REGULAR MEETING – PLANNING AND ZONING COMMISSION
AGENDA

JUNE 4, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting 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. #2025-33 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit for a historic preservation development to renovate existing historic building, demolish a separate non-historic building, and construct a new 21-unit multifamily building for a total of 53-units on-site (36-units existing), and other site improvements - Public hearing, report & recommended action

B. #2025-34 SP – Norwalk Housing Ventures II LLC c/o Edward Gormbley – 1 Elmcrest Terrace (District 1, Block 30, Lot 10) – Special permit for a historic preservation development to renovate an existing historic structure and construct a new 13-unit multifamily building - Public hearing, report & recommended action

C. **#2025-29 SP - MOCA Westport Holdings, LLC - 19 Newtown Turnpike (District 5, Block 31, Lot 26) - Modification to existing special permit to allow for manufacturing use - Public hearing, report & recommended action**

IV. REVIEW AND ACTION ON APPLICATIONS

A. **#2025-42 - 8-24 Referral - City of Norwalk - 1 Calf Pasture Beach Road - Proposed expansion of public parking lot - Report & recommended action**

B. **#2025-44 - 8-24 Referral - Shawn's Lawns - 2 Muller Avenue - Sanitary sewer extension - Report & recommended action**

C. **#2025-26 CAM – PMB Services, LLC – 145 Water Street – Change in use from storage to office within the Coastal Area Management boundary - Report & recommended action**

D. **#2025-36 CAM – LANDTECH – 18 Marion Avenue – Construct a new single-family residence and dock with associated site improvements on a vacant lot adjacent to the Norwalk Harbor - Report & recommended action**

E. **#2025-37 CAM – Tim Rath – 22 Harbor View Avenue – Raise an existing single-family residence to be FEMA flood compliant adjacent to the Norwalk Harbor - Report & recommended action**

V. DISCUSSION

A. **#2025-41 R - Planning & Zoning Commission - Zoning Regulation Text Amendment to Article(s) 1, 4 and 9 regarding non-conforming parking; clarification on the permits required for cluster housing in the Silvermine Tavern District Overlay; modifying where Commercial Recreation Establishments are permitted and associated limitations - Discussion**

VI. ACCEPTANCE OF MINUTES

A. **Regular Meeting: April 9, 2025; April 16, 2025; May 21, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

WOFSEY ROSEN

Adam J. Blank
ablank@wrkk.com | 203-318-6936

APPLICATION TO THE NORWALK PLANNING & ZONING COMMISSION OF 204 FLAX HILL LLC, C/O EDWARD GORMBLEY FOR SPECIAL PERMIT MODIFICATION APPLICATION FOR A MULTIFAMILY RENTAL DEVELOPMENT AT 204 FLAX HILL ROAD

LIST OF APPLICATION MATERIALS

1. Special Permit Application Form;
2. Authorization dated 3/17/25;
3. Project Description Narrative;
4. Affordability Plan;
5. Site Development Plans prepared by LandTech dated 9/24/24, including Site Development Plan, Site Grading & Drainage Plan, Site Utility Plan, Soil Erosion & Sediment Control Plan, Notes and Details, and Landscape Plan;
6. Zoning Location Survey and Topographic Survey of Existing Conditions prepared by LandTech dated 8/14/24;
7. Stormwater Management Report prepared by LandTech dated 2/26/25;
8. Operations and Maintenance Plan prepared by LandTech dated 2/26/25;
9. Architectural Plans and Renderings prepared by Crosskey Architects dated 3/21/25, including Photometric Plan;
10. Legal Description;
11. Historic Report by Heritage Resources dated 4/7/25; and
12. Traffic Study by DTS Provident Design Engineering, LLP dated 10/8/24.

Special Permit Application

City of Norwalk Planning & Zoning Commission
Phone: 203-854-7780
www.norwalkct.gov

Date Received:

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.

1. **Address of Subject Property(s):**
   204 Flax Hill Road, Norwalk, CT
2. District: 2 Block: 48 Lot(s): 44
3. Zone: CD-3, Overlay/Village District: General Urban Community District
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:
   Residential apartment buildings.
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   Large Multifamily Building - Permitted by Right with Limitations

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: Adam J. Blank

Property Owner Information and Authorization

Owner of Record: 204 Flax Hill LLC c/o Edward Gormbley
Billing Address: 11 Day Street, Norwalk, CT 06854
Phone Number: 203-856-6203 Email: EGormbley@wpsre.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 and 8.4.8 of the Norwalk Zoning Regulations detail items that are required for a Special Permit 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 Special Permit Application submission:

1. Three (3) 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.
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.I.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).

   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 the pay the application fee at the time of submission of the Special Permit 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

Per the Connecticut General Statutes, a public hearing is mandatory for all Special Permit Applications. Notice shall be provided per 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.

iii. Notification that once a public hearing date has been established, another letter will be sent via certified U.S. Mail, with certificate of mailing, to the property owner alerting them of when and where the public hearing will be held.
iv. Notification that once a public hearing date has been established, that a physical sign will be posted on the subject property(s) detailing when and where the public hearing will be held.

2. After a public hearing date has been established, the Applicant shall post a physical sign on the subject property(s) which:
   a. Shall be constructed of a rigid waterproof material, such as plastic board or metal.
   b. Shall have a minimum dimension of thirty-six inches (36") tall by forty-eight inches (48") wide and legs of sufficient length to raise the top of the sign thirty-six inches (36") above the Adjacent grade.
   c. Shall be set back no more than ten feet (10') from the Front Lot Line or on the front face of any building or structure that is closer to the Front Lot Line.
   d. Shall be placed at the mid-point of along the Frontage Line from which the site is addressed. If signs are not clearly visible at such mid-points, then they shall be placed at the clearest point of visibility as determined by the Planning & Zoning Director.
   e. Shall be visible to the public and composed of letters with a minimum height of four inches (4").
   f. Shall be supplied, installed, and maintained by the Applicant, securely fastened or staked.
   g. Shall be posted at least fifteen (15) days prior to the hearing and may be removed the following day after the close and decision on the public hearing.
   h. Shall state the following:

> NOTICE OF PUBLIC HEARING
>
> A Public Hearing for a Special Permit Application for this Site is pending before the City of Norwalk's Planning & Zoning Commission on:
>
> [INSERT MEETING DATE AND MEETING TIME]
>
> Hearing information can be found at:
>
> https://apps.norwalkct.org/meetingboard/meetinglist
>
> For further information contact the Norwalk Planning & Zoning Office: (203) 854-7780

   i. The Applicant shall notify and submit a photograph to the Planning & Zoning Department when the sign has been installed.
   j. Failure of an Applicant to comply with this requirement may be grounds for denial of the Special Permit Application.
   k. Properties fronting on more than one (1) Street must have one (1) single-faced sign placed parallel to the property line fronting on each Street.

3. 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.

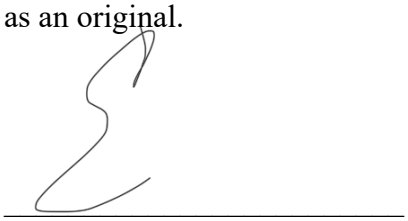
In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.

end

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 its behalf in any and all land use applications and approvals concerning property located at 204 Flax Hill in Norwalk, Connecticut. This authorization includes but is not limited to the preparation, filing and presentation of a Special Permit Modification Application for a multifamily residential rental development at the above-referenced property. A fax or copy of this Authorization shall be valid as an original.



204 Flax Hill, LLC

By: Edward Gormbley Dated:

March 17, 2025

WOFSEY ROSEN

Adam J. Blank
ablank@wrkk.com | 203-318-6936

204 Flax Hill –
Narrative Description of Special Permit Modification Application

I. Background

Workforce Partners, LLC, through one of its entities, 204 Flax Hill, LLC ("Workforce Partners"), is the owner of 1.4 acres of property located at 204 Flax Hill (the "Property"). The Property is located in the CD-3 Zone and the main structure on the property, a historic home called the "Mansion," is currently listed on the Norwalk Historic Resources Inventory.

Under the Norwalk Zoning Regulations effective prior to February 19, 2024, the Norwalk Planning & Zoning Commission granted Workforce Partners a Special Permit (SP#5-20) for 204 Flax Hill to perform a historic preservation development at the site, including the rehabilitation of an existing building and the demolition and re-construction of another building on site with additional housing units. That work has not commenced.

Since the prior approval, and with the enactment of the revised Zoning Regulations earlier this year, Workforce Partners has revised its plans for the 204 Flax Hill development. Workforce Partners now files this Special Permit Modification Application to re-design the previously approved new building while also continuing to rehabilitate, renovate and preserve the existing Mansion historic structure on the site.

The development at 204 Flax Hill currently has four (4) buildings and thirty-six (36) units of housing, but is now proposed to include an additional seventeen (17) units, for a total of fifty-three (53) housing units at the finished Property, including two (2) studio, thirty-six (36) one-bedroom and fifteen (15) two-bedroom apartments. Of the existing thirty-six (36) units, four (4) are currently deeded as workforce housing. As a result of the increase in unit count by seventeen

(17), the Applicant is proposing to add one (1) more workforce housing unit, for a total of five (5) workforce housing units in the fifty-three (53) unit development.[1] Within the CD-3 Zone, certain of the zoning requirements may be waived or modified to encourage preservation of historic structures—such as the Mansion located on the Property.

The Mansion was constructed around 1890 is constructed in the Queen Anne style and originally had an asymmetrical, cross-gable plan with a domed tower, full-width one-story wraparound porch and a porte-cochère. A 1956 fire destroyed the original roof and dome, and the porch was removed at a later date (although the applicant proposes to refurbish that porch as part of this application). However, a substantial amount of the interior architectural detail remains. The Mansion was the home of a local coal, lumber and mason's supply merchant, John J. Ferris. Ferris also served as the director of the City National Bank, was the manager of the South Norwalk Savings Bank, and served in the Connecticut House of Representatives in 1886 and 1887 and then in the State Senate for the 13th District from 1893 through 1896. The Mansion is the gem of the Property although three (3) other structures currently exist on the property, one (1) of which is again proposed to be replaced in this development as it was during the approval of SP#5-20. The other two (2) existing structures on the Property will remain.

With the enactment of the new Zoning Regulations, Workforce Partners looks forward to preserving the Mansion, one of Norwalk's treasured historic resources, ensuring that it is located within a cohesive, aesthetically-pleasing and culturally-significant development and continuing to provide housing to those who

[1] The Applicant also proposes to pay an inclusionary zoning fee equal to 1% of the residential construction cost for the fractional remaining 3 units of the total 53-unit development, pursuant to Section 6.12.4.2.c of the Norwalk Zoning Regulations.

need it most.

II. Workforce Partners Promotes Housing in Norwalk for Regular Workers

Workforce Partners is an owner-operator of workforce housing units. It purchases dilapidated properties in need of capital improvements, updating and modernization and then leases the revitalized units back at modest rents to the working class of Norwalk. It specializes in filling the housing gap for those that can't afford luxury market rate units but also don't qualify for affordable/deed-restricted housing. Typical units owned by Workforce Partners are provided to those earning 60 to 100 percent of the average area median income. Rents are always discounted for everyday heroes including teachers, firefighters, police, EMTs, municipal employees and others.

Workforce Partners concentrates its operations in Norwalk where it owns numerous multifamily properties including 132 Flax Hill, 138 Flax Hill, 50 Connecticut Avenue, 30 West Avenue, 35 Clay Street, 104 South Main Street, 143½ South Main Street, 8 Union Avenue, 21 Clinton Avenue, 14 Bedford Avenue and 29 Ferris Avenue.

III. The Proposed Improvements to 204 Flax Hill

The existing 7,500 square foot Mansion contains six (6) housing units (six (6) one-bedrooms). The 5,700 square foot Building 2 contains eight (8) dwelling units (two (2) studios and six (6) one-bedrooms). The 2,700 square foot Building 3 offers four (4) housing units (two (2) one-bedrooms, one (1) two-bedroom and one (1) three-bedroom). And, the 17,200 square foot Building 4 contains eighteen (18) apartments (six (6) one-bedrooms and twelve (12) two-bedrooms).

The applicant proposes to renovate and rehabilitate the Mansion, although the Mansion will still offer six (6) housing units after renovation. These renovations

will include a new simulated cross gable on the façade and west elevation, re-creation of the wraparound porch and replacement of the dome at the top floor to accentuate the structure's architecture and prominence. Refurbishment of the wraparound porch was not a condition of the prior approval. Buildings 2 and 4 will remain unchanged and continue to provide eight (8) and eighteen (18) housing units, respectively. Building 3 will be demolished, as was previously proposed and approved, and replaced with a new structure designed to match the historic architecture of the Mansion containing twenty-one (21) units (eighteen (18) one-bedroom apartments and three (3) two-bedroom apartments). The applicant also proposes to remove the unsightly parking spots at the front of the Property, which was not a condition of the prior approval but will improve the aesthetic appeal and historic significance of the development. The renovations will incorporate many of the lost elements that are the hallmarks of the Queen Anne style, so as to recreate the feeling of the era when the Mansion was among a row of other, similar residences owned by some of Norwalk's most prominent citizens. See attached Civil Plans and Architecturals from LandTech and Crosskey Architects.

New parking and drive aisles will be installed allowing for a total of fifty-two (52) parking spaces onsite (including three (3) handicap vehicle spaces). The just under one-and-a-half-acre site will be landscaped with trees, shrubs, perennials, grasses and groundcovers of various types. See attached Landscaping Plan.

The project will also include numerous drainage improvements. Under existing conditions, runoff currently discharges via sheet flow to the south towards the adjacent property line. The proposed conditions include discharge via a system of roof leaders, catch basins and collection piping to two proposed underground detention systems to the north and south of the proposed Building 3 to minimize

sheet flow on the Property. See attached Stormwater Management Report.

A traffic impact study was performed by DTS Provident Design Engineering, LLP ("DTS Provident"), analyzing the impact of the proposed additional units compared to what was previously approved. DTS Provident concluded, unsurprisingly, that the proposal will not generate a significant amount of traffic, nor will it have a significant impact upon the current roadway operating conditions. Specifically, DTS Provident calculated that the additional units over what was previously approved would generate only approximately one (1) or two (2) additional vehicle trips in and out during peak hours. Even as compared to current conditions, an additional eighteen (18) units would be proposed to generate two (2) to five (5) additional vehicle trips in and out during peak hours. See Traffic Impact Study.

The Norwalk Zoning Regulations initially require 1.3 parking spaces per unit, which would correspond to 69 required spaces for this development. However, because the Property is located within 1/8 mile of the train station, only 52 parking spaces are required. With a 30% downward adjustment under the historic preservation regulations, only 37 parking spaces would be required. The Applicant nevertheless proposes to offer 52 parking spaces.

IV. Historic Preservation

The Property is zoned CD-3, and in the CD-3 Zone, large multifamily buildings are permitted by right with limitations. Section 4.3.20 of the Norwalk Zoning Regulations allows this Commission to increase or reduce a minimum or maximum lot standard and/or bulk/height standard by up to thirty percent (30%) from the originating standard in connection with the preservation of a historic structure. The Applicant proposes the following modification to the originating

standard:

- Residential density (1,650 square feet per dwelling unit required vs. 1,170 square feet per dwelling unit proposed).

In connection with this request, the applicant submits that:

(a) *The historic structure contributes positively to the community or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness or cultural value)*. The Mansion contributes positively to the community and possesses a degree of historic significance, as is evidenced by its age, architectural uniqueness and cultural value. The Mansion was constructed around 1890 and is listed on the current Norwalk Historic Resource Inventory. See Historic Report;

(b) *If preserved, the historic structure would represent a cultural benefit to the community*. If preserved, the Mansion will represent a cultural benefit to the community. Based upon the age of the Mansion, its architectural uniqueness and cultural value, and its history as the residence of a 19th century state legislator who was a member of one of the City's founding families, John J. Ferris, preservation of the Mansion offers a substantial benefit to the community and the Flax Hill neighborhood and will continue to add to the rich fabric of the City of Norwalk;

(c) *The extent of the requirement to be reduced or increased shall be clearly identified on the application presented to the Commission*. The extent of the residential density requirement to be increased is clearly identified in this Narrative and throughout the other Materials [see Site Development Plan Sheet C-1.0 and Architectural Plans and Renderings] presented to the Commission throughout this Special Permit Application;

(d) *The Commission may increase or reduce a minimum or maximum lot standard and/or bulk/height standard under this section by no more than thirty percent (30%) from the originating standard*. The residential density requirement is proposed to be increased by less than 30%;

(e) *Potential increases in residential density are only applicable to zoning districts that allow multifamily developments*. Although residential density is proposed to be increased, the CD-3 Zone already permits multifamily developments;

(f) *Any Special Permit granted by the Commission shall only remain effective so long as the historic structure is preserved and maintained*. Any Special Permit granted by the Commission will only remain effective so long as the Mansion is preserved and maintained as the principal structure on the Property. The Applicant intends to continue to use the Mansion as a multifamily dwelling and plans to restore the structure to its prior grandeur as outlined above. The Carriage House does not have any architectural or historical value. See Historic Report; and

(g) *The historic structure shall be located on the same property*. The Mansion is located on the Property.

V. The POCD

The 2019–2029 Norwalk Citywide Plan of Conservation and Development ("Norwalk POCD") supports the proposed project. Specifically, Chapter 6 of the Norwalk POCD sets forth the following goal: Norwalk protects its most important historic resources and encourages adaptive reuse of historic sites to maintain and enrich the City's character. Norwalk POCD, p. 106. To achieve that goal, the Norwalk POCD sets forth the following strategies:

- Preserve the integrity and character of historic structures, historic landscapes and cultural resource sites within the City of Norwalk.
- Develop a Historic Preservation Plan to establish policies, practices and criteria for preservation of buildings and sites important to the history of Norwalk.
- Revise zoning and development regulations to promote preservation and adaptive reuse of historic structures.

Norwalk POCD, pp. 106–07. The proposed project fulfills the goals of the Norwalk POCD by preserving historic structures located within the City.

VI. The Project Meets all of Norwalk's Special Permit Criteria

In addition, 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 buildings, comply with Norwalk's Zoning Regulations. The buildings and their uses require relief from the Norwalk Zoning Regulations as noted above;

(b) *Stable traffic flow*. As demonstrated by the enclosed traffic report of DTS Provident, site-generated traffic will have an insignificant impact on pedestrian safety, as well as on traffic operations along adjacent roadways and signalized intersections and will not require any off-site modifications;

(c) *Availability of mass transit facilities*. Wheels Bus Route 11 travels directly in front of the property, while the 9 Route operates in close proximity to the site. The South Norwalk Train Station is within a ten (10)-minute walk of the Property;

(d) *Availability and compatibility of utilities*. The Project is currently served by

city sewer and city water and will continue to be. See Site Grading and Drainage Plan and Site Utility Plan;

(e) *Adverse impact from noise, odor, fumes, dust and artificial lighting*. The proposed use is residential, which is consistent with other uses in the general vicinity of the site. Except for noise, dust and other distractions occasioned by the site construction, post-construction use will not have an adverse impact from noise, odor, fumes, dust or artificial lighting. See Photometric Plan;

(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*. The Zoning Regulations require a maximum 80% coverage for this site, but the Applicant is proposing only 67.1% coverage, so the yards and open space of this development will be more than adequate. The Property will also be compliant with all screening and buffering requirements of the Zoning Regulations. See Zoning Data Table on Site Plan and see Landscape Plan;

(h) *Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right*. The proposed new residential structure, in connection with the other three multifamily buildings on the Property, complement other permitted uses in the CD-3 Zone, such as multifamily residential, religious facilities, offices of charitable organizations, artist studios and other uses;

(i) *Existing land use in the area*. The area surrounding the site includes a cross-section of uses, such as multifamily and single-family residential, houses of worship, schools and other uses;

(j) *Proximity of community facilities*. A variety of restaurants, retail shops, movie theaters and other venues exist within walking distance of the Property, such as the Maritime Aquarium at Norwalk, the South Norwalk Train Station, the Ben Franklin School and others;

(k) *Compliance with the Norwalk Zoning Regulations and Norwalk POCD*. The proposed use complies with the Norwalk Zoning Regulations and with the Norwalk POCD;

(l) *Utilization of green infrastructure and other sustainability measures*. The proposed use will utilize green infrastructure and other sustainability measures in compliance with the Norwalk Zoning Regulations;

(m) *Conservation of wetlands, watercourses and other ecologically-viable lands*. There are no wetlands, watercourses or other ecologically-viable lands on the Property; and

(n) *No zoning violation exists on the Property*. There are no known zoning violations on the Property.

VII. Conclusion

The application complies fully with Norwalk's Zoning Regulations, including all the Historic Preservation and Special Permit criteria. For all the reasons set forth herein, we respectfully request the Commission grant this Special Permit Application.

THE APPLICANT,
NORWALK HOUSING VENTURES II, LLC

By: Adam J. Blank

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204 Flax Hill LLC
AFFORDABILITY PLAN

204 Flax Hill LLC ("204 Flax") submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for development of the 204 Flax Hill Rd project 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 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%) of 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.

204 Flax proposes to create a total of seventeen (17) additional units and associated site improvements, at 204 Flax Hill Rd in Norwalk, Connecticut, to create a total of fifty-three (53) units on site. 204 Flax 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, 1 additional unit will be designated as a Workforce Housing Unit, beyond the four (4) units on

site that are already so-designated, for a total of five (5) Workforce Housing Units on site.[1] The units will be located on site.

204 Flax has designated the specific additional unit that will be a Workforce Housing Unit 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 per 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.

204 Flax 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.

[1] The Applicant will also be paying an inclusionary zoning fee equal to 1% of the residential construction cost for the fractional remaining 3 units of the total 53-unit development, pursuant to Section 6.12.4.2.c of the Norwalk Zoning Regulations.

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 204 Flax, 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, 204 Flax 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.[2]

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.

[2] 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.

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 displace 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 204 Flax successors, heirs and assigns.

APPENDIX A
(REFER TO ARCHITECTURAL PLAN SET FOR NEW UNIT LOCATION)

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 _____, 2025 by **204 Flax Hill LLC**, a Connecticut limited liability company with an office located at 11 Day St 2nd Floor in Norwalk Connecticut 06854, (the "**Declarant**").

RECITALS:

A. Declarant is the owner of a certain property known as 204 Flax Hill Rd Norwalk, Connecticut (District 2, Block 48, Lot 44) 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 _____(__) residential units on the Property.

C. Pursuant to the Approvals and to the Norwalk Zoning Regulations Article 6 Section 6.12, one (1) unit of the seventeen (17) additional units are to be designated as "workforce housing units" as said term is defined in the Norwalk Zoning Regulations in effect on _____ 20__. The one (1) unit will be located on-site. There will be one (1) one-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) 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.

204 Flax Hill LLC

_____ By:_____

Name:

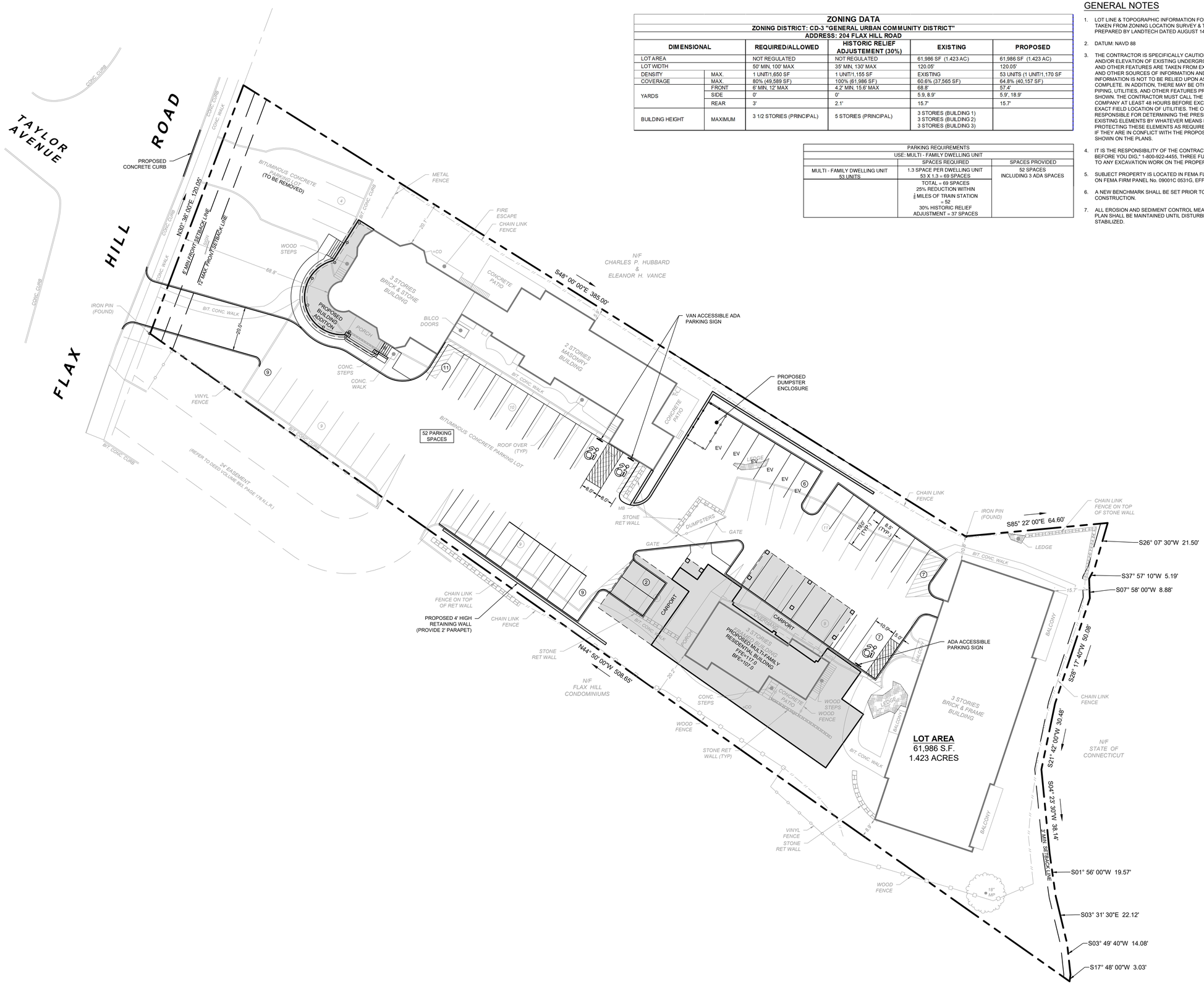
Title: Manager

_____

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



ZONING DATA

ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"

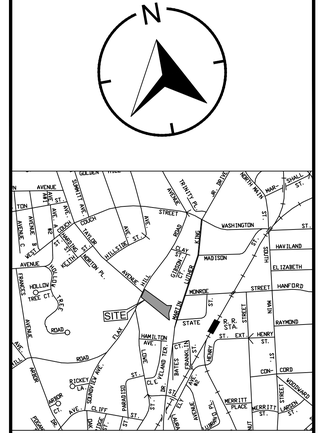
ADDRESS: 204 FLAX HILL ROAD

DIMENSIONAL		REQUIRED/ALLOWED	HISTORIC RELIEF ADJUSTEMENT (30%)	EXISTING	PROPOSED
LOT AREA		NOT REGULATED	NOT REGULATED	61,986 SF (1.423 AC)	61,986 SF (1.423 AC)
LOT WIDTH		50' MIN, 100' MAX	35' MIN, 130' MAX	120.05'	120.05'
DENSITY	MAX.	1 UNIT/1,650 SF	1 UNIT/1,155 SF	EXISTING	53 UNITS (1 UNIT/1,170 SF
COVERAGE	MAX.	80% (49,589 SF)	100% (61,986 SF)	60.6% (37,565 SF)	64.8% (40,157 SF)
YARDS	FRONT	6' MIN, 12' MAX	4.2' MIN, 15.6' MAX	68.8'	57.4'
	SIDE	0'	0'	5.9, 8.9'	5.9', 18.9'
	REAR	3'	2.1'	15.7'	15.7'
BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES (PRINCIPAL)	5 STORIES (PRINCIPAL)	3 STORIES (BUILDING 1) 3 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)	

PARKING REQUIREMENTS		
USE: MULTI - FAMILY DWELLING UNIT		
	SPACES REQUIRED	SPACES PROVIDED
MULTI - FAMILY DWELLING UNIT 53 UNITS	1.3 SPACE PER DWELLING UNIT 53 X 1.3 = 69 SPACES	52 SPACES INCLUDING 3 ADA SPACES
	TOTAL = 69 SPACES 25% REDUCTION WITHIN ½ MILES OF TRAIN STATION = 52 30% HISTORIC RELIEF ADJUSTMENT = 37 SPACES	

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 204 FLAX HILL ROAD TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED AUGUST 14, 2024.
2. DATUM: NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE JULY 8, 2013
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.



LOCATION MAP
(NTS)

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:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No. 24218-01

DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

PROJECT STATUS:

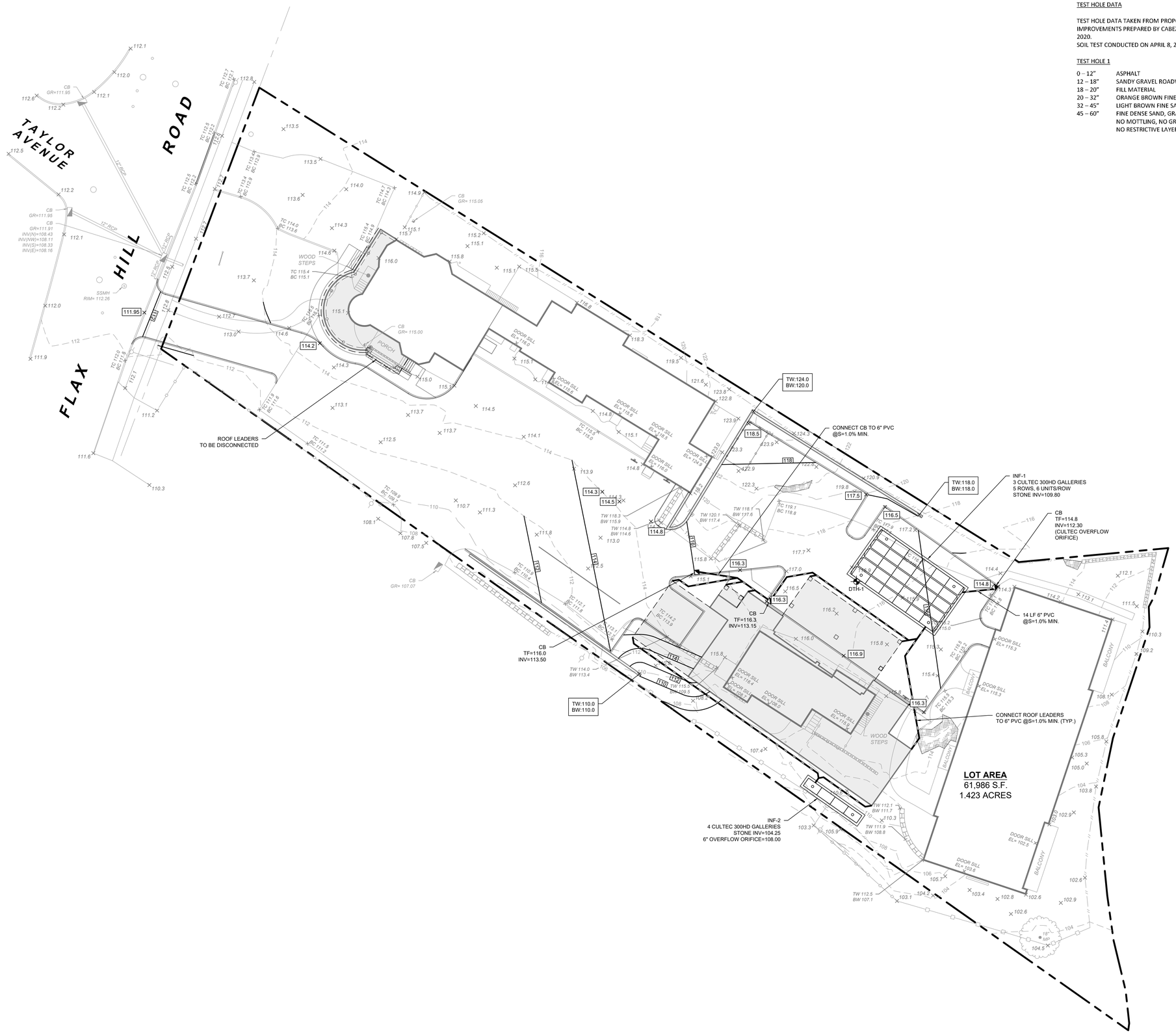
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · ANDY SOUMELIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-1.0

LANDTECH

T:\1 ACTIVE PROJECTS\24218-01 GORMLEY - 204 FLAX HILL RD, NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG

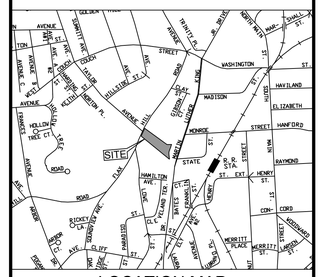


TEST HOLE DATA

TEST HOLE DATA TAKEN FROM PROPOSED 14-UNIT APARTMENT BUILDING & RELATED SITE IMPROVEMENTS PREPARED BY CABEZAS DEANGELIS ENGINEERS & SURVEYORS DATED JUNE 9, 2020.
SOIL TEST CONDUCTED ON APRIL 8, 2020

TEST HOLE 1

0 – 12"	ASPHALT
12 – 18"	SANDY GRAVEL ROADWAY BASE
18 – 20"	FILL MATERIAL
20 – 32"	ORANGE BROWN FINE SANDY LOAM, DRY, STONY, SOME COBBLES, DENSE
32 – 45"	LIGHT BROWN FINE SANDY LOAM, DRY, VERY STONY, DENSE
45 – 60"	FINE DENSE SAND, GRAY, DRY NO MOTTLING, NO GROUNDWATER, NO LEDGE NO RESTRICTIVE LAYER



LOCATION MAP
(NTS)

REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SITE GRADING & DRAINAGE PLAN

PROJECT No. 24218-01

DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

PROJECT STATUS:

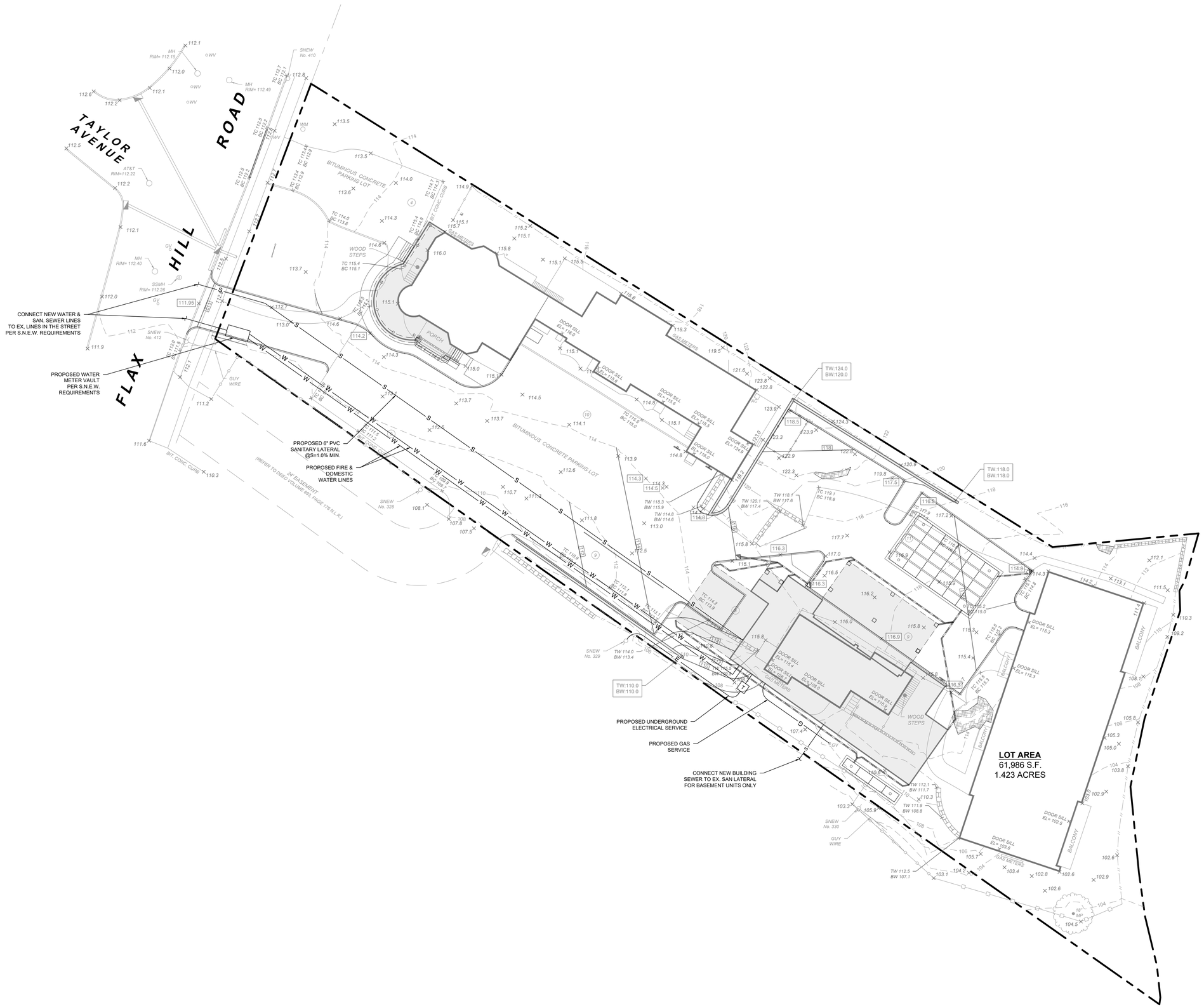
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

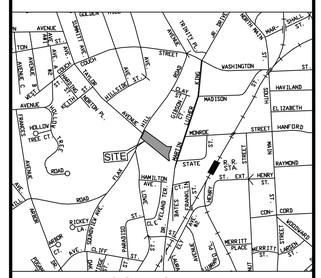
STATE OF CONNECTICUT · ANTHONY SOUWLOS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-2.0

LANDTECH

T:\1. ACTIVE PROJECTS\24218-01 GORNBELY - 204 FLAX HILL RD, NORWALK\DGN\SHEETS\24218 FLAX HILL ROAD - SITE PLAN.DWG





LOCATION MAP
(NTS)

REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SITE UTILITY PLAN

PROJECT No.	24218-01	
DATE: 9/24/2024	DESIGNED BY: SM	CHECKED BY: AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

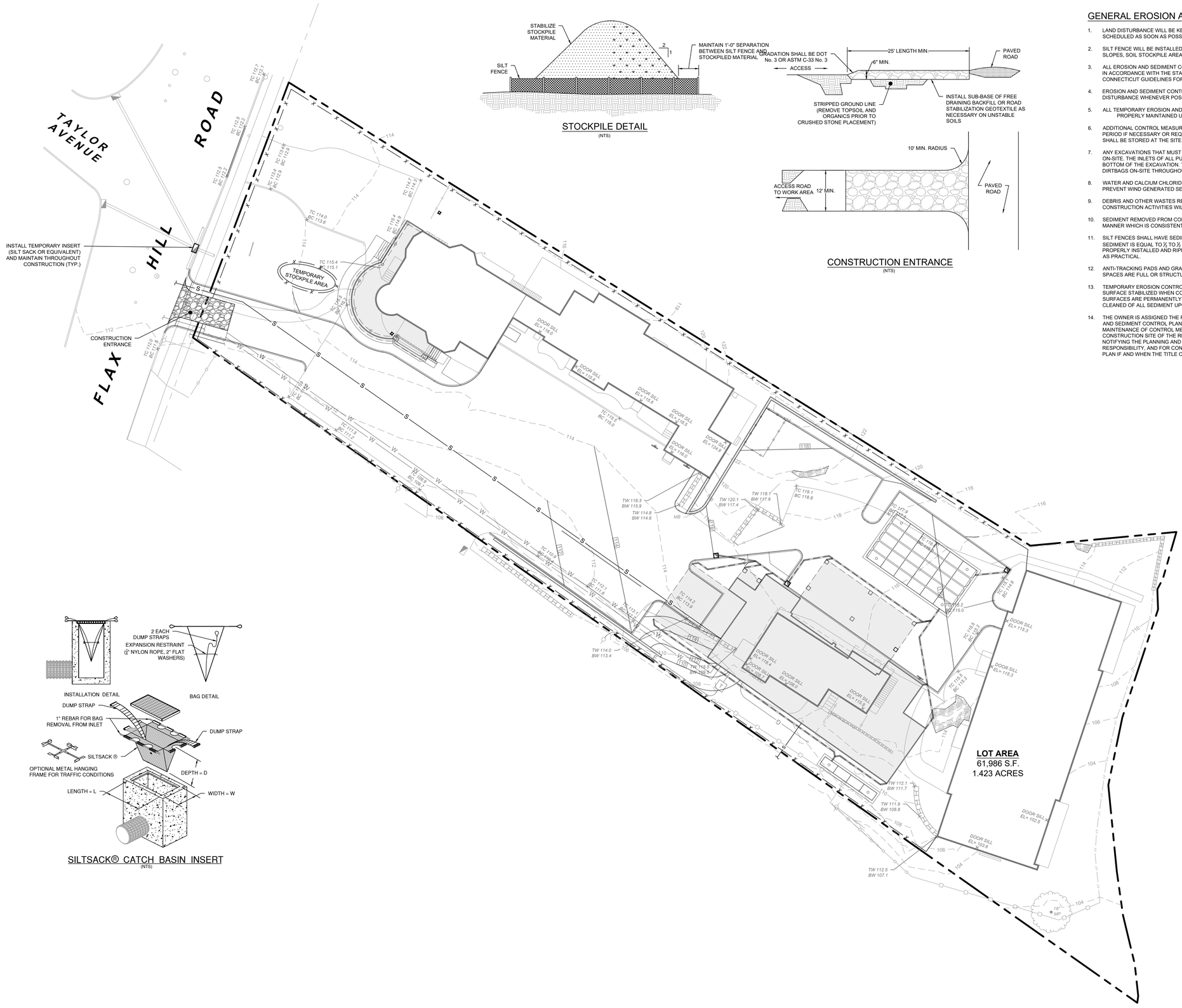
PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · ANDREW SOUWLIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-3.0

T:\1 - ACTIVE PROJECTS\24218-01 GORMLEY - 204 FLAX HILL RD - NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG

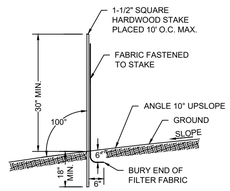


STOCKPILE DETAIL
(NTS)

CONSTRUCTION ENTRANCE
(NTS)

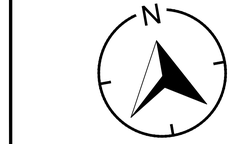
GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ⅔ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES 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 COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.



GEOTEXTILE SILT FENCE
(NTS)

SILTSACK® CATCH BASIN INSERT
(NTS)



LOCATION MAP
(NTS)

REVISION DATE	ISSUE

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

PREPARED FOR:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT No.	24218-01	
DATE: 9/24/2024	DESIGNED BY: SM	CHECKED BY: AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

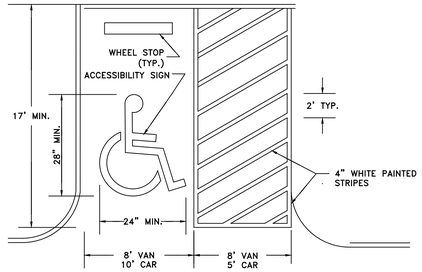
PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

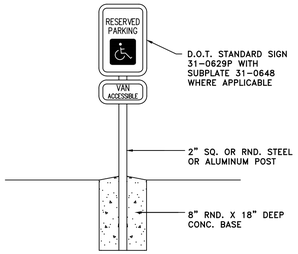
STATE OF CONNECTICUT
ROY SOUWLOS
27803
LICENSED
PROFESSIONAL ENGINEER

C-4.0

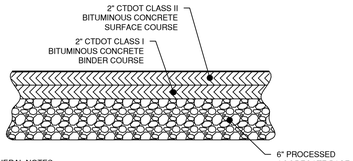
T:\ ACTIVE PROJECTS\24218-01 DORNBLEY - 204 FLAX HILL RD, NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG



DISABLED PARKING MARKING
(NTS)

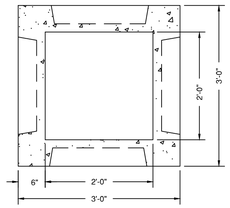


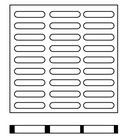
DISABLED PARKING SIGN
(NTS)

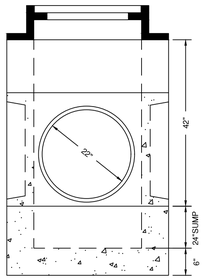


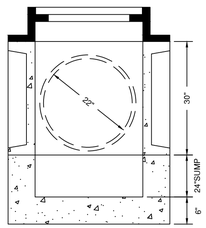
GENERAL NOTES
1. THE BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTP T-180 OR ASTM D-1557.
2. THE SUB-BASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASSHTO T-180 OR ASTM D-1557.

DRIVEWAY PAVEMENT TYPICAL CROSS SECTION
(NTS)



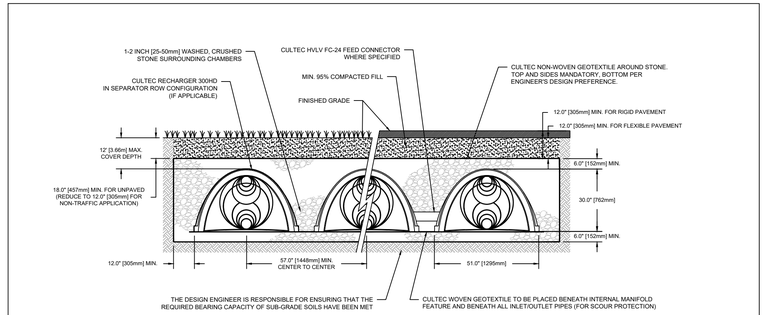

GRATE DETAIL





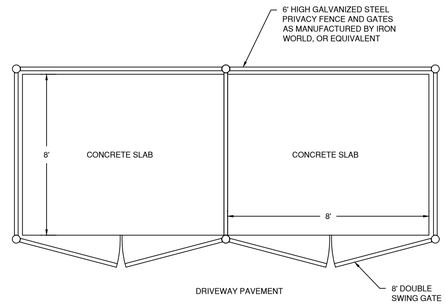
GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GUAGE MESH OR TO SPECIFICATIONS.
2. GRATE - STEEL OR CAST IRON.
3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
4. APPROXIMATE WEIGHTS:
   3' - 2100 LBS.
   4' - 2800LBS.

2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)

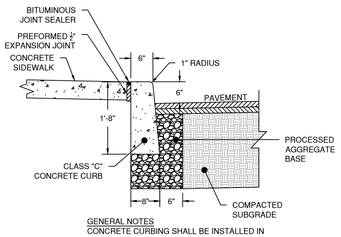


NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION

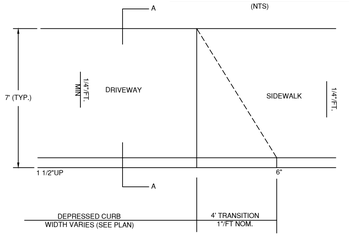


DUMPSTER ENCLOSURE
(NTS)

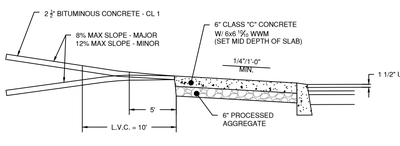


GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)



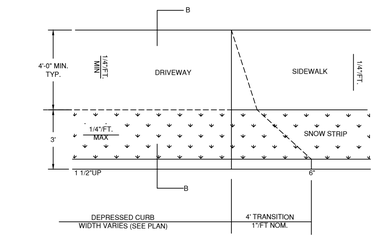
PLAN



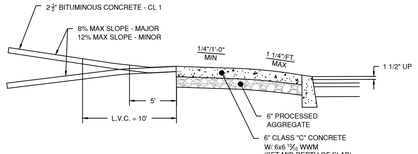
SECTION A-A

TYPE 'A' DRIVE
(WITHOUT SNOW STRIP)

CONCRETE APRON W/ CONCRETE CURBING
(NTS)



PLAN



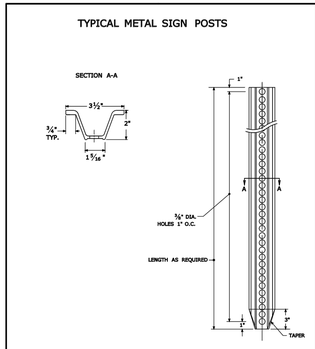
SECTION B-B

TYPE 'B' DRIVE
(WITH SNOW STRIP)

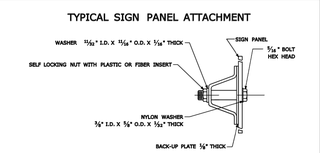
CONCRETE APRON W/ CONCRETE CURBING
(NTS)

NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

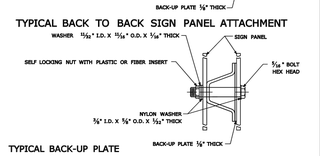
TYPICAL METAL SIGN POSTS



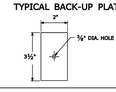
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

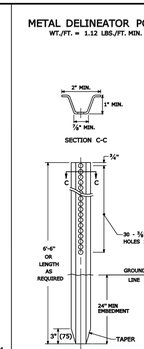


TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

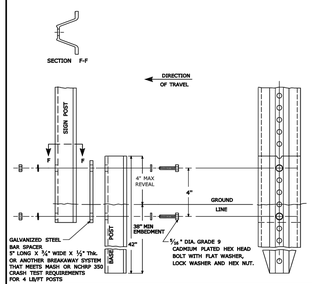
METAL DELINEATOR POST
WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
6. ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. SIGN POSTS SHALL BE 4 LBS./FT.

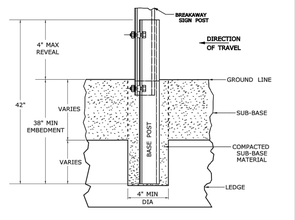
BREAKAWAY INSTALLATION
FOR 4 LBS./FT. POSTS



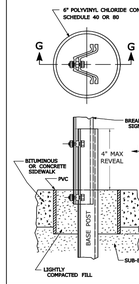
TYPICAL SIGN POST INSTALLATION IN LEDGE

LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38".

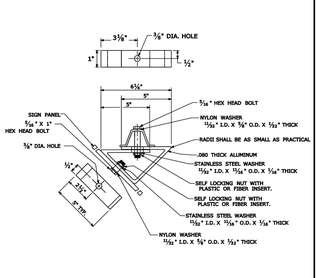
HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



TYPICAL SLEEVE FOR PAVED AREAS



45° MOUNTING BRACKET FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES, CONTAINED ON THESE SHEETS IS ISSUED ON LIMITED BASIS AND IS NOT WARRANTED TO BE EXACT OR IN NO WAY WARRANTED TO INDICATE THE ACTUAL CONDITIONS OF THE WORK. ALL OF WORK WORK WILL BE REQUIRED.

Plotted Date: 6/5/2017

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR-1208_02.-May-2017_Aerotech.dgn Model: TR-1208_02

SUBMITTED BY: Mark Mitchell — Mark E. Mitchell, P.E. 2017.06.07 07:30:30-04'00' — SIGNATURE/DATE
APPROVED BY: Gregory M. Dorosh — Gregory M. Dorosh, P.E. 2017.06.15 09:37:29-04'00' — SIGNATURE/DATE

CTDOT STANDARD SHEET
OFFICE OF ENGINEERING

STANDARD SHEET TITLE: METAL SIGN POSTS AND SIGN MOUNTING DETAILS

GUIDE SHEET NO.: TR-1208_02

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:
204 FLAX HILL, LLC

PROJECT LOCATION:
204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

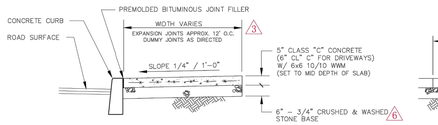
DRAWING TITLE:
NOTES AND DETAILS

PROJECT No.: 24218-01
DATE: 9/24/2024 | DESIGNED BY: SM | CHECKED BY: AS
SCALE: N.T.S.
PROJECT STATUS: DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

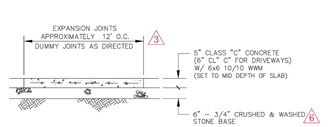
STATE OF CONNECTICUT — ANDREW S. SOUMELIDIS — 27803 LICENSED PROFESSIONAL ENGINEER

C-5.0

T:\1 ACTIVE PROJECTS\24218-01 GUMMLEY - 204 FLAX HILL RD, NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG

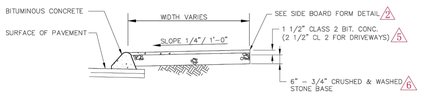


CROSS SECTION

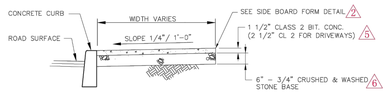


LONGITUDINAL SECTION

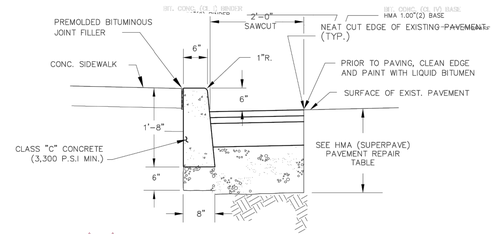
CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)
N.T.S.



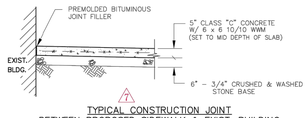
BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
BITUMINOUS CONC. LIP CURBING
N.T.S.



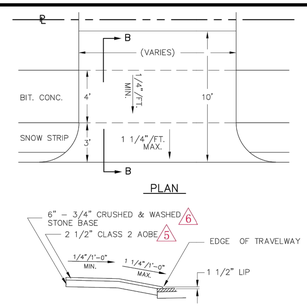
BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
CONC. CURBING
N.T.S.

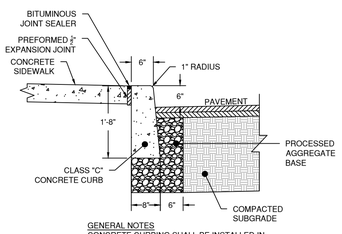


6 4 CAST-IN-PLACE CONCRETE CURB
EXPANSION JOINTS @ APPROX. 12'-0" O.C. (TYP.)
(EXISTING PAVEMENT)
NOT IN ROAD RECONSTRUCTION AREA



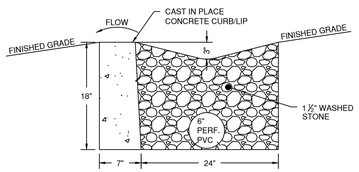
TYPICAL CONSTRUCTION JOINT
BETWEEN PROPOSED SIDEWALK & EXIST. BUILDING



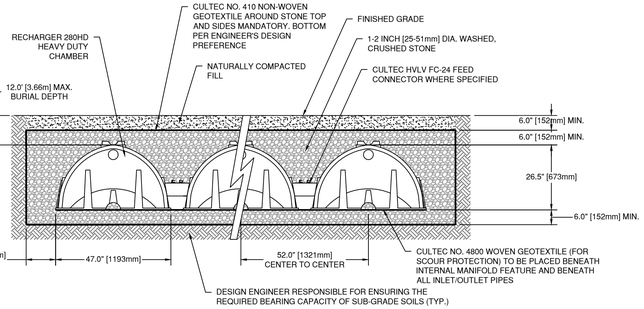


GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)



LEVEL SPREADER W/ CONCRETE CURB/LIP
(NTS)



GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 9.21 CF/FT [1.83 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

CULTEC RECHARGER 280HD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION
(NTS)

	A	B	C	D	E	F
	A – E	X"=STONE SIZE & (Y')=LEVEL e.g. 0.50"(2)				
	0.375"(2)	0.50"(2)	1.00"(2)	0.50"(2)	1.00"(2)	P.A.B.
STATE ROAD				3"	6"	12"
MAJOR ARTERIAL				4"	6"	14"
MINOR ARTERIAL	1.5"	2"	3"			12"
COLLECTOR	1.5"	1.5"	3"			12"
LOCAL	3"					12"

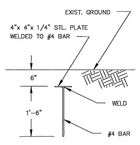
ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:	
STONE SIZE	LIFT THICKNESS
	MIN. MAX
0.375"	1.5" 3"
0.50"	1.75" 3.5"
1.00"	3.0" 5.0"

PAVEMENT REPAIR TABLE
(SUPERPAVE) 1

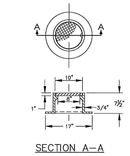
	A	B	C	D
	CL 2	CL 1	CL 4	P.A.B.
STATE ROAD	–	3"	6"	12"
MAJOR ARTERIAL	2"	2"	6"	14"
MINOR ARTERIAL	1 1/2"	2"	2"	12"
COLLECTOR	1 1/2"	1 1/2"	2"	12"
LOCAL	1 1/2"	1 1/2"	—	12"

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

1 MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
CLASS 2 – 3" THK.
CLASS 1 – 2 1/2" THK.
CLASS 4 – 6" THK.



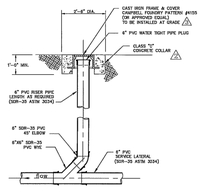
SERVICE LATERAL MARKER DETAIL



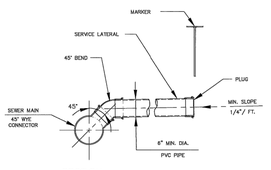
SECTION A-A

CLEAN OUT FRAME & COVER
1" = 1'-0"

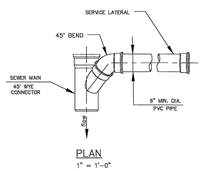
NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #4155 AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.



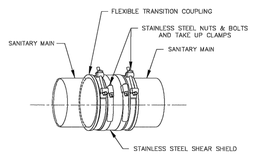
CLEAN OUT
DETAIL
NTS



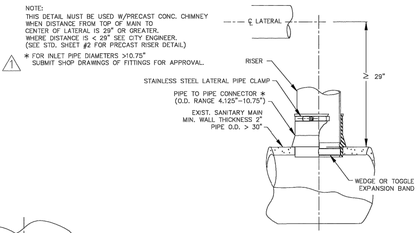
SECTION



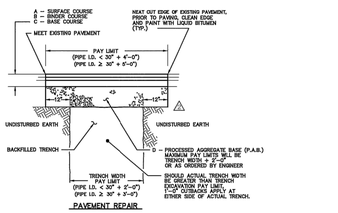
STANDARD SERVICE LATERAL CONNECTION



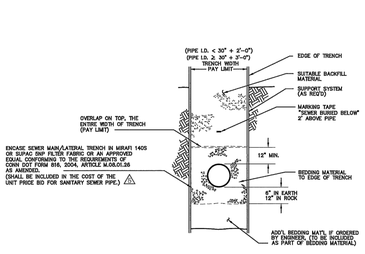
REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM
STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)



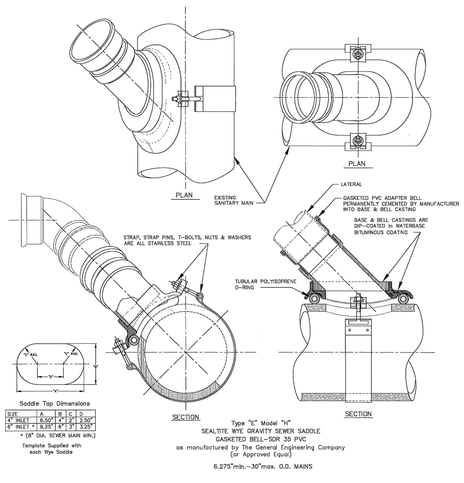
KOR-N-TEE
LATERAL PIPE TO PIPE CONNECTION
INSTALL PER MANUFACTURERS INSTRUCTIONS
as manufactured by NPC
(or Approved Equal)



PAVEMENT REPAIR

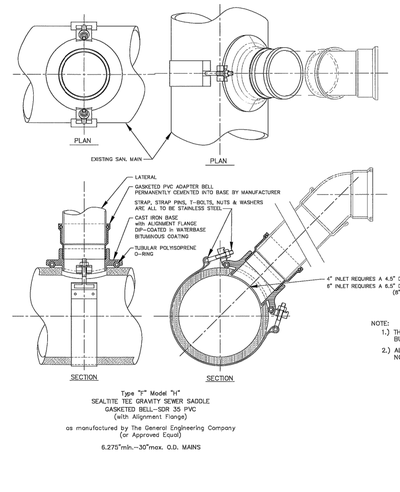


TYPICAL TRENCH SECTION
SANITARY SEWER



SIZE	A	B	C	D
4" INLET	6.50"	4"	2"	2.50"
6" INLET *	8.25"	6"	3"	3.25"

* (6" DIA. SEWER MAIN MIN.)



NOTE:
1.) THESE EXAMPLES ARE NOT TO BE CONSIDERED ALL-INCLUSIVE, BUT RATHER AS GUIDES TO CITY ACCEPTED PRACTICES.
2.) ALL PIPE OPENINGS TO BE MADE BY CORE DRILL. NO IMPACT TOOLS ARE PERMITTED.

NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

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:
204 FLAX HILL, LLC

PROJECT LOCATION:
204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No. 24218-01

DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS

SCALE: N.T.S.

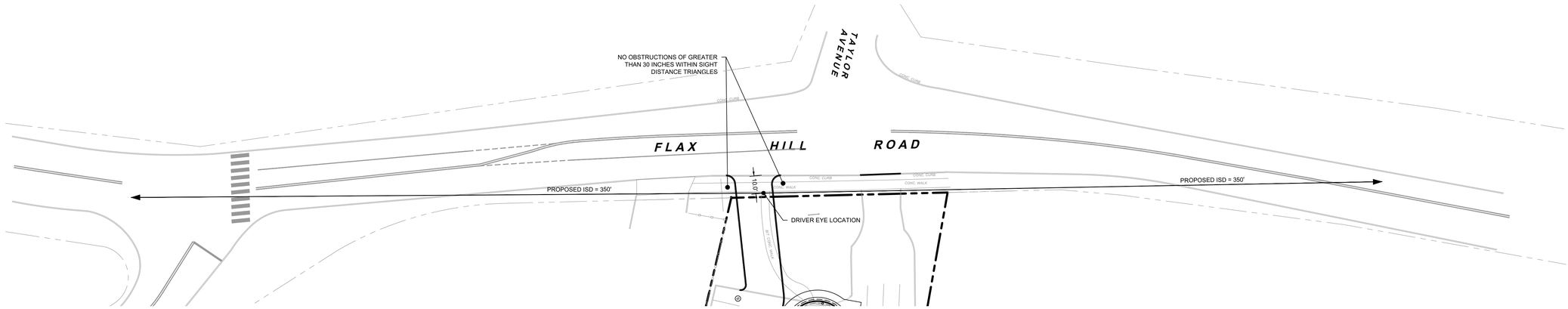
PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

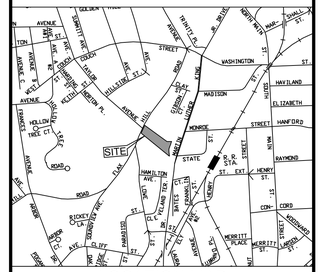
STATE OF CONNECTICUT · NOT VALID UNLESS SEALED · 27803 LICENSED PROFESSIONAL ENGINEER

C-5.1

LANDTECH

T:\ ACTIVE PROJECTS\24218-01 CORNBELEY - 204 FLAX HILL RD., NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG





LOCATION MAP
(NTS)

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:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No. 24218-01

DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS

SCALE: 1" = 30'

IN FEET
0 30 60 90

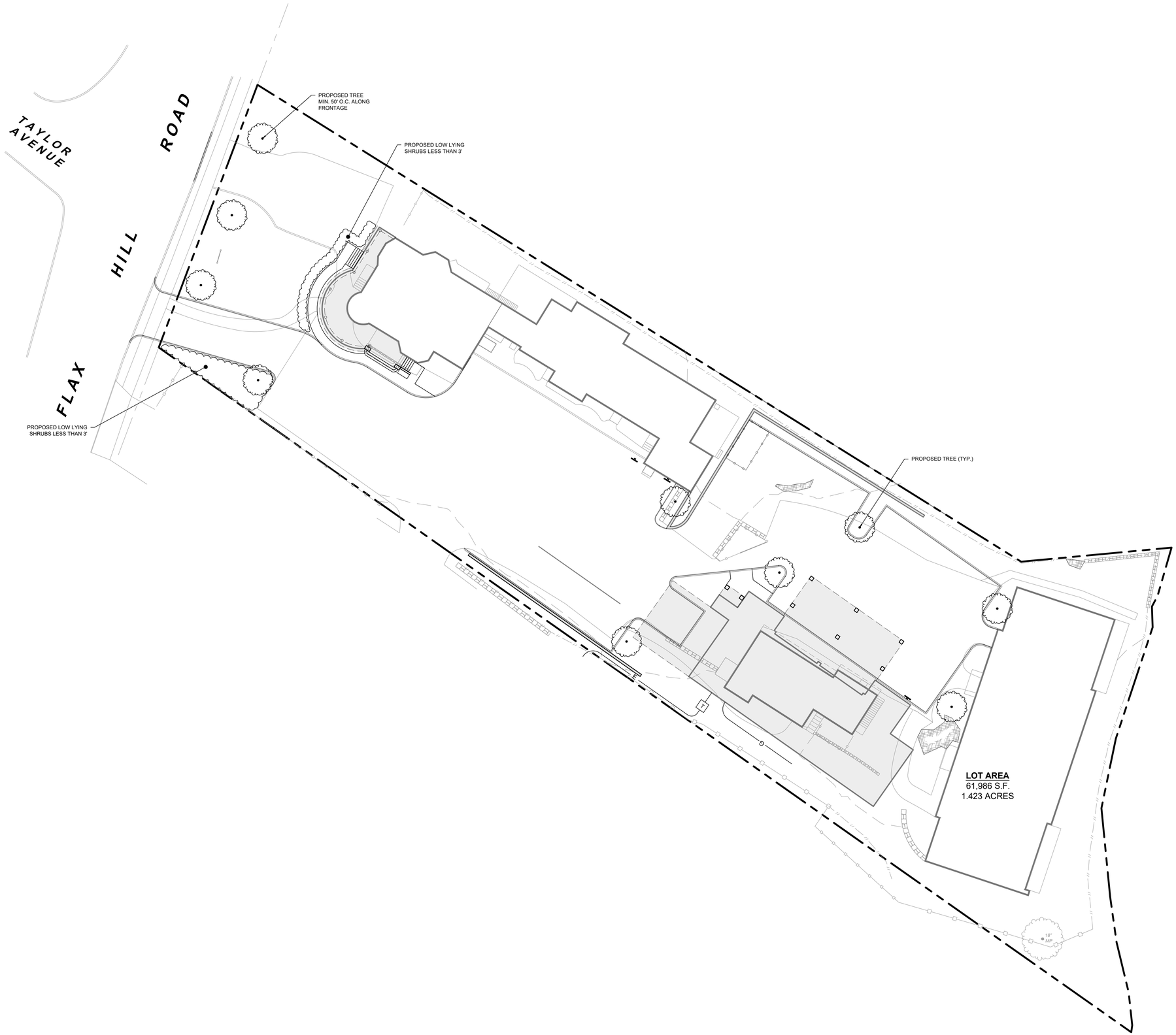
PROJECT STATUS:

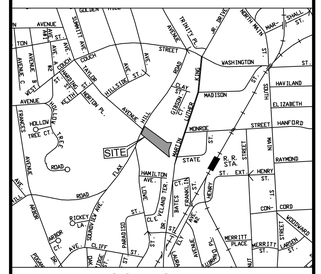
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SCOTT MICHAEL SOUWEIDANE · 27803 · LICENSED PROFESSIONAL ENGINEER

SD-1.0

T:\ ACTIVE PROJECTS\24218-01 GORNBLEY - 204 FLAX HILL RD, NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG





LOCATION MAP
(NTS)

REVISION DATE	ISSUE

LANDTECH

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PREPARED FOR:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

LANDSCAPE PLAN

PROJECT No. 24218-01

DATE:	DESIGNED BY:	CHECKED BY:
9/24/2024	SM	AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · ANDY SOUWLOS · 27803 · LICENSED PROFESSIONAL ENGINEER

L-1.0

T:\ ACTIVE PROJECTS\24218-01 DORNBELT - 204 FLAX HILL RD, NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG

ZONING DATA			
ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"			
ADDRESS: 204 FLAX HILL ROAD			
DIMENSIONAL		REQUIRED/ALLOWED	EXISTING
LOT AREA		NOT REGULATED	61,986 SF (1.423 AC)
LOT WIDTH		50' MIN, 100' MAX	120.05'
COVERAGE	MAX.	80% (49,589 SF)	60.6% (37,565 SF)
YARDS	FRONT	6' MIN, 12' MAX	68.8'
	SIDE	0'	5.9, 8.9'
	REAR	3'	15.7"
BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES (PRINCIPAL) 1 1/2 STORIES (ACCESSORY)	3 STORIES (BUILDING 1) 3 STORIES (BUILDING 2) 3 STORIES (BUILDING 3)

PARKING SPACES:

TOTAL PARKING SPACES: 57

ROOF HEIGHT CALCULATIONS:

BUILDING 1: ROOF PEAK = 149.24 (FLAT ROOF)

AVERAGE GRADE: 115.7+115.3+115.8+115.3+115.4+115.8+115.2+119.1+115.0+115.5+115.1+116.0+116.5+116.0+115.8 = 1,737.5/ 15 = 115.83

ROOF HEIGHT: 149.24 - 115.83 = 33.41

BUILDING 2: ROOF PEAK = 146.66 LOW ROOF = 132.31 MID POINT = 139.49

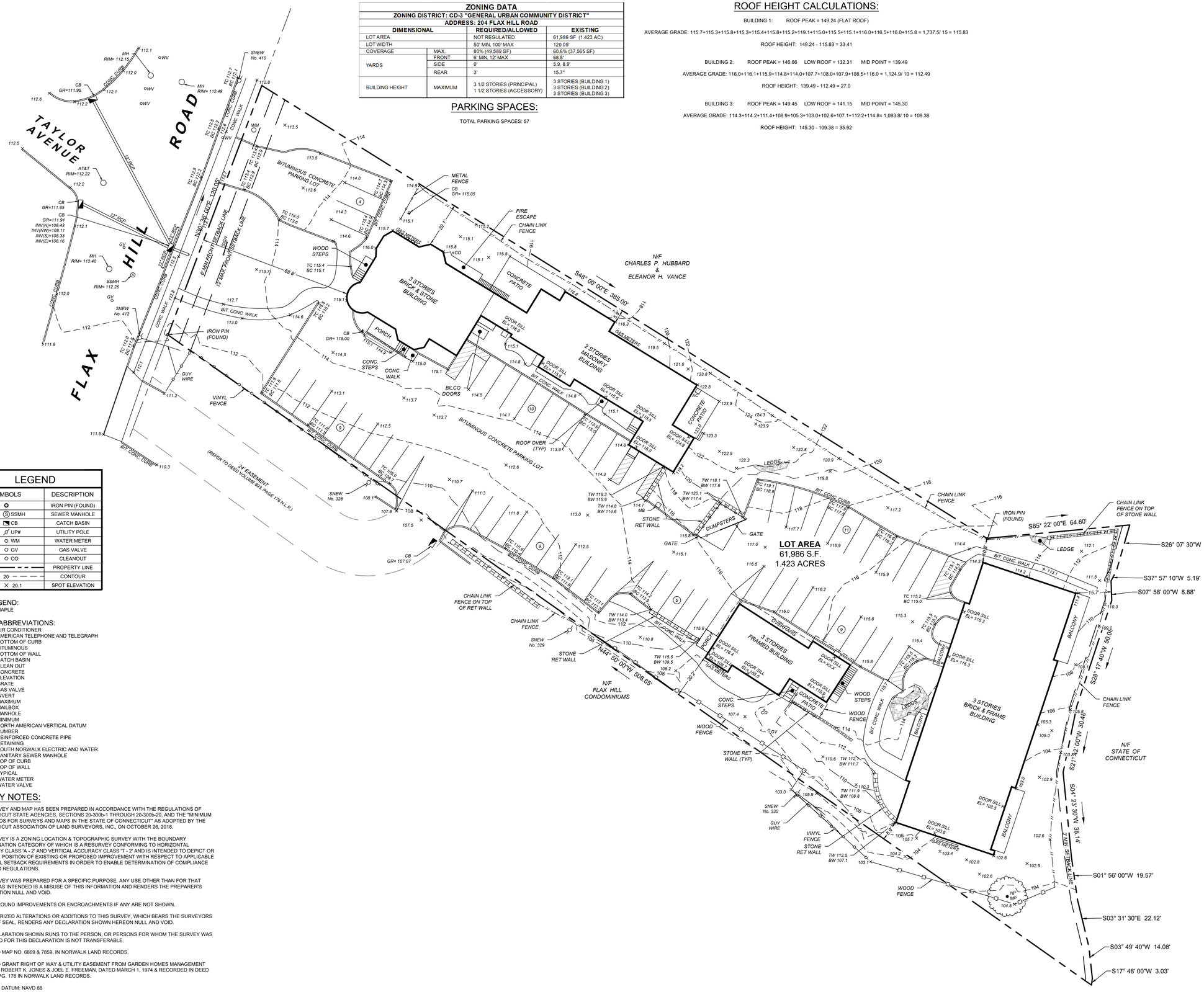
AVERAGE GRADE: 116.0+116.1+115.9+114.8+114.0+107.7+108.0+107.9+108.5+116.0 = 1,124.9/ 10 = 112.49

ROOF HEIGHT: 139.49 - 112.49 = 27.0

BUILDING 3: ROOF PEAK = 149.45 LOW ROOF = 141.15 MID POINT = 145.30

AVERAGE GRADE: 114.3+114.2+111.4+108.9+105.3+103.0+102.6+107.1+112.2+114.8= 1,093.8/ 10 = 109.38

ROOF HEIGHT: 145.30 - 109.38 = 35.92



LEGEND

SYMBOLS	DESCRIPTION
O	IRON PIN (FOUND)
(S) SSMH	SEWER MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
O WM	WATER METER
O GV	GAS VALVE
O CO	CLEANOUT
	PROPERTY LINE
20	CONTOUR
X 20.1	SPOT ELEVATION

TREE LEGEND:

MP MAPLE

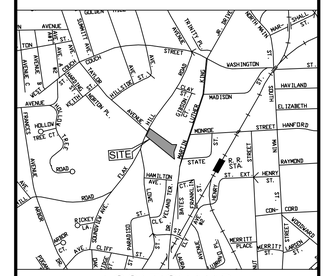
LEGEND ABBREVIATIONS:

AC	AIR CONDITIONER
AT&T	AMERICAN TELEPHONE AND TELEGRAPH
BC	BOTTOM OF CURB
BIT.	BITUMINOUS
BW	BOTTOM OF WALL
CB	CATCH BASIN
CO	CLEAN OUT
CONC.	CONCRETE
EL	ELEVATION
GR	GRATE
GV	GAS VALVE
INV	INVERT
MAX	MAXIMUM
MB	MAILBOX
MH	MANHOLE
MIN	MINIMUM
NAVD	NORTH AMERICAN VERTICAL DATUM
No.	NUMBER
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
SNEW	SOUTH NORWALK ELECTRIC AND WATER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

SURVEY NOTES:

1. 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.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 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.
3. 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.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 6869 & 7859, IN NORWALK LAND RECORDS.
8. REFER TO GRANT RIGHT OF WAY & UTILITY EASEMENT FROM GARDEN HOMES MANAGEMENT CORP. TO ROBERT K. JONES & JOEL E. FREEMAN, DATED MARCH 1, 1974 & RECORDED IN DEED VOL. 893 PG. 176 IN NORWALK LAND RECORDS.
9. VERTICAL DATUM: NAVD 88
10. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE JULY 08, 2013.

T:\ ACTIVE PROJECTS\24218-01 GORMELEY - 204 FLAX HILL RD, NORWALK\SURVEY\DWG\MELEY - 204 FLAX HILL ROAD- SURVEY.DWG



LOCATION MAP

SCALE: 1" = 1000'

PROPERTY INFORMATION:

OWNER: 204 FLAX HILL, LLC.
ADDRESS: 204 FLAX HILL ROAD
NORWALK, CT

LOT AREA: 61,986 SF, 1.423 AC
ZONE: "CD-3" (GENERAL URBAN COMMUNITY DISTRICT)
DEED: BK. 8376 PG. 2016

MAP: 2
BLOCK: 48
LOT: 44

REVISION DATE	ISSUE

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518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110

HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

204 FLAX HILL, LLC

PROJECT LOCATION:

204 FLAX HILL ROAD
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION SURVEY &
TOPOGRAPHIC SURVEY

PROJECT No. 24218-01

DATE:	DRAWN BY:	CHECKED BY:
08/14/2024	L.A.M.	T.A.D.

SCALE: 1" = 20'

IN FEET

0 20 40 60

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

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.

STATE OF CONNECTICUT
THOMAS A. DEILUS
No. 70098
LICENSED LAND SURVEYOR

SV-1.0

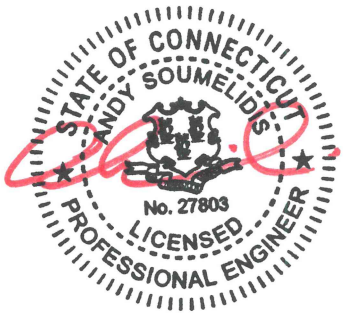
STORMWATER MANAGEMENT REPORT

for

204 Flax Hill Road

Norwalk, CT

February 26, 2025



***Narrative**:*

The owner of 204 Flax Hill Road, Norwalk, CT proposes to construct a new multi-family residential building, parking areas and related improvements on an existing developed property. The site currently supports multiple buildings, driveway and parking area. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas as shown on the site plans prepared by LANDTECH.

The property is 1.423± acres in size, it is located to the east of Flax Hill Road and Taylor Avenue intersection. There are no wetlands located on the property.

The NRCS soils map indicates the upland soils in the vicinity of the proposed improvements to be Charlton-Urban land complex which is a well-drained soil in Hydrologic Soil Group B. The site also contains Urban land Charlton Chatfield complex which is a poorly-drained soil in Hydrologic Soil Group D.

For the purposes of modeling pre- and post-development conditions we have analyzed one (1) drainage subarea in the pre-development conditions and three (3) subareas in the post development conditions. Existing drainage area 1 currently discharges via sheet flow to the south towards the adjacent property line and includes the existing buildings, drive and parking areas, and lawn area

Proposed subarea 1A contains a portion of the proposed multi-family residential building and a portion of the proposed parking and drive area and will discharge via a system of roof leaders, catch basins, and collection piping to a proposed underground detention system located to the north of the proposed building. Proposed subarea 1B contains the remainder of the proposed multi-family residential building and will discharge via a system of roof leaders and collection piping to a second underground detention system located to the south of the proposed building. Proposed subarea 1C contains the remainder of the property including the remainder of the parking and drive area, existing buildings and lawn area and will discharge via sheet flow to the south towards the adjacent property line matching existing conditions.

The proposed underground detention system located to the north of the proposed building is only intended to capture runoff from a portion of the proposed multi-family residential building and a portion of the proposed parking and drive area. The proposed underground detention system located to the south of the proposed building is only intended to capture runoff from a portion of the proposed multi-family residential building. The proposed underground detention systems are sized based on the required water quality volume as well as runoff control for the 1, 2, 5, 10, 25, 50, & 100-year storm events.

Table 1 summarizes the required and proposed water quality volume (WQv) and runoff control for the 1, 2, 5, 10, 25, 50, & 100-year storm event in accordance with the City of Norwalk Drainage Manual.

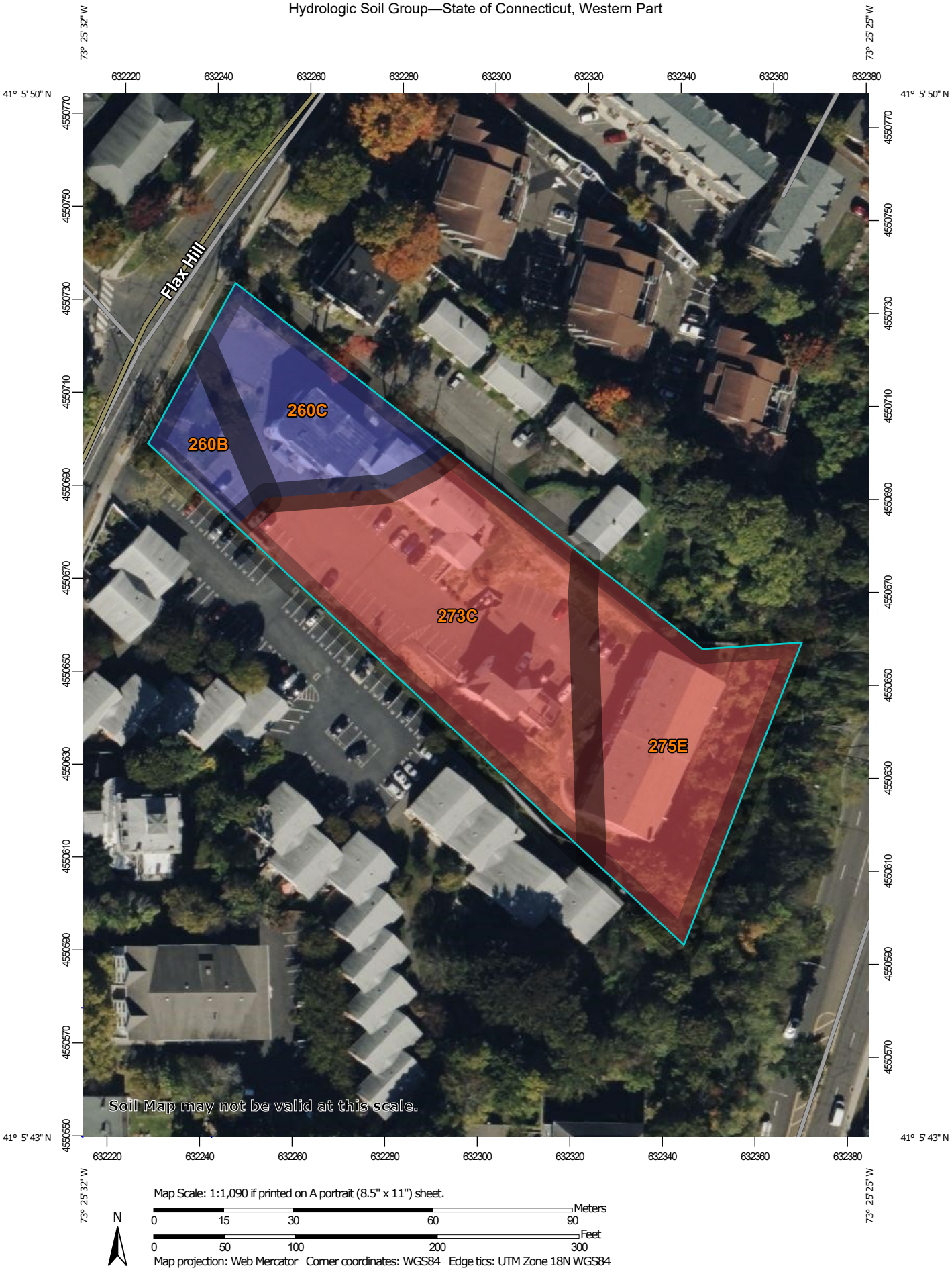
Storm Event	Existing / Req.	Proposed	Δ	Δ (%)
1-YR	2.99 cfs	2.15 cfs	-0.84	-28.1%
2-YR	3.91 cfs	2.84 cfs	-1.07	-27.4%
5-YR	5.42 cfs	4.03 cfs	-1.39	-25.6%
10-YR	6.67 cfs	5.01 cfs	-1.66	-24.9%
25-YR	8.34 cfs	6.33 cfs	-2.01	-24.1%
50-YR	9.63 cfs	7.35 cfs	-2.28	-23.7%
100-YR	10.98 cfs	8.43 cfs	-2.55	-23.2%
WATER QUALITY (cf)	1,282.84	2,818.90		

It is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk including the Norwalk Department of Public Works 2017 Stormwater Manual, as amended.

***Exhibits**:*

- NRCS Soils Report
- Watershed Maps
- Water Quality Volume Calculations
- Groundwater Recharge Volume
- Stormwater Runoff Computations

NRCS Soils Report


73° 25' 32" W
73° 25' 25" W
632220
632240
632260
632280
632300
632320
632340
632360
632380
41° 5' 50" N
41° 5' 43" N
4550770
4550750
4550730
4550710
4550690
4550670
4550650
4550630
4550610
4550590
4550570
4550550
Flax Hill
260C
260B
273C
275E
Soil Map may not be valid at this scale.
Map Scale: 1:1,090 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 15 30 60 90
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

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
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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
260B	Charlton-Urban land complex, 3 to 8 percent slopes	B	0.1	6.5%
260C	Charlton-Urban land complex, 8 to 15 percent slopes	B	0.3	17.8%
273C	Urban land-Charlton-Chatfield complex, rocky, 3 to 15 percent slopes	D	0.8	44.8%
275E	Urban land-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	D	0.5	30.9%
Totals for Area of Interest			**1.8**	**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.

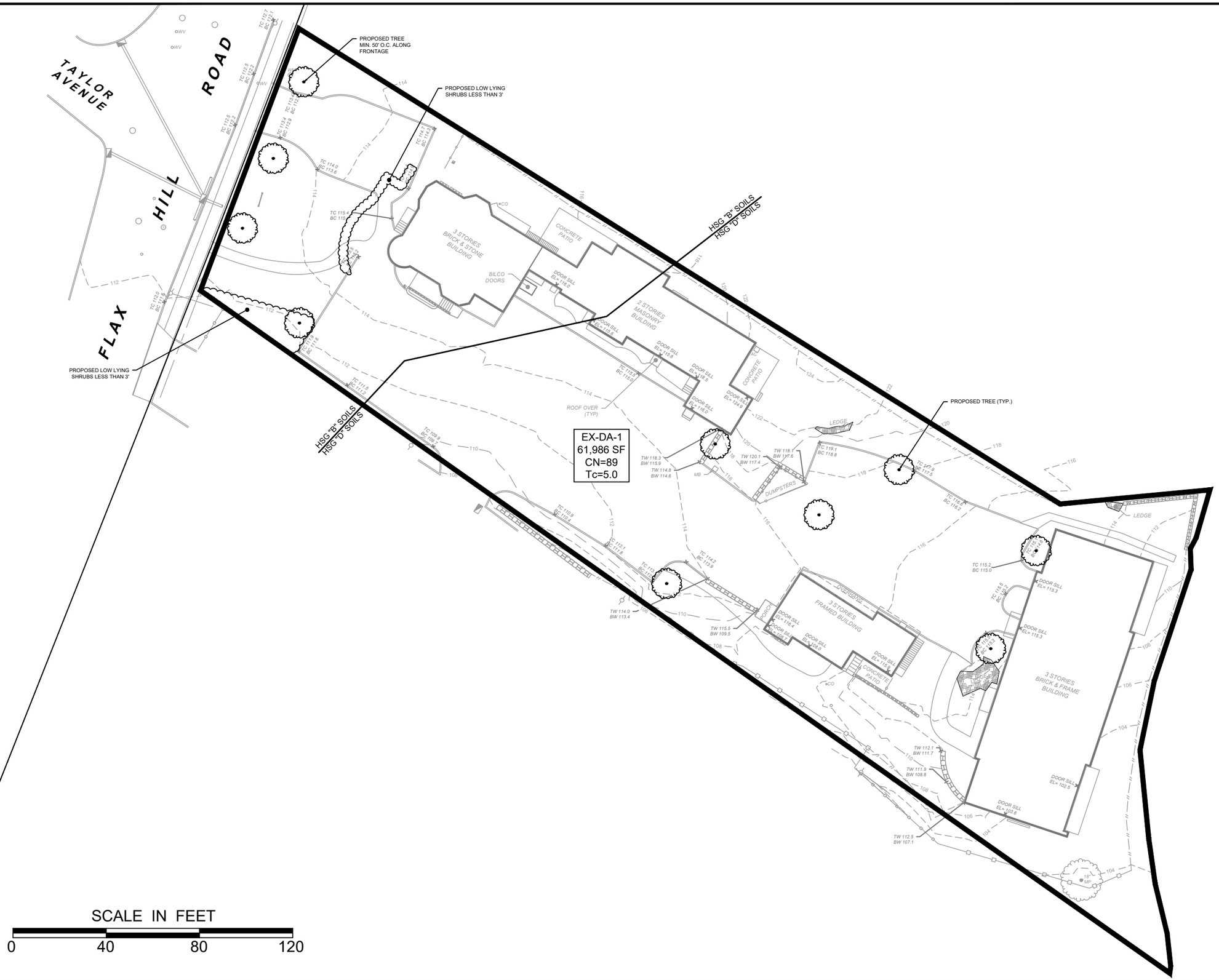
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Watershed Maps



LANDTECH

T:\1. ACTIVE PROJECTS\24218-01 GORMBLEY - 204 FLAX HILL RD., NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

REVISION/DATE	ISSUE

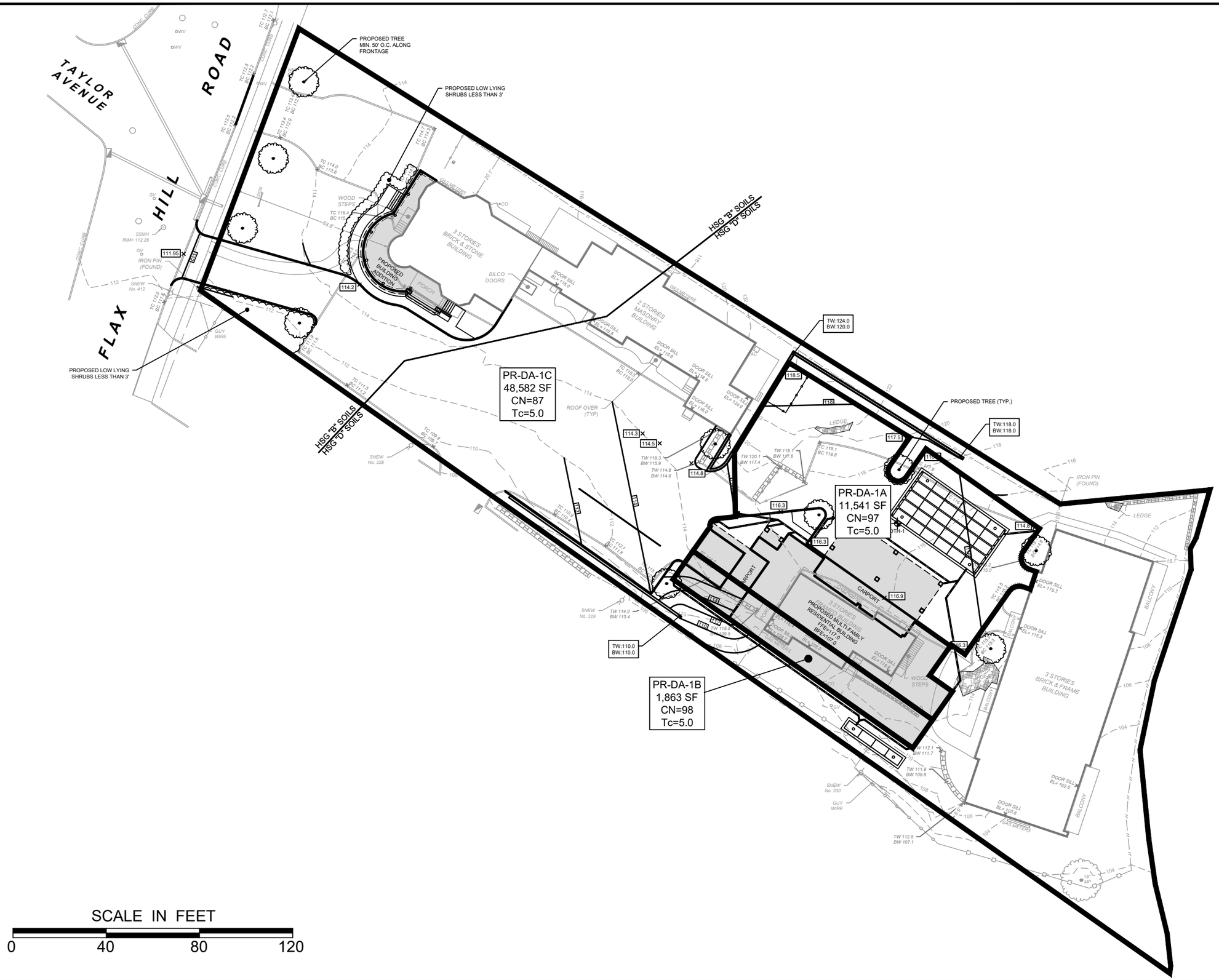
PREPARED FOR:
204 FLAX HILL, LLC

PROJECT LOCATION:
204 FLAX HILL ROAD
NORWALK, CT

TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
EXISTING WATERSHED MAP

PROJECT No.	24218-01
SCALE: 1" = 40'	DATE: 2/26/25
DESIGNED BY: SM	CHECKED BY: AS

EX-WS



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REVISION/DATE	ISSUE

PREPARED FOR:
204 FLAX HILL, LLC

PROJECT LOCATION:
204 FLAX HILL ROAD
NORWALK, CT

TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING
PROPOSED WATERSHED MAP

PROJECT No.	24218-01
SCALE: 1" = 40'	DATE: 2/26/25
DESIGNED BY: SM	CHECKED BY: AS

PR-WS

T:\1_ACTIVE PROJECTS\24218-01 GORMBLEY - 204 FLAX HILL RD., NORWALK\DRAWINGS\204 FLAX HILL ROAD - SITE PLAN.DWG

Water Quality Volume Calculations

518 RIVERSIDE AVENUE WESTPORT, CONNECTICUT 06880 P 203.454.2110 F 203.454.4971
WWW.LANDTECHCONSULT.COM

Project:	**204 Flax Hill Road**	By:	**SM**	Date:	**2/26/2025**
	Norwalk, CT	Checked:	**AS**	Revised:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R $R = 0.05+0.009(I)$

	Proposed	
Total Drainage Area, *A*	0.372	acres
Total Impervious Area	0.372	acres
Percentage of Impervious Area, *I*	100.0%	
Runoff Coefficient, *R*	0.950	

b. Compute water quality volume, WQV $WQV = [(1")(R)(A)]/12$

Total Project Area, *A*	0.372	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.029	acre-foot	
Water Quality Volume, *WQV*	**1,282.84**	**cf**	***Required***
WQV in Underground Detention	**2,477.90**	**cf**	
WQV in Underground Detention	**341.00**	**cf**	
Total WQV	**2,818.90**	**cf**	***Provided***

Water Quality Volume provided > required

Groundwater Recharge Volume

Project:	**204 Flax Hill Road**	By:	**SM**	Date:	**2/26/2025**
	Norwalk, CT	Checked:	**AS**	Revised:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed		**Existing**	
Total Drainage Area, *A*	0.372	acres	0.372	acres
Total Impervious Area	0.372	acres	0.000	acres
Percentage of Impervious Area, *I*	100.0%		0.0%	
Runoff Coefficient, *R*	0.950		0.050	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	0.372	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.029	acre-foot	
Water Quality Volume, *WQV*	**1,282.84**	**cf**	***Required***
WQV Provided	**2,429.80**	**cf**	***Provided***

Water Quality Volume provided > required

2. Groundwater Recharge Volume

Compute the groundwater recharge volume (GRV) using the hydrologic soil group approach.

a. Read runoff depth to be recharged, *D* (Table 1-1 of 2017 Rev. City of Norwalk Stormwater Drainage Manual)

Runoff Depth to be recharged, *D*	0.1	inches	(D Soils)

b. Compute net increase in site imperviousness *I* (proposed) - *I* (existing

Net Increase, *Delta I*	0.900

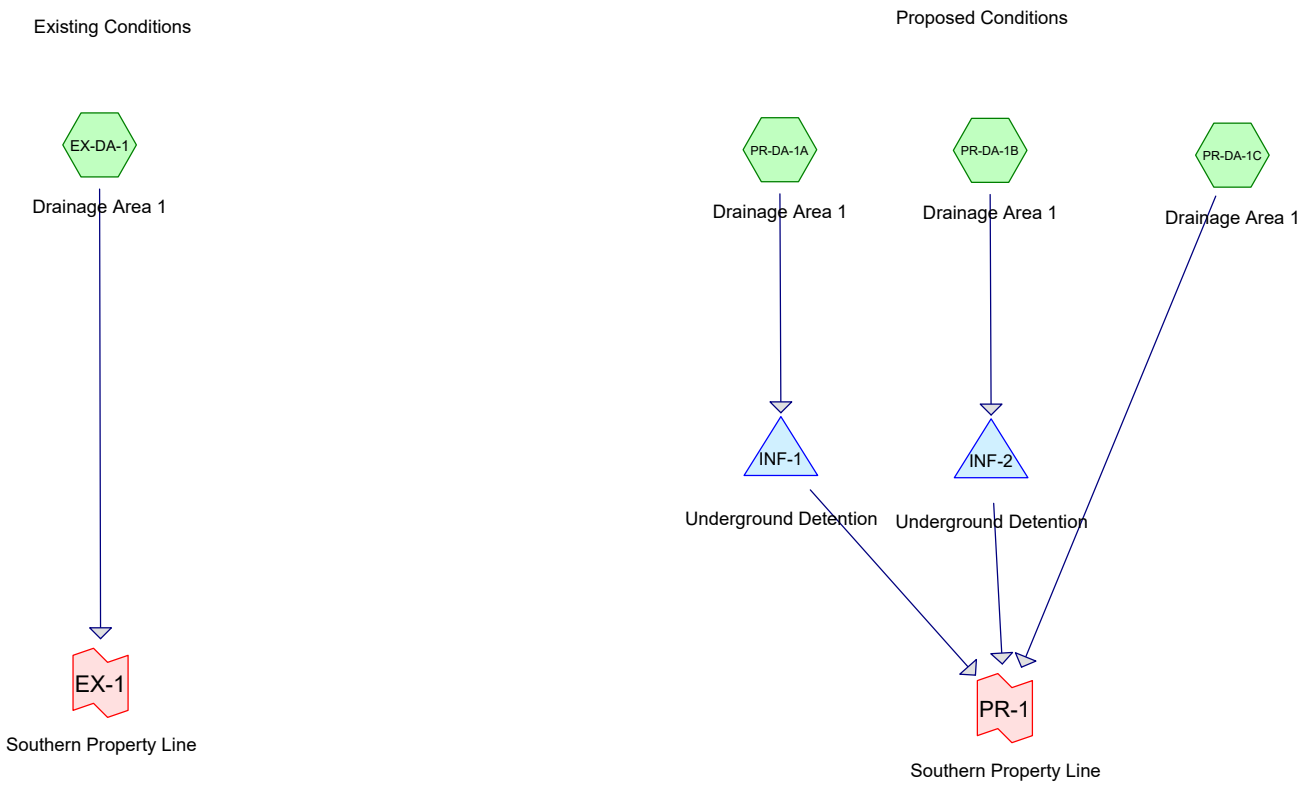
c. Compute groundwater recharge volume, *GRV* *GRV* = [(*D*)(*A*)(*I*)]/12

Runoff Depth to be recharged, *D*	0.1	inches	
Total Drainage Area, *A*	0.372	acres	
Net Increase, *Delta I*	0.900		
GRV	0.00279	acre-foot	
GRV	**122**	**cf**	

Retention Volume provided = 2819 cf > 122 cf

Stormwater Runoff Computations

518 RIVERSIDE AVENUE WESTPORT, CONNECTICUT 06880 P 203.454.2110 F 203.454.4971
WWW.LANDTECHCONSULT.COM



Subcat Reach Pond Link

Routing Diagram for 204 Flax Hill Road - Drainage
Prepared by Land-Tech Consultant, Printed 4/8/2025
HydroCAD® 10.20-5b s/n 01168 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1yr Storm	Type III 24-hr		Default	24.00	1	2.89	2
2	2yr Storm	Type III 24-hr		Default	24.00	1	3.50	2
3	5yr Storm	Type III 24-hr		Default	24.00	1	4.51	2
4	10yr Storm	Type III 24-hr		Default	24.00	1	5.35	2
5	25yr Storm	Type III 24-hr		Default	24.00	1	6.48	2
6	50yr Storm	Type III 24-hr		Default	24.00	1	7.36	2
7	100yr Storm	Type III 24-hr		Default	24.00	1	8.28	2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
14,684	61	>75% Grass cover, Good, HSG B (EX-DA-1, PR-DA-1C)
31,253	80	>75% Grass cover, Good, HSG D (EX-DA-1, PR-DA-1A, PR-DA-1C)
13,169	98	Existing Building Area (EX-DA-1)
11,430	98	Existing Buildings (PR-DA-1C)
10,989	98	Existing Drive & Parking Area (PR-DA-1C)
21,627	98	Existing Parking & Drive Area (EX-DA-1)
632	98	Existing Patio (PR-DA-1C)
740	98	Existing Patios (EX-DA-1)
3,261	98	Existing Walks & Stairs (EX-DA-1, PR-DA-1C)
6,107	98	Proposed Building (PR-DA-1A, PR-DA-1B)
829	98	Proposed Building Addition (PR-DA-1C)
8,547	98	Proposed Drive & Parking Area (PR-DA-1A, PR-DA-1C)
704	98	Proposed Walks & Stairs (PR-DA-1A, PR-DA-1C)
123,972	**89**	**TOTAL AREA**

Summary for Subcatchment EX-DA-1: Drainage Area 1

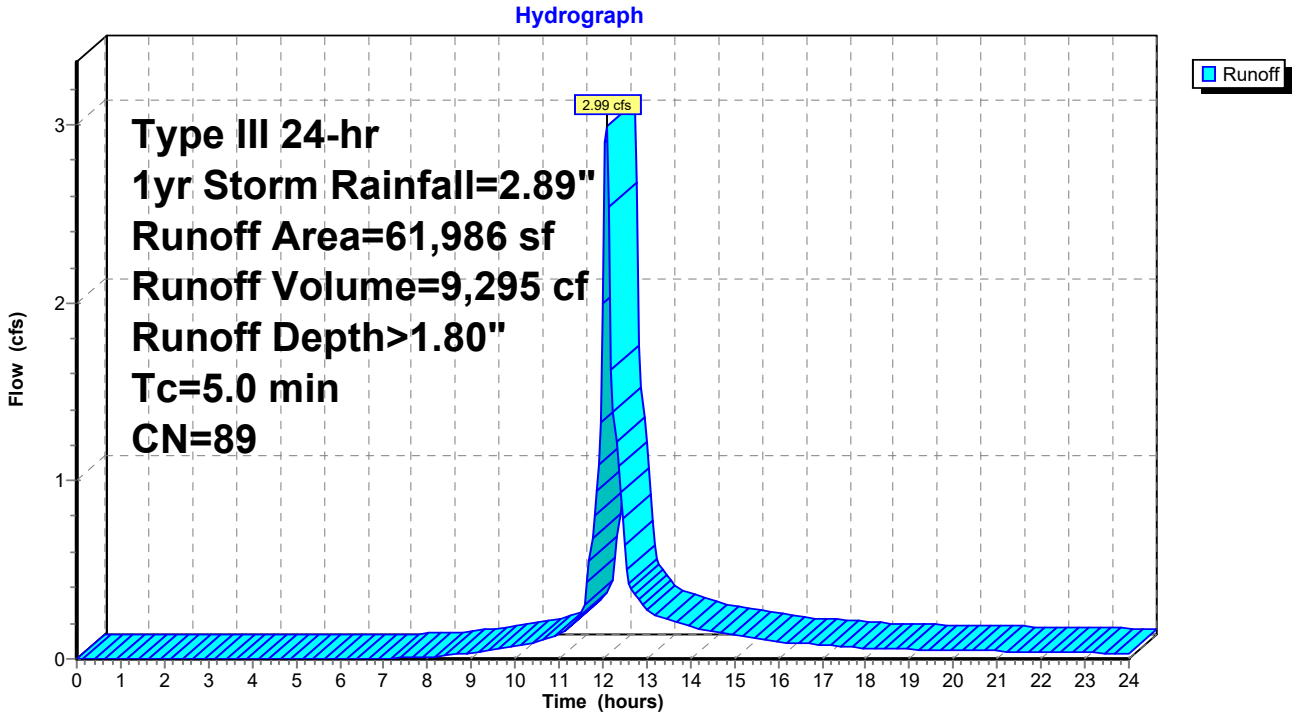
Runoff = 2.99 cfs @ 12.08 hrs, Volume= 9,295 cf, Depth> 1.80"
Routed to Link EX-1 : Southern Property Line

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

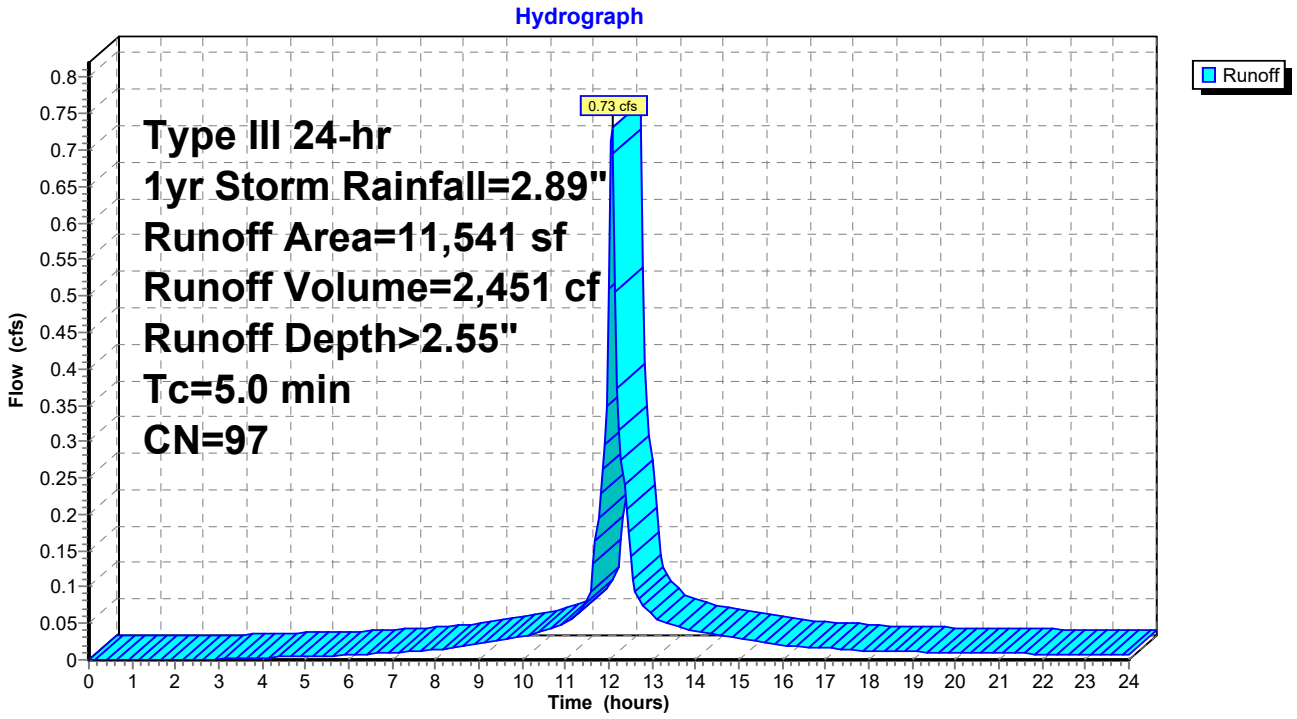
Runoff = 0.73 cfs @ 12.07 hrs, Volume= 2,451 cf, Depth> 2.55"
Routed to Pond INF-1 : Underground Detention

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

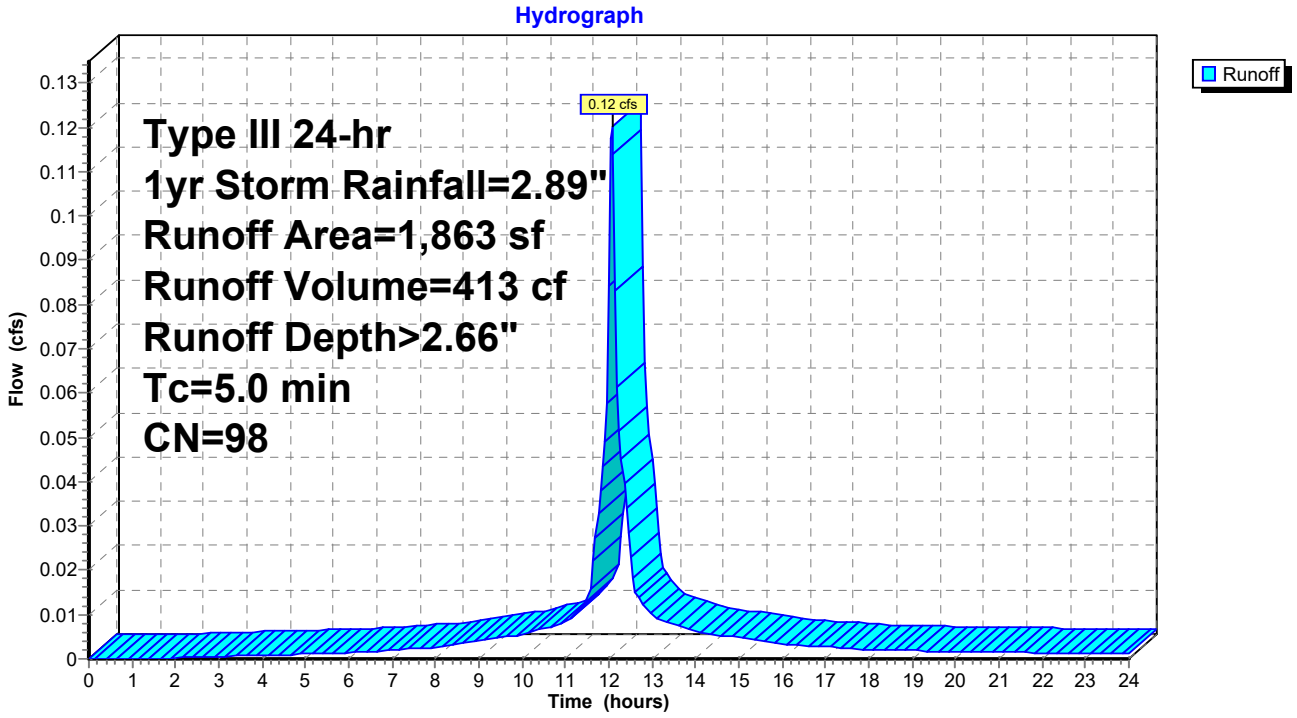
Runoff = 0.12 cfs @ 12.07 hrs, Volume= 413 cf, Depth> 2.66"
Routed to Pond INF-2 : Underground Detention

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

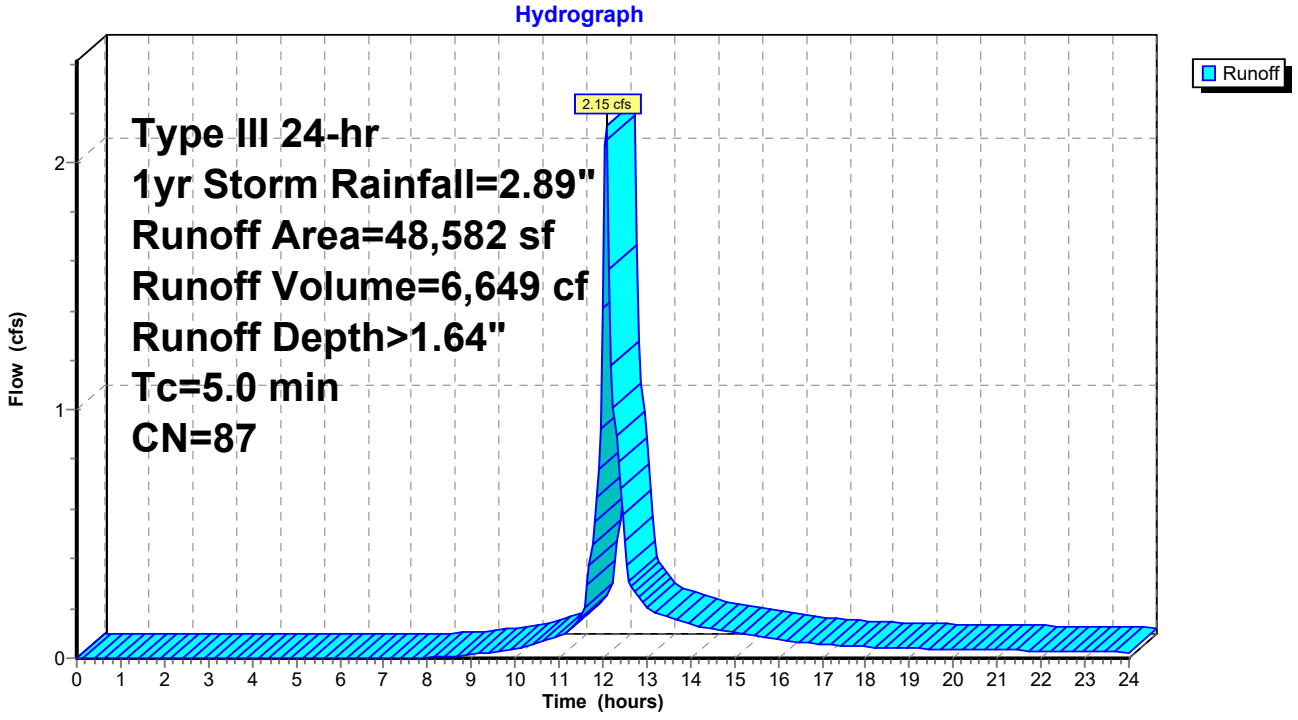
Runoff = 2.15 cfs @ 12.08 hrs, Volume= 6,649 cf, Depth> 1.64"
Routed to Link PR-1 : Southern Property Line

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 2.55" for 1yr Storm event
Inflow = 0.73 cfs @ 12.07 hrs, Volume= 2,451 cf
Outflow = 0.08 cfs @ 11.60 hrs, Volume= 2,449 cf, Atten= 89%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.60 hrs, Volume= 2,449 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 110.92' @ 12.71 hrs Surf.Area= 1,164 sf Storage= 814 cf

Plug-Flow detention time= 68.8 min calculated for 2,449 cf (100% of inflow)
Center-of-Mass det. time= 68.3 min (835.7 - 767.4)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 11.60 hrs HW=109.85' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=109.80' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

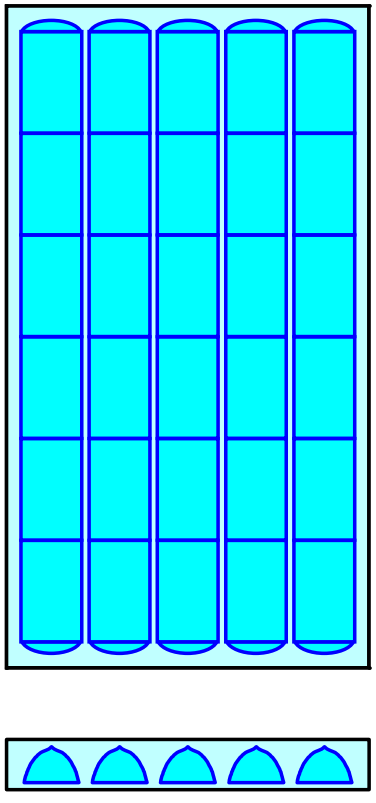
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

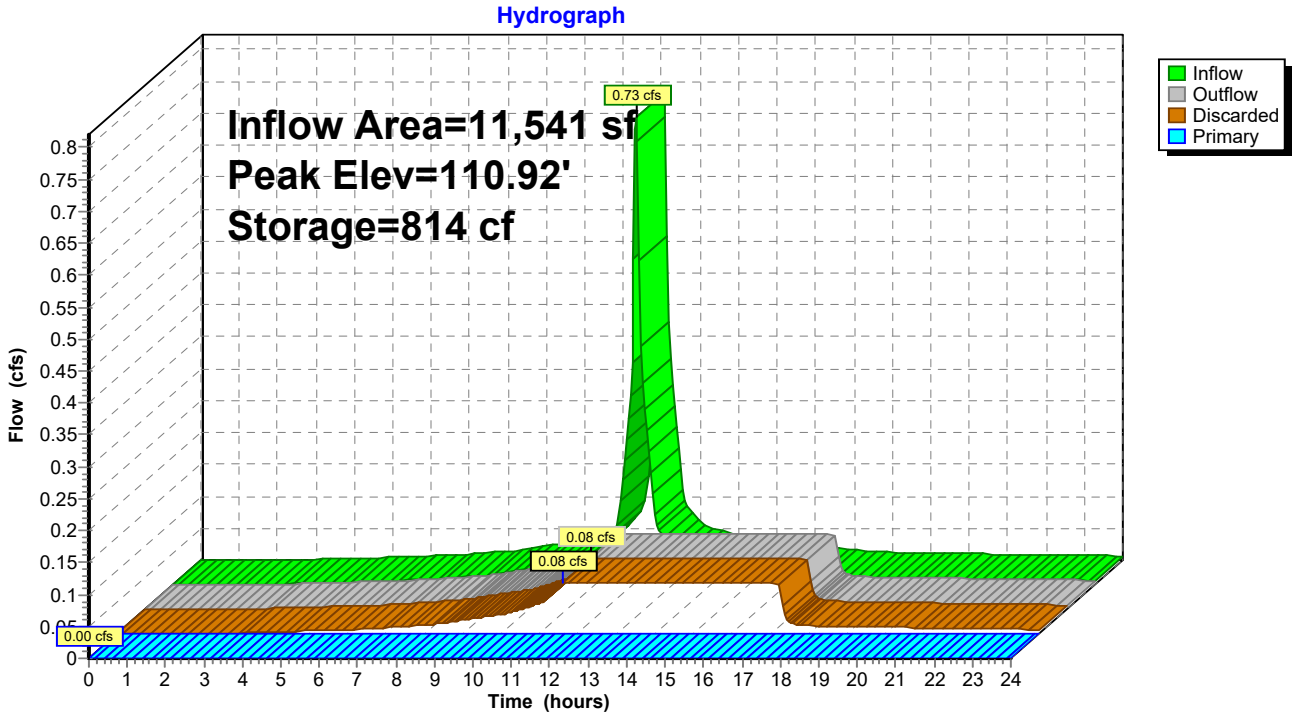
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 2.66" for 1yr Storm event
Inflow = 0.12 cfs @ 12.07 hrs, Volume= 413 cf
Outflow = 0.01 cfs @ 11.55 hrs, Volume= 412 cf, Atten= 89%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.55 hrs, Volume= 412 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 105.47' @ 12.75 hrs Surf.Area= 183 sf Storage= 136 cf

Plug-Flow detention time= 71.3 min calculated for 411 cf (100% of inflow)
Center-of-Mass det. time= 70.8 min (828.1 - 757.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 11.55 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=104.25' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

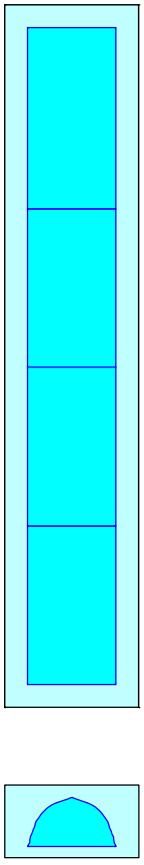
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

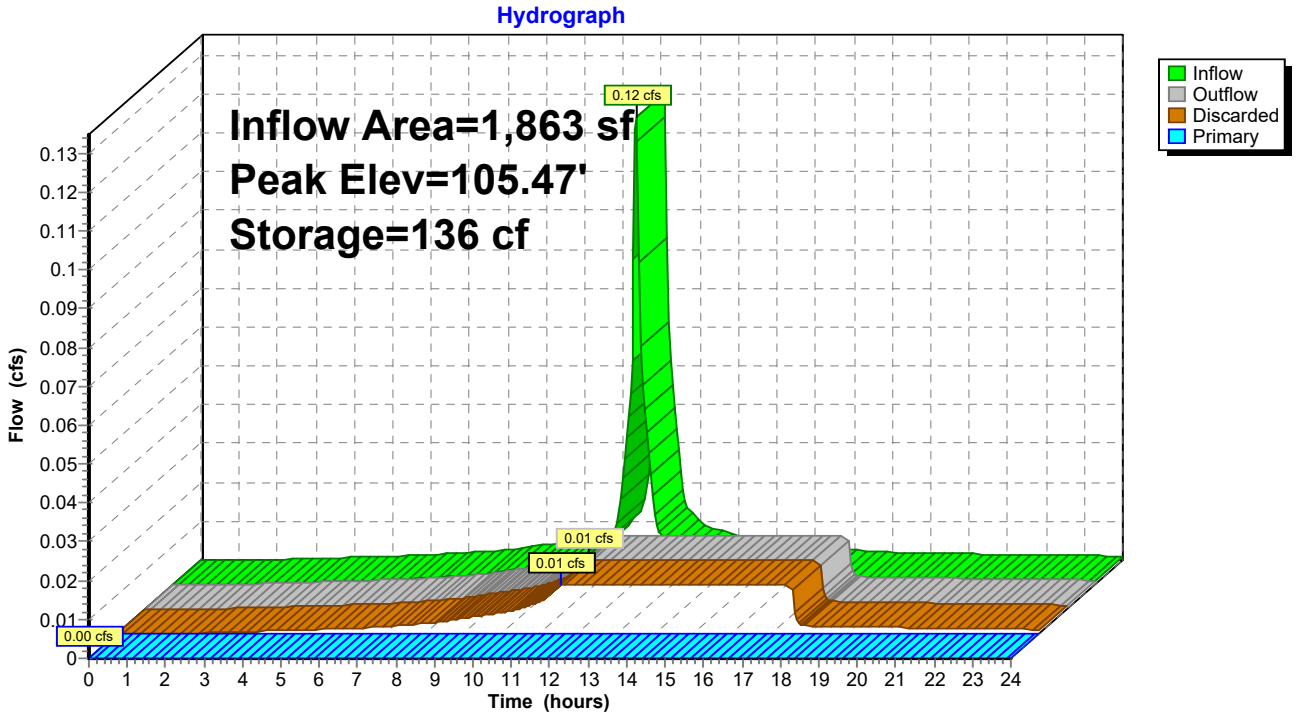
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

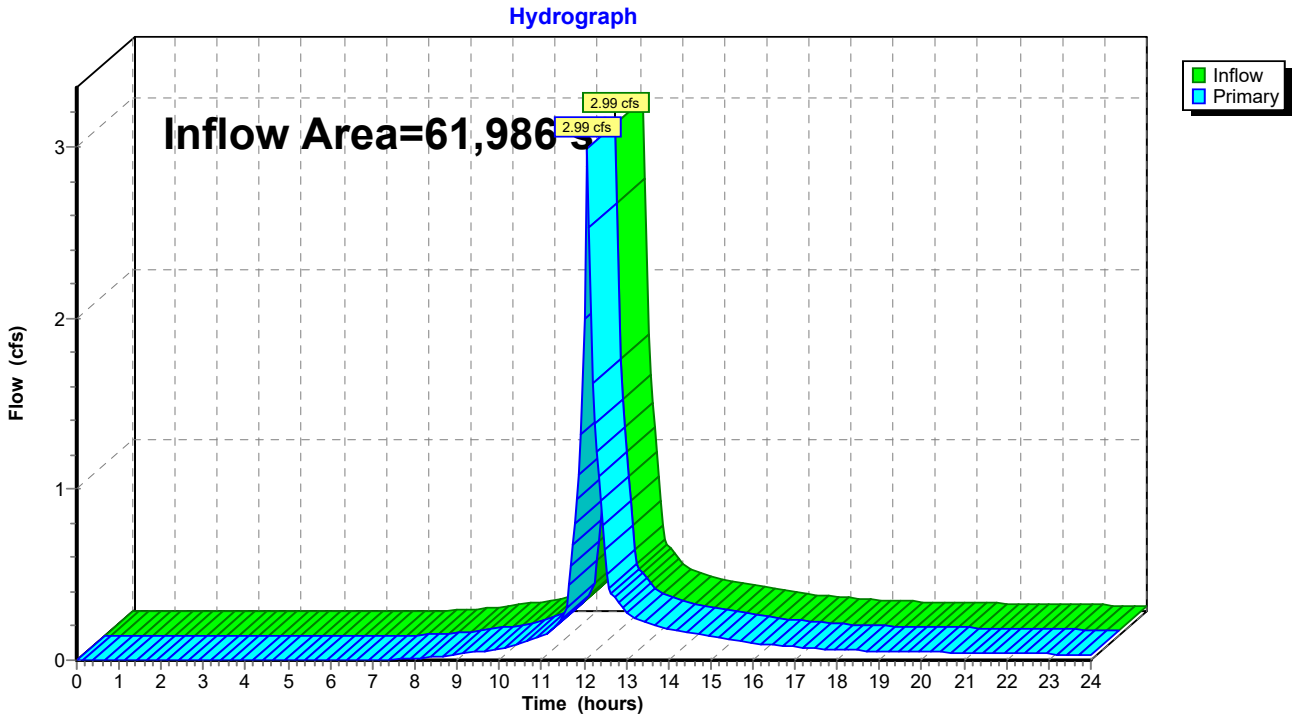


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 1.80" for 1yr Storm event
Inflow = 2.99 cfs @ 12.08 hrs, Volume= 9,295 cf
Primary = 2.99 cfs @ 12.08 hrs, Volume= 9,295 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

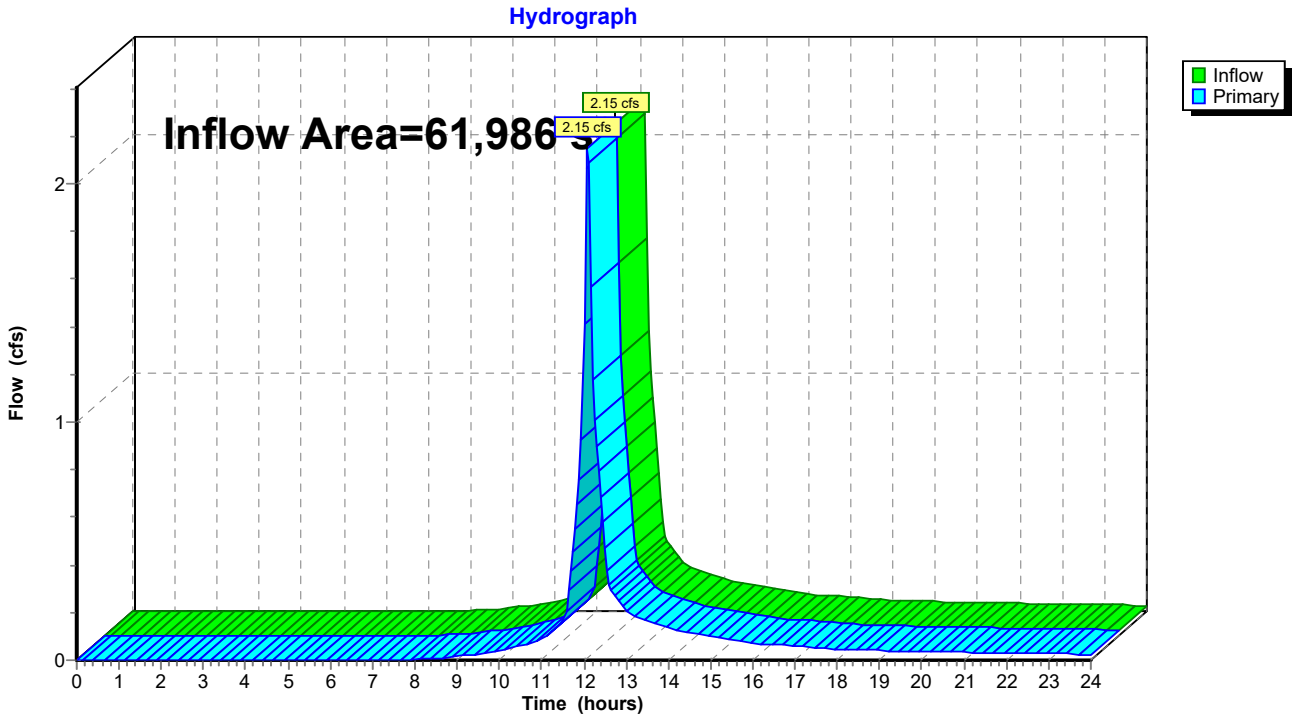


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 1.29" for 1yr Storm event
Inflow = 2.15 cfs @ 12.08 hrs, Volume= 6,649 cf
Primary = 2.15 cfs @ 12.08 hrs, Volume= 6,649 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Summary for Subcatchment EX-DA-1: Drainage Area 1

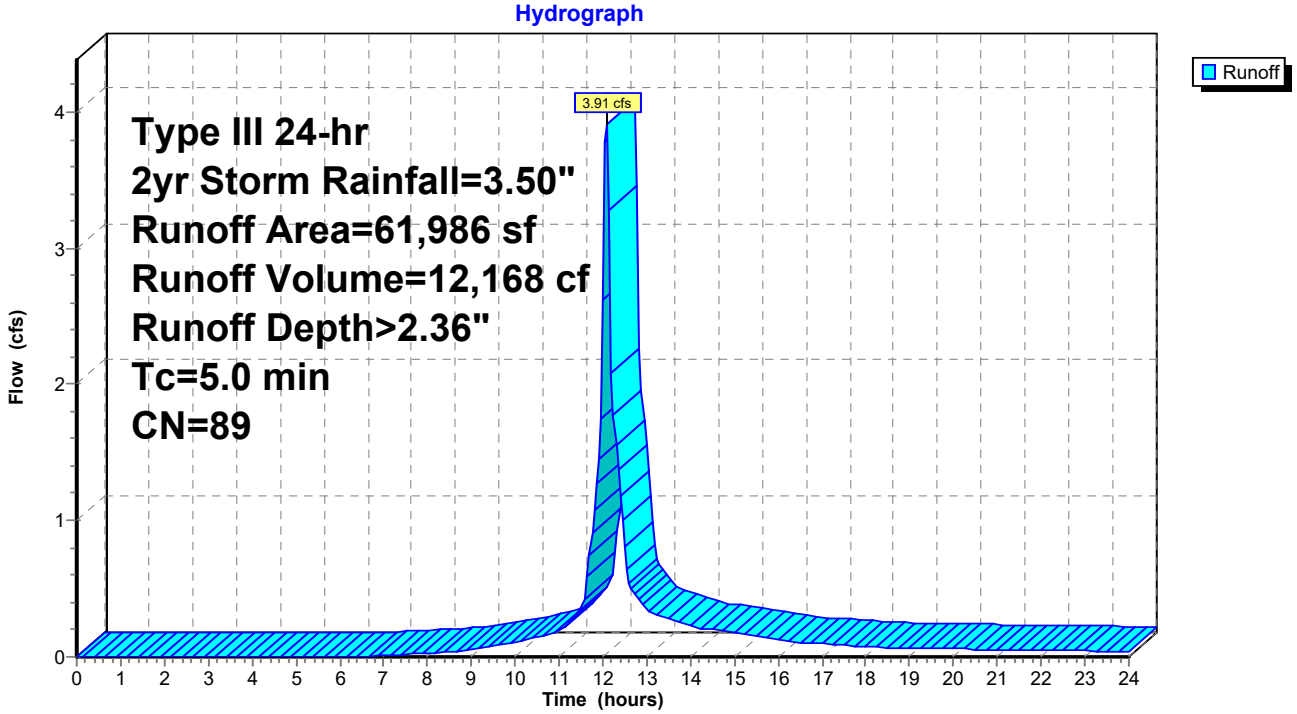
Runoff = 3.91 cfs @ 12.07 hrs, Volume= 12,168 cf, Depth> 2.36"
Routed to Link EX-1 : Southern Property Line

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

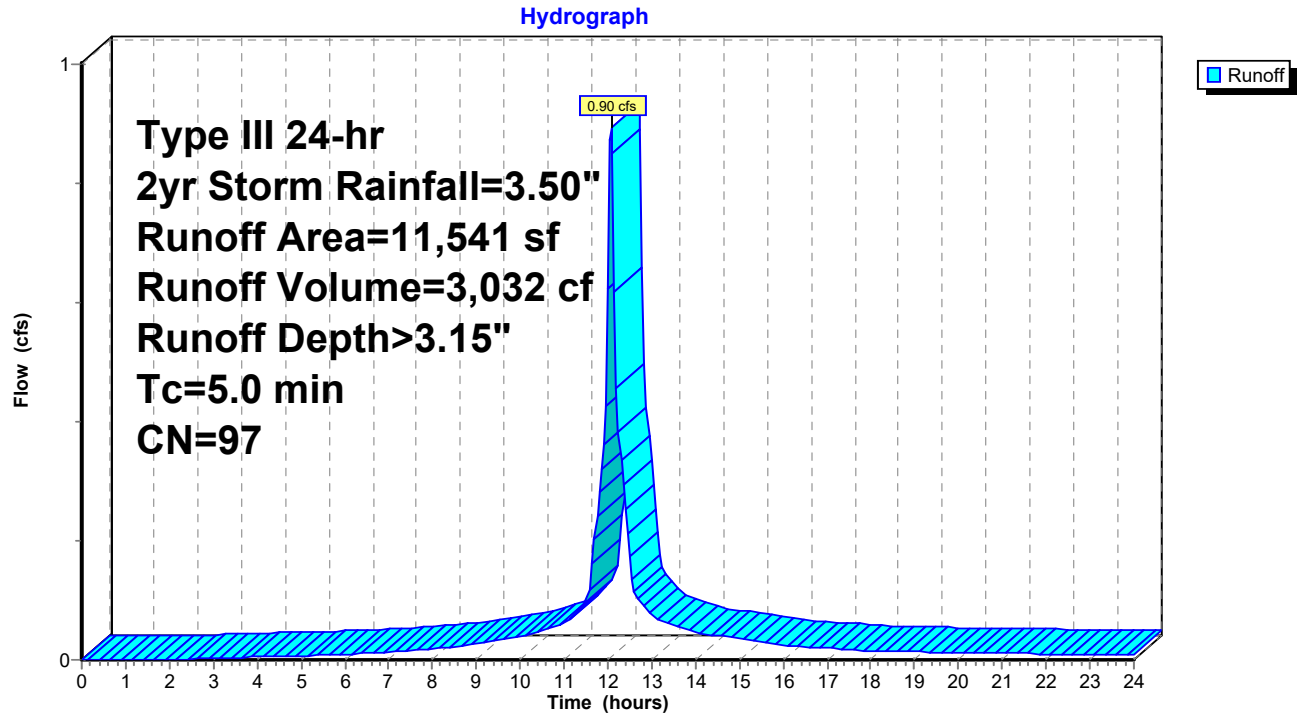
Runoff = 0.90 cfs @ 12.07 hrs, Volume= 3,032 cf, Depth> 3.15"
Routed to Pond INF-1 : Underground Detention

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

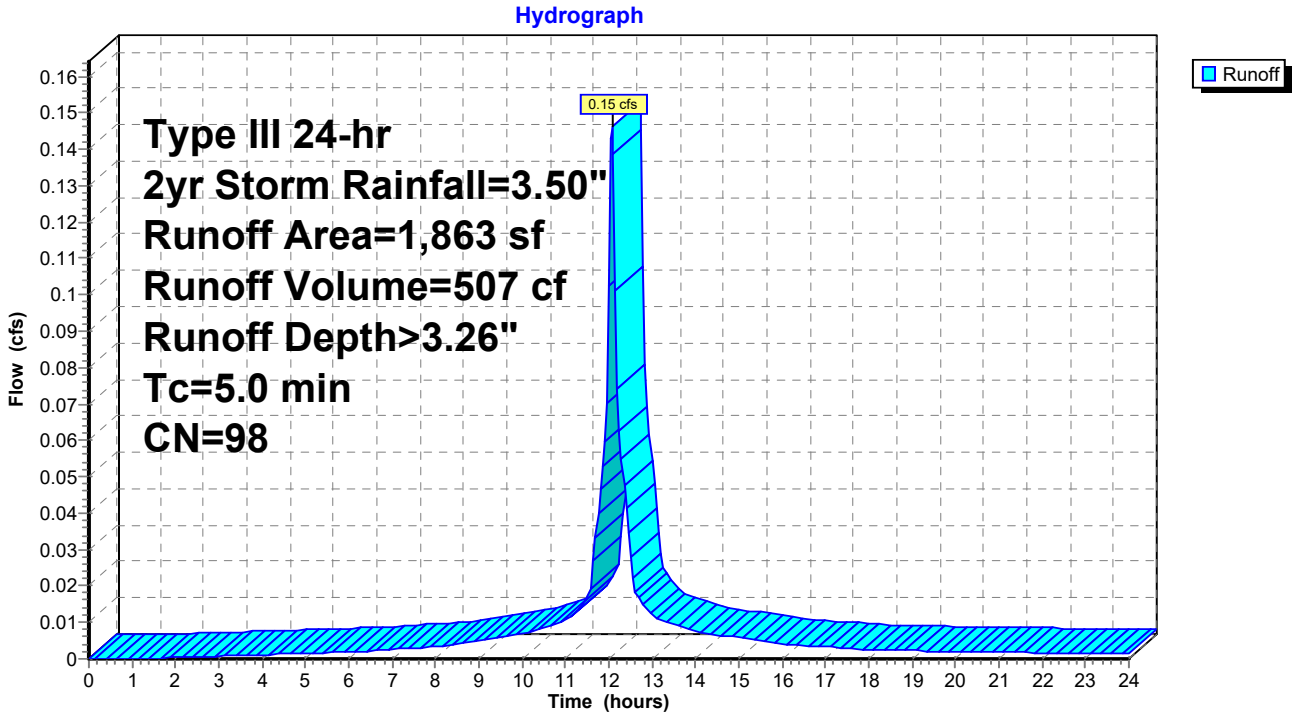
Runoff = 0.15 cfs @ 12.07 hrs, Volume= 507 cf, Depth> 3.26"
Routed to Pond INF-2 : Underground Detention

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

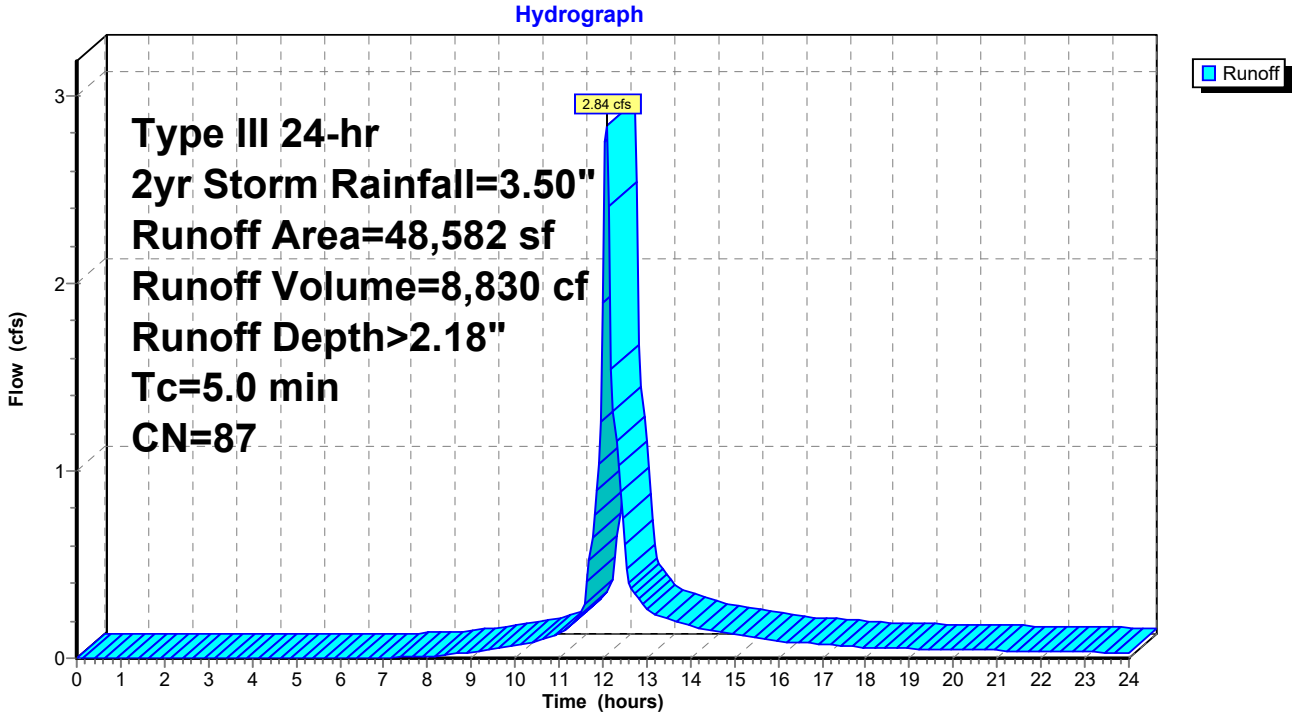
Runoff = 2.84 cfs @ 12.08 hrs, Volume= 8,830 cf, Depth> 2.18"
Routed to Link PR-1 : Southern Property Line

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 3.15" for 2yr Storm event
Inflow = 0.90 cfs @ 12.07 hrs, Volume= 3,032 cf
Outflow = 0.08 cfs @ 11.40 hrs, Volume= 3,030 cf, Atten= 91%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.40 hrs, Volume= 3,030 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 111.22' @ 12.92 hrs Surf.Area= 1,164 sf Storage= 1,084 cf

Plug-Flow detention time= 96.6 min calculated for 3,024 cf (100% of inflow)
Center-of-Mass det. time= 95.9 min (858.4 - 762.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 11.40 hrs HW=109.85' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=109.80' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

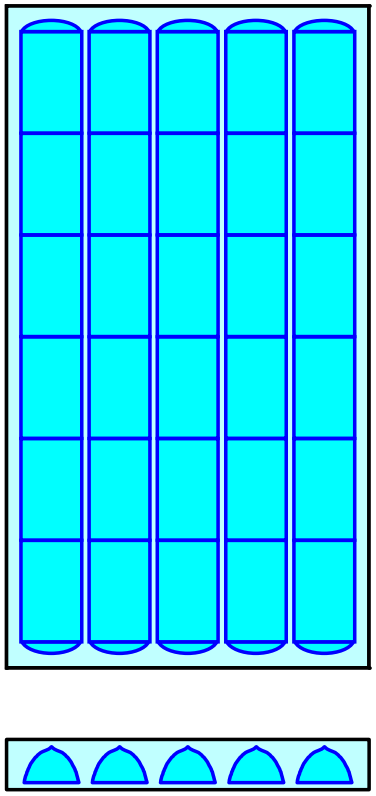
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

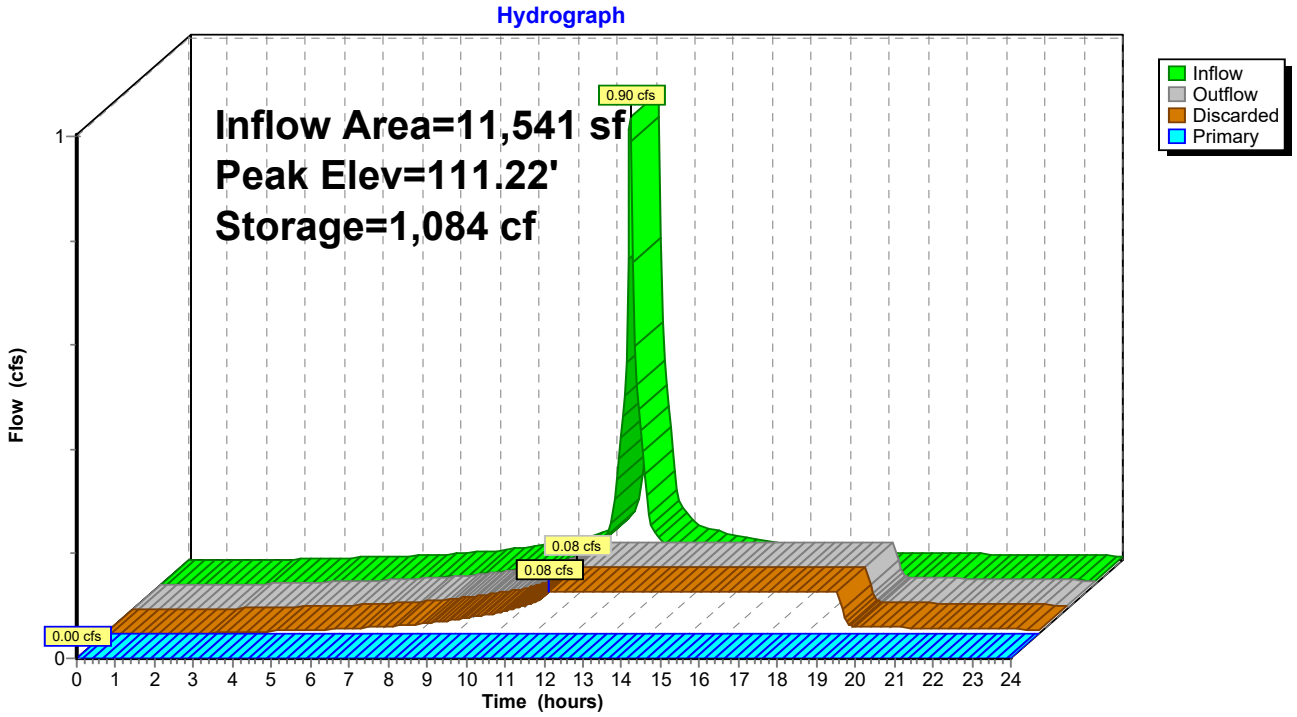
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 3.26" for 2yr Storm event
Inflow = 0.15 cfs @ 12.07 hrs, Volume= 507 cf
Outflow = 0.01 cfs @ 11.30 hrs, Volume= 507 cf, Atten= 91%, Lag= 0.0 min
Discarded = 0.01 cfs @ 11.30 hrs, Volume= 507 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 105.81' @ 12.95 hrs Surf.Area= 183 sf Storage= 180 cf

Plug-Flow detention time= 99.8 min calculated for 506 cf (100% of inflow)
Center-of-Mass det. time= 99.3 min (852.6 - 753.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 11.30 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=104.25' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

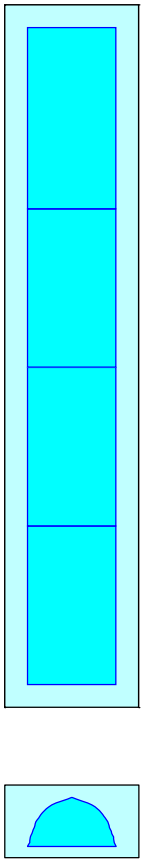
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

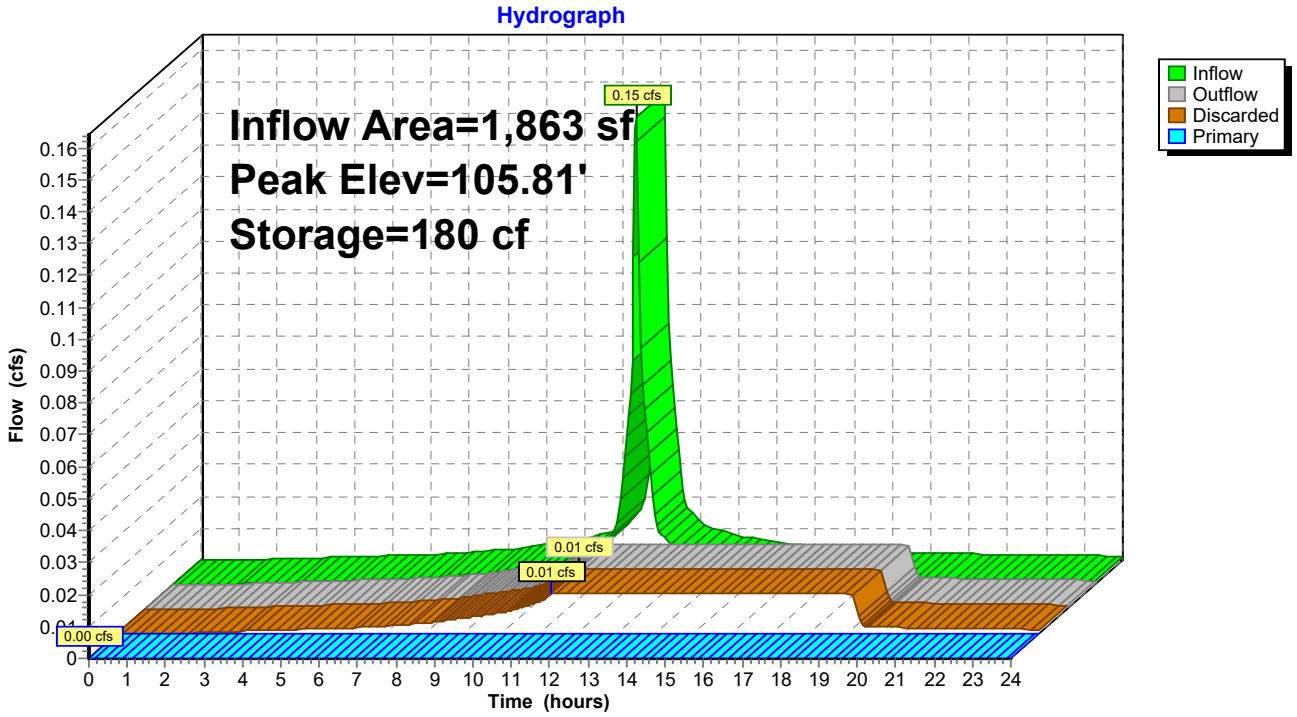
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

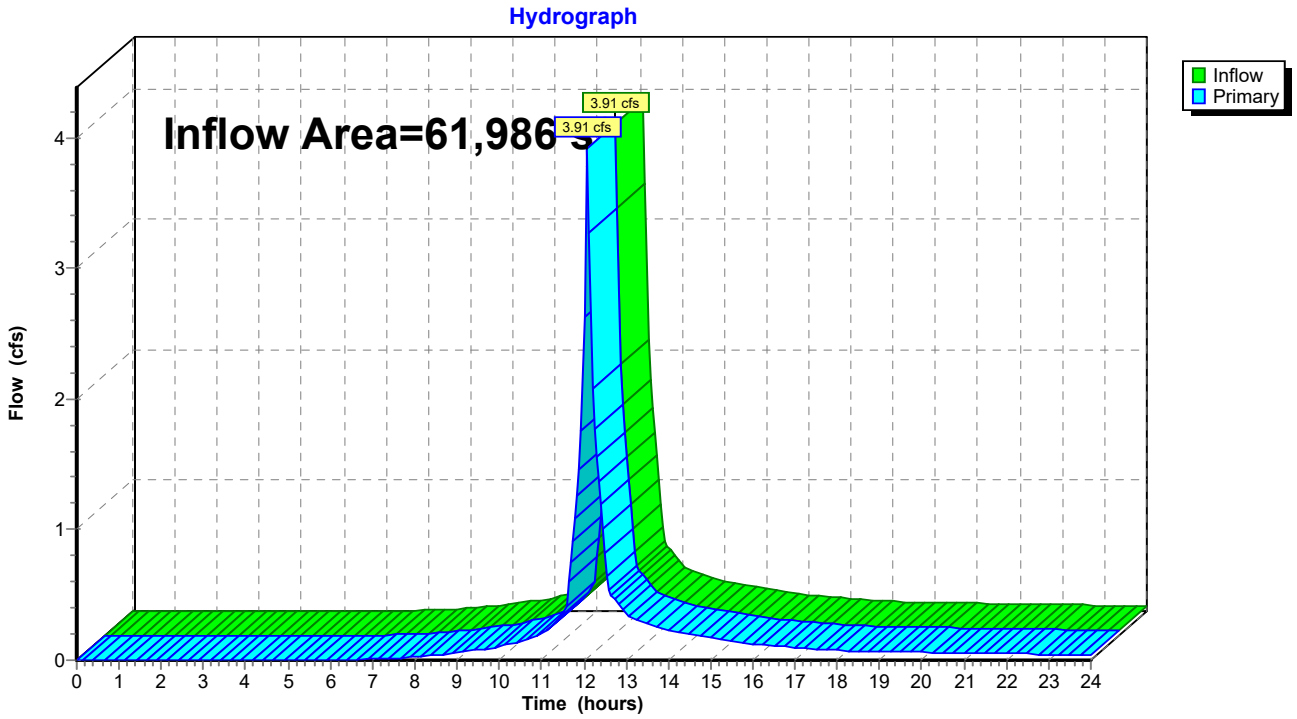


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 2.36" for 2yr Storm event
Inflow = 3.91 cfs @ 12.07 hrs, Volume= 12,168 cf
Primary = 3.91 cfs @ 12.07 hrs, Volume= 12,168 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

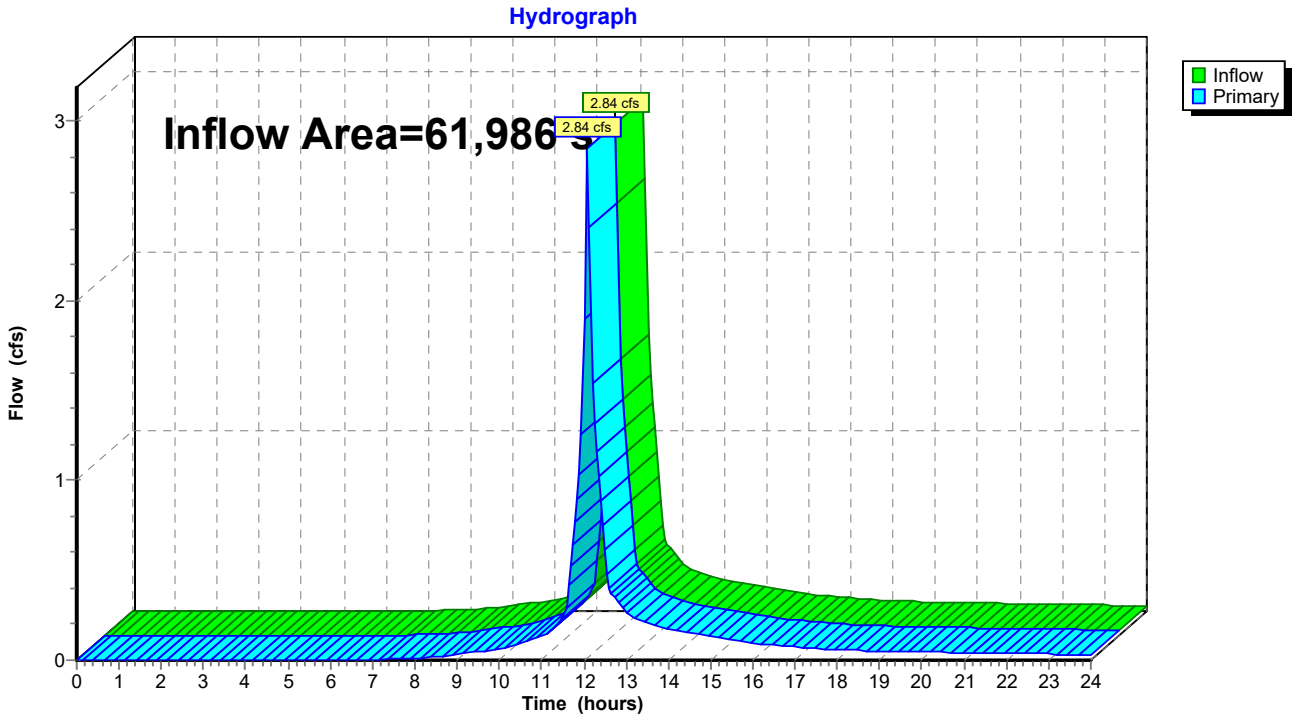


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 1.71" for 2yr Storm event
Inflow = 2.84 cfs @ 12.08 hrs, Volume= 8,830 cf
Primary = 2.84 cfs @ 12.08 hrs, Volume= 8,830 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Summary for Subcatchment EX-DA-1: Drainage Area 1

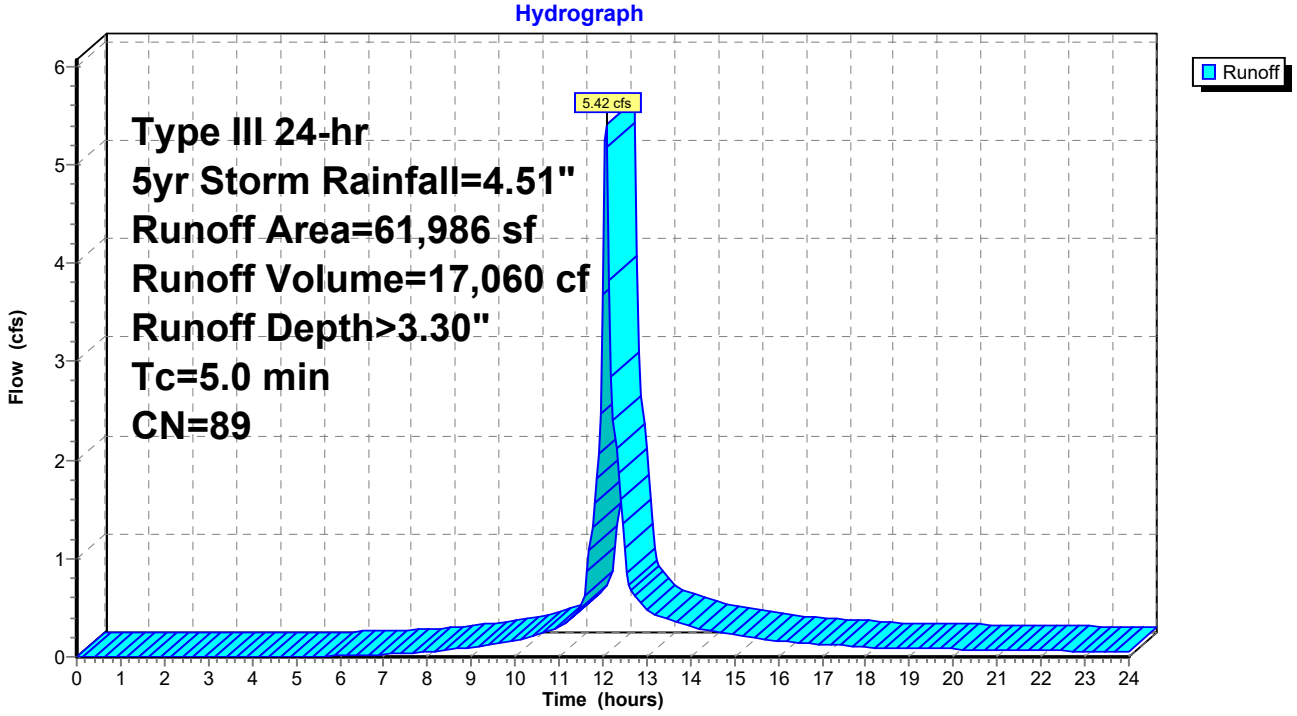
Runoff = 5.42 cfs @ 12.07 hrs, Volume= 17,060 cf, Depth> 3.30"
Routed to Link EX-1 : Southern Property Line

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

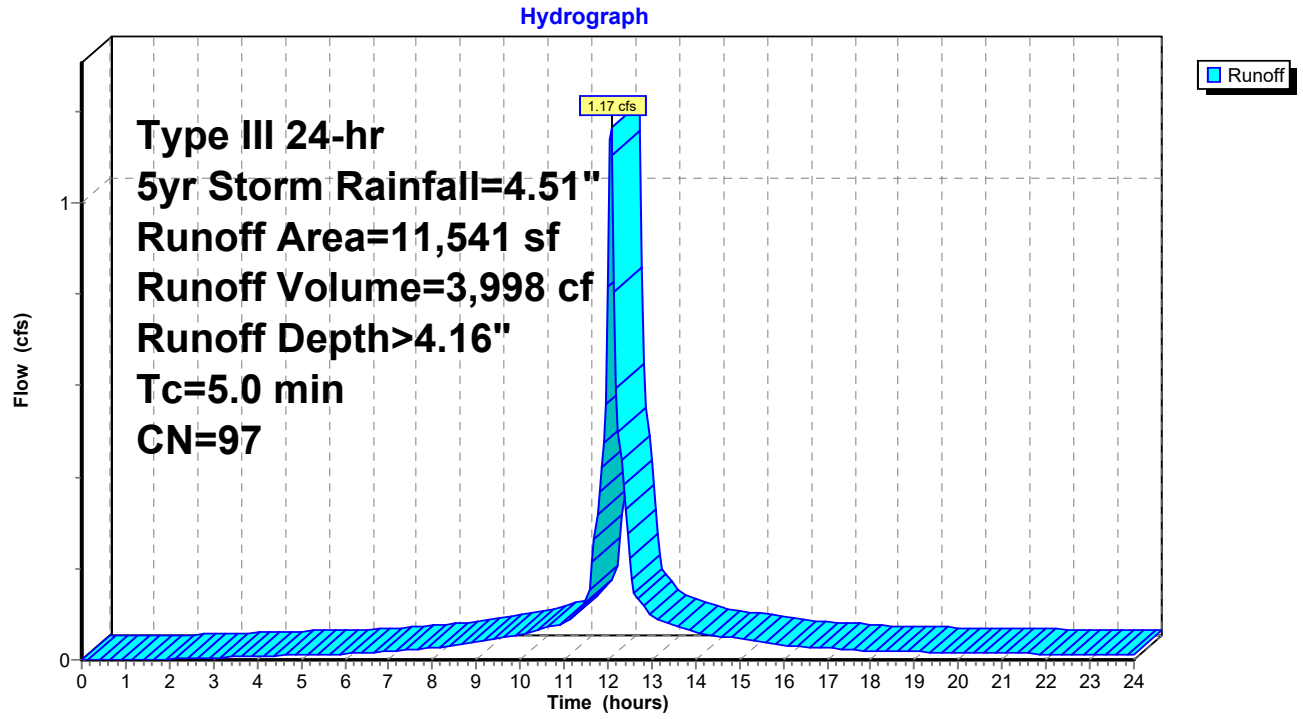
Runoff = 1.17 cfs @ 12.07 hrs, Volume= 3,998 cf, Depth> 4.16"
Routed to Pond INF-1 : Underground Detention

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

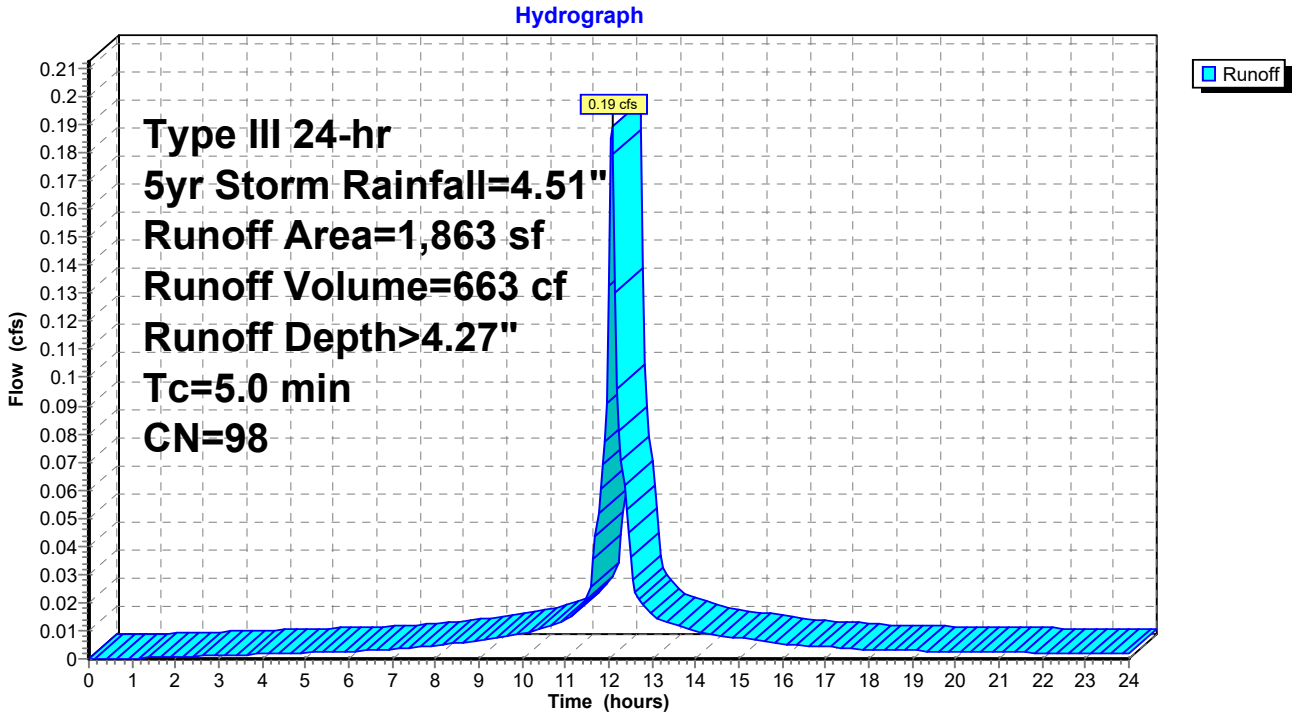
Runoff = 0.19 cfs @ 12.07 hrs, Volume= 663 cf, Depth> 4.27"
Routed to Pond INF-2 : Underground Detention

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

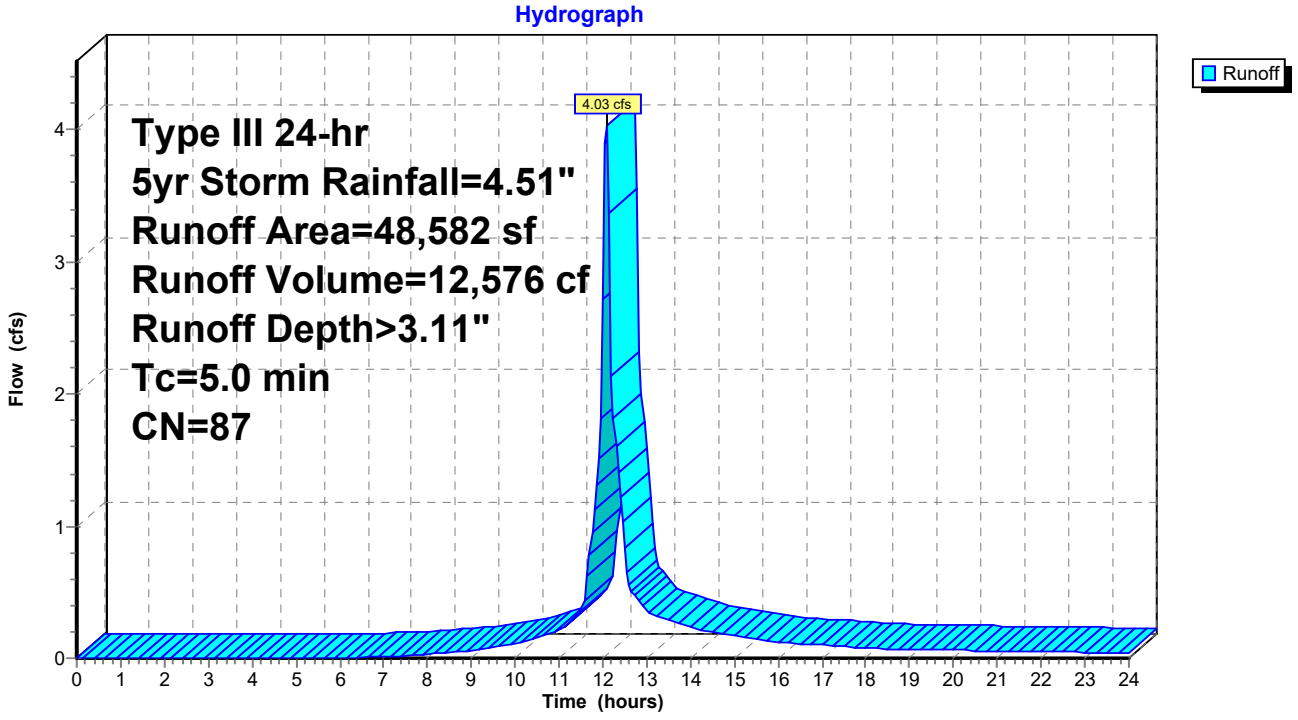
Runoff = 4.03 cfs @ 12.07 hrs, Volume= 12,576 cf, Depth> 3.11"
Routed to Link PR-1 : Southern Property Line

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 4.16" for 5yr Storm event
Inflow = 1.17 cfs @ 12.07 hrs, Volume= 3,998 cf
Outflow = 0.08 cfs @ 11.10 hrs, Volume= 3,995 cf, Atten= 93%, Lag= 0.0 min
Discarded = 0.08 cfs @ 11.10 hrs, Volume= 3,995 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 111.79' @ 13.30 hrs Surf.Area= 1,164 sf Storage= 1,571 cf

Plug-Flow detention time= 149.2 min calculated for 3,995 cf (100% of inflow)
Center-of-Mass det. time= 148.7 min (905.4 - 756.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 11.10 hrs HW=109.85' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=109.80' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

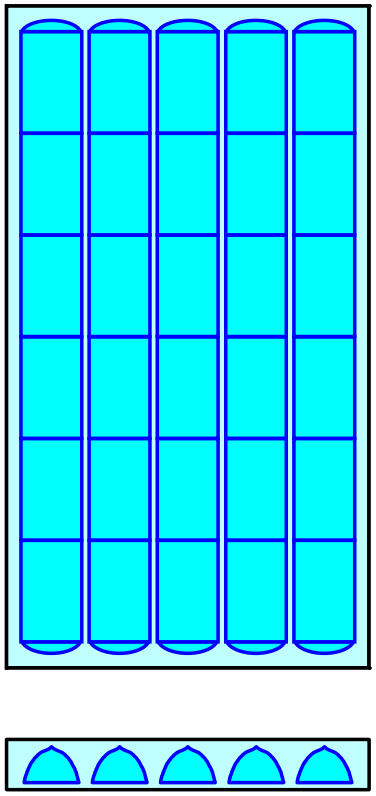
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

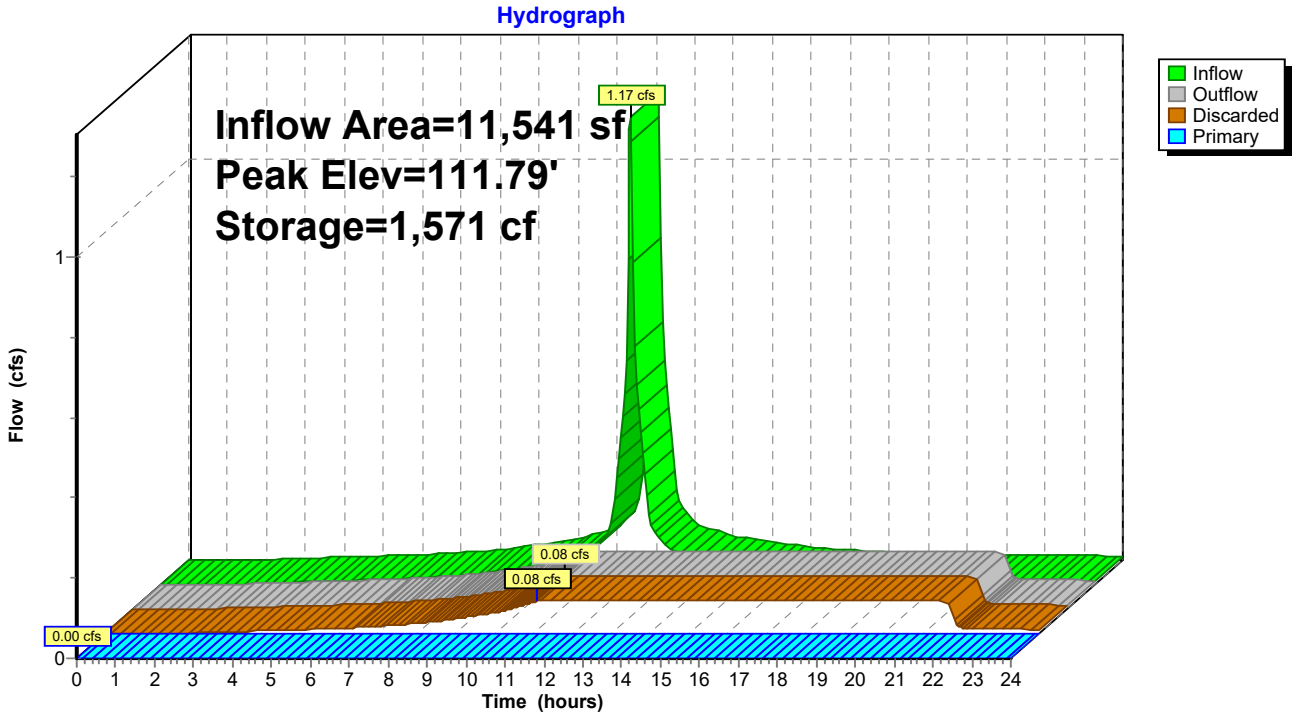
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 4.27" for 5yr Storm event
Inflow = 0.19 cfs @ 12.07 hrs, Volume= 663 cf
Outflow = 0.01 cfs @ 10.95 hrs, Volume= 663 cf, Atten= 93%, Lag= 0.0 min
Discarded = 0.01 cfs @ 10.95 hrs, Volume= 663 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 106.47' @ 13.38 hrs Surf.Area= 183 sf Storage= 259 cf

Plug-Flow detention time= 154.3 min calculated for 661 cf (100% of inflow)
Center-of-Mass det. time= 153.7 min (902.2 - 748.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 10.95 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=104.25' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

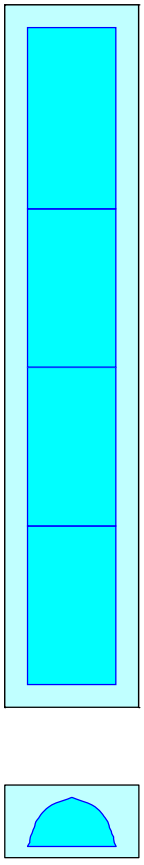
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

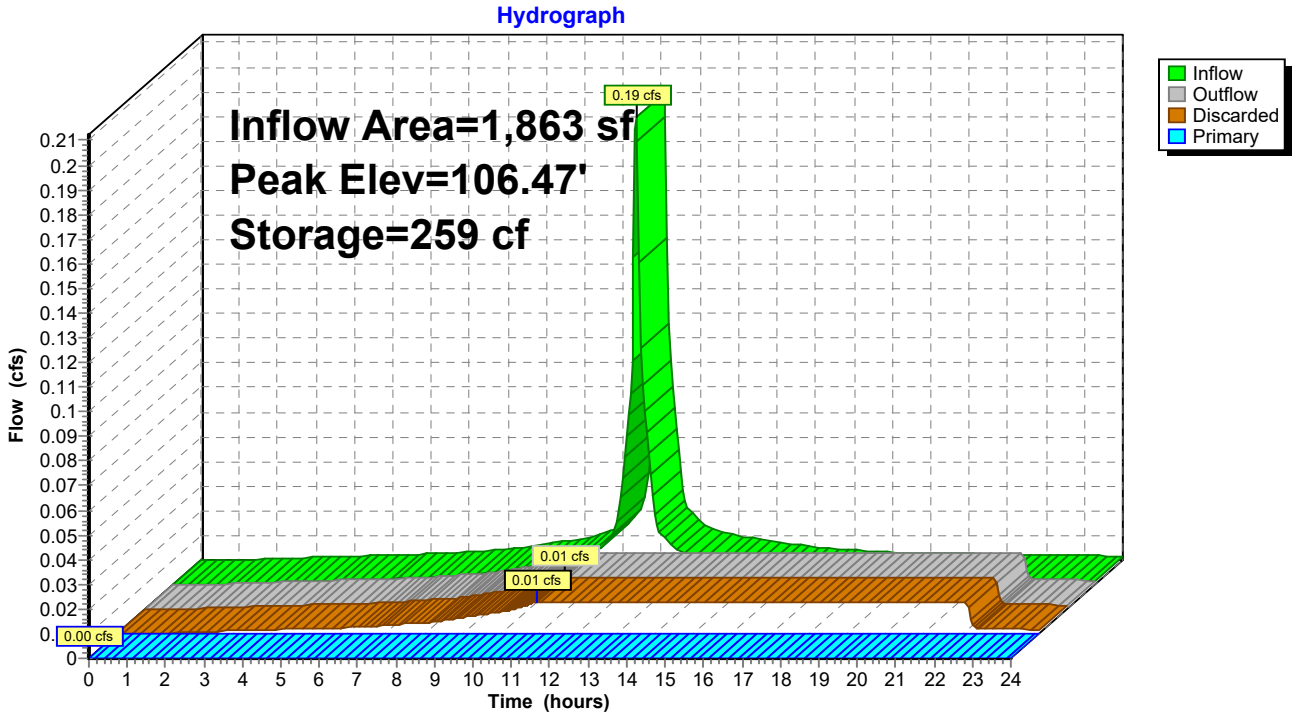
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

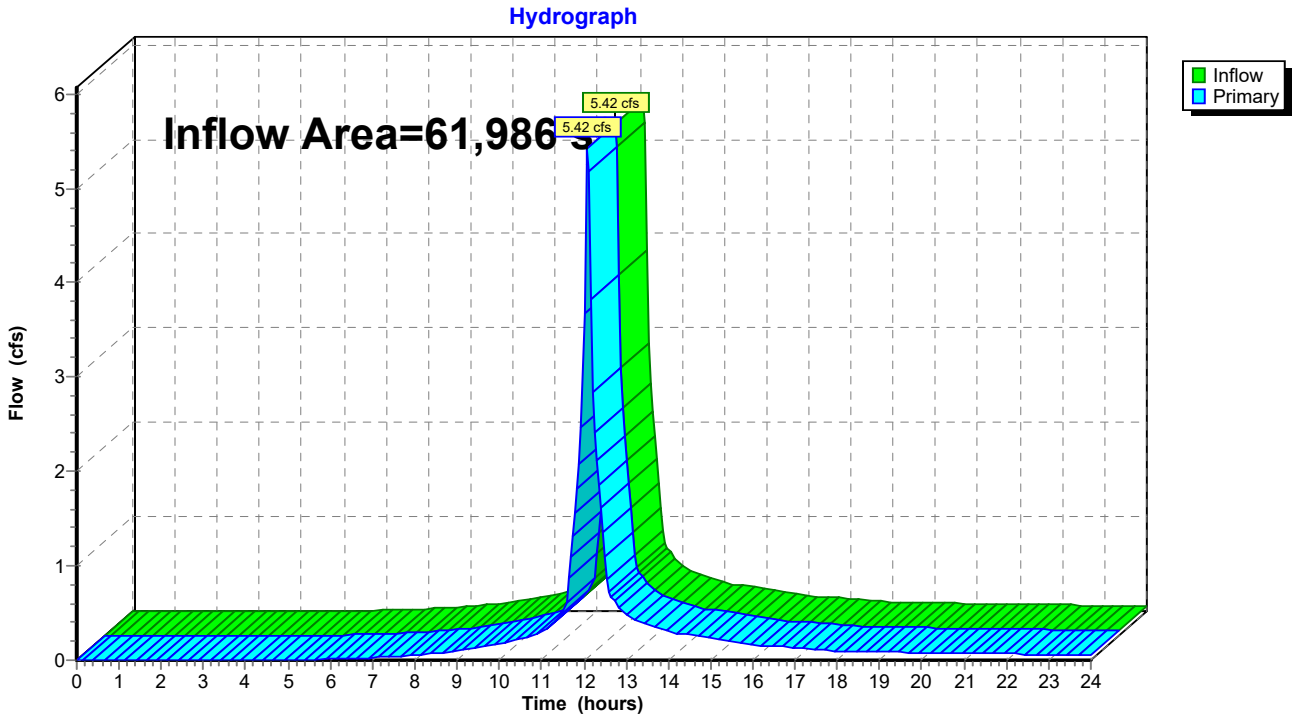


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 3.30" for 5yr Storm event
Inflow = 5.42 cfs @ 12.07 hrs, Volume= 17,060 cf
Primary = 5.42 cfs @ 12.07 hrs, Volume= 17,060 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

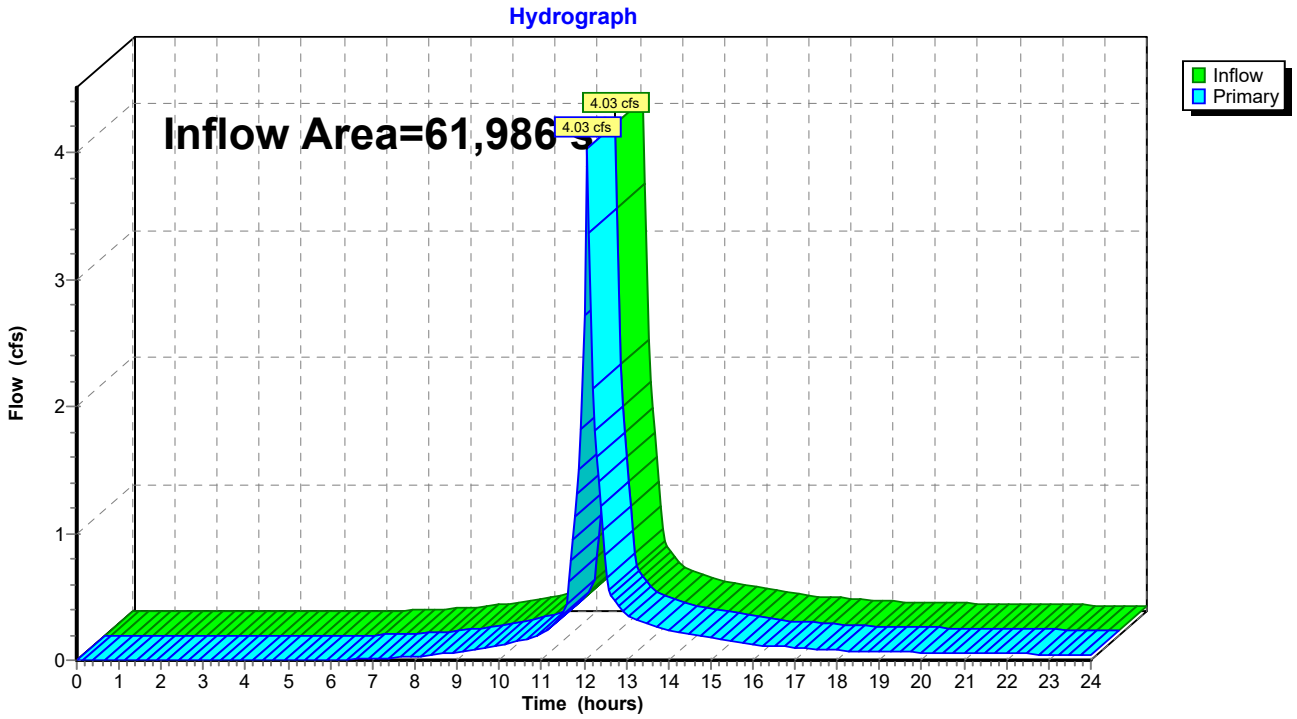


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 2.43" for 5yr Storm event
Inflow = 4.03 cfs @ 12.07 hrs, Volume= 12,576 cf
Primary = 4.03 cfs @ 12.07 hrs, Volume= 12,576 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Summary for Subcatchment EX-DA-1: Drainage Area 1

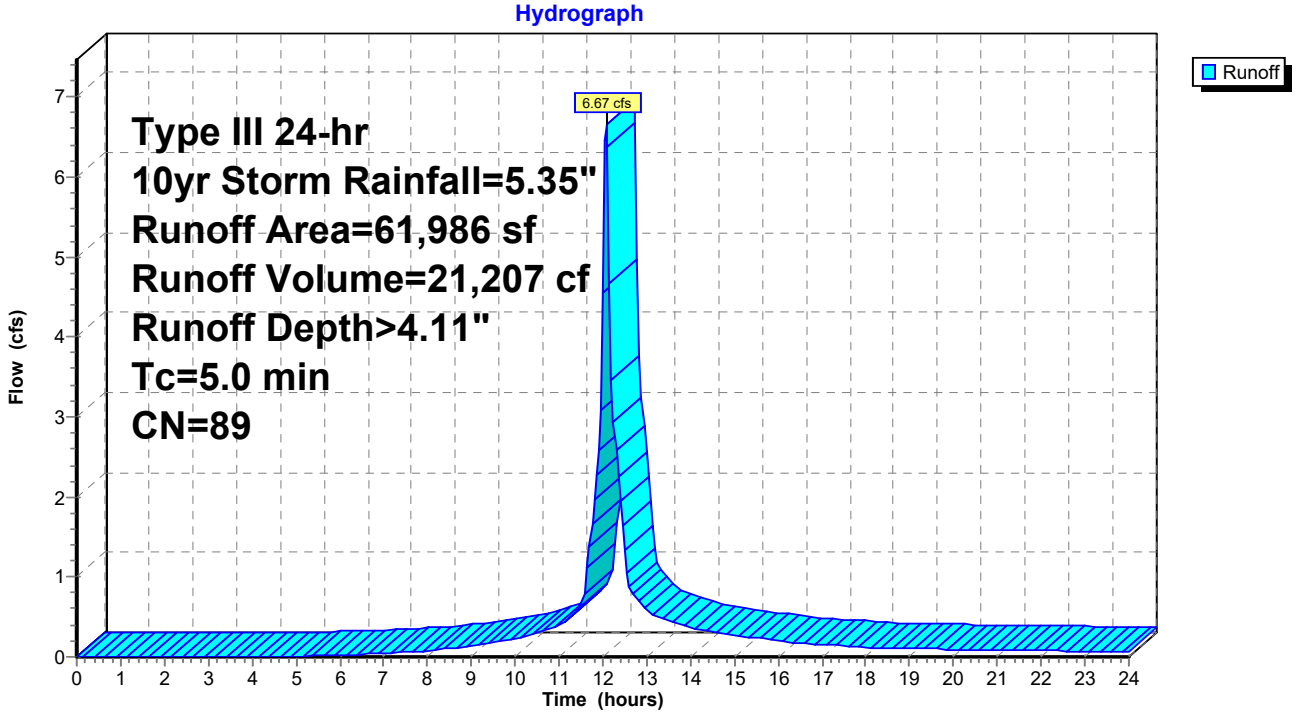
Runoff = 6.67 cfs @ 12.07 hrs, Volume= 21,207 cf, Depth> 4.11"
Routed to Link EX-1 : Southern Property Line

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

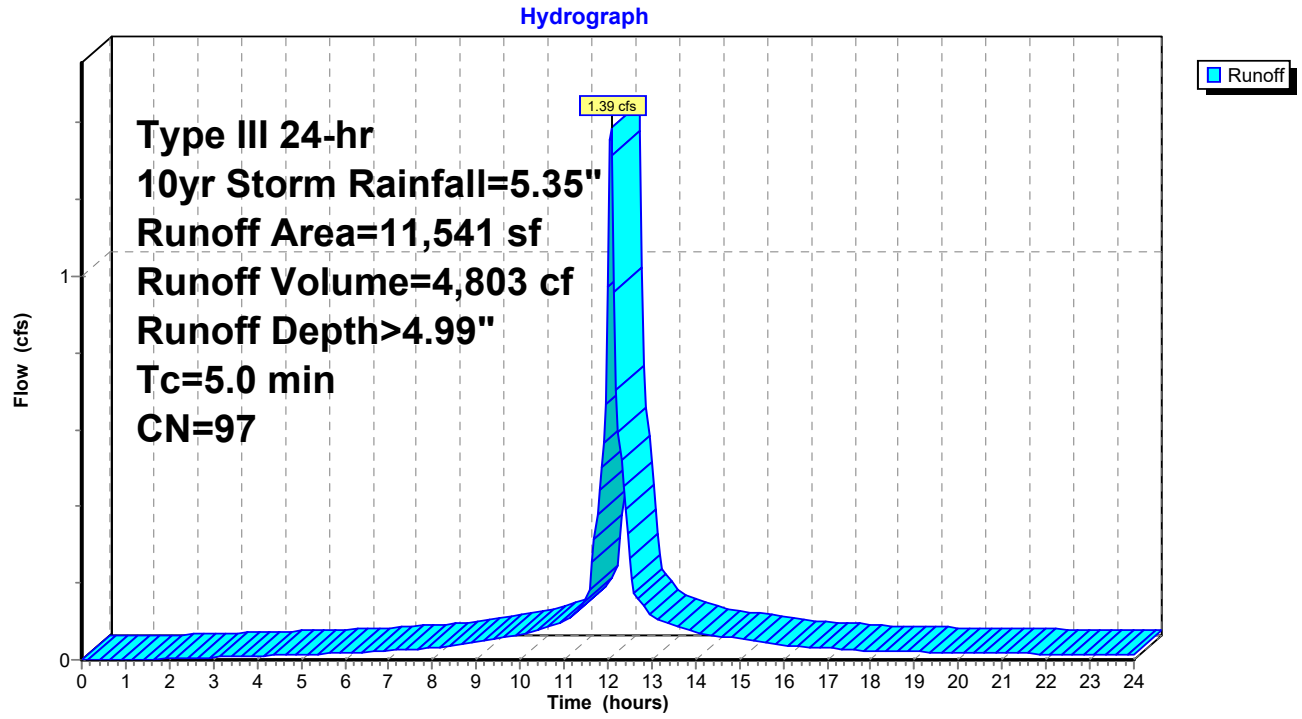
Runoff = 1.39 cfs @ 12.07 hrs, Volume= 4,803 cf, Depth> 4.99"
Routed to Pond INF-1 : Underground Detention

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

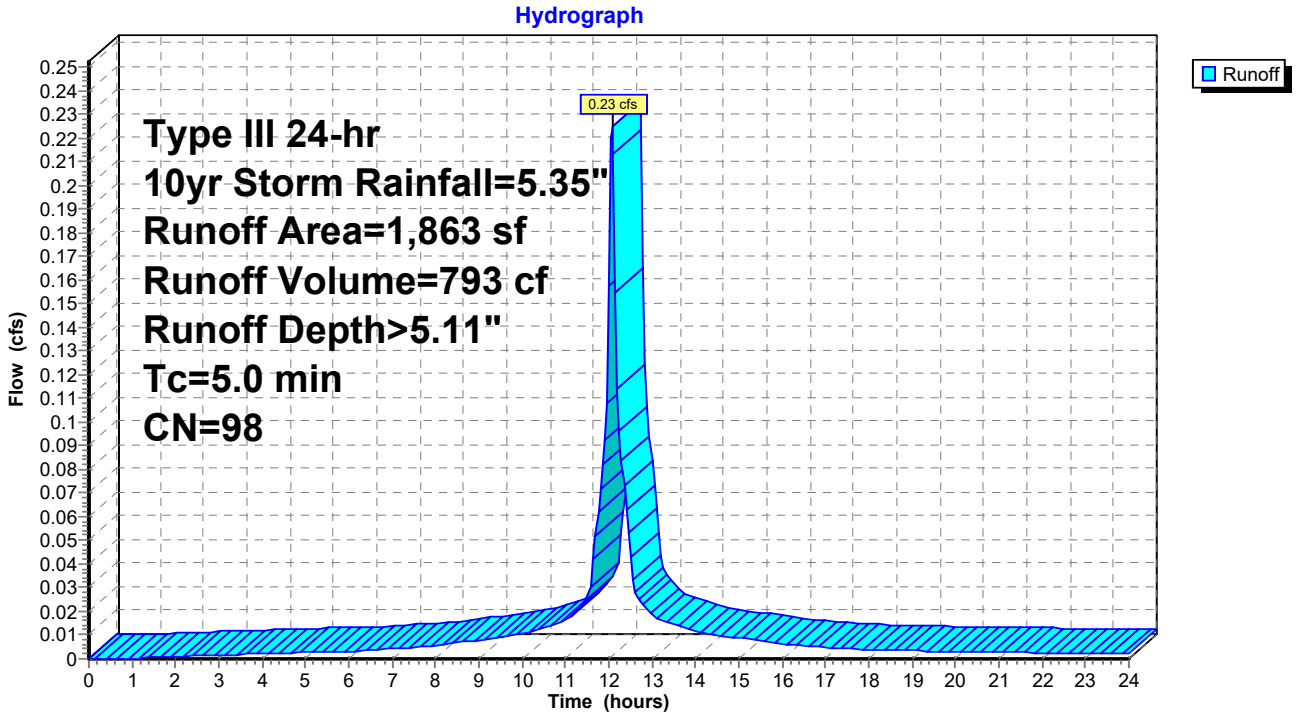
Runoff = 0.23 cfs @ 12.07 hrs, Volume= 793 cf, Depth> 5.11"
Routed to Pond INF-2 : Underground Detention

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

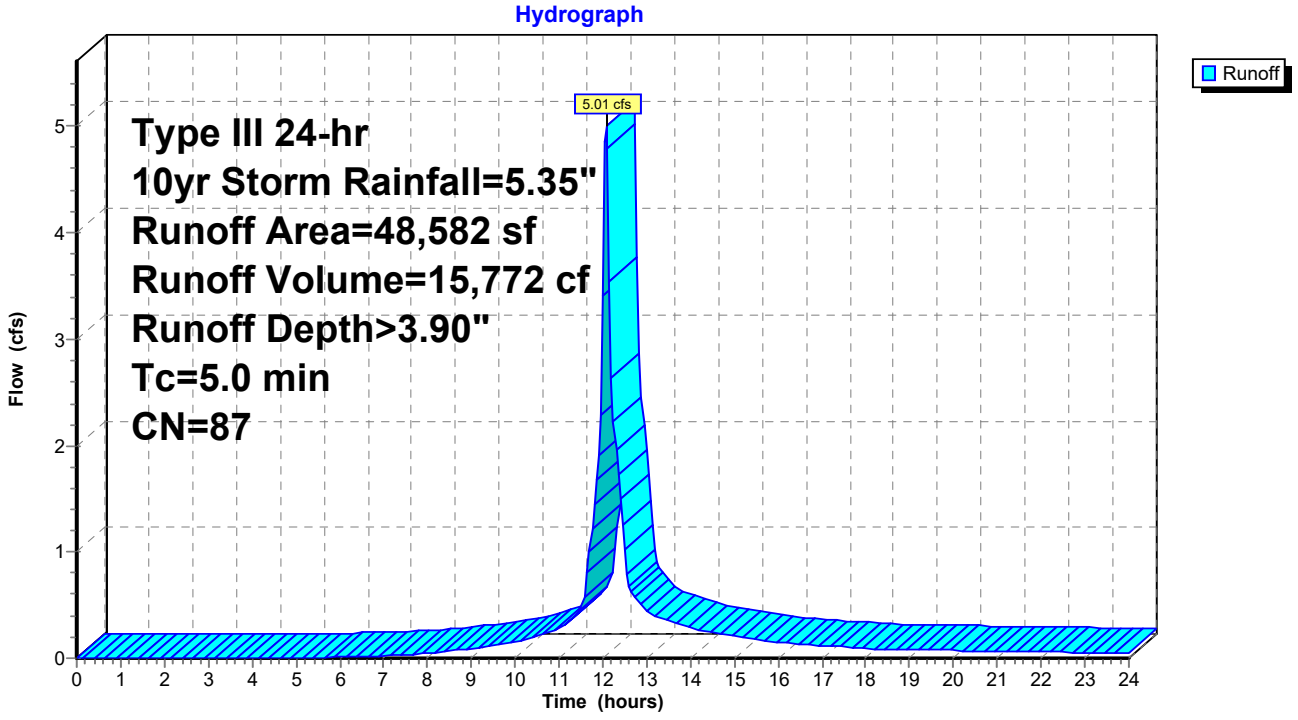
Runoff = 5.01 cfs @ 12.07 hrs, Volume= 15,772 cf, Depth> 3.90"
Routed to Link PR-1 : Southern Property Line

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 4.99" for 10yr Storm event
Inflow = 1.39 cfs @ 12.07 hrs, Volume= 4,803 cf
Outflow = 0.08 cfs @ 10.60 hrs, Volume= 4,713 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.08 cfs @ 10.60 hrs, Volume= 4,713 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 112.40' @ 13.75 hrs Surf.Area= 1,164 sf Storage= 2,024 cf

Plug-Flow detention time= 202.6 min calculated for 4,713 cf (98% of inflow)
Center-of-Mass det. time= 190.5 min (943.7 - 753.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 10.60 hrs HW=109.85' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=109.80' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

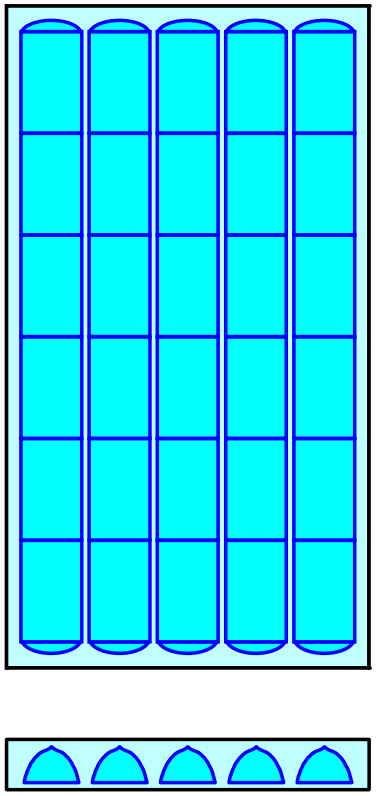
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

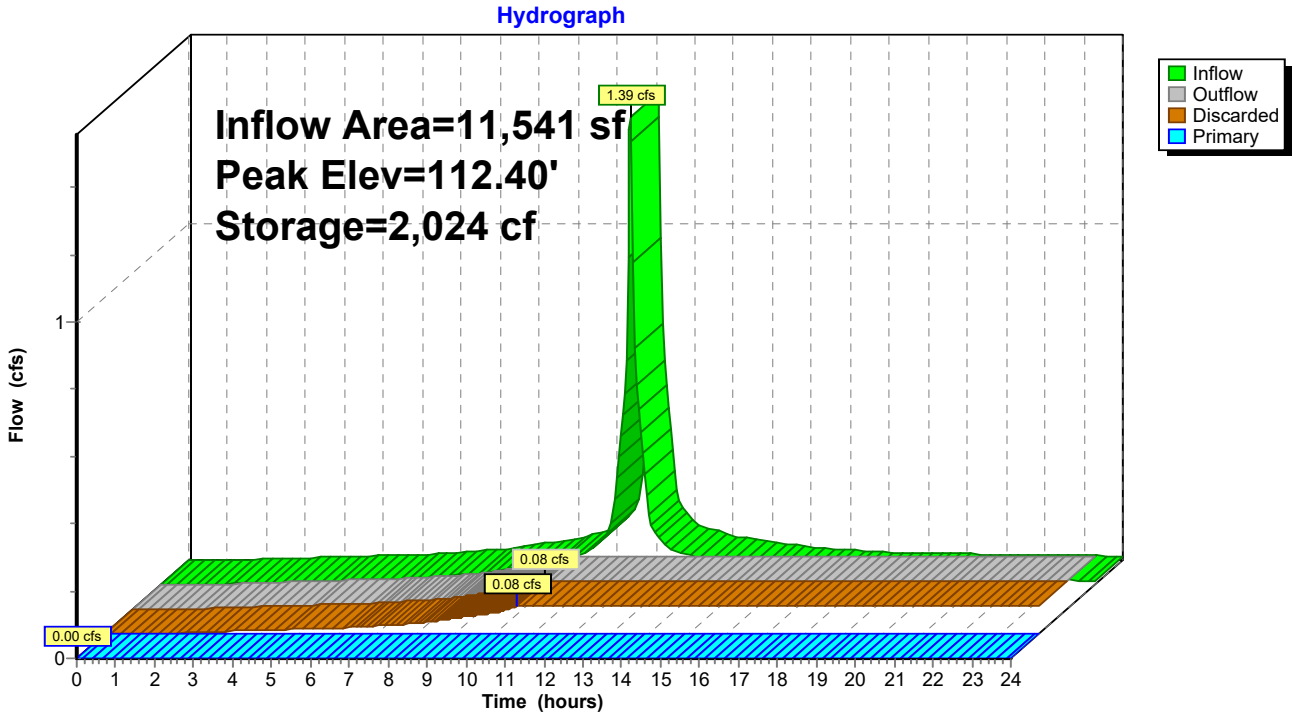
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 5.11" for 10yr Storm event
Inflow = 0.23 cfs @ 12.07 hrs, Volume= 793 cf
Outflow = 0.01 cfs @ 10.50 hrs, Volume= 760 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.01 cfs @ 10.50 hrs, Volume= 760 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 107.36' @ 13.81 hrs Surf.Area= 183 sf Storage= 334 cf

Plug-Flow detention time= 209.6 min calculated for 760 cf (96% of inflow)
Center-of-Mass det. time= 184.6 min (930.2 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 10.50 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=104.25' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

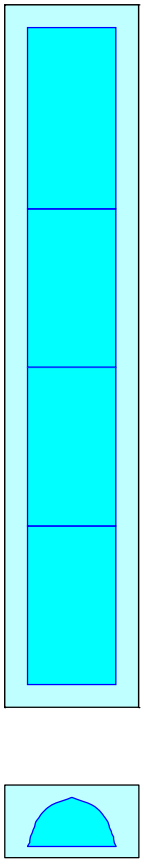
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

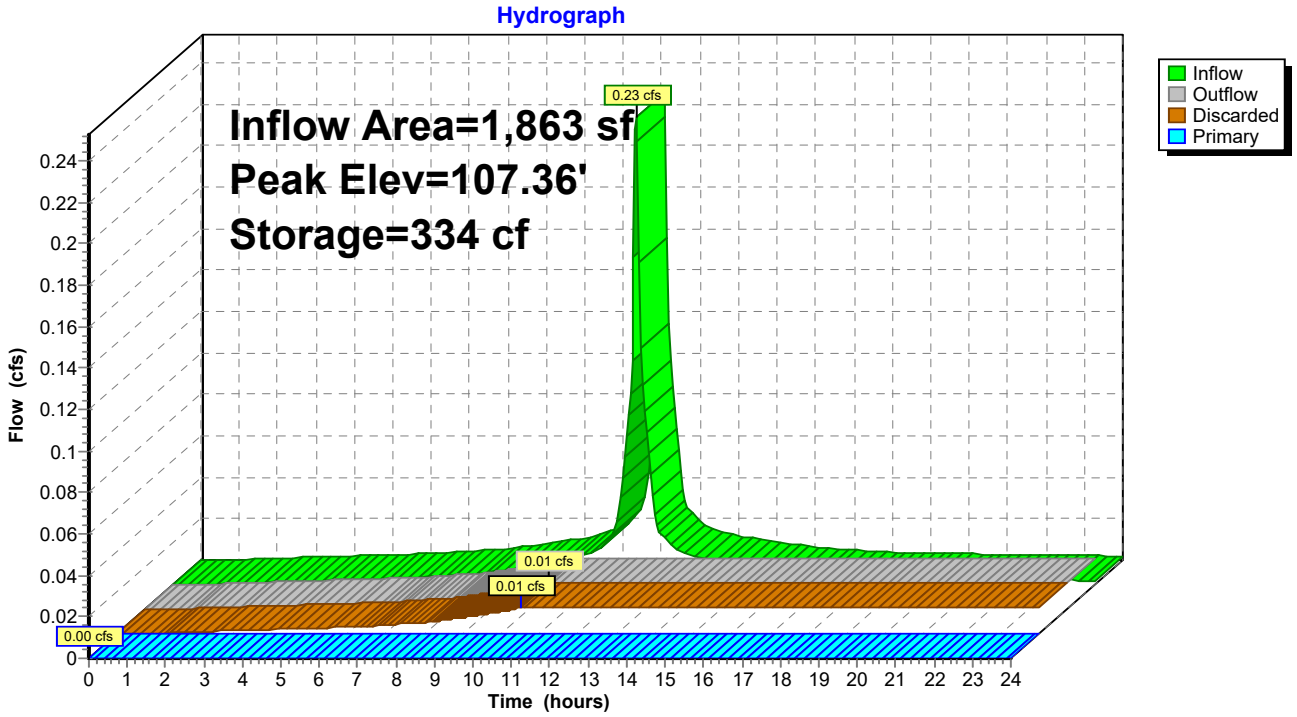
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

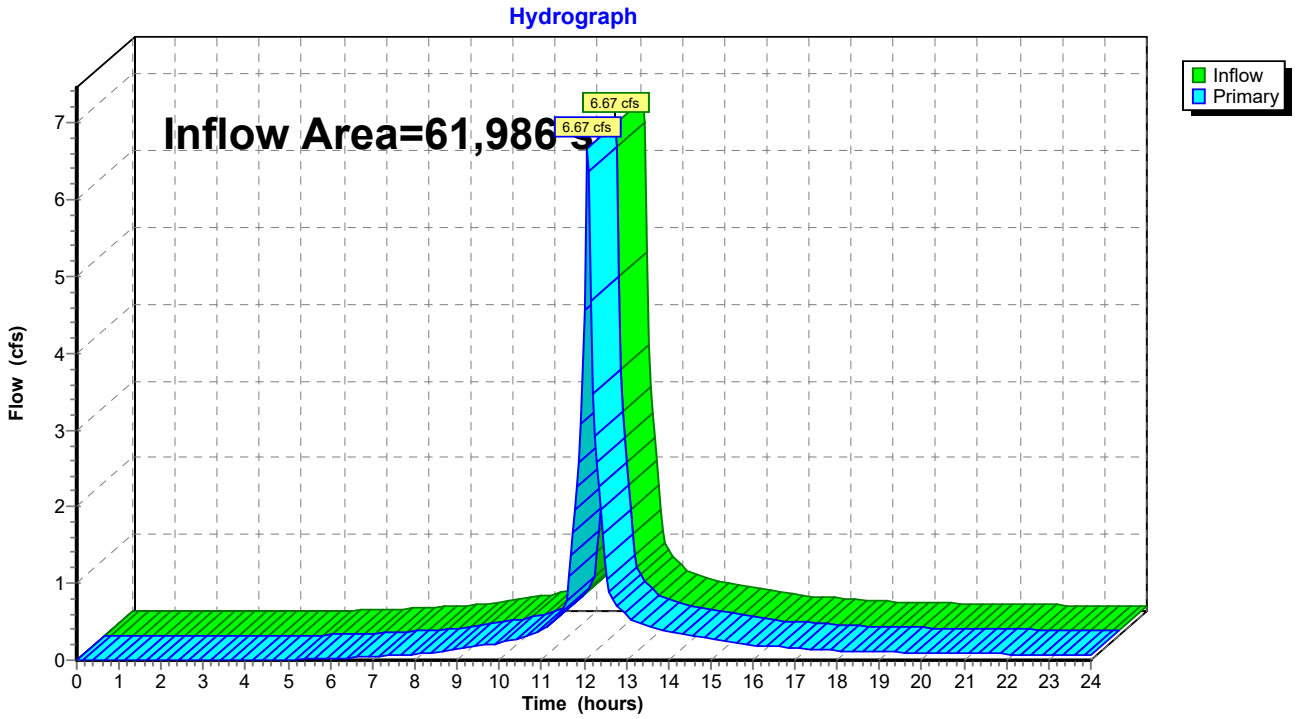


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 4.11" for 10yr Storm event
Inflow = 6.67 cfs @ 12.07 hrs, Volume= 21,207 cf
Primary = 6.67 cfs @ 12.07 hrs, Volume= 21,207 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

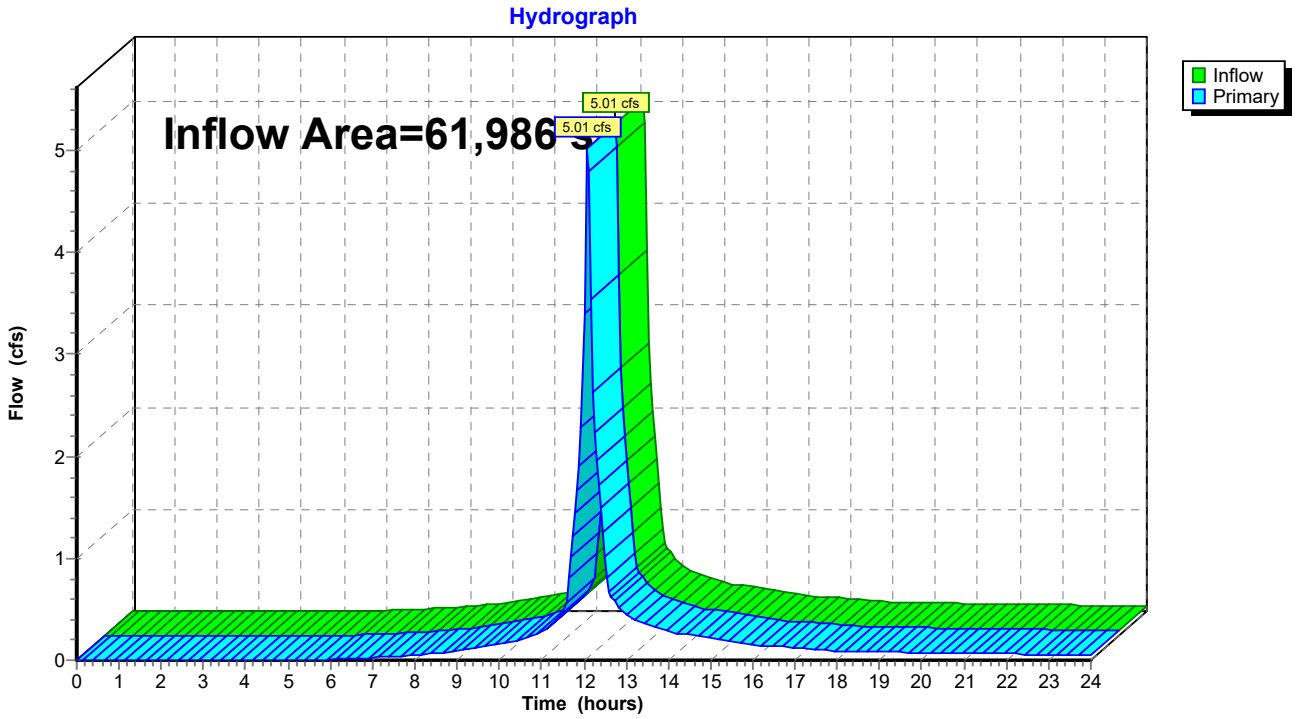


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 3.05" for 10yr Storm event
Inflow = 5.01 cfs @ 12.07 hrs, Volume= 15,772 cf
Primary = 5.01 cfs @ 12.07 hrs, Volume= 15,772 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Summary for Subcatchment EX-DA-1: Drainage Area 1

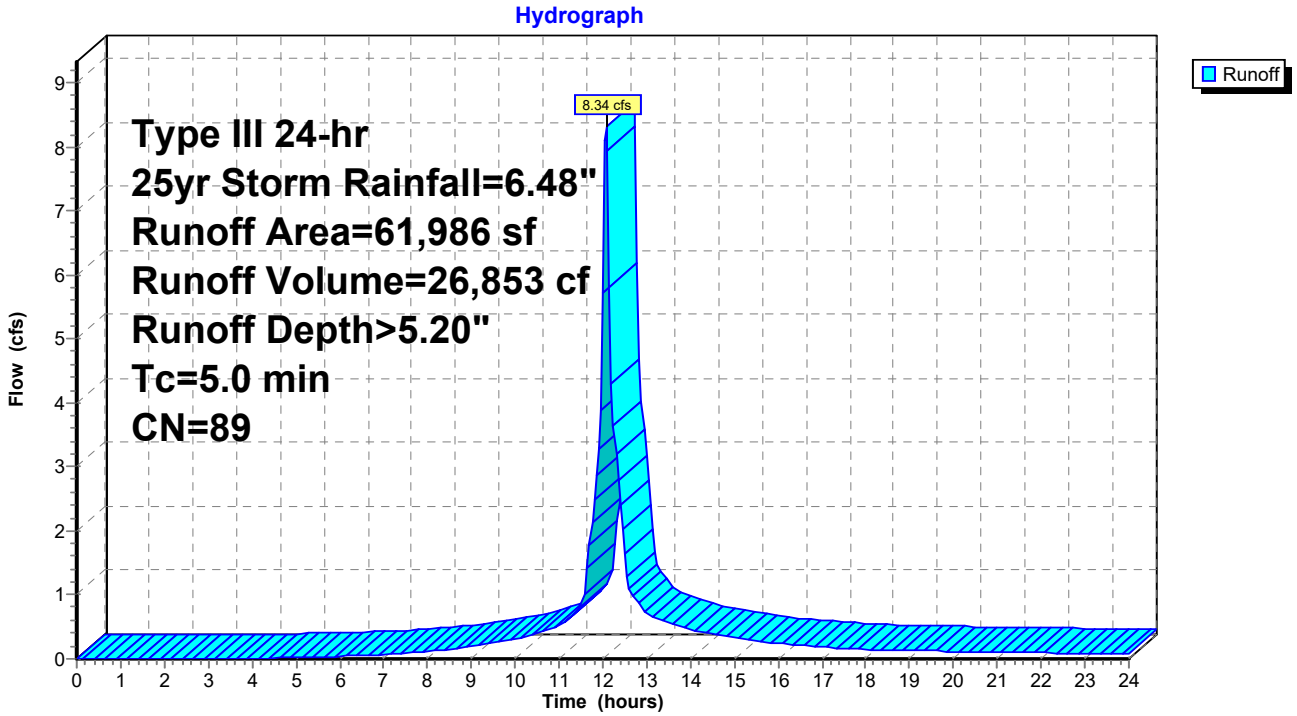
Runoff = 8.34 cfs @ 12.07 hrs, Volume= 26,853 cf, Depth> 5.20"
Routed to Link EX-1 : Southern Property Line

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

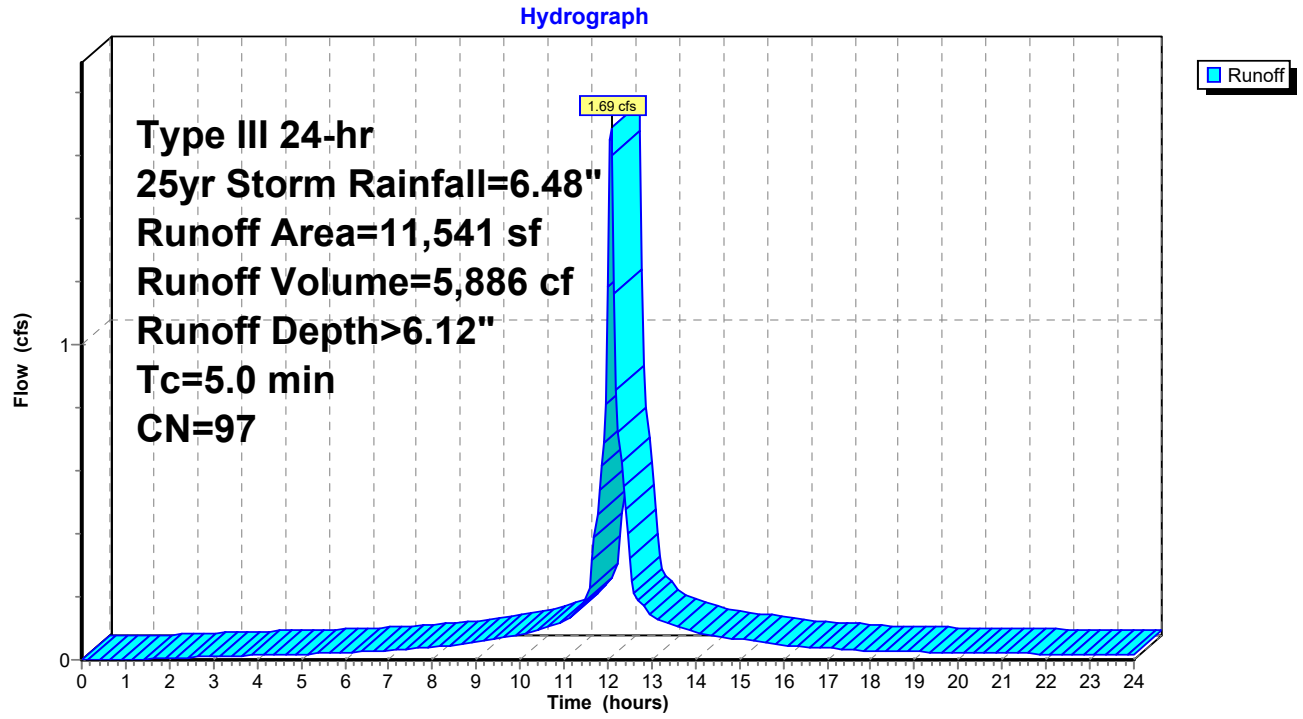
Runoff = 1.69 cfs @ 12.07 hrs, Volume= 5,886 cf, Depth> 6.12"
Routed to Pond INF-1 : Underground Detention

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

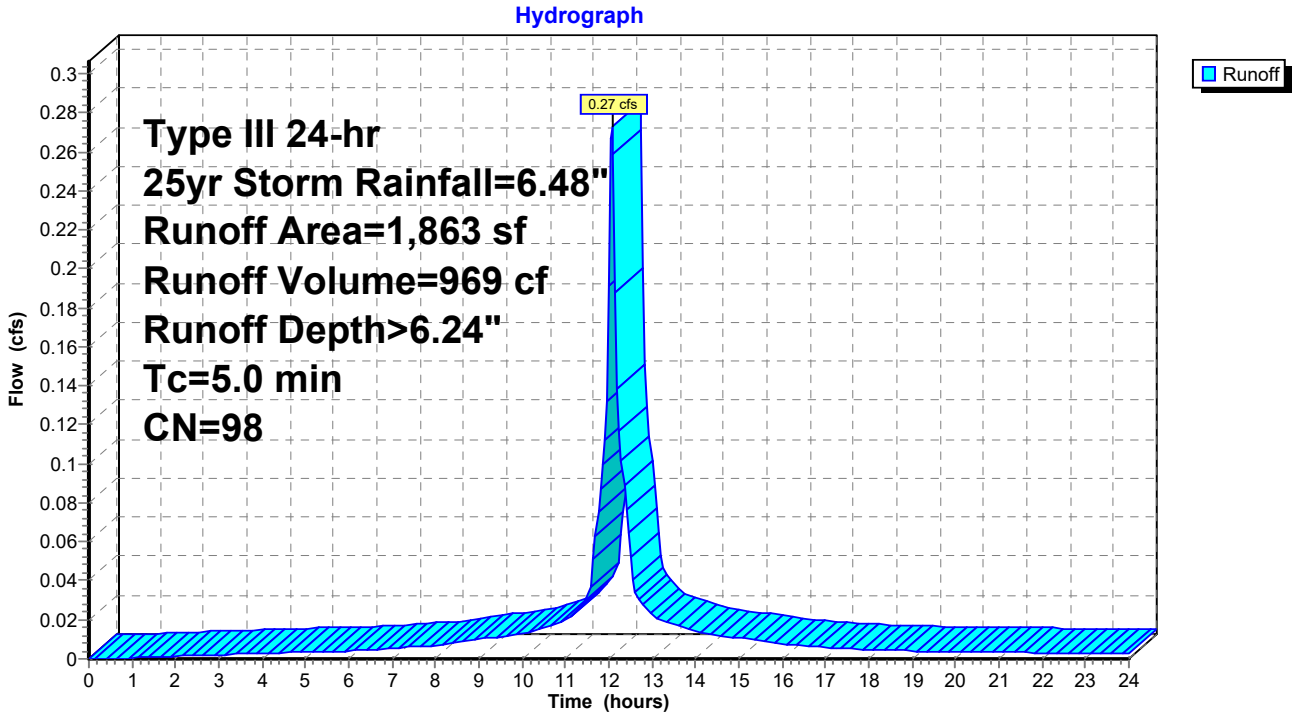
Runoff = 0.27 cfs @ 12.07 hrs, Volume= 969 cf, Depth> 6.24"
Routed to Pond INF-2 : Underground Detention

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

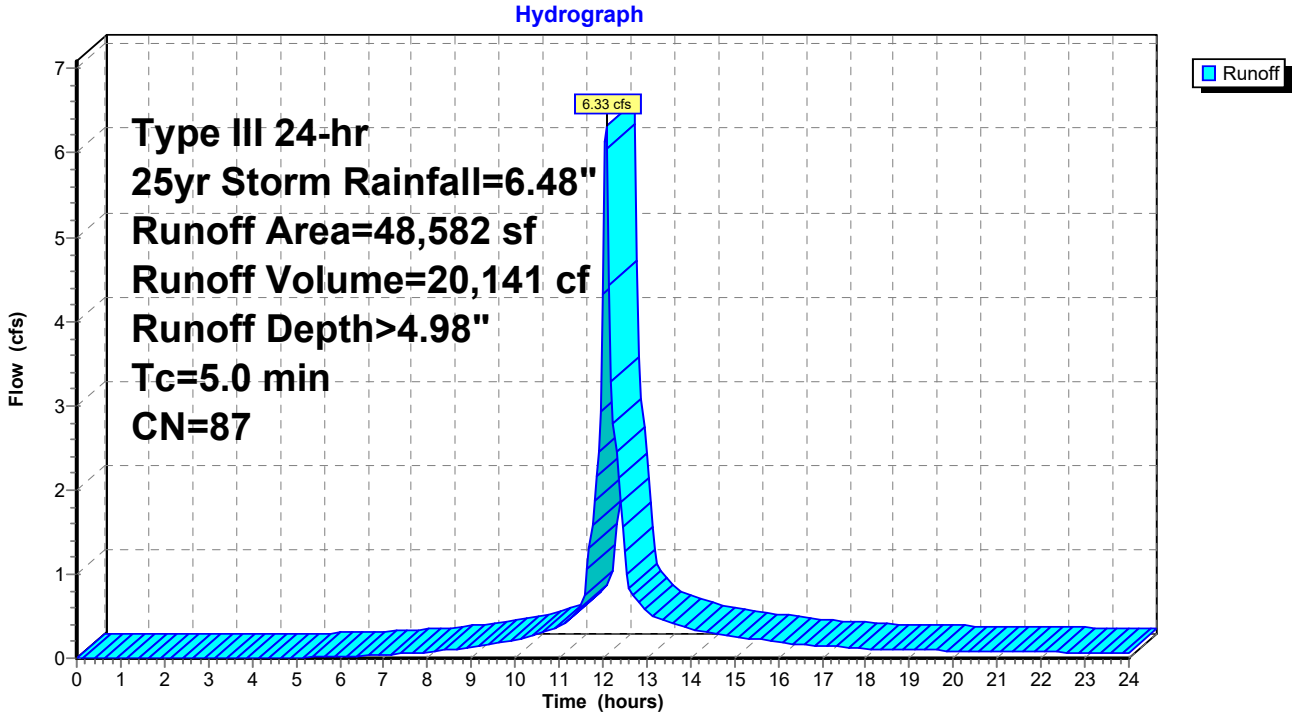
Runoff = 6.33 cfs @ 12.07 hrs, Volume= 20,141 cf, Depth> 4.98"
Routed to Link PR-1 : Southern Property Line

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 6.12" for 25yr Storm event
Inflow = 1.69 cfs @ 12.07 hrs, Volume= 5,886 cf
Outflow = 0.28 cfs @ 12.70 hrs, Volume= 5,132 cf, Atten= 83%, Lag= 37.7 min
Discarded = 0.08 cfs @ 10.15 hrs, Volume= 4,919 cf
Primary = 0.20 cfs @ 12.70 hrs, Volume= 213 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 114.83' @ 12.70 hrs Surf.Area= 1,164 sf Storage= 2,478 cf

Plug-Flow detention time= 225.4 min calculated for 5,122 cf (87% of inflow)
Center-of-Mass det. time= 167.3 min (916.8 - 749.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 10.15 hrs HW=109.85' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.17 cfs @ 12.70 hrs HW=114.83' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 0.17 cfs @ 0.60 fps)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

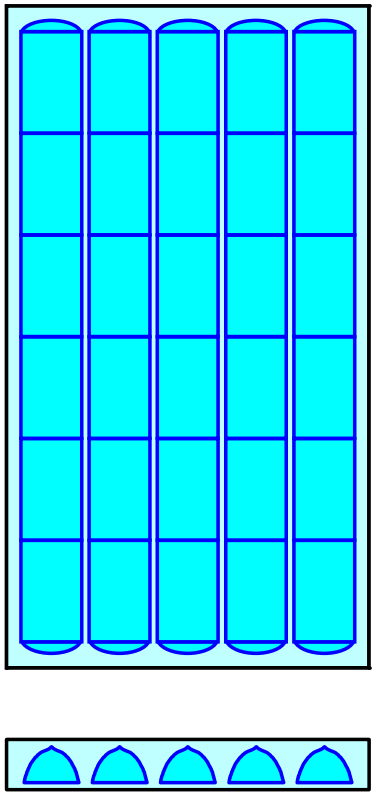
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

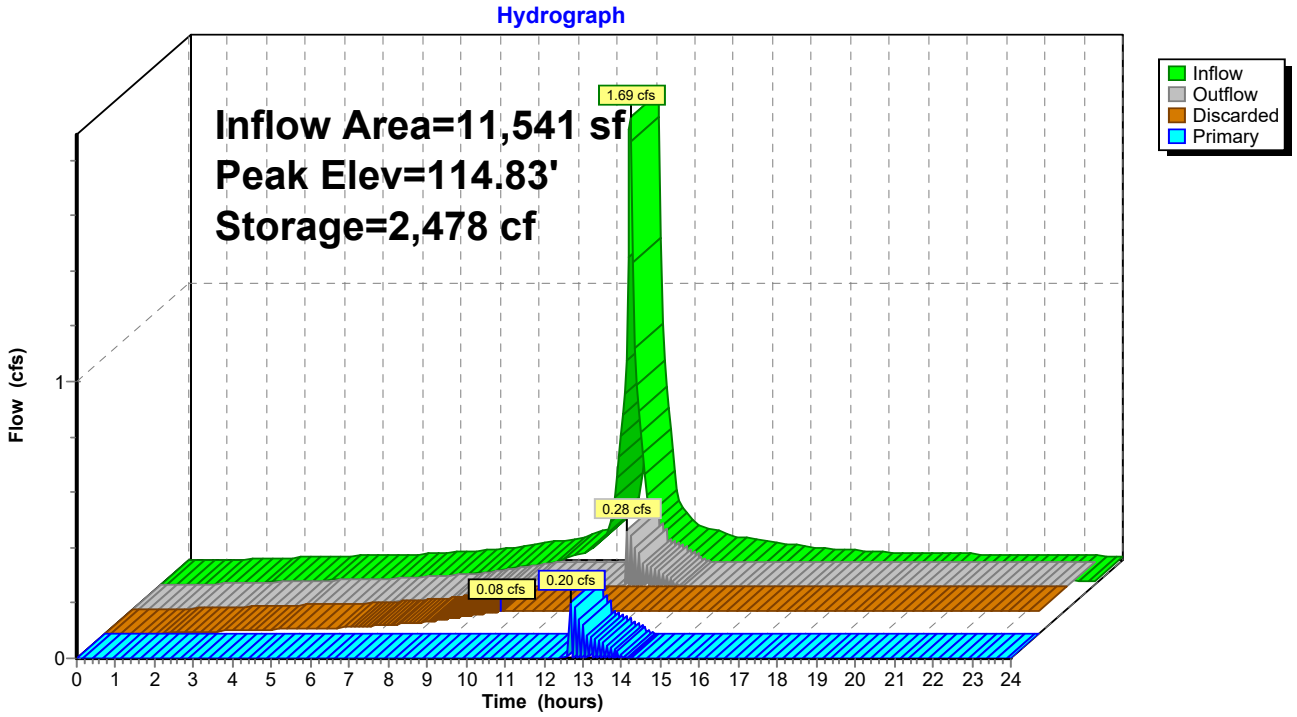
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 6.24" for 25yr Storm event
Inflow = 0.27 cfs @ 12.07 hrs, Volume= 969 cf
Outflow = 0.13 cfs @ 12.35 hrs, Volume= 895 cf, Atten= 54%, Lag= 16.5 min
Discarded = 0.01 cfs @ 9.95 hrs, Volume= 793 cf
Primary = 0.11 cfs @ 12.35 hrs, Volume= 101 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 108.08' @ 12.35 hrs Surf.Area= 183 sf Storage= 341 cf

Plug-Flow detention time= 190.4 min calculated for 895 cf (92% of inflow)
Center-of-Mass det. time= 149.3 min (892.1 - 742.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 9.95 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.11 cfs @ 12.35 hrs HW=108.08' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 0.11 cfs @ 0.90 fps)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

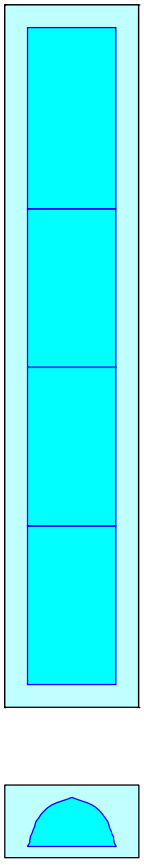
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

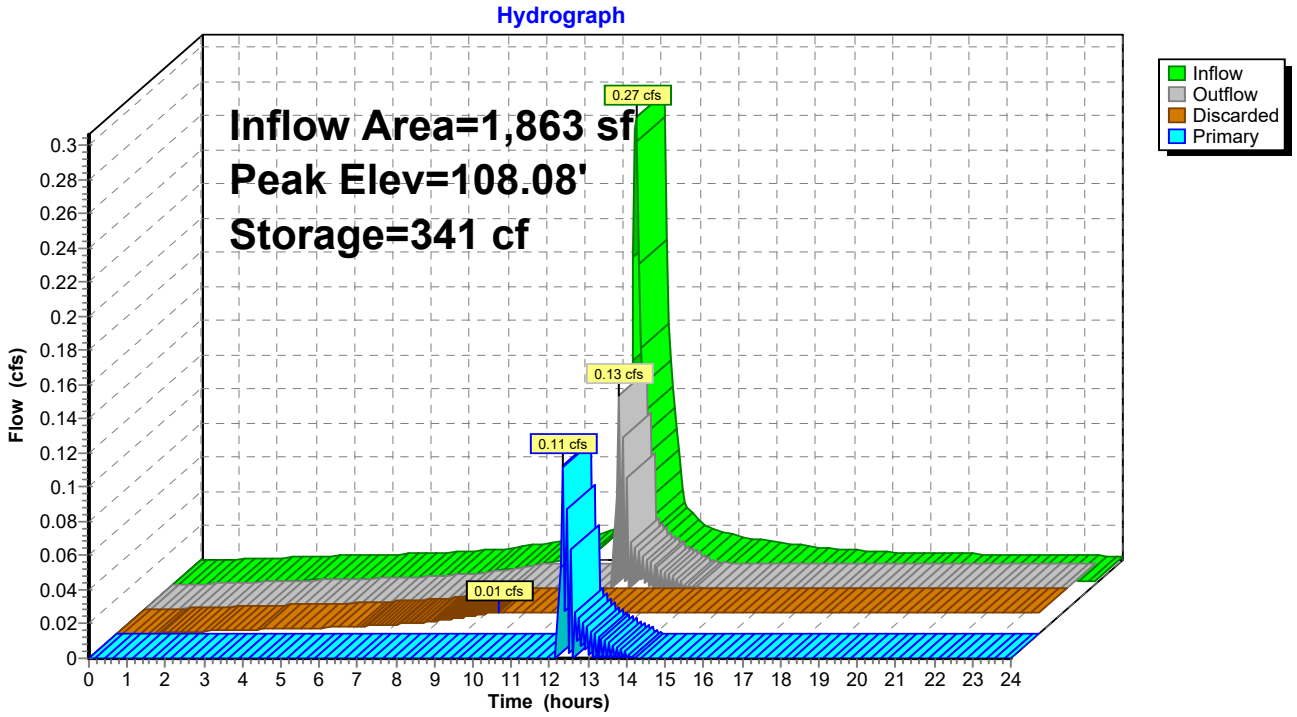
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

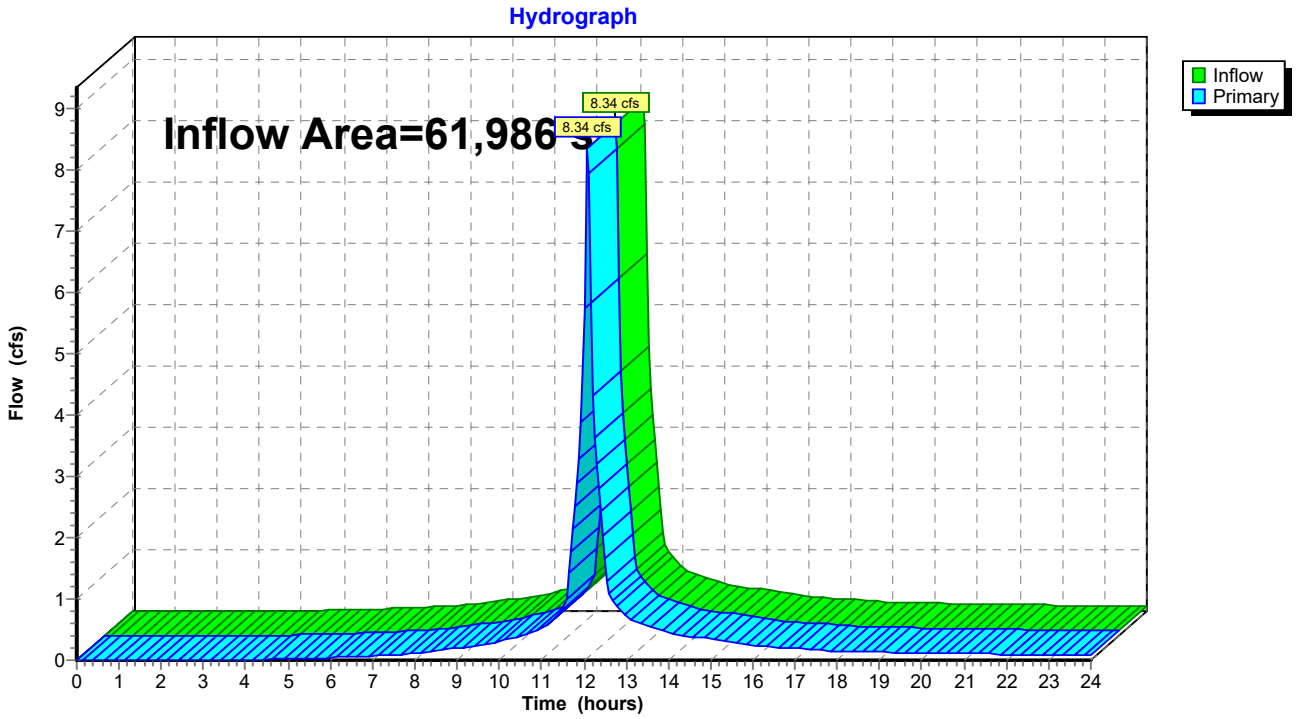


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 5.20" for 25yr Storm event
Inflow = 8.34 cfs @ 12.07 hrs, Volume= 26,853 cf
Primary = 8.34 cfs @ 12.07 hrs, Volume= 26,853 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

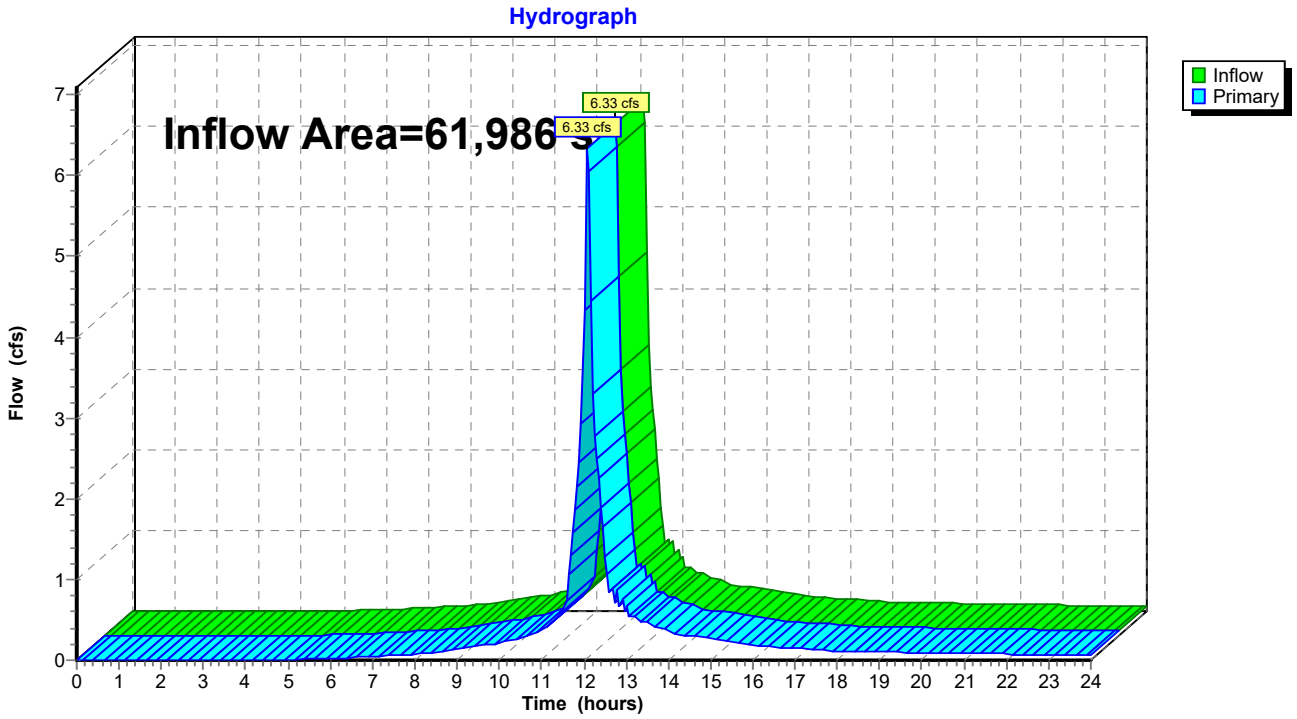


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 3.96" for 25yr Storm event
Inflow = 6.33 cfs @ 12.07 hrs, Volume= 20,456 cf
Primary = 6.33 cfs @ 12.07 hrs, Volume= 20,456 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Summary for Subcatchment EX-DA-1: Drainage Area 1

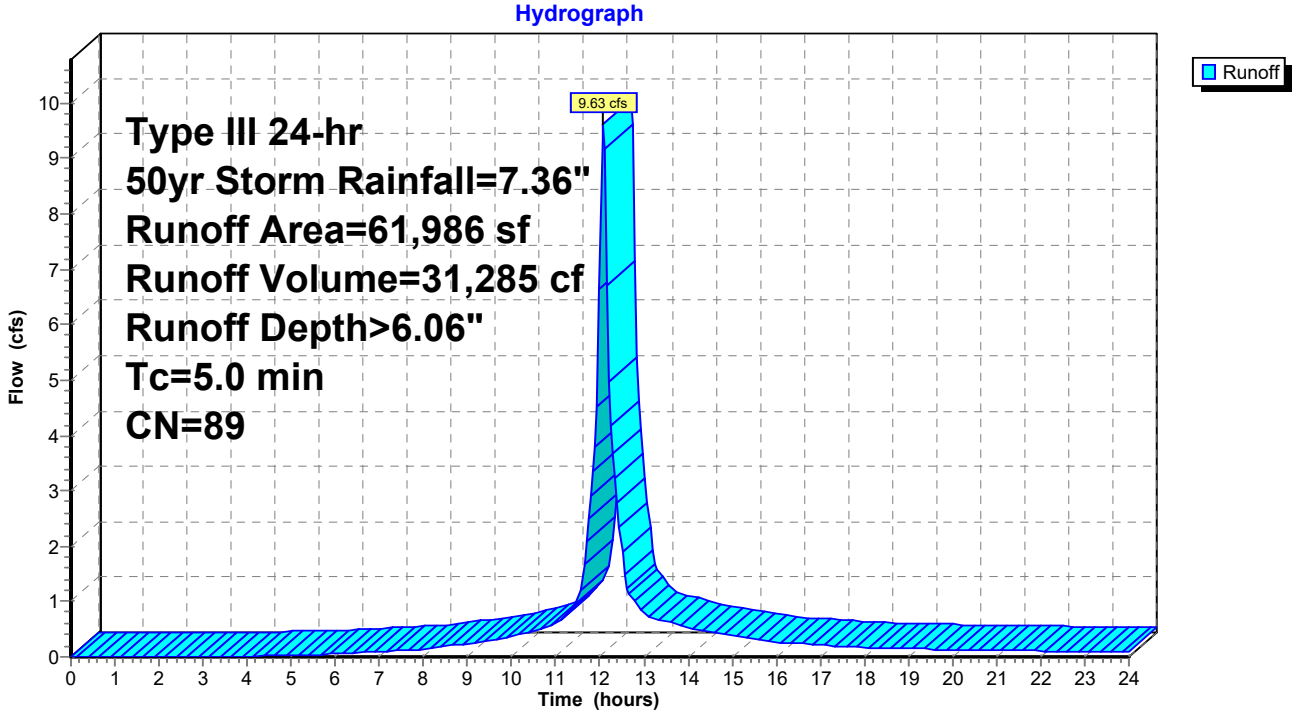
Runoff = 9.63 cfs @ 12.07 hrs, Volume= 31,285 cf, Depth> 6.06"
Routed to Link EX-1 : Southern Property Line

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

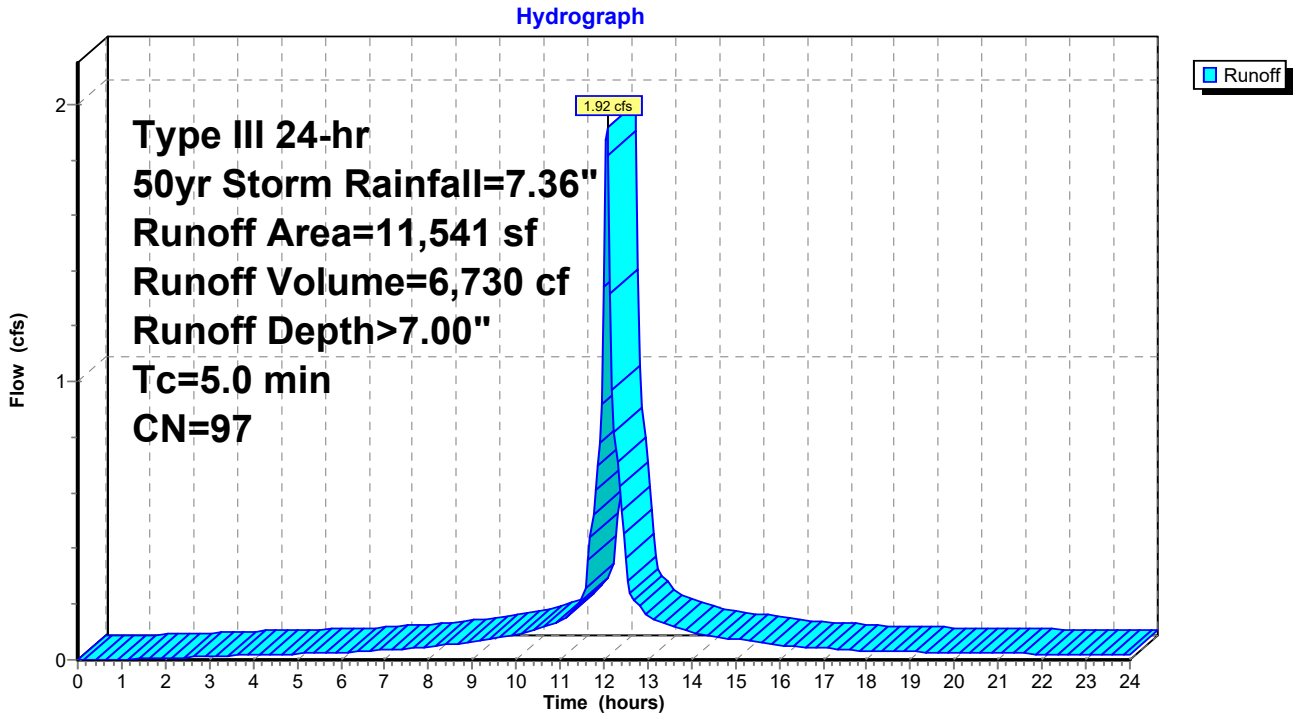
Runoff = 1.92 cfs @ 12.07 hrs, Volume= 6,730 cf, Depth> 7.00"
Routed to Pond INF-1 : Underground Detention

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

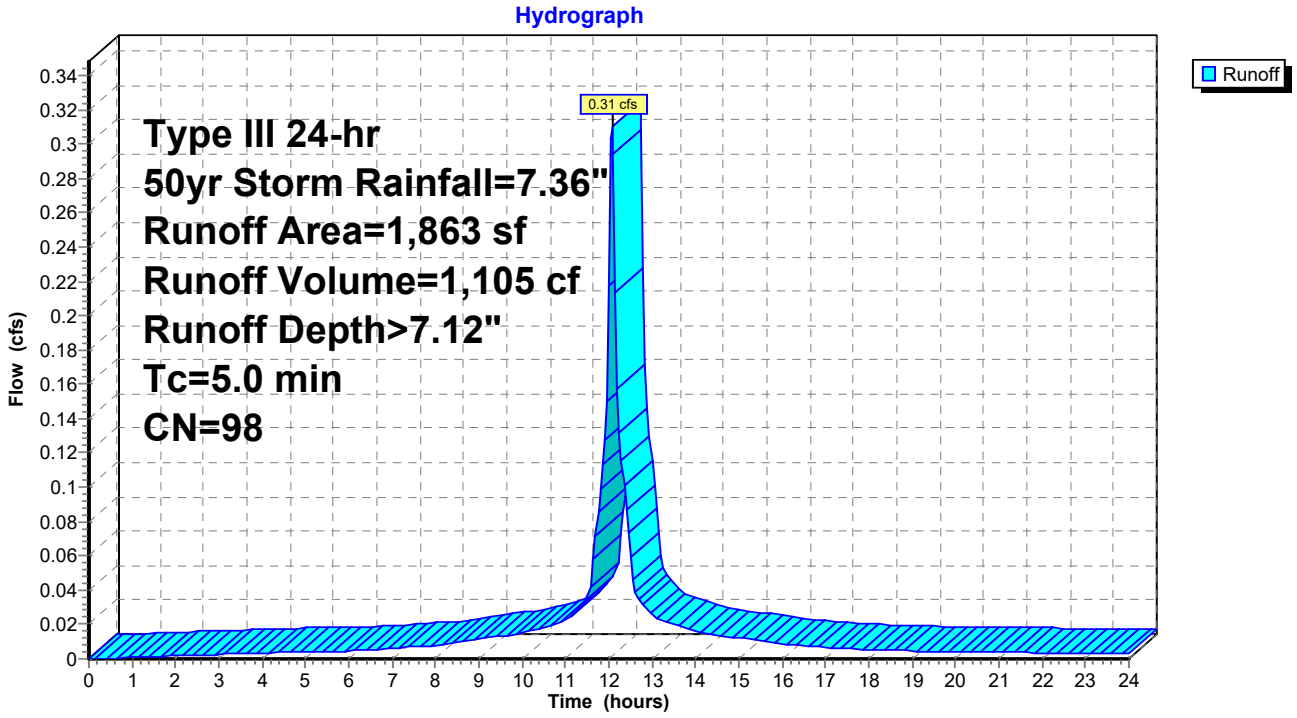
Runoff = 0.31 cfs @ 12.07 hrs, Volume= 1,105 cf, Depth> 7.12"
Routed to Pond INF-2 : Underground Detention

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

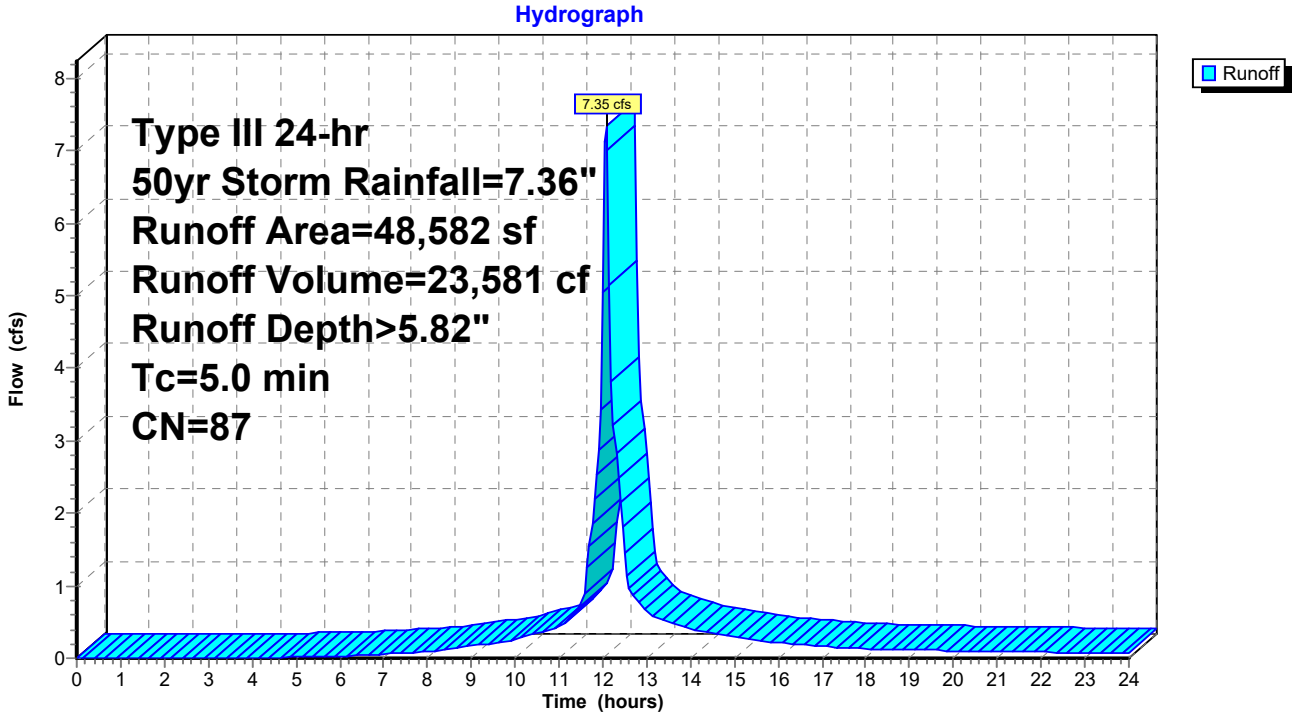
Runoff = 7.35 cfs @ 12.07 hrs, Volume= 23,581 cf, Depth> 5.82"
Routed to Link PR-1 : Southern Property Line

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 7.00" for 50yr Storm event
Inflow = 1.92 cfs @ 12.07 hrs, Volume= 6,730 cf
Outflow = 1.00 cfs @ 12.35 hrs, Volume= 5,834 cf, Atten= 48%, Lag= 16.6 min
Discarded = 0.08 cfs @ 9.65 hrs, Volume= 5,062 cf
Primary = 0.92 cfs @ 12.35 hrs, Volume= 772 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 114.91' @ 12.35 hrs Surf.Area= 1,164 sf Storage= 2,478 cf

Plug-Flow detention time= 201.4 min calculated for 5,822 cf (87% of inflow)
Center-of-Mass det. time= 141.8 min (889.0 - 747.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 9.65 hrs HW=109.85' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.86 cfs @ 12.35 hrs HW=114.90' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 0.86 cfs @ 1.05 fps)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

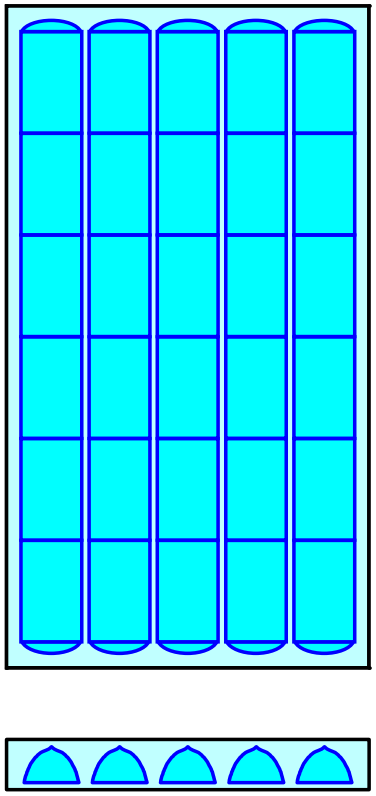
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

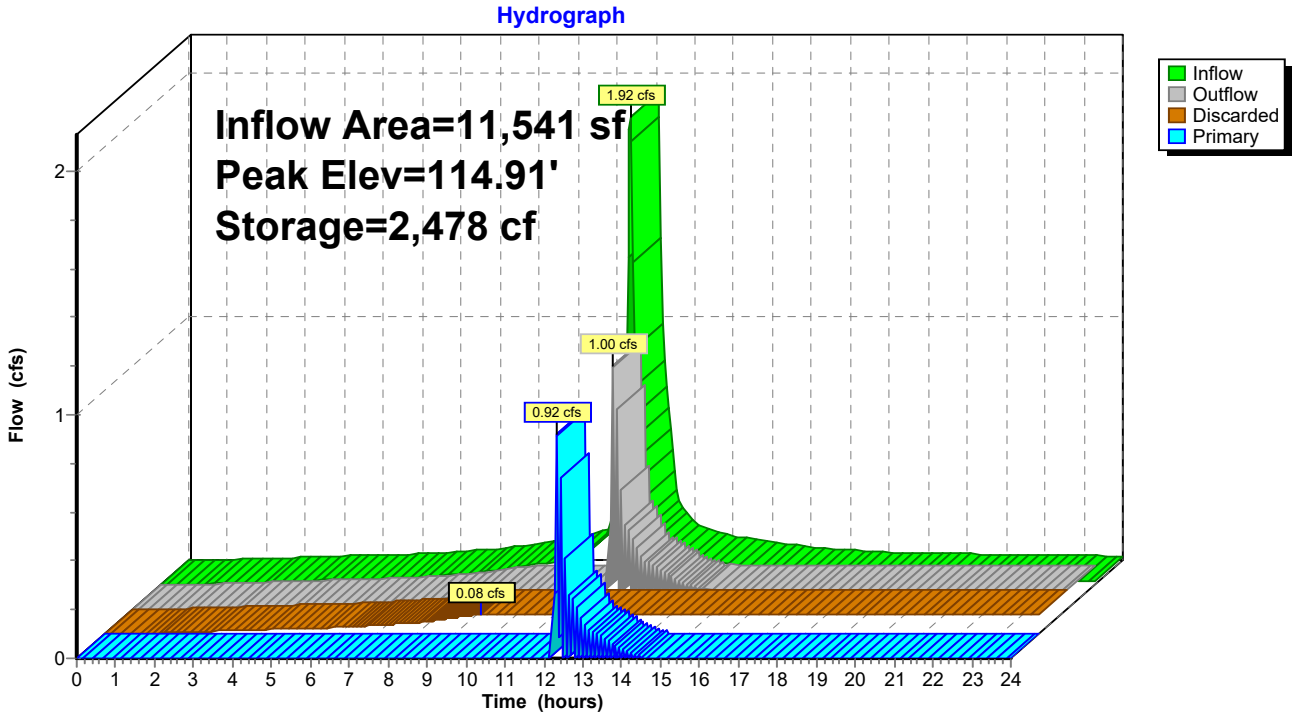
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 7.12" for 50yr Storm event
Inflow = 0.31 cfs @ 12.07 hrs, Volume= 1,105 cf
Outflow = 0.29 cfs @ 12.20 hrs, Volume= 1,009 cf, Atten= 6%, Lag= 7.8 min
Discarded = 0.01 cfs @ 9.50 hrs, Volume= 816 cf
Primary = 0.28 cfs @ 12.20 hrs, Volume= 193 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 108.14' @ 12.20 hrs Surf.Area= 183 sf Storage= 341 cf

Plug-Flow detention time= 172.3 min calculated for 1,009 cf (91% of inflow)
Center-of-Mass det. time= 126.8 min (867.9 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 9.50 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.28 cfs @ 12.20 hrs HW=108.14' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 0.28 cfs @ 1.24 fps)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

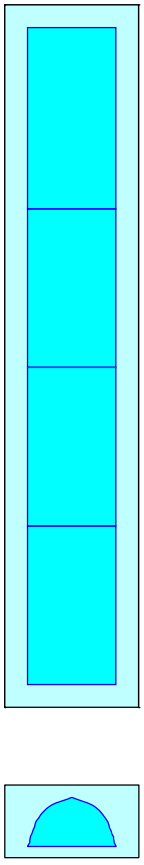
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

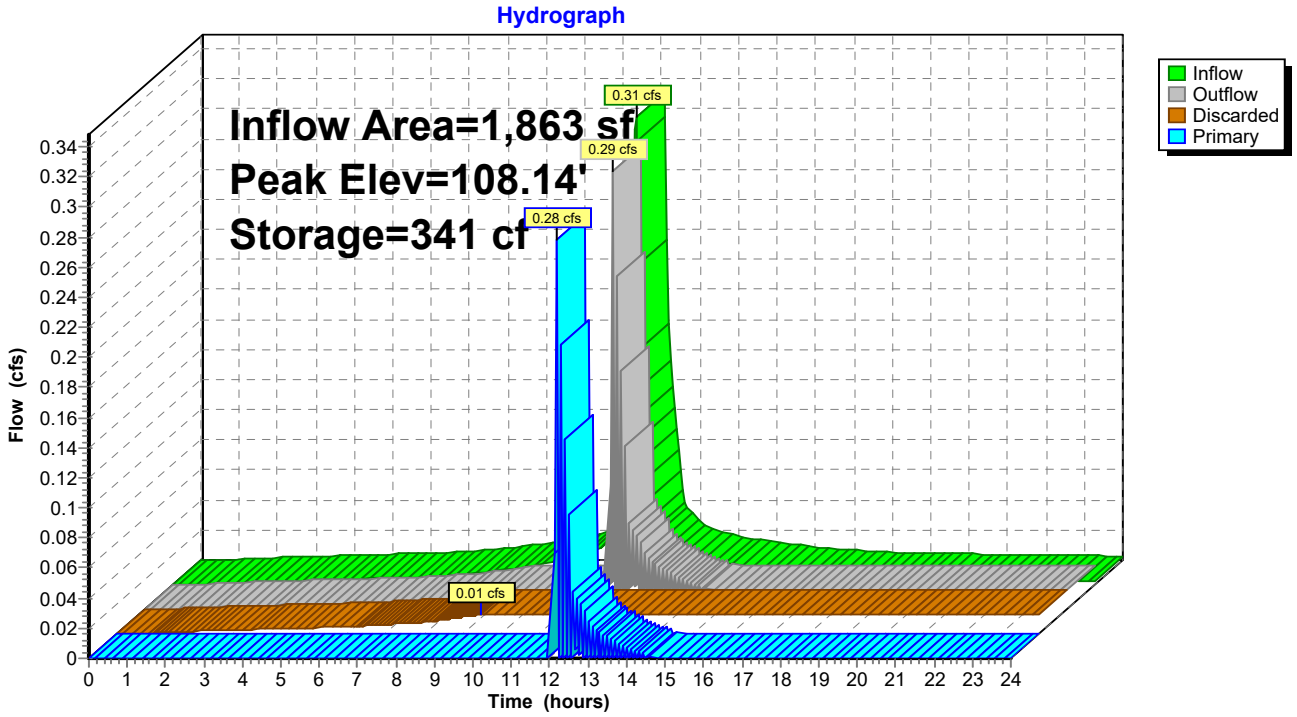
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

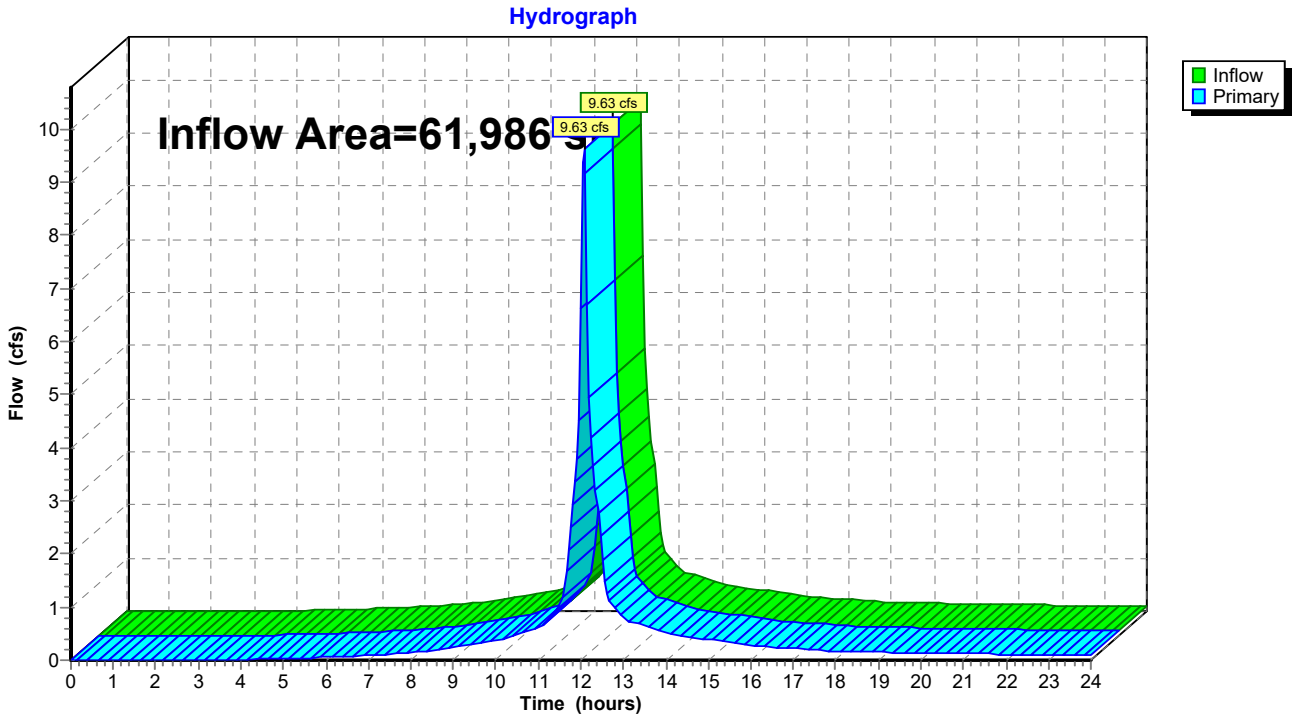


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 6.06" for 50yr Storm event
Inflow = 9.63 cfs @ 12.07 hrs, Volume= 31,285 cf
Primary = 9.63 cfs @ 12.07 hrs, Volume= 31,285 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

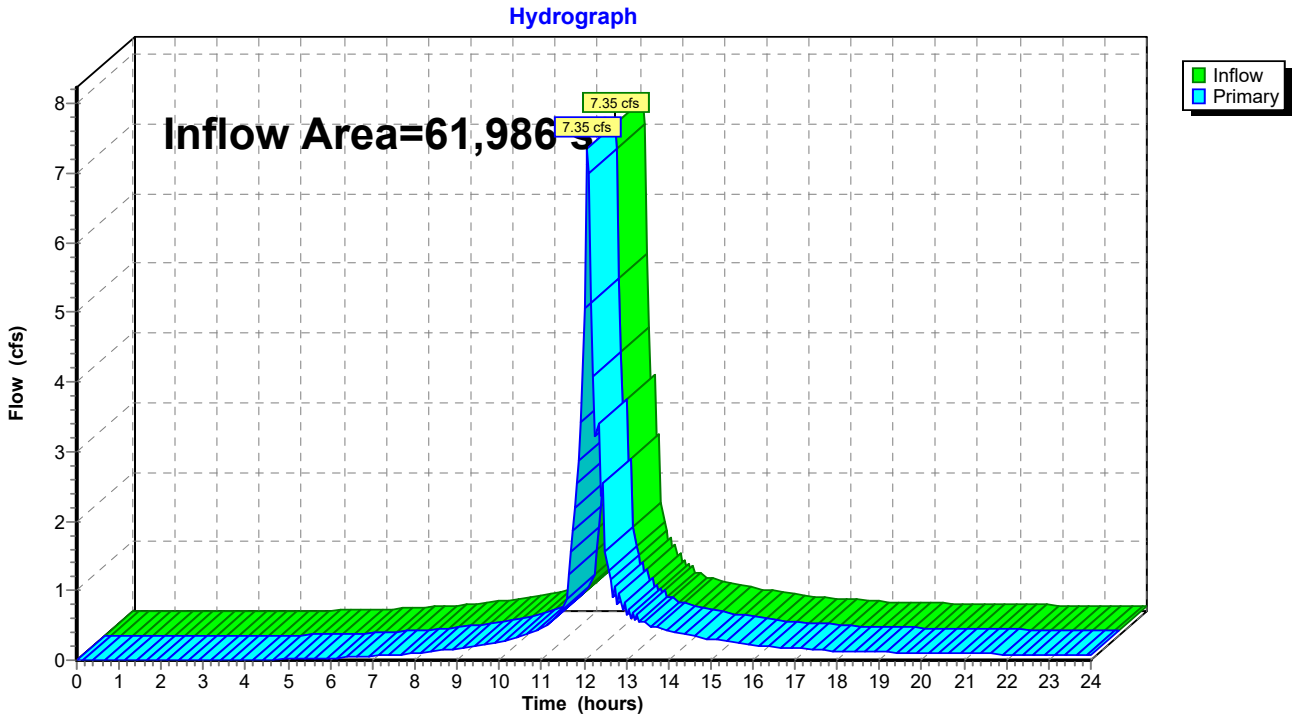


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 4.75" for 50yr Storm event
Inflow = 7.35 cfs @ 12.07 hrs, Volume= 24,546 cf
Primary = 7.35 cfs @ 12.07 hrs, Volume= 24,546 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Summary for Subcatchment EX-DA-1: Drainage Area 1

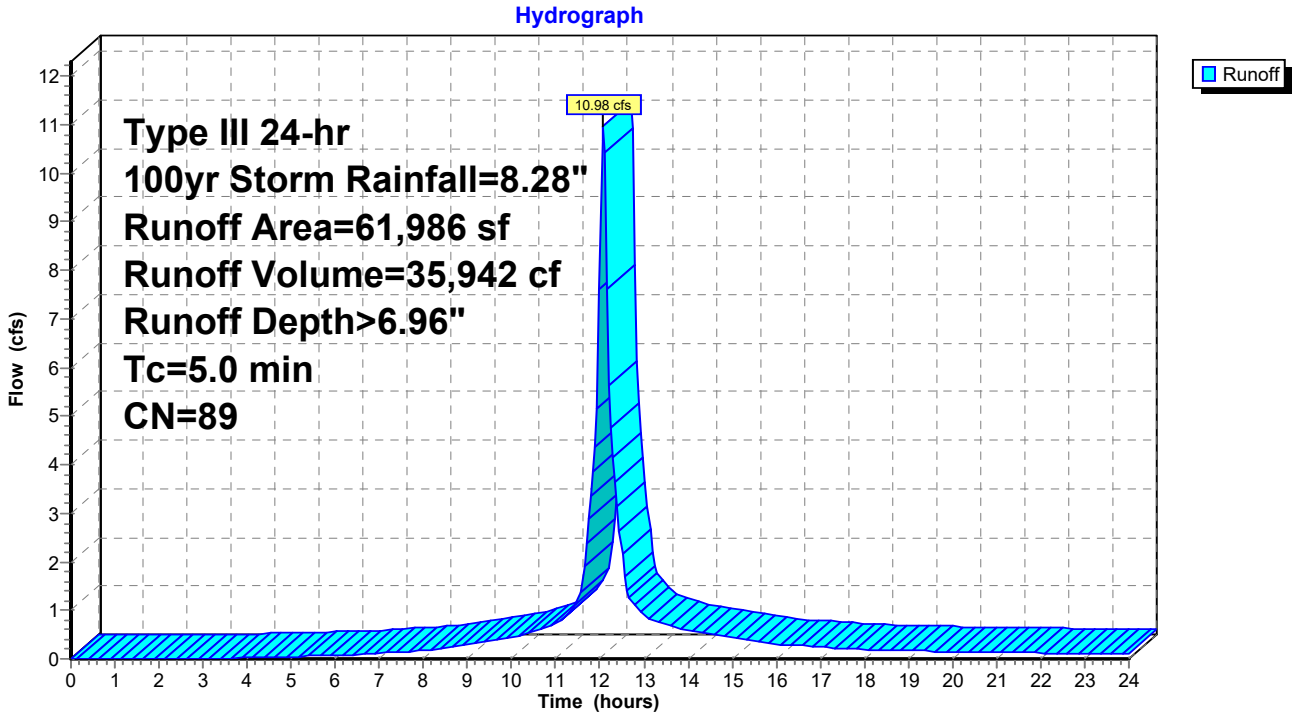
Runoff = 10.98 cfs @ 12.07 hrs, Volume= 35,942 cf, Depth> 6.96"
Routed to Link EX-1 : Southern Property Line

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	13,169	98	Existing Building Area
*	21,627	98	Existing Parking & Drive Area
*	2,342	98	Existing Walks & Stairs
*	740	98	Existing Patios
	6,874	61	>75% Grass cover, Good, HSG B
	17,234	80	>75% Grass cover, Good, HSG D
	61,986	89	Weighted Average
	24,108		38.89% Pervious Area
	37,878		61.11% Impervious Area

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

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

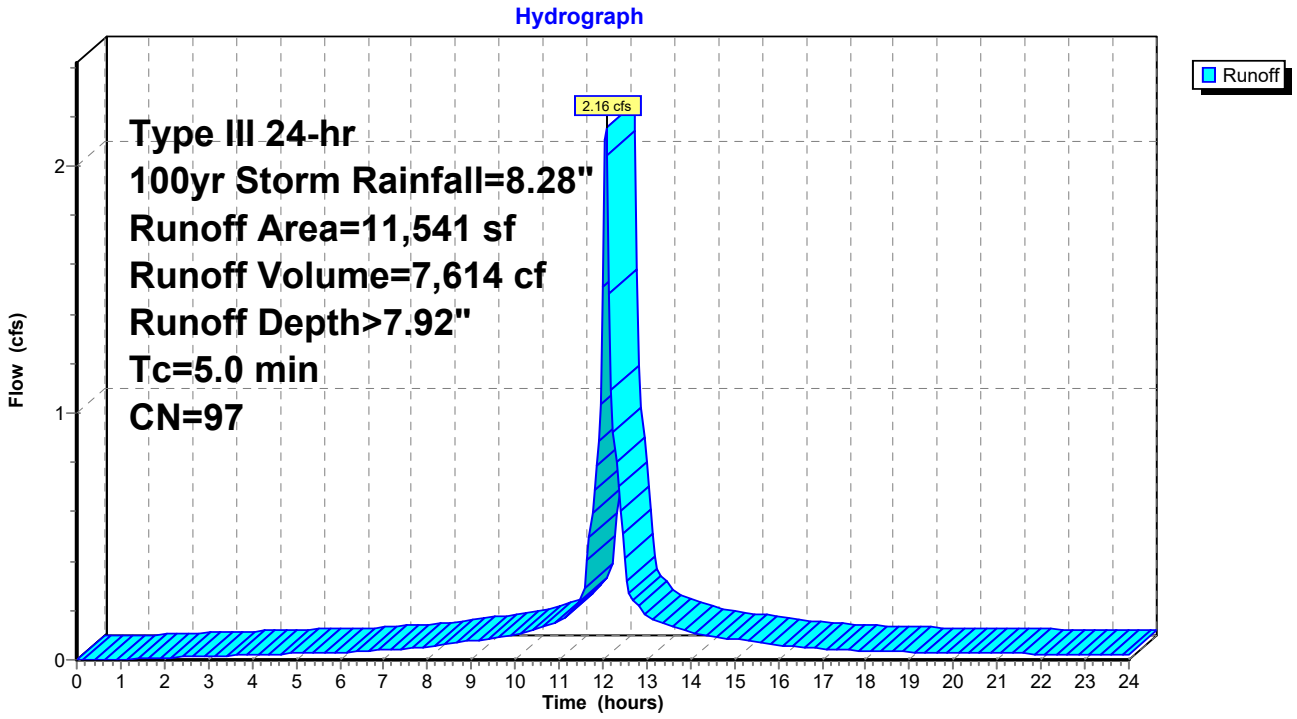
Runoff = 2.16 cfs @ 12.07 hrs, Volume= 7,614 cf, Depth> 7.92"
Routed to Pond INF-1 : Underground Detention

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	4,244	98	Proposed Building
*	6,799	98	Proposed Drive & Parking Area
*	141	98	Proposed Walks & Stairs
	357	80	>75% Grass cover, Good, HSG D
	11,541	97	Weighted Average
	357		3.09% Pervious Area
	11,184		96.91% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

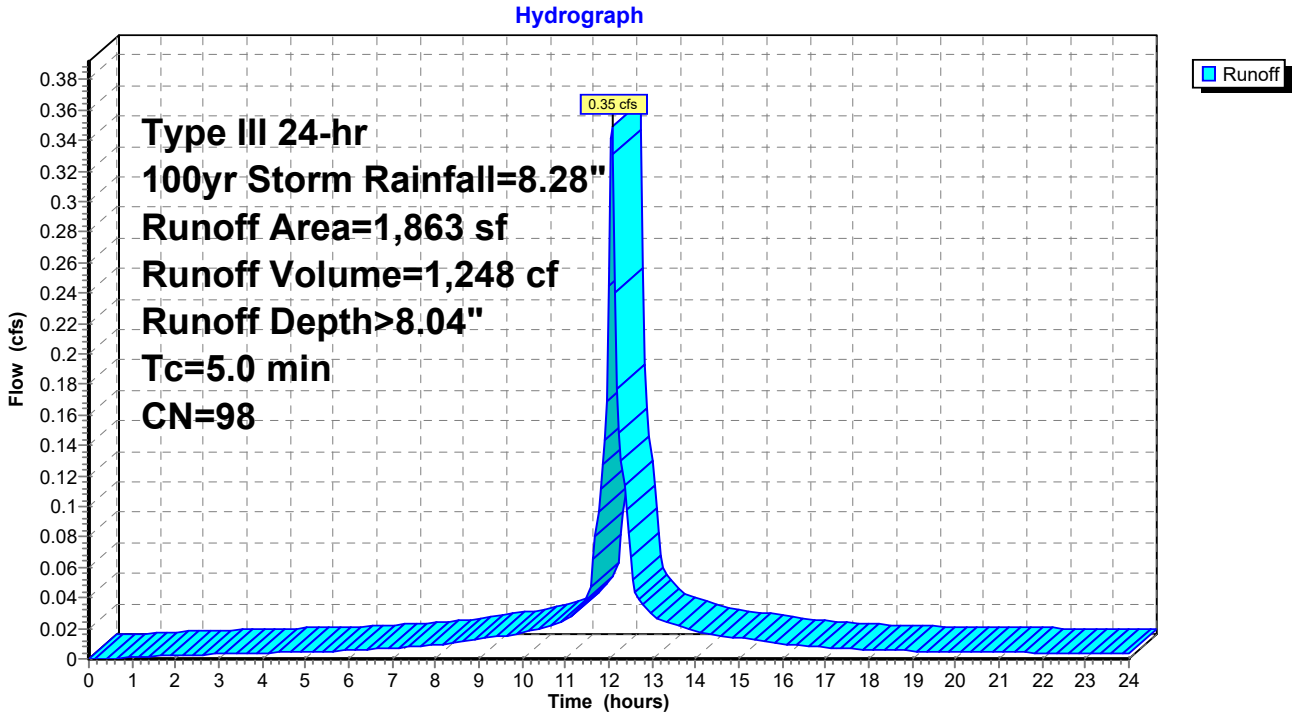
Runoff = 0.35 cfs @ 12.07 hrs, Volume= 1,248 cf, Depth> 8.04"
Routed to Pond INF-2 : Underground Detention

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	1,863	98	Proposed Building
	1,863		100.00% Impervious Area

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

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Subcatchment PR-DA-1C: Drainage Area 1

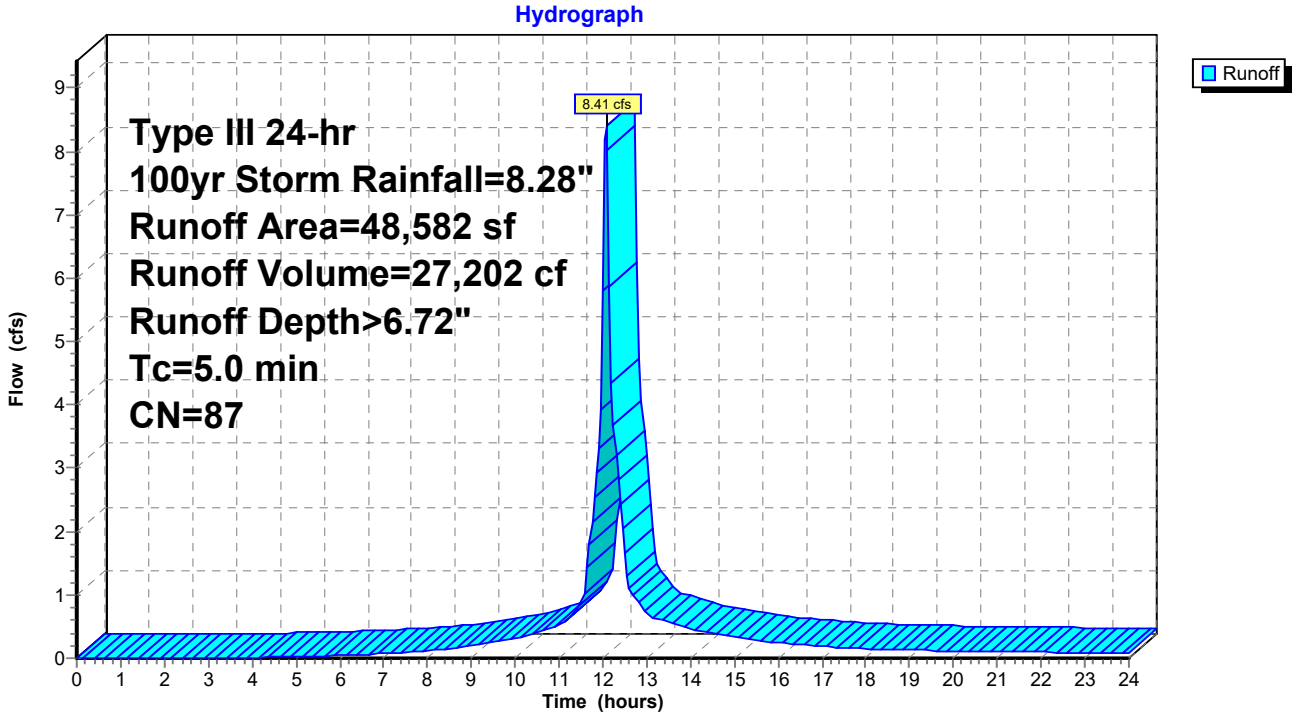
Runoff = 8.41 cfs @ 12.07 hrs, Volume= 27,202 cf, Depth> 6.72"
Routed to Link PR-1 : Southern Property Line

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	11,430	98	Existing Buildings
*	10,989	98	Existing Drive & Parking Area
*	632	98	Existing Patio
*	919	98	Existing Walks & Stairs
*	829	98	Proposed Building Addition
*	1,748	98	Proposed Drive & Parking Area
*	563	98	Proposed Walks & Stairs
	7,810	61	>75% Grass cover, Good, HSG B
	13,662	80	>75% Grass cover, Good, HSG D
	48,582	87	Weighted Average
	21,472		44.20% Pervious Area
	27,110		55.80% Impervious Area

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

Subcatchment PR-DA-1C: Drainage Area 1



Summary for Pond INF-1: Underground Detention

Inflow Area = 11,541 sf, 96.91% Impervious, Inflow Depth > 7.92" for 100yr Storm event
Inflow = 2.16 cfs @ 12.07 hrs, Volume= 7,614 cf
Outflow = 1.68 cfs @ 12.20 hrs, Volume= 6,584 cf, Atten= 22%, Lag= 7.9 min
Discarded = 0.08 cfs @ 9.25 hrs, Volume= 5,194 cf
Primary = 1.60 cfs @ 12.20 hrs, Volume= 1,391 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 114.95' @ 12.20 hrs Surf.Area= 1,164 sf Storage= 2,478 cf

Plug-Flow detention time= 181.6 min calculated for 6,584 cf (86% of inflow)
Center-of-Mass det. time= 120.6 min (865.9 - 745.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	109.80'	1,064 cf	**25.25'W x 46.10'L x 3.50'H Field A** 4,074 cf Overall - 1,414 cf Embedded = 2,660 cf x 40.0% Voids
#2A	110.30'	1,414 cf	**Cultec R-300HD** x 30 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 30 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		2,478 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	109.80'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	114.80'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 9.25 hrs HW=109.85' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=1.51 cfs @ 12.20 hrs HW=114.95' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 1.51 cfs @ 1.26 fps)

Pond INF-1: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

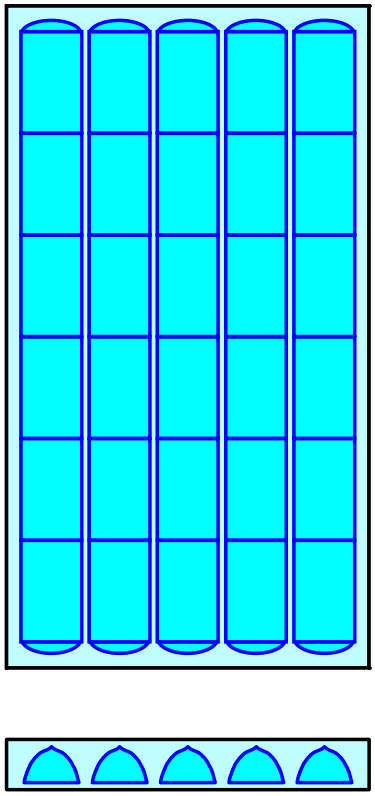
6 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 44.10' Row Length +12.0" End Stone x 2 = 46.10' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

30 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 1,413.8 cf Chamber Storage

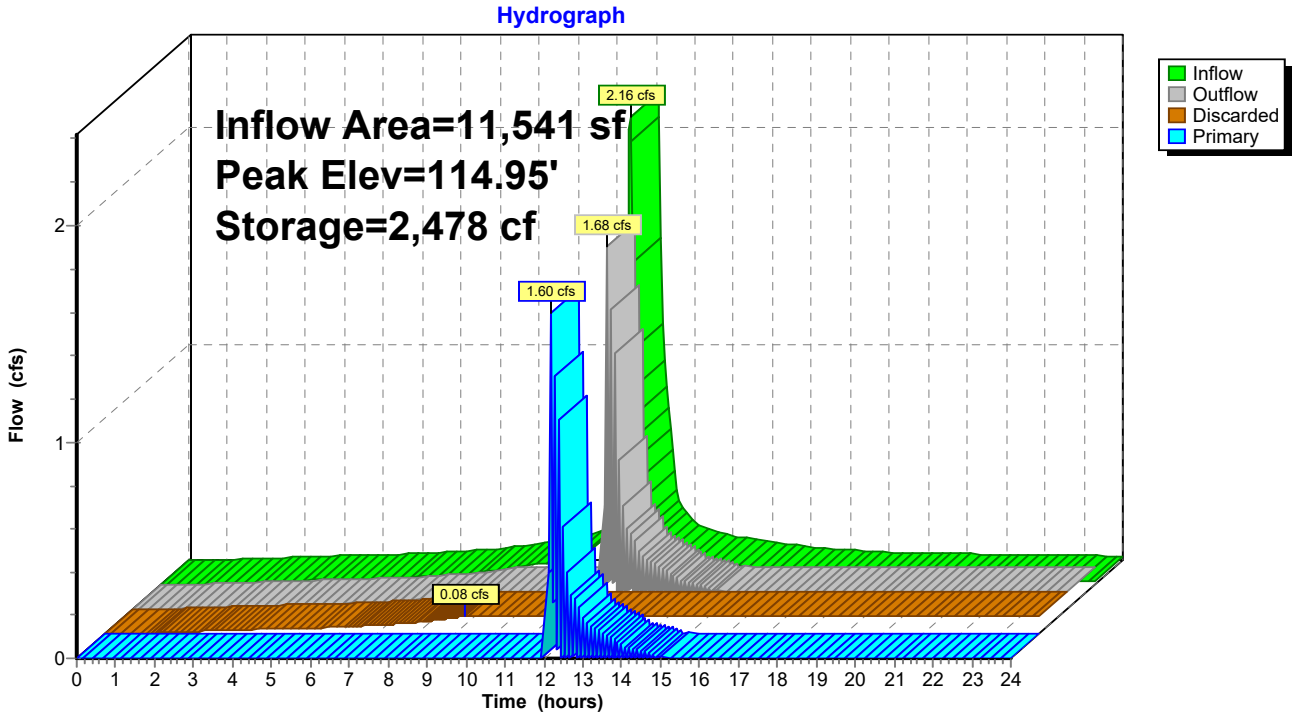
4,074.1 cf Field - 1,413.8 cf Chambers = 2,660.3 cf Stone x 40.0% Voids = 1,064.1 cf Stone Storage

Chamber Storage + Stone Storage = 2,477.9 cf = 0.057 af
Overall Storage Efficiency = 60.8%
Overall System Size = 46.10' x 25.25' x 3.50'

30 Chambers
150.9 cy Field
98.5 cy Stone



Pond INF-1: Underground Detention



Summary for Pond INF-2: Underground Detention

Inflow Area = 1,863 sf,100.00% Impervious, Inflow Depth > 8.04" for 100yr Storm event
Inflow = 0.35 cfs @ 12.07 hrs, Volume= 1,248 cf
Outflow = 0.51 cfs @ 12.15 hrs, Volume= 1,130 cf, Atten= 0%, Lag= 4.7 min
Discarded = 0.01 cfs @ 9.10 hrs, Volume= 837 cf
Primary = 0.50 cfs @ 12.15 hrs, Volume= 294 cf
Routed to Link PR-1 : Southern Property Line

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 108.33' @ 12.14 hrs Surf.Area= 183 sf Storage= 341 cf

Plug-Flow detention time= 156.4 min calculated for 1,130 cf (91% of inflow)
Center-of-Mass det. time= 108.3 min (847.9 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	104.25'	165 cf	**5.92'W x 31.00'L x 3.21'H Field A** 588 cf Overall - 176 cf Embedded = 412 cf x 40.0% Voids
#2A	104.75'	176 cf	**Cultec R-280HD** x 4 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 1 rows
		341 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	104.25'	**3.000 in/hr Exfiltration over Surface area**
#2	Primary	108.00'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 9.10 hrs HW=104.29' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.50 cfs @ 12.15 hrs HW=108.28' (Free Discharge)
↑—**2=Orifice/Grate** (Orifice Controls 0.50 cfs @ 2.53 fps)

Pond INF-2: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 1 rows

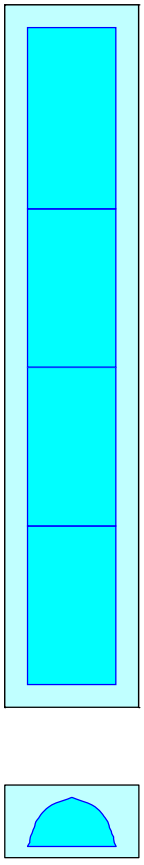
4 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 29.00' Row Length +12.0" End Stone x 2 = 31.00' Base Length
1 Rows x 47.0" Wide + 12.0" Side Stone x 2 = 5.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

4 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 1 Rows = 176.1 cf Chamber Storage

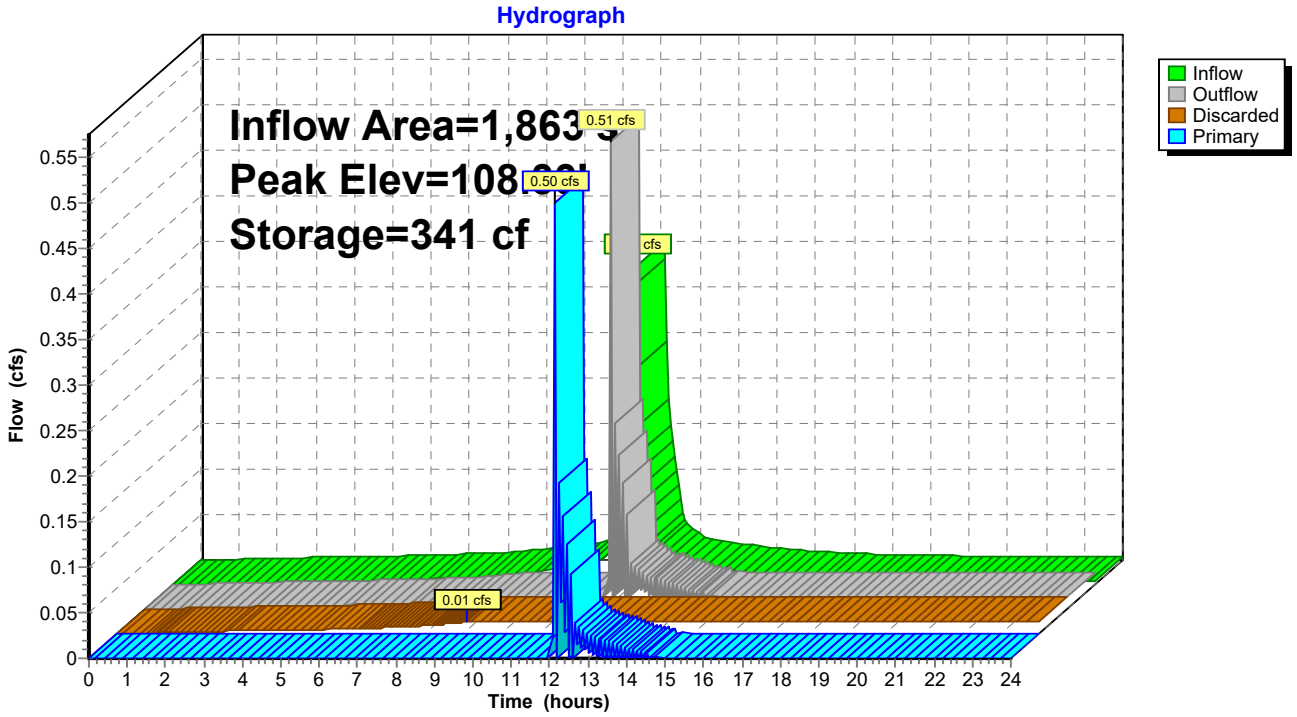
588.5 cf Field - 176.1 cf Chambers = 412.4 cf Stone x 40.0% Voids = 165.0 cf Stone Storage

Chamber Storage + Stone Storage = 341.0 cf = 0.008 af
Overall Storage Efficiency = 58.0%
Overall System Size = 31.00' x 5.92' x 3.21'

4 Chambers
21.8 cy Field
15.3 cy Stone



Pond INF-2: Underground Detention

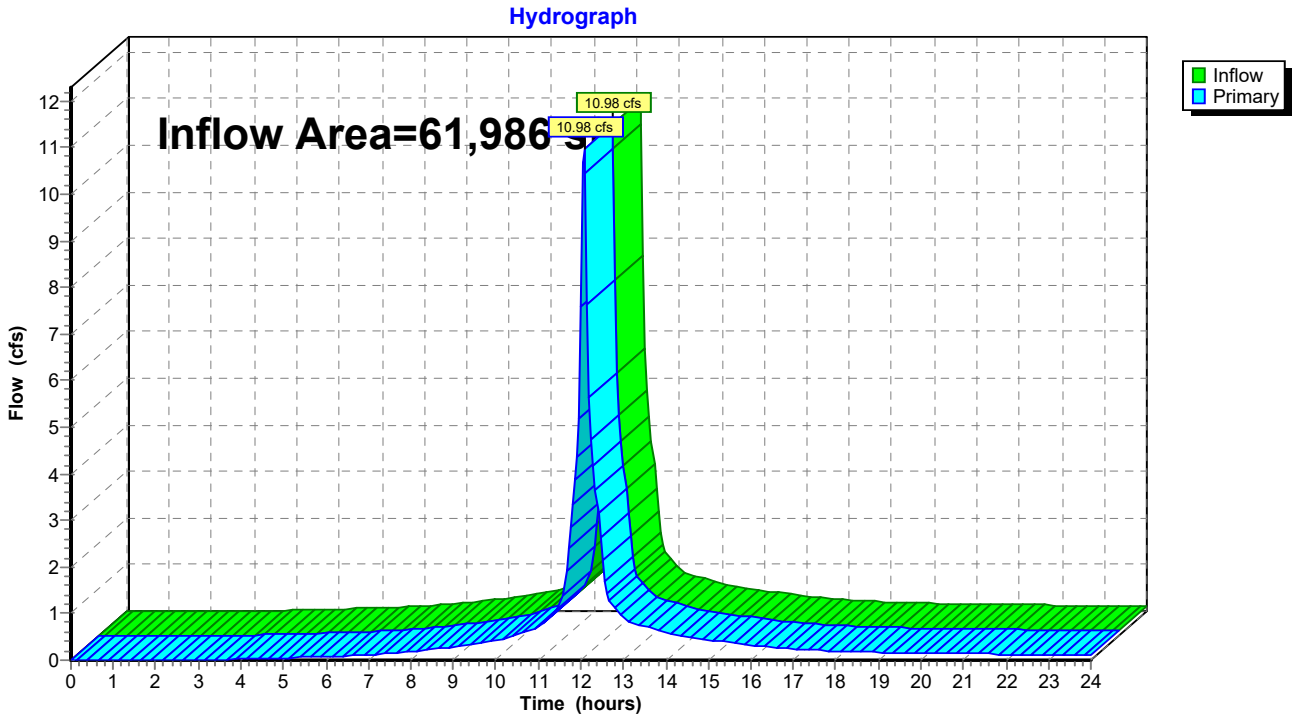


Summary for Link EX-1: Southern Property Line

Inflow Area = 61,986 sf, 61.11% Impervious, Inflow Depth > 6.96" for 100yr Storm event
Inflow = 10.98 cfs @ 12.07 hrs, Volume= 35,942 cf
Primary = 10.98 cfs @ 12.07 hrs, Volume= 35,942 cf, Atten= 0%, Lag= 0.0 min

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

Link EX-1: Southern Property Line

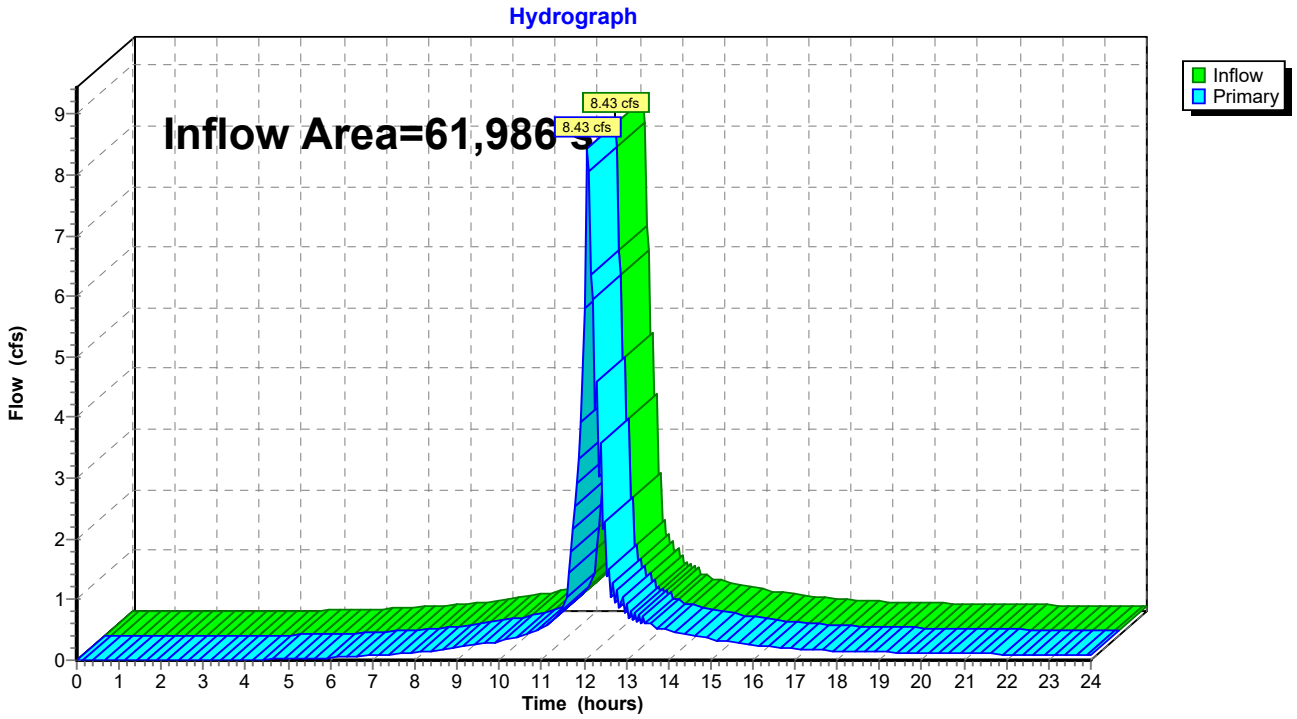


Summary for Link PR-1: Southern Property Line

Inflow Area = 61,986 sf, 64.78% Impervious, Inflow Depth > 5.59" for 100yr Storm event
Inflow = 8.43 cfs @ 12.07 hrs, Volume= 28,886 cf
Primary = 8.43 cfs @ 12.07 hrs, Volume= 28,886 cf, Atten= 0%, Lag= 0.0 min

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

Link PR-1: Southern Property Line



Operations and Maintenance Plan

204 Flax Hill Road, Norwalk, CT
February 26, 2025

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at **204 Flax Hill Road.** 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. 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)

204 Flax Hill Road, Norwalk, CT
February 26, 2025

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 3)

204 Flax Hill Road, Norwalk, CT
February 26, 2025

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

Notes:

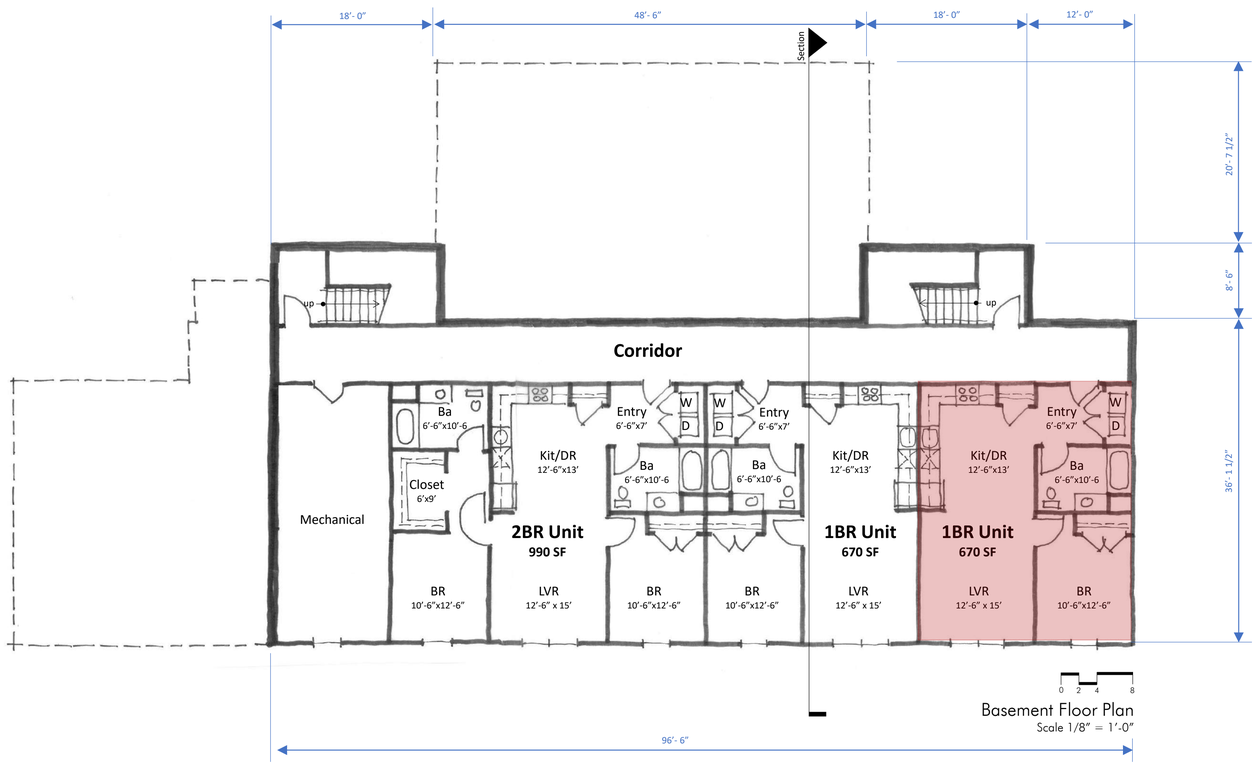
Operations and Maintenance Log (Page 3 of 3)

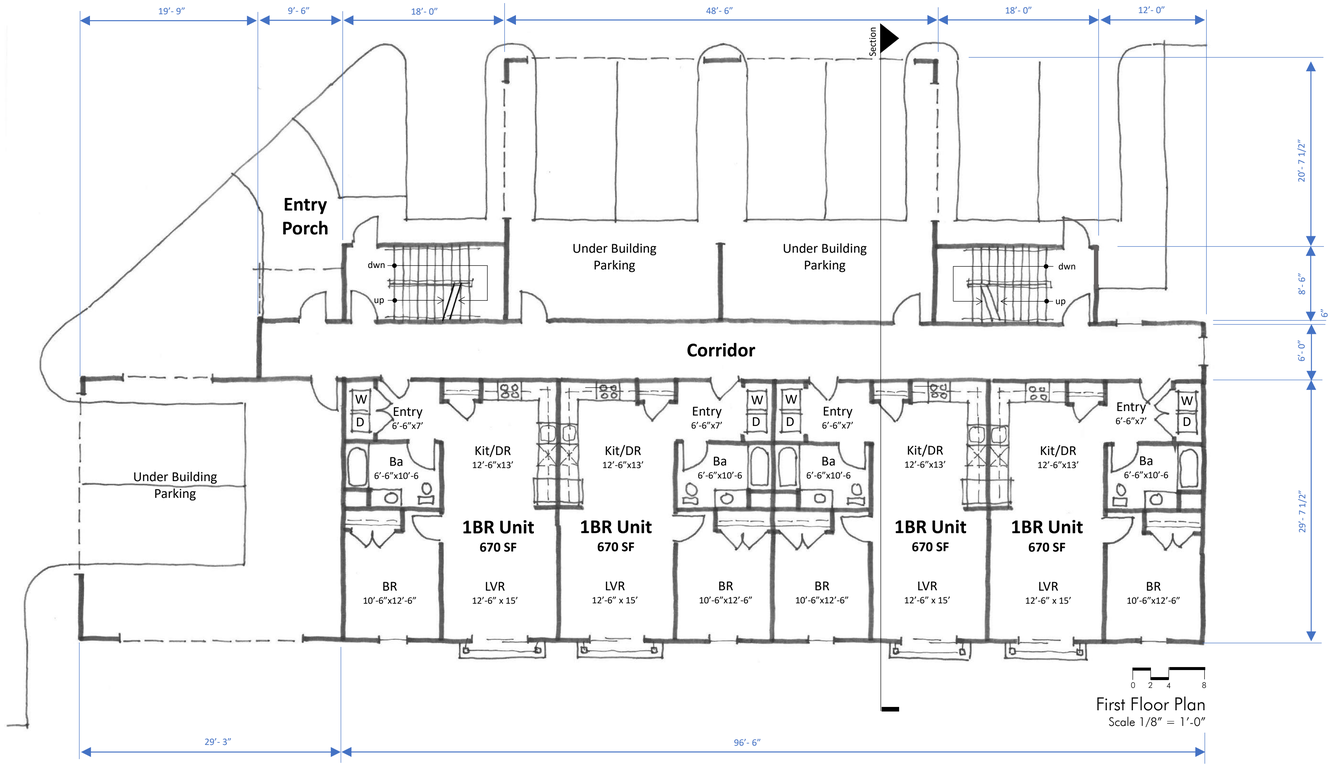
204 Flax Hill Road, Norwalk, CT
February 26, 2025

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

Signature of Inspector: **Date:**

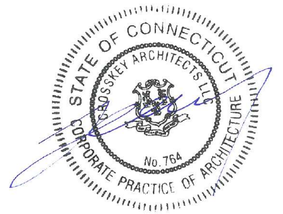
STATE OF CONNECTICUT
CROSSKEY ARCHITECTS LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE

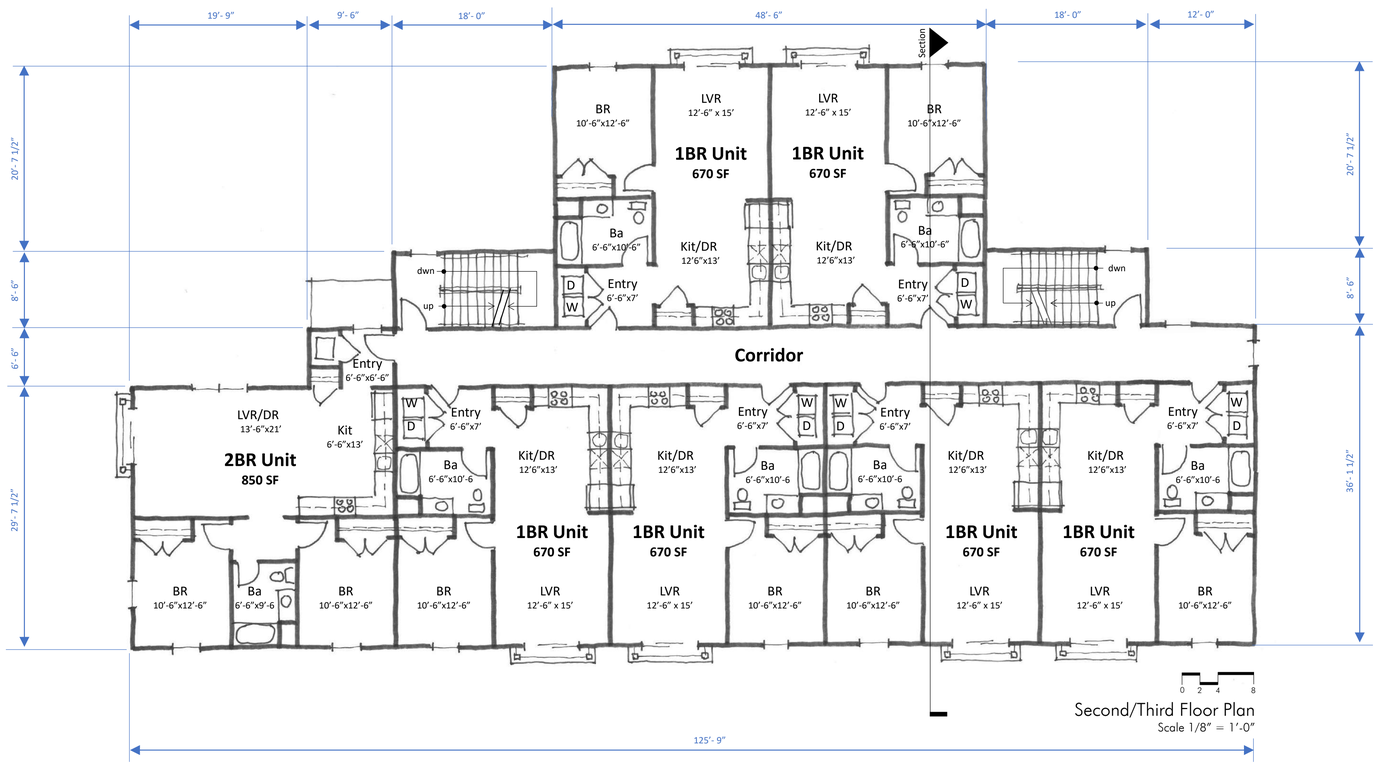




PROJECT SUMMARY					
Floor	Description	1-BR	2-BR	Total	Gross SF
B	Basement	2	1	3	3,720
1	First Floor	4	0	4	3,860
2	Second Floor	6	1	7	6,125
3	Third Floor	6	1	7	6,125
TOTAL		18	3	21	19,830

Workforce Housing Unit





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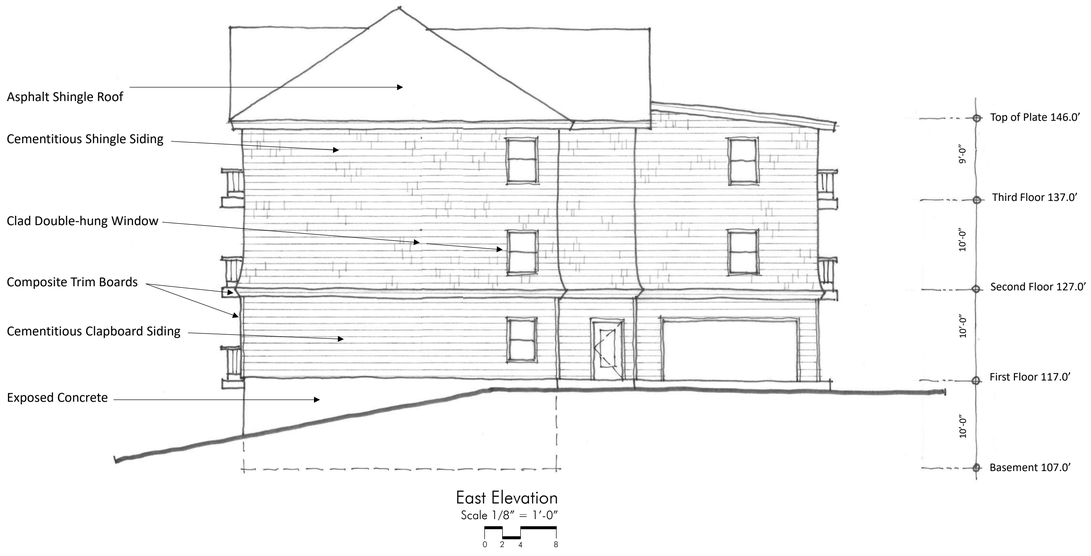
Workforce Housing Unit

STATE OF CONNECTICUT
CROSSKEY ARCHITECTS, LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE

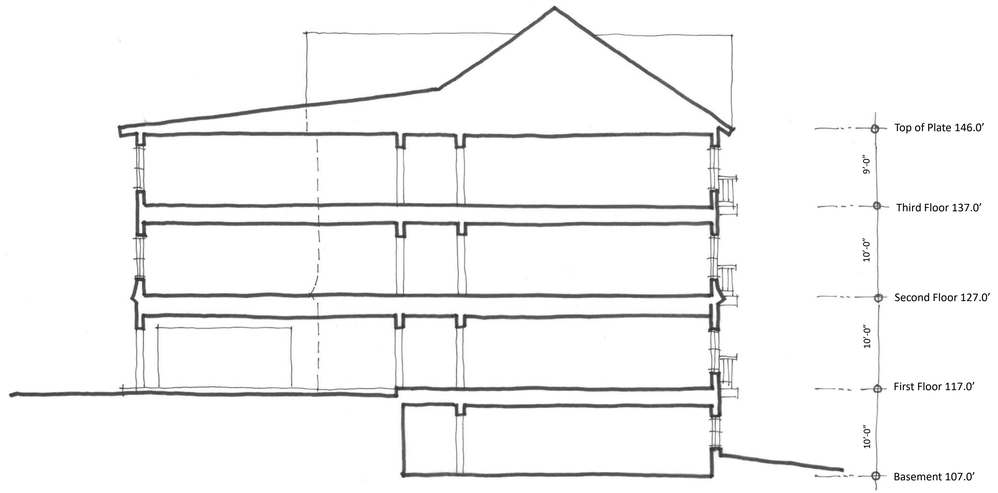
West Elevation
Scale 1/8" = 1'-0"
0 2 4 8

North Elevation
Scale 1/8" = 1'-0"
0 2 4 8

STATE OF CONNECTICUT
CROSSKEY ARCHITECTS, LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE



East Elevation
Scale 1/8" = 1'-0"
0 2 4 8



East Elevation
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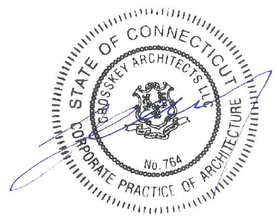
0 2 4 8

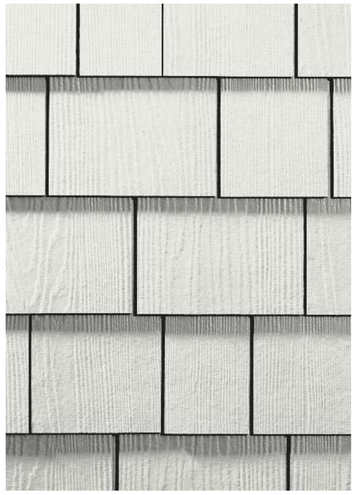
South Elevation
Scale 1/8" = 1'-0"
0 2 4 8



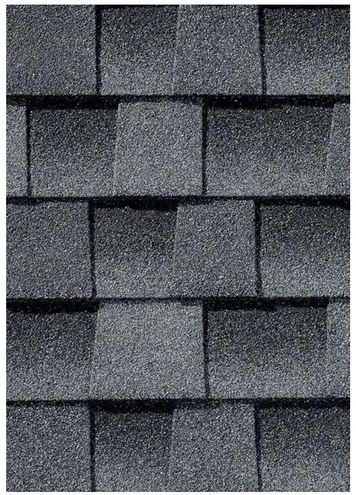
STATE OF CONNECTICUT
CROSSKEY ARCHITECTS, LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE

Siding & Roofing Materials

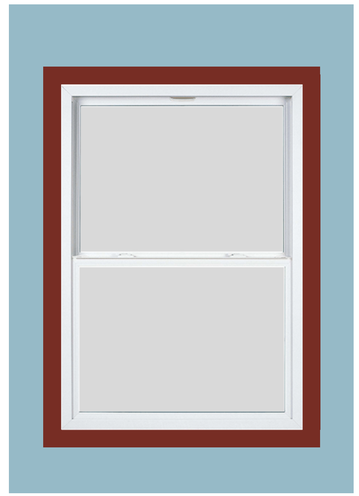
5 Lap Siding – Cementitious or Equal
7” exposure



6 Shingle Siding - Cementitious or Equal
7” exposure



7 Architectural Asphalt Shingles
Oyster Grey



8 Vinyl Window – White (Pella or Harvey)
Window Trim – PVC or Equal, Painted Country Redwood

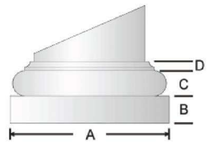
Paint Colors

2 Marlboro Blue
HC-153

3 Coventry Gray
HC-169

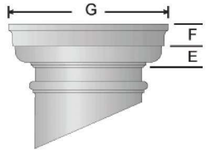
1 Buckland Blue
HC-151

4 Country Redwood
HC-183



TUSCAN BASE

Plinth		Torus		Total Height
A	B	C	D	B-D
16- ¼"	2- ¾"	2- 3/8"	7/8"	6"



TUSCAN CAPITAL

Echinus	Abacus		Total Height
E	F	G	E-F
1- 7/8"	2"	14- 5/8"	3- 7/8"

COLUMN SPECIFICATIONS

Plan Type A [1]		Trimming from bottom of shaft [2]			
Unsplit / Whole	Column Height	w/o Interfering w/Taper		w/o Interfering w/Panels	
○	A	B	w/base	E	w/base
	96"	32- ¾"	26- ¾"	96"	90"

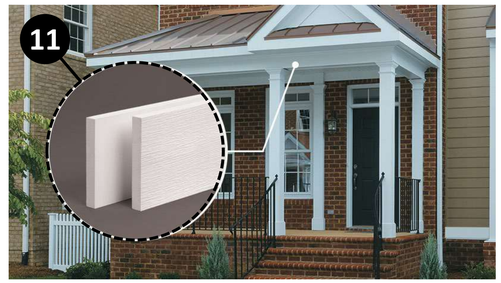
SHAFT SPECIFICATIONS

Shaft Bottom		Shaft Top			
Outside	Inside	Outside	Inside	Astragal	Neck Height
C*	D**	H*	I**	F	G
12"	10- ¾"	10"	9- ¼"	¾"	5"

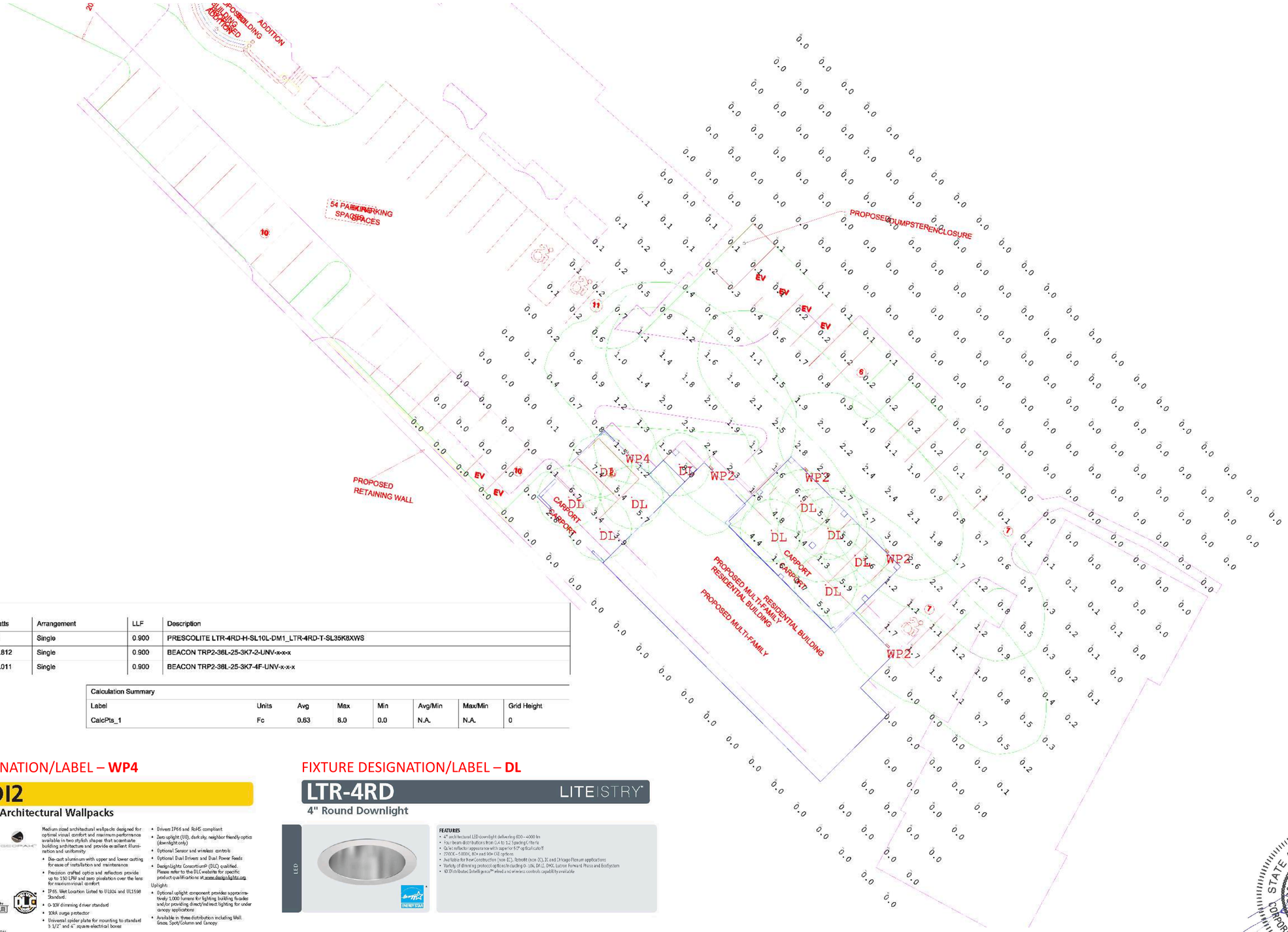
*Actual outside diameters are approximately 5/16" to 1/2" less than shown
**Actual inside diameters may vary by 3/8"

12 **Porch Columns – PVC/Fiberglass or Equal**

Trim Materials & Types – PVC or Equal



STATE OF CONNECTICUT
CROSSKEY ARCHITECTS LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE



Luminaire Schedule

Qty	Label	Watts	Arrangement	LLF	Description
10	DL	12	Single	0.900	PRESCOLITE LTR-4RD-H-SL10L-DM1_LTR-4RD-T-SL35K8XWS
4	WP2	31.812	Single	0.900	BEACON TRP2-36L-25-3K7-2-UNV-x-x-x
1	WP4	32.011	Single	0.900	BEACON TRP2-36L-25-3K7-4F-UNV-x-x-x

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
CalcPts_1	Fc	0.63	8.0	0.0	N.A.	N.A.	0

FIXTURE DESIGNATION/LABEL – **WP4**

TRP2/RDI2

GeoPak Low Glare Architectural Wallpacks

LED WALLPACKS

NEW

Trapezoid

Radius

Powered by DUALURE

Medium sized architectural wallpacks designed for optimal visual comfort and maximum performance available in two stylish shapes that accentuate building architecture and provide excellent illumination and uniformity.

- Die-cast aluminum with upper and lower casting for ease of installation and maintenance
- Precision crafted optics and reflectors provide up to 150 LPW and zero pixelation over the lens for maximum visual comfort
- IP65, Wet Location Listed to UL924 and UL1598 Standard.
- 0-10V dimming driver standard
- 10kA surge protector
- Universal spider plate for mounting to standard 3 1/2" and 4" square electrical boxes
- Drivers IP66 and RoHS compliant
- Zero uplight (UO), dark sky, neighbor friendly optics (downlight only)
- Optional Sensor and wireless controls
- Optional Dual Drivers and Dual Power Feeds
- Design Lights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org

Uplights

- Optional uplight component provides approximately 1,000 lumens for lighting building facades and/or providing direct/indirect lighting for under canopy applications
- Available in three distribution including Wall Wash, Spot/Column and Canopy.

MADE-TO-ORDER ORDERING INFORMATION

FIXTURE DESIGNATION/LABEL – **DL**

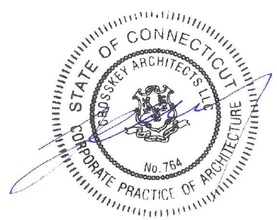
LTR-4RD LITEISTRY

4" Round Downlight

LED

FEATURES

- 4" architectural LED downlight delivering 600 – 4000 lm
- Four beam distributions from 0.4 to 1.2 Spacing Criteria
- Quiet reflector appearance with superior 57° optical cutoff
- 2700K – 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), Retrofit (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, Lutron Hi-lume and EcoSystem
- 3D Distributed Intelligence™ wired and wireless controls capability available



SCHEDULE A
(Description of the Premises)

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the City of Norwalk, County of Fairfield and State of Connecticut, shown and delineated on a certain map entitled "Map of Property prepared for Robert K. Jones and Joel E. Freedman Norwalk, Conn. Scale: 1'= 30' Sept. 8, 1965 Office of Fred B. Deilus and Dennis A. Deilus Norwalk, Conn." on file in the Norwalk Land Records as Map No. 6869. Said premises are bounded and described as follows:

NORTHERLY: 449.60 feet by land now or formerly of Malvern D. Hubbard;

EASTERLY: 213.07 feet by land of the City of Norwalk;

SOUTHERLY: 508.65 feet by land of the Flax Hill Section I Condominium Association; and

WESTERLY: 120.05 feet by Flax Hill Road.

Together with a Grant of Right of Way and Utility Easements from Garden Homes Management Corporation to Robert K. Jones and Joel E. Freedman dated March 1, 1974 and recorded in Volume 893 at Page 176 of the Norwalk Land Records.

heritage resources
Making Preservation Work

Rehabilitation of The Senator John H. Ferris House at 204 Flax Hill Road

Workforce Partners, LLC proposes a historic preservation approach to the rehabilitation of The Ferris House at 204 Flax Hill Road. This approach will meet the requirements of the Norwalk Zoning Commission and the Norwalk Historical Commission for the issuance of a Special Permit to increase residential density.

This Queen Anne-style house at 204 Flax Hill Road was built c.1880 for coal, lumber, and mason's supplies merchant John H. Ferris (1844-1904), who started his business in 1870. He served in the Connecticut House of Representatives in 1886 and 1887, followed by the state Senate for the 13th District 1893-96. He was also a Director of the City National Bank, as well as manager of the South Norwalk Savings Bank. It was listed in the Norwalk Historic Resource Inventory as 208 Flax Hill Road in 1976, but house numbers have changed. The house originally had an asymmetrical, cross-gable plan and a domed tower, as well as a full-width one-story wrap-around porch and a porte-cochere. It was considered one of the finest homes in South Norwalk. However, a fire in 1956 destroyed the original roof and dome. The porch was removed at a later date. The building has been converted into apartments, but a substantial amount of original interior architectural detail remains.

heritage resources
Making Preservation Work

Rehabilitation Plan

Workforce Partners, LLC plans to restore this once-magnificent home. The rehabilitation will include a new simulated cross gable on the façade and west elevation with period-appropriate windows on the upper level, as well as the replacement of the dome and the porch.

While it will not and should not be a replica, the new appearance of the building will incorporate many of the lost elements that are the hallmarks of this style of home. Simply put, the new building will be inspired by, but not identical to, the original one. The rehabilitated house will help to recreate the feeling of the era when this house was part of a row of similar residences, which were owned by some of Norwalk's most prominent citizens.

All of this work is intended to comply with Section 4.3.20 below, subject to the approvals specified in the regulation.

Zoning

Workforce Partners, LLC will apply for a Special Permit under Section 4.3.20 Special Exceptions for Historic Structures of the City of Norwalk, Connecticut Zoning Regulations.

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

M E M O R A N D U M

TO: Ben Yeung, P.E. TMP
City of Norwalk

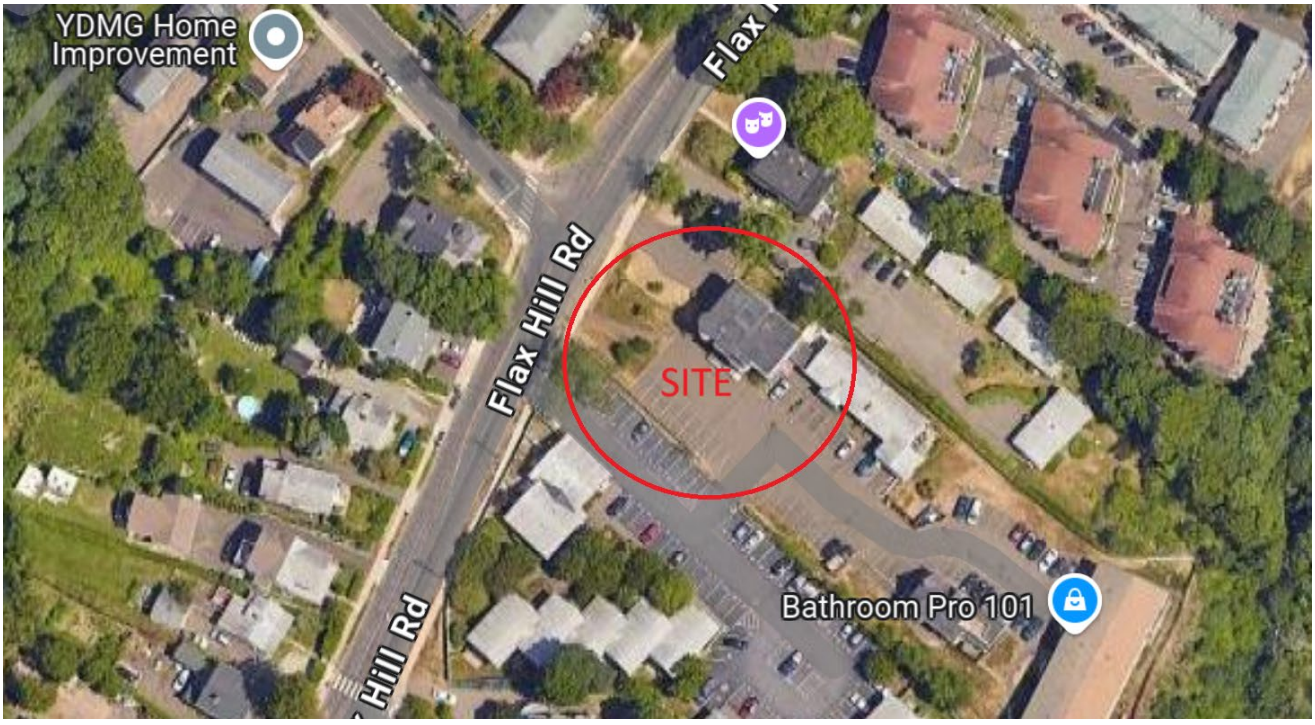
DATE: October 3, 2024

FROM: Brian Dempsey, P.E., PTOE, RSP1
Brian Haggarty, EIT

RE: Traffic Generation Study
204 Flax Hill Road
City of Norwalk, CT

INTRODUCTION

DTS Provident Design Engineering, LLP, a licensed Professional Engineering Firm in the State of Connecticut, has prepared this Traffic Generation Study Memorandum to summarize our findings for the residential property located at 204 Flax Hill Road in the City of Norwalk. The site currently consists of 35 apartment units and currently has valid approval for an additional 11 units for a total of 46 units. It is now being proposed to construct 19 additional units (8 more than previously approved) for a total of 54 apartment units.



TRIP GENERATION

To perform this Study, DTS Provident calculated trip generation for the existing development (35 apartment units) as well as for the previously approved additional units (additional 11 units totaling 46 apartment units) as well as the proposed additional units (8 more units totaling 54 apartment units). This analysis calculated Trip Generations Rates, utilizing the rates published by the Institute of Transportations Engineer (ITE) publication entitled "Trip Generation", 11th Edition. Trip Generation Rates were calculated for the Peak AM Weekday Hour of Adjacent Street Traffic and Peak PM Weekday Hour of Adjacent Street Traffic based upon Land Use Code 221 – Multifamily Housing (Mid-Rise) for the existing use and for the proposed use. The following shows the trip generation results:

TABLE 01 - TRIP GENERATION COMPARISON TABLE				
LAND USE	**PEAK AM WEEKDAY HOUR**		**PEAK PM WEEKDAY HOUR**	
	ENTER	**EXIT**	**ENTER**	**EXIT**
Existing Residential Development (Total 35 Units) Land Use 221	3	10	8	6
Previous Approved Units (Total 46 Units) Land Use 221	4	13	11	7
Proposed New Units (Total 54 Units) Land Use 221	5	15	13	8
DIFFERENCE (54 Unit trips - 35 Unit trips)	**2**	**5**	**5**	**2**
DIFFERENCE (54 Unit trips - 46 Unit trips)	**1**	**2**	**2**	**1**

As illustrated above, during the Peak AM Hour, the proposed 54 apartment units (8 additional) above the previously approve 46 units would only generate 1 additional entering trip and 2 additional exiting trips. During the Peak PM Hour, the 8 additional units would only generate 2 additional entering trips and 1 additional exiting trip when compared to the 46 approved apartment units. Thus, the proposed additional units will not generate a significant amount of traffic, nor would it have a significant impact upon the current roadway operating conditions.

CONCLUSION

Based on the foregoing, it is the opinion of DTS Provident Design Engineering that the proposed Project will not generate significant peak hour traffic and will not have any significant impact on traffic operating conditions in the area.

https://divneytungschwalbe.sharepoint.com/sites/DTSP/Shared Documents/Projects/Projects 1100/1168 - 204 Flax Hill Road/TRAF/Reports/1168 - 204 Flax Hill Road.docx

May 13, 2025

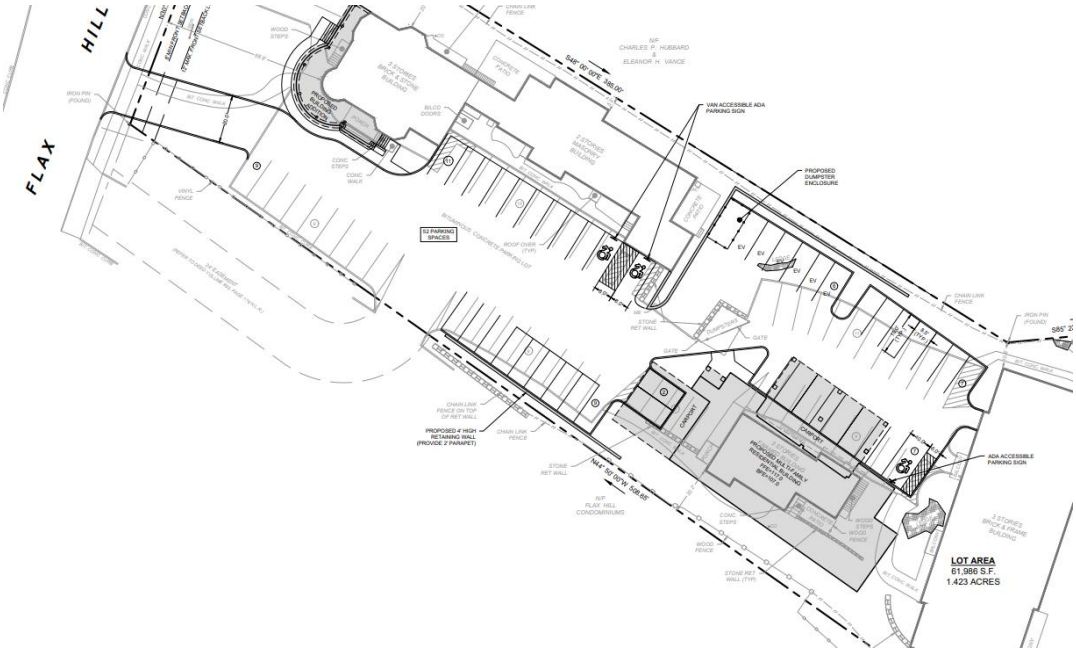
Memorandum
To: Adam Blank
From: Bryan Baker, AICP, Principal Planner
Re: #2025-33 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit for a historic preservation development to renovate existing historic building, demolish a separate non-historic building, and construct a new 21-unit multifamily building for a total of 53-units on-site (36-units existing), and other site improvements

Dear Attorney Blank,

Please accept this letter as a preliminary review of the above referenced special permit application.

1. For the new structure, it appears that part of the roof may not comply with the permitted roof types within Table 4.3.1-E (roof type & pitch) which states that shed roof types are only permitted at the rear of a structure. As proposed, it appears that a shed roof is proposed to the side of the structure:

2. Also, for the proposed rear structure, please consider providing a permitted frontage type to the front façade of the structure rather than two parking spaces. It appears that two parking spaces can be relocated to the area where the shared driveway, which is no longer needed, resulting in no change in the number of parking spaces being provided.



3. Please provide confirmation that all utilities will be installed underground per Section 6.6.1.

More comments may be forthcoming based on Staff continuing to review the application, other city departments comments, and/or the applicant's response(s).

Sincerely,

Bryan Baker

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7335
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Emma L. Dignoti – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)
Adam Blank, Esq. – WRKK
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, Norwalk TMP
Date: May 23, 2025
Subject: 204 Flax Hill Road – Proposed Residential Addition

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a preliminary review of the following documents related to the special permit modification application for the construction of 17 additional residential apartments at 204 Flax Hill Road. When combined with the 36 existing units on site, the location is proposed to accommodate a total of 53 dwelling units.

- "204 Flax Hill – Narrative Description of Special Permit Modification Application", prepared by WRKK, submitted April 17, 2025;
- "Site Development Plans for 204 Flax Hill Road", prepared by Landtech, dated September 24, 2024;
- "Zoning Location Survey & Topographic Survey for 204 Flax Hill Road", prepared by Landtech, dated August 14, 2024; and
- "Traffic Generation Study, 204 Flax Hill Road", prepared by DTS Provident, dated October 3, 2024.

Based on review of the aforementioned documents, the followed items must be addressed.

Site Development Plans:

1. Sheet C-1.0 – Parking Requirements Table:
    a. The proposed total of 52 parking spaces is less than 1 parking space per unit, with 53 units proposed. As proposed, some of these are handicap-only and some are EV-only, which further reduces the functional capacity even further.

    b. Zoning regulations allow for a 25% reduction in parking for developments within 1/8-mile of a train station. 204 Flax Hill Road is only within 1/8 mile of South Norwalk RR Station "as the crow flies", but the actual walking distance on public sidewalk/stairs is over 1/4-mile. TMP believes this should only qualify for the 1/2-mile train station radius reduction of 10%. If the Commission does not agree to the 30% Historic Relief Adjustment, this could mean that more than 52 spaces are required per zoning regulations.

2. Access to the back parking lot on the existing site is facilitated via curb cut/driveway

access on the neighboring property to the south (208 Flax Hill Road). It seems that there is a 24'-wide easement on this property to facilitate this access. Please explain whether there are any physical or operational changes at 208 Flax Hill Road which would require a separate curb cut to be constructed for the back lot at 204 Flax Hill Road. TMP does not support curb cuts/driveways that are not warranted.

TMP advocates for smart access management principles throughout the City of Norwalk. Shared curb cuts help to enhance road safety by reducing the number of conflict points along the road. Limiting curb cuts/driveway also increases the walkability of a street by reducing the exposure distance for pedestrians to crossing vehicles.

Finally, a driveway at the location proposed in the Site Development Plans for 204 Flax Hill Road is located very close to the intersection of Flax Hill Road and Taylor Avenue. DPW roadway standards prohibit major driveways within 50 feet of an intersection. Access points located close to high-volume intersections, such as this one, add new conflict points and potential hazards for drivers, cyclists, and pedestrians trying to navigate the intersection.

3. Should the driveway be warranted and approved, the driveway apron should be a Type B concrete apron, per DPW standard details.

SUMMARY:

Please note this review is based on all documents submitted to date. TMP reserves the right to comment on forthcoming revised/updated site plans and traffic studies.

Sincerely,

Benjamin Yeung

Benjamin Yeung, P.E., Senior Traffic Engineer – TMP

Cc: DPW Permits
Jay Habansky - Chief of Economic and Community Development
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, E.I.T., Junior 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
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department

DEPARTMENT OF ENGINEERING

CITY OF NORWALK
Christine Cardascia, P.E.
Assistant Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7873
Permits: (203) 854-4161
www.norwalkct.gov
ccardascia@norwalkct.gov
dpwpermits@norwalkct.gov

May 19, 2025

Sent via email to: ablank@wrkk.com

Adam Blank, Esq.
Wofsey Rosen Kweskin & Kuriansky, LLP

RE: 204 Flax Hill Road (District 02, Block 48, Lot 44)
Proposed Site Improvements for a Proposed Multi-Family Residential Building (17 Units Proposed + 36 Units Existing = 53 Units Total)
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:

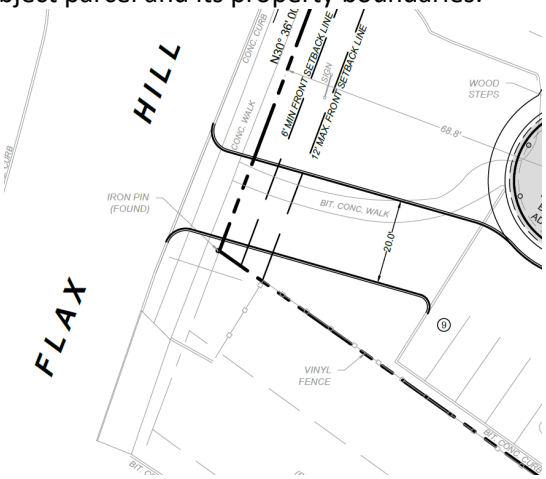
- Site Plan titled "Site Improvements for a Proposed Multi-Family Residential Building," prepared by Landtech Inc., dated 09/24/2024
- Stormwater Report titled "Stormwater Management Report for 204 Flax Hill Road Norwalk, CT," prepared by Landtech Inc., dated 02/26/2025
- Engineering Report titled "Operation and Maintenance Plan 204 Flax Hill Road, Norwalk, CT," prepared by Landtech Inc., dated 02/26/2025

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:

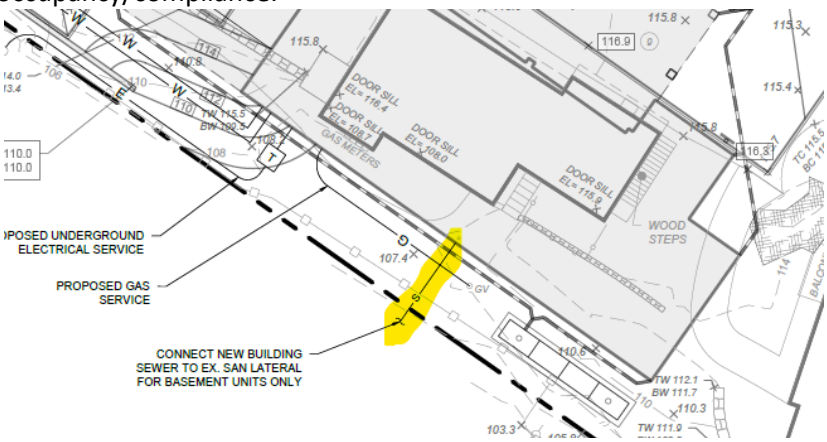
1. Flax Hill Road is anticipated to have street scape work and ultimately be paved in Fall 2025. Please be advised no road excavation will be allowed on Flax Hill Road 2 years after the road is paved. Should road excavations be performed after the 2-year moratorium, the road restoration requirements will be determined at the time of permitting.
2. The drainage report currently utilizes a single point of concentration (POC) for its analysis. However, the City has observed that both the existing and proposed plans show multiple

discharge locations. Please revise the report to analyze each point of discharge as a separate POC to accurately reflect site conditions and ensure compliance with City standards.

3. Please be advised that additional comments regarding driveway and access will be provided by the Transportation, Mobility, and Parking Department. **SHOULD** the proposed driveway remain, it must not encroach onto the neighboring property. All driveway improvements shall be located entirely within the subject parcel and its property boundaries.



4. The Utility Plan shall include the location of all existing utility mains, both in the property, right-of-way and neighboring properties (i.e for connection onto 208 Flax Hill Road's Sewer), as well as the proposed location of the service connection(s). The Utility Plan shall also depict all exiting utilities to remain and/or be abandoned.
5. Additional information on this connection must be provided such as pipe size, material, inverts, connection details. Please confirm if there is an agreement for this connection. If there is not an agreement in place, a construction easement/agreement and a Sewer Easement between the two properties shall be furnished and filed in the Norwalk Land Records prior to the issuance of a certificate of occupancy/compliance.



6. 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.
7. 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
Mario Pizighelli, P.E., Stormwater 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
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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

May 30, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman

From: Bryan Baker, AICP, Principal Planner

Re: #2025-33 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit for a historic preservation development to renovate existing historic building, demolish a separate non-historic building, and construct a new 21-unit multifamily building for a total of 53-units on-site (36-units existing), and other site improvements

Commissioners,

The property at 204 Flax Hill Road is currently improved with four structures combining for a total of 36-dwelling units. The structure located nearest the street is a historic structure on the Norwalk Historic Resource Inventory and contains a total of six dwelling units. The applicant is proposing to construct an addition to the front of this structure as well as interior renovations to the historic structure, and in doing so, would like to increase the total number of allowable units on the property to a maximum of 53 dwelling units.

The Commission had previously granted a special permit approval for a historic preservation development on this property in 2020 for a total of 46 dwelling units on the property. This approval can be viewed here: https://norwalkct.gov/2221/204-Flax-Hill-Road

The historic preservation regulations can be summarized as allowing for the Commission to grant, through a special permit, either an increase or decrease in various maximum/minimum requirements by up to 30% from the originating standard. For this specific application, the applicant is requesting a 30% increase in allowable residential density on the lot by 30%. In exchange for this standard being increased at the discretion of the Commission, the applicant is proposing various site improvements that will be detailed further within this memorandum.

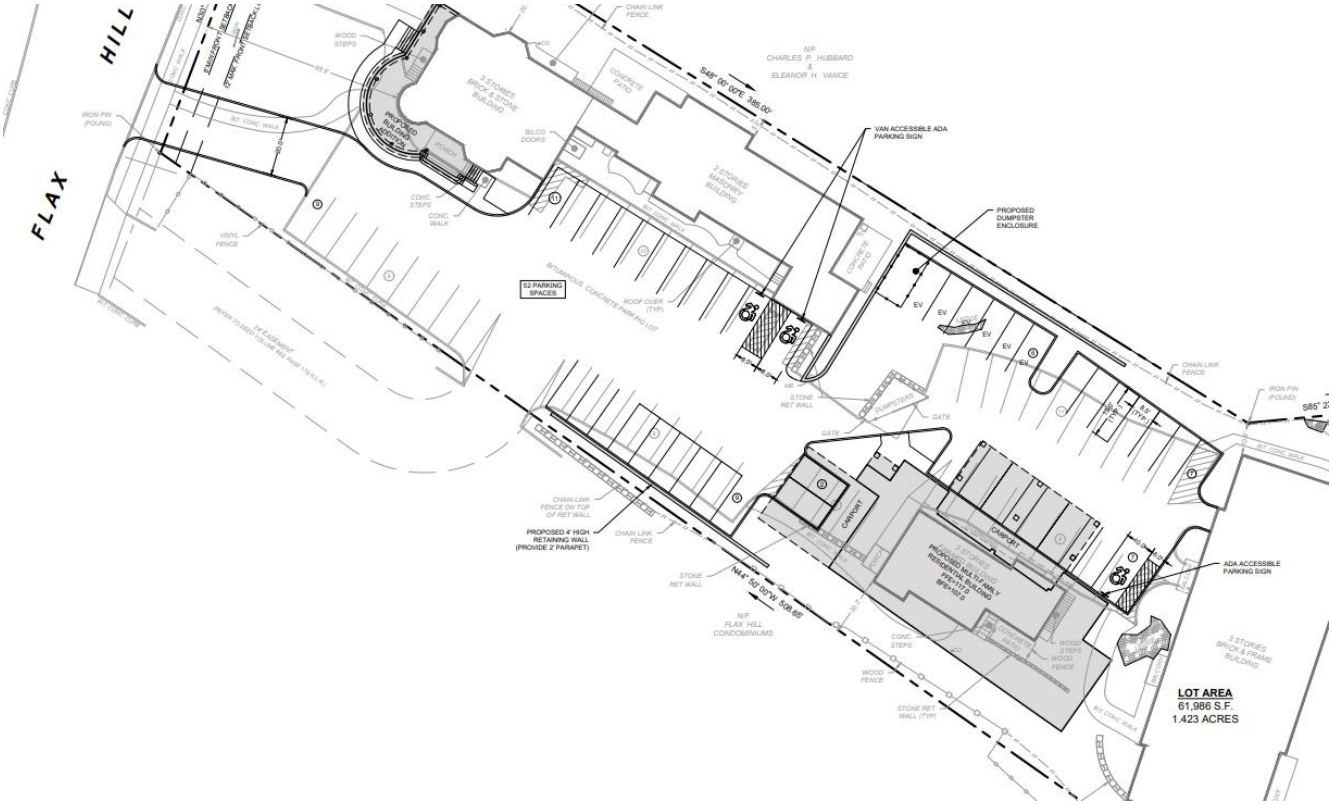
The 17 new dwelling units will be located within a new structure to the rear of the property, which will be constructed in place of an existing three-story structure.

The applicant is proposing to renovate the existing historic structure on the property:

Existing

Proposed

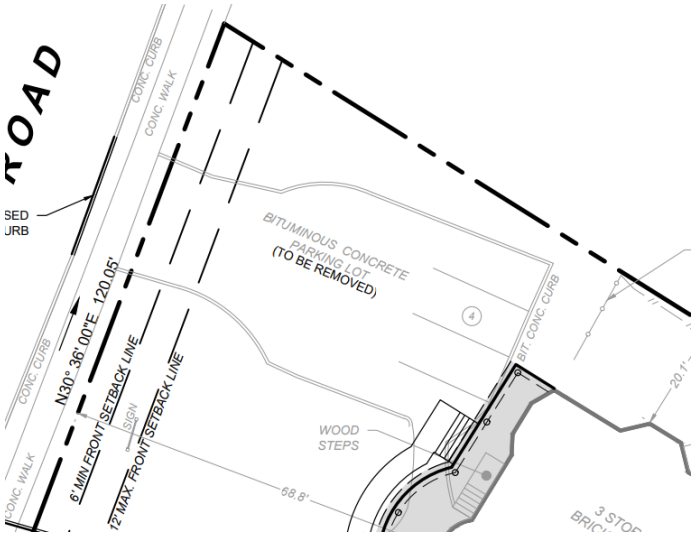
The new structure where most of the new dwelling units will be located, is shown below in grey (replacing an existing structure on the property):



The rear structure currently looks like this:

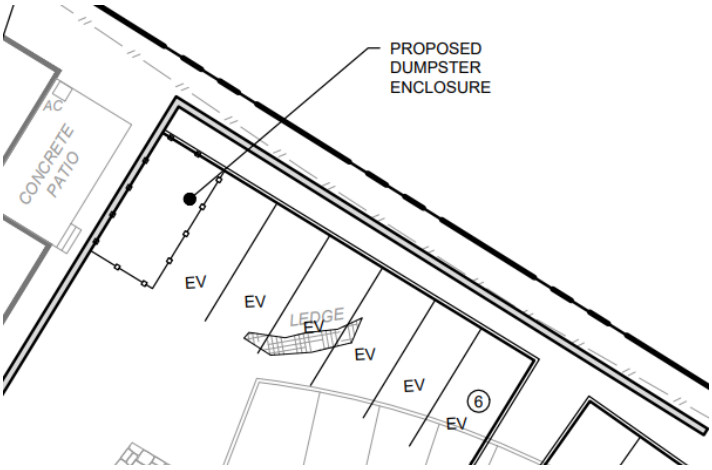
The structure that is proposed to replace this structure will look like this:

Other improvements proposed on the site include the removal of a curb cut and parking spaces located in front of the existing structure at the front of the property.



This is a beneficial improvement as it removes the parking lot in front of the structure, which is more conforming with the zoning regulations, where in general, parking is required to either be behind or next to structures. This also removes impervious surface and replaces it with a landscaped area, doubling as an aesthetic and drainage improvement for the property.

The next improvement is the installation of electric vehicle charging stations on the property. New developments that construct over 20 dwelling units are required to provide charging stations, so while the regulations do not require the installation of the charging stations for this application, the applicant has proposed to install the stations.



The other improvement is the addition of more workforce housing units on the property. As noted in the applicant's affordable housing plan, there are a total of four workforce housing units on the property today. The application will add one additional workforce housing unit, for a total of five workforce housing units, and pay a fee into the city's affordable housing fund.

Staff suggests that the applicant consider aligning the proposed driveway location with Taylor Avenue to determine whether such change would have beneficial or adverse traffic safety impacts. Staff requests that the applicant discuss such change with the Department of Public Works and Transportation, Mobility, and Parking, and would defer to their recommendation(s).

It is Staff's opinion that the application as proposed meets the intent of the historic preservation regulation and offers the following resolution for consideration by the Commission:

Draft resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-33 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit for a historic preservation development to renovate existing historic building, demolish a separate non-historic building, and construct a new 21-unit multifamily building for a total of 53-units on-site (36-units existing), and other site improvements be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
    a. Per the Site Plans entitled "Site Improvements for a Proposed Multi-Family Residential Building," prepared by LandTech, dated 9/24/2024; and
    b. Per Architectural Plans entitled "204 Flax Hill Road," prepared by Crosskey Architects, dated March 21, 2025; and
2. That the site plans and architectural drawings shall be modified as follows:
    a. The porch along the northern portion of the historic structure; and
    b. That a landscaping streetscreen shall be provided to screen the parking as much as possible; and
    c. That the roof line of the structure proposed at the rear of the site shall be revised to comply with Table 4.3.1-E; and
3. That the applicant shall discuss with the Department of Public Works and Transportation, Mobility and Parking the possibility of relocating the proposed driveway to be aligned with Taylor Avenue, and if such alignment would improve traffic safety, that such modification be implemented; and

4. That a certificate of special permit and mylar map of the approved site (as revised by any conditions of approval) shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
5. That a surety be submitted, in an amount to be determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
6. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work and that additional controls shall be installed at the direction of the Commission's Staff (Staff), if necessary; and
7. That a final Workforce Housing Plan showing a total of one new workforce housing unit(s), and a total of five workforce housing units on-site, shall be submitted for Staff review and approval and shall include deed restriction documents, architectural floor plans, and a list of the number of studio, one-bedroom, two-bedroom and three-bedroom workforce housing units, prior to the issuance of a Certificate of Zoning Compliance; and
    a. Further provided that such workforce housing units shall be deed restricted in perpetuity and meet all requirements of Section 6.12 of the Norwalk Zoning Regulations; and
    b. That the Workforce Housing Plan shall be filed on the Norwalk Land Records; and
8. That all mechanical equipment shall be adequately screened from the Front Lot or Building Site Line and from adjacent and abutting property(s); and
9. That a Connecticut licensed engineer shall certify that all of the required improvements were installed to all applicable City standards prior to the issuance of a Certificate of Zoning Compliance; and
10. That a surety shall be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan and all modifications to the plan as well as all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
11. That all conditions as required by the Norwalk Water Pollution Control Authority (WPCA) shall be applicable to this approval; and
12. That all conditions as required by the Norwalk Department of Public Works (DPW) shall be applicable to this approval; and
13. That all conditions as required by the Norwalk Department of Transportation, Mobility, and Parking (TMP) shall be applicable to this approval; and
14. That all conditions as required by the Norwalk Fire Marshal shall be applicable to this approval; and
15. That any revisions to the approved plans shall be submitted to Staff for review and approval prior to implementation, and that should any revisions be determined to be substantive by Staff, shall be submitted to the Commission for review and approval prior to implementation; 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 is June 13, 2025.

WOFSEY ROSEN

Adam J. Blank
ablank@wrkk.com | 203-318-6936

APPLICATION TO THE NORWALK PLANNING & ZONING COMMISSION OF NORWALK HOUSING VENTURES II LLC, C/O EDWARD GORMBLEY FOR SPECIAL PERMIT MODIFICATION APPLICATION FOR A MULTIFAMILY RENTAL DEVELOPMENT AT 1 ELMCREST TERRACE (A/K/A 50 CONNECTICUT AVENUE)

LIST OF APPLICATION MATERIALS

1. Special Permit Application Form;
2. Authorization dated 3/17/25;
3. Project Description Narrative;
4. Affordability Plan;
5. Site Development Plans prepared by LandTech dated 11/26/24, including Site Layout Plan, Site Grading & Drainage Plan, Site Utility Plan, Soil Erosion & Sediment Control Plan, and Notes & Details;
6. Zoning Location and Topographic Survey of Existing Conditions prepared by LandTech dated 8/19/24;
7. Stormwater Management Report prepared by LandTech dated 4/3/25;
8. Operations and Maintenance Plan prepared by LandTech dated 4/3/25;
9. Architectural Plans and Renderings prepared by Crosskey Architects dated 3/21/25, including Photometric Plan;
10. Legal Description;
11. Historic Report by Heritage Resources dated 4/7/25; and
12. Traffic Study by DTS Provident Design Engineering, LLP dated 10/8/24.

Special Permit Application

City of Norwalk Planning & Zoning Commission
Phone: 203-854-7780
www.norwalkct.gov

Date Received:

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.

1. **Address of Subject Property(s):**
   1 Elmcrest Terrace, Norwalk, CT
2. District: 1 Block: 3 Lot(s): 10
3. Zone: CD-3, Overlay/Village District: General Urban Community District
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:
   Residential apartment buildings.
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   Large Multifamily Building - Permitted by Right with Limitations

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: Adam J. Blank

Property Owner Information and Authorization

Owner of Record: Norwalk Housing Ventures II LLC c/o Edward Gormbley
Billing Address: 11 Day Street, Norwalk, CT 06854
Phone Number: 203-856-6203 Email: egormbley@wpsre.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 and 8.4.8 of the Norwalk Zoning Regulations detail items that are required for a Special Permit 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 Special Permit Application submission:

1. Three (3) 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.
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.I.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).

   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 the pay the application fee at the time of submission of the Special Permit 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

Per the Connecticut General Statutes, a public hearing is mandatory for all Special Permit Applications. Notice shall be provided per 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.

iii. Notification that once a public hearing date has been established, another letter will be sent via certified U.S. Mail, with certificate of mailing, to the property owner alerting them of when and where the public hearing will be held.
iv. Notification that once a public hearing date has been established, that a physical sign will be posted on the subject property(s) detailing when and where the public hearing will be held.

2. After a public hearing date has been established, the Applicant shall post a physical sign on the subject property(s) which:
   a. Shall be constructed of a rigid waterproof material, such as plastic board or metal.
   b. Shall have a minimum dimension of thirty-six inches (36") tall by forty-eight inches (48") wide and legs of sufficient length to raise the top of the sign thirty-six inches (36") above the Adjacent grade.
   c. Shall be set back no more than ten feet (10') from the Front Lot Line or on the front face of any building or structure that is closer to the Front Lot Line.
   d. Shall be placed at the mid-point of along the Frontage Line from which the site is addressed. If signs are not clearly visible at such mid-points, then they shall be placed at the clearest point of visibility as determined by the Planning & Zoning Director.
   e. Shall be visible to the public and composed of letters with a minimum height of four inches (4").
   f. Shall be supplied, installed, and maintained by the Applicant, securely fastened or staked.
   g. Shall be posted at least fifteen (15) days prior to the hearing and may be removed the following day after the close and decision on the public hearing.
   h. Shall state the following:

> NOTICE OF PUBLIC HEARING
>
> A Public Hearing for a Special Permit Application for this Site is pending before the City of Norwalk's Planning & Zoning Commission on:
>
> [INSERT MEETING DATE AND MEETING TIME]
>
> Hearing information can be found at:
>
> https://apps.norwalkct.org/meetingboard/meetinglist
>
> For further information contact the Norwalk Planning & Zoning Office: (203) 854-7780

   i. The Applicant shall notify and submit a photograph to the Planning & Zoning Department when the sign has been installed.
   j. Failure of an Applicant to comply with this requirement may be grounds for denial of the Special Permit Application.
   k. Properties fronting on more than one (1) Street must have one (1) single-faced sign placed parallel to the property line fronting on each Street.

3. 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.

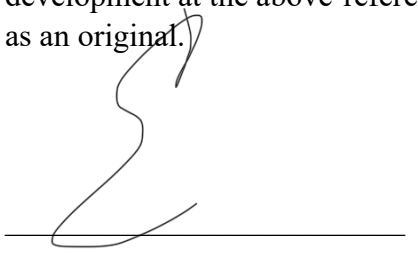
In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.

end

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 its behalf in any and all land use applications and approvals concerning property located at 50 Connecticut Avenue in Norwalk, Connecticut. This authorization includes but is not limited to the preparation, filing and presentation of a Special Permit Modification Application for a multifamily residential rental development at the above-referenced property. A fax or copy of this Authorization shall be valid as an original.



Norwalk Housing Ventures II, LLC

By: Edward Gormbley

Dated: March 17, 2025

WOFSEY ROSEN

Adam J. Blank
ablank@wrkk.com | 203-318-6936

1 Elmcrest Terrace (50 Connecticut Avenue) –
Narrative Description of Special Permit Modification Application

I. Background

Workforce Partners, LLC, through one of its entities, Norwalk Housing Ventures II, LLC ("Workforce Partners"), is the owner of 1.07 acres of property located at 1 Elmcrest Terrace (also known as 50 Connecticut Avenue (the "Property")). The Property is located in the CD-3 Zone and the main structure on the property, a historic home called the "Victorian," is currently listed on the Norwalk Historic Resources Inventory.

Under the Norwalk Zoning Regulations effective prior to February 19, 2024, the Norwalk Planning & Zoning Commission granted Workforce Partners a Special Permit (SP#2021-10) for 50 Connecticut Avenue to create a historic preservation development at the site, including the rehabilitation of an existing building and construction of a six-unit residential addition. That work has not occurred.

Since the prior approval and with the enactment of the revised Zoning Regulations earlier this year, Workforce Partners has re-imagined its plans for the 50 Connecticut Avenue development. Workforce Partners now files this Special Permit Modification Application which is similar to the prior application but, under this application, it seeks to replace a building on the property that could not be cost-effectively repaired with a new, modern and functional building. The current plans continue to call for rehabilitating, renovating and preserving the existing Victorian structure listed on the local historic registry.

The development at 50 Connecticut Avenue currently has three (3) buildings and thirty (30) units of housing, but is now proposed to include an additional ten (10) units, for a total of forty (40) housing units at the finished

Property, including six (6) studio and thirty-four (34) one-bedroom apartments. As the number of units will increase by ten (10), under your regulations that triggers a requirement that one (1) unit be designated a workforce housing unit, which is consistent with the prior approval for this property.

Under Norwalk's Zoning Regulations, within the CD-3 Zone, certain of the zoning requirements may be waived or modified to encourage preservation of historic structures—such as the Victorian located on the Property. Certain waivers or modifications are sought in the present application, as detailed below.

The Victorian was constructed in 1880 in the Queen Anne style in the free class subtype, and features a tower, Palladian window and grouped columns supporting the porch roof. The exterior of the dwelling is in excellent condition (except for the fire escapes, which are proposed to be removed). The interior is also in good condition and many original elements remain. It has been called the "Buxton House" in the City's historic documents, after George Isaac Buxton, a Civil War veteran and local retail oil merchant.

The second building on the Property is in sub-par condition, renovation and preservation are not financially feasible, and it detracts from the historic preservation and cultural value of the Property. Although the original goal was to preserve all buildings on the Property, the primary reason that Workforce Partners did not move forward following the approval of SP#2021-10 was the economic infeasibility of the approved development. Instead, and with the enactment of the new Zoning Regulations, Workforce Partners looks forward to preserving the Victorian, one of Norwalk's treasured historic resources, ensuring that it is located within a cohesive, aesthetically-pleasing and culturally-significant development and continuing to provide housing to those who need it most.

II. Workforce Partners Promotes Housing in Norwalk for Regular Workers

Workforce Partners is an owner-operator of workforce housing units. It purchases dilapidated properties in need of capital improvements, updating and modernization and then leases the revitalized units back at modest rents to the working class of Norwalk. It specializes in filling the housing gap for those that can't afford luxury market rate units but also don't qualify for affordable/deed-restricted housing. Typical units owned by Workforce Partners are provided to those earning 60 to 100 percent of the average area median income. Rents are always discounted for everyday heroes including teachers, firefighters, police, EMTs, municipal employees and others.

Workforce Partners concentrates its operations in Norwalk where it owns numerous multifamily properties including 132 Flax Hill, 138 Flax Hill, 204 Flax Hill, 30 West Avenue, 35 Clay Street, 104 South Main Street, 143½ South Main Street, 8 Union Avenue, 21 Clinton Avenue, 14 Bedford Avenue and 29 Ferris Avenue.

III. The Proposed Improvements to 50 Connecticut Avenue

The 4,250 square foot Victorian contains twelve (12) housing units (six (6) studios and six (6) one-bedrooms). The 6,700 square foot second building offers two (2) one-bedroom units. And, the 11,800 square foot third building contains sixteen (16) one-bedroom units.

The applicant proposes to renovate and rehabilitate the Victorian by removing the fire escapes and decommissioning one unit in the basement, reducing the total number of apartments in that structure to eleven (11)—six (6) studios and five (5) one-bedroom apartments. The second building will be replaced with a modern and efficient building containing thirteen (13) one-bedroom units. The third

building will remain unchanged and continue to provide sixteen (16) one-bedroom units. See attached Civil Plans and Architecturals from LandTech and Crosskey Architects.

New parking and drive aisles will be installed allowing for a total of forty (40) parking spaces onsite (including two (2) handicap vehicle spaces). The just over one (1) acre site will be landscaped with trees, shrubs, perennials, grasses and groundcovers of various types.

The project will also include numerous drainage improvements. Under existing conditions, runoff on the Property currently discharges via sheet flow to the southeast towards Connecticut Avenue. With the proposed improvements, the Property will also incorporate a system of roof leaders, catch basins and collection piping toward an underground detention system located to the south of the proposed second building. See attached Stormwater Management Plan.

A traffic impact study was previously performed by DTS Provident Design Engineering, LLP ("DTS Provident"), for the Property's prior Special Permit approval to increase the Property's housing to thirty-six (36) units. DTS Provident updated this traffic study and concluded, unsurprisingly, that an added four (4) apartment units will generate approximately one (1) or two (2) additional vehicle trips in and out during daylight hours and will not generate a significant amount of traffic nor will they have any significant impact on traffic operating conditions in the area. See attached Traffic Impact Study.

IV. Historic Preservation

The Property is zoned CD-3, and in the CD-3 Zone, large multifamily buildings are permitted by right with limitations. Section 4.3.20 of the Norwalk Zoning Regulations allows this Commission to increase or reduce a minimum or

maximum lot standard and/or bulk/height standard by up to thirty percent (30%) from the originating standard in connection with the preservation of a historic structure. The Applicant proposes the following modifications to the originating standard:

- Residential density (1,1650 square feet per dwelling unit required vs. 1,165 square feet per dwelling unit proposed), and
- Parking spaces (52 required vs. 40 proposed).[1]

In connection with this request, the applicant submits that:

(a) *The historic structure contributes positively to the community or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness or cultural value)*. The Victorian contributes positively to the community and possesses a degree of historic significance, as is evidenced by its age, architectural uniqueness and cultural value. The Victorian was constructed in 1880 and is listed on the Norwalk Historic Resource Inventory. See Historic Report;

(b) *If preserved, the historic structure would represent a cultural benefit to the community*. If preserved, the Victorian will represent a cultural benefit to the community. Based upon the age of the Victorian, its architectural uniqueness and cultural value, and its history as the residence of Civil War veteran and local merchant George Buxton and his family, preservation of the Victorian offers a substantial benefit to the community and the Elmcrest Terrace neighborhood and will continue to add to the rich fabric of the City of Norwalk. Its renovation will conclude the restoration of one architecturally

[1] The Applicant proposes to reduce the required parking for the Property from the 52 spaces that would initially be required to 40 spaces pursuant to Section 4.3.20.1 of the Norwalk Zoning Regulations.

significant structure on Elmcrest Terrace;

(c) *The extent of the requirement to be reduced or increased shall be clearly identified on the application presented to the Commission*. The extent of the residential density requirement to be increased and the parking requirement to be reduced are clearly identified in this Narrative and in the Site Development Plans and Architectural Plans and Renderings presented to the Commission with this Special Permit Application;

(d) *The Commission may increase or reduce a minimum or maximum lot standard and/or bulk/height standard under this section by no more than thirty percent (30%) from the originating standard*. The residential density is proposed to be increased by less than 30%;

(e) *Potential increases in residential density are only applicable to zoning districts that allow multifamily developments*. Although residential density is proposed to be increased, the CD-3 Zone already permits multifamily developments;

(f) *Any Special Permit granted by the Commission shall only remain effective so long as the historic structure is preserved and maintained*. Any Special Permit granted by the Commission will only remain effective so long as the Victorian is preserved and maintained as the principal structure on the Property. The Applicant intends to continue to use the Victorian as a multifamily dwelling and plans to remove existing fire escapes to restore the structure to its prior grandeur. See Historic Report; and

(g) *The historic structure shall be located on the same property*. The Victorian is located on the Property.

V. The POCD

The 2019–2029 Norwalk Citywide Plan of Conservation and Development ("Norwalk POCD") supports the proposed project. Specifically, Chapter 6 of the Norwalk POCD sets forth the following goal: Norwalk protects its most important historic resources and encourages adaptive reuse of historic sites to maintain and enrich the City's character. Norwalk POCD, p. 106. To achieve that goal, the Norwalk POCD sets forth the following strategies:

- Preserve the integrity and character of historic structures, historic landscapes and cultural resource sites within the City of Norwalk.
- Develop a Historic Preservation Plan to establish policies, practices and criteria for preservation of buildings and sites important to the history of Norwalk.
- Revise zoning and development regulations to promote preservation and adaptive reuse of historic structures.

Norwalk POCD, pp. 106–07. The proposed project fulfills the goals of the Norwalk POCD by preserving historic structures located within the City.

VI. The Project Meets all of Norwalk's Special Permit Criteria

In addition, 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 buildings, comply with Norwalk's Zoning Regulations. The buildings and their uses require relief from the Norwalk Zoning Regulations as noted above;

(b) *Stable traffic flow*. As demonstrated by the enclosed traffic report of DTS Provident, site-generated traffic will have an insignificant impact on

pedestrian safety, as well as on traffic operations along adjacent roadways and signalized intersections and will not require any off-site modifications;

(c) *Availability of mass transit facilities*. Wheels Bus Routes 1, 9 and 13 and Connecticut Avenue travel either directly in front of the Property or within a few blocks of the site. The South Norwalk Train Station is within a fifteen (15)-minute walk of the Property;

(d) *Availability and compatibility of utilities*. The Project is currently served by city sewer and city water and will continue to be. See Site Grading & Drainage Plan and Site Utility Plan;

(e) *Adverse impact from noise, odor, fumes, dust and artificial lighting*. The proposed use is residential, which is consistent with other uses in the general vicinity of the site. Except for noise, dust and other distractions occasioned by the site construction, post-construction use will not have an adverse impact from noise, odor, fumes, dust or artificial lighting. See Photometric Plan;

(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*. The Zoning Regulations require a maximum 80% coverage for this site, but the Applicant is proposing only 67.1% coverage, so the yards and open space of this development will be more than adequate. The Property will also be compliant with all screening and buffering requirements of the Zoning Regulations. See Zoning Data Table on Site Plan;

(h) *Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right*. The proposed new residential structure, in

connection with the other two multifamily buildings on the Property, complement other permitted uses in the CD-3 Zone, such as multifamily residential, religious facilities, offices of charitable organizations, artist studios and other uses;

(i) *Existing land use in the area*. The area surrounding the site includes a cross-section of uses, such as multifamily and single-family residential, retail, restaurant, medical office, hospital and other uses;

(j) *Proximity of community facilities*. A variety of restaurants, retail shops, movie theaters and other venues exist within walking distance of the Property, such as the Maritime Aquarium at Norwalk, Mathew's Park and Stepping Stones Museum for Children, the Sono Collection, Lowe's and others;

(k) *Compliance with the Norwalk Zoning Regulations and Norwalk POCD*. The proposed use complies with the Norwalk Zoning Regulations and with the Norwalk POCD;

(l) *Utilization of green infrastructure and other sustainability measures*. The proposed use will utilize green infrastructure and other sustainability measures in compliance with the Norwalk Zoning Regulations;

(m) *Conservation of wetlands, watercourses and other ecologically-viable lands*. There are no wetlands, watercourses or other ecologically-viable lands on the Property; and

(n) *No zoning violation exists on the Property*. There are no known zoning violations on the Property.

VII. Conclusion

The application complies fully with Norwalk's Zoning Regulations,

including all the Historic Preservation and Special Permit criteria. For all the reasons set forth herein, we respectfully request the Commission grant this Special Permit Application.

THE APPLICANT,
NORWALK HOUSING VENTURES II, LLC

By: Adam J. Blank

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Norwalk Housing Ventures II LlC
AFFORDABILITY PLAN

Norwalk Housing Ventures II LLC ("NHV") submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for development of the 50 Connecticut Avenue project 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 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%) of 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.

NHV proposes to create a total of ten (10) new units associated site improvements, at 50 Connecticut Avenue in Norwalk, Connecticut. NHV proposes to designate a total of ten percent (10%) of the new 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, 1 unit will be designated as a Workforce Housing Unit. That unit will be located on site.

NHV has designated the specific unit that will be a Workforce Housing Unit 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. The unit 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 Unit 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 Unit 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 per unit, the affirmative marketing procedures, residency requirements, reporting requirements, as well as remedies for breach.

4. Pro Rata Construction.

The Workforce Housing Unit shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that the workforce housing unit shall be developed simultaneously with or prior to the development of the market rate units.

5. Affirmative Fair Marketing.

NHV will market the Workforce Housing Unit 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 Unit 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 NHV, 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, NHV 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. <u>Prioritization of Applicants for Rental.</u>

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 displace 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 Unit 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 new 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 NHV successors, heirs and assigns.

APPENDIX A
(REFER TO ARCHITECTURAL PLAN SET FOR UNIT LOCATIONS)

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 _____, 2025 by **NORWALK HOUSING VENTURES II LLC**, a Connecticut limited liability company with an office located at 11 Day St 2nd Floor in Norwalk Connecticut 06854, (the "**Declarant**").

RECITALS:

A. Declarant is the owner of a certain property known as 50 Connecticut Avenue, Norwalk, Connecticut (District 2, Block 48, Lot 44) 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 _____(__) residential units on the Property.

C. Pursuant to the Approvals and to the Norwalk Zoning Regulations Article 6 Section 6.12, one (1) unit of the ten (10) new units are to be designated as "workforce housing units" as said term is defined in the Norwalk Zoning Regulations in effect on _____ 20__. The one (1) unit will be located on-site. There will be one (1) one-bedroom units 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 a "workforce housing unit" 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 unit, and on the maximum rental that may be charged for such workforce housing unit. 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 new dwelling units in this development, and no less than one (1) one-bedroom dwelling unit, 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 unit 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 unit 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.

Norwalk Housing Ventures II 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.

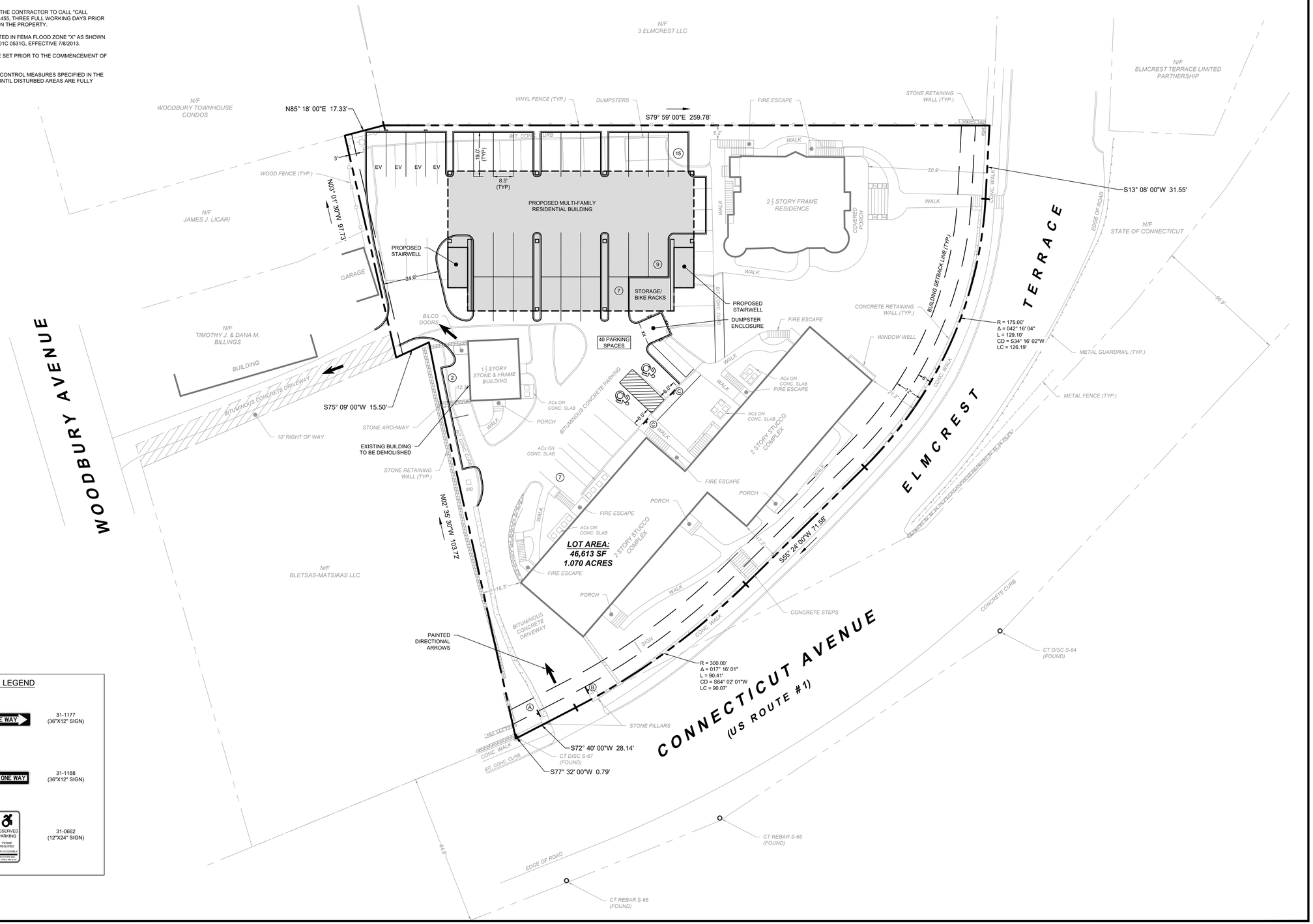
_____
Commissioner of the Superior Court
Notary Public

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 50 CONNECTICUT AVENUE TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED AUGUST 19, 2024.
2. DATUM: NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE 7/8/2013.
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.

PARKING REQUIREMENTS		
USE: MULTI - FAMILY DWELLING UNIT		
	SPACES REQUIRED	SPACES PROVIDED
MULTI - FAMILY DWELLING UNIT 40 UNITS	1.3 SPACE PER DWELLING UNIT 40 X 1.3 = 52 SPACES	40 SPACES INCLUDING 2 ADA SPACES
	TOTAL = 52 SPACES 30% HISTORIC RELIEF ADJUSTMENT = 37 SPACES	

ZONING DATA ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"						
DIMENSIONAL		REQUIRED/ALLOWED	HISTORIC RELIEF ADJUSTMENT (30%)	EXISTING	PROPOSED	COMFORMS
LOT AREA		NOT REGULATED	NOT REGULATED	46,613 SF	46,613 SF	Y
LOT WIDTH		50' MIN., 100' MAX.	35' MIN., 130' MAX.	351.57'	351.57'	Y
DENSITY	MAX.	1 UNIT/1,650 SF	1 UNIT/ 1,155 SF	EXISTING	40 UNITS (1 UNIT/1,165 SF)	Y
COVERAGE	MAX.	80% (37,290 SF)	100% (46,613 SF)	64.6% (30,109 SF)	67.1% (31,265 SF)	Y
YARDS	FRONT	6' MIN., 12' MAX.	4.2' MIN., 15.6' MAX.	17.2'	17.2'	Y
	SIDE	0'	0'	16.3', 6.2'	16.3', 6.2'	Y
	REAR	3' MIN.	2.1' MIN.	>3'	>3'	Y
BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES HEIGHT REGULATED IN NZR	5 STORIES HEIGHT REGULATED IN NZR	2 1/2 STORIES (RES.) 2 STORES (APARTMENTS) 1 1/2 STORES (BUILDING)	2 1/2 STORIES (RES.) 2 STORES (APARTMENTS) 1 1/2 STORES (BUILDING)	Y



SIGN LEGEND

Ⓐ	ONE WAY	31-1177 (36"X12" SIGN)
Ⓑ	ONE WAY	31-1188 (36"X12" SIGN)
Ⓒ	RESERVED PARKING PERMIT REQUIRED VAN ACCESSIBLE MAXIMUM $250.00 FINE TOW-AWAY ZONE	31-0662 (12"X24" SIGN)

LOCATION MAP
(NTS)

REVISION DATE	ISSUE

LANDTECH

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:
50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:
SITE LAYOUT PLAN

PROJECT No. 24219-01

DATE:	DESIGNED BY:	CHECKED BY:
11/26/2024	SM	AS

SCALE: 1" = 20'
IN FEET
0 20 40 60

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · MATTHEW J. SOUWLIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-1.0

T:\ ACTIVE PROJECTS\24219-01 GORNBILEY - 50 CONNECTICUT AVE - NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

TEST HOLE DATA

TEST HOLE DATA TAKEN FROM PROPOSED BUILDING ADDITION & RELATED SITE IMPROVEMENTS PREPARED BY CABEZAS DEANGELIS ENGINEERS & SURVEYORS DATED MARCH 18, 2021, REVISED TO SEPTEMBER 8, 2021.

SOIL TEST CONDUCTED ON APRIL 8, 2020

TEST HOLE 1

0 – 4"	ASPHALT
4 – 8"	PRECESSED ROADWAY BASE
8 – 10"	GRAVEL FILL MATERIAL
10 – 22"	ORANGE BROWN SILTY SAND, DRY, DENSE
22 – 60"	TAN FINE TO MEDIUM SAND, DRY, DENSE
	NO MOTTLING, NO GROUNDWATER, NO LEDGE
	NO RESTRICTIVE LAYER

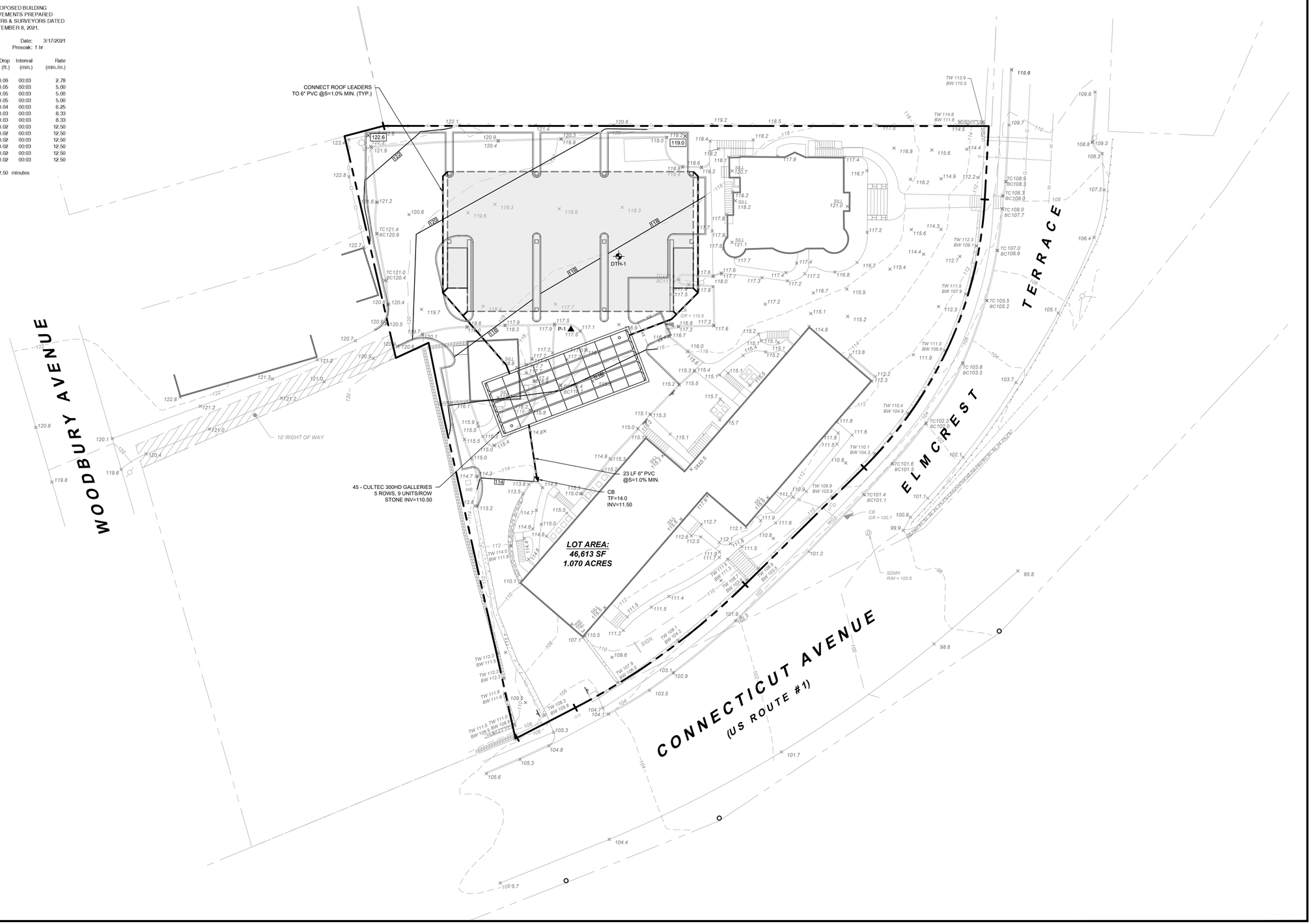
PERCOLATION TEST DATA

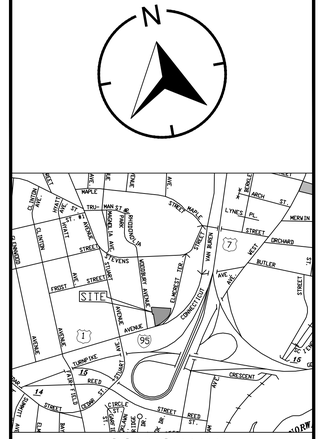
TEST HOLE DATA TAKEN FROM PROPOSED BUILDING ADDITION & RELATED SITE IMPROVEMENTS PREPARED BY CABEZAS DEANGELIS ENGINEERS & SURVEYORS DATED MARCH 18, 2021, REVISED TO SEPTEMBER 8, 2021.

Perc Hole 1 — Date: 3/17/2021
Depth: 36 in. — Presoak: 1 hr

Time	Depth (ft.)	Drop (ft.)	Interval (min.)	Rate (min./in.)
8:44	0.70			
8:47	0.79	0.09	00:03	2.78
8:50	0.84	0.05	00:03	5.00
8:53	0.89	0.05	00:03	5.00
8:56	0.94	0.05	00:03	5.00
8:59	0.98	0.04	00:03	6.25
9:02	1.01	0.03	00:03	8.33
9:05	1.04	0.03	00:03	8.33
9:08	1.06	0.02	00:03	12.50
9:11	1.08	0.02	00:03	12.50
9:14	1.10	0.02	00:03	12.50
9:17	1.12	0.02	00:03	12.50
9:20	1.14	0.02	00:03	12.50
9:23	1.16	0.02	00:03	12.50

Final Rate: 1" in 12.50 minutes





REVISION DATE	ISSUE

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PREPARED FOR:

NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:

50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SITE GRADING & DRAINAGE PLAN

PROJECT No. 24219-01

DATE:	DESIGNED BY:	CHECKED BY:
11/26/2024	SM	AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

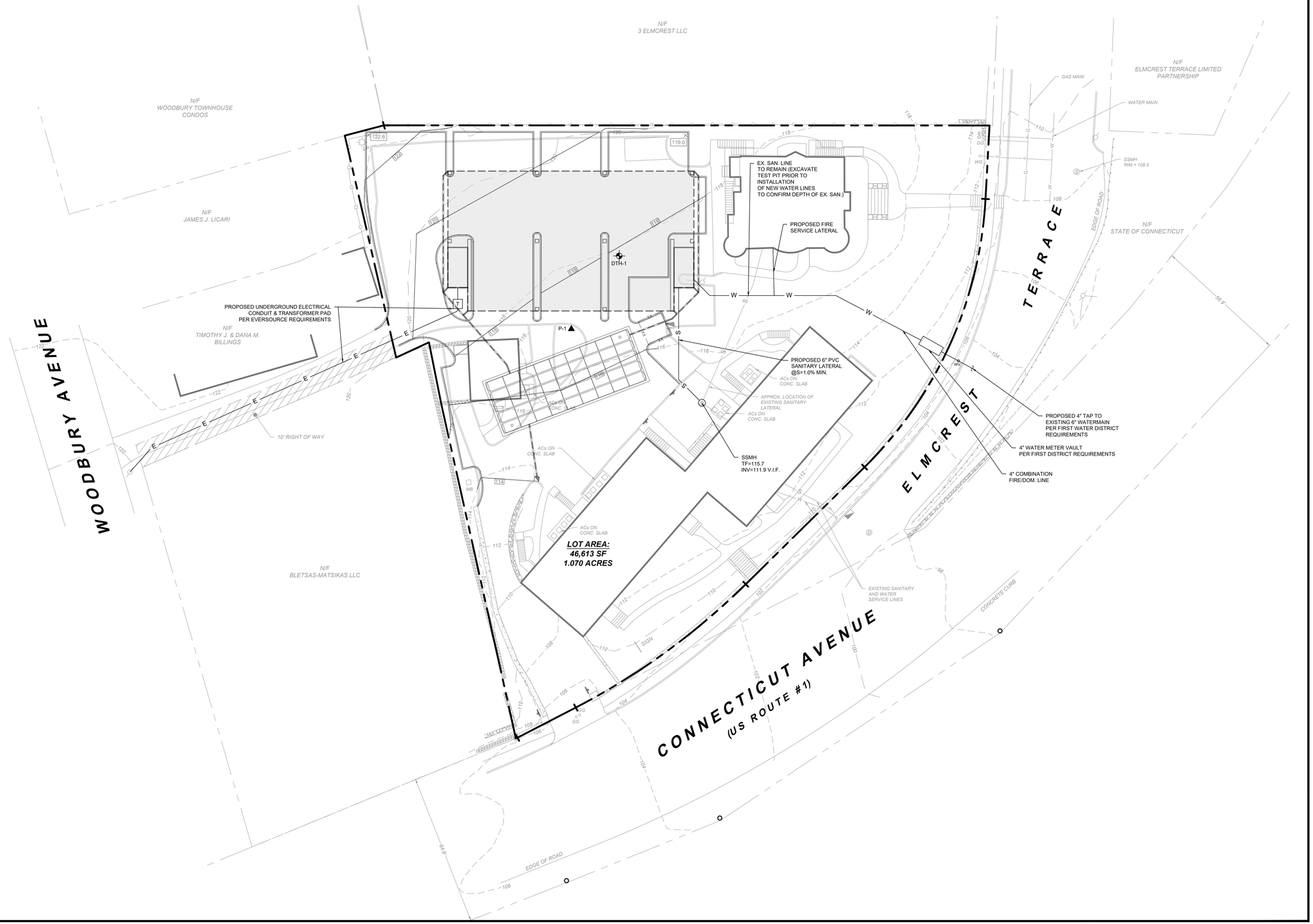
PROJECT STATUS:

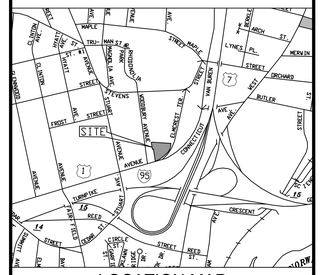
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SCOTT SOUWEIDANE · 27803 · LICENSED PROFESSIONAL ENGINEER

C-2.0

T:\1 ACTIVE PROJECTS\24219-01 GORNBILLY - 50 CONNECTICUT AVE, NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG





LOCATION MAP
(NTS)

REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:

50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A
PROPOSED MULTI-FAMILY
RESIDENTIAL BUILDING

DRAWING TITLE:

SITE UTILITY PLAN

PROJECT No. 24219-01

DATE:	DESIGNED BY:	CHECKED BY:
11/26/2024	SM	AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

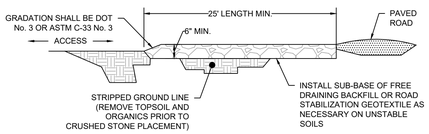
STATE OF CONNECTICUT · SCOTT MICHAEL SOUWELOS · 27803 · LICENSED PROFESSIONAL ENGINEER

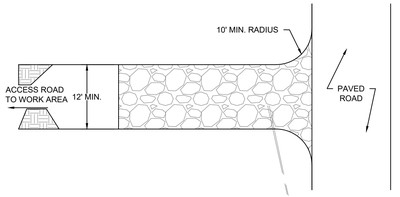
C-3.0

T:\ ACTIVE PROJECTS\24219-01 GORMELEY - 50 CONNECTICUT AVE, NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

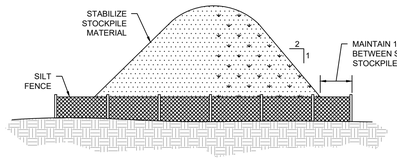
GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ⅔ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES 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 COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

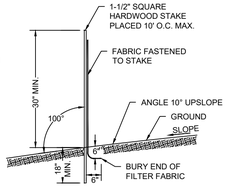




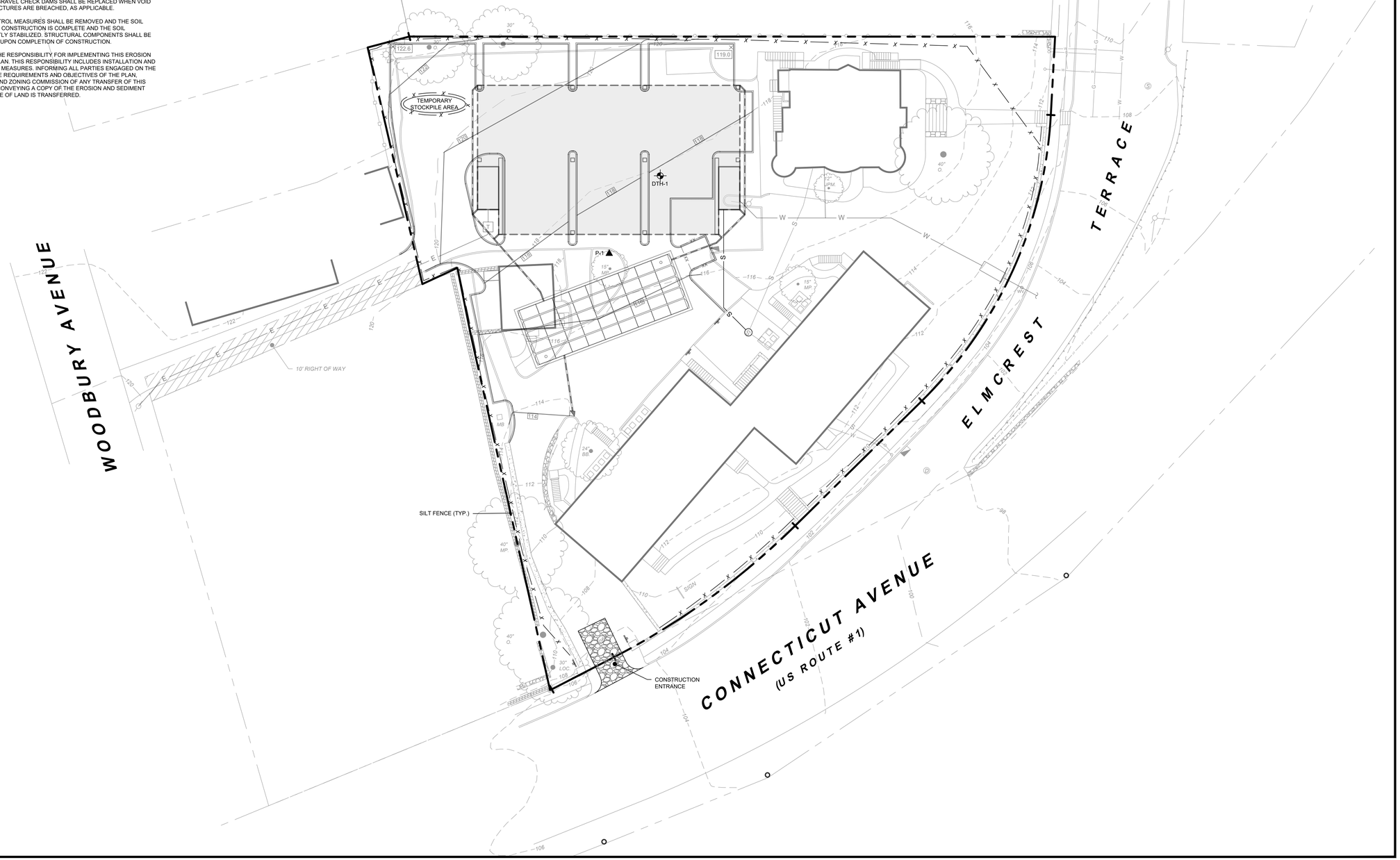
CONSTRUCTION ENTRANCE
(NTS)

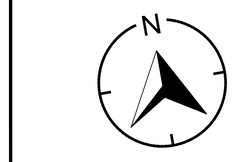


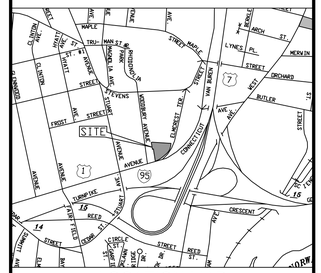
STOCKPILE DETAIL
(NTS)



GEOTEXTILE SILT FENCE
(NTS)







LOCATION MAP
(NTS)

REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:

50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

SOIL EROSION & SEDIMENT CONTROL PLAN

PROJECT No.	24219-01	
DATE: 11/26/2024	DESIGNED BY: SM	CHECKED BY: AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

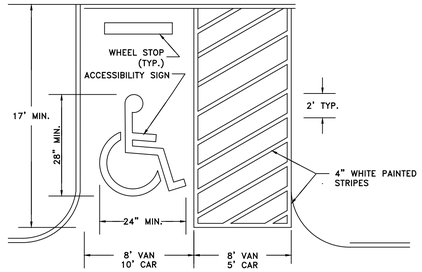
PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

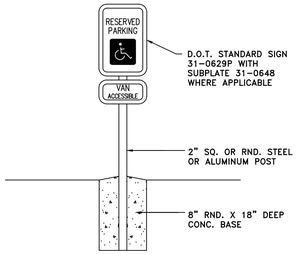
STATE OF CONNECTICUT · SCOTT MICHAEL SOUWLOS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-4.0

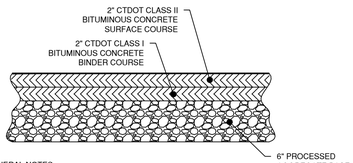
LANDTECH
T:\ ACTIVE PROJECTS\24219-01 DORNBLEY - 50 CONNECTICUT AVE, NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG



DISABLED PARKING MARKING
(NTS)

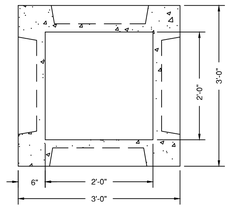


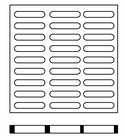
DISABLED PARKING SIGN
(NTS)

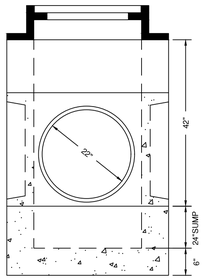


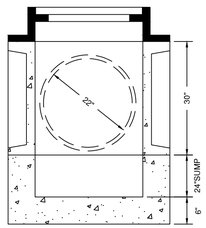
GENERAL NOTES
1. THE BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTP T-180 OR ASTM D-1557.
2. THE SUB-BASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASSHTO T-180 OR ASTM D-1557.

DRIVEWAY PAVEMENT TYPICAL CROSS SECTION
(NTS)



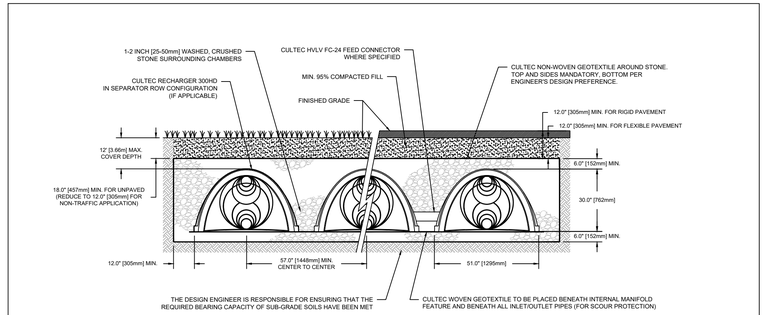

GRATE DETAIL





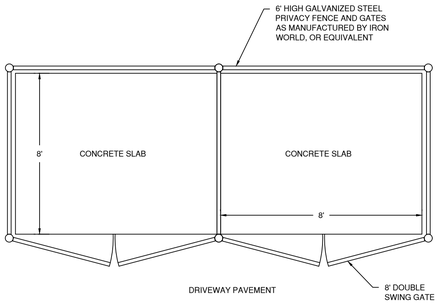
GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GUAGE MESH OR TO SPECIFICATIONS.
2. GRATE - STEEL OR CAST IRON.
3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
4. APPROXIMATE WEIGHTS:
   3' - 2100 LBS.
   4' - 2800LBS.

2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)

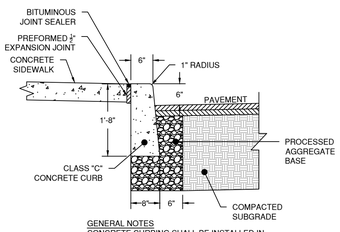


NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION



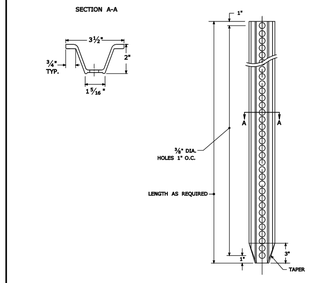
DUMPSTER ENCLOSURE
(NTS)



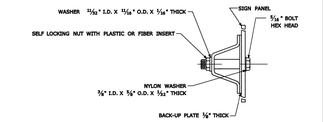
GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)

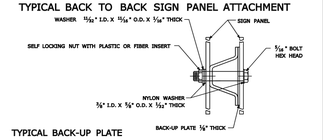
TYPICAL METAL SIGN POSTS



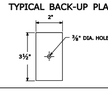
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

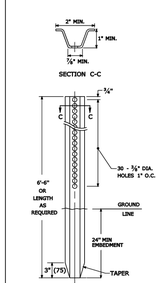


TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

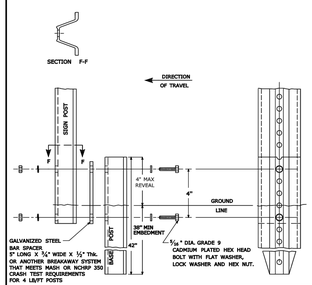
METAL DELINEATOR POST
WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
6. ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. SIGN POSTS SHALL BE 4 LBS./FT.

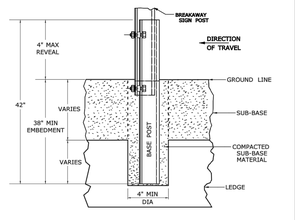
BREAKAWAY INSTALLATION
FOR 4 LBS./FT. POSTS



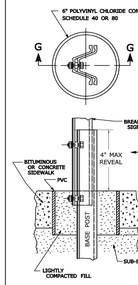
TYPICAL SIGN POST INSTALLATION IN LEDGE

LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38".

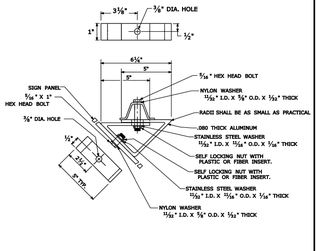
HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



TYPICAL SLEEVE FOR PAVED AREAS



45° MOUNTING BRACKET
FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2011	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES, CONTAINED IN THESE SHEETS IS ISSUED ON LIMITED BASIS AND IS NOT GUARANTEED TO BE CORRECT IN NO WAY WARRANTED TO INDICATE THE CONDITIONS THAT MAY BE ENCOUNTERED OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 6/5/2017

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR-1208_02_May-2017_Aerotech.dgn Model: TR-1208_02

SUBMITTED BY: Mark E. Ellard, P.E. 2017.06.07 07:30:30-04'00'
APPROVED BY: Gregory M. Dorosh, P.E. 2017.06.15 09:27:29-04'00'
SIGNATURE/DATE

CTDOT STANDARD SHEET
OFFICE OF ENGINEERING

STANDARD SHEET TITLE: METAL SIGN POSTS AND SIGN MOUNTING DETAILS

GUIDE SHEET NO.: TR-1208_02

NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

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:
NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:
50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No.: 24219-01

DATE:	DESIGNED BY:	CHECKED BY:
11/26/2024	SM	AS

SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · ANDY SOUMELIDIS · 27803 LICENSED PROFESSIONAL ENGINEER

C-5.0

T:\1 ACTIVE PROJECTS\24219-01 GURMILEY - 50 CONNECTICUT AVE., NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

SERVICE LATERAL MARKER DETAIL

SECTION A-A

CLEAN OUT FRAME & COVER

1" = 1'-0"

NOTE:

CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #4155 AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.

CLEAN OUT DETAIL

NTS

SECTION

PLAN

1" = 1'-0"

STANDARD SERVICE LATERAL CONNECTION

REPAIR COUPLING

28.97" PIPE O.D. MAXIMUM

STRONG BACK RC SERIES

as manufactured by FERNCO INC.

(or Approved Equal)

NOTE:

THIS DETAIL MUST BE USED W/PRECAST CONC. CHIMNEY WHEN DISTANCE FROM TOP OF MAIN TO CENTER OF LATERAL IS 29" OR GREATER. WHERE DISTANCE IS < 29" SEE CITY ENGINEER. (SEE STD. SHEET #2 FOR PRECAST RISER DETAIL)

⚠ ✱ FOR INLET PIPE DIAMETERS >10.75" SUBMIT SHOP DRAWINGS OF FITTINGS FOR APPROVAL.

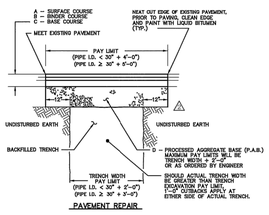
KOR-N-TEE

LATERAL PIPE TO PIPE CONNECTION

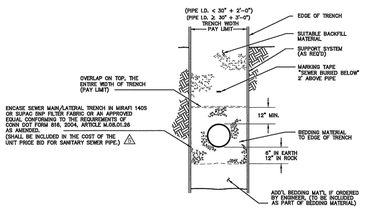
INSTALL PER MANUFACTURERS INSTRUCTIONS

as manufactured by NPC

(or Approved Equal)



PAVEMENT REPAIR



TYPICAL TRENCH SECTION

SANITARY SEWER

	A	B	C	D	E	F
	A – E	X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)				
	0.375"(2)	0.50"(2)	1.00"(2)	0.50"(2)	1.00"(2)	P.A.B.
STATE ROAD				3"	6"	12"
MAJOR ARTERIAL				4"	8"	14"
MINOR ARTERIAL	1.5"	2"	3"			12"
COLLECTOR	1.5"	1.5"	3"			12"
LOCAL	3"					12"

PAVEMENT REPAIR TABLE

(SUPERPAVE) ⚠

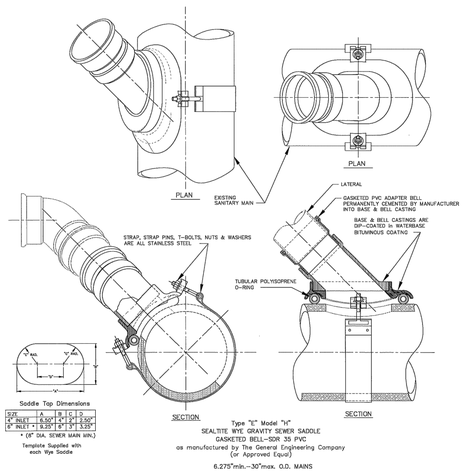
ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:	
STONE SIZE	LIFT THICKNESS
	MIN. MAX.
0.375"	1.5" 3"
0.50"	1.75" 3.5"
1.00"	3.0" 5.0"

	A	B	C	D
	CL. 2	CL. 1	CL. 4	P.A.B.
STATE ROAD	—	3"	6"	12"
MAJOR ARTERIAL	2"	2"	6"	14"
MINOR ARTERIAL	1 1/2"	2"	2"	12"
COLLECTOR	1 1/2"	1 1/2"	2"	12"
LOCAL	1 1/2"	1 1/2"	—	12"

PAVEMENT REPAIR TABLE

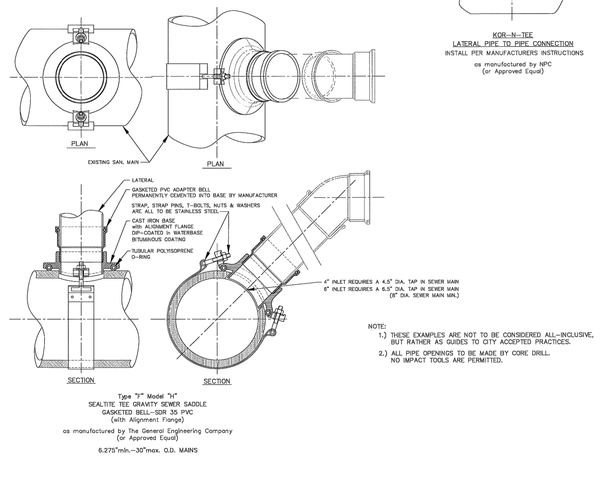
(MARSHALL MIX)

⚠ MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
CLASS 2 – 3" THK.
CLASS 1 – 2 1/2" THK.
CLASS 4 – 6" THK.



SIZE	A	B	C	D
4" INLET	6.50"	4"	2"	2.50"
6" INLET *	8.25"	6"	3"	3.25"

* (8" DIA. SEWER MAIN MIN.)



NOTE:

1.) THESE EXAMPLES ARE NOT TO BE CONSIDERED ALL-INCLUSIVE, BUT RATHER AS GUIDES TO CITY ACCEPTED PRACTICES.

2.) ALL PIPE OPENINGS TO BE MADE BY CORE DRILL. NO IMPACT TOOLS ARE PERMITTED.

Type "T" Model "H"
SEALTITE TEE GRAVITY SEWER SADDLE
GASKETED BELL-SDR 35 PVC
(with Alignment Flange)
as manufactured by The General Engineering Company
(or Approved Equal)
6.275"min.–30"max. O.D. MAINS

NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

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:

NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:

50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

NOTES AND DETAILS

PROJECT No.		
24219-01		
DATE: 11/26/2024	DESIGNED BY: SM	CHECKED BY: AS

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

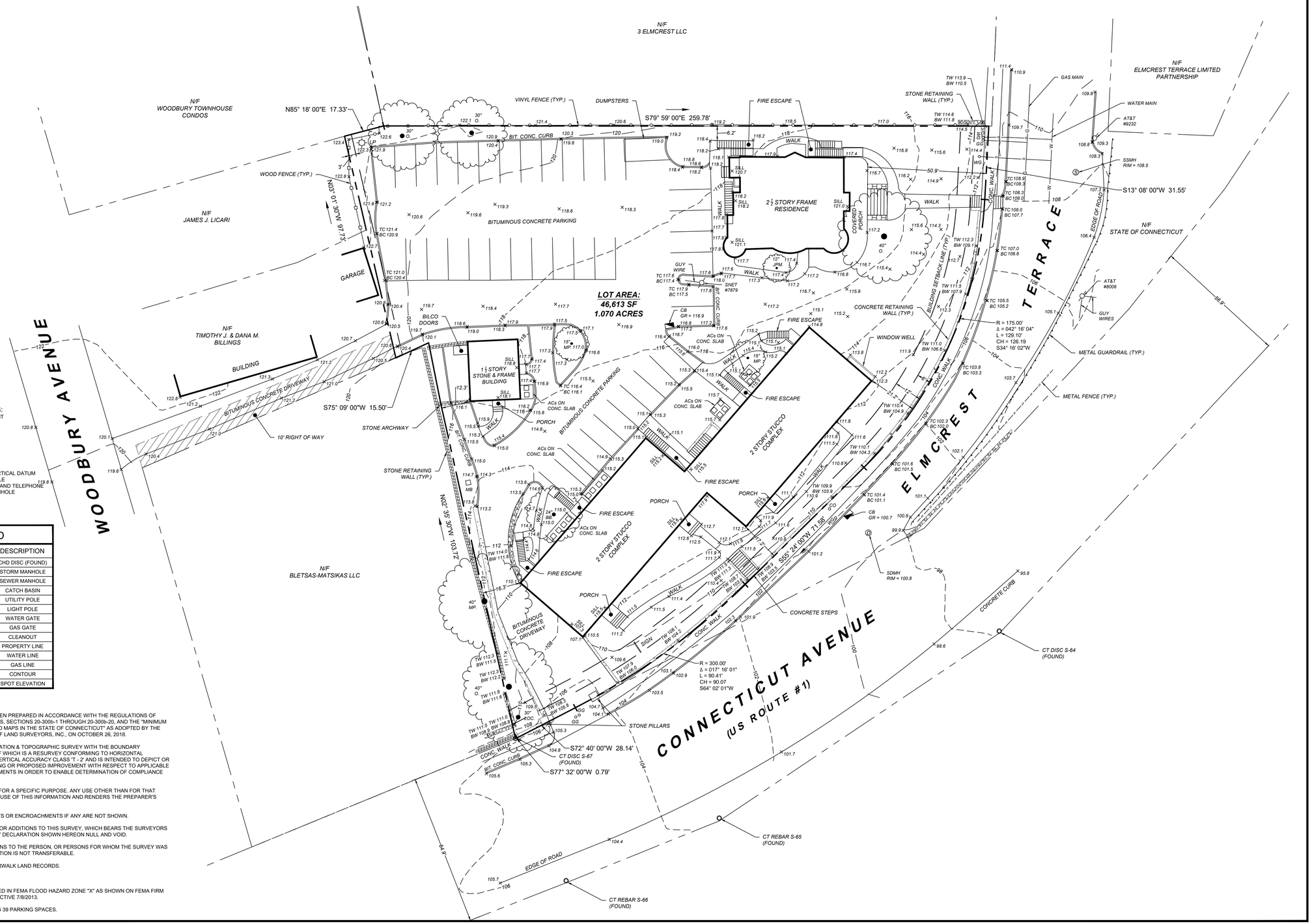
STATE OF CONNECTICUT · NOT VALID UNLESS SEALED · 27803 LICENSED PROFESSIONAL ENGINEER

C-5.1

LANDTECH

T:\1 ACTIVE PROJECTS\24219-01 GORNELEY - 50 CONNECTICUT AVE, NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

ZONING DATA			
ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"			
DIMENSIONAL		**REQUIRED/ALLOWED**	**EXISTING**
LOT AREA		NOT REGULATED	46,613 SF
LOT WIDTH		50' MIN., 100' MAX.	351.57'
COVERAGE	MAX.	80% (37,290 SF)	64.6% (30,109 SF)
YARDS	FRONT	6' MIN., 12' MAX.	17.2'
	SIDE	0'	16.3', 5.2'
	REAR	3' MIN.	>3'
BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES HEIGHT REGULATED IN NZR	2 1/2 STORIES (RES.) 2 STORIES (APARTMENTS) 1 1/2 STORIES (BUILDING)
PARKING SPACES		39 SPACES	



TREE LEGEND:
JPM. JAPANESE MAPLE
MP MAPLE
O. OAK

LEGEND ABBREVIATIONS:

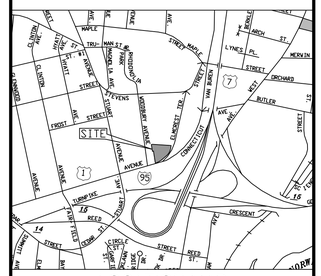
AC	AIR CONDITIONING UNIT
BC	BOTTOM CURB
BW	BOTTOM OF WALL
CB	CATCH BASIN
GG	GAS GATE
GR.	GRATE
LP	LIGHT POLE
MB	MAILBOX
N/F	NOW OR FORMERLY
NAVD	NORTH AMERICAN VERTICAL DATUM
SDMH	STORM DRAIN MANHOLE
SNET	SOUTHERN NEW ENGLAND TELEPHONE
SSMH	SANITARY SEWER MANHOLE
TC	TOP CURB
TW	TOP OF WALL
TYP	TYPICAL
WG	WATER GATE

LEGEND

SYMBOLS	DESCRIPTION
O	CHD DISC (FOUND)
Ⓓ SDMH	STORM MANHOLE
Ⓢ SSMH	SEWER MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
LP	LIGHT POLE
WG	WATER GATE
GG	GAS GATE
CO	CLEANOUT
	PROPERTY LINE
W	WATER LINE
G	GAS LINE
20	CONTOUR
X 20.1	SPOT ELEVATION

SURVEY NOTES:

1. 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.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 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.
3. 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.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 5170 IN NORWALK LAND RECORDS.
8. VERTICAL DATUM: NAVD88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE 7/8/2013.
10. SUBJECT PROPERTY CONTAINS 39 PARKING SPACES.


SITE
WAVERLY PL.
ELMCREST TER.
CONNECTICUT AVE.
DUNBAR ST.
DRIFT WAY
DRIFTWAY
DRIFTWOOD
DRIFTWOOD AVENUE
DRIFTWOOD CIRCLE
DRIFTWOOD DRIVE
DRIFTWOOD LANE
DRIFTWOOD PLACE
DRIFTWOOD ROAD
DRIFTWOOD STREET
DRIFTWOOD TERRACE
DRIFTWOOD WAY
DRIFTWOOD CT.
DRIFTWOOD DR.
DRIFTWOOD PL.
DRIFTWOOD RD.
DRIFTWOOD ST.
DRIFTWOOD TER.

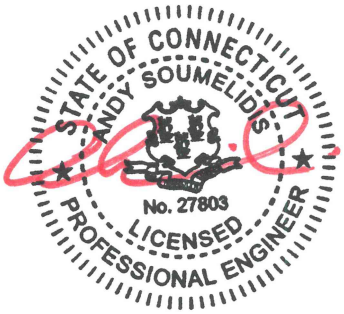
STORMWATER MANAGEMENT REPORT

for

50 Connecticut Avenue

Norwalk, CT

April 3, 2025



***Narrative**:*

The owner of 50 Connecticut Avenue, Norwalk, CT proposes to construct a new multi-family residential building, parking areas and related improvements on an existing developed property. The site currently supports multiple buildings, driveway and parking area. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas as shown on the site plans prepared by LANDTECH.

The property is 1.070± acres in size, it is located to the north east of Connecticut Avenue. There are no wetlands located on the property.

The NRCS soils map indicates the upland soils in the vicinity of the proposed improvements to be Udorthents-Urban land complex which is a well-drained soil in Hydrologic Soil Group B. The site also contains Urban land which is a poorly-drained soil in Hydrologic Soil Group D. Deep test results confirm the hydrologic rating of this area. Based on field observation, a conservative infiltration rate of 2.4"/hour (observed infiltration rate of 1" in 12.5 min.) was utilized in the design for the proposed drainage system. It is assumed that the underlying soils will allow the detained storm water to infiltrate within 72 hours, per CT DEEP guidance (requires a 0.35"/hour infiltration rate).

For the purposes of modeling pre- and post-development conditions we have analyzed one (1) drainage subarea in the pre-development conditions and two (2) subareas in the post development conditions. Existing drainage area 1 currently discharges via sheet flow to the south east towards Connecticut Avenue and includes the existing buildings, drive and parking areas, and lawn area

Proposed subarea 1A contains the proposed multi-family residential building and a portion of the parking and driveway area and will discharge via a system of roof leaders, catch basins and collection piping to a proposed underground detention system located to the south of the proposed building. Proposed subarea 1B contains the remainder of the property including the remainder of the parking and driveway areas, existing buildings, and lawn area and will discharge via sheet flow to the south east towards the Connecticut Avenue matching existing conditions.

The proposed underground detention system is only intended to capture runoff from the proposed multi-family residential building. The proposed underground detention system is sized based on the required water quality volume as well as runoff control for the 1, 2, 5, 10, 25, 50, & 100-year storm events.

Table 1 summarizes the required and proposed water quality volume (WQv) and runoff control for the 1, 2, 5, 10, 25, 50, & 100-year storm event in accordance with the City of Norwalk Drainage Manual.

Storm Event	Existing / Req.	Proposed	Δ	Δ (%)
1-YR	1.56 cfs	0.76 cfs	-0.80	-51.3%
2-YR	2.09 cfs	1.07 cfs	-1.02	-48.8%
5-YR	2.99 cfs	1.61 cfs	-1.38	-46.2%
10-YR	3.74 cfs	2.08 cfs	-1.66	-44.4%
25-YR	4.75 cfs	2.72 cfs	-2.03	-42.7%
50-YR	5.54 cfs	4.14 cfs	-1.40	-25.3%
100-YR	6.36 cfs	6.26 cfs	-0.10	-1.6%
WATER QUALITY (cf)	2,494.17	3,645.30		

It is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk including the Norwalk Department of Public Works 2017 Stormwater Manual, as amended.

***Exhibits**:*

- NRCS Soils Report
- Watershed Maps
- Water Quality Volume Calculations
- Groundwater Recharge Volume
- Stormwater Runoff Computations

NRCS Soils Report

518 RIVERSIDE AVENUE WESTPORT, CONNECTICUT 06880 P 203.454.2110 F 203.454.4971
WWW.LANDTECHCONSULT.COM

Map Scale: 1:649 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 30 60 120 180

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

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
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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
306	Udorthents-Urban land complex	B	0.7	70.1%
307	Urban land	D	0.3	29.9%
Totals for Area of Interest			**1.0**	**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

Watershed Maps

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T:\1. ACTIVE PROJECTS\24219-01 GORMBLEY - 50 CONNECTICUT AVE., NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

HSG "B" SOILS
HSG "D" SOILS

EX-DA-1
46,613 SF
CN=86
Tc=12.8

LOT AREA:
46,613 SF
1.070 ACRES

HSG "D" SOILS
HSG "B" SOILS

CONNECTICUT AVENUE
(US ROUTE #1)

ELMCREST TERRACE

SCALE IN FEET
0 30 60 90

N

NOT FOR CONSTRUCTION
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REVISION/DATE	ISSUE

PREPARED FOR:
NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:
50 CONNECTICUT AVENUE
NORWALK, CT

TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI FAMILY RESIDENTIAL BUILDING
EXISTING WATERSHED MAP

PROJECT No.	24219-01
SCALE: 1" = 30'	DATE: 4/3/2025
DESIGNED BY: SM	CHECKED BY: AS

EX-WS

PR-DA-1A
17,091 SF
CN=95
Tc=3.0

PR-DA-1B
29,522 SF
CN=81
Tc=12.8

LOT AREA:
46,613 SF
1.070 ACRES

HSG "B" SOILS
HSG "D" SOILS

HSG "D" SOILS
HSG "B" SOILS

APPROX. LOCATION OF EXISTING SANITARY LATERAL

SSMH
RIM = 108.5

EDGE OF ROAD

CONCRETE CURB

SIGN

TERRACE

ELMCREST

CONNECTICUT AVENUE
(US ROUTE #1)

N

SCALE IN FEET
0 30 60 90

NOT FOR CONSTRUCTION
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T:\1. ACTIVE PROJECTS\24219-01 GORMBLEY - 50 CONNECTICUT AVE., NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

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PROPOSED WATERSHED MAP

PROJECT No.	24219-01
SCALE: 1" = 30'	DATE: 4/3/2025
DESIGNED BY: SM	CHECKED BY: AS

PR-WS

Water Quality Volume Calculations

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Project:	**50 Connecticut Avenue**	By:	**SM**	Date:	**4/3/2025**
	Norwalk, CT	Checked:	**AS**	Revised:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R $R = 0.05+0.009(I)$

	Proposed	
Total Drainage Area, *A*	1.070	acres
Total Impervious Area	0.704	acres
Percentage of Impervious Area, *I*	65.8%	
Runoff Coefficient, *R*	0.642	

b. Compute water quality volume, WQV $WQV = [(1")(R)(A)]/12$

Total Project Area, *A*	1.070	acres	
Runoff Coefficient, *R*	0.642		
Water Quality Volume, *WQV*	0.057	acre-foot	
Water Quality Volume, *WQV*	**2,494.17**	**cf**	***Required***
WQV in Underground Detention	**3,645.30**	**cf**	
Total WQV	**3,645.30**	**cf**	***Provided***

Water Quality Volume provided > required

Groundwater Recharge Volume

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Project:	**50 Connecticut Avenue**	By:	**SM**	Date:	**4/3/2025**
	Norwalk, CT	Checked:	**AS**	Revised:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed		Existing	
Total Drainage Area, *A*	1.070	acres	1.070	acres
Total Impervious Area	0.704	acres	0.681	acres
Percentage of Impervious Area, *I*	65.8%		63.6%	
Runoff Coefficient, *R*	0.642		0.623	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	1.070	acres	
Runoff Coefficient, *R*	0.642		
Water Quality Volume, *WQV*	0.057	acre-foot	
Water Quality Volume, *WQV*	**2,494.17**	**cf**	***Required***
WQV Provided	**1,764.90**	**cf**	***Provided***

Water Quality Volume provided > required

2. Groundwater Recharge Volume

Compute the groundwater recharge volume (GRV) using the hydrologic soil group approach.

a. Read runoff depth to be recharged, *D* (Table 1-1 of 2017 Rev. City of Norwalk Stormwater Drainage Manual)

Runoff Depth to be recharged, *D*	0.35	inches	(C Soils)

b. Compute net increase in site imperviousness *I* (proposed) - *I* (existing

Net Increase, *Delta I*	0.019

c. Compute groundwater recharge volume, *GRV* *GRV* = [(*D*)(*A*)(*I*)]/12

Runoff Depth to be recharged, *D*	0.35	inches	
Total Drainage Area, *A*	1.070	acres	
Net Increase, *Delta I*	0.019		
GRV	0.00060	acre-foot	
GRV	**26**	**cf**	

Retention Volume provided = 3645 cf > 26 cf

Stormwater Runoff Computations

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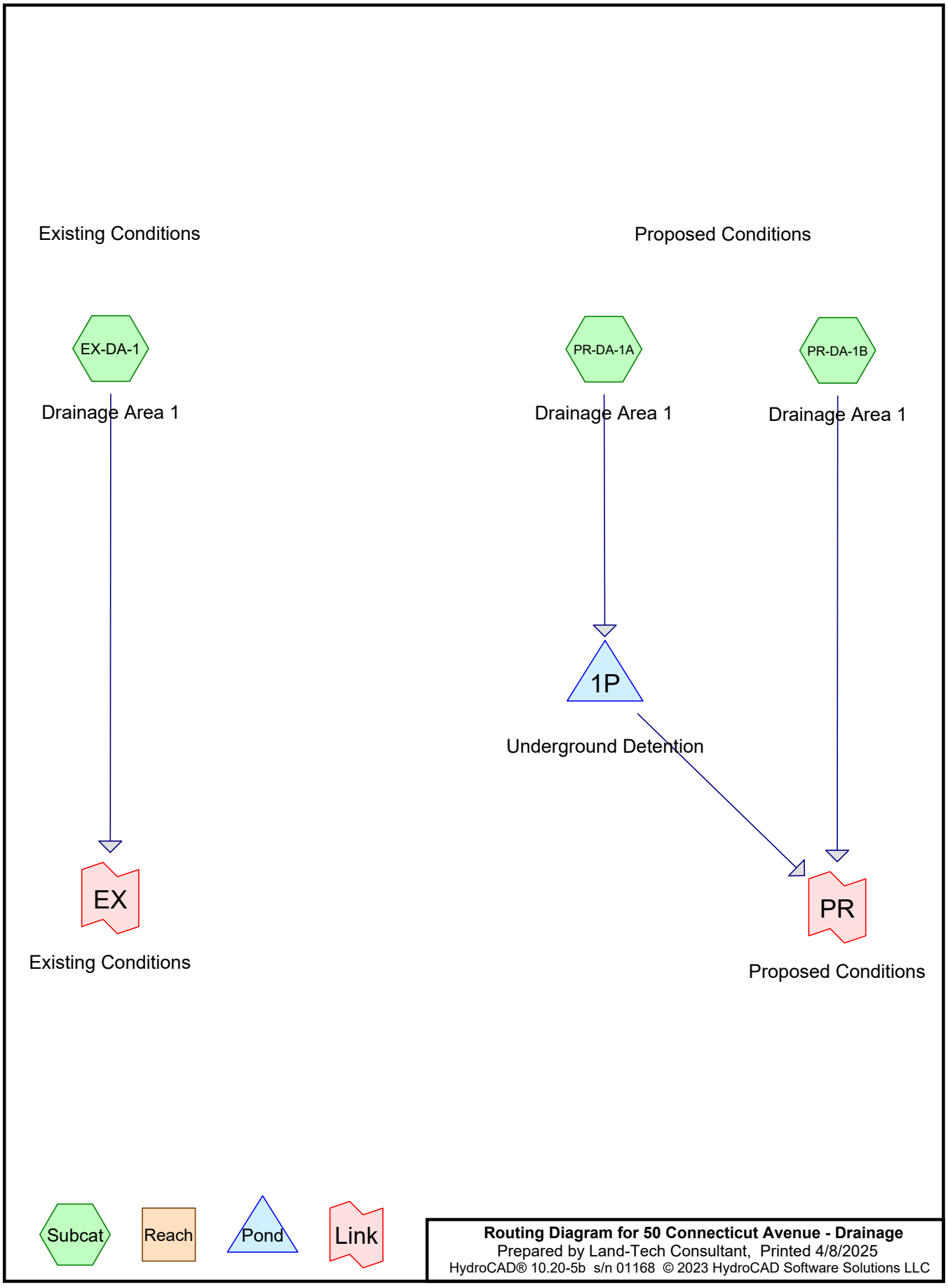

Existing Conditions
Proposed Conditions
EX-DA-1
Drainage Area 1
PR-DA-1A
Drainage Area 1
PR-DA-1B
Drainage Area 1
1P
Underground Detention
EX
Existing Conditions
PR
Proposed Conditions
Subcat
Reach
Pond
Link
Routing Diagram for 50 Connecticut Avenue - Drainage
Prepared by Land-Tech Consultant, Printed 4/8/2025
HydroCAD® 10.20-5b s/n 01168 © 2023 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1yr Storm	Type III 24-hr		Default	24.00	1	2.89	2
2	2yr Storm	Type III 24-hr		Default	24.00	1	3.50	2
3	5yr Storm	Type III 24-hr		Default	24.00	1	4.51	2
4	10yr Storm	Type III 24-hr		Default	24.00	1	5.35	2
5	25yr Storm	Type III 24-hr		Default	24.00	1	6.48	2
6	50yr Storm	Type III 24-hr		Default	24.00	1	7.36	2
7	100yr Storm	Type III 24-hr		Default	24.00	1	8.28	2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
28,386	61	>75% Grass cover, Good, HSG B (EX-DA-1, PR-DA-1A, PR-DA-1B)
4,539	80	>75% Grass cover, Good, HSG D (EX-DA-1, PR-DA-1A, PR-DA-1B)
601	98	Existing 1 1/2 Story Stone Building & Porches (EX-DA-1)
5,162	98	Existing 2 1/2 Story Frame Residence & Porches (EX-DA-1, PR-DA-1B)
12,032	98	Existing 2 1/2 Story Stucco Complex and Porches (EX-DA-1, PR-DA-1B)
17,405	98	Existing Parking & Drive Area (EX-DA-1)
5,726	98	Existing Walks & Stairs (EX-DA-1, PR-DA-1B)
323	98	Existing Walks & tairs (PR-DA-1A)
6,160	98	Proposed Building (PR-DA-1A)
12,552	98	Proposed Parking & Drive Area (PR-DA-1A, PR-DA-1B)
340	98	Proposed Walks & Stairs (PR-DA-1A, PR-DA-1B)
93,226	**86**	**TOTAL AREA**

Summary for Subcatchment EX-DA-1: Drainage Area 1

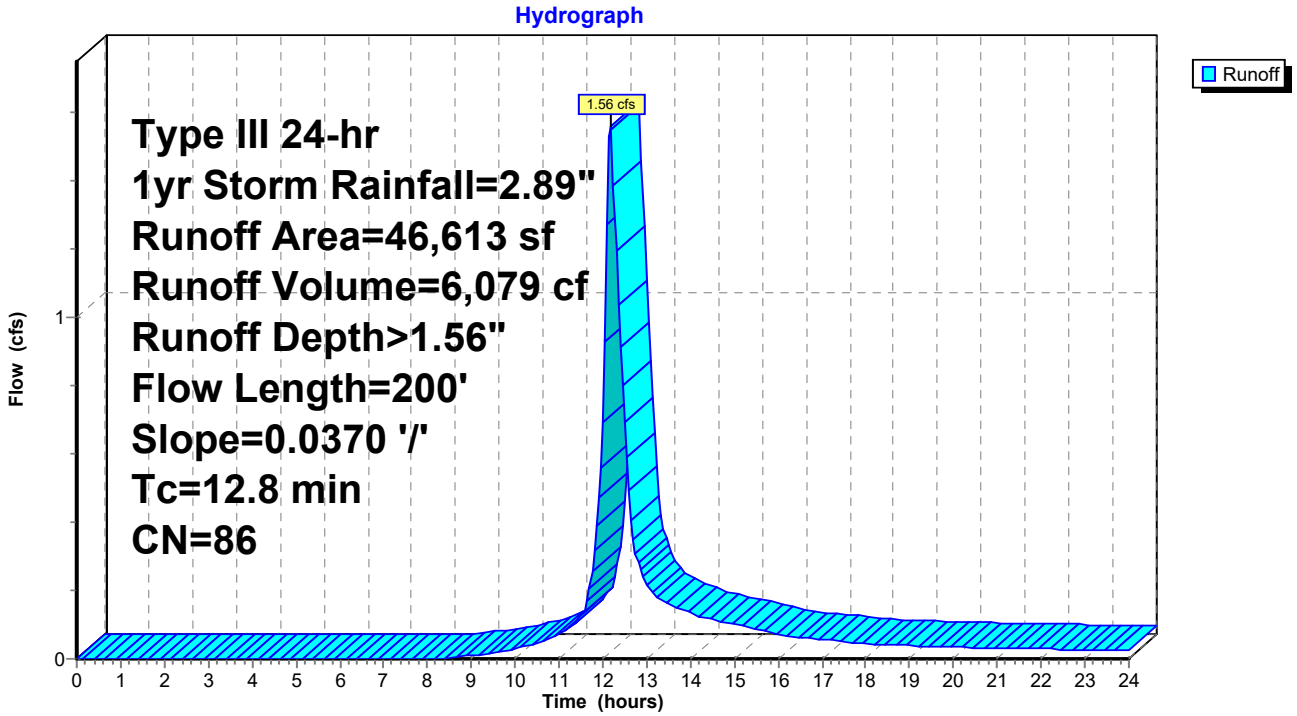
Runoff = 1.56 cfs @ 12.18 hrs, Volume= 6,079 cf, Depth> 1.56"
Routed to Link EX : Existing Conditions

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

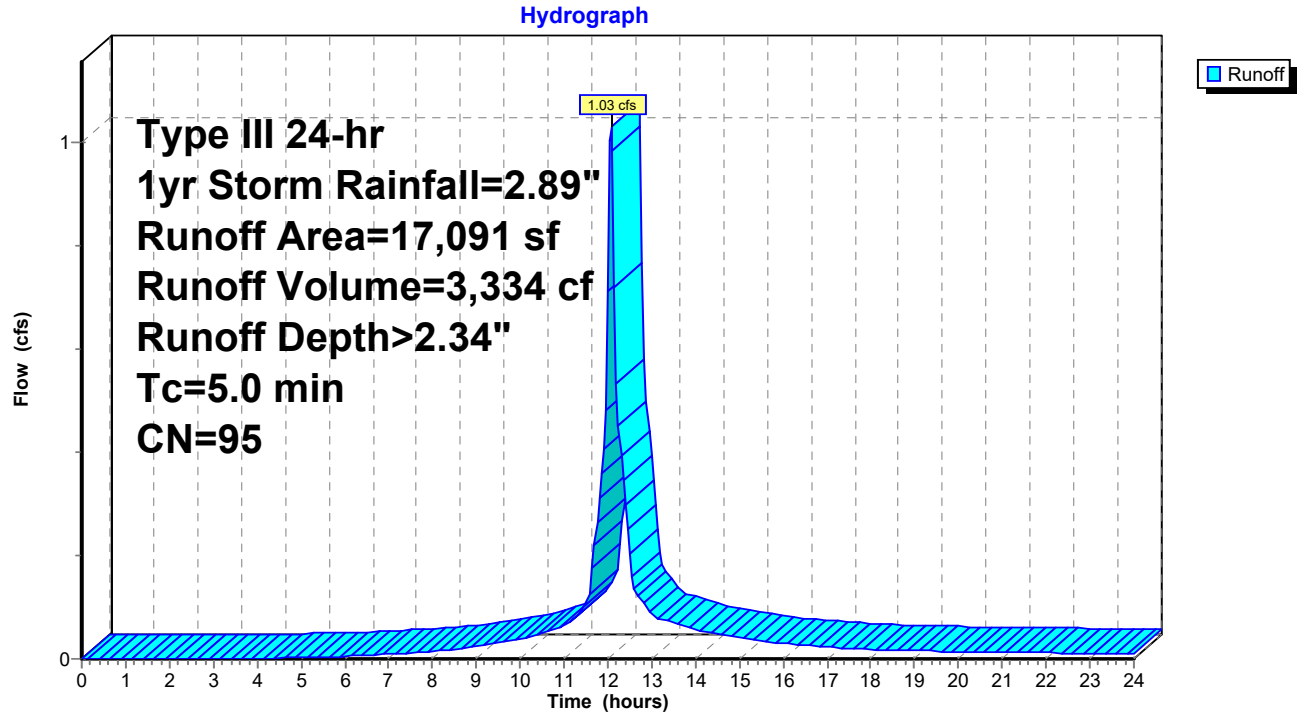
Runoff = 1.03 cfs @ 12.07 hrs, Volume= 3,334 cf, Depth> 2.34"
Routed to Pond 1P : Underground Detention

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

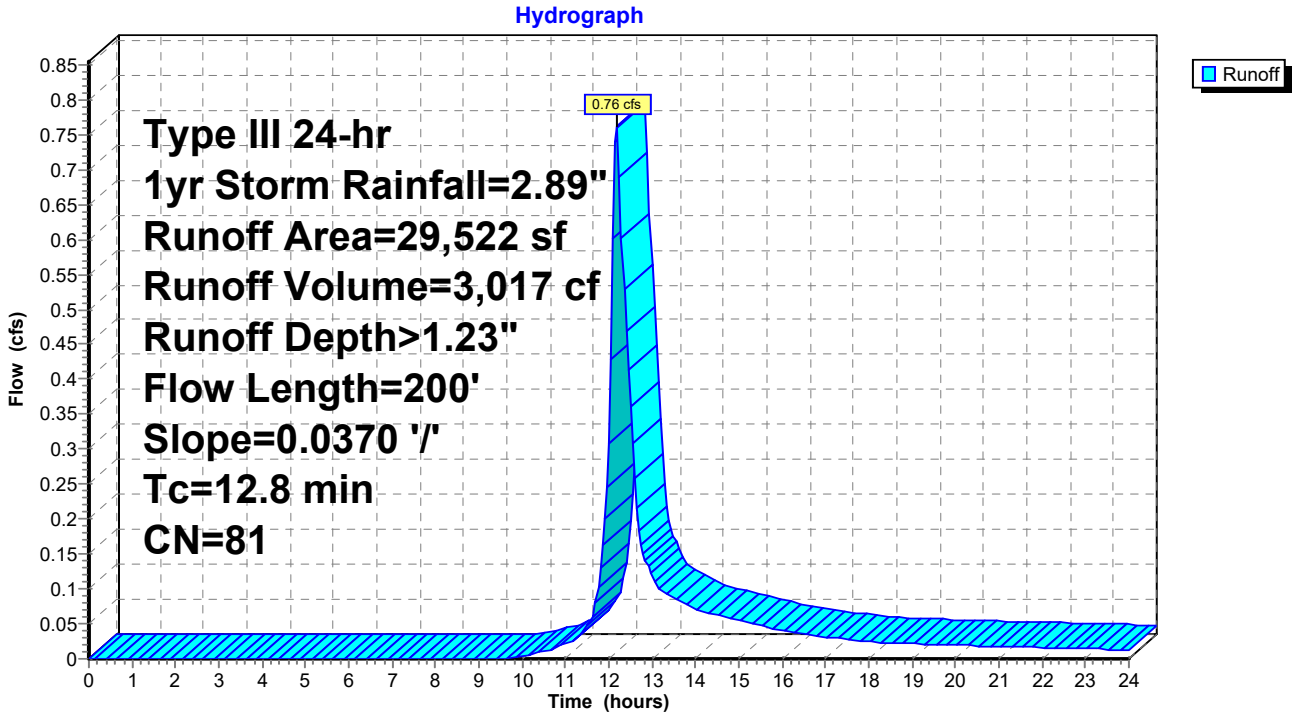
Runoff = 0.76 cfs @ 12.19 hrs, Volume= 3,017 cf, Depth> 1.23"
Routed to Link PR : Proposed Conditions

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 1yr Storm Rainfall=2.89"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 2.34" for 1yr Storm event
Inflow = 1.03 cfs @ 12.07 hrs, Volume= 3,334 cf
Outflow = 0.09 cfs @ 11.50 hrs, Volume= 3,331 cf, Atten= 91%, Lag= 0.0 min
Discarded = 0.09 cfs @ 11.50 hrs, Volume= 3,331 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 111.64' @ 12.93 hrs Surf.Area= 1,701 sf Storage= 1,227 cf

Plug-Flow detention time= 98.0 min calculated for 3,331 cf (100% of inflow)
Center-of-Mass det. time= 97.5 min (880.4 - 782.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 11.50 hrs HW=110.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=110.50' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

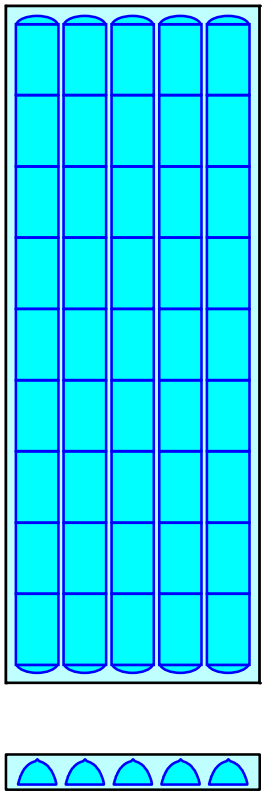
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

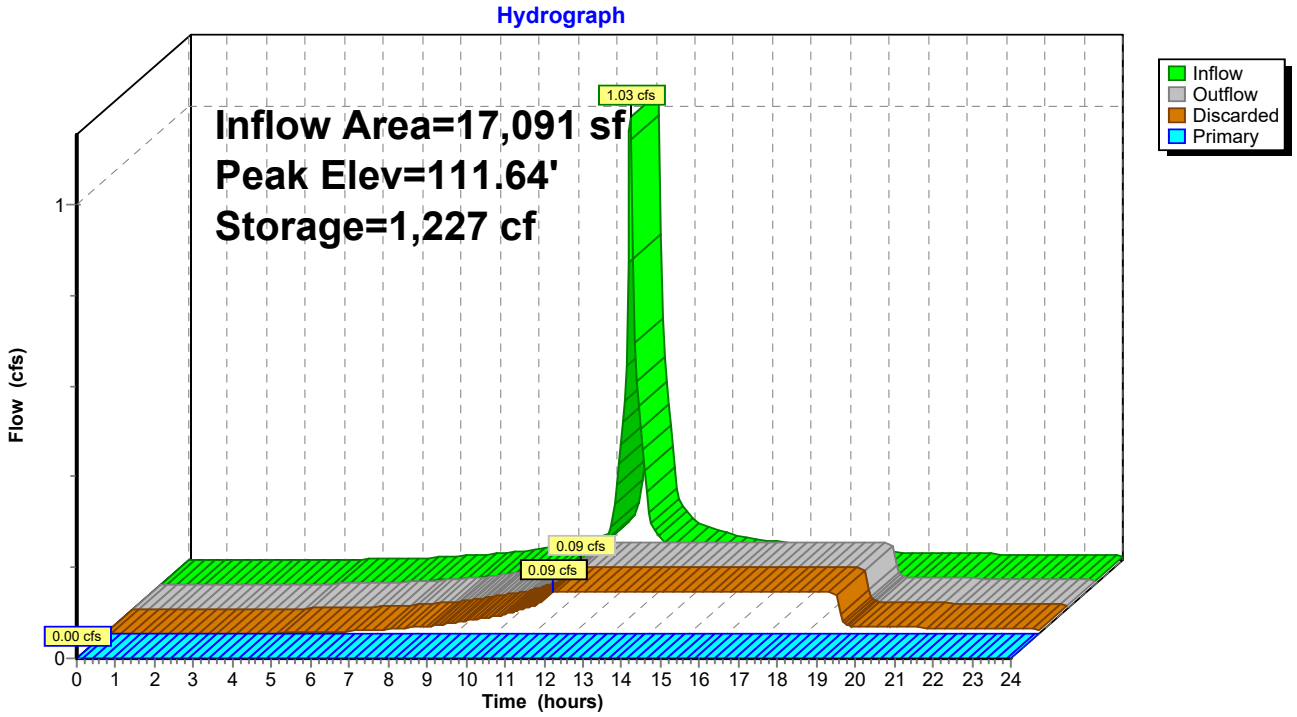
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

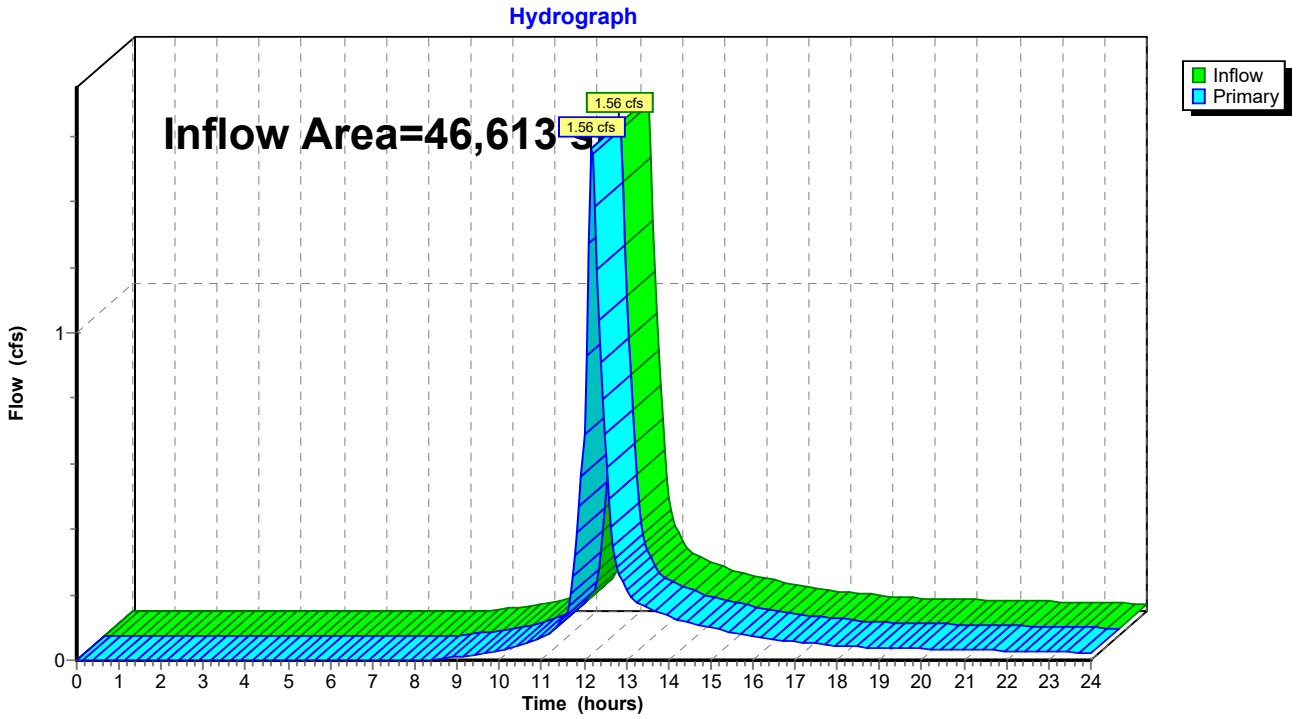


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 1.56" for 1yr Storm event
Inflow = 1.56 cfs @ 12.18 hrs, Volume= 6,079 cf
Primary = 1.56 cfs @ 12.18 hrs, Volume= 6,079 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

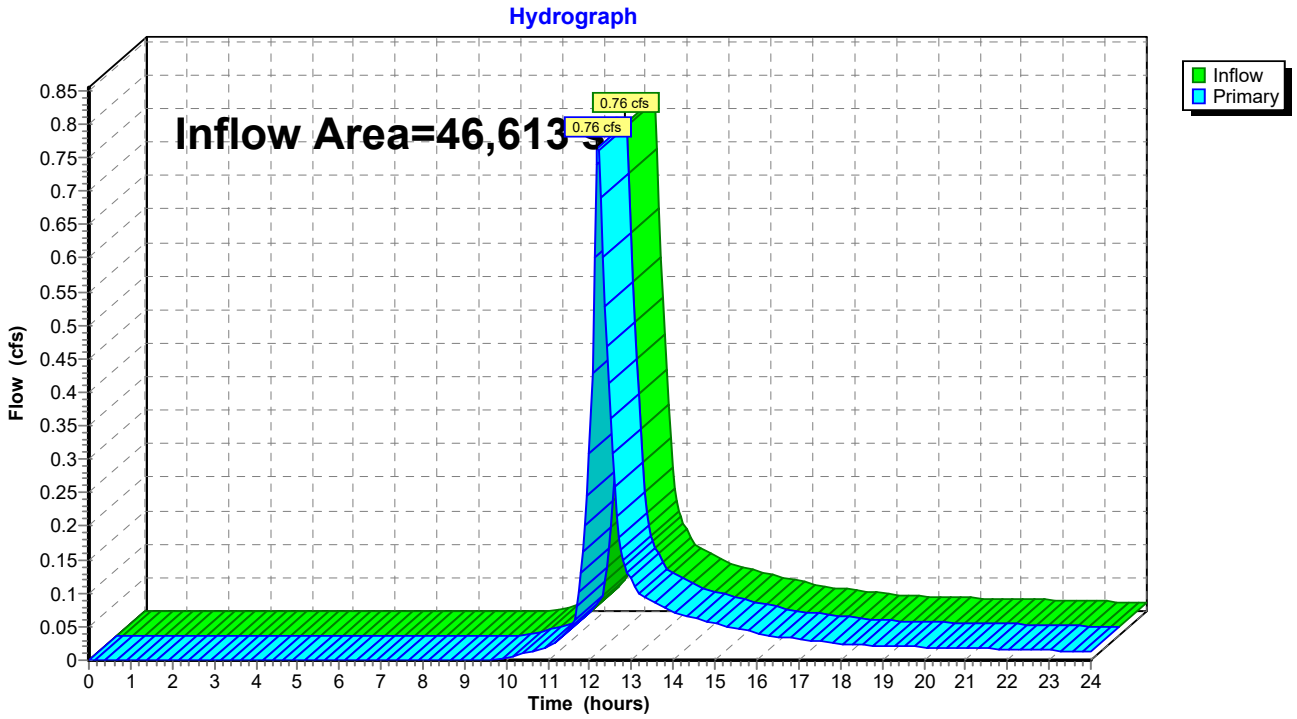


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 0.78" for 1yr Storm event
Inflow = 0.76 cfs @ 12.19 hrs, Volume= 3,017 cf
Primary = 0.76 cfs @ 12.19 hrs, Volume= 3,017 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Summary for Subcatchment EX-DA-1: Drainage Area 1

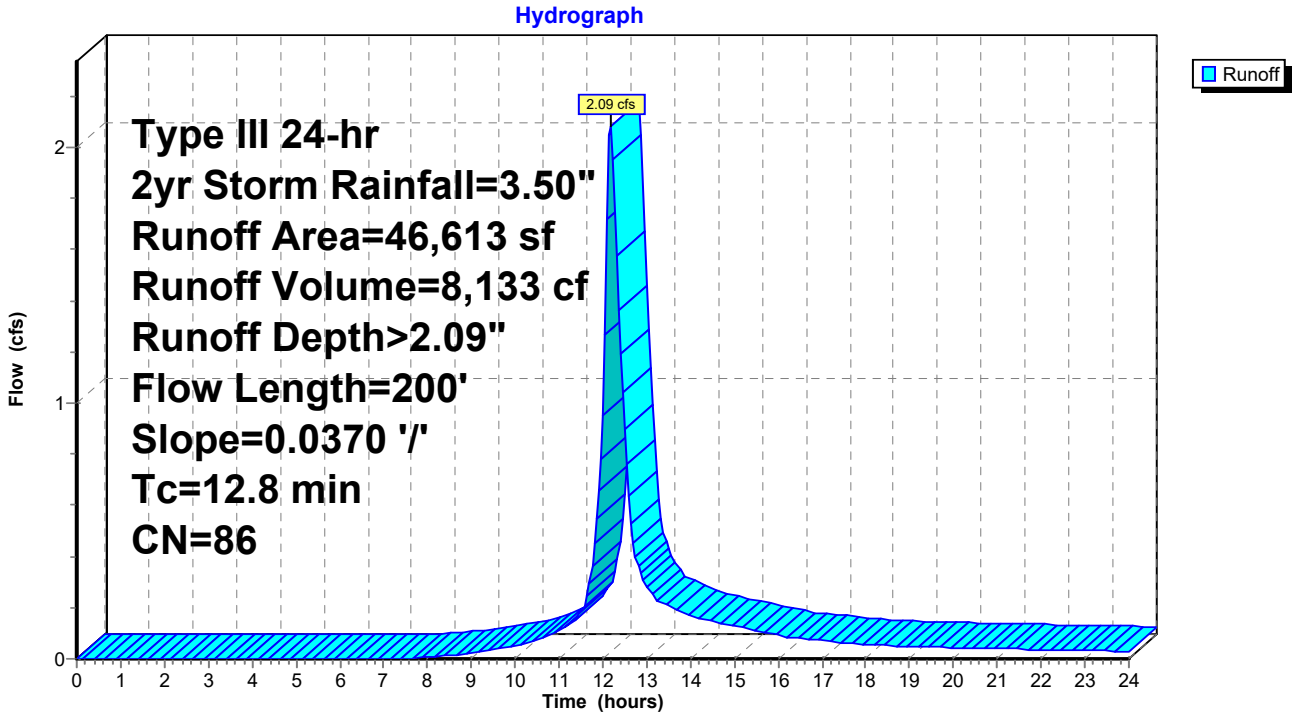
Runoff = 2.09 cfs @ 12.18 hrs, Volume= 8,133 cf, Depth> 2.09"
Routed to Link EX : Existing Conditions

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

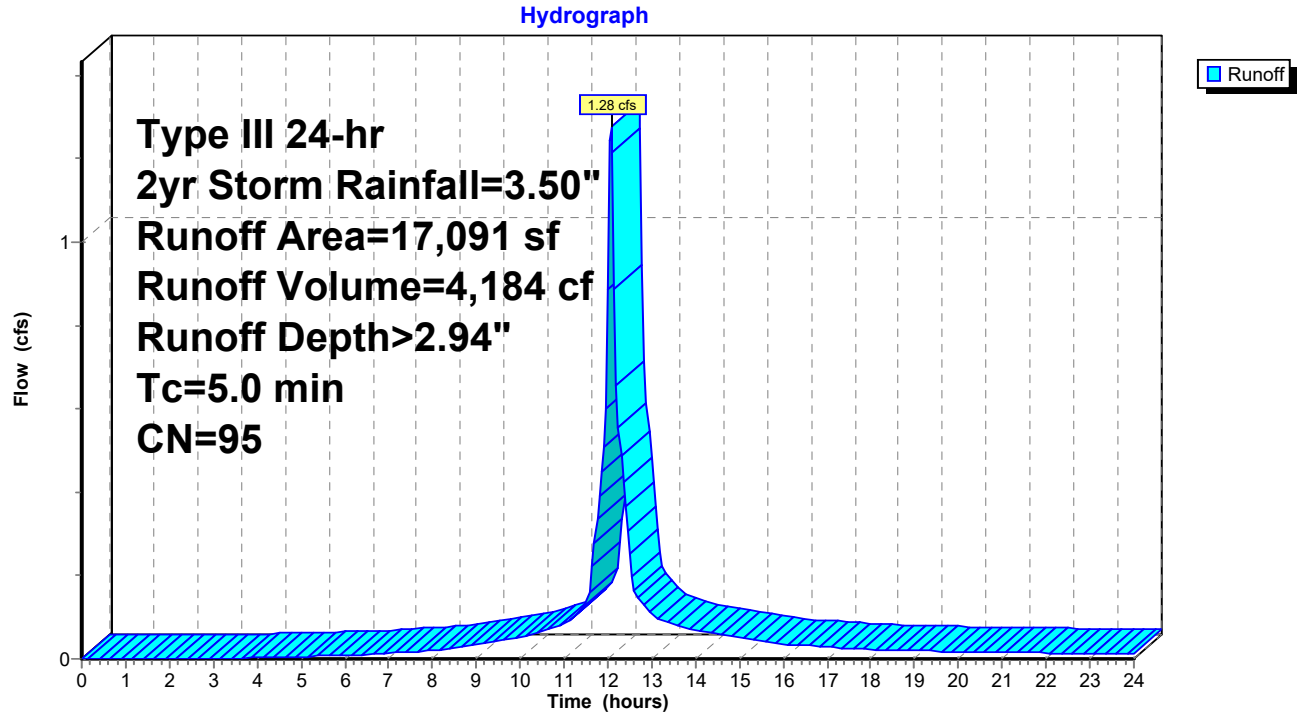
Runoff = 1.28 cfs @ 12.07 hrs, Volume= 4,184 cf, Depth> 2.94"
Routed to Pond 1P : Underground Detention

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

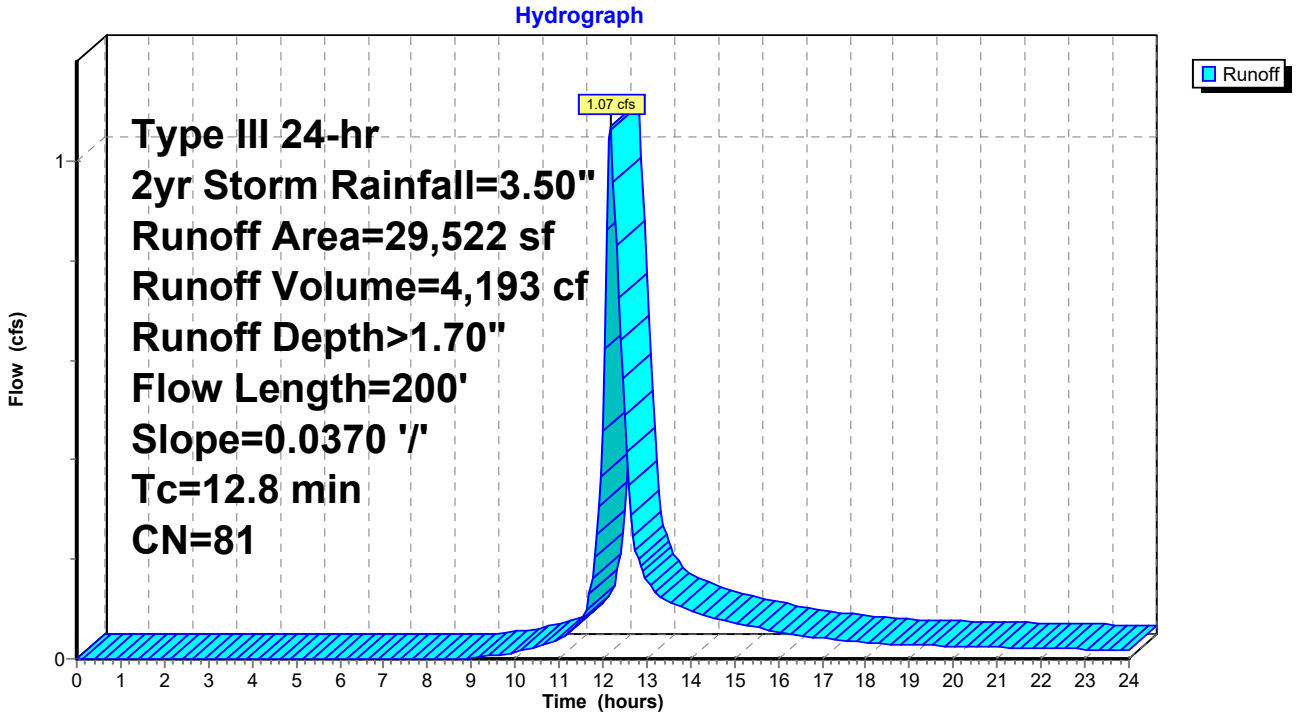
Runoff = 1.07 cfs @ 12.18 hrs, Volume= 4,193 cf, Depth> 1.70"
Routed to Link PR : Proposed Conditions

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 2yr Storm Rainfall=3.50"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 2.94" for 2yr Storm event
Inflow = 1.28 cfs @ 12.07 hrs, Volume= 4,184 cf
Outflow = 0.09 cfs @ 11.25 hrs, Volume= 4,181 cf, Atten= 93%, Lag= 0.0 min
Discarded = 0.09 cfs @ 11.25 hrs, Volume= 4,181 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 111.97' @ 13.19 hrs Surf.Area= 1,701 sf Storage= 1,662 cf

Plug-Flow detention time= 139.6 min calculated for 4,181 cf (100% of inflow)
Center-of-Mass det. time= 139.1 min (916.1 - 777.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 11.25 hrs HW=110.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=110.50' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

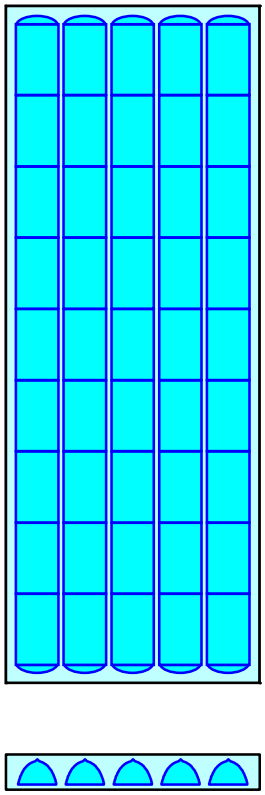
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

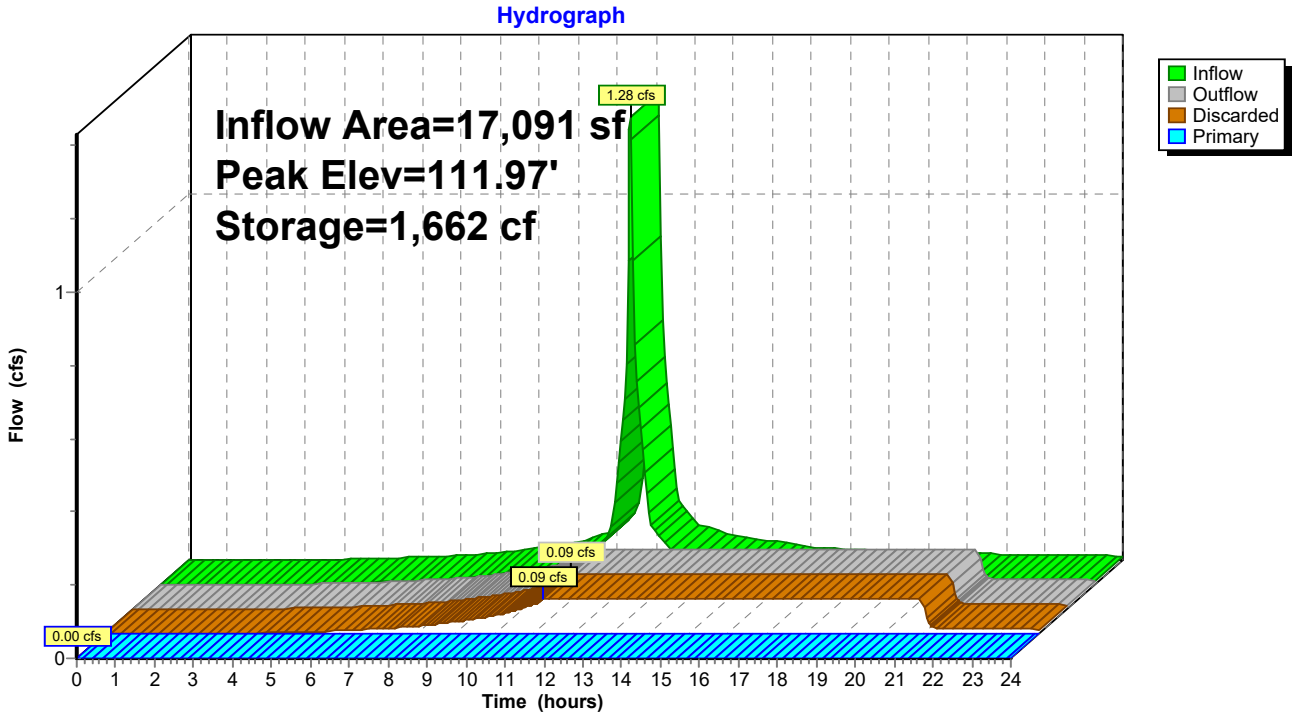
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

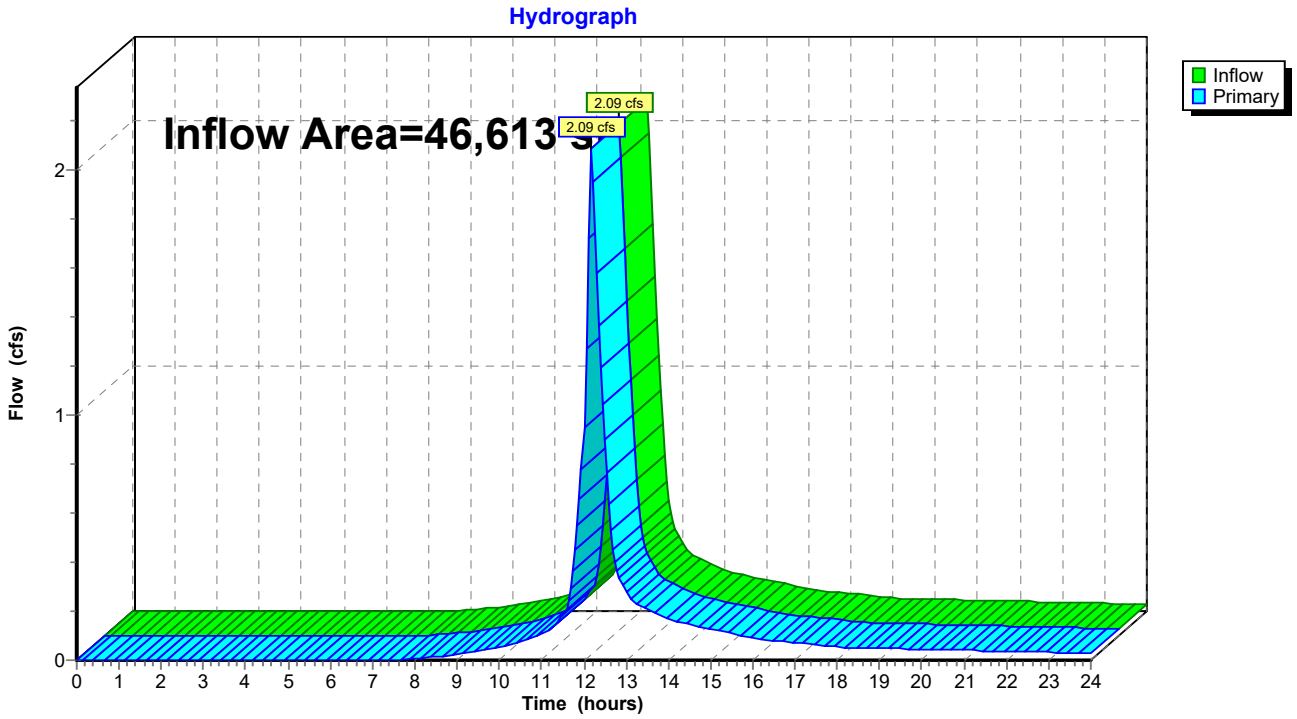


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 2.09" for 2yr Storm event
Inflow = 2.09 cfs @ 12.18 hrs, Volume= 8,133 cf
Primary = 2.09 cfs @ 12.18 hrs, Volume= 8,133 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

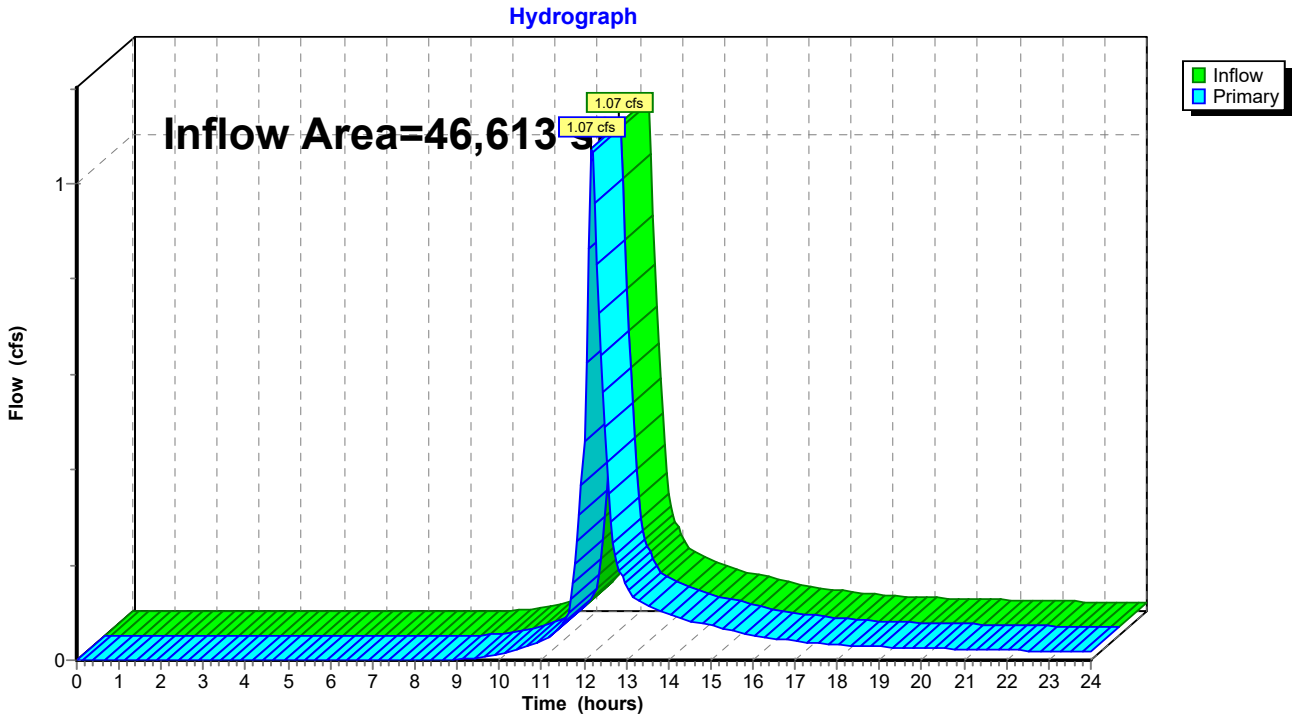


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 1.08" for 2yr Storm event
Inflow = 1.07 cfs @ 12.18 hrs, Volume= 4,193 cf
Primary = 1.07 cfs @ 12.18 hrs, Volume= 4,193 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Summary for Subcatchment EX-DA-1: Drainage Area 1

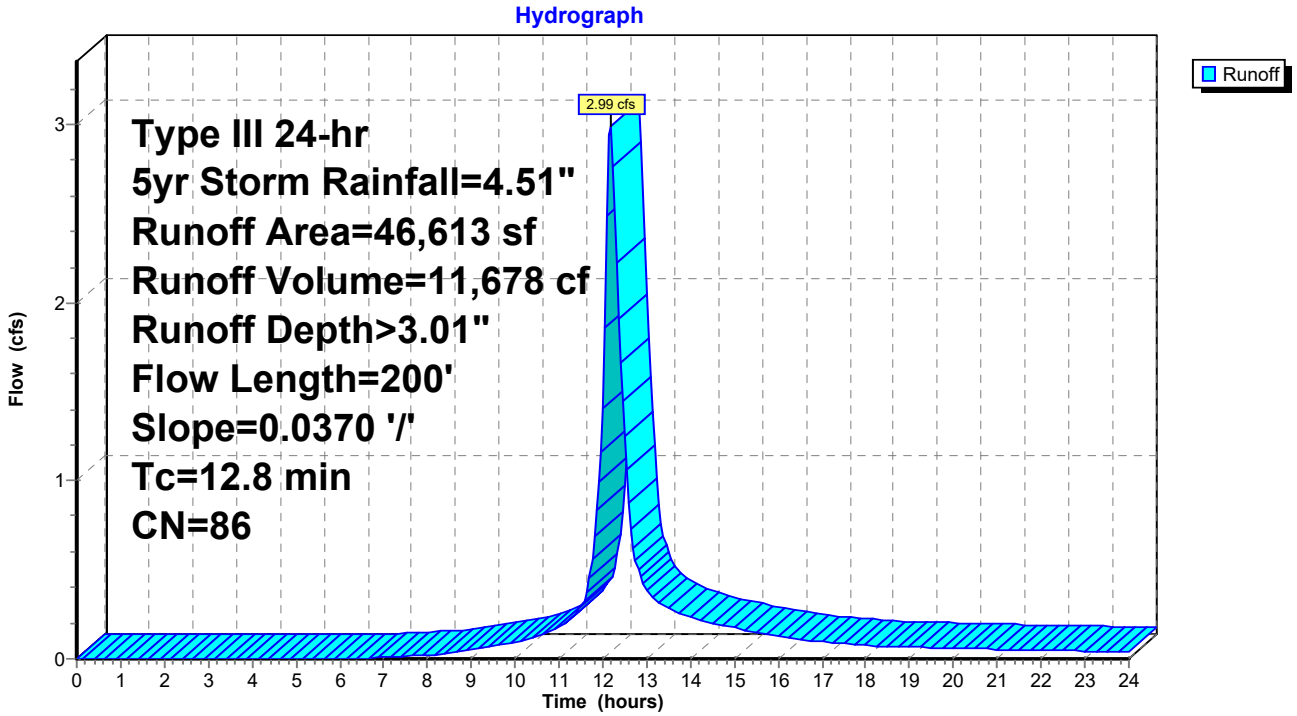
Runoff = 2.99 cfs @ 12.17 hrs, Volume= 11,678 cf, Depth> 3.01"
Routed to Link EX : Existing Conditions

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

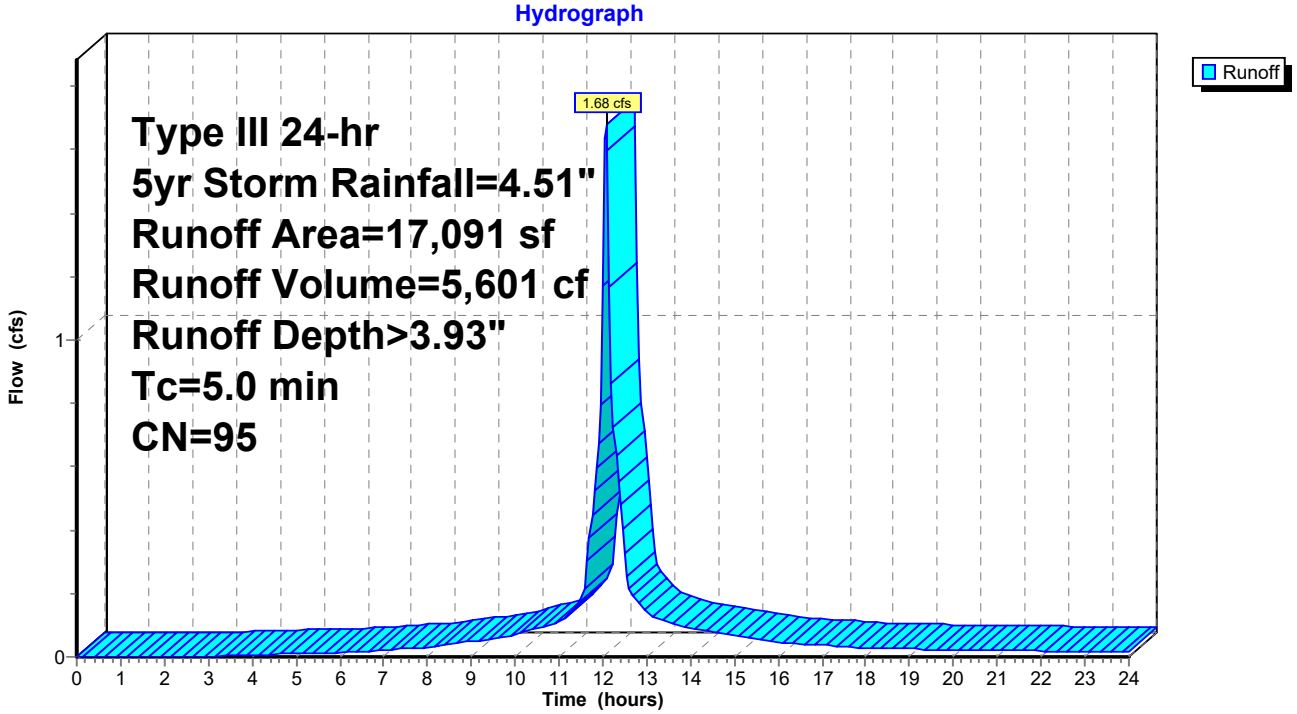
Runoff = 1.68 cfs @ 12.07 hrs, Volume= 5,601 cf, Depth> 3.93"
Routed to Pond 1P : Underground Detention

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

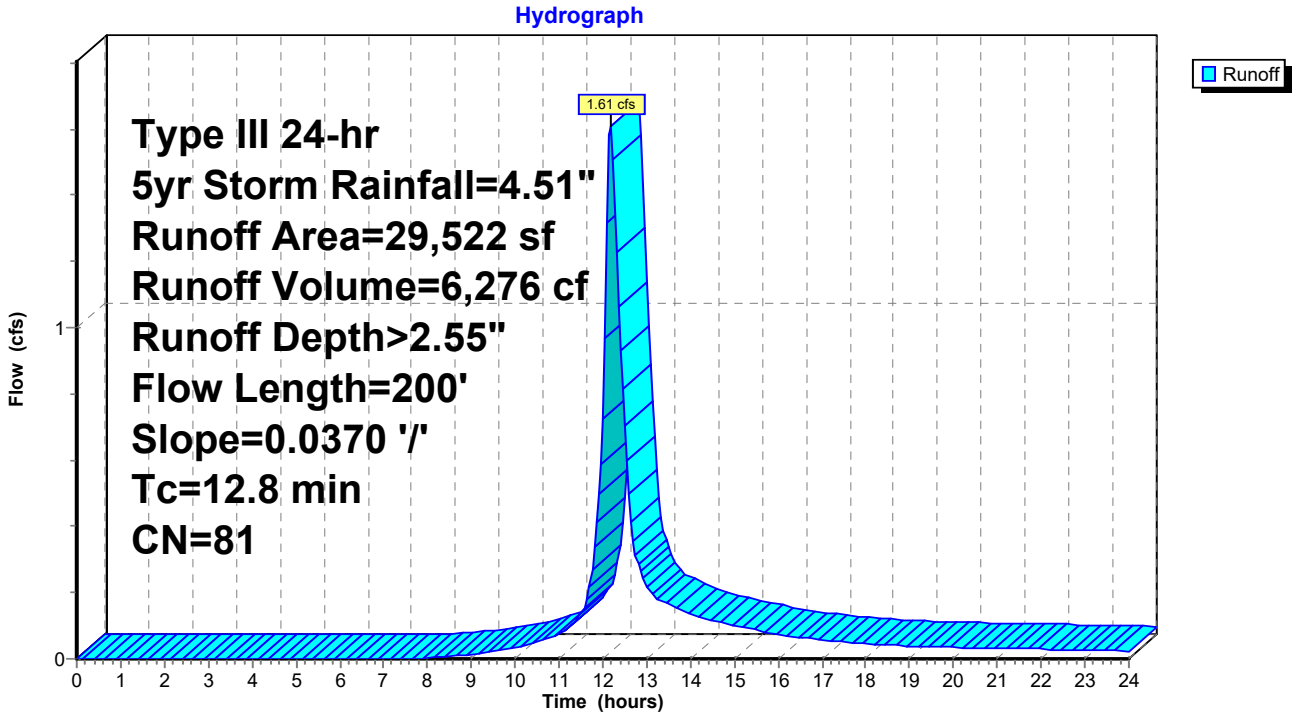
Runoff = 1.61 cfs @ 12.18 hrs, Volume= 6,276 cf, Depth> 2.55"
Routed to Link PR : Proposed Conditions

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 5yr Storm Rainfall=4.51"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 3.93" for 5yr Storm event
Inflow = 1.68 cfs @ 12.07 hrs, Volume= 5,601 cf
Outflow = 0.09 cfs @ 10.70 hrs, Volume= 5,324 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.09 cfs @ 10.70 hrs, Volume= 5,324 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 112.62' @ 13.87 hrs Surf.Area= 1,701 sf Storage= 2,469 cf

Plug-Flow detention time= 222.1 min calculated for 5,313 cf (95% of inflow)
Center-of-Mass det. time= 193.9 min (963.6 - 769.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 10.70 hrs HW=110.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=110.50' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

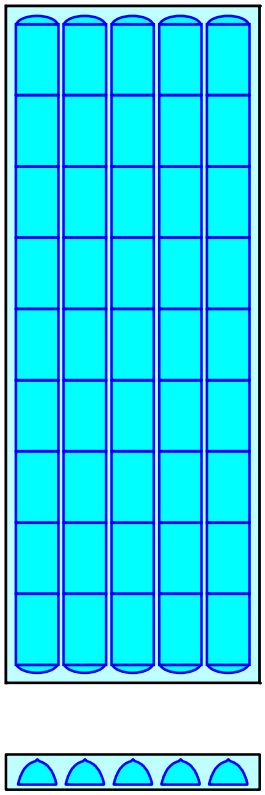
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

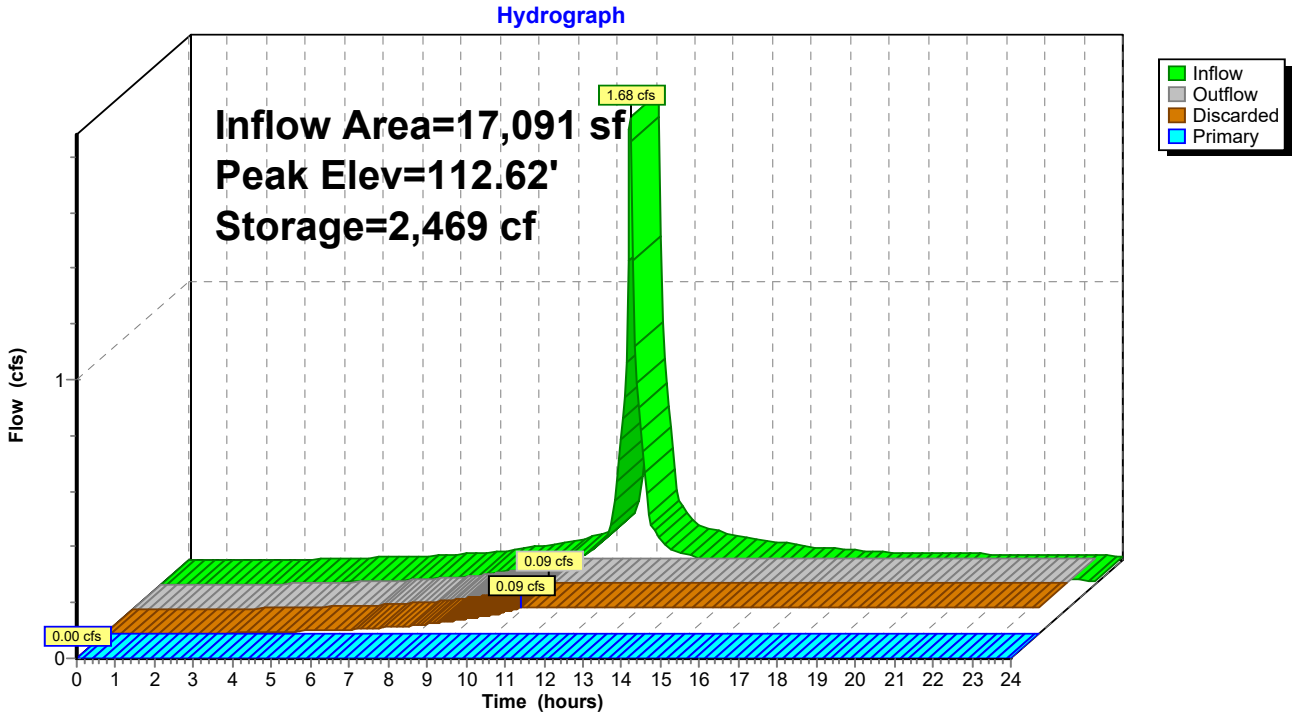
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

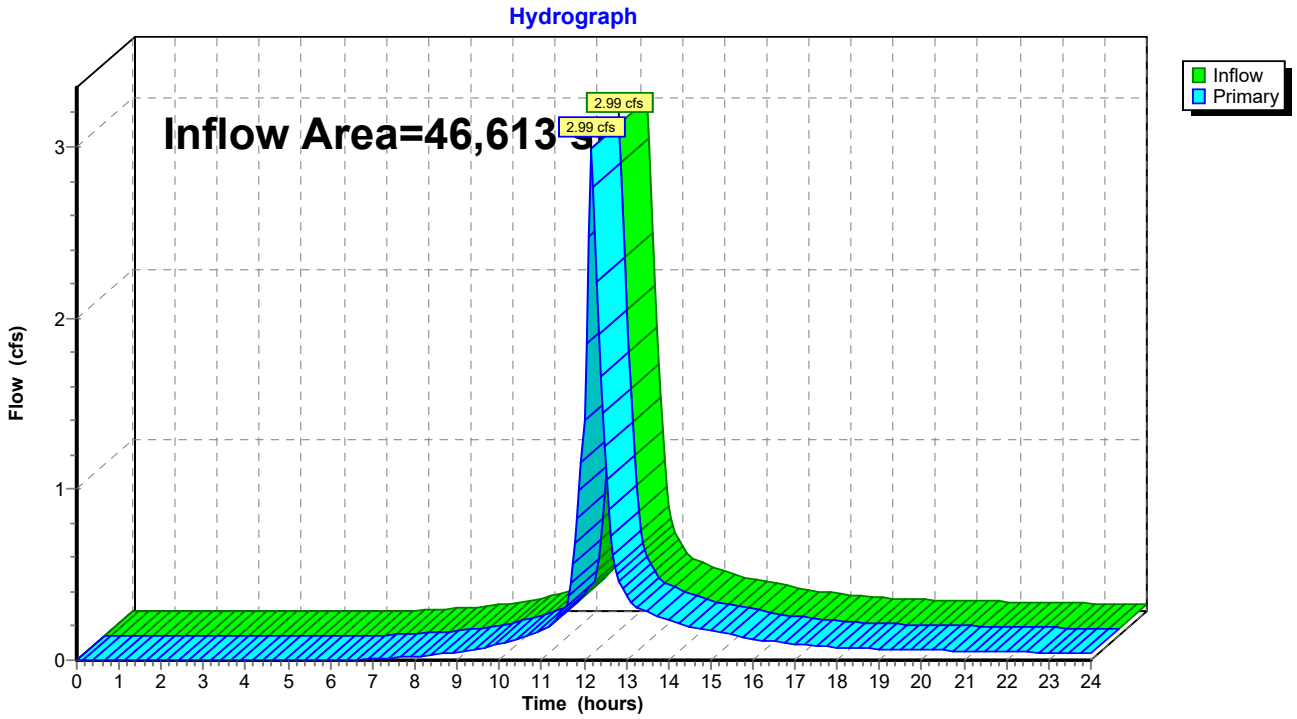


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 3.01" for 5yr Storm event
Inflow = 2.99 cfs @ 12.17 hrs, Volume= 11,678 cf
Primary = 2.99 cfs @ 12.17 hrs, Volume= 11,678 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

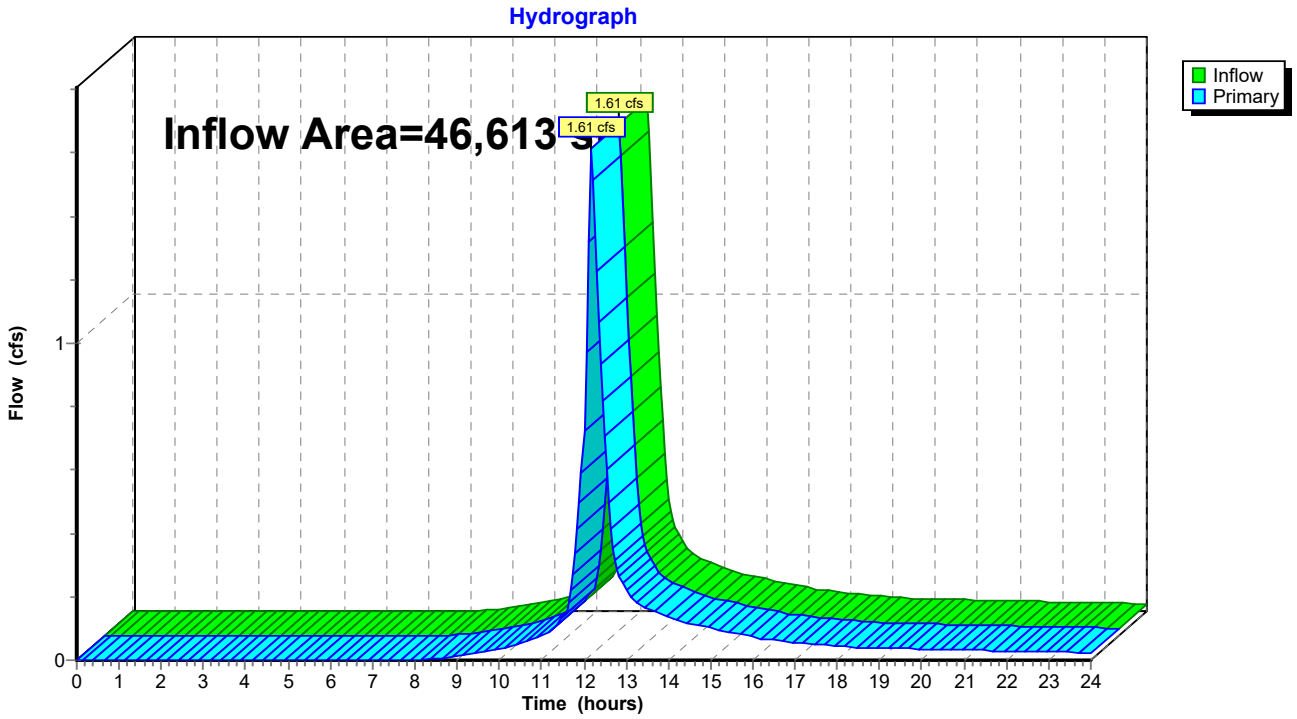


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 1.62" for 5yr Storm event
Inflow = 1.61 cfs @ 12.18 hrs, Volume= 6,276 cf
Primary = 1.61 cfs @ 12.18 hrs, Volume= 6,276 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Summary for Subcatchment EX-DA-1: Drainage Area 1

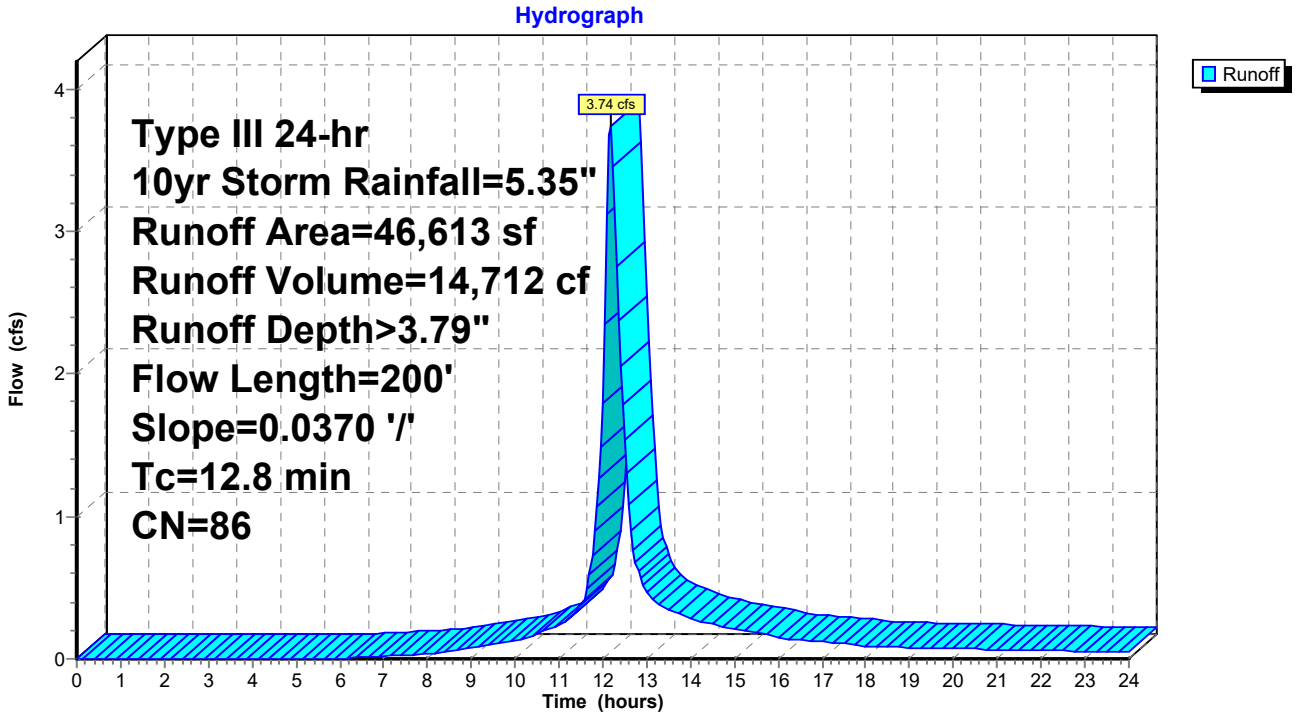
Runoff = 3.74 cfs @ 12.17 hrs, Volume= 14,712 cf, Depth> 3.79"
Routed to Link EX : Existing Conditions

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

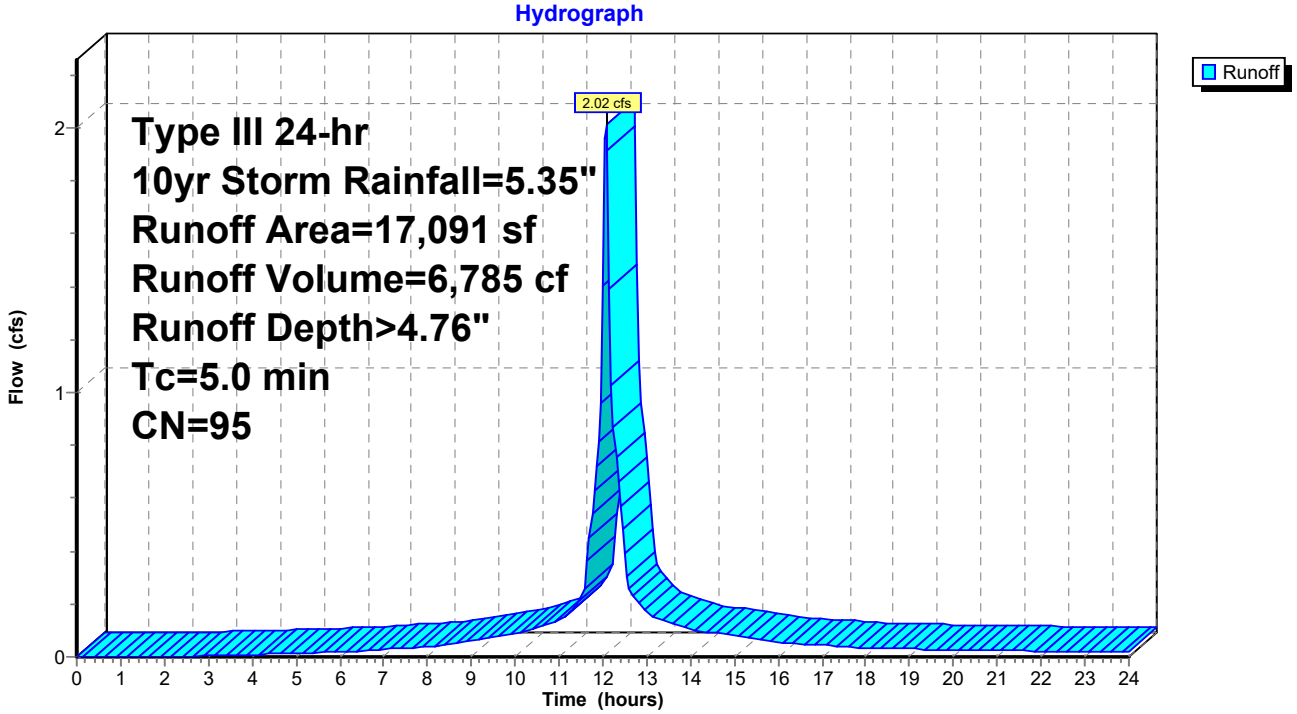
Runoff = 2.02 cfs @ 12.07 hrs, Volume= 6,785 cf, Depth> 4.76"
Routed to Pond 1P : Underground Detention

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

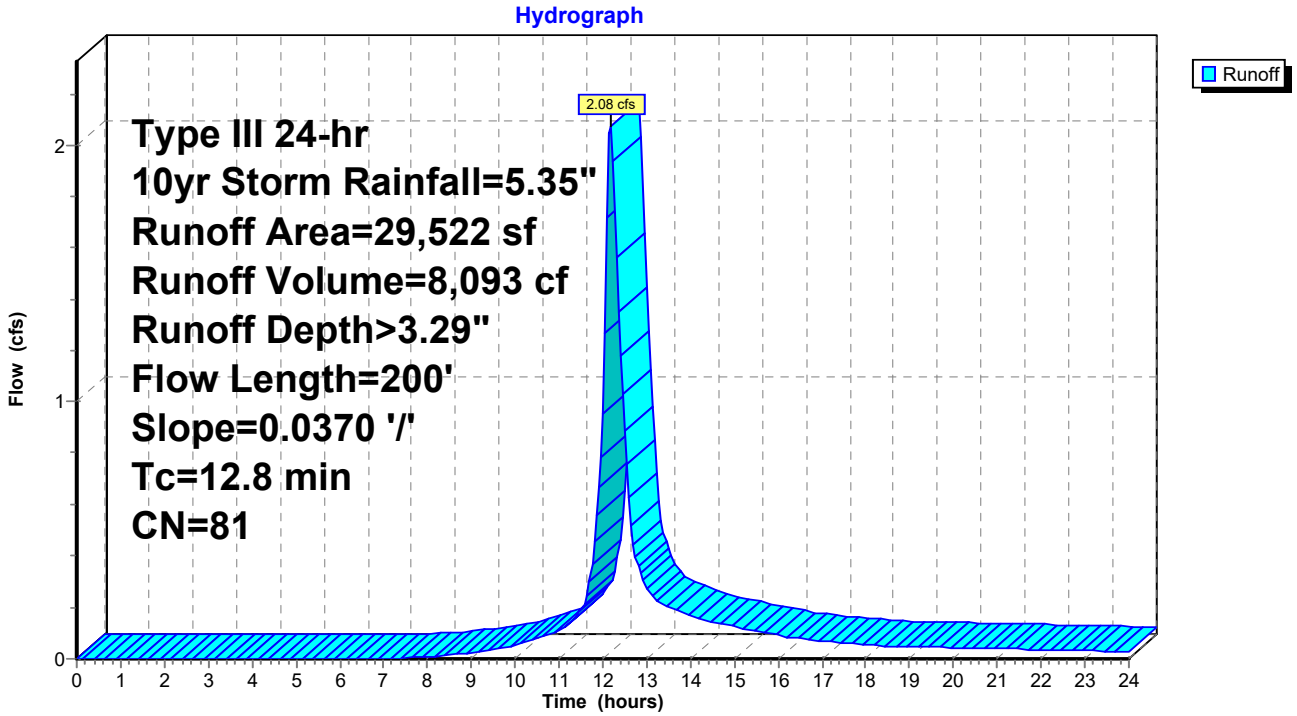
Runoff = 2.08 cfs @ 12.18 hrs, Volume= 8,093 cf, Depth> 3.29"
Routed to Link PR : Proposed Conditions

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 10yr Storm Rainfall=5.35"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 4.76" for 10yr Storm event
Inflow = 2.02 cfs @ 12.07 hrs, Volume= 6,785 cf
Outflow = 0.09 cfs @ 10.25 hrs, Volume= 5,536 cf, Atten= 95%, Lag= 0.0 min
Discarded = 0.09 cfs @ 10.25 hrs, Volume= 5,536 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 113.37' @ 14.41 hrs Surf.Area= 1,701 sf Storage= 3,215 cf

Plug-Flow detention time= 251.6 min calculated for 5,536 cf (82% of inflow)
Center-of-Mass det. time= 179.5 min (944.8 - 765.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 10.25 hrs HW=110.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=110.50' (Free Discharge)
↑**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

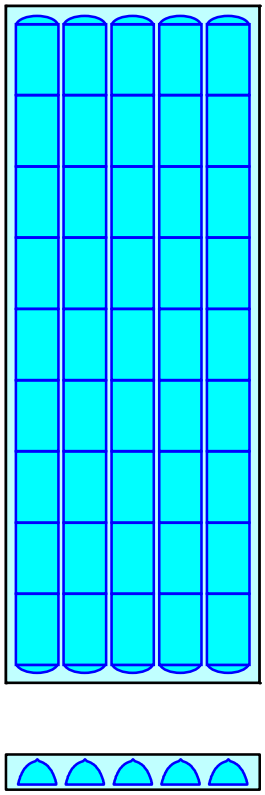
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

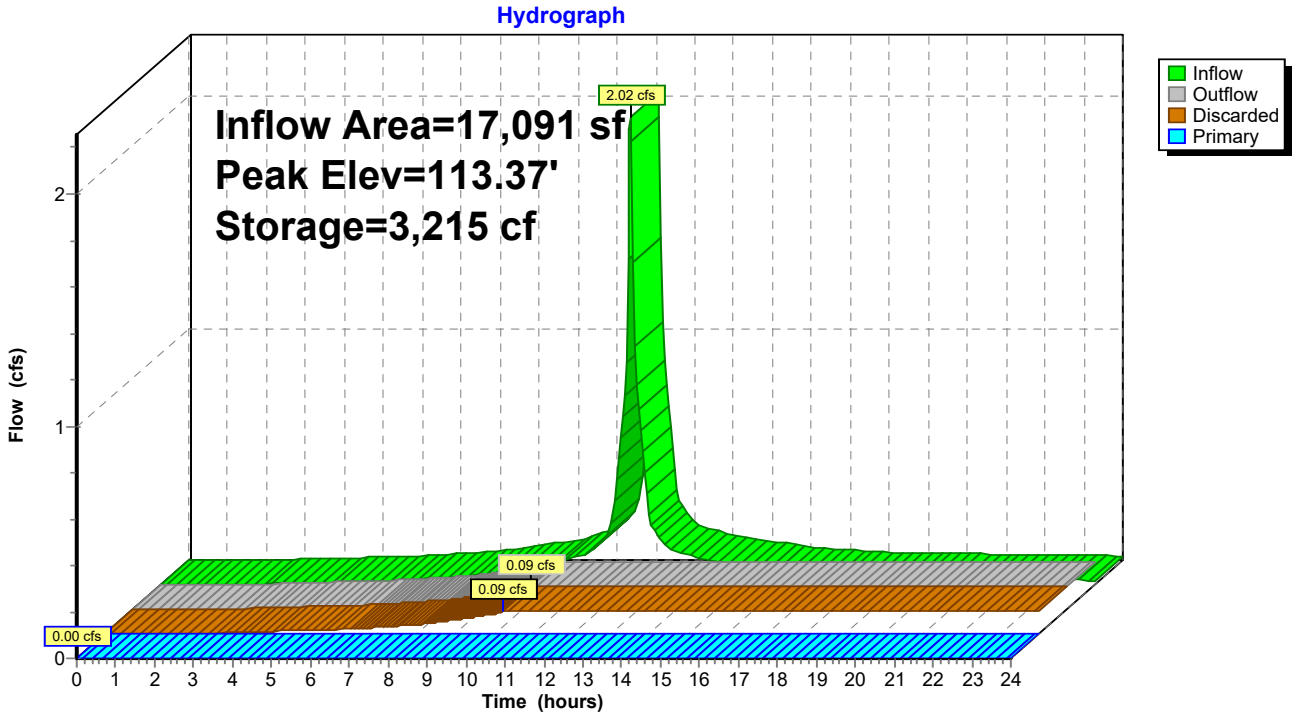
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

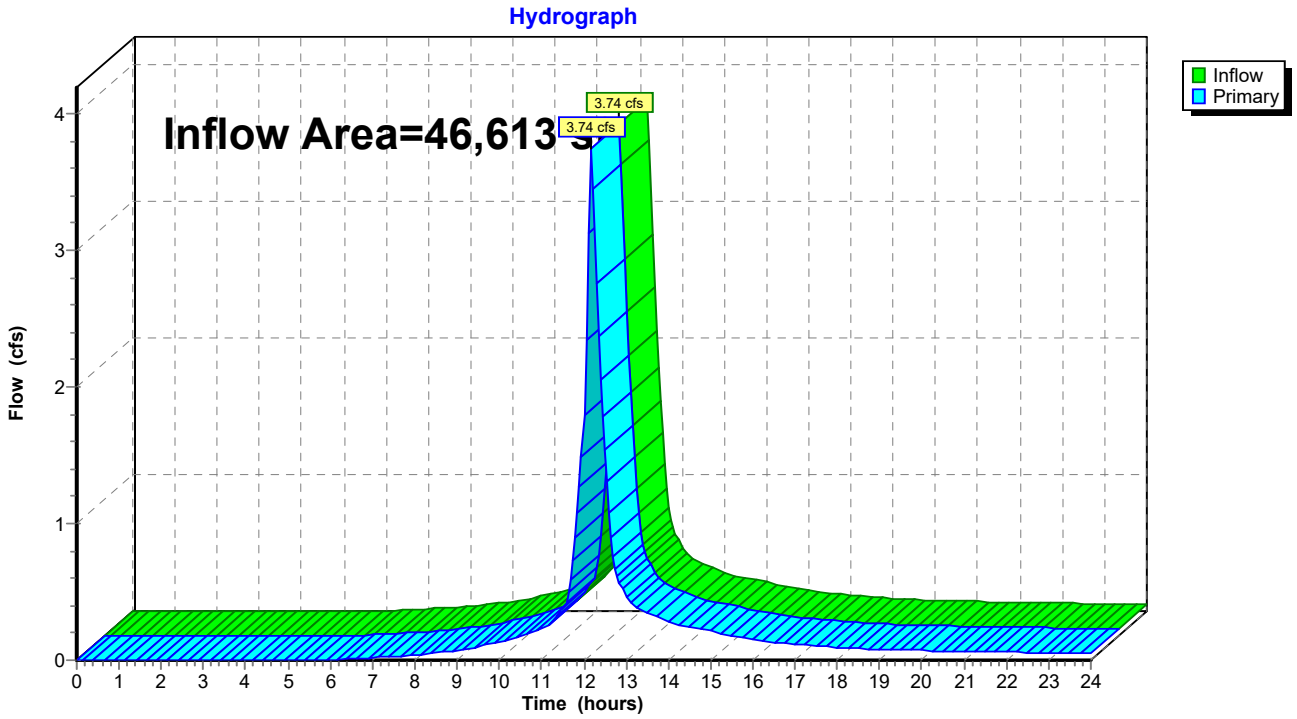


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 3.79" for 10yr Storm event
Inflow = 3.74 cfs @ 12.17 hrs, Volume= 14,712 cf
Primary = 3.74 cfs @ 12.17 hrs, Volume= 14,712 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

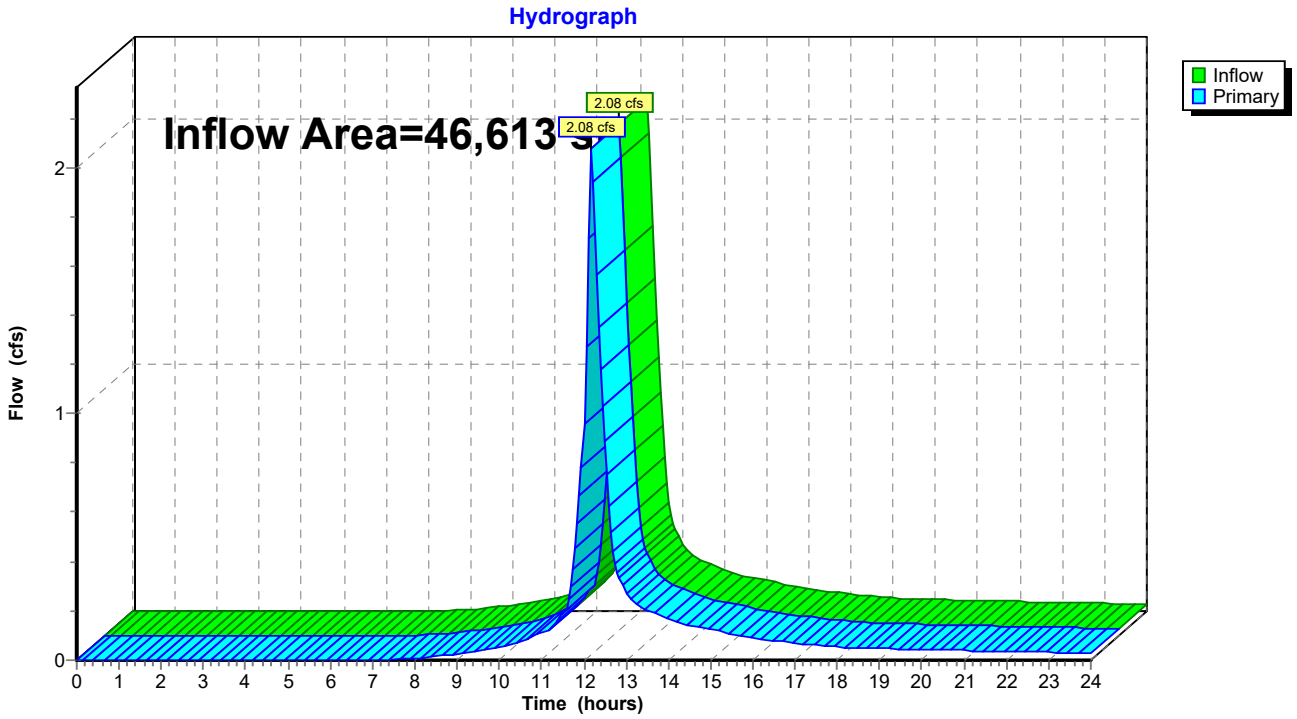


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 2.08" for 10yr Storm event
Inflow = 2.08 cfs @ 12.18 hrs, Volume= 8,093 cf
Primary = 2.08 cfs @ 12.18 hrs, Volume= 8,093 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Summary for Subcatchment EX-DA-1: Drainage Area 1

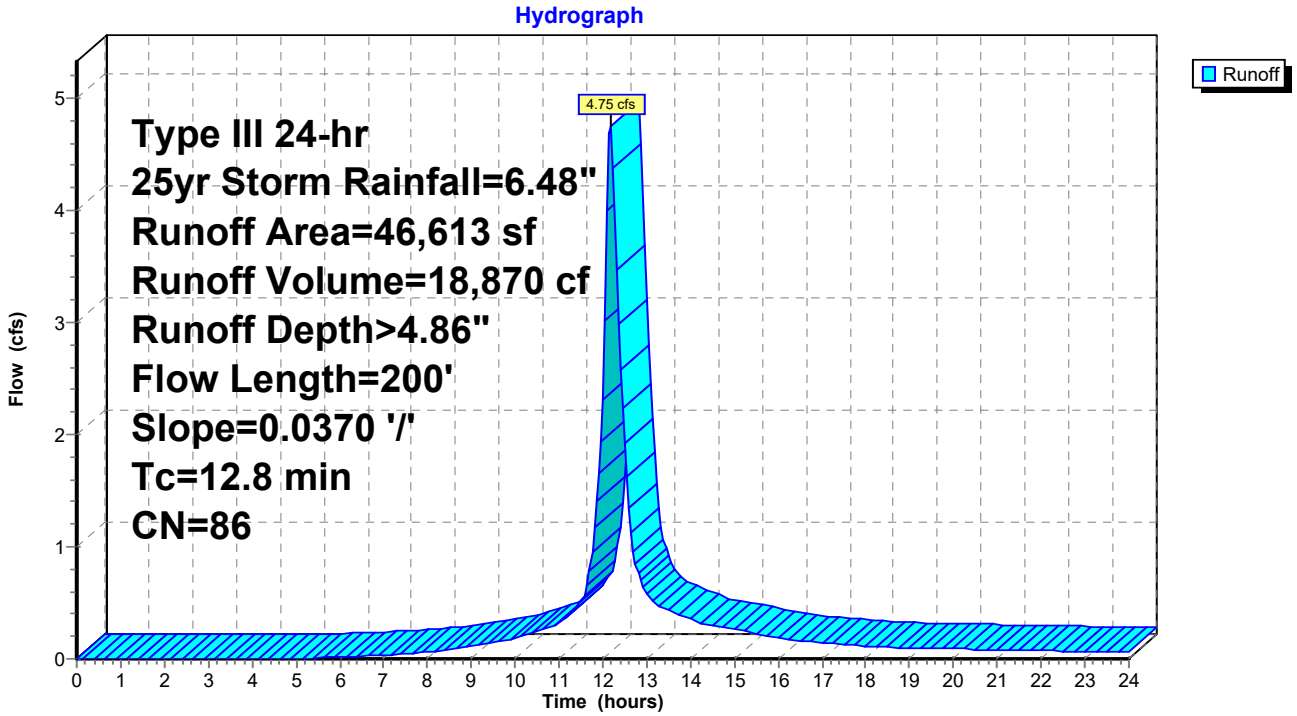
Runoff = 4.75 cfs @ 12.17 hrs, Volume= 18,870 cf, Depth> 4.86"
Routed to Link EX : Existing Conditions

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

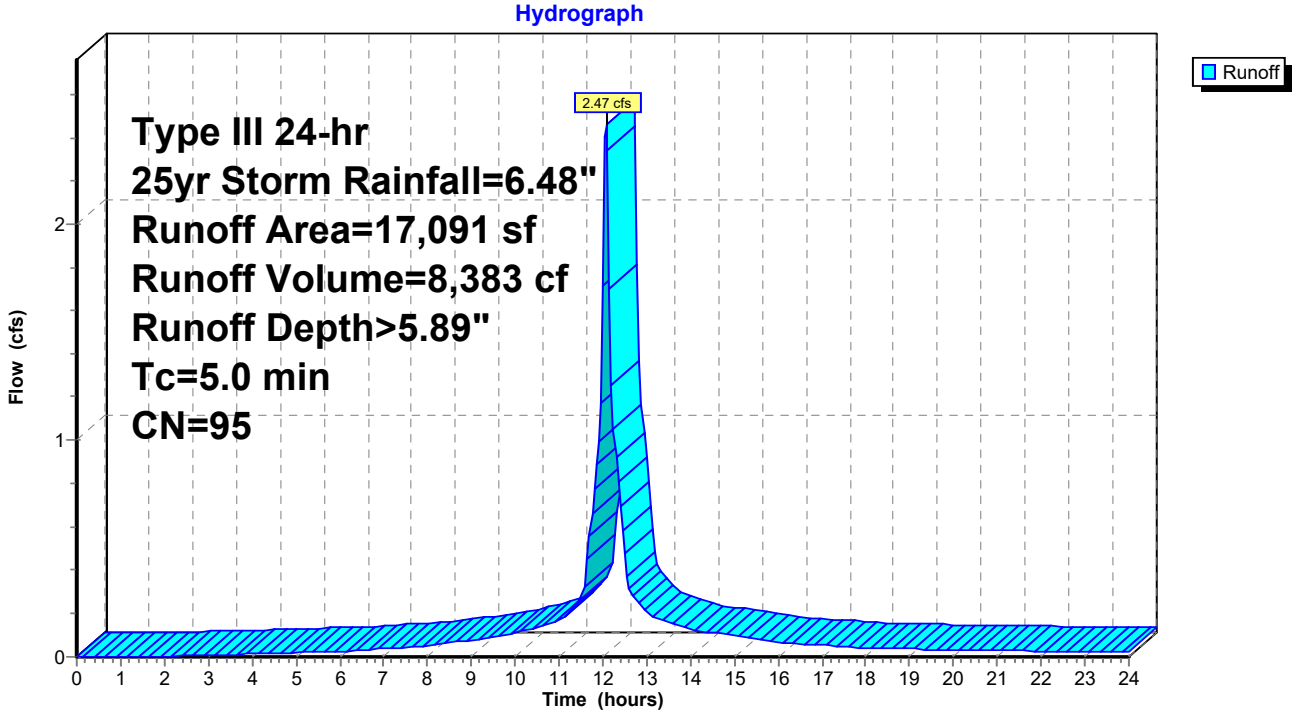
Runoff = 2.47 cfs @ 12.07 hrs, Volume= 8,383 cf, Depth> 5.89"
Routed to Pond 1P : Underground Detention

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

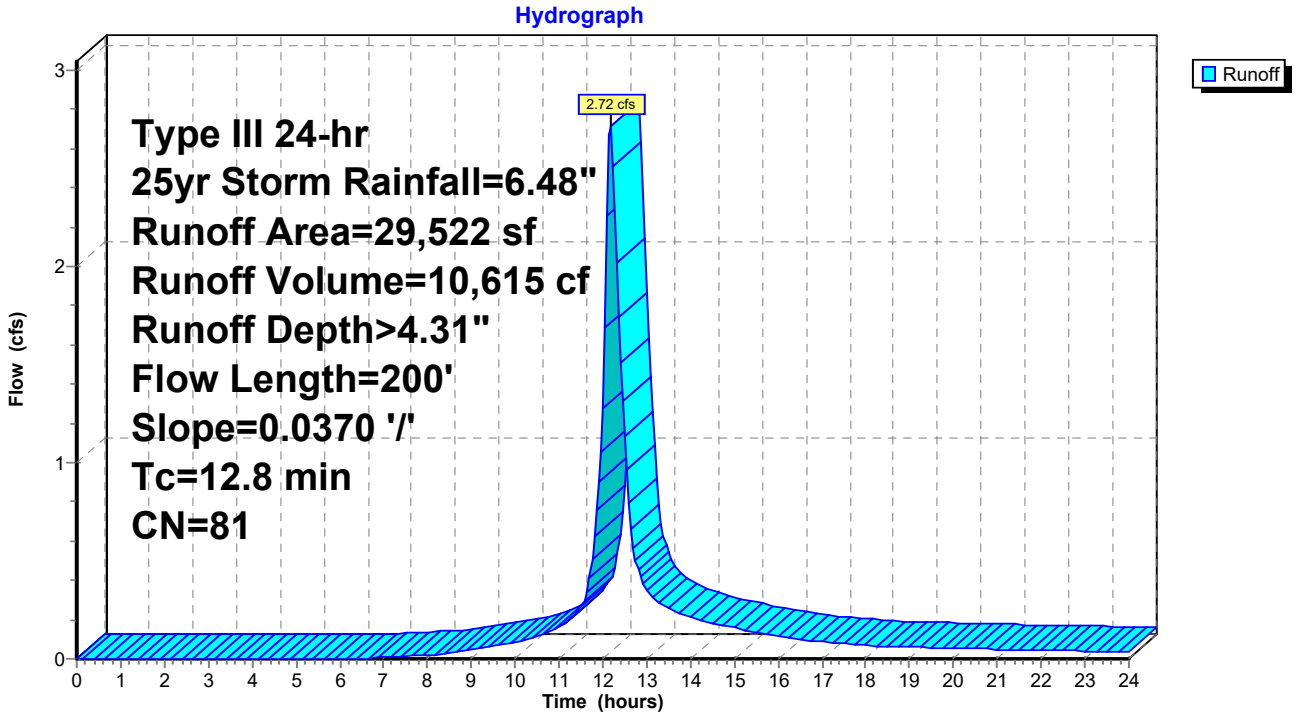
Runoff = 2.72 cfs @ 12.17 hrs, Volume= 10,615 cf, Depth> 4.31"
Routed to Link PR : Proposed Conditions

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 25yr Storm Rainfall=6.48"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 5.89" for 25yr Storm event
Inflow = 2.47 cfs @ 12.07 hrs, Volume= 8,383 cf
Outflow = 0.48 cfs @ 12.52 hrs, Volume= 6,449 cf, Atten= 81%, Lag= 26.9 min
Discarded = 0.09 cfs @ 9.60 hrs, Volume= 5,786 cf
Primary = 0.38 cfs @ 12.52 hrs, Volume= 663 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 114.07' @ 12.52 hrs Surf.Area= 1,701 sf Storage= 3,645 cf

Plug-Flow detention time= 230.0 min calculated for 6,449 cf (77% of inflow)
Center-of-Mass det. time= 148.3 min (908.8 - 760.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 9.60 hrs HW=110.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.32 cfs @ 12.52 hrs HW=114.05' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 0.32 cfs @ 0.75 fps)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

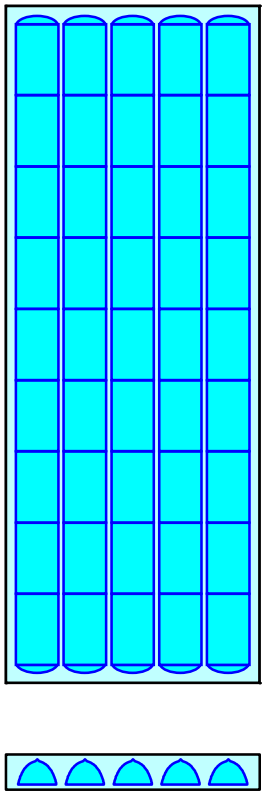
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

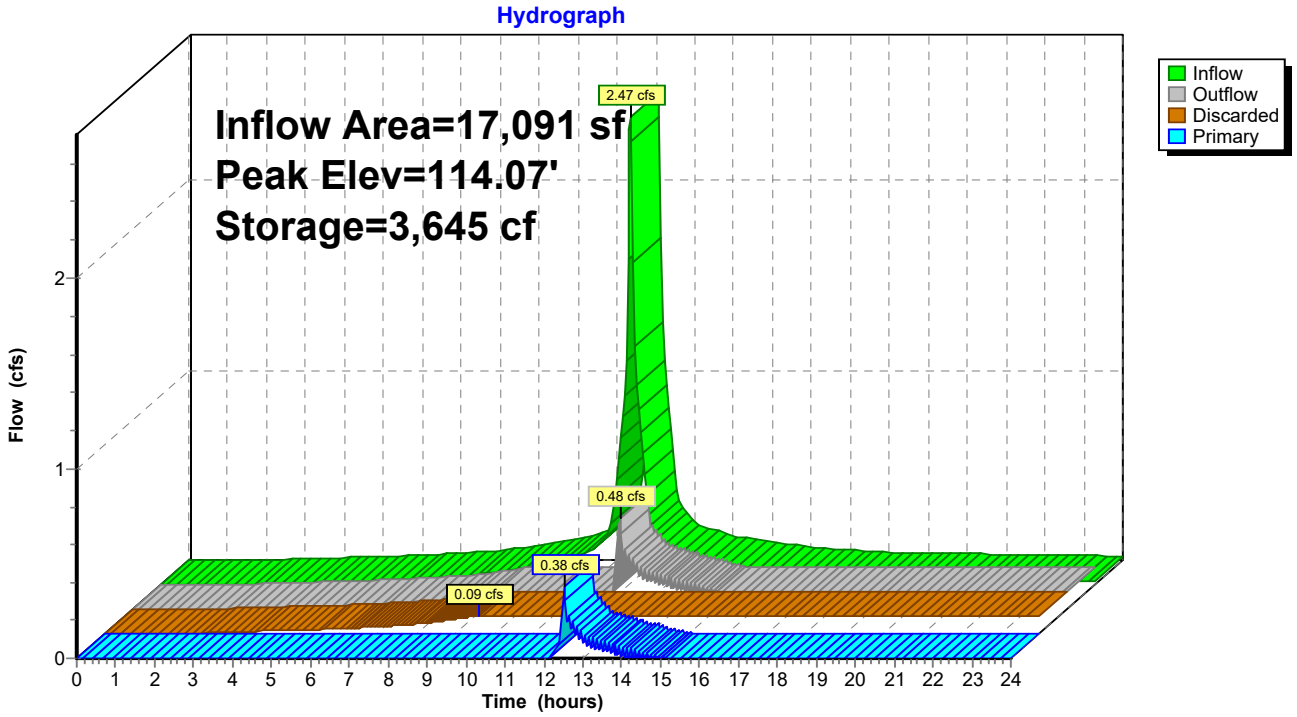
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

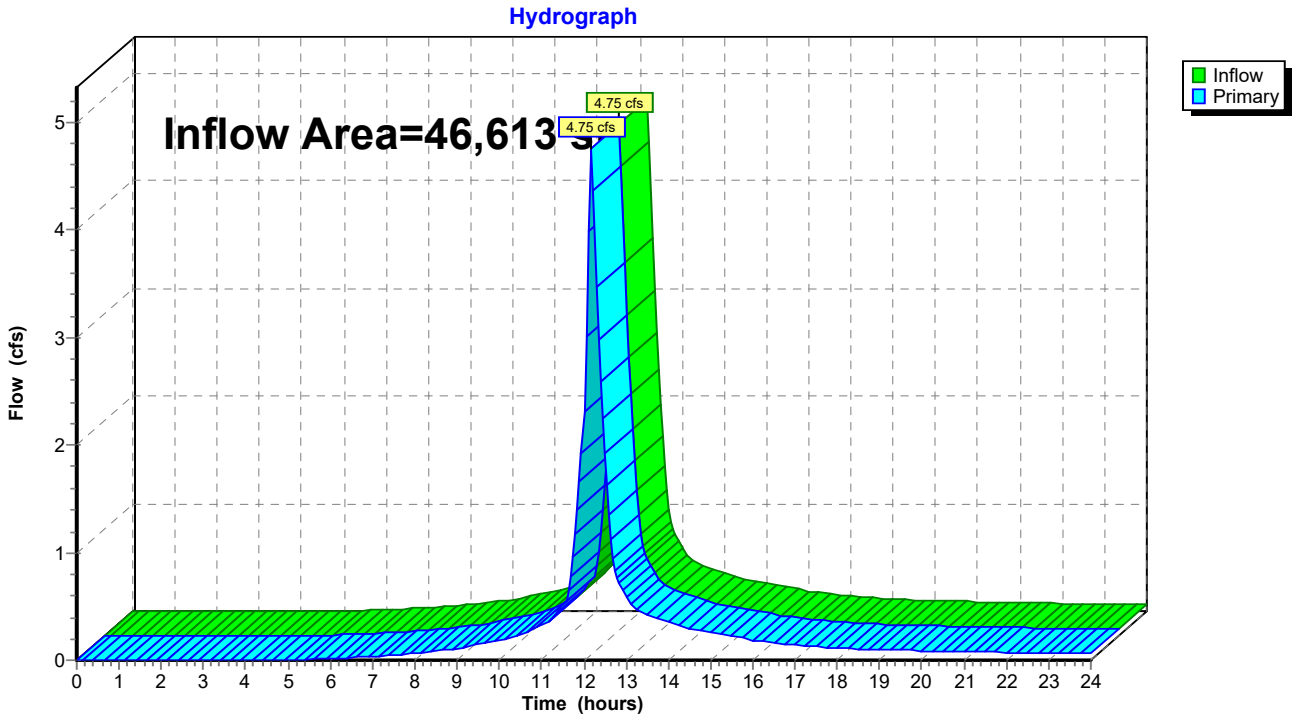


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 4.86" for 25yr Storm event
Inflow = 4.75 cfs @ 12.17 hrs, Volume= 18,870 cf
Primary = 4.75 cfs @ 12.17 hrs, Volume= 18,870 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

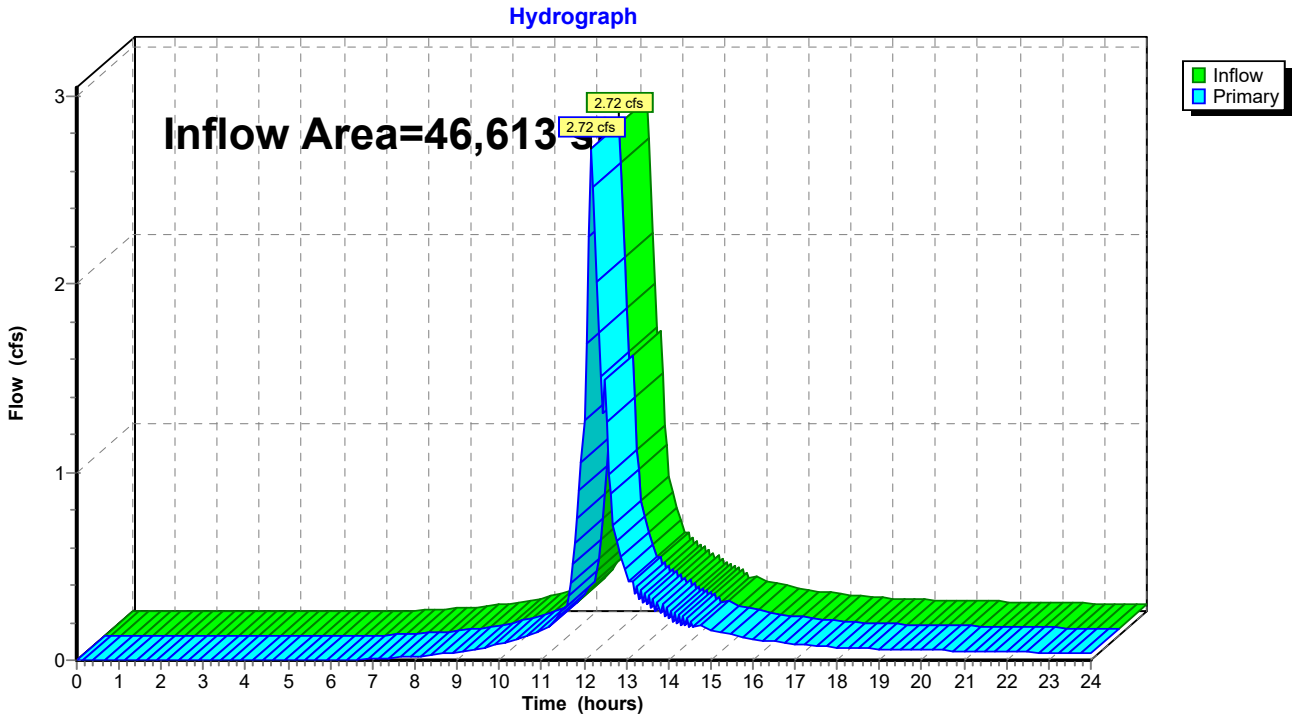


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 2.90" for 25yr Storm event
Inflow = 2.72 cfs @ 12.17 hrs, Volume= 11,278 cf
Primary = 2.72 cfs @ 12.17 hrs, Volume= 11,278 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Summary for Subcatchment EX-DA-1: Drainage Area 1

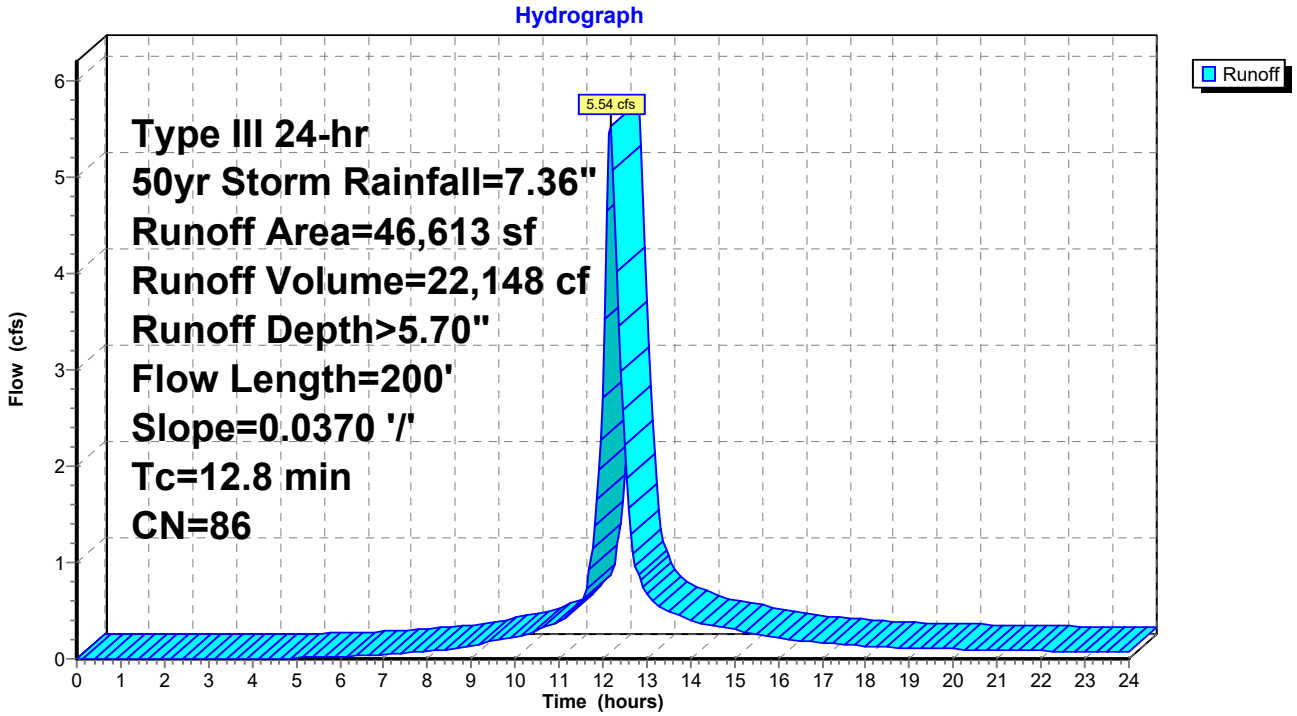
Runoff = 5.54 cfs @ 12.17 hrs, Volume= 22,148 cf, Depth> 5.70"
Routed to Link EX : Existing Conditions

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

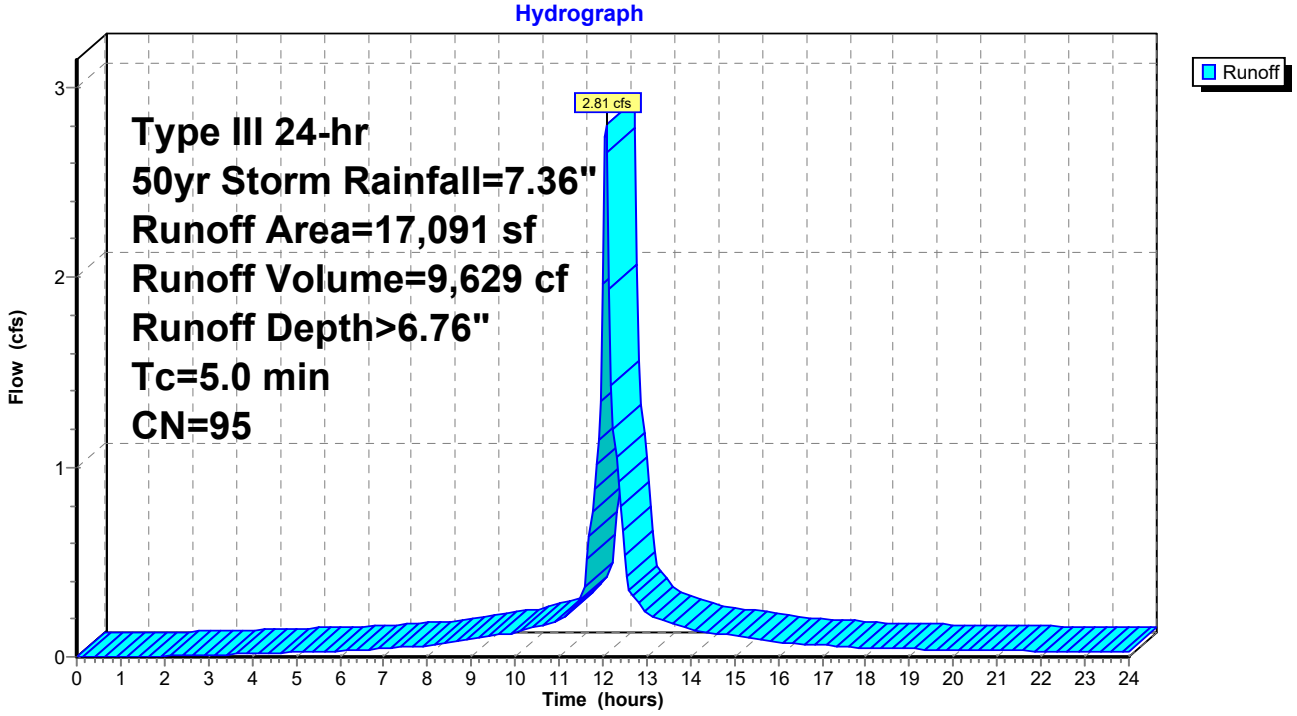
Runoff = 2.81 cfs @ 12.07 hrs, Volume= 9,629 cf, Depth> 6.76"
Routed to Pond 1P : Underground Detention

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

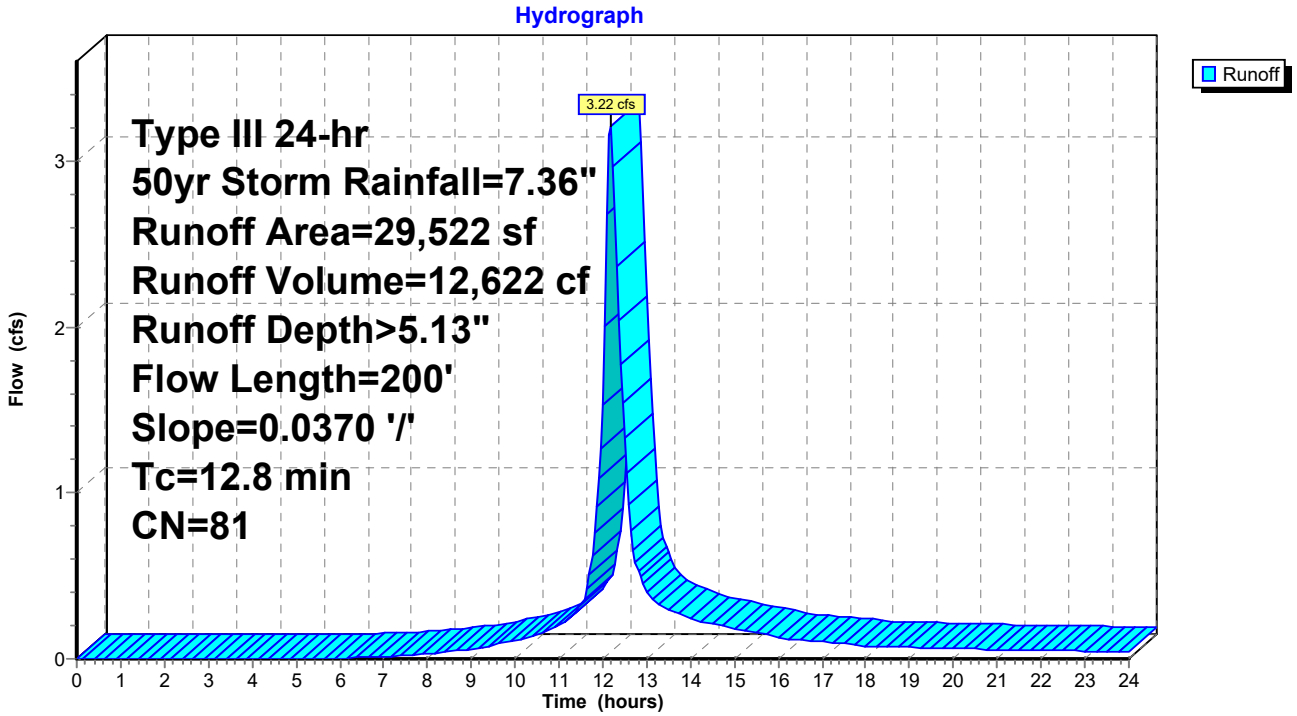
Runoff = 3.22 cfs @ 12.17 hrs, Volume= 12,622 cf, Depth> 5.13"
Routed to Link PR : Proposed Conditions

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 50yr Storm Rainfall=7.36"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 6.76" for 50yr Storm event
Inflow = 2.81 cfs @ 12.07 hrs, Volume= 9,629 cf
Outflow = 1.82 cfs @ 12.30 hrs, Volume= 7,523 cf, Atten= 35%, Lag= 13.6 min
Discarded = 0.09 cfs @ 9.15 hrs, Volume= 5,953 cf
Primary = 1.73 cfs @ 12.30 hrs, Volume= 1,570 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 114.16' @ 12.30 hrs Surf.Area= 1,701 sf Storage= 3,645 cf

Plug-Flow detention time= 200.7 min calculated for 7,507 cf (78% of inflow)
Center-of-Mass det. time= 121.8 min (879.4 - 757.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 9.15 hrs HW=110.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=1.64 cfs @ 12.30 hrs HW=114.16' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 1.64 cfs @ 1.30 fps)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

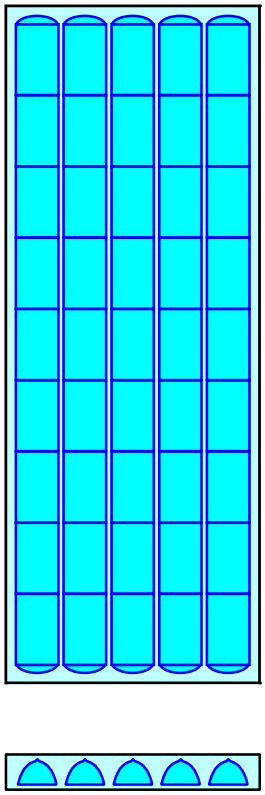
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

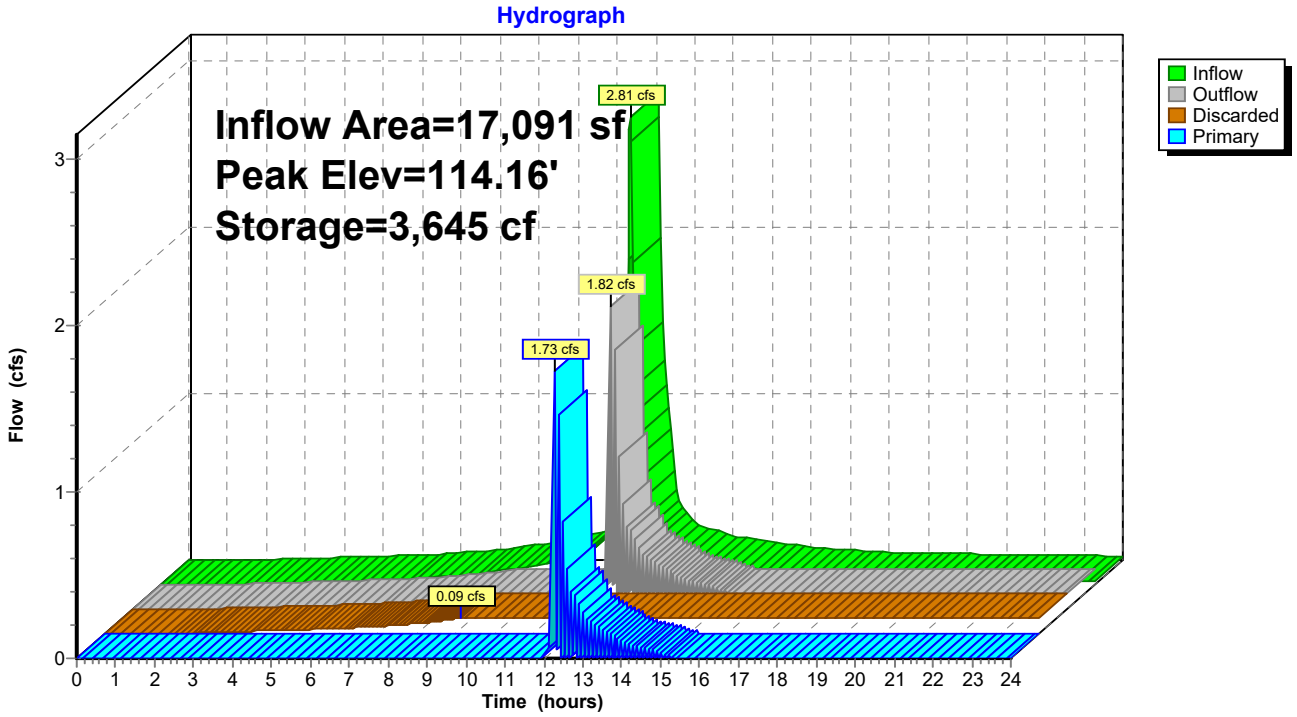
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

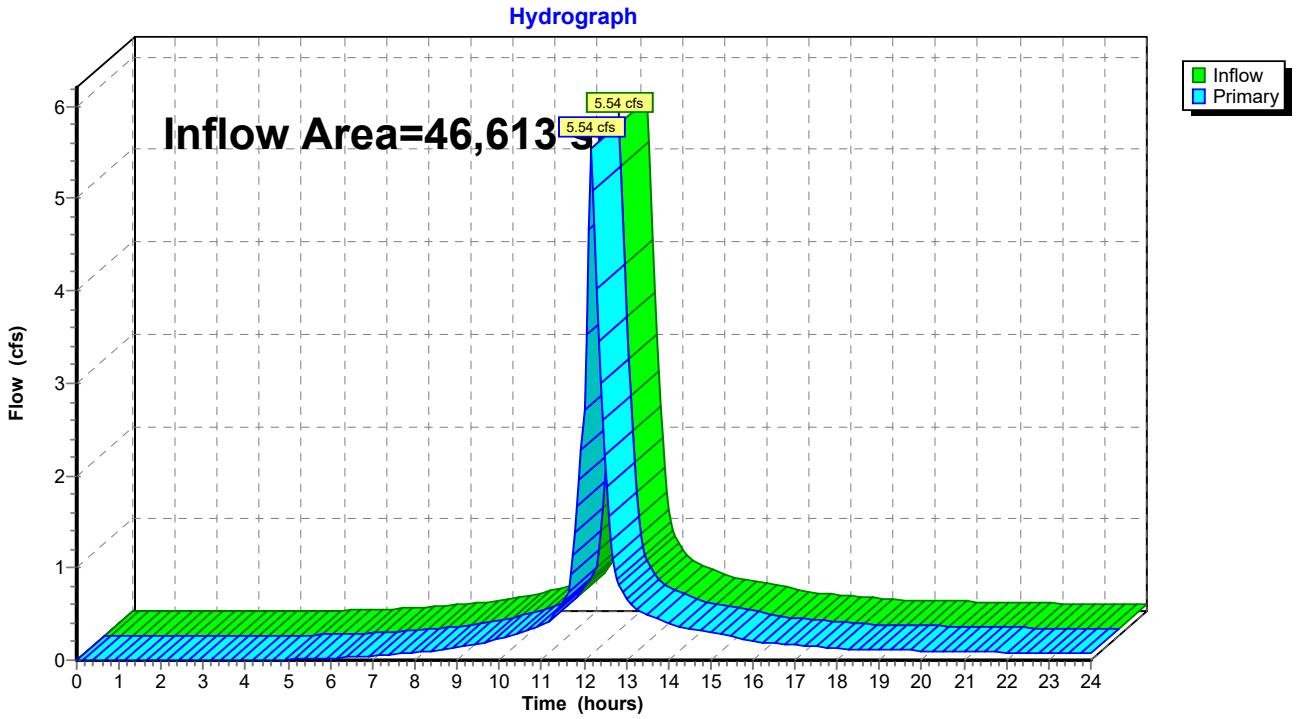


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 5.70" for 50yr Storm event
Inflow = 5.54 cfs @ 12.17 hrs, Volume= 22,148 cf
Primary = 5.54 cfs @ 12.17 hrs, Volume= 22,148 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

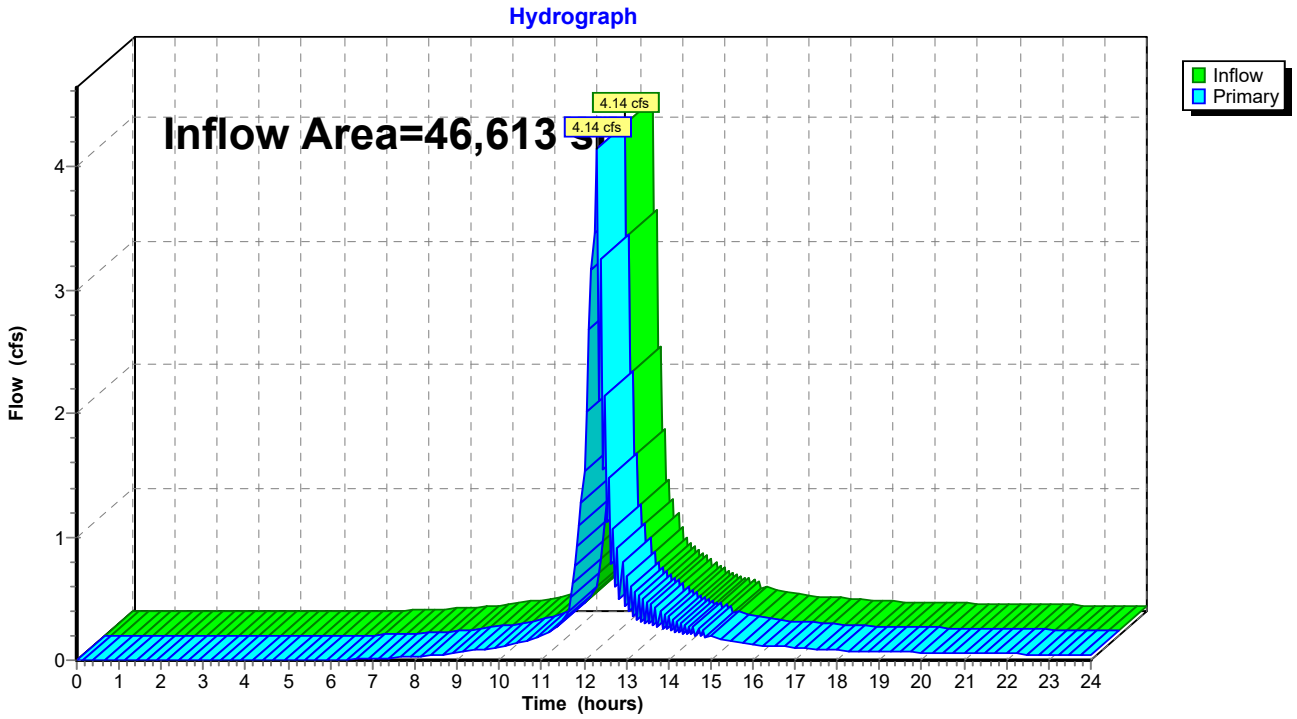


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 3.65" for 50yr Storm event
Inflow = 4.14 cfs @ 12.29 hrs, Volume= 14,192 cf
Primary = 4.14 cfs @ 12.29 hrs, Volume= 14,192 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Summary for Subcatchment EX-DA-1: Drainage Area 1

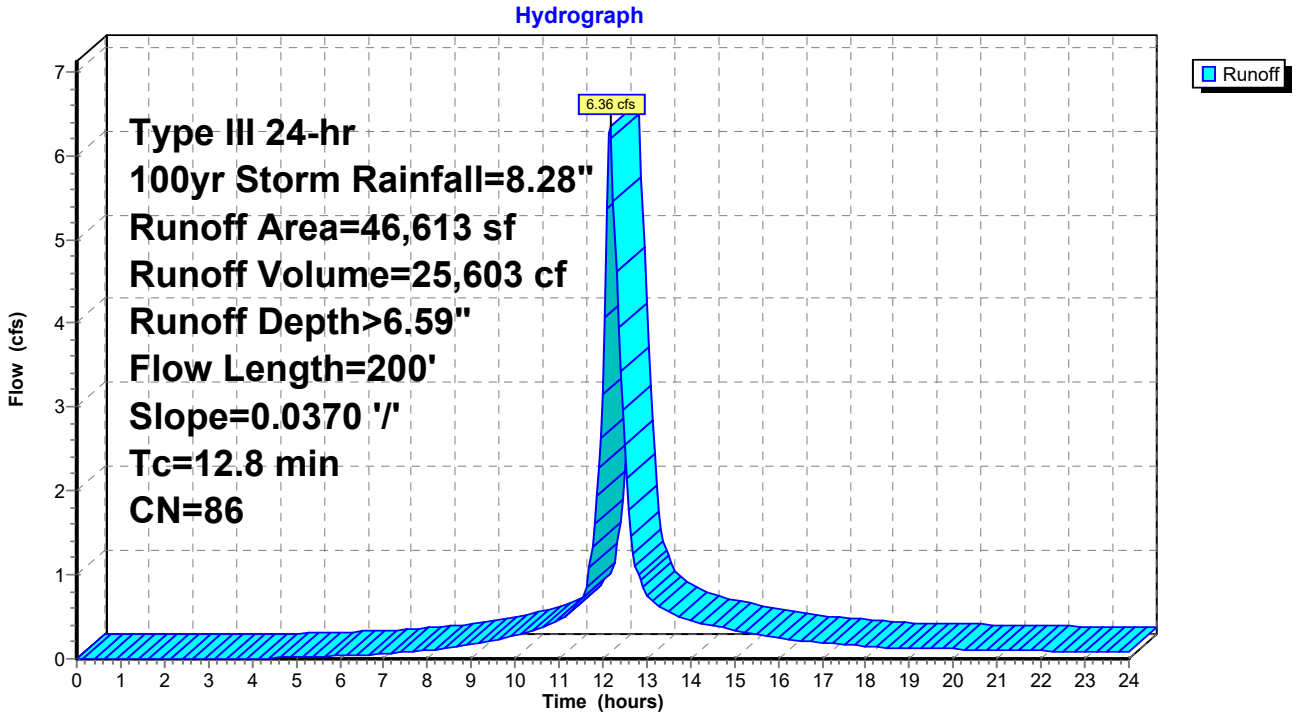
Runoff = 6.36 cfs @ 12.17 hrs, Volume= 25,603 cf, Depth> 6.59"
Routed to Link EX : Existing Conditions

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	601	98	Existing 1 1/2 Story Stone Building & Porches
*	17,405	98	Existing Parking & Drive Area
*	3,050	98	Existing Walks & Stairs
	14,256	61	>75% Grass cover, Good, HSG B
	2,704	80	>75% Grass cover, Good, HSG D
	46,613	86	Weighted Average
	16,960		36.38% Pervious Area
	29,653		63.62% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-DA-1: Drainage Area 1



Summary for Subcatchment PR-DA-1A: Drainage Area 1

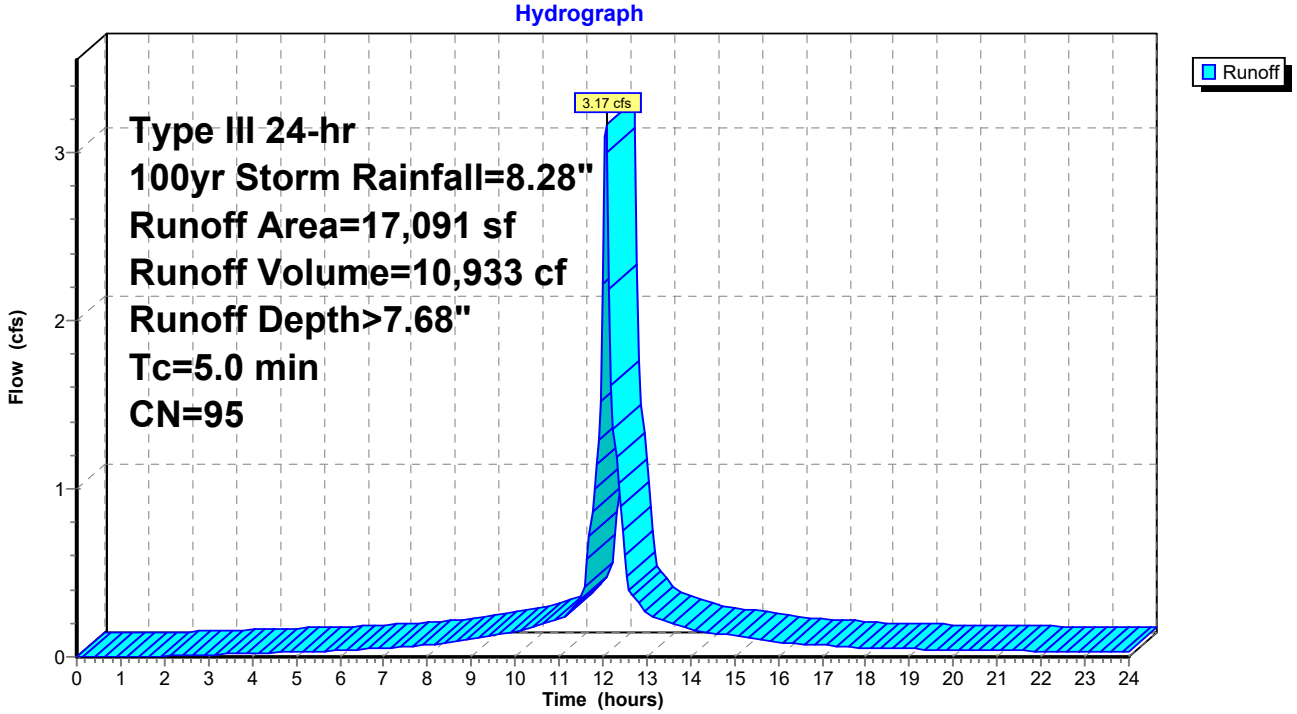
Runoff = 3.17 cfs @ 12.07 hrs, Volume= 10,933 cf, Depth> 7.68"
Routed to Pond 1P : Underground Detention

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	6,160	98	Proposed Building
*	8,788	98	Proposed Parking & Drive Area
*	171	98	Proposed Walks & Stairs
*	323	98	Existing Walks & tairs
	1,455	61	>75% Grass cover, Good, HSG B
	194	80	>75% Grass cover, Good, HSG D
	17,091	95	Weighted Average
	1,649		9.65% Pervious Area
	15,442		90.35% Impervious Area

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

Subcatchment PR-DA-1A: Drainage Area 1



Summary for Subcatchment PR-DA-1B: Drainage Area 1

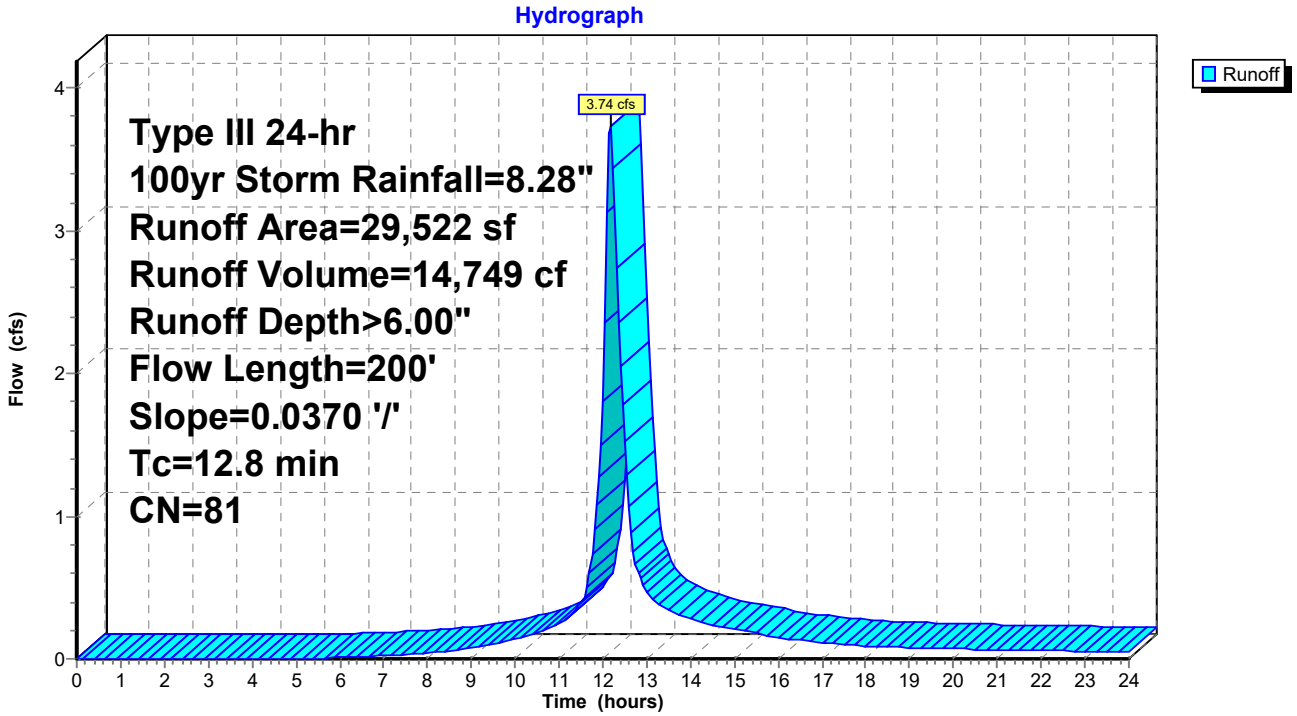
Runoff = 3.74 cfs @ 12.17 hrs, Volume= 14,749 cf, Depth> 6.00"
Routed to Link PR : Proposed Conditions

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 100yr Storm Rainfall=8.28"

	Area (sf)	CN	Description
*	3,764	98	Proposed Parking & Drive Area
*	169	98	Proposed Walks & Stairs
*	6,016	98	Existing 2 1/2 Story Stucco Complex and Porches
*	2,581	98	Existing 2 1/2 Story Frame Residence & Porches
*	2,676	98	Existing Walks & Stairs
	12,675	61	>75% Grass cover, Good, HSG B
	1,641	80	>75% Grass cover, Good, HSG D
	29,522	81	Weighted Average
	14,316		48.49% Pervious Area
	15,206		51.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.8	200	0.0370	0.26		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-DA-1B: Drainage Area 1



Summary for Pond 1P: Underground Detention

Inflow Area = 17,091 sf, 90.35% Impervious, Inflow Depth > 7.68" for 100yr Storm event
Inflow = 3.17 cfs @ 12.07 hrs, Volume= 10,933 cf
Outflow = 2.67 cfs @ 12.19 hrs, Volume= 8,662 cf, Atten= 16%, Lag= 7.4 min
Discarded = 0.09 cfs @ 8.75 hrs, Volume= 6,111 cf
Primary = 2.58 cfs @ 12.19 hrs, Volume= 2,551 cf
Routed to Link PR : Proposed Conditions

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 114.21' @ 12.20 hrs Surf.Area= 1,701 sf Storage= 3,645 cf

Plug-Flow detention time= 178.8 min calculated for 8,662 cf (79% of inflow)
Center-of-Mass det. time= 101.0 min (856.1 - 755.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	110.50'	1,538 cf	**25.25'W x 67.35'L x 3.50'H Field A** 5,952 cf Overall - 2,107 cf Embedded = 3,845 cf x 40.0% Voids
#2A	111.00'	2,107 cf	**Cultec R-300HD** x 45 Inside #1 Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap 45 Chambers in 5 Rows Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf
		3,645 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	110.50'	**2.400 in/hr Exfiltration over Surface area**
#2	Primary	114.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.09 cfs @ 8.75 hrs HW=110.54' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=2.37 cfs @ 12.19 hrs HW=114.20' (Free Discharge)
↑**2=Orifice/Grate** (Weir Controls 2.37 cfs @ 1.47 fps)

Pond 1P: Underground Detention - Chamber Wizard Field A

Chamber Model = Cultec R-300HD (Cultec Recharger® 300HD)
Effective Size= 45.6"W x 30.0"H => 6.53 sf x 7.08'L = 46.2 cf
Overall Size= 51.0"W x 30.0"H x 7.54'L with 0.46' Overlap
Cap Storage= 2.7 cf x 2 x 5 rows = 26.5 cf

51.0" Wide + 6.0" Spacing = 57.0" C-C Row Spacing

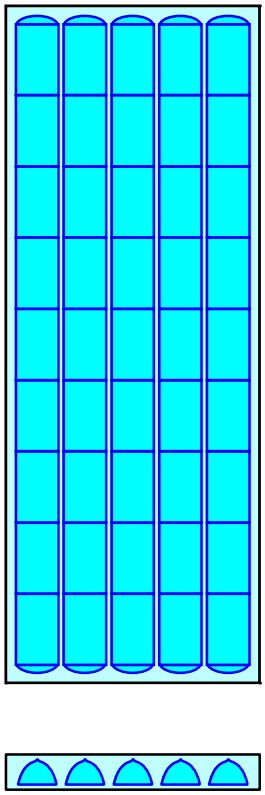
9 Chambers/Row x 7.08' Long +0.80' Cap Length x 2 = 65.35' Row Length +12.0" End Stone x 2 = 67.35' Base Length
5 Rows x 51.0" Wide + 6.0" Spacing x 4 + 12.0" Side Stone x 2 = 25.25' Base Width
6.0" Stone Base + 30.0" Chamber Height + 6.0" Stone Cover = 3.50' Field Height

45 Chambers x 46.2 cf + 2.7 cf Cap Volume x 2 x 5 Rows = 2,107.4 cf Chamber Storage

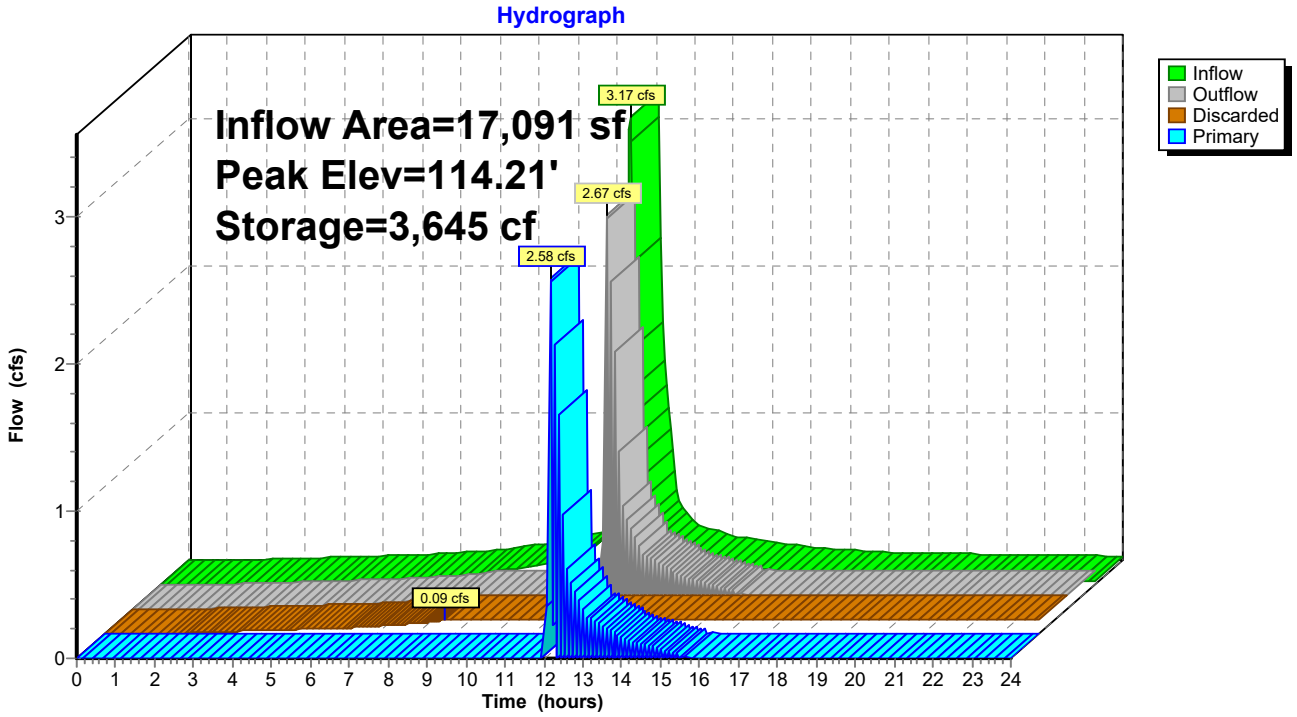
5,952.1 cf Field - 2,107.4 cf Chambers = 3,844.6 cf Stone x 40.0% Voids = 1,537.8 cf Stone Storage

Chamber Storage + Stone Storage = 3,645.3 cf = 0.084 af
Overall Storage Efficiency = 61.2%
Overall System Size = 67.35' x 25.25' x 3.50'

45 Chambers
220.4 cy Field
142.4 cy Stone



Pond 1P: Underground Detention

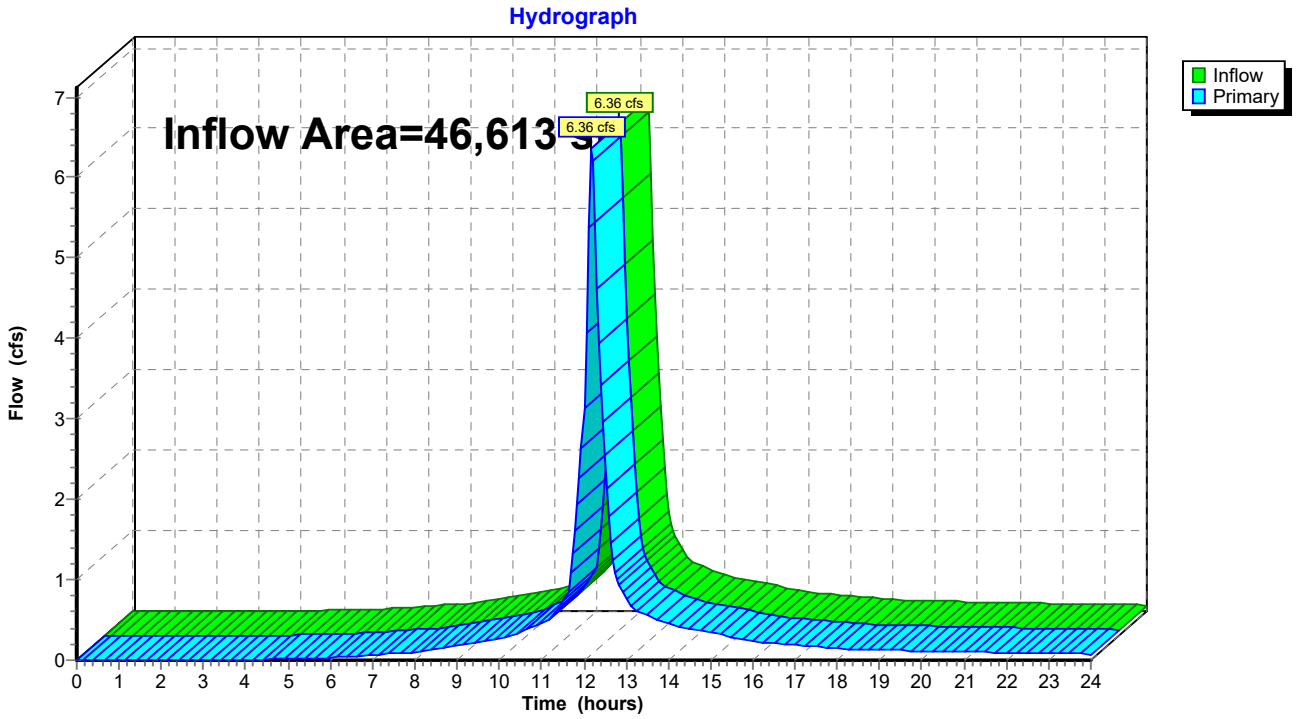


Summary for Link EX: Existing Conditions

Inflow Area = 46,613 sf, 63.62% Impervious, Inflow Depth > 6.59" for 100yr Storm event
Inflow = 6.36 cfs @ 12.17 hrs, Volume= 25,603 cf
Primary = 6.36 cfs @ 12.17 hrs, Volume= 25,603 cf, Atten= 0%, Lag= 0.0 min

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

Link EX: Existing Conditions

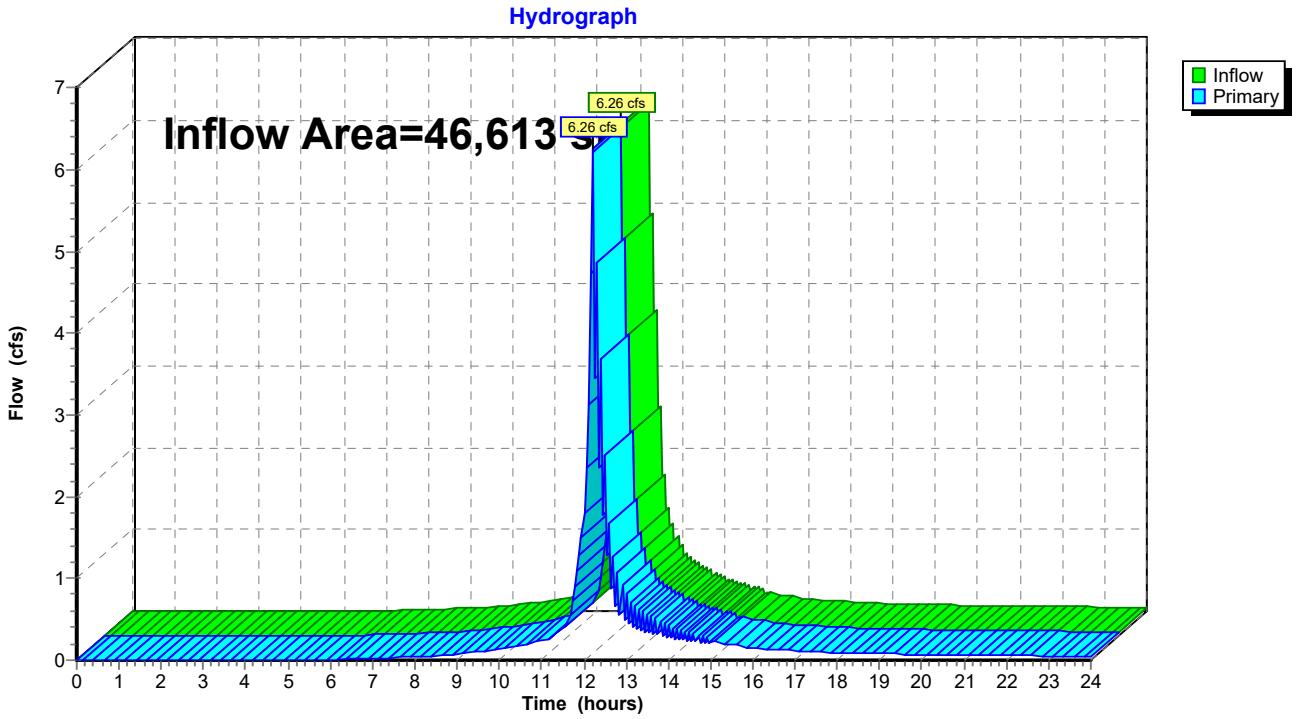


Summary for Link PR: Proposed Conditions

Inflow Area = 46,613 sf, 65.75% Impervious, Inflow Depth > 4.45" for 100yr Storm event
Inflow = 6.26 cfs @ 12.19 hrs, Volume= 17,301 cf
Primary = 6.26 cfs @ 12.19 hrs, Volume= 17,301 cf, Atten= 0%, Lag= 0.0 min

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

Link PR: Proposed Conditions



Operations and Maintenance Plan

50 Connecticut Avenue, Norwalk, CT
April 3, 2025

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at **50 Connecticut Avenue.** 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. 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)

204 Flax Hill Road, Norwalk, CT
February 26, 2025

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 3)

204 Flax Hill Road, Norwalk, CT
February 26, 2025

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

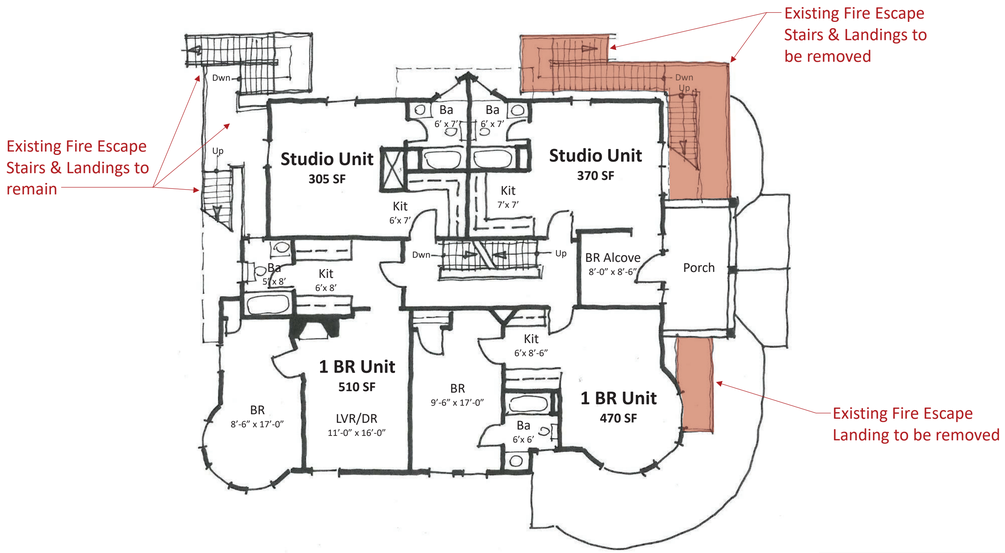
Notes:

Operations and Maintenance Log (Page 3 of 3)

204 Flax Hill Road, Norwalk, CT
February 26, 2025

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

Signature of Inspector: **Date:**

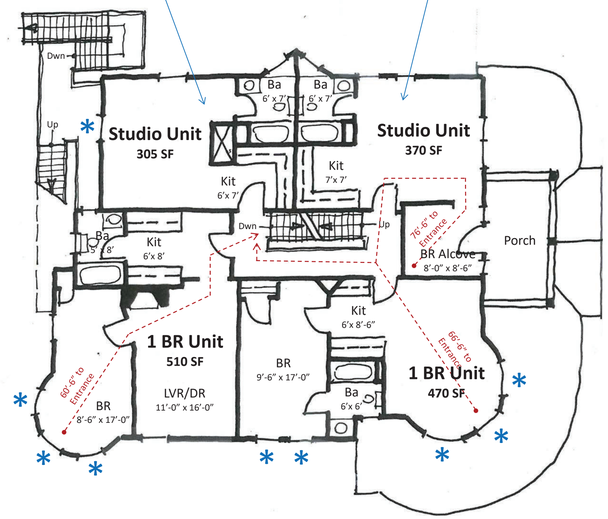


Existing Second Floor Plan
Scale 1/8" = 1'-0"

0 2 4 8

Studio Unit has two means of egress, one through apartment entrance the other on rear fire escape

Studio Unit has two means of egress, one through apartment entrance the other on to the porch



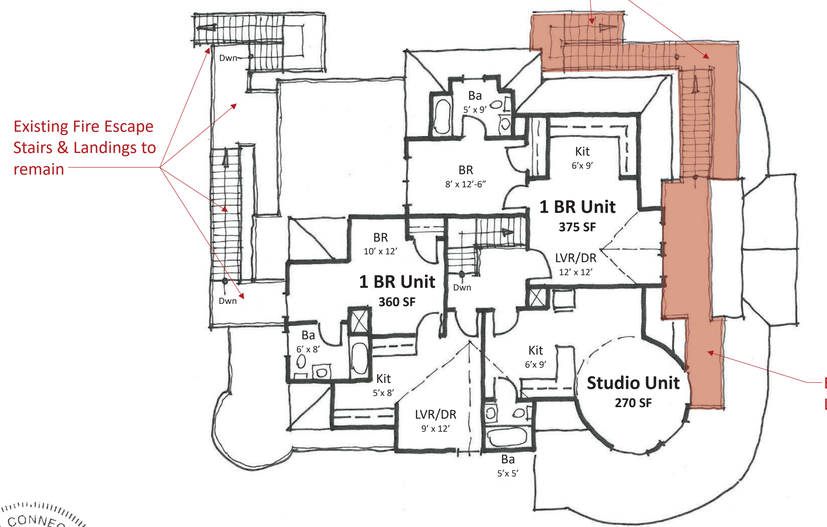
Proposed Second Floor Plan
Scale 1/8" = 1'-0"

0 2 4 8

PROJECT SUMMARY						
Floor	Description	Unit Mix				Gross SF
		Studio	1-BR	2-BR	Total	
1	First Floor	3	1	0	4	1,850
2	Second Floor	2	2	0	4	1,910
3	Third Floor	1	2	0	3	1,260
TOTAL		6	5	0	11	5,020

∗ Windows that meet emergency egress requirements

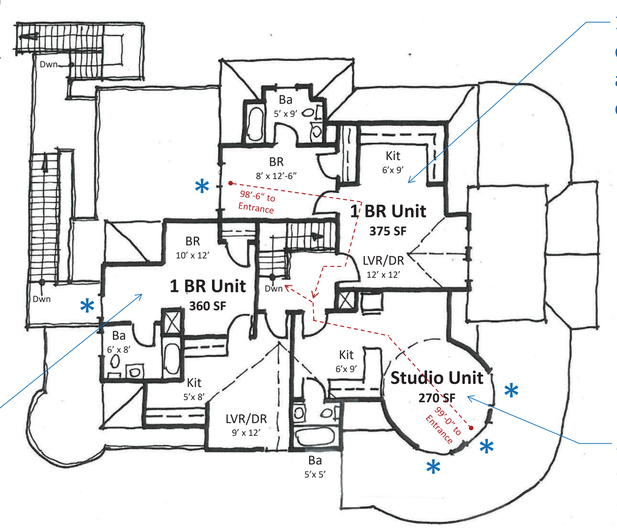
Existing Fire Escape Stairs & Landings to be removed



Existing Third Floor Plan
Scale 1/8" = 1'-0"

0 2 4 8

1 BR Unit has two means of egress, one through apartment entrance the other on rear fire escape



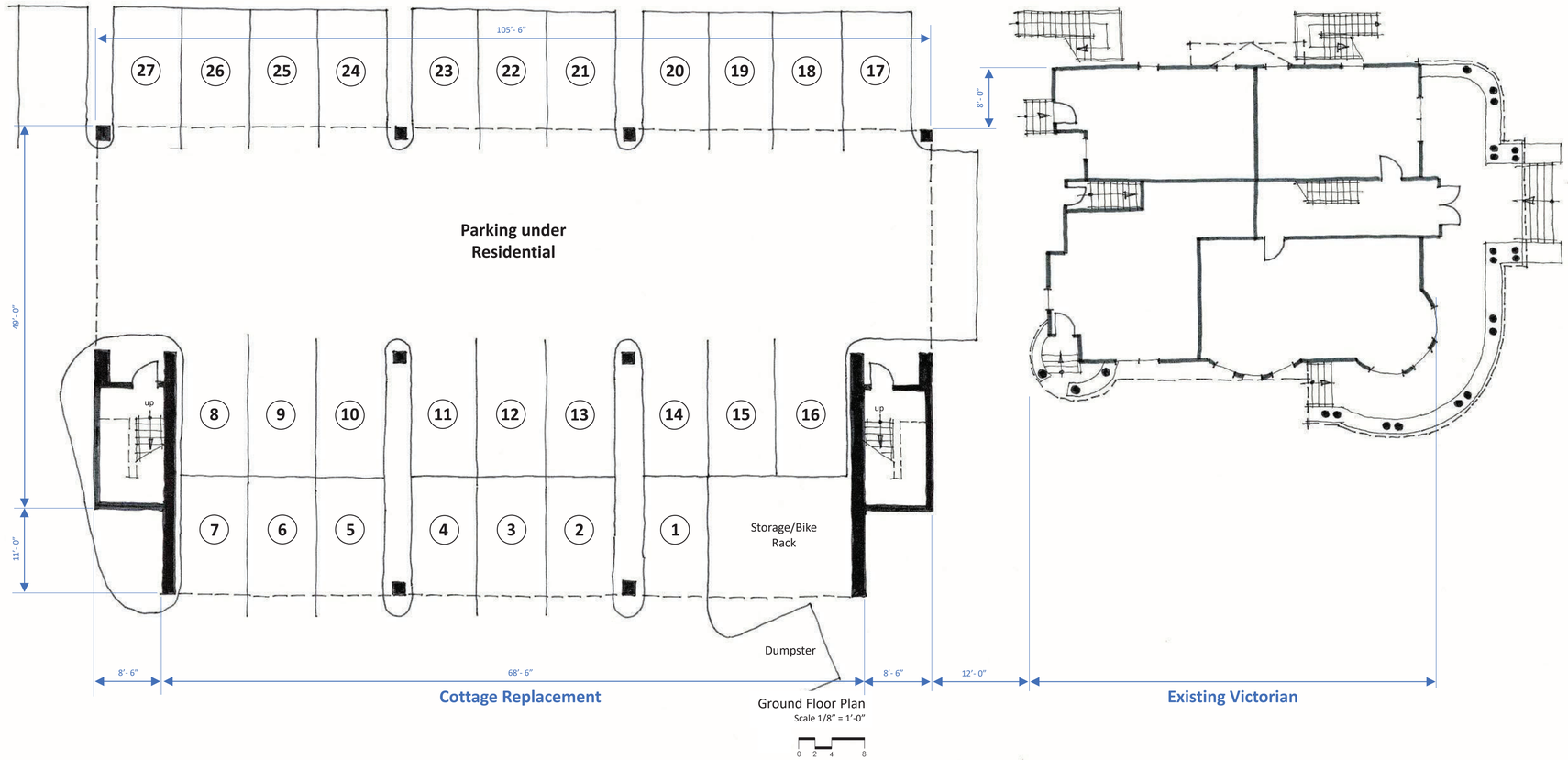
Proposed Third Floor Plan
Scale 1/8" = 1'-0"

0 2 4 8

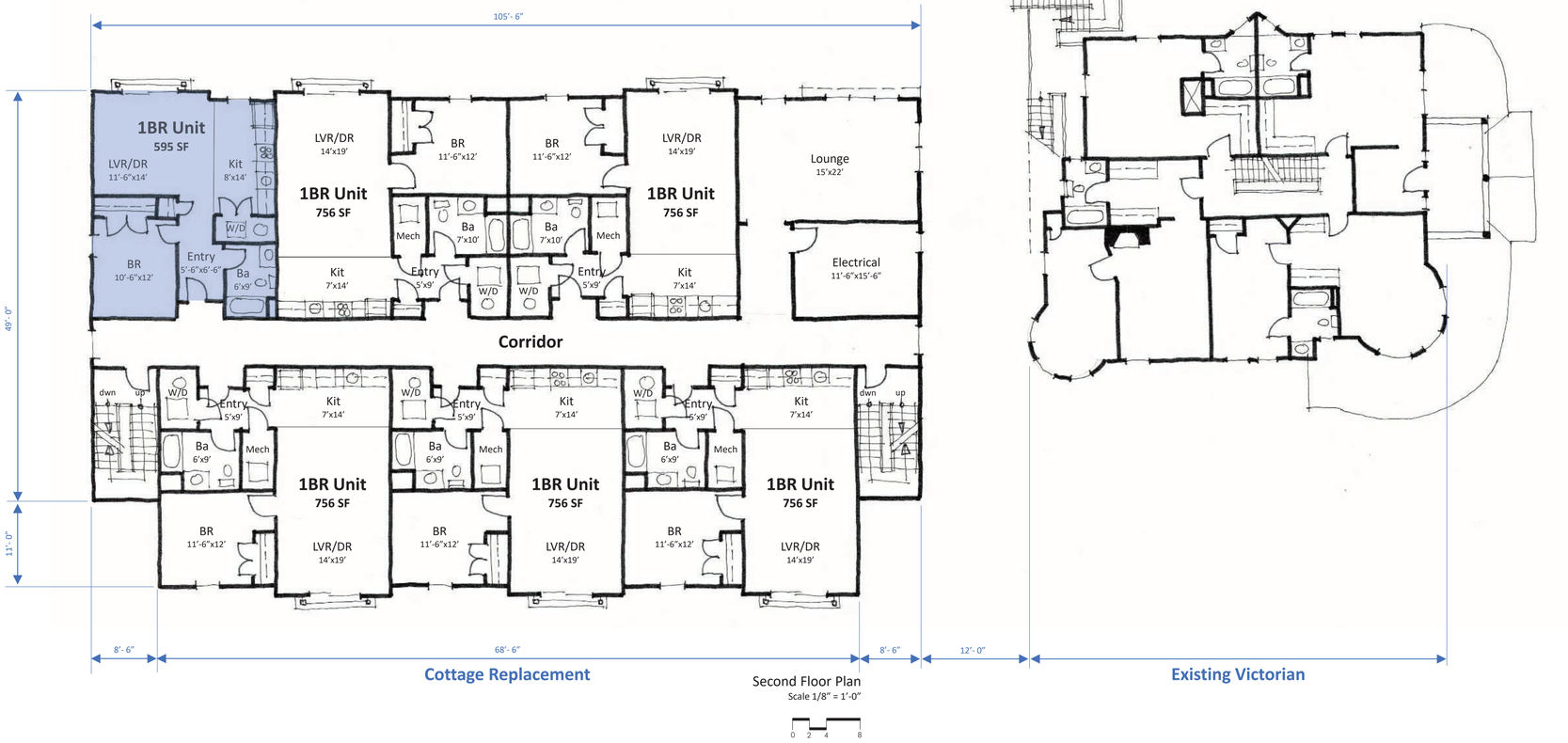
STATE OF CONNECTICUT CROSSKEY ARCHITECTS LLC No. 764 CORPORATE PRACTICE OF ARCHITECTURE

Existing Street Elevation
Not to Scale

Proposed Street Elevation
Not to Scale



PROJECT SUMMARY					
Floor	Description	Proposed Units		Total	Gross SF
		595 SF	756 SF		
1	Ground Floor	0	0	**0**	290
2	Second Floor	1	5	**6**	6,143
3	Third Floor	2	5	**7**	6,143
TOTAL		**3**	**10**	**13**	**12,576**



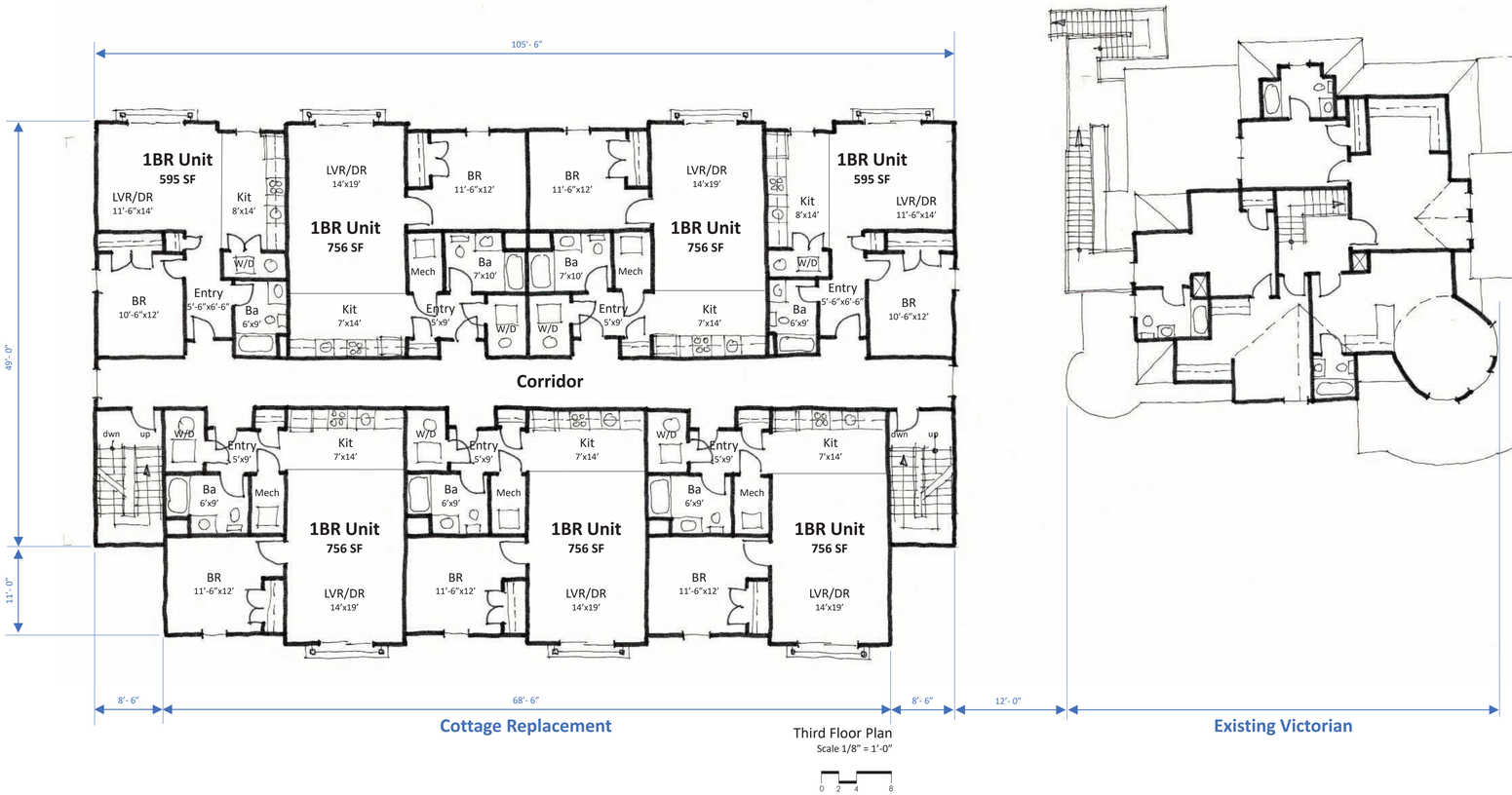
Second Floor Plan

Scale 1/8" = 1'-0"

0 2 4 8

PROJECT SUMMARY					
Floor	Description	Proposed Units		Total	Gross SF
		595 SF	756 SF		
1	Ground Floor	0	0	**0**	290
2	Second Floor	1	5	**6**	6,143
3	Third Floor	2	5	**7**	6,143
TOTAL		**3**	10	13	12,576

Workforce Housing Unit



Third Floor Plan
Scale 1/8" = 1'-0"

0 2 4 8

PROJECT SUMMARY					
Floor	Description	Proposed Units		Total	Gross SF
		595 SF	756 SF		
1	Ground Floor	0	0	**0**	290
2	Second Floor	1	5	**6**	6,143
3	Third Floor	2	5	**7**	6,143
TOTAL		**3**	**10**	**13**	**12,576**

Workforce Housing Unit

STATE OF CONNECTICUT
CROSSKEY ARCHITECTS, LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE

North Elevation
Scale 1/8" = 1'-0"

0 2 4 8

East Elevation
Scale 1/8" = 1'-0"

0 2 4 8

West Elevation
Scale 1/8" = 1'-0"

0 2 4 8

South Elevation
Scale 1/8" = 1'-0"

0 2 4 8

STATE OF CONNECTICUT
CROSSKEY ARCHITECTS, LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE

CROSSKEY ARCHITECTS LLC
Architecture · Preservation · Interiors

Cottage Replacement

1 Elmcrest Terrace (50 Connecticut Avenue)

NORWALK, CONNECTICUT

March 21, 2025

Planning & Zoning Submission

Workforce Partners

Siding & Roofing Materials

3 Cementitious Board & Batten Siding - Battens 24” OC

4 Cementitious Shingle Siding
5” exposure

5 Architectural Asphalt Shingles
Mission Brown

6 Vinyl Window – White (Pella or Harvey)
PVC Window Trim – High Reflective White

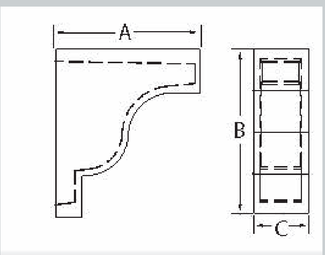
PVC Trim Materials & Types

Paint Colors

2 SW 6246
North Star

1 SW 7757
High Reflective White

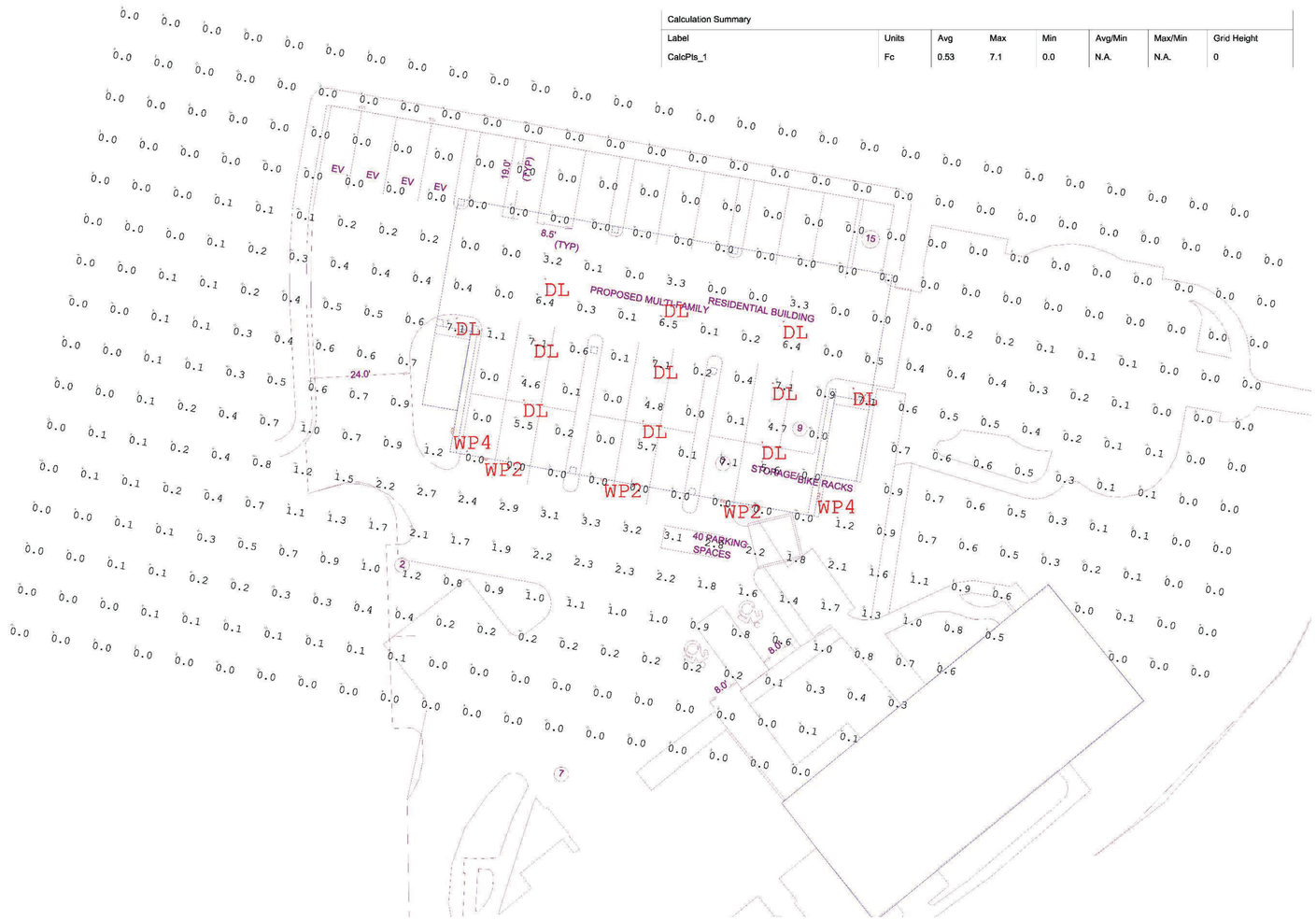
PVC Bracket



Projection (A) = 22 ½”
Height (B) = 26”
Width (C) = 8 ½“

Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
2	WP4	32.011	Single	0.900	BEACON TRP2-36L-25-3K7-4F-UNV-x-x-x
3	WP2	31.812	Single	0.900	BEACON TRP2-36L-25-3K7-2-UNV-x-x-x
11	DL	12	Single	0.900	PRESCOLITE LTR-4RD-H-SL10L-DM1_LTR-4RD-T-SL35K8XWS

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
CalcPts_1	Fc	0.53	7.1	0.0	N.A.	N.A.	0



FIXTURE DESIGNATION/LABEL – **WP4**

FIXTURE DESIGNATION/LABEL – **DL**

STATE OF CONNECTICUT
CROSSKEY ARCHITECTS, LLC
No. 764
CORPORATE PRACTICE OF ARCHITECTURE

Schedule A

ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon, situated in the City of Norwalk, County of Fairfield, and State of Connecticut, and bounded and described as follows:

NORTHERLY:	277.11 feet, more or less, by land now or formerly of George W. Sweeney;
EASTERLY, SOUTHEASTERLY and SOUTHERLY:	on a curve, 352.75 feet, more or less, in part by highway called Connecticut Avenue, and in part by Elmcrest Terrace;
WESTERLY:	173.94 feet, more or less, by land now or formerly of Ellen McGovern; and again
SOUTHERLY:	15.50 feet, more or less, by land now or formerly of Ellen McGovern; and again
WESTERLY:	97.73 feet, more or less, by land now or formerly of John Banks and Mary Banks.

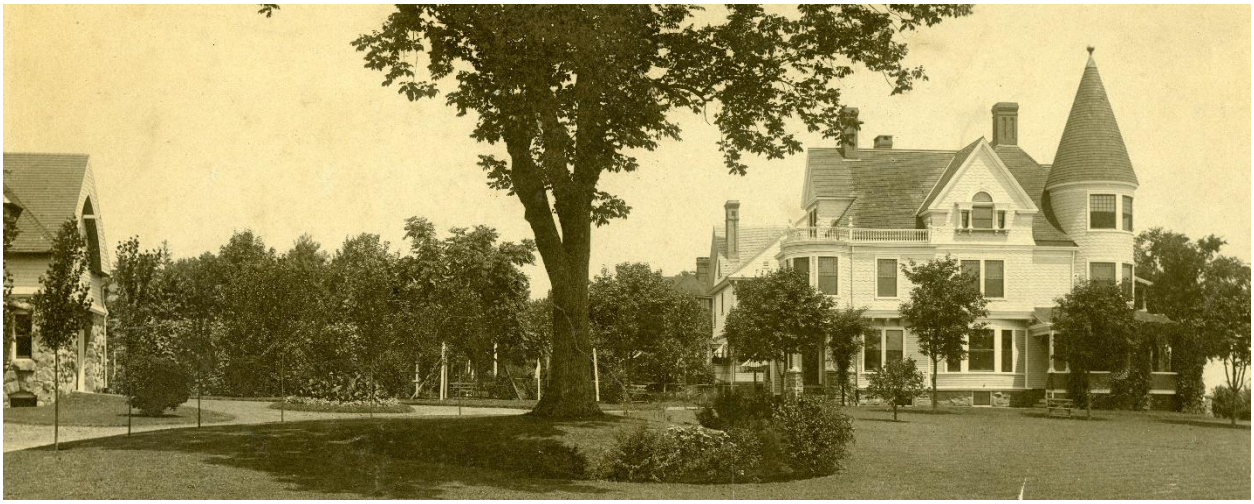
TOGETHER WITH a right of way ten (10) feet in width, running from the westerly side of the premises and more particularly described in a deed recorded in Volume 212 at Page 284 of the Norwalk Land Records.

Said premises are shown on Map No. 5170 on file in the Norwalk Town Clerk's Office.

Said premises are conveyed subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes of the City of Norwalk next becoming due and payable.
3. Sewer use charges as may next be due and payable to the City of Norwalk.
4. Memorandum of Lease between 50 Connecticut Avenue LLC, as lessor, and Mac-Gray Services, Inc., as lessee, dated March 12, 2009 and recorded September 16, 2009 in Volume 7058 at Page 313 of the Norwalk Land Records.
5. Easement in favor of The Connecticut Light and Power Company dated April 3, 1958 and recorded in Volume 493 at Page 24 of the Norwalk Land Records.

1 Elmcrest Terrace



The house at 1 Elmcrest Terrace is listed in the Norwalk Historic Resource Inventory as the Buxton House. It is one of Norwalk's best surviving examples of the Queen Anne style of American homes. It is in the Free Classic subtype and has many of the style's identifying features including a tower, a Palladian window and grouped columns supporting a porch roof. The house is in excellent condition and it is nearly unchanged since its construction in the late nineteenth century. However, a series of fire escapes mars an otherwise intact original façade. The house is in such good condition that the removal of the fire escapes is the only thing required to bring it back to its original appearance. Its interior, despite having been converted into apartments years ago, also still has many original elements.

In order to provide more needed affordable housing in Norwalk, Workforce Partners proposes to remove the existing carriage house on the property to construct a new two-story multi-unit building behind the existing structure

Rehabilitation Strategy

Existing building

The house at 1 Elmcrest Terrace is in excellent condition, and it is nearly unchanged since its construction. Only the fire escape mars an otherwise intact original façade. The house is in such good condition that the removal of the fire escape is the major element required to bring it back to its original appearance. Original architectural elements should also be repaired and rehabilitated as needed. This work would complete the rehabilitation of all three of the magnificent historic homes on Elmcrest Terrace and this short street would again become one of Norwalk's architectural gems.

New Construction

The new building should, as much as possible, follow Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Simply put, the new building should be inspired by, but not identical to, the existing one. It should not look like it has always been there, but it should also not look out of place. This is certainly a balancing act, but it has been done successfully many times. The design for the new addition to 3 Elmcrest Terrace (renderings are on file at the Norwalk Zoning Department) is an excellent example, as is the infill building, known as The Pearl, at 101 Washington Street. They use design elements of existing buildings, to inform the design of new construction.

Funding sources

If the project is intended to be low-income housing, Connecticut Housing Finance Authority grant and loan programs as well as federal Low Income Housing Tax Credits could provide some funding.

The City of Norwalk's Economic and Community Development Office May also know of other sources of funds.

Zoning Strategy

The instant application will be compliant with Section 4.3.20 Special Exception for Historic Structures of the Norwalk Zoning Regulations, and is eligible to obtain the zoning bonuses provided in that section for the preservation of a historic structure.

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Brian Dempsey, P.E., PTOE, RSP1

M E M O R A N D U M

TO: Ben Yeung P.E. TMP
City of Norwalk

DATE: October 8, 2024

FROM: Brian Dempsey, P.E., PTOE, RSP1
Brian Haggarty, EIT

RE: Traffic Generation Study
Apartment Complex Expansion
1 Elmcrest Terrace
(50 Connecticut Avenue)
City of Norwalk, CT.

INTRODUCTION

DTS Provident Design Engineering, LLP, (DTS Provident) a licensed Professional Engineering Firm in the State of Connecticut, has prepared this Traffic Generation Study Memorandum to summarize our findings for the residential property located at 1 Elmcrest Terrace (50 Connecticut Avenue) in the City of Norwalk. The site currently consists of 30 units of apartments and currently has valid approval for 6 new units for a total of 36 units. It is now being proposed to construct 10 new units (4 more than the previous approved amount) for a total of 40 units.

TRIP GENERATION

The apartment complex located at 1 Elmcrest Terrace, currently houses 30 apartment units. A Traffic Study was previously performed by Tessera Engineering, dated of March 18, 2021, that had analyzed 36 units (although 35 is also mentioned in the text of the Study). It is now being proposed to increase this total number of units by 4 units to 40 units.

Tessera Engineering determined the Trip Generation for the previous development utilizing the rates published by the Institute of Transportations Engineer (ITE) publication entitled "Trip Generation", 10th Edition, the edition that was current at that time. The following table summarizes their trip generation:

TABLE 1 - TRIP GENERATIONFROM PREVIOUS TRAFFIC STUDY TABLE				
LAND USE	**PEAK AM WEEKDAY HOUR**		**PEAK PM WEEKDAY HOUR**	
	ENTER	**EXIT**	**ENTER**	**EXIT**
LUC 220 – Multifamily Housing (Low-Rise) 30 Units (Existing Departments)	3	12	13	7
LUC 221 – Multifamily Housing (Mid-Rise) 6 Units	0	2	2	1

*Trip Generation for the previous development was determined using the 10th edition of the Institute of Transportation Engineer's (ITE) publication *Trip Generation Manual.*
*Trip Generation values obtained from Traffic Study performed by Tessera Engineering dated March 18, 2021.

DTS Provident calculated the trip generation for the additional 5 units utilizing Trip Generation Rates for the Peak AM Weekday Hour of Adjacent Street Traffic and Peak PM Weekday Hour of Adjacent Street Traffic based upon Land Use Code 220 – Multifamily Housing (Low-Rise) from the ITE Trip Generation Manual, 11th Edition, the current edition.

The following table summarizes the proposed Trip Generation for the additional 4 units.

TABLE 2 – PROPOSED TRIP GENERATION TABLE				
LAND USE	**PEAK AM WEEKDAY HOUR**		**PEAK PM WEEKDAY HOUR**	
	ENTER	**EXIT**	**ENTER**	**EXIT**
LUC 220 – Multifamily Housing (Low-Rise) 4 Units	0	2	1	1

*Trip Generation for the previous development was determined using the 11th edition of the Institute of Transportation Engineer's (ITE) publication *Trip Generation Manual.*

As illustrated above, the proposed 4 additional apartment units will not generate a significant amount of traffic nor would it have a significant impact upon the current roadway operating conditions.

TRAFFIC CAPACITY ANALYSIS

Tessera Engineering had performed a Synchro analysis utilizing Synchro, 10th Edition for the existing 30 units as well as the original expansion up to 36 units. DTS Provident utilized Synchro software 12th Edition, the latest version, to calculate the capacity analysis of the study intersections for the additional 4 apartment units. The following Table below summarizes the capacity analysis results for the intersections:

TABLE 03- LEVEL OF SERVICE SUMMARY						
Intersection (Critical Movements)	PEAK WEEKDAY AM HOUR			PEAK WEEKDAY PM HOUR		
	No-Build (Previous)	Build (Previous)	Build (Proposed)	No-Build (Previous)	Build (Previous)	Build (Proposed)
	LOS Delay (sec/veh) V/C	LOS Delay (sec/veh) V/C	LOS Delay (sec/veh) V/C	LOS Delay (sec/veh) V/C	LOS Delay (sec/veh) V/C	LOS Delay (sec/veh) V/C
Woodbury Avenue at Site Exit Driveway						
WB Approach	a 9.1 0.00	a 9.0 0.02	a 9.1 0.02	a 8.9 0.01	a 8.9 0.01	a 8.9 0.01
U.S. Route 1 (Connecticut Avenue) at Woodbury Avenue						
EB Left Turn	a 8.5 0.03	a 8.5 0.03	a 8.5 0.03	a 8.9 0.03	a 8.9 0.03	a 8.9 0.03
WB Left Turn	a 8.4 0.00	a 8.4 0.00	a 8.4 0.00	a 9.1 0.01	a 9.1 0.00	a 9.1 0.01
NB Approach	a 9.9 0.01	a 9.9 0.01	a 9.9 0.01	b 10.7 0.02	b 10.7 0.02	b 10.7 0.02
SB Approach	b 15.0 0.18	c 15.2 0.19	c 15.3 0.19	b 14.9 0.10	b 14.8 0.10	b 14.7 0.10
U.S. Route 1 (Connecticut Avenue) at Elmcrest Terrace						
EB Left Turn	a 8.5 0.04	a 8.5 0.04	a 8.5 0.04	a 8.9 0.02	a 8.9 0.02	a 8.9 0.02
SB Approach	a 10.0 0.04	a 10.0 0.04	a 10.0 0.04	b 10.4 0.02	b 10.4 0.02	b 10.4 0.02
U.S. Route 1 (Connecticut Avenue) at Site Entrance						
EB Left Turn	a 0.1 0.00	a 0.1 0.00	a 0.0 0.00	a 0.1 0.01	a 0.1 0.01	a 0.2 0.01

CONCLUSION

Based on the foregoing, it is the opinion of DTS Provident Design Engineering that the proposed additional 4 apartment units will not generate a significant amount of traffic and will not have any significant impact on traffic operating conditions in the area.

TABLE C1 - PEAK HOUR LEVEL OF SERVICE SUMMARY TABLE U.S. ROUTE 1 (CONNECTICUT AVENUE) AT WOODBURY AVENUE										
APPROACH		**NO-BUILD**			**BUILD**			**BUILD**		
		PREVIOUS STUDY REPORT			**PREVIOUS STUDY REPORT**			**NEW PROPOSED STUDY**		
		V/C	**Delay (sec/veh)**	**LOS**	**V/C**	**Delay (sec/veh)**	**LOS**	**V/C**	**Delay (sec/veh)**	**LOS**
WEEKDAY PEAK AM HOUR										
U.S. Route 1 (Connecticut Avenue) at Woodbury Avenue										
EB	L	0.03	8.5	a	0.03	8.5	a	0.03	8.5	a
WB	L	0.00	8.4	a	0.00	8.4	a	0.00	8.4	a
NB	R	0.01	9.9	a	0.01	9.9	a	0.01	9.9	a
SB	LTR	0.18	15.1	c	0.19	15.2	c	0.19	15.3	c
WEEKDAY PEAK PM HOUR										
U.S. Route 1 (Connecticut Avenue) at Woodbury Avenue										
EB	L	0.03	8.9	a	0.03	8.9	a	0.03	8.9	a
WB	L	0.01	9.1	a	0.00	9.1	a	0.01	9.1	a
NB	R	0.02	10.7	b	0.02	10.7	b	0.02	10.7	b
SB	LTR	0.10	14.9	b	0.10	14.8	b	0.10	14.7	b

TABLE C2 - PEAK HOUR LEVEL OF SERVICE SUMMARY TABLE WOODBURY AVNUE AT SITE EXIT DRIVEWAY										
APPROACH		**NO-BUILD**			**BUILD**			**BUILD**		
		PREVIOUS STUDY REPORT			**PREVIOUS STUDY REPORT**			**NEW PROPOSED STUDY**		
		V/C	**Delay (sec/veh)**	**LOS**	**V/C**	**Delay (sec/veh)**	**LOS**	**V/C**	**Delay (sec/veh)**	**LOS**
WEEKDAY PEAK AM HOUR										
Woodbury Avenue at Site Exit Driveway										
WB	LR	0.02	9.1	a	0.02	9.1	a	0.02	9.1	a
WEEKDAY PEAK PM HOUR										
Woodbury Avenue at Site Exit Driveway										
WB	LR	0.01	8.9	a	0.01	8.9	a	0.01	8.9	a

TABLE C3 - PEAK HOUR LEVEL OF SERVICE SUMMARY TABLE U.S. ROUTE 1 (CONNECTICUT AVENUE) AT ELMCREST TERRACE										
APPROACH		NO-BUILD			BUILD			BUILD		
		PREVIOUS STUDY REPORT			PREVIOUS STUDY REPORT			NEW PROPOSED STUDY		
		V/C	Delay (sec/veh)	LOS	V/C	Delay (sec/veh)	LOS	V/C	Delay (sec/veh)	LOS
WEEKDAY PEAK AM HOUR										
U.S. Route 1 (Connecticut Avenue) at Elmcrest Terrace										
EB	L	0.04	8.5	a	0.04	8.5	a	0.04	8.5	a
SB	R	0.04	10.0	a	0.04	10.0	a	0.04	10.0	a
WEEKDAY PEAK PM HOUR										
U.S. Route 1 (Connecticut Avenue) at Elmcrest Terrace										
EB	L	0.02	8.9	a	0.02	8.9	a	0.02	8.9	a
SB	R	0.02	10.4	b	0.02	10.4	b	0.02	10.4	b

TABLE C4 - PEAK HOUR LEVEL OF SERVICE SUMMARY TABLE U.S. ROUTE 1 (CONNECTICUT AVENUE) AT SITE ENTRANCE										
APPROACH		**NO-BUILD**			**BUILD**			**BUILD**		
		PREVIOUS STUDY REPORT			**PREVIOUS STUDY REPORT**			**NEW PROPOSED STUDY**		
		V/C	**Delay (sec/veh)**	**LOS**	**V/C**	**Delay (sec/veh)**	**LOS**	**V/C**	**Delay (sec/veh)**	**LOS**
WEEKDAY PEAK AM HOUR										
U.S. Route 1 (Connecticut Avenue) at Site Entrance										
EB	L	0.00	0.1	a	0.00	0.1	a	0.00	0.1	a
WEEKDAY PEAK PM HOUR										
U.S. Route 1 (Connecticut Avenue) at Site Entrance										
EB	L	0.01	0.1	a	0.01	0.1	a	0.01	0.2	a

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑				↱		↕	
Traffic Vol, veh/h	27	445	2	3	443	5	0	0	5	23	1	45
Future Vol, veh/h	27	445	2	3	443	5	0	0	5	23	1	45
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	31	511	2	3	509	6	0	0	6	26	1	52

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	515	0	0	514	0	0	-	-	257	837	1095	257
Stage 1	-	-	-	-	-	-	-	-	-	519	519	-
Stage 2	-	-	-	-	-	-	-	-	-	318	576	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1047	-	-	1048	-	-	0	0	742	260	212	742
Stage 1	-	-	-	-	-	-	0	0	-	508	531	-
Stage 2	-	-	-	-	-	-	0	0	-	668	500	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1047	-	-	1048	-	-	-	-	742	248	204	742
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	248	204	-
Stage 1	-	-	-	-	-	-	-	-	-	506	529	-
Stage 2	-	-	-	-	-	-	-	-	-	640	483	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.73	0.09	9.89	15.1
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	742	204	-	-	24	-	-	435
HCM Lane V/C Ratio	0.008	0.03	-	-	0.003	-	-	0.182
HCM Control Delay (s/veh)	9.9	8.5	0.3	-	8.4	0	-	15.1
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.7

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	12	0	31	0	0	67
Future Vol, veh/h	12	0	31	0	0	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	0	34	0	0	73

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	107	34	0	-	-	-
Stage 1	34	-	-	-	-	-
Stage 2	73	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	891	1040	-	0	0	-
Stage 1	989	-	-	0	0	-
Stage 2	950	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	891	1040	-	-	-	-
Mov Cap-2 Maneuver	891	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	950	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.1	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	891	-
HCM Lane V/C Ratio	-	0.015	-
HCM Control Delay (s/veh)	-	9.1	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

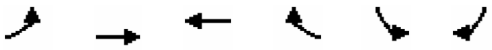
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	38	433	425	0	0	28
Future Vol, veh/h	38	433	425	0	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	509	500	0	0	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	500	0	-	0	-	250
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	-	-	3.32
Pot Cap-1 Maneuver	1060	-	-	0	0	750
Stage 1	-	-	-	0	0	-
Stage 2	-	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	1060	-	-	-	-	750
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	1.02	0	10.02
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	290	-	-	750
HCM Lane V/C Ratio	0.042	-	-	0.044
HCM Control Delay (s/veh)	8.5	0.4	-	10
HCM Lane LOS	A	A	-	B
HCM 95th %tile Q(veh)	0.1	-	-	0.1



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	467	452	1	0	0
Future Volume (Veh/h)	2	467	452	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	1.00	1.00
Hourly flow rate (vph)	2	492	476	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	477				727	239
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	477				727	239
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1082				359	763

Direction, Lane #	EB 1	EB 2	WB 1	WB 2
Volume Total	166	328	317	160
Volume Left	2	0	0	0
Volume Right	0	0	0	1
cSH	1082	1700	1700	1700
Volume to Capacity	0.00	0.19	0.19	0.09
Queue Length 95th (ft)	0	0	0	0
Control Delay (s/veh)	0.1	0.0	0.0	0.0
Lane LOS	A			
Approach Delay (s/veh)	0.0		0.0	
Approach LOS				

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	17.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕				↱		↕	
Traffic Vol, veh/h	23	625	5	4	558	12	0	0	10	8	0	26
Future Vol, veh/h	23	625	5	4	558	12	0	0	10	8	0	26
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	702	6	4	627	13	0	0	11	9	0	30

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	640	0	0	708	0	0	-	-	354	1046	1402	320
Stage 1	-	-	-	-	-	-	-	-	-	643	643	-
Stage 2	-	-	-	-	-	-	-	-	-	403	760	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	940	-	-	887	-	-	0	0	642	183	139	675
Stage 1	-	-	-	-	-	-	0	0	-	429	467	-
Stage 2	-	-	-	-	-	-	0	0	-	595	413	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	940	-	-	887	-	-	-	-	642	172	133	675
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	172	133	-
Stage 1	-	-	-	-	-	-	-	-	-	426	464	-
Stage 2	-	-	-	-	-	-	-	-	-	565	399	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.59	0.12	10.7	14.88
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	642	125	-	-	24	-	-	403
HCM Lane V/C Ratio	0.017	0.027	-	-	0.005	-	-	0.096
HCM Control Delay (s/veh)	10.7	8.9	0.3	-	9.1	0.1	-	14.9
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	0	35	0	0	27
Future Vol, veh/h	7	0	35	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	0	38	0	0	29

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	67	38	0	-	-	-
Stage 1	38	-	-	-	-	-
Stage 2	29	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	938	1034	-	0	0	-
Stage 1	984	-	-	0	0	-
Stage 2	993	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	938	1034	-	-	-	-
Mov Cap-2 Maneuver	938	-	-	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	993	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.7	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	938	-
HCM Lane V/C Ratio	-	0.008	-
HCM Control Delay (s/veh)	-	8.9	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

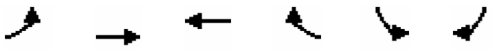
Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	622	569	0	0	11
Future Vol, veh/h	14	622	569	0	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	699	639	0	0	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	639	0	-	0	-	320
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	-	-	3.32
Pot Cap-1 Maneuver	941	-	-	0	0	676
Stage 1	-	-	-	0	0	-
Stage 2	-	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	941	-	-	-	-	676
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.37	0	10.42
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	79	-	-	676
HCM Lane V/C Ratio	0.017	-	-	0.018
HCM Control Delay (s/veh)	8.9	0.2	-	10.4
HCM Lane LOS	A	A	-	B
HCM 95th %tile Q(veh)	0.1	-	-	0.1



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	7	636	575	6	0	0
Future Volume (Veh/h)	7	636	575	6	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	691	625	7	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	632				990	316
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	632				990	316
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	100
cM capacity (veh/h)	947				241	680

Direction, Lane #	EB 1	EB 2	WB 1	WB 2
Volume Total	238	461	417	215
Volume Left	8	0	0	0
Volume Right	0	0	0	7
cSH	947	1700	1700	1700
Volume to Capacity	0.01	0.27	0.25	0.13
Queue Length 95th (ft)	1	0	0	0
Control Delay (s/veh)	0.4	0.0	0.0	0.0
Lane LOS	A			
Approach Delay (s/veh)	0.1		0.0	
Approach LOS				

Intersection Summary			
Average Delay	0.1		
Intersection Capacity Utilization	25.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	27	445	2	3	443	5	0	0	5	24	1	46
Future Vol, veh/h	27	445	2	3	443	5	0	0	5	24	1	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	31	511	2	3	509	6	0	0	6	28	1	53

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	515	0	0	514	0	0	-	-	257	837	1095	257
Stage 1	-	-	-	-	-	-	-	-	-	519	519	-
Stage 2	-	-	-	-	-	-	-	-	-	318	576	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1047	-	-	1048	-	-	0	0	742	260	212	742
Stage 1	-	-	-	-	-	-	0	0	-	508	531	-
Stage 2	-	-	-	-	-	-	0	0	-	668	500	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1047	-	-	1048	-	-	-	-	742	248	204	742
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	248	204	-
Stage 1	-	-	-	-	-	-	-	-	-	506	529	-
Stage 2	-	-	-	-	-	-	-	-	-	640	483	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.73	0.09	9.89	15.22
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	742	204	-	-	24	-	-	433
HCM Lane V/C Ratio	0.008	0.03	-	-	0.003	-	-	0.188
HCM Control Delay (s/veh)	9.9	8.5	0.3	-	8.4	0	-	15.2
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.7

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	14	0	31	0	0	67
Future Vol, veh/h	14	0	31	0	0	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	0	34	0	0	73

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	107	34	0	-	-	-
Stage 1	34	-	-	-	-	-
Stage 2	73	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	891	1040	-	0	0	-
Stage 1	989	-	-	0	0	-
Stage 2	950	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	891	1040	-	-	-	-
Mov Cap-2 Maneuver	891	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	950	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/veh	9.1	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	891	-
HCM Lane V/C Ratio	-	0.017	-
HCM Control Delay (s/veh)	-	9.1	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0.1	-

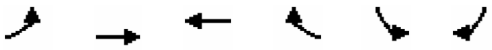
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	38	434	425	0	0	28
Future Vol, veh/h	38	434	425	0	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	511	500	0	0	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	500	0	-	0	-	250
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	-	-	3.32
Pot Cap-1 Maneuver	1060	-	-	0	0	750
Stage 1	-	-	-	0	0	-
Stage 2	-	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	1060	-	-	-	-	750
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	1.02	0	10.02
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	290	-	-	750
HCM Lane V/C Ratio	0.042	-	-	0.044
HCM Control Delay (s/veh)	8.5	0.4	-	10
HCM Lane LOS	A	A	-	B
HCM 95th %tile Q(veh)	0.1	-	-	0.1



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	468	452	1	0	0
Future Volume (Veh/h)	2	468	452	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	1.00	1.00
Hourly flow rate (vph)	2	493	476	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	477				727	239
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	477				727	239
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1082				358	763

Direction, Lane #	EB 1	EB 2	WB 1	WB 2
Volume Total	166	329	317	160
Volume Left	2	0	0	0
Volume Right	0	0	0	1
cSH	1082	1700	1700	1700
Volume to Capacity	0.00	0.19	0.19	0.09
Queue Length 95th (ft)	0	0	0	0
Control Delay (s/veh)	0.1	0.0	0.0	0.0
Lane LOS	A			
Approach Delay (s/veh)	0.0		0.0	
Approach LOS				

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	17.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	626	5	4	558	12	0	0	10	8	0	27
Future Vol, veh/h	23	626	5	4	558	12	0	0	10	8	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	703	6	4	627	13	0	0	11	9	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	640	0	0	709	0	0	-	-	354	1046	1403	320
Stage 1	-	-	-	-	-	-	-	-	-	643	643	-
Stage 2	-	-	-	-	-	-	-	-	-	403	761	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	940	-	-	886	-	-	0	0	642	183	139	675
Stage 1	-	-	-	-	-	-	0	0	-	429	467	-
Stage 2	-	-	-	-	-	-	0	0	-	595	412	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	940	-	-	886	-	-	-	-	642	172	133	675
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	172	133	-
Stage 1	-	-	-	-	-	-	-	-	-	426	464	-
Stage 2	-	-	-	-	-	-	-	-	-	564	398	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.59	0.12	10.71	14.79
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	642	125	-	-	24	-	-	408
HCM Lane V/C Ratio	0.018	0.027	-	-	0.005	-	-	0.098
HCM Control Delay (s/veh)	10.7	8.9	0.3	-	9.1	0.1	-	14.8
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	0	35	0	0	27
Future Vol, veh/h	8	0	35	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	0	38	0	0	29

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	67	38	0	-	-	-
Stage 1	38	-	-	-	-	-
Stage 2	29	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	938	1034	-	0	0	-
Stage 1	984	-	-	0	0	-
Stage 2	993	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	938	1034	-	-	-	-
Mov Cap-2 Maneuver	938	-	-	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	993	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	938	-
HCM Lane V/C Ratio	-	0.009	-
HCM Control Delay (s/veh)	-	8.9	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

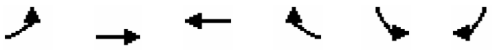
Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	622	570	0	0	11
Future Vol, veh/h	14	622	570	0	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	699	640	0	0	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	640	0	-	0	-	320
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	-	-	3.32
Pot Cap-1 Maneuver	940	-	-	0	0	675
Stage 1	-	-	-	0	0	-
Stage 2	-	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	940	-	-	-	-	675
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.37	0	10.43
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	79	-	-	675
HCM Lane V/C Ratio	0.017	-	-	0.018
HCM Control Delay (s/veh)	8.9	0.2	-	10.4
HCM Lane LOS	A	A	-	B
HCM 95th %tile Q(veh)	0.1	-	-	0.1



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	636	575	7	0	0
Future Volume (Veh/h)	8	636	575	7	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	9	691	625	8	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	633				993	317
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	633				993	317
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	100
cM capacity (veh/h)	946				240	679

Direction, Lane #	EB 1	EB 2	WB 1	WB 2
Volume Total	239	461	417	216
Volume Left	9	0	0	0
Volume Right	0	0	0	8
cSH	946	1700	1700	1700
Volume to Capacity	0.01	0.27	0.25	0.13
Queue Length 95th (ft)	1	0	0	0
Control Delay (s/veh)	0.4	0.0	0.0	0.0
Lane LOS	A			
Approach Delay (s/veh)	0.1		0.0	
Approach LOS				

Intersection Summary			
Average Delay	0.1		
Intersection Capacity Utilization	26.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↑↑			↑↑				↱		↕	
Traffic Vol, veh/h	27	445	2	3	443	5	0	0	5	25	1	47
Future Vol, veh/h	27	445	2	3	443	5	0	0	5	25	1	47
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	31	511	2	3	509	6	0	0	6	29	1	54

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	515	0	0	514	0	0	-	-	257	837	1095	257
Stage 1	-	-	-	-	-	-	-	-	-	519	519	-
Stage 2	-	-	-	-	-	-	-	-	-	318	576	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	1047	-	-	1048	-	-	0	0	742	260	212	742
Stage 1	-	-	-	-	-	-	0	0	-	508	531	-
Stage 2	-	-	-	-	-	-	0	0	-	668	500	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1047	-	-	1048	-	-	-	-	742	248	204	742
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	248	204	-
Stage 1	-	-	-	-	-	-	-	-	-	506	529	-
Stage 2	-	-	-	-	-	-	-	-	-	640	483	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.73	0.09	9.89	15.35
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	742	204	-	-	24	-	-	431
HCM Lane V/C Ratio	0.008	0.03	-	-	0.003	-	-	0.194
HCM Control Delay (s/veh)	9.9	8.5	0.3	-	8.4	0	-	15.3
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0	0.1	-	-	0	-	-	0.7

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	0	31	0	0	67
Future Vol, veh/h	16	0	31	0	0	67
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	0	34	0	0	73

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	107	34	0	-	-	-
Stage 1	34	-	-	-	-	-
Stage 2	73	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	891	1040	-	0	0	-
Stage 1	989	-	-	0	0	-
Stage 2	950	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	891	1040	-	-	-	-
Mov Cap-2 Maneuver	891	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	950	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	9.1	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	891	-
HCM Lane V/C Ratio	-	0.02	-
HCM Control Delay (s/veh)	-	9.1	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0.1	-

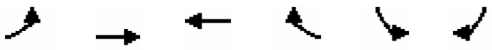
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑↑			↱
Traffic Vol, veh/h	38	435	425	0	0	28
Future Vol, veh/h	38	435	425	0	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	45	512	500	0	0	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	500	0	-	0	-	250
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	-	-	3.32
Pot Cap-1 Maneuver	1060	-	-	0	0	750
Stage 1	-	-	-	0	0	-
Stage 2	-	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	1060	-	-	-	-	750
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	1.02	0	10.02
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	289	-	-	750
HCM Lane V/C Ratio	0.042	-	-	0.044
HCM Control Delay (s/veh)	8.5	0.4	-	10
HCM Lane LOS	A	A	-	B
HCM 95th %tile Q(veh)	0.1	-	-	0.1



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	469	452	1	0	0
Future Volume (Veh/h)	2	469	452	1	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	1.00	1.00
Hourly flow rate (vph)	2	494	476	1	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	477				728	239
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	477				728	239
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1082				358	763

Direction, Lane #	EB 1	EB 2	WB 1	WB 2
Volume Total	167	329	317	160
Volume Left	2	0	0	0
Volume Right	0	0	0	1
cSH	1082	1700	1700	1700
Volume to Capacity	0.00	0.19	0.19	0.09
Queue Length 95th (ft)	0	0	0	0
Control Delay (s/veh)	0.1	0.0	0.0	0.0
Lane LOS	A			
Approach Delay (s/veh)	0.0		0.0	
Approach LOS				

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	17.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕				↱		↕	
Traffic Vol, veh/h	23	627	5	4	558	12	0	0	10	8	0	28
Future Vol, veh/h	23	627	5	4	558	12	0	0	10	8	0	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	26	704	6	4	627	13	0	0	11	9	0	32

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	640	0	0	710	0	0	-	-	355	1047	1404	320
Stage 1	-	-	-	-	-	-	-	-	-	643	643	-
Stage 2	-	-	-	-	-	-	-	-	-	404	762	-
Critical Hdwy	4.14	-	-	4.14	-	-	-	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	-	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	940	-	-	885	-	-	0	0	641	182	138	675
Stage 1	-	-	-	-	-	-	0	0	-	429	467	-
Stage 2	-	-	-	-	-	-	0	0	-	594	412	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	940	-	-	885	-	-	-	-	641	172	133	675
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	-	-	172	133	-
Stage 1	-	-	-	-	-	-	-	-	-	426	464	-
Stage 2	-	-	-	-	-	-	-	-	-	564	398	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.59	0.12	10.71	14.7
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	641	125	-	-	24	-	-	412
HCM Lane V/C Ratio	0.018	0.027	-	-	0.005	-	-	0.1
HCM Control Delay (s/veh)	10.7	8.9	0.3	-	9.1	0.1	-	14.7
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.3

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	0	35	0	0	27
Future Vol, veh/h	9	0	35	0	0	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	0	38	0	0	29

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	67	38	0	-	-	-
Stage 1	38	-	-	-	-	-
Stage 2	29	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	-	-
Pot Cap-1 Maneuver	938	1034	-	0	0	-
Stage 1	984	-	-	0	0	-
Stage 2	993	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	938	1034	-	-	-	-
Mov Cap-2 Maneuver	938	-	-	-	-	-
Stage 1	984	-	-	-	-	-
Stage 2	993	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	8.8	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	938	-
HCM Lane V/C Ratio	-	0.01	-
HCM Control Delay (s/veh)	-	8.9	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

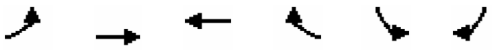
Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	14	622	571	0	0	11
Future Vol, veh/h	14	622	571	0	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	699	642	0	0	12

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	642	0	-	0	-	321
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	4.14	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	2.22	-	-	-	-	3.32
Pot Cap-1 Maneuver	939	-	-	0	0	675
Stage 1	-	-	-	0	0	-
Stage 2	-	-	-	0	0	-
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	939	-	-	-	-	675
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.37	0	10.43
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	SBLn1
Capacity (veh/h)	79	-	-	675
HCM Lane V/C Ratio	0.017	-	-	0.018
HCM Control Delay (s/veh)	8.9	0.2	-	10.4
HCM Lane LOS	A	A	-	B
HCM 95th %tile Q(veh)	0.1	-	-	0.1



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	636	575	8	0	0
Future Volume (Veh/h)	9	636	575	8	0	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	691	625	9	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	634				995	317
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	634				995	317
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	100
cM capacity (veh/h)	945				239	679

Direction, Lane #	EB 1	EB 2	WB 1	WB 2
Volume Total	240	461	417	217
Volume Left	10	0	0	0
Volume Right	0	0	0	9
cSH	945	1700	1700	1700
Volume to Capacity	0.01	0.27	0.25	0.13
Queue Length 95th (ft)	1	0	0	0
Control Delay (s/veh)	0.5	0.0	0.0	0.0
Lane LOS	A			
Approach Delay (s/veh)	0.2		0.0	
Approach LOS				

Intersection Summary			
Average Delay	0.1		
Intersection Capacity Utilization	27.3%	ICU Level of Service	A
Analysis Period (min)	15		

DEPARTMENT OF ENGINEERING

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May 12, 2025

Sent via email to: ablank@wrkk.com

Adam Blank, Esq.
Wofsey Rosen Kweskin & Kuriansky, LLP

RE: 1 Elmcrest Terrace (District 01, Block 03, Lot 10) (also referred to as 50 Connecticut Avenue)
Proposed Site Improvements for a Proposed Multi-Family Residential Building (10 Units Proposed + 30 Units Existing = 40 Units Total)
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 Improvements for a Proposed Multi-Family Residential Building," prepared by Landtech Inc., dated 11/26/2024
- Stormwater Report titled "Stormwater Management Report for 50 Connecticut Avenue Norwalk, CT," prepared by Landtech Inc., dated 04/03/2025
- Engineering Report titled "Operation and Maintenance Plan 50 Connecticut Avenue, Norwalk, CT," prepared by Landtech Inc., dated 04/03/2025

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. The plans shall be revised to include a concrete driveway apron along the Connecticut Avenue frontage. Additionally, the concrete driveway apron detail shall be added to the plans in accordance with the City's Standard Detail Drawings.
2. Storm drain system within uncovered parking areas shall be pretreated and discharge into the storm drain system. Please revise the plans accordingly.
3. The Operation and Maintenance Plan Logs have the address as 204 Flax Hill Road. Please revise to reflect the accurate address.

4. Should the existing sewer lateral be re-utilized, a video sewer inspection of the existing lateral must be witnessed by and supplied to DPW prior to work of actual connection. The video shall have narration stating the length, size and type of pipe. Otherwise, the abandoned lateral stub shall be capped within 2 feet of the sanitary sewer main.
5. The plan shall include the location of all existing utility mains, both in the property and the right-of-way, as well as the proposed location of the service connection(s). The plan shall also depict all exiting utilities to remain and/or be abandoned.
6. As depicted on the Site Plan, the proposed curb and driveway work encroaches onto the adjacent property owned by Timothy J. & Dana M. Billings. If this layout remains, a construction easement/agreement and a Driveway Access and Maintenance Agreement between the two properties shall be furnished and filed in the Norwalk Land Records prior to the issuance of a certificate of occupancy/compliance.
7. As currently shown, the existing 10' right-of-way (ROW) easement does not appear to fully encompass the shared driveway. The City recommends amending the easement limits to include the full extent of the driveway to ensure proper access and maintenance rights.
8. Existing and Proposed stairs located within the City right-of-way are not permitted.

9. The legal description references an easement in favor of The Connecticut Light and Power Company; however, the plans do not appear to show the limits of this easement. Please update the plans to reflect the easement boundaries and ensure that all proposed work complies with the requirements of this existing easement.
10. 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.

11. 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
Mario Pizighelli, P.E., Stormwater Systems Manager – Water Pollution Control Authority
William Mooney, Assistant Director of Health, Environmental Health – Health Department
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

Norwalk Water
Pollution Control
Authority
www.wpcanorwalk.org

M E M O R A N D U M

TO:	Adam Blank, Esq., Wofsey Rosen Kweskin & Kuriansky, LLP
FROM:	Ralph Kolb, P.E., Sr. Environmental Engineer, Water Pollution Control Authority
CC:	Steven Kleppin, Director, Department of Planning and Zoning William Ireland, Chief Building Official, Building and Code Enforcement Wilber Giron, P.E., Permit Engineer, Department of Engineering Mario Pizighelli, P.E., Stormwater Systems Manager, Water Pollution Control Authority
DATE:	May 30, 2025
REASON:	1 Elmcrest Terrace (District 01, Block 03, Lot 10) (also referred to as 50 Connecticut Avenue) Proposed Site Improvements for a Proposed Multi-Family Residential Building (10 Units Proposed + 30 Units Existing = 40 Units Total)

The Water Pollution Control Authority (WPCA) for the City of Norwalk has completed its review of the following project plans for the proposed 40-Unit Multi-family Residence to be located at 1 Elmcrest Terrace:

- Site Plan titled "Site Improvements for a Proposed Multi-Family Residential Building," prepared by Landtech Inc., dated 11/26/2024

The WPCA has the following comment(s) requiring further information:

1. Payment of the sewer connection fees for increased system burden is required. Please contact Dilene Byrd at (203) 854-3228 to fulfill this condition.
    a. Submit the size and quantity of existing/proposed water meter(s) for the project.

2. Due to buried infrastructure, in lieu of flow monitoring and capacity analysis, the WPCA requires a copy of the CCTV video of the entire private sewer lateral to the connection at the City main.

3. **No** discharge to the sanitary sewer, or any other dewatering activities to the sanitary sewer is permitted during construction without contacting the WPCA (Ralph Kolb at 203-854-3242).
    a. Discharge to the sanitary sewer system requires a Connecticut Department of Energy and Environmental Protection General Permit and WPCA approval.

☐ Approved

☒ Comments Attached (see above)

CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7335
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

To: Emma L. Dignoti – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)
Adam Blank, Esq. – WRKK
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, Norwalk TMP
Date: May 23, 2025
Subject: 1 Elmcrest Terrace – Proposed Residential Addition

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a preliminary review of the following documents related to the special permit modification application for the construction of 10 additional residential apartments at 1 Elmcrest Terrace (a.k.a. 50 Connecticut Avenue). When combined with the 30 existing units on site, the location is proposed to accommodate a total of 40 dwelling units.

- "1 Elmcrest Terrace (50 Connecticut Avenue)– Narrative Description of Special Permit Modification Application", prepared by WRKK, submitted April 17, 2025;
- "Site Improvements for A Proposed Multi-Family Residential Building, for 50 Connecticut Avenue" (Civil Plan Set), prepared by Landtech, dated November 26, 2024;
- "Zoning Location & Topographic Survey, for 50 Connecticut Avenue", prepared by Landtech, dated August 19, 2024;
- "Landscape Plan, Site Improvements for A Proposed Multi-Family Residential Building, for 50 Connecticut Avenue", prepared by Landtech, dated November 26, 2024 (submitted with response to BFJ Planning comments on May 9, 2025);
- "Traffic Generation Study, Apartment Complex Expansion, 1 Elmcrest Terrace (50 Connecticut Avenue)", prepared by DTS Provident, dated October 8, 2024; and
- "Historic Report, 1 Elmcrest Terrace", prepared by Heritage Resources, submitted April 17, 2025.

Based on review of the aforementioned documents, the followed items must be addressed.

General:

1. With the new building being constructed in the existing parking lot, how will parking for current residents be accommodated during construction?

Site Development Plans:

2. Sheet C-1.0, Parking Requirements Table: With 40 parking spaces proposed for 40 units, the parking ratio on-site is being reduced to 1.0. While the Historic Relief adjustment (30% reduction in requirement) may be approved by the Planning and

Zoning Commission, TMP notes that current and future residents may be impacted by this limit on parking capacity, and that excess parking demand may spill over into the streets of the surrounding neighborhood.

Residents may have to rely more on alternative means of transportation. Therefore, TMP recommends that the Applicant make an effort to contribute to either local pedestrian or transit amenities. For instance, crosswalks could be striped at Stevens Street/Woodbury Avenue (south crosswalk) and/or Connecticut Avenue/Woodbury Avenue (north crosswalk) between corners that already have existing curb ramps.

3. The site access off of Connecticut Avenue should be upgraded with a new, Type B concrete driveway apron, per DPW standard details. This is so that there is a continuous concrete sidewalk along Connecticut Avenue onto Elmcrest Terrace.

Landscape Plan:

4. With the 1 ½ story stone & frame building proposed to be demolished, it seems that the former building site could result in a large extent of empty pavement. TMP recommends the Applicant consider adding an island with a large tree in the middle, if it works with site circulation needs, to beautify the site and cut down on the heat island effect.

Historic Report:

5. The 1 ½ story stone & frame building proposed to be demolished seems to have been built in 1940, and should be considered for review by the Norwalk Historical Commission due to its age and aesthetic value.

Property Location 1 ELMCREST TER Map ID 1/ 3/ 10/ 0/ Bldg Name
Vision ID 1579 Parcel Status: Active Bldg # 3 of 3 Sec # 1 of 1 Card # 3 of 3 Print Date 1/27/2024 9:59:43 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	14A	Apartment Com
Model	03	Multi Family
Grade	12	B+
Stories	1.75	
Occupancy	2	
Exterior Wall 1	21	Stone/Masonry
Exterior Wall 2	25	Vinyl Siding
Roof Structure:	03	Gable
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2		
Heat Fuel	02	Oil
Heat Type	04	Forced Air
AC Type	03	Central
Bedrooms	2	
Full Baths	2	
Half Baths	0	0
Extra Fixtures	0	
Total Rooms	6	
Bath Style	02	Average
Kitchen Style	01	Below Average
Extra Kitchens	0	
Frame	01	Wood
Insulation	2	Typical
Bsmt Garage	0	
Foundation	02	Slab
Heat Percent	100	
FBM Quality		
Fireplaces	0	
FBM Area		

CONSTRUCTION DETAIL (CONTINUED)

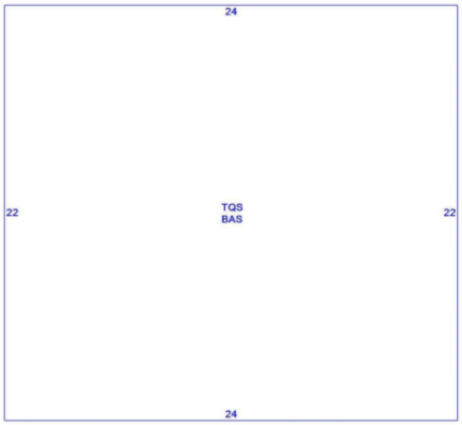
Element	Cd	Description
# of Heat Syste	1.00	
Central Vac		
Solar HW		
Electrical	3	Typical

MIXED USE

Code	Description	Percentage
102	2 Family	100
		0
		0

COST / MARKET VALUATION

Adjusted Base Rate	863.47
Section RCN	
Net Other Adj	
Replacement Cost	
Actual Year Built	1940
Effective Year Built	1987
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	36
Functional Obsolescence	
External Obsolescence	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	64
Deprec Value	510,620
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



SUMMARY:

Please note this review is based on all documents submitted to date. TMP reserves the right to comment on forthcoming revised/updated site plans, traffic studies, and other documents.

Sincerely,

Benjamin Yeung

Benjamin Yeung, P.E., Senior Traffic Engineer – TMP

Cc: DPW Permits
Jay Habansky - Chief of Economic and Community Development
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, E.I.T., Junior 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
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department

BFJ Planning

MEMORANDUM

To: Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
BFJ Planning
Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 1 Elmcrest Terrace, Norwalk, CT

Date: May 7, 2025

Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 1 Elmcrest Terrace in Norwalk, CT. There are three buildings currently located on this site - a Victorian era home previously renovated to apartments, a 1 ½-story stone and frame cottage and a 16-unit 2-story stucco building of modern construction. The main structure on the site, a historic home listed on the Norwalk Historic Resources Inventory, is proposed to be renovated and rehabilitated. The cottage building is proposed to be replaced with a new building, and the third 16-unit building will remain unchanged. The applicant proposes adding ten units of housing to the existing 30 dwelling units onsite, one of which will be designated a workforce housing unit.

BFJ reviewed the application in compliance with the Wall-West Neighborhood Plan Design Guidelines and recommends conditional approval with the following clarifications outlined below.

1. Architecture and Materials

The proposed renovations to the main Victorian house that will remove the street facing fire escape and restore the front façade are welcomed. Note that the front fire escape continues to appear in plan view on the landscape and ground floor plans. The proposed concept of an enlarged carriage house referencing the Victorian structure and incorporating parking below is well integrated into the historic site. Similarly, the materials for the new building are appropriate, as they align with the surrounding historic and architectural context. Careful detailing will be required to coordinate roof gutters and downspouts with the proposed cladding skirting at the 2nd floor level and the storm drainage.

2. Landscape Plan

The applicant does not provide a Landscape Plan. A Landscape Plan should include existing and new plantings, as well as hardscape. This will help clarify the layout of walkways and how circulation within the site will function for vehicles, pedestrians, and cyclists. For example, there are two existing trees where the EV spaces are proposed (see Figures 1 and 2). A Landscape Plan should indicate whether existing vegetation will be removed.

Figure 1: Existing Trees

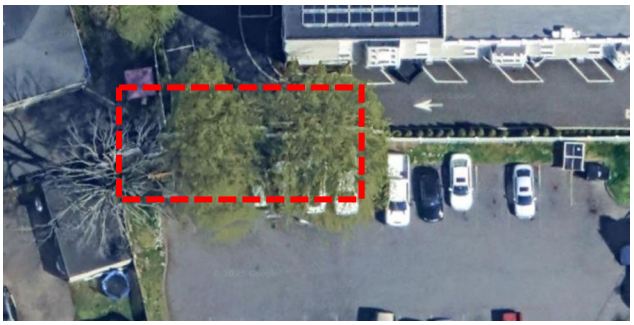
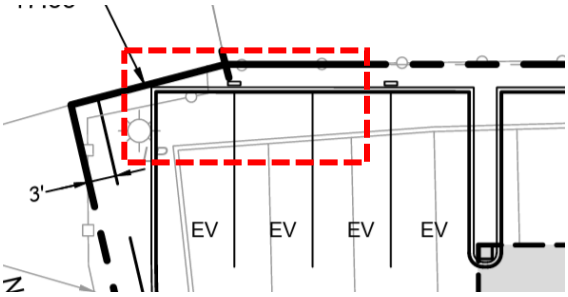


Figure 2: Proposed EV Spaces and Existing Tree Location



3. Circulation

It is unclear how internal circulation will work within the site, given that the 1 ½ story stone and frame building is proposed to be removed (see Figure 3). It appears that one-way vehicular traffic is proposed, however, the plans do not indicate how the space created by the building's removal will be used. It would be useful for the applicant to provide a sequence of how pedestrians and vehicles move in and out of the building. Additionally, the applicant should clarify the path a garbage truck would take to access the dumpster.

Figure 3: Internal Circulation

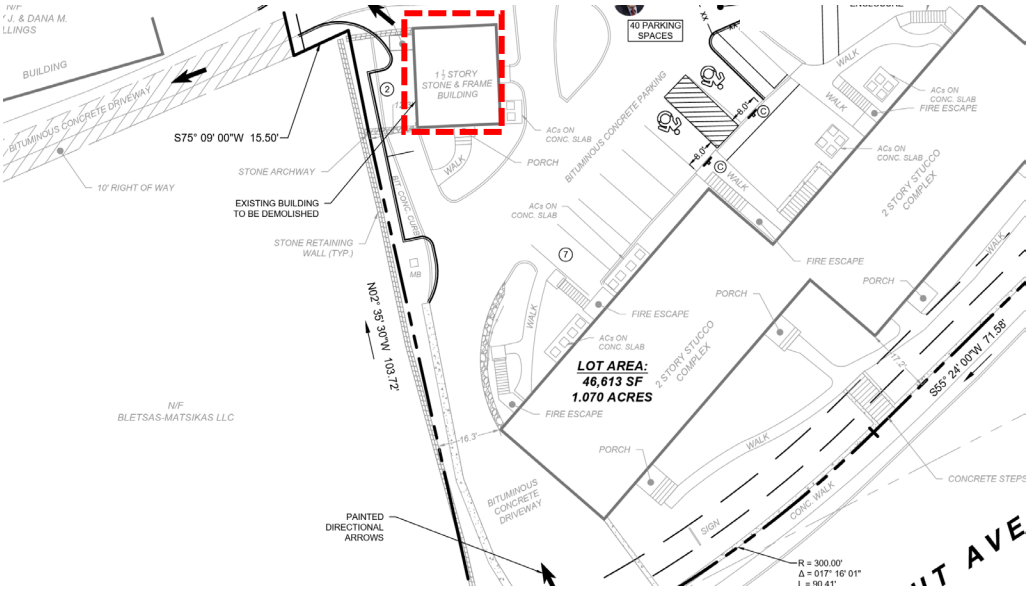


Figure 4 shows the proposed exit from the site. The applicant should clarify if improvements need to be made to this area and if it will be accessible for trucks.

Figure 4: Proposed Exit

4. Building Access

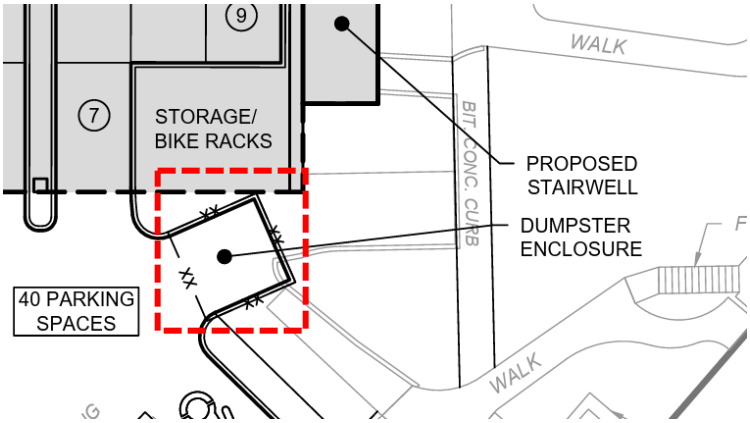
The rendering provided by the applicant (see Figure 5) depicts a cyclist biking into the garage. However, a parking space is proposed in that area. The applicant should show how a bicycle would reach the proposed bicycle rack without going through parking spaces that may have vehicles in them. Additionally, it should be clarified how visitors and/or pedestrian will identify where to enter the building.

Figure 5: Building Access in Rendering

5. Proposed Dumpster

Figure 6 shows the location of the proposed dumpster in the Site Layout Plan "C-1.0." While convenient for tenants and pickup, the dumpster is prominently located at the entrance point most tenants will use to access the new building. Although this area is located behind the existing Victorian and stucco buildings, it functions as both the entrance and front yard to the new building. Additionally, the ground floor units in the existing stucco building will face the dumpster. Therefore, the location of the dumpster enclosure should be reconsidered.

Figure 6: Dumpster Location



The applicant should provide dimensions in the area labeled as "dumpster enclosure." Sheet C-5.0 shows the dumpster enclosure as 16 feet wide, but it does not appear that this will fit within the area labeled on the Site Layout Plan.

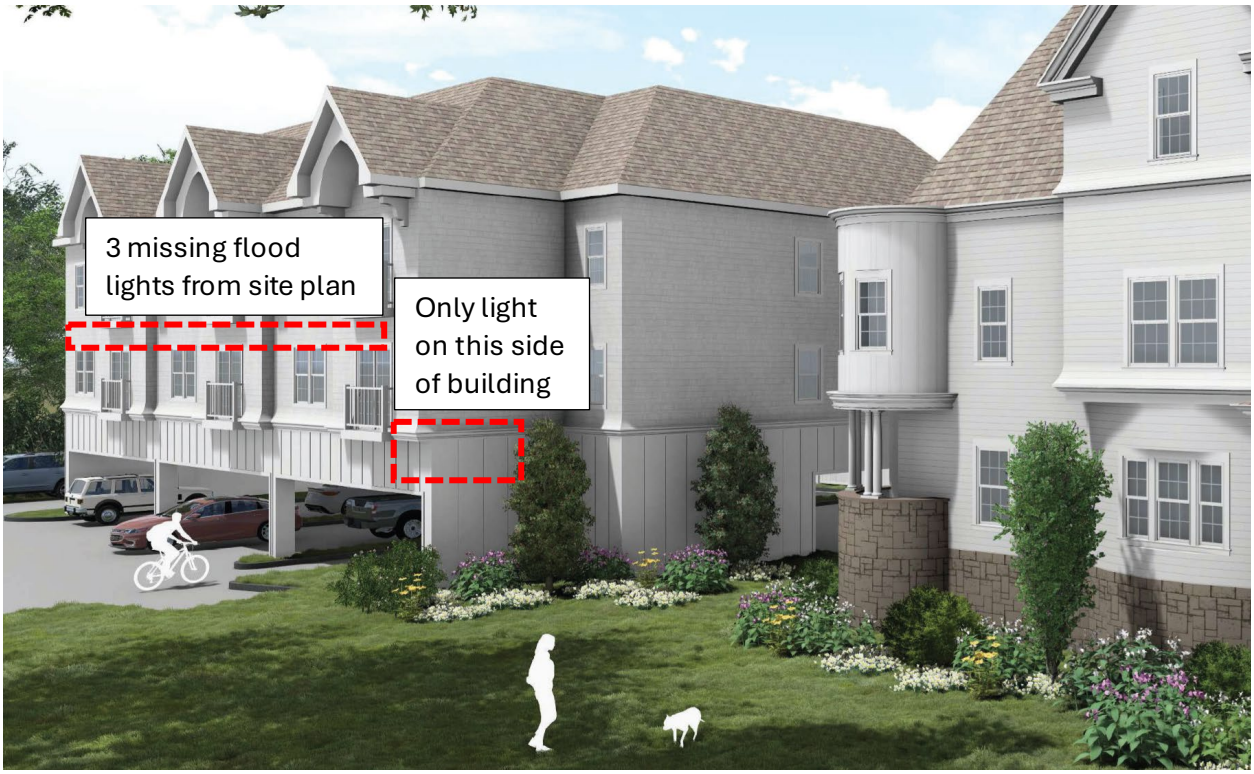
Additionally, the rendering provided by the applicant does not illustrate the dumpster enclosure (see Figure 7). The dumpster and the proposed enclosure should be illustrated in the rendering. The applicant should also provide more details and an image of this proposed structure on the Materials Sheet.

Figure 7: Rendering Missing Dumpster

6. Lighting

The applicant should clarify the proposed lighting. The rendering does not show any new pole mounted area lighting and the site plan does not indicate if existing pole mounted fixtures are to remain. Although the applicant's proposed building mounted flood lights may match existing conditions, it is very harsh as shown and is not encouraged. Fixtures along the North Elevation at the heights indicated will be intrusive for the 2nd floor units. Additionally, the lighting in the area near the dumpster is the only lighting proposed on this side of the building. The applicant should clarify lighting throughout the site to illuminate other areas of the property.

Figure 8: Building Access in Rendering



To: Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
BFJ Planning

Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Response to Design Review of 1 Elmcrest Terrace, Norwalk, CT

Date: May 12, 2025

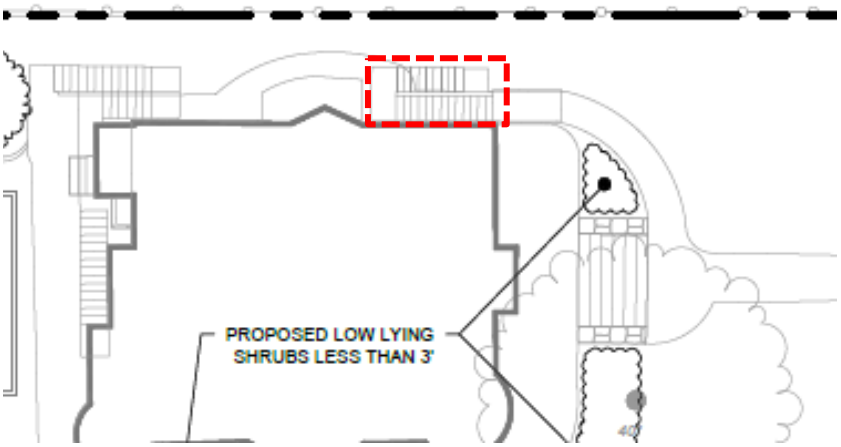
Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 1 Elmcrest Terrace in Norwalk, CT. BFJ reviewed the application in compliance with the Wall-West Neighborhood Plan Design Guidelines and submitted a Design Review Memo on May 7, 2025. The applicant responded to comments on May 9, 2025. The following memo responds to the applicant's memo. BFJ recommends conditional approval with the following clarifications outlined below.

1. Architecture and Materials

The applicant notes that the fire escape on the north side of the Victorian House Ground Floor of the Cottage Replacement drawing is being removed. However, it is still shown on the new Landscape Plan (L-1.0). This should be revised. Additionally, removing the fire escape will necessitate repairs to the area where the fire escape meets the ground. The applicant should provide clarity on whether the sidewalk will remain and what repairs/improvements will be made.

Figure 1: Fire Escape Shown in Landscape Plan



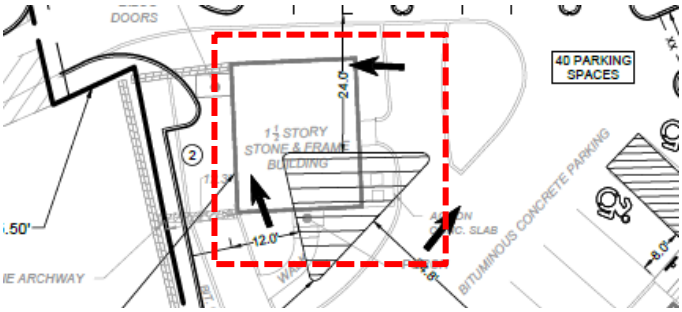
2. Landscape Plan

The revised Landscape Plan now shows which trees will be removed. We would suggest that a separate Landscape Plan just show the proposed situation after construction—not including the existing building which is slated for demolition.

3. Circulation

Striping is now shown in the revised Site Layout Plan, which is useful to understand traffic flow. However, the Plan still shows the 1 ½ story building that is proposed to be removed. The Site Layout Plan should be revised to show circulation without the 1 ½ story building.

Figure 2: Site Layout Plan with 1 ½ Story Building



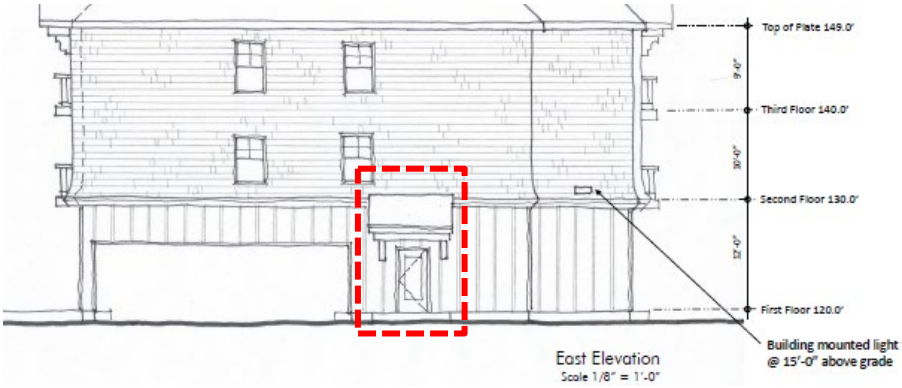
Additionally, since existing trees are proposed to be removed throughout the site, incorporating new vegetation, such as a tree, within the area designated for parking lot striping would be beneficial. This vegetation could be protected with curbing and would help soften the otherwise entirely hardscaped parking lot, improving the overall site design.

The applicant also describes the proposed garbage truck route; however, it would be helpful to include a new drawing that clearly illustrates the truck's circulation path.

4. Building Access

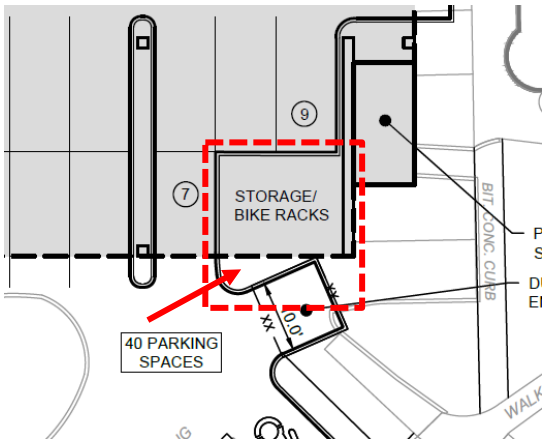
The revised elevations show significant improvements to building access (see Figure 3). It would be helpful to clarify if the doors shown are intended to replace existing ones or are new additions. Additionally, the Landscape Plan does not show walkways leading to these entrances. These walkways should be included as part of the requested Landscape Plan.

Figure 3: New Building Entrances



In the revised Site Layout Plan, there appears to be curbing around the storage/bike rack area (see Figure 4). Clarification should be provided regarding how bicycles are intended to access this area. As shown by the red arrow, the only apparent entry point requires crossing over the curb, which would require users to lift their bicycles. To improve accessibility, a ramp or curb cut should be added to allow for easier entry into the bike rack area.

Figure 4: Storage/Bike Racks



BFJ's previous memo requested clarification on the proposed exist (see Figure 5), but this was not addressed in the applicant responses. The applicant should clarify the relationship between the easement and the proposed exit. Additionally, it should be clarified whether any improvements, such as tree removal or trimming, are needed to ensure it is accessible for trucks.

Figure 5: Proposed Exit

5. Proposed Dumpster

We appreciate the applicant's revisions to the dumpster enclosure dimensions and material. The batten fence enclosure will now match the building and provide improved aesthetics.

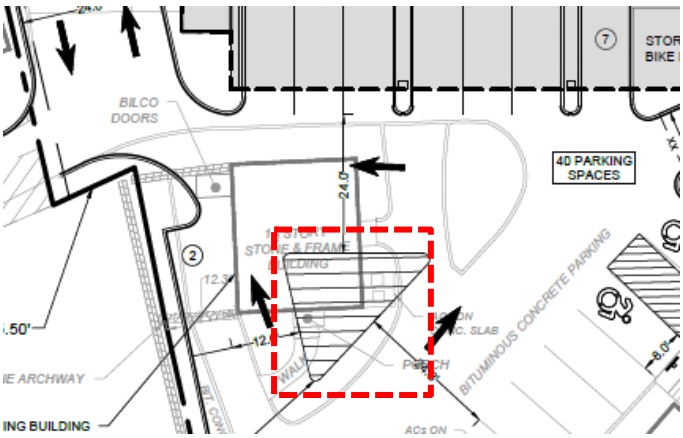
6. Lighting

We understand that the applicant plans to accomplish site lighting via building mounted fixtures throughout the site, however, this will also lead to light entering people's apartments. Therefore, the

proposed lighting should be re-evaluated. For example, a light pole could be added to the proposed island, which could illuminate the parking lot and direct light away from apartments (see Figure 6).

Lighting should also be added to illuminate the new entrances (referenced in Item #4: Building Access).

Figure 6: Proposed Light Pole Location



BFJ Planning

MEMORANDUM

To: Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish, FAICP, Principal
Suzanne Goldberg, Senior Planner
BFJ Planning
Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 1 Elmcrest Terrace, Norwalk, CT

Date: May 7, 2025

APPLICANT RESPONSE DATED MAY 9, 2025 IN RED INK BELOW

Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 1 Elmcrest Terrace in Norwalk, CT. There are three buildings currently located on this site - a Victorian era home previously renovated to apartments, a 1 ½-story stone and frame cottage and a 16-unit 2-story stucco building of modern construction. The main structure on the site, a historic home listed on the Norwalk Historic Resources Inventory, is proposed to be renovated and rehabilitated. The cottage building is proposed to be replaced with a new building, and the third 16-unit building will remain unchanged. The applicant proposes adding ten units of housing to the existing 30 dwelling units onsite, one of which will be designated a workforce housing unit.

BFJ reviewed the application in compliance with the Wall-West Neighborhood Plan Design Guidelines and recommends conditional approval with the following clarifications outlined below.

1. Architecture and Materials

The proposed renovations to the main Victorian house that will remove the street facing fire escape and restore the front façade are welcomed. Note that the front fire escape continues to appear in plan view on the landscape and ground floor plans. The proposed concept of an enlarged carriage house referencing the Victorian structure and incorporating parking below is well integrated into the historic site. Similarly, the materials for the new building are appropriate, as they align with the surrounding historic and architectural context. Careful detailing will be required to coordinate roof gutters and downspouts with the proposed cladding skirting at the 2nd floor level and the storm drainage.

APPLICANT RESPONSE: Inclusion of the fire escape on the north side of the Victorian House Ground Floor of the Cottage Replacement drawing was an oversight. The fire escape is proposed to be removed in its entirety. Note that the Proposed Street Elevation of the Victorian House shows the fire escape removed.

2. Landscape Plan

The applicant does not provide a Landscape Plan. A Landscape Plan should include existing and new plantings, as well as hardscape. This will help clarify the layout of walkways and how circulation within the site will function for vehicles, pedestrians, and cyclists. For example, there are two existing trees where the EV spaces are proposed (see Figures 1 and 2). A Landscape Plan

should indicate whether existing vegetation will be removed.

Figure 1: Existing Trees

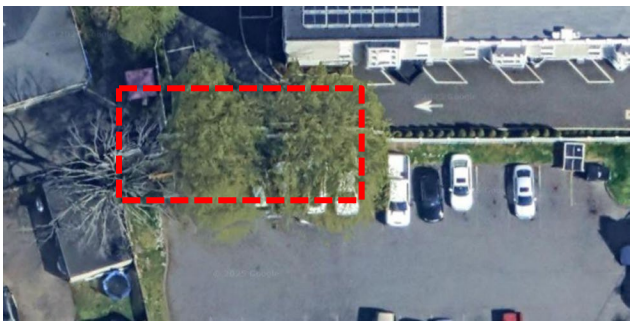
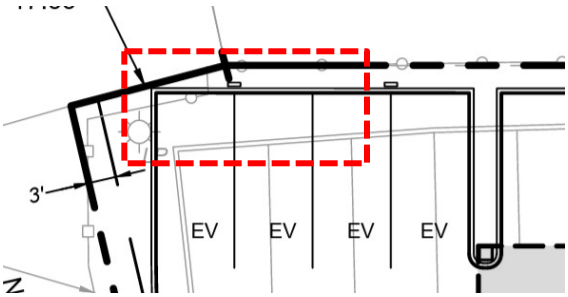
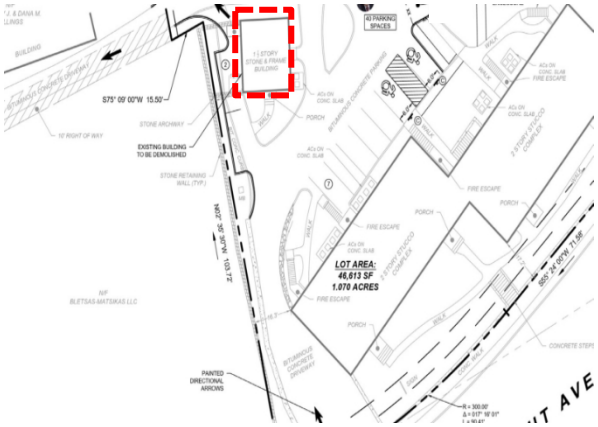


Figure 2: Proposed EV Spaces and Existing Tree Location





APPLICANT RESPONSE: See attached Landscape Plan (L-1.0) for proposed trees, existing trees, and landscaping to remain, and trees to be removed.

3. Circulation

It is unclear how internal circulation will work within the site, given that the 1 ½ story stone and frame building is proposed to be removed (see Figure 3). It appears that one-way vehicular traffic is proposed, however, the plans do not indicate how the space created by the building's removal will be used. It would be useful for the applicant to provide a sequence of how pedestrians and vehicles move in and out of the building. Additionally, the applicant should clarify the path a garbage truck would take to access the dumpster.

Figure 3: Internal Circulation

Figure 4 shows the proposed exit from the site. The applicant should clarify if improvements need to be made to this area and if it will be accessible for trucks.

Figure 4: Proposed Exit

APPLICANT RESPONSE: The existing building and associated curbing will be removed. We added circulation striping to clearly delineate traffic flow. A garbage truck will pull directly in front of the trash enclosure and back up and out of the site.

4. Building Access

The rendering provided by the applicant (see Figure 5) depicts a cyclist biking into the garage. However, a parking space is proposed in that area. The applicant should show how a bicycle would reach the proposed bicycle rack without going through parking spaces that may have vehicles in them. Additionally, it should be clarified how visitors and/or pedestrian will identify where to enter the building.

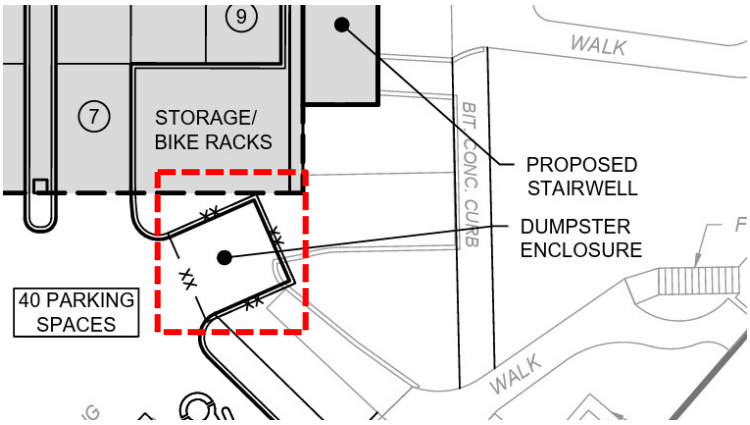
Figure 5: Building Access in Rendering

APPLICANT RESPONSE: There is enough space between the rear of the parking space in the garage and the adjacent dumpster enclosure to allow access to the bike storage area. Building access into two stairs is off the under-building parking drive and is protected by the building itself from weather. See attached Elevation Revisions which provide doors to the stairs from the outside building elevations to be more visible.

5. Proposed Dumpster

Figure 6 shows the location of the proposed dumpster in the Site Layout Plan "C-1.0." While convenient for tenants and pickup, the dumpster is prominently located at the entrance point most tenants will use to access the new building. Although this area is located behind the existing Victorian and stucco buildings, it functions as both the entrance and front yard to the new building. Additionally, the ground floor units in the existing stucco building will face the dumpster. Therefore, the location of the dumpster enclosure should be reconsidered.

Figure 6: Dumpster Location



The applicant should provide dimensions in the area labeled as "dumpster enclosure." Sheet C-5.0 shows the dumpster enclosure as 16 feet wide, but it does not appear that this will fit within the area labeled on the Site Layout Plan.

Additionally, the rendering provided by the applicant does not illustrate the dumpster enclosure (see Figure 7). The dumpster and the proposed enclosure should be illustrated in the rendering. The applicant should also provide more details and an image of this proposed structure on the Materials Sheet.

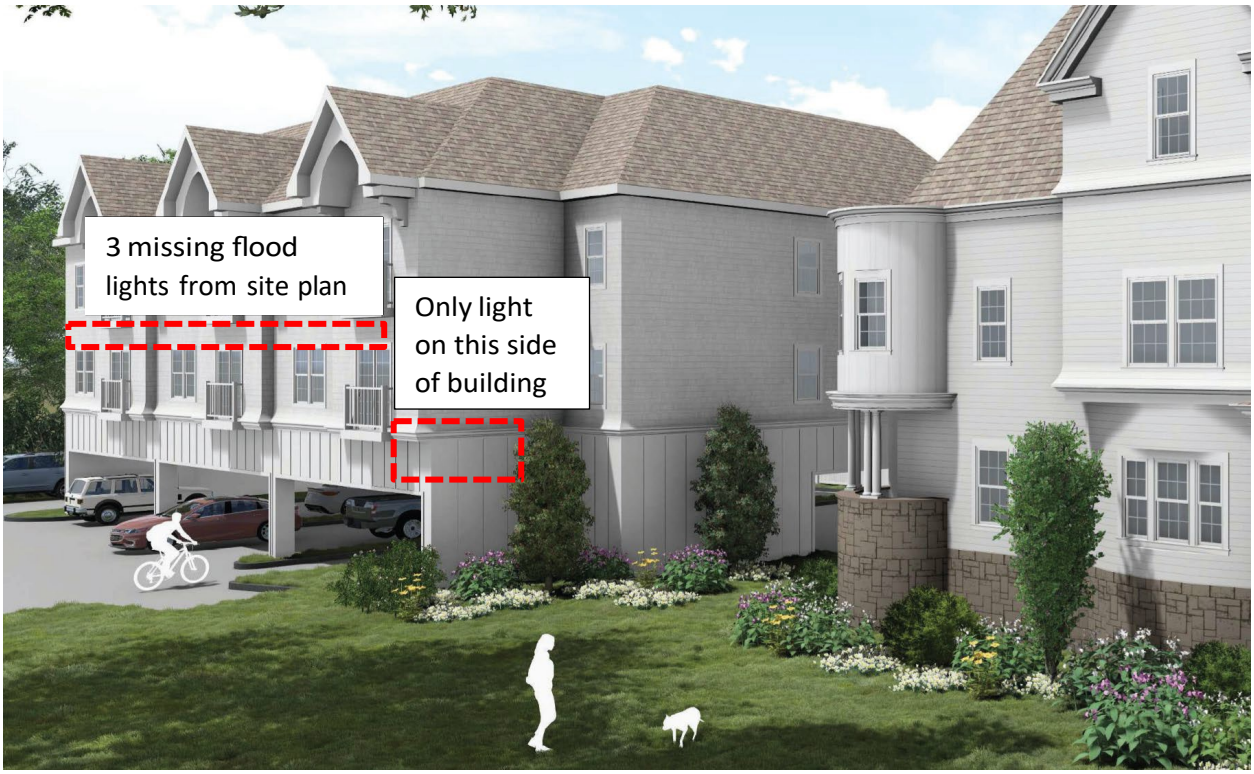
Figure 7: Rendering Missing Dumpster

APPLICANT RESPONSE: Dumpster enclosure was omitted from the rendering as to not block the under-building parking from view. Design intent of the enclosure is to match the board and batten siding of the lower portion of the building. Enclosure can be added to the rendering for future review if required. Dumpster enclosure dimension was added to sheet C-1.0 and detail on sheet C-5.0 was revised accordingly.

6. Lighting

The applicant should clarify the proposed lighting. The rendering does not show any new pole mounted area lighting and the site plan does not indicate if existing pole mounted fixtures are to remain. Although the applicant's proposed building mounted flood lights may match existing conditions, it is very harsh as shown and is not encouraged. Fixtures along the North Elevation at the heights indicated will be intrusive for the 2nd floor units. Additionally, the lighting in the area near the dumpster is the only lighting proposed on this side of the building. The applicant should clarify lighting throughout the site to illuminate other areas of the property.

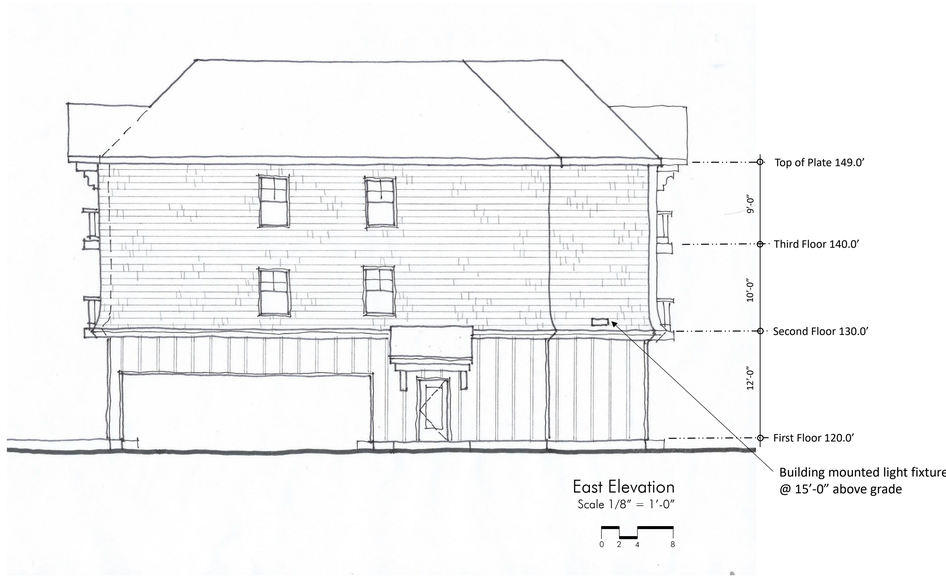
Figure 8: Building Access in Rendering



APPLICANT RESPONSE: Existing site lighting is accomplished via building mounted fixtures throughout the site. There are no existing pole fixtures. New site lighting is designed to be done in the same fashion matching the existing. Building elevations were miss-identified in the submission package, the North Elevation should be labeled as the South Elevation and the North Elevation should be labeled as the South. No building mounted fixtures are to face north to avoid light spillage to the adjacent site. Existing site lighting and the proposed lighting will be reviewed for further clarification.

South Elevation
Scale 1/8" = 1'-0"

0 2 4 8



East Elevation
Scale 1/8" = 1'-0"

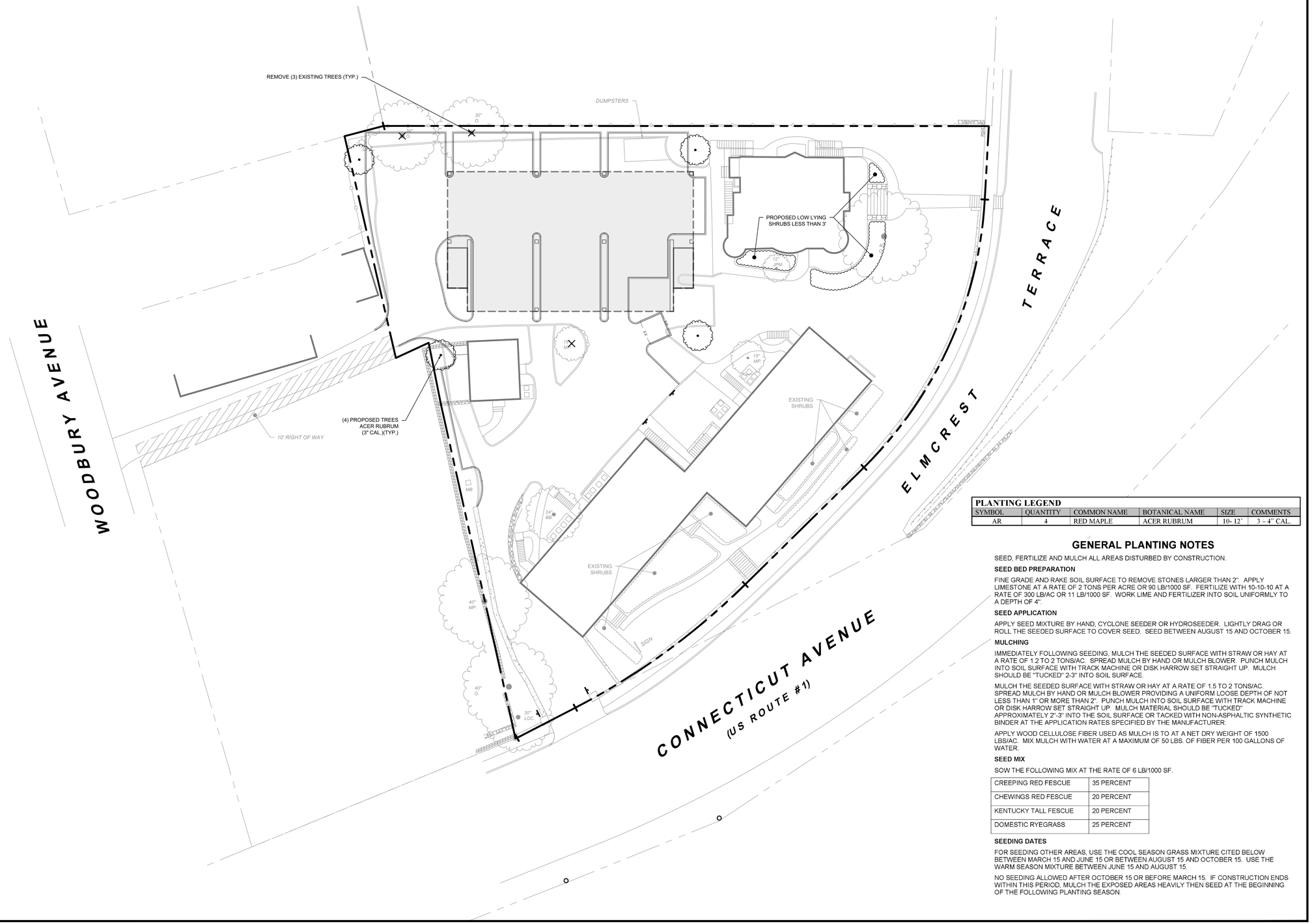
0 2 4 8

West Elevation
Scale 1/8" = 1'-0"

0 2 4 8

North Elevation
Scale 1/8" = 1'-0"

0 2 4 8



PLANTING LEGEND					
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
AR	4	RED MAPLE	ACER RUBRUM	10- 12'	3 – 4" CAL.

GENERAL PLANTING NOTES

SEED, FERTILIZE AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.

SEED BED PREPARATION

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2". APPLY LIMESTONE AT A RATE OF 2 TONS PER ACRE OR 90 LB/1000 SF. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LB/AC OR 11 LB/1000 SF. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION

APPLY SEED MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEED BETWEEN AUGUST 15 AND OCTOBER 15.

MULCHING

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.2 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH SHOULD BE "TUCKED" 2-3" INTO SOIL SURFACE.

MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER PROVIDING A UNIFORM LOOSE DEPTH OF NOT LESS THAN 1" OR MORE THAN 2". PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"-3" INTO THE SOIL SURFACE OR TACKED WITH NON-ASPHALTIC SYNTHETIC BINDER AT THE APPLICATION RATES SPECIFIED BY THE MANUFACTURER.

APPLY WOOD CELLULOSE FIBER USED AS MULCH IS TO AT A NET DRY WEIGHT OF 1500 LBS/AC. MIX MULCH WITH WATER AT A MAXIMUM OF 50 LBS. OF FIBER PER 100 GALLONS OF WATER.

SEED MIX

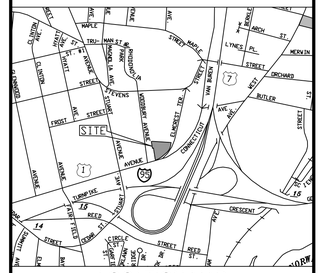
SOW THE FOLLOWING MIX AT THE RATE OF 6 LB/1000 SF.

CREEPING RED FESCUE	35 PERCENT
CHEWINGS RED FESCUE	20 PERCENT
KENTUCKY TALL FESCUE	20 PERCENT
DOMESTIC RYEGRASS	25 PERCENT

SEEDING DATES

FOR SEEDING OTHER AREAS, USE THE COOL SEASON GRASS MIXTURE CITED BELOW BETWEEN MARCH 15 AND JUNE 15 OR BETWEEN AUGUST 15 AND OCTOBER 15. USE THE WARM SEASON MIXTURE BETWEEN JUNE 15 AND AUGUST 15.

NO SEEDING ALLOWED AFTER OCTOBER 15 OR BEFORE MARCH 15. IF CONSTRUCTION ENDS WITHIN THIS PERIOD, MULCH THE EXPOSED AREAS HEAVILY THEN SEED AT THE BEGINNING OF THE FOLLOWING PLANTING SEASON.



LOCATION MAP
(NTS)

5/8/25	REVISED PER REDEVELOPMENT COMMENTS
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:

NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:

50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

LANDSCAPE PLAN

PROJECT No. 24219-01

DATE:	DESIGNED BY:	CHECKED BY:
11/26/2024	SM	AS

SCALE: 1" = 20'

IN FEET
0 20 40 60

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SOUWELDIST · 27803 · LICENSED PROFESSIONAL ENGINEER

L-1.0

LANDTECH

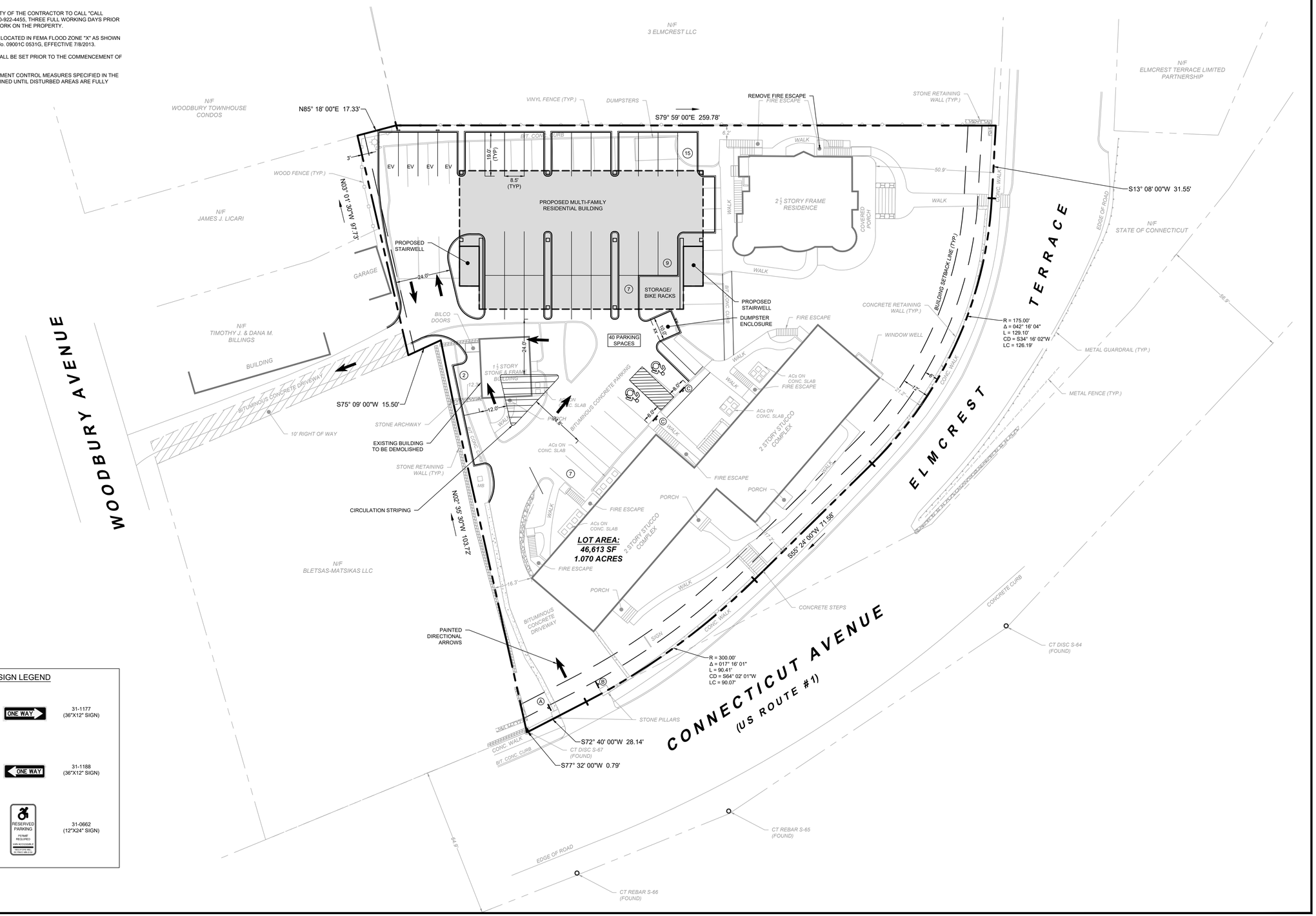
T:\1 ACTIVE PROJECTS\24219-01 ISHMBLEY - 50 CONNECTICUT AVE., NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 50 CONNECTICUT AVENUE TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED AUGUST 19, 2024.
2. DATUM: NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE 7/8/2013.
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.

PARKING REQUIREMENTS		
USE: MULTI - FAMILY DWELLING UNIT		
	SPACES REQUIRED	SPACES PROVIDED
MULTI - FAMILY DWELLING UNIT 40 UNITS	1.3 SPACE PER DWELLING UNIT 40 X 1.3 = 52 SPACES	40 SPACES INCLUDING 2 ADA SPACES
	TOTAL = 52 SPACES 30% HISTORIC RELIEF ADJUSTMENT = 37 SPACES	

ZONING DATA ZONING DISTRICT: CD-3 "GENERAL URBAN COMMUNITY DISTRICT"						
DIMENSIONAL		REQUIRED/ALLOWED	HISTORIC RELIEF ADJUSTMENT (30%)	EXISTING	PROPOSED	COMFORMS
LOT AREA		NOT REGULATED	NOT REGULATED	46,613 SF	46,613 SF	Y
LOT WIDTH		50' MIN., 100' MAX.	35' MIN., 130' MAX.	351.57'	351.57'	Y
DENSITY	MAX.	1 UNIT/1,650 SF	1 UNIT/ 1,155 SF	EXISTING	40 UNITS (1 UNIT/1,165 SF)	Y
COVERAGE	MAX.	80% (37,290 SF)	100% (46,613 SF)	64.6% (30,109 SF)	67.1% (31,265 SF)	Y
YARDS	FRONT	6' MIN., 12' MAX.	4.2' MIN., 15.6' MAX.	17.2'	17.2'	Y
	SIDE	0'	0'	16.3', 6.2'	16.3', 6.2'	Y
	REAR	3' MIN.	2.1' MIN.	>3'	>3'	Y
BUILDING HEIGHT	MAXIMUM	3 1/2 STORIES HEIGHT REGULATED IN NZR	5 STORIES HEIGHT REGULATED IN NZR	2 1/2 STORIES (RES.) 2 STORIES (APARTMENTS) 1 1/2 STORES (BUILDING)	2 1/2 STORIES (RES.) 2 STORIES (APARTMENTS) 1 1/2 STORIES (BUILDING)	Y



SIGN LEGEND

Ⓐ	ONE WAY	31-1177 (36"X12" SIGN)
Ⓑ	ONE WAY	31-1188 (36"X12" SIGN)
Ⓒ	RESERVED PARKING PERMIT REQUIRED VAN ACCESSIBLE MINIMUM FINE $250.00 SEC. 14-279(a)(1)	31-0662 (12"X24" SIGN)

LOCATION MAP
(NTS)

5/8/25	REVISED PER REDEVELOPMENT COMMENTS
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:
NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:
50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:
SITE LAYOUT PLAN

PROJECT No. 24219-01

DATE:	DESIGNED BY:	CHECKED BY:
11/26/2024	SM	AS

SCALE: 1" = 20'
IN FEET
0 20 40 60

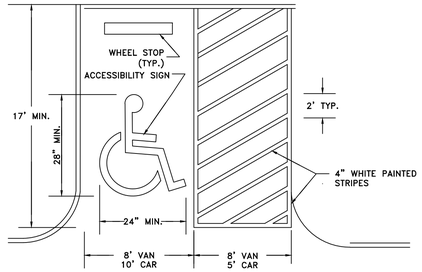
PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SCOTT M. SOUWLIS · 27803 · LICENSED PROFESSIONAL ENGINEER

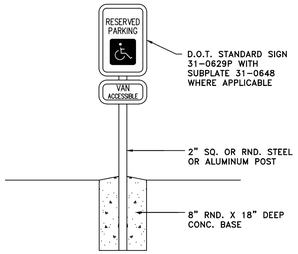
C-1.0

LANDTECH

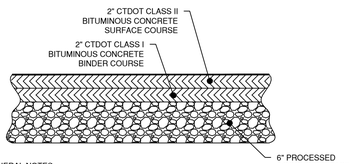
T:\ ACTIVE PROJECTS\24219-01 DARNELL - 50 CONNECTICUT AVE, NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG



DISABLED PARKING MARKING
(NTS)

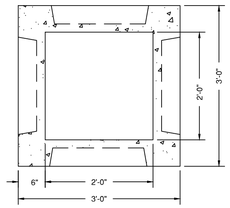


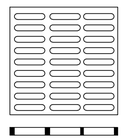
DISABLED PARKING SIGN
(NTS)

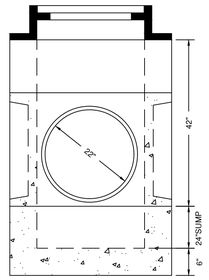


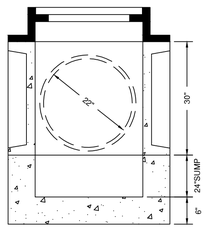
GENERAL NOTES
1. THE BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTP T-180 OR ASTM D-1557.
2. THE SUB-BASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASSHTO T-180 OR ASTM D-1557.

DRIVEWAY PAVEMENT TYPICAL CROSS SECTION
(NTS)



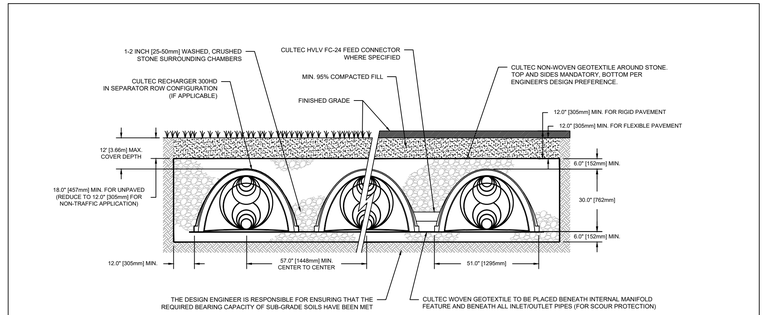






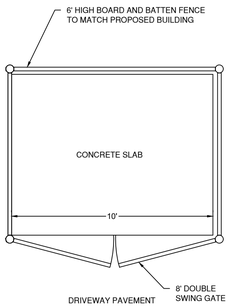
GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GUAGE MESH OR TO SPECIFICATIONS.
2. GRATE - STEEL OR CAST IRON.
3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
4. APPROXIMATE WEIGHTS:
   3' - 2100 LBS.
   4' - 2800LBS.

2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)

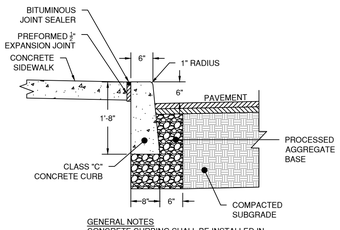


NOTES:
1. THE CHAMBERS SHALL BE DESIGNED AND TESTED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS." THE LOAD CONFIGURATION SHALL INCLUDE:
   1.a. INSTANTANEOUS AASHTO DESIGN TRUCK LIVE LOAD AT MINIMUM COVER
   1.b. MAXIMUM PERMANENT (50-YEAR) COVER LOAD
   1.c. 1-WEEK PARKED AASHTO DESIGN TRUCK LOAD
2. THE CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
3. THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE RESISTANCE TO THE LOADS AND LOAD FACTORS AS DEFINED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12, WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS. THE STRUCTURAL DESIGN OF THE CHAMBERS SHALL INCLUDE THE FOLLOWING:
   3.a. THE CREEP MODULUS SHALL BE 50-YEAR AS SPECIFIED IN ASTM F2418
   3.b. THE MINIMUM SAFETY FACTOR FOR LIVE LOADS SHALL BE 1.75
   3.c. THE MINIMUM SAFETY FACTOR FOR DEAD LOADS SHALL BE 1.95

CULTEC RECHARGER 300HD HEAVY DUTY CROSS SECTION



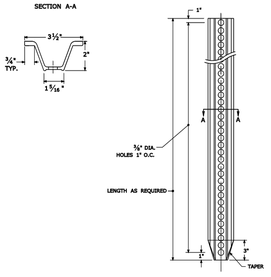
DUMPSTER ENCLOSURE
(NTS)



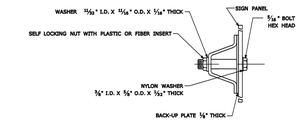
GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)

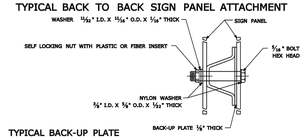
TYPICAL METAL SIGN POSTS



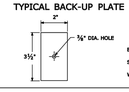
TYPICAL SIGN PANEL ATTACHMENT



TYPICAL BACK TO BACK SIGN PANEL ATTACHMENT

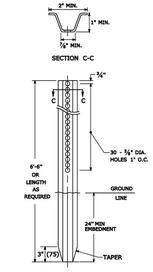


TYPICAL BACK-UP PLATE



BOLTS - STAINLESS STEEL CONFORMING TO ASTM F593, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
SELF LOCKING NUTS - STAINLESS STEEL CONFORMING TO ASTM F594, ALLOY GROUP 1 OR 2 (ALLOY TYPES 304 OR 316).
WASHERS - STAINLESS STEEL CONFORMING TO ASTM A240, (ALLOY TYPES 304 OR 316).

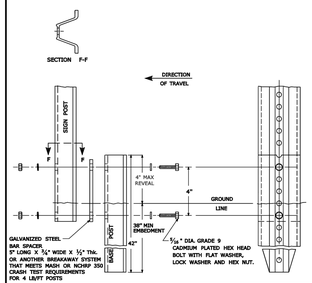
METAL DELINEATOR POST
WT./FT. = 1.12 LBS./FT. MIN.



GENERAL NOTES:

1. STEEL FOR DELINEATOR POSTS SHALL BE ASTM A36 STEEL. STEEL FOR ALL OTHER POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499 GRADE 80 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT (MASS) OF 91 LBS. OR GREATER PER LINEAR YARD.
2. AFTER FABRICATION, ALL STEEL POSTS, STRAPS AND PLATES SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A123.
3. WASHERS FOR BREAKAWAY INSTALLATIONS SHALL MEET ASTM F436, TYPE 1.
4. SPACER BAR FOR BREAKAWAY INSTALLATION SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A36.
5. ALL BOLTS, NUTS, AND WASHERS FOR BREAKAWAY INSTALLATIONS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A153.
6. ALL SIGN POSTS SHALL HAVE BREAKAWAY FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN THE CURRENT "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." THE BREAKAWAY FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 mph WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. SIGN POSTS SHALL BE 4 LBS./FT.

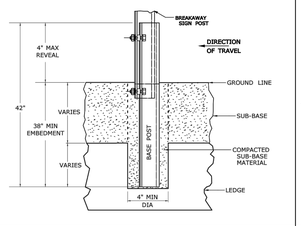
BREAKAWAY INSTALLATION
FOR 4 LBS./FT. POSTS



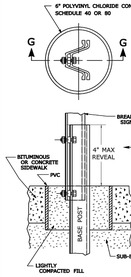
TYPICAL SIGN POST INSTALLATION IN LEDGE

LEDGE SHALL BE REMOVED TO DRIVE THE BASE POST TO A DEPTH OF 38".

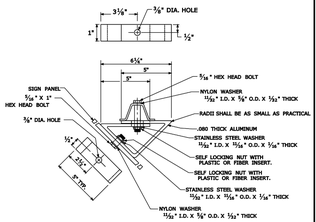
HOLE SHALL BE FILLED WITH SUB-BASE MATERIAL AND COMPACTED WITH A TAMPING BAR, OR TECHNIQUE APPROVED BY THE ENGINEER, PRIOR TO BASE POST INSTALLATION.



TYPICAL SLEEVE FOR PAVED AREAS



45° MOUNTING BRACKET
FOR INSTALLATION OF PARKING SIGNS



REV.	DATE	REVISION DESCRIPTION
2	6-2017	SIGN POST REVISIONS.
1	2-2013	MINOR REVISIONS.

THE INFORMATION, INCLUDING ESTIMATED QUANTITIES, CONTAINED IN THESE SHEETS IS MADE FOR LIMITED PURPOSES OF BIDDING AND IS NOT IN NO WAY WARRANTED TO INDICATE THE ACTUAL QUANTITIES OF THE VARIOUS ITEMS OF WORK WHICH WILL BE REQUIRED.

Plotted Date: 6/5/2017

NOT TO SCALE

STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION

Filename: TR-1208_02_May 2017_Aarsleon.dgn Model: TR-1208_02

SUBMITTED BY: Mark Mitchell — NAME/DATE/TIME: Mark A. Mitchell, P.E. 2017.08.07 07:30:30-04'00'
APPROVED BY: Mary Jo Bates — NAME/DATE/TIME: Mary E. Bates, P.E. 2017.08.10 15:26:14-04'00'
Gregory M. Dorosh, P.E. 2017.08.15 09:37:29-04'00'

CTDOT STANDARD SHEET

OFFICE OF ENGINEERING

STANDARD SHEET TITLE: METAL SIGN POSTS AND SIGN MOUNTING DETAILS

GUIDE SHEET NO.: TR-1208_02

NOTE: ALL DETAILS COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

REVISION DATE	ISSUE
5/8/25	REVISED PER REDEVELOPMENT COMMENTS

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

NORWALK HOUSING VENTURES II LLC

PROJECT LOCATION:

50 CONNECTICUT AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

DRAWING TITLE:

NOTES AND DETAILS

PROJECT No.		
24219-01		
DATE: 11/26/2024	DESIGNED BY: SM	CHECKED BY: AS

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT — ANDREW SOUMELIS — 27803 LICENSED PROFESSIONAL ENGINEER

C-5.0

T:\1 ACTIVE PROJECTS\24219-01 GURNLEY - 50 CONNECTICUT AVE., NORWALK\DRAWINGS\50 CONNECTICUT AVENUE - SITE PLAN.DWG

May 30, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman

From: Bryan Baker, AICP, Principal Planner

Re: #2025-34 SP – Norwalk Housing Ventures II LLC c/o Edward Gormbley – 1 Elmcrest Terrace (District 1, Block 30, Lot 10) – Special permit for a historic preservation development to renovate an existing historic structure and construct a new 13-unit multifamily building

Commissioners,

The property at 1 Elmcrest Terrace is currently improved with three structures combining for a total of 30-dwelling units. The northernmost structure on the lot is a historic structure on the Norwalk Historic Resource Inventory and is proposed to have a total of 11 dwelling units. The applicant is proposing to renovate the historic structure, and in doing so, would like to increase the total number of allowable units on the property to a maximum of 40 dwelling units within three separate buildings.

The Commission had previously granted a special permit approval for a historic preservation development on this property in 2021 for a total of 34 dwelling units on the property. This approval can be viewed here: https://norwalkct.gov/2536/1-Elmcrest-Terrace

The historic preservation regulations can be summarized as allowing for the Commission to grant, through a special permit, either an increase or decrease in various maximum/minimum requirements by up to 30% from the originating standard. For this specific application, the applicant is requesting a 30% increase in allowable residential density on the lot as well as a decrease in the minimum number of parking spaces by approximately 23%. In exchange for these standards being increased or decreased at the discretion of the Commission, the applicant is proposing to preserve and renovate the existing historic structure.

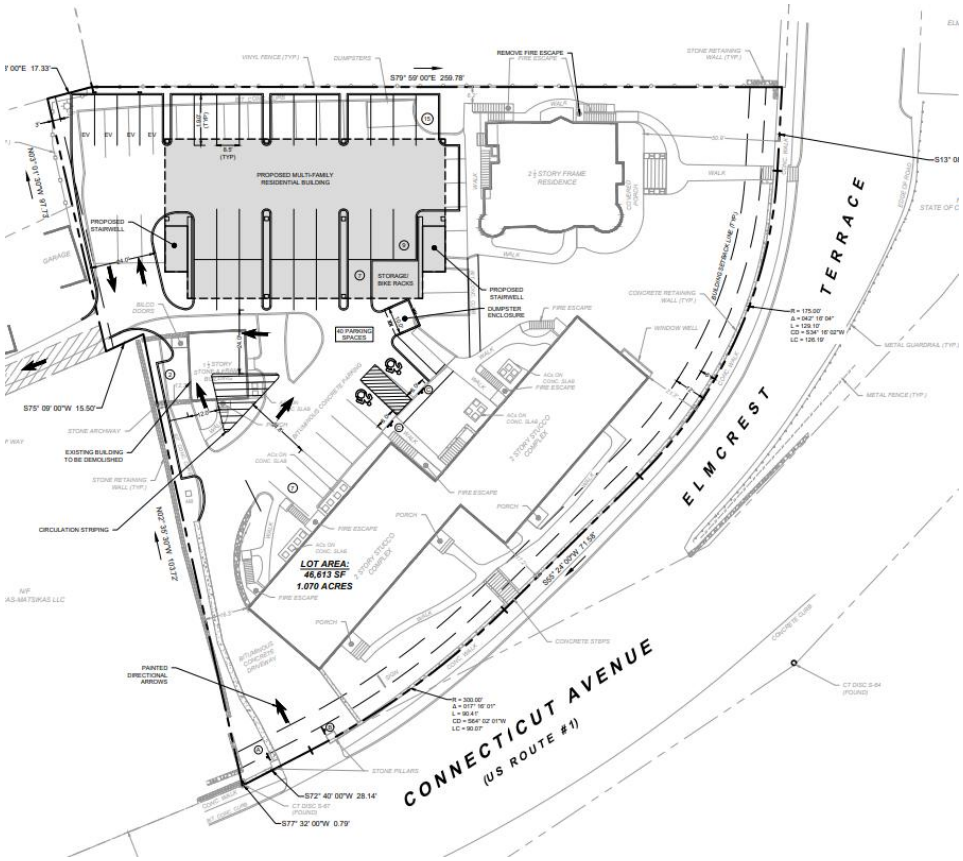
The applicant is proposing to renovate the existing historic structure on the property:

Existing Street Elevation
Not to Scale

Proposed Street Elevation
Not to Scale

The new 13-unit multifamily structure which will be constructed behind the existing historic structure, is shown below:

And the structure is proposed to be located here (in grey):



It is Staff's opinion that the application is modest in terms of exterior improvements, with most of the preservation efforts being done via the removal of the exterior fire escape and associated façade repairs to the historic structure, however the preservation of the historic structure is significant. During the previous approval, one of the conditions of approval was, "that a plan detailing proposed façade improvements to the concrete wall along the frontage of the property be submitted to staff for review and approval prior to the issuance of a zoning permit." Such a plan was not provided to Staff since the 2021 approval and a zoning permit has not been issued. Staff recommends that the applicant provide a plan for how the concrete wall will be visually improved, to the satisfaction of the Commission, to justify the request to construct six additional dwelling units in comparison from the 2021 special permit approval. If such a plan is provided to the satisfaction of the Commission, Staff recommends approval of the application and offers the following draft resolution for consideration by the Commission:

Draft resolution to approve

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-34 SP – Norwalk Housing Ventures II LLC c/o Edward Gormbley – 1 Elmcrest Terrace (District 1, Block 30, Lot 10) – Special permit for a historic preservation development to renovate an existing historic structure and construct a new 13-unit multifamily building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
    a. Per the Site Plans entitled "Site Improvements for a Proposed Multi-Family Residential Building," prepared by LandTech, dated 11/26/2024; and
    b. Per Architectural Plans entitled "1 Elmcrest Terrace (50 Connecticut Avenue)," prepared by Crosskey Architects, dated 3/21/25 and revised to 5/9/25; and
2. That the site plans shall be modified as follows:
    a. That a plan detailing proposed improvements to the concrete wall along the frontage of the property be submitted to Staff for review and approval prior to the issuance of a zoning permit; and
3. That a certificate of special permit and mylar map of the approved site (as revised by any conditions of approval) shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That a surety be submitted, in an amount to be determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
5. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work and that additional controls shall be installed at the direction of the Commission's Staff (Staff), if necessary; and
6. That a final Workforce Housing Plan showing a total of one (1) workforce housing unit(s) shall be submitted for Staff review and approval and shall include deed restriction documents, architectural floor plans, and a list of the number of studio, one-bedroom, two-bedroom and three-bedroom workforce housing units, prior to the issuance of a Certificate of Zoning Compliance; and
    a. Further provided that such workforce housing units shall be deed restricted in perpetuity and meet all requirements of Section 6.12 of the Norwalk Zoning Regulations; and
    b. That the Workforce Housing Plan shall be filed on the Norwalk Land Records; and
7. That all mechanical equipment shall be adequately screened from the Front Lot or Building Site Line and from adjacent and abutting property(s); and
8. That a Connecticut licensed engineer shall certify that all of the required improvements were installed to all applicable City standards prior to the issuance of a Certificate of Zoning Compliance; and

9. That a surety shall be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan and all modifications to the plan as well as all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
10. That all conditions as required by the Norwalk Water Pollution Control Authority (WPCA) shall be applicable to this approval; and
11. That all conditions as required by the Norwalk Department of Public Works (DPW) shall be applicable to this approval; and
12. That all conditions as required by the Norwalk Department of Transportation, Mobility, and Parking (TMP) shall be applicable to this approval; and
13. That all conditions as required by the Norwalk Fire Marshal shall be applicable to this approval; and
14. That any revisions to the approved plans shall be submitted to Staff for review and approval prior to implementation, and that should any revisions be determined to be substantive by Staff, shall be submitted to the Commission for review and approval prior to implementation; 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 is June 13, 2025.

19 Newton Turnpike - Narrative Description of
Special Permit Modification Application

Background

MOCA Westport Holdings LLC ("MOCA"), is the owner of 5.8 acres of property located at 19 Newtown Turnpike, MBLU 5-31-26-0 (the "Property"). The property sits on the Norwalk/Westport town-line, with the driveway located in Westport and the majority of the property (4.4 acres) including the Public Museum in the main building, located in Norwalk. The Property is located in the CD-1M Zone (formerly AA Residence) and is a pre-existing nonconforming commercial use and structure. There are 3 buildings on the property, including the main stone commercial office building built in 1926 that is approximately 30,0000 sq. ft (the "Building") and two smaller residential buildings. There are also two small sheds, each approximately 100 square feet.

Currently, both MOCA and Peter Fasan Ltd., LLC, a high-end textile company, occupy the Building. MOCA recently entered into a Lease Agreement for the remaining ~1/3 (7,100 sq. ft.) of the Building with BioWave Corporation (BioWave), a medical device company. This commercial space has been unoccupied for a number of years.

Historical Commercial and Industrial Use of Property

Although the property currently sits in a residential zone, it has long existed as an industrial and commercial site. The Building on the property is not conducive to a residential use. It is a large, stone structure with an attached warehouse-like portion with a flat roof (in contrast to the façade of the Building), and has historically been used as a commercial and industrial site, including a warehouse and production facility. The Property gained local notoriety when it was leased to Martha Stewart Living Omnimedia from the late 1990s to approximately 2004, during which time it served as Stewart's filming studio. Prior to that, the Property was used as a warehouse for storage and light manufacturing purposes, which included production of munitions and aircraft parts. Based on our research, the property was built around 1920 by L. Walter Lissbergger, an entrepreneur who used 19 Newton Turnpike for his various endeavors. It housed Liberty

Chemical Laboratory as well during the 1920s in its attempts to grow rubber sap to make tires. Soon after, it housed Microstat Company, which reduced paperwork to microfilm during the late 1920s. For the next three decades until the mid-1960s, the Property was home to Boots Aircraft Co., a company that developed specialty parts for military aircraft. For the next several years, the property served as offices, and then was occupied by Ward French III Construction. Later it was leased to Martha Stewart Living Omnimedia starting in 1998, and the space was converted to a high-end film studio. As detailed below, BioWave's continued commercial use is most similar in character and intensity to Martha Stewart Living Omnimedia (which was the most recent use of the space, as this portion of the Building has been unoccupied for the last several years). Overall, BioWave's use will be less intense than its historical use, and more in keeping with the character with the surrounding suburban neighborhood.

BioWave's Intended Use of the Property

BioWave intends to use the space as its corporate headquarters, which will include light manufacturing and temporary storage. BioWave will have approximately 13 employees who will be on the Property during regular business hours (8:30am-5:30pm). BioWave is a medical device company that makes wearable non-invasive devices. BioWave sells its products to medical offices, physical therapists offices, and similar businesses online, and ships its products through Fedex/UPS. The space will include 5 offices, a conference room and various cubicle spaces. Additionally, at this location its medical device products will be repackaged and shipped out for sale in the inventory warehouse area shown on the Floor Plans. Incidental to this use, BioWave will perform product testing, repair, development and demonstration of its products; light manufacturing and quality and regulatory assurance testing, sales, training, and customer service.

BioWave will receive 1 pallet of its devices per week by delivery truck. Its employees will then break-down the pallet, inspect the devices and repackage them for shipping to its customers. The repackaged items will be picked up from the facility daily by Fedex/UPS or 10-

wheeler box trucks. BioWave will comply with the limitations on the existing Special Permit pertaining to delivery schedule (deliveries permitted between 8:00am and 6:00pm only) and mitigation of stray light through the use of cutoff shields. There will be no in-person sales at the Property. Overall, it is expected there will be negligible impact on traffic, as further detailed in the attached Traffic Generation Report by DTS Provident Design Engineering, LLP.

There will also be sufficient parking on the Property. Per the terms of the Lease, BioWave will have 9 reserved parking spaces and 13 unreserved parking spaces, for a total of 22 spots. Per the Norwalk regulations, Museum required 1 parking spot per 500 sq. feet of Usable Floor Area, and Office Use required 1 spot per 334 sq. ft of Usable Floor Area. Each of the three businesses in the Building occupy approximate 1/3 of the Total Usable Floor Area. The portion of the building being leased to BioWave is ~7,100 sq. ft, and the portion of the Building being leased to the wallpaper company each require 22 spaces under the Norwalk Zoning Regulations. The Museum use requires approximately 15 spaces under the Zoning Regulations, for a total of 59 required spaces. Currently, there are over 100 parking spaces on the Property.

Due to the nature of the business, there will be de minimums impact on lighting, noise, etc. The trees that surround this secluded Property serve as a natural barrier to the neighborhood. The Property is already equipped with a Load Lever Electrical loading dock. BioWave will utilize the loading dock in the rear of the Building as shown by the "Loading Zone" depicted in the attached drawings, and a new garage door and man door will be added to access the warehouse space from outside. The accessway will be slightly extended to provide direct access to the loading dock in the rear of the building.

Special Permit Modification Request

The Norwalk Planning & Zoning Commission granted MOCA (formerly known as the Westport Arts Center) a Special Permit (SP#13-18SP) for HP Newton LLC to use a portion of the Building for a Public Museum in 2019. The existing Special Permit, Meeting Minutes from 1-16-2019 and Special Permit Resolution are attached. The property also is subject to two variances, which are submitted as part of this application for reference. The existing Special Permit needs to be modified to allow for BioWave's tenancy of 7,100 sq. ft. space.

This Project is Consistent with Norwalk's Plan of Conservation and Development

This Application for Special Permit Modification is consistent with the purpose of the Norwalk Zoning Regulations and the City's Plan of Conservation and Development. As set forth in the Zoning Regulations, the purpose of the Zoning Regulations are, among other things, to: "conserve the value of land and Buildings" and "protect and in general allow for the beneficial uses of property". The Special Permit modification allows for the land and Building at 19 Newtown Turnpike to be utilized to its full potential value, as the Building is and has never been conducive to a residential use. If this Building cannot be used for a commercial purpose, it will likely remain unoccupied as potential tenants will continue to view the zoning restrictions as prohibitive for small businesses to operate in the space. The space will therefore be of no beneficial use or value to the Norwalk community if unusable.

Further, Norwalk's Plan of Conservation and Development (the "Plan") supports the goals of pursuing business and institutions that can contribute to Norwalk's growth through cross collaboration for better planning throughout the City. Another of Norwalk's goals, as reflected in the Plan, is to "support business growth and entrepreneurship" by attracting businesses and jobs, while still balancing environmental resources and quality of life. This proposed Special Permit modification supports both of these goals and strikes the appropriate balance by fostering business development in this vacant portion of this Building, while having little impact on the surrounding properties. Since the Building is largely structured for the proposed kind of use and there is already a commercial business operating in another portion of the Building, the proposed permit modification would not require demolishing the building (as a residential use might) and is the most efficient use of the space, since the overall structure of the Building is set up for this kind of use due to the decades it was used as a military aircraft parts manufacturing facility. This Application is also aligned with the goal of maintaining the "overall character of established single-family neighborhoods", as this proposed Use has minimal impact on the surrounding properties due to the nature of the use described above, and the propose limitations ensure that this use is narrowly tailored.

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 buildings, comply with Norwalk's Zoning Regulations.

(b) ***Stable traffic flow*.** This requested amendment will not have a substantial effect on traffic. Traffic operations along adjacent roadways and signalized intersections and will not require any off-site modifications. Please see Traffic Generation Report by DTS Provident Design Engineering, LLP and the prior traffic study from 2019, which was conducted when MOCA purchased the Property. The Tenant will access the property via the existing driveway.

(c) ***Availability of mass transit facilities***. Route 15 operates in close proximity to the site. Route 53 and 33 also run perpendicular to Route 15 and flank the property on either side, each about ½ mile from the Property. The Property lies approximately 5 miles north of the South Norwalk metro station.

(d) ***Availability and compatibility of utilities*.** The main Building is currently served by the public city water system and a septic system, and will continue to be. There are two separate septic systems, one serves the main Building, and the other serves the two cottages. Please see Stormwater Detention Report.

(e) ***Adverse impact from noise, odor, fumes, dust and artificial lighting***. The proposed use is significantly less intense than the historical uses of the Property, which include a chemical company and airplane part manufacturing business as described above. The proposed 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 no changes to yards, open space, screening and buffering, as there will be no significant construction or landscape modifications required, though the driveway will be extended to allow BioWave to access the loading dock. See Site Plan and drawings for additional details.

(h) ***Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right*.** The proposed use of the Building complements other permitted uses in the CD-1M Zone. Although the zone is predominantly residential, the proposed use is among the least intense in nature of comparable commercial uses, as there will be no customers visiting the Property, and all sales are shipped out. The existing Special Permit already contemplates such deliveries for the current use of the Property, so the Fedex/UPS and other delivery trucks would not be obstructive to the surrounding neighborhood – and it is not uncommon today for single family homes having near daily Fedex/UPS deliveries from online purchases. Since all other activities take place inside the Building and would not omit any noise, smells, etc, this use has a similar impact on neighboring properties when compared with uses that are permitted as of right.

(i) ***Existing land use in the area***. The area surrounding the site includes primarily Single Family Detached Dwellings, but the existing Property already included MOCA and a high-end textile company. This use will be complimentary to the existing uses on the Property as all of the infrastructure for such use is already in place. Further, many of the features of the Property are conducive to BioWave's intended use, including the existing loading dock and spacious interior office area, which has remained vacant and underutilized for many years. Given the minimal impact

BioWave's intended use will have on neighboring properties, the proposed Use is in keeping with the existing land uses in the area.

(j) ***Proximity of community facilities.*** There is minimal public transportation infrastructure in this northeast corner of Norwalk, directly on the border with Westport. However, this intended use will not burden the surrounding roadways and infrastructure, as further detailed in the attached Traffic Letter. Further, any event's MOCA has that generate increased traffic are typically held in the evenings outside of BioWave's working hours.

(k) ***Compliance with the Norwalk Zoning Regulations and Norwalk POCD***. The proposed use complies with the Norwalk Zoning Regulations and with the Norwalk POCD, as described above, by fostering small businesses and making efficient use of the existing Building in order to preserve its value to the community, as this portion of the Building that is to be leased to Biowave has been vacant for years.

(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***. N/A.

Conclusion

The application complies fully with Norwalk's Zoning Regulations, is aligned with the City's Plan of Conservation and Development, and is supported by the Special Permit criteria. For all the reasons set forth herein, we respectfully request the Commission approve and the modification to this Special Permit Application.

THE APPLICANT,
MOCA WESTPORT HOLDINGS LLC

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

Special Permit Application

City of Norwalk Planning & Zoning Commission
Phone: 203-854-7780
www.norwalkct.gov

Date Received:

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.

1. **Address of Subject Property(s):**
   19 Newtown Turnpike, Norwalk, CT
2. District: 5 Block: 31 Lot(s): 26
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:
   Musuem (MOCA) and wallpaper company (Peter Fasano), each occupy about 1/3 of the building.
   This application pertains to the remaining space (~7,100 sq.ft), which has been vacant for several years.
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   The purpose of this Application is to modify the existing special permit to allow for manufacturing use.

Applicant Information

Applicant Name: Adam J. Blank
Billing Address: 600 Summer St., 7th Floor, Stamford, CT 06902
Phone Number: (203) 318-6936 Email: ablank@wrkk.com
Signature: Adam J. Blank

Property Owner Information and Authorization

Owner of Record: MOCA Westport Holdings, LLC
Billing Address: 19 Newtown Turnpike, Westport, CT 06880 (driveway in Westport, building in Norwalk)
Phone Number: 203-763-1661 Email: tom.hofstetter@hbgroupdmwp.com
Signature: Tom Hofstetter

**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.*

19 NEWTOWN TURNPIKE

Design Dev.

19 Newtown Turnpike
Westport, CT 06880

December 1, 2024

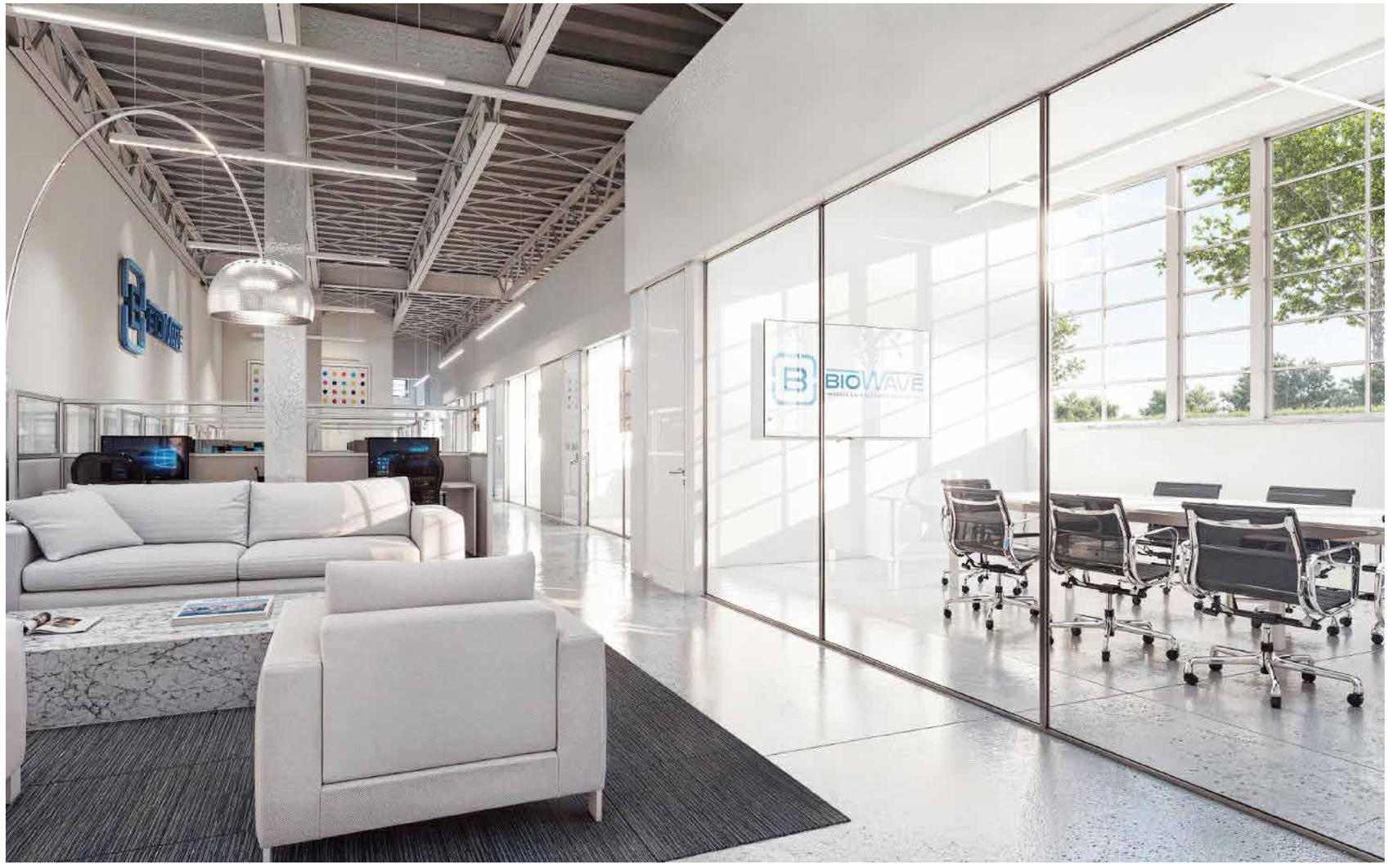
ARCHITECT
DB Architecture
rddesilv@gmail.com
203.556.9055
gbiancardi@gmail.com
203.645.3166

PROJECT NARRATIVE

These drawings describe an interior renovation of an existing warehouse space of approx. 7000sf. Half of the space will remain a warehouse/work floor, the other half will be fit out with offices.

The exterior of the building shell will remain the same with the exception of a new garage door and man door being added to access the warehouse space from the outside. Exterior downlighting will also be placed at the entry locations. The existing windows and doors will all remain. Railings around the site will be replaced to meet the current code.

A new drive on the exterior of the building will be added to access the rear of the building loading location.



DRAWING LIST

Sheet Number	Sheet Name
X302	Unnamed
Architectural	
A000	COVER SHEET
A001	SITE PLAN
A100	LEVEL 1 - PLAN
A101	LEVEL 1 - PLAN - FINISH PLANS
A201	EXTERIOR ELEVATIONS
A210	INTERIOR ELEVATIONS 1
A211	INTERIOR ELEVATIONS 2
A212	LEVEL 1 - RCP - LIGHTING
A213	LEVEL 1 - RCP - SPRINKLERS
A300	PARTITION TYPES
A500	DOOR SCHEDULE + ASSEMBLIES
A600	MILLWORK SECTIONS
A601	ARCHITECTURAL SCHEDULES

PROGRESS SET - NOT FOR CONSTRUCTION

3/24/2025 8:55:45 PM
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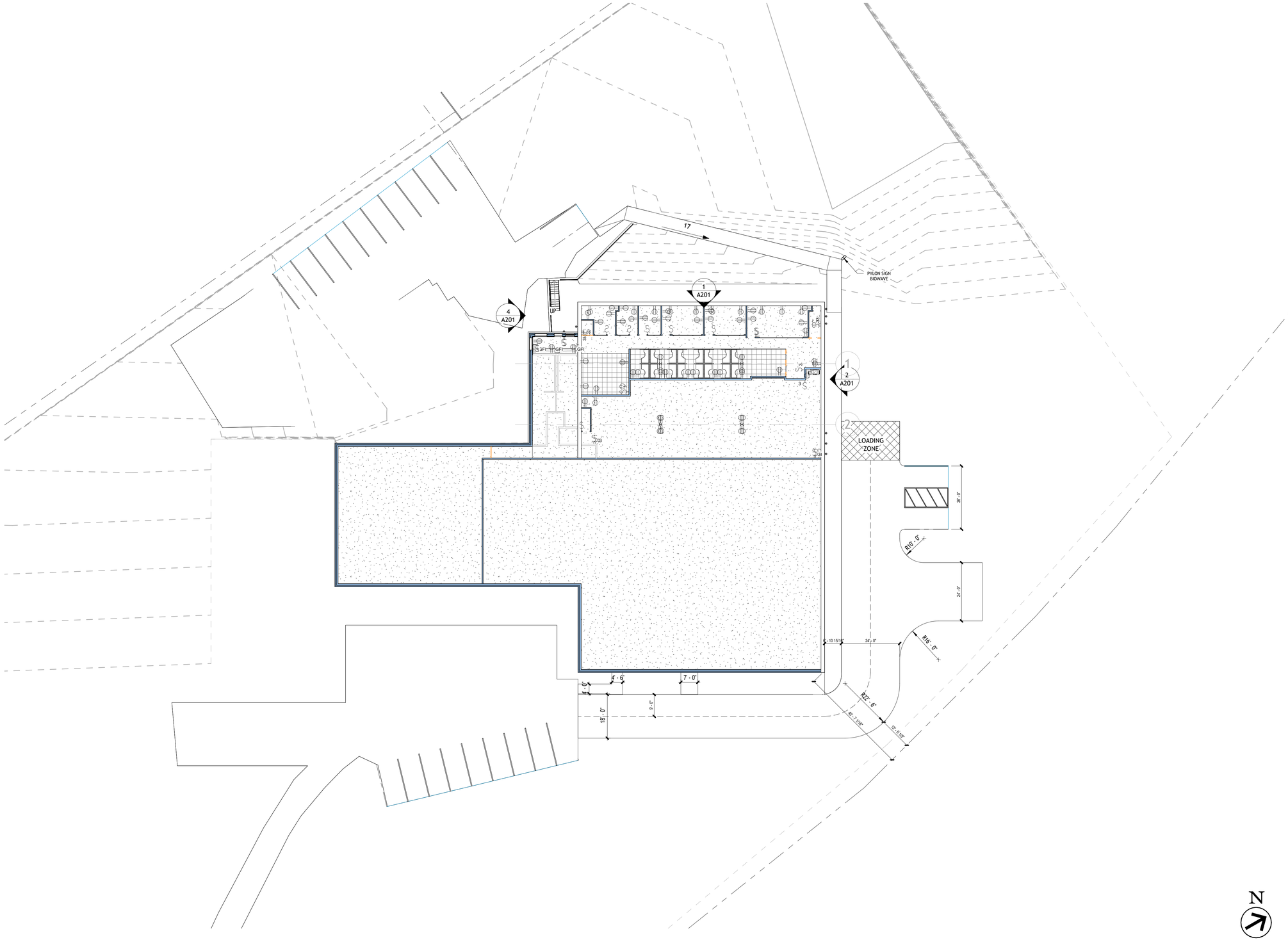

1 Site Plan
1" = 20'-0"

N

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MEP
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3	PROGRESS DRAWINGS	03-04-2025
4	PRICING DRAWINGS	03-25-2025

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

SITE PLAN

Project Number	Project Number
Date	December 1, 2024
Drawn By	Author
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A001

Scale	1" = 20'-0"

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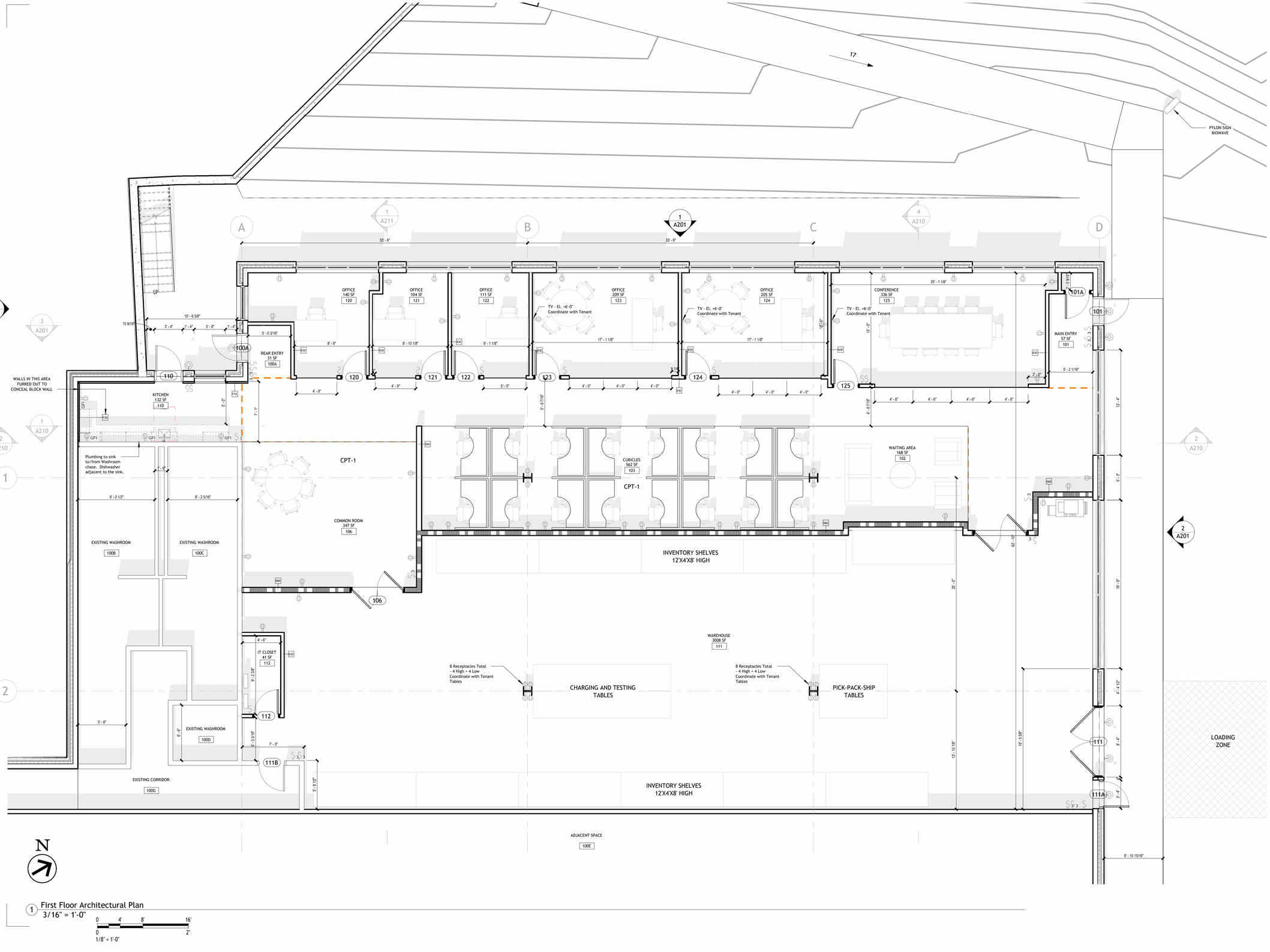

1 First Floor Architectural Plan
3/16" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

LEVEL 1 - PLAN

Project Number	Project Number
Date	December 1, 2024
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Checked By	Checker

A100

Scale 3/16" = 1'-0"

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PAINT (PT) 09 91 23

PT-1 TYPICAL WALL & CEILING
MANUFACTURER: BENJAMIN MOORE
COLOR: WHITE - TBD
FINISH: EGGSHELL
ZERO VOC

METAL (MT)

MT-2 GLASS WALL FITTINGS
MANUFACTURER: AA
COLOR: STAINLESS STEEL - TBD
FINISH: BRUSHED #4

PLASTIC LAMINATE (PL) 06 41 16

PL-1 MILLWORK CABINETS
MANUFACTURER: WILSONART
STYLE: TBD
COLOR: TBD
FINISH: MATTE
GREEN GUARD GOLD

TILE CONTINUED

T-1 KITCHEN
MANUFACTURER: CREATIVE MATERIALS
STYLE: AURA
COLOR: WHITE
FINISH: GLOSSY
SIZE: 12" X 24"

WOOD VENEER 09 30 13

WV-1 CORRIDOR
MANUFACTURER: TREEFROG
STYLE: 40204
COLOR: WHITE OAK STRAIGHT GRAIN
FINISH: PREFINISHED WAX
EFFECT/MATTE
SIZE: 4' x 8'

RE: SPECIFICATION **09 91 23** FOR PAINT FINISH

RE: REFLECTED CEILING PLANS FOR EXTENTS OF PAINTED GWB CEILINGS

GLASS (GL)

GL-01 INTERIOR WINDOWS AND DOOR GLASS - TEMPERED
FINISH: TEMPERED
SIZE: 1/2" TEMPERED GLASS

GL-02 1" INSULATED GLAZING ASSEMBLY, TEMPERED

CARPET

CPT-1 SAME HEIGHT TRANSITIONS
MANUFACTURER: VISUAL CODE
STYLE: 9281005999G17S001
COLOR: FLINT STICHERY
FINISH: LINEAR
SIZE: 1mx25cm

SOLID SURFACE XX

SS -1 COUNTERTOPS
MANUFACTURER: CAMBRIA
STYLE: QUARTZ
COLOR: AVELENE

FLOOR TRANSITIONS

T-1 SAME HEIGHT TRANSITIONS
MANUFACTURER: SCHLUTER
STYLE: SCHIENE
FINISH: SATIN ANODIZED ALUMINUM
SIZE: PER MATERIALS INSTALLED

ACOUSTICAL CEILING TILE (ACT) 09 51 23

ACT-1 MANUFACTURER: ARMSTRONG
STYLE: CALLA WITH NARROW SLOTTED GRID TEGULAR TILE
COLOR: WHITE
SIZE: 24" X 24" - 1" THICK

BASE (RB) 09 65 13

RB-1 TYPICAL RUBBER BASE
MANUFACTURER: ROPPE
STYLE: TYPE TS
COLOR: 673 GREIGE
SIZE: 4" COVE

WALL AND DOOR PROTECTION 10 26 00

CG-1 CORNER GUARD -WHITE
MANUFACTURER: KOFFLER
STYLE: COLOR METAL CORNER GUARD #A443
COLOR: TBD
FINISH: SATIN
SIZE: 1" X 1" X 48"

CONCRETE (C) 03 30 00

C-1 INTERIOR OFFICE AND WAREHOUSE
STYLE: POLISHED AND SEALED

C-2 EXTERIOR
STYLE: SAND TEXTURED

DB_FINISH SCHEDULE - AQC
12" = 1'-0"

FLOOR PATTERN/VENEER DIRECTION

CORNER GUARD

XX
XX
FINISH TRANSITION TAG, RE: A6.20 FOR TYPICAL FLOORING TRANSITION DETAILS

ROOM NAME 101

CEILING	REF ELEV
FLOOR	BASE

ROOM FINISH TAG

WALL
BASE
WALL FINISH TAG

FLOOR
FLOOR FINISH TAG

GLAZING TYPE LEGEND

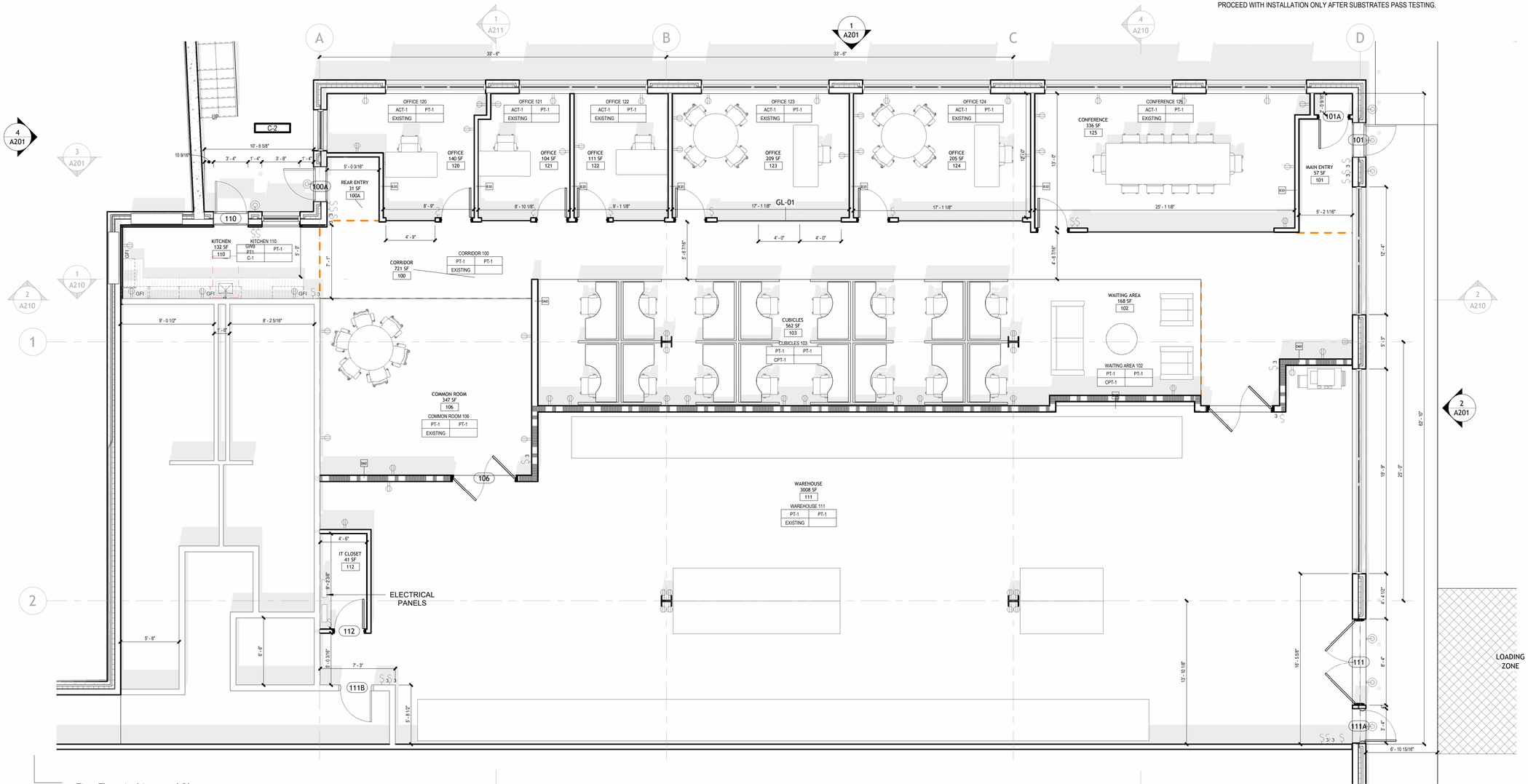
GL-1 1/2" LAMINATED CLEAR GLAZING, TEMPERED, **GL1, 08 80 00**
1/4" CLEAR GLASS - VIRACON VE-2M - LOW-E COATING #2
2MM PVB LAYER
1/4" CLEAR GLASS

ALL GLASS LITES TO BE TEMPERED

INDICATES FRIT DIRECTIONALITY. MORE TRANSPARENT EDGE OF FRIT PATTERN IN DIRECTION ARROW POINTS.

GLXY GLAZING TAG, X = GLASS TYPE
Y = FRIT PATTERN

1. FLOOR MUST BE CLEAR OF ALL DUST AND DEBRIS PRIOR TO FLOORING INSTALLATION TO INSURE PROPER ADHESION TO SLAB.
2. FLOORING SUBCONTRACTOR SHALL PATCH/REPAIR ANY CRACKS, DEVIATIONS, AND ROUGH SURFACES ON ENTIRE CONCRETE SLAB, PRIOR TO INSTALLATION OF FLOORING MATERIALS.
3. WHERE FLOOR FINISHES CHANGE AT A DOOR, THE LINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR.
4. FLOORING SUBCONTRACTOR TO PROPERLY FLASH PATCH FLOOR SLAB PRIOR TO INSTALLATION OF FLOORING MATERIALS.
5. CONTRACTOR SHALL INSTALL BASE ON ALL PARTITIONS, COLUMNS, CABINET BASES. COLOR AS SPECIFIED IN LEGEND, U.O.N.
6. ALL SEAMS & TOP COATED SEALERS MUST BE PROVIDED BY MANUFACTURER FOR DURABLITY.
7. ALL FINISHES SHALL BE APPLIED/INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS OR INSTRUCTIONS.
8. ALL WALLS TO RECEIVE PAINT PT-1, U.O.N.
9. ALL FLOORS TO BE CT-1 AND CT-2
10. ALL BASE TO BE RB-1, U.O.N.
11. FOR SPACES TO RECEIVE TILE (PFT-1), 4" PORCELAIN TILE BASE (PFT-1) SHALL BE PROVIDED.
12. ALL H.M. DOORS AND FRAMES SHALL BE PAINTED WITH PT-1A (SEMI-GLOSS), U.O.N.
13. ALL SUBCONTRACTORS SHALL REVIEW THE EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES OR CONFLICTIONS TO THE ARCHITECT PRIOR TO INSTALLATION.
14. CONCRETE AND PATCHING AND FLASH PATCHING MATERIALS SHALL BE APPROPRIATE AND COMPATIBLE WITH INSTALLATION REQUIREMENTS OF DECORATIVE FLOOR FINISHES AND EXISTING CONCRETE SLAB.
15. PATCH CONCRETE FLOOR SURFACES TO ENSURE MAXIMUM VARIATION OF 1/8" IN 10'-0" FOR FLOORS TO BE COVERED WITH FLOORING MATERIAL. CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 302 AND ACI 304.
16. ALKALINITY AND ADHESION TESTING: PERFORM TESTS RECOMMENDED BY MANUFACTURER. PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATES PASS TESTING.



1 First Floor Architectural Plan
3/16" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

LEVEL 1 - PLAN - FINISH PLANS

N

Project Number	Project Number
Date	December 1, 2024
Drawn By	Author
Checked By	Checker

A101

Scale: As indicated

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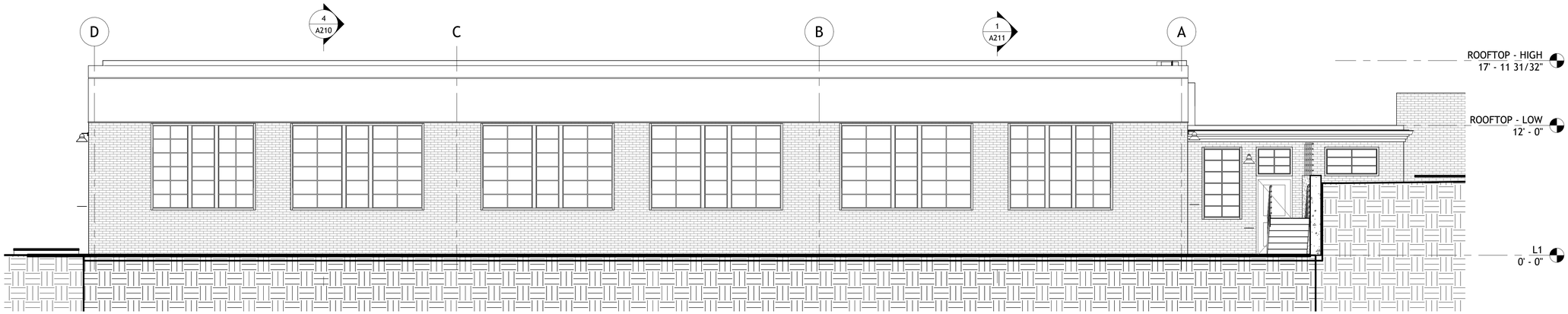
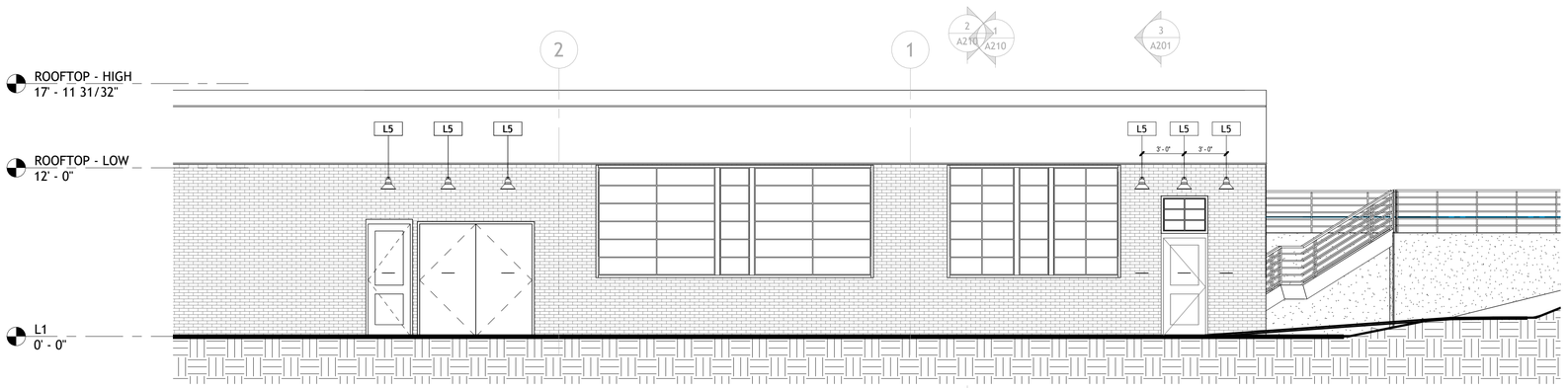
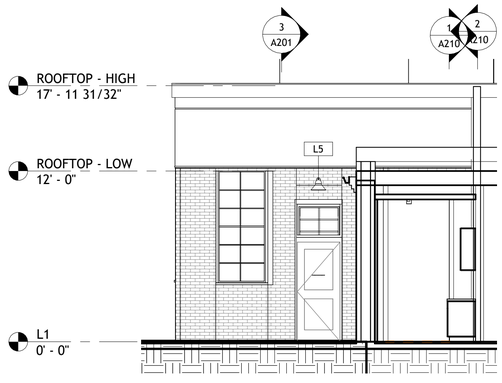


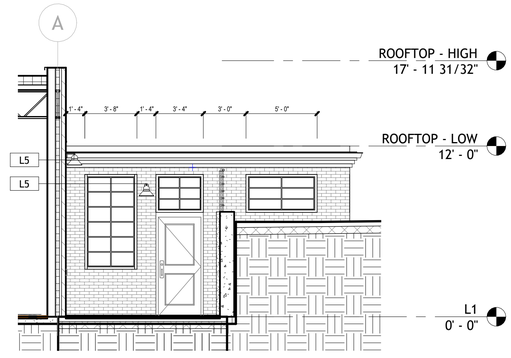
1 North Architectural Building Elevation
3/16" = 1'-0"



2 East Architectural Building Elevation
3/16" = 1'-0"



4 West Architectural Building Elevation
3/16" = 1'-0"



3 Section 6
3/16" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	December 1, 2024
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A201

Scale 3/16" = 1'-0"

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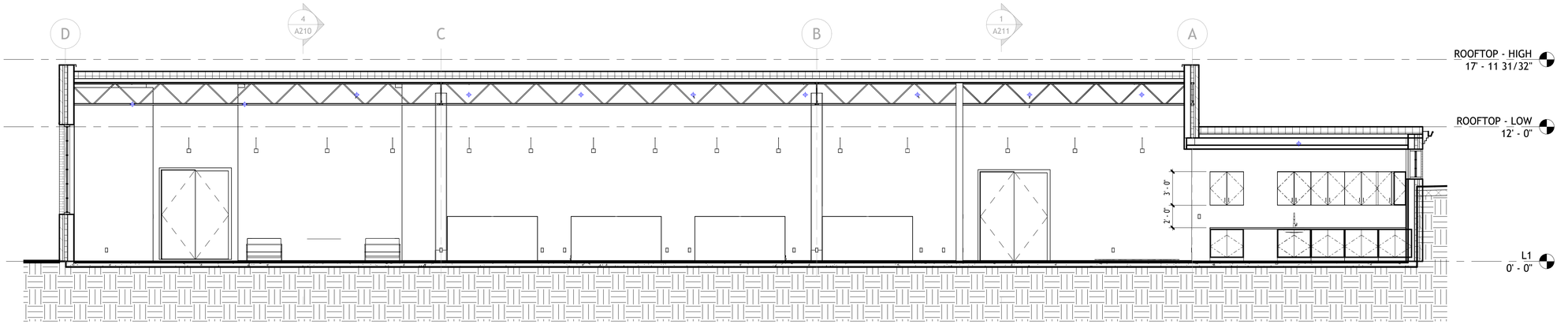
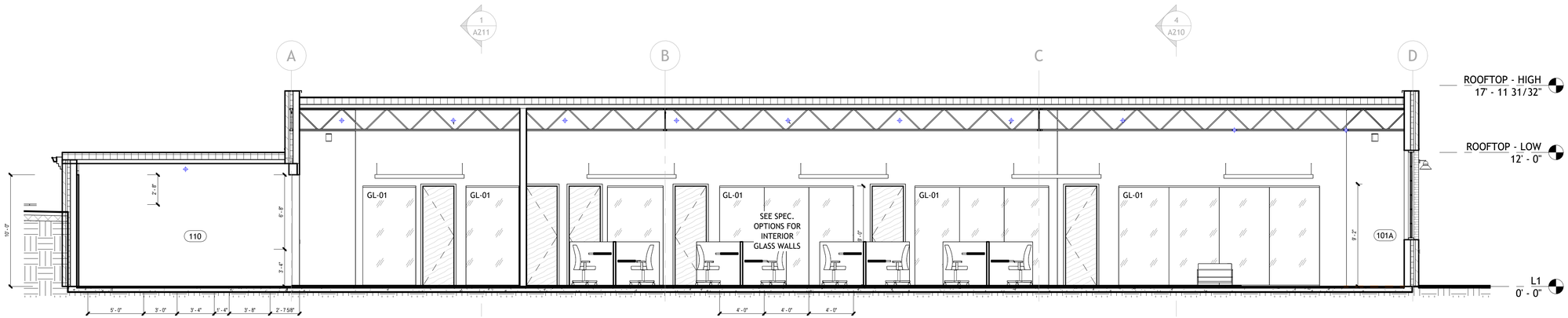
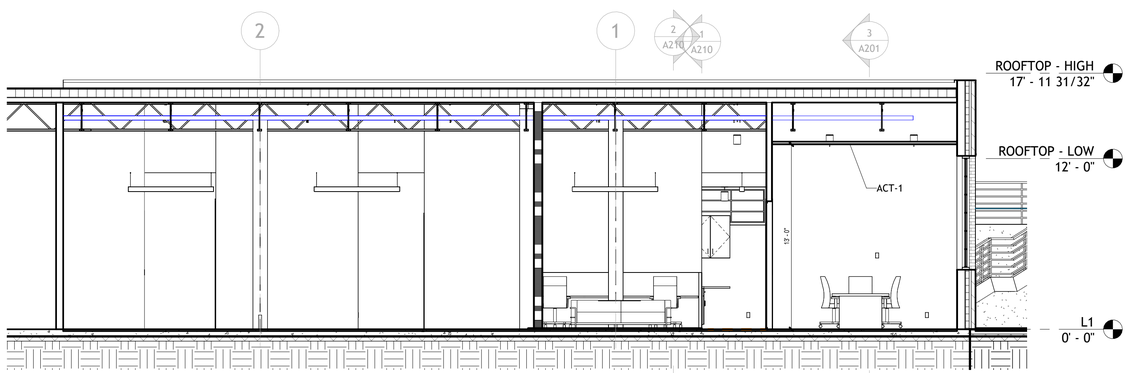


1 Section 2
3/16" = 1'-0"



2 Section 3
3/16" = 1'-0"



4 Section 5
3/16" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

INTERIOR ELEVATIONS 1

Project Number	Project Number
Date	December 1, 2024
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A210

Scale 3/16" = 1'-0"

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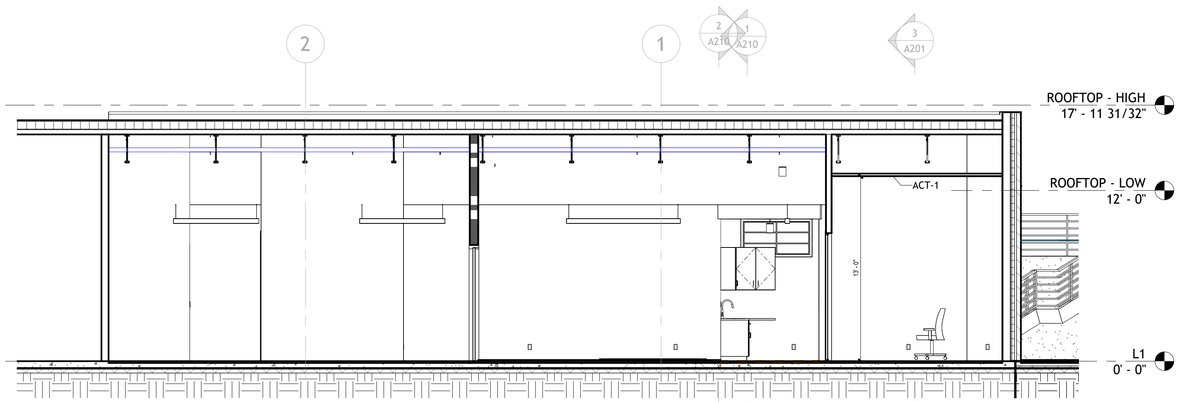

1 Section 4
3/16" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

INTERIOR ELEVATIONS 2

Project Number	Project Number
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A211

Scale 3/16" = 1'-0"

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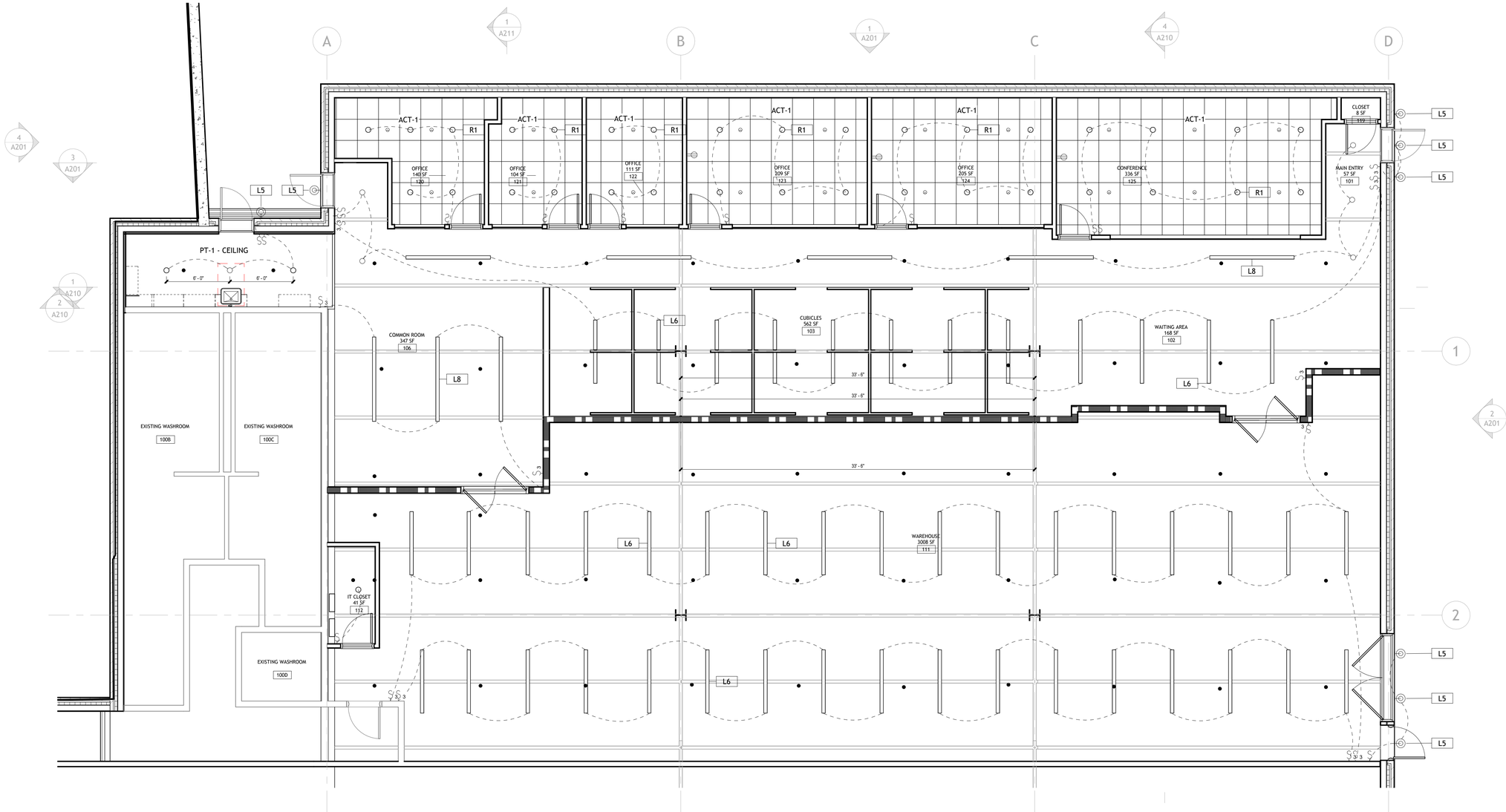
LIGHTING FIXTURE SCHEDULE

FIXTURE	Count	MANUFACTURER	MODEL #	SIZE	COMMENTS	Color Temperature
L5	8	Visual Comfort & Co.	8837401EN3-12	16in DIA	EXTRA LARGE ONE LIGHT OUTDOOR WALL LANTERN	
L6	46	Finelite, Inc	HP4 - LM79 - DIRECT	Linear Pendant - 6FT Length	HP-4-P-ID-72'-VH-930-F-F-96LG-120-SC	3000
L8	8	Finelite, Inc	HP4 - LM79 - DIRECT	Linear Pendant - 8FT Length	HP-4-P-ID-96'-VH-930-F-F-96LG-120-SC	3000
R1	42	LED Recessed Downlight - 4"			<varies>	



1 LEVEL 1 - RCP + LIGHTING
3/16" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

LEVEL 1 - RCP - LIGHTING

Project Number	Project Number
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A212

Scale 3/16" = 1'-0"

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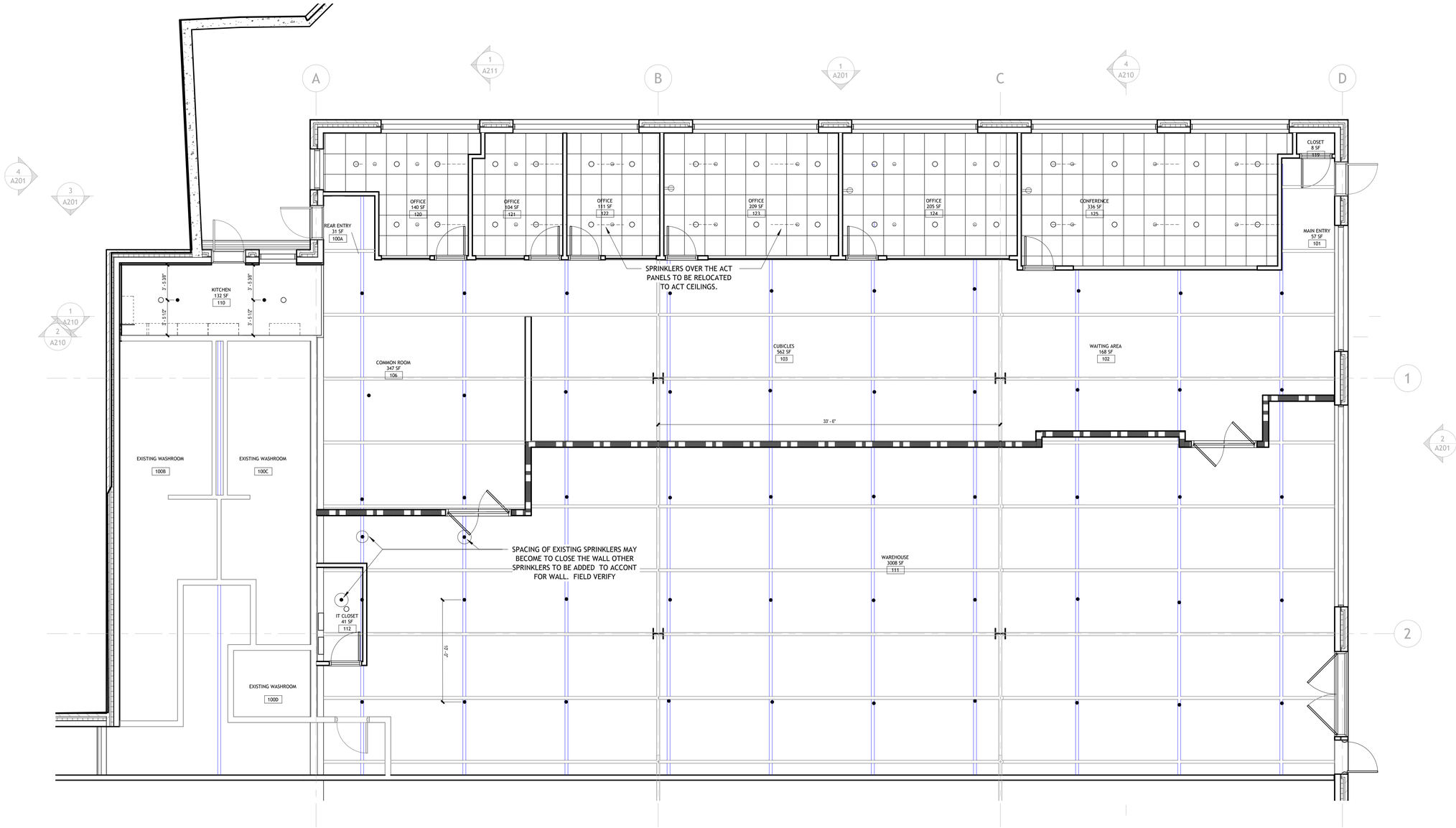

1 First Floor Architectural Ceiling Plan
3/16" = 1'-0"

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19 NEWTOWN TURNPIKE

LEVEL 1 - RCP - SPRINKLERS

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A213

Scale 3/16" = 1'-0"

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1. NOT ALL DEPICTED PARTITION TYPES ARE USED. SEE SCHEDULE BELOW EACH DEPICTED PARTITION FOR TYPES UTILIZED IN THE PROJECT.
2. IN LOCATIONS WHERE A PARTITION TYPE EXTENDS BEYOND THE STEEL STUD MANUFACTURER'S ASSOCIATIONS RECOMMENDED STUD HEIGHT, PROVIDE METAL STUD BRACING TO STRUCTURE AT 4'-0" O.C. AND AS REQUIRED TO STABILIZE THE PARTITION TYPE. BRACING NOT TO BE PLACED OR EXPOSED WITHIN FINISHED SIDE OF ROOM.
3. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL TOILET ROOMS, KITCHEN AREAS, JANITOR CLOSETS, AND AREAS WHICH INCLUDE SINKS, AND/OR DRINKING FOUNTAINS. AT TILE WALLS, PROVIDE CEMENTITIOUS BACKER UNITS.
4. AT SCHEDULED TILE LOCATIONS, PROVIDE CEMENT BACKER BOARD IN LIEU OF GYPSUM BOARD. THICKNESS TO MATCH SCHEDULED GYPSUM BOARD. COORDINATE WITH FINISHES AND ELEVATIONS AS REQUIRED.
5. IN STC RATED PARTITIONS, PLACE BACK TO BACK BOXES IN SEPARATE WALL CAVITIES.
6. FOR ALL STC RATED PARTITION TYPES, PROVIDE CONTINUOUS SEALANT/JOINT SYSTEM AT ALL PENETRATIONS AND WHEREVER PARTITION IS NOTCHED TO ACCOMMODATE STRUCTURE, CONDUIT, PIPING, DUCTWORK.
7. FOR ALL PARTITIONS SHOWN AS SMOKE RESISTANT ON CODE PLANS, PROVIDE SMOKE RESISTANT SEALANT/JOINT SYSTEM AT ALL THROUGH PARTITION PENETRATIONS.
8. AT ALL RATED PARTITIONS, PROVIDE CONTINUOUS FIRE RESISTIVE JOINT SYSTEM AT ALL PENETRATIONS AND WHENEVER PARTITION IS NOTCHED TO ACCOMMODATE STRUCTURAL STEEL, CONDUIT, PIPING, DUCTWORK, ETC.
9. FIRE-RESISTANCE-RATED & STC-RATED PARTITIONS & STC-RATED SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE TESTED ASSEMBLY UNLESS MORE STRINGENT REQUIREMENTS ARE DESIGNATED BY DETAIL.
10. FIRESTOP SHALL BE USED AT FIRE RATED PARTITIONS. RECESSED BOXES SHALL BE SEALED AND RUNNERS SHALL BE SET IN 2 BEADS OF SEALANT OR AS REQUIRED BY MANUFACTURER. FIRESTOPPING SHALL BE PROVIDED FOR ALL FIRE RATED WALL OR SLAB PENETRATIONS IN ORDER TO MAINTAIN THE EXISTING AND/OR SPECIFIED FIRE RATING DESIGN. FIRESTOPPING SYSTEM SHALL BE A UL RATED ASSEMBLY DESIGNED FOR THE SPECIFIC CONDITION BEING MODIFIED.
11. ALL NON-FIRE RATED PARTITIONS SHALL HAVE ALL PENETRATIONS AND INTERSECTIONS SEALED AIR TIGHT WITH ACOUSTICAL SEALANT.
12. PROVIDE METAL BACKING PLATES FOR WALL-MOUNTED ACCESSORIES & CONSTRUCTION.
13. PROVIDE 20 GAUGE METAL STUDS AT 16" O.C., U.O.N.
14. GYPSUM BOARD SHALL BE 5/8" THICK, U.O.N.
15. ALL PANEL SURFACES EXPOSED TO VIEW, UNLESS OTHERWISE INDICATED, TO BE LEVEL 4 FINISH.

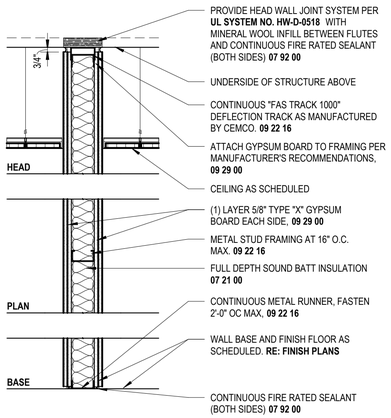
A 3 1 — VARIATION (SEE DESCRIPTION)
— FRAMING DEPTH
— PARTITION TYPE

PARTITION TYPE DESIGNATION

	METAL	CMU	WOOD
0	7/8"	-	3/4"
1	1 1/2"	-	1 1/2"
2	2 1/2"	-	2 1/2"
3	3 5/8"	-	3 1/2"
4	4"	3 5/8"	-
6	6"	5 5/8"	5 1/2"
8	8"	7 5/8"	7 1/4"
X	10"	9 5/8"	9 1/4"
Y	12"	11 5/8"	11 1/4"

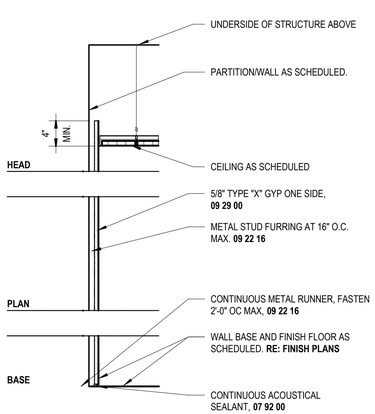
1 GENERAL PARTITION TYPE NOTES

ARCHITECT'S NOTES:
- WALL ASSEMBLIES AND UL NO. BASED ON NATIONAL GYPSUM.
- PARTITION TYPES ARE NON-LOAD BEARING. UL NO. AND ASSEMBLIES WILL NEED TO BE UPDATED IF PROJECT REQUIRES LOAD BEARING CAPABILITIES.
- SOUND BATT INSULATION IS BASED ON UNFACED FIBERGLASS BATT.



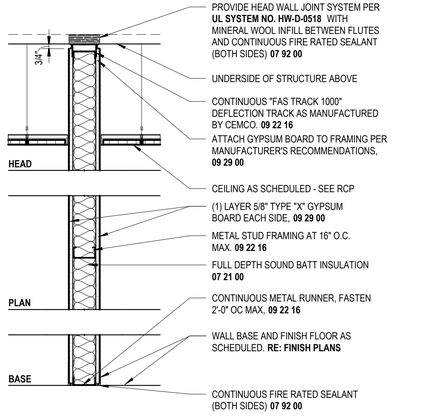
TYPE	WIDTH	FRAME	INSUL.	STC	FIRE RATING	DESCRIPTION

3 E (2 HOUR RATED)
1" = 1'-0"



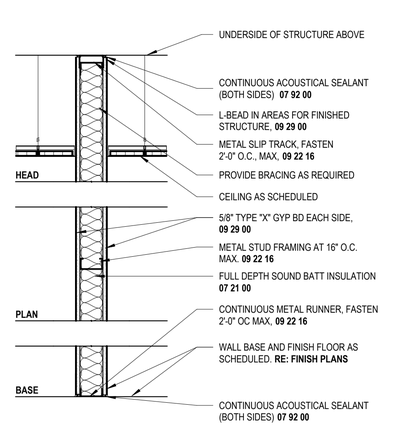
TYPE	WIDTH	FRAME	INSUL.	STC	FIRE RATING	DESCRIPTION
F02	1' - 0"					
F10	0' - 2 1/8"	0' - 5 1/2"	Yes	48	1HR	AS SHOWN

1 PARTITION TYPE - F



TYPE	WIDTH	FRAME	INSUL.	STC	FIRE RATING	DESCRIPTION
D40	0' - 5 1/4"	0' - 5 1/2"	Yes	48	1HR	AS SHOWN
D60	0' - 7 1/4"	<varies>	Yes	48	1HR	AS SHOWN

2 PARTITION TYPE - D (1 HOUR RATED)



TYPE	WIDTH	FRAME	INSUL.	STC	FIRE RATING	DESCRIPTION
B30	0' - 4 7/8"	0' - 3 5/8"	Yes	47	0HR	AS SHOWN

B PARTITION TYPE - B

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No.	Description	Date
1	PROGRESS DRAWINGS	12-03-2024
2	PROGRESS DRAWINGS	12-28-2024
3	PROGRESS DRAWINGS	03-04-2025
4	PRICING DRAWINGS	03-25-2025

PROGRESS SET - NOT FOR CONSTRUCTION

MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

PARTITION TYPES

Project Number	Project Number
Date	December 1, 2024
Drawn By	Author
Checked By	Checker

A300

Scale: As indicated

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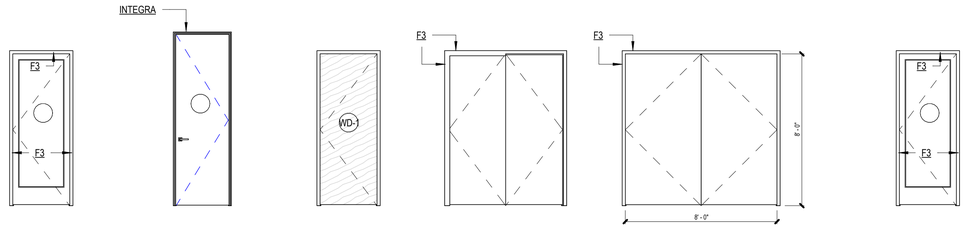


1 EXISTING FRAME WITH GLASS DOOR

2 INTEGRA FRAMELESS FRAME WITH WOOD DOOR

2A HOLLOW METAL FRAME WITH WOOD DOOR

3 DOUBLE EGRESS STEEL DOOR

4 HM FRAME STEEL DOUBLE DOORS

5 HM FRAME WITH GLASS DOOR

FRAME TYPES - 19 NEWTOWN
1/4" = 1'-0"

GLAZING TYPE LEGEND

GL-1 1/2" LAMINATED CLEAR GLAZING, TEMPERED, **GL1, 08 80 00**
1/4" CLEAR GLASS - VIRACON VE-2M - LOW-E COATING #2
2MM PVB LAYER
1/4" CLEAR GLASS

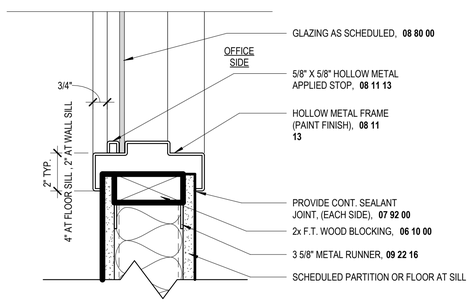
ALL GLASS LITES TO BE TEMPERED

INDICATES FRIT DIRECTIONALITY. MORE TRANSPARENT EDGE OF FRIT PATTERN IN DIRECTION ARROW POINTS.

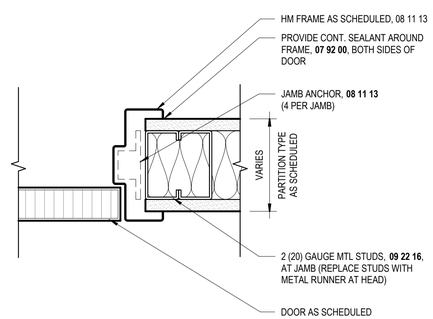
GLXY GLAZING TAG, X = GLASS TYPE
Y = FRIT PATTERN

Door Schedule

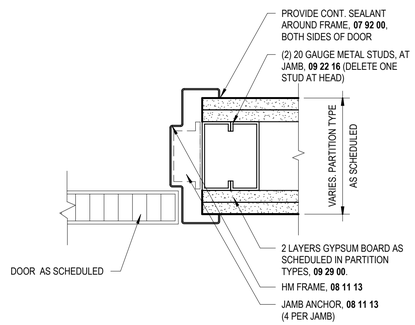
Door							Frame						Fire Rating Label	Hardware		Phase Created	Comments
Mark	Size Width	Size Height	Size Thickness	Material	Finish	Under Cut	Material	Type	Finish	Head	Jamb	Sill		Set No.	From Room: Number		
100A	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING				1								Existing	EXISTING
101	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING				1							101	Existing	EXISTING
110	3' - 0"	7' - 0"	0' - 1 3/4"	EXISTING				1								Existing	EXISTING
111B	3' - 0"	8' - 0"	0' - 1 3/4"	EXISTING				1							111	Existing	EXISTING
101A	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG04 - LH	119	New Construction	SIMILAR FRAMELESS OK
106	6' - 0"	8' - 0"	0' - 1 3/4"	STEEL	PRIMED PAINTED			5 - HM FRAMED	PAINTED - WHITE						106	New Construction	FIRE RATED DOUBLE EGRESS DOOR
111	8' - 0"	8' - 0"	0' - 1 3/4"	STEEL	PRIMED PAINTED		STEEL	5 - HM FRAMED	PAINTED - TBD							New Construction	GARAGE DOOR
111A	3' - 0"	8' - 0"	0' - 1 3/4"	STEEL	PRIMED PAINTED		STEEL	4 - HM FRAMED	PAINTED - TBD						111	New Construction	EXTERIOR DOOR
112	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG04 - RH	112	New Construction	SIMILAR FRAMELESS OK
120	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG05 - RH	120	New Construction	SIMILAR FRAMELESS OK
121	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG05 - RH	121	New Construction	SIMILAR FRAMELESS OK
122	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG05 - LH	122	New Construction	SIMILAR FRAMELESS OK
123	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG05 - LH	123	New Construction	SIMILAR FRAMELESS OK
124	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG05 - LH	124	New Construction	SIMILAR FRAMELESS OK
125	2' - 10"	9' - 0"	0' - 1 3/4"	WOOD	MASONITE PAINTABLE			2A - HM FRAMED	PAINTED - WHITE	2/A500	2/A500			SARGENT - 10XG05 - LH	125	New Construction	SIMILAR FRAMELESS OK
127	6' - 0"	8' - 0"	0' - 1 3/4"	STEEL	PRIMED PAINTED			4 - HM FRAMED	PAINTED - WHITE						111	New Construction	FIRE RATED SLIDING DOOR



3 HM WINDOW SILL, HEAD, JAMB DETAIL
3" = 1'-0"



2 AT TYPICAL HM JAMB (HEAD SIM.)
3" = 1'-0"



1 HM JAMB DETAIL (HEAD SIM.)
3" = 1'-0"

1. SAFETY GLAZING MUST COMPLY WITH LABELING AS PER IBC 2015, 2406.3.(TYPICAL)
2. ALL GLASS WITHIN DOOR PANELS TO BE SAFTEY GLAZING.
3. STYLES & RAIL SIZES ON WOOD DOORS MIGHT VARY TO THE STANDARD OF EACH MANUFACTURER.
4. FRAME EXTENSIONS ADJUSTING TO WALL DEPTH ARE TYPICAL - REFER TO DOOR DETAILS.
5. FOR HARDWARE GROUP SPECIFICATIONS REFER TO THE PROJECT MANUAL UNDER HARDWARE SPECS.
6. DIMENSIONS ARE NOMINAL - MANUFACTURER PROVIDING THE DOORS TO DETERMINE THE ROUGH OPENINGS EXCEPT THE OPENINGS IN CONCRETE WALLS THAT HAVE BEEN ALREADY SPECIFIED.
7. THICKNESS OF GLAZING WITHIN DOORS BY DOOR MANUFACTURER'S STANDARDS.
8. GLAZING AS NOTED ON DOOR ELEVATIONS.
9. DOORS TO OPERATE AS SHOWN ON THE EXTERIOR BUILDING ELEVATIONS, ENLARGED UNIT PLANS & OVERALL PLANS.
10. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE. (TYPICAL)
11. GENERAL CONTRACTOR TO COORDINATE ALL TRADES INVOLVED.
12. ELECTRICAL DEVICES SUCH AS MAG. LOCKS, CARD READERS AND ALARM SYSTEMS BEING PART OF THE DOOR FUNCTION ARE INCLUDED AS PART OF THE ELECTRICAL PLANS AND THE HARDWARE GROUPS.
13. COORDINATE DOORS & GATES OUTSIDE BUILDING WITH SITE PLAN.1. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS INCLUDING BUT NOT LIMITED TO UNDERGROUND UTILITIES AND SERVICE LINES, IRRIGATION LINES AND SUB SURFACE STRUCTURES AND ALL OTHER EXISTING CONSTRUCTION BOTH ABOVE AND BELOW GRADE.
14. HARDWARE NOTES: ALL HARDWARE MUST CONFORM TO BUILDING STANDARD MANUFACTURERS AND FINISHES PROVIDE BUILDING STANDARD MANUFACTURER, KEYED TO MASTER

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PROGRESS SET - NOT FOR CONSTRUCTION

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No.	Description	Date
1	PROGRESS DRAWINGS	12-03-2024
2	PROGRESS DRAWINGS	12-28-2024
3	PROGRESS DRAWINGS	03-04-2025
4	PRICING DRAWINGS	03-25-2025

MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

DOOR SCHEDULE + ASSEMBLIES

Project Number	Project Number
Date	December 1, 2024
Drawn By	Author
Checked By	Checker

A500

Scale	As indicated

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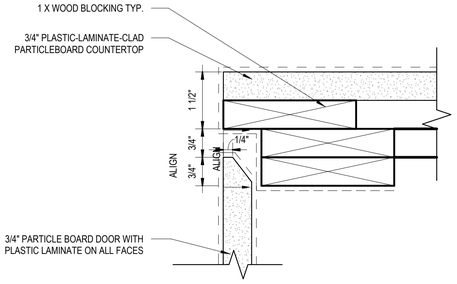
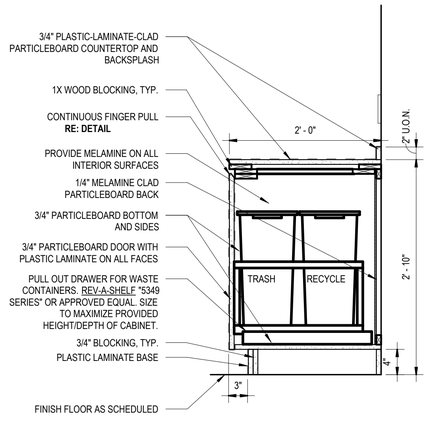
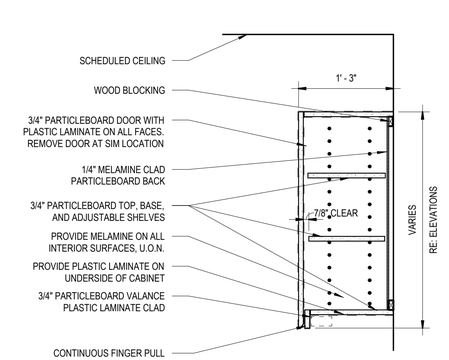
1. CONTRACTOR TO PROVIDE FIRE TREATED WOOD BLOCKING AS REQUIRED FOR THE MOUNTING OF CABINETRY, COUNTERS, ETC. TYP.
2. CABINET DOOR HINGES: ALL CABINET DOOR HINGES SHALL BE BLUM 120 DEGREE CLIP-TOP SELF-CLOSING, FULL OVERLAY, PRESS-IN CONCEALED HINGE (P/N: #71T5580), NICKEL PLATED FINISH UNLESS OTHERWISE INDICATED. **06 41 16**
3. CABINET SHELF PIN: ALL CABINET SHELF PINS SHALL BE BAER SUPPLY #IF1345NP, NICKEL FINISH UNLESS OTHERWISE INDICATED. **06 41 16**
4. DRAWER SLIDES: ALL DRAWER SLIDES SHALL BE KNAPE & VOGT 6500 FULL EXTENSION DRAWER SLIDE, SIZE AS REQUIRED PER INDICATED DRAWER DIMENSIONS, AND CHROME FINISH, UNLESS OTHERWISE INDICATED. **06 41 16**
5. REFER TO **06 41 16** PLASTIC LAMINATE-FACED ARCHITECTURAL CABINETS
6. SEE INTERIOR ELEVATION FOR FINISH TYPES
7. PROVIDE WHITE MELAMINE ON ALL INTERIOR SURFACES, U.O.N.
8. ALL EXPOSED PIPES BELOW THE COUNTERTOP SHALL BE INSULATED AND ALL SHARP OR ABRASIVE SURFACES SHALL BE REMOVED OR PROTECTED



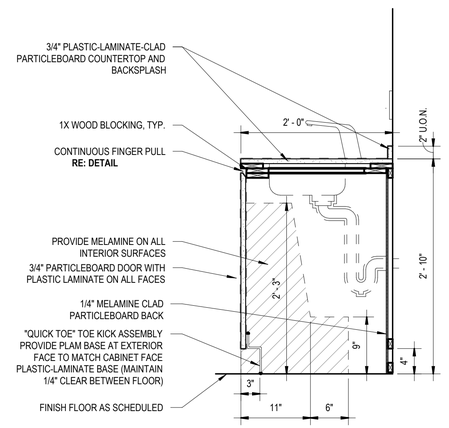
10 MILLWORK SECTION - FINGER PULL DETAIL
SCALE: 6" = 1'-0"



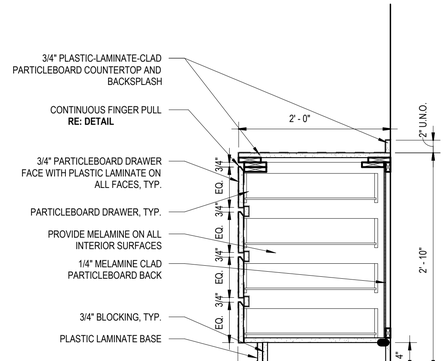
5 MILLWORK SECTION - AT PULL OUT TRASH (PLAM)
SCALE: 1" = 1'-0"



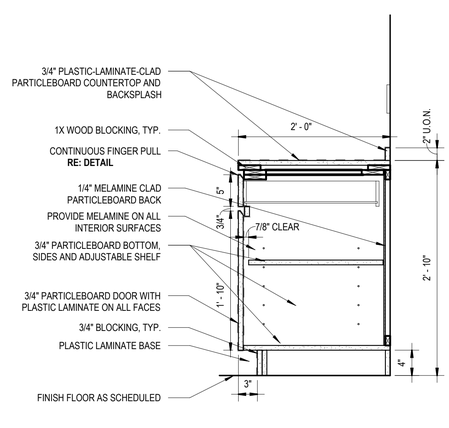
17 MILLWORK SECTION - TYPICAL UPPER CABINET
SCALE: 1" = 1'-0"



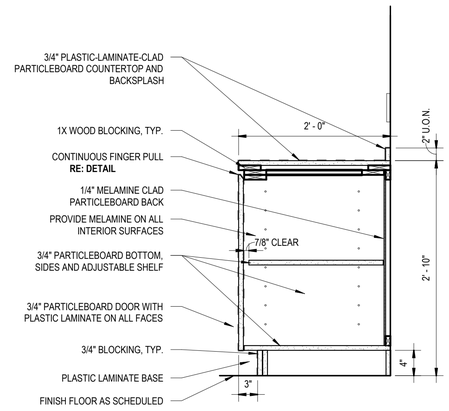
3 MILLWORK SECTION - AT FRONT APPROACH SINK CABINET (PLAM)
SCALE: 1" = 1'-0"



2 MILLWORK SECTION - AT DRAWERS (PLAM)
SCALE: 1" = 1'-0"



11 MILLWORK SECTION - AT CABINET W/ ONE DRAWER (PLAM)
SCALE: 1" = 1'-0"



1 MILLWORK SECTION - AT BASE CABINET (PLAM)
SCALE: 1" = 1'-0"

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

MILLWORK SECTIONS

Project Number	Project Number
Date	December 1, 2024
Drawn By	Author
Checked By	Checker

A600

Scale: As indicated

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Room Finish Schedule

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Ceiling Height	Comments
100	CORRIDOR	EXISTING		PT-1	PT-1		Open Ceiling
100A	REAR ENTRY	EXISTING		PT-1	PT-1		Open Ceiling
101	MAIN ENTRY	EXISTING		PT-1	PT-1		Open Ceiling
102	WAITING AREA	CPT-1		PT-1	PT-1		Open Ceiling
103	CUBICLES	CPT-1		PT-1	PT-1		Open Ceiling
106	COMMON ROOM	EXISTING		PT-1	PT-1		Open Ceiling
110	KITCHEN	C-1		PT-1	GWB PT1	10' - 0"	Gypsum Wall Board - PT-1
111	WAREHOUSE	EXISTING		PT-1	PT-1		Open Ceiling
112	IT CLOSET			PT-1	PT-1		Open Ceiling
119	CLOSET			PT-1	PT-1		Open Ceiling
120	OFFICE	EXISTING		PT-1	ACT-1	13' - 0"	
121	OFFICE	EXISTING		PT-1	ACT-1	13' - 0"	
122	OFFICE	EXISTING		PT-1	ACT-1	13' - 0"	
123	OFFICE	EXISTING		PT-1	ACT-1	13' - 0"	
124	OFFICE	EXISTING		PT-1	ACT-1	13' - 0"	
125	CONFERENCE	EXISTING		PT-1	ACT-1	13' - 0"	

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MOCA Westport Holdings LLC

19 NEWTOWN TURNPIKE

ARCHITECTURAL SCHEDULES

Project Number	Project Number
Date	December 1, 2024
Drawn By	Author
Checked By	Checker

A601

Scale

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DEMOLITION - GENERAL

PART 1: GENERAL

1.1 DESCRIPTION: THE WORK OF THIS SECTION CONSISTS OF DEMOLITION AND REMOVAL WORK AND PROTECTING OF EQUIPMENT, DEVICES ETC. TO REMAIN..

1.2 SUBMITTALS: SUBMIT PROPOSED METHODS OF BUILDING PROTECTION AND DEMOLITION.

1.3 QUALITY ASSURANCE: COMPLY WITH THE SAFETY REQUIREMENTS FOR DEMOLITION, ANSI A10.6–83.

1.4 PROJECT CONDITIONS:

A. KEEP DUST AND DIRT POLLUTION TO A MINIMUM.

B. ENSURE SAFETY OF PERSONS IN DEMOLITION AREA.

C. PROVIDE ADEQUATE FIRE PROTECTION. KEEP AREA CLEAR OF HAZARDOUS SUBSTANCES AND DEBRIS.

D. MAINTAIN ACCESS TO EXITS AT ALL TIMES.

1.5 SCHEDULING: COMPLETE DEMOLITION THAT MIGHT DAMAGE NEW CONSTRUCTION BEFORE STARTING NEW WORK.

PART 2: PRODUCTS NONE.

PART 3: EXECUTION

3.1 PREPARATION:

A. PROVIDE TEMPORARY SUPPORTS AND PROTECTION FOR PARTS OF THE STRUCTURE TO REMAIN. PROVIDE TEMPORARY CLOSURES FOR OPENINGS MADE IN EXTERIOR WALLS AND ROOFS. PROTECT WALLS, EQUIPMENT AND DEVICES TO REMAIN..

B. CAP OR DISCONNECT UTILITIES. PROVIDE BYPASS CONNECTIONS AS NECESSARY TO MAINTAIN UTILITY SERVICE TO OCCUPIED AREAS OF BUILDING. THIS TO INCLUDE FRESH AIR, FIRE PROTECTION AND ITEMS AS INDICATED ON PLANS. REMOVE UTILITIES THAT ARE NO LONGER REQUIRED; OR ABANDON

3.2 REMOVAL:

A. REMOVE ITEMS OR MATERIALS IN INVERSE ORDER OF THAT USED IN PLACING

B. CAREFULLY REMOVE EQUIPMENT, DEVICES IN PRESENCE OR AS DIRECTED BY ENGINEER. TAKE EVERY PRECAUTION TO PREVENT DAMAGE TO EXISTING STRUCTURES, EQUIPMENT, DUCTWORK AND SURROUNDING AREAS. NO FLAME CUTTING, VIBRATING EQUIPMENT, OR EXPLOSIVES WILL BE PERMITTED. SHOULD ACCIDENTAL DAMAGE OCCUR, PROMPTLY REPAIR DAMAGED AREA TO THE SATISFACTION OF THE ENGINEER. AT NO ADDITIONAL EXPENSE TO THE TENANT.

C. AS PREVIOUSLY INACCESSIBLE AREAS ARE EXPOSED, IT MAY BE NECESSARY TO HALT WORK TEMPORARILY FOR ARCHITECTURAL INVESTIGATION. WHEN POSSIBLE, CONTRACTOR SHALL WORK ELSEWHERE ON THE PROJECT.

3.3 IDENTIFICATION AND DOCUMENTATION: AS EQUIPMENT AND DEVICES ARE REMOVED CONTRACTOR WILL RECORD ON A SET OF AS–BUILT DRAWINGS.

DEMOLITION - SPECIFICATIONS

PART 1: GENERAL

1. 1 DESCRIPTION: THE WORK OF THIS SECTION CONSISTS OF DEMOLITION OF THE EXISTING ELECTRICAL, MECHANICAL/PLUMBING AND FIRE PROTECTION SYSTEMS, INCLUDING WIRE, PIPING, DUCTWORK AND LOW VOLTAGE CABLING. THE WORK INCLUDES REMOVAL, SALVAGE, AND DISPOSAL. DURING AND FOLLOWING DEMOLITION. PROVIDE BACK DEFLECTION BEHIND EXISTING PENDANT/RECESSED SPRINKLER HEADS. ALL WORK SHALL BE PERFORMED BY LICENSED TRADESMAN. REFER TO DWGS FOR ADDITIONAL INFORMATION.

1.2 RELATED WORK: INSTALLATION OF GROUNDING WIRES, TEMPORARY LIGHTING, TEMPORARY ELECTRICAL, TEMPORARY HEAT AND FIRE PROTECTION.

1.3 SUBMITTALS: SUBMIT SCHEDULE SHOWING SEQUENCE OF WORK AND METHODS OF DEMOLITION. INCLUDE SCHEDULE FOR DISCONNECTING EXISTING ELECTRICAL UTILITIES AND REESTABLISHING POWER AND LIGHTING SERVICES. INCLUDE TEMPORARY HEAT AND VENTILATION, FIRE PROTECTION. INCLUDE SCHEDULE FOR THE PROVISION. COORDINATE WITH TENANT FACILITIES ENGINEERING/OPERATIONS STAFF.

1.4 QUALITY ASSURANCE: COMPLY WITH SAFETY REQUIREMENTS FOR DEMOLITION, ANSI A10.6–83.

1.5 PLUMBING FIXTURES SHALL BE REMOVED AS REQUIRED, EXISTING PIPING SHALL BE CAPPED FOR USE DURING CONSTRUCTION.

1.6 BRANCH DUCTWORK SHALL BE REMOVED BACK TO THE EXISTING MAINS AS AS INDICATED, SUBMIT PLAN FOR APPROVAL

1.7 PROJECT CONDITIONS:

A. KEEP DUST AND DIRT POLLUTION TO A MINIMUM.

B. ENSURE SAFETY OF PERSONS IN DEMOLITION AREA. PROVIDE TEMPORARY BARRICADES AS REQUIRED. DO NOT ALLOW PUBLIC IN AREA OF UNCOVERED WIRES OR CABLES AND PROTECT ALL BARE

C. ENSURE THAT WORKMEN ARE PROTECTED FROM ENERGIZED CIRCUITS. INSTRUCT WORKMEN IN THE DANGERS OF CONTACT WITH UNKNOWN AND POSSIBLY LIVE CIRCUITS.

D. PROVIDE ADEQUATE FIRE PROTECTION WHEN MODIFYING EXISTING FIRE PROTECTION SYSTEM AND/OR WHERE AN INADVERTENT SHORT CIRCUIT MAY IGNITE SURROUNDING MATERIALS AND/ PROVIDE FIRE WATCH. KEEP AREA CLEAR OF HAZARDOUS AND FLAMMABLE SUBSTANCES AND DEBRIS.

1.8 SCHEDULING:

A. COMPLETE DEMOLITION THAT MIGHT DAMAGE NEW CONSTRUCTION BEFORE STARTING NEW WORK.

PART 2: EXECUTION

2.1 PREPARATION:

A. PROVIDE TEMPORARY POWER AS REQUIRED TO MAINTAIN SECURITY, FIRE–ALARM AND GENERAL POWER TO ALL ROOM(S) REQUIRED TO BE MAINTAINED DURING CONSTRUCTION.

B. PROVIDE SUPPORTS AND PROTECTION FOR PORTIONS OF STRUCTURES, DUCTWORK AND PIPING TO REMAIN. PROVIDE APPROVED SUPPORTS FOR TEMPORARY WIRING. PROTECT FIXTURES EXISTING HVAC EQUIPMENT TO REMAIN, PIPING TO REMAIN AND EQUIPMENT TO REMAIN OR BE SALVAGED. PROTECT HALLWAY, STRUCTURES & EXISTING AREAS OUTSIDE AREA OF WORK.

C. REMOVE ALL BOXES, OR WIRING DEVICES NOT ASSOCIATED AND CUT BACK WIRING AS ABOVE. MAKE CERTAIN THAT ALL ABANDONED CIRCUITS, WIRES AND CABLES HAVE BEEN ADEQUATELY IDENTIFIED AND ARE DEAD. ALL WIRING SHALL BE REMOVED BACK TO BASE BUILDING ELECTRICAL PANELS LOCATED WITHIN BASE BUILDING ELECTRICAL CLOSET. FOLLOWING REMOVAL OF WIRING CIRCUIT BREAKERS SHALL BE MARKED AS SPARE.

2.2 DEMOLITION:

A. WHEN UTILITIES ARE DISCONNECTED, WORK SYSTEMATICALLY FROM THE BRANCH CIRCUITS TO THE SOURCE TO AVOID UNINTENDED INTERRUPTIONS OF POWER TO LARGE CIRCUITS. MECHANICAL AND FIRE PROTECTION SHALL BE SYSTEMATICALLY REMOVED FROM THE SPRINKLER MAINS, MECHANICAL ROOM.

B. PERFORM DEMOLITION IN STRICT ACCORDANCE WITH THE APPROVED SCHEDULES.

C. ITEMS TO BE REUSED: – REFER TO PLANS

D. CAREFULLY REMOVE EXISTING LIGHTING,RECEPTACLES,DIFFUSERS RETURN GRILLES AND ALL OTHER ASSOCIATED ELECTRICAL AND MECHANICAL EQUIPMENT NOTED ON THE DRAWINGS

2.3 RESTORATION AND CLEAN–UP:

A. REPAIR AND CLEAN ADJACENT SURFACES INCLUDING FLOORS DAMAGED OR SOILED BY DEMOLITION WORK.

B. THROUGHOUT THE SITE, RESTORE ALL UTILITY SERVICES AND CIRCUITS TO NORMAL OPERATION.

C. REMOVE EQUIPMENT, TEMPORARY PROTECTION AND BARRIERS, AND DEBRIS. DISPOSE OF UNSALVAGEABLE MISCELLANEOUS MATERIALS AS SPECIFIED. ALL REMOVED PIPING, HVAC DUCTWORK, AIR HANDLING UNITS, FAN COIL UNITS, MISCELLANEOUS HVAC EQUIPMENT, ELECTRICAL WIRING, CABLE ETC. EXCEPT THOSE INDICATED TO BE REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE REMOVED FROM THE SITE.

DEMOLITION

1.1 SUMMARY

A. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON THE DRAWINGS.
B. ALL WORK SHALL BE UNDER THE COMPETE SUPERVISION OF THE GENERAL CONTRACTOR, WHO WILL KEEP ON THE JOB A COMPETENT FORMAN TO SUPERVISE AT ALL TIMES.
C. PREPARE PROCEDURES FOR SELECTIVE DEMOLITION OPERATIONS.
D. SALVAGING REMOVED ASSEMBLIES IF REQUIRED.

1.2 DEFINITIONS

A. REMOVE: REMOVE AND LEGALLY DISPOSE OF ITEMS EXCEPT THOSE INDICATED TO BE REINSTALLED, SALVAGED, OR TO REMAIN THE OWNER'S PROPERTY.
B. REMOVE AND SALVAGE: ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE CLEAN AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.
C. REMOVE AND REINSTALL: REMOVE ITEMS INDICATED; CLEAN, SERVICE AND OTHERWISE PREPARE THEM FOR REUSE;STORE AND PROTECT AGAINST DAMAGE. REINSTALL ITEMS IN THE SAME LOCATIONS OR IN LOCATIONS INDICATED.
D. EXISTING TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY THE ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION ANDTHEN CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS.

1.3 MATERIAL OWNERSHIP

A. BUILDING STANDARD LIGHTING FIXTURES, PLUMBING FIXTURES, PIPES, SWITCHES AND OTHER ITEMS WHICH ARE NOT TO BE REUSED IN THE NEW CONSTRUCTION, AND ARE SALVAGEABLE, SHALL BE RETURNED TO THE BUILDING OR OWNER UPON REQUEST. ALL ITEMS NOT BEING REUSED OR RETURNED TO THE BUILDING OWNER SHALL BE REMOVED FROM THE PREMISES BY THE CONTRACTOR.
B. ALL ITEMS NOTED FOR REMOVAL AND REUSE ARE TO BE STORED IN A SAFE, SECURED AREA FOR NEW WORK.

1.4 SUBMITTALS

A. GENERAL: SUBMIT EACH ITEM IN THIS ARTICLE FOR INFORMATION ONLY, UNLESS OTHERWISE NOTED.
B. PROPOSED DUST CONTROL MEASURES
C. PROPOSED NOISE–CONTROL MEASURES
D. SCHEDULE FOR SELECTIVE DEMOLITION ACTIVITIES INDICATING THE FOLLOWING:

1. DETAILED SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES AND TIMES FOR EACH ACTIVITY.
2. INTERRUPTION OF SERVICES, AIR CONDITIONING OR POWER SYSTEMS
3. COORDINATION FOR SHUTOFF, CAPPING, AND CONTINUITY OF ANY SERVICES.

1.5 REPAIR MATERIALS

A. USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS.

1. WHERE IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
2. USE MATERIALS WHOSE INSTALLED PERFORMANCE EQUALS OR EXCEEDS THAT OF EXISTING MATERIALS.

1.6 PREPARATION

A. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE OWNER, INCLUDING BUT NOT LIMITED TO ELECTRICAL, FIRE ALARM SYSTEM AND AIR CONDITIONING EQUIPMENT (BEING USED), CONVECTORS, ENCLOSURES, ETC.
B. HVAC RETURN SYSTEMS SHALL BE SEALED PRIOR TO DEMOLITION AND CONSTRUCTION IS STARTED. AREA MUST BE INSPECTED BY EITHER BUILDING MANAGER OR BUILDING CHIEF ENGINEER.
C. WHEN DEMOLITION OF CONSTRUCTION IS IN PROGRESS, EVERY PRECAUTION SHALL BE TAKEN TO PREVENT ANY DUST AND/OR ODORS.

D. THE CORRIDOR SHALL BE KEPT CLEAN AT ALL TIMES. THE AREA OF WORK & CORRIDOR SHALL BE WET–MOPPED AT THE END OF EACH DEMOLITION SHIFT.

1.7 SELECTIVE DEMOLITION

A. DE–CONSTRUCT AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY THE DRAWINGS.
B. ALL UNUSED PIPING, DUCTWORK, HANGERS, SUPPORTS, CONDUIT, WIRING SHALL BE COMPLETELY REMOVED. ALL THE OPENINGS RESULTING SHALL BE PROPERLY PATCHED, SEALED, AND FIRE STOPPED TO MAINTAIN THE ORIGINAL INTEGRITY OF THE PARTITION'S FIRE RATING.
C. THE GENERAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL BRANCH FEEDERS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, ELECTRICAL OUTLETS, TELEPHONE/SIGNAL OUTLETS, CEILING TILES, RAISED FLOOR SYSTEM, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND AND EQUIPMENT BACK TO THE ELECTRIC CLOSET AND TELEPHONE CLOSETS.
D. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH–OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/DATA/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
E. WHERE EXISTING OUTLETS ARE TO BE REMOVED, ALL ELECTRICAL AND TELECOMMUNICATIONS WIRING SHALL BE REMOVED BY GENERAL CONTRACTOR.

1.8 PATCHING AND REPAIRS

A. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.
B. IN ALL AREAS WHERE DEMOLITION CAUSES AND UNEVENNESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
C. WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
D. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
E. REPAIR FIREPROOFING DAMAGED DURING REMOVAL WORK AND WHERE DAMAGE IS UNCOVERED BY REMOVAL OF EXISTING CEILINGS, HANGERS, EQUIPMENT, AND OTHER FINISHES.

IMPORTANT

DEMOLITION DRAWINGS ARE TO BE USED FOR REFERENCE ONLY. CONTRACTOR MUST VISIT THE SPACE AND VERIFY EXACT QUANTITIES OF ALL DEVICES ETC. TO BE REMOVED.
CONTRACTOR SHALL SUBMIT A DETAILED LIST INDICATING SCOPE OF DEMOLITION INCLUDING ITEMS TO BE REMOVED AND SCOPE OF SUCH ITEMS
DRAWINGS ARE BASED UPON SELECTIVE FIELD VERIFICATION AND AS–BUILT DOCUMENTATION

IMPORTANT NOTE:

UNDER NO CIRCUMSTANCES WILL A CONTRACTOR BE ALLOWED TO PENETRATE THE FLOOR OR CEILING SLAB BY MORE THAN 3/4" WITHOUT SPECIFIC PRIOR WRITTEN APPROVAL OF EACH SUCH PENETRATION BY TIME MANAGING AGENT. THIS INCLUDES ANY POWER ACTUATED LOADS LONGER THAN 3/4", DRILLING OF ANY SIZE HOLE OR ANY OTHER PENETRATION, EITHER UP OR DOWN, IN THE CONCRETE SLABS. REQUESTS FOR PENETRATIONS WILL BE REVIEWED AND IF NECESSARY, AREAS IN THE FLOOR WILL BE INSPECTED WITH MAGNETIC LOCATING EQUIPMENT. AUTHORIZATION TO PENETRATE THE FLOOR SHALL BE FROM MANAGING AGENT, IN WRITING ONLY. ONCE APPROVAL IS GIVEN, SUPERVISION BY A BUILDING AGENT MAY BE REQUIRED.

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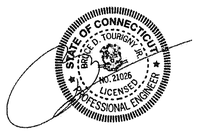

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

DEMOLITION NOTES
AND SPECIFICATIONS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

DM-001

Scale NO SCALE

1 DM-101 **MECHANICAL HVAC DEMOLITION LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"

MECHANICAL DEMOLITION LEGEND

- EXISTING SUPPLY AIR DUCT RISER
- EXISTING RETURN AIR DUCT RISER
- EXISTING DUCT RISER TO BE REMOVED
- EXISTING DUCT TO BE REMOVED
- RTU-4 — EXISTING THERMOSTAT TO BE REMOVED

DEMOLITION KEY NOTES:

(D1) EXISTING THERMOSTAT AND ALL ASSOCIATED CONTROL WIRING TO BE REMOVED.

(D2) EXISTING BRANCH DUCTWORK TO BE REMOVED

(D3) EXISTING DUCTWORK RISER TO BE REMOVED. PATCH AIR TIGHT EXISTING CEILING OPENING.

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MECHANICAL HVAC
DEMOLITION LEVEL 1 PLAN

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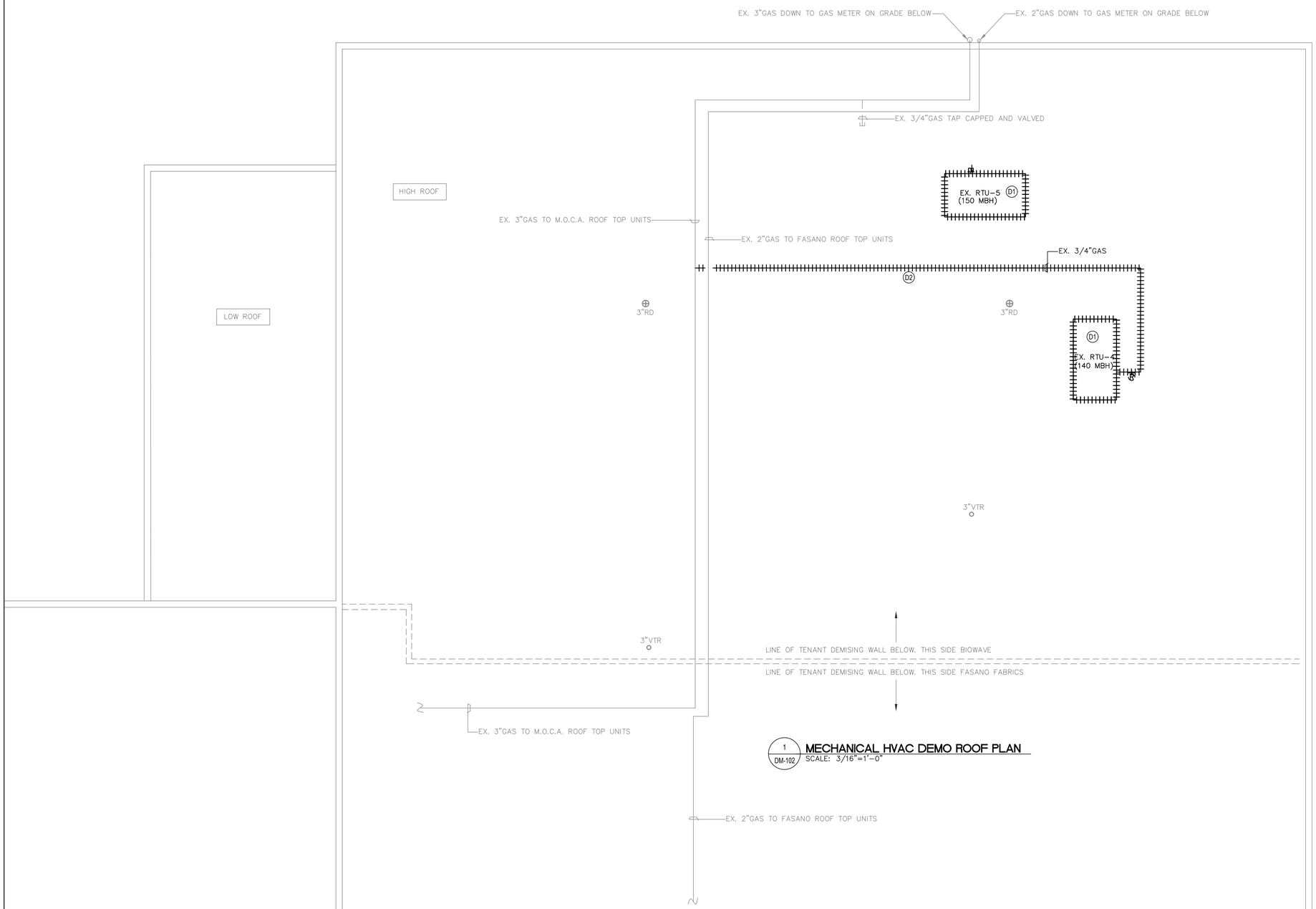
DM-101

Scale AS NOTED



1 / DM-102 **MECHANICAL HVAC DEMO ROOF PLAN**
SCALE: 3/16"=1'-0"

MECHANICAL DEMOLITION LEGEND

- EXISTING GAS LINE TO REMAIN
- 3"RD — EXISTING ROOF DRAIN TO REMAIN
- 3"VTR — EXISTING VENT TO REMAIN
- EXISTING GAS LINE TO BE REMOVED
- EX. RTU-5 (150 MBH) — EXISTING ROOF TOP UNIT TO BE REMOVED

DEMOLITION KEY NOTES:

(D1) EXISTING ROOF TOP UNIT AND ALL ASSOCIATED CONTROL WIRING AND GAS CONNECTIONS TO BE REMOVED.

(D2) EXISTING GAS LINE TO BE REMOVED

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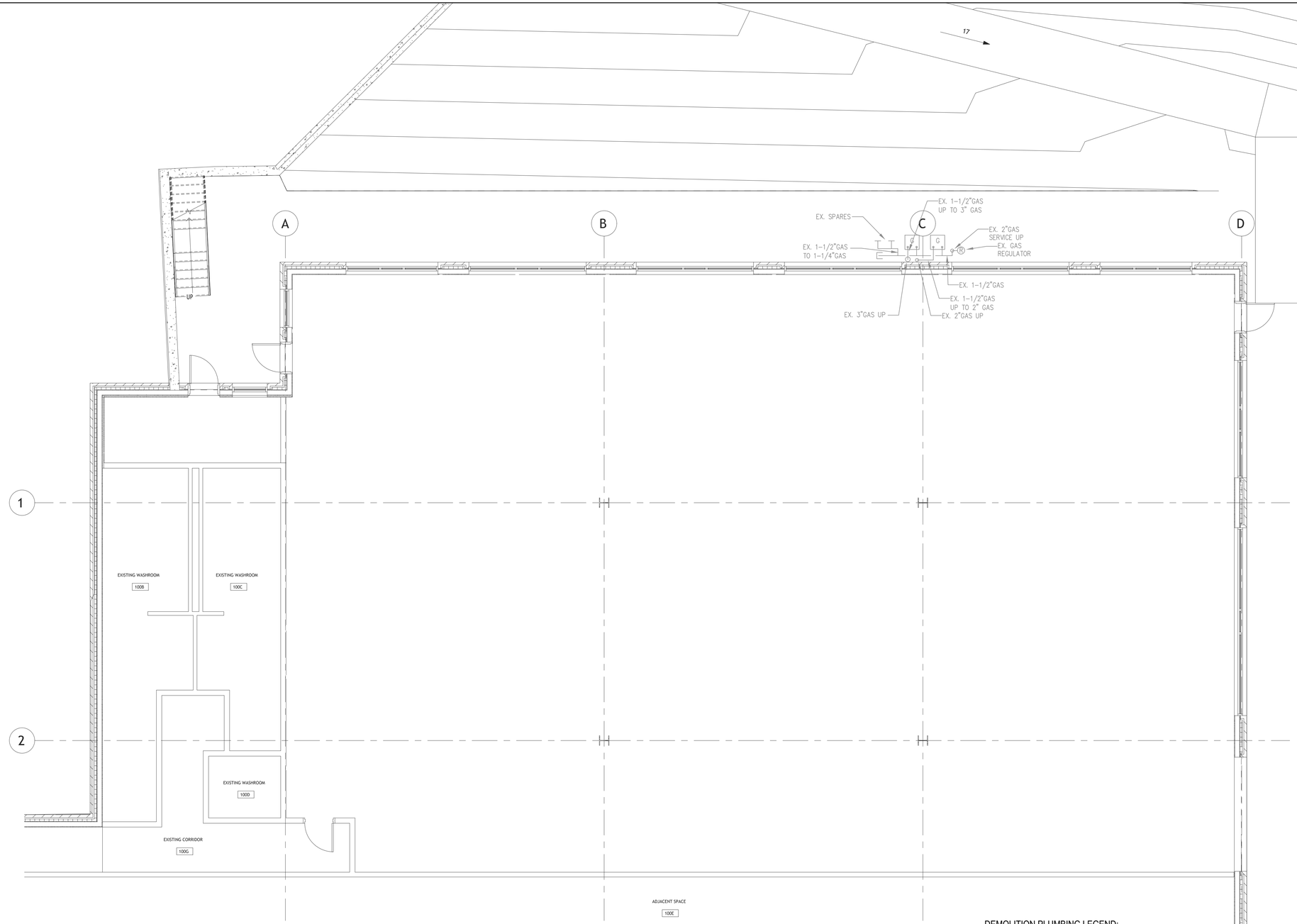
19 NEWTOWN TURNPIKE

MECHANICAL HVAC
DEMOLITION ROOF PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

DM-102

Scale AS NOTED



1 / DP-101 **PLUMBING DEMOLITION LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"

DEMOLITION PLUMBING LEGEND:

—G—	EXISTING GAS PIPING TO REMAIN
G	EXISTING GAS METER TO REMAIN
R	EXISTING GAS REGULATOR TO REMAIN

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DEMOLITION LEVEL 1 PLAN

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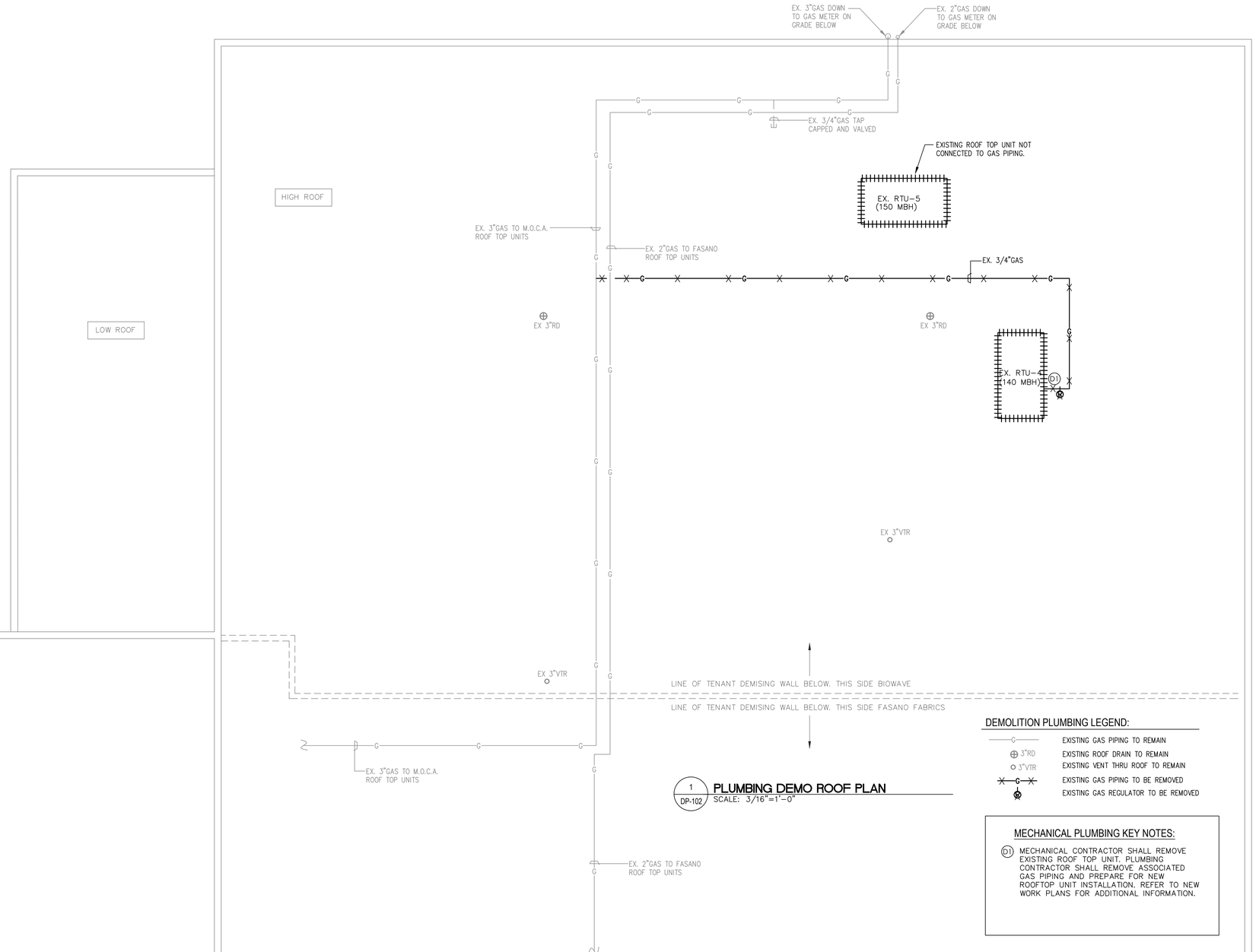

1 DP-102 **PLUMBING DEMO ROOF PLAN**
SCALE: 3/16"=1'-0"

DEMOLITION PLUMBING LEGEND:

G	EXISTING GAS PIPING TO REMAIN
3"RD	EXISTING ROOF DRAIN TO REMAIN
3"VTR	EXISTING VENT THRU ROOF TO REMAIN
G	EXISTING GAS PIPING TO BE REMOVED
	EXISTING GAS REGULATOR TO BE REMOVED

MECHANICAL PLUMBING KEY NOTES:

(D1) MECHANICAL CONTRACTOR SHALL REMOVE EXISTING ROOF TOP UNIT. PLUMBING CONTRACTOR SHALL REMOVE ASSOCIATED GAS PIPING AND PREPARE FOR NEW ROOFTOP UNIT INSTALLATION. REFER TO NEW WORK PLANS FOR ADDITIONAL INFORMATION.

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PLUMBING
DEMOLITION ROOF PLAN

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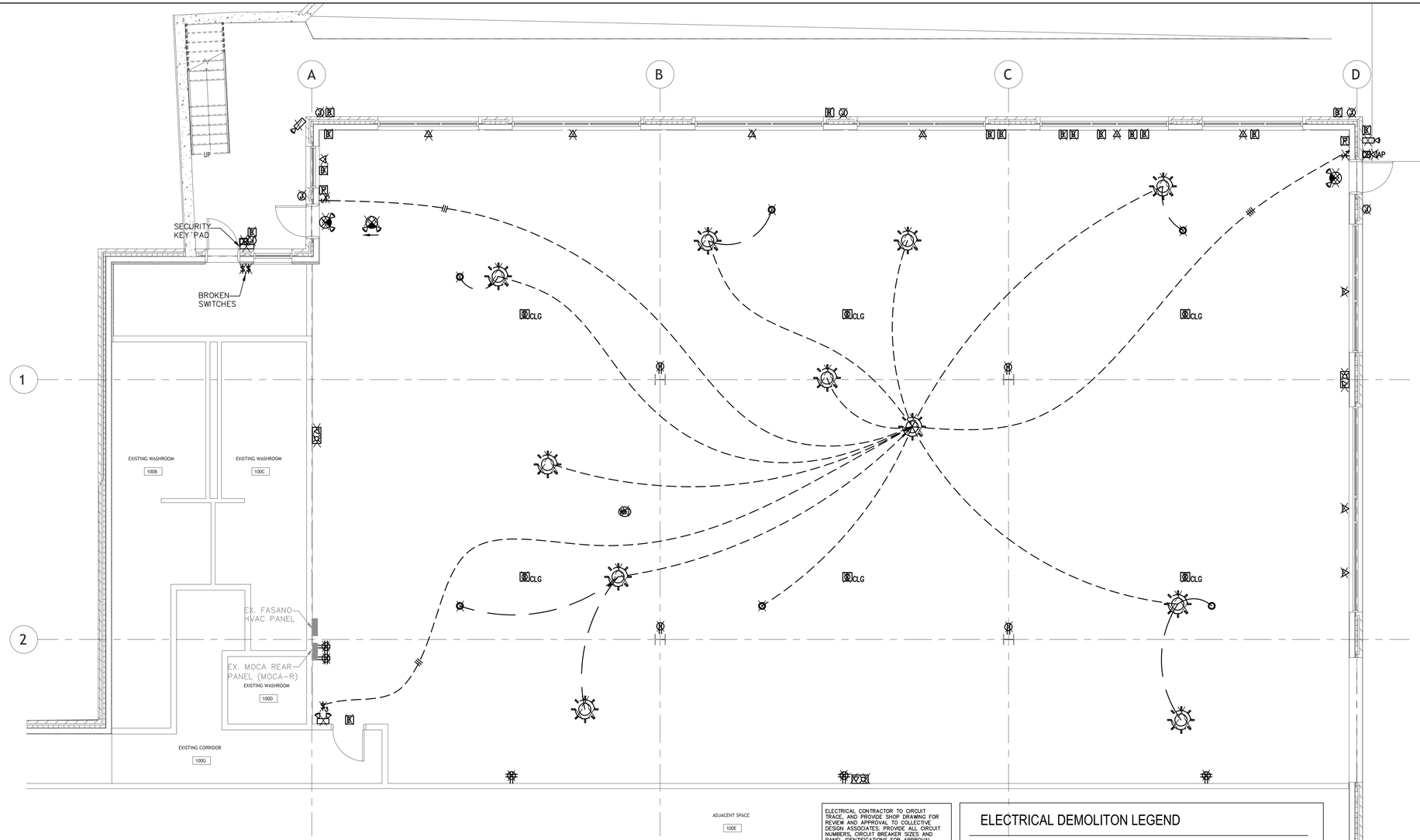

1 DE-101 **ELECTRICAL DEMOLITION LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"

ELECTRICAL CONTRACTOR TO CIRCUIT TRACE, AND PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL TO COLLECTIVE DESIGN ASSOCIATES. PROVIDE ALL CIRCUIT NUMBERS, CIRCUIT BREAKER SIZES AND PANEL IDENTIFICATIONS FOR APPROVAL. INDICATE ALL CIRCUITS LOCATED ON AFFECTED PANELS. IDENTIFY ALL SPARE CIRCUIT BREAKERS FOR RE-USE.

ELECTRICAL DEMOLITON LEGEND

- EXISTING ELECTRICAL PANEL TO REMAIN
- EXISTING JUNCTION BOX AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING DUPLEX RECEPTACLE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING QUAD RECEPTACLE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- CLG EXISTING CLG/BEAM MTD. DUPLEX RECEPTACLE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING BLANK PLATE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING SENSOR AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- AP EXISTING AIRPHONE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING CARD READER AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING SECURITY CAMERA AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE
- EXISTING EXIT SIGN/EMERGENCY LIGHT COMBINATION FIXTURE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MAKE SPARE.
- EXISTING FIRE ALARM AUDIO/VISUAL DEVICE TO BE REMOVED
- EXISTING FIRE ALARM PULL STATION TO BE REMOVED
- EXISTING LIGHT SWITCH TO BE REMOVED
- EXISTING THREE WAY LIGHT SWITCH TO BE REMOVED
- EXISTING FOUR WAY LIGHT SWITCH TO BE REMOVED
- EXISTING DOWNLIGHT FIXTURE TO BE REMOVED
- EXISTING CHANDELIER LIGHT FIXTURE TO BE REMOVED
- WIFI EXISTING WIFI DEVICE AND ASSOCIATED CIRCUITING TO BE REMOVED BACK TO SOURCE/PANEL AND MADE SPARE

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19 NEWTOWN TURNPIKE

ELECTRICAL DEMOLITION LEVEL 1 PLAN

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DE-101

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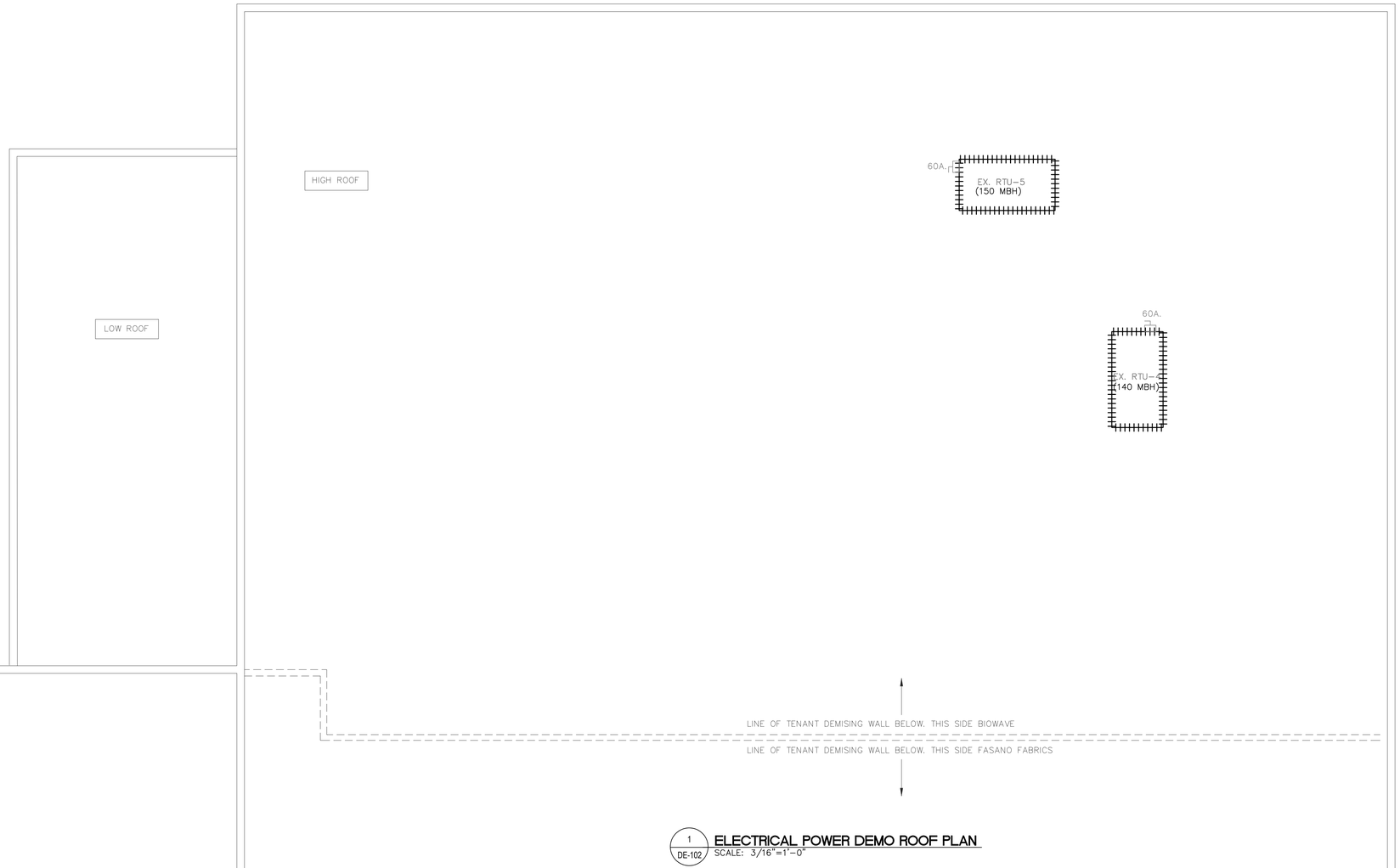

1 / DE-102 **ELECTRICAL POWER DEMO ROOF PLAN**
SCALE: 3/16"=1'-0"

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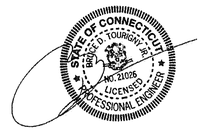

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ELECTRICAL POWER
DEMOLITION ROOF PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

DE-102

Scale	AS NOTED

MECHANICAL GENERAL NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY TO INSTALL NEW MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS.
2. ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES AND REQUIREMENTS, N.F.P.A. 90, S.M.A.C.N.A. STANDARDS AND OWNER'S REQUIREMENTS AND ALL OTHER BOARDS HAVING JURISDICTION. IMC 2022
3. GUARANTEE:

   AIR CONDITIONING SYSTEM: 1 YEAR PLUS ANY TIME TO INCLUDE A FULL AIR CONDITIONING SEASON

   HEATING SYSTEM: 1 YEAR PLUS ANY TIME TO INCLUDE A FULL HEATING SEASON
4. THE CONTRACTOR SHALL VISIT THE SITES OF WORK AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND LIMITATIONS.
5. ALL DUCT DIMENSIONS ARE INSIDE CLEAR UNLESS OTHERWISE NOTED.
6. ALL WORK TO BE COORDINATED WITH OTHER TRADES. PROVIDE OFF-SETS IN PIPING AND DUCT SYSTEMS TO AVOID STRUCTURAL, ARCHITECTURAL, PLUMBING AND ELECTRICAL INTERFERENCE WHETHER OR NOT INDICATED ON PLANS.
7. THE CONTRACTOR SHALL PREPARE COMPLETE DETAILED AND COORDINATED SHOP DRAWINGS SHOWING ALL HUNG CEILING ELEVATIONS, BREAK POINTS AND STARTING POINTS, DUCTWORK WITH DIMENSIONED GRILLES, DIFFUSERS, AND REGISTERS. PIPING AND AIR CONDITIONING UNITS SHALL ALSO BE INCLUDED.
8. ALL SUPPLY DUCTWORK TO BE WRAPPED WITH 2" OF INSULATION WITH VAPOR BARRIER.
9. REFER TO THE ARCHITECTURAL PLANS FOR ALL STRUCTURAL DIMENSIONS.
10. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED MEMBERS TO SUPPORT EQUIPMENT AND PIPING.
11. ALL BRANCH DUCTS SHALL BE PROVIDED WITH VOLUME DAMPERS WITH LOCKING QUADRANTS.
12. ALL FIRE DAMPERS AND MOTORIZED DAMPERS SHALL BE PROVIDED WITH DUCT ACCESS DOOR.
13. COORDINATE EXACT LOCATION OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLAN.
14. ALL GRILLES, REGISTERS AND DIFFUSERS TO HAVE BAKED ENAMEL FINISH, COLOR SELECTION BY ARCHITECT.
15. METAL PORTION OF DUCTWORK BEHIND ALL GRILLES, REGISTERS AND DIFFUSERS SHALL BE PAINTED MATTE BLACK.
16. FIRE DAMPERS TO HAVE THE SAME RATING AS THE STRUCTURE THEY PROTECT AND BE PROVIDED WITH ACCESS DOORS.
17. PROVIDE INSULATED FLEXIBLE DUCT 6'-0" FROM ALL CEILING DIFFUSERS AND LINEAR DIFFUSERS.
18. THE CONTRACTOR SHALL PREPARE AS-BUILT SHOP DRAWINGS ON REPRODUCIBLE MYLAR MEDIA AND ELECTRONIC FORMAT SUBMIT FOR APPROVAL.
19. ALL PIPING PENETRATIONS TO BE SEALED WITH "NELSON" FIRE SEAL.
20. H.V.A.C. CONTRACTOR SHALL SUPPLY AND INSTALL DIELECTRIC FITTINGS BETWEEN ANY DISSIMILAR METALS SUBJECT TO GALVANIC CORROSION.
21. H.V.A.C. CONTRACTOR SHALL PROVIDE AND INSTALL FIRE DAMPERS WITH ACCESS DOORS INTO ANY SUPPLY DUCT OR TRANSFER DUCT THAT PASS THROUGH OR PENETRATE ANY ROOM THAT HAS FULL HEIGHT FIRE RATED WALLS THAT TERMINATE AT THE UNDERSIDE OF THE SLAB.
22. TESTING AND BALANCING-PROCURE THE SERVICES OF AN APPROVED AIR AND WATER BALANCE CONSULTANT (MEMBER OF ASSOCIATED AIR BALANCE COUNCIL) TO SUPERVISE THE BALANCE, ADJUSTMENT AND TEST OF THE AIR SYSTEMS AS WELL AS WATER SYSTEMS, BALANCE AND ADJUST SYSTEMS TO OBTAIN RESULTS INDICATED ON THE DRAWINGS AND SUBMIT RESULTS FOR APPROVAL TO EOR. MAKE ALL REQUIRED ADJUSTMENTS OF AIR AND WATER SYSTEMS UNTIL ALL SPECIFIED PERFORMANCES ARE MET.SUBMIT 6 COPIES OF REPORTS TO EOR.
23. PROVIDE MOTOR STARTERS FOR ALL MECHANICAL EQUIPMENT AND PROVIDE CONTROL WIRING AND CONDUIT UNDER THIS CONTRACT. COORDINATE WITH THE ELECTRICAL TRADE FOR ALL REQUIREMENTS.
24. PROVIDE VIBRATION ISOLATORS AT ALL VIBRATING EQUIPMENT AND AIR HANDLING EQUIPMENT TO LIMIT VIBRATION TRANSFER TO STRUCTURE AND PIPING/DUCTWORK SYSTEMS. INSTALL FLEXIBLE CONNECTIONS AT ALL EQUIPMENT. VIBRATION ISOLATORS SHALL BE MASON INDUCTRIES OR EQUAL AND BE SIZED PER MANUFACTURER'S STANDARDS WITH CALCULATIONS SUBMITTED FOR APPROVAL.
25. COORDINATE LOCATION OF ALL THERMOSTATS, DIFFUSERS, GRILLES AND TRANSFERS WITH ARCHITECT. FINAL INSTALLATION DIMENSIONS SHALL BE AS DIRECTED BY ARCHITECT.
26. METAL PORTION OF DUCTWORK BEHIND ALL GRILLES, REGISTERS AND DIFFUSERS SHALL BE PAINTED MATTE BLACK.
27. FIRE DAMPERS TO HAVE THE SAME RATING AS THE STRUCTURE THEY PROTECT AND BE PROVIDED WITH ACCESS DOORS.
28. PROVIDE VIBRATION ISOLATORS AND SUSPENSION RODS FOR ALL CEILING SUSPENDED AIR CONDITIONING UNITS, EXHAUST FANS, ETC AND ANCHOR TO STRUCTURE AS DIRECTED BY STRUCTURAL ENGINEER.
29. CONTRACTOR TO PROTECT ALL DUCTWORK AND FITTINGS FROM DUST AND DIRT PRIOR TO INSTALLATION
30. CONTRACTOR TO SURVEY ALL EXISTING WORK PRIOR TO PRICING AND CONSTRUCT ALL WORK TO SUIT EXISTING CONDITIONS.
31. THE CONTRACTOR TO COORDINATE WITH THE BASE BUILDING MANAGEMENT AS TO THE DELIVERY OF EQUIPMENT AND SCHEDULING OF WORK AS NOT TO INTERFERE WITH THE OPERATION OF THE OCCUPIED FACILITIES. ALL SHUTDOWNS OF THE EXISTING BUILDING SYSTEMS OR WORK OUTSIDE OF THE DEMISING AREA SHALL BE STRICTLY COORDINATED WITH THE BUILDING MANAGEMENT PRIOR TO BIDDING.
32. ALL POWER WIRING TO BE DONE AND COORDINATED BY ELECTRICAL CONTRACTOR.
33. CONTRACTOR SHALL INSULATE ALL PIPING ACCORDING TO SPECIFICATION.
34. MECHANICAL CONTRACTOR SHALL ENSURE THAT NEW DUCT WORK CLEARS NEW REQUIRED HUNG CEILING ELEVATIONS, AND SHALL COORDINATE WITH ARCHITECTURAL DRAWINGS FOR REQUIRED CEILING HEIGHTS.

MECHANICAL SYMBOL LIST:

18X12 / 10"ø	NEW RECTANGULAR AND ROUND DUCTWORK AND SIZING
	DUCT TRANSITION
TD	ACOUSTICALLY LINED TRANSFER DUCT
	NEW VOLUME DAMPER
(200)	INDICATES CFM
16"x8" WIDE DEPTH	RECTANGULAR DUCT
SD-1	NEW SIDE SUPPLY DIFFUSER
LS-2	NEW LINEAR SUPPLY
CG-1	NEW CEILING RETURN REGISTER
CG-1 / SG-1	NEW LINED TRANSFER DUCT WITH WALL REGISTER AND CEILING RETURN REGISTER
EWH-1-1	NEW WALL ELECTRIC HEATER
ACR-1	NEW ELECTRIC AIR CURTAIN
VAV-8	NEW VAV BOX
VAV-4	NEW FAN POWERED BOX
TF-1	NEW TRANSFER FAN
THI	HIGH TEMPERATURE REVERSE ACTING THERMOSTAT
T	24/7 PROGRAMMABLE VAV THERMOSTAT
TRTU	24/7 PROGRAMMABLE RTU THERMOSTAT
SD	NEW SMOKE DETECTOR
TD	TRANSFER DUCT
TYP	TYPICAL
WMS	WIRE MESH SCREEN – 3/4" HEAVY-DUTY GALVANIZED
	INDICATES POINT OF NEW CONNECTION

IMPORTANT

CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR ALL POWER,SWITCHING ETC. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICTS WITH OTHER TRADES AND DRAWINGS PRIOR TO START OF CONSTRUCTION. THIS INCLUDES INSTALLATION OF ALL DEVICES AND AND EQUIPMENT. THERE WILL BE NO EXTRA COMPENSATION FOR FAILURE TO COORDINATE.

MECHANICAL BRANCH DUCTWORK SIZING REQUIREMENTS

0 TO 100 CFM – PROVIDE 6" DIAMETER DUCT
101 TO 225 CFM – PROVIDE 8" DIAMETER DUCT
226 TO 400 CFM – PROVIDE 10" DIAMETER DUCT
401 TO 600 CFM – PROVIDE 12" DIAMETER DUCT
601 TO 800 CFM – PROVIDE 14" DIAMETER DUCT

ALL BRANCH TAPS TO BE PROVIDED WITH VOLUME DAMPERS

IMPORTANT:
CONTRACTOR TO REFER TO BUILDING RULES AND REGULATIONS AND COMPLY WITH ALL REQUIREMENTS.

IMPORTANT:
UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE AS-BUILT CAD FILES TO LANDLORD.

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Stamp

STATE OF CONNECTICUT · BRIAN D. TOURGNI · INC.31026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

MECHANICAL HVAC NOTES AND LEGEND

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

M-001

Scale NO SCALE

1. GENERAL CONDITIONS

A. THE SPECIFICATIONS HEREIN AFTER SHALL BE SUPERSEDED BY THE BUILDING OWNER'S RULES AND REGULATIONS WHEN A CONFLICT OCCURS.

B. DO ALL NECESSARY CUTTING AND ROUGH PATCHING. THE FOLLOWING WILL BE DONE BY OTHERS: FINISH PAINTING AND PATCHING, MASONRY AND CONCRETE FOUNDATIONS FOR EQUIPMENT, AND POWER WIRING.

C. THESE DRAWINGS INDICATE THE SIZE AND GENERAL LOCATION OF WORK. SCALED DIMENSIONS SHALL NOT BE USED.

D. PRIOR TO STARTING ANY WORK, PURCHASING OF EQUIPMENT, ETC., COORDINATE THE WORK WITH OTHER TRADES. CONFER WITH OTHER CONTRACTORS WHOSE WORK MIGHT AFFECT THIS INSTALLATION; AND ARRANGE ALL PARTS OF THIS WORK AND EQUIPMENT OF OTHERS WITH THE BUILDING CONSTRUCTION AND WITH ARCHITECTURAL FINISH SO THAT IT WILL HARMONIZE IN SERVICE AND APPEARANCE, IN THE EVENT THERE IS A CONFLICT IN COORDINATION BETWEEN TRADES, THE OWNER WILL RESOLVE IT.

E. ALL PARTS OF THE WORK AND ASSOCIATED EQUIPMENT SHALL BE TESTED AND ADJUSTED TO WORK PROPERLY AND BE LEFT IN PERFECT OPERATING CONDITION.

F. WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS OR ON THE DRAWINGS, OR BETWEEN EITHER, THE ITEMS OF GREATER QUANTITY OR HIGHER COST SHALL BE PROVIDED.

G. THE CONTRACTOR SHALL PROVIDE ALL ITEMS OF LABOR OR MATERIALS NOT SPECIFICALLY INDICATED, BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATION.

H. THE WORK UNDER THIS CONTRACT SHALL BE PERFORMED AND COORDINATED SIMULTANEOUSLY WITH WORK OF OTHER TRADES SO AS NOT TO DELAY THE OVERALL PROGRESS OF WORK.

I. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK WITH ITS COMPLETION AND FINAL ACCEPTANCE AND SHALL REPLACE ANY OF THE SAME WHICH MAY BE DAMAGED, LOST OR STOLEN, WITHOUT ADDITIONAL COSTS TO THE OWNER.

J. ALL HVAC WORK SHALL COMPLY WITH BASE BUILDING SYSTEMS AND OPERATING PROCEDURES.

K. COORDINATE DUCTWORK WITH PIPING AND LIGHT FIXTURES. INSTALL DUCTWORK AS HIGH AS POSSIBLE.

L. THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR ALL REQUIRED ACCESSORIES, CONTROL DEVICES, THERMOSTATS, VALVES, ACTUATORS,, RELAYS, SWITCHES, DAMPERS, PANELS, PNEUMATIC CONNECTIONS AND ELECTRIC WIRING TO PROVIDE THE FUNCTIONS AS DESCRIBED, REGARDLESS OF WHETHER OR NOT SPECIFICALLY MENTIONED OR SHOWN. ALL CONTROLS TO BE THE PRODUCT OF ONE MANUFACTURER.

2. OPERATING AND MAINTENANCE INSTRUCTIONS

A. AFTER FINAL TEST AND ADJUSTMENTS FULLY INSTRUCT OWNER'S OPERATING PERSONNEL IN ALL DETAILS OF OPERATION FOR EQUIPMENT INSTALLED. A SIGNED RECEIPT WHICH SHALL BE OBTAINED FROM THE OPERATOR SHALL BE CONSTRUED AS EVIDENCE THAT INSTRUCTIONS WERE SATISFACTORY.

B. FURNISH THREE (3) COPIES OF WRITTEN DESCRIPTIONS OF ALL SYSTEMS COVERING ALL MANUAL OPERATING PROCEDURES, AUTOMATIC CONTROL DESCRIPTIONS AND AUTOMATIC CONTROL TEMPERATURE AND PRESSURE SETTINGS. WRITTEN DESCRIPTIONS SHALL INCLUDE LUBRICATION SCHEDULES, PARTS LIST, PERFORMANCE SERVICES FOR EQUIPMENT, FILTER SIZE/QUANTITY INSTRUCTIONS WHICH ARE UTILIZED. THEY SHALL BE CLEARLY MARKED TO INDICATE APPLICABILITY.

3. SUBMITTALS: SUBMIT FOR ENGINEER'S REVIEW AND APPROVAL THE FOLLOWING:

A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRINTED LITERATURE, CATALOG CUTS, CERTIFIED EQUIPMENT PERFORMANCE DATA, WIRING DIAGRAMS AND INSTALLATION INSTRUCTIONS.

B. SHOP DRAWINGS: SUBMIT PLANS, SECTIONS, DETAILS, SCHEDULES AND CALCULATIONS. LAYOUTS SHALL BE DOUBLE LINE, SCALE 1/4 INCH = 1 FOOT, COORDINATED WITH OTHER TRADES AND WITH BUILDING CONSTRUCTION ELEMENTS. SUBMIT ONE REPRODUCIBLE AND 6 SETS OF EACH DRAWING.

C. MAINTENANCE MANUALS: PREPARE OPERATING AND MAINTENANCE MANUALS INCLUDING THE FOLLOWING:
(1) MANUFACTURER'S LITERATURE DESCRIBING EACH PIECE OF EQUIPMENT.
(2) COPIES OF PRODUCT WARRANTIES AND GUARANTIES.
(3) OPERATING AND MAINTENANCE PROCEDURES, SERVICING INSTRUCTIONS, SPARE PARTS LIST.
(4) WIRING AND CONTROL DIAGRAMS, AS INSTALLED.
(5) AIR AND WATER SYSTEM BALANCING REPORTS.

4. RECORD DRAWINGS

A. REPRODUCIBLE RECORD DRAWINGS SHALL BE SUPPLIED UPON WHICH CORRECTIONS SHALL BE MADE TO PROVIDE AN ACCURATE AND COMPLETE RECORD OF THE WORK AS INSTALLED.

B. REPRODUCIBLE DRAWINGS SHALL BE OBTAINED FROM THE ENGINEER WITH COST BORNE BY CONTRACTOR.

C. CONTRACTOR SHALL PROVIDE TO ENGINEER, 6 SETS RECORD COPIES OF:

(1) "AS-BUILT" DRAWINGS. IN AUTOCADD 2004 FORMAT
(2) FILING DOCUMENTS AND CONSTRUCTION PERMITS.
(3) OPERATING AND MAINTENANCE MANUALS.
(4) BUILDING DEPARTMENT SIGN-OFF AND EQUIPMENT USE PERMITS.
(5) (6) HARD COPIES AS-BUILT DRAWINGS

5. TESTING, ADJUSTMENT AND BALANCING

A. MAKE ALL REQUIRED ADJUSTMENTS OF AIR AND WATER SYSTEM DEVICES UNTIL ALL SPECIFIED PERFORMANCES ARE MET.

B. AIR AND WATER SYSTEM BALANCING SHALL BE PERFORMED BY AN AABC ACCREDITED ORGANIZATION SPECIALIZING IN THE PROCEDURES TO DO SO, HAVING AT LEAST FIVE (5) YEAR'S EXPERIENCE. USE RECENTLY CALIBRATED TEST INSTRUMENTS.

C. BALANCING CONTRACTOR SHALL BALANCE ALL DIFFUSERS, SUPPLY FANS, EXHAUST FANS AND WATER FLOWS TO THE QUANTITIES INDICATED ON THE DRAWINGS. CONTRACTOR SHALL MEASURE AND RECORD ALL PERTINENT ELECTRICAL DATA, FLUID DATA, RPM.

D. BALANCE VENTILATION SYSTEM TO WITHIN +10/-2% OF THE CFM SPECIFIED.

E. VERIFY AND ADJUST THE AUTOMATIC TEMPERATURE CONTROLS.

F. SUBMIT THREE (3) COPIES OF BALANCE REPORTS, BALANCING EQUIPMENT SPECS & DATED CALIBRATION REPORT TO THE ENGINEER FOR REVIEW.

6. APPROVALS AND SUBSTITUTIONS

A. IT IS THE INTENT OF THESE SPECIFICATIONS THAT WHENEVER A MANUFACTURER IS SPECIFIED AND SUBSTITUTIONS ARE MADE, THEY SHALL CONFORM IN ALL ASPECTS TO THE SPECIFIED ITEM. CRITERIA AS DELINEATED FOR EQUIPMENT SHALL BE INTERPRETED AS MINIMUM PERFORMANCE REQUIREMENTS.

B. SUBSTITUTED EQUIPMENT, WHERE PERMITTED, MUST CONFORM TO SPACE REQUIREMENTS. ANY SUBSTITUTED EQUIPMENT THAT CANNOT MEET SPACE REQUIREMENTS, WHETHER APPROVAL OR NOT, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY MODIFICATION OR RELATED SYSTEMS OR ADDITIONAL COSTS THAT RESULT FROM SUBSTITUTED EQUIPMENT SHALL BE BORNE BY THIS CONTRACTOR.

C. IT SHALL BE MANDATORY FOR THIS CONTRACTOR TO SUBMIT HIS PROPOSAL PRICE BASED ON SPECIFIED MANUFACTURER OR SUPPLER OF MATERIALS OR SERVICES. IF THE CONTRACTOR DESIRES TO SUBSTITUTE OTHER THAN SPECIFIED, HE SHALL SUBMIT SEPARATE PRICES FOR EACH OF THESE ITEMS FOR ADDITIONS OR DEDUCTIONS TO CONTRACT PROPOSAL PRICE; FOR ACCEPTANCE OR REJECTION AT THE TIME WHEN BIDS ARE DUE. SHOULD THESE SUBSTITUTIONS BE REJECTED, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SPECIFIED MATERIALS AND SERVICES.

7. VERIFYING EXISTING CONDITIONS, REMOVALS AND ALTERATIONS

A. THE CONTRACTOR SHALL VISIT THE PREMISES TO DETERMINE ACCESS OF EXISTING CONDITIONS AND COMPARE SAME WITH DRAWINGS AND SPECIFICATION AND SATISFY HIMSELF OF ALL CONDITIONS PRIOR TO THE SUBMISSION OF A BID PROPOSAL. NO ALLOWANCES WILL BE MADE FOR FAILURE TO COMPLY WITH THESE REQUIREMENTS AND A BID PROPOSAL SHALL BE CONSTRUED AS EVIDENCE HE HAS DONE SO.

B. THE CONTRACTOR SHALL VISIT PREMISES TO DETERMINE ACCESS OF MATERIAL AND EQUIPMENT DELIVERY TO THE SITE AND SHALL COORDINATE WITH BUILDING MANAGEMENT.

C. EXISTING INSTALLATIONS ARE NOT DETAILED ON DRAWINGS. SURVEY THE SITE AND ASSESS EXISTING CONDITIONS AND SPACE LIMITATIONS.

D. PROVIDE SHUTDOWNS, DRAINING AND REFILLING, RECONNECTIONS AND STARTUPS OF EXISTING SYSTEMS NECESSARY IN CONNECTION WITH THE NEW WORK. COORDINATE SHUTDOWNS WITH THE OWNER.

E. DISCONNECT AND REMOVE EXISTING WORK INDICATED TO BE REMOVED, INCLUDING ASSOCIATED SUPPORTS, HANGERS, INSULATION, CURBS, ETC. REMOVE FROM SITE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS AND EQUIPMENT NOT INDICATED TO BE SALVAGED.

F. TEMPORARY SERVICES: PROVIDE TEMPORARY SERVICES DURING THE INTERRUPTION IN SERVICE CREATED BY THE DEMOLITION OF THE EXISTING FACILITY AND UNTIL THE NEW FACILITY BECOMES OPERATIONAL. PROCURE RENTAL EQUIPMENT OF ADEQUATE CAPACITIES AND ASSUME ALL COSTS RELATED TO THE INSTALLATION AND OPERATION OF SAME. SECURE NECESSARY PERMITS AND PROVIDE CONNECTIONS TO BUILDING UTILITIES, INCLUDING ELECTRICAL.

8. REMOVALS AND ALTERATIONS

A. THE CONTRACTOR SHALL REMOVE, RELOCATE, REPLACE, ADJUST, ADAPT AND MODIFY EXISTING EQUIPMENT AND/OR SYSTEMS AS REQUIRED BY THE DRAWINGS OR SPECIFICATION, AND AS MAY BE REQUIRED WHEN THE COMPLETION OF WORK IN THIS CONTRACT OR OTHER CONTRACT WORK.

B. ALL REMOVED EQUIPMENT AND MATERIAL SHALL BE REMOVED FROM THE PROJECT SITE.

9. COORDINATION

A. COORDINATE LOCATION OF MECHANICAL EQUIPMENT, PIPING AND DUCTWORK WITH THE WORK OF OTHER TRADES, PROVIDING CLEARANCES FOR INSULATION, SERVICING, REMOVAL OF COMPONENTS AND EQUIPMENT DISASSEMBLY.

B. COORDINATE PROVISION OF OPENINGS IN WALLS AND SLABS, POURING OF CONCRETE PADS, SETTING OF SLEEVES AND CURBS.

C. VERIFY DIMENSIONS BY FIELD MEASUREMENTS.

D. SEQUENCE PHASES OF MECHANICAL WORK WITH THE WORK OF OTHER TRADES.

10. EQUIPMENT AND MATERIAL QUALITY

A. EQUIPMENT AND MATERIALS SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT.

B. EQUIPMENT AND MATERIALS SHALL CONFORM TO THE NATIONAL FIRE CODE, NATIONAL ELECTRICAL CODE AND LOCAL CODES HAVING JURISDICTION. PROVIDE EQUIPMENT AND MATERIALS LISTED BY UNDERWRITER'S LABORATORIES, INC., EXCEPT WHERE SUCH LISTING IS NOT AVAILABLE.

C. WHERE PRODUCTS ARE NAMED IN THE SPECIFICATIONS BY MANUFACTURER'S CATALOG NUMBER, THIS ESTABLISHES THE MINIMUM LEVEL OF QUALITY WHICH MUST BE MET OR EXCEEDED BY THE PRODUCT PROVIDED.

D. EQUIPMENT OF ONE TYPE SHALL BE THE PRODUCT OF ONE MANUFACTURER.

11. DELIVERY, STORAGE AND HANDLING

A. DELIVER PRODUCTS PROPERLY IDENTIFIED AND LABELED WITH NAME, MODEL NUMBER, ETC., IN MANUFACTURER'S CONTAINERS. DELIVER PIPES WITH FACTORY-APPLIED CAPS.

B. STORE MATERIALS IN A CLEAN DRY PLACE AND PROTECT FROM WEATHER AND PHYSICAL DAMAGE.

C. COMPLY WITH MANUFACTURER'S RIGGING AND HANDLING INSTRUCTIONS.

12. ACCESS DOORS IN FINISHED CONSTRUCTION

A. THIS CONTRACTOR SHALL PREPARE A LIST OF ALL ACCESS DOORS REQUIRED FOR OPERATION AND MAINTENANCE OF ALL CONCEALED EQUIPMENT, VALVES, DAMPERS CONTROLS AND OTHER SIMILAR DEVICES WHICH SHALL BE SUPPLIED TO THE GENERAL CONTRACTOR WHO SHALL FURNISH AND INSTALL SAME. ACCESS DOORS SHALL BE OF AMPLE SIZE AND MINIMUM OF 16" X 16".

B. THIS CONTRACTOR IN ADVANCE OF CEILING INSTALLATION SHALL SUITABLY FIELD TAG AND IDENTIFY ALL CONCEALED EQUIPMENT VALVES, DAMPERS, ETC., WHICH REQUIRE ACCESS DOOR PROVISIONS.

13. IDENTIFICATION OF EQUIPMENT AND CONTROLS

A. ALL EQUIPMENT SHALL BE STENCILED OR LABELED WITH LAMACOID PLATES SCREWED THEREON WHICH SHALL INDICATE SYSTEMS SERVICE.

B. ALL PIPING SYSTEMS SHALL BE IDENTIFIED AS TO THEIR CONTENTS AND DIRECTION OF FLOW WITH PVC PIPING BANDS ON MAXIMUM OF 30 FEET ON STRAIGHT RUNS, AT VALVE LOCATIONS.

C. ALL VALVES SHALL BE TAGGED WITH 2" BRASS PLATED TAGS AND CHAINS AND A VALVE CHART SCHEDULED, FRAMED AND WALL MOUNTED WHERE DIRECTED. INDICATE SYSTEM DESIGNATION AND VALVE FUNCTION FEES.

14. CODES, FEES, PERMITS AND INSPECTIONS

A. ALL WORK SHALL MEET OR EXCEED LATEST REQUIREMENTS OF NATIONS, STATE, COUNTY, MUNICIPAL AND OTHER AUTHORITIES EXERCISING JURISDICTION OF THE WORK OF THIS PROJECT.

B. THIS CONTRACTOR SHALL PERFORM ALL CONTROLLED INSPECTIONS AS REQUIRED BY STATE AND LOCAL AUTHORITIES.

C. FILE APPLICATIONS, PREPARE NECESSARY DOCUMENTS, PAY FEES AND OTHER COSTS, ARRANGE FOR INSPECTIONS AND OBTAIN NECESSARY APPROVALS AND PERMITS FOR THE WORK FROM THE AUTHORITIES HAVING JURISDICTION.

D. OBTAIN AND DELIVER TO THE OWNER FINAL CERTIFICATES MANDATED BY GOVERNING REGULATIONS.

15. GUARANTEES

A. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM LEAKS OR OTHER DEFECTS. ALL DEFECTIVE MATERIAL OR WORKMANSHIP AS WELL AS DAMAGES TO THE WORK SHALL BE REPLACED AND REPAIRED. ALL TRADES RESULTING FROM SAME SHALL BE REPLACED OR REPAIRED FOR THE DURATION OF THE GUARANTEE PERIOD.

B. THE GUARANTEE PERIOD SHALL BE FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, WHICH SHALL BE THE DATE OF FINAL PAYMENT OR THE DATE OF FORMAL NOTICE OF ACCEPTANCE, WHICHEVER IS EARLIER.

C. CERTIFICATION SHALL BE FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, WHICH SHALL BE THE DATE OF FINAL PAYMENT OR THE DATE OF FORMAL NOTICE OR ACCEPTANCE, WHICHEVER IS EARLIER.

16. WORK INCLUDED UNDER OTHER SECTIONS OF WORK

A. ITEMS OF WORK WHICH SHALL BE COORDINATED BY THIS TRADE BUT INCLUDED UNDER OTHER SECTIONS OF WORK ARE AS FOLLOWS:
(1) ACCESS DOORS IN FINISHED CONSTRUCTION.
(2) ELECTRICAL WIRING FOR POWER, AND FIRE ALARM INTERLOCKING CONTROLS.
(3) FINISH PAINTING OF EQUIPMENT (EXCEPT FACTORY SUPPLIED AND SPECIFIED).
(4) ELECTRICAL DISCONNECT SWITCHES, FUSES, MOTOR STARTERS AND CONTROLLERS SHALL BE FURNISHED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE SPECIFIED. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND WIRE THESE DEVICES.

17. SHEETMETAL DUCTWORK

A. ALL DUCTWORK AIR CHAMBERS, CASINGS, ENCLOSURES, DAMPERS, AND ALL AUXILIARY DEVICES AND WORK NECESSARY TO MAKE THE VARIOUS AIR CONDITIONING AND VENTILATING SYSTEMS COMPLETE AND READY FOR SATISFACTORY OPERATION, SHALL BE FURNISHED AND INSTALLED.

B. ALL LOW PRESSURE DUCTWORK SHALL BE GALVANIZED STEEL CONSTRUCTION IN ACCORDANCE WITH THE LATEST SMACNA DUCT MANUAL STANDARDS. TOTAL AIR VOLUME FOR LOW PRESSURE DUCT SYSTEMS SHALL BE AT LEAST 95% OF FAN SUPPLY VOLUME WHEN MEASURED BY DUCT TRAVERSES WITH A PITOT TUBE AND WATER MANOMETER.

C. IN ACCORDANCE WITH SMACNA STANDARDS, PROVIDE DUCTWORK CASING ACCESS DOORS TO ALL CONCEALED CONTROLS, FUSIBLE LINKS OR DAMPERS, ETC.

D. PROVIDE CABLE OPERATED DAMPERS IN EACH SPLIT OR TAP CONNECTION TO TRUNK DUCTS FOR BALANCING PURPOSES, EACH PROVIDED WITH OPERATOR AND LOCKING DEVICE. LOCATIONS TO BE AS INDICATED ON PLANS.

E. ANGLES AND OTHER STRUCTURAL SHAPES USED IN CONNECTION WITH BOTH STEEL AND ALUMINUM SHEETS SHALL BE ZINC-COATED STEEL. HANGER SHALL BE 3/8" MINIMUM DIAMETER NOT ROLLED MILL STEEL.

F. SUPPLY DUCTWORK, RETURN AND EXHAUST DUCTWORK SHALL BE CONSTRUCTED TO 2" W.G. (REF. SMACNA HVAC DUCT CONSTRUCTION STANDARDS - LATEST EDITION). ALL OVAL DUCTWORK TO BE DOUBLE WALL INSULATED.

G. FLEXIBLE CONNECTIONS SHALL BE USED AT ALL DUCT CONNECTIONS TO ROTATING EQUIPMENT. FLEXIBLE DUCT SHALL NOT EXCEED SIX (6) INCHES IN EXTENDED LENGTH AND BE CONSTRUCTED OF FIBERGLASS CLOTH, STEEL SPRING FRAME, VAPOR BARRIER AND FIRE RATED CONFORMING TO N.F.P.A. 90A.

H. MAXIMUM LENGTH OF LOW PRESSURE FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0". FLEXIBLE DUCTWORK REQUIRES LANDLORD'S WRITTEN PERMISSION FOR USE.

18. ACOUSTICAL LINING (DUCTWORK NOT EXPOSED)

A. ACOUSTICAL LINING SHALL BE OWENS-CORNING AEROFLEX 300 OR APPROVED EQUAL; THICKNESS SHALL BE ONE INCH (1").

B. THE MATERIAL SHALL BE SPECIFICALLY DESIGNED FOR THIS APPLICATION AND SHALL HAVE VINYL OR NEOPRENE COATING WHICH SHALL PREVENT EROSION, FLAKING OR PEELING OF THE LINING DUE TO THE AIR MOTION FOR THE WORKING VELOCITIES, AND SHALL BE FIRE RESISTANT, ODORLESS AND VERMIN-PROOF.

C. ABUTTING SEAMS TO BE CAULKED AND SEALED.

D. ALL JOINTS AND CONNECTIONS SHALL BE CAULKED AIRTIGHT WITH HIGH PRESSURE SEALANTS.

E. PROVIDE 1" ACOUSTICAL LINING FOR 15'-0" MINIMUM ON THE DISCHARGE DUCT OF ALL AC UNITS AND 15'-0" AFTER VAV BOXES.

F. ALL LINING SHALL HAVE SURFACE SERVING AS A BARRIER AGAINST INFILTRATION OF DUST,DIRT AND MICROBIAL GROWTH MEETING THE REQUIREMENTS OF ASTM C 665, G21 AND G 22.

G. ALL DUCTS,WHERE SHOWN ON THE DRAWINGS SHALL BE LINED WITH 1" THICK PERMACOTE LINACOUSTIC HP BY SCHULLER FIBER GLASS DUCT LINER WITH FACTORY-APPLIED EDGE COATING OR APPROVED EQUAL. THE LINER SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 1071, WITH AN NRC NOT LESS THAN .70 AS TESTED PER ASTM C 423 USING A TYPE "A" MOUNTING AND THERMAL CONDUCTIVITY NO HIGHER THAN .25 AT 75 F MEAN TEMPERATURE.

19. GRILLES, REGISTERS AND DIFFUSERS

A. FURNISH AND INSTALL ALL METAL DIFFUSERS, GRILLES AND REGISTERS WITH MANUFACTURERS' MODELS, SIZES, ACCESSORIES, FINISHES, ETC. SUBMIT FOR APPROVAL PRIOR TO RELEASE FOR FABRICATION AND DELIVERY.

B. A SCHEDULE OF DIFFUSERS, GRILLES AND REGISTERS WITH MANUFACTURERS' MODELS, SIZES, ACCESSORIES, FINISHES, ETC., SHALL BE SUBMITTED FOR APPROVAL PRIOR TO RELEASE FOR FABRICATION AND DELIVERY.

C. DUCTWORK LAYOUTS AND ROUTES AS SHOWN ON THE DRAWINGS ARE SCHEMATIC. THEREFORE, CHANGES IN DUCT SIZES AND/OR LOCATIONS SHALL BE MADE WHERE NECESSARY TO CONFORM TO SPACE CONDITIONS OR OBTAIN MAXIMUM HEADROOM CONDITIONS WITHOUT ADDITIONAL COSTS TO THE OWNER.

D. AIR DIFFUSERS AND GRILLES SHALL BE LOCATED IN CONFORMANCE TO ARCHITECTURAL REFLECTED CEILING PLANS.

E. FINISH AND COLOR OF ALL DIFFUSERS, GRILLES AND REGISTERS SHALL BE APPROVED BY THE ARCHITECT.

F. FRAMING FOR ALL AIR DISTRIBUTION DEVICES SHALL CONFORM TO AND ACCOMMODATE THE CEILING CONSTRUCTION.
(1) SQUARE CEILING DIFFUSERS FURNISHED WITH VOLUME DAMPERS UPSTREAM, ALUMINUM, AND WHITE FINISH. COORDINATE WITH ARCHITECT.
(2) REGISTERS AND GRILLES SHALL BE ALUMINUM. COLOR BY ARCHITECT WITH WHITE FINISH. SUPPLY AND RETURN REGISTERS SHALL INCORPORATE VOLUME DAMPERS IN DUCTWORK IF DUCTED, OR OPPOSED BLADE DAMPER IF NOT DUCTED. PROVIDE CABLE OPERATED DAMPERS FOR EXPOSED CONNECTIONS OF OVAL DUCTWORK.

20. INSULATION

A. ALL PIPING, DUCTWORK AND EQUIPMENT THAT TRANSMITS OR RECEIVES HEAT, WILL FORM CONDENSATION, OR IS SUBJECT TO FREEZING, SHALL BE INSULATED UNLESS IT IS SPECIFICALLY STATED OTHERWISE. INSULATION SHALL CONFORM TO RECOMMENDATIONS OF THE NFPA AND SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM-E-84, NFPA 255, OR UL-723, NOT EXCEEDING FLAME SPREAD 25 AND SMOKE DEVELOPED 50.

B. DUCTWORK INSULATION:
(1) CONCEALED ABOVE CEILING CONDITIONED SUPPLY AIR DUCTS IN AIR CONDITIONED SPACE: ONE AND HAVE INCHES (2") FIBERGLASS WITH VAPOR SEAL.
(2) OUTSIDE AIR DUCTS, INTAKE AND EXHAUST PLENUMS: TWO INCHES (2") FIBERGLASS WITH EXTERNAL VAPOR SEAL, ABUTTING SEAMS TO BE SEALED.

C. PERFORM ALL WORK IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

D. SEAL ALL VAPOR BARRIERS CONTINUOUS AND THROUGHOUT AGAINST MOISTURE PENETRATIONS.

E. PIPE FITTINGS, FLANGES AND VALVES SHALL BE INSULATED.

F. PROTECT PIPE INSULATION AT HANGERS, GUIDES AND ROLLERS BY 16 GAUGE GALVANIZED METAL SHIELD ON OUTSIDE OF THE INSULATION AND VAPOR BARRIER.

G. PRIME PAINTING: PRIME COAT BLACK STEEL AND CAST IRON PIPING, SUPPORTS, ETC., WITH RUST RESISTANT METAL PRIMER.

H. ALL EXPOSED DUCTWORK TO BE INSULATED WITH 2" RIGID INSULATION AND COVERED WITH PEEL AND SEAL FINAL COLOR BY ARCHITECT.

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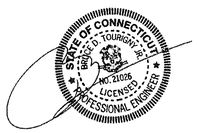
Stamp



No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

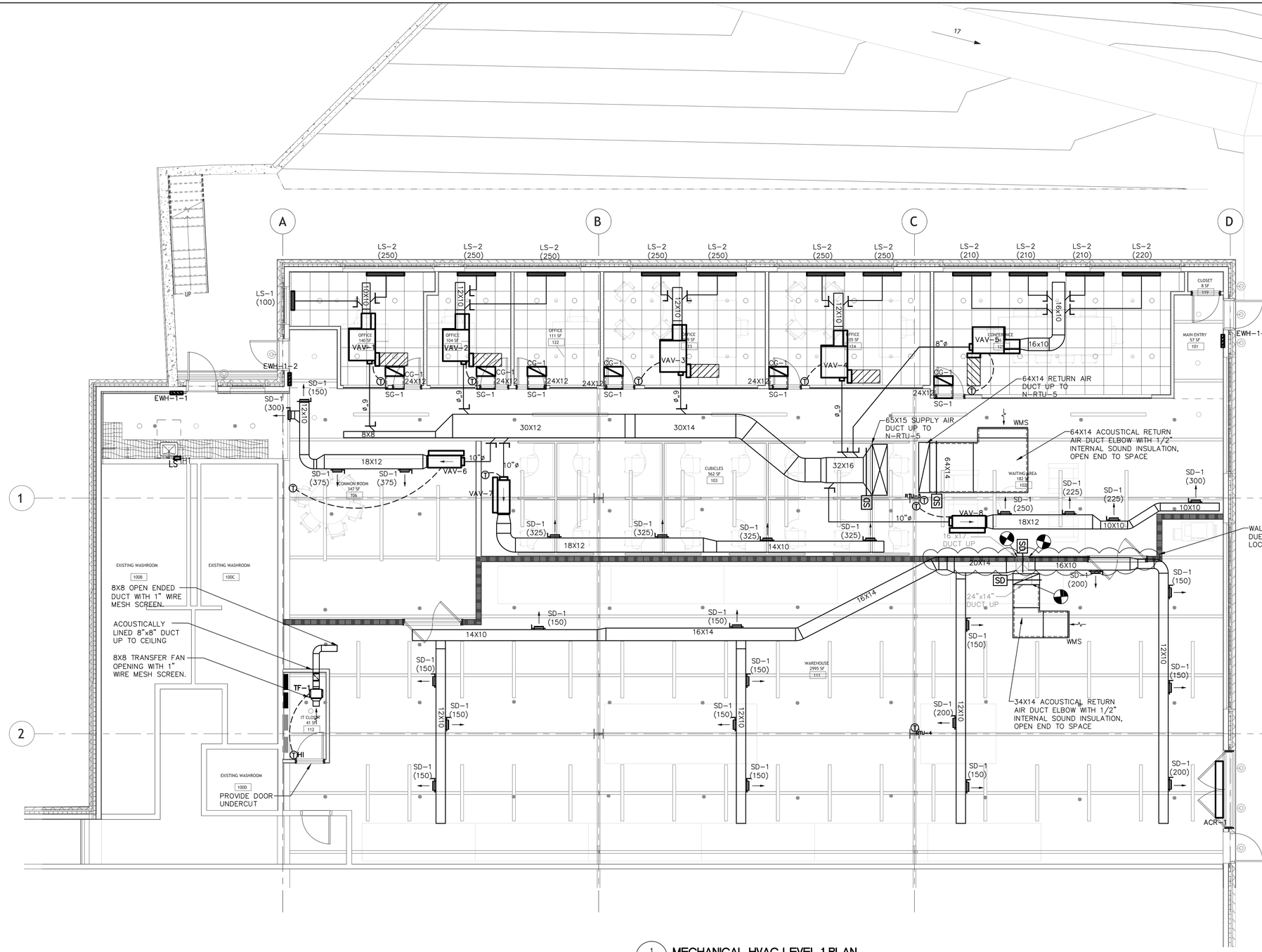
19 NEWTOWN TURNPIKE

MECHANICAL HVAC SPECIFICATIONS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

M-002

Scale NO SCALE



1 M-101 **MECHANICAL HVAC LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"

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STATE OF CONNECTICUT · ROBERT D. TOURGNI · NO. 31026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

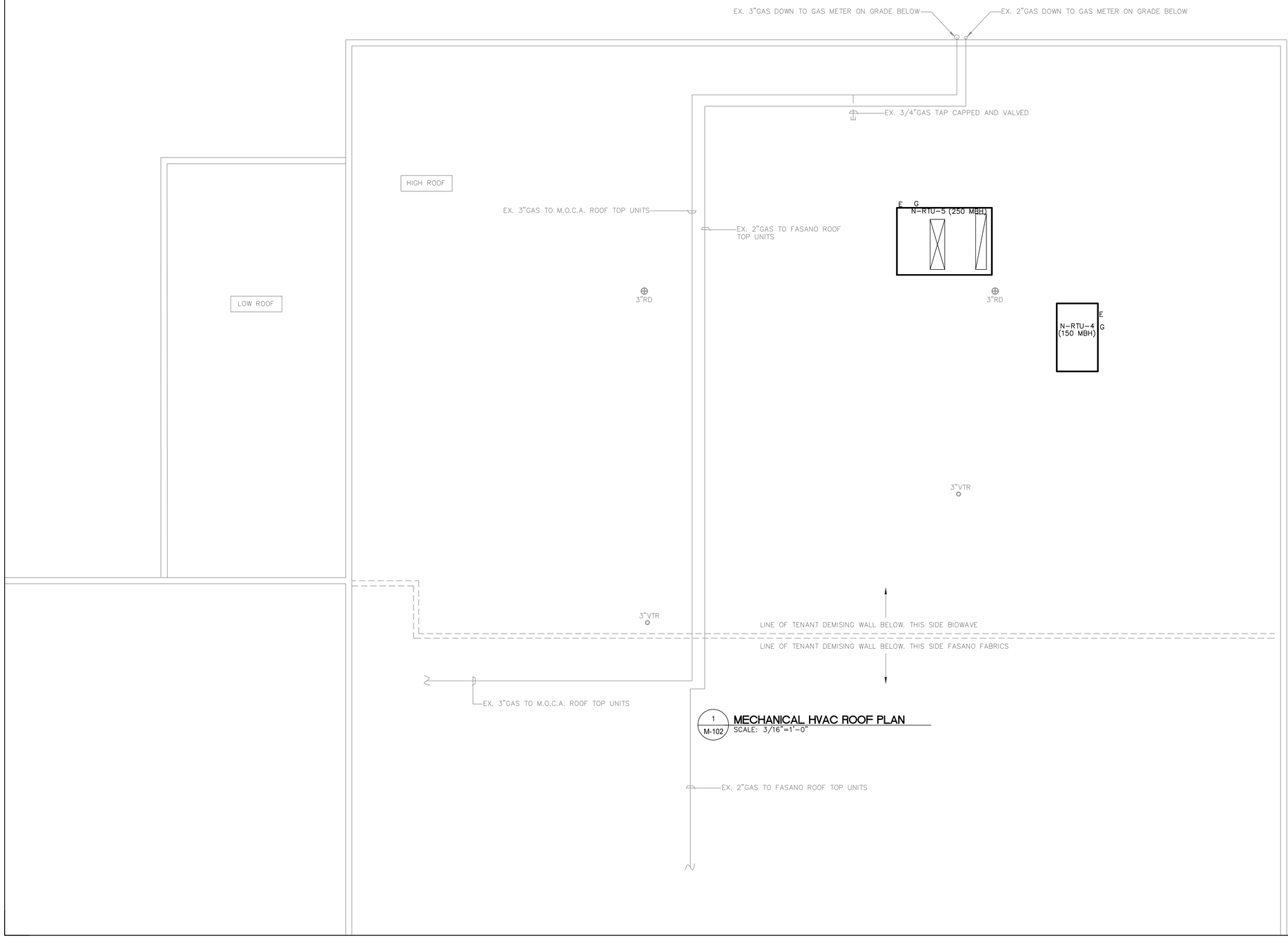
19 NEWTOWN TURNPIKE

MECHANICAL HVAC LEVEL 1 PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

M-101

Scale AS NOTED



1 / M-102 **MECHANICAL HVAC ROOF PLAN**
SCALE: 3/16"=1'-0"

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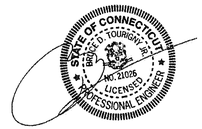


No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

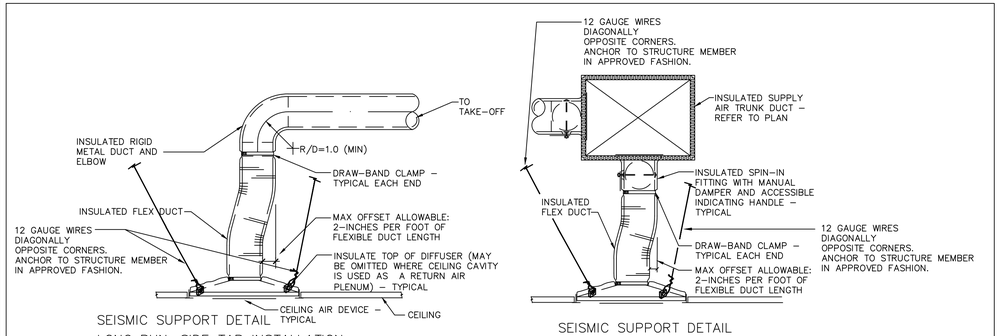
19 NEWTOWN TURNPIKE

MECHANICAL HVAC ROOF PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

M-102

Scale	AS NOTED



SEISMIC SUPPORT DETAIL
LONG RUN, SIDE TAP INSTALLATION

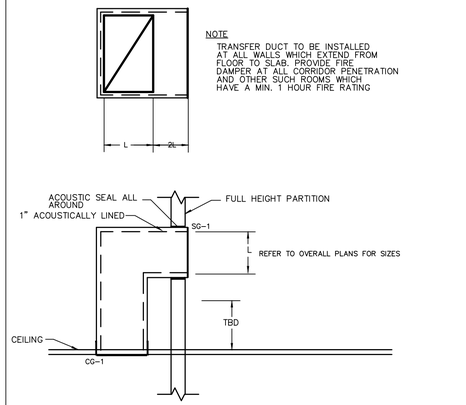
SEISMIC SUPPORT DETAIL
BOTTOM TAP INSTALLATION

DETAIL NOTES

1. TWO INSTALLATION OPTIONS ARE SHOWN. PROVIDE THE MOST SUITABLE OPTION BASED UPON ACTUAL DUCT LAYOUT, DIFFUSER LOCATION, AND FIELD CONDITIONS. WHERE FLEXIBLE DUCT RUN EXCEEDS THE MAXIMUM ALLOWABLE LENGTH, PROVIDE THE LONG RUN, SIDE TAP INSTALLATION.
2. FLEXIBLE DUCT: U.L. LISTED CLASS 1 AIR DUCT, TESTED IN ACCORDANCE WITH U.L. 181. MAXIMUM LENGTH ALLOWED IS 5 FEET.
3. SPIN-IN FITTING: FLARED TYPE WITH BUTTERFLY DAMPER AND INDICATING HANDLE. PROVIDE STRAIGHT-IN TYPE SPIN-IN FITTING ONLY WHERE TRUNK DUCT SIZE WILL NOT ALLOW THE INSTALLATION OF A FLARED TYPE FITTING. INSTALL DUCT INSULATION SO THAT DAMPER HANDLE IS ACCESSIBLE AND VISIBLE ON THE BOTTOM OR SIDE OF THE SPIN-IN FITTING.
4. PROVIDE ACCESS TO DAMPERS LOCATED IN CEILINGS OTHER THAN LAY-IN TYPE CEILINGS.
5. PROVIDE MINIMUM LENGTH OF FLEXIBLE DUCT WITH NO EXCESS LENGTH BETWEEN CONNECTION POINTS. INSTALL FULLY EXTENDED, NOT COMPRESSED.
6. EXTEND FLEXIBLE DUCT A MINIMUM LENGTH OF ONE DUCT DIAMETER STRAIGHT FROM CONNECTION POINTS BEFORE BENDING. MAKE SMOOTH BENDS WITHOUT DEFORMING DUCT CROSS-SECTION.
7. PROVIDE ROUND-TO-RECTANGULAR INSULATED SHEET METAL TRANSITION AT THE NECK OF THE CEILING AIR DEVICE AS NECESSARY FOR RECTANGULAR NECK DIFFUSERS/GRILLES.
8. SUPPORT FLEXIBLE DUCT AS RECOMMENDED BY MANUFACTURER USING A MINIMUM OF 1-1/2 INCH WIDE BAND CLAMP. MAXIMUM HANGER SPACING IS 4 FEET WITH A MAXIMUM PERMISSIBLE SAG OF 1/2-INCH PER FOOT BETWEEN SUPPORTS. HANGERS MUST MAINTAIN ROUND DUCT SHAPE.

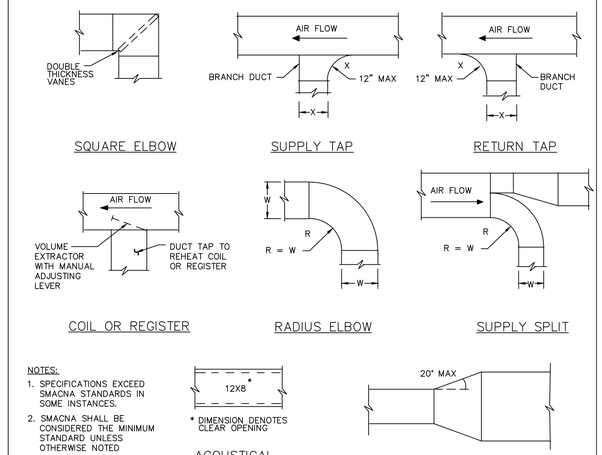
CEILING DIFFUSER/RETURN GRILLE CONNECTION DETAIL

NOT TO SCALE



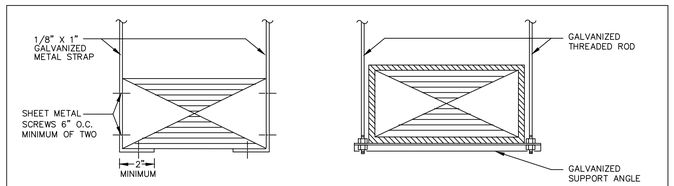
DETAIL - ACOUSTICALLY LINED AIR TRANSFER DUCT

SCALE: NONE REFER TO OVERALL PLANS FOR SIZES



DUCT CONSTRUCTION

NO SCALE

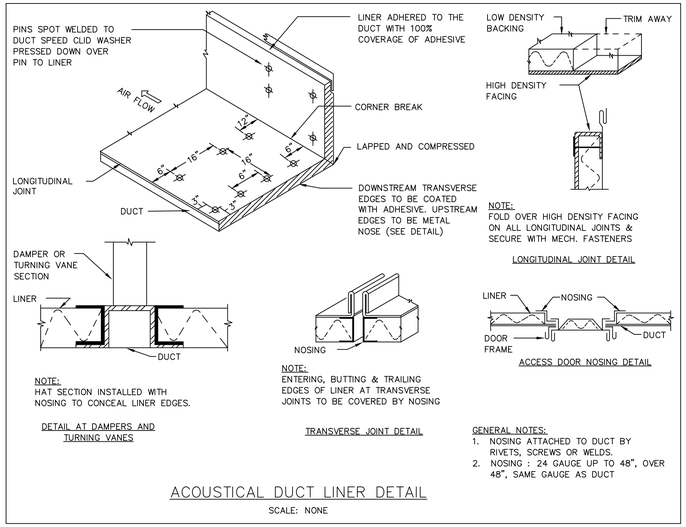


DUCT WIDTH	ROD DIA.	SUPPORT ANGLE OR EQUIV. CHANNEL	MAXIMUM SPACING	MAXIMUM AREA *
25" TO 30"	3/8"	1 1/2" X 1 1/2" X 1/8"	8'-0" O.C.	4 SQ. FT.
31" TO 42"	3/8"	1 1/2" X 1 1/2" X 1/8"	6'-0" O.C.	10 SQ. FT.
43" TO 60"	1/2"	1 1/2" X 1 1/2" X 1/8"	6'-0" O.C.	10 SQ. FT.
61" TO 84"	1/2"	2" X 2" X 1/4"	4'-0" O.C.	--------
85" AND UP	1/2"	2" X 2" X 1/4"	4'-0" O.C.	--------

* REDUCE SPACING TO NEXT SMALLER INTERVAL IF DUCT AREA EXCEEDS MAXIMUM

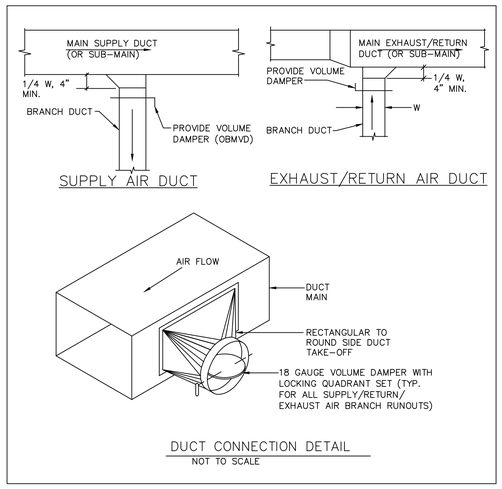
DUCT SUPPORT

NO SCALE



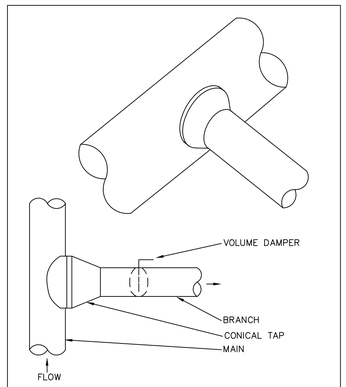
ACOUSTICAL DUCT LINER DETAIL

SCALE: NONE



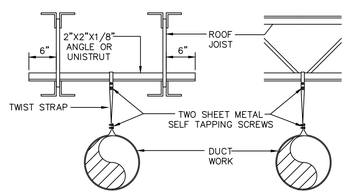
DUCT CONNECTION DETAIL

NOT TO SCALE



BRANCH TAKE-OFF DETAIL

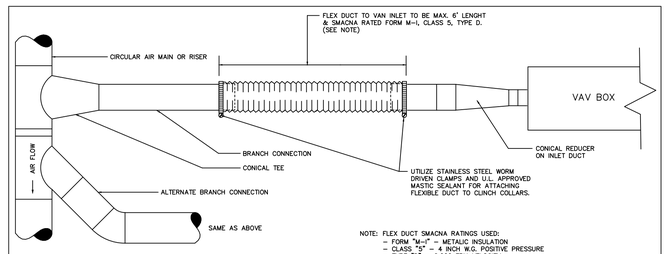
NOT TO SCALE



NOTES:
1. RECTANGULAR DUCTS SIMILAR.
2. ALL DUCTS & SUPPORTS PER SMACNA

DUCT HANGER DETAIL

NOT TO SCALE



VAV / FAN BOX CIRCULAR DUCT CONNECTIONS DETAIL

NO SCALE

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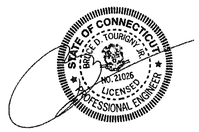

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

MECHANICAL HVAC DETAILS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

M-200

Scale NO SCALE

ROOFTOP UNIT (HEAT PUMP/HYBRID HEAT) SCHEDULE

UNIT NO.	AREA SERVED	LOCATION	TONS	BLOWER SECTION						COOLING CAPACITY (MBH)		E.A.T. (°F DB)	EVAPORATOR					COMPRESSORS				HEATING					RE-HEAT	HEAT PUMP			ELECTRICAL DATA					UNIT WEIGHT (LBS)	MANUFACTURER & MODEL NO.	REMARKS
				TOTAL SUPPLY AIR CFM	TOTAL R.A. CFM	OA CFM	TOTAL S.P.	SUPPLY MOTOR HP	FAN RPM	TOTAL	SENS.		FACE AREA	E.A.T. (°F) DB	E.A.T. (°F) WB	L.A.T. (°F) DB	L.A.T. (°F) WB	NUMBER	REFRIGERANT	EER	IEER	TYPE	E.A.T. (°F)	L.A.T. (°F)	INPUT (MBH)	OUTPUT (MBH)	CAPACITY (MBH)	COP (@47°F)	E.A.T. (°F)	L.A.T. (°F)	HEATING CAPACITY (MBH)	VOLTS	PHASE/HZ	FLA	MCA	MOP			
N-RTU-4	WAREHOUSE	ROOF	6.0	2,400	–	–	1.121	3.0	1,172	77.35	59.30	95.0	–	80.0	67.0	58.59	57.12	2	R-454B	12.6	16.10	GAS	60.0	106.36	150.0	121.50	–	3.68	60.0	92.62	72.67	208	3/60	--	38.0	50.0	1,180.0	TRANE DHK072A3	
N-RTU-5	OFFICES	ROOF	12.5	5,500	–	–	1.751	2.9	1,330	155.11	122.67	95.0	–	80.0	67.0	60.56	58.39	2	R-454B	11.90	17.00	GAS	60.0	93.83	250.0	202.5	28.44	3.55	60.0	87.40	139.89	208	3/60	--	84.0	110.0	2,810.0	TRANE DHK150A3	

PROVIDE THE FOLLOWING ACCESSORY FOR UNITS.
1. PROVIDE 14" TALL PRE-FABRICATED INSULATED ROOF CURB. (IF STRUCTURAL DOES NOT PROVIDE DUNNAGE)
2. PROVIDE 2" THICK 30% PLEATED THROWAWAY FILTERS.
3. PROVIDE UNITS WITH CONVENIENCE OUTLET, HINGED ACCESS PANELS, MOTORIZED OUTSIDE AIR INTAKE DAMPER.
4. PROVIDE CONDENSATE TRAP PER MANUFACTURER'S RECOMMENDATIONS AND CONDENSATE OVERFLOW SWITCH .
5. PROVIDE SYMBIO 700 UNIT CONTROLS.
6. PROVIDE SMOKE DETECTORS IN SUPPLY AND RETURN DUCTS INTER LOCK WITH FIRE ALARM
7. PROVIDE IN UNITS HOT GAS REHEAT COIL (DEHUMIDIFICATION) AND H'STAT,
8. PROVIDE GFCI CONVENIENCE RECEPTACLE (120 VOLT) IN WATER PROOF ENCLOSURE (ALL UNITS)

GRILLES AND REGISTERS SCHEDULE

DIFF. SUPPLY — COLOR WHITE

SYMBOL	CFM RANGE	INLET	NC	FACE	MODEL	MATERIAL
CD-1	0-300	REFER TO PLAN	--	24X24	TITUS OMNI	ALUMINUM
SD-1	0-400	REFER TO PLAN	12	24X6	TITUS 300FL	ALUMINUM

NOTES:
1. COORDINATE BORDER, FRAME AND FINISH OF AIR OUTLETS WITH ARCHITECT.
2. PROVIDE CORD OPERATED DAMPERS FOR SUPPLY, RETURN DEVICES IN INACCESSIBLE CEILINGS.
3. PROVIDE DIFFUSERS IN COLOR WHITE, TO BE APPROVED BY ARCHITECT.
4. FINAL LOCATION OF ALL DIFFUSERS AND GRILLES TO BE APPROVED BY ARCHITECT PRIOR TO START OF WORK.

RETURN REGISTERS — COLOR WHITE

SYMBOL	CFM RANGE	INLET	NC	FACE	MODEL	ACCE
CG-1	0-650	--	--	24X12	TITUS 355RL	ALUMINUM
CG-2	0-1800	--	--	24X24	TITUS 355RL	ALUMINUM

NOTES:
1. COORDINATE BORDER, FRAME AND FINISH OF AIR OUTLETS WITH ARCHITECT.
2. PROVIDE CORD OPERATED DAMPERS FOR SUPPLY, RETURN DEVICES IN INACCESSIBLE CEILINGS.
3. PROVIDE LIGHT SHIELD ON ALL SLOT RETURN GRILLES

FAN SCHEDULE

DESIGNATION	SERVICE	LOCATION	TYPE	DESIGN AIR QUANTITY (CFM)	TOTAL STATIC PRESSURE (IN. OF WATER)	FAN SPEED (RPM)	OUTLET VELOCITY (FPM)	WHEEL DIAMETER (INCHES)	DISCHARGE DIRECTION	CONTROL TYPE	FAN MOTOR DATA								MANUFACTURER	MODEL NO.	REMARKS
											MOTOR BHP	OPERATING POWER HP	SONES @ F.A.	SPEED (RPM)	F.L.A.	VOLTS/PHASE	STARTER BY (DIV 15 OR 16)	STARTER TYPE A: AFD B: AUTO TRANSF C: ACROSS THE LINE D: REDUCED VOLTAGE	EMERGENCY POWER REQ'D (Y/N)			
TF-1	IT CLOSET	CEILING	INLINE	200	0.25	–	–	–	–	–	25 WATTS	0.7	949	1.5	115/1	–	–	N	GREENHECK	CSP-A390-VG	1, 2

NOTES:
1. PROVIDE REVERSE-ACTING THERMOSTATIC CONTROLS

ELECTRIC AIR CURTAIN

UNIT NO.	LOCATION	TYPE	NOMINAL KW	MBH	CFM	VOLT/PH	FLA	MOTOR HP	MODEL	MAKE	REMARKS
ACR-1	REFER TO PLAN	AIR CURTAIN HEATER EC MOTOR	24	812	2080	208/3	72	2(1/2)	QP-10-72-2-2E-AL	MARS	

NOTES:
1. PROVIDE INTERNAL DISCONNECT SWITCH
2. FURNISH AND INSTALL MAGNETIC REED DOOR SWITCH.
3. PROVIDE MANUFACTURE MTG. BRACKETS AND HARDWARE REQUIRED FOR INSTALLATION.

ELECTRIC WALL HEATERS — MANUFACTURER – QMARK

UNIT #	CAP. MBH	AMPS	KW	(CFM)	VOLTAGE/PH	MODEL	REMARKS
EWH-1-1	10.2	14.4	3.0	100	208/1	AWH-4404	COORDINATE MTG DETAILSWITH ARCHITECT
EWH-1-2	10.2	14.4	3.0	100	208/1	AWH-4404	COORDINATE MTG DETAILSWITH ARCHITECT
EWH-1-3	10.2	14.4	3.0	100	208/1	AWH-4404	COORDINATE MTG DETAILSWITH ARCHITECT

NOTE:
1. PROVIDE INTERNAL DISCONNECT SWITCH

NEW AIR TERMINAL UNITS SCHEDULE

VAV NO.	CONDITION	INLET SIZE	AIR FLOW MIN	AIR FLOW MAX	DESIGN CFM	SP	FAN POWER HP	HEATING COIL EAT	HEATING COIL LAT	HEATING COIL ELEC.HEATER	ELECT. DATA FLA	ELECT. DATA MCA	ELECT. DATA MOP	ELECT. DATA VOLTS	ELECT. DATA PH	MAKE	MODEL	REMARKS
VAV-1	NEW	5"ø	100	350	350	0.25	0.33	65.71	88.20	2.5 KW	11.34	14.17	15.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR
VAV-2	NEW	6"ø	150	500	500	0.25	0.33	65.50	87.53	3.5 KW	14.12	17.64	20.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR
VAV-3	NEW	6"ø	150	500	500	0.25	0.33	65.50	87.53	3.5 KW	14.12	17.64	20.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR
VAV-4	NEW	6"ø	150	500	500	0.25	0.33	65.50	87.53	3.5 KW	14.12	17.64	20.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR
VAV-5	NEW	8"ø	250	850	850	0.25	0.33	65.59	87.81	6.0 KW	21.05	26.32	30.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR
VAV-6	NEW	10"ø	600	1200	1200			–	89.10	6.5 KW	18.04	22.55	25.0	208	3	TRANE	VCEF	SY210 BASIC (ELECTRIC HEAT-MOD SCR)
VAV-7	NEW	10"ø	650	1300	1300			–	86.47	6.5 KW	18.04	22.55	25.0	208	3	TRANE	VCEF	SY210 BASIC (ELECTRIC HEAT-MOD SCR)
VAV-8	NEW	10"ø	500	1000	1000			–	86.47	5.0 KW	13.88	17.35	20.0	208	3	TRANE	VCEF	SY210 BASIC (ELECTRIC HEAT-MOD SCR)

NOTES:
1. ALL VAV TERMINAL BOXES TO BE PROVIDED WITH SYMBIO 210 DDC CONTROLS.
2. PROVIDE 10 FT. OF ACOUSTICAL LINING DOWNSTREAM OF EACH TERMINAL UNIT.
3. PROVIDE ECM MOTOR – CONSTANT VOLUME

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Stamp

STATE OF CONNECTICUT — BRIAN D. TOURIGNY — NO. 31026 — LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

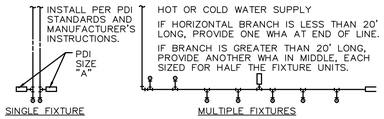
19 NEWTOWN TURNPIKE

MECHANICAL HVAC SCHEDULE

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

M-300

Scale: NO SCALE



SINGLE FIXTURE

MULTIPLE FIXTURES

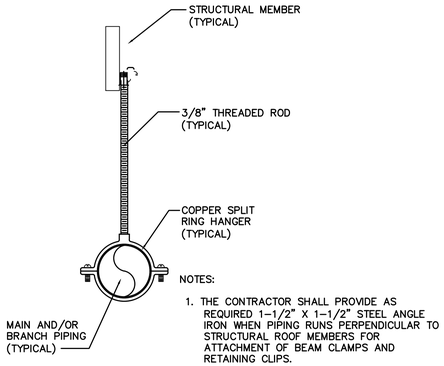
PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1–11
B	3/4"	12–32
C	1"	33–60
D	1–1/4"	61–113
E	1–1/2"	114–154
F	2"	154–330

FIXTURE UNIT TABULATION		
FIXTURE	COLD	HOT
SINK	1.5	1.5
DISHWASHER	--	1.5

DO NOT PROVIDE AIR CHAMBERS. PROVIDE WATER HAMMER ARRESTORS WITH PISTON AND O–RING CONSTRUCTION HAVING PDI #WH–201, ASSE # 1010 AND ANSI # A112.26.IM CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. INSTALL IN LINE WITH WATER FLOW DIRECTION, IF POSSIBLE. SIZE THE UNITS AS SHOWN ON THE DRAWINGS AND/OR PER THE TABLES SHOWN ABOVE.

WATER HAMMER ARRESTOR

NO SCALE

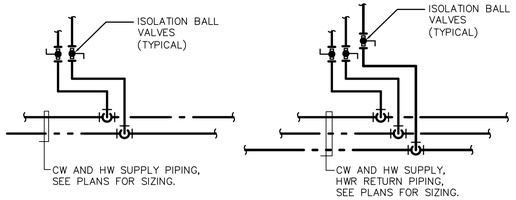


NOTES:

1. THE CONTRACTOR SHALL PROVIDE AS REQUIRED 1–1/2" X 1–1/2" STEEL ANGLE IRON WHEN PIPING RUNS PERPENDICULAR TO STRUCTURAL ROOF MEMBERS FOR ATTACHMENT OF BEAM CLAMPS AND RETAINING CLIPS.

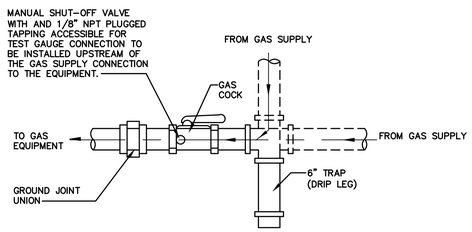
TYPICAL PIPE HANGER DETAIL

NOT TO SCALE



TYPICAL BRANCH AND RUNOUT PIPING INSTALLATION DETAIL

NOT TO SCALE



TYPICAL GAS CONNECTION TO EQUIPMENT DETAIL

NO SCALE

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	HOT WATER	COLD WATER	TEMPERED WATER	WASTE OR SAN	VENT	KEY NOTES
SINK	1/2"	1/2"	---	2"	1 1/2"	1,2,3,4,6
DISHWASHER	1/2"	---	---	YES	---	5,7
						1,2,3,5,6,7

NOTE:

1. SEE ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE MOUNTING HEIGHTS.
2. CONTRACTOR TO COORDINATE MOUNTING WITH CABINET DETAILS
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES. ALL HANDICAP ACCESSIBLE FIXTURES SHALL BE MOUNTED IN ACCORDANCE WITH ADA SPECIFICATIONS WHERE IDENTIFIED ON THE ARCHITECTURAL AND PLUMBING DRAWINGS.
4. PROVIDE TRUEBRO LAV–GUARD MODEL 102 FOR ALL EXPOSED COLD, HOT WATER, AND SANITARY PIPING UNDER SINKS.
5. PROVIDE WATTS LF7 BACK FLOW PREVENTER. PROVIDE BALL VALVE ON INLET
6. PROVIDE BALL VALVE WITH FLEXIBLE SS SUPPLY FOR EACH CONNECTION
7. FURNISH AND INSTALL WASTE PIPE WITH LOOP IN ACCORDANCE WITH SECTION 409 2021 IPC

REFER TO ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS

SCHEDULE –ELECTRIC WATER HEATER

MARK	MODEL	VOLTAGE/AMPS	KW INPUT	TEMP OF WATER TO BE DELIVERED	ACCESSORIES
IH1	CHRONOMITE CM–40L–208	208V,1–PHASE 40 AMPS 50A C/B	8.32 KW	120 DEG.	1,2,3,4,5

NOTES:

1. ALL UNITS SHALL MEET ASHRAE 90–75 AND ALL LOCAL CODE REQUIREMENTS, AND SHALL BE AGA CERTIFIED.

ACCESSORIES:

1. DIELECTRIC FITTINGS ON INLET AND OUTLET.
2. PROVIDE BALL VALVE WITH UNION ON WATER INLET AND GATE VALVE ON OUTLET CONNECTION. SET WATER TEMP TO 120 DEGREES DISCHARGE.
3. FACTORY SET MAX OUTLET TEMPERATURE TO 120 DEGREES F
4. FURNISH AND INSTALL CHRONOMITE 2095–1 DISCONENCT SWITCH. 60 AMP RATING AT 600V RATING. 3–13/16"WX4–3/16"DX5–1/8" TALL
5. FURNISH AND INSTALL WATTS LFWDS SERIES FLOOD SAFE AUTOMATIC WATER SHUT OFF DETECTOR WITH LEAK SENSOR"LS"

GAS SYSTEM GENERAL NOTES

GAS SYSTEM GENERAL NOTES

1. THESE GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING DRAWINGS.
2. DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL INTENT OF WORK, SEE DETAILS, SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 54, STATE, AND LOCAL CODE REQUIREMENTS.PROVIDE SEIZMIC SUPPORT FOR INTERIOR GAS PIPING
3. PLUMBING CONTRACTOR MUST REVIEW DRAWINGS OF THE OTHER TRADES AS PART OF THIS CONTRACT FOR ADDITIONAL WORK REQUIRED AND OR COORDINATION OF HIS WORK FOR OPERATIONS OR CONNECTIONS TO OTHER SYSTEMS.
4. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL SERVICES TO HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO: GAS SUPPLY PIPING, CONDENSATE PIPING, COLD WATER SUPPLY PIPING, DRAINS, AND CONNECTIONS TO AIR HANDLING UNITS, FAN COIL UNITS, UNIT HEATERS, BOILERS, CHILLERS, ETC. ALSO, DEVICES REQUIRED INCLUDE BACKFLOW PREVENTERS, REGULATORS, UNIONS, TRAPS, AND SHUT–OFF VALVES REQUIRED FOR THIS EQUIPMENT. REFER TO HVAC DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.
5. THE PLUMBING CONTRACTOR SHALL PROVIDE PIPE EXPANSION JOINTS ON PIPING PASSING THRU ALL BUILDING EXPANSION JOINT LOCATIONS AS REQUIRED PER BUILDING CODES WHETHER OR NOT SHOWN ON DRAWINGS. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING EXPANSION JOINT LOCATIONS AND EXPANSION DIMENSIONS.
6. THIS PROJECT INVOLVES THE CONSTRUCTION OF A RENOVATION OF EXISTING FACILITY. BEFORE SUBMITTING A BID, THE PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING PLUMBING CONDITIONS AND THAT OF THE OTHER TRADES (STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, SITE, ETC.). THIS CONTRACT INCLUDES ALL MODIFICATIONS OF EXISTING SYSTEMS REQUIRED FOR THE INSTALLATION OF THE NEW SYSTEMS. THIS CONTRACT INCLUDES ALL NECESSARY OFFSETS, TRANSITIONS, AND MODIFICATIONS REQUIRED TO INSTALL NEW EQUIPMENT. ALL NEW EQUIPMENT AND SYSTEMS SHALL BE FULLY OPERATIONAL UNDER THIS CONTRACT BEFORE THE JOB IS CONSIDERED COMPLETE. THE PLUMBING CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ASSUMPTIONS, OMISSIONS, OR ERRORS MADE AS A RESULT OF THE CONTRACTOR'S FAILURE TO BECOME FULLY FAMILIAR WITH THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS OF ALL TRADES.
7. THE PLUMBING CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES CONTRACTORS THE ROUTING AND INSTALLATION OF GAS SERVICE PIPING TO AVOID CONFLICTS BETWEEN THE GAS PIPING AND THEIR WORK. THE CONTRACTOR SHALL LOCATE ALL PIPING, DUCTWORK, CONTROLS, ETC. AND COORDINATE WITH NEW WORK BEING DONE.
8. THE PLUMBING CONTRACTOR SHALL COORDINATE AND SCHEDULE (PREMIUM OFF–HOUR IF NECESSARY) WITH THE OWNER THE SHUT–DOWN OF THE EXISTING PLUMBING SYSTEMS FOR FINAL CONNECTION OF NEW GAS SERVICE OR CAPPING OF EXISTING SITE GAS PIPING PRIOR TO COMMENCEMENT OF WORK SO THAT ANY DISRUPTIONS TO THE ACTIVE MAINS ARE KEPT TO A MINIMUM.
9. THE INTERRUPTIONS IN DAILY OPERATIONS MUST BE COORDINATED IN ADVANCE WITH THE OWNER'S DESIGNATED REPRESENTATIVE. THIS SHALL INCLUDE SERVICE INTERRUPTIONS, CONNECTIONS, AND DISRUPTIONS EFFECTING OTHER TRADES, REMOVAL OF EQUIPMENT, ETC.
10. GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS. WHERE GAS PIPING CONNECTS TO EQUIPMENT, IT SHALL BE PROVIDED WITH A DRIP LEG THE FULL SIZE OF THE SUPPLY PIPE. A 100% SHUT–OFF GAS COCK AND A UNION. ALL GAS PIPING RUN OUTDOORS AND AT GARAGE LEVELSHALL BE BLACK STEEL PIPE, PAINTED YELLOW AND PERMATELY LABELED.
11. ALL STEEL PIPE JOINTS SHALL BE WELDED OVER 2 INCHES. WELDERS SHALL BE CERTIFIED AND ALL WORK SHALL BE IN ACCORDANCE WITH ASTM, AWS, API, MIL, ANSI, AND ASME STANDARDS.
12. GAS PIPING HANGERS AND SUPPORTS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/MSS SP–58 REQUIREMENTS OF STANDARD PRACTICE FOR PIPE HANGERS AND SUPPORTS – MATERIALS, DESIGN, AND MANUFACTURER. ALL PIPE SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE IN A NEAT AND WORKMANLIKE MANNER. SUPPORT EVERY 6 FEET.
13. PORTIONS OF GAS PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBE FITTINGS, OR RUNNING THREADS. NO GAS VALVES SHALL BE INSTALLED IN ABOVE CEILING LOCATIONS.
14. A VERTICAL CHASE ENCLOSING A GAS PIPE RISER SHALL BE VENTILATED AT THE TOP DIRECT TO THE OUTDOORS IN ACCORDANCE WITH NFPA 54, SECTION 3.5.3. VENT SHALL NOT BE PROXIMAL TO ANY BUILDING OPENING.
15. ALL GAS VENTS FROM PRESSURE RELIEF OR PRESSURE REGULATING DEVICES SHALL BE PIPED THE FULL OUTLET SIZE AND SHALL BE FITTED WITH AN AGA APPROVED FITTING WITH INSECT SCREEN. PROVIDE CAULKING OR PROPER FLASHING AT VENTS.
16. ALL BRANCH OUTLET PIPES SHALL BE TAKEN FROM THE TOP OR SIDES OF THE HORIZONTAL LINES AND NOT FROM THE BOTTOM.
17. USE DIELECTRIC UNIONS WHERE DISSIMILAR METALS ARE JOINED TOGETHER.
18. INSPECT, TEST AND PURGE THE GAS PIPING SYSTEM IN ACCORDANCE WITH NFPA 54 AND ALL STATE AND LOCAL CODE REQUIREMENTS. MINIMUM REQUIREMENTS SHALL BE 5 PSIG FOR A PERIOD OF 2 HOURS.
19. ALL INTERIOR GAS PIPING TO BE PROVIDED WITH SEIZMIC SUPPORTS EVERY 10 FEET AND CHANGE OF DIRECTION.

PLUMBING NOTES

1. DO NOT USE ANY PART OF THE BUILDING AS A SHOP EXCEPT PARTS DESIGNATED FOR SUCH PURPOSES.
2. THE CONTRACTOR SHALL GIVE 48HR WRITTEN NOTICE IN ADVANCE TO THE OWNER OF ANY REQUIRED SHUTDOWNS OF BUILDING SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION OF WATER, VENT, INDIRECT AND DIRECT WASTE PIPING INCLUDING PLUMBING FIXTURES AND RELATED VALVES, TRIMS AND EQUIPMENT AT LOCATIONS INDICATED ON THE DRAWINGS AS WELL AS THOSE SHOWN ON ARCHITECTURAL DRAWINGS.
4. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH STATE, IPC PLUMBING CODE 2021 AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
5. ALL PIPING PENETRATING CEILINGS AND WALLS SHALL BE INSTALLED WITH CHROME–PLATED ESCUTCHEONS AT THE PENETRATIONS. ALL PIPING PENETRATING EXTERIOR WALL AND ROOFS SHALL BE FLASHED IN AN APPROVED MANNER AND SHALL BE PROTECTED AS REQUIRED BY LOCAL CODE AUTHORITY.
6. ALL SINK TRAPS AND SUPPLIES TO BE CHROME PLATED BRASS
7. ALL PIPING ABOVE GRADE SHALL BE PROPERLY SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE.
8. SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT. SHOP DRAWINGS SHALL INCLUDE: ALL EQUIPMENT SCHEDULED ON THE DRAWING; PLUMBING FIXTURES AND TRIM: WATER HEATERS AND ACCESSORIES: PIPE, VALVES, AND FITTINGS: SANITARY AND WATER RISER DIAGRAMS: INSULATION, AND ALL PIPE ROUTING WITH ELEVATIONS AND EQUIPMENT OF OTHER TRADES AS TO IDENTIFY CONFLICTS
9. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS, AND SHALL FURNISH EQUIPMENT WIRED FOR THE VOLTAGES SHOWN THEREIN.
10. PLUMBING CONTRACTOR SHALL REMOVE OR ENCLOSE ANY AND ALL PVC WHICH IS EXPOSED TO THE RETURN AIR PLENUM.
11. ALL PLUMBING EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. ALL PLUMBING EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER START–UP.
13. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS.
14. ALL PLUMBING EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON–FUSED) WITH ELECTRICAL DRAWINGS.
15. ALL SHUT–OFF, TRAP PRIMER, CHECK, BALANCING, PRESSURE REGULATING VALVES SHALL BE PROVIDED WITH ACCESS. COORDINATE WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR MOUNTING AND LOCATION OF ANY REQUIRED ACCESS PANELS
16. NO DEAD ENDS SHALL BE LEFT ON PIPING.
17. ALL EXPOSED WATER SUPPLIES AND SANITARY WASTE BELOW OR INSIDE SINK, PANTRY OR MOTHERS ROOM CABINETS SHALL BE CHROME PLATED

CONTRACTOR TO IDENTIFY AND LABEL ALL GAS PIPING AS TO WHICH TYPE AND PRESSURE

ALL GAS SHUT–OFF VALVES SHALL BE ACCESSIBLE AND LOCATED BELOW CEILINGS.NO GAS VALVES WILL BE PERMITTED ABOVE CEILINGS OR IN ANY CONCEALED SPACES. REMOVE ANY PRE INSTALLED GAS SHUT OFF VALVES ON THE EXISTING 1–1/2" 2PSI GAS FEED STUBBED INTO THE TENANT SPACE

PLUMBING CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR NEW GAS METER INSTALLATION. SUBMIT LOADS TO GAS COMPANY BY THE FIRST PROJECT MEETING
PROVIDE NEW GAS METER ASSEMBLY WITH REGULATOR.
SUBMIT LOADS TO GAS COMPANY FOR SERVICE SIZING BY FIRST PROJECT MEETING.

LEGEND:

- NEW VENT PIPING
- NEW SANITARY PIPING
- NEW COLD WATER PIPING
- NEW HOT WATER PIPING
- NEW SANITARY PIPING BELOW FLOOR
- NEW BALL VALVE
- INDICATES POINT OF NEW CONNECTION TO EXISTING
- NEW 1/4 TURN BALL VALVE
- NEW QUARTER TURN BALL VALVE
- WH NEW WATER HAMMER ARRESTOR

IMPORTANT

CONTRACTOR SHALL SUBMIT AT THE COMPLETION OF THE JOB:
IN ACAD 2004 FORMAT TO ENGINEER

a.) 4 SETS OF OPERATION AND MAINTENANCE MANUALS
b.) COMPLETE AS–BUILT DRAWINGS IN ACAD 2004 FORMAT TO ENGINEER
C.) 4–SETS HARD COPIES AS–BUILT DRAWINGS
D.) 1–SET RECORD DRAWINGS OF ALL WORK TO GCS UPON PROJECT COMPLETION

IMPORTANT

CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND ENSURE THERE ARE NO CONFLICTS WITH OTHER TRADES AND DRAWINGS. INCLUDING CEILING HEIGHTS, DUCTWORK, LIGHTING ETC. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO START OF CONSTRUCTION. THERE WILL BE NO EXTRA COMPENSATION FOR FAILURE TO COORDINATE.

ALL SUPPLY'S TO PLUMBING FIXTURES SHALL BE PROVIDED WITH SERVICE TYPE BALL VALVES FOR ISOLATION OF EACH FIXTURE

SCHEDULE OF PIPING MATERIAL:

SYSTEM OR EQUIPMENT:	MATERIALS:
DOMESTIC COLD WATER AND HOT WATER	COPPER WATER TUBE TYPE "L" WITH SILVER SOLDER FITTINGS
VENT AND SANITARY PIPING IN BUILDING. (GRAVITY)	CAST IRON SOIL PIPE AND FITTINGS, SERVICE WEIGHT
JOINTS: a) CAST IRON PIPE AND FITTINGS	BELL AND SPIGOT WITH NEOPRENE GASKET BELOW GROUND. "NO–HUB" NEOPRENE GASKET WITH S/S BANDS AND SHIELD ABOVE GROUND
b) COPPER WATER TUBE AND COPPER DRAINAGE/ CONDENSATE TUBE	SURFACE FED SOLDER JOINT, SOLDERING ALLOY 95% TIN AND 5% ANTIMONY
GAS PIPING	SCHEDULE 40 BLACK STEEL

IMPORTANT

ALL APPLIANCES, SINKS ETC. CONNECTED TO A WATER SUPPLY SHALL BE PROVIDED WITH QUARTER TURN BALL TYPE SHUT OFF VALVE SAFE STAINLESS STEEL CONNECTORS:

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STATE OF CONNECTICUT · RONALD D. TOURGNY III · NO. 21026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

PLUMBING NOTES, LEGEND AND DETAILS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

P-001

Scale NO SCALE

PLUMBING SPECIFICATIONS:

1 GENERAL

A. ALL WORK AND MATERIALS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE LOCAL CITY & STATE BUILDING CODE.

2. WORK

A. IT IS THE INTENT OF THESE SPECIFICATION TO HAVE THE CONTRACTOR PROVIDE FOR THE FURNISHING OF ALL LABOR, MATERIALS, PROTECTION AND SUPERVISION NECESSARY AND REQUIRED TO COMPLETE THE PLUMBING WORK AS INDICATED ON THE DRAWINGS AND DESCRIBED OR REFERRED TO IN THESE SPECIFICATIONS.

B. ALL PLUMBING AND DRAINAGE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PERTINENT REQUIREMENTS OF THE STATE/LOCAL BUILDING CODE, NATIONAL SANITATION FOUNDATION, HEALTH DEPARTMENT AND OTHER AGENCIES OR DEPARTMENTS HAVING JURISDICTION.

C. ALL WORK SHOWN ON THE DRAWINGS IS DIAGRAMMATIC AND SHALL BE INSTALLED TO FIT ACTUAL BUILDING CONDITIONS, ALL SUBJECT TO APPROVAL, THE CONTRACTOR SHALL AS PART OF THIS CONTRACT, FURNISH ALL INCIDENTALS SUCH AS PIPES, FITTINGS, VALVES, PIPE HANGERS AND SUPPORTS, ETC., AND ALL REMOVALS, TESTING, CLEANING AND MISCELLANEOUS ITEMS NECESSARY TO LEAVE EACH SYSTEM COMPLETE IN EVERY DETAIL AND READY FOR OPERATION.

D. IF MENTION HAS BEEN OMITTED IN THE SPECIFICATIONS OF ANY WORK SHOWN ON THE DRAWINGS OR IF WORK NOT SHOWN ON THE DRAWINGS IF CALLED FOR IN THE SPECIFICATIONS, SAME SHALL BE INCLUDED AS PART OF THE WORK OF THE CONTRACTOR.

E. SPECIAL CARE SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY DAMAGE TO EXISTING STRUCTURE. ALL REMOVAL AND CUTTING TO PERMIT INSTALLATION OF NEW EQUIPMENT OR PIPING SHALL BE DONE ONLY AFTER RECEIVING APPROVAL OF THE OWNER. EQUIPMENT TO BE REMOVED IS THE PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF AS DIRECTED.

F. PROVIDE ALL LABOR AND NEW MATERIALS REQUIRED AS INDICATED ON DRAWINGS.

G. CARE SHALL BE TAKEN WHEN CUTTING INTO EXISTING WATER AND DRAINAGE LINE TO PREVENT ACCIDENTAL FLOODING OF PREMISES. ALL SHUTDOWNS AND ALL REMOVALS AND NEW WORK SHALL BE IN COORDINATION WITH OWNER.

H. PERFORM ALL NECESSARY REMOVALS OF EXISTING PLUMBING PIPING AND MATERIALS. ALL EXISTING PLUMBING MATERIALS SHALL BE REMOVED BEFORE NEW WORK IS COMMENCED, ALL IN ACCORDANCE WITH STAGING REQUIREMENTS OF THE CONTRACT.

I. FILE AND PAY ALL FEES AND OBTAIN ALL APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND AUTHORITIES HAVING JURISDICTION.

3. RELATED WORK ON OTHER DRAWINGS

A. ELECTRICAL CONDUITS, POWER WIRING, ETC., FOR EQUIPMENT.

4. OPENINGS AND CHASES

A. PROVIDE ALL OPENINGS, CHASES, RECESSES AND BUCKS THAT ARE REQUIRED FOR THE ADMISSION OF THE WORK. THE CONTRACTOR SHALL DETERMINE IN AMPLE TIME, PRIOR TO THE INSTALLATION OF HIS WORK, ALL REQUIRED OPENINGS FOR ADMISSION OF FLOOR DRAINS, ETC.

B. INSPECT THE GENERAL PLANS FOR PIPE SPACES. DO ALL NECESSARY CUTTING, IF SUCH IS REQUIRED, TO ALLOW FOR THE ADMISSION OF THE WORK. REMOVE ALL SURPLUS MATERIALS AND DISPOSE OF SAME, AS AND WHERE DIRECTED.

C. CUTTING SHALL BE DONE WITH HAND TOOLS. NO CUTTING BY JACKHAMMER WILL BE PERMITTED.

5. CONSTRUCTION NOTES

A. IT IS THE INTENT THAT EACH PART OF THE SYSTEM SHALL BE COMPLETE IN ALL DETAILS AND WATER LINES PROVIDED WITH ALL CONTROL VALVES NECESSARY FOR SATISFACTORY OPERATIONS AND MAINTENANCE.

B. EXAMINE CAREFULLY THE PLANS OF OTHER TRADES IN DETAIL AND ALL CONDITIONS RELATIVE TO THE INSTALLATION OF PIPING.

C. IN NO CASE SHALL PIPING BE EXPOSED BEYOND FINISHED PLASTER LINES UNLESS SPECIFICALLY SHOWN OTHERWISE ON DRAWINGS. CONSULT WITH THE OTHER TRADES IN THE BUILDING AND INSTALL PIPING IN SUCH A WAY AS TO LEAST INTERFERE WITH THE INSTALLATION OF OTHER TRADES.

D. THE WATER PIPING SHALL BE INSTALLED SO AS TO DRAIN, AND BRANCHES SHALL NOT BE TRAPPED BUT SHALL HAVE CONTINUOUS PITCH.

E. PIPING SHALL BE INSTALLED SO AS TO AVOID DUCTS AND ELECTRIC LIGHT OUTLETS, AND BEFORE THE INSTALLATION OF SAME CONSULT WITH THE OTHER TRADES AND FACILITATE THE ERECTION OF THE EQUIPMENT.

F. AFTER CUTTING, ALL PIPES SHALL BE REAMED OUT TO FULL BORE, AND BEFORE ERECTION THE INSIDE OF ALL PIPES SHALL BE THOROUGHLY CLEANED.

6. MATERIALS – GENERAL REQUIREMENTS

A. ALL MATERIALS SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS, SUITABLE FOR THE CONDITIONS AND DUTIES IMPOSED UPON SAME AT THE BUILDING. MATERIALS SHALL MATCH EXISTING FOR SIMILAR SERVICE EXCEPT AS OTHERWISE NOTED HEREIN. THEY SHALL GENERALLY BE OF REPRESENTATIVE MANUFACTURE. BRAND NAMES ARE SPECIFIED TO INDICATE A STANDARD OF QUALITY ONLY.

7. DRAINAGE SYSTEM
GRAVITY

A. SOIL, WASTE, AND VENT PIPING SHALL BE CAST IRON "NO HUB" CISPI STD-301-75. PIPING SHALL BE SUPPORTED AT EVERY FIVE FEET AND AT EVERY CHANGE IN DIRECTION FOR HORIZONTAL PIPING. SCREW PLUG CLEANOUTS SHALL BE PROVIDED AT EACH CHANGE OF DIRECTION IN DRAINAGE PIPING. JOINTS SHALL BE NEOPRENE WITH STAINLESS STEEL COUPLING SIMILAR TO CREEZE CORP.

B. FIXTURE TRAPS AND WASTE PIPING EXPOSED TO VIEW SHALL BE CHROME PLATED BRASS, UNLESS OTHERWISE DIRECTED BY ARCHITECT.

C. INDIRECT WASTE SHALL BE COPPER TYPE "L".

D. PUMPED WASTE SHALL BE COPPER TYPE "K".

8. WATER PIPING

A. INSTALL NEW DOMESTIC HOT AND COLD WATER PIPING CONNECTING TO FIXTURES REQUIRING SAME AS INDICATED ON THE DRAWINGS.

B. PIPING CONCEALED IN HUNG CEILING OR PARTITIONS SHALL BE COPPER, TYPE "L" ASTM B88, WITH CAST BRASS FITTINGS AND CONFORMING TO REQUIREMENTS OF ANSI B16.18. JOINTS SHALL BE BRAZED JOINTS.

C. EXPOSED HOT AND COLD WATER PIPING SHALL BE STANDARD WEIGHT IPS BRASS PIPE, CHROME PLATED.

9. HANGERS AND SUPPORTS

A. ALL PIPING SHALL BE SUBSTANTIALLY SUPPORTED FROM THE BUILDING STRUCTURE. ALL HANGERS, RODS AND SUPPORTS SHALL BE SPECIFICALLY APPROVED FOR USE INTENDED. HANGERS AND SUPPORTS SHALL BE INSTALLED IN STRICT CONFORMITY WITH STATE/LOCAL BUILDING CODE REQUIREMENTS.

B. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OF HANGER RODS, INSERTS, ETC., IN REQUIRED LOCATIONS, PROVIDE ADDITIONAL STEEL FRAMING AS REQUIRED AND APPROVED.

C. EXPANSION SHIELDS SHALL BE PROVIDED TO SUPPORT HANGER RODS AT REQUIRED INTERVALS. EXPANSION SHIELDS SHALL BE "PHILLIPS" ANCHORS, HILTI CO., OR APPROVED EQUAL.

D. CHAINS, STRAPS, PERFORATED BARS OR WIRE HANGERS WILL NOT BE PERMITTED.

10. VALVES

A. FURNISH ALL VALVES, AS INDICATED ON THE DRAWINGS, OR AS MAY BE REQUIRED FOR THE PROPER CONTROL OF THE PIPE LINES INSTALLED UNDER THESE SPECIFICATIONS, SO THAT ANY FIXTURE, LINE OR PIECE OF APPARATUS MAY BE CUT OUT FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION OF THE SERVICE TO THE REST OF THE BUILDING. ALL WATER VALVES SHALL BE BRASS, 125 PSI STEAM RATED. ALL VALVES SHALL BE OF ONE MANUFACTURE.

B. ALL GATE VALVES WITHIN THE BUILDING SHALL BE WEDGE GATE VALVES WITH THE PAINTED IRON WHEEL HANDLES, SHALL HAVE GLAND FOLLOWERS IN STUFFING BOXES, AND SHALL BE SO CONSTRUCTED THAT THEY MAY BE REPACKED WHILE OPEN AND UNDER PRESSURE. ALL VALVES SHALL HAVE THE NAME OF THE MANUFACTURE AND WORKING PRESSURE CAST OR STAMPED THEREON.

C. PROVIDE SOLDER TO SCREWED ADAPTERS AS REQUIRED.

D. DOMESTIC WATER VALVES TABULATED HEREIN HAVE BEEN SELECTED FROM THE CATALOG OF MILWAUKEE VALVE MFG. COMPANY. VALVE WITH CORRESPONDING FEATURE AS MANUFACTURED BY NIBCO, CRANE CO., OR JENKINS BROS. MAY BE SUBMITTED FOR APPROVAL.

TYPE		FIG. NO.
BALL VALVES	SWEAT END	1145
	THREADED (BRONZE)	1105
	FLANGED	F2885
CHECK VALVES	SEAT END	1509
	THREADED (BRONZE)	509
	FLANGED	F2971

11. AIR CHAMBERS

A. NOT ALLOWED

12. INSULATION

A. ALL NEW INTERIOR CONDENSATE, COLD AND HOT WATER PIPING, INCLUDING MAINS, AND BRANCHES SHALL BE INSULATED WITH 1" GLASS FIBER COVERING WITH FACTORY-APPLIED ALL-SERVICE JACKET "ASJ," WITH SELF-SEALING LAPS, MOULDED FITTINGS, SECURELY WIRED ON WITH COPPER WIRE. JACKET TO BE WHITE
SERVICE JACKET "ASJ," WITH SELF-SEALING LAPS, MOULDED FITTINGS, SECURELY ALL PUMPED SANITARY PIPING TO BE PROVIDED WITH WITH 1" GLASS FIBER COVERING WITH FACTORY-APPLIED ALL-SERVICE JACKET "ASJ," WITH SELF-SEALING LAPS, MOULDED FITTINGS, SECURELY WIRED ON WITH COPPER WIRE. JACKET TO BE WHITE

B. JACKET OF INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, SMOKE DEVELOPED RATING OF 50 OR LESS.

C. INSULATION SHALL BE AS MANUFACTURED BY CERTAINTEED, JOHNS-MANVILLE, OR APPROVED EQUAL.

D. ALL VALVES, FLANGES, ETC., INSULATED PIPING SHALL BE COVERED SIMILAR TO THE FITTINGS. VALVE HANDLES SHALL NOT BE COVERED.

E. COVERING SHALL BE CONTINUOUS THROUGH WALLS AND FLOORS.

F. CONTRACTOR SHALL FURNISH AND INSTALL "INSUL-SHIELD MULTI-PURPOSE PIPE SADDLE" AS MANUFACTURED BY INSUL-COUSTIC CORP. INSUL-SHIELD SHALL BE INSTALLED AT EACH SUPPORT PINT WHEN THE PIPE IS ERECTED. THE THICKNESS OF PRESS-GLASS SUPPORT SEGMENT SHALL BE EQUAL TO THE THICKNESS OF THE ADJOINING INSULATION WHEN LOAD IS APPLIED.

13. PLUMBING SPECIALTIES

A. SLEEVES

1. PROVIDE 22 GAUGE, MINIMUM, GALVANIZED IRON THROUGHOUT INTERIOR WALLS, CEILINGS AND PARTITIONS.

2. CAST IRON OR STEEL PIPE EXTENDED 2 INCHES ABOVE FINISHED FLOOR, BEAMS, INTERIOR MACHINE ROM FLOORS, SPRINKLERED AREA FLOORS, CONTINUOUSLY WELDED CENTER FLANGE THROUGH EXTERIOR FOUNDATION WALLS. SEAL PIPE WATERTIGHT IN THE SLEEVE.

3. PROJECTING FLASHING TYPE

a. THROUGH INTERIOR MEMBRANE WATERPROOFED FLOORS, EXCEPT AS NOTED, CAST IRON WITH INTEGRAL FLASHING FLANGE AND CLAMPING RING, SIMILAR TO JAY R. SMITH NO. 1760, OR AN APPROVED EQUAL.

b. ADJUST TO FLOOR CONSTRUCTION WITH GALVANIZED STEEL PIPE NIPPLED TO AND BOTTOM EXTENDING TWO INCHES ABOVE FINISHED FLOORS.

c. SEAL PIPE WATERTIGHT IN SLEEVE WITH LEAD AND OAKUM.

B. ESCUTCHEONS:

1. CAST IRON OR CAST BRASS, DEEP TYPE, TO COVER SLEEVE HUBS OR FITTING PROJECTIONS. PROVIDE FOR EXPOSED PIPING THROUGH FLOORS, CEILINGS, WALL AND PARTITIONS. CHROMIUM PLATED FINISH AT TILE WALLS.

C. CLEANOUTS:

1. PROVIDE CAST BRASS PLUGS, FULL SIZE OF THE PIPE

2. FOR PIPING IN OR BACK OF WALLS AND PARTITIONS PROVIDE CAST BRASS PLUGS WITH STAINLESS STEEL ACCESS COVER, JAY R. SMITH, SERIES 4400, OR AN APPROVED EQUAL.

3. PROVIDE UNDERGROUND PIPING DUCO CAST IRON CLEAN-OUT WITH ROUND ADJUSTABLE SCORIATED NICKEL BRONZE TOP, JAY R. SMITH SERIES 4120.

D. SHOCK ABSORBER DEVICES:

1. PROVIDE SHOCK ABSORBING DEVICES TO PROTECT WATER SUPPLY PIPING FROM WATER HAMMER.INSTALL ON ALL SINKS

2. SHOCK ABSORBER SHALL BE J.R. SMITH "HYDROTROL" 500 SERIES ALL STAINLESS STEEL AS INDICATED ON DRAWING. WHERE NOT SHOWN, LOCATE AND SIZE IN ACCORDANCE WITH STANDARDS ESTABLISHED BY THE PLUMBING AND DRAINAGE INSTITUTE, STANDARD P.D.I. – WH 201, AND AS RECOMMENDED BY MANUFACTURER.

3. PROVIDE ADEQUATE SUPPORT FOR SHOCK ABSORBING DEVICES, AS APPROVED, TO PREVENT STRAIN ON PIPING.

14. TESTS

A. WHEN ALL FIXTURES, EQUIPMENT, GAS, WATER AND WASTE PIPING, ETC., INSTALLED UNDER THIS CONTRACT HAS BEEN COMPLETED, NOTIFY THE ENGINEER AND OWNER OF READINESS FOR INSPECTION AND MAKE ALL TESTS REQUIRED BY AUTHORITIES.

15. DISSIMILAR METALS

A. CONNECTION BETWEEN DISSMETALS, SUCH AS FERROUS AND NON-FERROUS SHALL BE ISOLATED BY MEANS OF A DIELECTRIC MATERIAL SUCH AS TEFLON MICARTA OR SCREWED INSULTING UNIONS MANUFACTURED BY EPCO SALES, INC., TO PROVIDE CATHODIC PROTECTION CURRENTS AND TO STOP GALVANIC CORROSION.

16. SHOP DRAWINGS

A. SUBMIT TO THE ARCHITECT FOR APPROVAL SIX (6) COPIES OF SHOP DRAWINGS AND MANUFACTURER'S MANUFACTURERS' MANUALS AND TECHNICAL DATA FOR THE FOLLOWING: ALL FIXTURES EQUIPMENT, PIPING INSULATION, VALVES, ETC.

B. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS, MATERIALS AND AUXILIARY EQUIPMENT.

17. SPECIFYING CONDITIONS

A. IT SHALL BE ABSOLUTELY MANDATORY FOR ALL BIDDERS TO VISIT THE SITE AND INSPECT ALL EXISTING CONDITIONS FIRSTHAND. ARRANGEMENTS FOR INSPECTION SHALL BE FURTHER CONFIRMED AND VERIFIED WITH THE OWNER.

B. BEFORE STARTING ANY WORK EXAMINE EXISTING CONDITIONS, AND THOROUGHLY CHECK DRAWINGS, SPECIFICATIONS, ADJOINING OR UNDERLYING CONDITIONS IN WHICH THE WORK OF THESE SPECIFICATIONS IS TO BE PERFORMED, AND ALL DIMENSIONS.

C. REPORT IN WRITING, TO THE OWNER WITH A COPY TO THE ENGINEER, ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THESE SPECIFICATIONS.

D. DO NOT COMMENCE ANY WORK UNTIL ANY AND ALL SUCH CONDITIONS HAVE BEEN CORRECTED.

3. FAILURE TO NOTIFY THE OWNER AND/OR THE ENGINEER OF UNSATISFACTORY CONDITIONS WILL BE CONSTRUED AS AN ACCEPTANCE OF ALL CONDITIONS.

F. EXECUTION OF WORK OF THESE SPECIFICATIONS CONSTITUTES ACCEPTANCE OF THE BASE OF ADJOINING WORK AND OTHER CONDITIONS AS SATISFACTORY IN EVERY RESPECT AND LATER CLAIMS OF DEFECTS IN SUCH CASES WILL NOT BE ALLOWED.

18. CONDUCT OF OPERATIONS

A. THE BUILDING IN WHICH WORK OF THIS CONTRACT WILL BE PERFORMED IS AN EXISTING STRUCTURE AND WILL BE OCCUPIED DURING THE TERM OF THIS CONTRACT.

B. SERVICES TO AND THROUGHOUT THE BUILDING SHALL BE MAINTAINED. SERVICES MAY BE INTERRUPTED ONLY BY OBTAINING PERMISSION TO DO SO FROM THE OWNER IN WRITING.

C. ALL MATERIALS, DEBRIS, AND REFUSE REMOVED FROM CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND HE SHALL REMOVE SAME FROM THE PREMISES AS DIRECTED.

D. THE WORK OF THE CONTRACT SHALL BE PROGRESSED IN SUCH A MANNER AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE FUNCTIONING OF THE PREMISES AND WITH THE SAFETY AND CONVENIENCE OF THE OCCUPANTS, STAFF, AND OTHER EMPLOYED IN AND ABOUT THE PREMISES.

E. CONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF THE WORK AS DETERMINED BY THE OWNER AND SHALL SCHEDULE ALL DELIVERY OF MATERIALS AND MANPOWER REQUIREMENTS TO EXPEDITE THE WORK ACCORDINGLY.

F. ROUTES OF INGRESS TO THE BUILDING AND WITHIN THE BUILDING TO THE SITE OF THE WORK SHALL BE OVER ROUTES AS DIRECTED BY THE OWNER.

G. DELIVERY OF MATERIALS AND REMOVALS OF DEBRIS SHALL BE ARRANGED FOR WITHIN TIME LIMITS ESTABLISHED BY THE OWNER. THE CONTRACTOR SHALL NOT, EXCEPT AS OTHERWISE AGREED TO, DELIVER ANY MATERIAL TO THE SITE UNLESS HIS FORCES ARE PRESENT AND AVAILABLE TO RECEIVE AND UNLOAD IT.

19. REGULATIONS

A. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND COMPLY WITH BUILDING REGULATIONS AND RULES TO MAINTAIN THE SAFETY OF THE PREMISES AND ITS OCCUPANTS AT ALL TIMES.

20. CLEANING

A. THE CONTRACTOR SHALL NEATLY PILE, STORE AND PROTECT ALL MATERIALS IN LOCATIONS ON THE PREMISES WHERE APPROVED AND DIRECTED. DURING WORK OPERATIONS ON THE INTERIOR OF THE BUILDINGS, AL REFUSE AND DEBRIS SHALL BE REMOVED AND THE AREAS LEFT BROOM CLEAN.

21. BALANCING

A. THE CONTRACTOR SHALL BALANCE THE DOMESTIC HOT WATER SYSTEM TO THE INDICATED FLOW RATES INDICATED ON THE DRAWINGS. SUBMIT BALANCING REPORT TO ENGINEER OF RECORD FOR APPROVAL

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Stamp

STATE OF CONNECTICUT · ROBERT D. TOURGEE III · NO. 31026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

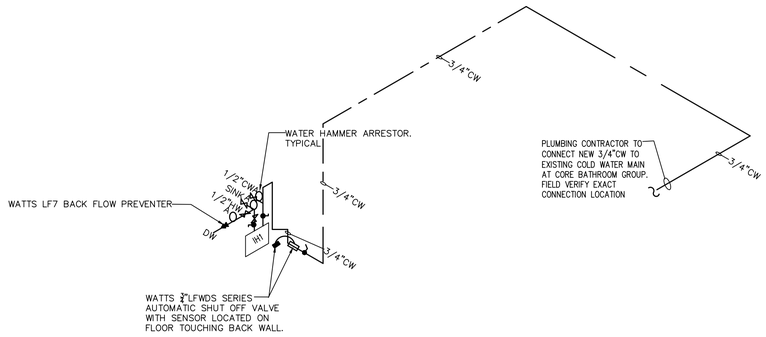
19 NEWTOWN TURNPIKE

PLUMBING SPECIFICATIONS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

P-002

Scale NO SCALE



NEW KITCHEN 110 WATER DISTRIBUTION RISER DIAGRAM

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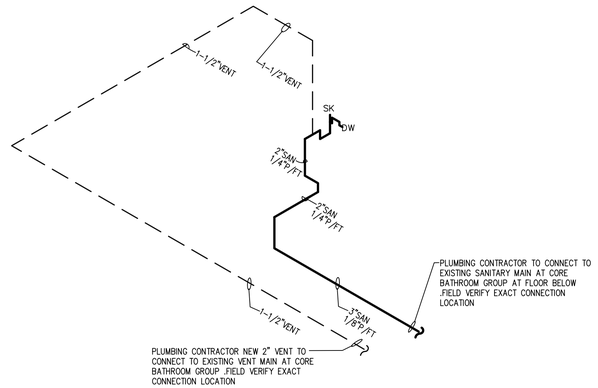

KITCHEN 110 ROOM SANITARY RISER DIAGRAM

NO SCALE

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NO. 21026
LICENSED
PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

PLUMBING WATER AND
SANITARY RISER DIAGRAMS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

P-003

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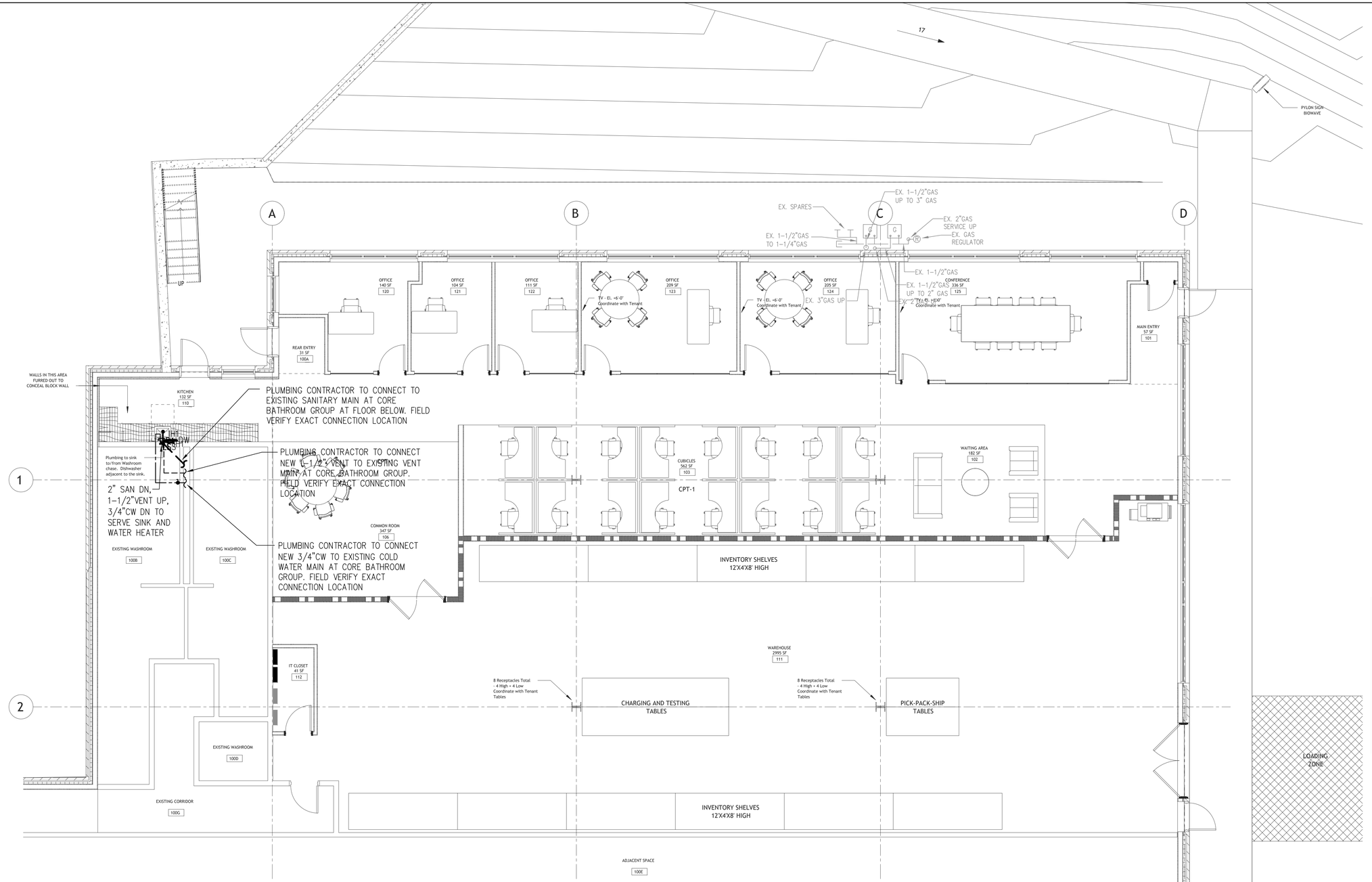

1 E-101P **ELECTRICAL POWER LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"

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No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

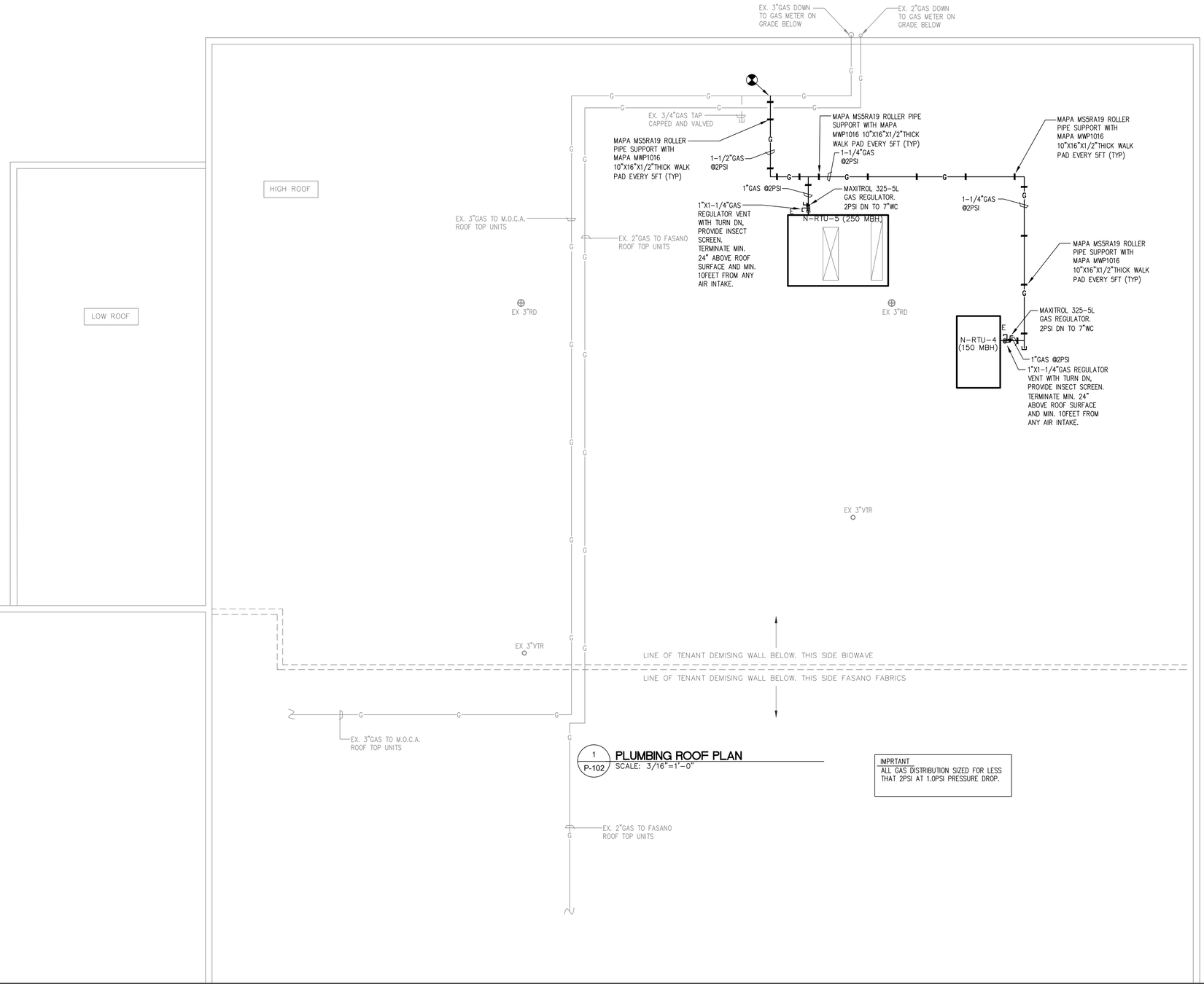
19 NEWTOWN TURNPIKE

PLUMBING LEVEL 1 PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

P-101

Scale AS NOTED



1 / P-102 **PLUMBING ROOF PLAN**
SCALE: 3/16"=1'-0"

IMPRTANT
ALL GAS DISTRIBUTION SIZED FOR LESS THAT 2PSI AT 1.0PSI PRESSURE DROP.

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STATE OF CONNECTICUT · BRIAN D. TOURGNY · NO. 31026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

PLUMBING ROOF PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

P-102

Scale AS NOTED

ELECTRICAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE FOLLOWING STANDARDS:
   a.) NATIONAL ELECTRIC CODE 2020 EDITION
   b.) STATE BUILDING CODES.
   c.) CODES AND REQUIREMENTS OF THE LOCAL CITY.
   d.) NATIONAL FIRE CODE, N.F.P.A.
   e.) OWNER'S REQUIREMENTS.
2. ALL DIMENSIONS AND EXACT EQUIPMENT LOCATIONS ARE TO BE VERIFIED WITH MECHANICAL AND ARCHITECTURAL DRAWINGS AND CONDITIONS IN THE FIELD.
3. ALL WIRE SIZES REFER TO COPPER CONDUCTORS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE ACCESS TO ALL CONCEALED EQUIPMENT.
5. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH AIR CONDITIONING WORK, CABINET WORK, ALL PARTITION WORK, ETC., ADJUST CIRCUITING, OCP AS NEEDED.
6. ALL CONDUITS SHALL BE 3/4" MINIMUM SIZE THROUGHOUT.
7. ALL ELECTRICAL WIRING CONDUIT SHALL BE CONCEALED UNLESS OTHERWISE NOTED.
8. ALL LIGHT FIXTURES SHALL BE INDEPENDENTLY SUPPORTED.
9. THIS CONTRACTOR TO OBTAIN ALL PERMITS AND PERFORM ALL TEST AS REQUIRED BY CODES AND DOCUMENTS.
10. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES AND CONSULT WITH MECHANICAL DRAWINGS FOR POWER REQUIREMENTS OF THOSE TRADES.
11. ALL PANELS ARE TO BE PHASE BALANCED WITH A REPORT PROVIDED TO THE ENGINEER.
12. ALL FIRE WALL PENETRATIONS TO INCLUDE, BUT NOT LIMITED TO PIPING,CONDUIT,BX,DUCTWORK,ETC.ARE TO BE SEALED WITH AN APPROVED FIRE/SMOKE STOP MATERIAL. PIPING AND CONDUIT PENETRATIONS ARE TO BE FIRST SLEEVED, THEN SEALED.
13. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH PARTITIONS OR SLABS WITH A U.L. APPROVED FIRE/SMOKE STOP TO MAINTAIN THE INTEGRITY OF THE FIRE RATING.
14. CONTRACTOR SHALL SUBMIT AT THE COMPLETION OF THE JOB:
    a.) 3 SETS OF OPERATION AND MAINTENANCE MANUALS
    b.) COMPLETE AS-BUILT DRAWINGS IN AUTCAD 2000 FORMAT.
16. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIALS, SUPERVISION, SUPPLIES AND REQUIREMENTS, REQUIRED OR OBVIOUSLY NECESSARY TO INSTALL, COMPLETE READY FOR USE ELECTRICAL SYSTEMS, EQUIPMENT AND ASSOCIATED ITEMS INCLUDED ON THE PLANS.
17. THE WORK SHALL BE COORDINATED WITH ALL OTHER TRADES AND PROVIDE OTHERS WITH NECESSARY INFORMATION TO COMPLETE THIS INSTALLATION.
18. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH BOOK SPECIFICATIONS.
19. IF CONFLICT OCCURS BETWEEN SPECS AND DRAWINGS, NOTIFY ENGINEER. IT WILL BE ENGINEERS DECISION TO FOLLOW SPECS OR DRAWING. CONTRACTOR TO PROVIDE STRINGENT REQUIREMENTS WHERE CONFLICT OCCURS.
20. ANY WORK INSTALLED CONTRARY TO, OR WITHOUT APPROVAL BY THE ENGINEER SHALL BE SUBJECT TO CHANGE AS DIRECTED BY THE ENGINEER AND NO EXTRA COMPENSATION WILL BE ALLOWED FOR THE CONTRACTOR MAKING THESE CHANGES.
21. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS.
22. THE WIRING DIAGRAMS, QUANTITY AND SIZE OF WIRES AND CONDUIT REPRESENTS A SUGGESTED ARRANGEMENT BASED UPON SELECTED STANDARD COMPONENTS OF ELECTRICAL EQUIPMENT. MODIFICATIONS APPROVED BY THE ENGINEER MAY BE MADE BY THE CONTRACTOR TO ACCOMMODATE EQUIPMENT ACTUALLY PURCHASED. THE BASIC SEQUENCE AND METHOD OF CONTROL SHALL BE MAINTAINED AS INDICATED ON THE DRAWINGS. CONTRACTOR MUST SUBMIT PLANS FOR APPROVAL PRIOR TO INSTALLATION.
23. ALL CONDUITS AND EQUIPMENT SHALL BE INSTALLED AND GROUNDED IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE N.F.P.A. AND LOCAL AND STATE CODES GOVERNING SUCH INSTALLATION AND SHALL BE U.L. LISTED.
24. CONTRACTOR TO VERIFY CEILING FINISH CONSTRUCTION WITH FINAL ARCHITECTURAL DRAWINGS PRIOR TO ORDERING FIXTURES AND ORDER FIXTURES WITH PROPER MOUNTING ARRANGEMENTS TO BE COMPATIBLE WITH TYPE OF CEILING WHICH FIXTURE IS TO BE MOUNTED.
25. ALL FLUORESCENT LIGHT FIXTURES SHALL HAVE HIGH EFFICIENCY ELECTRONIC BALLAST.
26. ALL BRANCH C/B'S TO BE RATED 20A. MINIMUM WITH #12 WIRE.
27. ALL CONDUITS SHALL BE TERMINATED WITH FLEXIBLE CONNECTIONS SO AS TO PERMIT NEAT CONNECTIONS TO MOTORS AND OTHER EQUIPMENT THAT VIBRATE.
28. SURFACE MOUNTED PANEL BOARDS AND OTHER SUCH EQUIPMENT SHALL BE MOUNTED WITH A 1/4" AIR SPACE BETWEEN ENCLOSURE AND WALL. THE DISTANCE FROM TOP CIRCUIT BREAKER HANDLE TO FLOOR SHALL NOT EXCEED 6'-6" UNLESS OTHERWISE NOTED.
29. ALL JUNCTION BOXES INDICATED AND/OR REQUIRED SHALL BE SIZED TO ACCOMMODATE INCOMING AND OUTGOING FEEDERS.
30. ALL WIRING FOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN 3/4" MINIMUM. RIGID STEEL CONDUIT.
31. CONTRACTOR SHALL COORDINATE/VERIFY ALL ROOM NUMBERS AND NAMES WITH ARCHITECTURAL DRAWINGS.
32. CONTRACTOR SHALL CONFIRM ALL RECEPTACLE AND SWITCH HEIGHTS WITH ARCHITECTURAL DRAWINGS.
33. ALL EMERGENCY LIGHTING, EXIT, SMOKE DETECTION SHALL BE APPROVED BY FIRE MARSHALL ADJUSTED AND ADDED AS REQUIRED.
34. LIGHTING LOCATED IN DAMP OR WET LOCATIONS SHALL BE SUITABLE FOR USE AND LISTED FOR USE.

ELECTRICAL ABBREVIATIONS

A	AMPERES
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY (MIN)
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
ANN	ANNUNCIATOR
BLDG	BUILDING
C	CONDUIT
CKT	CIRCUIT
CONT	CONTINUATION
CB	CIRCUIT BREAKER
COMM	COMMUNICATIONS
CONV.	CONVENIENCE
CS	CABLE SUPPORT
DIA	DIAMETER
DIM	DIMENSION
DP	DISTRIBUTION PANEL
DWG	DRAWING
EA	EACH
EC	EMPTY CONDUIT
ELEC	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
EOL	END OF LINE RESISTOR
EQUIP	EQUIPMENT
FM	FLUSH MOUNTED
F	FUSED
FA	FIRE ALARM
FIN	FINISH
FIX	FIXTURE
FLUOR	FLUORESCENT
GFI	GROUND FAULT INTERRUPTER
G, GRD, GRND, GRND	GROUND
HZ	HERTZ
IG	ISOLATED GROUND
INCAN	INCANDESCENT
J	JUNCTION
JB	JUNCTION BOX
KVA	KILO-VOLT-AMPERE
KW	KILOWATT
LGT	LIGHT
MAX	MAXIMUM
MDP	MAIN DISTRIBUTION PANEL
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MTG	MOUNT (ED),(ING)
N	NORTH
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
P	POLE
PNL	PANEL
PVC	POLYVINYL CHLORIDE
PB	PULL BOX
SD	SMOKE DETECTOR
SIM	SIMILAR
S/S	STAINLESS STEEL
SW	SWITCH
TEL, T	TELEPHONE
TYP	TYPICAL
UL	UNDERWRITER LABORATORIES
UON	UNLESS OTHERWISE NOTED
UC	UNDER COUNTER
V	VOLT
WP	WEATHERPROOF
W	WIRE
WP	WEATHER PROOF
WT	WIRING TROUGH
E	INDICATES EXISTING
REL	INDICATES RELOCATED

ELECTRICAL ORDINANCE:

ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, STATE, FEDERAL, COUNTY, AND LOCAL SUPPLEMENTS OR ADDITIONS. IN INSTANCES WHERE THE DRAWINGS AND THE CODES ARE IN CONFLICT, THE WORK SHALL BE INSTALLED AS PER REQUIREMENTS OF THE CODE, GOVERNING THE WORK

ELECTRICAL LEGEND

- EXISTING ELECTRICAL PANEL
- NEW ELECTRICAL PANEL
- NEW FUSED DISCONNECT SWITCH
- NEW DISCONNECT SWITCH
- NEW THERMAL OVERLOAD SWITCH
- NEW WATT STOPPER LMPL-101 PLUG LOAD CONTROLLER. 120 VOLT. 20 AMPS WATT STOPPER LMDC-100 SERIES DIGITAL DUAL TECHNOLOGY CEILING MOUNT OCCUPANCY SENSOR. PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS. SET SENSITIVITIES TO 70 PERCENT AND PROVIDE FIELD ADJUSTMENTS.
- NEW SPLIT DUPLEX RECEPTACLE 1/2 AUTOMATIC CONTROL TIED INTO OCCUPANCY SENSOR SYSTEM 1/2 UNCONTROLLED 24/7
- GFI NEW DEDICATED GFCI RECEPTACLE
- NEW DUPLEX RECEPTACLE
- DEDICATED OUTLET
- NEW BASEBUILDING STANDARD FIRE ALARM VISUAL SPEAKER DEVICE. COLOR WHITE TIE INTO BUILDING FIRE ALARM SYSTEM
- NEW BASEBUILDING STANDARD FIRE ALARM AUDIO/VISUAL SPEAKER DEVICE. COLOR WHITE TIE INTO BUILDING FIRE ALARM SYSTEM
- NEW BASEBUILDING STANDARD FIRE ALARM SMOKE DETECTOR. COLOR WHITE TIE INTO BUILDING FIRE ALARM SYSTEM

ALL FIRE ALARM DEVICES TO HAVE A SOUND LEVEL NOT LESS THAN 75dBA AT 10'-0" FROM THE DEVICE PER NFPA22 AND SHALL NOT EXCCEED 120dBA PERE ADA AT THE MINIMUM HEARING DISTANCE TO AUDIO/VISUAL F/A DEVICE

PP-1/25
- INDICATES NUMBER OF CONDUCTORS HOME RUN TO PANEL (2)#12+(1)#12GRD. PER ARROW U.O.N.
- NUMBER OF ARROWS INDICATES NUMBER OF CIRCUITS
- CIRCUIT NUMBER
- DESIGNATED PANEL

IMPORTANT:

CONTRACTOR TO COORDINATE FURNITURE TYPE/WIRING CONFIGURATIONS PRIOR TO START OF WORK AND ADJUST WIRE SIZES AND QUANTITIES.

IMPORTANT

THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL DATA CONDUITS. NO EXPOSED DATA CABLING ALLOWED IN OPEN CEILING AREAS. ALL DATA CABLING IN EXPOSED CEILING AREAS TO BE INSTALLED IN IN EMT CONDUIT. COOORDINATE WITH DATA CONTRACTOR FOR PATHWAY. ELECTRICAL CONTRACTOR TO COORDINATE AT TIME OF BID

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No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

ELECTRICAL NOTES, LEGEND AND ABBREVIATIONS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-001

Scale NO SCALE

DIVISION 16 – ELECTRICAL NOTES:

1 – GENERAL REQUIREMENTS
ALL REQUIREMENTS UNDER DIVISION ONE AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE A PART OF THIS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME THOROUGHLY FAMILIAR WITH ALL ITS CONTENTS AS TO REQUIREMENTS WHICH AFFECT THIS DIVISION. THE WORK REQUIRED UNDER THIS DIVISION INCLUDES ALL MATERIAL, EQUIPMENT, APPLIANCES, AND LABOR REQUIRED TO COMPLETE THE ENTIRE SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS, OR REASONABLY INFERRED TO BE NECESSARY TO FACILITATE EACH SYSTEMS FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT SPECIFIED.

2 – INSPECTION OF SITE
THE CONTRACTOR SHALL PERSONALLY INSPECT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

3 – MATERIAL AND WORKMANSHIP
ALL MATERIAL AND APPARATUS SHALL BE NEW AND IN FIRST CLASS CONDITION. ALL MATERIAL AND APPARATUS SHALL HAVE MARKINGS OR A NAMEPLATE IDENTIFYING THE MANUFACTURER AND PROVIDING SUFFICIENT REFERENCE TO ESTABLISH QUALITY, SIZE AND CAPACITY. ALL WORKMANSHIP SHALL BE OF THE FINEST POSSIBLE BY EXPERIENCED MECHANICS OF THE PROPER TRADE. IN GENERAL, ALL MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL TYPE EQUIPMENT WILL NOT BE ACCEPTABLE. ALL HOISTS, SCAFFOLDS, STAGING, RUNWAYS, TOOLS, MACHINERY AND EQUIPMENT REQUIRED FOR THE PERFORMANCE OF THE ELECTRICAL WORK SHALL BE FURNISHED BY THIS CONTRACTOR. MATERIAL AND EQUIPMENT SHALL BE STORED AND MAINTAINED IN CLEAN CONDITION, AND PROTECTED FROM WEATHER, MOISTURE, AND PHYSICAL DAMAGE. ALL MATERIALS SHALL BE APPROVED.

4 – COORDINATION
THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS AND SUBCONTRACTORS SO THAT VARIOUS COMPONENTS OF THE ELECTRICAL SYSTEMS WILL BE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO ALL EQUIPMENT. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND TO RELEVANT EQUIPMENT DRAWINGS TO DETERMINE THE EXTENT OF CLEAR SPACES. THE CONTRACTOR SHALL MAKE ALL OFFSETS REQUIRED TO CLEAR EQUIPMENT, BEAMS AND OTHER STRUCTURAL MEMBERS; AND TO FACILITATE CONCEALING CONDUIT IN THE MANNER ANTICIPATED IN THE DESIGN. THE CONTRACTOR SHALL PROVIDE MATERIALS WITH TRIM WHICH WILL FIT PROPERLY THE TYPES OF CEILING, WALL, OR FLOOR FINISHES ACTUALLY INSTALLED.

5 – DIMENSIONS AND LAYOUTS
THE DRAWINGS ARE SCHEMATIC IN NATURE, BUT SHOW THE VARIOUS COMPONENTS OF THE SYSTEMS APPROXIMATELY TO SCALE AND ATTEMPT TO INDICATE HOW THEY ARE TO BE INTEGRATED WITH OTHER PARTS OF THE BUILDING. FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALE DIMENSIONS. DETERMINE EXACT LOCATIONS BY JOB MEASUREMENTS, BY CHECKING THE REQUIREMENTS OF OTHER TRADES, AND BY REVIEWING ALL CONTRACT DOCUMENTS. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ERRORS WHICH COULD HAVE BEEN AVOIDED BY PROPER CHECKING AND INSPECTION.

6 – ORDINANCES AND CODES
CONTRACTOR'S PERFORMANCE, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH NATIONAL FIRE PROTECTION ASSOCIATION CODES, ELECTRICAL CODE , AND/OR ALL OTHER APPLICABLE CODES AND ORDINANCES. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF PUBLIC UTILITIES AND MUNICIPAL DEPARTMENTS AFFECTED BY CONNECTION OF SERVICES. OBTAIN AND PAY FOR ALL PERMITS.

7 – SUBSTITUTIONS
THIS SPECIFICATION PROVIDES THAT THE BASE BID OF ALL CONTRACTORS SHALL INCLUDE THE PRODUCTS SPECIFICALLY NAMED, THE CONTRACTOR BEING PERMITTED TO SUBMIT IN THE FORM OF ALTERNATES, WITH HIS PROPOSAL, PRODUCTS OF ANY OTHER MANUFACTURERS FOR SIMILAR USE, PROVIDED THE DIFFERENCE IN COST, IF ANY, IS SPECIFIED IN EACH CASE. THE TERMS "APPROVED", "APPROVED EQUAL", OR "EQUAL" SHALL MEAN APPROVED BY THE ENGINEER AS AN ACCEPTABLE ALTERNATE BID. NO SUBSTITUTIONS WILL BE CONSIDERED THAT ARE NOT BID AS AN ALTERNATE.

8 – SHOP DRAWINGS
SUBMIT FOR APPROVAL SIX SETS OF MANUFACTURERS SHOP DRAWINGS OF ALL MAJOR ITEMS OF EQUIPMENT AND ALL ITEMS REQUIRING COORDINATION BETWEEN CONTRACTORS. BEFORE SUBMITTING SHOP DRAWINGS AND MATERIAL LISTS, THE CONTRACTOR SHALL VERIFY THAT ALL EQUIPMENT SUBMITTED IS MUTUALLY COMPATIBLE AND SUITABLE FOR THE INTENDED USE, AND SHALL FIT THE AVAILABLE SPACE AND ALLOW AMPLE ROOM FOR MAINTENANCE. THE ENGINEER'S CHECKING AND SUBSEQUENT APPROVAL OF SUCH SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS IN DIMENSIONS, DETAILS, SIZE OF MEMBERS, OR QUANTITIES; OR OMISSIONS OF COMPONENTS OR FITTINGS; OR FOR COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS.

9 – ADJUSTING, ALIGNING AND TESTING
ALL ELECTRICAL EQUIPMENT ON THIS PROJECT FURNISHED UNDER THIS DIVISION AND ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHERS SHALL BE ADJUSTED, ALIGNED AND TESTED FOR PROPER OPERATION BY THE ELECTRICAL CONTRACTOR. COMPLETE WIRING SYSTEMS SHALL BE FREE FROM SHORT CIRCUITS. ALL MOTORS SHALL BE VERIFIED FOR PROPER ROTATION.

10 – OPERATION AND MAINTENANCE INSTRUCTIONS
SUBMIT TO THE ARCHITECT THREE COPIES EACH OF MATERIAL FOR MAINTENANCE AND OPERATION INSTRUCTION MANUALS, APPROPRIATELY BOUND INTO MANUAL FORM INCLUDING APPROVED COPIES OF MANUFACTURERS CATALOG SHEETS, WIRING DIAGRAMS, MAINTENANCE INSTRUCTIONS, OPERATING INSTRUCTIONS, AND PARTS LISTS; REVISED IF NECESSARY TO SHOW SYSTEM AND EQUIPMENT AS ACTUALLY INSTALLED. CONTRACTOR SHALL ALSO PROVIDE ADEQUATE VERBAL INSTRUCTIONS OF SYSTEM OPERATION TO OWNER'S REPRESENTATIVE AT THE TERMINATION OF THE WORK.

11 – START UP OF SYSTEMS
PRIOR TO START–UP OF THE ELECTRICAL SYSTEMS, THE CONTRACTOR SHALL CHECK ALL COMPONENTS AND DEVICES, LUBRICATE ITEMS ACCORDINGLY, AND TIGHTEN ALL SCREWED AND BOLTED CONNECTIONS. ADJUST TAPS ON EACH TRANSFORMER FOR RATED SECONDARY VOLTAGE. CHECK AND RECORD BUILDING'S SERVICE ENTRANCE VOLTAGE, GROUNDING CONDITIONS, GROUNDING RESISTANCE AND PROPER PHASING. BALANCE ALL SINGLE PHASE LOADS AT EACH PANELBOARD, REDISTRIBUTING BRANCH CIRCUIT CONNECTIONS UNTIL BALANCE IS ACHIEVED. REPLACE ALL BURNED–OUT LAMPS. AFTER ALL SYSTEMS HAVE BEEN INSPECTED AND ADJUSTED, CONFIRM ALL OPERATING FEATURES REQUIRED BY THE DRAWINGS AND SPECIFICATIONS AND MAKE FINAL ADJUSTMENTS AS NECESSARY.

12 – GUARANTEE
GUARANTEE AGAINST DEFECTIVE WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT. GUARANTEE SHALL INCLUDE MATERIAL TO BE REPLACED AND ALL LABOR REQUIRED.

13 – CLEANING
DIRT AND REFUSE RESULTING FROM THE PERFORMANCE OF THE WORK SHALL BE REMOVED FROM THE PREMISES AS REQUIRED TO PREVENT ACCUMULATION. THE CONTRACTOR SHALL COOPERATE IN MAINTAINING REASONABLY CLEAN PREMISES AT ALL TIMES. IMMEDIATELY PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL MAKE A FINAL CLEANUP OF DIRT AND REFUSE RESULTING FROM HIS WORK. THE CONTRACTOR SHALL CLEAN ALL MATERIAL AND EQUIPMENT INSTALLED UNDER THE ELECTRICAL CONTRACT. DIRT, DUST, PLASTER, STAINS AND FOREIGN MATTER SHALL BE REMOVED FROM ALL SURFACES. DAMAGED FINISHES SHALL BE TOUCHED UP AND RESTORED TO THEIR ORIGINAL CONDITION.

14 – CUTTING AND PATCHING
THIS CONTRACTOR SHALL DO ALL CUTTING OF WALLS, FLOORS, CEILINGS, ETC. AS REQUIRED TO INSTALL WORK UNDER THIS SECTION. CONTRACTOR SHALL OBTAIN PERMISSION OF THE ARCHITECT BEFORE DOING ANY CUTTING. ALL HOLES SHALL BE CUT AS SMALL AS POSSIBLE. CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC. AS REQUIRED BY WORK UNDER THIS SECTION. ALL PATCHING SHALL BE THOROUGHLY FIRST CLASS AND SHALL MATCH THE ORIGINAL MATERIAL AND CONSTRUCTION.

15 – ROUGH–IN
COORDINATE WITHOUT DELAY ALL ROUGHING WITH GENERAL CONSTRUCTION. ALL CONDUIT ROUGH–IN SHALL BE CONCEALED EXCEPT IN UNFINISHED AREAS AND WHERE OTHERWISE SHOWN.

16 – TYPE MC CONDUCTOR WITH INSULATED GROUND
ALL FEEDERS SHALL BE RUN CONCEALED EXCEPT WHERE OTHERWISE NOTED. ALL CONDUIT RUN EXPOSED TO WEATHER, OR OTHER HAZARDOUS CONDITIONS SHALL BE RIGID GALV. PAINTED STEEL. FINAL CONNECTION TO EACH MOTOR AND TO ANY DEVICE WHICH WOULD OTHERWISE TRANSMIT MOTION, VIBRATION OR NOISE, SHALL BE IN FLEXIBLE METAL CONDUIT. WHERE FLEXIBLE METAL CONDUIT IS EXPOSED TO LIQUIDS, VAPORS OR SUNLIGHT, LIQUID–TIGHT FLEXIBLE METAL CONDUIT SHALL BE USED. ALL FLEXIBLE METAL CONDUIT SHALL BE PROVIDED WITH AN INSULATED GROUND WIRE.

17 – TYPE MC INSTALLATION

A. ALL BRANCH CIRCUITING WIRING ABOVE CEILINGS SHALL BE TYPE M/C WIRING IN AREAS WITHOUT CEILINGS SHALL BE INSTALLED NEATLY IN EMT CONDUIT WIRING IN AREAS BELOW TENANT FLOOR SHALL BE INSTALLED NEATLY IN EMT CONDUIT NO MC CABLE ALLOWED IN EXPOSED CEILING AREAS

B. FEEDERS SHALL BE CONCEALED IN WALLS OR FLOORS WHEREVER POSSIBLE. RUN PARALLEL TO BUILDING LINES.

C. FEEDERS SHALL BE INSTALLED TO REQUIREMENTS OF STRUCTURE AND TO REQUIREMENTS OF ALL OTHER WORK ON THE PROJECT. FEEDERS SHALL BE INSTALLED TO CLEAR ALL OPENINGS, DEPRESSIONS, PIPES, DUCTS, REINFORCING STEEL, ETC. CONDUIT SET IN FORMS FOR CONCRETE STRUCTURE SHALL BE INSTALLED IN SUCH A MANNER THAT INSTALLATION WILL NOT AFFECT THE STRENGTH OF THE STRUCTURE. EXCEPT WHERE APPROVED IN WRITING BY THE ARCHITECT,

D. FEEDERS SHALL BE INSTALLED CONTINUOUS BETWEEN CONNECTIONS TO OUTLETS, BOXES AND CABINETS

E. FEEDERS SHALL BE SECURELY FASTENED IN PLACE WITH APPROVED STRAPS, HANGERS AND STEEL SUPPORTS AS REQUIRED.

F. CONDUIT ENDS SHALL BE REAMED BEFORE INSTALLATION AND ALL CONDUIT SHALL BE THOROUGHLY CLEANED BEFORE INSTALLATION AND KEPT CLEAN AFTER OPENINGS AND BOXES SHALL BE PLUGGED OR COVERED AS REQUIRED TO KEEP CLEAN DURING CONSTRUCTION

G. ALL ELECTRICAL WORK SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION. ANY WORK DAMAGED OR MOVED OUT OF LINE AFTER ROUGHING SHALL BE REPAIRED TO MEET ENGINEER'S APPROVAL WITHOUT ADDITIONAL COST TO THE OWNER

H. TERMINATION'S AT PANELBOARDS AND JUNCTION BOXES SHALL BE ALIGNED AND INSTALLED TRUE AND PLUMB.

I. INSTALL APPROVED EXPANSION FITTINGS WHERE MC PASSES THROUGH EXPANSION JOINTS.

J. INSTALL A PULL WIRE IN EACH EMPTY CONDUIT WHICH IS LEFT BY THE CONTRACTOR FOR INSTALLATION OF WIRES OR CABLES BY OTHERS.

K. MAKE ALL JOINTS AND CONNECTIONS IN A MANNER WHICH WILL INSURE MECHANICAL STRENGTH AND ELECTRICAL CONTINUITY.

L. THRU–WIRING OF LIGHT FIXTURES IS NOT PERMITTED.

M. ALL EXPOSED CONDUIT SHALL BE FIELD PRIMED AND PAINTED WHITE COORDINATE WITH ARCHITECT FOR PAINT SPECIFICATIONS.

18 – BUSHINGS AND LOCKNUTS
WHERE FEEDERS ENTER BOXES, THEY SHALL BE RIGIDLY CLAMPED TO THE BOX BY A BUSHING ON THE INSIDE AND A LOCKNUT ON THE OUTSIDE, AND MC SHALL ENTER THE BOX SQUARELY. BUSHINGS AND LOCKNUTS SHALL BE MADE PROVIDED

19 – WIRE
ALL WIRE SHALL HAVE COPPER CONDUCTORS, WITH U.L. LABEL, AND 600 VOLT INSULATION. ALL WIRE SHALL BE RUN IN CONDUIT.
ALL FEEDER AND BRANCH CIRCUIT WIRE #8 AWG AND LARGER SHALL BE TYPE THWN OR XHHW, BOTH WITH STRANDED CONDUCTORS. ALL WIRE #10 AWG. AND SMALLER SHALL BE TYPE THWN (WET OR DAMP LOCATIONS OR THHN (DRY LOCATIONS ONLY AND ABOVE GRADE), BOTH WITH SOLID CONDUCTORS. WIRE WITHIN FLUORESCENT FIXTURE CHANNELS SHALL BE TYPE THHN. ALL BRANCH CIRCUIT WIRING SHALL BE NOT SMALLER THAN #12 AWG WIRE. CONTROL WIRING SHALL HAVE 600V INSULATION AND BE OF THE PROPER TYPE, SIZE AND NUMBER AS REQUIRED TO ACCOMPLISHED SPECIFIED FUNCTION.

20 – WIRING INSTALLATION

A. ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAY AND ENCLOSURES.

B. SUPPORT ALL WIRE AND CABLES IN VERTICAL INSTALLATIONS AS REQUIRED BY CODE BY INSTALLING CABLE SUPPORTERS OR PLUG–TYPE CONDUIT RISER SUPPORTS.

C. ALL WIRE AND CABLE IN CONDUIT SHALL BE CONTINUOUS WITHOUT TAPS OR SPLICES. ALL SPLICES OR TAPS SHALL OCCUR IN APPROVED BOXES AND ENCLOSURES AND SHALL BE KEPT TO THE MINIMUM REQUIRED, AND SHALL BE MADE UP WITH APPROVED SOLDERLESS CONNECTORS. ALL SPLICES, TAPS, AND JOINTS SHALL BE INSULATED AS REQUIRED BY CODE.

D. ALL MATERIALS USED TO TERMINATE, SPLICE OR TAP CONDUCTORS SHALL BE DESIGNED FOR, PROPERLY SIZED FOR, AND U.L. LISTED FOR THE SPECIFIC APPLICATION AND CONDUCTORS INVOLVED, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, USING THE MANUFACTURER'S RECOMMENDED TOOLS.

E. WHERE WIRE IS INDICATED TO BE INSTALLED, BUT THE CONNECTION IS INDICATED "FUTURE" OR "BY OTHERS", CONTRACTOR SHALL LEAVE A MINIMUM OF 3 FEET OF "PIGTAIL" AT THE BOX, TAPE THE ENDS OF THE CONDUCTORS, AND COVER THE BOX.

F. THE NUMBER OF CURRENT CARRYING CONDUCTORS IN A SPECIFIC CONDUIT RUN ARE INDICATED WITH CROSS LINES ON EACH "CONDUIT RUN" ON THE DRAWINGS. IN GENERAL, DIRECTION OF BRANCH CIRCUIT "HOME RUN" ROUTING IS INDICATED ON THE DRAWINGS, COMPLETE WITH CIRCUIT NUMBERS AND PANELBOARD DESIGNATION. THIS CONTRACTOR SHALL CONTINUE ALL SUCH "HOME RUN" WIRING TO THE DESIGNATED PANELBOARD, AS THOUGH "CONDUIT RUNS" WERE INDICATED IN THEIR ENTIRETY.

G. CONDUCTORS SHALL HAVE INSULATION OF THE PROPER COLOR TO MATCH STATE COLOR CODE SYSTEM. IN LARGER WIRE SIZES WHERE PROPERLY COLORED INSULATION IS NOT AVAILABLE, THE CONTRACTOR SHALL USE VINYL PLASTIC ELECTRICAL TAPE OF THE APPROPRIATE COLOR AROUND EACH CABLE AT ALL TERMINATION POINTS, JUNCTION AND PULL BOXES.

H. ALL TERMINAL BLOCKS AND WIRE TERMINALS FOR CONTROL WIRING SHALL BE PROPERLY NUMBERED FOR IDENTIFICATION WITH VINYL STICK–ON MARKERS OR EQUIVALENT.

I. ALL BRANCH CIRCUITS SHALL HAVE AN EQUIPMENT GROUND CONDUCTOR INSTALLED IN THE BRANCH CIRCUIT RACEWAY, SIZED IN ACCORDANCE WITH NEC TABLE 250–95.

J. VOLTAGE DROP IN BRANCH CIRCUITS SHALL NOT EXCEED 2%

K. HOMERUNS AND BRANCH CIRCUIT WIRING FOR 277V OR 120V CIRCUITS SHALL BE AS FOLLOWED:

LENGTH – FT	HOMERUN WIRE SIZE	CIRCUIT WIRE SIZE
0–50	#12	#12
51–100	#10	#12
101–150	#8	#10

L. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN EMT CONDUIT. 3/4" MIN.

21 – JUNCTION BOXES, PULL BOXES, CABINETS AND WIREWAYS
PROVIDE JUNCTION BOXES, PULL BOXES, CABINETS AND WIREWAYS WHEREVER NECESSARY FOR PROPER INSTALLATION OF VARIOUS ELECTRICAL SYSTEMS ACCORDING TO THE NATIONAL ELECTRICAL CODE AND WHERE INDICATED ON THE DRAWINGS. SIZE AS REQUIRED FOR THE SPECIFIC FUNCTION OR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE, WHICHEVER IS LARGEST. CONSTRUCTION SHALL BE OF A NEMA DESIGN SUITABLE FOR THE ENVIRONMENT INSTALLED.

22 – OUTLET BOXES
ALL OUTLETS INCLUDING LIGHT, SWITCH, RECEPTACLE, AND SIMILAR OUTLETS, SHALL BE NATIONAL ELECTRICAL, APPLETON, STEEL CITY, RACO OR APPROVED EQUAL GALVANIZED STEEL KNOCKOUT BOXES, SUITABLE IN DESIGN TO THE PURPOSE THEY SERVE AND THE SPACE THEY OCCUPY. SIZE AS REQUIRED FOR THE SPECIFIC FUNCTION OR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE, WHICHEVER IS LARGEST. ALL OUTLET BOXES SHALL BE SET IN WALLS, COLUMNS, FLOORS, OR CEILINGS SO AS TO BE FLUSH WITH THE FINISHED SURFACE AND BE ACCURATELY SET AND RIGIDLY SECURED IN POSITION. PROVIDE PLASTER RINGS, EXTENSION RINGS AND MASONRY RINGS AS REQUIRED FOR FLUSH MOUNTING.

23 – OUTLET LOCATIONS
OUTLETS ARE ONLY APPROXIMATELY LOCATED ON THE SMALL SCALE PLANS, AND GREAT CARE MUST BE USED IN THE ACTUAL LOCATION BY CONSULTING THE VARIOUS LARGE SCALE DETAILED DRAWINGS USED BY OTHER CONTRACTORS, AND BY SECURING DEFINITE LOCATIONS FROM THE ARCHITECT. THE HEIGHT OF THE CENTER OF OUTLETS ABOVE THE FINISHED FLOOR, IF NOT OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS, SHALL GENERALLY BE AS FOLLOWS:

24 – WIRING DEVICES – ALL DEVICES TO BE DECORA STYLE COLOR BY ARCHITECT
FURNISH AND INSTALL THE FOLLOWING OUTLETS AND SWITCHES WHERE SHOWN OR REQUIRED. MINOR CHANGES RELATIVE TO THE LOCATION OF ELECTRICAL EQUIPMENT MAY BE MADE BY THIS CONTRACTOR TO COMPLY WITH STRUCTURAL AND BUILDING REQUIREMENTS AS DETERMINED IN THE COURSE OF CONSTRUCTION. ALL OUTLETS AND SWITCHES MUST BE OF THE SAME MANUFACTURER AND NOT MIXED ON THE PROJECT COLOR OF ROCKERS AND RECEPTACLES SHALL BE AS REQUESTED BY THE ARCHITECT:

25 – SWITCH AND OUTLET COVER PLATES – ALL DEVICES TO BE DECORA STYLE –
ALL SWITCH AND OUTLET PLATES SHALL BE LEVITON PAINTED STEEL COLOR BY ARCHITECT SWITCH PLATES. IN UNFINISHED ROOMS STAMPED STEEL PLATES SHALL BE USED. GROUPS OF SWITCHES SHALL BE UNDER ONE GANG–PLATE, MOUNTED HORIZONTALLY. PLATES SHALL BE SET PLUMB, PARALLEL, AND SHALL FINISH FLUSH WITH THE WALL. WEATHERPROOF COVER PLATES SHALL BE STAINLESS STEEL TYPE 302 WITH PVC GASKETING. PLATES SHALL BE SIERRA WPD OR EQUAL WITH SEPARATE LIFT COVERS FOR EACH DEVICE. COLOR BY ARCHITECT

26 – FIRESTOPPING OF FLOOR AND WALL PENETRATIONS
THIS CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH FIRE RATED FLOOR AND WALL ASSEMBLIES IN ACCORDANCE WITH NFPA CODES AND UL WALL CONSTRUCTION TYPES. THE SEALING SYSTEM MUST BE CAPABLE OF PASSING A THREE HOUR TEST, PER ASTM E–814 (UL 1479). PENETRATION SEALING SYSTEM SHALL BE, AT A MINIMUM, 3M BRAND 7904 (CP–25 CAULK, OR 303 PUTTY), OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

27 – FLASHING AND PITCH POCKETS
FLASH AND COUNTERFLASH ALL OPENINGS THROUGH ROOF, AND/OR PROVIDE PITCH POCKETS AS REQUIRED. ALL ROOF PENETRATIONS SHALL BE LEAKTIGHT AT THE TERMINATION OF THE WORK.

28 – EQUIPMENT IDENTIFICATION
THIS CONTRACTOR SHALL FURNISH AND INSTALL EQUIPMENT IDENTIFICATION NAMEPLATES ON ALL PANELBOARDS, TIMESWITCHES, ETC., INCLUDING SWITCHES IN DISTRIBUTION PANELS. NAMEPLATES SHALL BE ENGRAVED PHENOLIC PLASTIC, AND SHALL BE FIRMLY ATTACHED TO THE EQUIPMENT. NAMEPLATES SHALL CLEARLY IDENTIFY EACH ITEM AND WHAT IT CONTROLS.

29 – ELECTRICAL SERVICE
SEE DRAWINGS FOR TYPE, SIZE, VOLTAGE, PHASE, ETC.

30 – GROUNDING
THE ELECTRICAL SERVICE, ALL EQUIPMENT, CONDUCTORS, CONDUITS, MOTOR FRAMES, ETC. IN THIS CONTRACT WHICH REQUIRE GROUNDING SHALL BE PERMANENTLY AND EFFECTIVELY GROUNDED BY THIS CONTRACTOR IN A THOROUGH AND EFFICIENT MANNER IN CONFORMANCE TO THE ELECTRICAL CODE AND/OR NATIONAL ELECTRICAL CODE, WHICH EVER IS MORE STRINGENT.

31 – DISCONNECT SWITCHES
CONTRACTOR SHALL FURNISH AND INSTALL
GENERAL ELECTRIC FUSED OR NON–FUSED (AS NOTED OR REQUIRED) NEMA HEAVY DUTY EXTERNALLY OPERATED SAFETY SWITCHES WHERE NOT FURNISHED WITH THE STARTING EQUIPMENT, AND AT ALL OTHER POINTS REQUIRED BY CODE. FUSE HOLDERS SHALL HAVE CLASS R REJECTION FEATURE. CONSTRUCTION SHALL BE OF A NEMA DESIGN SUITABLE FOR THE ENVIRONMENT INSTALLED IN.

32 – FUSES
EACH CIRCUIT AND SET OF FUSE CLIPS THROUGHOUT THE JOB SHALL BE EQUIPPED WITH BUSSMAN OR EQUIVALENT SHAWMUT FUSES, SIZE AND TYPE AS REQUIRED OR INDICATED. ALL FUSES LARGER THAN 600 AMPS, SHALL BE UL CLASS L, SIMILAR TO TYPE KRP–C.FUSES USED TO PROTECT MOTORS SHALL BE UL CLASS RK5,. ALL FUSIBLE SWITCHES THROUGHOUT THE PROJECT SHALL HAVE FUSE HOLDERS WITH CLASS R REJECTION FEATURE. ALL FUSED DEVICES SHALL BE LABELED AS TO TYPE AND SIZE OF FUSE REQUIRED.

33 – LIGHT FIXTURE LOCATIONS
LIGHT FIXTURES SHOWN ON THE ELECTRICAL DRAWINGS REPRESENT GENERAL ARRANGEMENTS ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR MORE EXACT LOCATIONS. COORDINATE LOCATION WITH ALL OTHER TRADES BEFORE INSTALLATION TO AVOID CONFLICTS.

34 – WIRING OF MECHANICAL EQUIPMENT
FURNISH AND INSTALL ALL POWER WIRING, AND ALL CONTROL AND INTERLOCK WIRING OF ALL UNITS, PUMPS, FANS, WATER HEATERS, ETC. CONNECT PER MANUFACTURER'S WIRING DIAGRAMS. FURNISH AND INSTALL ALL DISCONNECT SWITCHES AS REQUIRED. AFTER INSTALLATION OF THE CONTROL INTERLOCK WIRING, THE CONTRACTOR SHALL VERIFY THAT EACH MOTOR LOAD HAS THE CORRECT PHASE ROTATION. THIS CONTRACTOR SHALL VERIFY THE ACTUAL WIRE SIZING AMPS FOR MECHANICAL EQUIPMENT FROM THE EQUIPMENT NAMEPLATE; ELECTRICAL INSTALLATION SHALL BE BASED ON ACTUAL REQUIRED AMPERAGES, WHICH MAY VARY SOMEWHAT FROM THE WIRE AND EQUIPMENT SIZES SHOWN ON THE DRAWINGS. PROPERLY SIZED ELECTRICAL WIRING AND EQUIPMENT SHALL BE FURNISHED WITHOUT EXTRA COST TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL CHANGES TO BE MADE IN THE ELECTRICAL INSTALLATION DUE TO EQUIPMENT VARIANCES SO THAT THE IMPACT ON FEEDERS, PANELS, FUSE AND BREAKER SIZES CAN BE CHECKED PRIOR TO THE INSTALLATION. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE MECHANICAL AND PLUMBING CONTRACTORS TO VERIFY THE ACTUAL WIRE SIZING AMPS AND CORRECT SIZES OF ALL OVERLOAD HEATERS FOR ALL EQUIPMENT.

35 – WIRING OF THERMOSTATS AND TEMPERATURE CONTROLS
FURNISH AND INSTALL ALL POWER WIRING, AND ALL CONTROL AND INTERLOCK WIRING OF ALL THERMOSTATS AND TEMPERATURE CONTROL DEVICES INCLUDING NIGHTSTATS, TIMESWITCHES AND OVERRIDE TIMERS, ETC. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND TEMPERATURE CONTROL DIAGRAMS.

36 – SECURITY BOXES
ALL SECURITY BOXES TO BE PLACED WITHIN OWNER SPACE.

37 – AS–BUILT
AS–BUIT DRAWINGS MUST BE PROVIDED TO OWNER / BUILDING ENGINEER IN AUTOCAD 2020 OR HIGHER

38 – CIRCUIT BREAKERS
BREAKERS SHALL BE FURNISHED AND
INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL 2 AND 3 POLE BREAKERS MUST BE COMMON TRIP. BREAKERS USED AS SWITCHES FOR LIGHTING CIRCUITS SHALL BE APPROVED FOR THE PURPOSE AND MARKED "SWD". EACH PANEL SHALL CONTAIN A TYPEWRITTEN CARD DIRECTORY INDICATING EXACTLY WHAT EACH CIRCUIT CONTROLS PLUG–IN TYPE BREAKERS WILL NOT BE ACCEPTABLE.

39 – PANELBOARDS
PANELBOARDS AND BREAKERS SHALL BE 65 K AIC AND FURNISHED AND
INSTALLED BY THE ELECTRICAL CONTRACTOR. ALL 2 AND 3 POLE BREAKERS MUST BE COMMON TRIP. BREAKERS USED AS SWITCHES FOR LIGHTING CIRCUITS SHALL BE APPROVED FOR THE PURPOSE AND MARKED "SWD". EACH PANEL SHALL CONTAIN A TYPEWRITTEN CARD DIRECTORY INDICATING EXACTLY WHAT EACH CIRCUIT CONTROLS PLUG–IN TYPE BREAKERS WILL NOT BE ACCEPTABLE. All PANELS TO BE COPPER BUSSED.

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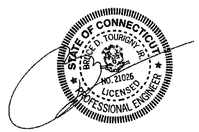

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1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

ELECTRICAL SPECIFICATIONS

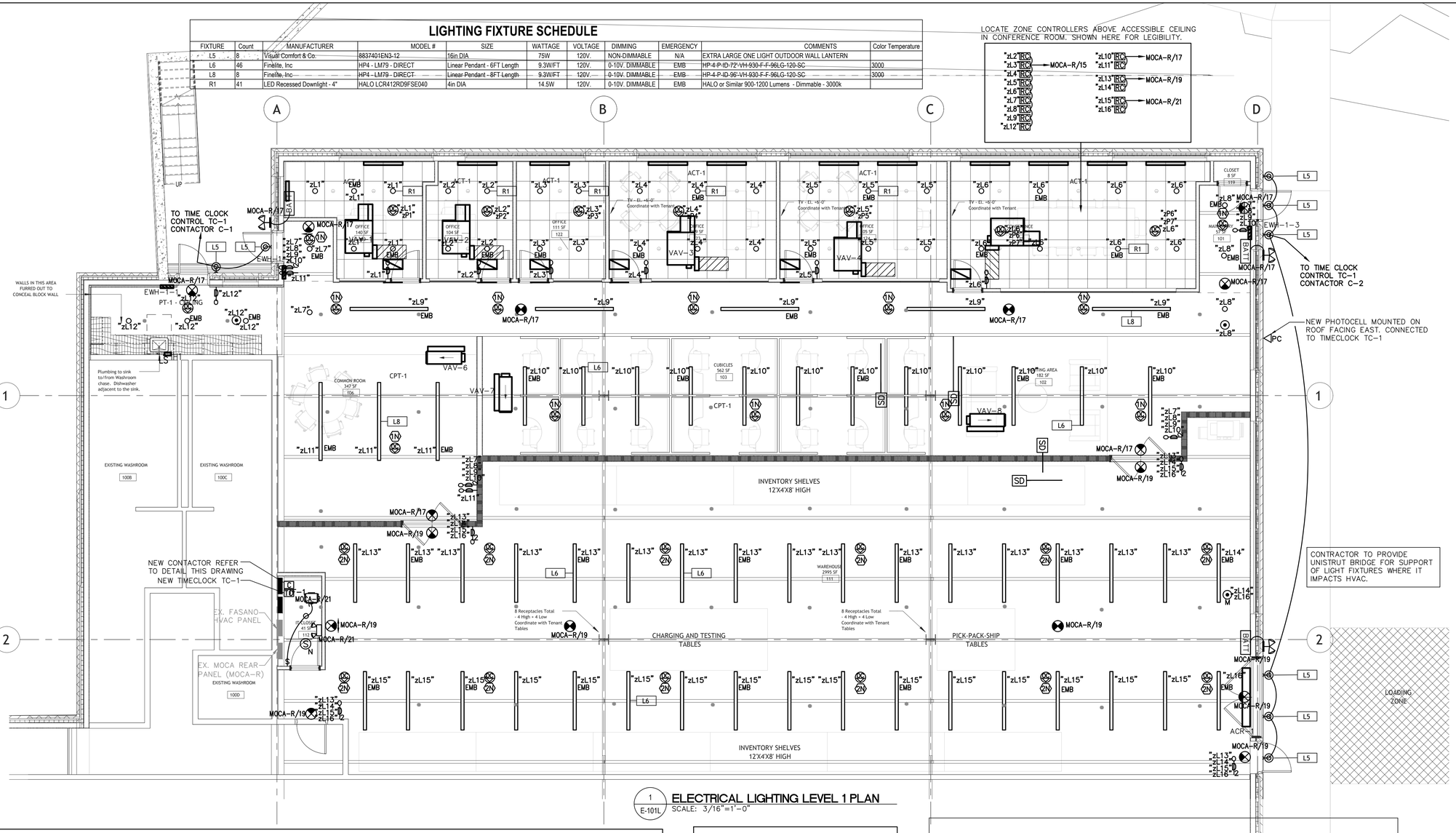
Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-002

Scale NO SCALE

LIGHTING FIXTURE SCHEDULE

FIXTURE	Count	MANUFACTURER	MODEL #	SIZE	WATTAGE	VOLTAGE	DIMMING	EMERGENCY	COMMENTS	Color Temperature
L5	8	Visual Comfort & Co.	8837401EN3-12	16in DIA	75W	120V.	NON-DIMMABLE	N/A	EXTRA LARGE ONE LIGHT OUTDOOR WALL LANTERN	
L6	46	Finelite, Inc	HP4 - LM79 - DIRECT	Linear Pendant - 6FT Length	9.3W/FT	120V.	0-10V. DIMMABLE	EMB	HP-4-P-ID-72-VH-930-F-F-96LG-120-SC	3000
L8	8	Finelite, Inc	HP4 - LM79 - DIRECT	Linear Pendant - 8FT Length	9.3W/FT	120V.	0-10V. DIMMABLE	EMB	HP-4-P-ID-96-VH-930-F-F-96LG-120-SC	3000
R1	41	LED Recessed Downlight - 4"	HALO LCR412RD9FSEO40	4in DIA	14.5W	120V.	0-10V. DIMMABLE	EMB	HALO or Similar 900-1200 Lumens - Dimmable - 3000k	



1 E-101L **ELECTRICAL LIGHTING LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"

ELECTRICAL LIGHTING LEGEND

- $ — NEW 1-POLE LIGHT SWITCH
- WATT STOPPER LMDM-101 SERIES DIGITAL WALL DIMMING SWITCH. COLOR WHITE. PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS
- 4 ZONE MAX DIMMING WATT STOPPER LMSW-105 5-BUTTON DIGITAL WALL SWITCH USED FOR DIMMING. COLOR WHITE. ALL UNUSED ZONES SHALL BE MADE SCENES. PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS
- RC "zL1" — 0 TO 10 VOLT DIMMING: WATT STOPPER LMRC-210 SERIES DIGITAL 0 TO 10V DIMMING/SWITCHING ROOM CONTROLLER. PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS. SINGLE CONTROL ZONE LMRC-211; TWO CONTROL ZONE LMRC-212; 3 CONTROL ZONE LMRC-213. INDICATES ZONE.
  NON 0 TO 10 VOLT DIMMING: FURNISH AND INSTALL WATT STOPPER LMRC-220 SERIES DIGITAL DIMMING/SWITCHING ROOM CONTROLLER.PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS. PRIOR TO CIRCUITING, ELECTRICAL CONTRACTOR TO VERIFY DIMMING DRIVER TYPES. MAKE ADJUSTMENTS AS NEEDED FOR COMPLETE TURN KEY INSTALLATION. (1) ZONE LMRC-221 SERIES DIGITAL 0 TO 10V DIMMING/SWITCHING ROOM CONTROLLER. (2) ZONE LMRC-222 SERIES DIGITAL 0 TO 10V DIMMING/SWITCHING ROOM CONTROLLER.
- WATT STOPPER LMLS-400 DAYLIGHT SENSOR.PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS. PROVIDE J-BOX AND STEM DN IN CONDUIT IN ANY EXPOSED CEILING AREAS. FIELD COORDINATE WITH ENGINEER FOR TERMINATION HEIGHT. NO DAYLUGHT SENSOR TO BE OBSTRUCTED
- M — WATT STOPPER LMLS-500 DUAL ZONE DAYLIGHT SENSOR. PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS. PROVIDE J-BOX AND STEM DN IN CONDUIT IN ANY EXPOSED CEILING AREAS. FIELD COORDINATE WITH ENGINEER FOR TERMINATION HEIGHT. NO DAYLIGHT SENSOR TO BE OBSTRUCTED
- 2N "zL1" — WATT STOPPER LMDC-100 SERIES DIGITAL DUAL TECHNOLOGY CEILING MOUNT OCCUPANCY SENSOR. PROVIDE WATT STOPPER PRE CUT CAT 5E LMRJ CABLING WITH RJ45 CONNECTORS. SET SENSITIVITIES TO 70 PERCENT AND PROVIDE FIELD ADJUSTMENTS. OPEN AREAS SET TO AUTO ON. OFFICE AREAS SET TO MANUAL ON. PROVIDE J-BOX AND STEM DN IN CONDUIT IN ANY EXPOSED CEILING AREAS. FIELD COORDINATE WITH ENGINEER FOR TERMINATION HEIGHT. NO OCCUPANCY SENSOR TO BE OBSTRUCTED. INDICATES ZONE
- NEW EXIT SIGN MANUFACTURE: LITHONIA – LRP-TBD-RC/RMR-X-120/277-EL N. REFER TO PLANS FOR WALL OR CEILING MOUNT TYPE. CIRCUIT TO UN SWITCHED LOCAL LIGHTING HOT LEG FOR CHARGING. REFER TO LIGHTING PLAN FOR CHEVRON DIRECTION. PROVIDE MIRROR BACKING SO EXIT SIGN MAY NOT BE SEEN THRU. PROVIDE J-BOX AND STEM DN IN CONDUIT IN ANY EXPOSED CEILING AREAS. FIELD COORDINATE WITH ENGINEER FOR TERMINATION HEIGHT.NO OCCUPANCY SENSOR TO BE OBSTRUCTED
- S/N — NEW BUILDING STANDARD ADDRESSABLE SMOKE DETECTOR. TIE INTO BUILDING FIRE ALARM SYSTEM.
- EMB — INDICATES LIGHT FIXTURE TO BE PROVIDED WITH EMERGENCY BATTERY. CIRCUIT TO NEAREST UNSWITCHED LOCAL LIGHTING HOT LEG FOR SENSING AND CHARGING.
- NEW EMERGENCY LIGHT FIXTURE. PROVIDE BATTERY BACKUP LITHONIA ELM6L-CONNECT TO UNSWITCHED HOT-LEG FOR CIRCUITING
- REMOTE EMERGENCY LIGHT FIXTURE 3 HOUR BATTERY BACKUP. COOPER 121-25W-DWH OR EQUAL WITH BATTERY BACK UP. CONNECT TO UN-SWITCHED HOT-LEG
- BATT — EMERGENCY REMOTE HEAD BATTERY. BACK UP. CONNECT TO UN-SWITCHED HOT-LEG

ALL EXPOSED WIRING TO BE RUN IN CONDUIT, PRIMED AND PAINTED. COLOR AS DIRECTED BY ARCHITECT. ALL CONDUIT TO BE RUN PARALLEL OR PERPENDICULAR TO DEMISING WALLS.

IMPORTANT

CEILING OCCUPANCY SENSORS TO CONTROL ZONES FOR AUTOMATIC CONTROLLED POWER OUTLETS ON/OFF OPERATION. SEE DRAWING E-101P FOR ADDITIONAL INFORMATION

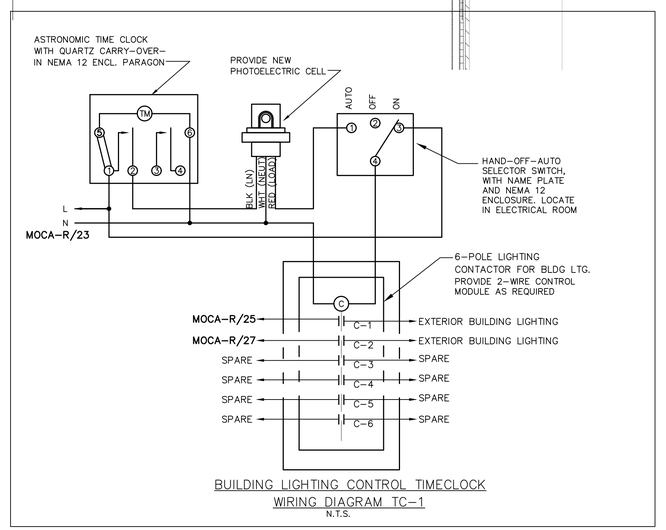
PROVIDE FACTORY START UP

ALL SWITCHES TO BE ENGRAVED

KEY NOTE
1N OCCUPANCY SENSOR TO CONTROL OPEN OFFICE AREAS
"zL7" "zL10" "zP8" "zP10"
"zL8" "zL11" "zP9" "zP11"
"zL9" "zP12"

KEY NOTE
2N OCCUPANCY SENSOR TO CONTROL WAREHOUSE AREAS
"zL13" "zL15" "zP13" "zP15"
"zL14" "zL16" "zP14" "zP16"

CONTRACTOR TO CIRCUIT TRACE, AND PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL TO COLLECTIVE DESIGN ASSOCIATES. PROVIDE ALL CIRCUIT NUMBERS, CIRCUIT BREAKER SIZES AND PANEL IDENTIFICATIONS FOR APPROVAL. INDICATE ALL CIRCUITS LOCATED ON AFFECTED PANELS. IDENTIFY ALL SPARE CIRCUIT BREAKERS FOR RE-USE.



BUILDING LIGHTING CONTROL TIMECLOCK WIRING DIAGRAM TC-1
N.T.S.

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STATE OF CONNECTICUT — BRIAN D. TOURGNY — No. 31026 — LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

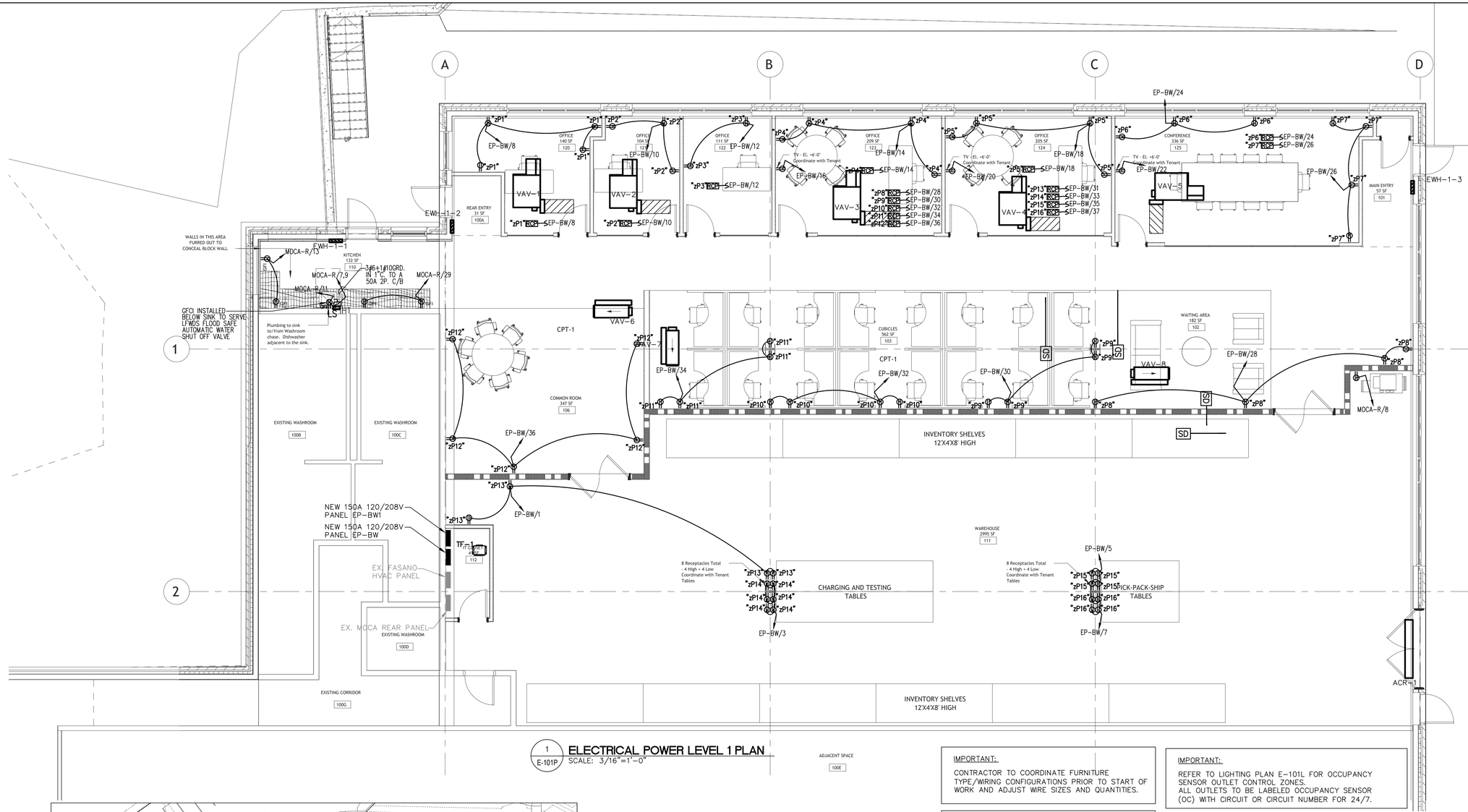
19 NEWTOWN TURNPIKE

ELECTRICAL LIGHTING LEVEL 1 PLAN

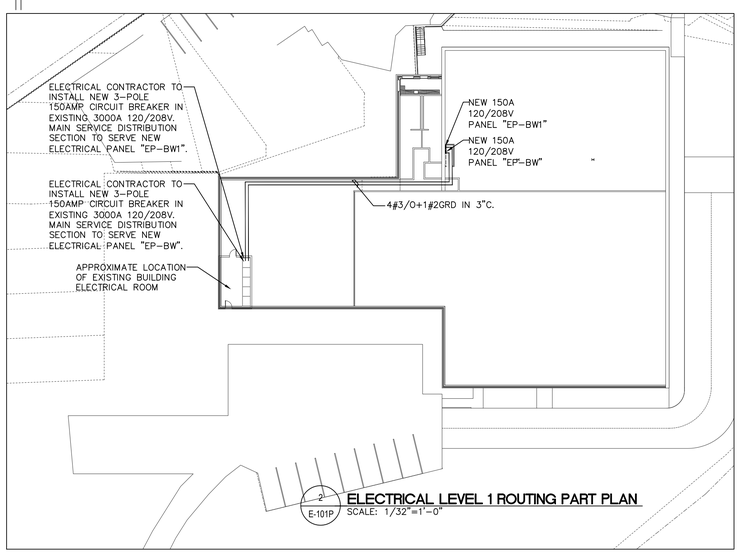
Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-101L

Scale: AS NOTED



1 E-101P **ELECTRICAL POWER LEVEL 1 PLAN**
SCALE: 3/16"=1'-0"



2 E-101P **ELECTRICAL LEVEL 1 ROUTING PART PLAN**
SCALE: 1/32"=1'-0"

IMPORTANT:
CONTRACTOR TO COORDINATE FURNITURE TYPE/WIRING CONFIGURATIONS PRIOR TO START OF WORK AND ADJUST WIRE SIZES AND QUANTITIES.

IMPORTANT:
ALL CONDUITS FOR POWER AND COMMUNICATIONS TO BE PROVIDED, FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR

PROVIDE FAIL SAFE FOR ALL CARD READER, ELECTRIC/MAG LOCK, ETC. TO RELEASE UPON FIRE ALARM ACTIVATION.

IMPORTANT:
REFER TO LIGHTING PLAN E-101L FOR OCCUPANCY SENSOR OUTLET CONTROL ZONES.
ALL OUTLETS TO BE LABELED OCCUPANCY SENSOR (OC) WITH CIRCUIT OR CIRCUIT NUMBER FOR 24/7.

IMPORTANT (SPLIT RECEPTACLE LABELING):
ELECTRICAL CONTRACTOR TO PERMANENTLY LABEL ALL ZONED AUTOMATICALLY CONTROLLED RECEPTACLES. TOP OF SPLIT DUPLEX TO BE 24/7. BOTTOM OF DUPLEX TO BE AUTOMATIC CONTROLLED VIA OCCUPANCY SENSOR PER DRAWINGS.

IMPORTANT
CONTRACTOR TO CIRCUIT TRACE, AND PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL TO COLLECTIVE DESIGN ASSOCIATES. PROVIDE ALL CIRCUIT NUMBERS, CIRCUIT BREAKER SIZES AND PANEL IDENTIFICATIONS FOR APPROVAL. INDICATE ALL CIRCUITS LOCATED ON AFFECTED PANELS. IDENTIFY ALL SPARE CIRCUIT BREAKERS FOR RE-USE.

FOR WIRING OF MECHANICAL EQUIPMENT REFER TO M-500.

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STATE OF CONNECTICUT · BRIAN D. TOURGNI · NO. 31026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

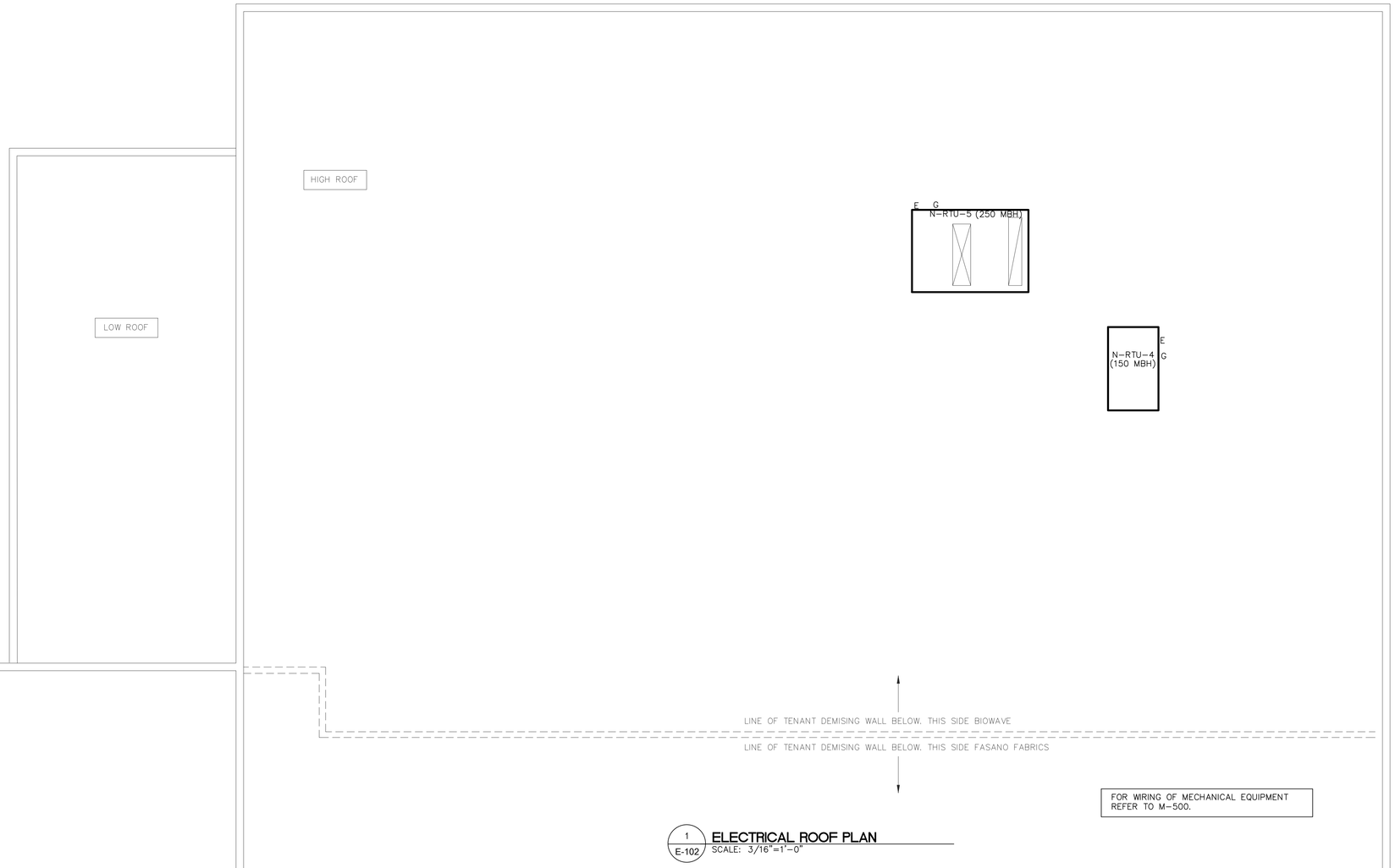
19 NEWTOWN TURNPIKE

ELECTRICAL POWER LEVEL 1 PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-101P

Scale AS NOTED



1 / E-102 **ELECTRICAL ROOF PLAN**
SCALE: 3/16"=1'-0"

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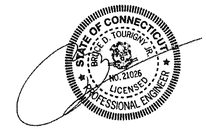

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

ELECTRICAL ROOF PLAN

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-102

Scale AS NOTED

EX. PANEL: MOCA REAR (MOCA-R)
LOCATION: TENANT SPACE
3PH, 4WIRE 120/208 VOLTS
200A MLO 42-P.

CIRCUIT DESCRIPTION	POLE	C/B	CKT. NO.	LOAD	A	B	C	LOAD	CKT. NO.	C/B	POLE	CIRCUIT DESCRIPTION
			1		14.65				2			
RTU-4 (MOCA)	3	35	3	13.69		14.65		30.26	4	50	3	RTU-5 (MOCA)
			5				14.65		6			
NEW IH1	2	50	7	8.32	5.16			1.00	8	20	1	NEW DEDICATED RECEPTACLE
			9			5.66		3.00	10	20	2	EWH-1-1
NEW WATTS FLOOD SAFE SENSOR	1	20	11	0.35			1.85		12			
NEW GFI RECEPTACLES	1	20	13	0.60	2.10			3.00	14	20	2	EWH-1-2
NEW LIGHTING	1	20	15	0.97		2.47			16			
NEW LIGHTING	1	20	17	0.89			2.39	3.00	18	20	2	EWH-1-3
NEW LIGHTING	1	20	19	0.95	2.45				20			
NEW LIGHTING	1	20	21	0.96		0.96		0.00	22	20	1	SPARE
NEW TIMECLOCK TC-1	1	20	23	1.00			1.00	0.00	24	20	1	SPARE
NEW TIMECLOCK TC-1 CONTACTOR C-1	1	20	25	0.15	0.15			0.00	26	20	1	SPARE
NEW TIMECLOCK TC-1 CONTACTOR C-2	1	20	27	0.45		0.45		0.00	28	20	1	SPARE
NEW GFI RECEPTACLES	1	20	29	0.60			0.60	0.00	30	20	1	SPARE
SPACE	1	20	31	0.80	0.80			0.00	32	20	1	SPARE
SPACE	1	20	33	1.20		1.20		0.00	34	20	1	SPARE
SPACE	1	20	35	0.80			0.80	0.00	36	20	1	SPARE
SPACE	1	20	37	0.80	0.80			0.00	38	20	1	SPACE
SPACE	1	20	39	0.00		0.00		0.00	40	20	1	SPACE
SPACE	1	20	41	0.00			0.00	0.00	42	20	1	SPACE
CONNECTED LOADS					26.11	25.39	21.29					
TOTAL CONNECTED LOADS						72.79						

NEW PANEL: EP-BW
LOCATION: IT CLOSET 112
3PH, 4WIRE 120/208 VOLTS
150A MAIN C/B 42-P

CIRCUIT DESCRIPTION	POLE	C/B	CKT. NO.	LOAD	A	B	C	LOAD	CKT. NO.	C/B	POLE	CIRCUIT DESCRIPTION
NEW RECEPTACLES	1	20	1	0.80	8.80				2			
NEW RECEPTACLES	1	20	3	1.20		9.20		24.00	4	90	3	ACR-1
NEW RECEPTACLES	1	20	5	0.80			8.80		6			
NEW RECEPTACLES	1	20	7	0.80	1.60			0.80	8	20	1	NEW RECEPTACLES
TF-1	1	20	9	0.10		0.70		0.60	10	20	1	NEW RECEPTACLES
SPARE	1	20	11	0.00			0.40	0.40	12	20	1	NEW RECEPTACLES
SPARE	1	20	13	0.00	0.80			0.80	14	20	1	NEW RECEPTACLES
SPARE	1	20	15	0.00		0.30		0.30	16	20	1	NEW TV RECEPTACLE
SPARE	1	20	17	0.00			0.80	0.80	18	20	1	NEW RECEPTACLES
SPARE	1	20	19	0.00	0.30			0.30	20	20	1	NEW TV RECEPTACLE
SPARE	1	20	21	0.00		0.30		0.30	22	20	1	NEW TV RECEPTACLE
SPARE	1	20	23	0.00			0.60	0.60	24	20	1	NEW RECEPTACLES
SPARE	1	20	25	0.00	0.80			0.80	26	20	1	NEW RECEPTACLES
SPARE	1	20	27	0.00		0.80		0.80	28	20	1	NEW RECEPTACLES
SPARE	1	20	29	0.00			0.80	0.80	30	20	1	NEW RECEPTACLES
SPACE	1	20	31	0.00	0.80			0.80	32	20	1	NEW RECEPTACLES
SPACE	1	20	33	0.00		0.80		0.80	34	20	1	NEW RECEPTACLES
SPACE	1	20	35	0.00			1.00	1.00	36	20	1	NEW RECEPTACLES
SPACE	1	20	37	0.00	0.00			0.00	38	20	1	SPACE
SPACE	1	20	39	0.00		0.00		0.00	40	20	1	SPACE
SPACE	1	20	41	0.00			0.00	0.00	42	20	1	SPACE
CONNECTED LOADS					13.10	12.10	12.40					
TOTAL CONNECTED LOADS						37.60						

NEW PANEL: EP-BW1
LOCATION: IT CLOSET 112
3PH, 4WIRE 120/208 VOLTS
150A MAIN C/B 42-P

CIRCUIT DESCRIPTION	POLE	C/B	CKT. NO.	LOAD	A	B	C	LOAD	CKT. NO.	C/B	POLE	CIRCUIT DESCRIPTION
			1		2.83				2			
VAV-1	3	15	3	2.50		2.83		6.00	4	30	3	VAV-5
			5				2.83		6			
			7		3.33				8			
VAV-2	3	20	9	3.50		3.33		6.50	10	25	3	VAV-6
			11				3.33		12			
			13		3.33				14			
VAV-3	3	20	15	3.50		3.33		6.50	16	25	3	VAV-7
			17				3.33		18			
			19		2.83				20			
VAV-4	3	20	21	3.50		2.83		5.00	22	25	3	VAV-8
			23				2.83		24			
SPARE	1	20	25	0.00	0.00			0.00	26	20	1	SPACE
SPARE	1	20	27	0.00		0.00		0.00	28	20	1	SPACE
SPARE	1	20	29	0.00			0.00	0.00	30	20	1	SPACE
SPACE	1	20	31	0.00	0.00			0.00	32	20	1	SPACE
SPACE	1	20	33	0.00		0.00		0.00	34	20	1	SPACE
SPACE	1	20	35	0.00			0.00	0.00	36	20	1	SPACE
SPACE	1	20	37	0.00	0.00			0.00	38	20	1	SPACE
SPACE	1	20	39	0.00		0.00		0.00	40	20	1	SPACE
SPACE	1	20	41	0.00			0.00	0.00	42	20	1	SPACE
CONNECTED LOADS					12.33	12.33	12.33					
TOTAL CONNECTED LOADS						37.00						

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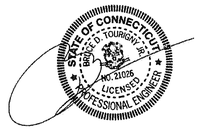


No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

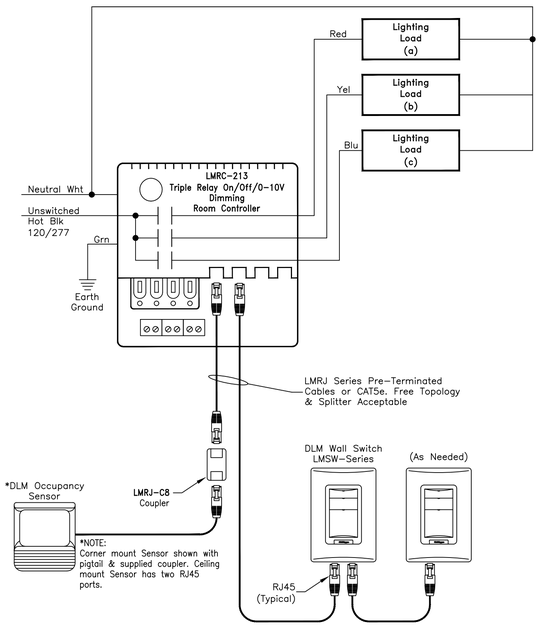
19 NEWTOWN TURNPIKE

ELECTRICAL PANEL SCHEDULES

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

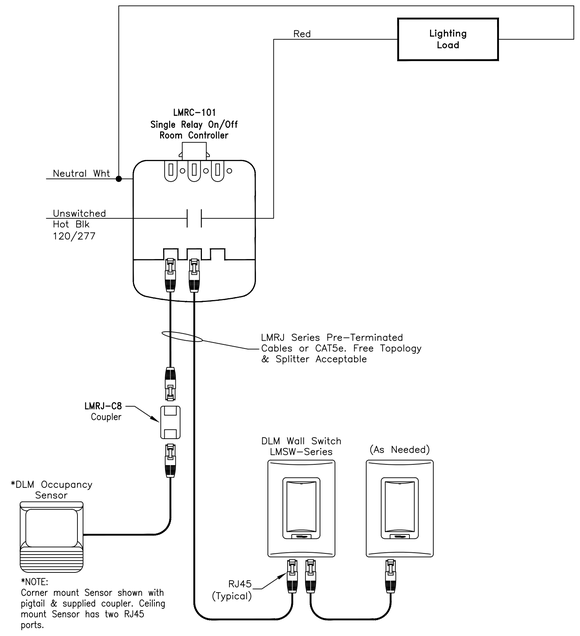
E-300

Scale NO SCALE



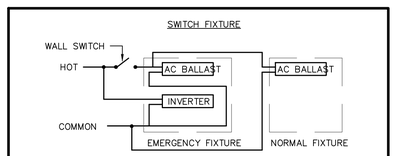
DEVICES ARE PRESET FOR PLUG n' GO™ OPERATION, ADJUSTMENT IS OPTIONAL.
Sequence of Operation: In this configuration the LMRC-213 defaults to multi-level automatic-on/automatic-off operation. Load (a) on the LMRC-213 turns on automatically, while Load (b) and (c) defaults to manual-on control; all relays turn off automatically. Enhanced room controllers support up to 64 loads and 48 devices per DLM local network. For full operational details, adjustments and more features of the product, see the DLM System Installation Guide at www.wattstopper.com

LMRC-213 Triple Relay Wiring Diagram



DEVICES ARE PRESET FOR PLUG n' GO™ OPERATION, ADJUSTMENT IS OPTIONAL.
Sequence of Operation: In this configuration The LMRC-101 defaults to manual-on/automatic off. Maximum of 4 room controllers, controlling up to 8 loads and up to 24 communicating devices per DLM local network. For full operational details, adjustments and more features of the product, see the DLM System Installation Guide at www.wattstopper.com

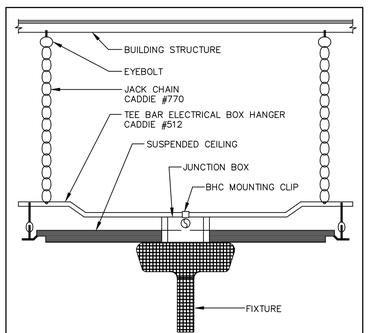
LMRC-101
Single Relay Wiring Diagram



WIRING DIAGRAM FOR SWITCHED EMERGENCY LIGHTING FIXTURES

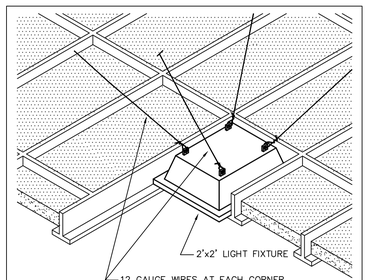
NOTES:

1. INVERTER BALLAST SHALL BE BODINE CAT. #B-50. (BSA#35557).
2. FOR EMERGENCY FIXTURE OPERATION, PROVIDE AN ADDITIONAL HOT LEG WIRE BEFORE LIGHTING CIRCUIT CONTROL SWITCHING.



EXIT SIGN MOUNTING DETAIL

N.T.S.



SAFETY WIRES FOR LIGHT FIXTURES.

N.T.S.

2X4 AND DOWNLIGHTS SIMILAR

ARCHITECT

DB Architecture

rddesilv@gmail.com
203.556.9055

gbiancardi@gmail.com
203.645.3166

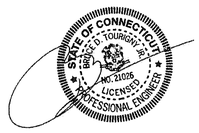
OWNER
MOCA Westport Holdings LLC
19 Newtown Turnpike
Westport, CT, 06880

TENANT
BIOWAVE
8 Knight Street STE 201
Norwalk, CT 06851

CIVIL AND STRUCTURAL ENGINEERING
Trinkaus Engineering LLC
114 Hunters Ridge Road,
Southbury, CT 06488

MEP ENGINEERING
Collective Design Associates INC
46 Riverside Avenue
Westport, CT 06880

Stamp



No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

ELECTRICAL DETAILS

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-400

Scale NO SCALE

ROOFTOP UNIT (HEAT PUMP/HYBRID HEAT) SCHEDULE

UNIT NO.	AREA SERVED	LOCATION	TONS	ELECTRICAL DATA					UNIT WEIGHT (LBS)	MANUFACTURER & MODEL NO.	REMARKS	PANEL	C/B	WIRESIZE
				VOLTS	PHASE/HZ	FLA	MCA	MOP						
N-RTU-4	WAREHOUSE	ROOF	6.0	208	3/60	--	38.0	50.0	1,180.0	TRANE DHK072A3		MOCA-R/1,3,5	50-3P	4#6+1#8GRD IN 1-1/2"C
N-RTU-5	OFFICES	ROOF	12.5	208	3/60	--	84.0	110.0	2,810.0	TRANE DHK150A3		MOCA-R/2,4,6	110-3P	4#1/0+1#6GRD IN 2"C

1. PROVIDE SMOKE DETECTORS IN SUPPLY AND RETURN DUCTS INTER LOCK WITH FIRE ALARM
2. PROVIDE GFCI CONVENIENCE RECEPTACLE (120 VOLT) IN WATER PROOF ENCLOSURE (ALL UNITS)

FAN SCHEDULE

DESIGNATION	SERVICE	LOCATION	TYPE	DESIGN AIR QUANTITY (CFM)	TOTAL STATIC PRESSURE (IN. OF WATER)	FAN SPEED (RPM)	OUTLET VELOCITY (FPM)	WHEEL DIAMETER (INCHES)	DISCHARGE DIRECTION	CONTROL TYPE	FAN MOTOR DATA									MANUFACTURER	MODEL NO.	REMARKS	PANEL	C/B	WIRESIZE
											MOTOR BHP	OPERATING POWER HP	SONES @ F.A.	SPEED (RPM)	F.L.A.	VOLTS/PHASE	STARTER BY (0W 15 OR 16)	STARTER TYPE A: AFD B: AUTO TRANSF C: ACROSS THE LINE D: REDUCED VOLTAGE	EMERGENCY POWER REQ'D (Y/N)						
TF-1	IT CLOSET	CEILING	INLINE	200	0.25	-	-	-	-	-	25 WATTS	0.7	949	1.5	115/1	-	-	N	GREENHECK	CSP-A390-VG	1, 2	EP-BW/9	20-1P	2#12+1#12GRD IN 3/4"C

NOTES:
1. PROVIDE REVERSE-ACTING THERMOSTATIC CONTROLS

ELECTRIC AIR CURTAIN

UNIT NO.	LOCATION	TYPE	NOMINAL KW	MBH	CFM	VOLT/PH	FLA	MOTOR HP	MODEL	MAKE	REMARKS	PANEL	C/B	WIRESIZE
ACR-1	REFER TO PLAN	AIR CURTAIN HEATER EC MOTOR	24	812	2080	208/3	72	2(1/2)	QP-10-72-2-2E-AL	MARS		EP-BW/2,4,6	90-3P	4#1/0+1#6GRD IN 2"C

NOTES:
1. PROVIDE INTERNAL DISCONNECT SWITCH
2. FURNISH AND INSTALL MAGNETIC REED DOOR SWITCH.
3. PROVIDE MANUFACTURE MTG. BRACKETS AND HARDWARE REQUIRED FOR INSTALLATION.

ELECTRIC WALL HEATERS

MANUFACTURER - QMARK

UNIT #	CAP. MBH	AMPS	KW	(CFM)	VOLTAGE/PH	MODEL	REMARKS	PANEL	C/B	WIRESIZE
EWH-1-1	10.2	14.4	3.0	100	208/1	AWH-4404	COORDINATE MTG DETAILSWITH ARCHITECT	MOCA-R/10,12	20-2P	3#10+1#10GRD IN 3/4"C
EWH-1-2	10.2	14.4	3.0	100	208/1	AWH-4404	COORDINATE MTG DETAILSWITH ARCHITECT	MOCA-R/14,16	20-2P	3#10+1#10GRD IN 3/4"C
EWH-1-3	10.2	14.4	3.0	100	208/1	AWH-4404	COORDINATE MTG DETAILSWITH ARCHITECT	MOCA-R/18,20	20-2P	3#10+1#10GRD IN 3/4"C

NOTE:
1. PROVIDE INTERNAL DISCONNECT SWITCH

NEW AIR TERMINAL UNITS SCHEDULE

VAV NO.	CONDITION	INLET SIZE	AIR FLOW		DESIGN CFM	SP	FAN POWER HP	HEATING COIL			ELECT. DATA					MAKE	MODEL	REMARKS	PANEL	C/B	WIRESIZE
			MIN	MAX				EAT	LAT	ELEC.HEATER	FLA	MCA	MOP	VOLTS	PH						
VAV-1	NEW	5"ø	100	350	350	0.25	0.33	65.71	88.20	2.5 KW	11.34	14.17	15.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR	EP-BW1/1,3,5	15-3P	4#12+1#12GRD IN 3/4"C
VAV-2	NEW	6"ø	150	500	500	0.25	0.33	65.50	87.53	3.5 KW	14.12	17.64	20.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR	EP-BW1/7,9,11	20-3P	4#10+1#10GRD IN 3/4"C
VAV-3	NEW	6"ø	150	500	500	0.25	0.33	65.50	87.53	3.5 KW	14.12	17.64	20.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR	EP-BW1/13,15,17	20-3P	4#10+1#10GRD IN 3/4"C
VAV-4	NEW	6"ø	150	500	500	0.25	0.33	65.50	87.53	3.5 KW	14.12	17.64	20.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR	EP-BW1/19,21,23	20-3P	4#10+1#10GRD IN 3/4"C
VAV-5	NEW	8"ø	250	850	850	0.25	0.33	65.59	87.81	6.0 KW	21.05	26.32	30.0	208	3	TRANE	VSXG	SYMBIO 210 DDC-CTRL W/MODULATING SCR	EP-BW1/2,4,6	30-3P	4#8+1#10GRD IN 1"C
VAV-6	NEW	10"ø	600	1200	1200			-	89.10	6.5 KW	18.04	22.55	25.0	208	3	TRANE	VCEF	SY210 BASIC (ELECTRIC HEAT-MOD SCR)	EP-BW1/8,10,12	25-3P	4#8+1#10GRD IN 1"C
VAV-7	NEW	10"ø	650	1300	1300			-	86.47	6.5 KW	18.04	22.55	25.0	208	3	TRANE	VCEF	SY210 BASIC (ELECTRIC HEAT-MOD SCR)	EP-BW1/14,16,18	25-3P	4#8+1#10GRD IN 1"C
VAV-8	NEW	10"ø	500	1000	1000			-	86.47	5.0 KW	13.88	17.35	20.0	208	3	TRANE	VCEF	SY210 BASIC (ELECTRIC HEAT-MOD SCR)	EP-BW1/20,22,24	25-3P	4#8+1#10GRD IN 1"C

NOTES:
1. ALL VAV TERMINAL BOXES TO BE PROVIDED WITH SYMBIO 210 DDC CONTROLS.
2. PROVIDE 10 FT. OF ACOUSTICAL LINING DOWNSTREAM OF EACH TERMINAL UNIT.
3. PROVIDE ECM MOTOR - CONSTANT VOLUME

ARCHITECT
DB Architecture
rddesilv@gmail.com
203.556.9055

gbiancardi@gmail.com
203.645.3166

OWNER
MOCA Westport Holdings LLC
19 Newtown Turnpike
Westport, CT, 06880

TENANT
BIOWAVE
8 Knight Street STE 201
Norwalk, CT 06851

CIVIL AND STRUCTURAL ENGINEERING
Trinkaus Engineering LLC
114 Hunters Ridge Road,
Southbury, CT 06488

MEP ENGINEERING
Collective Design Associates INC
46 Riverside Avenue
Westport, CT 06880

Stamp

STATE OF CONNECTION · BRIAN D. TOURGNI · No. 21026 · LICENSED PROFESSIONAL ENGINEER

No.	Description	Date
1	PRICING SET	03-17-2025

Client Name

19 NEWTOWN TURNPIKE

ELECTRICAL MECHANICAL SCHEDULE

Project Number	2025.010
Date	December 1, 2024
Drawn By	BDT
Checked By	BDT

E-500

Scale NO SCALE

EXISTING DRIVEWAY & PARKING AREAS

EXISTING COMMERCIAL BUILDING

NOTE: PROPERTY LINES AND OTHER INFORMATION WAS TAKEN FROM MAP ENTITLED "EXISTING BUILDING LOCATION SURVEY, PREPARED FOR HP NEWTOWN, LLC, 19 NEWTOWN TURNPIKE AND 537 NEWTOWN AVENUE. WESTPORT AND NORWALK, CONNECTICUT BY THE HUNTINGON COMPANY, DATED: 10/9/14

24" Maple

24" W.Pine

24" W.Pine

EXISTING BITUMINOUS CURBING TO REMAIN IN PLACE
EXISTING BITUMINOUS CURBING TO BE REMOVED

LOADING ZONE PER ARCHITECT

NEW BITUMINOUS CURBING
PAVED DRIVEWAY

24'

24" W.Pine

9' X 20'

HANDICAP SIGN

9' X 20'

TREES TO BE REMOVED

PROPOSED CONTOUR (TYP)

18" W.Pine

W.Pine

34'

24'

TURNING AREA FOR SMALL REFUSE/UTILITY TRUCK

TOWN LINE
NORWALK
WESTPORT

NOTE: TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS OBTAINED IN THE FIELD AND IS BASED UPON THE BENCH MARK AS SHOWN.

DT - B

BENCH MARK - TOP OF MANHOLE COVER
ASSUMED ELEVATION EQUALS 100.0'

METAL COVER FOR OLD UNDERGROUND WATER PIPING AND STORAGE TANK - RECOMMENDED THAT STORAGE TANK, IF NOT USED TO BE REMOVED PRIOR TO THE INSTALLATION OF NEW PAVED DRIVEWAY - EXTENT OF TANK IS NOT KNOWN

EXISTING DRIVEWAY TO REMAIN

EXISTING DRIVEWAY & PARKING AREAS

50' CONSTRUCTION ENTRANCE
SEE DETAIL

18"

MH

NEW 30" X 30" CATCH BASIN
RIM = 99.5'
INV. OUT = 98.5'

98 LF - 12" HDPE PIPE
SLOPE = 11.0%
INVERT AT CULTEC = 96.5'

UNDERGROUND STORMWATER DETENTION SYSTEM:
2 ROWS AT 11' & 12' UNITS OF CULTEC R-280 HD UNIT -
6" OF WASHED 1-1/4" CRUSHED UNDER & ABOVE UNITS
& 12" OF WASHED 1-1/4" CRUSHED STONE AROUND
PERIMETER OF UNITS
BOTTOM OF UNITS AT 96.0'
BOTTOM OF STONE AT 95.5'
TWO 4" PVC SLOTTED CAPS TO FINISH GRADE -
TOP OF CAP TO BE SET AT 98.67'

SILTATION FENCE BARRIER
SEE DETAIL

DT - A
0 - 23" COMMON FILL (MEDIUM COMPACT)
23 - 30" ORIGINAL TOPSOIL
30 - 47" YELLOW BROWN FINE SANDY LOAM
47 - 70" GREY BROWN COMPACT SANDY TILL
NO LEDGE, NO MOTTLING, NO ROOTS, RESTRICTIVE AT 47"

DT - A
0 - 26" COMMON FILL (MEDIUM COMPACT)
26 - 35" ORIGINAL TOPSOIL
35 - 52" YELLOW BROWN FINE SANDY LOAM
52 - 70" GREY BROWN COMPACT SANDY TILL
NO LEDGE, NO MOTTLING, NO ROOTS, RESTRICTIVE AT 52"

TOWN LINE
NORWALK
WESTPORT

VEWAY & PARKING AREAS

MH

NORTH

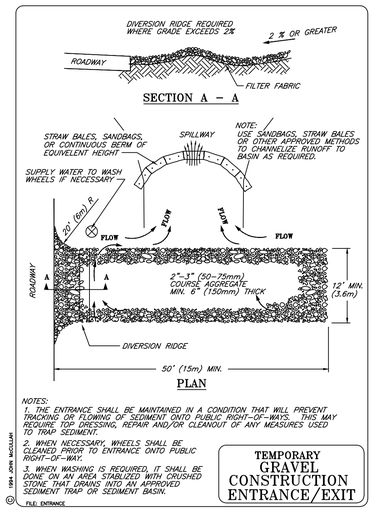
TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
SOUTHBURY, CONNECTICUT 06488
203-264-4558 (phone)
Email: strinkaus@earthlink.net
Website: http://www.trinkausengineering.com

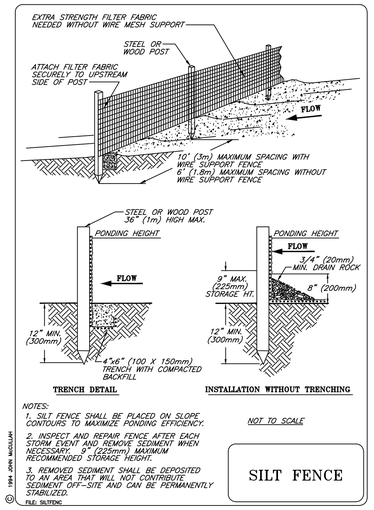
LOW IMPACT SUSTAINABLE DEVELOPMENT
TRINKAUS ENGINEERING

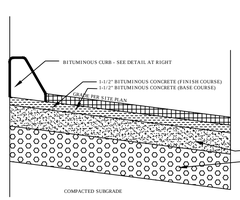
DRIVEWAY PLAN

SHEET 1 OF 2
SCALE: 1" = 20'
PROJECT #106-2024
DATE: 12/14/24

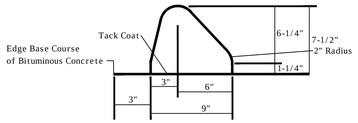
PREPARED FOR
WESTPORT ARTS CENTER
19 NEWTOWN TURNPIKE
WESTPORT - CONNECTICUT





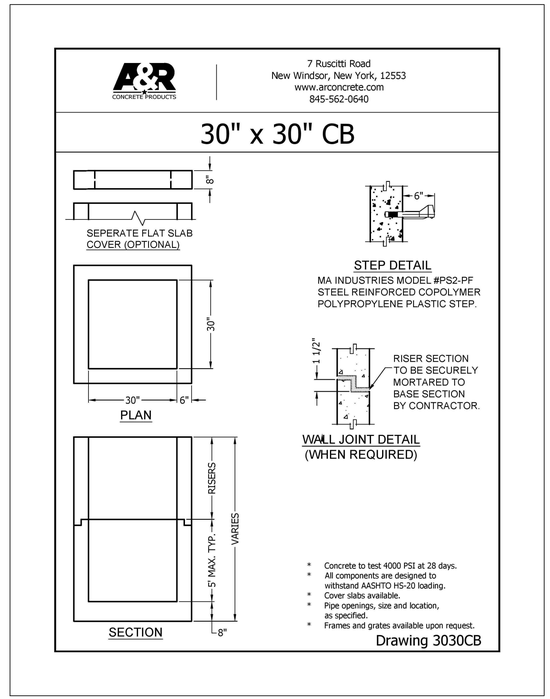


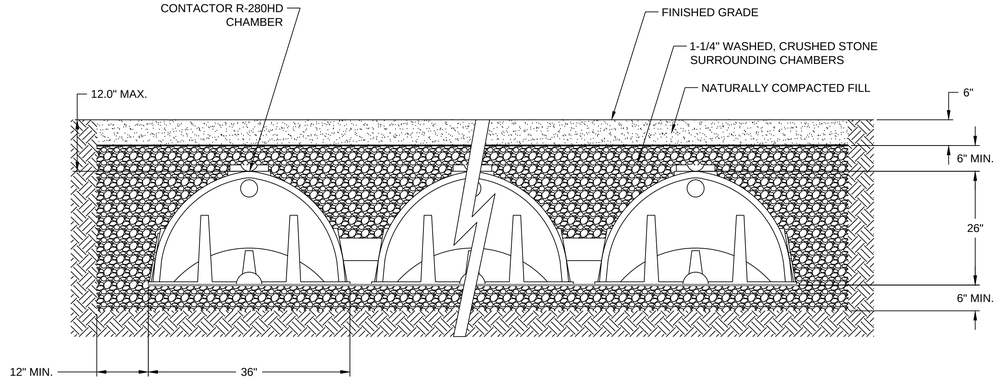
CROSS SECTION OF STANDARD BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE

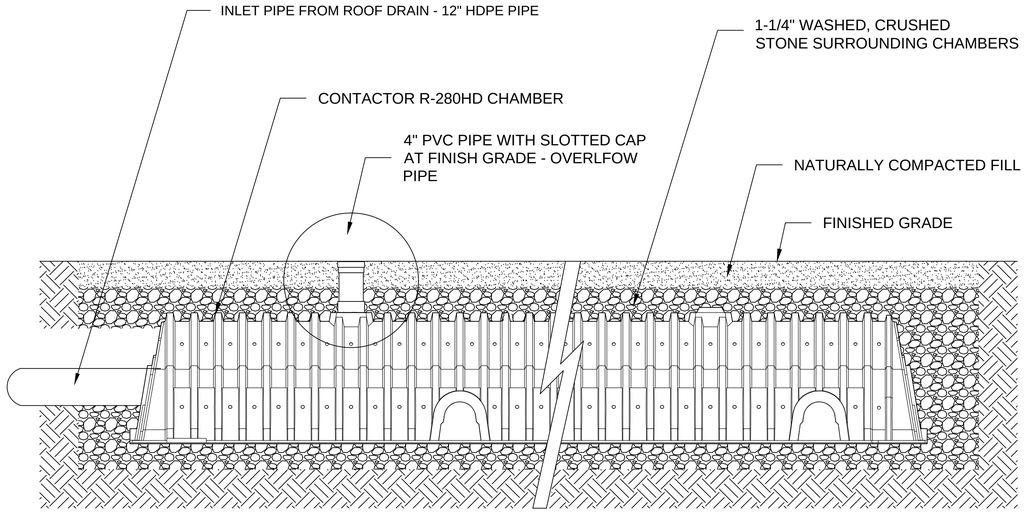


BITUMINOUS CONCRETE CURBING
NOT TO SCALE

HANDICAP SPACE PARKING SIGN
NOT TO SCALE







TRINKAUS ENGINEERING, LLC
CIVIL ENGINEERS
114 HUNTERS RIDGE ROAD
SOUTHBURY, CONNECTICUT 06488
203-264-4558 (phone)
Email: strinkaus@earthlink.net
Website: http://www.trinkausengineering.com

LOW IMPACT SUSTAINABLE DEVELOPMENT
TRINKAUS ENGINEERING

CONSTRUCTION DETAILS

SHEET 2 OF 2
SCALES AS NOTED
PROJECT #106-2024
DATE: 12/14/24

PREPARED FOR
WESTPORT ARTS CENTER
19 NEWTOWN TURNPIKE
WESTPORT - CONNECTICUT

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
One North Broadway
White Plains, NY 10601
P: 914.428.0010
F: 914.428.0017
www.dtsprovident.com

Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

M E M O R A N D U M

TO: Julie Ludwig, Associate
Wofsey Rosen

DATE: March 21, 2025

FROM: Brian Dempsey, P.E., PTOE, RSP1
Daris Monroy Castillo

RE: Traffic Generation Study
BioWave – Medical Device Company
19 Newtown Turnpike
Norwalk, CT

INTRODUCTION

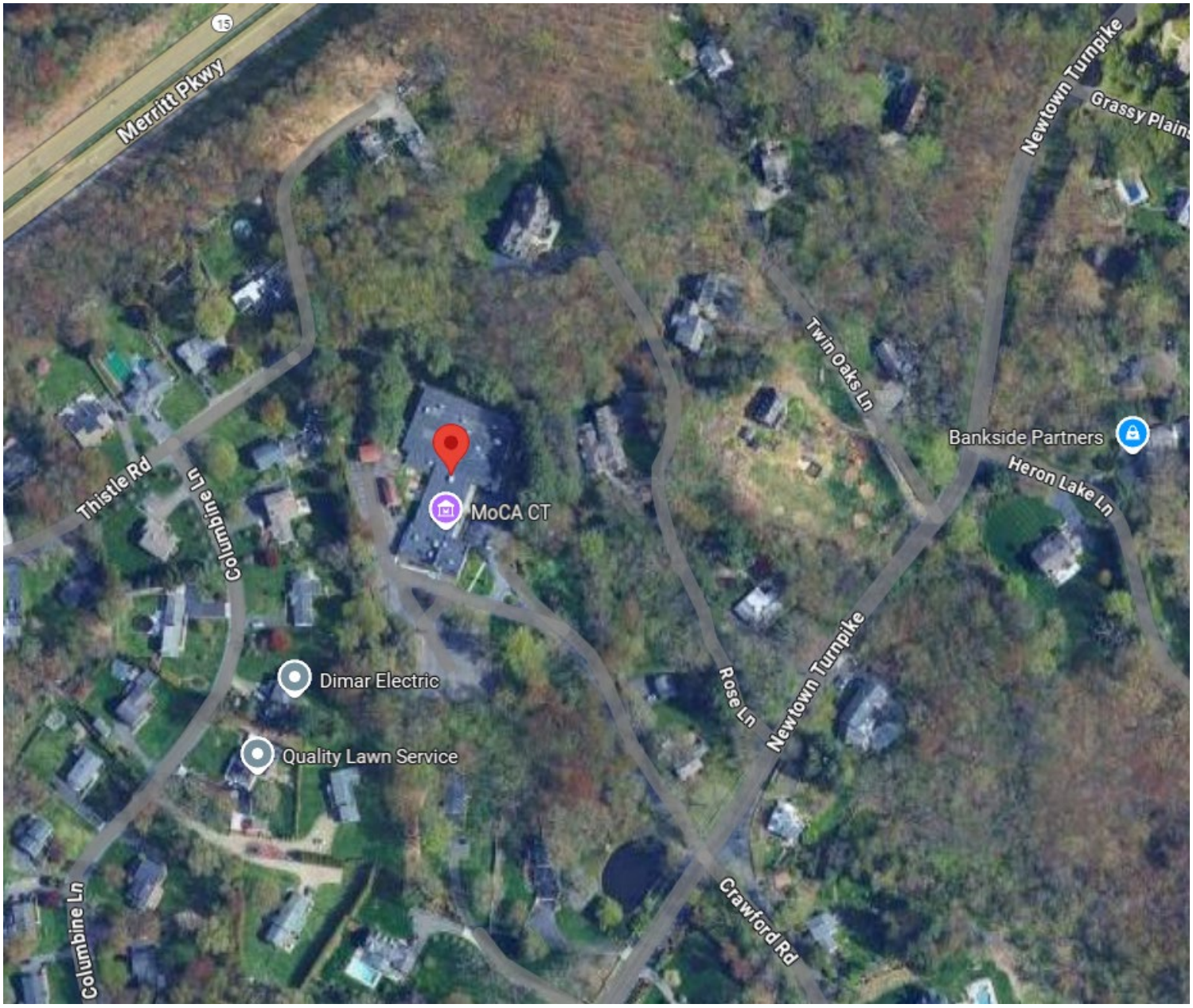
DTS Provident Design Engineering, LLP, a licensed professional engineering firm in the state of Connecticut, has prepared this Traffic Generation Study to summarize our findings for the proposed BioWave office space to be located at a mixed-use building at 19 Newton Turnpike in the City of Norwalk. The building portion of the property is in the City of Norwalk while the Site Driveway intersects Newtown Turnpike near Crawford Road in the Town of Westport.

The building currently consists of the Museum of Contemporary Art (MOCA) and a wallpaper company and the existing total square footage is approximately 30,289 square feet (sf). BioWave, a medical device company, plans to utilize 7,100 sf of currently unoccupied space that has previously been used by the Museum of Contemporary Art (MOCA) and a wallpaper company.

BioWave intends to use the 7,100 sf for office space for 13 employees and temporary storage. The hours of operation for BioWave are projected to be 8:30 AM to 5:30 PM. It is expected that BioWave will receive one pallet of goods per week in one delivery from a truck. BioWave then ships their products out via FedEx/UPS to their customers such as doctors' offices, physical therapist offices and pharmacies. There would not be more than one pickup a day of medical supplies. BioWave does not sell directly to the consumer so there will not be patrons from the general public visiting the Site for purchases.

The purpose of this Traffic Generation Study is to determine the potential traffic effect of the project on the nearby roadways.

The following is an aerial illustrating the Site, marked with the red circle:



TRAFFIC GENERATION

To perform this Study, DTS Provident conducted a trip generation analysis for the Site. This analysis calculated trip generations rates, utilizing the rates published by the Institute of Transportations Engineers (ITE) publication entitled "Trip Generation", 11th Edition. The ITE manual is the foremost authoritative source for estimating traffic generation 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. Traffic volumes for the 7,100 sf BioWave (13 employees). Table 1 below summarizes the Trip Generation Volumes based upon square footage as well as based upon number of employees:

TABLE 1
TRIP GENERATION VOLUMES
BioWave

Type of Development	Size	Unit	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
LUC 712 – Small Office	7,100	SF	10	2	5	10
LUC 712 – Small Office	13	Employees	12	2	5	9

As illustrated in Table 1 above, whether based on the 13 employees or the 7,100 sf, BioWave will not have a significant traffic. Also, to be conservative, no credit was taken for the vehicle trips generated by the previous uses of the 7,100 sf.

CONCLUSION

Based on the foregoing, it is the opinion of DTS Provident Design Engineering that the proposed reuse of the 7,100 sf of office space by BioWave and its 13 employees will not result in any significant change in traffic generation nor any traffic impacts at the 19 Newtown Turnpike site even without accounting for the trips generated by the previous use of the 7,100 sf. There will be minimum employees, a very limited amount of deliveries and it will not be open to the public.

WESTPORT WESTON HEALTH DISTRICT
180 Bayberry Lane, Westport, CT 06880-2855
Telephone: (203) 227-9571

PERMIT TO DISCHARGE
FOR A
PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEM

Property Address: 19 Newtown Turnpike Town: Westport, CT

Owner/Builder: Peter Van Witt

Installer: Dave Rogers License No: 3403

System Data: 1250 P.C.

Tank Size: 2500 Gallon Nature of effluent: Domestic type only

Type and Size of Leaching Area: Existing 4'x4' gallerys - 180 L.F.

Manner of discharge: Pump system

Volume of discharge: Max. 2484 gal/day or No. of Bedrooms —

Restrictions:

The private subsurface sewage disposal system serving the above premises was constructed essentially in accordance with plans filed with the Westport Weston Health District and the terms of the Permit to Construct issued for this system. Proper operation and maintenance of this system is required including pumping of the tank every three to five years. This Permit to Discharge shall not be construed as permission to create or maintain any sewage nuisance and in the issuance of this Permit to Discharge, the Westport Weston Health District assumes no responsibility for the future operation and maintenance of the system.

Conditions: Septic system sized to capacity - 124 Employees

Issued By: Lee Vitt
Sanitarian's Signature

12/31/97
Date

WESTPORT WESTON HEALTH DISTRICT

180 Bayberry Lane, Westport, CT 06880-2855
Telephone: (203) 227-9571

RECEIVED
NOV 14 1997
W.W.H.D.
WESTPORT - WESTON

AS-BUILT PLAN: SUBSURFACE SEWAGE DISPOSAL SYSTEM

Please TYPE or PRINT. Complete all items.

Location: 19 NEWTOWN TURNPIKE ☒ Westport ☐ Weston
(Street Address)

Owner: Peter VAN WITT Address: 735 Post RD East Westport Ct.
(Lot Number)

Type system installed: NEW TANKS ☐ New ☐ Repair ☒ Alteration

☒ New ☐ Existing Tank size: 2500 TANK - 1250 P.C.

☐ New ☒ Existing Leaching, type and size: galleries

The undersigned hereby certifies that this sewage disposal system conforms to all governing codes and ordinances and that the dimensions shown are substantially correct.

DAVE Rogers License No.: 3403 Date: 9/11/97
Signature of INSTALLER

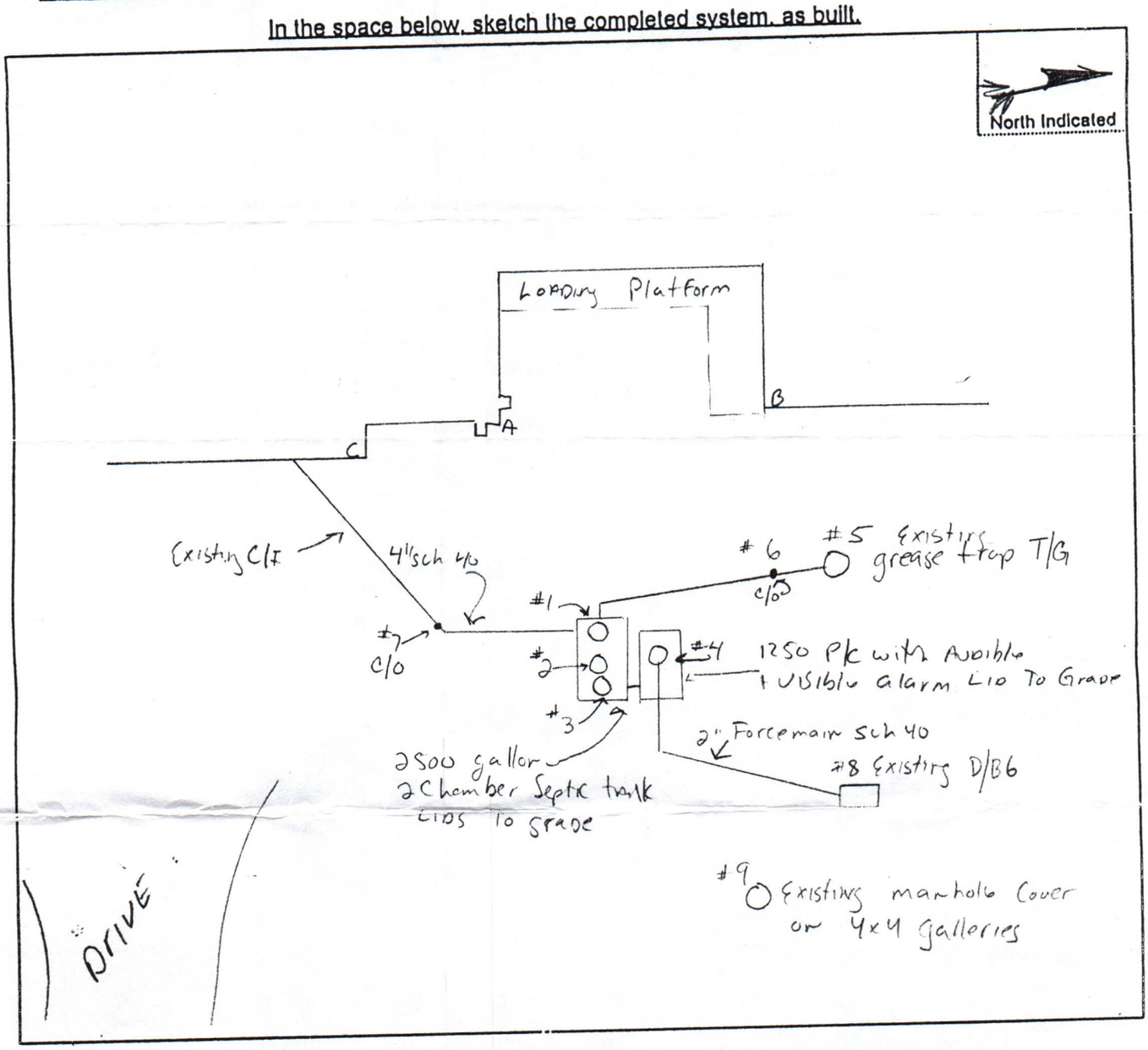
Installer: Kyser Buttstone Address: 5 VAN Tissel Court Norwalk Ct. Tel: (203) 838-7000
Print or TYPE Name

Checked by: gv

Dwelling **SYSTEM**

POINT	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	#14
Corner A	67	73	75[6]	73	100	91[6]	55	112	110					
Corner B	89	93	95	87	86	98								
Corner C							56[6]	120	116					
Corner D														

In the space below, sketch the completed system, as built.



Pe
$25.00

WESTPORT/WESTON HE

ENLARGEMENT OF EXISTING SI

Post-it® Fax Note 7671 | Date 1-24 | # of pages ▶ 2

To Penny	From C.O
Co./Dept.	Co. WWHD
Phone #	Phone #
Fax # 221-7677	Fax # 221-7199

LOCATION UNION TRUST CO. ~~537~~ 19 NEWTOWN AVE WESTPORT CT

NAME UNION TRUST - Telephone

BUILDER
OWNER BUONER'S CONST. ADDRESS P.O. BOX 2503 WESTPORT CONN

In accordance with Article IV, Section 2a of the Westport/Weston Health District Sanitary Code, I hereby request approval to enlarge an existing Sewage Disposal System.

Signed BUONER CONST CO. Date APRIL 5, 1984

AN INSPECTION OF THIS WORK IS REQUIRED.

DRAW SKETCH OF EXISTING SYSTEM AND PROPOSED ENLARGEMENT

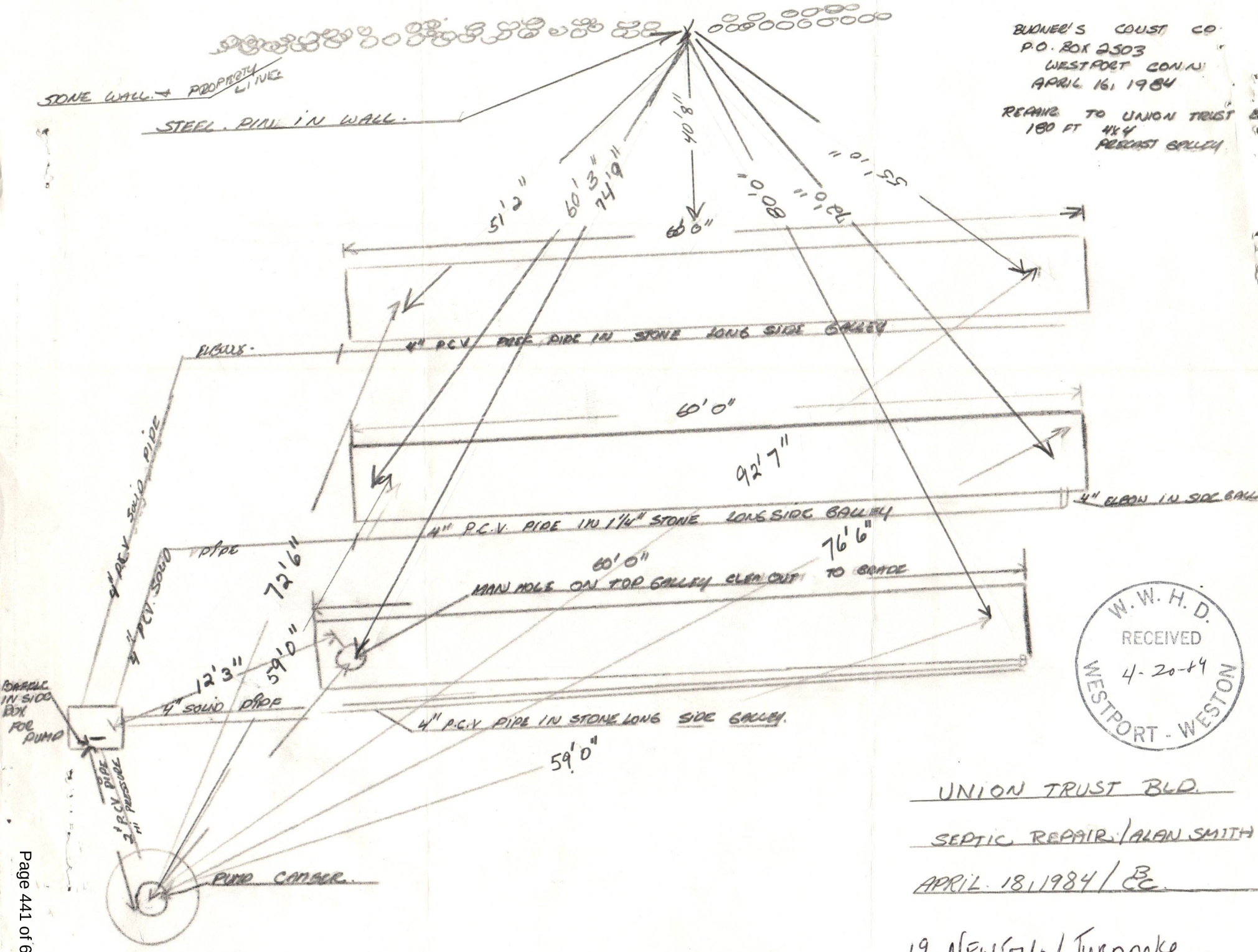
180 TOTAL GALLEY SYSTEM

3 X 60' PRECAST GALLEY
TOTAL SYSTEM
4320 SQ FT

INSTALL (1) BAFFLE DIST BOX

NEW 2" P.V.C. LINE TO GALLEY

thod of enlargement approved Alan Smith Date 4-6-84
First gallery Satisfary 4-12-84 AS
Second " " 4-13 84 9:00AM
Third " " 2:00 PM
nal Inspection as required A Smith Date 4-13-84
Hold For As Built



UNION TRUST BLD.

SEPTIC REPAIR / ALAN SMITH

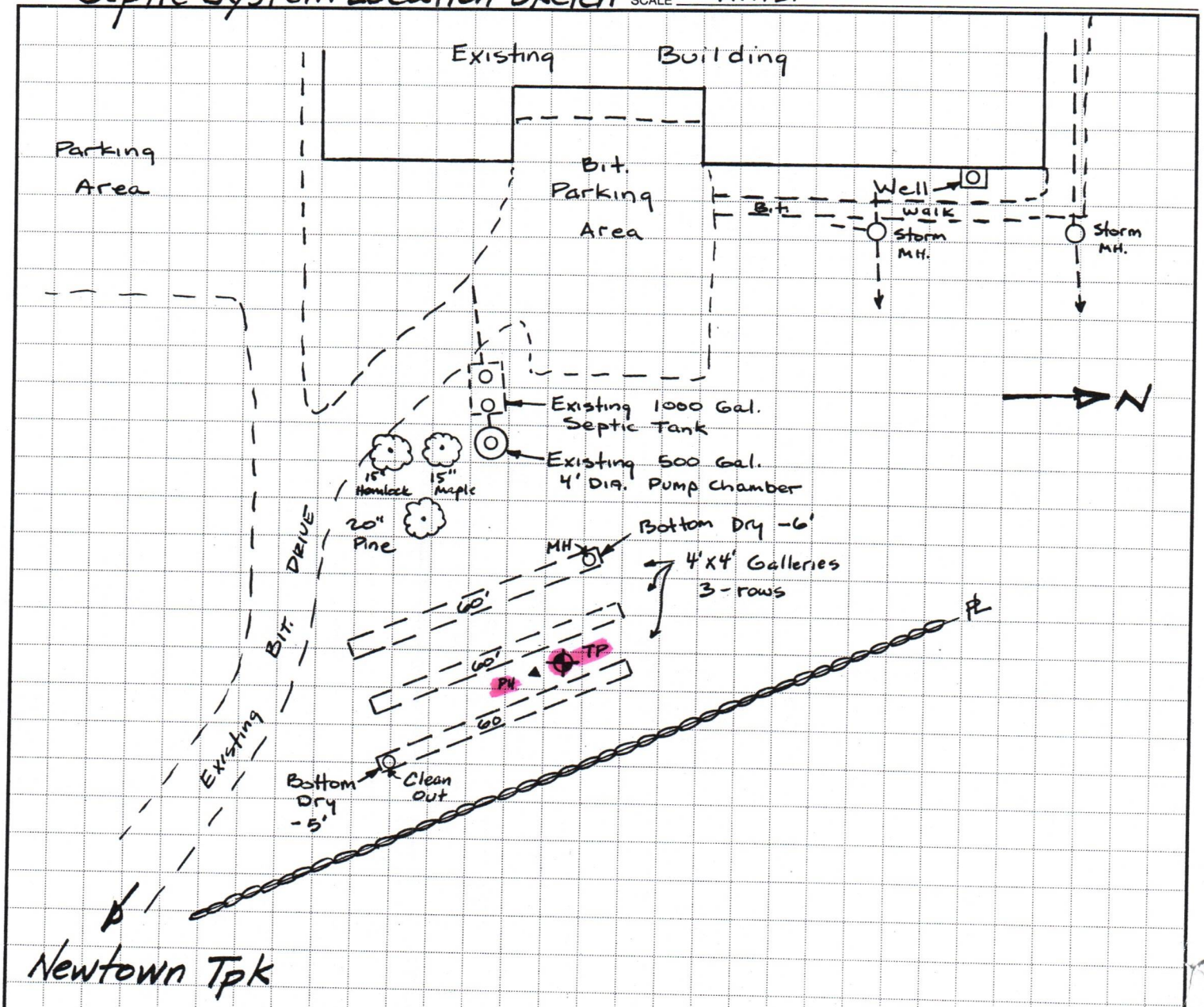
APRIL 18, 1984 / BC

19 NEWTOWN Turnpike
WESTPORT

GRUMMAN ENGINEERING ASSOCIATES
69 East Avenue
NORWALK, CONNECTICUT 06851
(203) 853-3833

JOB 19 Newtown Tpk, Westport
SHEET NO. 1 OF 1
CALCULATED BY D.E.M. DATE 4-4-96
CHECKED BY DATE
SCALE N.T.S.

Septic System Location Sketch



PRODUCT 204-1 (Single Sheets) 205-1 (Padded) NEBS Inc., Groton, Mass. 01471. To Order PHONE TOLL FREE 1-800-225-6380

Trinkaus Engineering, LLC
114 Hunters Ridge Road
Southbury, Connecticut 06488
203-264-4558 (office)
+1-203-525-5153 (mobile)
E-mail: strinkaus@earthlink.net
http://www.trinkausengineering.com

December 14, 2024

Stormwater Management Report – 19 Newtown Turnpike – Westport, Connecticut
Prepared for Westport Arts Center

Existing Conditions:

This site is currently developed with a building, driveways and parking areas, all of which will remain on the property.

Proposed Conditions:

It is proposed to construct a driveway and parking area for a new loading area at the rear of the building. There is an existing paved path in this location. No credit was taken for the existing impervious area. The new driveway and parking area will create 6,400 square feet of impervious area. 5,690 square feet of this new impervious area will directed to an underground detention system in Westport and designed to provide zero increase in the peak rate of runoff from the 25-year rainfall event.

The detention system will consist of 21 units of Cultec R-280 HD units in two rows. One row will contain 11 units and the other will contain 10. In the hydrologic model, it is stated three rows at seven units each are being used. Two 4" PVC pipes will slotted caps will be installed to finish grade as an outlet provision.

Soil testing conducted on the site, showed a fill layer on top of the original topsoil and sandy loam layers. The bottom of the Cultec units will be located in the sandy loam layer.

NOAA 14 Rainfall Data:

Storm Event	24-hour Rainfall
2-year	3.50”
10-year	5.37”
25-year	6.54”
50-year	7.41”
100-year	8.34”

Current Conditions (25-year storm):

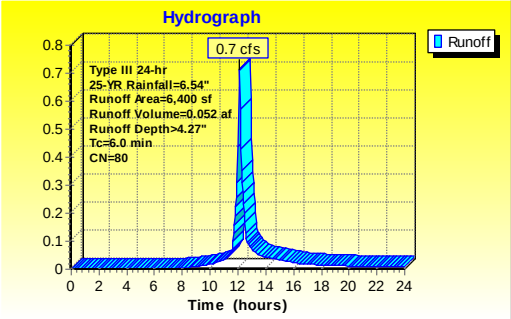
Summary for Subcatchment 21S: Current Conditions

Runoff = 0.7 cfs @ 12.09 hrs, Volume= 0.052 af, Depth> 4.27"

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-YR Rainfall=6.54"

Area (sf)	CN	Description
6,400	80	>75% Grass cover, Good, HSG D
6,400		100.00% Pervious Area

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



Future Conditions (25-year storm)

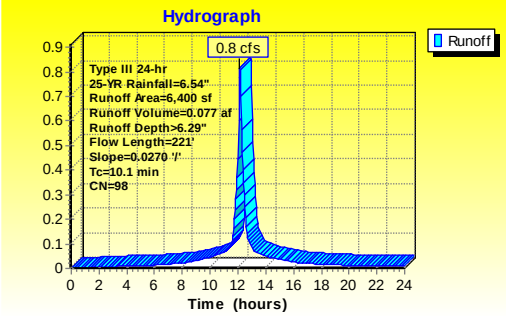
Summary for Subcatchment 25S: Future Conditions

Runoff = 0.8 cfs @ 12.14 hrs, Volume= 0.077 af, Depth> 6.29"

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-YR Rainfall=6.54"

Area (sf)	CN	Description
6,400	98	Paved parking, HSG C
6,400		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0270	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
1.8	121	0.0270	1.15		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.1	221	Total			



Detention System Routing (25-year storm)

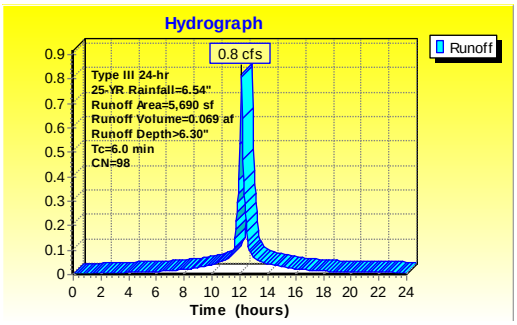
Summary for Subcatchment 22S: Impervious area to detention

Runoff = 0.8 cfs @ 12.09 hrs, Volume= 0.069 af, Depth> 6.30"
Routed to Pond 20P : Cultec #1

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-YR Rainfall=6.54"

Area (sf)	CN	Description
5,690	98	Paved parking, HSG C
5,690		100.00% Impervious Area

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



Summary for Pond 20P: Cultec #1

[93] Warning: Storage range exceeded by 0.09'
[85] Warning: Oscillations may require smaller dt or Finer Routing (severity=11)

Inflow Area = 0.131 ac,100.00% Impervious, Inflow Depth > 6.30" for 25-YR event
Inflow = 0.8 cfs @ 12.09 hrs, Volume= 0.069 af
Outflow = 0.2 cfs @ 12.65 hrs, Volume= 0.037 af, Atten= 79%, Lag= 33.8 min
Discarded = 0.0 cfs @ 7.50 hrs, Volume= 0.029 af
Primary = 0.2 cfs @ 12.65 hrs, Volume= 0.008 af
Routed to Link 24L : Design Point

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 98.80' @ 12.65 hrs Surf.Area= 767 sf Storage= 1,531 cf

Plug-Flow detention time= 217.2 min calculated for 0.037 af (55% of inflow)
Center-of-Mass det. time= 95.2 min (838.7 - 743.5)

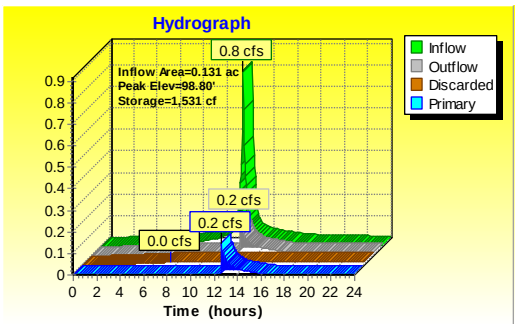
Volume	Invert	Avail.Storage	Storage Description
#1A	95.50'	620 cf	**14.75'W x 52.00'L x 3.21'H Field A** 2,461 cf Overall - 911 cf Embedded = 1,550 cf x 40.0% Voids
#2A	96.00'	911 cf	**Cultec R-280HD** x 21 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 3 rows
		1,531 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	95.50'	**1.000 in/hr Exfiltration over Surface area**
#2	Primary	98.67'	**4.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.0 cfs @ 7.50 hrs HW=95.53' (Free Discharge)
↑**1=Exfiltration** (Exfiltration Controls 0.0 cfs)

Primary OutFlow Max=0.2 cfs @ 12.65 hrs HW=98.80' (Free Discharge)
↑**2=Orifice/Grate** (Orifice Controls 0.2 cfs @ 1.75 fps)



Future Conditions By-pass (25-year storm)

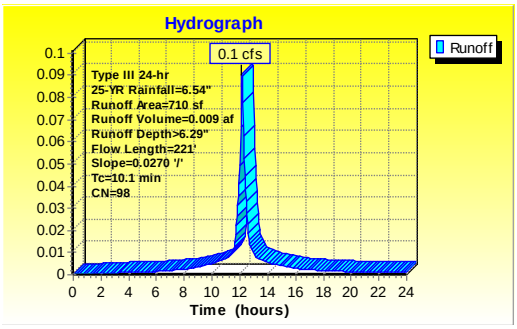
Summary for Subcatchment 26S: Future By-pass

Runoff = 0.1 cfs @ 12.14 hrs, Volume= 0.009 af, Depth> 6.29"
Routed to Link 24L : Design Point

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-YR Rainfall=6.54"

Area (sf)	CN	Description
710	98	Paved parking, HSG C
710		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.3	100	0.0270	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.50"
1.8	121	0.0270	1.15		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
10.1	221	Total			

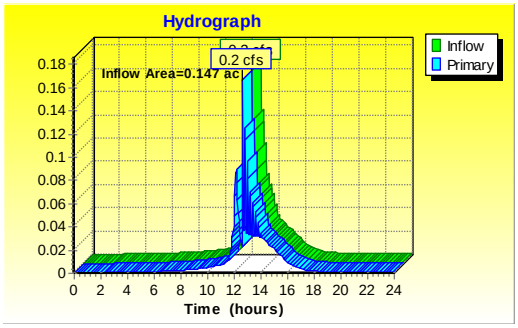


Future Conditions Design Point (25-year storm)

Summary for Link 24L: Design Point

Inflow Area = 0.147 ac,100.00% Impervious, Inflow Depth > 1.39" for 25-YR event
Inflow = 0.2 cfs @ 12.65 hrs, Volume= 0.017 af
Primary = 0.2 cfs @ 12.65 hrs, Volume= 0.017 af, Atten= 0%, Lag= 0.0 min

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



Runoff Summary:

Current Peak Rate:	0.7 cfs
Future Peak Rate:	0.8 cfs
Detention System:	0.8 cfs (in)/0.2 cfs (out)
Future By-Pass:	0.1 cfs
Future Design Point:	0.2 cfs

Water Quality Volume:
WQV = (1.3")(Rv)(A)/12
A = 0.146 acres
I = 100%
Rv = 0.05 + 0.009(I) = 0.05 + 0.009(100) = 0.95
WQV = (1.3")(0.146)(.95)/12 = 0.015 acre-feet (654 cubic feet)
WQV will infiltrate into the sandy loam layer of soils.

Please contact my office if you have any questions concerning this information.

Respectfully Submitted,
Trinkaus Engineering, LLC

Steven D. Trinkaus, PE

5-31-102-0
ROACH MARK F & SOMMA MARIA A
2 THISTLE RD
NORWALK, CT 06851-1915

5-31-109-0
RUHNKE JOHN L & KIMBERLY L
1 THISTLE RD
NORWALK, CT 06851

5-31-110-0
BOCZER KEITH A & DEBORAH
20 COLUMBINE LN
NORWALK, CT 06851-1904

5-31-111-0
DEPANFILIS MARLENE E
18 COLUMBINE LNY
NORWALK, CT 06851-0000

5-31-112-0
VINCENT MARK D & DIANE G
16 COLUMBINE LN
NORWALK, CT 06851-1904

5-31-128-0
GOMEZ DANIEL
2 1/2 THISTLE RD
NORWALK, CT 06851-1915

5-31-184-0
WILLIAMS BERNIE
16 1/2 COLUMBINE LNY
NORWALK, CT 06851-0000

5-31-185-0
CROTHERS JAMES S JR & VICKI V
9 NEWTOWN TPKE
WESTPORT, CT 06880-0000

5-31-25-0
CHU TOAN B (40%) & CHU TANG VAN (30%) & CHU CHI KIM TRAN 30%
7 ROSE LN
WESTPORT, CT 06880

5-31-25A-0
BONAFIDE MICHAEL R & ALEANDRA
5 ROSE LN
WESTPORT, CT 06880-1811

A13 002 000
Ross Mitchell D & Rebecca D
21 Newtown Turnpike
Westport, CT 06880

A12 023 000
Siman Kristopher & Ocampo Amber
15 Newtown Turnpike
Westport, CT 06880

A12 015 000
Ferrone James P II & Lisa Ann
12 Newtown Turnpike
Westport, CT 06880

A12 025 000
Faust Peter & Kelly
48 Crawford Rd
Westport, CT 06880

NORWALK ZONING COMMISSION
125 East Avenue P.O. Box 5125
Norwalk CT. 06851

February 12, 2019

Howard Lathrop AIA NCARB
Sellars Lathrop Architects LLC
1 Kings Highway North
Westport, Connecticut 06880

Re: **#13-18SP** - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center public museum

Dear Mr. Lathrop:

At a meeting of the Norwalk Zoning Commission held on Thursday, February 7, 2019 the following action was taken:

*** SPECIAL PERMIT RESOLUTION ***

BE IT RESOLVED that special permit application #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center museum as shown on a set of plans entitled "Westport Arts Center 359 Newtown Turnpike Norwalk, CT and 19 Newtown Turnpike Westport CT." by Sellars Lathrop Architects and The Huntington Company LLC and other related plans dated December 4, 2018 as revised to January 7, 2019 be approved, subject to the following conditions:

1. That any modifications to the approved plan, including the removal of any existing trees or landscaping shown as to remain, be submitted for Zoning Commission review and approval; and
2. That a certificate of special permit and mylar of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That final CEAC signoffs, including Health Department approval for the new use to use the existing septic, shall be submitted prior to the start of construction; and
4. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and
5. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
7. That any and all HVAC units shall be included on the zoning permit and shall be located in conformance with the applicable zoning setbacks; and
8. That the hours of garbage pick-up be no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
9. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
10. As agreed to by the applicant, there shall be no vehicular access from Thistle Road. Any request to change this would require a new application to the Commission; and

BE IT FURTHER RESOLVED that this application complies with Section 118-320 AA Residence Zones; Section 118-1450 Special Permits, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action be February 15, 2019.

You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this approval automatically becomes null and void. A zoning approval will not be issued until the plans have been revised to comply with the conditions of approval and a surety to guarantee the installation and maintenance of the required erosion and sediment controls is submitted to this office. The bond for this part of each part of the project is set at Five Thousand Dollars ($5,000.00). Regarding all non-cash bonds: Corporation Counsel and the Commission reserve the right to approve the surety as to form and issuing financial institution.

To ensure that the special permit approval becomes effective, the applicant must file a certificate of special permit and a mylar of the approved plan for each site on the Norwalk Land Records. Once these filings have occurred, an application for a zoning permit may be requested.

A Certificate of Zoning Compliance will not be issued until a surety to guarantee the installation of any incomplete improvements is submitted to this office. The contractor or owner is responsible for alerting this office regarding the status of any incomplete improvements prior to any request for a certificate of zoning compliance. The applicant must post a bond sufficient to cover the cost of any incomplete improvements or of any work that is not in compliance with City standards.

Enclosed please find a copy of the Policy on Construction Inspection in the City of Norwalk and As-Built Plan requirements. You are responsible for obtaining permits from the Department of Public Works prior to any work in a street right-of-way. All work must comply with the standards for the City of Norwalk, whether or not those standards were specifically discussed in the process of reviewing the application.

Please relay the above information to the applicant and contact this office after the effective date shown above to begin the process for obtaining to a zoning permit. If you have any questions regarding the enclosed, please contact me at (203) 854-7780.

Sincerely,

Dorothy Wilson
Senior Planner

ZONING COMMISSION
P.O. BOX 5125
125 EAST AVENUE
NORWALK, CT. 06856-5125

SPECIAL PERMIT APPROVAL INSTRUCTIONS

Your application for Special Permit has been approved by the Zoning Commission; however, it will not become effective until the following steps are taken:

1) The site plan must be amended to comply with any conditions placed upon the approval as contained in the resolution. Once the revisions are made, or if no revisions are called for, the approved plan must be submitted on an original mylar which has the raised seal of an architect or engineer and must be certified as a Class A-2 survey and signed and sealed by a Licensed Land Surveyor.

   An approval block must be placed on the site plan with the appropriate approval and effective dates & file number filled in as noted below:

APPROVED BY THE ZONING COMMISSION ON (DATE OF APPROVAL) EFFECTIVE ON (EFFECTIVE DATE) See Special Permit # (Special permit file #) ATTEST: _____. Secretary/Chair

   Overall sheet size must be either: 12" X 18", 18" X 24", or 24" X 36". A map recording fee, payable by the applicant, will be required by the Town Clerk's office.

2) A signed Certificate of Special Permit prepared by the Zoning Commission staff is recorded on the Norwalk Land Records along with the site plan. A document recording fee, payable by the applicant, will be required by the Town Clerk's office.

3) If required, a performance bond must be posted in the amount specified in the approval. The bond must be submitted on the form available from the Zoning office.

   The bond must be posted prior to the recording of the Special Permit.

Upon completion of items 1. 2. and 3. above, you may proceed to the Town Clerk's office to file the certificate and site plan map. The Clerk will assign a number to the map and a Volume/page number to the certificate. You must call the staff person in charge of the file and report these numbers to them.

Once the above steps are complete, you may proceed to the Zoning Inspector to begin the process for obtaining a zoning permit.

SURETY FOR ZONING COMMISSION APPROVALS

The Surety to be submitted as a condition of approval by the Zoning Commission shall be submitted in one of the two following forms:

a. A combination of a cash surety and surety bond, with the cash surety amount being set a base of 25% of the total amount and the surety bond consisting of the remaining 75%.

b. A cash bond totaling 100% of the surety.

All cash bonds shall be in the form of a cash deposit, accepted in the form of a bank or personal check to be made payable to ***Treasurer – City of Norwalk,*** unless otherwise approved by the Commission.

The Commission reserves the right to verify the rating of the surety company and to ensure that the bonds are issued from a licensed and admitted surety company covered by the Connecticut Insurance Guaranty Association.

NORWALK PLANNING & ZONING COMMISSIONS

125 East Avenue P.O. Box 5125
Norwalk, Connecticut 06856-5125
(203) 854-7780

POLICY ON CONSTRUCTION INSPECTION IN THE CITY OF NORWALK

The Planning and Zoning staff is to be notified by the developer, contractor or the property owners prior to commencing the following stages of development:

1. Site Clearing
2. Rough grading
3. Installation of storm drainage
4. Installation of sanitary sewers
5. Placing of road base and final grading
6. Installation of bituminous concrete paving
7. Installation of landscaping
8. Installation of curbs and sidewalks
9. Receipt of certification of foundation location (as per Section 118-1420G).
10. Receipt of Certificate of Zoning Compliance

A set of as-built plans must be submitted along with a certificate from a professional engineer stating that the construction has been built according to city standards. Please contact the engineer of record so that an acceptable inspection program can be instituted in order to enable the engineer to certify the project.

All development proposals approved by the Planning & Zoning Commissions are subject to this policy on construction. Responsibility for compliance with this policy shall be upon the property owner. Any violation of this procedure could mean loss of time and money to the developer or contractor through delay in release of the surety or delay in the issuance of a Certificate of Zoning Compliance.

Messages concerning these matters will be received at the Planning & Zoning Commissions' office at City Hall, 125 East Avenue, Norwalk, CT.; Telephone (203) 854-7780, between the hours of 8:30 am and 3:30 pm, Monday through Friday.

If any changes in the construction plans are proposed, the Site Planner's approval shall be obtained before proceeding. If the change is substantial, a revised Utility Plan shall be submitted for approval before the work is done.

If the construction plans call for excavation in an existing public street for any reason, a permit for such work shall be obtained from the Department of Public Works prior to the beginning of work. No additional bond from the Planning or Zoning Commissions shall be required.

NORWALK PLANNING & ZONING COMMISSIONS
125 East Avenue
P.O. Box 5125
Norwalk, Connecticut 06856-5125
(203) 854-7780

AS-BUILT PLAN

(IMPROVEMENTS LOCATION MAP, RECORD)

The following information will be required to be submitted to satisfy the as-built requirement:

- Building Location Map showing:
  - All zoning setback lines
  - Structures & distances from property lines
  - Coverage calculations as required (Building, building & parking, open space, F.A.R.)
- Parking & loading spaces with total # of spaces and typical dimensions & aisle width
- Site improvements (sidewalks, curbs, planting islands, lights, ground signs, retaining walls, etc.)
- All utility pipes & structures, plan view showing rim and invert elevations, pipe size and material, slope, length

A set of as-built plans must be submitted along with a certificate from a professional engineer stating that the construction has been built according to city standards. Please contact the engineer of record so that an acceptable inspection program can be instituted in order to enable the engineer to certify the project.

If any changes in the construction plans are proposed, the Site Planner's approval shall be obtained before proceeding. If the change is substantial, a revised Utility Plan shall be submitted for approval before the work is done.

NORWALK ZONING COMMISSION
CITY HALL - 125 EAST AVENUE
NORWALK, CONNECTICUT

CERTIFICATE OF SPECIAL PERMIT

Special Permit Number #13-18SP **Town Clerk's Number** _____

I, Nathan Sumpter, Chairman, Norwalk Zoning Commission, do hereby certify that a meeting of the Zoning Commission was held on February 7, 2019 on the following application:

#13-18SP – HP Newtown LLC/GHP Office Realty – 19 Newtown Turnpike

Reuse of a ±8,000 square foot portion of the existing main building for Westport Arts Center museum

PROPERTY OWNER: HP Newtown LLC/GHP Office Realty

PROPERTY ADDRESS: 19 Newtown Turnpike (District 5, Block 31, Lot 26)

In determination of the above matter, the Zoning Commission adopted the following resolution:

*** RESOLUTION ***

BE IT RESOLVED that special permit application #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center museum as shown on a set of plans entitled "Westport Arts Center 359 Newtown Turnpike Norwalk, CT and 19 Newtown Turnpike Westport CT." by Sellars Lathrop Architects and The Huntington Company LLC and other related plans dated December 4, 2018 as revised to January 7, 2019 be approved, subject to the following conditions:

1. That any modifications to the approved plan, including the removal of any existing trees or landscaping shown as to remain, be submitted for Zoning Commission review and approval; and
2. That a certificate of special permit and mylar of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That final CEAC signoffs, including Health Department approval for the new use to use the existing septic, shall be submitted prior to the start of construction; and
4. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and
5. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
7. That any and all HVAC units shall be included on the zoning permit and shall be located in conformance with the applicable zoning setbacks; and
8. That the hours of garbage pick-up be no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
9. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
10. As agreed to by the applicant, there shall be no vehicular access from Thistle Road. Any request to change this would require a new application to the Commission; and

BE IT FURTHER RESOLVED that this application complies with Section 118-320 AA Residence Zones; Section 118-1450 Special Permits, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action be February 15, 2019.

EXECUTED AT NORWALK, CT. THIS 4 **DAY OF** April **, 2019.**

Nathan Sumpter, Chairman

INSTR # 201900385 VOL 8817 PG 261 RECD 04/11/2019 11:18:13 AM
RICHARD A. MCQUAID TOWN CLERK NORWALK CT

CITY OF NORWALK
ZONING COMMISSION
January 16, 2019

DRAFT NOT APPROVED BY THE COMMISSION

PRESENT: Nathan Sumpter, Chair; Louis Schulman; Richard Roina; Frank Mancini; Kelly Straniti and Galen Wells

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Atty Liz Suchy; Craig Flaherty; Howard Lathrop; Joseph Cannon; _____ (man from the Sheffield Island Association); Mario Dobles; Jody Rudie

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 7 p.m.

II. ROLL CALL

Mr. Kleppin called the roll. Mr. Sumpter explained the rules for the public hearing.

III. PUBLIC HEARING

a. #7-18R Zoning Commission - Proposed amendments to Section 118-1100 Flood Hazard Zone to make regulations consistent with the Connecticut State Building Code

Mr. Wrinn noted that there are modifications that came from the Department of Energy and Environmental Protection which were not addressed in the city's regulations. Items were clarified so that they were not confusing. He explained a few of the changes as well. He also noted that the Planning Commission had not voted on this and this public hearing would be held open until they did.

No members of the public spoke on this matter. Mr. Sumpter said that it would be held open until the Planning Commission voted on it.

IV. RECEIPT/REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on Item III. a.

Mr. Sumpter said that it would be held open until the Planning Commission voted on it.

b. #9-18SPR/#18-18CAM – Play CT. LLC – 85-89 Water St – 29,000 sf multi activity entertainment space/restaurant/bar – report & recommended action

Mr. Sumpter opened the public hearing. Atty. Suchy began the presentation and explained the previous meetings discussions. She noted that they had received most sign-offs but that there were still a sign-off left. She asked that they approve the resolution with a condition that the applicant not receive a zoning permit until all sign-offs had been received. Mr. Mancini said he would abstain from voting on this matter because he had not been at the prior Zoning Commission meeting. Ms. Straniti asked about the maximum number of people allowed but Atty. Suchy did not have any idea, although she knew that large events could not be held there. Mr. Roina had no comments. Ms. Wells thought it

was a good use of the site. Mr. Schulman said he would move the resolution and Mr. Sumpter also thought it was a good use.

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that application #9-18SPR / #18-18CAM – PLAYCT, LLC – 85-99 Water Street – 29,000 SF multiactivity entertainment space/restaurant/bar as shown on various plans by Dynamic Designs, Inc., Birmingham, MI, dated 11/8/18 be **APPROVED** with the following conditions:

1. That all required CEAC signoffs and Harbor Management signoffs are submitted; and

2. That all required soil and sedimentation controls be installed prior to the start of construction and maintained until the project is completed and stabilized; and

3. That any change to the plan will require Zoning Commission approval; and

4. That any graffiti on the site, now or in the future, be removed immediately; and

5. That the building be properly flood proofed as required and an activation plan with procedure and responsible personnel contact be submitted; and

6. That details of this flood proofing plan shall meet the FEMA guidelines and be approved by staff; and

7. That the additional parking lot at #19 Day Street be utilized for this project, given the overlap of hours during the day with the other businesses in the building; and,

8. That any signage meet the building zone regulations;

BE IT FURTHER RESOLVED that the project complies with the applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 25, 2019.

Mr. Roina seconded.
Nathan Sumpter; Louis Schulman; Richard Roina; Kelly Straniti and Galen Wells voted in favor.
No one opposed.
Frank Mancini abstained.

V. DISCUSSION/ACTION ON NEW APPLICATIONS

a. #6-18R/#12-18SP – 3 Elmcrest, LLC – 3 Elmcrest Terrace - Proposed amendment to Section 118-360 D Residence zone to allow historic preservation incentive developments by Special Permit in D Residence zones and special permit for a new 4 story, 15 unit addition to rear of 4 unit historic structure (19 units total) – Report & recommended action (Public hearing February 7, 2019)

Mr. Kleppin gave a brief update of the application and noted that the applicant's project team prior to this Zoning Commission meeting. Mr. Flaherty said that their CEAC meeting had been delayed because of the holidays. They would respond to the questions early in the next week and would be before the Planning Commission next week. They were scheduled for a public hearing on February 7.

There was a request to receive Mr. Andriopolus's report as soon as it was received by the Zoning Department. There was a discussion about opening the public hearing on February 7 and that it would possibly be continued to another Zoning Commission agenda.

b. #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center museum – Report & recommended action (Public hearing February 7, 2019)

Howard Lathrop, the architect on the project, began the presentation and introduced the project team. He noted that half the property is in Norwalk and the other half is in Westport. The building is in Norwalk but the driveway is in Westport.

He oriented the commissioners as to the location of the property on a map. He also noted that it had been difficult to find out the history of the building but he did give a brief history of the owner. He said that the building had been constructed in 1922 but that there had been many owners of the building since the 1960s when the original owner sold. He also said that there had been an open house in December for the neighbors. Many of them knew some of the history as well.

He then showed them the new site plan. He also explained that the Westport Zoning Department said that they would allow Norwalk's zoning regulations to hold jurisdiction on the property. The only caveat was by the Westport Fire Chief about the driveway to the property which he had approved.

He discussed the sewage treatment on the property which he said was enough capacity. He showed them the current building which had included several additions. He explained the new mechanicals that would be installed, a new roof, and what would be brought up to code. There would also be a ramp installed in the front for those in a wheelchair.

Mr. Lathrop also showed them the landscaping which would mostly be left alone. He also discussed the lighting system. He showed them photographs of the fencing. There was discussion about the size of the museum. Mr. Lathrop said that it was a gallery space but called a museum because of the regulations. There was a discussion about the square footage of the building. There was a discussion of the previous use of the building which included a children's book manufacturer. The parking requirements would be met and there would be plenty of parking.

There was a discussion about events. Mr. Mancini asked to be invited if there was a grand opening party. This item would be on the February 7 Zoning Commission agenda for a public hearing.

c. #12-18SPR/#22-18CAM – GWL4 Meadow LLC – 4 Meadow St – Convert building to self-storage; add 59,160 sf second floor – Report & recommended action

Mr. Wrinn noted that this was the old FedEx building. Atty. Suchy opened the presentation with a picture of the current building and introduced the project team. She then explained what the applicant was requesting. She explained how the self-storage would work including the hours of operation. The site did not need much improvement and the only specific request would be to improve the lighting. She then showed them a picture of what it would look like after the approval. She explained that they did not have many sign-offs and studies were being reviewed by the various departments. There was a discussion about the views from Village Creek especially if larger items such as boats were stored on the property.

Joseph Cannon, of Tighe and Bond, the engineer on the application, explained that they were changing the fencing and that the view would be obstructed from Village Creek. Mr. Schulman said that the residents would be able to attend a public hearing. Atty Suchy said that she had only heard from one neighbor. Mr. Schulman asked that Atty Suchy contact the president of the Village Creek

Association about the public hearing and she said she would. The hearing was scheduled for February 20.

d. #21-18CAM – Norwalk Seaport Association – Sheffield Island – Add 1500 sf outdoor open pavilion – Report & recommended action

Atty. Suchy began the presentation by explaining that the applicant was proposing an open air pavilion for events. She showed pictures of the property including the lighthouse. She introduced the project team. She then showed them a picture of a tent that is on the property. She gave a brief history of the property and then explained what the new pavilion would look like. The application complies with all requirements as well as the marine police and the Harbor Management Commission. She showed them a picture of what it would look like. There were a couple of letters in support in the file. This would replace the tent that was currently on the island.

There was a discussion of the size of the pavilion which Mr. _____ of the Sheffield Island Association said would not be much bigger than the tent that was currently on the island.

Mr. Wrinn noted that they were still waiting for approval from the Harbor Management Commission. The application would be on the February 7 Zoning Commission agenda.

e. #2-18MV – 1F & P General Auto Repairs LLC – 18 Pearl St – Replacement motor vehicle repair tenant – Report & recommended action

Mr. Wrinn said that the applicant would replace the current tenant.

Mario Dobles, 45 Lakeview Dr., spoke for the applicant and noted that his client was replacing the current business on the property. He had sent letters to all the abutting neighbors and had not received any objections. He further explained that it was general motor vehicle repairs as well as a body shop. They were still waiting for some sign-offs from various departments. The use was the same as the previous one. There was a discussion about the code requirements from the Fire and Building Departments. There would be an inspection in the following week. There was also a discussion about the number of employees. They are also some storage issues which Mr. Wrinn said had to be resolved by the landlord.

**** MS. WELLS MOVED: BE IT RESOLVED** that application #2-18MV – IF & P Gen. Auto Repairs, LLC – 18 Pearl Street – for a replacement automotive repair use as shown on a site plan entitled “Proposed Renovation: Tenant Fit-up Work, 18 Pearl Street, Norwalk, CT” Dated 10-09-06, revised to 11-12-07, by Achilles Architects, Bridgeport, CT be **APPROVED** with the following conditions:

1. That all CEAC sign-offs be submitted prior to receiving a zoning permit; ad
2. That all site improvements be completed prior to any issuance of a zoning approval or any signoff on an application for a state motor vehicle repair license; and
3. That all repairs be conducted within the building; and
4. That there be no outdoor storage of parts or auto carcasses; and
5. That no long term storage of any autos, containers or other vehicles occur on the site; and
6. That there be no on-street parking of vehicles; and
7. That there shall be storage only in designated area as shown on the approved site plan; and
8. That there be no temporary signs erected at the site; and

9. That no off-premise signs are permitted; and
10. That any graffiti on the site, now or in the future, is to be removed immediately; and
11. That all signage, existing and proposed, be in compliance with the Zoning Regulations; and
12. That the drainage system be maintained yearly and upgraded as required to meet the City of Norwalk drainage standards; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 25, 2019.

Mr. Mancini seconded.
Nathan Sumpter; Louis Schulman; Frank Mancini; Richard Roina; Kelly Straniti and Galen Wells voted in favor.
No one opposed.
No one abstained.

f. #X-18CAM – Bandido Mexican Restaurant – 84 Washington St – Add live music – Report and recommended action

Jody Rudie, 60 Old Kings Highway, the liquor consultant, noted that the applicant was requesting to have djs play on Friday and Saturday, from 9: 30 – 1:30. Letters had been sent to the abutting neighbors and the applicant had received a signoff from the condo association. There was a discussion about the sound report. The expert would return once everything was set up to confirm that the djs were not going over the decibel levels in the sound ordinance. There was a discussion about whether there would be music on work days which Ms. Rudie said there would not be.

**** MS. STRANITI MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the request to play live music at Bandido Mexican Restaurant, 84 Washington Street, be **APPROVED** with the following conditions:

1. That all conditions of the sound report by Creative Acoustics, LLC, dated December 17, 2018 be complied with at all times;
2. That the maximum master output level of the sound equipment be as stated in the report;
3. That once in operation, the sound engineer return to the site and provide confirmation to the staff that the noise ordinance is being complied with and a maximum decibel reading established;
4. That in accordance with the Zoning Regulations, the windows and doors are to remain closed during any live music;

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 25, 2019.

Mr. Mancini seconded.
Nathan Sumpter; Louis Schulman; Frank Mancini; Richard Roina; Kelly Straniti and Galen Wells voted in favor.
No one opposed.
No one abstained.

g. Zoning Commission – Proposed amendment to Section 504, Central Business District - Report & next steps

Mr. Kleppin discussed the proposed regulations. He noted that there would be a joint public hearing with the Planning Commission on February 25. He discussed the changes that had already been made to the regulations which included the definition of “public realm” and “street activation”

Mr. Schulman said he was not happy with video displays. There was a discussion about how this ties into the Wall Street Plan. Mr. Kleppin noted that there was not a rush because they would not vote on it until April. Ms. Straniti did not feel comfortable with making a decision on this until she had read more about it. There was a discussion about the micro units which required less parking. There was also a discussion about the low income residents who have to move out of this area and would they be able to afford to move back.

There was a discussion about the parking requirements that work for developers and banks in order for them to lend them money. There was also a discussion about the fact that people want to live near stations because people want to rely less on cars and walk to businesses. The commissioners realized that there are many different issues with affordable housing. Mr. Sumpter noted the importance of housing that would allow people to get to work without relying on motor vehicles. There was a discussion about how the parking worked in different areas of the city. The commissioners were asked to review the proposed amendments and whether they were consistent with the Wall Street Plan in order to carry it out.

VI. APPROVAL OF MINUTES: January 3, 2019

**** MR. SCHULMAN MOVED to approve the January 3, 2019 Zoning Commission minutes.**

Mr. Roina seconded.

Nathan Sumpter; Louis Schulman; Richard Roina; Kelly Straniti and Galen Wells voted in favor.

No one opposed.

Frank Mancini abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin noted that the 2nd meeting for the POCD would be the following week on Tuesday, January 22.

VIII. COMMENTS OF COMMISSIONERS

Ms. Straniti thanked everyone for allowing her to ask questions and Mr. Roina said that he enjoyed the dialogue that they had just had.

IX. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.

Mr. Mancini seconded.

Nathan Sumpter; Louis Schulman; Frank Mancini; Richard Roina; Kelly Straniti and Galen Wells voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 8:48 p.m.

Respectfully submitted,

Diana Palmentiero

VOL 4025 PG 004

000597

Norwalk
THE RIGHT PLACE. THE RIGHT TIME

ZONING BOARD OF APPEALS

CERTIFICATE OF VARIANCE

VARIANCE NO. # 00-1214-06

I, James Bradley, Zoning Inspector of the City of Norwalk, do hereby certify that a Public Hearing was held on December 14, 2000 by the Zoning Board of Appeals on the following application:

#00-1214-06 Newtown Group Properties, LP - Variance to reduce side setback from 40 to 25 (existing) ft. and increase height from 15 to 16.9 (existing) ft. (Sec. 118-320C1b, 800B6 & 810H) for proposed reconstruction of 2-story detached storage building to an extent of more than fifty (50) percent of its market value; and maintain dwelling as accessory use/structure (Sec.118-320B1a&800B6) for proposed reconstruction of 2-story detached caretaker's cottage to an extent of more than fifty(50)percent of its market value, on premises in legal nonconforming commercial use in "AA" Residence Zone. Fifth Taxing District, Block 31, Lot 26.

The property is located at 537 Newtown Avenue.

The owner of record is Newtown Group Properties, LP.

In determination of the above matter the Zoning Board of Appeals adopted the following resolution effective December 22, 2000.

Mr. Ventricelli made a motion to grant a variance with condition to reduce side setback from 40 to 25 (existing) ft. and increase height from 15 to 16.9 (existing) ft. (Sec. 118-320C1B, 800B6 & 810H) for proposed reconstruction of 2-story detached storage building to an extent of more than 50 percent of its market value; and maintain dwelling as accessory use/ structure(Sec. 118-320B1A & 800 B6) for proposed reconstruction of 2-story detached caretaker's cottage to an extent of more than 50 percent of its market value, on premises in legal nonconforming commercial use in "AA" Residence Zone. The variance is based on our original order and variance voted on 3/18/99 and the same condition that appears in that shall continue in this grant, that the screening of a type and sort per the Zoning Inspector's approval be provided along the perimeter of this property.

cont.

POST OFFICE BOX 5125 • 125 EAST AVENUE NORWALK, CT 06856-5125 • TELEPHONE 203-854-7780

A second condition is that the lighting on this property be of a low-level residential type, no flood lighting and any lighting be aimed from the perimeter of the property in towards the subject premises and not out towards the neighbors' properties. Property located at 537 Newtown Avenue. Fifth Taxing District, Block 31, Lot 26.

Mr. Cioffi seconded.

Motion passed unanimously.

EXECUTED AT NORWALK, CT THIS 12TH **DAY OF** JANUARY, **2001.**

James Beadle
ZONING INSPECTOR

Received for Record January 16, A.D. 2001 at 11:27 A. M. and recorded by

John J. Rutigliano
Town Clerk

VOL 3702 PG 216

Norwalk
THE RIGHT PLACE • THE RIGHT TIME

ZONING BOARD OF APPEALS

006630

CERTIFICATE OF VARIANCE

VARIANCE NUMBER #99-0318-06

I, James R. Bradley, Zoning Inspector of the City of Norwalk do hereby certify that a Public Hearing was held on March 18, 1999 by the Zoning Board of Appeals on the following application.

#99-0318-06 Newtown Group Properties, LP - Special Exception to reinstate use of two (2) accessory buildings as caretaker's dwelling and garage/storage structure (Sec. 118-800C5) on premises in legal nonconforming commercial use in "AA" Residence Zone. Fifth Taxing District, Block 31, Lot 26.

The property is located at **537 Newtown Avenue.**

The owner of land affected is **Newtown Group Properties, LP.**

In determination of the above matter the Zoning Board of Appeals adopted the following resolution effective March 26, 1999.

Mr. Wilms moved to grant a Special Exception to reinstate use of two(2) accessory buildings as caretaker's dwelling and garage/storage structure (Sec. 118-800C5) on premises in legal non-conforming commercial use in "AA" Residence Zone. Property located at 537 Newtown Avenue. The conditions shall be that screening of the type and sort that runs along Tax Lot 128 at the perimeter, where it is in contact with the applicant's property, that such screening as determined by the Zoning Inspector as acceptable be provided in perpetuity. The buildings are conforming in their status as legitimate accessories to residential usage and in keeping with the zone where the property is located and there will be no more intense use of the building. The building plans must be submitted for the Zoning Inspector's approval as proposed to this Board.

Mr. Cioffi seconded.
Motion passed unanimously.

EXECUTED AT NORWALK, CT. THIS 31st **DAY OF** March **, 1999.**

Zoning Inspector

POST OFFICE BOX 5125 • 125 EAST AVENUE NORWALK, CT 06856-5125 • TELEPHONE 203-854-7780

Received for Record April 19, A.D. 19 99 at 2:56 P. M. and recorded by

Mary O. Keegan
Town Clerk

AUTHORIZATION

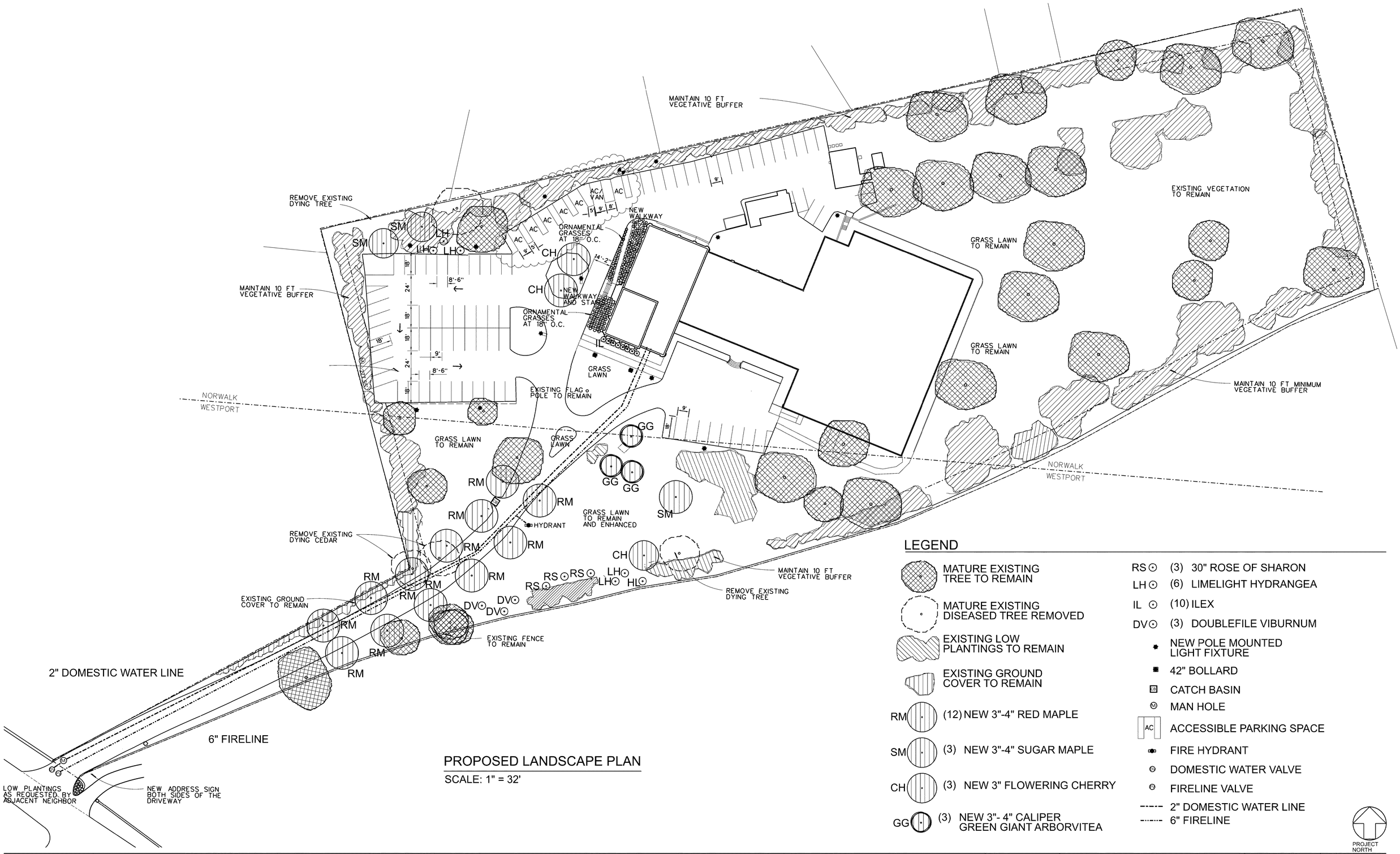
To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on MOCA WESTPORT HOLDINGS LLC's behalf in any and all land use applications and approvals concerning property located at 19 Newtown Turnpike, 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.

MOCA WESTPORT HOLDINGS LLC

By: Thomas Hofstetter

Dated: 3/31, 2025



PROPOSED LANDSCAPE PLAN

SCALE: 1" = 32'

LEGEND

- MATURE EXISTING TREE TO REMAIN
- MATURE EXISTING DISEASED TREE REMOVED
- EXISTING LOW PLANTINGS TO REMAIN
- EXISTING GROUND COVER TO REMAIN
- RM (12) NEW 3"-4" RED MAPLE
- SM (3) NEW 3"-4" SUGAR MAPLE
- CH (3) NEW 3" FLOWERING CHERRY
- GG (3) NEW 3"- 4" CALIPER GREEN GIANT ARBORVITEA
- RS (3) 30" ROSE OF SHARON
- LH (6) LIMELIGHT HYDRANGEA
- IL (10) ILEX
- DV (3) DOUBLEFILE VIBURNUM
- NEW POLE MOUNTED LIGHT FIXTURE
- 42" BOLLARD
- CB CATCH BASIN
- MH MAN HOLE
- AC ACCESSIBLE PARKING SPACE
- FIRE HYDRANT
- DWV DOMESTIC WATER VALVE
- FLV FIRELINE VALVE
- 2" DOMESTIC WATER LINE
- 6" FIRELINE

PROJECT NORTH

BUILDING OWNER
HP Newtown LLC
4 West Red Oak Lane
White Plains, New York

BUILDING OCCUPANT
Westport Arts Center
51 Riverside Avenue
Westport, Connecticut

WESTPORT ARTS CENTER

537 Newtown Turnpike Norwalk, Connecticut
19 Newtown Turnpike Westport, Connecticut

STAMP

ISSUE		
1	04/02/19	REVISED PLAN WITH NEW TREES
2	04/21/19	PLAN WITH HIGHLIGHTED NEW TREES
3	08/15/19	REVISED FOLLOWING NOWALK P&Z VISIT
4	08/22/19	FOR FINAL AS-BUILT SURVEY
5	01/11/22	TO GHP FOR RECORD

INFORMATION
DATE: 12/04/2018
SCALE : 1/32"=1'-0"

DRAWING NUMBER
L-01

PRINTED:

From: Peter Faust <peter.a.faust@gmail.com>
Sent: Thursday, May 1, 2025 4:23 PM
To: Baker, Bryan <bbaker@norwalkct.gov>
Subject: Special Permit Regarding 19 Newtown Tnpk - Concerned Neighbor

You don't often get email from peter.a.faust@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Good afternoon,

I hope this message finds you well. My name is Peter Faust, and I am a resident of Westport, residing at 48 Crawford Road, directly across the street from MOCA Westport located at 19 Newtown Turnpike. I recently received a letter indicating that there is a new request to expand the existing Special Permit, which currently allows for commercial purposes for the museum. However, this new request seeks to extend the permit to include a manufacturing facility.

I am writing to request assistance from the Town of Norwalk regarding this matter (I've also requested assistance from Westport). It has come to my attention that Westport has deferred the decision to the zoning codes of Norwalk. I would like to highlight that this expansion will significantly impact of neighbors, and the address in question is still within Westport.

I fully support the utilization of facilities to promote Art and Culture within our community. It's wonderful to have spaces like MOCA that enrich our town. However, opening the Special Permit to manufacturing in a residential zone sets a concerning precedent. If there is ample space, perhaps this could be an opportunity to explore other activities that could further promote Arts & Culture in our towns (Norwalk, Westport).

As a parent to a 1.5-year-old little girl, I am keenly aware of the importance of maintaining our town's cultural and historical integrity. Living in a home from 1835, I am committed to preserving a part of my neighborhood's history, and I seek your help in maintaining our neighborhoods, culture, and history.

Resources: https://www.norwalkct.gov/3664/19-Newtown-Turnpike-MOCA

I kindly ask for your support in preventing the establishment of manufacturing facilities within our small, historic neighborhoods, especially when they are not zoned for such purposes. Many thanks, and I look forward to your response.

Peter Faust
48 Crawford Road, Westport
860-227-8705

I ♥ NORWALK
DEPARTMENT OF ENGINEERING

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

May 2, 2025

Sent via email to: ablank@wrkk.com

Adam Blank, Esq.
Wofsey Rosen Kweskin & Kuriansky, LLP

RE: 19 Newtown Turnpike (District 05, Block 31, Lot 26)
Proposed Conversion to Manufacturing Use and Driveway Modifications
Department of Engineering's Plan Review Sign-Off

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 "Driveway Plan," prepared by Trinkaus Engineers LLC., dated 12/14/2024

Upon review of aforementioned document(s), it is our understanding the proposed project is for the addition of a driveway that will drain into the Westport, Connecticut drainage system, thereby not contributing stormwater to the Norwalk Drainage System. Therefore, the Department of Engineering has no objection to the project moving forward with the following condition(s):

1. The property owner is responsible for confirming with the City of Westport Connecticut if approval is required prior to the commencement of work.
2. A DPW Permit, in conformance with DPW's Permit Provisions, would be required for work in the City's right-of-way prior to the commencement of the work.
3. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.
4. An as-built plan confirming the construction has been built according to the approved plan may be required prior to the issuance of a Certificate of Occupancy/Compliance.
5. 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, P.E., Assistant Civil Engineer – Department of Engineering
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
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

CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7335
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

Sent via email to:
jludwig@wrkk.com

To: Julie Ludwig – Wofsey Rosen Kweskin Kuriansky, LLP

From: Benjamin Yeung, P.E., Senior Traffic Engineer – Norwalk TMP

Date: May 8, 2025

Subject: 19 Newtown Turnpike – Proposed Change in Land Use– Traffic Generation Study – TMP Sign Off

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a substantive review of the following documents related to the Special Permit Modification Application at 19 Newtown Turnpike.

- Traffic Study titled "Traffic Generation Study BioWave – Medical Device Company," prepared by DTS Provident Design Engineering, LLP, dated 03/21/2025

The aforementioned documents are in compliance with the current City Standards in relation to transportation, mobility, and parking. TMP takes no exception to the project moving forward.

This letter signifies final departmental sign-off from TMP. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Benjamin Yeung

Benjamin Yeung, P.E., Senior Traffic Engineer – TMP

Cc: DPW Permits
Jay Habansky, Chief of Economic and Community Development
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, PE, 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

W:\Roads\CityRoads\N\NewtownTpk\DevelopmentReview\19NewtownTpk(MOCA)\Correspondence\19NewtownTpk_TMPSignOff.docx

Norwalk Water
Pollution Control
Authority
www.wpcanorwalk.org

MEMORANDUM

TO: Adam Blank, Esq., Partner, Wofsey Rosen Kweskin & Kuriansky, LLP

FROM: Ralph Kolb, P.E., Sr. Environmental Engineer, Water Pollution Control Authority

CC: Steven Kleppin, Director, Department of Planning and Zoning
William Ireland, Chief Building Official, Building and Code Enforcement
Wilber Giron, P.E., Permit Engineer, Department of Engineering
Mario Pizighelli, P.E., Stormwater Systems Manager, Water Pollution Control Authority

DATE: May 23, 2025

REASON: 19 Newtown Turnpike (D-B-L: 5-31-26)
Proposed Interior Renovations of an Existing Warehouse and New Drive

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The Water Pollution Control Authority for the City of Norwalk has completed its review of the December 1, 2024 drawings submitted by DB Architecture for the proposed interior renovations and new drive to be located at 19 Newtown Turnpike. The building is connected to septic system for onsite sewage treatment and sanitary sewer is not available. The project is approved by the WPCA without any conditions.

☒ Approved

☐ Comments Attached (see above)

15 South Smith Street, Second Floor, Norwalk, CT 06855 ♦ Phone: (203) 854-3228 ♦ Fax: (203) 854-3224

Norwalk Planning and Zoning Department
Norwalk City Hall
125 East Ave
Room 129
Norwalk, CT 06856

Subject: Objection to Permit Modification Application for 19 Newtown Turnpike

Dear Members of the Zoning Board of Appeals,

I am writing as a neighbor to the 19 Newtown Turnpike property to formally object to the proposed modification of the special permit submitted by MOCA Westport Holdings, LLC, which seeks to introduce manufacturing and distribution operations at 19 Newtown Turnpike, Westport, CT – a location currently designated within a residential zoning district. My property at 5 Rose Ln shares a boundary with the subject property and would be significantly adversely impacted by the proposal.

1. Incompatibility with Residential Zoning Regulations

The Norwalk Zoning Regulations for residential zones explicitly permit uses like single-family detached dwellings, parks, and certain home occupations. Notably, these regulations prohibit activities involving the manufacture, conversion, or fabrication of any material or product within residential zones. The property at 19 Newtown Turnpike is a pre-existing, non-confirming commercial lot. Expanding a pre-existing, non-conforming commercial use is prohibited under Norwalk Zoning Regulations. Any attempt to expand such commercial use would violate zoning provisions. Precedent use is irrelevant here as the status of limitations has lapsed and such previous use must now but used in conformance with the residential zone in which it is located.

2. Adverse Impact on Property Values

The establishment of a company headquarters, let alone one involving industrial activities, in a residential area is likely to lead unsightly aesthetics, increased noise, and potential environmental concerns. Such changes diminish the quality of life for residents and negatively affect property values. The presence of the proposed new headquarters is incongruent with the expectations of homeowners who have invested in this neighborhood for its residential tranquility.

3. Increased Traffic and Safety Concerns

A commercial building in a residential neighborhood, especially one that will incorporate manufacturing and distribution operations, involve the movement of goods, which can lead to a significant increase in vehicular traffic. Our residential streets are not designed to accommodate such traffic volumes, raising concerns about road safety, noise pollution, and wear and tear on

infrastructure. Despite reports provided to the public, it would be incumbent on local residents to monitor and notify authorities of instances inconsistent with the reports.

4. Precedent for Future Industrial Encroachment

Approving this permit modification could set a concerning precedent, potentially opening the door for further industrial developments in residential zones. People choose to live in this neighborhood because of its residential character. If the proposed new use of this property is mimicked elsewhere over time, it could cause a gradual shift away from the community-focused environment that residents value.

The introduction of manufacturing and distribution operations contravenes established guidelines, undermining the intended character and use of our residential community. In light of these concerns, I respectfully urge the Zoning Board of Appeals to deny the proposed permit modification. Preserving the residential integrity of our neighborhood is paramount to maintaining the quality of life for all residents.

Thank you for considering this objection.

Sincerely,

Mike Bonafide

May 19, 2025

May 19, 2025

Mr. Steven Kleppin
Director – City of Norwalk Planning & Zoning Department
125 East Avenue, Room 129
Norwalk, CT 06856

Subject: Special Permit Modification for MOCA at 19 Newtown, Turnpike, Westport

Dear Mr. Kleppin,

I am the owner of the residential property located at 7 Rose Lane, Westport, which is within 100 feet of MOCA. I was surprised to receive a certified letter regarding the special permit modification application, which would allow for commercial use in the form of production, development, and light manufacturing in a residential zone.

As MOCA sits on the Norwalk/Westport town line, there was no prior consultation with Westport residents when the idea was first raised and when feasibility studies were done. Given the number of residential homes that are near MOCA, it is the residents who are most impacted by this special permit modification, which will hurt residential property values as well as the overall character of the neighborhood. Although I have a Westport address, 60% of my property is in Norwalk, also within the same CD-1M Zone as MOCA. I have, therefore, a double stake in the outcome of this permit modification. I pay a substantial amount of real estate tax to the City of Norwalk and believe my input needs to be considered in a process that will directly affect my family and my property.

As the facilities at MOCA are pre-existing non-conforming, it does not comply with present zoning regulations for the area, which is residential. The special permit for MOCA must be modified to allow BioWave to be a tenant as the current zoning laws do not allow manufacturing. Furthermore, the application addresses issues of traffic and parking, but there is little discussion, if there is, if any, on the impact of other aspects of the supply chain process. What is the impact on the environment regarding noise, trash, wildlife? The application claims that the proposed use is significantly less intense than the historical use of the property, but the point of comparison is the 1960s. More stringent measures regarding noise, odor, fumes, and dust have been put in place since then. Furthermore, while the proposed use is claimed to be "significantly less intense," no evidence has been provided to dismiss the possibility that the proposed use, without a point of comparison, remains intense. It is simply not sufficient to say that since BioWave does not engage in chemical or military parts production, its practices on site are acceptable to the community. Our community did not have a building in the immediate area used for manufacturing since 1998, approximately 27 years ago. In those 27 years, our community has existed in an environment that respected the character of a single-residence neighborhood (as Martha Steward Living Omnimedia focused on filming and its activities were self-contained).

The application incorrectly assumes that the permit modification will have "little impact on the surrounding properties." Such a statement is especially presumptuous given the input of myself and my neighbors were never sought. It further presumes that it is common practice for single family homes to have "near daily FedEx/UPS deliveries from online purchases." My neighbors and I can attest that this is **not** common practice in our neighborhood. In fact, I have yet to know of any single-family home having such a high frequency of deliveries claimed in the application, especially given the economic environment we find ourselves in. The application also incorrectly indicates that the "trees that surround this secluded Property serve as a natural barrier to the neighborhood." This is not true; very few trees buffer my property from MOCA. From my garage door, I have an unobstructed view of the MOCA buildings (and when night falls, the lights that are left on within the MOCA facilities can be seen from my home). I have confirmed that while standing on MOCA property, my home is in clear sight. The application, therefore, lacks empirical evidence and makes unsubstantiated claims to push through a proposal that will deeply affect my community.

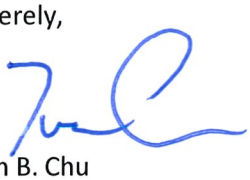
As other residents have voiced their concerns, the building at MOCA can be put to other use promoting culture, arts and humanities, thereby further developing a sense of community in our neighborhood. This is a neighborhood of families with young children. There is no place for this sort of commercial development in our neighborhood. The daily presence of delivery trucks and the proposed adjoining activities of BioWave will inevitably detract from and/or even negate MOCA's overall mission and purpose.

Finally, the application states that the "overall character of established single-family neighborhoods" will be maintained. To be clear, the character of a neighborhood must not be limited to appearances alone. What is inside those structures is where the character of a neighborhood is found: it is my family, the families of my neighbors, and MOCA's mission of "positively impact the community" and "build a deeper understanding of, and **passion for,** the arts by presenting **thought-provoking and relevant** arts experiences". The presence of BioWave does not meet these criteria.

I kindly ask for your support to **not** approve the special permit modification for MOCA, and in keeping with the richness and historic integrity of Old Hill in Westport.

Thank you for your attention.

Sincerely,



Toan B. Chu
7 Rose Lane, Westport, CT 06880

Kleppin, Steven

From: KEITH BOCZER <keithboczer@gmail.com>
Sent: Tuesday, May 20, 2025 6:57 PM
To: Kleppin, Steven
Subject: Moca zoning
Attachments: fence 3.jpg; fence 2.jpg; fence 1.jpg

You don't often get email from keithboczer@gmail.com. Learn why this is important

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Dear Steve,

My name is Keith Boczer, my family and I reside at 20 Columbine lane and are neighbors of 19 Newtown turnpike. I am contacting you regarding the special permit modification that Moca is applying for. I read the narrative description and disagree about the trees that surround the "secluded property". The article reads they provide a natural barrier to the neighborhood which is false. Attached i have photos which show our perspective. The statement does not apply to our property. We are the closest neighbors to the property and have no privacy, however all of our neighbors that reside next to Moca have woods which act as a visual barrier giving them the privacy they state they have. When Martha Stewart leased the property she installed an 8 foot fence that was a visual barrier and was mutually beneficial to the privacy between us. Over time since Moca had purchased the property the 8 foot fence fell down and they replaced it with a 6 foot fence. For the last year we have been trying to resolve the issue between us but nothing has happened as of now. The permit modification they applied for will bring increased traffic and construction since they claim they will increase their staff by 13 individuals. This will invite more traffic between their personal, construction and delivery vehicles. We have been trying to resolve this issue between us by having at least a 2 foot extension of the fence on the barrier of our property. We would appreciate it if they do get their permit, however we feel there should be a requirement to maintain an 8 foot fence between us to separate the residential and the commercial property. This will ensure mutually beneficial privacy . Again attached i have 3 pictures to show our point of view, one picture shows the difference between the 8 ft. fence and 6ft. fence during the installation. The other pictures show how the present 6ft fence doesn't hide the activity there.

Thank you!

Keith Boczer
keithboczer@gmail.com
(203)247-1851

Kleppin, Steven

From: Trianovich, Amanda <atrianovich@westportct.gov>
Sent: Tuesday, May 20, 2025 8:58 AM
To: Kleppin, Steven
Subject: Norwalk Planning and Zoning Commission Referral for a modification to MOCA's Special Permit at 19 Newtown Turnpike
Attachments: City of Norwalk Referral Response Letter, 19 Newtown Turnpike.pdf

You don't often get email from atrianovich@westportct.gov. Learn why this is important

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Dear Mr. Kleppin,

The Town of Westport is pleased to receive notice from you regarding the modification of MOCA's Special Permit located at 19 Newtown Turnpike to accommodate a new medical device company, BioWave, pursuant to CGS 8-7d(f).

The Westport Planning and Zoning Commission reviewed the referral at the May 19, 2025, meeting and made the following findings in the attached letter.

Sincerely,

Amanda Trianovich, CZEO
Deputy Director, Planning & Zoning
(203) 341-1077

WESTPORT℠
CONNECTICUT

Town of Westport
Planning & Zoning Commission

Town Hall, 110 Myrtle Avenue, Room 203, Westport, CT 06880
Telephone (203) 341-1030 | Fax: (203) 454-6145
pandz@westportct.gov | www.westportct.gov

May 20, 2025

Via E-mail, skleppin@norwalkct.gov

Steve Kleppin, AICP
Planning & Zoning Director
City of Norwalk
125 East Avenue
Norwalk, CT 06856-5125

RE: Norwalk Planning and Zoning Commission Referral for a modification to MOCA's Special Permit at 19 Newtown Turnpike to accommodate a Medical Device Company

Dear Mr. Kleppin,

The Town of Westport is pleased to receive notice from you regarding the modification of MOCA's Special Permit located at 19 Newtown Turnpike to accommodate a new medical device company, BioWave, pursuant to CGS 8-7d(f). The Westport Planning and Zoning Commission reviewed the referral at the May 19, 2025, meeting and made the following findings.

The Westport Planning & Zoning Commission offers the following comments for consideration when discussing the health, safety, and welfare of the impacted Westport residents at your public hearing.

Understanding of Proposed Changes

MOCA Westport Holdings, LLC, the owner of 19 Newtown Turnpike, has submitted an application to modify an existing special permit to allow BioWave Corporation, a medical device company, to occupy 7,100 square feet of currently unutilized space within the existing 30,000 square foot main building. BioWave, as the proposed tenant, plans to use the space as its corporate headquarters, which will include administrative offices, a conference room, cubicles, and an area for light manufacturing, product testing, regulatory assurance, and storage. Approximately 13 employees will work on-site during standard business hours (8:30 AM – 5:30 PM), with no in-person retail or customer sales taking place at the location.

BioWave's operations will include the weekly receipt of one pallet of medical devices via delivery truck. These products will be inspected, repackaged, and shipped out to customers using daily pickups by FedEx, UPS, or small box trucks. To support these functions, a new garage door and main access door will be installed, and the existing accessway will be slightly extended to improve access to the rear loading dock. Although the structures lie entirely within Norwalk, the driveway and vehicular access point are located in Westport. The surrounding area consists primarily of single-family homes, and the increased daily traffic from delivery vehicles and employee cars along Newtown Turnpike is anticipated to be the primary area of potential impact for nearby Westport residents.

Considerations

The proposed use introduces daily commercial deliveries, including up to 3 box trucks, which will utilize the existing driveway located in Westport. This driveway connects directly to Newtown Turnpike, a residential collector road with limited width and curvature. The Commission is concerned that the increase in commercial truck traffic could pose safety risks to residents, cyclists, and pedestrians. The Commission urges Norwalk to evaluate whether the driveway and loading access comply with current fire lane and emergency access standards, and whether the increased use warrants roadway improvements or traffic control measures along Newtown Turnpike.

The increase in employee vehicles (up to 13 daily) and delivery traffic may unreasonably impact the local traffic conditions, especially during peak hours. This area currently has limited pedestrian infrastructure, and no sidewalks along the Westport side of Newtown Turnpike. The site plan should be carefully reviewed to ensure that vehicular access points are safe, and that adequate stacking, turning radii, and sightlines are provided to minimize potential conflicts.

Given the proximity to residential neighborhoods, the Commission encourages Norwalk to require a detailed lighting and noise mitigation plan. The addition of a new garage door, warehouse access, and extended accessway raises concerns regarding nighttime lighting and noise associated with early morning or late-day deliveries. Shielded lighting and limited delivery hours should be conditions of approval to ensure compatibility with the surrounding residential character.

The property lies adjacent to wetlands and significant vegetative buffers on the Westport side. Any extension of impervious surfaces or increased vehicular use must be reviewed for its potential impact on stormwater runoff and erosion control. Additionally, buffering and year-round screening should be enhanced along the southern and eastern property lines to minimize visual impacts to nearby residences on Newtown Turnpike, Rose Lane, and Twin Oaks Lane.

While the proposed use is described as light manufacturing and administrative, the introduction of an industrial use—even of limited scale—into a predominantly residential context raises land use compatibility concerns. The long-term viability of this site as a mixed-use facility should be assessed, including cumulative impacts of future tenants and expansions. The Commission asks that Norwalk consider whether the proposed activities are consistent with the broader intent of its zoning regulations and the goals of its Plan of Conservation and Development.

Conclusion

The Westport Planning & Zoning Commission appreciates the opportunity to comment on this proposal and recognizes the importance of regional coordination. While the reuse of an existing commercial space is generally supported, the Commission believes that additional scrutiny is warranted to ensure this modification will not adversely impact the health, safety, and welfare of Westport residents living within 500 feet of the subject site. Given the potential for increased traffic, noise, and operational impacts along Newtown Turnpike and nearby residential roads, the Commission strongly encourages Norwalk to notify all abutting residents within this area—particularly those on Crawford Road, Twin Oaks Lane, and Rose Lane—of the pending application and upcoming public hearing. Doing so will help ensure transparency and allow those most directly affected the opportunity to participate meaningfully in the process. We respectfully request that Norwalk take these concerns under consideration during its public hearing and review process.

Thank you for your consideration on behalf of the Westport Planning and Zoning Commission.

Very truly yours,

Paul Lebowitz

Paul Lebowitz, Chairman
Planning & Zoning Commission

cc: Jennifer Tooker, First Selectwoman
P&Z Commission Members
Matt Mandell, Chair, RTM P&Z Committee
Michelle Perillie, Planning & Zoning Director
Amanda Trianovich, Deputy Planning & Zoning Director

From: Peter Faust <peter.a.faust@gmail.com>
Sent: Thursday, May 1, 2025 4:23 PM
To: Baker, Bryan <bbaker@norwalkct.gov>
Subject: Special Permit Regarding 19 Newtown Tnpk - Concerned Neighbor

You don't often get email from peter.a.faust@gmail.com. Learn why this is important
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Good afternoon,

I hope this message finds you well. My name is Peter Faust, and I am a resident of Westport, residing at 48 Crawford Road, directly across the street from MOCA Westport located at 19 Newtown Turnpike. I recently received a letter indicating that there is a new request to expand the existing Special Permit, which currently allows for commercial purposes for the museum. However, this new request seeks to extend the permit to include a manufacturing facility.

I am writing to request assistance from the Town of Norwalk regarding this matter (I've also requested assistance from Westport). It has come to my attention that Westport has deferred the decision to the zoning codes of Norwalk. I would like to highlight that this expansion will significantly impact of neighbors, and the address in question is still within Westport.

I fully support the utilization of facilities to promote Art and Culture within our community. It's wonderful to have spaces like MOCA that enrich our town. However, opening the Special Permit to manufacturing in a residential zone sets a concerning precedent. If there is ample space, perhaps this could be an opportunity to explore other activities that could further promote Arts & Culture in our towns (Norwalk, Westport).

As a parent to a 1.5-year-old little girl, I am keenly aware of the importance of maintaining our town's cultural and historical integrity. Living in a home from 1835, I am committed to preserving a part of my neighborhood's history, and I seek your help in maintaining our neighborhoods, culture, and history.

Resources: https://www.norwalkct.gov/3664/19-Newtown-Turnpike-MOCA

I kindly ask for your support in preventing the establishment of manufacturing facilities within our small, historic neighborhoods, especially when they are not zoned for such purposes. Many thanks, and I look forward to your response.

Peter Faust
48 Crawford Road, Westport
860-227-8705

Kleppin, Steven

From: Tucker Beckett <tbeckett@westcog.org>
Sent: Tuesday, May 13, 2025 10:25 AM
To: Kleppin, Steven
Subject: FW: MOCA Westport - Referral
Attachments: 20250411112858339.pdf

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Good morning Steve,

Thank you for submitting the attached referral. Regional staff has reviewed the relevant documents and finds that the proposed permit modification would be an appropriate and beneficial use of the subject property with limited impact on the surrounding residential districts in either municipality. Please reach out to tbeckett@westcog.org or (475) 323-2062 with any questions.

Please direct future referrals to referrals@westcog.org.

Best,
Tucker

From: Kristin Floberg <kfloberg@westcog.org>
Sent: Friday, April 11, 2025 11:53 AM
To: Tucker Beckett <tbeckett@westcog.org>
Subject: FW: MOCA Westport - Referral

From: Kleppin, Steven <skleppin@norwalkct.gov>
Sent: Friday, April 11, 2025 11:38 AM
To: Kristin Floberg <kfloberg@westcog.org>
Subject: MOCA Westport - Referral

HI Kristin,

Please see the attached referral.

Let me know if you have any questions.

Steve

125 East Avenue
Norwalk, Connecticut

May 30, 2025

Memorandum

To: Planning & Zoning Commission, Galen Wells Chair

From: Steve Kleppin, Planning & Zoning Director

Re: #2025-29 SP, 19 Newtown Tpk., MOCA

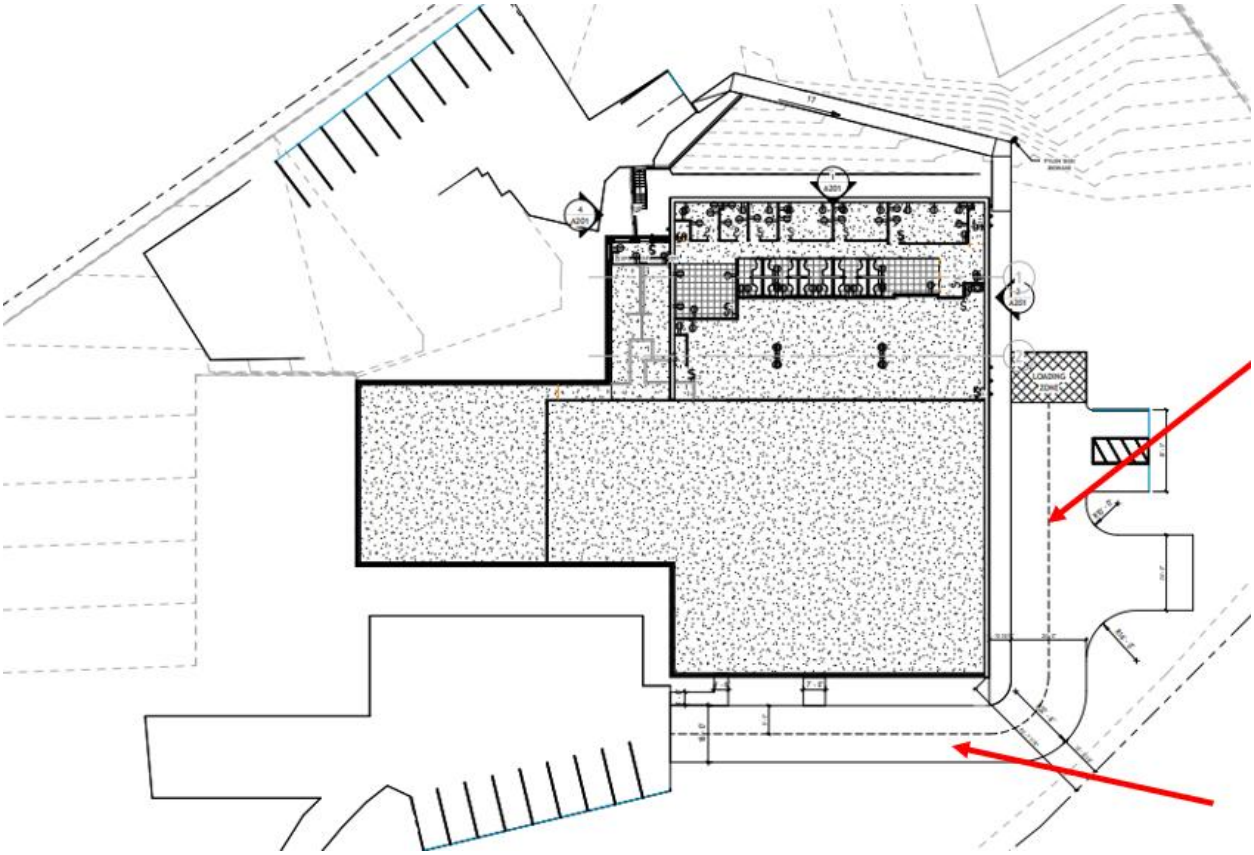
Zone: CD-1M

Current Use: MOCA Arts Center and Legally Nonconforming Manufacturing/Production

The applicant is proposing to modify the existing building to accommodate a light manufacturing use, in ~ 7,100 SF of existing building space. The prior approval from 2018 (attached), allowing the Westport Arts Center to occupy the site had a requirement (condition # 1), that any modification to the existing to the approved plans, including removal of trees and landscaping require Commission approval.

Site Changes/Impacts

In addition to modifications to the building's interior, to accommodate the new tenant, they are proposing vehicular access to the rear (northeast) of the facility, which includes truck loading space.

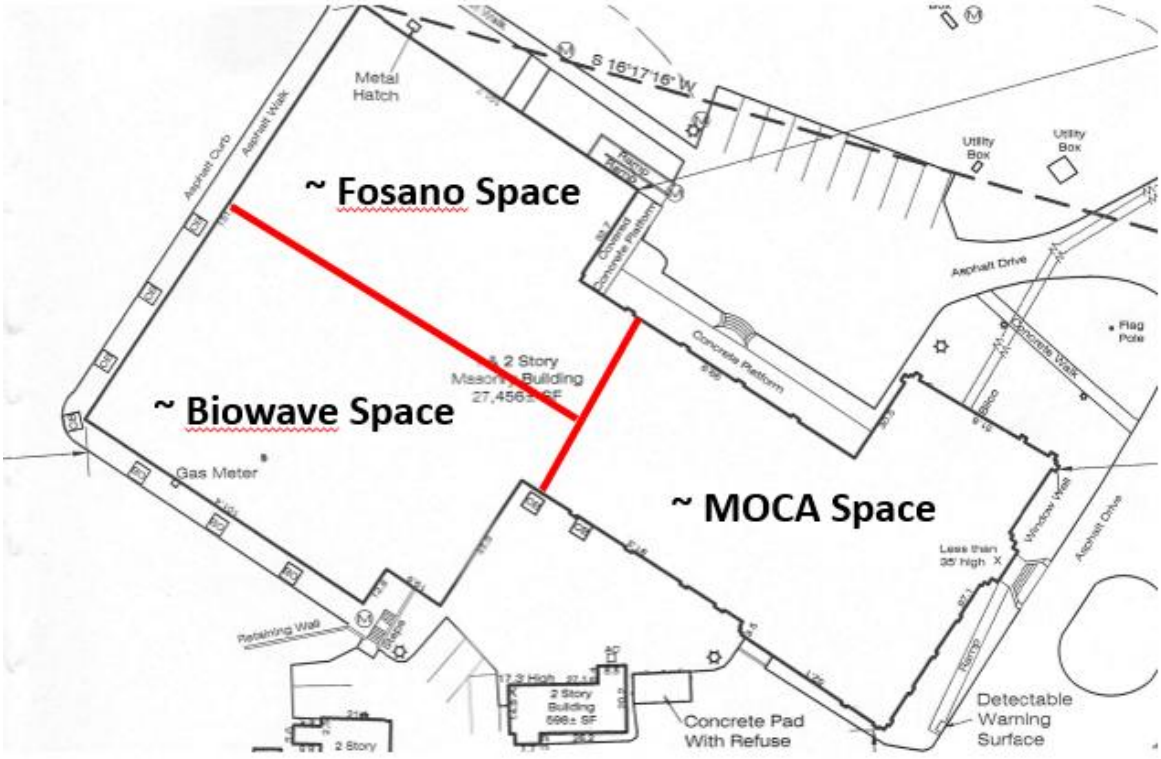


The applicant has provided a narrative that addresses the special permit criteria and whether the proposed use and modifications are consistent with those criteria. Staff is largely in agreement with the applicant's position; however, the driveway expansion and additional parking/loading areas are proposed within vegetated areas and in relatively close proximity to neighboring properties. The applicant has indicated that the anticipated truck volume from the site is relatively low and that they will adhere to the conditions of approval limiting deliveries between 8:00 AM and 6:00 PM.

The survey indicates there is a stone wall and a fence between the proposed activity and the neighboring houses, in addition to the dense vegetated area, the applicant should determine whether additional plantings are possible and verify the integrity and effectiveness of the existing fence, to ensure that any vehicular or building light impacts are negligible.

Applicant's Use

The actual production as described should be benign with little impact on neighboring property and is consistent with prior uses of the site for light manufacturing purposes. This Use is also consistent with the other manufacturing tenant that is within the space, Peter Fasano Fabrics, which has been operating in that space since 2019. As stated by the applicant, the site has historically been used for manufacturing and production (continuing their grandfathered use of the space). The manufacturing uses that exist today are consistent with what is proposed by the applicant and is less intense than past manufacturing uses on the property.



There has been concern expressed by some neighbors regarding the use. This site has historically been used as manufacturing in one form or another and the past use as a television production studio were also considered light manufacturing, similar to what was allowed with the last manufacturer. What distinguishes this approval from the Fasano approval, is the requirement within the MOCA special permit, *condition # 1*, regarding removal of trees and landscaping as well as the modification to accommodate the additional loading dock. Correspondences received to date have been uploaded to the application page.

Additional complaints about fence and landscaping removal should be addressed by the applicant.

It should be noted that MOCA had been using the exterior of the space for outdoor events, including live music. They were informed that wasn't permitted and have since ceased those activities. They may request this in the future, but that is not part of the present application.

The attached resolution is offered for your consideration.

END

DRAFT RESOLUTION TO APPROVE SPECIAL PERMIT

Now, **THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the Special Permit application **#2025-29 SP, 19 Newtown Tpk., MOCA** be **APPROVED,** subject to the following conditions:

1. All conditions imposed by the Zoning Commission, as part of Zoning Commission for application #13-28SP remain in effect.
2. That any additional exterior lighting proposed or lighting replaced on the exterior of the building comply with Article 4.3.17 Private Lighting Standards of the Zoning Regulations.
3. Prior to obtaining the Zoning Permit, the Applicant shall provide a modified landscape plan and confer with Staff to ensure that there is adequate screening between the site and neighboring properties.
4. There shall be no outdoor events on the site, unless approved by the Commission as part of an additional Special Permit application and provided the uses are allowed within the regulations.

BE IT FURTHER RESOLVED that the effective date of this action be May 30, 2025.

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:

1. Property Address: 1 Calf Pasture Beach Rd, Norwalk, CT 06855 **2.** D/B/L/U: 3/76/3

3. Proposed Work: Proposed Expansion of Existing Parking Lot **4.** Zone: CV

5. Applicant Identification:

Applicant Name: Christine Cardascia - City of Norwalk

Address: 125 East Ave, Norwalk, CT 06851

Phone Number: 203-952-2012 Email: ccardascia@norwalkct.gov

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

6. Property Owner, if different than applicant:

Owner Name: City of Norwalk

Address: 125 East Ave, Norwalk, CT 06851

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
- ☑ 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:
1 Calf Pasture Beach Rd, Norwalk, CT 06855

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:
Long Island Sound

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:
~~Taylor Farm Dog park is generally an open space grassed area with a pond in the south west~~ corner as well as an existing Parking Lot off of Canfield Avenue.

e) Indicate the area of the project site: 29.93 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

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 proposed project involves the expansion of the existing parking lot at Taylor Farm Park. The expansion will add approximately 9,650 square feet of new impervious surface, increasing the parking capacity by 32 spaces. This improvement is being proposed by the City in response to the current lot's inability to meet existing demand. The design maintains the site's existing topography and slope, with only minimal grading required. Drainage infrastructure will be added to ensure that the increase in impervious surface does not result in adverse impacts to site drainage. The additional 9,650 square feet represents a 0.74% increase in impervious coverage relative to the total site area. Construction is expected to begin in the summer of 2025, starting with the installation of drainage improvements, followed by paving. The project is anticipated to be completed within a few weeks. There will be no change in the site's use.

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*):

The Water Quality Volume (WQV) for the site has been calculated at 804 cubic feet. The proposed stormwater management system has a total storage volume of 1,332.2 cubic feet, which exceeds the WQV requirement. This design ensures that the volume of runoff generated by the first inch of rainfall will be retained on-site in accordance with City and State stormwater regulations. The stormwater best management practices (BMPs) implemented as part of this design include subsurface infiltration systems that promote on-site retention and treatment of stormwater runoff.

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*):

Taylor Farm Park is located within a designated coastal resources area near tidal wetlands. The proposed parking lot expansion is consistent with coastal policies, as it avoids direct impacts to these resources and includes stormwater controls that retain and treat runoff on-site to prevent adverse environmental effects. Additionally, sediment and erosion control measures—including silt fencing, inlet protection, and stabilized construction entrances—will be implemented during construction to further minimize any potential impacts associated with the project.

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:

- [x] 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 general development of Taylor Farm Park, including the proposed improvements and stormwater management measures, is consistent with applicable coastal use and activity policies. While the site is not water-dependent, the project preserves public recreational access, avoids direct impacts to tidal wetlands, and incorporates stormwater controls that protect coastal water quality, aligning with CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A).

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.) *:

N/a

*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*):

The proposed project will not have any adverse impacts on coastal resources or future water-dependent development opportunities, as it is located inland and outside of direct coastal or tidal wetland areas. To further mitigate any potential indirect impacts, the project includes the installation of a detention system designed to provide the full Water Quality Volume (WQV) and meet stormwater runoff reduction requirements, ensuring improved water quality and controlled discharge.

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*):

N/a

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: _____ DATE: _____

Agent's Signature: _____ DATE: _____

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land withing 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.
2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.
   When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.
3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.
   The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.
   Classified Advertising Manager
   The HOUR
   Phone: (203) 354-1100 or 846-3281
   Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.
Classified Advertising Manager
The HOUR
Phone: (203) 354-1100 or 846-3281
Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

_____
(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

_____

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing].**

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Application Form Instructions:

6. Project Site Plans
It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

7. Site Information
Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

8. Description of Proposed Project or Activity
Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

9. Description of Proposed Stormwater Best Management Practices
Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

10. Identification of Applicable Coastal Resources and Coastal Resource Policies
Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas…."

11. Consistency with Applicable Coastal Resource Policies and Standards
Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

12. Identification of Applicable Coastal Use and Activity Policies and Standards
This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA.
Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity.
Please note that "*General Development* " is "pre-checked" as its policies apply to all activities in the coastal boundary.

13. Consistency with Applicable Coastal Use Policies and Standards
Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "*General Development*" policies, consistency must be addressed in every case.

14. Identification of Potential Adverse Impacts on Coastal Resources
This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

15. Identification of Potential Adverse Impacts on Future Water-dependent Uses:
Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

16. Mitigation of Potential Adverse Impacts
Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

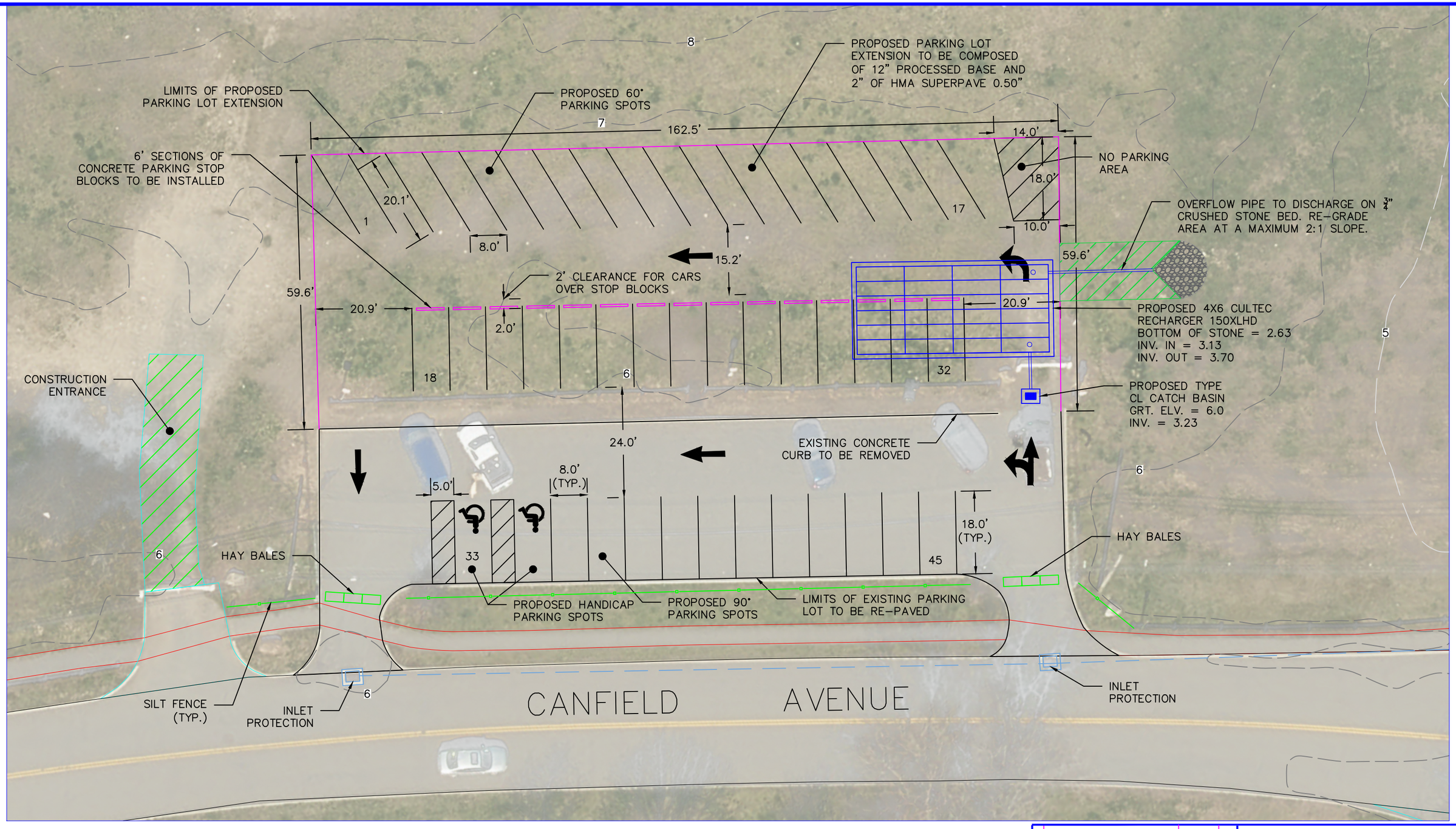
17. Remaining Adverse Impacts
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.



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Scale: 1 inch = 20 ft.

REVISIONS	DATE	BY

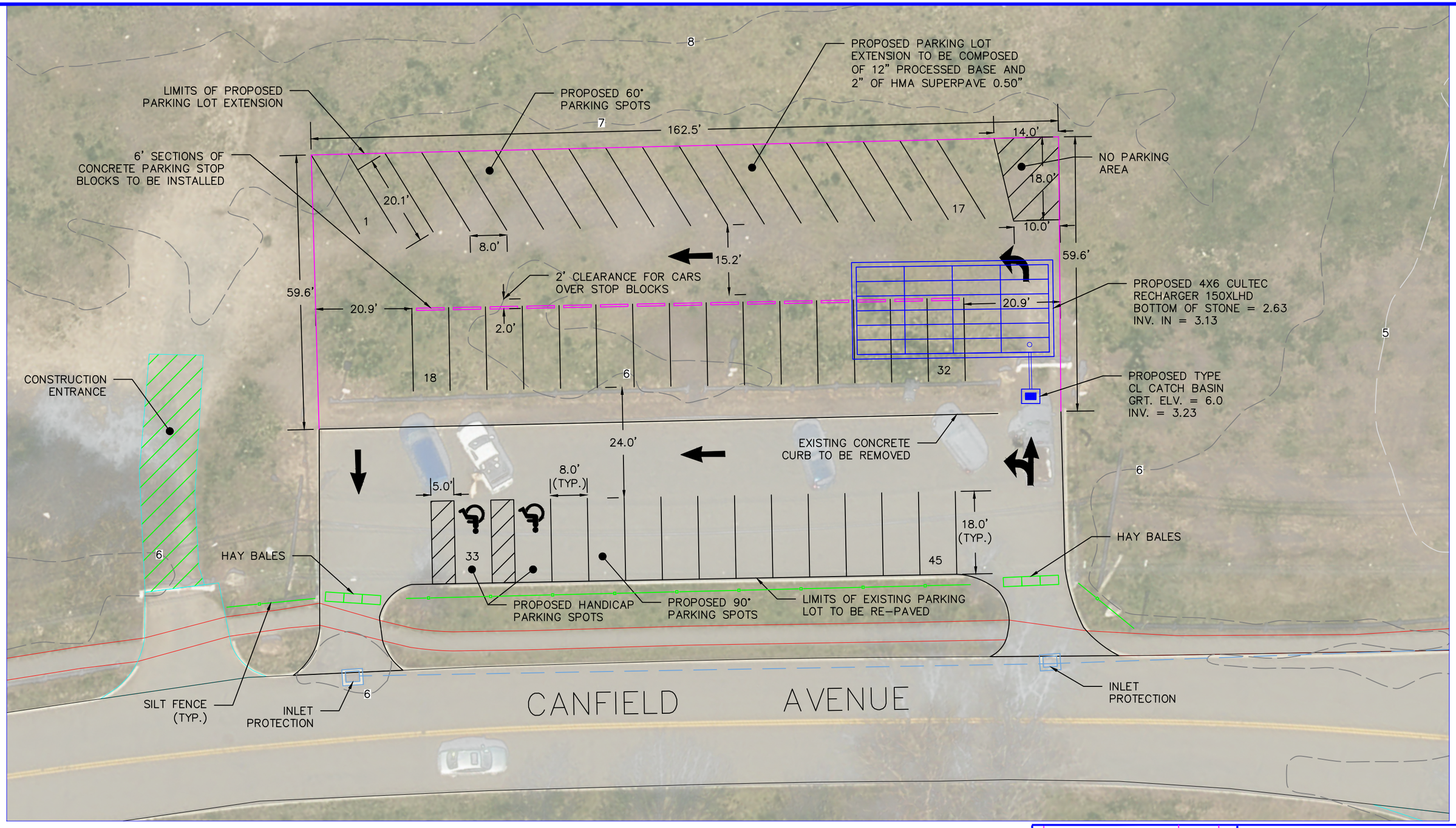
CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

PROPOSED PARKING LOT EXTENSION FOR
TAYLOR FARM DOG PARK
CANFIELD AVENUE
NORWALK, CT

PLAN VIEW & PROFILES

APPROVED BY: VANESSA N. VALADARES	P.E.# 28346	DATE:
CHIEF OF OPERATIONS AND PUBLIC WORKS		
APPROVED BY: JAMES C. MEEHAN	P.E.# 34105	DATE:
PRINCIPAL ENGINEER		
DESIGNED BY :	DRAWN BY : YIORGOS PANAELIDIS	
CHECKED BY :	CHECKED BY : WILBER GIRON	
DATE: 02-12-2025	DPW PROJECT: RNP 2025	
SCALE : AS NOTED	SHEET 1 OF	

R:_PROJECTS\RNP - RECREATION & PARKS PROJECTS\RNP2025-3 TAYLOR FARM PARKING LOT\DRAWINGS & MAPS\1_DESIGN DRAWINGS & SPECS\TAYLOR FARM DOG PARK - PARKING LOT LAYOUT.DWG



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Scale: 1 inch = 20 ft.

REVISIONS	DATE	BY

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

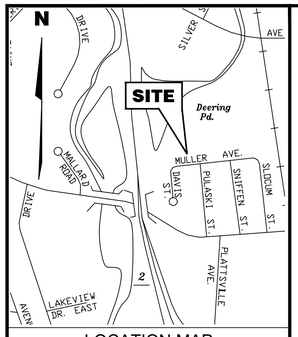
PROPOSED PARKING LOT EXTENSION FOR
TAYLOR FARM DOG PARK
CANFIELD AVENUE
NORWALK, CT

PLAN VIEW & PROFILES

APPROVED BY: VANESSA N. VALADARES	P.E.# 28346	DATE:	
CHIEF OF OPERATIONS AND PUBLIC WORKS			
APPROVED BY: JAMES C. MEEHAN	P.E.# 34105	DATE:	
PRINCIPAL ENGINEER			
DESIGNED BY :	DRAWN BY : YIORGOS PANAELIDIS		
CHECKED BY :	CHECKED BY : WILBER GIRON		

DATE: 02-12-2025 | DPW PROJECT: RNP 2025
SCALE : AS NOTED | SHEET 1 OF

R:_PROJECTS\RNP - RECREATION & PARKS PROJECTS\RNP2025-3 TAYLOR FARM PARKING LOT\DRAWINGS & MAPS\1_DESIGN DRAWINGS & SPECS\TAYLOR FARM DOG PARK - PARKING LOT LAYOUT.DWG



LOCATION MAP
(NTS)

STORMWATER MAINTENANCE SCHEDULE NOTE: ACTIONS TO BE COMPLETED MINIMUM 48 HOURS AFTER RAINFALL		
LOCATION	SCHEDULE	ACTION
PAVEMENT	ONCE AFTER FINAL SNOWFALL (NOT LATER THAN APRIL 30) AND ONCE BETWEEN NOVEMBER 14 AND DECEMBER 15 (AFTER LEAF FALL)	SWEEP USING TANDEM OR REGENERATIVE-AIR TYPE SWEEPER.
CATCH BASINS	IMMEDIATELY AFTER EACH PAVEMENT SWEEPING	CLEAR DEBRIS FROM GRATES. CLEAN SUMPS. VERIFY HOODS IN PLACE. REPLACE INSERTS.
HYDRODYNAMIC SEPARATOR	IMMEDIATELY AFTER EACH PAVEMENT SWEEPING	INSPECT FOR STORED SEDIMENT AND OIL PUMP OUT AS REQUIRED.
CATCH BASIN INSERTS	IMMEDIATELY AFTER EACH PAVEMENT SWEEPING	INSPECT FRAME REPLACE FILTER.

AQUIFER PROTECTION AREA PERMIT CONDITIONS OF APPROVAL:

1. ALL STORMWATER BEST MANAGEMENT MEASURES, INCLUDING, BUT NOT LIMITED TO PROPOSED CATCH BASINS, CATCH BASIN INSERTS, AND HYDRODYNAMIC OIL/GRIT SEPARATOR, SHALL BE INSTALLED AND FULLY OPERATIONAL PRIOR TO THE INITIATION OF ANY REGULATED ACTIVITIES AT THE SITE.
2. VEHICLE AND MACHINERY REPAIR AND/OR MAINTENANCE SHALL BE LIMITED TO OCCUR WITHIN BUILDING #1.
3. NO WASHING OF EQUIPMENT OR VEHICLES SHALL TAKE PLACE ON THE PROPERTY WHERE IT CAN FLOW TO THE STORM DRAIN SYSTEM. ANY WASHING MUST TAKE PLACE INDOORS, IN AN AREA WHERE STATE AND LOCAL PERMITS HAVE BEEN OBTAINED TO DISCHARGE WASTEWATER THROUGH AN APPROVED OIL/WATER/GRIT SEPARATOR TO A MUNICIPAL SEWAGE TREATMENT FACILITY, OR IN AN AREA WHERE ALL WASHWATER DISCHARGES TO A HOLDING TANK.
4. OUTSIDE STORAGE OF HAZARDOUS MATERIALS (INCLUDING SALT STORAGE) IS PROHIBITED.

NORWALK P&Z CONDITIONS OF APPROVAL:

1. That the **site plan be revised to provide additional screening on the west side of the property to include *fencing and landscaping of sufficient height to screen equipment stored along the Norwalk River***, and visible from U.S. Route 7, from public view; and
2. That the applicant's statement that **NO soils or materials (rock, gravel, or other earthen materials, etc.) will be stored or processed on the site; and that only the storage of construction materials such as conduit, piping, etc.is proposed, be made part of this approval**; and
3. That a certificate of special permit and mylar (as modified to address any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That the submitted Environmental Impact Statement, including the designated hours of operation Monday – Friday between 7:00 am – 4:00 pm and Saturday hours between 8:00 am – 2:00 pm, be made part of this approval; and
5. That all soil and erosion controls shall be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required erosion and sediment controls; and
7. That all CEAC sign-offs including a sign-off from the Department of Public Works and First Taxing District Water be provided prior to the issuance of a zoning permit; and
8. That a licensed Connecticut engineer certify that all of the required improvements were installed in accordance with City standards, prior to the issuance of a certificate of zoning compliance; and
9. That the storm water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and
10. Once the final landscaping and fencing is installed, staff shall make a visual inspection when no deciduous canopy is present, to ensure the plantings installed are sufficient to screen the property and shall report the findings to the Commission for consideration; and
11. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
12. That any horn blowing, idling of trucks, and exhaust discharge be in compliance with Chapter 68 [§68-6 Prohibited Activities] - Noise Ordinance of the City Code of Norwalk; and
13. That any modification by any other agency which requires a substantial change to these plans be submitted to the Zoning Commission for review and approval; and
14. That all proposed signage comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed; and
15. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

BE IT FURTHER RESOLVED that this proposal complies with Section 118-1450 Special Permits and Section 118-522 Business Zone #2 and with applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 15, 2019.

PARKING CHART

	REQUIRED / ALLOWED	*PROPOSED*
1 SPACE PER EMPLOYEE *1 SPACE PER 5,000 SF OF WAREHOUSE*	*1 SPACE X 16 EMPLOYEES = 16 SPACES* *24,622 SF/5,000 SF = 5 SPACES*	
1 SPACE PER 334 SF OF OFFICE	*660 SF/334 SF = 2 SPACES*	
TOTAL	*23 SPACES*	*23 SPACES*

ZONING DATA CHART – (BUSINESS #2)

	REQUIRED / ALLOWED	*EXISTING*	*PROPOSED*
LOT AREA	*12,500 SQ. FT.*	*87,560 SQ. FT.*	*87,560 SQ. FT.*
LOT WIDTH	*50 FT. MIN.*	*±246.0 FT.*	*±246.0 FT.*
FRONT YARD	*45 FT. (CENTERLINE OF ST)*	*±65.1± FT.*	*±65.1± FT.*
REAR YARD	*10'*	*±39.3 FT.*	*±39.3 FT.*
SIDE YARD	*NONE*	*±0.5 FT.*	*0.5± FT.*
AGGREGATE SIDE YARD	*NONE*	*±45.1 FT.*	*±45.1 FT.*
BUILDING HEIGHT	*25 FT. MIN/35 FT. MAX.*	*±19.0 FT.*	*±19.0 FT.*
# OF STORIES	*2 STORIES MIN. 3 STORIES MAX.*	*1 STORY*	*1 STORY*
BUILDING COVERAGE	*50% BUILDING 80% BUILDING AND PARKING*	*32% BUILDING 75% BLDG & PARK*	*32% BUILDING 71% BLDG & PARK*
FLOOR AREA RATIO	*0.9*	*0.32*	*0.32*

VEHICLE INVENTORY CHART

QUANTITY	*TYPE OF VEHICLE/EQUIPMENT*
12	*DUMP TRUCKS*
10	*MECHANIC/PICK-UP TRUCKS*
5	*EXCAVATORS TO BE SERVICED*

HATCH LEGEND:
- BUILDING
- PARKING

EXCAVATION AND FILL CALCULATION:

NEW CURB: 720' X 0.3 CF/LF = 8 CY FILL

CATCH BASINS AND GRINDER PUMP: 5 X 7' D X 6' L X 6' W = 50 CY EXCAVATION AND BACKFILL – NO NET CHANGE

SANITARY SEWER: 360' L X 2' W X 5' D = 150 CY EXCAVATION AND BACKFILL – NO NET CHANGE

STORM DRAINAGE: 194' L X 4' W X 5' D = 150 CY EXCAVATION AND BACKFILL – NO NET CHANGE

LEGEND

EXISTING SYMBOLS: Iron Pin (Found); Monument (Found); Manhole; "C" Catch Basin; Utility Pole; Light Pole; Water Gate; Gas Valve; Gas Meter; Existing Well

PROPOSED SYMBOLS: (MH) Storm Drain Manhole; (CB) Catch Basin; (SSMH) Sanitary Sewer Manhole; PT-1 Perc Test Hole Location & Number; DTH-1 Deep Test Hole Location & Number; Proposed Well; Proposed Wall Mounted Lighting

EXISTING LINETYPES: Property Line; Underground Piping (San.,Stm.); U/G Elec. Line; Water Line; Overhead Utilities; U/G Tele. Line; Chain Link Fence; Stone Ret. Wall; Contour; Wetland Limit; Spot Elevation; Overhead Utilities; Watercourse Limit

PROPOSED LINETYPES: Sanitary Sewer; Electric Service; Water Service; U/G Telephone Service; Primary Septic; Reserve Septic; Retaining Wall; Contour (Major); Spot Elevation; Silt Fence; Timber Rail; Vegetative Buffer; Wetland Limit (Flagged); 100 Year Flood Line; Floodway Boundary; Mean High Water

NOTE "B":
HYDRODYNAMIC SEPARATOR TO BE 8' DOWNSTREAM DEFENDER OR EQUIVALENT CAPABLE OF TREATING 7.50 CFS WITHOUT BYPASS STORING 500 GALLONS OF OIL, AND STORING 120 CF OF SEDIMENT

STANDARD D.O.T. PREFORMED SCOUR HOLE TYPE 1 OVERALL 13'W X 15'L 12" THICK MODIFIED RIP RAP ADJUST ORIENTATION AND ELEVATION TO ACCOMMODATE TERRAIN

STATE TAKING NON ACCESS LINE AS SHOWN ON MAP # 7598 IN NORWALK LAND RECORDS

RESIDENCE AAA BUSINESS NO. 2

N/F STATE OF CONNECTICUT ROUTE 7 CONNECTOR

DAVIS STREET

MULLER AVENUE

PULASKI STREET

SILT SACK OR EQUIV. INSERT IN CB DURING CONSTRUCTION

INSTALL SILT FENCE ALONG CHAIN LINK FENCE

RELOCATE CHAIN LINK FENCE AS REQUIRED

PROPOSED SILT FENCE

SOUND BARRIER

GUY WIRE ANCHOR

CL&P POLE #2550

INV.=48.8

FL=57.2

CB-1 TYPE C DBL GRT TYPE II TF=68.0 INV.=63.90

146 LF 18" CPP S=0.50%

NEW BCLC INSIDE CHAIN LINK FENCE

BCLC

CHAIN LINK FENCE

203'±

FLOODWAY AND 100 YEAR FLOOD LINE ELEVATIONS 52± TO 54±

INSTALL "ULTRA URBAN" OR EQUIVALENT PERMANENT CATCH BASIN INSERT IN ALL NEW CATCH BASINS

WF #1

CB-2 TYPE C TF=69.0± FL=64.88 IN FL=64.63 OUT

64 LF 15" CPP S=0.5%

NEW BCLC INSIDE CHAIN LINK FENCE

CB-3 TYPE C TF=69.5± FL=65.2

WF #2

WF #3

WF #4

WF #5

WF #6

WF #7

WF #8

WF #9

WF #10

WF #11

WF #12

WF #13

WF #14

WF #15

44.6'

19.5'

10'

7:1 SLOPE FROM BACK OF FENCE DOWN TO THE RIVER

5 LF 18" CPP S=0.00%

HYDRODYNAMIC SEPARATOR SEE NOTE "B" TF=68.05 FL=63.90 OUT

8.5'

19.0'

29.8'

FLOW

HEAVY EQUIPMENT STORAGE

EXISTING CURB

26 LF 18" CPP S=25.77%

DPW DOES NOT REQUIRE SIDEWALKS FOR THIS AREA OF NORWALK

PROPOSED SILT FENCE

N8°40'12"W

246.00±

APPROX. LOCATION OF EXISTING GAS MAIN

APPROX. LOCATION OF EXISTING WATER MAIN

EXISTING CHAIN LINK FENCE TO REMAIN

BCLC

START BCLC

R10.0'

BUILDING SETBACK LINE

65.1'

8.5'

18.0'

22.0'

7.0'

ASPHALT PAVEMENT

EXISTING BUILDING 2 WAREHOUSE FFE = 71.3 (VEHICLE STORAGE)

DOOR

APPROX. EXIST. LEACHING FIELD (TO BE ABANDONED)

EXISTING BUILDING 3 WAREHOUSE (MATERIAL STORAGE)

STORAGE CONTAINER

DRY STORAGE ON RACKS MAXIMUM 20' HIGH

245 LF 2" SCH 40 PVC FORCE MAIN

FM

SECONDARY CONTAINMENT AND COVER

2X6 PVC REDUCER

OVERHEAD WIRES

10' x 25' LOADING SPACE

INV.=68.0±

EXISTING BUILDING 4 WAREHOUSE FFE = 71.9 (LUBRICANT AND FUEL ADDITIVE STORAGE)

GRINDER PUMP TF=71.9± INV.=67.5±

17 LF 6" PVC @ S=0.021 MIN.

122 LF 6" PVC S=0.021 MIN.

ABOVE GROUND OIL STORAGE TANK

TRANSFORMER

EXISTING BUILDING 1 WAREHOUSE/OFFICE FFE = 72.1 VEHICLE AND EQUIPMENT REPAIR PARTS CLEANING LUBRICANT AND FUEL ADDITIVE STORAGE

SPILL KIT

RAMP

EXISTING GATE TO REMAIN

CONSTRUCTION ENTRANCE

MAINTAIN EXISTING DRIVEWAY

MAINTAIN EXISTING WATER SERVICE

MH TF=70.7 INV=55.8 18" RCP INV=55.4 24" RCP

C.B. GRT = 71.5 INV=63.8 15" RCP INV=66.6 8" HDPE INV=55.9 18" RCP

72 LF-8" PVC S=0.005

10" VCP SEWER PIPE

SSMH-1 TF=70.0± INV.=64.50

PROPOSED CLEAN OUT W/CONCRETE COLLAR AT PROPERTY LINE

SSMH-2 TF=71.0± INV.=63.89

C.B. GRT = 71.9 INV=63.85

MH TF=70.9 INV=63.46±

8 LF-8" PVC S=0.005 MIN.

SILT SACK OR EQUIVALENT IN CB DURING CONSTRUCTION

DOUBLE DUMPSTER ENCLOSURE W/ 6' HIGH PRIVACY FENCE

BUILDING CLEARS LINE 0.5'±

PROVIDE PRIVACY SLATS IN EXISTING CHAIN LINK FENCE

ABOVE GROUND PROPANE STORAGE TANKS

S5°07'10"W 560.00±

N/F ASSOCIATED FOOD DISTRIBUTORS LLC

DRY STORAGE ON RACKS MAXIMUM 20' HIGH (5' MIN. SETBACK FROM PROPERTY LINE)

PROVIDE PRIVACY SLATS IN EXISTING CHAIN LINK FENCE

EXISTING CHAIN LINK FENCE IS LIMIT OF DISTRUBANCE

NORWALK RIVER

415'±

PROPERTY LINE IS FORMER CENTERLINE OF NORWALK RIVER AS SHOWN ON MAP # 7664 IN NORWALK LAND RECORDS

50' WETLAND SETBACK LINE

100' WATERCOURSE SETBACK LINE

1:1 SLOPE FROM BACK OF FENCE DOWN TO THE RIVER

NEW BCLC INSIDE CHAIN LINK FENCE

ASPHALT PAVEMENT

PIPE STORAGE

END BCLC

SCALE IN FEET
0 20 40 60

N

FIGURE 1
NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

LANDTECH

Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance

518 Riverside Avenue ▪ Westport, Connecticut 06880 ▪ 203-454-2110 ▪ info@landtechconsult.com

REVISION DATE	ISSUE
3/14/25	REVISED AS PER DPW COMMENTS
3/16/20	REVISED AS PER CONDITIONS OF APPROVAL
8/8/19	REVISED AS PER STAFF COMMENTS
7/30/19	REVISED AS PER STAFF COMMENTS

PREPARED FOR: SHAWN'S LAWNS

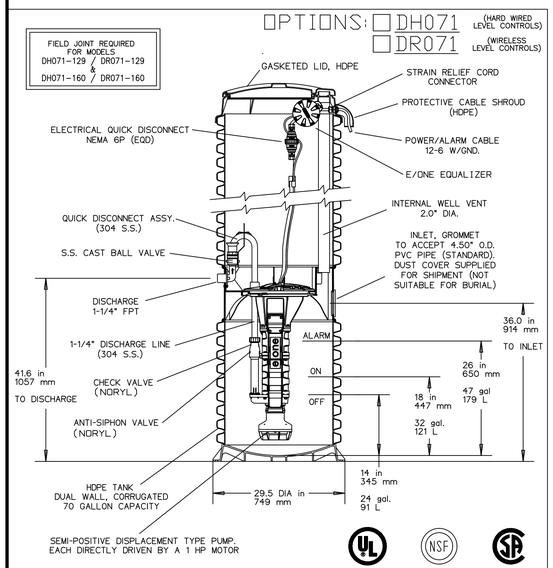
PROJECT LOCATION: 2 MULLER AVE NORWALK, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A CONTRACTORS YARD SITE PLAN

PROJECT No.	17078-01
SCALE 1" = 20'	DATE 6/25/19
DRAWN BY: AS	CHECKED BY: AS

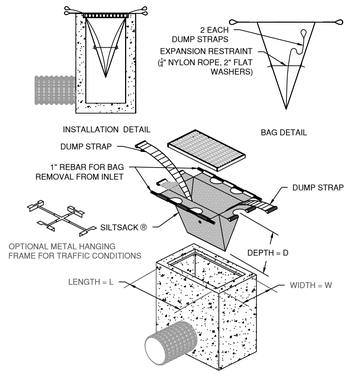
C-1

Z:\ARCHIVED 2017\17078-01 SHAWN'S LAWN - 2 MULLER AVE, NORWALK\DRAWINGS\2 MULLER - SITE PLAN.DWG

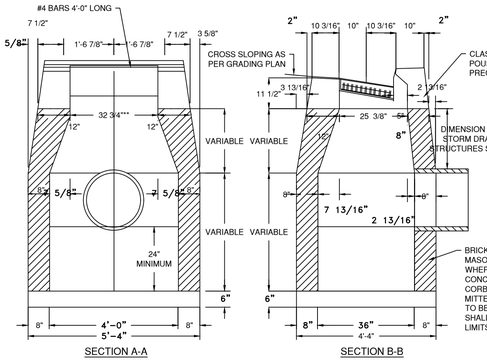


CONCRETE BALLAST MAY BE REQUIRED SEE INSTALLATION INSTRUCTION FOR DETAILS

GRINDER PUMP
(NTS)



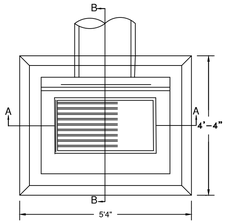
SILTSACK® CATCH BASIN INSERT
(NTS)



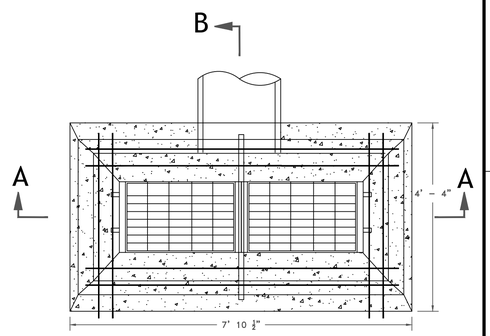
WHERE PRECAST CONCRETE UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

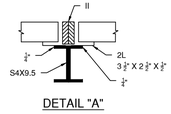
TYPE "C" CATCH BASIN
(NTS)

NOTE
WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT THE 1/2" SLOPE ON THE TOP SURFACE SHALL BE CHANGED TO MATCH ADJOINING PAVEMENT



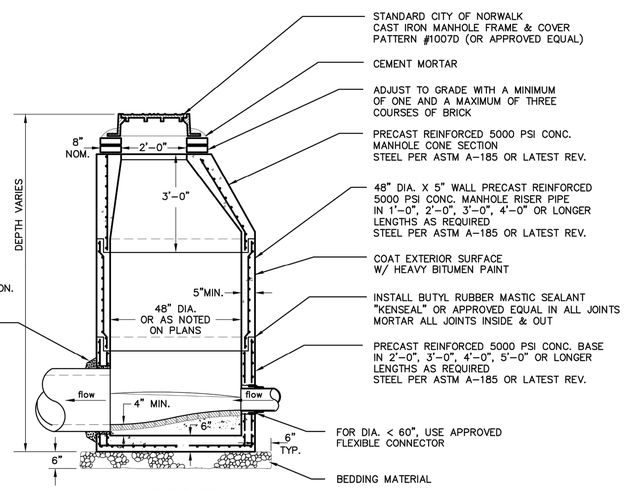
PLAN





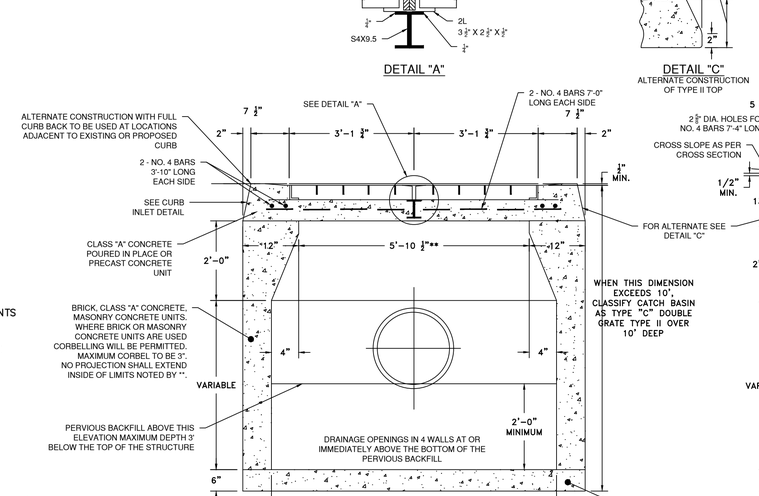
DETAIL "A"

DETAIL "C"
ALTERNATE CONSTRUCTION OF TYPE II TOP



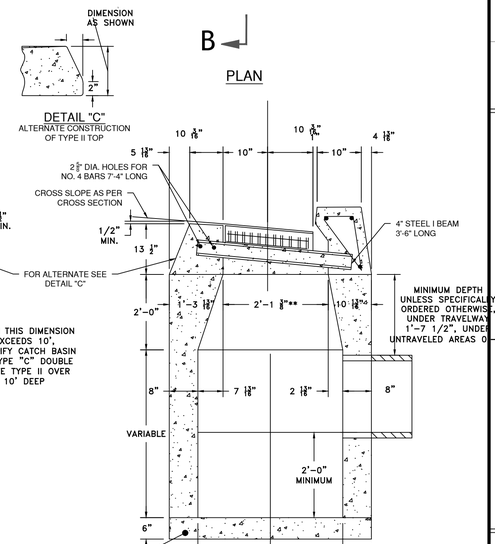
FOR DIA > 60", CONC. BRICK & NON-SHRINK MORTAR CONNECTION. FOR DIA. ≤60", USE APPROVED FLEXIBLE CONNECTION. PARGE EXTERIOR.

MANHOLE DETAIL



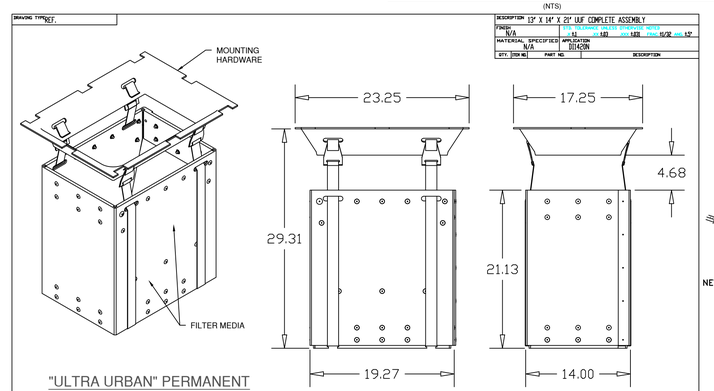
SECTION A-A

WHERE PRECAST CONCRETE UNITS IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN

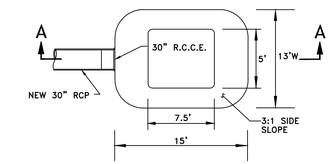


SECTION B-B

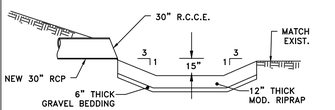
TYPE "C" CATCH BASIN DOUBLE GRATE TYPE II
(NTS)



"ULTRA URBAN" PERMANENT CATCH BASIN INSERT
(NTS)



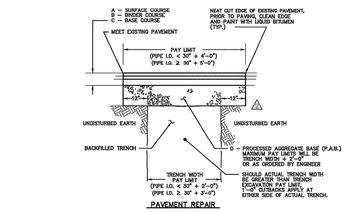
PLAN VIEW



SECTION A-A

PREFORMED SCOUR HOLE TYPE 1
(NTS)

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY



PAVEMENT REPAIR

	A	B	C	D	E	F	
	A – E = "C"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)						ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
	0.375"(2)	0.50"(2)	1.00"(2)	0.50"(3)	1.00"(3)	P.A.B.	STONE SIZE | LIFT THICKNESS
STATE ROAD				3"	6"	12"	MIN. | MAX.
MAJOR ARTERIAL				4"	6"	14"	0.375" | 1.5" | 2"
MINOR ARTERIAL	1.5"	2"	3"			12"	0.50" | 1.75" | 2.5"
COLLECTOR	1.5"	1.5"	3"			12"	1.00" | 3.0" | 5.0"
LOCAL	3"					12"	

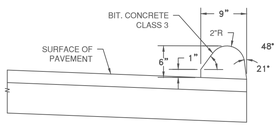
PAVEMENT REPAIR TABLE (SUPERPAVE) ⚠

	A	B	C	D
	CL 2	CL 1	CL 4	P.A.B.
STATE ROAD	–	3"	6"	12"
MAJOR ARTERIAL	2"	3"	6"	14"
MINOR ARTERIAL	1 1/2"	2"	3"	12"
COLLECTOR	1 1/2"	1 1/2"	3"	12"
LOCAL	1 1/2"	1 1/2"	—	12"

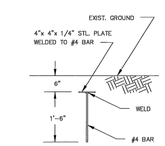
PAVEMENT REPAIR TABLE (MARSHALL MIX)

⚠ MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT).
CLASS 2 – 2" THK.
CLASS 1 – 2 1/2" THK.
CLASS 4 – 4" THK.

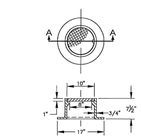
TYPICAL TRENCH SECTION
SANITARY SEWER



BITUMINOUS CONCRETE LIP CURBING
(NTS)



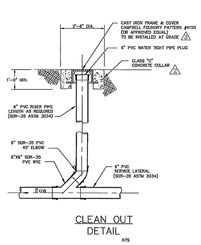
SERVICE LATERAL MARKER DETAIL



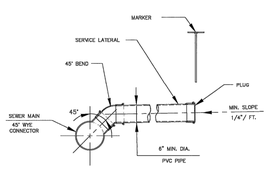
SECTION A-A

CLEAN OUT FRAME & COVER
1" = 1'-0"

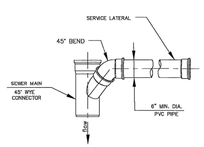
NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #4155 AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.



CLEAN OUT DETAIL
NTS



SECTION



PLAN
1" = 1'-0"

STANDARD SERVICE LATERAL CONNECTION

LANDTECH
Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

STATE OF CONNECTICUT · SOUMELIS · 27803 · LICENSED PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
3/14/25	REVISED AS PER DPW COMMENTS
3/16/20	REVISED AS PER CONDITIONS OF APPROVAL
8/8/19	REVISED AS PER STAFF COMMENTS
7/30/19	REVISED AS PER STAFF COMMENTS

PREPARED FOR: SHAWN'S LAWNS
PROJECT LOCATION: 2 MULLER AVE NORWALK, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A CONTRACTORS YARD CONSTRUCTION DETAILS

PROJECT No.	17078-01
SCALE 1" = 30'	DATE 6/25/19
DRAWN BY: AS	CHECKED BY: AS

C-2

Z:\ARCHIVED 2017\17078-0\ SHAWN'S LAWN - 2 MULLER AVE, NORWALK\DRAWINGS\2 MULLER - SITE PLAN.DWG

LANDTECH

GENERAL NOTES

EXISTING TOPOGRAPHY, INCLUDING ELEVATIONS, BUILDINGS, FENCES, ETC. BASED ON SURVEY DATED 9/8/2015 PREPARED BY DENNIS A. DEILUS-LAND SURVEYORS.

YEAR FLOOD BOUNDARY LINES BASED ON F.E.M.A. FLOOD INSURANCE RATE MAPS.

CONSTRUCTION NOTES

CONTRACTOR IS TO NOTIFY "CALL BEFORE YOU DIG" AT LEAST TWO FULL WORKING DAYS BEFORE BEGINNING CONSTRUCTION (1-800-922-4455).

CONTRACTOR IS TO BE AWARE THAT INFORMATION SHOWN HEREON RELATED TO EXISTING UTILITIES IS TAKEN FROM THE BEST AVAILABLE SOURCES, INCLUDING FIELD SURVEY, BUT MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS TO NOTIFY OWNER IF CONFLICT BETWEEN PLANS AND FIELD CONDITIONS OCCURS.

CONTRACTOR IS TO MAINTAIN AND PROTECT TWO-WAY TRAFFIC ON ALL PUBLIC STREETS AT ALL TIMES.

DEBRIS AND OTHER WASTE RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ARE NOT TO BE DISCARDED ON-SITE. ALL WASTE MATERIALS ARE TO BE DISCARDED OFF-SITE BY CONTRACTOR.

ALL PROPOSED UTILITIES ARE TO BE INSTALLED UNDERGROUND.

CONSTRUCTION MATERIALS

1. **TEMPORARY CATCH BASIN INSERTS** SHALL BE SILTSACK™ FILTRATION DEVICES AS MANUFACTURED BY ACF ENVIRONMENTAL, INC., 2831 CARDWELL ROAD, RICHMOND, VA 23234, OR EQUIVALENT.
2. **PERMANENT CATCH BASIN INSERTS** SHALL BE ONE OF THE FOLLOWING:
   - ULTRA-URBAN® FILTER WITH SMART SPONGE® AS MANUFACTURED BY ABTECH INDUSTRIES, INC., SUITE 235, 4100 N. SCOTTSDALE ROAD, SCOTTSDALE, AZ 85251, PHONE: 1-800-545-8999.
   - ENVIROPOD® AS MANUFACTURED BY CONTECH CONSTRUCTION PRODUCTS INC. 9025 CENTRE POINTE DRIVE, SUITE 400, WEST CHESTER, OH 45069 PHONE 1-800-338-1122.
   - FLOGARD+PLUS® AS MANUFACTURED BY KRISTAR ENTERPRISES, INC. P.O. BOX 6419, SANTA ROSA, CA 95406, PHONE: 1-800-579-8819.
   - HYDRO-KLEEN™ AS MANUFACTURED BY ACF ENVIRONMENTAL, 2831 CARDWELL ROAD, RICHMOND, VA 23234 PHONE: 1-800-448-3636.
3. **CORRUGATED POLYETHYLENE PIPE (CPP)** AND COUPLINGS SHALL BE N-12® SMOOTH INTERIOR, HEAVY DUTY CORRUGATED POLYETHYLENE PIPE WITH SERIES 35 COUPLINGS AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC., 3300 RIVERSIDE DRIVE, COLUMBUS, OH 43221, OR EQUIVALENT AND ARE TO CONFORM TO THE REQUIREMENTS OF AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) M-294.

SEDIMENTATION AND EROSION PLAN

(NOTE: HEADING NUMBERS CORRESPOND TO SECTION "I. NARRATIVE" OF THE EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST THAT APPEARS ON PAGE 3-12 OF THE 2002 CONNECTICUT *GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.*)

1.1 PROJECT DESCRIPTION

THE PROJECT INCLUDES A NEW SANITARY SEWER CONNECTION INCLUDING A SMALL GRINDER PUMP, AND ADDITIONAL DRAINAGE IMPROVEMENTS INCLUDING NEW CATCH BASINS FITTED WITH STORMWATER QUALITY INSERTS, ADDITIONAL CURB WITH PERMANENT OIL-SPECIFIC ABSORBENTS, AND UNDERGROUND INFILTRATION GALLERIES.

1.2 SITE DISTURBANCE

THE SITE IS COMPOSED OF 2.01 AND THE PROJECT WILL RESULT IN THE DISTURBANCE OF ABOUT 0.4 ACRES.

1.3 SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

1) ISOLATION OF REGULATED AREAS (WETLANDS AND WATERCOURSES) FROM SITE CONSTRUCTION ACTIVITIES.
2) DISTURBANCE OF PAVEMENT SURFACES ASSOCIATED WITH UTILITY CONSTRUCTION.
3) MAINTENANCE OF TEMPORARY E&S CONTROL MEASURES DURING CONSTRUCTION.

1.4 PROJECT PHASING

THE PROJECT IS TO BE COMPETED IN A SINGLE PHASE.

1.5 SCHEDULING

ONCE FINAL APPROVALS ARE RECEIVED, OVERALL CONSTRUCTION IS EXPECTED TO TAKE 1-3 MONTHS.

1.6 DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

1.6.1 DESIGN CRITERIA

THE STORM WATER MANAGEMENT SYSTEM IS DESIGNED FOR THE WATER QUALITY VOLUME (RUNOFF FROM ONE-INCH RAINFALL). SEE STORMWATER MANAGEMENT REPORT PREPARED BY LAND-TECH.

1.6.2 MAINTENANCE OF E&S CONTROL MEASURES

1) LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICAL.
2) ALL CATCH BASINS ARE TO HAVE "SILT SACK" OR EQUIVALENT INSERTS INSTALLED AT TIME OF CONSTRUCTION AND MAINTAINED UNTIL SITE IS STABILIZED.
3) COMPOST FILTER SOCKS ARE TO BE INSTALLED AND MAINTAINED DOWNHILL FROM EXCAVATION AREAS, AS SHOWN ON THE PLAN.
4) ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT *GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL*, AS MAY BE AMENDED.
5) EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
6) ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
7) ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.
8) DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
9) COMPOST FILTER SOCKS WILL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 THE HEIGHT OF THE SOCK.
10) CATCH BASIN INSERTS (SILT SACK OR EQUIVALENT) WILL BE CLEANED WHEN THE RESERVOIR IS FULL.
11) CONSTRUCTION ENTRANCE WILL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURE IS BREACHED, AS APPLICABLE.
12) SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
13) TEMPORARY EROSION CONTROL MEASURES WILL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED BY PAVEMENT OR LANDSCAPING.
14) IN THE EVENT OF CONFLICT BETWEEN THIS PLAN AND OTHER REGULATIONS, THE MORE STRINGENT SHALL APPLY.
15) SEAN WENDELL (203-322-3100 x14) IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE CITY OF NORWALK OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN, IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

1.6.3 CONSTRUCTION SEQUENCING

1) INSTALL SILT FENCE AND TEMPORARY CATCH BASIN INSERTS.
2) REMOVE EXISTING 24" RCP. CONSTRUCT PREFORMED SCOUR HOLE AND 30" RCP. REBUILD OR REPLACE DAVIS STREET CATCH BASIN.
3) CONSTRUCT ON-SITE PIPES, CATCH BASINS, HYDRODYNAMIC SEPARATOR, GRINDER PUMP, FORCE MAIN, SANITARY SEWER, AND PERMANENT CATCH BASIN INSERTS.
4) BACKFILL, RESTORE LANDSCAPE AND RE-PAVE DISTURBED AREAS.
5) PLANT TREES.
6) BUILD CURB AND RE-PAVE.

1.7 PERMITTING

THE PROPOSED DEVELOPMENT REQUIRES PERMITS FROM THE CITY OF NORWALK INLAND WETLAND AGENCY, CONSERVATION COMMISSION, ZONING COMMISSION AND WATER POLLUTION CONTROL AUTHORITY.

REPLACEMENT OF 24" RCP REQUIRES AN ENCROACHMENT PERMIT ISSUED BY DISTRICT 3, CONNECTICUT DEPARTMENT OF TRANSPORTATION.

1.8 CONSERVATION PRACTICES

CONSERVATION PRACTICES INCLUDE:

1) MINIMIZED SITE DISTURBANCE: 0.4 ACRES OF 2± ACRES.
2) REDUCTION OF STORMWATER FLOW DOWN STEEP RIVER BANKS.
3) PROTECTION OF STEEP SLOPES.
4) PROTECTION OF DOWNSTREAM WATERCOURSES.
5) MINIMAL DISTURBANCE TO REGULATED AREAS.

GRINDER PUMP STATION NOTES

EACH HOUSE SHALL BE PROVIDED WITH A COMPLETE FACTORY-BUILT AND TESTED GRINDER PUMP STATION, CONSISTING OF A GRINDER PUMP SUITABLY MOUNTED IN A BASIN CONSTRUCTED OF FIBERGLASS OR HIGH DENSITY POLYETHYLENE (HDPE), ELECTRICAL QUICK DISCONNECT (NEMA 6), PUMP REMOVAL SYSTEM, SHUT-OFF VALVE, ANTI-SIPHON VALVE, AND CHECK VALVE ASSEMBLED WITHIN THE BASIN, ELECTRICAL ALARM/DISCONNECT PANEL, AND ALL NECESSARY INTERNAL WIRING AND CONTROLS.

EACH PUMP SHALL BE CAPABLE OF DELIVERING 15 GPM AGAINST A TOTAL DYNAMIC HEAD OF 0 FEET (0 PSIG) AND 9 GPM AGAINST A TOTAL DYNAMIC HEAD OF 138 FEET (60 PSIG).

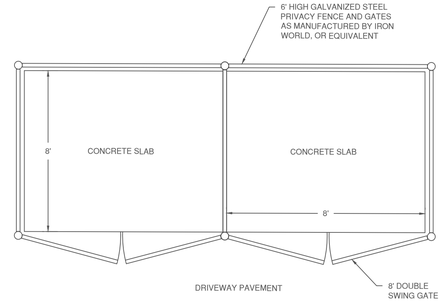
THE EQUIPMENT SPECIFIED SHALL BE A MODEL 2014-93, AS MANUFACTURED BY ENVIRONMENT ONE OR AN EQUIVALENT PRODUCT MANUFACTURED BY A COMPANY EXPERIENCED IN THE DESIGN AND MANUFACTURE OF GRINDER PUMPS FOR SPECIFIC USE IN LOW PRESSURE SEWAGE SYSTEMS.

THE ALARM/DISCONNECT PANEL SHALL INCLUDE THE FOLLOWING FEATURES: AUDIO & VISUAL ALARM, PUSH TO RUN SWITCH, AND HIGH LEVEL (REDUNDANT) PUMP STARTING CONTROL.

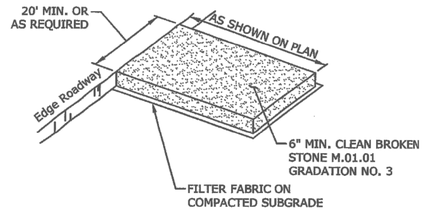
A CONCRETE ANTI-FLOTATION COLLAR SIZED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, SHALL BE REQUIRED AND SHALL BE PRE-CAST TO THE GRINDER PUMP OR CAST IN PLACE.

THE ELECTRICAL ENCLOSURE SHALL BE FURNISHED, INSTALLED AND WIRED TO THE GRINDER PUMP STATION BY THE CONTRACTOR. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE OWNER'S REPRESENTATIVE TO DETERMINE THE OPTIMUM LOCATION FOR THE "ALARM/DISCONNECT PANEL."

THE CONTRACTOR SHALL MOUNT THE ALARM DEVICE IN A CONSPICUOUS LOCATION, AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND PER NATIONAL AND LOCAL CODES. THE POWER AND ALARM CIRCUITS MUST BE ON SEPARATE POWER CIRCUITS.

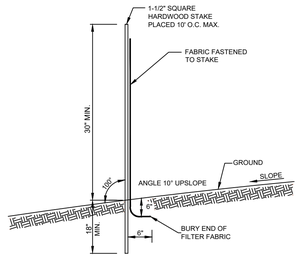


DUMPSTER ENCLOSURE
(NTS)

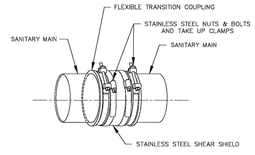


NOTE
PAD SHALL BE INSTALLED AND MAINTAINED DURING OPERATIONS WHICH PROMOTE VEHICULAR TRACKING OF MUD.

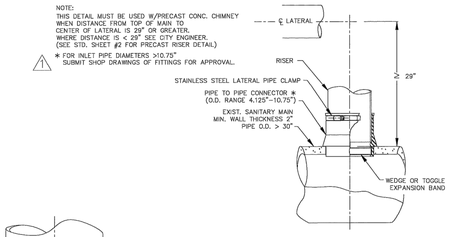
CONSTRUCTION ENTRANCE
(NTS)



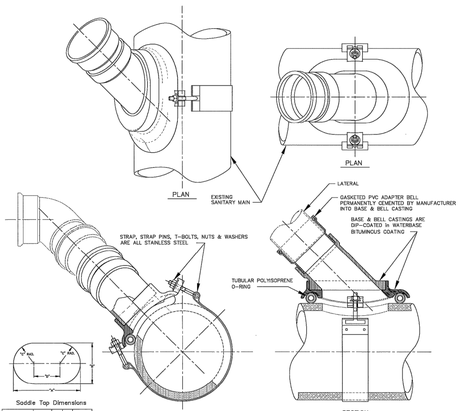
GEOTEXTILE SILT FENCE
(NTS)



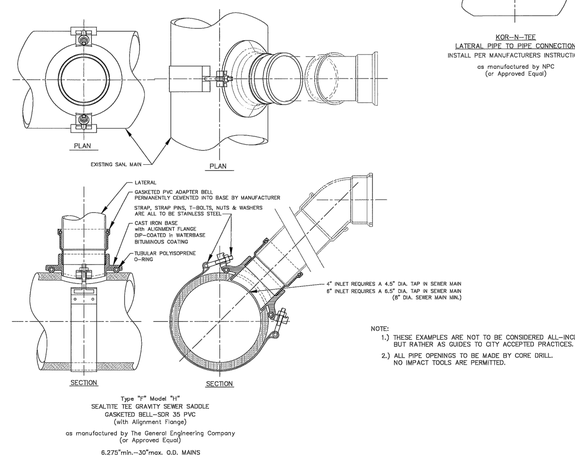
REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM
STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)



KOR-N-TEE
LATERAL PIPE TO PIPE CONNECTION
INSTALL PER MANUFACTURERS INSTRUCTIONS
as manufactured by NPC
(or Approved Equal)



Type "I" Model "H"
SEALTITE WYE GRAVITY SEWER SADDLE
GASKETED BELL-SDR 35 PVC
as manufactured by The General Engineering Company
(or Approved Equal)
6.275"min.–30"max. O.D. MAINS



Type "I" Model "H"
SEALTITE TEE GRAVITY SEWER SADDLE
GASKETED BELL-SDR 35 PVC
(with Alignment Flange)
as manufactured by The General Engineering Company
(or Approved Equal)
6.275"min.–30"max. O.D. MAINS

NOTE:
1.) THESE EXAMPLES ARE NOT TO BE CONSIDERED ALL-INCLUSIVE, BUT RATHER AS GUIDES TO CITY ACCEPTED PRACTICES.
2.) ALL PIPE OPENINGS TO BE MADE BY CORE DRILL. NO IMPACT TOOLS ARE PERMITTED.

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

STATE OF CONNECTICUT · ANTHONY SOUMELIS · 27803 · LICENSED PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
3/4/25	REVISED AS PER DPW COMMENTS
1/6/20	REVISED AS PER CONDITIONS OF APPROVAL
8/8/19	REVISED AS PER STAFF COMMENTS
7/30/19	REVISED AS PER STAFF COMMENTS

LANDTECH
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com
Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance

PREPARED FOR: SHAWN'S LAWNS
PROJECT LOCATION: 2 MULLER AVE NORWALK, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A CONTRACTORS YARD CONSTRUCTION DETAILS

PROJECT No.	17078-01
SCALE 1" = 30'	DATE 6/25/19
DRAWN BY: AS	CHECKED BY: AS

C-3

Z:\ARCHIVED 2017\17078-01 SHAWN'S LAWN - 2 MULLER AVE, NORWALK\DRAWINGS\2 MULLER - SITE PLAN.DWG

SYMBOL	QUANTITY	COMMON NAME	SIZE	COMMENTS
SP	8	SPRUCE	3.5" – 4" CALIPER	5-6' TALL
ES	34	EVERGREEN SHRUB	3' TALL FULL GROWN	

NOTE:
1. ALL PLANTINGS SHALL BE AS SHOWN OR APPROVED EQUAL.

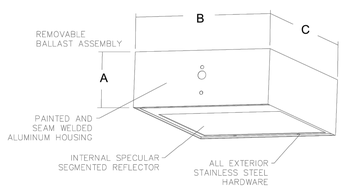
LIGHTING NOTES:

1. ALL LIGHTING SHALL BE HO (HIGH OUTPUT) METAL HALIDE TYPE. THE FIXTURES SHALL HAVE A HORIZONTAL OR VERTICAL MAP ORIENTATION, "SHOE BOX" TYPE WITH LIGHTING DIRECTED DOWN AND SHIELDED AS REQUIRED TO MEET THE CITY OF NORWALK'S ZONING AND PLANNING REQUIREMENTS.
2. FIXTURE HOUSINGS SHALL BE MADE OF DURABLE METAL OR ALUMINUM, FINISHED BLACK OR DARK BRONZE OR AS APPROVED BY BENDER PLUMBING. THE HOUSING SHALL BE BOTTOM ACCESSIBLE ONLY THROUGH THE LENS. DOOR SEALS SHALL BE WATERTIGHT AND BUG-PROOF.
3. THE LAMP SHALL BE 100-400 WATT PULSE START.
4. ALL SITE LIGHTING FIXTURES TO BE TURNED ON VIA A PHOTOCELL SENSOR.

HOLOPHANE® MIRROSTAR® LUMINAIRE
HORIZONTAL LAMP VERSION

U.L. WET LOCATIONS
CUL CERTIFIED

Dim.	Medium	Large
A	210 mm (8.25 in.)	254 mm (10.0 in.)
B	533 mm (21.0 in.)	648 mm (25.5 in.)
C	711 mm (28.0 in.)	857 mm (33.75 in.)



N

DAVIS STREET

MULLER AVENUE

SKI ET

SOUND BARRIER
GUY WIRE ANCHOR
CL&P POLE #2550
CHAIN LINK FENCE
STATE TAKING NON ACCESS LINE AS SHOWN ON MAP # 7598 IN NORWALK LAND RECORDS
RESIDENCE AAA
BUSINESS NO. 2
FLOODWAY AND 100 YEAR FLOOD LINE ELEVATIONS 52± TO 54±
N/F STATE OF CONNECTICUT ROUTE 7 CONNECTOR
WF #1
WF #2
WF #3
WF #4
WF #5
WF #6
WF #7
WF #8
WF #9
WF #10
WF #11
WF #12
WF #13
WF #14
WF #15
WF
24'±
208'±
415'±
4 – EVERGREEN SHRUBS
GUARD RAIL
6 – EVERGREEN SHRUBS
7 SPRUCE TREES (30' O.C.)
DPW DOES NOT REQUIRE SIDEWALKS FOR THIS AREA OF NORWALK
246.00'±
30' (TYP.)
45'
BUILDING SETBACK LINE
HEAVY EQUIPMENT STORAGE
ASPHALT PAVEMENT
EXISTING BUILDING 2
WAREHOUSE
FFE = 71.3
(VEHICLE STORAGE)
EXISTING BUILDING 3
WAREHOUSE
(MATERIAL STORAGE)
EXISTING BUILDING 4
WAREHOUSE
FFE = 71.9
(LUBRICANT AND FUEL ADDITIVE STORAGE)
PROPOSED WALL MOUNTED LIGHTING (TYP.)
EXISTING BUILDING 1
WAREHOUSE/OFFICE
FFE = 72.1
VEHICLE AND EQUIPMENT REPAIR
PARTS CLEANING
LUBRICANT AND FUEL ADDITIVE STORAGE
PIPE STORAGE
ASPHALT PAVEMENT
RAMP
DOOR
1 SPRUCE TREES
5' LANDSCAPE BUFFER
BUILDING CLEARS LINE 0.5'±
S5°07'10"W ← 560.00±
N/F ASSOCIATED FOOD DISTRIBUTORS LLC
N/F MICHAEL & DESMON
NORWALK RIVER
PROPERTY LINE IS FORMER CENTERLINE OF NORWALK RIVER AS SHOWN ON MAP # 7664 IN NORWALK LAND RECORDS
38 – 15–18' TALL ARBORVITAE

SCALE IN FEET
0 20 40 60

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STATE OF CONNECTICUT
ANN SOUWELUOS
27803
LICENSED
PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
3/14/25	REVISED AS PER DPW COMMENTS
2/16/20	REVISED AS PER CONDITIONS OF APPROVAL
8/8/19	REVISED AS PER STAFF COMMENTS

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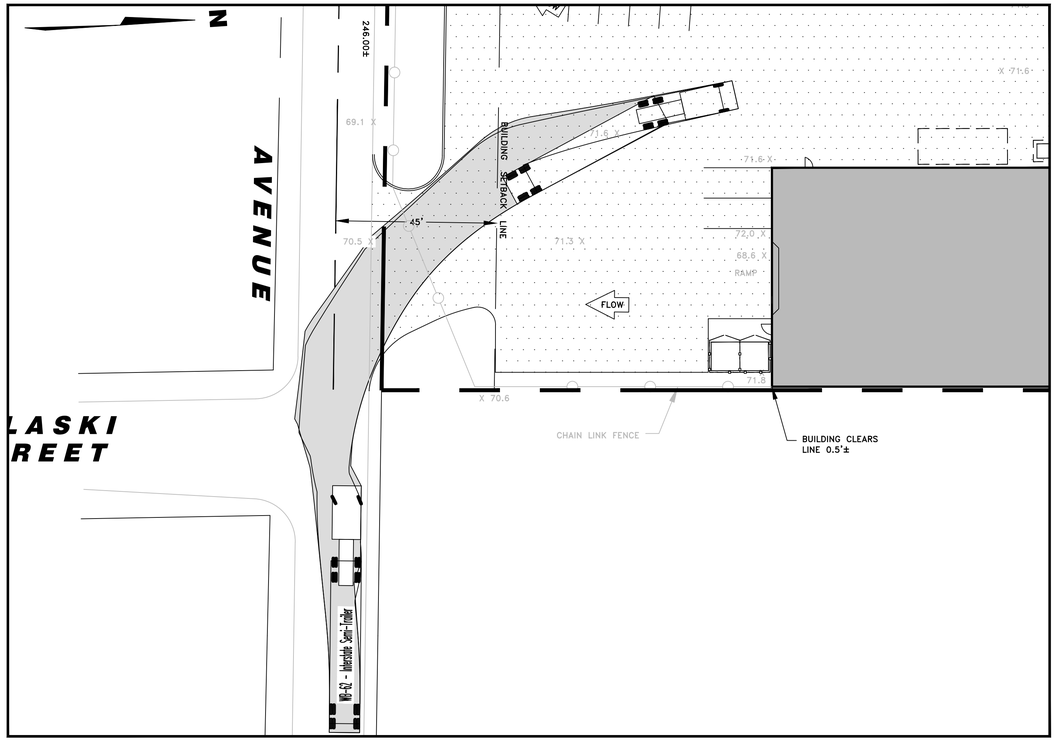
Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

PREPARED FOR: SHAWN'S LAWNS
PROJECT LOCATION: 2 MULLER AVE NORWALK, CT
TITLE: PROPOSED SITE IMPROVEMENTS FOR A CONTRACTORS YARD
LANDSCAPING & LIGHTING / PHOTOMETRICS PLAN

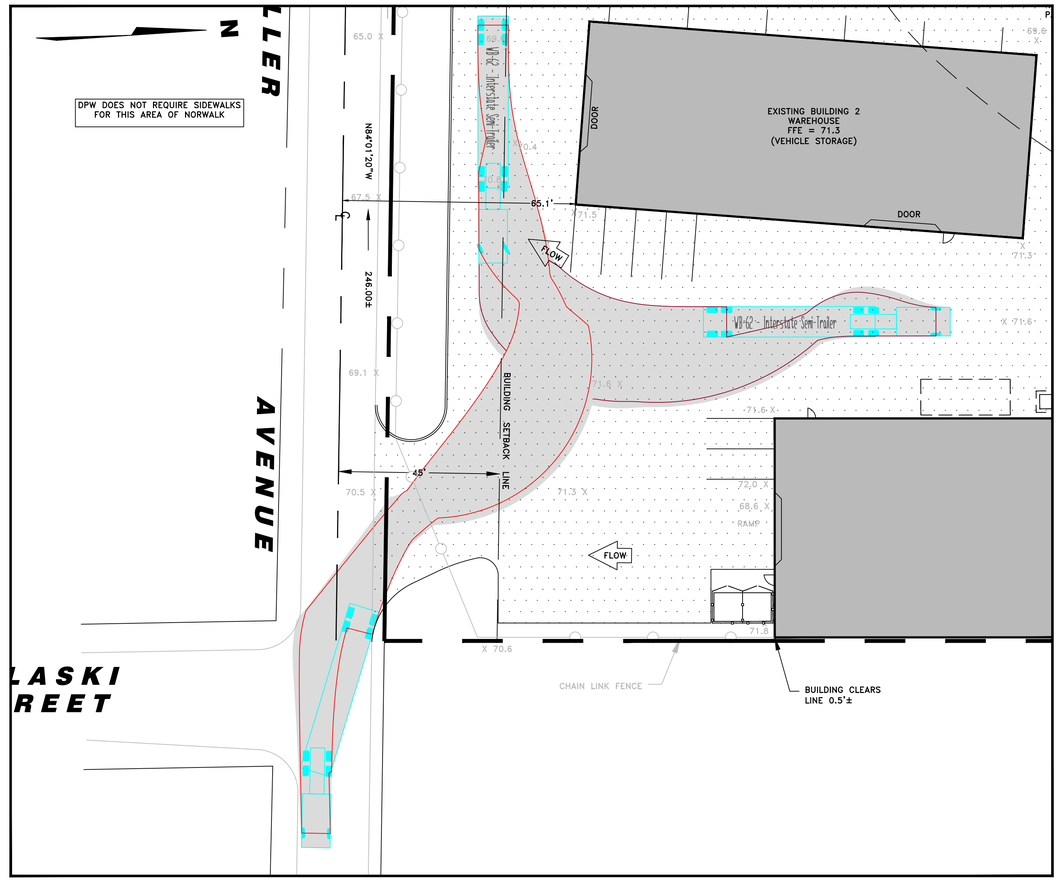
PROJECT No.	17078-01
SCALE: 1" = 20'	DATE: 7/30/19
DRAWN BY: AS	CHECKED BY: PTR

L-1

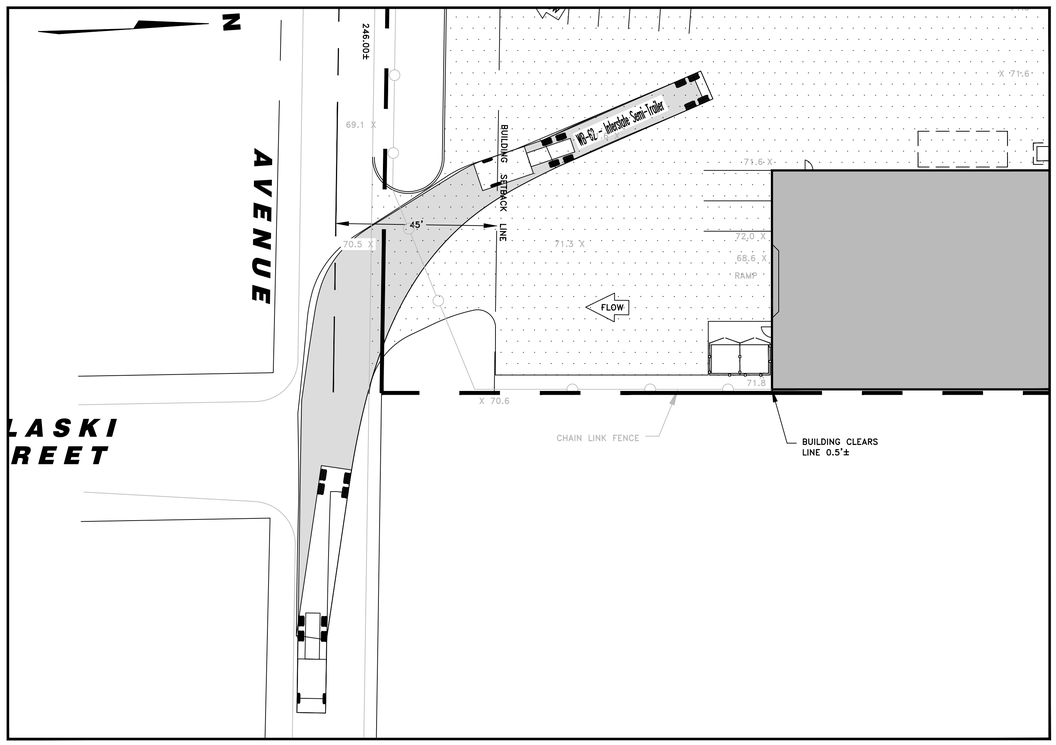
Z:\ARCHIVED 2017\17078-01 SHAWN'S LAWN - 2 MULLER AVE, NORWALK\DRAWINGS\2 MULLER - SITE PLAN.DWG



TRUCK ENTRANCE
SCALE: 1"=20'



TRUCK TURNAROUND
SCALE: 1"=20'



TRUCK EXIT
SCALE: 1"=20'

LANDTECH

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STATE OF CONNECTICUT
ANDREW SOUWELOUS
27803
LICENSED
PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
7/14/25	REVISED AS PER DPW COMMENTS
8/8/19	REVISED AS PER STAFF COMMENTS

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Civil & Structural Engineers
Environmental Scientists
Permit Coordination
Construction Management
Construction Finance

PREPARED FOR: SHAWN'S LAWNS

PROJECT LOCATION: 2 MULLER AVE NORWALK, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A CONTRACTORS YARD TURNING MOVEMENT PLAN

PROJECT No.	17078-01
SCALE: 1" = 20'	DATE: 8/7/19
DRAWN BY: AS	CHECKED BY: AS

TM-1

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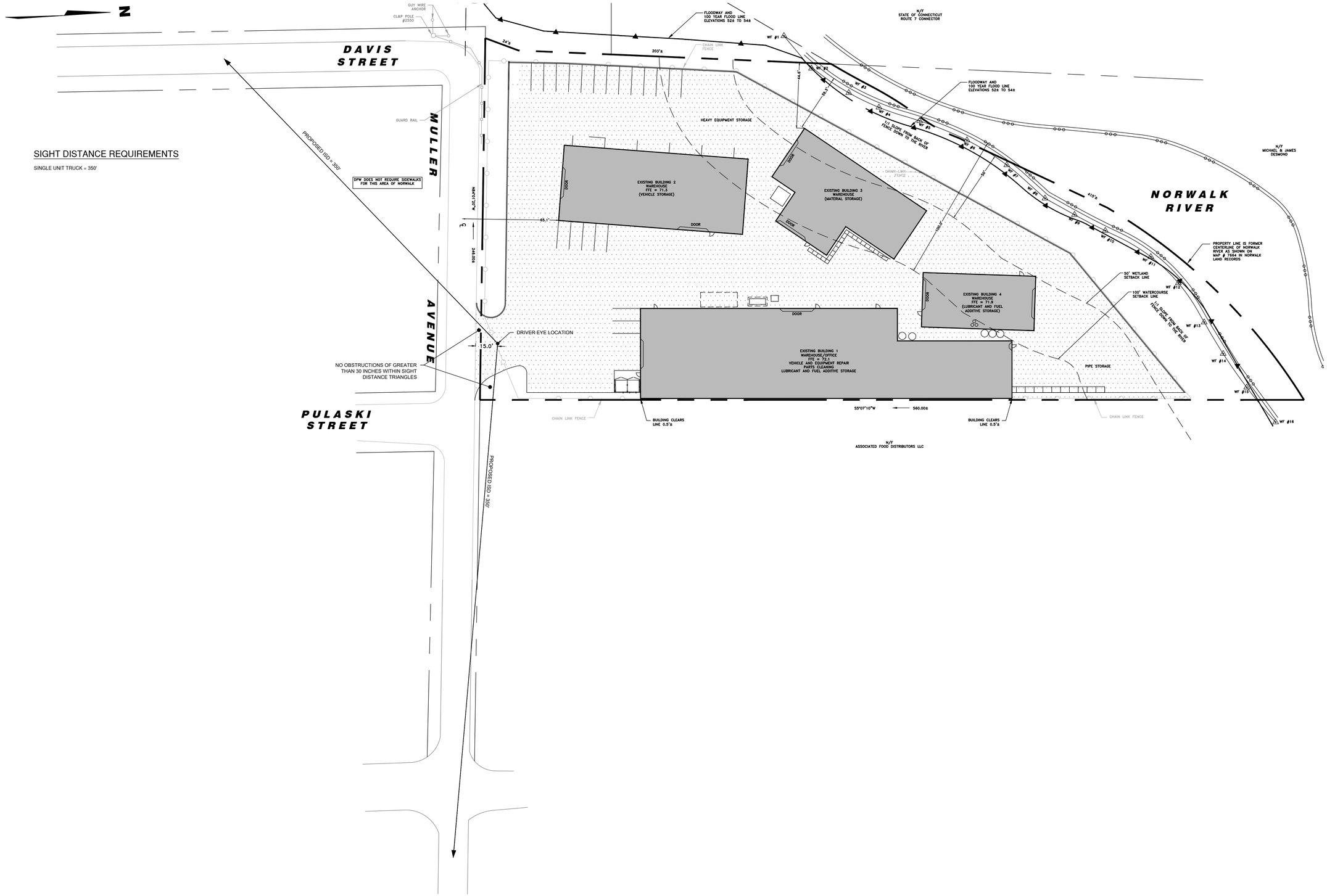

SIGHT DISTANCE REQUIREMENTS

SINGLE UNIT TRUCK = 350'

SCALE IN FEET

0 30 60 90

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STATE OF CONNECTICUT
ANDREW SOUWELUOS
27803
LICENSED PROFESSIONAL ENGINEER

ISSUE	REVISION DATE
REVISED AS PER STAFF COMMENTS	3/14/25
REVISED AS PER DPW COMMENTS	1/16/25
REVISED AS PER DPW COMMENTS	8/8/19

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Construction Management
Construction Finance

518 Riverside Avenue ◦ Westport, Connecticut 06880 ◦ 203-454-2110 ◦ info@landtechconsult.com

PREPARED FOR: SHAWN'S LAWNS

PROJECT LOCATION: 2 MULLER AVE NORWALK, CT

TITLE: PROPOSED SITE IMPROVEMENTS FOR A CONTRACTORS YARD
TURNING MOVEMENT PLAN

PROJECT No.	17078-01
SCALE: 1" = 30'	DATE: 8/7/19
DRAWN BY: AS	CHECKED BY: AS

SD-1

Z:\Archivio\2017\17078-01 Shawn's Lawn - 2 Muller Ave, Norwalk\Drawings\2 Muller - Site Plan.dwg

NORWALK PLANNING & ZONING COMMISSION
125 East Avenue
Norwalk, Connecticut

MEMORANDUM May 29, 2025

TO: Norwalk Planning & Zoning Commission; Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025-26 CAM – PMB Services, LLC – 145 Water Street – Change in use from storage to office within the Coastal Area Management boundary.

Please find below a draft resolution for denial of the Coastal Site Plan application:

WHEREAS, the Date of Receipt of the application was April 2, 2025;

WHEREAS, proof of initial neighbor notification within ten (10) days of submission has not been provided;

WHEREAS, City Staff consulted with the applicant and reviewed the submission to find the materials were insufficient;

WHEREAS, the applicant has not submitted revised materials nor provided an extension for the Commission to make their decision;

WHEREAS, the applicant has not indicated the submission has been referred to the Fire Marshal and Building Department;

WHEREAS, the property is currently in violation of the Norwalk Zoning Regulations and obtaining a Coastal Site Plan approval is necessary to legalize the existing use;

WHEREAS, the application is incomplete and does not comply with sections 6.10 and 8.4 of the Norwalk Zoning Regulations;

***THEREFORE*, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that #2025-26 CAM – PMB Services, LLC – 145 Water Street – Change in use from storage to office within the Coastal Area Management boundary **be DENIED**.

DRAFT

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:

1. Property Address: 18 Marion Avenue **2.** D/B/L/U: _____

3. Proposed Work: New house, porch, deck, patio, driveway and associated site improvements. **4.** Zone: B

5. Applicant Identification:

Applicant Name: Curt Lowenstein - LANDTECH

Address: 518 Riverside Avenue, Westport CT 06880

Phone Number: 203.454.2110 Email: clowenstein@landtechconsult.com

Interest in Property: ☐ fee simple ☐ option ☐ lessee ☐ easement ☑ other (specify): Authorized Agent

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

Name: Emma Rojas - LANDTECH

Address: 518 Riverside Avenue, Westport CT 06880

Business Phone: 203.454.2110 Email: erojas@landtechconsult.com

6. Property Owner, if different than applicant:

Owner Name: Mario Lopez & Jay Greco

Address: _____

Phone Number: _____ Email: mlbuilders5@gmail.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:
18 Marion Avenue.

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

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

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:
See Coastal Area Management Report

e) Indicate the area of the project site: 0.21± 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.*
- X ◯ 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 X ◯ 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 Coastal Area Management Report

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*):

The property drains to Norwalk Harbor which has a direct connection to Long Island Sound, therefore, no reduction in peak discharge is needed or proposed. Stormwater will be treated for water quality through onsite infiltration prior to being discharged from the site.
See Stormwater Management Report for more details.

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*):

See attached Coastal Area Management Report

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:

- [x] 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)
- [x] 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 Coastal Area Management Report for consistency with coastal uses. The property does not contain water dependant uses as the property is private and does not contain public access.

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 project does not contain water dependant uses. The property is private and does not contain public access.

*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*):

No potential adverse impacts have been identified.

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*):

No adverse impacts remain.

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: _____ **DATE:** 04.22.2025

Agent's Signature: _____ **DATE:** _____

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land withing 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.
2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.
   When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.
3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.
   The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.
   Classified Advertising Manager
   The HOUR
   Phone: (203) 354-1100 or 846-3281
   Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.
Classified Advertising Manager
The HOUR
Phone: (203) 354-1100 or 846-3281
Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

_____
(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

_____

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing].**

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Application Form Instructions:

6. Project Site Plans
It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

7. Site Information
Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

8. Description of Proposed Project or Activity
Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

9. Description of Proposed Stormwater Best Management Practices
Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

10. Identification of Applicable Coastal Resources and Coastal Resource Policies
Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas…."

11. Consistency with Applicable Coastal Resource Policies and Standards
Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

12. Identification of Applicable Coastal Use and Activity Policies and Standards
This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA.
Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity.
Please note that "*General Development* " is "pre-checked" as its policies apply to all activities in the coastal boundary.

13. Consistency with Applicable Coastal Use Policies and Standards
Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "*General Development*" policies, consistency must be addressed in every case.

14. Identification of Potential Adverse Impacts on Coastal Resources
This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

15. Identification of Potential Adverse Impacts on Future Water-dependent Uses:
Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

16. Mitigation of Potential Adverse Impacts
Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

17. Remaining Adverse Impacts
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.

SITE DEVELOPMENT PLANS
FOR A PROPOSED
SINGLE-FAMILY RESIDENCE

LOCATION MAP
(NTS)

DRAWING SHEET INDEX

SHEET NO.	SHEET TITLE
T-1.0	COVER SHEET
SV-1.0	EXISTING SURVEY
SV-1.1	PROPOSED SURVEY
C-1.0	SITE DEVELOPMENT PLAN
C-2.0	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-3.0	CONSTRUCTION DETAILS (1 OF 2)
C-3.1	CONSTRUCTION DETAILS (2 OF 2)

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 18 MARION AVENUE TAKEN FROM UTILITY EASEMENT MAP PREPARED BY LANDTECH DATED NOVEMBER 13, 2024, REVISED TO MARCH 14, 2025.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL. = 12) & "VE" (EL. = 14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0534G, EFFECTIVE JULY 8, 2013.
6. TIDAL WETLANDS DELINEATED BY TOM RYDER OF LANDTECH ON MAY 14, 2024.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
9. IT IS THE RESPONSIBILITY OF THE PROJECT ARCHITECT AND CONTRACTOR TO DETERMINE THE SIZE OF THE PROPOSED WATER SERVICE.

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:
MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:
18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:
COVER SHEET

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE:
N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

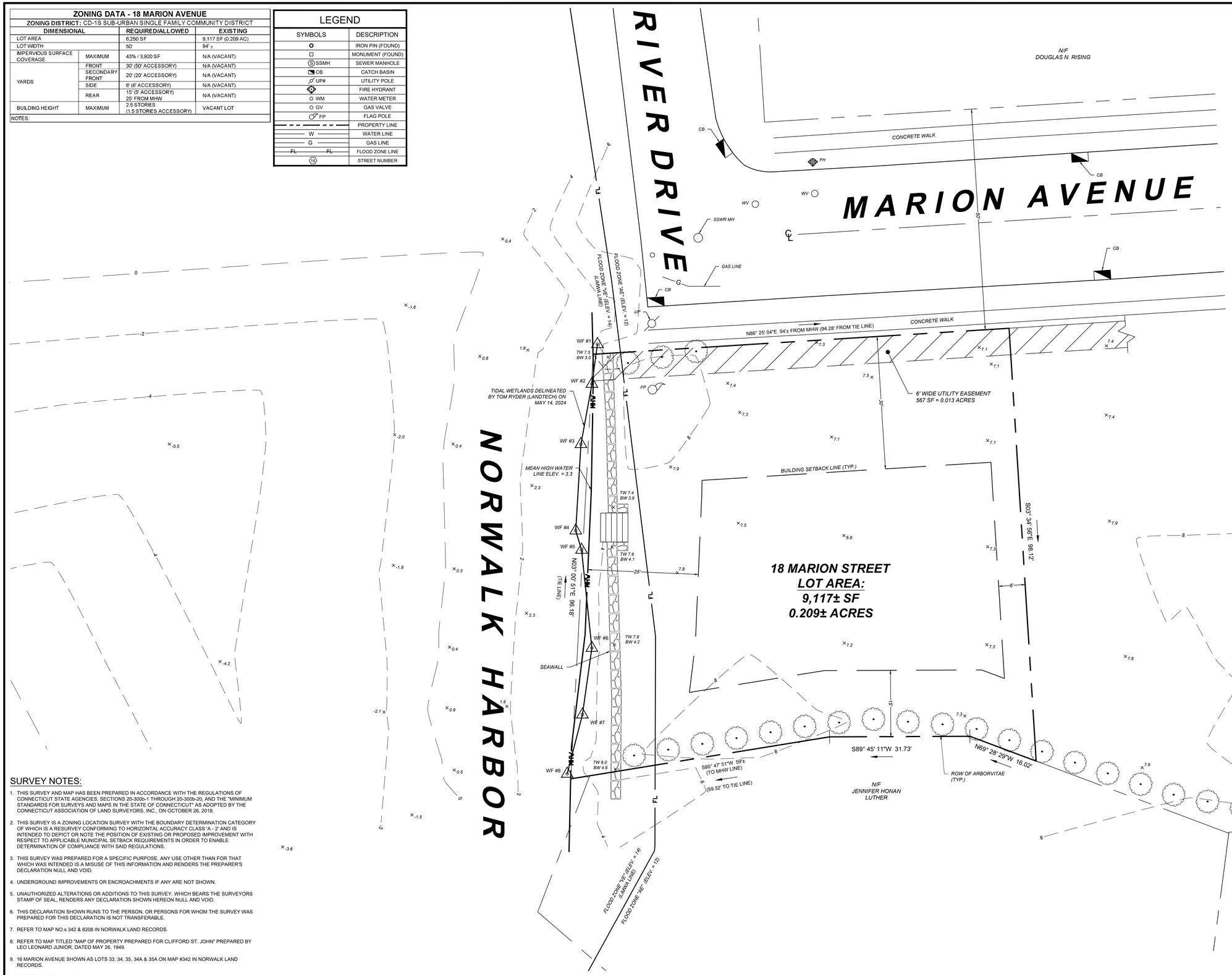
STATE OF CONNECTICUT · NOT SOUND WITHOUT · 27803 LICENSED PROFESSIONAL ENGINEER

T-1.0

T:\1 ACTIVE PROJECTS\24231-01 LOPEZ, GRECO - 18 MARION AVE - NORWALK\DRAWINGS\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG

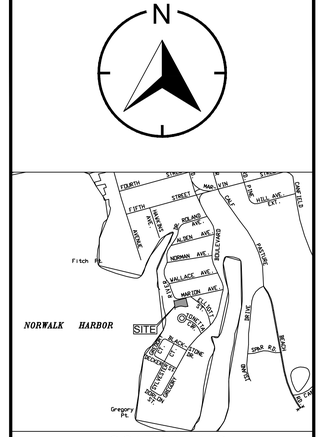
ZONING DATA - 18 MARION AVENUE			
ZONING DISTRICT: CD-1S SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT			
DIMENSIONAL		**REQUIRED/ALLOWED**	**EXISTING**
LOT AREA		6,250 SF	9,117 SF (0.209 AC)
LOT WIDTH		50'	94' ±
IMPERVIOUS SURFACE COVERAGE	MAXIMUM	43% / 3,920 SF	N/A (VACANT)
YARDS	FRONT	30' (50' ACCESSORY)	N/A (VACANT)
	SECONDARY FRONT	20' (20' ACCESSORY)	N/A (VACANT)
	SIDE	6' (6' ACCESSORY)	N/A (VACANT)
	REAR	15' (5' ACCESSORY) 25' FROM MHW	N/A (VACANT)
BUILDING HEIGHT	MAXIMUM	2.5 STORIES (1.5 STORIES ACCESSORY)	VACANT LOT
NOTES:			

LEGEND	
SYMBOLS	DESCRIPTION
	IRON PIN (FOUND)
	MONUMENT (FOUND)
SSMH	SEWER MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
	FIRE HYDRANT
WM	WATER METER
GV	GAS VALVE
FP	FLAG POLE
	PROPERTY LINE
W	WATER LINE
G	GAS LINE
FL FL	FLOOD ZONE LINE
16	STREET NUMBER



SURVEY NOTES:

1. 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.
2. 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.
3. 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.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO.s 342 & 8208 IN NORWALK LAND RECORDS.
8. REFER TO MAP TITLED "MAP OF PROPERTY PREPARED FOR CLIFFORD ST. JOHN" PREPARED BY LEO LEONARD JUNIOR, DATED MAY 26, 1949.
9. 16 MARION AVENUE SHOWN AS LOTS 33, 34, 35, 34A & 35A ON MAP #342 IN NORWALK LAND RECORDS.
10. VERTICAL DATUM: NAVD88
11. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL. = 12) & "VE" (EL. = 14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0534G, EFFECTIVE JULY 8, 2013.
12. TIDAL WETLANDS DELINEATED BY TOM RYDER OF LANDTECH ON MAY 14, 2024.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER:	MARIO LOPEZ JAY GRECO
ADDRESS:	18 MARION AVENUE NORWALK, CT
LOT AREA:	9,117± SF, 0.209± AC
ZONE:	"CD-1S"
DEED:	BK. 9615 PG. 110
MAP:	3
BLOCK:	68
LOT:	31

REVISION DATE	ISSUE
03/14/2025	REVISED ZONING CHART DATA

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

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION &
TOPOGRAPHIC SURVEY

PROJECT No.	24231-01	
DATE: 08/29/2024	DRAWN BY: CM	CHECKED BY: TAD

SCALE: 1" = 10'

IN FEET
0 10 20 30

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

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.

STATE OF CONNECTICUT
THOMAS A. DEILUS
No. 70098
LICENSED
LAND SURVEYOR

SV-1.0

T:\1 - ACTIVE PROJECTS\24231-01 - LOPEZ, GRECO - 18 MARION AVE., NORWALK\SURVEY\SURVEYING CONDITIONS SURVEY\18 MARION AVENUE - EXISTING CONDITIONS.DWG

ZONING DATA - 18 MARION AVENUE

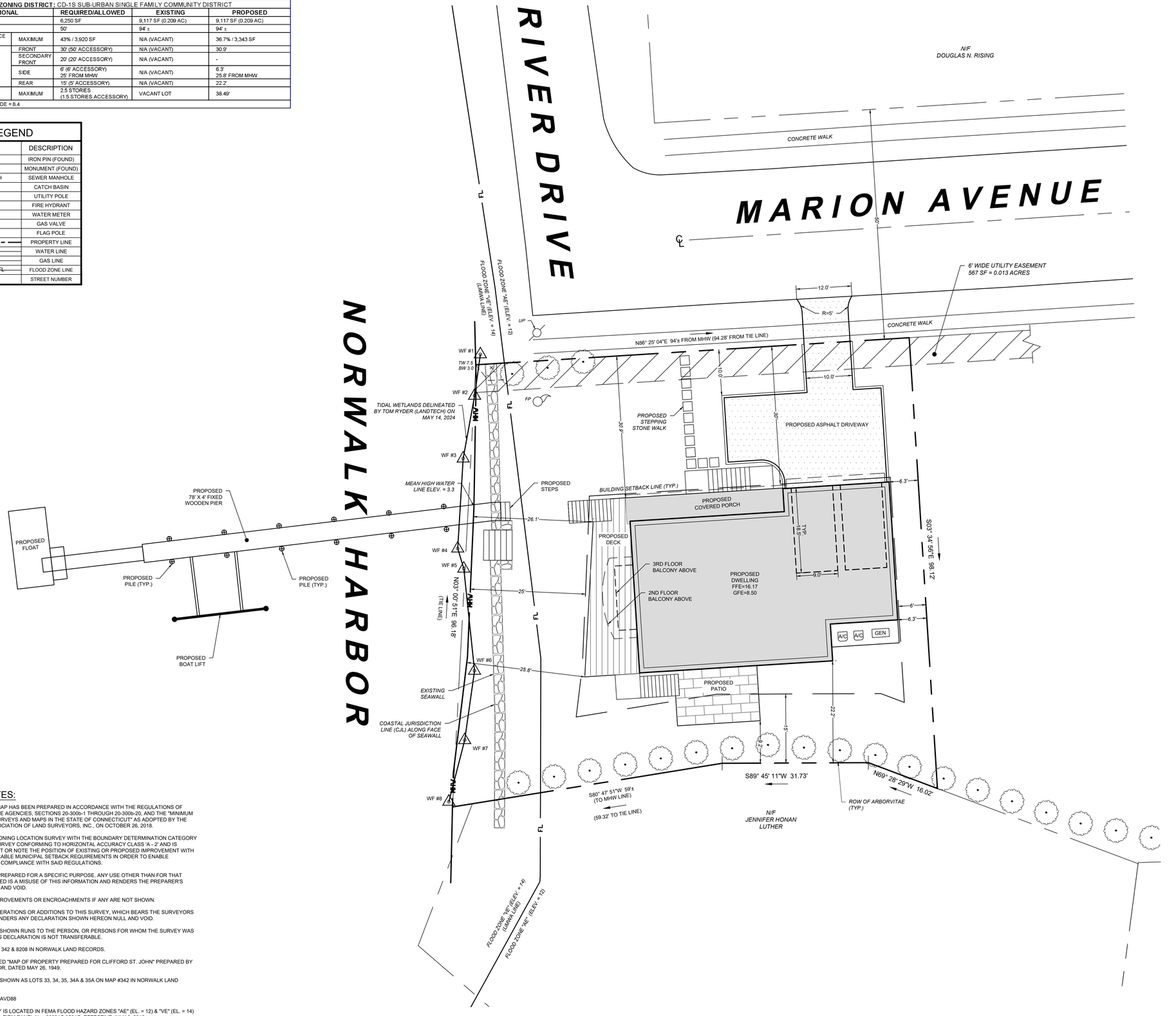
ZONING DISTRICT: CD-1S SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT

DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA		6,250 SF	9,117 SF (0.209 AC)	9,117 SF (0.209 AC)
LOT WIDTH		50'	94' ±	94' ±
IMPERVIOUS SURFACE COVERAGE	MAXIMUM	43% / 3,920 SF	N/A (VACANT)	36.7% / 3,343 SF
YARDS	FRONT	30' (50' ACCESSORY)	N/A (VACANT)	30.9'
	SECONDARY FRONT	20' (20' ACCESSORY)	N/A (VACANT)	-
	SIDE	6' (6' ACCESSORY) 25' FROM MHW	N/A (VACANT)	6.3' 25.8' FROM MHW
	REAR	15' (5' ACCESSORY)	N/A (VACANT)	22.2'
BUILDING HEIGHT	MAXIMUM	2.5 STORIES (1.5 STORIES ACCESSORY)	VACANT LOT	38.49'

NOTES: AVERAGE GRADE = 8.4

LEGEND

SYMBOLS	DESCRIPTION
○	IRON PIN (FOUND)
□	MONUMENT (FOUND)
Ⓢ SSMH	SEWER MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
FH	FIRE HYDRANT
WM	WATER METER
GV	GAS VALVE
FP	FLAG POLE
	PROPERTY LINE
W	WATER LINE
G	GAS LINE
FL FL	FLOOD ZONE LINE
(18)	STREET NUMBER



SURVEY NOTES:

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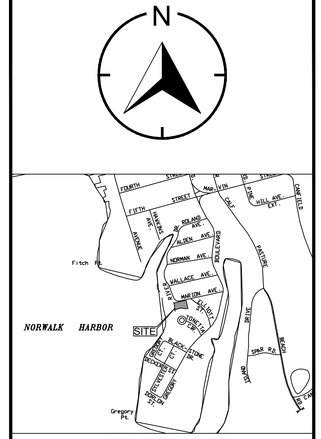

LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER:	MARIO LOPEZ JAY GRECO
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REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

DRAWING TITLE:

ZONING IMPROVEMENT SURVEY

PROJECT No.		
24231-01		
DATE: 04/01/2025	DRAWN BY: CM	CHECKED BY: TAD

SCALE: 1" = 10'

IN FEET
0 10 20 30

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

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.

STATE OF CONNECTICUT · THOMAS A. DEILUS · No. 70098 · LICENSED LAND SURVEYOR

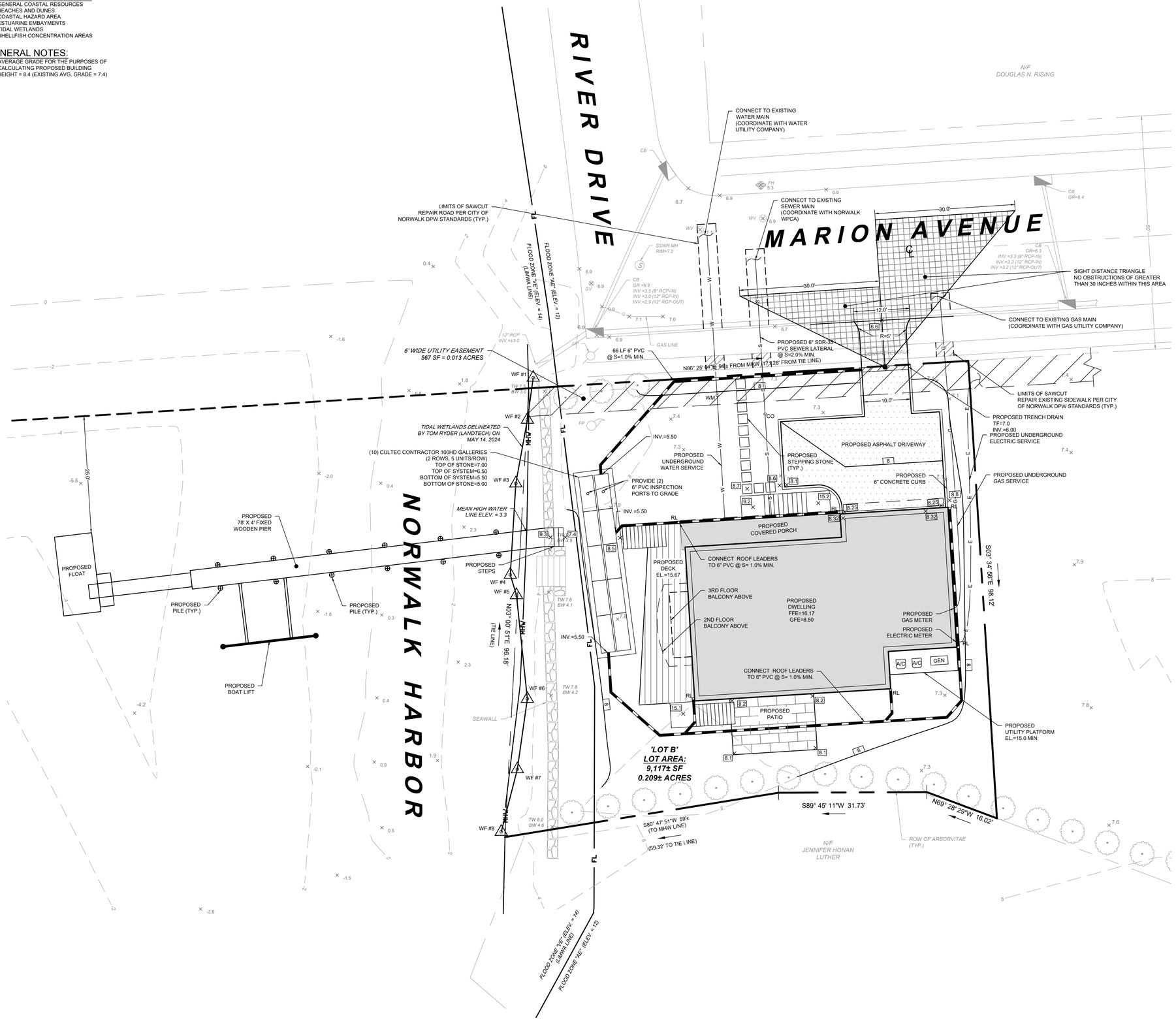
SV-1.1

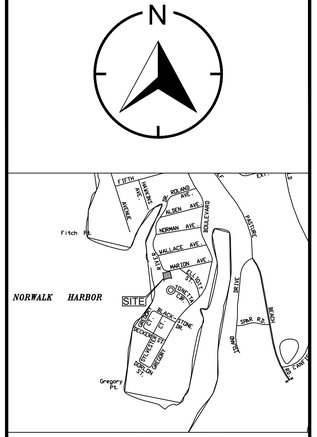
COASTAL RESOURCES

1. GENERAL COASTAL RESOURCES
2. BEACHES AND DUNES
3. COASTAL HAZARD AREA
4. ESTUARINE EMBAYMENTS
5. TIDAL WETLANDS
6. SHELLFISH CONCENTRATION AREAS

GENERAL NOTES:

1. AVERAGE GRADE FOR THE PURPOSES OF CALCULATING PROPOSED BUILDING HEIGHT = 8.4 (EXISTING AVG. GRADE = 7.4)





REVISION DATE	ISSUE

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PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No.		
24231-01		
DATE: 04/15/2025	DESIGNED BY: MC	CHECKED BY: CL

SCALE: 1" = 10'

IN FEET

0 10 20 30

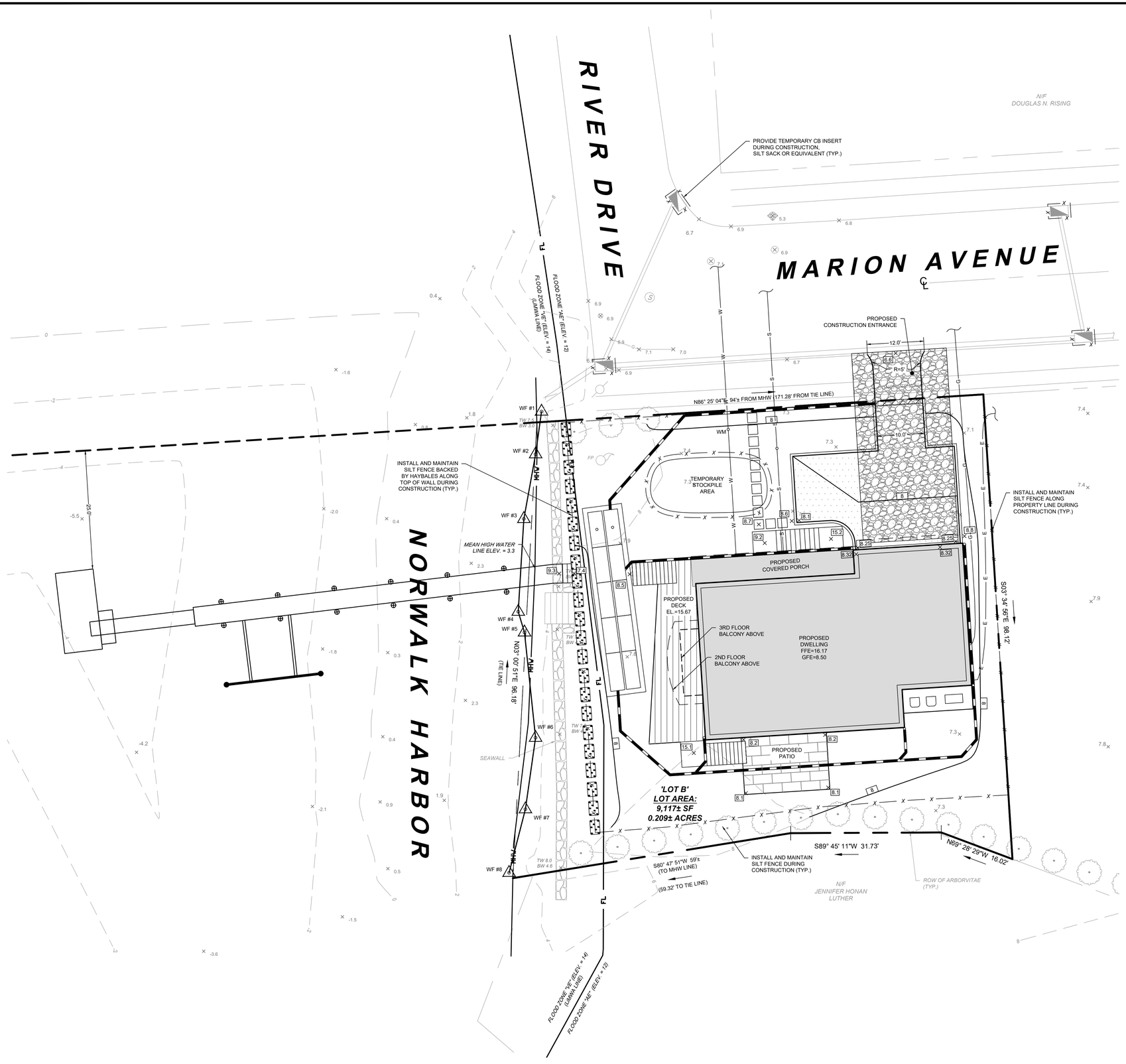
PROJECT STATUS:

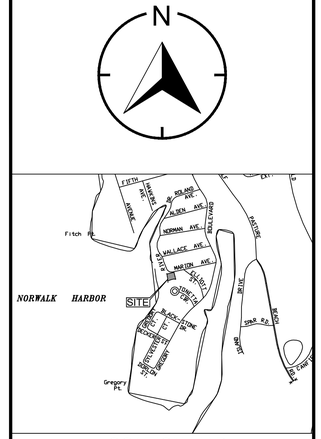
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · CHRISTOPHER M. LUTHER · 27803 · LICENSED PROFESSIONAL ENGINEER

C-1.0

T:\1 - ACTIVE PROJECTS\24231-01 - LOPEZ, GRECO - 18 MARION AVE., NORWALK\DRAWING\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG





LOCATION MAP
(NTS)

REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

SEDIMENTATION AND EROSION CONTROL PLAN

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE: 1" = 10'

IN FEET
0 10 20 30

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

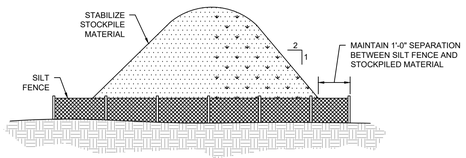
STATE OF CONNECTICUT · CHRISTOPHER M. LUTHER · 27803 · LICENSED PROFESSIONAL ENGINEER

C-2.0

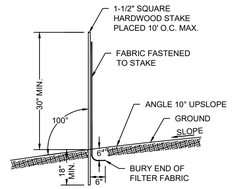
LANDTECH
T:\1 ACTIVE PROJECTS\24231-01 LOPEZ, GRECO - 18 MARION AVE - NORWALK\ARW\DWG\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG

GENERAL EROSION AND SEDIMENT CONTROL NOTES

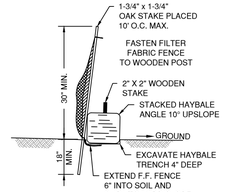
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ⅔ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES 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 COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.



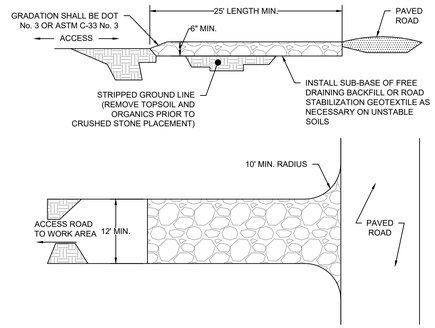
STOCKPILE DETAIL
(NTS)



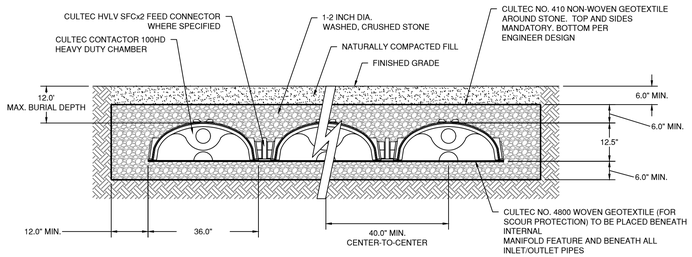
GEOTEXTILE SILT FENCE
(NTS)



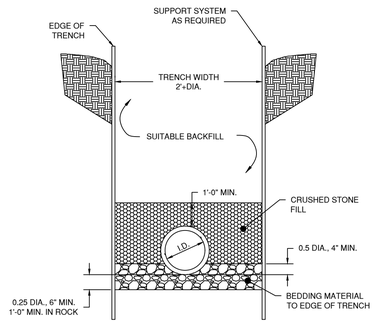
SILT FENCE W/ HAY BALES
(NTS)



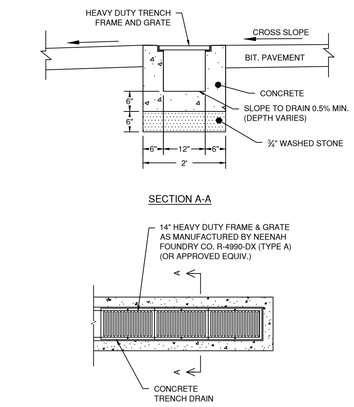
CONSTRUCTION ENTRANCE
(NTS)



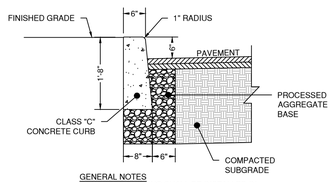
CULTEC CONTACTOR 100HD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION
(NTS)



DRAINAGE TRENCH TYPICAL CROSS SECTION
(NTS)

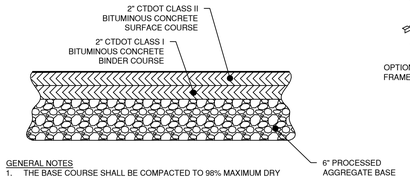


TRENCH DRAIN
(NTS)



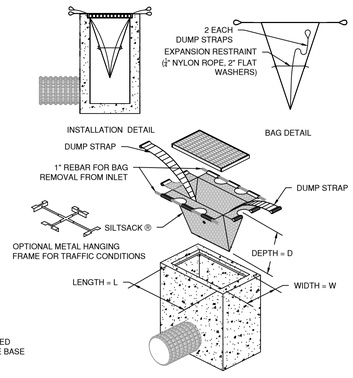
GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)



GENERAL NOTES
1. THE BASE COURSE SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTP T-180 OR ASTM D-1557.
2. THE SUB-BASE COURSE SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY PER ASSHTO T-180 OR ASTM D-1557.

DRIVEWAY PAVEMENT TYPICAL CROSS SECTION
(NTS)



SILTSACK® CATCH BASIN INSERT
(NTS)

NOTE: ALL DETAILS SHALL COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

LANDTECH

T:_ACTIVE PROJECTS\24231-01 - LOPEZ, GRECO - 18 MARION AVE., NORWALK\DRAWINGS\LOPEZ - GRECO - 18 MARION AVE - SITE PLAN.DWG

REVISION DATE	ISSUE

LANDTECH

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

CONSTRUCTION DETAILS (1 OF 2)

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

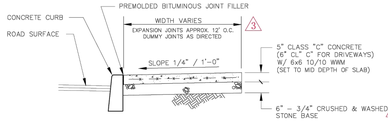
SCALE: N.T.S.

PROJECT STATUS:

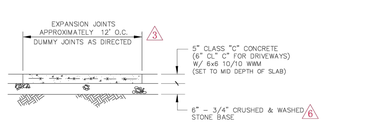
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SCOTT SQUADRITO · 27803 · LICENSED PROFESSIONAL ENGINEER

C-3.0



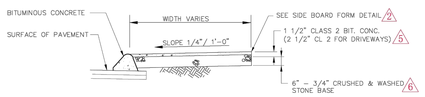
CROSS SECTION



LONGITUDINAL SECTION

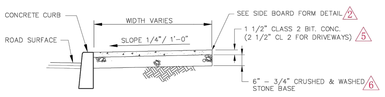
CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)

N.T.S.



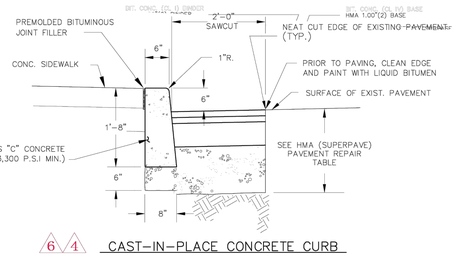
BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
BITUMINOUS CONC. LIP CURBING

N.T.S.



BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
CONC. CURBING

N.T.S.

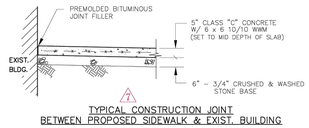


6 4 CAST-IN-PLACE CONCRETE CURB

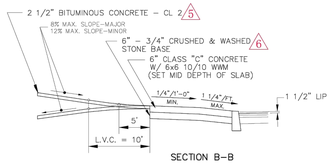
EXPANSION JOINTS @ APPROX. 12'-0" O.C. (TYP.)

(EXISTING PAVEMENT)

NOT IN ROAD RECONSTRUCTION AREA



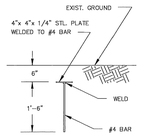
1 TYPICAL CONSTRUCTION JOINT
BETWEEN PROPOSED SIDEWALK & EXIST. BUILDING



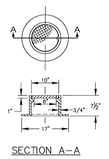
SECTION B-B

TYPE 'B' DRIVE
(WITH SNOW STRIP)

N.T.S.



SERVICE LATERAL MARKER
DETAIL

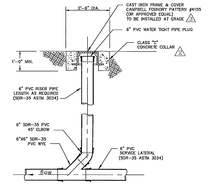


SECTION A-A

CLEAN OUT FRAME & COVER

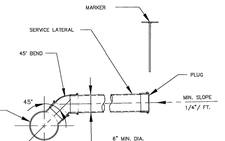
1" = 1'-0"

NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #415S AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.

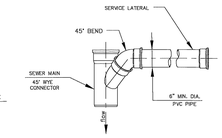


CLEAN OUT
DETAIL

NTS



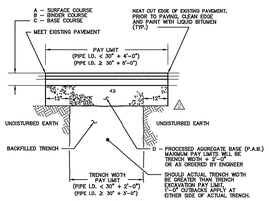
SECTION



PLAN

1" = 1'-0"

STANDARD SERVICE LATERAL CONNECTION



PAVEMENT REPAIR

	A	B	C	D	E	F
	A - E	X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)				
	0.375"(2)	0.50"(2)	1.00"(2)	0.50"(2)	1.00"(2)	P.A.B.
STATE ROAD				3"	6"	12"
MAJOR ARTERIAL				4"	6"	14"
MINOR ARTERIAL	1.5"	2"	3"			12"
COLLECTOR	1.5"	1.5"	3"			12"
LOCAL	3"					12"

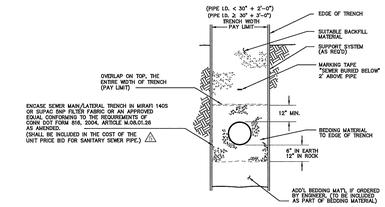
PAVEMENT REPAIR TABLE
(SUPERPAVE) 1

ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:	
STONE SIZE	LIFT THICKNESS
	MIN. MAX
0.375"	1.5" 2"
0.50"	1.75" 2.5"
1.00"	3.0" 5.0"

	A	B	C	D
	CL. 2	CL 1	CL 4	P.A.B.
STATE ROAD	-	3"	6"	12"
MAJOR ARTERIAL	2"	2"	4"	14"
MINOR ARTERIAL	1 1/2"	2"	3"	12"
COLLECTOR	1 1/2"	1 1/2"	3"	12"
LOCAL	1 1/2"	1 1/2"	-	12"

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

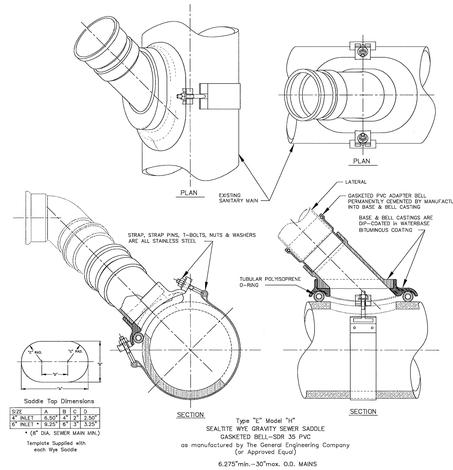
1 MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
CLASS 2 - 2" THK.
CLASS 1 - 2 1/2" THK.
CLASS 4 - 4" THK.



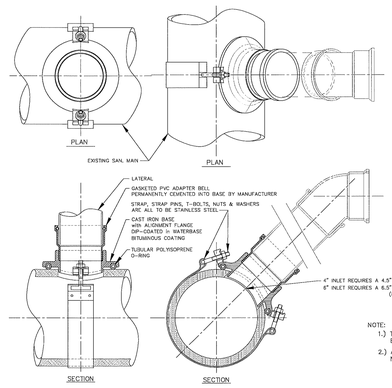
TYPICAL TRENCH SECTION

SANITARY SEWER

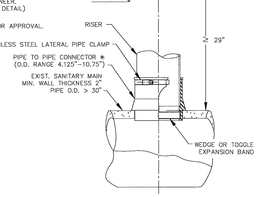
REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM
STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)



Type "E" Model "H"
SEALTITE WYE GRAVITY SEWER SADDLE
GASKETED BELL-SDR 35 PVC
as manufactured by The General Engineering Company
(or Approved Equal)
6.275"min.-30"max. O.D. MAINS



Type "I" Model "H"
SEALTITE TEE GRAVITY SEWER SADDLE
GASKETED BELL-SDR 35 PVC
(with Alignment Flange)
as manufactured by The General Engineering Company
(or Approved Equal)
6.275"min.-30"max. O.D. MAINS



KOR-N-TEE
LATERAL PIPE TO PIPE CONNECTION
INSTALL PER MANUFACTURERS INSTRUCTIONS
as manufactured by NPC
(or Approved Equal)

NOTE:
1.) THESE EXAMPLES ARE NOT TO BE CONSIDERED ALL-INCLUSIVE, BUT RATHER AS GUIDES TO CITY ACCEPTED PRACTICES.
2.) ALL PIPE OPENINGS TO BE MADE BY CORE DRILL. NO IMPACT TOOLS ARE PERMITTED.

NOTE: ALL DETAILS SHALL COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

LANDTECH

T:\1. ACTIVE PROJECTS\24231-01 LOPEZ- GRECO - 18 MARION AVE - NORWALK\DRAWINGS\LOPEZ- GRECO - 18 MARION AVE - SITE PLAN.DWG

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:
MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:
18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:
CONSTRUCTION DETAILS (2 OF 2)

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · JAMES SOUWLIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-3.1

SITE DEVELOPMENT PLANS
FOR A PROPOSED
SINGLE-FAMILY RESIDENCE

LOCATION MAP
(NTS)

DRAWING SHEET INDEX

SHEET NO.	SHEET TITLE
T-1.0	COVER SHEET
SV-1.0	EXISTING SURVEY
SV-1.1	PROPOSED SURVEY
C-1.0	SITE DEVELOPMENT PLAN
C-2.0	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-3.0	CONSTRUCTION DETAILS (1 OF 2)
C-3.1	CONSTRUCTION DETAILS (2 OF 2)
L-1.0	LANDSCAPE PLAN

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 18 MARION AVENUE TAKEN FROM UTILITY EASEMENT MAP PREPARED BY LANDTECH DATED NOVEMBER 13, 2024, REVISED TO MARCH 14, 2025.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL. = 12) & "VE" (EL. = 14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0534G, EFFECTIVE JULY 8, 2013.
6. TIDAL WETLANDS DELINEATED BY TOM RYDER OF LANDTECH ON MAY 14, 2024.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN FULLY STABILIZED.
9. IT IS THE RESPONSIBILITY OF THE PROJECT ARCHITECT AND CONTRACTOR TO DETERMINE THE SIZE OF THE PROPOSED WATER SERVICE.

REVISION DATE	ISSUE
5/05/2025	REVISED PER P&Z COMMENTS

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:
18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:
COVER SHEET

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

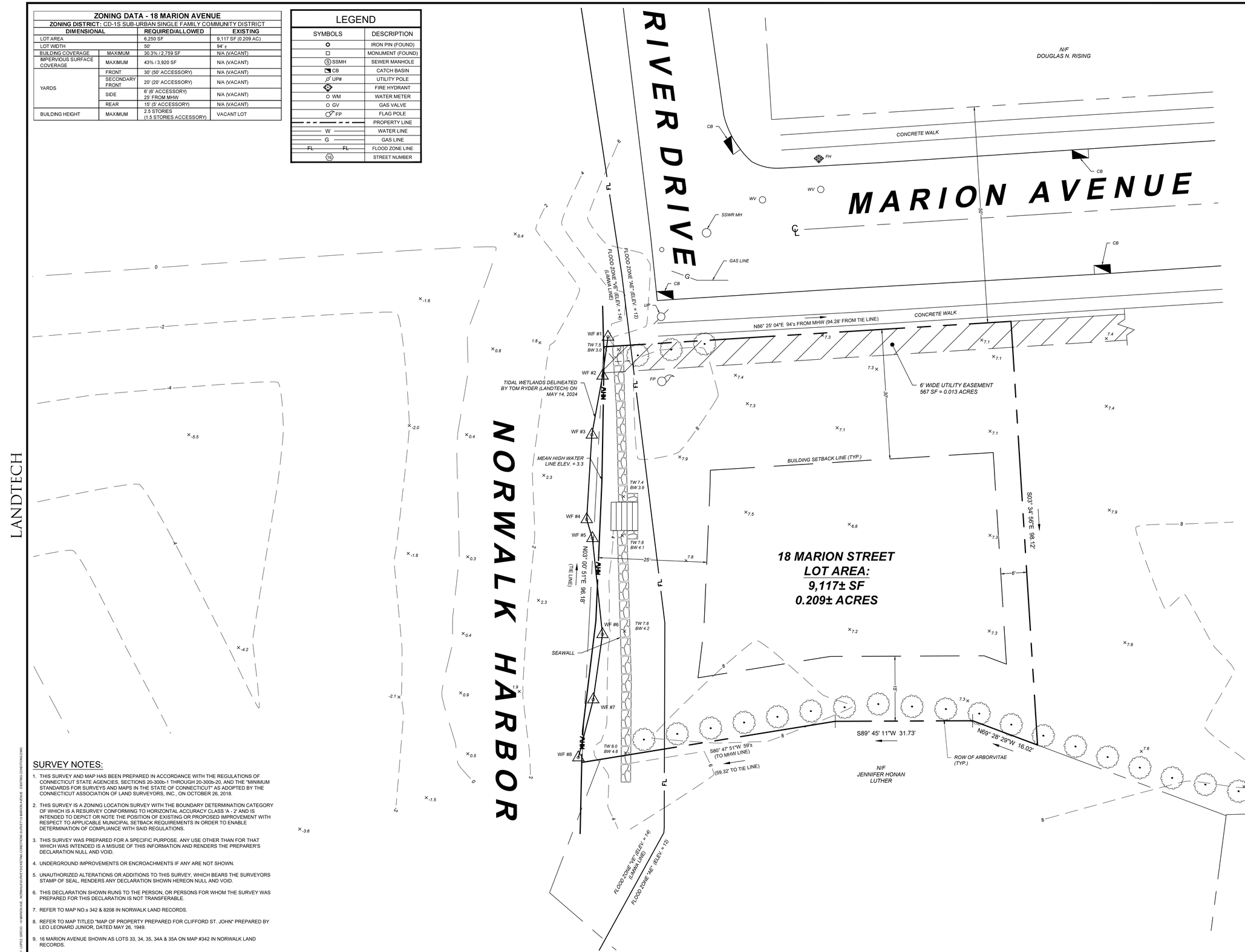
STATE OF CONNECTICUT · 27803 · LICENSED PROFESSIONAL ENGINEER

T-1.0

T:\1 ACTIVE PROJECTS\24231-01 LOPEZ, GRECO - 18 MARION AVE - NORWALK\DRAWINGS\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG

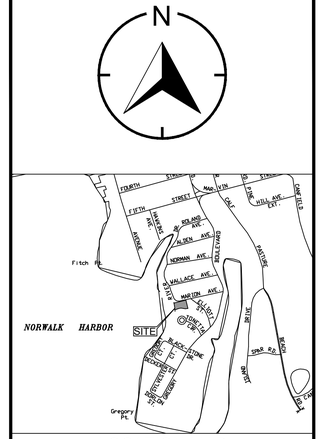
ZONING DATA - 18 MARION AVENUE			
ZONING DISTRICT: CD-1S SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT			
DIMENSIONAL		**REQUIRED/ALLOWED**	**EXISTING**
LOT AREA		6,250 SF	9,117 SF (0.209 AC)
LOT WIDTH		50'	94' ±
BUILDING COVERAGE	MAXIMUM	30.3% / 2,759 SF	N/A (VACANT)
IMPERVIOUS SURFACE COVERAGE	MAXIMUM	43% / 3,920 SF	N/A (VACANT)
YARDS	FRONT	30' (50' ACCESSORY)	N/A (VACANT)
	SECONDARY FRONT	20' (20' ACCESSORY)	N/A (VACANT)
	SIDE	6' (6' ACCESSORY) 25' FROM MHW	N/A (VACANT)
	REAR	15' (5' ACCESSORY)	N/A (VACANT)
BUILDING HEIGHT	MAXIMUM	2.5 STORIES (1.5 STORIES ACCESSORY)	VACANT LOT

LEGEND	
SYMBOLS	DESCRIPTION
	IRON PIN (FOUND)
	MONUMENT (FOUND)
SSMH	SEWER MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
	FIRE HYDRANT
WM	WATER METER
GV	GAS VALVE
FP	FLAG POLE
	PROPERTY LINE
W	WATER LINE
G	GAS LINE
FL FL	FLOOD ZONE LINE
16	STREET NUMBER



SURVEY NOTES:

1. 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.
2. 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.
3. 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.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO.± 342 & 8208 IN NORWALK LAND RECORDS.
8. REFER TO MAP TITLED "MAP OF PROPERTY PREPARED FOR CLIFFORD ST. JOHN" PREPARED BY LEO LEONARD JUNIOR, DATED MAY 26, 1949.
9. 16 MARION AVENUE SHOWN AS LOTS 33, 34, 35, 34A & 35A ON MAP #342 IN NORWALK LAND RECORDS.
10. VERTICAL DATUM: NAVD88
11. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL. = 12) & "VE" (EL. = 14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0534G, EFFECTIVE JULY 8, 2013.
12. TIDAL WETLANDS DELINEATED BY TOM RYDER OF LANDTECH ON MAY 14, 2024.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER:	MARIO LOPEZ JAY GRECO
ADDRESS:	18 MARION AVENUE NORWALK, CT
LOT AREA:	9,117± SF, 0.209± AC
ZONE:	"CD-1S"
DEED:	BK. 9615 PG. 110
MAP:	3
BLOCK:	68
LOT:	31

REVISION DATE	ISSUE
05/05/2025	REVISED ZONING CHART DATA
03/14/2025	REVISED ZONING CHART DATA

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION &
TOPOGRAPHIC SURVEY

PROJECT No. 24231-01

DATE:	DRAWN BY:	CHECKED BY:
08/29/2024	CM	TAD

SCALE: 1" = 10'

IN FEET
0 10 20 30

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

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

STATE OF CONNECTICUT
THOMAS A. DEILUS
No. 70098
LICENSED
LAND SURVEYOR

SV-1.0

ZONING DATA - 18 MARION AVENUE

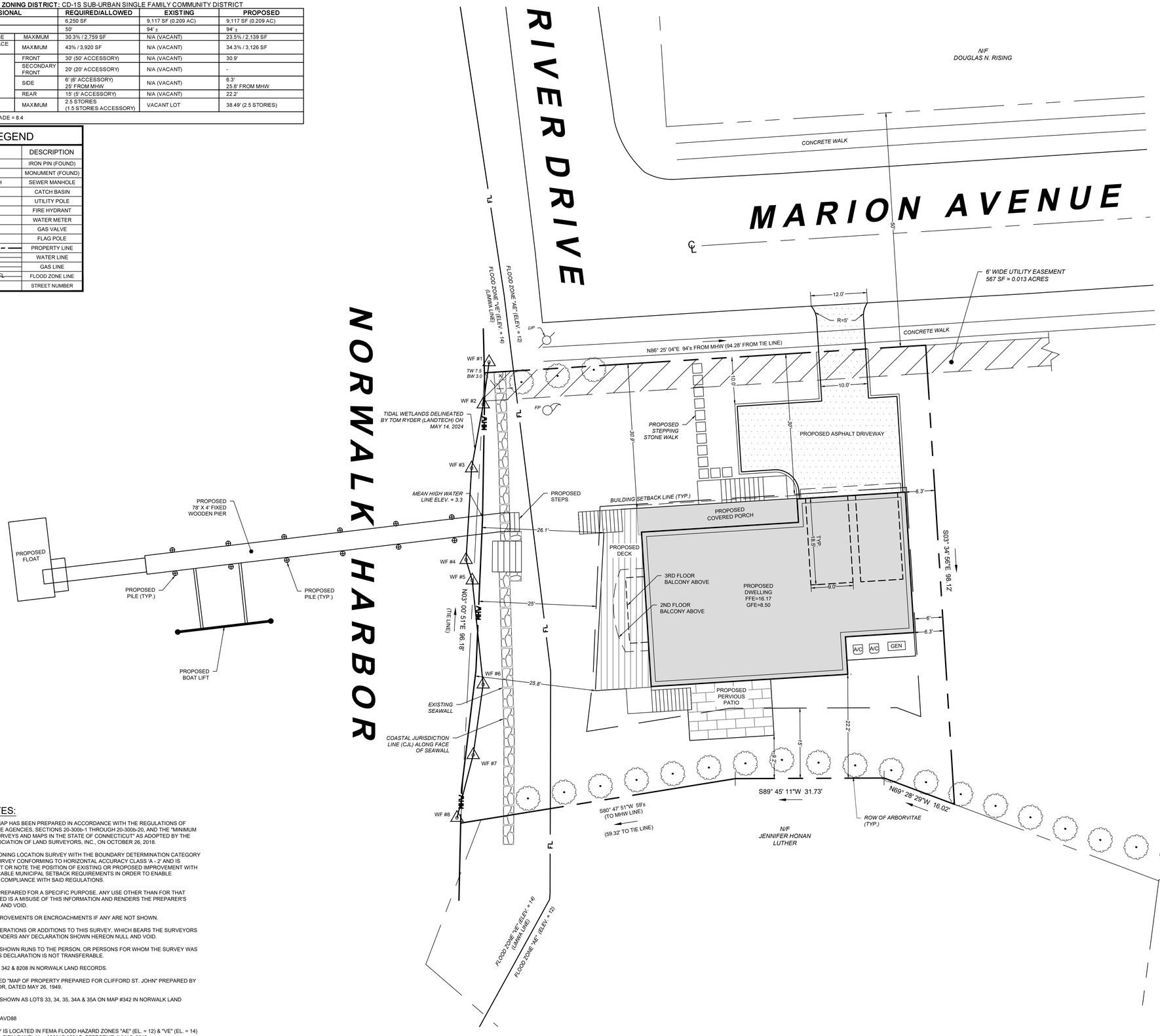
ZONING DISTRICT: CD-1S SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT

DIMENSIONAL		REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA		6,250 SF	9,117 SF (0.209 AC)	9,117 SF (0.209 AC)
LOT WIDTH		50'	94' ±	94' ±
BUILDING COVERAGE	MAXIMUM	30.3% / 2,759 SF	N/A (VACANT)	23.5% / 2,139 SF
IMPERVIOUS SURFACE COVERAGE	MAXIMUM	43% / 3,920 SF	N/A (VACANT)	34.3% / 3,126 SF
YARDS	FRONT	30' (50' ACCESSORY)	N/A (VACANT)	30.9'
	SECONDARY FRONT	20' (20' ACCESSORY)	N/A (VACANT)	-
	SIDE	6' (6' ACCESSORY) 25' FROM MHW	N/A (VACANT)	6.3' 25.8' FROM MHW
	REAR	15' (5' ACCESSORY)	N/A (VACANT)	22.2'
BUILDING HEIGHT	MAXIMUM	2.5 STORIES (1.5 STORIES ACCESSORY)	VACANT LOT	38.49' (2.5 STORIES)

NOTES: AVERAGE GRADE = 8.4

LEGEND

SYMBOLS	DESCRIPTION
○	IRON PIN (FOUND)
□	MONUMENT (FOUND)
Ⓢ SSMH	SEWER MANHOLE
CB	CATCH BASIN
UP#	UTILITY POLE
FH	FIRE HYDRANT
WM	WATER METER
GV	GAS VALVE
FP	FLAG POLE
	PROPERTY LINE
W	WATER LINE
G	GAS LINE
FL FL	FLOOD ZONE LINE
(16)	STREET NUMBER



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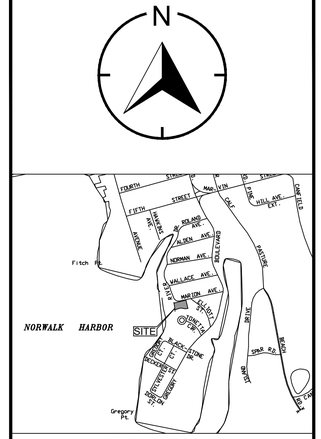
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO.s 342 & 8208 IN NORWALK LAND RECORDS.
8. REFER TO MAP TITLED "MAP OF PROPERTY PREPARED FOR CLIFFORD ST. JOHN" PREPARED BY LEO LEONARD JUNIOR, DATED MAY 26, 1949.
9. 16 MARION AVENUE SHOWN AS LOTS 33, 34, 35, 34A & 35A ON MAP #342 IN NORWALK LAND RECORDS.
10. VERTICAL DATUM: NAVD88
11. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONES "AE" (EL. = 12) & "VE" (EL. = 14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0534G, EFFECTIVE JULY 8, 2013.
12. TIDAL WETLANDS DELINEATED BY TOM RYDER OF LANDTECH ON MAY 14, 2024.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER:	MARIO LOPEZ JAY GRECO
ADDRESS:	18 MARION AVENUE NORWALK, CT
LOT AREA:	9,117± SF, 0.209± AC
ZONE:	"CD-1S"
DEED:	BK. 9615 PG. 110
MAP:	3
BLOCK:	68
LOT:	31

REVISION DATE	ISSUE
5/05/2025	REVISED ZONING CHART DATA

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

DRAWING TITLE:

ZONING IMPROVEMENT SURVEY

PROJECT No.	
24231-01	
DATE: 04/01/2025	DRAWN BY: CM
CHECKED BY: TAD	

SCALE: 1" = 10'

IN FEET
0 10 20 30

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

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

STATE OF CONNECTICUT · THOMAS A. DEILUS · No. 70098 · LICENSED LAND SURVEYOR

SV-1.1

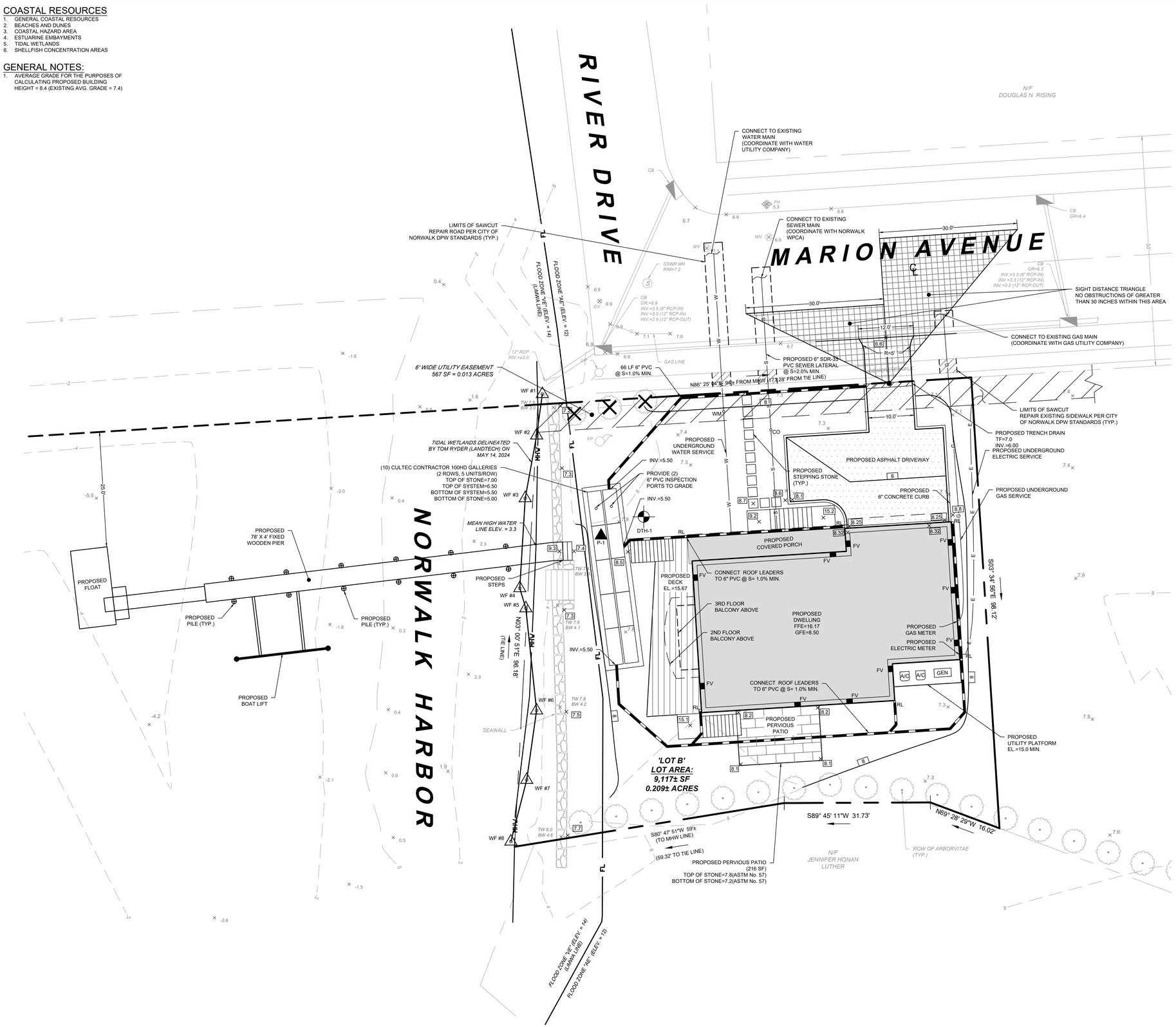
LANDTECH
T:\1. ACTIVE PROJECTS\24231-01 - LOPEZ, GRECO - 18 MARION AVE., NORWALK\SURVEY\ZONING IMPROVEMENT SURVEY\18 MARION AVENUE - ZONING IMPROVEMENT SURVEY.DWG

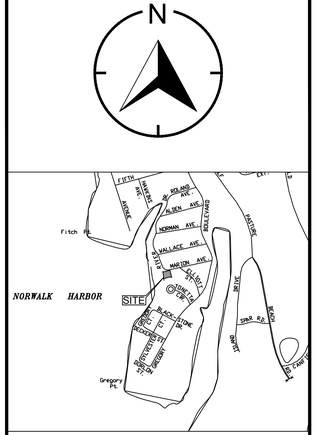
COASTAL RESOURCES

1. GENERAL COASTAL RESOURCES
2. BEACHES AND DUNES
3. COASTAL HAZARD AREA
4. ESTUARINE EMBAYMENTS
5. TIDAL WETLANDS
6. SHELLFISH CONCENTRATION AREAS

GENERAL NOTES:

1. AVERAGE GRADE FOR THE PURPOSES OF CALCULATING PROPOSED BUILDING HEIGHT = 8.4 (EXISTING AVG. GRADE = 7.4)





LOCATION MAP
(NTS)

REVISION DATE	ISSUE
5/05/2025	REVISED PER P&Z COMMENTS

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

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No.		
24231-01		
DATE: 04/15/2025	DESIGNED BY: MC	CHECKED BY: CL

SCALE: 1" = 10'

IN FEET
0 10 20 30

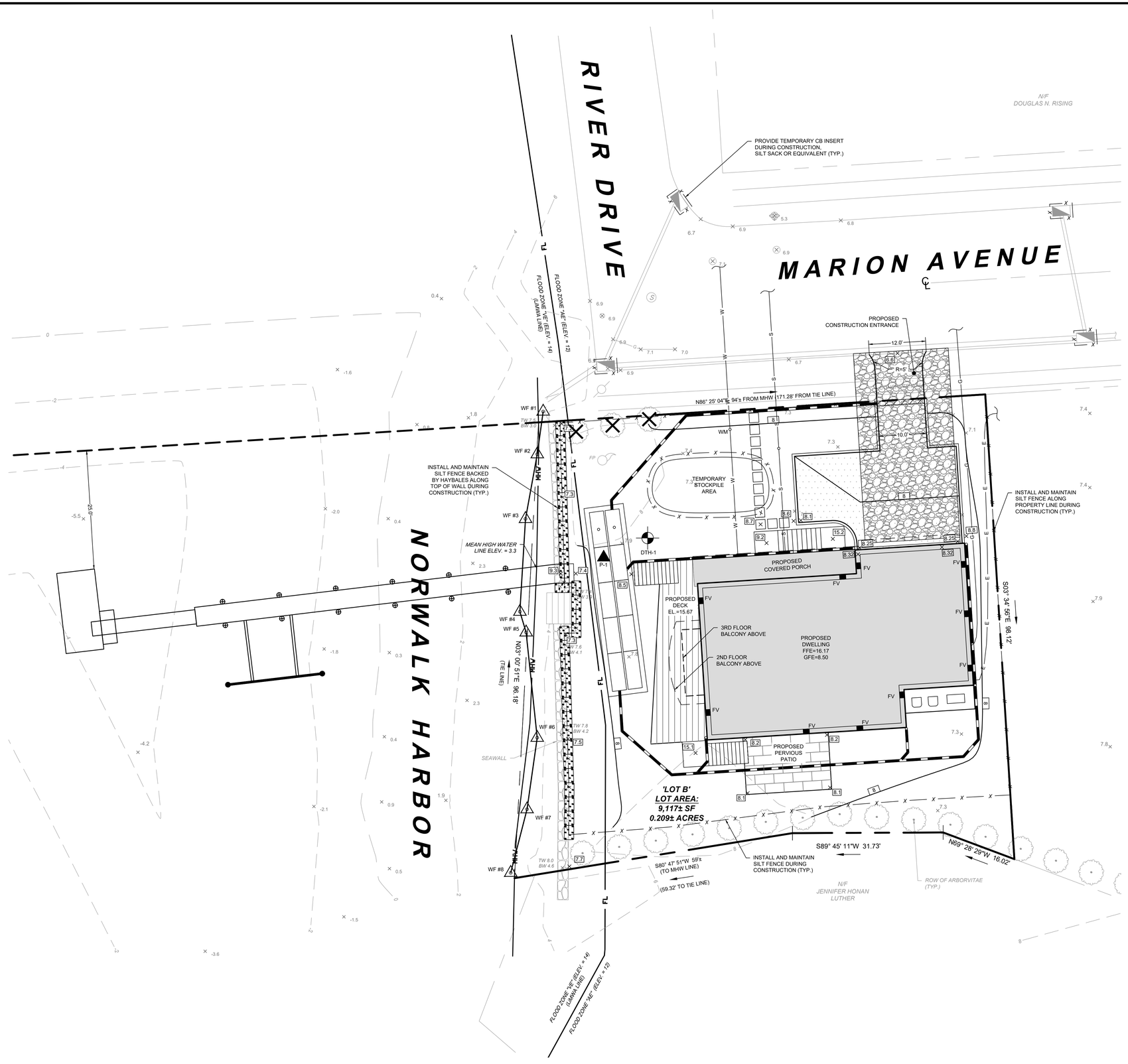
PROJECT STATUS:

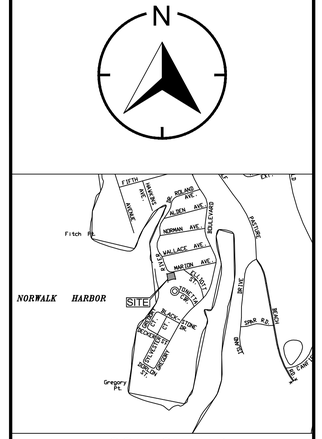
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SCOTT SOUWLOS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-1.0

T:\ ACTIVE PROJECTS\24231-01 LOPEZ, GRECO - 18 MARION AVE., NORWALK\DRAWINGS\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG





LOCATION MAP
(NTS)

REVISION DATE	ISSUE
5/05/2025	REVISED PER P&Z COMMENTS

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

SEDIMENTATION AND EROSION CONTROL PLAN

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE: 1" = 10'

IN FEET
0 10 20 30

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · CHRISTOPHER SOUWEIDANE · 27803 · LICENSED PROFESSIONAL ENGINEER

C-2.0

LANDTECH
T:\1 ACTIVE PROJECTS\24231-01 LOPEZ, GRECO - 18 MARION AVE - NORWALK\DRAWINGS\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL 2002.
4. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
5. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
6. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 50 FEET OF SILT FENCE SHALL BE STORED AT THE SITE FOR EMERGENCY USE.
7. ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'x15' DIRTBAG ON-SITE. THE INLETS OF ALL PUMPS ARE TO BE FLOATED A MINIMUM OF 24 INCHES OFF THE BOTTOM OF THE EXCAVATION. THE CONTRACTOR SHALL KEEP A MINIMUM OF (2) 15'x15' DIRTBAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
8. WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
9. DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
11. SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO ½ TO ⅔ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
12. ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
13. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SOIL SURFACE STABILIZED WHEN CONSTRUCTION IS COMPLETE AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS SHALL BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION.
14. THE OWNER IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES 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 COMMISSION OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

SOIL TESTING CONDUCTED ON October 15, 2024

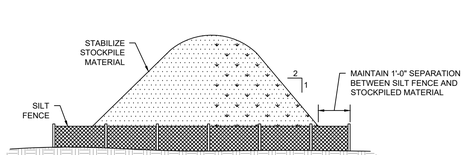
TEST HOLE 1

0	-	10 in	TOPSOIL
10	-	34 in	TAN SAND & GRAVEL
34	-	69 in	BROWN SAND & GRAVEL
			ROOTS TO 30 in.
			NO GROUNDWATER NO MOTTLING NO LEDGE
			NO RESTRICTIVE LAYER

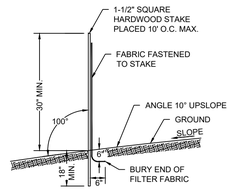
Perc Hole 1 Date: 10/15/2024
Depth: 24 in. Presoak: 1 hr

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
	6.00			
10:00	10.50	4.50	00:10	2.22
10:10	12.00	1.50	00:10	6.67
10:20	13.00	1.00	00:10	10.00
10:30	14.00	1.00	00:10	10.00
10:40	15.00	1.00	00:10	10.00
10:50	16.00	1.00	00:10	10.00
11:00				

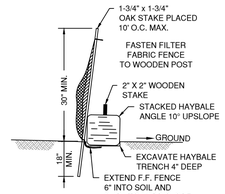
Final Rate: 1" in 10.00 minutes



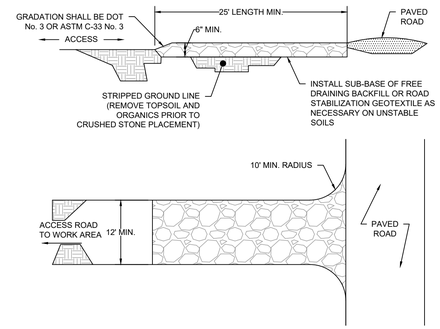
STOCKPILE DETAIL
(NTS)



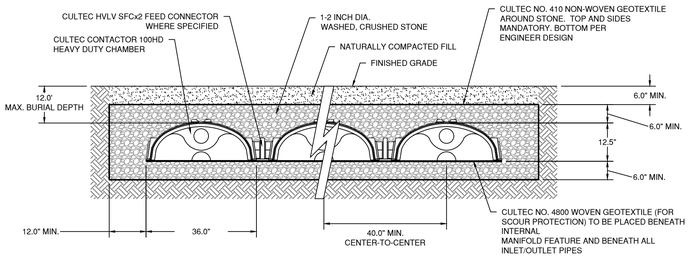
GEOTEXTILE SILT FENCE
(NTS)



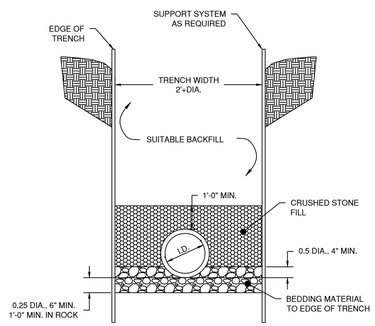
SILT FENCE W/ HAY BALES
(NTS)



CONSTRUCTION ENTRANCE
(NTS)



CULTEC CONTACTOR 100HD HEAVY DUTY (NON-TRAFFIC APP.) TYPICAL CROSS SECTION
(NTS)



DRAINAGE TRENCH TYPICAL CROSS SECTION
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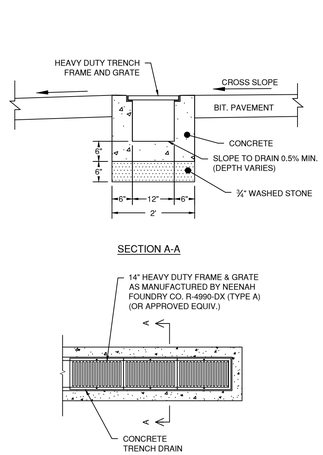
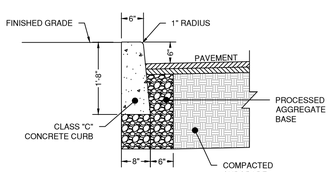
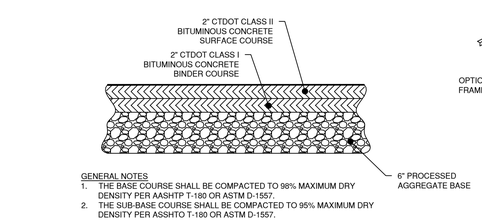


TRENCH DRAIN
(NTS)



CONCRETE CURB
(NTS)



DRIVEWAY PAVEMENT TYPICAL CROSS SECTION
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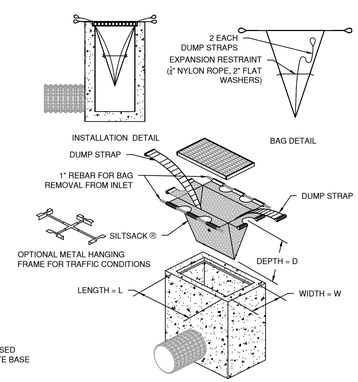

SILTSACK® CATCH BASIN INSERT
(NTS)

NOTE: ALL DETAILS SHALL COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

REVISION DATE	ISSUE
6/05/2025	REVISED PER P&Z COMMENTS

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

CONSTRUCTION DETAILS (1 OF 2)

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE: N.T.S.

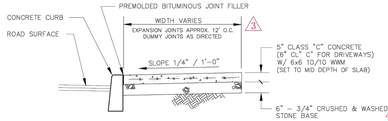
PROJECT STATUS:

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

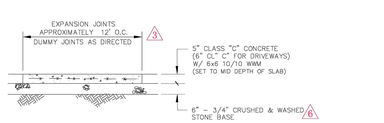
STATE OF CONNECTICUT · MATTHEW J. CRAMER · 27803 · LICENSED PROFESSIONAL ENGINEER

C-3.0

LANDTECH
T:\1 ACTIVE PROJECTS\24231-01 LOPEZ, GRECO - 18 MARION AVE, NORWALK\DRAWINGS\LOPEZ, GRECO - 18 MARION AVE - SITE PLAN.DWG



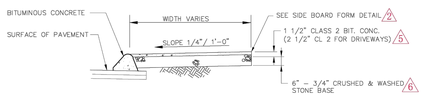
CROSS SECTION



LONGITUDINAL SECTION

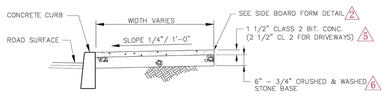
CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)

N.T.S.



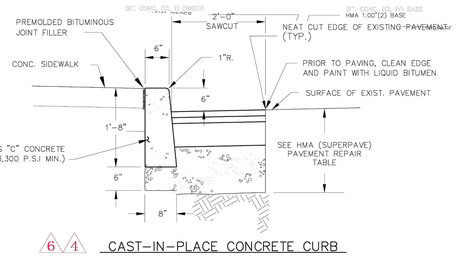
BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
BITUMINOUS CONC. LIP CURBING

N.T.S.



BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
CONC. CURBING

N.T.S.

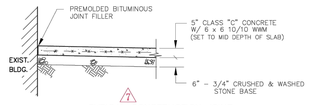


6 4 CAST-IN-PLACE CONCRETE CURB

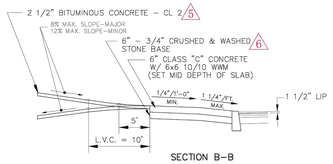
EXPANSION JOINTS @ APPROX. 12'-0" O.C. (TYP.)

(EXISTING PAVEMENT)

NOT IN ROAD RECONSTRUCTION AREA



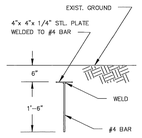
TYPICAL CONSTRUCTION JOINT
BETWEEN PROPOSED SIDEWALK & EXIST. BUILDING



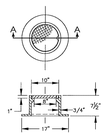
SECTION B-B

TYPE 'B' DRIVE
(WITH SNOW STRIP)

N.T.S.



SERVICE LATERAL MARKER DETAIL

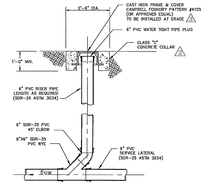


SECTION A-A

CLEAN OUT FRAME & COVER

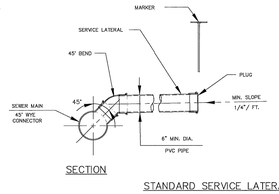
1" = 1'-0"

NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #415S AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.

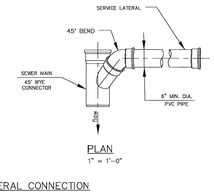


CLEAN OUT
DETAIL

NTS



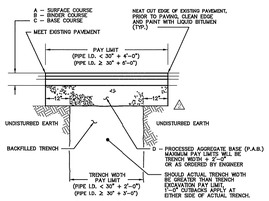
SECTION



PLAN

1" = 1'-0"

STANDARD SERVICE LATERAL CONNECTION



PAVEMENT REPAIR

	A	B	C	D	E	F
	A - E	X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)				
	0.375"(2)	0.50"(2)	1.00"(2)	0.50"(2)	1.00"(2)	P.A.B.
STATE ROAD				3"	4"	12"
MAJOR ARTERIAL				4"	6"	14"
MINOR ARTERIAL	1.5"	2"	3"			12"
COLLECTOR	1.5"	1.5"	3"			12"
LOCAL	3"					12"

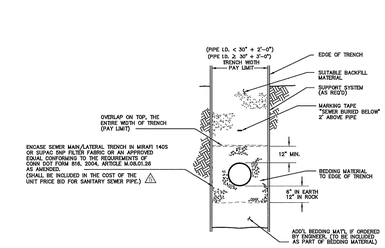
PAVEMENT REPAIR TABLE
(SUPERPAVE) 1

ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:		
STONE SIZE	LIFT THICKNESS	
	MIN.	MAX
0.375"	1.0"	2"
0.50"	1.75"	2.5"
1.00"	3.0"	5.0"

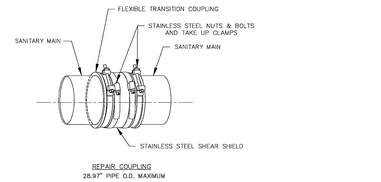
	A	B	C	D
	CL. 2	CL 1	CL 4	P.A.B.
STATE ROAD	-	3"	4"	12"
MAJOR ARTERIAL	2"	2"	4"	14"
MINOR ARTERIAL	1 1/2"	2"	3"	12"
COLLECTOR	1 1/2"	1 1/2"	3"	12"
LOCAL	1 1/2"	1 1/2"	-	12"

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

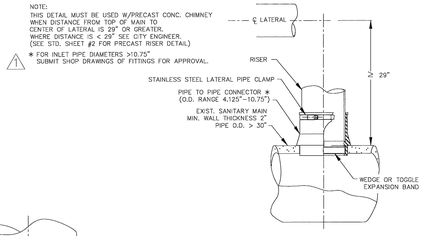
1 MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
CLASS 2 - 2" THK.
CLASS 1 - 2 1/2" THK.
CLASS 4 - 4" THK.



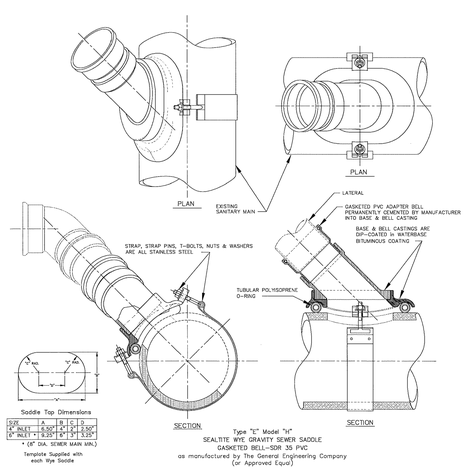
TYPICAL TRENCH SECTION
SANITARY SEWER



REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM
STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)



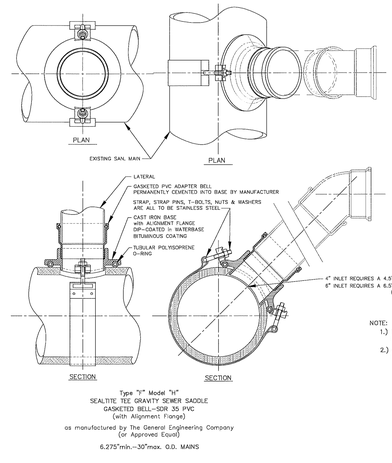
KOR-N-TEE
LATERAL PIPE TO PIPE CONNECTION
INSTALL PER MANUFACTURERS INSTRUCTIONS
as manufactured by NPC
(or Approved Equal)



SIZE	A	B	C	D
4" INLET	6.50"	4"	2"	3.25"
6" INLET *	9.25"	6"	3"	3.25"

* (6" DIA. SEWER MAIN MIN.)

Template Supplied with each Wye Saddle



NOTE:
1.) THESE EXAMPLES ARE NOT TO BE CONSIDERED ALL-INCLUSIVE, BUT RATHER AS GUIDES TO CITY ACCEPTED PRACTICES.
2.) ALL PIPE OPENINGS TO BE MADE BY CORE DRILL. NO IMPACT TOOLS ARE PERMITTED.

NOTE: ALL DETAILS SHALL COMPLY WITH CITY OF NORWALK DPW REQUIREMENTS/STANDARDS

5/05/2025	REVISED PER P&Z COMMENTS
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:

MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:

18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

CONSTRUCTION DETAILS (2 OF 2)

PROJECT No. 24231-01

DATE:	DESIGNED BY:	CHECKED BY:
04/15/2025	MC	CL

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · ROBERT SOUWLIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-3.1

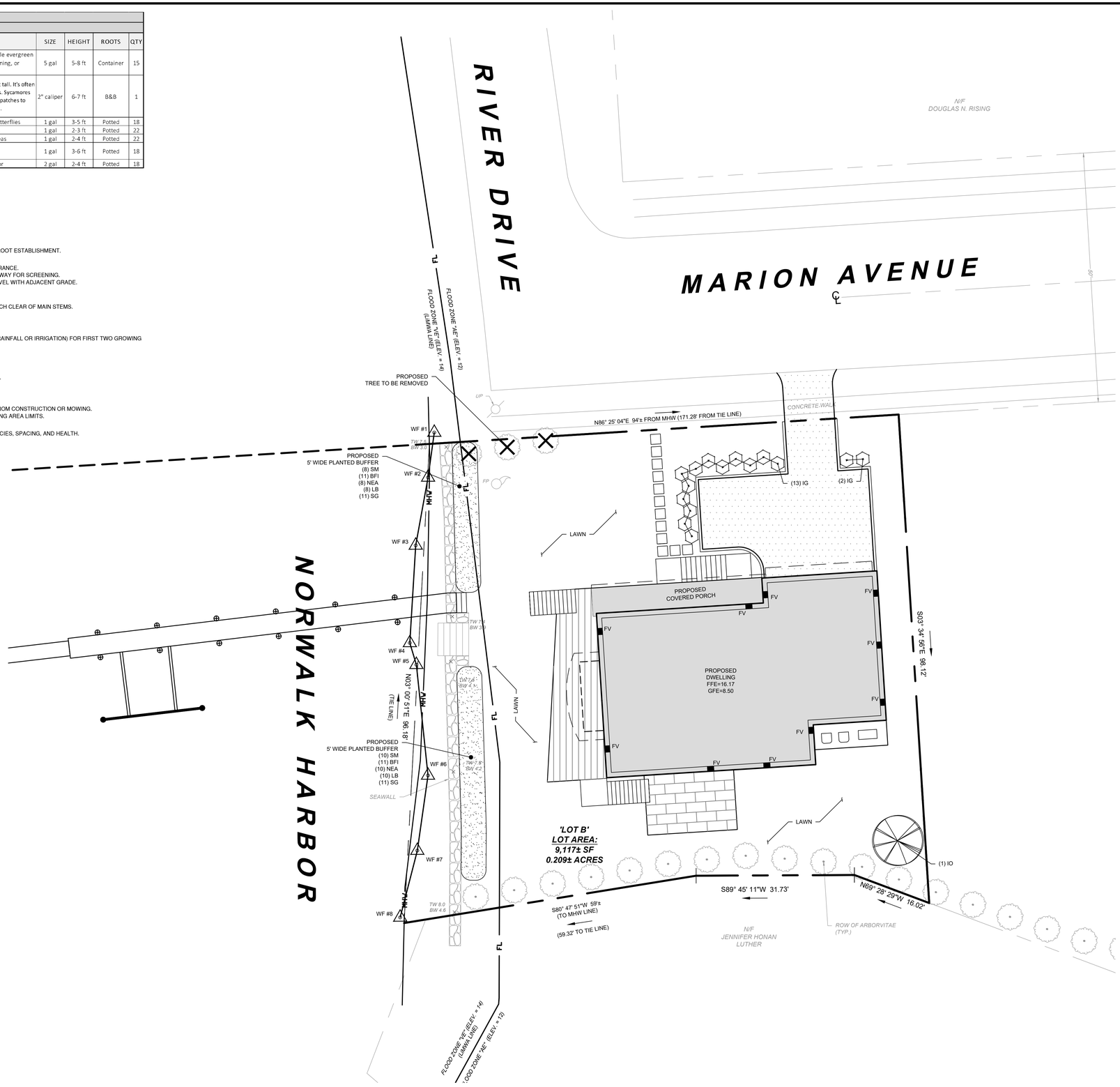
LANDTECH

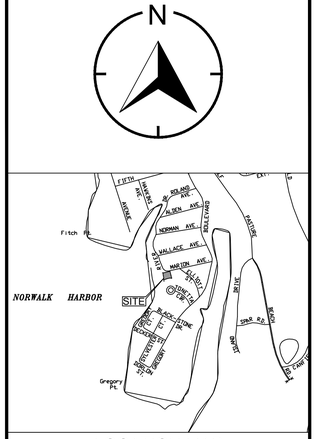
T:\1 ACTIVE PROJECTS\24231-01 LOPEZ- GRECO - 18 MARION AVE - NORWALK\DRAWINGS\LOPEZ- GRECO - 18 MARION AVE - SITE PLAN.DWG

COASTAL PLANTING PLAN							
18 MARION AVENUE							
KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE	HEIGHT	ROOTS	QTY
IG	Ilex glabra	Inkberry	Inkberry is a native, low-maintenance, and adaptable evergreen that's particularly well-suited to buffer areas, screening, or naturalistic planting along tidal zones.	5 gal	5-8 ft	Container	15
IO	Ilex opaca	American Holly	A native to the eastern U.S. and can grow over 100 feet tall. It's often used as a shade or street tree and thrives in moist soils. Sycamores are easily recognized by their bark, which flakes off in patches to reveal creamy white and greenish-gray layers beneath.	2" caliper	6-7 ft	B&B	1
SM	Asclepias incarnata	Swamp Milkweed	Moisture-loving perennial, pink flowers, attracts butterflies	1 gal	3-5 ft	Potted	18
BFI	Iris versicolor	Blue Flag Iris	Wetland native, showy violet-blue flowers in spring	1 gal	2-3 ft	Potted	22
SG	Solidago sempervirens	Seaside Goldenrod	Late-blooming yellow flowers, thrives in coastal areas	1 gal	2-4 ft	Potted	22
NEA	Symphyotrichum novae-angliae	New England Aster	Purple blooms in fall, valuable pollinator plant	1 gal	3-6 ft	Potted	18
LB	Schizachyrium scoparium	Little Bluestem	Clumping grass with blue-green blades and fall color	2 gal	2-4 ft	Potted	18

PLANTING NOTES - TIDAL BUFFER PLANTING PLAN

1. GENERAL PREPARATION
   - ○ CLEAR PLANTING AREA OF INVASIVE SPECIES AND DEBRIS PRIOR TO INSTALLATION.
   - ○ AVOID DISTURBANCE TO ADJACENT TIDAL WETLANDS DURING SITE PREPARATION.
   - ○ USE LOW-IMPACT EQUIPMENT OR HAND TOOLS NEAR SENSITIVE WETLAND BOUNDARIES.
2. SOIL AND BED PREPARATION
   - ○ LIGHTLY SCARIFY OR LOOSEN COMPACTED SOILS TO A DEPTH OF 6-8 INCHES.
   - ○ DO NOT ADD TOPSOIL OR AMENDMENTS UNLESS OTHERWISE DIRECTED.
   - ○ INCORPORATE COARSE SAND OR COMPOST ONLY IF NECESSARY TO IMPROVE INFILTRATION AND ROOT ESTABLISHMENT.
3. PLANT INSTALLATION
   - ○ SPACE PERENNIALS AND GRASSES IN INFORMAL DRIFTS OF 3-5 PLANTS FOR NATURALISTIC APPEARANCE.
   - ○ SET INKBERRY IN A STAGGERED ROW AT APPROXIMATELY 4'-6' ON-CENTER ALONG EDGE OF DRIVEWAY FOR SCREENING.
   - ○ DIG PLANTING HOLES 2× WIDTH AND THE SAME DEPTH AS THE ROOT BALL; PLANT SO CROWN IS LEVEL WITH ADJACENT GRADE.
   - ○ BACKFILL WITH NATIVE SOIL AND WATER THOROUGHLY AFTER PLANTING.
4. MULCH
   - ○ APPLY 2"-3" OF CLEAN, WEED-FREE SHREDDED BARK MULCH AROUND PLANT BASES, KEEPING MULCH CLEAR OF MAIN STEMS.
   - ○ DO NOT MULCH WETLAND EDGE AREAS SUBJECT TO TIDAL FLOODING.
   - ○ REPLENISH MULCH ONLY DURING ESTABLISHMENT PERIOD (~2 YEARS).
5. WATERING AND ESTABLISHMENT
   - ○ WATER THOROUGHLY AFTER PLANTING AND CONTINUE TO PROVIDE 1" OF WATER PER WEEK (VIA RAINFALL OR IRRIGATION) FOR FIRST TWO GROWING SEASONS.
   - ○ AVOID OVERHEAD WATERING; USE SOAKER HOSES IF IRRIGATION IS REQUIRED.
6. MAINTENANCE
   - ○ REMOVE WEEDS MANUALLY OR WITH HAND TOOLS; DO NOT USE HERBICIDES NEAR WETLANDS.
   - ○ REPLACE DEAD OR FAILING PLANT MATERIALS DURING THE FIRST TWO YEARS POST-INSTALLATION.
   - ○ PRUNE INKBERRY ONLY AS NEEDED TO MAINTAIN SHAPE; ALLOW NATURAL FORM TO DOMINATE.
   - ○ MONITOR FOR INVASIVE SPECIES INTRUSION AND REMOVE PROMPTLY.
7. PROTECTION MEASURES
   - ○ ERECT TEMPORARY FENCING OR SIGNAGE IF NECESSARY TO PREVENT TRAMPLING OR DAMAGE FROM CONSTRUCTION OR MOWING.
   - ○ ENSURE CONTRACTORS AND SITE WORKERS ARE INFORMED OF WETLAND BOUNDARY AND PLANTING AREA LIMITS.
8. FINAL INSPECTION
   - ○ COORDINATE A POST-INSTALLATION WALKTHROUGH WITH THE PROJECT MANAGER TO VERIFY SPECIES, SPACING, AND HEALTH.
   - ○ SUBMIT AS-BUILT PLANTING LOG WITH QUANTITIES AND ADJUSTMENTS, IF ANY.





LOCATION MAP
(NTS)

5/05/2025	REVISED PER P&Z COMMENTS
REVISION DATE	ISSUE

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
MARIO LOPEZ
JAY GRECO

PROJECT LOCATION:
18 MARION AVENUE
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No.		
24231-01		
DATE: 04/15/2025	DESIGNED BY: MC	CHECKED BY: CL

SCALE: 1" = 10'
IN FEET
0 10 20 30

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · ANDY SOUWELUOS · 27803 · LICENSED · PROFESSIONAL ENGINEER

L-1.0

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T:\1 ACTIVE PROJECTS\24231-01 LOPEZ- GRECO - 18 MARION AVE - NORWALK\DRAWINGS\LOPEZ- GRECO - 18 MARION AVE - SITE PLAN.DWG

FLOOD VENT SCHEDULE

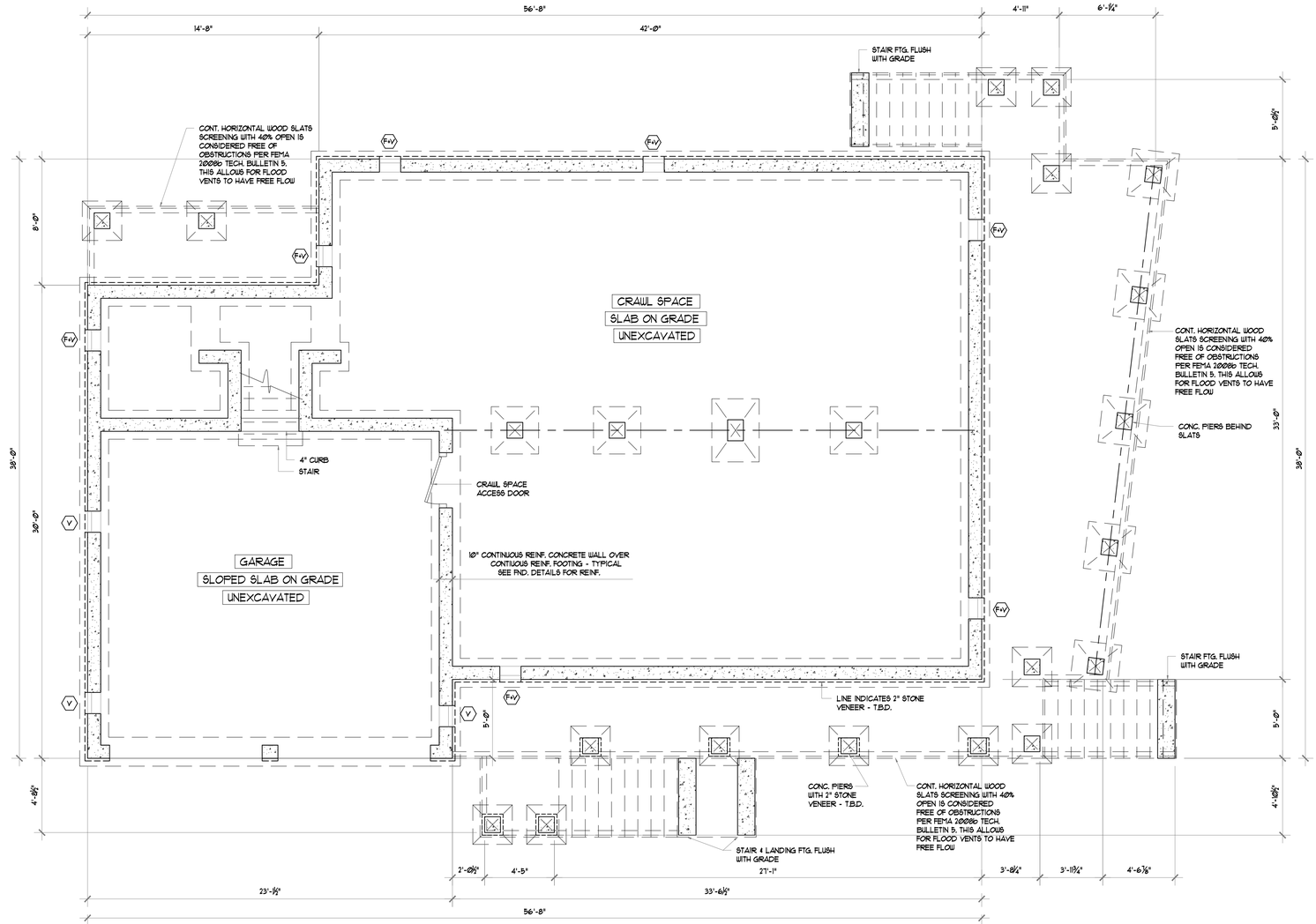
FOR DOOR OPENINGS SEE DOOR SCHEDULE ON SHEET A-8

NO.	MANUF.	UNIT TYPE	CAT. #	QTY.	UNIT / FRAME SIZE	JAMB	GRILLE	REMARKS
FV	SMARTVENT	S.S. FLOOD & AIR VENT	1540-510	7	16" x 8"	N/A	N/A	AIR & FLOOD VENT SEE DETAIL #4/F1
V	SMARTVENT	S.S. INSULATED FLOOD VENT	1540-520	3	16" x 8"	N/A	N/A	SEE DETAIL #3/F1

REQUIRED FLOOD VENT CALCS:

EACH PRE-ENGINEERED FLOOD VENT PROVIDES 200 S.F.
VENTING OF ENCLOSED AT GRADE CRAWLSPACE FOUNDATION

CRAWL SPACE AREA = 1248 S.F. - REQUIRES (7) VENTS TOTAL
GARAGE SPACE AREA = 427 S.F. - REQUIRES (3) VENTS TOTAL



FOUNDATION PLAN
SCALE: ¼" = 1'-0"

N

FOR C.A.M. SUBMISSION 5/9/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

NO	DATE	ISSUED/ REVISION
2	5/9/25	REVISED PER ZONING REVIEW COMMENTS
1	4/21/25	N/A

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Client:
18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:
NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:
FOUNDATION PLAN

Scale: 1/4" - 1'-0"	Drawing No: F-1
Date: 9/21/24	
Drawn By: JVL	
Project No: 24-111	

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
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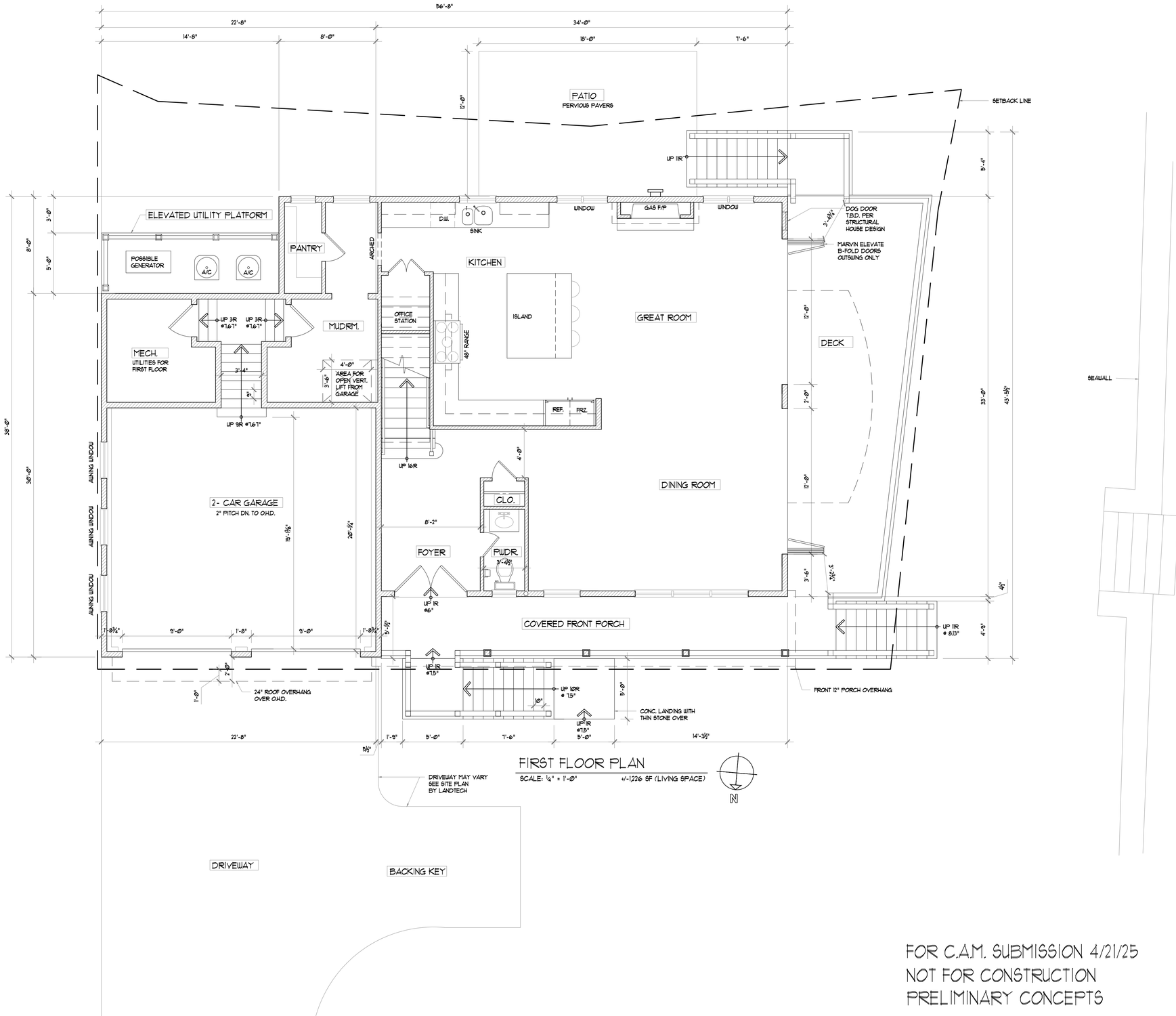
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com



FIRST FLOOR PLAN

SCALE: ¼" = 1'-0" +/-1226 SF (LIVING SPACE)

FOR C.A.M. SUBMISSION 4/21/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:

FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"	Drawing No: A-1
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

ADA ARCHITECTS
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Norwalk, Connecticut 06850
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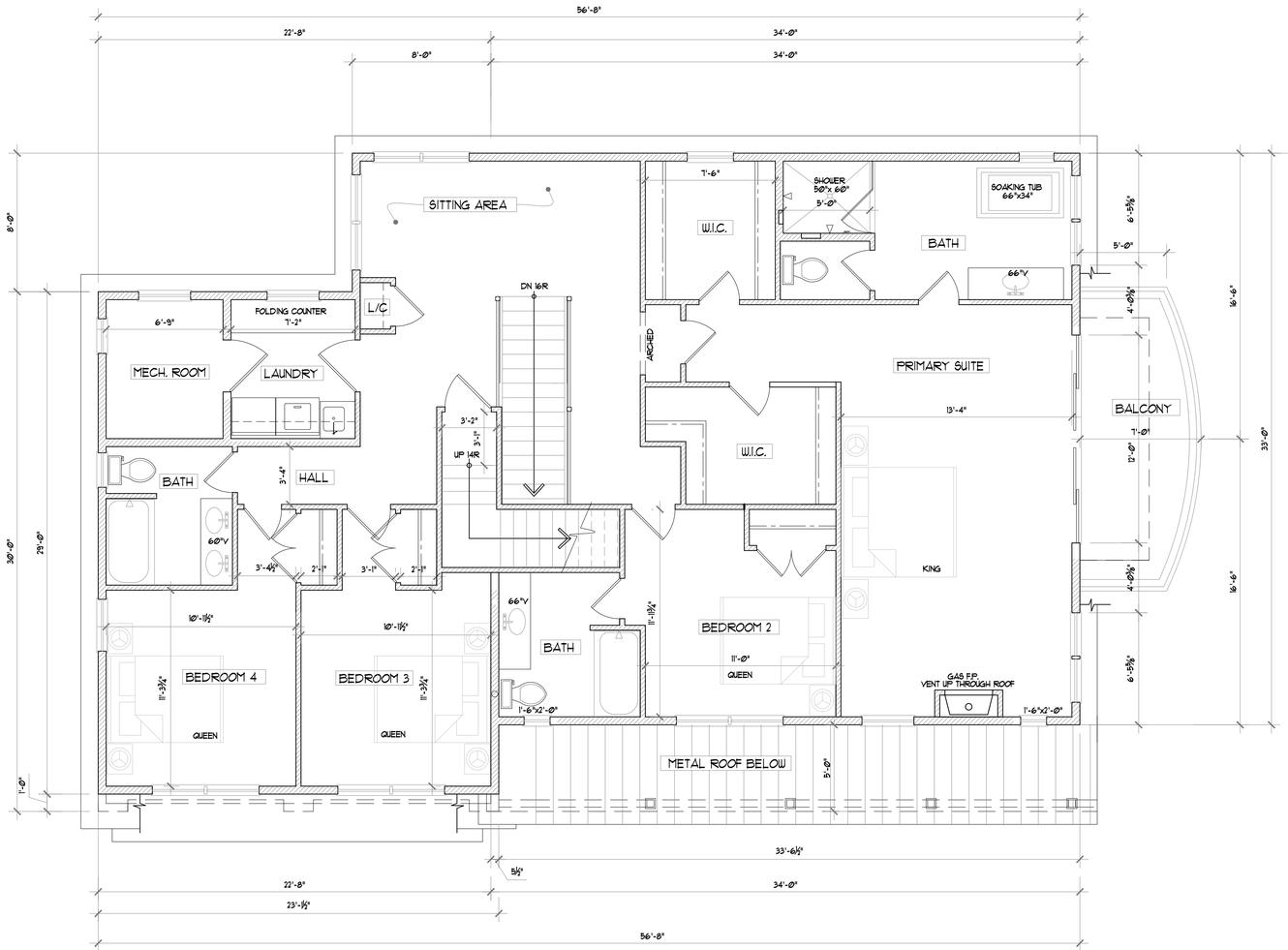

SECOND FLOOR PLAN

SCALE: ¼" = 1'-0" +/-1,700 SF (LIVING SPACE)

N

FOR C.A.M. SUBMISSION 4/21/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:

SECOND FLOOR PLAN

Scale: 1/4" - 1'-0"	Drawing No: A-2
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

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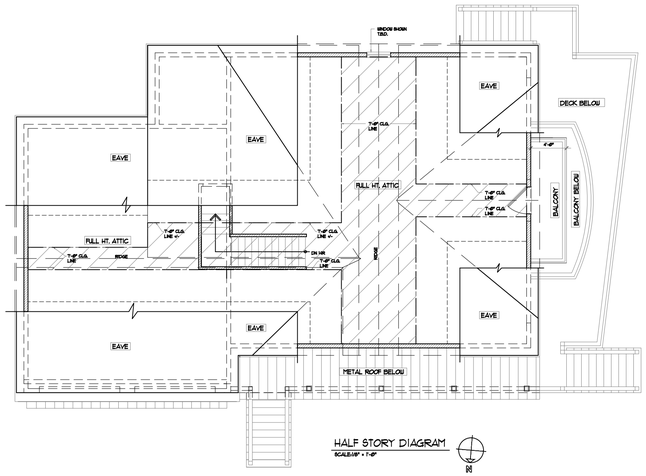


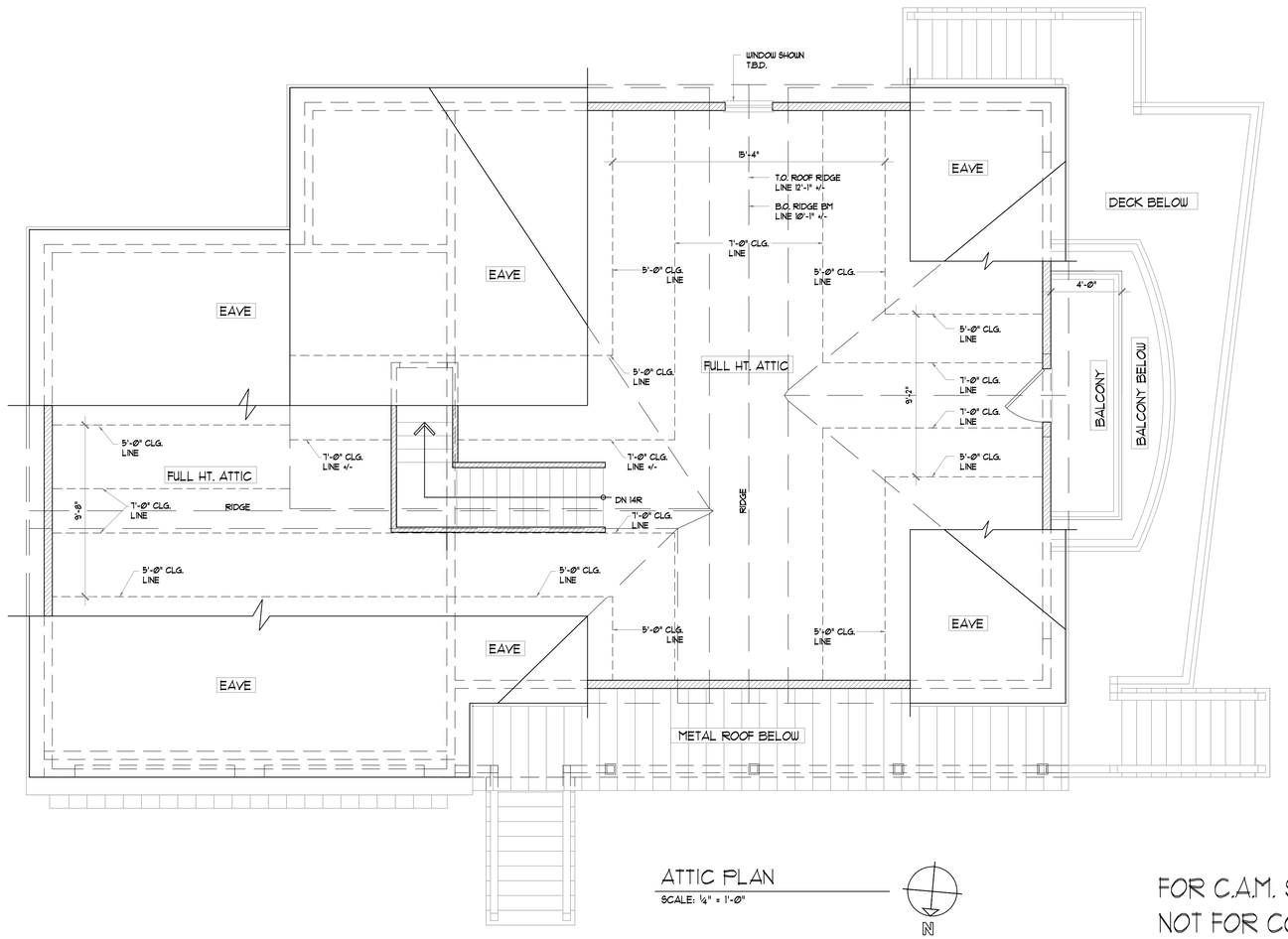
HALF STORY DIAGRAM
SCALE:1/8" = 1'-0"

HALF STORY CALCS:

ATTIC FLOOR AREA = 1,160 S.F.
ALLOWABLE-50% = 880 S.F.

PROPOSED: 26% OR = 460 S.F.

HATCHED AREA INDICATES FINISHED SPACE WITH 7'-Ø" CLG. OR HIGHER



ATTIC PLAN
SCALE: ¼" = 1'-Ø"

FOR C.A.M. SUBMISSION 4/21/25
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PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

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Client:
18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:
NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:
ATTIC PLAN/ HALF-STORY PLAN AND CALCULATIONS

Scale: 1/4" - 1'-Ø"	Drawing No: A-3
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

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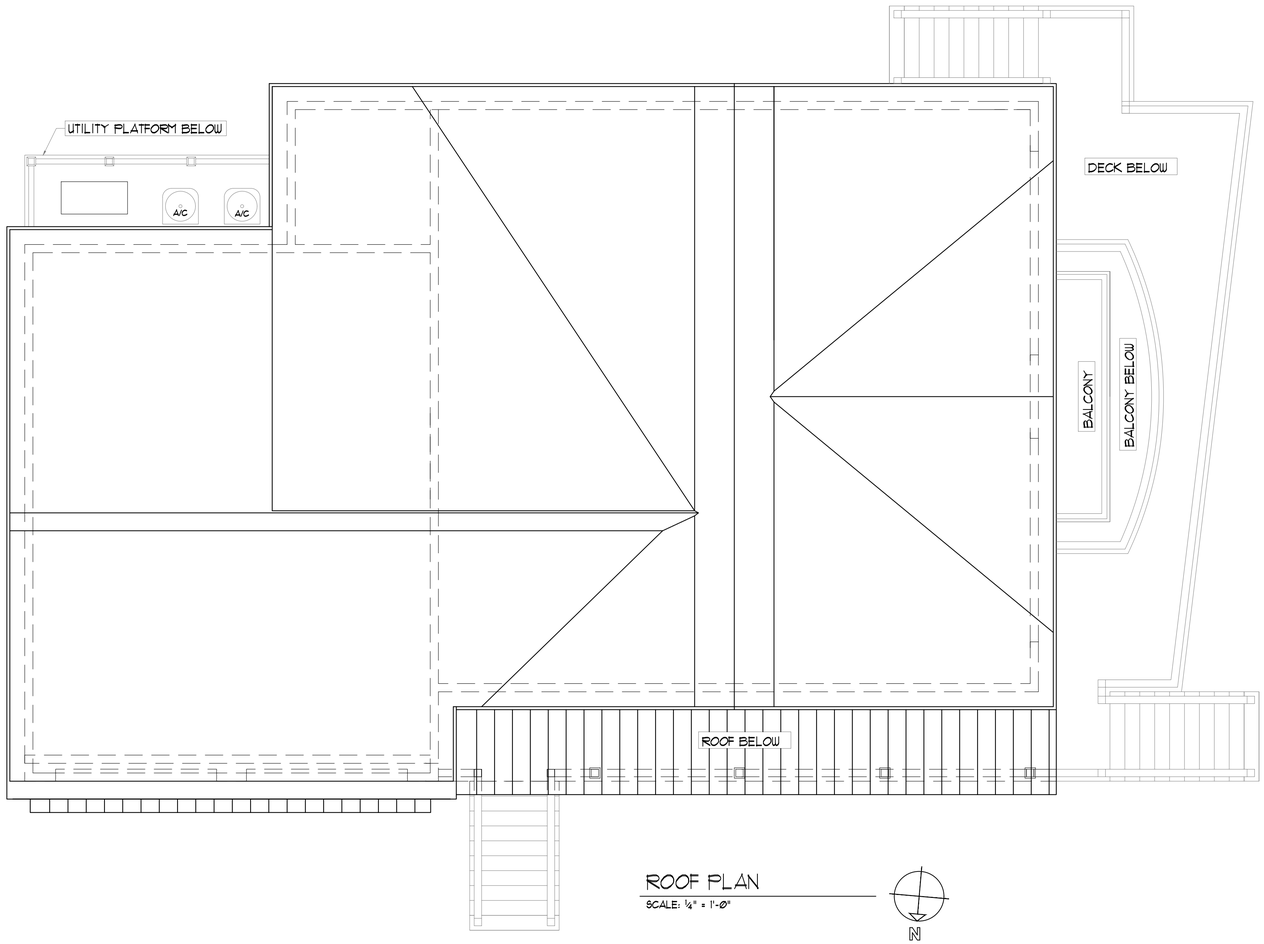

ROOF PLAN
SCALE: ¼" = 1'-0"

N

FOR C.A.M. SUBMISSION 4/21/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

1	4/21/25	ISSUE FOR CAM SUBMISSION
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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:

ROOF PLAN

Scale: 1/4" - 1'-0"	Drawing No: A-4
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

ADA
ARCHITECTS

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FRONT (NORTH) ELEVATION

SCALE: ¼" = 1'-0"

FOR C.A.M. SUBMISSION 5/9/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

NO	DATE	ISSUED/ REVISION
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1	4/21/25	ISSUE FOR CAM SUBMISSION

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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:

FRONT (NORTH) ELEVATION

Scale: 1/4" = 1'-0"	Drawing No: A-5
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
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Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

LEFT (EAST) SIDE ELEVATION

SCALE: ¼" = 1'-0"

FOR C.A.M. SUBMISSION 5/9/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

NO	DATE	ISSUED/ REVISION
2	5/9/25	REVISED PER ZONING REVIEW COMMENTS
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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:

LEFT (EAST) SIDE ELEVATION

Scale: 1/4" = 1'-0"	Drawing No: A-6
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

ADA ARCHITECTS

Andriopoulos Design Associates, LLC
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Norwalk, Connecticut 06850
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REAR (SOUTH) ELEVATION

SCALE: ¼" = 1'-0"

FOR C.A.M. SUBMISSION 5/9/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

NO	DATE	ISSUED/ REVISION
2	5/9/25	REVISED PER ZONING REVIEW COMMENTS
1	4/21/25	ISSUE FOR CAM SUBMISSION

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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

Drawing Title:

REAR (SOUTH) ELEVATION

Scale: 1/4" - 1'-0"	Drawing No: A-7
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

ADA ARCHITECTS

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E-MAIL: ADA@andriopoulosdesign.com

RIGHT (WEST) SIDE ELEVATION

SCALE: ¼" = 1'-0"

FOR C.A.M. SUBMISSION 5/9/25
NOT FOR CONSTRUCTION
PRELIMINARY CONCEPTS

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

2	5/9/25	REVISED PER ZONING REVIEW COMMENTS
1	4/21/25	ISSUE FOR CAM SUBMISSION
NO	DATE	ISSUED/ REVISION

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Client:

18 MARION AVE, LLC
18 MARION AVENUE
NORWALK, CT 06855

Project:

NEW SINGLE FAMILY RESIDENCE
18 MARION AVENUE
NORWALK, CT 06855

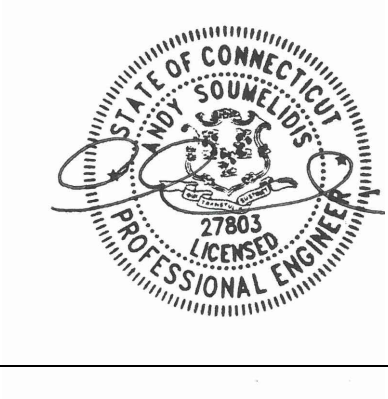
Drawing Title:

RIGHT (WEST) SIDE ELEVATION

Scale: 1/4" - 1'-0"	Drawing No: A-8
Date: 9/27/24	
Drawn By: JVL	
Project No: 24-111	

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

STORMWATER MANAGEMENT REPORT for **18 Marion Avenue** Norwalk, CT April 15, 2025 **REVISED: May 5, 2025**	

***Narrative**:*

The owners of 18 Marion Avenue, Norwalk, CT propose to construct a new single-family residence, driveway, deck, patio and related improvements on the currently undeveloped property. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas as shown on the site plans prepared by LANDTECH.

The property is 0.209± acres in size, it is located to the southeast of the intersection of River Drive and Marion Avenue. The property is located on direct waterfront and adjacent to tidal wetlands. The entirety of the site drains to the Norwalk Harbor, which is tidally influenced.

The NRCS soils map shows the site to be split up into two different soil classifications. The site consists of Agawam-Urban land complex, 0 to 8 percent slopes in Hydrologic Soil Group B and Hinckley-Urban land complex, 3 to 15 percent slopes in Hydrologic Soil Group A. Soil testing has been conducted in the vicinity of the proposed stormwater improvements and as previously mentioned, confirmed the hydrologic rating of this area.

The property drains entirely to the Norwalk harbor; therefore, no reduction of the peak discharge rate is proposed, only water quality for the proposed impervious areas. Water quality volume (WQV) calculations are attached herewith and made part of this report.

Table 1 summarizes the required and proposed water quality volumes.

TABLE 1 – TOTAL WATER QUALITY VOLUME (WQv)		
	PRE-DEV/ REQUIRED	POST DEV PROVIDED
WATER QUALITY	272.18 CF	395.20 CF

It is our professional opinion that upon construction of the proposed improvements, water quality will be improved in accordance with the rules and regulations of the City of Norwalk.

***Exhibits**:*

- NRCS Soils Report;
- Water Quality Volume (WQV) Calculations

NRCS Soils Report

Hydrologic Soil Group—State of Connecticut, Western Part
(18 Marion Avenue, Norwalk, CT)

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
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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
229B	Agawam-Urban land complex, 0 to 8 percent slopes	B	0.2	31.1%
238C	Hinckley-Urban land complex, 3 to 15 percent slopes	A	0.4	68.9%
Totals for Area of Interest			**0.6**	**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

Water Quality Volume Calculations

Project:	**18 Marion Avenue**	By:	**MC**	Date:	**4/15/2025**
	Norwalk, CT	Checked:	**CL**	Revised:	**5/5/2025**

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed	
Total Drainage Area, *A*	0.209	acres
Total Impervious Area	0.072	acres
Percentage of Impervious Area, *I*	34.3%	
Runoff Coefficient, *R*	0.359	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	0.209	acres	
Runoff Coefficient, *R*	0.359		
Water Quality Volume, *WQV*	0.006	acre-foot	
Water Quality Volume, *WQV*	**272.18**	**cf**	***Required***
WQV in Cultec 100HD	**352.00**	**cf**	
WQV in Pervious Patio	**43.20**	**cf**	
Total=	**395.20**	**cf**	***Provided***

Water Quality Volume provided > required

HydroCAD Storage Diagram

Pond 1P: C-100HD - Chamber Wizard Field A

Chamber Model = Cultec C-100HD (Cultec 100HD)
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment= +0.50' x 1.86 sf x 2 rows

36.0" Wide + 4.0" Spacing = 40.0" C-C Row Spacing

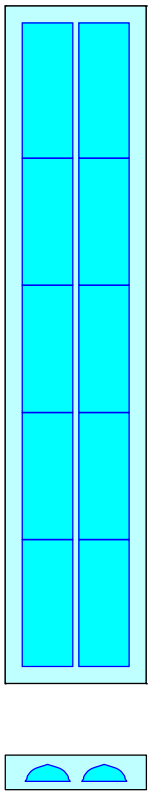
5 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 38.00' Row Length +12.0" End Stone x 2 = 40.00' Base Length
2 Rows x 36.0" Wide + 4.0" Spacing x 1 + 12.0" Side Stone x 2 = 8.33' Base Width
6.0" Stone Base + 12.5" Chamber Height + 6.0" Stone Cover = 2.04' Field Height

10 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 2 Rows = 141.5 cf Chamber Storage

680.6 cf Field - 141.5 cf Chambers = 539.1 cf Stone x 40.0% Voids = 215.6 cf Stone Storage

Chamber Storage + Stone Storage = 357.1 cf = 0.008 af
Overall Storage Efficiency = 52.5%
Overall System Size = 40.00' x 8.33' x 2.04'

10 Chambers
25.2 cy Field
20.0 cy Stone



Stage-Area-Storage for Pond 1P: C-100HD

Elevation (feet)	Storage (cubic-feet)	Elevation (feet)	Storage (cubic-feet)
5.00	0	6.04	197
5.02	3	6.06	202
5.04	5	6.08	207
5.06	8	6.10	211
5.08	11	6.12	215
5.10	13	6.14	220
5.12	16	6.16	224
5.14	19	6.18	228
5.16	21	6.20	233
5.18	24	6.22	237
5.20	27	6.24	241
5.22	29	6.26	245
5.24	32	6.28	249
5.26	35	6.30	253
5.28	37	6.32	256
5.30	40	6.34	260
5.32	43	6.36	264
5.34	45	6.38	267
5.36	48	6.40	270
5.38	51	6.42	273
5.40	53	6.44	276
5.42	56	6.46	279
5.44	59	6.48	282
5.46	61	6.50	285
5.48	64	6.52	288
5.50	67	6.54	290
5.52	72	6.56	293
5.54	77	6.58	296
5.56	82	6.60	298
5.58	87	6.62	301
5.60	92	6.64	304
5.62	97	6.66	306
5.64	102	6.68	309
5.66	107	6.70	312
5.68	112	6.72	314
5.70	116	6.74	317
5.72	121	6.76	320
5.74	126	6.78	322
5.76	131	6.80	325
5.78	136	6.82	328
5.80	141	6.84	330
5.82	146	6.86	333
5.84	151	6.88	336
5.86	155	6.90	338
5.88	160	6.92	341
5.90	165	6.94	344
5.92	170	6.96	346
5.94	174	6.98	349
5.96	179	7.00	352
5.98	184	7.02	354
6.00	188	7.04	**357**
6.02	193	7.06	**357**

NORWALK PLANNING & ZONING OFFICE

125 East Avenue
Norwalk, CT 06856-5125

MEMORANDUM

April 29th, 2025

TO: Alexis Cherichetti, Senior Environmental Officer

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025-36 CAM – LANDTECH c/o Curt Lowenstein – 18 Marion Avenue – raise and modify an existing single family residence to be flood compliant, construct a third story, and raise the driveway among other site improvements.

District: 3 **Block:** 68 **Lot:** ? **Zone:** CD-1S **Flood Zone**: AE-12 and VE-14

The above referenced application was submitted to this office as a Coastal Site Plan Review application. First, could you please check to see if there are freshwater wetlands or other known bodies of water on the site? Second, are there any conservation issues regarding this project? Thirdly, does the Conservation Commission need to review and approve this project?

Application materials can be found here on the website.

If you have any comments or questions do not hesitate to call me!

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LANDTECH 518 Riverside Ave Westport CT 06880	4	4	U.S. POSTAGE PAID WESTPORT, CT 06880 APR 23, 25 AMOUNT **$3.90** S2324P502926-9 0000
	Postmaster, per *(name of receiving employee)* Laquia Brooks		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	3-68-26-0 JEFFRIES PATRICIA A 10 TONETTA CR NORWALK, CT 06855				
2.	3-68-8-0 STROH BRAD & STROH BRANDY TRUSTEES 18 TONETTA CIR NORWALK, CT 06855-0000				
3.	3-66-14-0 ASHLEY.KEVIN.M.&.ASHLEY.MARITE.ANEZ 19.MARION.AVE NORWALK,.CT.06855				
4.	3-68-20-0 LUTHER.JENIFER.HONAN 14.TONETTA.CIR NORWALK,.CT.06855-0000				
5.	3-68-32-0 14.MARION.AVENUE.LLC 14.MARION.AVE NORWALK,.CT.06855				
6.	3-68-31-0 Sculley John B 21 GREENVIEW RD NEW MILFORD CT 06776				

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APR 23 2025
WESTPORT CT 06880

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	Postmaster, per *(name of receiving employee)* MARGUICA BROOKS		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	3-66-12-0 MCMANUS HUGH F & LOUISE P 33 RIVER DR NORWALK, CT 06855-0000				
2.	3-66-20-0 BRENNAN ALBERT D JR * MARGARET 21 MARION AVE NORWALK, CT 06855-2610				
3.	3-68-25-0 WOODWARD DAVID R 16 TONETTA CIR NORWALK, CT 06855-0000		US POSTAL SERVICE APR 23 2025 WESTPORT CT 06880		
4.	3-68-7-0 GRAY JOHN P & LINDA R 15 ELLIOTT ST NORWALK, CT 06855-2607				
5.	3-66-13-0 RISING DOUGLAS N 808 SW LAKE CHARLES CIRCLE PORT ST. LUCIE, FL 34986				
6.	3-68-19-0 BENECCHI TANIA & BENECCHI GREGORY L 37 HAWKINS PL DUXBURY, MA 02332				

LANDTECH

Civil Engineering · Site Planning
Environmental Science & Engineering
Landscape Architecture · Land Surveying
Permit Coordination & Management
Construction Management & Financing

April 23, 2025

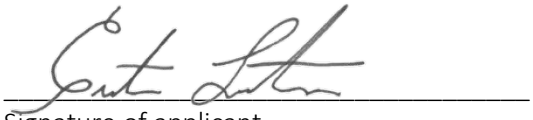
Dear Neighbor,

Be advised that Curt Lowenstien of LANDTECH has applied for a Coastal Site Plan application for property located at the following address: 18 Marion Avenue.

The proposal is for a new house, porch, deck, patio, driveway and asscoaited site improvements.

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials

If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.



Signature of applicant

3-66-12-0
MCMANUS HUGH F & LOUISE P
33 RIVER DR
NORWALK, CT 06855-0000

3-66-13-0
RISING DOUGLAS N
808 SW LAKE CHARLES CIRCLE
PORT ST. LUCIE, FL 34986

3-66-14-0
ASHLEY KEVIN M & ASHLEY MARITE ANEZ
19 MARION AVE
NORWALK, CT 06855

3-66-20-0
BRENNAN ALBERT D JR * MARGARET
21 MARION AVE
NORWALK, CT 06855-2610

3-68-19-0
BENECCHI TANIA & BENECCHI GREGORY L
37 HAWKINS PL
DUXBURY, MA 02332

3-68-20-0
LUTHER JENIFER HONAN
14 TONETTA CIR
NORWALK, CT 06855-0000

3-68-25-0
WOODWARD DAVID R
16 TONETTA CIR
NORWALK, CT 06855-0000

3-68-26-0
JEFFRIES PATRICIA A
10 TONETTA CR
NORWALK, CT 06855

3-68-32-0
14 MARION AVENUE LLC
14 MARION AVE
NORWALK, CT 06855

3-68-7-0
GRAY JOHN P & LINDA R
15 ELLIOTT ST
NORWALK, CT 06855-2607

3-68-8-0
STROH BRAD & STROH BRANDY TRUSTEES
18 TONETTA CIR
NORWALK, CT 06855-0000

LANDTECH

Civil Engineering · Site Planning
Environmental Science & Engineering
Landscape Architecture · Land Surveying
Permit Coordination & Management
Construction Management & Financing

COASTAL AREA MANAGEMENT REPORT
FOR RESIDENTIAL SITE DEVELOPMENT

Prepared for:

18 Marion Avenue

Norwalk, CT

March 25, 2025

518 Riverside Avenue · Westport CT 06880 · www.landtechconsult.com · hello@landtechconsult.com · 203-454-2110

INTRODUCTION

This report identifies the existing coastal resources on and adjacent to the property at 18 Marion Avenue in Norwalk, CT. It provides an evaluation of potential impacts to the coastal resources associated with the construction of a new house on the property in accordance with Chapter 444 Section 22a-90 through 22a-112 of the Connecticut General Statutes known as the "Coastal Management Act" and follows the guidelines provided in the Connecticut Coastal Management Manual prepared by the Connecticut Department of Environmental Protection (September 2000).

SITE LOCATION & EXISTING CONDITIONS

The property at 18 Marion Avenue in Norwalk is 0.21± acres (9,117± sf) in size and is located at the southwest corner of River Drive and Marion Ave. The property is a vacant lot consisting of mowed grass. The western side of the property abuts the Norwalk Harbor. A stone seawall with a staircase runs along the entire length of the property. Tidal wetlands are located waterward of the wall and are in good condition. The property is located in Zone B and Flood Zones VE 14 and AE 12.

DESCRIPTION OF PROPOSED PROJECT

The project is to construct a new single family residence with associated decks, a patio and driveway accessed from Marion Ave. The house will be constructed with a first floor elevation of 16.17 NAVD which is 4.17 feet above the 100 year elevation. A residential dock is proposed just north of the seawall staircase. The majority of the dock is being permitted separately by the DEEP, however 17± sf of the dock is landward of the Coastal Jurisdiction Line and 32± sf is landward of the mean high water line which is part of this application.

The property is flat and level with topography ranging between 7.1 and 7.9. Stormwater from the roof and a trench drain in the driveway will be directed to subsurface galleries where the water will be infiltrated into the ground prior to leaving the site.

DESCRIPTION AND CONSISTENCY OF COASTAL RESOURCES

Policies have been established by the State to protect the existing coastal resources. Coastal Resources on and adjacent to the site were identified from the Coastal Resources Norwalk South quadrangle map, prepared by the Coastal Area Management Program of the Connecticut Department of Environmental Protection, dated 1979. This information was then field verified and adjusted if necessary.

Applicable Coastal Resources

The property is within the coastal zone boundary and abuts the Norwalk Harbor segment of the Norwalk River. Coastal resources applicable to this project are discussed below.

- **General Development**

  The project is consistent with applicable policies for General Development as no sensitive coastal resources will be impacted by the proposed work. The dock is designed to comply

with DEEP guidelines to coexist with tidal wetlands and the site development will improve water quality by infiltrating it in place improving the quality of water before it flows offsite. Therefore, no sensitive coastal resources will be impacted.

- Coastal "Flood" Hazard Areas

  Coastal Hazard Areas are those portions of a property within the 100-year flood zone. For this site, the entire property lies within the Coastal Hazard Area. The majority of the property lies within the AE12 flood zone, while the narrow western portion of the property along the shoreline is located in a VW 14 zone as depicted on Federal Flood Insurance Rate Map (FIRM) Number 09001C0532G, effective July 8, 2013. The proposed development of the house, patio, decks, driveway and drainage will be in the AE 12 zone. The only proposed activity within the VE 14 zone is the dock.

  The project is consistent with applicable Coastal Hazard Area policies as the first floor of the house will be constructed at elevation 16.17 which is over 4 feet above the hundred year flood elevation of 12 which minimize impacts to life and property. This is in compliance with FEMA guidelines. As no work other than the dock will be performed waterward of the seawall, the project also does not alter natural patterns of water circulation, erosion or deposition.

- Beaches and Dunes

  A sand and cobble beach is located waterward of the wall. The beach is stable with no evidence of erosion.

  The project is consistent with these policies as no changes to their ability to provide wildlife habitat, their natural relationship between erosion and accretion or their ability to accept coastal flooding will occur.

- Estuarine Embayments

  Coastal waters are waters of Long Island Sound and its embayments, tidal rivers and harbors, which have a salinity of at least 500 parts per million (ppm) (0.5 ‰) under low flow conditions. The property abuts Norwalk Harbor which is an Estuarine Embayment.

  The project is consistent with applicable policies as it will not impact or alter the biological productivity or alter the circulation patterns or wildlife habitat of the estuary.

- Tidal Wetlands

  Tidal wetlands are those areas protected from direct wave action which border on or lie beneath tidal waters and whose surface is at or below an elevation of one foot above local extreme high water which support or may support species listed in the statutes as tidal vegetation. Tidal wetlands have been delineated and are located waterward of the seawall.

  Consistency with these policies is provided as the no physical disturbance is proposed to the wetlands and no alteration to the wildlife habitats, water quality improvements through filtration nor their ability to reduce wave energy will occur.

- Intertidal Flats

  Intertidal flats are those very gently sloping or flat areas located between high and low tides which are composed of muddy, silty or fine sandy sediments which are generally lack vegetation. Intertidal Flats are present waterward of the tidal wetlands.

  The project is consistent with these applicable policies as it will not impact their function as a nutrient source or feeding area for mollusks and wildlife nor increase erosion. The proposed dock is a standard design and utilizes construction techniques proven to minimize disturbance to the sediment. The dock design will be fully evaluated by the DEEP during their application process.

- Shellfish Concentration Areas

  Shellfish Concentration Areas are those areas in which one or more species of shellfish aggregate. Norwalk Harbor is mapped as having natural shellfish beds. This section of Norwalk Harbor is categorized as Conditionally Restricted, meaning that shellfish may only be harvested by special license and may not be directly harvested for market or consumption.

  Consistency with this resource is tied to those described above for intertidal flats.

Applicable Coastal Uses

Coastal Uses are those uses of general public access, septic system/sewer or water lines, shoreline erosion control structures, stormwater management, vegetated buffers, or water dependent uses as defined in the Connecticut General Statutes.

CONSISTENCY WITH COASTAL USE POLICIES

The only coastal uses applicable to this project are Stormwater Management.

The site development includes a proposed stormwater management system which catches stormwater from the roof and driveway and diverts it to a Cultec recharger which is designed to improve water quality by infiltrating water into the ground mimicking what occurs today, prior to development.

Potential Adverse Impacts:

The proposed project does not incur any of the adverse impacts outlined in the Connecticut Coastal Management Manual. The proposed project is limited to an existing cleared site that already contains water and sewer connections and a seawall that separates the development from the coastal resources. The only work proposed waterward of the wall is a residential dock that complies with DEEP guidelines. This section of dock is being permitted by the DEEP. The project also includes a stormwater management system which improves water quality prior to it leaving the site. Therefore, the project does not degrade water quality or erosion or drainage patterns; it does not degrade circulation patterns; and it does not degrade natural features of public vistas or view points as no identified public vistas exist in this area. In addition, the proposed project does not increase the hazard of coastal flooding. Finally, the project does not alter the bathymetry or degrade wildlife, finfish or shellfish habitat which is consistent with the Connecticut Management Act.

Erosion controls will be installed prior to the commencement of construction related activities. These controls will be maintained in proper working order throughout the construction phase and will be removed after all construction is completed and all disturbed soils have been permanently stabilized with vegetation.

The proposed development of this site has been evaluated and determined to comply with the guidelines of the Connecticut Coastal Management Manual and the Coastal Management Act.

Respectfully Submitted

LANDTECH

Senior Ecologist

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

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

May 1, 2025

LANDTECH
c/o Curt Lowenstein
518 Riverside Avenue
Westport, CT 06880

Re: 18 Marion Avenue
Preliminary Review of Application #2025-36 CAM
Construct a new single family residence and dock with associated site improvements on a vacant lot adjacent to Norwalk Harbor.

Dear Mr. Lowenstein:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application at their June 4, 2025, meeting. The below reflects my initial comments and the Commission may continue their review of the application at their regularly scheduled meetings that follow.

Please submit or comment on the following.

1) Please provide the Tax Parcel Identification for this property (District, Block, Lot).

2) A foundation plan is required to determine compliance with flood regulations and number of stories.

3) Please provide a landscaping plan that includes buffer plantings along the seawall to aid in the filtration of stormwater.

4) It appears some trees were removed along the property frontage in mid-2024. Staff would recommend including trees, not just shrubs, in a landscaping plan.

5) Aerial imagery also confirms site work has begun (clearing/grading). Please cease all site work until approvals have been obtained.

6) Would it be feasible to have the finished grade along the seawall be at least three inches below the top of the wall? That way, the wall can act as a buffer. If the finished grade matches the top of the seawall, Staff recommends a more robust vegetated buffer.

7) The zoning chart must be revised to include building coverage separate from impervious surface coverage.

8) Can the proposed patio and driveway be made of pervious materials?

9) The driveway backup area must be screened from the street by landscaping with a minimum height and width of three (3) feet per section 4.3.12.B.4.f of the regulations.

10) The proposal increases density in a flood zone which inherently exposes life and property to flood hazards which must be considered as an adverse impact. CCMA policy is to minimize threats to life and property, which goes beyond NFIP construction compliance. Staff would encourage meeting V-zone construction standards, which may be the case if the property is built on piers with breakaway walls.

11) There are some errors in the submitted CAM report. The correct zone is CD-1S, not B, and page three references the VW flood zone which would be VE.

12) Is there any way to locate the detention system further from the Harbor?

13) Would it be feasible to have all stormwater treated on-site so that there is no untreated discharge into the Harbor?

14) The dock can only be approved locally after DEEP has issued their approval. Staff is aware that a pre-submission consultation form has been sent to the Harbor Management Commission regarding the dock.

15) I have referred this application to the Conservation Office and Harbor Management Commission. Please provide comments/approvals from the Health Department, DPW, WPCA etc. The link to the webpage can be found here.

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (amelia.williams@norwalkct.gov) or call (203-854-7259) if you have any questions regarding your application or the application process.

Sincerely,

Amelia Williams

Amelia Williams
Land Use Planner

May 14, 2025

Amelia Williams, Land Use Planner
Planning and Zoning
City of Norwalk
125 East Avenue
Norwalk, CT 06856-5125

RE: 18 Marion Avenue - Preliminary Review of Application #2025-36 CAM

Dear Ms. Williams,

This letter is in response to comments provide by your office dated May 1, 2025 in reference to plans for the construction of a new single-family residence and dock with associated site improvements, T-1.0 Cover Sheet, dated 4/15/25, SV-1.0 Zoning Location & Topographic Survey, dated 8/29/2024, revised 3/14/25, SV-1.1 Zoning Improvement Survey, dated 4/01/25, C-1.0 Site Development Plan, dated 4/15/25, C-2.0 Sedimentation and Erosion Control Plan, dated 4/15/25, C-3.0 Construction Details (1 of 2), dated 4/15/25, C-3.1 Construction Details (2 of 2), dated 4/15/25 and further described in the Stormwater Management Report, dated 4/15/2025, prepared by LANDTECH. See below for itemized responses to the comments.

1) *Please provide the Tax Parcel Identification for this property (District, Block, Lot).*
   Response: The Tax Parcel ID for the subject property is 3-68-36-0.

2) *A foundation plan is required to determine compliance with flood regulations and number of stories.*
   Response: A foundation plan has been provided with the revised submission that demonstrates FEMA compliance and number of stories, see Sheet F-1 of the revised Architectural Plans prepared by ADA Architects.

3) *Please provide a landscaping plan that includes buffer plantings along the seawall to aid in the filtration of stormwater.*
   Response: A landscaping plan has been provided with the revised submission, see Sheet L-1.0 of the revised plans prepared by LANDTECH.

4) *It appears some trees were removed along the property frontage in mid-2024. Staff would recommend including trees, not just shrubs, in a landscaping plan.*
   Response: See response to comment 3.

5) *Aeriel imagery also confirms site work has begun (clearing/grading). Please cease all site work until approvals have been obtained.*
   Response: To our knowledge the only work that has occurred on the subject property was for soil testing. This site was used as a staging area for the 14 Marion Avenue house construction. The property owners have been notified to ensure there is no site work commencement until all approvals have been obtained.

6) *Would it be feasible to have the finished grade along the seawall be at least three inches below the top of wall? That way, the wall can act as a buffer. If the finished grade matches the top of the seawall, Staff recommends a more robust vegetated buffer.*

Response: The proposed grading has been revised to show proposed spot elevations along the existing seawall being at least 3 inches lower than the top of wall, see Sheet C-1.0 of the revised plans prepared by LANDTECH.

7) *The zoning chart must be revised to include building coverage separate from impervious surface coverage.*

Response: The zoning chart has been revised to show building coverage separate from impervious surface coverage, see Sheets SV-1.0 and SV-1.1 of the revised plans prepared by LANDTECH.

8) *Can the proposed patio and driveway be made of pervious materials?*

Response: The rear patio has been revised to be pervious. However, it is the preference of the property owners for the driveway to remain as asphalt. Stormwater management facilities have been proposed to collect and treat the proposed driveway.

9) *The driveway backup area must be screened from the street by landscaping with a minimum height and width of three (3) feet per section 4.3.12.B.4.f of the regulations.*

Response: See response to comment 3.

10) *The proposal increases density in a flood zone which inherently exposes life and property to flood hazards which must be considered as an adverse impact. CCMA policy is to minimize threats to life and property, which goes beyond NFIP construction compliance. Staff would encourage meeting V-zone construction standards, which may be the case if the property is built on piers with breakaway walls.*

Response: The proposed residence is located entirely within the AE flood zone and has been designed in accordance with FEMA guidance for residential construction within the AE flood zone.

11) *There are some errors in the submitted CAM report. The correct zone is CD-1S, not B, and page three references the VW flood zone which would be VE.*

Response: The CAM report has been updated accordingly to display the correct zoning and flood zone information.

12) *Is there any way to locate the detention system further from the Harbor?*

Response: The detention system has been located as far back from the harbor as is feasible considering the limited size of the property.

13) *Would it be feasible to have all stormwater treated on-site so that there is no untreated discharge into the Harbor?*

Response: All new impervious areas, except for the entry stairs, will be collected and treated. It is our opinion that stormwater management has been provided on-site to the greatest extent feasible and in accordance with the City of Norwalk Drainage Standards.

14) The dock can only be approved locally after DEEP has issued their approval. Staff is aware that a pre-submission consultation form has been sent to the Harbor Management Commission regarding the dock.

Response: Acknowledged.

15) I have referred this application to the Conservation Office and Harbor Management Commission. Please provide comments/approvals from the Health Department, DPW, WPCA etc.

Response: Acknowledged.

Sincerely,

Curt Lowenstein, P.E.

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM May 29th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 - 36 CAM – LANDTECH – 18 Marion Avenue – Construct a new single-family residence and dock with associated site improvements on a vacant lot adjacent to the Norwalk Harbor.

District: 3 **Block:** 68 **Lot:** 36 **Zone:** CD-1S **Flood Zone:** AE-12 and VE-14

ZONING HISTORY:
The .21-acre property is currently vacant and was recently created via a free cut (map #14453 on the NLR). The property directly abuts the Norwalk Harbor and is separated by an existing seawall. A row of arborvitaes currently exists along the southern property boundary shared with 14 Tonetta Circle. Three (3) trees along the street are proposed to be removed, and aerial imagery confirms trees along the street were removed in mid-2024. The site is generally flat at an elevation of about seven (7) feet. All but the westernmost portion of the property is landward of the Limit of Moderate Wave Action (LiMWA), the same portion being in the VE-14 flood zone while the remainder of the property is in the AE-12 flood zone where site work is proposed.

PROPOSED USE/STRUCTURE:
The applicant proposes to construct a new single-family residence with an asphalt driveway, deck, covered porch, pervious patio, stormwater system, and associated utilities (generator and A/C units). A modest planting plan is proposed, with only one (1) tree in the southeast corner which is not a part of the buffer area along the western property line. There will be 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 as required by the regulations.
The amount of impervious surface and building coverage proposed complies with the maximums allowed. The driveway backup area is proposed to be screened with inkberry (minimum height and width of three (3) feet to comply with section 4.3.12.B.4.f of the regulations). A dock has also been proposed, and the applicant has begun the process of obtaining approval for it from DEEP.

STAFF COMMENTS:
- The applicant sufficiently addressed most concerns outlined in Staff's preliminary review letter.
- Staff would recommend the landscape plan be revised to enhance the buffer, making it wider and inclusive of trees.

- Though not required, Staff suggested the applicant construct the residence to VE flood zone standards to better minimize the exposure of life and property to flood hazards.
- Staff believes the proposal is consistent with the goals and policies of the Connecticut Coastal Management Act.

SIGN-OFFS: Comments have been received from the Conservation Office and Harbor Management Commission. Health Department, DPW, WPCA, etc. approvals have yet to be received.

ZONING BOARD OF APPEALS: No variances were needed for this proposal.

VIOLATIONS: There are no zoning violations currently on the property.

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025 - 36 CAM – LANDTECH – 18 Marion Avenue – Construct a new single-family residence and dock with associated site improvements on a vacant lot adjacent to the Norwalk Harbor be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

    a. Per site development plans dated 4/15/2025 and revised 5/5/2025 prepared by LANDTECH, Westport, CT

    b. Per architectural plans dated 9/27/2024 and revised 5/9/2025 prepared by ADA Architects, Norwalk, CT

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and

4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

5. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

6. That any changes to the plans be reviewed by Staff prior to implementation; and

7. That a revised landscape plan with an expanded buffer that includes trees be submitted and approved by Staff prior to the issuance of a zoning permit; and

8. That all plantings be implemented prior to COZC; and

9. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

10. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

11. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

12. That no changes to the seawall are permitted without City review and DEEP approval; and

13. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 13th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025 - 36 CAM – LANDTECH – 18 Marion Avenue – Construct a new single-family residence and dock with associated site improvements on a vacant lot adjacent to the Norwalk Harbor as shown on the site development plans dated 4/15/2025 and revised 5/5/2025 prepared by LANDTECH, Westport, CT and architectural plans dated 9/27/2024 and revised 5/9/2025 prepared by ADA Architects, Norwalk, CT be **DENIED** subject to the following reasons:

1.
2.

BE IT FURTHER RESOLVED that the effective date of this denial shall be June 13th, 2025.

I ♥ NORWALK

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.

RECEIVED
APR 30 2025
CITY OF NORWALK
PLANNING & ZONING

Application Completion Date: 4/30/25 | Official Receipt Date: 5/7/25 | Fee Paid: $310.00

1. **Property Address:** 22 HARBOR VIEW AVE 2. D/B/L/U: 5/65C/22

3. Proposed Work: LIFT HOUSE FOR FLOOD COMPLIANT 4. Zone: ~~B~~ CD-1S

5. **Applicant Identification:**

Applicant Name: KEVIN RATH
Address: 22 HARBOR VIEW AVE NORWALK CT 06854
Phone Number: 203-856-9324 Email: SHIPSCUBA@GMAIL.COM
Interest in Property: ☑ fee simple ☐ option ☐ lessee ☐ easement ☐ other (specify): _____
List primary contact for correspondence *if other than applicant* (Agent or Attorney):
Name: TIM RATH
Address: 9 TWILIGHT PLACE NORWALK CT 06854
Business Phone: 203-856-9324 Email: SHIPSCUBA@GMAIL.COM

6. **Property Owner, if different than applicant:**

Owner Name: SAME
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:

- [x] Project location
- [x] 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:
22 HARBOR VIEW AVE NORWALK CT 06854

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 HARBOR

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:
RESIDENTIAL

e) Indicate the area of the project site: _____ acres **or** 9991 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*):

LIFTING AN EXSITING SINGLE FAMILY RESIDENCE TO PREVENT REPETIVE FLOODING
EXACT SAME FOOT PRINT....NO ADDITIONAL CONSTRUCTION

HOUSE WILL BE PLACED ON PIERS TO LET ANY FLOOD WATERS FLOW UNDER HOUSE
BASEMENT WILL BE ELIMINATE

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*):

SILT FENSE WILL BE USED TO PREVENT ANY EROSION

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*):

EXSITING RESIDENCE THAT HAS BEEN THERE SINCE 1935

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:

- [x] 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):

EXSITING HOME

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.) *:

N/A

*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*):

NONE

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*):

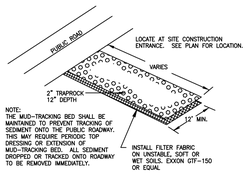
NONE

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.

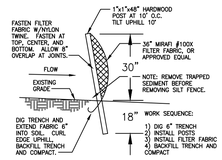
Applicant's Signature: Kenneth M Ruth **DATE:** 2/15/25

Agent's Signature: Jim Reis **DATE:** 2/15/25



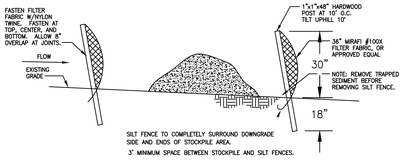
MUD–TRACKING BED

NOT TO SCALE



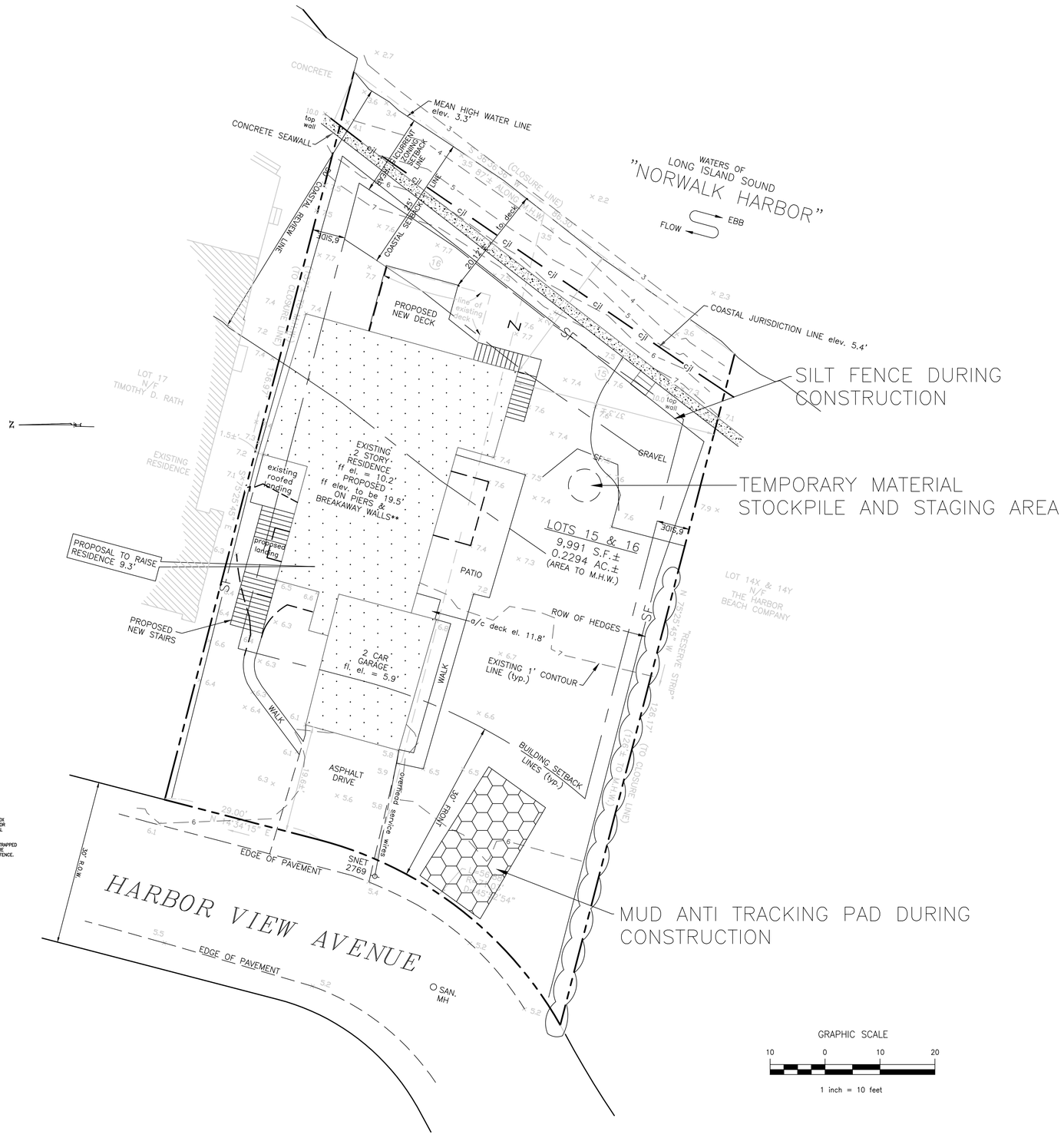
SILT FENCE

NOT TO SCALE



STOCKPILE PROTECTION

NOT TO SCALE



GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. 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.
3. 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. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED.
4. 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 IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ARCAMONE LAND SURVEYORS LLC TITLED "ZONING LOCATION SURVEY PREPARED FOR KEVIN RATH", DATED MAY 13, 2025.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR–35 P.V.C. (ASTM D–3034) OR CLASS 52 DUCTILE IRON (ANSI A 21–51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP–TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1–800–922–4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.2294 ACRES

LOCATION MAP

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2023 CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS 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 (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

GRAPHIC SCALE

10 0 10 20

1 inch = 10 feet

STATE OF CONNECTICUT · WAYNE J. D'AVANZO · No. 24877 · LICENSED PROFESSIONAL ENGINEER

5–14–25
date

Fairfield County Engineering LLC

KEVIN RATH

22 HARBORVIEW AVENUE NORWALK, CONNECTICUT

SEDIMENTATION AND EROSION CONTROL PLAN

CIVIL ENGINEERS

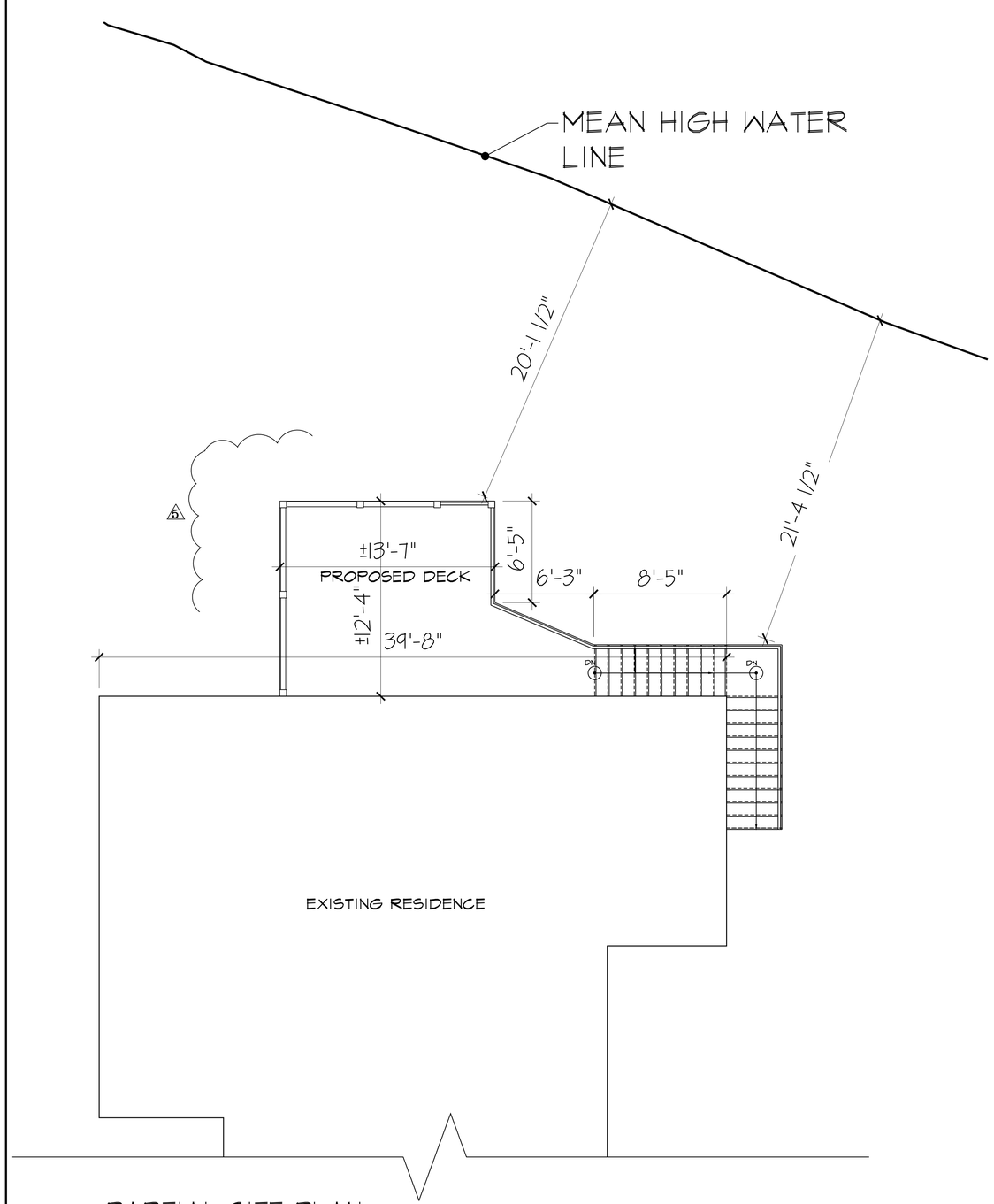
25XX project

1 OF 1 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.

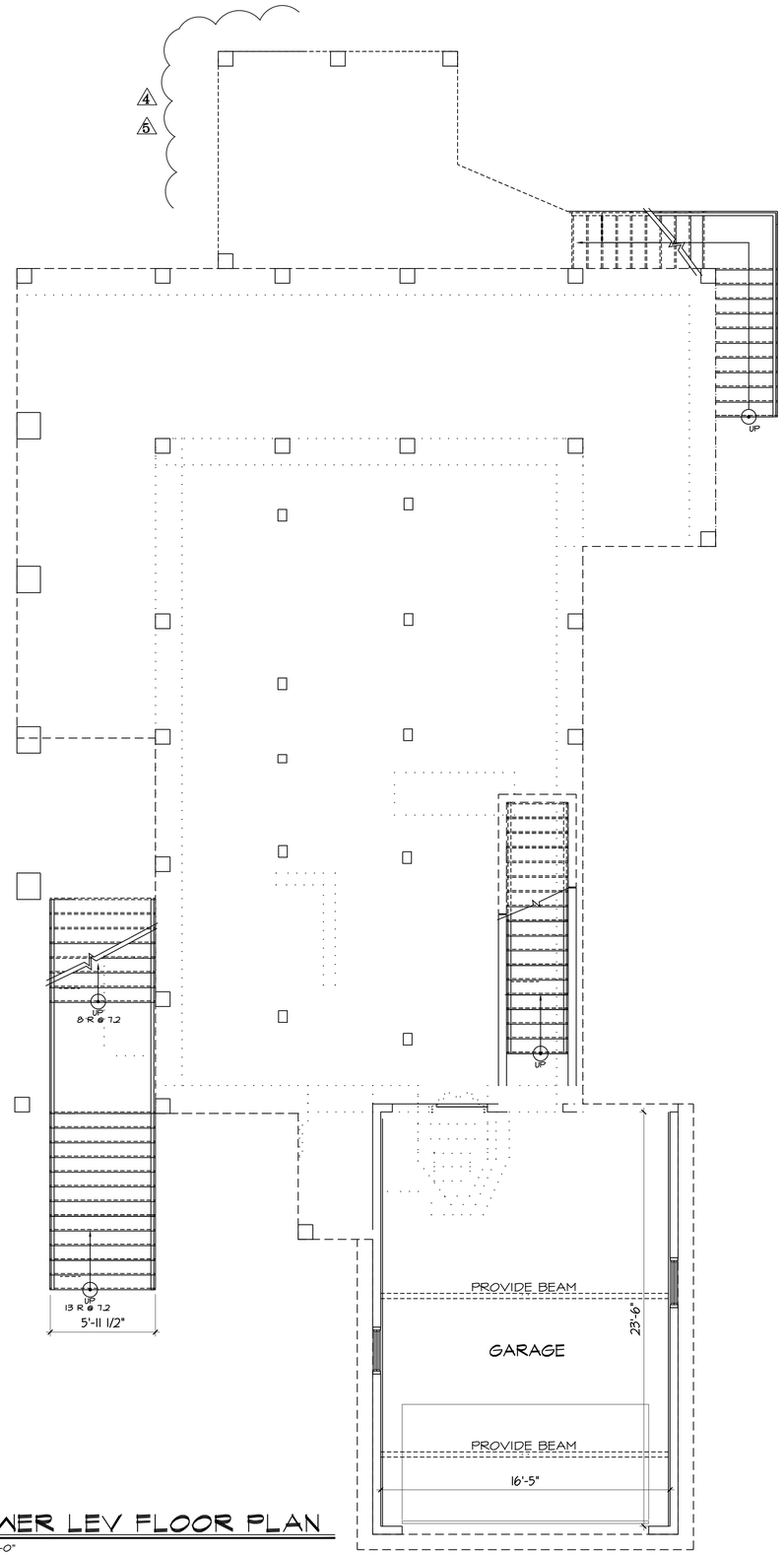
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831–8005 wayne@fairfieldce.com

2639_250514SEC



PARTIAL SITE PLAN

1/4" = 1'-0"



LOWER LEV FLOOR PLAN

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
1	11.19.24	
2	12.2.24	
3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT RAVI K. AHUJA No. 6951 LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT

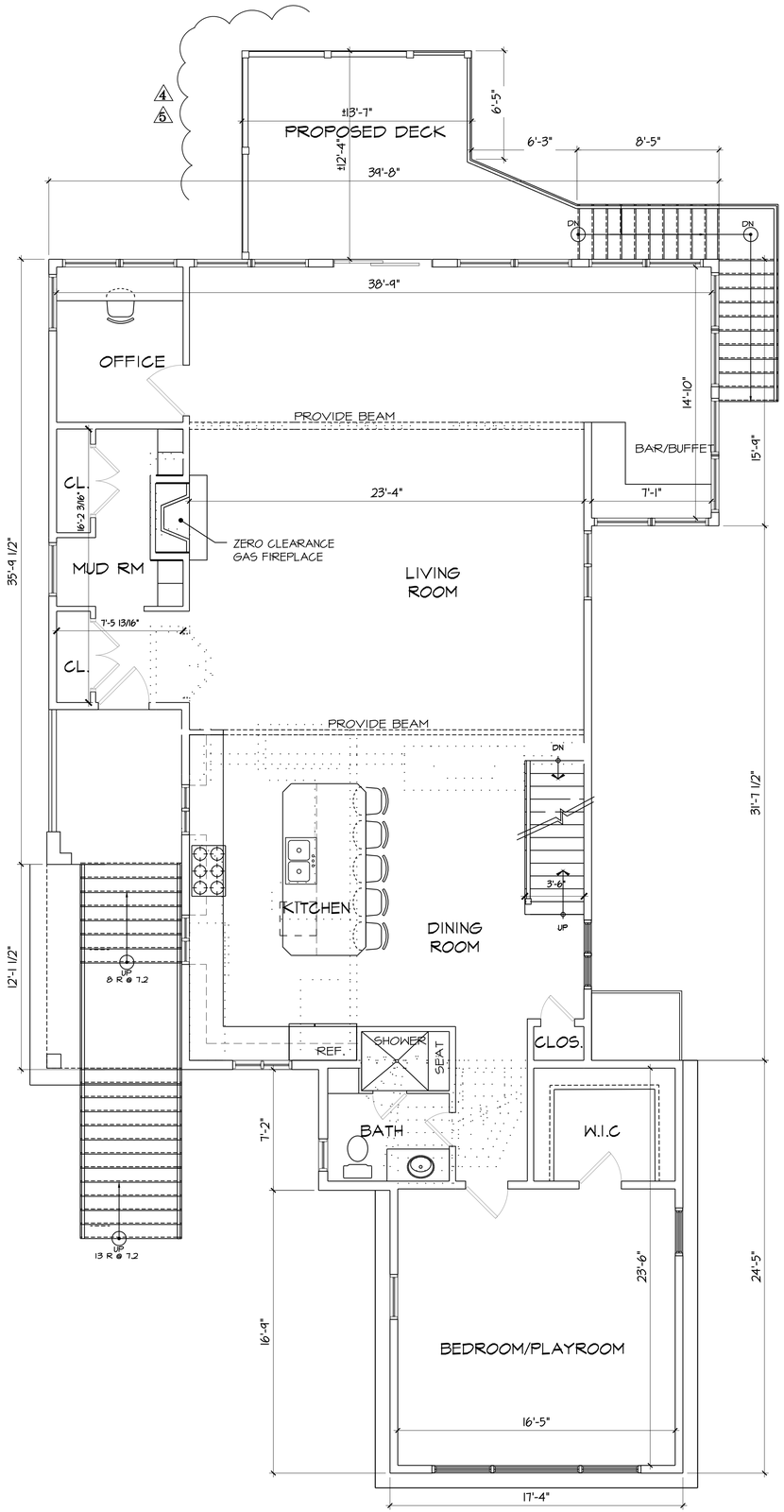
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

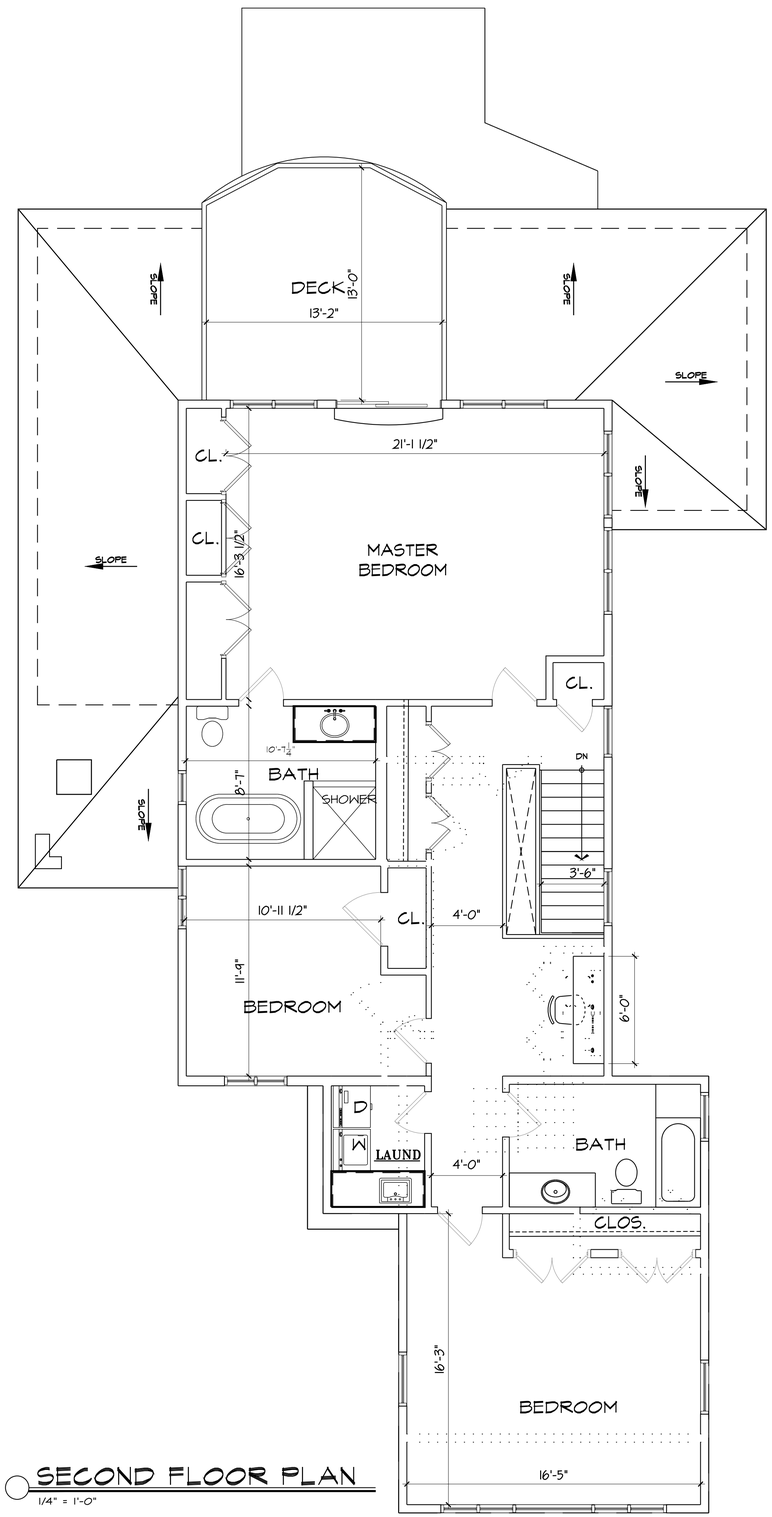
PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

A.01
DWG. NO.

DRAWING TITLE:

PARTIAL SITE PLAN &
PROPOSED FLOOR PLAN





SECOND FLOOR PLAN

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
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3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK, CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT
RAVI K. AHUJA
REG. 6954
REGISTERED ARCHITECT

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PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

A.02
DWG. NO.

DRAWING TITLE:

PROPOSED FLOOR PLANS

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

PROPOSED SIDE ELEVATION

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
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4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT RAVI K. AHUJA No. 6951 LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT

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PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

A.03
DWG. NO.

DRAWING TITLE:

PROPOSED ELEVATIONS

PROPOSED REAR ELEVATION

1/4" = 1'-0"

PROPOSED SIDE ELEVATION

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
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2	12.2.24	
3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT RAVI K. AHUJA NO. 6951 LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT

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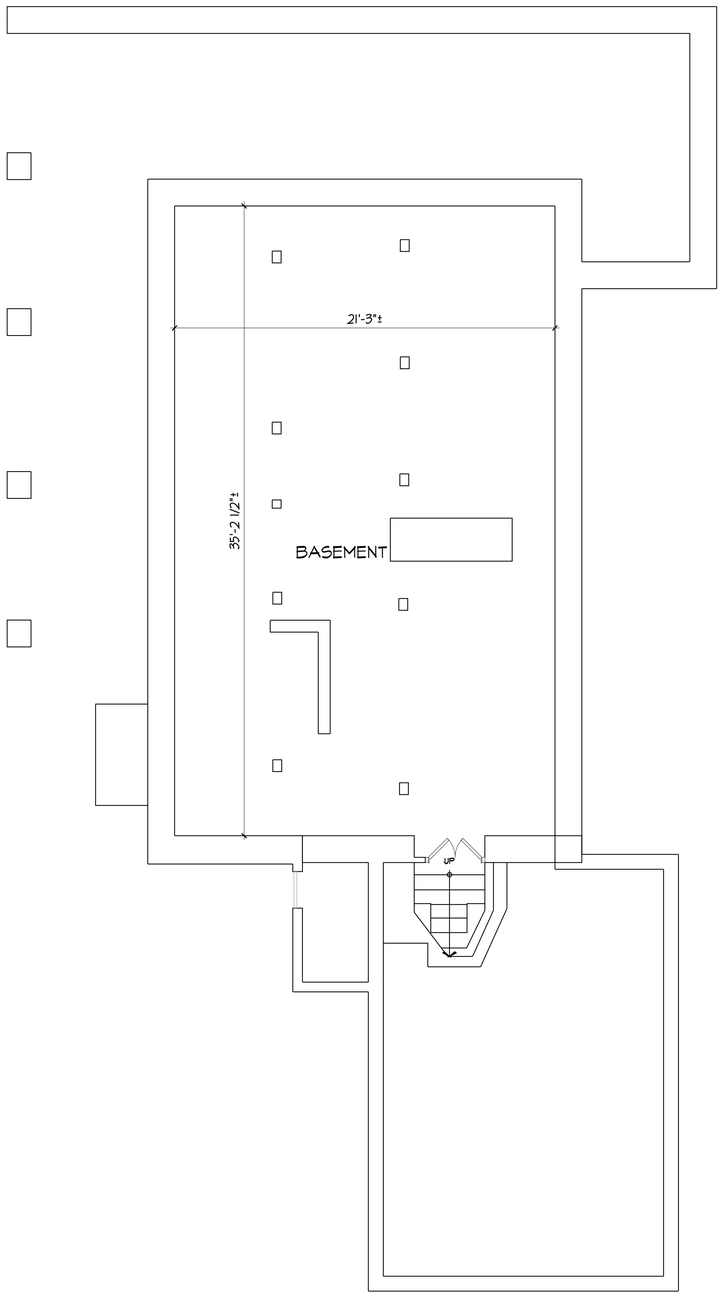
Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

A.04
DWG. NO.

DRAWING TITLE:

PROPOSED ELEVATIONS



EXISTING LOWER LEV FLOOR PLAN

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
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3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT RAVI K. AHUJA NO. 6951 LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT

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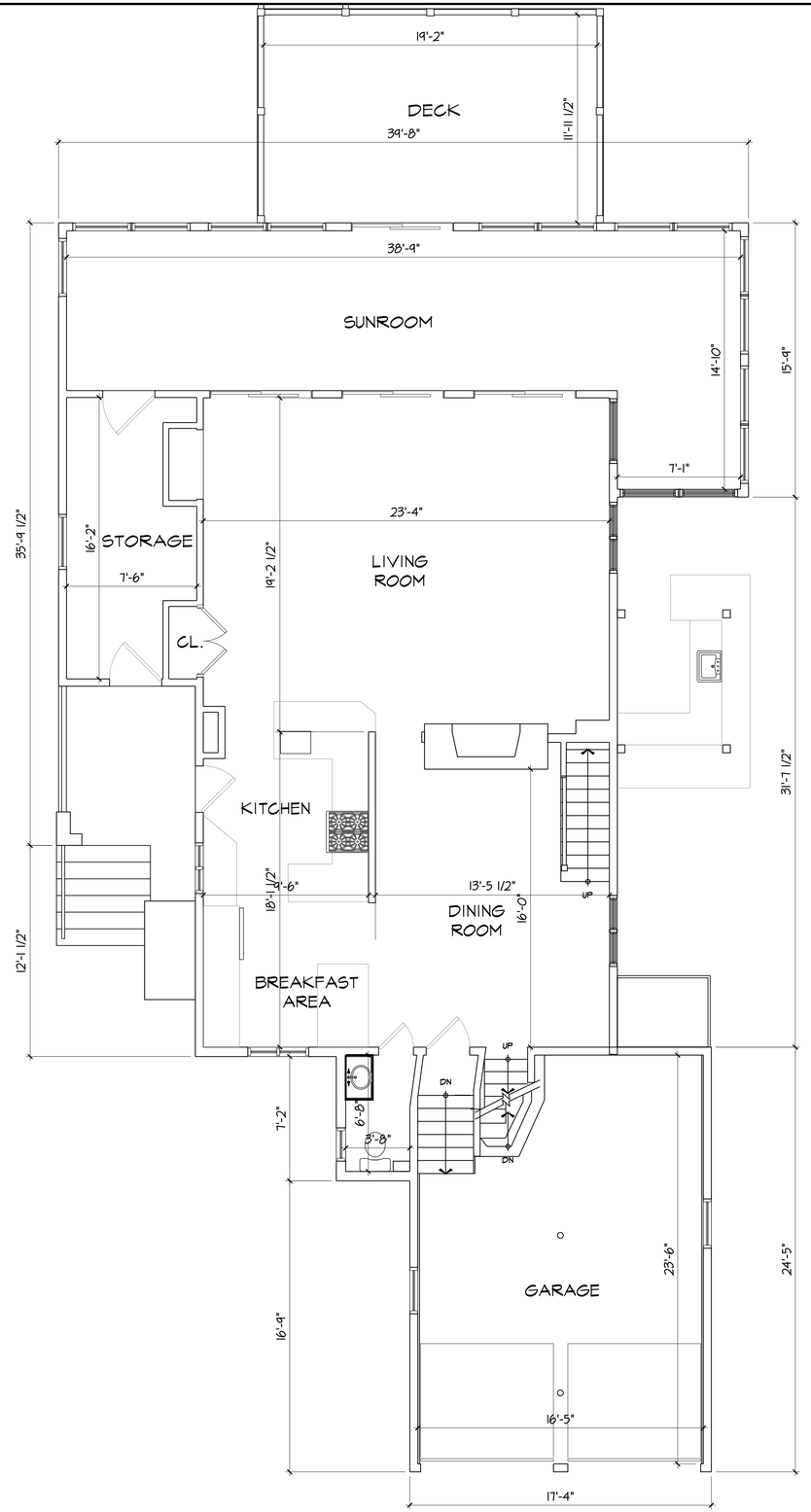
PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

EX. 1
DWG. NO.

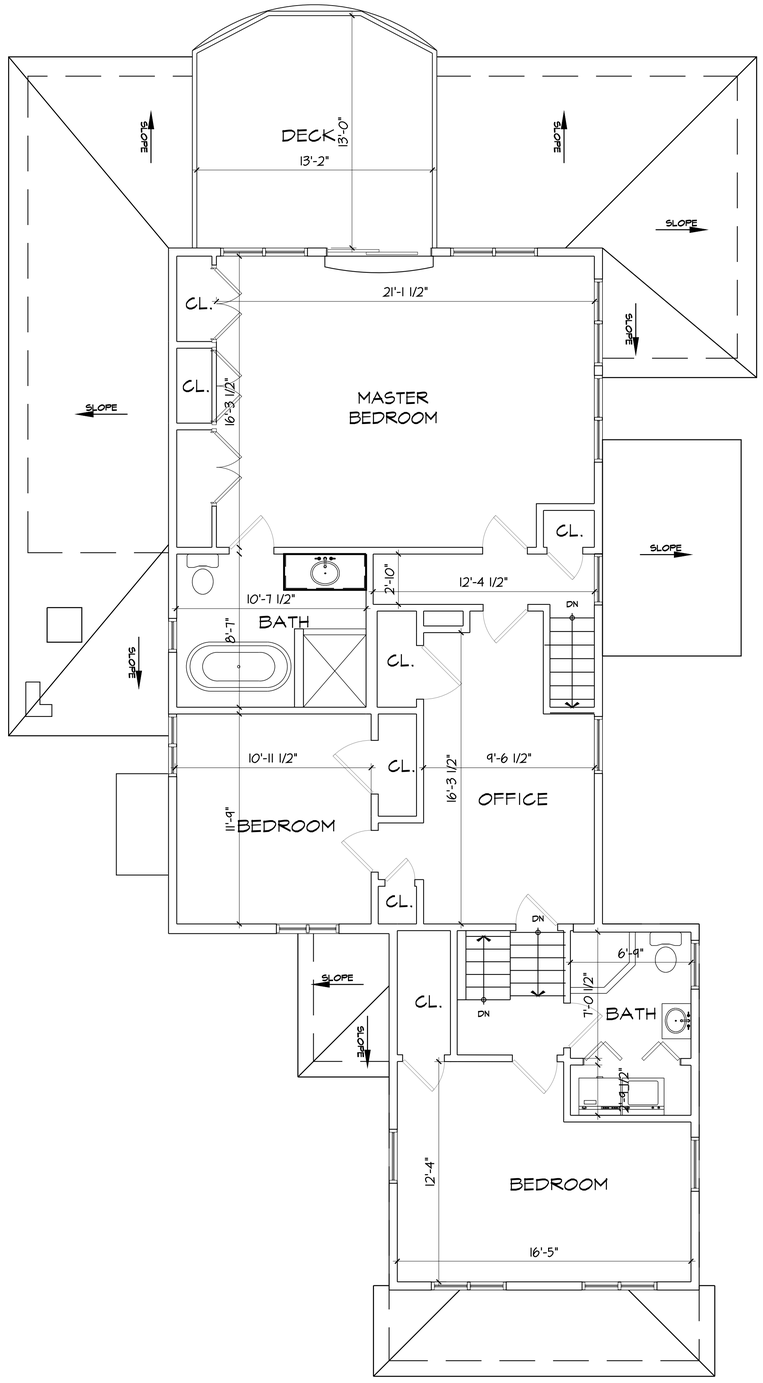
DRAWING TITLE:

EXISTING FRLOOR PLANS



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
1	11.19.24	
2	12.2.24	
3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT
RAVI K. AHUJA
No. 695
LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT
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Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

EX.2
DWG. NO.

DRAWING TITLE:

EXISTING FRLOOR PLANS

EXISTING FRONT ELEVATION

1/4" = 1'-0"

EXISTING SIDE ELEVATION

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
1	11.19.24	
2	12.2.24	
3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT
RAVI K. AHUJA
No. 6952
LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT

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PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

EX.3
DWG. NO.

DRAWING TITLE:

EXISTING ELEVATIONS

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EXISTING REAR ELEVATION

1/4" = 1'-0"

EXISTING SIDE ELEVATION

1/4" = 1'-0"

NO	DATE	ISSUE/REVISION
1	11.19.24	
2	12.2.24	
3	1.16.25	
4	1.28.25	
5	4.23.25	

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT
RAVI K. AHUJA
No. 6951
REGISTERED ARCHITECT

RAVI AHUJA, ARCHITECT

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PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

EX.4
DWG. NO.

DRAWING TITLE:

EXISTING ELEVATIONS

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ARCHITECTURE DESIGN PLANNING
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Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

May 12, 2025

CERTIFICATION OF FLOOD ELEVATIONS

Proposed Residential Structures

Coastal High Hazard Areas
VE and Coastal AE

I, Ravi Ahuja President of AWA Design Group P.C. 401 Shippan Ave., Suite 202 ,Stamford CT 06902 hereby certify that the *proposal* by Kevin Rath, 22 Harbor View Ave., Norwalk CT 06854 for lifting and repair of his residence to make it flood compliant which will be located at 22 harbor View Ave., Norwalk ,CT 06854 within the VE Flood Zone Special Flood Hazard Zone as designated by the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map panel 553 of 626 map 09001C0533G dated 7/8/13, will have the bottom of the lowest horizontal structural member (excluding pilings, pile caps, and columns) elevated to at least two (2.0) feet above the Base Flood Elevation (BFE) 15' as designated on the above referenced map. The bottom of all electrical, plumbing, machinery or other utility equipment (including ductwork) that service the structure will be elevated two (2.0) feet above the BFE and not located below the structure. The space beneath the lowest floor will be free of obstruction, or will be constructed with breakaway walls, lattice work or insect screening intended to collapse under stress; and space shall not be used for human habitation.

Furthermore, I hereby certify that the flood-proofing methods that will be 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, as constructed, will be adequately anchored to prevent floatation, collapse or lateral movement of the structure and was constructed with materials and utility equipment resistant to flood damage.

Signature _____

Conn. License No. 6951

(REQUIRED SEAL OVER SIGNATURE)

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

KEVIN M. RATH

#22 HARBOR VIEW AVENUE, NORWALK, CONNECTICUT

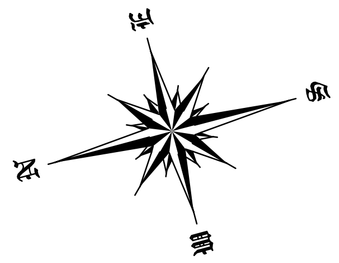
SCALE: 1" = 10' DATE: FEB. 11, 2025

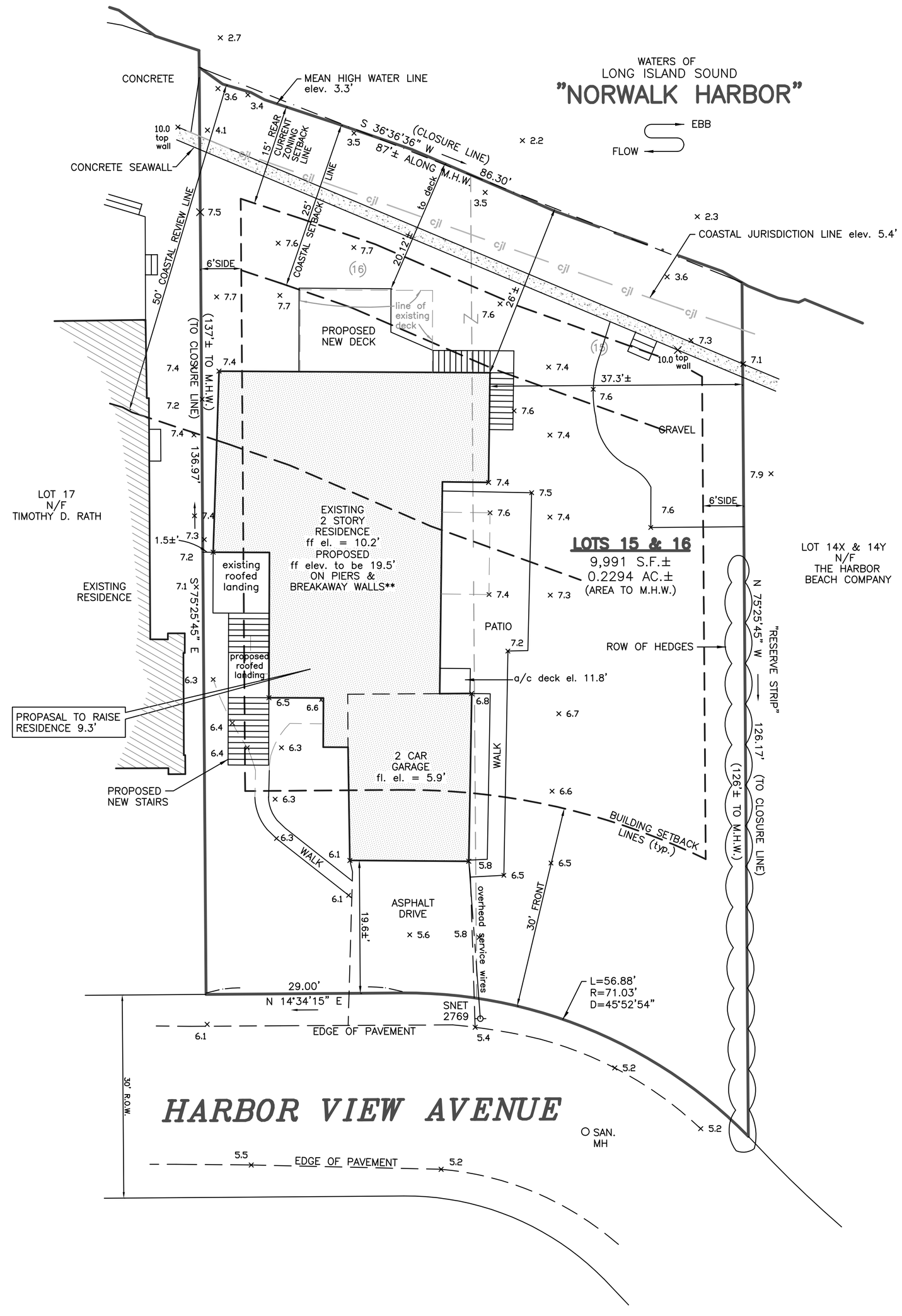
BY "ARCAMONE LAND SURVEYORS, LLC"
4 TAFT STREET, UNIT A-2B
S. NORWALK, CT 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

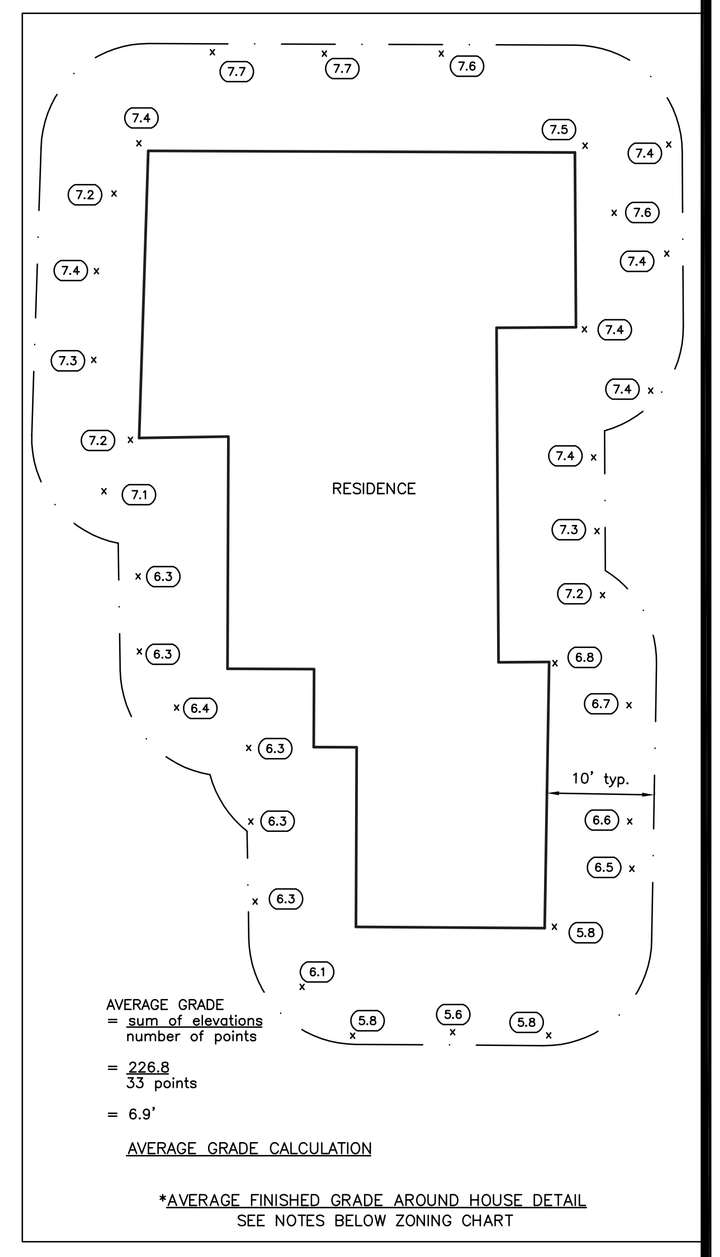
04/24/25	PROPOSED DECK	AAT
02/18/25	PROPOSAL TO RAISE RESIDENCE	AAT
DATE	DESCRIPTION	BY

REVISIONS

MAP NORTH #252 N.L.R.







*AVERAGE FINISHED GRADE AROUND HOUSE DETAIL
SEE NOTES BELOW ZONING CHART

0 10 20 30
GRAPHIC SCALE

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

		REQUIRED/ALLOWED		EXISTING	PROPOSAL
FRONT SETBACK (OPEN PORCH 20')		30'	MIN.	19.6'±	19.6'±
REAR		15'	MIN.	26'±	26'±/ 20'± to deck
SIDE		6'	MIN.	1.5'±/37.3'±	1.5'±/37.3'±
LOT WIDTH		50'	MIN.	80'	80'
LOT AREA		6,250sf	MIN.	9,991sf±	9,991sf±
HEIGHT	MID ROOF	32'	MAX.	12.1'±*	21.4'±*
	PEAK ROOF	40'	MAX.	16.0'±*	25.3'±*
# OF STORIES		2 1/2	MAX.	2**	2**
BUILDING SITE AREA :		2935sf	MAX.	22.1%/2210sf	21.9%/2190sf
IMPERVIOUS SURFACE COVERAGE :		41%/4096sf	MAX.	37.1%/3706sf***	35.2%/3514sf***
ACCESSORY BUILDINGS :					
FRONT SETBACK		50'	MIN.		
REAR		5'	MIN.		
SIDE		6'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(7.1) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 6.9'

** AVERAGE GRADE AT FRONT EXISTING HOUSE = 6.6'
EXISTING BASEMENT CEILING ELEVATION = 9.2'±
9.2'± − 6.6' = 2.6'± (DIFFERENCE)

*** CRUSHED STONE/GRAVEL DRIVEWAY & AREAS ARE INCLUDED IN IMPERVIOUS SURFACE COVERAGE COMPUTATIONS UNLESS AN ENGINEER'S CERTIFICATION CAN DETERMINE THE DRIVE/AREA HAS A RUN-OFF COEFFICIENT OF LESS THAN 25%

X 7.9 = EXISTING SPOT ELEVATION − DATUM IS REFERENCED TO N.A.V.D. 1988

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, "V-2" VERTICAL ACCURACY.

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

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 21,1996 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.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP No. 252 N.L.R.

TAX MAP 16SE BLOCK 85C TAX LOT 22 DISTRICT 5

PROPERTY IS LOCATED IN ZONE : "CD-1S" SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT

F.I.R.M. ZONE : "VE" (el. 15) PANEL 533 of 626 MAP NO. 09001C0533G 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"

CONNECTICUT REG # 15773
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.

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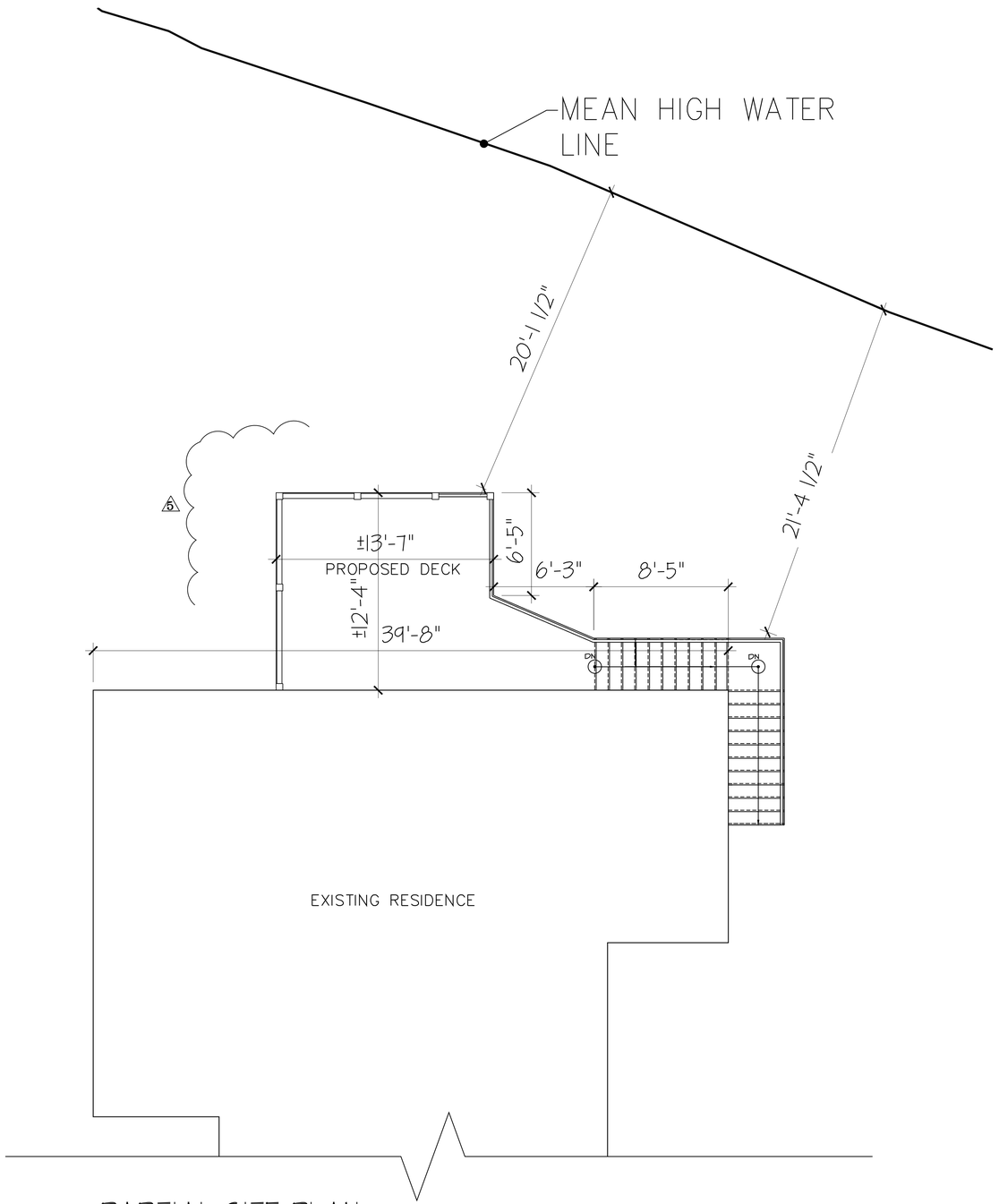
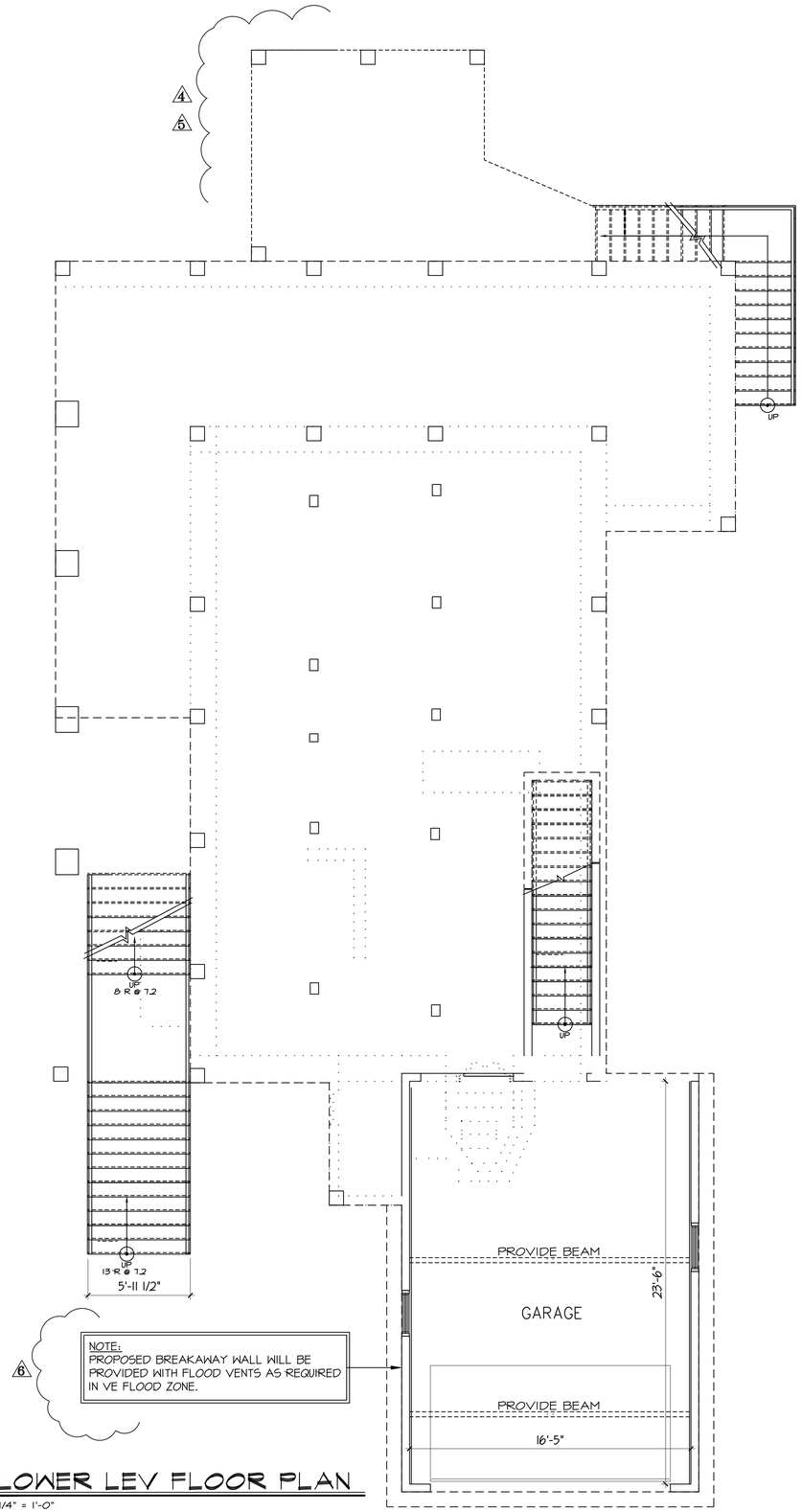


PARTIAL SITE PLAN

1/4" = 1'-0"



LOWER LEV FLOOR PLAN

1/4" = 1'-0"

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NO	DATE	ISSUE/REVISION
1	11.19.24	
2	12.2.24	
3	1.16.25	
4	1.28.25	
5	4.23.25	
6	5.08.25	NOTE ADDED

Project:

PROPOSED ALTERATIONS TO EXISTING
22 HARBOR VIEW AVE.
NORWALK,CT 06854
FOR
TIM RATH

Consultant:

STATE OF CONNECTICUT RAVI K. AHUJA No. 6951 LICENSED ARCHITECT

RAVI AHUJA, ARCHITECT

AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2421
DRAWN BY:	SS
ISSUED:	10.10.24
SCALE AS NOTED	

A.01
DWG. NO.

DRAWING TITLE:

PARTIAL SITE PLAN &
PROPOSED FLOOR PLAN

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

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

May 7, 2025

Tim Rath
9 Twilight Place
Norwalk, CT 06854

Re: 22 Harbor View Avenue
Preliminary Review of Application #2025-37 CAM
Raise an existing single family residence to be FEMA flood compliant adjacent to the Norwalk Harbor.

Dear Mr. Rath:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application at their June 4, 2025, meeting. The below reflects my initial comments and the Commission may continue their review of the application at their regularly scheduled meetings that follow.

Please submit or comment on the following.

1) An engineered site plan is needed depicting the stormwater management system, drainage information, any proposed grading, underground improvements, sediment and erosion controls, stock piles, tracking pads, landscaping, etc.

2) Staff recommend a vegetated buffer be installed along the seawall with native plantings to aid in the filtration of stormwater runoff before it enters the Harbor.

3) It is encouraged to submit proposed flood certifications during the coastal site plan review; they will be required when applying for the zoning permit.

4) The application form submitted does not address stormwater best management practices, consistency with the Connecticut Coastal Management Act, and potential adverse impacts (such as ground disturbance).

5) The architectural plans do not indicate the proposed breakaway walls will contain flood vents, which are a requirement in VE flood zones.

6) No utilities are depicted on the survey- are any LP tanks, generators, or A/C units existing or proposed?

7) I have referred this application to the Conservation Office and Harbor Management Commission. Please provide comments/approvals from the Health Department, DPW, WPCA etc. The link to the webpage can be found here.

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (amelia.williams@norwalkct.gov) or call (203-854-7259) if you have any questions regarding your application or the application process.

Sincerely,

Amelia Williams
Land Use Planner

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM May 29th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 - 37 CAM – Tim Rath – 22 Harbor View Avenue – Raise an existing single-family residence to be FEMA flood compliant adjacent to the Norwalk Harbor.

District: 5 **Block:** 85C **Lot:** 22 **Zone:** CD-1S **Flood Zone:** VE (EL.15)

ZONING HISTORY:
The .23-acre property currently consists of an existing non-conforming two-story single-family residence with integral two car garage, rear deck, and impervious patio. All non-conformities are proposed to remain. There is an existing seawall along the Eastern rear property line that abuts Norwalk Harbor. No stormwater management system currently exists on site. The entire property is within the Limit of Moderate Wave Action (LiMWA) and a high velocity flood zone.

PROPOSED USE/STRUCTURE:
The applicant is proposing to raise the existing residence and reconfigure the rear deck. The structure will be compliant with VE flood zone standards; the house will be built on piers with no breakaway walls and the garage will have breakaway walls with flood vents. As there is no increase to impervious surface, stormwater treatment is not required and not proposed. The existing walkways, driveway, and patio are proposed to remain. The applicant has confirmed there will be no change in grade. No landscape plan has been submitted.

STAFF COMMENTS:
- The proposed site plan only depicts sedimentation and erosion controls.
- Staff recommends a landscape plan be a condition of approval.
- The proposal seems consistent with the goals and policies of the Connecticut Coastal Management Act.

SIGN-OFFS: Comments have been received from the Conservation Office and Harbor Management Commission. Health Department, DPW, WPCA, etc. approvals have yet to be received.

ZONING BOARD OF APPEALS: Variance #25-0320-01 was granted to allow the rear deck be elevated and reconfigured with access stairs within 25’ of the reach of mean high tide (proposed 17’ from mean high tide) per Article 6.9.5.D.1.

VIOLATIONS: There are no zoning violations currently on the property.

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025 - 37 CAM – Tim Rath – 22 Harbor View Avenue – Raise an existing single-family residence to be FEMA flood compliant adjacent to the Norwalk Harbor be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
    a. Per sedimentation and erosion control plan (site plan) dated 5/14/2025 prepared by Fairfield County Engineering LLC, Norwalk, CT
    b. Per architectural plans dated 10/10/2024 and revised 4/23/2025 prepared by AWA Design Group P.C., Stamford, CT
    c. Per architectural plans (garage sheet) dated 10/10/2024 and revised 5/8/2025 prepared by AWA Design Group P.C., Stamford, CT
    d. Per zoning location survey dated 2/11/2025 and revised 4/24/2025 prepared by Arcamone Land Surveyors, LLC, Norwalk, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and
5. That any changes to the plans be reviewed by Staff prior to implementation; and
6. That any utilities comply with setbacks and flood regulations; and
7. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
9. That a landscape plan be submitted to and approved by Staff prior to the issuance of a zoning permit; and
10. That all plantings be implemented prior to COZC; and

11. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

12. That no changes to the seawall are permitted without City review and DEEP approval; and

13. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 13th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025 - 37 CAM – Tim Rath – 22 Harbor View Avenue – Raise an existing single-family residence to be FEMA flood compliant adjacent to the Norwalk Harbor as shown on sedimentation and erosion control plan (site plan) dated 5/14/2025 prepared by Fairfield County Engineering LLC, Norwalk, CT, architectural plans dated 10/10/2024 and revised 4/23/2025 prepared by AWA Design Group P.C., Stamford, CT, architectural plans (garage sheet) dated 10/10/2024 and revised 5/8/2025 prepared by AWA Design Group P.C., Stamford, CT, and zoning location survey dated 2/11/2025 and revised 4/24/2025 prepared by Arcamone Land Surveyors, LLC, Norwalk, CT be **DENIED** subject to the following reasons:

1.
2.

BE IT FURTHER RESOLVED that the effective date of this denial shall be June 13th, 2025.

PLANNING & ZONING

125 East Avenue
Norwalk, Connecticut

May 30, 2025

Memorandum

To: Planning & Zoning Commission, Galen Wells Chair

From: Steve Kleppin, Planning & Zoning Director

Re: #2025-41 R SP Nonconforming Parking, Commercial Rec. & STVD

Staff is proposing three minor edits to the regulations as part of our ongoing evaluation and upgrade to the document.

Proposed modifications are in red. Deletions ~~struck through~~.

Nonconforming Parking Location

This amendment is looking to head off a potential issue that could arise and work counter to the desired redevelopment of areas such as the Route 1 corridor. Most of those properties have large surface parking areas in the front of the building(s), which is counter to the intent of the new regulations, which is to hide the parking and locate it behind or to the side of the building. To avoid future arguments with applicants on whether those parking lots are legally nonconforming or not, the following language is proposed. Staff is recommending excluding the Civic, hospital and industrial zones from this clause, in order to provided those areas with more flexibility, given the different nature of developments in those areas.

Upon redevelopment, any Parcel that contains Parking Spaces that do not conform to location as indicated in Table 4.3.1, shall locate all required Parking in conformance with Table 4.3.1; except:

1. within the CV and SD-H zones, or
2. within SD-HI and SD-LI zones, those spaces may remain as existing, at a location in front of a new Principal Structure, provided:
    a. there is a maximum of 1 row of Parking in front of the Building with Parking Spaces perpendicular to the Building; and
    b. there is a minimum of ten (10) feet of Landscaping and Screening, as permitted in Table 4.3.1, between the Street and Parking.

Commercial Recreation

This use is one of the more difficult uses to regulate. Large users, such as a trampoline park, pickleball facility or a sports complex can be large traffic generators and often need large spaces. The regulations allow them only in the CD-3C zone (Westport Ave, CT Ave & Main Ave). The other difficulty with this use is that things like arcades and other indoor amusements are included in this definition. Smaller scale uses like arcades, and you may recall the axe throwing facility, seem like appropriate fits in the denser developing areas in and around Wall Street and in South Norwalk (CD-4 zone). The proposed amendments allow them in the CD-4 and CD-4W zones, but limit their size in those zones. The other modification allows billiards within the definition.

Commercial Recreation Establishment: use characterized by generally Business Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities, including without limitation bowling alley, billiards, game arcade, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, tennis and paddle tennis courts, golf driving range, but excluding Adult-Use Establishments, ~~billiard parlor or pool hall~~.

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
COMMERCIAL															
RECREATIONAL & ENTERTAINMENT USES															
Adult Day Care Facility	NP	NP	NP	NP	P	P	P	P	P	P	NP	P	NP	NP	NP
Amphitheater	NP	NP	NP	NP	PL	PL	PL	SPU	SPU	NP	NP	PL	NP	NP	P
Automobile Trailer Park	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Recreation Establishment	NP	NP	NP	NP	NP	NP	PL	~~NP~~ PL	~~NP~~ PL	NP	NP	NP	NP	NP	NP

aa. Commercial Recreation Establishment shall be permitted in accordance with the applicable Use Table, subject to the following:

1. A Site Plan Application is required for any Commercial Recreation Establishment over ~~1,500~~ 5,000sf in Floor Area in the CD-4 and CD-4W zones, and over 10,000sf in the CD-3C zone, pursuant to Section 8.4.5.
2. Shall not exceed a Floor Area of 15,000sf in the CD-4 or CD-4W zones.
3. A Special Permit is required for any Commercial Recreation Establishment over 20,000sf in Floor Area in the CD-3C zone, pursuant to Section 8.4.8.

Silvermine Tavern Village District (STVD)

When the STVD zoning boundary and text were modified in 2023 to include several additional parcels to the north, the understanding and intent was to allow the inclusion of these parcels and conceptual clustered housing on those parcels, provided a subsequent special permit was granted. Unfortunately, the necessary language about the special permit mechanism wasn't included. This simple amendment addresses that.

cf. Single-Family Detached Dwelling shall be permitted in accordance with the applicable Use Table, subject to the following:

In addition to the traditional Single-Family Detached Dwelling, clustered Single-Family Dwellings shall also be permitted within the Silvermine Tavern Village District Overlay subject to the following:

1. A Special Permit is received for the clustered Single-Family Dwellings.
2. A maximum of eleven (11), single-family dwellings, which may be clustered, with no more than
    - **a.** four (4) dwellings on 1 River Road,
    - **b.** one (1) dwelling with a Detached Accessory Dwelling Unit on 192 Perry Avenue,
    - **c.** no more than six (6) dwellings on 3 and 5 River Road and 1032 Silvermine Road,
    - **d.** a total Parcel area containing a minimum of six (6) acres.
3. New clustered Dwellings shall not exceed a maximum of four thousand four hundred (4,400) square feet of gross Floor Area per unit including a minimum of one thousand one hundred and fifty (1,150) square feet of basement floor area, and shall not exceed one and one half (1 1/2) stories and a maximum height of thirty (30) feet to the peak of a pitched roof.

END

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
April 9, 2025

PRESENT: Chapin Bryce Acting Chair; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Richard Roina; Darius Williams

STAFF: Steve Kleppin

OTHERS: Attorney Lisa Feinberg

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:35 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. SITE VISIT

A. #2025-23 R/SP - Glazer Group, LLC - 1E River Road (5-44-18-BARN) - Proposedzoning regulation text amendment to Article 4 regarding the CD-1L zone and the Silvermine Tavern District Overlay zone to permit specific commercial uses in conjunction with a special permit application to allow for meetings, recreational activities, community gatherings/events, and special events within an existing historic structure - SITE VISIT (1 River Rd.)

Mr. Kleppin reviewed the purpose of meeting, which was to:

- orientate the Commissioners regarding the location of the barn and tavern,
- indicate where neighboring properties are, including the neighbors who have expressed opposition, to date
- how cars valet service is handled and cars parked
- how patrons access the barn and the tavern during events
- how food service is handled
- existing vegetation and screening

Mr. Kleppin walked the Commissioner's through the operational items outlined above. The Commission walked around the barn area as well as the interior of the barn.

Mr. Kleppin recommended considering what the impacts might be from an event in the barn, if the doors were open, if there was amplified music, hours of operation, etc.

The Commission sought clarification/confirmation on several items, which Mr. Kleppin indicated he would forward to the applicant to address:

1. What the white tanks at the rear of the barn were for?
2. Was the driveway north of the barn always there?
3. What is the ADA accessible route from the tavern to the barn?

IX. ADJOURNMENT

Ms. Langlais made a Motion to Adjourn.
Mr. Williams seconded.
Chapin Bryce; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams; Richard Roina approved.
No one opposed.
No one abstained.

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Steven Kleppin, AICP
Planning & Zoning Director

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
April 16, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Nick Kantor; Richard Roina (left the meeting at 7 pm); Darius Williams

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Gennaro Grimaldi; Jim Travers; Ben Cherner; Atty Liz Suchy; Atty Adam Blank; Seelan Pather; Mark Ochman

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:15 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately, as well as in the Common Council Chamber, 125 East Avenue, Norwalk, CT.

II. ROLL CALL

Mr. Kleppin called the roll.

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

Ms. Wells opened the public hearing.

Gennaro Grimaldi began the presentation with a brief background of his history working for the city. He said that he had wanted to subdivide the property so that he could sell the home where he was born 92 years ago. Mr. Kleppin said that it was a straightforward subdivision application. He said that there is a dwelling on a portion of the lot and that there could be another structure on the other property. He noted what requirements that the commission could impose before a zoning permit is obtained. He noted that they will need permits from the Department of Public Works (DPW).

Ms. Wells explained how the members of the public could make comments during this public hearing. There were no members of the public, either in the chamber or online, that spoke on this matter.

**** MR. ROINA MOVED: THEREFORE, BE IT RESOLVED** that application #2025-24 SUB – Gennaro Grimaldi – 2-Lot Resubdivision – 107 Wolfpit Ave. (5-16-22) in CD-1M zone be **APPROVED** subject to the following conditions:

1. Per the Re-Subdivision Map, dated 2.18.25, prepared by LandTech; and

2. The final subdivision survey be filed on the Norwalk Land Records prior to the issuance of a Zoning Permit; and

3. That all department sign-offs are obtained prior to issuance of any Building Permit; and

4. That a financial guarantee, in an amount determined by Staff, be submitted to guarantee the installation of all erosion and sedimentation controls prior to issuance of a Zoning Permit; and

5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

7. Add a condition that “That a Connecticut licensed engineer submit an engineering certificate that all required drainage and utility improvements were properly installed prior to issuance of a certificate of zoning compliance; and”

8. Prior to obtaining a Zoning Permit, a planting plan shall be submitted that complies with the street tree requirements of the subdivision regulations (per §3.38) along Starlight Drive.

BE IT FURTHER RESOLVED that this proposal complies with all applicable subdivision and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 28th, 2025.

At this point the commissioners reviewed the resolution but there were no comments.

Mr. Kantor seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Nick Kantor; Richard Roina; Darius Williams approved.
No one opposed.
No one abstained.

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

Jim Travers, Director Transportation, Mobility and Parking, began the presentation by explaining that the Planning & Zoning Commission would be reviewing a lease for the Taco Please, who owned a food truck and would now like lease space at the SoNo Train Station, which was previously leased by LobsterCraft. It would be a 5 year lease and is approved by the Parking Authority, but also needs Planning & Zoning Commission approval.

There was a discussion about how the space was advertised. Mr. Travers said that there was a property manager who handled the lease for this spot.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVE**D by the Norwalk Planning & Zoning Commission that application #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 be **APPROVED**.

BE IT FURTHER RESOLVED that the reasons for this action are to implement the following Plan of Conservation and Development goals, policies and actions:

1. To “Continue to strengthen Norwalk’s urban core with a mix of uses to attract residents, visitors, and businesses,” and

2. To “Continue implementation of transit-oriented development (TOD) and a range of mixed-use opportunities for sustainable live/work/play communities in the city,” and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Ms. Jordan-Byron seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Nick Kantor; Richard Roina; Darius Williams approved.

No one opposed.
No one abstained.

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

Ms. Wells asked who was representing the applicant. Ben Cherner, the owner of the property and architect, began by explaining the project. He said that the house would be demolished and a smaller house would replace it. The pool would be removed. At this point, they reviewed the site plan.

Mr. Cherner said it would be half of the size of the existing structure. They would use renewable materials and would leave existing native plantings as well as replant native vegetation. He said that he liked the new zoning codes. There was a review of the proposed elevation plans for the new home. There would be no garage or enclosed entry. Mr. Cherner said that it had been reviewed by the Village Creek Architectural Review Board. All the neighbors had been notified about the application.

Ms. Lenkowsky was seated for this application as well as the entire meeting to vote on other applications.

**** MR. WILLIAMS MOVED: THEREFORE BE IT RESOLVED** that application #2025 - 14 CAM – Benjamin Cherner – 5 Outer Road – Demolish an existing house and in-ground pool and construct a new single family residence to be flood compliant be APPROVED subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

a. Per site development plan dated 1/3/2025 and revised 4/4/2025 prepared by McChord Engineering Associated, Inc., Wilton, CT

b. Per architectural plans dated 2/5/2025 and revised 3/15/2025 prepared by Cherner Design LLC, Norwalk, CT

c. Per landscape plan dated 2/5/2025 and revised 3/27/2025 prepared by Cherner Design LLC, Norwalk, CT

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and

4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

5. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

6. That any changes to the plans be reviewed by Staff prior to implementation; and

7. That the proposed engineered site plan be revised to include a zoning chart, including separate building coverage and impervious surface coverage calculations, prior to the issuance of a zoning permit; and

8. That any utilities comply with setbacks; and

9. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

10. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

11. That pervious gravel be used for the driveway and walkways; and

12. That stormwater and discharge be treated on site; and

13. That all plantings be implemented prior to COZC; and

14. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

15. That no changes to the seawall are permitted without City review and DEEP approval; and

16. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

Mr. Kantor seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Nick Kantor; Richard Roina; Darius Williams approved.
No one opposed.
No one abstained.

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

Since there seemed that no one was available for this application, the commissioners moved to the next item.

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

Atty Liz Suchy began the presentation with an introduction of the project team. She then oriented the property for the commissioners. She described the current property which had a recent addition in 2012. The plan would be to convert some of the office space to residential units. She further described the changes as well as discussing the number of parking spaces.

There was a discussion about the city's third party architectural review.

**** MR. SCHULMAN MOVED THAT THE PLANNING & ZONING COMMISSION APPOINT A REVIEW ARCHITECT FOR THIS APPLICATION.**

Mr. Williams seconded.

There was a discussion about the difference in value between an office building and a residential building since this was the second application.

Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Nick Kantor; Richard Roina; Darius Williams approved.
No one opposed.
No one abstained.

There was a discussion as to whether there would be a public hearing for this application. Atty Suchy did not think it was necessary for several reasons, including that the work was interior.

**** MR. ROINA MADE A MOTION THAT A PUBLIC HEARING WOULD NOT BE NECESSARY FOR THIS APPLICATION.**

Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Nick Kantor; Richard Roina approved.
No one opposed.
Tammy Langalis and Darius Williams abstained.

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

Mr. Baker said that they were requesting the commission to approve the use of a 3rd party peer review. The staff had requested a quote from D'Carlo and Doll.

**** MR. ROINA MADE A MOTION THAT THE PLANNING & ZONING COMMISSION APPOINT A THIRD PARTY REVIEW ARCHITECT FOR THIS APPLICATION.**

Mr. Kleppin said that the commission could review the plans as well because the review could take 6-8 weeks. At this point, the commission was shown the plans, as well as an aerial view of the property.

Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Nick Kantor; Richard Roina; Tammy Langalis; Darius Williams approved.
No one opposed.

No one abstained.

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

Atty Blank began the presentation with an introduction of the project team. He then oriented the commission as to the location of the property on an aerial map and described the same. He showed them current pictures of the site. It was not clear what the use would be but part of it would be self-storage. There would be minor changes to the exterior. The storage use would be less intense than the previous use. He said that they would come back for a public hearing.

There was a discussion about other uses of the building. Atty Blank said that there was a restriction about allowing more residential uses. There was also a discussion about the ownership of the building.

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

Atty Blank began the presentation with an introduction of the project team. He said that they had received sign-offs from some departments as well as comments from others. The project had been approved by the Redevelopment Agency and had been referred to the architectural peer review firm. He discussed the parking and parking garage. There would be a 3 level fitness area, and rooftop amenities. The building would be made of glass. There would be much better drainage on the site. He said that a green roof would no longer be a part of the project. He also noted that the traffic engineer would speak that evening about the project. He said that they would agree to providing a signage plan. There would be changes to the building for pedestrian handicap access on Elizabeth Street. He showed them renderings of the exterior of the buildings. He also noted that the mechanicals would have to be raised higher due to the zoning regulations, but expected this to be addressed as a condition of approval.

Seelan Pather said that there are no offices in the building besides the owner, Klaar Windows and Doors.

There was a discussion about the flooding on Water Street. Atty Blank said that Transportation, Mobility and Pakring (TMP) may change the direction of Elizabeth Street but was not sure of it at this point.

Mark Ochman, the engineer on the project, continued the presentation by describing the existing parcel with the building and asphalt parking lot. He then described the proposed building which would contain residential and retail space. He explained how they would follow the DPW's drainage manual.

There was a discussion about water flooding into the garage. Mr. Ochman said that there was a solution for that so it would not.

Mr. Pather, the architect for the project, continued the presentation by addressing further the concerns about flooding on Water Street. He compared this project to another project that his firm had completed on Water Street.He reminded them that the zoning regulations had increased the elevations in the flood zone since that project had been completed. He showed them renderings of what the building would look like. He then said that there was a factory aesthetic in South Norwalk. He described the elements used in the facade. There would be balconies on the building. He also noted that one of the main elements of the project would be glass since the owner of the building owned a high quality glass company. He described some public space that was being created. They would use high quality materials. He showed them the interior designs of the buildings for the different floors.

There was a discussion about where the affordable housing units would be located. Mr. Pather said that there would be 3 1 bedroom units.

There was a discussion about this being Norwalk's first fully glazed residential building. Mr. Kleppin said that was the most he could recall. There was also a discussion about the parking which would be open parking to share with retail during the day.

Eric Raines, the landscape architect for the project, continued the presentation. He described the plant materials and the seating opportunities. He also described the planters which would tolerate salt spray.

Steve Cipolla, the traffic engineer, continued the presentation with a description of the traffic study and how it was conducted. From the study, he described the additional vehicles that would be added from this project.

Frank Fish, BFJ Planning, continued the presentation by discussing the memo that they had submitted in January. There had been comments which the applicant had responded to. He said that there were additional comments which the applicant would respond to. He said that subject to the 4 additional comments, they would recommend this project.

There was a discussion about the number of workforce housing units. Atty Blank said that they would work with staff if changes were necessary.

**** MR. WILLIAMS MOVED: 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.

Mr. Kantor seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Nick Kantor; Tammy Langalis; Darius Williams approved.
No one opposed.
Jacquen Jordan-Byron abstained.

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: April 2, 2025

**** MS. LANGALIS MOVED to approve the April 2, 2025 minutes.**
Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Nick Kantor; Tammy Langalis; Darius Williams approved.
No one opposed.
No one abstained.

VI. COMMENTS OF DIRECTOR

Mr. Kleppin said that the next meeting will be in 3 weeks, which would be a long meeting. He also noted that he would do a walk through of the Gray Barns with Ana Tabachneck, Ms. Wells and Mr. Kantor.

VII. COMMENTS OF COMMISSIONERS

Mr. Kantor asked about city email addresses. Mr. Kleppin said he would follow up.

Ms. Langalis said that there would be a community event at Manresa Island on May 8. She asked whether the commissioners should attend. Atty Sapienza, one of the city's counsel suggested that they could attend but not to opine on the project.

VIII. ADJOURNMENT

Ms. Jordan-Byron made a Motion to Adjourn.
Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Nick Kantor; Tammy Langalis; Darius Williams approved.
No one opposed.
No one abstained.

The meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Diana Palmentiero

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
May 21, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Richard Roina (left the meeting at 7:03 pm); Tammy Langalis (Left the meeting at 7 Pm); Chapin Bryce; Ana Tabachneck; Darius Williams (after roll call at 6:08 pm); Jacquen Jordan-Byron (joined the meeting at 7 pm)

STAFF: Steven Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Atty Liz Suchy; Suzanne Goldberg; Tom Nastasi; Atty Lisa Feinberg; Andy Glazer; Dominick Franco; Atty Adam Blank; Chris Pawlowski; John Kowalski; Brian Dempsey; Diane Lauricella; Stacey Mokotoff; Zvi Cole

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:03 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. REVIEW AND ACTION ON APPLICATIONS

A. #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments - Report & recommended action

Atty Liz Suchy began the presentation regarding the continuation of the application process. She said that some comments from Transportation, Mobility and Parking (TMP) could be a condition of approval of the application. She described the current structure as well as the plan for the structure.

Ms. Andrzejewski introduced the peer review consultant, Suzanne Goldberg of BFJ Planning. Ms. Goldberg discussed what they reviewed which included the clarification of drawings, the location of egress, patio staircases, and the configuration and amenities provided within the recreation space. They received updated drawings on May 14, 2025.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:

a. Per zoning location survey entitled “Proposed Improvements 94 East Avenue” prepared Ryan and Faulds and Redniss and Mead dated 5/7/25; and

b. Per landscape plan entitled “Recreation Space - Plan ” prepared by Environmental Land Solutions, dated 5/12/25; and

c. Per Site Plan entitled “Site Improvement Plan” prepared by Grumman Engineering LLC dated 5/8/25

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That the applicant works with TMP to come to an agreement regarding conditions of their review; and

4. That all comments made in the peer review made by BFJ Planning are addressed; 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 May 30, 2025.

Mr. Schulman seconded.
Ms**.** Andrzejewski noted a slight change in one of the conditions of the resolution from the one that had previously been sent to the commissioners. Ms. Lenkowsky and Ms. Tabachneck were seated for this application.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
No one abstained.

B. #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street – Extension of time request for proposed new building (5,440sf – 2 story) for motor vehicle repairer use - Report & recommended action

Tom Nastasi, the broker on the application, began the presentation and explained why they were asking for an extension of the approval which had expired on May 12, 2025.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street - request for an extension of time for proposed new building (5,440sf – 2 story) for motor vehicle repairer use for 1 year be **APPROVED**.

Mr. Bryce seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
No one abstained.

C. #2024–18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street – Extension of time for change in ownership for motor vehicle license - Report & recommended action

Ms. Wells opened the presentation. Mr. Schulman said that this application, when first presented, had a violation on it. He suggested that the commission should not take any action on applications with violations. He asked to have a discussion on similar applications at the end of the meeting.

Atty Suchy explained the reasons for the extension of time which included getting approvals from TMP for curb cuts as well as resolving the violation on the property.

There was a discussion about what happened when the commission did not approve an extension. There was also a discussion about the violation on the property.

**** MR. ROINA MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024–18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street - request for an extension of time for change in ownership for motor vehicle license for one year be **APPROVED**.

Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
No one abstained.

IV. PUBLIC HEARINGS

A. #2025-23 R/SP - Glazer Group, LLC - 1E River Road (5-44-18-BARN) - Proposed zoning regulation text amendment to Article 4 regarding the CD-1L zone and the Silvermine Tavern District Overlay zone to permit specific commercial uses in conjunction with a special permit application to allow for meetings, recreational activities, community gatherings/events, and special events within an existing historic structure - Applicant rebuttal, report & recommended action

Ms. Wells opened the presentation. Mr. Roina said that he had watched the video of the previous meeting and had been to the walkabout on the Grey Barn property.

Atty Lisa Feinberg began the rebuttal of the public hearing. She said she would address themes that were raised in the comments during the public hearing. She explained that events were accessory to the restaurant.

Andy Glazer, the owner of Grey Barns, made comments about the neighbor that has complained about the application. He said that they have ulterior motives including a subdivision and selling the property.

WHEREAS, the applicant presented the applications to the Commission at a public hearing on May 7, 2025;

WHEREAS, the Commission closed the hearing on May 7, 2025;

WHEREAS, the Commission deliberated on the application on May 7, 2025;

WHEREAS, in consideration of the above, the Commission made the following findings:

- *WHEREAS, the Silvermine Tavern and Inn are vital entities to the community and their success is vital to the City and the broader Silvermine neighborhood;*
- *WHEREAS, the Commission recognizes the need for businesses to evolve over time and maximize different outlets to maintain financial viability;*

➢ *WHEREAS, the Commission has determined that the proposed Regulation Amendment is consistent with the following goals within the Citywide Plan:*

✔ *Chapter 3, Goal 1.A.vi: Improve and maintain Norwalk's attractiveness as a business location and as a place to live for employees: the public realm, parks, infrastructure, schools, and enhanced amenities.*

✔ *Chapter 6, Goal 1: Norwalk protects its most important historic resources and encourages adaptive reuse of historic sites to maintain and enrich the city's character.*

✔ *Chapter 6, Goal 1.A.D: Revise zoning and development regulations to promote preservation and adaptive reuse of historic structures.*

✔ *Chapter 12, Goal 2.A: Support local centers of activity in neighborhoods*

➢ *Now, **** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the regulation amendment, submitted as part of application **#2025-23 R_SP 1 East River Road, Glazer Group, LLC be APPROVED.***

➢ ***BE IT FURTHER RESOLVED** that the effective date of this action be May 29, 2025.*

Mr. Roina seconded.

There was some review of the language in the proposed text of the zoning regulations. There was a clarification of an approval from TMP.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Darius Williams approved.
Ana Tabachneck opposed.
No one abstained.

WHEREAS, the Commission held a special meeting at the subject property on April 9, 2025 and were presented with an overview of the site and anticipated operations by Planning and Zoning Director, Steven Kleppin;

WHEREAS, Chair Wells and Commissioner Tabachneck met at the site on April 22nd and were presented with an overview of the site and anticipated operations by Planning and Zoning Director, Steven Kleppin;

WHEREAS, the applicant presented the applications to the Commission at a public hearing on May 7, 2025;

WHEREAS, the Commission concluded public comment, aside from applicant rebuttal, on May 7, 2025;

WHEREAS, the Commission closed the hearing and deliberated on the application on May 21, 2025;

WHEREAS, in consideration of the above, the Commission made the following findings:

- WHEREAS, the Silvermine Tavern and Inn are vital entities to the community and their success is vital to the City and the broader Silvermine neighborhood;
- WHEREAS, the Commission recognizes the need for businesses to evolve over time and maximize different outlets to maintain financial viability;
- WHEREAS, the Commission acknowledges that the success and popularity of the Tavern leads to increased vehicular and pedestrian activity to the immediate area;
- WHEREAS, the Commission is concerned that the impacts from events at the Barn, could have adverse impacts on neighboring properties and homes, if the events are not carefully managed and due consideration to the neighbors is not considered;
- WHEREAS, allowing the Barn to be used for events requires constraints and continued oversight from the City to ensure neighboring properties and structures aren't negatively impacted;
- WHEREAS, the Commission has determined that there is no physical change to the Barn or the Site;
- WHEREAS, the Applicant has submitted a survey dated 3.1.15, which depicts the locations of all current improvements relevant to this application;
- WHEREAS, the Commission has determined that a separate Site Plan is not necessary based on the fact that

    1. there are no proposed physical changes to the Site,

    2. the submitted survey depicts the location of all relevant site features,

    3. the site visits conducted aided in clearly understanding the locations of the subject structures and neighboring structures; and

    4. the Zoning Regulations indicate that a separate Site Plan is not required as part of this submittal.

Now, **** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the regulation amendment, submitted as part of application #2025-23 R_SP 1 East River Road, Glazer Group, LLC be **APPROVED**, subject to the following conditions:

1. The Barn may be used as event space, separately or collectively with other buildings, structures and uses within the approved Silvermine Tavern Village District site plan, for meetings, recreational activities, community gatherings/events and special events, including but not limited to weddings, showers and other celebrations.

2. Total occupancy of the Tavern and/or Barn shall not exceed ninety-seven (97) people at any time.

3. At no time can the capacity of the Tavern and Barn exceed what is permissible by either the Health Department or Fire Marshall's office.

4. In addition to obtaining all necessary City permits, prior to hosting any events within the Barn, the applicant shall satisfy all requirements of all applicable City agencies, including, but not limited to:

a. All requirements of the Fire Marshal.

b. All requirements of the Health Department, including compliance related to the septic system and food service at the Barn.

c. ADA compliance with the Building Code.

d. All requirements of the Transportation, Mobility & Parking Department.

5. The Barn shall not be used as additional restaurant seating.

6. There shall be no more than thirty (30) events per year involving forty (40) or more people.

7. The applicant shall have a police officer present for evening events involving forty (40) or more people to ensure compliance with the noise ordinance.

8. Upon request, Graybarns and its successors, shall provide Planning & Zoning staff with a listing of all concluded and scheduled events in the calendar year.

9. All events within the Barn will end no later than 8:00 p.m. Sunday through Thursday or by 10 p.m. Friday & Saturday.

10. Live Music is limited to inside the Barn, Tavern, Inn or Mercantile Building, accessory to their operations or events in the Barn, Tavern, Inn or Mercantile Building.

11. Events and activities, including the use of Live Music, shall comply with Table 2, Note 1 of the Norwalk Noise Ordinance.

12. The northern doors of the Barn shall remain closed during any event.

13. Any sound system installed within the Barn shall include a compressor, as indicated in the applicant's sound report to ensure that sound levels are consistent with the scenario of the east doors being open, as indicated in Table 1 of the applicant's sound study.

14. Any sound system installed within the Barn shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.

15. Live Music shall not occur simultaneously within the Tavern and the Barn.

16. Rental contracts shall include a requirement regarding compliance with the sound study and indication that compliance with the City of Norwalk Noise Ordinance is strictly enforced.

17. Excluding lighting permissible in §4.3.17, Private Lighting Standards, event lighting associated with the Barn, such as strobe or neon lights, shall not be located outside of the Barn.

18. Prior to the use of the barn for any events, restroom services (permanent or temporary) shall be provided for patrons of the Barn.

19. Permanent restroom facilities shall be constructed, a minimum of eighteen (18) months from the effective date of this approval.

20. Restroom facilities shall be located in or attached to the Barn. If attached to the Barn, they shall be enclosed, within an addition to the Barn. At no time shall any portable restroom be visible from the Street or any surrounding property.

21. The existing solid fencing located along the northern property line shall be continued east for the remainder of the northern property line and large evergreen trees shall be planted on the property in front of the fence. Valet parking is permitted in the building setback behind the landscape buffer.

22. The applicant shall comply with the approved Valet Parking Plan dated February 6, 2014 as revised to March 17, 2025. Adequate staff shall be employed to ensure that

cars are parked safely, and that the adjacent road network can operate without interruption.

23. At no time shall Gray Barns employees or valets park vehicles at any residential property in the City or along any City Street for any activity associated with Gray Barns.

24. Passenger vans, buses or Ubers shall not park, idle or queue on City streets.

25. Adequate staff shall be employed to ensure that cars are parked safely and that the adjacent road network operates safely.

26. The Applicant shall pay for, and coordinate with TMP on, the installation of a crosswalk across River Road, between the existing valet parking lot and Tavern entrance.

27. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations.

BE IT FURTHER RESOLVED that the effective date of this action be May 30, 2025.

Mr. Schulman seconded.

At this point, they reviewed the conditions of approval of this application. Mr. Kleppin discussed what changes he had made to it, including the number of events, and police officers present at events. Ms. Tabachneck said she was not comfortable with approving this application, explained her reasons and would vote no. There was also a discussion about the outside sound measuring device.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Darius Williams approved.
Ana Tabachneck opposed.
No one abstained.

B. #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area - Public hearing, report & recommended action

Ms. Wells opened the public hearing.

Dominick Franco began the presentation by explaining that they had purchased the house and cleared some land. They had received a notice of violation. He explained

that the land had been cleared to re-landscape. He thought that the neighbors had complained because they thought that they would be building another structure. He explained the landscaping plan and was hoping to get permission so that they could implement it at this time.

There was a discussion about the violations on the property, one of which was the storage of vehicles.

At this point, Ms. Wells opened the public hearing for comments and explained how it would work. No one spoke for or against the application.

**** MR. ROINA MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for the after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area be **APPROVED** with the following conditions:

1. That the site shall be developed in accordance with the following plans:

a. Per landscaping site plan depicted on the zoning location survey of 9 Fullmar Lane, dated as being received by the Planning & Zoning Department on March 10, 2025; and

2. That any changes to the approved plans shall be submitted to the Planning & Zoning Staff for review and approval prior to implementation, and 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

3. That any necessary revisions shall be made to the proposed driveway at the direction of Staff prior to the issuance of a zoning permit to confirm compliance with the Norwalk Zoning Regulations; and

4. That the applicant shall provide an erosion and sedimentation control plan to Staff prior to the issuance of a zoning permit; and

5. That prior to the issuance of a zoning permit, the applicant shall submit an erosion and sedimentation control surety bond in an amount to be determined by Staff; and

6. That prior to the installation of the split rail fence, the applicant shall obtain all necessary approvals from the Norwalk Department of Public Works; and

7. That any and all conditions required by the Norwalk Department of Public Works are applicable to this approval; 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 approval shall be May 30, 2025.

Mr. Bryce seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
No one abstained.

C. #2025-27 SP – Pepperidge Farm Incorporated - 595 Westport Avenue – Convert office/manufacturing to self-storage facility - Public hearing, report & recommended action

Ms. Wells opened the public hearing.

Atty Adam Blank began the presentation by introducing the project team. He then oriented the commissioners as to the location of the property on an aerial map. They have received sign-offs from most departments except for WPCA. He also noted that the notices had been filed with the Department of Planning & Zoning. He showed them a picture of the current building. There would not be any changes in the building. The use would be less intensive than the prior use.

Chris Pawlowski, the civil engineer on the project, continued the presentation by showing the commissioners the site plan. He also discussed parking and bicycle parking. He then discussed upgrades to the outside lighting. The existing landscaping would not change.

John Kowalski, the architect, showed them the plans which changed the building to a self-storage facility.

Brian Dempsey, the traffic engineer, continued the presentation by explaining the traffic study which was approved by TMP. There would be a reduction in the number of parking spaces that would be used.

Atty Blank began his summation. He noted that the parking numbers they used were from ITE which was different from the city's parking requirements, but still less than what is required. There was a discussion about a signage plan for the building. Atty Blank said that a signage plan would be submitted but had not been yet. Ms.

Andrzejewski said it would be an over the counter permit as long as it met zoning requirements.

Ms. Wells then opened the hearing up to the public for comment.

Diane Lauricella, 21 Little Fox Lane, said that the dark skies lighting was important for a lot of reasons. However, she had concerns about the use. She approved the reduction of traffic but that there would be a reduction in the number of jobs. She asked whether the city had offered to continue the use that was there previously. She also asked if there would be solar panels on the building.

Stacey Mokotoff, 597 Westport Avenue, said that she lived in the building nearby which was a rental, not a condo. She asked if this would be used as an office building as well as a storage facility.

Zvi Cole, Dascam Lane, had concerns about how employees of the building would get to their offices. He also had concerns that the shared driveway was safe for residents in the building nearby. His connection to the call disconnected but he was able to return to the Zoom call.

There were no other commenters at this point. Atty Blank addressed the comments from the public including the intensity of the use. He discussed the parking and the crosswalks. Mr. Kleppin explained that the city had tried to help a manufacturing business for this space but the deal fell through.

**** MR. WILLIAMS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-27 SP – Pepperidge Farm Inc. – 595 Westport Avenue (District 5, Block 17, Lot 8) – Convert portion of the existing building to self-storage with office to remain in the front building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:

a. Per site plans entitled “Proposed Self-Storage Development” prepared by Civil 1, dated revised to 3/25/25; and

b. Per design drawings entitled “Secure Self Storage,” prepared by Claris Design and Build, dated 3/3/25; and

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

4. That the mylar includes both District 5, Block 17, Lot 8-2 and District 5, Block 17, Lot 8-1 with clear messaging that this is not a subdivision and the property to remain as one.

5. That all proposed site lighting shall be dark sky compliant and if any site lighting become a nuisance for any residentially zoned property that exists at the time of the effective date of this approval, shall work with Staff to resolve such issue; and

6. That any changes to the approved plans shall be submitted to the Commission's 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

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be May 30, 2025.

Mr. Schulman seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
No one abstained.

D. #2025-08 R - Planning & Zoning Commission - Zoning Regulation Text Amendment(s) 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; 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 - Public hearing, report & recommended action

Ms. Wells opened the public hearing. Mr. Kleppin said that there was an application that was supposed to be on this agenda but because of lack of notice, it would be on the June agenda.

Mr. Baker said that the changes to the zoning regulations were mostly clean-up. He said that there would be a text amendment that they would discuss later in the evening. He explained changes to the floor zone section. He also discussed changes in the Marine Commercial Zone as well as modifying text for watercourse lots and trade and vocational schools. Other changes that were proposed were to site plan reviews.

Mr. Kleppin reviewed proposed changes to the affordable housing regulations which had come out of the affordable housing study. There was a discussion about the density bonus, if the workforce housing percentage drops. There was a review of the proposed language.

There was also a proposed change to notices from applicants, and a proposed change to the definition of a motor vehicle body shop.

There was then a further discussion about the proposed changes to raising existing residences. This change would apply to structures being built on the coast. There was a lengthy discussion about the setback as well as the massing.

At this point, Ms. Wells opened the hearing up to the public for comment.

Diane Lauricella, 21 Little Fox Lane, said that she appreciated the continued modifications to the zoning regulations. She had comments about the vocational school regulations.

There were no other commenters at this point.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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; 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 be **APPROVED** with the following amendments:

1. That items #1 and #11 within the memo provided by Planning & Zoning Staff dated May 2, 2025, are not included in this approval; and

2. That item #5 has been revised to the following:

Within all Districts the CD-3, CD-3W, CD-4, and CD-4W, and SD-MC and the Civic District, each Lot or Building Site that abuts both a Street or Internal Drive, and a Watercourse and are a Residential (except for Single-Family Detached Dwelling, Two-Family Detached Dwelling, or Townhouse), Lodging, Office, Commercial, Civic, and/or Institutional Use(s) as listed within Table 4.3.9.A must provide a Private Frontage Type along each Frontage in accordance with Section 4.3.7.have Frontage along both, and the Frontage regulations shall apply to both Frontages. Maximum Setbacks from the Frontage along the Watercourse shall not apply. The minimum Frontage buildout shall not be required to exceed 40% along the Frontage adjacent to the Watercourse.

2. That item #9 has been revised to the following, including that Staff shall remove 15.e. if it is found to be duplicative with 15.d:

14. If a Workforce Household within a designated Workforce Housing Unit realizes an increase in income, such that they exceed 80% state median income based on family size, the occupant of the Workforce Housing Unit may remain within that Dwelling Unit upon annual recertification, so long as their income does not equal or exceed 90% state median income; provided that at least 12% of the City's total Dwelling Units are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to 80% state median income.

15. In addition to the requirements in Articles 6.12.4.1 and 6.12.4.2, any Zoning Permit for the Construction of multifamily or mixed-use Developments containing ten (10) or more Dwelling Units may increase the maximum allowed Density by five (5%) percent, rounded up to the nearest whole number, provided that:

a. The annual income for the Families in the additional units does not exceed 90% of state median income, and b. The additional units are deed-restricted in perpetuity and occupied by Families whose annual income does not exceed 90% of state median income, and

c. The additional units are subject to the same annual reporting requirements as Workforce Units as required within the Affordability Plan.

d. At least twelve percent (12%) of the City's total Dwelling Units are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty percent (30%) or less of income, where such income is less than or equal to 80% state median income.

e. At least twelve percent (12%) of City's total Dwelling Units meet or exceed the criteria in Connecticut General Statute, 8-30g(k), as amended.

3. That item #2 shall be revised to the following:

All new Construction, Substantial Improvement and repair to Structures that have sustained Substantial Damage shall be located at least fifteen (15) twenty-five (25) feet landward of the Coastal Jurisdiction Line reach of the mean high tide, except for the following:

h. Existing Residences being raised to comply with Section 6.9.5.C.1 provided that there is no increase in Massing to any portion of the Residence within fifteen (15) feet of the Coastal Jurisdiction Line.

i. Interior renovations to a Principal Building.

j. Pools, provided that they are at least ten (10) feet landward of the Coastal Jurisdiction Line.

k. Docks.

l. Public access requirements as required within these Regulations.

m. Civic Districts.

n. Water-dependent Uses and Marine & Vessel Uses within Table 4.3.9.A

BE IT FURTHER RESOLVED that the reason for these actions is to implement the following goals, policies, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 10, Goal 1: “Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”

a. Policy: “Support Complete Streets policies and multimodal level of service analysis to improve streets for all users and varying abilities.”

i. Strategy B: “Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”

1. Action i: “Make land use decisions that support walking, bicycling, and public transit use.”

2. Chapter 11, Goal 1: “Norwalk’s infrastructure and public facilities are resource-efficient, well-maintained, cost-effective, sustainable, and resilient.”

a. Policy: “City government actions are guided by sustainability principles.”

i. Action xii: “Use green infrastructure and Best Management Practices to manage stormwater on City property.”

b. Policy: “Promote green infrastructure strategies to improve environmental quality and sustainability.”

3. Chapter 12, Goal 1: “General guidelines guide land use decision making.”

a. Policy: “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”

b. Policy: “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).

4. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”

a. Policy: “Support mixed-use redevelopment along commercial corridors.”

5. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”

b. Policy: “Support permit streamlining for projects with desired characteristics.”

i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”

1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the effective date of this action shall be May 30, 2025.

Ms. Tabachneck seconded.

There was a discussion about the language for the construction of multifamily developments which would include affordable housing.

Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
No one abstained.

V. DISCUSSION

A. #2025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area - Discussion

Mr. Baker began the presentation for this application. He noted that there are technical changes and explained what they were and why they would be making them. There were proposed changes to the mixed use zones. Another change would be in the principal use table for open space. The next change was for townhouses to be allowed in the marine zones. There was a proposed change that had originated with TMP. There were several other changes, including those to stories and height. Mr. Kleppin

then continued the presentation with the reason for the change in the half-story definition. He said that they would put it on the next agenda so that the commissioners could review it and ask questions.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: May 7, 2025

**** MR. BRYCE MOVED to approve the May 7, 2025 minutes.**
Mr. Schulman seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Darius Williams approved.
No one opposed.
Jacquen Jordan-Byron abstained.

Mr. Baker said that at the previous meeting they had not approved the minutes for both of the April meetings. They would be on the next agenda.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said he was working with Ms. Cherichetti for their Aquifer meetings.

He also said that they would be getting city emails. IT had set it up but they would need to have a two factor authentication. He asked that the commissioners come into the office to meet with IT to help them set it up. He explained why this email address was necessary.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman spoke about hearing applications from applicants that have an outstanding violation. He was not sure if there should be a change to the regulations. There was a discussion about the process going forward.

Ms. Wells discussed the ADU regulations because she thought it was important to encourage them in the city. She also believed that they should be over the counter permits. The commissioners thought that they should discuss this at another meeting.

There was a further discussion about applications with violations.

There was then a discussion about doing research in other towns and states about ADUs.

There was a discussion about neighborhood retails and developers keeping retail unoccupied.

IX. ADJOURNMENT

Mr. Schulman made a Motion to Adjourn.
Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Jacquen Jordan-Byron; Darius Williams approved.
No one opposed.
No one abstained.

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Diana Palmentiero