REGULAR MEETING – PLANNING AND ZONING COMMISSION
AGENDA

MAY 20, 2026, 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. 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 AND SEATING OF ALTERNATES

III. REVIEW AND ACTION ON APPLICATIONS

A. #2026-41 R/M - Manresa Osprey LLC - Longshore Avenue and 0 and 3 Manresa Island (District 5, Block 86, Lots 1 and 2) - Zoning regulation and map amendment to create the Special District - Manresa Wilds (SD-MW) zoning district - Authorization of traffic peer review

B. Subdivision #3655 - A1Z7 LLC & Bouton Development, LLC - 174, 176 and 176 1/2 Bouton Street (District 5, Block 81, Lots 173, 171 and 169) - Extension of time request for approved subdivision - Report & recommended action

C. #2026-43 R - Elite Development Group LLC c/o Archer Signs - 542 Westport Avenue (District 5, Block 6, Lot 8) - Pre-application discussion of possible signage regulation changes - Preliminary review & discussion

D. **#2021-29 CAM - 314 Wilson Avenue - Modification request to conditions of approval to extend operating hours of previously approved coastal site plan for restaurant use (beer garden) - Report & recommended action**

E. **#2026-29 CSPR – 35 Chapel LLC – 35 Chapel Street (District 1, Block 28, Lot 12) – Coastal site plan review application for the construction of three separate buildings containing a total of eight dwelling units - Report & recommended action**

F. **#2026-37 CSPR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan review application for the construction of three duplexes - Report & recommended action**

IV. DISCUSSION

A. **Discussion of adaptive re-use of office building located at 535 Connecticut Avenue**

B. **State Bill 25-1 (Housing Bill)**

V. ACCEPTANCE OF MINUTES

A. **Regular Meeting: May 6, 2026**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

June 3, 2026

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Elizabeth A.B. Suchy
Partner
Main: 203-425-4200
Direct: 203-252-2656
Fax: 203-325-8608
esuchy@carmodylaw.com

1055 Washington Boulevard
Stamford, CT 06901

March 18, 2026

Sent Via Email To: ***bbaker@norwalkct.gov*** ***and U.S. Mail To:***
Bryan Baker, principal planner
Department of Planning & Zoning
City of Norwalk
125 East Avenue
Norwalk, CT 06851

Re: ***Subdivision #3655 – Bouton Development, LLC – five lots***
174, 176 & 176½ Bouton Street, Norwalk, CT

Dear Mr. Baker:

As you are aware, this firm represented Bouton Development, LLC (the "Applicant") before the former City of Norwalk Planning Commission, now the Planning & Zoning Commission, in connection with this five-lot subdivision application, approved July 14, 2021, effective July 23, 2021. The approved subdivision map, which did not specify an expiration date, was recorded on the Norwalk Land Records on October 10, 2021 and assigned Map # 14205 by the Norwalk Town Clerk.

Despite the fact that the map did not contain a date when the approval would expire, according to our prior conversations in March 2025, you indicated that the City of Norwalk would apply the requirements of Connecticut General Statutes Sec. 8-26c regarding the expiration of the subdivision. That statute states, in pertinent part that:

> "(a) Any person, firm or corporation making any subdivision of land, except as provided in section 8-26g, shall complete all work in connection with such subdivision within five years after the approval of the plan for such subdivision; the commission's endorsement of approval on the plan shall state the date on which such five-year period expires."

The approval was granted nearly five years ago, and based upon our discussion, could expire in July 2026 unless an extension is granted. Connecticut General Statutes Sec. 8-26 further provides that:

> "(b) The subdivider or his successor in interest may apply for and the commission may grant one or more extensions of the time to complete all or part of the work in connection with such subdivision, provided

> the time for all extensions under this subsection shall not exceed ten years from the date the subdivision was approved. If the commission grants an extension of an approval, the commission may condition the approval on a determination of the adequacy of the amount of the bond or other surety furnished under section 8-25, securing to the municipality the actual completion of the work."

This letter shall serve as my client's request under Connecticut General Statutes Sec. 8-26c(b), for a five-year extension of time of the 2021 subdivision approval to protect said underlying approval. Kindly advise me of the date and time that the Planning & Zoning Commission will consider this request. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS
cc: H. Jalli (via email)

July 21, 2021

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP
707 Summer Street, Suite #300
Stamford, Connecticut 06901

Certified Mail No.
7019 1640 0001 0904 7896

RE: Subdivision #3655 – 174, 176 and 176 ½ Bouton Street – Proposed five (5) lot subdivision

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Dear Atty. Suchy,

*At their **July 14, 2021** meeting, the Norwalk Planning Commission adopted the following resolutions:*

Subdivision #3655 – 174, 176 and 176 ½ Bouton Street – Proposed five (5) lot subdivision

THEREFORE BE IT RESOLVED by the Norwalk Planning Commission that Subdivision #3655 – A 1Z7 LLC & Bouton Development LLC – 174, 176 and 176 ½ Bouton Street – Five (5) lot subdivision be **APPROVED** subject to the following conditions:

1. That the site be developed in accordance with the following plans:
    a. Per site plans (SP-0 – SP-7) entitled "Proposed Resubdivision 176-174 Bouton Street" prepared by Rose, Tiso & Co. LLC, dated 3/24/21 and revised to 6/23/21; and
2. That a mylar map of the approved subdivision be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all CEAC signoffs are submitted prior to the mylar map being filed on the Norwalk Land Records; and
4. That all required soil and sedimentation controls be in place prior to any site work; and
5. That any additional soil erosion and sedimentation controls deemed necessary by the Staff be installed at the direction of the Staff; and
6. That a financial guarantee, in an amount determined by Staff, be submitted to guarantee the installation of all erosion and sedimentation controls; and

7. That a financial guarantee, in an amount determined by Staff, be submitted to guarantee the installation of the required public improvements prior to the certificate of occupancy being issued on the construction of any new dwelling; and
8. That the proposed drainage system, when installed, be maintained to work at full capacity; and
9. That the maintenance of the proposed drainage system be noted on the final subdivision map; and
10. That the maintenance the proposed drainage system be noted on all zoning permits; and
11. That all conditions required by the Norwalk WPCA in regard to the proposed sewer extension are applicable to this approval. Should the sewer extension be denied by WPCA, the applicant shall submit revised plans to the Planning Commission for their approval; and
12. That any and all conditions from Norwalk DPW are applicable to this approval; and
13. That any and all conditions from Norwalk TMP are applicable to this approval; and
14. 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

BE IT FURTHER RESOLVED that the sidewalk requirement not be waived; and

BE IT FURTHER RESOLVED that the street curbs requirement not be waived; and

BE IT FURTHER RESOLVED that the street tree requirement not be waived and that ten (10) street trees be installed; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 23, 2021.

Section 4.25 of the Subdivision regulations requires filing of the approved plans in the Town Clerk's Office (Land Records) within 90 days after the expiration of the appeal period under Section 8-8 of the Connecticut General Statutes or the approval becomes null and void. **The deadline for filing this plan is November 4, 2021**.

THE APPROVED FINAL SUBDIVISION PLAN MUST BE SUBMITTED AND FILED PRIOR TO THE ISSUANCE OF A ZONING PERMIT.

A surety to guarantee erosion and sediment controls on the site is required by the approved subdivision and must be submitted prior to filing an approved map on the Land Records. Enclosed please find a copy of the requirements for submitting a financial guarantee to this department. The financial guarantee for this part of the project is set at **$11,000**. A copy of the financial guarantee estimate is enclosed for your use. Regarding all non-cash bonds: Corporation

Counsel and the Commission reserve the right to approve the surety as to form and/or issuing financial institution.

THIS MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A ZONING PERMIT.

A Certificate of Occupancy will also not be issued until a financial guarantee for all the required improvements is submitted to this office. **Also, please note that per section 3.41 d. of the Subdivision Regulations states that no lot, as a part of any approved subdivision or resubdivision, shall be sold until the required bond (for public improvements and erosion controls) is posted and approved as to form and/or issuing institution. Enclosed please find a copy of the requirements for submitting a financial guarantee to this department**. The financial guarantee for this part of the project is set at **$76,000**. A copy of the financial guarantee estimate is enclosed for your use. The contractor/owner/leasee is responsible for alerting Planning & Zoning Staff as to what improvements have been completed prior to any request for a Certificate of Occupancy. The staff member will inspect all improvements and request an engineer certification of improvements form prior to the issuance of any Certificate of Occupancy. All remaining work not done and/or accepted will be bonded by a financial guarantee. Regarding all non-cash bonds: Corporation Counsel and the Commission reserves the right to approve the surety as to form and/or issuing financial institution.

THIS MAY BE SUBMITTED ANY TIME AFTER THE ISSUANCE OF A ZONING PERMIT, BUT MUST BE SUBMITTED PRIOR TO THE SALE OF ANY LOT AND/OR ISSUANCE OF A ZONING CERTIFICATE OF OCCUPANCY – IF ALL WORK IS COMPLETED AND ACCEPTED BY THIS DEPARTMENT – A 15% MAINTENANCE BOND MUST BE RETAINED BY THIS OFFICE FOR A PERIOD OF ONE YEAR AFTER THE ZONING CERTIFICATE OF OCCUPANCY IS ISSUED.

Also, enclosed please find a copy of the "Policy on Construction Inspection in the City of Norwalk" and "Erosion and Sedimentation Prevention Guidelines." 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 this application.

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

Sincerely,

Bryan Baker
Principal Planner

MAP REFERENCES

1. Map entitled, "Plot Plan of Property Prepared for Sean Joseph Rosa" 178 Bouton Street, Norwalk, Connecticut, Scale 1"=20', Dated March 20, 2007. Prepared by Arcamone Land Surveyors LLC.

2. Map entitled, "Zoning Location Survey Prepared for Joyce Morgan" 180 Bouton Street, Norwalk, Connecticut, Scale 1"=20', Dated April 12, 2001. Prepared by William Seymour & Assoc. (On file in the Town Clerks Office as Map #12222).

3. Map entitled, "Perimeter Survey Showing Lot Line Revisions Brien McMahon High School" Norwalk, Connecticut, Scale 1"=60', Dated May 12, 2004. Prepared by Berkshire Engineering & Surveying LLC. (On file in the Town Clerks Office as Map #12577).

4. Map entitled, "Map of Building Lots at Fairview Park" Owned by Adams & Albrecht. Norwalk, Connecticut, Scale 1"=60', Dated July, 1924. Prepared by Dominick B. Eula. (On file in the Town Clerks Office as Map #758).

5. Map entitled, "Final As-Built for John Restrepo" 172 Bouton Street. Norwalk, Connecticut, Scale 1"=20', Dated September 24, 2005. Prepared by Peck & Coleman Assoc.

6. Map entitled, "Map of Brien McMahon High School Property" Norwalk, Connecticut, Scale 1"=60', Dated June, 7, 1968. (On file in the Town Clerks Office as Map #7366).

7. Map entitled, "Map of Property Prepared for Michael & Lena Manes" Norwalk, Connecticut, Scale 1"=20', Dated October 24, 1961, Rev. October 31, 1961. Prepared by Richard M. Ryan. (On file in the Town Clerks Office as Map #5970).

GENERAL SURVEY NOTES

1. This Map Has Been Prepared Pursuant To The Regulation Of Connecticut State Agencies Section 20-300b-1 Through 20-300b-20 And The "Standards For Surveys And Maps In The State Of Connecticut As Adopted By The Connecticut Association Of Land Surveyors, Inc. On Sept. 26, 1996.

2. This Survey Conforms to Horizontal Accuracy Class A-2.

3. The Type Of Survey Performed Is A Limited Property / Boundary Survey, And Is Intended To Be An Existing Building Location Survey.

4. Boundary Determination Is Based Upon A Dependent Resurvey. (See Map References And Record Deeds.)

5. North Arrow Is Based On Map Reference # 1.

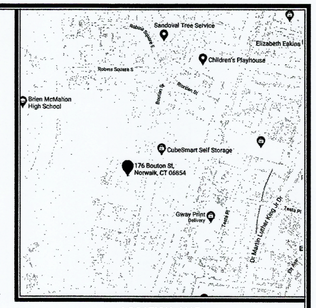
6. No attempt has been made as part of this survey to obtain or depict data concerning the existence (other than what is depicted hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies prior to any construction. CALL BEFORE YOU DIG 1-800-922-4455

7. Parcel located in a B Zone. See Zoning Regulations for Specific Setbacks and Requirements - Zone, Setbacks and Requirements are subject to the Determination of the Zoning Enforcement Officer.

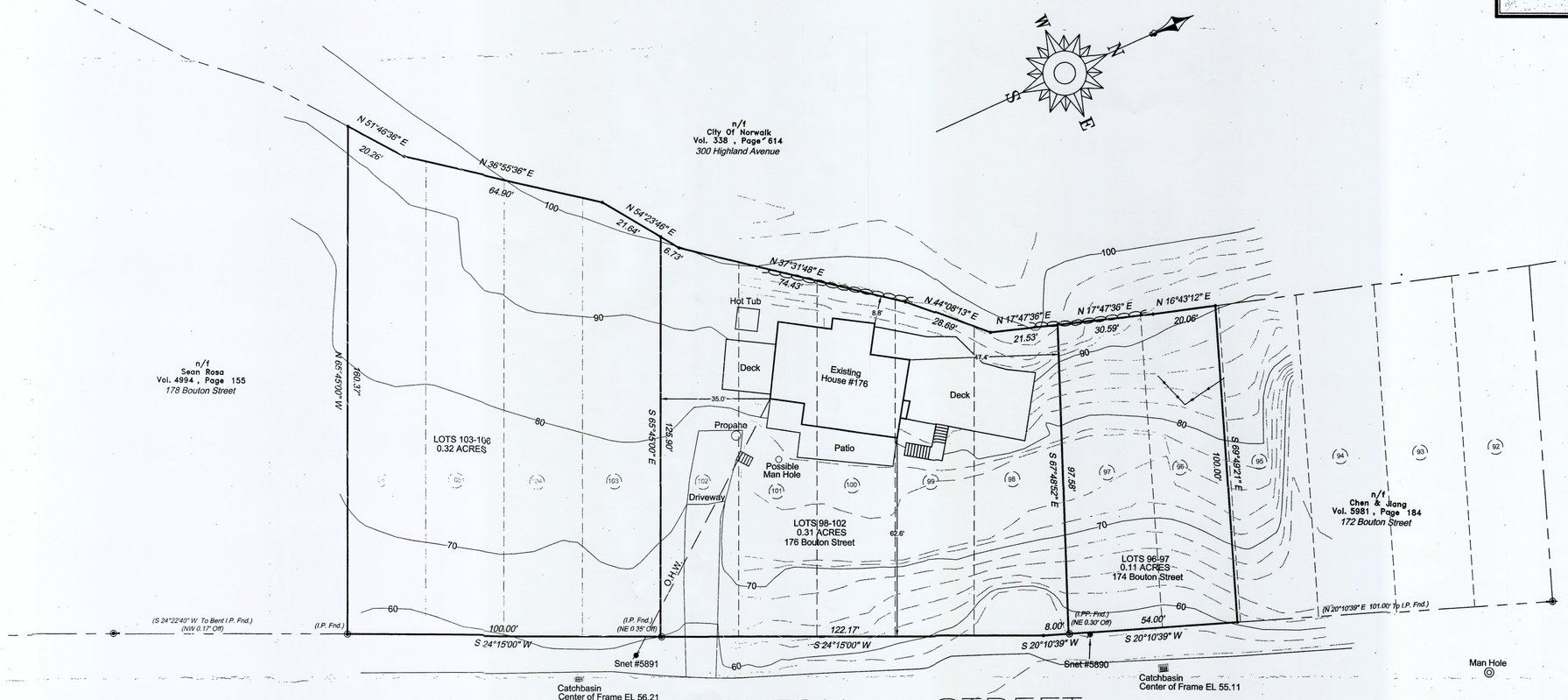
8. This survey was prepared for a specific purpose, any use other than that which was originally intended is a misuse of this information and renders the preparers declaration null an void. Unauthorized alterations or additions to this survey, which bears the licensed surveyors signature and embossed seal, renders any declaration noted hereon null and void.

9. This map depicts that no property corner's were set, except as depicted or noted hereon.

10. Total Lot Area = (Lots 103-106) 14,365 sq. ft. or 0.32 Acres. (Lots 98-102) 13,934 sq. ft. or 0.31 Acres. (Lots 96-97) 5,156 sq. ft. or 0.11 Acres.



LOCATION MAP
(Approx. Scale: 1"= 400')



To the best of my knowledge and belief this map is substantially correct as noted hereon

MICHAEL J. O'BYMACHOW L.S. # 18464

This Map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.

DATE:	DESCRIPTION
	REVISIONS

MAP OF PROPERTY,LOTS 96-97, 98-102 AND 103-106 "MAP OF BUILDING LOTS AT FAIRVIEW PARK"

PREPARED FOR

A1Z7 L.L.C.

BOUTON STREET
NORWALK, CONNECTICUT

SCALE: 1"= 20' DATE: FEBUARY 17, 2021

0 20 40

MAP#		SEARCH	5293	FB/PG	571/78	DRAWING	212863

CIVIL ENGINEERING
NOK
LAND SURVEYING

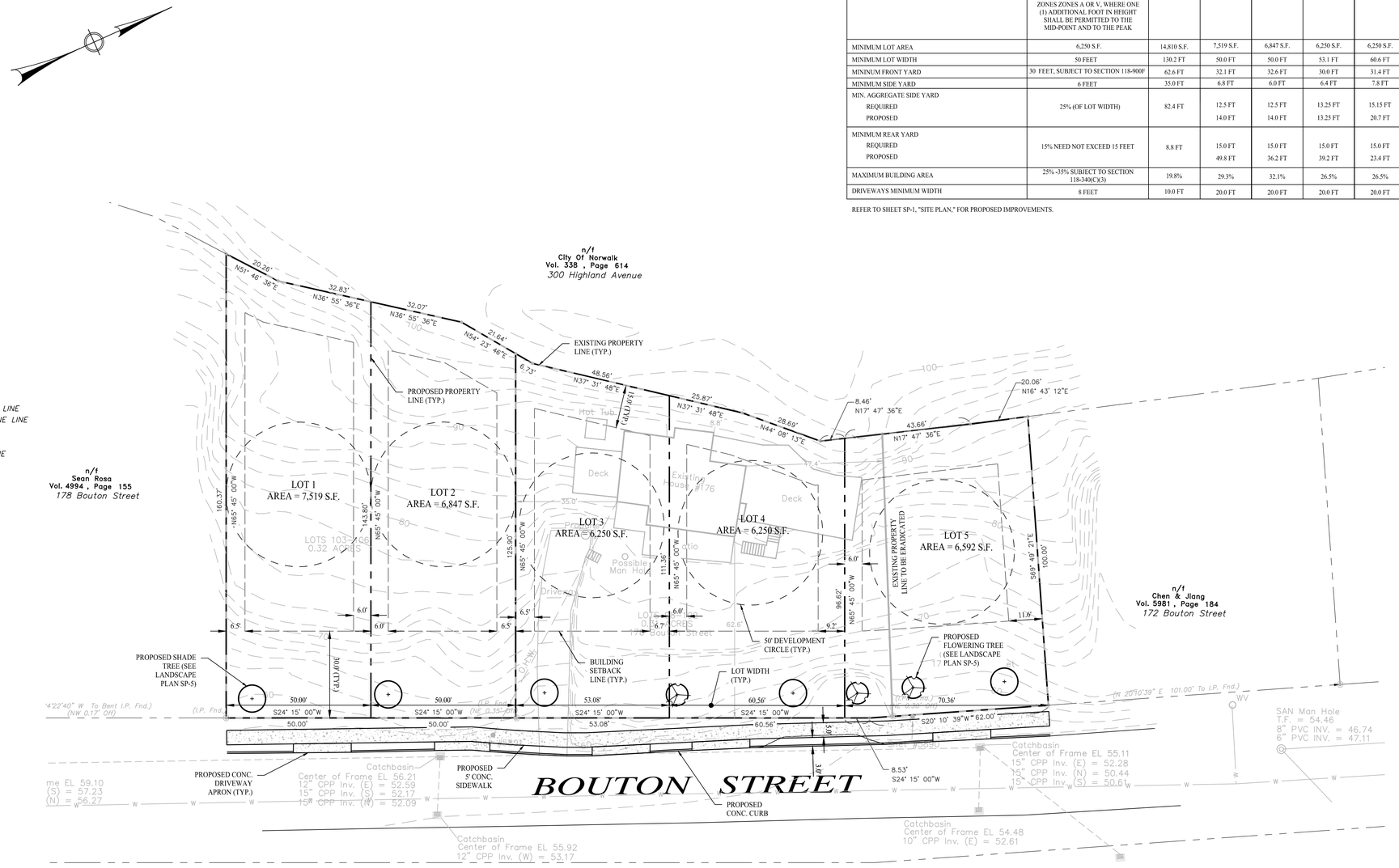
NOWAKOWSKI - O'BYMACHOW - KANE, ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
415 HOWE AVENUE
SHELTON, CONNECTICUT 06484
PHONE: (203) 924-7745 FAX: (203) 924-7526
Records Since 1950

ZONING COMPLIANCE TABLE

ZONE: B RESIDENTIAL ZONE

ZONING REQUIREMENT	ZONING STANDARD	EXISTING CONDITIONS 176 BOUTON ST.	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5
MINIMUM HEIGHT	2 ½ STORIES & 30 FEET, MAX. OF 38 FEET TO PEAK; EXCEPT FOR STRUCTURES LOCATED IN FLOOD ZONES ZONES A OR V, WHERE ONE (1) ADDITIONAL FOOT IN HEIGHT SHALL BE PERMITTED TO THE MID-POINT AND TO THE PEAK		30 FEET	30 FEET	30 FEET	30 FEET	30 FEET
MINIMUM LOT AREA	6,250 S.F.	14,810 S.F.	7,519 S.F.	6,847 S.F.	6,250 S.F.	6,250 S.F.	6,592 S.F.
MINIMUM LOT WIDTH	50 FEET	130.2 FT	50.0 FT	50.0 FT	53.1 FT	60.6 FT	70.4 FT
MINIMUM FRONT YARD	30 FEET, SUBJECT TO SECTION 118-900F	62.6 FT	32.1 FT	32.6 FT	30.0 FT	31.4 FT	30.1FT
MINIMUM SIDE YARD	6 FEET	35.0 FT	6.8 FT	6.0 FT	6.4 FT	7.8 FT	10.5 FT
MIN. AGGREGATE SIDE YARD							
REQUIRED	25% (OF LOT WIDTH)	82.4 FT	12.5 FT	12.5 FT	13.25 FT	15.15 FT	17.6 FT
PROPOSED			14.0 FT	14.0 FT	13.25 FT	20.7 FT	26.1 FT
MINIMUM REAR YARD							
REQUIRED	15% NEED NOT EXCEED 15 FEET	8.8 FT	15.0 FT	15.0 FT	15.0 FT	15.0 FT	14.75 FT
PROPOSED			49.8 FT	36.2 FT	39.2 FT	23.4 FT	16.1 FT
MAXIMUM BUILDING AREA	25% -35% SUBJECT TO SECTION 118-340(C)(3)	19.8%	29.3%	32.1%	26.5%	26.5%	25.1%
DRIVEWAYS MINIMUM WIDTH	8 FEET	10.0 FT	20.0 FT	20.0 FT	20.0 FT	20.0 FT	20.0 FT

REFER TO SHEET SP-1, "SITE PLAN," FOR PROPOSED IMPROVEMENTS.



MAP REFERENCES:

1. "MAP OF PROPERTY, LOTS 96–97, 98–102, AND 103–106, MAP OF BUILDING LOTS AT FAIRVIEW PARK," PREPARED FOR A1Z7 L.L.C., BOUTON STEET, NORWALK, CONNECTICUT. DATED FEBRUARY 17, 2021, SCALE: 1"=20' BY NOWAKOSKI–O'BYMACHOW–KANE, ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING

NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20–300b–1 THROUGH 20–300b–20, "THE MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS", AS AMENDED ON OCTOBER 26, 2018. THE TYPE OF SURVEY IS A SUBDIVISION MAP. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY, BASED ON MAP REFERENCE NO.1. THIS SURVEY CONFORMS TO CLASS A–2 HORIZONTAL ACCURACY STANDARDS.

2. ALL MONUMENTATION FOUND OR SET HAS BEEN DEPICTED HEREON.

3. CONTOURS ARE BASED ON MAP REF. NO.1. CATCH BASINS AND SANITARY MANHOLE RIMS AND INVERTS WERE FIELD LOCATED AND CONFORM TO CLASS T–2 STANDARDS.

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

PHILIP L. TISO, L.S. CONN. LIC. No. 12324

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE SIGNATURE AND THE EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ROSE • TISO & CO. LLC.
ARCHITECTS ● SURVEYORS ● ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

RESUBDIVISION MAP

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

SHEET NUMBER

SP-0

ZONING COMPLIANCE TABLE

ZONE: B RESIDENTIAL ZONE

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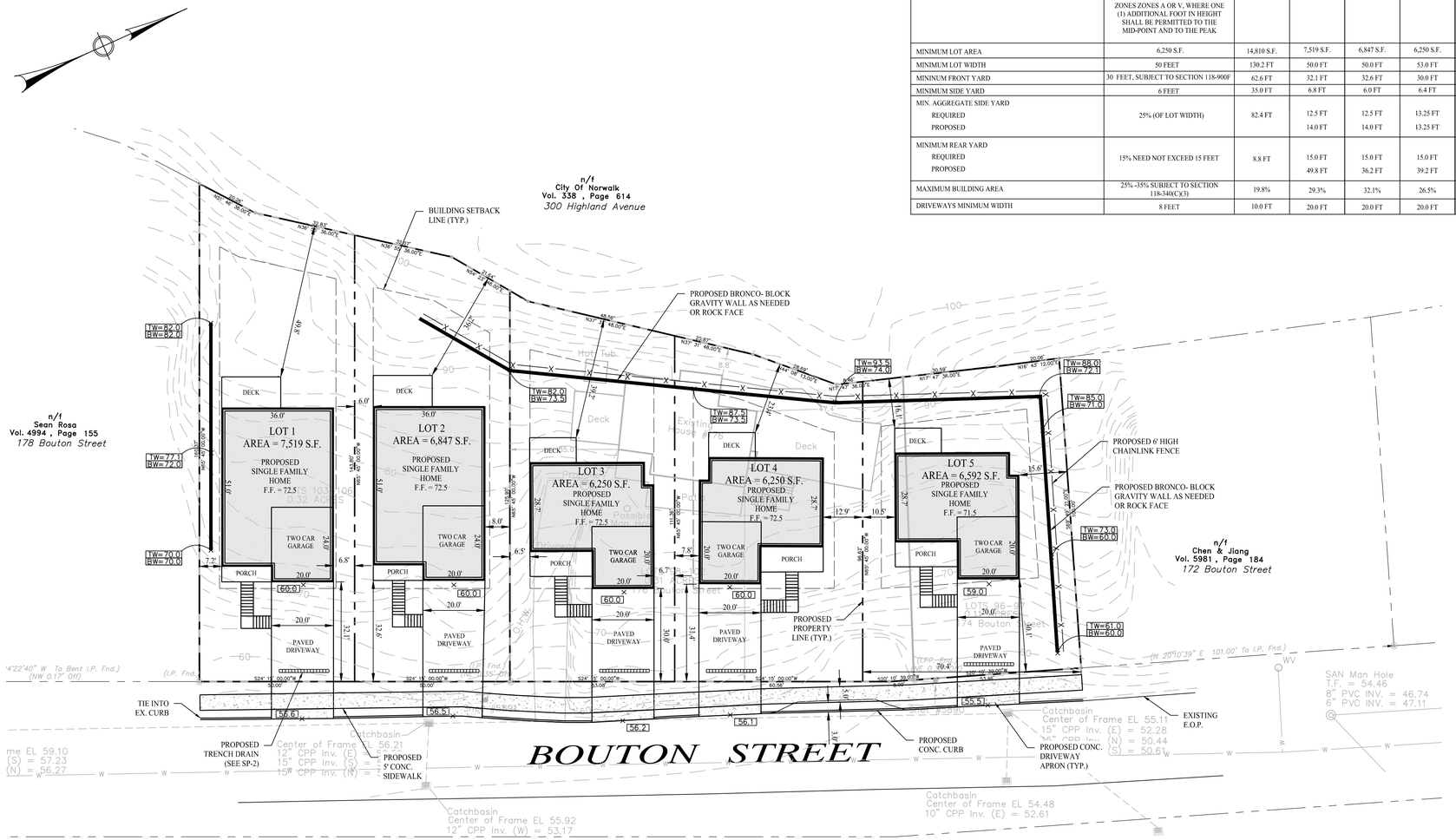
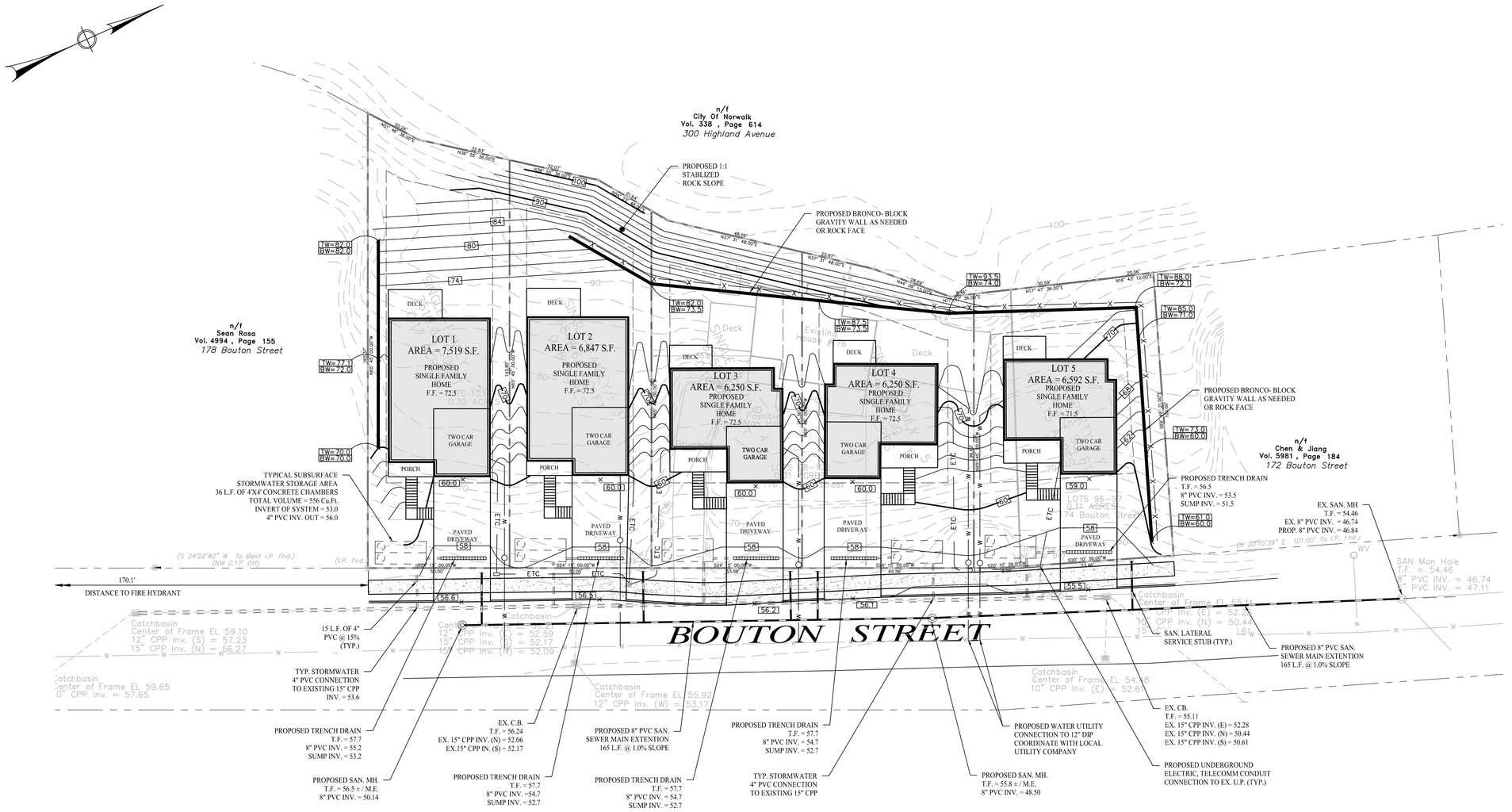

n/f
City Of Norwalk
Vol. 338 , Page 614
300 Highland Avenue
n/f
Sean Rosa
Vol. 4994 , Page 155
178 Bouton Street
n/f
Chen & Jiang
Vol. 5981 , Page 184
172 Bouton Street
BUILDING SETBACK LINE (TYP.)
PROPOSED BRONCO- BLOCK GRAVITY WALL AS NEEDED OR ROCK FACE
PROPOSED 6' HIGH CHAINLINK FENCE
PROPOSED BRONCO- BLOCK GRAVITY WALL AS NEEDED OR ROCK FACE
PROPOSED PROPERTY LINE (TYP.)
LOT 1 AREA = 7,519 S.F.
LOT 2 AREA = 6,847 S.F.
LOT 3 AREA = 6,250 S.F.
LOT 4 AREA = 6,250 S.F.
LOT 5 AREA = 6,592 S.F.
PROPOSED SINGLE FAMILY HOME F.F. = 72.5
PROPOSED SINGLE FAMILY HOME F.F. = 71.5
TWO CAR GARAGE
PORCH
DECK
PAVED DRIVEWAY
Hot Tub
Existing House #176
Possible Shed
Existing Shed
Existing Deck
Existing Patio
Existing Walk
Existing Fence
Existing Wall
Existing Stone Wall
Existing Utility Pole
Existing Guy Wire
Existing Overhead Wires
Existing Underground Electric
Existing Underground Telephone
Existing Underground Gas
Existing Underground Water
Existing Underground Cable
Existing Underground Drainage
Existing Underground Sewer
Existing Underground Fiber Optic
Existing Underground Communication
Existing Underground Power



LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- FILTER FABRIC FENCE
- FILTER FABRIC FENCE BACKED WITH HAY BALES
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- HAYBALE CHECKDAMN

GRADING & DRAINAGE NOTES

1. ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
2. ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE CITY OF NORWALK STANDARD SPECIFICATIONS OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 816, 2004.
4. ALL PROPOSED CATCH BASISN TO HAVE 2' SUMPS AND HOODED OUTLETS UNLESS NOTED OTHERWISE.
5. MAXIMUM 2% SLOPE THROUGHOUT ALL ACCESSIBLE PARKING AND ACCESSIBLE STRIPED AREAS
6. THIS GRADING & DRAINAGE PLAN COMPLIES WITH THE CITY OF NORWALK DEPARTMENT OF PUBLIC WORKS STORMWATER MANUAL OF JUNE 2017

WATER QUALITY VOLUME COMPUTATION:
RESIDENTIAL DEVELOPMENT = 33,461 SF
WQV= (P*RV*A); RV=0.05+0.009*I
RV= 0.05+0.009*I= 0.413 WATERSHED INCHES
WQV= (0.413"*33,461)/12=1,152 CF REQUIRED
PROVIDED = 4,560 CF

CATCH BASIN INSPECTION & MAINTENANCE PLAN:

1. UNITS ARE TO BE INSPECTED EVERY 6-MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES
2. OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
3. REMOVE FLOATABLES FIRST, AND THEN REMOVE REMAINING VOLUME.

GALLERY INSPECTION & MAINTENANCE PLAN:

1. GALLERIES ARE TO BE INSPECTED EVERY 12-MONTHS AND VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.
2. SITE CATCH BASINS ARE TO BE INSPECTED EVERY 6- MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ROSE •TISO & CO. LLC.
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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

GRADING & UTILITY PLAN

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

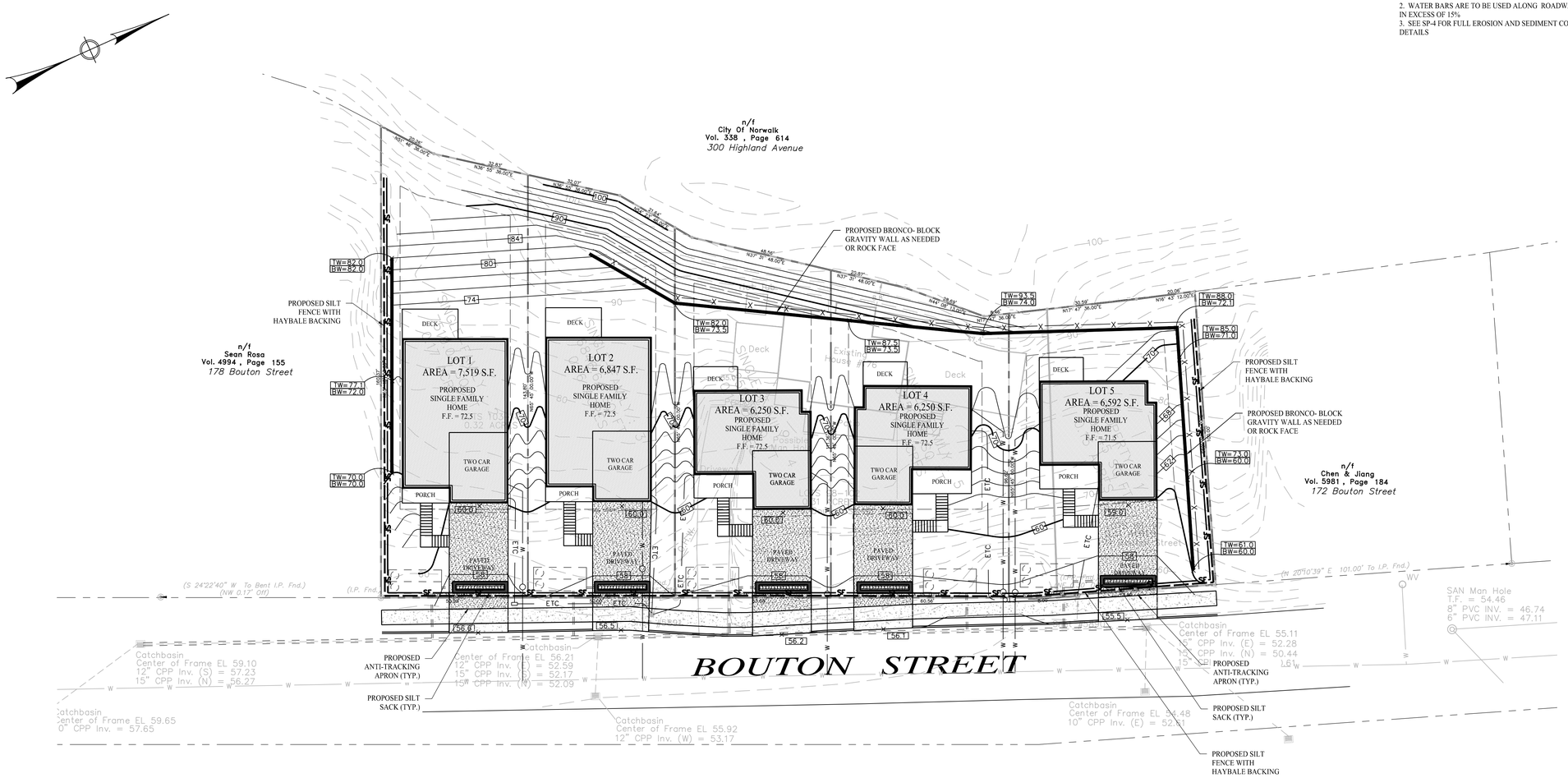
SEAL

STATE OF CONNECTICUT STEPHEN F. SHIMKUS LICENSED PROFESSIONAL ENGINEER NO.PEN.0031813

SHEET NUMBER

SP-2

SOIL EROSION & SEDIMENT CONTROL NOTES:
1. GRADES STEEPER THEN 2:1 WILL REQUIRE EROSION CONTROL BLANKETS TO STABILIZE SOILS
2. WATER BARS ARE TO BE USED ALONG ROADWAYS AND GRADES IN EXCESS OF 15%.
3. SEE SP-4 FOR FULL EROSION AND SEDIMENT CONTROL NOTES & DETAILS



LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- FILTER FABRIC FENCE
- FILTER FABRIC FENCE BACKED WITH HAY BALES
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- HAYBALE CHECKDAMN

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

EROSION CONTROL PLAN

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

STATE OF CONNECTICUT · STEPHEN F. SANDOR · NO.PEN.0031313 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-3

CONSTRUCTION SEQUENCE / SOIL EROSION AND SEDMIMENT CONTROL GENERAL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE
THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATERCOURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

CONSTRUCTION SCHEDULE
THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS FALL 2020 WITH COMPLETION ANTICIPATED BY SPRING 2021. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN
THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE LAND USE AGENTS OF THE CITY OF NORWALK AND PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS
CLEARING AND GRUBBING OPERATIONS:
1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.
5. ALL REMOVED INVASIVE PLANT SPECIES MATERIAL SHALL BE FULLY REMOVED FROM THE SITE AND TAKEN TO AN APPROVED AND/OR ACCEPTABLE DISPOSAL LOCATION.

ROUGH GRADING OPERATIONS:
1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:
1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESS NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND ROADWAY CONSTRUCTION OPERATIONS:
1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF TEMPORARY SEDIMENT TRAP SLOPES, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES MAY BE USED IF SHOWN ON THE EROSION CONTROL PLANS OR IF DIRECTED BY THE PROJECT ENGINEER.

FINAL GRADING AND PAVING OPERATIONS:
1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE CITY OF NORWALK, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, CITY OF NORWALK INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE:
   A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
   B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
   C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
   D. BACKFILL THE TRENCH AND COMPACT.

II. HAY BALES:
   A. BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PARALLEL TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
   B. BALES SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER.
   C. EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES.
   D. THE GAPS BETWEEN BALES SHALL BE WEDGED WITH STRAW TO PREVENT WATER LEAKAGE.
   E. THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE, TO ENSURE THAT RUN-OFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER, BUT NOT AROUND IT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES
I. SILTATION FENCE:
   A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
   B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. HAY BALES:
   A. ALL HAY BALE RINGS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE PROMPTLY MADE AS NEEDED.
   B. DEPOSITS SHALL BE REMOVED AND CLEANED-OUT IF ONE HALF OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.

III. SEDIMENT TRAPS:
   A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY CT DEEP, LOCAL AUTHORITIES OR ENGINEER.
   B. ALL SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED. EROSION CONTROL BLANKETS MAY BE USED FOLLOWING REPAIR OF SLOPE AS DIRECTED BY THE ENGINEER.
   C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT TRAPS AND/OR SEDIMENT TRAPS WHEN THEY EXCEED A HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.
   D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

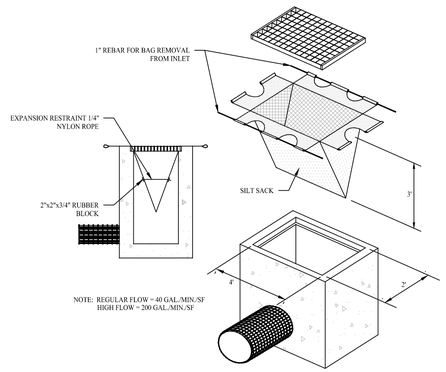
IV. CHECK DAMS:
   A. ALL STONE CHECK DAMS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF STONE CHECK DAMS SHALL BE PROMPTLY MADE AND ACCUMULATED SEDIMENT REMOVED WHEN IT REACHES ONE HALF OF THE HEIGHT OF THE CHECK DAM.

V. TEMPORARY/PERMANENT DRAINAGE SWALES:
   A. SWALES SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF ANY WASHED OUT OR ERODED SLOPES SHALL BE MADE PROMPTLY AND THE AREA SHALL BE RESEEDED AS NECESSARY.
   B. EROSION CONTROL BLANKETS MAY BE USED TO REPAIR ERODED SWALES AS DIRECTED BY THE ENGINEER OR CITY OF NORWALK AGENT.

EROSION AND SEDIMENT CONTROL PLAN
1. HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS; ENERGY DISSIPATERS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. THE OWNER 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.

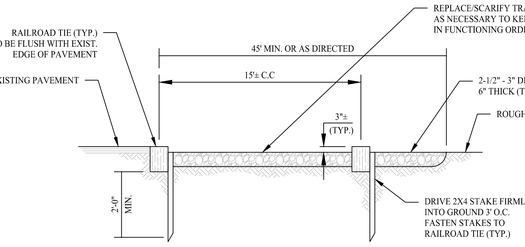
SEDIMENT AND EROSION CONTROL NOTES
1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE CITY OF NORWALK TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE OWNER SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE CITY OF NORWALK FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
4. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE CITY OF NORWALK. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, CITY OF NORWALK, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, CITY OF NORWALK INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONFAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
10. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
11. SEDIMENTATION TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
12. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL EXCAVATION AND CONSTRUCTION ACTIVITIES.
13. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
14. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
15. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED UPHILL SIDE OF SILT FENCE.
16. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
17. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
18. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT TRAPS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.
19. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAPS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
20. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENTATION BASIN OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. CONVERT TEMPORARY SEDIMENT TRAPS TO PERMANENT DETENTION BASINS ONCE SITE HAS BEEN STABILIZED. CLEAN OUTLET CONTROL STRUCTURES AS NECESSARY AND REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
21. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
22. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
23. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
24. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY; OVER UNDISTURBED VEGETATED AREAS.
25. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
26. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
27. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
28. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
29. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

30. A MANDATORY SUBMISSION OF MONTHLY MONITORING REPORTS TO THE CITY OF NORWALK INLAND WETLANDS AND PLANNING AND ZONING DEPARTMENTS OF ONGOING CONSTRUCTION AND E&S MAINTENANCE, INCLUDING IDENTIFICATION OF SITE CONDITIONS, CONTROL MAINTENANCE AND ANY ACTIONS TAKEN TO ADDRESS PERIODIC SITE STABILITY AND EROSION CONDITIONS.



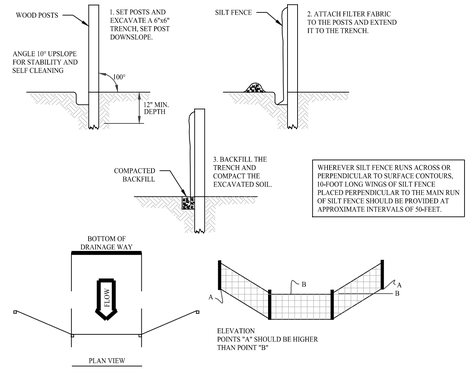
SILT SACK DETAIL

SCALE: NTS



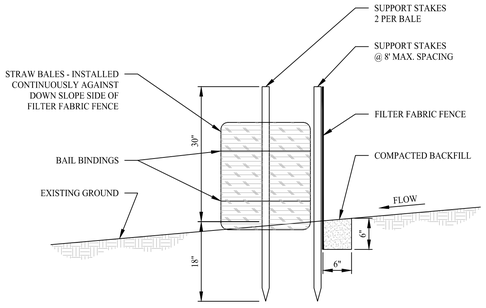
ANTI-TRACKING APRON DETAIL

SCALE: NTS



SILT FENCE BARRIER DETAIL

SCALE: NTS



NOTE:
1. USE 2" x 2" x 48" WOODEN STAKES OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE WITH HAYBALE BACKING

SCALE: NTS

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TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS			
NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

EROSION CONTROL DETAILS

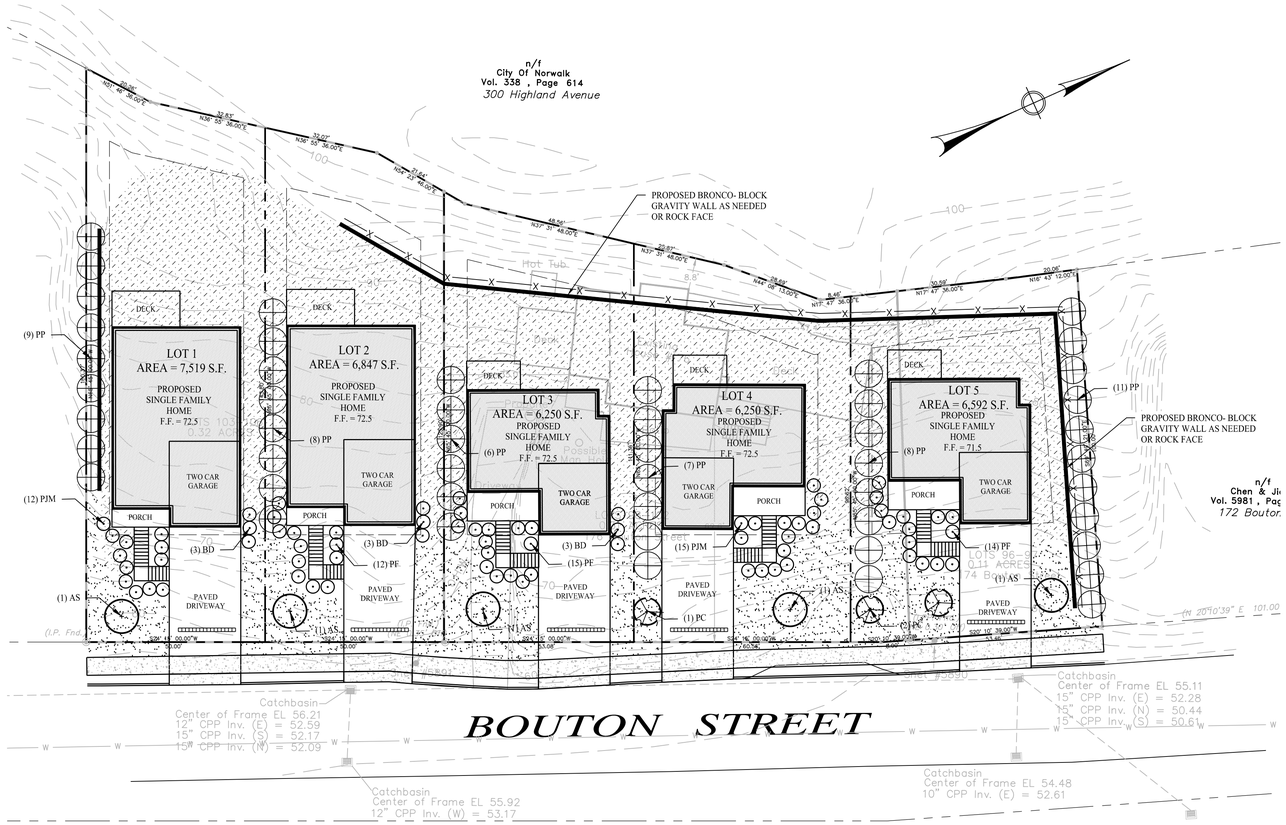
DESIGNED BY: SFS	SCALE: NTS
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

STATE OF CONNECTICUT · STEPHEN F. SANFORD · NO.PEN.0031313 · LICENSED PROFESSIONAL ENGINEER

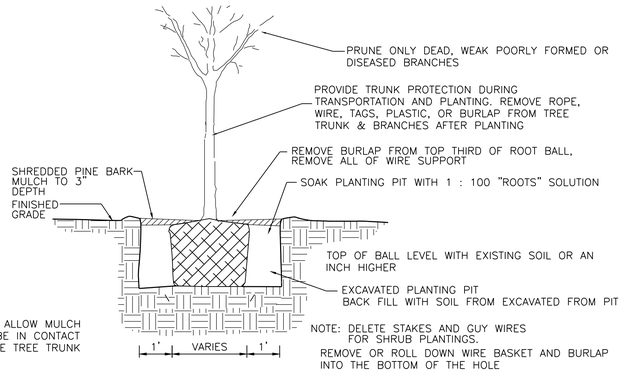
SHEET NUMBER

SP-4



LEGEND

- OVERSTORY TREE
- FLOWERING UNDERSTORY TREE
- EVERGREEN TREE
- SHRUB
- LAWN AREA
- NEW ENGLAND EROSION CONTROL RESTORATION MIX



TREE AND SHRUB PLANTING DETAIL

N.T.S.

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   - 3 PARTS SCREED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. COMPOST PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS. COMPOST PER CU. YD. OF MIX
7. TOPSOIL:
   A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

   D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.
   E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
TREES					
AS	5	ACER SACCHARUM	SUGAR MAPLE	B&B	3"-3 1/2" CAL
PP	49	PICEA PUNGENS	COLORADO BLUE SPRUCE	B&B	10'-12' HT
UNDERSTORY TREES					
PC	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR	B&B	2 1/2"-3" CAL
UPLAND SHRUBS & GRASSES					
ADW	4	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	18"-24" HT
BD	9	BUDDLEA DAVIDII	BUTTERFLY BUSH	CONT	18"-24" HT
PF	41	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT	24"-36" HT
PJM	27	RHODODENDRON PJM	PJM RHODODENDRON	CONT	24"-30" HT

SEED MIXES

NEW ENGLAND WETMIX (NEW ENGLAND WETLAND PLANTS, INC.)

APPLICATION RATE: 1 LB/2,500 S.F.

NEW ENGLAND SEMI-SHADE GRASS AND FORBS MIX

APPLICATION RATE PER MFG RECOMMENDATIONS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

LANDSCAPE PLAN

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

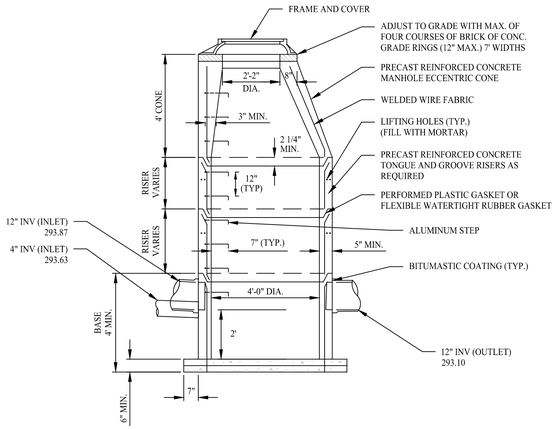
STATE OF CONNECTICUT · STEPHEN F. SAMPLE · NO.PEN.0031313 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-5

NOTES

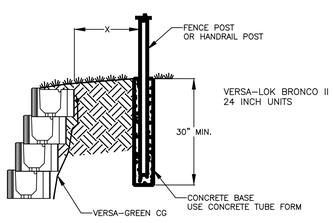
1. DETAILS ARE INTENDED TO COMPLY WITH THE CITY OF NORWALK STANDARDS.



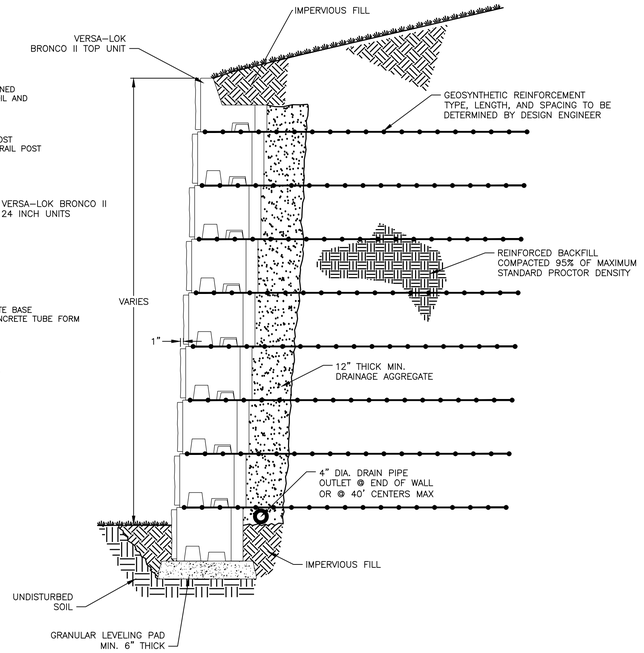
NOTES
1. 5' OR 6' DIA. PRECAST BASES MAY BE USED WHEN REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' & 6' BASES AS DIRECTED BY THE ENGINEER.
2. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.
3. WHEN INLET SEWER INVERT TO OUTLET SEWER INVERT ELEVATION EXCEEDS 24" USE DROP CONNECTION.

PRECAST STORM MANHOLE

SCALE: NTS



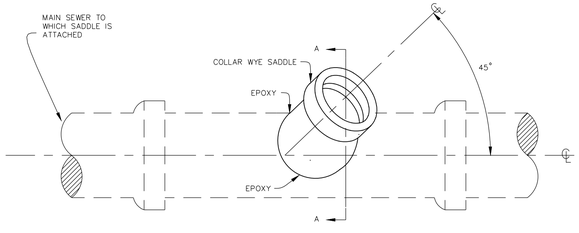
POST DETAIL
VERSA-GREEN UNIT
TYPICAL HANDRAIL AND/OR FENCE POST
SCALE: NONE



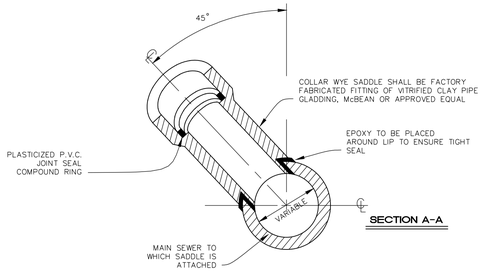
BRONCO II REINFORCED RETAINING WALL
24 INCH UNITS
SCALE: NONE

BRONCO BLOCK REINFORCED RETAINING WALL

SCALE: NTS



SIDE VIEW



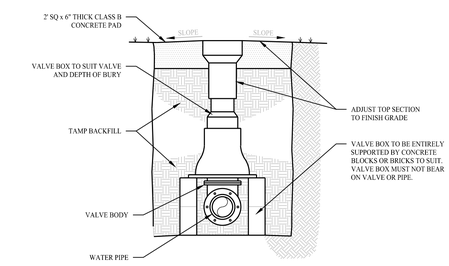
SECTION A-A

GENERAL NOTES

1. DRAWING NOT TO SCALE.
2. MAIN SEWER SHALL NOT BE SADDLED WHEN THE DIFFERENCE IN DIAMETER BETWEEN THE MAIN AND THE LATERAL IS LESS THAN 4".
3. NO SEWER SHALL BE SADDLED UNLESS THE CUT INTO THE MAIN IS MADE WITH A CORE DRILL WHICH CUTS A ROUND HOLE AND A COLLARED WYE IS FASTENED TO PIPE WITH EPOXY.
4. NO SEWER SHALL BE SADDLED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
5. ALL SADDLES SHALL BE APPROVED BY THE CITY ENGINEER BEFORE BACKFILLING.

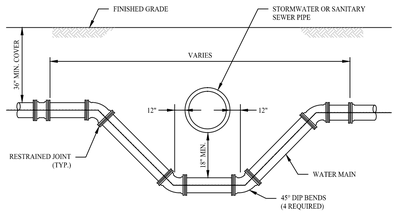
SADDLE CONNECTION

SCALE: NTS



GATE VAVLE

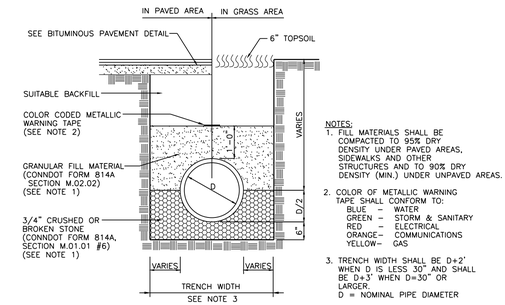
SCALE: NTS



NOTES
1. LENGTH OF SECTION BASED ON MINIMUM LENGTH AS DETERMINED BY DIPRA RESTRAINED JOIN MANUAL
2. INSTALL RESTRAINED JOINTS, AS REQUIRED, FROM DEFLECTION POINT IN BOTH DIRECTIONS.
3. CONCRETE ENCASEMENT OF SANITARY SEWER IS AN ALTERNATIVE METHOD OF ADDRESSING A CONFLICT WHEN UNABLE TO MAINTAIN 18" VERTICAL SEPARATION DISTANCE. IN SUCH INSTANCES, THE MINIMUM PIPE VERTICAL SEPARATION SHALL BE 12".

WATER MAIN CROSSING DETAIL

SCALE: NTS



NOTES:
1. FILL MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY UNDER PAVED AREAS, SIDEWALKS AND OTHER STRUCTURES AND TO 90% DRY DENSITY (MIN.) UNDER UNPAVED AREAS.
2. COLOR OF METALLIC WARNING TAPE SHALL CONFORM TO:
   BLUE – WATER
   GREEN – STORM & SANITARY
   RED – ELECTRICAL
   ORANGE– COMMUNICATIONS
   YELLOW– GAS
3. TRENCH WIDTH SHALL BE D+2' WHEN D IS LESS 30" AND SHALL BE D+3' WHEN D=30" OR LARGER.
   D = NOMINAL PIPE DIAMETER

TYPICAL UTILITY TRENCH
N.T.S.

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ARCHITECTS ● SURVEYORS ● ENGINEERS
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35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

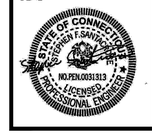
Bouton Development, LLC

SHEET TITLE

DETAIL SHEET

DESIGNED BY: SFS	SCALE: NTS
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

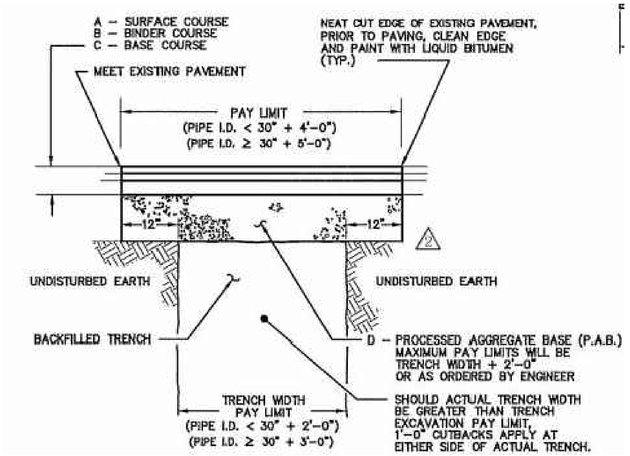


SHEET NUMBER

SP-6

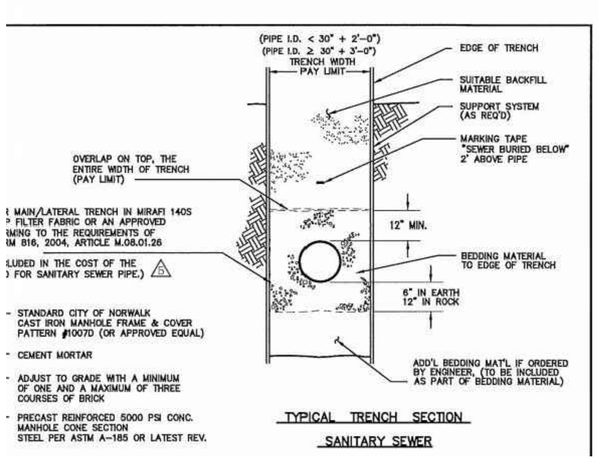
NOTES

1. DETAILS ARE INTENDED TO COMPLY WITH THE CITY OF NORWALK STANDARDS.



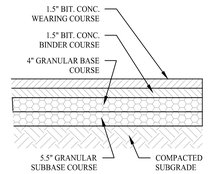
PAVEMENT REPAIR DETAIL

SCALE: NTS DETAIL PROVIDED BY TOWN OF NORWALK

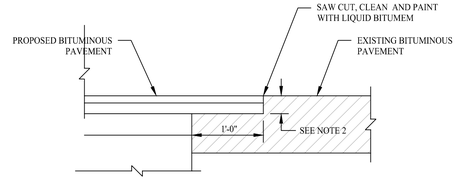


TYPICAL SAN. SEWER TRENCH SECTION DETAIL

SCALE: NTS DETAIL PROVIDED BY TOWN OF NORWALK



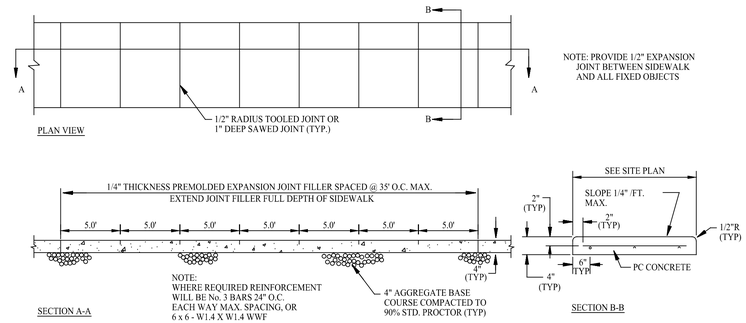
STANDARD DUTY ASPHALT PAVING



NOTES
1. OVERLAP BOTH PROPOSED BITUMINOUS CONCRETE COURSES (CLASS 1 AND CLASS 2) OVER EXISTING SUBBASE.
2. MINIMUM THICKNESS TO BE SAME AS PROPOSED BITUMINOUS OR MATCH THICKNESS OF EXISTING PAVEMENT, WHICH EVER IS GREATER.

PAVEMENT MATCH TREATMENT DETAIL

SCALE: NTS



CONCRETE SIDEWALK

SCALE: NTS

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REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

DETAIL SHEET

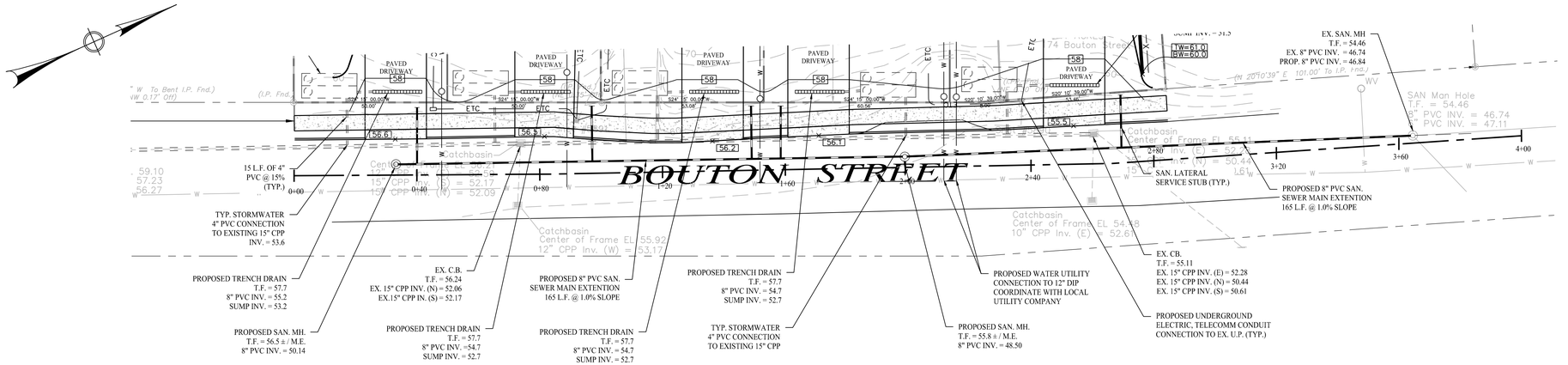
DESIGNED BY: SFS	SCALE: NTS
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

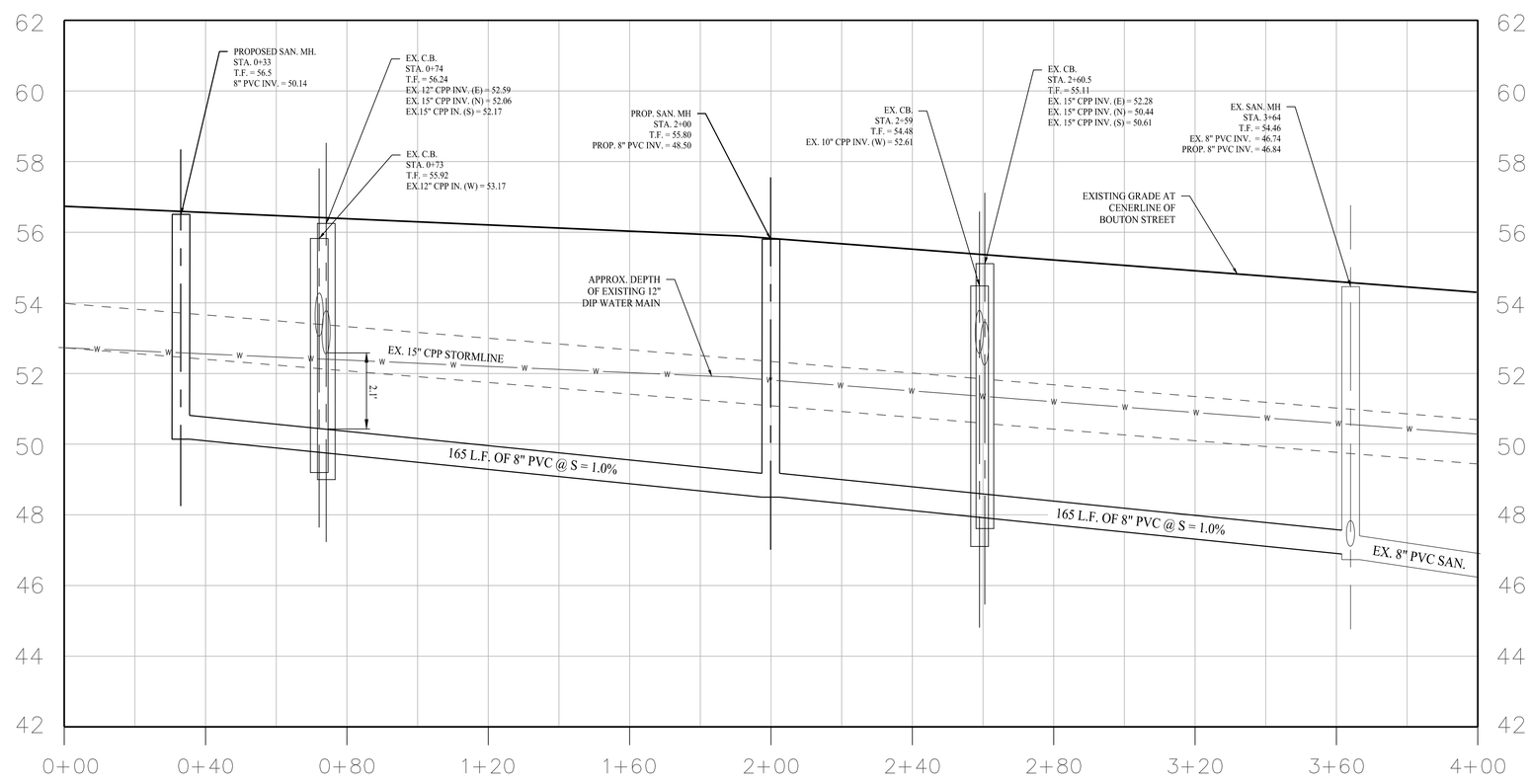
STATE OF CONNECTICUT · STEPHEN F. SANTANIELLO · NO.PEN.0031313 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-7



PROFILE VIEW OF BOUTON STREET



PROFILE STA. 0+00 - 4+00
1" = 20' HORIZONTAL
1" = 2' VERTICAL

LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES

NOTES

1. LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THIS PLAN IS FOR PERMITTING ONLY AND NOT TO BE USED FOR CONSTRUCTION. IF THE EXISTING DESIGN RESULTS IN A CONFLICT BETWEEN UTILITIES BASED ON TEST PITS COMPLETED BY THE DEVELOPER BEFORE CONSTRUCTION BEGINS, THE SANITARY SEWER SHALL BE REDESIGNED PRIOR TO CONSTRUCTION.
2. DETAILS SHOWN ARE INTENDED TO COMPLY WITH CITY OF NORWALK STANDARDS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ROSE •TISO & CO. LLC.
ARCHITECTS ● SURVEYORS ● ENGINEERS
WWW.ROSETISO.COM
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 ● FAX: (203)610-6404

REVISIONS

NO.	BY	DATE	DESCRIPTION

PROJECT TITLE

PROPOSED RESUBDIVISION

176-174 BOUTON STREET NORWALK, CONNECTICUT

Prepared For:

Bouton Development, LLC

SHEET TITLE

PLAN & PROFILE BOUTON STREET

DESIGNED BY: SFS	SCALE: 1"=20'
DRAWN BY: SFS	DATE: 03-24-2021
CHECKED BY: MJS	PROJECT NUMBER: 2568
CAD FILE: R:\2568\dwg	

SEAL

STATE OF CONNECTICUT STEPHEN F. SANTA MARIA NO.PEN.0031313 LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

PP-1

ARCHER SIGNS
ON TARGET · EVERY TIME

Wednesday, April 22, 2026

City of Norwalk Planning & Zoning Commission
c/o Steve Kleppin
125 East Avenue
Norwalk, CT 06851
skleppin@norwalkct.gov

To whom it may concern,

We are seeking pre-application review of a sign program for 542 Westport Avenue. The purpose of this proposal is to allow for a visible and tasteful signage program that will enhance wayfinding and site safety, and provide each tenant with visibility necessary to succeed.

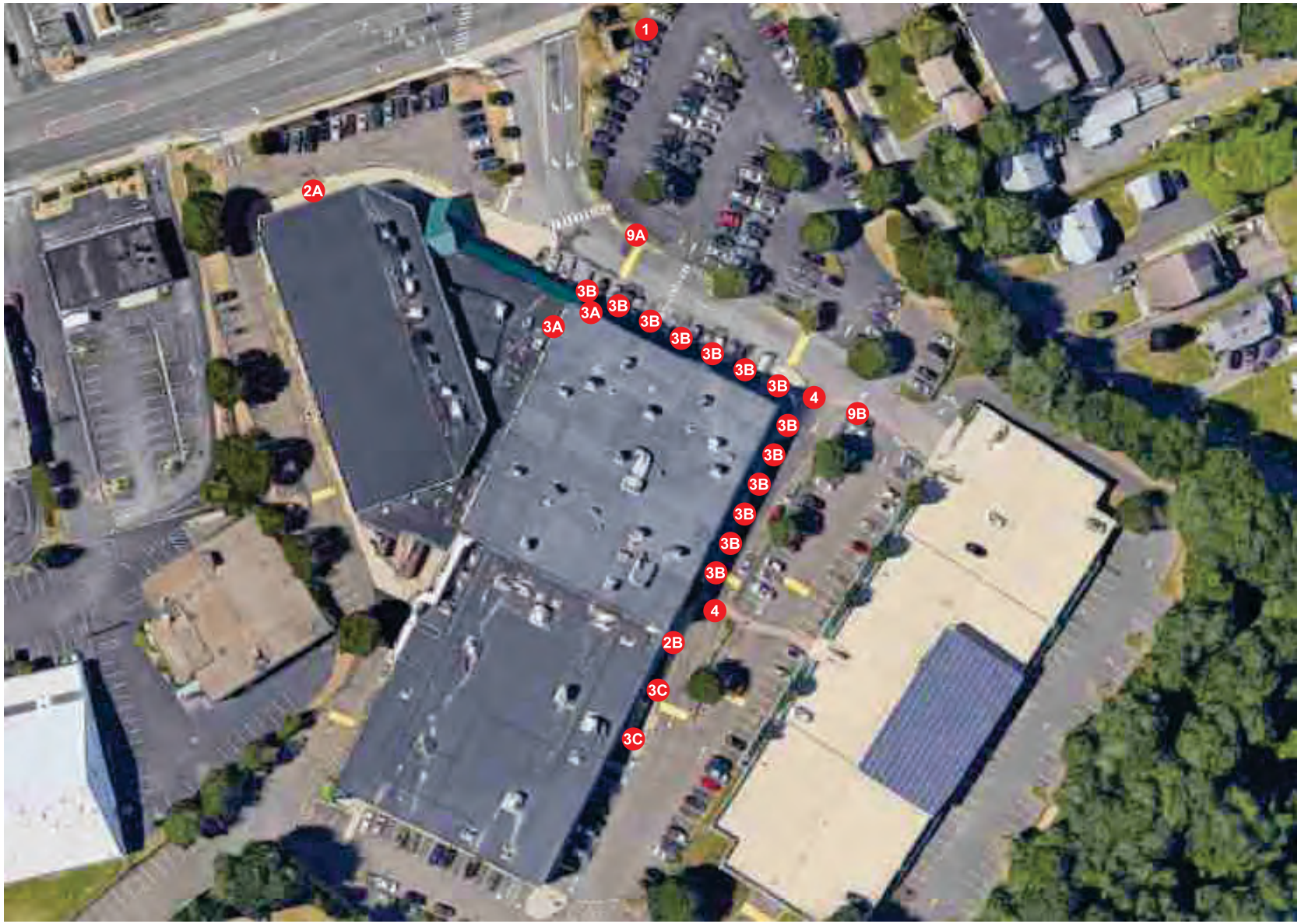
This particular property includes a building which predates the enactment of the recently revised Norwalk Zoning Regulations. Specifically, the signage regulations currently in effect appear to favor a downtown and walkable environment which does not apply to this property due to the position of the building on the property and its proximity from Westport Avenue. Importantly, existing tenant spaces are not close to the street and in some cases not facing the street at all.

Should the Commission find this concept palatable, we anticipate filing formal land use applications to permit their installation in the near future. Thank you for your time and attention regarding this matter.

Sincerely,

Bryan Vasser

Bryan Vasser
Owner
Archer Signs



CUSTOMER

542

PROJECT

SIGNAGE ENHANCEMENT

ARCHER SIGNS
ON TARGET · EVERY TIME
316 BOSTON POST ROAD MILFORD, CT 06460
OFFICE (203)-882-8484 FAX (203) 882-8053

Sales Rep: BV
Date: 4/1/26
Designer: BRYAN VASSER

REVISIONS:	DATE:	BY:

COLOR & FINISH SPECS.

C1	TBD
C2	
C3	
C4	
C5	
C6	
C7	

MATERIAL SPECS.

M1	TBD
M2	
M3	
M4	
M5	
M6	
M7	
M8	
M9	
M10	
M11	
M12	
M13	
M14	
M15	
M16	
M17	

APPROVAL

DATE: _____
PM APPROVAL: _____
WORK ORDER #: _____

ARCHER SIGNS COPYRIGHT ©
C:/JOBS/2025/F/FELNER/542WESTPORTAVE/542WESTPORTAVESIGNAGEPROGRAM.FS

1

Existing overall height 19'-6"

Night View

CUSTOMER

542

PROJECT

SIGNAGE ENHANCEMENT

ARCHER SIGNS
ON TARGET · EVERY TIME
316 BOSTON POST ROAD MILFORD, CT 06460
OFFICE (203)-882-8484 FAX (203) 882-8053

Sales Rep: BV
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C1	TBD
C2	
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C6	
C7	

MATERIAL SPECS.

M1	TBD
M2	
M3	
M4	
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M17	

APPROVAL

DATE: _____
PM APPROVAL: _____
WORK ORDER #: _____

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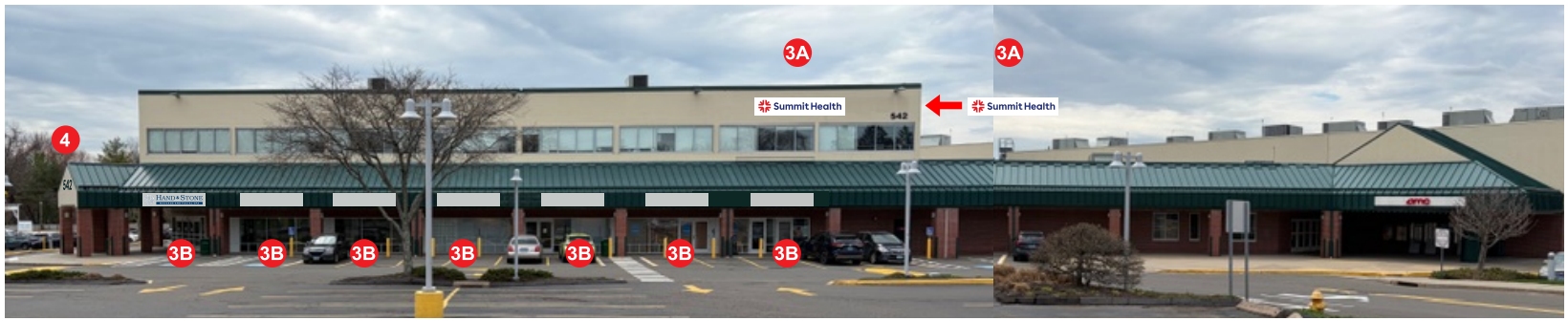
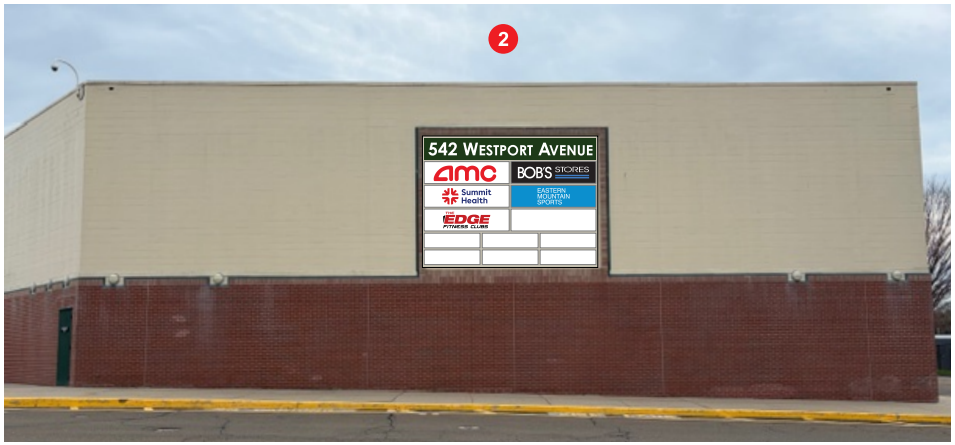
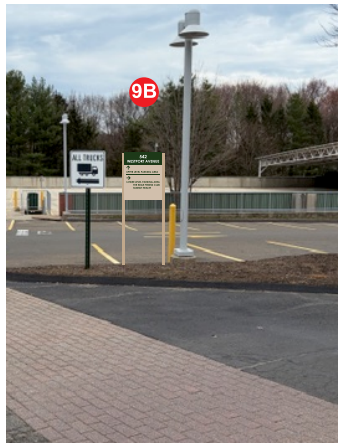
C:/JOBS/2025/F/FELNER/542WESTPORTAVE/542WESTPORTAVESIGNAGEPROGRAM.FS







CUSTOMER

542

PROJECT

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OFFICE (203)-882-8484 FAX (203) 882-8053

Sales Rep: BV
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REVISIONS:	DATE:	BY:

COLOR & FINISH SPECS.

C1	TBD
C2	
C3	
C4	
C5	
C6	
C7	

MATERIAL SPECS.

M1	TBD
M2	
M3	
M4	
M5	
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M13	
M14	
M15	
M16	
M17	

APPROVAL

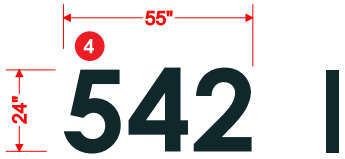
DATE: _____
PM APPROVAL: _____
WORK ORDER #: _____

ARCHER SIGNS COPYRIGHT ©

3A

Fabricated Aluminum Wireway w/ Halo Lit Letters - Fixed Wireway Size for Top Floor Tenant Space (Qty = 6) Text is an Example

4



Halo Lit Channel Letters Mounted Directly to Building

3C

Fabricated Aluminum Wireway w/ Halo Lit Letters - Wireway Sizes & Placement Will Vary Based on Allocated Tenant Space

3B

Fabricated Aluminum Wireway w/ Halo Lit Letters - Wireway Sizes & Placement Will Vary Based on Allocated Tenant Space

2A

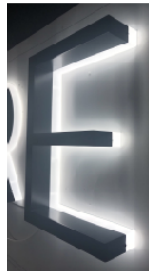
2A

Night View

2B

Night View

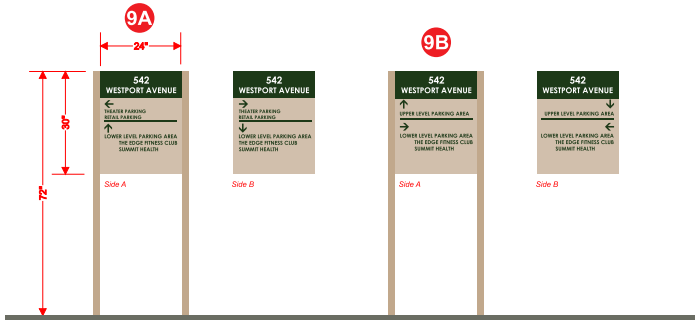
3A 3C 3B 4



Halo Lighting Example

2B

9A 9B



CUSTOMER

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REVISIONS:	DATE:	BY:

COLOR & FINISH SPECS.

C1 TBD
C2
C3
C4
C5
C6
C7

MATERIAL SPECS.

M1 TBD
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APPROVAL

DATE: _____
PM APPROVAL: _____
WORK ORDER #: _____

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CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Elizabeth A.B. Suchy
Partner
Main: 203-425-4200
Direct: 203-252-2656
Fax: 203-325-8608
esuchy@carmodylaw.com

1055 Washington Boulevard
Stamford, CT 06901

May 1, 2026

Sent Via Email To: *bbaker@norwalkct.gov* ***and U.S. Mail To:***
Bryan Baker, principal planner
City of Norwalk
Department of Planning & Zoning
125 East Avenue
Norwalk, CT 06851

Re: ***#2021-29SPR/CAM – Crystal, LLC – 314 Wilson Avenue, South Norwalk, CT***
Revised Modification request – adjust hours of operation

Dear Mr. Baker:

As you are aware, this firm represents Crystal, LLC, which obtained approvals in 2021 from the City of Norwalk Zoning Commission (now the Planning & Zoning Commission) ("Commission") on the above-reference applications for the "314 Wilson Beer Garden" and other uses. On February 23, 2026, I submitted a written request to modify the hours of operation and streamed music at the "314 Beer Garden." Per our recent conversations, my client hereby seeks to revise the February 23, 2026 modification request.

The hours of operation approved by the Commission which are in force and effect today are: Monday through Friday from 11 am to 11 pm (with no entertainment or music during lunch hours, and live/streamed music concluding at 11 pm), Saturday from noon to 11 pm (with live/streamed music concluding at 11 pm), and Sundays from noon to 8 pm (with live/streamed music concluding at 6 pm).

Crystal, LLC seeks to modify the February 2026 request to only expand the hours of operation as follows: Monday through Friday from 11 am to 1 am and Sundays from 11 am to 9 pm. Hours that live and streamed music can be offered will continue to conclude at 11 pm Monday through Saturday and at 6 pm on Sunday. My client withdraws that portion of the February 23, 2026 request which sought to expand hours that streamed music could be offered.

Accordingly, this letter shall serve as a revised formal request to modify prior approvals relating to hours of operation only. It is my understanding that this request will be scheduled for review by the Commission at its May 20, 2026 meeting. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS

4913-5993-2071, v. 1

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM **September 2, 2022**

TO: Planning & Zoning Commission - Louis Schulman, Chairman
FROM: Bryan Baker, Principal Planner
RE: #2021-29 CAM – 314 Wilson Avenue – Modification request of conditions to extend operating hours of previously approved coastal site plan review for retail and restaurant use (beer garden)

Commissioners,

The applicant is requesting to modify their conditions of approval that pertain to the hours of operation of the beer garden. The conditions requested to be modified is the following:

8. That beginning on May 1, 2022, that the hours of operation shall become and limited to Monday through Friday from 4:00pm to 11:00pm, on Saturdays from 12:00pm to 11:00pm and on Sundays from 12:00pm to 6:00pm

The applicant would like to extend their hours of operation to be the following:

- 11:00am to 11:00pm Monday through Friday
- No change to Saturday hours
- 12:00pm to 8:00pm on Sundays

The applicant has stated that live music would not during the lunch hour (11:00am-12:00pm). Should the Commission decide to modify the hours of operation, Staff suggests that language be included in the revised conditions to state that live music shall not be provided between the hours of 11:00am-12:00pm on weekdays and shall not be provided between the hours of 6:00pm-8:00pm on Sundays.

The following draft resolutions are offered:

Draft resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that the proposed revisions to the conditions of permit #2021-29 SPR/CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer's market and beer garden use be **APPROVED** with the following modifications:

8. That beginning on May 1, 2022, that the hours of operation shall become and be limited to:

- 11:00am to 11:00pm on Monday through Friday, provided that live music shall not be provided between the hours of 11:00am to 12:00pm
- 12:00pm to 11:00pm on Saturdays
- 12:00pm to 8:00pm on Sundays, provided that live music shall not be provided between the hours of 6:00pm to 8:00pm

BE IT FURTHER RESOLVED that all other conditions under permit #2021-29 SPR/CAM shall remain in effect.

BE IT FURTHER RESOLVED that the effective date of this action shall be September 16, 2022.

Draft resolution to deny:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that the proposed revisions to the conditions of permit #2021-29 SPR/CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer's market and beer garden use be **DENIED** for the following reasons:

1.
2.

BE IT FURTHER RESOLVED that the effective date of this action shall be September 16, 2022.

DRAFT

July 26, 2021

Elizabeth A.B. Suchy
Carmody, Torrance, Sandak & Hennessey
707 Summer Street
Stamford, Connecticut 06901

Certified Mail No.
7019 1640 0001 0904 7902

RE: #2021-29 SPR/CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer's market and beer garden use

---

Dear Atty. Suchy,

At their July 21, 2021 meeting, the Norwalk Zoning Commission adopted the following resolution:

#2021-29 SPR/CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer's market and beer garden use

THEREFORE BE IT RESOLVED by the Norwalk Zoning Commission that application #2021-29 SPR/CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer's market and beer garden use be **APPROVED** subject to the following conditions:

1. That the site will be developed in accordance with the following plans:
    a. Site Survey entitled "Property Survey prepared for Crystal, LLC" prepared by Edward J. Frattaroli, Inc. dated 6/14/21; and
    b. Architectural drawings entitled "Updated Tenant Chart & Parking Requirements" prepared by Andriopoulos Design Associates, dated 6/21/21; and
2. That all CEAC sign-offs be submitted prior to the issuance of a zoning permit; and
3. 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
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Commission's Staff, as needed; and

5. That a Connecticut licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
6. That a surety be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
7. That the operation shall be limited to the hours proposed, specifically Thursdays and Fridays from 4:00pm to 11:00pm and Saturdays and Sundays from 12:00pm to 11:00pm; and
8. That beginning on May 1, 2022 that the hours of operation shall become and limited to Monday through Friday from 4:00pm to 11:00pm and on Saturdays from 12:00pm to 11:00pm and on Sundays from 12:00pm to 6:00pm; and
9. That a sound study be submitted demonstrating that the outdoor music will comply with the noise ordinance; and
10. That noise meters be installed to monitor the sound levels of the outdoor music; and
11. That a violation of the noise ordinance may result in the revocation of the allowance for live music as part of this approval; and
12. That the parking spaces shown on the architectural drawings shall not be used to store equipment when the farmer's market and beer garden use is in operation; and
13. That any revisions to the approved plans be submitted to the Zoning Commission for approval; and
14. That any and all conditions required by Norwalk DPW shall be applicable to this approval; and
15. That any and all conditions required by Norwalk TMP shall be applicable to this approval; and
16. That any and all conditions required by Norwalk WPCA in a memo dated 7/12/21 shall be applicable to this approval; and
17. That this approval is subject to Section 118-1460 C. of the Norwalk Building Zone Regulations; and
18. That a building permit must be issued within one (1) year from the effective date or this SPR/CAM application shall become null and void, unless an extension of time is applied for and granted by the Commission; and

BE IT FURTHER RESOLVED that this application complies with all applicable Coastal Area Management goals, policies and regulations; and

BE IT FURTHER RESOLVED that this application complies with Section 118-530 and all other applicable sections of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action is July 30, 2021.

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

Sincerely,

Bryan Baker
Principal Planner

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:

1. A combination of a cash surety and surety bond, with the cash surety amount being set at a base of 25% of the total amount and the surety bond consisting of the remaining 75%.

2. 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.

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 Land Use 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.

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 and distances from property lines
    - Coverage calculations as required (building, building & parking, open space, FAR)
- Parking and loading spaces with total number of spaces and typical dimensions and aisle width
- Site improvements (sidewalks, curbs, planting islands, lights, ground signs, retaining walls, etc.)
- All utility pipes and structures, plan view showing rim and invert elevations, pipe size and material, slope and 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 Principal 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.

ZONING COMMISSION

CERTIFICATION OF IMPROVEMENTS

SUBJECT:

_____

_____This is to certify that the above referenced project has been constructed in accordance with the plans approved by the Zoning Commission, entitled (_____), dated (_____), and revised to (_____), and in accordance with the City of Norwalk, Connecticut Drainage Manual, dated June 1, 2017 and as updated.

Signature _____

Conn. P.E. License No. _____

Date _____

REQUIRES SEAL OVER LIVE SIGNATURE

ENGINEERING BAC RESEARCH

Brooks Acoustics Corporation

35 Talcottville Road, Suite 31 #231 Vernon, Connecticut 06066 860-896-1081

RECEIVED
AUG 26 2021
CITY OF NORWALK
PLANNING & ZONING

Mr. Joseph Grasso
Crystal LLC
314 Wilson Avenue
Norwalk, CT 06854

24 August 2021
PJ2021-1371-L01

Subject: Acoustical engineering design evaluation – SoNo Marketplace beer garden sound study

Dear Mr. Grasso:

As requested, Brooks Acoustics Corporation (BAC) has conducted an acoustical engineering study to determine the sound levels that are expected from a facility to be used as an outdoor beer garden and musical entertainment venue, known as the SoNo Marketplace. The proposed facility is to be located on Wilson Avenue in Norwalk, CT.

The requirements of the Norwalk City Code (Section 68 Noise) must be met for the development.

The expected sound levels at the nearest residences to the proposed entertainment facility site were calculated, using a computer model of sound emissions from the facility. The calculated sound levels are based on the current site plan and on measured musical entertainment sound data.

The results of this study show that the expected sound level from the event facility will be 36 dBA at the nearest house to the east of the site. The expected sound level at the nearest house to the west of the site from the facility is 31 dBA. These sound levels are expected to be well below the prevailing ambient background sound in the area due to natural causes, such as wind, birds and insects and due to road traffic on Wilson Avenue and other area roads. As such, the proposed facility is *not likely to be audible* at the neighboring residences.

Therefore, it is the opinion of BAC with a reasonable degree of engineering certainty that the proposed facility will be **in compliance** with the requirements of the City of Norwalk. Also, the proposed entertainment venue is likely to have **little or no impact** on neighboring residences.

Sound Level Standards

The Norwalk City Code (Chapter 68: Noise) requires that noise emitted from an Industrial property shall not exceed 61 dBA (A-weighted decibels) during daytime hours and 51 dBA during nighttime hours. Daytime hours are defined as 7:00 a.m. to 8:00 p.m. Monday through Friday, 8:00 a.m. to 8:00 p.m. on Saturday, and 9:00 a.m. to 8:00 p.m. on Sunday and Federal holidays. Nighttime hours are all other times, that is, after 8:00 p.m.

Acoustical Engineering Calculations – beer garden sound levels

Acoustical engineering calculations were made to estimate the sound levels due to operation of the proposed SoNo Marketplace facility. The proposed facility is on property located at 314 Wilson Avenue, in an industrial zone area. The beer garden is to be located in a courtyard surrounded on 3 sides by tall buildings.

The nearest house to the facility is to the east, about 570 feet from the musical entertainment location at the east end of the beer garden courtyard. The nearest house to the west is about 950 feet from the beer garden. These features are evident on the aerial photos of the facility location, shown in Figures 1 and 2, attached.

The sound levels of the proposed event facility were measured by BAC for a wedding DJ. The source sound level of the music was about 93 dBA at a distance of 5 feet. This is a typical sound level for a small venue musical entertainment act.

The sound test data were applied to the analysis using the physical locations of the sources, the proposed event facility, and the nearest houses to the east and the west as the receptors. Calculations were conducted according to the layouts provided by the aerial photos and by the project site plan, Eric Rains Landscape Architecture (ERLA) drawing set, revision 4 dated 2021-07-21.

Full frequency spectrum (octave band) source sound levels measured by BAC of the wedding music were converted to sound power levels for the calculation procedure. This model applies to both DJ sound sources and live band music.

The source sound and location data were used as inputs to a computer modeling procedure which calculated the propagation of the source sounds to the receptor positions. The sound propagation calculation procedure accounts for the effects of the source musical equipment operating, calculated building barrier sound attenuation characteristics, and also distance.

The calculation sheets which show the results of the sound levels for the proposed entertainment music projected to the nearest houses to the east and west are attached.

The calculation results for the proposed facility at the nearest houses are summarized below:

Source/receiver condition	**Sound level**
Entertainment music sound level at nearest house to E (570 ft)	36 dBA
Entertainment music sound level at nearest house to W (950 ft)	31 dBA

The sound levels of the proposed facility are well below the sound level limits of the Norwalk City Ordinance Section 68 (Noise).

Discussion

The projected sound levels from the proposed entertainment facility are below the sound level limits of the Norwalk Noise Ordinance. Therefore, the facility is expected to be **in compliance** with the City of Norwalk requirements.

As a reference, the expected entertainment sound levels are equivalent to that of a *quiet whisper*, and are below the prevailing ambient background sound in the area. Therefore, it is unlikely that the musical entertainment will be audible or noticed by neighboring residents.

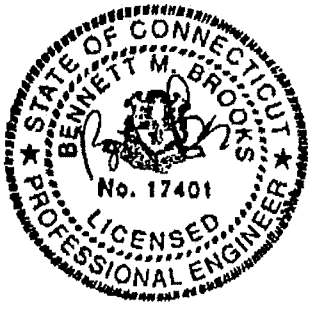
The above calculated levels would permit presentation of moderately amplified music with light percussion. Examples would be a singer with guitar or a small jazz combo. Highly amplified music, such as that presented by larger rock or show groups, may be monitored to determine that they do not exceed the above levels.

Please contact me if you have any questions concerning these findings.

Very truly yours,
BROOKS ACOUSTICS CORPORATION

Bennett M. Brooks, PE, FASA, INCE
President

Attachments



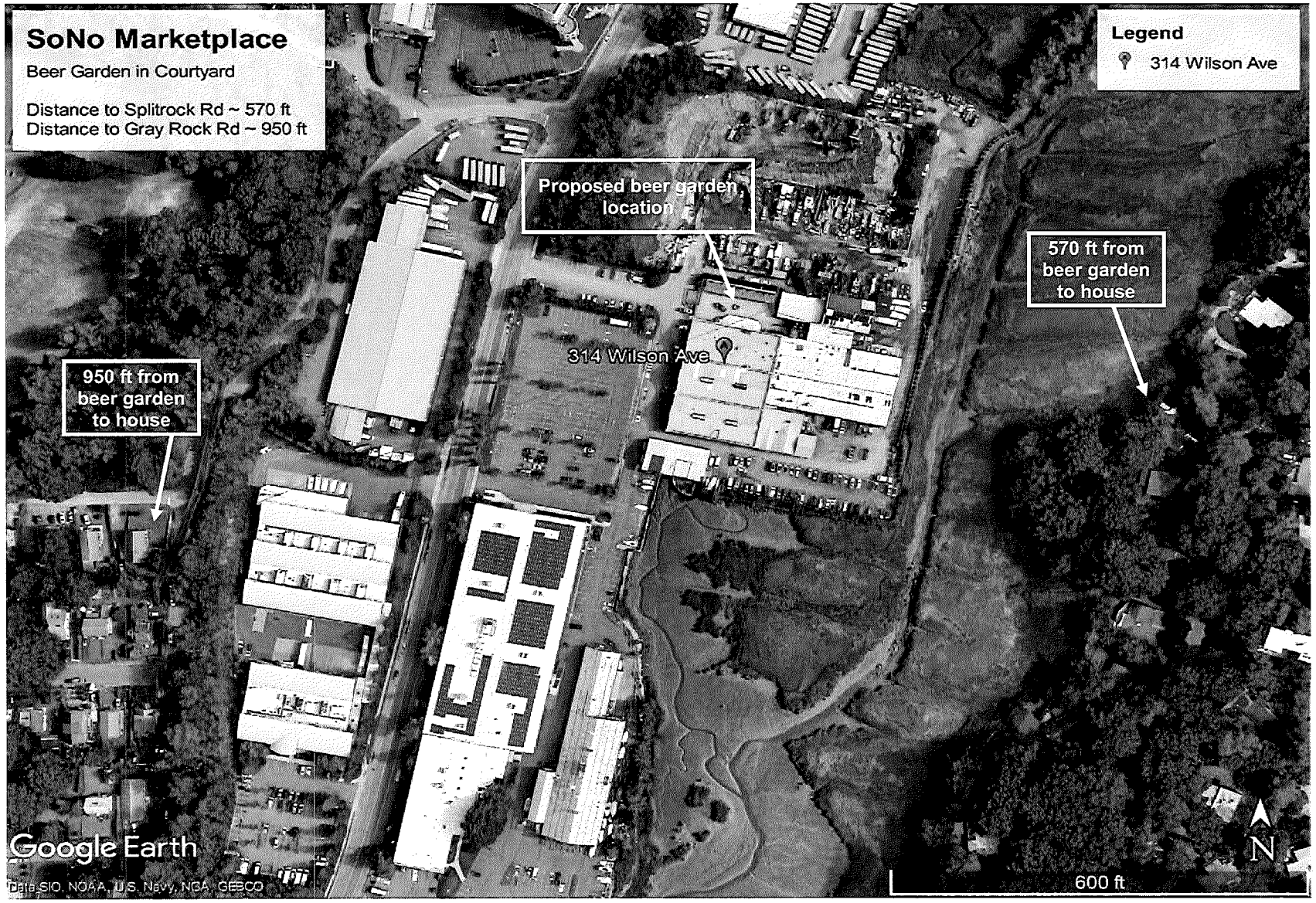


Figure 1. Aerial photograph of the proposed beer garden and entertainment facility site (314 Wilson Avenue).

Figure 1.

Figure 2. Aerial photograph of the proposed beer garden site (314 Wilson Avenue).

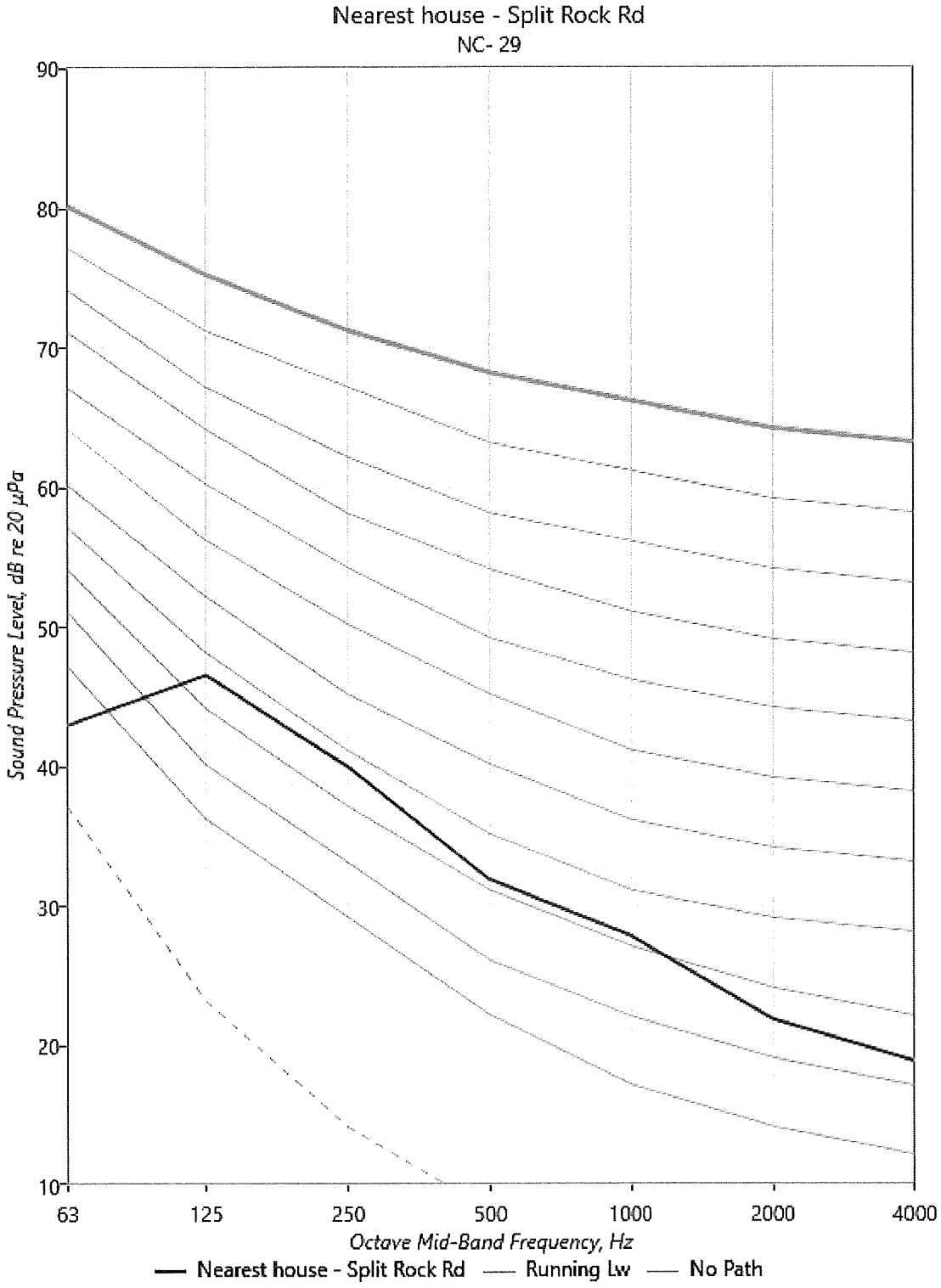
Project Name:	SoNo Marketplace	**Project/Reference Number:**	PJ2021-1371
Location:	Norwalk, CT	**Engineered By:**	Bennett Brooks, PE, FASA, INCE
Architect:		**Company:**	Brooks Acoustics
Mechanical Engineer:		**Run Date:**	08/24/2021
Contractor:		**Notes:**	Musical Entertainment

Nearest house - Split Rock Rd

Calculation Summary

				Octave Midband Frequency, Hz							
Element		**Properties**	**NC**	**63**	**125**	**250**	**500**	**1K**	**2K**	**4K**	**dB(A)**
1	**Nearest house - Split Rock Rd**	**Criteria: NC-65**	**29**	**43**	**46**	**40**	**32**	**28**	**22**	**19**	**36**
2	**Outdoor Noise (Split Rock Road)**	**Criteria: NC-65**									
3	Musical entertainment			106	112	108	102	98	92	89	
4	Outdoor Transmission / Noise Barrier			-50	-50	-50	-50	-50	-50	-50	
				-13	-15	-18	-20	-20	-20	-20	
5	**SUM**		**29**	**43**	**46**	**40**	**32**	**28**	**22**	**19**	**36**

Project Name:	SoNo Marketplace	**Project/Reference Number:**	PJ2021-1371
Location:	Norwalk, CT	**Engineered By:**	Bennett Brooks, PE, FASA, INCE
Architect:		**Company:**	Brooks Acoustics
Mechanical Engineer:		**Run Date:**	08/24/2021
Contractor:		**Notes:**	Musical Entertainment



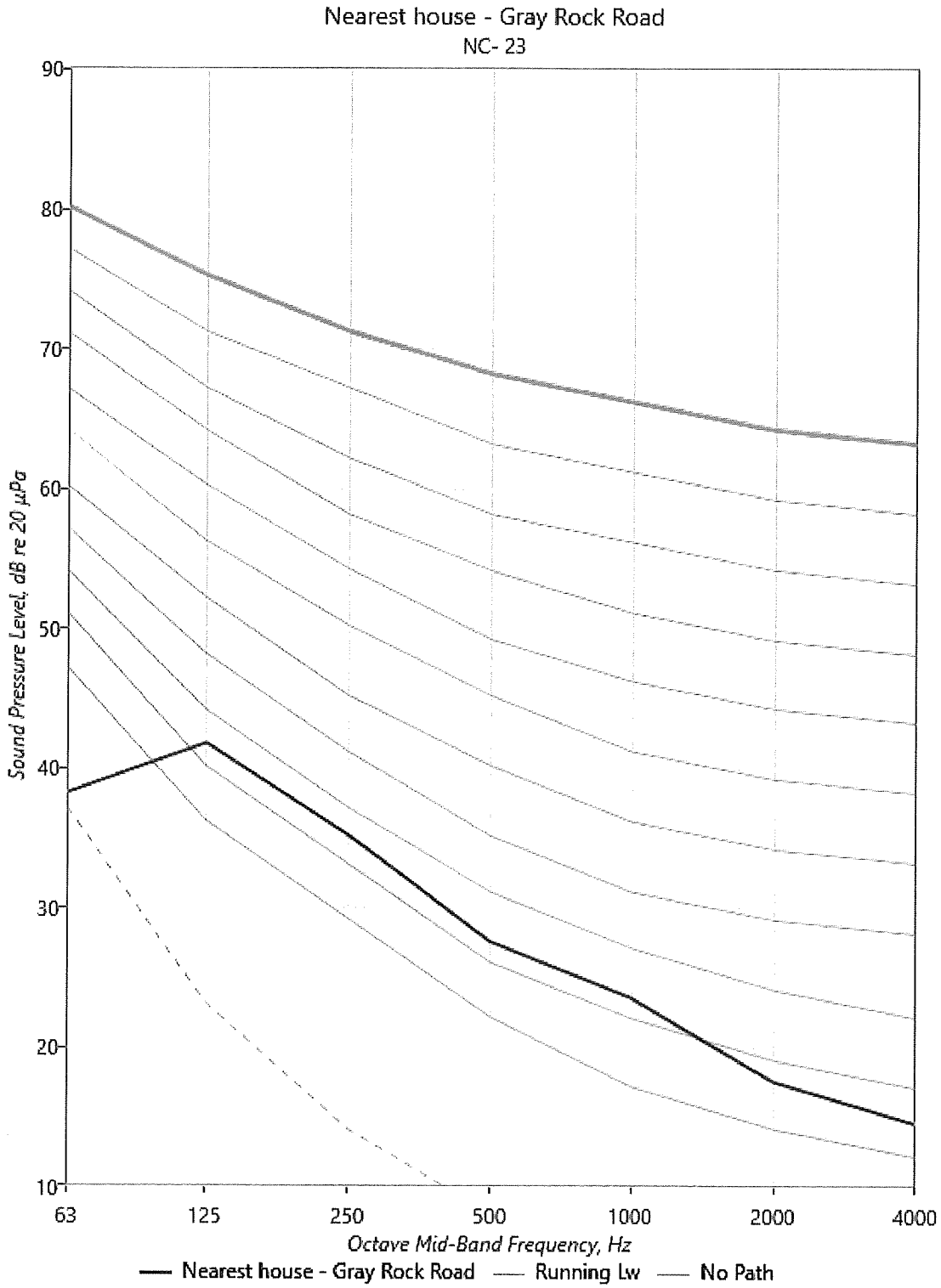
Project Name:	SoNo Marketplace	**Project/Reference Number:**	PJ2021-1371
Location:	Norwalk, CT	**Engineered By:**	Bennett Brooks, PE, FASA, INCE
Architect:		**Company:**	Brooks Acoustics
Mechanical Engineer:		**Run Date:**	08/24/2021
Contractor:		**Notes:**	Musical Entertainment

Nearest house - Gray Rock Road

Calculation Summary

Element		Properties	NC	Octave Midband Frequency, Hz 63	125	250	500	1K	2K	4K	dB(A)
1	**Nearest house - Gray Rock Road**	**Criteria: NC-65**	**23**	**38**	**42**	**35**	**27**	**23**	**17**	**14**	**31**
2	**Outdoor Noise (Gray Rock Road)**	**Criteria: NC-65**									
3	Musical entertainment			106	112	108	102	98	92	89	
4	Outdoor Transmission / Noise Barrier			-55	-55	-55	-55	-55	-55	-55	
				-13	-16	-18	-20	-20	-20	-20	
5	**SUM**		**23**	**38**	**42**	**35**	**27**	**23**	**17**	**14**	**31**

Project Name:	SoNo Marketplace	**Project/Reference Number:**	PJ2021-1371
Location:	Norwalk, CT	**Engineered By:**	Bennett Brooks, PE, FASA, INCE
Architect:		**Company:**	Brooks Acoustics
Mechanical Engineer:		**Run Date:**	08/24/2021
Contractor:		**Notes:**	Musical Entertainment



WOFSEY ROSEN

Adam J. Blank
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35 CHAPEL ST - NARRATIVE DESCRIPTION
COASTAL AREA MANAGEMENT (CAM) APPLICATION

This CAM application is submitted for property located at 35 Chapel St, Norwalk (the "Site") (mblu: 1-28-12-0) by the contract purchaser, 35 Chapel LLC (the "Applicant"). The project, located within a Redevelopment Plan Area, includes an 8-unit multi-family development (permitted as of right in the CD-3 zone) and associated site improvements, including landscaping, grading, pedestrian walkways, and stormwater management facilities. The lot is currently vacant, as the prior residential structure was demolished.

Although the Norwalk River is located over 200 feet away (across Commerce Street, past an industrial development and across railroad tracks), because the Site is in the CAM zone this application is before you. Had the development been proposed approximately .3 miles down the street, this would be an over-the-counter permit.

The proposed development contemplates three unit types: units 1 & 2 fronting Chapel Street will consist of type A units, each with a two-car garage on the first floor, a living room, bathroom, balcony and kitchen/dining area on the second floor, 2 bedrooms and 2 bathrooms on the third floor, and a third bathroom and bedroom on the attic floor. Units 1 & 2 will have porticos, while Units 3,4 & 5 will have stoops, and there will be Street Screen between Units 2 & 3. Units 3,4 & 5 will be type B units—two of the units will have a two-car garage (unit 5 will have a storage area only), and, similar to type A units, will contain a living room, kitchen/dining area, balcony and bathroom on the second floor, and 2 bathrooms and 2 bedrooms on the third floor, and a third bathroom and bedroom on the attic floor. Lastly, units 6-8 will be comprised of type C units, which will be similar to Type A & B units, but no balcony, each with a two-car

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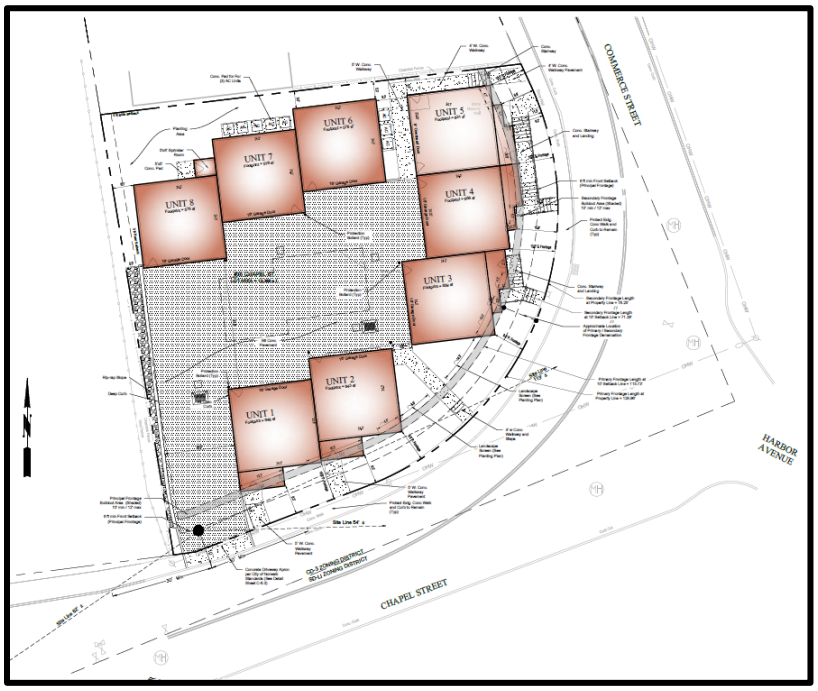
garage. Under the Zoning Regulations, 1.3 parking spaces are required per Dwelling Unit, for a total of 11 required parking spaces. This proposed development includes sufficient parking, with 14 garaged spaces. The proposal is consistent with the policies reflected in the Wall-West Neighborhood Plan, as this development is an "appropriate scale" and use for infill development/redevelopment (p. 20), and will provide housing to residents seeking to contribute to the Wall Street-West Avenue urban neighborhood.



Due to the unique rounded corner shape of the property, the Applicant has had ongoing discussions with both Planning & Zoning staff and TMP to ensure Frontage Buildout requirements are met and traffic site lines are adequately preserved given the curvature of the street, while still complying with setback requirement. This created limited options for siting the units on the lot. The plan as proposed meets Frontage Buildout Requirements (61.2%) and setbacks, as detailed on the Zoning Chart included in the Civil Set. Based on substantial input

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from TMP, the Applicant has shifted the driveway access as far away as possible from the roadway curve, as close to the north/west of the property as the regulations allow, in order to maintain an appropriate Stopping Sight Distance (SSD) given the curvature of the road. The project as proposed complies with TMP's directives while still maintaining sufficient Frontage Buildout.

Coastal Resources

This Site is within the CAM boundary and is within the "shorelands" coastal resource category. As detailed in the CAM report, the site itself does not contain any coastal landforms, and the nearest coastal resource is 200 feet to the east, the Norwalk River. The project does not disturb coastal resources, incorporates modern stormwater treatment practices and erosion control measures, and is consistent with the Connecticut Coastal Management Act, including §22a-92 (a) subsections 1, 2 & 9. The Coastal Management Act encourages the concentration of development in areas that are already served by existing infrastructure, and this approach is also consistent with Norwalk's 2019-2029 Plan of Conservation & Development, including its vision to maintain "resource-efficient" infrastructure (p. 208) and is also aligned with the State (2018-2023) POCD Growth Management Principles to "Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure" (p. 5).

The Site is currently a vacant lot but previously contained a residential structure. To address the increase in impervious surface coverage, the Stormwater Management Report includes a stormwater management system to control runoff, water quality and groundwater recharge. Stormwater runoff from the parking areas will be addressed by a subsurface infiltration gallery system. Approximately half of the stormwater from the roof areas will be directed to the

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central infiltration system. The proposed stormwater management system adequately captures and retains runoff associated with the increase in impervious surfaces. During the Construction process, silt stacks, erosion control blankets, anti-tracking aprons and a silt fence will be utilized to help with off-site sedimentation and protect downstream water quality. An Operations and Maintenance Plan and sample log page is also included as Exhibit A to the Engineering Report.

In conclusion, the redevelopment of this centrally located lot will contribute to revitalizing the surrounding neighborhood and fully complies with your regulations; as such, we hope the Commission will look favorably upon it.

Respectfully submitted,
35 Chapel LLC

By: *Adam J. Blank*
Adam J. Blank, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summer Street—Seventh Floor
Stamford, CT 06901-1490
Tel: (203) 327-2300; Fax: (203) 967-9273

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: 35 Chapel Street **2.** D/B/L/U: 1-28-12-0

3. Proposed Work: Multi-family development **4.** Zone: CD-3

5. Applicant Identification:

Applicant Name: 35 Chapel LLC

Address: 67 Highland Ave, Norwalk CT

Phone Number: 203-829-8517 Email: brantbehr@hotmail.com

Interest in Property: ☐ fee simple ☐ option ☐ lessee ☐ easement ☑ other (specify): Contract Purchaser

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

Name: Adam Blank, Esq.

Address: 600 Summer Street, 7th Floor, Stamford, CT 06902

Business Phone: 203-327-2300 Email: ablank@wrkk.com

6. Property Owner, if different than applicant:

Owner Name: Commerce Street, LLC

Address: 7 New St, Norwalk, CT

Phone Number: _____ Email: dcapone972@aol.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)

8. 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)

9. Site Information:

a) Street Address or Geographical Description:
35 Chapel Street, Norwalk CT

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

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Norwalk River, Norwalk Harbor, 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:
See attached

e) Indicate the area of the project site: _____ acres **or** 13,368 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

10. 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 attached

11. Description of Proposed Stormwater Best Management Practices:

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

See attached

12. 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

13. 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.

14. 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)
- [x] Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- [x] Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- [x] Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- [x] 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.

15. 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 attached

16. 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)	☐	☑

17. 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.) *:

See attached

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

18. 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*):

19. Remaining Adverse Impacts:

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

See attached.

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: _____Se attached authorization form_____DATE: _____3/11/26___

Agent's Signature: Adam Blank **DATE: 3/11/26**

FULLER ENGINEERING & LAND SURVEYING, LLC
525 John Street – Second Floor – Bridgeport, CT 06604
Phone: (203) 333-9465 Fax: (203) 336-1769

6 March 2026

SUPPLEMENTAL CAM APPLICATION RESPONSES

ITEM 9 d) Site Information

The subject property is currently a grassed, vacant lot that previously contained a residential structure which has since been demolished. The surrounding land uses consist of a mix of commercial, residential, and light industrial development.

United Boat Yard and the Metro-North Railroad corridor are located directly east of the site, adjacent to the Norwalk River. Immediately west of the property is a residential development owned and operated by the Norwalk Housing Authority. The property to the south is owned and operated by Yankee Gas. The Norwalk River lies immediately east of the Metro-North corridor and forms a significant coastal resource within the project area.

ITEM 10 Description of Proposed Project or Activity

The proposed project consists of the redevelopment of the property at 35 Chapel Street with new multi-family residential buildings and associated site improvements. The work will include site clearing, grading, utility installation, and construction of building foundations, parking areas, pedestrian walkways, landscaping, and stormwater management facilities.

The site is currently a vacant grassed parcel that previously contained a residential structure which has since been demolished. The proposed development will reestablish residential use of the property in a more efficient multi-family configuration consistent with the surrounding mixed-use urban neighborhood.

Site preparation activities will include earthwork, installation of soil erosion and sedimentation control measures, and preparation of building and utility areas. New utility connections will be made for water, sanitary sewer, electric, and gas. Construction will occur in a single phase and will follow an erosion and sediment control plan consistent with the Connecticut Guidelines for Soil Erosion and Sediment Control.

The project area (13,368 square feet) increases the impervious areas by 9,918 square feet; an increase of 74%. Stormwater from impervious surfaces will be collected and directed to on-site stormwater management practices designed to provide water quality treatment and controlled discharge consistent with local and state requirements. The project will include landscaping and site restoration following construction.

Upon completion, the property will function as a multi-family residential development with associated parking, access drives, and landscaped areas. The project represents redevelopment of an underutilized parcel within an established urban area and will provide new housing while incorporating modern stormwater management and site design practices.

ITEM 11 Description of Proposed Stormwater Best Management Practices

Stormwater management for the proposed development has been designed in accordance with the City of Norwalk 2017 Drainage Manual and the Connecticut Stormwater Quality Manual and applicable local regulations. Runoff generated from roof areas, paved parking areas, and other impervious surfaces will be collected through a system of catch basins and conveyance piping and directed to on-site stormwater management practices designed to provide both water quality treatment and controlled discharge.

The stormwater system incorporates pretreatment measures including deep sump catch basins and hydrodynamic separation (Coarse Particle Separator) to remove coarse sediment, debris, and floatable materials prior to discharge into the primary stormwater management system. Following pretreatment, stormwater will be directed to subsurface infiltration and/or treatment systems designed to retain and treat the water quality volume generated by the first flush (1.3 inches) of rainfall to the maximum extent practicable.

These stormwater best management practices are designed to promote infiltration, reduce runoff volumes, and improve water quality prior to discharge from the site. The system is designed to achieve an average annual removal of at least eighty (80) percent of total suspended solids (TSS) in accordance with the City of Norwalk 2017 Drainage Manual and the Connecticut Stormwater Quality Manual.

Post-development peak runoff rates and volumes will not exceed pre-development conditions for the applicable design storm events. The proposed drainage system has been designed to maintain existing drainage patterns and to prevent adverse impacts to downstream resources, including the Norwalk River and associated coastal resources.

During construction, temporary erosion and sedimentation control measures will be installed and maintained in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control to prevent sediment transport from the site.

ITEM 13 Consistency with Applicable Coastal Resource Policies and Standards

The project site is located within the Connecticut coastal boundary and therefore falls within the “shorelands” coastal resource category as defined by CGS Section 22a-93. The site itself does not contain any tidal wetlands, beaches, dunes, intertidal flats, bluffs, or other sensitive coastal landforms. The property consists of a previously developed and disturbed urban parcel that formerly supported a residential structure and is currently maintained as a grassed vacant lot.

The nearest coastal resource is the Norwalk River, which lies 200 feet east of the project site beyond the Metro-North Railroad corridor and other developed properties. The Norwalk River functions as a coastal water resource within the City’s coastal area and ultimately drains to Norwalk Harbor and Long Island Sound. Because stormwater from the project will ultimately discharge to downstream drainage systems connected to this watershed, the river and associated downstream coastal resources are considered adjacent or within the influence of the project.

The proposed project redevelops an underutilized parcel within an existing urban shoreline environment characterized by residential, commercial, transportation, and utility uses. The redevelopment is consistent with the Coastal Management Act policies encouraging the concentration of development in areas where public infrastructure and services already exist and where coastal resources will not be adversely affected.

Stormwater generated by the proposed development will be managed through on-site stormwater management practices designed in accordance with the Connecticut Stormwater Quality Manual. These systems will provide water quality treatment, promote infiltration where practicable, and control the rate and volume of discharge to prevent adverse impacts to downstream coastal resources including the Norwalk River.

Temporary erosion and sedimentation controls will be installed and maintained during construction in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control. These measures will minimize sediment transport and protect downstream water quality.

Because the project avoids direct disturbance to coastal waters and other sensitive coastal resources, incorporates modern stormwater treatment and erosion control measures, and redevelops a previously disturbed urban parcel, the proposed activity is consistent with the applicable coastal resource policies of the Connecticut Coastal Management Act.

ITEM 15 Consistency with Applicable Coastal Use Policies and Standards

The proposed redevelopment of 35 Chapel Street is consistent with the applicable coastal use and activity policies identified in Question 14, including the General Development policies of CGS Section 22a-92(a)(1), (a)(2), and (a)(9). The project represents redevelopment of a previously disturbed parcel located within an established urban area where public infrastructure and services are available. The Coastal Management Act encourages the concentration of development in areas that are already developed and served by existing infrastructure in order to minimize impacts to coastal resources.

The proposed project will connect to existing municipal utilities including public water, sanitary sewer, and indirectly to adjacent storm drainage systems. These improvements are consistent with the policies related to sewer and water infrastructure by promoting the orderly provision and maintenance of public utility systems within developed coastal areas.

Transportation access to the site will occur via the existing public street network serving the surrounding neighborhood. The project will not alter regional circulation patterns or interfere with existing transportation infrastructure. The development is located in proximity to existing transportation facilities, including the nearby Metro-North railroad corridor, further supporting the policy objective of locating development in areas served by existing transportation systems.

The project does not involve dredging, filling of coastal waters, shoreline stabilization structures, or other activities that would directly affect tidal waters or navigation. The site is separated from the Norwalk River by existing development and the railroad corridor, and therefore does not present constraints or impacts to water-dependent uses.

Fuel, chemical, and hazardous material policies are addressed through the normal management and storage practices associated with residential development and municipal utility services. No unusual or large-scale storage of hazardous materials is proposed as part of the project.

Solid waste generated by the residential use will be managed through standard municipal waste collection services. The project does not involve solid waste processing or disposal activities that would adversely affect coastal resources.

Because the project represents redevelopment of an underutilized parcel within a developed coastal area, relies on existing infrastructure and transportation systems, and does not involve activities that would

disturb coastal waters or water-dependent uses, the proposed development is consistent with the applicable coastal use and activity policies of the Connecticut Coastal Management Act.

ITEM 17 b) Identification of existing and/or proposed Water-dependent Uses

The proposed project does not include water-dependent uses as defined in CGS Section 22a-93(16). The property is located inland from the Norwalk River and is separated from the river corridor by existing development and the Metro-North railroad right-of-way. Due to this separation and the urban context of the site, the property is not physically suited for water-dependent uses such as marinas, boat facilities, or other activities requiring direct access to tidal waters. The proposed residential redevelopment therefore does not displace or inhibit existing or future water-dependent uses along the Norwalk River waterfront.

ITEM 18) Mitigation of Potential Adverse Impacts

Potential adverse impacts associated with the proposed project have been avoided or minimized through the incorporation of appropriate site design, stormwater management practices, and erosion control measures.

The project redevelops a previously disturbed parcel within an established urban area and does not involve the alteration of coastal waters, tidal wetlands, or other sensitive coastal landforms. As a result, many potential coastal impacts identified in CGS Section 22a-93(15), including shoreline alteration, tidal circulation changes, and coastal habitat disruption, have been avoided through project siting and design.

Potential impacts related to stormwater runoff and water quality have been minimized through the incorporation of a comprehensive stormwater management system designed in accordance with the City of Norwalk 2017 Stormwater Manual and the Connecticut Stormwater Quality Manual. Stormwater generated from impervious surfaces will be collected and directed to stormwater treatment practices that provide pretreatment and water quality treatment prior to discharge from the site. These measures are designed to remove sediment and pollutants and to achieve an average annual removal of at least eighty (80) percent of total suspended solids.

The stormwater management system has also been designed to control peak runoff rates and volumes so that post-development discharge does not exceed pre-development conditions. These measures maintain existing drainage patterns and prevent increased runoff impacts to downstream systems and coastal waters within the Norwalk River watershed.

During construction, temporary erosion and sedimentation control measures will be installed and maintained in accordance with the Connecticut Guidelines for Soil Erosion and Sediment Control. These measures will minimize the potential for sediment transport and protect downstream water quality during site preparation and construction activities.

Through these design features and construction controls, the project effectively avoids, minimizes, and mitigates potential adverse impacts to coastal resources and downstream waters associated with the Norwalk River and its watershed.

ITEM 19) Remaining Adverse Impacts

Based on the project design and Best Management Practice (BMP) mitigation measures described above, no significant adverse impacts to coastal resources are anticipated to remain following implementation of the proposed development.

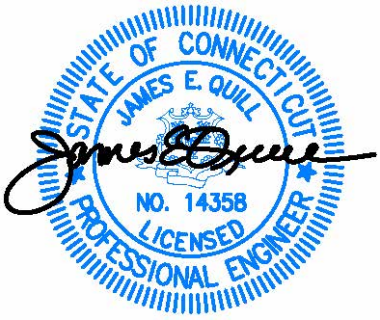
Because the project redevelops an underutilized parcel within an existing developed area, relies on established municipal infrastructure, and incorporates modern stormwater management and erosion control practices, there are no feasible or prudent alternatives that would result in fewer or lesser impacts to coastal resources. The proposed project is therefore consistent with the policies and intent of the Connecticut Coastal Management Act.

Thank you.

James E. Quill

James E. Quill, P.E.

CT PE # 14358



35 CHAPEL ST BUILDING A
NORWALK CT
NEW CONSTRUCTION

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	RENDERINGS		
A203	RENDERINGS		

APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.

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12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

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16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

17. CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.

18. CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).

19. THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.

20. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW
CONSTRUCTION

Project Overview

DRAWINGS PROVIDED BY:

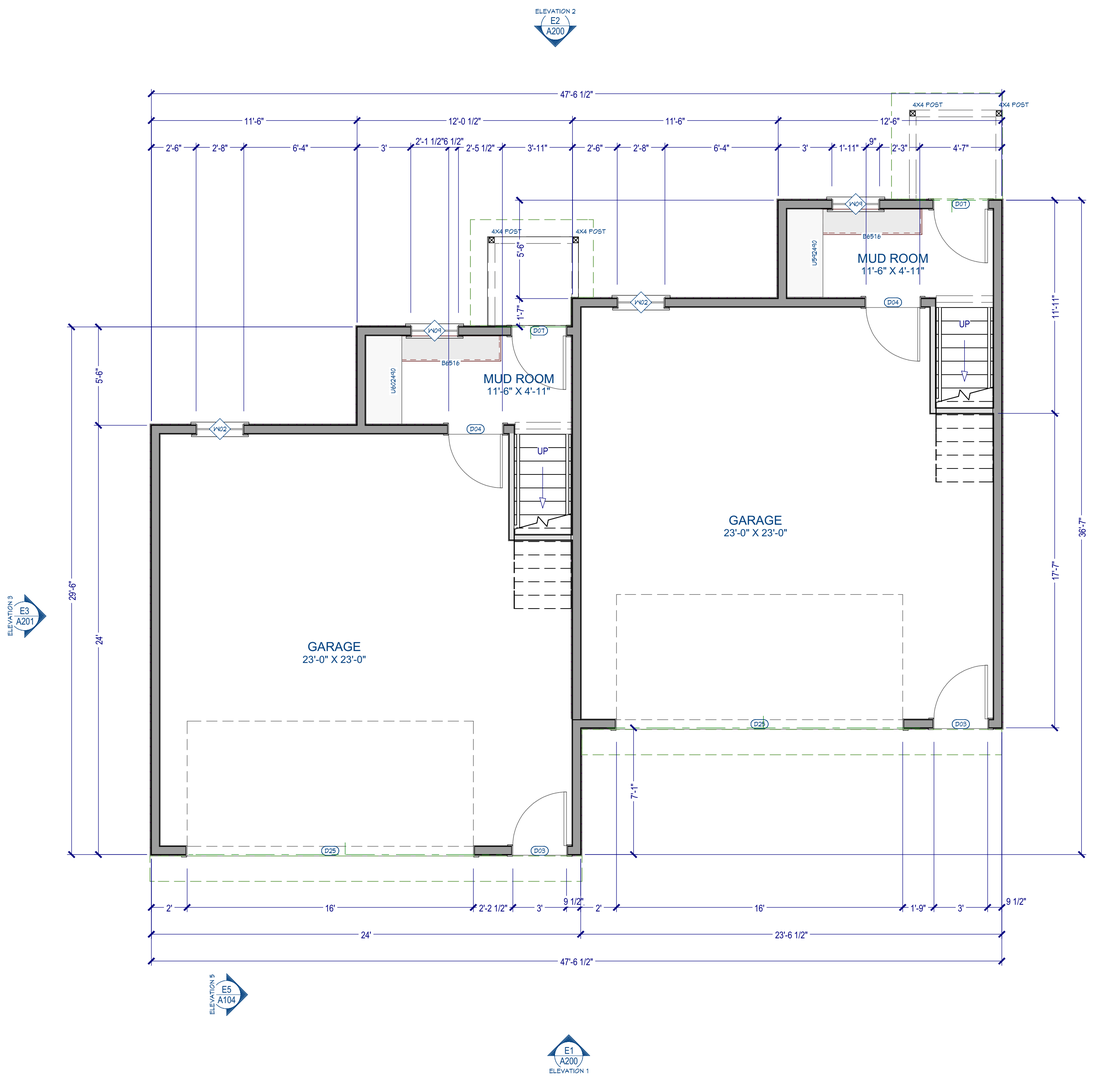
DATE:
3/31/2026

SCALE:

SHEET:
A000

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

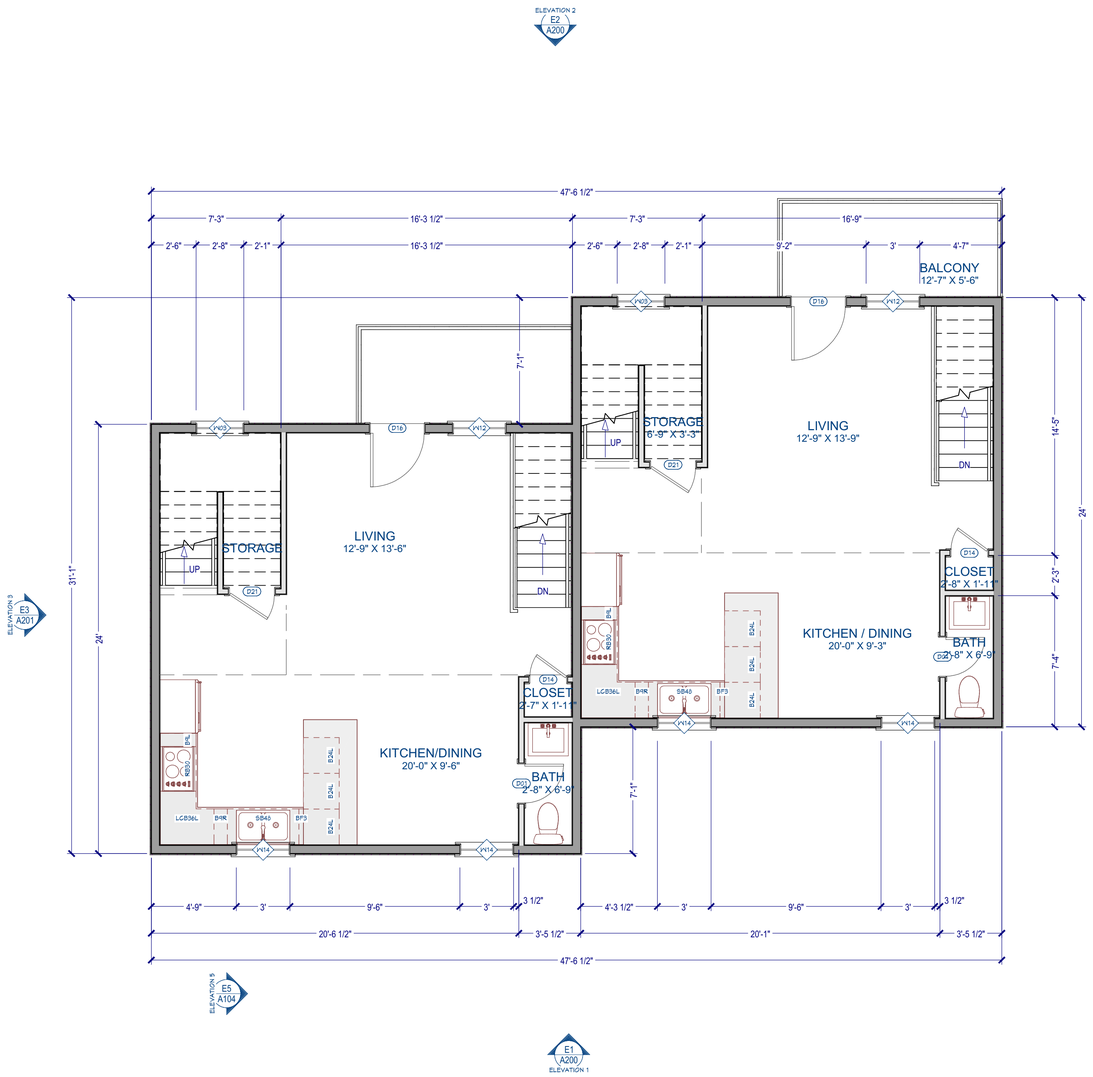
DATE:
3/31/2026

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

SHEET:
A101

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



SECOND FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

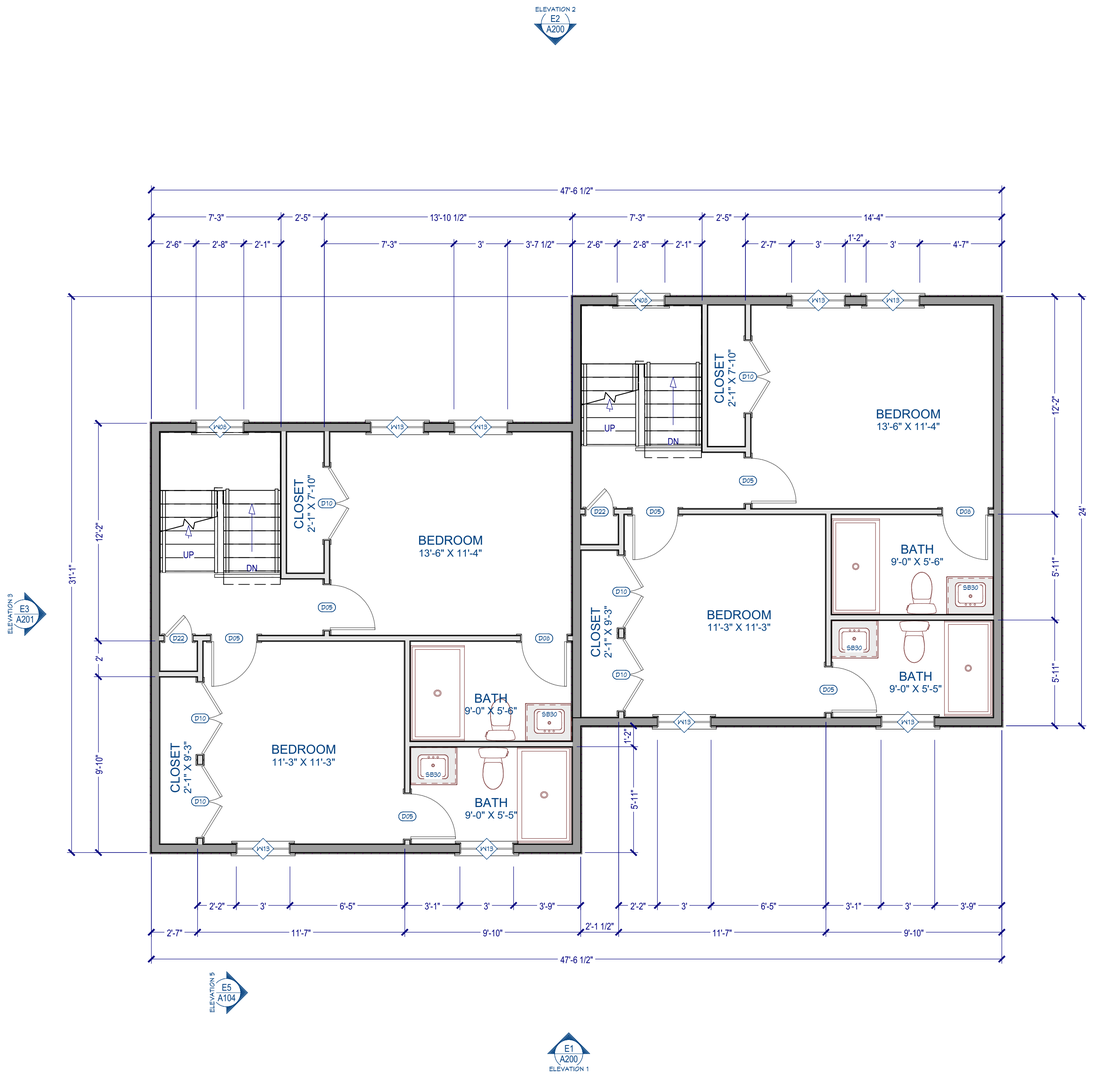
DATE:
3/31/2026

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

SHEET:
A102

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



THIRD FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

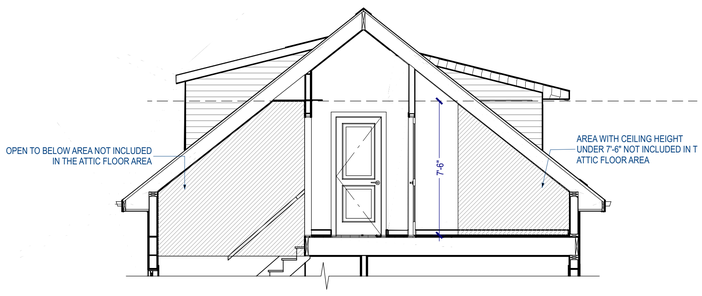
SCALE:
1/4"=1'-0"

SHEET:
A103

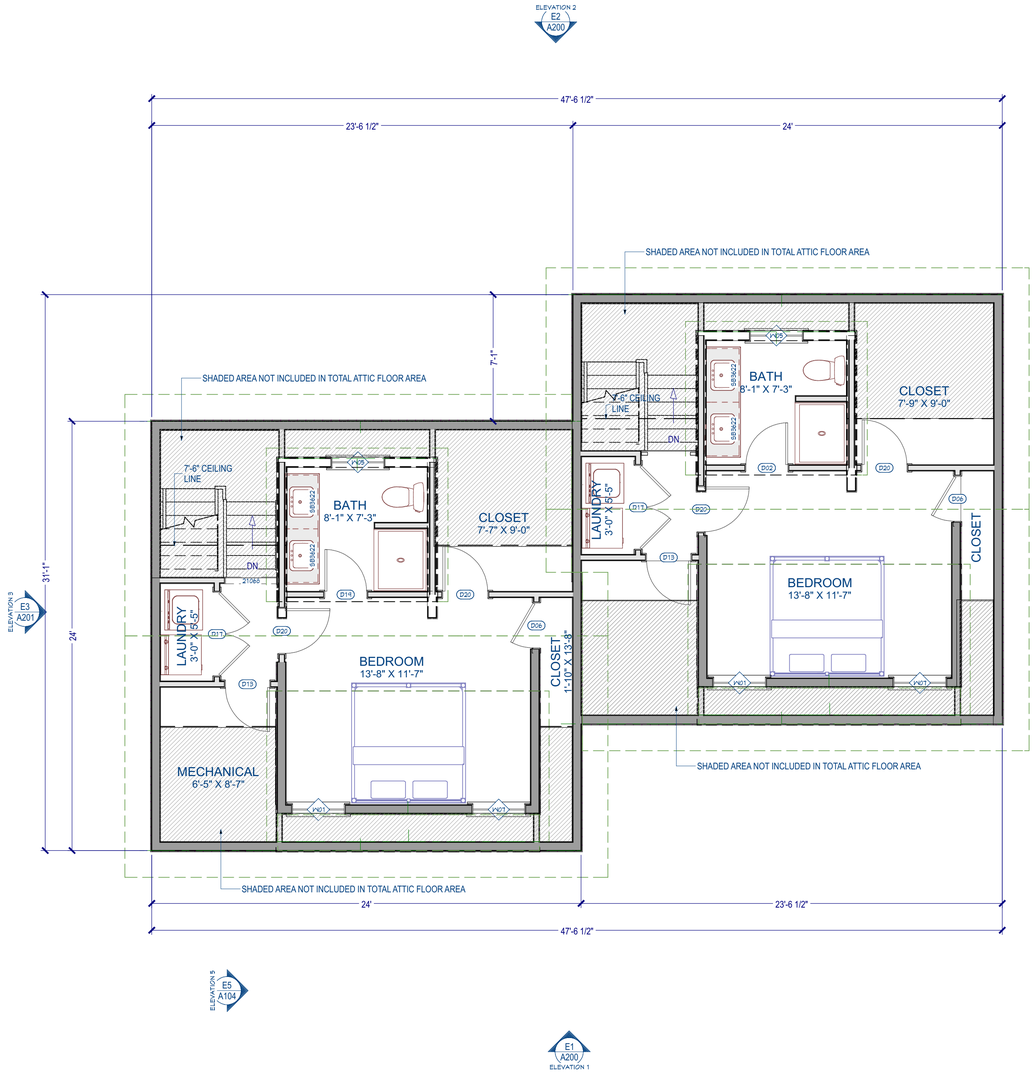
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS

ATTIC FLOOR AREA: 687 SQF
TOTAL FLOOR AREA OF THIRD FLOOR: 1150 SQF
687 /1144 = 59.7% < 60%



ATTIC SECTION



ATTIC FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

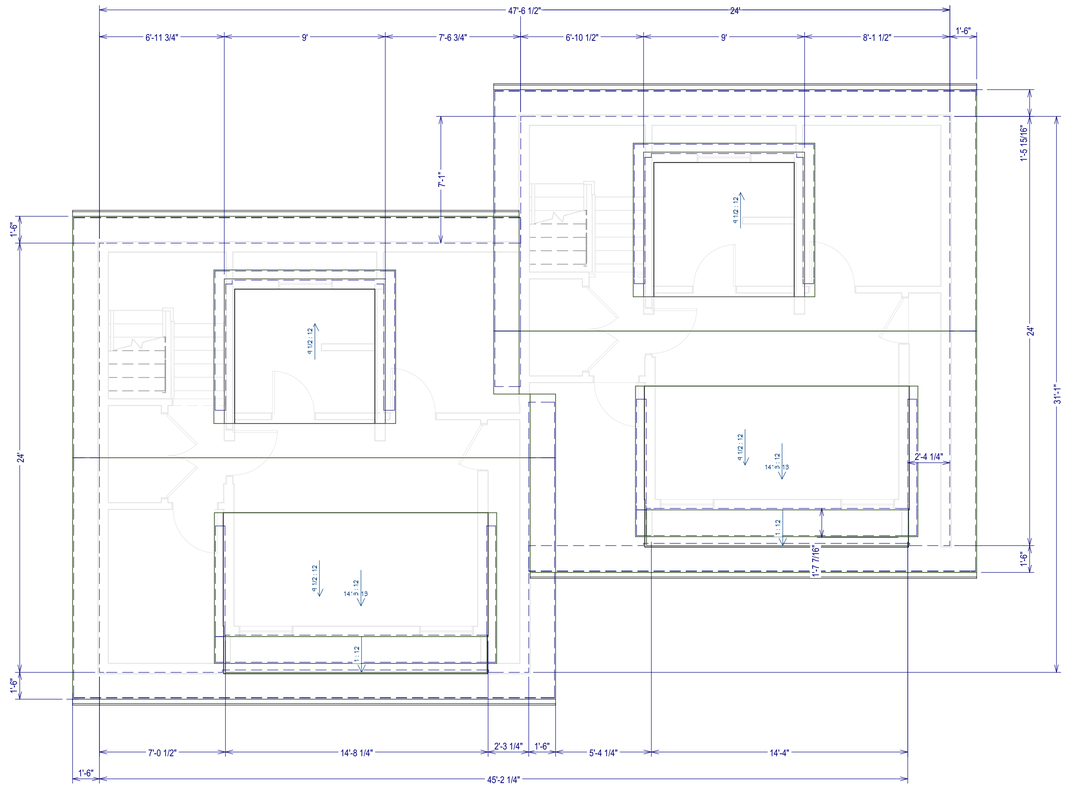
DATE:
3/31/2026

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

SHEET:
A104

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



ROOF FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

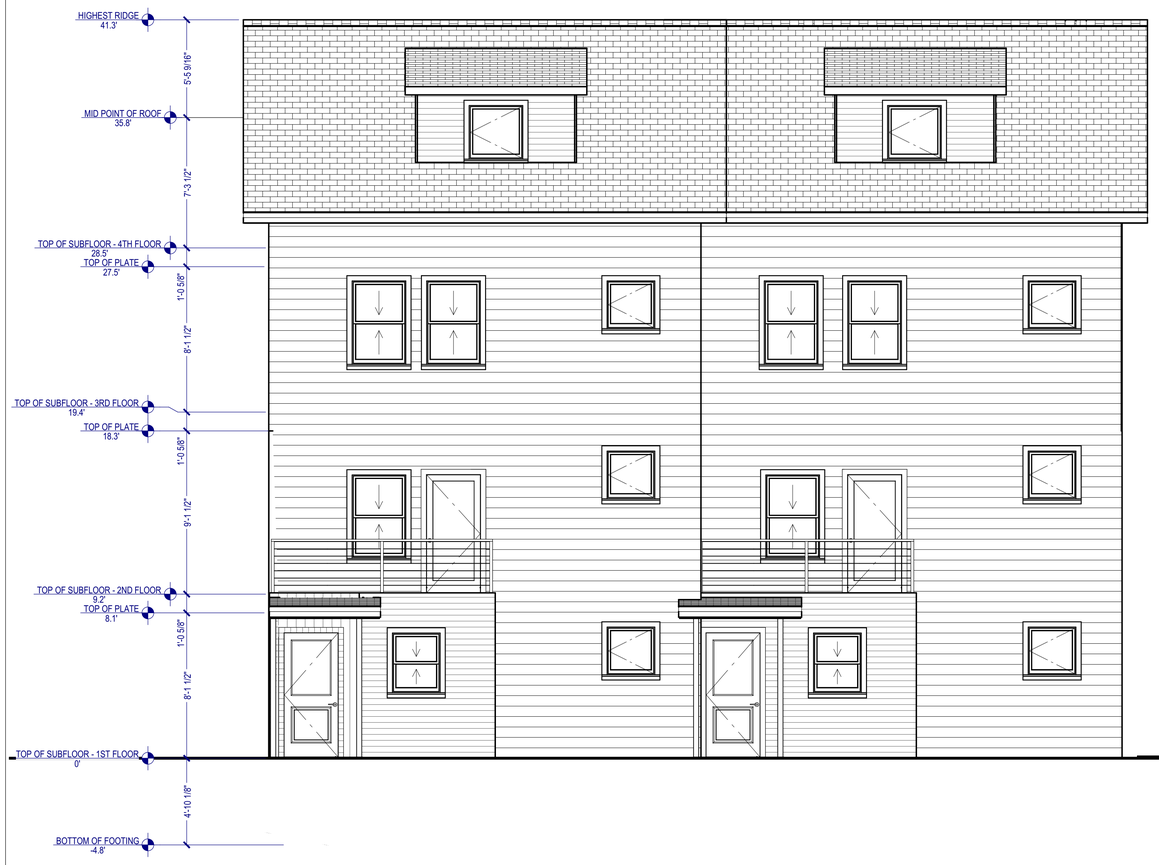
DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A105

FACADE GLAZING RATIO:
204 SF / 1497 SF = 13.6%



SOUTH ELEVATION (STREET SIDE)

NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW
CONSTRUCTION

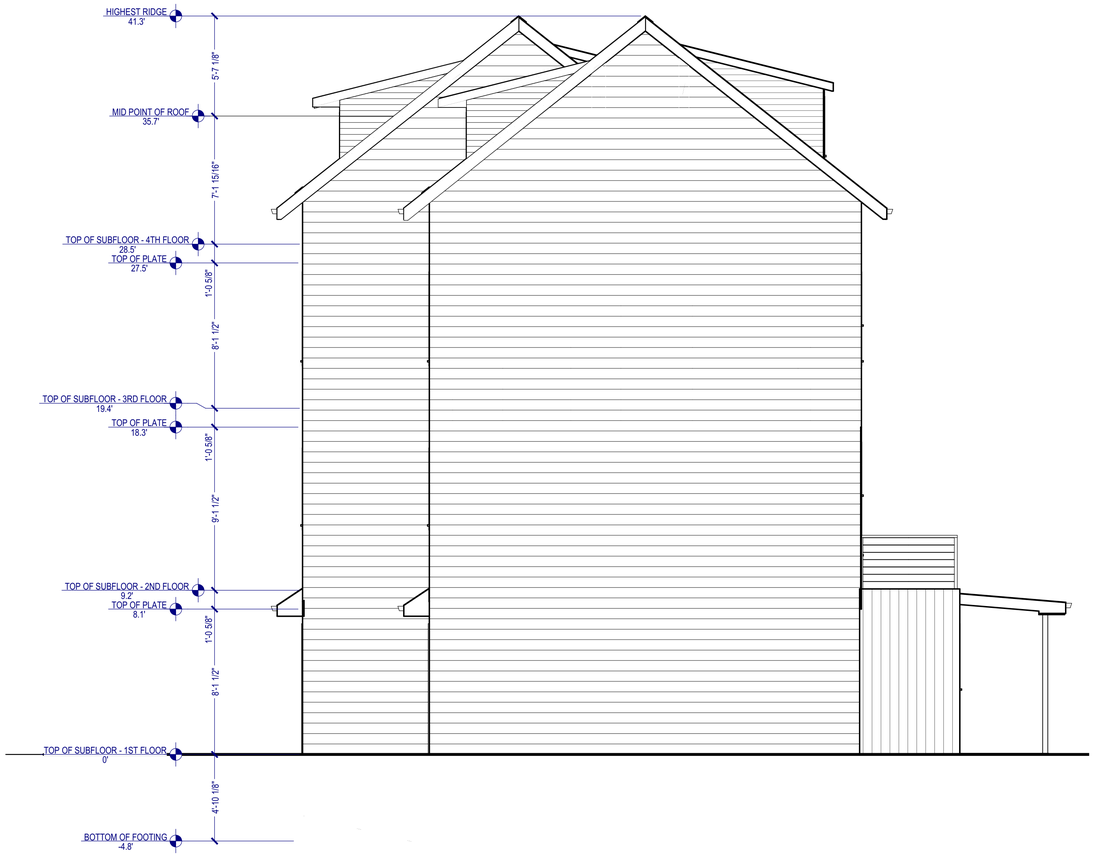
ELEVATIONS

DRAWINGS PROVIDED BY:

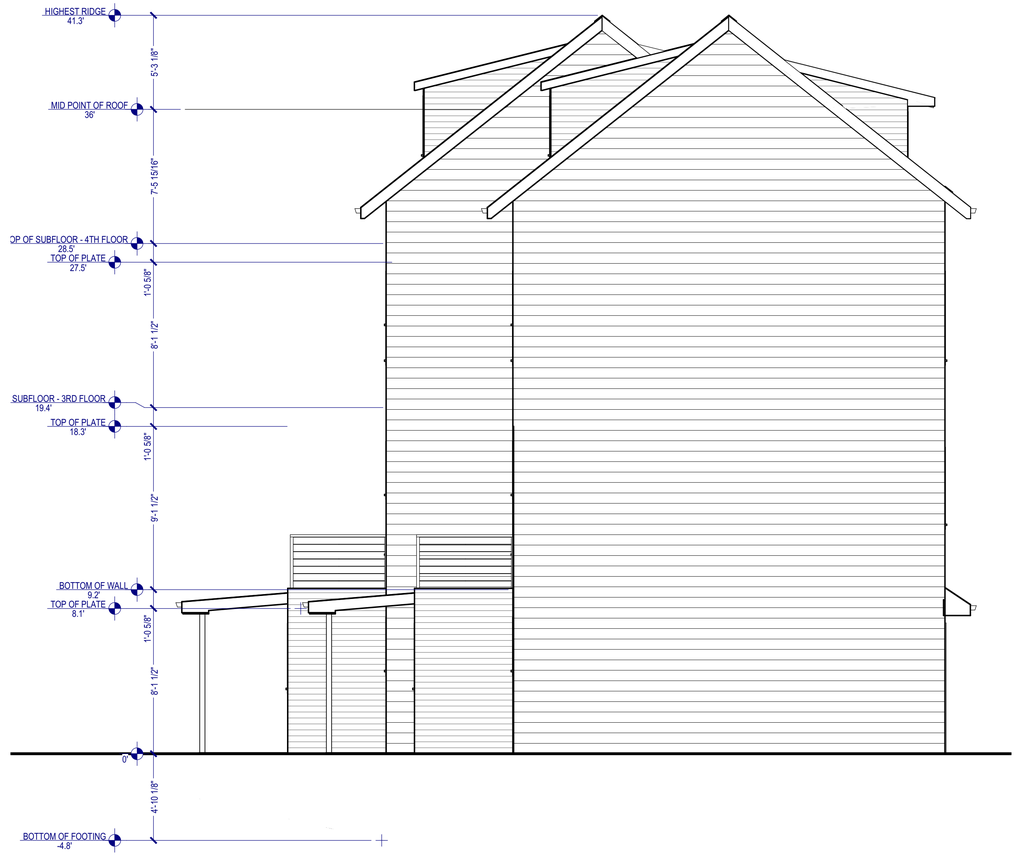
DATE:
3/31/2026

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

SHEET:
A200



WEST ELEVATION



EAST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A201

STREET VIEW

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A202

GARAGE VIEW

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
STAMFORD CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A203

35 CHAPEL ST BUILDING B
NORWALK CT
NEW CONSTRUCTION

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	ELEVATIONS		
A202	RENDERINGS		
A203	RENDERINGS		

APPLICABLE BUILDING CODES:

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20. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

Project Overview

DRAWINGS PROVIDED BY:

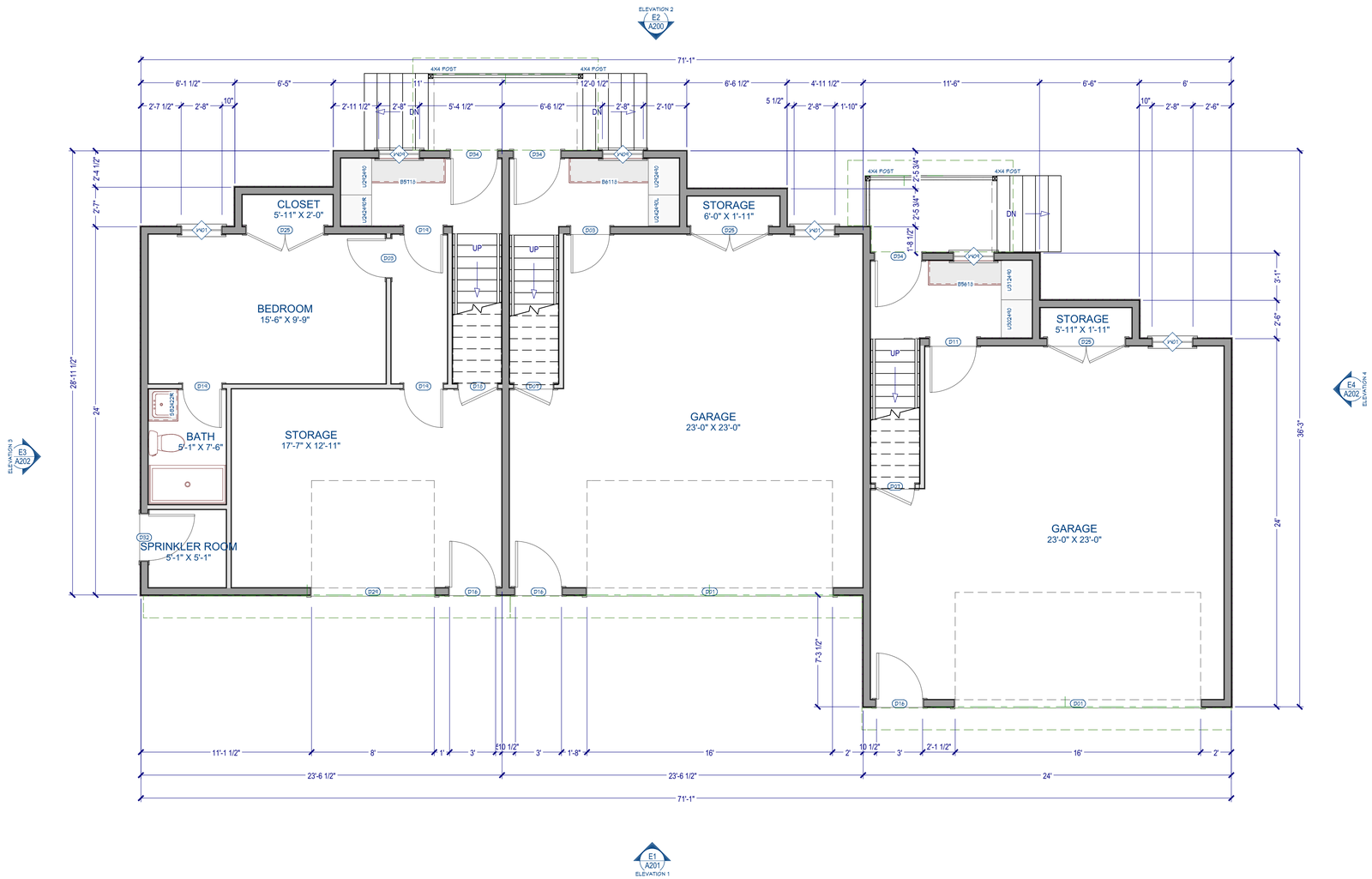
DATE:
3/31/2026

SCALE:

SHEET:
A000

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FIRST FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

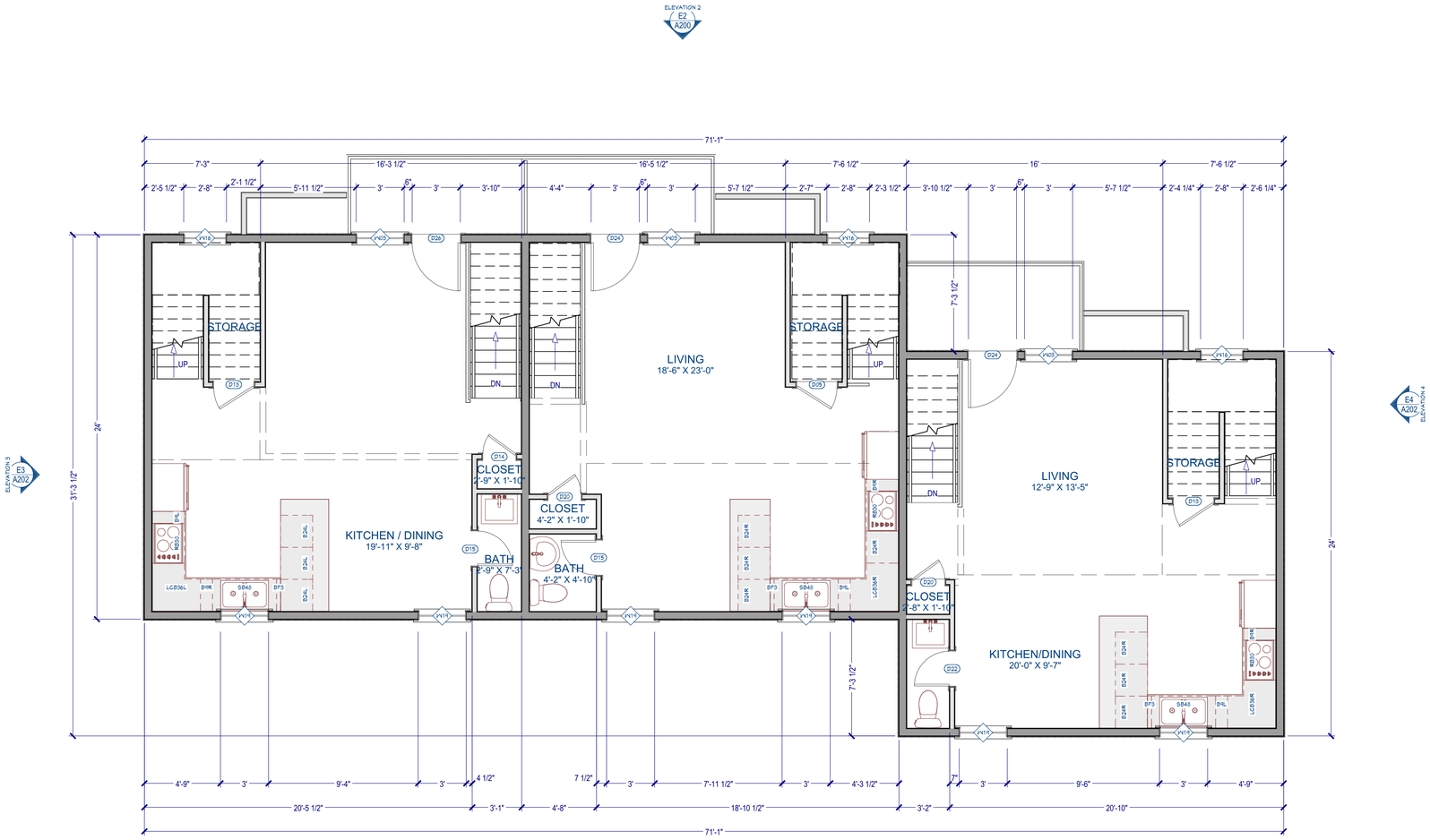
DATE:
3/31/2026

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

SHEET:
A101

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



SECOND FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

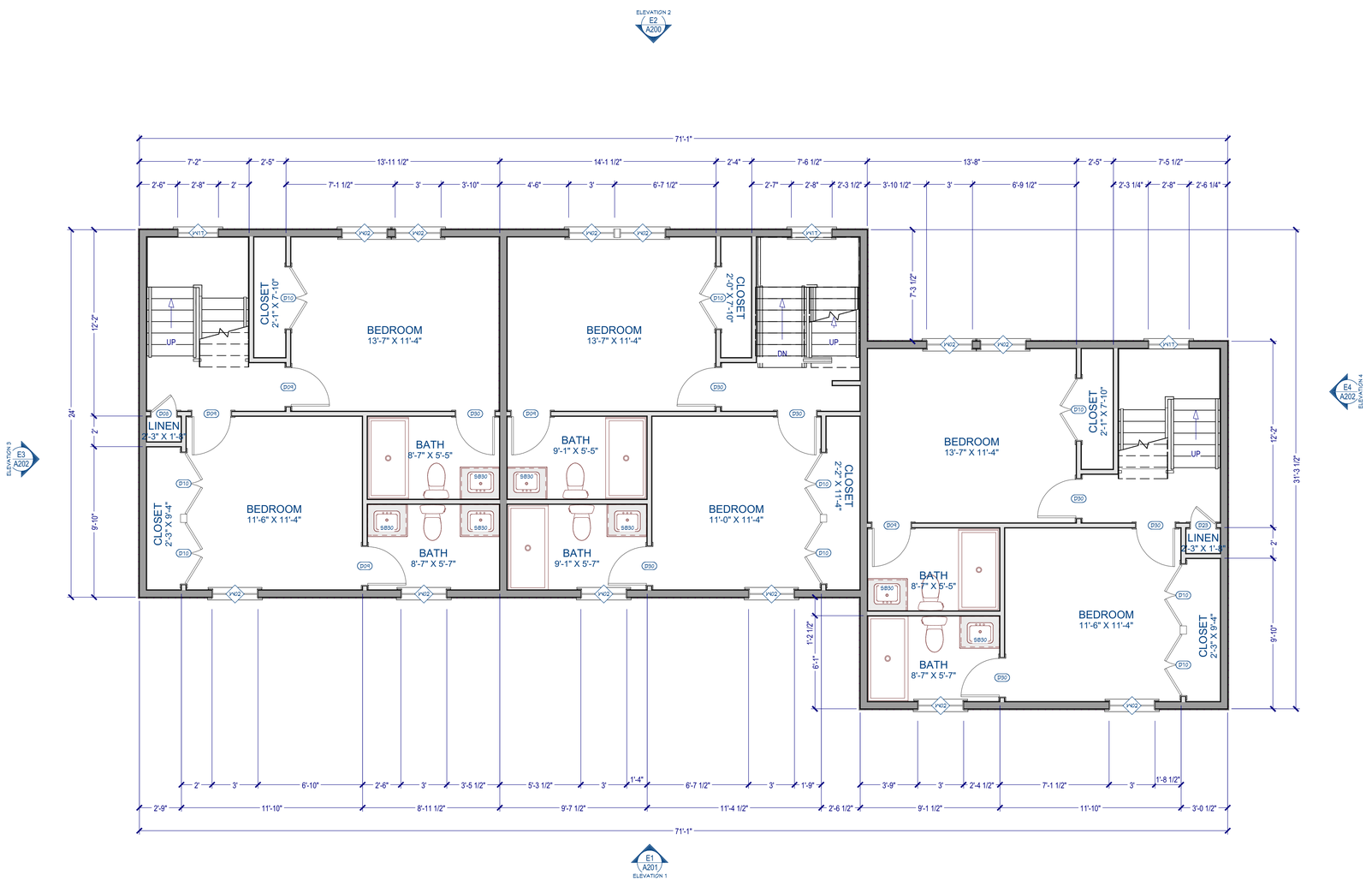
DATE:
3/31/2026

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

SHEET:
A102

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



THIRD FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

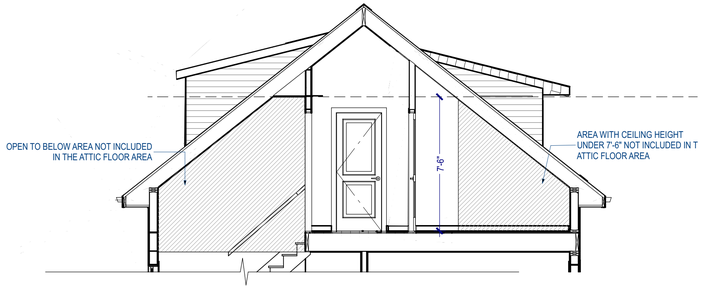
SCALE:
1/4"=1'-0"

SHEET:
A103

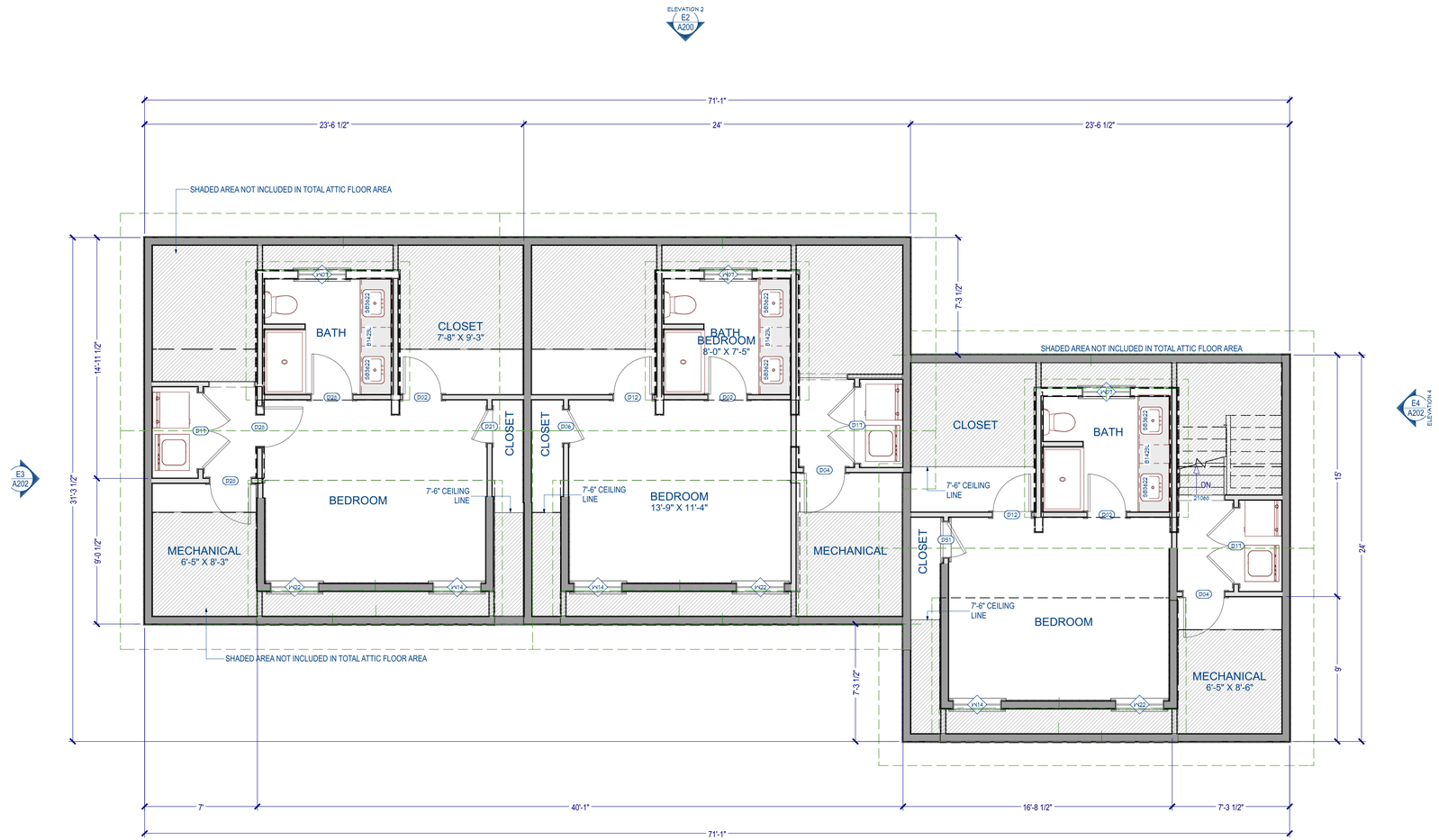
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS

ATTIC FLOOR AREA: 1022 SQF
TOTAL FLOOR AREA OF THIRD FLOOR: 1718 SQF
1022 /1144 = 59.5% < 60%



ATTIC SECTION



ATTIC FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

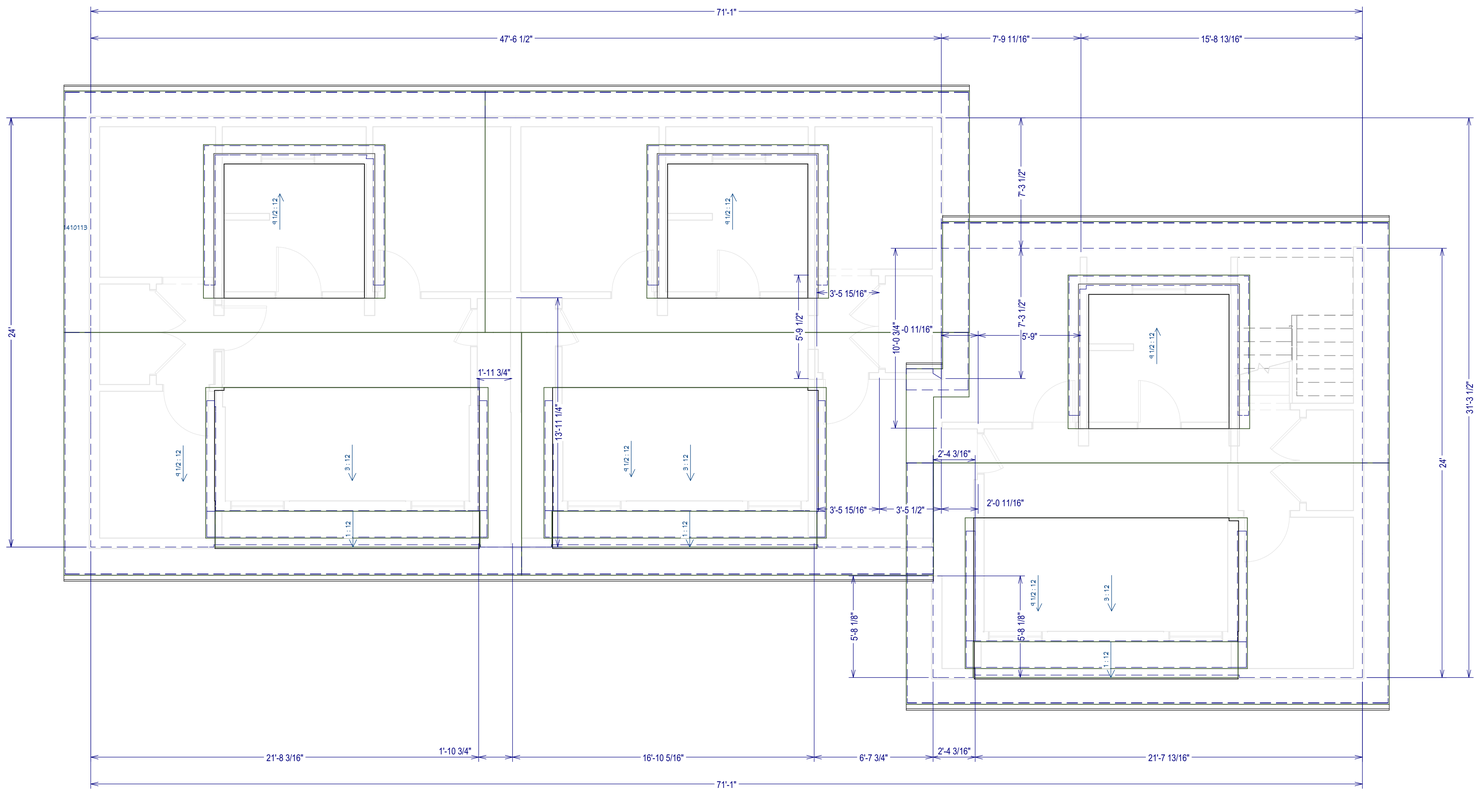
DATE:
3/31/2026

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

SHEET:
A104

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A105

FACADE GLAZING RATIO:
316.9 SF / 2257 SF = 14%

EAST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A200

WEST ELEVATION

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

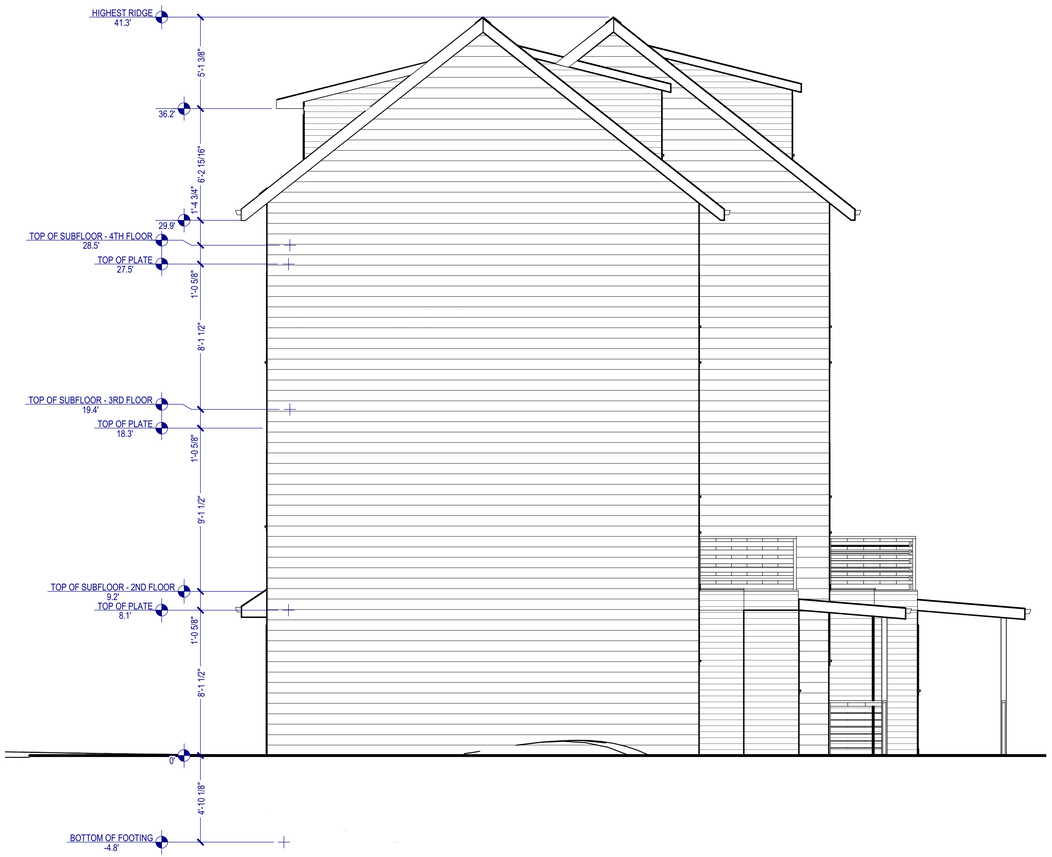
ELEVATIONS

DRAWINGS PROVIDED BY:

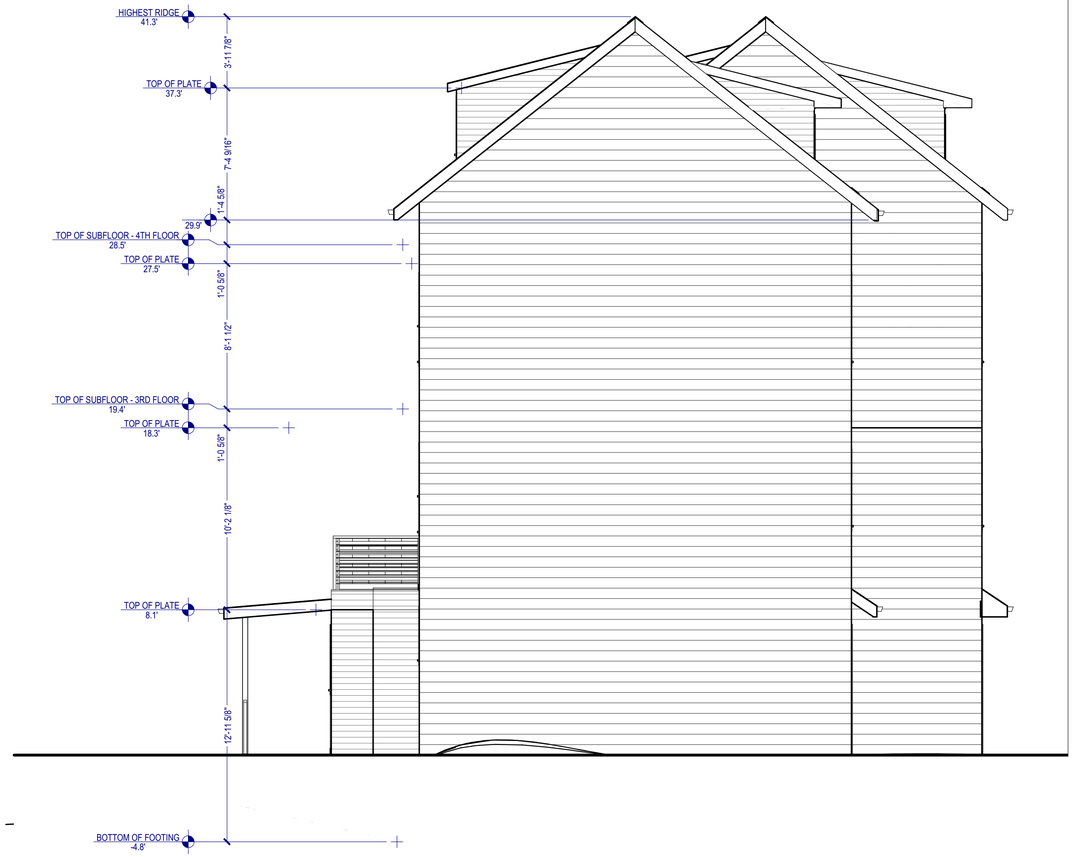
DATE:
3/31/2026

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

SHEET:
A201



SOUTH ELEVATION



NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A202

STREET VIEW

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A202

GARAGE VIEW

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
3/31/2026

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

SHEET:
A203

35 CHAPEL ST BUILDING C
NORWALK CT
NEW CONSTRUCTION

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A001	DOOR SCHEDULE		
A005	WINDOW SCHEDULE		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	ELEVATIONS		
A203	ELEVATIONS		
A202	RENDERINGS		
A203	RENDERINGS		
A300	SECTIONS & DETAILS		
A301	SECTIONS & DETAILS		
A302	SECTIONS & DETAILS		
S101	FRAMING PLANS		
S102	FRAMING PLANS		
S103	FRAMING PLANS		
S104	FRAMING PLANS		
S200	SHEAR WALL PLANS		
S201	SHEAR WALL PLANS		
S201	STRUCTURAL DETAILS		
S202	STRUCTURAL DETAILS		

APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.

2. CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

3. CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.

4. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.

5. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF WESTPORT.

6. CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.

7. CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.

8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.

9. HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC, TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.

12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

13. ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR OR SOUTHERN PINE #2 OR ABOVE.

14. ALL WOOD USED IN EXTERIOR DECK, IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

15. ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.

16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

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JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

Project Overview

DRAWINGS PROVIDED BY:

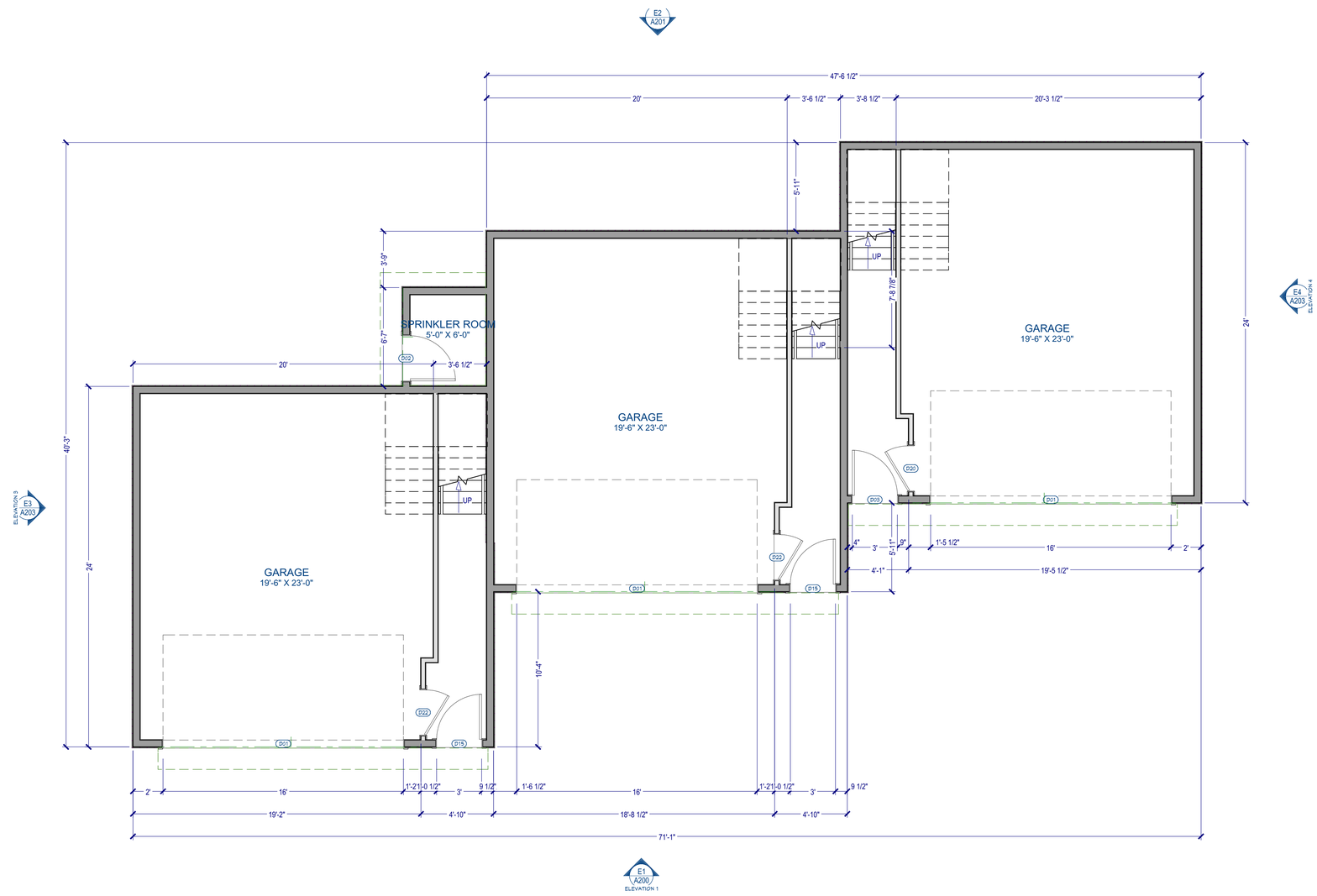
DATE:
3/6/2026

SCALE:

SHEET:
A000

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A101

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
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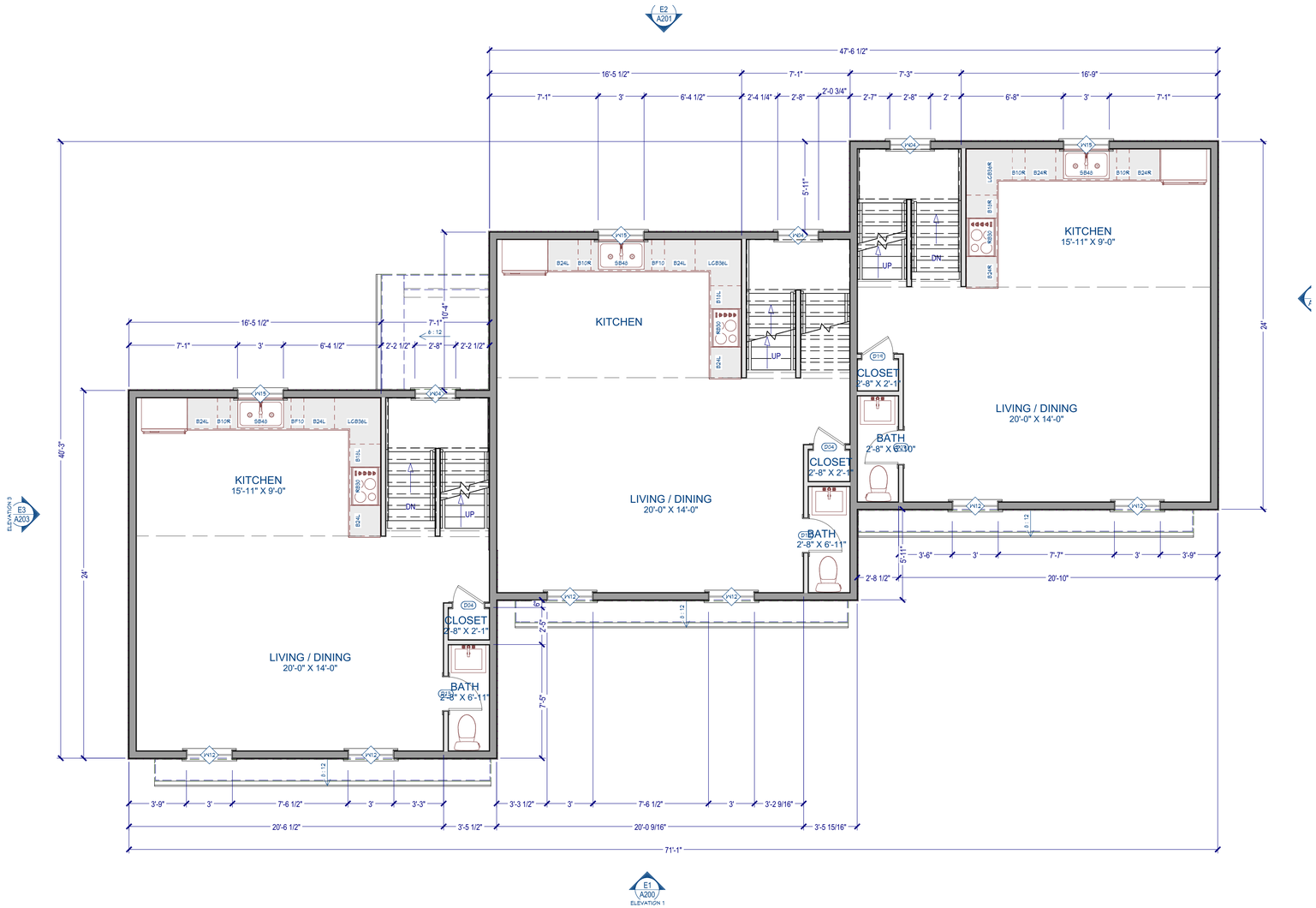
SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



SECOND FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

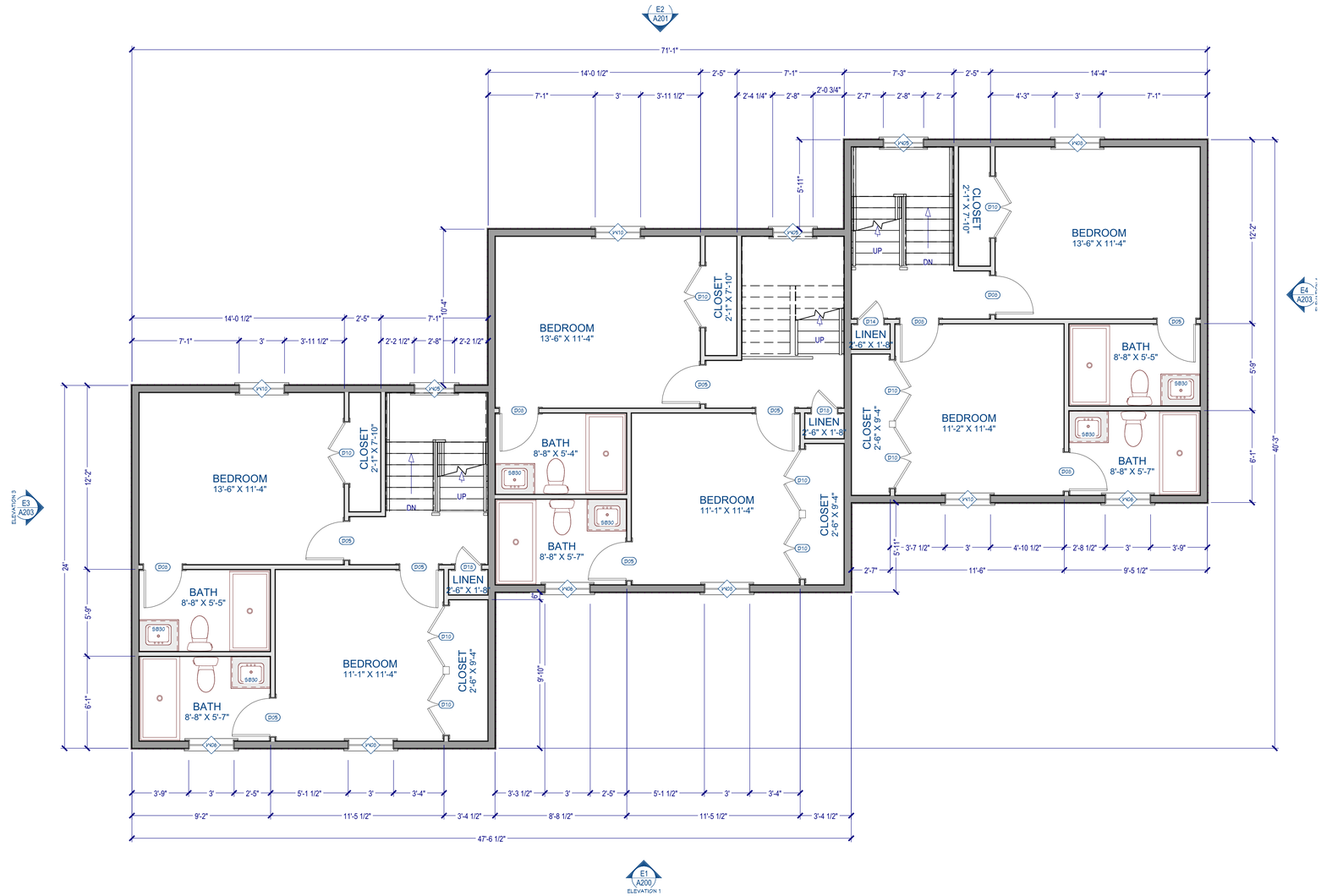
DATE:
3/6/2026

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

SHEET:
A102

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



THIRD FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A103

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
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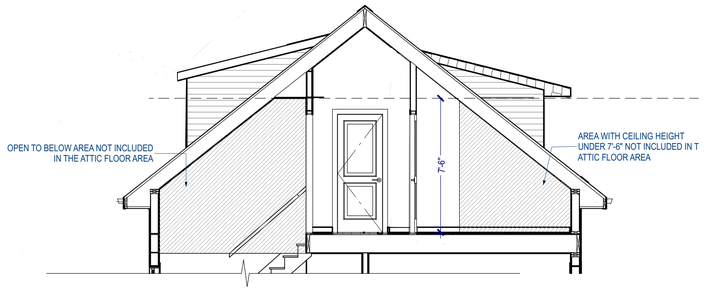
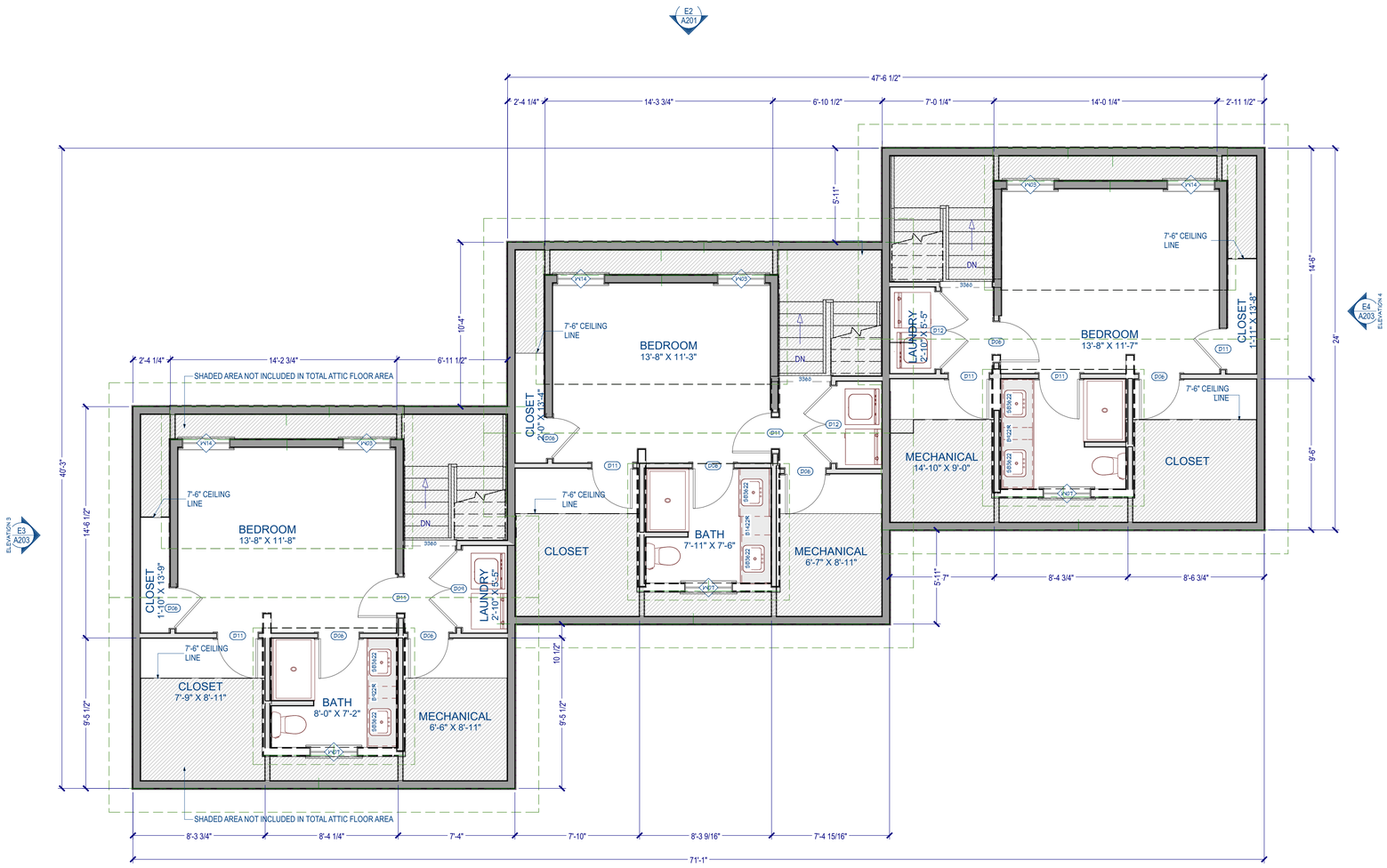
ATTIC FLOOR AREA: 1022 SQF
TOTAL FLOOR AREA OF THIRD FLOOR: 1718 SQF
1022 /1144 = 59.5% < 60%



ATTIC SECTION



ATTIC FLOOR PLAN

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STAMFORD CT
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CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A104

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

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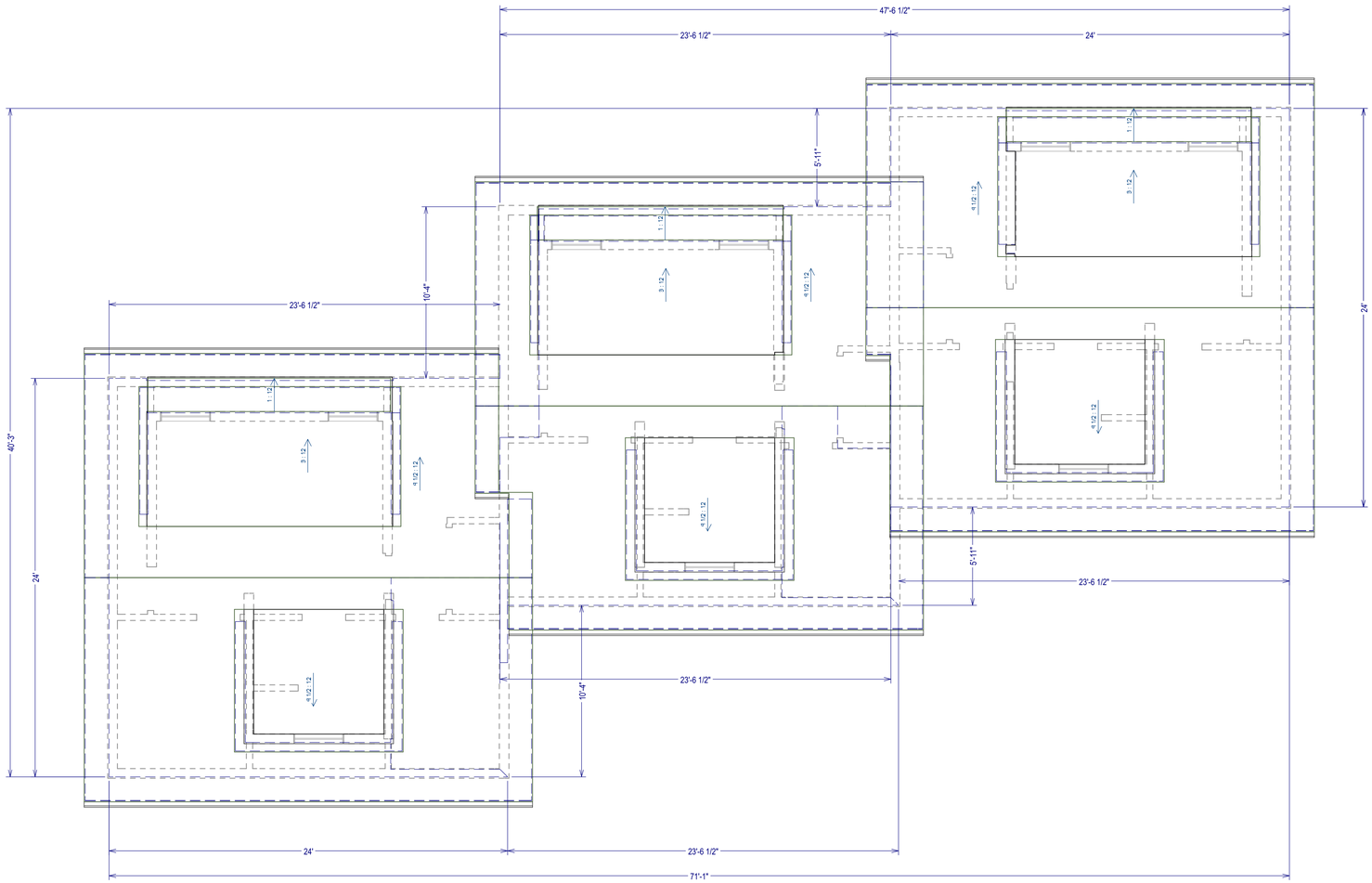


ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A105

SOUTH ELEVATION

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

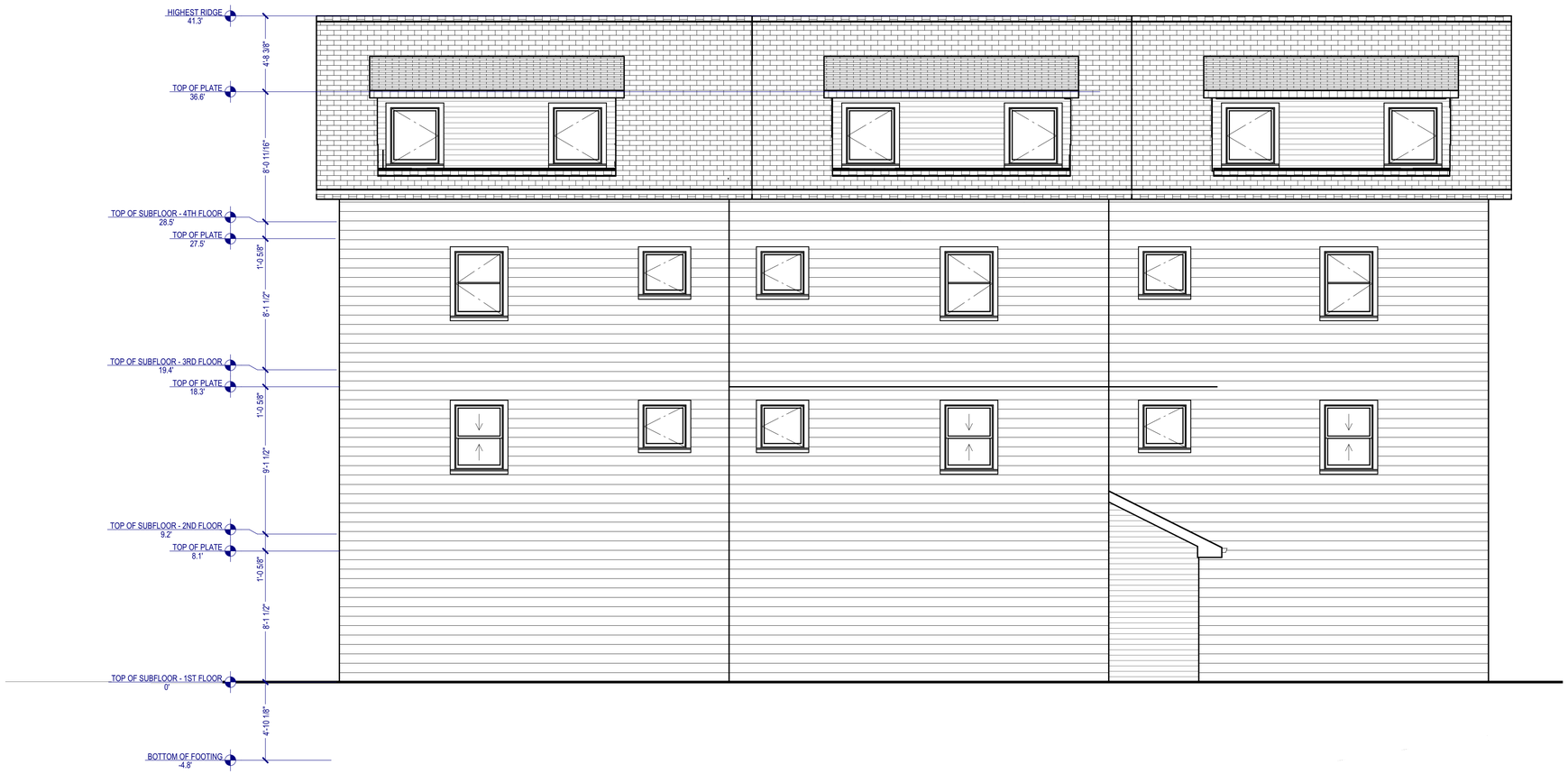
ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A200



NORTH ELEVATION

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

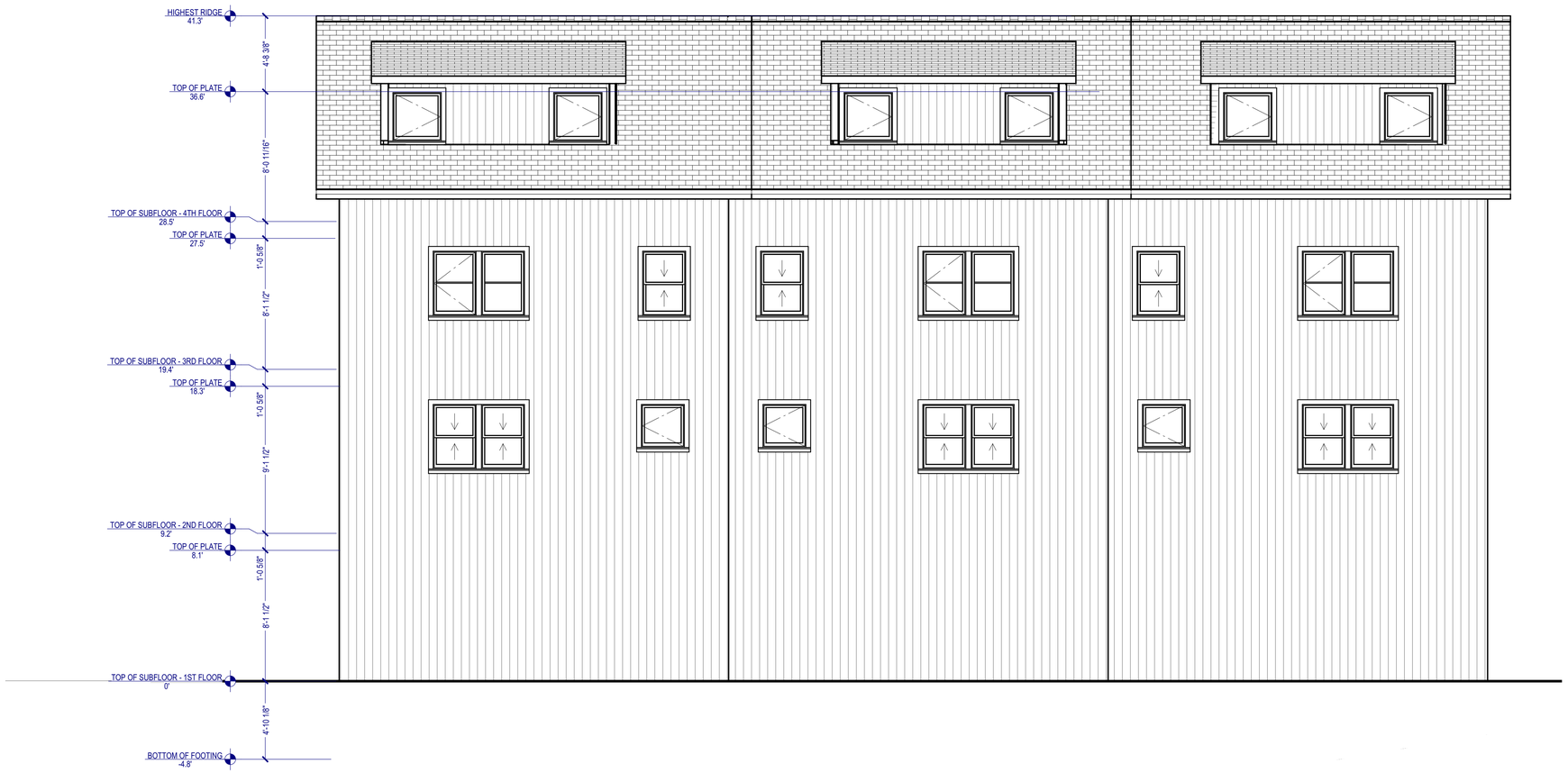
ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A201



NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

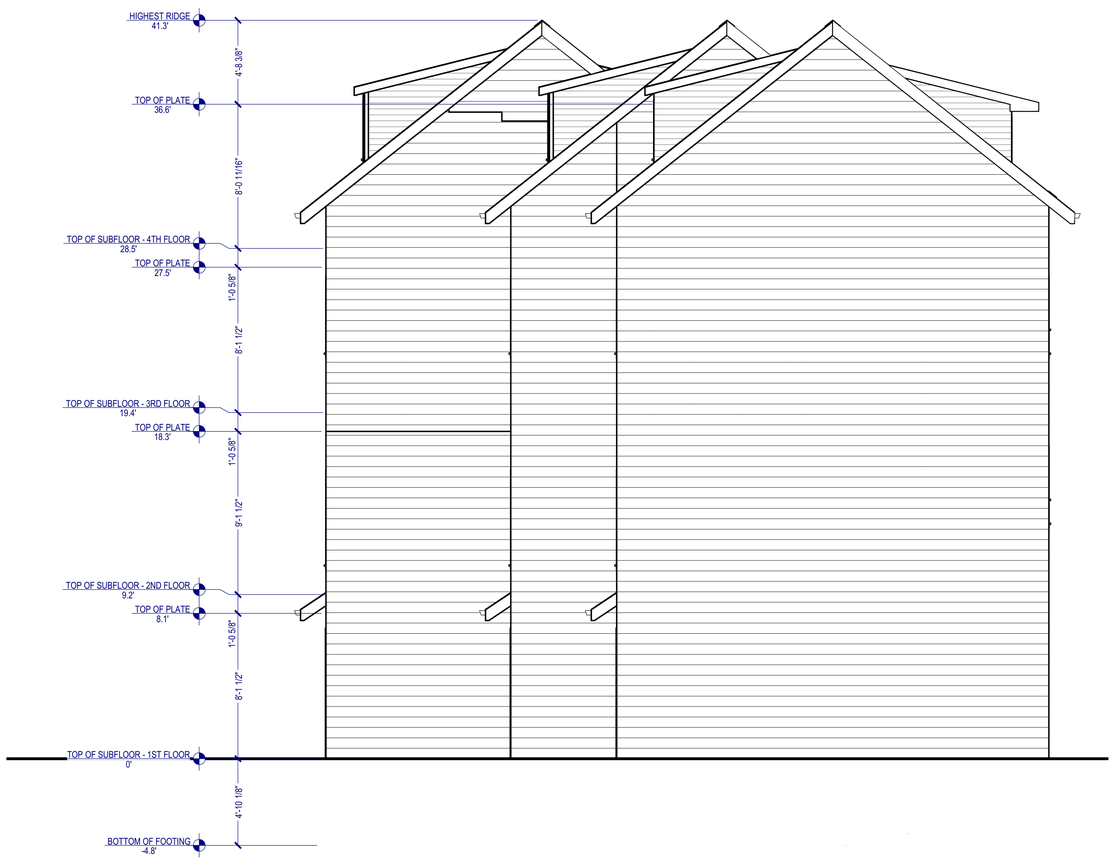
ELEVATIONS

DRAWINGS PROVIDED BY:

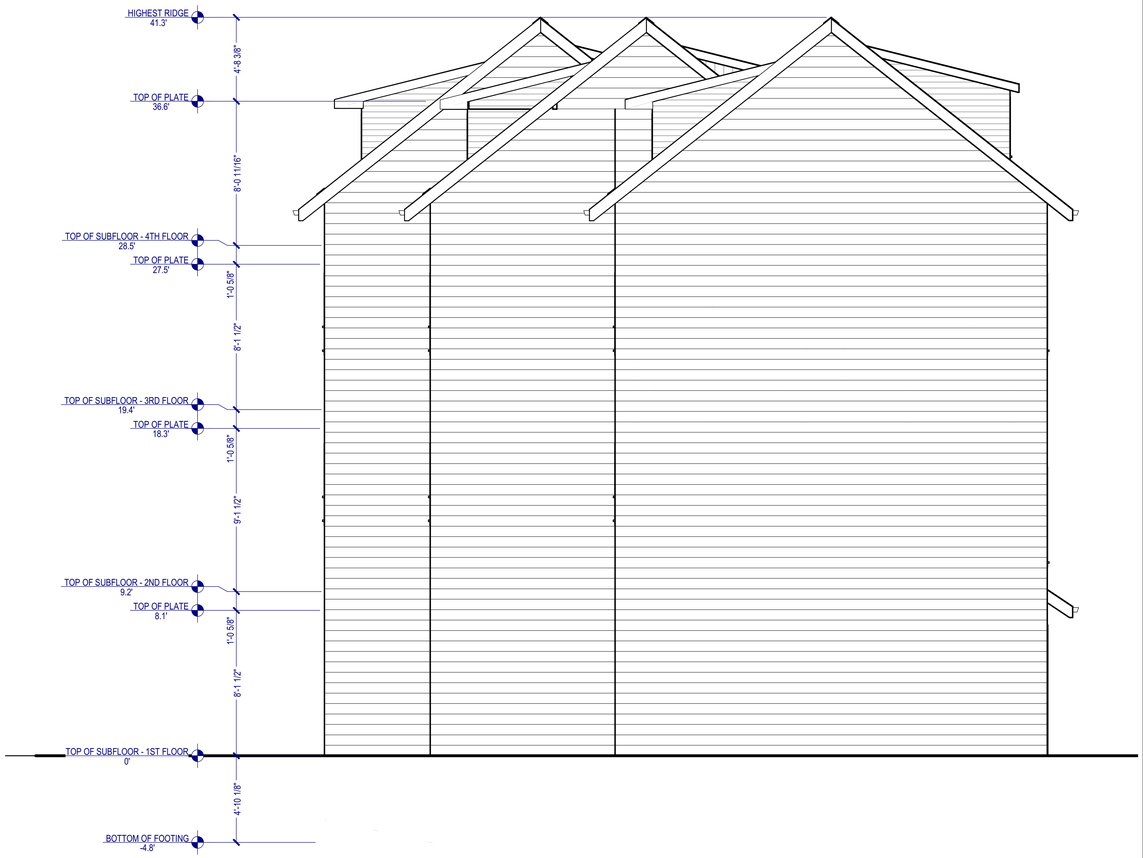
DATE:
3/6/2026

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

SHEET:
A202



EAST ELEVATION



WEST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A203

FRONT VIEW

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A202

BACK VIEW

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

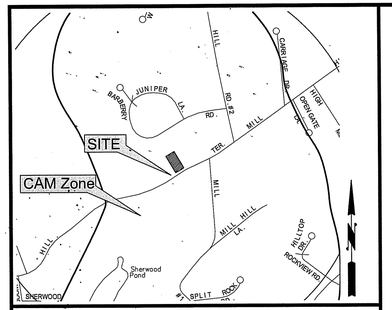
RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
3/6/2026

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

SHEET:
A203



VICINITY MAP

750 0 750 1500 2250

GRAPHIC SCALE – 1" = 750 FEET

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996. AMENDED ON OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
5. WITH RESPECT TO VERTICAL ACCURACY OF THIS MAP CONFORMES TO CLASS V-2. WITH RESPECT TO TOPOGRAPHIC ACCURACY, THIS MAP CONFORMS TO CLASS T-2, DATUM NAVD 88.
6. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **NOVEMBER 12, 2025** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:

   BASE POINT NUMBER: 217_B1
   LATITUDE 41°04'28.10765", LONGITUDE 73°31'03.75747",
   ELLIPSOID -7.7754

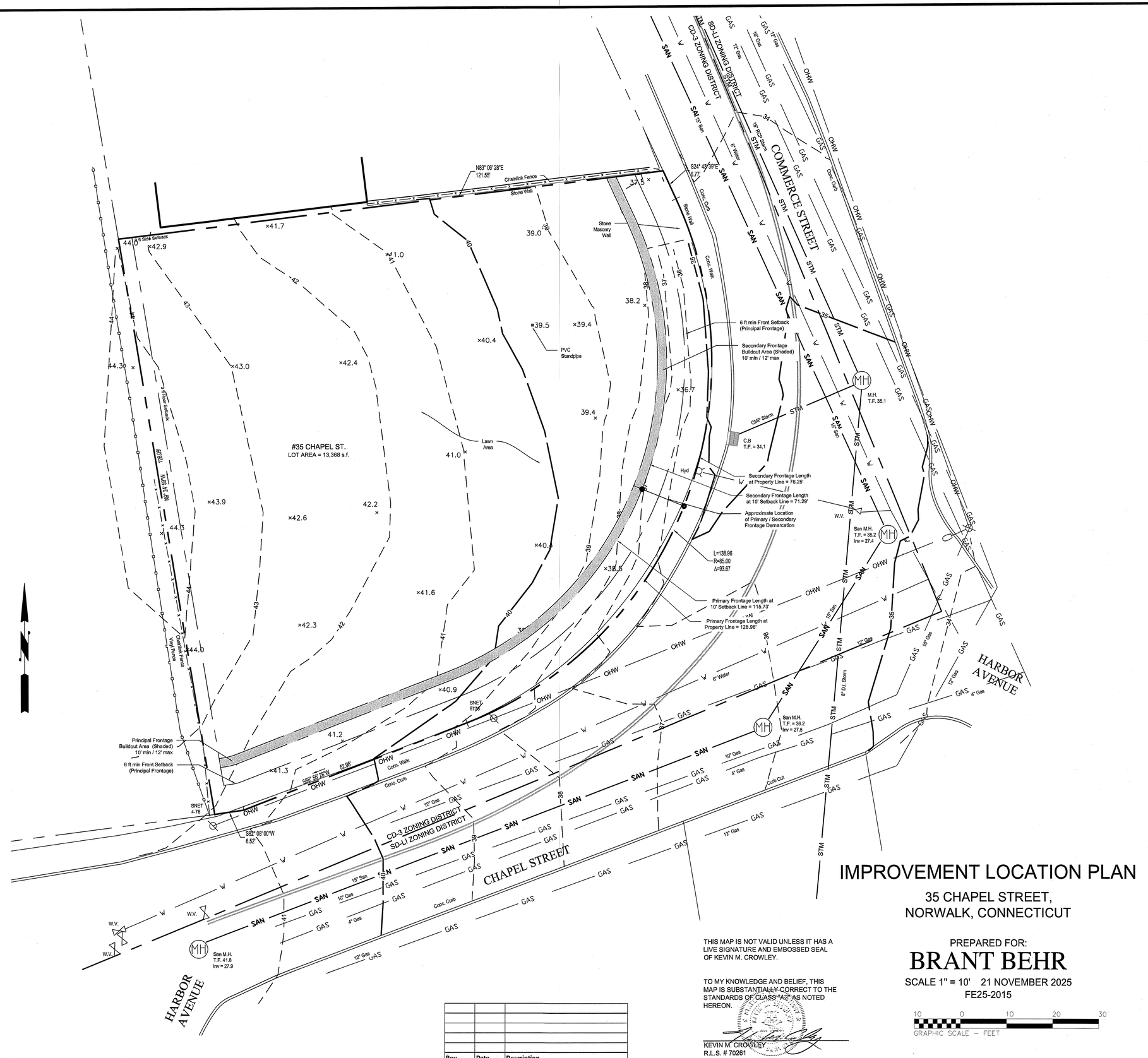
7. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
8. PARCEL INFORMATION

   35 CHAPEL STREET
   A. OWNER OF RECORD: COMMERCE STREET LLC, RECORDED 4131 VOLUME, PAGE 143 .
   B. PARCEL AREA: 13,368 SQ FT. OR 0.307± Ac.

9. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
10. THIS SITE IS WITHIN A COASTAL AREA MANAGEMENT (CAM) ZONE AS DEFINED ON A MAP TITLED "COASTAL RESOURCES, 1979 PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION", NORWALK SOUTH, CONN., N4100 - W7322.5/7.5, 1960, PHOTOREVISED 1971, AMS 5366 III SW-SERIES V815.
11. THIS SITE LIES WITHIN THE CD-3 DISTRICT (GENERAL URBAN COMMUNITY DISTRICT.
12. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

MAP REFERENCES:

A. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.
B. "SUBDIVISION MAP PREPARED FOR THOMAS INCERTO AND JOANNE INCERTO, NORWALK, CONN", DATED APRIL 1, 1994, SCALE 1"=20', BY DENNIS A DEILUS LAND SURVEYOR, ON FILE AS MAP 11416 IN THE CITY OF NORWALK LAND RECORDS.
C. "EXISTING TOPOGRAPHY RAILROAD CROSSING IMPROVEMENTS -COMMERCE STREET- BETWEEN WALL ST. & HARBOR AVE.", DATED 1/22/93, SCALE 1"=20', BY PARSONS BROMFIELD - REDNISS & MEAD, ON FILE AS MAP 838 IN THE CITY OF NORWALK LAND RECORDS.
D. "TOPOGRAPHIC MAP PREPARED FOR NORWALK HOUSING AUTHORITY, NORWALK, CONNECTICUT", DATED AUG 17, 1981, SCALE 1"=20', BY LEO LEONARD LAND SURVEYOR, ON FILE AS MAP 10507 IN THE CITY OF NORWALK LAND RECORDS.
E. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.



Rev	Date	Description

IMPROVEMENT LOCATION PLAN

35 CHAPEL STREET,
NORWALK, CONNECTICUT

THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS "A2" AS NOTED HEREON.

KEVIN M. CROWLEY
R.L.S. # 70261

PREPARED FOR:

BRANT BEHR

SCALE 1" = 10' 21 NOVEMBER 2025
FE25-2015

10 0 10 20 30
GRAPHIC SCALE – FEET

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

3/18/2026 1:51 PM
\\MOOSEHEAD\Fuller\Fuller CAD Files\CT\Norwalk\Chapel St\35 Chapel - Behr - FE25-2015\DWG\Survey\
Imp Loc Plan - 35 Chapel St - FE25-2015.dwg

NOTES:

1. THIS PLAN IS FOR THE PROPOSED MIXED-USE DEVELOPMENT WITH PARKING CONSTRUCTION, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
5. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
6. LOT SERVED BY MUNICIPAL SEWER SYSTEM AND PUBLIC WATER SUPPLY.
7. SUBJECT PROPERTY IS NOT WITHIN THE FEMA FLOOD HAZARD. SEE FEMA FLOOD INSURANCE RATE MAP #09001C0393G REVISED DATE OF OCTOBER 16, 2013.
8. EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM REFERENCE MAP A.
9. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
10. THIS SITE IS WITHIN A COASTAL AREA MANAGEMENT (CAM) ZONE AS DEFINED ON A MAP TITLED "COASTAL RESOURCES, 1979 PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION", NORWALK SOUTH, CONN., N4100 - W7322.5/7.5, 1960, PHOTOREVISED 1971, AMS 5366 III SW-SERIES V815.
11. THIS SITE LIES WITHIN THE CD-3 DISTRICT (GENERAL URBAN COMMUNITY DISTRICT
12. REFUSE WILL BE CONTAINED WITHIN EACH UNIT. COLLECTION WILL SCHEDULED WEEKLY.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.
B. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.
C. "SUBDIVISION MAP PREPARED FOR THOMAS INCERTO AND JOANNE INCERTO, NORWALK, CONN", DATED APRIL 1, 1994, SCALE 1"=20', BY DENNIS A DEILUS LAND SURVEYOR, ON FILE AS MAP 11416 IN THE CITY OF NORWALK LAND RECORDS.
D. "EXISTING TOPOGRAPHY RAILROAD CROSSING IMPROVEMENTS -COMMERCE STREET- BETWEEN WALL ST. & HARBOR AVE.", DATED 1/22/93, SCALE 1"=20', BY PARSONS BROMFIELD - REDNISS & MEAD, ON FILE AS MAP 838 IN THE CITY OF NORWALK LAND RECORDS.
E. "TOPOGRAPHIC MAP PREPARED FOR NORWALK HOUSING AUTHORITY, NORWALK, CONNECTICUT", DATED AUG 17, 1981, SCALE 1"-20', BY LEO LEONARD LAND SURVEYOR, ON FILE AS MAP 10507 IN THE CITY OF NORWALK LAND RECORDS.
F. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.

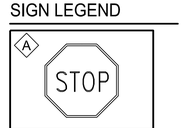
ZONING CHART CD-3 General Urban Community District

STANDARD	REQUIREMENT	EXISTING	PROPOSED	AS	COMMENTS
LOT OCCUPATION					
Minimum Lot Area (sf)	Not Regulated	13,368	13,368		
Frontage Buildout (%)	60% min	Vacant	61.2%		Complies
Impervious Surface Coverage (%)	80% max	Vacant	76.6%		Complies
Lot/Building Site Enfrontment (%)	Must Enfront a Street, except <= 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement	Vacant	Yes		Complies
Lot/Building Site Width (ft)	50 Ft min - 100 Ft Max 18 Ft min for Townhouse		205.21		Complies
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a Street via Driveway or Easement		Yes		Complies
SETBACKS					
Front Setback (Principal Frontage) (ft)	6 ft min, 12 ft max	N/A	8.5		Complies
Front Setback (Secondary Frontage) (ft)	6 ft min, 12 ft max	N/A	9.2		Complies
Side Setback, each side (ft)	0 ft min	N/A	5.0		Complies
Rear Setback (ft)	3 ft min or 15 ft min from center line of Rear Alley	N/A	5.0		
ACCESORY BUILDINGS Minimum Building Setbacks					
Front Setback (Principal Frontage)	20 ft min + Principal Bldg. Fr. Setback	N/A	N/A		
Front Setback (Secondary Frontage)	0 ft min	N/A	N/A		
Side Setback, each side	0 ft min	N/A	N/A		
Rear Setback	5 ft min	N/A	N/A		
Building Standards					
Principal Building	3.5 Stories max	N/A	3.5 Stories		Complies
Accessory Building	1.5 Stories max, Building Height: 15 ft max, Total Building Height; 20 ft max.	N/A	N/A		N/A
Private Landscaping and Fencing					
	1 Tree per 50 ft of frontage if Front Yard is >= 15 ft deep, planted in Front Yard; if Front Yard >= 10 ft, min of 30% of Front Yard must be landscaped in compliance with Section 4.3.16				Tree requirement waived.
Walls &Fencing (not including screens)					
Height	4 ft max at Frontage; otherwise 6 ft max; Height measured from avg. undisturbed grade of Adjacent property at property line.				

Frontage Calculations

	Totals	Segments (ft)
Total Frontage at 10 Feet	187.0	115.7 71.3
Total Building width within 10' - 12' Zone	90.3	13.2 16.8 6.8 10 2 4.5 2.4 29.9 4.7
Total Landscape Screen	24.2	9.9 14.3
Total	**114.5**	
60% Min. Total Buildout	**61.2%**	
20% Max Landscape Screen	**12.9%**	

SIGN LEGEND



SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

10 0 10 20 30
GRAPHIC SCALE – FEET

STATE OF CONNECTICUT
JAMES E. QUILTY
NO. 14358
LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
e-mail Info@FullerSurveyors

PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED SITE PLAN

Scale: 1" = 10'

Sheet Number: C-2.1

NOTES:

1. THIS PLAN IS FOR THE PROPOSED DRAINAGE, UTILITY AND GRADING FOR THE CONSTRUCTION OF AN 8 UNIT, MULTI-FAMILY DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
5. OIL GRIT SEPARATOR AND PUMP CHAMBER SHOWN ARE SUGGESTED LOCATIONS. ACTUAL PLACEMENT OF PROPOSED SYSTEM WILL BE COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEER TO BE DETERMINED IN THE FINAL PLAN PHASE OF THE DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
7. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
8. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
9. EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM MAPS PROVIDED BY UTILITY COMPANY AND SEWER DEPARTMENT AND FIELD MARKINGS.
10. ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE CITY OF NORWALK AND UTILITY COMPANY STANDARDS.
11. FOOTING DRAINS ARE NOT PROPOSED.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

B. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.

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TEST PIT AND PERCOLATION DATA

35 Chapel St, Norwalk, CT 06850
FE25-2018
12/1/2025

Note: All holes pre-soak for a least 1 hour

PERCOLATION HOLE = PT-101-25 Depth = 40 IN 3.3 FT El. 39.4 Soak Test

Time	Reading in	Fall in
11:06 AM	14 1/2	
11:07 AM	15 1/2	1
11:08 AM	18	2 1/2
11:09 AM	20 1/2	2 1/2
11:10 AM	22 1/2	2
11:11 AM	24	1 1/2
11:12 AM	26	2
11:13 AM	26 1/2	1/2
11:14 AM	27	1/2

Percolation Rate= 0.64 min./in
93 3/4 in/hr

PERCOLATION HOLE = PT-102-25 Depth = 50 4.2 FT El. 38.7 Soak Test

Time	Reading in	Fall in
11:18 AM	4	
11:19 AM	12	8
11:20 AM	15	3
11:21 AM	17 1/2	2 1/2
11:22 AM	19	1 1/2
11:23 AM	19 1/2	1/2
11:24 AM	7 1/2	REFILL
11:25 AM	12	4 1/2
11:26 AM	15	3
11:27 AM	17	2
11:28 AM	18 1/2	1 1/2
11:29 AM	20 1/2	2
11:30 AM	21	1/2
11:34 AM	3	REFILL
11:35 AM	9 1/2	6 1/2
11:36 AM	12 1/2	3
11:37 AM	16	3 1/2
11:38 AM	17 1/2	1 1/2
11:39 AM	19	1 1/2

Percolation Rate= 0.36 min./in
168 3/4 in/hr

PERCOLATION HOLE = PT-103-25 Depth = 40 IN 3.3 FT El. 38.9 Soak Test

Time	Reading in	Fall in
11:48 AM	15	
11:49 AM	19	4
11:50 AM	21	2
11:51 AM	24	3
11:52 AM		
11:53 AM	27	27
12:24 PM	18	REFILL
12:25 PM	21 1/2	3 1/2
12:26 PM	23	1 1/2
12:27 PM	25	2
12:28 PM	26	1
12:29 PM	28	2
12:30 PM	28 1/2	1/2
12:32 PM	18	REFILL
12:33 PM	21	3
12:34 PM	22 1/2	1 1/2
12:35 PM	25	2 1/2
12:36 PM	26	1
12:37 PM	27	1

Percolation Rate= 0.27 min./in
222 in/hr

PERCOLATION HOLE = PT-104-25 Depth = 46 3.8 FT El. 37.1 Soak Test

Time	Reading in	Fall in
12:08 PM	16	
12:09 PM	21	5
12:10 PM	24	3
12:11 PM	26	2
12:12 PM	27	1
12:13 PM	28	1
12:14 PM	29	1
12:15 PM	30	1
12:16 PM	19	REFILL
12:17 PM	23	4
12:18 PM	24	1
12:19 PM	25	1
12:20 PM	26	1

Percolation Rate= 0.52 min./in
114 5/9 in/hr

35 Chapel St, Norwalk, CT 06850
FE25-2018
12/1/2025

DEEP TEST DT 101-25 DEPTH 67 inches 5.6 Feet
Ex Gr = 42.8
0-15" Top soil with roots
15-30" Orange silty sand with gravel
30-67" Tan M-C Sand with gravel and cobbles
*Note
Bot. - 37.2
Mottling No
Water No
Ledge No

DEEP TEST DT 102-25 DEPTH 72 inches 6. Feet
Ex Gr = 42.9
0-16" Top soil with roots
16-26" Orange silty sand with gravel
26-72" Tan M-C Sand with gravel and cobbles
*Note
Bot. - 36.9
Mottling No
Water No
Ledge No

*Note: It is possible to go deeper with a larger machine

DEEP TEST DT 103-25 DEPTH 90 inches 7.5 Feet
Ex Gr = 42.1
0-18" Top soil with roots
18-36" Orange silty sand with gravel
36-90" Tan M-C Sand with gravel and cobbles
Bot. - 34.6
Mottling No
Water No
Ledge No

DEEP TEST DT 104-25 DEPTH 96 inches 8. Feet
Ex Gr = 40.9
0-10" Top soil with roots
10-32" Orange silty sand with gravel
32-96" Tan M-C Sand with gravel and cobbles
Bot. - 32.9
Mottling No
Water No
Ledge No

JAMES E. DUELLO
STATE OF CONNECTICUT
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: GRADING AND DRAINAGE PLAN

Scale: 1" = 10'

Sheet Number: C-3.1

UTILITY NOTES:

1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
5. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS & AWC.
6. CONTRACTOR TO COORDINATE GAS MAIN, WATER, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
9. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600 BY AWC.
10. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 BY AWC.
11. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
13. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
14. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL YOU BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
15. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, BENDS AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A - EXISTING SOIL CONDITIONS.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

B. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.

C. "SUBDIVISION MAP PREPARED FOR THOMAS INCERTO AND JOANNE INCERTO, NORWALK, CONN", DATED APRIL 1, 1994, SCALE 1"=20', BY DENNIS A DEILUS LAND SURVEYOR, ON FILE AS MAP 11416 IN THE CITY OF NORWALK LAND RECORDS.

D. "EXISTING TOPOGRAPHY RAILROAD CROSSING IMPROVEMENTS -COMMERCE STREET- BETWEEN WALL ST. & HARBOR AVE.", DATED 1/22/93, SCALE 1"=20', BY PARSONS BROMFIELD - REDNISS & MEAD, ON FILE AS MAP 838 IN THE CITY OF NORWALK LAND RECORDS.

E. "TOPOGRAPHIC MAP PREPARED FOR NORWALK HOUSING AUTHORITY, NORWALK, CONNECTICUT", DATED AUG 17, 1981, SCALE 1"-20', BY LEO LEONARD LAND SURVEYOR, ON FILE AS MAP 10507 IN THE CITY OF NORWALK LAND RECORDS.

F. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.

STATE OF CONNECTICUT
JAMES E. DEILUS
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED UTILITIES PLAN

Scale: 1" = 20'

Sheet Number: C-3.2

NOTES:

1. THIS PLAN IS FOR THE AVERAGE GRADE CALCULATIONS FOR THE CONSTRUCTION OF AN 8 UNIT, MULTI-FAMILY DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

B. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.

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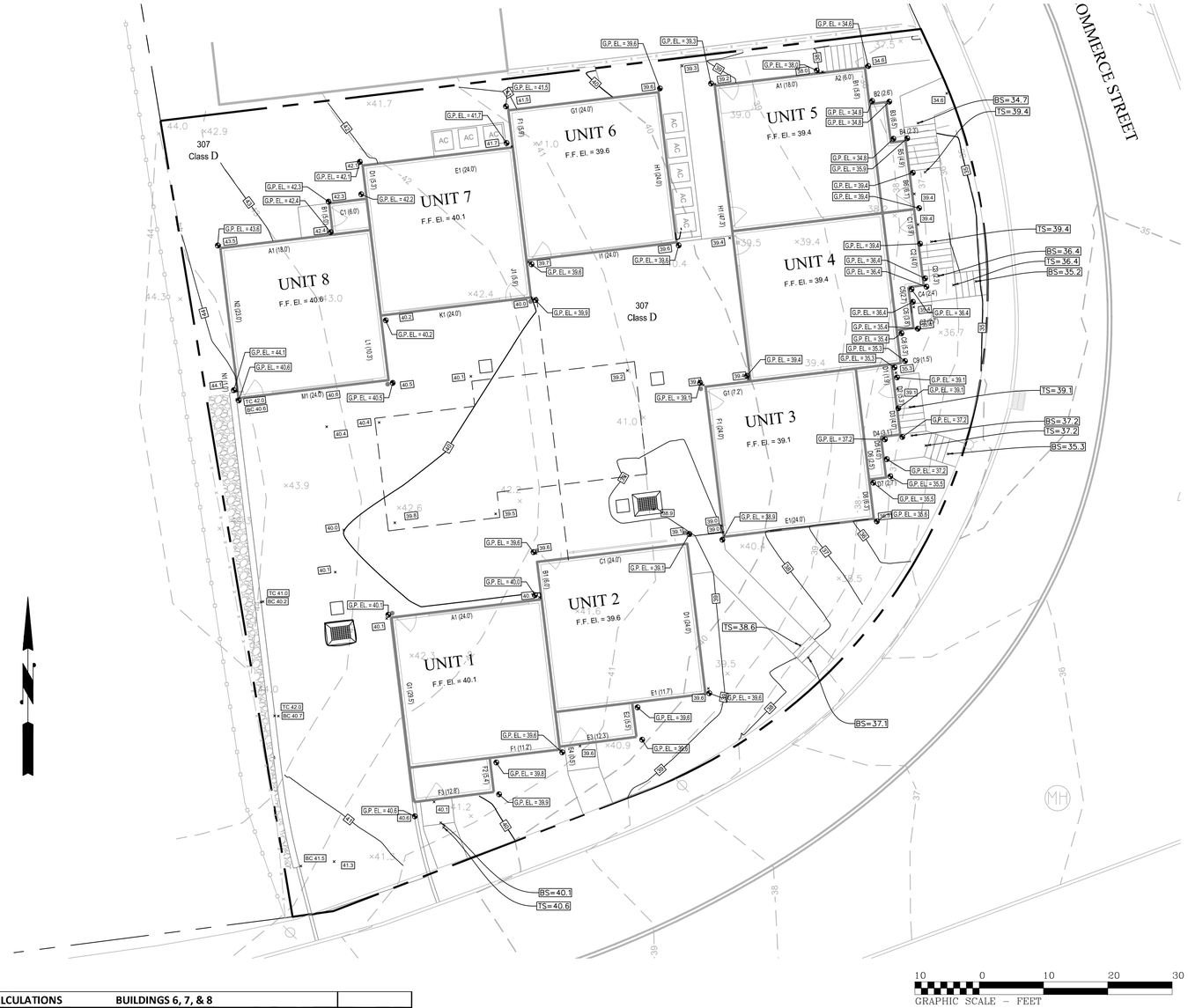
F. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.



GRADE PLANE CALCULATIONS	BUILDINGS 1 and 2							
Overall Length (Girth)	168.0							
Segment	Beginning Elevation	End Elevation	Average Elevation (E)	Segment Length (L)	Weighted	Weighted Average Grade	Product E x L = Y	Notes
Segment A1	40.1	40.0	40.1	24.0	0.1	5.7	961.2	
Segment B1	40.0	39.6	39.8	7.1	0.0	1.7	282.6	
Sebment C1	39.6	39.1	39.4	24.0	0.1	5.6	944.4	
Segment D1	39.1	39.6	39.4	24.0	0.1	5.6	944.4	
Segment E1	39.6	39.6	39.6	11.7	0.1	2.8	463.3	
Segment E2	39.6	39.6	39.6	5.5	0.0	1.3	217.8	
Segment E3	39.6	39.6	39.6	12.3	0.1	2.9	487.1	
Segment E4	39.6	39.6	39.6	0.5	0.0	0.1	19.8	
Segment F1	39.6	39.8	39.7	11.2	0.1	2.6	444.6	
Segment F2	39.8	39.9	39.9	5.4	0.0	1.3	215.2	
Segment F3	39.9	40.1	40.0	12.8	0.1	3.0	512.0	
Segment G1	40.1	40.1	40.1	29.5	0.2	7.0	1,183.0	
			Total	L= 168.0	1.0	**39.7**	Y= 6,675.4	
				Grade plane = Y/L				
				Grade Plane			**39.7**	

BUILDING HEIGHT CALCULATION	Actual	Adjusted
Average Grade	39.7	
Lowest FF EL	39.6	0.1
Ridge	41.3	41.2 FT. HT.
Eave	30.4	30.3 FT. HT.
Midpoint	35.9	**35.7 FT. HT.**
Height Of Building	**35.7**	**FT HT**

GRADE PLANE CALCULATIONS	BUILDINGS 3, 4, & 5							
Overall Length (Girth)	215.1							
Segment	Beginning Elevation	End Elevation	Average Elevation (E)	Segment Length (L)	Weighted	Weighted Average Grade	Product E x L = Y	Notes
Segment A1	39.3	38.0	38.7	18.0	0.1	3.2	695.7	
Segment A2	38.0	34.6	36.3	6.0	0.0	1.0	217.8	
Sebment B1	34.6	34.8	34.7	5.8	0.0	0.9	201.3	
Segment B2	34.8	34.8	34.8	2.6	0.0	0.4	90.5	
Segment B3	34.8	34.8	34.8	6.5	0.0	1.1	226.2	
Segment B4	34.8	35.9	35.4	2.3	0.0	0.4	81.3	
Segment B5	35.9	39.4	37.7	4.9	0.0	0.9	184.5	
Segment B6	39.4	39.4	39.4	6.1	0.0	1.1	240.3	
Segment C1	39.4	39.4	39.4	5.9	0.0	1.1	232.5	
Segment C2	39.4	36.4	37.9	4.0	0.0	0.7	151.6	
Segment C3	36.4	36.4	36.4	2.3	0.0	0.4	83.7	
Segment C4	36.4	36.4	36.4	2.4	0.0	0.4	87.4	
Segment C5	36.4	36.4	36.4	2.7	0.0	0.5	98.3	
Segment C6	36.4	35.4	35.9	3.8	0.0	0.6	136.4	
Segment C7	35.4	35.4	35.4	2.7	0.0	0.4	95.6	
Segment C8	35.4	35.3	35.4	5.3	0.0	0.9	187.4	
Segment C9	35.3	35.3	35.3	1.5	0.0	0.2	53.0	
Segment D1	35.3	39.1	37.2	1.9	0.0	0.3	70.7	
Segment D2	39.1	39.1	39.1	5.3	0.0	1.0	207.2	
Segment D3	39.1	39.1	39.1	4.0	0.0	0.7	156.4	
Segment D4	39.1	37.2	38.2	3.1	0.0	0.5	118.3	
Segment D5	37.2	37.2	37.2	4.0	0.0	0.7	148.8	
Segment D6	37.2	35.5	36.4	2.5	0.0	0.4	90.9	
Segment D7	35.5	35.5	35.5	2.7	0.0	0.4	95.9	
Segment D8	35.5	35.6	35.6	6.3	0.0	1.0	224.0	
Segment E1	35.6	38.9	37.3	24.0	0.1	4.2	894.0	
Segment F1	38.9	39.1	39.0	24.0	0.1	4.4	936.0	
Segment G1	39.1	39.4	39.3	7.2	0.0	1.3	282.6	
Segment H1	39.4	39.3	39.4	47.3	0.2	8.7	1,861.3	
			Total	L= 215.1	1.0	**37.9**	Y= 8,149.2	
				Grade plane = Y/L				
				Grade Plane			**37.9**	

BUILDING HEIGHT CALCULATION	Actual	Adjusted
Average Grade	37.9	
Lowest FF EL	39.1	-1.2
Ridge	41.3	42.5 FT. HT.
Eave	30.4	31.6 FT. HT.
Midpoint	35.9	**37.1 FT. HT.**
Height Of Building	**37.1**	**FT HT**

GRADE PLANE CALCULATIONS	BUILDINGS 6, 7, & 8							
Overall Length (Girth)	224.4							
Segment	Beginning Elevation	End Elevation	Average Elevation (E)	Segment Length (L)	Weighted	Weighted Average Grade	Product E x L = Y	Notes
Segment A1	43.6	42.4	43.0	18.0	0.1	3.4	774.0	
Segment B1	42.4	42.3	42.4	5.0	0.0	0.9	211.8	
Sebment C1	42.3	42.2	42.3	6.0	0.0	1.1	253.5	
Segment D1	42.2	42.1	42.2	5.3	0.0	1.0	223.4	
Segment E1	42.1	41.7	41.9	24.0	0.1	4.5	1,005.6	
Segment F1	41.7	41.5	41.6	5.9	0.0	1.1	245.4	
Segment G1	41.5	39.6	40.6	24.0	0.1	4.3	973.2	
Segment H1	39.6	39.6	39.6	24.0	0.1	4.2	950.4	
Segment I1	39.6	39.7	39.7	24.0	0.1	4.2	951.6	
Segment J1	39.7	40.0	39.9	5.9	0.0	1.0	235.1	
Segment K1	40.0	40.2	40.1	24.0	0.1	4.3	962.4	
Segment L1	40.2	40.5	40.4	10.3	0.0	1.9	415.6	
Segment M1	40.5	40.6	40.6	24.0	0.1	4.3	973.2	
Segment N1	40.6	44.1	42.4	1.0	0.0	0.2	42.4	
Segment N2	44.1	43.6	43.9	23.0	0.1	4.5	1,008.6	
			Total	L= 224.4	1.0	**41.1**	Y= 9,226.1	
				Grade plane = Y/L				
				Grade Plane			**41.1**	

BUILDING HEIGHT CALCULATION	Actual	Adjusted
Average Grade	41.1	
Lowest FF EL	39.6	1.5
Ridge	41.3	39.8 FT. HT.
Eave	30.4	28.9 FT. HT.
Midpoint	35.9	**34.3 FT. HT.**
Height Of Building	**34.3**	**FT HT**

STATE OF CONNECTICUT
JAMES E. QUILTY
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: AVERAGE GRADE CALCULATIONS

Scale: 1" = 10'

Sheet Number: C-3.3

C 3.3 Average Grade.dwg
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NOTES:

1. THIS PLAN IS FOR THE EROSION & SEDIMENT CONTROL OF THE RESIDENTIAL BUILDING CONSTRUCTION WITH PARKING, UTILITIES, AND ADDITIONAL SITE IMPROVEMENTS. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS MAY BE REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
5. EROSION CONTROL MEASURES SHOWN ARE SUGGESTED LOCATIONS. ACTUAL PLACEMENT OF PROPOSED EROSION CONTROL MEASURES TO BE DETERMINED IN THE FIELD IN CONSULTATION WITH THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
7. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
8. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
9. SUBJECT PROPERTY IS NOT WITHIN THE FEMA FLOOD HAZARD. SEE FEMA FLOOD INSURANCE RATE MAP #09001C0531G REVISED DATE OF JULY 8, 2013.
10. EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM REFERENCE MAP A.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

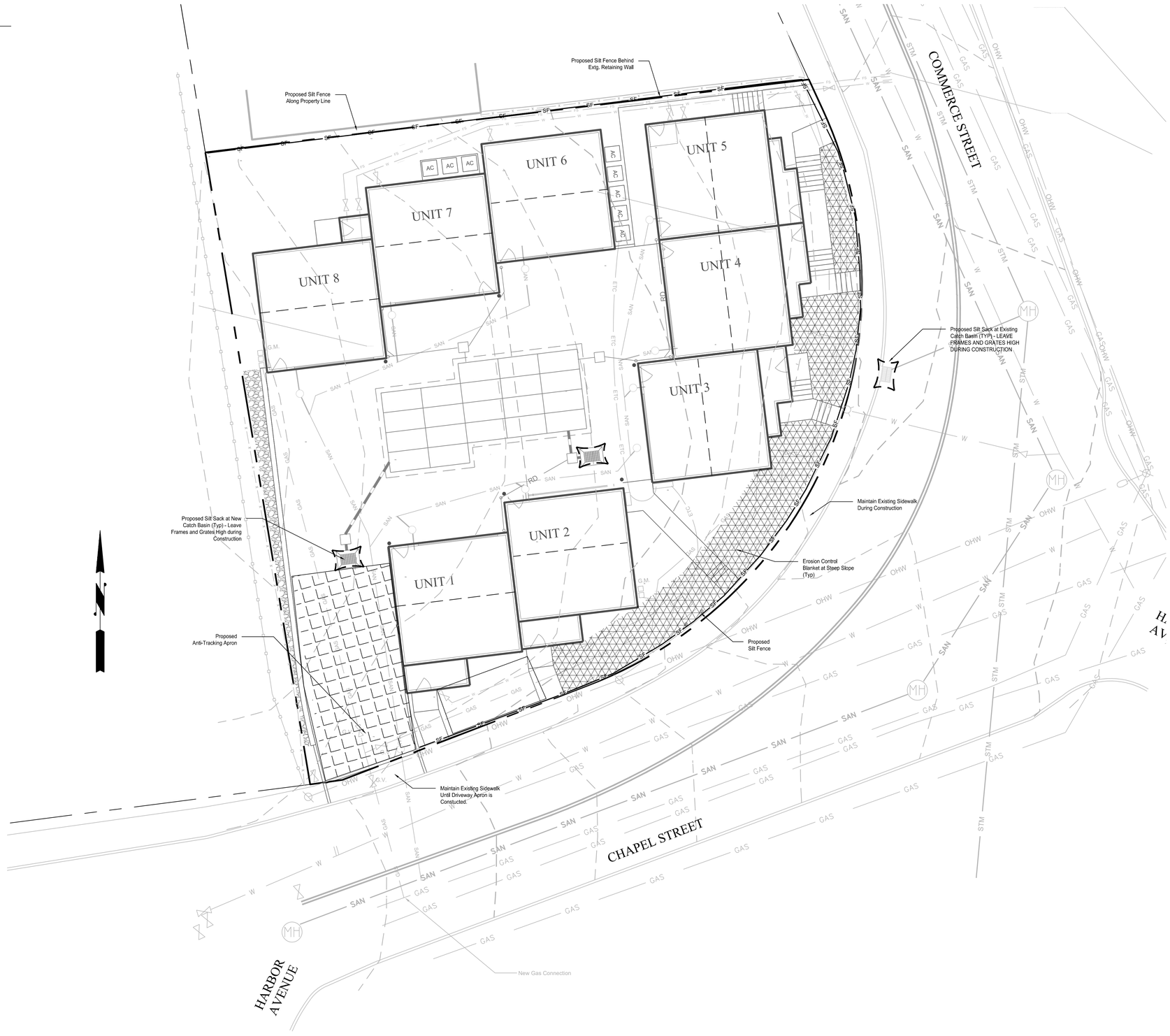
B. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.

C. "SUBDIVISION MAP PREPARED FOR THOMAS INCERTO AND JOANNE INCERTO, NORWALK, CONN", DATED APRIL 1, 1994, SCALE 1"=20', BY DENNIS A DEILUS LAND SURVEYOR, ON FILE AS MAP 11416 IN THE CITY OF NORWALK LAND RECORDS.

D. "EXISTING TOPOGRAPHY RAILROAD CROSSING IMPROVEMENTS -COMMERCE STREET- BETWEEN WALL ST. & HARBOR AVE.", DATED 1/22/93, SCALE 1"=20', BY PARSONS BROMFIELD - REDNISS & MEAD, ON FILE AS MAP 838 IN THE CITY OF NORWALK LAND RECORDS.

E. "TOPOGRAPHIC MAP PREPARED FOR NORWALK HOUSING AUTHORITY, NORWALK, CONNECTICUT", DATED AUG 17, 1981, SCALE 1"-20', BY LEO LEONARD LAND SURVEYOR, ON FILE AS MAP 10507 IN THE CITY OF NORWALK LAND RECORDS.

F. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.



STATE OF CONNECTICUT
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NO. 14358
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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
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Job Number: FE25-2015

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ISSUED	XX-XX-XX
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: EROSION & SEDIMENT CONTROL PLAN

Scale: 1" = 20'

Sheet Number: C-4.1

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SOIL EROSION & SEDIMENTATION CONTROL NOTES:

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DISTURBANCE OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION AND CONTAIN SEDIMENT DISPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THE MINIMUM STANDARD FOR INDIVIDUAL MEASURES SHALL BE THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, PUBLICATION DATE SEPTEMBER 30, 2023, EFFECTIVE DATE MARCH 30, 2024, AS AMENDED TO DATE. THOSE METHODS DEEMED MOST EFFECTIVE FOR THIS PROJECT ARE DESCRIBED HEREIN.

THE DIRECTIVES WITHIN THESE NOTES ARE GENERALIZED IN NATURE AND SOME MEASURES MAY NOT BE APPLICABLE TO THE SPECIFIC REQUIREMENTS OF THIS PROJECT. SEE THE OVERALL SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR THE SPECIFIC MEASURES REQUIRED.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER / FALL 2026 WITH COMPLETION ANTICIPATED BY DECEMBER 2027. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONSTRUCTION SEQUENCE

1. PRECONSTRUCTION ACTIVITIES

A. MARK AND STAKE CONSTRUCTION LIMITS.
B. CONDUCT A PRE-CONSTRUCTION MEETING WITH ALL KEY PARTIES.

2. INITIAL SITE CONTROLS

A. INSTALL SITE ENTRANCE STABILIZATION.
B. INSTALL PERIMETER EROSION CONTROLS (E.G., SILT FENCE, FIBER ROLLS).
C. PROTECT OFF-SITE RESOURCES (WETLANDS, WATER BODIES).

3. SITE PREPARATION IN SEQUENCE

A. CLEAR ONLY THE AREAS NEEDED FOR THE CURRENT WORK PHASE.
B. PROTECT INFILTRATION AREAS AND FUTURE BMPS FROM COMPACTION.
C. STAGE CLEARING, GRUBBING, AND ROUGH GRADING.
D. STRIPPING AND STOCKPILE OF TOPSOIL.

4. CONCURRENT E&S IMPLEMENTATION

A. INSTALL TEMPORARY CONTROLS AHEAD OF GRADING AND EARTH MOVING. DRAINAGE SWALES, SEDIMENT BASINS, ETC.
B. MAINTAIN AND ADAPT BMPS AS CONSTRUCTION PROGRESSES.

5. STORMWATER FEATURE PROTECTION

A. INSTALL STORM DRAINAGE AND SEWER LINES..

6. MAIN SITE WORK CONSTRUCTION ACTIVITIES

A. FOUNDATION / BUILDING CONSTRUCTION
B. SITE UTILITIES
C. PAVEMENTS AND CURBING
D. LANDSCAPING AND WETLAND BUFFER STABILIZATION

7. STABILIZATION & FINAL ACTIVITIES

A. FINAL GRADING AND STABILIZATION (SEEDING/MULCHING) AS SOON AS POSSIBLE AFTER DISTURBANCE.
B. PROTECT FINISHED SOIL, ESPECIALLY ON STEEP SLOPES OR ERODIBLE SOILS.
C. AFTER FULL STABILIZATION, REMOVE TEMPORARY CONTROLS.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY , INLAND WETLANDS COMMISSION AND/OR PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS:

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS:

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS.

FINAL GRADING AND PAVING OPERATIONS:

1. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
2. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
3. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
   A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
   B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
   C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
   D. BACKFILL THE TRENCH AND COMPACT.

II ANTI-TRACKING APRON (CONSTRUCTION ENTRANCE)
A. CLEAR THE ENTRANCE OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
B. INSTALL SUBSURFACE DRAINAGE AT POORLY DRAINED AREAS.
C. INSTALL GEOTEXTILE IN A DIRECTION PARALLEL TO THE ENTRANCE.
D. PLACE STONE IN THE SPECIFIED DIMENSIONS AND THICKNESS AS DETAILED.
E. IF ENTRANCE EXCEEDS 2% GRADIENT, CONSTRUCT A WATER BAR WITHIN THE CONSTRUCTION ENTRANCE AT A MINIMUM INTERVAL OF 15 FEET.

III HAY BALE BARRIER
A. EXCAVATE TRENCH AS WIDE AS THE BALES AND AT LEAST 4 INCHES DEEP.
B. WING EACH END OF TRENCH UPSLOPE SO THE BOTTOM OF LAST BALE IS HIGHER THAN THE LOWEST BALE IN THE BARRIER.
C. PLACE BALES IN A SINGLE ROW LENGTHWISE WITH ENDS BUTTED TIGHTLY.
D. ANCHOR BALES WITH AT LEAST TWO STAKES DRIVEN 18 INCHES MINIMUM INTO THE GROUND.
E. BACKFILL BALES WITH EXCAVATED MATERIAL TO A MINIMUM DEPTH OF 4 INCHES ON THE UPHILL SIDE OF THE BALE.

IV SILT SACK
A. REMOVE GRATE FROM DRAINAGE STRUCTURE.
C. INSTALL SILT SACK PER MANUFACTURERS RECOMMENDATIONS.
D. INSPECT PERIODICALLY AND REMOVE ACCUMULATED MATERIALS AS NEEDED.

V EROSION CONTROL BLANKETS
A. ESTABLISH SUBGRADE IN THE STEEP SLOPE AREAS AT THE BACK SIDE OF THE SIDEWALK.
B. INSTALL TOPSOIL TO THE FINISH GRADES.
C. SEED TO LAWN.
D INSTALL EROSION CONTROL BLANKETS AS DETAILED.
E. ONCE SLOPE IS STABILIZED, REMOVE BLANKETS.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
   A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
   B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SILT SACKS
A. MONITOR, MAINTAIN, REMOVE, OR REPLACE SILT SACK AS REQUIRED TO ASSURE FREE DRAINAGE INTO EXISTING AND NEWLY INSTALLED CATCHBASINS..

III. ANTI-TRACKING APRONS
A. MAINTAIN FUNCTIONALITY OF ANTI-TRACKING APRON THROUGHOUT THE CONSTRUCTION PERIOD.
B. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IMMEDIATELY IF THIS MEASURE SHOWS SIGNS NON-FUNCTIONALITY.

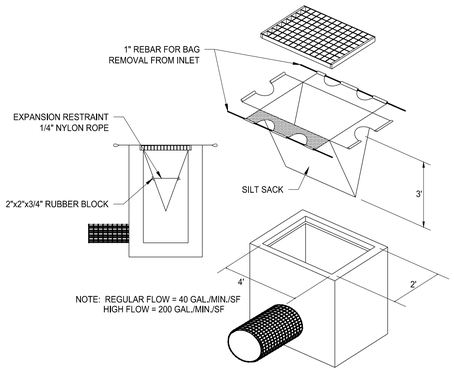
IV. EROSION CONTROL BLANKETS
A. MAINTAIN FUNCTIONALITY OF THE EROSION CONTROL BLANKETS.
B. REPAIR WASHOUT AREAS IF REQUIRED.
C. MONITOR SEEDED AREAS FOR SEED GERMINATION. RE-SEED AREAS IF REQUIRED.

EROSION AND SEDIMENT CONTROL PLAN

1. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
3. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
4. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
3. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.

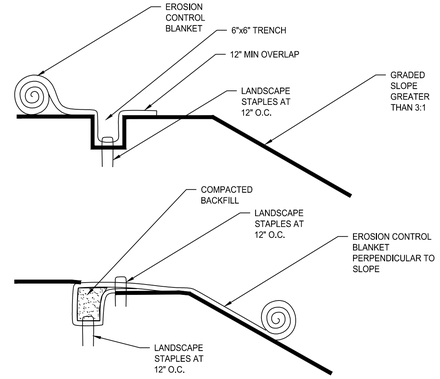
SEDIMENT AND EROSION CONTROL NOTES

1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN. INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE MUNICIPALITY TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE MUNICIPALITY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A)A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
4. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, THE MUNICIPALITY, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE (LOD), WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
10. SEDIMENTATION TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP. PROVIDE TRAP VOLUMES FOR ALL DISTURBANCE ON SITE IF SPECIFIED.
11. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
12. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
13. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND PRIOR TO ANY WORK IN UPLAND AREAS. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
14. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
15. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT TRAPS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.
16. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENTATION BASIN OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION BASINS ONCE SITE HAS BEEN STABILIZED. CLEAN OUTLET CONTROL STRUCTURES AS NECESSARY AND REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
17. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
18. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
19. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
20. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
21. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
22. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.



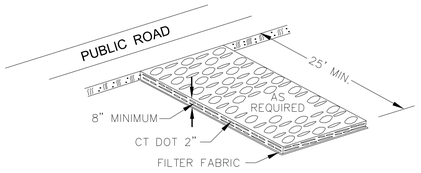
SILT SACK INLET PROTECTION DETAIL

SCALE: NTS



EROSION CONTROL BLANKET DETAIL

SCALE: NTS



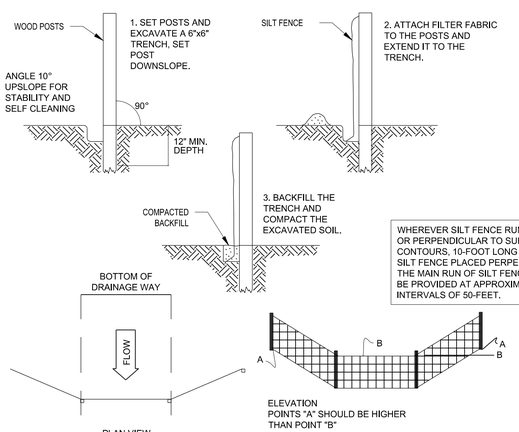
GRADATION TABLE

	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
SQUARE MESH SIEVES	% FINER	% FINER	% FINER
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

TYP ANTI TRACKING APRON DETAIL

SCALE: N.T.S.



SILT FENCE PROTECTION DETAIL

SCALE: NTS

STATE OF CONNECTICUT
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THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: EROSION & SEDIMENT CONTROL NOTES & DETAILS

Scale:

Sheet Number: C-4.2

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GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY THE LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
6. SEE SHEET C-4.1 FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   - 3 PARTS SCREED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. COMPOST PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS. COMPOST PER CU. YD. OF MIX
7. TOPSOIL:
   - A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   - C. MECHANICAL ANALYSIS

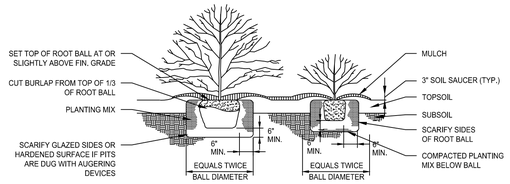
SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.

E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS. AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.



NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.

SHRUB / GROUNDCOVER PLANTING

SCALE: NTS

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
UPLAND SHRUBS						
ICC	39	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	CONT	24"-30" HT	FULL, EXTRA HEAVY
RR	10	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	CONT	24"-36" HT	FULL, EXTRA HEAVY

JAMES E. QUICK
STATE OF CONNECTICUT
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
e-mail Info@FullerSurveyors

PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

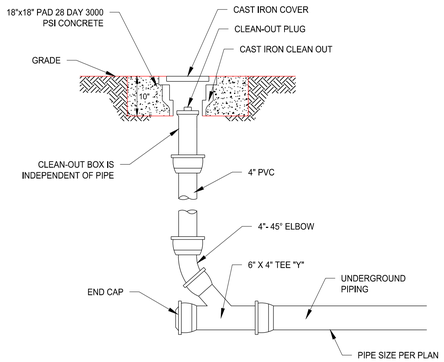
Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: LANDSCAPE PLAN

Scale: 1"=10'

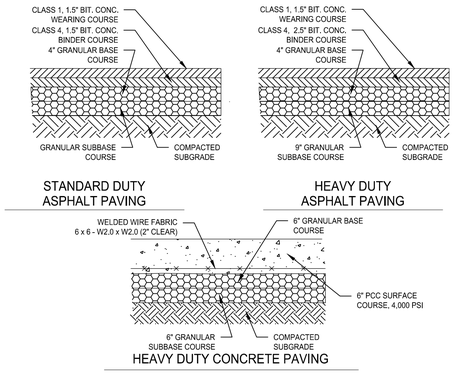
Sheet Number: C-5.1

4/3/2026 1:58 PM C:\MOOSEHEAD\Fuller\Fuller CAD Files\CTNorwalk\Chapel St\35 Chapel - Behr - FE25-2015\DWG\Site\ C-5.1 - Landscape.dwg 1



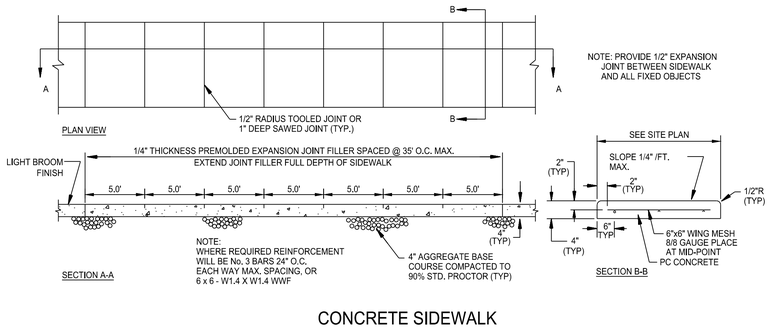
STORM CLEANOUT DETAIL

SCALE: N.T.S



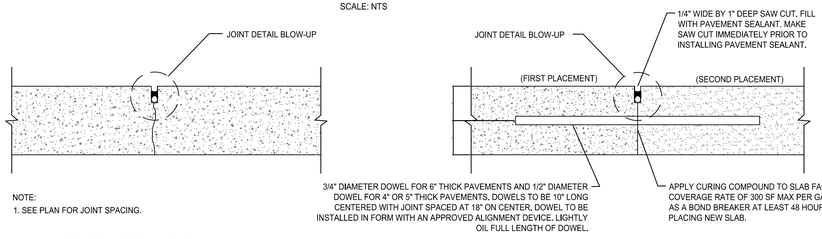
PAVING DETAILS

SCALE: NTS



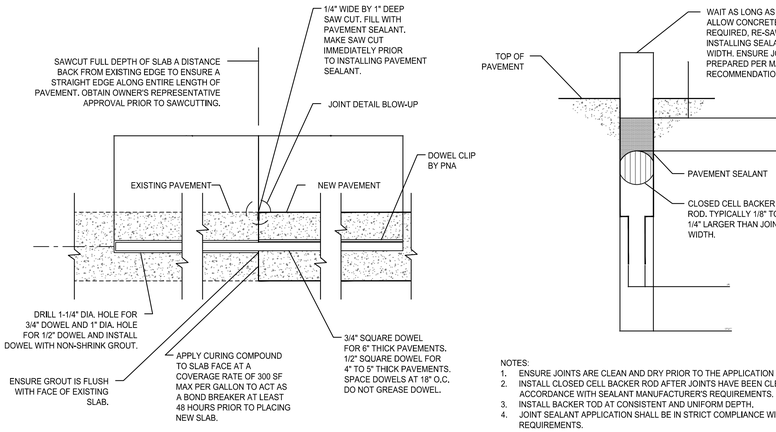
CONCRETE SIDEWALK

SCALE: NTS

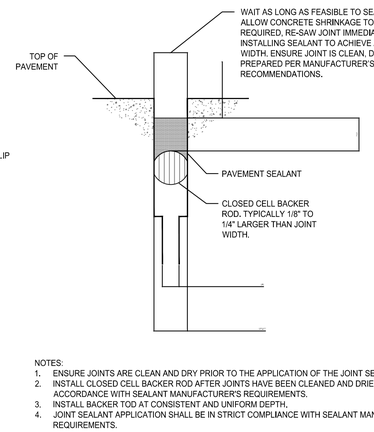


CONTRACTION JOINT

CONSTRUCTION JOINT

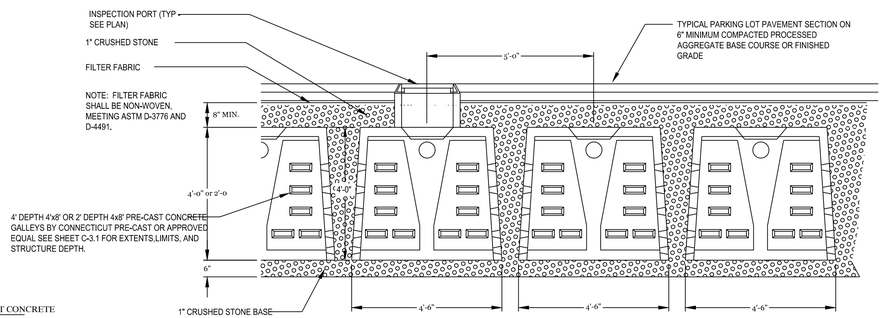


CONSTRUCTION JOINT TO EXISTING PAVEMENT



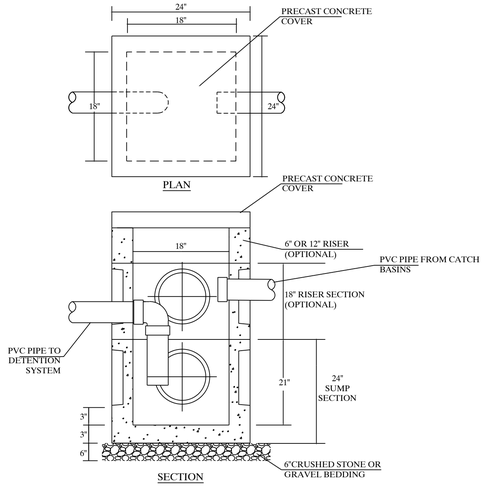
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH,
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

JOINT DETAIL BLOW-UP (TYP.)



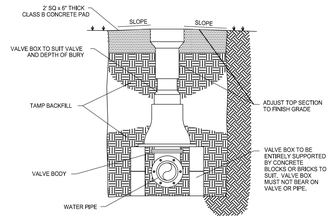
SUBSURFACE STORM WATER RETENTION 4'x8' PRE-CAST LEACHING GALLERY FIELD DETAIL

NOT TO SCALE



COARSE PARTICLE SEPARATOR

SCALE: N.T.S.

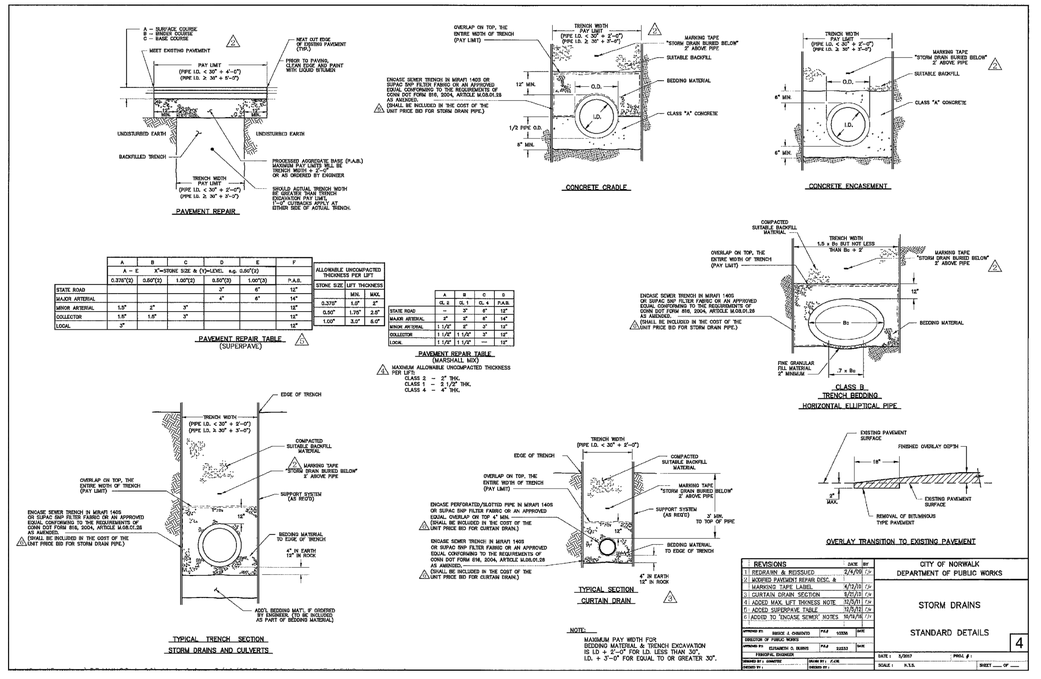


GATE VALVE DETAIL

SCALE: NTS

TYP NORWALK DETAILS

SCALE: N.T.S.



REVISIONS	DATE	BY
1. REDRAWN & REDESIGED	2/6/06	JA
2. MODIFIED PAVEMENT REPAIR DESC. & NOTE	7/	
3. MARKING TAPE LABEL	4/23/21	JA
4. CURTAIN DRAIN SECTION	6/25/21	JA
5. ADDED MAX. LIFT THICKNESS NOTE	10/5/21	JA
6. ADDED SUPERPAVE TABLE	11/5/21	JA
7. ADDED TO "ENCASE SEWER" NOTES	11/16/26	JA

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

STORM DRAINS
STANDARD DETAILS

4

APPROVED BY: BRUCE J. CHADWICK — TITLE: ACTING — DATE:
DIRECTOR OF PUBLIC WORKS
APPROVED BY: ELIZABETH O. BURNS — TITLE: 53253 — DATE:
PRINCIPAL ENGINEER
DRAWN BY: JA/MC — DESIGN BY: JA/JB — CHECKED BY:
DATE: 5/2017 — PROJ. #:
SCALE: N.T.S. — SHEET ___ OF ___

JAMES E. QUILTY
STATE OF CONNECTICUT
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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Office (203) 333-9465
fax (203) 336-1789
e-mail Info@FullerSurveyors

PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: DETAIL SHEET

Scale:

Sheet Number: C-6.1

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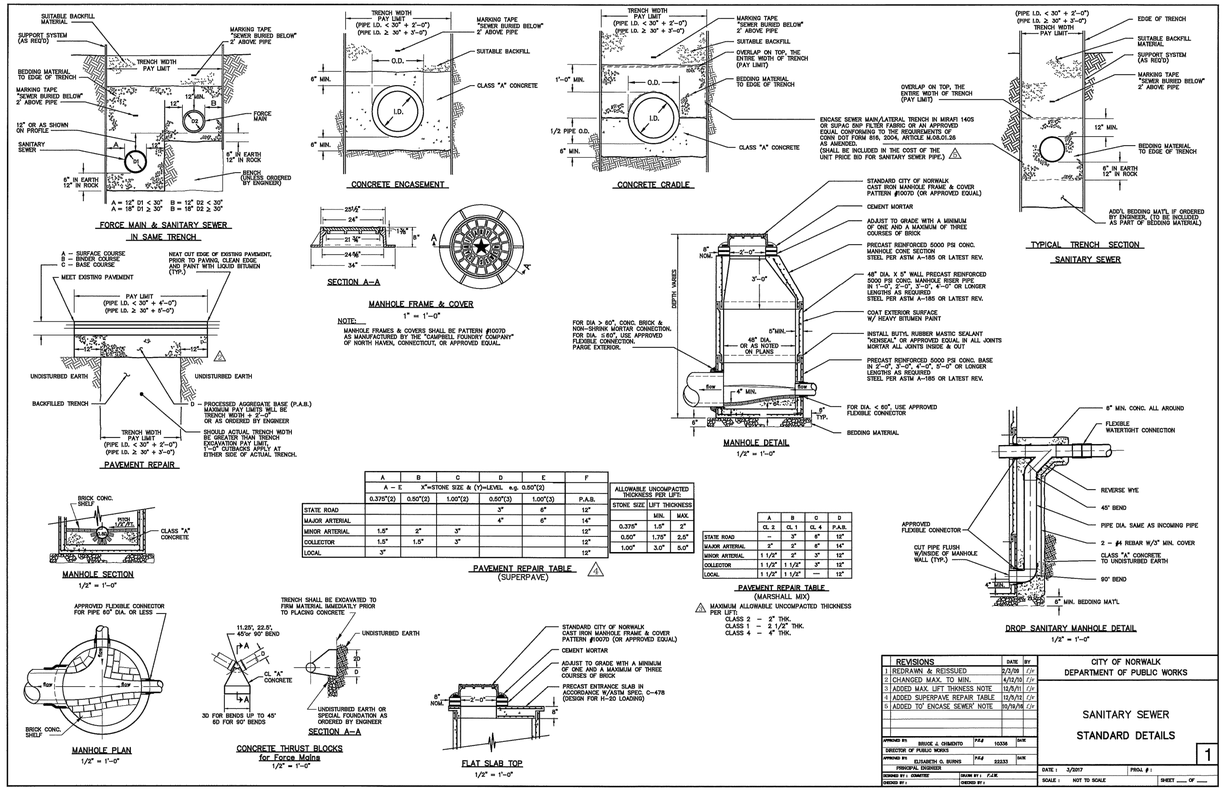


	A	B	C	D	E	F
	A – E X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)					
	0.375"(1)	0.50"(2)	1.00"(3)	0.50"(3)	1.00"(3)	P.A.B.
STATE ROAD				3"	6"	15"
MAJOR ARTERIAL				4"	6"	14"
MINOR ARTERIAL	1.5"	2"	3"			13"
COLLECTOR	1.5"	1.5"	3"			12"
LOCAL	3"					12"

PAVEMENT REPAIR TABLE (SUPERPAVE) 1

ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:		
STONE SIZE	LIFT THICKNESS	
	MIN.	MAX.
0.375"	1.5"	3"
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"	15"
MAJOR ARTERIAL	2"	3"	6"	14"
MINOR ARTERIAL	1 1/2"	2"	3"	13"
COLLECTOR	1 1/2"	1 1/2"	3"	13"
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.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	2/2/08	FJK
2 CHANGED MAX. TO MIN.	4/12/10	FJK
3 ADDED MAX. LIFT THINNESS NOTE	11/5/11	FJK
4 ADDED SUPERPAVE REPAIR TABLE	11/5/12	FJK
5 ADDED TO' ENCASE SEWER' NOTE	10/19/16	FJK

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

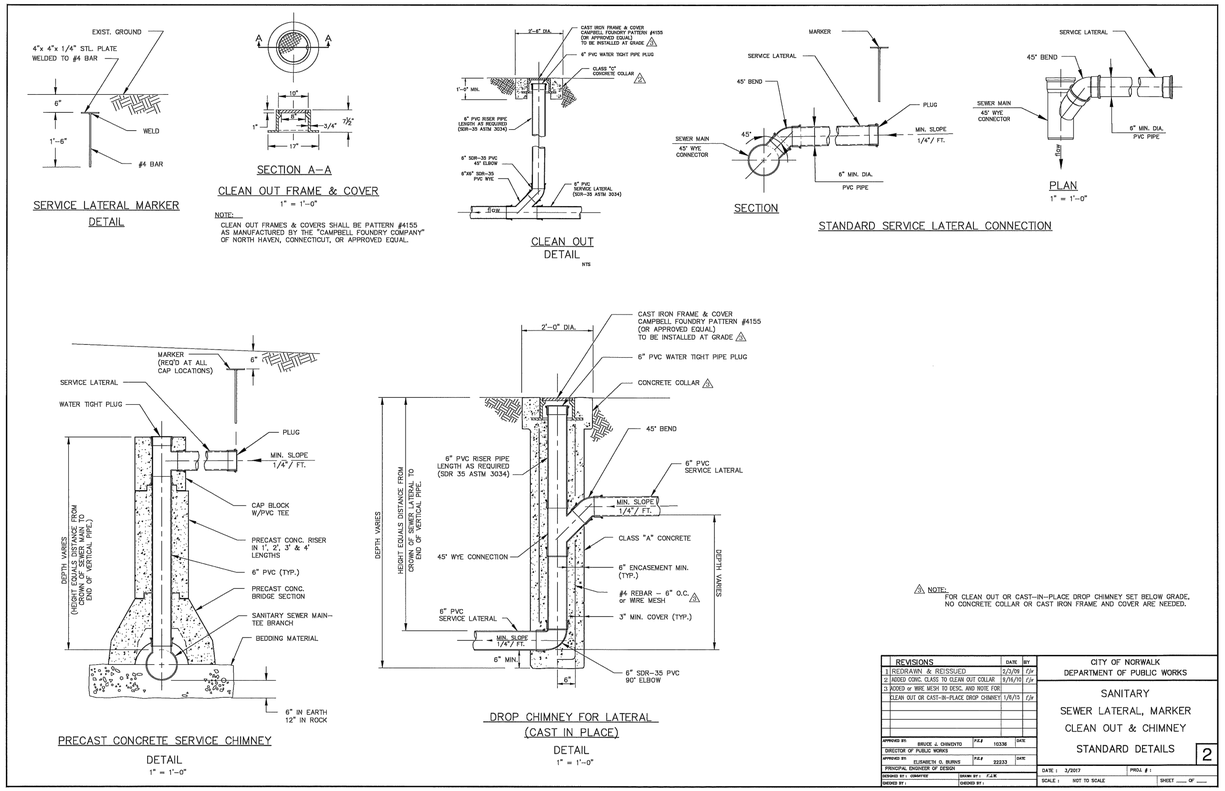
SANITARY SEWER
STANDARD DETAILS

1

APPROVED BY: BRUCE J. CHIMENTO P.E.# 15336 DATE
DIRECTOR OF PUBLIC WORKS
APPROVED BY: ELIZABETH G. BURNS P.E.# 22333 DATE
PRINCIPAL ENGINEER
DESIGNED BY: JENNIFER DRAWN BY: F.J.K.
CHECKED BY: CHECKED BY:
DATE: 3/2017 PROJ. #:
SCALE: NOT TO SCALE SHEET ____ OF ____

NORWALK SANITARY STANDARD DETAILS
SCALE: N.T.S.

NORWALK SANITARY STANDARD DETAILS
SCALE: N.T.S.



1 NOTE:
FOR CLEAN OUT OR CAST–IN–PLACE DROP CHIMNEY SET BELOW GRADE, NO CONCRETE COLLAR OR CAST IRON FRAME AND COVER ARE NEEDED.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	2/3/09	FJK
2 ADDED CONC. CLASS TO CLEAN OUT COLLAR	11/16/10	FJK
3 BOXED W/ WIRE MESH TO DESC. AND NOTE FOR CLEAN OUT OR CAST–IN–PLACE DROP CHIMNEY	1/8/13	FJK

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

SANITARY
SEWER LATERAL, MARKER
CLEAN OUT & CHIMNEY
STANDARD DETAILS

2

APPROVED BY: BRUCE J. CHIMENTO P.E.# 15336 DATE
DIRECTOR OF PUBLIC WORKS
APPROVED BY: ELIZABETH G. BURNS P.E.# 22333 DATE
PRINCIPAL ENGINEER OF DESIGN
DESIGNED BY: JENNIFER DRAWN BY: F.J.K.
CHECKED BY: CHECKED BY:
DATE: 3/2017 PROJ. #:
SCALE: NOT TO SCALE SHEET ____ OF ____

STATE OF CONNECTICUT
JAMES E. QUIRCIULO
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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PROPOSED RESIDENTIAL
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: DETAIL SHEET

Scale:

Sheet Number: C-6.2

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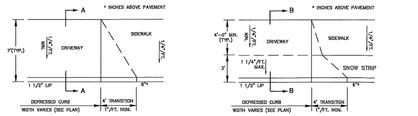
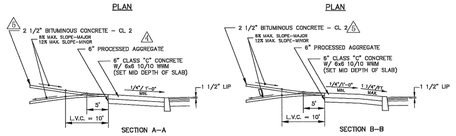
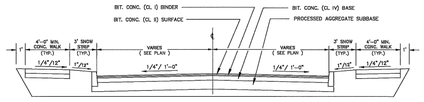
CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)

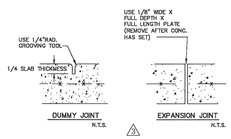


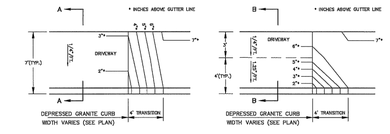


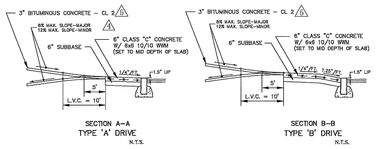
CONCRETE APRON
W/ CONC. CURBING
W/ GRANITE CURB



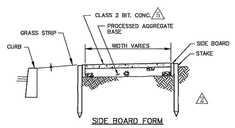
TYPICAL ROADWAY SECTION
(WHERE SNOW STRIP INCLUDED)
N.T.S.







CONCRETE DRIVEWAY RAMP
W/ GRANITE CURB
(TYPE 'A' OR 'B' TO SUIT FIELD CONDITIONS)



GENERAL NOTES FOR SIDEWALK RAMPS

1. IF 'X' IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 12:1. 'X' SHALL NOT BE LESS THAN 36".
2. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 5%.
3. RAMP SURFACE SHALL HAVE A NON-SLIP TEXTURE AND FINISH FOR UNDER THE STEEL TROWELED SIDEWALK, EXCEPT THAT THE TERMINAL RAMP SURFACE SHALL BE BROOM FINISHED.
4. CARE SHOULD BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
5. THE BOTTOM OF THE RAMP SHALL MEET THE GUTTER LINE AT THE CURB FACE.
6. FOR OTHER DETAILS REFER TO CONNDOT STANDARD SHEET NO. 931–A.

NORWALK STANDARD DETAILS

SCALE: N.T.S.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	1/13/99	FJH
2 ADDED SIDE BOARD FORM	8/16/99	FJH
3 ADDED CONC. SIDEWALK JOINT DETAILS	10/9/01	FJH
4 REVISED TO MAJOR/MINOR SLOPE.	11/4/10	FJH
5 REVISED TO CLASS 2 BIT CONC. ONLY	10/21/16	FJH

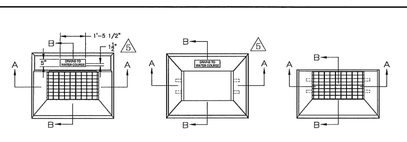
APPROVED BY:	BRUCE J. CHIMENTO	P.E.# 16336	DATE:
DIRECTOR OF PUBLIC WORKS			
APPROVED BY:	ELISABETH D. BURNS	P.E.# 32333	DATE:
PRINCIPAL ENGINEER			
DESIGNED BY: / CHECKED BY:		DRAWN BY: FJH	
CHECKED BY:		CHECKED BY:	

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

DRIVEWAY APRONS
CURB RAMPS
ROADWAY SECTION
& SIDEWALK

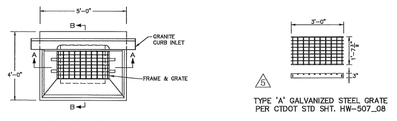
STANDARD DETAILS 8

DATE: 3/2017 PROJ. # :
SCALE: AS NOTED SHEET ____ OF ____

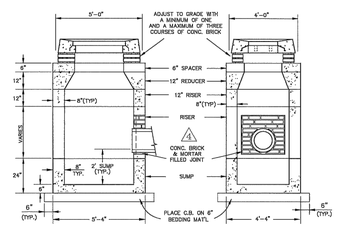


CATCH BASIN TOP DETAILS
N.T.S.

NOTE: ALL STEEL GRATES AND FRAMES TO BE GALVANIZED IN CONFORMANCE WITH FORM 816 ARTICLE M.06.03.



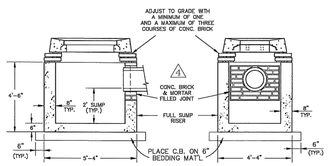
NOTES:
1. ALL C.B.'S CONSTRUCTED, MODIFIED OR REPLACED SHALL HAVE "DRAINS TO WATER COURSE" CAST INTO THE CATCH BASIN TOP. THIS IS A NO PAY ITEM TO BE INCLUDED IN C.B. COSTS.
2. THE WORDS "DRAINS TO WATER COURSE" SHALL BE CAST INTO THE CATCH BASIN TOP USING 1 1/2" LETTERS.



NOTES: 1. ALL CATCH BASIN COMPONENTS TO BE PRE–CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS–20 TRUCK LOAD. ALL JOINTS ARE TO BE MORTARED. CATCH BASIN SHALL CONFORM TO ASTM C478.
2. KNOCK OUTS ARE TO BE APPLIED ONLY AS REQ'D TO ACCOMMODATE PIPES LOCATED PER PROJECT DESIGN.

STANDARD CATCH BASIN DETAIL
N.T.S.

NOTE: TYPE "CL" CATCH BASIN TOP SHOWN, SEE CATCH BASIN TOP DETAILS (ABOVE) FOR OTHER CB TOP STYLES.



NOTES: 1. ALL CATCH BASIN COMPONENTS TO BE PRE–CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS–20 TRUCK LOAD. ALL JOINTS ARE TO BE MORTARED. CATCH BASIN SHALL CONFORM TO ASTM C478.
2. KNOCK OUTS ARE TO BE APPLIED ONLY AS REQ'D TO ACCOMMODATE PIPES LOCATED PER PROJECT DESIGN.

SHALLOW CATCH BASIN DETAIL
N.T.S.

NOTE: TYPE "CL" CATCH BASIN TOP SHOWN, SEE CATCH BASIN TOP DETAILS (ABOVE) FOR OTHER CB TOP STYLES.

NORWALK STANDARD DETAILS

SCALE: N.T.S.

CATCH BASIN FILTER INSERT NOTES

1.) USE FILTER INSERTS WHERE SHOWN ON DESIGN PLANS OR AS REQUIRED BY D.P.W. ENGINEERING. FILTER USED SHALL BE FROM D.P.W. APPROVED SUPPLIERS LIST:
"ULTRA–URBAN FILTER W/SMART SPONGE FILTER MEDIA"
–ABTECH INDUSTRIES, SCOTTSDALE, AZ, 1–800–543–8998
"TRANSPO ENVIROSAFE MODULAR STORMWATER CATCH BASIN FILTER"
–TRANSPO INDUSTRIES, NEW ROCHELLE, NY, 1–914–636–1000
OR OTHER APPROVED FILTER.

2.) ALLOW 24" MINIMUM CLEARANCE BETWEEN BOTTOM OF GRATE AND TOP OF PIPE INLET OR OUTLET.

3.) INSTALL AND MAINTAIN ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	4/28/99	FJH
2 REV FILTER INSERT NOTE	9/13/99	FJH
3 MODIFIED CATCH BASIN GRATE	7/25/11	FJH
4 MOD. CATCH BASIN WALL THICKNESS DESC. & KNOCKOUT NOTE	12/9/13	FJH
5 NEW CB W/"DRAINS TO WATER COURSE" NOTE & NEW CB GRATE DESC.	1/8/17	FJH

APPROVED BY:	BRUCE J. CHIMENTO	P.E.# 16336	DATE:
DIRECTOR OF PUBLIC WORKS			
APPROVED BY:	ELISABETH D. BURNS	P.E.# 32333	DATE:
PRINCIPAL ENGINEER OF DESIGN			
DESIGNED BY: / CHECKED BY:		DRAWN BY: FJH	
CHECKED BY:		CHECKED BY:	

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

TYPE "C" TYPE "CL" TYPE "C–M"
CATCH BASIN TOPS
"DRAINS TO WATER COURSE" DETAIL
GRANITE CURB INLET CATCH BASIN
STANDARD CATCH BASIN
SHALLOW CATCH BASIN

STANDARD DETAILS 6

DATE: 3/2017 PROJ. # :
SCALE: AS NOTED SHEET ____ OF ____

JAMES E. DUNN
STATE OF CONNECTICUT
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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PROPOSED RESIDENTIAL
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: SDU J.E.Q. JEQ

Sheet Title: DETAIL SHEET

Scale: AS NOTED

Sheet Number: C-6.3

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STORMWATER MANAGEMENT REPORT

PROPOSED RESIDENTIAL DEVELOPMENT

Information prepared for

Brant Behr
35 Chapel Street
Norwalk, Connecticut

March 11, 2026

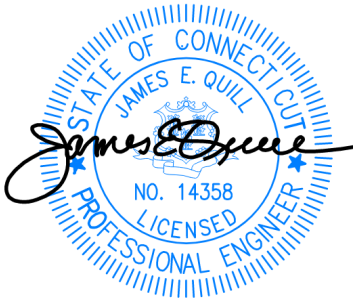

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TABLE OF CONTENTS (Stormwater Management Report)

1. Introduction 1
2. Existing Conditions 1
3. Proposed Conditions 2
4. Design Methodology 2
5. Drainage Patterns 4
6. Infiltration System Design 4
7. Operation and Maintenance 5
8. Conclusions 5
9. Soil Erosion and Sedimentation Control 6

Precipitation Frequency (PF) Rainfall Data Appendix A

NRCS Soil Map & Hydrologic Soil Group Rating Appendix B

HydroCAD Analysis Appendix C

Operations and Maintenance Plan Appendix D

FEMA – National Flood Hazard (FIRM-Flood Insurance Rate Map) Appendix E

Soil Testing Appendix F

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Stormwater Management Report

35 Chapel Street – Norwalk, Connecticut

1. INTRODUCTION

The subject of this report is a 0.307-acre parcel located at 35 Chapel Street in Norwalk, Connecticut. The purpose of this report is to evaluate the existing and proposed stormwater runoff conditions associated with the proposed site improvements and to demonstrate compliance with the City of Norwalk Department of Public Works Drainage Manual (June 2017).

The proposed development consists of eight residential dwelling units with associated parking and site improvements. A stormwater management system is proposed to control runoff and provide water quality treatment and groundwater recharge.

The site is with a Coastal Area Management (CAM) zone. Detailed analysis and protection measures are also contained within the CAM Application included in this submission.

---

2. EXISTING CONDITIONS:

The subject parcel is located on the west side of Chapel Street at its intersection with Commerce Street. The site is currently vacant, having previously contained a residential structure that has since been demolished.

Topographically, the property generally slopes toward Chapel Street, with runoff flowing from the northwest radially toward the southeast.

According to the NRCS Soil Survey of Fairfield County, Connecticut, the site soils are mapped as Urban Land, which corresponds to a Hydrologic Soil Group D classification.

Runoff calculations for existing conditions were developed using HydroCAD modeling software utilizing the NRCS TR-20 methodology.

The existing peak runoff from the site during the 100-year rainfall event is calculated to be:

2.26 cubic feet per second (cfs)

---

3. PROPOSED CONDITIONS:

The proposed development will consist of eight residential dwelling units, associated parking areas, and pedestrian walkways.

Stormwater from the site will be managed as follows:

1. Approximately one-half of the roof areas will be collected and directed to a central infiltration system.
2. The parking area runoff will be collected by catch basins with deep sumps and routed to the same infiltration system for treatment and recharge.

Without mitigation, the post-development peak runoff from the 100-year storm event would increase to:

2.50 cfs

The proposed stormwater management system is designed to capture and retain runoff associated with the increase in impervious surfaces, thereby reducing peak discharge from the site.

---

4. DESIGN METHODOLOGY:

Runoff calculations for both existing and proposed conditions were performed using HydroCAD software, which implements the NRCS TR-20 runoff calculation procedures.

Storm events evaluated include the 2-year through 100-year rainfall events, which represent storms with a 50% and 1% probability of occurring in any given year, respectively.

Existing Condition Curve Numbers

Land Cover	Area (sf)	Curve Number
Lawn	13,368	84

Total Area: 13,368 sf

Weighted Curve Number: **84**

Proposed Condition Curve Numbers

Land Cover	Area (sf)	Curve Number
Buildings	5,064	98
Driveway/Parking	4,264	98
Walks / Stairs	600	98
Lawn	3,440	69

Total Area: 13,368 sf

Weighted Curve Number: **94**

Water Quality Volume

The Water Quality Volume (WQV) was calculated in accordance with the City of Norwalk Drainage Manual.

Rainfall depth for water quality treatment:

$$I = (74.3 \text{ x } 0.009) + 0.05 = 0.7187$$

$$WQV = \frac{0.7187 \text{ x } 0.307)}{12} \; x \; 1.3$$

Water Quality Volume = 0.0239 ac-ft = 1,041.2 ft³

Groundwater Recharge Volume

Groundwater recharge was calculated as 10% of the water quality volume.

GWV = 1,041.2 \times 0.10

Groundwater Recharge Volume = 104.1 ft³

Water Quality Volume for Increased Impervious Area

$$\frac{9{,}928}{12} x \; 1.3$$

Required Treatment Volume = 1,075.5 ft³

Peak Runoff Comparison

Storm Event	Existing (cfs)	Proposed (cfs)	Retained (cfs)
100-Year	2.26	2.50	1.29
50-Year	1.96	2.21	1.14
25-Year	1.68	1.94	1.01
10-Year	1.30	1.58	0.83
2-Year	0.71	0.99	0.54

Areas bypassing retention plus system overflow are summarized below:

Storm Event	Bypass + Overflow
100-Year	1.29 cfs
50-Year	1.06 cfs
25-Year	0.92 cfs
10-Year	0.74 cfs
2-Year	0.45 cfs

100-Year Storage Volume Comparison

Existing runoff volume: 8,396 ft³
Proposed runoff volume: 7,064 ft³

Volume reduction: 1,332 ft³

---

5. DRAINAGE PATTERNS

The site consists of a single watershed, with runoff flowing generally from the northwest radially toward the southeast, ultimately discharging toward Commerce Street.

The overall drainage pattern will remain consistent with existing conditions, and no adverse changes in flow direction are proposed.

---

6. INFILTRATION SYSTEM DESIGN

Stormwater runoff from the parking areas and a portion of the building roof leaders will be directed to a subsurface infiltration gallery system consisting of **4-foot by 8-foot by 24-inch-deep perforated concrete galleries installed in a washed stone bed and wrapped in non-woven geotextile fabric**. The galleries are designed to provide **temporary storage and controlled infiltration of stormwater into the surrounding soils**. Pretreatment of runoff is provided through **Catch Basins equipped with Deep Sumps and Oil-Grit Separators**, which will capture sediment and debris prior to discharge into the infiltration system, thereby reducing the potential for clogging and maintaining long-term functionality of the galleries.

The infiltration system has been sized to provide storage for the **Water Quality Volume associated with the increase in impervious area**, while also reducing peak runoff rates from the site. The galleries provide **1,131 cubic feet of available storage**, which exceeds the required water quality treatment volume and provides groundwater recharge. During storm events exceeding the storage capacity of the system, runoff will **bypass the infiltration galleries through the upstream catch basin structures and discharge toward the existing roadway drainage system**, thereby preventing surcharging of the system or adverse impacts to adjacent properties.

System summary:

1,131 cubic feet of storage

This storage volume:

- Meets the Water Quality Volume requirement for increased impervious area
- Provides groundwater recharge
- Reduces peak runoff rates for the 2-year through 100-year storm events

7. OPERATION AND MAINTENANCE

The stormwater management system will be subject to routine inspection and maintenance to ensure continued performance of the infiltration galleries. **See Appendix D for the detailed Operations and Maintenance Plan for service intervals, procedures, and maintenance logs.**

Catch basins serving the system are equipped with deep sumps to capture sediment and debris and shall be inspected at least annually and cleaned as necessary to prevent sediment from entering the infiltration galleries. The subsurface gallery system will be inspected periodically through the catch basin structures to confirm that the system is draining properly following storm events. If sediment accumulation or reduced infiltration capacity is observed, appropriate maintenance measures such as sediment removal from upstream structures or flushing of the galleries may be undertaken.

Responsibility for operation and maintenance of the stormwater management system will remain with the property owner or their designated management entity. The owner shall ensure that the system is maintained in good working condition and that no modifications are made that would impair the performance of the stormwater management facilities. Proper maintenance of the system will ensure continued water quality treatment, groundwater recharge, and peak runoff reduction consistent with the design intent of the project.

8. CONCLUSIONS

The proposed stormwater management system will capture and retain runoff generated by the site improvements through an underground infiltration gallery system.

The system will reduce the post-development peak runoff from the 100-year storm event to approximately 1.29 cfs, which is significantly lower than the existing peak runoff rate of 2.26 cfs.

The proposed system provides:

- 1,131 cubic feet of stormwater storage
- Water quality treatment for increased impervious surfaces
- Groundwater recharge
- Reduced peak discharge rates for all storm events analyzed

The proposed drainage system is designed in accordance with the City of Norwalk Department of Public Works Drainage Manual (June 2017) and will not create adverse drainage impacts on adjacent properties.

9. SOIL EROSION AND SEDIMENTATION CONTROL

Temporary Construction Controls
During temporary and construction conditions:

- **Silt fence shall be installed along the property boundaries, along the roadway frontage, and along the limits of disturbance** to prevent off-site sedimentation.
- **Anti-tracking aprons** shall be installed and maintained at the existing site access connection to the public roadway to minimize sediment tracking.
- **Erosion Control Blankets** will be installed along the steep shoulders between the existing sidewalk and the new building foundations until the soils are stabilized**.**
- **Silt Sacks** will be installed on the existing catch basin in the street and on the two proposed catch basins within the parking area.

See Drawings C-4.1 and C-4.2 for detailed Soil Erosion & Sedimentation Controls design, details, procedures, and narrative.

APPENDIX “A”

PRECIPITATION FREQUENCY (PF)
RAINFALL DATA

NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.115°, Longitude: -73.4112°
Elevation: 42 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.367** (0.295-0.455)	**0.426** (0.342-0.530)	**0.523** (0.418-0.653)	**0.604** (0.480-0.758)	**0.716** (0.547-0.938)	**0.801** (0.597-1.07)	**0.888** (0.637-1.23)	**0.981** (0.667-1.40)	**1.11** (0.721-1.64)	**1.21** (0.765-1.83)
10-min	**0.520** (0.418-0.645)	**0.604** (0.485-0.751)	**0.742** (0.594-0.926)	**0.857** (0.681-1.08)	**1.02** (0.775-1.33)	**1.14** (0.846-1.52)	**1.26** (0.903-1.74)	**1.39** (0.945-1.99)	**1.57** (1.02-2.33)	**1.71** (1.08-2.60)
15-min	**0.611** (0.491-0.759)	**0.711** (0.570-0.883)	**0.874** (0.699-1.09)	**1.01** (0.801-1.27)	**1.19** (0.912-1.56)	**1.34** (0.995-1.79)	**1.48** (1.06-2.05)	**1.63** (1.11-2.34)	**1.85** (1.20-2.74)	**2.01** (1.28-3.06)
30-min	**0.849** (0.683-1.05)	**0.988** (0.793-1.23)	**1.21** (0.970-1.52)	**1.40** (1.11-1.76)	**1.66** (1.27-2.17)	**1.86** (1.38-2.48)	**2.06** (1.47-2.84)	**2.26** (1.54-3.24)	**2.54** (1.65-3.76)	**2.74** (1.74-4.16)
60-min	**1.09** (0.874-1.35)	**1.26** (1.02-1.57)	**1.55** (1.24-1.94)	**1.79** (1.42-2.25)	**2.12** (1.62-2.77)	**2.38** (1.77-3.17)	**2.64** (1.88-3.63)	**2.89** (1.97-4.13)	**3.22** (2.10-4.78)	**3.47** (2.20-5.27)
2-hr	**1.38** (1.12-1.70)	**1.64** (1.32-2.02)	**2.05** (1.65-2.54)	**2.40** (1.92-2.99)	**2.88** (2.21-3.75)	**3.24** (2.43-4.31)	**3.61** (2.61-4.99)	**4.02** (2.74-5.72)	**4.59** (3.00-6.77)	**5.05** (3.20-7.61)
3-hr	**1.58** (1.29-1.95)	**1.89** (1.53-2.33)	**2.40** (1.94-2.96)	**2.81** (2.26-3.49)	**3.39** (2.62-4.40)	**3.82** (2.88-5.08)	**4.27** (3.11-5.91)	**4.78** (3.27-6.78)	**5.52** (3.61-8.11)	**6.11** (3.89-9.18)
6-hr	**1.99** (1.63-2.43)	**2.40** (1.96-2.93)	**3.06** (2.48-3.75)	**3.60** (2.91-4.44)	**4.36** (3.38-5.64)	**4.92** (3.73-6.52)	**5.52** (4.04-7.61)	**6.20** (4.26-8.74)	**7.21** (4.73-10.5)	**8.05** (5.14-12.0)
12-hr	**2.47** (2.03-3.00)	**2.97** (2.44-3.61)	**3.79** (3.10-4.62)	**4.47** (3.63-5.48)	**5.41** (4.23-6.96)	**6.11** (4.66-8.04)	**6.85** (5.05-9.40)	**7.72** (5.32-10.8)	**8.99** (5.91-13.0)	**10.0** (6.43-14.9)
24-hr	**2.87** (2.38-3.46)	**3.49** (2.89-4.21)	**4.50** (3.70-5.44)	**5.34** (4.36-6.49)	**6.49** (5.10-8.30)	**7.35** (5.64-9.62)	**8.26** (6.13-11.3)	**9.35** (6.46-13.0)	**11.0** (7.23-15.8)	**12.3** (7.91-18.1)
2-day	**3.12** (2.60-3.74)	**3.88** (3.23-4.64)	**5.11** (4.24-6.14)	**6.14** (5.05-7.42)	**7.55** (5.98-9.61)	**8.59** (6.64-11.2)	**9.72** (7.28-13.3)	**11.1** (7.69-15.3)	**13.2** (8.72-18.9)	**14.9** (9.62-21.9)
3-day	**3.32** (2.78-3.96)	**4.15** (3.47-4.95)	**5.51** (4.58-6.59)	**6.63** (5.48-7.98)	**8.18** (6.50-10.4)	**9.32** (7.24-12.1)	**10.6** (7.93-14.4)	**12.1** (8.39-16.6)	**14.4** (9.53-20.5)	**16.3** (10.5-23.8)
4-day	**3.53** (2.96-4.19)	**4.40** (3.69-5.23)	**5.83** (4.86-6.96)	**7.02** (5.81-8.42)	**8.65** (6.89-10.9)	**9.86** (7.66-12.8)	**11.2** (8.40-15.1)	**12.7** (8.88-17.5)	**15.1** (10.1-21.6)	**17.2** (11.1-25.0)
7-day	**4.16** (3.51-4.91)	**5.10** (4.30-6.04)	**6.65** (5.58-7.89)	**7.94** (6.61-9.48)	**9.70** (7.76-12.2)	**11.0** (8.59-14.2)	**12.4** (9.35-16.7)	**14.1** (9.85-19.2)	**16.6** (11.0-23.4)	**18.6** (12.1-26.9)
10-day	**4.79** (4.06-5.64)	**5.78** (4.89-6.82)	**7.41** (6.24-8.76)	**8.76** (7.32-10.4)	**10.6** (8.50-13.2)	**12.0** (9.36-15.3)	**13.5** (10.1-17.9)	**15.2** (10.6-20.6)	**17.6** (11.8-24.8)	**19.6** (12.7-28.2)
20-day	**6.73** (5.74-7.87)	**7.84** (6.67-9.18)	**9.66** (8.18-11.3)	**11.2** (9.39-13.2)	**13.2** (10.7-16.3)	**14.8** (11.6-18.7)	**16.4** (12.3-21.5)	**18.2** (12.8-24.5)	**20.5** (13.8-28.7)	**22.4** (14.6-32.0)
30-day	**8.36** (7.16-9.74)	**9.56** (8.17-11.1)	**11.5** (9.80-13.5)	**13.1** (11.1-15.5)	**15.4** (12.4-18.8)	**17.1** (13.4-21.4)	**18.8** (14.1-24.3)	**20.6** (14.6-27.6)	**22.9** (15.4-31.9)	**24.7** (16.1-35.2)
45-day	**10.4** (8.94-12.1)	**11.7** (10.0-13.6)	**13.8** (11.8-16.1)	**15.6** (13.2-18.3)	**18.0** (14.6-21.9)	**19.9** (15.6-24.7)	**21.8** (16.3-27.9)	**23.6** (16.7-31.4)	**25.9** (17.5-35.8)	**27.6** (18.0-39.1)
60-day	**12.1** (10.5-14.0)	**13.5** (11.6-15.6)	**15.8** (13.5-18.3)	**17.6** (15.0-20.6)	**20.2** (16.4-24.5)	**22.2** (17.5-27.4)	**24.2** (18.1-30.8)	**26.0** (18.5-34.6)	**28.3** (19.2-39.1)	**30.0** (19.6-42.3)

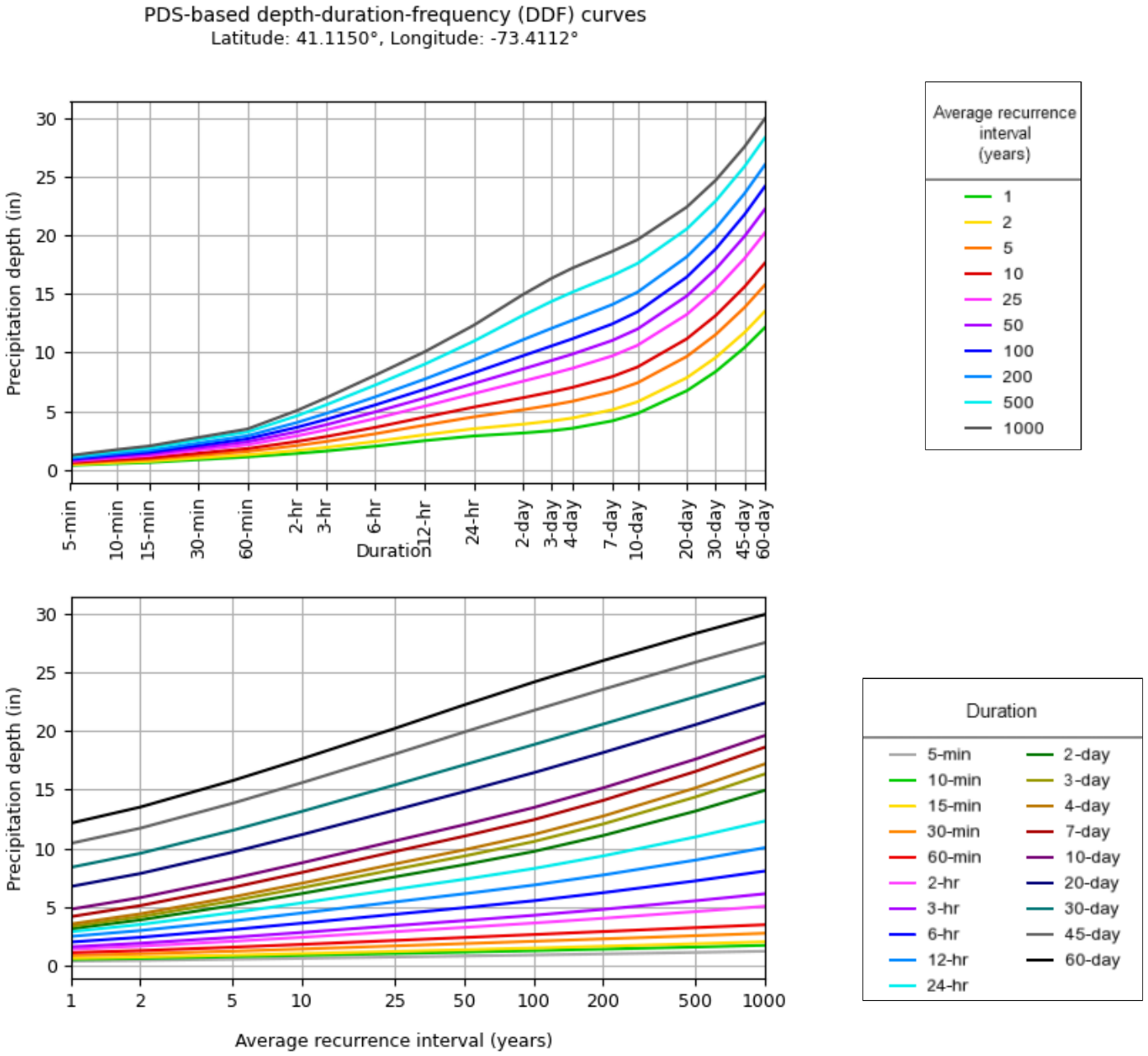
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



NOAA Atlas 14, Volume 10, Version 3

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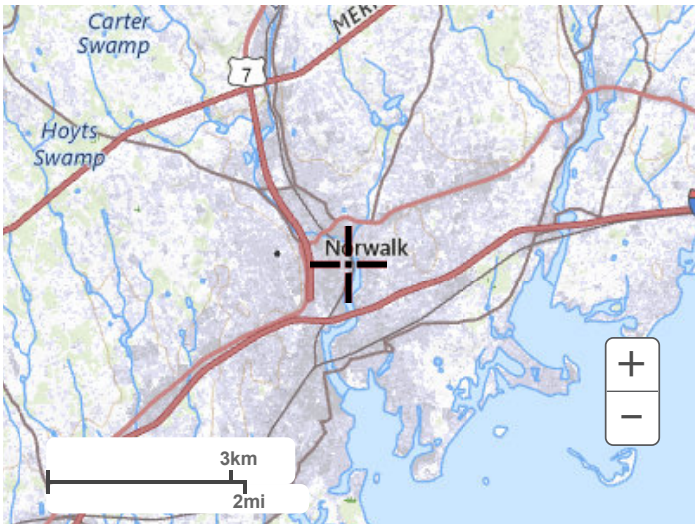
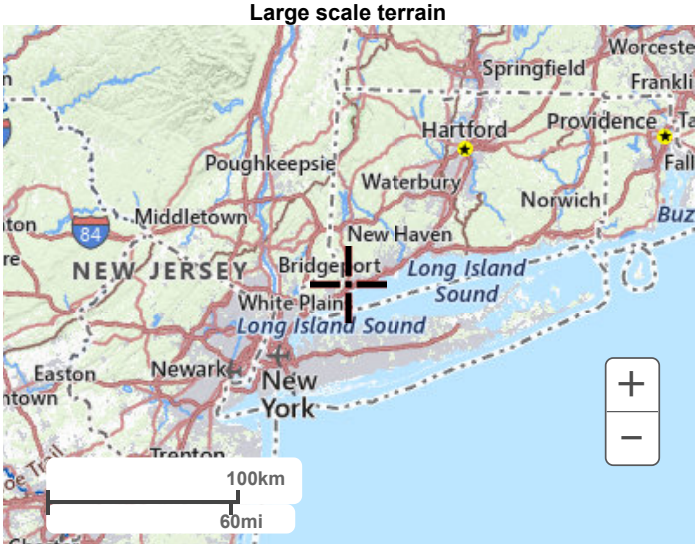
Back to Top

Maps & aerials

Small scale terrain



Large scale terrain



Large scale map

Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

APPENDIX “B”

NRCS SOIL MAP AND HYDROLOGIC SOIL GROUP RATINGS

Hydrologic Soil Group—State of Connecticut, Western Part
(35 Chapel Street)

Map Scale: 1:280 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 4 8 16 24

Feet: 0 10 20 40 60

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 6, Sep 16, 2025

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.3	100.0%
Totals for Area of Interest			**0.3**	**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

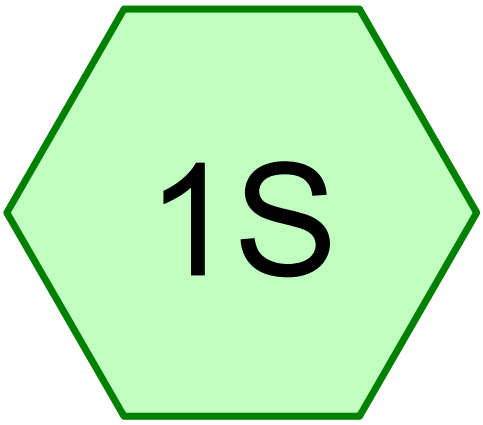
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C

HYDROCAD ANALYSIS

Existing Conditions
Proposed Conditions



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 2744Existing
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Summary for Subcatchment 1S: Existing Conditions

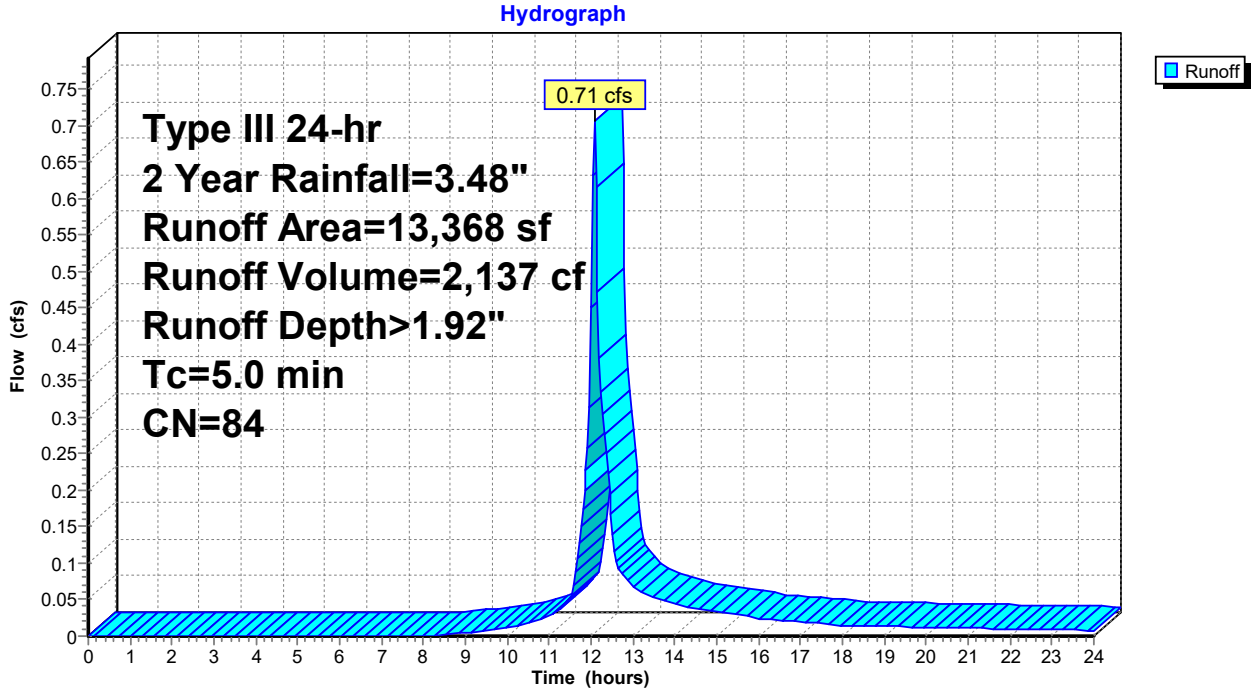
Runoff = 0.71 cfs @ 12.08 hrs, Volume= 2,137 cf, Depth> 1.92"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 2 Year Rainfall=3.48"

Area (sf)	CN	Description
13,368	84	50-75% Grass cover, Fair, HSG D
13,368		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

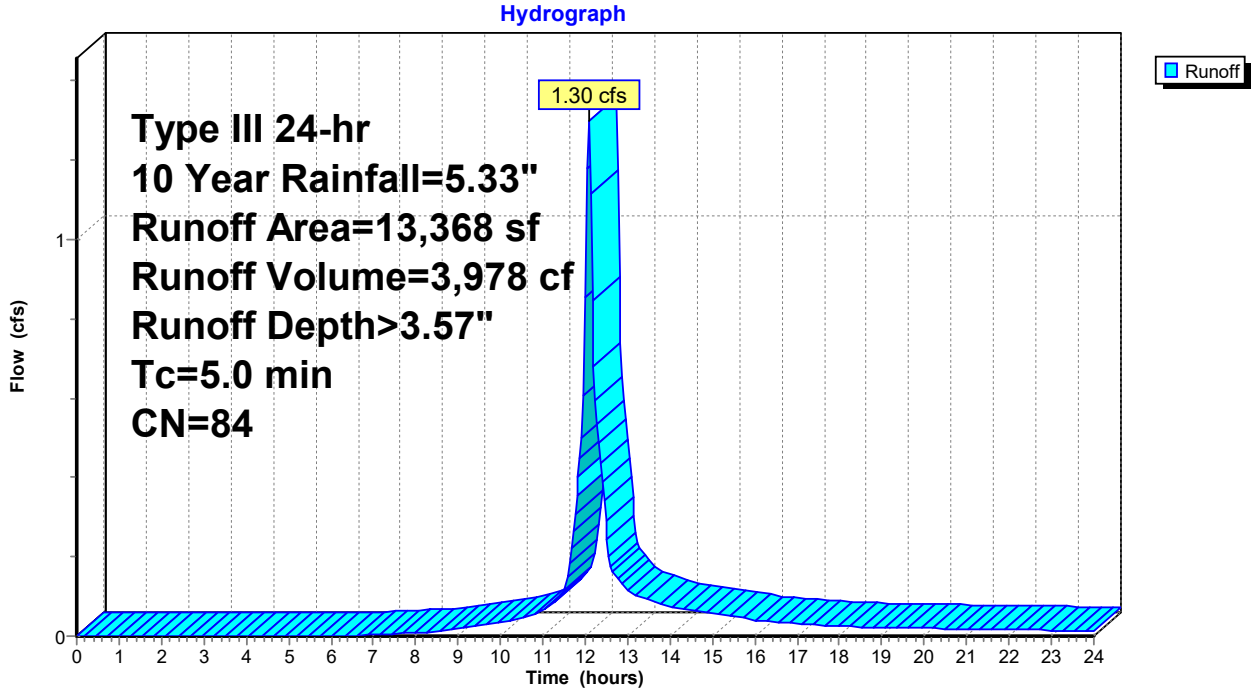
Runoff = 1.30 cfs @ 12.08 hrs, Volume= 3,978 cf, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 10 Year Rainfall=5.33"

Area (sf)	CN	Description
13,368	84	50-75% Grass cover, Fair, HSG D
13,368		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

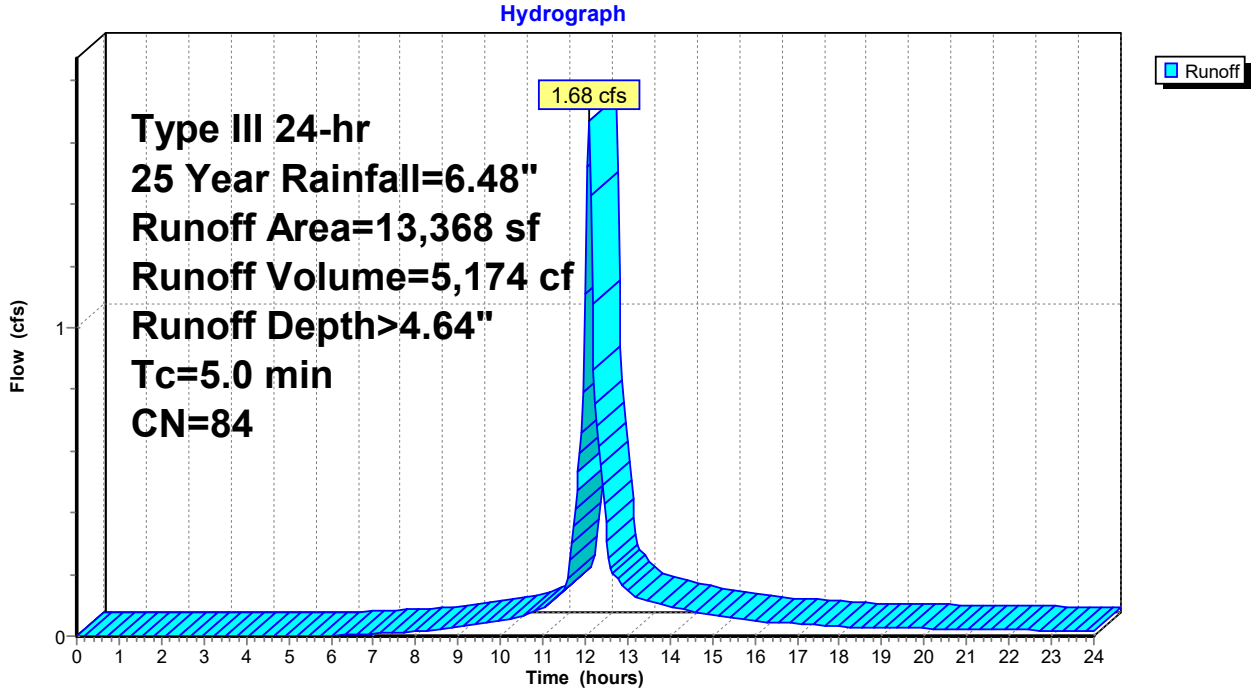
Runoff = 1.68 cfs @ 12.08 hrs, Volume= 5,174 cf, Depth> 4.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.48"

Area (sf)	CN	Description
13,368	84	50-75% Grass cover, Fair, HSG D
13,368		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

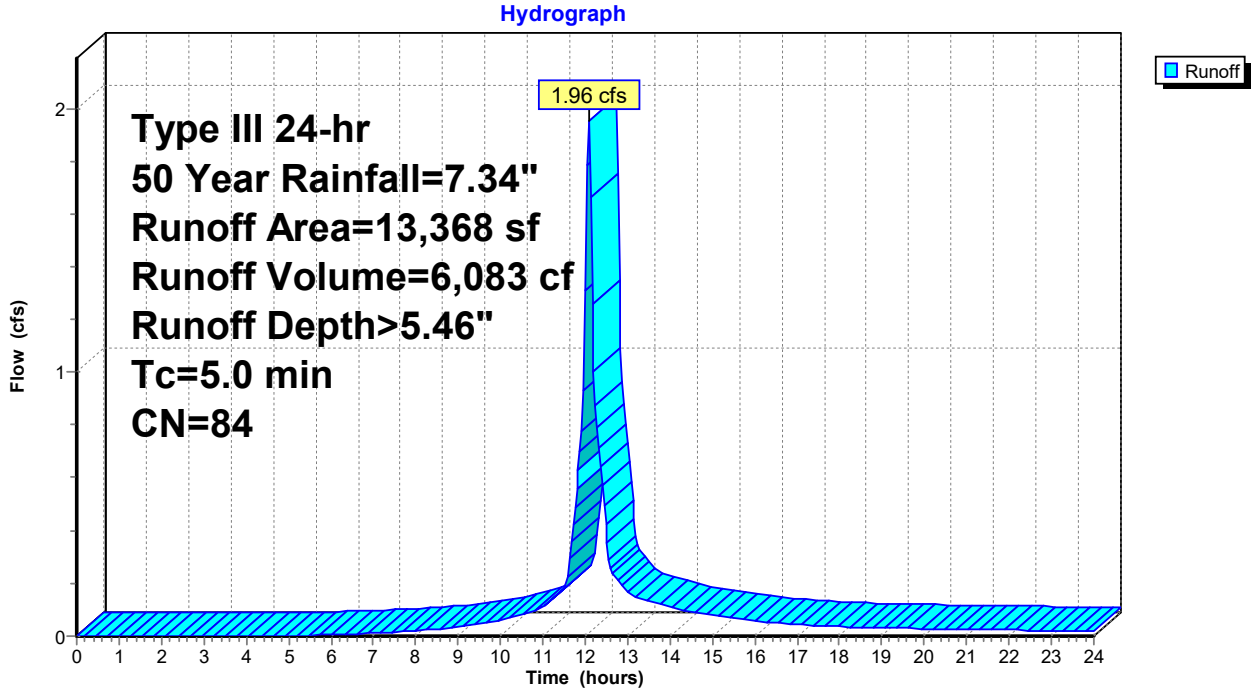
Runoff = 1.96 cfs @ 12.07 hrs, Volume= 6,083 cf, Depth> 5.46"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.34"

Area (sf)	CN	Description
13,368	84	50-75% Grass cover, Fair, HSG D
13,368		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

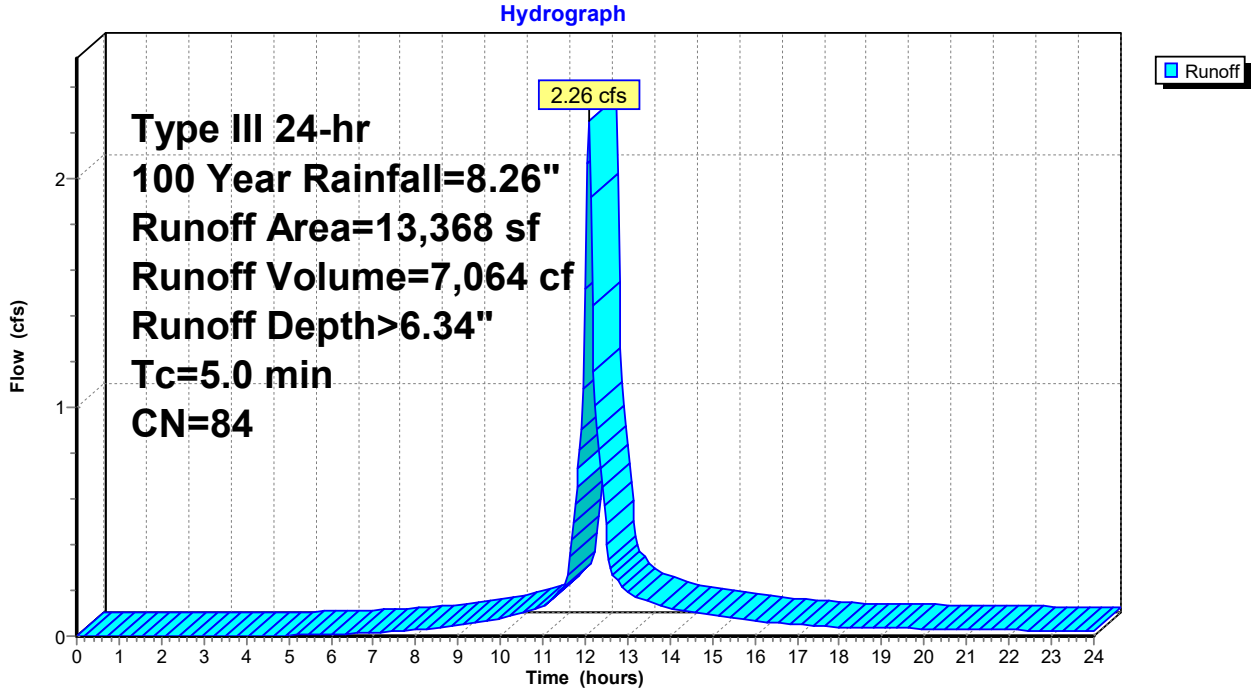
Runoff = 2.26 cfs @ 12.07 hrs, Volume= 7,064 cf, Depth> 6.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100 Year Rainfall=8.26"

Area (sf)	CN	Description
13,368	84	50-75% Grass cover, Fair, HSG D
13,368		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions



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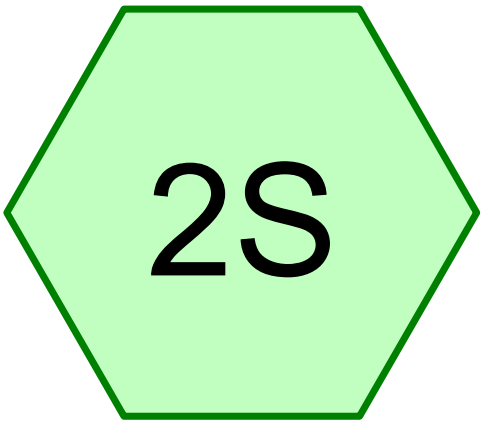

Proposed Conditions

Subcat Reach Pond Link

Routing Diagram for 2744Proposed
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Summary for Subcatchment 2S: Proposed Conditions

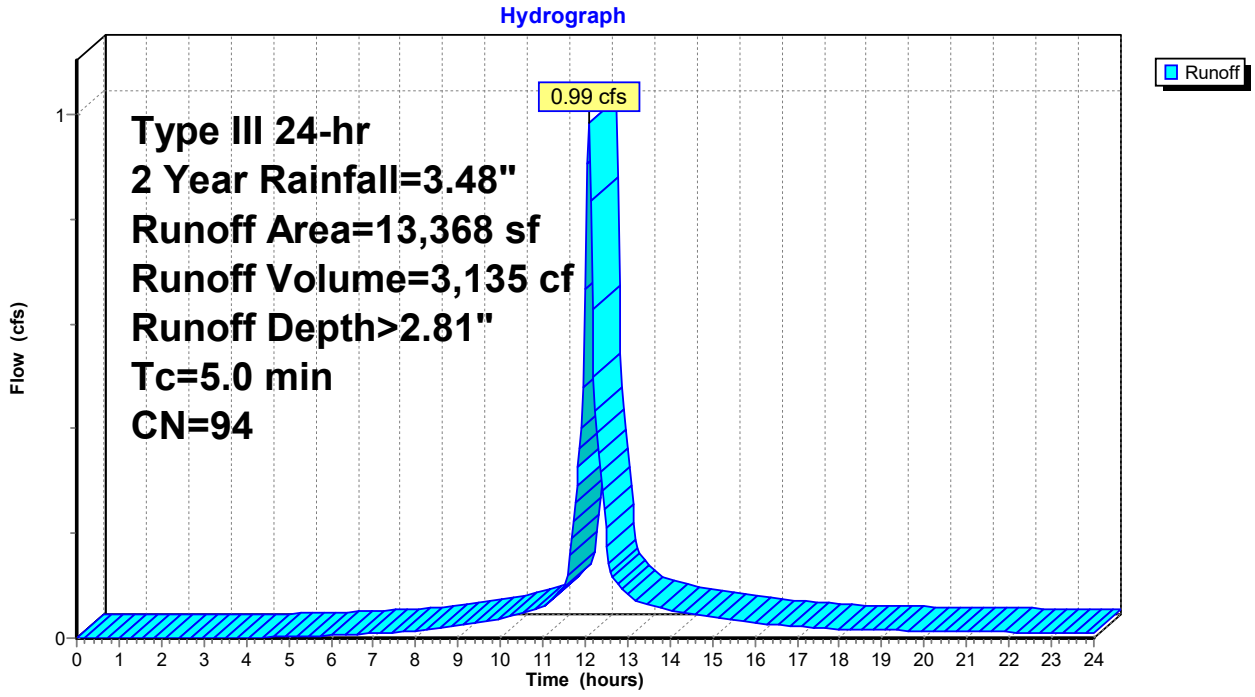
Runoff = 0.99 cfs @ 12.07 hrs, Volume= 3,135 cf, Depth> 2.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 2 Year Rainfall=3.48"

	Area (sf)	CN	Description
*	5,064	98	Buildings
*	4,264	98	Driveway
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	13,368	94	Weighted Average
	3,440		25.73% Pervious Area
	9,928		74.27% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

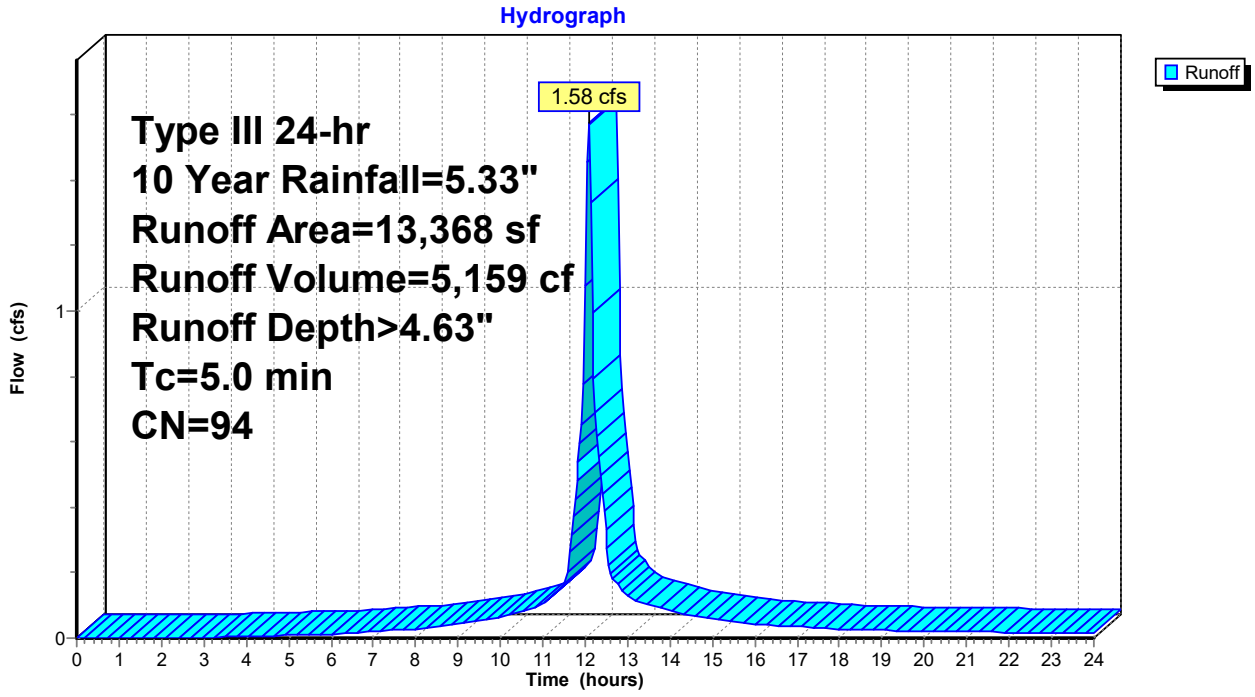
Runoff = 1.58 cfs @ 12.07 hrs, Volume= 5,159 cf, Depth> 4.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 10 Year Rainfall=5.33"

	Area (sf)	CN	Description
*	5,064	98	Buildings
*	4,264	98	Driveway
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	13,368	94	Weighted Average
	3,440		25.73% Pervious Area
	9,928		74.27% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

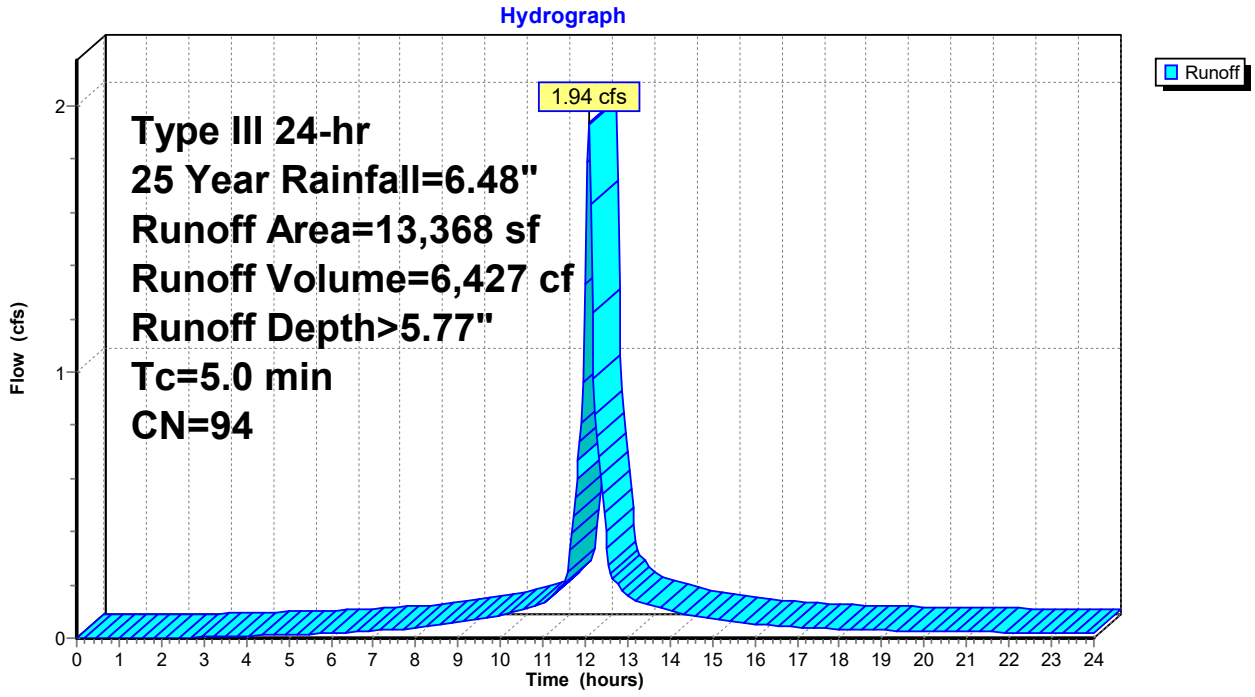
Runoff = 1.94 cfs @ 12.07 hrs, Volume= 6,427 cf, Depth> 5.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.48"

	Area (sf)	CN	Description
*	5,064	98	Buildings
*	4,264	98	Driveway
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	13,368	94	Weighted Average
	3,440		25.73% Pervious Area
	9,928		74.27% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

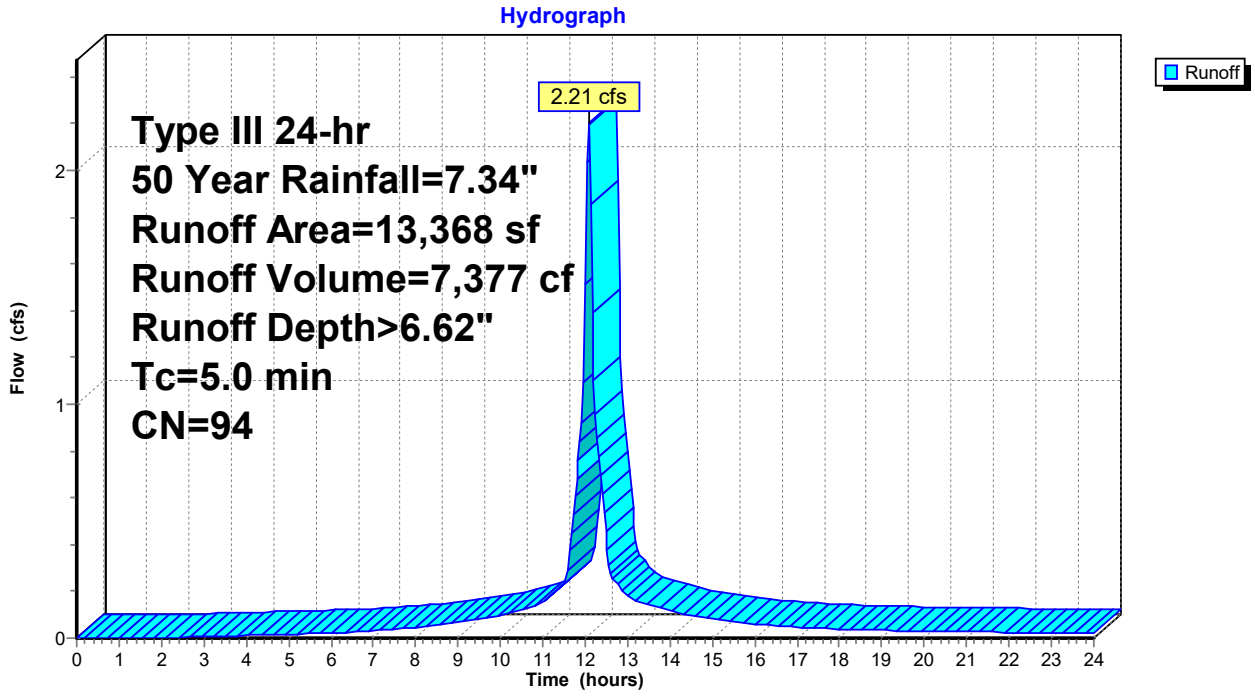
Runoff = 2.21 cfs @ 12.07 hrs, Volume= 7,377 cf, Depth> 6.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.34"

	Area (sf)	CN	Description
*	5,064	98	Buildings
*	4,264	98	Driveway
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	13,368	94	Weighted Average
	3,440		25.73% Pervious Area
	9,928		74.27% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

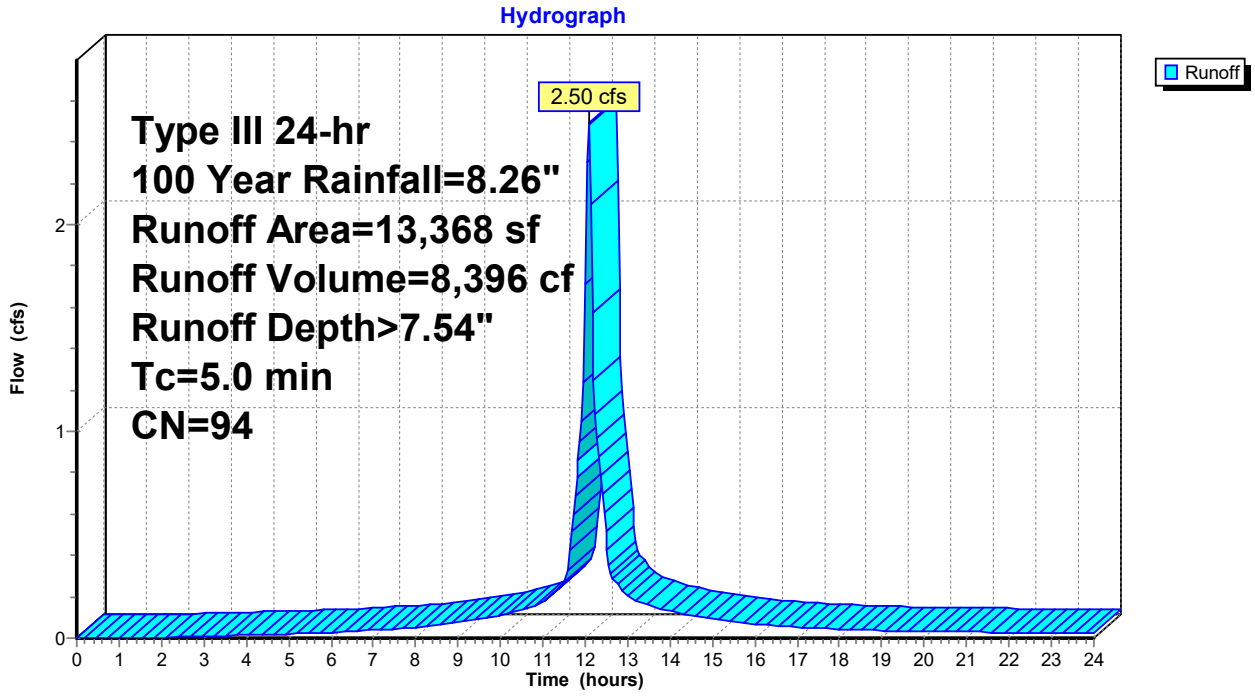
Runoff = 2.50 cfs @ 12.07 hrs, Volume= 8,396 cf, Depth> 7.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100 Year Rainfall=8.26"

	Area (sf)	CN	Description
*	5,064	98	Buildings
*	4,264	98	Driveway
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	13,368	94	Weighted Average
	3,440		25.73% Pervious Area
	9,928		74.27% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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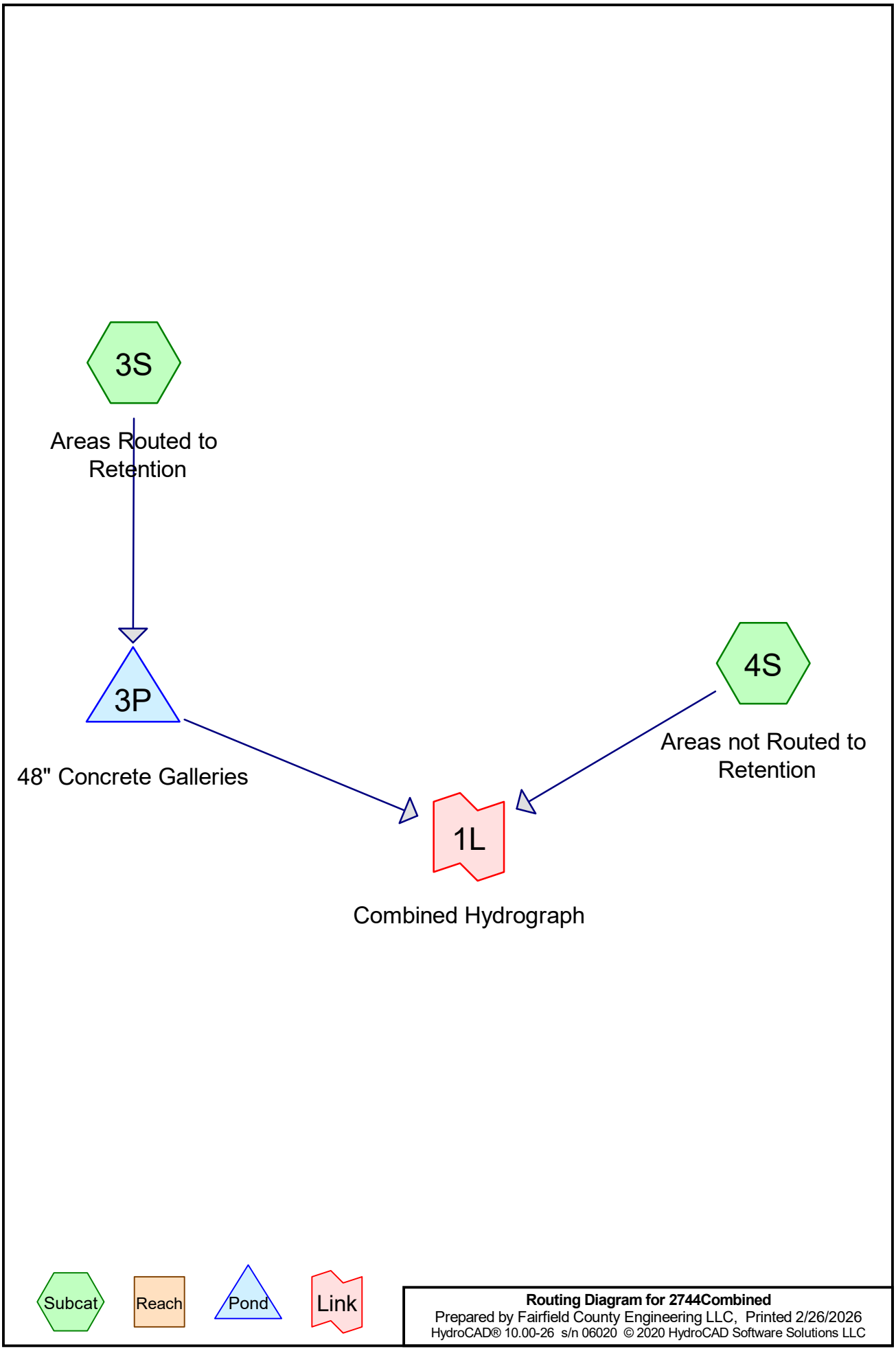

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Summary for Subcatchment 3S: Areas Routed to Retention

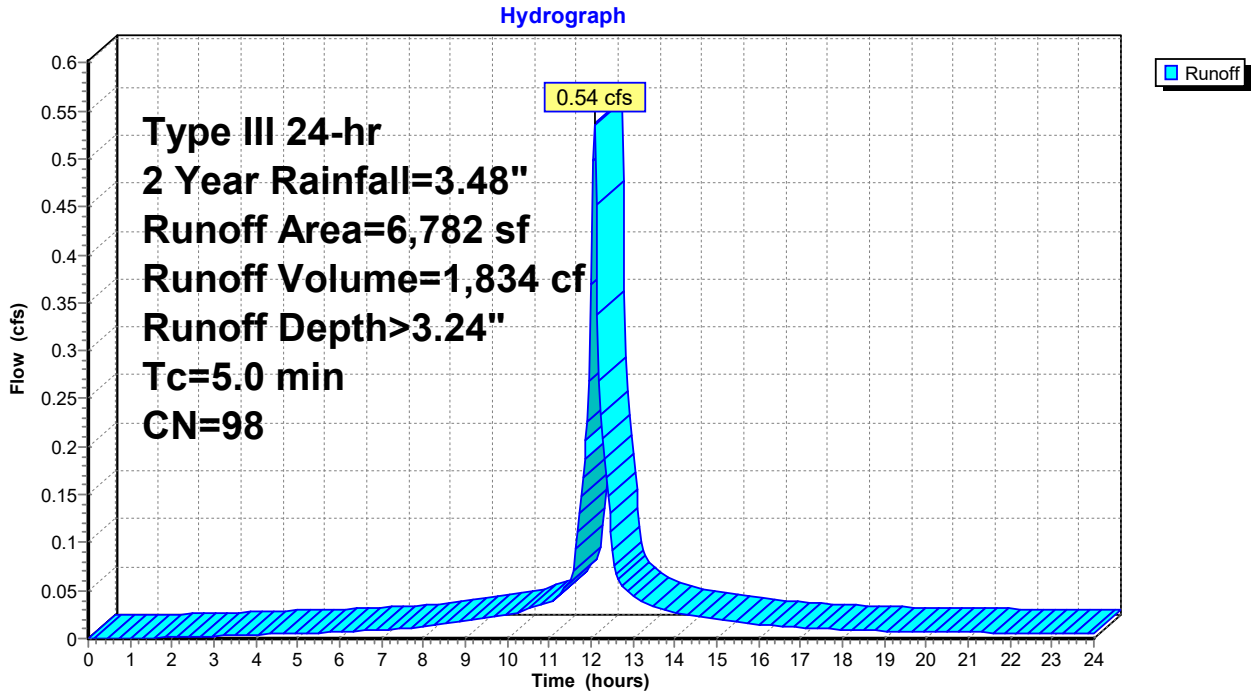
Runoff = 0.54 cfs @ 12.07 hrs, Volume= 1,834 cf, Depth> 3.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 2 Year Rainfall=3.48"

	Area (sf)	CN	Description
*	4,264	98	Driveway
*	2,518	98	Portion of Buildings roof
	6,782	98	Weighted Average
	6,782		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

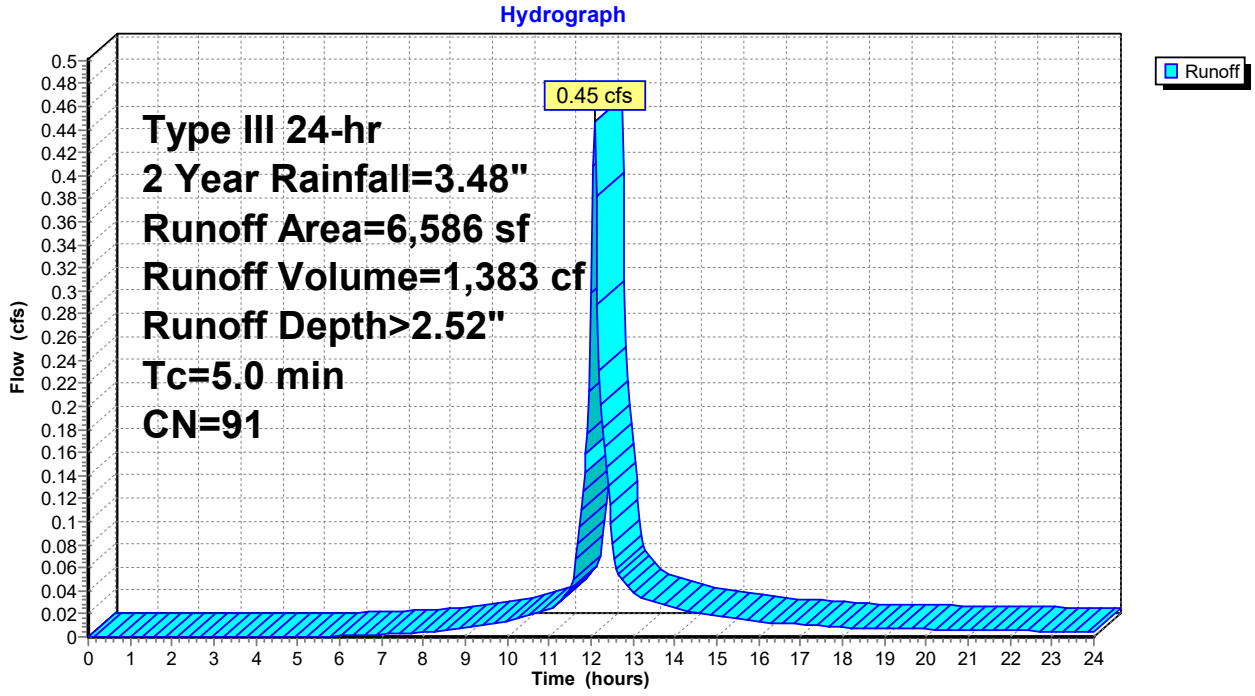
Runoff = 0.45 cfs @ 12.07 hrs, Volume= 1,383 cf, Depth> 2.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 2 Year Rainfall=3.48"

	Area (sf)	CN	Description
*	2,546	98	Buildings
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	6,586	91	Weighted Average
	3,440		52.23% Pervious Area
	3,146		47.77% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 3P: 48" Concrete Galleries

Inflow Area = 6,782 sf,100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 1,834 cf
Outflow = 0.11 cfs @ 11.72 hrs, Volume= 1,833 cf, Atten= 80%, Lag= 0.0 min
Discarded = 0.11 cfs @ 11.72 hrs, Volume= 1,833 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 37.19' @ 12.49 hrs Surf.Area= 756 sf Storage= 428 cf

Plug-Flow detention time= 21.2 min calculated for 1,830 cf (100% of inflow)
Center-of-Mass det. time= 20.9 min (774.3 - 753.4)

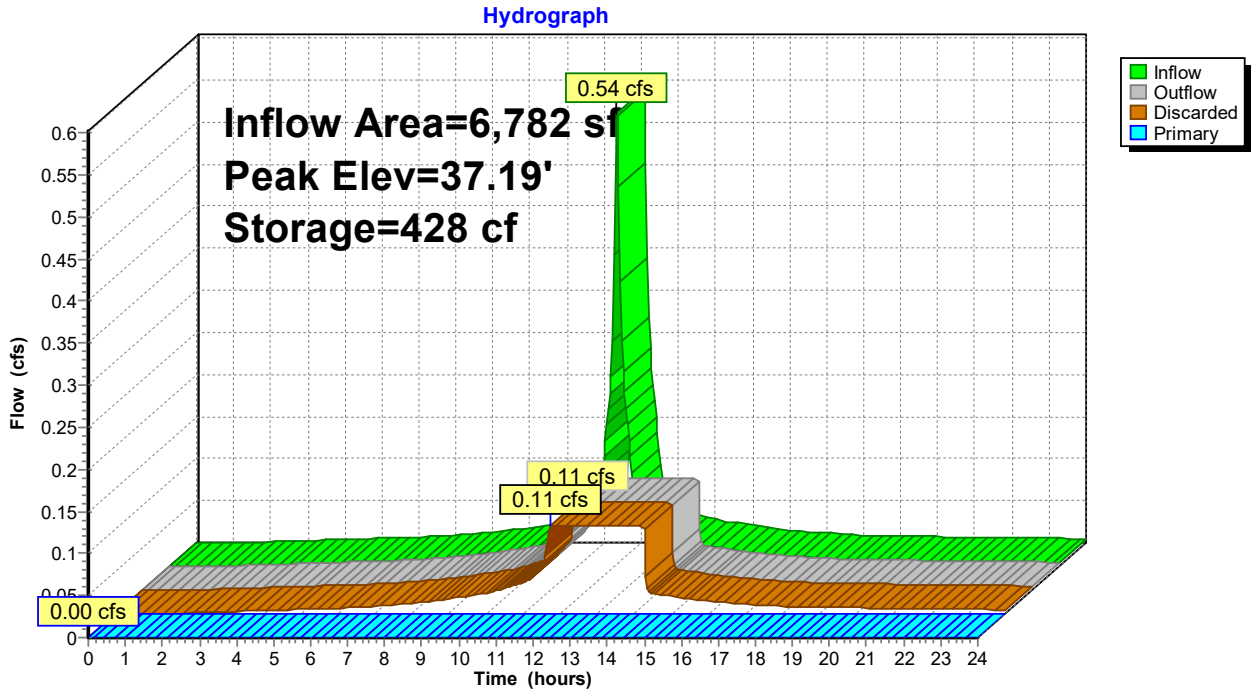
Volume	Invert	Avail.Storage	Storage Description
#1	36.50'	254 cf	**42.00'W x 18.00'L x 2.00'H Stone** 1,512 cf Overall - 877 cf Embedded = 635 cf x 40.0% Voids
#2	36.50'	877 cf	**37.50'W x 14.00'L x 1.67'H 24" Concrete Galleries** Inside #1
		1,131 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	38.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	36.50'	**6.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.11 cfs @ 11.72 hrs HW=36.52' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=36.50' (Free Discharge)
└**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: 48" Concrete Galleries



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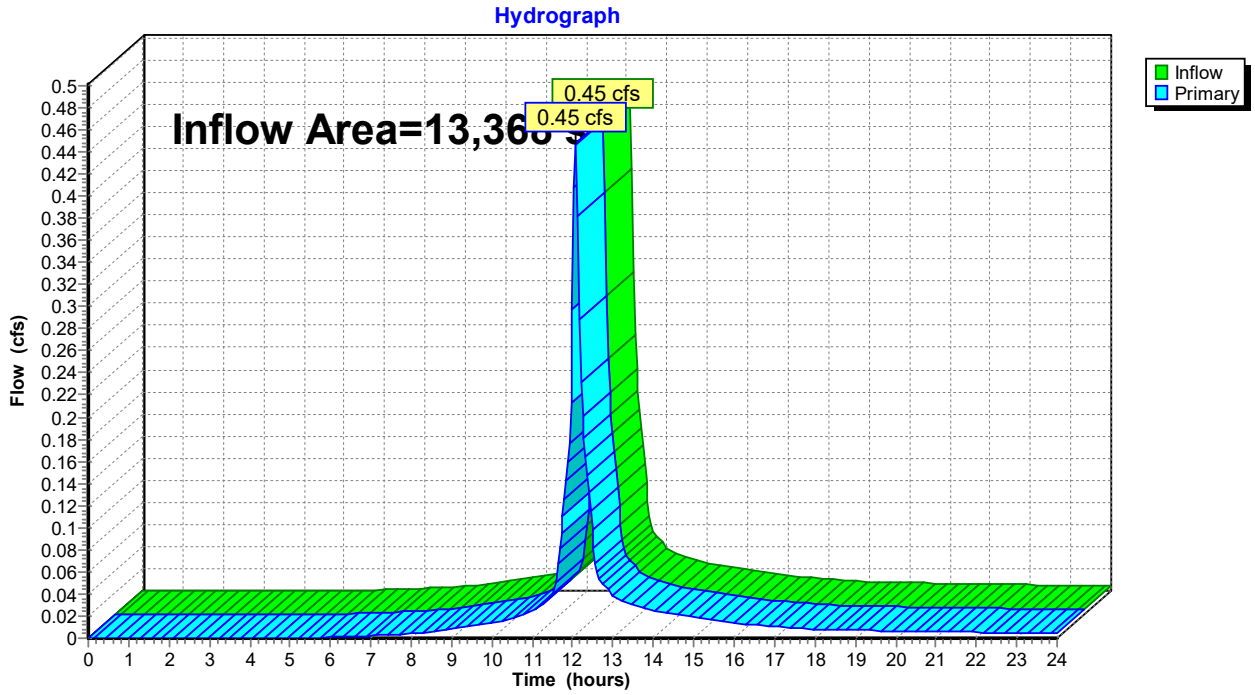
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,368 sf, 74.27% Impervious, Inflow Depth > 1.24" for 2 Year event
Inflow = 0.45 cfs @ 12.07 hrs, Volume= 1,383 cf
Primary = 0.45 cfs @ 12.07 hrs, Volume= 1,383 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

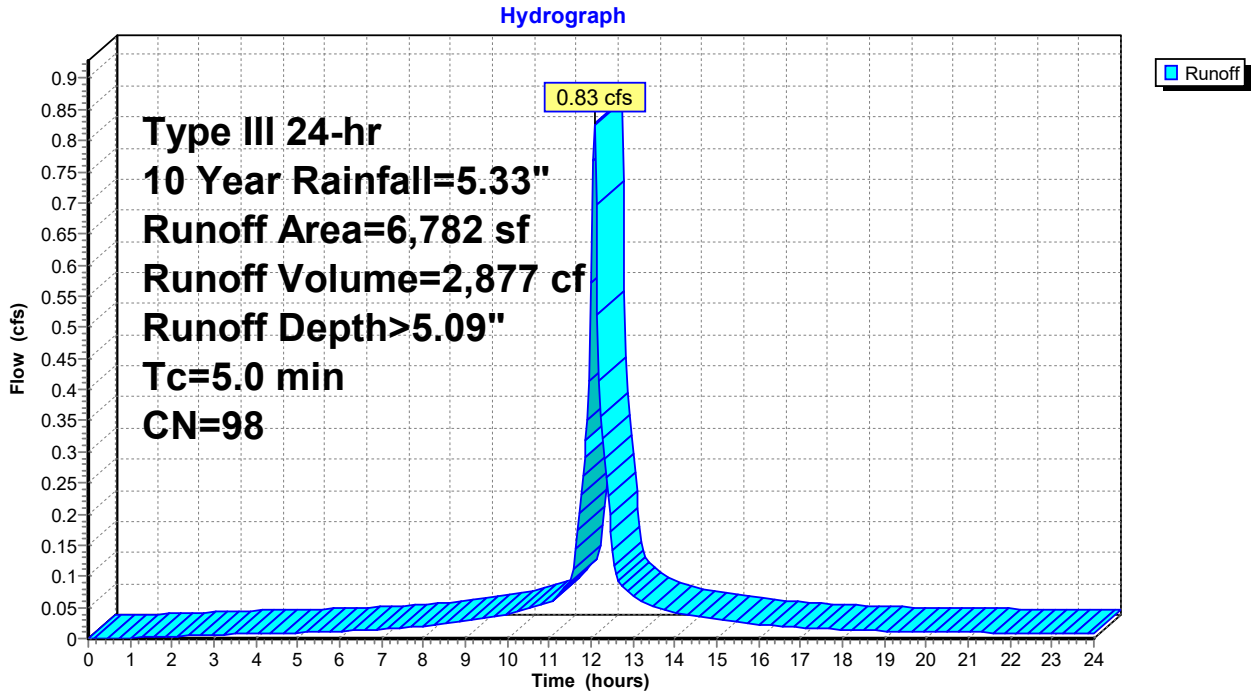
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,877 cf, Depth> 5.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 10 Year Rainfall=5.33"

	Area (sf)	CN	Description
*	4,264	98	Driveway
*	2,518	98	Portion of Buildings roof
	6,782	98	Weighted Average
	6,782		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

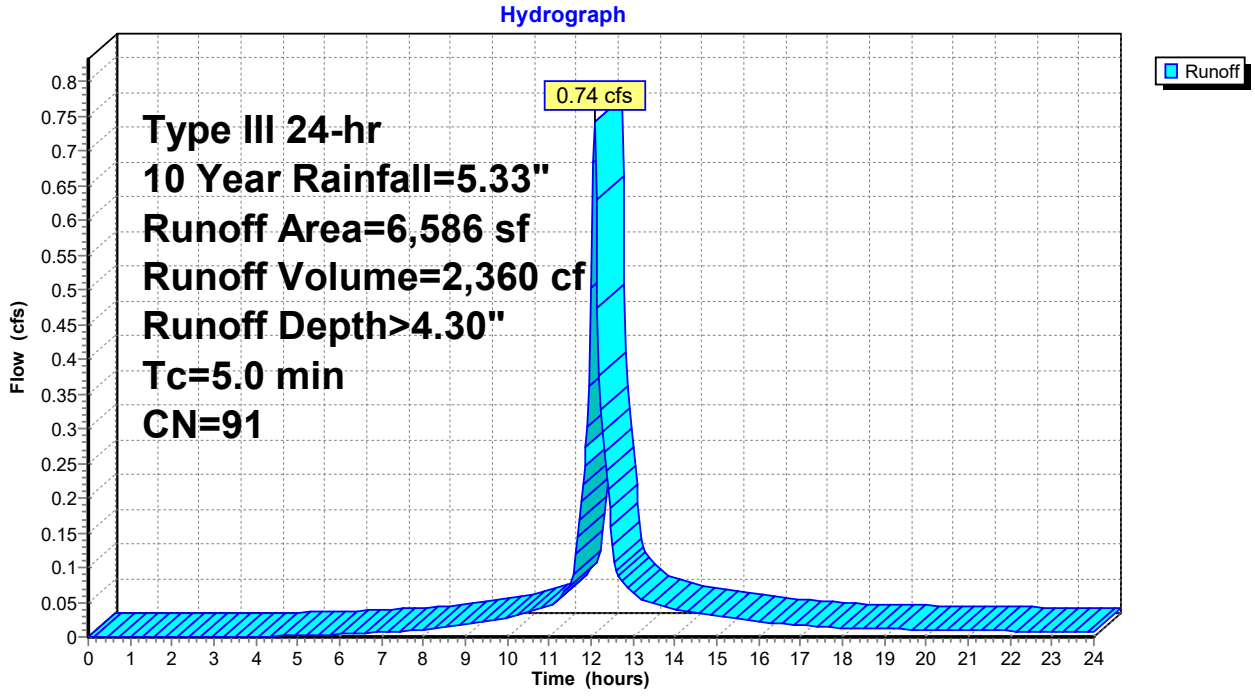
Runoff = 0.74 cfs @ 12.07 hrs, Volume= 2,360 cf, Depth> 4.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 10 Year Rainfall=5.33"

	Area (sf)	CN	Description
*	2,546	98	Buildings
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	6,586	91	Weighted Average
	3,440		52.23% Pervious Area
	3,146		47.77% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 3P: 48" Concrete Galleries

Inflow Area = 6,782 sf,100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
Inflow = 0.83 cfs @ 12.07 hrs, Volume= 2,877 cf
Outflow = 0.11 cfs @ 11.60 hrs, Volume= 2,876 cf, Atten= 87%, Lag= 0.0 min
Discarded = 0.11 cfs @ 11.60 hrs, Volume= 2,876 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 37.86' @ 12.60 hrs Surf.Area= 756 sf Storage= 841 cf

Plug-Flow detention time= 47.8 min calculated for 2,871 cf (100% of inflow)
Center-of-Mass det. time= 47.5 min (793.2 - 745.7)

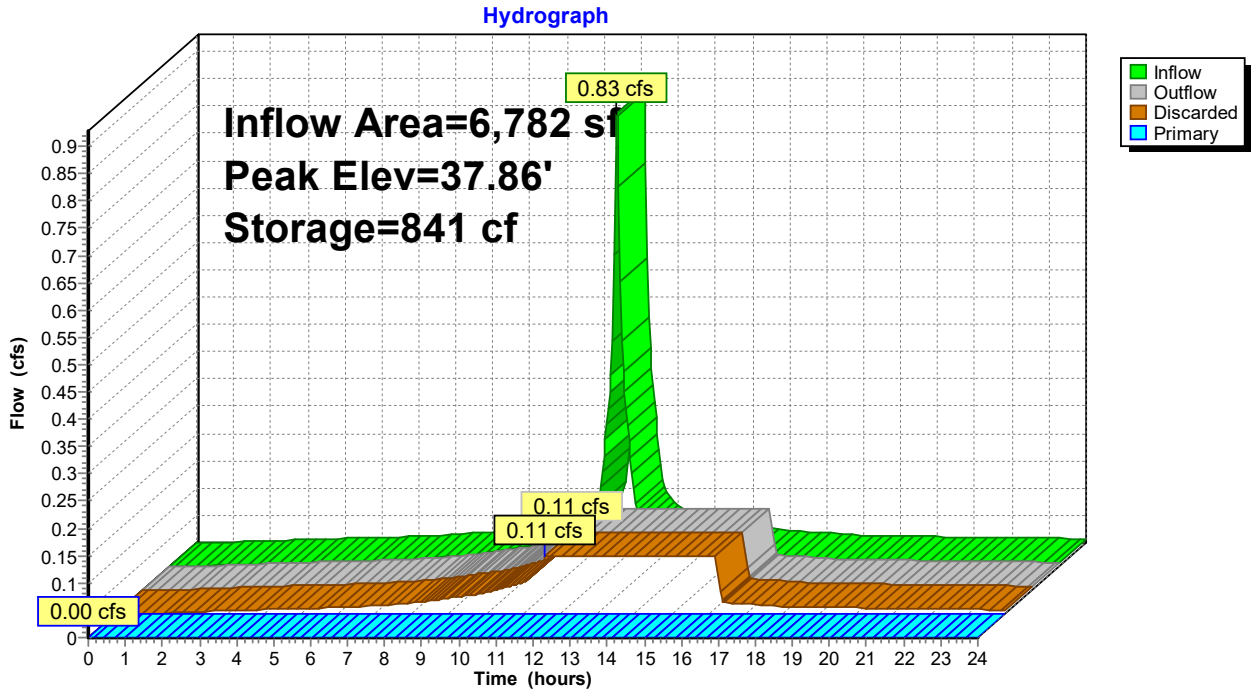
Volume	Invert	Avail.Storage	Storage Description
#1	36.50'	254 cf	**42.00'W x 18.00'L x 2.00'H Stone** 1,512 cf Overall - 877 cf Embedded = 635 cf x 40.0% Voids
#2	36.50'	877 cf	**37.50'W x 14.00'L x 1.67'H 24" Concrete Galleries** Inside #1
		1,131 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	38.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	36.50'	**6.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.11 cfs @ 11.60 hrs HW=36.52' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=36.50' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: 48" Concrete Galleries



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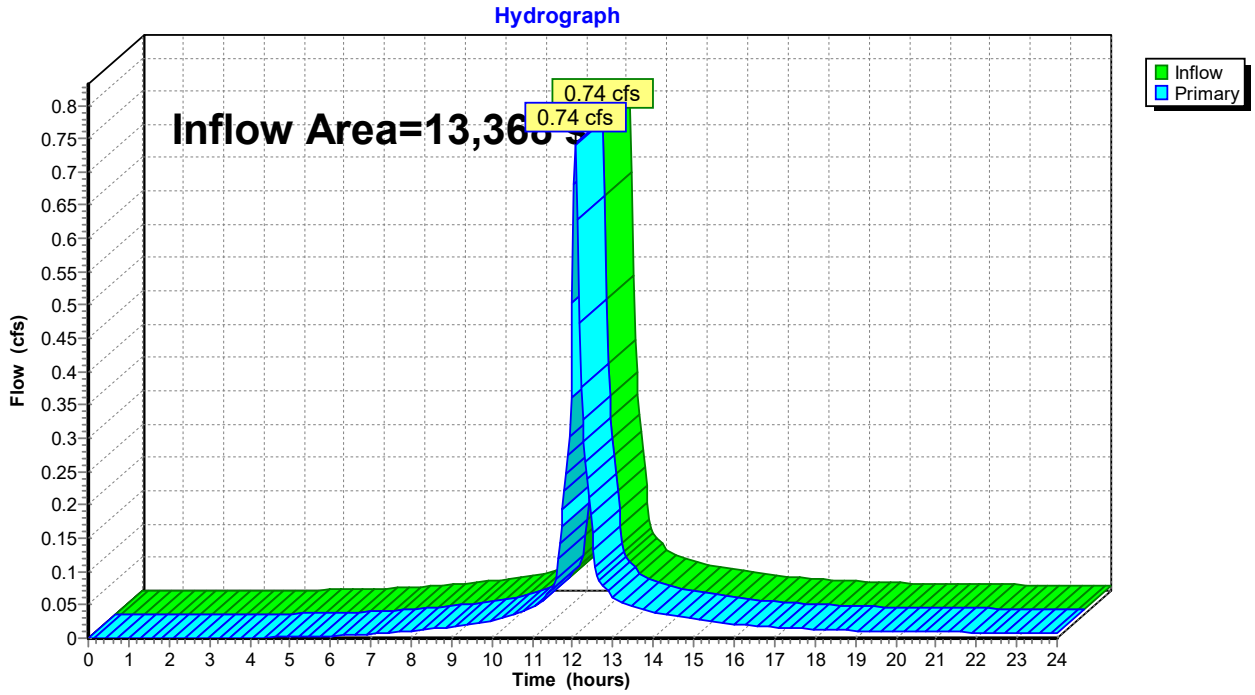
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,368 sf, 74.27% Impervious, Inflow Depth > 2.12" for 10 Year event
Inflow = 0.74 cfs @ 12.07 hrs, Volume= 2,360 cf
Primary = 0.74 cfs @ 12.07 hrs, Volume= 2,360 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

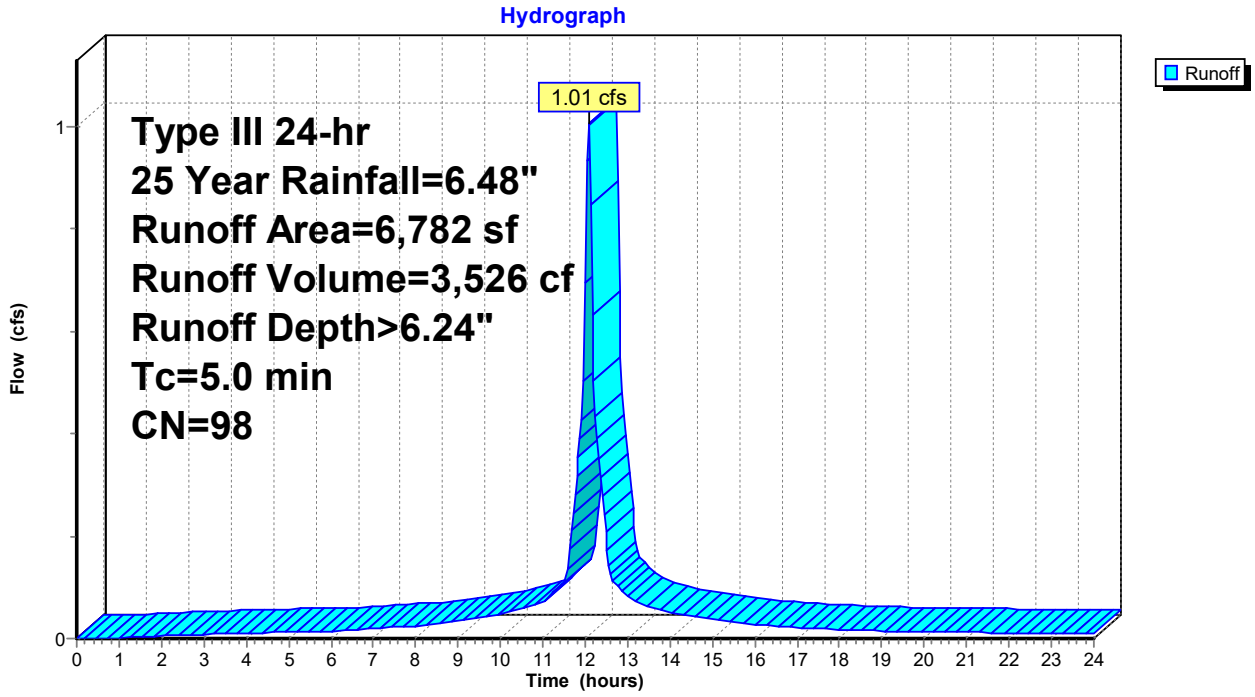
Runoff = 1.01 cfs @ 12.07 hrs, Volume= 3,526 cf, Depth> 6.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.48"

	Area (sf)	CN	Description
*	4,264	98	Driveway
*	2,518	98	Portion of Buildings roof
	6,782	98	Weighted Average
	6,782		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

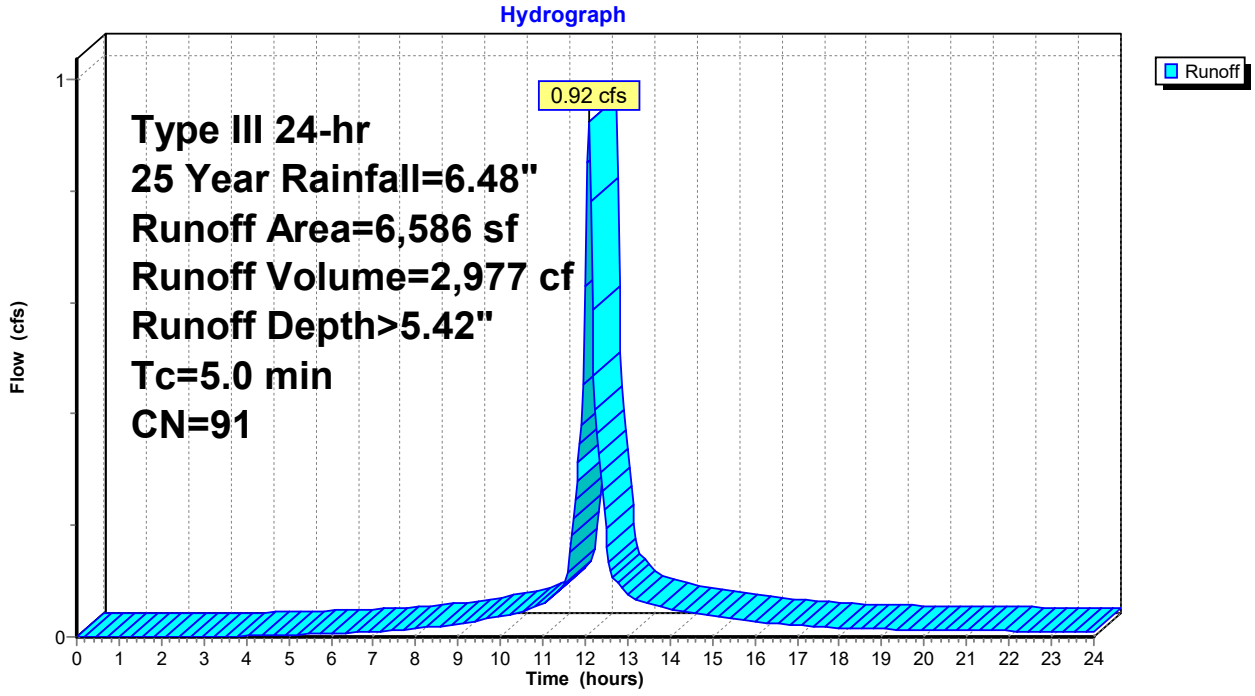
Runoff = 0.92 cfs @ 12.07 hrs, Volume= 2,977 cf, Depth> 5.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 25 Year Rainfall=6.48"

	Area (sf)	CN	Description
*	2,546	98	Buildings
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	6,586	91	Weighted Average
	3,440		52.23% Pervious Area
	3,146		47.77% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 3P: 48" Concrete Galleries

Inflow Area = 6,782 sf,100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
Inflow = 1.01 cfs @ 12.07 hrs, Volume= 3,526 cf
Outflow = 0.11 cfs @ 11.48 hrs, Volume= 3,525 cf, Atten= 90%, Lag= 0.0 min
Discarded = 0.11 cfs @ 11.48 hrs, Volume= 3,525 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 38.45' @ 12.75 hrs Surf.Area= 756 sf Storage= 1,116 cf

Plug-Flow detention time= 67.9 min calculated for 3,519 cf (100% of inflow)
Center-of-Mass det. time= 67.6 min (810.4 - 742.7)

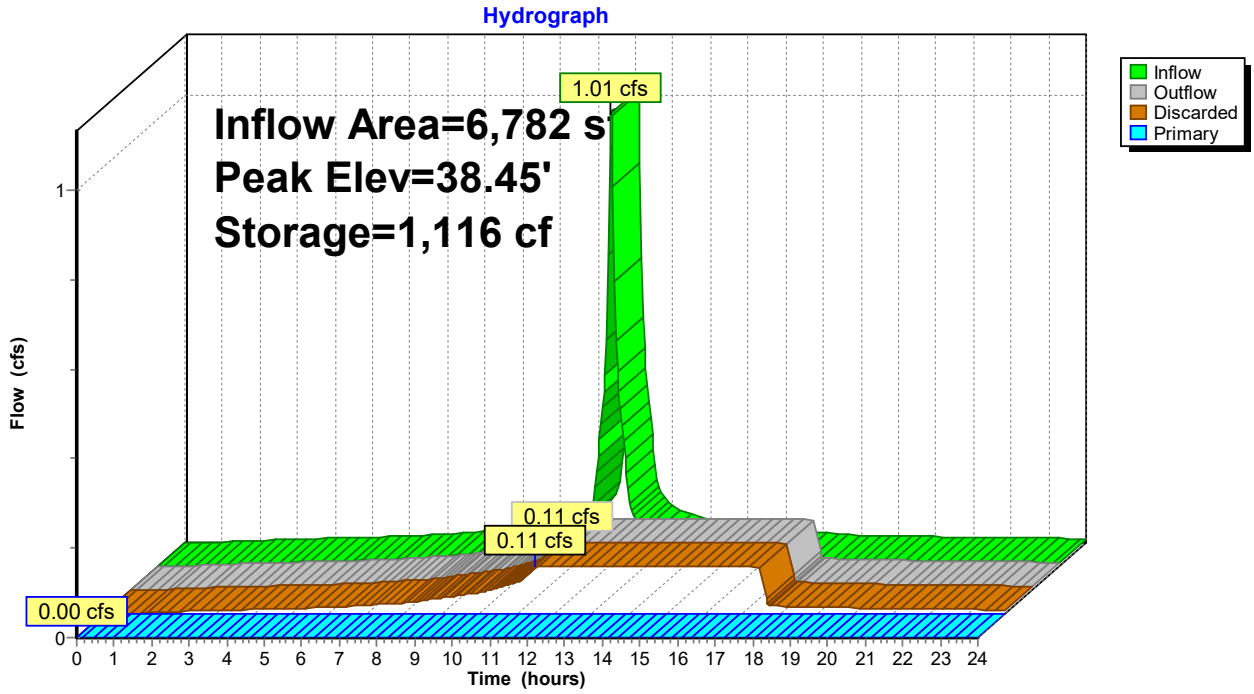
Volume	Invert	Avail.Storage	Storage Description
#1	36.50'	254 cf	**42.00'W x 18.00'L x 2.00'H Stone** 1,512 cf Overall - 877 cf Embedded = 635 cf x 40.0% Voids
#2	36.50'	877 cf	**37.50'W x 14.00'L x 1.67'H 24" Concrete Galleries** Inside #1
		1,131 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	38.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	36.50'	**6.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.11 cfs @ 11.48 hrs HW=36.52' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=36.50' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: 48" Concrete Galleries



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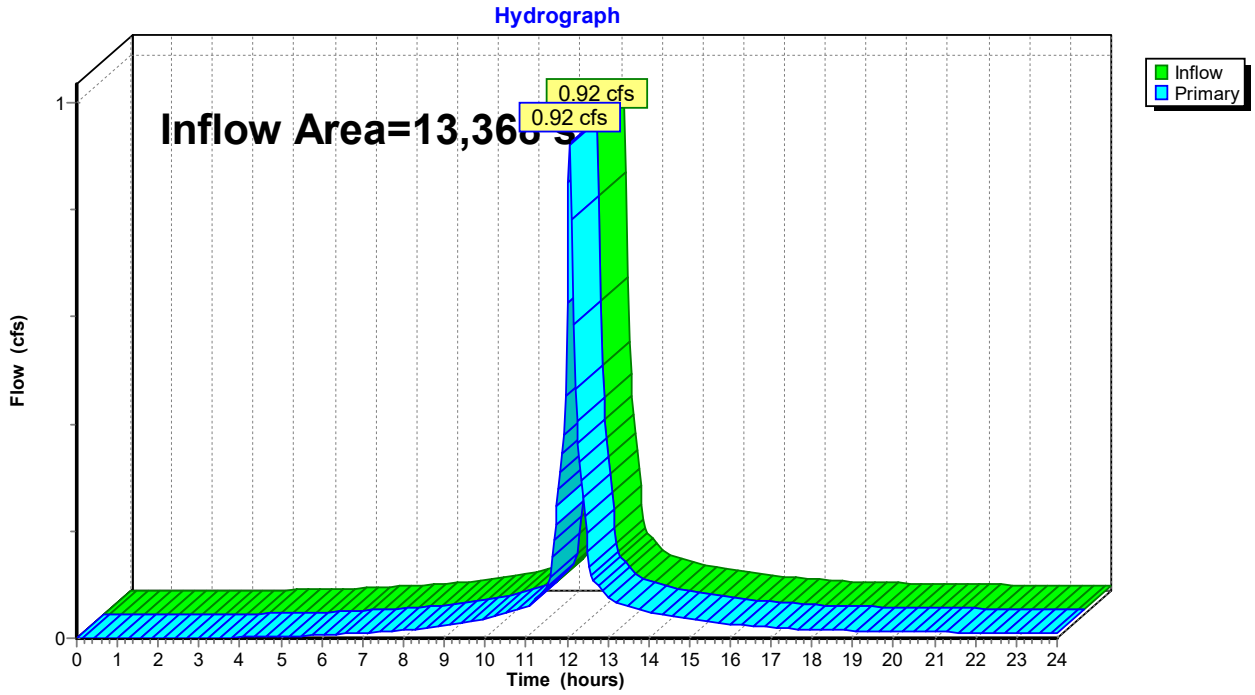
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,368 sf, 74.27% Impervious, Inflow Depth > 2.67" for 25 Year event
Inflow = 0.92 cfs @ 12.07 hrs, Volume= 2,977 cf
Primary = 0.92 cfs @ 12.07 hrs, Volume= 2,977 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

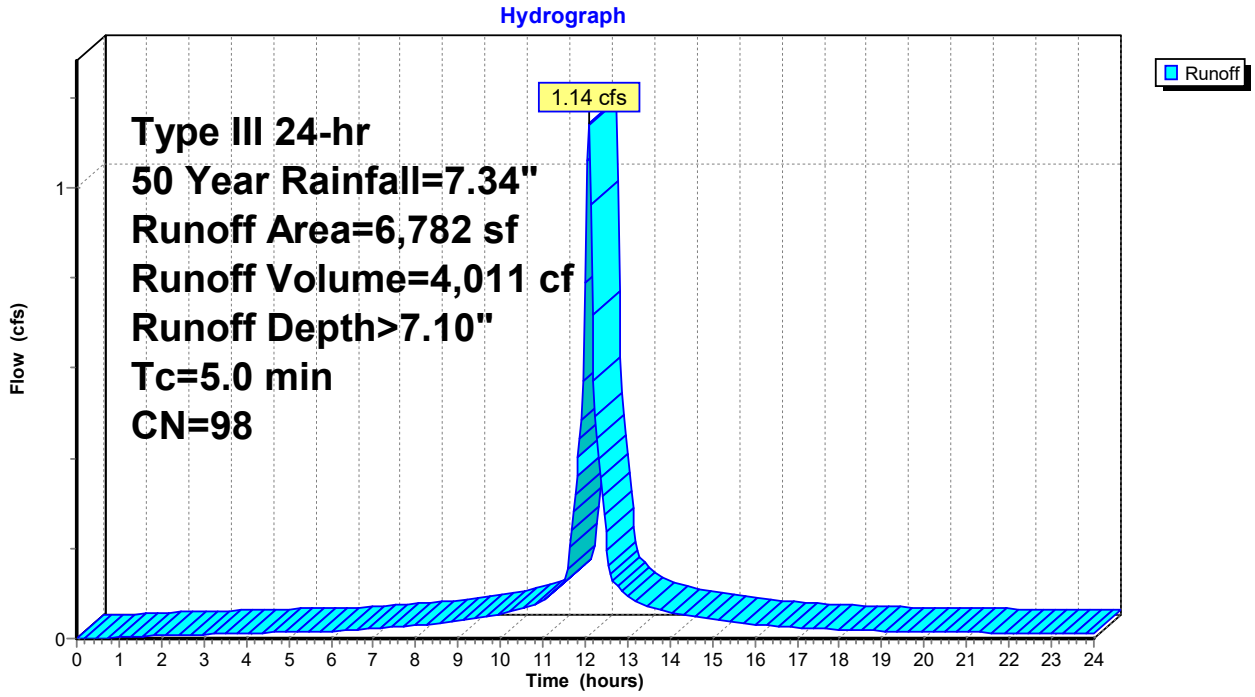
Runoff = 1.14 cfs @ 12.07 hrs, Volume= 4,011 cf, Depth> 7.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.34"

	Area (sf)	CN	Description
*	4,264	98	Driveway
*	2,518	98	Portion of Buildings roof
	6,782	98	Weighted Average
	6,782		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

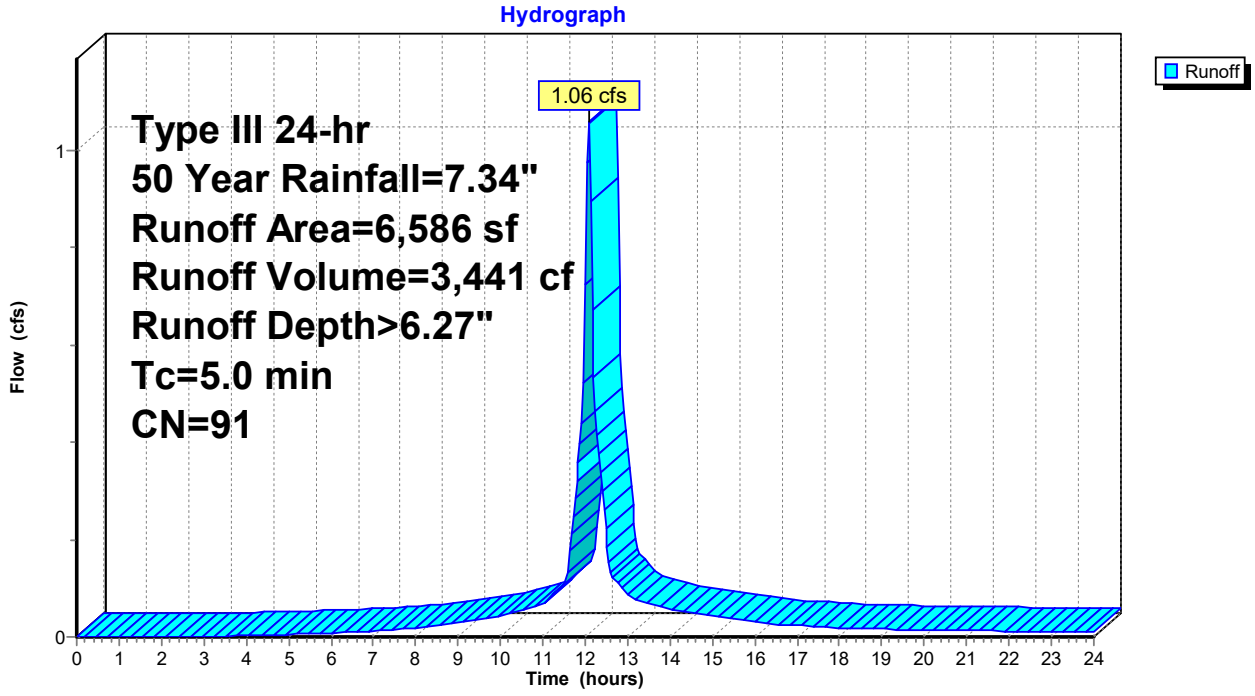
Runoff = 1.06 cfs @ 12.07 hrs, Volume= 3,441 cf, Depth> 6.27"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.34"

	Area (sf)	CN	Description
*	2,546	98	Buildings
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	6,586	91	Weighted Average
	3,440		52.23% Pervious Area
	3,146		47.77% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 3P: 48" Concrete Galleries

Inflow Area = 6,782 sf,100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
Inflow = 1.14 cfs @ 12.07 hrs, Volume= 4,011 cf
Outflow = 0.61 cfs @ 12.32 hrs, Volume= 4,010 cf, Atten= 47%, Lag= 14.9 min
Discarded = 0.11 cfs @ 11.32 hrs, Volume= 3,803 cf
Primary = 0.50 cfs @ 12.32 hrs, Volume= 207 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 38.79' @ 12.32 hrs Surf.Area= 756 sf Storage= 1,131 cf

Plug-Flow detention time= 66.6 min calculated for 4,003 cf (100% of inflow)
Center-of-Mass det. time= 66.3 min (807.3 - 741.0)

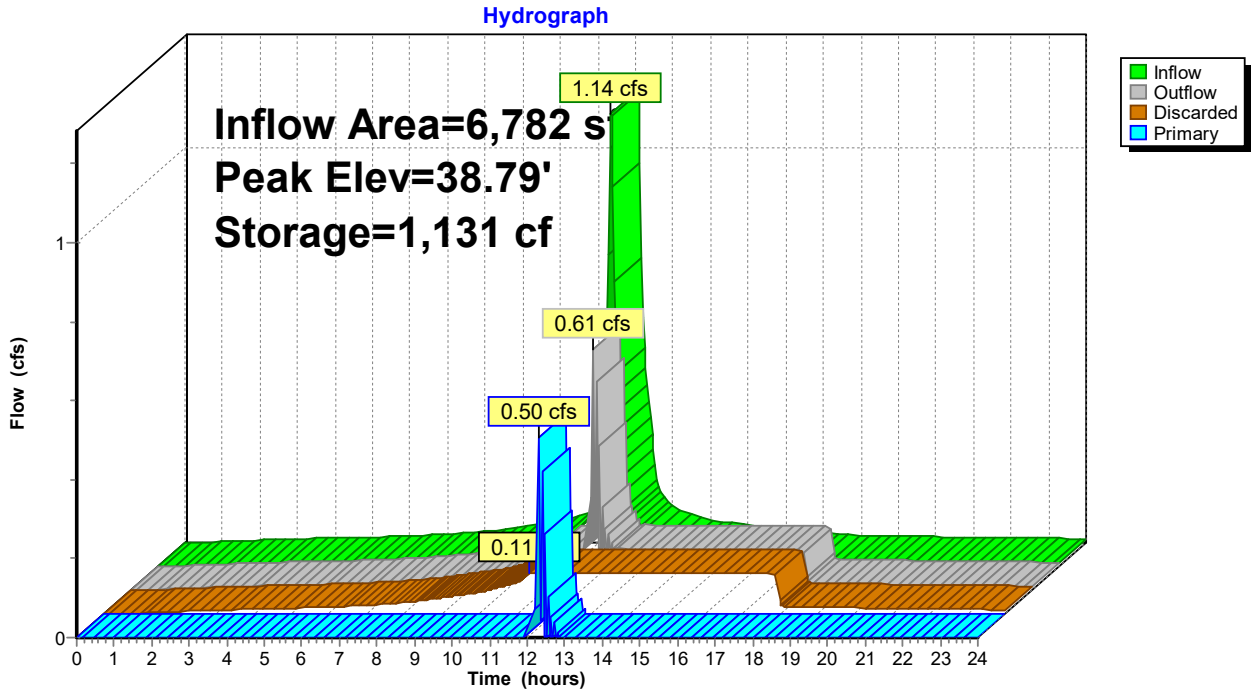
Volume	Invert	Avail.Storage	Storage Description
#1	36.50'	254 cf	**42.00'W x 18.00'L x 2.00'H Stone** 1,512 cf Overall - 877 cf Embedded = 635 cf x 40.0% Voids
#2	36.50'	877 cf	**37.50'W x 14.00'L x 1.67'H 24" Concrete Galleries** Inside #1
		1,131 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	38.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	36.50'	**6.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.11 cfs @ 11.32 hrs HW=36.52' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.50 cfs @ 12.32 hrs HW=38.78' (Free Discharge)
└**1=Orifice/Grate** (Orifice Controls 0.50 cfs @ 2.54 fps)

Pond 3P: 48" Concrete Galleries



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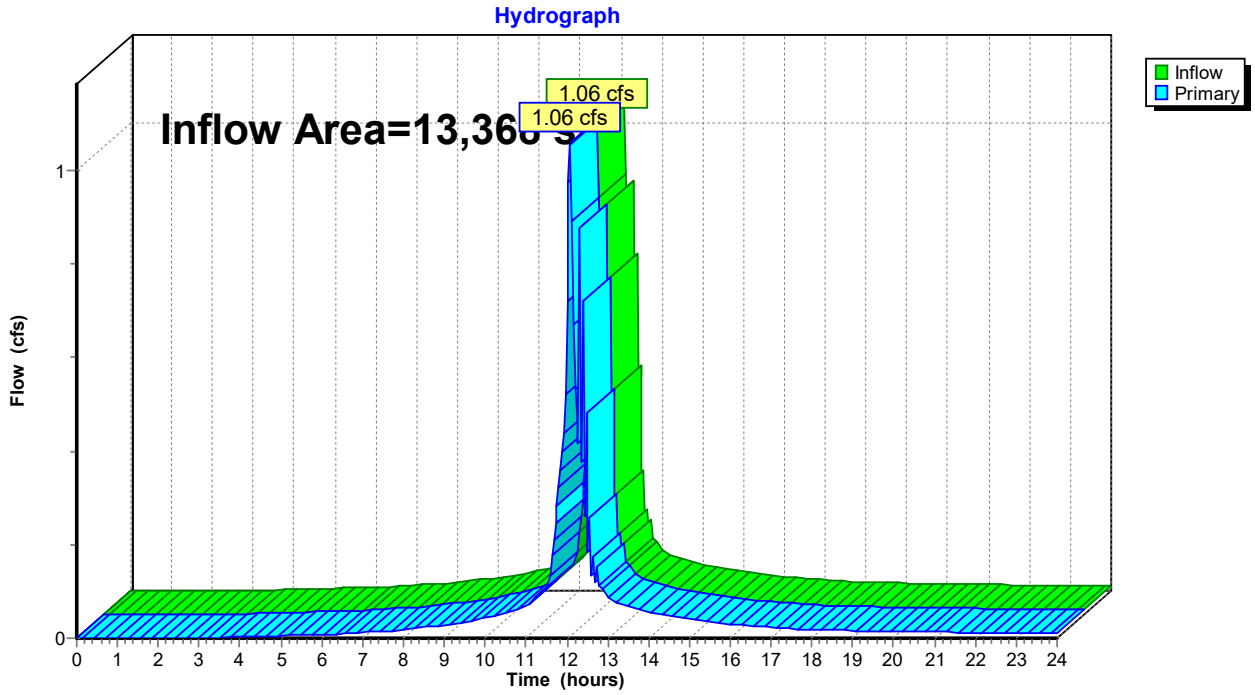
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,368 sf, 74.27% Impervious, Inflow Depth > 3.27" for 50 Year event
Inflow = 1.06 cfs @ 12.07 hrs, Volume= 3,648 cf
Primary = 1.06 cfs @ 12.07 hrs, Volume= 3,648 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

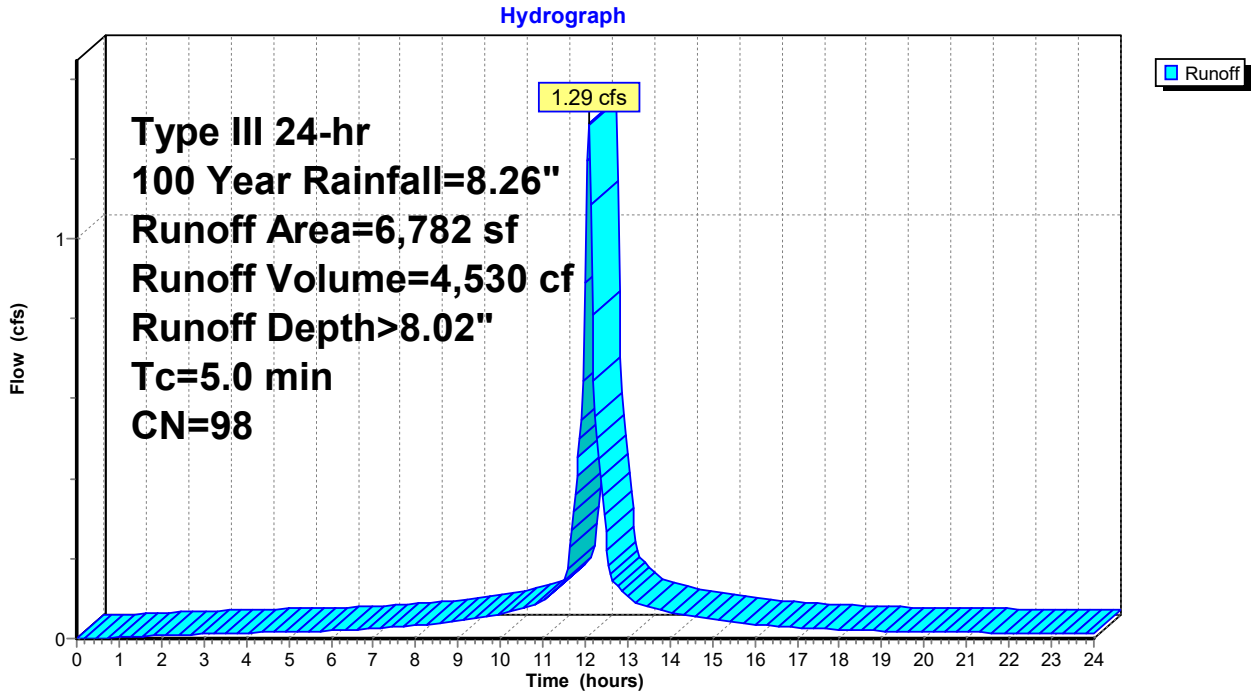
Runoff = 1.29 cfs @ 12.07 hrs, Volume= 4,530 cf, Depth> 8.02"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100 Year Rainfall=8.26"

	Area (sf)	CN	Description
*	4,264	98	Driveway
*	2,518	98	Portion of Buildings roof
	6,782	98	Weighted Average
	6,782		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

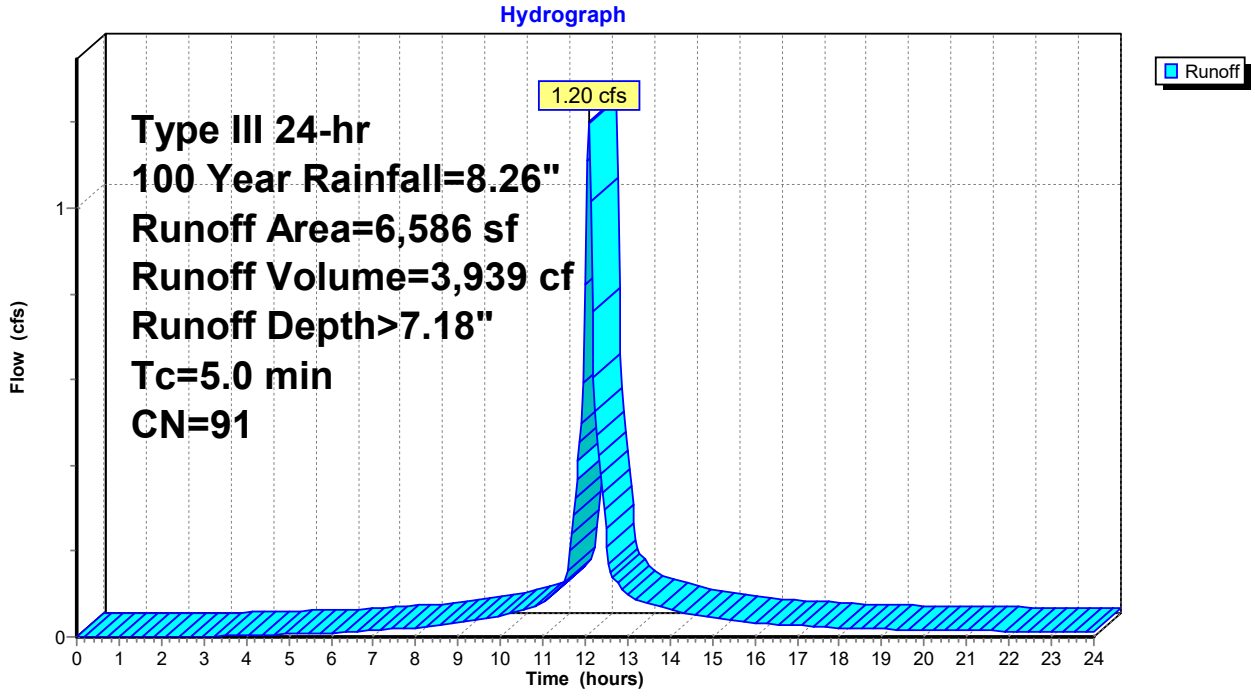
Runoff = 1.20 cfs @ 12.07 hrs, Volume= 3,939 cf, Depth> 7.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 100 Year Rainfall=8.26"

	Area (sf)	CN	Description
*	2,546	98	Buildings
*	600	98	Walks/Stairs
	3,440	84	50-75% Grass cover, Fair, HSG D
	6,586	91	Weighted Average
	3,440		52.23% Pervious Area
	3,146		47.77% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 3P: 48" Concrete Galleries

Inflow Area = 6,782 sf,100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 1.29 cfs @ 12.07 hrs, Volume= 4,530 cf
Outflow = 0.80 cfs @ 12.21 hrs, Volume= 4,529 cf, Atten= 38%, Lag= 8.0 min
Discarded = 0.11 cfs @ 11.24 hrs, Volume= 4,074 cf
Primary = 0.70 cfs @ 12.21 hrs, Volume= 455 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 39.04' @ 12.21 hrs Surf.Area= 756 sf Storage= 1,131 cf

Plug-Flow detention time= 64.1 min calculated for 4,522 cf (100% of inflow)
Center-of-Mass det. time= 63.7 min (803.3 - 739.5)

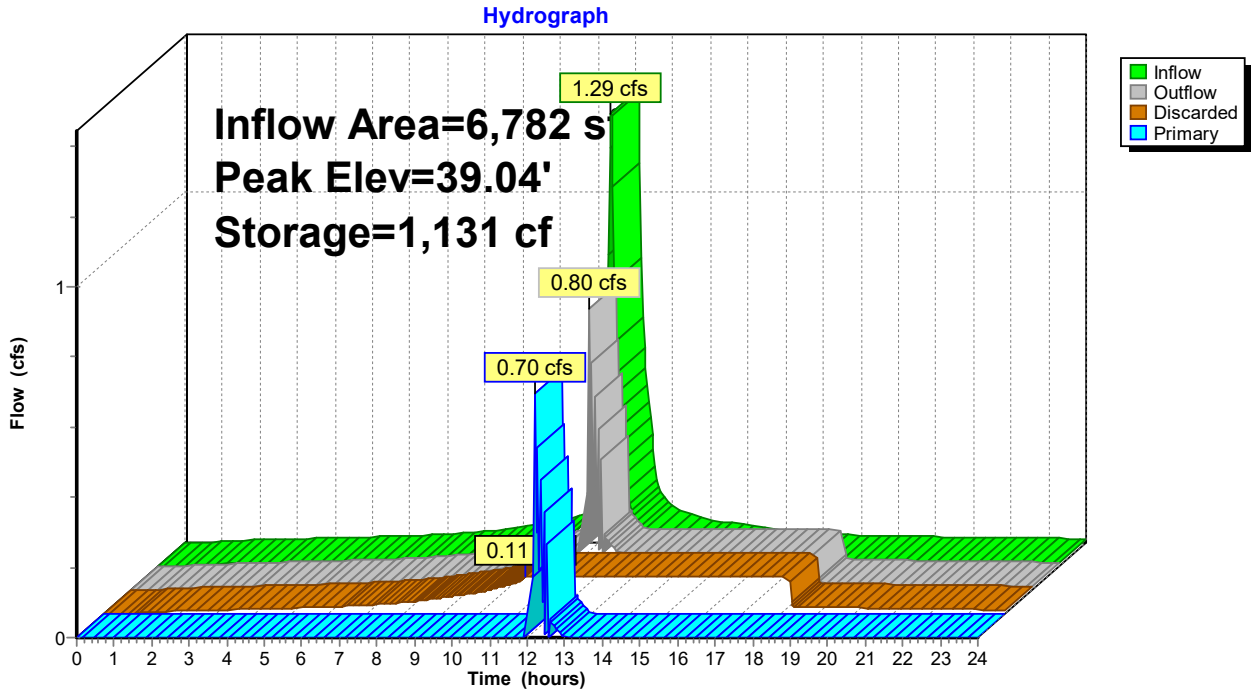
Volume	Invert	Avail.Storage	Storage Description
#1	36.50'	254 cf	**42.00'W x 18.00'L x 2.00'H Stone** 1,512 cf Overall - 877 cf Embedded = 635 cf x 40.0% Voids
#2	36.50'	877 cf	**37.50'W x 14.00'L x 1.67'H 24" Concrete Galleries** Inside #1
		1,131 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	38.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Discarded	36.50'	**6.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.11 cfs @ 11.24 hrs HW=36.52' (Free Discharge)
2=Exfiltration (Exfiltration Controls 0.11 cfs)

Primary OutFlow Max=0.65 cfs @ 12.21 hrs HW=38.97' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.65 cfs @ 3.32 fps)

Pond 3P: 48" Concrete Galleries



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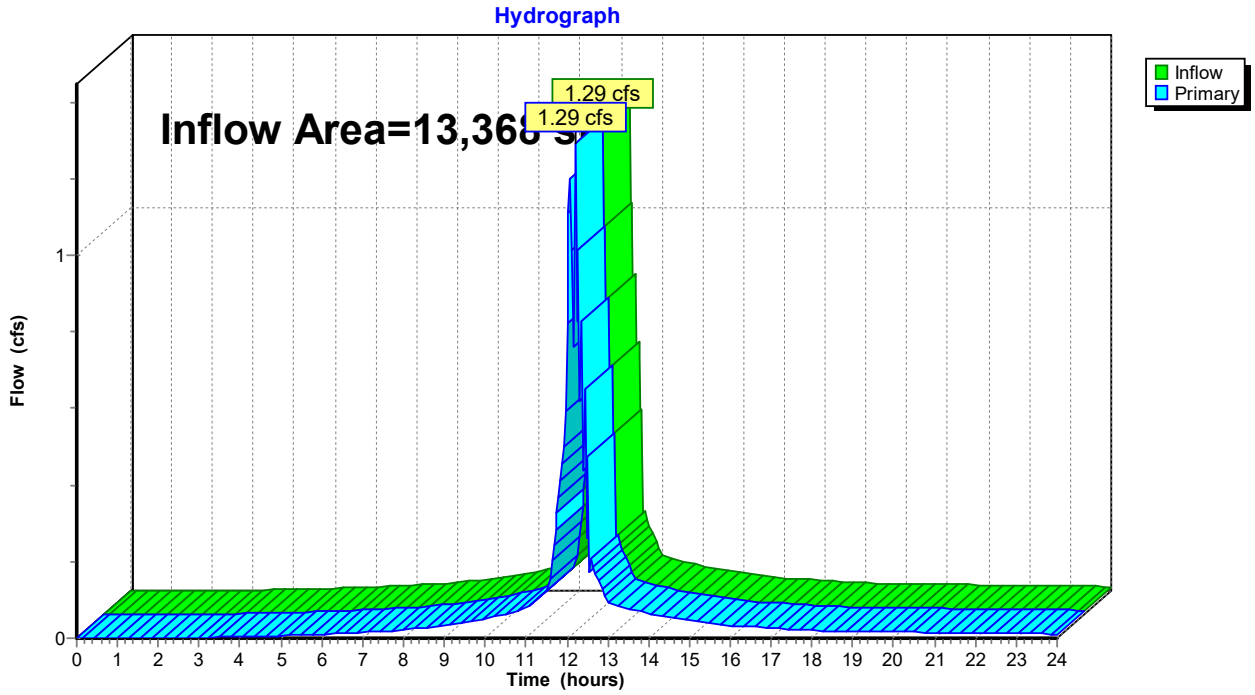
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,368 sf, 74.27% Impervious, Inflow Depth > 3.94" for 100 Year event
Inflow = 1.29 cfs @ 12.20 hrs, Volume= 4,394 cf
Primary = 1.29 cfs @ 12.20 hrs, Volume= 4,394 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph



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APPENDIX D

OPERATIONS AND MAINTENANCE PLAN

Operations and Maintenance Plan

35 Chapel Street, Norwalk, Connecticut

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 35 Chapel Street, Norwalk*, Connecticut* 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 Inlet/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. 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)

35 Chapel Street, Norwalk, Connecticut

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)

35 Chapel Street, Norwalk, Connecticut

Drainage Outfalls/Splash Pads/Scour Holes/Level Spreaders:

- Have all drainage outlets been cleared of debris? ☐ Yes ☐ No ☐ N/A
- Have all outlet protections been inspected/repaired? ☐ Yes ☐ No ☐ N/A
- Have all erosion issues been repaired? ☐ Yes ☐ No ☐ N/A

Notes:

Drywells and Infiltration Systems:

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

Notes:

Roof Gutters:

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

Notes:

Operations and Maintenance Log (Page 3 of 3)

35 Chapel Street, Norwalk, Connecticut

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

Signature of Inspector: **Date:**

EXHIBIT E

FEMA – Federal Emergency Management Agency

FIRM – Insurance Rate Map

National Flood Hazard Layer FIRMette

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/9/2026 at 2:10 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX F

Soil Testing

Deep Tests, Percolation Tests

& Infiltration Tests

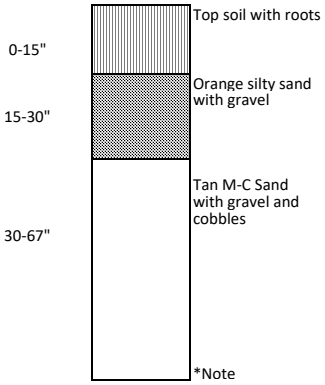
35 Chapel St, Norwalk, CT 06850

FE25-2018

12/1/2025

DEEP TEST **DT 101-25**

DEPTH 67 Inches 5.6 Feet



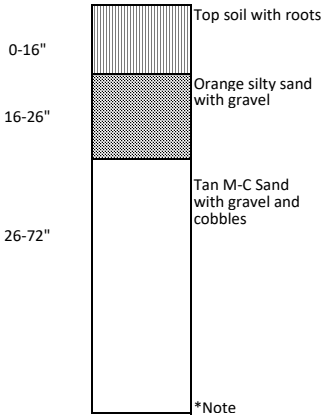
Mottling No

Water No

Ledge No

DEEP TEST **DT 102-25**

DEPTH 72 Inches 6. Feet



Mottling No

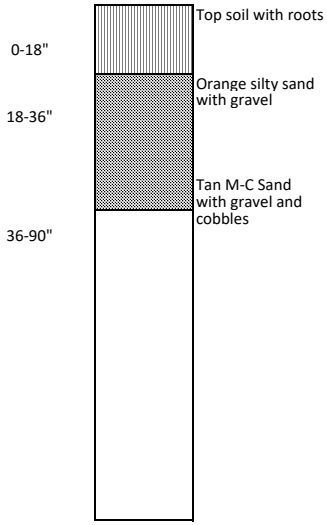
Water No

Ledge No

*Note: It is possible to go deeper with a bigger machine

DEEP TEST **DT 103-25**

DEPTH 90 Inches 7.5 Feet



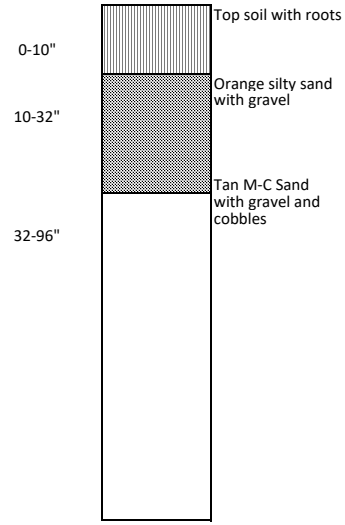
Mottling No

Water No

Ledge No

DEEP TEST **DT 104-25**

DEPTH 96 Inches 8. Feet



Mottling No

Water No

Ledge No

35 Chapel St, Norwalk, CT 06850

FE25-2018

12/1/2025

Note: All holes pre-soak for a least 1 hour

PERCOLATION HOLE = PT-101-25

Depth = 40 IN 3.3 FT

Soak Test

Time	Reading in	Fall in
11:06 AM	14 1/2	
11:07 AM	15 1/2	1
11:08 AM	18	2 1/2
11:09 AM	20 1/2	2 1/2
11:10 AM	22 1/2	2
11:11 AM	24	1 1/2
11:12 AM	26	2
11:13 AM	26 1/2	1/2
11:14 AM	27	1/2

Percolation Rate= 0.64 min./in

93 3/4 in/hr

PERCOLATION HOLE = PT-102-25

Depth = 50 4.2 FT

Soak Test

Time	Reading in	Fall in
11:18 AM	4	
11:19 AM	12	8
11:20 AM	15	3
11:21 AM	17 1/2	2 1/2
11:22 AM	19	1 1/2
11:23 AM	19 1/2	1/2
11:24 AM	7 1/2	REFILL
11:25 AM	12	4 1/2
11:26 AM	15	3
11:27 AM	17	2
11:28 AM	18 1/2	1 1/2
11:29 AM	20 1/2	2
11:30 AM	21	1/2
11:34 AM	3	REFILL
11:35 AM	9 1/2	6 1/2
11:36 AM	12 1/2	3
11:37 AM	16	3 1/2
11:38 AM	17 1/2	1 1/2
11:39 AM	19	1 1/2

Percolation Rate= 0.36 min./in

168 3/4 in/hr

PERCOLATION HOLE = PT-103-25

Depth = 40 IN 3.3 FT

Soak Test

Time	Reading in	Fall in
11:48 AM	15	
11:49 AM	19	4
11:50 AM	21	2
11:51 AM	24	3
11:52 AM		
11:53 AM	27	27
12:24 PM	18	REFILL
12:25 PM	21 1/2	3 1/2
12:26 PM	23	1 1/2
12:27 PM	25	2
12:28 PM	26	1
12:29 PM	28	2
12:30 PM	28 1/2	1/2
12:32 PM	18	REFILL
12:33 PM	21	3
12:34 PM	22 1/2	1 1/2
12:35 PM	25	2 1/2
12:36 PM	26	1
12:37 PM	27	1

Percolation Rate= 0.27 min./in

222 in/hr

PERCOLATION HOLE = PT-104-25

Depth = 46 3.8 FT

Soak Test

Time	Reading in	Fall in
12:08 PM	16	
12:09 PM	21	5
12:10 PM	24	3
12:11 PM	26	2
12:12 PM	27	1
12:13 PM	28	1
12:14 PM	29	1
12:15 PM	30	1
12:16 PM	19	REFILL
12:17 PM	23	4
12:18 PM	24	1
12:19 PM	25	1
12:20 PM	26	1

Percolation Rate= 0.52 min./in

114 5/9 in/hr

Docusign Envelope ID: 24C9FBF3-8C51-4A62-89DC-4830FD6B41BE

WOFSEY ROSEN

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

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 **35 Chapel LLC's** behalf on any and all land use applications and approvals concerning property located at **35 Chapel Street, Norwalk, Connecticut.** 35 Chapel LLC is the contract purchaser of said property. This authorization includes but is not limited to the preparation and filing of a CAM Application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

35 CHAPEL LLC

DocuSigned by:
Brant Behr
4480B6FC279640F...

By: Brant Behr, duly authorized

Dated: 3/10/2026

WOFSEY ROSEN

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

AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained to act 35 Chapel LLC's behalf on any and all land use applications and approvals concerning property located at 35 Chapel Street, Norwalk, Connecticut. 35 Chapel LLC is the contract purchase of above-referenced property.

The owner of said property is Commerce Street, LLC. **Commerce Street, LLC hereby authorizes 35 Chapel LLC to file land use applications concerning property located at 35 Chapel Street, Norwalk.** This authorization includes but is not limited to the preparation and filing of a CAM Application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

Commerce Street, LLC

Donald Vincent Capone

By: Donald Vincent Capone, Member, duly authorized

Dated: 3/12/2026

_____

By: Lou Capone, Member, duly authorized

Dated: 3/12/2026

WOFSEY ROSEN

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

AUTHORIZATION

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The owner of said property is Commerce Street, LLC. **Commerce Street, LLC hereby authorizes 35 Chapel LLC to file land use applications concerning property located at 35 Chapel Street, Norwalk.** This authorization includes but is not limited to the preparation and filing of a CAM Application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

Commerce Street, LLC

_____

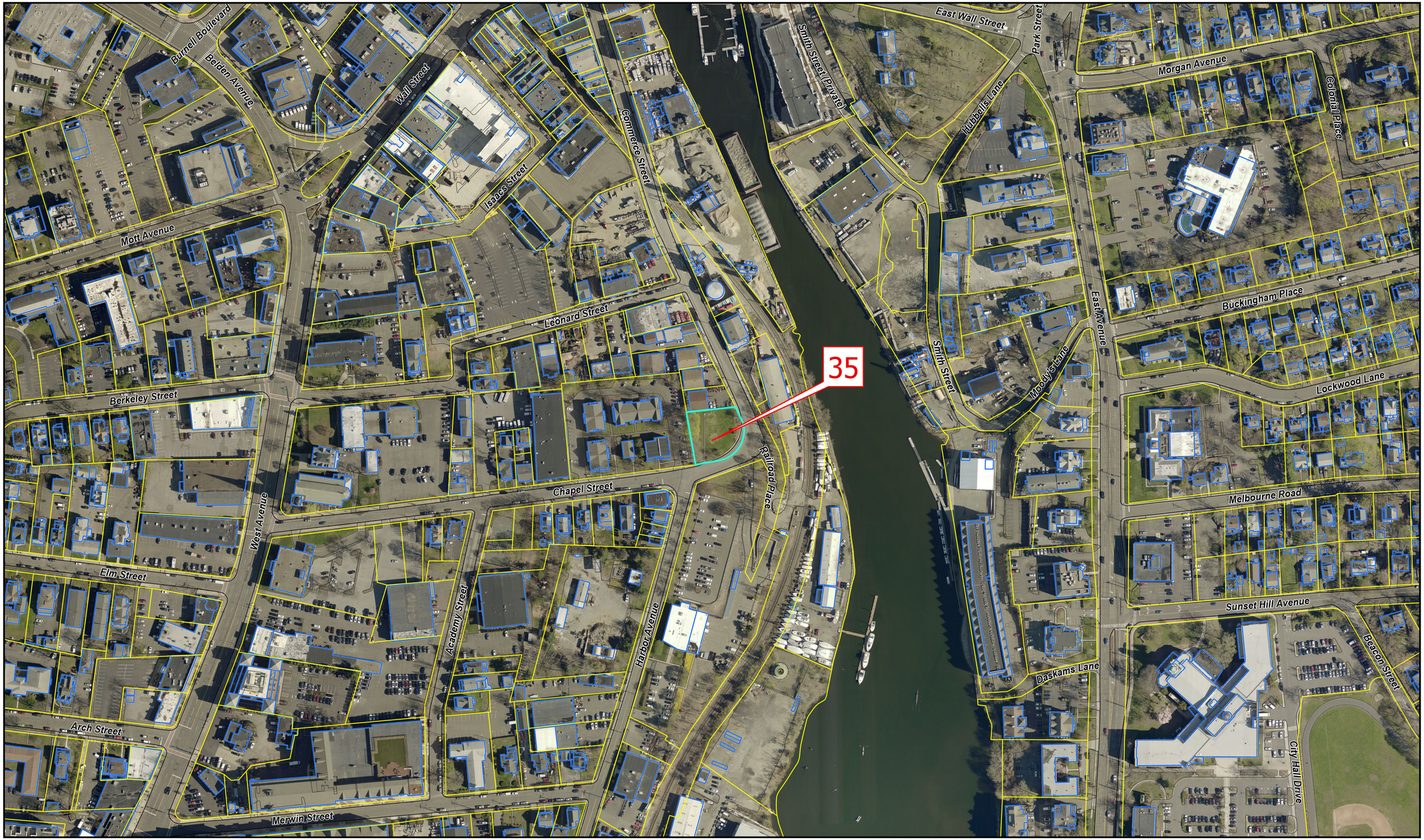
By: Donald Vincent Capone, Member, duly authorized

Dated: 3/12/2026

_____

By: Lou Capone, Member, duly authorized

Dated: 3/12/2026



N
W E
S

0 50 100 200
Feet
SCALE: 1" = 100'

35 CHAPEL STREET

1-28-12-0

Aerial photographs taken April, 2019

SEAL OF THE CITY OF NORWALK
E PLURIBUS UNUM
INCORPORATED 1913

Document Name: Aerial Image Request

BFJ Planning

MEMORANDUM

To: Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish FAICP, Principal
Suzanne Goldberg AICP, Senior Planner
BFJ Planning
Robert Rich, Design Advisor

Subject: Design Review of 35 Chapel Street, Norwalk, CT

Date: April 20, 2026

APPLICANT INTRO: THE FOLLOWING PROVIDES A COMPREHENSIVE RESPONSE TO EACH COMMENT RAISED IN THE BFJ PLANNING PEER REVIEW MEMO DATED APRIL 20, 2026. WE HAVE MADE EVERY EFFORT TO ADDRESS THE DESIGN REVIEWER'S RECOMMENDATIONS WHILE WORKING WITHIN THE SIGNIFICANT CONSTRAINTS IMPOSED BY THE LOT'S CURVATURE, FIRE DEPARTMENT REQUIREMENTS, UTILITY PROVIDER SPECIFICATIONS, AND THE ZONING AND TMP SETBACK REQUIREMENTS PREVIOUSLY REVIEWED AND APPROVED. OUR RESPONSES APPEAR IN RED FOLLOWING EACH COMMENT

Introduction:

BFJ Planning has been tasked with reviewing an application at 35 Chapel Street in Norwalk, CT. The following peer review covers design, yet this memo does not examine zoning compliance, traffic access, and engineering. The Applicant proposes the construction of eight townhouse-style residential units, five of which have frontage on the public right-of-way.

This project site is located within the Wall Street-West Avenue Redevelopment Area. The following memo examines the application's compliance with the Wall Street- West Avenue Redevelopment Area's Design Guidelines and provides recommendations for the design to be more compatible with the traditional architecture of nearby existing residences.

1. Overall Building Design

The overall design of the units should be reconsidered to better align with the design of the surrounding buildings. Figures 1 and 2 illustrate the architectural character of adjacent structures on Chapel Street, which should serve as a reference. The buildings should incorporate porch treatments that reflect these existing buildings, potentially replacing the proposed decks and porches with more traditional entrances (DECKS REMOVED. MORE TRADITIONAL GABLE PORCHES ADDED). Handrails should be revised to a more traditional style, consistent with those shown in Figures 1 and 2, including on the porches, and a handrail should be provided at the steps adjacent to Unit 5 (WHITE HANDRAILS ADDED. TMP HAS SPECIFICALLY REQUESTED THIN RAILS NOT TO IMPEDE SIGHTLINES).

The color palette should be reconsidered to include a variety of more traditional colors and the possible addition of white trim for windows, corner boards, porches, and railings (THREE BUILDINGS ARE DIFFERENT COLORS — BLUE, WHITE AND GREY. WHITE WINDOW GRILLS, WHITE CORNER BOARDS, PORCHES AND RAILINGS ADDED). The entrance projections should match the color of the units (ENTRANCE COLOR MATCHES UNITS). The design of windows should be updated to better reflect the traditional style (TRADITIONAL WINDOWS ADDED), and the configuration of dormers should be reevaluated to provide some variation (EXTRA DORMER WINDOW ADDED). The Applicant should specify all building materials, including foundations, porches, and steps. (SEE PAGE 8 OF EACH DRAWING WHICH SHOWS THE ELEVATION AND SPECIFIES ALL BUILDING MATERIALS INCLUDING FOUNDATIONS, PORCHES AND STEPS.)

Figure 1: Adjacent Buildings on Chapel Street

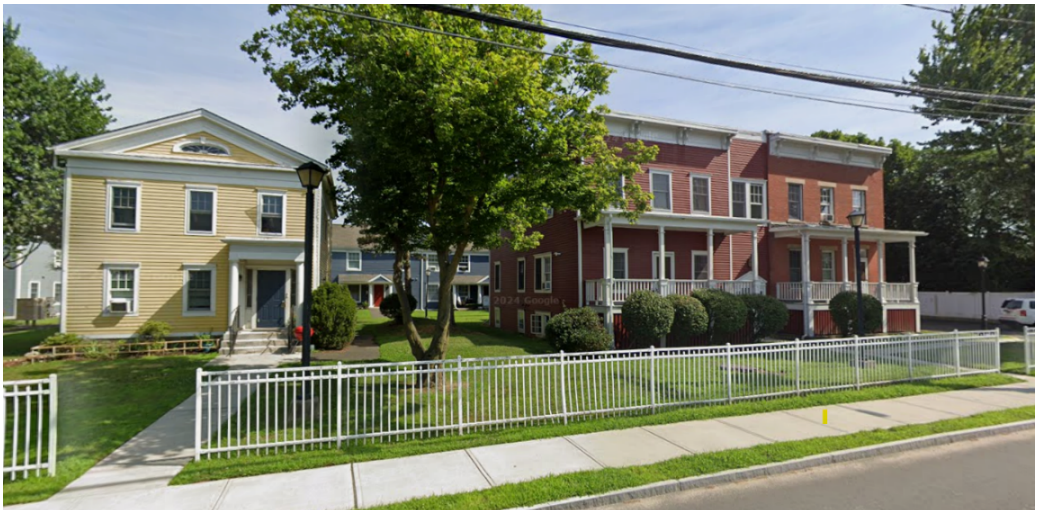


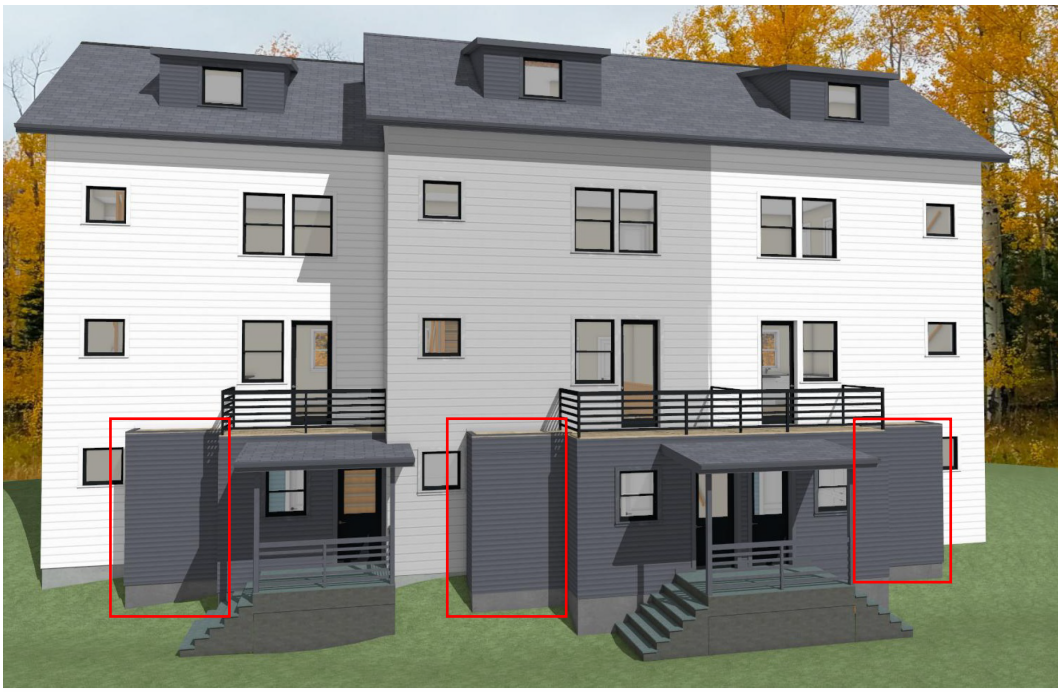
Figure 2: Adjacent Buildings on Chapel Street

2. Building Facades and Windows

The front façade should be simplified. The areas highlighted in Figure 3 could be removed to create a more unified building mass. Figure 4 demonstrates how this could be achieved on the first-floor plan. (AS DISCUSSED IN THE PRELIMINARY MEETING, THE BUILDING FOOTPRINT CANNOT BE MATERIALLY CHANGED. DUE TO THE CURVATURE OF THE LOT AND THE REQUIREMENT TO COMPLY WITH THE ZONING SETBACK (12 FOOT MAXIMUM) AND THE TMP SETBACK (10 FOOT MINIMUM), THERE IS A VERY TIGHT AREA IN WHICH TO BUILD. SEE THE GREY AREA ON THE DEVELOPMENT PLAN WHICH DEPICTS THIS CONSTRAINT. EACH UNIT AND ENTRANCE BOX, ALONG WITH THE STREET SCREEN, HAS BEEN SPECIFICALLY DESIGNED TO MEET THE 60% MINIMUM FRONTAGE BUILDOUT ZONING REQUIREMENT AND THE ZONING AND TMP SETBACK REQUIREMENTS. SEE THE FRONTAGE CALCULATION TABLE ON THE BOTTOM RIGHT OF THE DEVELOPMENT PLAN FOR ADDITIONAL DETAIL.)

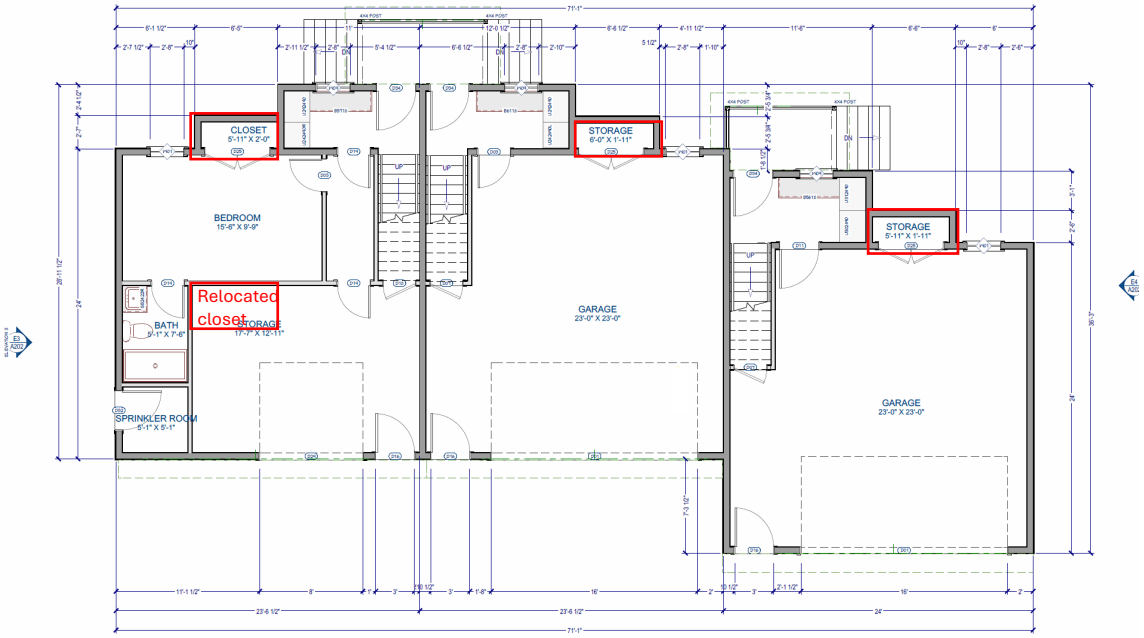
Gutters and downspouts should also be clarified in the drawings, as this will impact the front façade. (SEE RENDERINGS AND CIVIL PLANS FOR GUTTERS AND DOWNSPOUTS.)

Figure 3: Rendering of Facades on Units 3-5



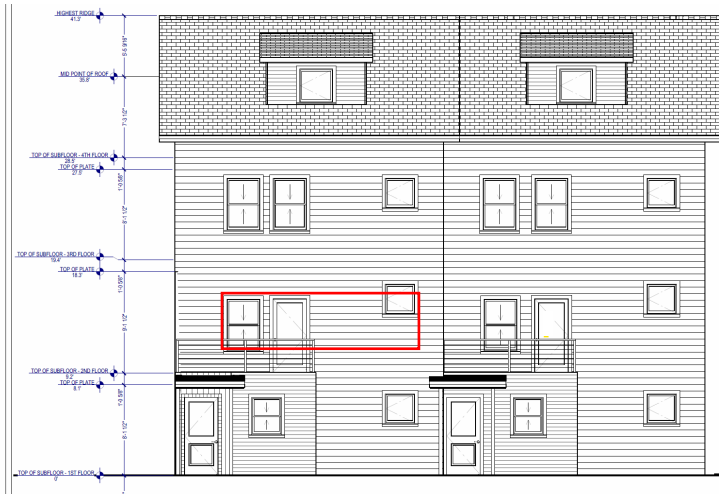
To simplify the front facade, the Applicant could eliminate the storage closets shown in Unit 3 and 4 (highlighted in Figure 4). Additionally, the closet could be removed from Unit 5 and relocated to the storage area within the unit. Windows could then be added to this wall, as this is the only bedroom on the ground floor. (THE STORAGE CLOSETS ON UNITS 3, 4 AND 5 CANNOT BE REMOVED OR RELOCATED. SEE ABOVE FOR FULL EXPLANATION OF LOT AND ZONING CONSTRAINTS.)

Figure 4: First-Floor Plan



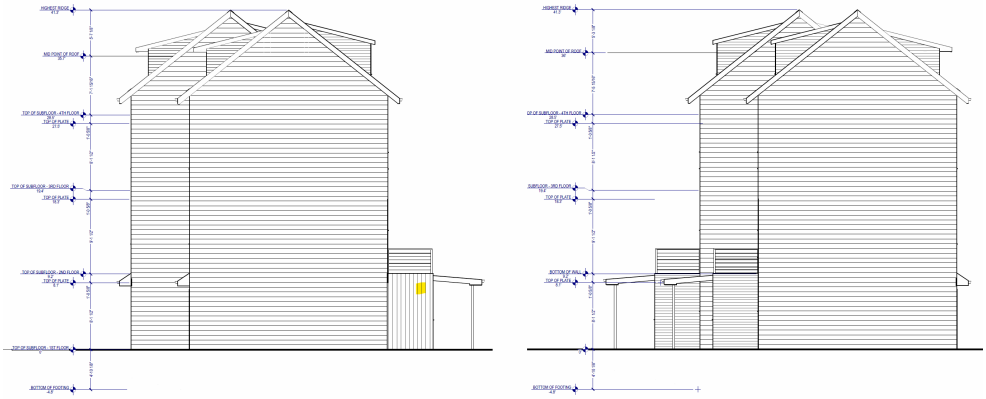
The location and size of windows should be coordinated (WINDOWS HAVE BEEN UPDATED AND COORDINATED. THE SMALL WINDOWS NOTED ARE LOCATED ON THE STAIR LANDING PLATFORM WHICH HAS A DIFFERENT FLOOR ELEVATION THAN THE KITCHEN AND LIVING ROOM. THIS EXPLAINS WHY THOSE WINDOWS ARE NOT HORIZONTALLY ALIGNED WITH THE LARGER WINDOWS ON THE FIRST FLOOR. THE STAIRCASE WINDOWS HAVE BEEN KEPT SMALLER FOR SAFETY REASONS AND WILL REQUIRE TEMPERED GLASS AS REQUIRED). Eliminating the decks will allow for better spacing and placement of the windows. Figure 5 shows the South Elevation of Units 1 and 2. As highlighted in red, the windows are positioned at inconsistent heights. The windows and stair levels should be coordinated with the stair landings (SEE ABOVE). Window sizes could be increased at the living room level (DECK DOOR REMOVED. LARGER WINDOWS ADDED AT LIVING ROOM LEVEL). Generally, traditional rectangular windows are preferred to square windows (SMALL SQUARE WINDOWS CHANGED TO SMALL RECTANGULAR WINDOWS)

Figure 5: South Elevation of Units 1 and 2



Windows should be added to the West and East sides of Units 1 and 2. Windows would both enhance the quality for residents and provide visual interest on the currently blank facades. (SIDE WINDOWS ADDED TO WEST AND EAST ELEVATIONS OF UNITS 1 AND 2.)

Figure 6: West and East Elevation of Units 1 and 2

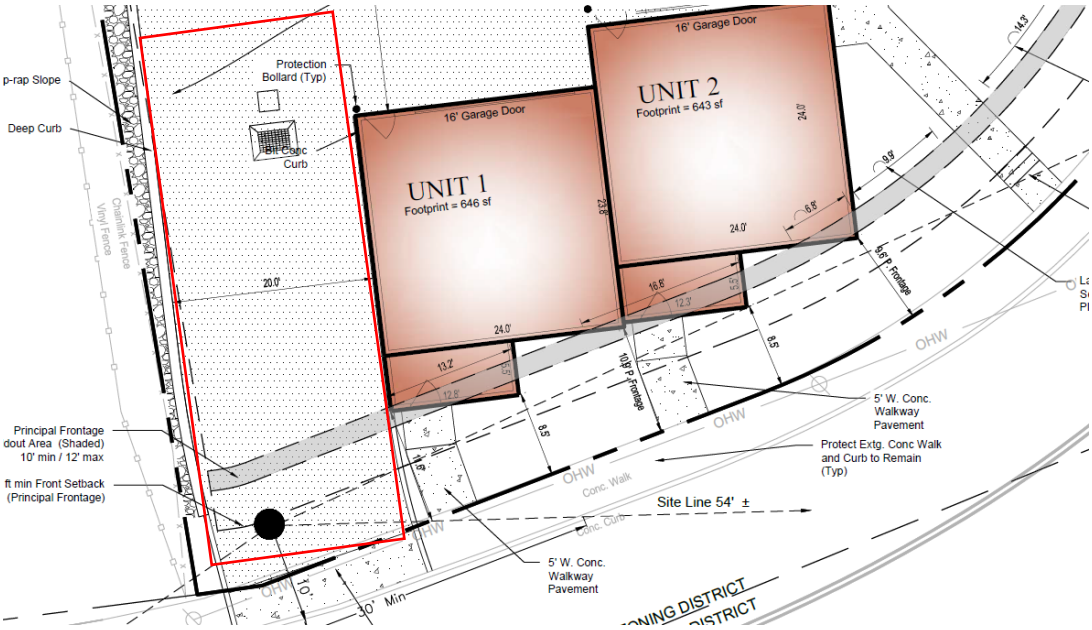


3. Landscaping and Paving

The proposed parking area is paved entirely in asphalt. A secondary paving material, such as pavers, could be introduced to break up the expanse of asphalt and articulate the entrances to units. (PAVERS ADDED AT UNIT ENTRANCES. SEE DEVELOPMENT PLAN.) Additionally, has any parking been provided for unit 5? (NO PARKING REQUIRED FOR UNIT 5)

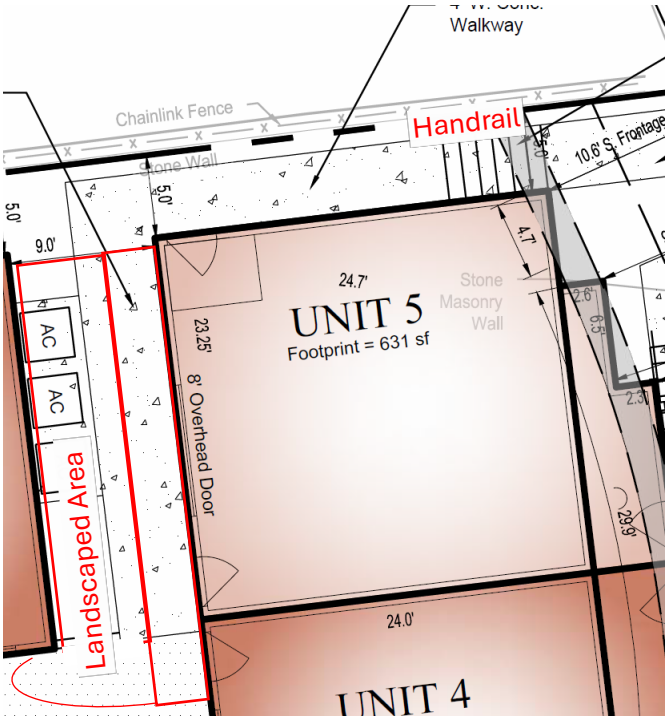
The driveway into the site is currently 20 feet wide. The width could be reduced by two feet on each side, totaling a width of 16 feet. (THE FIRE DEPARTMENT REQUIRES A MINIMUM 20 FOOT DRIVEWAY WIDTH. A REDUCTION TO 16 FEET IS NOT PERMITTED. DOCUMENTATION FROM THE FIRE DEPARTMENT IS AVAILABLE UPON REQUEST.)

Figure 7: Driveway



A five-foot-wide concrete walkway is proposed behind Unit 5. The Applicant should consider narrowing this walkway to four feet to provide for more landscaping (see Figure 8). (WALKWAY BEHIND UNIT 5 NARROWED FROM 5 FEET TO 4 FEET AS REQUESTED).

Figure 8: Proposed Landscaping Next to Unit 5



Section D of the Site Design chapter of the Design Guidelines states that building landscaping "should be used to soften building edges, building entries and plaza areas and mitigate or screen less desirable parts of a building façade," and that streetscape planting "should be used to enhance public sidewalks and create a relationship between the building and the pedestrian realm."

Additionally, the Design Guidelines identify the intersection of Chapel and Commerce Street as a connecting corridor, stating, "The overall objective for streetscape and building design along these corridors is to create a lively pedestrian experience that encourages activity, creates a sense of place and fosters a sense of community within the neighborhood." Therefore, special attention should be paid to the landscaping along this property to enhance the pedestrian experience.

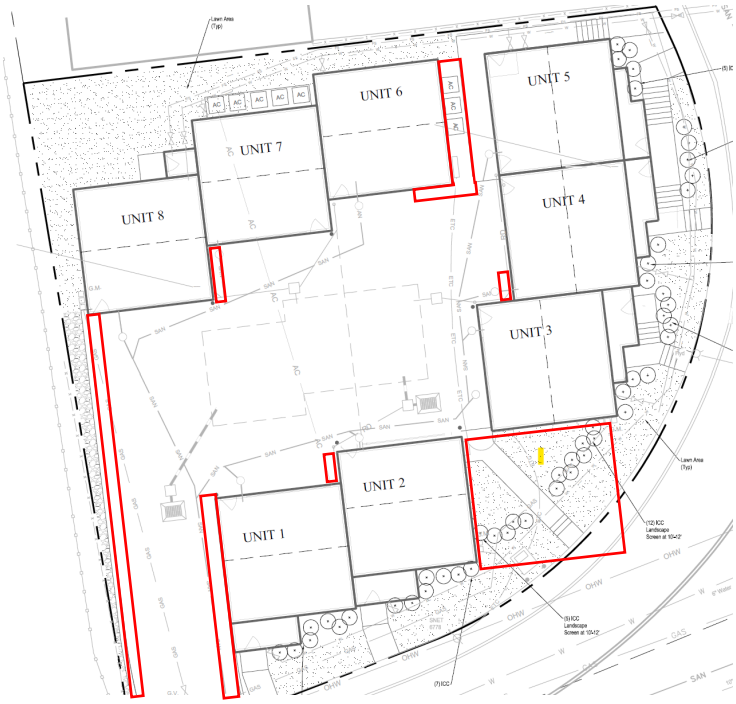
As currently proposed, the Landscape Plan shows uniform rows of rhododendron (24"-30" in height) and compact Japanese holly (24"-36" in height) along the edge of the site. The Applicant should provide more species of plantings varying in size to break up the landscaping and enhance visual interest. Adequate spacing for plantings should be considered. (MORE SPECIES OF PLANTINGS WITH VARYING HEIGHTS AND SPACING HAVE BEEN ADDED. SEE REVISED LANDSCAPE PLANS.)

In addition, Section D of the Design Guidelines, states that there should be "minimum one tree per 20 feet of sidewalk length." Due to the configuration of the site, this is not feasible. However, the area highlighted in red in Figure 9 is a potential location for street trees between Units 2-3 with one tree on either side of the walkway. (TWO STREET TREES ADDED ON EACH SIDE OF THE WALKWAY BETWEEN UNITS 2 AND 3 AS REQUESTED.)

Other potential areas for landscaping next to the units are highlighted in red as well. This includes the area on either side of the reduced driveway, as well as next to Unit 5 with the reduced walkway. The Applicant should provide a revised Landscape Plan incorporating these revisions. (GIVEN THE FIRE DEPARTMENT REQUIREMENT

FOR A 20 FOOT DRIVEWAY, PLANTING BEDS ADJACENT TO THE DRIVEWAY ARE NOT FEASIBLE DUE TO PLOWING, MAINTENANCE AND ACCESS CONSTRAINTS. PLANTER BOXES HAVE BEEN ADDED AS AN ALTERNATIVE SOLUTION. SEE PLANS.)

Figure 9: Landscape Plan



4. Lighting

Section F of the Site Design chapter of the Design Guidelines states, "An integrated lighting plan should be provided as part of all development applications, addressing both on site and directly adjacent off-site needs for pedestrians, vehicles, building entries and parking areas and should be considerate of neighboring properties." The Applicant should submit a detailed Lighting Plan, including for the parking area, building entrances, and sidewalks. (SEE LANDSCAPING AND LIGHTING PLAN)

5. Signage and Mailboxes

The Applicant should specify mailboxes and unit numbers and locate them on a plan. (UNIT NUMBERS AND MAILBOXES ADDED TO CIVIL PLANS AND RENDERINGS).

6. Utilities

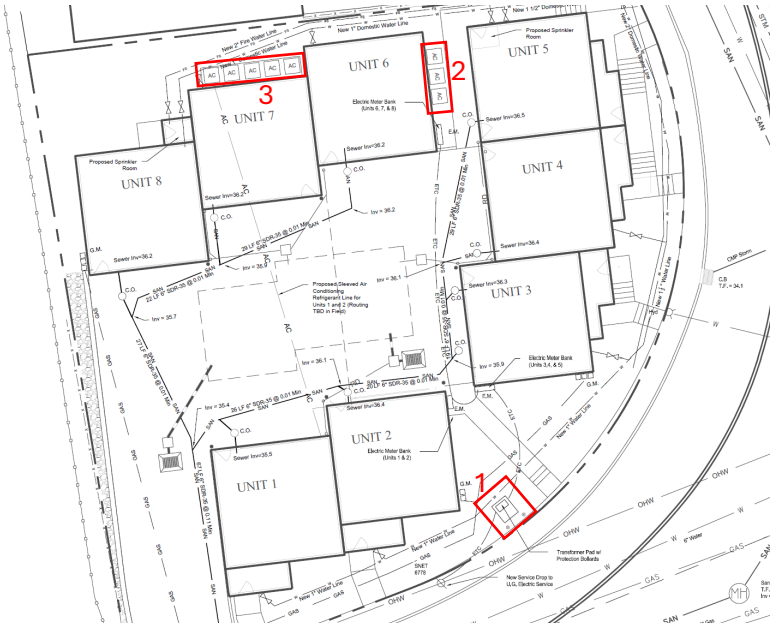
Item 1 in Figure 10 shows the proposed location of a transformer along the edge of the site in front of Unit 2. (THE TRANSFORMER HAS BEEN RELOCATED FURTHER FROM THE SIDEWALK AND SURROUNDED BY LANDSCAPING. PLEASE NOTE THAT THE FINAL LOCATION WILL ULTIMATELY BE DETERMINED BY EVERSOURCE.) Section D of the Design Guidelines states that landscape buffers and decorative fences should be used to "conceal parking, dumpsters, recycling areas, staging areas, utilities and other outdoor equipment or service uses from pedestrian

views." If possible, the transformer should be moved back from the sidewalk. Landscaping and screening around the transformer should be added as buffering from the sidewalk.

Figure 4 also shows the proposed location of gas meters along Units 2 and 3. If possible, these gas meters should be moved further from the street. (GAS METERS ARE SCREENED BY 6 FOOT ILEX HEDGES BETWEEN UNITS 2 AND 3 AND ARE NOT VISIBLE FROM THE STREET. THE METERS HAVE BEEN RELOCATED AS REQUESTED WHERE FEASIBLE GIVEN ELECTRICAL PANEL AND MECHANICAL SYSTEM CONSTRAINTS. SEE DRAWINGS.)

The number and location of air conditioning units is not consistent across drawings and should be coordinated. Items 2 and 3 in Figure 10 highlight the air conditioning units to be relocated. If possible, the units should be relocated behind buildings 7 and 8 to reduce noise and improve the view from Unit 5. The air conditioning units could also be buffered with landscaping around them if they are closer to the lot line. The relocation of the air conditioning units could also allow for more landscaping adjacent to Unit 6 (see Figure 9). (AFTER SOME ADDITIONAL RESEARCH IS NOT VERY SUB OPTIMAL TO ATTEMPT TO PROVIDE UNDERGROUND CONDUIT THAT GOES UNDER THE ENTIRE DRIVEWAY, THROUGH THE DRAINAGE SYSTEM, UNDER THE FOUNDATION OF UNITS 7 FOR BOTH THE ELECTRICAL AND REFRIGERANT LINE. IT WOULD BE COST-PROHIBITIVE AND ULTIMATELY WOULD LEAD TO A VERY INEFFICIENT SYSTEM. HOWEVER, I HAVE FOUND AN ALTERNATIVE THAT SHOULD RESOLVE ALL YOUR CONCERNS. GIVEN THERE IS NO ACCESSORY SECONDARY SETBACK LINE, WE WERE ABLE TO RELOCATE THE COMPRESSORS FOR UNITS 1 AND 2 GO NEXT TO UNIT 2, AND THE COMPRESSORS FOR UNIT 3, 4 & 5 TO GO NEXT TO UNIT 3. THESE COMPRESSORS WILL BE SHIELDED BY THE 6' HEDGES FROM THE STREET AND WILL ALSO BE ENCASED WITH LATICE FENCE. PLEASE NOTE I HAVE CHANGED THE SYSTEMS FROM HVAC TO MINI SPLIT. IMPORTANTLY FOR ME, THIS IS A MUCH BETTER LOCATION FOR INSTALLATION AND SYSTEM EFFICIENCY.)

Figure 10: Utility Locations



7. Trash Storage and Collection

The submission does not indicate how trash will be collected. The Applicant should provide a description of this process, as well as the proposed location for trash containers, trash storage, and pick-up for the garbage truck. (SEE DEVELOPMENT PLAN. EACH UNIT WILL STORE TWO TOTERS IN THEIR GARAGE AND PLACE IN FRONT OF ENTRY DOOR FOR WEEKLY PICK UP.)

8. Coordination of Drawings

The renderings provided are inaccurate (see examples of Figures 11 and 12). They both show grass surrounding the buildings, however, the Site Plan shows that it is primarily paved. There is also no driveway shown for cars to access the garage (see Figure 12). The view of the trees should also be corrected to reflect the actual view and scale of the surrounding environment. The grade nor entrance staircases are shown correctly. The Applicant should revise all renderings to accurately reflect the Site Plan. (CORRECTED, SEE THE RENDERINGS)

Figure 11: Street View of Units 3-5

Figure 12: Street View of Units 3-5

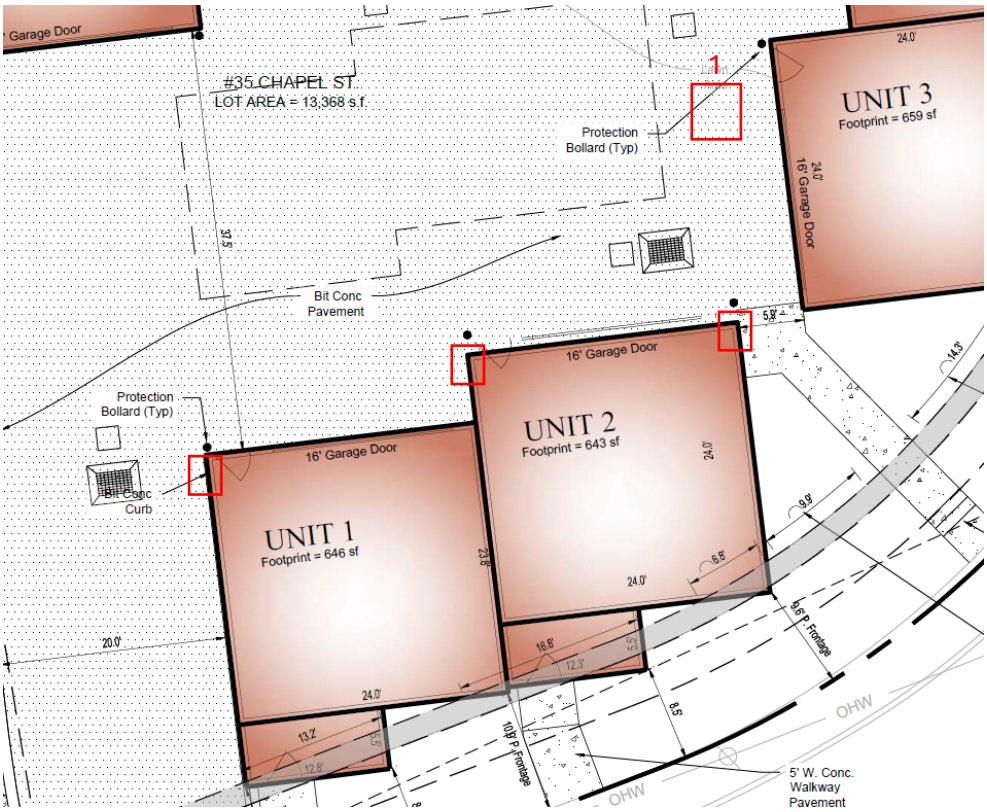
The door to the sprinkler room on Unit 5 has not been shown, and the utility door is placed in an incorrect location on the West Elevation for Units 3-5 (see Figure 13). This should be corrected. (CORRECTED)

Figure 13: West Elevation

There is a labeling error, highlighted as Item 1 in Figure 14. There is a "Lawn Area" labeled within the area that is proposed to be paved. The Applicant should clarify the proposed material here. (THE LAWN AREA IS AN UNDERLAYER WHICH DEPICTS THE SPACE CURRENTLY AS PER THE SURVEY. THE DOTTED AREA WILL BE PAVED).

The protection bollards are inconsistently placed adjacent to units (see Figure 14). These should be revised to be located at a consistent distance from each unit. (BOLLARD PLACEMENT CORRECTED TO CONSISTENT DISTANCE FROM EACH UNIT. SEE UPDATED DRAWINGS)

Figure 14: Drawing Errors


Garage Door
#35 CHAPEL ST.
LOT AREA = 13,368 s.f.
Protection
Bollard (Typ)
1
UNIT 3
Footprint = 659 sf
24.0'
16' Garage Door
Bit Conc
Pavement
16' Garage Door
UNIT 2
Footprint = 643 sf
Protection
Bollard (Typ)
16' Garage Door
UNIT 1
Footprint = 646 sf
Bit Conc
Curb
20.0'
24.0'
13.2'
12.8'
16.8'
12.3'
10.8' P. Frontage
8.5'
6.6' P. Frontage
OHW
OHW
5' W. Conc.
Walkway
Pavement

35 CHAPEL ST BUILDING A NORWALK CT

NEW CONSTRUCTION

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	RENDERINGS		
A203	RENDERINGS		

APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.

2. CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

3. CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.

4. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.

5. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF NORWALK.

6. CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.

7. CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.

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9. HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.

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12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

13. ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR OR SOUTHERN PINE #2 OR ABOVE.

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15. ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.

16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

17. CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.

18. CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).

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20. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

Project Overview

DRAWINGS PROVIDED BY:

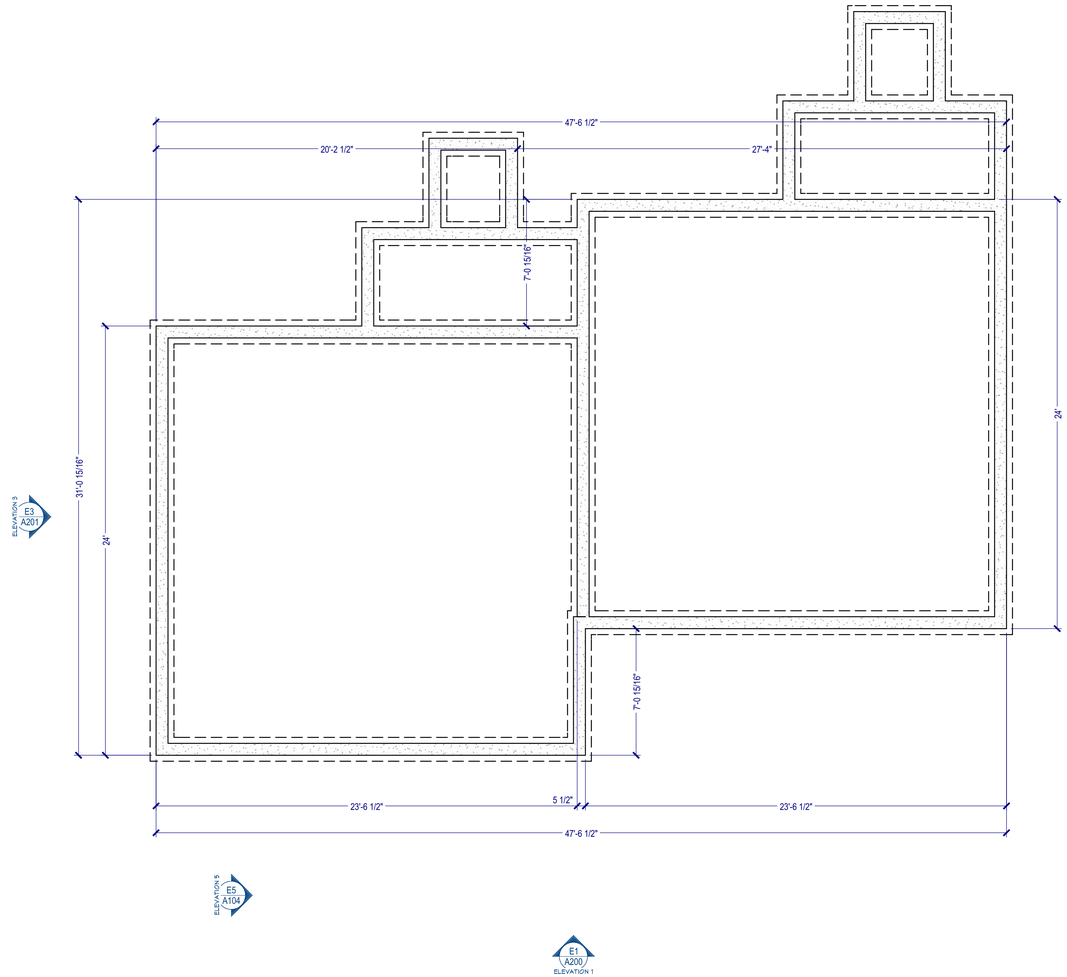
DATE:
5/8/2026

SCALE:

SHEET:
A000

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FOUNDATION FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

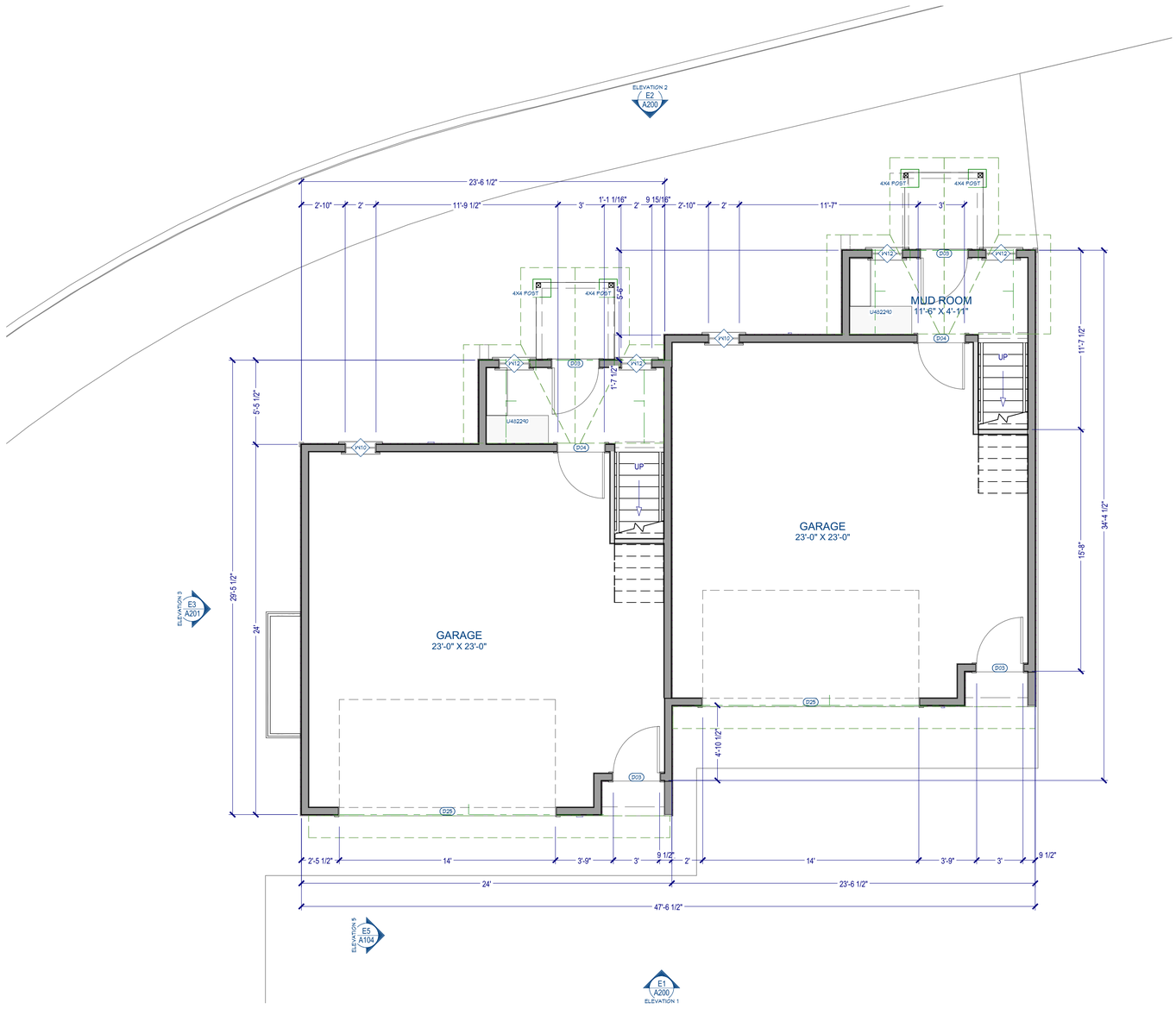
DATE:
5/8/2026

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

SHEET:
A100

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

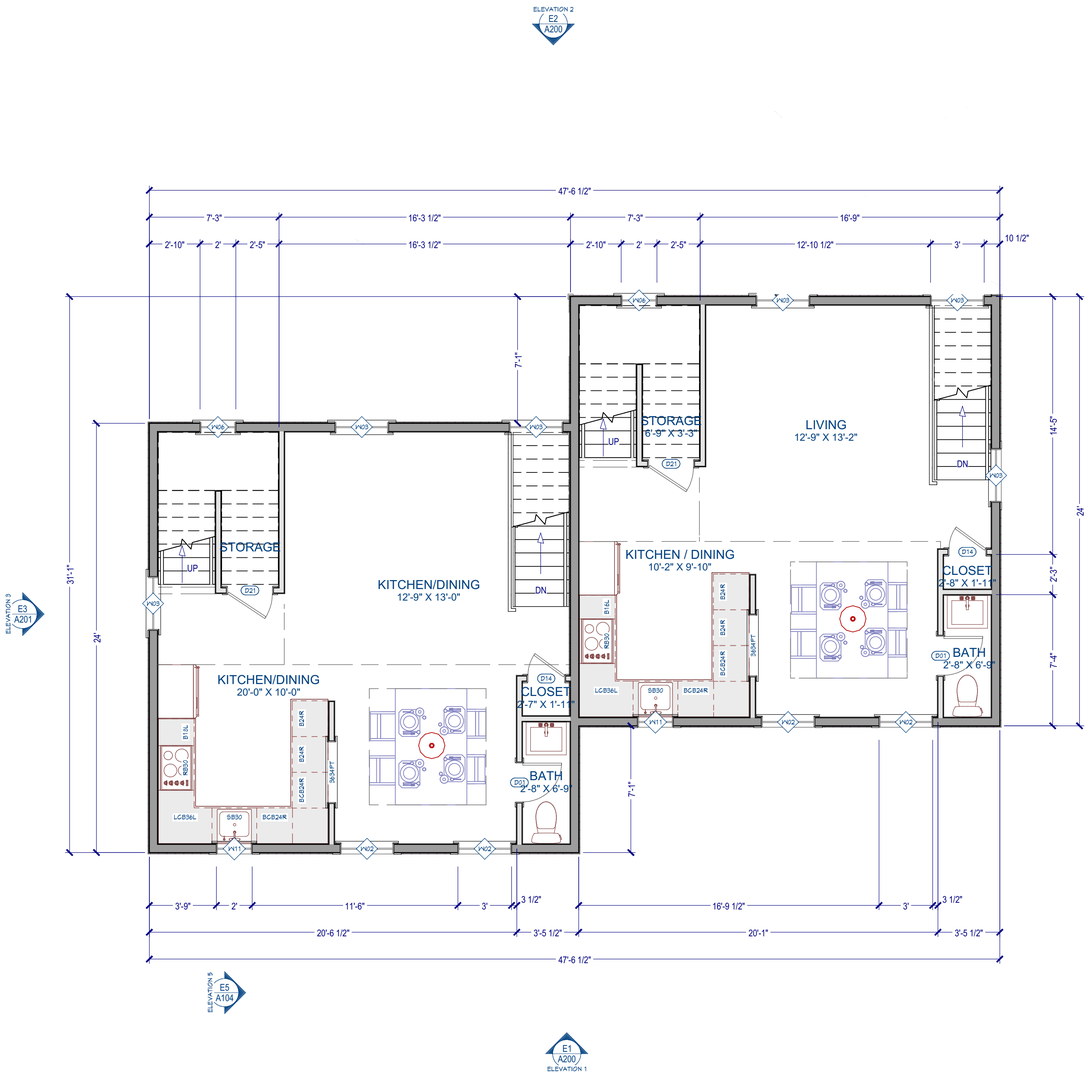
DATE:
5/8/2026

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

SHEET:
A101

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



SECOND FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

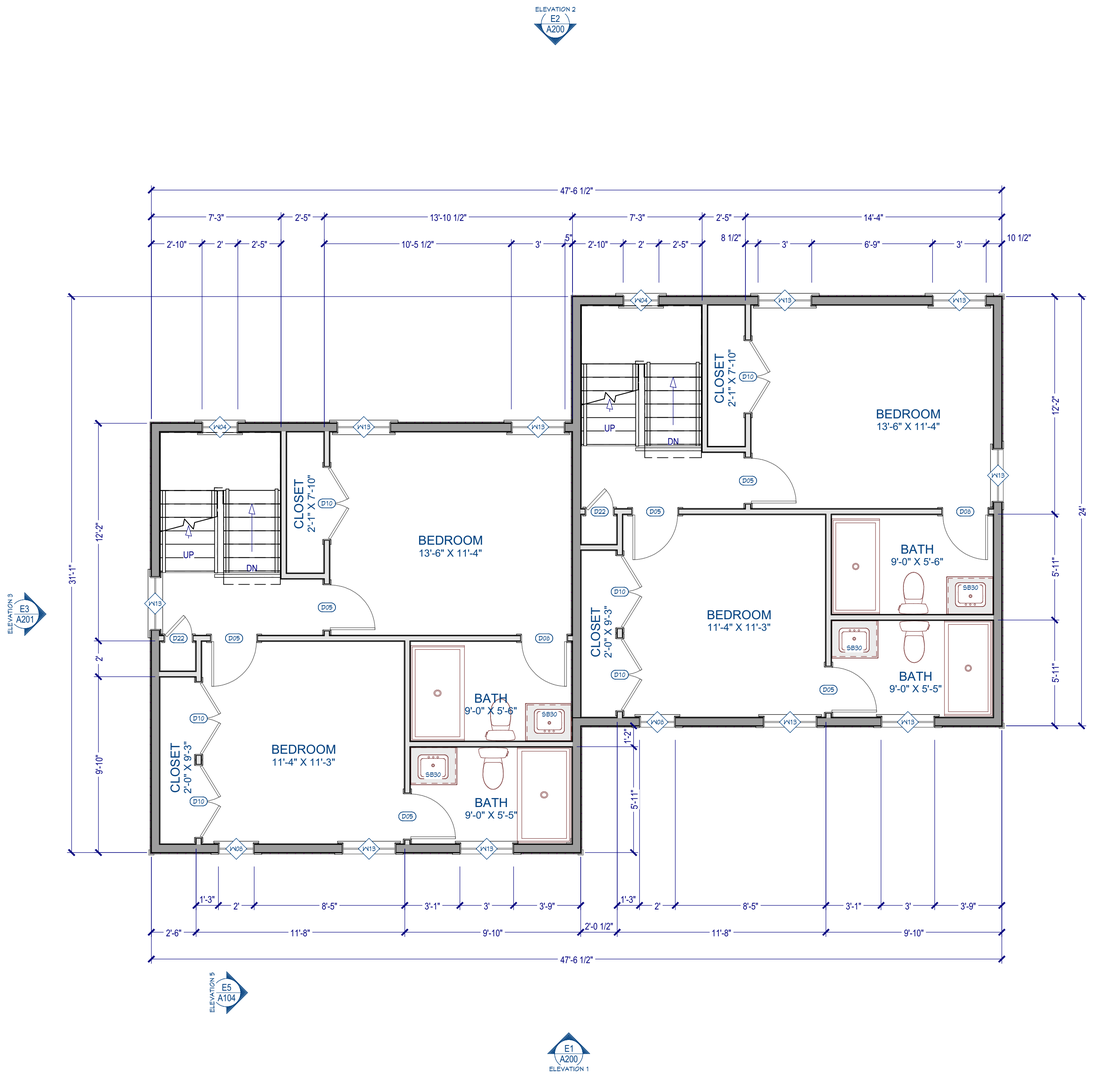
DATE:
5/8/2026

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

SHEET:
A102

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



THIRD FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

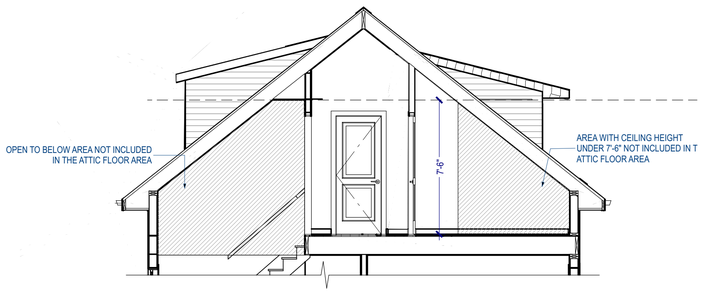
SCALE:
1/4"=1'-0"

SHEET:
A103

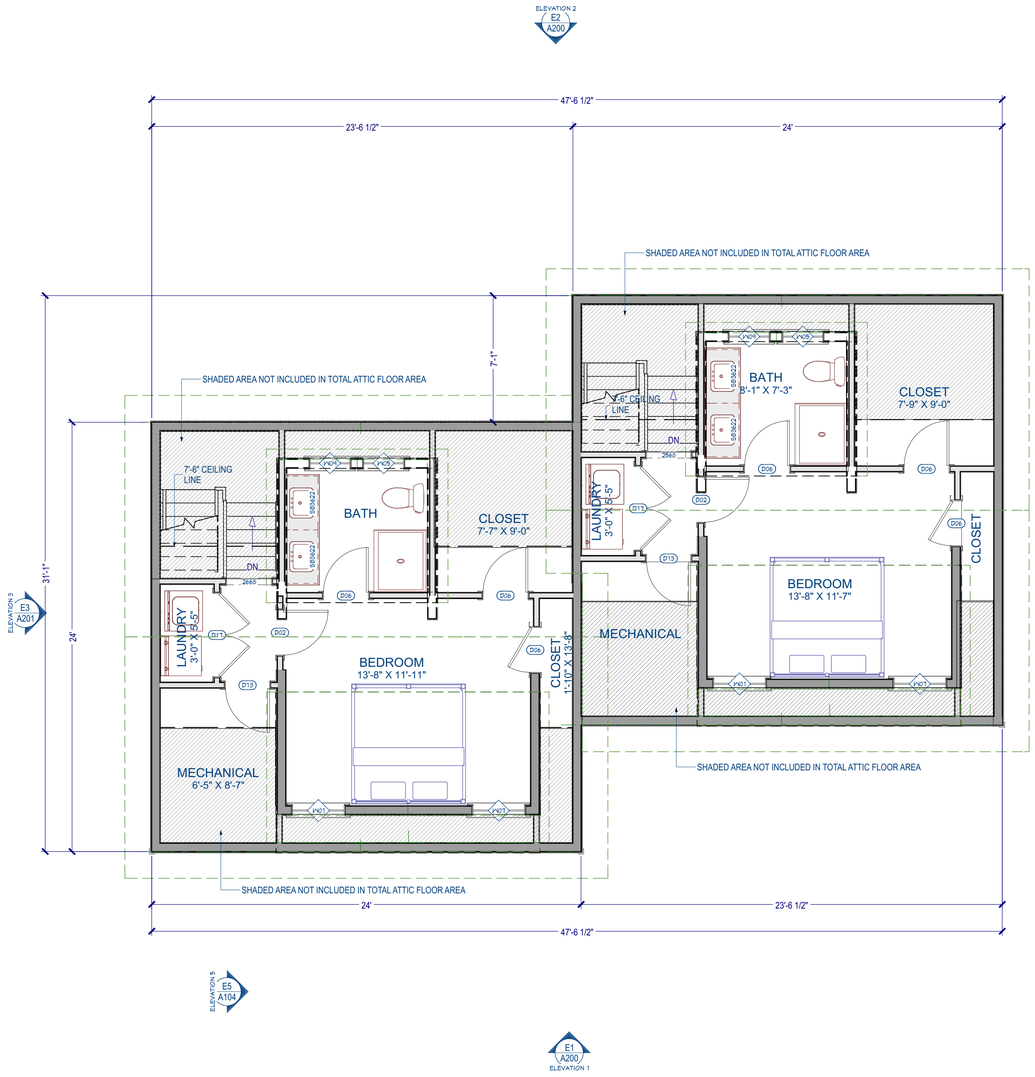
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS

ATTIC FLOOR AREA: 687 SQF
TOTAL FLOOR AREA OF THIRD FLOOR: 1150 SQF
687 /1144 = 59.7% < 60%



ATTIC SECTION



ATTIC FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

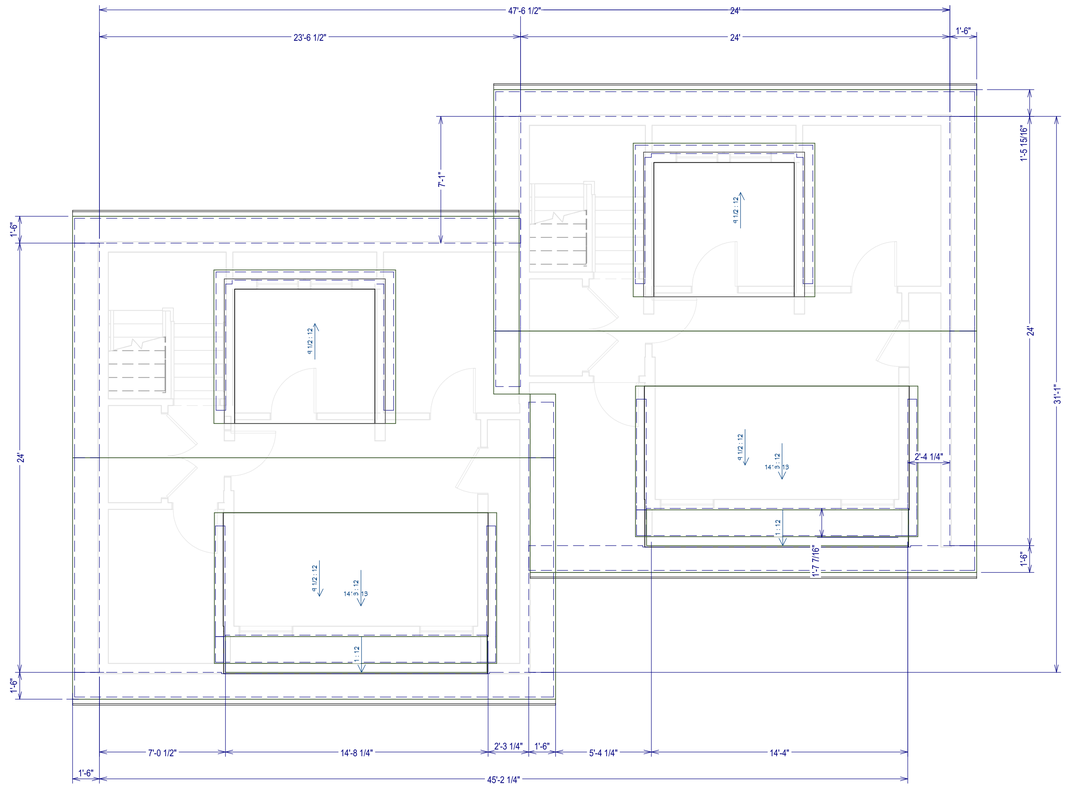
DATE:
5/8/2026

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

SHEET:
A104

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



ROOF FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A105

FACADE GLAZING RATIO:
175.6 SF / 1497 SF = 11.7%

SOUTH ELEVATION (STREET SIDE)

NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

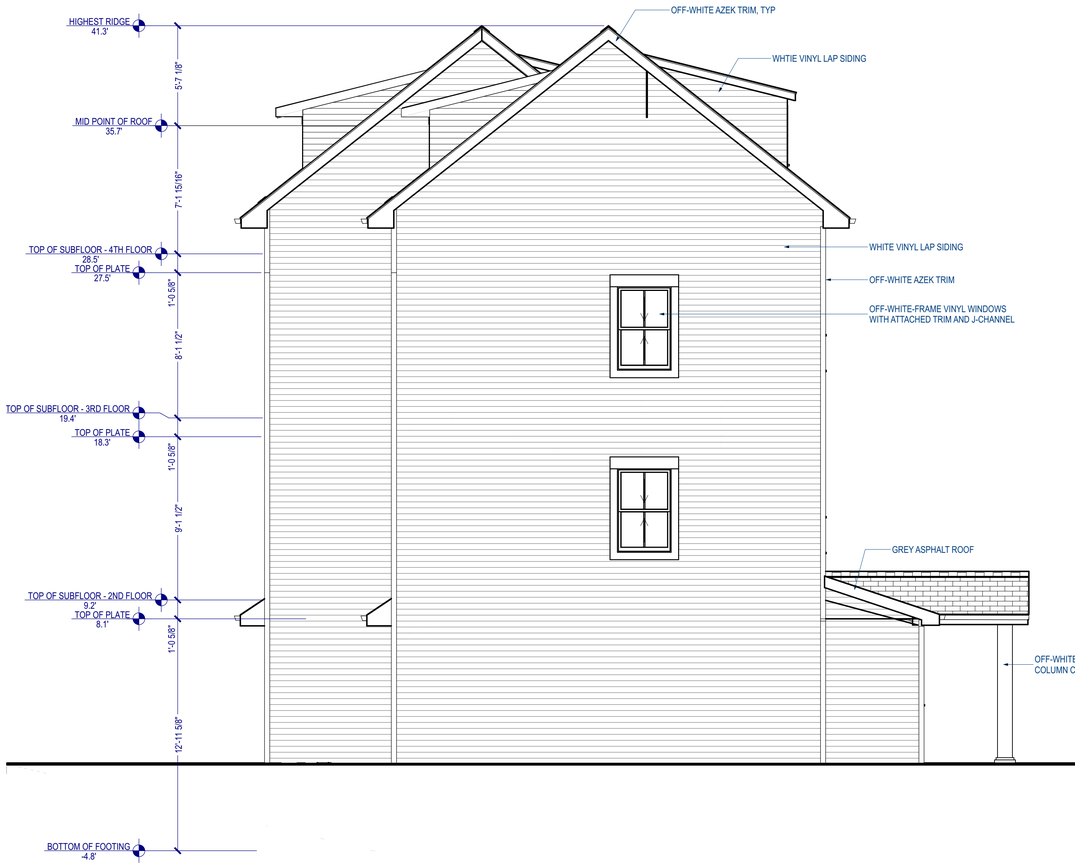
ELEVATIONS

DRAWINGS PROVIDED BY:

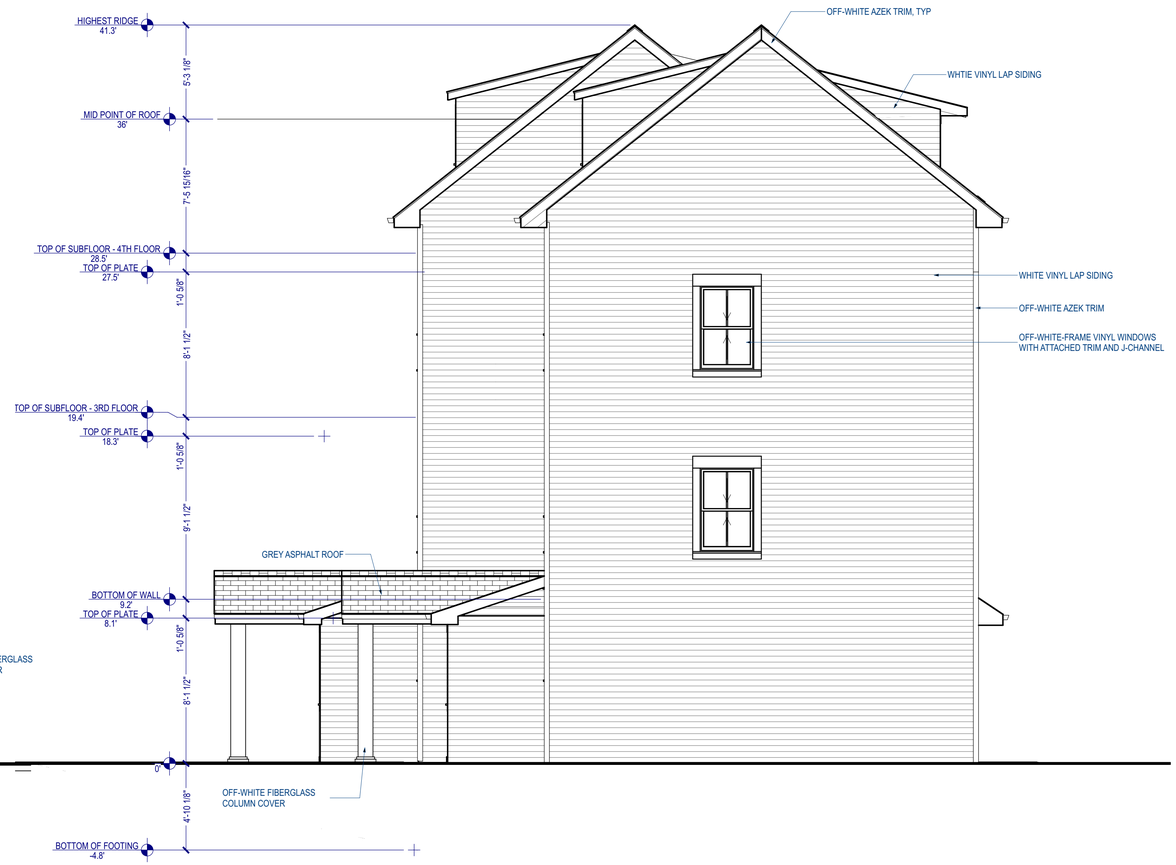
DATE:
5/8/2026

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

SHEET:
A200



WEST ELEVATION



EAST ELEVATION

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A201

STREET VIEW

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A202

GARAGE VIEW

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST A
NORWALK CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A203

35 CHAPEL ST BUILDING B
NORWALK CT
NEW CONSTRUCTION

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	ELEVATIONS		
A202	RENDERINGS		
A203	RENDERINGS		

APPLICABLE BUILDING CODES:

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GENERAL NOTES

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JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

Project Overview

DRAWINGS PROVIDED BY:

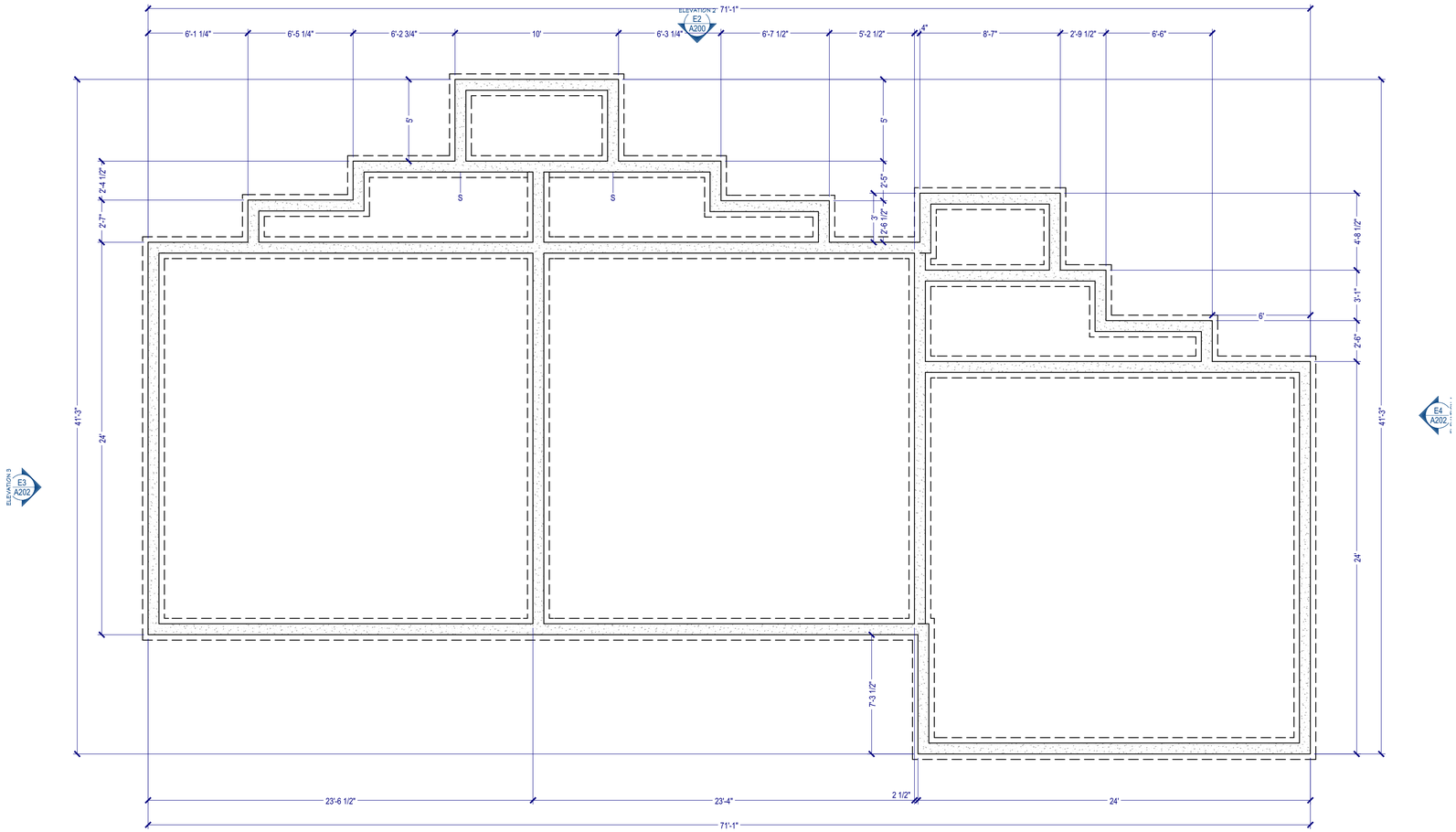
DATE:
5/8/2026

SCALE:

SHEET:
A000

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FOUNDATION FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

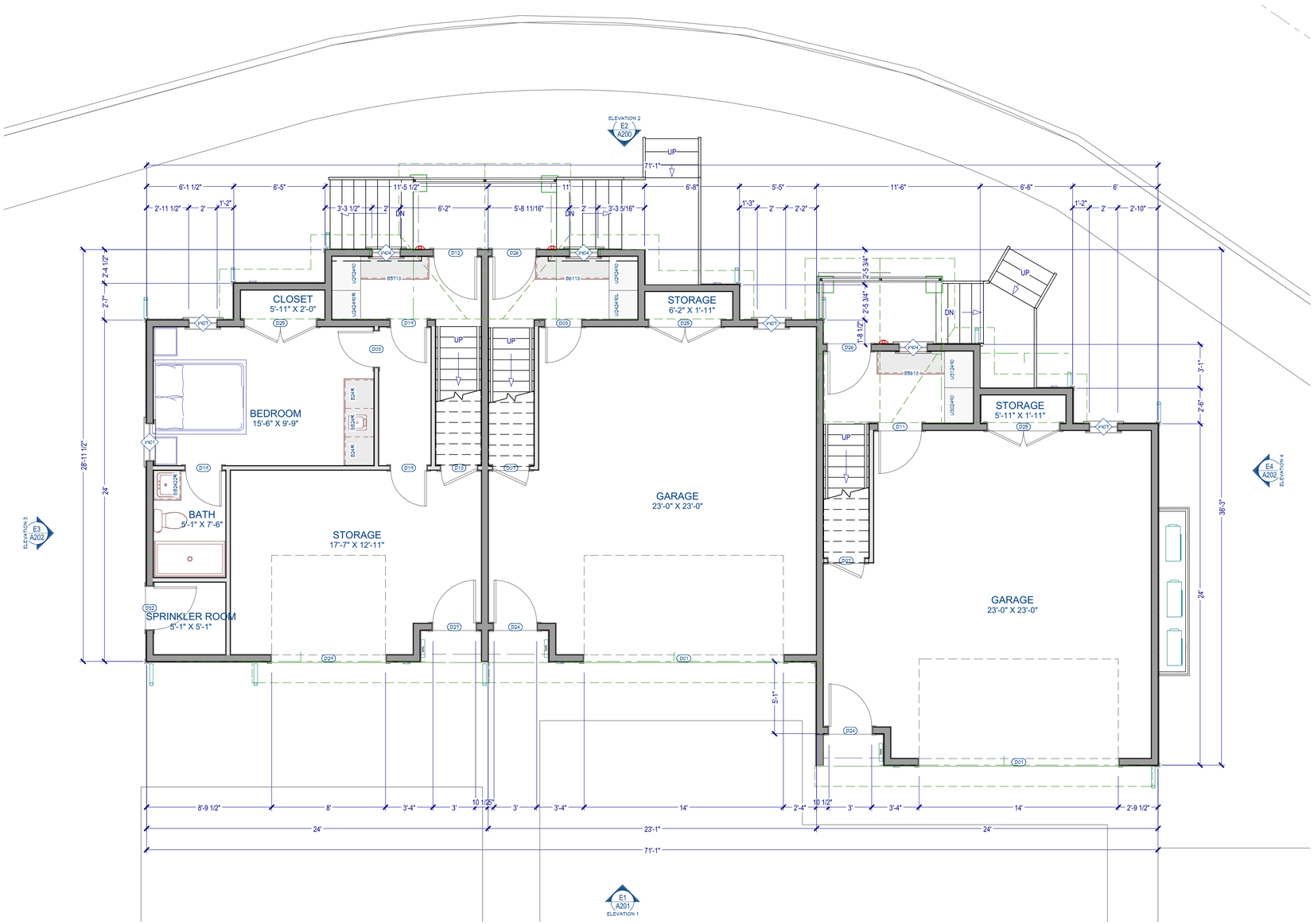
DATE:
5/8/2026

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

SHEET:
A100

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

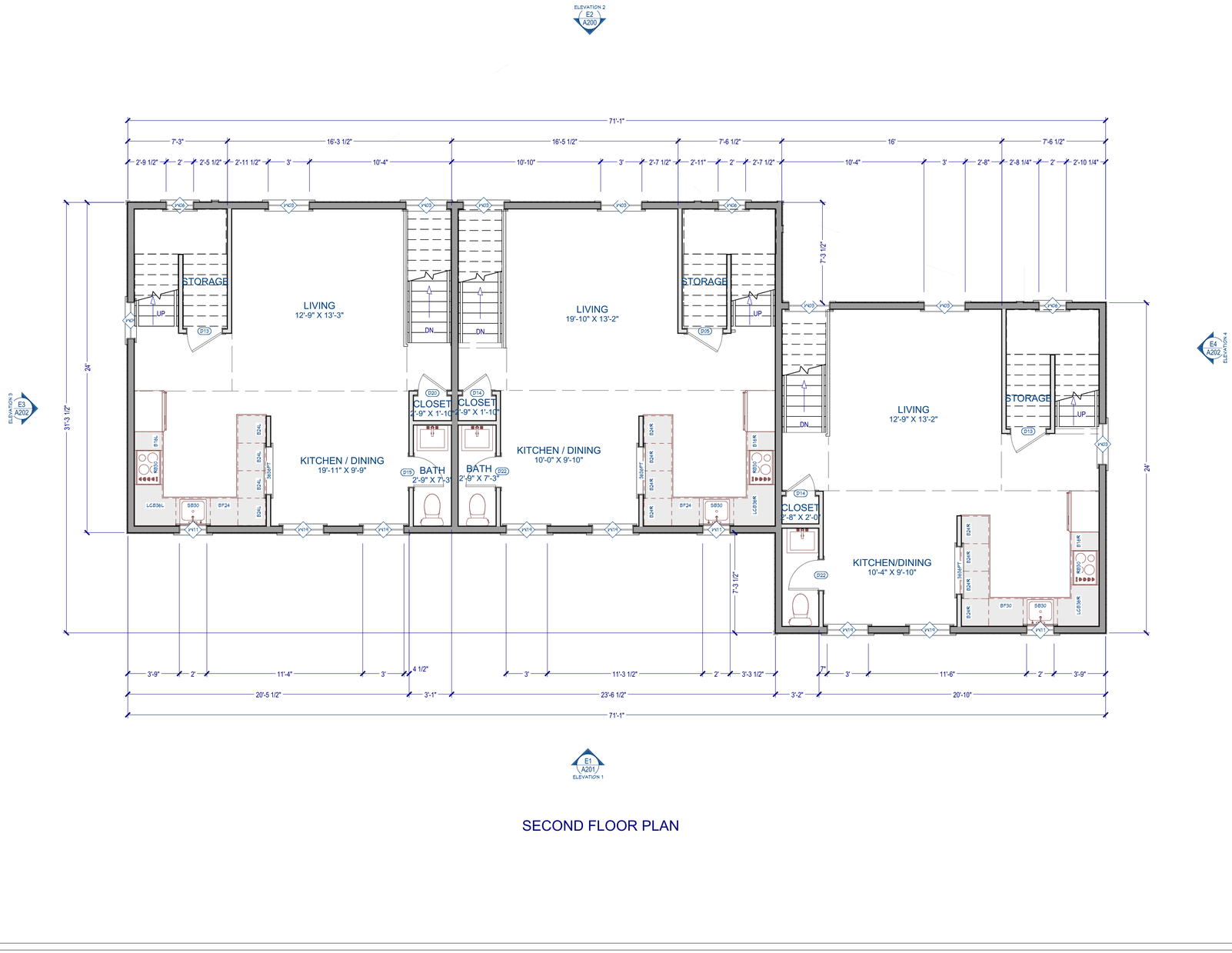
DATE:
5/8/2026

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

SHEET:
A101

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



SECOND FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

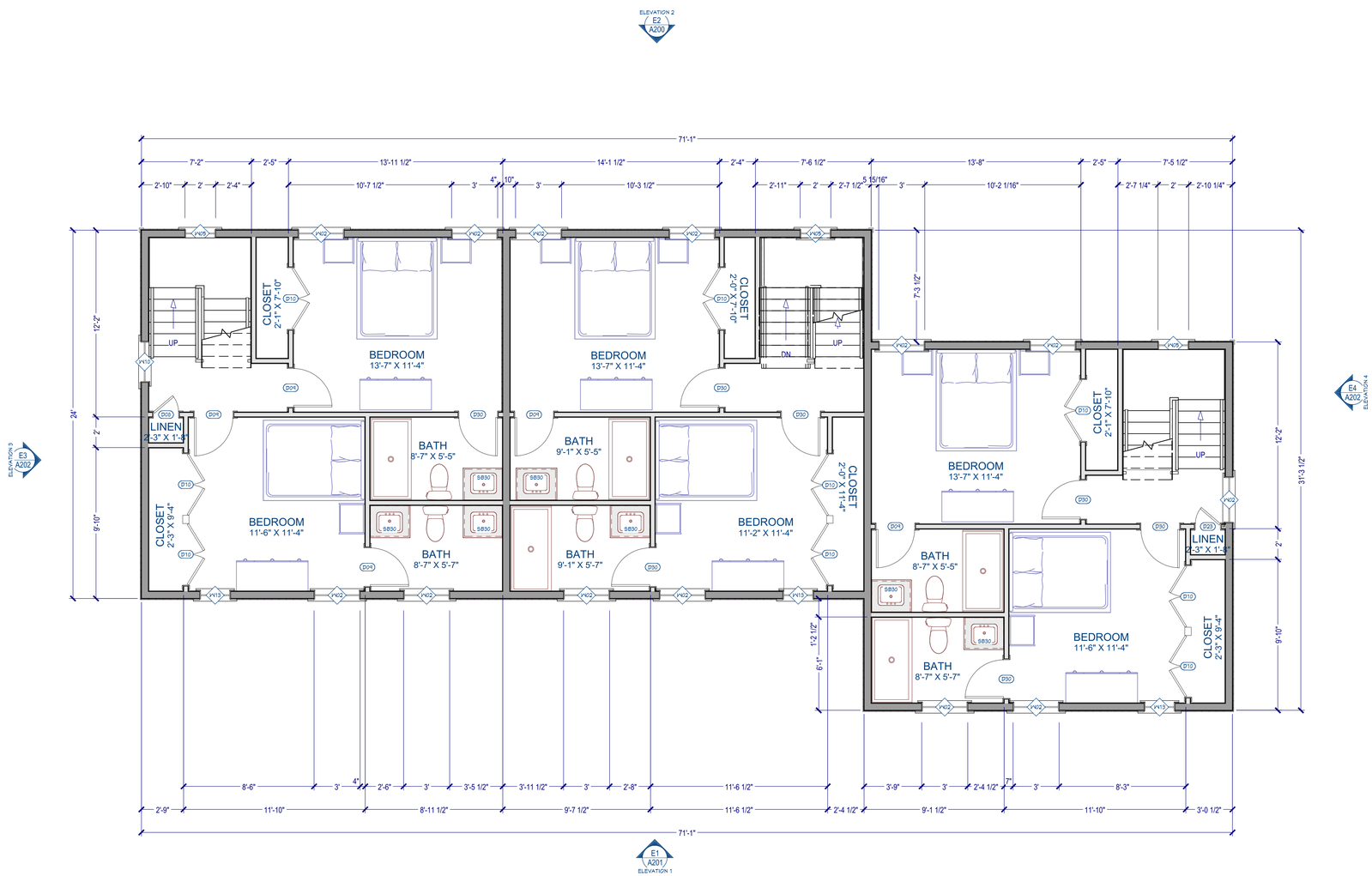
DATE:
5/8/2026

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

SHEET:
A102

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



THIRD FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

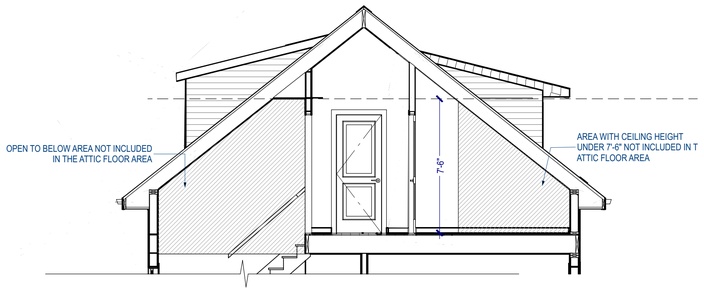
SCALE:
1/4"=1'-0"

SHEET:
A103

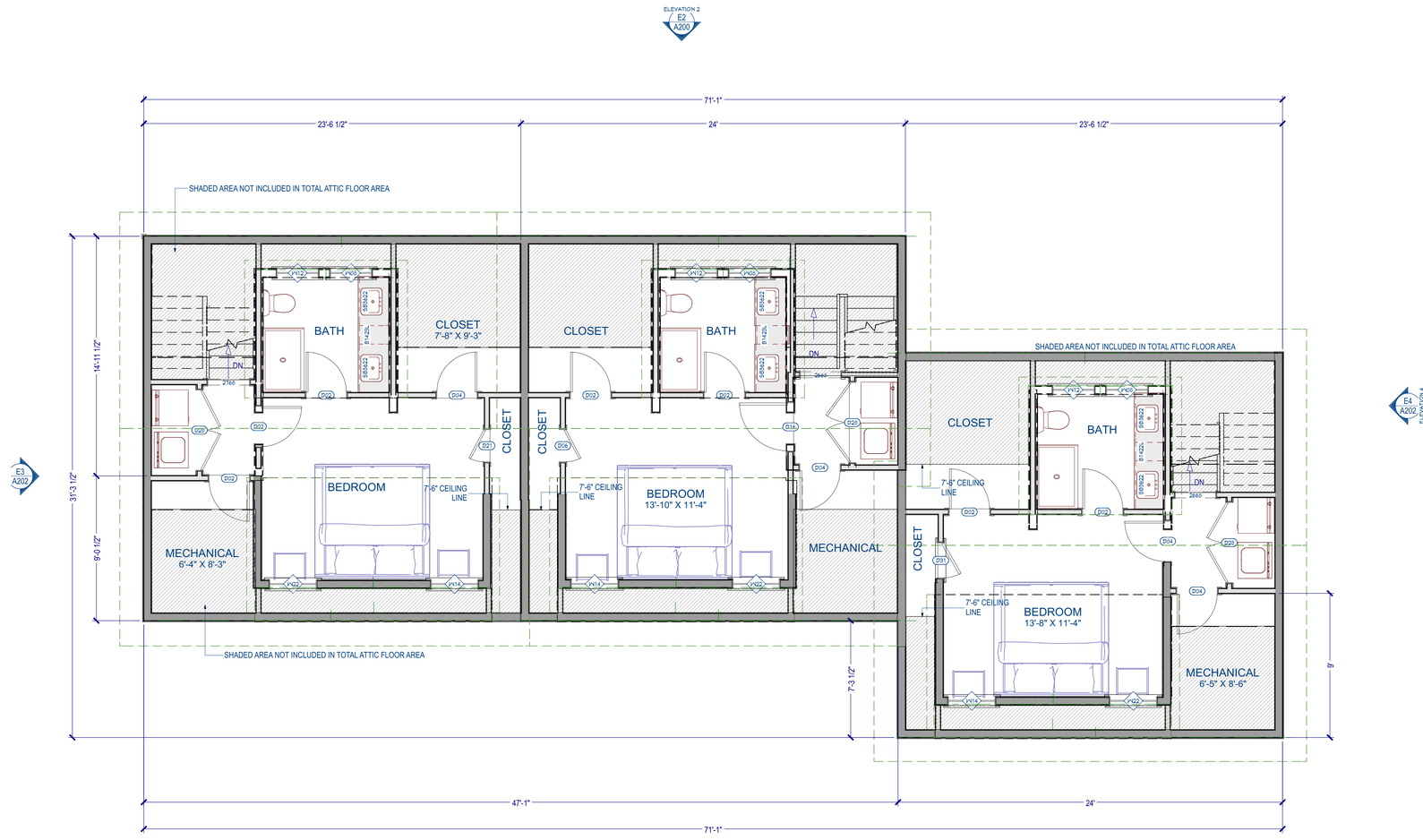
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS

ATTIC FLOOR AREA: 1022 SQF
TOTAL FLOOR AREA OF THIRD FLOOR: 1718 SQF
1022 /1144 = 59.5% < 60%



ATTIC SECTION



ATTIC FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

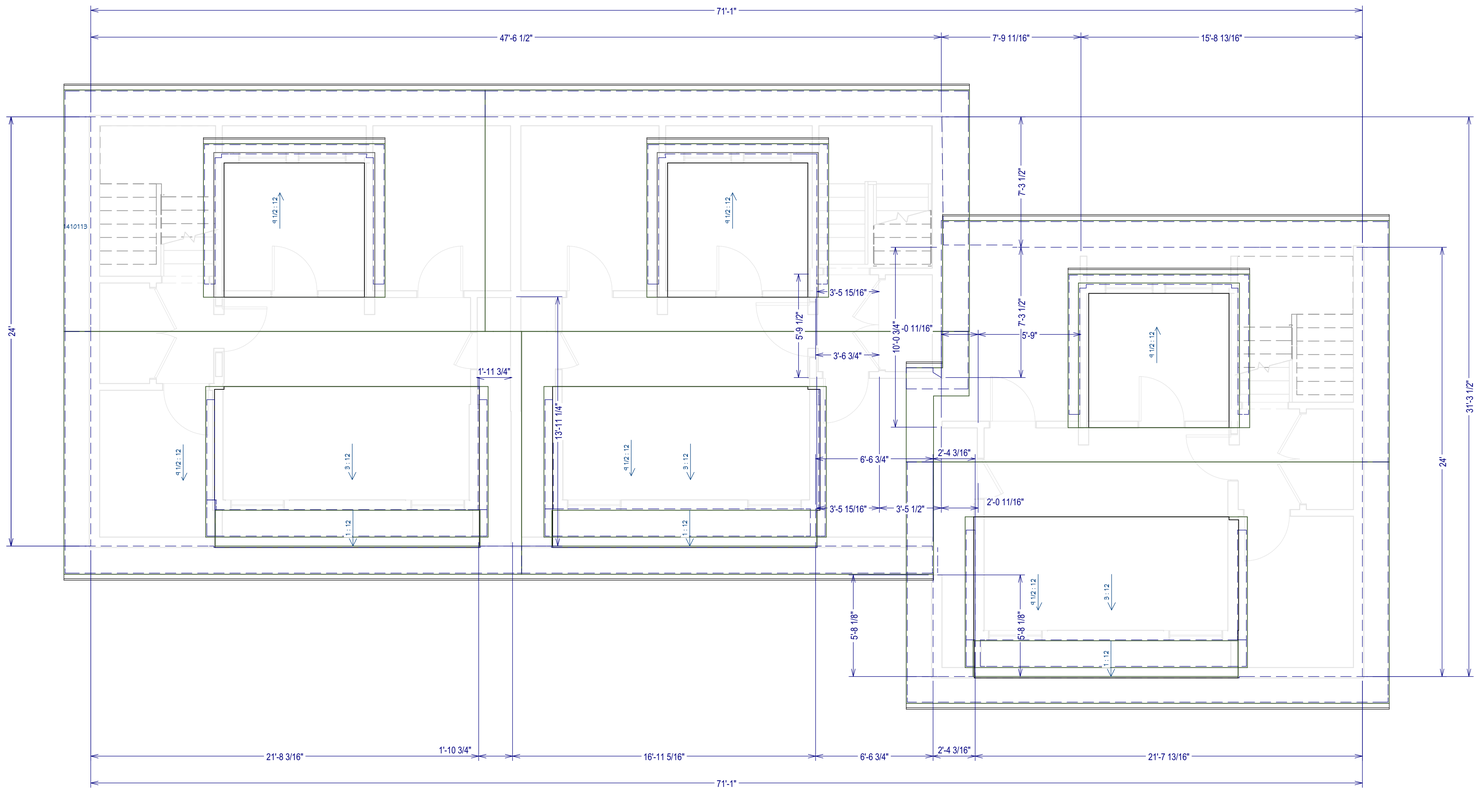
DATE:
5/8/2026

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

SHEET:
A104

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



ROOF PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A105

FACADE GLAZING RATIO:
263.4 SF / 2257 SF = 11.7%

EAST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A200

WEST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

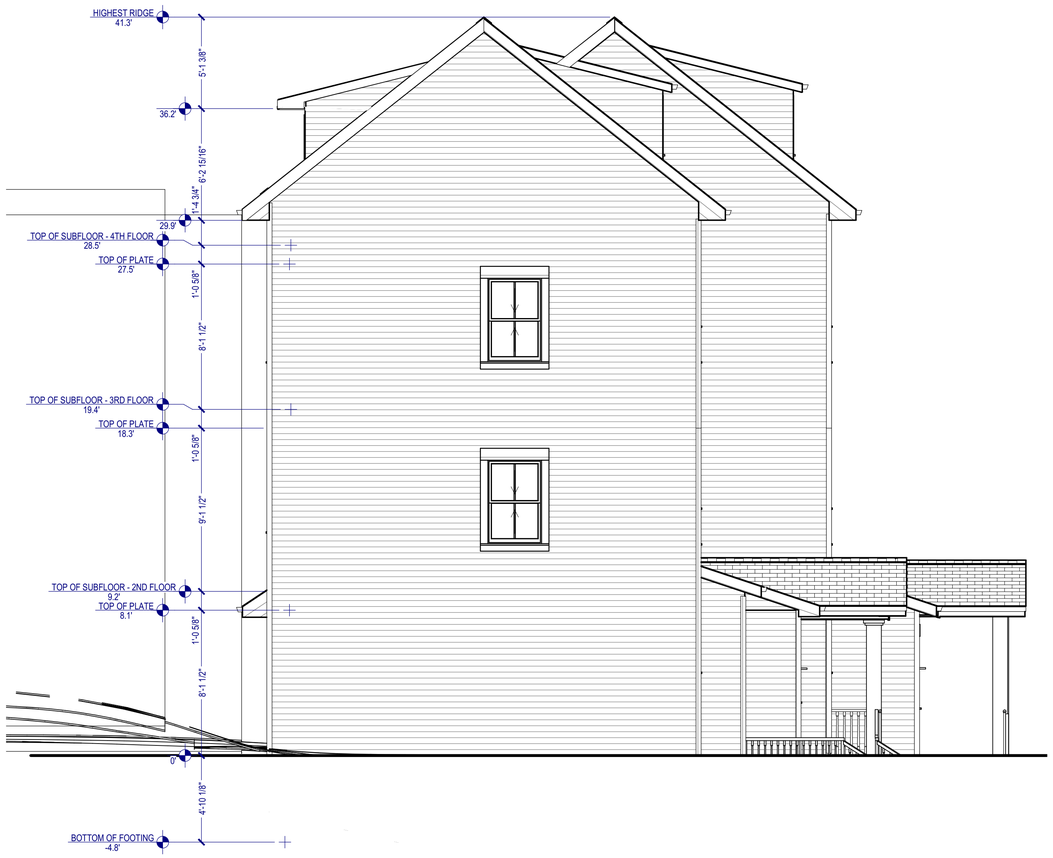
ELEVATIONS

DRAWINGS PROVIDED BY:

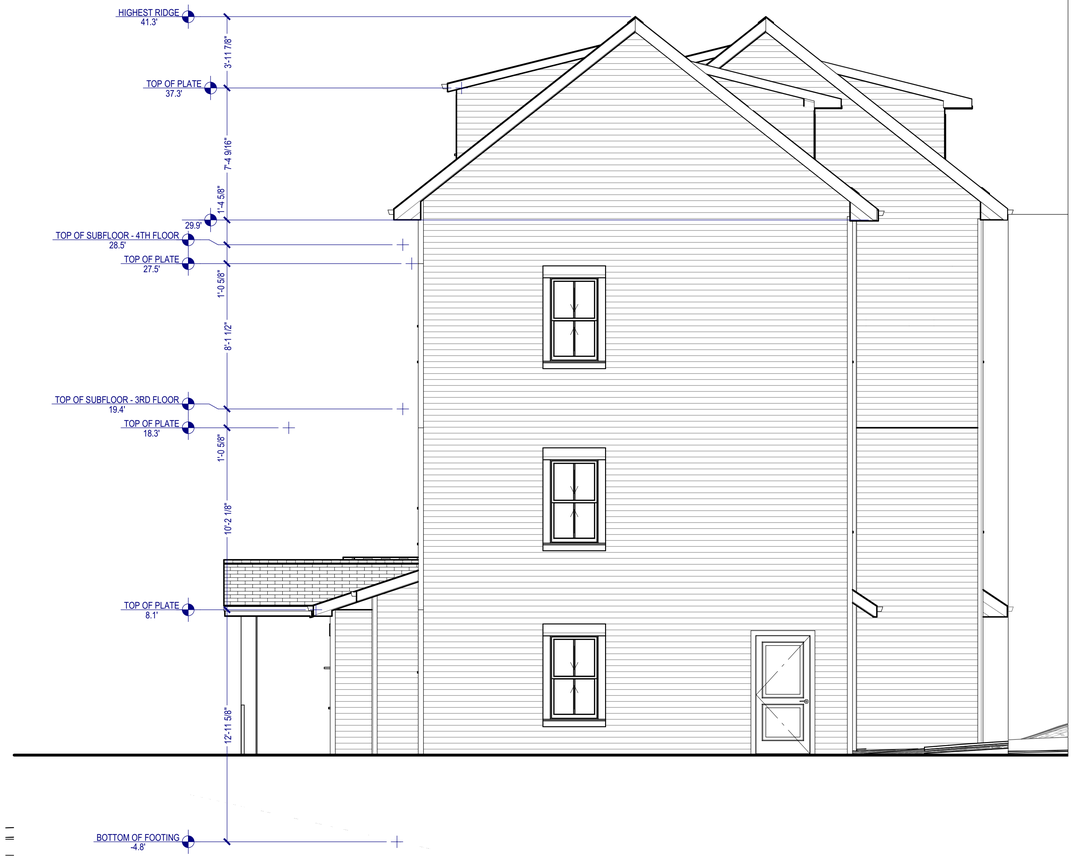
DATE:
5/8/2026

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

SHEET:
A201



SOUTH ELEVATION



NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A202

STREET VIEW

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A202

GARAGE VIEW

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST B
STAMFORD CT
NEW
CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A203

35 CHAPEL ST BUILDING C
NORWALK CT
NEW CONSTRUCTION

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A001	DOOR SCHEDULE		
A005	WINDOW SCHEDULE		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	ELEVATIONS		
A203	RENDERINGS		
A204	RENDERINGS		
A300	SECTIONS & DETAILS		
A301	SECTIONS & DETAILS		
A302	SECTIONS & DETAILS		
S101	FRAMING PLANS		
S102	FRAMING PLANS		
S103	FRAMING PLANS		
S104	FRAMING PLANS		
S200	SHEAR WALL PLANS		
S201	SHEAR WALL PLANS		
S201	STRUCTURAL DETAILS		
S202	STRUCTURAL DETAILS		

APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.

2. CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

3. CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.

4. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.

5. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF WESTPORT.

6. CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.

7. CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.

8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.

9. HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC, TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.

12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

13. ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR OR SOUTHERN PINE #2 OR ABOVE.

14. ALL WOOD USED IN EXTERIOR DECK, IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

15. ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.

16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

17. CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.

18. CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).

19. THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.

20. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

Project Overview

DRAWINGS PROVIDED BY:

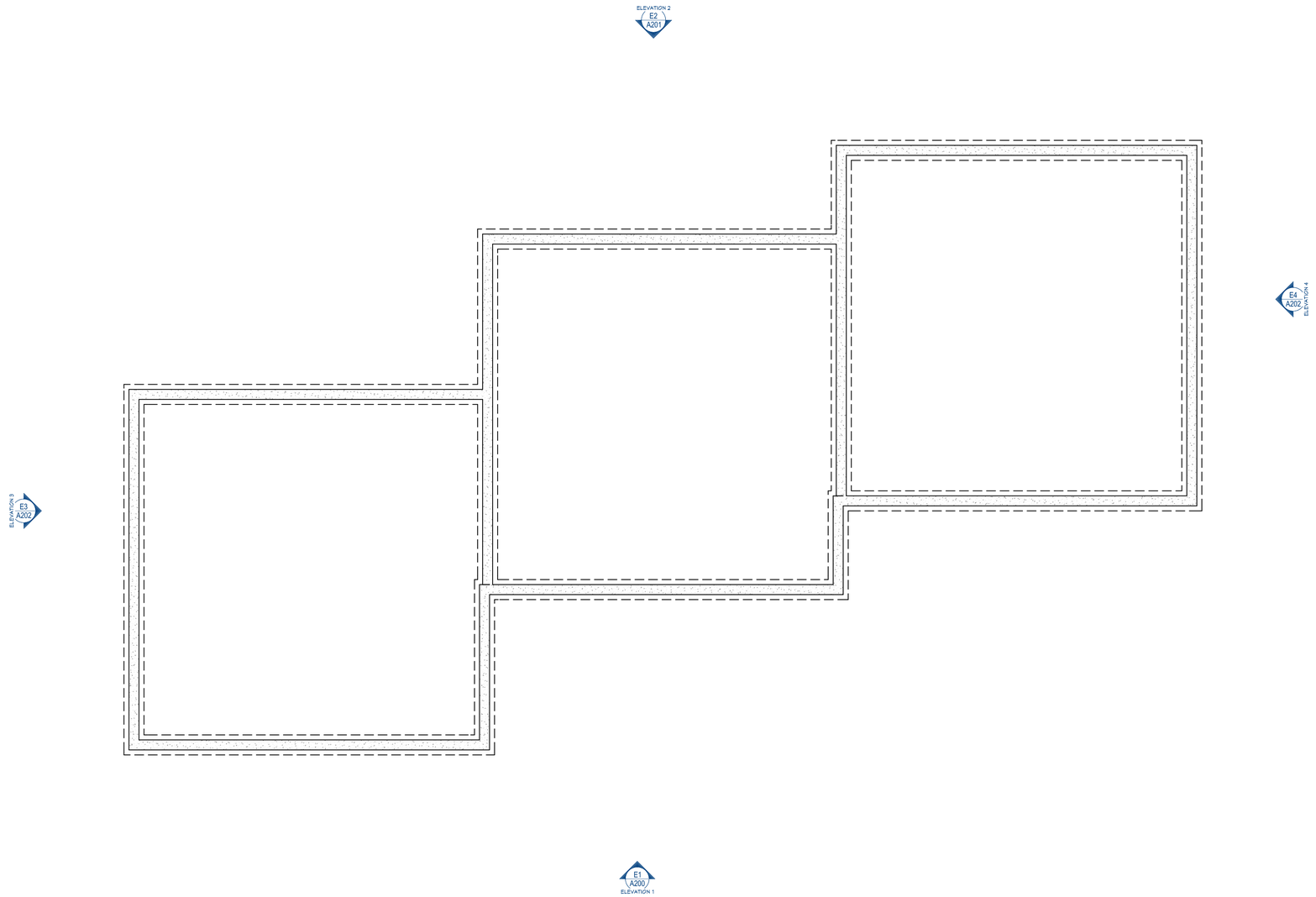
DATE:
5/8/2026

SCALE:

SHEET:
A000

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FOUNDATION FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

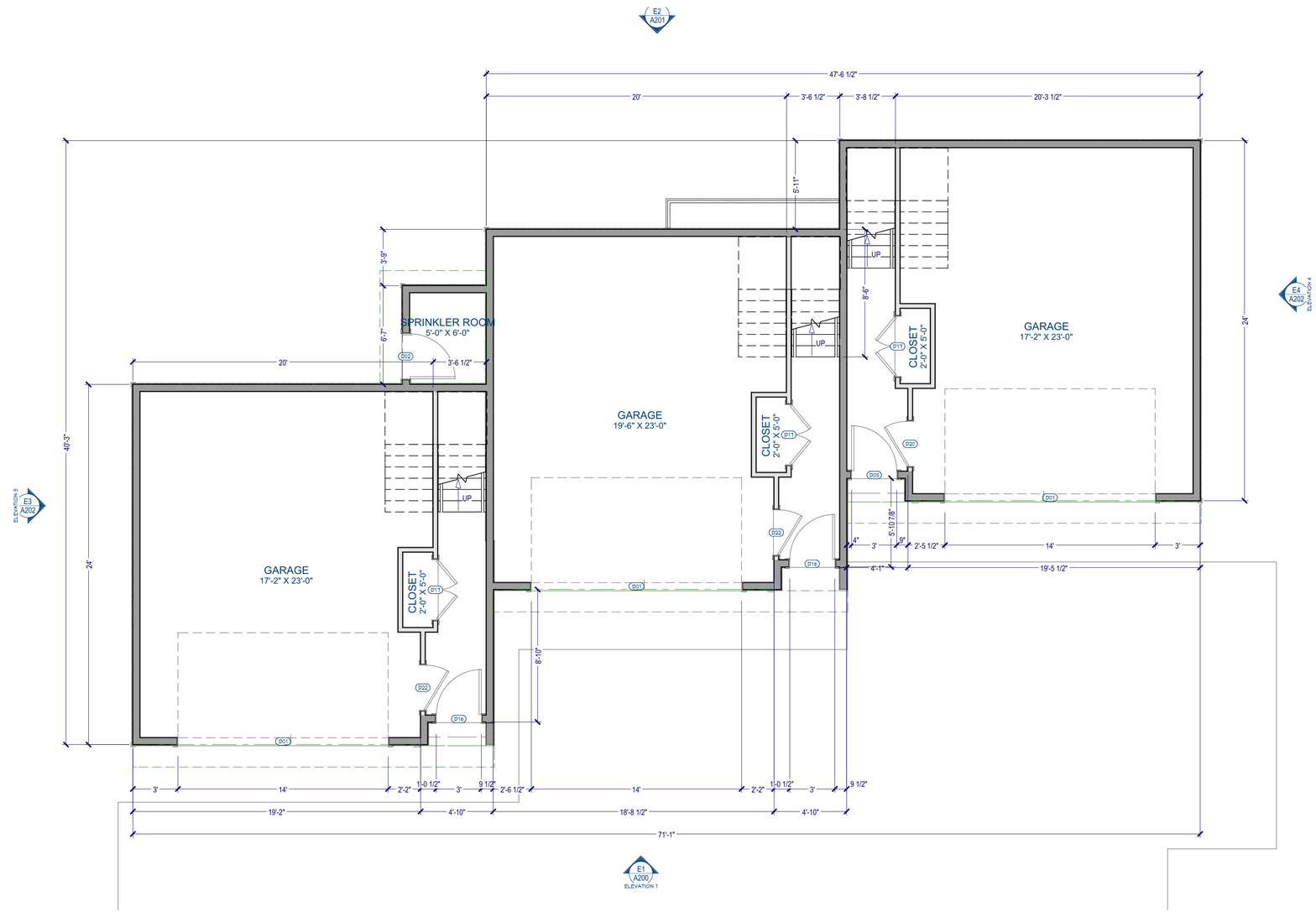
DATE:
5/8/2026

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

SHEET:
A100

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



FIRST FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

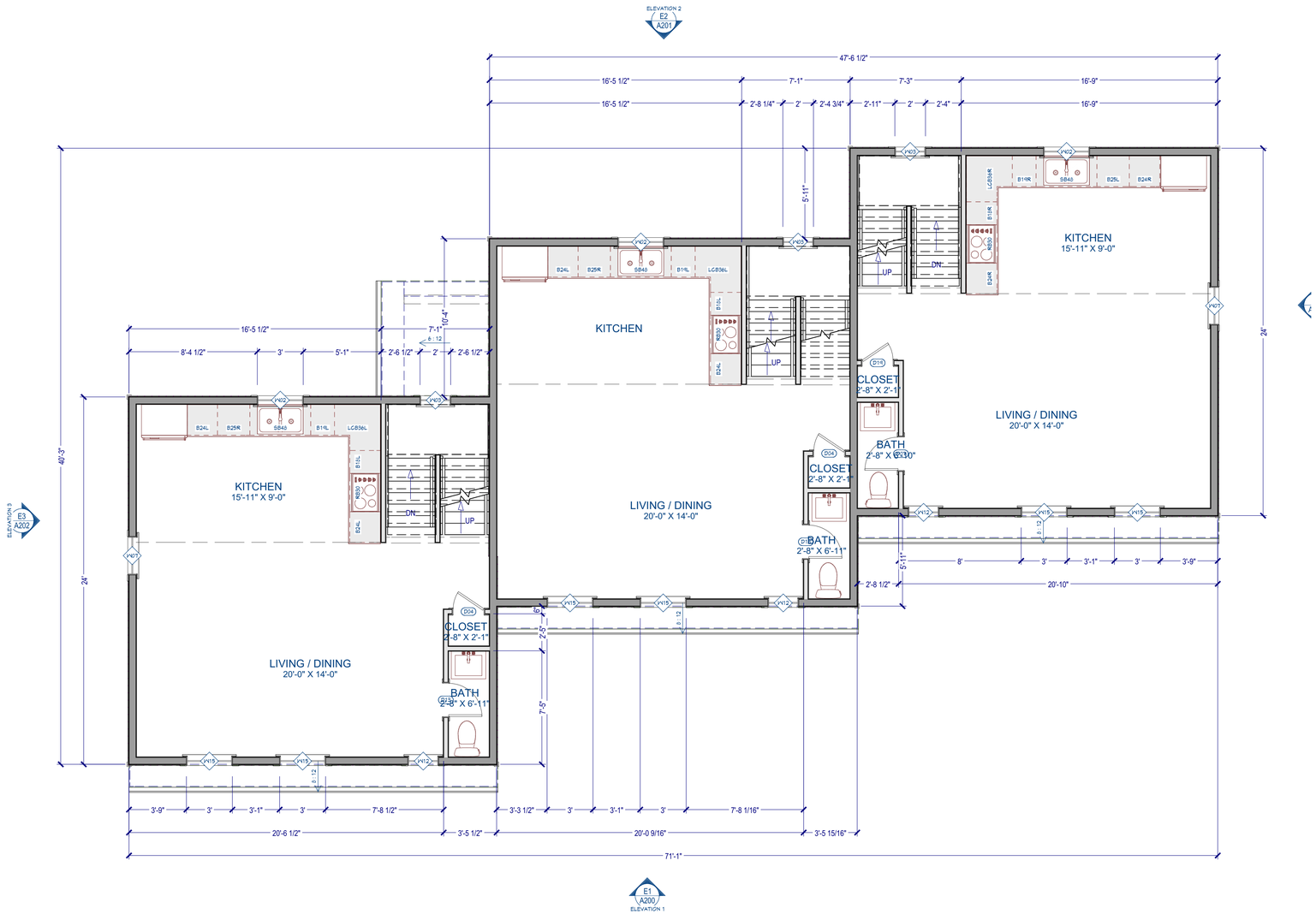
DATE:
5/8/2026

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

SHEET:
A101

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



SECOND FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

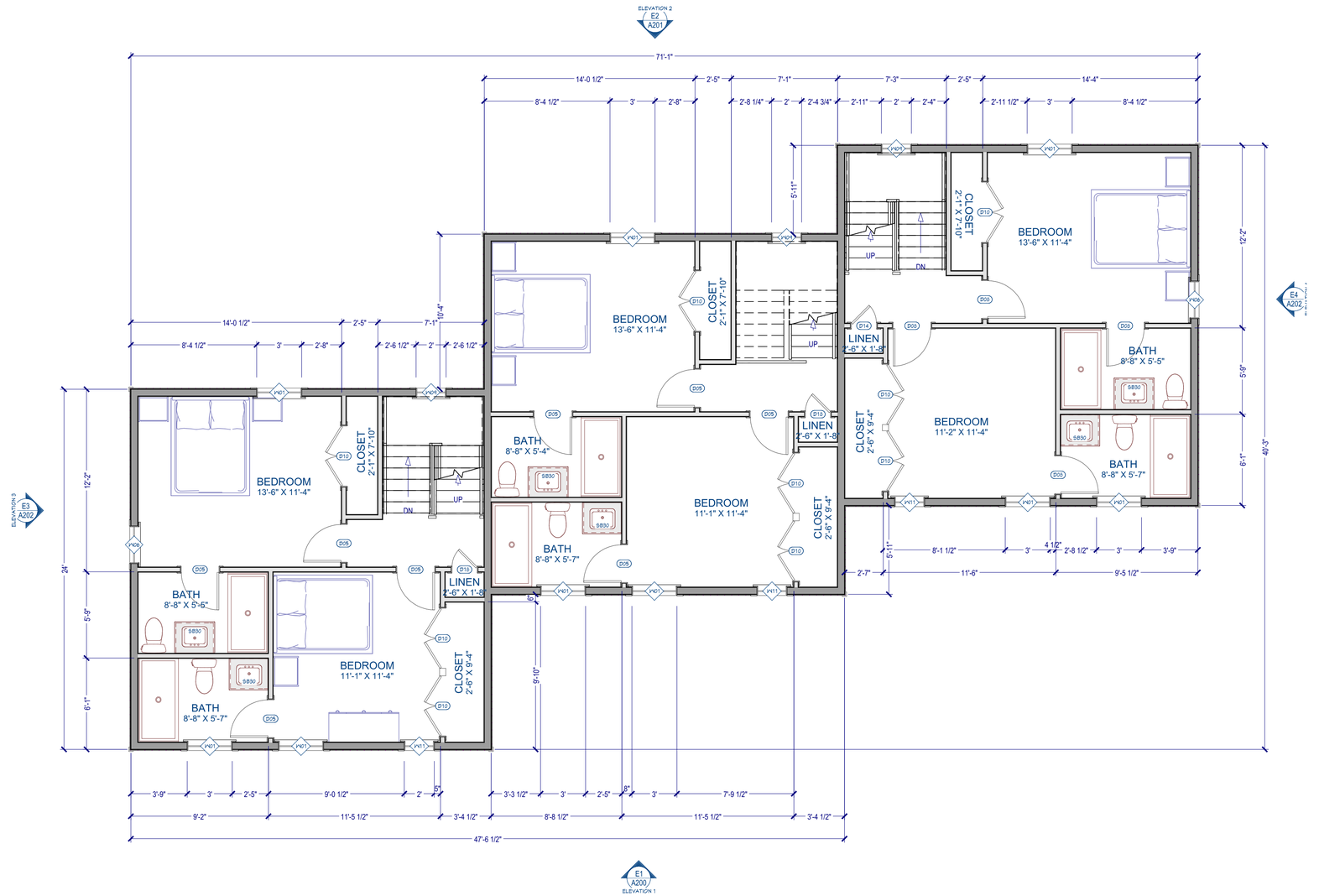
DATE:
5/8/2026

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

SHEET:
A102

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



THIRD FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

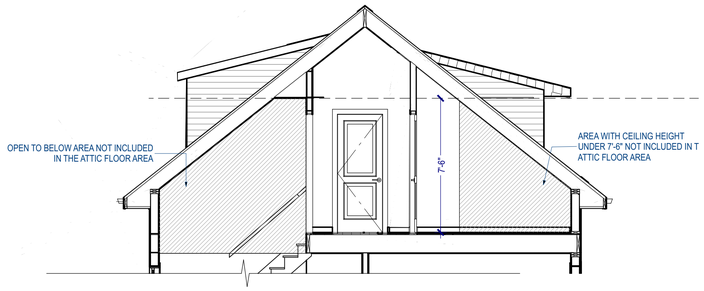
SCALE:
1/4"=1'-0"

SHEET:
A103

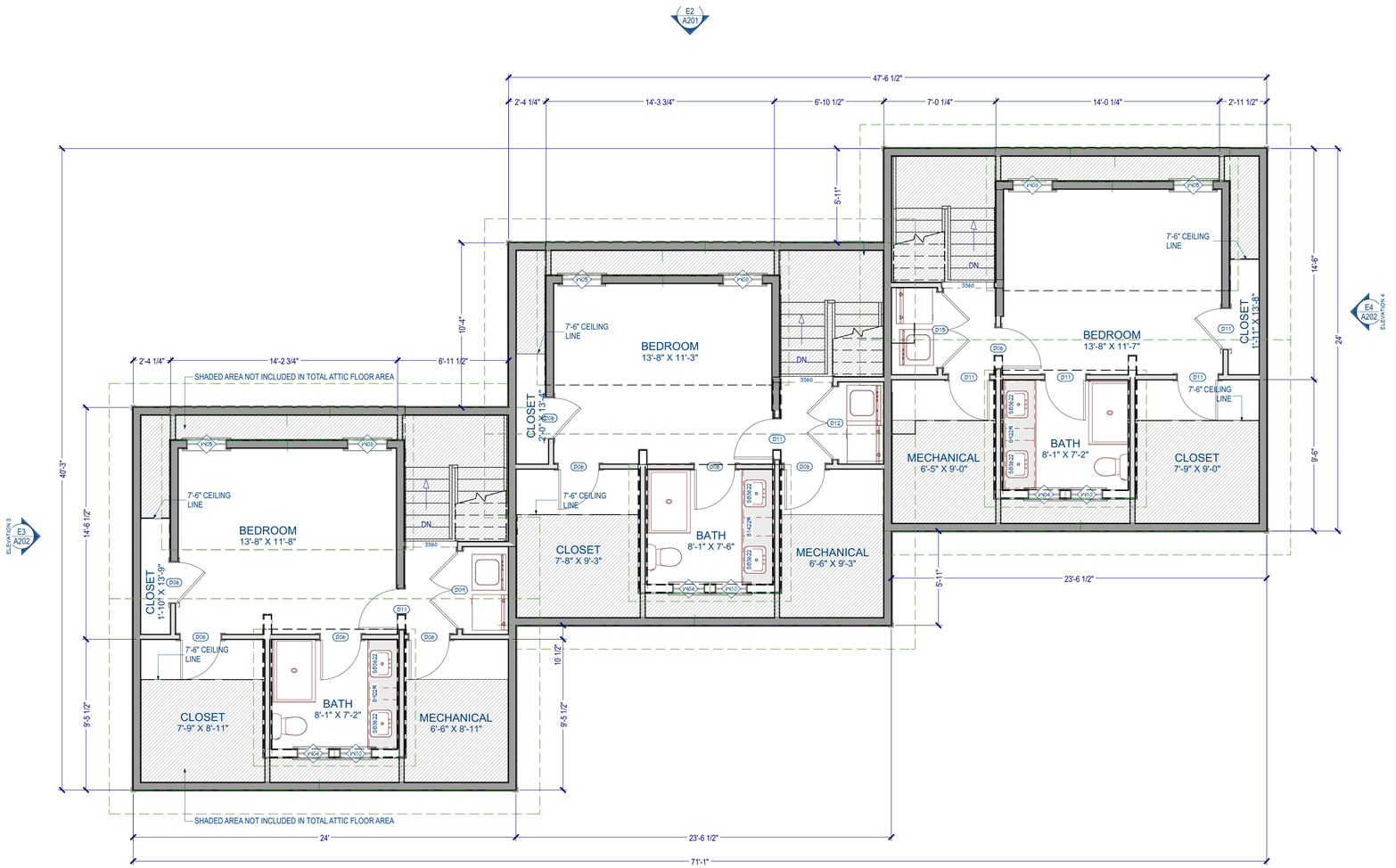
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS

ATTIC FLOOR AREA: 1022 SQF
TOTAL FLOOR AREA OF THIRD FLOOR: 1718 SQF
1022 /1144 = 59.5% < 60%



ATTIC SECTION



ATTIC FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

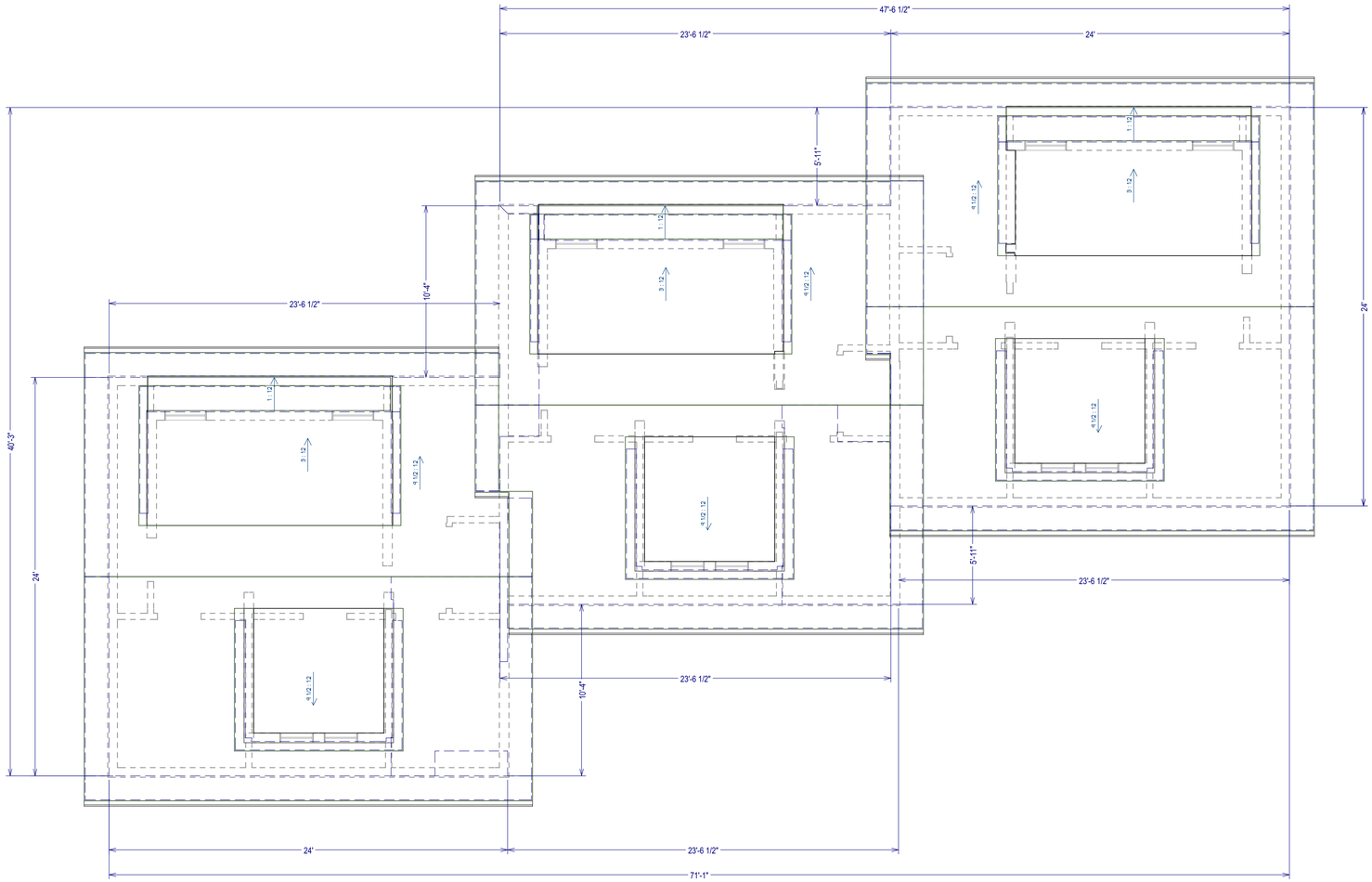
DATE:
5/8/2026

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

SHEET:
A104

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	SIDING-6
	INTERIOR-4
	ROOM DIVIDER
	INTERIOR RAILING
	SIDING-6, DORMER
	8" CONCRETE STEM WALL

SEE WINDOW SCHEDULE FOR LOCATIONS OF EGRESS AND TEMPERED GLASS WINDOWS



ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A105

SOUTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A200

NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

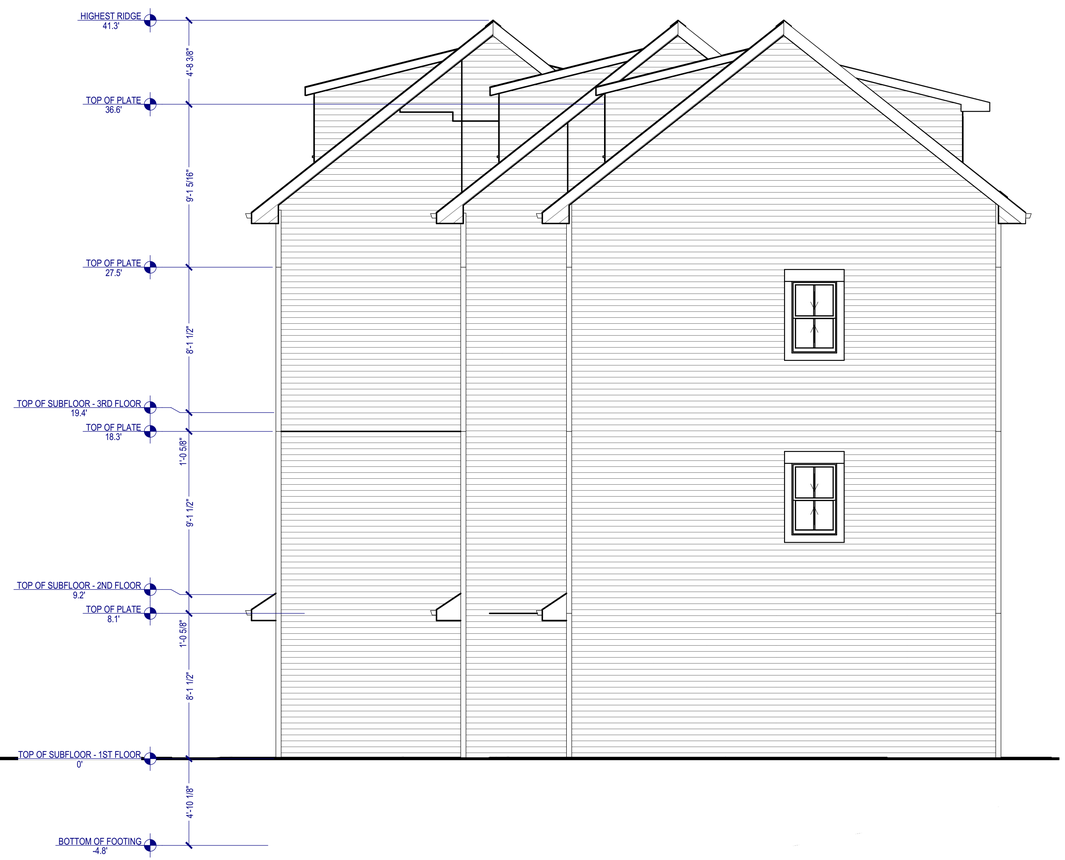
ELEVATIONS

DRAWINGS PROVIDED BY:

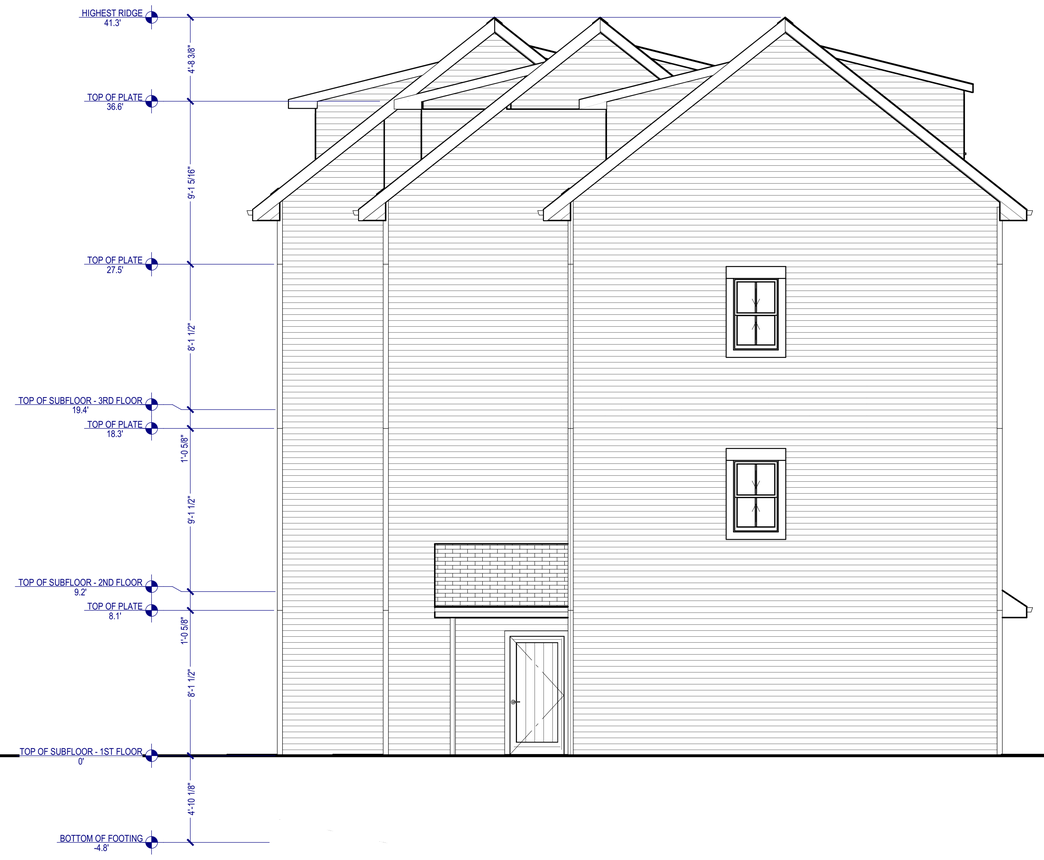
DATE:
5/8/2026

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

SHEET:
A201



EAST ELEVATION



WEST ELEVATION

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A202

FRONT VIEW

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW CONSTRUCTION

RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A203

BACK VIEW

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

35 CHAPEL ST C
STAMFORD CT
NEW
CONSTRUCTION

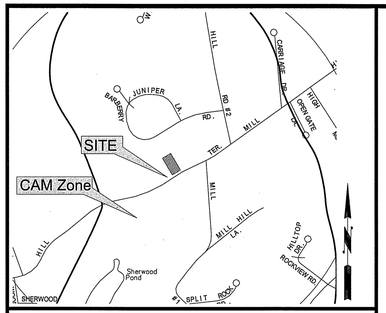
RENDERINGS

DRAWINGS PROVIDED BY:

DATE:
5/8/2026

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

SHEET:
A204



VICINITY MAP

750 0 750 1500 2250

GRAPHIC SCALE – 1" = 750 FEET

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AND ADOPTED ON SEPT. 26, 1996. AMENDED ON OCTOBER 26, 2018.
2. THE TYPE OF SURVEY PERFORMED WITH RESPECT TO THE BOUNDARY PERIMETER IS IMPROVEMENT LOCATION MAP.
3. THE BOUNDARY DETERMINATION CATEGORY IS DEPENDENT RESURVEY.
4. WITH RESPECT TO HORIZONTAL ACCURACY, THIS MAP CONFORMS TO AN ACCURACY CLASS A-2.
5. WITH RESPECT TO VERTICAL ACCURACY OF THIS MAP CONFORMES TO CLASS V-2. WITH RESPECT TO TOPOGRAPHIC ACCURACY, THIS MAP CONFORMS TO CLASS T-2, DATUM NAVD 88.
6. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED USING GEOID03. LINEAR UNITS ARE IN U.S. SURVEY FEET. HORIZONTAL COORDINATES ARE REFERRED TO THE CONNECTICUT COORDINATE SYSTEM OF 1983, AS REALIZED FROM OBSERVATION REFERENCED TO NAD83 (CORS96). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE ON **NOVEMBER 12, 2025** IN ACCORDANCE WITH "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM LAND SURVEYS IN CONNECTICUT" ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., HOLDING THE FOLLOWING VALUES FOR PUBLISHED BASE DATA:

   BASE POINT NUMBER: 217_B1
   LATITUDE 41°04'28.10765", LONGITUDE 73°31'03.75747",
   ELLIPSOID -7.7754

7. UTILITY, STRUCTURES, AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN-PART, BY FIELD LOCATIONS OF OBSERVABLE STRUCTURES AND PAINTED MARKINGS. THE ACTUAL LOCATION AND SIZE OF UNDERGROUND UTILITIES SHOWN HEREON MAY NOT BE INDICATED. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. PRIOR TO EXCAVATION OR CONSTRUCTION, CONTACT "CALL BEFORE YOU DIG", (800) 922-4455.
8. PARCEL INFORMATION

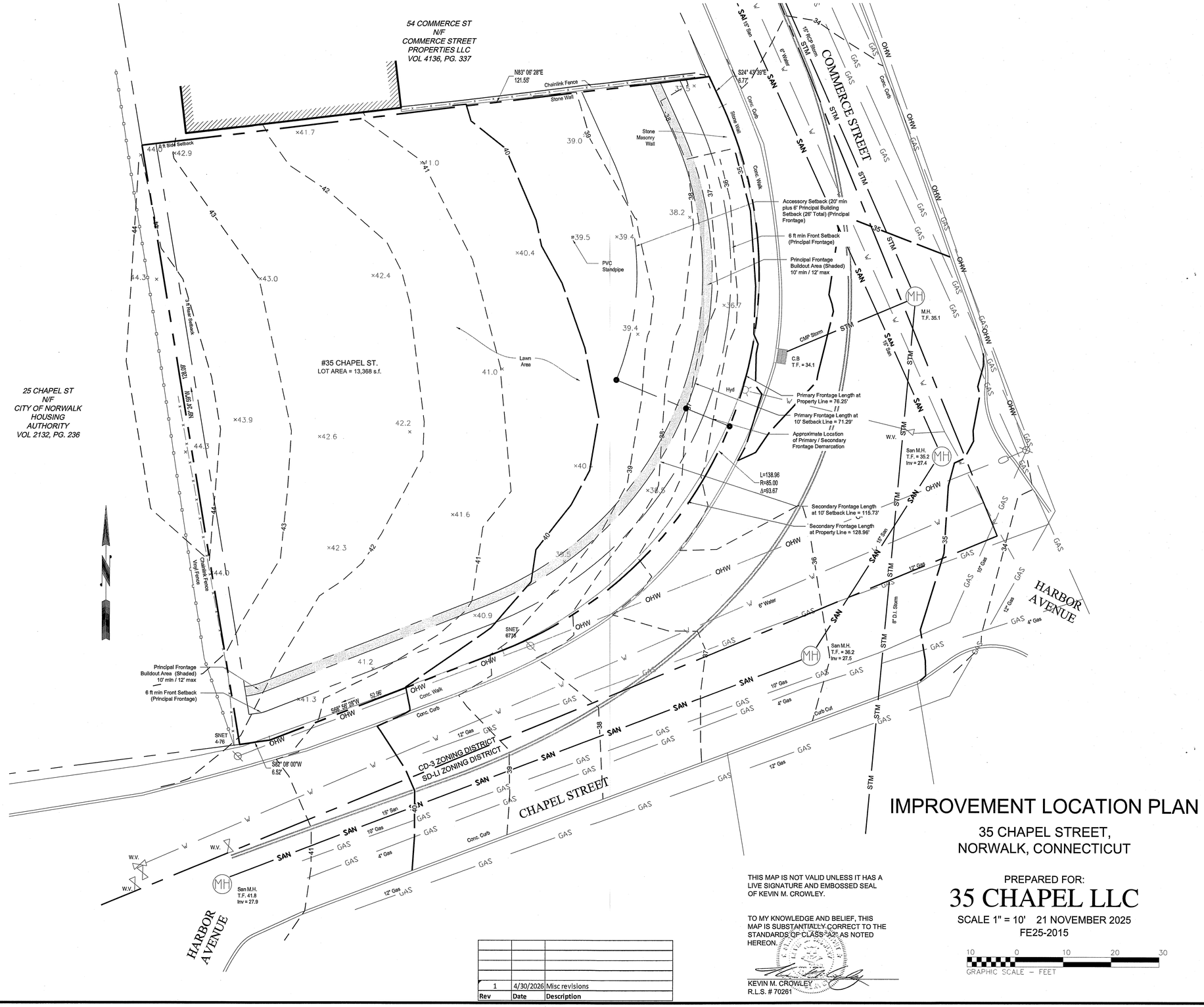
   35 CHAPEL STREET

   A. OWNER OF RECORD: COMMERCE STREET LLC, RECORDED 4131 VOLUME, PAGE 143 .
   B. PARCEL AREA: 13,368 SQ FT. OR 0.307± Ac.

9. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
10. THIS SITE IS WITHIN A COASTAL AREA MANAGEMENT (CAM) ZONE AS DEFINED ON A MAP TITLED "COASTAL RESOURCES, 1979 PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION", NORWALK SOUTH, CONN., N4100 - W7322.5/7.5, 1960, PHOTOREVISED 1971, AMS 5366 III SW-SERIES V815.
11. THIS SITE LIES WITHIN THE CD-3 DISTRICT (GENERAL URBAN COMMUNITY DISTRICT.
12. ALL DECLARATIONS ARE VALID FOR THE MAP AND COPIES THERE OF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY RENDER ANY DECLARATION SHOWN HEREON NULL AND VOID.

MAP REFERENCES:

A. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.
B. "SUBDIVISION MAP PREPARED FOR THOMAS INCERTO AND JOANNE INCERTO, NORWALK, CONN", DATED APRIL 1, 1994, SCALE 1"=20', BY DENNIS A DEILUS LAND SURVEYOR, ON FILE AS MAP 11416 IN THE CITY OF NORWALK LAND RECORDS.
C. "EXISTING TOPOGRAPHY RAILROAD CROSSING IMPROVEMENTS -COMMERCE STREET- BETWEEN WALL ST. & HARBOR AVE.", DATED 1/22/93, SCALE 1"=20', BY PARSONS BROMFIELD - REDNISS & MEAD, ON FILE AS MAP 838 IN THE CITY OF NORWALK LAND RECORDS.
D. "TOPOGRAPHIC MAP PREPARED FOR NORWALK HOUSING AUTHORITY, NORWALK, CONNECTICUT", DATED AUG 17, 1981, SCALE 1"-20', BY LEO LEONARD LAND SURVEYOR, ON FILE AS MAP 10507 IN THE CITY OF NORWALK LAND RECORDS.
E. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.



IMPROVEMENT LOCATION PLAN

35 CHAPEL STREET,
NORWALK, CONNECTICUT

PREPARED FOR:

35 CHAPEL LLC

SCALE 1" = 10' 21 NOVEMBER 2025
FE25-2015

10 0 10 20 30

GRAPHIC SCALE – FEET

Rev	Date	Description
1	4/30/2026	Misc revisions

THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF KEVIN M. CROWLEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT TO THE STANDARDS OF CLASS A-2, AS NOTED HEREON.

KEVIN M. CROWLEY
R.L.S. # 70261

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET
BRIDGEPORT, CT.
PH. 203-333-9465
EMAIL:INFO@FULLERSURVEYORS.COM

Imp Loc Plan - 35 Chapel St - FE25-2015.dwg
5/8/2026 8:36 AM
\\MCOSEHEAD\Fuller\Fuller CAD Files\CT\Norwalk\Chapel St\35 Chapel - Rehr - FE25-2015\DWG\Survey\

NOTES:

1. THIS PLAN IS FOR THE PROPOSED MIXED-USE DEVELOPMENT WITH PARKING CONSTRUCTION, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
5. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
6. LOT SERVED BY MUNICIPAL SEWER SYSTEM AND PUBLIC WATER SUPPLY.
7. SUBJECT PROPERTY IS NOT WITHIN THE FEMA FLOOD HAZARD. SEE FEMA FLOOD INSURANCE RATE MAP #09001C0393G REVISED DATE OF OCTOBER 16, 2013.
8. EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM REFERENCE MAP A.
9. THIS SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE.
10. THIS SITE IS WITHIN A COASTAL AREA MANAGEMENT (CAM) ZONE AS DEFINED ON A MAP TITLED "COASTAL RESOURCES, 1979 PREPARED BY COASTAL AREA MANAGEMENT PROGRAM, CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION", NORWALK SOUTH, CONN., N4100 - W7322.5/7.5, 1960, PHOTOREVISED 1971, AMS 5366 III SW-SERIES V815.
11. THIS SITE LIES WITHIN THE CD-3 DISTRICT (GENERAL URBAN COMMUNITY DISTRICT
12. REFUSE WILL BE CONTAINED WITHIN EACH UNIT AS SHOWN. LOCATIONS FOR PICKUP ARE SHOWN OUTSIDE OF GARAGE AREAS. COLLECTION WILL BE SCHEDULED WEEKLY.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

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ZONING CHART CD-3 General Urban Community District

STANDARD	REQUIREMENT	EXISTING	PROPOSED	AS	COMMENTS
LOT OCCUPATION					
Minimum Lot Area (sf)	Not Regulated	13,368	13,368		
Frontage Buildout (%)	60% min	Vacant	61.2%		Complies
Impervious Surface Coverage (%)	80% max	Vacant	76.6%		Complies
Lot/Building Site Enfrontment (%)	Must Enfront a Street, except <= 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement	Vacant	Yes		Complies
Lot/Building Site Width (ft)	50 Ft min - 100 Ft Max 18 Ft min for Townhouse		205.21		Complies Corner lot with no observable corner.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a Street via Driveway or Easement		Yes		Complies
SETBACKS					
Front Setback (Principal Frontage) (ft)	6 ft min, 12 ft max	N/A	9.2		Complies
Front Setback (Secondary Frontage) (ft)	6 ft min, 12 ft max	N/A	8.5		Complies
Side Setback, each side (ft)	0 ft min	N/A	5.0		Complies
Rear Setback (ft)	3 ft min or 15 ft min from center line of Rear Alley	N/A	5.0		
ACCESORY BUILDINGS Minimum Building Setbacks					
Front Setback (Principal Frontage)	20 ft min + Principal Bldg. Fr. Setback	N/A	69		To AC Unit
Front Setback (Secondary Frontage)	0 ft min	N/A	N/A		To AC Unit
Side Setback, each side	0 ft min	N/A	8.9		To AC Unit
Rear Setback	5 ft min	N/A	42.9		To AC Unit
Building Standards					
Principal Building	3.5 Stories max	N/A	3.5 Stories		Complies
Accessory Building	1.5 Stories max, Building Height: 15 ft max, Total Building Height; 20 ft max.	N/A	N/A		N/A
Private Landscaping and Fencing					
	1 Tree per 50 ft of frontage if Front Yard is >= 15 ft deep, planted in Front Yard, if Front Yard >= 10 ft, min of 30% of Front Yard must be landscaped in compliance with Section 4.3.16				Tree requirement waived.
Walls &Fencing (not including screens)					
Height	4 ft max at Frontage; otherwise 6 ft max Height measured from avg. undisturbed grade of Adjacent property at property line.				

Frontage Calculations

	Totals	Segments (ft)
Total Frontage at 10 Feet	187.0	115.7 71.3
Total Building width within 10' - 12' Zone	88.1	13.2 16.8 4.6 10 2 4.5 2.4 29.9 4.7
Total Landscape Screen	24.2	9.9 14.3
Total	112.3	
60% Min. Total Buildout	**60.1%**	
20% Max Landscape Screen	**12.9%**	

SIGN LEGEND

SIZES (IN)	CONN DOT #	SUPPORTS
30"	31-0552	1

10 0 10 20 30
GRAPHIC SCALE – FEET

STATE OF CONNECTICUT JAMES E. BUCCI NO. 14358 LICENSED PROFESSIONAL ENGINEER

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

FULLER ENGINEERING & LAND SURVEYING
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e-mail Info@FullerSurveyors

PROPOSED RESIDENTIAL
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED SITE PLAN

Scale: 1" = 10'

Sheet Number: C-2.1

NOTES:

1. THIS PLAN IS FOR THE PROPOSED DRAINAGE, UTILITY AND GRADING FOR THE CONSTRUCTION OF AN 8 UNIT, MULTI-FAMILY DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
5. OIL GRIT SEPARATOR AND PUMP CHAMBER SHOWN ARE SUGGESTED LOCATIONS. ACTUAL PLACEMENT OF PROPOSED SYSTEM WILL BE COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEER TO BE DETERMINED IN THE FINAL PLAN PHASE OF THE DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
7. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
8. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
9. EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM MAPS PROVIDED BY UTILITY COMPANY AND SEWER DEPARTMENT AND FIELD MARKINGS.
10. ALL EXISTING UTILITY LINES THAT WILL BE DISCONNECTED MUST BE CAPPED OR TERMINATED ACCORDING TO THE CITY OF NORWALK AND UTILITY COMPANY STANDARDS.
11. FOOTING DRAINS ARE NOT PROPOSED.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

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TEST PIT AND PERCOLATION DATA

35 Chapel St, Norwalk, CT 06850
FE25-2018
12/1/2025

Note: All holes pre-soak for a least 1 hour

PERCOLATION HOLE = PT-101-25 Depth = 40 IN 3.3 FT El. 39.4

Soak Test Time	Reading in	Fall in
11:06 AM	14 1/2	
11:07 AM	15 1/2	1
11:08 AM	18	2 1/2
11:09 AM	20 1/2	2 1/2
11:10 AM	22 1/2	2
11:11 AM	24	1 1/2
11:12 AM	26	2
11:13 AM	26 1/2	1/2
11:14 AM	27	1/2

Percolation Rate= 0.64 min./in
93 3/4 in/hr

PERCOLATION HOLE = PT-102-25 Depth = 50 4.2 FT El. 38.7

Soak Test Time	Reading in	Fall in
11:18 AM	4	
11:19 AM	12	8
11:20 AM	15	3
11:21 AM	17 1/2	2 1/2
11:22 AM	19	1 1/2
11:23 AM	19 1/2	1/2
11:24 AM	7 1/2	REFILL
11:25 AM	12	4 1/2
11:26 AM	15	3
11:27 AM	17	2
11:28 AM	18 1/2	1 1/2
11:29 AM	20 1/2	2
11:30 AM	21	1/2
11:34 AM	3	REFILL
11:35 AM	9 1/2	6 1/2
11:36 AM	12 1/2	3
11:37 AM	16	3 1/2
11:38 AM	17 1/2	1 1/2
11:39 AM	19	1 1/2

Percolation Rate= 0.36 min./in
168 3/4 in/hr

PERCOLATION HOLE = PT-103-25 Depth = 40 IN 3.3 FT El. 38.9

Soak Test Time	Reading in	Fall in
11:48 AM	15	
11:49 AM	19	4
11:50 AM	21	2
11:51 AM	24	3
11:52 AM		
11:53 AM	27	27
12:24 PM	18	REFILL
12:25 PM	21 1/2	3 1/2
12:26 PM	23	1 1/2
12:27 PM	25	2
12:28 PM	26	1
12:29 PM	28	2
12:30 PM	28 1/2	1/2
12:32 PM	18	REFILL
12:33 PM	21	3
12:34 PM	22 1/2	1 1/2
12:35 PM	25	2 1/2
12:36 PM	26	1
12:37 PM	27	1

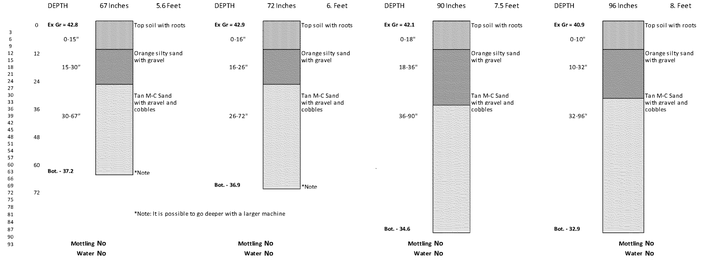
Percolation Rate= 0.27 min./in
222 in/hr

PERCOLATION HOLE = PT-104-25 Depth = 46 3.8 FT El. 37.1

Soak Test Time	Reading in	Fall in
12:08 PM	16	
12:09 PM	21	5
12:10 PM	24	3
12:11 PM	26	2
12:12 PM	27	1
12:13 PM	28	1
12:14 PM	29	1
12:15 PM	30	1
12:16 PM	19	REFILL
12:17 PM	23	4
12:18 PM	24	1
12:19 PM	25	1
12:20 PM	26	1

Percolation Rate= 0.52 min./in
114 5/9 in/hr

35 Chapel St, Norwalk, CT 06850
FE25-2018
12/1/2025



JAMES E. DULLEA
STATE OF CONNECTICUT
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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PROPOSED RESIDENTIAL
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: GRADING AND DRAINAGE PLAN

Scale: 1" = 10'

Sheet Number: C-3.1

C 3.1 - DRAINAGE.dwg 1
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\\MOOSEHEAD\Fuller\Fuller CAD Files\CT\Norwalk\Chapel St\35 Chapel - Behr - FE25-2015\DWG\Site\

UTILITY NOTES:

1. THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTILITY COMPANIES 72 HOURS PRIOR TO BEGINNING EXCAVATION.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
5. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS & AWC.
6. CONTRACTOR TO COORDINATE GAS MAIN, WATER, ELECTRIC, AND TELEPHONE INSTALLATION WITH APPROPRIATE UTILITY COMPANIES.
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER FOR ALL UNDERGROUND ELECTRIC, TELEPHONE AND GAS UTILITIES.
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4.5 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
9. ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600 BY AWC.
10. ALL NEW WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 BY AWC.
11. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
12. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AUTHORITIES.
13. ALL MATERIAL SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
14. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY PROVIDER AND MUNICIPAL RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "CALL YOU BEFORE YOU DIG" 72 HOURS BEFORE COMMENCEMENT OF WORK AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS.
15. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, BENDS AND PLUGS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A - EXISTING SOIL CONDITIONS.

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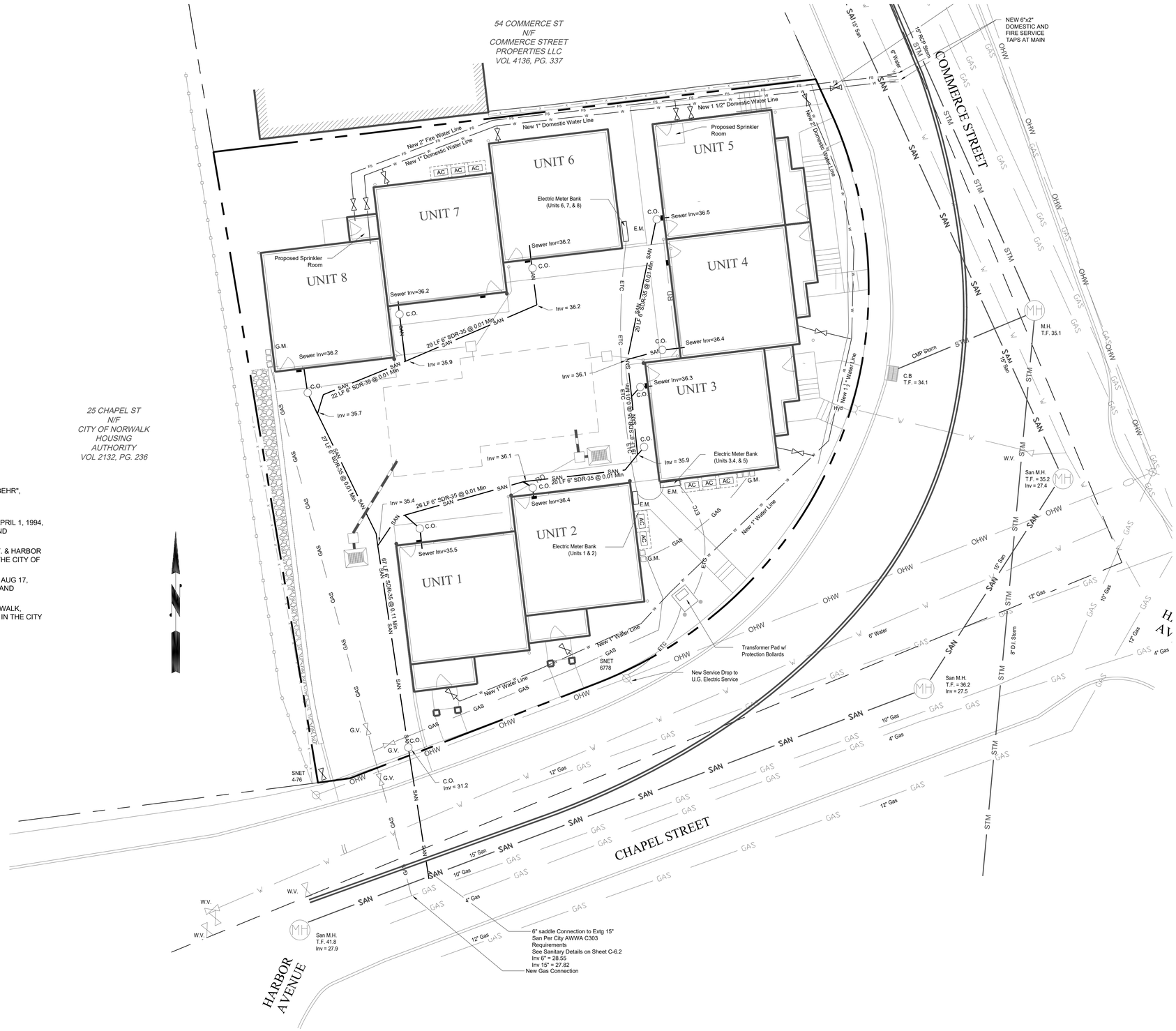

JAMES E. DUCEY
STATE OF CONNECTICUT
NO. 14358
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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT

PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: PROPOSED UTILITIES PLAN

Scale: 1" = 20'

Sheet Number: C-3.2

NOTES:

1. THIS PLAN IS FOR THE AVERAGE GRADE CALCULATIONS FOR THE CONSTRUCTION OF AN 8 UNIT, MULTI-FAMILY DEVELOPMENT WITH PARKING, AND MISCELLANEOUS LANDSCAPING. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

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D. "EXISTING TOPOGRAPHY RAILROAD CROSSING IMPROVEMENTS -COMMERCE STREET- BETWEEN WALL ST. & HARBOR AVE.", DATED 1/22/93, SCALE 1"=20', BY PARSONS BROMFIELD - REDNISS & MEAD, ON FILE AS MAP 838 IN THE CITY OF NORWALK LAND RECORDS.

E. "TOPOGRAPHIC MAP PREPARED FOR NORWALK HOUSING AUTHORITY, NORWALK, CONNECTICUT", DATED AUG 17, 1981, SCALE 1"-20', BY LEO LEONARD LAND SURVEYOR, ON FILE AS MAP 10507 IN THE CITY OF NORWALK LAND RECORDS.

F. "MAP OF PARCELS A&B PREPARED FOR THE ESTATE OF JOHN MILLS AND BRUCE TERMINIX CO., INC., NORWALK, CONNECTICUT", DATED OCTOBER 22, 1974, SCALE 1"=20', BY LEONARD SURVEYORS, ON FILE AS MAP 7962 IN THE CITY OF NORWALK LAND RECORDS.

GRADE PLANE CALCULATIONS — BUILDINGS 1 and 2

Overall Length (Girth) 168.0

Segment	Beginning Elevation	End Elevation	Average Elevation (E)	Segment Length (L)	Weighted	Weighted Average Grade	Product E x L = Y	Notes
Segment A1	40.1	40.0	40.1	24.0	0.1	5.7	961.2	
Segment B1	40.0	39.6	39.8	7.1	0.0	1.7	282.6	
Sebment C1	39.6	39.1	39.4	24.0	0.1	5.6	944.4	
Segment D1	39.1	39.6	39.4	24.0	0.1	5.6	944.4	
Segment E1	39.6	39.6	39.6	11.7	0.1	2.8	463.3	
Segment E2	39.6	39.6	39.6	5.5	0.0	1.3	217.8	
Segment E3	39.6	39.6	39.6	12.3	0.1	2.9	487.1	
Segment E4	39.6	39.6	39.6	0.5	0.0	0.1	19.8	
Segment F1	39.6	39.8	39.7	11.2	0.1	2.6	444.6	
Segment F2	39.8	39.9	39.9	5.4	0.0	1.3	215.2	
Segment F3	39.9	40.1	40.0	12.8	0.1	3.0	512.0	
Segment G1	40.1	40.1	40.1	29.5	0.2	7.0	1,183.0	
			Total	L= 168.0	1.0	**39.7**	Y= 6,675.4	

Grade plane = Y/L

Grade Plane **39.7**

BUILDING HEIGHT CALCULATION

	Actual	Adjusted
Average Grade	39.7	
Lowest FF EL	39.6	0.1
Ridge	41.3	41.2 FT. HT.
Eave	30.4	30.3 FT. HT.
Midpoint	35.9	**35.7 FT. HT.**
Height Of Building	**35.7**	**FT HT**

GRADE PLANE CALCULATIONS — BUILDINGS 3, 4, & 5

Overall Length (Girth) 215.1

Segment	Beginning Elevation	End Elevation	Average Elevation (E)	Segment Length (L)	Weighted	Weighted Average Grade	Product E x L = Y	Notes
Segment A1	39.3	38.0	38.7	18.0	0.1	3.2	695.7	
Segment A2	38.0	34.6	36.3	6.0	0.0	1.0	217.8	
Sebment B1	34.6	34.8	34.7	5.8	0.0	0.9	201.3	
Segment B2	34.8	34.8	34.8	2.6	0.0	0.4	90.5	
Segment B3	34.8	34.8	34.8	6.5	0.0	1.1	226.2	
Segment B4	34.8	35.9	35.4	2.3	0.0	0.4	81.3	
Segment B5	35.9	39.4	37.7	4.9	0.0	0.9	184.5	
Segment B6	39.4	39.4	39.4	6.1	0.0	1.1	240.3	
Segment C1	39.4	39.4	39.4	5.9	0.0	1.1	232.5	
Segment C2	39.4	36.4	37.9	4.0	0.0	0.7	151.6	
Segment C3	36.4	36.4	36.4	2.3	0.0	0.4	83.7	
Segment C4	36.4	36.4	36.4	2.4	0.0	0.4	87.4	
Segment C5	36.4	36.4	36.4	2.7	0.0	0.5	98.3	
Segment C6	36.4	35.4	35.9	3.8	0.0	0.6	136.4	
Segment C7	35.4	35.4	35.4	2.7	0.0	0.4	95.6	
Segment C8	35.4	35.3	35.4	5.3	0.0	0.9	187.4	
Segment C9	35.3	35.3	35.3	1.5	0.0	0.2	53.0	
Segment D1	35.3	39.1	37.2	1.9	0.0	0.3	70.7	
Segment D2	39.1	39.1	39.1	5.3	0.0	1.0	207.2	
Segment D3	39.1	39.1	39.1	4.0	0.0	0.7	156.4	
Segment D4	39.1	37.2	38.2	3.1	0.0	0.5	118.3	
Segment D5	37.2	37.2	37.2	4.0	0.0	0.7	148.8	
Segment D6	37.2	35.5	36.4	2.5	0.0	0.4	90.9	
Segment D7	35.5	35.5	35.5	2.7	0.0	0.4	95.9	
Segment D8	35.5	35.6	35.6	6.3	0.0	1.0	224.0	
Segment E1	35.6	38.9	37.3	24.0	0.1	4.2	894.0	
Segment F1	38.9	39.1	39.0	24.0	0.1	4.4	936.0	
Segment G1	39.1	39.4	39.3	7.2	0.0	1.3	282.6	
Segment H1	39.4	39.3	39.4	47.3	0.2	8.7	1,861.3	
			Total	L= 215.1	1.0	**37.9**	Y= 8,149.2	

Grade plane = Y/L

Grade Plane **37.9**

BUILDING HEIGHT CALCULATION

	Actual	Adjusted
Average Grade	37.9	
Lowest FF EL	39.1	-1.2
Ridge	41.3	42.5 FT. HT.
Eave	30.4	31.6 FT. HT.
Midpoint	35.9	**37.1 FT. HT.**
Height Of Building	**37.1**	**FT HT**

GRADE PLANE CALCULATIONS — BUILDINGS 6, 7, & 8

Overall Length (Girth) 224.4

Segment	Beginning Elevation	End Elevation	Average Elevation (E)	Segment Length (L)	Weighted	Weighted Average Grade	Product E x L = Y	Notes
Segment A1	43.6	42.4	43.0	18.0	0.1	3.4	774.0	
Segment B1	42.4	42.3	42.4	5.0	0.0	0.9	211.8	
Sebment C1	42.3	42.2	42.3	6.0	0.0	1.1	253.5	
Segment D1	42.2	42.1	42.2	5.3	0.0	1.0	223.4	
Segment E1	42.1	41.7	41.9	24.0	0.1	4.5	1,005.6	
Segment F1	41.7	41.5	41.6	5.9	0.0	1.1	245.4	
Segment G1	41.5	39.6	40.6	24.0	0.1	4.3	973.2	
Segment H1	39.6	39.6	39.6	24.0	0.1	4.2	950.4	
Segment I1	39.6	39.7	39.7	24.0	0.1	4.2	951.6	
Segment J1	39.7	40.0	39.9	5.9	0.0	1.0	235.1	
Segment K1	40.0	40.2	40.1	24.0	0.1	4.3	962.4	
Segment L1	40.2	40.5	40.4	10.3	0.0	1.9	415.6	
Segment M1	40.5	40.6	40.6	24.0	0.1	4.3	973.2	
Segment N1	40.6	44.1	42.4	1.0	0.0	0.2	42.4	
Segment N2	44.1	43.6	43.9	23.0	0.1	4.5	1,008.6	
			Total	L= 224.4	1.0	**41.1**	Y= 9,226.1	

Grade plane = Y/L

Grade Plane **41.1**

BUILDING HEIGHT CALCULATION

	Actual	Adjusted
Average Grade	41.1	
Lowest FF EL	39.6	1.5
Ridge	41.3	39.8 FT. HT.
Eave	30.4	28.9 FT. HT.
Midpoint	35.9	**34.3 FT. HT.**
Height Of Building	**34.3**	**FT HT**

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

FULLER ENGINEERING & LAND SURVEYING
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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT

PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: AVERAGE GRADE CALCULATIONS

Scale: 1" = 10'

Sheet Number: C-3.3

C 3.3 Average Grade.dwg
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NOTES:

1. THIS PLAN IS FOR THE EROSION & SEDIMENT CONTROL OF THE RESIDENTIAL BUILDING CONSTRUCTION WITH PARKING, UTILITIES, AND ADDITIONAL SITE IMPROVEMENTS. THIS PLAN IS NOT TO BE USED AS A SITE OR CONSTRUCTION PLAN. ADDITIONAL DESIGN AND DETAILS MAY BE REQUIRED FOR BIDDING AND CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION AND FOR THE SAFETY OF WORKERS AND OTHERS ON THE CONSTRUCTION SITE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE SIZE, LOCATION, DEPTH AND INVERTS OF ANY AND ALL EXISTING UTILITIES PRIOR TO COMMENCING OPERATIONS. THE CONTRACTOR SHALL ALSO BE REQUIRED TO CONTACT THE TOLL FREE "CALL-BEFORE-YOU-DIG" PHONE NUMBER AT 1-800-922-4455.
4. THE PROPOSED DEVELOPMENT SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL BY THE NORWALK BUILDING DEPARTMENT.
5. EROSION CONTROL MEASURES SHOWN ARE SUGGESTED LOCATIONS. ACTUAL PLACEMENT OF PROPOSED EROSION CONTROL MEASURES TO BE DETERMINED IN THE FIELD IN CONSULTATION WITH THE DESIGN ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. ALL WORK PERFORMED BY THE OWNER / DEVELOPER MUST INCLUDE IMPLEMENTATION OF AN APPROVED SOIL EROSION AND SEDIMENTATION PLAN IN ACCORDANCE WITH PUBLIC ACT No. 83-388 [PASSED BY THE CONNECTICUT GENERAL ASSEMBLY]. THE OWNER / DEVELOPER SHALL BE THOROUGHLY FAMILIAR WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL PUBLISHED BY THE CONNECTICUT COUNCIL OF SOIL AND WATER CONSERVATION, JANUARY 1985.
7. RESTORE ALL DISTURBED AREAS WITH A MINIMUM OF FOUR (4") INCHES OF TOPSOIL, SEED, AND HAY MULCH UPON COMPLETION OF CONSTRUCTION.
8. LOT SERVED BY TOWN SEWER SYSTEM AND PUBLIC WATER SUPPLY.
9. SUBJECT PROPERTY IS NOT WITHIN THE FEMA FLOOD HAZARD. SEE FEMA FLOOD INSURANCE RATE MAP #09001C0531G REVISED DATE OF JULY 8, 2013.
10. EXISTING UNDERGROUND UTILITY LOCATION TAKEN FROM REFERENCE MAP A.

MAP REFERENCES:

A. "IMPROVEMENT LOCATION PLAN, 35 CHAPEL STREET, NORWALK, CONNECTICUT, PREPARED FOR BRANT BEHR", DATED 21 NOVEMBER, 2025, SCALE 1"=10', BY FULLER ENGINEERING AND LAND SURVEYING, LLC.

B. "STORM DRAINAGE", DATED 1/27/95, SCALE 1"=20', BY DEW ARCHITECTS, P.C.

C. "SUBDIVISION MAP PREPARED FOR THOMAS INCERTO AND JOANNE INCERTO, NORWALK, CONN", DATED APRIL 1, 1994, SCALE 1"=20', BY DENNIS A DEILUS LAND SURVEYOR, ON FILE AS MAP 11416 IN THE CITY OF NORWALK LAND RECORDS.

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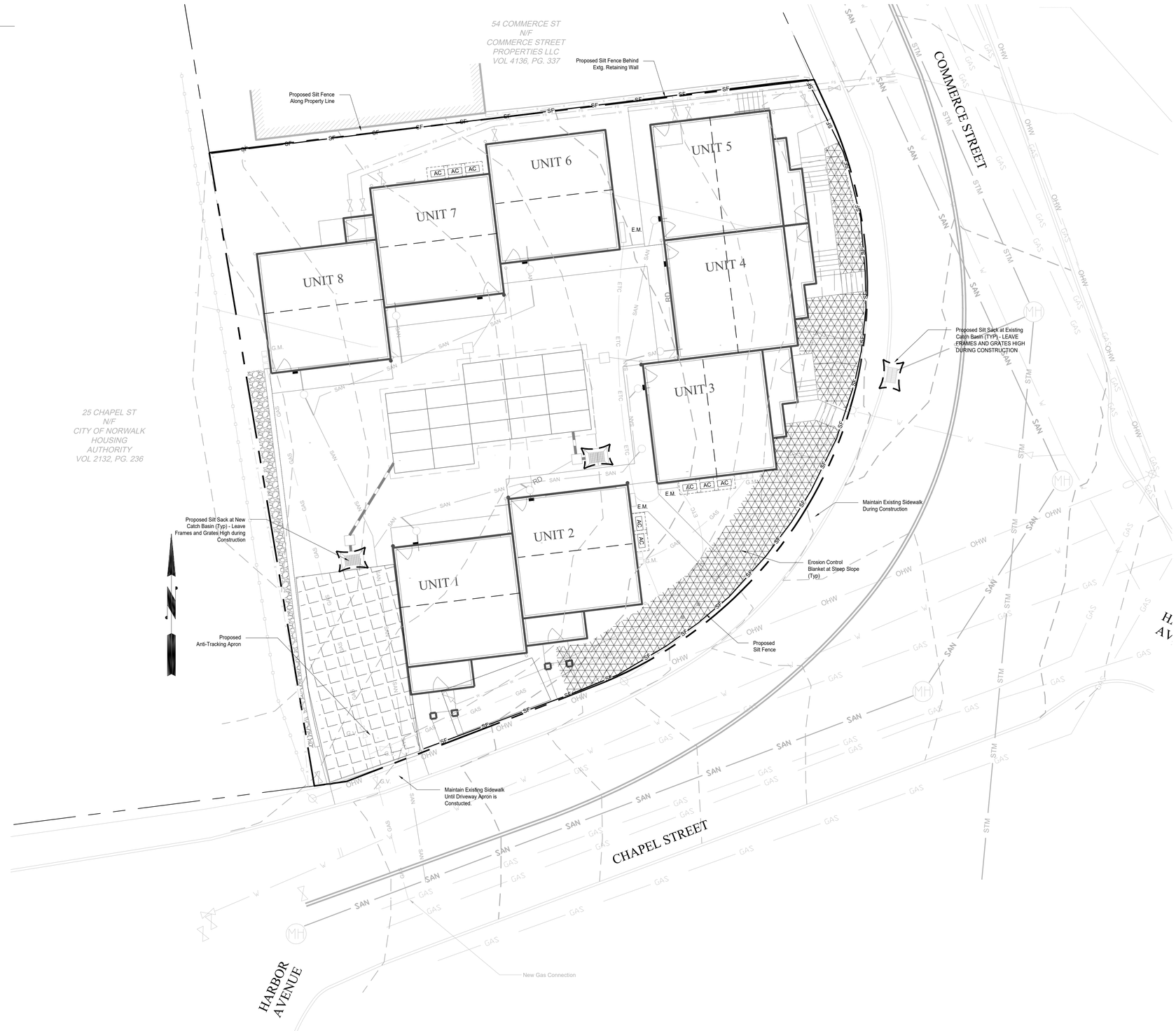

STATE OF CONNECTICUT
JAMES E. BUCCI
NO. 14358
LICENSED
PROFESSIONAL ENGINEER

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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT

35 CHAPEL STREET, NORWALK, CT

PREPARED FOR

35 CHAPEL LLC

Job Number: FE25-2015

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ISSUED	XX-XX-XX
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: EROSION & SEDIMENT CONTROL PLAN

Scale: 1" = 20'

Sheet Number: C-4.1

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SOIL EROSION & SEDIMENTATION CONTROL NOTES:

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION.

ALL CONSTRUCTION ACTIVITIES INVOLVING THE REMOVAL OR DISTURBANCE OF SOILS ARE TO BE PROVIDED WITH APPROPRIATE PROTECTIVE MEASURES TO MINIMIZE EROSION AND CONTAIN SEDIMENT DISPOSITION WITHIN THE AREA UNDER DEVELOPMENT. THE MINIMUM STANDARD FOR INDIVIDUAL MEASURES SHALL BE THOSE OUTLINED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL, PUBLICATION DATE SEPTEMBER 30, 2023, EFFECTIVE DATE MARCH 30, 2024, AS AMENDED TO DATE. THOSE METHODS DEEMED MOST EFFECTIVE FOR THIS PROJECT ARE DESCRIBED HEREIN.

THE DIRECTIVES WITHIN THESE NOTES ARE GENERALIZED IN NATURE AND SOME MEASURES MAY NOT BE APPLICABLE TO THE SPECIFIC REQUIREMENTS OF THIS PROJECT. SEE THE OVERALL SOIL EROSION AND SEDIMENTATION CONTROL PLAN FOR THE SPECIFIC MEASURES REQUIRED.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS SUMMER / FALL 2026 WITH COMPLETION ANTICIPATED BY DECEMBER 2027. APPROPRIATE EROSION CONTROL MEASURES AS DESCRIBED HEREIN, SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL SITE CLEARING OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONSTRUCTION SEQUENCE

1. PRECONSTRUCTION ACTIVITIES

A. MARK AND STAKE CONSTRUCTION LIMITS.
B. CONDUCT A PRE-CONSTRUCTION MEETING WITH ALL KEY PARTIES.

2. INITIAL SITE CONTROLS

A. INSTALL SITE ENTRANCE STABILIZATION.
B. INSTALL PERIMETER EROSION CONTROLS (E.G., SILT FENCE, FIBER ROLLS).
C. PROTECT OFF-SITE RESOURCES (WETLANDS, WATER BODIES).

3. SITE PREPARATION IN SEQUENCE

A. CLEAR ONLY THE AREAS NEEDED FOR THE CURRENT WORK PHASE.
B. PROTECT INFILTRATION AREAS AND FUTURE BMPS FROM COMPACTION.
C. STAGE CLEARING, GRUBBING, AND ROUGH GRADING.
D. STRIPPING AND STOCKPILE OF TOPSOIL.

4. CONCURRENT E&S IMPLEMENTATION

A. INSTALL TEMPORARY CONTROLS AHEAD OF GRADING AND EARTH MOVING. DRAINAGE SWALES, SEDIMENT BASINS, ETC.
B. MAINTAIN AND ADAPT BMPS AS CONSTRUCTION PROGRESSES.

5. STORMWATER FEATURE PROTECTION

A. INSTALL STORM DRAINAGE AND SEWER LINES..

6. MAIN SITE WORK CONSTRUCTION ACTIVITIES

A. FOUNDATION / BUILDING CONSTRUCTION
B. SITE UTILITIES
C. PAVEMENTS AND CURBING
D. LANDSCAPING AND WETLAND BUFFER STABILIZATION

7. STABILIZATION & FINAL ACTIVITIES

A. FINAL GRADING AND STABILIZATION (SEEDING/MULCHING) AS SOON AS POSSIBLE AFTER DISTURBANCE.
B. PROTECT FINISHED SOIL, ESPECIALLY ON STEEP SLOPES OR ERODIBLE SOILS.
C. AFTER FULL STABILIZATION, REMOVE TEMPORARY CONTROLS.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY , INLAND WETLANDS COMMISSION AND/OR PROJECT ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS:

1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION TRAPS WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENTATION AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENTATION AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR PROCESSED AGGREGATE STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS:

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS:

1. PRIOR TO FILLING, ALL SEDIMENTATION AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS.

FINAL GRADING AND PAVING OPERATIONS:

1. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
2. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
3. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, INLAND WETLANDS COMMISSION.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
   A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
   B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.
   C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
   D. BACKFILL THE TRENCH AND COMPACT.

II ANTI-TRACKING APRON (CONSTRUCTION ENTRANCE)
A. CLEAR THE ENTRANCE OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
B. INSTALL SUBSURFACE DRAINAGE AT POORLY DRAINED AREAS.
C. INSTALL GEOTEXTILE IN A DIRECTION PARALLEL TO THE ENTRANCE.
D. PLACE STONE IN THE SPECIFIED DIMENSIONS AND THICKNESS AS DETAILED.
E. IF ENTRANCE EXCEEDS 2% GRADIENT, CONSTRUCT A WATER BAR WITHIN THE CONSTRUCTION ENTRANCE AT A MINIMUM INTERVAL OF 15 FEET.

III HAY BALE BARRIER
A. EXCAVATE TRENCH AS WIDE AS THE BALES AND AT LEAST 4 INCHES DEEP.
B. WING EACH END OF TRENCH UPSLOPE SO THE BOTTOM OF LAST BALE IS HIGHER THAN THE LOWEST BALE IN THE BARRIER.
C. PLACE BALES IN A SINGLE ROW LENGTHWISE WITH ENDS BUTTED TIGHTLY.
D. ANCHOR BALES WITH AT LEAST TWO STAKES DRIVEN 18 INCHES MINIMUM INTO THE GROUND.
E. BACKFILL BALES WITH EXCAVATED MATERIAL TO A MINIMUM DEPTH OF 4 INCHES ON THE UPHILL SIDE OF THE BALE.

IV SILT SACK
A. REMOVE GRATE FROM DRAINAGE STRUCTURE.
C. INSTALL SILT SACK PER MANUFACTURERS RECOMMENDATIONS.
D. INSPECT PERIODICALLY AND REMOVE ACCUMULATED MATERIALS AS NEEDED.

V EROSION CONTROL BLANKETS
A. ESTABLISH SUBGRADE IN THE STEEP SLOPE AREAS AT THE BACK SIDE OF THE SIDEWALK.
B. INSTALL TOPSOIL TO THE FINISH GRADES.
C. SEED TO LAWN.
D. INSTALL EROSION CONTROL BLANKETS AS DETAILED.
E. ONCE SLOPE IS STABILIZED, REMOVE BLANKETS.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE:
   A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.
   B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.

II. SILT SACKS
A. MONITOR, MAINTAIN, REMOVE, OR REPLACE SILT SACK AS REQUIRED TO ASSURE FREE DRAINAGE INTO EXISTING AND NEWLY INSTALLED CATCHBASINS..

III. ANTI-TRACKING APRONS
A. MAINTAIN FUNCTIONALITY OF ANTI-TRACKING APRON THROUGHOUT THE CONSTRUCTION PERIOD.
B. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IMMEDIATELY IF THIS MEASURE SHOWS SIGNS NON-FUNCTIONALITY.

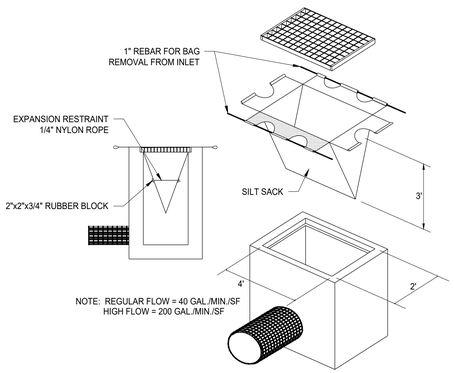
IV. EROSION CONTROL BLANKETS
A. MAINTAIN FUNCTIONALITY OF THE EROSION CONTROL BLANKETS.
B. REPAIR WASHOUT AREAS IF REQUIRED.
C. MONITOR SEEDED AREAS FOR SEED GERMINATION. RE-SEED AREAS IF REQUIRED.

EROSION AND SEDIMENT CONTROL PLAN

1. SILTATION FENCE WILL BE INSTALLED AT ALL CULVERT OUTLETS IF CULVERT OUTLETS ARE APPLICABLE TO THIS PROJECT AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MANUAL, LATEST EDITION.
3. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
4. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY LOCAL GOVERNING OFFICIALS.
3. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE EROSION CONTROL PLANS, NOTES, AND DETAILS.

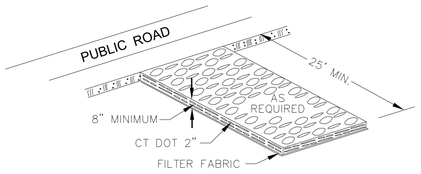
SEDIMENT AND EROSION CONTROL NOTES

1. THE OWNER IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES. INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN. INFORMING THE GOVERNING AUTHORITY OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
2. AN EROSION CONTROL BOND MAY BE REQUIRED TO BE POSTED WITH THE MUNICIPALITY TO ENSURE IMPLEMENTATION OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POSTING OF THIS BOND AND FOR INQUIRIES TO THE MUNICIPALITY FOR INFORMATION ON THE METHOD, TYPE AND AMOUNT OF THE BOND POSTING UNLESS OTHERWISE DIRECTED BY THE OWNER.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.10 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL, TO ASCERTAIN THAT THE EROSION AND SEDIMENT CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
4. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, PREPARED BY CTDEEP, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
5. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, CIVIL ENGINEER, THE MUNICIPALITY, EASTERN CONNECTICUT SOILS CONSERVATION DISTRICT, INLAND WETLANDS COMMISSION, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
6. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.10 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
7. THE CONTRACTOR SHALL KEEP A SUPPLY OF EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH,RIP RAP ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
8. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE (LOD), WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
10. SEDIMENTATION TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER DISTURBED ACRE CONTRIBUTING TO THE TRAP. PROVIDE TRAP VOLUMES FOR ALL DISTURBANCE ON SITE IF SPECIFIED.
11. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (2 WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
12. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
13. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND PRIOR TO ANY WORK IN UPLAND AREAS. SILT FENCE SHALL BE MIRAFI ENVIROFENCE, AMOCO SILT STOP OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE MIRAFI 100X OR EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
14. WHERE INDICATED ON EROSION CONTROL PLANS USE NEW HAY BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE HAY BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
15. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT TRAPS, AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE STABILIZED. LOCATION OF TEMPORARY SEDIMENT TRAPS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND GOVERNING OFFICIAL.
16. BLOCK THE OPEN UPSTREAM ENDS OF DETENTION BASIN/SEDIMENTATION BASIN OUTLET CONTROL ORIFICE UNTIL SITE IS STABILIZED. CONVERT TEMPORARY SEDIMENT BASINS TO PERMANENT DETENTION BASINS ONCE SITE HAS BEEN STABILIZED. CLEAN OUTLET CONTROL STRUCTURES AS NECESSARY AND REMOVE ACCUMULATED SEDIMENT FROM BOTTOM OF BASIN. BLOCK END OF STORM SEWERS IN EXPOSED TRENCHES WITH BOARDS AND SANDBAGS AT THE END OF EACH WORKING DAY WHEN RAIN IS EXPECTED.
17. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
18. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. REMOVE ACCUMULATED SEDIMENT FROM BEHIND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE HAY BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
19. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMP) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
20. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
21. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.
22. MAINTAIN ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY SEDIMENT CONTROLS WHEN AUTHORIZED BY LOCAL GOVERNING AUTHORITY. FILE NOT (NOTICE OF TERMINATION) WITH GOVERNING AUTHORITY RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.



SILT SACK INLET PROTECTION DETAIL

SCALE: NTS



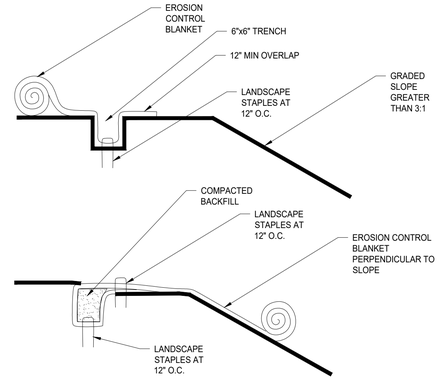
GRADATION TABLE

	CONN. DOT 2" CRUSHED GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
SQUARE MESH SIEVES	% FINER	% FINER	% FINER
2 1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1 1/2 INCHES	35-70	0-15	35-70
1 1/4 INCHES	0-25	---	---
1 INCHES	0-10	---	0-15
3/4 INCHES	---	0-5	---
1/2 INCHES	---	---	0-5
3/8 INCHES	---	---	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.

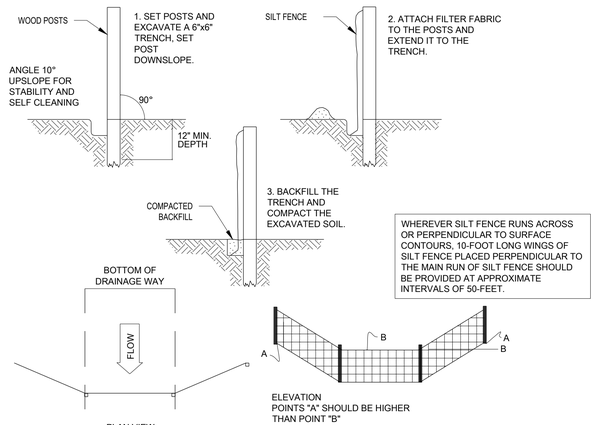
TYP ANTI TRACKING APRON DETAIL

SCALE: N.T.S.



EROSION CONTROL BLANKET DETAIL

SCALE: NTS



SILT FENCE PROTECTION DETAIL

SCALE: NTS

STATE OF CONNECTICUT
JAMES E. BURCE
NO. 14358
REGISTERED PROFESSIONAL ENGINEER

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
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THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

PROPOSED RESIDENTIAL DEVELOPMENT
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	4/30/26
Arch Revs	4/3/26
Revised	3/31/26
Issue	3/15/26

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: EROSION & SEDIMENT CONTROL NOTES & DETAILS

Scale:

Sheet Number: C-4.2

GENERAL NOTES

1. THESE PLANS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
2. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY THE LOCAL MUNICIPALITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS.
4. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING.
5. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK.
6. SEE SHEET C-4.1 FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

PLANTING SOIL NOTES

1. ALL PLANTING MIXES SHALL BE PREPARED PRIOR TO DELIVERY TO SITE
2. PLANTING MIX FOR TREES AND SHRUBS SHALL BE AS FOLLOWS
   - 3 PARTS SCREED TOPSOIL
   - 1 PART CLEAN WASHED COARSE SAND
   - 1 PART PEAT HUMUS
   - 5 LBS. COMPOST PER CUBIC YARD OF MIX
3. MYCORRHIZAL INNCOULANT TO BE MYCOR TREE SAVER TRANSPLANT BY PLANT HEALTH CARE, INC. (1-800-421-9051) OR APPROVED EQUAL.
4. TERRASORB AVAILABLE FROM PLANT HEALTH CARE, INC. OR APPROVED EQUAL
5. SUBMIT CERTIFICATION OF PLANTING MIX FOR TREES AND SHRUBS FROM SOIL DISTRIBUTOR.
6. TOPSOIL MIX SHALL INCLUDE:
   - 3 PARTS SCREENED TOPSOIL
   - 1 PART SAND
   - 1 PART HUMUS
   - 5 LBS. COMPOST PER CU. YD. OF MIX
7. TOPSOIL:
   - A. PROVIDE A NATURAL, FERTILE, FRIABLE, NATURAL LOAM SURFACE SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. OF UNIFORM COMPOSITION THROUGHOUT AND WITHOUT ADMIXTURES OF SUBSOIL, AND FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS OR OTHER EXTRANEOUS MATTER.
   - B. TOPSOIL SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD.
   - C. MECHANICAL ANALYSIS

SCREEN SIZE	% BY WEIGHT PASSING
1"	100
V4"	97 - 100
NO. 200	20 - 65

D. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TESTING AND ANALYSIS OF EXISTING AND IMPORTED SOILS. FURNISH A SOIL ANALYSIS MADE BY A QUALIFIED INDEPENDENT SOIL - TESTING AGENCY STATING PERCENTAGES OF ORGANIC MATTER, INORGANIC MATTER (SILT, CLAY, AND SAND), DELETERIOUS MATERIAL, PH, AND MINERAL AND PLANT - NUTRIENT CONTENT OF TOPSOIL.

E. REPORT SUITABILITY OF TOPSOIL FOR LAWN AND SHRUB PLANTING GROWTH. RECOMMEND QUANTITIES OF NITROGEN, PHOSPHORUS. AND POTASH NUTRIENT AND ANY LIMESTONE, ALUMINUM SULFATE, OR OTHER SOIL AMENDMENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL.

PLANTING NOTES

1. BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING OPERATIONS. USE CARE TO PROTECT EXISTING UTILITIES FROM DAMAGE, CONTACT "CALL BEFORE YOU DIG" PRIOR TO EXCAVATION.
2. ALL PLANTINGS ARE TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
3. THE CONTRACTOR SHALL BE REQUIRED TO CARRY WORKMEN'S COMPENSATION INSURANCE AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. CERTIFICATES WILL BE REQUIRED PRIOR TO SIGNING CONTRACTS.
4. CONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY. CONTRACTOR SHALL MAINTAIN A SAFE JOBSITE AT ALL TIMES.
5. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE DESIGNER.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED FOR COMPLETING WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED SOIL, BRUSH AND DEBRIS OFF-SITE IN A SAFE AND LEGAL MANNER.
8. NOTIFY OWNER OR LANDSCAPE DESIGNER 72 HOURS MINIMUM IN ADVANCE OF STARTING PLANTING OPERATIONS. RECEIVE APPROVAL FOR LAYOUT OF ALL BED LINES AND MATERIAL LOCATIONS PRIOR TO INSTALLATION.
9. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE DESIGNER.
10. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES. RESPECT OTHER TRADES WORK AT ALL TIMES.
11. CONTRACTOR IS TO EXERCISE EXTREME CARE DURING THE COURSE OF DEMOLITION AND REMOVALS ANY DAMAGE TO EXISTING FACILITIES, UTILITIES OR TREES TO REMAIN SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE IN KIND.
12. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL AREAS DAMAGED TO PRE-EXISTING CONDITIONS AS A RESULT OF PLANTING OPERATIONS TO OWNERS AND/OR LANDSCAPE DESIGNERS APPROVAL.
13. VEGETATION TO BE REMOVED, NOT INDICATED ON PLAN, SHALL BE TAGGED IN FIELD BY LANDSCAPE DESIGNER.
14. THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO REJECT INFERIOR PLANT MATERIALS AND SUBSTITUTIONS. THE LANDSCAPE DESIGNER IS WILLING TO MAKE TWO TRIPS TO SUPPLIERS TO TAG, REVIEW AND APPROVE MATERIALS. PREVIOUSLY UNAPPROVED MATERIALS MAY BE REJECTED AT THE SITE. MINIMALLY, ALL MATERIALS WILL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 - 2004) OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN GOOD, HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AS SOON AS WEATHER AND SEASONAL CONDITIONS PERMIT, ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE DESIGNER DURING, AND AT THE END OF THE GUARANTEE PERIOD. WARRANTY REPLACEMENT WILL BE PROVIDED AT NO COST TO THE OWNER AND INCLUDE MATERIALS AND LABOR. CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING REPLACEMENT OF WARRANTY MATERIALS.
16. WHEN THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES SHOWN ON THE PLANT LIST & THE PLAN, USE THE QUANTITIES FROM THE PLAN.
17. PERENNIALS, GROUNDCOVERS & GRASSES TO BE FIELD LOCATED BY LANDSCAPE DESIGNER. COORDINATE TO NOTIFY LANDSCAPE DESIGNER AT LEAST 72 HOURS IN ADVANCE OF EXPECTED INSTALLATION DATE. ON THAT DATE ALL BEDS SHALL BE PREPARED & ALL PLANT MATERIAL SHALL BE ON SITE.
18. PROVIDE A MINIMUM 6" TOPSOIL FOR ALL DISTURBED AREAS. SUBMIT SAMPLE OF TOPSOIL AND SOIL TEST RESULTS FOR LANDSCAPE DESIGNER APPROVAL PRIOR TO DELIVERING TO SITE.
19. MULCH ALL BEDS SHOWN AS CONTINUOUS WITH A 3" MINIMUM OF DOUBLE SHREDDED CEDAR BARK MULCH. SAMPLE TO BE SUBMITTED TO LANDSCAPE DESIGNER FOR APPROVAL.
20. ALL PLANT MATERIALS TO BE SOURCED FROM LOCALLY GROWN GROWERS.
21. TRANSPLANTED MATERIALS TO BE WATERED, HEELED IN AND TENDED BY CONTRACTOR UNTIL FINAL PLACEMENT.

PROPOSED PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	COMMENTS
UNDERSTORY TREES						
CC	2	CERCIS CANADENSIS	EASTERN REDBUD	B&B	2" CAL	FULL, EXTRA HEAVY, SINGLE STRAIGHT LEADER
UPLAND SHRUBS						
AD	24	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	CONT	24"-30" HT	FULL, EXTRA HEAVY
ICC	26	ILEX CRENATA COMPACTA	COMPACT JAPANESE HOLLY	CONT	24"-30" HT	FULL, EXTRA HEAVY
PJ	10	PIERIS JAPONICA	JAPANESE ANDROMEDA	CONT	24"-36" HT	FULL, EXTRA HEAVY
RR	20	RHODODENDRON 'ROSEUM ELEGANS'	ROSEUM ELEGANS RHODODENDRON	CONT	24"-36" HT	FULL, EXTRA HEAVY

1. PROPOSED PLANTERS SHALL CONTAIN SEASONAL ANNUALS AND PERENNIALS THROUGHOUT THE GROWING SEASON.

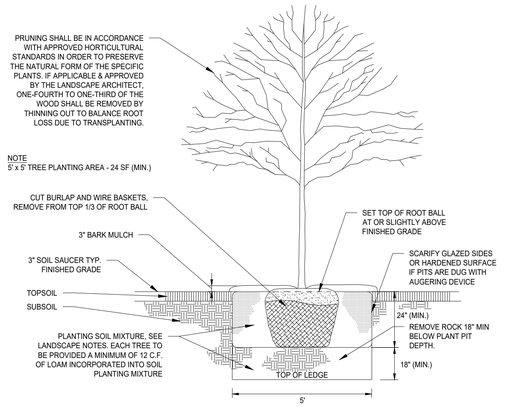
LIGHTING NOTES

1. ALL LIGHT FIXTURES TO BE MOUNTED AND INSTALLED PER MANUFACTURER SPECIFICATIONS.
2. ALL WORK AND RELATED MATERIALS SHALL COMPLY WITH CITY, COUNTY, AND OTHER APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
3. PROPOSED LIGHT FIXTURES ARE "DARK SKY" COMPLIANT.

LEGEND

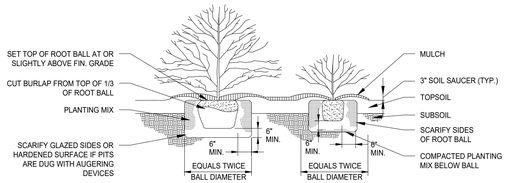
0.1 0.1 0.1 — PROPOSED FOOTCANDLES

□- PROPOSED WALL MOUNTED FIXTURE



TREE PLANTING

SCALE: NTS



BALLED AND BURLAPPED CONTAINER GROWN

NOTE
1. IN AREAS OF MASS PLANTING, CONTINUOUSLY EXCAVATE AND MULCH ENTIRE BED.

SHRUB / GROUNDCOVER PLANTING

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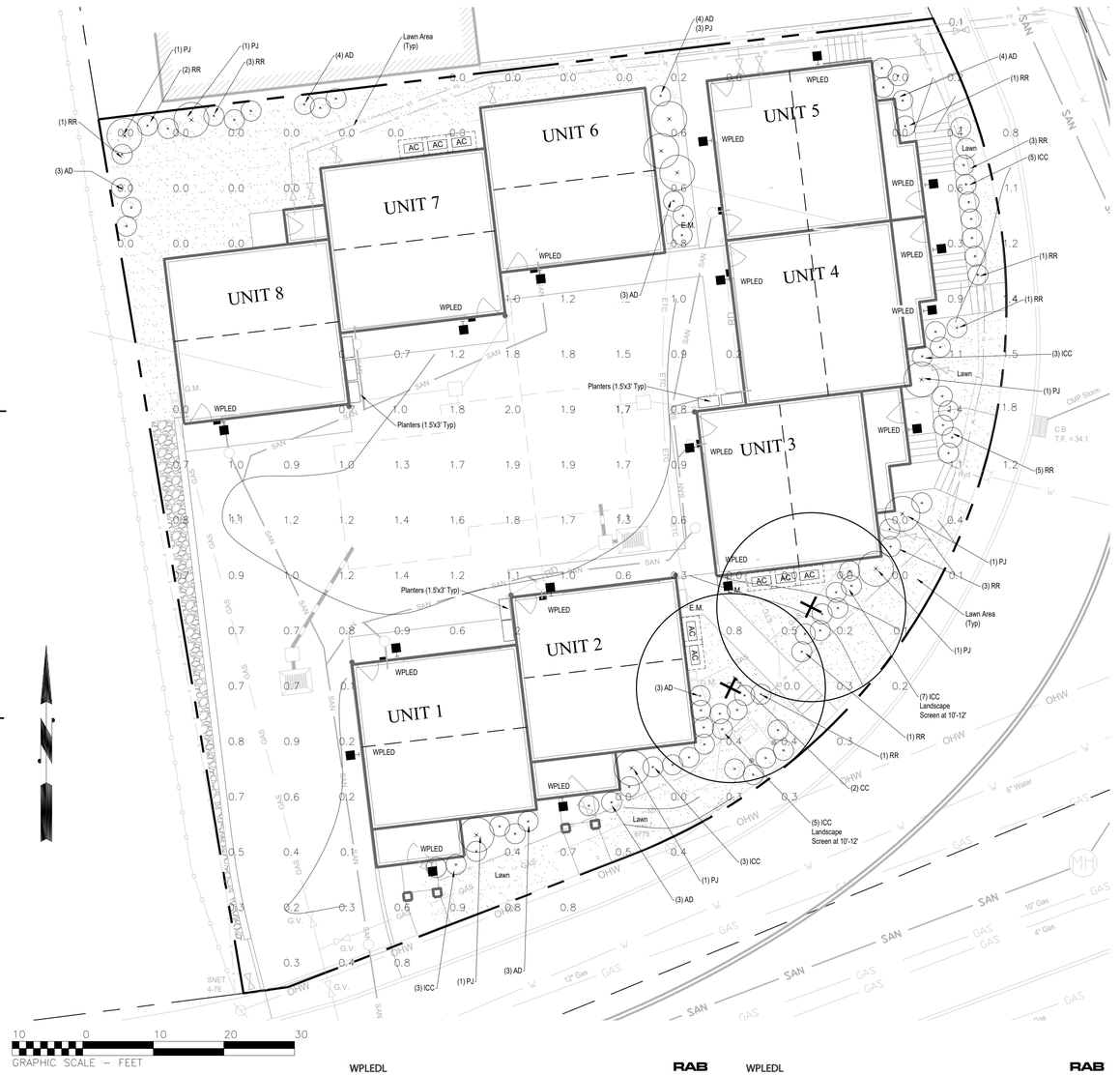

WPLEDL RAB

Color: Bronze Weight: 11.0 lbs

Project: Type:

Prepared By: Date:

Driver Info

Type	Constant
120V	0.96A/0.70A/0.48A
208V	0.55A/0.41A/0.28A
240V	0.47A/0.36A/0.26A
277V	0.44A/0.34A/0.25A
Input Watts	55.5-114.6W

LED Info

Watts	113/85/58W
Color Temp	3000/4000/5000K
Color Accuracy	83-85 CRI
L70 Lifespan	100,000 Hours
Lumens	7,533-14,968 lm
Efficacy	119.3-143.7 lm/W

Technical Specifications

Field Adjustability
Field Adjustable:
Field Adjustable Light Output:
115W/85W/58W (factory default: 85W)
Color temperature selectable by 3000K, 4000K and 5000K (factory default: 4000K)

Compliance
UL Listed:
Suitable for wet locations

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product family is listed with the DesignLights Consortium (DLC). Individual SKUs within this family may carry either a DLC Standard or DLC Premium qualification. Please refer to the individual product specification sheet or the DLC Qualified Products List (QPL) at designlights.org to confirm the qualification status of a specific SKU prior to specification or purchase.

Electrical
Driver:
115W: Constant Current, Class 2, 120-277V, 50/60 Hz,120V: 0.96A, 208V: 0.55A, 240V: 0.47A, 277V: 0.44A
85W: Constant Current, Class 2, 120-277V, 50/60 Hz,120V:0.70A, 208V: 0.41A, 240V: 0.36A, 277V: 0.34A
58W: Constant Current, Class 2, 120-277V, 50/60 Hz,120V:0.48A, 208V: 0.28A, 240V: 0.26A, 277V: 0.25A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
8.22% at 120V, 10.32% at 277V

Power Factor:
99.2% at 120V, 88.6% at 277V

Photocell:
Integrated photocell included with on/off switch

Surge Protection:
4 kV

Flicker:
<30%

Performance
Lifespan:
100,000 hour LED lifespan based on IESNA-80 results and TM-21 calculations

Wattage Equivalency:
115W: Replaces up to 150W Metal Halide (MH) or 400W High Pressure Sodium (HPS)
85W: Replaces up to 400W Metal Halide (MH) or 310W High Pressure Sodium (HPS)
58W: Replaces up to 310W Metal Halide (MH) or 250W High Pressure Sodium (HPS)

LED Characteristics
LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction
Full Cutoff:
Allows for conformance to the IDA's fully shielding requirement, emitting no light above 90 degrees.

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WPLEDL RAB

Technical Specifications (continued)

Housing:
Die-cast aluminum

Lens:
Acrylic lens

Reflector:
Alanod

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C).

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

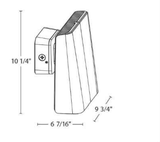
Green Technology:
Mercury and UV free. RoHS-compliant components.

Finish:
Formulated for high durability and long-lasting color

Installation
Mounting:
Integrated junction box for wall mounting.

Other
5-Year, No-Compromise Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Dimensions



Features
- 100,000-Hour LED lifespan
- 0-10V dimming standard
- 5-Year, no-compromise warranty

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FIXTURE SCHEDULE

QTY	CALL-OUTS	SYMBOL	FIXTURE DESCRIPTION	MODEL	NOTES	LUMENS
17	WPLED	□-□	WALL LIGHTS	RAB WPLEDL-3,000, POWDER COATED DIE-CAST ALUMINUM DARK BRONZE.	113W 3K LED, 10' MOUNTING HEIGHT	11,253

STATE OF CONNECTICUT
JAMES E. FULLER
NO. 14358
LICENSED
PROFESSIONAL ENGINEER

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
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e-mail Info@FullerSurveyors

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PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: LANDSCAPE & LIGHTING PLAN

Scale: 1"=10'

Sheet Number: C-5.1

C 5.1 - Landscape.dwg 1
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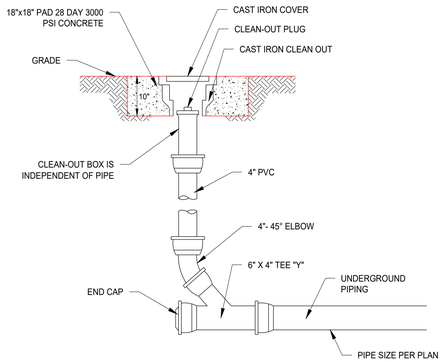
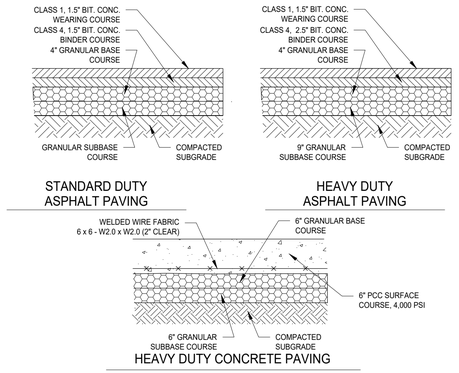


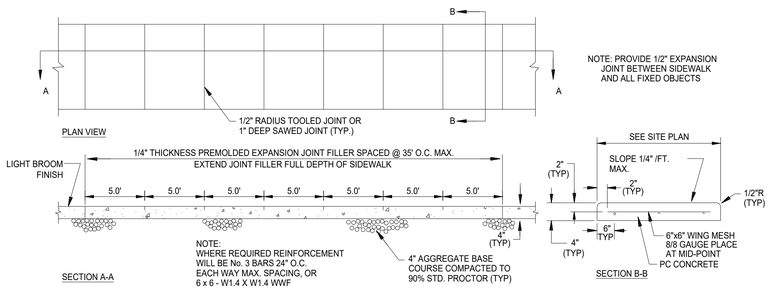
STORM CLEANOUT DETAIL

SCALE: N.T.S



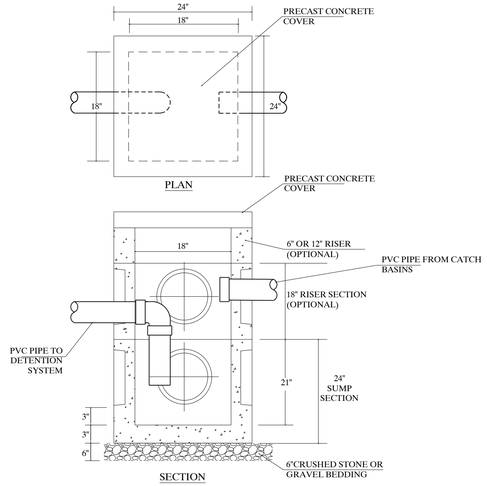
PAVING DETAILS

SCALE: NTS



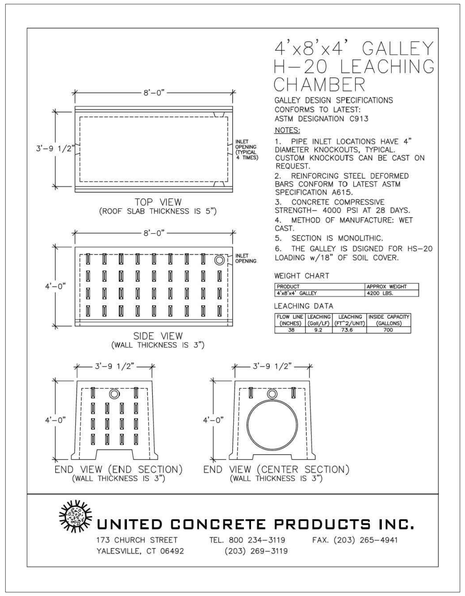
CONCRETE SIDEWALK

SCALE: NTS



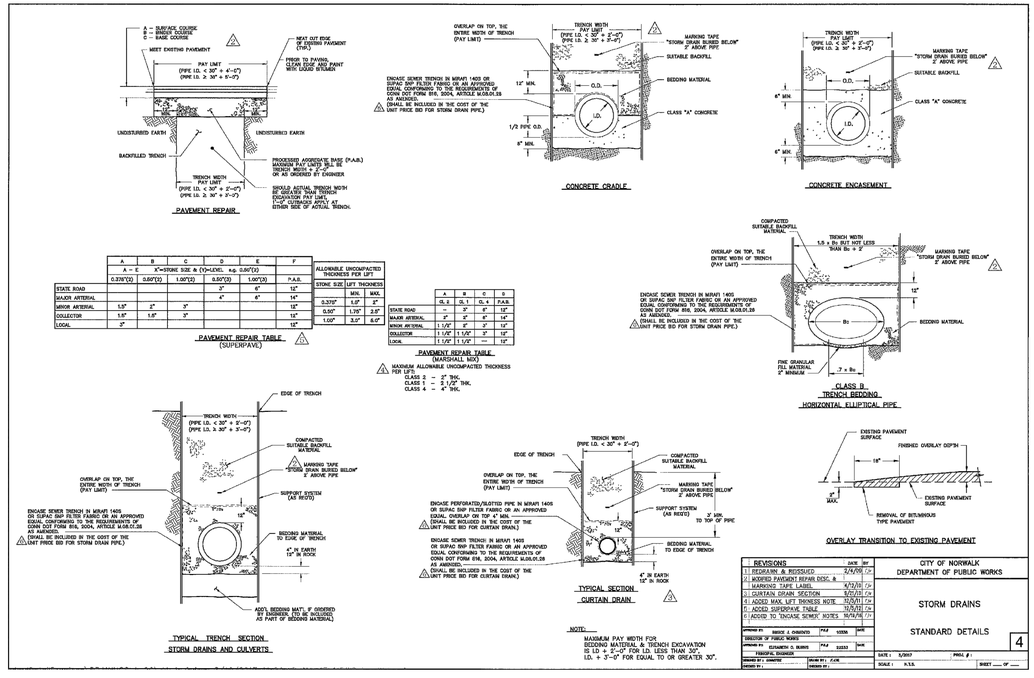
COARSE PARTICLE SEPARATOR

SCALE: N.T.S.



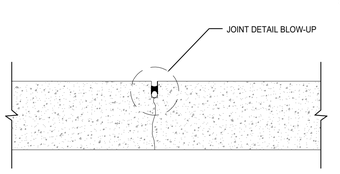
TYP NORWALK DETAILS

SCALE: N.T.S.



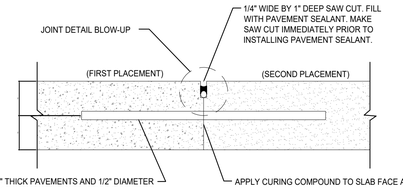
CONTRACTION JOINT

SCALE: NTS

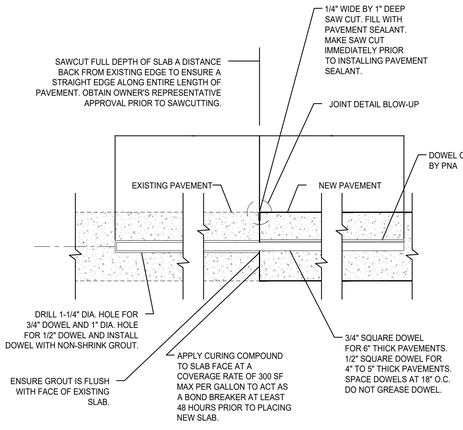


CONSTRUCTION JOINT

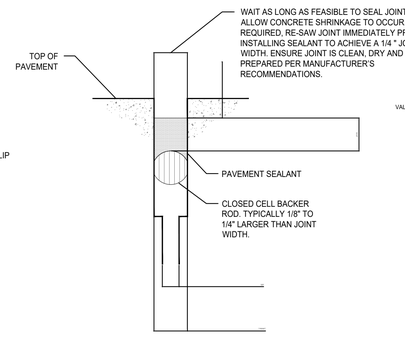
SCALE: NTS



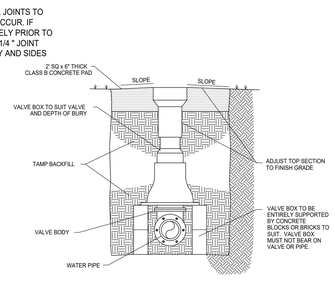
CONSTRUCTION JOINT TO EXISTING PAVEMENT



JOINT DETAIL BLOW-UP (TYP.)



NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.



GATE VALVE DETAIL

SCALE: NTS

STATE OF CONNECTICUT
JAMES E. QUILTY
NO. 14358
LICENSED PROFESSIONAL ENGINEER

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
e-mail Info@FullerSurveyors

PROPOSED RESIDENTIAL MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

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Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: DETAIL SHEET

Scale:

Sheet Number: C-6.1

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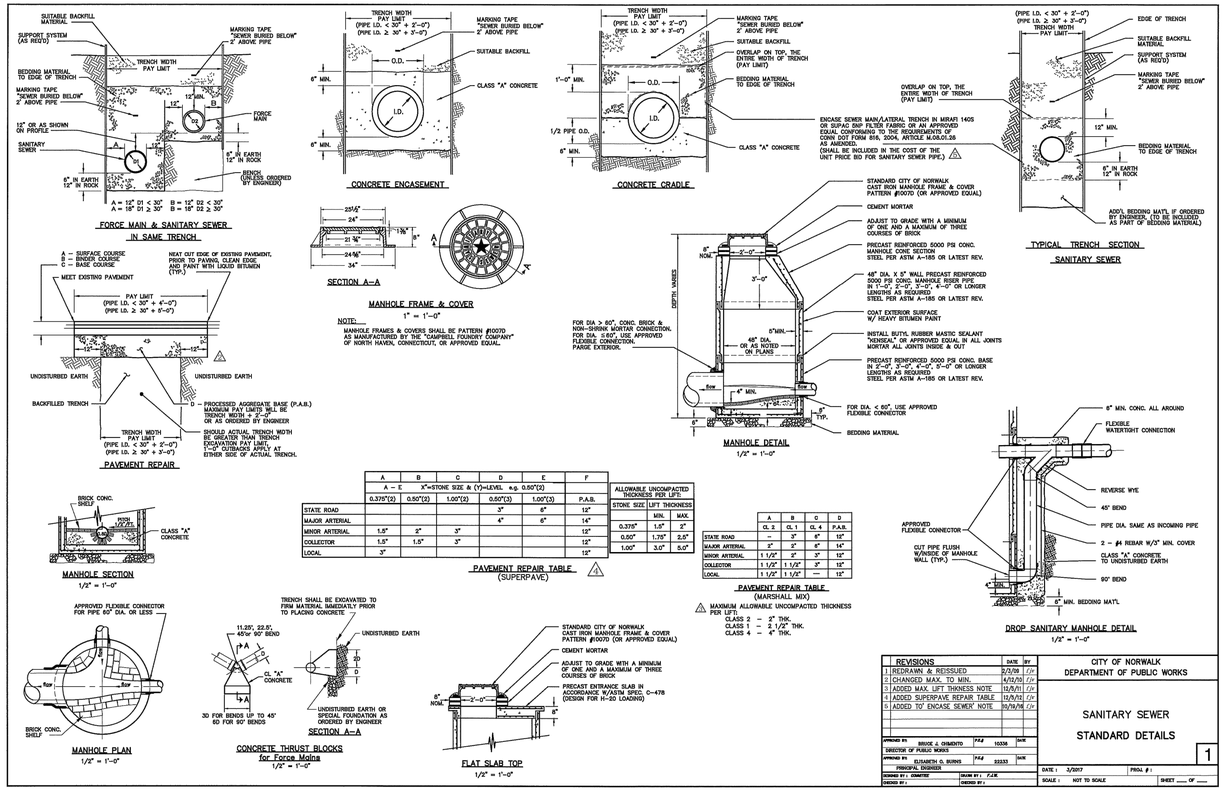


	A	B	C	D	E	F
	A – E X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)					
	0.375"(1)	0.50"(2)	1.00"(3)	0.50"(3)	1.00"(3)	P.A.B.
STATE ROAD				3"	6"	15"
MAJOR ARTERIAL				4"	6"	14"
MINOR ARTERIAL	1.5"	2"	3"			13"
COLLECTOR	1.5"	1.5"	3"			12"
LOCAL	3"					12"

PAVEMENT REPAIR TABLE (SUPERPAVE) 1

ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:		
STONE SIZE	LIFT THICKNESS	
	MIN.	MAX.
0.375"	1.5"	3"
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"	15"
MAJOR ARTERIAL	2"	3"	6"	14"
MINOR ARTERIAL	1 1/2"	2"	3"	13"
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.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	2/3/08	FJH
2 CHANGED MAX. TO MIN.	4/12/10	FJH
3 ADDED MAX. LIFT THINNESS NOTE	11/5/11	FJH
4 ADDED SUPERPAVE REPAIR TABLE	11/5/12	FJH
5 ADDED TO' ENCASE SEWER' NOTE	10/19/16	FJH

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

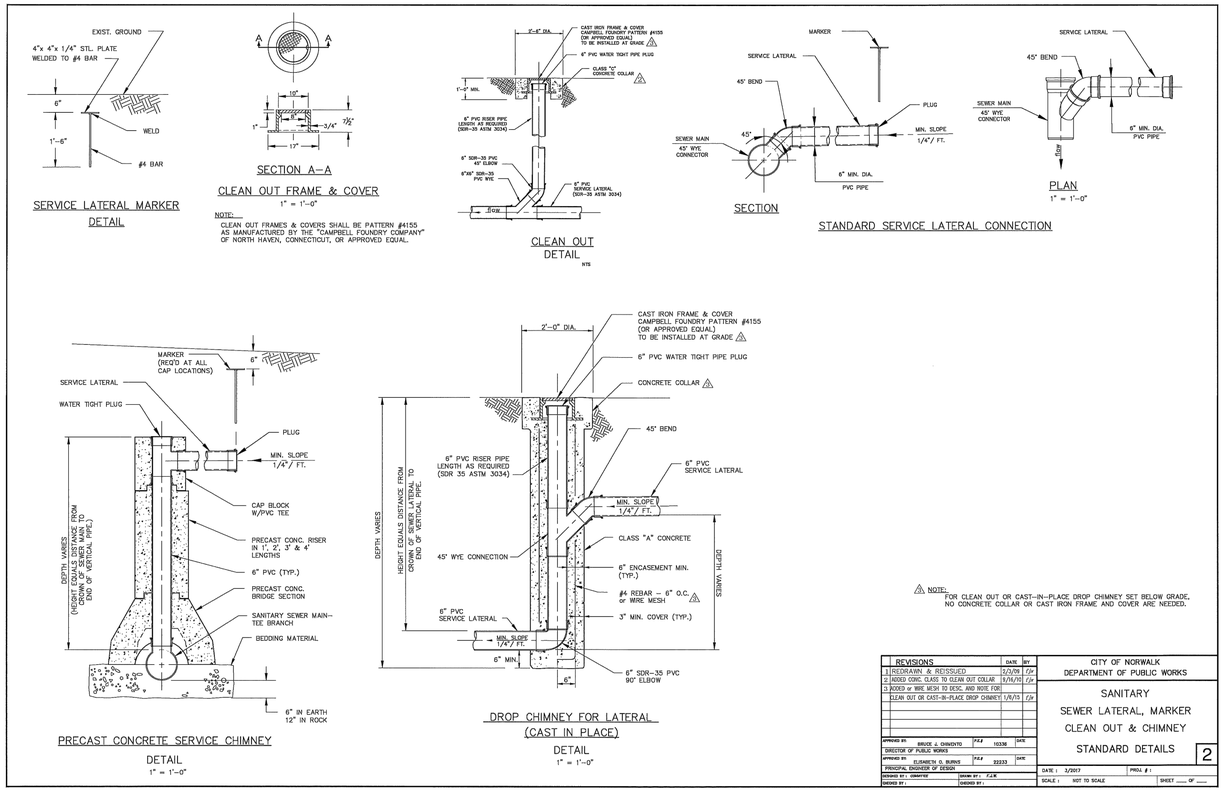
SANITARY SEWER
STANDARD DETAILS

1

APPROVED BY: BRUCE J. CHIMENTO P.E.# 16336 DATE
DIRECTOR OF PUBLIC WORKS
APPROVED BY: ELIZABETH G. BURNS P.E.# 32333 DATE
PRINCIPAL ENGINEER
DESIGNED BY: JENNIFER DRAWN BY: F.J.H.
CHECKED BY: CHECKED BY:
DATE: 3/2017 PROJ. #:
SCALE: NOT TO SCALE SHEET ____ OF ____

NORWALK SANITARY STANDARD DETAILS
SCALE: N.T.S.

NORWALK SANITARY STANDARD DETAILS
SCALE: N.T.S.



1 NOTE:
FOR CLEAN OUT OR CAST–IN–PLACE DROP CHIMNEY SET BELOW GRADE, NO CONCRETE COLLAR OR CAST IRON FRAME AND COVER ARE NEEDED.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	2/3/09	FJH
2 ADDED CONC. CLASS TO CLEAN OUT COLLAR	11/16/10	FJH
3 BOXED W/ WIRE MESH TO DESC. AND NOTE FOR CLEAN OUT OR CAST–IN–PLACE DROP CHIMNEY	1/8/13	FJH

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

SANITARY
SEWER LATERAL, MARKER
CLEAN OUT & CHIMNEY
STANDARD DETAILS

2

APPROVED BY: BRUCE J. CHIMENTO P.E.# 16336 DATE
DIRECTOR OF PUBLIC WORKS
APPROVED BY: ELIZABETH G. BURNS P.E.# 32333 DATE
PRINCIPAL ENGINEER OF DESIGN
DESIGNED BY: JENNIFER DRAWN BY: F.J.H.
CHECKED BY: CHECKED BY:
DATE: 3/2017 PROJ. #:
SCALE: NOT TO SCALE SHEET ____ OF ____

STATE OF CONNECTICUT
JAMES E. BURCZYK
NO. 14358
LICENSED PROFESSIONAL ENGINEER

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FULLER ENGINEERING & LAND SURVEYING
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Office (203) 333-9465
fax (203) 336-1769
e-mail Info@FullerSurveyors

PROPOSED RESIDENTIAL
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: J.E.Q.

Sheet Title: DETAIL SHEET

Scale:

Sheet Number: C-6.2

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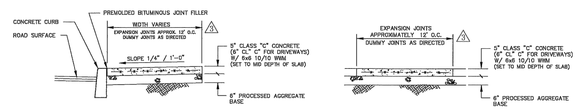
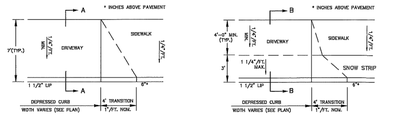
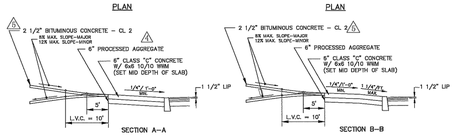


CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)

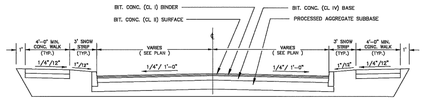


PLAN

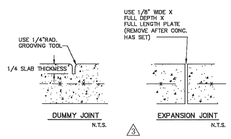
PLAN

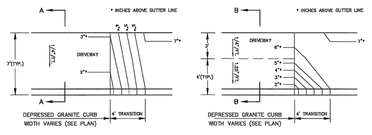


CONCRETE APRON
W/ CONC. CURBING
W/ GRANITE CURB



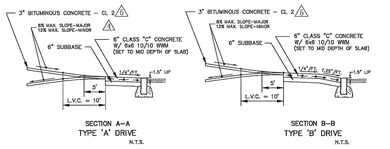
TYPICAL ROADWAY SECTION
(WHERE SNOW STRIP INCLUDED)
N.T.S.



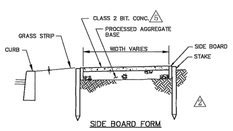


PLAN

PLAN



CONCRETE DRIVEWAY RAMP
W/ GRANITE CURB
(TYPE 'A' OR 'B' TO SUIT FIELD CONDITIONS)



GENERAL NOTES FOR SIDEWALK RAMPS

1. IF 'X' IS LESS THAN 48" THEN THE SLOPE OF THE FLARED SIDE SHALL NOT EXCEED 12:1. 'X' SHALL NOT BE LESS THAN 36".
2. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE, SHALL NOT EXCEED 5%.
3. RAMP SURFACE SHALL HAVE A NON-SKID FINISH AND FOR UNDER THE ITEM "CONCRETE SIDEWALK" EXCEPT THAT THE ITEM "CURB RAMP" INCLUDES DETECTABLE WARNINGS AS SHOWN ON THE PLANS.
4. CARE SHOULD BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
5. THE BOTTOM OF THE RAMP SHALL MEET THE GUTTER LINE AT THE CURB FACE.
6. FOR OTHER DETAILS REFER TO CONNDOT STANDARD SHEET NO. 931-A.

NORWALK STANDARD DETAILS

SCALE: N.T.S.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	4/13/99	FJH
2 ADDED SIDE BOARD FORM	8/16/99	FJH
3 ADDED CONC. SIDEWALK JOINT DETAILS	10/8/10	FJH
4 REVISED TO MAJOR/MINOR SLOPE	11/4/10	FJH
5 REVISED TO CLASS 2 BIT CONC. ONLY	10/21/16	FJH

APPROVED BY:	BRUCE J. CHIMENTO	P.E.# 16336	DATE:
DIRECTOR OF PUBLIC WORKS			
APPROVED BY:	ELISABETH D. BURNS	P.E.# 22333	DATE:
PRINCIPAL ENGINEER			
DESIGNED BY:	DRAWN BY: FJH	CHECKED BY:	

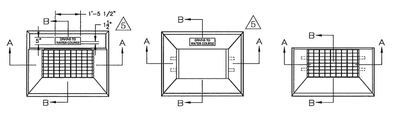
CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

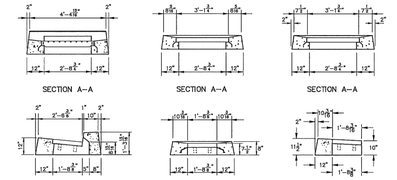
DRIVEWAY APRONS
CURB RAMPS
ROADWAY SECTION
& SIDEWALK

STANDARD DETAILS 8

DATE: 3/2017 PROJ. # :

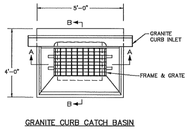
SCALE: AS NOTED SHEET ____ OF ____

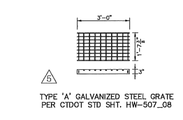




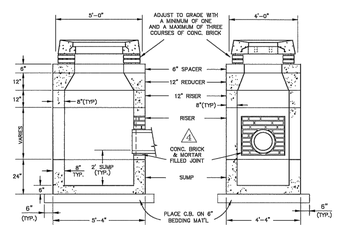
CATCH BASIN TOP DETAILS
N.T.S.

NOTE: ALL STEEL GRATES AND FRAMES TO BE GALVANIZED IN CONFORMANCE WITH FORM 816 ARTICLE M.06.03.





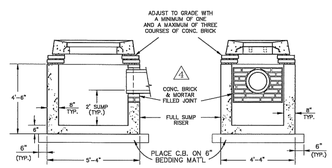
NOTES:
1. 1. ALL C.B.'S CONSTRUCTED, MODIFIED OR REPLACED SHALL HAVE "DRAINS TO WATER COURSE" CAST INTO THE CATCH BASIN TOP. THIS IS A NO PAY ITEM TO BE INCLUDED IN C.B. COSTS.
2. 2. THE WORDS "DRAINS TO WATER COURSE" SHALL BE CAST INTO THE CATCH BASIN TOP USING 1 1/2" LETTERS.



NOTES: 1. ALL CATCH BASIN COMPONENTS TO BE PRE–CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS–20 TRUCK LOAD. ALL JOINTS ARE TO BE MORTARED. CATCH BASIN SHALL CONFORM TO ASTM C478.
2. KNOCK OUTS ARE TO BE APPLIED ONLY AS REQ'D TO ACCOMMODATE PIPES LOCATED PER PROJECT DESIGN.

STANDARD CATCH BASIN DETAIL
N.T.S.

NOTE: TYPE "CL" CATCH BASIN TOP SHOWN, SEE CATCH BASIN TOP DETAILS (ABOVE) FOR OTHER CB TOP STYLES.



NOTES: 1. ALL CATCH BASIN COMPONENTS TO BE PRE–CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN HS–20 TRUCK LOAD. ALL JOINTS ARE TO BE MORTARED. CATCH BASIN SHALL CONFORM TO ASTM C478.
2. KNOCK OUTS ARE TO BE APPLIED ONLY AS REQ'D TO ACCOMMODATE PIPES LOCATED PER PROJECT DESIGN.

SHALLOW CATCH BASIN DETAIL
N.T.S.

NOTE: TYPE "CL" CATCH BASIN TOP SHOWN, SEE CATCH BASIN TOP DETAILS (ABOVE) FOR OTHER CB TOP STYLES.

NORWALK STANDARD DETAILS

SCALE: N.T.S.

CATCH BASIN FILTER INSERT NOTES

1.) USE FILTER INSERTS WHERE SHOWN ON DESIGN PLANS OR AS REQUIRED BY D.P.W. ENGINEERING. FILTER USED SHALL BE FROM D.P.W. APPROVED SUPPLIERS LIST:
"ULTRA–URBAN FILTER W/SMART SPONGE FILTER MEDIA"
–ABTECH INDUSTRIES, SCOTTSDALE, AZ, 1–800–543–8998
"TRANSPO ENVIROSAFE MODULAR STORMWATER CATCH BASIN FILTER"
–TRANSPO INDUSTRIES, NEW ROCHELLE, NY, 1–914–636–1000
OR OTHER APPROVED FILTER.

2.) ALLOW 24" MINIMUM CLEARANCE BETWEEN BOTTOM OF GRATE AND TOP OF PIPE INLET OR OUTLET.

3.) INSTALL AND MAINTAIN ACCORDING TO MANUFACTURERS RECOMMENDATIONS.

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	4/28/99	FJH
2 REV FILTER INSERT NOTE	9/13/99	FJH
3 MODIFIED CATCH BASIN GRATE DESC. & KNOCKOUT NOTE	7/25/11	FJH
4 MOD. CATCH BASIN WALL THICKNESS	12/8/12	FJH
5 NEW CB W/"DRAINS TO WATER COURSE" NOTE & NEW CB GRATE DESC.	1/8/17	FJH

APPROVED BY:	BRUCE J. CHIMENTO	P.E.# 16336	DATE:
DIRECTOR OF PUBLIC WORKS			
APPROVED BY:	ELISABETH D. BURNS	P.E.# 22333	DATE:
PRINCIPAL ENGINEER OF DESIGN			
DESIGNED BY:	DRAWN BY: FJH	CHECKED BY:	

CITY OF NORWALK
DEPARTMENT OF PUBLIC WORKS

TYPE "C" TYPE "CL" TYPE "C–M"
CATCH BASIN TOPS
"DRAINS TO WATER COURSE" DETAIL
GRANITE CURB INLET CATCH BASIN
STANDARD CATCH BASIN
SHALLOW CATCH BASIN

STANDARD DETAILS 6

DATE: 3/2017 PROJ. # :

SCALE: AS NOTED SHEET ____ OF ____

STATE OF CONNECTICUT
JAMES E. DUCEY
NO. 14358
LICENSED PROFESSIONAL ENGINEER

FULLER ENGINEERING & LAND SURVEYING
525 JOHN STREET BRIDGEPORT, CT. 06604
Office (203) 333-9465
fax (203) 336-1769
e-mail info@FullerSurveyors

THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE ENGINEER.

PROPOSED RESIDENTIAL
MULTI-FAMILY DEVELOPMENT
35 CHAPEL STREET, NORWALK, CT
PREPARED FOR
35 CHAPEL LLC

Job Number: FE25-2015

Job Start Date: 12-20-25

Rev	Date
City Comments	**4/30/26**
Arch Revs	4/3/26
Revised	3/31/26
Issue	**3/15/26**

Drawn By: D.R.R. Checked By: SDU J.E.Q. JEQ

Sheet Title: DETAIL SHEET

Scale: AS NOTED

Sheet Number: C-6.3

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 5, 2026

Sent via email to: edignoti@wrkk.com

Emma L. Dignoti
AssociT
Wofsey, Rosen, Kweskin & Kuriansky, LLP.

RE: 35 Chapel Street (District 01, Block 28, Lot 12)
Proposed Multi-Family Residence (8-Units Total)
Department of Engineering's Plan Review Comments

Dear Ms. Dignoti:

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 "Proposed Residential Multi-Family Development 35 Chapel Street, Norwalk, CT," prepared by Atlantic Consulting & Engineering, LLC., dated 03/11/2026
- Engineering Report titled "Stormwater Management Report Proposed Residential Development," prepared by Fuller Engineering & Land Surveying, dated 12/20/2025and last revised 04/03/2026

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. **A written response addressing each comment is required as part of the resubmittal**:

1. Discrepancies have been identified between the stormwater facilities modeled in HydroCAD, the design details, and the plan set. Noted differences include spacing, dimensions, wall thicknesses, and related parameters. Revise the plans and stormwater analysis to ensure full consistency and that the model accurately reflects the proposed design.
2. There appear to be discrepancies between the stormwater facilities modeled in HydroCAD and those shown on the plans. In particular, differences are noted between the outlet structures and pipes depicted on the plans and those used in the HydroCAD model. Please revise the plans and

stormwater analysis to ensure consistency, including modeling all pipes, catch basins, and outlet structures, or provide an engineering justification for the exclusion of any elements.

3. Additional cover shall be provided over the storm drainage pipes within the property, particularly in driveway and other traffic-bearing areas. Many of the proposed pipes appear to have insufficient cover. Pipe materials and specifications shall be selected and sized as necessary to accommodate proper invert elevations while maintaining the required cover. Revise the plans accordingly.
4. Multiple pipes appear to be back pitched, please explain this and/or revise accordingly.
5. The drainage report shall include an existing and proposed watershed map illustrating the stormwater flow path with its time of concentration within the entire project limit.
6. Please clarify the roof leader layout and clearly show the discharge direction and splash pad location on the plans. It must be confirmed that runoff is not being redirected to areas that did not receive drainage under existing conditions.
7. The City has concerns that the proposed steep grading along the adjacent property lines would increase runoff onto neighboring properties. Confirm no increase in runoff will occur to neighboring properties. Additionally, confirm compliance with all applicable Planning and Zoning regulations regarding grading within the property and demonstrate compliance with maximum allowable slope requirements. The design should revised accordingly to ensure compliance.
8. The report indicates a single point of concentration (POC). However, based on the existing and proposed topography, it appears that runoff may discharge to more than one POC. Please include these delineations in the maps and associated analysis for consistency, or provide an engineering justification supporting the current POC assignment.
9. The Proposed Underground Stormwater Retention System does not appear to have the minimum required cover. Please revise the plans to provide the required cover in accordance with the manufacturer's specifications and the submitted construction detail.
10. The plan shall be revised to include all existing utility information (i.e. pipe size, **material**, **inverts**) located in the City's ROW along the property's boundaries.
11. Please confirm the invert connection at the building and the invert connection at the main for the proposed sanitary sewer lateral. Sanitary sewer laterals shall be installed with a minimum of 2% and a maximum of 8% slope. A sanitary sewer chimney, in compliance with the City's 2021 Standard Detail Drawings, may be utilized to help maintain sewer laterals within the City's slope standards.
12. The sanitary sewer lateral cleanouts proposed to be located in a driveway shall include a concrete collar, in accordance with the City's Standard Detail Drawings. Please revise the detail sheet accordingly.
13. Please clearly label all elements in the City ROW should use the City details, reference the pages of the details in the plans as well. Additionally, a concrete curb detail in accordance with Norwalk City Standards should be added to the plans.
14. Please provide more details and calculations on the rip rap buffer along the western property line.
15. Any portion of the existing sidewalk that does not meet ADA accessibility requirements (including a minimum 3-foot clear width at pinch points) shall be reconstructed or adjusted to achieve full compliance with all applicable standards. A Public Right of Passage Easement shall be provided to the City for any portion of the sidewalk located within the property limits.
16. There appears to be curb lines shown in the driveway within the City ROW, this does not align with the detail, please revise the drawings and make the limit of curbing clearer on the plans.

17. 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.
18. There are portions of the Silt Fence that encroach onto the neighboring property, please revise these encroachments.
19. Please proposed soil and erosion control measures along work abutting western property lines.
20. Soil and erosion control measures, in compliance with the City's Drainage Manual Section 8, shall be adhered to throughout the construction of the project. In particular a stock pile, shall be utilized throughout construction. Proposed locations and corresponding details shall be added to the plans.
21. All existing and proposed trees shall be shown on the plans. Trees proposed for removal shall be clearly identified, and all remaining trees shall be protected with appropriate tree protection measures during construction.
22. 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
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
Alexis Cherichetti, Senior Environmental Officer/Assistant Director – Conservation and Planning and Zoning

Outlook

FW: 35 Chapel Street: CAM Application

From Emma Dignoti <edignoti@wrkk.com>
Date Wed 4/22/2026 2:01 PM
To Baker, Bryan <bbaker@norwalkct.gov>
Cc Adam Blank <ablank@wrkk.com>

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Bryan,

FYI, below.

Best,
Emma

WOFSEY ROSEN

Emma L. Dignoti

P 203-327-2300 **D** 203-391-6102 **F** 203-391-6102

600 Summer Street | Stamford, CT 06901 | wrkk.com | edignoti@wrkk.com

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From: Donohue, Troy <TDonohue@norwalkct.gov>
Sent: Wednesday, April 22, 2026 7:43 AM
To: Emma Dignoti <edignoti@wrkk.com>; Yeung, Benjamin <BYeung@norwalkct.gov>; Travers, James <JTravers@norwalkct.gov>; Kolb, Ralph <RKolb@norwalkct.gov>; Cavaliere, Chris <CCavaliere@norwalkct.gov>; Giron, Wilber <wgiron@norwalkct.gov>; Cardascia, Christine <CCardascia@norwalkct.gov>; Mooney, William <WMooney@norwalkct.gov>; D'Amore Deanna <ddamore@norwalkct.gov>; McDonald, Kirk <KMcDonald@norwalkct.gov>
Cc: Adam Blank <ablank@wrkk.com>
Subject: RE: 35 Chapel Street: CAM Application

Good morning, Emma

At this time, the Norwalk Fire Marshal's Office has no questions or comments regarding the submitted proposal for 35 Chapel St, Norwalk, CT. A comprehensive fire and life safety code analysis (including egress) will be performed during the plan and permitting process. Thank you.

Respectfully,

Troy J. Donohue
Fire Marshal
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov

From: Emma Dignoti <edignoti@wrkk.com>
Sent: Monday, April 20, 2026 4:55 PM
To: Yeung, Benjamin <BYeung@norwalkct.gov>; Travers, James <JTravers@norwalkct.gov>; Kolb, Ralph <RKolb@norwalkct.gov>; Cavaliere, Chris <CCavaliere@norwalkct.gov>; Giron, Wilber <wgiron@norwalkct.gov>; Cardascia, Christine <CCardascia@norwalkct.gov>; Mooney, William <WMooney@norwalkct.gov>; D'Amore Deanna <ddamore@norwalkct.gov>; McDonald, Kirk <KMcDonald@norwalkct.gov>; Donohue, Troy <TDonohue@norwalkct.gov>
Cc: Adam Blank <ablank@wrkk.com>
Subject: 35 Chapel Street: CAM Application

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

All,

This office represents the contract purchaser of 35 Chapel Street in connection with a CAM application for an 8-unit multi-family residential development at that location. The application and supporting documentation are available on the City's website:
35 Chapel Street - #2026-29 CSPR | Norwalk, CT - Official Website.

Could you please review the plans and provide us with your comments/sign-offs? If there are any questions or issues with the plans, please let Adam Blank or me know so that we can address them.

If you need hard copies, please let me know how many sets and what size.

Thank you,
Emma Dignoti

WOFSEY ROSEN

Emma L. Dignoti

P 203-327-2300 **D** 203-391-6102 **F** 203-391-6102

600 Summer Street | Stamford, CT 06901 | wrkk.com | edignoti@wrkk.com

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May 15, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chair

From: Bryan Baker, AICP, Principal Planner

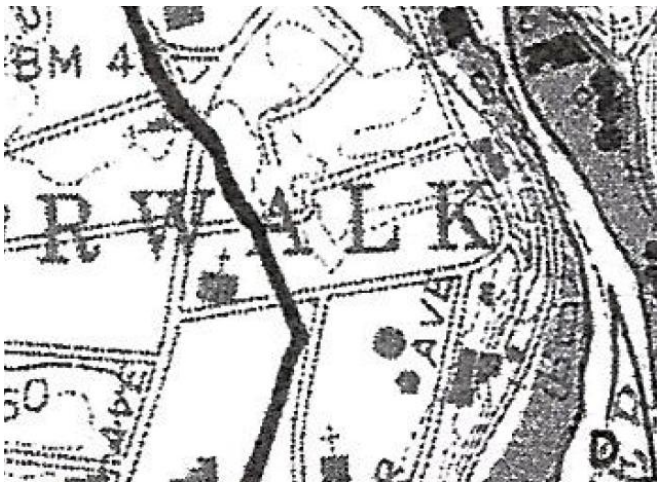
Re: #2026-29 CSPR – 35 Chapel LLC – 35 Chapel Street (District 1, Block 28, Lot 12) – Coastal site plan review application for the construction of three separate buildings containing a total of eight dwelling units

Commissioners,

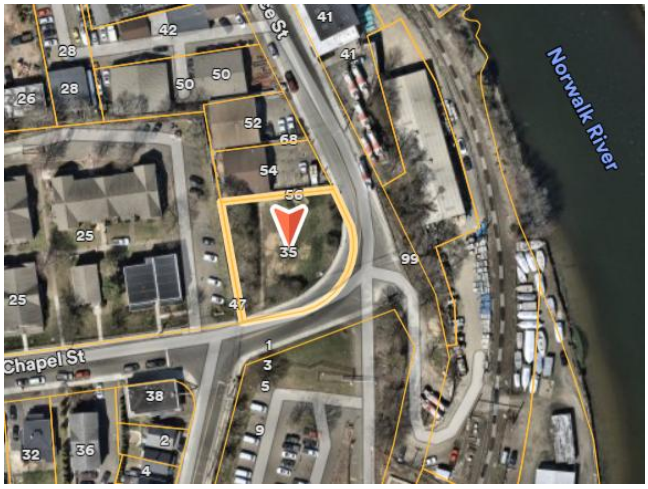
The applicant has submitted a coastal site plan review application for the construction three buildings for a total of eight dwelling units at 35 Chapel Street.

In accordance with Connecticut General Statutes (CGS) Sec. 22a-105, coastal site plan reviews are required for, "activities or projects to be located fully or partially within the coastal boundary and landward of the mean high-water mark," which includes, "Site plans submitted to a zoning commission in accordance with section 22a-109." Staff has prepared the following coastal site plan review to assist in your decision making for the above referenced coastal site plan review application(s).

Section 22a-106 of the (CGS) lists the criteria and process for action on coastal site plans, mainly the Commission's determination whether or not the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities are acceptable. To do so, an evaluation what the coastal resources are on the site as well as of the existing characteristics of the property are required.



1979 coastal resources map and approximate location of 35 Chapel Street



Current aerial imagery

35 Chapel Street is located on the corner of Chapel Street and Commerce Street and is an unimproved lot. The property is located entirely within the coastal boundary and the CD-3 zone. The applicant is proposing to construct three new structures on the property totaling eight dwelling units, a use permitted as-of-right, however a coastal site plan review application is required. Per the 1979 Coastal Resources Map, no coastal resources are located on the property and the nearest coastal resource is "Water," which is the Norwalk River.

For your reference, here is the Connecticut Coastal Management Act's (CCMA) definition of "Adverse impacts on coastal resources," of which, Staff finds that there are no such adverse impacts:

(15) "Adverse impacts on coastal resources" include but are not limited to: (A) 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; (B) degrading existing circulation patterns of coastal waters through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours; (C) degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction; (D) degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff; (E) increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones; (F) degrading visual quality through significant alteration of the natural features of vistas and view points; (G) degrading or destroying essential wildlife, finfish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alteration of the natural components of the habitat; and (H) degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function;

Regarding adverse impacts on future water-dependent activities, it is important to note that the property is zoned as CD-3 which is predominantly a mixed-use zone with multifamily structures being permitted as-of-right. The property is not waterfront and thus have historically not been considered for water-dependent uses and/or zoning, including during the 1988 adoption of the city's Marine Commercial zoning district and regulations, in accordance with the CCMA. Additionally, there are no recorded zoning map change applications having been submitted to re-zone the parcels to a water-dependent zone indicating a lack of historical demand for such uses. For your reference, please see the definition of "Adverse impacts on future water-dependent development opportunities," as defined within the CCMA below, of which it is Staff's opinion that there are no such adverse impacts due to this application.

(17) "Adverse impacts on future water-dependent development opportunities" and "adverse impacts on future water-dependent development activities" include but are not limited to (A) locating a non-water-dependent use at a site that (i) is physically suited for a water-dependent use for which there is a reasonable demand or (ii) has been identified for a water-dependent use in the plan of development of the municipality or the zoning regulations; (B) replacement of a water-dependent use with a non-water-dependent use, and (C) siting of a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters;

For compliance with the zoning regulations, it appears that the proposed development complies with all applicable bulk and height standards. The property is located within the Wall Street/West Avenue Redevelopment Plan and was subject to an architectural peer review via the Redevelopment Agency. Additionally, the applicant has worked closely with the Transportation, Mobility and Parking Department regarding site line issues which added constraints to the location of the structures and how close to the front property line they could be. If 35 Chapel Street was not located within the coastal area management zone, this application would be approved over-the-counter by the Planning & Zoning Department.

Staff offers the following resolutions for consideration by the Commission:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2026-37 CSPR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan review application for the construction of three duplexes be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

BE IT FURTHER RESOLVED that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:
    a. Per site plan package entitled "Proposed Residential Multi-Family Development 35 Chapel Street" prepared by Fuller Engineering & Land Surveying, dated 4/30/2026; and
    b. Per architectural drawings entitled "35 Chapel St A, B and C" prepared by Jia Hua Architect, dated 5/8/2026; and
2. That the overhead service wires and all other utilities shall be installed underground; and
3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
5. 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 (COZC); and
6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FUTHER RESOLVED that the effective date of this approval is May 29, 2026.

Sincerely,

Bryan Baker

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

WOFSEY ROSEN

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

APPLICATION TO THE NORWALK PLANNING & ZONING COMMISSION
OF BROOKLAWN CONTRACTORS LLC
FOR A COASTAL SITE PLAN REVIEW
FOR A MULTIFAMILY RENTAL DEVELOPMENT
AT 274 EAST AVENUE

LIST OF APPLICATION MATERIALS

1. Coastal Site Plan Application Form;
2. Authorization dated 3/19/26;
3. Project Description Narrative;
4. Site Plan prepared by Hemraj Khona, P.E., dated 4/4/26, including an Erosion and Sediment Control Plan;
5. Improvement Location Map prepared by Paul J. Bombero Sr., L.S., dated 4/4/26;
6. Parking Layout & Turning Plan dated 4/4/26;
7. Building A Architectural Plans and Renderings prepared by Jia Hua, dated 4/16/26;
8. Building B Architectural Plans and Renderings prepared by Jia Hua, dated 4/16/26;
9. Building C Architectural Plans and Renderings prepared by Jia Hua, dated 4/16/26; and
10. Aerial.

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: 274 East Avenue, Norwalk **2.** D/B/L/U: 3/40/14/0

3. Proposed Work: Construction of (3) two-family apartment buildings **4.** Zone: CD-3

5. Applicant Identification:

Applicant Name: Brooklawn Contractors LLC

Address: 12 Rockyfied Road, Westport CT 06880

Phone Number: 203-434-3571 Email: Info@fairfieldcountyllc.com

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

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

Name: Adam Blank

Address: 600 Summer Street, Stamford CT 06902

Business Phone: 203-318-6936 Email: ablank@wrkk.com

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

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

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

6. Project Site Plans:

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☑ **All** coastal resources on and contiguous to the site
- ☐ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☑ Soil erosion and sediment controls
- ☑ 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:
274 East Ave, 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:
Mill Pond, 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:
Site included a 1,771 sq. ft. two-story single family home that has been demolished. Adjacent to the site are residential homes to on each side. Across East Ave are mixed use commercial buildings.

e) Indicate the area of the project site: 0.242 acres **or** 10,569 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 project proposes construction of a three new buildings with associated site improvements on a 0.242-acre parcel at 274 East Avenue. The scope includes:

- Site clearing of remaining foundation and debris from the prior residential structure.
- Grading to establish suitable building pad elevations and driveway grades.
- Construction of the proposed building and associated paved access areas.
- Installation of drainage infrastructure and utility connections.
- Implementation of erosion/sediment controls during all phases.

Impervious cover will change from the prior residential lot to the proposed mixed-use or residential structure. Final impervious area and building footprint are per the attached site plan. Construction staging will minimize disturbance and maintain compliance with CT DEEP General Permit requirements for stormwater.

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*):

A soil erosion and sedimentation control plan will be implemented per the 2002 CT Guidelines for Soil Erosion and Sediment Control. BMPs will include:

- Perimeter silt fencing and stabilized construction entrance.
- Stockpile protection and phased grading to minimize exposed soil.
- Catch basin inlet protection.

Post-construction stormwater management will include infiltration measures and roof leader disconnection where feasible to promote infiltration and reduce runoff volume to Mill Pond. Due to the grades, there isn't risk of sediments flowing off the property.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

The identified coastal resources contiguous to the site are tidal waters (Mill Pond), shorelands, and developed shorefront. The parcel is located in FEMA Zone X (Area of Minimal Flood Hazard) and is adjacent to Zone AE (EL 14) along the Mill Pond shoreline.The proposed development is consistent with all applicable coastal resource policies and standards in CGS §22a-92 by:

- Avoiding direct disturbance of tidal waters and shorelands.
- Implementing stormwater best management practices to prevent runoff and sedimentation impacts to Mill Pond.
- Designing grading and drainage to maintain existing hydrology and avoid impacts to adjacent coastal hazard areas.

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)
- [x] Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- [ ] Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- [ ] Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- [ ] Solid Waste - CGS Section 22a-92(a)(2)
- [ ] Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- [ ] Cultural Resources - CGS Section 22a-92(b)(1)(J)
- [ ] Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

The proposed activity is consistent with applicable use and activity policies by:

- ~~Avoiding siting in sensitive coastal hazard zones (project is outside Zone AE).~~
- Managing construction-phase materials to prevent contamination of adjacent tidal waters.

14. Identification of Potential Adverse Impacts on Coastal Resources: (*Must be completed for ALL projects.*)
Identify the adverse impact categories below that apply to the proposed project or activity.

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

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

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

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

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

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

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

The site is upland, separated from Mill Pond by developed parcels, and not physically suited for a water-dependent use. There is no existing water-dependent use to displace and no public access to tidal waters is being removed or restricted.

*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*):

Potential construction-phase impacts to water quality and drainage patterns will be avoided or minimized through:

- Installation of perimeter silt fencing and stabilized construction entrance.
- Phased site disturbance to limit exposed soils.
- Inlet protection and stabilized stockpile areas.
- Use of infiltration-based stormwater management to treat runoff before it reaches the Mill Pond watershed.

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 significant adverse impacts are anticipated to remain after mitigation. The project is consistent with the Connecticut Coastal Management Act by protecting tidal water quality, avoiding encroachment into flood hazard zones, and maintaining compatibility with the developed coastal setting.

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

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

Applicant's Signature: See attached authorization form_____ DATE: 4/9/2026

Agent's Signature: Adam Blank_____ DATE: 4/9/2026

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.

WOFSEY ROSEN

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

AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained to act on Brooklawn Contractor LLC's behalf on any and all land use applications and approvals concerning property located at 274 East Ave, Norwalk, Connecticut. This authorization includes but is not limited to the preparation and filing of a CAM Application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

Brooklawn Contractor LLC

By: Krzysztof Wyszynski

Dated: 3/19/2026

WOFSEY ROSEN

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

274 EAST AVE - NARRATIVE DESCRIPTION
COASTAL AREA MANAGEMENT (CAM) APPLICATION

This CAM application is submitted for property located at 274 East Ave, Norwalk (the "Site" or the "Property") (mblu: 3-4-14-0) by the owner, Brooklawn Contractors LLC (the "Applicant"). The lot is approximately .24 acres and currently vacant, as the prior single-family home was demolished. The project includes construction of 3 two-family duplex buildings (permitted as of right in the CD-3 zone) and associated site improvements, including site clearing of remaining debris from the prior structure, grading, the addition of paved access areas, installation of drainage infrastructure and utility connections, and a sediment and erosion control plan. Construction staging will minimize disturbance to maintain compliance with DEEP.

Small multi-family developments such as this are permitted in CD-3. The application materials include architectural floor plans and elevations. Each unit includes a garage on the first floor, a dining and family area on the second floor, two bedrooms on the third floor (with the unit closest to East Avenue 6 having 3 bedrooms on the third floor), and an additional bedroom and bathroom on the upper half story. As noted in the Zoning Data chart, the proposed plan complies with minimum setbacks for front, side and rear yards, meets frontage buildout requirements (60%), complies with density requirements, and is well under the impervious surface coverage threshold, which is just over 43% (max of 80% permitted in CD-3). A parking layout and turning plan is also included in the materials; 10 parking spaces are required, and 13 parking spaces are proposed.

This development is only reviewed by the Commission because the Property lies within the Coastal Area Management Zone. Otherwise, it would be reviewed and approved by staff "over-the-counter." Coastal Resources near the site include Mill Pond, shorelands, and developed shorefront. There are developed parcels separating the Site from Mill Pond, so the Site does not have access to the waterfront and is not suited for a water-dependent use. The proposed development is consistent with the policies identified in Conn. Gen. Stat. § 22a-92, and the plan as proposed protects water quality and avoids encroachment into flood zones. No significant impacts to coastal resources will remain after mitigation, and in order to reduce any potentially adverse effect during construction phase, the Applicant will use perimeter silt fencing, a stabilized construction entrance, phased site disturbance to limit soils that are exposed, inlet protection, stabilized stockpile areas, and infiltration-based stormwater management to treat runoff before it reaches the watershed of Mill Pond. As detailed in the erosion and sediment

control plan, catch basins will be protected with haybale filters during construction, and land disturbance will be kept to a minimum.

In conclusion, this application fully complies with your regulations; as such, we hope the Commission will look favorably upon it.

Respectfully submitted,
Brooklawn Contractors LLC

By: *Adam J. Blank*
Adam J. Blank, Esq.
Emma L. Dignoti, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summer Street—Seventh Floor
Stamford, CT 06901-1490
Tel: (203) 327-2300; Fax: (203) 967-9273

NOTE: TOPOGRAPHY AND SPOT ELEVATIONS, DATUM NAVD 88, ACCORDIG TO IMPROVEMENT LOCATION PLAN.

DEEP TEST(S) : A, JUNE 10, 2025

TEST	SOIL	LEDGE	WATER	MOTT.
A	0" – 84" GREY TAN SAND, STONE & SOME SILT	NONE	NONE	NONE

PERCOLATION TEST(S) :

P–1) DEPTH 30" 1 HR. PRESOAK RATE: 1 MIN./ 1" DATE: 6/10/25

PERCOLATION TEST P–1		
TIME	READING	DROP
11:42	2.5"	5.25"
11:52	7.75"	4.25"
12:02	12"	3.5"
12:12	15.5"	2"
12:22	17.5"	1.75"
12:32	19.25"	1.5"
12:42	20.75"	
RATE : 1"/ 6.67 MIN.		

EROSION AND SEDIMENT CONTROL PLAN

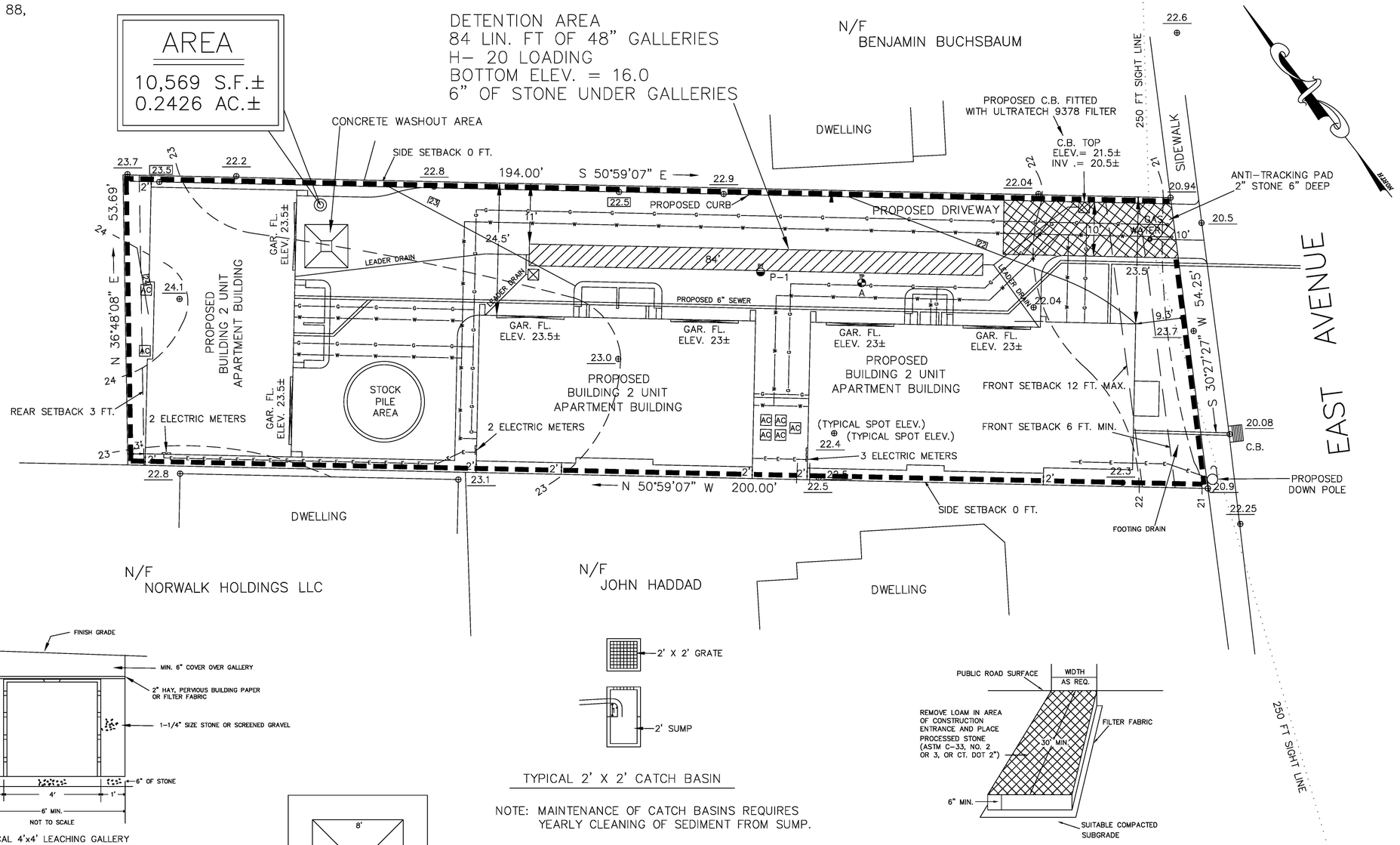
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
2. HAYBALE FILTERS, OR SILT FENCE, WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES AS SHOWN ON THE PLAN AND/OR AS DIRECTED BY THE TOWN ENGINEER.
3. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP–RAP CHANNELS; ENERGY DISSIPATORS WILL BE PROVIDED AS NECESSARY.
4. CATCH BASINS WILL BE PROTECTED WITH HAYBALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SAID HAYBALE FILTERS WILL BE MAINTAINED IN A WORKING CONDITION AT ALL TIMES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "EROSION AND SEDIMENT CONTROL HANDBOOK", U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CT. (2000).
6. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION WHERE INDICATED ON THE SITE PLAN AS DIRECTED BY THE TOWN ENGINEER.
7. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
8. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY, AS REQUIRED BY THE TOWN ENGINEER.
9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
10. KRZYSTOF WYSZYNSKI (203–434–3571) 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 OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

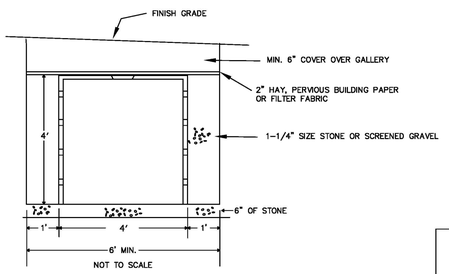
IMPLEMENTATION SCHEDULE

1. PRIOR TO ANY CONSTRUCTION, A PRE–CONSTRUCTION CONFERENCE IS TO BE HELD WITH THE DESIGN ENGINEER, THE OWNER, THE CONTRACTOR, AND THE TOWN ENGINEER TO REVIEW THE EROSION AND SEDIMENTATION CONTROL PLAN AND MEASURES TO BE TAKEN.
2. PRIOR TO THE LAND GRADING ACTIVITIES, ALL EROSION CONTROL MEASURES ASSOCIATED WITH THE CONSTRUCTION ARE TO BE INSTALLED AS DIRECTED BY THE DESIGN ENGINEER.
3. THE OWNER IS RESPONSIBLE TO MAINTAIN ALL SEDIMENTATION AND EROSION CONTROL MESURES IN WORKING ORDER.

IMPERVIOUS COVERAGE:

BUILDINGS AREA = 4,327 SQ. FT.
STEPS AREA = 218 SQ. FT.
TOTAL IMPERVIOUS COVERAGE = 4,545 SQ. FT.





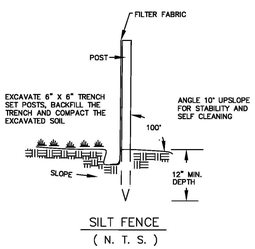
TYPICAL 4'x4' LEACHING GALLERY

TYPICAL 2' X 2' CATCH BASIN

NOTE: MAINTENANCE OF CATCH BASINS REQUIRES YEARLY CLEANING OF SEDIMENT FROM SUMP.

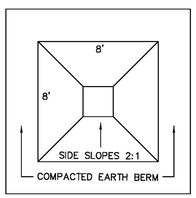
ANTI–TRACKING APRON

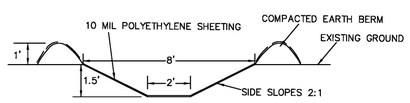
(NOT TO SCALE)



SILT FENCE

(N. T. S.)





CONCRETE WASHOUT AREA DETAIL N.T.S.

LEGEND :

EXISTING CONTOUR
PROPOSED CONTOUR ELEV.
DEEP TEST
PERC. TEST
SILT FENCE OR BALED HAY
EXISTING ELEV. 69.5
PROPOSED ELEV. 70.5
PROPOSED WATER W W W
PROPOSED GAS G G G
PROPOSED ELECTRIC E E E

ALTERNATE "A"
SITE PLAN
274 EAST AVENUE
IN NORWALK, CONNECTICUT
FOR KRZYSZTOF WYSZYNSKI

FEBRUARY 2, 2026
REVISED MARCH 24, 2026
REVISED APRIL 4, 2026

SCALE: 1" = 10'

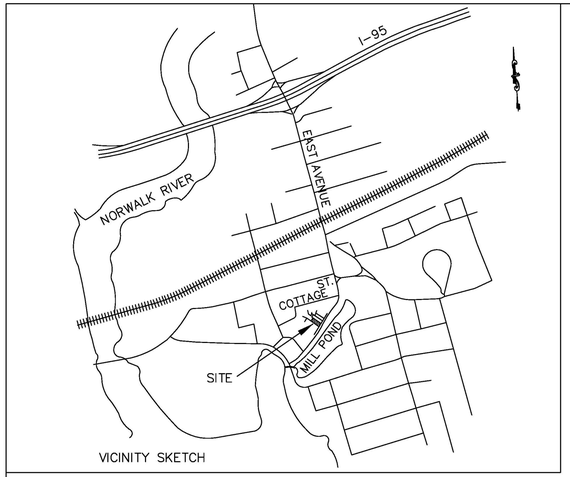
10 5 0 5 10

(CALL "CALL BEFORE YOU DIG" 1–800–922–4455)

HEMRAJ KHONA P. E. #9947

H. K. ASSOCIATES
PROFESIONAL ENGINEERING
20 TOPAZ LANE
TRUMBULL, CONN. 06611
PHONE: 203–459–2471

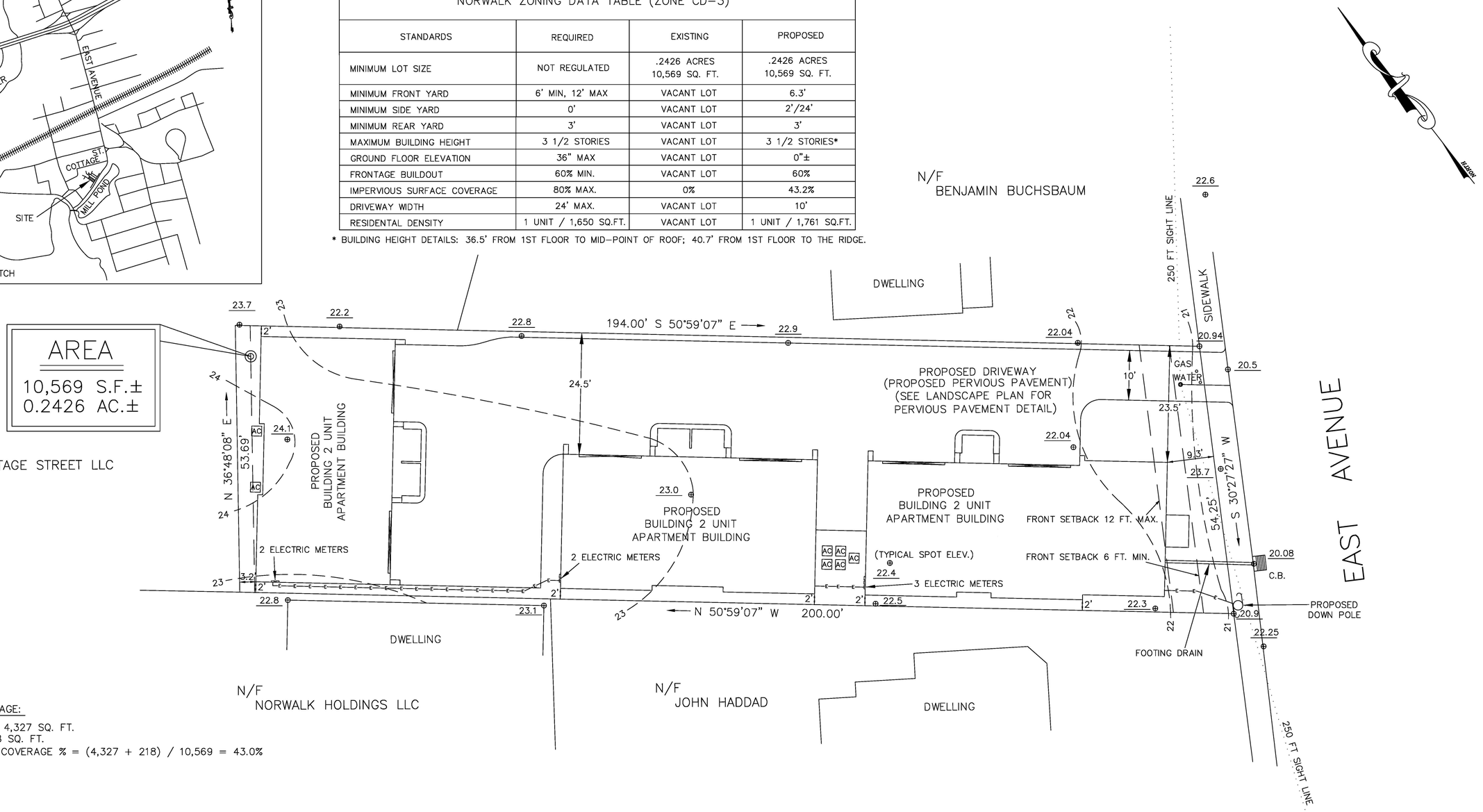
BOMBERO & ASSOCIATES
REGISTERED LAND SURVEYORS
AND ENGINEERS
155 BEAR HILL ROAD
BETHANY, CONN. 06524
PHONE: 203–530–9779



VICINITY SKETCH

NORWALK ZONING DATA TABLE (ZONE CD-3)			
STANDARDS	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	NOT REGULATED	.2426 ACRES 10,569 SQ. FT.	.2426 ACRES 10,569 SQ. FT.
MINIMUM FRONT YARD	6' MIN, 12' MAX	VACANT LOT	6.3'
MINIMUM SIDE YARD	0'	VACANT LOT	2'/24'
MINIMUM REAR YARD	3'	VACANT LOT	3'
MAXIMUM BUILDING HEIGHT	3 1/2 STORIES	VACANT LOT	3 1/2 STORIES*
GROUND FLOOR ELEVATION	36" MAX	VACANT LOT	0"±
FRONTAGE BUILDOUT	60% MIN.	VACANT LOT	60%
IMPERVIOUS SURFACE COVERAGE	80% MAX.	0%	43.2%
DRIVEWAY WIDTH	24' MAX.	VACANT LOT	10'
RESIDENTAL DENSITY	1 UNIT / 1,650 SQ.FT.	VACANT LOT	1 UNIT / 1,761 SQ.FT.

* BUILDING HEIGHT DETAILS: 36.5' FROM 1ST FLOOR TO MID-POINT OF ROOF; 40.7' FROM 1ST FLOOR TO THE RIDGE.



IMPERVIOUS COVERAGE:

BUILDINGS AREA = 4,327 SQ. FT.
STEPS AREA = 218 SQ. FT.
TOTAL IMPERVIOUS COVERAGE % = (4,327 + 218) / 10,569 = 43.0%

NOTE:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE SECTIONS 20-300b 1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES- "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. EFFECTIVE JUNE 21, 1996

THIS IS A PROPERTY SURVEY TO SHOW PROPOSED IMPROVEMENTS

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY

THIS SURVEY CONFORMS TO A CLASS A-2 HORIZONTAL ACCURACY STANDARDS. TOPOGRAPHY CONFORMS TO A CLASS T-2 STANDARDS, DATUM NAVD 88.

2.) REFER TO RECORD MAP #9507 ON FILE NORWALK TOWN CLERK'S OFFICE.

3.) NORTH BASED ON CONNECTICUT STATE PLAIN SYSTEM.

4.) PROPERTY LOCATED IN ZONE "CD-3".

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

PAUL J. BOMBERO SR., L.S #70049
155 BEAR HILL ROAD
BETHANY, CONNECTICUT 06524
PHONE: 203-530-9779

STATE OF CONNECTICUT PAUL J. BOMBERO SR. No. 70049 LICENSED LAND SURVEYOR

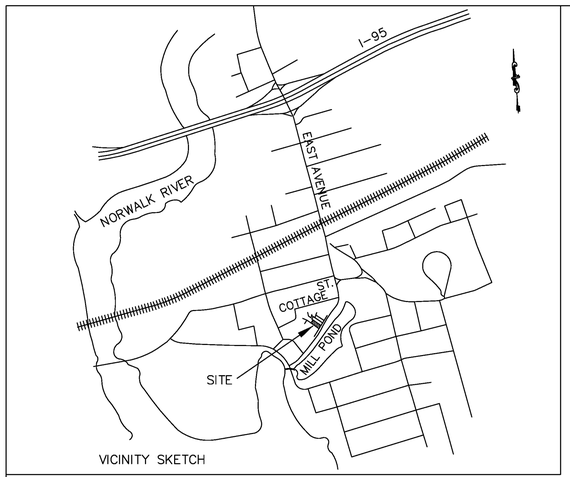
ALTERNATE "A"
IMPROVEMENT LOCATION MAP
ASSESSORS M.B.L. 3-40-5
274 EAST AVENUE
IN NORWALK, CONNECTICUT
FOR KRZYSZTOF WYSZYNSKI

FEBRUARY 2, 2026
REVISED MARCH 24, 2026
REVISED APRIL 4, 2026

SCALE: 1" = 10'

10 5 0 5 10

①



VICINITY SKETCH

AREA

10,569 S.F.±
0.2426 AC.±

N/F
BENJAMIN BUCHSBAUM

DWELLING

194.00' S 50°59'07" E

250 FT SIGHT LINE

SIDEWALK

GAS
WATER

PROPOSED DRIVEWAY
(PROPOSED PERVIOUS PAVEMENT)
(SEE LANDSCAPE PLAN FOR
PERVIOUS PAVEMENT DETAIL)

N/F
16 COTTAGE STREET LLC

N 36°48'08" E 53.69'

PROPOSED
BUILDING 2 UNIT
APARTMENT BUILDING

2 ELECTRIC METERS

PROPOSED
BUILDING 2 UNIT
APARTMENT BUILDING

2 ELECTRIC METERS

(TYPICAL SPOT ELEV.)

3 ELECTRIC METERS

PROPOSED
BUILDING 2 UNIT
APARTMENT BUILDING

FRONT SETBACK 12 FT. MAX.

FRONT SETBACK 6 FT. MIN.

C.B.

PROPOSED
DOWN POLE

FOOTING DRAIN

S 30°27'27" W 54.25'

EAST AVENUE

N 50°59'07" W 200.00'

DWELLING

N/F
NORWALK HOLDINGS LLC

N/F
JOHN HADDAD

DWELLING

250 FT SIGHT LINE

NORTH

IMPERVIOUS COVERAGE:

BUILDINGS AREA = 4,327 SQ. FT.
STEPS AREA = 218 SQ. FT.
TOTAL IMPERVIOUS COVERAGE % = (4,327 + 2180 / 10,569 = 43.0%

PARKING SPACES

REQUIRED PARKING SPACES – 8
REQUIRED PARKING 1.3 FOR EACH APARTMENT UNIT (1.3 X 6 = 7.8) 8 SPACES

PROPOSED PARKING SPACES – (13)

ALTERNATE "A"
PARKING LAYOUT & TURNING PLAN
ASSESSORS M.B.L. 3–40–5
274 EAST AVENUE
IN NORWALK, CONNECTICUT
FOR KRZYSZTOF WYSZYNSKI

FEBRUARY 2, 2026
REVISED MARCH 24, 2026
REVISED APRIL 4, 2026

SCALE: 1" = 10'

10 5 0 5 10

(3)

274 EAST AVE
NORWALK CT
BUILDING A

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	PROPOSED ELEVATIONS		
A201	PROPOSED ELEVATIONS		
A202	PROPOSED ELEVATIONS		
A300	PROPOSED RENDERING		
A301	PROPOSED RENDERING		
A302	PROPOSED RENDERING		

CD-3 ZONING DATA

CODE PROVISION	REQUIRED	PROVIDED	REMARKS
LOT OCCUPATION			
LOT/BUILDING SITE WIDTH	300' MAX	COMPLIES	
FRONTAGE BUILDOUT	80% MIN	COMPLIES	
LOT/BUIDING SITE AREA	NOT REGULATED		
IMPERVIOUS SURFACE COVERAGE	80% MAX/90%MAX, IF 10% DEVOTED TO PUBLIC REALM	COMPLIES	
LOT/BUILDING SITE ENFRONTMENT	MUST ENFRONT A STREET	COMPLIES	
LOT/BUILDING SITE ACCESS	LEGAL AND PHYSICAL ACCESS REQUIRED	ACCESS FROM EAST AVE	
SETBACKS			
FRONT SETBACK	12' MAX	COMPLIES	
SIDE SETBACK	0' MIN	COMPLIES	
REAR SETBACK	3' MIN	COMPLIES	
PRIVATE FRONTAGE TYPES	COMMERCIAL FRONT	COMMERCIAL FRONT	
PERMITTED USE	RESIDENTIAL AND COMMERCIAL	RESIDENTIAL AND COMMERCIAL	
DENSITY	1 DWELLING UNIT PER 500 SF	COMPLIES	21 UNITS ALLOWED, 6 UNITS PROVIDED
BUILDING STANDARDS			
BUILDING HEIGHT	2 STORIES MIN / 3.5 STORIES MAX	3.5 STORIES	
CEILING HEIGHT	13' MAX FLOOR TO FLOOR; FIRST FLOOR BUSINESS MIN. 15'(?)	COMPLIES	
BUILDING COMPOSITION	BASE /MIDDLE/CAP	COMPLIES	
	10' SETBACK AT UPPERMOST STORY	COMPLIES	
GROUND FLOOR ELEVATION	36' MAX	COMPLIES	
MAIN ENTRANCE	REQUIRED TO BE ON PRINCIPAL FRONTAGE	COMPLIES	
FAÇADE POSITION	PARALLEL TO FRONTAGE LINE	COMPLIES	
FAÇADE DESIGN PROPORTIONS	MUST BE VERTICALLY PROPORTIONED	COMPLIES	
FAÇADE ARTICULATION	REQUIRED FOR FACADES GREATER THAN 100' IN WIDTH	NOT REQUIRED	
FAÇADE GLAZING	10% MIN. TOTAL FAÇADE	COMPLIES	
	20% MIN. FIRST STORY COMMERCIAL FRONT	COMPLIES	
WINDOW SHAPE	SQUARE OR VERTICAL IN PROPORTION	COMPLIES	
WINDOW ALIGNMENT	UPPER WINDOWS MUST GENERALLY ALIGN WITH FIRST FLOOR	COMPLIES	
WINDOW TYPE	SINGLE OR DOUBLE HUNG, CASEMENT OR AWNING	CASEMENT	
	ABOVE FIRST STORY, GLAZING MUST BE LESS THAN 50% TOTAL FAÇADE	COMPLIES	
WINDOW TRIM	MIN. 3" TRIM	COMPLIES	
ROOF TYPE AND PITCH	FLAT, SHED, HIP, GABLE OR MENSARD	COMPLIES	
PRIMARY BUILDING MATERIALS	BRICK / CEMENTITIOUS SIDING	JAMES HARDIE SIDING THROUGHOUT	
CHANGES IN BUILDING MATERIAL	PRIMARY BUILDING MATERIALS MUST WRAP ALONG SIDE ELEVATIONS	COMPLIES	
BUILDING COLORS	3 MAX	COMPLIES	
PARKING			
REQUIRED PARKING SPACES	14; LOCATED 26' BEHIND FRONT PROPERTY LINE	PARKING GARAGES LOCATED 30.5' BEHIND FRONT PROPERTY LINE	12 PARKING SPACES IN GARAGES
GARAGE	8.5'X19' MIN. PARKING SPACE DIMENSIONS	COMPLIES	
LIGHTING			
REQUIRED PRIVATE LIGHTING	PARKING AREAS AND ACCESSWAYS	COMPLIES	
POLE	ALUMINUM	COMPLIES	
HEAD	COLONIAL, COACH OR ACORN HEAD	COMPLIES	
LIGHTING COVERAGE	1.0 TO 2.0 FC THROUGHOUT PARKING AREA	COMPLIES	
WORKFORCE HOUSING	1 MIN	COMPLIES THROUGH INCLUSIONARY ZONING FEE	

APPLICABLE BUILDING CODES:

2021 IRC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IPC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.

2. CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

3. CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.

4. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.

5. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF NORWALK.

6. CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.

7. CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.

8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.

9. HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC, TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.

12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

13. ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR OR SOUTHERN PINE #1 OR ABOVE.

14. ALL WOOD USED IN EXTERIOR DECK, IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

15. ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.

16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

17. CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.

18. CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).

19. THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.

20. THE HVAC SYSTEM IS TO BE FUEL FORCED AIR.

21. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

22. WORKFORCE HOUSING REQUIREMENTS WILL BE MET THROUGH THE INCLUSIONARY ZONING FEE.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

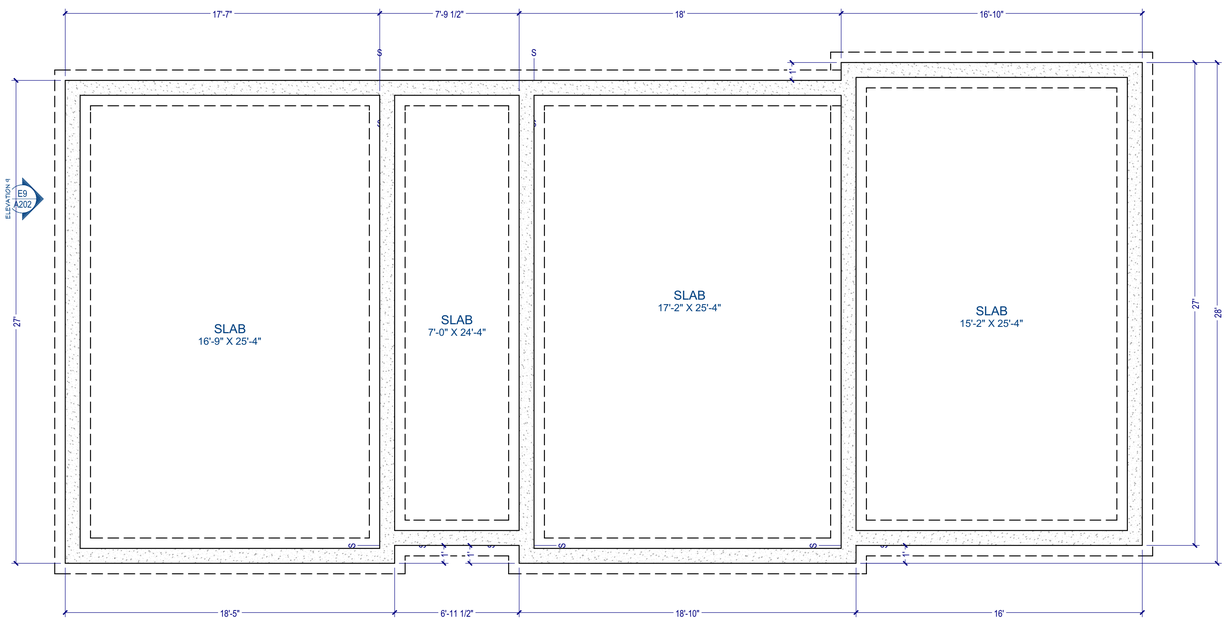
Project Overview

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:

SHEET:
A000



FOUNDATION PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

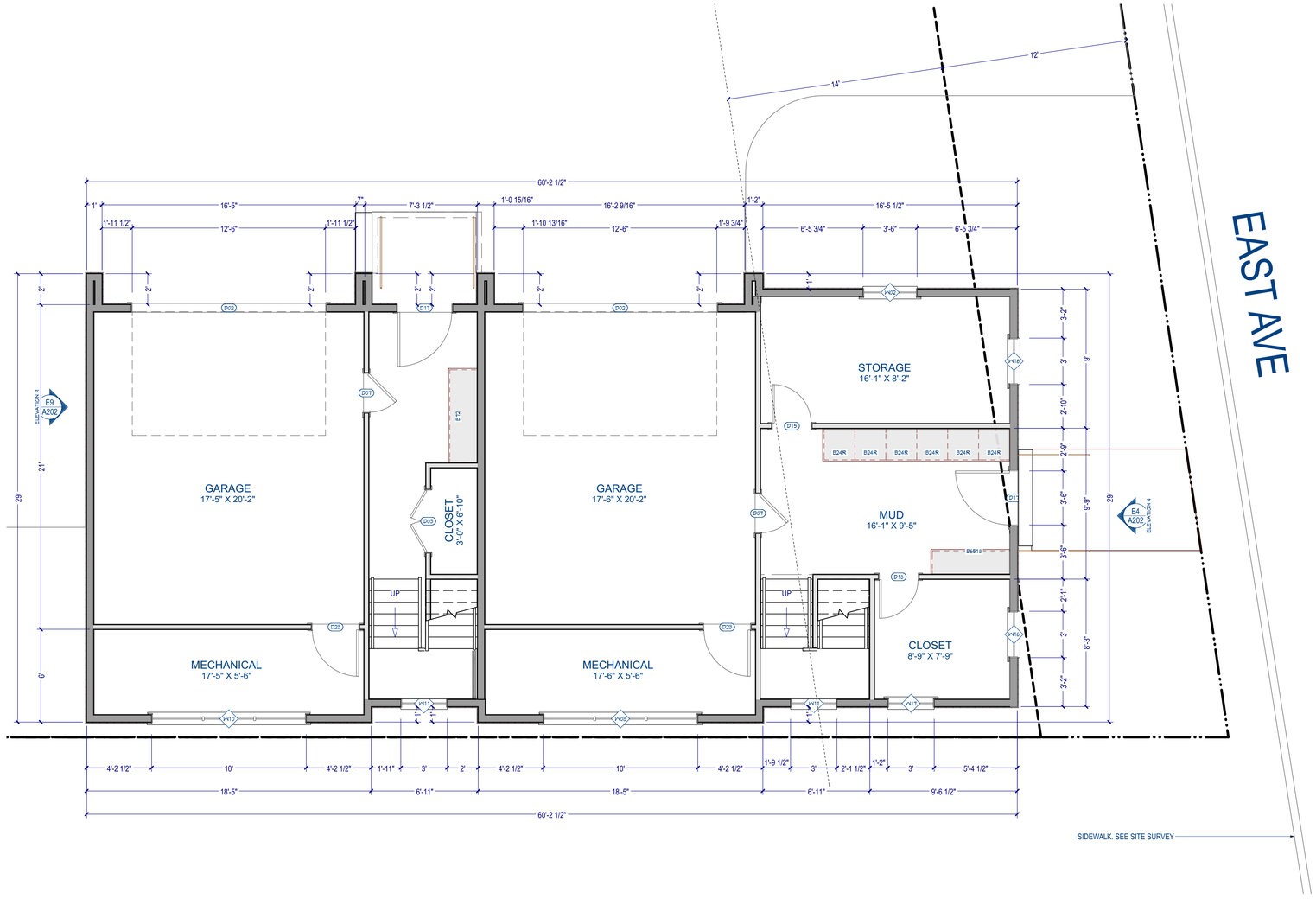
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A100



FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

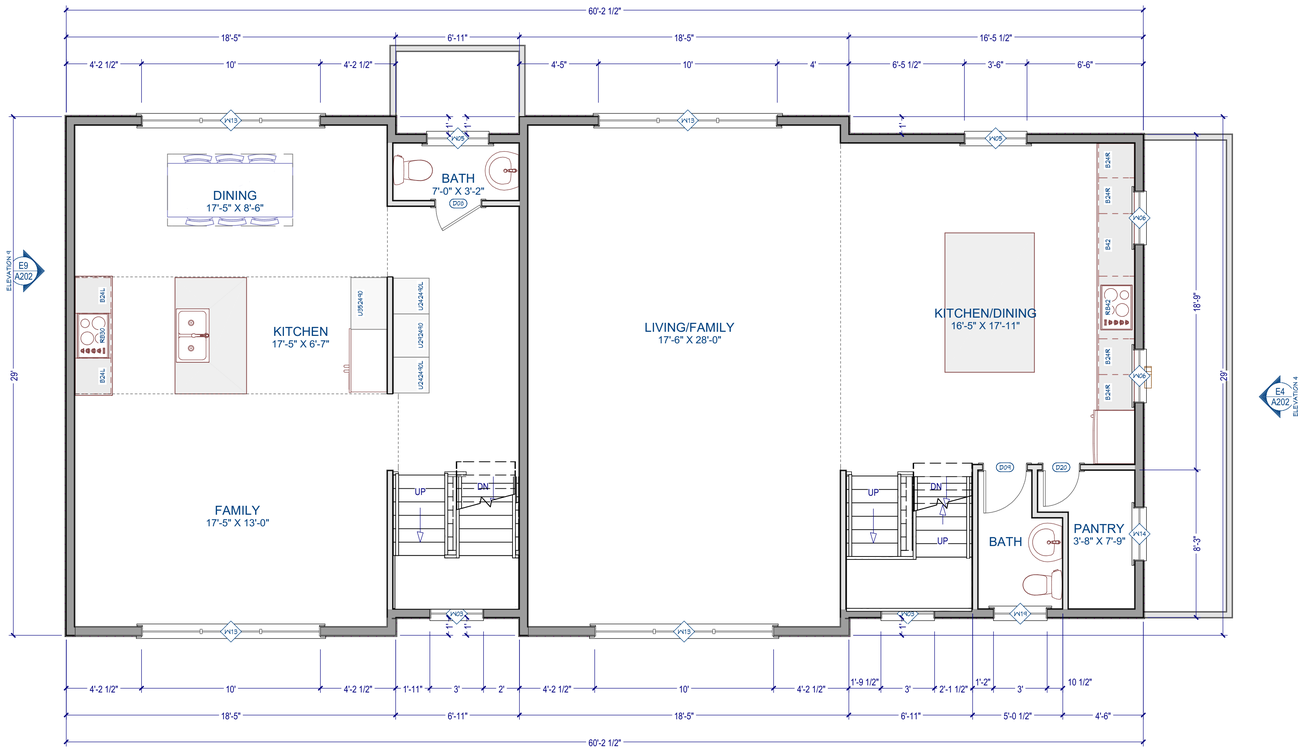
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A101



SECOND FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

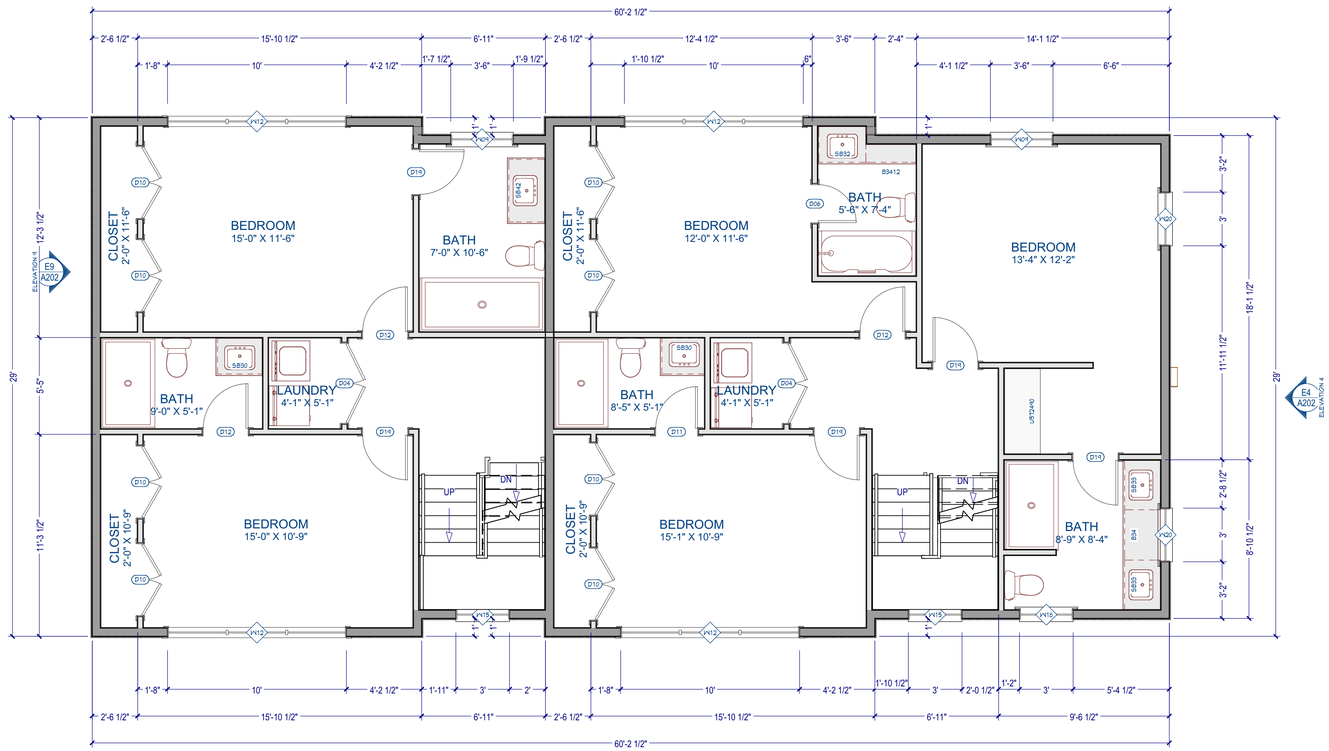
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A102



THIRD FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

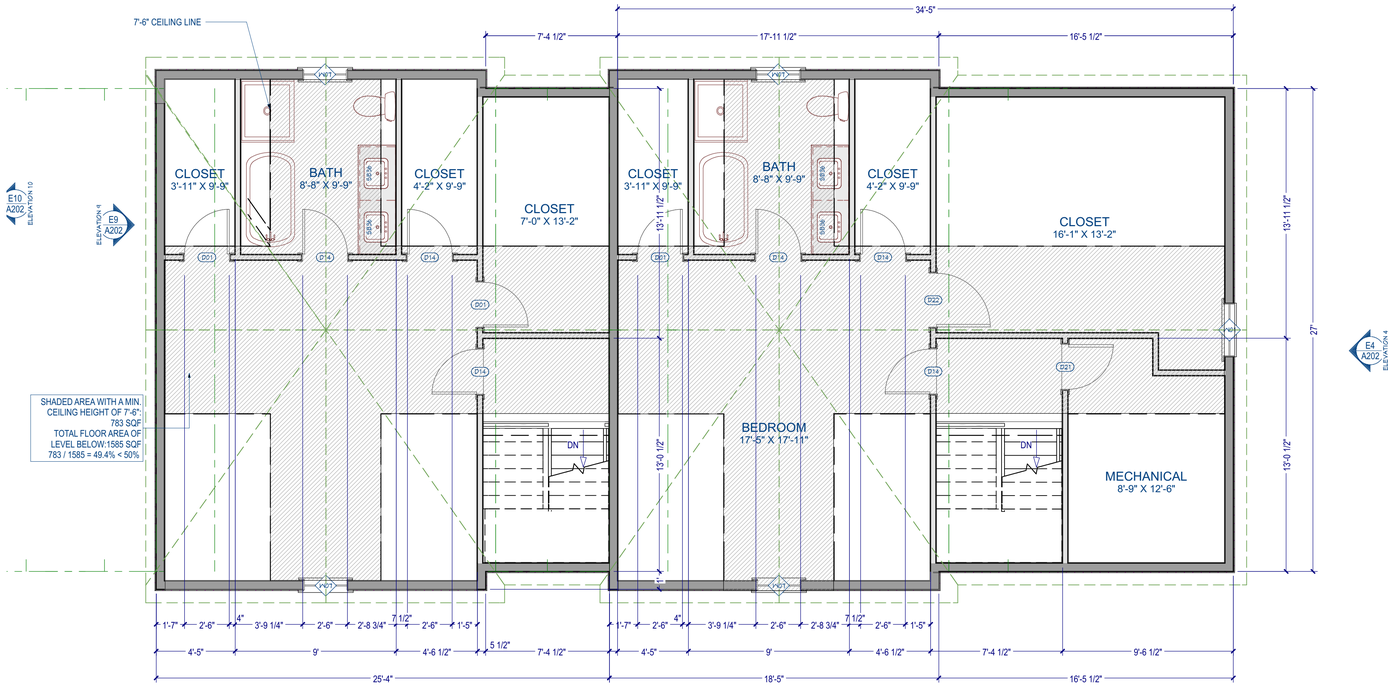
SHEET:
A103

AREA WITH OVER 7'-6" RAFTER HEIGHT:
783 SQF

TOTAL AREA OF STORY BELOW:
1,585 SQF

783 / 1,585 =49.4% < 50%

DENOTES AREA WITH OVER 7'-6" RAFTER HEIGHT



ATTIC FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

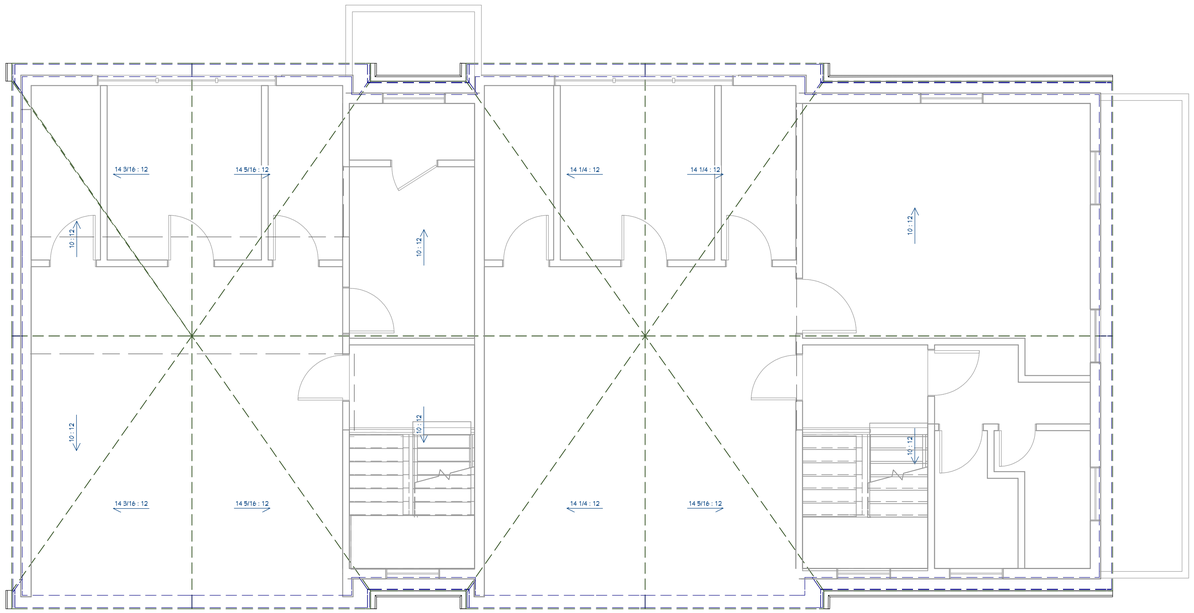
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A104



ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A105

NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A NEW CONSTRUCTION

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A200

SOUTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

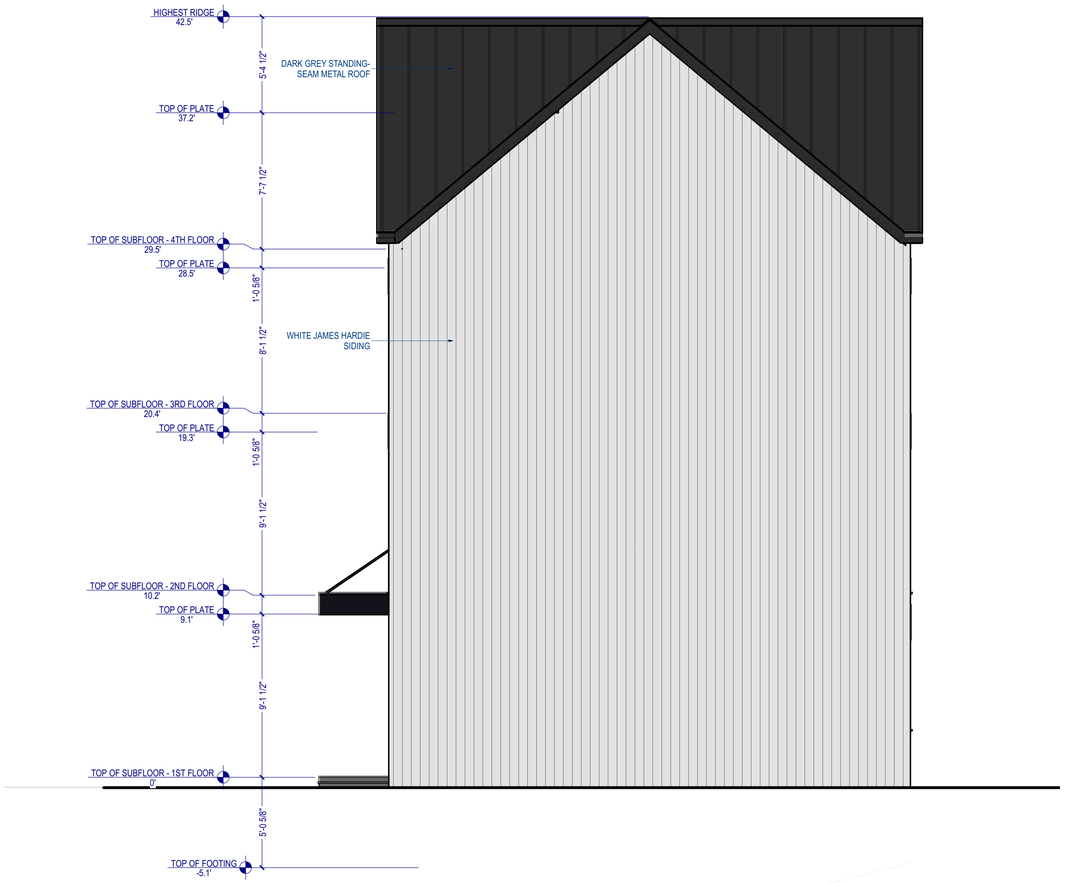
PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A201



WEST ELEVATION

EAST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A NEW CONSTRUCTION

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A202

PROPOSED FRONT SIDE RENDERING

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A300

PROPOSED BACK SIDE RENDERING

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A301

PROPOSED STREET FACADE RENDERING

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING A
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A302

274 EAST AVE
NORWALK CT
BUILDING B

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
A000	PROJECT OVERVIEW		
A100	FLOOR PLANS		
A101	FLOOR PLANS		
A102	FLOOR PLANS		
A103	FLOOR PLANS		
A104	FLOOR PLANS		
A105	FLOOR PLANS		
A200	PROPOSED ELEVATIONS		
A201	PROPOSED ELEVATIONS		
A202	PROPOSED ELEVATIONS		
A300	PROPOSED RENDERING		
A301	PROPOSED RENDERING		
A302	PROPOSED RENDERING		

CD-3 ZONING DATA

CODE PROVISION	REQUIRED	PROVIDED	REMARKS
LOT OCCUPATION			
LOT/BUILDING SITE WIDTH	300' MAX	COMPLIES	
FRONTAGE BUILDOUT	80% MIN	COMPLIES	
LOT/BUIDING SITE AREA	NOT REGULATED		
IMPERVIOUS SURFACE COVERAGE	80% MAX/90%MAX, IF 10% DEVOTED TO PUBLIC REALM	COMPLIES	
LOT/BUILDING SITE ENFRONTMENT	MUST ENFRONT A STREET	COMPLIES	
LOT/BUILDING SITE ACCESS	LEGAL AND PHYSICAL ACCESS REQUIRED	ACCESS FROM EAST AVE	
SETBACKS			
FRONT SETBACK	12' MAX	COMPLIES	
SIDE SETBACK	0' MIN	COMPLIES	
REAR SETBACK	3' MIN	COMPLIES	
PRIVATE FRONTAGE TYPES	COMMERCIAL FRONT	COMMERCIAL FRONT	
PERMITTED USE	RESIDENTIAL AND COMMERCIAL	RESIDENTIAL AND COMMERCIAL	
DENSITY	1 DWELLING UNIT PER 500 SF	COMPLIES	21 UNITS ALLOWED, 6 UNITS PROVIDED
BUILDING STANDARDS			
BUILDING HEIGHT	2 STORIES MIN / 3.5 STORIES MAX	3.5 STORIES	
CEILING HEIGHT	13' MAX FLOOR TO FLOOR; FIRST FLOOR BUSINESS MIN. 15'(?)	COMPLIES	
BUILDING COMPOSITION	BASE /MIDDLE/CAP	COMPLIES	
	10' SETBACK AT UPPERMOST STORY	COMPLIES	
GROUND FLOOR ELEVATION	36' MAX	COMPLIES	
MAIN ENTRANCE	REQUIRED TO BE ON PRINCIPAL FRONTAGE	COMPLIES	
FAÇADE POSITION	PARALLEL TO FRONTAGE LINE	COMPLIES	
FAÇADE DESIGN PROPORTIONS	MUST BE VERTICALLY PROPORTIONED	COMPLIES	
FAÇADE ARTICULATION	REQUIRED FOR FACADES GREATER THAN 100' IN WIDTH	NOT REQUIRED	
FAÇADE GLAZING	10% MIN. TOTAL FAÇADE	COMPLIES	
	20% MIN. FIRST STORY COMMERCIAL FRONT	COMPLIES	
WINDOW SHAPE	SQUARE OR VERTICAL IN PROPORTION	COMPLIES	
WINDOW ALIGNMENT	UPPER WINDOWS MUST GENERALLY ALIGN WITH FIRST FLOOR	COMPLIES	
WINDOW TYPE	SINGLE OR DOUBLE HUNG, CASEMENT OR AWNING	CASEMENT	
	ABOVE FIRST STORY, GLAZING MUST BE LESS THAN 50% TOTAL FAÇADE	COMPLIES	
WINDOW TRIM	MIN. 3" TRIM	COMPLIES	
ROOF TYPE AND PITCH	FLAT, SHED, HIP, GABLE OR MENSARD	COMPLIES	
PRIMARY BUILDING MATERIALS	BRICK / CEMENTITIOUS SIDING	JAMES HARDIE SIDING THROUGHOUT	
CHANGES IN BUILDING MATERIAL	PRIMARY BUILDING MATERIALS MUST WRAP ALONG SIDE ELEVATIONS	COMPLIES	
BUILDING COLORS	3 MAX	COMPLIES	
PARKING			
REQUIRED PARKING SPACES	14; LOCATED 26' BEHIND FRONT PROPERTY LINE	PARKING GARAGES LOCATED 30.5' BEHIND FRONT PROPERTY LINE	12 PARKING SPACES IN GARAGES
GARAGE	8.5'X19' MIN. PARKING SPACE DIMENSIONS	COMPLIES	
LIGHTING			
REQUIRED PRIVATE LIGHTING	PARKING AREAS AND ACCESSWAYS	COMPLIES	
POLE	ALUMINUM	COMPLIES	
HEAD	COLONIAL, COACH OR ACORN HEAD	COMPLIES	
LIGHTING COVERAGE	1.0 TO 2.0 FC THROUGHOUT PARKING AREA	COMPLIES	
WORKFORCE HOUSING	1 MIN	COMPLIES THROUGH INCLUSIONARY ZONING FEE	

APPLICABLE BUILDING CODES:

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2021 IMC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE
2022 CONNECTICUT STATE FIRE SAFETY CODE
2021 IECC PORTION OF 2022 CONNECTICUT STATE BUILDING CODE

GENERAL NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF EXISTING FOUNDATION WALLS, FOOTINGS, BEARING WALLS AND OTHER RELEVANT STRUCTURAL SUPPORTS BEFORE EXCAVATION. CONTACT STRUCTURAL ENGINEER, ARCHITECT OR HOMEOWNER BEFORE PROCEEDING WITH DEMOLITION WORK IF FIELD CONDITIONS THAT MAY IMPACT STRUCTURAL INTEGRITY OF THE HOUSE IS DISCOVERED ON SITE.

2. CONTRACTOR SHALL NOTIFY HOMEOWNER IN ADVANCE OF ALL UTILITY SHUT-DOWNS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

3. CONTRACTOR SHALL CUT AND CAP ALL UTILITIES AS REQUIRED PRIOR TO REMOVAL OF EXISTING MECHANICAL, ELECTRICAL OR PLUMBING ITEMS.

4. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS RESULTING FROM THE WORK OFF-SITE AT AN APPROVED FACILITY.

5. CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE BUILDING, ENVIRONMENTAL, HEALTH, MECHANICAL, PLUMBING AND ELECTRICAL CODES OF THE STATE OF CONNECTICUT AND THE CITY OF NORWALK.

6. CONTRACTOR TO COORDINATE SITE LOGISTICS, WORK HOURS AND OPERATION OF NOISE-GENERATING MACHINERY WITH HOME OWNER AND OTHER RELEVANT PARTIES TO MINIMIZE DISTURBANCE TO THE NEIGHBORHOOD.

7. CONTRACTOR TO STAGE CONSTRUCTION VEHICLES, MATERIALS AND MACHINERY AT LEAST 50'-0" AWAY FROM EDGE OF WETLAND ZONE, IF APPLICABLE. REFER TO SITE SURVEY FOR LOCATION OF WETLAND ZONE.

8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.

9. HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC, TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.

12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

13. ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR OR SOUTHERN PINE #1 OR ABOVE.

14. ALL WOOD USED IN EXTERIOR DECK, IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

15. ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.

16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

17. CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.

18. CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).

19. THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.

20. THE HVAC SYSTEM IS TO BE FUEL FORCED AIR.

21. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

22. WORKFORCE HOUSING REQUIREMENTS WILL BE MET THROUGH THE INCLUSIONARY ZONING FEE.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

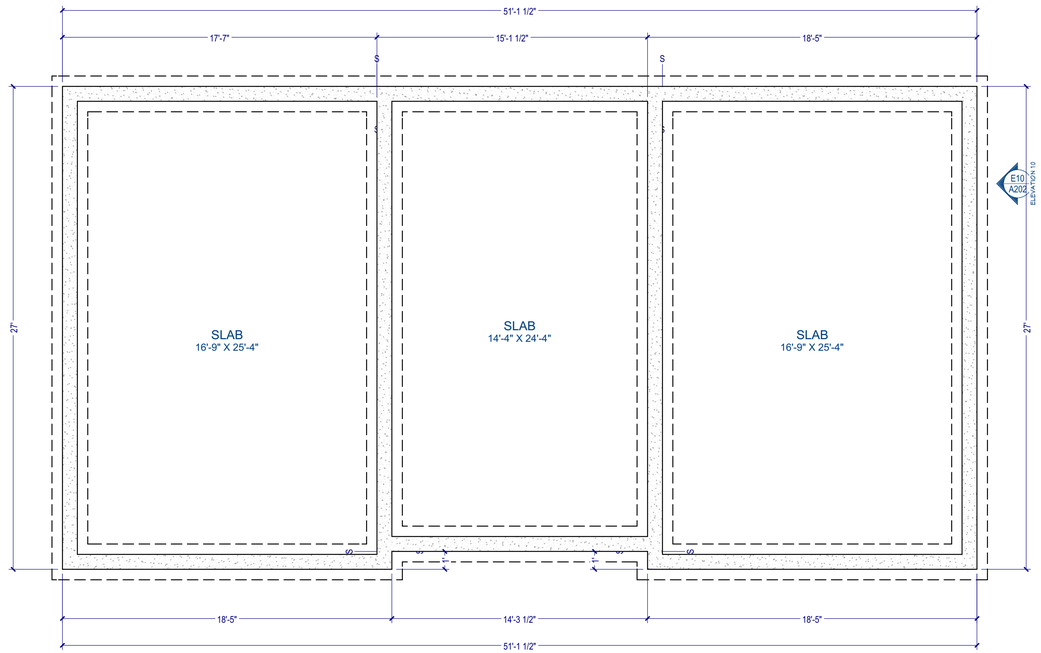
Project Overview

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:

SHEET:
A000



E6
A201
ELEVATION 6

FOUNDATION PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW CONSTRUCTION

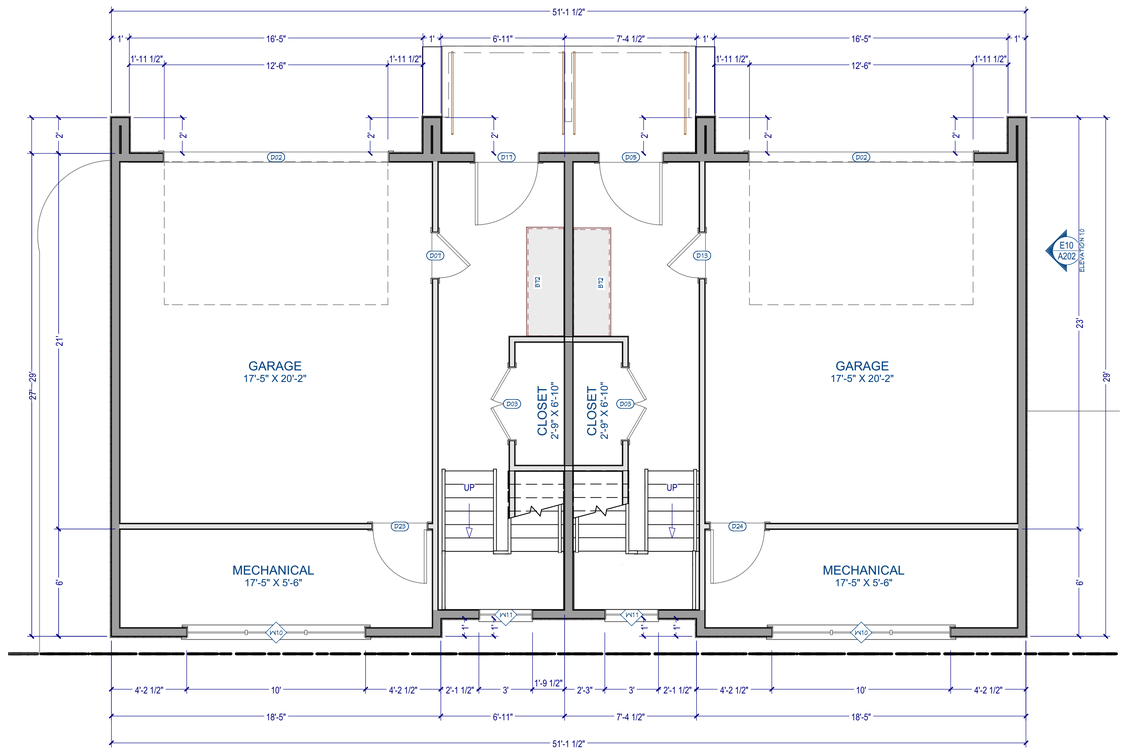
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A100



E6
A201
ELEVATION 6

FIRST FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

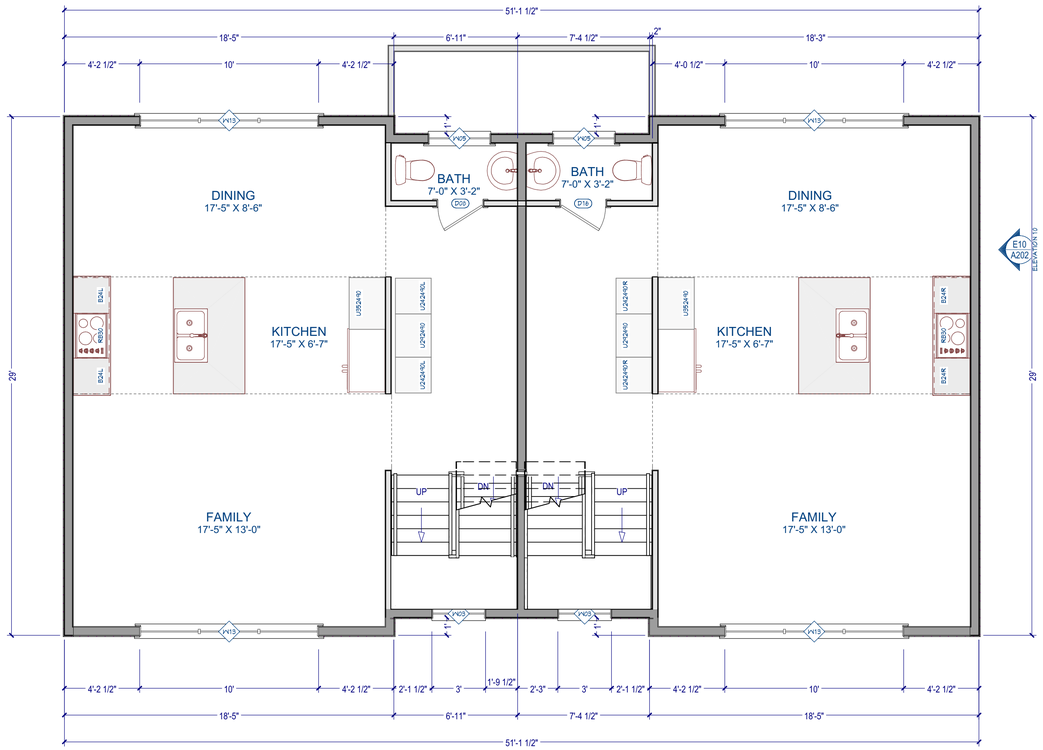
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A101



E6
A201
ELEVATION 6

SECOND FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

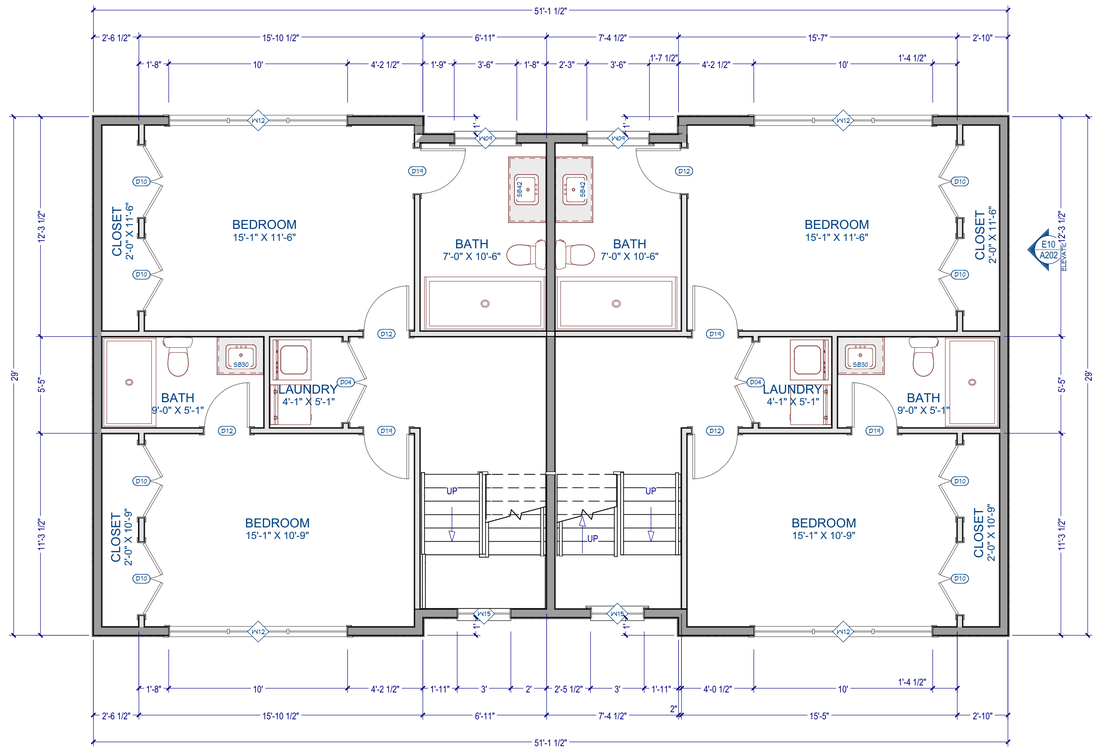
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A102



E6
A201
ELEVATION 6

THIRD FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

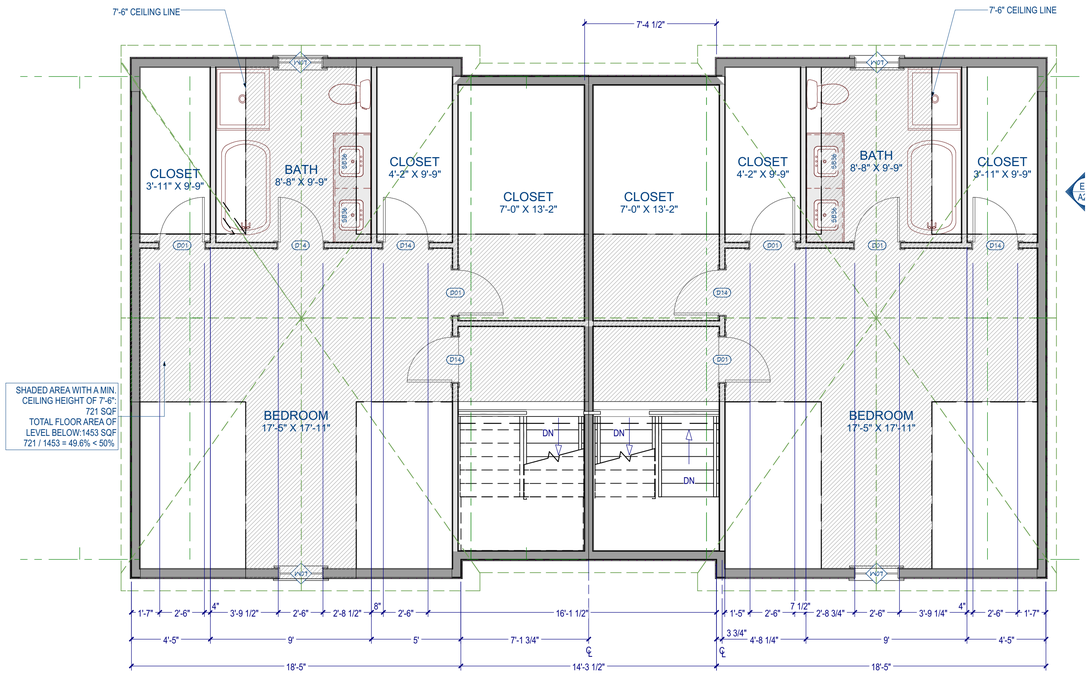
SHEET:
A103

AREA WITH OVER 7'-6" RAFTER HEIGHT:
721 SQF

TOTAL AREA OF STORY BELOW:
1,453 SQF

721 / 1,453 =49.6% < 50%

DENOTES AREA WITH OVER
7'-6" RAFTER HEIGHT



ATTIC FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

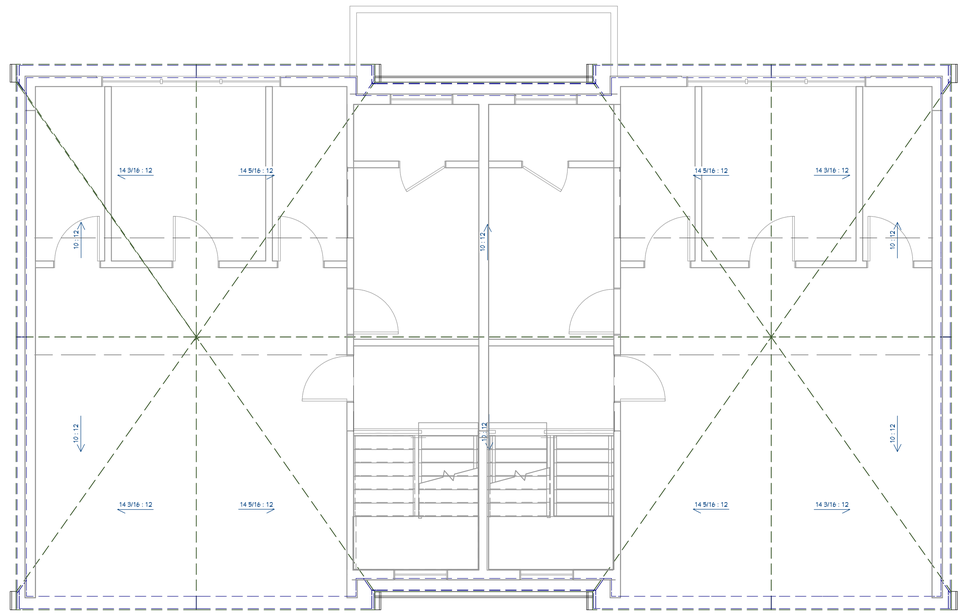
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A104



ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A105

NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW CONSTRUCTION

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A200

SOUTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW CONSTRUCTION

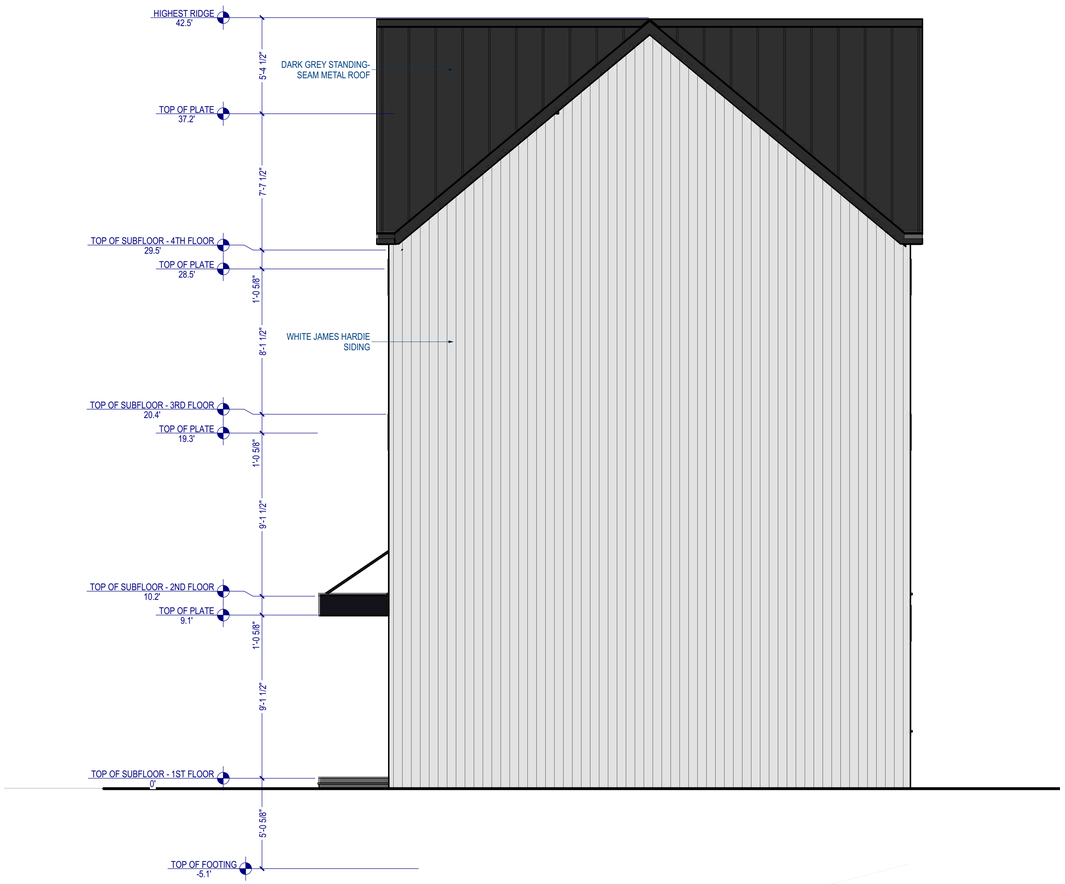
PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

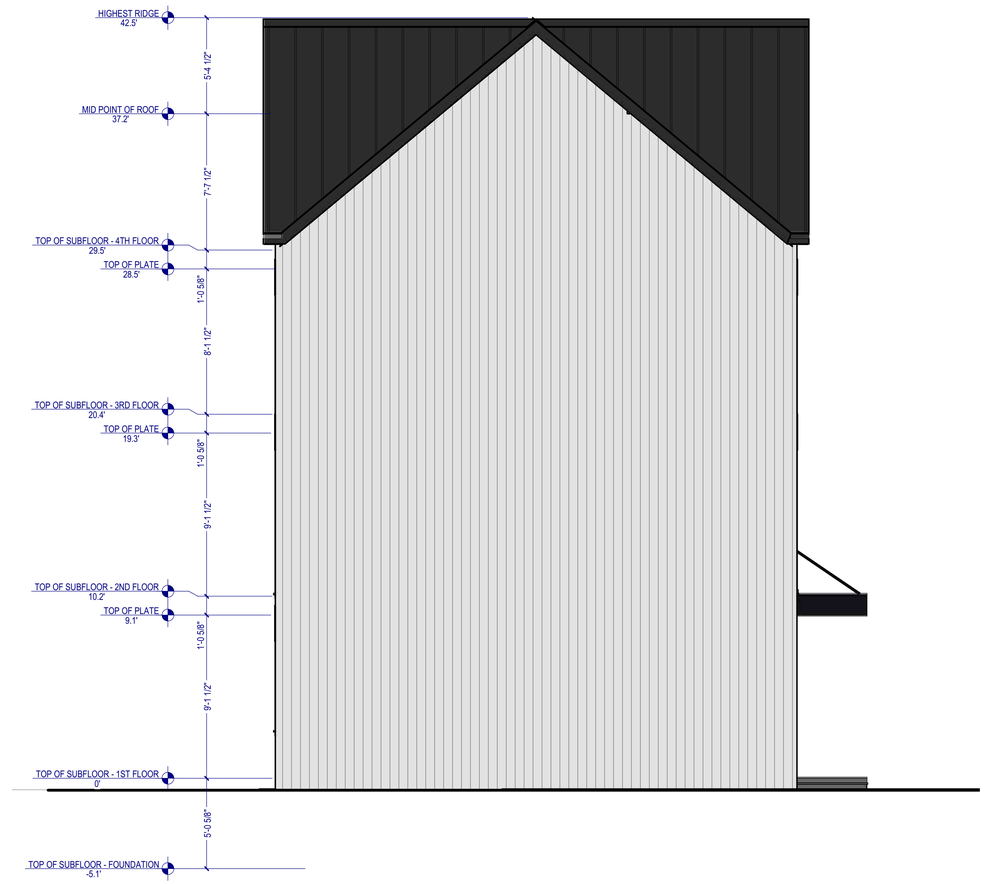
DATE:
4/16/2026

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

SHEET:
A201



WEST ELEVATION



EAST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW CONSTRUCTION

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A202

PROPOSED FRONT SIDE RENDERING

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A300

PROPOSED BACK SIDE RENDERING

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A301

PROPOSED STREET FACADE RENDERING

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING B
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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A302

274 EAST AVE
NORWALK CT
BUILDING C

LAYOUT PAGE TABLE			
LABEL	TITLE	DESCRIPTION	COMMENTS
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CD-3 ZONING DATA

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8. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS INCLUDING WALL DIMENSIONS, CEILING HEIGHTS, ROOF SLOPES AND WINDOW SIZES PRIOR TO COMMENCING WORK. CONTACT ARCHITECT IF MAJOR DISCREPANCY IS DISCOVERED.

9. HOMEOWNER TO SELECT ALL PLUMBING FIXTURES, LIGHTING FIXTURES AND FLOOR & WALL FINISHES.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING PLYWOOD OR SHEET METAL GROUNDS AT STUDS IN LOCATIONS OF ALL WALL-MOUNTED BUILT-IN CABINETS, FIXTURES, ACCESSORIES, ETC. IN INSTANCES WHERE AN ITEMS OR ACCESSORY IS TO BE HOMEOWNER-PROVIDED, CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL HOMEOWNER-PROVIDED ACCESSORIES CATALOG CUTS & SPECIFICATIONS AND COORDINATE LOCATIONS AND INSTALLATION OF ALL ACCESSORIES DIRECTLY WITH HOMEOWNER.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL REQUIRED FRAMING, BRIDGING, GROUNDS, ETC, TO SUPPORT ALL NEW RECESSED LIGHT FIXTURES, CEILING FANS, ETC. CONTRACTOR SHALL COORDINATE WITH REQUIREMENTS INHERENT IN ALL LIGHT FIXTURE DETAILS, CATALOG CUTS & SPECIFICATIONS.

12. CONTRACTOR SHALL COORDINATE AND DOCUMENT THE INSTALLATION OF ALL NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS AND COMPONENTS.

13. ALL DIMENSIONAL LUMBER TO BE DOUGLAS FIR OR SOUTHERN PINE #1 OR ABOVE.

14. ALL WOOD USED IN EXTERIOR DECK, IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND, OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

15. ALL EXTERIOR FASCIAS AND TRIM SHALL BE 5/4 AZEK BOARD OR EQUIVALENT, PRIMED AND PAINTED. ALL NEW WOOD EXTERIOR MOLDINGS AND TRIM SHALL BE PRIMED ALL SIDES PRIOR TO INSTALLATION. COPPER FLASHING WITH DRIP EDGE SHALL BE INSTALLED AT NEW EXTERIOR DOOR AND WINDOW HEAD CASINGS.

16. CONTRACTOR TO INSTALL WATER PROOFING AND FLASHING AS NEEDED THROUGHOUT NEW ROOFS, DORMERS, EXTERIOR WALLS, BALCONIES, WINDOWS AND DOORS TO ENSURE WATER-TIGHTNESS AND PREVENT LEAKAGE.

17. CONTRACTOR TO INSTALL THERMAL INSULATION OVER ENTIRE CEILING OF THE ATTIC AND AT ALL EXTERIOR WALLS AS WELL AS WALLS BETWEEN GARAGE AND INTERIOR ROOMS, AS REQUIRED BY BUILDING CODE AND OTHER LOCAL REGULATIONS. CONSULT WITH HOMEOWNER ON TYPES OF INSULATION.

18. CONTRACTOR TO APPLY MIN. CLASS II VAPOR RETARDER AT INTERIOR SIDE OF FRAME WALL PER IRC 2021 TABLE R702.7(1)(2)(4).

19. THE U-FACTOR AND SHGC OF GLAZED FENESTRATION SHALL COMPLY WITH 2021 IECC R402.

20. THE HVAC SYSTEM IS TO BE FUEL FORCED AIR.

21. ALL OUTLETS IN THE KITCHEN, BATHROOMS, BASEMENT AND GARAGE ARE TO BE GFCI OUTLETS. ALL OTHER OUTLETS ARE TO BE AFCI OUTLETS.

22. WORKFORCE HOUSING REQUIREMENTS WILL BE MET THROUGH THE INCLUSIONARY ZONING FEE.

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW
CONSTRUCTION

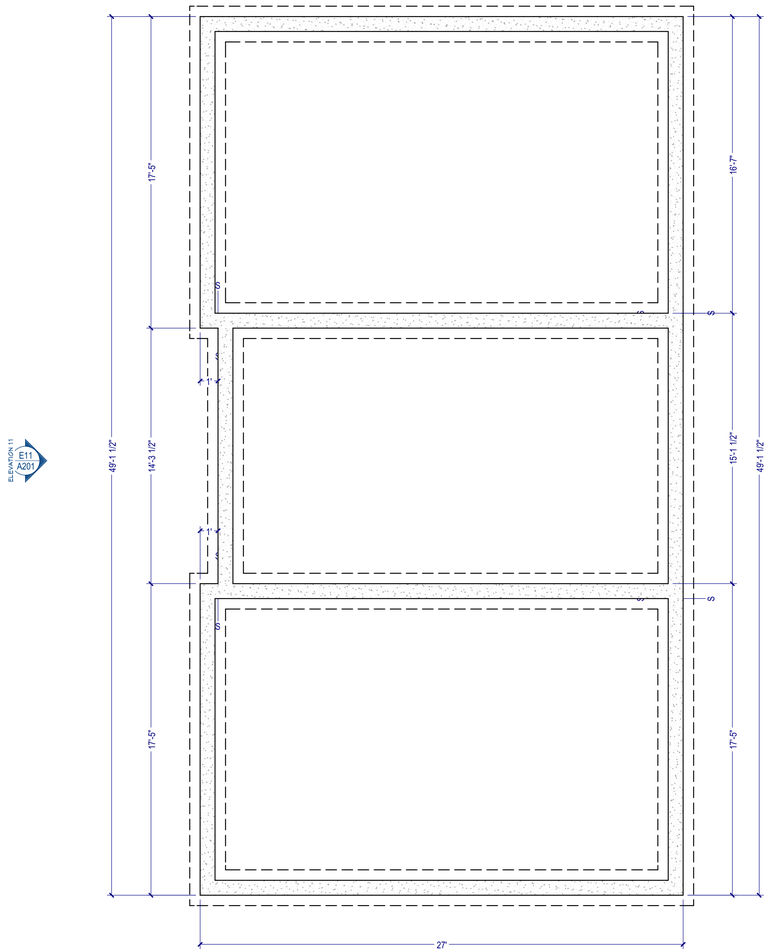
Project Overview

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:

SHEET:
A000



FOUNDATION PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

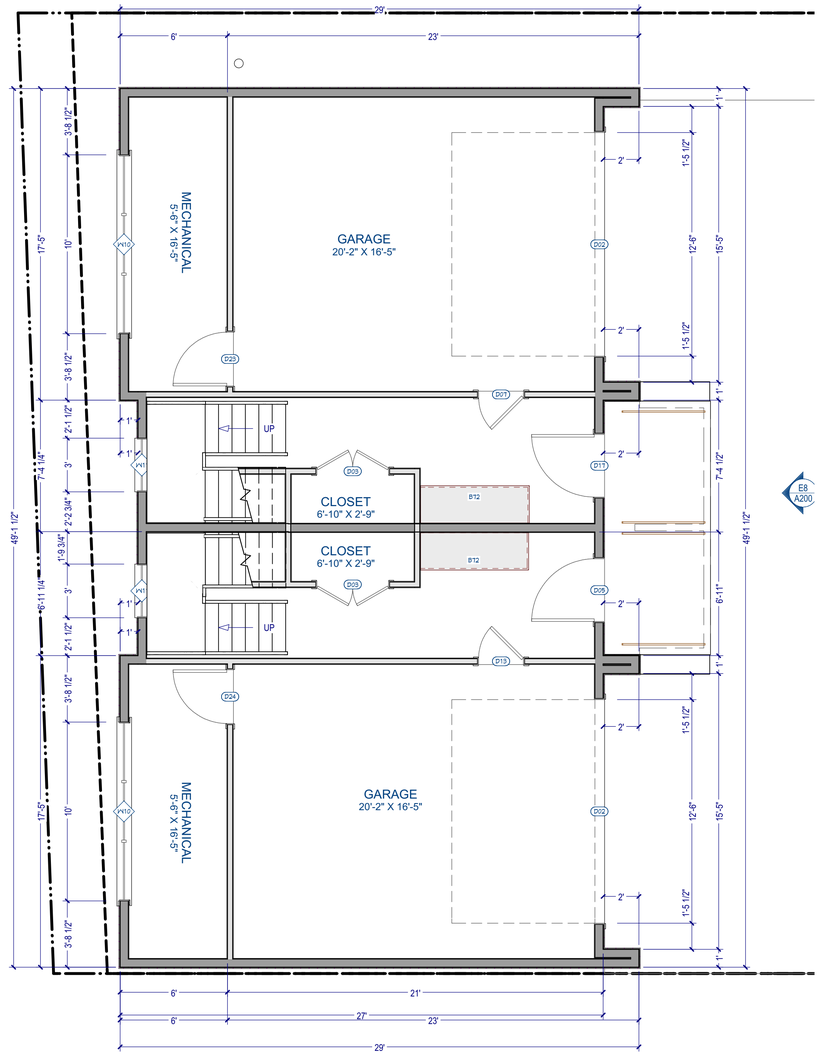
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A100



FIRST FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW
CONSTRUCTION

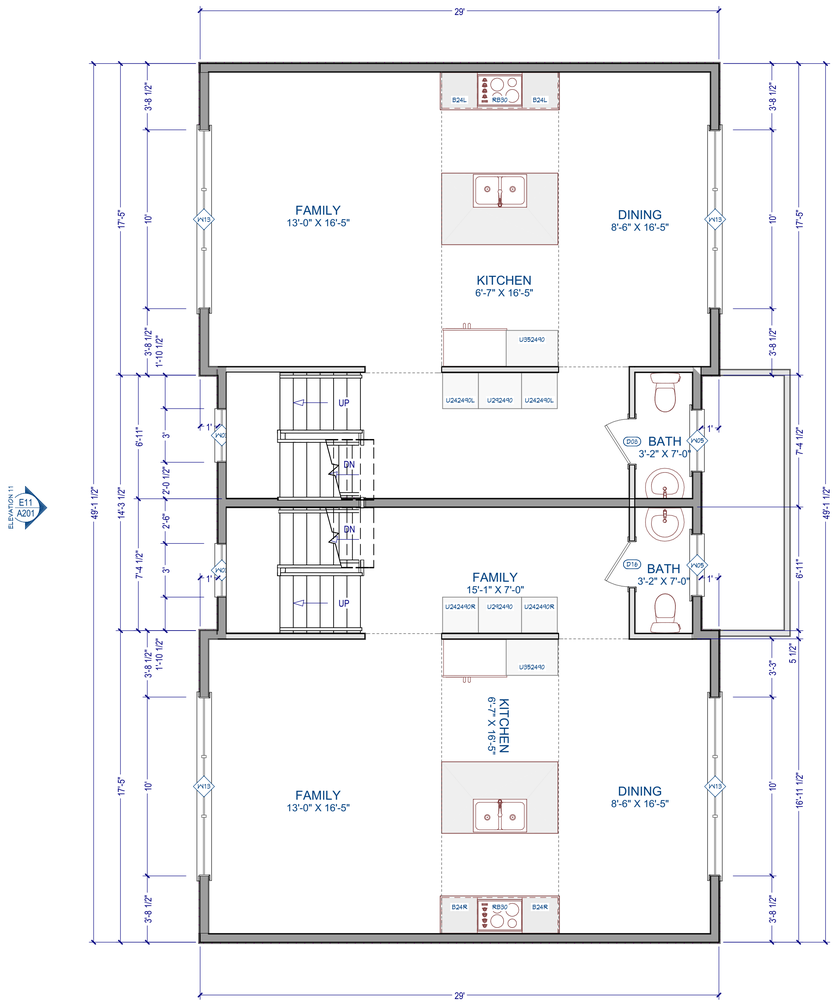
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A101



SECOND FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

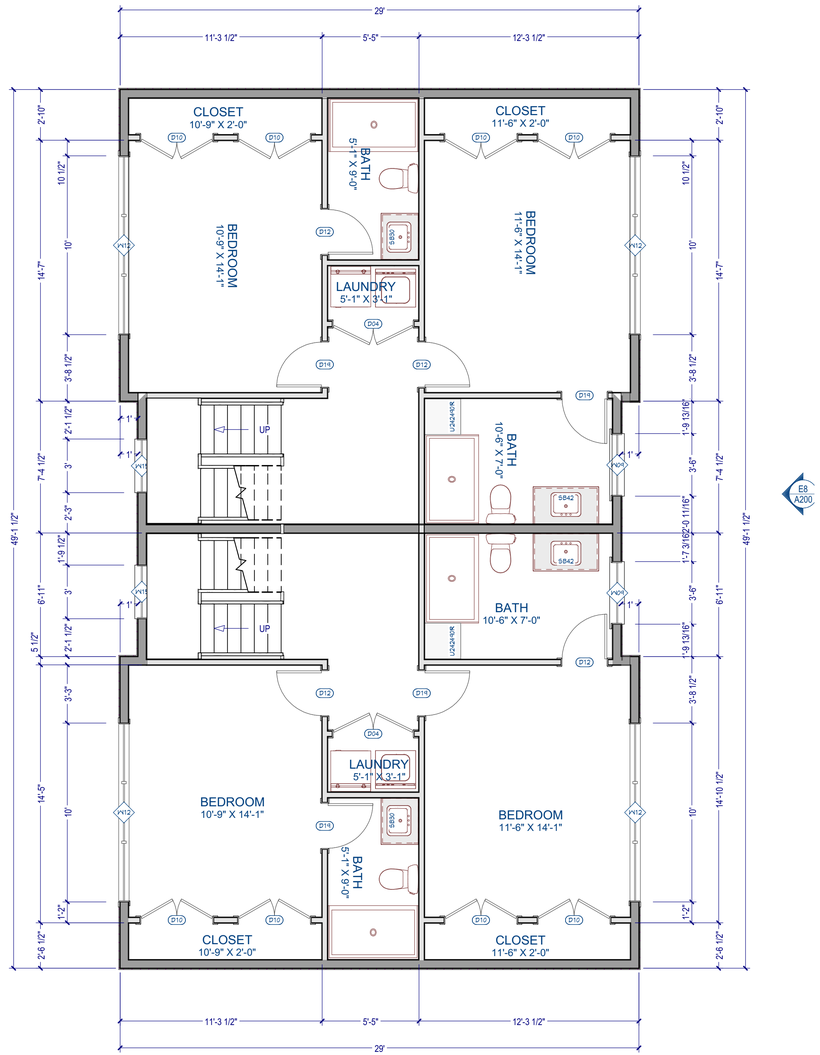
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A102



THIRD FLOOR PLAN

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW
CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

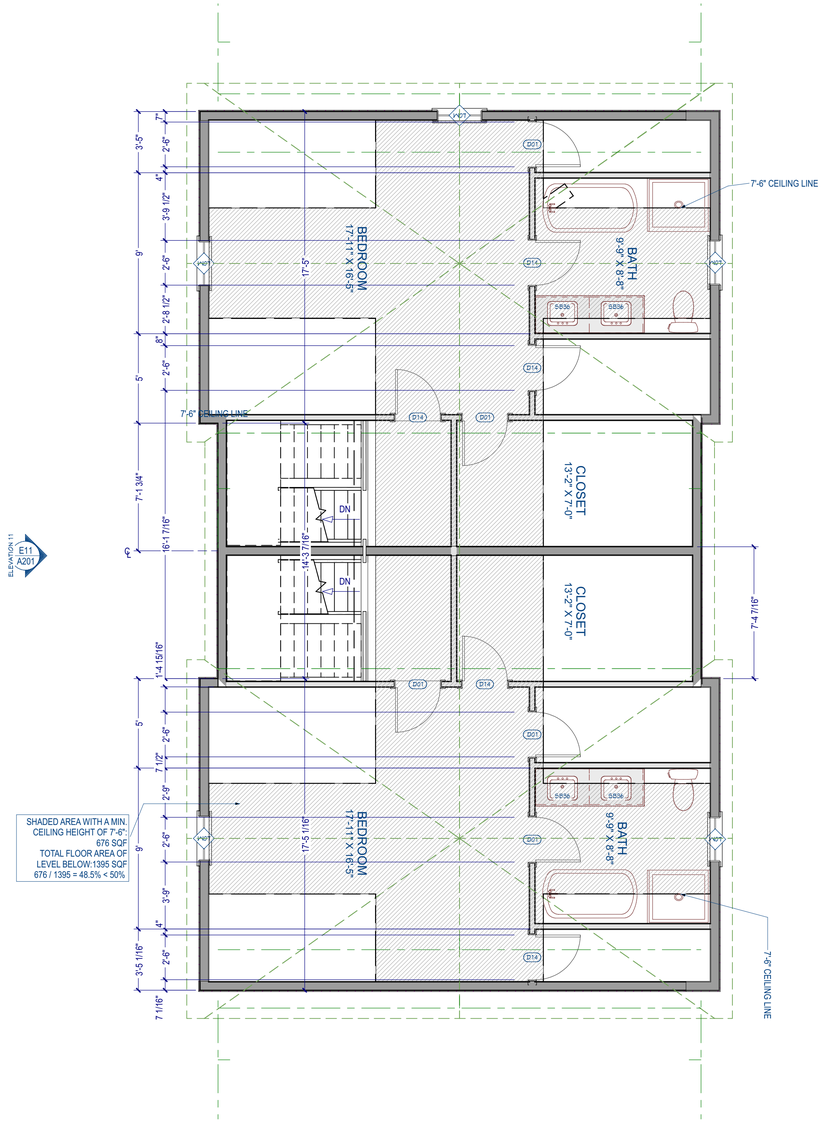
SHEET:
A103

AREA WITH OVER 7'-6" RAFTER HEIGHT:
676 SQF

TOTAL AREA OF STORY BELOW:1,395 SQF

676 / 1,395 =48.5% < 50%

DENOTES AREA WITH OVER 7'-6" RAFTER HEIGHT



ATTIC FLOOR PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

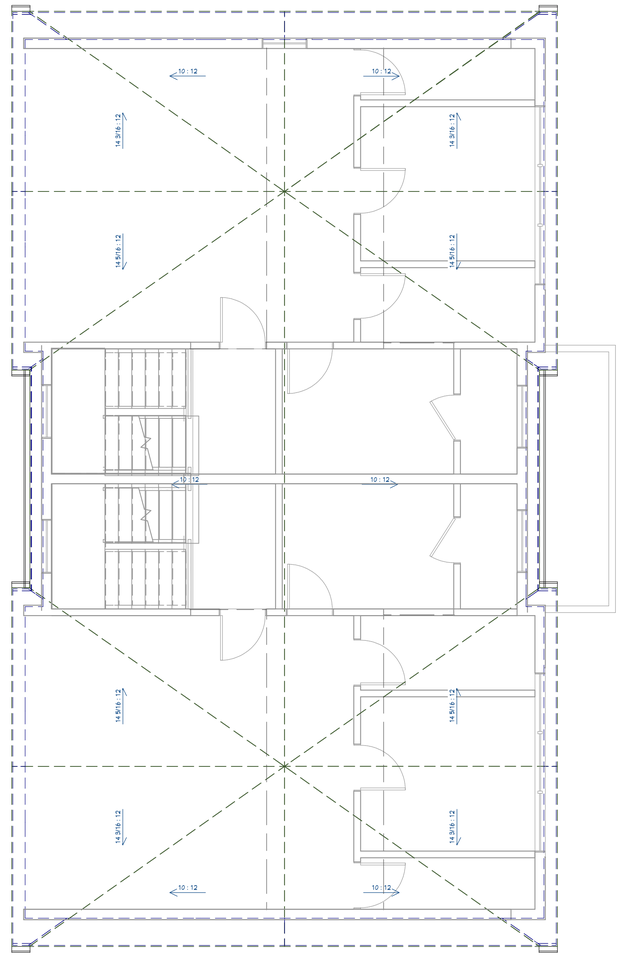
FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A104



ROOF PLAN

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

FLOOR PLANS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A105

NORTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A200

WEST ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

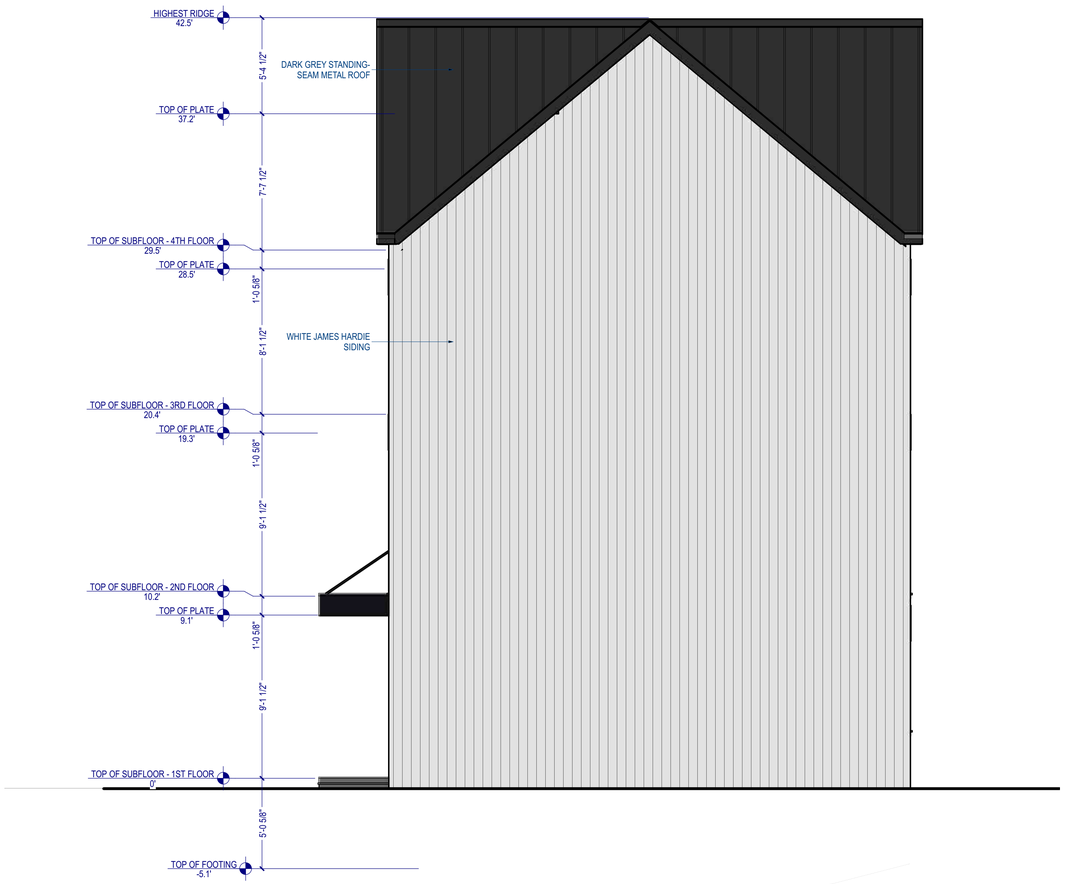
PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

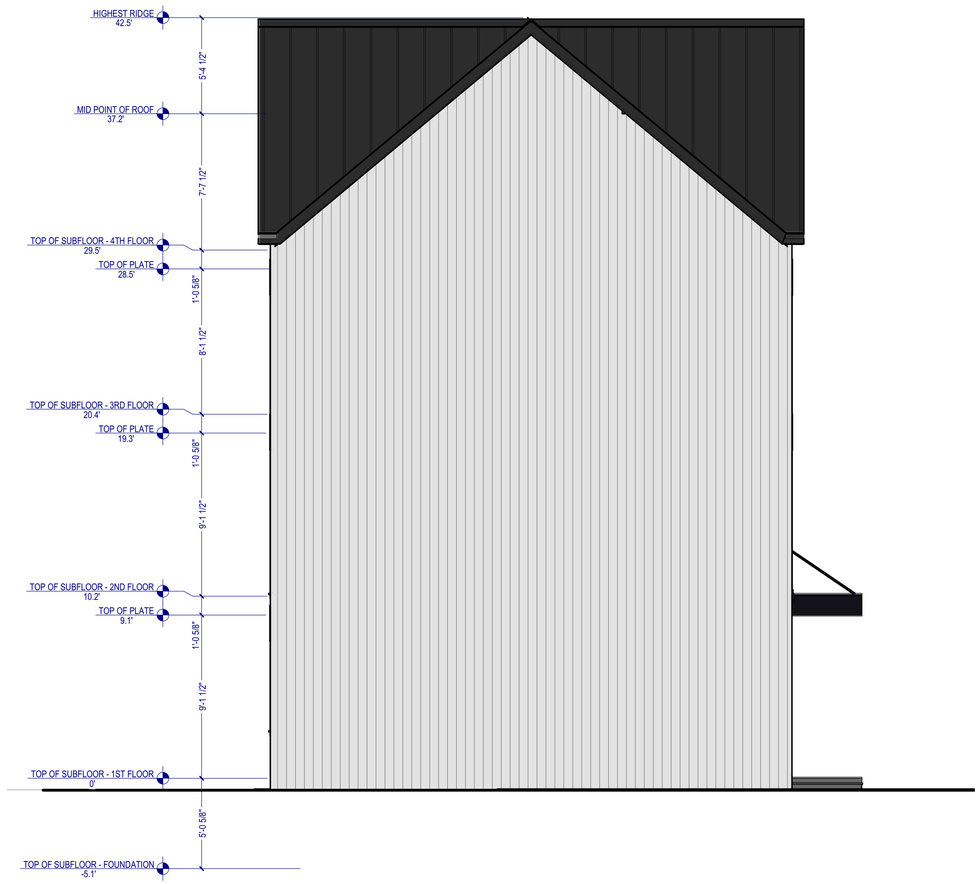
DATE:
4/16/2026

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

SHEET:
A201



NORTH ELEVATION



SOUTH ELEVATION

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW CONSTRUCTION

PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

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

SHEET:
A202

PROPOSED FRONT SIDE RENDERING

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A300

PROPOSED BACK SIDE RENDERING

JIA HUA ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

DATE:
4/16/2026

SCALE:
NTS

SHEET:
A301

PROPOSED STREET FACADE RENDERING

JIA HUA
ARCHITECT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

274 EAST AVE
BUILDING C
NEW
CONSTRUCTION

PROPOSED RENDERING

DRAWINGS PROVIDED BY:

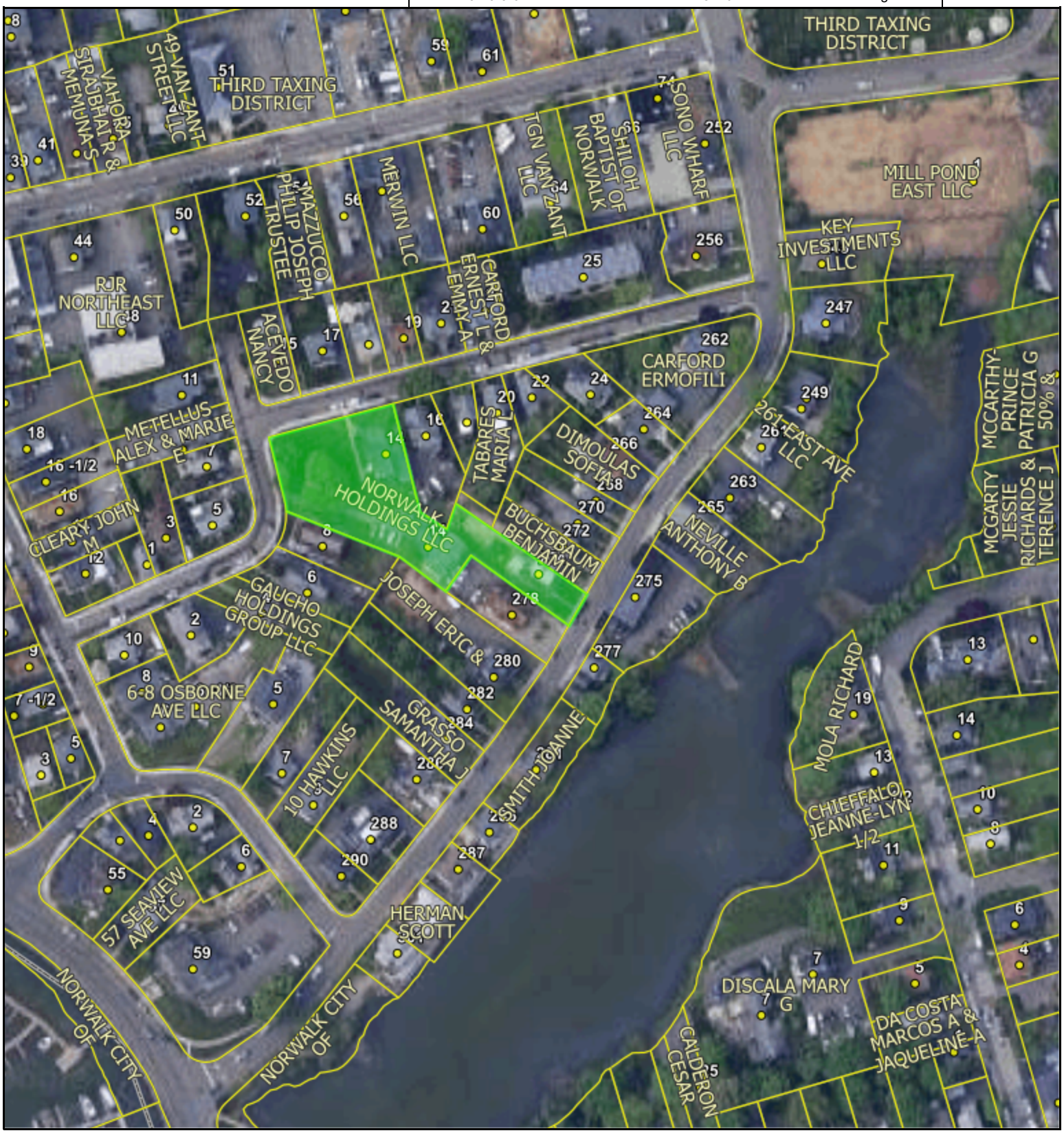
DATE:
4/16/2026

SCALE:
NTS

SHEET:
A302

Norwalk, CT
Assessor's Office
Norwalk, Assessor

NORWALK HOLDINGS LLC
Property Address: 14 COTTAGE ST - 14 COTTAGE ST 06856
Property Description: 23SW
Parcel: 3-40-5-0 PID: 8246 CAMA Acreage: 0.48



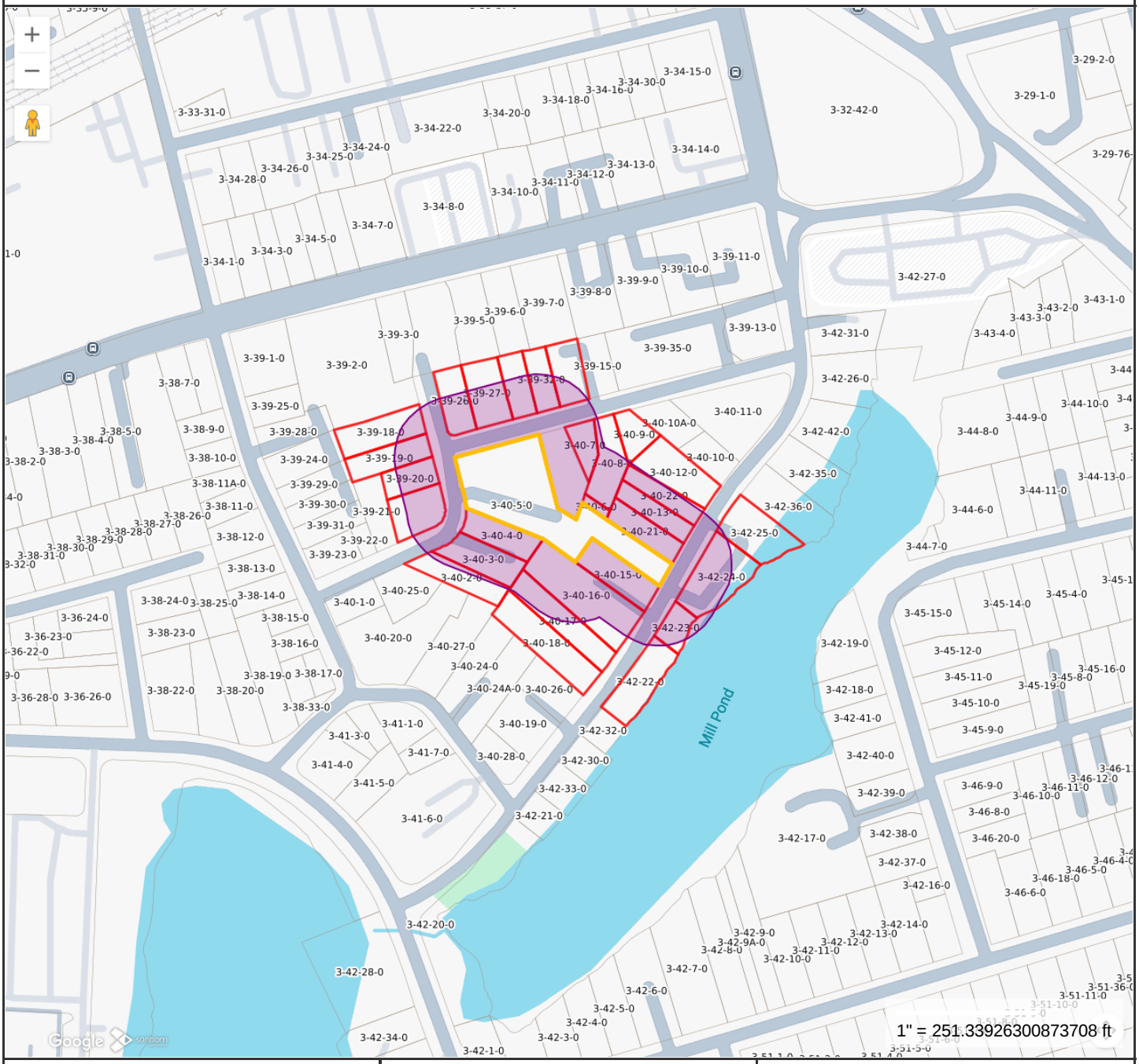
Date Created: 4/9/2026
Created By: anonymous

274 East Ave Aerial

1 inch = 150 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

274 East Ave



Norwalk Information

ID	103-3-40-5-0
Site Address	14 COTTAGE ST
Owner	NORWALK HOLDINGS LLC
Co-Owner	
Owner Address	PO BOX 295

WESTCOG

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 01/06/2026
Data updated 01/06/2026

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here ***Postmark with Date of Receipt.***
Wofsey Rosen 600 Summer Street, 7th Floor Stamford, CT 06901	31		
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. Please see attached.				
2.				
3.				
4.				
5.				
6.				

Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter and Parcel Return Service (for NSAs only).
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).
11. Present PS Form 3665 and the mailing as follows:
    - When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
    - When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

Privately Printed Forms: The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).

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

CERTIFICATE OF MAILING

RE: Notice of Submission of CAM Application – 274 East Avenue

1. 3-39-16-0
   PENA MARINA
   21 COTTAGE ST
   NORWALK, CT 06855-0000

2. 3-39-18-0
   HARGRAVE MILDRED TRUSTEE
   11 COTTAGE ST
   NORWALK, CT 06855-1947

3. 3-39-19-0
   METELLUS ALEX & MARIE E
   9 COTTAGE ST
   NORWALK, CT 06855-1909

4. 3-39-20-0
   HADIN EMILY
   7 COTTAGE ST
   NORWALK, CT 06854

5. 3-39-26-0
   ACEVEDO NANCY
   15 COTTAGE ST
   NORWALK, CT 06855-0000

6. 3-39-27-0
   MOUNT ERIC D
   17 COTTAGE ST
   NORWALK, CT 06855-1946

7. 3-39-32-0
   SETTLOR TRACY FLETT TRUSTEE
   781 VALLEY RD
   FAIRFIELD, CT 06825

0000

U.S. POSTAGE PAID
STAMFORD, CT
06901
APR 27, 26
AMOUNT
$21.70
S2324N504701-01

31

8. 3-39-33-0
   PASCARELLI ROSANNE
   5 COTTAGE ST
   NORWALK, CT 06855-0000

9. 3-39-34-0
   CRUZ PATRICIA J
   345 WESTPORT RD
   WILTON, CT 06897-4728

10. 3-40-12-0
    DIMOULAS SOFIA
    266 EAST AVE
    NORWALK, CT 06855

11. 3-40-13-0
    BELLANTONI JOSEPH &
    5 JEREMIAH SANFORDRD
    REDDING, CT 06896

12. 3-40-15-0
    HADDAD JOHN
    276 EAST AVE
    NORWALK, CT 06855-1920

13. 3-40-16-0
    JOSEPH ERIC &
    280 EAST AVE
    NORWALK, CT 06850

14. 3-40-17-0
    282 EAST AVENUE LLC
    75 JOSEPHINE EVARISTO AVE
    GREENWICH, CT 06830-0000

15. 3-40-18-0
    GRASSO SAMANTHA J
    284 EAST AVE

NORWALK, CT 06855

16. 3-40-2-0
GAUCHO HOLDINGS GROUP LLC
4 COTTAGE ST
NORWALK, CT 06855

17. 3-40-21-0
BUCHSBAUM BENJAMIN
41 MOHAWK DR
NORWALK, CT 06851-1826

18. 3-40-22-0
MARUCA UMBERTO * RITA
89 OLD BELDEN HILL RD
WILTON, CT 06897-4216

19. 3-40-3-0
MANDUJANO CHRISTIAN
6 COTTAGE ST
NORWALK, CT 06855

20. 3-40-4-0
KHAN ABDUL G & SHAHIDA B
8 COTTAGE ST
NORWALK, CT 06855-1910

21. 3-40-5-0
NORWALK HOLDINGS LLC
PO BOX 295
NEW FAIRFIELD, CT 06812-0295

22. 3-40-6-0
MATSIKAS MARIANTHI
16 COTTAGE ST
NORWALK, CT 06855

23. 3-40-7-0
ANDERSON BRADLEY F &
18 COTTAGE ST
NORWALK, CT 06855-0000

24. 3-40-8-0
TABARES MARIA L
20 COTTAGE ST
NORWALK, CT 06855-1910

25. 3-40-9-0
COTTAGE REALTY LLC
34 BOULDER BROOK RD
GREENWICH, CT 06830-3514

26. 3-42-22-0
SMITH JOANNE
281 EAST AVE
NORWALK, CT 06855

27. 3-42-23-0
LAGAN JUNE D TRUSTEE
277 EAST AVE
NORWALK, CT 06855

28. 3-42-24-0
275 EAST AVE LLC
275 EAST AVE
NORWALK, CT 06855

29. 3-42-25-0
NEVILLE ANTHONY B
42 DABNEY RD
NEW CANAAN, CT 06840-5125

30. 16 COTTAGE STREET LLC
44 CLOVER HILL ROAD
TRUMBULL, CT 06611

31. TOWER OPTICAL COMPANY INC<THE>
275 EAST AVE
NORWALK, CT 06855-1924

WOFSEY ROSEN

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

4/23/2026

To Whom it May Concern:

Please be advised that **Brooklawn Contractors LLC** has applied for a Coastal Area Management Application, for property located at the following address: **274 East Avenue, Norwalk Connecticut, 06855** (MBLU: 3/14/14/0). The property is located within the coastal area management boundary and is zoned as CD-3.

The application proposes construction of 3 two-family duplex buildings and associated site improvements, including site clearing of remaining debris from the prior structure, grading, the addition of paved access areas, installation of drainage infrastructure and utility connections, and a sediment and erosion control plan.

The purpose of this letter is to notify you that the application has been filed. You are being notified because your property is within one hundred feet of 274 East Avenue. The application materials are 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.

Very truly yours,
WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP

By: *Adam J. Blank*
Adam J. Blank

On behalf of the Applicant:

Brooklawn Contractors LLC
12 Rockyfield Road
Westport, CT 06880
Email: info@fairfieldcountyllc.com
Phone Number: 203-434-3571

Outlook

FW: 274 East Avenue - Departmental Reviews

From Emma Dignoti <edignoti@wrkk.com>
Date Tue 5/12/2026 11:48 AM
To Baker, Bryan <bbaker@norwalkct.gov>
Cc Adam Blank <ablank@wrkk.com>

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Bryan,

See below.

Best,
Emma

WOFSEY ROSEN

Emma L. Dignoti

P 203-327-2300 **D** 203-391-6102 **F** 203-391-6102

600 Summer Street | Stamford, CT 06901 | wrkk.com | edignoti@wrkk.com

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From: Donohue, Troy <TDonohue@norwalkct.gov>
Sent: Tuesday, May 12, 2026 11:45 AM
To: Emma Dignoti <edignoti@wrkk.com>; Yeung, Benjamin <BYeung@norwalkct.gov>; Travers, James <JTravers@norwalkct.gov>; Mooney, William <WMooney@norwalkct.gov>; D'Amore Deanna <ddamore@norwalkct.gov>; McDonald, Kirk <KMcDonald@norwalkct.gov>
Cc: Adam Blank <ablank@wrkk.com>
Subject: RE: 274 East Avenue - Departmental Reviews

Good afternoon, Emma

I have reviewed the plans posted to the City's website.

I need to confirm whether the proposed project will be equipped with a sprinkler system and a fire alarm system. Please provide clarification on both.

Additionally, the Fire Department requires a minimum of twenty (20) feet of fire department access. The plans currently indicate only ten (10) feet. This will need to be revised to meet access requirements.

Please let me know if you have any questions.

Respectfully,

Troy J. Donohue
Fire Marshal
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov

From: Emma Dignoti <edignoti@wrkk.com>
Sent: Friday, May 8, 2026 11:11 AM
To: Yeung, Benjamin <BYeung@norwalkct.gov>; Travers, James <JTravers@norwalkct.gov>; Mooney, William <WMooney@norwalkct.gov>; D'Amore Deanna <ddamore@norwalkct.gov>; McDonald, Kirk <KMcDonald@norwalkct.gov>; Donohue, Troy <TDonohue@norwalkct.gov>
Cc: Adam Blank <ablank@wrkk.com>
Subject: RE: 274 East Avenue - Departmental Reviews

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

All,

I am following up on the below email. Please get us your comments and/or sign-offs on the 274 East Avenue plans (linked below) in advance of our P&Z meeting on May 20. If any questions or concerns, please don't hesitate to let Adam Blank or me know.

Thank you,
Emma

WOFSEY ROSEN

Emma L. Dignoti

P 203-327-2300 **D** 203-391-6102 **F** 203-391-6102

600 Summer Street | Stamford, CT 06901 | wrkk.com | edignoti@wrkk.com

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From: Emma Dignoti
Sent: Friday, May 1, 2026 10:25 AM
To: Yeung, Benjamin <BYeung@norwalkct.gov>; jtravers@norwalkct.gov; rkolb@norwalkct.gov; ccavaliere@norwalkct.gov; wgiron@norwalkct.gov; Cardascia, Christine <CCardascia@norwalkct.gov>; Mooney, William <WMooney@norwalkct.gov>; ddamore@norwalkct.gov; McDonald, Kirk <KMcDonald@norwalkct.gov>; Donohue, Troy <TDonohue@norwalkct.gov>
Cc: Adam Blank <ablank@wrkk.com>
Subject: RE: 274 East Avenue - Departmental Reviews

All,

I am following up on the below email. The plans and project materials have now been posted to the City's website at the following link: 274 East Avenue - #2026-37 CSPR | Norwalk, CT - Official Website.

We have tentatively been set down on the Planning and Zoning agenda for May 20. It would be best if you could provide us with your comments and/or sign offs before that date. As always, if any questions or concerns, please feel free to reach out to either Adam Blank or me.

Thank you,
Emma

WOFSEY ROSEN

Emma L. Dignoti

P 203-327-2300 **D** 203-391-6102 **F** 203-391-6102

600 Summer Street | Stamford, CT 06901 | wrkk.com | edignoti@wrkk.com

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From: Emma Dignoti
Sent: Friday, April 24, 2026 12:23 PM
To: Yeung, Benjamin <BYeung@norwalkct.gov>; jtravers@norwalkct.gov; rkolb@norwalkct.gov; ccavaliere@norwalkct.gov; wgiron@norwalkct.gov; Cardascia, Christine <CCardascia@norwalkct.gov>; Mooney, William <WMooney@norwalkct.gov>; ddamore@norwalkct.gov; McDonald, Kirk <KMcDonald@norwalkct.gov>; Donohue, Troy <TDonohue@norwalkct.gov>

Cc: Adam Blank <ablank@wrkk.com>
Subject: 274 East Avenue - Departmental Reviews

All,

This office represents the owner of 274 East Avenue in connection with a CAM application for the construction of 3 two-family duplex buildings at that location. The application and supporting documentation were filed yesterday, but are not yet available on the City's website. For now, please find the application materials at the below link:

274 East Avenue - Coastal Site Plan Review Application - Filed 4.23.2026. We will provide you with an updated link to the plans on the City's website once they have been uploaded, which I am sure will happen soon. In the meantime, if anyone has any issues accessing the link, please let me know.

Could you please review the plans and provide us with your comments/sign-offs? If there are any questions or issues with the plans, please let Adam Blank or me know so that we can address them.

If you need hard copies, please let me know how many sets and what size.

Thank you,
Emma Dignoti

WOFSEY ROSEN

Emma L. Dignoti

P 203-327-2300 **D** 203-391-6102 **F** 203-391-6102

600 Summer Street | Stamford, CT 06901 | wrkk.com | edignoti@wrkk.com

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May 15, 2026

Memorandum

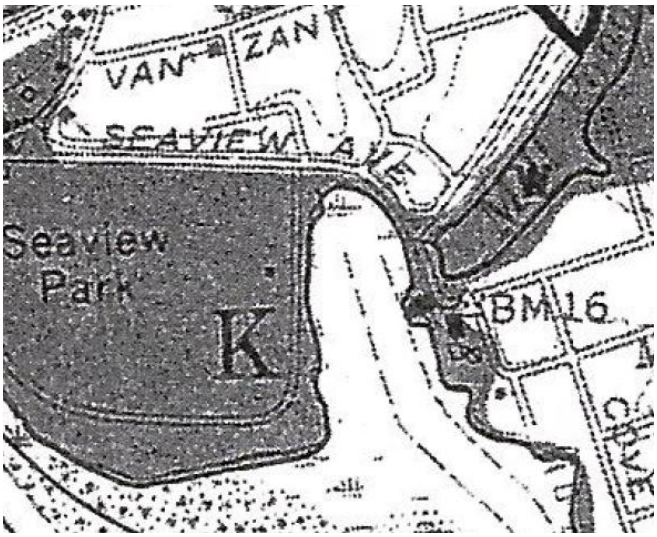
To: Planning & Zoning Commission – Chapin Bryce, Chair
From: Bryan Baker, AICP, Principal Planner
Re: #2026-37 CSPR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan review application for the construction of three duplexes

Commissioners,

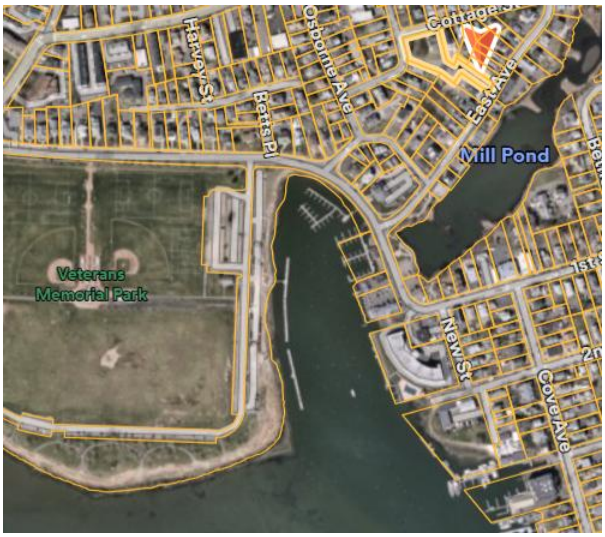
The applicant has submitted a coastal site plan review application for the construction three duplexes at 274 East Avenue.

In accordance with Connecticut General Statutes (CGS) Sec. 22a-105, coastal site plan reviews are required for, "activities or projects to be located fully or partially within the coastal boundary and landward of the mean high-water mark," which includes, "Site plans submitted to a zoning commission in accordance with section 22a-109." Staff has prepared the following coastal site plan review to assist in your decision making for the above referenced coastal site plan review application(s).

Section 22a-106 of the (CGS) lists the criteria and process for action on coastal site plans, mainly the Commission's determination whether or not the potential adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities are acceptable. To do so, an evaluation what the coastal resources are on the site as well as of the existing characteristics of the property are required.



1979 coastal resources map and approximate location of 274 East Avenue



Current aerial imagery

274 East Avenue was previously part of 14 Cottage Street but was separated via a lot split and is now a standalone building lot. The property was previously improved with a structure which has since been demolished. The property is located entirely within the coastal boundary and the CD-3 zone. The applicant is proposing to construct three new duplexes on the property, a use permitted as-of-right, however a coastal site

plan review application is required. Per the 1979 Coastal Resources Map, no coastal resources are located on the property and the nearest coastal resource is "Water," which is Mill Pond.

For your reference, here is the Connecticut Coastal Management Act's (CCMA) definition of "Adverse impacts on coastal resources," of which, Staff finds that there are no such adverse impacts:

(15) "Adverse impacts on coastal resources" include but are not limited to: (A) 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; (B) degrading existing circulation patterns of coastal waters through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours; (C) degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction; (D) degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff; (E) increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones; (F) degrading visual quality through significant alteration of the natural features of vistas and view points; (G) degrading or destroying essential wildlife, finfish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alteration of the natural components of the habitat; and (H) degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function;

Regarding adverse impacts on future water-dependent activities, it is important to note that the property is zoned as CD-3 which is predominantly a mixed-use zone with multifamily structures being permitted as-of-right. The property is not waterfront and thus have historically not been considered for water-dependent uses and/or zoning, including during the 1988 adoption of the city's Marine Commercial zoning district and regulations, in accordance with the CCMA. Additionally, there are no recorded zoning map change applications having been submitted to re-zone the parcels to a water-dependent zone indicating a lack of historical demand for such uses. For your reference, please see the definition of "Adverse impacts on future water-dependent development opportunities," as defined within the CCMA below, of which it is Staff's opinion that there are no such adverse impacts due to this application.

(17) "Adverse impacts on future water-dependent development opportunities" and "adverse impacts on future water-dependent development activities" include but are not limited to (A) locating a non-water-dependent use at a site that (i) is physically suited for a water-dependent use for which there is a reasonable demand or (ii) has been identified for a water-dependent use in the plan of development of the municipality or the zoning regulations; (B) replacement of a water-dependent use with a non-water-dependent use, and (C) siting of a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters;

For compliance with the zoning regulations, it appears that the proposed development complies with all applicable bulk and height standards. The lot, per the property survey, is 10,569 square feet which can accommodate a maximum of six units based on the allowed residential density of the CD-3 zone. There are comparable sized developments nearby, such as 288 East Avenue which is a six-unit building on an 8,000 square foot lot; 57 Seaview Avenue which is an eight-unit building on a 7,000 square foot lot; and 36 Van Zant Street which is a 12-unit building on a 10,000 square foot lot, just to name a few. Overall, there are approximately 198 properties in Norwalk that are similarly sized lots with at least six dwelling units on the property, like the proposed development for 274 East Avenue. If 274 East Avenue was not located within the

coastal area management zone, this application would be approved over-the-counter by the Planning & Zoning Department.

Staff offers the following resolutions for consideration by the Commission:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2026-37 CSPR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan review application for the construction of three duplexes be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

BE IT FURTHER RESOLVED that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:
    a. Per site plan package entitled "Alternate 'A' Site Plan 274 East Avenue" prepared by Hemraj Khona PE, dated 4/4/2026; and
    b. Per architectural drawings entitled "274 East Ave Norwalk CT Building A, B and C" prepared by Jia Hua Architect, dated 4/16/2026; and
2. That the overhead service wires and all other utilities shall be installed underground; and
3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
5. 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 (COZC); and
6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FUTHER RESOLVED that the effective date of this approval is May 29, 2026.

Sincerely,

Bryan Baker

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

May 11, 2026

Memorandum

To: Barbara Smyth, Mayor, City of Norwalk
Chapin Bryce, Chair, Planning & Zoning Commission
Connecticut Department of Energy and Environmental Protection (DEEP)
Norwalk Harbor Management Commission
Five Mile River Commission
Town of Darien
Town of New Canaan
Town of Westport
Town of Wilton
WestCOG

From: Bryan Baker, AICP, Principal Planner

Re: #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for "Parking Needs Assessment"

In accordance with all applicable Connecticut General Statutes, please accept this letter as the official referral of the above-mentioned zoning regulations text amendments to the City of Norwalk's Zoning Regulations. A public hearing has tentatively been scheduled for June 17, 2026.

Proposed text is indicated in red text, deleted text is indicated as ~~struck-through~~, existing text is indicated in black text.

Dwelling(s) includes Accessory Dwelling Units; Arist Live/Work; Automobile Trailer Parks; Congregate Housing; Elderly Housing Units; Large Multifamily Buildings; Small Multifamily Buildings; Residential Portion of Flex Building Type, Live/Work Building Type, Mid-Rise Building Type and Mixed-Use Building Type; Single-Family Detached Dwellings; Two-Family Detached Dwellings; and Townhouses.

Table 4.3.12.B-1 Vehicular Parking Requirements	
Principal Use	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Residential Uses Category	
Dwelling(s) with 16 Dwelling Units or less	Not Regulated except for within the *(non-exempt area title here)* which shall be the lesser of the following options: 1. One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or 2. 1.3 per Dwelling Unit; or 3. The total number indicated within a **Parking Needs Assessment** submitted by the Applicant
Dwelling(s) with more than 16 Dwelling Units	The lesser of the following options: 1. One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or

	2. 1.3 per Dwelling Unit; or 3. The total number indicated within a **Parking Needs Assessment** submitted by the Applicant
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have 16 Dwelling Units or less and more than 50% of the Floor Area is dedicated to Residential Use(s)	Not Regulated except for within the *(non-exempt area title here)* which shall require the number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have more than 16 Dwelling Units or where more than 50% of the Floor Area is dedicated to Commercial Use(s)	The lesser of the following options: 1. The number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B; or 2. The total number indicated within a Parking Needs Assessment submitted by the Applicant
Community Residences	~~2 per Community Residence + 1 per staff member~~ Not Regulated
~~Congregate Housing~~	~~1 per 4 Dwelling Units~~
Dormitory	When located in the CD-4 Zone, the lesser of the following options: 1. 0.5 per Dormitory Room; or 2. The total number indicated within a Parking Needs Assessment submitted by the Applicant When located in the Civic District: Not Regulated When located in any other District: 0.5 per Dormitory Room
~~Group Home~~	~~2 per Group Home + 1 per each counselor~~
Halfway House	1 per bedroom + 1 per staff member

Map of the (non-exempt parking area title) to be inserted at the end of Table 4.3.12.B-1, can be viewed here: https://arcg.is/1qrbX82

Article 9: Definitions

Parking Needs Assessment: a study which may be submitted in all Zoning Districts in-lieu of meeting the minimum parking requirements as indicated in Table 4.3.12.B-1 for any Residential Development or any Use as further indicated within Table 4.3.12.B-1. The Parking Needs Assessment shall demonstrate that off-street parking demand will be met and/or effectively managed by, at a minimum, analyzing the following:

1. A summary of the proposed Development, including Use(s), Floor Area, parking required as otherwise required in Table 4.3.12.B-1 and anticipated parking generation using accepted sources such as ITE or ULI which may be further analyzed based on local conditions;
2. Available existing Municipal Public Parking which may be used by the tenants, customers, employees and/or residents of the Development;
3. Public transportation options that the tenants, customers, employees and/or residents of the Development may use that mitigate the need for off-street parking;
4. Projected future needs for off-street parking for the proposed Development and consideration of fee-in-lieu of parking as applicable with Section 4.3.12.B.6;
5. Use of transportation demand management (TDM) measures such as transit passes, car-sharing or bicycle facilities;
6. Any difference in the projected vehicle miles traveled between the proposed number of parking spaces and the number of spaces that would otherwise be required per Table 4.3.12.B-1;
7. Any relevant local traffic, parking or safety studies;

The Parking Needs Assessment may be referred to the Transportation, Mobility and Parking Department for review and recommendation.

Article 4: Fee-in-lieu of Parking

(Delete all 4.3.12.B.6 and replace with the following:)
4.3.12.B.6. Within the CD-4 and CD-4W zones, the Commission may allow for Residential and/or Mixed Use Developments with more than 16 Dwelling Units, as part of a Parking Needs Assessment, to pay a fee-in-lieu of the minimum number of Parking Spaces required for said Development, per Section 8-2c of the Connecticut General Statutes. Said fee-in-lieu of parking shall be determined by subtracting the difference between the lesser of 1.3 spaces per unit or one space per studio or one-bedroom Dwelling Unit and two spaces per two or more bedrooms Dwelling Unit and the total number proposed within the Parking Needs Assessment and then multiplying by $20,000.00. Additionally, the following provisions shall apply:

1. Funds collected from such payments shall be deposited and used solely in accordance with the provisions of Section 8-2c of the Connecticut General Statutes, as amended;
2. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee;
3. Properties may not obtain a variance for the number of parking spaces from the Zoning Board of Appeals;
4. One hundred percent (100%) of the payment due for each designated Property choosing to utilize this regulation shall be made to the City of Norwalk prior to the issuance of a Zoning Permit to the applicant;
5. Funds paid to the City of Norwalk as a fee-in-lieu of parking shall not be refundable for any reason;
6. Nothing herein shall be deemed to require the city to undertake the acquisition, construction, expansion, or development of any particular off-street public parking facility;
7. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee.

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
May 6, 2026

PRESENT: Chapin Bryce, Chair; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells; Jacquen Jordan-Byron (arrived at 7:50 pm)

ABSENT: Nick Kantor

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Greg Altshuler; Andy Soumelidis; Atty Eric Bernheim

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Baker called the roll and noted that there was a quorum. He seated Ms. Tabachneck and Ms. Lenkowsky for the entire meeting.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2026-23 CSPR - MGS Shorehaven LLC - 9 Shorehaven Road (District 3, Block 78, Lot 41) - Coastal site plan review for the construction of a detached accessory dwelling unit - Report & recommended action

DISCUSSION

Presentation: Greg Altshuler, the owner.

**** MS. WELLS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-23 CSPR – MGS Shorehaven LLC – 9 Shorehaven Road (District 3, Block 78, Lot 41) – Coastal site plan review for the construction of a detached accessory dwelling unit be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

a. Per architectural drawings entitled “New Accessory Dwelling Unit (ADU),” submitted as part of this application, provided that such plans shall be modified to raise the bottom of the lowest floor to elevation 14’ to comply with the flood hazard zone regulations and that the location of the rear deck be revised to be at least 15 feet landward of the Coastal Jurisdiction Line prior to the issuance of a zoning permit; and

b. Per site plans entitled “Drainage Plan” of 9 Shorehaven Road, prepared by Fairfield County Engineering LLC, dated 2/12/26; and

2. That any changes to the approved plans 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

3. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and

4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and

5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

7. That any and all conditions required by Norwalk DPW are applicable to this approval; and

8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); 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 13, 2026.

Mr. Schulman seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.
No one opposed.
No one abstained.

B. #2025-95 CSPR - Bobby Paschalidis - 25 Shorefront Park (District 2, Block 85, Lot 59) - Coastal site plan review application for the construction of a new single-family detached dwelling - Report & recommended action

DISCUSSION

Presentation: Andy Soumelidis, LandTech

**** MR. JONES MOVED: THEREFORE BE IT RESOLVED** that application #2025-95 CSPR – LANDTECH – 25 Shorefront Park – Construct a new single family residence within the Coastal Area Management boundary 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 12/15/2025 and revised 3/18/2026 prepared by LANDTECH, Westport, CT

b. Per proposed grade plane plan dated 12/15/2025 prepared by LANDTECH, Westport, CT

c. Per architectural plans dated 10/30/2025 prepared by Christopher C. Till, received by the Planning and Zoning Office 4/17/2026

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. 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 these 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 May 15th, 2026.

You must obtain a zoning approval and a building permit prior to any work on the site.

Ms. Wells seconded.
Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.
No one opposed.
No one abstained.

IV. PUBLIC HEARINGS

A. #2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Road (District 5, Block 23, Lot 10) - Special permit application to modify Special Permit #19-05 to remove the condition that the existing community building not be rented out for any events - Continuation of public hearing, report & recommended action

DISCUSSION

Updates from Atty Eric Bernheim, attorney for the applicant.

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted. Lefty Seropoulos, 275 Post Road, Westport, CT. Public participation was closed at 8:05 pm.

At this time, Mr. Bryce said that the commission would take a 10 minute recess. The meeting resumed at 8:16 pm.

DISCUSSION

Presentation from Atty Eric Bernheim, attorney for the applicant.

**** MS. WELLS MOVED to continue application #2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Rd - Allow use of community space as a function hall to the Planning & Zoning Commission agenda on May 20, 2026.**

Ms. Jordan-Byron seconded.
Chapin Bryce; Louis Schulman; Diana Lenkowsky; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.
No one opposed.
Tammy Langalis and Ana Tabachneck abstained.

B. #2026-32 R - Planning & Zoning Commission - Proposed modification to the Planning & Zoning Fee Schedule - Public hearing, report & recommended action

DISCUSSION

Presentation by Steven Kleppin.

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted. Rick Costantini, General Counsel for Building & Land Technology, 100 Washington Blvd. Stamford, CT. Public participation was closed at 9:23 pm.

**** MS. WELLS MOVED to APPROVE application #2026-32 R - Planning & Zoning Commission - Proposed modification to the Planning & Zoning Fee Schedule**

Mr. Hubers seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells; Jacquen Jordan-Byron approved.
No one opposed.
No one abstained.

V. DISCUSSION

A. #2026-38 R - Planning & Zoning Commission - Zoning regulation text amendment to Table 4.3.12.B-1 Vehicular Parking Requirements - Preliminary review

DISCUSSION

Presentation by Steven Kleppin and Bryan Baker.

B. Pre-Approved Accessory Dwelling Unit Plans

DISCUSSION

Presentation by Steven Kleppin.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: April 22, 2026

**** MR. SCHULMAN MOVED to approve the April 22, 2026 minutes.**
Ms. Langalis seconded.
Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.
No one opposed.
Jacquen Jordan-Byron abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.
Ms. Langalis seconded.
Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells; Jacquen Jordan-Byron approved.
No one opposed.
No one abstained.

The meeting was adjourned at 9:58 pm.

Respectfully submitted,

Diana Palmentiero