductivity)	in/min	0.024 - 2.83

pH (in CaCl ₂)		6.0 - 8.0
Soluble salts (water, 1:10, m:v)	g (KCl)/L	< 3.5

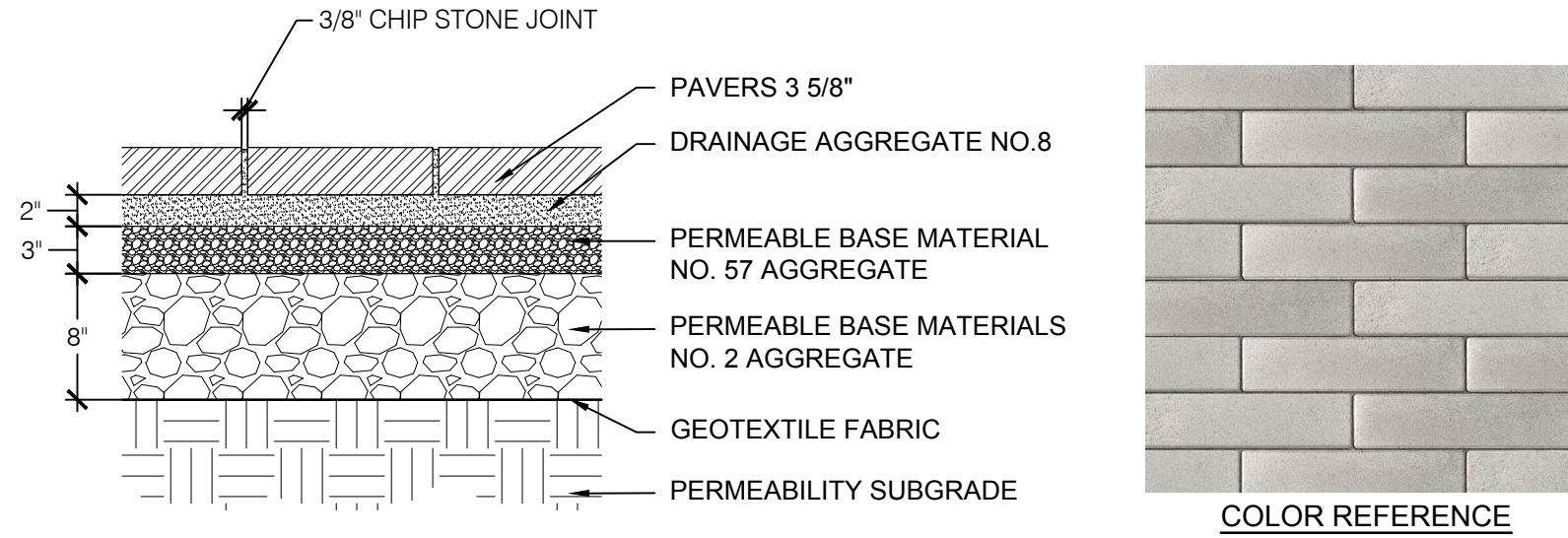
Organic matter content	g/L	25 - 65
------------------------	-----	---------

Phosphorus, P205 (CAL)	mg/L	≤ 200
------------------------	------	-------

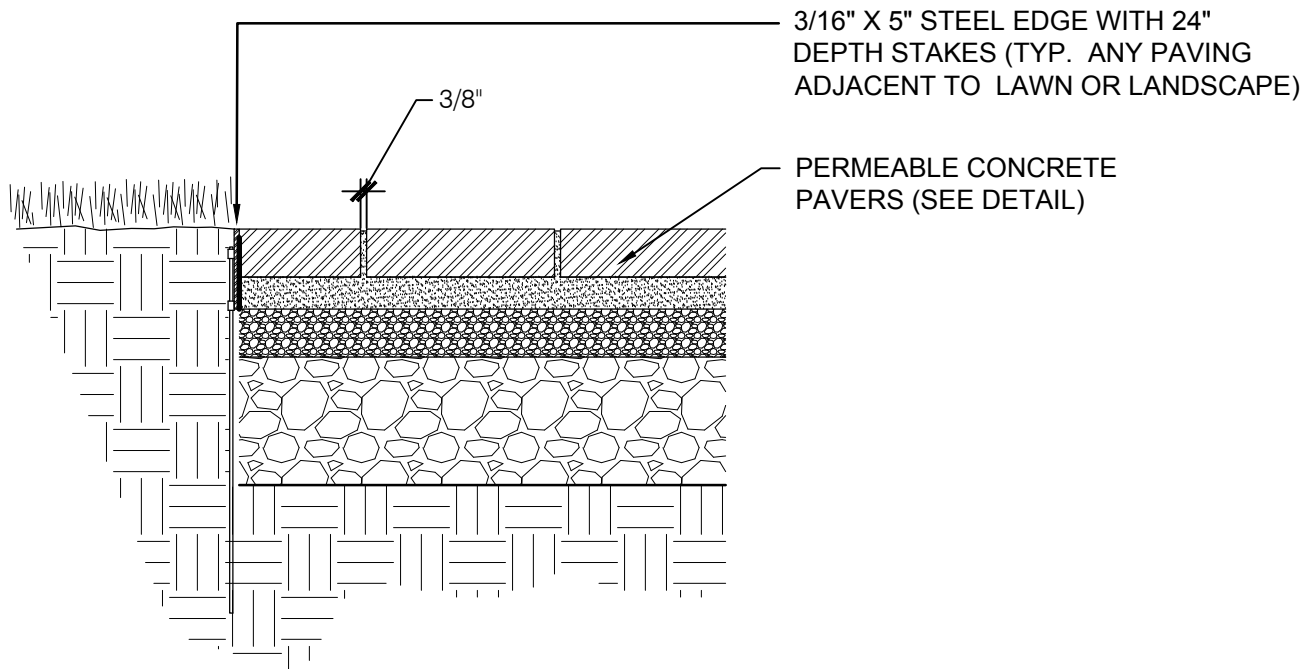
Potassium, K ₂ O (CAL)	mg/L	≤700
Magnesium, Mg (CaCl ₂)	mg/L	≤ 200
Nitrate + Ammonium (CaCl ₂)	mg/L	≤ 80

STREET / COURTYARD LEVEL MATERIALS SCHEDULE

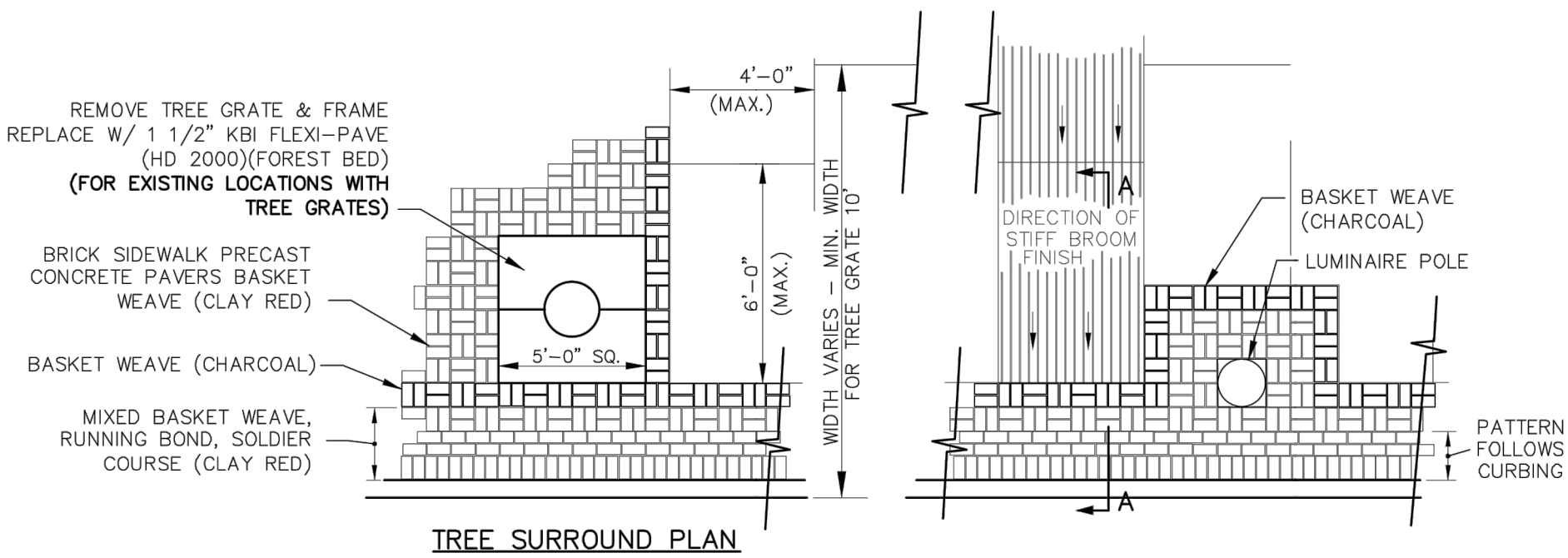
SYM	DESCRIPTION
[A]	CONCRETE SIDEWALK: 4000 PSI
[B]	CITY STANDARD BRICK PAVER - TYPE: HOLLAND STONE, SIZE: 4" x 8" (NOM.). COLORS: RED AND CHARCOAL. DISTRIBUTED BY O&G INDUSTRIES, CONTACT ANDREW AMATURO, PHONE: 860-559-3400.
[C]	CONCRETE PAVERS - TYPE: ECO - PROMENADE, COLOR: OPAL BLEND BY UNILOCK, CONTACT ANDREW AMATURO, PHONE: 860-559-3400.
[D]	SEAT WALL - STONE VENEER: GRANITE, DISTRIBUTED BY O&G INDUSTRIES, CONTACT ANDREW AMATURO, PHONE: 860-559-3400.
[E]	CRUSHED STONE - TYPE: NATIVE BLEND. DISTRIBUTED BY O&G INDUSTRIES, CONTACT ANDREW AMATURO, PHONE: 860-559-3400.



1 PERMEABLE CONCRETE PAVERS
SCALE: NTS



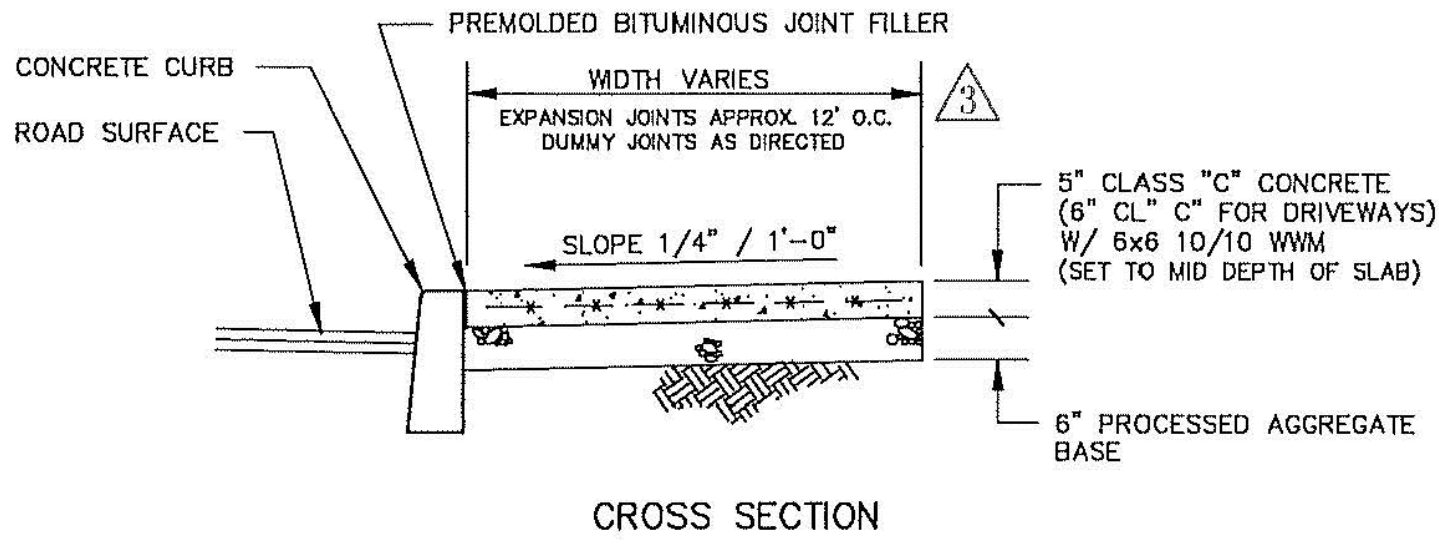
2 STEEL EDGE DETAIL
SCALE: NTS



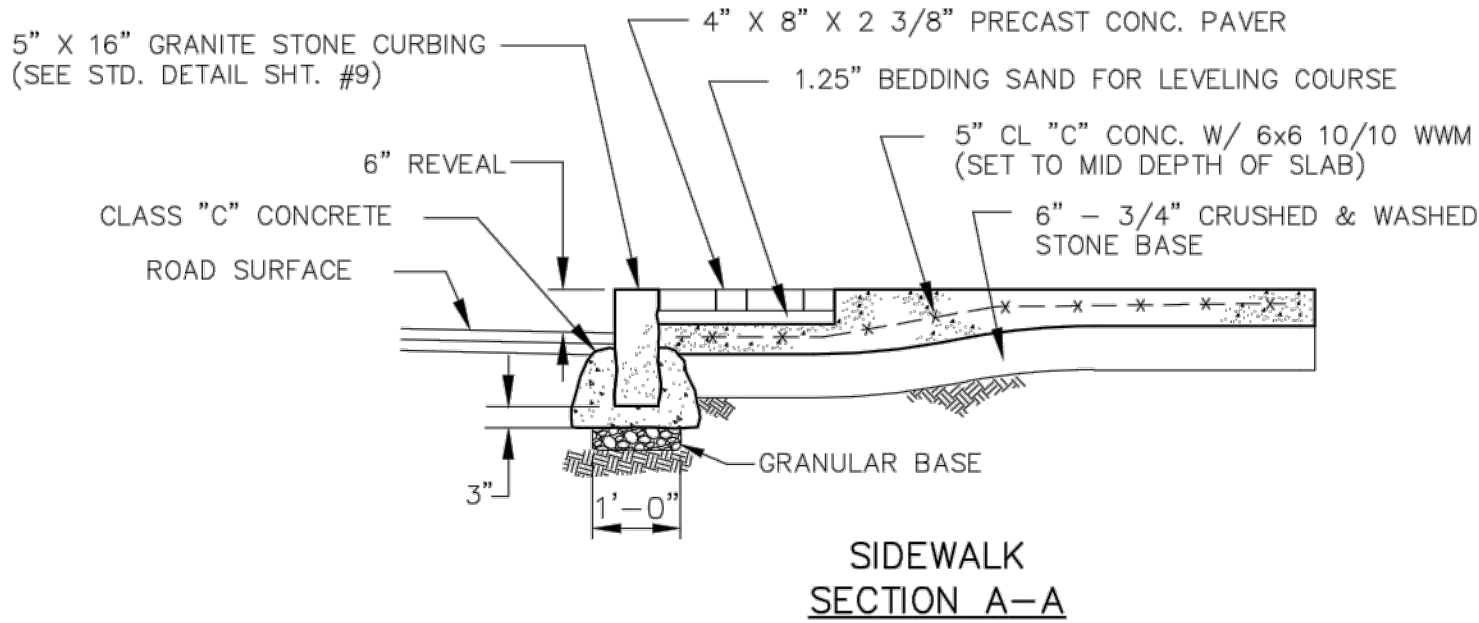
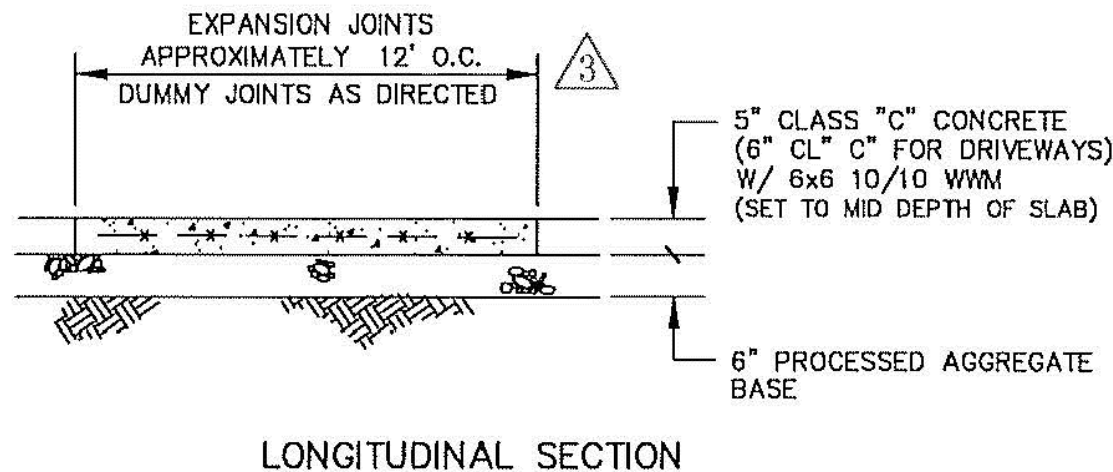
3 TYPICAL SIDEWALK PLAN (CITY STANDARD)
SCALE: NTS



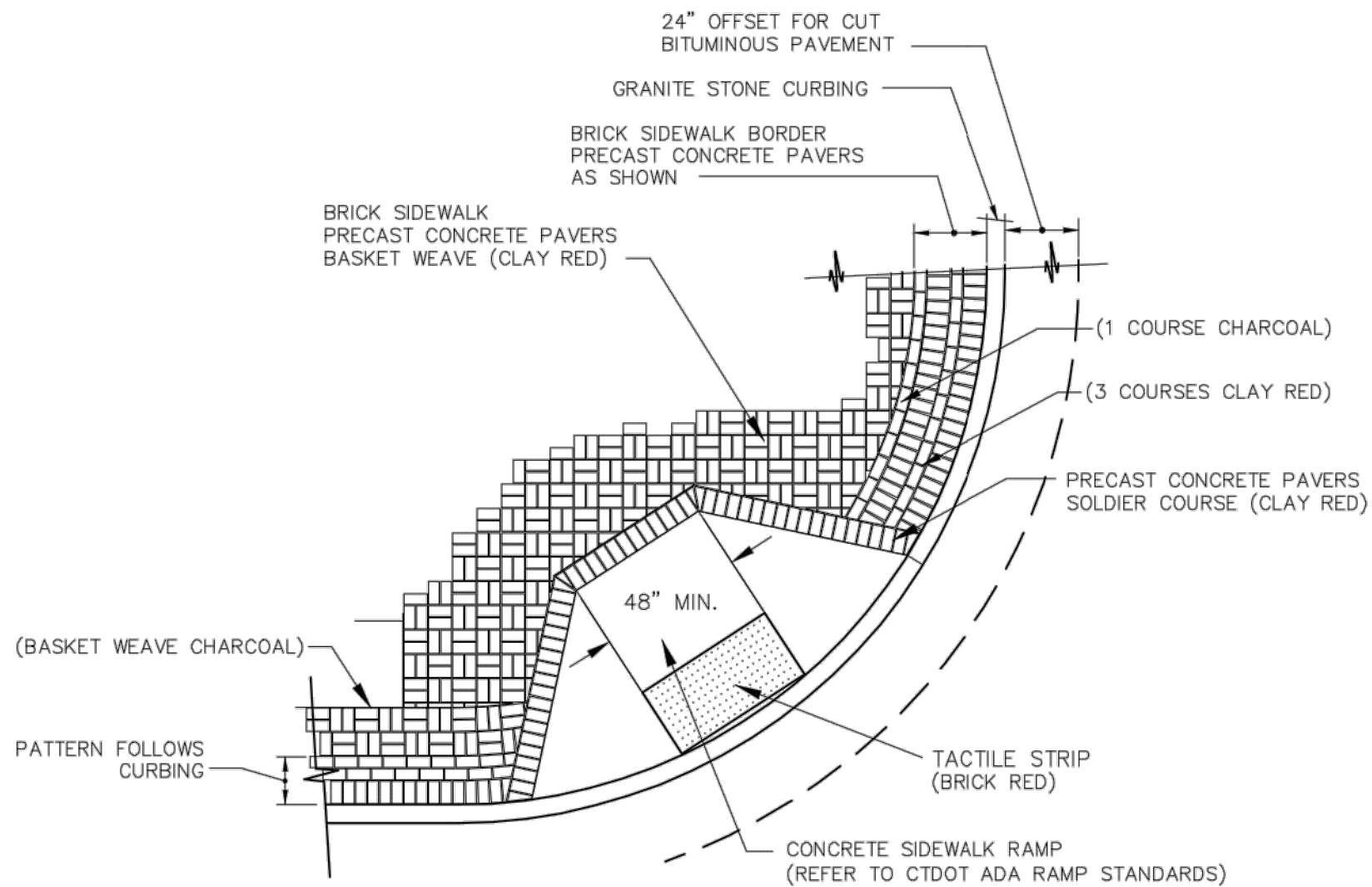
4 SEATWALL REFERENCE IMAGE
SCALE: NTS



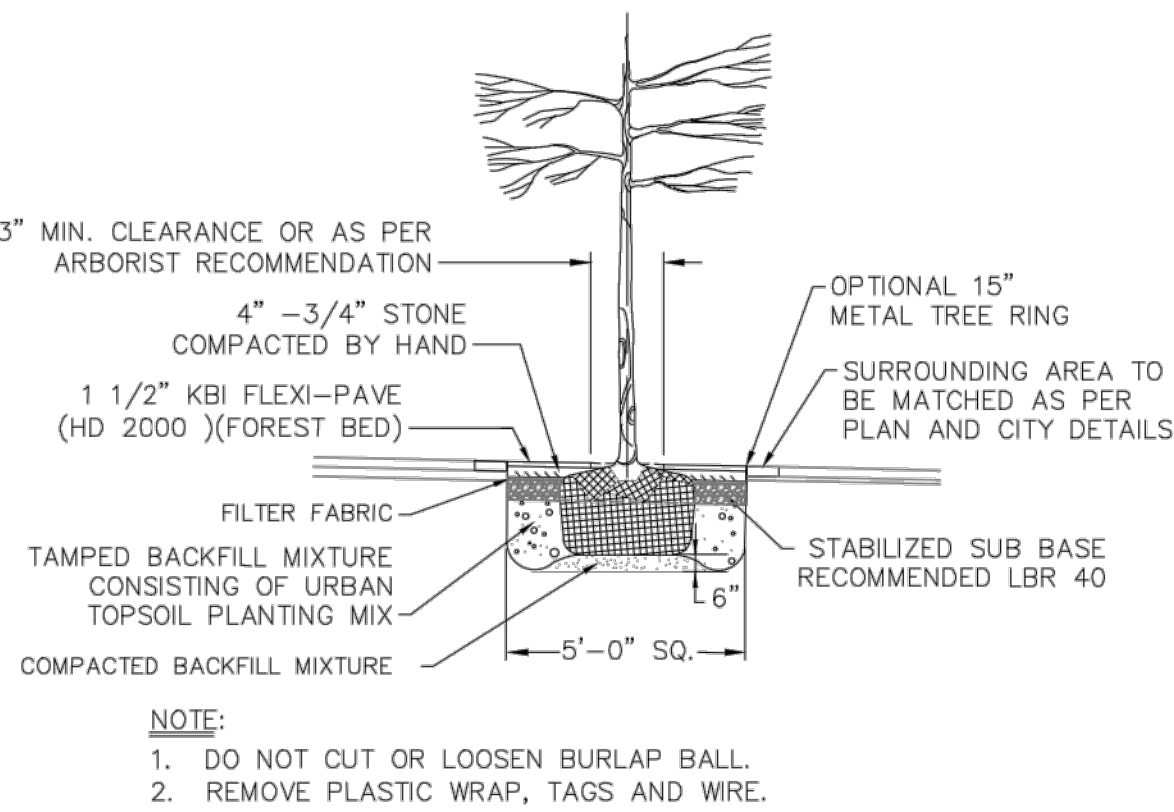
7 CONCRETE SIDEWALK
SCALE: NTS



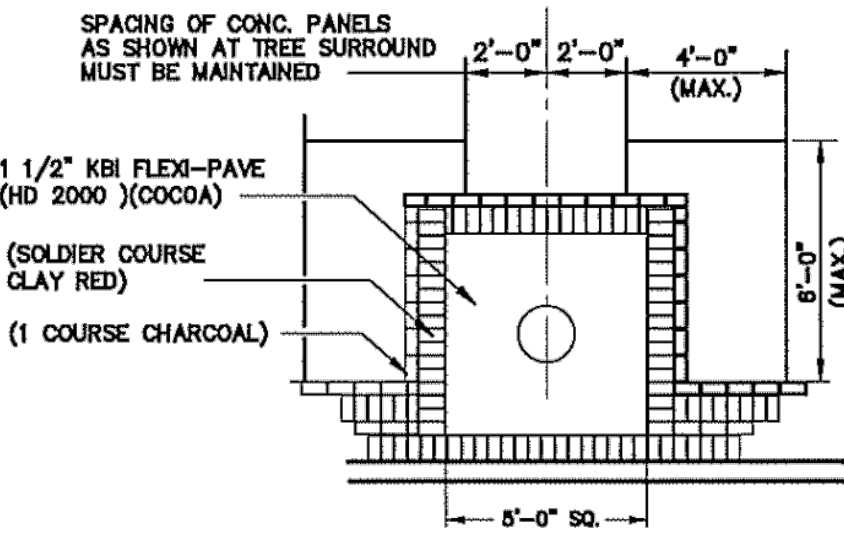
5 SIDEWALK SECTION (CITY STANDARD)
SCALE: NTS



8 PRECAST CONCRETE PAVERS AT CURB RAMP (CITY STANDARD)
SCALE: NTS



9 TREE PIT DETAIL (CITY STANDARD)
SCALE: NTS



6 TREE PIT FLEXI-PAVE DETAIL (CITY STANDARD)
SCALE: NTS

DATE	
ISSUE	
NO.	7
	6
	5
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	1
FOR MUNICIPAL REVIEW	



WATER STREET
71 WATER STREET
NORWALK CT

PROJECT	LANDSCAPE SITE DETAILS -1
JOB NO.	
DATE	2024.12.05
SCALE	NTS

PLANTING SCHEDULE

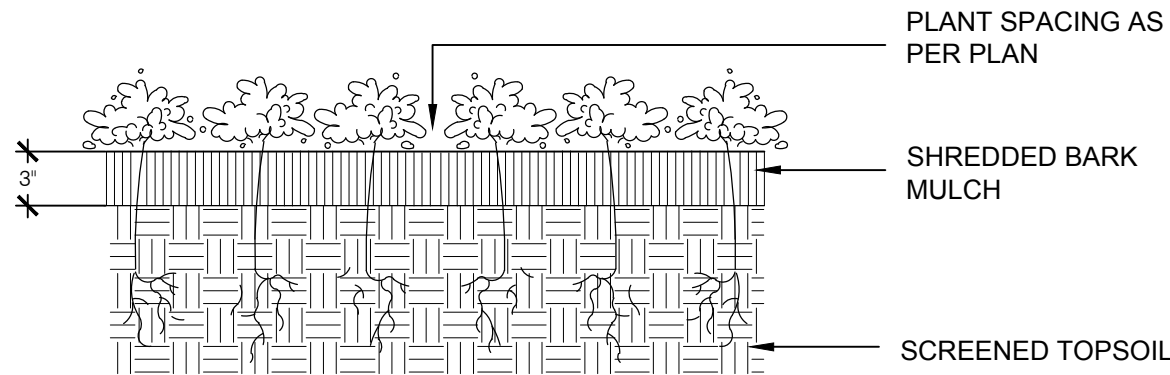
SYM	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
TREES						
GB	2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	B&B	3.5 - 4" cal.	Branching 7' Clear
AG	3	Amelanchier arborea x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	B&B	2" - 2.5" cal.	Full, Nicely Shaped
SHRUBS AND PERENNIALS						
IG	9	Ilex glabra 'Shamrock'	Shamrock Inkberry	CONT.	#3	Full, Nicely Shaped
OC	24	Osmundastrum Cinnamomeum	Cinnamon Fern	CONT.	#1	36" O.C. Full, Nicely Shaped
TV	60	Tradescantia virginiana	Virginia Spiderwort	CONT.	#1	18" O.C. Full, Nicely Shaped
TC	36	Tiarella Cordifolia	Foam Flower	CONT.	#1	24" O.C. Full, Nicely Shaped
LM	96	Liriope muscari	Blue Lily Turf	CONT.	#1	18" O.C. Full, Nicely Shaped
HQ	3	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	CONT.	#3	Full, Nicely Shaped
RA	19	Rosa nitida	Shining Rose	CONT.	#3	36" O.C. Full, Nicely Shaped
CA	12	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	CONT.	#3	Full, Nicely Shaped
SHRUBS AND PERENNIALS						
PQ	6	Parthenocissus quinquefolia	Virginia Creeper	CONT.	#5	Full, Nicely Shaped
WF	-	Wisteria frutescens 'Amethyst Falls'	Amethyst Falls Wisteria	CONT.	#5	Full, Nicely Shaped
EXTENSIVE GREEN ROOF SYSTEM (ROOF AMENITY)						
-	-	Pre-Grown Tray System - Assorted Sedum			CONT. TRAY	By Columbia Green Tech.

PLANTING NOTES:

1. THE CONTRACTOR SHALL PROVIDE A SOIL TEST RESULT FOR ALL PLANTING AND LAWN AREAS THAT MINIMALLY INDICATE PH, SOIL TYPE AND NUTRIENT LEVELS. THE CONTRACTOR SHALL AMEND SOILS AS REQUIRED TO PROVIDE APPROPRIATE CONDITIONS FOR THE PLANTS AND OR SEED INDICATED ON THE PLANS
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE REPRESENTATIVE SAMPLE OF EACH PLANT VARIETY WITH AN ATTACHED LABEL INDICATING THE NAME, SIZE, AND ORIGIN, OF ALL PLANT MATERIALS
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIALS AT ANY POINT PRIOR TO INSTALLATION. ALL MATERIALS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK' ANSI Z60.1-2014 (AVAILABLE AT AMERIHORT.ORG)
4. THE LAYOUT OF ALL BED LINES AND LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS
6. PLANTING BEDS SHALL BE MULCHED WITH A 3" (THREE INCH) MINIMUM OF SHREDDED AGED HARDWOOD BARK UNLESS OTHERWISE NOTED
7. ALL VEGETATION SHOWN ON THE DRAWINGS SHALL BE MAINTAINED IN A HEALTHY CONDITION THROUGHOUT THE DURATION OF THE PROJECT OR PROJECT PHASE
8. ALL PLANT MATERIAL SHALL BE COVERED BY A ONE-YEAR FULL REPLACEMENT WARRANTEE THAT SHALL INCLUDE ALL MATERIALS AND LABOR. THE CONTRACTOR SHALL REPLACE PLANTS AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT
9. IF THERE IS A DIFFERENCE IN COUNT OR SIZE OF PLANT MATERIALS BETWEEN THE PLAN AND THE LIST THE HIGHER NUMBER AND OR SIZE SHALL PREVAIL

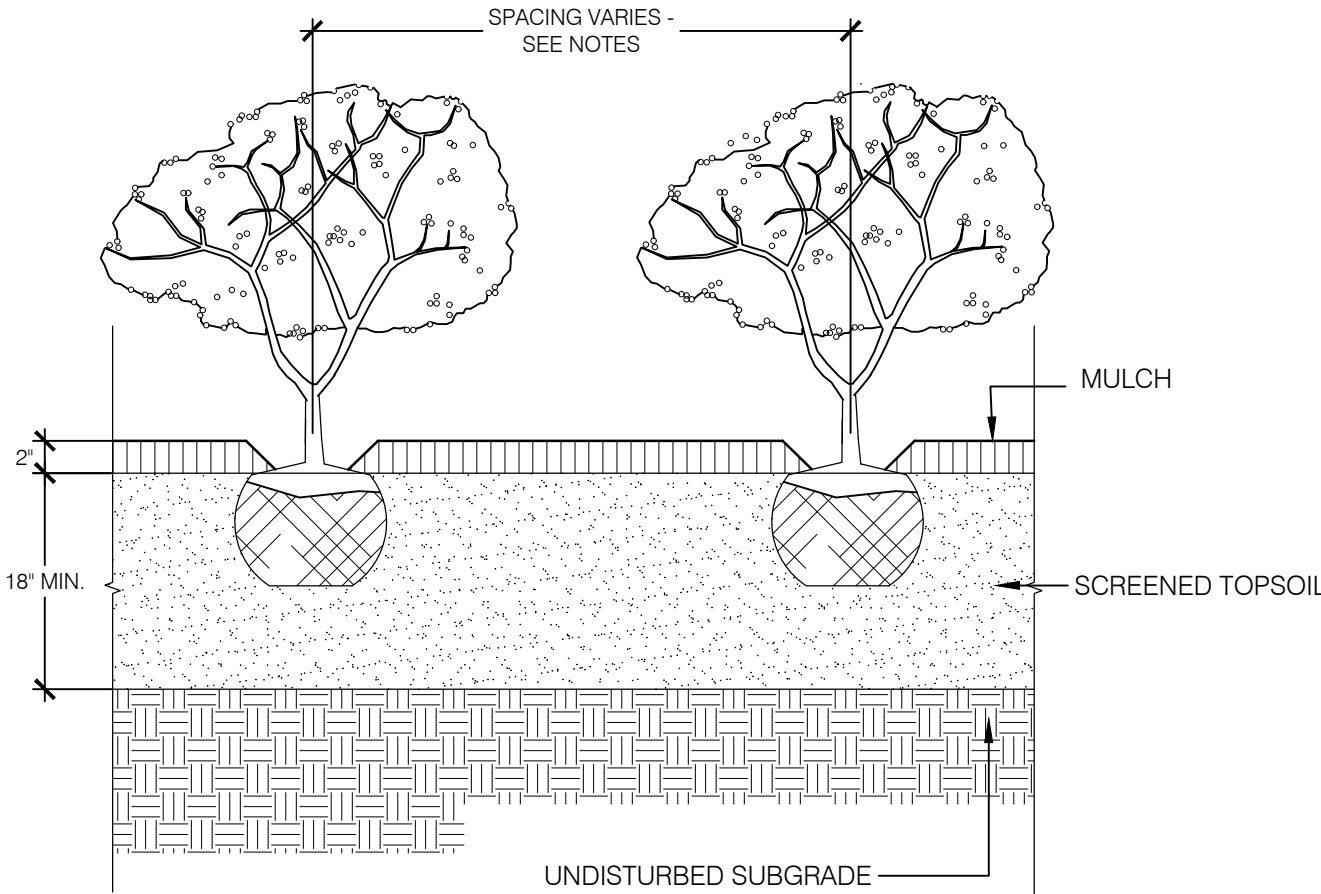
IRRIGATION NOTES:

1. ALL NEW PLANTINGS & LAWN SHALL BE IRRIGATED.
2. CONTRACTOR SHALL PROVIDE FULLY FUNCTIONING IRRIGATION SYSTEM. SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED PROFESSIONAL CERTIFIED TO WORK IN THE STATE OF CONNECTICUT.
3. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE FOR ALL NEW PLANTING AND LAWN AREAS.
4. CONTRACTOR SHALL PROVIDE IRRIGATION PLAN FOR ENTIRE SITE FOR APPROVAL.
5. CONTRACTOR RESPONSIBLE FOR ACQUISITION OF ALL REQUIRED PERMITS.
6. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS & COMPONENTS NECESSARY FOR THE OPERATION OF THE IRRIGATION SYSTEM; INCLUDING BUT NOT LIMITED TO: WELLS, BACKFLOW PREVENTERS, RPZs, ELECTRICAL AND COMPUTER COMPONENTS AND ENTIRE WATER DELIVERY SYSTEM.



1 GROUNDCOVER PLANTING

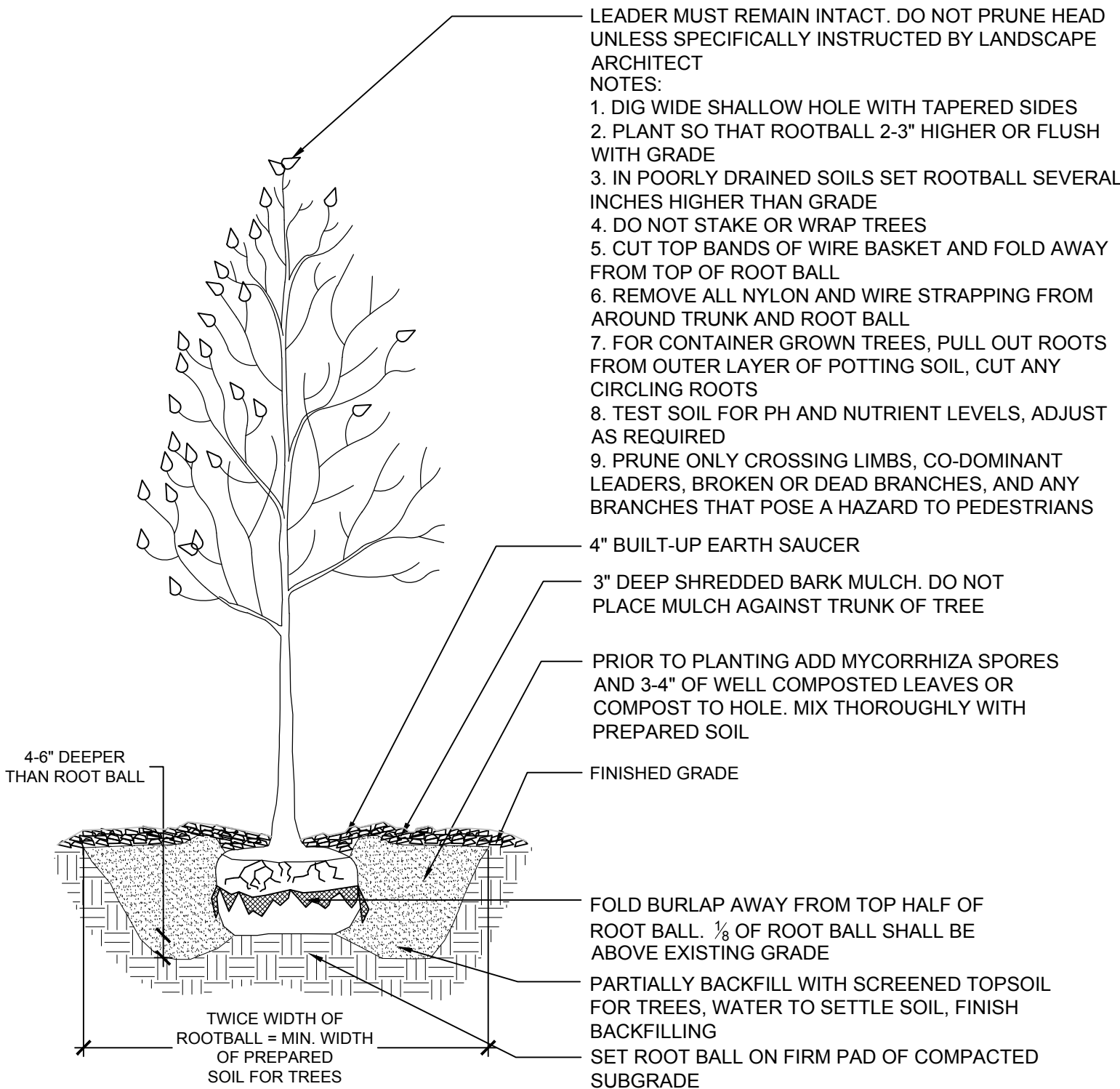
SCALE: NTS



NOTE: PLANTS ARE TO BE SPACED AS REQUIRED BY PLANTING SCHEDULE

2 SHRUB PLANTING

SCALE: NTS



3 TREE PLANTING

SCALE: NTS



71 WATER STREET
2-44-14-0

Aerial photographs taken April, 2019



SCALE: 1" = 100'

0 50 100 200
Feet



20 N. Main Street, Suite 218
Norwalk, CT 06854
T: 203.286.7814
www.hardestyhanover.com

October 11, 2024

Mr. Paul Gudas
Sky View Builders LLC
241 Westport Avenue
Norwalk, Connecticut 06851

Subject **Traffic Evaluation – Proposed Mixed-Use Development – 71 Water Street, Norwalk, Connecticut (F6673.00)**

Dear Mr. Gudas:

As requested, we have conducted a Traffic Evaluation related to the proposed mixed-use development at 71 Water Street. Currently on the site there is a 12,823 square-foot office building. The proposal is to demolish the existing office building and replace it with a building consisting of 32 residential units and 3,176 square feet of health/fitness use. The existing full-movement access driveway to Elizabeth Street will be shifted slightly to the east. This Traffic Evaluation is suitable for submission to the City and provides a description and better understanding of potential traffic-related impacts to adjacent roadways, if any, with the proposed mixed-use development on the Subject Property.

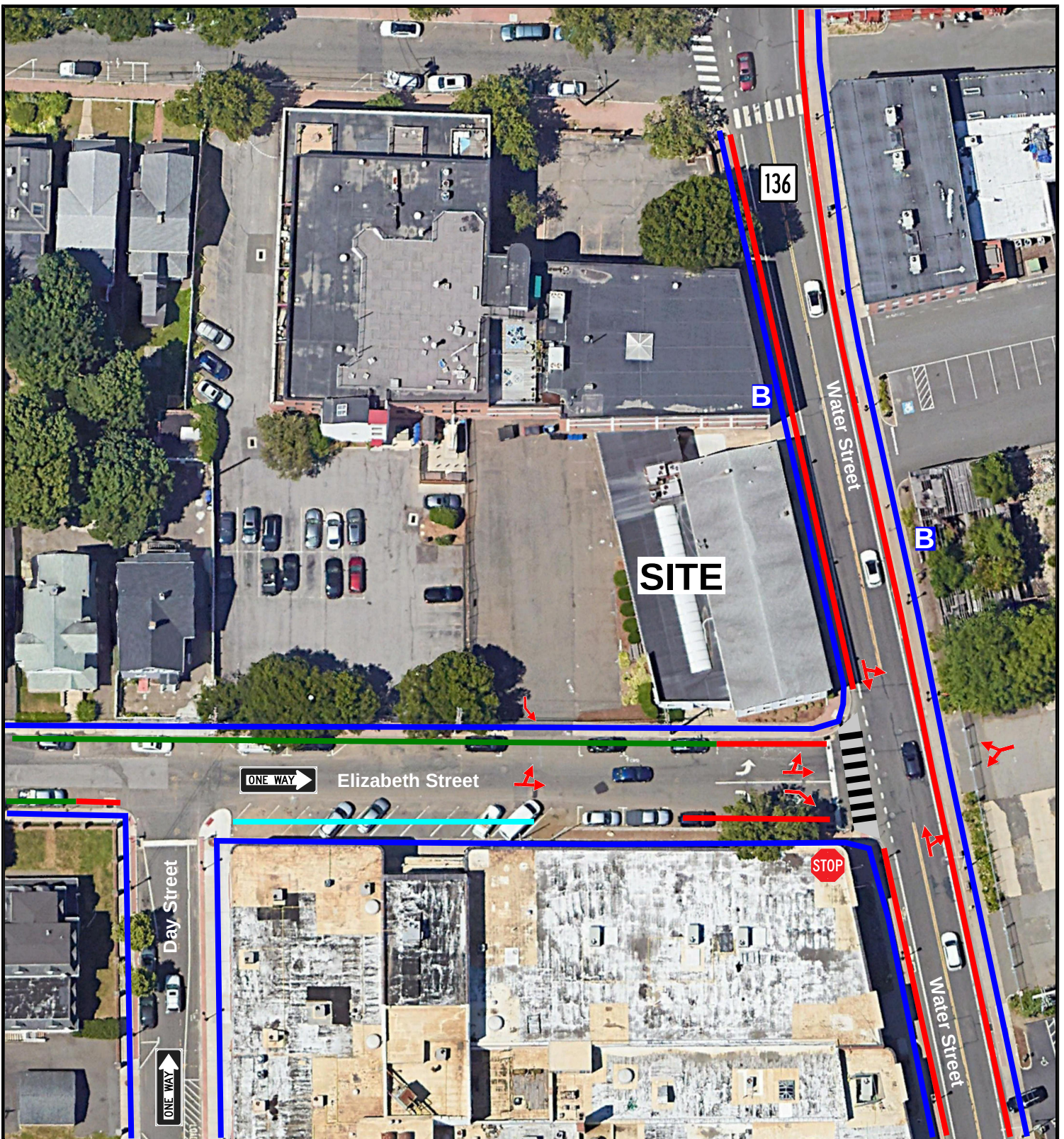
Roadways

The site is located on the northwest corner of Water Street at Elizabeth Street. Water Street is a two-lane, two-way, State-maintained roadway, also designated State Route 136. It begins to the north at the signalized intersection with Washington Avenue, as a continuation of North Water Street. It continues to the south past the site to the all-way STOP-controlled intersection of Burritt Avenue, where it continues as Quintard Avenue. In the vicinity of the site, this roadway provides a double yellow centerline, shoulder lines, bike lanes, curbing and sidewalks along both sides of the roadway. NO PARKING is permitted along both sides of the roadway. Land use is a mix of residential and commercial.

Elizabeth Street is a one-lane, one-way eastbound, City-maintained roadway. It begins to the west at the intersection with South Main Street and continues east terminating at the intersection with Water Street, also designated State Route 136. In the vicinity of the site, this roadway provides curbing and sidewalks along both sides of the roadway. Parking is permitted generally along both sides of the roadway with a two-hour parking restriction from 8AM to 6PM except Sundays and holidays. There is reserved reverse angle parking for SONO Square Tenants on the south side of the roadway, between Day Street and Water Street. Land use is a mix of residential and commercial. Figure 1 illustrates the current street system characteristics.

Traffic Volumes

The Connecticut Department of Transportation (CTDOT) has 24-hour traffic volume data available in the vicinity of the proposed site. Traffic data was collected from Monday, June 26 to Thursday, June 29, 2023 on State Route 136 (Water Street), south of Haviland Street. The data collected on Wednesday, June 28, 2023 indicated that State Route 136 (Water Street) carries a daily two-way volume of 14,289 vehicles. During the weekday morning and weekday afternoon commuter peak hours, State Route 136 (Water Street) carries



Legend

- Traffic Lane
- STOP STOP Sign
- B Bus Stop
- Sidewalk
- No Parking
- 2 Hour Parking 8AM-6PM
Except Sundays and Holidays
- Reverse Angle Parking SONO
Square Tenant Reserved Parking

Note: A Bike Lane is provided both northbound and southbound on Water Street

CURRENT STREET SYSTEM CHARACTERISTICS

Mixed-Use Development
71 Water Street
Norwalk, Connecticut



Not to Scale



1

6/26/24

a two-way total of 995 and 1,153 vehicles, which occurs from 8:00 to 9:00 A.M. and 5:00 to 6:00 P.M. Figure 2 graphically illustrates the two-way hourly traffic volumes noted above in more detail.

Crash Experience

The latest available crash data was obtained from the Connecticut Crash Data Repository (CCDR) for a period beginning January 1, 2021 through December 31, 2023 for Water Street (State Route 136) and Elizabeth Street. There were no recorded crashes for the section of Water Street (State Route 136), between Haviland Street and Elizabeth Street during this three-year period.

At the intersection of Water Street (State Route 136) and Elizabeth Street, there were a total of five crashes recorded during this three-year period. Data indicates that 80 percent of the crashes were limited to property damage and 20 percent involved injuries. The collision types were 40 percent involving an angle collision and 20 percent involving a rear-end collision, a collision with bicyclist and other collision. The contributing factors were 40 percent for failure to yield right-of-way and 20 percent for motorist operating in a reckless/aggressive manner, ran a STOP sign and improper backing. It was found that 60 percent of the crashes occurred during daylight hours and 80 percent occurred on dry road conditions.

For the section of Elizabeth Street, between Water Street (State Route 136) and Day Street, there were a total of four crashes recorded during this three-year period. Data indicates that all of the crashes were limited to property damage. The collision types were 50 percent involving a rear-end collision and 25 percent involving an angle collision and unknown. The contributing factors were 50 percent for improper backing and 25 percent for unknown and no contributing action. It was found that 50 percent of the crashes occurred during daylight hours and 75 percent occurred on dry road conditions. Table 1 provides a more detailed summary of the crash data. Data from the CCDR is included in the Appendix of this evaluation.

Site Traffic Generation

The proposal is to demolish the existing 12,823 square-foot office building and replace it with a building consisting of 32 residential units and 3,176 square feet of health/fitness use. Based on trip rates provided in "Trip Generation Manual," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021, the existing office building is estimated to have generated a total of 20, 18 and 7 total trip ends, of which 4, 4 and 1 are transit/rideshare trip ends and 16, 14 and 6 are external vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

The proposed residential units are estimated to generate a total of 12 total trip ends, of which 1 are internal trip ends, 2 are transit/rideshare trip ends and 9 are external vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours. The proposed health/fitness club is estimated to generate a total of 4, 11 and 10 total trip ends, of which 0, 1 and 1 are internal trip ends, 1, 2 and 2 are transit/rideshare trip ends and 3, 8 and 7 are external vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

The total proposed site will generate a total of 16, 23 and 22 total trip ends, of which 1, 2 and 2 are internal trip ends, 3, 4 and 4 are transit/rideshare trip ends and 12, 17 and 16 are external vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively. When compared to the existing office use traffic, the proposed site will generate a total net difference of -4, 5 and 15 total trip

Table 1
CRASH EXPERIENCE SUMMARY – WATER STREET(STATE ROUTE 136)/ELIZABETH STREET
Mixed-Use Development
71 Water Street
Norwalk, Connecticut

CRASH CHARACTERISTICS	WATER STREET (STATE ROUTE 136)				ELIZABETH STREET	
	Between Haviland Street and Elizabeth Street		At Elizabeth Street		Between Water Street (State Route 136) and Day Street	
	Total	%	Total	%	Total	%
Year						
▪ 2021	0	0	1	20	3	75
▪ 2022	0	0	3	60	0	0
▪ 2023	0	0	1	20	1	25
▪ Total	0	0	5	100	4	100
Crash Severity						
▪ Property Damage	0	0	4	80	4	100
▪ Injury	0	0	1	20	0	0
Collision Type						
▪ Rear End	0	0	1	20	2	50
▪ Angle	0	0	2	40	1	25
▪ Bicyclist	0	0	1	20	0	0
▪ Other	0	0	1	20	0	0
▪ Unknown	0	0	0	0	1	25
Contributing Factor						
▪ Failure to Yield R.O.W.	0	0	2	40	0	0
▪ Operate Reckless/Aggressive	0	0	1	20	0	0
▪ Ran STOP Sign	0	0	1	20	0	0
▪ Improper Backing	0	0	1	20	2	50
▪ Unknown	0	0	0	0	1	25
▪ No Contributing Action	0	0	0	0	1	25
Light Condition						
▪ Daylight	0	0	3	60	2	50
▪ Dark-Lit	0	0	2	40	0	0
▪ Dusk	0	0	0	0	1	25
▪ Unknown	0	0	0	0	1	25
Surface Condition						
▪ Dry	0	0	4	80	3	75
▪ Wet	0	0	1	20	0	0
▪ Unknown	0	0	0	0	1	25
Weather Conditions						
▪ Clear	0	0	4	80	3	75
▪ Rain	0	0	1	20	0	0
▪ Unknown	0	0	0	0	1	25

Source: Connecticut Crash Data Repository from January 1, 2021 to December 31, 2023.

Hardesty & Hanover, LLC

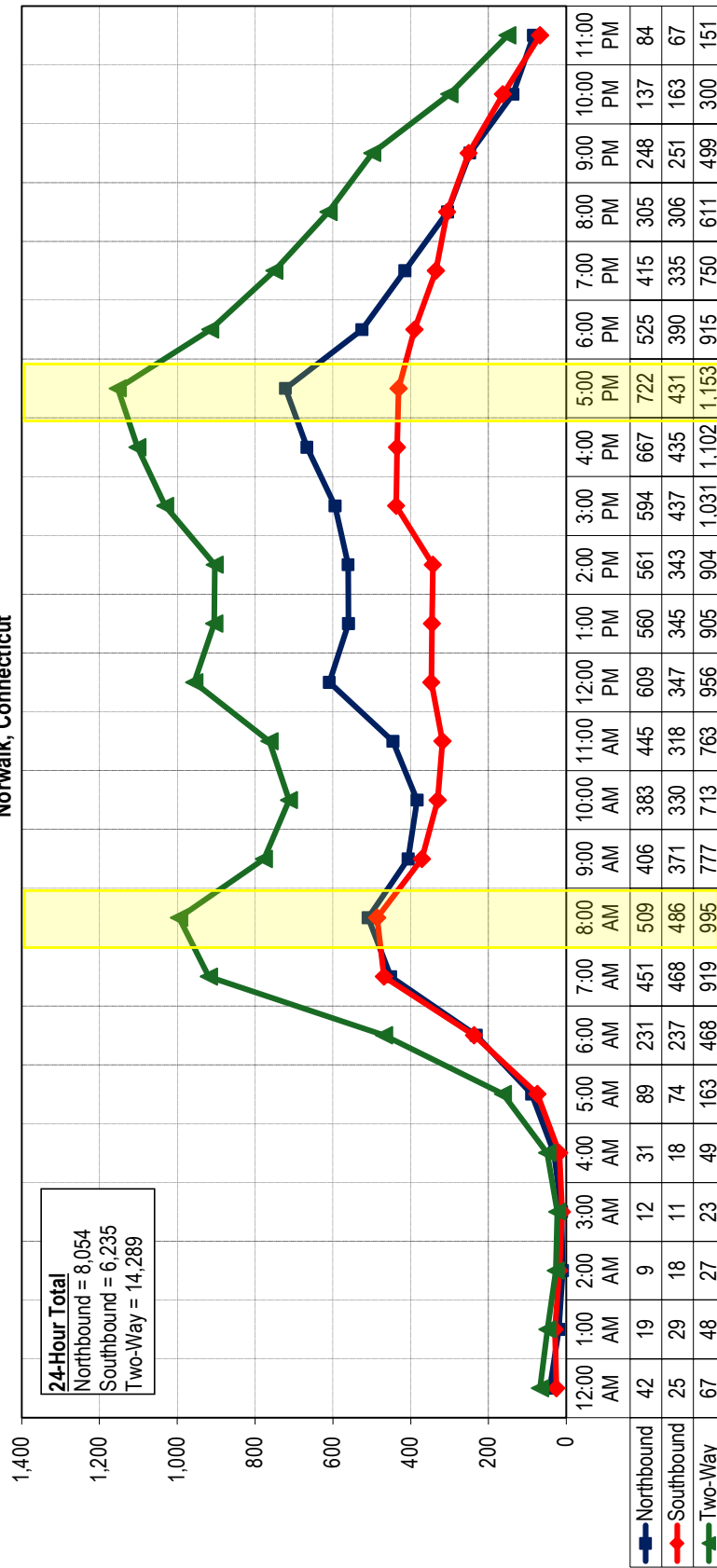
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6/25/2024

TWO-WAY HOURLY TRAFFIC VOLUMES - WEDNESDAY, JUNE 28, 2023
STATE ROUTE 136 (WATER STREET), SOUTH OF HAVILAND STREET

Mixed-Use Development

71 Water Street

Norwalk, Connecticut



Source: Automatic Traffic Recorders conducted by the Connecticut Department of Transportation from Monday, June 26 to Thursday, June 29, 2023.

Hardesty & Hanover LLC
 June 2024

Figure 2

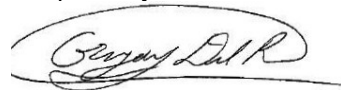
ends, of which 1, 2 and 2 are internal trip ends, -1, 0 and 3 are transit/rideshare trip ends and -4, 3 and 10 are external vehicle trip ends during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

Internal capture are trips made between the residence and the health/fitness club. Transit and Rideshare trips are applied due to the close proximity to the South Norwalk Train Station, nearby bus stop on Water Street and for patrons who will walk from nearby residence to use the health/fitness club. Table 2 illustrates the details of the site traffic generation and adjustments in more detail.

Findings

The proposed development will generate slightly less traffic when compared to the former office use during the weekday morning peak hour, while during the weekday afternoon and Saturday midday peak hour it will generate slightly more traffic. Surrounding roadways and intersections should continue to operate similarly to existing condition, with no anticipated significant impacts during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

Respectfully submitted,



Gregory Del Rio, PE
Principal Traffic Engineer
Hardesty & Hanover, LLC

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Table 2
SITE TRAFFIC GENERATION AND ADJUSTMENTS – PEAK HOURS
Mixed-Use Development
71 Water Street
Norwalk, Connecticut

LAND USE	SIZE	TRAFFIC DIRECTION	SITE TRAFFIC GENERATION AND ADJUSTMENTS													
			Total Trip Ends			Internal Capture (5%)			Transit and Ride Sharing Trip Ends (20%)				External Vehicle Trip Ends			
			Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday	Weekday Morning	Weekday Afternoon	Saturday Midday		
1) Existing Office Space	12,823 S.F.	Enter Exit Total	17 3 20	3 15 18	4 3 7	0 0 0	0 0 0	0 0 0	3 1 4	1 3 4	1 0 1	14 2 16	2 12 14	3 3 6		
2) Multifamily Housing (Mid-Rise)	32 Dwelling Units	Enter Exit Total	3 9 12	8 4 12	6 6 12	0 1 1	1 0 1	1 0 1	1 1 2	1 1 2	1 1 2	2 7 9	6 3 9	4 5 9		
3) Health/Fitness Club	3,176 S.F.	Enter Exit Total	2 2 4	6 5 11	5 5 10	0 0 0	1 0 1	0 1 1	0 1 1	1 1 2	1 1 2	2 1 3	4 4 8	4 3 7		
4) Total Proposed Site Traffic Generation		Enter Exit Total	5 11 16	14 9 23	11 11 22	0 1 1	2 0 2	1 1 2	1 2 3	2 2 4	2 2 4	4 8 12	10 7 17	8 8 16		
Net Difference Site Traffic (4-1)		Enter Exit Total	-12 8 -4	11 -6 5	7 8 15	0 1 1	2 0 2	1 1 2	-2 1 -1	1 -1 0	1 2 3	-10 6 -4	8 -5 3	5 5 10		

Sources: "Trip Generation," 1st Edition, published by the Institute of Transportation Engineers (ITE) in 2021 using:

1. General Office Building, Land Use Code #710 Average Rates;
2. Multifamily Housing (Mid-Rise), Land Use Code #221 Average Rates; and,
3. Health/Fitness Club, Land Use Code #492 Average Rates.

Note:

- 1) **Internal Capture:** A 5 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
- 2) **Transit and Ride Sharing Trip Ends:** A 20 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.

Hardesty & Hanover, LLC.

\\EgnyteDrive\hardesty\Shared\Projects\06673-71 Water Street Norwalk\500-Technical\500-Template\Word\24-002.stc.docx
7/18/2024

APPENDIX

CTDOT ATR DATA

MIXED-USE DEVELOPMENT, 71 WATER STREET, NORWALK, CONNECTICUT (#F6673.00)
FIELD DATA SUMMARY - STATE ROUTE 136 (WATER STREET), SOUTH OF HAVILAND STREET

TIME	Tuesday, June 27, 2023			Wednesday, June 28, 2023		
	NB	SB	TOTAL	NB	SB	TOTAL
12:00 AM	35	32	67	42	25	67
1:00 AM	12	17	29	19	29	48
2:00 AM	7	13	20	9	18	27
3:00 AM	13	11	24	12	11	23
4:00 AM	27	24	51	31	18	49
5:00 AM	102	67	169	89	74	163
6:00 AM	253	218	471	231	237	468
7:00 AM	478	471	949	451	468	919
8:00 AM	427	474	901	509	486	995
9:00 AM	416	372	788	406	371	777
10:00 AM	325	318	643	383	330	713
11:00 AM	361	351	712	445	318	763
12:00 PM	461	370	831	609	347	956
1:00 PM	464	365	829	560	345	905
2:00 PM	455	325	780	561	343	904
3:00 PM	536	413	949	594	437	1,031
4:00 PM	637	451	1,088	667	435	1,102
5:00 PM	641	473	1,114	722	431	1,153
6:00 PM	516	408	924	525	390	915
7:00 PM	436	362	798	415	335	750
8:00 PM	309	289	598	305	306	611
9:00 PM	219	228	447	248	251	499
10:00 PM	135	145	280	137	163	300
11:00 PM	67	77	144	84	67	151
TOTAL	7,332	6,274	13,606	8,054	6,235	14,289

Status: OK

North

Combined

South

Class

Speed

NRWA-064 - North

Route 136 - 5.15 mi South of Haviland Street

Town.....Norwalk	26-Jun	27-Jun	28-Jun	29-Jun
Station.....64	Mon	Tue	Wed	Thu
Location..... 41.097538, -73.416024	12:00am	35	42	43
A.K.A.....2064	01:00am	12	19	28
Major Collector 5.....Urban	02:00am	7	9	7
HPMS Section ID.....	03:00am	13	12	12
Start Report.....26-Jun-2023 02:00PM	04:00am	27	31	22
End Report.....29-Jun-2023 12:00PM	05:00am	102	89	94
Annualized ADT.....6900	06:00am	253	231	236
24-Hour Count.... 6962 * G4(0.92) = 6405.0	07:00am	478	451	457
Day 1.....+ 7332 * G4(0.92) = 13150.5	08:00am	427	509	500
Day 2.....+ 8054 * G4(0.92) = 20560.2	09:00am	416	406	426
UnRounded AADT.....20560.2 / 3 = 6853.4	10:00am	325	383	443
OK 2023 Mon 26-Jun -this report-...12500	11:00am	361	445	453
OK 2020 Mon 14-Sep10600	12:00pm	461	609	x
OK 2011 Wed 29-Jun15800	01:00pm	x	464	560
OK 2008 Wed 02-Jul14900	02:00pm	447	455	561
Dataset Details.....2	03:00pm	540	536	594
	04:00pm	584	637	667
	05:00pm	583	641	722
	06:00pm	453	516	525
	07:00pm	344	436	415
	08:00pm	241	309	305
	09:00pm	188	219	248
	10:00pm	136	135	137
	11:00pm	65	67	84
Totals	3581	7332	8054	2721

Status: OK

North

Combined

South

Class

Speed

NRWA-064 - South

Route 136 - 5.15 mi South of Haviland Street

Town.....Norwalk	26-Jun	27-Jun	28-Jun	29-Jun
Station.....64	Mon	Tue	Wed	Thu
Location..... 41.097538, -73.416024	12:00am	32	25	43
A.K.A.....2064	01:00am	17	29	29
Major Collector 5.....Urban	02:00am	13	18	16
HPMS Section ID.....	03:00am	11	11	13
Start Report.....26-Jun-2023 02:00PM	04:00am	24	18	21
End Report.....29-Jun-2023 12:00PM	05:00am	67	74	71
Annualized ADT.....5700	06:00am	218	237	301
24-Hour Count.... 6032 * G4(0.92) = 5549.4	07:00am	471	468	516
Day 1.....+ 6274 * G4(0.92) = 11321.5	08:00am	474	486	538
Day 2.....+ 6235 * G4(0.92) = 17057.7	09:00am	372	371	418
UnRounded AADT.....17057.7 / 3 = 5685.9	10:00am	318	330	327
OK 2023 Mon 26-Jun -this report-...12500	11:00am	351	318	307
OK 2020 Mon 14-Sep10600	12:00pm	x	370	347
OK 2011 Wed 29-Jun15800	01:00pm	x	365	345
OK 2008 Wed 02-Jul14900	02:00pm	309	325	343
Dataset Details.....2	03:00pm	354	413	437
	04:00pm	415	451	435
	05:00pm	423	473	431
	06:00pm	449	408	390
	07:00pm	343	362	335
	08:00pm	237	289	306
	09:00pm	207	228	251
	10:00pm	125	145	163
	11:00pm	67	77	67
Totals	2929	6274	6235	2600

CRASH HISTORY

Dataset: mnuacc Date From: 01/01/2021 Date To: 12/31/2023 Towns: Norwalk															
CrashId	Date Of Crash	Day of the Week	Time of Crash	Crash Severity	Milemarker	Road Number	Roadway Name	Intersecting Roadway Name	Landmark Description	Distance From Nearest Landmark	First Harmful Event	Manner of Crash	Weather Condition	Light Condition	Road Surface
777325	1/3/2021	Sunday	22:48:00	Property Damage Only	0.01	264	ELIZABETH ST	ELIZABETH ST	Water Street	75 Feet W	Unknown	Unknown	Unknown	Unknown	Unknown
797764	3/25/2021	Thursday	21:14:00	Property Damage Only	0.37	910	WATER ST RT 136	ELIZABETH ST	DAY ST	80 Feet W	Motor Vehicle in Operation	Angle	Clear	Dark-Lighted	Dry
884874	12/20/2021	Monday	16:26:00	Property Damage Only	0.04	264	ELIZABETH ST	ELIZABETH ST	WATER ST	40 Feet W	Motor Vehicle in Operation	Front to rear	Clear	Daylight	Dry
891826	12/27/2021	Monday	14:14:00	Property Damage Only	0.01	264	ELIZABETH ST	ELIZABETH ST	Elizabeth Street	15 Feet W	Motor Vehicle in Operation	Angle	Rain	Daylight	Wet
929115	4/16/2022	Saturday	18:26:00	Injury of any type (Serious, Minor, Possible)	0	264	ELIZABETH ST	ELIZABETH ST	Elizabeth Street	15 Feet W	Pedalcycle/Pedalcyclist	Not Applicable	Clear	Dark-Lighted	Dry
956229	7/4/2022	Monday	22:11:00	Property Damage Only	0.37	910	WATER ST RT 136	ELIZABETH ST			Motor Vehicle in Operation	Front to rear	Clear	Daylight	Dry
968510	9/1/2022	Thursday	17:35:00	Property Damage Only	0.37	910	WATER ST RT 136	ELIZABETH ST	Water Street	1 TenthsofMile N	Motor Vehicle in Operation	Other	Clear	Daylight	Dry
1074759	7/31/2023	Monday	12:59:00	Property Damage Only	0.37	910	WATER ST RT 136	ELIZABETH ST	Water Street	50 Feet W	Motor Vehicle in Operation	Front to rear	Clear	Daylight	Dry
1086189	9/13/2023	Wednesday	13:55:00	Property Damage Only	0.01	264	ELIZABETH ST	ELIZABETH ST	Water Street	50 Feet W	Motor Vehicle in Operation	Front to rear	Clear	Daylight	Dry

Dataset: mmucc Date From:01/01/2021 Date To:12/31/2023 Towns:Norwalk	
CrashId	Driver Actions 1 Text Format
777325	Unknown
797764	No Contributing Action
797764	Not Applicable
797764	Failed to Yield Right-of-Way
884874	No Contributing Action
884874	No Contributing Action
884874	Not Applicable
884874	Not Applicable
884874	Not Applicable
891826	Improper Backing
891826	No Contributing Action
929115	Operated Motor Vehicle in Reckless or Aggressive Manner
929115	No Contributing Action
956229	
956229	Ran Stop Sign
968510	Improper Backing
968510	No Contributing Action
1074759	Failed to Yield Right-of-Way
1074759	No Contributing Action
1086189	Improper Backing

Drainage Summary Report

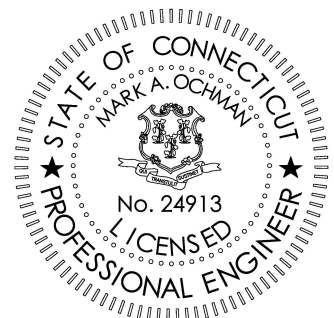
- FOR -

71 Water Street & 25 Elizabeth Street, Norwalk, CT

- PREPARED FOR -
Hyde Park Properties, LLC

November 29, 2024

*Ochman Associates Inc.
Engineers & Surveyors
P.O. Box 76, Easton, CT 06612
PH: 203 268 9194*



Mark Ochman

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USGS Topographic Quad Map	Appendix F
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Project Narrative

The applicant is proposing to redevelop the property located at 71 Water Street & 25 Elizabeth Street in Norwalk, CT. The two properties have a combined area of 16,422 sf and are located on the northwest corner of Water Street & Elizabeth Street. The properties are bounded to the north by an apartment development and associated parking lot to the west. The properties lie within the CD-4 zoning district. The properties are located within Fema flood zone AE (12) as per FEMA Flood Insurance Rate Map #09001C0531G, effective date July 8, 2013 and within the Coastal Area Management (CAM) boundary as the properties are located 305'± west of Norwalk Harbor.

Watershed Analysis

The onsite drainage areas and flow paths are depicted for both the existing & proposed conditions of the site. HydroCad software was used to generate stormwater runoff rates & runoff volumes for the 1-year – 50-year storm events using the Technical Release 55 (TR-55): Urban Hydrology for Small Watersheds procedure issued by the Soil Conservation Service (SCS). Precipitation data used is from NOAA Atlas 14 for the site. The 100-year storm was not modeled as the sites grade is below the 100-year flood elevation, elevation (12).

Existing Conditions:

The site is 16,422 sf in area and is currently developed with a 2-story commercial building, parking lot and associated sidewalks. Most of the site is impervious with approximately 14,810± sf of impervious area on the site. The site generally slopes to the south (Elizabeth Street) and to the East (Water Street). Eventually, the stormwater runoff from the site makes it into the stormwater infrastructure within Elizabeth Street & Water Street which consists of a 30" RCP storm main. The storm main transitions into a 42" RCP to the north of the property and outlets into Norwalk Harbor. Refer to Exhibit "A" for the existing conditions drainage map.

Drainage Area 1 consists of the existing parking lot and the western portion of the roof area of the building. The stormwater water from drainage area 1 discharges onto Elizabeth Street and into the catch basin at the corner of Elizabeth Street & Water Street. The catch basin ties into the 30" RCP storm main on Water Street.

Drainage area 2 consists of the eastern portion of the building along with concrete driveway apron along Water Street. The roof runoff discharges to daylight and runs overland into the (2) catch basins on Water Street. The catch basins tie into the 30" RCP storm main on Water Street.

The existing onsite drainage areas and flow paths are depicted in Exhibit "A" for the Existing Conditions. Refer to Appendix "H" for the existing conditions HydroCad drainage model and input parameters. All storm water runoff from the site eventually flows into the city's storm water drainage system on Water Street. The outlet study point is the manhole located on Water Street at the northeast corner of the Site "POC".

Proposed Conditions:

The applicant is seeking approval to construct a new six-story apartment building with retail & garage space on the first and 2nd floor. The redevelopment will have an impervious area of approximately 14,883± sf. The proposed redevelopment will increase the impervious area on the site by approximately 73 sf as compared to existing. The calculation of impervious area includes the 1,818-sf “Green Roof” and proposed permeable paver walks. The proposed drainage system inclusive of the detention system, “Green Roof”, and permeable paver walkways will help reduce the peak runoff rate and volume of runoff from the site to a condition less than existing. The proposed detention system will treat the water quality volume (WQV) for the uncovered portion of the parking garage (PR DA-2b) as well as the western portion of the roof area of the proposed building (PR DA-2a). The proposed hydrodynamic separator will treat the water quality flow (WQF) for the proposed building’s eastern roof area (PR DA-1a). The water quality flow is the peak rate of discharge associated with the water quality volume (WQV). The drainage systems will provide the pollutant load reduction required to meet the City of Norwalk, Connecticut Drainage Manual. Refer to Exhibit “B” for the proposed conditions drainage map.

Drainage Area 1 consists of the eastern portion of the building’s roof area and a small drainage area located along Elizabeth Street. The runoff from the roof area will be routed through a hydrodynamic separator for water quality treatment prior to discharging into the catch basin on Elizabeth Street. A portion of the roof area will first be treated through the “Green Roof” (1,818 sf) consisting of 4 5/8” soil trays. The “Green Roof” will provide additional water quality treatment as well as runoff volume storage. The area bypassing the proposed hydrodynamic separator consists of landscape area & permeable sidewalk. Stormwater not retained within the permeable paver walk and landscape areas will flow overland to Elizabeth Street and into the City’s drainage system via the catch basin on the corner of Elizabeth Street. There will be a significant reduction in the amount impervious area draining to the catch basin located on Elizabeth Street from the current site conditions.

Drainage Area 2 incorporates the western portion of the proposed building’s roof area as well as the uncovered parking garage. The storm water runoff will be routed through a storm drainage infiltration system consisting of (10) 2’ high Retain-It units in order to treat the water quality volume prior to being discharged into the city’s storm water drainage system. The system will also reduce the storm water peak runoff rate and storm water runoff volume from the site.

Drainage Area 3 is a small drainage area located along Water Street. The area bypasses the proposed stormwater drainage systems and consists of landscape area, permeable sidewalks, and stairs along Water Street. Stormwater not retained within the permeable paver walk and landscape areas will flow overland to Water Street and into the City’s drainage system via the (2) catch basin located on Water Street.

Any drains located in the covered parking area shall not be tied into the storm water drainage system. They should be tied into an oil/grit separator and discharged into the sanitary sewer system.

The proposed onsite drainage areas and flow paths are depicted in Exhibit “B” for the Proposed Conditions Drainage Map. Refer to Appendix “I” for the proposed conditions Hydrocad drainage model and input parameters. All storm water runoff that is not retained onsite

eventually flows into the city's storm water drainage system on Water Street. The outlet study point is the manhole located on Water Street at the northeast corner of the Site "POC".

Refer to Table 1 for a comparison of the existing and proposed peak runoff rates from the site as well as the volume of runoff generated from the site for the 1-50 yr storm events.

STORM EVENT	POC	Flow/Volume	Existing	Proposed	Delta	Delta (%)
1 Year Storm	1	q(ft ³ /s)	0.99	0.56	-0.43	-43.4
		v(ft ³)	3,367	2,082	-1,285	-38.2
2 Year Storm	1	q(ft ³ /s)	1.22	1.08	-0.14	-11.5
		v(ft ³)	4,191	2,859	-1,332	-31.8
5 Year Storm	1	q(ft ³ /s)	1.59	1.42	-0.17	-10.7
		v(ft ³)	5,561	4,162	-1,399	-25.2
10 Year Storm	1	q(ft ³ /s)	1.89	1.71	-0.18	-9.5
		v(ft ³)	6,690	5,241	-1,449	-21.7
25 Year Storm	1	q(ft ³ /s)	2.31	2.10	-0.21	-9.1
		v(ft ³)	8,256	6,833	-1,423	-17.2
50 Year Storm	1	q(ft ³ /s)	2.63	2.40	-0.23	-8.7
		v(ft ³)	9,429	8,098	-1,331	-14.1
100 Year Storm	1	q(ft ³ /s)	---	---	---	---
		v(ft ³)	---	---	---	---

Table 1: Comparison of Existing & Proposed Peak Flow Rates & Volumes @ POC Manhole

Sedimentation & Erosion Controls

For a depiction of the proposed sedimentation and erosion control measures refer to the Sedimentation and Erosion Control Plan. The sedimentation & erosion control plan includes construction fencing, silt fencing, stockpile area, silt sack at catchbasins and anti-tracking pad at the construction entrance. All sedimentation and erosion control measures shall be installed prior to commencing construction and appropriately removed at the completion of construction and with the stabilization of soils.

Conclusion

The proposed redevelopment of the site is an improvement over the existing site. With the installation of the proposed storm water detention system, hydrodynamic separator and permeable walkways, there will be a decrease in the peak storm water rate and runoff volume from the site. Water quality will also be improved on the site with the installation of the detention system, hydrodynamic separator, and landscaping improvements.

Sanitary Sewer Narrative

The applicant is proposing to redevelop the property located at 71 Water Street & 25 Elizabeth Street in Norwalk, CT. The redevelopment includes the demolition of the existing building and parking lot and construction of a new six-story apartment building with retail & garage space on the first and 2nd floors. Reference is made to the zoning location survey prepared by Shevlin Land Surveying, LLC & site and utility plans prepared by Ochman Associates, Inc.

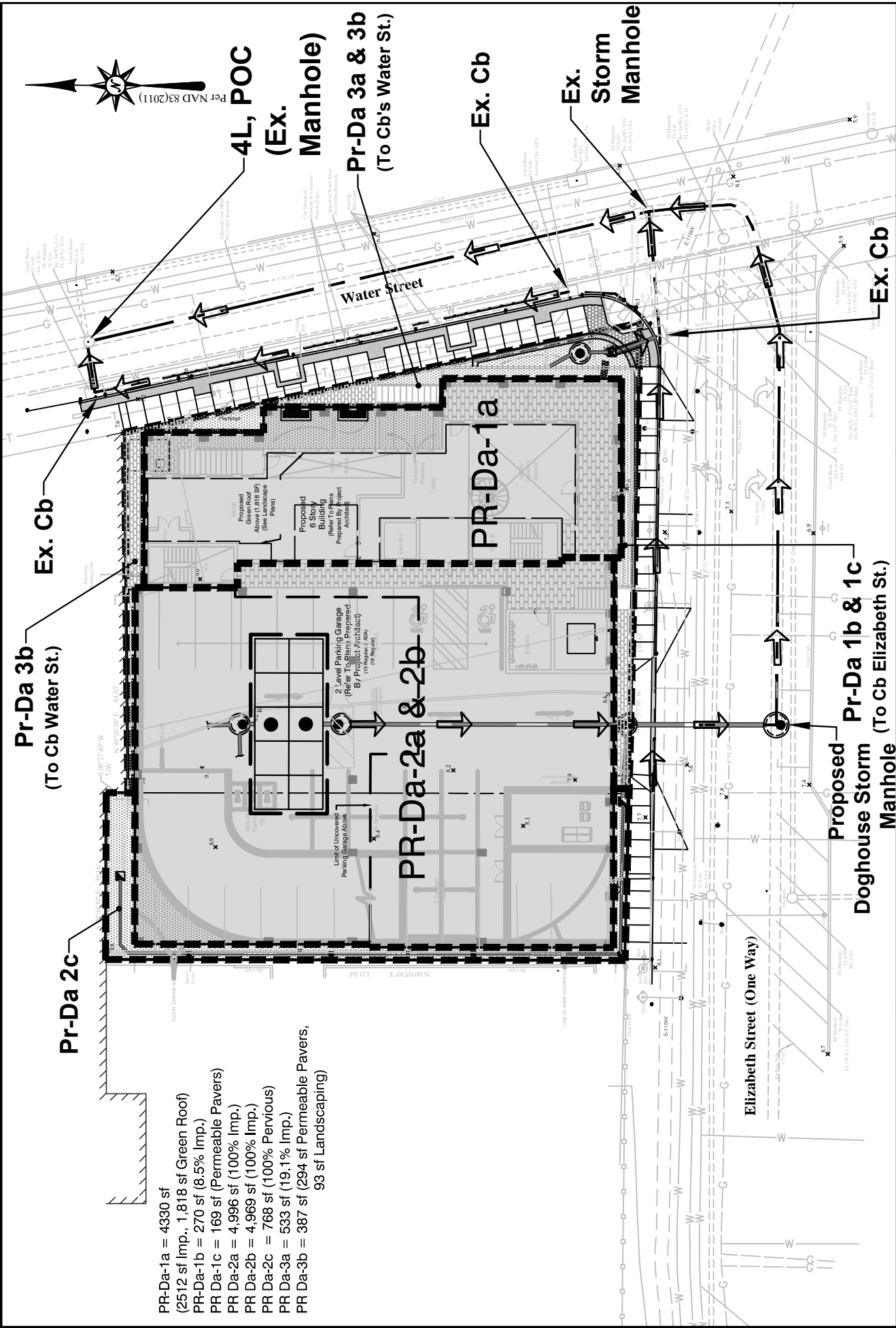
The property is located on the northwest corner of Elizabeth Street & Water Street. A 12" sanitary sewer main runs easterly down Elizabeth Street and ties into the 48" Rcp sanitary sewer trunk line on Water Street which flows in a northerly direction to the treatment plant.

The existing building will be demolished, and the existing lateral is to be abandoned in accordance with WPCA requirements. The proposed building will consist of approximately 2,095± sf of retail space and 32 residential apartment units (total of 44 bedrooms). The new 8" sewer lateral is proposed to connect to the 48" sewer trunk line on Water Street. Per direction from Norwalk WPCA, flow monitoring or a sewer capacity analysis is not required if connecting to this 48" Rcp sewer line.

Based on the Connecticut Public Health Code guidelines for design flows and the proposed buildings usage, the total average daily sewage flow is 6,810 GPD for the proposed redevelopment project. Using a peak factor of (4) four, the proposed peak sewage flow is 27,240 GPD or 0.042 cfs for the proposed redevelopment project (See Appendix K).

EXHIBIT “A”
Drainage Map
For Existing Conditions

EXHIBIT “B”
Drainage Map
For Proposed Conditions



PR-Da-1a = 4330 sf
 (2512 sf Imp., 1,818 sf Green Roof)
 PR-Da-1b = 270 sf (8.5% Imp.)
 PR Da-1c = 169 sf (Permeable Pavers)
 PR Da-2a = 4,996 sf (100% Imp.)
 PR Da-2b = 4,969 sf (100% Imp.)
 PR Da-2c = 768 sf (100% Pervious)
 PR Da-3a = 533 sf (19.1% Imp.)
 PR Da-3b = 387 sf (294 sf Permeable Pavers,
 93 sf Landscaping)

SHEVLIN LAND SURVEYING, LLC 593 Main Street Norwalk, CT (203) 718-5840 ShevlinLS.com	SCALE: 1" = 30' NOVEMBER 2024	PROPOSED CONDITIONS - DRAINAGE MAP - #71 WATER STREET NORWALK, CONNECTICUT
OCHMAN ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS		

APPENDIX “A”

Vicinity Map

APPENDIX “B”
Legal Description of Property

INSTR # 2022064474
VOL 9483 PG 159
RECORDED 06/16/2022 12:01:46 PM
RICHARD A. FIORE
TOWN CLERK NORWALK CT
TOWN CONVEYANCE TAX \$9,375.00
STATE CONVEYANCE TAX \$23,437.50

Return To:
Attorney Desera Daigle
Goldman, Gruber & Woods, LLC
200 Connecticut Avenue
Norwalk, CT 06854

WARRANTY DEED
(statutory form)

RAY-LO REALTY, INCORPORATED, acting by Nathaniel S. Yordon,
President, of 368 Center Street, Southport, CT 06890 hereinafter referred to as
the GRANTOR, for consideration of ONE MILLION EIGHT HUNDRED
SEVENTY FIVE THOUSAND [\$1,875,000.00] DOLLARS, grants to **Hyde Park**
Properties, LLC, of 241 Westport Avenue, Norwalk, CT 06851 hereinafter
referred to as the GRANTEE, whether one or more, WITH WARRANTY
COVENANTS, all that certain real property known as, 71 Water Street and 25
Elizabeth Street, Norwalk, Connecticut more particularly described in Schedule A
attached hereto and made a part hereof.
Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Easement in favor of the City of Norwalk dated August 21, 1991 and recorded August 29, 1991 in Volume 2573 at Page 67 and shown on Map No. 11150 of said land records.

SIGNATURES ON FOLLOWING PAGE

Book9483/Page159

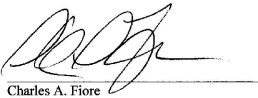
Page 1 of 3

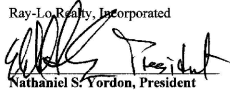
Book9483/Page161

Page 3 of 3

Signed this 2nd day of June, 2022.

Witnesses:


Charles A. Fiore

Ray-Lo Realty, Incorporated

Nathaniel S. Yordon, President

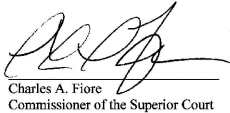

Laura Dunn

STATE OF CONNECTICUT }

} ss. NORWALK JUNE 2, 2022

COUNTY OF FAIRFIELD }

The foregoing instrument was acknowledged before me this 2nd day of June, 2022, by
Ray-Lo Realty, Incorporated, acting by **Nathaniel S. Yordon, President** as his free act and deed before
me.


Charles A. Fiore
Commissioner of the Superior Court

Book9483/Page160

Page 2 of 3

SCHEDULE A

PARCEL 1:

All that certain piece or parcel of land, with the buildings thereon, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, and bounded and described as follows:

NORTHERLY: 86 feet, more or less, by land now or formerly of Hymar Corporation;

EASTERLY: 121 feet, more or less, by Water Street and 25 Elizabeth Street;

SOUTHERLY: 119 feet, more or less, by Elizabeth Street; and

WESTERLY: 117 feet, more or less, by land now or formerly of Henry A. Hegelein.

Said premises are also known as 71 Water Street and 25 Elizabeth Street.

PARCEL 2:

All the certain piece or parcel of land, with the buildings thereon standing, situated at South Norwalk, so-called, in the Town of Norwalk, County of Fairfield and State of Connecticut, being Thirty-eight (38) feet, more or less, in front and rear, and One-hundred and Twenty-two (122) feet, more or less, in depth, bounded:

NORTHERLY: by land now or formerly of Josiah R. and William E. Marvin;

EASTERLY: in part by land now or formerly of said Josiah R. and William E. Marvin, and in part by land now or formerly of William N. Crew;

SOUTHERLY: by highway known as Elizabeth Street; and

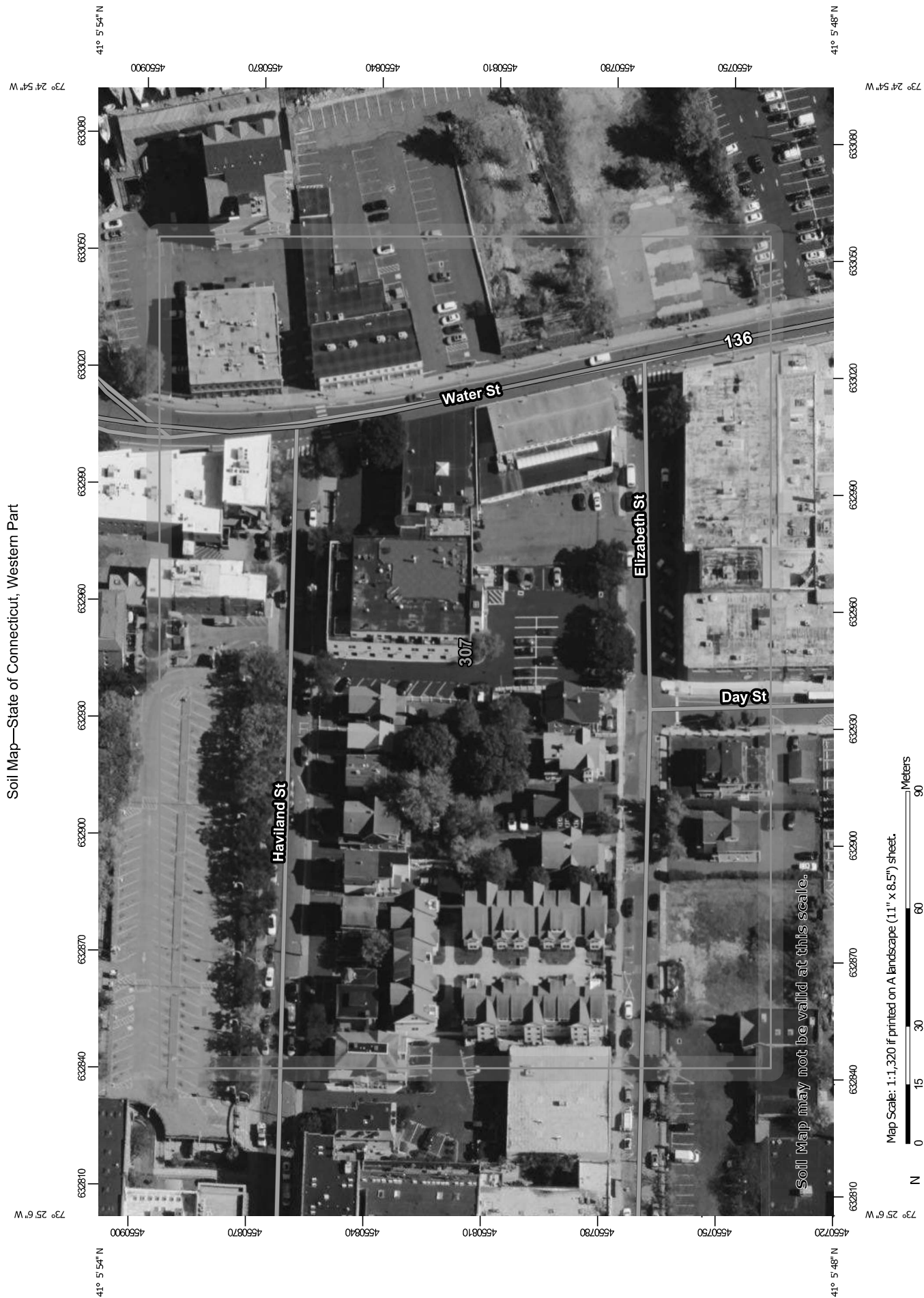
WESTERLY: by land now or formerly of Mary J. Hall.

The Easterly and Westerly lines being at an angle with said Elizabeth Street of 89° 37', looking west.

Said premises are also known as 25 Elizabeth Street.

APPENDIX “C”
NRCS Soils Report

Soil Map—State of Connecticut, Western Part



Map Scale: 1:1,320 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/25/2024
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
307	Urban land	8.3	100.0%
Totals for Area of Interest		8.3	100.0%

State of Connecticut, Western Part

307—Urban land

Map Unit Setting

National map unit symbol: 9lmh

Elevation: 0 to 2,000 feet

Mean annual precipitation: 43 to 56 inches

Mean annual air temperature: 45 to 55 degrees F

Frost-free period: 120 to 185 days

Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Typical profile

H - 0 to 6 inches: material

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

Hydrologic Soil Group: D

Hydric soil rating: Unranked

Minor Components

Unnamed, undisturbed soils

Percent of map unit: 10 percent

Hydric soil rating: No

Udorthents, wet substratum

Percent of map unit: 10 percent

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: State of Connecticut, Western Part

Survey Area Data: Version 1, Sep 15, 2023

APPENDIX “D”
Rainfall Intensity Data



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.366 (0.295-0.454)	0.426 (0.342-0.529)	0.524 (0.419-0.652)	0.605 (0.481-0.758)	0.716 (0.548-0.937)	0.801 (0.597-1.07)	0.888 (0.638-1.23)	0.981 (0.668-1.40)	1.11 (0.722-1.65)	1.21 (0.766-1.84)
10-min	0.519 (0.417-0.643)	0.603 (0.485-0.749)	0.741 (0.593-0.923)	0.857 (0.681-1.07)	1.02 (0.776-1.33)	1.14 (0.847-1.52)	1.26 (0.904-1.74)	1.39 (0.946-1.99)	1.57 (1.02-2.34)	1.72 (1.08-2.61)
15-min	0.610 (0.491-0.757)	0.710 (0.571-0.881)	0.873 (0.699-1.09)	1.01 (0.801-1.26)	1.19 (0.913-1.56)	1.34 (0.996-1.79)	1.48 (1.06-2.05)	1.64 (1.11-2.34)	1.85 (1.20-2.75)	2.02 (1.28-3.07)
30-min	0.848 (0.683-1.05)	0.987 (0.794-1.23)	1.21 (0.973-1.51)	1.40 (1.12-1.76)	1.66 (1.27-2.17)	1.86 (1.39-2.48)	2.06 (1.48-2.85)	2.27 (1.55-3.25)	2.55 (1.66-3.79)	2.77 (1.75-4.21)
60-min	1.09 (0.874-1.35)	1.26 (1.02-1.57)	1.56 (1.25-1.94)	1.80 (1.43-2.26)	2.13 (1.63-2.78)	2.39 (1.78-3.19)	2.65 (1.89-3.65)	2.91 (1.98-4.16)	3.26 (2.12-4.84)	3.52 (2.23-5.35)
2-hr	1.38 (1.12-1.70)	1.64 (1.32-2.02)	2.06 (1.66-2.55)	2.40 (1.92-2.99)	2.88 (2.22-3.75)	3.24 (2.43-4.32)	3.62 (2.62-5.00)	4.03 (2.75-5.73)	4.60 (3.00-6.80)	5.06 (3.22-7.65)
3-hr	1.58 (1.29-1.94)	1.89 (1.54-2.32)	2.40 (1.94-2.95)	2.81 (2.26-3.49)	3.39 (2.62-4.40)	3.82 (2.88-5.08)	4.27 (3.11-5.91)	4.78 (3.27-6.78)	5.52 (3.61-8.12)	6.12 (3.89-9.20)
6-hr	2.00 (1.63-2.43)	2.40 (1.96-2.92)	3.05 (2.49-3.74)	3.60 (2.91-4.44)	4.35 (3.38-5.63)	4.91 (3.73-6.51)	5.51 (4.04-7.60)	6.20 (4.25-8.73)	7.20 (4.72-10.5)	8.04 (5.13-12.0)
12-hr	2.47 (2.04-2.99)	2.97 (2.45-3.60)	3.79 (3.11-4.61)	4.47 (3.64-5.47)	5.40 (4.23-6.95)	6.10 (4.66-8.03)	6.85 (5.05-9.39)	7.71 (5.31-10.8)	8.98 (5.91-13.0)	10.0 (6.42-14.9)
24-hr	2.88 (2.38-3.46)	3.49 (2.89-4.20)	4.50 (3.71-5.44)	5.33 (4.37-6.48)	6.48 (5.11-8.29)	7.34 (5.64-9.61)	8.26 (6.13-11.3)	9.34 (6.46-13.0)	11.0 (7.23-15.8)	12.3 (7.90-18.1)
2-day	3.13 (2.61-3.74)	3.88 (3.24-4.64)	5.11 (4.25-6.14)	6.14 (5.06-7.41)	7.54 (5.98-9.60)	8.58 (6.64-11.2)	9.71 (7.27-13.2)	11.1 (7.68-15.3)	13.1 (8.69-18.8)	14.9 (9.59-21.8)
3-day	3.33 (2.79-3.96)	4.16 (3.48-4.95)	5.51 (4.59-6.58)	6.62 (5.48-7.97)	8.17 (6.50-10.4)	9.31 (7.23-12.1)	10.5 (7.92-14.3)	12.0 (8.37-16.6)	14.3 (9.50-20.5)	16.3 (10.5-23.7)
4-day	3.54 (2.98-4.20)	4.41 (3.70-5.24)	5.83 (4.87-6.95)	7.01 (5.82-8.40)	8.63 (6.88-10.9)	9.83 (7.65-12.7)	11.1 (8.38-15.1)	12.7 (8.85-17.4)	15.1 (10.0-21.5)	17.1 (11.0-24.9)
7-day	4.18 (3.53-4.92)	5.11 (4.32-6.04)	6.65 (5.59-7.88)	7.92 (6.61-9.45)	9.68 (7.75-12.1)	11.0 (8.57-14.1)	12.4 (9.32-16.6)	14.0 (9.81-19.1)	16.5 (11.0-23.3)	18.5 (12.0-26.8)
10-day	4.81 (4.08-5.66)	5.80 (4.91-6.82)	7.41 (6.24-8.75)	8.74 (7.32-10.4)	10.6 (8.49-13.2)	12.0 (9.34-15.3)	13.4 (10.1-17.8)	15.1 (10.6-20.5)	17.5 (11.7-24.7)	19.5 (12.7-28.1)
20-day	6.76 (5.77-7.89)	7.86 (6.70-9.19)	9.66 (8.20-11.3)	11.2 (9.40-13.2)	13.2 (10.6-16.3)	14.8 (11.6-18.6)	16.4 (12.3-21.4)	18.1 (12.8-24.4)	20.4 (13.7-28.6)	22.3 (14.5-31.9)
30-day	8.40 (7.20-9.76)	9.59 (8.21-11.2)	11.5 (9.83-13.5)	13.1 (11.1-15.4)	15.4 (12.4-18.8)	17.1 (13.4-21.3)	18.8 (14.1-24.3)	20.5 (14.5-27.5)	22.8 (15.4-31.8)	24.6 (16.0-35.0)
45-day	10.5 (9.00-12.1)	11.7 (10.1-13.6)	13.8 (11.8-16.1)	15.6 (13.2-18.2)	18.0 (14.6-21.9)	19.9 (15.6-24.6)	21.7 (16.3-27.8)	23.5 (16.7-31.3)	25.8 (17.4-35.7)	27.4 (17.9-38.9)
60-day	12.2 (10.5-14.1)	13.5 (11.7-15.7)	15.8 (13.5-18.3)	17.6 (15.0-20.6)	20.2 (16.4-24.4)	22.2 (17.5-27.4)	24.1 (18.1-30.7)	25.9 (18.5-34.5)	28.2 (19.1-39.0)	29.8 (19.5-42.2)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

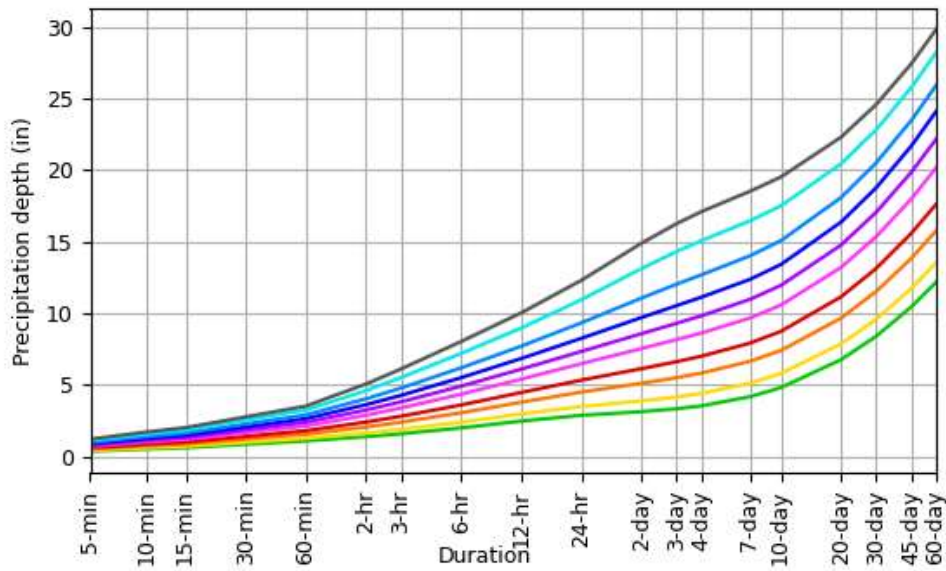
Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

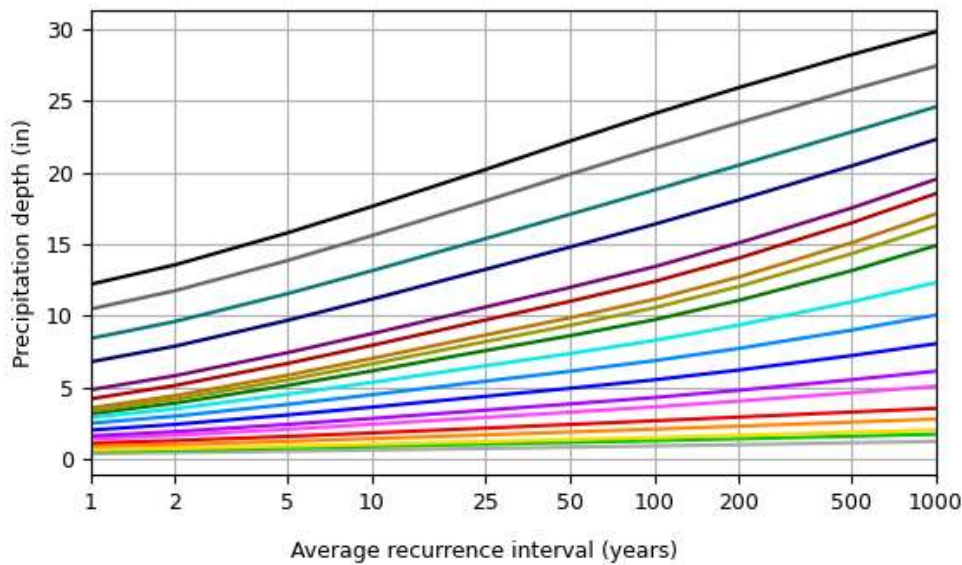
PF graphical



PDS-based depth-duration-frequency (DDF) curves
Latitude: 41.0975°, Longitude: -73.4163°



Average recurrence interval (years)
1
2
5
10
25
50
100
200
500
1000



Duration
5-min
10-min
15-min
30-min
60-min
2-hr
3-hr
6-hr
12-hr
24-hr
2-day
3-day
4-day
7-day
10-day
20-day
30-day
45-day
60-day

Maps & aerials

Small scale terrain





Large scale terrain

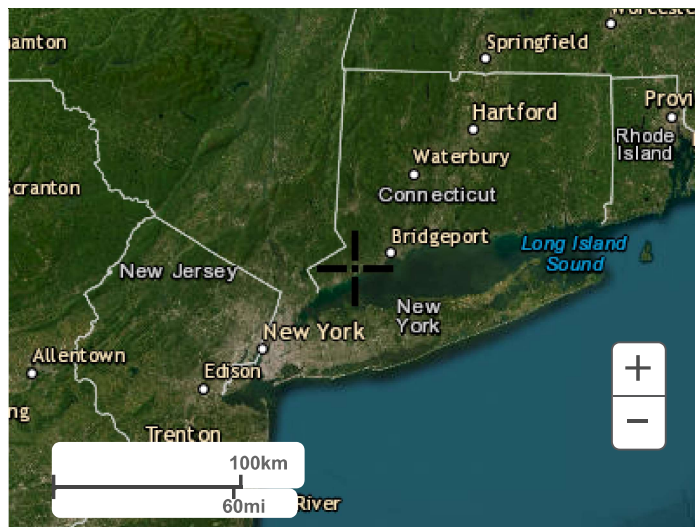


Large scale map



Large scale aerial





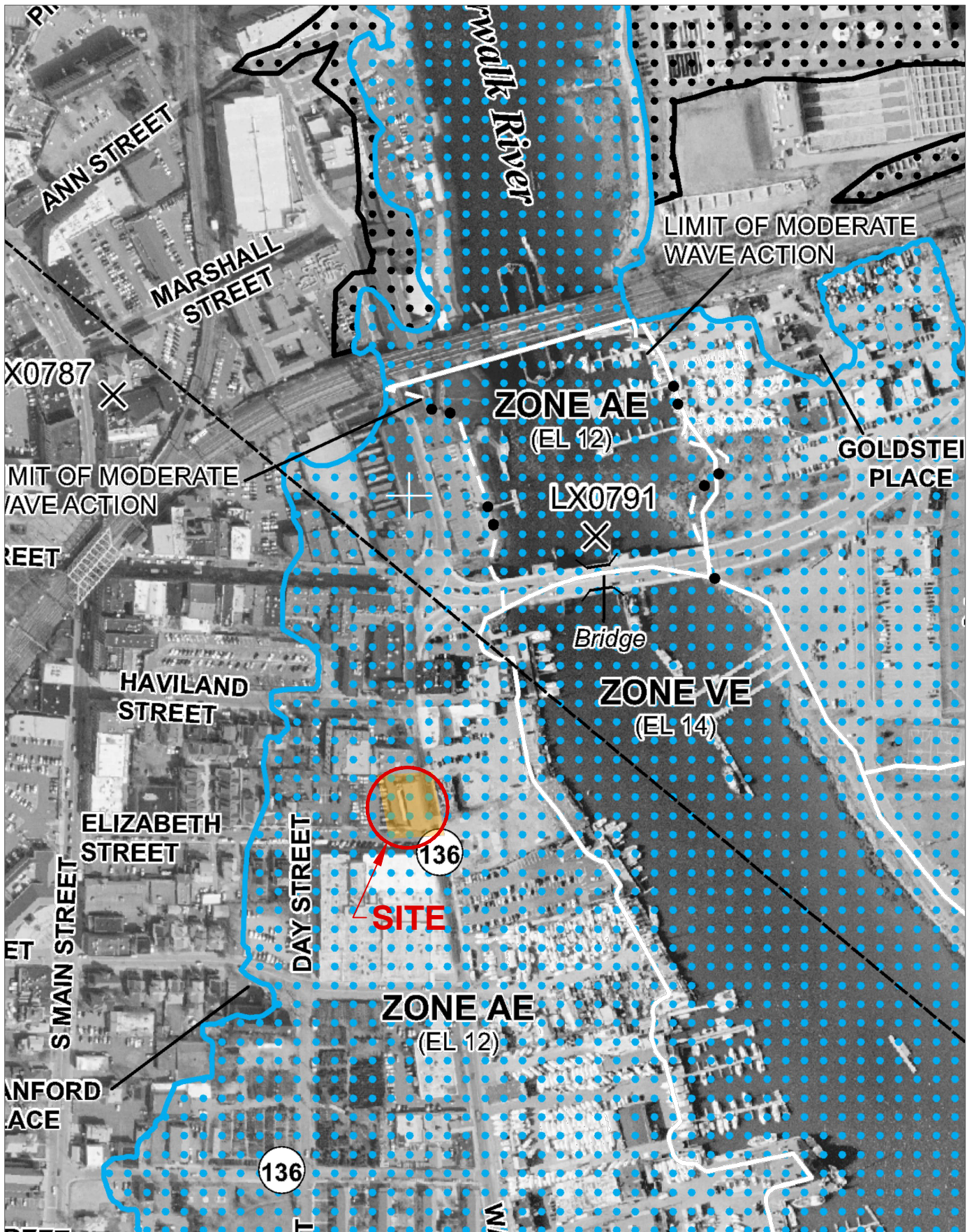
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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)



APPENDIX “E”
Fema Flood Insurance Map



FEMA FLOOD INSURANCE MAP

PANEL 531 OF 626 • MAP NUMBER 09001C0531G

MAP REVISED JULY 8, 2013

OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

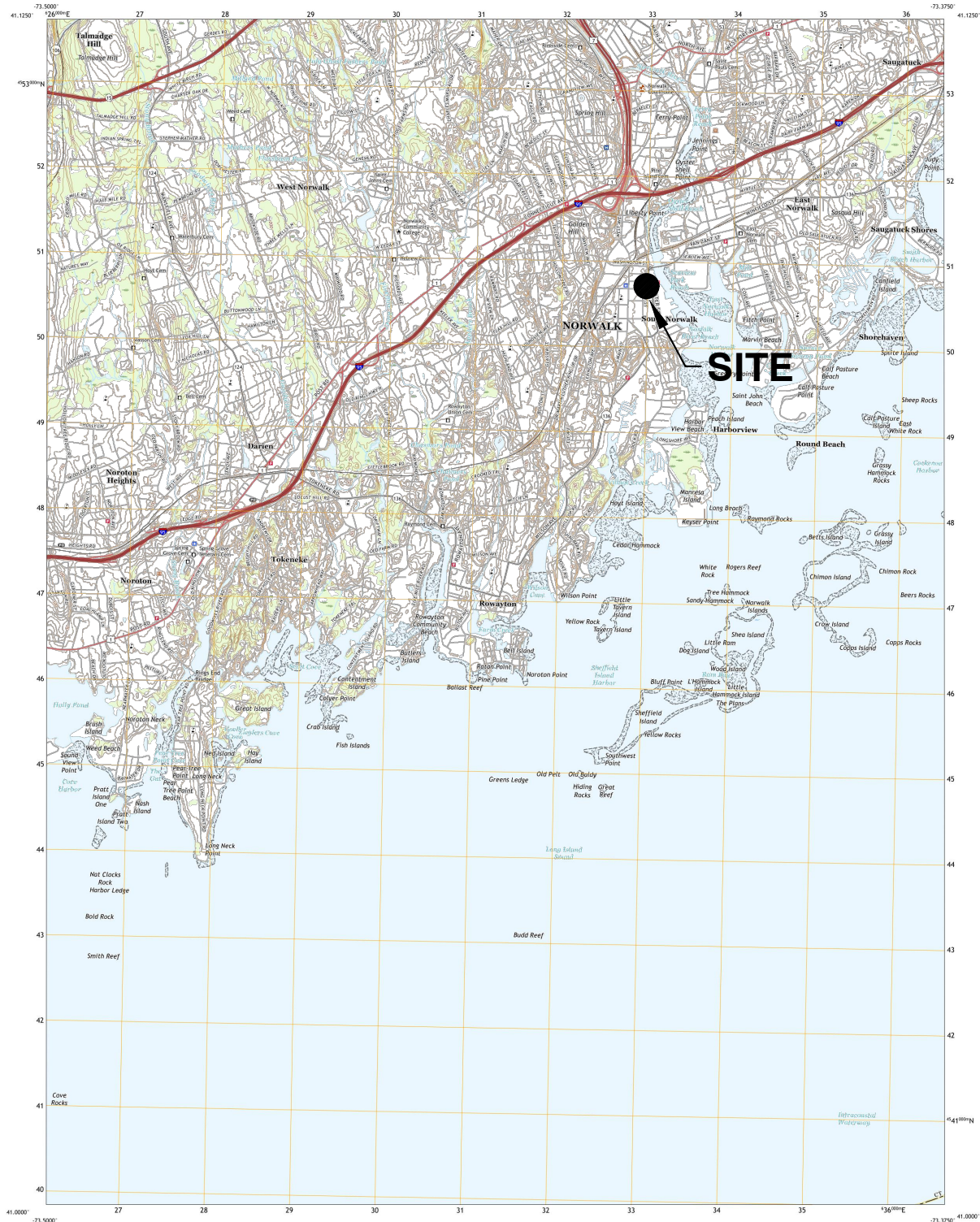
APPENDIX “F”
USGS Topographic Quad Map



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



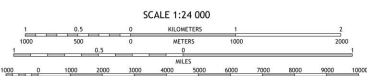
NORWALK SOUTH QUADRANGLE
CONNECTICUT - NEW YORK
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84)
Projection and
1 000-meter grid Universal Transverse Mercator, Zone 18T
This map is not a legal document. Boundaries may be
disputed. For legal purposes, consult the official records.
Reservations may not be shown. Obtain permission before
entering private lands.

Imagery: NADP, July 2016 - September 2016
Names: U.S. Census Bureau, 2016
Hydrography: National Hydrography Dataset, 2016
Contours: National Elevation Dataset, 2012
Boundaries: Multiple sources, not available for 2016 - 2017
Wetlands: FWS National Wetlands Inventory 2010



CONTOUR INTERVAL IS FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

ADJACENT QUADRANGLES

1 Pound Ridge
2 Norwalk North
3 Westport
4 Stamford
5 Shoreham Point
6 Norwalk
7 Lloyd Harbor
8 Norwalk

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	400
Interstate Route	US Route
	State Route

NORWALK SOUTH, CT, NY
2021

APPENDIX “G”
Stormwater System Plan & Report Checklist

Stormwater System Design Plan and Report Checklist for Submission

Project narrative including:

[Provide page number where located]

- ☒ Common address of site
- ☒ Project name
- ☒ App B Legal description of site
- ☒ App A Vicinity map
- ☒ Description of past, present, and proposed uses of the site
- ☒ Description of the proposed drainage system, including:
 - ☐ LID elements incorporated in the design
 - ☐ water quality treatments
 - ☐ how impervious surfaces have been minimized to the extent practical
 - ☐ outfall or discharge location (open watercourse versus existing downstream drainage system)
- ☒ Description of how zero increase in rate of runoff is met through the design, including a table documenting existing and proposed peak flows from the site for the 50, 10, 4, 2, and 1 percent annual chance events

Cover sheet with drawing index: (only required if not submitted with the Site Plan review)

- ☒ Title block - Title shall include type of submittal from Site Development Review Request.
- ☒ Legend
- ☒ North arrow
- ☒ Property boundary of subject property (including parcels or portions thereof, of abutting land in roadways within 100 feet of the property boundary)
- ☒ Site location map (recommended scale 1" = 1,000') with north arrow

Existing conditions map(s) detailing:

[Provide page number where located]

- ☒ Base mapping for the Storm Drainage Plan shall consist of an existing conditions survey prepared in accordance with the Minimum Standards for Surveys and Maps in the State of Connecticut. The class of survey shall be A-2 and T-2 and shall be represented as such on the map. The base map shall be sealed and signed by a Professional Land Surveyor licensed in the State of Connecticut.
- ☒ The plan shall indicate the scale of the drawing and if possible be at a scale of 1" = 20' or 1" = 40'.
- ☒ The plan shall depict the existing topography at contour intervals of 2 feet for the site and at a minimum of 100 feet beyond the property limits of the subject property.
- ☒ Topography that is flatter than 2 percent requires additional spot elevations, and the contour interval shall be a 1-foot contour interval instead of a 2-foot contour interval.
- ☒ The plan shall show all required spot elevations.
- ☒ The plan shall indicate the referenced or assumed elevation datum (the FEMA datum shall be used for sites located within a Flood Hazard Zone).
- ☒ The plan shall have one permanent benchmark on the site within 100 feet of the proposed construction work area on the site.
- ☒ The plan shall include roads, buildings, driveways, parking areas, patios, walks, walls, other structures on the property, storm drainage, sanitary sewers, subsurface sewage disposal systems (septic systems), curbs, sidewalks, trees, retaining walls, utilities such as water, gas, and electric etc.
- ☒ The plan shall show the locations of stormwater discharges.
- ☒ N/A The plan shall show wetlands, perennial, intermittent streams.
- ☒ Sh 4+6 The plan shall show vegetation and the proposed limits of clearing and disturbance.
- ☒ Sh 5 The plan shall show the locations of deep test and infiltration tests.



The plan shall show resource protection areas such as wetlands, lakes, ponds, and other setbacks (stream buffer zones, drinking water well setbacks, septic system setbacks, etc.).



The plan shall show utilities and easements.



The plan shall show the location of FEMA floodplain and floodway limits and the relationship of the site to upstream and downstream properties and drainage systems.



The plan shall show existing channel modifications (e.g., bridge or culvert installations).



The plan shall show existing peak-flow attenuation facilities.

Proposed conditions map(s) detailing:

[Provide page number where located]



The plan shall indicate the scale of the drawing and if possible be at a scale of 1" = 20' or 1" = 40'.



The plan shall depict the proposed topography at contour intervals of 2 feet for the site and at a minimum of 100 feet beyond the property limits of the subject property.



Topography that is flatter than 2 percent requires additional spot elevations, and the contour interval shall be a 1-foot contour interval instead of a 2-foot contour interval.



The plan shall show all required spot elevations.



The plan shall show proposed roads, buildings, driveways, parking areas, and other impervious surfaces.



The plan shall show proposed utilities (e.g., water, sewer, gas, electric) and utility easements.



The plan shall show proposed storm drain infrastructure (e.g., inlets, manholes, storm drains).



The plan shall show proposed channel modifications (e.g., bridge or culvert installations).



The plan shall show temporary and permanent conveyance systems (grass channels, swales, ditches, storm drains, etc.) building grades, dimensions, and directions of flow.



The plan shall show the location, size, maintenance access, and limits of disturbance of proposed structural stormwater management practices and low impact development (treatment practices, flood control facilities, stormwater diversion structures, etc.).

See LAP Plan

The plan shall show final landscaping plans for structural stormwater management practices and site revegetation (if no structural items are proposed, this portion of the plan may be signed by a licensed landscape architect or other environmental professional).



The plan shall show locations of nonstructural stormwater management practices (i.e., source controls).



The plan shall show the excavation and fill quantities in a table if required by the Director.



The plan shall be sealed and signed by a Professional Engineer licensed in the State of Connecticut.

Existing conditions hydrologic analysis including:

[Provide page number where located]

- Ex A ☒ Existing conditions map
- ☒ Delineation of each of the existing drainage areas and subwatersheds found on the development site (e.g., size, soil types, land cover characteristics)
- ☐ Delineation of any off-site drainage areas that contribute stormwater runoff to the development site (e.g., size, soil types, land cover characteristics)
- ☒ Calculation of the stormwater runoff rates (cfs) and volumes (ft³) generated, under existing conditions, in each of the drainage areas found on the development site
- ☐ Calculation of the stormwater runoff rates (cfs) and volumes (ft³) generated, under existing conditions, in each of the off-site drainage areas that contribute stormwater runoff to the development site
- ☒ Documentation (e.g., model diagram) and calculations showing how the existing conditions hydrologic analysis was completed

Proposed conditions hydrologic analysis, which includes:

[Provide page number where located]

- Ex B ☒ Proposed conditions map
- ☒ Delineation of each of the proposed drainage areas found on the development site (e.g., size, soil types, land cover characteristics)
- ☐ Delineation of the proposed conditions of any off-site drainage areas that contribute stormwater runoff to the development site (e.g., size, soil types, land cover characteristics)
- ☒ Calculation of the stormwater runoff rates (cfs) and volumes (ft³) generated, under proposed conditions, in each of the drainage areas found on the development site
- ☐ Calculation of the stormwater runoff rates (cfs) and volumes (ft³) generated, under proposed conditions, in each of the off-site drainage areas that contribute stormwater runoff to the development site
- ☒ Design computations of any detention or retention systems proposed as part of the project
- ☒ Documentation (e.g., model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

Postconstruction drainage system design computations including:

[Provide page number where located]

- ☒ Drainage diagrams indicating design/analysis points and all stormwater features
- ☒ Subwatershed mapping to each inlet structure
- ☐ Tailwater used in the drainage system analysis
- ☐ Analysis of the receiving drainage system if discharge is to an existing system
- ☒ Computations supporting design of the drainage system including pipe capacity and hydraulic grade line determinations
- App I ☐ Table of watershed areas, times of concentration, and runoff coefficients for each subwatershed area
- ☐ Profiles of drainage conveyance systems showing proposed structures, proposed grade, flow depth, hydraulic grade line, pipe and channel slopes, soil profiles in swales, bedding details, subdrain details, and types of construction materials
- ☒ Indicate the discharge location of all building roof leaders. If a building will discharge to more than one discharge location, these locations need to be indicated along with the pertinent area of contributing rooftop.
- N/A ☐ Gutter flow analysis for applications that propose new roads or improvements to existing public roads

Typical Checklist for Preparing Erosion and Sediment Control Plans and Narratives

Erosion and Sediment Control Plans shall comply with the requirements of the current version of the Connecticut Guidelines for Soil Erosion and Sediment Control. Provide the following information on a minimum size 24"x36" plan. Make sure the site name and address are included in the paragraph and check the submittal for legibility, page numbers, and correct spelling.

Narrative

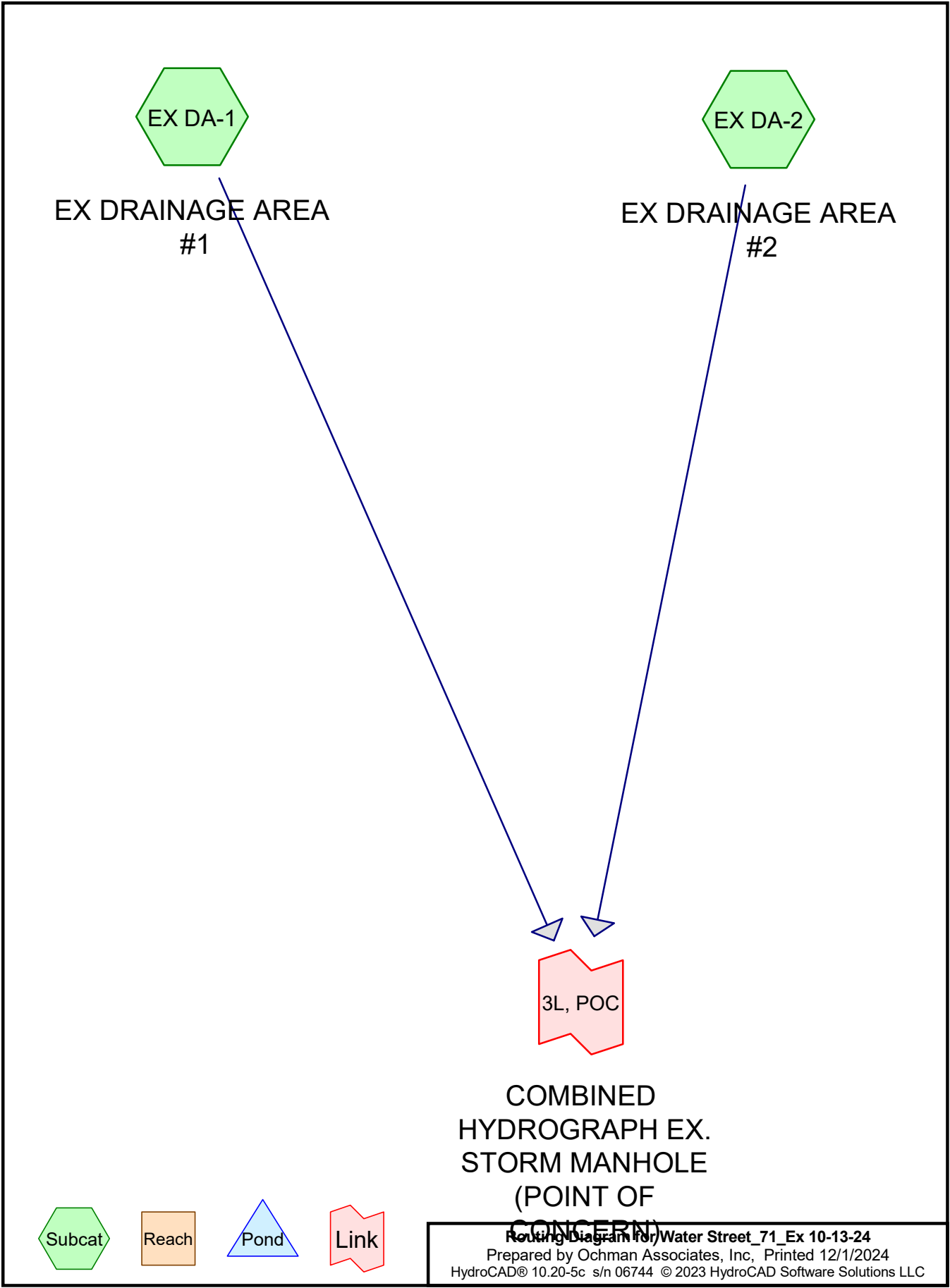
- ☒ Describe existing site conditions (vegetation, drainage patterns, topography) and proposed site conditions (ground cover, drainage patterns, and site grading).
- ☒ Project description — purpose of grading or construction activity, total area to be disturbed
- ☒ Adjacent property and uses
- ☒ Critical or sensitive areas — steep slopes, streams, wetlands, sinkholes, etc.
- ☒ Construction scheduling — duration of clearing, open grading, installation of permanent stormwater controls
- ☒ Inspection and maintenance schedule for BMPs and erosion control devices
- ☒ Briefly describe the design standards used for any detention structures

Erosion and Sediment Control Plan

- ☒ The plan shall be based on the Site Plan and show the Sediment and Soil Erosion Controls.
- ☒ Indicate the scale of the drawing and if possible be at a scale of 1" = 20' or 1" = 40'.
- ☒ Include a north arrow and drawing legend.
- ☒ Include a vicinity map: a small map showing the surrounding area, including landmarks, streams, and roads.
- ☒ Show existing and proposed conditions so that the proper location for the installation of the erosion and sediment control measures can be determined.
- ☒ Show construction fencing delineating the limits of disturbance and areas not to be disturbed.
- ☒ Show construction fence delineating areas of the BMPs to be protected from compaction (i.e., area of root zones for trees to remain).
- ☒ Show construction phasing and erosion and sediment control sequencing.
- ☒ Include details for BMPs and erosion control devices.
- ☒ Show any required computations.
- ☒ Show the operations and maintenance of the erosion and sedimentation controls.
- ☒ Show existing and proposed contours at an appropriate interval.
- ☒ Show all buildings, roads, parking lots, and other structures.
- ☒ Show all construction access routes, borrow areas, and spoil areas.
- ☒ Existing and proposed drainage structures: sizes, materials, slopes, other important dimensions
- ☒ Indicate drainage patterns and watershed boundaries; include drainage area for each watershed.
- ☒ Include property boundaries and easements.
- ☒ Show all critical or sensitive areas on the site, including existing vegetation and all trees 6" or greater caliper in diameter.
- ☒ The plan shall be sealed and signed by a Professional Engineer licensed in the State of Connecticut.

APPENDIX “H”

HydroCad Analysis – Existing Conditions



Water Street_71_Ex 10-13-24

Prepared by Ochman Associates, Inc

HydroCAD® 10.20-5c s/n 06744 © 2023 HydroCAD Software Solutions LLC

Ochman Associates Inc
NOAA 24-hr D 1 yr storm Rainfall=2.88"

Printed 12/1/2024

Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DRAINAGE Runoff Area=12,035 sf 88.20% Impervious Runoff Depth>2.43"
Tc=5.0 min CN=96 Runoff=0.72 cfs 2,439 cf

Subcatchment EX DA-2: EX DRAINAGE Runoff Area=4,387 sf 95.62% Impervious Runoff Depth>2.54"
Tc=5.0 min CN=97 Runoff=0.27 cfs 928 cf

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF Inflow=0.99 cfs 3,367 cf
Primary=0.99 cfs 3,367 cf

Total Runoff Area = 16,422 sf Runoff Volume = 3,367 cf Average Runoff Depth = 2.46"
9.82% Pervious = 1,612 sf 90.18% Impervious = 14,810 sf

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NOAA 24-hr D 1 yr storm Rainfall=2.88"

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Summary for Subcatchment EX DA-1: EX DRAINAGE AREA #1

Runoff = 0.72 cfs @ 12.11 hrs, Volume= 2,439 cf, Depth> 2.43"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

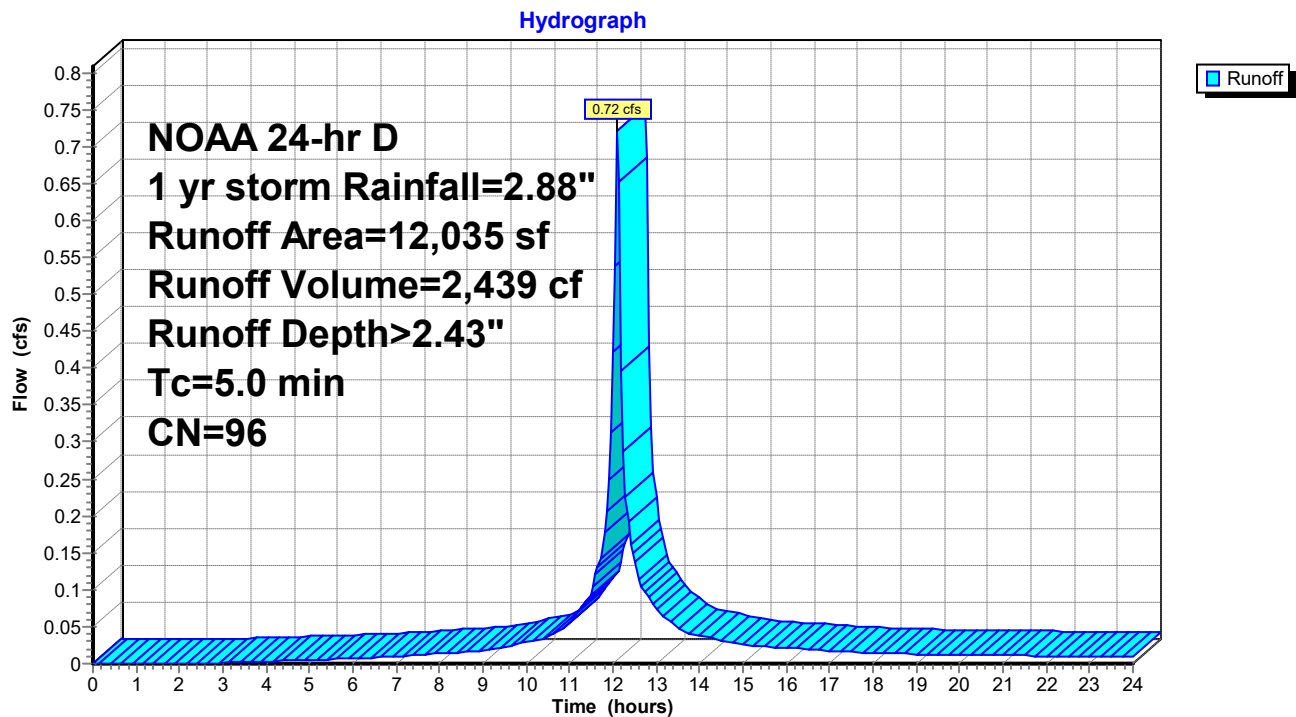
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 1 yr storm Rainfall=2.88"

	Area (sf)	CN	Description
*	3,500	98	Roofs On-Site, HSG D
*	6,820	98	Paved parking Onsite, HSG D
*	295	98	Walk/Stairs, HSG D
	1,420	80	>75% Grass cover, Good, HSG D
	12,035	96	Weighted Average
	1,420		11.80% Pervious Area
	10,615		88.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-1: EX DRAINAGE AREA #1



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Summary for Subcatchment EX DA-2: EX DRAINAGE AREA #2

Runoff = 0.27 cfs @ 12.11 hrs, Volume= 928 cf, Depth> 2.54"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

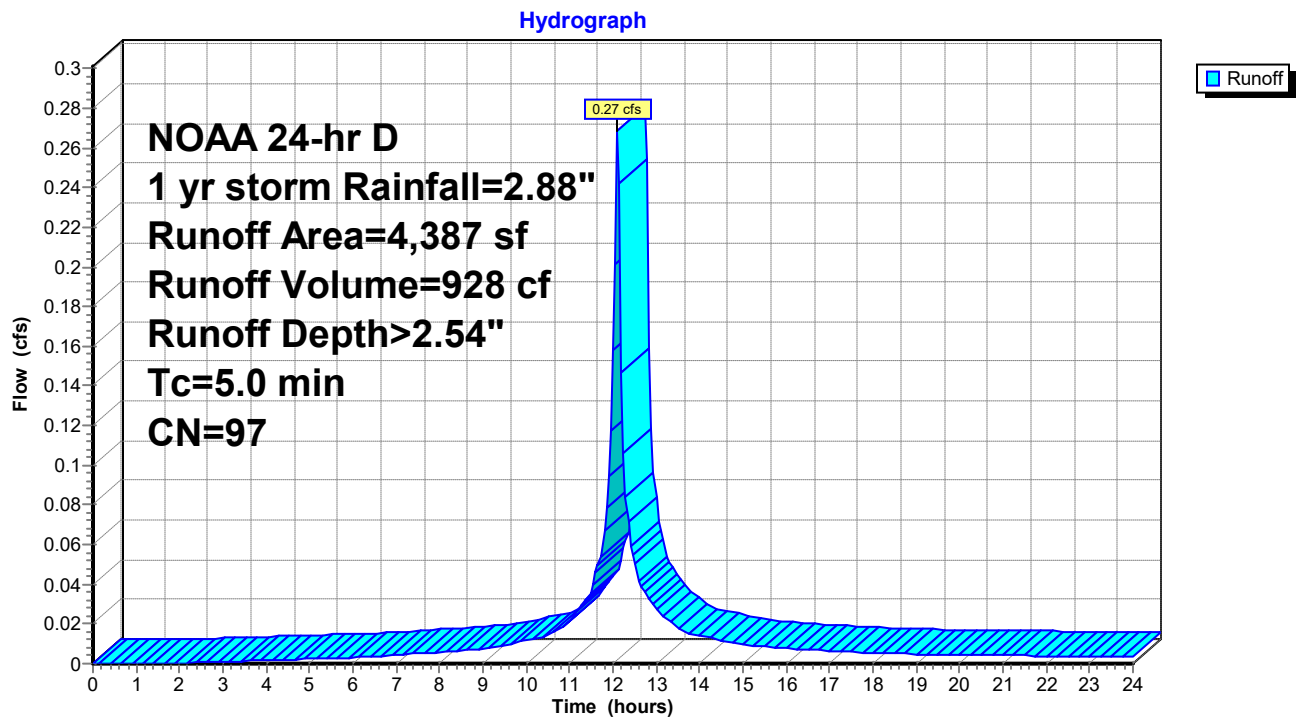
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 1 yr storm Rainfall=2.88"

	Area (sf)	CN	Description
*	3,431	98	Roofs On-Site, HSG D
*	566	98	Paved parking Onsite, HSG D
*	198	98	Walk, HSG D
	192	80	>75% Grass cover, Good, HSG D
	4,387	97	Weighted Average
	192		4.38% Pervious Area
	4,195		95.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-2: EX DRAINAGE AREA #2



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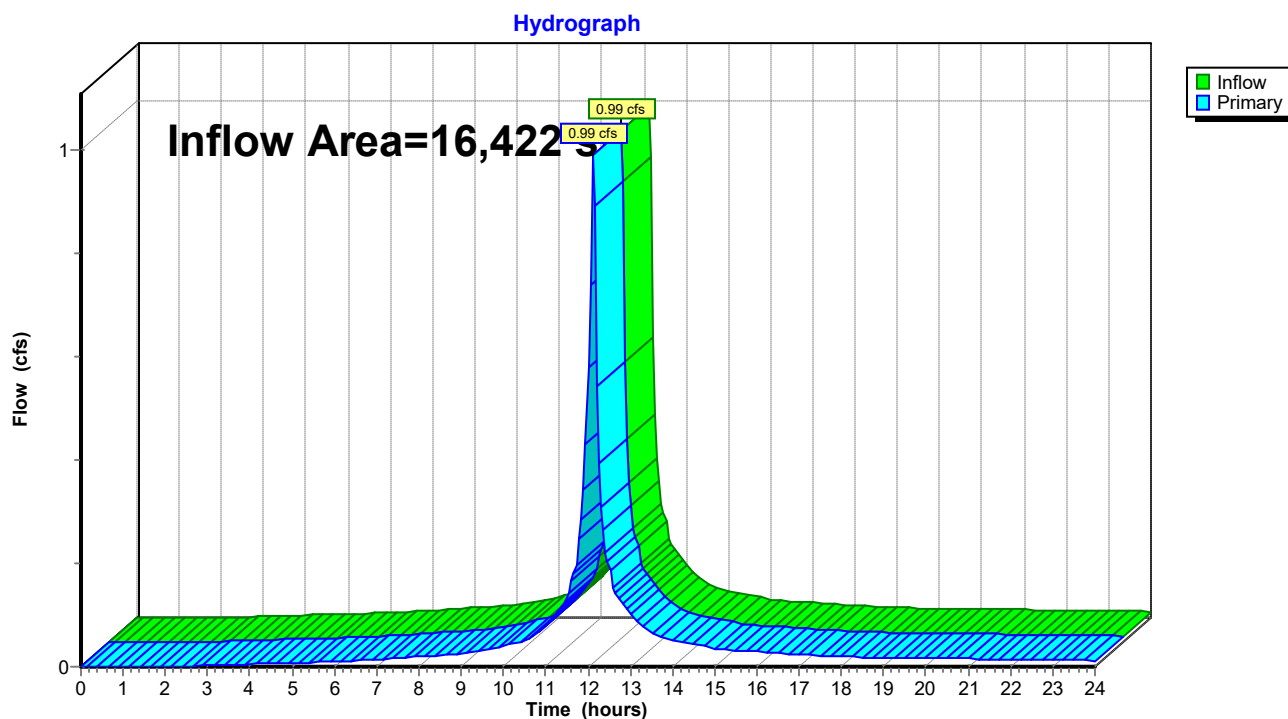
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Summary for Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 90.18% Impervious, Inflow Depth > 2.46" for 1 yr storm event
Inflow = 0.99 cfs @ 12.11 hrs, Volume= 3,367 cf
Primary = 0.99 cfs @ 12.11 hrs, Volume= 3,367 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)



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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DRAINAGE Runoff Area=12,035 sf 88.20% Impervious Runoff Depth>3.03"
Tc=5.0 min CN=96 Runoff=0.89 cfs 3,042 cf

Subcatchment EX DA-2: EX DRAINAGE Runoff Area=4,387 sf 95.62% Impervious Runoff Depth>3.14"
Tc=5.0 min CN=97 Runoff=0.33 cfs 1,149 cf

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF Inflow=1.22 cfs 4,191 cf
Primary=1.22 cfs 4,191 cf

Total Runoff Area = 16,422 sf Runoff Volume = 4,191 cf Average Runoff Depth = 3.06"
9.82% Pervious = 1,612 sf 90.18% Impervious = 14,810 sf

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Summary for Subcatchment EX DA-1: EX DRAINAGE AREA #1

Runoff = 0.89 cfs @ 12.11 hrs, Volume= 3,042 cf, Depth> 3.03"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

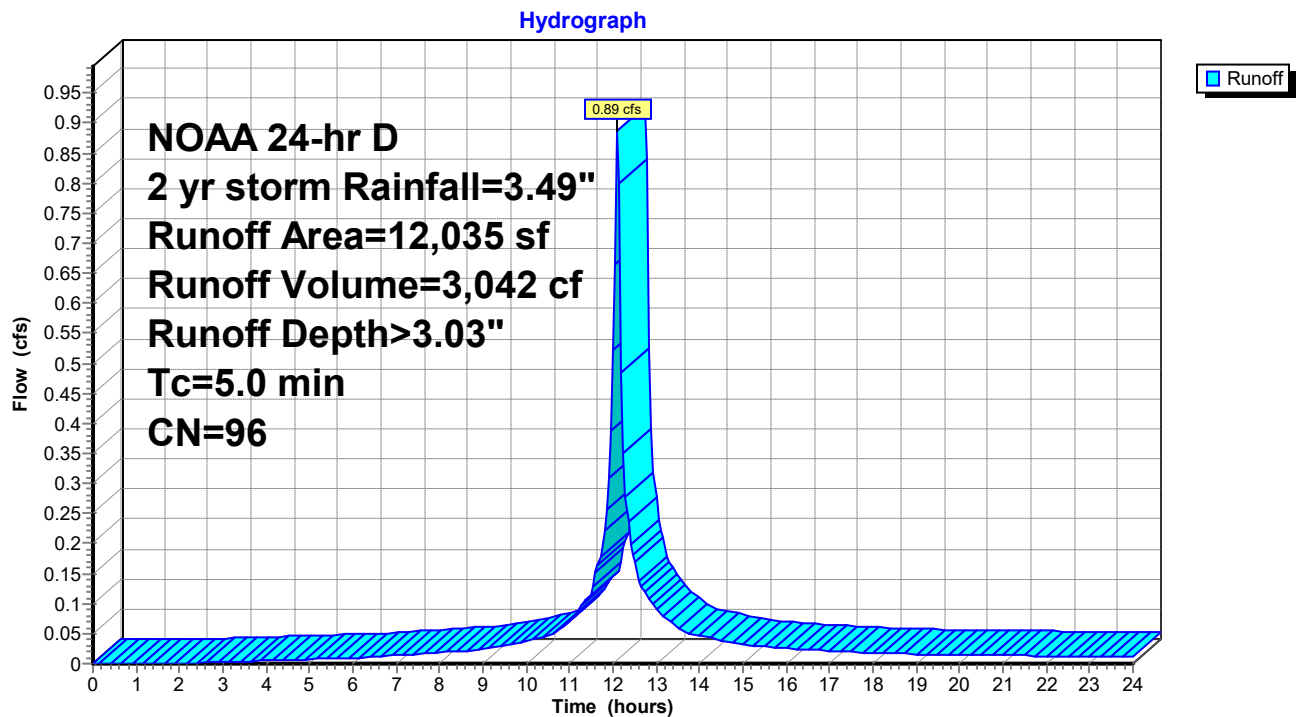
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 2 yr storm Rainfall=3.49"

	Area (sf)	CN	Description
*	3,500	98	Roofs On-Site, HSG D
*	6,820	98	Paved parking Onsite, HSG D
*	295	98	Walk/Stairs, HSG D
	1,420	80	>75% Grass cover, Good, HSG D
	12,035	96	Weighted Average
	1,420		11.80% Pervious Area
	10,615		88.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-1: EX DRAINAGE AREA #1



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Summary for Subcatchment EX DA-2: EX DRAINAGE AREA #2

Runoff = 0.33 cfs @ 12.11 hrs, Volume= 1,149 cf, Depth> 3.14"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

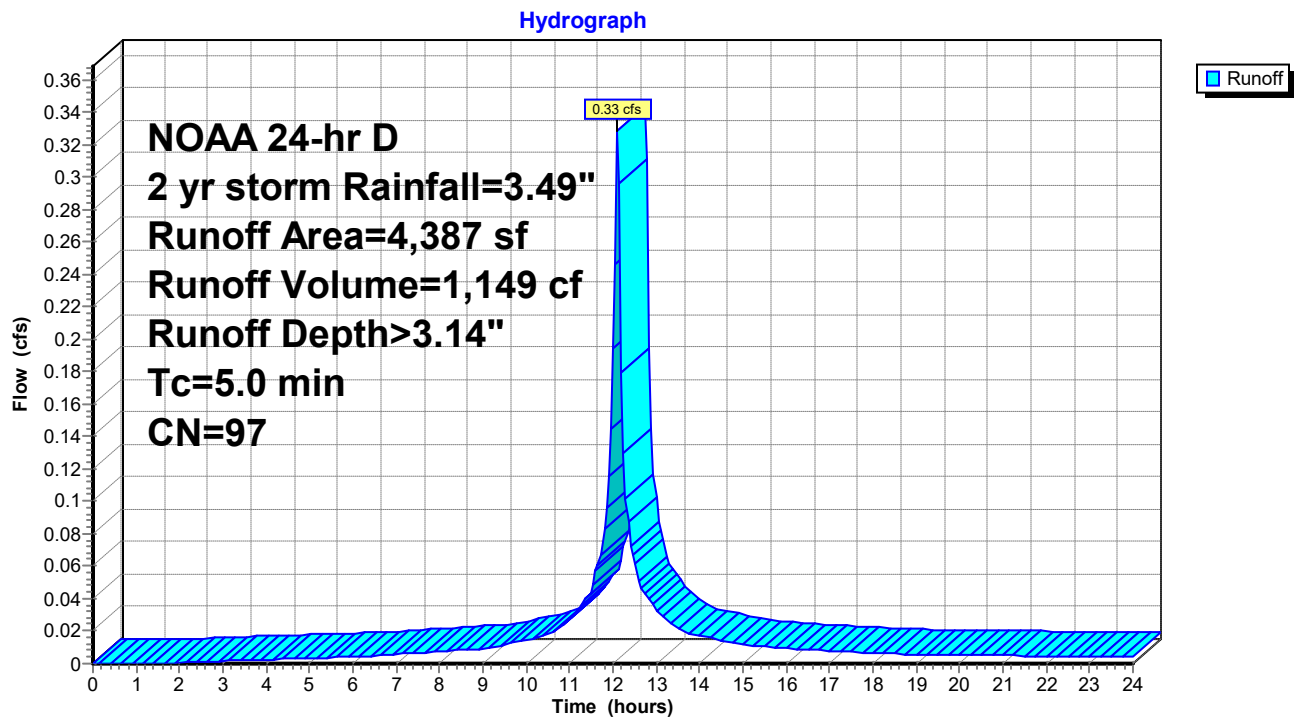
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 2 yr storm Rainfall=3.49"

	Area (sf)	CN	Description
*	3,431	98	Roofs On-Site, HSG D
*	566	98	Paved parking Onsite, HSG D
*	198	98	Walk, HSG D
	192	80	>75% Grass cover, Good, HSG D
	4,387	97	Weighted Average
	192		4.38% Pervious Area
	4,195		95.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-2: EX DRAINAGE AREA #2



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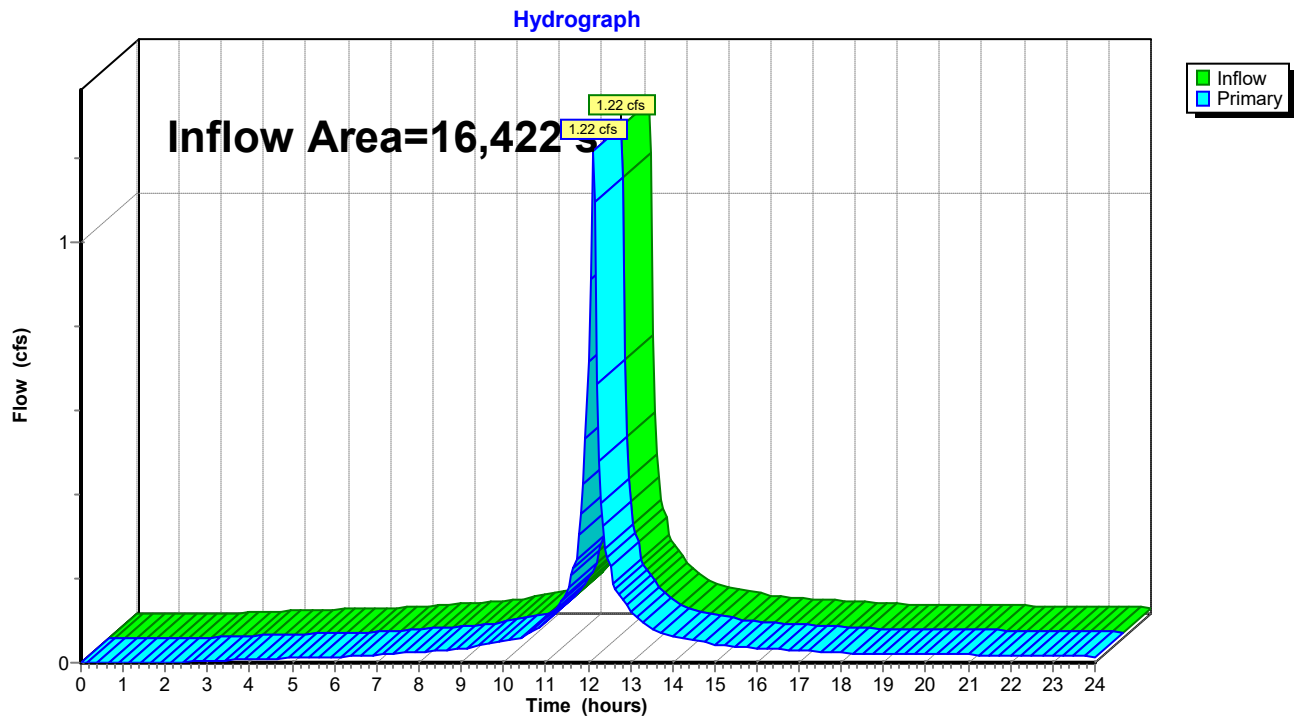
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Summary for Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 90.18% Impervious, Inflow Depth > 3.06" for 2 yr storm event
Inflow = 1.22 cfs @ 12.11 hrs, Volume= 4,191 cf
Primary = 1.22 cfs @ 12.11 hrs, Volume= 4,191 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)



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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DRAINAGE Runoff Area=12,035 sf 88.20% Impervious Runoff Depth>4.03"
Tc=5.0 min CN=96 Runoff=1.16 cfs 4,045 cf

Subcatchment EX DA-2: EX DRAINAGE Runoff Area=4,387 sf 95.62% Impervious Runoff Depth>4.15"
Tc=5.0 min CN=97 Runoff=0.43 cfs 1,516 cf

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF Inflow=1.59 cfs 5,561 cf
Primary=1.59 cfs 5,561 cf

Total Runoff Area = 16,422 sf Runoff Volume = 5,561 cf Average Runoff Depth = 4.06"
9.82% Pervious = 1,612 sf 90.18% Impervious = 14,810 sf

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Summary for Subcatchment EX DA-1: EX DRAINAGE AREA #1

Runoff = 1.16 cfs @ 12.11 hrs, Volume= 4,045 cf, Depth> 4.03"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

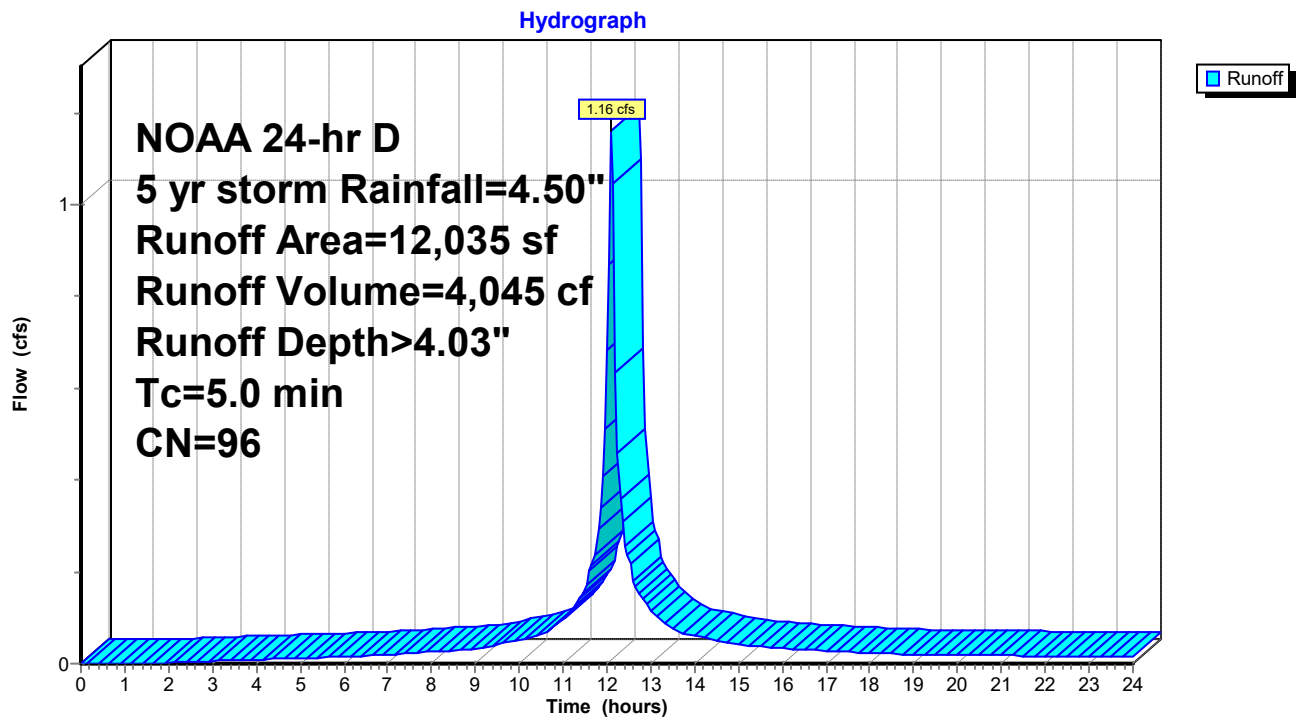
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 5 yr storm Rainfall=4.50"

	Area (sf)	CN	Description
*	3,500	98	Roofs On-Site, HSG D
*	6,820	98	Paved parking Onsite, HSG D
*	295	98	Walk/Stairs, HSG D
	1,420	80	>75% Grass cover, Good, HSG D
	12,035	96	Weighted Average
	1,420		11.80% Pervious Area
	10,615		88.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-1: EX DRAINAGE AREA #1



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Summary for Subcatchment EX DA-2: EX DRAINAGE AREA #2

Runoff = 0.43 cfs @ 12.11 hrs, Volume= 1,516 cf, Depth> 4.15"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

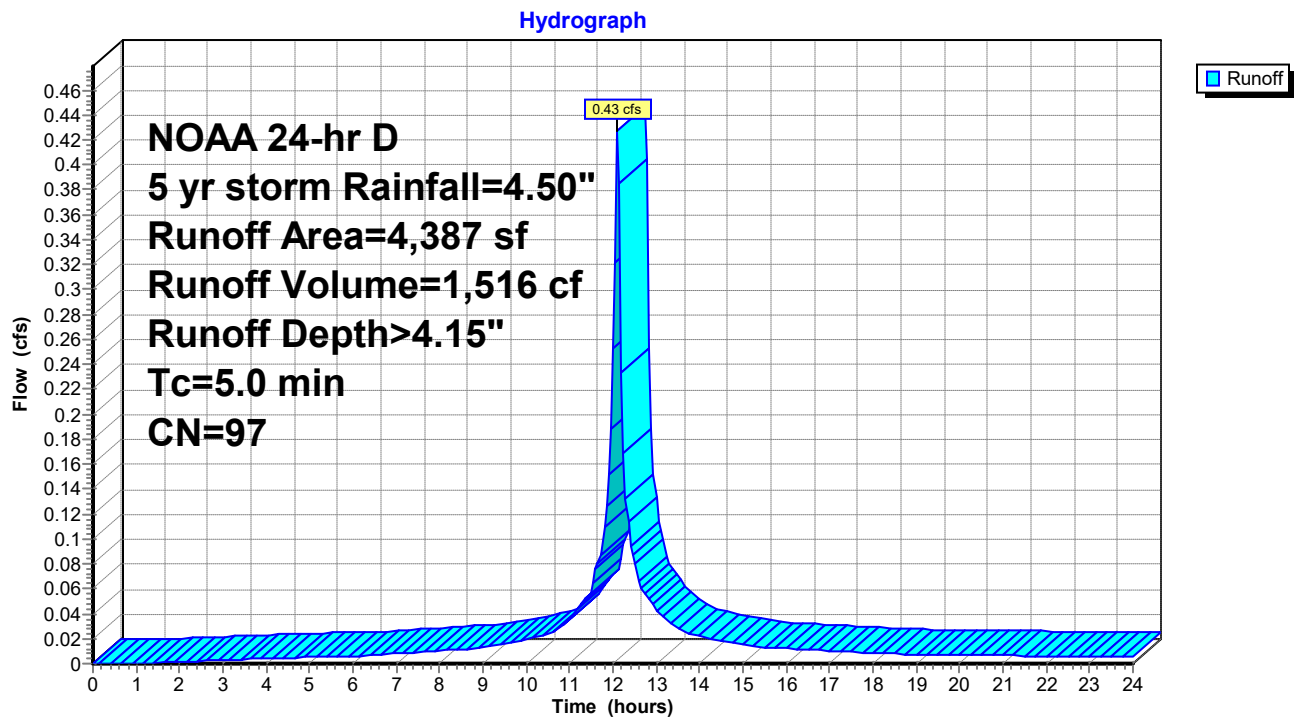
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 5 yr storm Rainfall=4.50"

	Area (sf)	CN	Description
*	3,431	98	Roofs On-Site, HSG D
*	566	98	Paved parking Onsite, HSG D
*	198	98	Walk, HSG D
	192	80	>75% Grass cover, Good, HSG D
	4,387	97	Weighted Average
	192		4.38% Pervious Area
	4,195		95.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-2: EX DRAINAGE AREA #2



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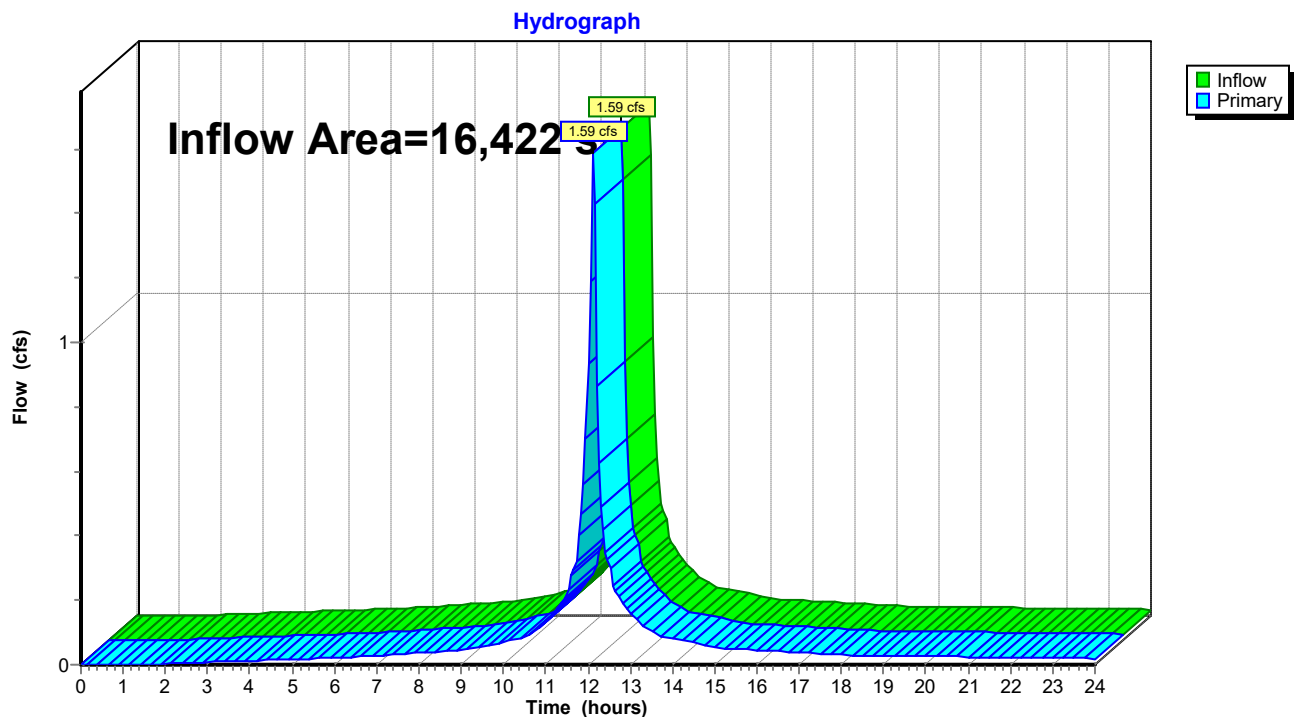
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Summary for Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 90.18% Impervious, Inflow Depth > 4.06" for 5 yr storm event
Inflow = 1.59 cfs @ 12.11 hrs, Volume= 5,561 cf
Primary = 1.59 cfs @ 12.11 hrs, Volume= 5,561 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)



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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DRAINAGE Runoff Area=12,035 sf 88.20% Impervious Runoff Depth>4.86"
Tc=5.0 min CN=96 Runoff=1.38 cfs 4,872 cf

Subcatchment EX DA-2: EX DRAINAGE Runoff Area=4,387 sf 95.62% Impervious Runoff Depth>4.97"
Tc=5.0 min CN=97 Runoff=0.51 cfs 1,818 cf

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF Inflow=1.89 cfs 6,690 cf
Primary=1.89 cfs 6,690 cf

Total Runoff Area = 16,422 sf Runoff Volume = 6,690 cf Average Runoff Depth = 4.89"
9.82% Pervious = 1,612 sf 90.18% Impervious = 14,810 sf

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Summary for Subcatchment EX DA-1: EX DRAINAGE AREA #1

Runoff = 1.38 cfs @ 12.11 hrs, Volume= 4,872 cf, Depth> 4.86"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

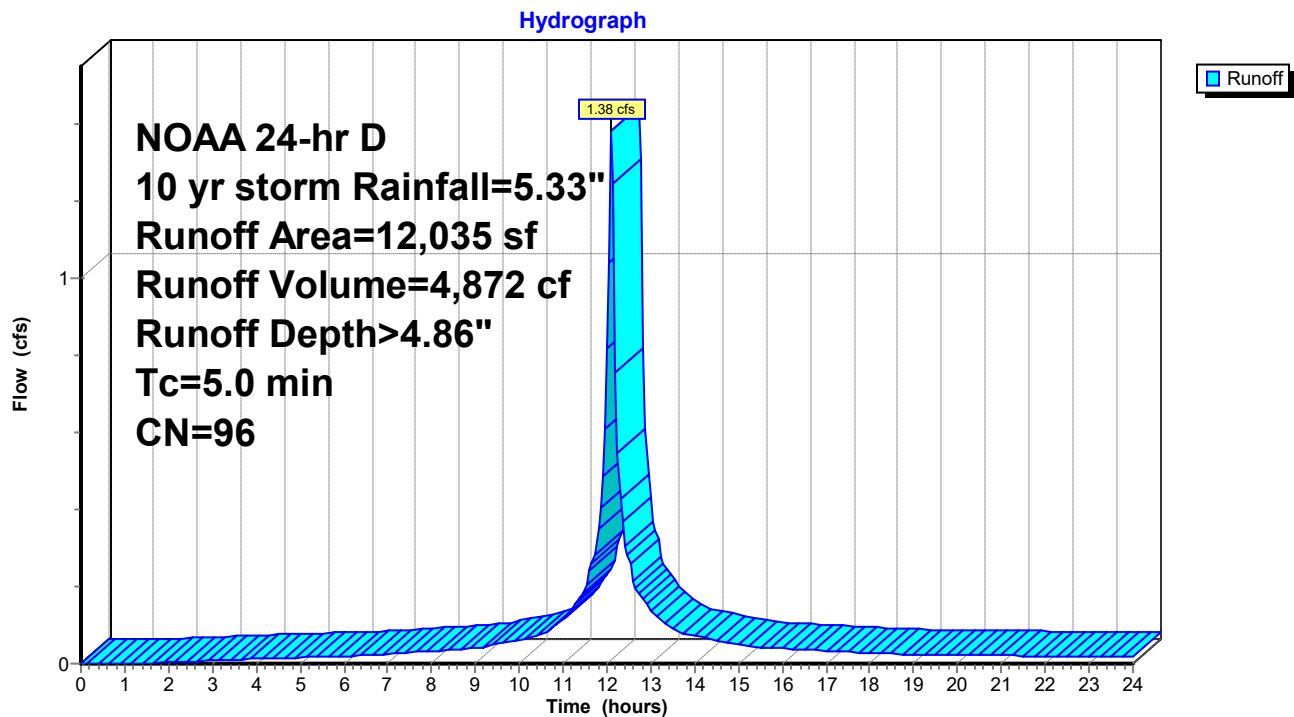
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 10 yr storm Rainfall=5.33"

	Area (sf)	CN	Description
*	3,500	98	Roofs On-Site, HSG D
*	6,820	98	Paved parking Onsite, HSG D
*	295	98	Walk/Stairs, HSG D
	1,420	80	>75% Grass cover, Good, HSG D
	12,035	96	Weighted Average
	1,420		11.80% Pervious Area
	10,615		88.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-1: EX DRAINAGE AREA #1



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Summary for Subcatchment EX DA-2: EX DRAINAGE AREA #2

Runoff = 0.51 cfs @ 12.11 hrs, Volume= 1,818 cf, Depth> 4.97"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

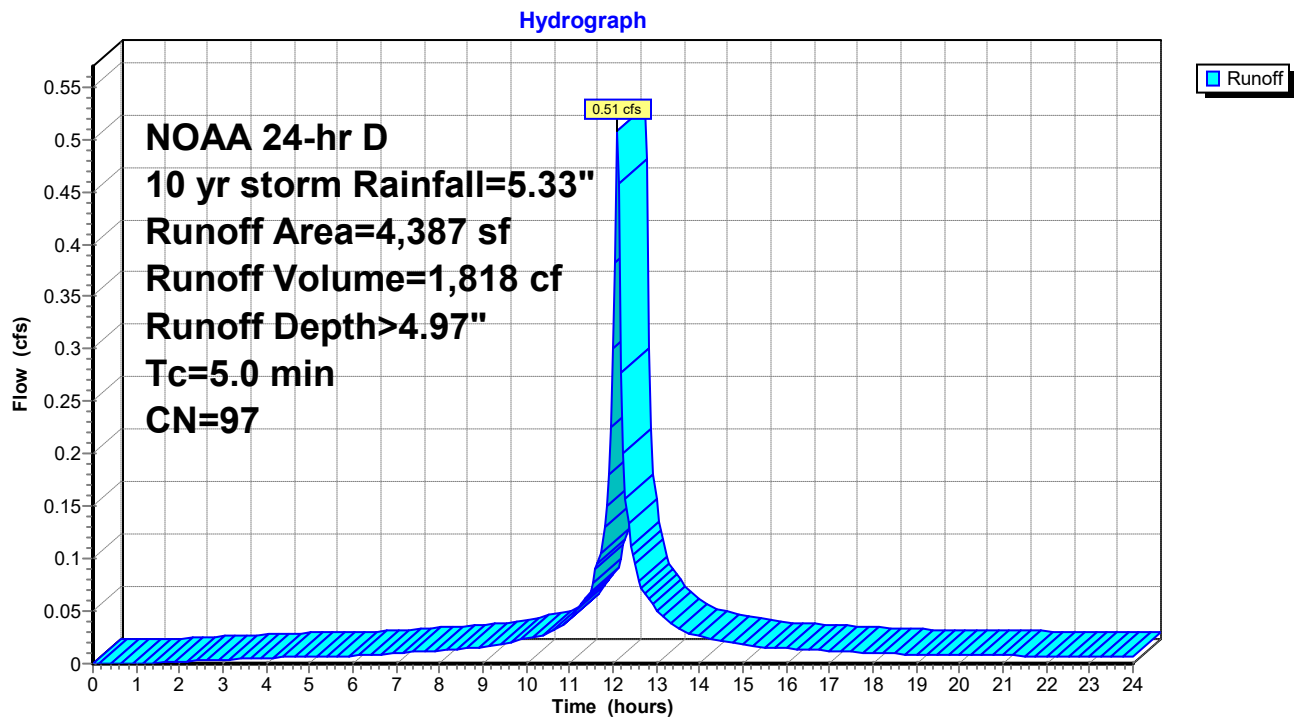
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 10 yr storm Rainfall=5.33"

	Area (sf)	CN	Description
*	3,431	98	Roofs On-Site, HSG D
*	566	98	Paved parking Onsite, HSG D
*	198	98	Walk, HSG D
	192	80	>75% Grass cover, Good, HSG D
	4,387	97	Weighted Average
	192		4.38% Pervious Area
	4,195		95.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-2: EX DRAINAGE AREA #2



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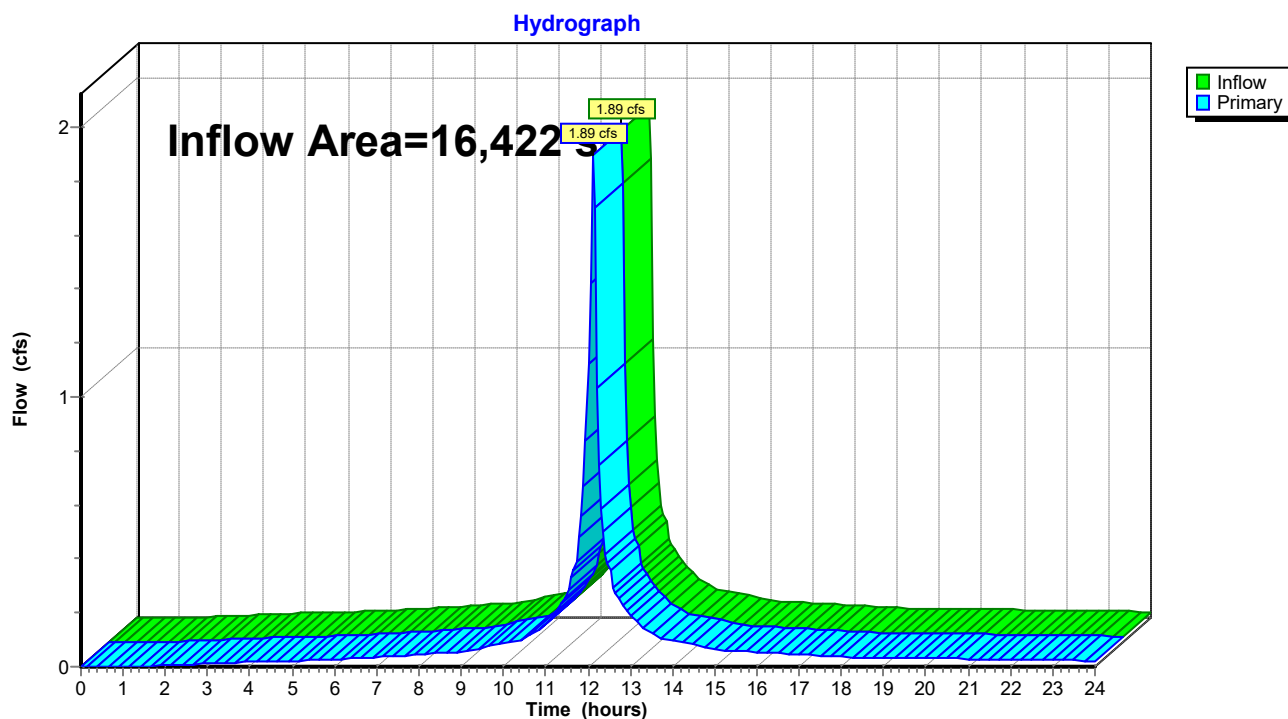
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Summary for Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 90.18% Impervious, Inflow Depth > 4.89" for 10 yr storm event
Inflow = 1.89 cfs @ 12.11 hrs, Volume= 6,690 cf
Primary = 1.89 cfs @ 12.11 hrs, Volume= 6,690 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)



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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DRAINAGE Runoff Area=12,035 sf 88.20% Impervious Runoff Depth>6.00"
Tc=5.0 min CN=96 Runoff=1.69 cfs 6,019 cf

Subcatchment EX DA-2: EX DRAINAGE Runoff Area=4,387 sf 95.62% Impervious Runoff Depth>6.12"
Tc=5.0 min CN=97 Runoff=0.62 cfs 2,237 cf

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF Inflow=2.31 cfs 8,256 cf
Primary=2.31 cfs 8,256 cf

Total Runoff Area = 16,422 sf Runoff Volume = 8,256 cf Average Runoff Depth = 6.03"
9.82% Pervious = 1,612 sf 90.18% Impervious = 14,810 sf

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Summary for Subcatchment EX DA-1: EX DRAINAGE AREA #1

Runoff = 1.69 cfs @ 12.11 hrs, Volume= 6,019 cf, Depth> 6.00"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

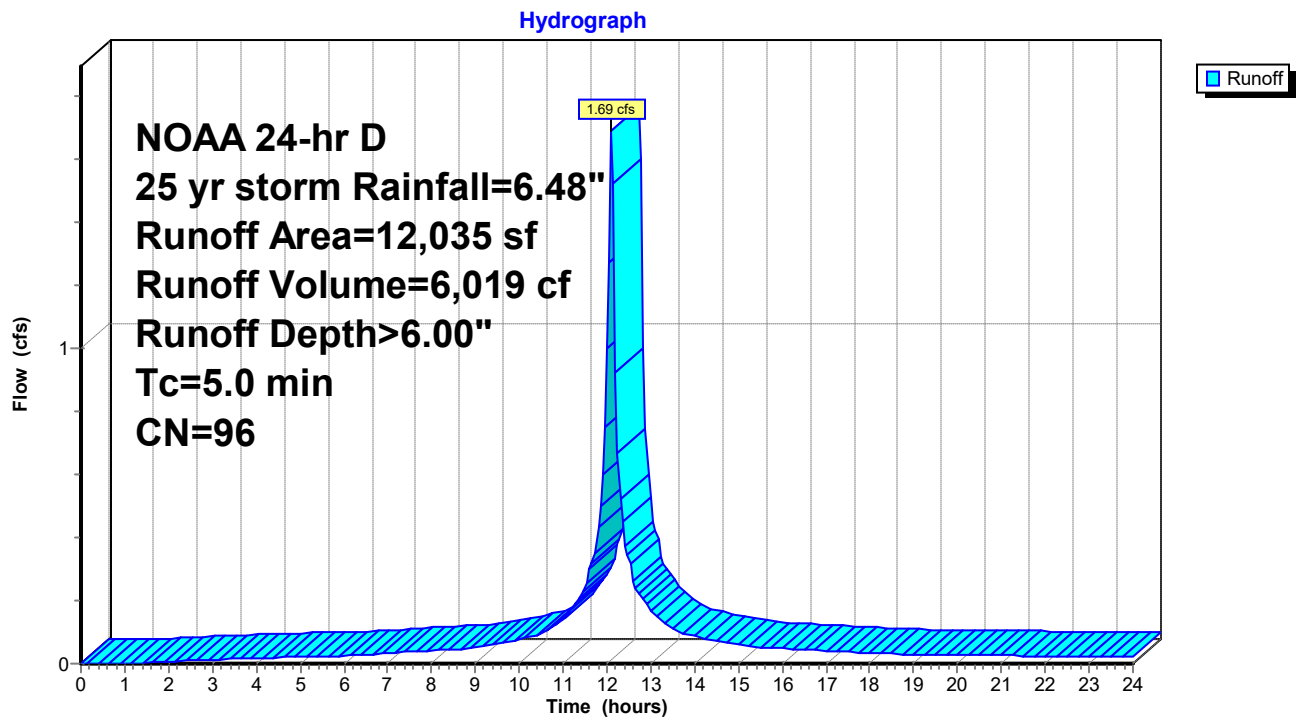
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 25 yr storm Rainfall=6.48"

	Area (sf)	CN	Description
*	3,500	98	Roofs On-Site, HSG D
*	6,820	98	Paved parking Onsite, HSG D
*	295	98	Walk/Stairs, HSG D
	1,420	80	>75% Grass cover, Good, HSG D
	12,035	96	Weighted Average
	1,420		11.80% Pervious Area
	10,615		88.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-1: EX DRAINAGE AREA #1



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Summary for Subcatchment EX DA-2: EX DRAINAGE AREA #2

Runoff = 0.62 cfs @ 12.11 hrs, Volume= 2,237 cf, Depth> 6.12"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

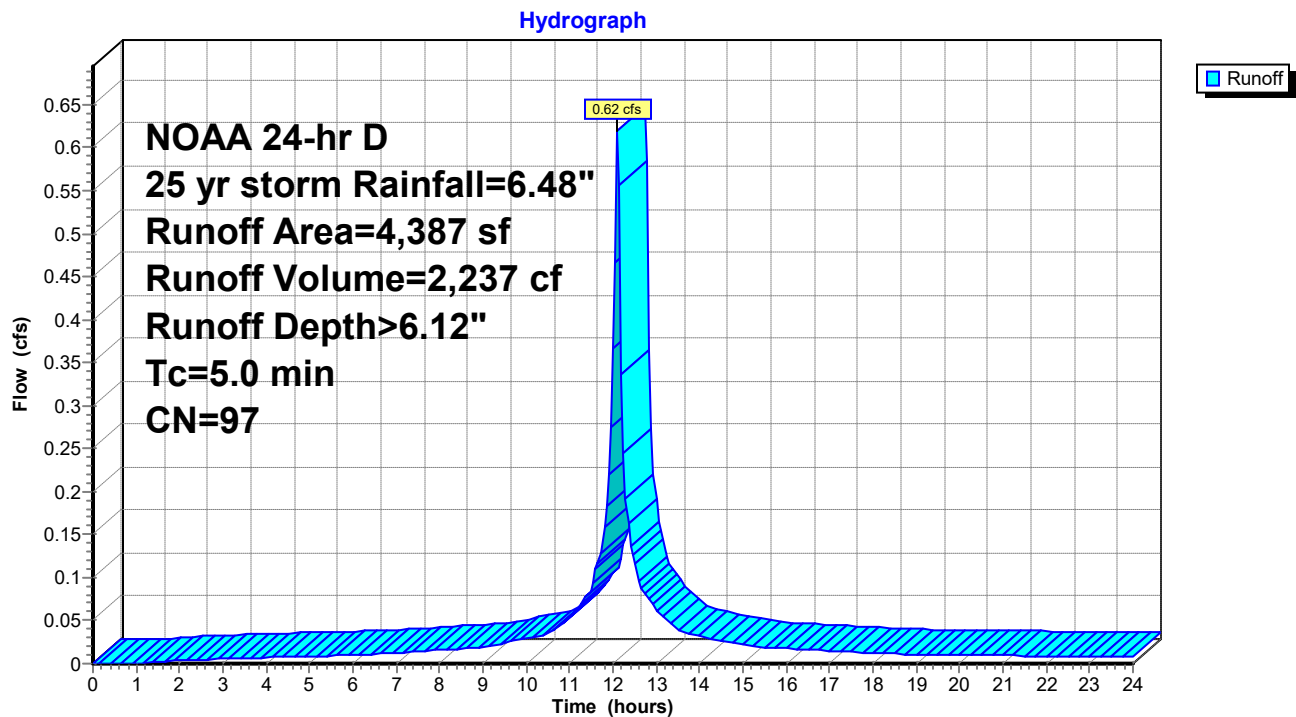
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 25 yr storm Rainfall=6.48"

	Area (sf)	CN	Description
*	3,431	98	Roofs On-Site, HSG D
*	566	98	Paved parking Onsite, HSG D
*	198	98	Walk, HSG D
	192	80	>75% Grass cover, Good, HSG D
	4,387	97	Weighted Average
	192		4.38% Pervious Area
	4,195		95.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-2: EX DRAINAGE AREA #2



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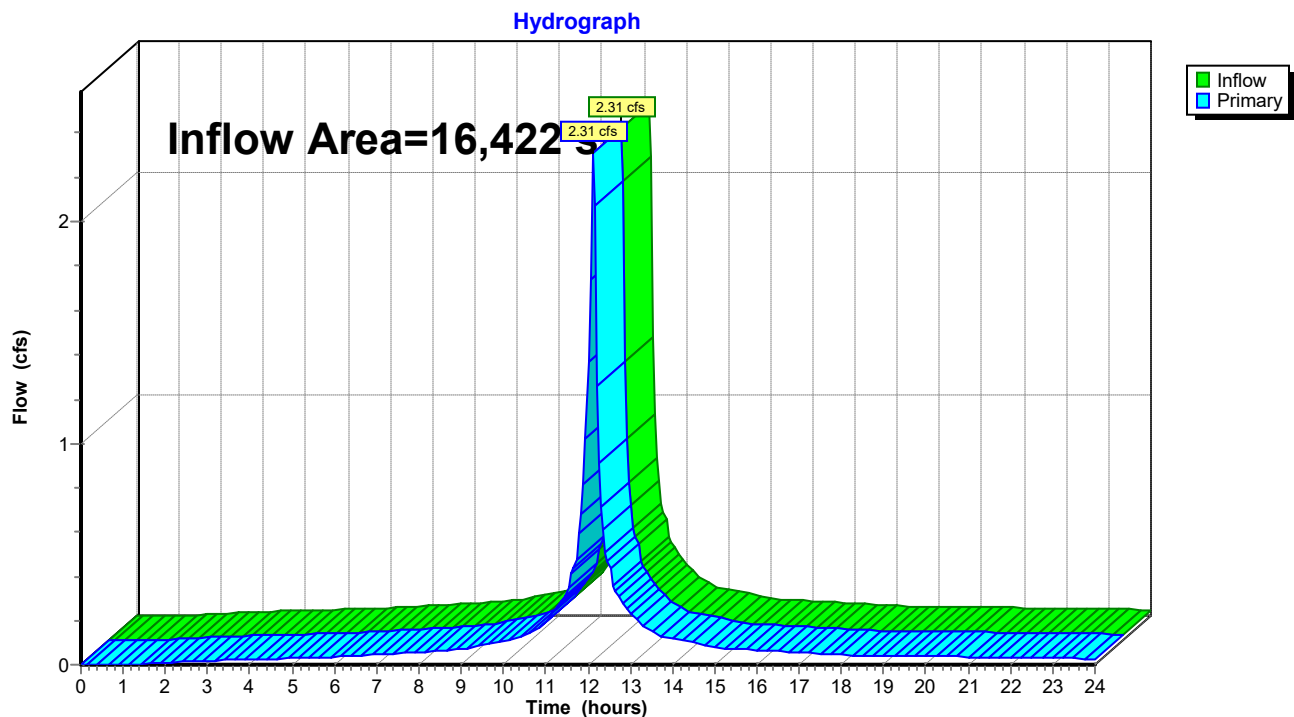
Page 21

Summary for Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 90.18% Impervious, Inflow Depth > 6.03" for 25 yr storm event
Inflow = 2.31 cfs @ 12.11 hrs, Volume= 8,256 cf
Primary = 2.31 cfs @ 12.11 hrs, Volume= 8,256 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)



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NOAA 24-hr D 50 yr storm Rainfall=7.34"

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment EX DA-1: EX DRAINAGE Runoff Area=12,035 sf 88.20% Impervious Runoff Depth>6.86"
Tc=5.0 min CN=96 Runoff=1.92 cfs 6,878 cf

Subcatchment EX DA-2: EX DRAINAGE Runoff Area=4,387 sf 95.62% Impervious Runoff Depth>6.98"
Tc=5.0 min CN=97 Runoff=0.70 cfs 2,551 cf

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF Inflow=2.63 cfs 9,429 cf
Primary=2.63 cfs 9,429 cf

Total Runoff Area = 16,422 sf Runoff Volume = 9,429 cf Average Runoff Depth = 6.89"
9.82% Pervious = 1,612 sf 90.18% Impervious = 14,810 sf

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Summary for Subcatchment EX DA-1: EX DRAINAGE AREA #1

Runoff = 1.92 cfs @ 12.11 hrs, Volume= 6,878 cf, Depth> 6.86"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

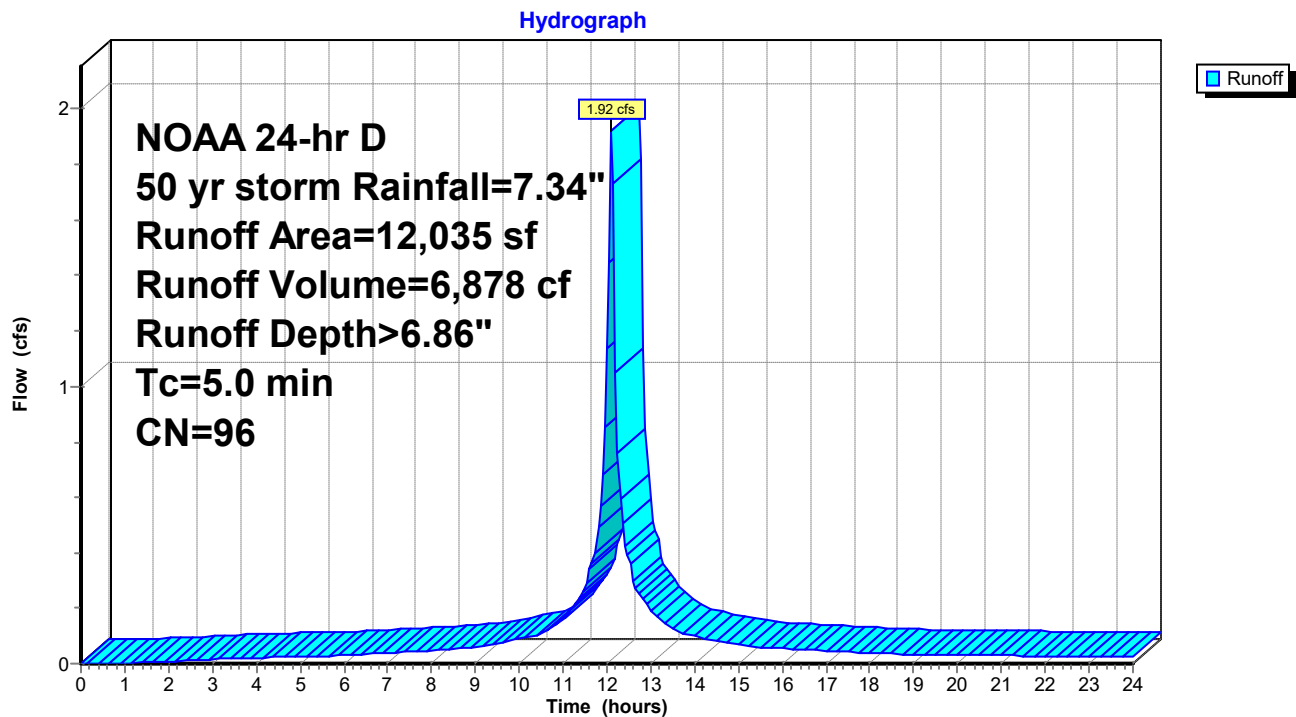
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 50 yr storm Rainfall=7.34"

	Area (sf)	CN	Description
*	3,500	98	Roofs On-Site, HSG D
*	6,820	98	Paved parking Onsite, HSG D
*	295	98	Walk/Stairs, HSG D
	1,420	80	>75% Grass cover, Good, HSG D
	12,035	96	Weighted Average
	1,420		11.80% Pervious Area
	10,615		88.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-1: EX DRAINAGE AREA #1



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Summary for Subcatchment EX DA-2: EX DRAINAGE AREA #2

Runoff = 0.70 cfs @ 12.11 hrs, Volume= 2,551 cf, Depth> 6.98"

Routed to Link 3L, POC : COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

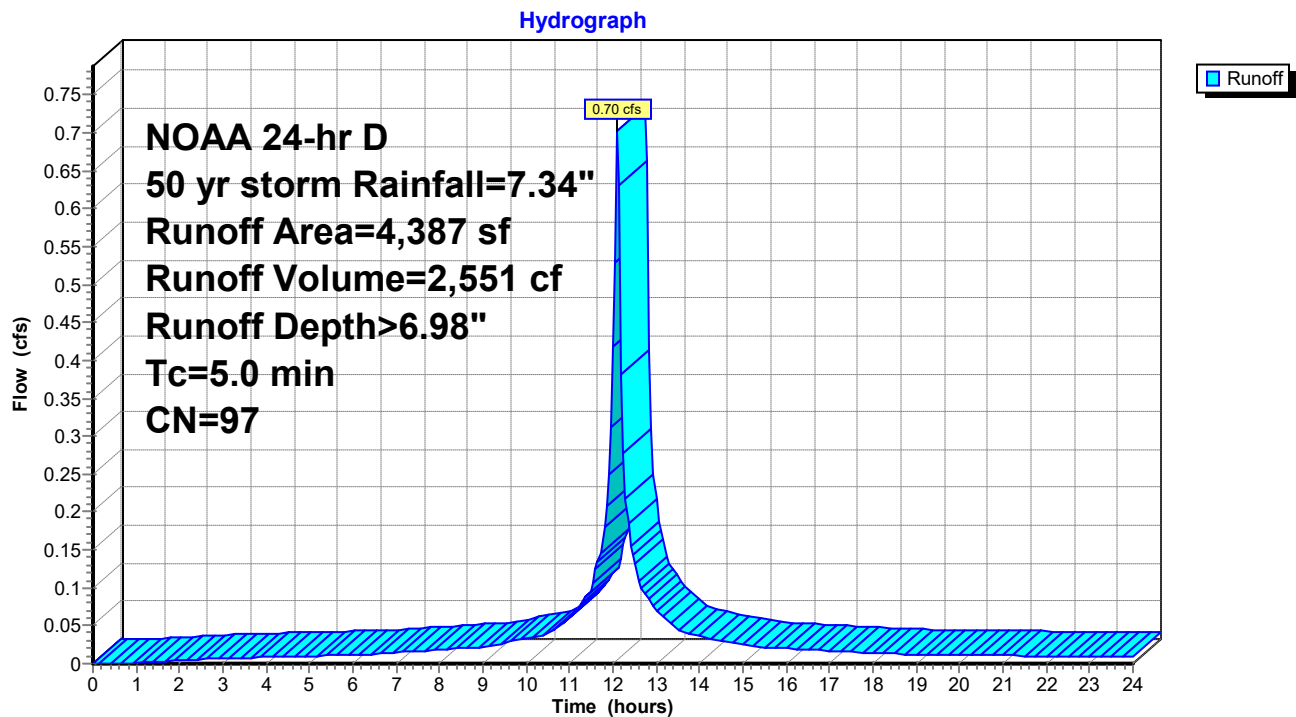
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

NOAA 24-hr D 50 yr storm Rainfall=7.34"

	Area (sf)	CN	Description
*	3,431	98	Roofs On-Site, HSG D
*	566	98	Paved parking Onsite, HSG D
*	198	98	Walk, HSG D
	192	80	>75% Grass cover, Good, HSG D
	4,387	97	Weighted Average
	192		4.38% Pervious Area
	4,195		95.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment EX DA-2: EX DRAINAGE AREA #2



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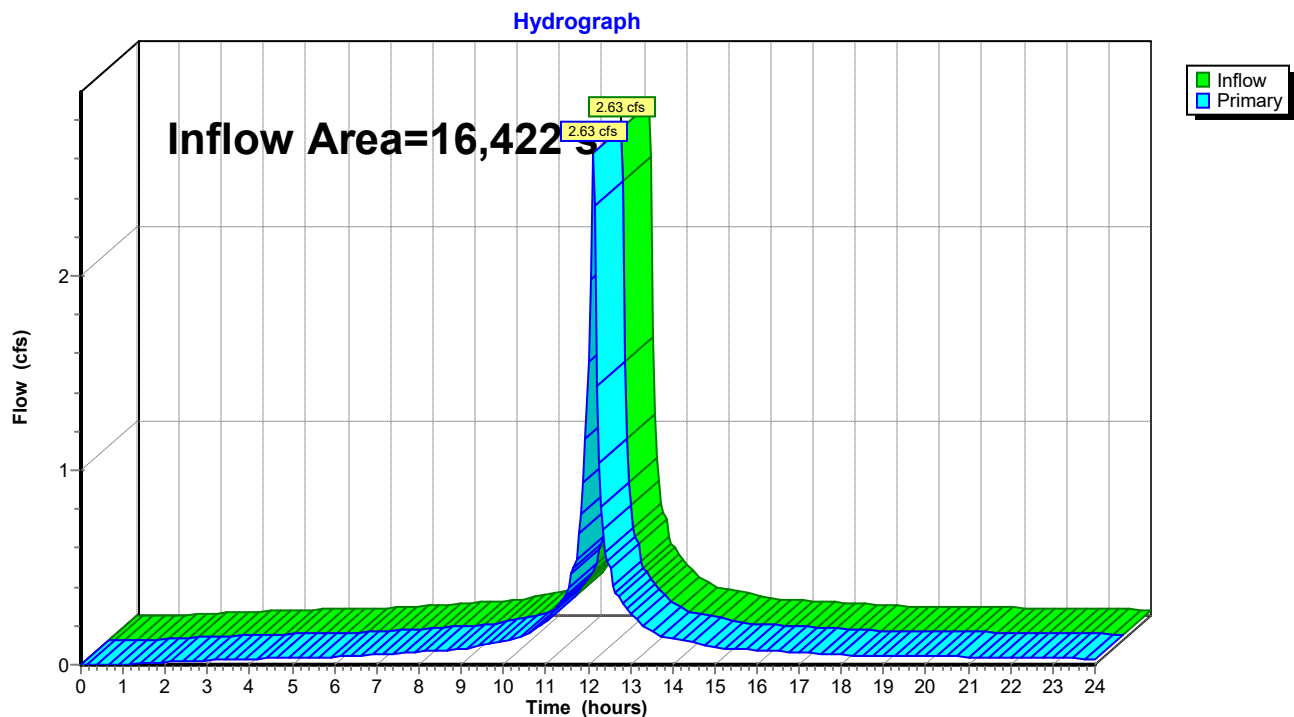
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Summary for Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)

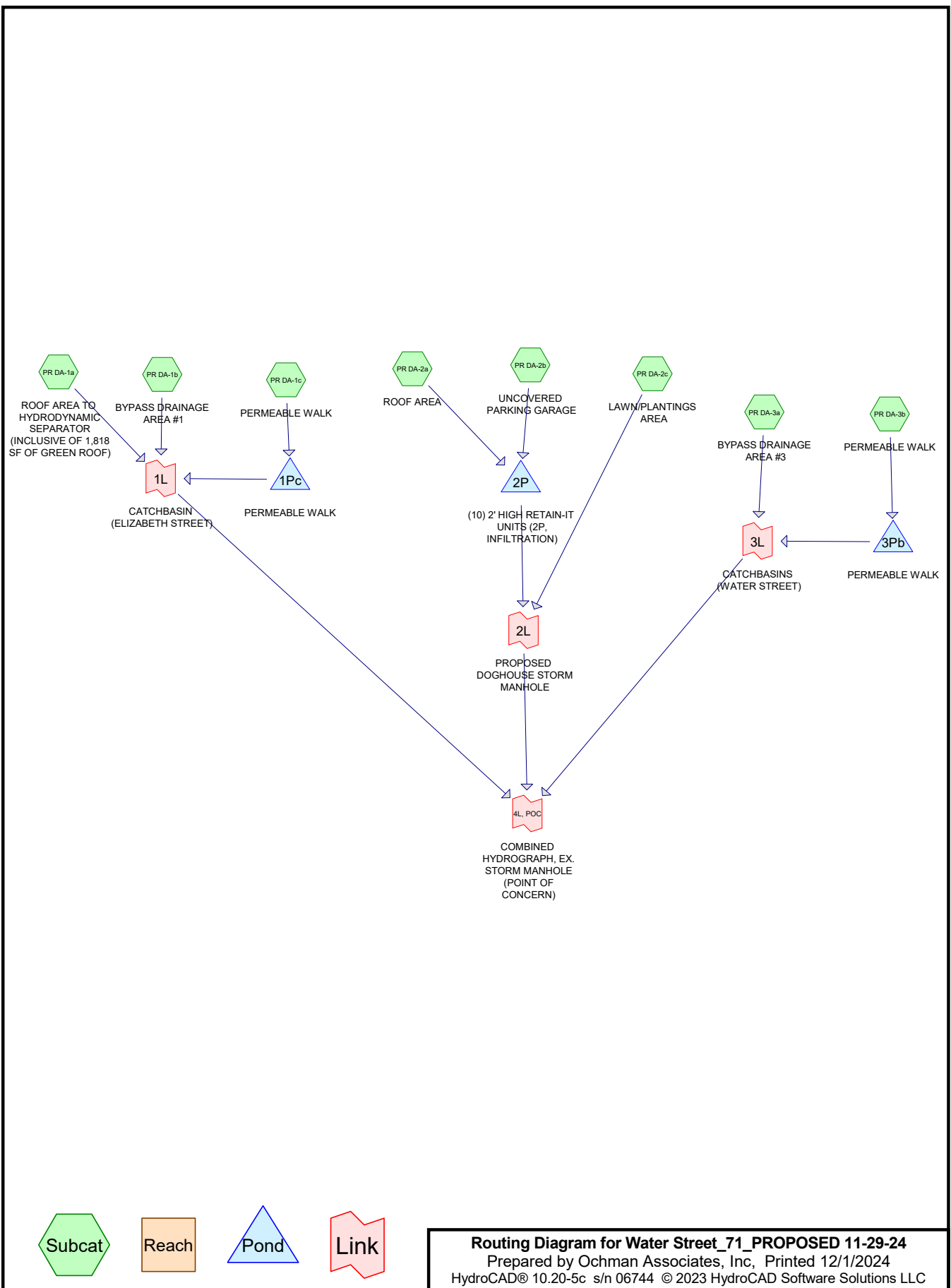
Inflow Area = 16,422 sf, 90.18% Impervious, Inflow Depth > 6.89" for 50 yr storm event
Inflow = 2.63 cfs @ 12.11 hrs, Volume= 9,429 cf
Primary = 2.63 cfs @ 12.11 hrs, Volume= 9,429 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L, POC: COMBINED HYDROGRAPH EX. STORM MANHOLE (POINT OF CONCERN)



APPENDIX “I”
HydroCad Analysis – Proposed Conditions



Water Street_71_PROPOSED 11-29-24

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Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment PR DA-1a: ROOF AREA TO Runoff Area=4,330 sf 58.01% Impervious Runoff Depth>5.77"
Tc=5.0 min CN=94 Runoff=0.60 cfs 2,082 cf

Subcatchment PR DA-1b: BYPASS DRAINAGE Runoff Area=270 sf 8.52% Impervious Runoff Depth>4.43"
Tc=5.0 min CN=82 Runoff=0.03 cfs 100 cf

Subcatchment PR DA-1c: PERMEABLE Runoff Area=169 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=0.02 cfs 88 cf

Subcatchment PR DA-2a: ROOF AREA Runoff Area=4,996 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=0.71 cfs 2,597 cf

Subcatchment PR DA-2b: UNCOVERED Runoff Area=4,969 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=0.71 cfs 2,583 cf

Subcatchment PR DA-2c: LAWN/PLANTINGS Runoff Area=768 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.09 cfs 270 cf

Subcatchment PR DA-3a: BYPASS Runoff Area=533 sf 19.14% Impervious Runoff Depth>4.54"
Tc=5.0 min CN=83 Runoff=0.06 cfs 201 cf

Subcatchment PR DA-3b: PERMEABLE WALK Runoff Area=387 sf 75.97% Impervious Runoff Depth>5.77"
Tc=5.0 min CN=94 Runoff=0.05 cfs 186 cf

Pond 1Pc: PERMEABLE WALK Peak Elev=7.52' Storage=70 cf Inflow=0.02 cfs 88 cf
Outflow=0.00 cfs 34 cf

Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, Peak Elev=7.32' Storage=1,215 cf Inflow=1.41 cfs 5,180 cf
Outflow=1.34 cfs 4,088 cf

Pond 3Pb: PERMEABLE WALK Peak Elev=7.29' Storage=123 cf Inflow=0.05 cfs 186 cf
Outflow=0.01 cfs 58 cf

Link 1L: CATCHBASIN (ELIZABETH STREET) Inflow=0.63 cfs 2,216 cf
Primary=0.63 cfs 2,216 cf

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE Inflow=1.43 cfs 4,358 cf
Primary=1.43 cfs 4,358 cf

Link 3L: CATCHBASINS (WATER STREET) Inflow=0.06 cfs 259 cf
Primary=0.06 cfs 259 cf

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF Inflow=2.10 cfs 6,833 cf
Primary=2.10 cfs 6,833 cf

Total Runoff Area = 16,422 sf Runoff Volume = 8,106 cf Average Runoff Depth = 5.92"
20.44% Pervious = 3,357 sf 79.56% Impervious = 13,065 sf

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Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GREEN ROOF)

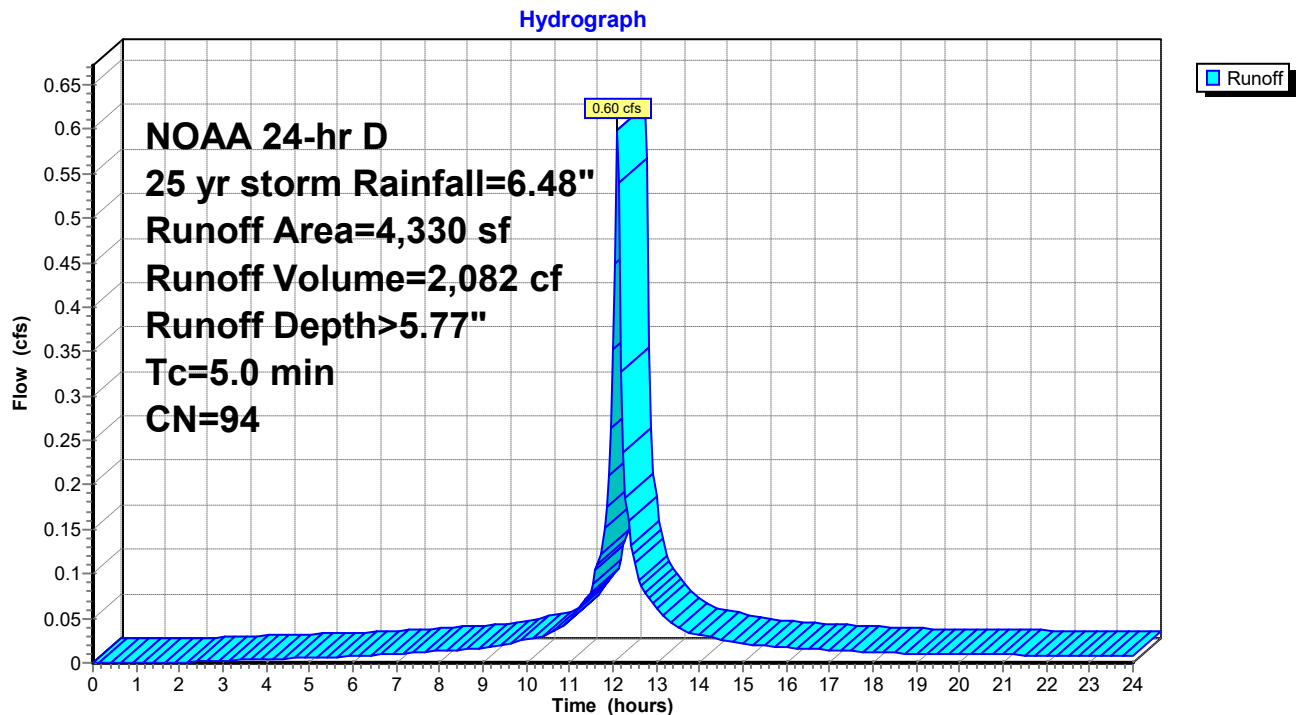
Runoff = 0.60 cfs @ 12.11 hrs, Volume= 2,082 cf, Depth> 5.77"
Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

Area (sf)	CN	Description
2,512	98	Roofs, HSG D
* 1,818	88	Green Roof, HSG D
4,330	94	Weighted Average
1,818		41.99% Pervious Area
2,512		58.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, DIRECT

Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GREEN ROOF)



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Summary for Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1

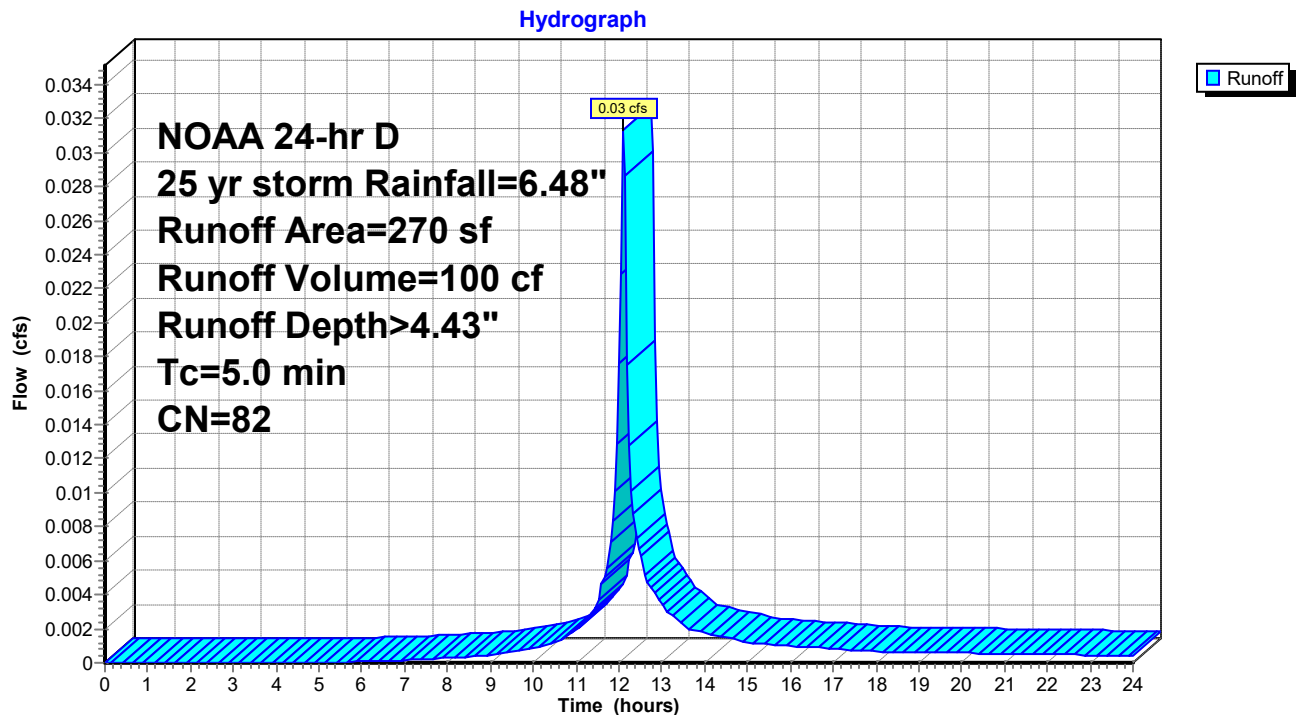
Runoff = 0.03 cfs @ 12.11 hrs, Volume= 100 cf, Depth> 4.43"
Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

	Area (sf)	CN	Description
*	23	98	Pavement/Walk, HSG D
*	247	80	>75% Grass/Plantings, Good, HSG D
	270	82	Weighted Average
	247		91.48% Pervious Area
	23		8.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1



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Summary for Subcatchment PR DA-1c: PERMEABLE WALK

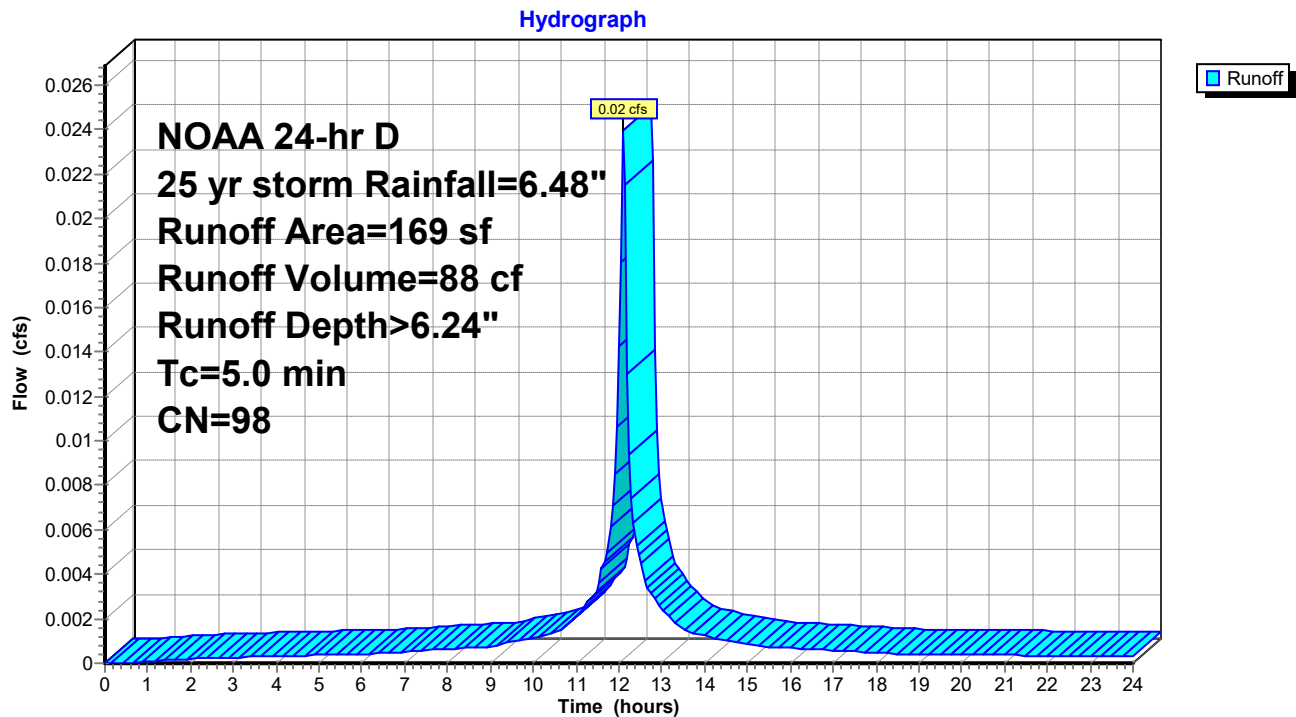
Runoff = 0.02 cfs @ 12.11 hrs, Volume= 88 cf, Depth> 6.24"
Routed to Pond 1Pc : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

Area (sf)	CN	Description
* 169	98	Permeable Sidewalk, HSG D
169		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment PR DA-1c: PERMEABLE WALK



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Summary for Subcatchment PR DA-2a: ROOF AREA

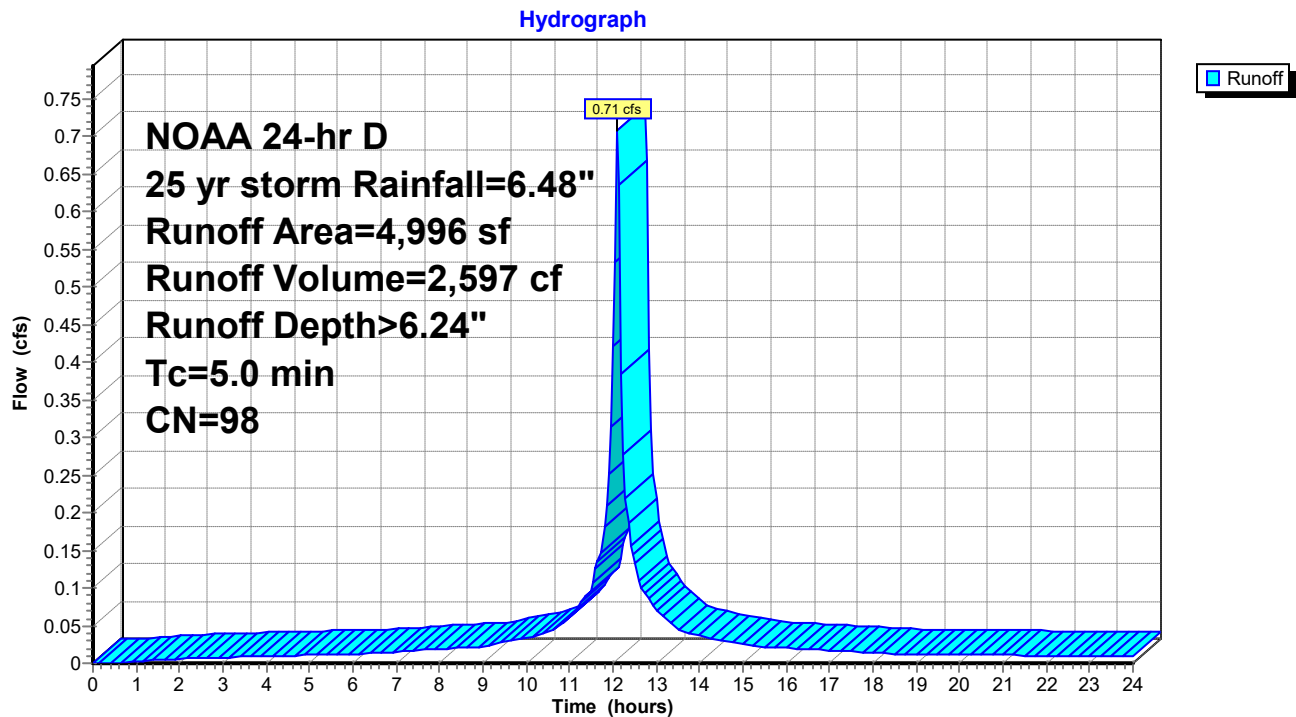
Runoff = 0.71 cfs @ 12.11 hrs, Volume= 2,597 cf, Depth> 6.24"
Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

Area (sf)	CN	Description
4,996	98	Roofs, HSG D
4,996		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment PR DA-2a: ROOF AREA



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Summary for Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE

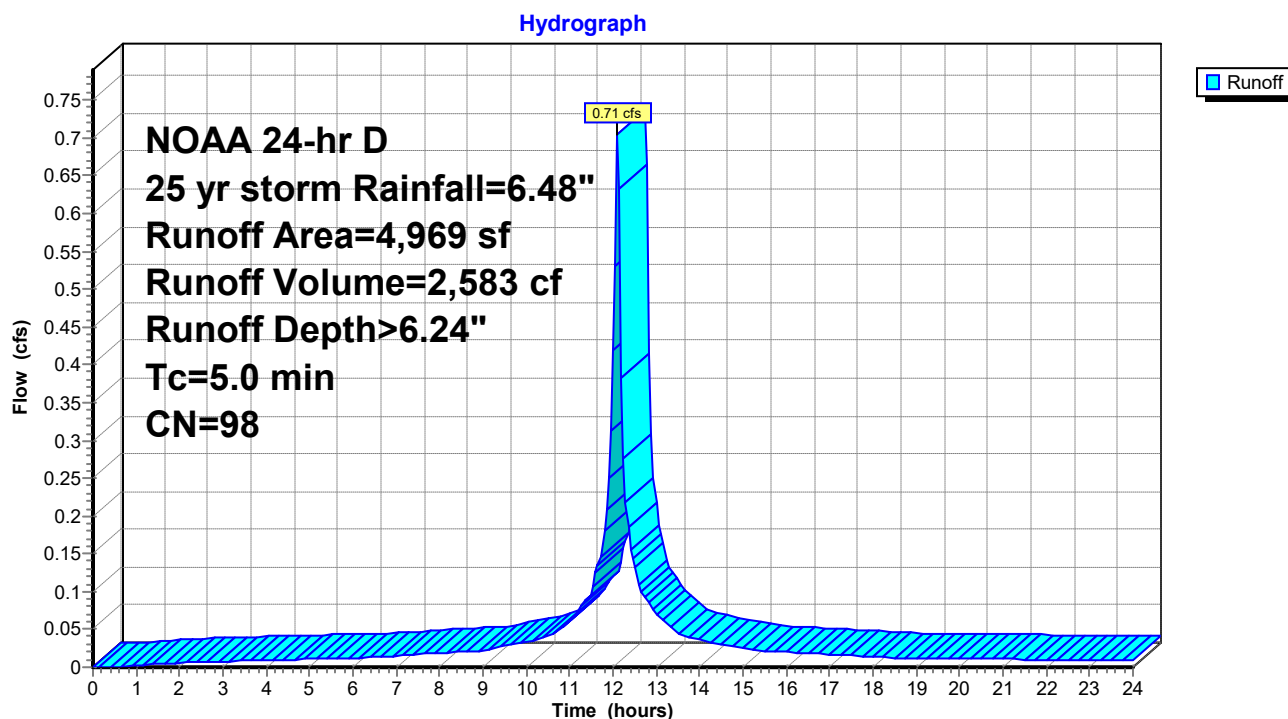
Runoff = 0.71 cfs @ 12.11 hrs, Volume= 2,583 cf, Depth> 6.24"
Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

	Area (sf)	CN	Description
*	4,969	98	Parking Garage, HSG D
	4,969		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE



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Summary for Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Runoff = 0.09 cfs @ 12.11 hrs, Volume= 270 cf, Depth> 4.21"
Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

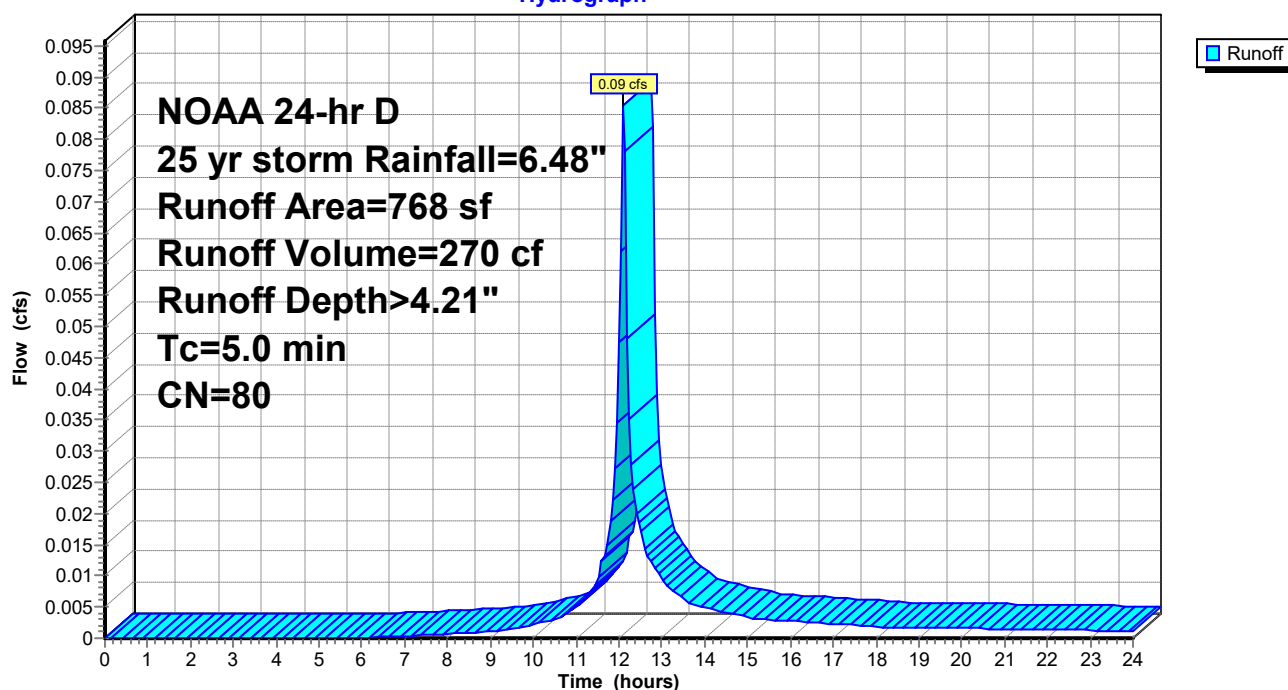
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

Area (sf)	CN	Description
768	80	>75% Grass cover, Good, HSG D
768		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Hydrograph



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NOAA 24-hr D 25 yr storm Rainfall=6.48"

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Summary for Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Runoff = 0.06 cfs @ 12.11 hrs, Volume= 201 cf, Depth> 4.54"
Routed to Link 3L : CATCHBASINS (WATER STREET)

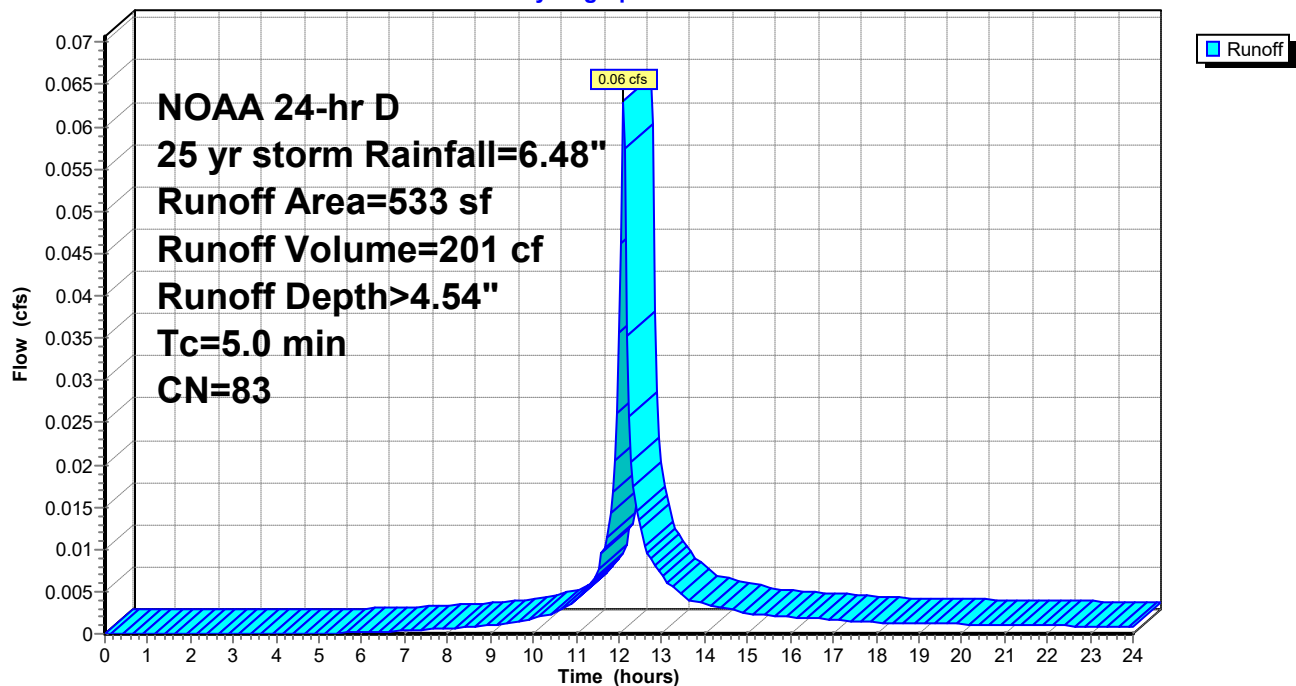
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

	Area (sf)	CN	Description
*	102	98	Walk/Stairs, HSG D
*	431	80	>75% Grass Plantings, Good, HSG D
	533	83	Weighted Average
	431		80.86% Pervious Area
	102		19.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Hydrograph



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Summary for Subcatchment PR DA-3b: PERMEABLE WALK

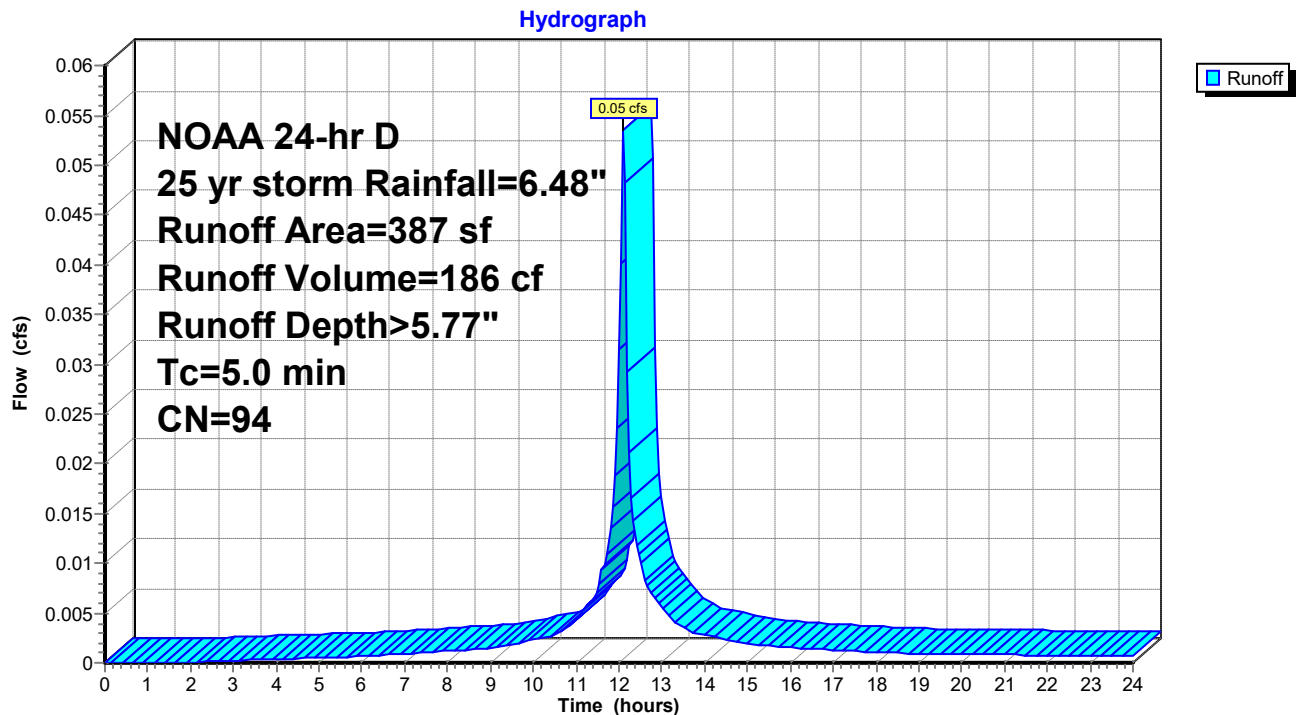
Runoff = 0.05 cfs @ 12.11 hrs, Volume= 186 cf, Depth> 5.77"
Routed to Pond 3Pb : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
NOAA 24-hr D 25 yr storm Rainfall=6.48"

	Area (sf)	CN	Description
*	294	98	Permeable Sidewalk, HSG D
	93	80	>75% Grass cover, Good, HSG D
	387	94	Weighted Average
	93		24.03% Pervious Area
	294		75.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Subcatchment PR DA-3b: PERMEABLE WALK



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NOAA 24-hr D 25 yr storm Rainfall=6.48"

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Summary for Pond 1Pc: PERMEABLE WALK

Inflow Area = 169 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 yr storm event
 Inflow = 0.02 cfs @ 12.11 hrs, Volume= 88 cf
 Outflow = 0.00 cfs @ 14.20 hrs, Volume= 34 cf, Atten= 92%, Lag= 125.3 min
 Primary = 0.00 cfs @ 14.20 hrs, Volume= 34 cf
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 7.52' @ 14.20 hrs Surf.Area= 169 sf Storage= 70 cf

Plug-Flow detention time= 522.2 min calculated for 34 cf (39% of inflow)
 Center-of-Mass det. time= 343.0 min (1,086.7 - 743.7)

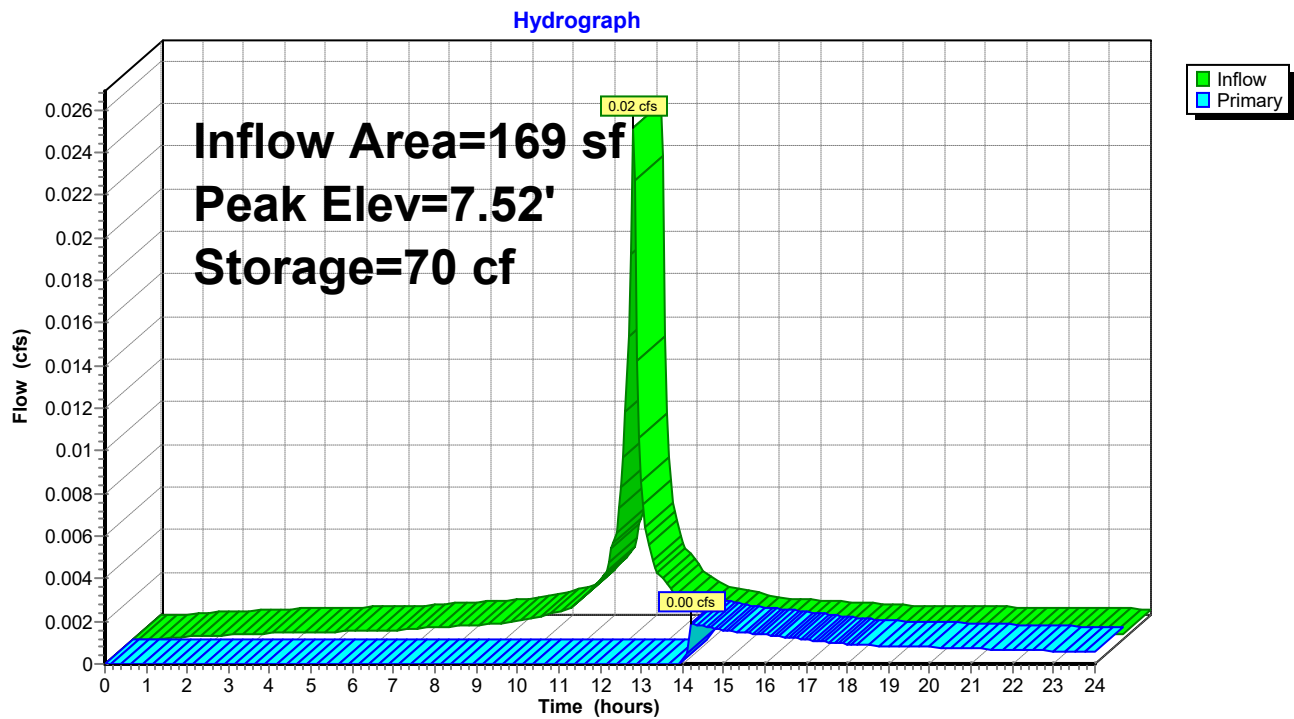
Volume	Invert	Avail.Storage	Storage Description	
#1	6.15'	70 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.15	169	0.0	0	0
6.82	169	40.0	45	45
7.07	169	40.0	17	62
7.23	169	30.0	8	70
7.53	169	0.0	0	70

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.52'	5.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 14.20 hrs HW=7.52' (Free Discharge)

↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.10 fps)

Pond 1Pc: PERMEABLE WALK



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Stage-Area-Storage for Pond 1Pc: PERMEABLE WALK

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
6.15	169	0	7.17	169	67
6.17	169	1	7.19	169	68
6.19	169	3	7.21	169	69
6.21	169	4	7.23	169	70
6.23	169	5	7.25	169	70
6.25	169	7	7.27	169	70
6.27	169	8	7.29	169	70
6.29	169	9	7.31	169	70
6.31	169	11	7.33	169	70
6.33	169	12	7.35	169	70
6.35	169	14	7.37	169	70
6.37	169	15	7.39	169	70
6.39	169	16	7.41	169	70
6.41	169	18	7.43	169	70
6.43	169	19	7.45	169	70
6.45	169	20	7.47	169	70
6.47	169	22	7.49	169	70
6.49	169	23	7.51	169	70
6.51	169	24	7.53	169	70
6.53	169	26			
6.55	169	27			
6.57	169	28			
6.59	169	30			
6.61	169	31			
6.63	169	32			
6.65	169	34			
6.67	169	35			
6.69	169	37			
6.71	169	38			
6.73	169	39			
6.75	169	41			
6.77	169	42			
6.79	169	43			
6.81	169	45			
6.83	169	46			
6.85	169	47			
6.87	169	49			
6.89	169	50			
6.91	169	51			
6.93	169	53			
6.95	169	54			
6.97	169	55			
6.99	169	57			
7.01	169	58			
7.03	169	59			
7.05	169	61			
7.07	169	62			
7.09	169	63			
7.11	169	64			
7.13	169	65			
7.15	169	66			

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Summary for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Inflow Area = 9,965 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 yr storm event
 Inflow = 1.41 cfs @ 12.11 hrs, Volume= 5,180 cf
 Outflow = 1.34 cfs @ 12.13 hrs, Volume= 4,088 cf, Atten= 5%, Lag= 1.1 min
 Primary = 1.34 cfs @ 12.13 hrs, Volume= 4,088 cf
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3

Peak Elev= 7.32' @ 12.13 hrs Surf.Area= 756 sf Storage= 1,215 cf

Plug-Flow detention time= 166.3 min calculated for 4,088 cf (79% of inflow)

Center-of-Mass det. time= 79.7 min (823.4 - 743.7)

Volume	Invert	Avail.Storage	Storage Description
#1C	5.00'	275 cf	42.00'W x 18.00'L x 3.17'H Field A 2,394 cf Overall - 1,707 cf Embedded = 687 cf x 40.0% Voids
#2C	5.50'	1,076 cf	retain_it retain_it 2.0' x 10 Inside #1 Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf 5 Rows adjusted for 26.5 cf perimeter wall
		1,351 cf	Total Available Storage

Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.10'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.40 Width (feet) 4.00 4.00

Primary OutFlow Max=1.30 cfs @ 12.13 hrs HW=7.31' (Free Discharge)↑**1=Custom Weir/Orifice** (Weir Controls 1.30 cfs @ 1.51 fps)

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Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION) - Chamber Wizard Field A

Chamber Model = retain_it retain_it 2.0' (retain-it®)

Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf

Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf

5 Rows adjusted for 26.5 cf perimeter wall

2 Chambers/Row x 8.00' Long = 16.00' Row Length +12.0" End Stone x 2 = 18.00' Base Length

5 Rows x 96.0" Wide + 12.0" Side Stone x 2 = 42.00' Base Width

6.0" Stone Base + 32.0" Chamber Height = 3.17' Field Height

1.9 cf Sidewall x 2 x 2 + 1.9 cf Endwall x 5 x 2 = 26.5 cf Perimeter Wall

10 Chambers x 110.3 cf - 26.5 cf Perimeter wall = 1,076.3 cf Chamber Storage

10 Chambers x 170.7 cf = 1,706.7 cf Displacement

2,394.0 cf Field - 1,706.7 cf Chambers = 687.3 cf Stone x 40.0% Voids = 274.9 cf Stone Storage

Chamber Storage + Stone Storage = 1,351.3 cf = 0.031 af

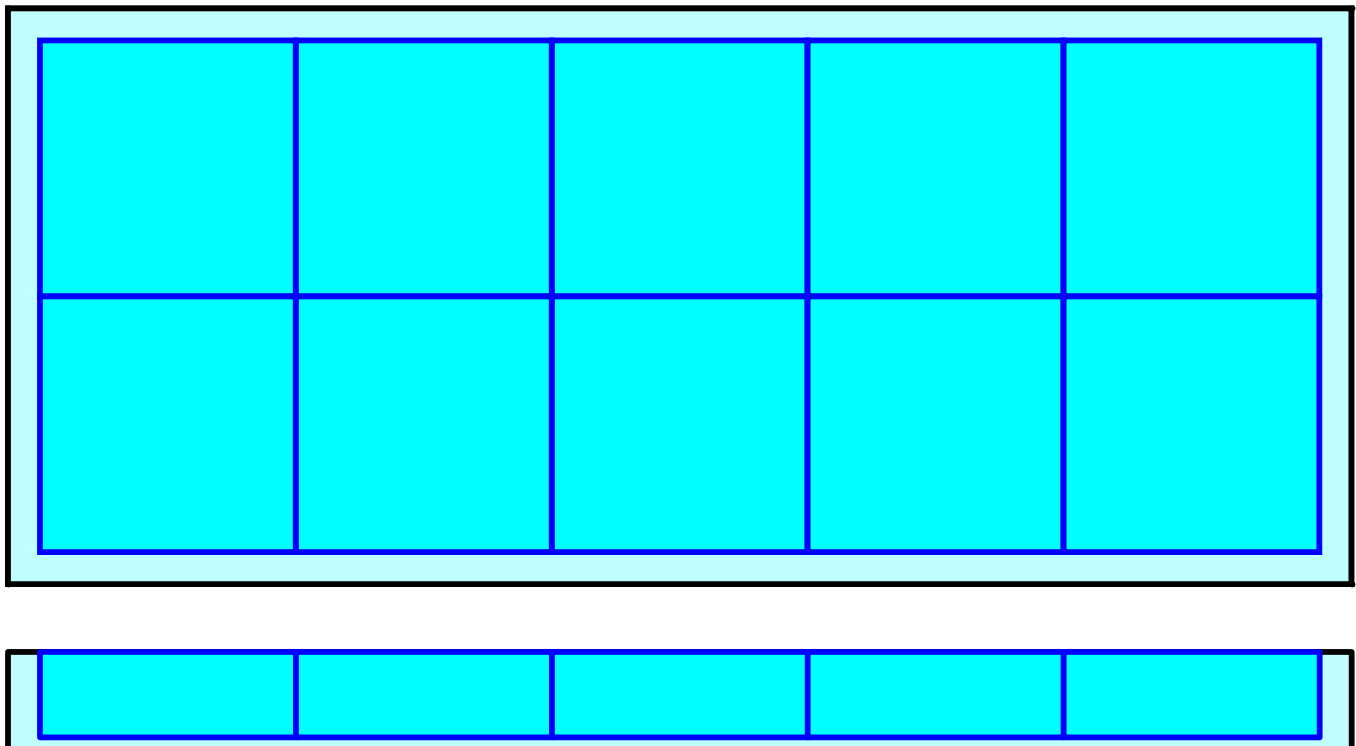
Overall Storage Efficiency = 56.4%

Overall System Size = 18.00' x 42.00' x 3.17'

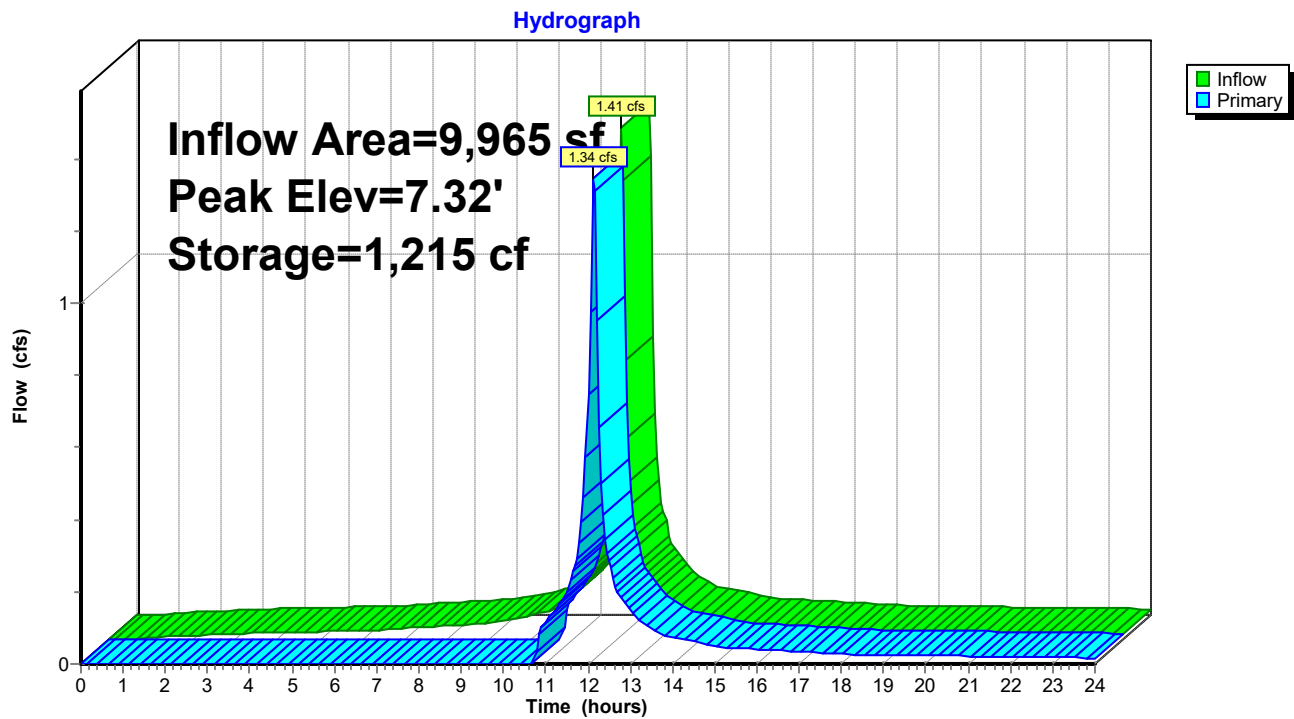
10 Chambers

88.7 cy Field

25.5 cy Stone



Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)



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Stage-Area-Storage for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
5.00	0	7.55	1,323
5.05	15	7.60	1,325
5.10	30	7.65	1,327
5.15	45	7.70	1,330
5.20	60	7.75	1,332
5.25	76	7.80	1,334
5.30	91	7.85	1,337
5.35	106	7.90	1,339
5.40	121	7.95	1,341
5.45	136	8.00	1,344
5.50	151	8.05	1,346
5.55	180	8.10	1,348
5.60	210	8.15	1,350
5.65	239		
5.70	268		
5.75	297		
5.80	327		
5.85	356		
5.90	385		
5.95	414		
6.00	443		
6.05	473		
6.10	502		
6.15	531		
6.20	560		
6.25	590		
6.30	619		
6.35	648		
6.40	677		
6.45	707		
6.50	736		
6.55	765		
6.60	794		
6.65	823		
6.70	853		
6.75	882		
6.80	911		
6.85	940		
6.90	970		
6.95	999		
7.00	1,028		
7.05	1,057		
7.10	1,087		
7.15	1,116		
7.20	1,145		
7.25	1,174		
7.30	1,203		
7.35	1,233		
7.40	1,262		
7.45	1,291		
7.50	1,320		

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Summary for Pond 3Pb: PERMEABLE WALK

Inflow Area = 387 sf, 75.97% Impervious, Inflow Depth > 5.77" for 25 yr storm event
 Inflow = 0.05 cfs @ 12.11 hrs, Volume= 186 cf
 Outflow = 0.01 cfs @ 12.72 hrs, Volume= 58 cf, Atten= 85%, Lag= 36.7 min
 Primary = 0.01 cfs @ 12.72 hrs, Volume= 58 cf
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 7.29' @ 12.70 hrs Surf.Area= 294 sf Storage= 123 cf

Plug-Flow detention time= 385.0 min calculated for 58 cf (31% of inflow)
 Center-of-Mass det. time= 200.1 min (968.1 - 768.1)

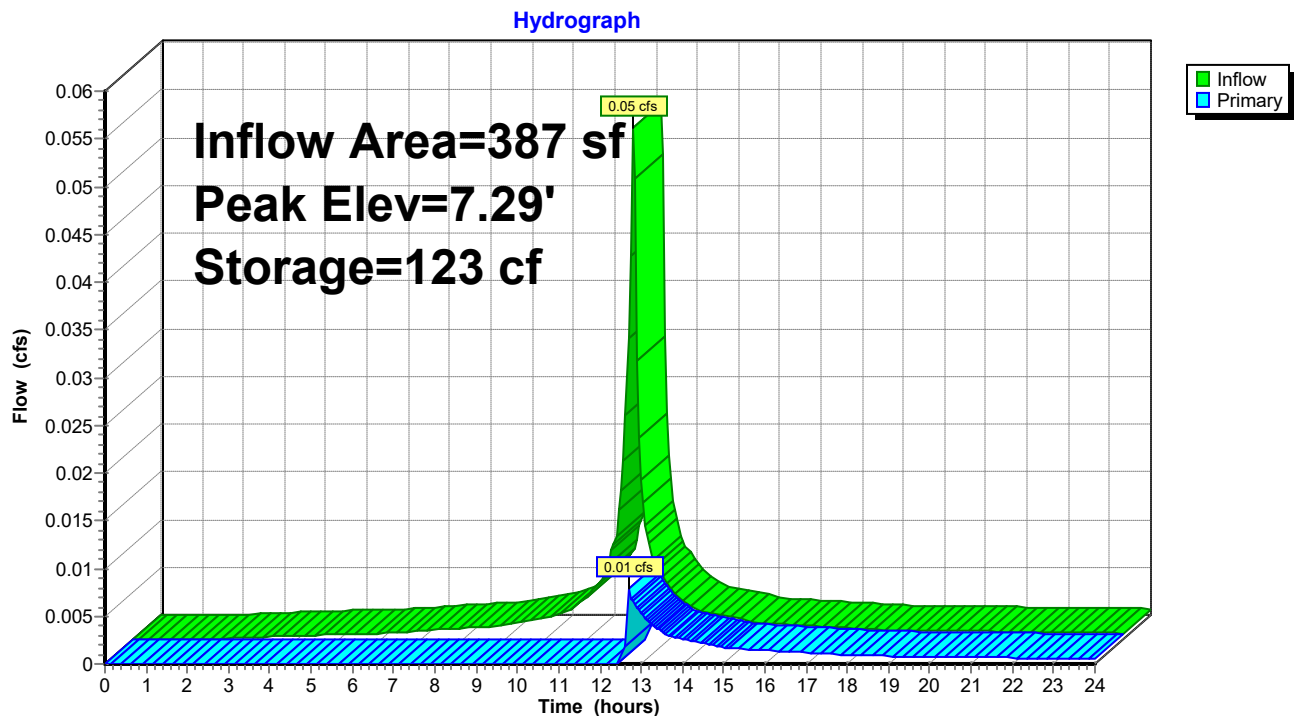
Volume	Invert	Avail.Storage	Storage Description	
#1	5.91'	123 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.91	294	0.0	0	0
6.58	294	40.0	79	79
6.83	294	40.0	29	108
7.00	294	30.0	15	123
7.30	294	0.0	0	123

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.29'	40.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 12.72 hrs HW=7.29' (Free Discharge)

↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.07 fps)

Pond 3Pb: PERMEABLE WALK



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Stage-Area-Storage for Pond 3Pb: PERMEABLE WALK

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
5.91	294	0	6.93	294	117
5.93	294	2	6.95	294	119
5.95	294	5	6.97	294	121
5.97	294	7	6.99	294	122
5.99	294	9	7.01	294	123
6.01	294	12	7.03	294	123
6.03	294	14	7.05	294	123
6.05	294	16	7.07	294	123
6.07	294	19	7.09	294	123
6.09	294	21	7.11	294	123
6.11	294	24	7.13	294	123
6.13	294	26	7.15	294	123
6.15	294	28	7.17	294	123
6.17	294	31	7.19	294	123
6.19	294	33	7.21	294	123
6.21	294	35	7.23	294	123
6.23	294	38	7.25	294	123
6.25	294	40	7.27	294	123
6.27	294	42	7.29	294	123
6.29	294	45			
6.31	294	47			
6.33	294	49			
6.35	294	52			
6.37	294	54			
6.39	294	56			
6.41	294	59			
6.43	294	61			
6.45	294	64			
6.47	294	66			
6.49	294	68			
6.51	294	71			
6.53	294	73			
6.55	294	75			
6.57	294	78			
6.59	294	80			
6.61	294	82			
6.63	294	85			
6.65	294	87			
6.67	294	89			
6.69	294	92			
6.71	294	94			
6.73	294	96			
6.75	294	99			
6.77	294	101			
6.79	294	103			
6.81	294	106			
6.83	294	108			
6.85	294	110			
6.87	294	112			
6.89	294	113			
6.91	294	115			

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Summary for Link 1L: CATCHBASIN (ELIZABETH STREET)

Inflow Area = 4,769 sf, 56.70% Impervious, Inflow Depth > 5.57" for 25 yr storm event

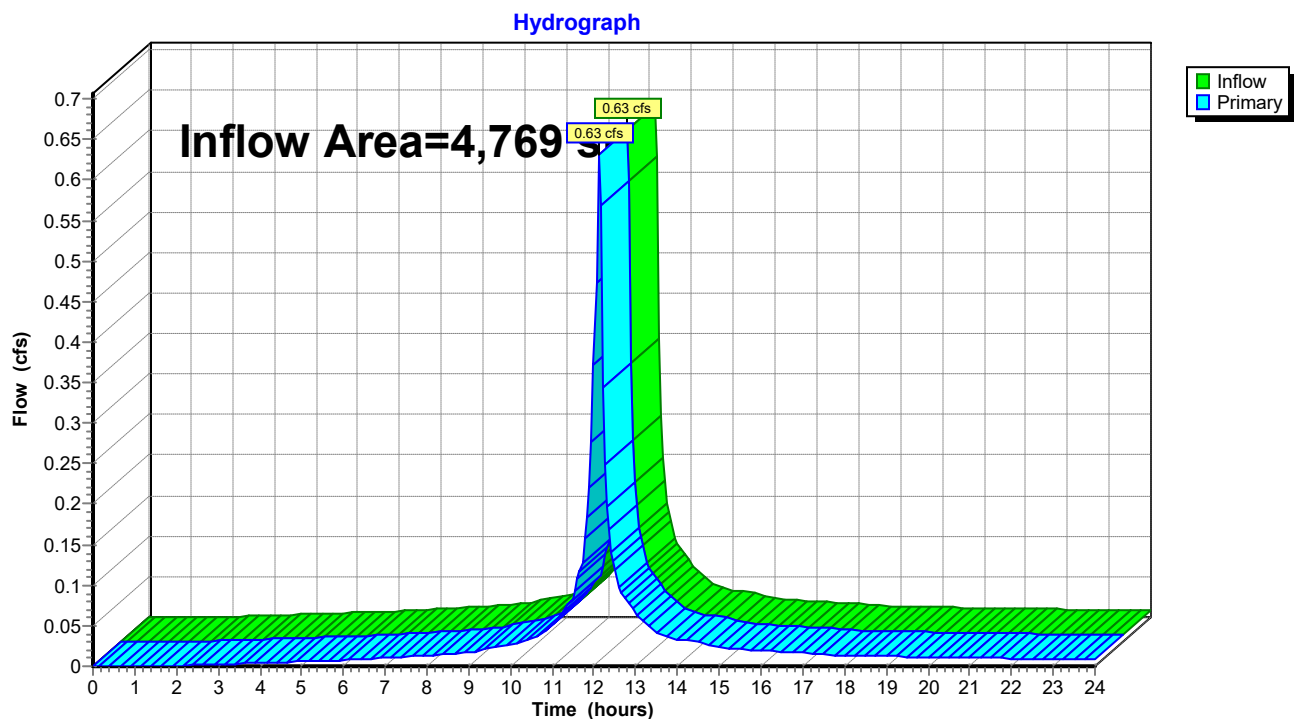
Inflow = 0.63 cfs @ 12.11 hrs, Volume= 2,216 cf

Primary = 0.63 cfs @ 12.11 hrs, Volume= 2,216 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: CATCHBASIN (ELIZABETH STREET)



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Summary for Link 2L: PROPOSED DOGHOUSE STORM MANHOLE

Inflow Area = 10,733 sf, 92.84% Impervious, Inflow Depth > 4.87" for 25 yr storm event

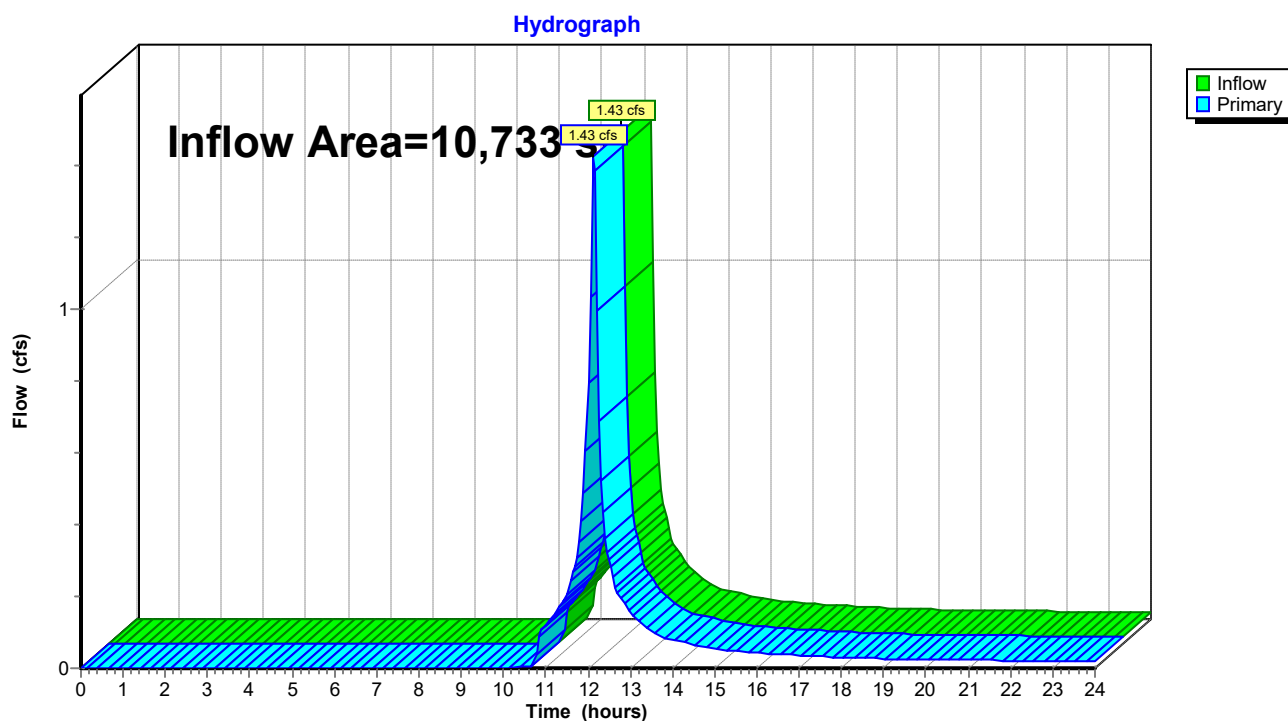
Inflow = 1.43 cfs @ 12.13 hrs, Volume= 4,358 cf

Primary = 1.43 cfs @ 12.13 hrs, Volume= 4,358 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE



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Summary for Link 3L: CATCHBASINS (WATER STREET)

Inflow Area = 920 sf, 43.04% Impervious, Inflow Depth > 3.38" for 25 yr storm event

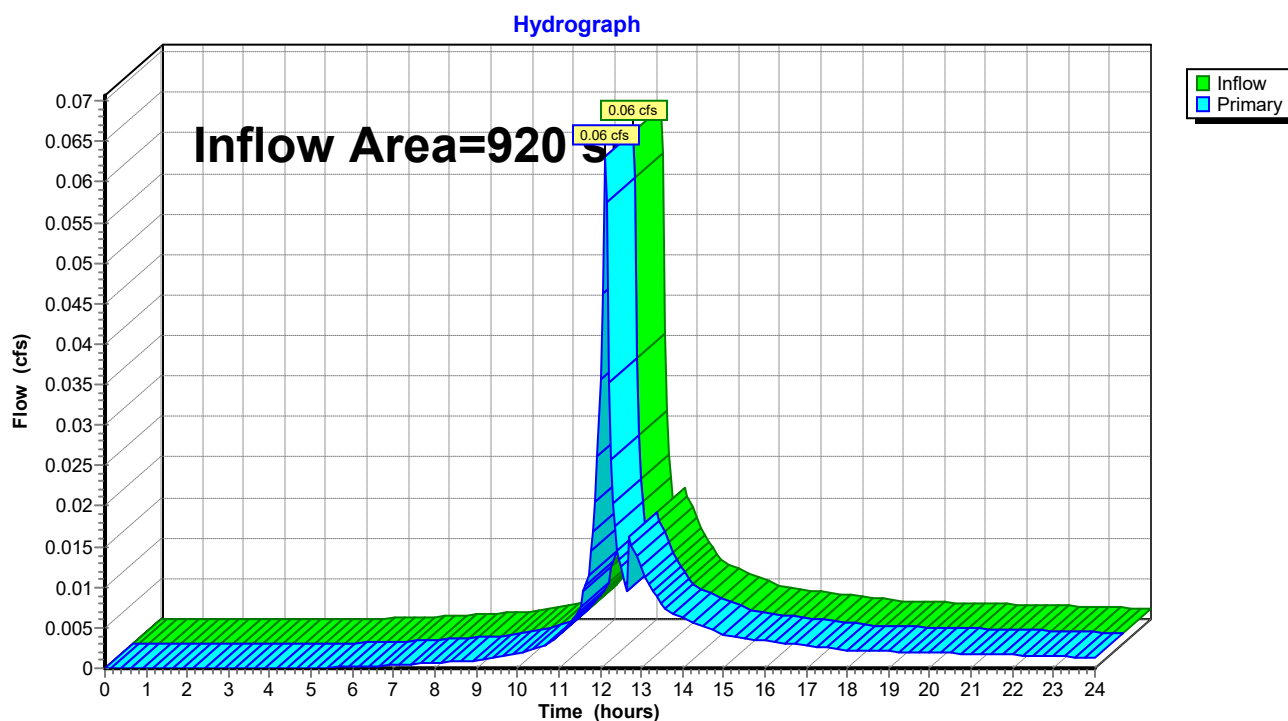
Inflow = 0.06 cfs @ 12.11 hrs, Volume= 259 cf

Primary = 0.06 cfs @ 12.11 hrs, Volume= 259 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: CATCHBASINS (WATER STREET)



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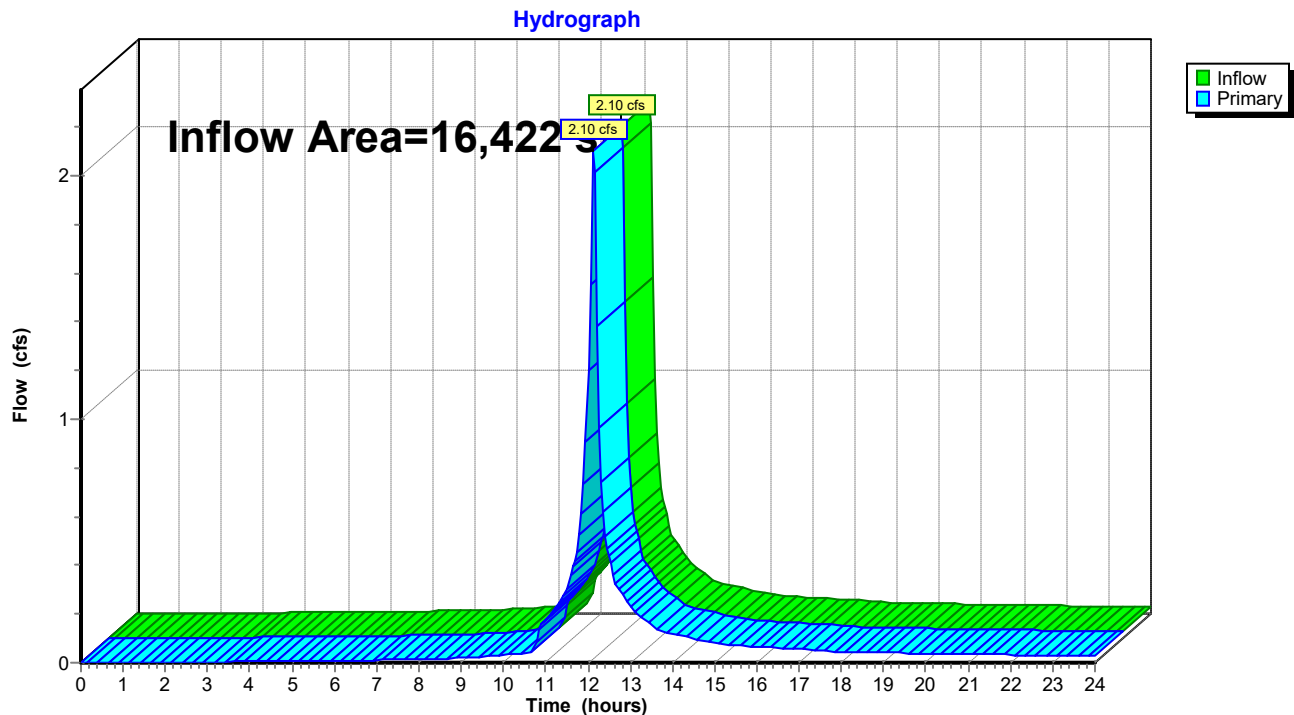
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Summary for Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 79.56% Impervious, Inflow Depth > 4.99" for 25 yr storm event
Inflow = 2.10 cfs @ 12.12 hrs, Volume= 6,833 cf
Primary = 2.10 cfs @ 12.12 hrs, Volume= 6,833 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)



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Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment PR DA-1a: ROOF AREA TO Runoff Area=4,330 sf 58.01% Impervious Runoff Depth>2.23"
Tc=5.0 min CN=94 Runoff=0.25 cfs 806 cf

Subcatchment PR DA-1b: BYPASS DRAINAGE Runoff Area=270 sf 8.52% Impervious Runoff Depth>1.28"
Tc=5.0 min CN=82 Runoff=0.01 cfs 29 cf

Subcatchment PR DA-1c: PERMEABLE Runoff Area=169 sf 100.00% Impervious Runoff Depth>2.65"
Tc=5.0 min CN=98 Runoff=0.01 cfs 37 cf

Subcatchment PR DA-2a: ROOF AREA Runoff Area=4,996 sf 100.00% Impervious Runoff Depth>2.65"
Tc=5.0 min CN=98 Runoff=0.31 cfs 1,102 cf

Subcatchment PR DA-2b: UNCOVERED Runoff Area=4,969 sf 100.00% Impervious Runoff Depth>2.65"
Tc=5.0 min CN=98 Runoff=0.31 cfs 1,096 cf

Subcatchment PR DA-2c: LAWN/PLANTINGS Runoff Area=768 sf 0.00% Impervious Runoff Depth>1.16"
Tc=5.0 min CN=80 Runoff=0.02 cfs 74 cf

Subcatchment PR DA-3a: BYPASS Runoff Area=533 sf 19.14% Impervious Runoff Depth>1.35"
Tc=5.0 min CN=83 Runoff=0.02 cfs 60 cf

Subcatchment PR DA-3b: PERMEABLE WALK Runoff Area=387 sf 75.97% Impervious Runoff Depth>2.23"
Tc=5.0 min CN=94 Runoff=0.02 cfs 72 cf

Pond 1Pc: PERMEABLE WALK Peak Elev=6.70' Storage=37 cf Inflow=0.01 cfs 37 cf
Outflow=0.00 cfs 0 cf

Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, Peak Elev=7.20' Storage=1,142 cf Inflow=0.62 cfs 2,198 cf
Outflow=0.39 cfs 1,114 cf

Pond 3Pb: PERMEABLE WALK Peak Elev=6.52' Storage=72 cf Inflow=0.02 cfs 72 cf
Outflow=0.00 cfs 0 cf

Link 1L: CATCHBASIN (ELIZABETH STREET) Inflow=0.26 cfs 834 cf
Primary=0.26 cfs 834 cf

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE Inflow=0.40 cfs 1,188 cf
Primary=0.40 cfs 1,188 cf

Link 3L: CATCHBASINS (WATER STREET) Inflow=0.02 cfs 60 cf
Primary=0.02 cfs 60 cf

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF Inflow=0.56 cfs 2,082 cf
Primary=0.56 cfs 2,082 cf

Total Runoff Area = 16,422 sf Runoff Volume = 3,276 cf Average Runoff Depth = 2.39"
20.44% Pervious = 3,357 sf 79.56% Impervious = 13,065 sf

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Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GRASS)

Runoff = 0.25 cfs @ 12.11 hrs, Volume= 806 cf, Depth> 2.23"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

Area (sf)	CN	Description
2,512	98	Roofs, HSG D
* 1,818	88	Green Roof, HSG D
4,330	94	Weighted Average
1,818		41.99% Pervious Area
2,512		58.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, DIRECT

Summary for Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1

Runoff = 0.01 cfs @ 12.12 hrs, Volume= 29 cf, Depth> 1.28"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

Area (sf)	CN	Description
* 23	98	Pavement/Walk, HSG D
* 247	80	>75% Grass/Plantings, Good, HSG D
270	82	Weighted Average
247		91.48% Pervious Area
23		8.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-1c: PERMEABLE WALK

Runoff = 0.01 cfs @ 12.11 hrs, Volume= 37 cf, Depth> 2.65"
 Routed to Pond 1Pc : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

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Area (sf)	CN	Description
* 169	98	Permeable Sidewalk, HSG D
169		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2a: ROOF AREA

Runoff = 0.31 cfs @ 12.11 hrs, Volume= 1,102 cf, Depth> 2.65"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

Area (sf)	CN	Description
4,996	98	Roofs, HSG D
4,996		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE

Runoff = 0.31 cfs @ 12.11 hrs, Volume= 1,096 cf, Depth> 2.65"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

Area (sf)	CN	Description
* 4,969	98	Parking Garage, HSG D
4,969		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Runoff = 0.02 cfs @ 12.12 hrs, Volume= 74 cf, Depth> 1.16"
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

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Area (sf)	CN	Description
768	80	>75% Grass cover, Good, HSG D
768		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Runoff = 0.02 cfs @ 12.12 hrs, Volume= 60 cf, Depth> 1.35"
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

Area (sf)	CN	Description
* 102	98	Walk/Stairs, HSG D
* 431	80	>75% Grass Plantings, Good, HSG D
533	83	Weighted Average
431		80.86% Pervious Area
102		19.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-3b: PERMEABLE WALK

Runoff = 0.02 cfs @ 12.11 hrs, Volume= 72 cf, Depth> 2.23"
 Routed to Pond 3Pb : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 1 yr storm Rainfall=2.88"

Area (sf)	CN	Description
* 294	98	Permeable Sidewalk, HSG D
93	80	>75% Grass cover, Good, HSG D
387	94	Weighted Average
93		24.03% Pervious Area
294		75.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

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Summary for Pond 1Pc: PERMEABLE WALK

Inflow Area = 169 sf, 100.00% Impervious, Inflow Depth > 2.65" for 1 yr storm event
 Inflow = 0.01 cfs @ 12.11 hrs, Volume= 37 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 6.70' @ 24.00 hrs Surf.Area= 169 sf Storage= 37 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	6.15'	70 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.15	169	0.0	0	0
6.82	169	40.0	45	45
7.07	169	40.0	17	62
7.23	169	30.0	8	70
7.53	169	0.0	0	70

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.52'	5.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.15' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Inflow Area = 9,965 sf, 100.00% Impervious, Inflow Depth > 2.65" for 1 yr storm event
 Inflow = 0.62 cfs @ 12.11 hrs, Volume= 2,198 cf
 Outflow = 0.39 cfs @ 12.21 hrs, Volume= 1,114 cf, Atten= 37%, Lag= 5.7 min
 Primary = 0.39 cfs @ 12.21 hrs, Volume= 1,114 cf
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 7.20' @ 12.21 hrs Surf.Area= 756 sf Storage= 1,142 cf

Plug-Flow detention time= 271.9 min calculated for 1,114 cf (51% of inflow)
 Center-of-Mass det. time= 137.3 min (896.7 - 759.5)

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Volume	Invert	Avail.Storage	Storage Description
#1C	5.00'	275 cf	42.00'W x 18.00'L x 3.17'H Field A 2,394 cf Overall - 1,707 cf Embedded = 687 cf x 40.0% Voids
#2C	5.50'	1,076 cf	retain_it retain_it 2.0' x 10 Inside #1 Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf 5 Rows adjusted for 26.5 cf perimeter wall
		1,351 cf	Total Available Storage

Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.10'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.40 Width (feet) 4.00 4.00

Primary OutFlow Max=0.37 cfs @ 12.21 hrs HW=7.19' (Free Discharge)

↑1=Custom Weir/Orifice (Weir Controls 0.37 cfs @ 1.00 fps)

Summary for Pond 3Pb: PERMEABLE WALK

Inflow Area = 387 sf, 75.97% Impervious, Inflow Depth > 2.23" for 1 yr storm event
 Inflow = 0.02 cfs @ 12.11 hrs, Volume= 72 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4

Peak Elev= 6.52' @ 24.00 hrs Surf.Area= 294 sf Storage= 72 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	5.91'	123 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.91	294	0.0	0	0
6.58	294	40.0	79	79
6.83	294	40.0	29	108
7.00	294	30.0	15	123
7.30	294	0.0	0	123

Device	Routing	Invert	Outlet Devices
#1	Primary	7.29'	40.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

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Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=5.91' (Free Discharge)

↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Link 1L: CATCHBASIN (ELIZABETH STREET)

Inflow Area = 4,769 sf, 56.70% Impervious, Inflow Depth > 2.10" for 1 yr storm event

Inflow = 0.26 cfs @ 12.11 hrs, Volume= 834 cf

Primary = 0.26 cfs @ 12.11 hrs, Volume= 834 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 2L: PROPOSED DOGHOUSE STORM MANHOLE

Inflow Area = 10,733 sf, 92.84% Impervious, Inflow Depth > 1.33" for 1 yr storm event

Inflow = 0.40 cfs @ 12.21 hrs, Volume= 1,188 cf

Primary = 0.40 cfs @ 12.21 hrs, Volume= 1,188 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 3L: CATCHBASINS (WATER STREET)

Inflow Area = 920 sf, 43.04% Impervious, Inflow Depth > 0.78" for 1 yr storm event

Inflow = 0.02 cfs @ 12.12 hrs, Volume= 60 cf

Primary = 0.02 cfs @ 12.12 hrs, Volume= 60 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 79.56% Impervious, Inflow Depth > 1.52" for 1 yr storm event

Inflow = 0.56 cfs @ 12.19 hrs, Volume= 2,082 cf

Primary = 0.56 cfs @ 12.19 hrs, Volume= 2,082 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment PR DA-1a: ROOF AREA TO Runoff Area=4,330 sf 58.01% Impervious Runoff Depth>2.82"
Tc=5.0 min CN=94 Runoff=0.31 cfs 1,019 cf

Subcatchment PR DA-1b: BYPASS DRAINAGE Runoff Area=270 sf 8.52% Impervious Runoff Depth>1.77"
Tc=5.0 min CN=82 Runoff=0.01 cfs 40 cf

Subcatchment PR DA-1c: PERMEABLE Runoff Area=169 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.01 cfs 46 cf

Subcatchment PR DA-2a: ROOF AREA Runoff Area=4,996 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.38 cfs 1,355 cf

Subcatchment PR DA-2b: UNCOVERED Runoff Area=4,969 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.38 cfs 1,348 cf

Subcatchment PR DA-2c: LAWN/PLANTINGS Runoff Area=768 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.03 cfs 104 cf

Subcatchment PR DA-3a: BYPASS Runoff Area=533 sf 19.14% Impervious Runoff Depth>1.85"
Tc=5.0 min CN=83 Runoff=0.03 cfs 82 cf

Subcatchment PR DA-3b: PERMEABLE WALK Runoff Area=387 sf 75.97% Impervious Runoff Depth>2.82"
Tc=5.0 min CN=94 Runoff=0.03 cfs 91 cf

Pond 1Pc: PERMEABLE WALK Peak Elev=6.83' Storage=46 cf Inflow=0.01 cfs 46 cf
Outflow=0.00 cfs 0 cf

Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, Peak Elev=7.24' Storage=1,170 cf Inflow=0.76 cfs 2,703 cf
Outflow=0.71 cfs 1,614 cf

Pond 3Pb: PERMEABLE WALK Peak Elev=6.68' Storage=91 cf Inflow=0.03 cfs 91 cf
Outflow=0.00 cfs 0 cf

Link 1L: CATCHBASIN (ELIZABETH STREET) Inflow=0.32 cfs 1,059 cf
Primary=0.32 cfs 1,059 cf

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE Inflow=0.74 cfs 1,718 cf
Primary=0.74 cfs 1,718 cf

Link 3L: CATCHBASINS (WATER STREET) Inflow=0.03 cfs 82 cf
Primary=0.03 cfs 82 cf

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF Inflow=1.08 cfs 2,859 cf
Primary=1.08 cfs 2,859 cf

Total Runoff Area = 16,422 sf Runoff Volume = 4,085 cf Average Runoff Depth = 2.98"
20.44% Pervious = 3,357 sf 79.56% Impervious = 13,065 sf

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Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GRASS)

Runoff = 0.31 cfs @ 12.11 hrs, Volume= 1,019 cf, Depth> 2.82"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

Area (sf)	CN	Description
2,512	98	Roofs, HSG D
* 1,818	88	Green Roof, HSG D
4,330	94	Weighted Average
1,818		41.99% Pervious Area
2,512		58.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, DIRECT

Summary for Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1

Runoff = 0.01 cfs @ 12.12 hrs, Volume= 40 cf, Depth> 1.77"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

Area (sf)	CN	Description
* 23	98	Pavement/Walk, HSG D
* 247	80	>75% Grass/Plantings, Good, HSG D
270	82	Weighted Average
247		91.48% Pervious Area
23		8.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-1c: PERMEABLE WALK

Runoff = 0.01 cfs @ 12.11 hrs, Volume= 46 cf, Depth> 3.25"
 Routed to Pond 1Pc : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

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Area (sf)	CN	Description
* 169	98	Permeable Sidewalk, HSG D
169		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2a: ROOF AREA

Runoff = 0.38 cfs @ 12.11 hrs, Volume= 1,355 cf, Depth> 3.25"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

Area (sf)	CN	Description
4,996	98	Roofs, HSG D
4,996		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE

Runoff = 0.38 cfs @ 12.11 hrs, Volume= 1,348 cf, Depth> 3.25"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

Area (sf)	CN	Description
* 4,969	98	Parking Garage, HSG D
4,969		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Runoff = 0.03 cfs @ 12.12 hrs, Volume= 104 cf, Depth> 1.63"
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

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Area (sf)	CN	Description
768	80	>75% Grass cover, Good, HSG D
768		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Runoff = 0.03 cfs @ 12.12 hrs, Volume= 82 cf, Depth> 1.85"
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

Area (sf)	CN	Description
* 102	98	Walk/Stairs, HSG D
* 431	80	>75% Grass Plantings, Good, HSG D
533	83	Weighted Average
431		80.86% Pervious Area
102		19.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-3b: PERMEABLE WALK

Runoff = 0.03 cfs @ 12.11 hrs, Volume= 91 cf, Depth> 2.82"
 Routed to Pond 3Pb : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 2 yr storm Rainfall=3.49"

Area (sf)	CN	Description
* 294	98	Permeable Sidewalk, HSG D
93	80	>75% Grass cover, Good, HSG D
387	94	Weighted Average
93		24.03% Pervious Area
294		75.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

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Summary for Pond 1Pc: PERMEABLE WALK

Inflow Area = 169 sf, 100.00% Impervious, Inflow Depth > 3.25" for 2 yr storm event
 Inflow = 0.01 cfs @ 12.11 hrs, Volume= 46 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 6.83' @ 24.00 hrs Surf.Area= 169 sf Storage= 46 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	6.15'	70 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.15	169	0.0	0	0
6.82	169	40.0	45	45
7.07	169	40.0	17	62
7.23	169	30.0	8	70
7.53	169	0.0	0	70

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.52'	5.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.15' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Inflow Area = 9,965 sf, 100.00% Impervious, Inflow Depth > 3.25" for 2 yr storm event
 Inflow = 0.76 cfs @ 12.11 hrs, Volume= 2,703 cf
 Outflow = 0.71 cfs @ 12.14 hrs, Volume= 1,614 cf, Atten= 6%, Lag= 1.5 min
 Primary = 0.71 cfs @ 12.14 hrs, Volume= 1,614 cf
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 7.24' @ 12.14 hrs Surf.Area= 756 sf Storage= 1,170 cf

Plug-Flow detention time= 233.4 min calculated for 1,614 cf (60% of inflow)
 Center-of-Mass det. time= 113.9 min (868.9 - 755.1)

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Volume	Invert	Avail.Storage	Storage Description
#1C	5.00'	275 cf	42.00'W x 18.00'L x 3.17'H Field A 2,394 cf Overall - 1,707 cf Embedded = 687 cf x 40.0% Voids
#2C	5.50'	1,076 cf	retain_it retain_it 2.0' x 10 Inside #1 Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf 5 Rows adjusted for 26.5 cf perimeter wall
		1,351 cf	Total Available Storage

Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.10'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.40 Width (feet) 4.00 4.00

Primary OutFlow Max=0.68 cfs @ 12.14 hrs HW=7.24' (Free Discharge)

↑1=Custom Weir/Orifice (Weir Controls 0.68 cfs @ 1.22 fps)

Summary for Pond 3Pb: PERMEABLE WALK

Inflow Area = 387 sf, 75.97% Impervious, Inflow Depth > 2.82" for 2 yr storm event
 Inflow = 0.03 cfs @ 12.11 hrs, Volume= 91 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4

Peak Elev= 6.68' @ 24.00 hrs Surf.Area= 294 sf Storage= 91 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	5.91'	123 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.91	294	0.0	0	0
6.58	294	40.0	79	79
6.83	294	40.0	29	108
7.00	294	30.0	15	123
7.30	294	0.0	0	123

Device	Routing	Invert	Outlet Devices
#1	Primary	7.29'	40.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

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NOAA 24-hr D 2 yr storm Rainfall=3.49"

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Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=5.91' (Free Discharge)

↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Link 1L: CATCHBASIN (ELIZABETH STREET)

Inflow Area = 4,769 sf, 56.70% Impervious, Inflow Depth > 2.66" for 2 yr storm event

Inflow = 0.32 cfs @ 12.11 hrs, Volume= 1,059 cf

Primary = 0.32 cfs @ 12.11 hrs, Volume= 1,059 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 2L: PROPOSED DOGHOUSE STORM MANHOLE

Inflow Area = 10,733 sf, 92.84% Impervious, Inflow Depth > 1.92" for 2 yr storm event

Inflow = 0.74 cfs @ 12.14 hrs, Volume= 1,718 cf

Primary = 0.74 cfs @ 12.14 hrs, Volume= 1,718 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 3L: CATCHBASINS (WATER STREET)

Inflow Area = 920 sf, 43.04% Impervious, Inflow Depth > 1.07" for 2 yr storm event

Inflow = 0.03 cfs @ 12.12 hrs, Volume= 82 cf

Primary = 0.03 cfs @ 12.12 hrs, Volume= 82 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 79.56% Impervious, Inflow Depth > 2.09" for 2 yr storm event

Inflow = 1.08 cfs @ 12.13 hrs, Volume= 2,859 cf

Primary = 1.08 cfs @ 12.13 hrs, Volume= 2,859 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment PR DA-1a: ROOF AREA TO Runoff Area=4,330 sf 58.01% Impervious Runoff Depth>3.81"
Tc=5.0 min CN=94 Runoff=0.41 cfs 1,376 cf

Subcatchment PR DA-1b: BYPASS DRAINAGE Runoff Area=270 sf 8.52% Impervious Runoff Depth>2.63"
Tc=5.0 min CN=82 Runoff=0.02 cfs 59 cf

Subcatchment PR DA-1c: PERMEABLE Runoff Area=169 sf 100.00% Impervious Runoff Depth>4.26"
Tc=5.0 min CN=98 Runoff=0.02 cfs 60 cf

Subcatchment PR DA-2a: ROOF AREA Runoff Area=4,996 sf 100.00% Impervious Runoff Depth>4.26"
Tc=5.0 min CN=98 Runoff=0.49 cfs 1,774 cf

Subcatchment PR DA-2b: UNCOVERED Runoff Area=4,969 sf 100.00% Impervious Runoff Depth>4.26"
Tc=5.0 min CN=98 Runoff=0.49 cfs 1,765 cf

Subcatchment PR DA-2c: LAWN/PLANTINGS Runoff Area=768 sf 0.00% Impervious Runoff Depth>2.46"
Tc=5.0 min CN=80 Runoff=0.05 cfs 157 cf

Subcatchment PR DA-3a: BYPASS Runoff Area=533 sf 19.14% Impervious Runoff Depth>2.72"
Tc=5.0 min CN=83 Runoff=0.04 cfs 121 cf

Subcatchment PR DA-3b: PERMEABLE WALK Runoff Area=387 sf 75.97% Impervious Runoff Depth>3.81"
Tc=5.0 min CN=94 Runoff=0.04 cfs 123 cf

Pond 1Pc: PERMEABLE WALK Peak Elev=7.04' Storage=60 cf Inflow=0.02 cfs 60 cf
Outflow=0.00 cfs 0 cf

Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, Peak Elev=7.27' Storage=1,186 cf Inflow=0.98 cfs 3,539 cf
Outflow=0.93 cfs 2,448 cf

Pond 3Pb: PERMEABLE WALK Peak Elev=7.00' Storage=123 cf Inflow=0.04 cfs 123 cf
Outflow=0.00 cfs 0 cf

Link 1L: CATCHBASIN (ELIZABETH STREET) Inflow=0.43 cfs 1,435 cf
Primary=0.43 cfs 1,435 cf

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE Inflow=0.98 cfs 2,606 cf
Primary=0.98 cfs 2,606 cf

Link 3L: CATCHBASINS (WATER STREET) Inflow=0.04 cfs 121 cf
Primary=0.04 cfs 121 cf

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF Inflow=1.42 cfs 4,162 cf
Primary=1.42 cfs 4,162 cf

Total Runoff Area = 16,422 sf Runoff Volume = 5,435 cf Average Runoff Depth = 3.97"
20.44% Pervious = 3,357 sf 79.56% Impervious = 13,065 sf

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Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GRASS)

Runoff = 0.41 cfs @ 12.11 hrs, Volume= 1,376 cf, Depth> 3.81"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

Area (sf)	CN	Description
2,512	98	Roofs, HSG D
* 1,818	88	Green Roof, HSG D
4,330	94	Weighted Average
1,818		41.99% Pervious Area
2,512		58.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, DIRECT

Summary for Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1

Runoff = 0.02 cfs @ 12.12 hrs, Volume= 59 cf, Depth> 2.63"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

Area (sf)	CN	Description
* 23	98	Pavement/Walk, HSG D
* 247	80	>75% Grass/Plantings, Good, HSG D
270	82	Weighted Average
247		91.48% Pervious Area
23		8.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-1c: PERMEABLE WALK

Runoff = 0.02 cfs @ 12.11 hrs, Volume= 60 cf, Depth> 4.26"
 Routed to Pond 1Pc : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

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Area (sf)	CN	Description
* 169	98	Permeable Sidewalk, HSG D
169		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2a: ROOF AREA

Runoff = 0.49 cfs @ 12.11 hrs, Volume= 1,774 cf, Depth> 4.26"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

Area (sf)	CN	Description
4,996	98	Roofs, HSG D
4,996		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE

Runoff = 0.49 cfs @ 12.11 hrs, Volume= 1,765 cf, Depth> 4.26"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

Area (sf)	CN	Description
* 4,969	98	Parking Garage, HSG D
4,969		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Runoff = 0.05 cfs @ 12.12 hrs, Volume= 157 cf, Depth> 2.46"
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

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Area (sf)	CN	Description
768	80	>75% Grass cover, Good, HSG D
768		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Runoff = 0.04 cfs @ 12.11 hrs, Volume= 121 cf, Depth> 2.72"
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

Area (sf)	CN	Description
* 102	98	Walk/Stairs, HSG D
* 431	80	>75% Grass Plantings, Good, HSG D
533	83	Weighted Average
431		80.86% Pervious Area
102		19.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-3b: PERMEABLE WALK

Runoff = 0.04 cfs @ 12.11 hrs, Volume= 123 cf, Depth> 3.81"
 Routed to Pond 3Pb : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 5 yr storm Rainfall=4.50"

Area (sf)	CN	Description
* 294	98	Permeable Sidewalk, HSG D
93	80	>75% Grass cover, Good, HSG D
387	94	Weighted Average
93		24.03% Pervious Area
294		75.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

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Summary for Pond 1Pc: PERMEABLE WALK

Inflow Area = 169 sf, 100.00% Impervious, Inflow Depth > 4.26" for 5 yr storm event
 Inflow = 0.02 cfs @ 12.11 hrs, Volume= 60 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 7.04' @ 24.00 hrs Surf.Area= 169 sf Storage= 60 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
 Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	6.15'	70 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.15	169	0.0	0	0
6.82	169	40.0	45	45
7.07	169	40.0	17	62
7.23	169	30.0	8	70
7.53	169	0.0	0	70

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.52'	5.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=6.15' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Inflow Area = 9,965 sf, 100.00% Impervious, Inflow Depth > 4.26" for 5 yr storm event
 Inflow = 0.98 cfs @ 12.11 hrs, Volume= 3,539 cf
 Outflow = 0.93 cfs @ 12.13 hrs, Volume= 2,448 cf, Atten= 5%, Lag= 1.2 min
 Primary = 0.93 cfs @ 12.13 hrs, Volume= 2,448 cf
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 7.27' @ 12.13 hrs Surf.Area= 756 sf Storage= 1,186 cf

Plug-Flow detention time= 200.8 min calculated for 2,448 cf (69% of inflow)
 Center-of-Mass det. time= 96.1 min (846.0 - 749.9)

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Volume	Invert	Avail.Storage	Storage Description
#1C	5.00'	275 cf	42.00'W x 18.00'L x 3.17'H Field A 2,394 cf Overall - 1,707 cf Embedded = 687 cf x 40.0% Voids
#2C	5.50'	1,076 cf	retain_it retain_it 2.0' x 10 Inside #1 Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf 5 Rows adjusted for 26.5 cf perimeter wall
		1,351 cf	Total Available Storage

Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.10'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.40 Width (feet) 4.00 4.00

Primary OutFlow Max=0.89 cfs @ 12.13 hrs HW=7.27' (Free Discharge)

↑1=Custom Weir/Orifice (Weir Controls 0.89 cfs @ 1.34 fps)

Summary for Pond 3Pb: PERMEABLE WALK

Inflow Area = 387 sf, 75.97% Impervious, Inflow Depth > 3.81" for 5 yr storm event
 Inflow = 0.04 cfs @ 12.11 hrs, Volume= 123 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4

Peak Elev= 7.00' @ 24.00 hrs Surf.Area= 294 sf Storage= 123 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	5.91'	123 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.91	294	0.0	0	0
6.58	294	40.0	79	79
6.83	294	40.0	29	108
7.00	294	30.0	15	123
7.30	294	0.0	0	123

Device	Routing	Invert	Outlet Devices
#1	Primary	7.29'	40.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

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Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=5.91' (Free Discharge)

↑1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Summary for Link 1L: CATCHBASIN (ELIZABETH STREET)

Inflow Area = 4,769 sf, 56.70% Impervious, Inflow Depth > 3.61" for 5 yr storm event

Inflow = 0.43 cfs @ 12.11 hrs, Volume= 1,435 cf

Primary = 0.43 cfs @ 12.11 hrs, Volume= 1,435 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 2L: PROPOSED DOGHOUSE STORM MANHOLE

Inflow Area = 10,733 sf, 92.84% Impervious, Inflow Depth > 2.91" for 5 yr storm event

Inflow = 0.98 cfs @ 12.13 hrs, Volume= 2,606 cf

Primary = 0.98 cfs @ 12.13 hrs, Volume= 2,606 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 3L: CATCHBASINS (WATER STREET)

Inflow Area = 920 sf, 43.04% Impervious, Inflow Depth > 1.58" for 5 yr storm event

Inflow = 0.04 cfs @ 12.11 hrs, Volume= 121 cf

Primary = 0.04 cfs @ 12.11 hrs, Volume= 121 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 79.56% Impervious, Inflow Depth > 3.04" for 5 yr storm event

Inflow = 1.42 cfs @ 12.12 hrs, Volume= 4,162 cf

Primary = 1.42 cfs @ 12.12 hrs, Volume= 4,162 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment PR DA-1a: ROOF AREA TO Runoff Area=4,330 sf 58.01% Impervious Runoff Depth>4.63"
Tc=5.0 min CN=94 Runoff=0.49 cfs 1,671 cf

Subcatchment PR DA-1b: BYPASS DRAINAGE Runoff Area=270 sf 8.52% Impervious Runoff Depth>3.37"
Tc=5.0 min CN=82 Runoff=0.02 cfs 76 cf

Subcatchment PR DA-1c: PERMEABLE Runoff Area=169 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=0.02 cfs 72 cf

Subcatchment PR DA-2a: ROOF AREA Runoff Area=4,996 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=0.58 cfs 2,119 cf

Subcatchment PR DA-2b: UNCOVERED Runoff Area=4,969 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=0.58 cfs 2,108 cf

Subcatchment PR DA-2c: LAWN/PLANTINGS Runoff Area=768 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.07 cfs 204 cf

Subcatchment PR DA-3a: BYPASS Runoff Area=533 sf 19.14% Impervious Runoff Depth>3.47"
Tc=5.0 min CN=83 Runoff=0.05 cfs 154 cf

Subcatchment PR DA-3b: PERMEABLE WALK Runoff Area=387 sf 75.97% Impervious Runoff Depth>4.63"
Tc=5.0 min CN=94 Runoff=0.04 cfs 149 cf

Pond 1Pc: PERMEABLE WALK Peak Elev=7.52' Storage=70 cf Inflow=0.02 cfs 72 cf
Outflow=0.00 cfs 1 cf

Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, Peak Elev=7.29' Storage=1,199 cf Inflow=1.16 cfs 4,227 cf
Outflow=1.10 cfs 3,136 cf

Pond 3Pb: PERMEABLE WALK Peak Elev=7.29' Storage=123 cf Inflow=0.04 cfs 149 cf
Outflow=0.00 cfs 0 cf

Link 1L: CATCHBASIN (ELIZABETH STREET) Inflow=0.51 cfs 1,747 cf
Primary=0.51 cfs 1,747 cf

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE Inflow=1.17 cfs 3,340 cf
Primary=1.17 cfs 3,340 cf

Link 3L: CATCHBASINS (WATER STREET) Inflow=0.05 cfs 154 cf
Primary=0.05 cfs 154 cf

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF Inflow=1.71 cfs 5,241 cf
Primary=1.71 cfs 5,241 cf

Total Runoff Area = 16,422 sf Runoff Volume = 6,552 cf Average Runoff Depth = 4.79"
20.44% Pervious = 3,357 sf 79.56% Impervious = 13,065 sf

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Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GRASS)

Runoff = 0.49 cfs @ 12.11 hrs, Volume= 1,671 cf, Depth> 4.63"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

Area (sf)	CN	Description
2,512	98	Roofs, HSG D
* 1,818	88	Green Roof, HSG D
4,330	94	Weighted Average
1,818		41.99% Pervious Area
2,512		58.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, DIRECT

Summary for Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1

Runoff = 0.02 cfs @ 12.11 hrs, Volume= 76 cf, Depth> 3.37"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

Area (sf)	CN	Description
* 23	98	Pavement/Walk, HSG D
* 247	80	>75% Grass/Plantings, Good, HSG D
270	82	Weighted Average
247		91.48% Pervious Area
23		8.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-1c: PERMEABLE WALK

Runoff = 0.02 cfs @ 12.11 hrs, Volume= 72 cf, Depth> 5.09"
 Routed to Pond 1Pc : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

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Area (sf)	CN	Description
* 169	98	Permeable Sidewalk, HSG D
169		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2a: ROOF AREA

Runoff = 0.58 cfs @ 12.11 hrs, Volume= 2,119 cf, Depth> 5.09"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

Area (sf)	CN	Description
4,996	98	Roofs, HSG D
4,996		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE

Runoff = 0.58 cfs @ 12.11 hrs, Volume= 2,108 cf, Depth> 5.09"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

Area (sf)	CN	Description
* 4,969	98	Parking Garage, HSG D
4,969		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Runoff = 0.07 cfs @ 12.11 hrs, Volume= 204 cf, Depth> 3.18"
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

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Area (sf)	CN	Description
768	80	>75% Grass cover, Good, HSG D
768		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Runoff = 0.05 cfs @ 12.11 hrs, Volume= 154 cf, Depth> 3.47"
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

Area (sf)	CN	Description
* 102	98	Walk/Stairs, HSG D
* 431	80	>75% Grass Plantings, Good, HSG D
533	83	Weighted Average
431		80.86% Pervious Area
102		19.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-3b: PERMEABLE WALK

Runoff = 0.04 cfs @ 12.11 hrs, Volume= 149 cf, Depth> 4.63"
 Routed to Pond 3Pb : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 10 yr storm Rainfall=5.33"

Area (sf)	CN	Description
* 294	98	Permeable Sidewalk, HSG D
93	80	>75% Grass cover, Good, HSG D
387	94	Weighted Average
93		24.03% Pervious Area
294		75.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

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Summary for Pond 1Pc: PERMEABLE WALK

Inflow Area = 169 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 yr storm event
 Inflow = 0.02 cfs @ 12.11 hrs, Volume= 72 cf
 Outflow = 0.00 cfs @ 22.50 hrs, Volume= 1 cf, Atten= 99%, Lag= 623.3 min
 Primary = 0.00 cfs @ 22.50 hrs, Volume= 1 cf
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 7.52' @ 22.50 hrs Surf.Area= 169 sf Storage= 70 cf

Plug-Flow detention time= 1,280.1 min calculated for 1 cf (1% of inflow)
 Center-of-Mass det. time= 645.5 min (1,392.3 - 746.8)

Volume	Invert	Avail.Storage	Storage Description	
#1	6.15'	70 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.15	169	0.0	0	0
6.82	169	40.0	45	45
7.07	169	40.0	17	62
7.23	169	30.0	8	70
7.53	169	0.0	0	70

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.52'	5.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 22.50 hrs HW=7.52' (Free Discharge)

↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.03 fps)

Summary for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Inflow Area = 9,965 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 yr storm event
 Inflow = 1.16 cfs @ 12.11 hrs, Volume= 4,227 cf
 Outflow = 1.10 cfs @ 12.13 hrs, Volume= 3,136 cf, Atten= 5%, Lag= 1.1 min
 Primary = 1.10 cfs @ 12.13 hrs, Volume= 3,136 cf
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 7.29' @ 12.13 hrs Surf.Area= 756 sf Storage= 1,199 cf

Plug-Flow detention time= 182.9 min calculated for 3,130 cf (74% of inflow)
 Center-of-Mass det. time= 87.8 min (834.6 - 746.8)

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Volume	Invert	Avail.Storage	Storage Description
#1C	5.00'	275 cf	42.00'W x 18.00'L x 3.17'H Field A 2,394 cf Overall - 1,707 cf Embedded = 687 cf x 40.0% Voids
#2C	5.50'	1,076 cf	retain_it retain_it 2.0' x 10 Inside #1 Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf 5 Rows adjusted for 26.5 cf perimeter wall
		1,351 cf	Total Available Storage

Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.10'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.40 Width (feet) 4.00 4.00

Primary OutFlow Max=1.06 cfs @ 12.13 hrs HW=7.29' (Free Discharge)

↑1=Custom Weir/Orifice (Weir Controls 1.06 cfs @ 1.42 fps)

Summary for Pond 3Pb: PERMEABLE WALK

Inflow Area = 387 sf, 75.97% Impervious, Inflow Depth > 4.63" for 10 yr storm event
 Inflow = 0.04 cfs @ 12.11 hrs, Volume= 149 cf
 Outflow = 0.00 cfs @ 15.22 hrs, Volume= 0 cf, Atten= 100%, Lag= 186.6 min
 Primary = 0.00 cfs @ 15.22 hrs, Volume= 0 cf
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4

Peak Elev= 7.29' @ 15.20 hrs Surf.Area= 294 sf Storage= 123 cf

Plug-Flow detention time= 768.3 min calculated for 0 cf (0% of inflow)

Center-of-Mass det. time= 148.5 min (922.3 - 773.8)

Volume	Invert	Avail.Storage	Storage Description
#1	5.91'	123 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.91	294	0.0	0	0
6.58	294	40.0	79	79
6.83	294	40.0	29	108
7.00	294	30.0	15	123
7.30	294	0.0	0	123

Device	Routing	Invert	Outlet Devices
#1	Primary	7.29'	40.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Primary OutFlow Max=0.00 cfs @ 15.22 hrs HW=7.29' (Free Discharge)↑1=**Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.01 fps)**Summary for Link 1L: CATCHBASIN (ELIZABETH STREET)**

Inflow Area = 4,769 sf, 56.70% Impervious, Inflow Depth > 4.40" for 10 yr storm event

Inflow = 0.51 cfs @ 12.11 hrs, Volume= 1,747 cf

Primary = 0.51 cfs @ 12.11 hrs, Volume= 1,747 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 2L: PROPOSED DOGHOUSE STORM MANHOLE

Inflow Area = 10,733 sf, 92.84% Impervious, Inflow Depth > 3.73" for 10 yr storm event

Inflow = 1.17 cfs @ 12.13 hrs, Volume= 3,340 cf

Primary = 1.17 cfs @ 12.13 hrs, Volume= 3,340 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 3L: CATCHBASINS (WATER STREET)

Inflow Area = 920 sf, 43.04% Impervious, Inflow Depth > 2.01" for 10 yr storm event

Inflow = 0.05 cfs @ 12.11 hrs, Volume= 154 cf

Primary = 0.05 cfs @ 12.11 hrs, Volume= 154 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 79.56% Impervious, Inflow Depth > 3.83" for 10 yr storm event

Inflow = 1.71 cfs @ 12.12 hrs, Volume= 5,241 cf

Primary = 1.71 cfs @ 12.12 hrs, Volume= 5,241 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment PR DA-1a: ROOF AREA TO Runoff Area=4,330 sf 58.01% Impervious Runoff Depth>6.62"
Tc=5.0 min CN=94 Runoff=0.68 cfs 2,389 cf

Subcatchment PR DA-1b: BYPASS DRAINAGE Runoff Area=270 sf 8.52% Impervious Runoff Depth>5.23"
Tc=5.0 min CN=82 Runoff=0.04 cfs 118 cf

Subcatchment PR DA-1c: PERMEABLE Runoff Area=169 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=0.03 cfs 100 cf

Subcatchment PR DA-2a: ROOF AREA Runoff Area=4,996 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=0.80 cfs 2,954 cf

Subcatchment PR DA-2b: UNCOVERED Runoff Area=4,969 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=0.80 cfs 2,939 cf

Subcatchment PR DA-2c: LAWN/PLANTINGS Runoff Area=768 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.10 cfs 320 cf

Subcatchment PR DA-3a: BYPASS Runoff Area=533 sf 19.14% Impervious Runoff Depth>5.35"
Tc=5.0 min CN=83 Runoff=0.07 cfs 237 cf

Subcatchment PR DA-3b: PERMEABLE WALK Runoff Area=387 sf 75.97% Impervious Runoff Depth>6.62"
Tc=5.0 min CN=94 Runoff=0.06 cfs 214 cf

Pond 1Pc: PERMEABLE WALK Peak Elev=7.52' Storage=70 cf Inflow=0.03 cfs 100 cf
Outflow=0.01 cfs 57 cf

Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, Peak Elev=7.34' Storage=1,226 cf Inflow=1.60 cfs 5,893 cf
Outflow=1.53 cfs 4,802 cf

Pond 3Pb: PERMEABLE WALK Peak Elev=7.29' Storage=123 cf Inflow=0.06 cfs 214 cf
Outflow=0.03 cfs 175 cf

Link 1L: CATCHBASIN (ELIZABETH STREET) Inflow=0.72 cfs 2,564 cf
Primary=0.72 cfs 2,564 cf

Link 2L: PROPOSED DOGHOUSE STORM MANHOLE Inflow=1.63 cfs 5,122 cf
Primary=1.63 cfs 5,122 cf

Link 3L: CATCHBASINS (WATER STREET) Inflow=0.07 cfs 412 cf
Primary=0.07 cfs 412 cf

Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF Inflow=2.40 cfs 8,098 cf
Primary=2.40 cfs 8,098 cf

Total Runoff Area = 16,422 sf Runoff Volume = 9,271 cf Average Runoff Depth = 6.77"
20.44% Pervious = 3,357 sf 79.56% Impervious = 13,065 sf

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Subcatchment PR DA-1a: ROOF AREA TO HYDRODYNAMIC SEPARATOR (INCLUSIVE OF 1,818 SF OF GRASS)

Runoff = 0.68 cfs @ 12.11 hrs, Volume= 2,389 cf, Depth> 6.62"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

Area (sf)	CN	Description
2,512	98	Roofs, HSG D
* 1,818	88	Green Roof, HSG D
4,330	94	Weighted Average
1,818		41.99% Pervious Area
2,512		58.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, DIRECT

Summary for Subcatchment PR DA-1b: BYPASS DRAINAGE AREA #1

Runoff = 0.04 cfs @ 12.11 hrs, Volume= 118 cf, Depth> 5.23"
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

Area (sf)	CN	Description
* 23	98	Pavement/Walk, HSG D
* 247	80	>75% Grass/Plantings, Good, HSG D
270	82	Weighted Average
247		91.48% Pervious Area
23		8.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-1c: PERMEABLE WALK

Runoff = 0.03 cfs @ 12.11 hrs, Volume= 100 cf, Depth> 7.10"
 Routed to Pond 1Pc : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

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	Area (sf)	CN	Description
*	169	98	Permeable Sidewalk, HSG D
	169		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2a: ROOF AREA

Runoff = 0.80 cfs @ 12.11 hrs, Volume= 2,954 cf, Depth> 7.10"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

	Area (sf)	CN	Description
	4,996	98	Roofs, HSG D
	4,996		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2b: UNCOVERED PARKING GARAGE

Runoff = 0.80 cfs @ 12.11 hrs, Volume= 2,939 cf, Depth> 7.10"
 Routed to Pond 2P : (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

	Area (sf)	CN	Description
*	4,969	98	Parking Garage, HSG D
	4,969		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-2c: LAWN/PLANTINGS AREA

Runoff = 0.10 cfs @ 12.11 hrs, Volume= 320 cf, Depth> 5.01"
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

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Area (sf)	CN	Description
768	80	>75% Grass cover, Good, HSG D
768		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

Summary for Subcatchment PR DA-3a: BYPASS DRAINAGE AREA #3

Runoff = 0.07 cfs @ 12.11 hrs, Volume= 237 cf, Depth> 5.35"
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

Area (sf)	CN	Description
* 102	98	Walk/Stairs, HSG D
* 431	80	>75% Grass Plantings, Good, HSG D
533	83	Weighted Average
431		80.86% Pervious Area
102		19.14% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Summary for Subcatchment PR DA-3b: PERMEABLE WALK

Runoff = 0.06 cfs @ 12.11 hrs, Volume= 214 cf, Depth> 6.62"
 Routed to Pond 3Pb : PERMEABLE WALK

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 NOAA 24-hr D 50 yr storm Rainfall=7.34"

Area (sf)	CN	Description
* 294	98	Permeable Sidewalk, HSG D
93	80	>75% Grass cover, Good, HSG D
387	94	Weighted Average
93		24.03% Pervious Area
294		75.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct

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Summary for Pond 1Pc: PERMEABLE WALK

Inflow Area = 169 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 yr storm event
 Inflow = 0.03 cfs @ 12.11 hrs, Volume= 100 cf
 Outflow = 0.01 cfs @ 12.87 hrs, Volume= 57 cf, Atten= 81%, Lag= 45.7 min
 Primary = 0.01 cfs @ 12.87 hrs, Volume= 57 cf
 Routed to Link 1L : CATCHBASIN (ELIZABETH STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4
 Peak Elev= 7.52' @ 12.85 hrs Surf.Area= 169 sf Storage= 70 cf

Plug-Flow detention time= 388.3 min calculated for 56 cf (57% of inflow)
 Center-of-Mass det. time= 258.7 min (1,000.5 - 741.8)

Volume	Invert	Avail.Storage	Storage Description	
#1	6.15'	70 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.15	169	0.0	0	0
6.82	169	40.0	45	45
7.07	169	40.0	17	62
7.23	169	30.0	8	70
7.53	169	0.0	0	70

Device	Routing	Invert	Outlet Devices											
#1	Primary	7.52'	5.0' long x 1.0' breadth Broad-Crested Rectangular Weir											
			Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00	
				2.50	3.00									
			Coef. (English)	2.69	2.72	2.75	2.85	2.98	3.08	3.20	3.28	3.31		
				3.30	3.31	3.32								

Primary OutFlow Max=0.00 cfs @ 12.87 hrs HW=7.52' (Free Discharge)

↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.16 fps)

Summary for Pond 2P: (10) 2' HIGH RETAIN-IT UNITS (2P, INFILTRATION)

Inflow Area = 9,965 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 yr storm event
 Inflow = 1.60 cfs @ 12.11 hrs, Volume= 5,893 cf
 Outflow = 1.53 cfs @ 12.13 hrs, Volume= 4,802 cf, Atten= 5%, Lag= 1.0 min
 Primary = 1.53 cfs @ 12.13 hrs, Volume= 4,802 cf
 Routed to Link 2L : PROPOSED DOGHOUSE STORM MANHOLE

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 7.34' @ 12.13 hrs Surf.Area= 756 sf Storage= 1,226 cf

Plug-Flow detention time= 155.5 min calculated for 4,802 cf (81% of inflow)
 Center-of-Mass det. time= 74.9 min (816.7 - 741.8)

Water Street_71_PROPOSED 11-29-24

Prepared by Ochman Associates, Inc

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NOAA 24-hr D 50 yr storm Rainfall=7.34"

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Volume	Invert	Avail.Storage	Storage Description
#1C	5.00'	275 cf	42.00'W x 18.00'L x 3.17'H Field A 2,394 cf Overall - 1,707 cf Embedded = 687 cf x 40.0% Voids
#2C	5.50'	1,076 cf	retain_it retain_it 2.0' x 10 Inside #1 Inside= 84.0"W x 24.0"H => 13.78 sf x 8.00'L = 110.3 cf Outside= 96.0"W x 32.0"H => 21.33 sf x 8.00'L = 170.7 cf 5 Rows adjusted for 26.5 cf perimeter wall
		1,351 cf	Total Available Storage

Storage Group C created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	7.10'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.40 Width (feet) 4.00 4.00

Primary OutFlow Max=1.47 cfs @ 12.13 hrs HW=7.33' (Free Discharge)

↑1=Custom Weir/Orifice (Weir Controls 1.47 cfs @ 1.58 fps)

Summary for Pond 3Pb: PERMEABLE WALK

Inflow Area = 387 sf, 75.97% Impervious, Inflow Depth > 6.62" for 50 yr storm event
 Inflow = 0.06 cfs @ 12.11 hrs, Volume= 214 cf
 Outflow = 0.03 cfs @ 12.32 hrs, Volume= 175 cf, Atten= 49%, Lag= 12.6 min
 Primary = 0.03 cfs @ 12.32 hrs, Volume= 175 cf
 Routed to Link 3L : CATCHBASINS (WATER STREET)

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 4

Peak Elev= 7.29' @ 12.30 hrs Surf.Area= 294 sf Storage= 123 cf

Plug-Flow detention time= 248.7 min calculated for 175 cf (82% of inflow)

Center-of-Mass det. time= 171.1 min (935.8 - 764.7)

Volume	Invert	Avail.Storage	Storage Description	
#1	5.91'	123 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.91	294	0.0	0	0
6.58	294	40.0	79	79
6.83	294	40.0	29	108
7.00	294	30.0	15	123
7.30	294	0.0	0	123

Device	Routing	Invert	Outlet Devices
#1	Primary	7.29'	40.0' long x 1.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32

Water Street_71_PROPOSED 11-29-24

Prepared by Ochman Associates, Inc

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NOAA 24-hr D 50 yr storm Rainfall=7.34"

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Primary OutFlow Max=0.01 cfs @ 12.32 hrs HW=7.29' (Free Discharge)

↑1=**Broad-Crested Rectangular Weir** (Weir Controls 0.01 cfs @ 0.14 fps)

Summary for Link 1L: CATCHBASIN (ELIZABETH STREET)

Inflow Area = 4,769 sf, 56.70% Impervious, Inflow Depth > 6.45" for 50 yr storm event

Inflow = 0.72 cfs @ 12.11 hrs, Volume= 2,564 cf

Primary = 0.72 cfs @ 12.11 hrs, Volume= 2,564 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 2L: PROPOSED DOGHOUSE STORM MANHOLE

Inflow Area = 10,733 sf, 92.84% Impervious, Inflow Depth > 5.73" for 50 yr storm event

Inflow = 1.63 cfs @ 12.13 hrs, Volume= 5,122 cf

Primary = 1.63 cfs @ 12.13 hrs, Volume= 5,122 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 3L: CATCHBASINS (WATER STREET)

Inflow Area = 920 sf, 43.04% Impervious, Inflow Depth > 5.38" for 50 yr storm event

Inflow = 0.07 cfs @ 12.11 hrs, Volume= 412 cf

Primary = 0.07 cfs @ 12.11 hrs, Volume= 412 cf, Atten= 0%, Lag= 0.0 min

Routed to Link 4L, POC : COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Summary for Link 4L, POC: COMBINED HYDROGRAPH, EX. STORM MANHOLE (POINT OF CONCERN)

Inflow Area = 16,422 sf, 79.56% Impervious, Inflow Depth > 5.92" for 50 yr storm event

Inflow = 2.40 cfs @ 12.12 hrs, Volume= 8,098 cf

Primary = 2.40 cfs @ 12.12 hrs, Volume= 8,098 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

APPENDIX “J”
GRV, WQV, WQF,
Infiltration Drawdown Calculations,
Pipe Conveyance Calculations

Groundwater Recharge Volume Calculations

Name: Hyde Park Properties, LLC
Address: 71 Water Street & 25 Elizabeth Street, Norwalk, Connecticut
Project: Apartment Redevelopment
Date: November 16, 2024

Equation Abbreviation Definitions

GRV = Groundwater Recharge Volume (cubic feet)
F = target depth factor associated with each Hydrologic Soil Group (inches)
I = net increase in Impervious Area for re-development projects (square feet)

Design Parameters

F = 0.1 inches (NRCS Hydrologic Soil Group D)
I = 14,883 s.f. (proposed) – 14,810 s.f. (existing) = 73 s.f.

Groundwater Recharge Volume Calculations

GRV = $F \times I$
GRV = $(0.1 \text{ in} / 12 \text{ in/ft}) \times (73 \text{ s.f.})$
GRV = 0.6 c.f.

Groundwater Recharge Volume = 0.6 c.f.

Total Retention Storage Volume = 1,028 c.f. (Up To Weir in Meter Manhole)

WATER QUALITY VOLUME CALCULATIONS

Name: Hyde Park Properties, LLC
Address: 71 Water Street & 25 Elizabeth Street, Norwalk, Connecticut
Project: Apartment Redevelopment
Date: November 16, 2024

Water Quality Volume (WQV):

$$\text{WQV} = 1.3''(\text{R})(\text{A})/12$$

$$\text{R} = \text{volumetric runoff coefficient} = 0.05 + 0.009(\text{I})$$

$$\text{A} = \text{site area}$$

Water Quality Volume Calculations For "Site"

$$\text{R} = 0.05 + 0.009(90.63) = 0.86567$$

$$\text{A} = 16,422 \text{ ft}^2$$

$$\text{I} = 14,883 \text{ ft}^2 \text{ (% Impervious Coverage Includes Green Roof \& Permeable Paver Area)}$$

$$\text{WQV} = 1.3'' (0.86567) (16,422 \text{ ft}^2)/12 = 1,540 \text{ ft}^3$$

$$\text{Water Quality Volume (WQV)} = 1,540 \text{ ft}^3$$

Water Quality Volume provided within the (10) 2' high Retain-it Units is 1,087 ft³ up to the overflow weir.

Water Quality Volume provided within the Green Roof Tray Area =

$$1,818 \text{ sf} \times 0.3854' (\text{Depth}) \times 0.40\% (\text{Conservative Water Holding Capacity}) = 280 \text{ ft}^3$$

$$\text{Water Quality Volume provided within the permeable walk} = 193 \text{ ft}^3$$

$$\text{Total Retained Volume} = 1,560 \text{ ft}^3 > \text{Water Quality Volume} = 1,540 \text{ ft}^3$$

100% of WQV retained on-site

WATER QUALITY FLOW CALCULATIONS

Name: Hyde Park Properties, LLC
Address: 71 Water Street & 25 Elizabeth Street, Norwalk, Connecticut
Project: Apartment Redevelopment
Date: November 16, 2024

Drainage Area PR DA-1a To The Hydrodynamic Separator. This area is the proposed eastern roof area of the proposed apartment building.

Water Quality Volume (WQV) (PR DA-1a To Proposed Hydrodynamic Separator):

$$WQV = 1.3''(R)(A)/12$$

$$R = \text{volumetric runoff coefficient} = 0.05 + 0.009(I)$$

$$A = \text{site area}$$

Water Quality Volume Calculations For "PR DA-1a"

Watershed "PR-DA-1a" Input Data:

$$\text{Impervious Coverage} = 4,330 \text{ ft}^2$$

$$R = 0.95$$

$$A = 4,330 \text{ ft}^2$$

$$WQV = 1.3'' (0.95) (4,330 \text{ ft}^2) / 12 = 445.6 \text{ ft}^3$$

$$\text{Water Quality Volume (WQV)} = 445.6 \text{ ft}^3$$

Water Quality Flow Rate (WQF)

$$WQF = (qu) (A) (Q)$$

$$Q = (WQV (12 \text{ in/ft}) / A = (445.6 \text{ ft}^3 (12 \text{ in/ft}) / 4,330 \text{ ft}^2) = 1.235 \text{ in}$$

$$P = \text{Design precipitation} = 1.3''$$

$$CN = 98$$

$$T_c = 0.167 \text{ hrs.} = 10 \text{ min. (Minimum value used)}$$

$$I_a = 0.041 \text{ inches}$$

$$I_a/P = 0.041'' / 1.3'' = 0.032$$

$$qu = 650 \text{ csm/in (Extrapolated from Exhibit 4-III CT Stormwater Quality Manual)}$$

$$WQF = (qu) (A) (Q) = (650 \text{ csm/in}) (1/(5280 \text{ ft}^2)^2 (4,330 \text{ ft}^2) (1.235 \text{ in}) = 0.125 \text{ cfs}$$

Proposed Hydrodynamic Separator: First Defense High-Capacity Model Number: FD-4HC

Infiltration System Drawdown Calculations

Name: Hyde Park Properties, LLC
Address: 71 Water Street & 25 Elizabeth Street, Norwalk, Connecticut
Project: Apartment Redevelopment
Date: November 16, 2024

Drainage Area PR DA-2a & 2b

(10) 2' High Retain-It Units. The storage capacity of this detention system below the weir in the meter manhole.

$$Time_{drawdown} = DV / (K)(A)$$

$$DV = \text{Design Volume} = 1,087 \text{ ft}^3$$

$$K = \text{Infiltration Rate} = 2.41 \text{ in/hr (Rawls Infiltration Rate for Loamy Sand)}$$

$$A = \text{Bottom Area} = 756 \text{ ft}^2$$

$$Time_{drawdown} = 1,087 \text{ ft}^3 / (2.41 \text{ in/hr}) (1 \text{ ft}/12 \text{ in}) (756 \text{ ft}^2) = 7.2 \text{ hrs}$$

The proposed detention volume will be drawn down within 48 hours.

Storm Drainage System Conveyance Calculations

Name: Hyde Park Properties, LLC
Address: 71 Water Street & 25 Elizabeth Street, Norwalk, Connecticut
Project: Apartment Redevelopment
Date: November 16, 2024

The pipe capacities were calculated using Manning's Equation for full flow & 2/3 flow conditions. The proposed pipe information, 25-year peak design flows and corresponding maximum & 2/3 capacities are summarized below. Refer to the Grading and Storm Drainage Plan for pipe and structure locations.

CONTRIBUTING WATERSHED	DIA. (IN)	MATERIAL	SLOPE (%)	25 YEAR PEAK DESIGN FLOW (CFS)	MAX CAPACITY (CFS)	2/3 CAPACITY (CFS)
PR DA-1a	8	PVC	2.10	0.60	2.09	1.88
PR DA-2a	8	PVC	2.10	0.71	2.09	1.88
PR DA-2b	8	PVC	2.10	0.71	2.09	1.88
PR DA-2a & 2b After Detention 2P	10	PVC	1.34	1.34	2.96	2.66
PR DA-2c	6	PVC	1.51	0.09	0.81	0.73

APPENDIX “K”
Proposed Sanitary
Sewer Flow Estimates

PROPOSED SANITARY SEWER FLOW ESTIMATES

Name: Hyde Park Properties, LLC
Address: 71 Water Street & 25 Elizabeth Street, Norwalk, Connecticut
Project: Apartment Redevelopment
Date: November 16, 2024

Proposed Sanitary Sewer Flow Generated by Site			
Building Use	Number of Bedrooms	Design Flow (GPD/Bed)	Total Flow (GPD)
Residential	44	150	6,600
Building Use	Commercial Area (SF)	Design Flow (GPD/SF)	Total Flow (GPD)
Retail	2,095	0.1	210

Proposed Daily Sanitary Sewer Flow from Site = 6,810 GPD or 0.0105 cfs

Proposed Peak Daily Sanitary Flow from Site = 6,810 GPD x 4 (Peaking Factor) = 27, 240 GPD
= 0.0105 cfs x 4 (Peaking Factor) = 0.042 cfs

*Note Estimated GPD Sewage Flows obtained from the CT Public Health Code Manual

Operations & Maintenance Plan

- FOR -

71 Water Street & 25 Elizabeth Street, Norwalk, CT

- *PREPARED FOR* -

Hyde Park Properties, LLC

November 29, 2024

Ochman Associates Inc.

Engineers & Surveyors

P.O. Box 76, Easton, CT 06612

PH: 203 268 9194

Operations and Maintenance Plan

71 Water Street & 25 Elizabeth Street, Norwalk CT

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the proposed stormwater components installed at *71 Water Street & 25 Elizabeth Street* are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:

- a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
- c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

- a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.

- d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

- a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
- b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
- c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
- d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Hydrodynamic Separator:

- a. Hydrodynamic Separator shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- b. For the first year, the hydrodynamic separator shall be inspected on a quarterly basis.
- c. Any accumulated debris within the hydrodynamic separator shall be removed and any repairs made to the unit as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the unit shall be removed and repairs made as required.
- f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- g. All inlets, outlets and components of the unit shall be inspected and cleared of debris. Any repairs shall be performed.
- h. Any additional maintenance required per the manufacturer's specifications shall also be completed.

5. Retain-It Infiltration Systems:

- a. All infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
- b. For the first year, the infiltrators shall be inspected on a quarterly basis.
- c. Any accumulated debris within the infiltrators shall be removed and any repairs made to the units as required.
- d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- e. Accumulated debris within the units shall be removed and repairs made as required.
- f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

6. Permeable Pavers:

- a. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
- b. Check for standing water on the surface of the pavers after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavers is recommended.
- c. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
- d. Paver vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
- e. Paver vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
- f. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
- g. Check for debris accumulating on the pavers, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
- h. In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
- i. Any additional maintenance required per the manufacturer's specifications shall also be completed.

7. Vegetative Roof:

- a. Vegetative roof shall be cleaned of debris and sediments upon the completion of construction. Any filter media impacted by the construction activities shall be removed and replaced at this time.
- b. The roof shall be visually inspected on a bi-weekly basis for the first 6 months. Any erosion or displacement of the filter media shall be promptly repaired, and the cause of the problem shall be identified and corrected. During these inspections weeds shall be pulled and removed. Monthly inspections shall continue until successful operation of the system is confirmed.
- c. The surface of these structures shall be inspected on a quarterly basis after the first six months of successful operation and after heavy runoff events (e.g. >2.0" in a 24-hour period). One inspection shall occur immediately following the winter months after snow has melted. Any accumulated debris and sediments shall be removed.
- d. Check draining time of vegetative roof annually. Check within 72 hours after a minimum one-inch rain event. If there is no standing water, infiltration is acceptable. If draining time is excessive, quantitatively determine infiltration rate. If infiltration rate <0.5 in. /hour, remedial action shall be taken.
- e. Perform a soil test for nutrients and ph every spring and amend the growing media as recommended by the testing agency.
- f. During the spring and summer months bi-weekly weeding shall be performed and weeds shall be removed.
- g. During extreme durations of heat and drought watering may be necessary.
- h. Any additional maintenance required per the manufacturer's specifications shall also be completed.

8. Roof Gutters:

- a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

Operations and Maintenance Log (Page 1 of 4)

71 Water Street & 25 Elizabeth Street, Norwalk CT

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name: _____ Date of Inspection: _____

Affiliation: _____ Phone #: _____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 2 of 4)

71 Water Street & 25 Elizabeth Street, Norwalk CT

Hydrodynamic Separators:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Does unit require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has unit been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Retain-It Infiltration Systems:

- Have units been cleared of debris/sediments? ☐ Yes ☐ No ☐ N/A
- Do units require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has draining times of system been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Permeable Pavers:

- Has pavement been vacuumed? ☐ Yes ☐ No ☐ N/A
- Has draining times been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 3 of 4)

71 Water Street & 25 Elizabeth Street, Norwalk CT

Vegetative Roof:

- | | | | |
|---|------------------------------|-----------------------------|------------------------------|
| • Have trays been cleared of debris/sediments? | ☐ Yes | ☐ No | ☐ N/A |
| • Have draining times of trays been verified? | ☐ Yes | ☐ No | ☐ N/A |
| • Has vegetation been weeded (bi-weekly) | ☐ Yes | ☐ No | ☐ N/A |
| • Have roof drains been inspected and cleared of debris | ☐ Yes | ☐ No | ☐ N/A |

Notes:

Roof Gutters:

- | | | | |
|---|------------------------------|-----------------------------|------------------------------|
| • Has accumulated debris been removed from gutters? | ☐ Yes | ☐ No | ☐ N/A |
| • Do any gutters require additional repair? (identify below): | ☐ Yes | ☐ No | ☐ N/A |

Notes:

Operations and Maintenance Log (Page 4 of 4)

71 Water Street & 25 Elizabeth Street, Norwalk CT

Please make additional notes/observations and particular concerns below. Also record any additional maintenance that has been performed:

Signature of Inspector:

Date:

71 Water Street & 25 Elizabeth Street

AFFORDABILITY PLAN

HYDE PARK PROPERTIES, LLC owning property at 71 Water Street & 25 Elizabeth Street) (hereafter the entity will be referred to as “Hyde Park”) submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for development of a project located at 71 Water Street and 25 Elizabeth Street in Norwalk, Connecticut, in accordance with the Zoning Regulations of the City of Norwalk.

This plan describes how affordability will be determined, administered and maintained pursuant to the Article 6 Section 6.12 of the Zoning Regulations.

Definitions.

"Commission." The Norwalk Planning and Zoning Commission, and its successors and assigns.

“Statewide Median Income (“SMI”).” The annual income for the State of Connecticut determined using the statistics published and annually revised by the U.S. Department of Housing and Urban Development ("HUD").

"Workforce Household." A household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) or one hundred percent (100%) of the State of Connecticut median income, as adjusted for family size, as published by the United States Census Bureau and annually updated by the U.S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in §8-30g-8 of the regulations of Connecticut State Agencies.

"Workforce Housing Unit." A dwelling unit occupied by a workforce household where the maximum sales price or rent shall be restricted in perpetuity for the life of the unit in accordance with the maximum housing payment calculations as described in §8-30g-8 of the regulations of Connecticut State Agencies.

1. Project Description.

Hyde Park proposes to create a total of thirty-two (32) units associated site improvements, at 71 Water Street and 25 Elizabeth Street in Norwalk, Connecticut. Hyde Park proposes to designate a total of ten percent (10 %) of the rental units as Workforce Housing Units which meet the criteria under the Zoning Regulations for households whose annual income does not exceed eighty (80%) percent of the SMI in accordance with Article 6 Section 6.12 "Workforce Housing" of the City of Norwalk Zoning Regulations. In total, three (3) will be designated as Workforce Housing Units. All units will be located on site.

Hyde Park has designated the specific units that will be Workforce Housing Units on Appendix A. Designation of particular units may change over time, and updated schedules will be provided to the Commission, or its designee, should that occur. Those units so designated shall be subject to the terms set out in this Plan and in Section 6.12 of the Norwalk Zoning Regulations.

2. Unit Standards.

The Workforce Housing Units shall be comparable in size, fit and finish to market-rate units and will be consistent with construction standards for new housing. The bedroom mix has been provided in comparable percentages to those in the market rate units.

3. Duration of Restrictions.

The Workforce Housing Units shall be so designated in perpetuity, upon the issuance of a certificate of occupancy for the rental units on the Property and continuing for the life of each unit in accordance with the maximum housing payment calculations set out in Sec. 8-30g-8 of the regulations of Connecticut State Agencies. A deed restriction in substantially the form set forth in Appendix D attached or in such other form acceptable to the Commission, shall be recorded on the Norwalk Land Records contemporaneously with the issuance of the certificate of occupancy or at the time of the unit's designation as set forth above, whichever is earlier to ensure affordability. The deed restriction will outline the rental restrictions, including the maximum rental price unit, the affirmative marketing procedures, residency requirements, reporting requirements, as well as remedies for breach.

4. Pro Rata Construction.

The Workforce Housing Units shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that the workforce housing units shall be developed simultaneously with or prior to the development of the market rate units.

5. Affirmative Fair Marketing.

Hyde Park will market the Workforce Housing Units through the Housing Development Fund, Mutual Housing or another similar agency ("HDF or other"), which will maintain a list of income/credit-qualified persons in accordance with Section 6.12.4.8 of the Norwalk Zoning Regulations. HDF or other will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants. HDF or other will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is incorporated into this document outlining selection systems and marketing strategy.

6. Affordability Calculation.

The rental price of the Workforce Housing Units will be calculated based upon 80% of the SMI in accordance with the State of Connecticut's Affordable Housing Appeals Procedures as defined in Section 8-30g of the Connecticut General Statutes. The maximum rental amounts

will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

7. Administration and Compliance.

This Plan will be administered by HDF or other, or its successors and assigns ("Administrator"), who will be responsible for:

- Ensuring that households applying for Workforce Housing Units qualify within applicable maximum income limits;
- Assuring the accuracy of rental prices, and providing documentation where necessary to buyers, sellers and financing institutions;
- Reporting compliance to the municipality; and
- Executing the affirmative fair housing marketing plan.

The Administrator shall submit a written status report to the Commission or designee regarding compliance with this Plan and the above-referenced factors annually on or before January 31. The role of the Administrator may be transferred or assigned to another entity. In the event of any such transfer or assignment, the Administrator will provide forty-five (45) days prior written notice to the Commission or designee. The Commission shall be given a reasonable opportunity to object, but will not do so unreasonably.

8. Affirmative Fair Housing Marketing Plan and Notice of Initial Sale of Workforce Housing Units.

The availability of Workforce Housing Units shall be publicized, using the provisions of Regulations of Connecticut State Agencies §8-37-ee-1 *et seq.* (particularly Sections 8-37-ee-301 and 302) for affirmative fair housing marketing programs as guidelines. The Administrator shall have the responsibility for compliance with this section. Notices of initial availability of the Workforce Housing Units shall be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in the City of Norwalk. The Administrator shall also provide such notices to the Commission, the Norwalk Town Clerk, City of Norwalk, and the Norwalk Board of Education. Such notices shall include a description of the available Workforce Housing Units, the eligibility criteria for potential tenants and owners, the Maximum Rental Price (as hereinafter defined), and the availability of application forms and additional information.

Using the above-referenced State regulations as guidelines, dissemination of information about available Workforce Housing Units shall include, at a minimum:

- Analyzing census and other data to identify racial and ethnic groups least represented in the population;

- Announcements/advertisements in publications and other media that will reach minority populations;
- Announcements to social service agencies and other community contacts serving low-income minority families in the region (including churches, civil rights organizations, housing authorities, and legal services organization);
- Assistance to minority applicants in processing applications;
- Marketing efforts in geographic areas of high minority concentrations within the housing market area;
- Beginning marketing efforts prior to general marketing of units, and repeating during initial marketing, at 50% completion, and thereafter at reasonable intervals; and
- Collection of basic racial and ethnic information for all residents and persons on the wait list for the development.

All notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§3601 et seq. and Connecticut General Statutes §§46a-64b and 64c.

9. Tenant Eligibility.

Eligibility of families or households to rent Workforce Housing Units shall be determined by the Administrator in accordance with this Plan and the Regulations, as amended.

10. Application Process.

A family or household seeking to rent a Workforce Housing Unit ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.

a) Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed in Appendix B, attached hereto.¹

¹ See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

b) Applicant Interview.

The Administrator shall interview an Applicant upon submission of the completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.
2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.
3. Verify that all sources of family income and family assets have been listed in the application. Make clear that the term "family" includes all individuals who are to occupy the home, and that no relationship by blood or marriage is required.
4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.
5. Inform the Applicant that a decision as to eligibility cannot be made until all items on the application have been verified.

C. Verification of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income. In accordance with § 6.12.4.7, the annual income of workforce households shall be reviewed and certified by the Commission or its designee, in accordance with the procedure established in advance and approved by the Commission.

If applicable, the Applicant shall provide to the Administrator the documentation listed in Appendix C attached hereto. This list is not exclusive, and the Administrator may require any other verification or documentation as the Administrator deems necessary.

11. Prioritization of Applicants for Rental.

If, after publication of the Notice of Initial Rental, the number of qualified Applicants exceeds the number of Workforce Housing Units, the Administrator shall establish priority categories of applicants, subject to the applicant's income pre-certification eligibility and the preferences as established below.

A separate priority list shall be maintained for the rental units. Each priority list shall be divided based upon the following priority categories: (1) Existing tenants displaced by the proposed new development or the immediate past tenants that previously

occupied any of the properties where existing housing units are to be removed (2) Employees of the City of Norwalk and the Norwalk Board of Education; (3) Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; (4) Persons employed in the City of Norwalk; and (5) all others. In the event that there are insufficient units available to satisfy the number of applicants in a particular priority category, the units shall be assigned by a lottery system approved in advance by the Commission. As specified in §6.12.4.8 & 9, all qualified applicants in a given category of priority shall be exhausted prior to proceeding to a lower category of priority.

These preference categories are set forth in the Zoning Regulations, but are subject to revision as may be required by the federal Office of Fair Housing and Equal Opportunity. Excluding initial priority given to those displaced tenants, the priority categories shall be in effect for all subsequent Workforce Housing rentals in perpetuity.

12. Maximum Monthly Rental Payment.

Calculation of the Maximum Monthly Rental Payment shall be based upon the SMI. The Maximum Monthly Rental Payment shall be calculated using the following methodology, consistent with Zoning Regulations §6.12.4.12 (definition of Workforce Housing Unit) and Connecticut Agencies Regulations §8-30g-8.

Calculation steps for rental of units at maximum of 80 percent of SMI.

1. Determine the SMI.
2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of a Workforce Housing Unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:
 - 1 Person in family: 70%
 - 2 Persons in family: 80%
 - 3 Persons in family: 90%
 - 4 Persons in family: 100% (BASE)
 - 5 Persons in family: 108%
 - 6 Persons in family: 116%
 - 7 Persons in family: 124%
 - 8 Persons in family: 132%

The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5 person household is 104 percent.

3. Calculate eighty percent (80%) of Step 2.

4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.

5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.

6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.

7. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations on Steps 5 and 6.

8. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.

9. Deduct the estimate of tenant-paid utilities and fees determined in Step 8 from the maximum monthly housing payment in Step 7, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.

13. Principal Residence.

Workforce Housing Units shall be occupied only by the selected Workforce Household. Subleasing shall be prohibited.

14. Requirement To Maintain Condition.

All owners and tenants of the Workforce Housing Units are required to maintain their unit. The owners and tenants shall not destroy damage or impair the unit, allow the unit to deteriorate, or commit waste on the unit. When the Workforce Housing Unit is offered again for rental, the Administrator shall cause the unit to be inspected.

15. Standard Lease Provision.

Each lease for a Workforce Housing Unit will contain substantially the following provision:

"This apartment is being rented as a "workforce housing unit" as defined in the Norwalk Zoning Regulations. This development has been approved by the Planning and Zoning Commission of the City of Norwalk based in part on the condition that a defined percentage of units will be rented as workforce housing units. The Property Manager is required by law to strictly enforce the Norwalk Zoning Regulations set out in Article 6 Section 6.12 concerning Workforce Housing.

16. Change in Income or Qualifying Status.

In the event that a Workforce Household's income changes so as to exceed the qualifying maximum, or if the Workforce Household otherwise becomes disqualified, such tenant must provide notice to the Administrator within seven (7) days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit within ninety (90) days, or to remain in the unit paying a market rate rent. Within fifteen (15) days of receiving notice of a Workforce Household's disqualification, the Administrator shall provide written notice to the tenant of the market rate rent for the unit. The tenant shall notify the Administrator within fifteen (15) days of receipt of such notice whether the tenant will accept the market rate rent or vacate. If the tenant elects to remain in the unit at the market rate, the Administrator shall offer the next available unit of the equivalent number of bedrooms as a Workforce Housing Unit, if necessary, in order for the development to comply with the minimum set aside for Workforce Housing Units. These procedures must be followed in order to ensure that the Project shall not be out of compliance with the ten percent (10%) minimum designated units.

17. Enforcement.

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Norwalk Planning and Zoning Commission, or its designated agent, shall otherwise retain all enforcement powers granted by the General Statutes, including Section 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the Administrator to determine compliance of Workforce Housing Units with the Regulations.

18. Binding Effect.

This Plan shall be binding on Hyde Park successors, heirs and assigns.

APPENDIX A
(Unit to be provided prior to commencement of marketing)
(TO BE PROVIDED REFER TO ARCHITECTURAL PLAN SET FOR UNIT
LOCATIONS)

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APPENDIX B

DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. § 5.609, and includes, but is not limited to, the following:

a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;

b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;

c. Interest, dividends, and other net income of any kind from real or personal property;

d. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments;

e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;

f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(1) The amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

(2) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;

g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g. periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance);

h. All regular pay, special pay and allowances of a member of the armed forces;

i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

2. Excluded from the definition of family annual income are the following:
 - a. Income from employment of children under the age of 18;
 - b. Payments received for the care of foster children;
 - c. Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;
 - d. Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;
 - e. Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran in connection with education costs;
 - f. Amounts received under training programs funded by HUD;
 - g. Food stamps; and
 - h. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).
3. Net family assets for purposes of imputing annual income include the following:
 - a. Cash held in savings and checking accounts, safety deposit boxes, etc.;
 - b. The current market value of a trust for which any household member has an interest;
 - c. The current market value, less any outstanding loan balances of any rental property or other capital investment;
 - d. The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;
 - e. The current value of any individual retirement, 401K or Keogh account;
 - f. The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;
 - g. Any lump-sum receipts not otherwise included in income (i.e., inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);

h. The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

a. Necessary personal property (clothing, furniture, cars, etc.);

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

d. Assets which are part of an active business, not including rental properties;
and

e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

APPENDIX C REQUIRED DOCUMENTATION OF INCOME

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. Employment Income. Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:
 - a. An employment verification form completed by the employer.
 - b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.
 - c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.
 - d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.
2. Social Security, Pensions, Supplementary Security Income, Disability Income.
 - a. Benefit verification form completed by agency providing the benefits.
 - b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)
 - c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

3. Unemployment Compensation.
 - a. Verification form completed by the unemployment compensation agency.
 - b. Records from unemployment office stating payment dates and amounts.
4. Government Assistance.
 - a. All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next twelve (12) months.
 - b. Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.
5. Alimony or Child Support Payments.
 - a. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.
 - b. A letter from the person paying the support.
 - c. Copy of latest check. The date, amount, and number of the check must be documented.
 - d. Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.
6. Net Income from a Business. The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.
 - a. IRS Tax Return, Form 1040, including any:
 - (1) Schedule C (Small Business)
 - (2) Schedule E (Rental Property Income)

(3) Schedule F (Farm Income)

b. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)

c. Audited or unaudited financial statement(s) of the business.

d. A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

e. Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

a. Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

b. Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

a. Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

b. Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

c. Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held. For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

a. Verification forms, letters, or documents from a financial institution, broker, etc.

b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stock broker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

d. Real estate tax statements if tax authority uses approximate market value.

e. Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

f. Appraisals of personal property held as an investment.

g. Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.

a. Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Application Date.

b. If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

- (1) A list of all assets disposed of for less than FMV;
- (2) The date Applicant disposed of the assets;
- (3) The amount the Applicant received; and
- (4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

a. Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

b. Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

c. If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Affordable Housing Manager must adjust the information to project earnings expected for the next twelve (12) months.

12. Rental Income from Property Owned by Applicant. The following, adjusted for changes expected during the next twelve (12) months, may be used:

- a. IRS Form 1040 with Schedule E (Rental Income).
- b. Copies of latest rent checks, leases, or utility bills.
- c. Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).
- d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

- a. Written verification from the registrar's office or appropriate school official.
- b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

DEED RESTRICTION

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 2024 by _____, a Connecticut _____ with an office located at _____ in _____, Connecticut 068____, (the “**Declarant**”).

RECITALS:

A. Declarant is the owner of a certain property known as 71 Water Street, Norwalk, Connecticut (District 2, Block 44, Lot 14) and 25 Elizabeth Street (District 2, Block 44, Lot 13) and more particularly described in Schedule A attached hereto (the “**Property**”).

B. Declarant obtained approval from the Norwalk Planning and Zoning Commission (the “**Commission**”) on _____, effective _____ in File _____ (the “**Approval**”), which Approval permits, *inter alia*, construction and occupancy of thirty-two (32) residential units on the Property.

C. Pursuant to the Approvals and to the Norwalk Zoning Regulations Article 6 Section 6.12, three (3) units of the thirty-two (32) units are to be designated as “workforce housing units” as said term is defined in the Norwalk Zoning Regulations in effect on _____ 2024. All three (3) units will be located on-site. There will be two (2) one-bedroom units and one (1) two-bedroom unit within the structure.

D. Declarant executes this Declaration of Restrictions and a Workforce Housing Affordability Plan with the intent to satisfy Condition of the Approval and the Norwalk Zoning Regulations Article 6 Section 6.12.5.4.

NOW, THEREFORE, in consideration of \$1.00, the aforementioned Approval and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Declarant, Declarant hereby declares as follows:

1. This development contains “workforce housing units” as that term is defined in City of Norwalk Code Article 6 Section 6.12 in effect on _____ 20____ and is therefore subject to limitations on the maximum annual income of the household that may rent the designated workforce housing units, and on the maximum rental that may be charged for such workforce housing units. These limitations shall be strictly enforced, and may be enforced by the zoning enforcement authority of the City of Norwalk against the record owner of the development or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than ten (10%) percent of the dwelling units in this development, and no less than one (1) two-bedroom dwelling units and two (2) one-bedroom dwelling units, shall be rented to persons and families whose annual

income is less than or equal to eighty (80%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such units may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

2. A violation of this Declaration of Restrictions or of the Workforce Housing Affordability Plan shall not result in a forfeiture of title, but the Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including §8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the workforce housing units and to examine the books and records of the Administrator to determine compliance of the workforce housing unit with the applicable affordable housing statutes and regulations.

3. A copy of the Workforce Housing Affordability Plan of this development is on file and available for inspection in the office of the Planning and Zoning Department of the City of Norwalk, 125 East Avenue, Norwalk, Connecticut.

4. This Declaration of Restrictions is perpetual for the life of the residential development on the Property, and shall run with the land and be binding upon Declarant and its successors and assigns.

5. This Declaration of Restrictions shall not be modified or terminated without the express written permission of the Norwalk Planning and Zoning Commission, which shall be set out in an amendment to this Declaration, signed by authorized representatives of the parties hereto and filed on the Land Records, all in the same manner as this document.

IN WITNESS WHEREOF, Declarant has set its hand and seal as of the date first above written.

HYDE PARK PROPERTIES, LLC

By: _____

Name:

Title: Manager

STATE OF CONNECTICUT:

: ss: Norwalk _____, 20

COUNTY OF FAIRFIELD :

Personally appeared _____, a Connecticut limited liability company,
acting herein by _____, its _____, duly authorized, signer and
sealer of the foregoing instrument, who acknowledged the same to be his and its free act and
deed, before me.

Commissioner of the Superior Court
Notary Public



CITY OF NORWALK
Christine Cardascia, P.E.
Assistant Engineer / Department
of Engineering
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January 21, 2025

Sent via email to: ablank@wrkk.com

Adam Blank, Esq.
Wofsey Rosen Kweskin & Kuriansky, LLP

RE: 25 Elizabeth Street (District 02, Block 44, Lot 13)
71 Water Street (District 02, Block 44, Lot 14)
Proposed Mixed-Use Development
Department of Engineering's Plan Review Comments

Dear Mr. Blank:

The Department of Engineering has reviewed the supportive documents associated with the proposed development at the above-referenced property. The focus of our review has been to confirm the documents provided are in in conformance with the standards set forth in the City of Norwalk (City) Department of Public Works (DPW) Roadway Standards, and Standard Specifications, as amended and supplemented, Drainage Manual, as amended and supplemented, Standard Detailed Drawings, as amended and supplemented, and other applicable design standards.

The following documents were provided and included in our review:

- Site Plan titled "Site Development Plan Prepared for Hyde Park Properties, LLC. #1 Water Street and #15 Elizabeth Street Norwalk, Connecticut," prepared by Ochman Associates Inc., dated 11/29/2024
- Engineering Report titled "Drainage Summary Report for 71 Water Street & 25 Elizabeth Street, Norwalk, CT," prepared by Ochman Associates Inc., dated 11/29/2024
- Operations & Maintenance Report titled "Operations & Maintenance Plan for 71 Water Street & 25 Elizabeth Street, Norwalk, CT," prepared by Ochman Associates Inc., dated 11/29/2024

The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off:

1. Please indicate if there will be a consolidation between #71 Water Street and #15 Elizabeth Street.
2. The Site Development Plan Cover sheet shall be revised to read "#71 WATER STREET".
3. The plan indicates a "Sidewalk Easement Per RM 11150", the City requests the limits of this easement be better defined on the plans.

-
- The site plan illustrates the proposed 6-story building and its surrounding features. Key elements include:
- Proposed 6 Story Building:** The main structure with a lobby level at 14.0'.
 - Proposed Green Roof Area (Cross Hatched):** Located on the upper portion of the building.
 - Lower Level Terrace:** Situated below the main building level at an elevation of 14.0'.
 - Landscaping and Greenery:** Includes a "Proposed Green Roof Area (Cross Hatched)", "Terraced" areas, "Planters", and "Below" sections. A "Water Street" is shown to the right with a "Proposed City Tree Planting" and "Proposed Retaining Wall".
 - Utility and Access:** Features include "Utility Box", "Proposed Permeable Walk", "City Standard Sidewalk w/ Concrete Pavers (Typ.)", and "Proposed City Tree Planting (See LA Plan)".
 - Structural and Material Callouts:** "Concrete" is noted in several areas, and "12\" CI" (12-inch concrete) is specified for the lower level terrace.
 - Dimensions and Levels:** Various dimensions are provided, such as "149.65'", "127 E 13th St", and "127 E 13th St". Elevation markers include "14.0'", "14.6'", and "14.9'".
 - Other Features:** "Elec. Room (Ground Level)", "Landing", "Proposed R. Planting Bed", "Proposed Retaining Wall", "Catch Basin T16.09 Int. 3.02", "20' ± CI Road", "Utility Boxes", "D.H. Pad", "15' ±", "Sidewalk Edge Per RM 11150", "Catch Basin T16.19 Int. 2.0", "Sign", "Walk", "W", "Mer", "0.2'", "2.0'", "12\" CI", "Conc. Curb", "0.3'", "0.5'", "1.0'", "1.5'", "2.0'", "3.0'", "4.0'", "5.0'", "6.0'", "7.0'", "8.0'", "9.0'", "10.0'", "11.0'", "12.0'", "13.0'", "14.0'", "15.0'", "16.0'", "17.0'", "18.0'", "19.0'", "20.0'", "21.0'", "22.0'", "23.0'", "24.0'", "25.0'", "26.0'", "27.0'", "28.0'", "29.0'", "30.0'", "31.0'", "32.0'", "33.0'", "34.0'", "35.0'", "36.0'", "37.0'", "38.0'", "39.0'", "40.0'", "41.0'", "42.0'", "43.0'", "44.0'", "45.0'", "46.0'", "47.0'", "48.0'", "49.0'", "50.0'", "51.0'", "52.0'", "53.0'", "54.0'", "55.0'", "56.0'", "57.0'", "58.0'", "59.0'", "60.0'", "61.0'", "62.0'", "63.0'", "64.0'", "65.0'", "66.0'", "67.0'", "68.0'", "69.0'", "70.0'", "71.0'", "72.0'", "73.0'", "74.0'", "75.0'", "76.0'", "77.0'", "78.0'", "79.0'", "80.0'", "81.0'", "82.0'", "83.0'", "84.0'", "85.0'", "86.0'", "87.0'", "88.0'", "89.0'", "90.0'", "91.0'", "92.0'", "93.0'", "94.0'", "95.0'", "96.0'", "97.0'", "98.0'", "99.0'", "100.0'".

- Page 2 of 3

10. The Department of Public Works (DPW) and the Water Pollution Control Authority (WPCA) recommend increasing the sanitary cleanout to an 8-inch or 10-inch size. This adjustment will facilitate the maintenance of the lateral and accommodate potential bypass pumping requirements in the future.
11. Connections to the 48-inch Reinforced Concrete Pipe (RCP) sewer main must be made at the top of the pipe (12 o'clock position) utilizing a sanitary sewer chimney. Please update the plans accordingly and include the "Drop Chimney for Lateral" detail in compliance with the City's Standard Detail Drawings.
12. The plan shall be revised to include the driveway sight line distance to ensure no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City's Roadway Standards.
13. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
 - a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Nelya Bauer, Wastewater Systems Manager – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning



CITY OF NORWALK
Christine Cardascia, P.E. Assistant Engineer /
Department of Engineering
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Norwalk, CT 06851
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Permits: (203) 854-4161
www.norwalkct.gov ccardascia@norwalkct.gov
dpwpermits@norwalkct.gov

January 21, 2025

Sent via email to:
ablank@wrkk.com

Adam Blank, Esq.
Wofsey Rosen Kweskin & Kuriansky, LLP

4/9/25 - APPLICANT RESPONSES IN RED INK

**RE: 25 Elizabeth Street (District 02, Block 44, Lot 13)
71 Water Street (District 02, Block 44,
Lot 14) Proposed Mixed-Use
Development**

Department of Engineering's Plan Review Comments

Dear Mr. Blank:

The Department of Engineering has reviewed the supportive documents associated with the proposed development at the above-referenced property. The focus of our review has been to confirm the documents provided are in in conformance with the standards set forth in the City of Norwalk (City) Department of Public Works (DPW) Roadway Standards, and Standard Specifications, as amended and supplemented, Drainage Manual, as amended and supplemented, Standard Detailed Drawings, as amended and supplemented, and other applicable design standards.

The following documents were provided and included in our review:

- Site Plan titled "Site Development Plan Prepared for Hyde Park Properties, LLC. #1 Water Street and #15 Elizabeth Street Norwalk, Connecticut," prepared by Ochman Associates Inc., dated 11/29/2024
- Engineering Report titled "Drainage Summary Report for 71 Water Street & 25 Elizabeth Street, Norwalk, CT," prepared by Ochman Associates Inc., dated 11/29/2024
- Operations & Maintenance Report titled "Operations & Maintenance Plan for 71 Water Street & 25 Elizabeth Street, Norwalk, CT," prepared by Ochman Associates Inc., dated 11/29/2024

The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off:

- RESPONSE: Parcel consolidation map to be provided.**

- RESPONSE: Cover sheet title to be revised to read "71 Water Street".**

- RESPONSE: Limits of sidewalk easement to be better defined on Sheet 2 & 3 of the project set.**

- RESPONSE:** Applicant will accommodate the Complete Streets Design Guide in revised plans (but note that the Guide does not technically apply to this application).

- [illegible]

RESPONSE: Curbing type to be revised on Sheet 3.

6. The 100-year HydroCAD report shall be added to the Stormwater Management Report.

RESPONSE: The 100 Yr-flood elevation is 12 and the existing ground elevation, on this parcel and surrounding properties, range from 6.1 to 10.0. The 100-Yr HydroCad report was left out because during the 100-Yr flood event, the whole site, including the ground level parking garage, would be underwater. Detaining runoff from the site under those conditions would be virtually impossible.

7. Due to the known flooding issues in the area, it is imperative each POC be analyzed and compared. PR-Da-2a enters the City's drainage system upstream of where it normally would. Under flood conditions, this could potentially intensify upstream flooding. The report shall be modified to analyze each drainage structure as separate POCs, where each POC must meet reductions to the maximum extent possible.

RESPONSE: Currently, under proposed conditions, the drainage area PR Da-2a & 2b is directly connected to the 30" Rcp storm main that runs down Elizabeth Street and continues north on Water Street. An alternate design would be to connect into the existing catch basin at the northeast corner of Elizabeth Street to mimic current drainage patterns and show there will be a zero increase in runoff rate and volume from the site to each POC. This catch basin ties into the same 30" storm main on Water Street approximately 140'± further downstream from the present proposed connection. The connection would involve running a storm pipe under the sidewalk along Elizabeth Street as the infrastructure in the road inclusive of the 115Kv electric transmission line recently installed along the gutter line prohibits the pipe from running in the road.

8. Please confirm whether the green roof will be connected to a drainage system or if overflow is anticipated. If overflow is expected, please specify the location and manner in which the excess water will be directed or discharged.

RESPONSE: As the plans for this project have advanced the green roof has been eliminated and additional underground detention is now proposed to accommodate the roof runoff from this area.

9. Storm drain systems within covered parking areas must be designed, inspected, and final acceptance signed and sealed by a professional engineer licensed in the State of Connecticut. The storm drain systems shall have pretreatment (i.e. oil/water separator) and discharge into the sanitary sewer system in accordance with the State of Connecticut Department of Energy and Environmental Protection (CTDEEP) and City of Norwalk requirements. **Please note, no floor drains that are proposed in covered parking areas shall be below the 100-year flood elevation, as to not overburden the City Sewer system.** Storm drain system within uncovered parking areas shall be pretreated and discharge into the storm drain system. Please update the plans to show any proposed connections and revise accordingly.

RESPONSE: Understood. No floor drains will be in covered parking areas below the 100-year flood elevation. Plans will be modified to reflect this.

10. The Department of Public Works (DPW) and the Water Pollution Control Authority (WPCA) recommend increasing the sanitary cleanout to an 8-inch or 10-inch size. This adjustment will facilitate the maintenance of the lateral and accommodate potential bypass pumping requirements in the future.

RESPONSE: Revisions to an 8" sanitary sewer cleanout will be made on the plans.

11. Connections to the 48-inch Reinforced Concrete Pipe (RCP) sewer main must be made at the top of the pipe (12 o'clock position) utilizing a sanitary sewer chimney. Please update the plans accordingly and include the "Drop Chimney for Lateral" detail in compliance with the City's Standard Detail Drawings.

RESPONSE: The specified drop chimney lateral detail will be added to the drawing.

12. The plan shall be revised to include the driveway sight line distance to ensure no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City's Roadway Standards.

RESPONSE: A driveway sight distance plan will be prepared to show the 30' sight line triangle on Elizabeth Street (one-way street).

13. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
 - a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

RESPONSE: There are currently no trees within the City's right of way. The landscape plan shows the proposed trees to be planted within the right-of-way along Water Street.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Christine Cardascia

Christine
Cardascia, P.E.
Assistant
Engineer

Cc: DPW Permits

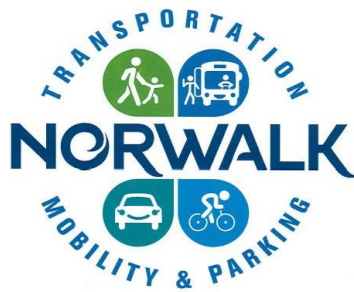
James Meehan, P.E., Principal Engineer – Department of
Engineering Wilber Giron, P.E., Permit Engineer –
Department of Engineering

Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control
Authority Nelya Bauer, Wastewater Systems Manager – Water Pollution
Control Authority Garrett Bolella, P.E., Assistant Director – Transportation,
Mobility and Parking Benjamin Yeung, P.E., Senior Traffic Engineer –
Transportation, Mobility and Parking Nathan Fankhanel, Junior Engineer –
Transportation, Mobility and Parking

Steven Kleppin, Director – Planning and
Zoning Bryan Baker, Principal Planner –
Planning and Zoning

Michelle Andrzejewski, Senior Planner – Planning
and Zoning Amelia Williams, Land Use Planner –
Planning and Zoning

Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning



CITY OF NORWALK
Transportation Mobility & Parking
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Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Adam Blank – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
Date: January 27th, 2025
Subject: **Preliminary Review - 71 Water Street & 25 Elizabeth Street – Mixed Use Development**

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a **preliminary review** of the following documents related to the proposed mixed-use development at **71 Water Street & 25 Elizabeth Street**:

- Project Narrative, prepared by Adam J. Blank
- Site Development Plans, prepared by Shevlin Land Surveying, LLC, dated November 29th, 2024; and
- Traffic Evaluation, prepared by Hardesty & Hanover, LLC, dated October 11th, 2024,

Based on review of the aforementioned documents, the followed items must be addressed.

GENERAL:

1. The applicant should be aware that TMP is currently reviewing and analyzing traffic flow on Elizabeth Street and the surrounding South Norwalk area. We are considering the possibility of reversing the direction of travel on Elizabeth Street, making it one-way westbound instead of the current eastbound direction. Streetscape and other roadway features such as parking stalls, access drives, loading and unloading activities, etc. should be designed to accommodate either direction of traffic flow.
2. A site plan showing streetscape details and dimensions such as sidewalk width and clear space between sidewalk obstructions should be submitted to clearly depict minimum 5' sidewalks and a minimum of 5' clear space between sidewalk obstructions. The applicant should refer to the City's Complete Streets Design Guide for guidance related sidewalk and amenity zone widths per the adjacent street's typology. Applicant should make every effort to include the preferred widths as listed in the Design Guide.
3. In the project narrative, it is unclear what the designated use of the 31 parking spaces will be. Are these parking spaces to be designated for Residents or are they to be used for the retail space as well? Please clarify.

Site Development Plans:

4. Continuing comment 2 above, a plan should be submitted showing the dimensions and details of the curb ramp at the corner of Elizabeth Street and Water Street. The illustrated ramp in the plans does not appear to be ADA or PROWAG compliant however, this cannot be determined because there are no dimensions. Furthermore, the current location of the utility boxes are in conflict with the proposed ramp location. A plan should be submitted with the relocation of these utility boxes.

Traffic Evaluation:

5. Clarify the use of the retail space. Is the health/fitness center intended to be for residents or for the public. If intended for the public, a health/fitness center is on the low end the spectrum for retail trip generation. Should this use change from health/fitness, there could be a significant increase in trip generation.

SUMMARY:

Please note this is preliminary review based on all document submitted to date. In order to complete our substantive review, the above questions and clarifications must be answered. TMP reserves the right to comment on forthcoming revised/updated site plans.

Sincerely,



Benjamin Yeung, P.E., Senior Traffic Engineer – TMP

Cc: DPW Permits

James Travers, Director – TMP

Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP

Nathan Fankhanel, E.I.T., Junior Engineer – TMP

Vanessa Valadares, P.E., Chief of Department of Public Works

Wilber Giron, P.E., Permit Engineer – Department of Public Works

Christine Cardascia, P.E., Assistant Engineer – Department of Public Works

Steven Kleppin, Director – Planning and Zoning

Bryan Baker, Principal Planner – Planning and Zoning

Michelle Andrzejewski, Land Use Planner – Planning and Zoning

Amelia Williams, Land Use Planner – Planning and Zoning

William Ireland, Chief Building Official – Building and Code Enforcement

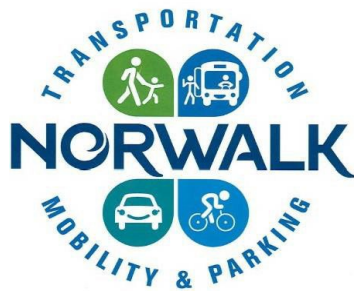
Leo Guerrero, Assistant Building Official – Building and Code Enforcement

Peter Kelly, Assistant Building Official – Building and Code Enforcement

Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA

Christopher Cavaliere, Junior Engineer – WPCA

Alexis Cherichetti, Senior Environmental Officer – Conservation Office



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7335
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Adam Blank – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
Date: January 27th, 2025
Subject: **Preliminary Review - 71 Water Street & 25 Elizabeth Street – Mixed Use Development**

4/9/25 - APPLICANT RESPONSES IN RED INK

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a **preliminary review** of the following documents related to the proposed mixed-use development at **71 Water Street & 25 Elizabeth Street**:

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- Traffic Evaluation, prepared by Hardesty & Hanover, LLC, dated October 11th, 2024,

Based on review of the aforementioned documents, the followed items must be addressed.

GENERAL:

1. The applicant should be aware that TMP is currently reviewing and analyzing traffic flow on Elizabeth Street and the surrounding South Norwalk area. We are considering the possibility of reversing the direction of travel on Elizabeth Street, making it one-way westbound instead of the current eastbound direction. Streetscape and other roadway features such as parking stalls, access drives, loading and unloading activities, etc. should be designed to accommodate either direction of traffic flow.

RESPONSE: Applicant will comply; however, it is Applicant's understanding that traffic flow on Elizabeth was changed to its current direction to assist Norwalk PD with response times.

2. A site plan showing streetscape details and dimensions such as sidewalk width and clear space between sidewalk obstructions should be submitted to clearly depict minimum 5' sidewalks and a minimum of 5' clear space between sidewalk obstructions. The applicant should refer to the City's Complete Streets Design Guide for guidance related sidewalk and amenity zone widths per the adjacent street's typology. Applicant should make every effort to include the preferred widths as listed in the Design Guide.

RESPONSE: Applicant will accommodate the Complete Streets Design Guide (but note that the Guide does not apply to this application).

3. In the project narrative, it is unclear what the designated use of the 31 parking spaces will be. Are these parking spaces to be designated for Residents or are they to be used for the retail space as well? Please clarify.

RESPONSE: Overnight parking will be for residents only but we will work out an arrangement for shared parking during retail hours.

Site Development Plans:

4. Continuing comment 2 above, a plan should be submitted showing the dimensions and details of the curb ramp at the corner of Elizabeth Street and Water Street. The illustrated ramp in the plans does not appear to be ADA or PROWAG compliant however, this cannot be determined because there are no dimensions. Furthermore, the current location of the utility boxes are in conflict with the proposed ramp location. A plan should be submitted with the relocation of these utility boxes.

RESPONSE: The ramp will meet ADA Compliance. Existing utility boxes to be relocated as required. Plans to be revised accordingly.

Traffic Evaluation:

5. Clarify the use of the retail space. Is the health/fitness center intended to be for residents or for the public. If intended for the public, a health/fitness center is on the low end the spectrum for retail trip generation. Should this use change from health/fitness, there could be a significant increase in trip generation.

RESPONSE: The health/fitness center is intended for use by both residents and the public and is considered such in our traffic report.

SUMMARY:

Please note this is preliminary review based on all document submitted to date. In order to complete our substantive review, the above questions and clarifications must be answered. TMP reserves the right to comment on forthcoming revised/updated site plans.

Sincerely,



Benjamin Yeung, P.E., Senior Traffic Engineer – TMP

Cc: DPW Permits
James Travers, Director – TMP
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
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To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
Robert Rich, Design Advisor
BFJ Planning

Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 71 Water Street, Norwalk, CT

Date: January 23, 2025

Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 71 Water Street and 25 Elizabeth Street in Norwalk, CT. The site currently contains a surface parking lot and a 13,000 square foot structure with office and warehouse uses. The applicant, Hyde Park Properties, LLC, would like to develop the site with 32 luxury rental apartments and approximately 2,200 square feet of retail space (see Figure 1). The proposed development also includes 31 garaged parking spaces. The first level is proposed to contain the garage spaces, residential lobby, and retail tenants, while the upper stories are proposed to contain the residential units.

The property is located within the Community District CD-4 (Urban Center) zone and Coastal Area Management Overlay District. Additionally, the application must comply with the Design Guidelines listed in the SoNo Transit Oriented Development Neighborhood Plan. Overall, we believe this a high-quality building design that will enhance the aesthetics of the area. However, we see a significant issue with the street frontage and pedestrian experience that should be addressed.

1. Clarifying the Site Boundaries

Clarity is needed on the different ways in which the lot is presented on the aerial view provided by the applicant, the site plan, and Figure A0.02 in the Zoning Set. The site plan shows both the parking lot and the existing building (see Figure 1), while the aerial view shows just the building footprint and a portion of the parking lot as being part of the site (see Figure 2). Figure A0.02 in the Zoning Set (see Figure 3) and the aerial view both incorrectly represent the lot. The applicant should clarify the proposed site boundary and provide updated figures.

Figure 1: Site Plan

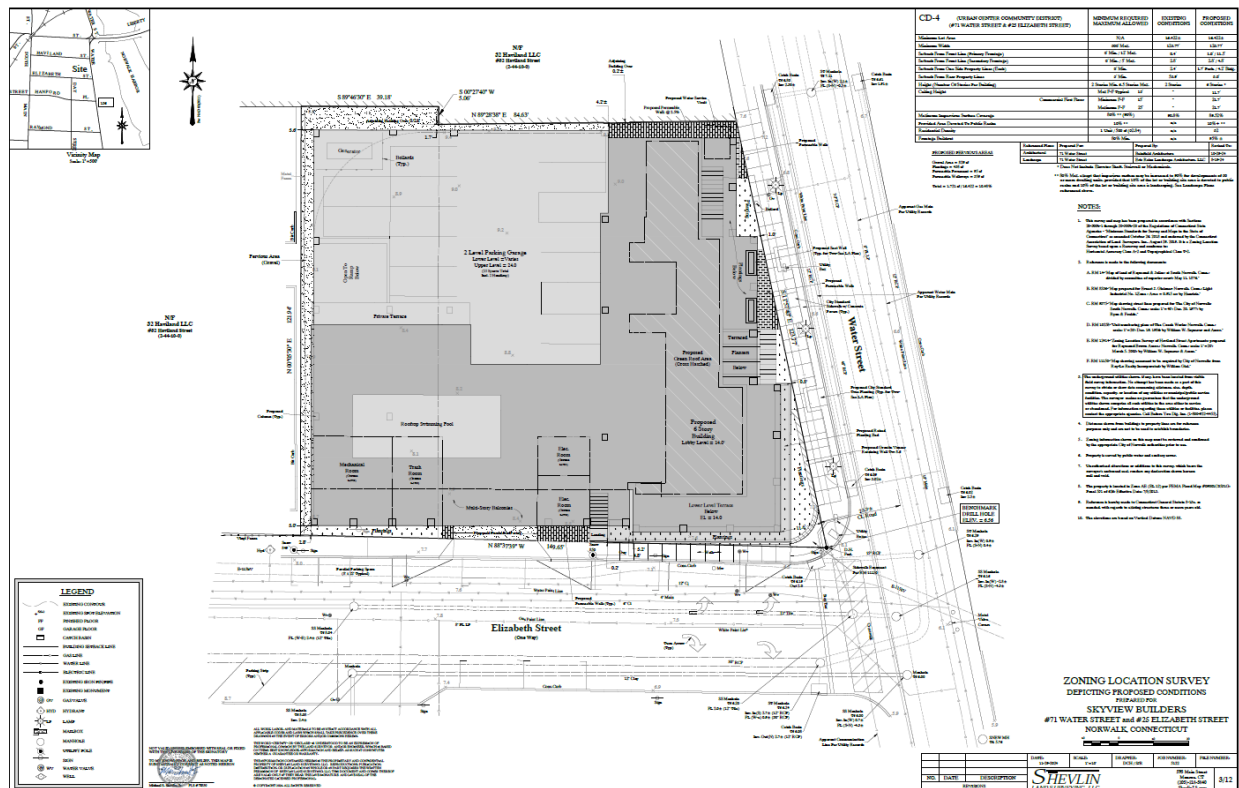


Figure 2: Aerial View Provided by the Applicant



Figure 3: Figure A0.02 in the Zoning Set



71 Water St | 12/06/24 | GEOGRAPHICAL MAP | A0.02

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1. Street Frontage First Floor Retail

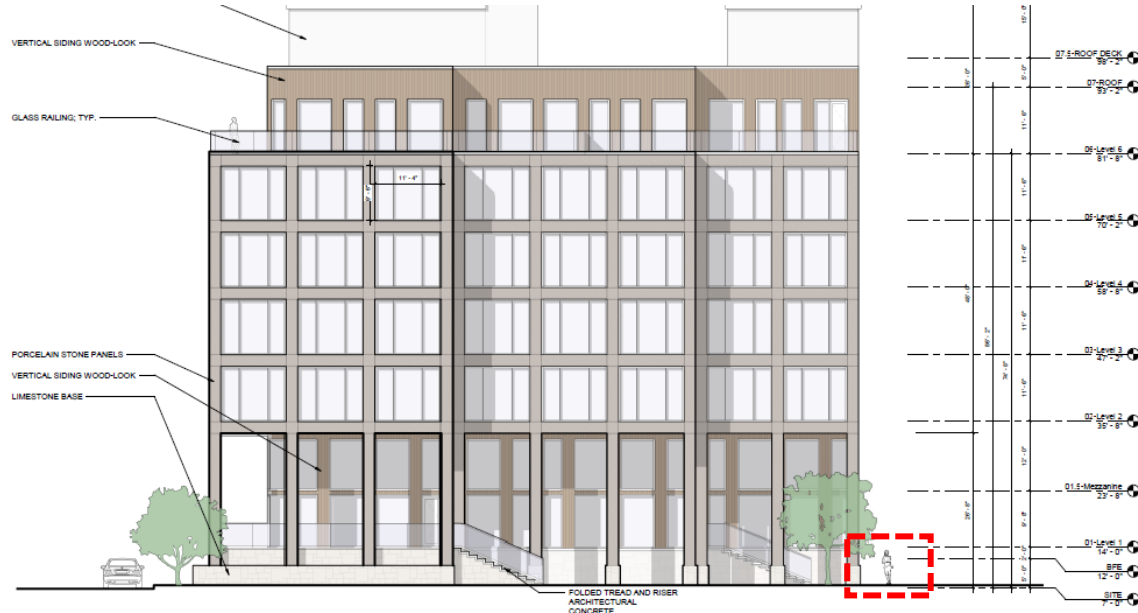
The proposed site is located within the AE FEMA Flood Zone, meaning it is within the 100-year floodplain. To address potential flooding issues, the applicant proposes a first-floor elevation of 14 feet, which is two feet above Base Flood Elevation (BFE). However, this results in a solid wall along both street frontages. This limits the visibility and impacts the connection to the street level for both the lobby and the retail space. Additionally, the site is not located within a strong retail area, and the lack of retail visibility with the raised first floor, will exacerbate this issue. Figure 4 shows the pedestrian's view of the blank wall.

Section 5.4.3 of the SoNo TOD Architectural Guidelines states that buildings should “avoid long and blank facades,” and “use human-scaled façade features” to “provide protection and visual interest at building entries.” We believe that the current design does not comply with these requirements.

We understand that dry floodproofing buildings with residential uses is not permitted within the City of Norwalk. We recommend that City staff examines this requirement and whether there is any ability to allow for mixed-use/ground floor commercial buildings to be dry floodproofed. Given the current restrictions, however, the applicant should employ other ways to enhance the pedestrian experience and create a greater connection between the street level and the first-floor retail. For

example, the applicant might consider putting display windows on the lower level to create greater retail visibility. The applicant could also enclose the staircase for the retail space within the building. This could create a more inviting street frontage with less prominent staircases.

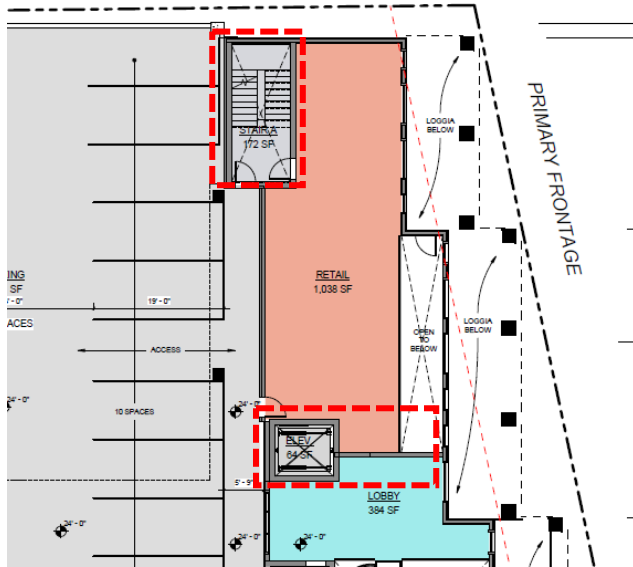
Figure 4: Pedestrian View of the Building Wall



2. Second Floor Retail

The second-floor retail space currently has no connection to the street level. This does not appear to be a viable location for retail. As this zone is currently exempt from minimum parking requirements, the applicant might consider the market options and alternative uses for this space, such as office or residential. Additionally, the upper retail is only accessible through the lobby which itself is only accessible via stairs, the garage, or an elevator.

Figure 5: Second-Floor Retail Access



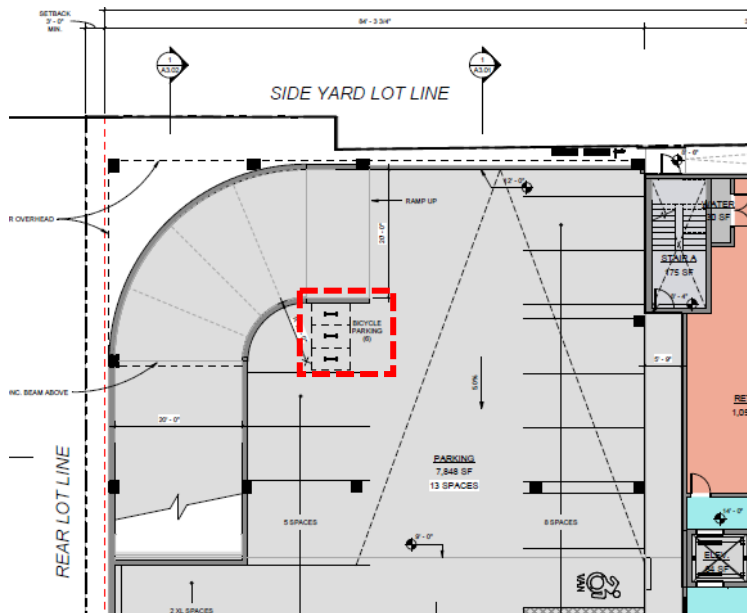
3. Street Amenities, Landscaping, Signage

The landscape plan and the architectural plan are not well coordinated. These plans should be better aligned. Additionally, the planned tree canopy (ginkgo trees) is only cleared to 7 feet above grade. The applicant should clarify whether this is adequate for truck traffic.

“Street furniture” has not been included in the plan. This does not comply with Section 5.4.2 of the SoNo TOD Site Improvement Guidelines regarding site amenities. The guidelines state that “site amenities should include benches, trash and recycling receptacles, bike racks, and other components appropriate to the use and scale of the development.” The bicycle parking is currently located within the garage, which doesn’t necessarily qualify as street furniture (see Figure 6).

The applicant should provide a plan for signage design and placement that complies with Section 5.4.4 Signage Guidelines.

Figure 6: Bicycle Parking Located in Garage

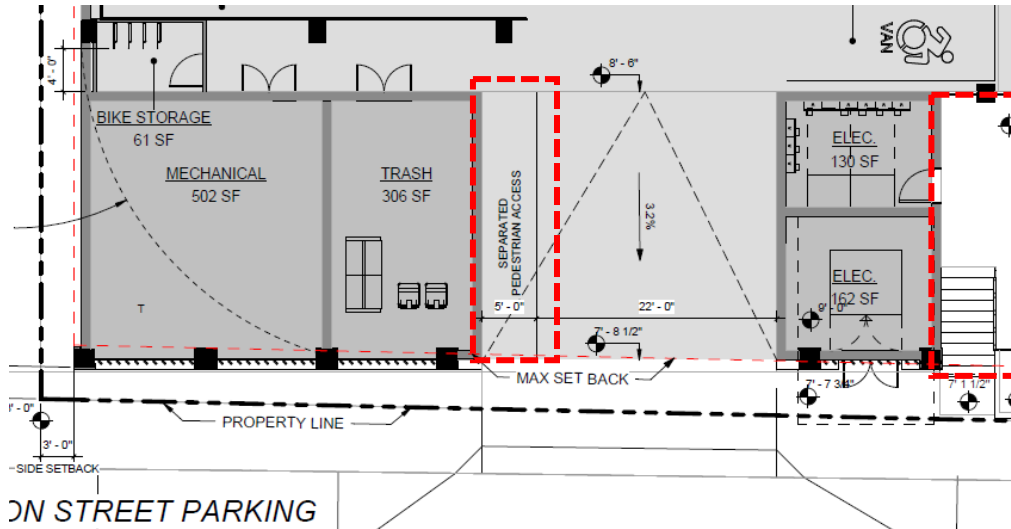


4. Site Access and Accessibility

There is currently no pedestrian access from the street to the first-floor retail or the main lobby level without using a staircase. The only handicap accessible entrance is through the garage. The applicant should provide more direct access from both the lobby and first-floor retail to Elizabeth Street.

Another potential accessibility issue is located within the garage. The walkway path within the garage is currently on the left side (see Figure 7). Pedestrians would be more protected from ongoing traffic if the path were placed on the right side. The path may be laid out this way due to the columns. However, the applicant could move the electrical room elsewhere, move the staircase to the east, and provide a grade-level pathway for handicapped persons to reach the elevators/exit ramp without facing oncoming traffic.

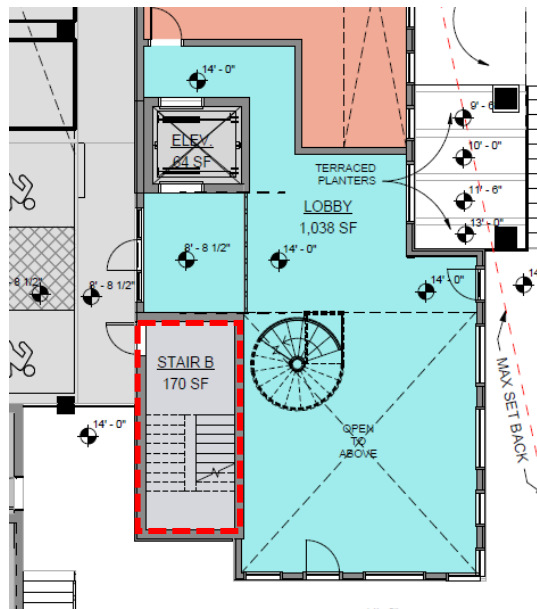
Figure 7: Pedestrian Pathway in the Garage and Staircase



Additionally, the connection between the garage and the main lobby level should not solely be provided by an elevator. There does not appear to be a connection between the staircase and the lobby. Both visitors for the retail and residents will be waiting for elevator at the same time. This could cause a bottleneck.

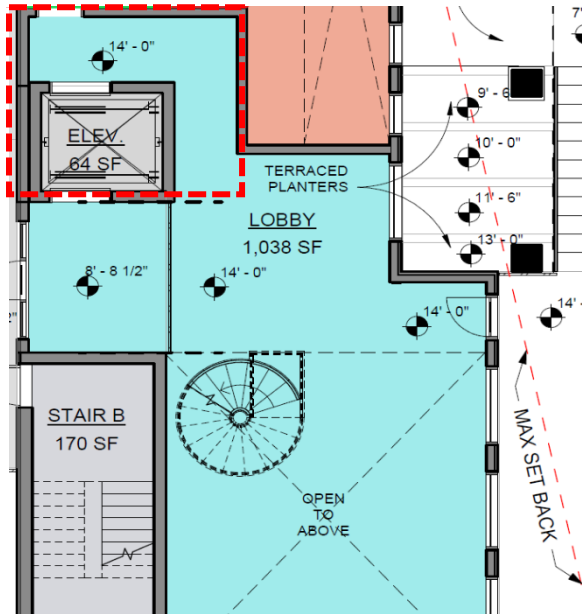
We believe it is also imperative to have a staircase connecting the upper and lower levels of the lobby, either with an independent staircase or by providing a separate open stairway within the Staircase B tower (see Figure 8).

Figure 8: Staircase B



At both lobby levels, the first-floor elevator doors located on the north side could be moved to the east side (see Figure 9). This would eliminate the need for the corridor to the north of the elevator. Figures 10 and 11 demonstrate examples of a front/side opening elevator. Additionally, the elevator on the second floor does not show doors (see Figure 12). The applicant should clarify if there is a door between the second-floor retail and the second-floor lobby.

Figure 9: First-Floor Elevator and Corridor



Figures 10 and 11 : Examples of a Front/Side Opening Elevator

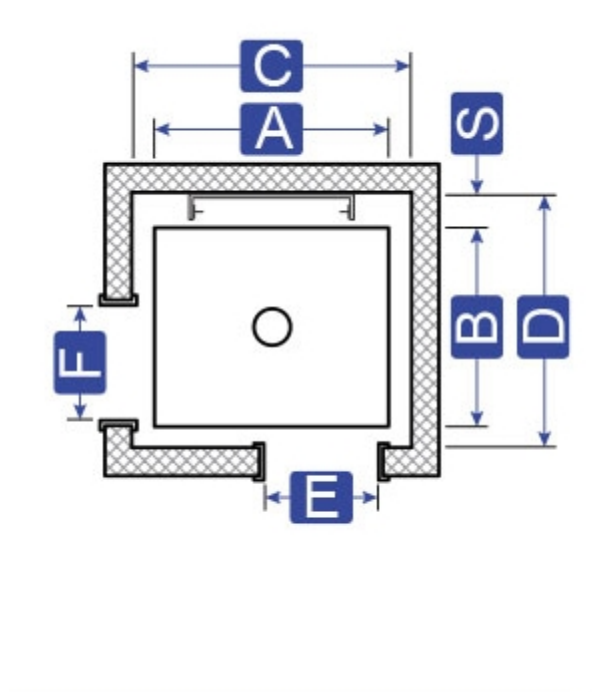
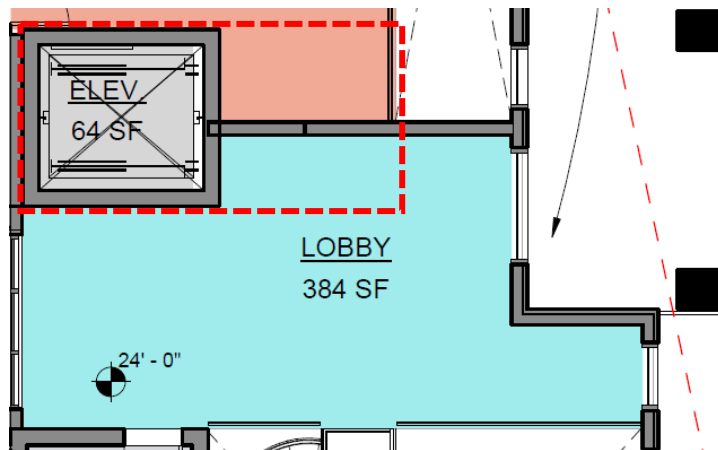


Figure 12: Second-Floor Elevator Missing Doors



The applicant should explain access to the second-floor lobby. There does not appear to be an entrance from the garage, other than through the fire stair.

It would also be helpful to understand how security will work given the multiple access points.

5. Materiality and Context

The proposed building is located a few blocks from the main commercial and retail heart of SONO on Washington Street, it is directly across the street from the Sheffield Island Ferry Terminal. This portion of Water Street has some historic storefront character between Washington Street and Elizabeth Street. For this reason, we encourage the applicant to investigate options for bringing the retail down to street level, even if it is only in the form of vitrine display windows. These would be visible to ferry patrons and could encourage business, depending on the type of retail use that is ultimately established. For the same reason we encourage the applicant to investigate improved street access to the retail for both able-bodied and disabled customers.

Most of the surrounding buildings are of red brick construction and historic in nature or newly constructed in a neo-historic style. However, as a seaport SONO also has historic warehouse structures which have an industrial style to them even if they have brick facades. And the punched openings of those facades sometimes utilize limestone details in locations such as sills or overhead lintels.

The proposed building is a sophisticated design using high quality materials. Although there are no red brick elements on the façade it's use of porcelain stone panels, vertical & slatted wood and gray fiber cement panels compliments the surrounding buildings while clearly exhibiting a welcome modern appearance. The regularity and large size of the window openings will provide the transparency of a contemporary façade in a style that nicely recalls the exposed structure of industrial buildings. The stone elements appear as a nod to the stone detailing of the surrounding buildings while the wood elements introduce the materials of the boat docks and heavy timber structures of the seaport.

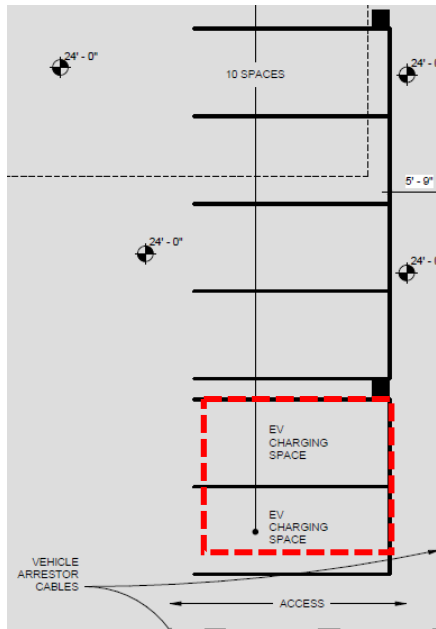
6. Loading and Deliveries

The applicant should clarify how trash loading and delivery drop-off will work for the retail spaces.

7. Parking

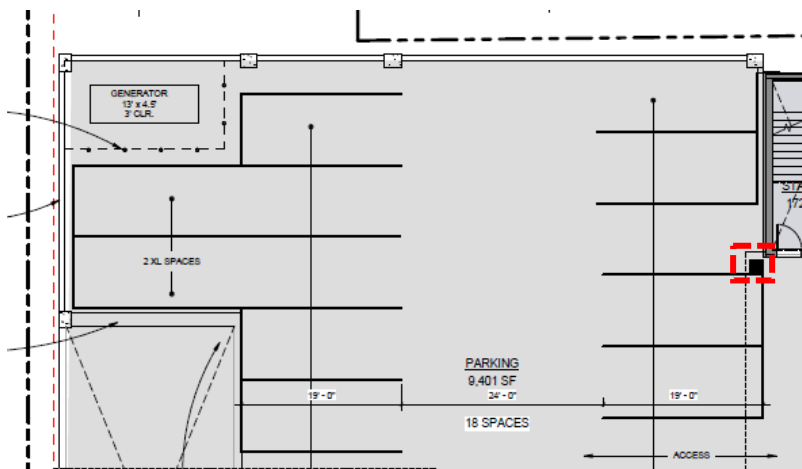
We note that the two EV Charging Spaces have been included as part of the parking space count. This is not a significant issue, as this zone is currently exempt from minimum parking requirements, however EV Charging Spaces are not typically counted as regular parking spaces.

Figure 13: EV Charging Spaces



It should be clarified whether the parking space with the column is sufficient in size (see Figure 14).

Figure 14: Parking Space with Column



To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
Robert Rich, Design Advisor
BFJ Planning

Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 71 Water Street, Norwalk, CT

Date: January 23, 2025

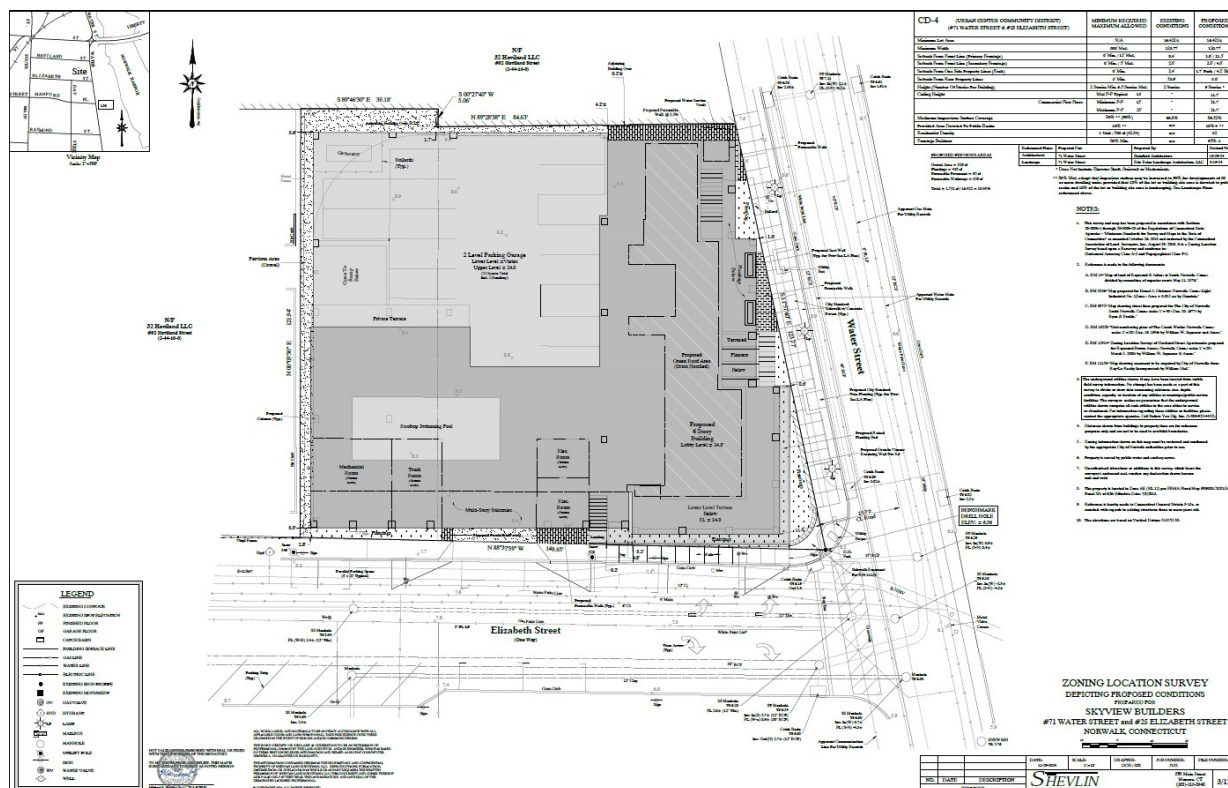
4/1/25 - APPLICANT RESPONSES IN RED BELOW

Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 71 Water Street and 25 Elizabeth Street in Norwalk, CT. The site currently contains a surface parking lot and a 13,000 square foot structure with office and warehouse uses. The applicant, Hyde Park Properties, LLC, would like to develop the site with 32 luxury rental apartments and approximately 2,2000 square feet of retail space (see Figure 1). The proposed development also includes 31 garaged parking spaces. The first level is proposed to contain the garage spaces, residential lobby, and retail tenants, while the upper stories are proposed to contain the residential units.

The property is located within the Community District CD-4 (Urban Cener) zone and Coastal Area Management Overlay District. Additionally, the application must comply with the Design Guidelines listed in the SoNo Transit Oriented Development Neighborhood Plan. Overall, we believe this a high-quality building design that will enhance the aesthetics of the area. However, we see a significant issue with the street frontage and pedestrian experience that should be addressed.

Figure 1: Site Plan



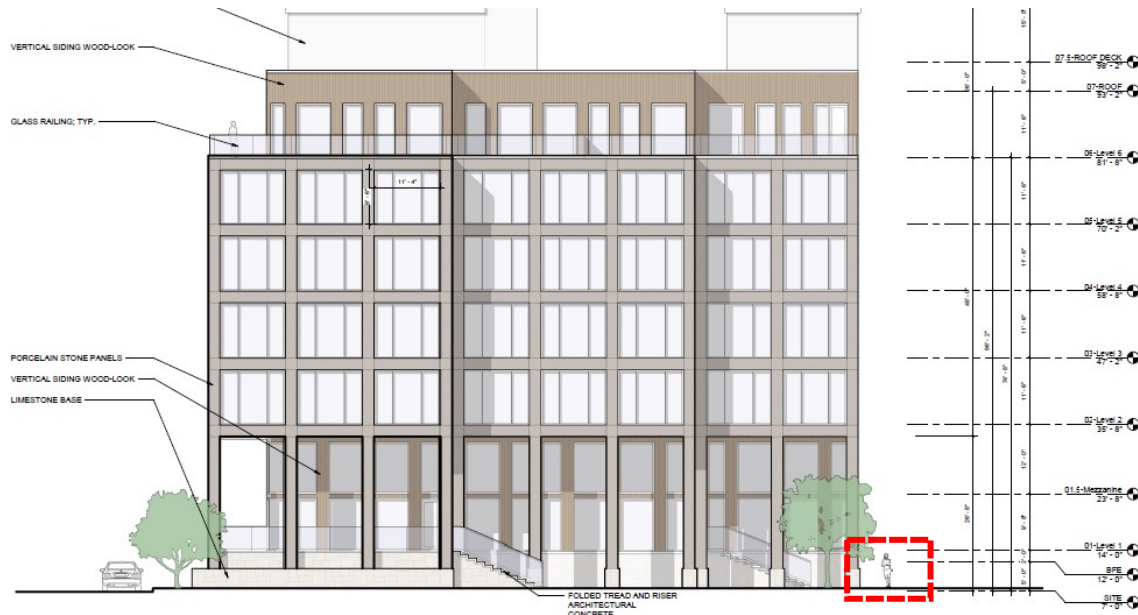
1. Street Frontage First Floor Retail

The proposed site is located within the AE FEMA Flood Zone, meaning it is within the 100-year floodplain. To address potential flooding issues, the applicant proposes a first-floor elevation of 14 feet, which is two feet above Base Flood Elevation (BFE). However, this results in a solid wall along both street frontages. This limits the visibility and impacts the connection to the street level for both the lobby and the retail space. Additionally, the site is not located within a strong retail area, and the lack of retail visibility with the raised first floor, will exacerbate this issue. Figure 2 shows the pedestrian's view of the blank wall.

Section 5.4.3 of the SoNo TOD Architectural Guidelines states that buildings should "avoid long and blank facades," and "use human-scaled façade features" to "provide protection and visual interest at building entries." We believe that the current design does not comply with these requirements.

We understand that dry floodproofing buildings with residential uses is not permitted within the City of Norwalk. We recommend that City staff examines this requirement and whether there is any ability to allow for mixed-use/ground floor commercial buildings to be dry floodproofed. Given the current restrictions, however, the applicant should employ other ways to enhance the pedestrian experience and create a greater connection between the street level and the first-floor retail. For example, the applicant might consider putting display windows on the lower level to create greater retail visibility. The applicant could also enclose the staircase for the retail space within the building. This could create a more inviting street frontage with less prominent staircases.

Figure 2: Pedestrian View of the Building Wall

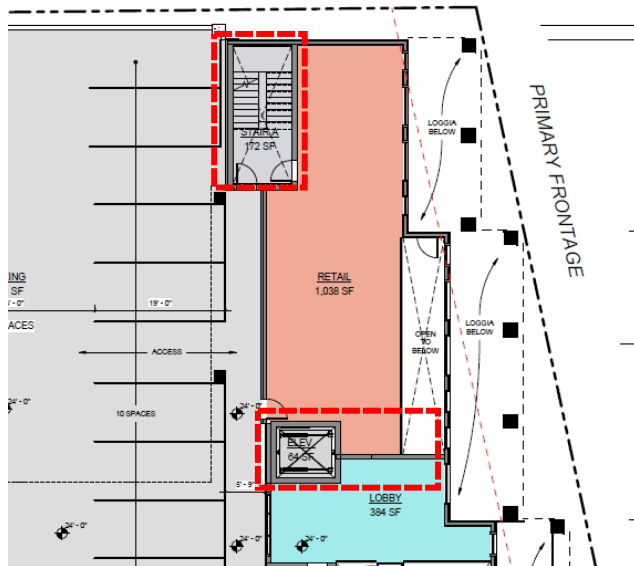


APPLICANT RESPONSE: As per our discussion with the BFJ design team, the design approach to mitigate the high blank surface facing the sidewalk will be to create a usable and inviting space through landscaping and street furniture. The majority of the lower limestone walls (SE corner of building) will be obscured by vegetation. The taller limestone wall in the center of the building will feature a vegetated cable trellis. Additionally, a public seating space has been added to this area. This includes a large, sculptural wooden bench with a raised back in the center portion.

2. Second Floor Retail

The second-floor retail space currently has no connection to the street level. This does not appear to be a viable location for retail. As this zone is currently exempt from minimum parking requirements, the applicant might consider the market options and alternative uses for this space, such as office or residential. Additionally, the upper retail is only accessible through the lobby which itself is only accessible via stairs, the garage, or an elevator.

Figure 3: Second-Floor Retail Access



APPLICANT RESPONSE: The retail space for this project is designed and planned for a Health and Fitness use. This specific use will exist on three floors and allow fobbed access from the residential floors. The retail users in turn will navigate the three floors using the egress stairwell and one of the building elevators. Security will be maintained by separate fob access to doors and elevator call buttons.

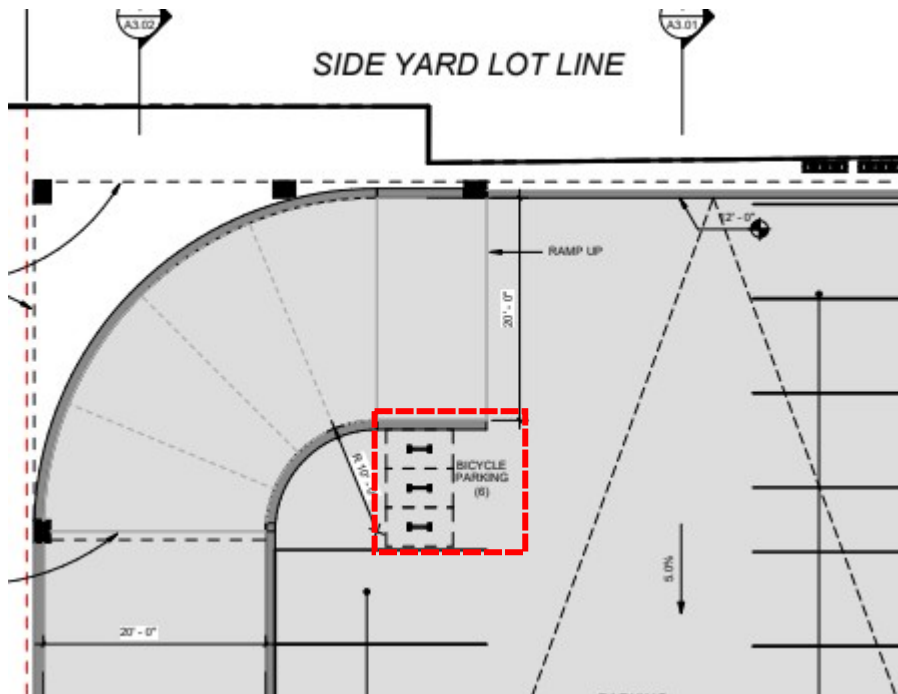
3. Street Amenities, Landscaping, Signage

The landscape plan and the architectural plan are not well coordinated. These plans should be better aligned. Additionally, the planned tree canopy (ginkgo trees) is only cleared to 7 feet above grade. The applicant should clarify whether this is adequate for truck traffic.

"Street furniture" has not been included in the plan. This does not comply with Section 5.4.2 of the SoNo TOD Site Improvement Guidelines regarding site amenities. The guidelines state that "site amenities should include benches, trash and recycling receptacles, bike racks, and other components appropriate to the use and scale of the development." The bicycle parking is currently located within the garage, which doesn't necessarily qualify as street furniture (see Figure 4).

The applicant should provide a plan for signage design and placement that complies with Section 5.4.4 Signage Guidelines.

Figure 4: Bicycle Parking Located in Garage



APPLICANT RESPONSE: The Architecture and Landscape plans have been revised. The proposed street trees are often used in streetscape applications such as this. The species selected is a narrower cultivar, and less likely to be in conflict with truck traffic.

4. Site Access and Accessibility

There is currently no pedestrian access from the street to the first-floor retail or the main lobby level without using a staircase. The only handicap accessible entrance is through the garage.

Another potential accessibility issue is located within the garage. The walkway path within the garage is currently on the left side (see Figure 5). Pedestrians would be more protected from ongoing traffic if the path were placed on the right side. The path may be laid out this way due to the columns. However, the applicant should consider reorienting the expansion of the electrical room or relocating it elsewhere, move the staircase to the east, and provide a grade-level pathway for handicapped persons to reach the elevators/exit ramp without facing oncoming traffic.

The site plan shows the proposed building layout with the following rooms and setbacks:

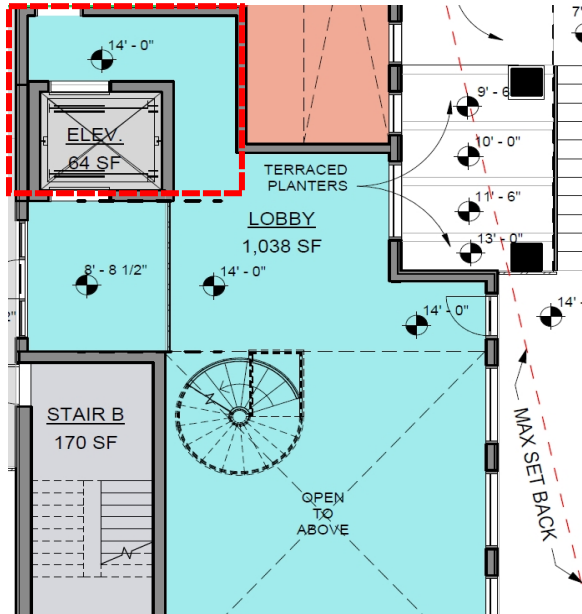
- TELECOM ROOM**: Located in the top left corner.
- MECHANICAL**: 502 SF, located in the middle left.
- TRASH**: 306 SF, located in the middle right.
- ELEC.**: 243 SF, located in the top right.
- ELEC.**: 162 SF, located in the bottom right.
- PASS-THRU**: A red dashed line indicates a pass-thru area between the TRASH and ELEC. rooms.
- SEPARATED PEDESTRIAN ACCESS**: A red dashed line indicates a separated pedestrian access area between the MECHANICAL and TRASH rooms.
- MAX SET BACK**: A red dashed line indicates the maximum set back area.
- Setbacks and Dimensions**:
 - 8' - 6"
 - 3.2%
 - 22' - 0"
 - 5' - 0"
 - 7' - 8 1/2"
 - 7' - 7 3/4"
 - 7' 1 1/2"
 - 11' - 0"

We believe it is also imperative to have a staircase connecting the upper and lower levels of the lobby, either with an independent staircase or by providing a separate open stairway within the Staircase B tower (see Figure 6).

[illegible]

At both lobby levels, the first-floor elevator doors located on the north side could be moved to the east side (see Figure 7). This would eliminate the need for the corridor to the north of the elevator. Figures 8 and 9 demonstrate examples of a front/side opening elevator. Additionally, the elevator on the second floor does not show doors (see Figure 10). The applicant should clarify if there is a door between the second-floor retail and the second-floor lobby.

Figure 7: First-Floor Elevator and Corridor



Figures 8 and 9 : Examples of a Front/Side Opening Elevator

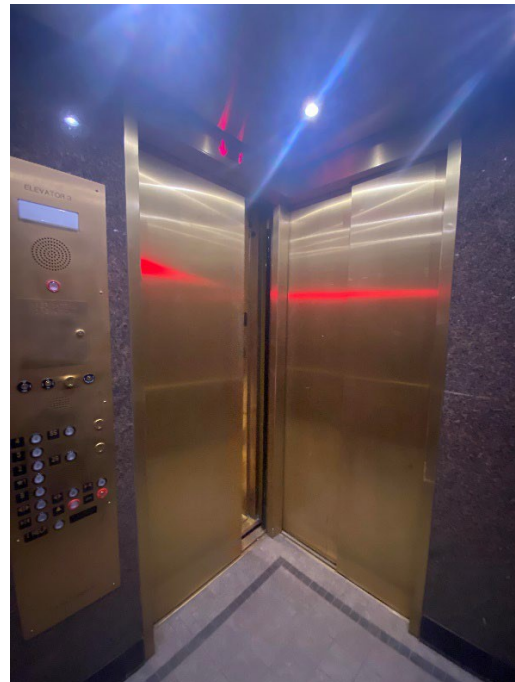
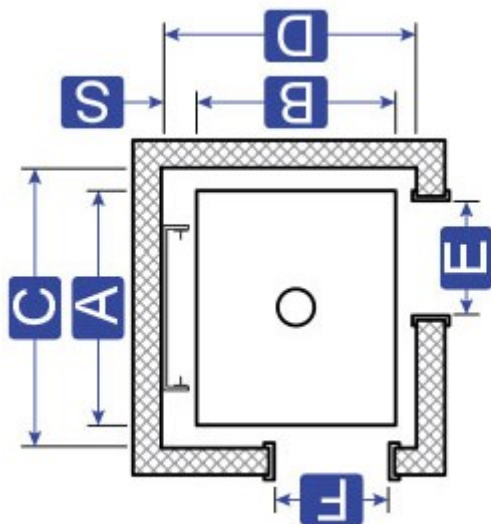
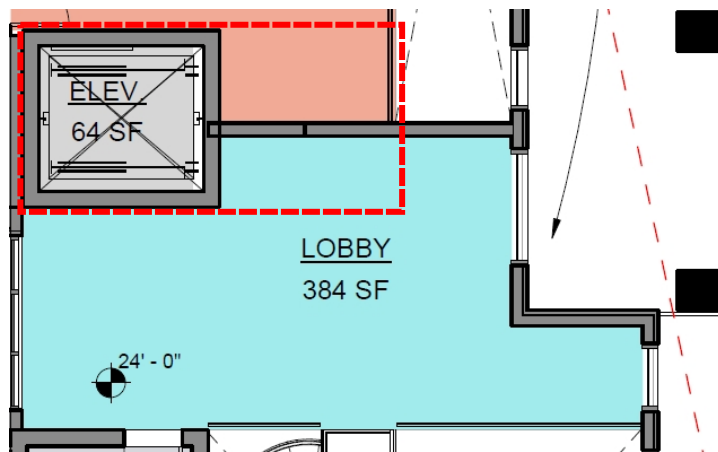


Figure 10: Second-Floor Elevator Missing Doors



The applicant should explain access to the second-floor lobby. There does not appear to be an entrance from the garage, other than through the fire stair.

It would also be helpful to understand how security will work given the multiple access points.

APPLICANT RESPONSE: suggestions above have been incorporated into the revised drawings

5. Materiality and Context

The proposed building is located a few blocks from the main commercial and retail heart of SONO on Washington Street, it is directly across the street from the Sheffield Island Ferry Terminal. This portion of Water Street has some historic storefront character between Washington Street and Elizabeth Street. For this reason, we encourage the applicant to investigate options for bringing the retail down to street level, even if it is only in the form of vitrine display windows. These would be visible to ferry patrons and could encourage business, depending on the type of retail use that is ultimately established. For the same reason we encourage the applicant to investigate improved street access to the retail for both able-bodied and disabled customers.

Most of the surrounding buildings are of red brick construction and historic in nature or newly constructed in a neo-historic style. However, as a seaport SONO also has historic warehouse structures which have an industrial style to them even if they have brick facades. And the punched openings of those facades sometimes utilize limestone details in locations such as sills or overhead lintels.

The proposed building is a sophisticated design using high quality materials. Although there are no red brick elements on the façade it's use of porcelain stone panels, vertical & slatted wood and gray fiber cement panels compliments the surrounding buildings while clearly exhibiting a welcome modern appearance. The regularity and large size of the window openings will provide the transparency of a contemporary façade in a style that nicely recalls the exposed structure of industrial buildings. The stone elements appear as a nod to the stone detailing of the surrounding buildings while the wood elements introduce the materials of the boat docks and heavy timber

structures of the seaport.

APPLICANT RESPONSE: We agree on the points above. We intend for the wood used in slats to weather naturally over time to hopefully add to the water facing nature of this building and the surrounding context.

6. Loading and Deliveries

The applicant should clarify how trash loading and delivery drop-off will work for the retail spaces.

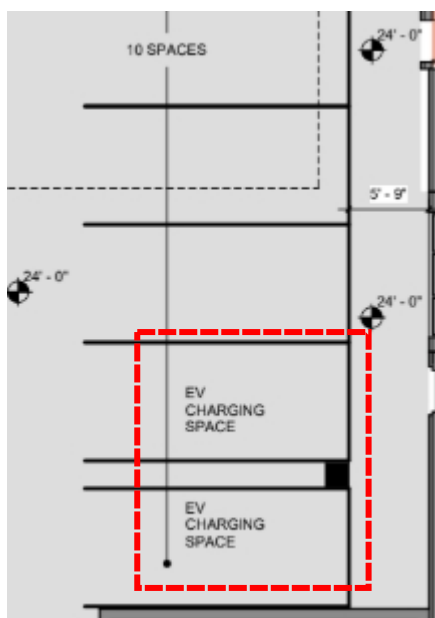
APPLICANT RESPONSE: Trash and loading will be conducted from the street. Trash Rooms and chutes are provided to make this effort efficient. Trash chutes were added to respond to the overall trash collection comment in the virtual meeting with BFJ. If a loading vehicle is less than 8' tall (panel vans etc.) those vehicles can enter the garage.

7. Parking

We note that the two EV Charging Spaces have been included as part of the parking space count. This is not a significant issue, as this zone is currently exempt from minimum parking requirements, however EV Charging Spaces are not typically counted as regular parking spaces.

APPLICANT RESPONSE: Noted; however, it is our experience in Norwalk that EV Charging Spaces typically do count toward any minimum required spaces.

Figure 11: EV Charging Spaces



To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
Robert Rich, Design Advisor
BFJ Planning

Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 71 Water Street, Norwalk, CT

Date: April 3, 2025

Introduction:

We appreciate the effort by the applicant to respond to BFJ's previous memo with revised drawings and comments. Overall, we are satisfied to the materiality of the building and think it is a high-quality design. We recommend approval of the 71 Water Street application subject to the following comments, which relate to the coordination of drawings, as well as signage and building access.

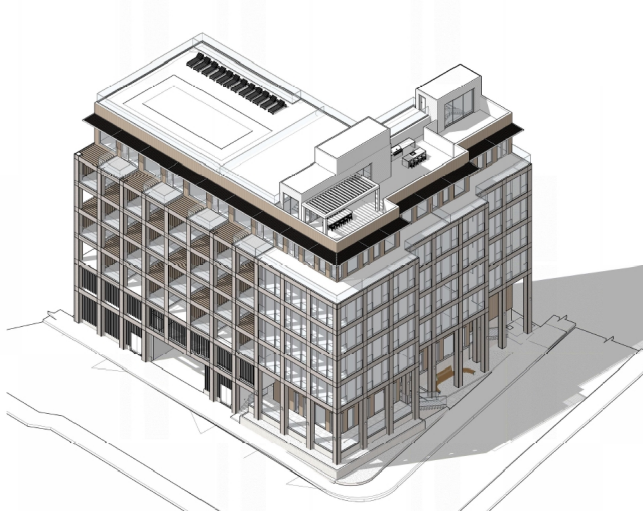
1. Coordination of Drawings

There should be better coordination between the various drawings. For instance, the building elevations shown in AO.50 have not been updated to reflect the new frontage, vegetation, and the curved bench (see Figure 1). Additionally, the 3D View shown in AO.50 does not show any vegetation, including the cable trellis system on the wall behind the proposed bench.

Figure 1: Building Elevation



Figure 2: 3D View



2. Signage

A signage plan should be provided. Signage is of particular importance at the entrances for the building and gym.

3. Building Access

We suggest access to and from Elizabeth Street, previously mentioned, be rethought. We would suggest that when you exit from the lower lobby to the sidewalk, the sidewalk should be extended to Elizabeth Street at grade (see Figure 3). This would allow handicapped access to the building not through the parking garage. The existing staircase from Elizabeth Street to the elevated plaza could then be turned 90 degrees and moved to the right of this new passageway.

Figure 3: Building Access

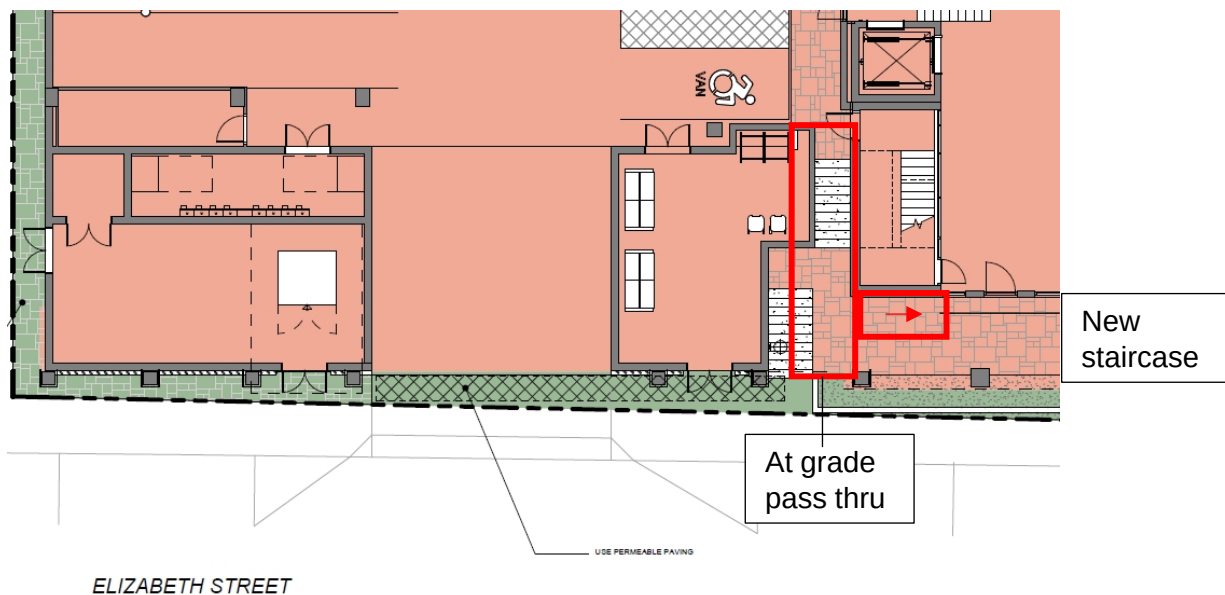
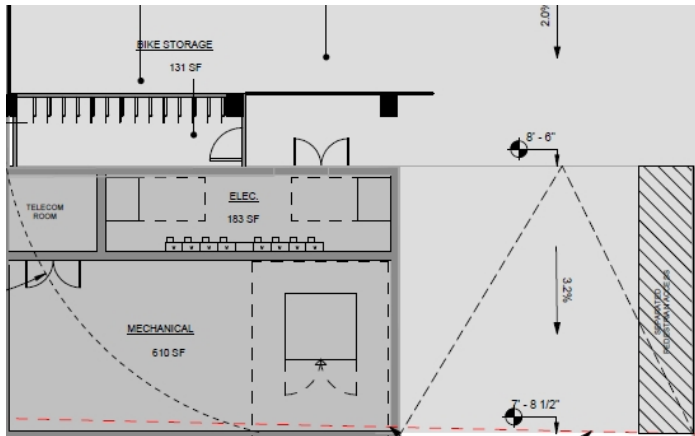
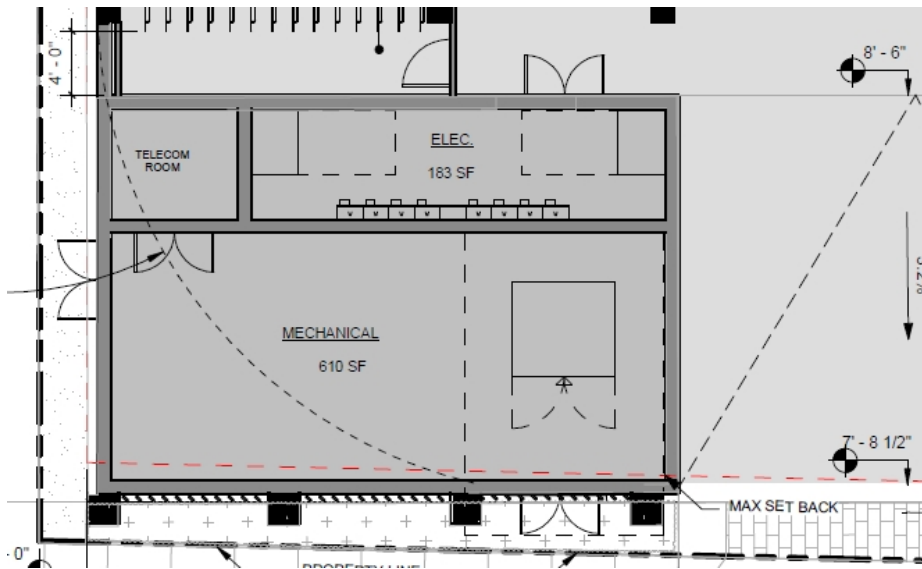


Figure 4: Pedestrian Pathway



Additionally, the pedestrian path in the garage could be moved back to the west side of the ramp to provide better access to the bike storage room. Pedestrian access from the street to the lobby is now separate from this.

4. Electrical, Mechanical, and Telecom Rooms



The electrical, mechanical, and telecommunications room appear to be located within the floodplain. We would like to know whether this complies and if they should be moved in case of emergency.

April 11, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman
From: Bryan Baker, AICP, Principal Planner
Re: #2024-65 SPR/CAM – Hyde Park Properties, LLC – 71 Water Street and 25 Elizabeth Street (District 2, Block 44, Lots 14 and 13) – Coastal site plan review application for the construction of a six-story, 32-dwelling unit, mixed-use building

Commissioners,

The applicant has submitted a coastal site plan review application for the construction of a new six-story, 32-dwelling unit, mixed-use building on the property located at 71 Water Street and 25 Elizabeth Street. As part of the development, both lots will be merged creating one 16,422sf lot within the CD-4 zone, which would allow for up to 32 dwelling units to be constructed. The property is located within the special flood hazard zone (AE (El. 12')) and the coastal area management zone, and therefore is subject to Section 6.9 and 6.10 of the zoning regulations. The property is also located within a redevelopment area which requires an architectural peer review which was conducted by BFJ Planning, and received an approval from the Redevelopment Agency on April 8, 2025.

It is important to note that at the time of submission, the CD-4 zone did not require minimum parking standards, but 33 parking spaces are still proposed, including five “xl spaces” which would allow for tandem parking and increasing the overall number of parking spaces on-site to 38 spaces.

As noted and detailed within the various plans provided by the applicant (architectural, engineering, and landscaping), the application complies with all relevant requirements listed within Table 4.3.1-H District Standards, which lists most of the form-based requirements for new structures within the CD-4 zone. These standards include but are not limited to frontage buildout, impervious surface coverage, minimum and maximum setbacks, residential density, building height and ceiling height, building composition, façade elements (glazing, articulation, etc.), building materials, etc.

To comply with Section 6.9 Flood Hazard Zone Overlay, the applicant has shown the finished first floor of the structure starting at elevation 14' which is two feet above the base flood elevation of 12'. As noted within BFJ's peer review report, the applicant shall provide verification on the mechanical room's compliance with Section 6.9 of the zoning regulations.

To comply with Section 6.10 Coastal Area Management Overlay, the applicant has provided a drainage report that details a reduction in the stormwater runoff from the site as well as on-site water quality treatment which complies with the city's Department of Public Works standards. Staff also notes that the proposed conditions is a reduction in the amount of impervious surface on the property compared to existing conditions. Therefore, it is Staff's opinion that the proposed development will not have adverse impacts on any nearby coastal resources.

To comply with Section 6.12 Workforce Housing, the applicant has submitted a draft affordable housing plan which indicates that the applicant will provide three workforce housing units which will be deed restricted in perpetuity to households earning no more than 80% of the State Median Income (SMI). The applicant must provide the Commission additional detail indicating which units will be designated as workforce housing units to ensure full compliance with Section 6.12.

It is Staff's recommendation that with modifications which can be addressed within conditions of approval, that the application be approved. Staff offers the following draft resolution for consideration by the Commission:

Draft resolution to approve with conditions:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2024-65 SPR/CAM – Hyde Park Properties, LLC – 71 Water Street and 25 Elizabeth Street (District 2, Block 44, Lots 14 and 13) – Coastal site plan review application for the construction of a six-story, 32-dwelling unit, mixed-use building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans, and as further modified per these conditions of approval:
 - a. Per the site plans entitled "Site Development Plan," prepared by Ochman Associates, Inc., dated 11/29/2024; and
 - b. Per the architectural drawings entitled "71 Water Street," prepared by Beinfield Architecture, dated 3/31/2025 and revised to 4/8/2025; and
 - a. Provided that the applicant shall provide documentation to the Planning & Zoning Commission's Staff (Staff), that the building construction complies with Section 8.4.5.N.2.g of the Norwalk Zoning Regulations, prior to the issuance of a zoning permit; and
 - b. That all mechanical equipment shall be elevated to two feet above the base flood elevation; and
 - c. Per the landscaping plans entitled "Water Street," prepared by Eric Rains Landscape Architecture, LLC, dated 12/5/2024; and
3. That all utilities servicing the site shall be installed underground; and
4. That any changes to the approved plans, including change of use, shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
5. That the applicant shall provide details on compliance with Section 6.11.2 Solar Energy and Natural Drainage prior to the issuance of a zoning permit; and
6. That the applicant shall submit a final Workforce Housing Affordability Plan, subject to Staff approval, prior to the issuance of a zoning permit; and
7. That an approved Workforce Housing Affordability Plan shall be filed on the Norwalk Land Records prior to the issuance of a Certificate of Zoning Compliance for the residential portion of the building(s); and
8. That should any building façade material become damaged and/or deteriorated, the applicant and any future owner(s) shall repair the damaged and/or deteriorated façade within thirty (30) days upon receiving notice from the City; and
9. That any pruning of trees within the city right-of-way shall be done in coordination with the City of Norwalk's Tree Warden; and
10. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
11. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
12. That any and all conditions required by Norwalk DPW are applicable to this approval; and
13. That any and all conditions required by Norwalk TMP are applicable to this approval; and
14. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and
15. That a surety shall be submitted, in an amount determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and

16. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work, shall be maintained throughout all construction and site work, and that additional controls be installed at the direction of Staff; and
17. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
18. That a surety shall be submitted, in an amount determined by the applicant and verified by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work as required as a condition of approval prior to the issuance of a Certificate of Zoning Compliance; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be April 25, 2025.

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
April 2, 2025

PRESENT: Galen Wells, Chair; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Ana Tabachneck; Nick Kantor; Richard Roina; Darius Williams (after the roll call)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Mario Coppola; Atty Nicholas Bamonte; Atty Matt Sapienza; Atty Liz Suchy; Atty Rick Constantini;

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll.

III. TRAINING

A. Planning & Zoning Commission Training from 6:00pm to 7:30pm

At this point, Ms. Wells said that the commission would begin their training session. Atty Mario Coppola introduced an attorney from his law firm, Nicholas Bamonte, as well as the assistant corporation counsel, Matt Sapienza. He said that they would try to provide training every one or two years, especially since there is a requirement for it. He asked that the Planning & Zoning Department keep a record for each of the commissioners of the trainings.

The training session covered various aspects of the commission's responsibilities, including legal notice requirements, participation and attendance, voting procedures, and the implications of the Freedom of Information Act. The training team also discussed the enforcement mechanisms for planning and zoning commissions, as well as various zoning and land use regulations, including changes to flood zone regulations, maximum heights for industrial zones, and setbacks for marine commercial zones. The training ended with the possibility of setting time limits for public comments during meetings.

IV. APPLICATIONS PRELIMINARY REVIEW BEGINNING AT 7:30PM

A. #2025-15 R/SP – Norwalk Center, LLC & The Auto Collective – 10 Norden Place (District 3, Block 17, Lot 40) – Zoning regulation text amendment application to amend Article 4 and Article 9 to create a “Car Club” use within the SD-LI zoning district and special permit application for a +/- 137,000sf Car Club within an existing building

Atty Liz Suchy began the presentation with a description of the project which would be a car club within the building at 10 Norden Place. Owners would store their luxury cars or classic cars for short or long periods of time. There would be no outdoor storage or work on the cars. It would all be inside. She also gave them a brief background of the property. Last year the commission had also approved a maintenance center for the MTA which is under appeal. The motor vehicle club is a new use for the property so she explained what they would be. She explained how the cars would enter the building. She then introduced the project team. She discussed the number of employees and hours of operation. They had also received sign-offs from some City departments.

There was a discussion about where in the building this car club would be. Atty Suchy said that there is additional space in the building where the MTA maintenance center is. Atty Suchy said that there is a similar car club adjacent to the Danbury airport which the commissioners could look at.

There was a discussion about how many members the club would have, which Atty Suchy said would be around 400 people. She said there would have to be a cap on the maximum number of people attending the club's larger events. Large events would happen less frequently than smaller ones. There was also a discussion about which building this would be in since there are three on the site. There was a discussion about the parking on the site. They also reviewed an aerial photo of the site. There was a discussion about an area where cars would be cleaned before entering the space. There was also a discussion about a limited time when cars would be shown outside such as during a Formula One simulcast. The maximum number of cars would be 420.

Atty Suchy requested that a public hearing be scheduled and notified the commission that the neighbors had been notified of the submission of the application and would be notified of the public hearing. Members of the club would not have 24 hour access to their cars, but rather, they would set up an appointment through an app to take their cars out of the facility.

**B. #2025-18 SP - Indian Hill RE, LLC - 284 New Canaan Avenue
(District 5, Block 46, Lot 76) - After-the-fact clearing of 15,000 square feet which is
to be restored with plantings**

Atty Rick Constantini, the attorney representing the applicant, introduced the project team and noted that they may need multiple special permit applications. He then explained that they had received a notice of violation due to clear cutting on the property. This application contained the restoration plan that was approved by the Inland Wetland commission. However, he said that the commission had asked for different varieties of trees so that the restoration plan may have to be updated. He also noted that the applicant is still working with the inland wetland agency on the retention system, so they have not received an approval. A second special permit application will be submitted once an approval has been received. Another meeting is scheduled for April 22 with that commission.

Brian Carey, the soil scientist for the applicant, continued the presentation by explaining that he had been before the Inland Wetland Agency. They have until April 22 to approve or deny the application. Atty Constantini said they were not looking to expand the site.

There was a discussion about the size of the trees. Mr. Carey showed them the plans that had already been approved by the Inland Wetland Commission and explained what some of the trees would be and how many would be planted. Mr. Schulman asked Mr. Kleppin to speak with the conservation department about the size of the trees which he thought were small.

There was a discussion about how the area became cleared which Mr. Carey explained there was a misunderstanding between the applicant and his staff. There was also a discussion about why the business was removed from where it was to its current location. Mr. Carey said it was due to eminent domain for the repairs to the Walk Bridge.

**C. #2025-08 R - Planning & Zoning Commission - Zoning Regulation
Text Amendment to Articles 4, 6, 8 and 9 regarding changes to the flood hazard
zone regulations for buffer areas and construction methodology for residential
flood compliance; maximum building heights for the SD-LI and SD-HI zones; rear
setbacks for the SD-MC zone; Frontage requirements for Watercourse Lots;
requiring a site plan review application for changes in use that exceed a certain
size; how Trade or Vocational Schools are permitted; changes to Indoor &
outdoor storage of passenger motor vehicles, Motor Vehicle Storage, Warehouse,
and Warehousing uses; Workforce Housing incentives and income buffers;**

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clarification on mailings required for public notice; amending the definitions of Story, Lowest Floor and Motor Vehicle Body Shop and adding definitions of Unfinished Area and Finished (Habitable) Area

Mr. Baker began the presentation by noting that this should be the last of the zoning changes that the staff would be recommending. The first change was in the flood regulations and what would count as the lowest floor and the construction that could happen on that floor. The next change was also a flood zone change for properties in the AE or VE zones. There was a discussion about lifting a house and not being able to further improve the structure.

The next change would be to amend charts in light and heavy industrial zones to add in maximum heights of a story. There would also be a change to the rear setbacks within the marine commercial zone. There were modifications to watercourse lots which would be limited to zones that abut the Norwalk Harbor, but there could be further revisions. There would be modifications to the regulations in connection with trade or vocational schools that an existing business would run.

Mr. Kleppin discussed the next set of suggested modifications which came from the affordable housing plan. One modification was in the instance where someone who previously qualified for workforce housing no longer did. Although they could remain in the unit, it could not be counted in the city's workforce housing. However, they did create a buffer that the amount of workforce housing could not go below 12%. Another modification would be deed restricting some units to increase density. There would also be another modification for more affordable units which Mr. Kleppin would have to develop. He would be looking at what other towns were doing, as a model for the city. Mr. Kleppin said that he would send the commissioners information on SMI as well as the number of units that could affect the city's workforce housing percentage. The Planning & Zoning Department monitored the workforce housing provisions and provided information to the state. The last change was for the mailing of notifications which would be consistent with state statutes.

Mr. Baker discussed recommended changes to some definitions including unfinished area, story and lowest floor.

V. DISCUSSION

There were no comments at this time.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: March 19, 2025

**** MR. BRYCE MOVED to approve the March 19, 2025 minute, as amended.**

Mr. Williams seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams approved.

No one opposed.

Ana Tabachneck; Nick Kantor; Richard Roina abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin reminded the commissioners about the meeting on Wednesday, April 9 at the GrayBarns. He asked them to review the applicant's narrative. The meeting was to orient them on the site as well as how activities were processed. They would also go over where the neighbors were located in connection with the different uses. He also reminded them not to have conversations amongst themselves or with the public since it wasn't being recorded. They would discuss questions during the public hearing. He would send out information to the commissioners before the meeting. They would go into the barn as well. Ms Tabachneck said that she would not be able to attend the meeting but would visit the site on the weekend. Mr. Kleppin said that they could arrange for staff to meet her there. There would be a meeting the following week, but then there would be two weeks with no meetings.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

IX. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Mr. Williams seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams; Ana Tabachneck; Nick Kantor; Richard Roina approved.

No one opposed.

No one abstained.

The meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Diana Palmentiero