REGULAR MEETING – PLANNING AND ZONING COMMISSION
AGENDA

JUNE 3, 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. #2026-36 CSPR - Lowndes Ave Partners LLC c/o Sylvia Dundon - 22 Lowndes Avenue (District 2, Block 90, Lot 10) - Coastal site plan review for the construction of a new single-family detached dwelling - Report & recommended action

B. #2026-30 SPR - Daniel Glissman - 216 East Avenue - Exterior modifications to existing building - Report & recommended action

C. #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 - Report & recommended action

D. **#2026-45 CSPR - IJ Group LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Coastal site plan review to modify previously approved application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) (#2024-64 CSPR) - Report & recommended action**

E. **#2026-47 R/M - Wall Street Neighborhood Association - Zoning Regulation and Map Amendment to create the Wall Street Village District Zoning Overlay - Preliminary review**

F. **#2026-48 R - Wall Street Opportunity Fund LLC c/o Jason Milligan - 23 Isaacs Street - Zoning regulation text amendment to allow for previously approved but not-yet-constructed dormitory rooms, extended-stay hotel rooms, or dwelling units to be changed to any other types of dwelling units - Preliminary review**

G. **#2026-46 CSPR - Milan Pribelsky - 65 Van Zant Street and 28 Rowan Street (District 3, Block 34, Lots 13 and 16) - Coastal site plan review application for the construction of an 11-unit multifamily building - Approval of architectural peer review expenditure**

IV. DISCUSSION

A. **Pre-Approved ADU Plans**

B. **Other Draft Zoning Regulation Changes**

V. ACCEPTANCE OF MINUTES

A. **Regular Meeting: May 20, 2026**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

June 17, 2026, Joint Meeting with the Economic and Community Development Committee June 17, 2026, Special Meeting June 24, 2026, Special Meeting July 1, 2026

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: 22 Lowndes Avenue **2.** D/B/L/U: 2/90/10/0

3. Proposed Work: Refer to the application cover letter for proposed scope. **4.** Zone: CD-2

5. Applicant Identification:

Applicant Name: Lowndes Ave Partners LLC c/o Sylvia Dundon

Address: 169 N Main St #501, Port Chester NY 10573

Phone Number: c/o Vincent J Hynes, P.E. (203-327-0500) Email: v.hynes@rednissmead.com

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

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

Name: Redniss & Mead, Inc. c/o Vincent J Hynes, P.E.

Address: 22 First St., Stamford, CT 06905

Business Phone: 203-327-0500 Email: v.hynes@rednissmead.com

6. Property Owner, if different than applicant:

Owner Name: Same as applicant.

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:
22 Lowndes Avenue, Norwalk CT 06854

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

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Norwalk Harbor / 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 Coastal Area Management Report by Redniss & Mead, attached hereto.

e) Indicate the area of the project site: 0.51± acres **or** 22,060 square feet

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

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

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

8. Description of Proposed Project or Activity:

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

See Coastal Area Management and Site Engineering Reports by Redniss & Mead, attached hereto and made a part hereof.

9. Description of Proposed Stormwater Best Management Practices:

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

See Coastal Area Management and Site Engineering Reports by Redniss & Mead, attached hereto and made a part hereof.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

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

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

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

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

14. Identification of Potential Adverse Impacts on Coastal Resources: (*Must be completed for ALL projects.*)
Identify the adverse impact categories below that apply to the proposed project or activity.

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

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

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

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

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

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

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

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

16. Mitigation of Potential Adverse Impacts:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

17. Remaining Adverse Impacts:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

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

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

Applicant's Signature: _____ **DATE:** 4/15/2026

Agent's Signature: _____ **DATE:** 4/15/2026

April 15, 2026

Steven Kleppin, Director
Planning & Zoning Department
City of Norwalk
125 East Avenue, Room 129
Norwalk, CT 06856

RE: Application for Coastal Site Plan Review
Applicant: Lowndes Ave Partners LLC
Parcel: 22 Lowndes Avenue, Norwalk, CT

Dear Director Kleppin,

We are pleased to submit herewith an Application for Coastal Site Plan Review on behalf of our clients, Lowndes Ave Partners LLC, for site construction activities at 22 Lowndes Avenue, located south of the Shorefront Park section of Norwalk, Connecticut. The applicant is seeking approval to construct a new single-family home, pool, driveway, and associated improvements complying with both the City of Norwalk Zoning Regulations and FEMA requirements.

The property is approximately 0.51 acres and is classified as District 2, Block 90, Lot 10 located in the CD-2 Zoning District and further within the Coastal Area Management (CAM) Zone. It was previously improved with a single-family home (with enclosed porch), a driveway, walkways, deck area, and a detached accessory dwelling unit structure. Note, the improvements have been previously demolished and only remnants of the driveway currently exist. The parcel is bounded by the Norwalk Harbor to the east, Lowndes Avenue to the north, and residential parcels to the west and south. The parcel is located within the regulatory floodplain of Long Island Sound as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0533G dated July 8, 2013; the eastern portion of the site is within flood zones VE (Elev. 14), while the remainder of the site is within flood zone AE (Elev. 11).

The applicant and design team have reviewed the materials and submit that the proposed plan for the single-family home comply with the zoning regulations and standards for review of coastal site plan applicants as set forth in Section 6.10.2B.3b as follows:

1. *Characteristics of the site, including location and condition of all coastal resources*:

   The site is located adjacent to Long Island Sound with adjacent coastal resources including bluffs and escarpments (existing seawall), rocky shorefronts, and tidal wetlands which will be minimally affected by the project proposal. The single-family use of the parcel is consistent with the neighborhood, which is composed almost exclusively of single-family homes.

2. *The potential effects, both beneficial and adverse, of the proposed activity on adjacent coastal systems and coastal resources:*

   The project proposes to construct a single-family home to exceed the minimum FEMA and City standards relative to the BFE. The site development plans include a series of sediment and erosion controls to minimize any potential impacts during construction. This segment of work will have no impact on shorefront resources. Refer to the Coastal Area Management Report prepared by this office and included hereto for additional information.

   The proposed seawall replacement and repair will similarly include resource protection methods to minimize impacts to adjacent tidal wetlands during construction. The proposed work will be conducted in accordance with applicable permitting requirements of the Connecticut Department of Energy and Environmental Protection (CT DEEP), the US Army Corps of Engineers (USACE), and the City of Norwalk, with coordination anticipated through parallel State and Federal Review processes.

3. *The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities:*

   The proposed work is an allowed use within the zone and is consistent with the adjacent land uses in the neighborhood and will have no impact to future water-dependent development opportunities.

4. *The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development:*

   The finished floor elevation of the proposal is 18.2+/- feet, which is set above the FEMA base flood elevation of 11 feet plus 2 feet as required by Norwalk Zoning Regulations, therefore minimizing the potential for loss of property and/or life. Further, reference is made to the wave impact analysis prepared by RACE Coastal Engineering in which RACE confirms that the proposed site improvements are in compliance with Article 6.9.5 of the Zoning Code and will not cause an increase in the effective FEMA designated BFE at the site or cause adverse impacts with respect to flooding or environmental resources.

5. *Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat:*

   Reference is made to the wave impact analysis prepared by RACE Coastal Engineering in which RACE confirms that the proposed site improvements are in compliance with Article 6.9.5 of the Zoning Code and will not cause an increase in the effective FEMA designated

BFE at the site or cause adverse impacts with respect to flooding or environmental resources. Therefore, the proposal will not impact the noted systems or conditions. Further, and as indicated within the project documentation, the proposed improvements will not create adverse impacts with respect to flood on the site or adjacent properties.

6. *The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed development, use or activity and any goal or policy of the act:*

   The project is designed to meet the requirements of zoning and FEMA compliance with respect to elevation of finished living spaces, stormwater managements improvements, and flood and erosion control structure improvements. With this in mind, the proposal meets the requirements of the CAM Act, adequately addresses coastal resources, and is consistent with general development goals referenced in CGS Section 22a-92.

Based on the above and attached, we trust you will find the application complete and look forward to appearing before the commission at the next available meeting. In the interim, do not hesitate to call with any questions or requests for information.

Sincerely,



Vincent J Hynes, P.E.

copy: Lowndes Ave Partners LLC

COASTAL AREA MANAGEMENT APPLICATION

Prepared For
22 Lowndes Avenue
Lowndes Ave Partners LLC
169 N Main St #501
Port Chester, NY 10573

Prepared by
Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on
April 15, 2026

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1.0 - INTRODUCTION

Redniss & Mead, Inc. has prepared this Coastal Area Management (CAM) application on behalf of Lowndes Ave Partners LLC in support of a site plan approval process for the proposed scope of work at 22 Lowndes Avenue in Norwalk, Connecticut. The property is located within the CD-2 zoning district and is bound by Lond Island Sound to the east, Lowndes Avenue to the north, and residential properties to the west and south. The CAM Application is required as the site is located within the Coastal Area Management (CAM) zone of the City of Norwalk. The following sections of this document present a project narrative and provide information required by the CAM application.

1.1 - Project Purpose

The applicant is proposing to construct a new single-family structure with pool, driveway, and associated site and utility improvements. In addition, Reference is made to the site plans by Redniss & Mead, Inc. as well as the Site Engineering Report by Redniss & Mead, Inc.

1.2 - Existing Site Conditions

The property at 22 Lowndes Avenue is approximately 22,060 sf (0.51± acres) in size. The site improvements have been demolished and the only remnants are portions of the prior driveway. The site was formerly developed with a single-family residence with enclosed porch, a driveway, a deck, walkways and patios, and an accessory dwelling unit structure. The topography is such that the site stormwater runoff sheet flows across the site from west to east, ultimately discharging to the harbor.

The image on the following page illustrates the location of the project site in relation to the Norwalk Harbor, which is to the immediate east of the site. The neighborhood indicated in the image is located within the coastal zone boundary.

Location of Site in relation to the Coastal Boundary

Norwalk, CT



2.0 - COASTAL AND ENVIRONMENTAL RESOURCES

Redniss & Mead, Inc. conducted a review of coastal and environmental resources at the site and adjacent areas as required by the Coastal Area Management (CAM) application. This review was conducted to determine the potential for impacts associated with the proposed project and to ensure that the project design is consistent with applicable regulations and policies.

2.1 - Consistency with General Goals and Policies

The proposed project is consistent with the general goals and policies outlined in C.G.S. 22a-92(a), as follows:

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

The proposed project is consistent with the existing/former use of the site and therefore there will be no long-term disruption to the natural environment or sound economic growth of the area.

(2) To preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446i, 446k, 447, 474 and 477.

The proposed project will preserve and enhance the coastal resources in accordance with the policies established by the aforementioned chapters. The proposed project is consistent with the existing use of the site. Long term, the project will introduce water quality improvements for stormwater management purposes.

(3) To give high priority and preference to uses and facilities which are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.

The proposed project is consistent with the existing/former use of the site and will not interfere with existing waterfront uses adjacent to the site.

(4) To resolve conflicts between competing uses on the shorelands adjacent to marine and tidal waters by giving preference to uses that minimize adverse impacts on natural coastal resources while providing long term and stable economic benefits.

Given the existing/former use of the site, the proposed project will not create conflicts with competing coastal uses.

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

The proposed project includes constructing the dwelling to meet the BFE requirements of the City of Norwalk, which elevates the livable space above the flood zone elevations (+2'). Further reference is made to the Flood Zone Compliance Review memo prepared by RACE Coastal Engineering which indicates that the proposed site improvements will not create adverse impacts with respect to flooding at the site or adjacent properties when compared to the effective FEMA BFE.

In addition, RACE Coastal Engineering conducted a site investigation and condition assessment of approximately 313 linear feet of existing seawall and determined that the structure exhibits deterioration, including toe undermining, structural cracking, displaced and missing masonry, localized collapse, and sinkhole formation along the upland edge. While repair options such as concrete encasement were evaluated, the unknown condition of the existing foundation and internal wall structure would not provide reliable long-term stability, particularly in support of the proposed upland development. Accordingly, the proposed plan of action is to fully replace the existing seawall, generally in the same alignment and at similar elevations, with a new structurally sound system designed to meet current engineering and regulatory standards. If, during excavation, portions of the existing wall are found to be suitable for salvage and in-place repair, opportunities to incorporate those elements will be evaluated. The proposed work will be conducted during periods of low tide and within sedimentation and erosion control measures to minimize impacts to resources in accordance with applicable permitting requirements of the Connecticut Department of Energy and Environmental Protection (CT DEEP), the U.S. Army Corps of Engineers (USACE), and the City of Norwalk, with coordination anticipated through parallel State and Federal review processes.

(6) To encourage public access to the waters of Long Island Sound by expansion, development and effective utilization of state-owned recreational facilities within the coastal area that are consistent with sound resource conservation procedures and constitutionally protected rights of private property owners.

The proposed scope of work will be located on private property and therefore will not adversely affect state-owned recreational facilities.

(7) To conduct, sponsor and assist research in coastal matters to improve the data base upon which coastal land and water use decisions are made.

The proposed scope of work will not impede the goals of the State or efforts of third parties to conduct, sponsor or assist in research into coastal matters.

(8) To coordinate the activities of public agencies to insure that state expenditures enhance development while affording maximum protection to natural coastal resources and processes in a

manner consistent with the state plan for conservation and development adopted pursuant to part I of chapter 297.

State funding is not proposed.

(9) To coordinate planning and regulatory activities of public agencies at all levels of government to insure maximum protection of coastal resources while minimizing conflicts and disruption of economic development.

The proposed project will not impede the duties of planning and regulatory activities of public agencies.

(10) To insure that the state and the coastal municipalities provide adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to insure that any restrictions or exclusions of such facilities or uses are reasonable.

The proposed project will not adversely affect any facilities which are defined as 'in the national interest" in accordance with 22a-93.

2.2 - Potential Effects on Coastal Resources

The subject site is located in a developed residential neighborhood that is adjacent to the Norwalk Harbor. The residence is separated from the harbor only by an existing sea wall. Based on a review of the City of Norwalk's Building Zone Map, the site is located within the Coastal Area Management Boundary. As part of this evaluation, Redniss & Mead, Inc. has reviewed available information regarding coastal resources in the vicinity of the site to determine whether they would be affected by the proposed project. In general, coastal resources include:

A. General Resources
B. Bluffs & Escarpments
C. Rocky Shorefronts
D. Beaches & Dunes
E. Intertidal Flats
F. Tidal Wetlands
G. Freshwater Wetlands
H. Coastal Hazard Areas
I. Developed Shorefront
J. Islands
K. Shorelands
L. Shellfish Concentrations
M. Coastal Waters & Embayments
N. Air Resources & Quality

Based on the Connecticut Department of Environmental Protection (CTDEP) Coastal Resources Map (dated 1979), coastal resources identified at or adjacent to the site include general resources, tidal wetlands and intertidal flats, and the site is located within the regulatory floodplain of Long Island Sound; the site lies within the VE zone (El. 14) and AE zone (El. 11) as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0533G dated July 8, 2013. Based on the City of Norwalk Inland Wetlands and Watercourses Map (dated 2009), there are no mapped inland wetlands within 50 feet of the proposed activity.

The proposal will not have an adverse impact on the above identified resources. The elevation of the residential structure is proposed to be at least 2' above the base flood elevation (BFE), therefore being compliant with Zoning and FEMA requirements and minimizing the potential for loss of property and/or life. With proper implementation of the proposed site plans, including temporary sediment and erosion controls, no adverse effects are expected regarding the resources identified above.

In addition, RACE Coastal Engineering conducted a site investigation and condition assessment of approximately 313 linear feet of existing seawall and determined that the structure exhibits deterioration, including toe undermining, structural cracking, displaced and missing masonry, localized collapse, and sinkhole formation along the upland edge. While repair options such as concrete encasement were evaluated, the unknown condition of the existing foundation and internal wall structure would not provide reliable long-term stability, particularly in support of the proposed upland development. Accordingly, the proposed plan of action is to fully replace the existing seawall, generally in the same alignment and at similar elevations, with a new structurally sound system designed to meet current engineering and regulatory standards. If, during excavation, portions of the existing wall are found to be suitable for salvage and in-place repair, opportunities to incorporate those elements will be evaluated. The proposed work will be conducted in accordance with applicable permitting requirements of the Connecticut Department of Energy and Environmental Protection (CT DEEP), the U.S. Army Corps of Engineers (USACE), and the City of Norwalk, with coordination anticipated through parallel State and Federal review processes. Efforts will be made to minimize impacts to adjacent resources including tidal wetland vegetation through sedimentation and erosion control measures. Any impacts that are unavoidable but necessary to maintain the integrity of the seawall structure may be mitigated as required by CT DEEP and USACE. Long-term impacts of continued wall degradation including potential collapse far exceed those required to maintain it.

2.3 - Identification of Significant Natural Features

Given the existing development of the site and that proposed activities are landward of the existing sea wall, no significant natural features will be affected by the proposed development.

2.4 - Identification of Significant Historical and Cultural Resources

No significant cultural resources have been identified at the site.

2.5 - Identification of Applicable Coastal Policies Affected by Project

Redniss & Mead, Inc. has reviewed applicable coastal use policies which could be affected by the project, including:

A. General Development
B. Water and Dependent Use
C. Ports & Harbors
D. Coastal Structures & Filling
E. Dredging & Navigation
F. Boating
G. Fisheries
H. Coastal Recreation & Access
I. Sewer and Water Lines
J. Energy Facilities
K. Fuels, Chemicals, & Hazardous Material
L. Transportation
M. Solid Waste
N. Dams, Dikes & Reservoirs
O. Cultural Resources
P. Open Space & Agricultural

Given the proposed work on site is landward of the existing sea wall, most of these policies are not affected by the project. However, the following may be affected:

A. General Development - The proposed project is consistent with the existing use of the site and therefore there will be no long-term disruption to the natural environment or sound economic growth of the area.

The temporary activities of construction have the potential to produce noise, odor, fumes, and dust which will be mitigated via the prepared Sediment & Erosion Control Plan. The plan provides guidance for erosion control and dust control.

The proposed development will provide additional long-term Water Quality benefits as described in the Site Engineering Report prepared by Redniss & Mead, Inc.

3.0 - SUMMARY AND CLOSING

Based on a review of the proposed development of 22 Lowndes Avenue, as well as information concerning coastal resources in the site vicinity and proper sediment and erosion control during construction no adverse coastal impacts are anticipated with the project. Activities will be conducted in accordance with all local, state, and federal requirements, including those for environmental remediation and management of stormwater. For these reasons and other stated above, the proposed use is consistent with state goals and policies for coastal management and should be acceptable to the City of Norwalk.

4.0 - LIMITATIONS

In completing this application, Redniss & Mead, Inc. has relied upon information provided by Lowndes Ave Partners LLC, their subcontractors, information contained in previously prepared documents and resource maps prepared by others.

This application was prepared specifically for the City of Norwalk on behalf of Lowndes Ave Partners LLC. No person or other body shall be entitled to rely upon or use information presented in this report without written consent of Lowndes Ave Partners LLC and Redniss & Mead, Inc.

5.0 - SIGNATURES OF REPORT AUTHORS

This report has been prepared by Redniss & Mead, Inc. The names listed below are the principal authors of this report. Requests for information regarding the content of this report should be directed to those individuals.



Vincent J. Hynes, P.E.
Senior Engineer

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

SYLVIA DUNDON

#22 LOWNDES AVENUE, NORWALK, CONNECTICUT

SCALE: 1" = 10' DATE: OCT. 2, 2024

BY "ARCAMONE LAND SURVEYORS LLC"

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

		REQUIRED/ALLOWED		EXISTING	PROPOSED
FRONT SETBACK		30'	MIN.		
REAR		15'	MIN.		
SIDE		6'	MIN.		
LOT WIDTH		50'	MIN.	VARIES	
LOT AREA		5,000sf	MIN.	22,060sf±	
HEIGHT	MID ROOF	35'	MAX.		
	PEAK ROOF	40'	MAX.		
# OF STORIES		2 1/2	MAX.		
IMPERVIOUS SURFACE COVERAGE :		25%/5515sf	MAX.		
ACCESSORY BUILDINGS :					
FRONT SETBACK		50'	MIN.		
REAR		5'	MIN.		
SIDE		6'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

X 10.0 = EXISTING SPOT ELEVATION – DATUM IS REFERENCED TO N.A.V.D. 1988

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, CLASS "V-2" VERTICAL ACCURACY.
CLASS "T-2" TOPOGRAPHY

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUN 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996. REVISED OCTOBER 26, 2018, ADOPTED 29, 2019.

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

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP No. 8465 N.L.R.

TAX MAP 16SE DISTRICT 2 BLOCK 90 TAX LOT 10

PROPERTY IS LOCATED IN ZONE : "CD-2" SUB-URBAN SINGLE AND TWO FAMILY COMMUNITY DISTRICT

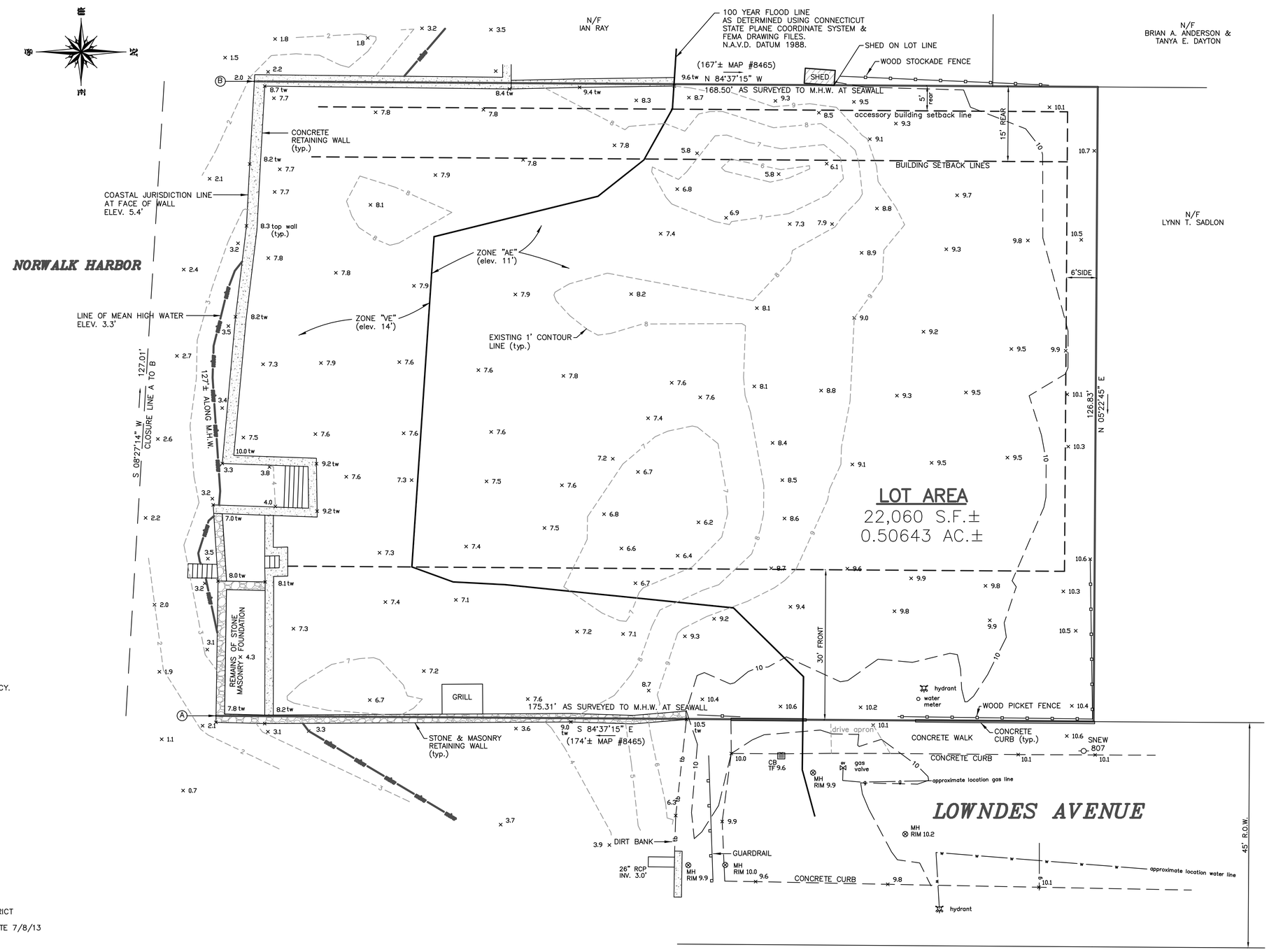
F.I.R.M. ZONES : "AE" (el. 11') & "VE" (el. 14') PANEL 533 of 626 MAP NO. 09001C0533G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

CONNECTICUT REG # 15773
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.



NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF ARCAMONE LAND SURVEYORS, LLC

TAX MAP 16SE DISTRICT 2 BLOCK 90 TAX LOT 10

8465.DWG

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Note: These drawings are not for construction and are submitted for Architectural Review Board review only. No construction permits, approvals, or construction activities shall be based on this document

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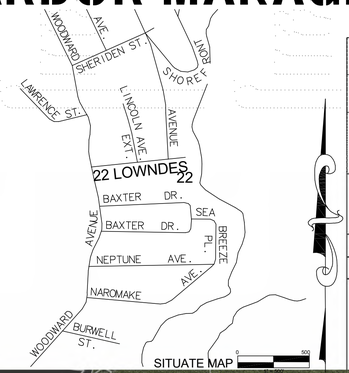
ISSUE DATE:**04/14/2026**

22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

ISSUED TO CITY OF NORWALK HARBOR MANAGEMENT COMMISSION



ZONING INFORMATION TABLE

22 Lowndes Avenue (Map ID: 2/90/10/0)

2/19/2026		CD-2 Zone	Proposed Development
MINIMUM SIZE OF PLOT	AREA	5,000 SF	22,060± SF (0.51± acres)
HEIGHT	MAXIMUM	2.5 stories, Building Height: 32 ft max.; Total Building Height: 40 ft max.	2 stories
MINIMUM YARDS	FRONT	20 ft min. for Dwellings with non street-facing Garage(s)	32 ft
	SIDE	5 feet	39 ft
	REAR	15 feet	15 ft
BUILLDING TYPE		PROPOSED GROSS BUILDING FLOOR AREA: 5,492 GSF PROPOSED GROSS FIRST FLOOR AREA: 2,746 GSF PROPOSED GROSS FIRST FLOOR AREA: 2,746 GSF	House
USE DESIGNATION			One-family Dwelling
IMPERVIOUS SURFACE COVERAGE		For Lot or Building Site Area of 12,500 sf or more: Building Coverage: 25% max. Impervious Coverage: 35% max	Building Coverage: (22,060 sf x 0.25) = 5,515 sf allowed 4,073 sf = Building Coverage Proposed Impervious Coverage: (22,060 sf x 0.35) = 7,721 sf allowed 6,420 sf = Impervious Coverage Proposed 1,434 sf = Permeable Surfaces
		2 spaces per unit	2 spaces



1 PROPOSED SITE PLAN
3/32" = 1'-0"



AERIAL VIEW
NTS

FOR REVIEW
1 04/14/2026 HARBOR MANAGEMENT COMM.

22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

PLOT PLAN SITE ZONING ANALYSIS

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DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:

A-0.0.0

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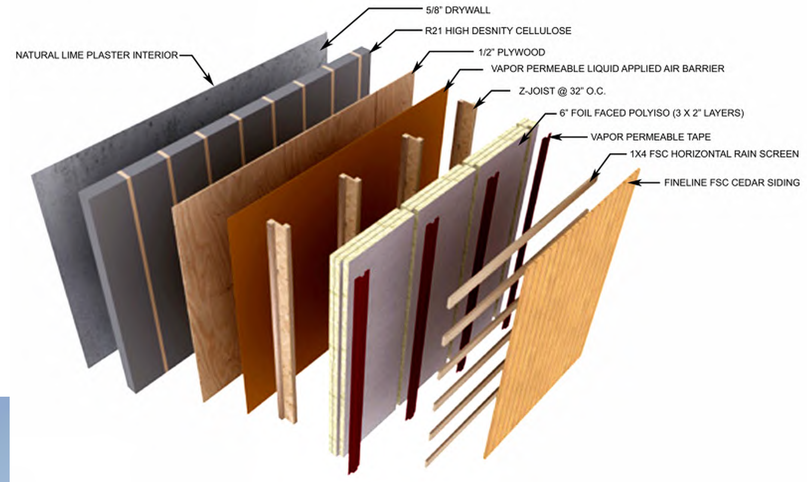

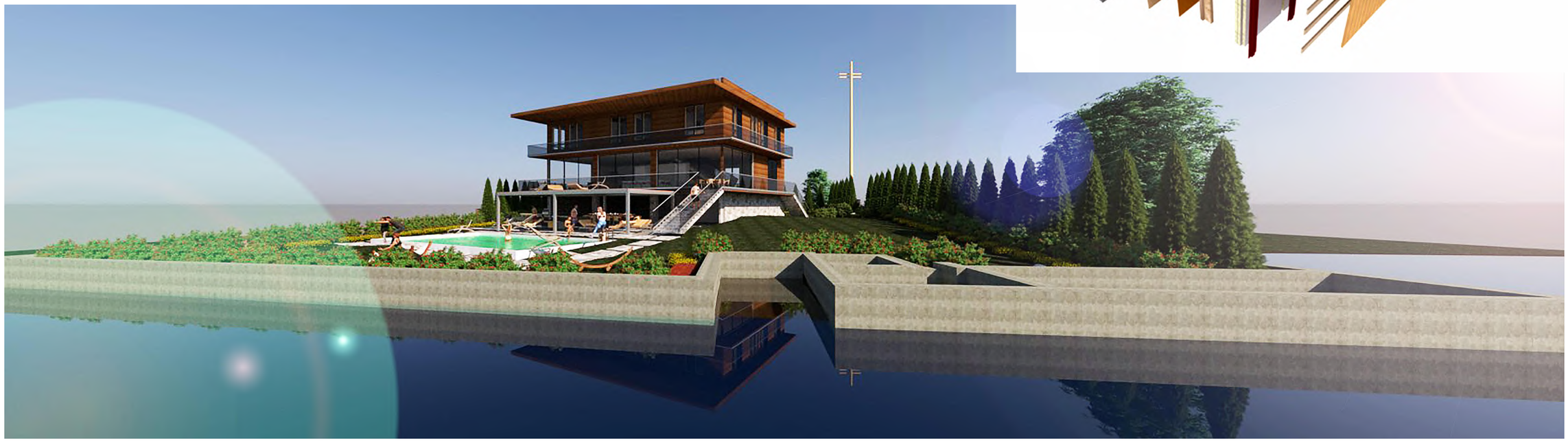



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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

RENDERINGS

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A-0.4.0









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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

RENDERINGS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA ARI.0015950 LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
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61'–0" FOUNDATION WALL
61'-0"

2'–0" | 6'–1¾" | 6'–1¾" | 6'–1¾" | 6'–8⅝" | 6'–8⅝" | 6'–8⅝" | 6'–1½" | 6'–1¾" | 6'–1¾" | 2'–0"

18'-4" OPEN | 1'-11" PIER | 18'-8" | 1'-10" PIER | 18'-3" OPEN

45'–0" FOUNDATION WALL

2'–0" | 5'–10¼" | 5'–10¼" | 5'–10¼" | 5'–10¼" | 5'–10¼" | 5'–10¼" | 5'–10¼" | 2'–0"

45'–2" GRADE BEAM

17'-9"

5" CONCRETE FLOOR SLAB REINFORCED WITH #4 BARS AT 12" SPACING EACH WAY OVER A 2" CLOSED CELL SPRAY FOAM INSULATION OVER A 4" BED OF ¾" CRUSHED STONE OVER COMPACTED BACKFILL. FINISHED FLOOR = 9'–0"

17'–10⅞"

14'–0"

STEEL STAIR TO FIRST FLOOR
UP
17 R @ 0' - 7"
4'-0"

STEEL STAIR TO ELEVATOR PLAT.
UP
4 R @ 0' - 7"
3'-0"

STEEL FRAMED LANDING
BASE FLOOD ELEVATION +2'-0"
3'-0"
6'-0"
5'-6"

TYPICAL HELICAL PILE LOCATION

2 CAR GARAGE
24'-9"
20'-0"

ELEVATOR
BASE FLOOD ELEVATION +2'-0"
5'-9"

MECHANICAL ROOM POOL EQUIP ROOM
BASE FLOOD ELEVATION +2'-0"
8'-6"
14'-0"
23'-3"

4'-11"

STEEL STAIR TO FIRST FLOOR
18 R @ 0' - 6"
UP

3'-0"X 8'-0" EGRESS DOOR
16'-0"X 8'-0" GARAGE DOOR

2'–0" | 6'–4" | 6'–4" | 6'–4" | 6'–4" | 6'–4" | 6'–4" | 6'–4" | 6'–4" | 6'–4" | 2'–0"

61'–2" GRADE BEAM
61'-0"

PERVIOUS PAVER DRIVEWAY

1 GRADE GARAGE FOUNDATION PLAN
3/8" = 1'-0"

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GRADE GARAGE FOUNDATION PLAN

SEAL & SIGNATURE

STATE OF CONNECTICUT · ARBEN SELA · LICENSED ARCHITECT

DATE:	04/14/2026
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DRAWING NO:	**A-1.0.0**

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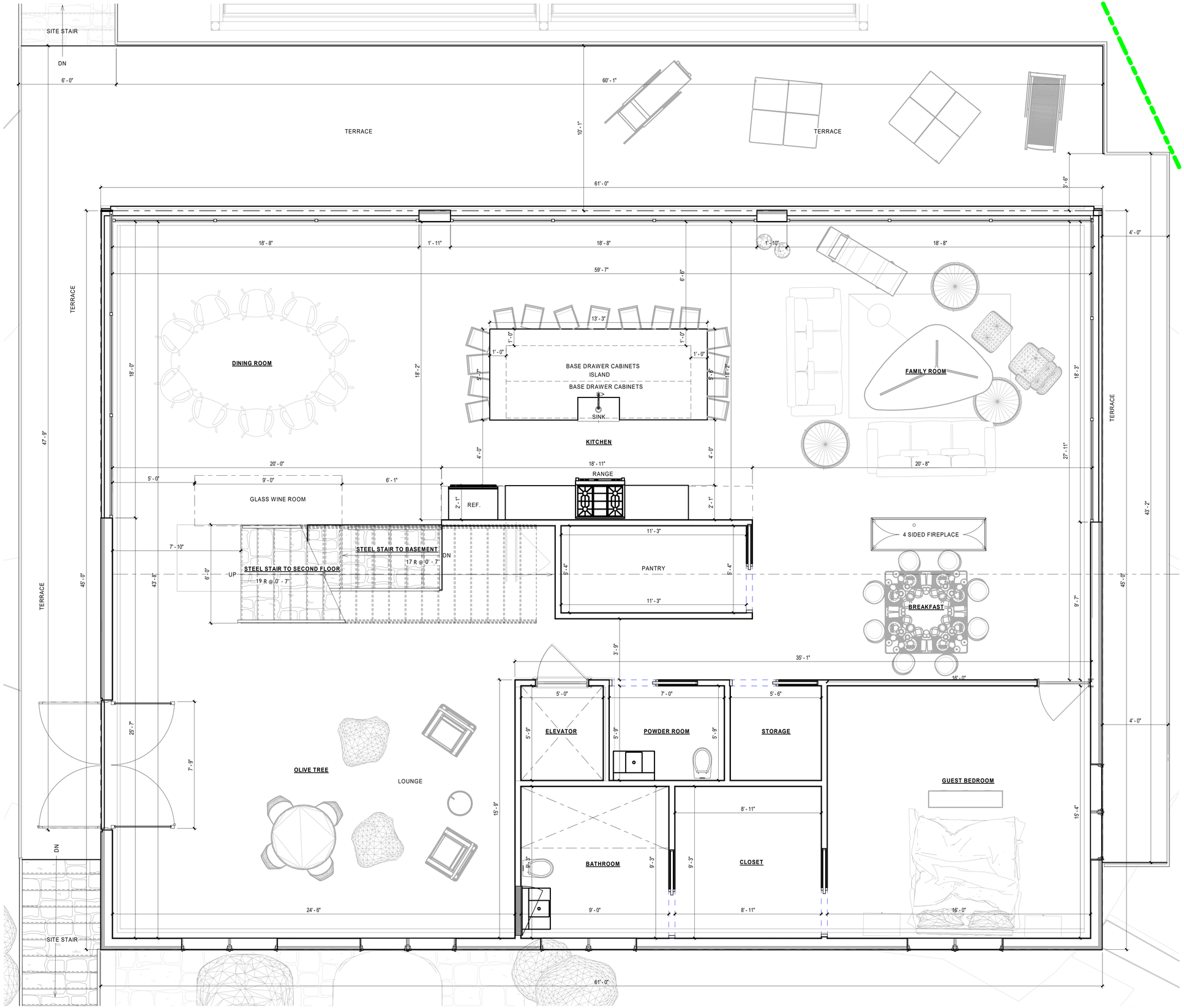

1 FIRST FLOOR
3/8" = 1'-0"

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FIRST FLOOR PLAN

SEAL & SIGNATURE

STATE OF CONNECTICUT
ARBEN SELA
AIA
ARI.0015950
LICENSED ARCHITECT

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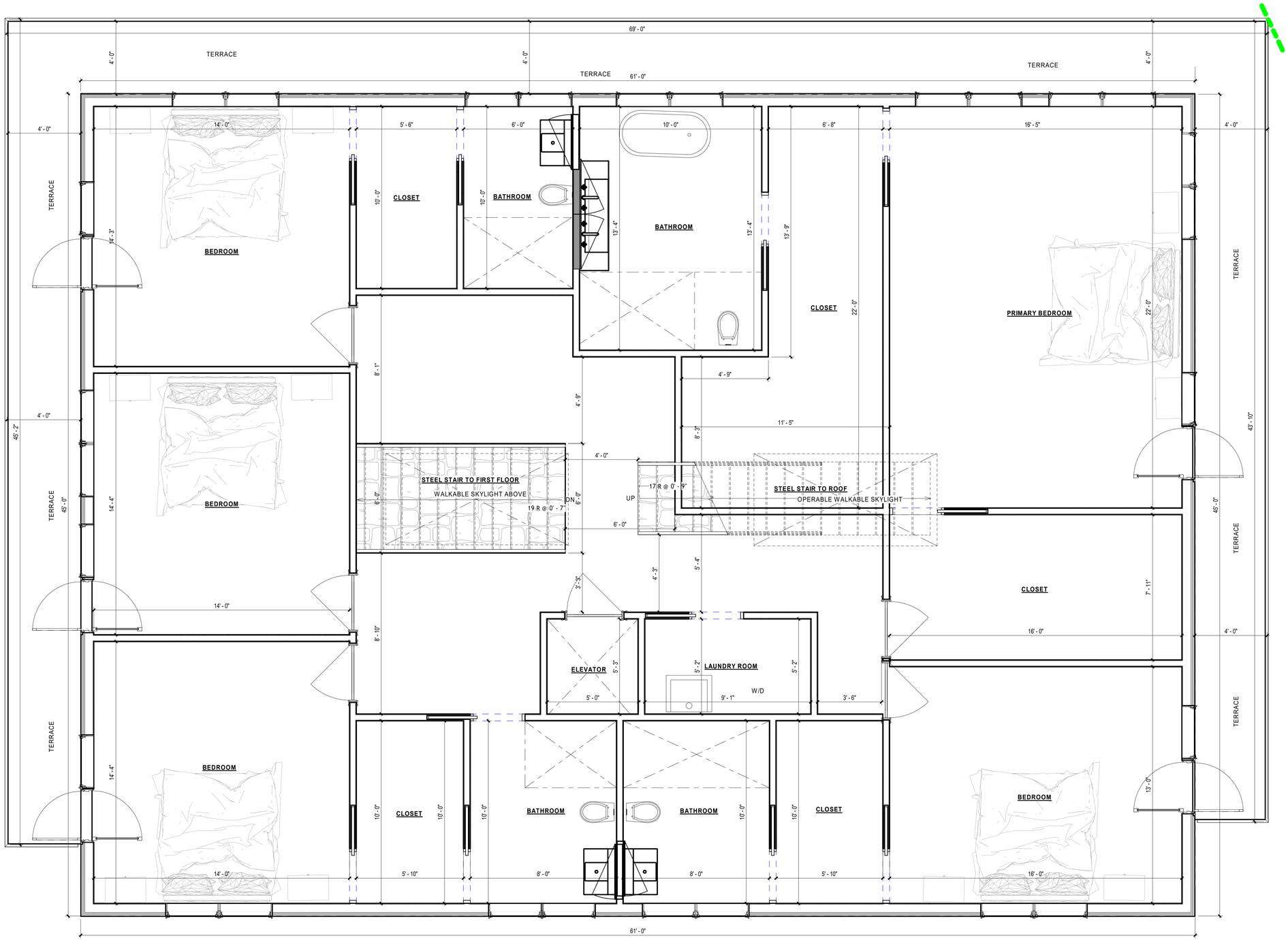

1 SECOND FLOOR
3/8" = 1'-0"

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SECOND FLOOR PLAN

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA ARI.0015950 LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
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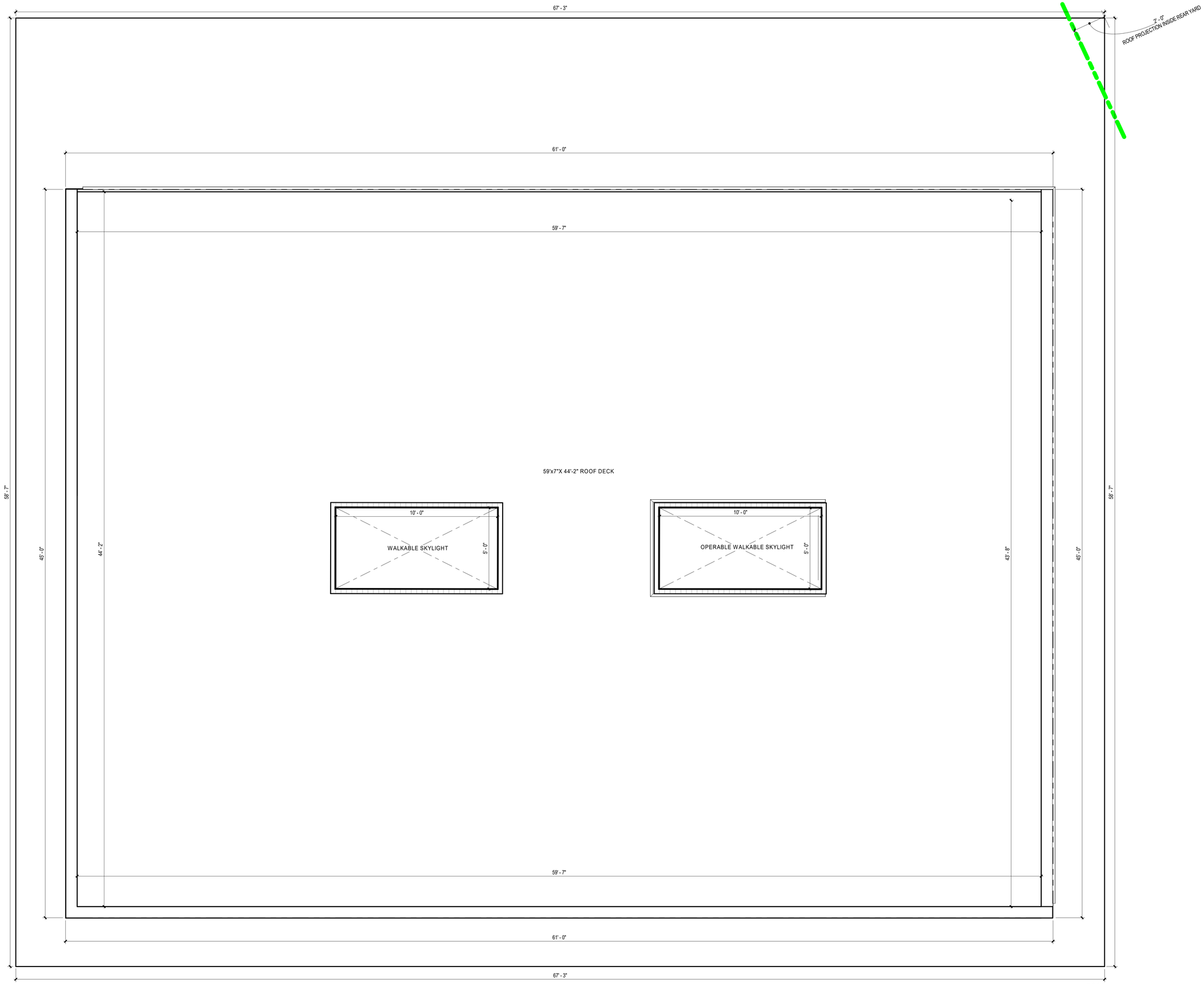

1 ROOF
3/8" = 1'-0"

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

ROOF PLAN

SEAL & SIGNATURE

STATE OF CONNECTION — ARBEN SELA — LICENSED ARCHITECT

DATE:	04/14/2026
PROJECT NO.:	2025.09
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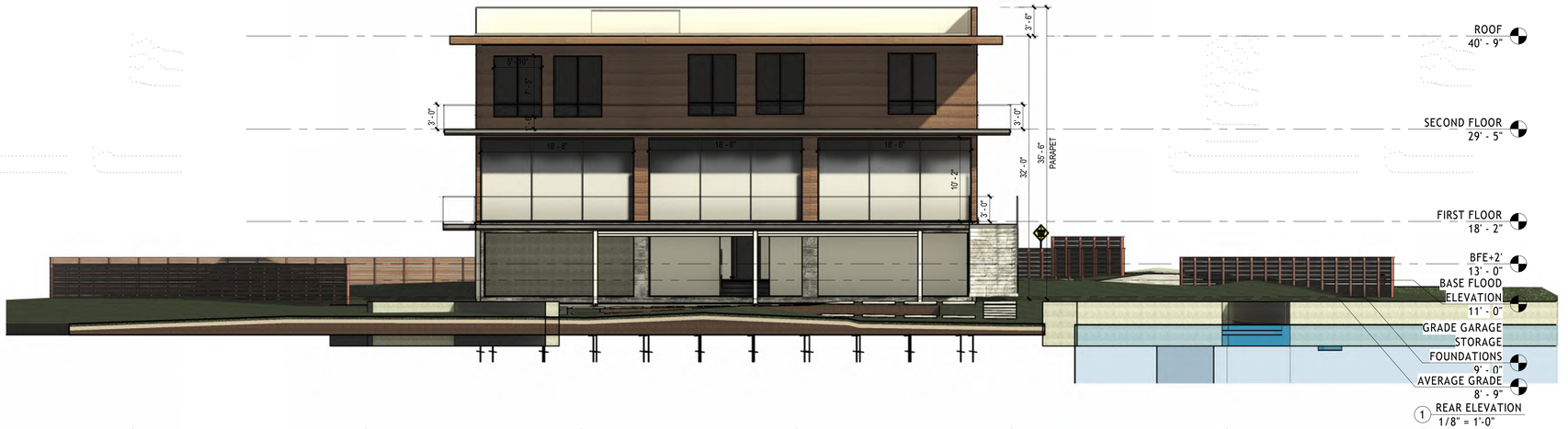

1 REAR ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTION — ARBEN SELA — REGISTERED ARCHITECT

DATE:	04/14/2026
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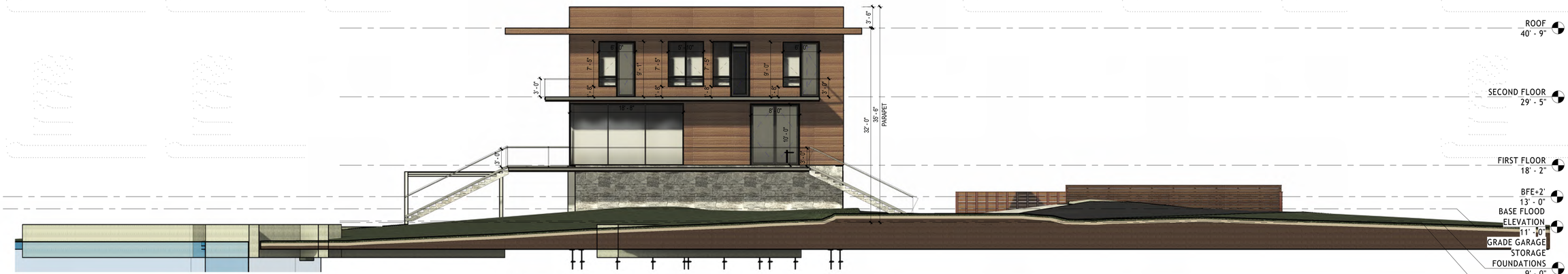

1 SIDE ELEVATION
1/8" = 1'-0"

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BUILDING ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA LICENSED ARCHITECT

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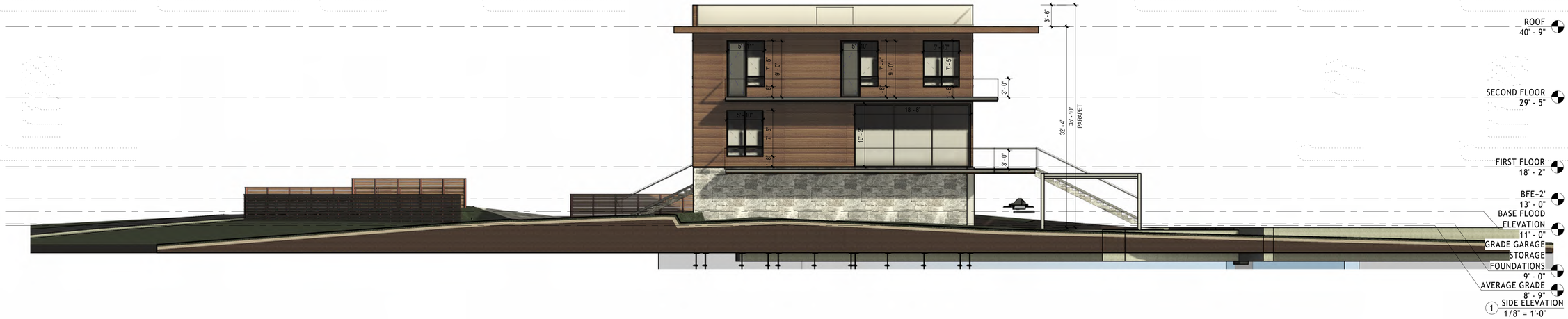

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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

BUILDING ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTICUT
ARBEN SELA
AIA
ARI.0015950
LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:
A-3.2.0



1 FRONT ELEVATION
1/8" = 1'-0"

OWNER:
MS. SYLVIA DUNDON 22
LOWNDES AVENUE
NORWALK CT 06854
T. (917) 327-7834
E-MAIL: SYLVIA_DUNDON@
HOTMAIL.COM

PROJECT DESIGNER:
Atelier Milot Shala
Milot Shala, Principal.
5700 Arlington Ave. Suite 16D Riverdale NY 10471
T. 917.710.7614 F. 347.427.2132
E. milotshala@ateliermilotshala.com www.ateliermilotshala.com

PROJECT ARCHITECT OF RECORD:
ARBEN SELA, AIA
28 CONTINENTAL DR
WEST NYACK NY 10994
CT LIC# ARI.0015950
EXPIRATION: 07/31/2026
646.489.6938
arben@buildplusarch.com

CIVIL ENGINEER:
REDNISS & MEAD, INC.
22 FIRST STREET
STAMFORD CT 06905-5101
T.203.327.0500
E-MAIL: V.HYNES@
REDNISSMEAD.COM

STRUCTURAL ENGINEER:
DAY & STOKOSA
ENGINEERING P.C.
3 VAN WYCK LANE SUITE 1
WAPPINGERS FALLS NY 12590
T.203.327.0500
E-MAIL:MDAY
@DAYSTOKOSAENG.COM

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UNA-CLAD™ METAL
COLOR SELECTION



SEAMLESS K-STYLE GUTTERS DOWNSPOUTS
https://www.jaykayguttersupply.com/k-style-gutters.php

Black

22 GAUGE ALUMINUM PLATES&TRIM UNA-CLAD KYNAR 500 ®/HYLAR 5000® PRE-FINISHED GALVANIZED STEEL ARCHITECTURAL SHEET & COIL_____
https://www.firestonebpco.com/content/dam/fsbp/migrated-document/latam/en/16/169752.pdf_____

MATTE BLACK ALL ROOFS
https://www.firestonebpco.com/us-en/roofing/metal-roofing-systems/warranted-una-clad-uc-panels/warranted-una-clad-products

Matte Black

Extra Dark Bronze

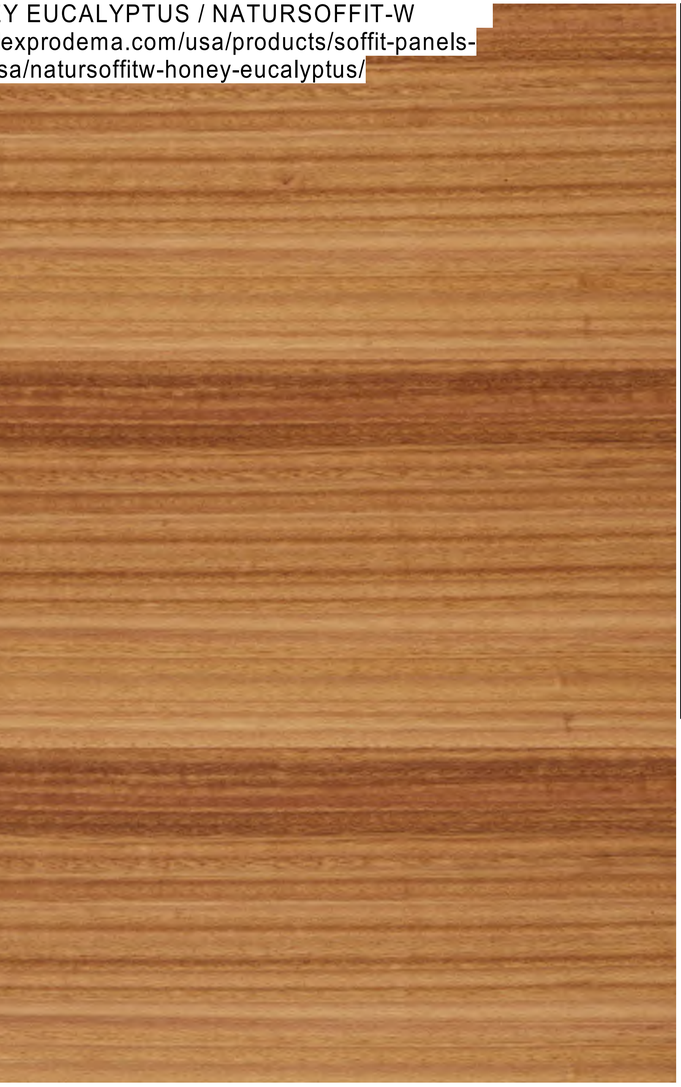
CEMENTITIOUS STUCCO CONCRETE FOUNDATIONS PARGE
https://masterwall.com/

We finish strong.

Superior Color Selector

#420 White | #840 White | #108 Burns White | #143 White Waters

HONEY EUCALYPTUS / NATURSOFFIT-W
https://parklexprodema.com/usa/products/soffit-panels-usa/natursoffitw-honey-eucalyptus/





1-1/4" THICK NATURAL STONE VENEER
RANDOM STACKED
http://www.byrammason.com/

OWNER:
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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

EXTERIOR FINISH MATERIALS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA 0015950 REGISTERED ARCHITECT

DATE:04/14/2026
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DRAWING NO:
A-3.4.0

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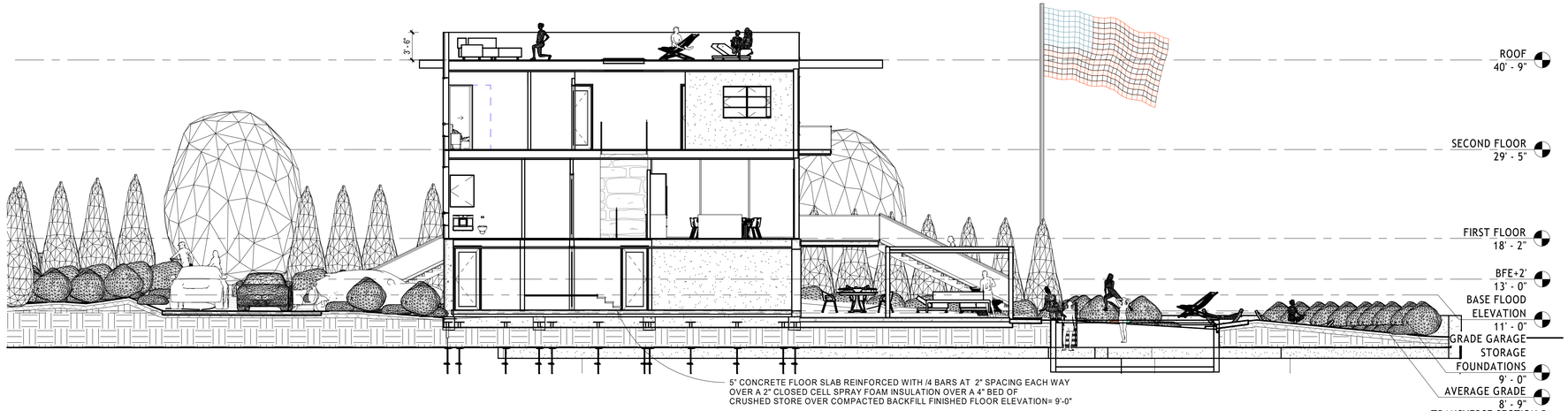
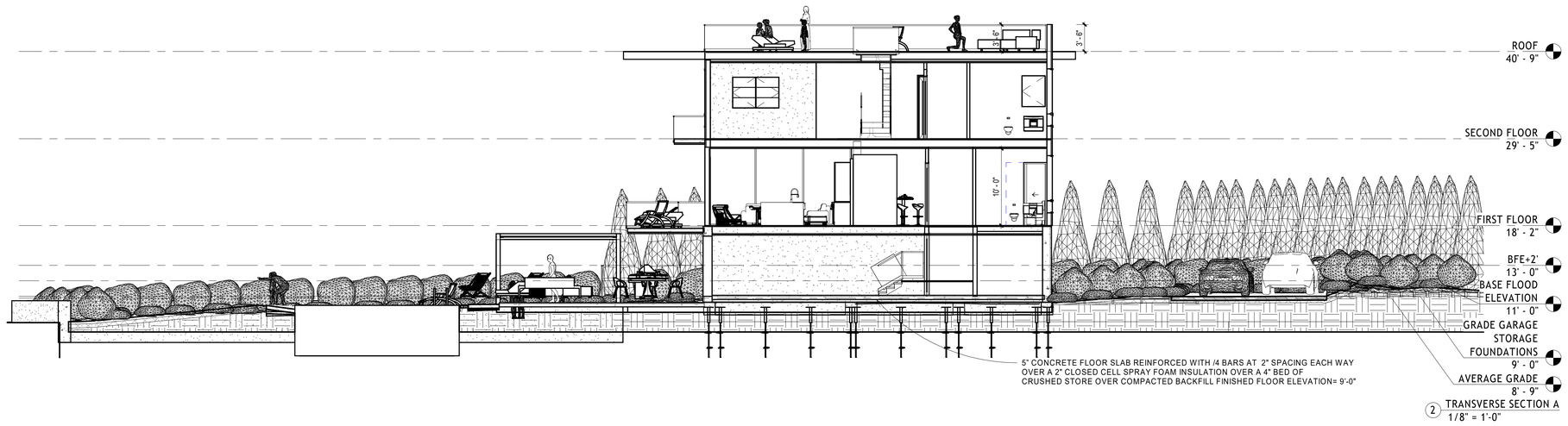
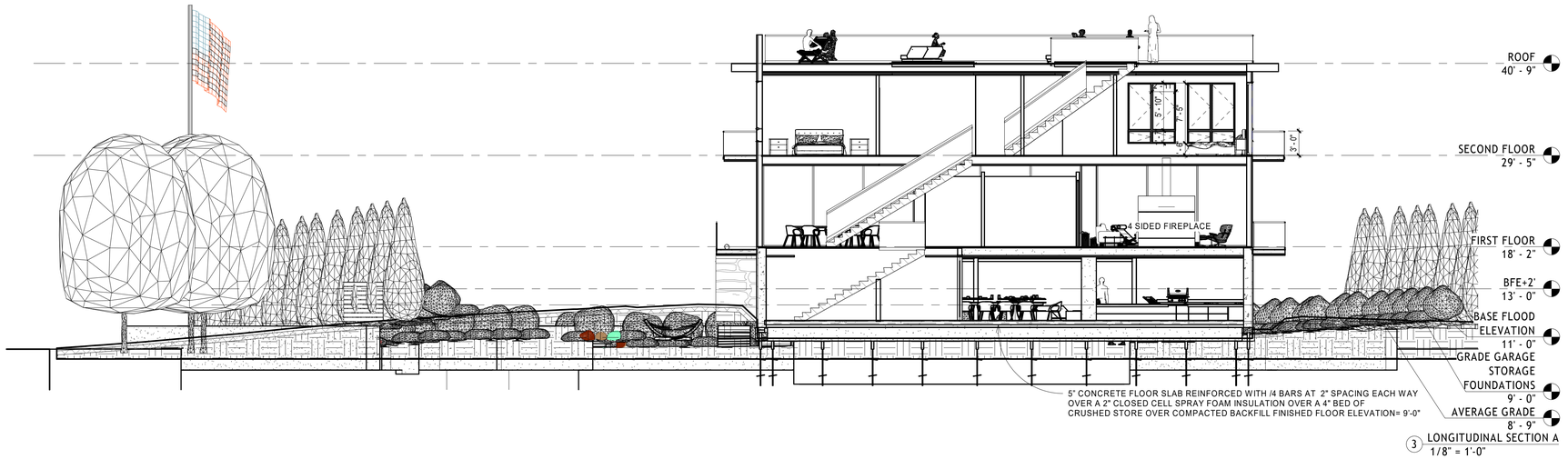


1 TRANSVERSE SECTION B
1/8" = 1'-0"



2 TRANSVERSE SECTION A
1/8" = 1'-0"



3 LONGITUDINAL SECTION A
1/8" = 1'-0"

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

BUILDING SECTIONS

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STATE OF CONNECTION — ARBEN SELA — LICENSED ARCHITECT

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CHECKED BY: AS
DRAWING NO:
A-4.0.0

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Assembly instructions:

The ventilated facade has several advantages over a conventional facade:
– Permeability: Moving air difuses water vapour from the inside out and facilitates the 'breathing' of the facade, preventing condensation behind the panels.
– Water protection: Moving air provides protection from the elements, because it avoids water filtering the building.
– Thermal insulation: The load-bearing frame is insulated from the exterior subframe, eliminating thermal bridges. In this manner, temperature fluctuations are reduced in the interior, leading to energy savings.
– Solar protection: Thermal confort is improved inside the building by preventing overheating in the summer, as it facilitates 'breathing' of the facade. This reduces the amount of thermal energy that reaches the inside of the building. The internal structure is protected from direct radiation and from the elements
– Acoustic protection: The panels also act as a barrier for acoustic waves reducing the amount of noise coming from the outside, although it doesn't provide acoustic insulation properties.

Ventilation behind the panel is required.

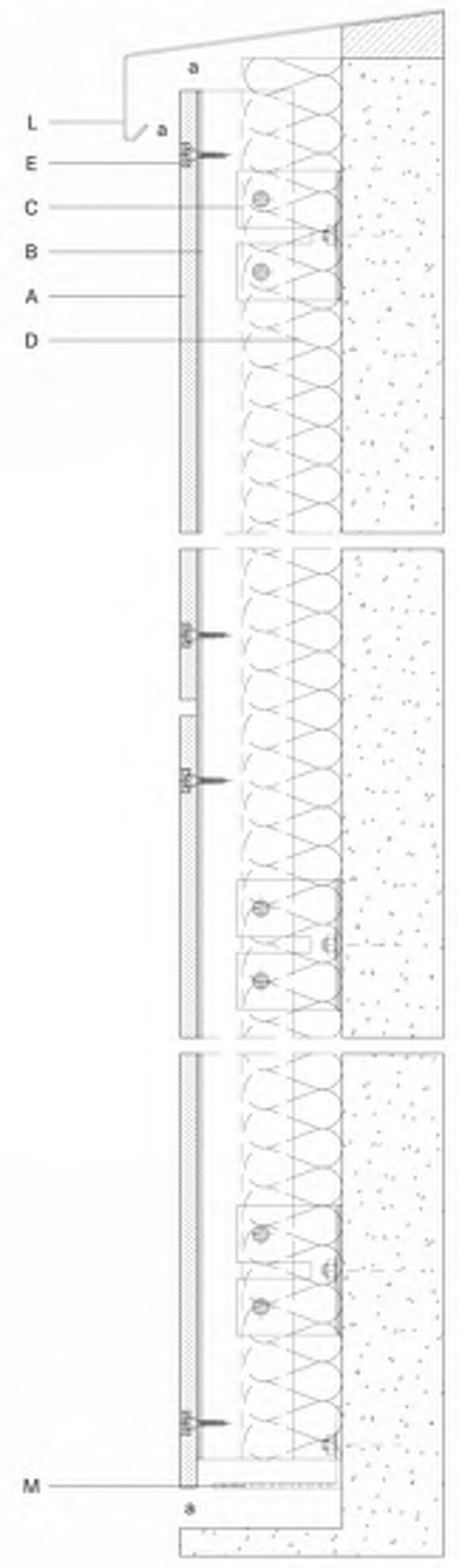
For the installation of panels in ventilated facade mode, the panels are installed on vertical channels, creating an uninterrupted flow of air in the rear part of the panel. Cladding panels must be installed as a ventilated facade; therefore, they must be separated from the wall with channels, which are installed vertically, forming a chamber with a space of ≥ 20 mm (3/4"), except in those countries with specific technical code requirements.
In the event that some type of insulation is installed, a double-profile subframe or a single-profile subframe with adjustable supporting elements must be installed, ensuring that the chamber is maintained. To permit air circulation in the ventilated chamber, the air intake and output must be correctly proportioned.

Head ventilation:

The ventilation at the head of the chamber must be ≥ 20 mm (3/4"). This ventilation space must be left whenever there is an interruption in the face of the cladding panels.

Base ventilation:

The ventilation at the base of the chamber must be ≥ 20 mm (3/4"). This ventilation space must be left whenever there is a new base i.e. if the cladding panels are interrupted by windows or other elements.

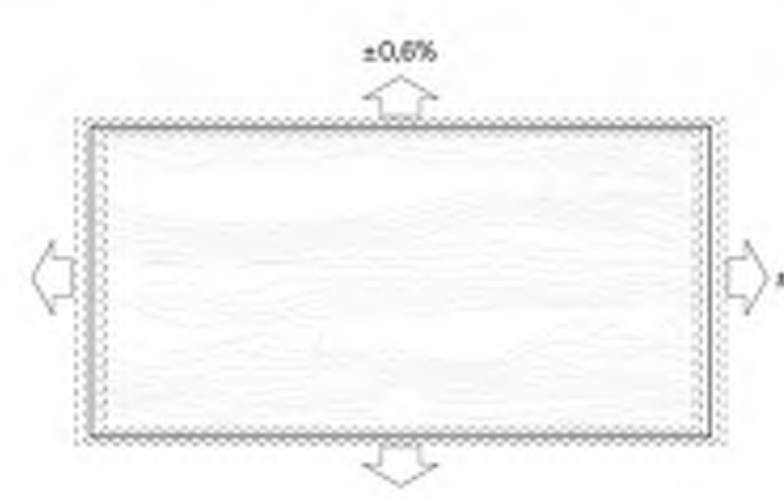


A. Cladding panel
B. Vertical metal profile
C. Wall bracket
D. Insulation
E. Screw
L. Metal sheet
M. Screen
a ≥ 20 mm (¾") (except for specific code requirements)

Dimensional Stability:

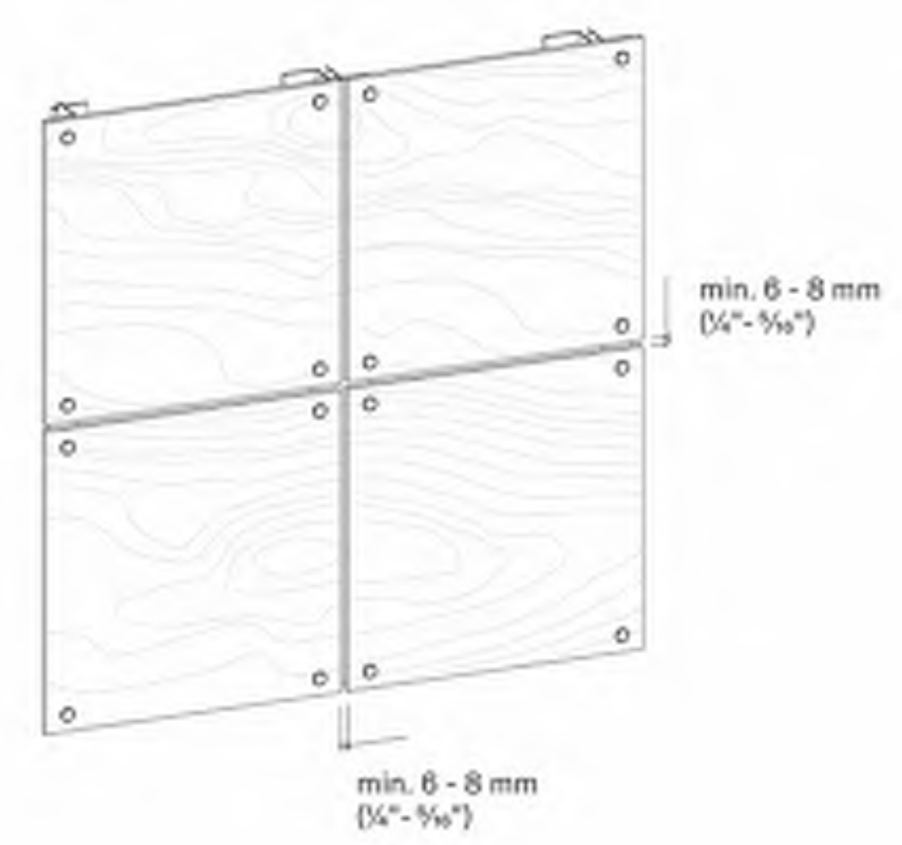
It must be kept in mind that the exterior panels will be exposed to changing seasons over the years, and they are composed of natural wood. Given that wood is a living material which suffers dimensional variations due to changes in humidity and temperature, it is important that the fasteners used are the indicated by PARKLEX PRODEMA, allowing the panels to move and not blocking their expansion and contraction.

All our cladding panels are resistant to vapor, water, snow and ice. However, we do not recommend submerging panels permanently or for extended periods of time.



Expansion Joints:

It is necessary to leave expansion joints around the perimeter of all panels to ensure they can absorb any expansion movements. The thickness of these joints depends on the panel dimensions and the facade design. As an example, for panels measuring 2440x1220 mm (4'x8'), these joints must be at least 6-8 mm (1/4"-5/16"). It is recommended not to seal the joints with flexible materials, as this may lead to an accumulation of dirt around the edges of the panels.



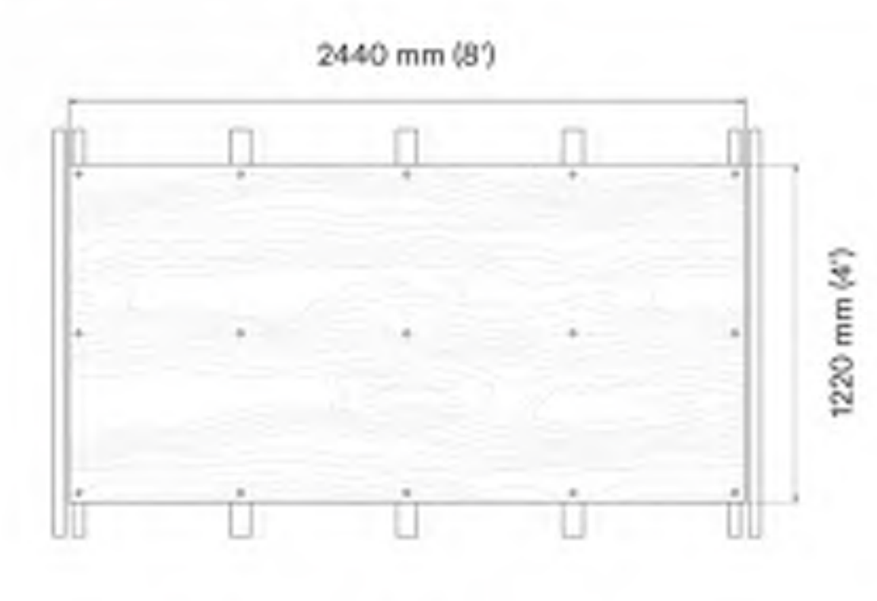
Minimum Support Points per Panel:

For fastening the screws on PARKLEX PRODEMA panels it is required to do predrilled holes.

The distances between supporting points depend on the panel thickness.

Distance between fasteners:

THICKNESS	MAXIMUM DISTANCE
10 mm (⅜")	600 mm (24")
12 mm (½")	800 mm (32")



Profile distribution for 10 mm (⅜") Cladding.

Three supporting points are required in every direction:

Pieces between 350mm and 600mm (14"-24") need an additional intermediate point. Narrower pieces can be installed with only two supporting points. See table below.

Exposed fixing	
2 support points	3 support points
100-350mm (¾"-14")	350-600mm (14"-24")
2440mm (96")	2440mm (96")
Exception	

NATURCLAD-W, NATURCLAD-B, NATURSOFFIT-W and NATURHARDPANEL-W panels can be installed by using concealed fastening with caps.

This installation system is valid for installing on facades, exterior soffits or interior walls and ceilings.

PARKLEX PRODEMA offers caps in the same finish as the cladding, soffit and interior panels, for concealed fastening using caps measuring 14 mm (9/16") in diameter. The panels are mounted on vertical channels to create a ventilated air chamber behind the panels. In the event that the wall is not perfectly plumb, wall brackets or shims are used to adjust the depth of the channel installation.

Panel thicknesses:

	6mm	8mm	10mm	12mm	14mm	16mm	18mm	20mm	22mm
NATURCLAD-W			√	√					
NATURCLAD-B			√	√					
NATURSOFFIT-W			√	√					
NATURHARDPANEL-W			√	√					

Panel dimensions:

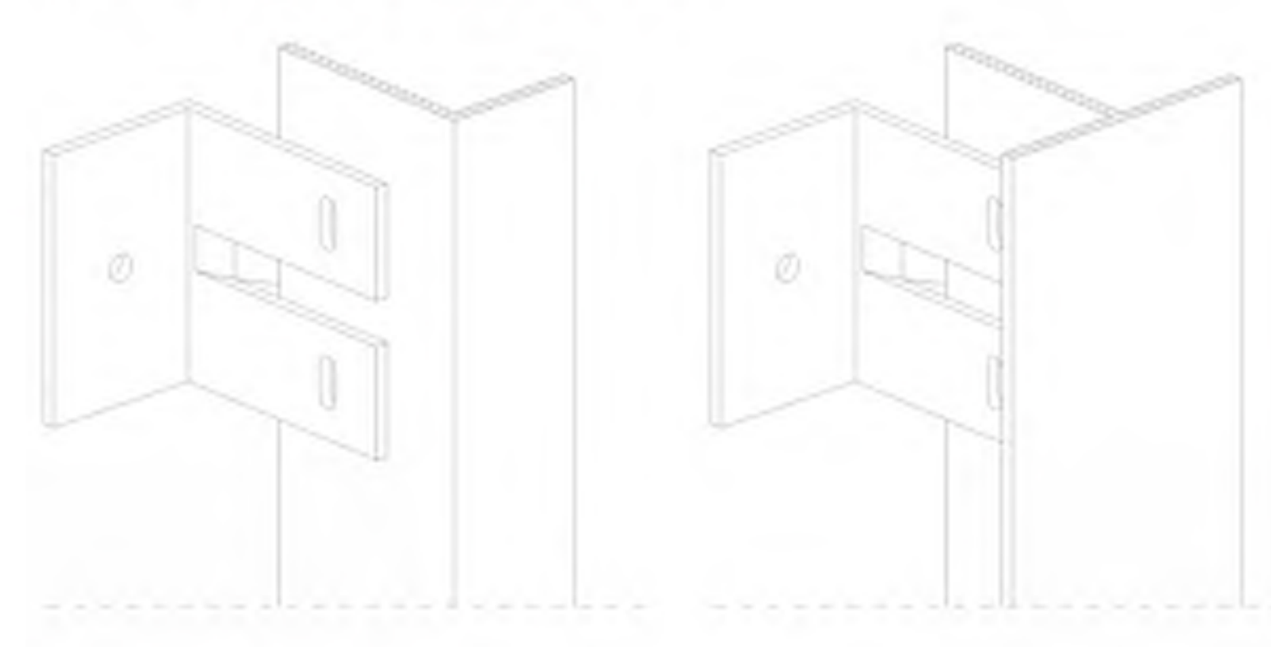
2400 x 1220mm (8' x 4')
2700 x 1220 mm (8.86' x 4') *upon request*
2200 x 1220 mm (86,6" x 4') *Chestnut, Boreal, Coffee*

Panel layout:

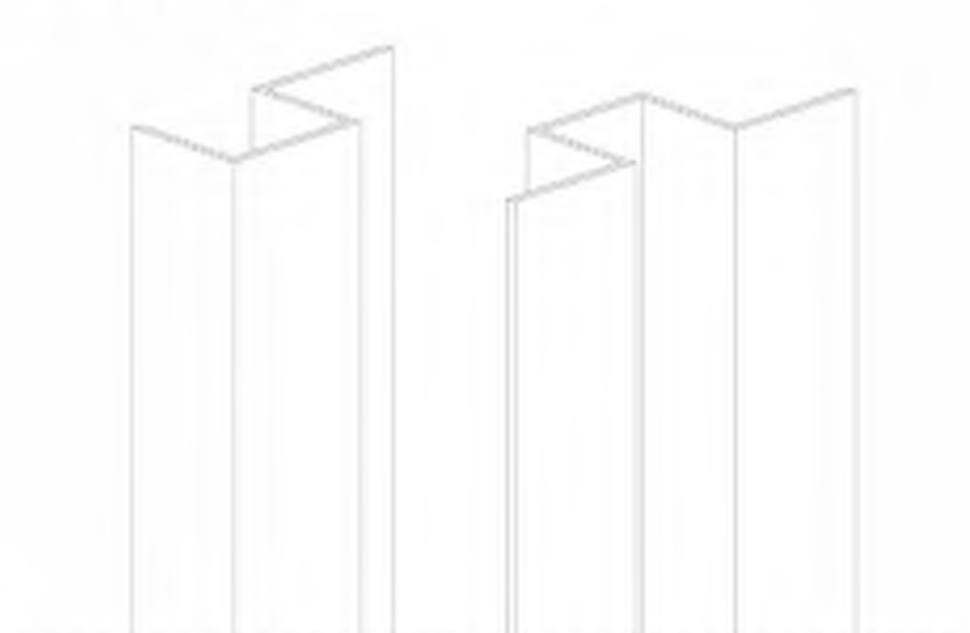
	HORIZONTAL	VERTICAL
NATURCLAD-W	√	√
NATURCLAD-B	√	√
NATURSOFFIT-W	√	√
NATURHARDPANEL-W	√	√

Subframe:

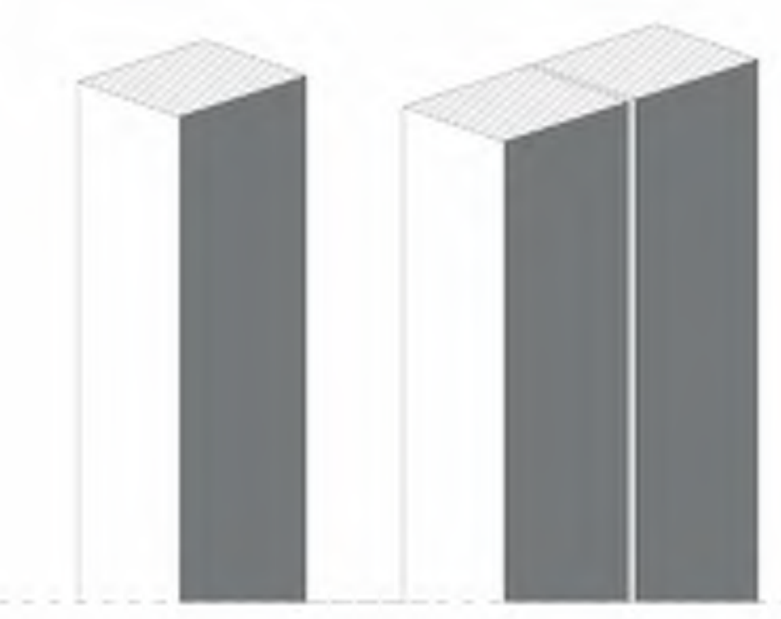
Aluminium Ls, T and wall brackets



Aluminium Js and Hats

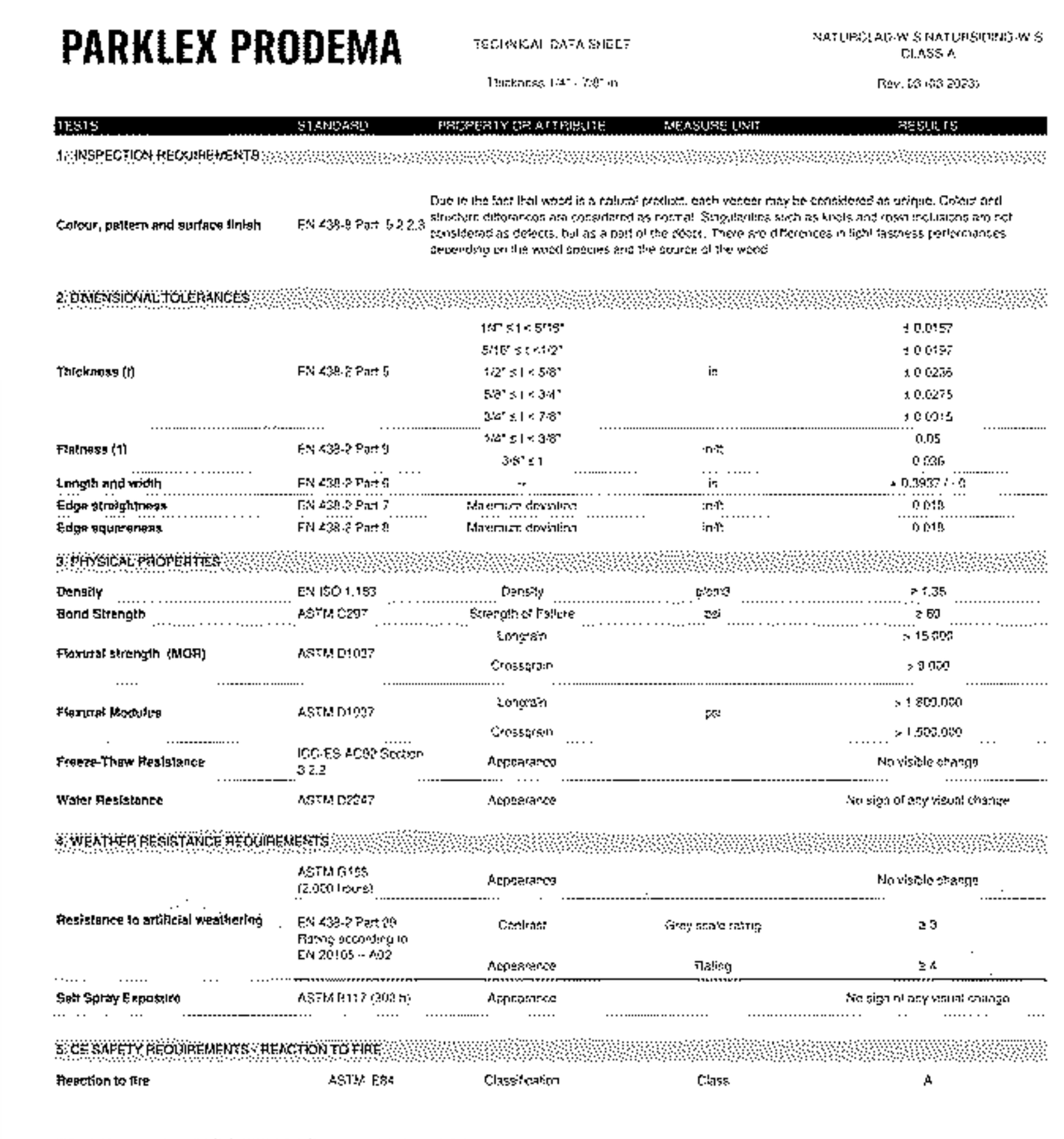


Wooden batten



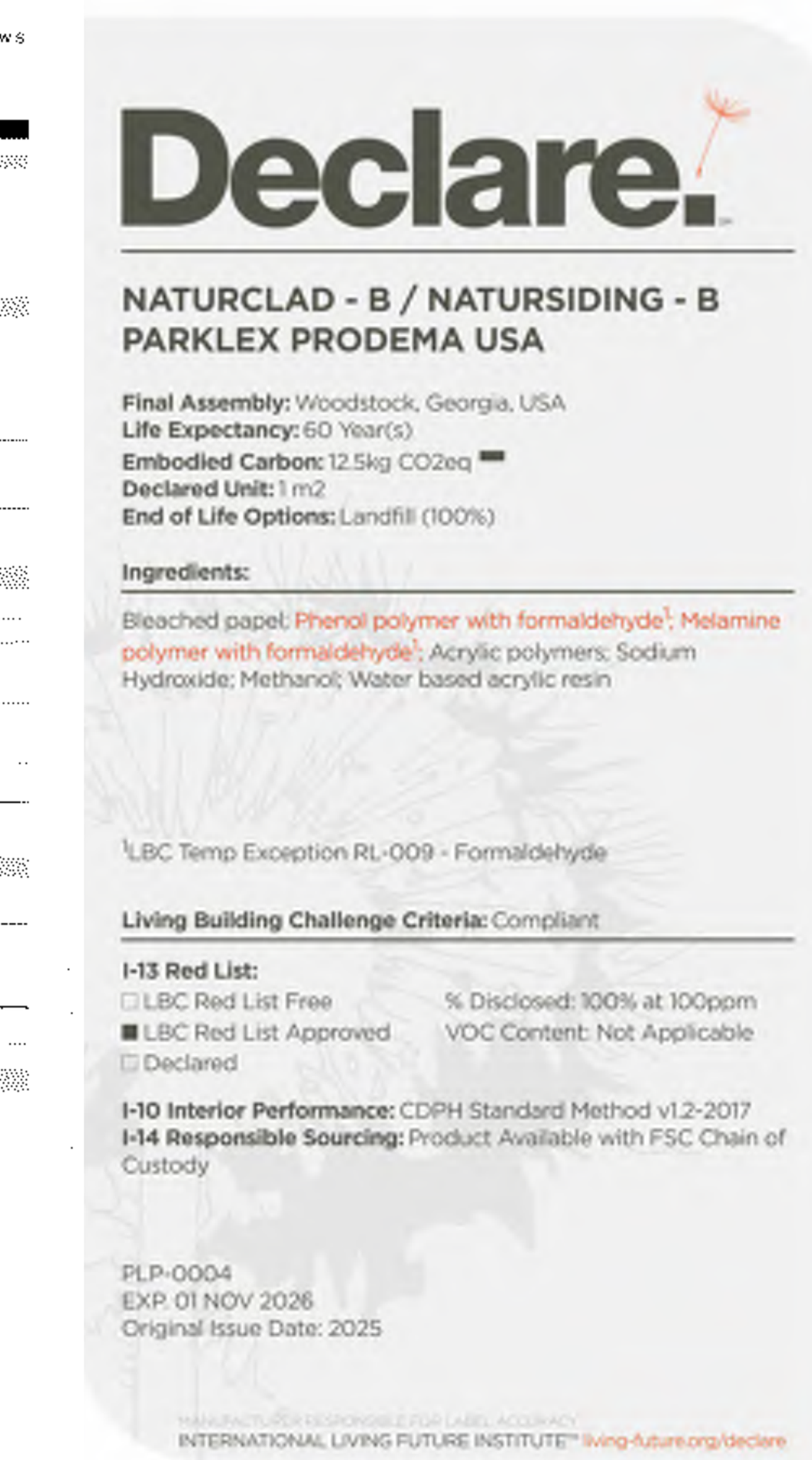
System Components:

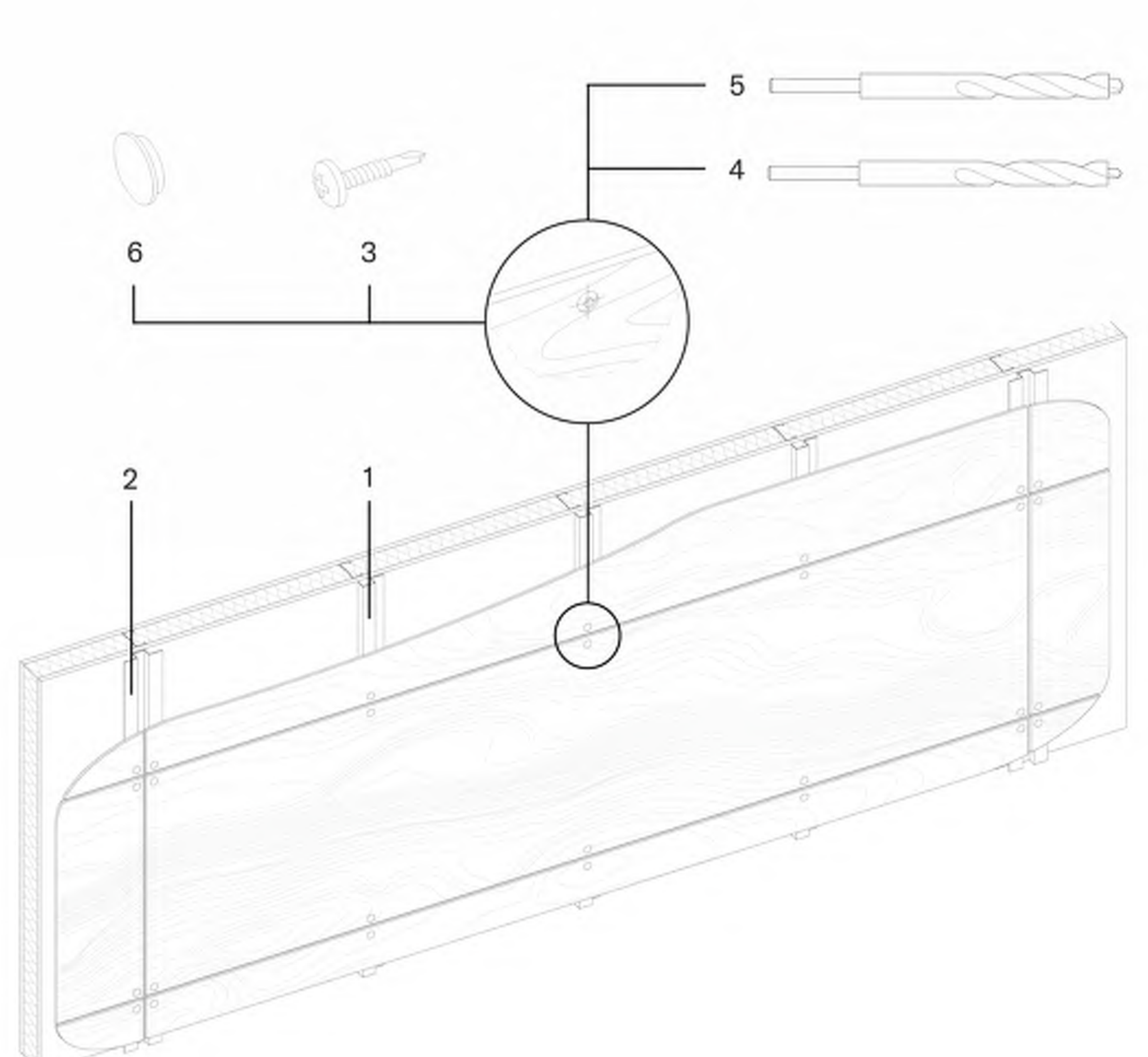
TYPES OF FASTENERS Installation accessories for Concealed Fastening with Caps	
Fixing	Recommended installation tools
NATURCLAD made cap (Ø 14,25)	Bit for Floating Points; Bit for Fixing Points
DIN 7504N M5,5/L32 mm screw	
DIN 7505B M5,5/L30 mm screw	



PARKLEX PRODEMA
TECHNICAL DATA SHEET
NATURCLAD-W & NATURSIDING-W S CLASS A
Thickness 1/4" - 7/8" in
Rev. 03-03-2023

TESTS	STANDARD	PROPERTY OR ATTRIBUTE	MEASURE UNIT	RESULTS
1. INSPECTION REQUIREMENTS				
Colour, pattern and surface finish	EN 438-8 Part 5.2.2.3			
2. DIMENSIONAL TOLERANCES				
Thickness (t)	EN 438-2 Part 5		in	
Flatness (1)	EN 438-2 Part 9		in/ft	
Length and width	EN 438-2 Part 6		in	
Edge straightness	EN 438-2 Part 7	Maximum deviation	in/ft	
Edge squareness	EN 438-2 Part 8	Maximum deviation	in/ft	
3. PHYSICAL PROPERTIES				
Density	EN ISO 1.183	Density	g/cm3	≥ 1.35
Bond Strength	ASTM C297	Strength of Failure	psi	≥ 60
Flexural strength (MOR)	ASTM D1037	Longrain / Crossgrain		
Flexural Modulus	ASTM D1037	Longrain / Crossgrain	psi	
Freeze-Thaw Resistance	ICC-ES AC92 Section 3.2.2	Appearance		No visible change
Water Resistance	ASTM D2247	Appearance		No sign of any visual change
4. WEATHER RESISTANCE REQUIREMENTS				
	ASTM G155 (2.000 hours)	Appearance		No visible change
Resistance to artificial weathering	EN 438-2 Part 29	Contrast	Grey scale rating	≥ 3
		Appearance	Rating	≥ 4
Salt Spray Exposure	ASTM B117	Appearance		No sign of any visual change
5. CE SAFETY REQUIREMENTS - REACTION TO FIRE				
Reaction to fire	ASTM E84	Classification	Class	A



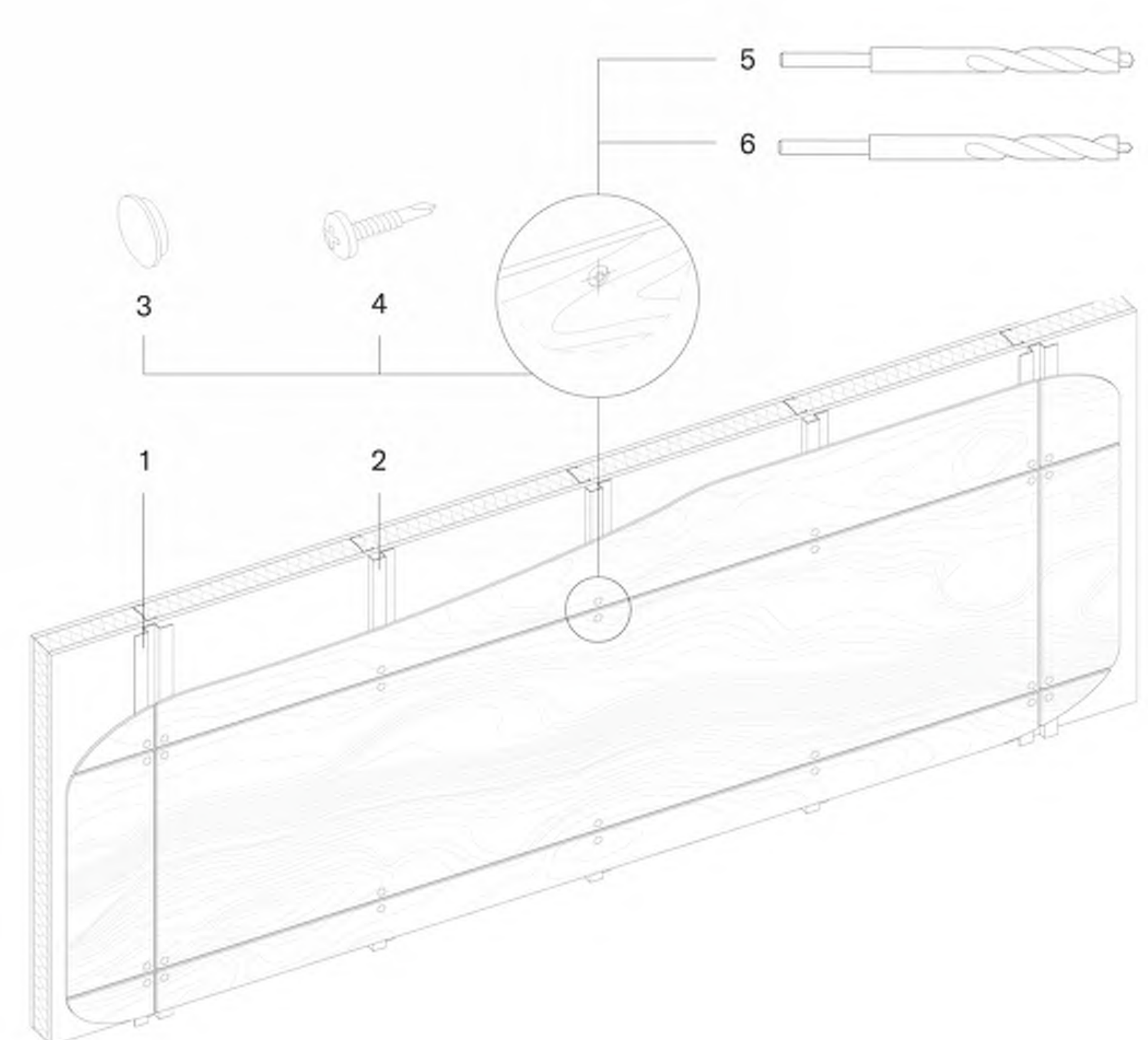


CONCEALED FASTENING WITH CAPS
JAYS AND HATS

1. J Profile: 10' Aluminum
2. Hat Profile: 10' Aluminium
3. Cap 14.25mm Diameter
4. DIN7504 Mill Screw - Metal Subframe
5. Fix Point Drilling Bit Cap System 14.5mm
6. Floating Point Drilling Bit Cap System 14.5mm
7. 1/16" x 3-1/2" Shimstack Shims for Channels

Available panel size: 2400 x 1220mm (8' x 4')
upon request 2700 x 1220 mm (8.86' x 4')
Chestnut, Boreal, Coffee 2200 x 1220 mm (86,6" x 4')

Panel thickness ≥ 10mm



Suitable for:
NATURHARDPANEL-W
NATURPANEL-W

CONCEALED FASTENING WITH CAPS FOR WALLS AND CEILINGS
METALLIC SUBFRAME

1. J Profile: 10' Aluminum
2. Hat Profile: 10' Aluminum
3. Cap 14.25mm diameter
4. DIN7504 Mill Screw - Metal Subframe
5. Fix Point Drilling Bit Cap System 14.5mm
6. Floating Point Drilling Bit Cap System 14.5mm

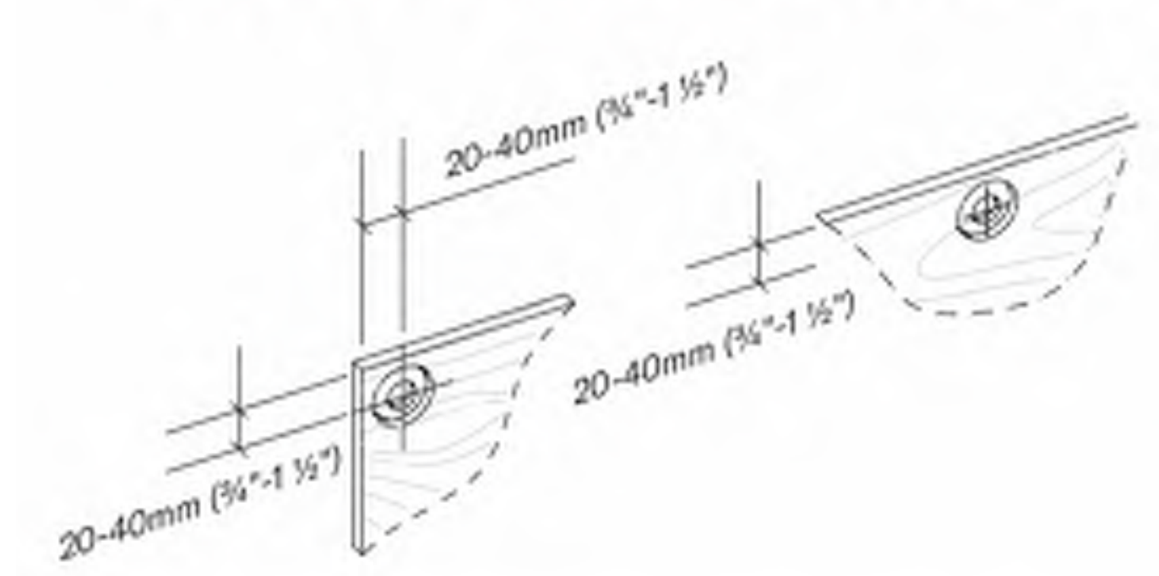
Available panel size: 2400 x 1220mm (8' x 4')
upon request 2700 x 1220 mm (8.86' x 4')
Chestnut, Boreal, Coffee 2200 x 1220 mm (86,6" x 4')

Panel thickness ≥ 10mm

PARKLEX PRDOEMA supplies ø14.25mm (⁹⁄₁₆") and 2mm thick caps done with the same materials as the panels.

Distance from the edge of the panel to the panel perforation:

The distance between the center point of the screw and the panel edge must be between 20-40 mm (3/4"-1 1/2").

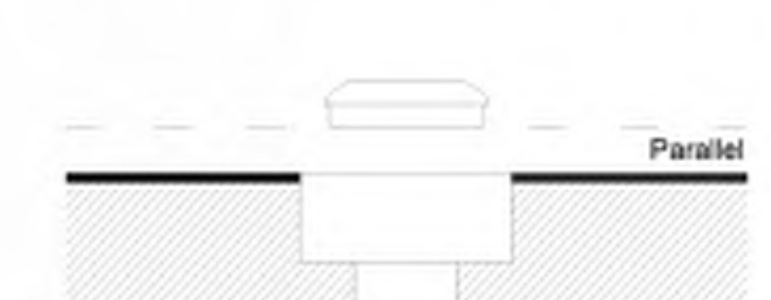


Position of the screw when installing the panel:

The screw must be centered in the hole to permit dimensional variations.



It is also very important for the fixing head to be completely parallel with the panel surface. Be sure that the head of the fastener doesn't make an excesive pressure on the panel and allows its movement due to dilatations. It is recommended the use of a depth locator during installation.

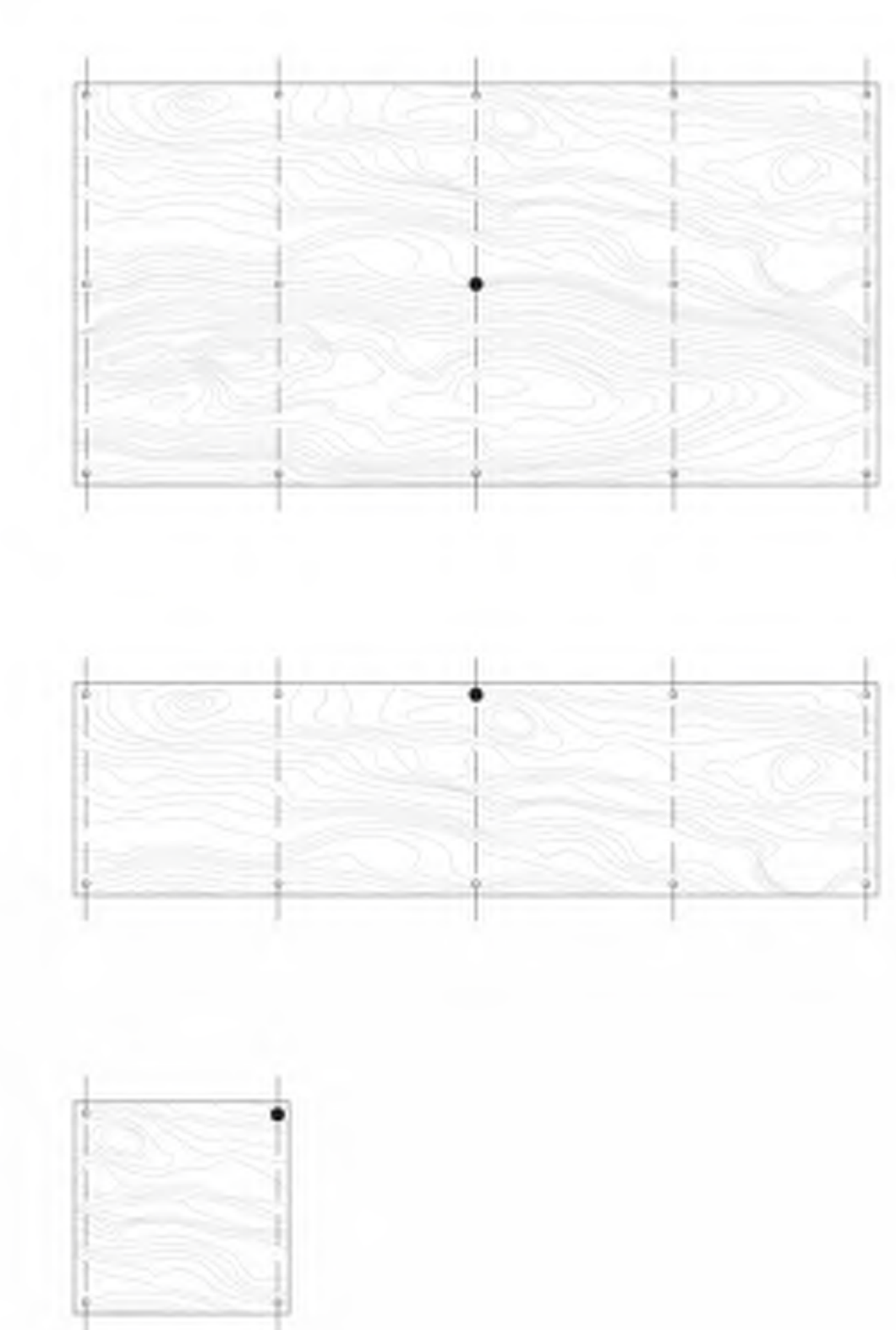


Countersunk screws are not allowed:

PARKLEX PRODEMA does not allow installing tongue and groove panels for exterior facades. This system is fastened using countersunk screws that prevent the panels from moving, which is insufficient for the proper functioning of the PARKLEX PRODEMA panels.

Diameter of holes for Screws:

All mounting points for NATURCLAD panels must be floating with a diameter of at least 8,5mm (11/32"), except for one, which must be fixed with a diameter of at least 5,5mm (1/4"). This fixed point must be as close as possible to the center of the panel.



● Fixed Points
○ Floating Points

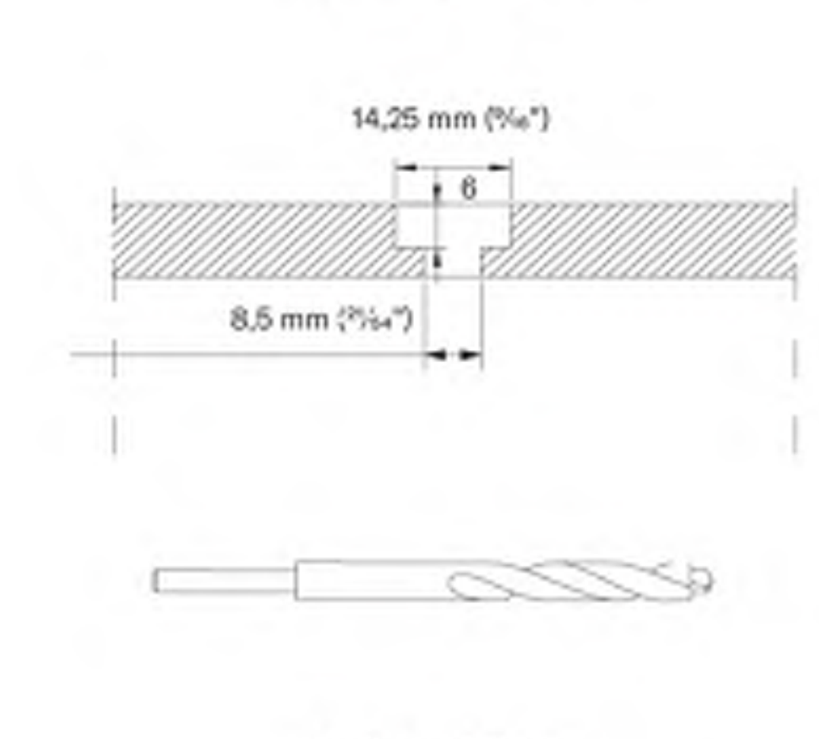
In order to install the panels using this system it is necessary to pre-drill the panels as indicated below.

Fixed point and floating point:

PARKLEX PRODEMA offers specific bits for pre-drilling the cap fastening system.

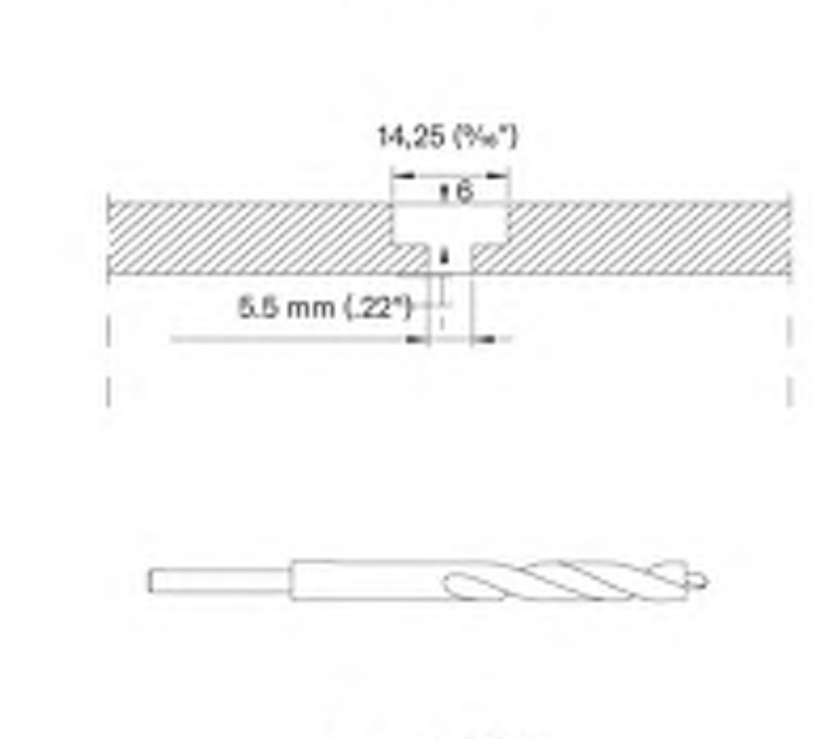
Drill the panel with the double-diameter bit until reaching 6mm depth with the larger diameter, for both the fixed and floating points. The only difference is using a different drill.

Floating point



Floating point ø8.5mm

Fixed point



Fixed point ø5.5mm

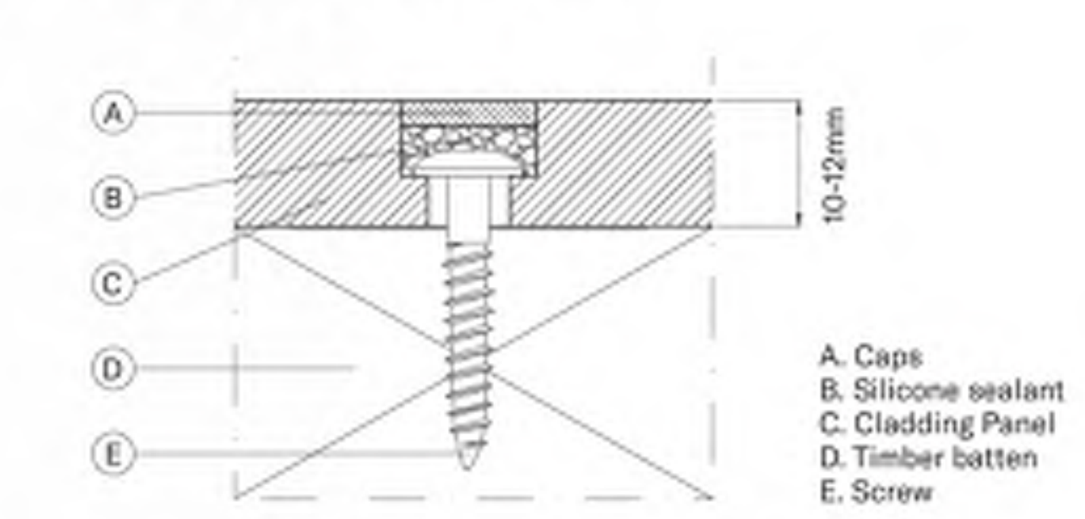
Types of Fasteners:

SCREW
Metal profile
SX3-D12 (5.5 mm x 32 mm)
Torque of 5Nm (45 lb in)

SCREW
Timber batten
TWS D12 (4.8 mm x 38 mm)

...talling caps:

Once the panels have been fixed in place, the remaining cavity is filled with silicone sealant, leaving sufficient space to fit the 2 mm (1/13") caps.



A. Caps
B. Silicone sealant
C. Cladding Panel
D. Timber batten
E. Screw

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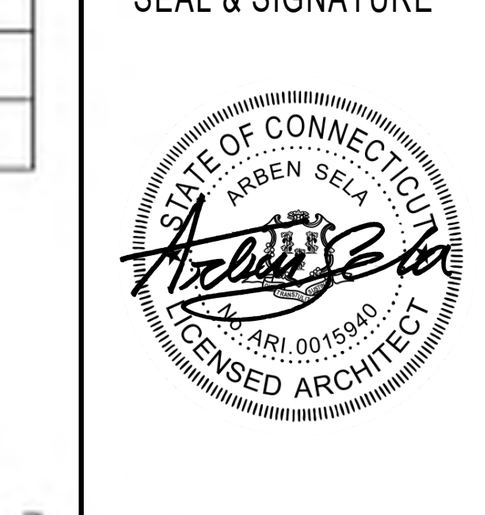
WOOD PANELS SECTIONS

SEAL & SIGNATURE



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DRAWING NO:
A-4.1.0

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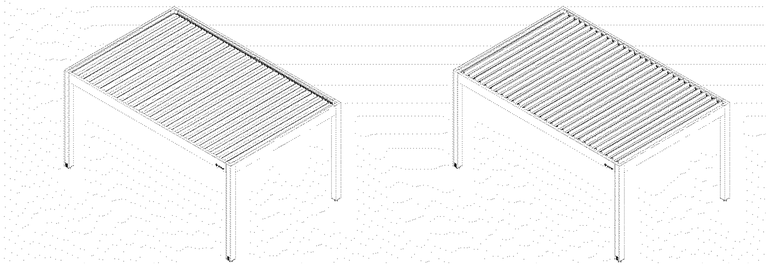

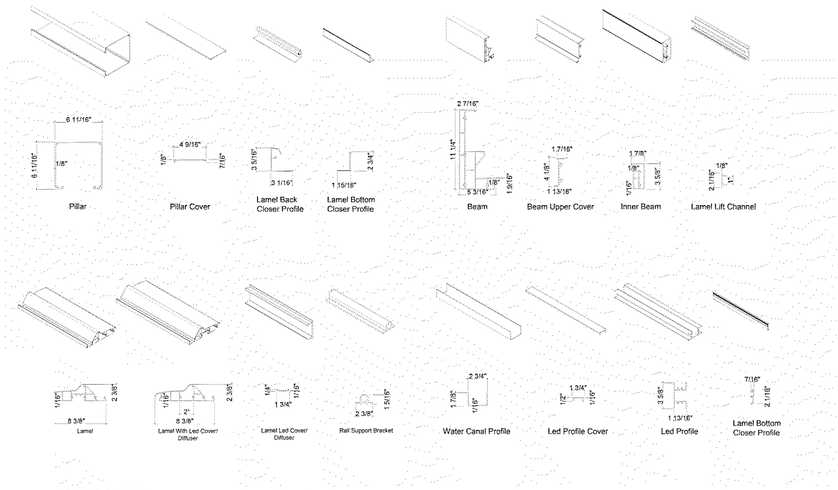

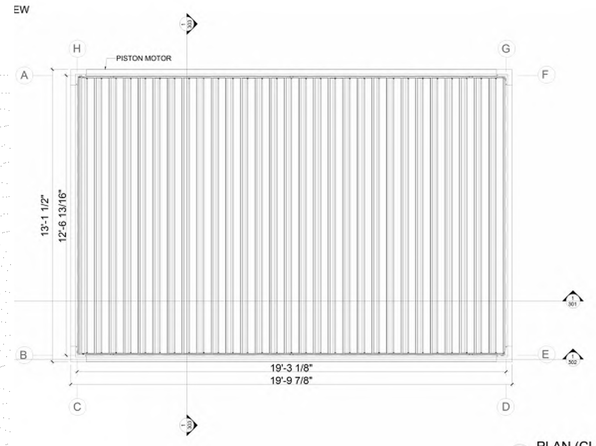

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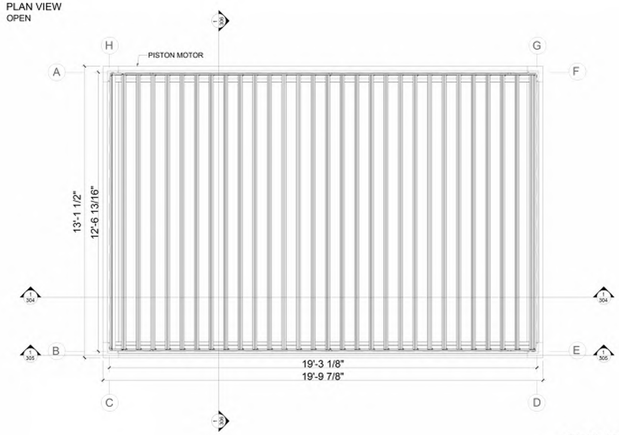
SCALE: 1/1

PLAN VIEW
OPEN



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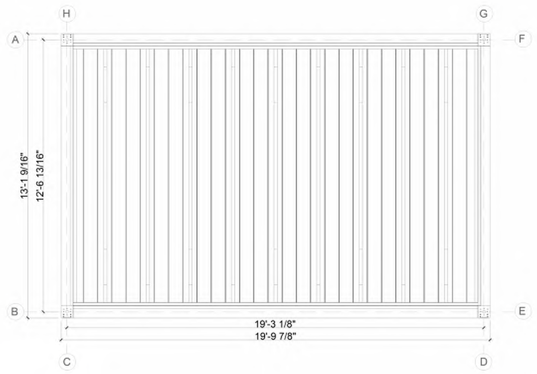

1 102 PLAN LIGHT LAYOUT (CLOSED)
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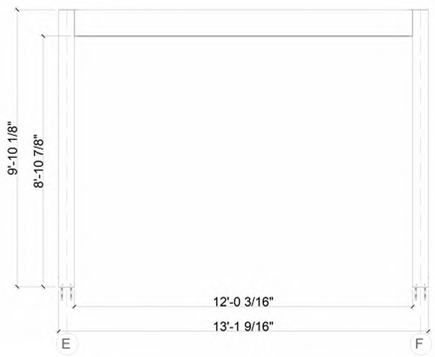
1 201 ELEVATION 1 (BACK VIEW)
SCALE: 1/1



1 202 ELEVATION 2 (RIGHT VIEW)
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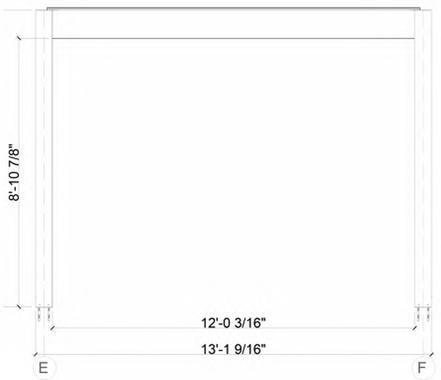
1 203 ELEVATION 3 (BACK VIEW)
SCALE: 1/1



1 204 ELEVATION 4 (RIGHT VIEW)
SCALE: 1/1

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DETAILS @ PROPOSED PERGOLAS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA 0015950 REGISTERED ARCHITECT

DATE:	04/14/2026
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DRAWN BY:	MS
CHECKED BY:	AS
DRAWING NO:	**A-4.2.0**

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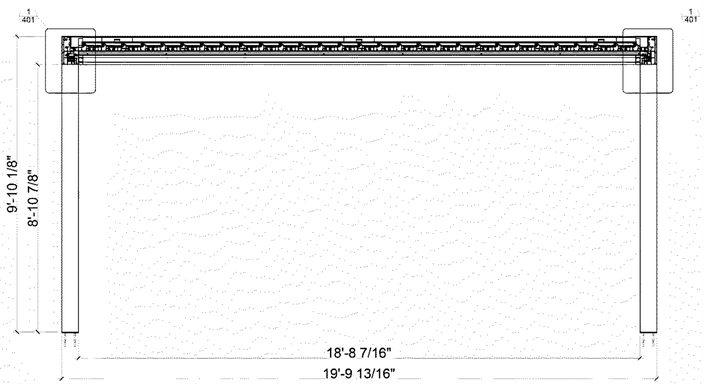

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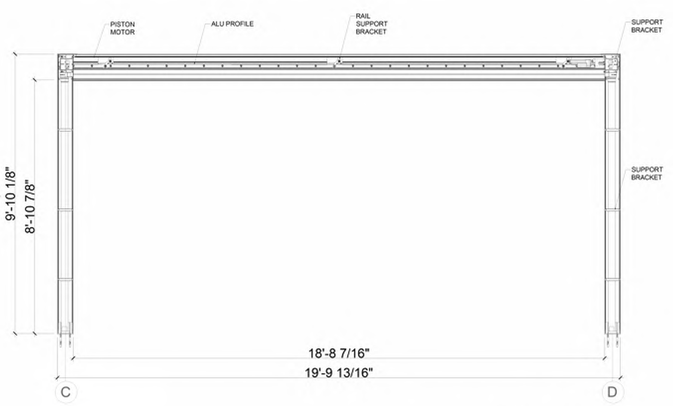

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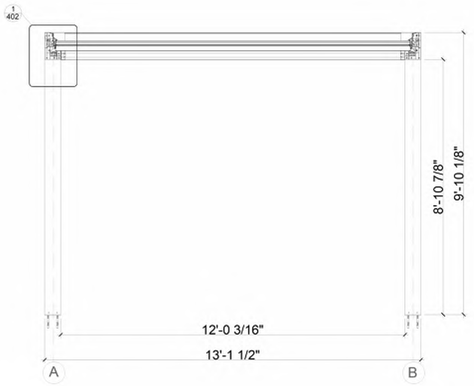

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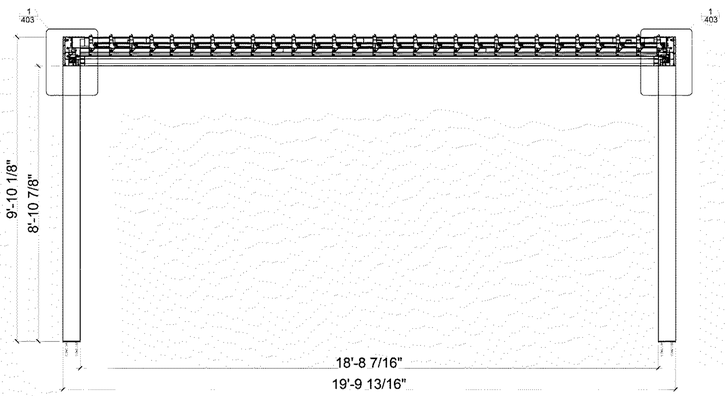

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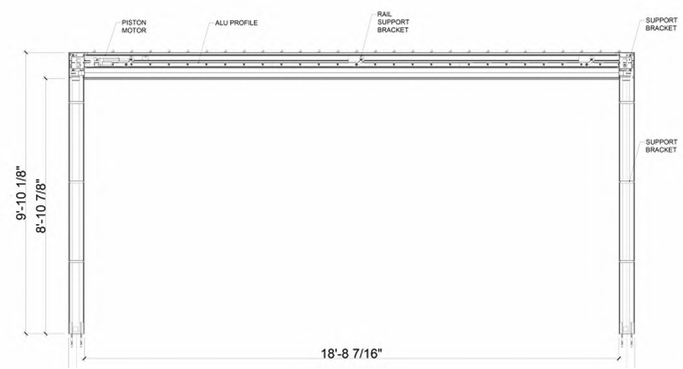

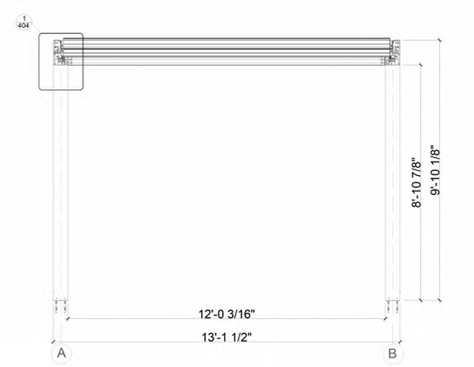

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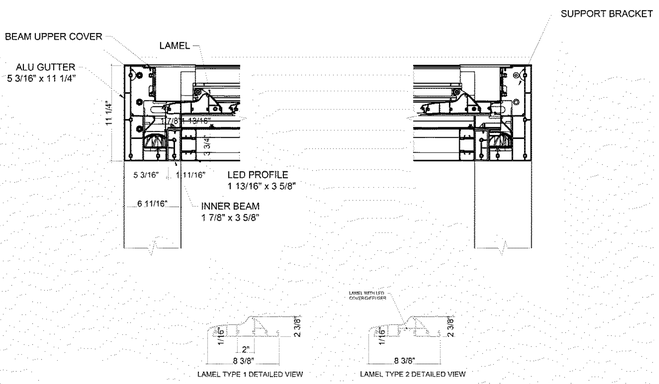

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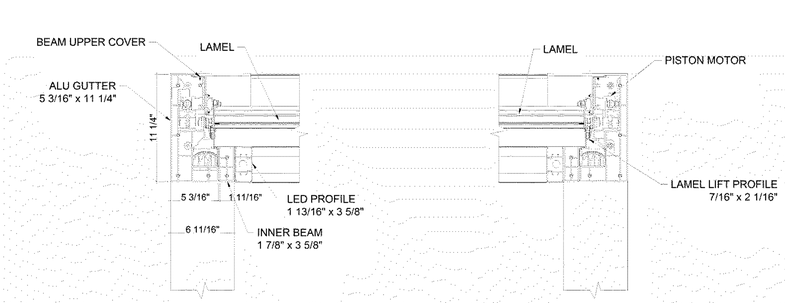

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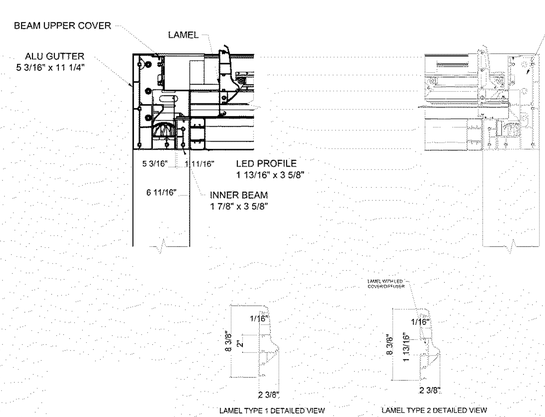

1 / 403 HEAD DETAIL
SCALE: 1/1

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SEAL & SIGNATURE

STATE OF CONNECTICUT — ARBEN SELA — 28 CONTINENTAL DR, WEST NYACK NY 10994 — LICENSED ARCHITECT

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DRAWING NO:
A-4.3.0

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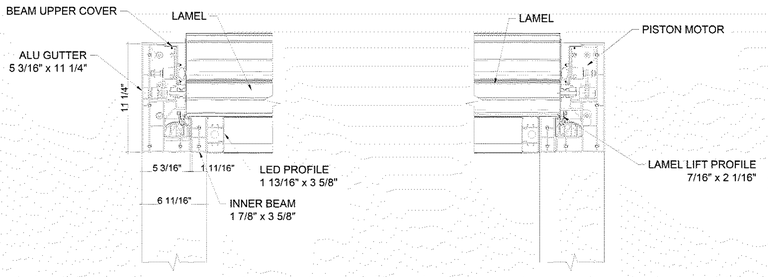

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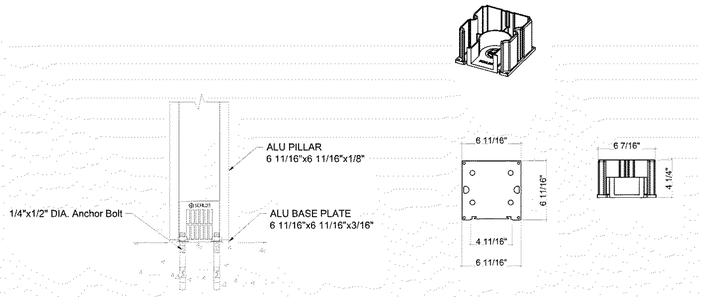

BASE PLATE DETAILED VIEW

1/405 SILL DETAIL
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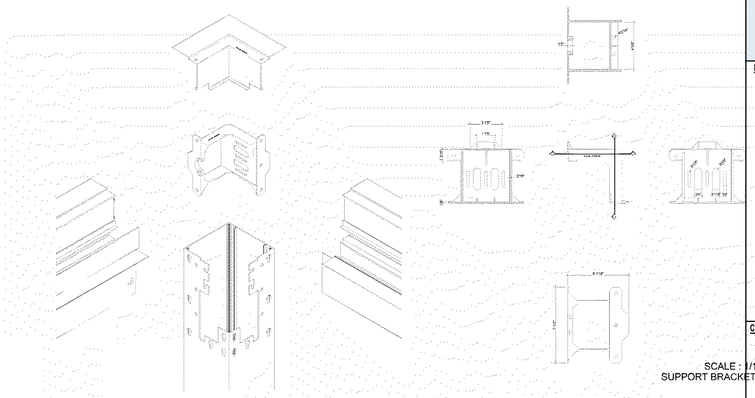

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SUPPORT BRACKET

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SCHILDR

Rotatable Louvered Roof

Cabbana X

High-end motorized louvered roof, made of aluminum structure with optional insulated aluminum panels, offers outstanding comfort in rainy and sunny days.



The Louvered Roof Cabbana X model, meticulously crafted by professional engineers, is designed to offer clients optimal comfort throughout all seasons. Constructed entirely from aluminum, this versatile system can be installed as a single unit or combined with multiple units (2, 3, 4, or more) for expanded coverage. By utilizing a remote control, the Aluminum louvers on the roof can be adjusted to open up to 90 degrees, ensuring suitability for any weather conditions.

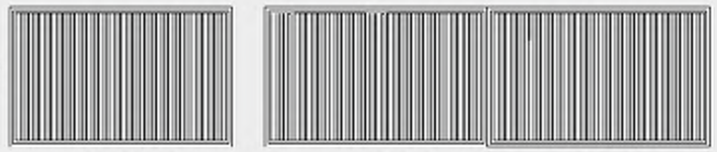
The ceiling's LED lights can be customized to any desired length, while the optional functional lighting along the system's perimeter adds a captivating allure to the Louvered Roof during night time. Electrical cables within the system meet UL listing standards. To further elevate the comfort within the designated area, Schildr has developed sliding glass systems and ZIP technology shades that can be seamlessly integrated with the Louvered Roof.

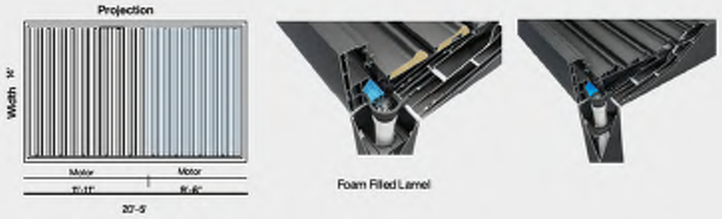
Specification

- Column Extrusion: 6 3/4" x 6 3/4"
- Gutter Beam Extrusion: 5 3/16" x 11 1/4"
- Louver Blade Extrusion: 7 7/8"
- Two Timotion TA16 (24V) Linear actuator motors used for a single unit
- Remote Controllable
- Louver Blades can be insulated with PU foam inserts
- Lighting Options: Linear LED, Perimeter LED (RGB) (Remote Controlled)
- Pulver/RAL Powder Coating and Wood Effect Finish color options are available
- The direction of rotation can be designed to open to either direction.
- 5 Year Warranty
- Suitable for all-season use
- All structural connecting components are made of Stainless steel
- A remote-controlled Electric heater can be mounted on the unit
- For fan installation, a 2x6 beam with matching color can be used
- Withstands severe weather conditions and is resistant against fire
- Designed to be installed without a need for any additional materials
- Suitable for installation on concrete, steel, and wood surfaces.
- Structural columns are designed to be anchored to the ground for a freestanding installation
- Can also be mounted on/attached to a solid wall (lean to) with an L-shaped mounting bracket. Weight: 30.8 kg/m2 or 6.27 lb/sq.ft

Cabbana X	MIN	MAX		Snow load	MIN	MAX
Width	6'-6"	14'		Psf	*40	*80
Projection	11'-11"	20'-5"				
Height		10'				

Cabbana X	MIN	MAX		Snow load	MIN	MAX
Width	14'	14'		Psf	*40	*80
Projection	11'-11"	20'-5"				
Baldesl (pcs)	13'	30				





Foam Filled Lamel















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NORTH

22 LOWNDES AVENUE NORWALK CT 06854
ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

DETAILS @ PROPOSED PERGOLAS

SEAL & SIGNATURE

STATE OF CONNECTICUT · ARBEN SELA · 28 CONTINENTAL DR · WEST NYACK NY 10994 · 646.489.6938 · REGISTERED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
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DRAWING NO:
A-4.4.0

K:\ATELIER MILOT SHALA\ATELIER MILOT SHALA PROJECTS\2025.09 22 Lowndes Avenue Norwalk CT\MODELS\2026 04 14\22 LOWNDES AVENUE NORWALK CT.rvt

Line #	Qty	Mark Unit	Product Line	Unit Description	Rough Opening	Frame Size	Inside Opening	Exterior Finish	Net Clear Opening	Species	Interior Finish	Unit Type	Call Number	Glass Information	Divider Type	Hardware Type	Screen Type	Hardware Color	Screen Surround Color	Screen Mesh Type	Jamb Depth	Interior Trim	Exterior Casing	Subsill
5	1	Garage Door	Elevate	Outswing French Door G3	37 5/16" X 96"	36 5/16" X 95 1/2"	37 5/16" X 96"	Gunmetal	31 37/64" X 92 3/32" 20.19 SqFt	None	Bare	Outswing French Door G3, X, Right Hand	CN3080	IG, Tempered Low E2 w/Argon, Silver	None	Performance Options : None, Northfield, Multi-Point Lock, Adjustable Hinges	None	Matte Black, Ebony	None	None	6 9/16"	None	Casing Type : None	None
6	1	Front Door	Ultimate	Inswing Door (3" Stiles)	85 5/8" X 110 1/2"	84 5/8" X 110"	85 5/8" X 110 1/2"	Gunmetal	76 3/16" X 106 3/8" 56.28 SqFt	Pine	Bare	Inswing Door (3" Stiles), XX, Left Hand	CN7090	Tempered Low E2 w/Argon, Silver	None	Performance Options : None, Multi-Point Lock, Adjustable Hinges	No Screen	Matte Black	None	None	6 9/16"	None	Casing Type : None	None
7	4	1st Floor Windows	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
7								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
7								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8	1	1st Floor Bath TEMP	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
8								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9	8	2nd Floor Windows	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
9								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10	4	2nd Floor Bath TEMP	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
10								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
11	4	2nd Fl Single Unit	Elevate	Elevate Assembly	37" X 90 3/4"	36" X 90 1/4"	37" X 90 3/4"																	
11								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Almond Frost	Almond Frost	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
11								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
12	4	2nd Fl Doors	Ultimate	Inswing Door (3" Stiles)	38 7/16" X 110 1/2"	37 7/16" X 110"	38 7/16" X 110 1/2"	Gunmetal	31 9/16" X 106 3/8" 23.32 SqFt	Pine	Bare	Inswing Door (3" Stiles), X, Left Hand	CN3090	Tempered Low E2 w/Argon, Silver	None	Multi-Point Lock, Adjustable Hinges	No Screen	Matte Black	None	None	6 9/16"	None	Casing Type : None	None
13	3	Living Room Doors	Modern	Sliding Door	229 1/2" X 120 3/4"	228" X 120"	229 1/2" X 120 3/4"	Gunmetal	108 59/64" X 116 3/64" 87.78 SqFt	None	Stone White	Sliding Door, OX-XO, Left Hand	None	IG - 15/16", Tempered Low E2 w/Argon, Black	None	None	Modern Sliding Screen	None	Gunmetal	Bright View Mesh	6 9/16"	None	None	None
15	2	Family/Dining Picture	Ultimate	Marvin Assembly	229" X 120 1/2"	228" X 120"	229" X 120 1/2"																	
15								Gunmetal	- X - -	Pine	Bare	Direct Glaze Rectangle	None	IG, Tempered Low E2 w/Argon, Black	None	None	None	None	None	None	4 9/16"	None	Casing Type : None, Casing Type : None	Subsill Type : None
15								Gunmetal	- X - -	Pine	Bare	Direct Glaze Rectangle	None	IG, Tempered Low E2 w/Argon, Black	None	None	None	None	None	None	4 9/16"	None	Casing Type : None, Casing Type : None	Subsill Type : None
15								Gunmetal	- X - -	Pine	Bare	Direct Glaze Rectangle	None	IG, Tempered Low E2 w/Argon, Black	None	None	None	None	None	None	4 9/16"	None	Casing Type : None, Casing Type : None	Subsill Type : None

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DESCRIPTION
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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR SCHEDULE

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA 0015950 REGISTERED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:
A-5.0.0

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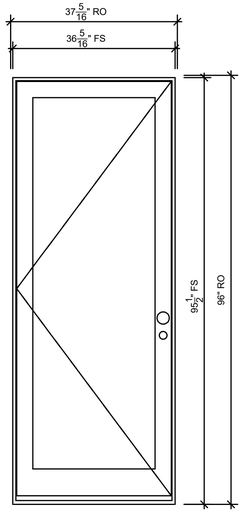
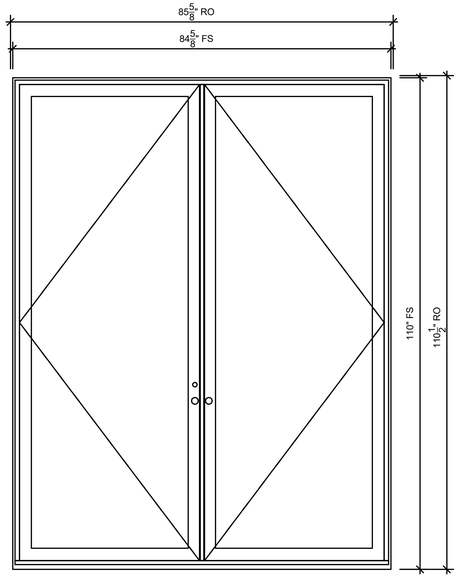


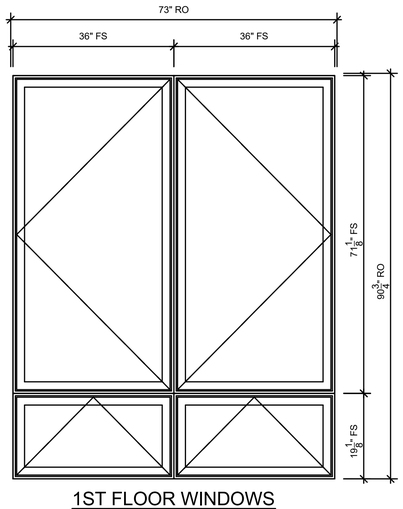
GARAGE DOOR
SCALE: 3/4" = 1'-0"

Head Jamb
Jamb Sill



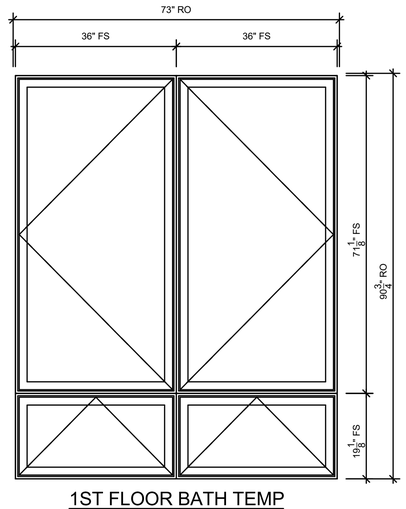
FRONT DOOR
SCALE: 3/4" = 1'-0"

Head Jamb Sill Meeting Stile



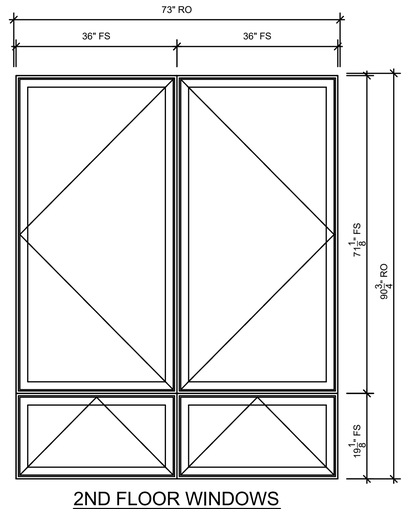
1ST FLOOR WINDOWS
SCALE: 3/4" = 1'-0"

Head Horizontal Mullion Jamb
Vertical Mullion Jamb Sill



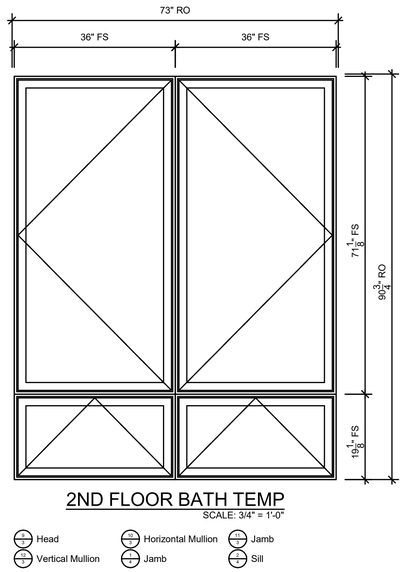
1ST FLOOR BATH TEMP
SCALE: 3/4" = 1'-0"

Head Horizontal Mullion Jamb
Vertical Mullion Jamb Sill



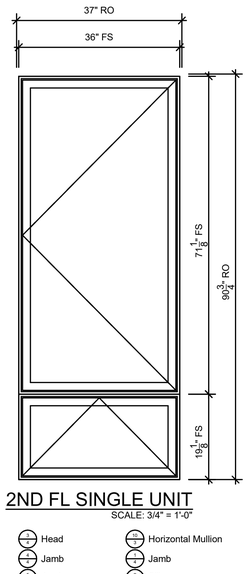
2ND FLOOR WINDOWS
SCALE: 3/4" = 1'-0"

Head Horizontal Mullion Jamb
Vertical Mullion Jamb Sill



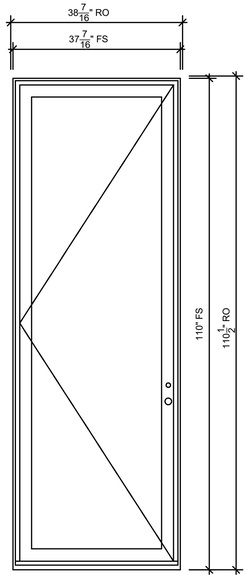
2ND FLOOR BATH TEMP
SCALE: 3/4" = 1'-0"

Head Horizontal Mullion Jamb
Vertical Mullion Jamb Sill



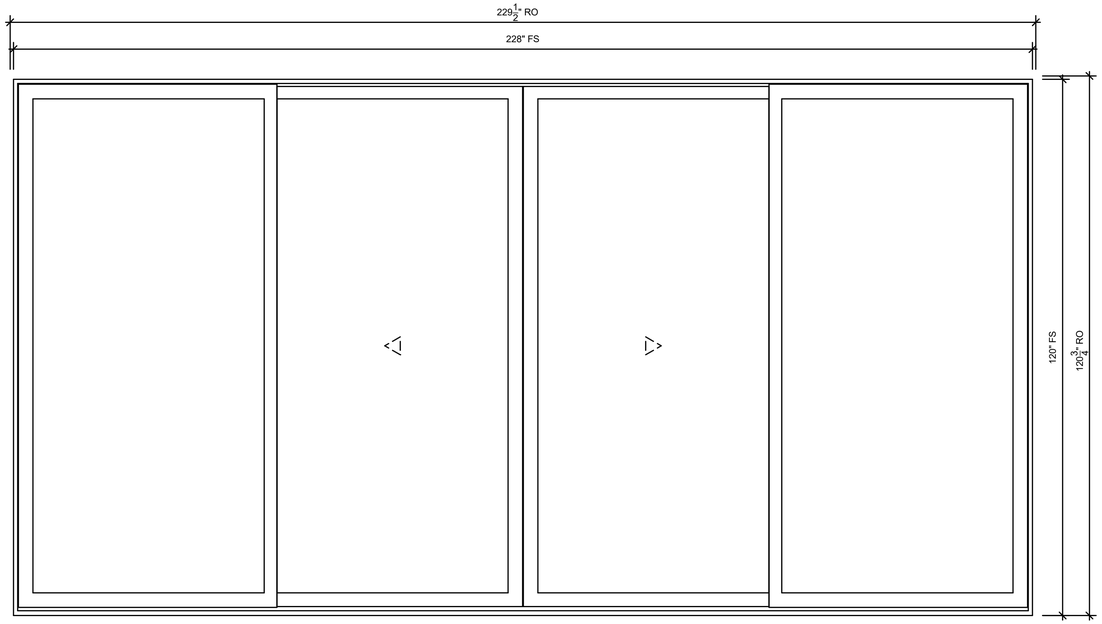
2ND FL SINGLE UNIT
SCALE: 3/4" = 1'-0"

Head Horizontal Mullion
Jamb Jamb
Jamb Sill



2ND FL DOORS
SCALE: 3/4" = 1'-0"

Head Jamb
Jamb Sill



LIVING ROOM DOORS
SCALE: 3/4" = 1'-0"

Head Jamb Sill Meeting Stile Meeting Stile

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DESCRIPTION

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTICUT · ARBEN SELA · REGISTERED ARCHITECT

DATE:04/14/2026
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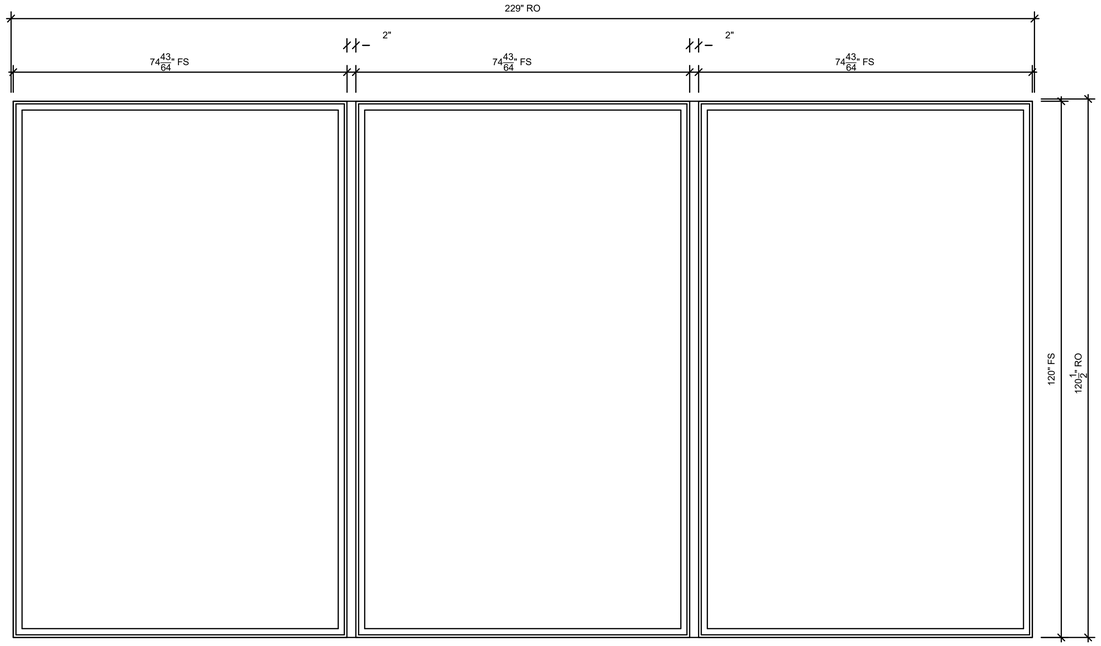

FAMILY/DINING PICTURE
SCALE: 3/4" = 1'-0"

Head Jamb Vertical Mullion Sill

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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

WINDOW & DOOR ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA AIA 0015950 LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
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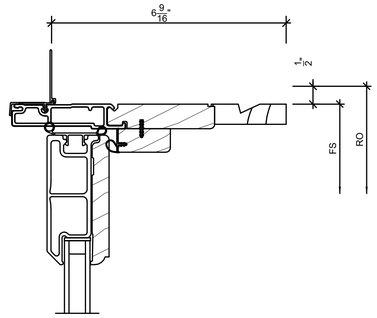
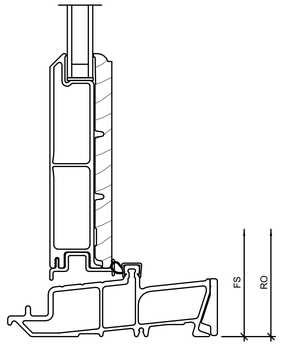


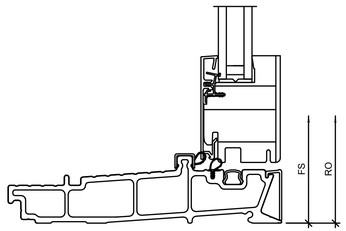
1/3 Head

SCALE: 6" = 1'-0"



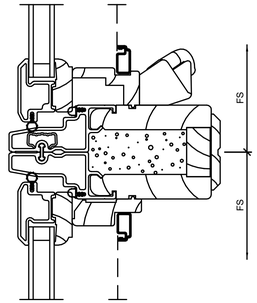
4/3 Sill

SCALE: 6" = 1'-0"



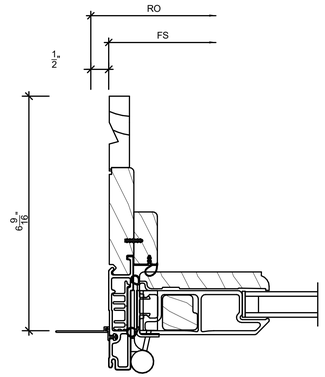
7/3 Sill

SCALE: 6" = 1'-0"



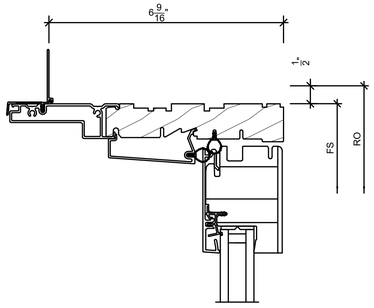
10/3 Horizontal Mullion

SCALE: 6" = 1'-0"



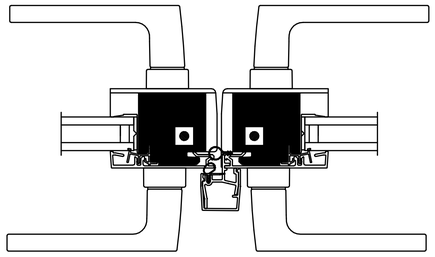
2/3 Jamb

SCALE: 6" = 1'-0"



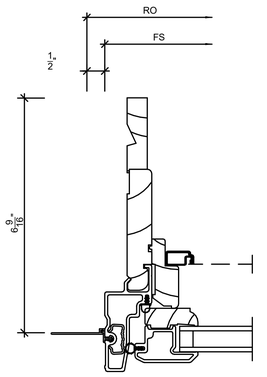
5/3 Head

SCALE: 6" = 1'-0"



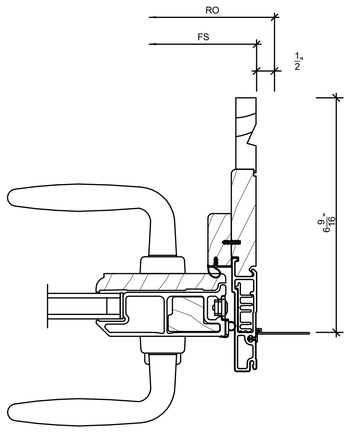
8/3 Meeting Stile

SCALE: 6" = 1'-0"



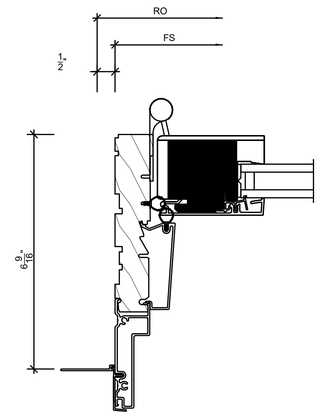
11/3 Jamb

SCALE: 6" = 1'-0"



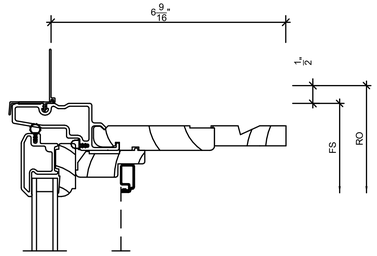
3/3 Jamb

SCALE: 6" = 1'-0"



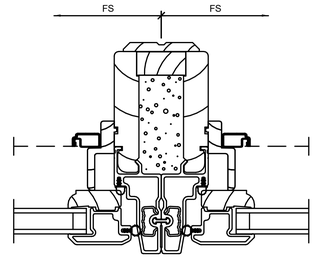
6/3 Jamb

SCALE: 6" = 1'-0"



9/3 Head

SCALE: 6" = 1'-0"



12/3 Vertical Mullion

SCALE: 6" = 1'-0"

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR DETAILS

SEAL & SIGNATURE

STATE OF CONNECTION — ARBEN SELA — LICENSED ARCHITECT

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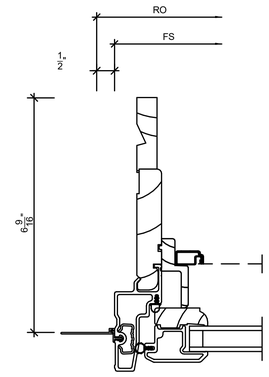
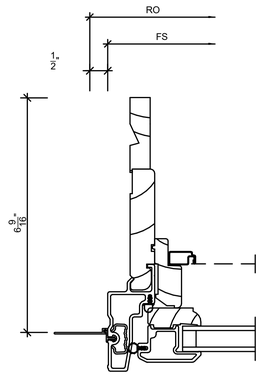
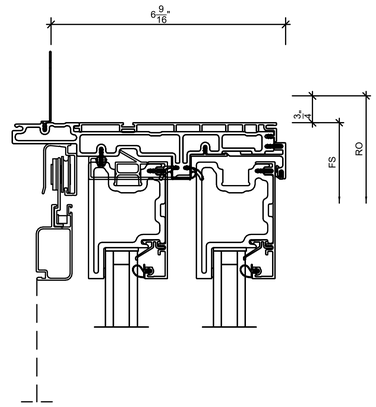


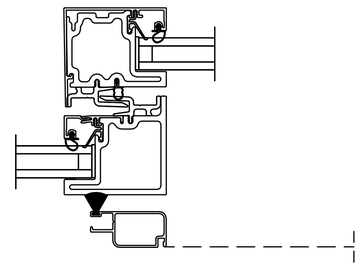
1/4 Jamb
SCALE: 6" = 1'-0"



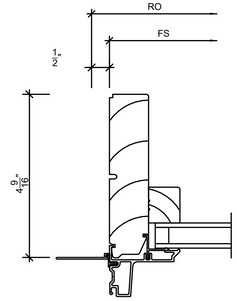
4/4 Jamb
SCALE: 6" = 1'-0"



7/4 Head
SCALE: 6" = 1'-0"



10/4 Meeting Stile
SCALE: 6" = 1'-0"



1/5 Jamb
SCALE: 6" = 1'-0"

2/4 Sill
SCALE: 6" = 1'-0"

5/4 Jamb
SCALE: 6" = 1'-0"

8/4 Jamb
SCALE: 6" = 1'-0"

11/4 Meeting Stile
SCALE: 6" = 1'-0"

2/5 Vertical Mullion
SCALE: 6" = 1'-0"

3/4 Head
SCALE: 6" = 1'-0"

6/4 Jamb
SCALE: 6" = 1'-0"

9/4 Sill
SCALE: 6" = 1'-0"

12/4 Head
SCALE: 6" = 1'-0"

3/5 Sill
SCALE: 6" = 1'-0"

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR DETAILS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA LICENSED ARCHITECT

DATE:	04/14/2026
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DRAWING NO:	A-5.4.0

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arben@buildplusarch.com

Note: These drawings are not for construction and are submitted for Architectural Review Board review only. No construction permits, approvals, or construction activities shall be based on this document

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AERIAL VIEW
NTS

OWNER: **MS. SYLVIA DUNDON 22 LOWNDES AVENUE NORWALK CT 06854 E-MAIL: SYLVIA_DUNDON@HOTMAIL.COM MOBILE PHONE: (917) 327-7834**
ISSUE DATE:**04/14/2026**

22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

ISSUED TO CITY OF NORWALK HARBOR MANAGEMENT COMMISSION





1 PROPOSED SITE PLAN
3/32" = 1'-0"

FOR REVIEW
1 04/14/2026 HARBOR MANAGEMENT COMMM.

22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

PLOT PLAN SITE ZONING ANALYSIS

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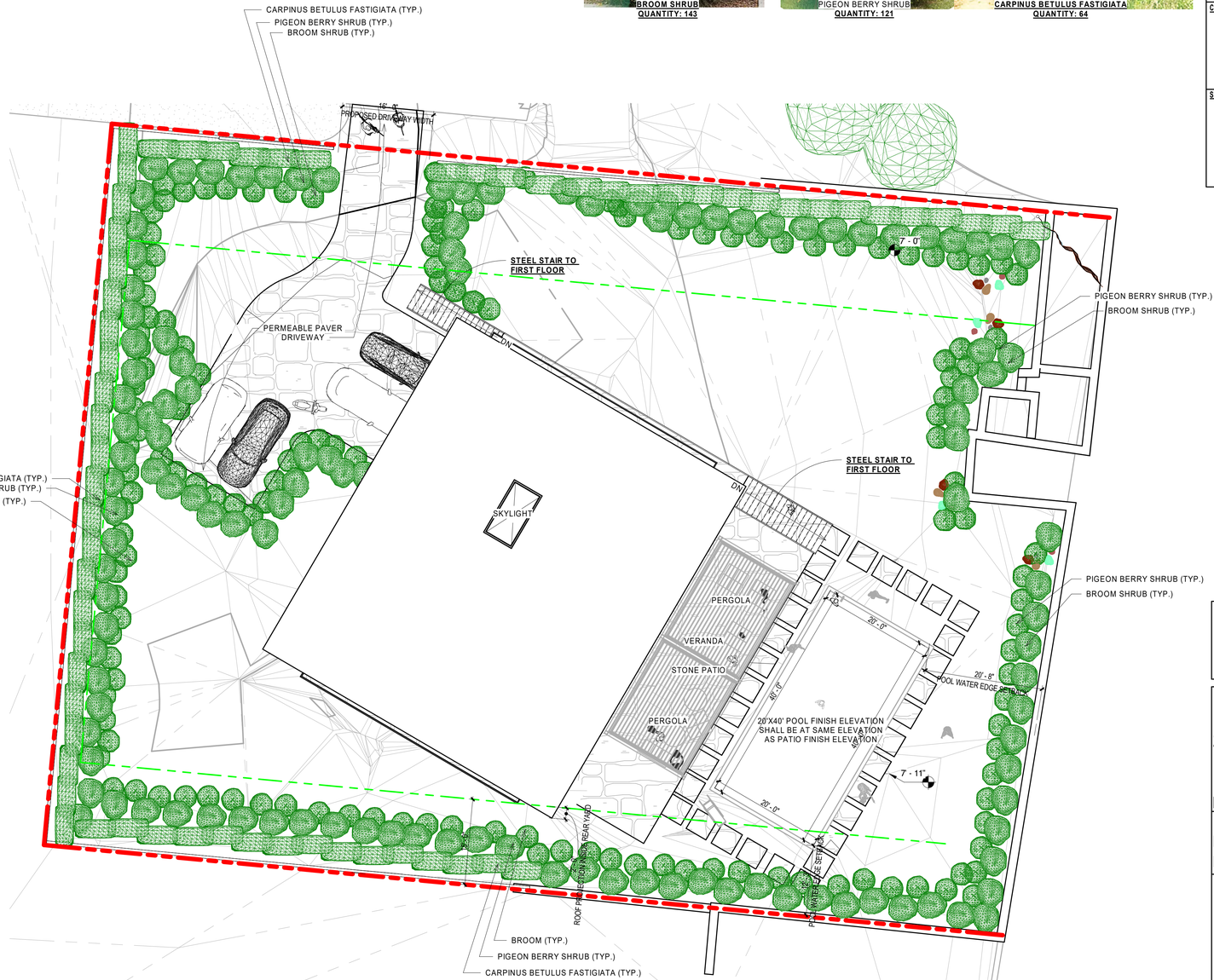
BROOM SHRUB
QUANTITY: 143



PIGEON BERRY SHRUB
QUANTITY: 121

CARPINUS BETULUS FASTIGIATA
QUANTITY: 64



1 PROPOSED LANDSCAPE PLAN
3/32" = 1'-0"

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PROPOSED LANDSCAPE PLAN

SEAL & SIGNATURE

STATE OF CONNECTICUT · ARBEN SELA · REGISTERED ARCHITECT

DATE:	04/14/2026
PROJECT NO.:	2025.09
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STATE OF CONNECTICUT
ARBEN SELA
AIA 0015950
LICENSED ARCHITECT

DATE:04/14/2026
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NORTH

22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

RENDERINGS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA ARI.0015950 REGISTERED ARCHITECT

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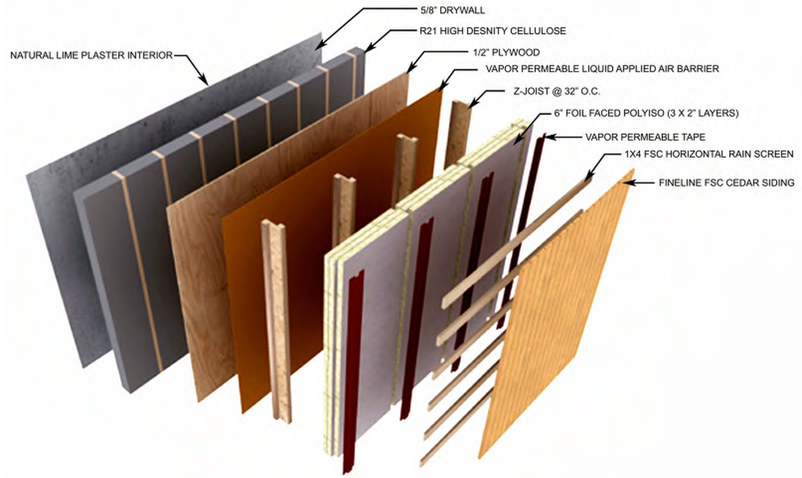





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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

RENDERINGS

SEAL & SIGNATURE

STATE OF CONNECTICUT
ARBEN SELA
No. 0015950
LICENSED ARCHITECT

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61'-0" FOUNDATION WALL

2'-0" | 6'-1¾" | 6'-1¾" | 6'-1¾" | 6'-8⅝" | 6'-8⅝" | 6'-8⅝" | 6'-1½" | 6'-1¾" | 6'-1¾" | 2'-0"

18' - 4" OPEN | 1' - 11" PIER | 18' - 8" OPEN | 1' - 10" PIER | 18' - 3" OPEN

5'-10¼" | 5'-10¼" | 5'-10¼" | 5'-10¼" | 5'-10¼" | 5'-10¼"

17'-10⅞"

5" CONCRETE FLOOR SLAB REINFORCED WITH #4 BARS AT 12" SPACING EACH WAY OVER A 2" CLOSED CELL SPRAY FOAM INSULATION OVER A 4" BED OF ¾" CRUSHED STONE OVER COMPACTED BACKFILL. FINISHED FLOOR = 9'-0"

ENGINEERED FLOOD OPENINGS: A0 = 0.033 [1/C] R AE
WHERE: A0 = TOTAL NET AREA OF OPENINGS REQUIRED (IN2)
0.033 = COEFFICIENT CORRESPONDING TO A FACTOR OF SAFETY OF 5.0 (IN2 • HR/FT3)
C = OPENING COEFFICIENT (NON-DIMENSIONAL; SEE ASCE 24, TABLE 2-2)
R = WORST CASE RATE OF RISE AND FALL (FT/HR)
AE = TOTAL ENCLOSED AREA (FT2)
TOTAL FLOOR AREA : 2,746 SF
TOTAL REQUIRED ENGINEERED FLOOD OPENING AREA: 2,800 SF

FLOOD VENTS AND BREAKAWAY WALLS

FLOOD VENTS AND BREAKAWAY WALLS

45'-0" FOUNDATION WALL

45'-2" GRADE BEAM

FLOOD VENTS AND BREAKAWAY WALLS

STEEL STAIR TO FIRST FLOOR
17 R @ 0' - 7"
UP

STEEL STAIR TO ELEVATOR PLAT
4 R @ 0' - 7"
3'-0"
UP

STEEL FRAMED LANDING
BASE FLOOD ELEVATION +2'-0"

6'-0"

5'-6"

TYPICAL HELICAL PILE LOCATION

ELEVATOR
BASE FLOOD ELEVATION +2'-0"

14'-0"

2 CAR GARAGE

MECHANICAL ROOM POOL EQUIP ROOM
BASE FLOOD ELEVATION +2'-0"

FLOOD VENTS OVERHEAD GARAGE DOOR (WIDE) - MODEL 1540-524
LOOD COVERAGE: 200 SQ. FT.
VENT SIZE:16"W X 8"H X 3"D
ROUGH OPENING:16"W X 8"H

14'-0"

23'-3"

3'-0"X 8'-0" ENTRESS DOOR

16'-0"X 8'-0" GARAGE DOOR

6'-4" | 6'-4" | 6'-4" | 6'-4" | 6'-4" | 6'-4" | 6'-4" | 6'-4" | 6'-4" | 2'-0"

61'-2" GRADE BEAM

PERVIOUS PAVER DRIVEWAY

FLOOD VENTS AND BREAKAWAY WALLS

STEEL STAIR TO FIRST FLOOR
18 R @ 0' - 6"
UP

1 GRADE GARAGE FOUNDATION PLAN
3/8" = 1'-0"

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GRADE GARAGE FOUNDATION PLAN

SEAL & SIGNATURE

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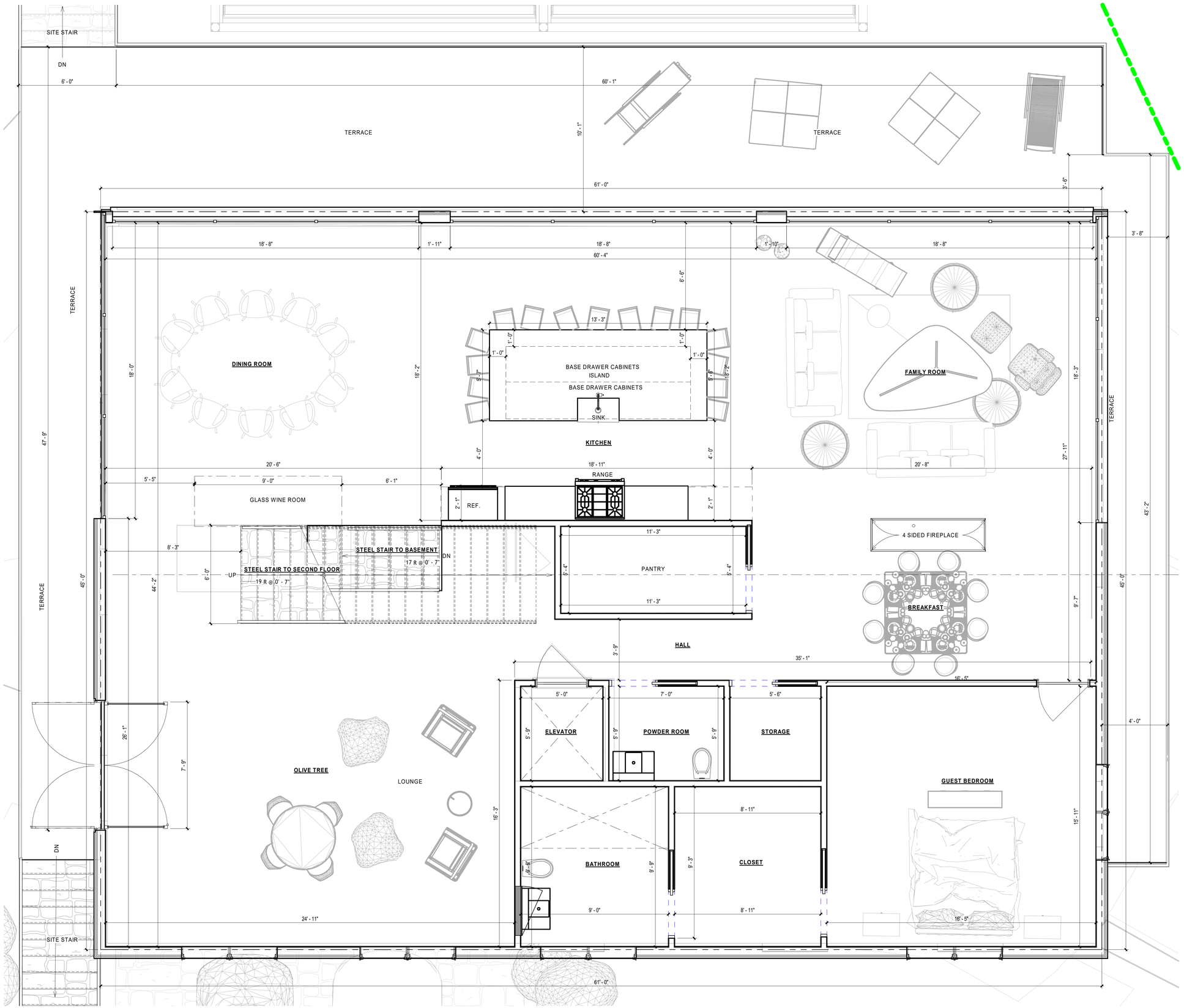

1 FIRST FLOOR
3/8" = 1'-0"

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FIRST FLOOR PLAN

SEAL & SIGNATURE

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1 SECOND FLOOR
3/8" = 1'-0"

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SECOND FLOOR PLAN

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STATE OF CONNECTICUT
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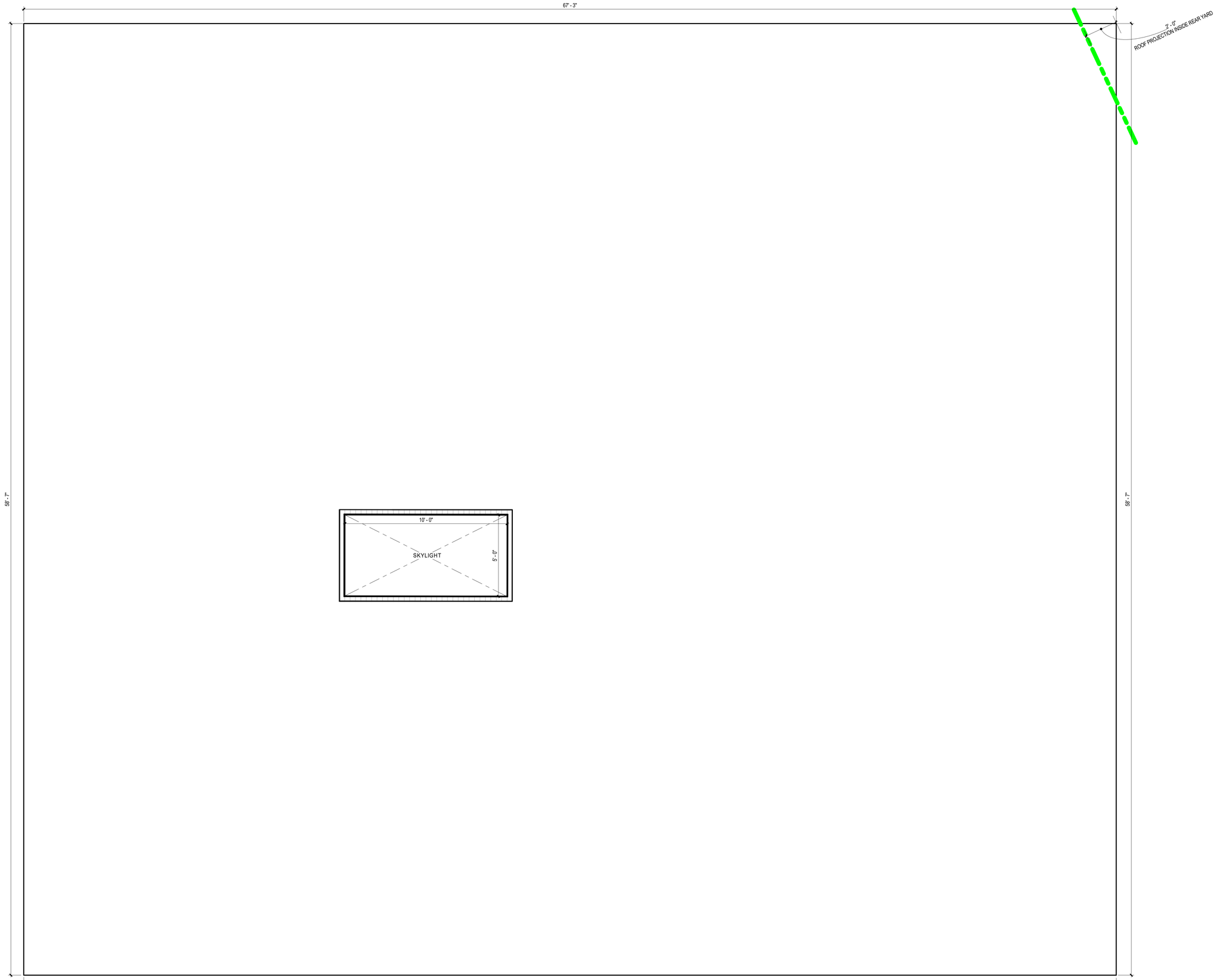

1 ROOF
3/8" = 1'-0"

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ROOF PLAN

SEAL & SIGNATURE

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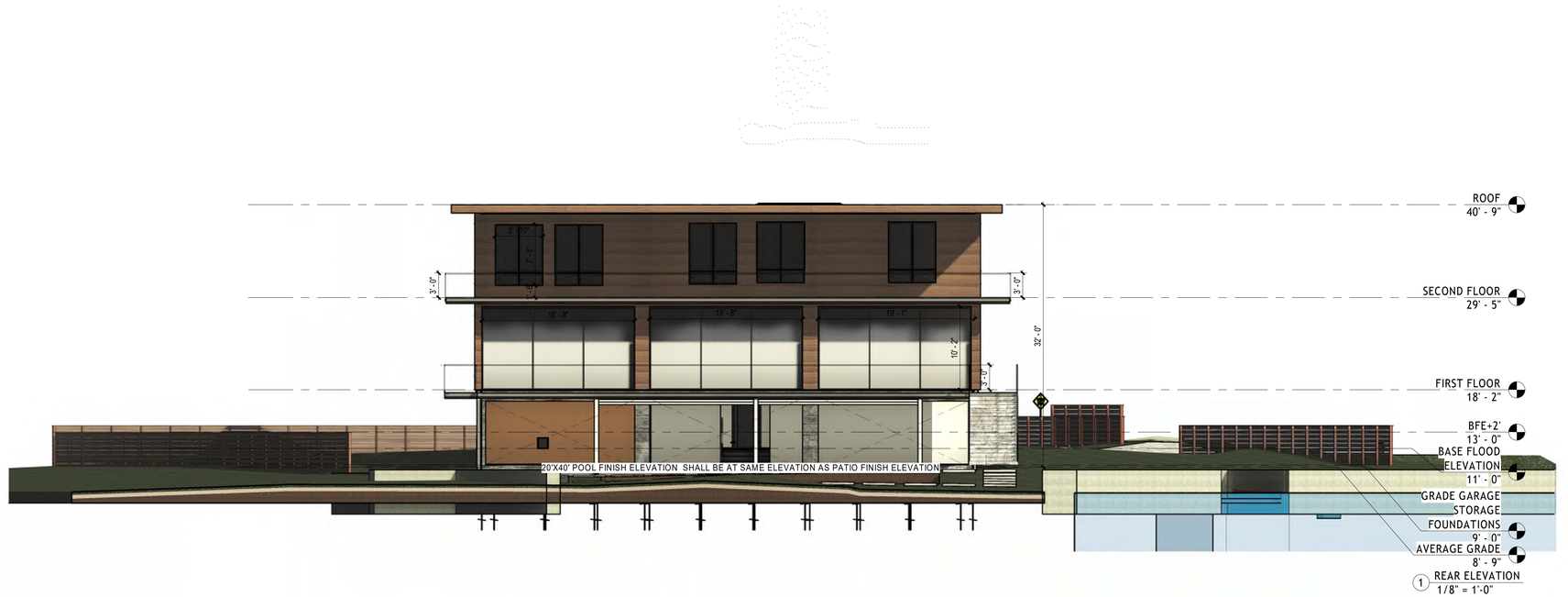

1 REAR ELEVATION
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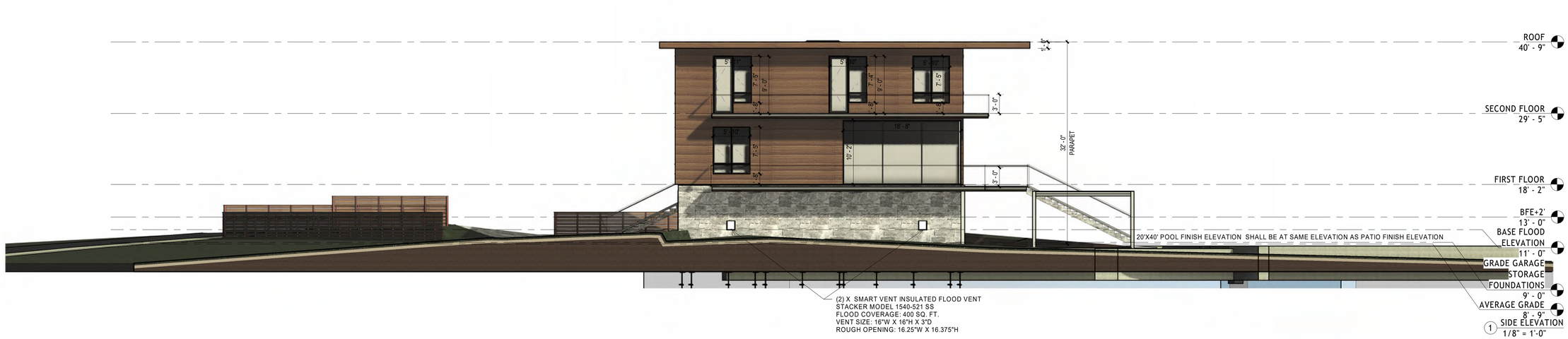
22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

BUILDING ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:
A-3.1.0



1 SIDE ELEVATION
1/8" = 1'-0"

OWNER:
MS. SYLVIA DUNDON 22
LOWNDES AVENUE
NORWALK CT 06854
T. (917) 327-7834
E-MAIL: SYLVIA_DUNDON@HOTMAIL.COM

PROJECT DESIGNER:
Atelier Milot Shala
Milot Shala, Principal.
5700 Arlington Ave. Suite 16D Riverdale NY 10471
T. 917.710.7614 F. 347.427.2132
E. milotshala@ateliermilotshala.com www.ateliermilotshala.com

PROJECT ARCHITECT OF RECORD:
ARBEN SELA, AIA
28 CONTINENTAL DR
WEST NYACK NY 10994
CT LIC# ARI.0015950
EXPIRATION: 07/31/2026
646.489.6938
arben@buildplusarch.com

CIVIL ENGINEER:
REDNISS & MEAD, INC.
22 FIRST STREET
STAMFORD CT 06905-5101
T.203.327.0500
E-MAIL: V.HYNES@REDNISSMEAD.COM

STRUCTURAL ENGINEER:
DAY & STOKOSA
ENGINEERING P.C.
3 VAN WYCK LANE SUITE 1
WAPPINGERS FALLS NY 12590
T.203.327.0500
E-MAIL:MDAY@DAYSTOKOSAENG.COM

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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

BUILDING ELEVATIONS

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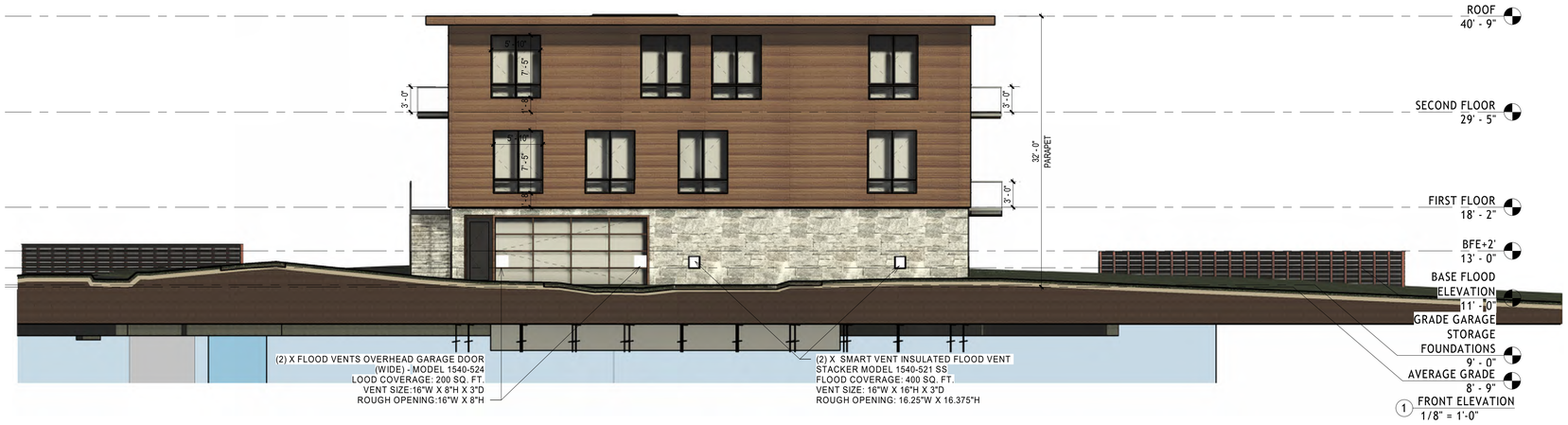

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NORWALK CT 06854
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2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

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STATE OF CONNECTICUT
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DATE:04/14/2026
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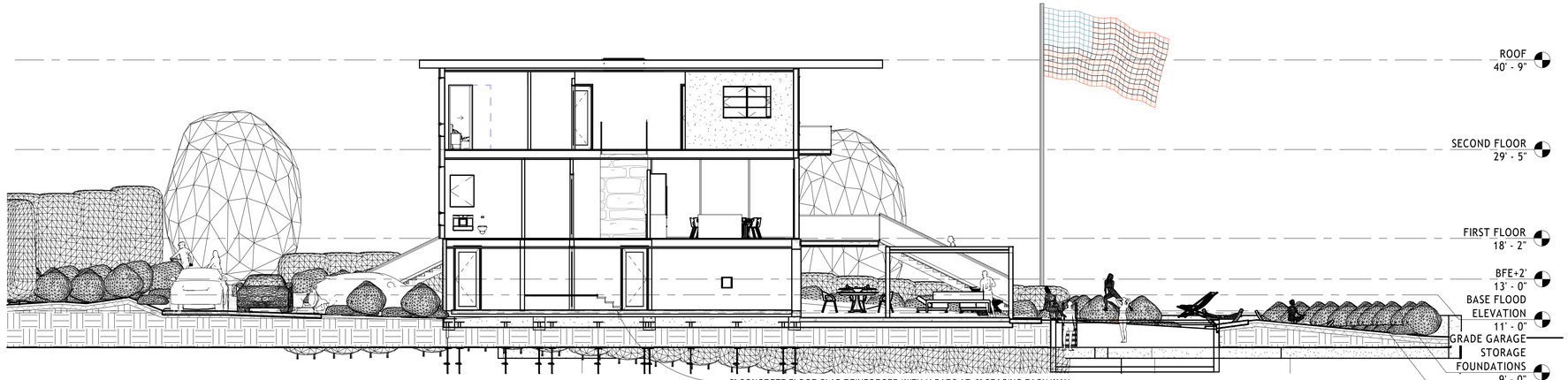
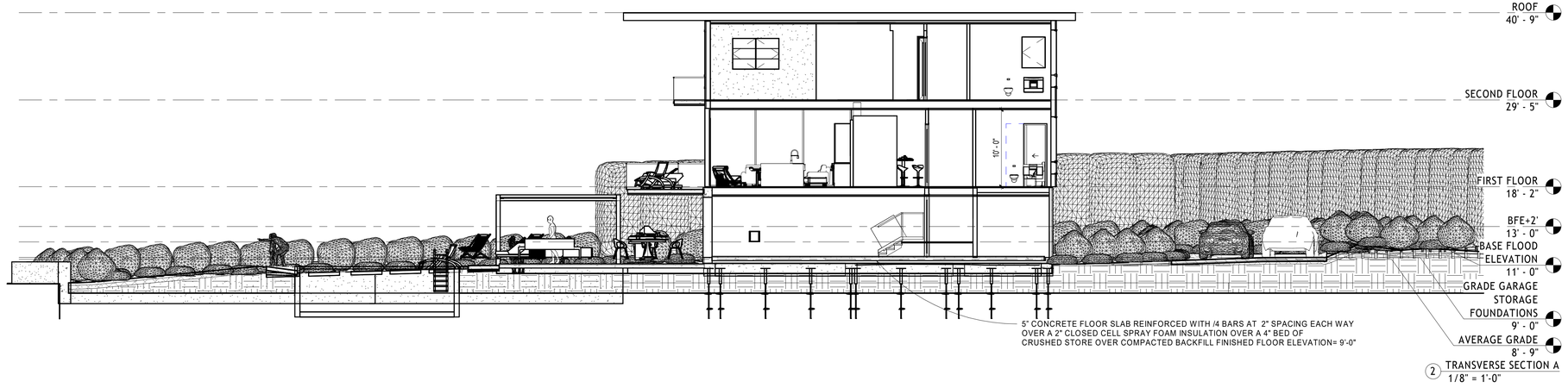
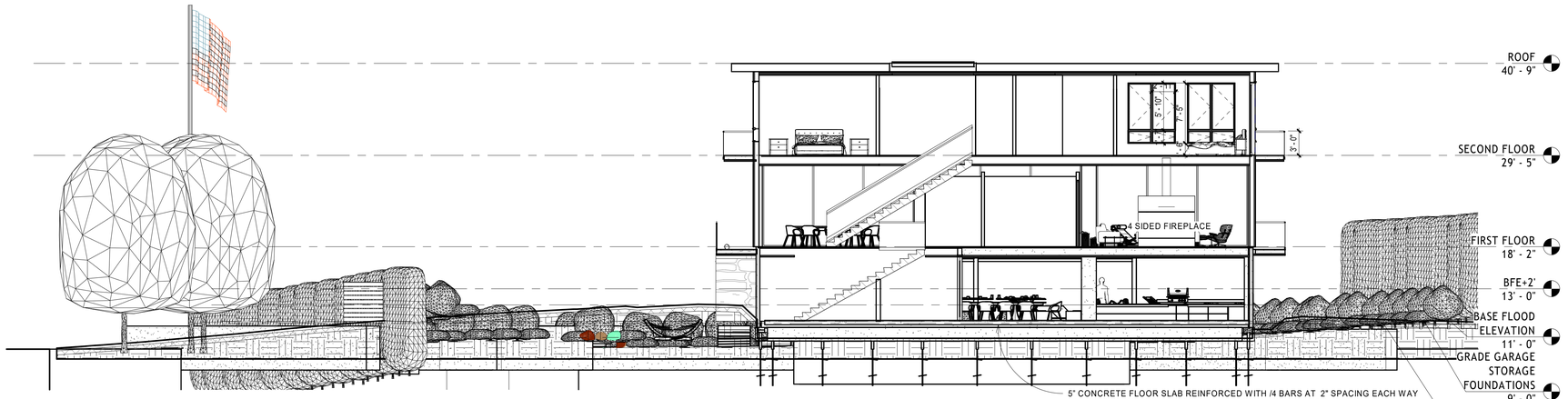


1 TRANSVERSE SECTION B
1/8" = 1'-0"



2 TRANSVERSE SECTION A
1/8" = 1'-0"



3 LONGITUDINAL SECTION A
1/8" = 1'-0"

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

BUILDING SECTIONS

SEAL & SIGNATURE

DATE:04/14/2026
PROJECT NO.:2025.09
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DRAWING NO:
A-4.0.0

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UNA-CLAD™ METAL
COLOR SELECTION



SEAMLESS K-STYLE GUTTERS DOWNSPOUTS
https://www.jaykayguttersupply.com/k-style-gutters.php

Black

22 GAUGE ALUMINUM PLATES&TRIM UNA-CLAD KYNAR 500 ®/HYLAR 5000® PRE-FINISHED GALVANIZED STEEL ARCHITECTURAL SHEET & COIL_____
https://www.firestonebpco.com/content/dam/fsbp/migrated-document/latam/en/16/169752.pdf_____

MATTE BLACK ALL ROOFS
https://www.firestonebpco.com/us-en/roofing/metal-roofing-systems/warranted-una-clad-uc-panels/warranted-una-clad-products

Matte Black

Extra Dark Bronze

CEMENTITIOUS STUCCO CONCRETE FOUNDATIONS PARGE
https://masterwall.com/

HONEY EUCALYPTUS / NATURSOFFIT-W
https://parklexprodema.com/usa/products/soffit-panels-usa/natursoffitw-honey-eucalyptus/



We finish strong.

Superior Color Selector

#420 White

#840 White

#108 Burns White

#143 White Waters



1-1/4" THICK NATURAL STONE VENEER RANDOM STACKED
http://www.byrammason.com/

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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

EXTERIOR FINISH MATERIALS

SEAL & SIGNATURE

STATE OF CONNECTICUT
ARBEN SELA
ARI.0015950
LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
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DRAWING NO:
A-3.4.0

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Assembly instructions:

The ventilated facade has several advantages over a conventional facade:
– Permeability: Moving air difuses water vapour from the inside out and facilitates the 'breathing' of the facade, preventing condensation behind the panels.
– Water protection: Moving air provides protection from the elements, because it avoids water filtering the building.
– Thermal insulation: The load-bearing frame is insulated from the exterior subframe, eliminating thermal bridges. In this manner, temperature fluctuations are reduced in the interior, leading to energy savings.
– Solar protection: Thermal confort is improved inside the building by preventing overheating in the summer, as it facilitates 'breathing' of the facade. This reduces the amount of thermal energy that reaches the inside of the building. The internal structure is protected from direct radiation and from the elements
– Acoustic protection: The panels also act as a barrier for acoustic waves reducing the amount of noise coming from the outside, although it doesn't provide acoustic insulation properties.

Ventilation behind the panel is required.

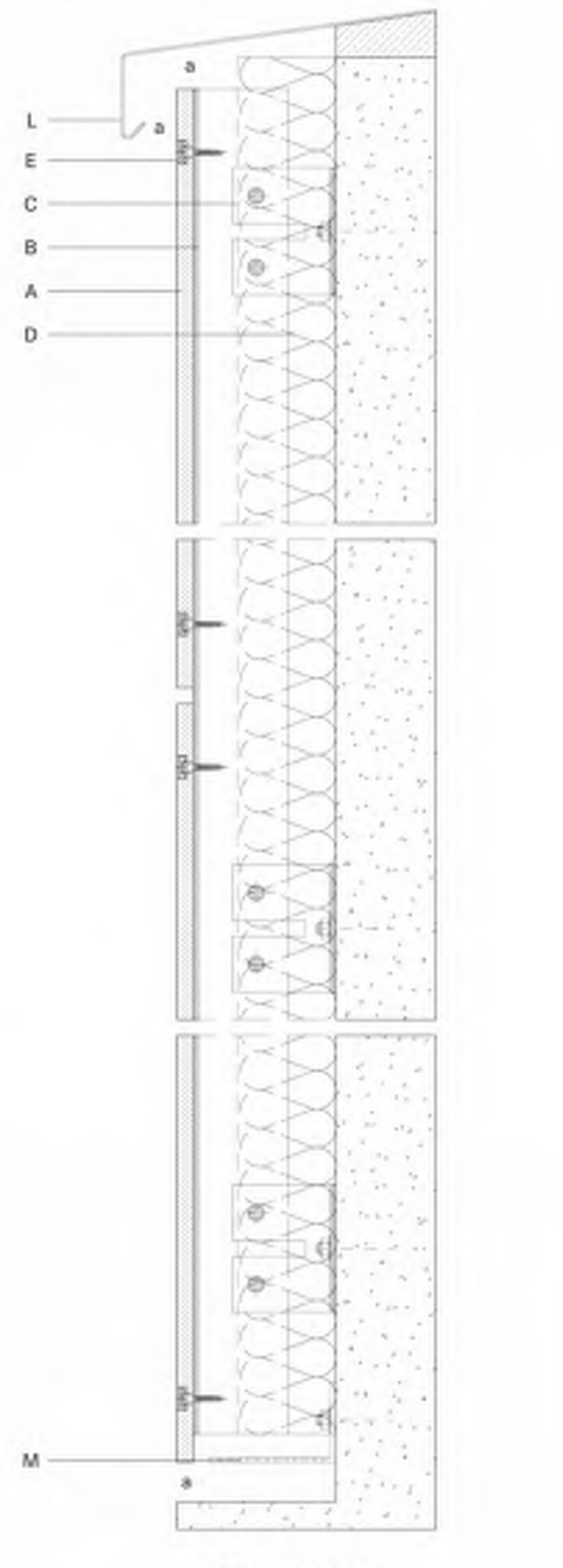
For the installation of panels in ventilated facade mode, the panels are installed on vertical channels, creating an uninterrupted flow of air in the rear part of the panel. Cladding panels must be installed as a ventilated facade; therefore, they must be separated from the wall with channels, which are installed vertically, forming a chamber with a space of ≥ 20 mm (3/4"), except in those countries with specific technical code requirements.
In the event that some type of insulation is installed, a double-profile subframe or a single-profile subframe with adjustable supporting elements must be installed, ensuring that the chamber is maintained. To permit air circulation in the ventilated chamber, the air intake and output must be correctly proportioned.

Head ventilation:

The ventilation at the head of the chamber must be ≥ 20 mm (3/4"). This ventilation space must be left whenever there is an interruption in the face of the cladding panels.

Base ventilation:

The ventilation at the base of the chamber must be ≥ 20 mm (3/4"). This ventilation space must be left whenever there is a new base i.e. if the cladding panels are interrupted by windows or other elements.

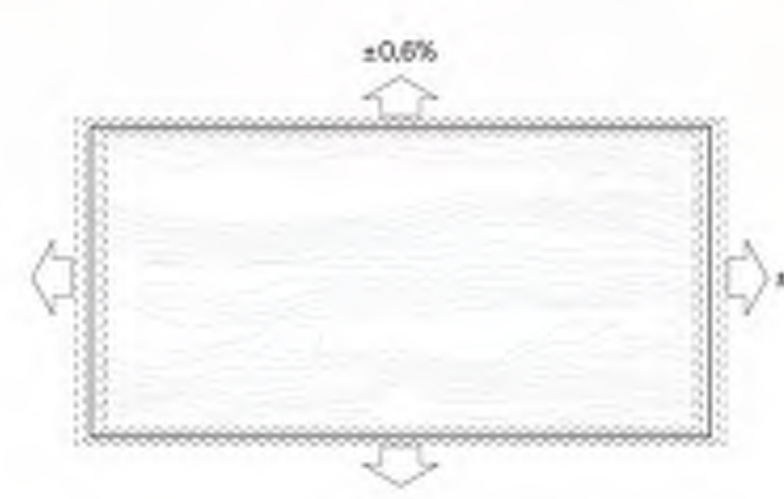


A. Cladding panel
B. Vertical metal profile
C. Wall bracket
D. Insulation
E. Screw
L. Metal sheet
M. Screen
a ≥ 20 mm (¾") (except for specific code requirements)

Dimensional Stability:

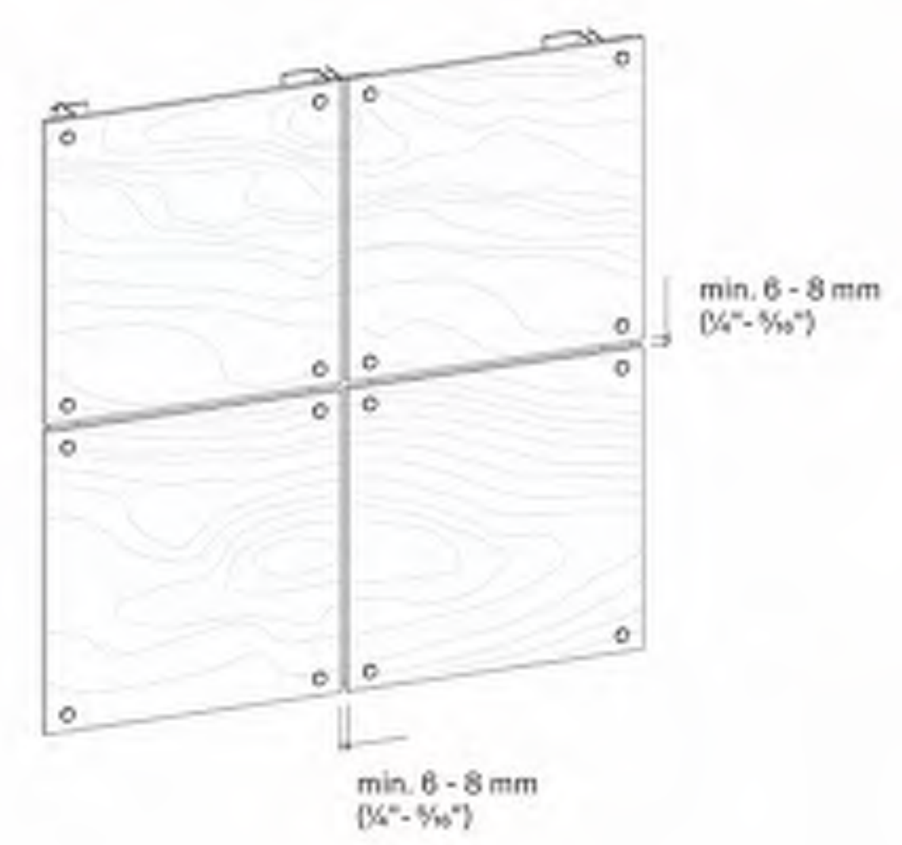
It must be kept in mind that the exterior panels will be exposed to changing seasons over the years, and they are composed of natural wood. Given that wood is a living material which suffers dimensional variations due to changes in humidity and temperature, it is important that the fasteners used are the indicated by PARKLEX PRODEMA, allowing the panels to move and not blocking their expansion and contraction.

All our cladding panels are resistant to vapor, water, snow and ice. However, we do not recommend submerging panels permanently or for extended periods of time.



Expansion Joints:

It is necessary to leave expansion joints around the perimeter of all panels to ensure they can absorb any expansion movements. The thickness of these joints depends on the panel dimensions and the facade design. As an example, for panels measuring 2440x1220 mm (4'x8'), these joints must be at least 6-8 mm (1/4"-5/16"). It is recommended not to seal the joints with flexible materials, as this may lead to an accumulation of dirt around the edges of the panels.



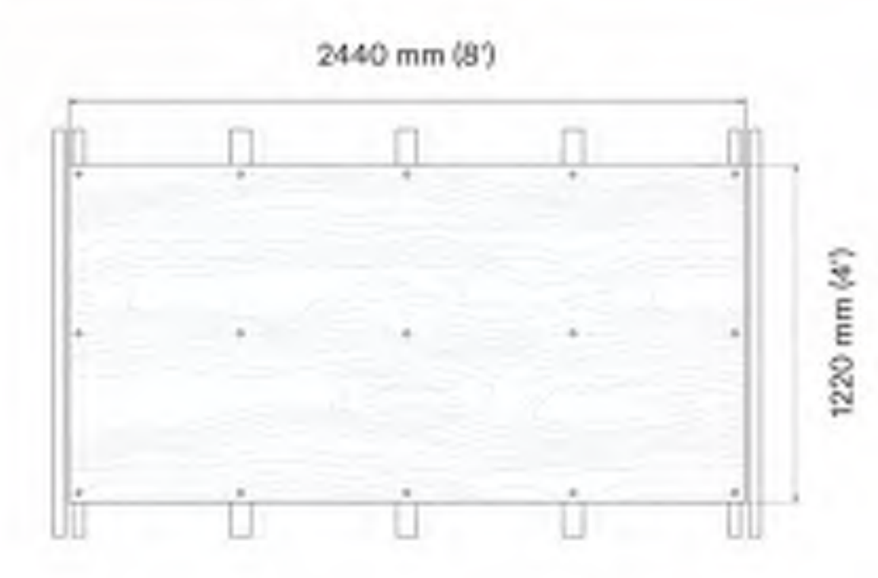
Minimum Support Points per Panel:

For fastening the screws on PARKLEX PRODEMA panels it is required to do predrilled holes.

The distances between supporting points depend on the panel thickness.

Distance between fasteners:

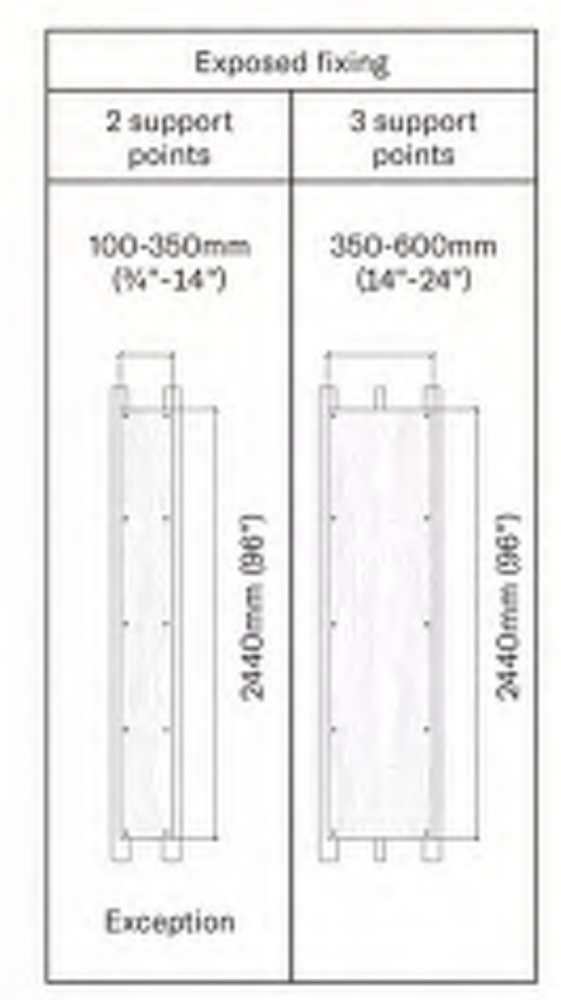
THICKNESS	MAXIMUM DISTANCE
10 mm (⅜")	600 mm (24")
12 mm (½")	800 mm (32")



Profile distribution for 10 mm (⅜") Cladding.

Three supporting points are required in every direction:

Pieces between 350mm and 600mm (14"-24") need an additional intermediate point. Narrower pieces can be installed with only two supporting points. See table below.



NATURCLAD-W, NATURCLAD-B, NATURSOFFIT-W and NATURHARDPANEL-W panels can be installed by using concealed fastening with caps.

This installation system is valid for installing on facades, exterior soffits or interior walls and ceilings.

PARKLEX PRODEMA offers caps in the same finish as the cladding, soffit and interior panels, for concealed fastening using caps measuring 14 mm (9/16") in diameter. The panels are mounted on vertical channels to create a ventilated air chamber behind the panels. In the event that the wall is not perfectly plumb, wall brackets or shims are used to adjust the depth of the channel installation.

Panel thicknesses:

	6mm	8mm	10mm	12mm	14mm	16mm	18mm	20mm	22mm
NATURCLAD-W			√	√					
NATURCLAD-B			√	√					
NATURSOFFIT-W			√	√					
NATURHARDPANEL-W			√	√					

Panel dimensions:

2400 x 1220mm (8' x 4')
2700 x 1220 mm (8.86' x 4') *upon request*
2200 x 1220 mm (86,6" x 4') *Chestnut, Boreal, Coffee*

Panel layout:

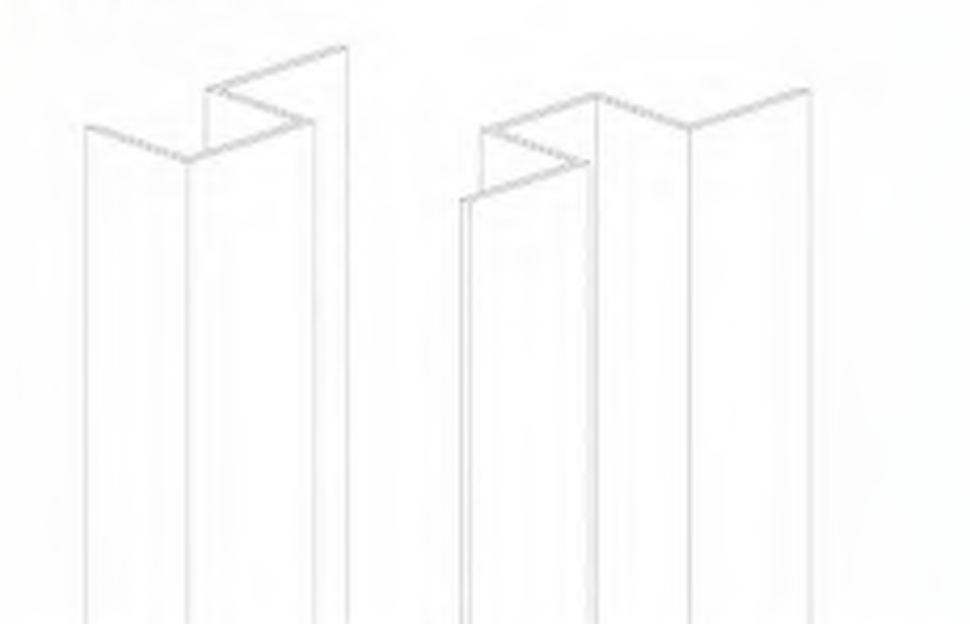
	HORIZONTAL	VERTICAL
NATURCLAD-W	√	√
NATURCLAD-B	√	√
NATURSOFFIT-W	√	√
NATURHARDPANEL-W	√	√

Subframe:

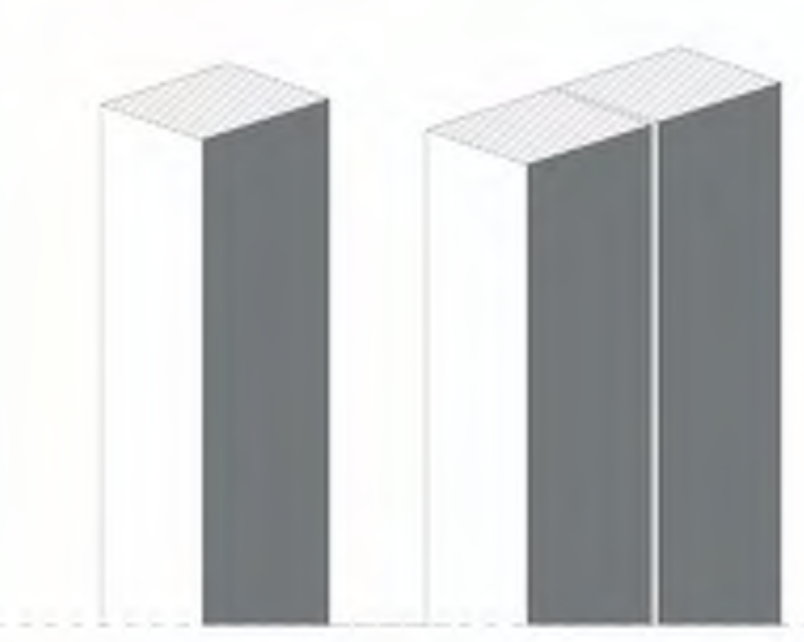
Aluminium Ls, T and wall brackets



Aluminium Js and Hats

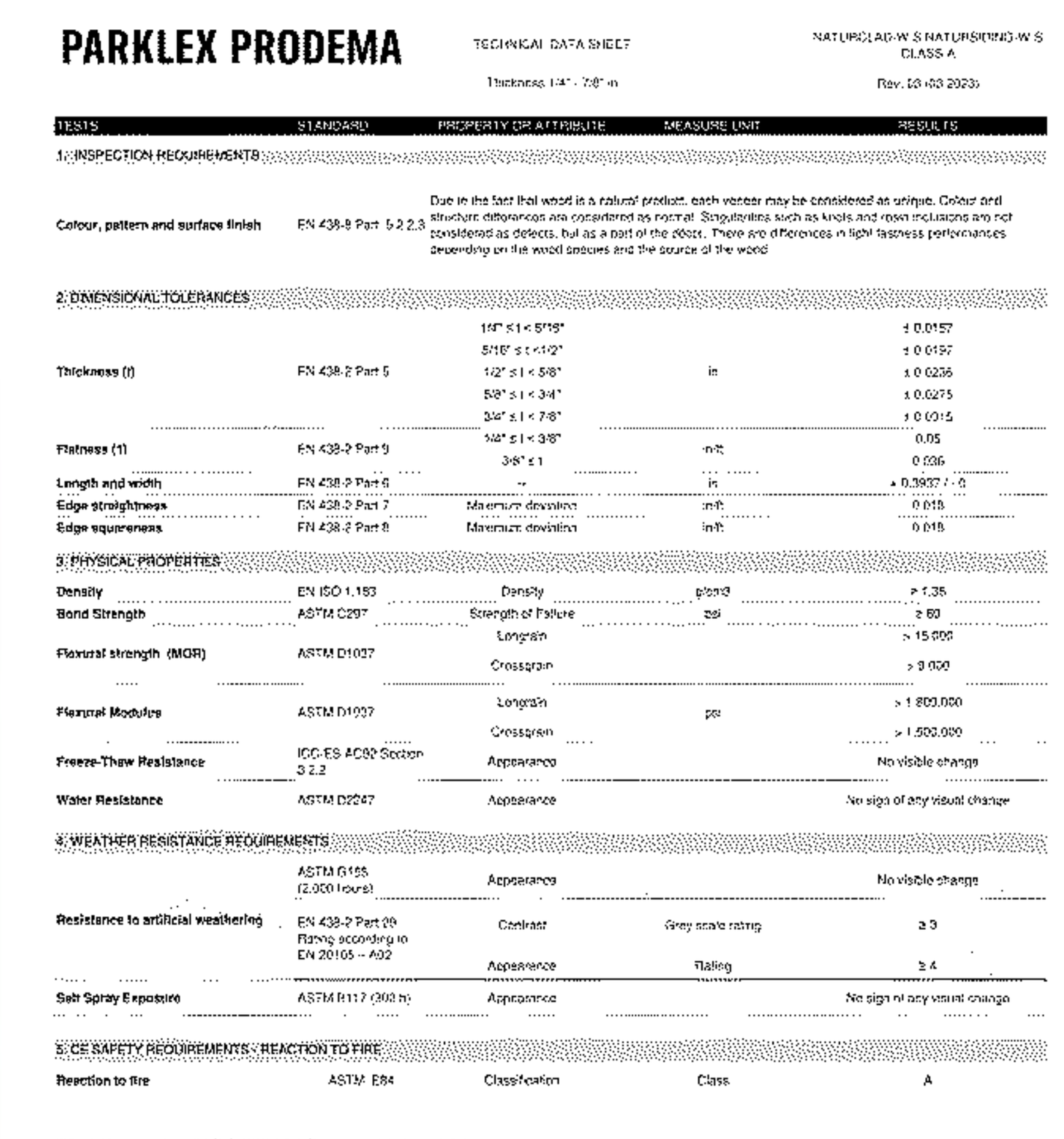


Wooden batten



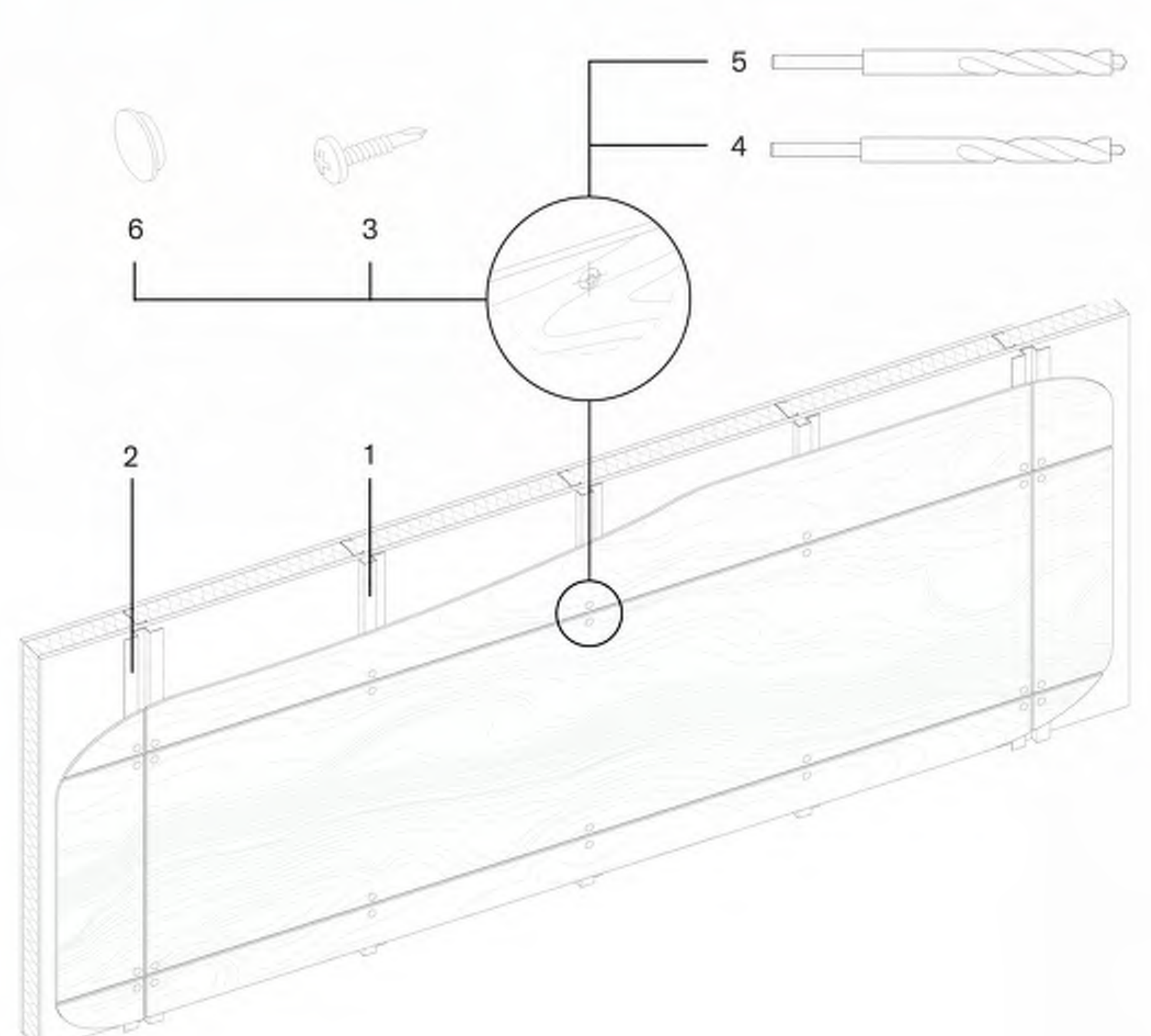
System Components:

TYPES OF FASTENERS Installation accessories for Concealed Fastening with Caps	
Fixing	Recommended installation tools
NATURCLAD made cap (Ø 14,25) 	 Bit for Floating Points / Bit for Fixing Points
DIN 7504N M5,5/L32 mm screw 	
DIN 7505B M5,5/L30 mm screw 	


PARKLEX PRODEMA
TECHNICAL DATA SHEET
NATURCLAD-W & NATURSIDING-W S CLASS A
Thickness 1/4" - 7/8" in
Rev. 03-03-2023

TESTS	STANDARD	PROPERTY OR ATTRIBUTE	MEASURE UNIT	RESULTS
1. INSPECTION REQUIREMENTS				
Colour, pattern and surface finish	EN 438-8 Part 5.2.2.3	Due to the fact that wood is a natural product, each veneer may be considered as unique. Colour and structure differences are considered as normal. Singularities such as knots and resin inclusions are not considered as defects, but as a part of the decor. There are differences in light fastness performances depending on the wood species and the source of the wood		
2. DIMENSIONAL TOLERANCES				
Thickness (t)	EN 438-2 Part 5		in	
Flatness (1)	EN 438-2 Part 9		in/ft	
Length and width	EN 438-2 Part 6		in	
Edge straightness	EN 438-2 Part 7	Maximum deviation	in/ft	0.015
Edge squareness	EN 438-2 Part 8	Maximum deviation	in/ft	0.018
3. PHYSICAL PROPERTIES				
Density	EN ISO 1.183	Density	g/cm³	≥ 1.35
Bond Strength	ASTM C297	Strength of Failure	psi	≥ 60
Flexural strength (MOR)	ASTM D1037	Longrain / Crossgrain		≥ 15.000 / ≥ 9.000
Flexural Modulus	ASTM D1037	Longrain / Crossgrain	psi	≥ 1.800.000 / ≥ 1.500.000
Freeze-Thaw Resistance	ICC-ES AC92 Section 3.2.2	Appearance		No visible change
Water Resistance	ASTM D2247	Appearance		No sign of any visual change
4. WEATHER RESISTANCE REQUIREMENTS				
	ASTM G155 (2.000 hours)	Appearance		No visible change
Resistance to artificial weathering	EN 438-2 Part 29 Rating according to EN 20105 – A02	Contrast / Appearance	Grey scale rating / Rating	≥ 3 / ≥ 4
Salt Spray Exposure	ASTM B117 (300 h)	Appearance		No sign of any visual change
5. CE SAFETY REQUIREMENTS - REACTION TO FIRE				
Reaction to fire	ASTM E84	Classification	Class	A


Declare.
NATURCLAD - B / NATURSIDING - B
PARKLEX PRODEMA USA
Final Assembly: Woodstock, Georgia, USA
Life Expectancy: 60 Year(s)
Embodied Carbon: 12.5kg CO2eq
Declared Unit: 1 m2
End of Life Options: Landfill (100%)
Ingredients:
Bleached paper; Phenol polymer with formaldehyde[1]; Melamine polymer with formaldehyde[1]; Acrylic polymers; Sodium Hydroxide; Methanol; Water based acrylic resin
[1]LBC Temp Exception RL-009 - Formaldehyde
Living Building Challenge Criteria: Compliant
I-13 Red List:
☐ LBC Red List Free
■ LBC Red List Approved
☐ Declared
% Disclosed: 100% at 100ppm
VOC Content: Not Applicable
I-10 Interior Performance: CDPH Standard Method v1.2-2017
I-14 Responsible Sourcing: Product Available with FSC Chain of Custody
PLP-0004
EXP. 01 NOV 2026
Original Issue Date: 2025
INTERNATIONAL LIVING FUTURE INSTITUTE™ living-future.org/declare

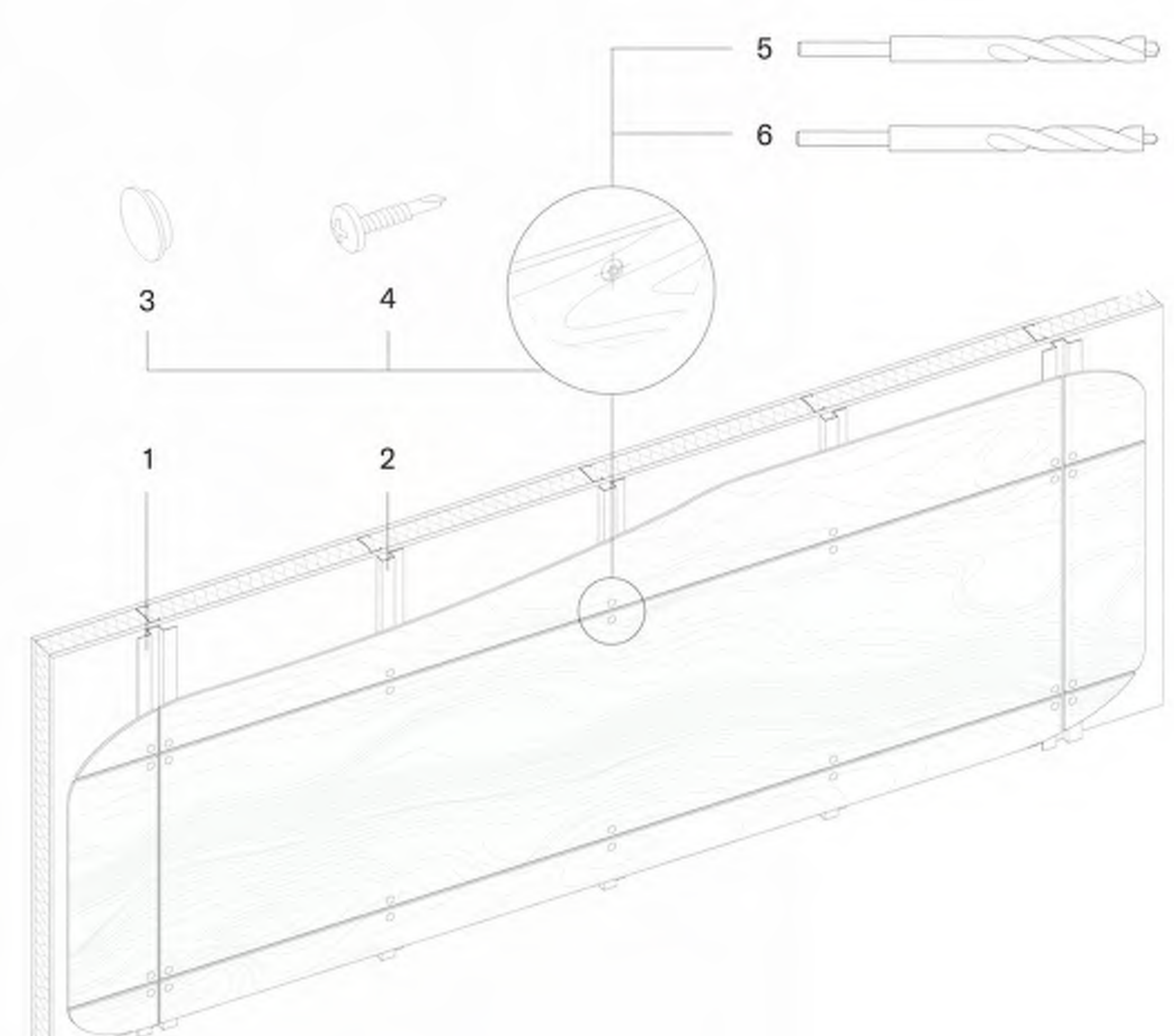


CONCEALED FASTENING WITH CAPS
JAYS AND HATS

1. J Profile: 10' Aluminum
2. Hat Profile: 10' Aluminium
3. Cap 14.25mm Diameter
4. DIN7504 Mill Screw - Metal Subframe
5. Fix Point Drilling Bit Cap System 14.5mm
6. Floating Point Drilling Bit Cap System 14.5mm
7. 1/16" x 3-1/2" Shimstack Shims for Channels

Available panel size: 2400 x 1220mm (8' x 4')
upon request 2700 x 1220 mm (8.86' x 4')
Chestnut, Boreal, Coffee 2200 x 1220 mm (86,6" x 4')

Panel thickness ≥ 10mm



Suitable for:
NATURHARDPANEL-W
NATURPANEL-W

CONCEALED FASTENING WITH CAPS FOR WALLS AND CEILINGS
METALLIC SUBFRAME

1. J Profile: 10' Aluminum
2. Hat Profile: 10' Aluminum
3. Cap 14.25mm diameter
4. DIN7504 Mill Screw - Metal Subframe
5. Fix Point Drilling Bit Cap System 14.5mm
6. Floating Point Drilling Bit Cap System 14.5mm

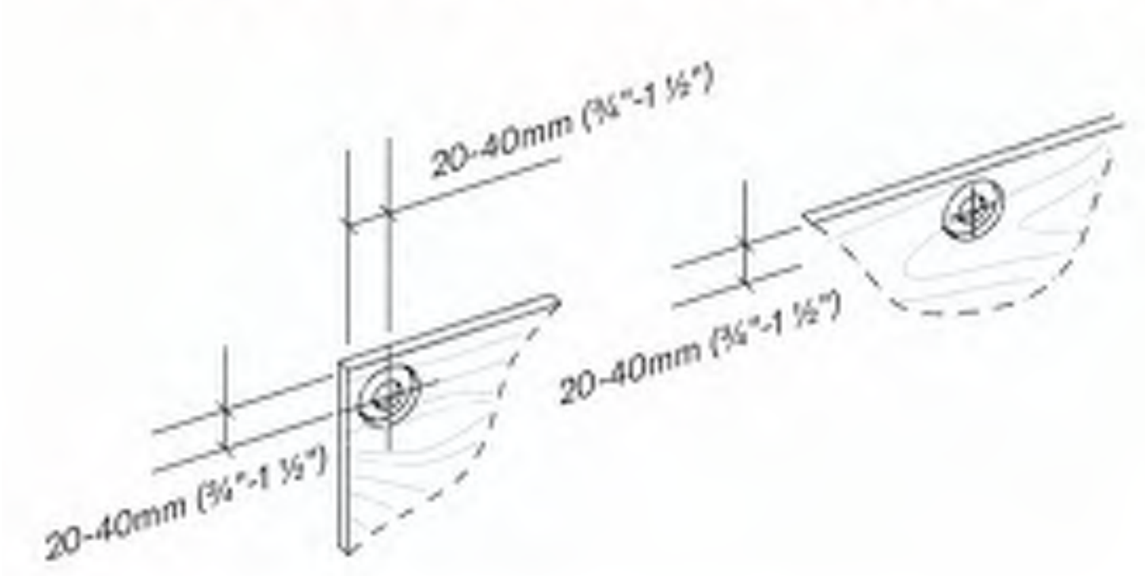
Available panel size: 2400 x 1220mm (8' x 4')
upon request 2700 x 1220 mm (8.86' x 4')
Chestnut, Boreal, Coffee 2200 x 1220 mm (86,6" x 4')

Panel thickness ≥ 10mm

PARKLEX PRDOEMA supplies ø14.25mm (9⁄16") and 2mm thick caps done with the same materials as the panels.

Distance from the edge of the panel to the panel perforation:

The distance between the center point of the screw and the panel edge must be between 20-40 mm (3/4"-1 1/2").



Position of the screw when installing the panel:

The screw must be centered in the hole to permit dimensional variations.



It is also very important for the fixing head to be completely parallel with the panel surface. Be sure that the head of the fastener doesn't make an excesive pressure on the panel and allows its movement due to dilatations. It is recommended the use of a depth locator during installation.

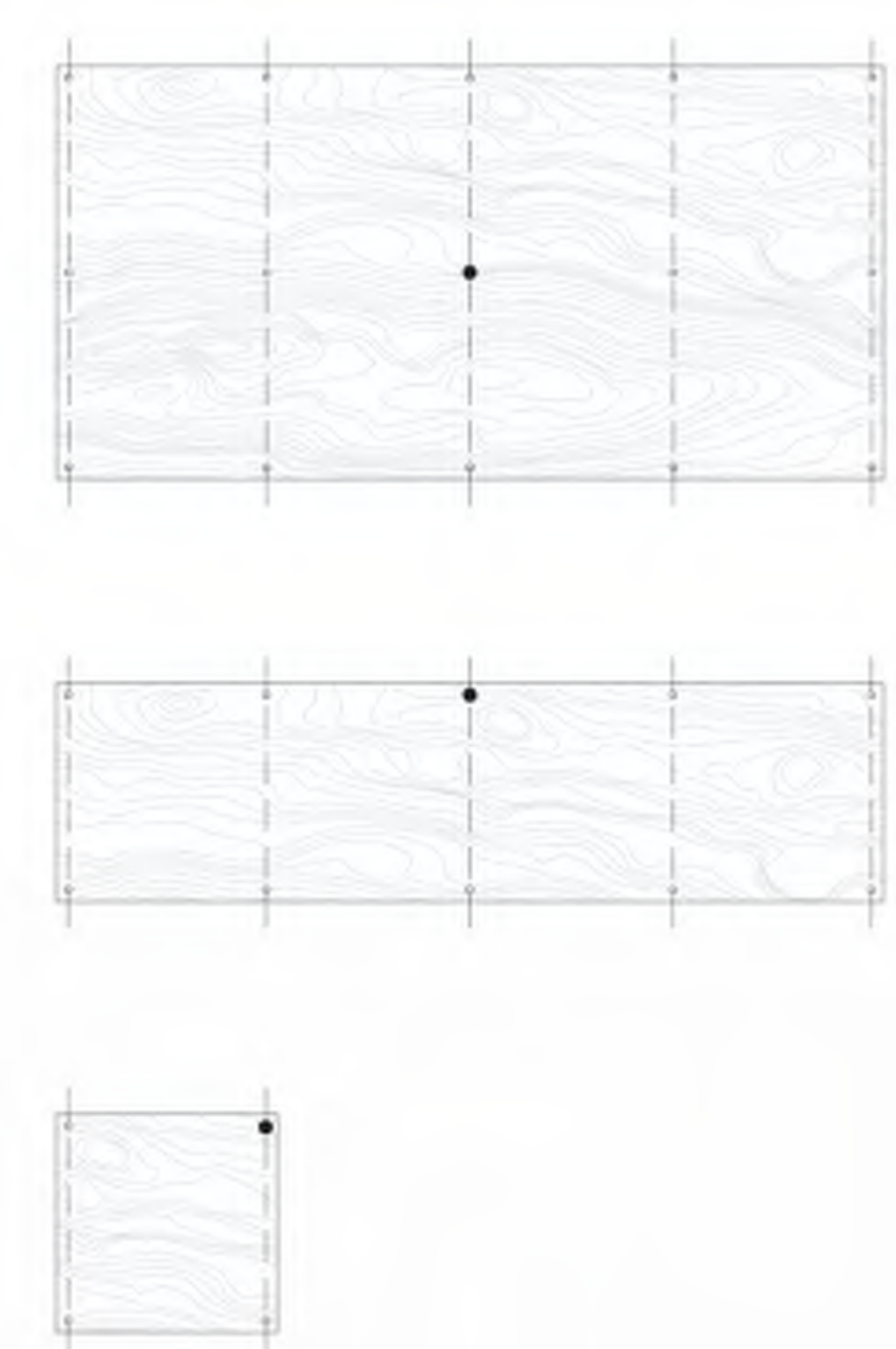


Countersunk screws are not allowed:

PARKLEX PRODEMA does not allow installing tongue and groove panels for exterior facades. This system is fastened using countersunk screws that prevent the panels from moving, which is insufficient for the proper functioning of the PARKLEX PRODEMA panels.

Diameter of holes for Screws:

All mounting points for NATURCLAD panels must be floating with a diameter of at least 8,5mm (11/32"), except for one, which must be fixed with a diameter of at least 5,5mm (1/4"). This fixed point must be as close as possible to the center of the panel.

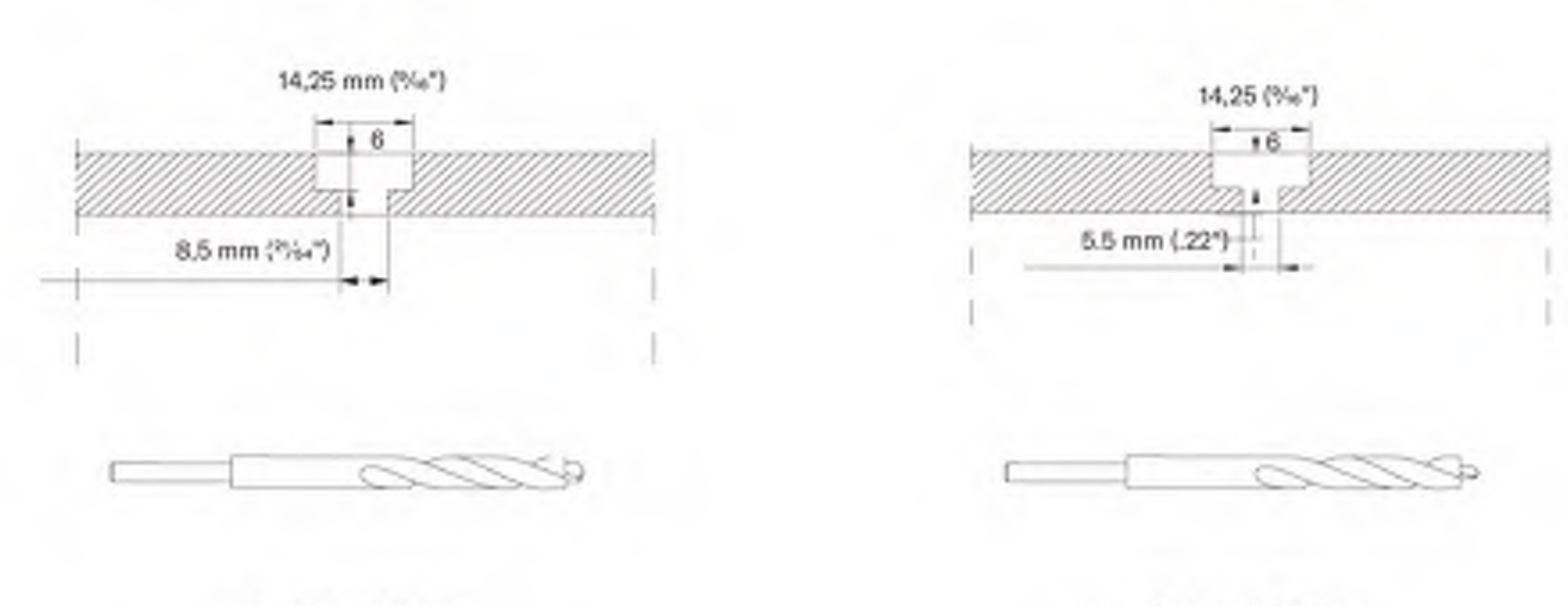


In order to install the panels using this system it is necessary to pre-drill the panels as indicated below.

Fixed point and floating point:

PARKLEX PRODEMA offers specific bits for pre-drilling the cap fastening system.

Drill the panel with the double-diameter bit until reaching 6mm depth with the larger diameter, for both the fixed and floating points. The only difference is using a different drill.



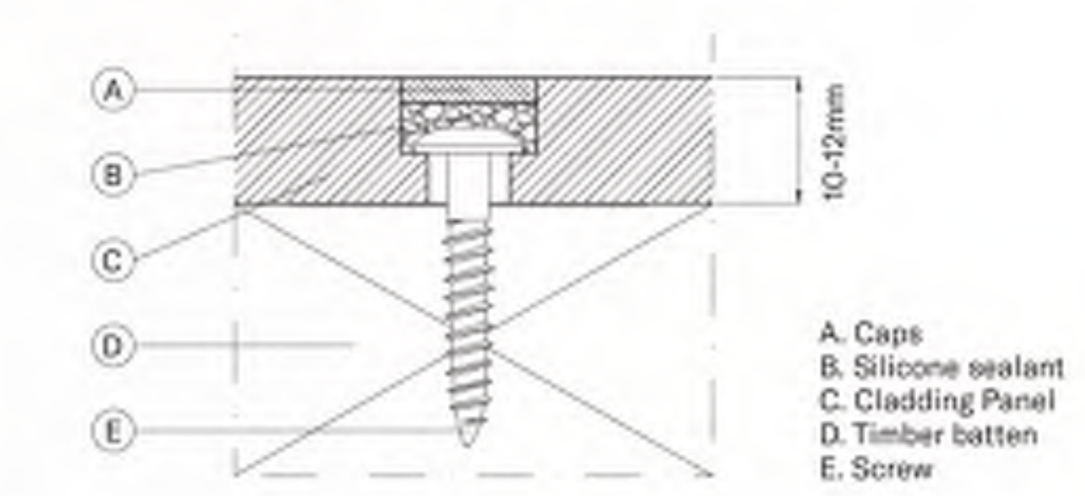
Types of Fasteners:

SCREW
Metal profile
SX3-D12 (5.5 mm x 32 mm)
Torque of 5Nm (45 lb in)

SCREW
Timber batten
TWS D12 (4.8 mm x 38 mm)

tailing caps:

Once the panels have been fixed in place, the remaining cavity is filled with silicone sealant, leaving sufficient space to fit the 2 mm (1/13") caps.



A. Caps
B. Silicone sealant
C. Cladding Panel
D. Timber batten
E. Screw

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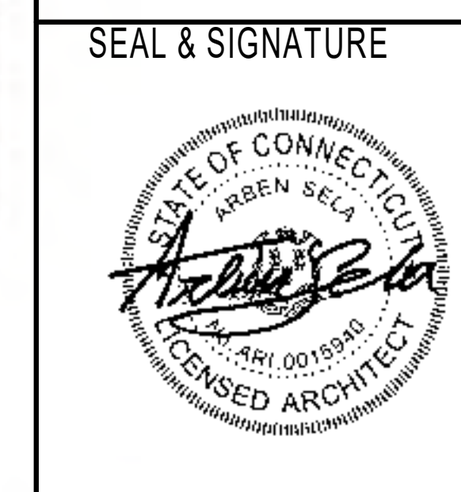
22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WOOD PANELS SECTIONS

SEAL & SIGNATURE



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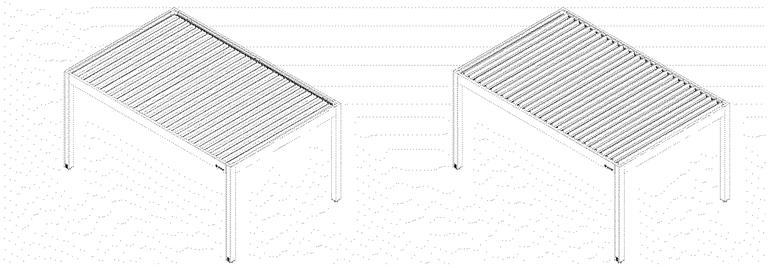

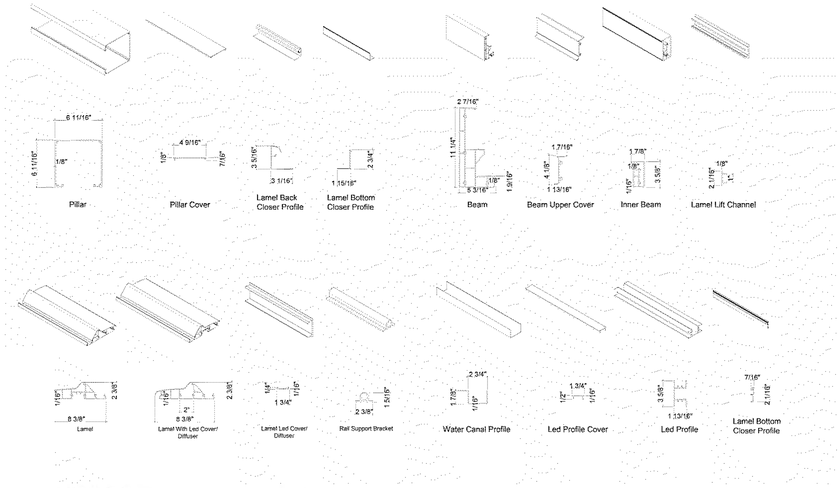

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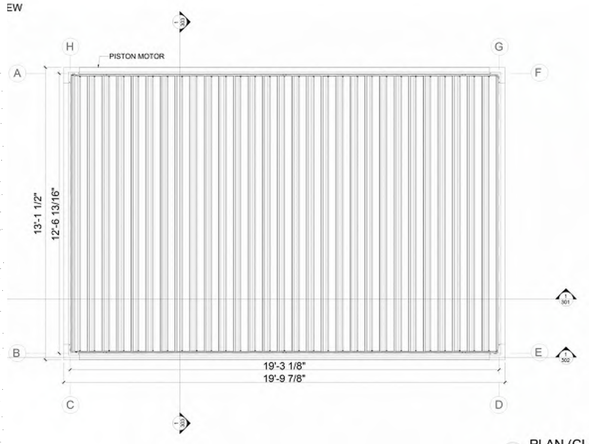

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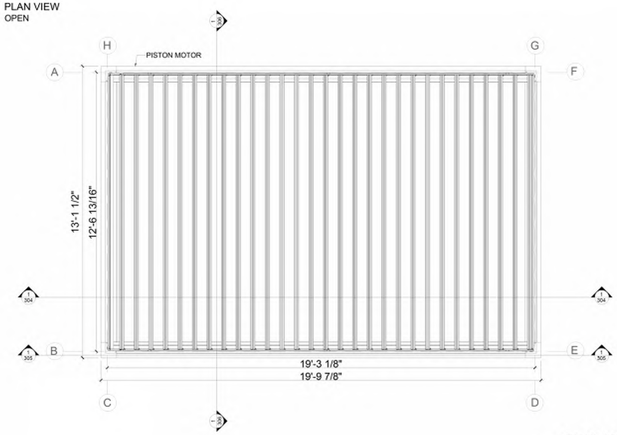
SCALE: 1/1

PLAN VIEW
OPEN



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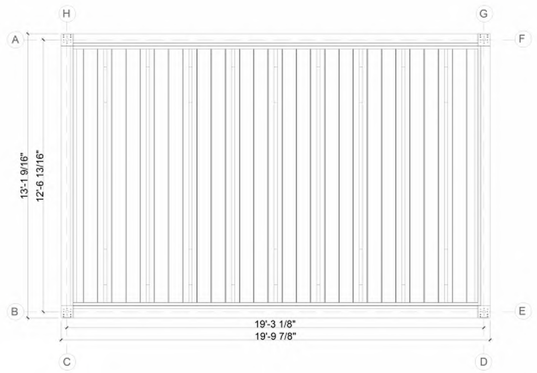
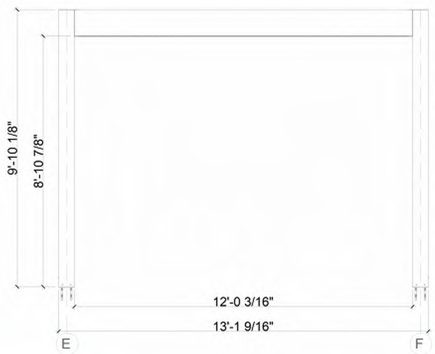


1 102 PLAN LIGHT LAYOUT (CLOSED)
SCALE: 1/1



1 201 ELEVATION 1 (BACK VIEW)
SCALE: 1/1



1 202 ELEVATION 2 (RIGHT VIEW)
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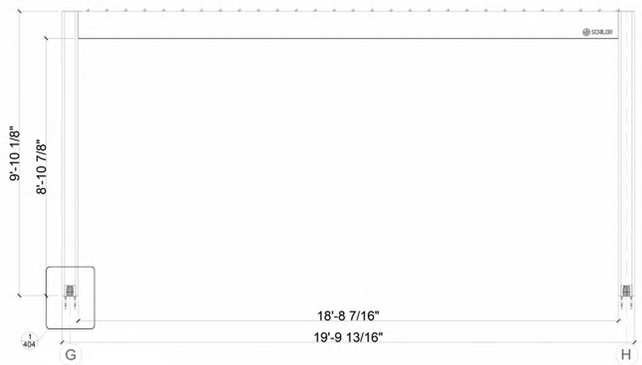

1 203 ELEVATION 3 (BACK VIEW)
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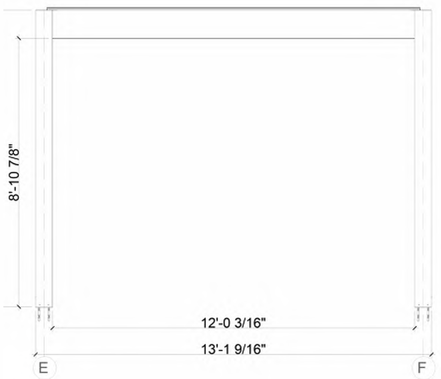

1 204 ELEVATION 4 (RIGHT VIEW)
SCALE: 1/1

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22 LOWNDES AVENUE NORWALK CT 06854
ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

DETAILS @ PROPOSED PERGOLAS

SEAL & SIGNATURE
STATE OF CONNECTICUT · ARBEN SELA · ARI.0015950 · REGISTERED ARCHITECT

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DRAWING NO:
A-4.2.0

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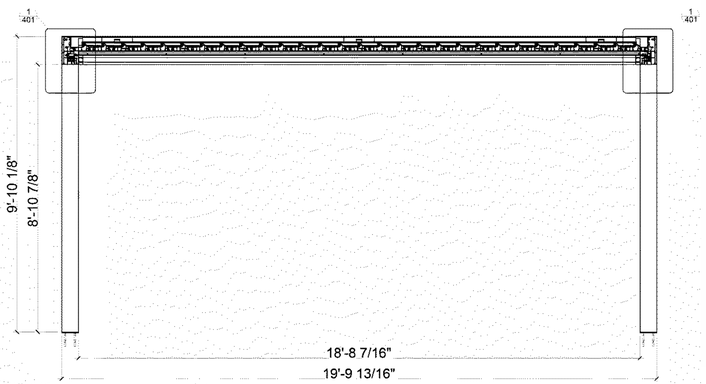

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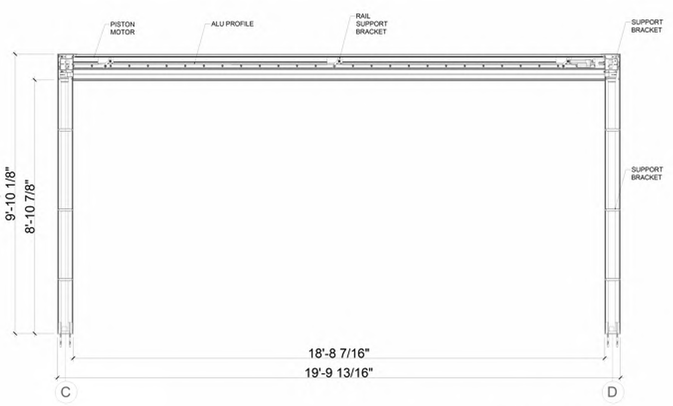

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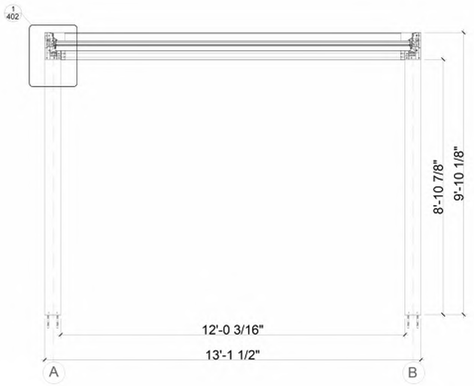

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1 / 304 SECTION (4)
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1 / 306 SECTION (6)
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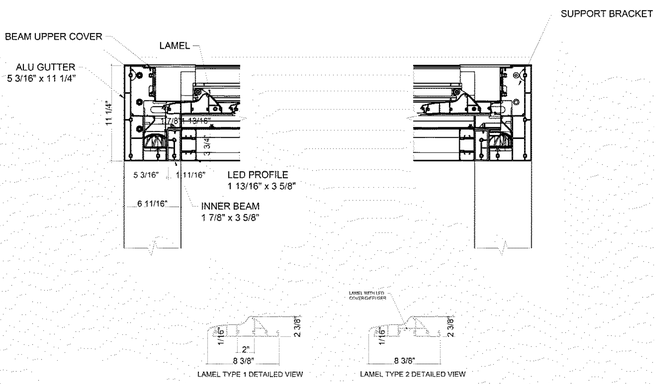

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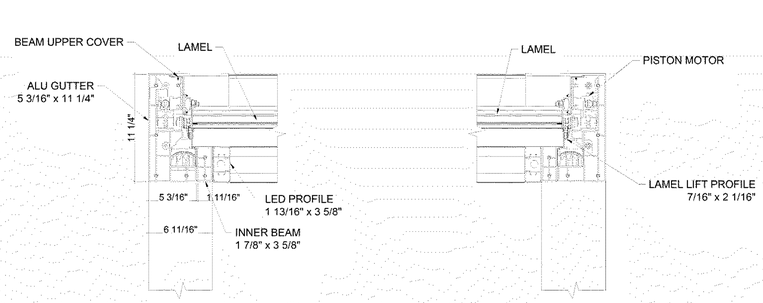

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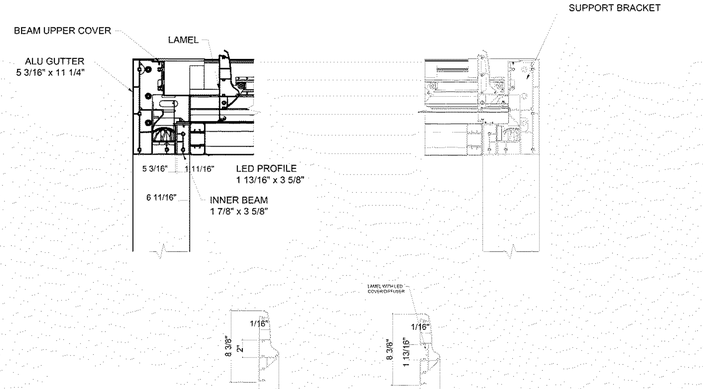

1 / 403 HEAD DETAIL
SCALE: 1/1

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DETAILS @ PROPOSED PERGOLAS

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DATE:	04/14/2026
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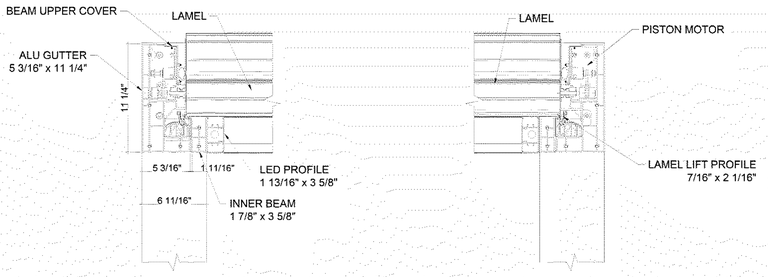

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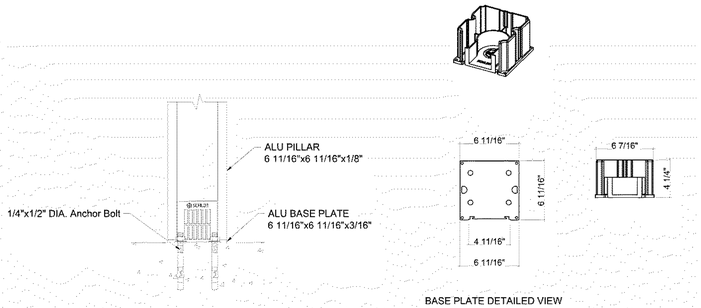

BASE PLATE DETAILED VIEW

1 405 SILL DETAIL
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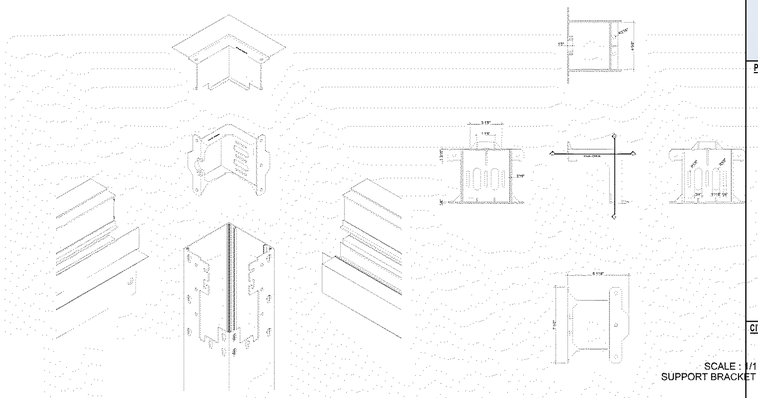

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SUPPORT BRACKET

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SCHILDR

Rotatable Louvered Roof

Cabbana X

High-end motorized louvered roof, made of aluminum structure with optional insulated aluminum panels, offers outstanding comfort in rainy and sunny days.



The Louvered Roof Cabbana X model, meticulously crafted by professional engineers, is designed to offer clients optimal comfort throughout all seasons. Constructed entirely from aluminum, this versatile system can be installed as a single unit or combined with multiple units (2, 3, 4, or more) for expanded coverage. By utilizing a remote control, the Aluminum louvers on the roof can be adjusted to open up to 90 degrees, ensuring suitability for any weather conditions.

The ceiling's LED lights can be customized to any desired length, while the optional functional lighting along the system's perimeter adds a captivating allure to the Louvered Roof during night time. Electrical cables within the system meet UL listing standards. To further elevate the comfort within the designated area, Schildr has developed sliding glass systems and ZIP technology shades that can be seamlessly integrated with the Louvered Roof.

Specification

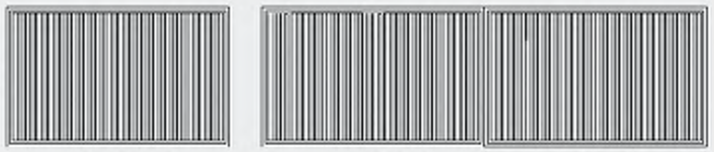
- Column Extrusion: 6 3/4" x 6 3/4"
- Gutter Beam Extrusion: 5 3/16" x 11 1/4"
- Louver Blade Extrusion: 7 7/8"
- Two Timotion TA16 (24V) Linear actuator motors used for a single unit
- Remote Controllable
- Louver Blades can be insulated with PU foam inserts
- Lighting Options: Linear LED, Perimeter LED (RGB) (Remote Controlled)
- Pulver/RAL Powder Coating and Wood Effect Finish color options are available
- The direction of rotation can be designed to open to either direction.
- 5 Year Warranty
- Suitable for all-season use
- All structural connecting components are made of Stainless steel
- A remote-controlled Electric heater can be mounted on the unit
- For fan installation, a 2x6 beam with matching color can be used
- Withstands severe weather conditions and is resistant against fire
- Designed to be installed without a need for any additional materials
- Suitable for installation on concrete, steel, and wood surfaces.
- Structural columns are designed to be anchored to the ground for a freestanding installation
- Can also be mounted on/attached to a solid wall (lean to) with an L-shaped mounting
- bracket. Weight: 30.8 kg/m2 or 6.27 lb/sq.ft

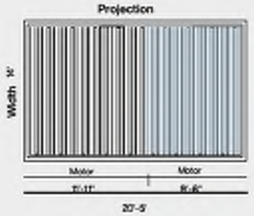
Cabbana X	MIN	MAX
Width	6'-6"	14'
Projection	11'-11"	20'-5"
Height		10'

Snow load	MIN	MAX
Psf	*40	*80

Cabbana X	MIN	MAX
Width	14'	14'
Projection	11'-11"	20'-5"
Baldesl (pcs)	13'	30

Snow load	MIN	MAX
Psf	*40	*80







Foam Filled Lamel

















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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

DETAILS @ PROPOSED PERGOLAS

SEAL & SIGNATURE

STATE OF CONNECTICUT · ARBEN SELA · 0015950 · REGISTERED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: ES
DRAWING NO:
A-4.4.0

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Line #	Qty	Mark Unit	Product Line	Unit Description	Rough Opening	Frame Size	Inside Opening	Exterior Finish	Net Clear Opening	Species	Interior Finish	Unit Type	Call Number	Glass Information	Divider Type	Hardware Type	Screen Type	Hardware Color	Screen Surround Color	Screen Mesh Type	Jamb Depth	Interior Trim	Exterior Casing	Subsill
5	1	Garage Door	Elevate	Outswing French Door G3	37 5/16" X 96"	36 5/16" X 95 1/2"	37 5/16" X 96"	Gunmetal	31 37/64" X 92 3/32" 20.19 SqFt	None	Bare	Outswing French Door G3, X, Right Hand	CN3080	IG, Tempered Low E2 w/Argon, Silver	None	Performance Options : None, Northfield, Multi-Point Lock, Adjustable Hinges	None	Matte Black, Ebony	None	None	6 9/16"	None	Casing Type : None	None
6	1	Front Door	Ultimate	Inswing Door (3" Stiles)	85 5/8" X 110 1/2"	84 5/8" X 110"	85 5/8" X 110 1/2"	Gunmetal	76 3/16" X 106 3/8" 56.28 SqFt	Pine	Bare	Inswing Door (3" Stiles), XX, Left Hand	CN7090	Tempered Low E2 w/Argon, Silver	None	Performance Options : None, Multi-Point Lock, Adjustable Hinges	No Screen	Matte Black	None	None	6 9/16"	None	Casing Type : None	None
	4	1st Floor Windows	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
7								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
7								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8	1	1st Floor Bath TEMP	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
8								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
8								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9	8	2nd Floor Windows	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
9								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
9								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10	4	2nd Floor Bath TEMP	Elevate	Elevate Assembly	73" X 90 3/4"	72" X 90 1/4"	73" X 90 3/4"																	
10								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Right Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
10								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
11	4	2nd Fl Single Unit	Elevate	Elevate Assembly	37" X 90 3/4"	36" X 90 1/4"	37" X 90 3/4"																	
11								Gunmetal	27 15/64" X 66 23/32" 12.62 SqFt	None	Bare	Casement, Left Hand	CN3771	IG, Tempered Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Almond Frost	Almond Frost	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
11								Gunmetal	- X - -	None	Bare	Awning, Roto Operating	CN3719	IG, Low E2 w/Argon, Silver	None	Folding Handle, Sash Limiter : None	Aluminum Screen	Matte Black	Ebony	Bright View Mesh	6 9/16"	None	Casing Type : None, Casing Type : None	None
12	4	2nd Fl Doors	Ultimate	Inswing Door (3" Stiles)	38 7/16" X 110 1/2"	37 7/16" X 110"	38 7/16" X 110 1/2"	Gunmetal	31 9/16" X 106 3/8" 23.32 SqFt	Pine	Bare	Inswing Door (3" Stiles), X, Left Hand	CN3090	Tempered Low E2 w/Argon, Silver	None	Multi-Point Lock, Adjustable Hinges	No Screen	Matte Black	None	None	6 9/16"	None	Casing Type : None	None
13	3	Living Room Doors	Modern	Sliding Door	229 1/2" X 120 3/4"	228" X 120"	229 1/2" X 120 3/4"	Gunmetal	108 59/64" X 116 3/64" 87.78 SqFt	None	Stone White	Sliding Door, OX-XO, Left Hand	None	IG - 15/16", Tempered Low E2 w/Argon, Black	None	None	Modern Sliding Screen	None	Gunmetal	Bright View Mesh	6 9/16"	None	None	None
15	2	Family/Dining Picture	Ultimate	Marvin Assembly	229" X 120 1/2"	228" X 120"	229" X 120 1/2"																	
15								Gunmetal	- X - -	Pine	Bare	Direct Glaze Rectangle	None	IG, Tempered Low E2 w/Argon, Black	None	None	None	None	None	None	4 9/16"	None	Casing Type : None, Casing Type : None	Subsill Type : None
15								Gunmetal	- X - -	Pine	Bare	Direct Glaze Rectangle	None	IG, Tempered Low E2 w/Argon, Black	None	None	None	None	None	None	4 9/16"	None	Casing Type : None, Casing Type : None	Subsill Type : None
15								Gunmetal	- X - -	Pine	Bare	Direct Glaze Rectangle	None	IG, Tempered Low E2 w/Argon, Black	None	None	None	None	None	None	4 9/16"	None	Casing Type : None, Casing Type : None	Subsill Type : None

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR SCHEDULE

SEAL & SIGNATURE
STATE OF CONNECTICUT ARBEN SELA No. ARI.0015940 LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:
A-5.0.0

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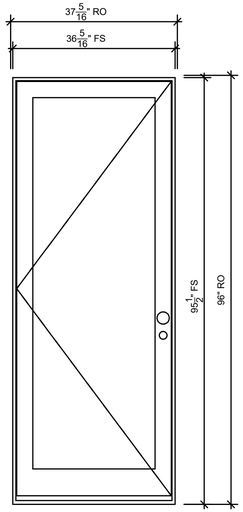
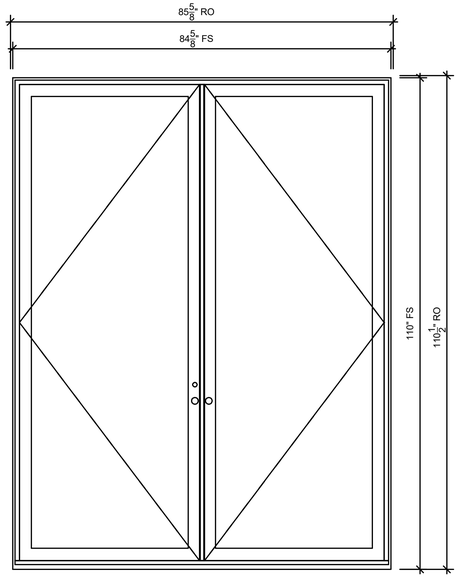


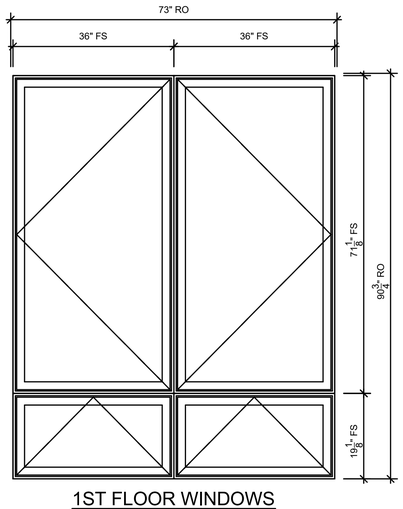
GARAGE DOOR
SCALE: 3/4" = 1'-0"

Head
Jamb
Jamb
Sill



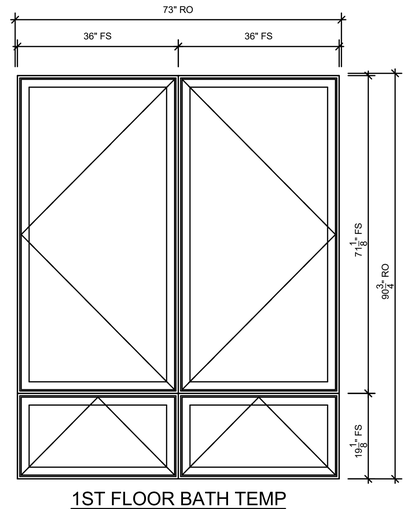
FRONT DOOR
SCALE: 3/4" = 1'-0"

Head
Jamb
Sill
Meeting Stile



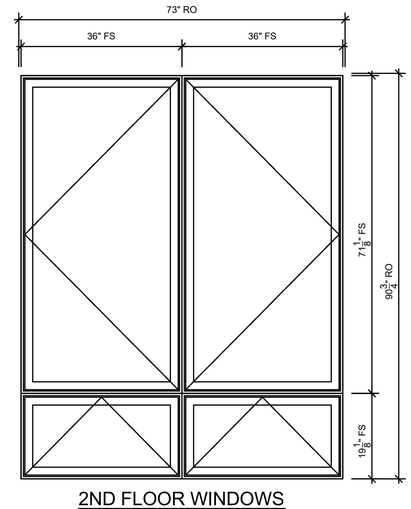
1ST FLOOR WINDOWS
SCALE: 3/4" = 1'-0"

Head
Horizontal Mullion
Jamb
Vertical Mullion
Jamb
Sill



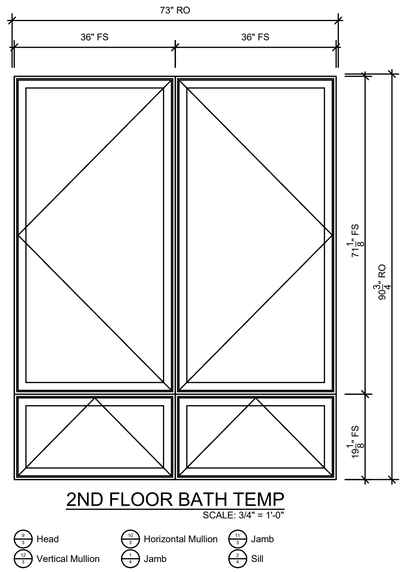
1ST FLOOR BATH TEMP
SCALE: 3/4" = 1'-0"

Head
Horizontal Mullion
Jamb
Vertical Mullion
Jamb
Sill



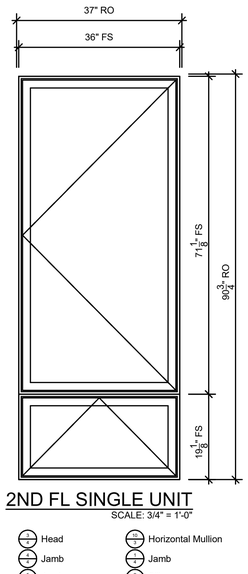
2ND FLOOR WINDOWS
SCALE: 3/4" = 1'-0"

Head
Horizontal Mullion
Jamb
Vertical Mullion
Jamb
Sill



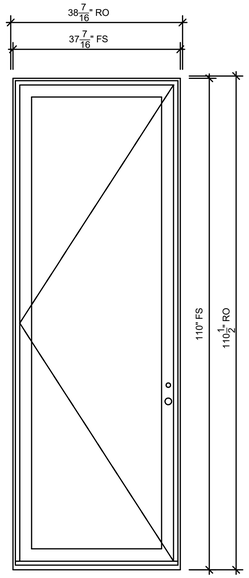
2ND FLOOR BATH TEMP
SCALE: 3/4" = 1'-0"

Head
Horizontal Mullion
Jamb
Vertical Mullion
Jamb
Sill



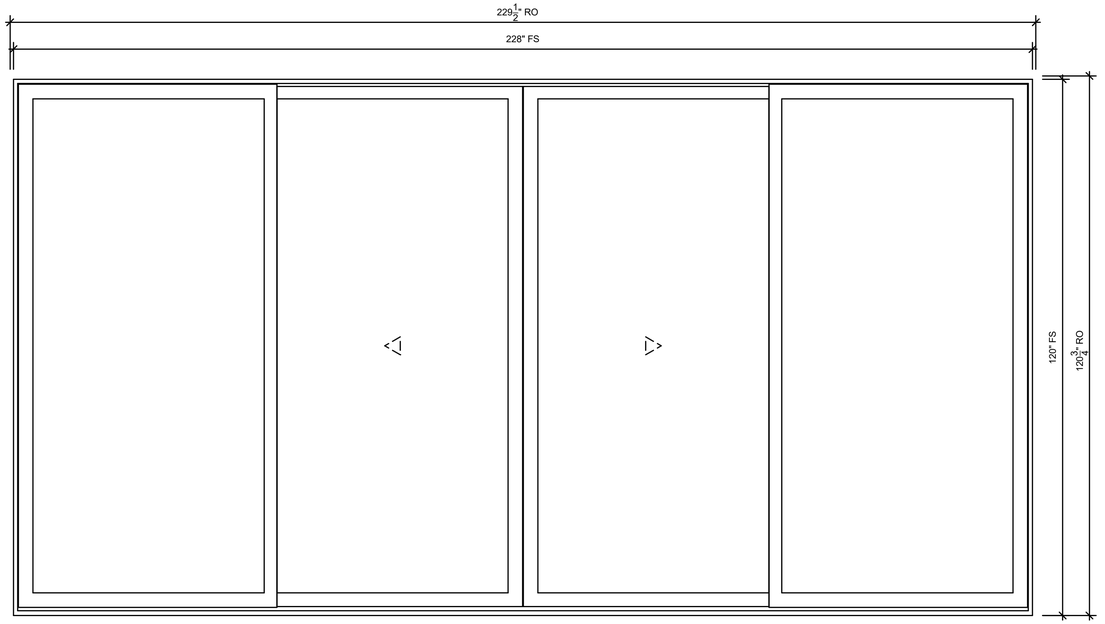
2ND FL SINGLE UNIT
SCALE: 3/4" = 1'-0"

Head
Jamb
Jamb
Horizontal Mullion
Jamb
Sill



2ND FL DOORS
SCALE: 3/4" = 1'-0"

Head
Jamb
Jamb
Sill



LIVING ROOM DOORS
SCALE: 3/4" = 1'-0"

Head
Jamb
Sill
Meeting Stile
Meeting Stile

OWNER:
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PROJECT ARCHITECT OF RECORD:
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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR ELEVATIONS

SEAL & SIGNATURE

STATE OF CONNECTICUT — ARBEN SELA — LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
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CHECKED BY: AS
DRAWING NO:
A-5.1.0

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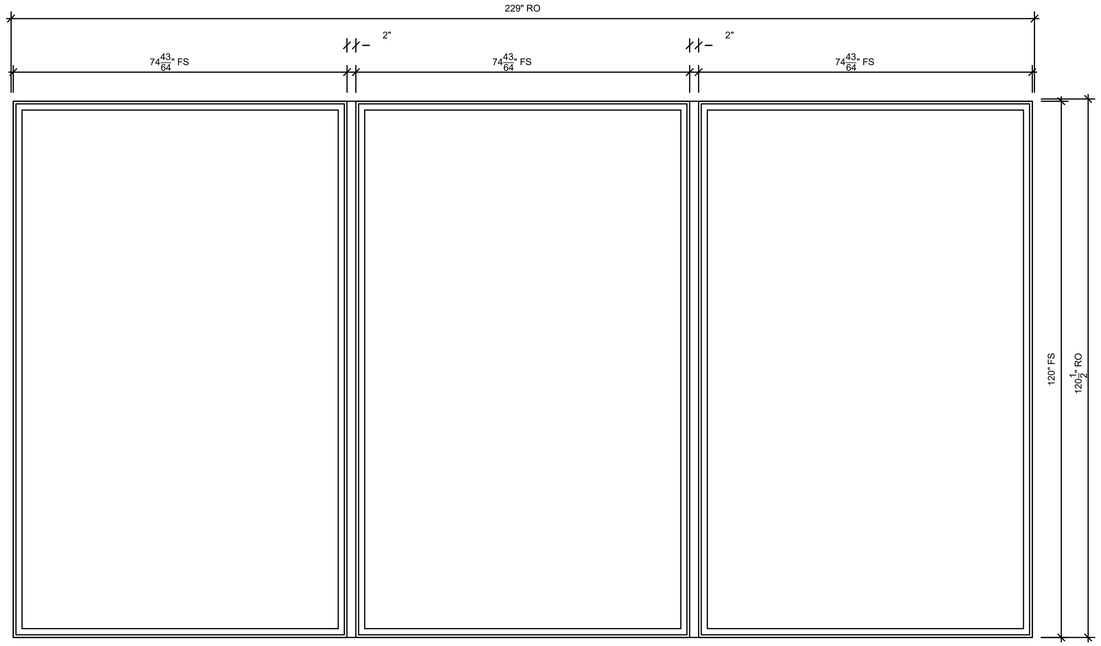

FAMILY/DINING PICTURE
SCALE: 3/4" = 1'-0"

Head Jamb Vertical Mullion Sill

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NORWALK CT 06854
ZONE CD-2 MAP ID
2/90/10/0 - 2 STORY
DWELLING DUNDON
FAMILY RESIDENCE

WINDOW & DOOR ELEVATIONS

SEAL & SIGNATURE



DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
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DRAWING NO:
A-5.2.0

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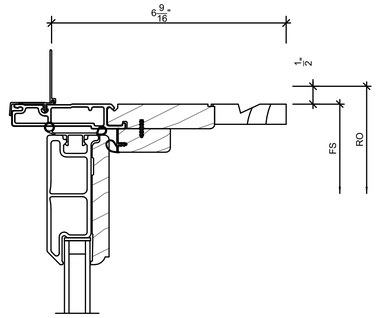

1/3 Head

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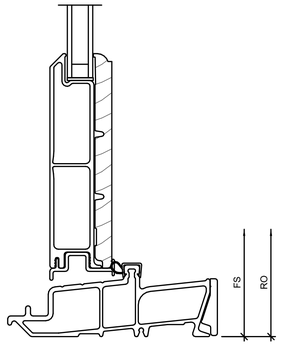

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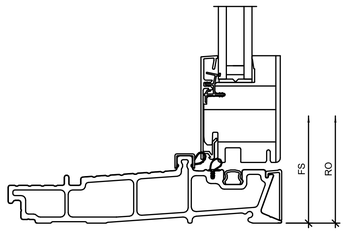

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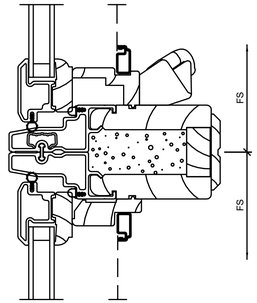

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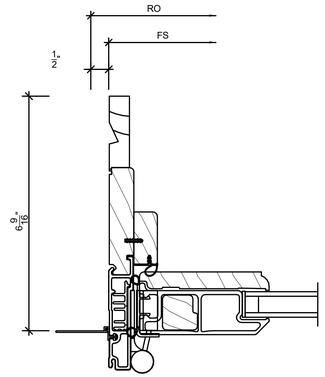

2/3 Jamb

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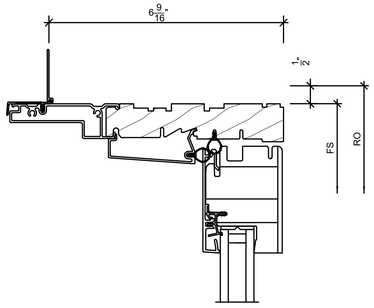

5/3 Head

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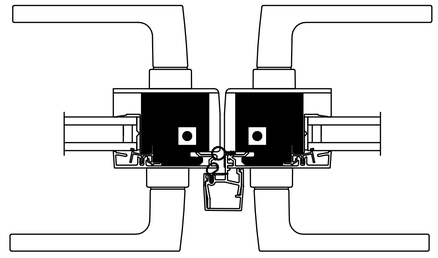
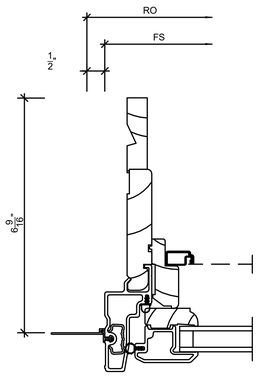


8/3 Meeting Stile

SCALE: 6" = 1'-0"



11/3 Jamb

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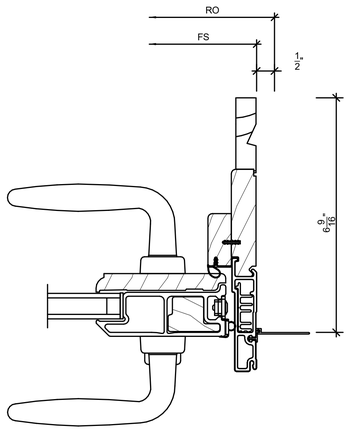
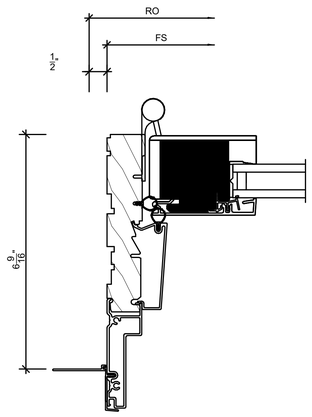


3/3 Jamb

SCALE: 6" = 1'-0"



6/3 Jamb

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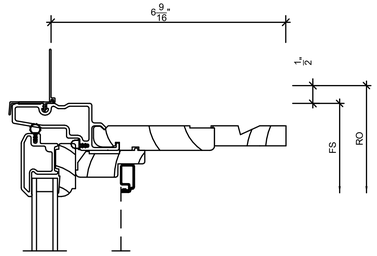
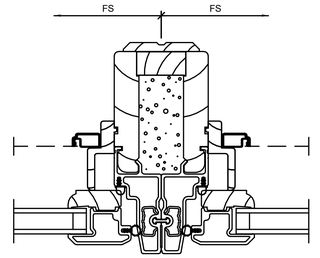


9/3 Head

SCALE: 6" = 1'-0"



12/3 Vertical Mullion

SCALE: 6" = 1'-0"

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

WINDOW & DOOR DETAILS

SEAL & SIGNATURE

STATE OF CONNECTICUT ARBEN SELA 0015950 REGISTERED ARCHITECT

DATE:	04/14/2026
PROJECT NO.:	2025.09
DRAWN BY:	MS
CHECKED BY:	AS
DRAWING NO:	A-5.3.0

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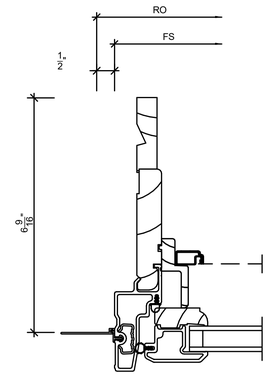
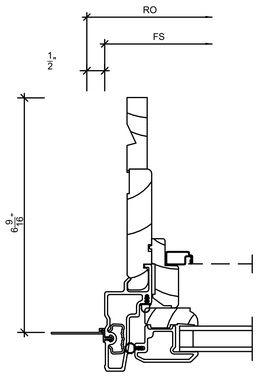


1/4 Jamb — SCALE: 6" = 1'-0"



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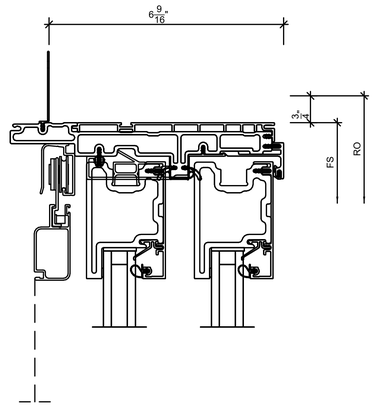
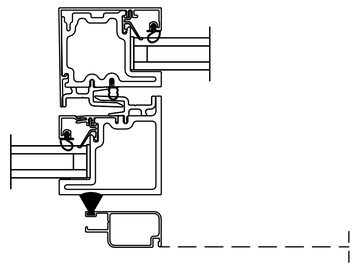
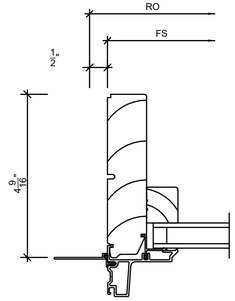


7/4 Head — SCALE: 6" = 1'-0"



10/4 Meeting Stile — SCALE: 6" = 1'-0"



1/5 Jamb — SCALE: 6" = 1'-0"

2/4 Sill — SCALE: 6" = 1'-0"

5/4 Jamb — SCALE: 6" = 1'-0"

8/4 Jamb — SCALE: 6" = 1'-0"

11/4 Meeting Stile — SCALE: 6" = 1'-0"

2/5 Vertical Mullion — SCALE: 6" = 1'-0"

3/4 Head — SCALE: 6" = 1'-0"

6/4 Jamb — SCALE: 6" = 1'-0"

9/4 Sill — SCALE: 6" = 1'-0"

Head — SCALE: 6" = 1'-0"

3/5 Sill — SCALE: 6" = 1'-0"

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WINDOW & DOOR DETAILS

SEAL & SIGNATURE

STATE OF CONNECTICUT — ANDREW SELA — LICENSED ARCHITECT

DATE:	04/14/2026
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CHECKED BY:	AS
DRAWING NO:	A-5.4.0

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rise and fall, in which case the local official may concur that the rates may be assumed to be no faster than 5 feet per hour.

When engineered openings that have been individually certified for specific buildings are used, the permit application must include a certification that is signed and sealed by the registered design professional, who must be licensed to practice in the state in which the building is located. In addition, the submitted plans must identify the location for the openings and specify installation instructions.

The original certification for engineered openings prepared for specific buildings must include the design professional's name, title, address, signature, type of license, license number, the state in which the license was issued, and the signature and applied seal of the certifying registered design professional. The original certification must identify the physical location of the building in which the engineered openings will be installed.

This Technical Bulletin relies on the ASCE 24 requirements for engineered openings as the accepted standard of practice. The certification must include a description of installation requirements or limitations that, if not followed, will void the certification. In addition to the design and certification criteria listed in Section 9.3.1, the certification must include the following:

- Statement certifying that the openings, when properly installed, are designed to automatically equalize hydrostatic flood loads on exterior walls by allowing the automatic entry and exit of floodwater in accordance with the design and performance requirements in ASCE 24.
- Statement certifying that the performance accounts for the presence of louvers, blades, screens, grilles, faceplates, or devices with consideration of the potential for debris blockage when these features are present.
- Description of the measurement of the actual net area of the engineered opening and identification of the opening coefficient of discharge, which is the variable *c* in the formula in ASCE 24 (see Figure 25 and Table 3 of this Technical Bulletin). The coefficient of discharge is selected by the designer based on the shape and dimensions of the opening and whether the engineered opening has features such as louvers, blades, covers, screens, grilles, faceplates, or other elements that partially obstruct flow during conditions of flooding.
- Determination of the rate of rise and fall of floodwater at the site and a statement certifying that the openings are designed for that rate of rise and fall or a statement that the opening is designed for a minimum rate of rise and fall of 5 feet per hour because reliable data on site-specific rates of rise and fall are not available.

design professional. The certification reports must include a description of installation requirements or limitations that, if not followed, would void the certification. FEMA considers the following documentation important:

- Statement certifying that the openings, when properly installed, are designed to automatically equalize hydrostatic flood loads on exterior walls by allowing the automatic entry and exit of floodwater in accordance with the design and performance requirements in ASCE 24.
- Statement certifying that the performance accounts for the presence of louvers, blades, screens, grilles, faceplates, or devices with consideration of the potential for debris blockage when these features are present.
- Description of the measurement of the actual net area of the engineered opening that is being certified and identification of the opening coefficient of discharge, which is the variable *c* in the formula in ASCE 24 (see Figure 25 and Table 3 of this Technical Bulletin). The coefficient of discharge is selected by the designer based on the shape and dimensions of the opening and whether the engineered opening has features such as louvers, blades, screens, grilles, faceplates, or devices that partially obstruct flow during conditions of flooding.
- The range of flood characteristics tested for which the certification is valid, specifically the rates of rise and fall of floodwater, which is the variable *R* in the formula in ASCE 24 (see Figure 25), and whether there are any limitations based on rates of rise and fall that are faster than 5 feet per hour. Given the ASCE 24 performance expectations, engineered openings must function during conditions of the minimum 5 feet per hour rate of rise and fall.

9.3.4 Engineered Openings Individually Certified for Specific Buildings

Engineered openings that do not have ICC-ES Evaluation Reports or equivalent certification reports must be individually certified as meeting the design requirements described in Section 9.3.1 of this Technical Bulletin and for acceptability in specific buildings based on site-specific conditions. The formula in Section 9.3.1 includes the variable *R*, which is the worst-case rate of rise and fall at a specific location. ASCE 24 allows the assumption of a minimum rate of rise and fall of 5 feet per hour only in the absence of reliable data on site-specific rates of rise and fall. Building designers who specify engineered openings that are individually certified should consult local officials regarding observations of past rates of rise and fall during conditions of flooding.

Generic certifications for manufactured products place the burden on users (who may not be design professionals) to determine whether a specific location is subject to rates of rise and fall greater than 5 feet per hour. For this reason, generic "fill-in-the-blank" certifications are not acceptable when a manufactured product is used for a specific building unless the builder or design professional for that building, or the local official, determines that the rates of rise and fall at the specific location are no faster than 5 feet per hour. Alternatively, the builder or design professional may submit documentation that there are no reliable data for site-specific rates of

INDIVIDUAL CERTIFICATION FOR SPECIFIC BUILDINGS MUST ADDRESS SEVERAL FACTORS

Section C2.7.2.2 of the ASCE 24 commentary indicates that "certification requires more than simply applying the equation … it requires consideration of a number of factors that represent expected base flood conditions." The commentary also notes that engineered openings should be tested unless uniquely designed for a specific location.

Table 3a. Required 2x4 stud spacing (inches) for different design wind speeds (mph) and wood-framed breakaway wall heights (Stud Grade)

Design Wind Speed per ASCE 7-05	110	120	130	140
Stud Spacing for 6-foot Wall Height	24	16	16	16
Stud Spacing for 7-foot Wall Height	16	16	12	12
Stud Spacing for 8-foot Wall Height	12	12	X	X
Stud Spacing for 9-foot Wall Height	X	X	X	X

Table 3b. Required 2x4 stud spacing (inches) for different design wind speeds (mph) and wood-framed breakaway wall heights (Construction Grade)

Design Wind Speed per ASCE 7-05	110	120	130	140
Stud Spacing for 6-foot Wall Height	24	24	24	16
Stud Spacing for 7-foot Wall Height	24	16	16	16
Stud Spacing for 8-foot Wall Height	16	16	12	12
Stud Spacing for 9-foot Wall Height	12	12	X	X

Table 3c. Required 2x4 stud spacing (inches) for different design wind speeds (mph) and wood-framed breakaway wall heights (No. 2 Grade)

Design Wind Speed per ASCE 7-05	110	120	130	140
Stud Spacing for 6-foot Wall Height	24	24	24	24
Stud Spacing for 7-foot Wall Height	24	24	16	16
Stud Spacing for 8-foot Wall Height	16	16	16	12
Stud Spacing for 9-foot Wall Height	16	12	12	X

Table 4a. Total required number of 10d galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations (design wind speed = 110 mph)

Breakaway Wall Height (feet)	6	7	8	9
Nails Required for 8-foot Pile Spacing	18	20	22	24
Nails Required for 10-foot Pile Spacing	20	24	28	32
Nails Required for 12-foot Pile Spacing	24	30	34	38

Table 4b. Total required number of 10d galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations (design wind speed = 120 mph)

Breakaway Wall Height (feet)	6	7	8	9
Nails Required for 8-foot Pile Spacing	20	22	26	30
Nails Required for 10-foot Pile Spacing	24	28	32	36
Nails Required for 12-foot Pile Spacing	30	34	38	44

Figure 13. Typical wood-framed breakaway wall construction (prescriptive method)

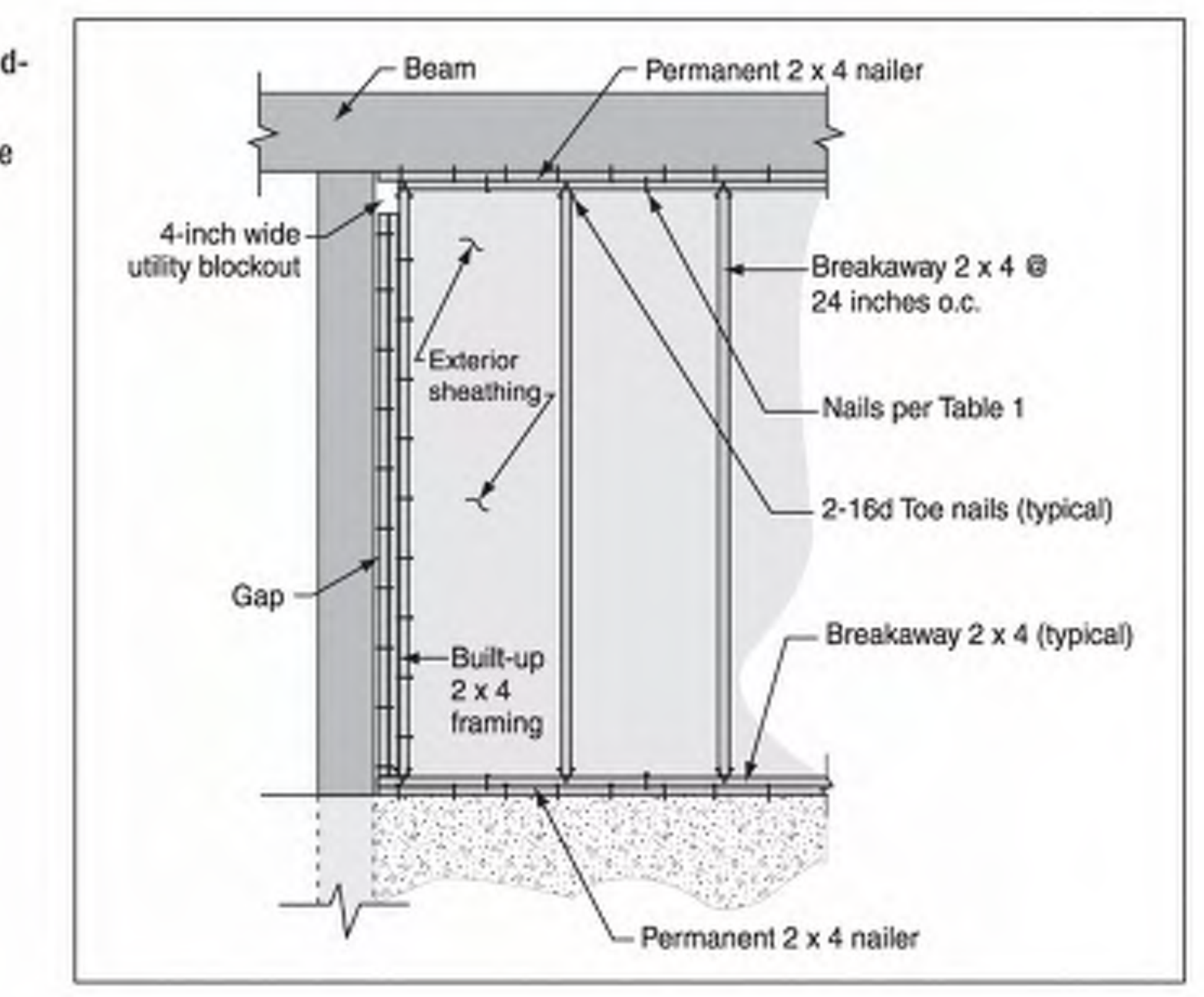

Table 1a. Total required number of galvanized common nails (divided equally between top and bottom) for wood-framed breakaway wall configurations with 8-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	18	12	22	14	24	16	28	18

Table 1b. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 10-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	24	16	28	18	32	20	34	24

Table 1c. Total required number of galvanized common nails (divided equally between top and bottom and evenly spaced) for wood-framed breakaway wall configurations with 12-foot pile spacing

Breakaway Wall Height (feet)	6		7		8		9	
Nail Size	8d	10d	8d	10d	8d	10d	8d	10d
Nails Required	28	18	32	22	38	24	42	28

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(The coefficient of discharge, also called an orifice coefficient, is selected to characterize the shape of the portion of an engineered opening through which water flows.)

Table 3: Flood Opening Coefficient of Discharge[1]

Opening Shape and Condition	*c*
All shapes, partially obstructed during design flood[2]	0.20
Circular, unobstructed during design flood	0.60
Rectangular, long axis horizontal, short axis vertical, unobstructed during design flood	0.40[3]
Square, unobstructed during design flood	0.35
Rectangular, short axis horizontal, long axis vertical, unobstructed during design flood	0.25[4]
Other shapes, unobstructed during design flood	0.30

Source: ASCE 24-14, Table 2-2 (used with permission)

(1) Different coefficients of discharge shall be permitted: (1) where a designer has performed detailed, opening-specific calculations, a coefficient of discharge up to 10% different than given in Table 2-2 shall be permitted; or (2) where laboratory testing or numerical modeling of flow through the opening has been conducted, the resulting coefficient of discharge shall be permitted. In no case shall a coefficient of discharge >0.60 be permitted.

(2) Openings shall be classified as partially obstructed if louvers, blades, screens, grilles, faceplates, or other covers or devices are present during the design flood.

(3) When the horizontal dimension is twice or more the vertical dimension, use 0.4; as the dimensions approach a square, interpolate from 0.4 to 0.35.

(4) When the horizontal dimension is half or less the vertical dimension, use 0.25; as the dimensions approach a square, interpolate from 0.25 to 0.35.

- Performance must account for the potential for debris blockage even if there are no louvers, blades, screens, grilles, faceplates, or other devices, preferably by allowing typical floodborne debris to pass through.
- Performance must ensure that the difference between the exterior and interior water levels will not exceed 1 foot. (Because the minimum requirement allows the bottom of openings to be no more than 1 foot above the higher of the finished interior grade [or floor] or exterior grade, a difference of no more than 1 foot is maintained when water begins to pass through as it crests the bottom of the opening frame.)
- The minimum dimension of an opening in a wall must not be less than 3 inches in any direction in the plane of the wall.
- Reliable data on the rates of rise and fall at specific locations are usually not readily available. Therefore, engineered openings must be designed and must function based on the assumption that the minimum rate of rise and fall will be 5 feet per hour. Reinforcing the importance of testing for

FLOODWATER RATE OF RISE AND FALL

Section C2.7.2.2 of the ASCE 24 commentary notes that a rate of rise of 5 feet per hour, only 1 inch per minute, is not representative of many flood hazard areas and advises building designers to be cautious about relying entirely on that rate. Faster rates of rise and fall are likely in watersheds where rainfall runoff accumulates rapidly and in many areas that are subject to storm surge flooding. ASCE 24 advises that information on rates of rise may be available from stream and tide gauges; federal, state, and local sources; and video documentation of past flood events.

The equation from ASCE 24, shown in Figure 25, is used to determine the total net area of engineered openings required for a given total enclosed area, based on some of the characteristics of the openings. The calculated minimum net area of engineered openings may be called the "coverage" or "rated" area.

$$A_0 = 0.033\,[1/c]\,R\,A_e$$

Where: A_0 = total net area of openings required (in²)

0.033 = coefficient corresponding to a factor of safety of 5.0 ($in^2 \cdot hr/ft^3$)

c = opening coefficient (non-dimensional; see ASCE 24, Table 2-2)

R = worst case rate of rise and fall (ft/hr)

A_e = total enclosed area (ft²)

Figure 25: Equation used to determined total net area of engineered openings (ASCE 24-14; used with permission)

The equation includes a coefficient (0.033) that corresponds to a factor of safety of 5, which is consistent with design practices related to the protection of life and property. The ASCE 24 commentary provides additional background on the derivation of the equation.

Design and performance criteria for engineered openings specified in ASCE 24 include all of the following:

- Performance must allow for the automatic entry and exit of floodwater. The ASCE 24 commentary notes that the certification requires consideration of a number of factors that represent expected base flood conditions and not simply application of the equation. (Flood conditions in different areas can vary widely; in some areas, the onset of flooding may be rapid while in other areas, flood conditions may develop over much longer periods.)
- Performance must account for the presence of obstructions such as louvers, blades, screens, grilles, faceplates, and devices that are part of the engineered opening assembly itself. In accordance with ASCE 24, Table 2-2 (see Table 3 of this Technical Bulletin), the opening coefficient of discharge *(c)* is 0.20 for openings of all shapes if partially obstructed during design flood conditions by "louvers, blades, screens, grilles, faceplates, or other covers or devices [that] are present during the design flood," as opposed to blocked by debris.

ASCE 24 EMPHASIS ON PERFORMANCE AND CERTIFICATION

Engineered opening requirements changed between the 2005 and 2014 editions of ASCE 24. The 2014 edition places more emphasis on evidence of performance and consideration of factors that represent expected flood conditions. Section C2.7.2.2 of the ASCE 24-14 commentary notes that the best means to certify performance is to test engineered openings under conditions that mimic a range of rates of rise and fall, including rates many times the minimum rate of 5 feet per hour.

Documentation of performance under faster rates of rise and fall provides building designers and local officials with sufficient information on which to base decisions regarding whether to increase the number or size of openings to account for faster rates. The ASCE 24 commentary also notes that testing should be done with water containing debris typical of flooding around buildings (e.g., leaves, grass clippings, small branches, trash).

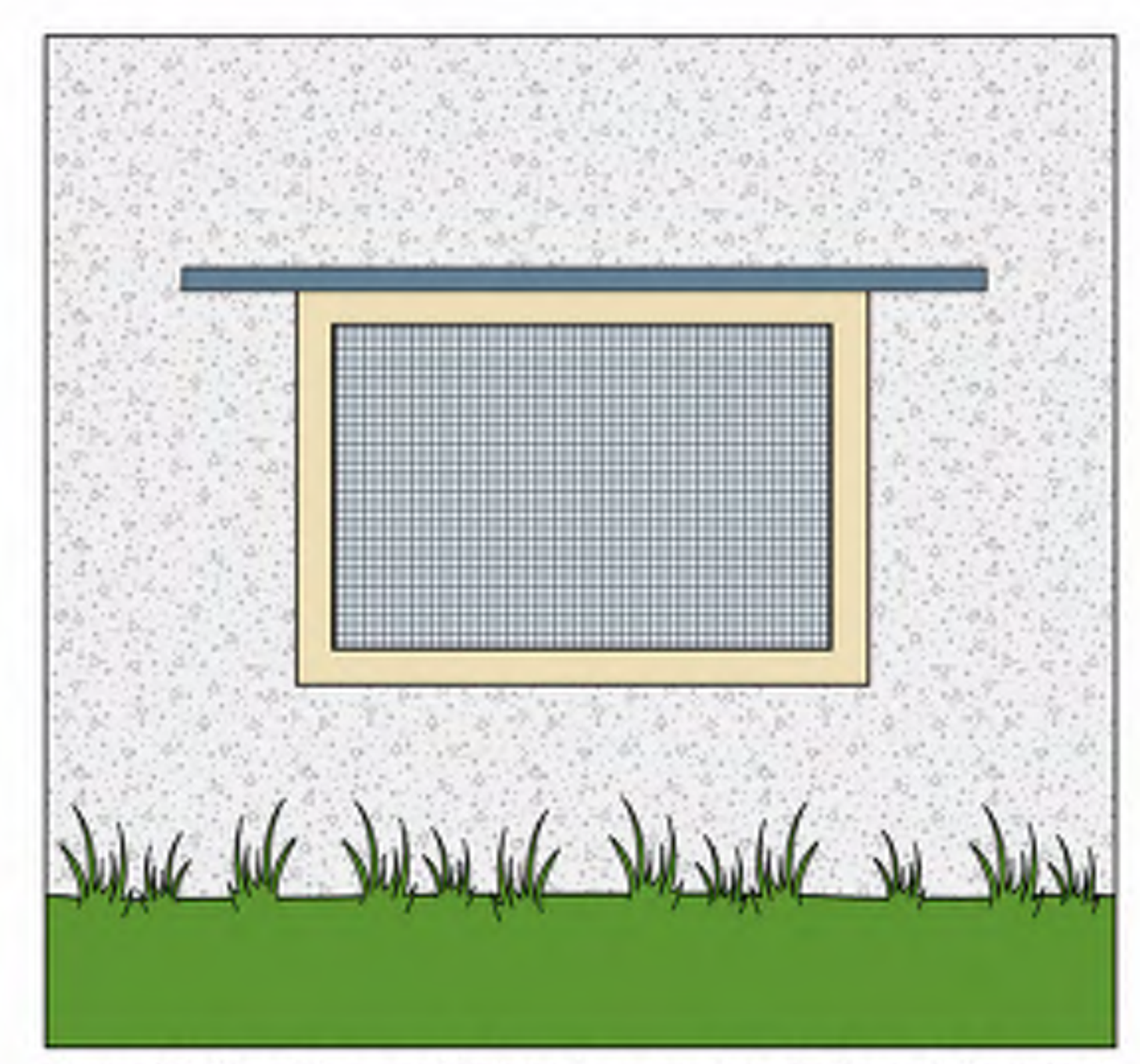

Figure 24: Wood frame with insect screen inserted in void in poured concrete foundation wall; inside dimensions of frame determine net open area

9.3 Engineered Flood Openings

Engineered flood openings, which have moving parts, must be designed and certified by registered design professionals as engineered flood openings (see Section 9.2 for openings without moving parts). The certification must specifically address the performance required by the NFIP regulations. Devices with moving parts should be certified as engineered openings. In general, engineered openings remain closed until flood conditions trigger the movable parts to allow floodwater and debris to freely and automatically enter or exit. This section describes the design and performance requirements and the certification and documentation requirements for engineered openings.

9.3.1 Design and Performance Requirements

The design and performance criteria for engineered openings are in ASCE 24, Section 2.7.2.2. Section C2.7.2.2 of the ASCE 24 commentary provides additional information on engineered openings and the best means to test expected performance.

area in square feet should be measured on the exterior of the enclosure walls. A variety of non-engineered opening options are available.

"Net open area" refers to the permanently open area of a non-engineered opening. The NFIP regulations indicate that flood openings may be equipped with "coverings or devices" if they permit the automatic (free) entry and exit of floodwater in both directions.

The measurement of the net open area must take into consideration any solid obstructions such as grilles, fixed blades and louvers, or faceplates. Methods used by the ventilation industry to account for such obstructions when determining net open area for air flow may be used. Figure 18 shows a typical standard air-vent faceplate and measurements of the net open area. Figure 19 shows a typical ventilation louver with fixed blades and indicates how the net open area is determined.

Some manufacturers of standard air vents stamp the number of square inches the device provides for air flow into the frame of the device or may note the number in the packaging. The measurement accounts for

MEASUREMENT MUST ACCOUNT FOR OBSTRUCTIONS

Section C2.7.2.1 of the ASCE 24 commentary emphasizes that the measurement of net open area is not based on the dimensions of the opening (void) in the wall. The measurement must account for any portion of the void that is obstructed or covered in any way (other than by screening).

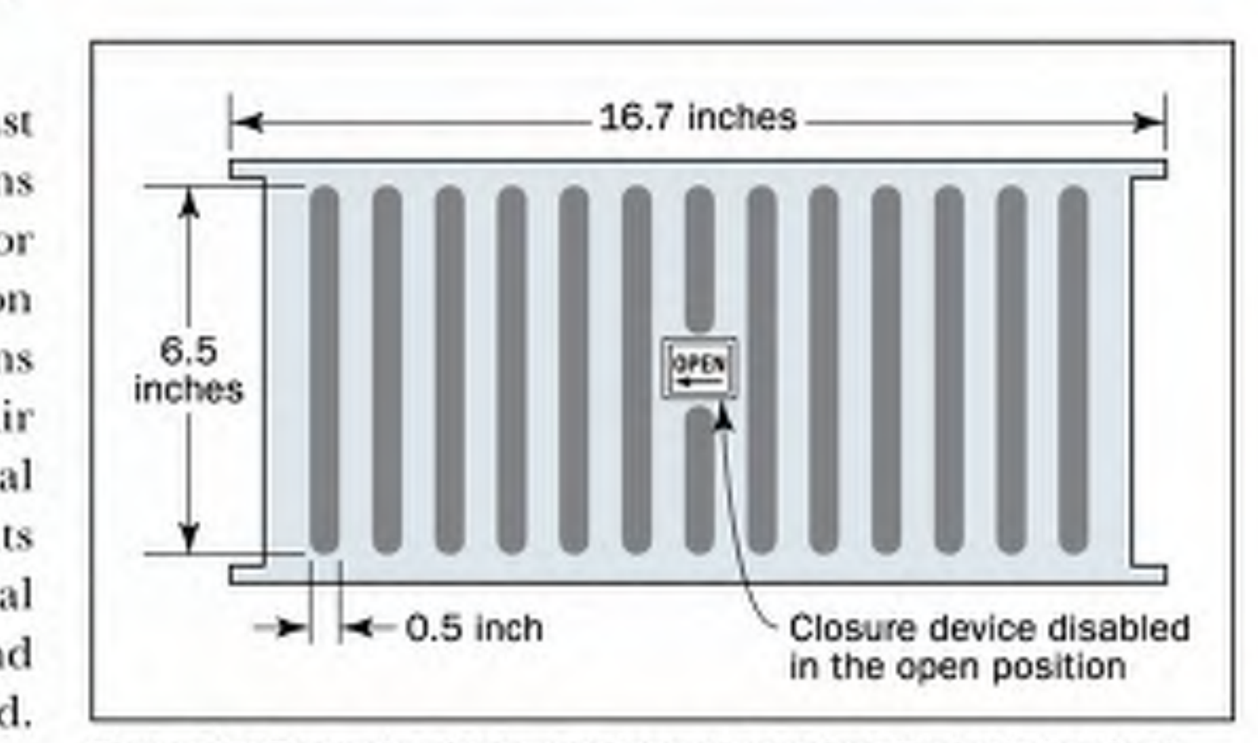

Figure 18: Example of non-engineered opening: Typical standard air vent faceplate providing 42 square inches of net open area if disabled in the open position; measurement of net open area uses a slot width of 0.5 inch times a slot height of 6.5 inch times the total number of slots

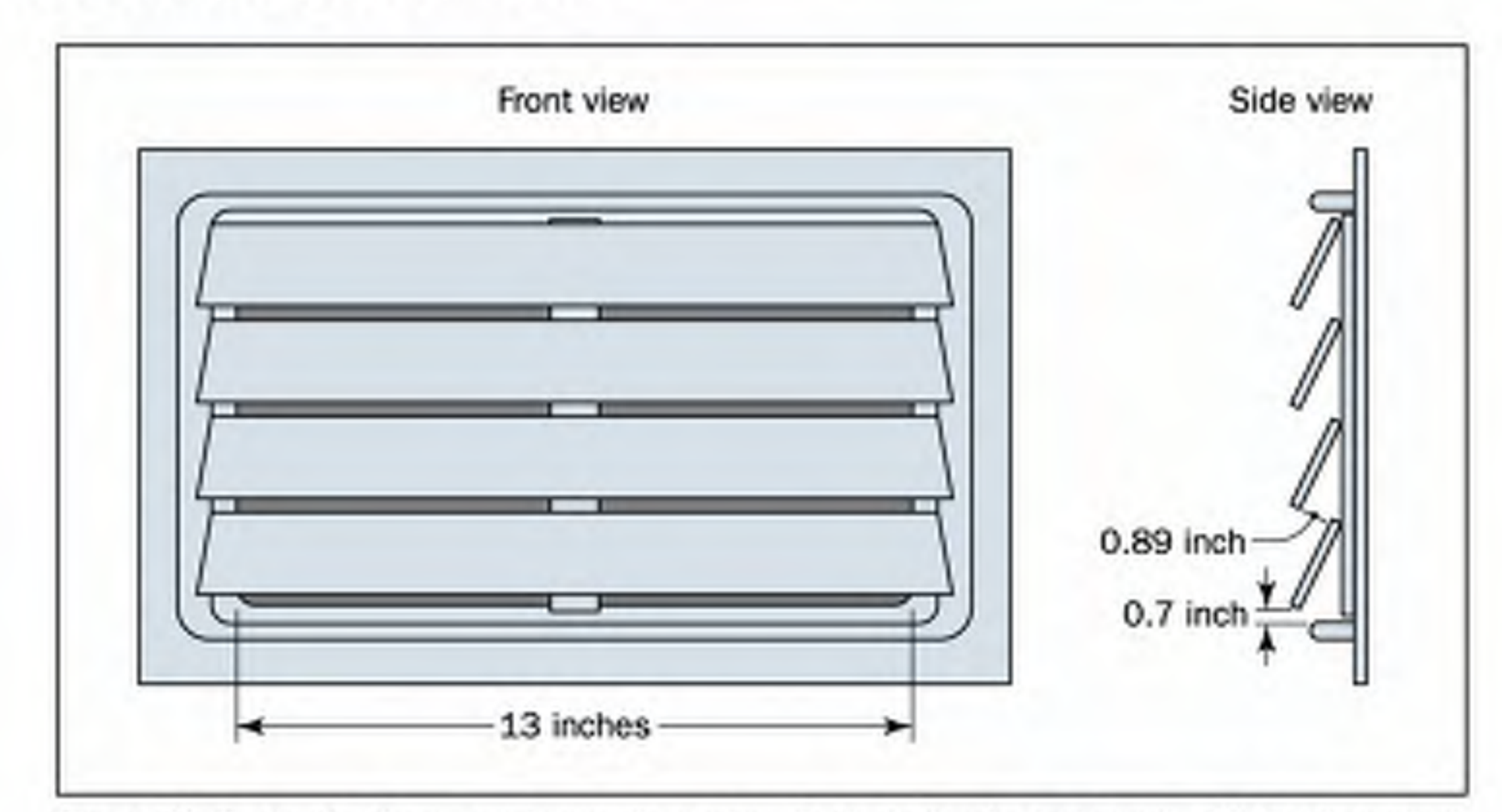

Figure 19: Example of non-engineered opening: Typical standard air vent with fixed, angled blades providing approximately 44 square inches of net open area; measurement of net open area uses slot width of 13 inches times the sum of the spaces between the blades

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

FEMA BREAKAWAY FLOOD PANELS & FLOOD VENTS

SEAL & SIGNATURE



DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:
A-5.5.0

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arben@buildplusarch.com

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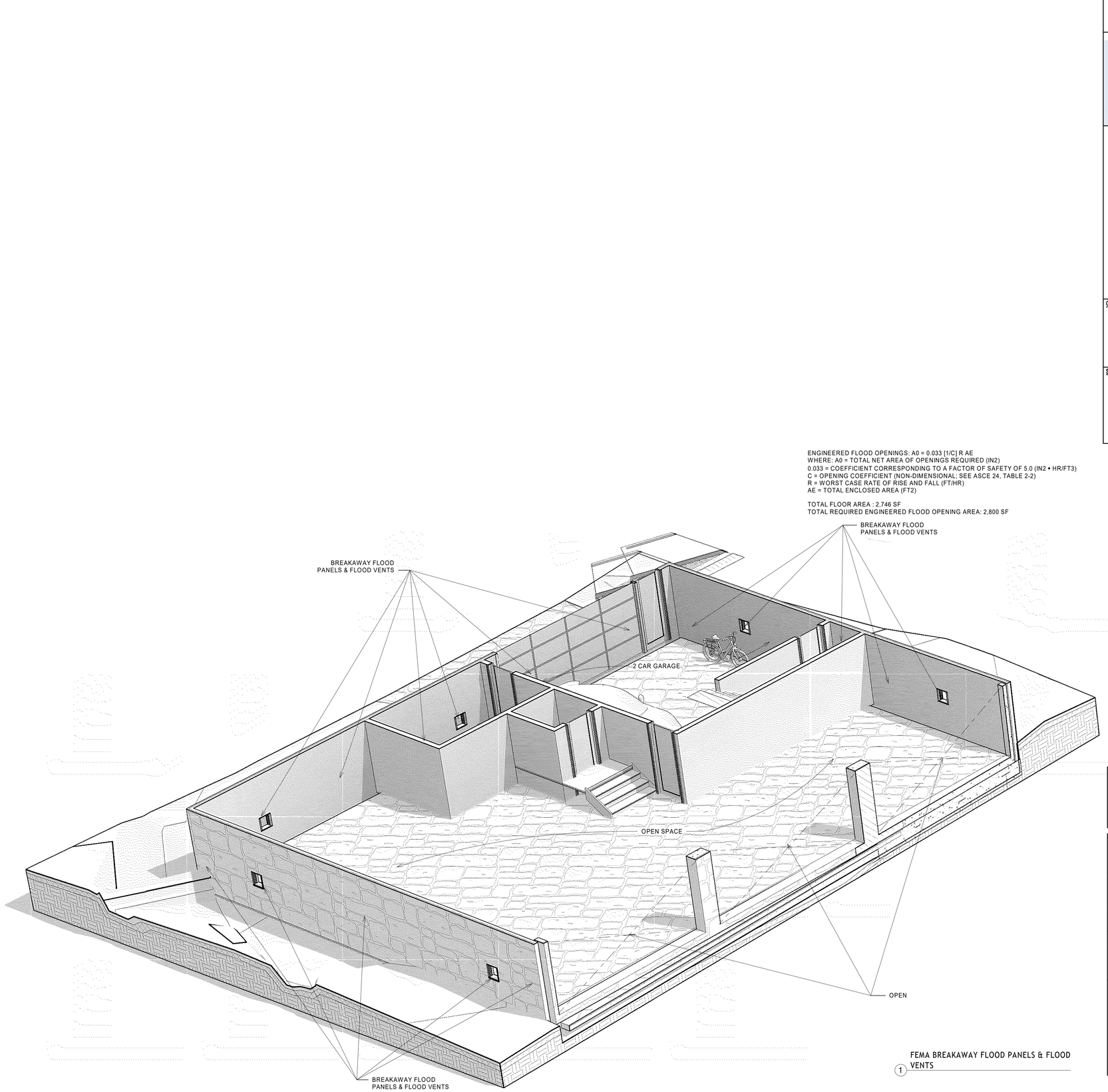
E-MAIL:MDAY@DAYSTOKOSAENG.COM

ENGINEERED FLOOD OPENINGS: A0 = 0.033 [1/C] R AE
WHERE: A0 = TOTAL NET AREA OF OPENINGS REQUIRED (IN2)
0.033 = COEFFICIENT CORRESPONDING TO A FACTOR OF SAFETY OF 5.0 (IN2 • HR/FT3)
C = OPENING COEFFICIENT (NON-DIMENSIONAL; SEE ASCE 24, TABLE 2-2)
R = WORST CASE RATE OF RISE AND FALL (FT/HR)
AE = TOTAL ENCLOSED AREA (FT2)

TOTAL FLOOR AREA : 2,746 SF
TOTAL REQUIRED ENGINEERED FLOOD OPENING AREA: 2,800 SF



1 FEMA BREAKAWAY FLOOD PANELS & FLOOD VENTS

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1	04/14/2026	HARBOR MANAGEMENT COMM.	FOR REVIEW

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE CD-2 MAP ID 2/90/10/0 - 2 STORY DWELLING DUNDON FAMILY RESIDENCE

FEMA BREAKAWAY FLOOD PANELS & FLOOD VENTS

SEAL & SIGNATURE

STATE OF CONNECTICUT · ARBEN SELA · 31 DECEMBER 2026 · LICENSED ARCHITECT

DATE:04/14/2026
PROJECT NO.:2025.09
DRAWN BY: MS
CHECKED BY: AS
DRAWING NO:
A-5.6.0

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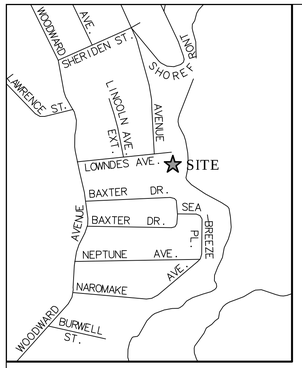
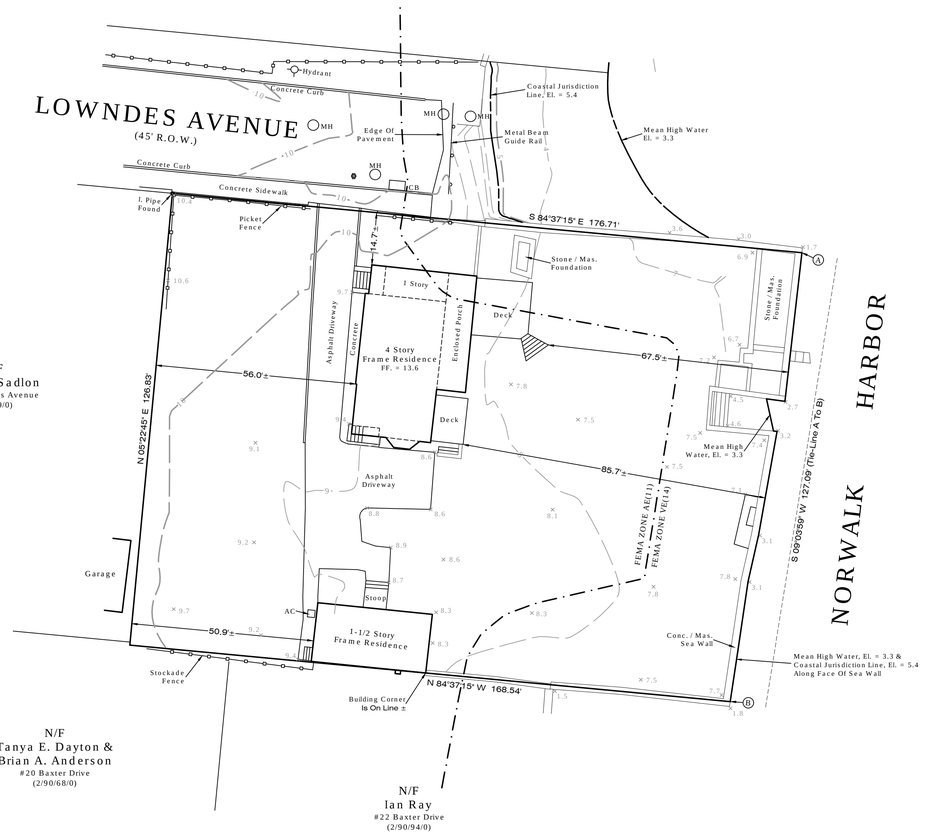


LOCATION MAP

0 500

1" = 500'





N/F
Lynn T. Sadlon
#18 Lowndes Avenue
(2/90/9/0)

N/F
Tanya E. Dayton &
Brian A. Anderson
#20 Baxter Drive
(2/90/68/0)

N/F
Ian Ray
#22 Baxter Drive
(2/90/94/0)

RESIDENCE C	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS	AS-BUILT CONDITIONS
Minimum Lot Area	5,000 sf (1 Dwelling Unit) 6,000 sf (2 Dwelling Units)	21,934±	-	-
Minimum Lot Width	50'	-	-	-
Setback From Street Line	30'	14.7'±	-	-
Setback From Side Property Line	6'	50.9'±	-	-
Agg. Side	25% for lots over 50'	-	-	-
Setback From Rear Property Lines	15'	0	-	-
Maximum Height For A Building Or Structure	30', 38' To Peak *	25.0' / 30.9'	-	-
Maximum Number Of Stories Per Building	2-1/2	4	-	-
Maximum Building Area As A Percentage Of Lot Area	25% - 35% **	-	-	-
Minimum Driveway Width	8'	9.6'±	-	-

* In flood zones A or V, one additional foot in height shall be permitted to the midpoint and to the peak.
** Subject to section 118-350(C)(3)

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and conforms to Horizontal Accuracy Class A-2, Topographic Class T-2.
2. Reference is made to the following documents on file in the Norwalk Town Clerk's Office:
   A. RM #58 - "Map Of Building Lots In The City Of South Norwalk Belonging To Frank Woodward, Hattie Woodward, Chas. E. Woodward, John B. Woodward; Scale: 1"=60'; Dated: 1888.
   B. RM #744 - "Harbor Shores At South Norwalk, Conn. Developed By Harbor Shores, Inc.; Scale: 1"=40'; Dated: 1927' prepared by The Samuel W. Hoyt, Jr., Co., Inc.
   C. RM #8465 - "Map Of Property Prepared For Caroline E. Hansen, South Norwalk, Conn.; Scale: 1"=20'; Dated: June 5, 1978" prepared by Leo Leonard - Surveyor.
3. The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, unless specifically noted as such. It is the Contractor's responsibility to contact CALL BEFORE YOU DIG (CBYD) prior to commencement of any excavation, Dial 811 or 1-800-922-4455.
4. Property is located in Residence Zone C.
5. Property is located in FEMA Zone AE(11) & VE(14). Per Flood Insurance Rate Map #09001C0533G, Effective Date: July 8, 2013; Panel 533 of 626.
6. Vertical Datum: NAVD 88 (GPS Derived).
7. Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
8. It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.

LEGEND

- HYDRANT
- MANHOLE
- GAS VALVE
- UTILITY POLE
- WATER VALVE
- LAMP POST
- CATCH BASIN
- ELECTRIC BOX
- SIGN
- MAILBOX
- EXISTING IRON PIN
- EXISTING CONCRETE MONUMENT
- STONE BOUND
- HEDGE
- STONEWALL
- WL WL INLAND WETLANDS
- X X METAL FENCE
- WOOD FENCE
- EXISTING CONTOUR LINE
- ×8.2 EXISTING SPOT ELEVATION

NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH THE LIVE STAMP OF THE SIGNATORY

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

Jason T. Spath Sr., L.S. #70136

NO.	DATE	DESCRIPTION
REVISIONS		

DATA ACCUMULATION PLAN DEPICTING EXISTING CONDITIONS

PREPARED FOR

22 LOWNDES AVENUE, LLC

#22 LOWNDES AVENUE
NORWALK, CONNECTICUT

20 0 20 40

DATE:	SCALE:	DRAFTER:	JOB NUMBER:	PROJECT #:
NOVEMBER 24, 2021	1"=20'	SJR	9421	9421

HC

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
303 Linwood Avenue, Fairfield, CT
203.259.1091

1/1

8-5150

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E-MAIL:HUNTCO@HUNTLLC.NET

GENERAL CONTRACTOR:
T.B.D.

OWNER: **MS. SYLVIA DUNDON 22 LOWNDES AVENUE NORWALK CT 06854 E-MAIL: SYLVIA_DUNDON@HOTMAIL.COM MOBILE PHONE: (917) 327-7834**
ISSUE DATE:**08/30/2024**

22 LOWNDES AVENUE NORWALK CT 06854 ZONE C RESIDENCE

DUNDON FAMILY COASTAL HOME

SCHEMATIC DESIGN

SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS
RESIDENTIAL
CITY OF NORWALK
PART 1

	1	2	3	4	5	6	7	8	9	10
ZONES	MAXIMUM HEIGHT	MINIMUM SIZE OF PLOT AREA	WIDTH	YARDS FRONT	SIDE	AGG. SIDE	REAR	MAXIMUM BLDG AREA	DRIVEWAYS MINIMUM WIDTH	RECREATION AREA
C RESIDENCE 1-2 DWELLING UNITS	2 1/2 STORIES & 30 FEET, MAXIMUM OF 38 FEET TO PEAK; EXCEPT FOR STRUCTURES LOCATED IN FLOOD ZONES A OR V, WHERE ONE (1) ADDITIONAL FOOT IN HEIGHT SHALL BE PERMITTED TO THE MIDPOINT AND TO THE PEAK	5,000 SQ FT 1 DWELLING UNIT 6,000 SQ FT 2 DWELLING UNITS	50 ft	30 FEET SUBJECT TO SECTION 118-900F	6 FEET	25% FOR LOTS OVER 50 FEET	15 FEET	25% - 35%, SUBJECT TO SECTION 118-350(C)(3)	8 FEET	–

DATED: 2/25/98 AS REVISED APRIL 28, 2006, AUGUST 25, 2006, NOVEMBER 24, 2006 AND SEPTEMBER 26, 2008. NOTE: SEE GENERAL CODE COPY OF BUILDING ZONE REGULATIONS IN P & Z OFFICE FOR COMPLETE INFORMATION ON AMENDMENTS AND REVISION DATES.



1 Site Plan
3/32" = 1'-0"

EXISTING LOT AREA:	1,934 SF
MAXIMUM PERMITTED LOT COVERAGE:	0,000 SF
MAXIMUM PROPOSED LOT COVERAGE:	0,000 SF
MAXIMUM PERMITTED GROSS BUILDING FLOOR AREA:	5,483 GSF
PROPOSED GROSS FIRST FLOOR AREA:	2,741 GSF
PROPOSED GROSS FIRST FLOOR AREA:	2,741 GSF

22 LOWNDES AVENUE
NORWALK CT 06854
ZONE C RESIDENCE
DUNDON FAMILY
COASTAL HOME

PLOT PLAN SITE
ZONING ANALYSIS

SEAL & SIGNATURE

DATE:08/30/2024
PROJECT NO.:2024.24
DRAWN BY: MS
CHECKED BY: MS
DRAWING NO:

A-0.0.0

SCHEMATIC DESIGN
OWNER
08/30/2024
1

PROJECT DESIGNER:
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Milot Shala, Principal.

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T. 917.710.7614 F. 347.427.2132
E. milotshala@ateliermilotshala.com www.ateliermilotshala.com

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE C RESIDENCE DUNDON FAMILY COASTAL HOME

RENDERINGS

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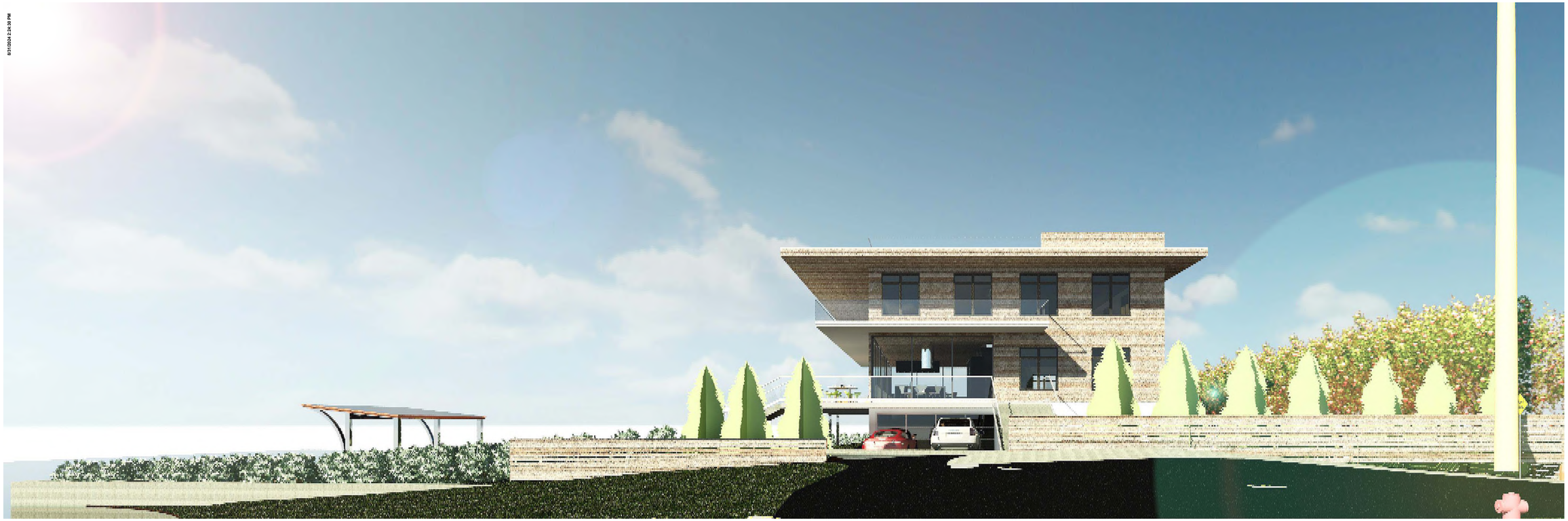

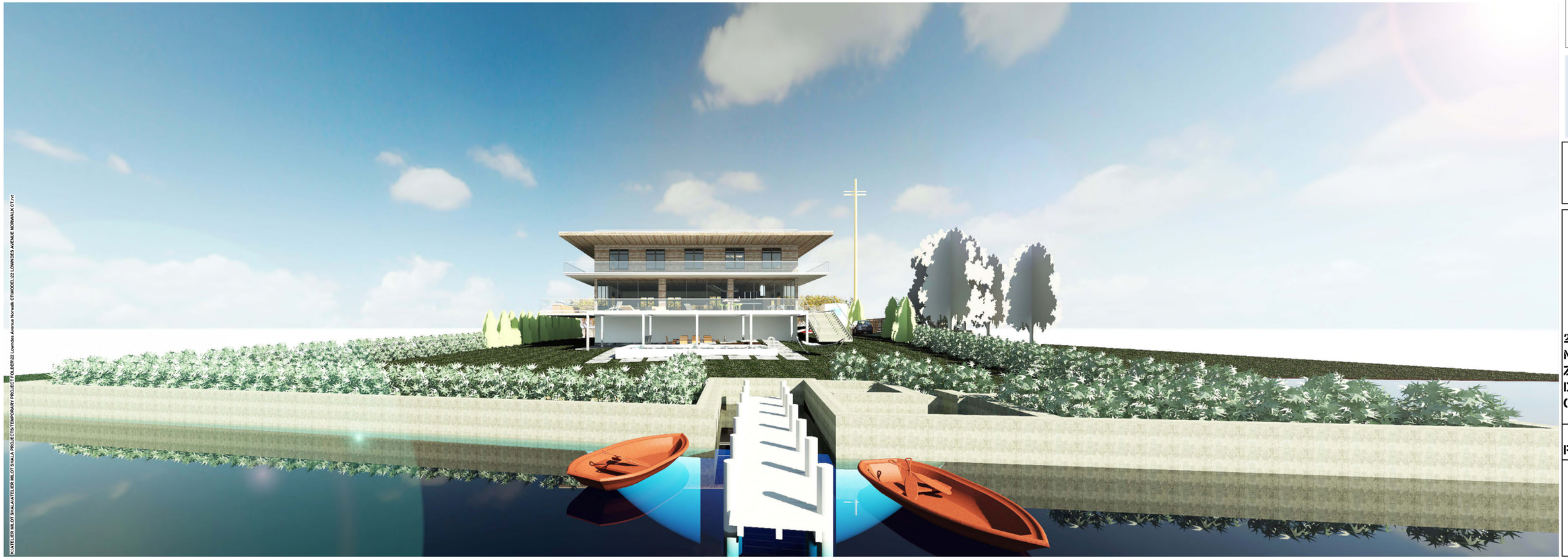

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22 LOWNDES AVENUE NORWALK CT 06854 ZONE C RESIDENCE DUNDON FAMILY COASTAL HOME

RENDERINGS

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PROJECT NO.:2024.24
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CHECKED BY: MS
DRAWING NO:
A-0.2.0

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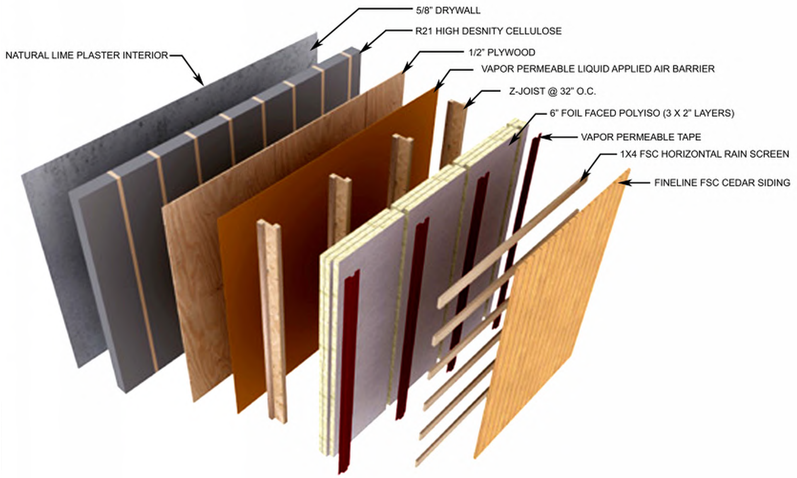

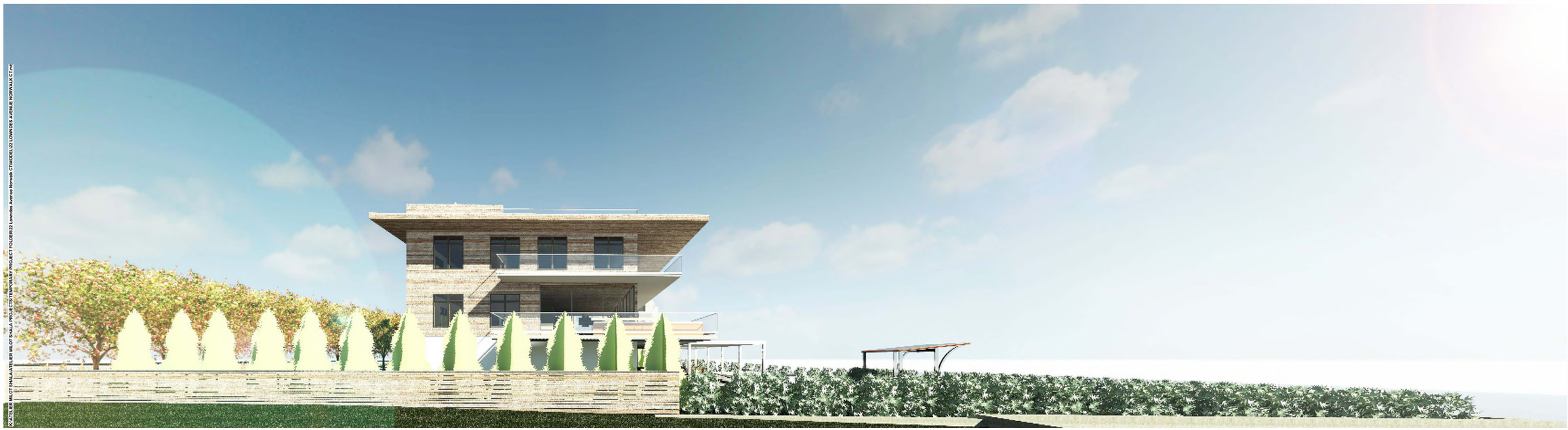

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OWNER:
MS. SYLVIA DUNDON 22 LOWNDES AVENUE
NORWALK CT 06854
T. (917) 327-7834
E-MAIL: SYLVIA_DUNDON@HOTMAIL.COM

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FAIRFIELD, CT
T.203.259.1091
E-MAIL:
HUNTCO@HUNTLLC.NET

GENERAL CONTRACTOR:
T.B.D

REV.NO.	DATE	ISSUED TO	DESCRIPTION
1	08/30/2024	OWNER	SCHEMATIC DESIGN

PROJECT DESIGNER:
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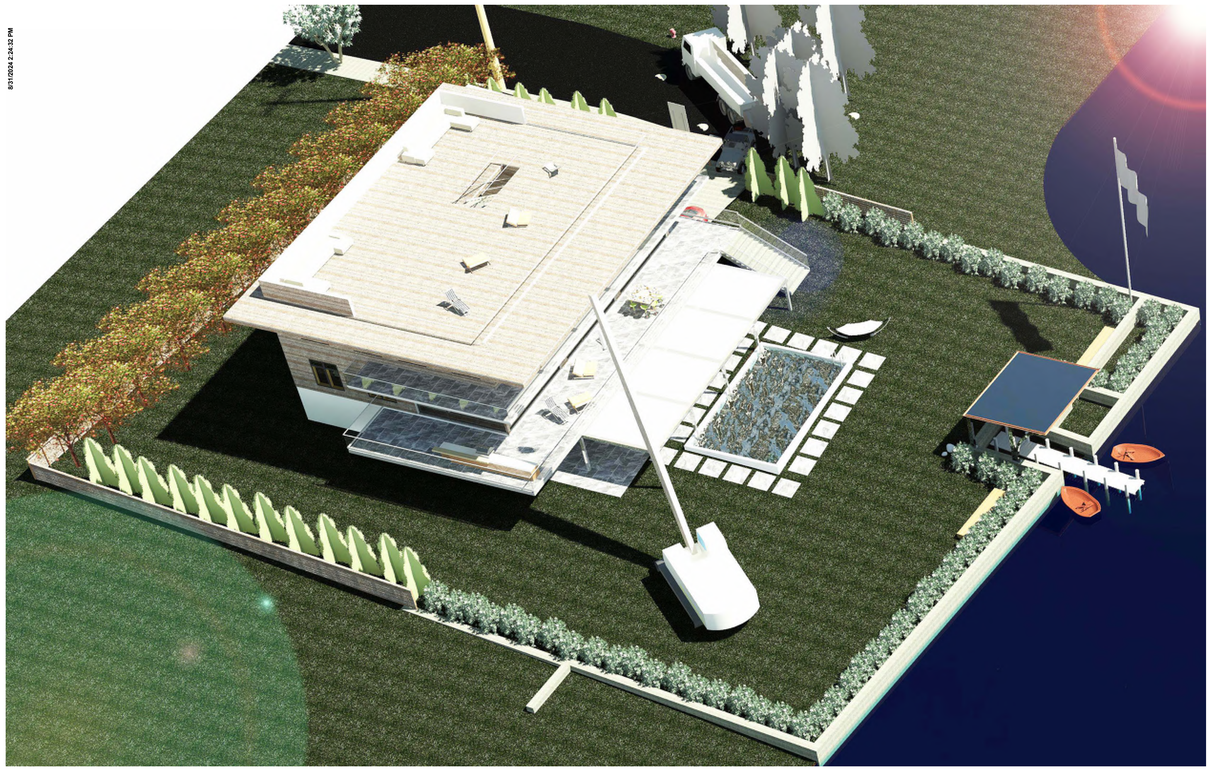



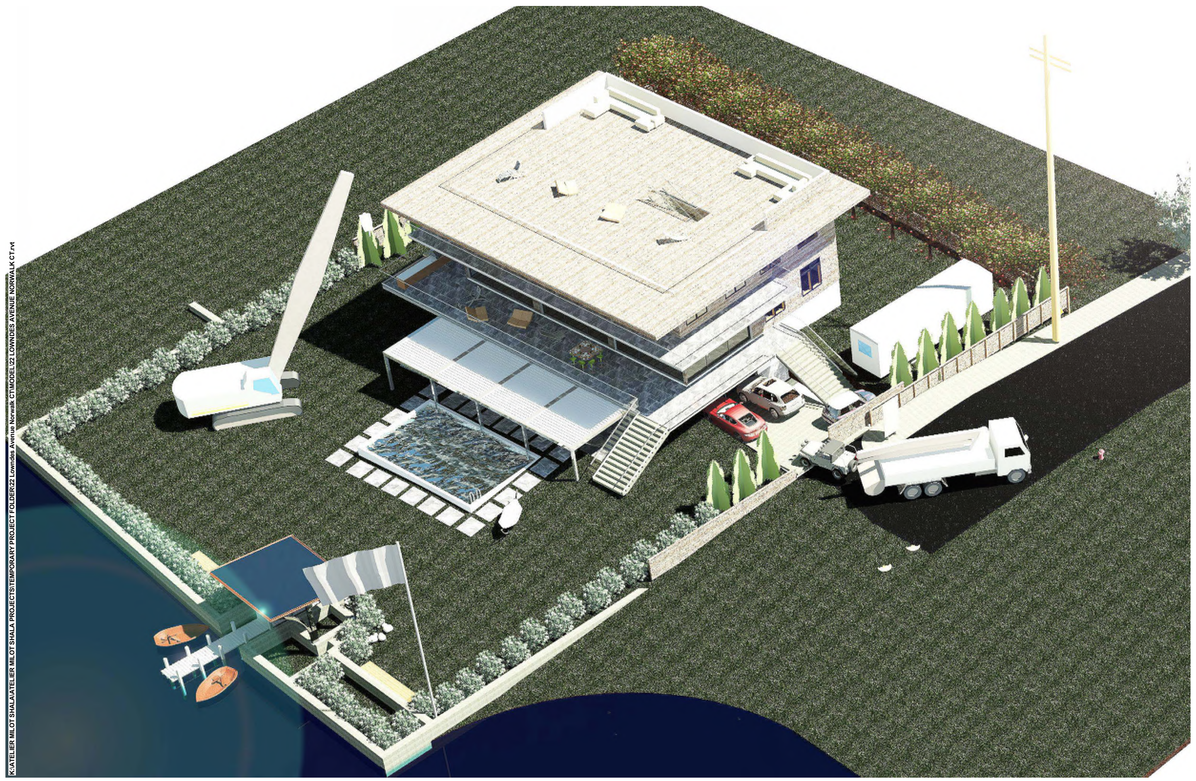

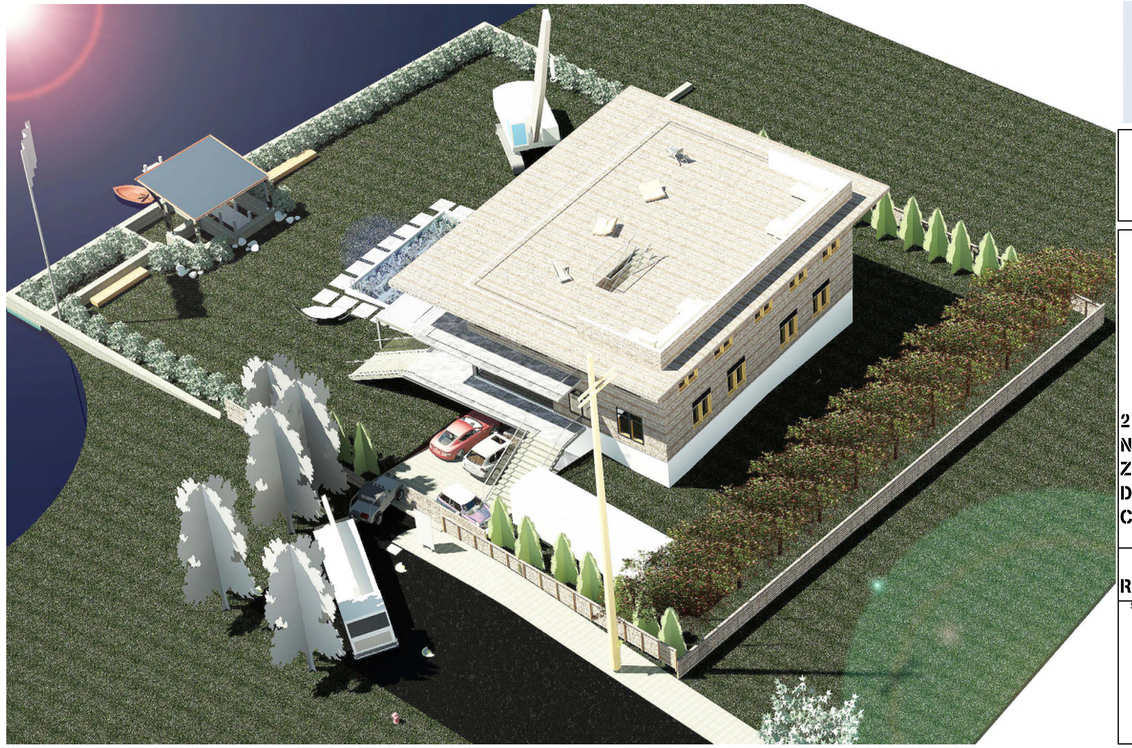

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GENERAL CONTRACTOR:
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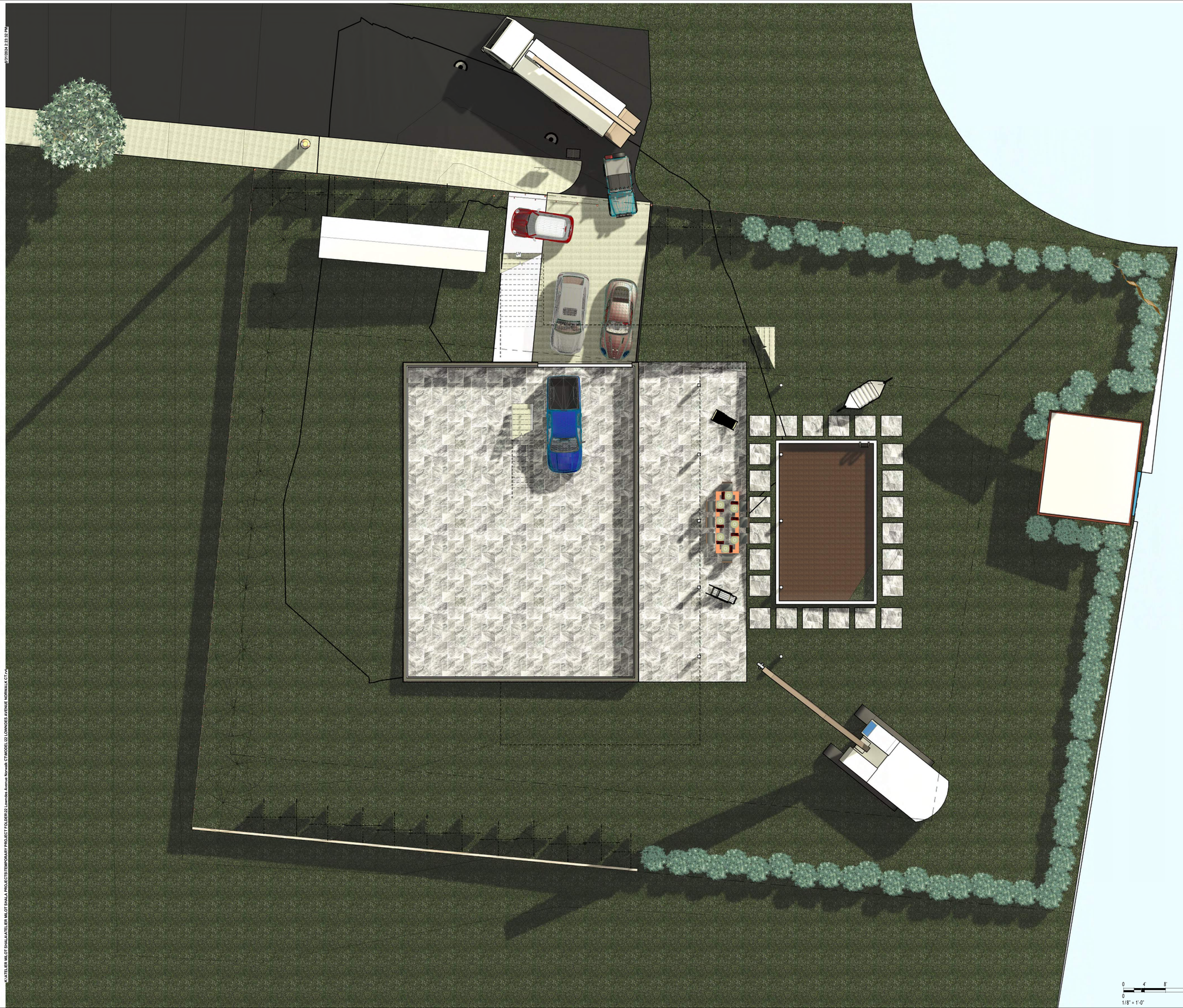

0 4' 8' 16'
0 2'
1/8" = 1'-0"

N

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GRADE GARAGE FOUNDATION PLAN

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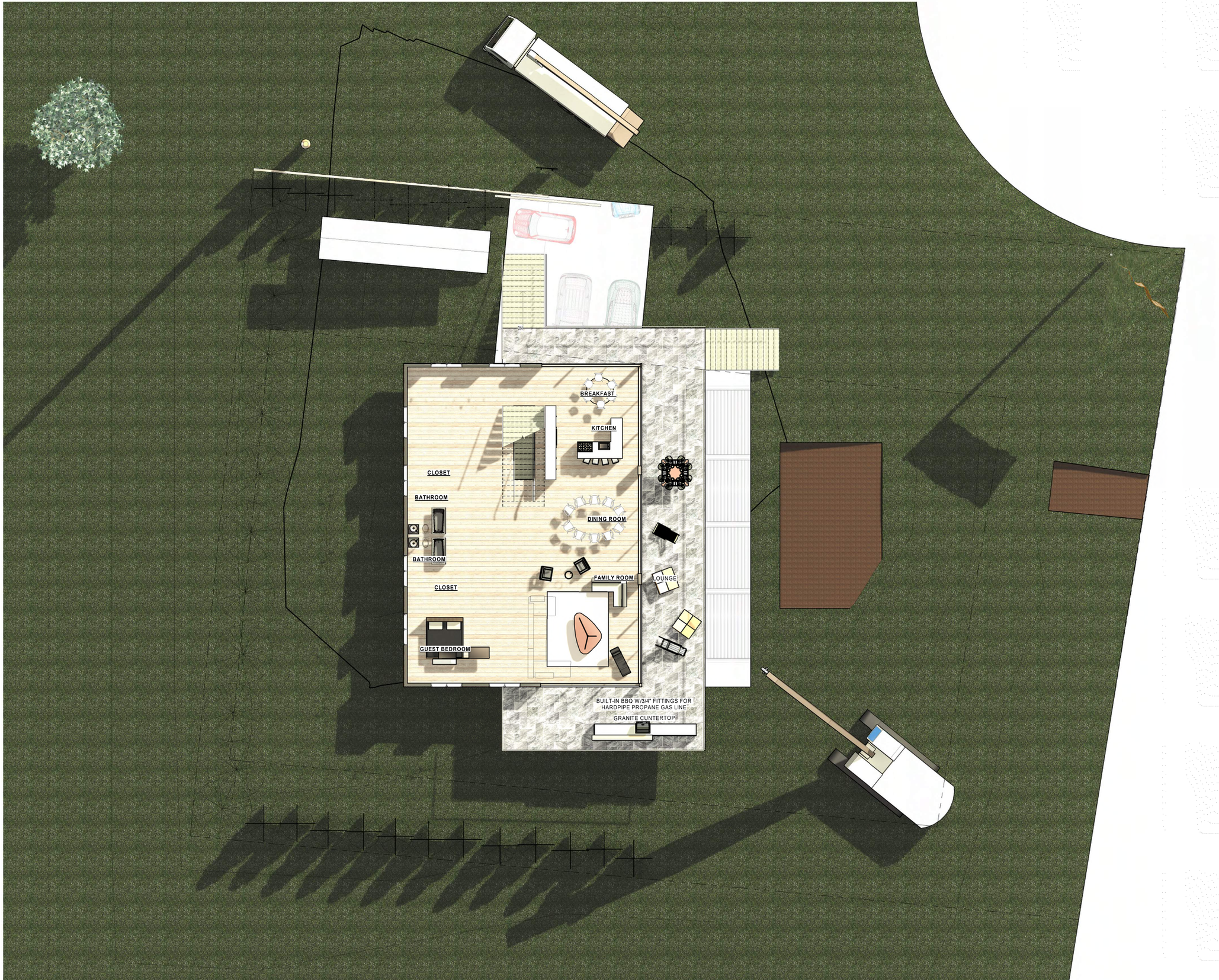

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FIRST FLOOR PLAN

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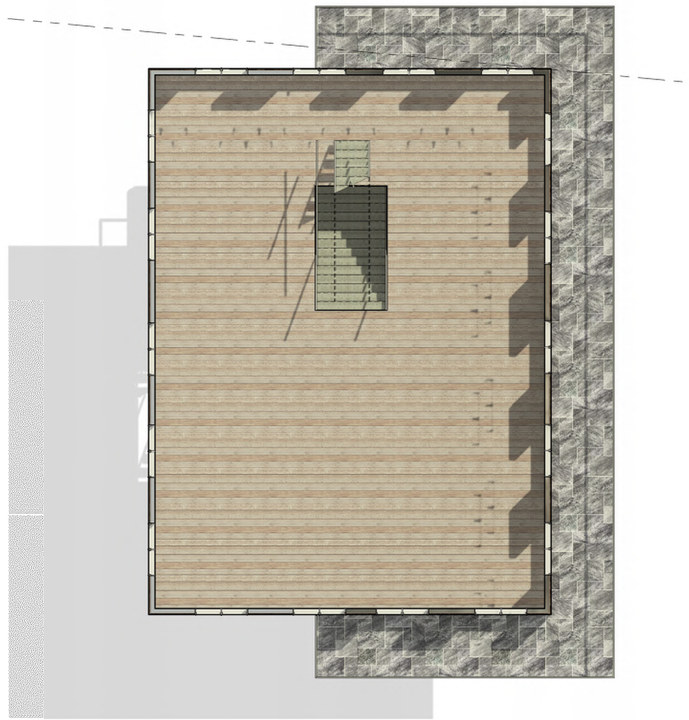

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SECOND FLOOR PLAN

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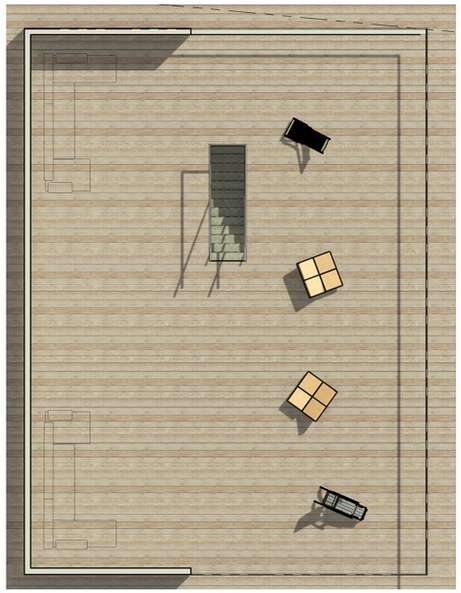

1 ROOF
1/8" = 1'-0"

OWNER:
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ROOF PLAN

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1 East Architectural Building Elevation
1/8" = 1'-0"

OWNER:
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GENERAL CONTRACTOR:
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BUILDING ELEVATIONS

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1 North Architectural Building Elevation
1/8" = 1'-0"

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BUILDING ELEVATIONS

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1 South Architectural Building Elevation
1/8" = 1'-0"

OWNER:
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GENERAL CONTRACTOR:
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BUILDING ELEVATIONS

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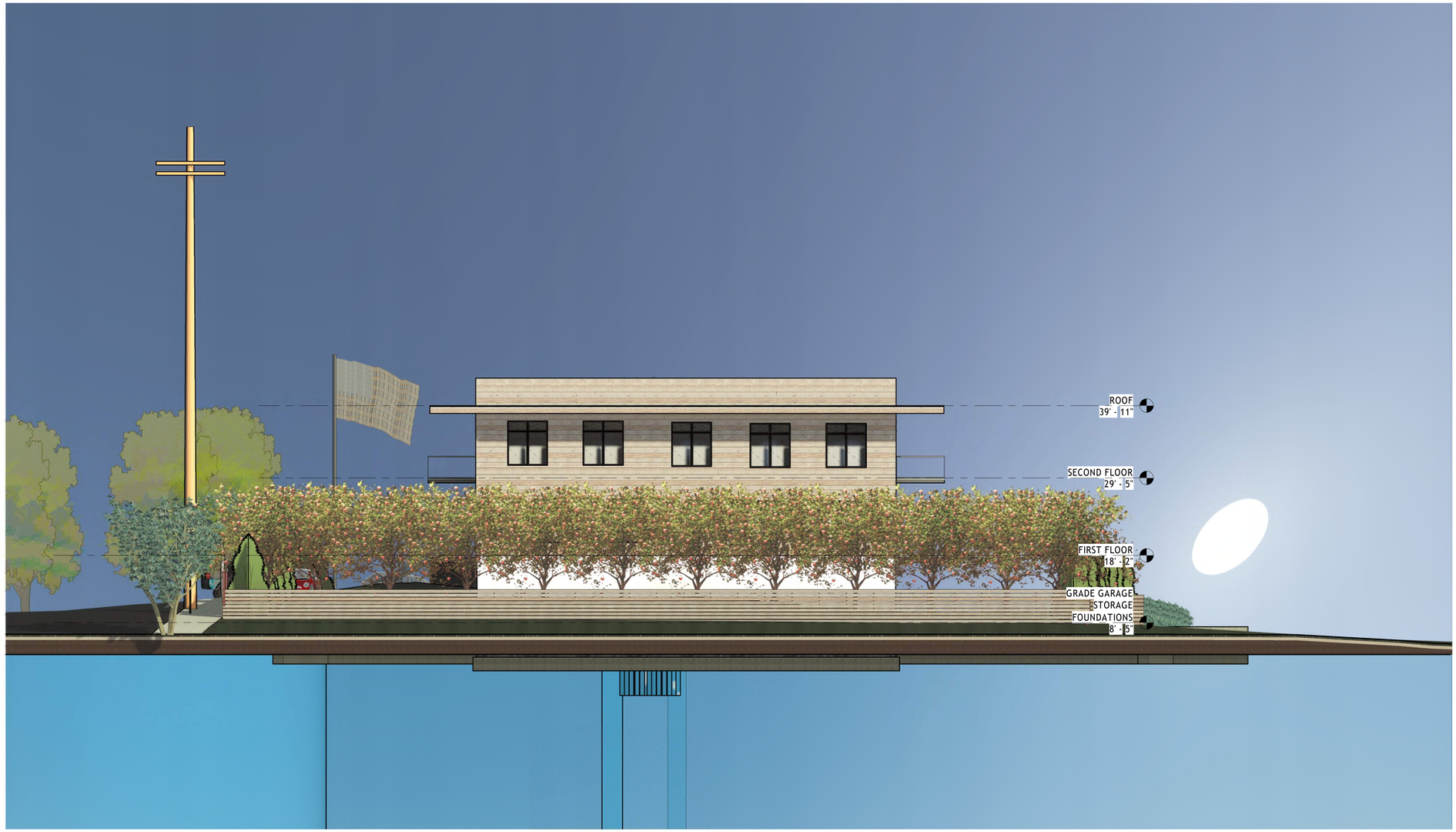

1 West Architectural Building Elevation
1/8" = 1'-0"

OWNER:
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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE C RESIDENCE
DUNDON FAMILY
COASTAL HOME

BUILDING ELEVATIONS

SEAL & SIGNATURE

DATE:08/30/2024
PROJECT NO.:2024.24
DRAWN BY: MS
CHECKED BY: MS
DRAWING NO:
A-3.3.0

8/31/2024 2:24:29 PM



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



3 Section 3
1/8" = 1'-0"

OWNER:
MS. SYLVIA DUNDON 22 LOWNDES AVENUE
NORWALK CT 06854
T. (917) 327-7834
E-MAIL: SYLVIA_DUNDON@HOTMAIL.COM

LAND SURVEYOR CIVIL ENGINEER:
THE HUNTINGTON COMPANY LLC
CONSULTING ENGINEERS & SURVEYORS
303 LINWOOD AVENUE,
FAIRFIELD, CT
T.203.259.1091
E-MAIL: HUNTCO@HUNTLLC.NET

GENERAL CONTRACTOR:
T.B.D

REV. NO.	DATE	ISSUED TO	DESCRIPTION
1	08/30/2024	OWNER	SCHEMATIC DESIGN

PROJECT DESIGNER:
Atelier Milot Shala
Milot Shala, Principal
5700 Arlington Ave. Suite 16D Riverdale NY 10471
T. 917.710.7614 F. 347.427.2132
E. milotshala@ateliermilotshala.com www.ateliermilotshala.com

NORTH

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22 LOWNDES AVENUE
NORWALK CT 06854
ZONE C RESIDENCE
DUNDON FAMILY
COASTAL HOME

BUILDING SECTIONS

SEAL & SIGNATURE	DATE:08/30/2024
	PROJECT NO.:2024.24
	DRAWN BY: MS
	CHECKED BY: MS
	DRAWING NO: A-4.0.0

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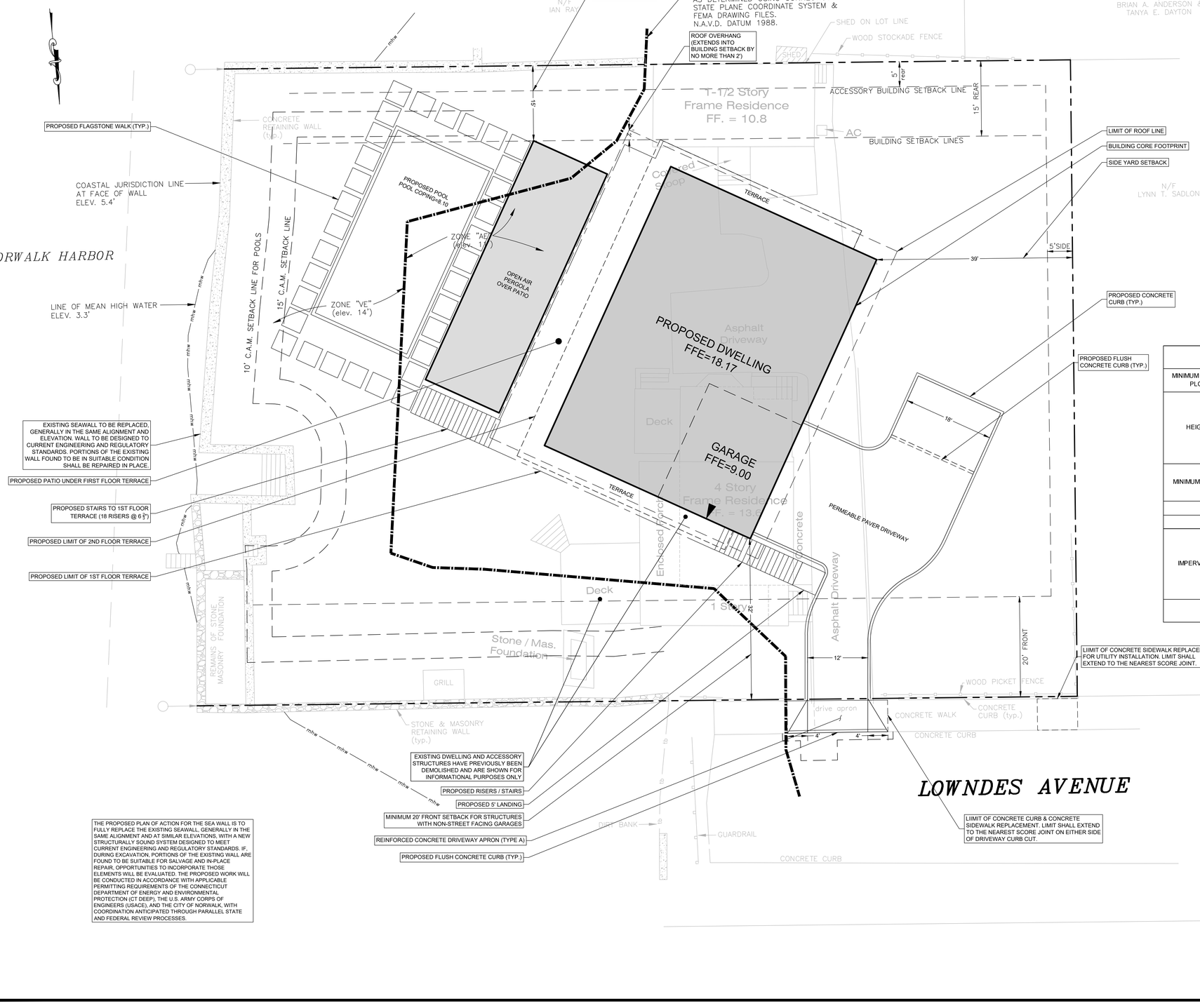
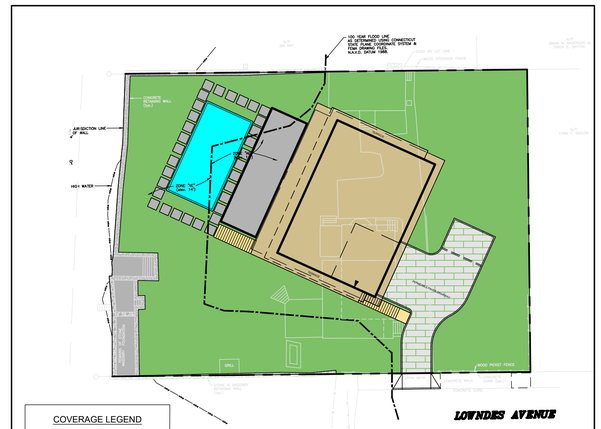


THE PROPOSED PLAN OF ACTION FOR THE SEA WALL IS TO FULLY REPLACE THE EXISTING SEAWALL, GENERALLY IN THE SAME ALIGNMENT AND AT SIMILAR ELEVATIONS, WITH A NEW STRUCTURALLY SOUND SYSTEM DESIGNED TO MEET CURRENT ENGINEERING AND REGULATORY STANDARDS. IF, DURING EXCAVATION, PORTIONS OF THE EXISTING WALL ARE FOUND TO BE SUITABLE FOR SALVAGE AND IN-PLACE REPAIR, OPPORTUNITIES TO INCORPORATE THOSE ELEMENTS WILL BE EVALUATED. THE PROPOSED WORK WILL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE PERMITTING REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (CT DEEP), THE U.S. ARMY CORPS OF ENGINEERS (USACE), AND THE CITY OF NORWALK, WITH COORDINATION ANTICIPATED THROUGH PARALLEL STATE AND FEDERAL REVIEW PROCESSES.



COVERAGE LEGEND		
	SYMBOL	DESCRIPTION
IMPERVIOUS COVERAGE		BUILDING
		PAVEMENT, TERRACES, ROOF EAVES
PERVIOUS COVERAGE		PERMEABLE PAVERS
		OPEN RISER STAIRS, AND JOINT DECK & LANDING
		POOL
		LANDSCAPE

IMPERVIOUS SURFACE COVERAGE EXHIBIT
SCALE:1"=30'

ZONING INFORMATION TABLE
22 Lowndes Avenue (Map ID: 2/90/10/0)

4/15/2026		CD-2 Zone	Proposed Development
MINIMUM SIZE OF PLOT	AREA	5,000 SF	22,060± SF (0.51± acres)
HEIGHT	MAXIMUM	2.5 stories, Building Height: 32 ft max.; Total Building Height 40 ft max. For structures on pilings within the Special Flood Hazard Area, the area between the ground and floor next above it shall not count as a story, provided that fifty percent (50%) of the existing grade is below the base flood elevation. Note, 100% of the existing grade is below the base flood elevation.	2 stories 32.00' (To Roof) 35.50' (To Parapet)
MINIMUM YARDS	FRONT	20 ft min. for Dwellings with non street-facing Garage(s)	32 ft
	SIDE	5 feet	39 ft
	REAR	15 feet	15 ft
BUIILDING TYPE			House
USE DESIGNATION			One-family Dwelling
IMPERVIOUS SURFACE COVERAGE		For Lot or Building Site Area of 12,500 sf or more: Building Coverage: 25% max Impervious Coverage: 35% max	Building Coverage: (22,060 sf x 0.25) = 5,515 sf allowed 4,076 sf = Building Coverage Proposed Impervious Coverage: (22,060 sf x 0.35) = 7,721 sf allowed 6,423 sf = Impervious Coverage Proposed 1,434 sf = Permeable Surfaces
PARKING		2 spaces per unit	2 spaces

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

ZONING SITE PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 1"=10' (0, 10, 20)
DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED PROFESSIONAL ENGINEER
VINCENT J. HYNES CT P.E. 32100
DATE: April 15, 2026

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SHEET No: ZSP-1
Comm. No.: 11259

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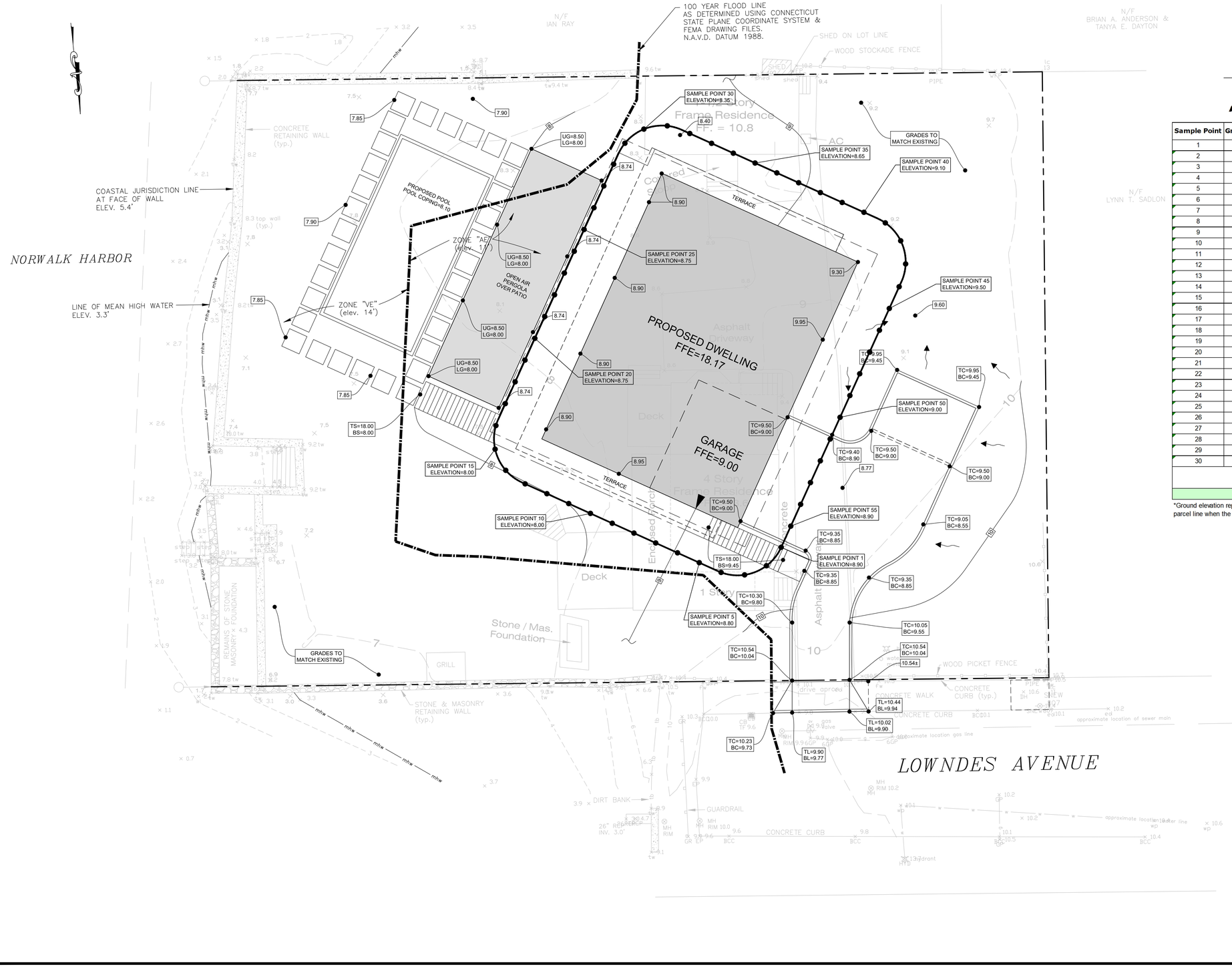

PROPOSED CONDITIONS: 22 LOWNDES AVENUE

Average Grade Caloulation for Building Height

REFER TO ATTACHED EXHIBIT

Sample Point	Ground Elevation*	Notes	Sample Point	Ground Elevation*	Notes
1	8.90		31	8.35	
2	8.90		32	8.40	
3	8.95		33	8.40	
4	9.10		34	8.45	
5	8.80		35	8.55	
6	8.60		36	8.70	
7	8.40		37	8.80	
8	8.20		38	8.90	
9	8.05		39	8.95	
10	8.00		40	9.10	
11	8.00		41	9.20	
12	8.00		42	9.30	
13	8.00		43	9.40	
14	8.00		44	9.45	
15	8.00		45	9.50	
16	8.05		46	9.50	
17	8.75		47	9.50	
18	8.75		48	9.75	
19	8.75		49	9.00	
20	8.75		50	9.00	
21	8.75		51	9.00	
22	8.75		52	9.00	
23	8.75		53	9.00	
24	8.75		54	8.90	
25	8.75		55	8.90	Length=4.9'
26	8.75				
27	8.35				
28	8.35				
29	8.35				
30	8.35				
Total			55	479.9	
Average Grade		=	**8.72**		

*Ground elevation represents lowest exterior grade within ten (10) feet of the building façade or between the building and the parcel line when the sample point is less than ten (10) feet from the building facade.

No.	Date	Revision
I	04/15/2026	ORIGINAL ISSUE DATE

AVERAGE GRADE EXHIBIT
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 1"=10' (0, 10, 20)

DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED LAND SURVEYOR

VINCENT J. HYNES, CT P.E. #32100

April 15, 2026

DATE

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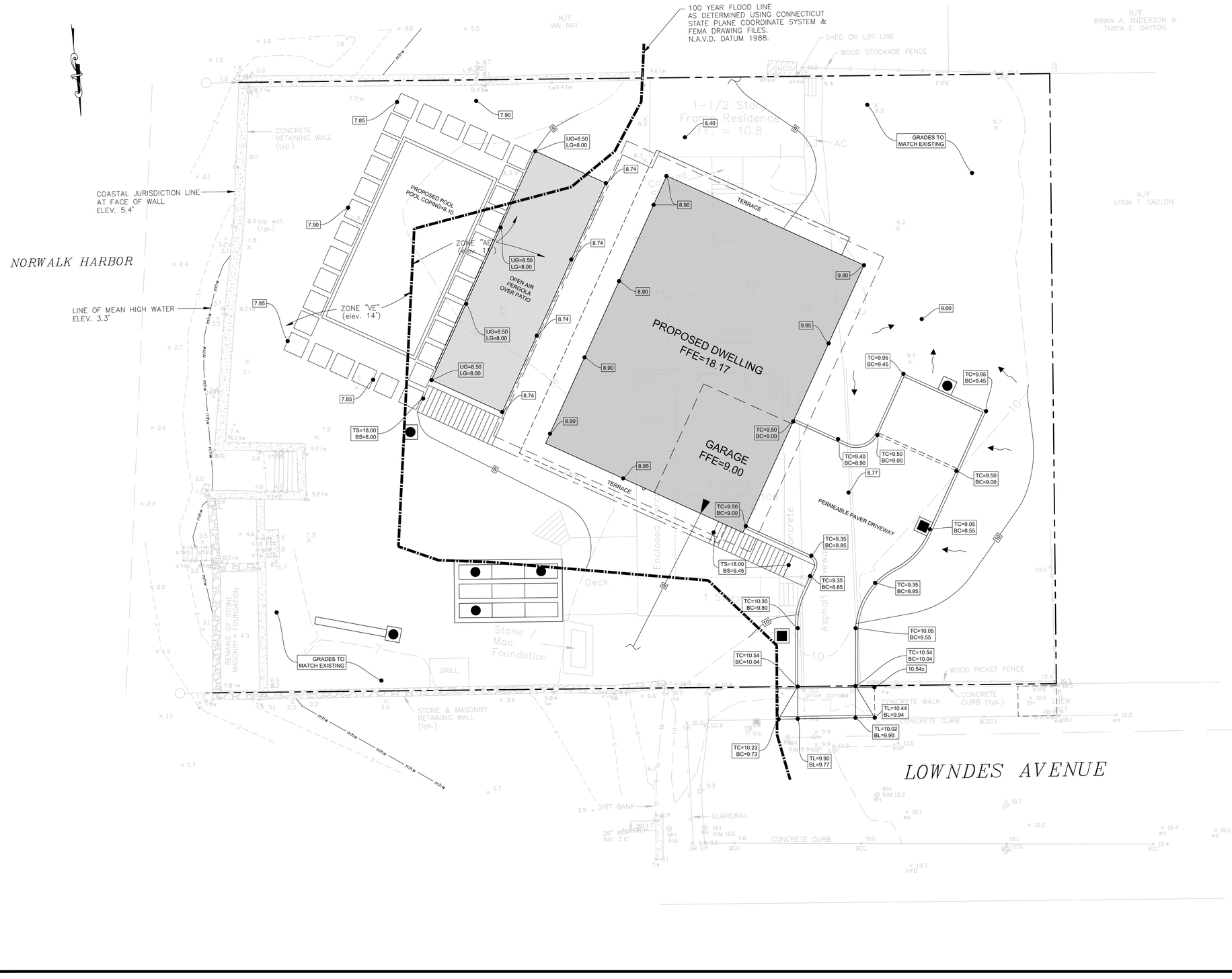

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

SITE GRADING PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

SCALE: 1"=10' (0, 10, 20)

DRAWN BY: ZPB CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED LAND SURVEYOR

VINCENT J. HYNES, CT P.E. #32100

April 15, 2026

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SHEET No: SE-1

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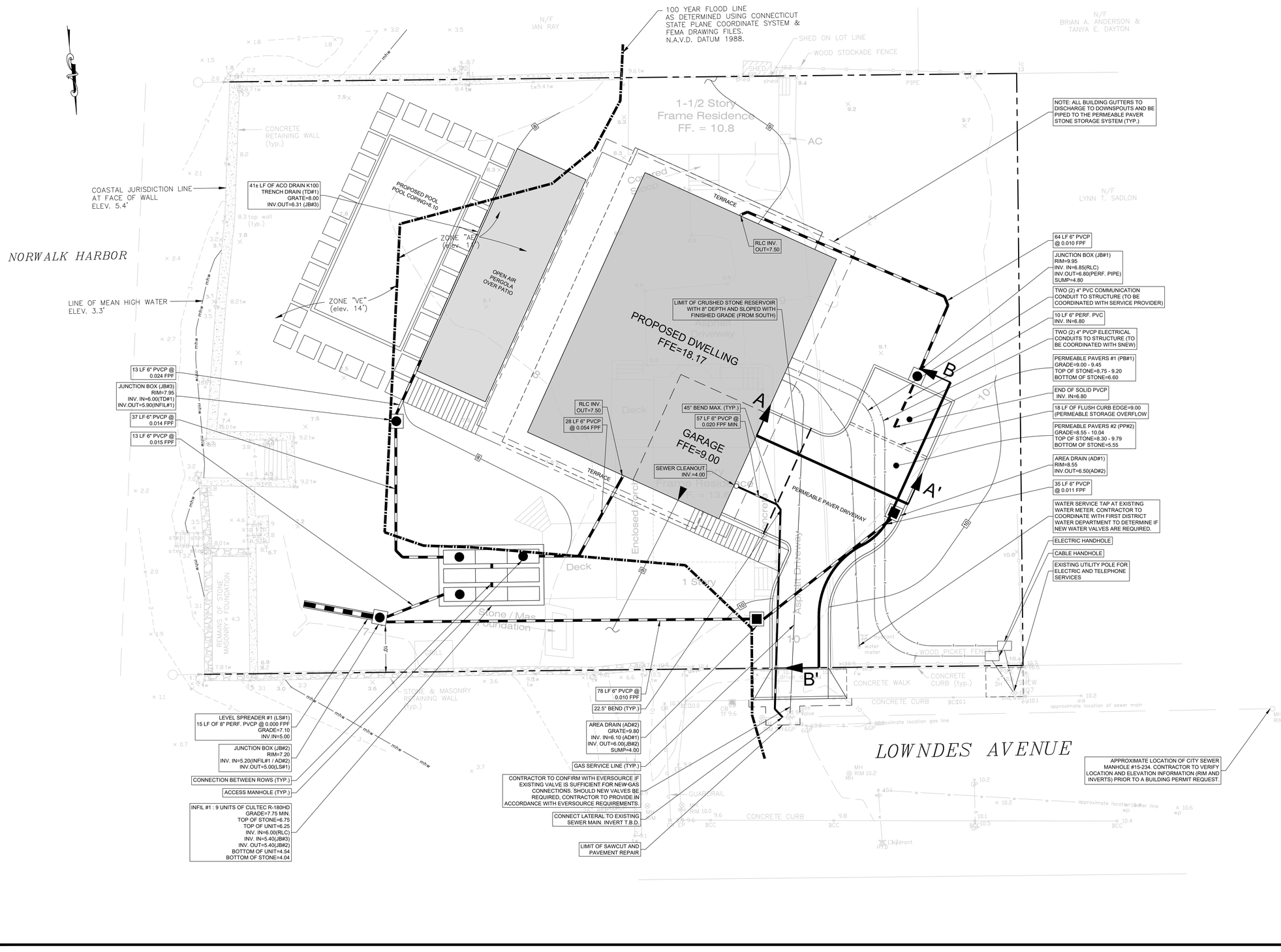

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

SITE UTILITY PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

SCALE: 1"=10' (0 10 20)

DRAWN BY: ZPB CHECKED BY: VJH

STATE OF CONNECTICUT
VINCENT J. HYNES
No. 0032100
REGISTERED
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April 15, 2026
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SHEET No: SE-2

Comm. No.: 11259

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SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-3 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.

2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" effective March 30, 2024 prepared by The Connecticut Council on Soil and Water Conservation.

3. The contractor is assigned the responsibility for implementing this sediment and erosion 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 City of Norwalk of any transfer of this responsibility, and that construction is to begin three (3) days prior to commencing work.

4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.

7. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

10. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.

11. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac. (1 lb/1000 sf.)

Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping Red Fescue 20 lbs/ac.
Perennial Ryegrass 5 lbs/ac.
45 lbs/ac. (1 lb/1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

12. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

13. If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.

14. Registration of a Stormwater and Dewatering Wastewaters from Construction Activities Permit will be required from the Connecticut DEEP no more than 60 days prior to construction.

15. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.

16. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

17. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.

18. Pavement and curbing should be placed as soon as possible after drainage is installed.

19. Loaded trucks shall be covered as required to keep down dust.

20. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

21. Dust control to be achieved with watering down disturbed areas as required.

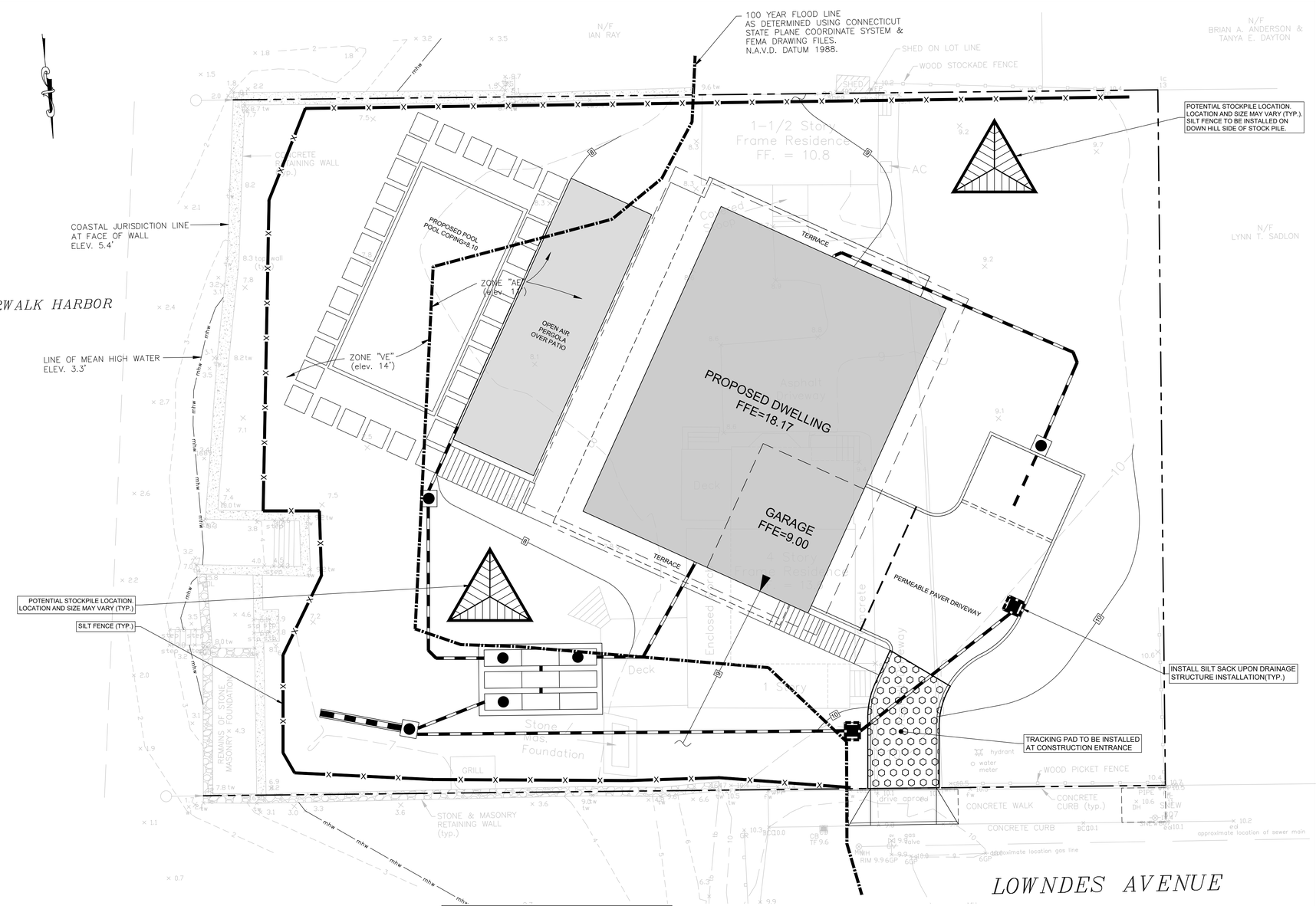
22. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.

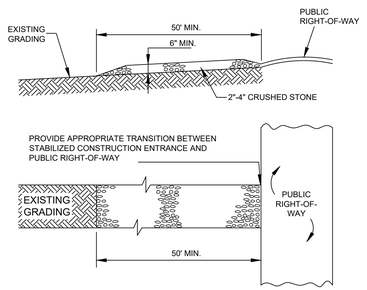
23. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

24. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

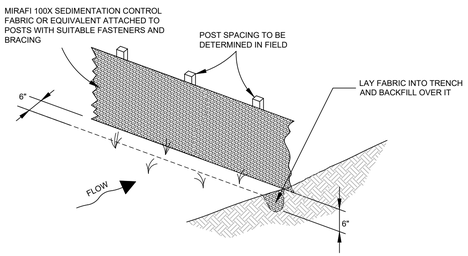
25. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.

26. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

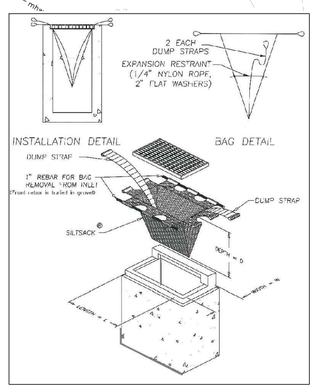




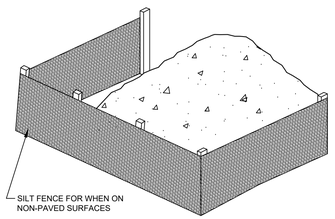
STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.



FABRIC & POST
SILTATION BARRIER
(SILT FENCE)
N.T.S.



INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.



SEDIMENT FILTER FOR STOCK PILE
N.T.S.

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

SCALE: 0 10 20
1"=10'

DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — LICENSED PROFESSIONAL ENGINEER
No. 0030100
VINCENT J. HYNES, CT P.E. #30100
April 15, 2026
DATE

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SHEET No:
SE-3
Comm. No.: 11259

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GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from two surveys prepared by Arcamone Land Surveyors LLC entitled Zoning Location Survey dated 10/02/2024 and prepared by The Huntington Company, LLC entitled Data Accumulation Plan Depicting Existing Conditions dated 11/24/2021. Elevations depicted or labeled are based on NAVD-88.
3. Refer to drawings by Day & Stokosa Engineering P.C. for information regarding structural information.
4. Refer to drawings by Atlantic Consulting & Engineering for information regarding geotechnical information.
5. Refer to plans prepared by Atelier Milot Shala, LLC. for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Atelier Milot Shala, LLC received on 02/18/2026.
6. Property lies in a CD-2 zone.
7. The property lies within the FEMA AE-11 & VE-14 NAVD-88. Flood zones as shown on the Flood Insurance Rate Map Community No. 09001C Panel 0533 Suffix G, effective date July, 8, 2013.
8. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition), and FEMA Flood Regulations.
9. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application.
10. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
11. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
12. The property shall be served by public water and sewers.
13. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
14. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
15. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
16. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
17. Building elevations are subject to change and shall be finalized prior to building permit.
18. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
19. Prior to issuance of a Certificate of Occupancy, DPW Engineering may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
20. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
21. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
22. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
23. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

24. Grade away from building walls at 2% minimum (typical).
25. Earth slopes shall be no steeper than 2:1 (horz.vert.)
26. No work shall commence until erosion controls have been inspected and approved by the City of Norwalk or their designee(s).
27. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
28. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
29. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
30. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, effective March 30, 2024.
31. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
32. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No, 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
33. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
34. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
35. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

FLOOD PROTECTION:

36. The property lies within Special Flood Hazard Area Zone AE-11 & VE-14. Base Flood Elevation (BFE) (100 year storm) is 11' NAVD-88 as depicted on FEMA Flood Insurance Rate Map, Panel 533 of 626, dated July 8, 2013.
37. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.
38. Refer to plans prepared by Atelier Milot Shala, LLC. for information regarding flood protection and flood opening information.
39. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set two feet above the BFE or waterproofed.
40. The first floor of the proposed building shall be set two feet above elevation 11, which corresponds to the Base Flood Elevation.

STORM AND SANITARY SEWER SYSTEMS:

41. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
42. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
43. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
44. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.
45. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
46. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
47. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
48. Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
49. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
50. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
51. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
52. All crushed stone shall be Gradation No. 4 as per CT DOT Form 819, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
53. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
54. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibell's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
55. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

56. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immedately of any conflict.
57. Easements may be required in favor of the various utility companies.
58. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
59. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services as shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
60. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
61. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
62. Utility connections at building face shall be coordinated with the building contractors.
63. The contractor must supply and install drag lines with all conduits.
64. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
65. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
66. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.
67. Electric, telephone, cable, gas and water services shall be compliant with the City of Norwalk Zoning Regulations Flood Prone Area Regulations Section and shall be installed in conformance to the requirements of the governing utility companies. Gas and electric meters shall be located inside the structures two feet above the BFE.
68. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Sewer System	Green	Caution Sewer Line Buried Below

69. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

PAVEMENT:

70. Permeable pavers shall be installed in accordance with the details on Sheet SE-5.
71. Permeable pavers are to be Eco-Priora or equivalent as approved the site engineer.
72. Areas of asphalt that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement City of Norwalk repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
73. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
74. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
75. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 819 (latest edition).
76. Compaction shall be constructed as specified in the CT DOT FORM 819 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
77. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
78. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
79. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
80. Finished grade shall be within 1/2 inch of that noted on the drawings.
81. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
82. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).

PREFERRED:

FIG. 1 2 DUCTS



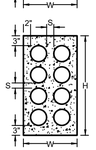
FIG. 2 4 DUCTS



FIG. 3 6 DUCTS



FIG. 4 8 DUCTS



DUCT BANK DIMENSIONS									
	4" DUCT			5" DUCT			6" DUCT		
FIG	W	H	S	W	H	S	W	H	S
1	14½"	10½"	1½"	16½"	11½"	1½"	19"	12½"	2"
2	14½"	16½"	1½"	16½"	18½"	1½"	19"	21"	2"
2A	26½"	10½"	1½"	30½"	11½"	1½"	36"	12½"	2"
3	14½"	22½"	1½"	16½"	25½"	1½"	19"	29½"	2"
3A	20½"	16½"	1½"	23½"	18½"	1½"	27½"	21"	2"
4	14½"	28½"	1½"	16½"	32½"	1½"	19"	38"	2"
4A	26½"	16½"	1½"	30½"	18½"	1½"	36"	21"	2"

ALTERNATE: (SEE NOTE 3)

FIG. 2A 4 DUCTS

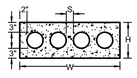


FIG. 3A 6 DUCTS

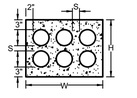
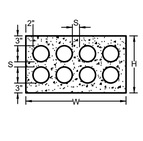


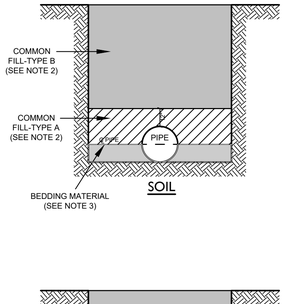
FIG. 4A 8 DUCTS

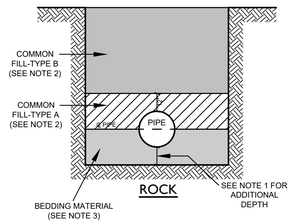


NOTES:

1. AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
2. MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
   a) STATE HIGHWAYS - 36"
   b) RAILROAD TRACKS - 60"
   c) ALL OTHER AREAS - 24"
3. IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
4. CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-9" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS, BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
5. DUCTS SHALL BE SCHEDULE 40 PVC.

CONDUIT BANK CONSTRUCTION
N.T.S.





NOTES:

1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 16" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.
2. MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL:

   COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"
   COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"

   COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

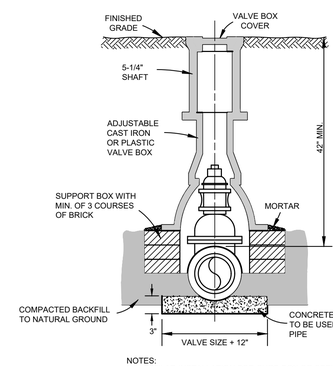
   a.a. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
   a.b. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

   IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATON IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.
3. MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COARSE TO FINE SANDY MATERIAL WITH MAXIMUM STONE SIZE OF 1 INCH. THE MATERIAL SHALL CONFORM TO ASTM D2487 STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES" USING THE UNIFIED SOIL CLASSIFICATION SYSTEM, EXCEPT WHERE A HIGHER STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE OF THE WORK.

   THE MATERIAL SHALL MEET A CLASS II DESIGNATION: SOIL TYPES GW, GP, SW AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE VOIDS, FINER GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

   BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIRE- MENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.
4. REFER TO SECTION 2210 OF THE CONNECTICUT-AMERICAN WATER COMPANY SPECIFICATIONS.

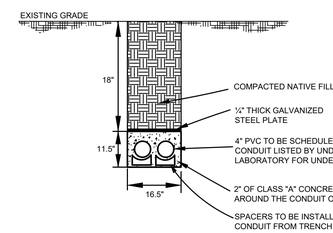
WATER LINE TRENCH BACKFILL MATERIALS
N.T.S.



NOTES:

1. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE
2. CONTRACTOR TO VERIFY VALVE TYPE WITH SOUTH NORWALK ELECTRIC & WATER

VALVE BOX INSTALLATION (TYP.)
N.T.S.



CONDUIT TRENCH DETAIL (CONCRETE ENCASEMENT)
N.T.S

FCA243618T-00006

FIBERGLASS / POLYMER CONCRETE ASSEMBLY

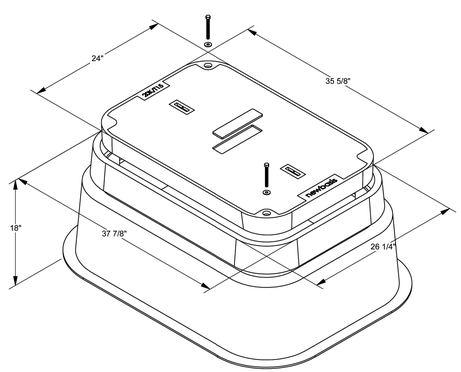
24" x 36" x 18"
(For actual dimensions see drawing)

Fiberglass / Polymer Concrete Assembly, Tapered Sides, No Floor, WUC 3.6-"20K," 3/8" Hex Bolts, Standard Nameplate (Specify at time of order) Installed

LOAD RATINGS
Incidental Traffic - Parking Lot, Sidewalk
Conforms to:
- WUC 3.6
- ASTM C 857
- ANSI/SCTE 77

FEATURES:
- USDA/RUS Approved
- Drop-In nameplate
- Shipped assembled
- Skid resistant cover
- Stainless steel bolts
- Cast-in floating nut box - Integral drain holes

Additional product information continued on the reverse

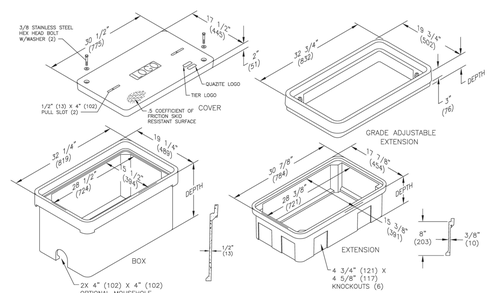


Inside Dimensions		
Length	Width	Depth
33 1/8"	22 1/2"	15"
41 7/8"	30 3/8"	

REV: A.1

newbasis
Composites for Infrastructure
2626 Kansas Avenue
Riverside, California 92507
951.787.0600
951.787.0632 (fax)
info@newbasis.com
newbasis.com

CABLE HANDHOLE DETAIL
N.T.S.



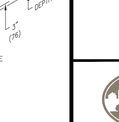
17"X30" QUAZITE BOX DETAIL
N.T.S.

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

NOTES & DETAILS
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SLYVIA DUNDON

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.352.1118
www.rednissmead.com

SCALE: N.T.S.
DRAWN BY: ZPP | CHECKED BY: VJH



DATE

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

SHEET No: SE-4
Comm. No.: 11259

4/12/2026 8:34 PM N:\Jobfiles2\11000\11200\11259\dwg\11259 Notes & Details.dwg

CULTEC RECHARGER 180HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCHES (375 MM) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3,445 FT3 / FT (0,32 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180RHD STAND ALONE UNIT SHALL BE 25,25 FT3 (0,72 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180EHD AS AN INTERMEDIATE UNIT SHALL BE 21,81 FT3 (0,62 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3,445 FT3 (0,32 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0,913 FT3 / FT (0,085 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 180HD CHAMBER SHALL HAVE SEVENTY-EIGHT DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 180RHD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 180EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
17. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
19. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
20. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
21. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
22. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0' (3.66 M).
23. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC FC-24 FEED CONNECTOR SPECIFICATIONS

GENERAL

CULTEC HVLV (HIGH VOLUME, LOW VELOCITY) FEED CONNECTOR POLYETHYLENE CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED TO MANIFOLD CULTEC RECHARGER MODEL 180HD CHAMBER SYSTEMS FOR RETENTION, RECHARGING, DETENTION, AND CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PROPERTIES

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416).
2. CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE, THE HVLV FC-48 IS 54 INCHES LONG. THE HVLV FC-24 IS 24.2 INCHES LONG
4. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.819 CF/LF.
5. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
6. THE HVLV FC FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS, AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 180HD.
7. ALL CHAMBERS SHALL BE ARCHED IN SHAPE.
8. HEAVY DUTY UNITS ARE DESIGNED ACCORDING TO AASHTO HS-25 LOAD RATING (40,000 LBS. /AXLE) WHEN BURIED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
9. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

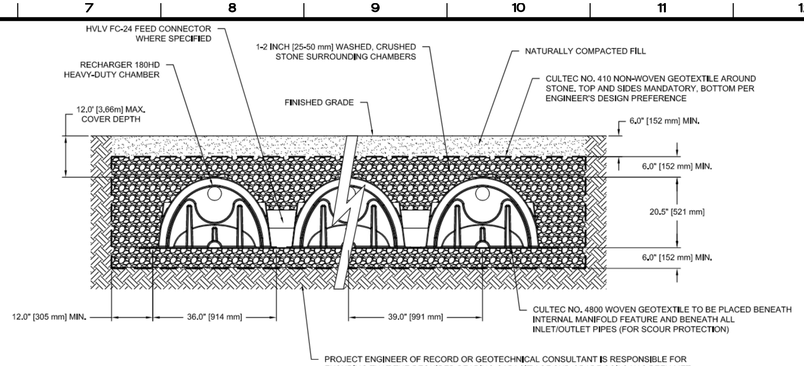
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

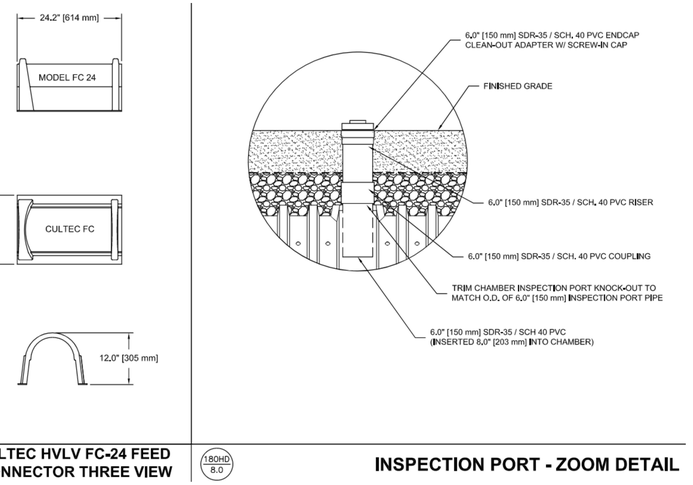
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0,425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



180HD 4.0

CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION

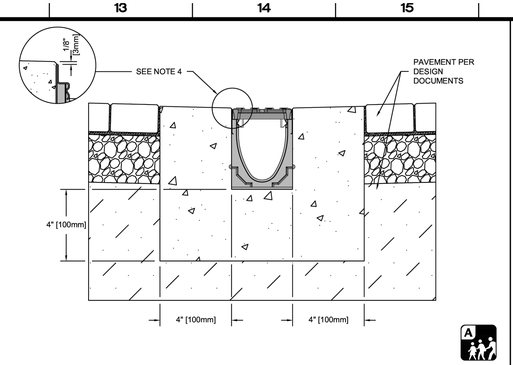


180HD 7.0

CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

180HD 8.0

INSPECTION PORT - ZOOM DETAIL



NOTES:
1. ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS A

GENERAL

THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO, INC.

MATERIALS

CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	13,000 PSI
FLEXURAL STRENGTH:	3,200 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

K1D-A-EPP	K100 - KLASSIKDRAIN - LOAD CLASS: A Exposed Paver Pavement	**ACO, Inc.**
DATE: 12/18/25	INSTALLATION DRAWING - ACO DRAIN	825 W. Beechcraft St, Casa Grande, AZ 85122, Tel: 520-421-9988, Fax: 520-421-9899 9470 Pinecone Dr. Mentor, OH 44060, Tel: 440-639-7230, Fax: 440-639-7235 481 Munn Rd. Suite #225, Fort Mill, SC 29715, Tel: 440-639-7230, Fax: 803-802-1063

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 440-639-7230 www.acoswm.com South Carolina Tel: 440-639-7230

NOTES:
1. CHANNEL SHALL CONSIST OF PARTS: K1-30 THROUGH K1-40, K1-0403, AND K1-906S IN LINE CATCH BASIN.
   1.1. UTILIZE INVERT 'D' OF THE IN-LINE CATCH BASIN FOR OUTLET.
2. GRATE SHALL BE TYPE 476D.

TRENCH DRAIN - ACO-K100 DETAIL

N.T.S.

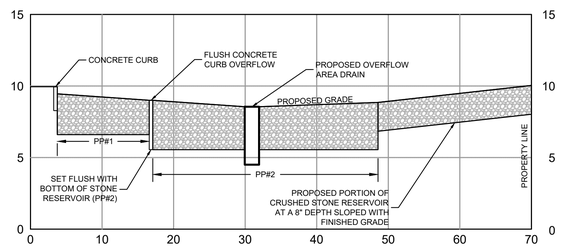
NOTES:
1. CRUSHED STONE SHALL BE GRADATION NO. 4 PER CONN. DOT, FORM 819, SECTION M01.01
2. 8" PVCP PIPE SHALL HAVE PERFORATIONS ON THE BOTTOM OF THE PIPE.

CRUSHED STONE LEVEL SPREADER

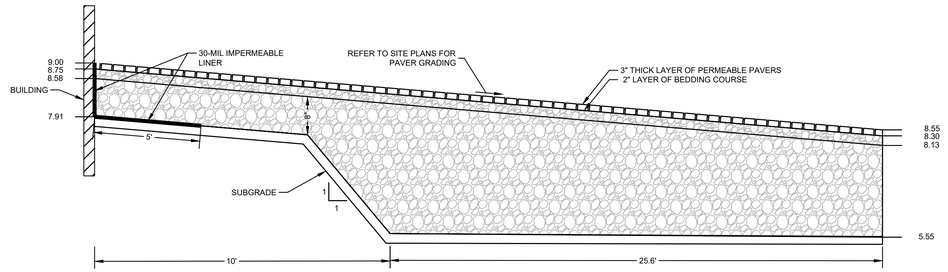
N.T.S.

CULTEC R-180HD DETAIL

N.T.S.



SECTION B-B'
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=10'



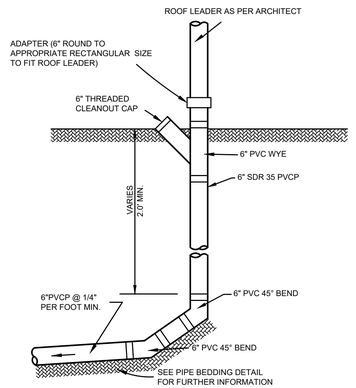
PERMEABLE PAVERS DRIVEWAY SECTION A-A'
N.T.S.

NOTES:

1. PERMEABLE PAVERS SHALL BE "ECO-PRIORA" BY UNILOCK OR EQUIVALENT. COLOR AND PATTERN SHALL BE FINALIZED PRIOR TO CONSTRUCTION AND SHALL BE DETERMINED BY ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER.
2. SUBGRADE MATERIAL TO BE PREPARED AND COMPACTED TO DRAIN AT A RATE OF 1 INCH PER HOUR MINIMUM TO A POINT AT LEAST 3' BELOW THE CRUSHED STONE RESERVOIR. A 10' X 10' TEST AREA IS TO BE PREPARED AND COMPACTED FOR THE DESIGN ENGINEER TO TEST AND CONFIRM.
3. BEDDING COURSE FOR PERMEABLE PAVERS SHALL CONSIST OF A 4" THICK LAYER OF CRUSHED STONE CONFORMING TO GRADATION NO. 8 OF SECTION M.01 OF CTDOT FORM 819.
4. CRUSHED STONE RESERVOIR SHALL CONSIST OF A LAYER OF CRUSHED STONE CONFORMING TO GRADATION NO. 4 AS PER CT D.O.T. FORM 819, ARTICLE M.01.01.
5. ALL AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF SECTION M.02 OF CTDOT FORM 819 AND SHALL CONSIST OF SOUND, TOUGH, DURABLE BROKEN STONE THAT IS REASONABLY FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.
6. CONTRACTOR SHALL PROVIDE SITE ENGINEER WITH A SIEVE ANALYSIS OF MATERIAL USED FOR THE BEDDING COURSE PRIOR TO INSTALLATION.
7. AFTER SCREEDING THE BEDDING MATERIAL, THE PAVERS ARE PLACED ON THIS LAYER. PAVER INSTALLATION CAN BE BY HAND OR WITH MECHANICAL EQUIPMENT.
8. THE PAVER JOINTS ARE FILLED WITH ASTM NO. 9 STONE. DEPENDING ON THE PICP AREA, SPREADING AND SWEEPING CAN BE DONE WITH SHOVELS AND BROOMS, OR LARGER AREAS WITH BOBCATS AND SWEPT INTO THE PAVER JOINTS WITH POWERED BROOMS OR SWEEPERS. ONCE THE JOINTS ARE FULL (WITHIN ¼ IN. OF THE PAVER SURFACE), THE SURFACE MUST BE SWEPT CLEAN PRIOR TO COMPACTION AS LOOSE STONES ON THE SURFACE CAN MAR THE PAVERS, WHEN IN CONTACT WITH A PLATE COMPACTOR.
9. AFTER THE PICP SURFACE IS SWEPT CLEAN, IT IS COMPACTED WITH A PLATE COMPACTOR. A MINIMUM OF TWO PASSES SHOULD BE MADE WITH THE SECOND PASS IN A PERPENDICULAR DIRECTION FROM THE FIRST PASS. THE PATH OF THE PLATE COMPACTOR SHOULD OVERLAP SEVERAL INCHES. FOR PAVING UNITS 3-1/8 IN. TO 4 IN. THICK, THE PLATE COMPACTOR SHOULD EXERT A MINIMUM 5,000 LBF AT 70 TO 90 HZ.
10. COMPACTION CAN CAUSE SOME SETTLEMENT OF THE STONES INSIDE THE JOINTS. IF THE STONES ARE MORE THAN ¼ IN. FROM THE PAVER SURFACE, THEY SHOULD BE TOPPED UP TO THIS LEVEL WITH ADDITIONAL STONES. THE PAVER SURFACE SHOULD BE SWEPT CLEAN PRIOR TO OPENING THE PICP TO TRAFFIC. AGGREGATES IN THE PAVER JOINTS CAN SETTLE IN EARLY IN THE LIFE OF THE PAVEMENT. SOME SETTLEMENT CAN BE REDUCED THROUGH CONSISTENT, THROUGH COMPACTION OF THE BASE, PAVERS AND BEDDING LAYERS. HOWEVER, IT IS ADVISABLE FOR THE CONTRACTOR TO RETURN TO THE SITE AFTER SIX MONTHS, INSPECT THE JOINTS AND TOP THEM UP WITH AGGREGATE IF THEY HAVE SETTLED TO MORE THAN ½ IN. BELOW THE PAVER SURFACE.
11. USE APPROPRIATE EQUIPMENT AND ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK FOR PERMEABLE PAVERS AND SUBBASE MATERIAL.
12. THE ABOVE CONSTRUCTION NOTES ARE FROM THE PERMEABLE INTERLOCKING CONCRETE PAVEMENTS MANUAL BY DAVID R. SMITH - FOURTH EDITION. ADDITIONAL INFORMATION FOR THE DESIGN, SPECIFICATIONS, CONSTRUCTION, AND MAINTENANCE OF PICP ARE IN THE MANUAL.

PERMEABLE PAVERS DETAIL

N.T.S.



ROOF LEADER CLEANOUT DETAIL

N.T.S.

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SLYVIA DUNDON

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

SCALE: N.T.S.

DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED PROFESSIONAL ENGINEER

VINCENT J. HYNES CT. P.E. #32100

April 15, 2026

DATE

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

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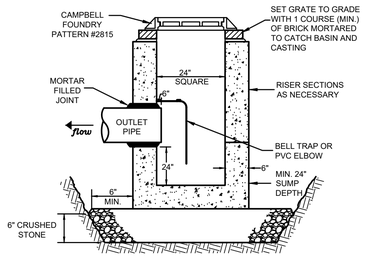
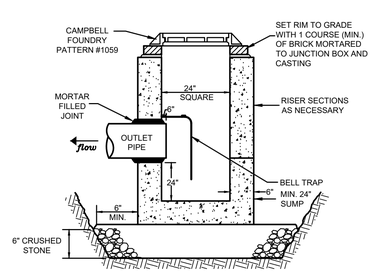


NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 819, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" AREA DRAIN

N.T.S.



NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. JUNCTION BOX SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 819, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" JUNCTION BOX W/ SUMP

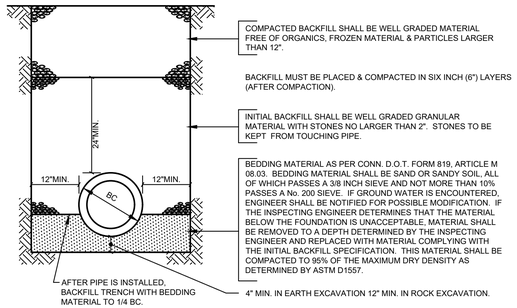
N.T.S.

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM* WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL* NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL

(48" DIA. & UNDER)

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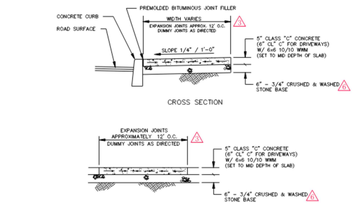
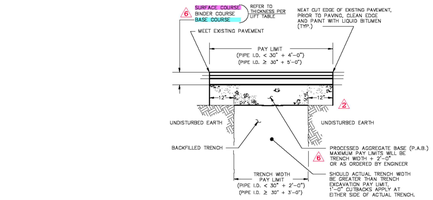


CONCRETE SIDEWALK DETAIL

(CITY STANDARD)

N.T.S.



K"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)					
0.375"(2)	0.50"(2)	1.00"(2)	0.50"(3)	1.00"(3)	P.A.B.
STATE ROAD					12"
MAJOR ARTERIAL			4" (PLACED IN 2 LIFTS)	2" (PLACED IN 2 LIFTS)	14"
MINOR ARTERIAL		6.5" (PLACED IN 3 LIFTS)			12"
COLLECTOR			4" (PLACED IN 2 LIFTS)	2" (PLACED IN 2 LIFTS)	12"
LOCAL	3" (PLACED IN 2 LIFTS)				12"

PAVEMENT REPAIR TABLE
HMA (SUPERPAVE)

ALLOWABLE COMPACTED THICKNESS PER LIFT		
STONE SIZE	LIFT THICKNESS MIN.	MAX.
0.375"	1.5"	2"
0.50"	2.0"	2.5"
1.00"	3.5"	5.0"

	A	B	C	D
	CL. 2	CL. 1	CL. 4	P.A.B.
MAJOR ARTERIAL	—	4"	6"	14"
MINOR ARTERIAL	—	6.5"	—	12"
COLLECTOR	—	4"	—	12"
LOCAL	3"	—	—	12"

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

MAXIMUM ALLOWABLE COMPACTED THICKNESS PER LIFT:
CLASS 2 – 2" THK.
CLASS 1 – 2 1/2" THK.
CLASS 4 – 4" THK.

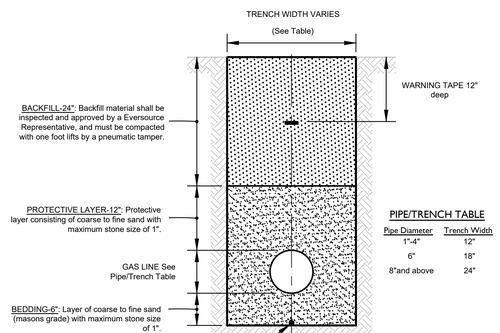
PAVEMENT REPAIR DETAIL

(CITY STANDARD)

N.T.S.

Notes:

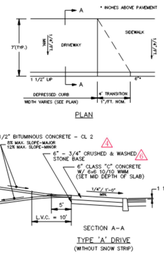
1. A minimum of 1'0" vertical clearance and 5'0" horizontal clearance will be maintained between the gas line and all other structures.
2. Minimum cover for mains shall be 3'0" from finished grade as measured from gutter line.
   a. In the traveled portion of the road - from the top of the pipe to the top of the trench using the shallow side for measurement.
   b. Off the traveled portion when section is at a higher elevation than the traveled way - elevation to be taken from gutter line.
   c. Off the traveled portion when section is at a lower elevation than the traveled way from the top of the pipe to the top of the trench using the shallow side for measurement.
3. Minimum cover of service lines in private property shall be 2'0" only when approved by the Eversource inspector or designee.
4. The bottom of the trench must be free of rocks, debris, or water that could damage the pipe or its coating.
5. Tracing Wire is a #12 AWS coated copper tracing wire to be installed in the center of the trench prior to 6" of sand padding. (Connection will be made by a Eversource Representative).
6. Exposed piping will be backfilled with a minimum of 12" of sand prior to leaving the job site each day and witnessed by a Eversource Representative or Eversource Contractor.
7. Only personnel qualified by Eversource will be allowed to install gas lines.
8. The builder will supply a suitable location to store the pipe and materials and will be responsible for its security.



PIPE/TRENCH TABLE	
Pipe Diameter	Trench Width
1"-4"	12"
6"	18"
8"and above	24"

GAS LINE TRENCH DETAIL

N.T.S.



CONCRETE APRON WITH CONCRETE CURBING DETAIL

(CITY STANDARD)

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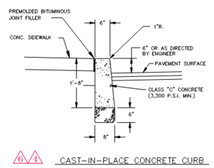

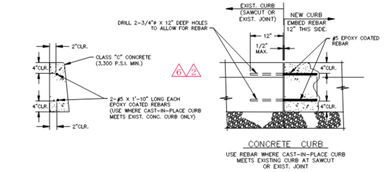

CONCRETE CURB DETAIL

(CITY STANDARD)

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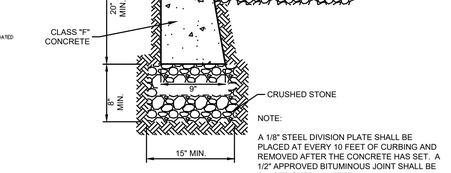
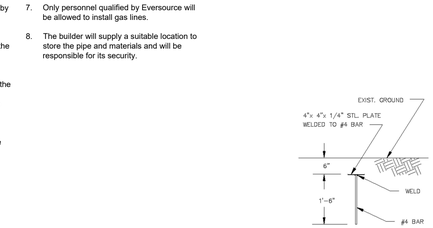


FLUSH CONCRETE CURB

N.T.S.



SANITARY LATERAL MARKER DETAIL

(CITY STANDARD)

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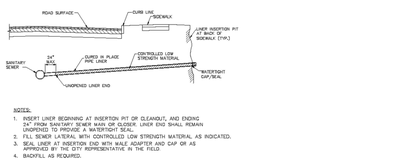
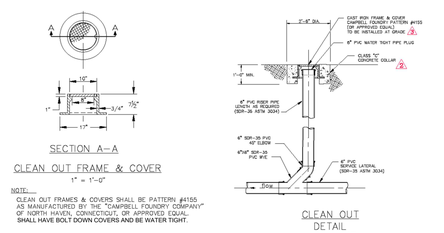


SANITARY SEWER ABANDONMENT / PLUGGING DETAIL

(CITY STANDARD)

N.T.S.



SANITARY SEWER CLEANOUT DETAIL

(CITY STANDARD)

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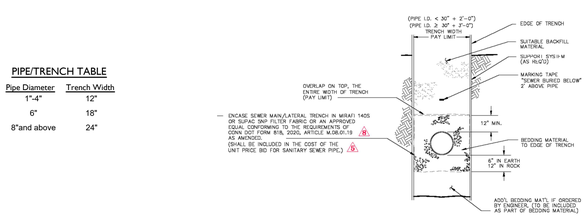

SANITARY SEWER TRENCH DETAIL

(CITY STANDARD)

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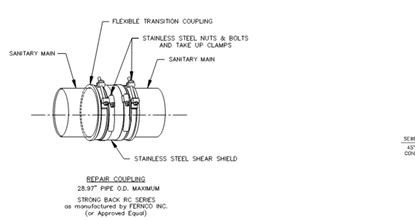

SANITARY COUPLING DETAIL

(CITY STANDARD)

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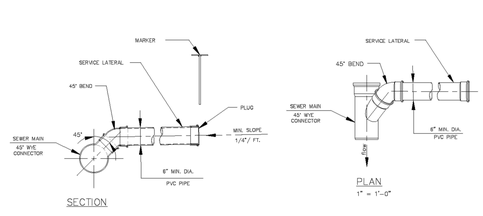

SANITARY LATERAL CONNECTION DETAIL

(CITY STANDARD)

N.T.S.

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

DETAILS

DEPICTING

22 LOWNDES AVENUE

NORWALK, CT

PREPARED FOR

SLYVIA DUNDON

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.322.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: N.T.S.

DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED PROFESSIONAL ENGINEER

April 15, 2026

DATE

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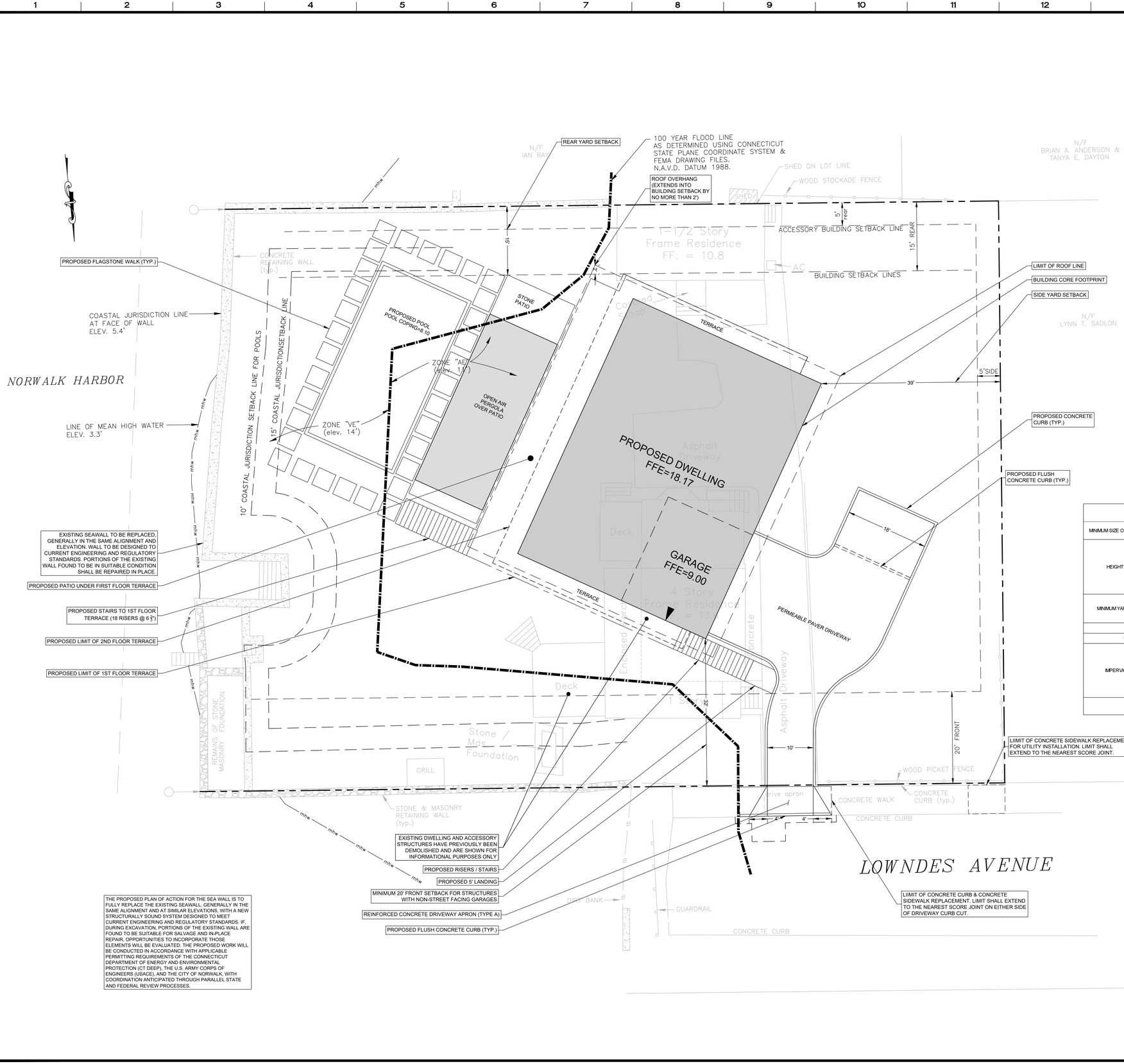
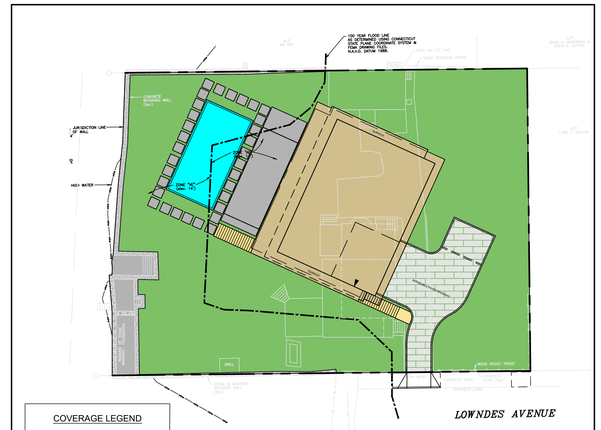


THE PROPOSED PLAN OF ACTION FOR THE SEA WALL IS TO FULLY REPLACE THE EXISTING SEAWALL, GENERALLY IN THE SAME ALIGNMENT AND AT SIMILAR ELEVATIONS, WITH A NEW STRUCTURALLY SOUND SYSTEM DESIGNED TO MEET CURRENT ENGINEERING AND REGULATORY STANDARDS. IF, DURING EXCAVATION, PORTIONS OF THE EXISTING WALL ARE FOUND TO BE SUITABLE FOR SALVAGE AND IN-PLACE REPAIR, OPPORTUNITIES TO INCORPORATE THOSE ELEMENTS WILL BE EVALUATED. THE PROPOSED WORK WILL BE CONDUCTED IN ACCORDANCE WITH APPLICABLE PERMITTING REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (CT DEEP), THE U.S. ARMY CORPS OF ENGINEERS (USACE), AND THE CITY OF NORWALK, WITH COORDINATION ANTICIPATED THROUGH PARALLEL STATE AND FEDERAL REVIEW PROCESSES.



COVERAGE LEGEND		
	SYMBOL	DESCRIPTION
IMPERVIOUS COVERAGE		BUILDING
		PAVEMENT, TERRACES, ROOF EAVES
PERVIOUS COVERAGE		PERMEABLE PAVERS
		OPEN RISER STAIRS, AND JOINT DECK & LANDING
		POOL
		LANDSCAPE

IMPERVIOUS SURFACE COVERAGE EXHIBIT
SCALE:1"=30'

ZONING INFORMATION TABLE
22 Lowndes Avenue (Map ID: 2/90/10/0)

5/19/2026		CD-2 Zone	Proposed Development
MINIMUM SIZE OF PLOT	AREA	5,000 SF	22,060± SF (0.51± acres)
HEIGHT	MAXIMUM	2.5 stories, Building Height: 32 ft max.; Total Building Height: 40 ft max. For structures on pilings within the Special Flood Hazard Area, the area between the ground and floor next above it shall not count as a story, provided that fifty percent (50%) of the existing grade is below the base flood elevation. Note, 100% of the existing grade is below the base flood elevation.	2 stories 32.00' (To Roof)
MINIMUM YARDS	FRONT	20 ft min. for Dwellings with non street-facing Garage(s)	32 ft
	SIDE	5 feet	39 ft
	REAR	15 feet	15 ft
BUILDING TYPE			House
USE DESIGNATION			One-family Dwelling
IMPERVIOUS SURFACE COVERAGE		For Lot or Building Site Area of 12,500 sf or more: Building Coverage: 25% max. Impervious Coverage: 35% max	Building Coverage: (22,060 sf x 0.25) = 5,515 sf allowed 4,078 sf = Building Coverage Proposed Impervious Coverage: (22,060 sf x 0.35) = 7,721 sf allowed 6,423 sf = Impervious Coverage Proposed 1,387 sf = Permeable Surfaces
PARKING		2 spaces per unit	2 spaces

No.	Date	Revision
2	05/19/2026	REVISED PER P&Z COMMENTS
1	04/15/2026	ORIGINAL ISSUE DATE

ZONING SITE PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
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SCALE: 1"=10' (0 10 20)
DRAWN BY: ZPR CHECKED BY: VJH
STATE OF CONNECTICUT · VINCENT J. HYNES · LICENSED LAND SURVEYOR
No. 0030100
VINCENT J. HYNES, CT L.S. #30100
May 19, 2026
DATE

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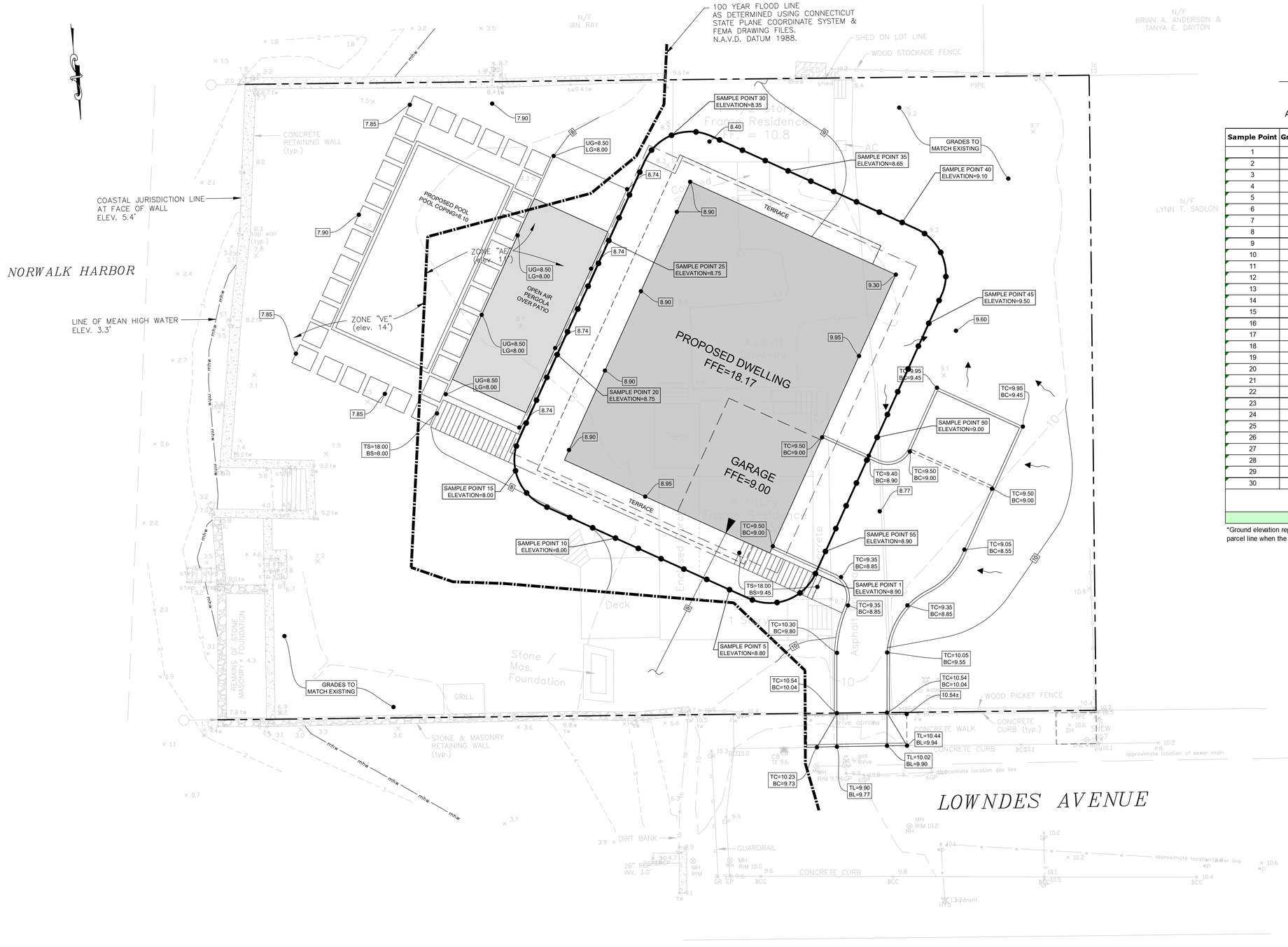

PROPOSED CONDITIONS: 22 LOWNDES AVENUE

Average Grade Calculation for Building Height

REFER TO ATTACHED EXHIBIT

Sample Point	Ground Elevation*	Notes	Sample Point	Ground Elevation*	Notes
1	8.90		31	8.35	
2	8.90		32	8.40	
3	8.95		33	8.40	
4	9.10		34	8.45	
5	8.80		35	8.55	
6	8.60		36	8.70	
7	8.40		37	8.80	
8	8.20		38	8.90	
9	8.05		39	8.95	
10	8.00		40	9.10	
11	8.00		41	9.20	
12	8.00		42	9.30	
13	8.00		43	9.40	
14	8.00		44	9.45	
15	8.00		45	9.50	
16	8.05		46	9.50	
17	8.75		47	9.50	
18	8.75		48	9.75	
19	8.75		49	9.00	
20	8.75		50	9.00	
21	8.75		51	9.00	
22	8.75		52	9.00	
23	8.75		53	9.00	
24	8.75		54	8.90	
25	8.75		55	8.90	Length=4.9'
26	8.75				
27	8.35				
28	8.35				
29	8.35				
30	8.35				
Total			55	479.9	
Average Grade = 8.72					

*Ground elevation represents lowest exterior grade within ten (10) feet of the building façade or between the building and the parcel line when the sample point is less than ten (10) feet from the building facade.

No.	Date	Revision
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AVERAGE GRADE EXHIBIT
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

REDNISS & MEAD
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SCALE: 1"=10' (0, 10, 20)

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STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — LICENSED LAND SURVEYOR

VINCENT J. HYNES CT. P.E. 32100

May 19, 2026
DATE

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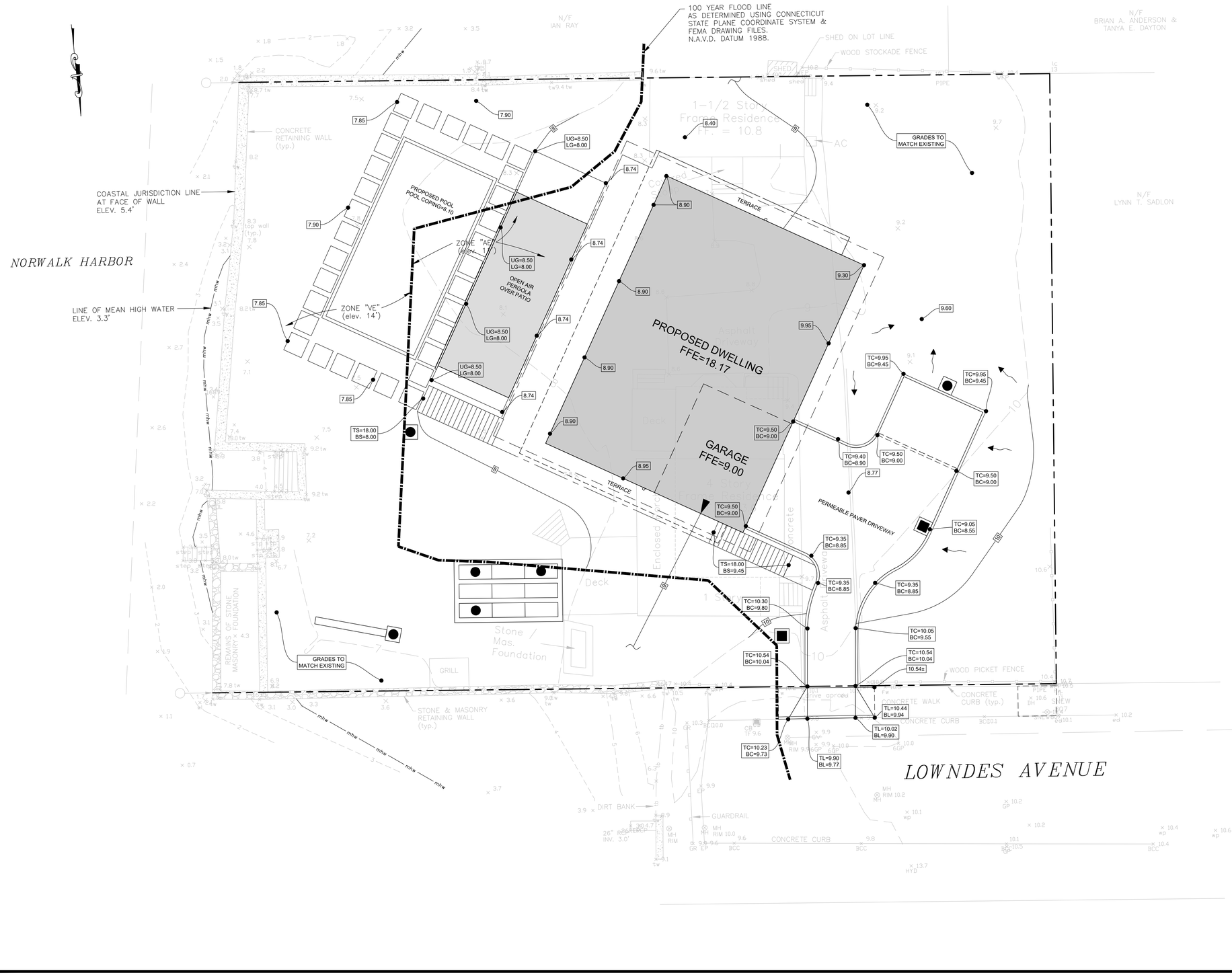

No.	Date	Revision
2	05/19/2026	REVISED PER P&Z COMMENTS
1	04/15/2026	ORIGINAL ISSUE DATE

SITE GRADING PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

REDNISS & MEAD

Land Surveying
Civil Engineering
Planning & Zoning Consulting
Permitting

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VINCENT J. HYNES CT P.E. 32100

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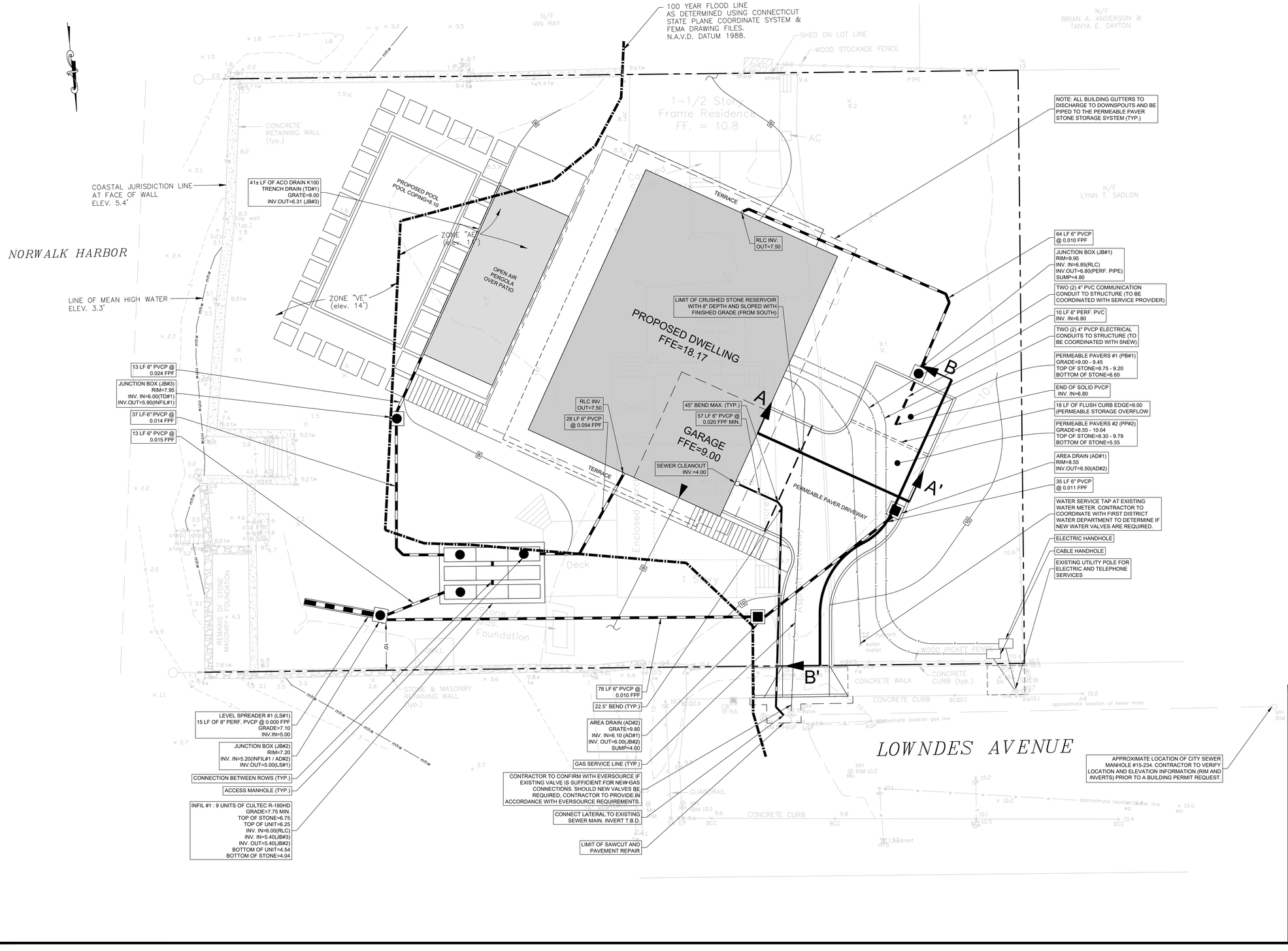

No.	Date	Revision
2	05/19/2026	REVISED PER P&Z COMMENTS
1	04/15/2026	ORIGINAL ISSUE DATE

SITE UTILITY PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

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STATE OF CONNECTICUT · VINCENT J. HYNES · REGISTERED PROFESSIONAL ENGINEER

No. 0032100

VINCENT J. HYNES CT. P.E. #32100

May 19, 2026

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SE-2

Comm. No.: 11259

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SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-3 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.

2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" effective March 30, 2024 prepared by The Connecticut Council on Soil and Water Conservation.

3. The contractor is assigned the responsibility for implementing this sediment and erosion 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 City of Norwalk of any transfer of this responsibility, and that construction is to begin three (3) days prior to commencing work.

4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.

7. Tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

10. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.

11. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:
Perennial ryegrass 40 lbs/ac. (1 lb/1000 sf.)

Permanent Lawns:
Kentucky Bluegrass 20 lbs/ac.
Creeping Red Fescue 20 lbs/ac.
Perennial Ryegrass 5 lbs/ac.
45 lbs/ac. (1 lb/1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

12. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

13. If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.

14. Registration of a Stormwater and Dewatering Wastewaters from Construction Activities Permit will be required from the Connecticut DEEP no more than 60 days prior to construction.

15. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.

16. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

17. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.

18. Pavement and curbing should be placed as soon as possible after drainage is installed.

19. Loaded trucks shall be covered as required to keep down dust.

20. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

21. Dust control to be achieved with watering down disturbed areas as required.

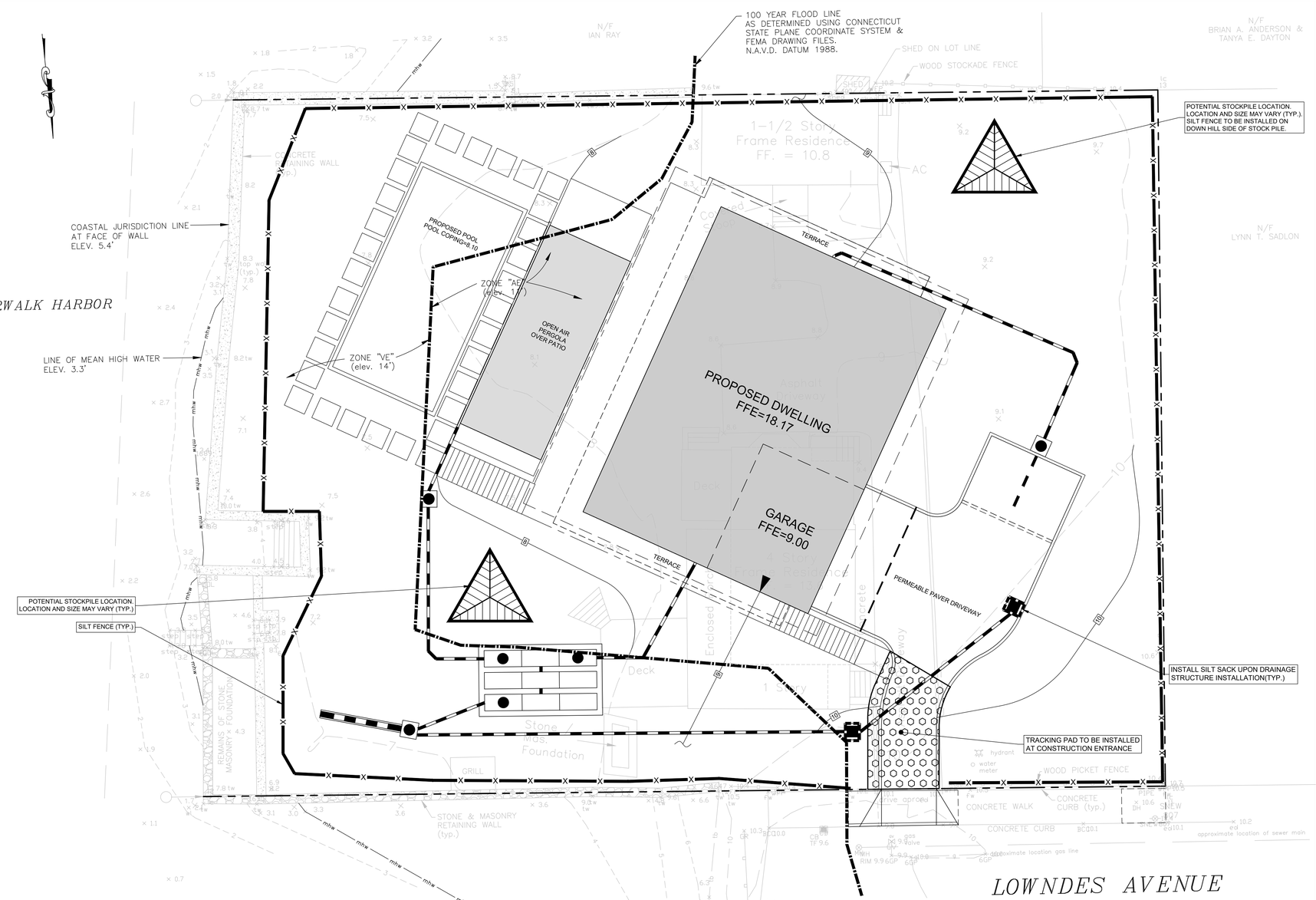
22. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.

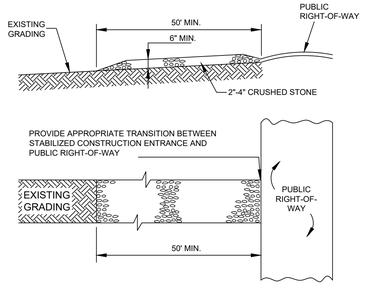
23. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

24. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

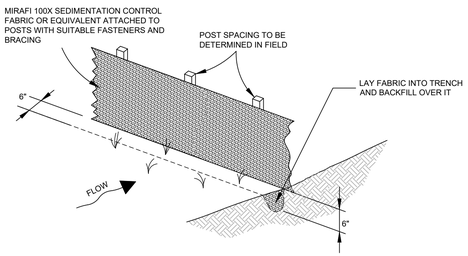
25. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.

26. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

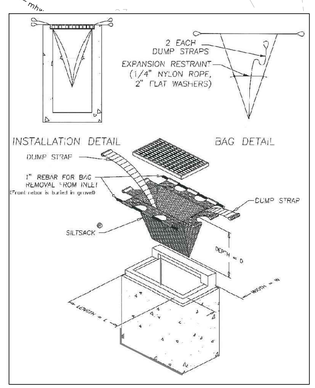




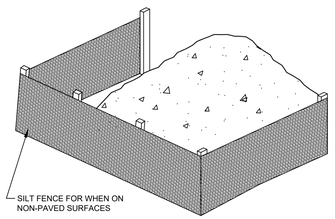
STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.



FABRIC & POST
SILTATION BARRIER
(SILT FENCE)
N.T.S.



INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.



SEDIMENT FILTER FOR STOCK PILE
N.T.S.

No.	Date	Revision
2	05/19/2026	REVISED PER P&Z COMMENTS
1	04/15/2026	ORIGINAL ISSUE DATE

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SYLVIA DUNDON

SCALE: 1"=10' (0, 10, 20)
DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT VINCENT J. HYNES 32100 REGISTERED PROFESSIONAL ENGINEER
No. 0032100
VINCENT J. HYNES CT. P.E. #32100
May 19, 2026
DATE

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

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SHEET No: SE-3
Comm. No.: 11259

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GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from two surveys prepared by Arcamone Land Surveyors LLC entitled Zoning Location Survey dated 10/02/2024 and prepared by The Huntington Company, LLC entitled Data Accumulation Plan Depicting Existing Conditions dated 11/24/2021. Elevations depicted or labeled are based on NAVD-88.
3. Refer to drawings by Day & Stokosa Engineering P.C. for information regarding structural information.
4. Refer to drawings by Atlantic Consulting & Engineering for information regarding geotechnical information.
5. Refer to plans prepared by Atelier Milot Shala, LLC. for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Atelier Milot Shala, LLC received on 02/18/2026.
6. Property lies in a CD-2 zone.
7. The property lies within the FEMA AE-11 & VE-14 NAVD-88. Flood zones as shown on the Flood Insurance Rate Map Community No. 09001C Panel 0533 Suffix G, effective date July, 8, 2013.
8. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition), and FEMA Flood Regulations.
9. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application.
10. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
11. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
12. The property shall be served by public water and sewers.
13. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
14. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
15. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
16. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
17. Building elevations are subject to change and shall be finalized prior to building permit.
18. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
19. Prior to issuance of a Certificate of Occupancy, DPW Engineering may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
20. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
21. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
22. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
23. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

24. Grade away from building walls at 2% minimum (typical).
25. Earth slopes shall be no steeper than 2:1 (horz.vert.)
26. No work shall commence until erosion controls have been inspected and approved by the City of Norwalk or their designee(s).
27. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
28. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
29. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
30. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, effective March 30, 2024.
31. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
32. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No, 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
33. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
34. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
35. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

FLOOD PROTECTION:

36. The property lies within Special Flood Hazard Area Zone AE-11 & VE-14. Base Flood Elevation (BFE) (100 year storm) is 11' NAVD-88 as depicted on FEMA Flood Insurance Rate Map, Panel 533 of 626, dated July 8, 2013.
37. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.
38. Refer to plans prepared by Atelier Milot Shala, LLC. for information regarding flood protection and flood opening information.
39. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set two feet above the BFE or waterproofed.
40. The first floor of the proposed building shall be set two feet above elevation 11, which corresponds to the Base Flood Elevation.

STORM AND SANITARY SEWER SYSTEMS:

41. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
42. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
43. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
44. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.
45. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
46. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
47. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
48. Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
49. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
50. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
51. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
52. All crushed stone shall be Gradation No. 4 as per CT DOT Form 819, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
53. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
54. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibell's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
55. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

56. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immedately of any conflict.
57. Easements may be required in favor of the various utility companies.
58. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
59. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services as shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
60. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
61. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
62. Utility connections at building face shall be coordinated with the building contractors.
63. The contractor must supply and install drag lines with all conduits.
64. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
65. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
66. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.
67. Electric, telephone, cable, gas and water services shall be compliant with the City of Norwalk Zoning Regulations Flood Prone Area Regulations Section and shall be installed in conformance to the requirements of the governing utility companies. Gas and electric meters shall be located inside the structures two feet above the BFE.
68. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

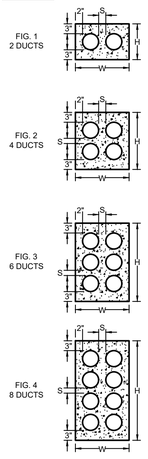
Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Sewer System	Green	Caution Sewer Line Buried Below

69. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

PAVEMENT:

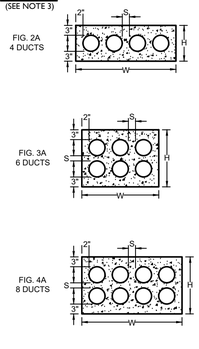
70. Permeable pavers shall be installed in accordance with the details on Sheet SE-5.
71. Permeable pavers are to be Eco-Priora or equivalent as approved the site engineer.
72. Areas of asphalt that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement City of Norwalk repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
73. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
74. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
75. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 819 (latest edition).
76. Compaction shall be constructed as specified in the CT DOT FORM 819 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
77. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
78. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
79. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
80. Finished grade shall be within 1/2 inch of that noted on the drawings.
81. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
82. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).

PREFERRED:



DUCT BANK DIMENSIONS									
	4" DUCT			5" DUCT			6" DUCT		
FIG	W	H	S	W	H	S	W	H	S
1	14½"	10½"	1½"	16½"	11½"	1½"	19"	12½"	2"
2	14½"	16½"	1½"	16½"	18½"	1½"	19"	21"	2"
2A	26½"	10½"	1½"	30½"	11½"	1½"	36"	12½"	2"
3	14½"	22½"	1½"	16½"	25½"	1½"	19"	29½"	2"
3A	20½"	16½"	1½"	23½"	18½"	1½"	27½"	21"	2"
4	14½"	28½"	1½"	16½"	32½"	1½"	19"	38"	2"
4A	26½"	16½"	1½"	30½"	18½"	1½"	36"	21"	2"

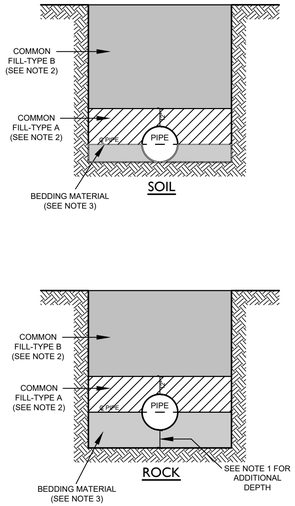
ALTERNATE:
(SEE NOTE 3)



NOTES:

1. AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
2. MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
   a) STATE HIGHWAYS - 36"
   b) RAILROAD TRACKS - 60"
   c) ALL OTHER AREAS - 24"
3. IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
4. CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-9" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS, BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
5. DUCTS SHALL BE SCHEDULE 40 PVC.

CONDUIT BANK CONSTRUCTION
N.T.S.



NOTES:
1. THE TRENCH SHALL BE EXCAVATED TO THE DEPTH REQUIRED, SO AS TO PROVIDE A UNIFORM AND CONTINUOUS BEARING AND SUPPORT FOR THE PIPE BARREL ON SOLID AND UNDISTURBED GROUND AT EVERY POINT BETWEEN JOINTS, EXCEPT THAT IT WILL BE PERMISSIBLE TO DISTURB THE FINISHED TRENCH BOTTOM OVER A MAXIMUM LENGTH OF 16" NEAR THE MIDDLE OF EACH LENGTH OF PIPE BY THE WITHDRAWAL OF PIPE SLINGS OR OTHER LIFTING TACKLE. WHEN REQUIRED, BELL HOLES SHALL BE PROVIDED. THE FINISHED TRENCH BOTTOM SHALL BE ACCURATELY PREPARED BY MEANS OF HAND TOOLS.
2. MATERIAL FOR BACKFILLING SHALL BE EARTH MATERIALS ENTIRELY FREE FROM VEGETATION, TRASH, LUMBER, FROZEN, SOFT OR ORGANIC MATERIALS. NO STONES OR ROCK LARGER THAN THE SIZES LISTED BELOW WILL BE PERMITTED IN THE BACKFILL:

   COMMON FILL-TYPE A: NO STONES OR ROCKS LARGER THAN 1"
   COMMON FILL-TYPE B: NO STONES OR ROCKS LARGER THAN 4"

   COMMON FILL MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN APPROVED BY THE ENGINEER AND HAS BEEN TESTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

   a.a. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.
   a.b. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

   IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATON IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.

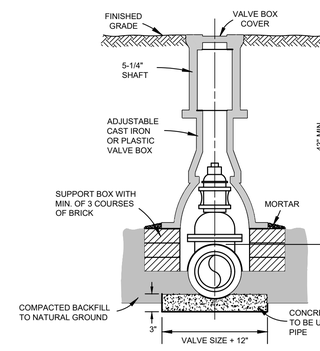
3. MATERIALS USED FOR BEDDING AND THE HAUNCH AROUND THE PIPE SHALL BE A COARSE TO FINE SANDY MATERIAL WITH MAXIMUM STONE SIZE OF 1 INCH. THE MATERIAL SHALL CONFORM TO ASTM D2487 STANDARD METHOD FOR CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES" USING THE UNIFIED SOIL CLASSIFICATION SYSTEM, EXCEPT WHERE A HIGHER STANDARD IS REQUIRED ELSEWHERE IN THE CONTRACT DOCUMENTS OR BY RULES OR REGULATIONS OF FEDERAL, STATE OR LOCAL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE SITE OF THE WORK.

   THE MATERIAL SHALL MEET A CLASS II DESIGNATION: SOIL TYPES GW, GP, SW AND SP, NON-COHESIVE, WELL GRADED AND CONTAINING SOME FINES ARE INCLUDED IN THIS CLASS. WHERE VOIDS, FINER GRAINED SOILS OR MOVEMENT MAY ALLOW MIGRATION OF THIS MATERIAL, A FILTER FABRIC AS DIRECTED BY THE ENGINEER WILL BE USED IN THE TRENCH BOTTOM AND SIDES BEFORE THE SELECT FILL BEDDING IS PLACED.

   BEDDING MATERIAL MAY BE OBTAINED FROM THE TRENCH EXCAVATION PROVIDED IT HAS BEEN TESTED IN ACCORDANCE WITH THE REQUIRE- MENTS STATED ABOVE AND APPROVED BY THE ENGINEER. IF THE APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATION IS INSUFFICIENT TO COMPLETE THE BEDDING, THE CONTRACTOR SHALL OBTAIN THE NECESSARY TESTED AND APPROVED BEDDING MATERIALS FROM AN OFF-SITE SOURCE.

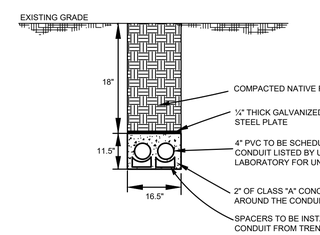
4. REFER TO SECTION 2210 OF THE CONNECTICUT-AMERICAN WATER COMPANY SPECIFICATIONS.

WATER LINE TRENCH BACKFILL MATERIALS
N.T.S.



NOTES:
1. SIMILAR INSTALLATION FOR CURB BOX OR SERVICE LINE
2. CONTRACTOR TO VERIFY VALVE TYPE WITH SOUTH NORWALK ELECTRIC & WATER

VALVE BOX INSTALLATION (TYP.)
N.T.S.



CONDUIT TRENCH DETAIL (CONCRETE ENCASEMENT)
N.T.S

FCA243618T-00006

FIBERGLASS / POLYMER CONCRETE ASSEMBLY

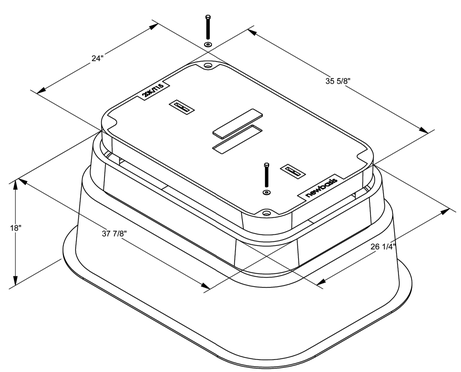
24" x 36" x 18"
(For actual dimensions see drawing)

Fiberglass / Polymer Concrete Assembly, Tapered Sides, No Floor, WUC 3.6-"20K," 3/8" Hex Bolts, Standard Nameplate (Specify at time of order) Installed

LOAD RATINGS
Incidental Traffic - Parking Lot, Sidewalk
Conforms to:
- WUC 3.6
- ASTM C 857
- ANSI/SCTE 77

FEATURES:
- USDA/RUS Approved
- Drop-In nameplate
- Shipped assembled
- Skid resistant cover
- Stainless steel bolts
- Cast-in floating nut box - Integral drain holes

Additional product information continued on the reverse

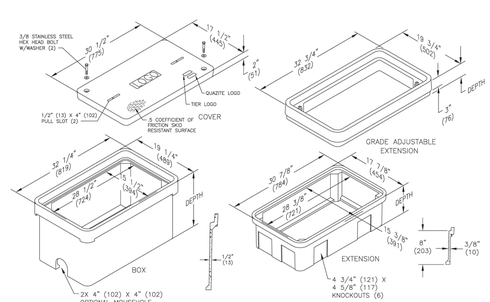


newbasis
Composites for Infrastructure
2626 Kansas Avenue
Riverside, California 92507
951.787.0600
951.787.0632 (fax)
info@newbasis.com
newbasis.com

Inside Dimensions		
Length	Width	Depth
33 1/8"	22 1/2"	15"
41 7/8"	30 3/8"	

REV: A.1

CABLE HANDHOLE DETAIL
N.T.S.



17"X30" QUAZITE BOX DETAIL
N.T.S.

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

NOTES & DETAILS
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SLYVIA DUNDON

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.352.1118
www.rednissmead.com

SCALE: N.T.S.
DRAWN BY: ZPP | CHECKED BY: VJH

STATE OF CONNECTICUT
VINCENT J. HYNES
No. 0030100
REGISTERED PROFESSIONAL ENGINEER
April 15, 2026
DATE

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

SHEET No: SE-4
Comm. No.: 11259

4/12/2026 8:34 PM H:\Jobfiles2\11000\11200\11259\dwg\11259 Notes & Details.dwg

CULTEC RECHARGER 180HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 36 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCHES (375 MM) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3.445 FT3 / FT (0.32 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180RHD STAND ALONE UNIT SHALL BE 25.25 FT3 (0.72 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180EHD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT3 (0.62 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT3 (0.32 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.085 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 180HD CHAMBER SHALL HAVE SEVENTY-EIGHT DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 180RHD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 180EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
17. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
19. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
20. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
21. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
22. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0' (3.66 M).
23. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC FC-24 FEED CONNECTOR SPECIFICATIONS

GENERAL

CULTEC HVLV (HIGH VOLUME, LOW VELOCITY) FEED CONNECTOR POLYETHYLENE CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED TO MANIFOLD CULTEC RECHARGER MODEL 180HD CHAMBER SYSTEMS FOR RETENTION, RECHARGING, DETENTION, AND CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PROPERTIES

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416).
2. CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE. THE HVLV FC-48 IS 54 INCHES LONG. THE HVLV FC-24 IS 24.2 INCHES LONG
4. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.819 CF/LF.
5. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
6. THE HVLV FC FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS, AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 180HD.
7. ALL CHAMBERS SHALL BE ARCHED IN SHAPE.
8. HEAVY DUTY UNITS ARE DESIGNED ACCORDING TO AASHTO HS-25 LOAD RATING (40,000 LBS. /AXLE) WHEN BURIED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
9. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

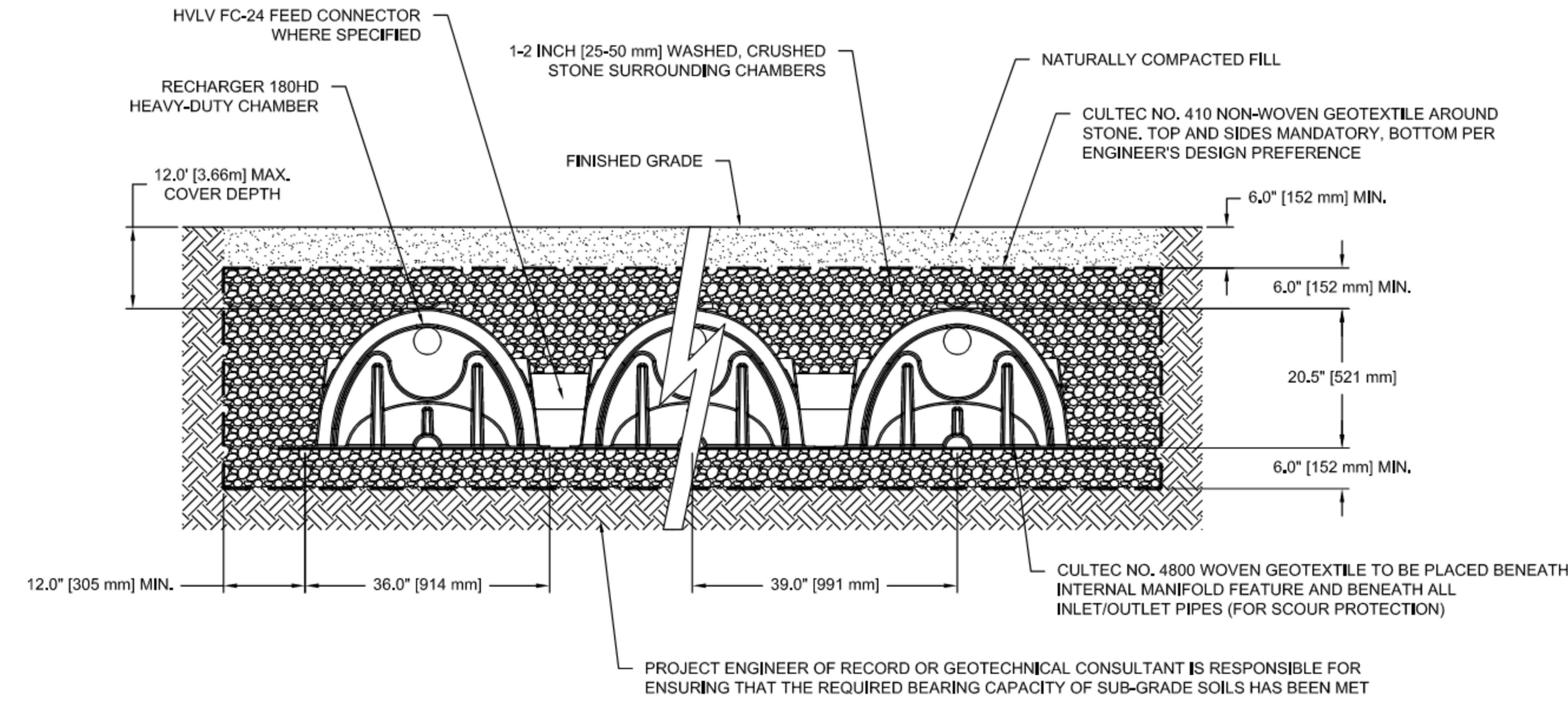
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

CULTEC NO. 4800™ WOVEN GEOTEXTILE

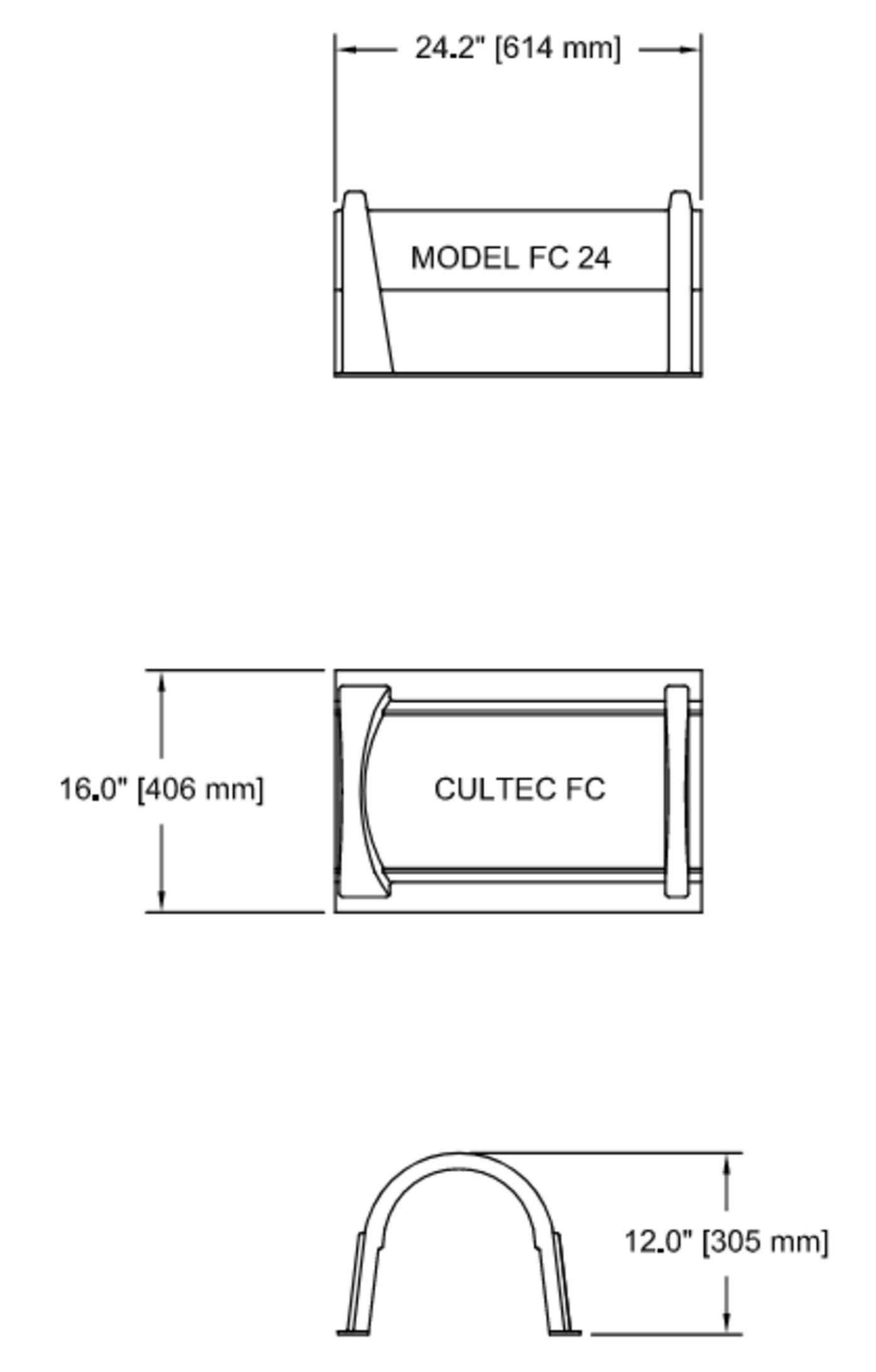
CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

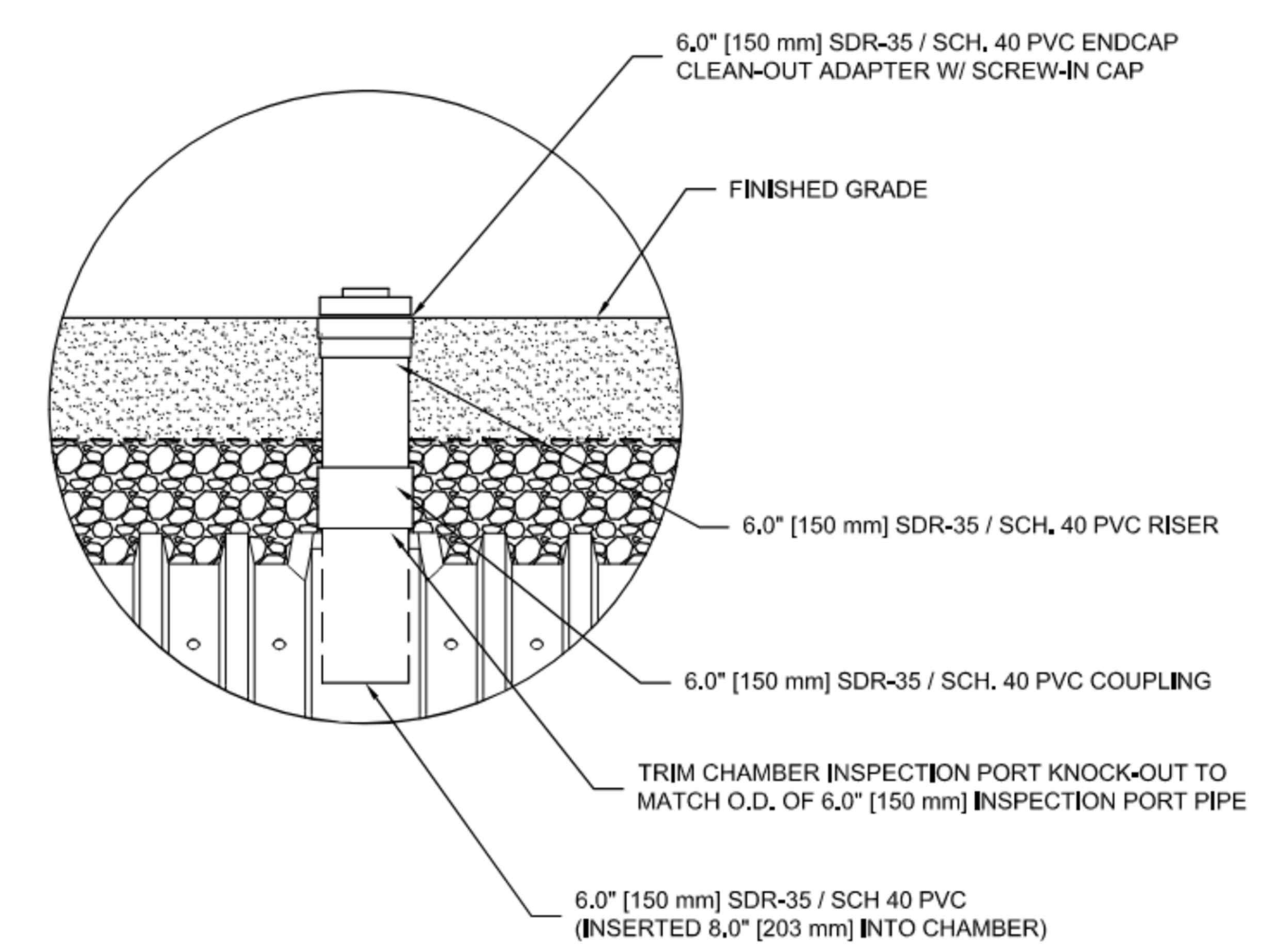
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.



180HD 4.0 **CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION**



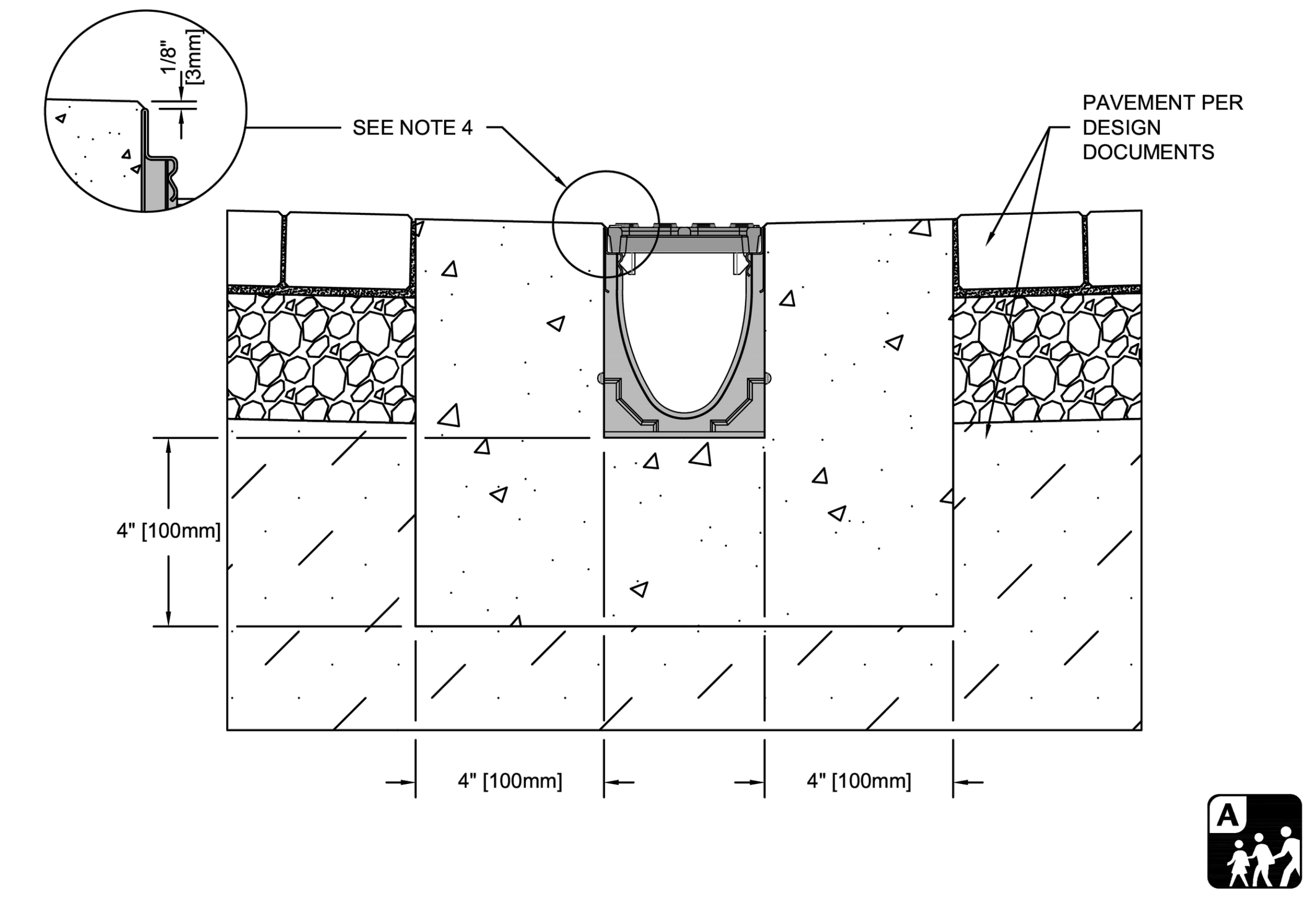
180HD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



180HD 8.0 **INSPECTION PORT - ZOOM DETAIL**

CULTEC R-180HD DETAIL

N.T.S.



NOTES:
1. ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. *ENGINEERING ADVICE MAY BE REQUIRED.*
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. *ENGINEERING ADVICE MAY BE REQUIRED.*
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" [3mm] ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

SPECIFICATION CLAUSE

K100 KLASSIKDRAIN 'DRAINLOK' LOAD CLASS A

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K100 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO, INC.

MATERIALS
CHANNELS SHALL BE MANUFACTURED FROM POLYESTER RESIN POLYMER CONCRETE WITH AN INTEGRALLY CAST-IN GALVANIZED STEEL EDGE RAIL. MINIMUM PROPERTIES OF POLYMER CONCRETE WILL BE AS FOLLOWS:

COMPRESSIVE STRENGTH:	13,000 PSI
FLEXURAL STRENGTH:	3,200 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 4" (100mm) NOMINAL INTERNAL WIDTH WITH A 5.1" (130mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

THE COMPLETE DRAINAGE SYSTEM SHALL BE BY ACO, INC. ANY DEVIATION OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER INSTALLATION WILL VOID ANY AND ALL WARRANTIES PROVIDED BY ACO, INC.

CHANNEL SHALL WITHSTAND LOADING TO PROPER LOAD CLASS AS OUTLINED BY EN 1433. GRATE TYPE SHALL BE APPROPRIATE TO MEET THE SYSTEM LOAD CLASS SPECIFIED AND INTENDED APPLICATION. GRATES SHALL BE SECURED USING 'DRAINLOK' BOLTLESS LOCKING SYSTEM. CHANNEL AND GRATE SHALL BE CERTIFIED TO MEET THE SPECIFIED EN 1433 LOAD CLASS. THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

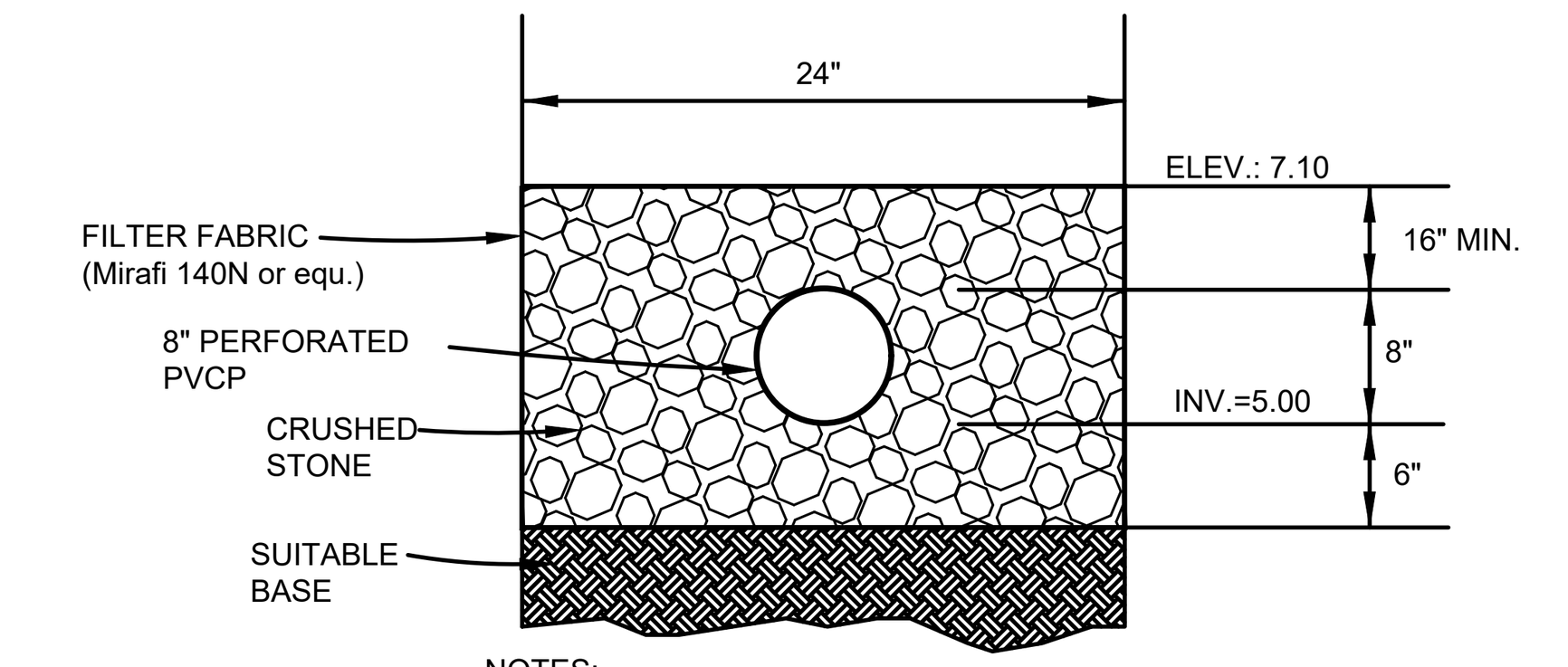
K1D-A-EPP	K100 - KLASSIKDRAIN - LOAD CLASS: A Exposed Paver Pavement	ACO, Inc.		
ACO		825 W. Beechcraft St Casa Grande, AZ 85122 Tel: 520-421-9988 Fax: 520-421-9899	9470 Pinecone Dr. Mentor, OH 44060 Tel: 440-639-7230 Fax: 440-639-7235	481 Munn Rd. Suite #225 Fort Mill, SC 29715 Tel: 440-639-7230 Fax: 803-802-1063
DATE: 12/18/25	INSTALLATION DRAWING - ACO DRAIN			

Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 440-639-7230 www.acoswm.com South Carolina Tel: 440-639-7230

NOTES:
1. CHANNEL SHALL CONSIST OF PARTS: K1-30 THROUGH K1-40, K1-0403, AND K1-906S IN LINE CATCH BASIN.
   1.1. UTILIZE INVERT 'D' OF THE IN-LINE CATCH BASIN FOR OUTLET.
2. GRATE SHALL BE TYPE 476D.

TRENCH DRAIN - ACO-K100 DETAIL

N.T.S.



NOTES:
1. CRUSHED STONE SHALL BE GRADATION NO. 4 PER CONN. DOT, FORM 819, SECTION M01.01
2. 8" PVCP PIPE SHALL HAVE PERFORATIONS ON THE BOTTOM OF THE PIPE.

CRUSHED STONE LEVEL SPREADER

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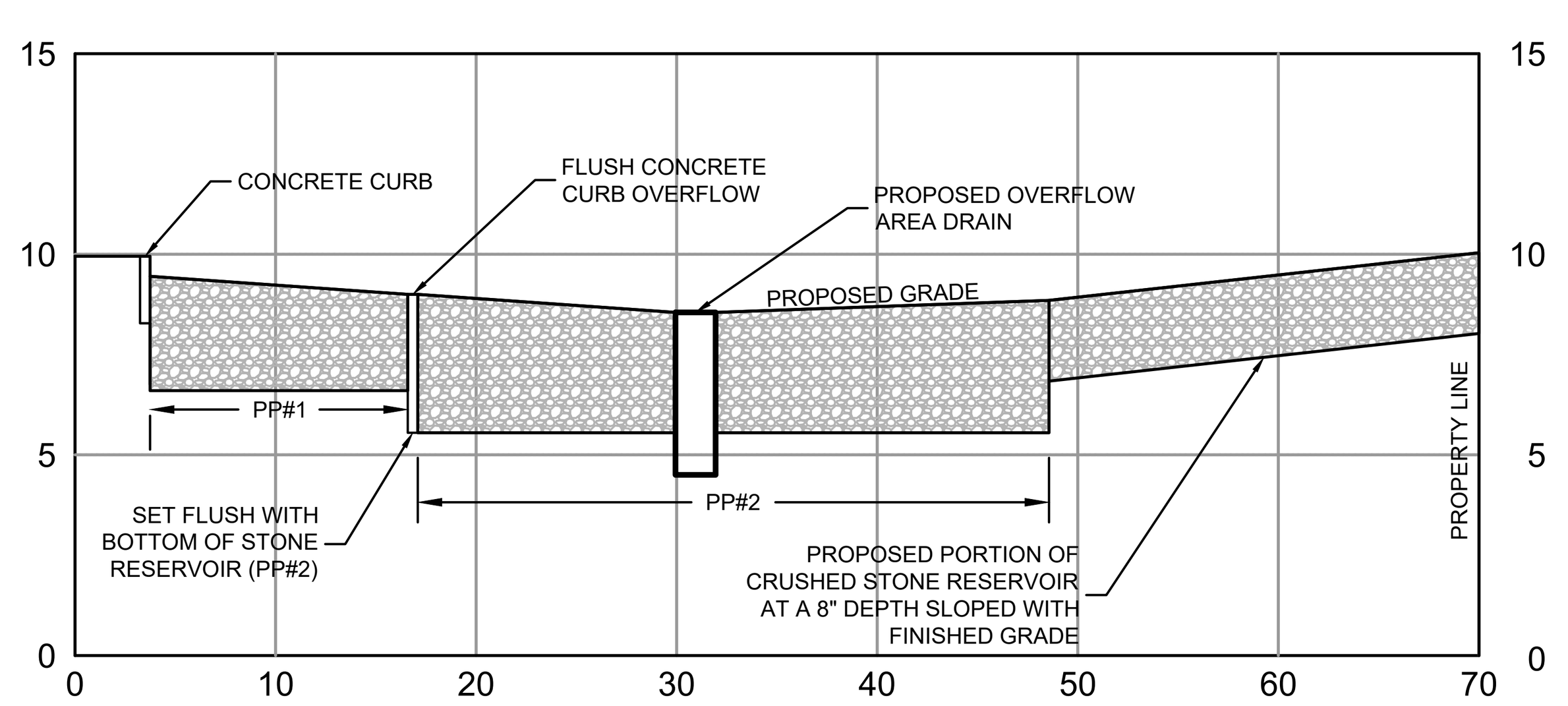
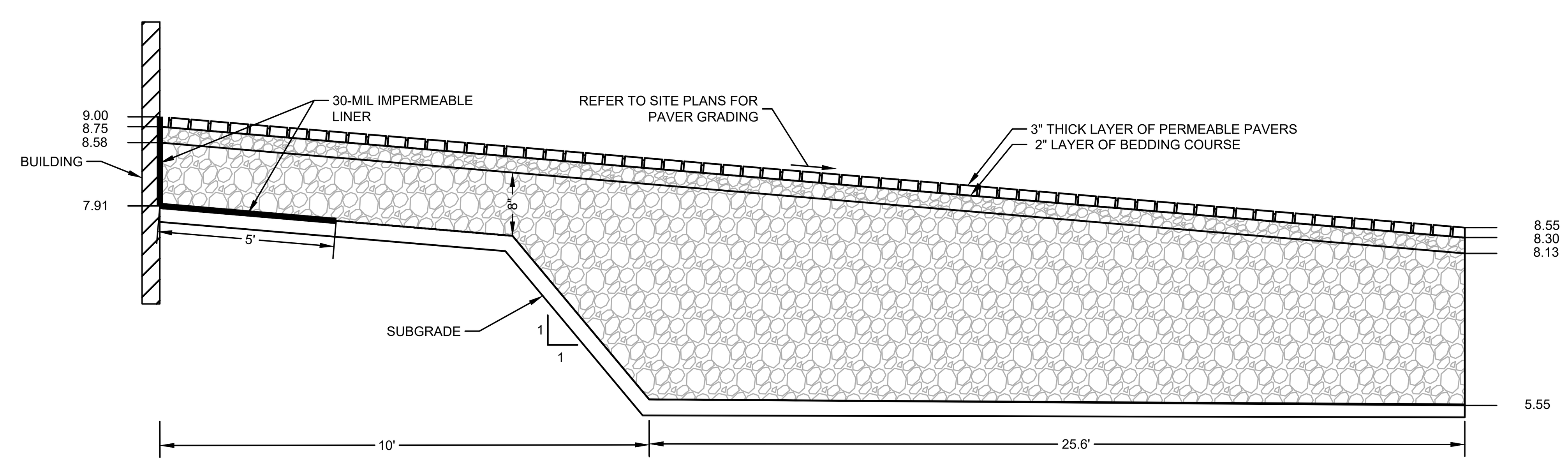


SECTION B-B'
VERTICAL SCALE: 1"=5'
HORIZONTAL SCALE: 1"=10'



PERMEABLE PAVERS DRIVEWAY SECTION A-A'
N.T.S.

NOTES:

1. PERMEABLE PAVERS SHALL BE "ECO-PRIORA" BY UNILOCK OR EQUIVALENT. COLOR AND PATTERN SHALL BE FINALIZED PRIOR TO CONSTRUCTION AND SHALL BE DETERMINED BY ARCHITECT, LANDSCAPE ARCHITECT, AND OWNER..
2. SUBGRADE MATERIAL TO BE PREPARED AND COMPACTED TO DRAIN AT A RATE OF 1 INCH PER HOUR MINIMUM TO A POINT AT LEAST 3' BELOW THE CRUSHED STONE RESERVOIR. A 10' X 10' TEST AREA IS TO BE PREPARED AND COMPACTED FOR THE DESIGN ENGINEER TO TEST AND CONFIRM.
3. BEDDING COURSE FOR PERMEABLE PAVERS SHALL CONSIST OF A 4" THICK LAYER OF CRUSHED STONE CONFORMING TO GRADATION NO. 8 OF SECTION M.01 OF CTDOT FORM 819.
4. CRUSHED STONE RESERVOIR SHALL CONSIST OF A LAYER OF CRUSHED STONE CONFORMING TO GRADATION NO. 4 AS PER CT D.O.T. FORM 819, ARTICLE M.01.01.
5. ALL AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF SECTION M.02 OF CTDOT FORM 819 AND SHALL CONSIST OF SOUND, TOUGH, DURABLE BROKEN STONE THAT IS REASONABLY FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.
6. CONTRACTOR SHALL PROVIDE SITE ENGINEER WITH A SIEVE ANALYSIS OF MATERIAL USED FOR THE BEDDING COURSE PRIOR TO INSTALLATION.
7. AFTER SCREEDING THE BEDDING MATERIAL, THE PAVERS ARE PLACED ON THIS LAYER. PAVER INSTALLATION CAN BE BY HAND OR WITH MECHANICAL EQUIPMENT.
8. THE PAVER JOINTS ARE FILLED WITH ASTM NO. 9 STONE. DEPENDING ON THE PICP AREA, SPREADING AND SWEEPING CAN BE DONE WITH SHOVELS AND BROOMS, OR LARGER AREAS WITH BOBCATS AND SWEPT INTO THE PAVER JOINTS WITH POWERED BROOMS OR SWEEPERS. ONCE THE JOINTS ARE FULL (WITHIN ¼ IN. OF THE PAVER SURFACE), THE SURFACE MUST BE SWEPT CLEAN PRIOR TO COMPACTION AS LOOSE STONES ON THE SURFACE CAN MAR THE PAVERS, WHEN IN CONTACT WITH A PLATE COMPACTOR.
9. AFTER THE PICP SURFACE IS SWEPT CLEAN, IT IS COMPACTED WITH A PLATE COMPACTOR. A MINIMUM OF TWO PASSES SHOULD BE MADE WITH THE SECOND PASS IN A PERPENDICULAR DIRECTION FROM THE FIRST PASS. THE PATH OF THE PLATE COMPACTOR SHOULD OVERLAP SEVERAL INCHES. FOR PAVING UNITS 3-1/8 IN. TO 4 IN. THICK, THE PLATE COMPACTOR SHOULD EXERT A MINIMUM 5,000 LBF AT 70 TO 90 HZ.
10. COMPACTION CAN CAUSE SOME SETTLEMENT OF THE STONES INSIDE THE JOINTS. IF THE STONES ARE MORE THAN ¼ IN. FROM THE PAVER SURFACE, THEY SHOULD BE TOPPED UP TO THIS LEVEL WITH ADDITIONAL STONES. THE PAVER SURFACE SHOULD BE SWEPT CLEAN PRIOR TO OPENING THE PICP TO TRAFFIC. AGGREGATES IN THE PAVER JOINTS CAN SETTLE IN EARLY IN THE LIFE OF THE PAVEMENT. SOME SETTLEMENT CAN BE REDUCED THROUGH CONSISTENT, THROUGH COMPACTION OF THE BASE, PAVERS AND BEDDING LAYERS. HOWEVER, IT IS ADVISABLE FOR THE CONTRACTOR TO RETURN TO THE SITE AFTER SIX MONTHS, INSPECT THE JOINTS AND TOP THEM UP WITH AGGREGATE IF THEY HAVE SETTLED TO MORE THAN ¼ IN. BELOW THE PAVER SURFACE.
11. USE APPROPRIATE EQUIPMENT AND ADEQUATE NUMBERS OF SKILLED WORKERS WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK FOR PERMEABLE PAVERS AND SUBBASE MATERIAL.
12. THE ABOVE CONSTRUCTION NOTES ARE FROM THE PERMEABLE INTERLOCKING CONCRETE PAVEMENTS MANUAL BY DAVID R. SMITH - FOURTH EDITION. ADDITIONAL INFORMATION FOR THE DESIGN, SPECIFICATIONS, CONSTRUCTION, AND MAINTENANCE OF PICP ARE IN THE MANUAL.

PERMEABLE PAVERS DETAIL

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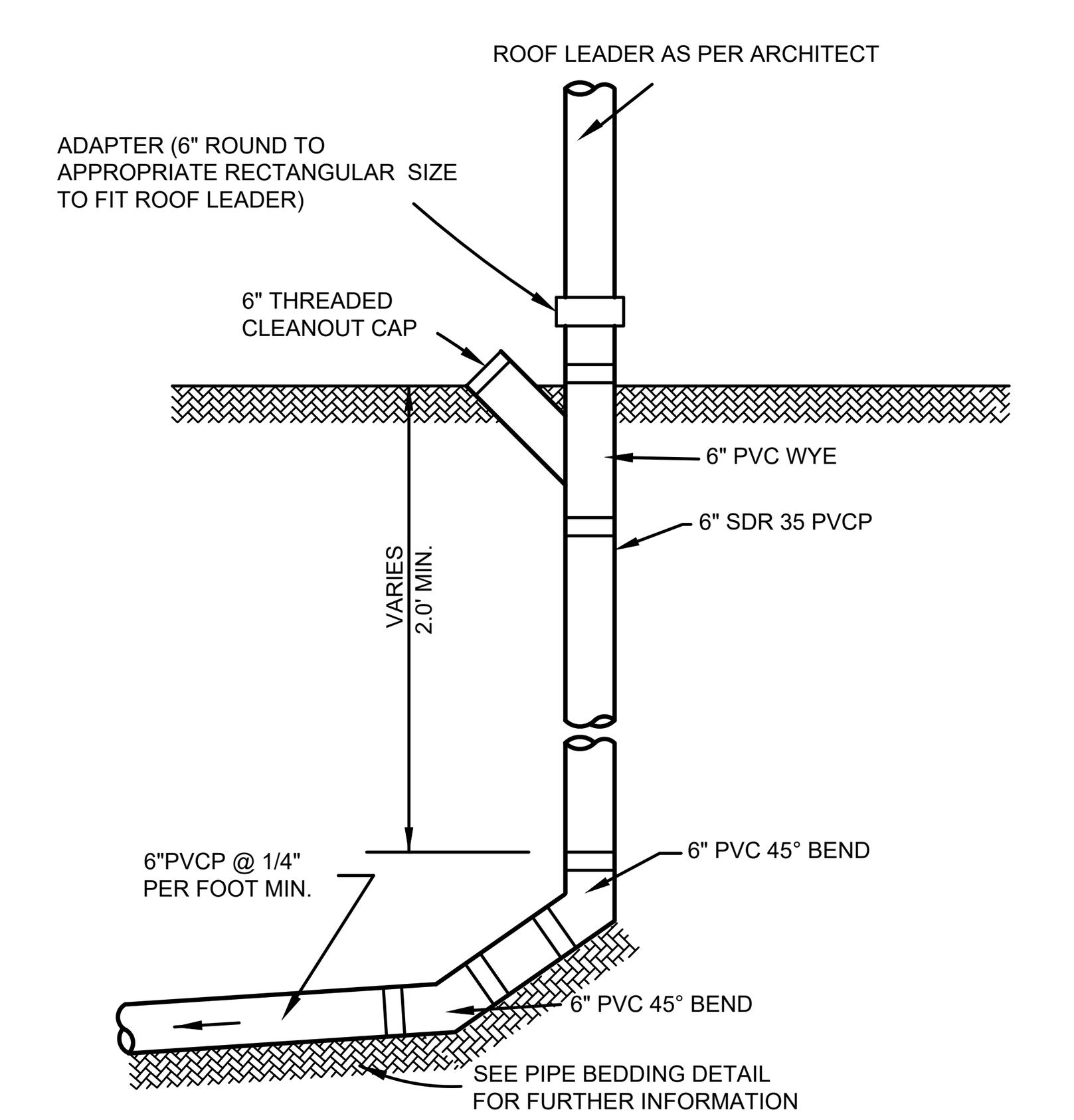

ROOF LEADER CLEANOUT DETAIL

N.T.S.

No.	Date	Revision
I	04/15/2026	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
22 LOWNDES AVENUE
NORWALK, CT
PREPARED FOR
SLYVIA DUNDON

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
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SCALE: N.T.S.

DRAWN BY: ZPR CHECKED BY: VJH

VINCENT J. HYNES CT. P.E. 32100

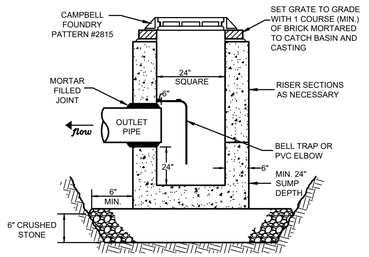
April 15, 2026
DATE

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

SHEET No: SE-5

Comm. No.: 11259

4/13/2026 5:21 PMH:\Jobfiles2\11000\11200\11259\dwg\11259 Notes & Details.dwg

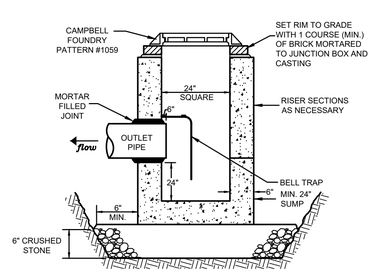


NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 819, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" AREA DRAIN

N.T.S.



NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. JUNCTION BOX SHALL CONFORM TO ASTM C478.
4. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 819, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

24" JUNCTION BOX W/ SUMP

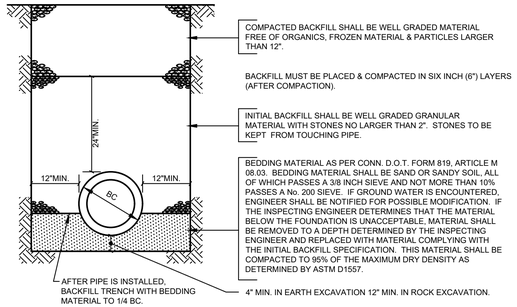
N.T.S.

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM* WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH. WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.

ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

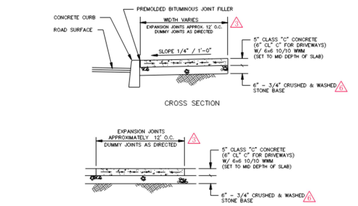
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL* NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL

(48" DIA. & UNDER)

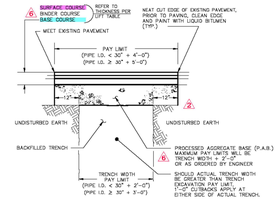
N.T.S.



CONCRETE SIDEWALK DETAIL

(CITY STANDARD)

N.T.S.



K"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)					
0.375"(2)	0.50"(2)	1.00"(2)	0.50"(3)	1.00"(3)	P.A.B.
STATE ROAD					12"
MAJOR ARTERIAL			4" (PLACED IN 2 LIFTS)	2" (PLACED IN 2 LIFTS)	14"
MINOR ARTERIAL		6.5" (PLACED IN 3 LIFTS)			12"
COLLECTOR		4" (PLACED IN 2 LIFTS)			12"
LOCAL	2" (PLACED IN 2 LIFTS)				12"

PAVEMENT REPAIR TABLE
HMA (SUPERPAVE)

STONE SIZE	LIFT THICKNESS MIN.	MAX.
0.375"	1.5"	2"
0.50"	2.0"	2.5"
1.00"	3.0"	5.0"

	A CL. 2	B CL. 1	C CL. 4	D P.A.B.
MAJOR ARTERIAL	—	4"	6"	14"
MINOR ARTERIAL	—	6.5"	—	12"
COLLECTOR	—	4"	—	12"
LOCAL	2"	—	—	12"

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

MAXIMUM ALLOWABLE COMPACTED THICKNESS PER LIFT:
CLASS 2 – 2" THK.
CLASS 1 – 2 1/2" THK.
CLASS 4 – 4" THK.

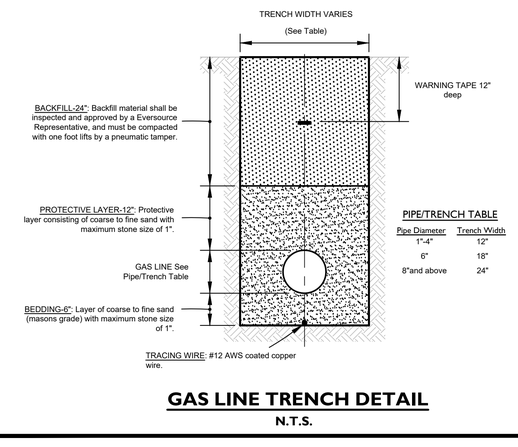
PAVEMENT REPAIR DETAIL

(CITY STANDARD)

N.T.S.

Notes:

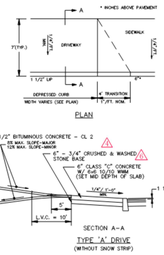
1. A minimum of 1'0" vertical clearance and 5'0" horizontal clearance will be maintained between the gas line and all other structures.
2. Minimum cover for mains shall be 3'0" from finished grade as measured from gutter line.
   a. In the traveled portion of the road - from the top of the pipe to the top of the trench using the shallow side for measurement.
   b. Off the traveled portion when section is at a higher elevation than the traveled way - elevation to be taken from gutter line.
   c. Off the traveled portion when section is at a lower elevation than the traveled way from the top of the pipe to the top of the trench using the shallow side for measurement.
3. Minimum cover of service lines in private property shall be 2'0" only when approved by the Eversource inspector or designee.
4. The bottom of the trench must be free of rocks, debris, or water that could damage the pipe or its coating.
5. Tracing Wire is a #12 AWS coated copper tracing wire to be installed in the center of the trench prior to 6" of sand padding. (Connection will be made by a Eversource Representative).
6. Exposed piping will be backfilled with a minimum of 12" of sand prior to leaving the job site each day and witnessed by a Eversource Representative or Eversource Contractor.
7. Only personnel qualified by Eversource will be allowed to install gas lines.
8. The builder will supply a suitable location to store the pipe and materials and will be responsible for its security.



PIPE/TRENCH TABLE	
Pipe Diameter	Trench Width
1"-4"	12"
6"	18"
8"and above	24"

GAS LINE TRENCH DETAIL

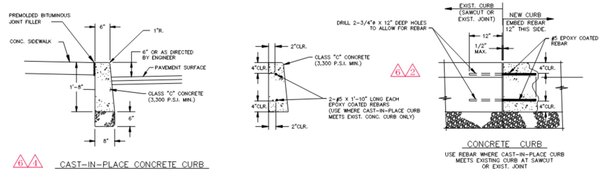
N.T.S.



CONCRETE APRON WITH CONCRETE CURBING DETAIL

(CITY STANDARD)

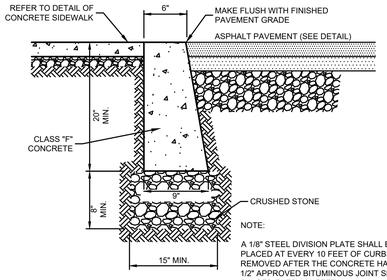
N.T.S.



CONCRETE CURB DETAIL

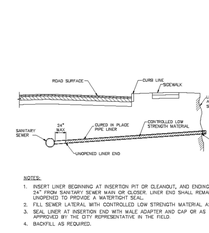
(CITY STANDARD)

N.T.S.



FLUSH CONCRETE CURB

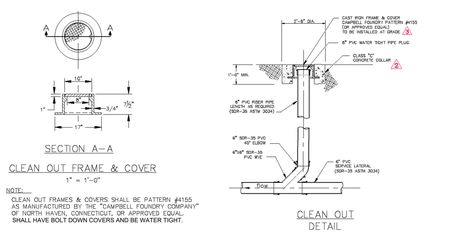
N.T.S.



SANITARY SEWER ABANDONMENT / PLUGGING DETAIL

(CITY STANDARD)

N.T.S.



SANITARY SEWER CLEANOUT DETAIL

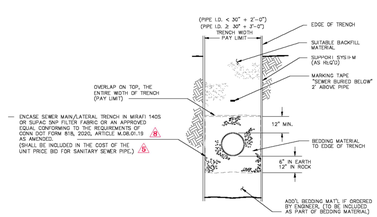
(CITY STANDARD)

N.T.S.

SANITARY LATERAL MARKER DETAIL

(CITY STANDARD)

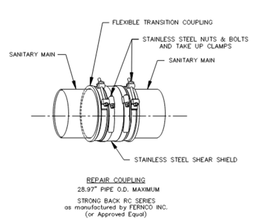
N.T.S.



SANITARY SEWER TRENCH DETAIL

(CITY STANDARD)

N.T.S.



SANITARY COUPLING DETAIL

(CITY STANDARD)

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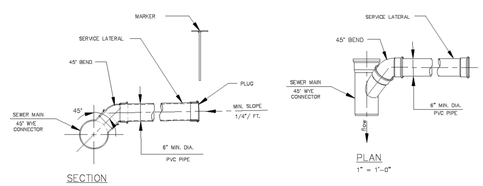


SANITARY LATERAL CONNECTION DETAIL

(CITY STANDARD)

N.T.S.

No.	Date	Revision
1	04/15/2026	ORIGINAL ISSUE DATE

DETAILS

DEPICTING

22 LOWNDES AVENUE

NORWALK, CT

PREPARED FOR

SLYVIA DUNDON

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.322.0580 | Fax 203.357.1118
www.rednissmead.com

SCALE: N.T.S.

DRAWN BY: ZPR CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED PROFESSIONAL ENGINEER

April 15, 2026

DATE

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

SHEET No: SE-6

Comm. No.: 11259

4/12/2026 8:34 PM H:\Jobfiles\2110\00\11259\dwg\11259 Notes & Details.dwg

DAY STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

CERTIFICATION OF FLOOD ELEVATIONS

Proposed Residential Structures

Coastal High Hazard Areas
VE and Coastal AE

I, Mark A. Day of Day & Stokosa Engineering, PC hereby certify that the *proposal* by Sylvia Dundon 169 No. Main Street, Apt. 501, Port Chester, NY 10573 for construction of a new home which will be located at 22 Lowndes Avenue, Norwalk within the Zone AE-11 Zone for the house and VE-14 Special Flood Hazard Zone for the pergola as designated by the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM) 09001c0533G dated 07-08-2013, will have the bottom of the lowest horizontal structural member (excluding pilings, pile caps, and columns) elevated to at least two (2.0) feet above the Base Flood Elevation (BFE) 14.0 as designated on the above referenced map. The bottom of all electrical, plumbing, machinery or other utility equipment (including ductwork) that service the structure will be elevated two (2.0) feet above the BFE and not located below the structure. The space beneath the lowest floor will be free of obstruction, or will be constructed with breakaway walls, lattice work or insect screening intended to collapse under stress; and space shall not be used for human habitation.

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

Additionally, I hereby certify that the building, as constructed, will be adequately anchored to prevent floatation, collapse or lateral movement of the structure and was constructed with materials and utility equipment resistant to flood damage.

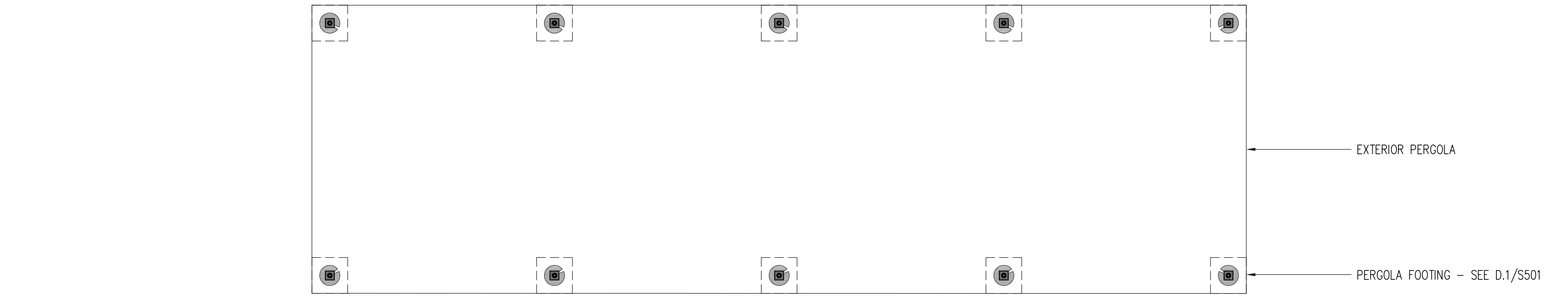
Signature _____

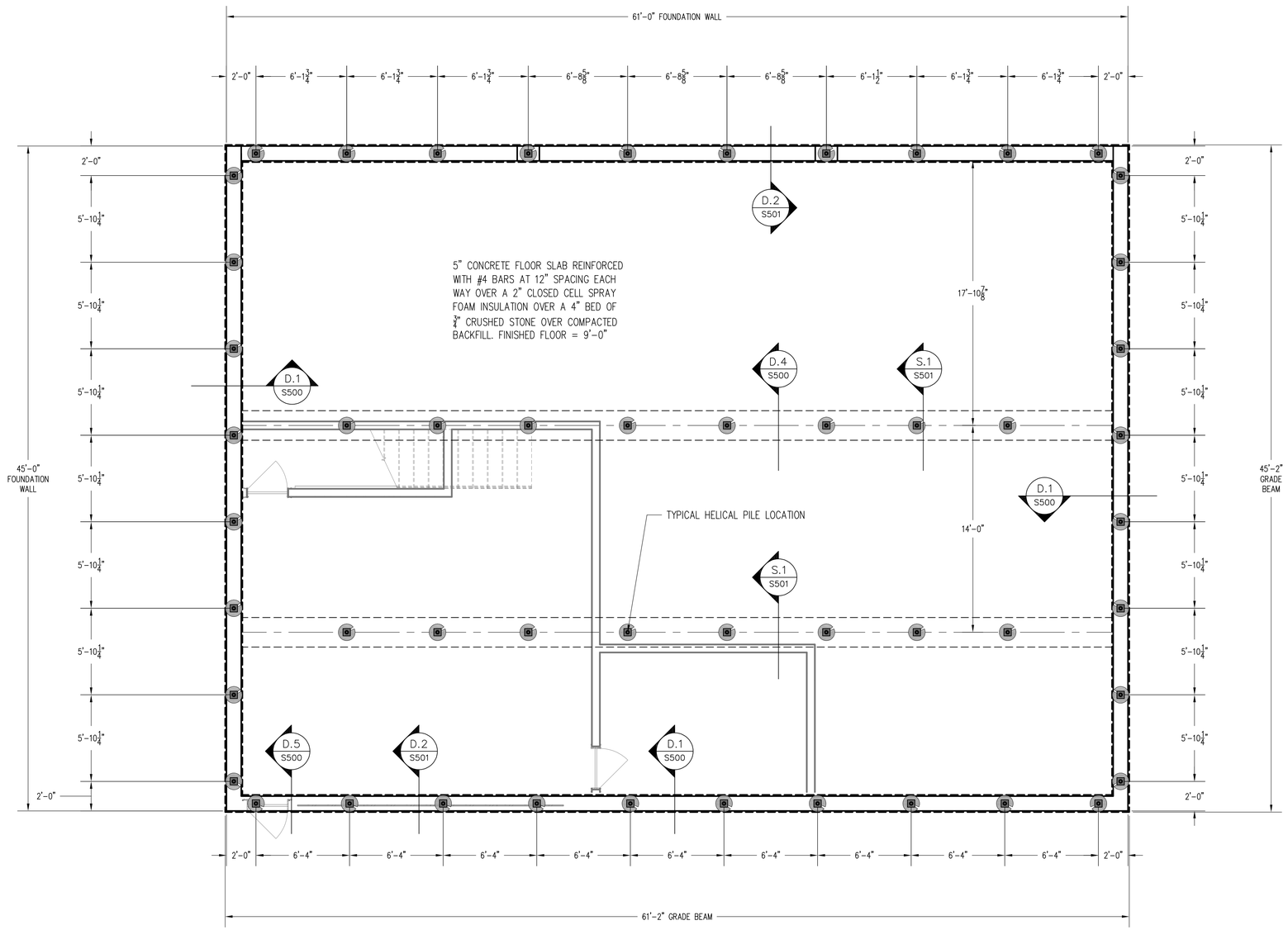
Conn. License No. 18276 LIC. #18276

(REQUIRED SEAL OVER SIGNATURE)

STATE OF CONNECTICUT MARK A. DAY 18276 LICENSED PROFESSIONAL ENGINEER

(Refer to Section 6.9 Flood Hazard Zone Overlay)
Revised 2/16/2024





D.1 / S100 FOUNDATION PLAN WITH HELICAL PILE LOCATIONS

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

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITE.
2. THE MINIMUM INSTALLATION TORQUE SHALL BE APPLIED TO THE PILES DURING INSTALLATION TO ACHIEVE THE ULTIMATE BEARING CAPACITY OF 50 KIPS.
3. ALL UTILITIES SHALL BE LOCATED, RELOCATED OR TERMINATED AS REQUIRED BY THE SCOPE OF WORK OUTLINED HEREIN.
4. THE HELICAL PILE COMPONENTS SHALL BE SUPPLIED BY "MacLEAN DIXIE" OR EQUAL.
5. THE HELICAL PILE LEAD SECTIONS SHALL BE SUPPLIED WITH A 10, 12 & 14 HELICES OR SIMILAR.
6. THE HELICAL PILE EXTENSION SHAFTS SHALL BE 3-1/2" SCHED. 40 PIPE AS SUPPLIED BY "MacLEAN DIXIE" OR EQUAL.
7. THE FOUNDATION BRACKETS SHALL BE 6x6 PILE CAPS WITH A 1" DIA. HOLE AS SUPPLIED BY "MacLEAN DIXIE OR EQUAL.
8. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI MEASURED AT 28 DAYS (f'c = 4,000 PSI)
9. ALL REINFORCING STEEL SHALL BE GRADE 60 (Fy = 60,000 PSI).

Mark A. Day, PE

STATE OF CONNECTICUT MARK A. DAY No. 18276 LICENSED PROFESSIONAL ENGINEER

Revisions

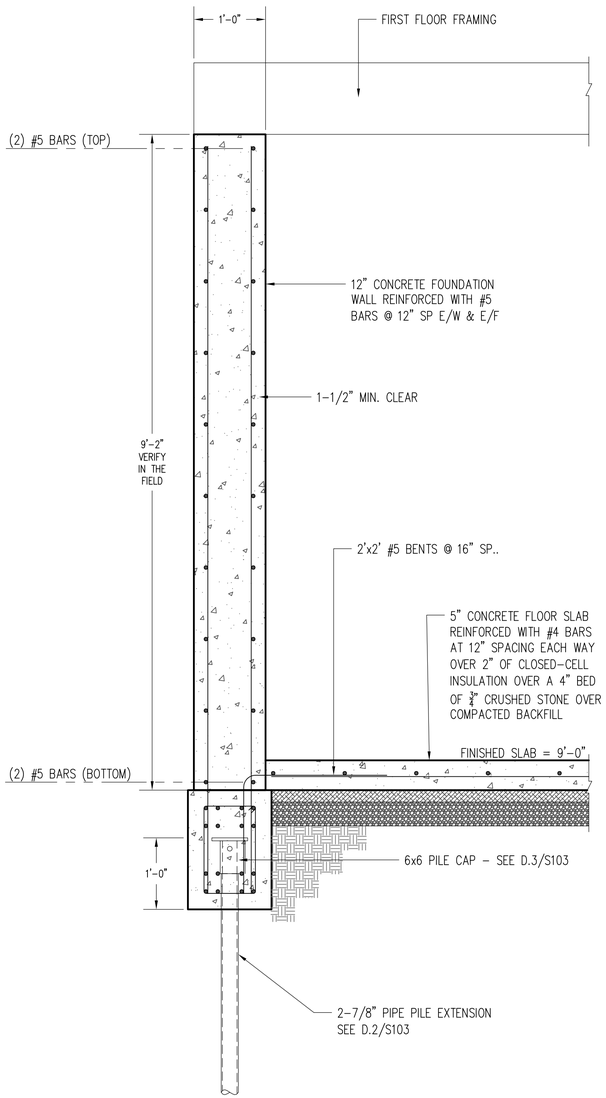
Project No. JOB No. License No. 18276 - Exp. 01-31-27

DAY STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

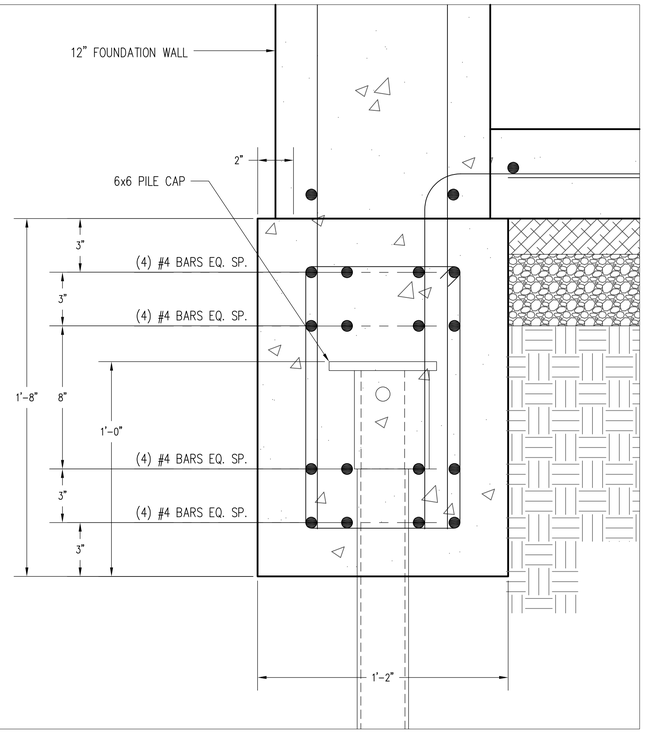
PROJECT
Dundon Residence
22 Lowndes Avenue
City of Norwalk Fairfield County, Connecticut

DRAWING
Foundation Plan

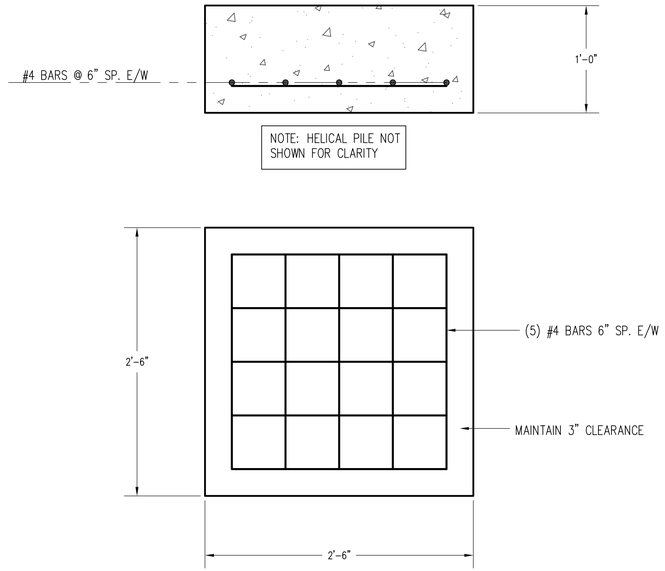
SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	MAD	S100
DATE	CHECKED BY	
04-02-26	MAD	



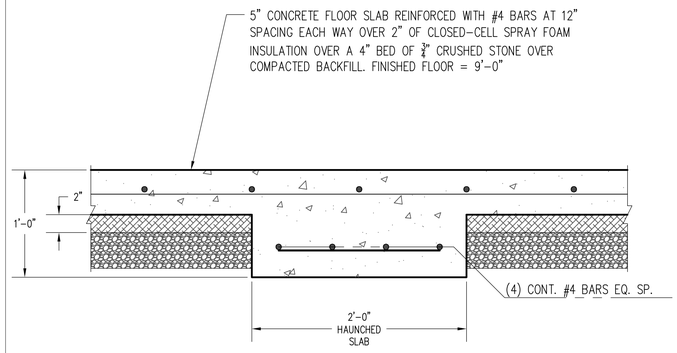
D.1 / S500 **TYPICAL GRADE BEAM AND FOUNDATION WALL SECTION**
SCALE: 1" = 1'-0"



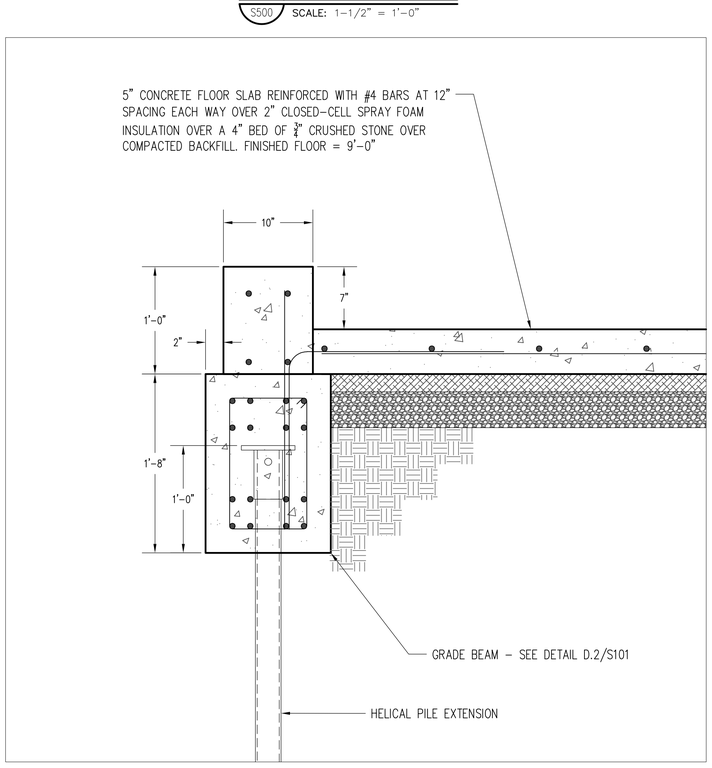
D.2 / S500 **GRADE BEAM DETAIL**
SCALE: 3" = 1'-0"



D.3 / S500 **EXTERIOR FOOTING DETAIL**
SCALE: 1-1/2" = 1'-0"



D.4 / S500 **HAUNCH SLAB SECTION**
SCALE: 1-1/2" = 1'-0"



D.5 / S500 **SECTION THROUGH GARAGE FOUNDATION WALL**
SCALE: 1-1/2" = 1'-0"

Mark A. Day, PE

STATE OF CONNECTICUT · MARK A. DAY · No. 18276 · LICENSED PROFESSIONAL ENGINEER

Revisions

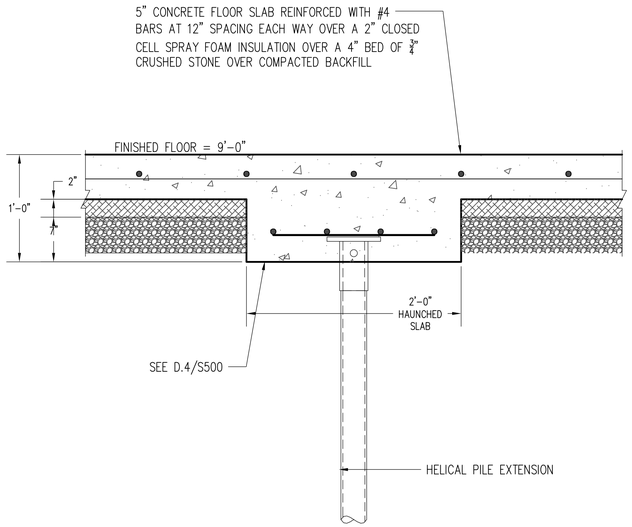
Project No. JOB No. License No. 18276 - Exp. 01-31-27

DAY | STOKOSA ENGINEERING P.C.
3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
Dundon Residence
22 Lowndes Avenue
City of Norwalk — Fairfield County, Connecticut

DRAWING
Foundation Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	S500
DATE	CHECKED BY	
04-02-26	MAD	



S.1 / S501 **SECTION THROUGH HAUNCHED SLAB**
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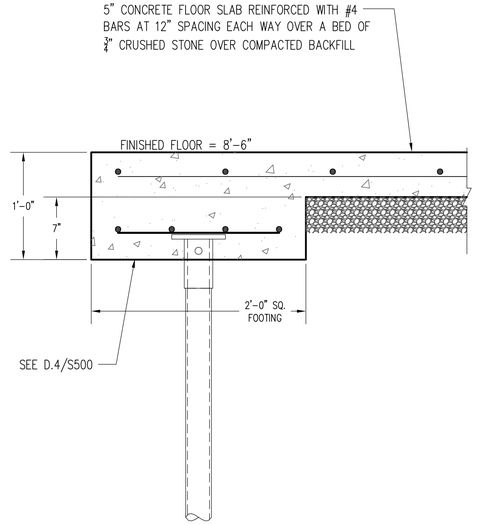
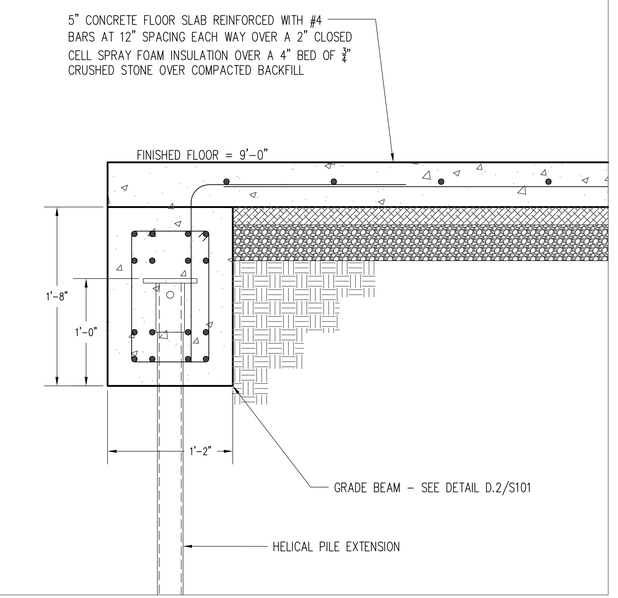


D.1 / S501 **PERGOLA FOOTING DETAIL**
SCALE: 1-1/2" = 1'-0"



D.2 / S501 **GRADE BEAM DETAIL AT DOOR OPENINGS**
SCALE: 1-1/2" = 1'-0"

Mark A. Day, PE

STATE OF CONNECTICUT MARK A. DAY 18276 LICENSED PROFESSIONAL ENGINEER

Revisions

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PROJECT
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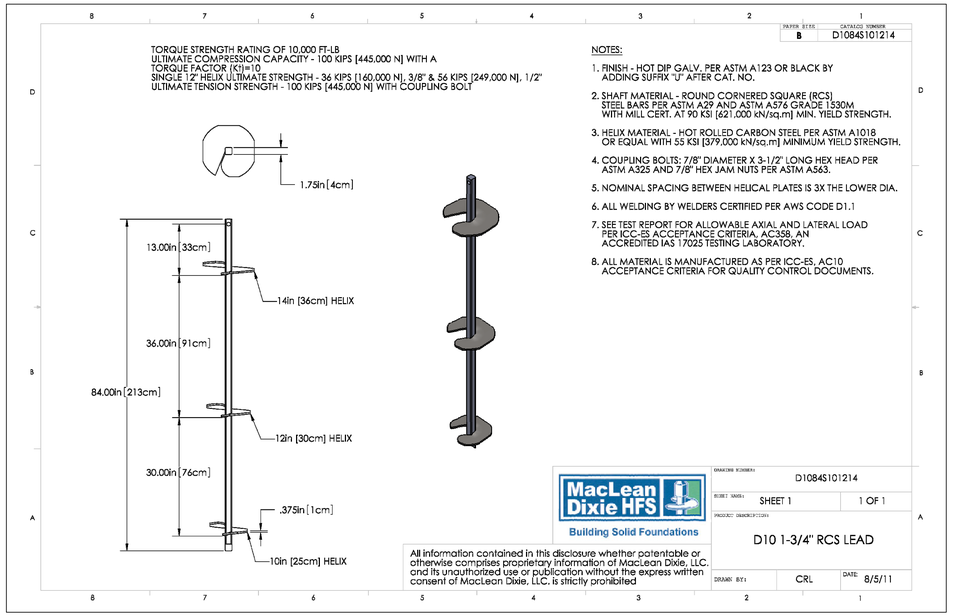
City of Norwalk Fairfield County, Connecticut

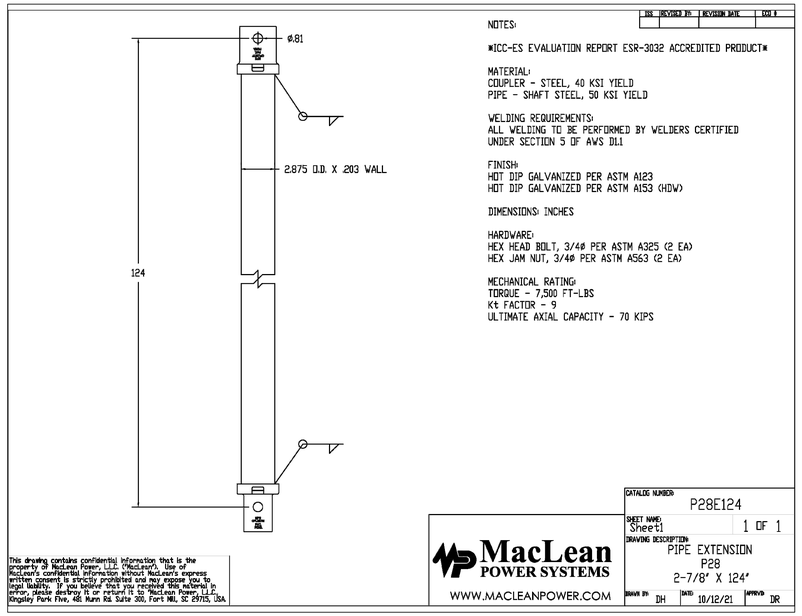
DRAWING
Foundation Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	S501
DATE	CHECKED BY	
04-02-26	MAD	



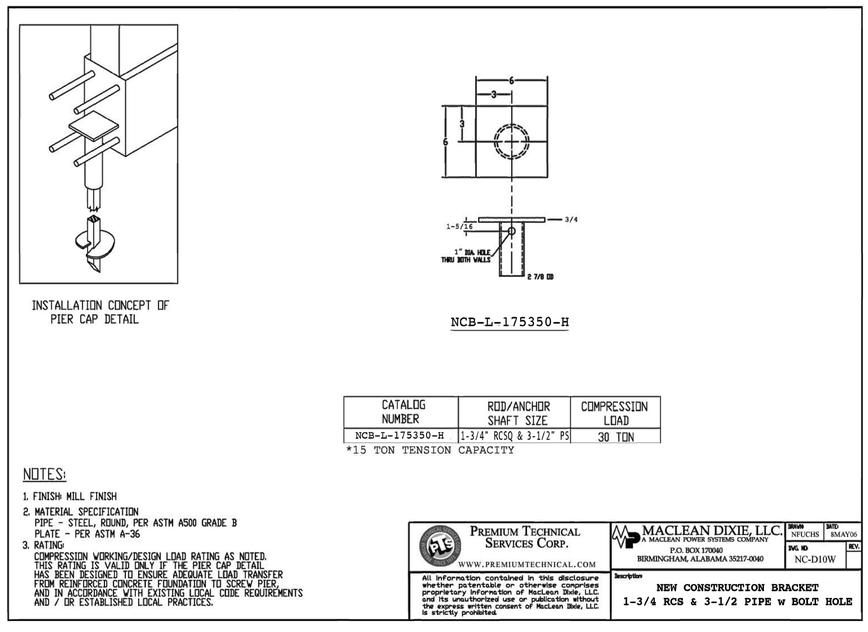
D.1 / S502 **10-12-14 HELICAL PILE LEAD SECTION**

SCALE: NOT TO SCALE



D.2 / S502 **2-7/8" DIA. SCHED. 40 PIPE EXTENSION**

SCALE: NOT TO SCALE



D.3 / S502 **CONSTRUCTION BRACKET FOR PIPE PILES WITH BOLT HOLE**

SCALE: NOT TO SCALE

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONDUCT AN INSPECTION OF THE SITE PRIOR TO THE COMMENCEMENT OF ANY WORK AT THE SITE.
2. THE MINIMUM INSTALLATION TORQUE SHALL BE APPLIED TO THE PILES DURING INSTALLATION TO ACHIEVE THE ULTIMATE BEARING CAPACITY OF 50 KIPS.
3. ALL UTILITIES SHALL BE LOCATED, RELOCATED OR TERMINATED AS REQUIRED BY THE SCOPE OF WORK OUTLINED HEREIN.
4. THE HELICAL PILE COMPONENTS SHALL BE SUPPLIED BY "MacLEAN DIXIE" OR EQUAL.
5. THE HELICAL PILE LEAD SECTIONS SHALL BE SUPPLIED WITH A 10, 12 & 14 HELICES OR SIMILAR.
6. THE HELICAL PILE EXTENSION SHAFTS SHALL BE 3-1/2" SCHED. 40 PIPE AS SUPPLIED BY "MacLEAN DIXIE" OR EQUAL.
7. THE FOUNDATION BRACKETS SHALL BE 6x6 PILE CAPS WITH A 1" DIA. HOLE AS SUPPLIED BY "MacLEAN DIXIE OR EQUAL.

Revisions

Mark A. Day, PE

STATE OF CONNECTICUT MARK A. DAY No. 18276 LICENSED PROFESSIONAL ENGINEER

Project No. JOB No. License No. 18276 - Exp. 01-31-27

DAY STOKOSA ENGINEERING P.C.

3 Van Wyck Lane
Suite 2
Wappingers Falls, New York
(845)-223-3202

PROJECT
Dundon Residence
22 Lowndes Avenue
City of Norwalk Fairfield County, Connecticut

DRAWING
Foundation Details

SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	S502
DATE	CHECKED BY	
04-02-26	MAD	

April 15, 2026

Via Certificate of Mail

Re: 22 Lowndes Avenue, Norwalk, CT
Application for Coastal Site Plan Review

Dear Neighbor,

We are writing to notify you that we have submitted an Application for Coastal Site Plan Review on behalf of our client, Lowndes Ave Partners LLC (the "Owner"), for the parcel (the "Property") referenced above. The property is approximately 0.51 acres and is classified as District 2, Block 90, Lot 10 in the CD-2 Zoning District. The applicant is seeking approval to construct a new single-family home, pool, driveway, and other associated improvements to comply with both the City of Norwalk Zoning Regulations and FEMA requirements.

The Zoning Regulations require that we provide notice of the filing of the Application for Coastal Site Plan Review as your property is located within 100 feet of the subject parcel. You may receive further correspondence from us during the municipal review process as required by the Zoning Regulations.

The applications are on file on the Planning & Zoning website and in their office located at Norwalk City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut, 06851. If you have any questions regarding these applications, you may call the Planning & Zoning Office at (203) 854-7780. In addition, please feel free to reach out to me at (203) 327-0500 with any questions.

Sincerely,

Vincent J Hynes, P.E.

cc: Lowndes Ave Partners LLC
Steven Kleppin, Director, Norwalk Planning & Zoning

Lowndes Avenue Partners, LLC
22 Lowndes Avenue, Norwalk, CT
Planning & Zoning Application for Coastal Site Plan Review
Property Owners Within 100'
Certificate of Mail

BELANGER NORA A
28 SOUTHFIELD AVE APT 431
STAMFORD, CT 06905

HUTCHINGS BRENDAN & ERICA
68 QUINTARD AVE
NORWALK, CT 06854

NEWMAN JESSE R TRUSTEE
18 BAXTER DR
NORWALK, CT 06854

DAYTON TANYA E & ANDERSON BRIAN A
20 BAXTER DR
NORWALK, CT 06854-4715

STOKES ETHEL M
14 LOWNDES AVE
NORWALK, CT 06854-3722

WEGENER STEPHEN B
16 LOWNDES AVE
NORWALK, CT 06854-3722

SADLON LYNN T
18 LOWNDES AVE
NORWALK, CT 06854-3722

RAY IAN
22 BAXTER DR
NORWALK, CT 06854-4715

HARBOR SHORES LLC
20 HARBORVIEW AVE
NORWALK, CT 06854-0000

STAMFORD CT 06905-9998
APR 15 2026
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REDNISS & MEAD
LAND SURVEYING | CIVIL ENGINEERING | PLANNING & ZONING CONSULTING | PERMITTING

Property Owners Within 100' of 22 Lowndes Avenue-checked on Assessor's 4/15/26

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
103-2-89-43-0	69 QUINTARD AVE	BELANGER NORA A	THOMAS J SALEH	28 SOUTHFIELD AVE APT 431	STAMFORD	CT	06905
103-2-89-44-0	68 QUINTARD AVE	HUTCHINGS BRENDAN & ERICA	-	68 QUINTARD AVE	NORWALK	CT	06854
103-2-90-67-0	18 BAXTER DR	NEWMAN JESSE R TRUSTEE	-	18 BAXTER DR	NORWALK	CT	06854
103-2-90-68-0	20 BAXTER DR	DAYTON TANYA E & ANDERSON BRIAN A		20 BAXTER DR	NORWALK	CT	06854-4715
103-2-90-7-0	14 LOWNDES AVE	STOKES ETHEL M	-	14 LOWNDES AVE	NORWALK	CT	06854-3722
103-2-90-8-0	16 LOWNDES AVE	WEGENER STEPHEN B	-	16 LOWNDES AVE	NORWALK	CT	06854-3722
103-2-90-9-0	18 LOWNDES AVE	SADLON LYNN T	-	18 LOWNDES AVE	NORWALK	CT	06854-3722
103-2-90-94-0	22 BAXTER DR	RAY IAN		22 BAXTER DR	NORWALK	CT	06854-4715
103-2-90-95-0	19 SEABREEZE PL	HARBOR SHORES LLC		20 HARBORVIEW AVE	NORWALK	CT	06854-0000

March 20, 2026

City of Norwalk
125 East Avenue
Norwalk, CT 06851

Attention: Bryan Baker, Principal Planner
Norwalk Planning and Zoning Commission

Reference: Flood Zone Compliance Review
22 Lowndes Lane - Norwalk, CT
RACE Project No. 2026018

Dear Mr. Baker:

RACE COASTAL ENGINEERING ("**RACE**") has performed an engineering assessment of the potential impacts upon coastal flood conditions that could result from the proposed site improvements at 22 Lowndes Avenue in Norwalk, Connecticut. **RACE** reviewed the proposed site improvements for flood zone compliance with respect to FEMA guidelines and requirements. **RACE** also reviewed that the proposed work would not result in an increase in the Base Flood Elevations (BFEs) at the site or on adjacent properties, in compliance with the City of Norwalk Zoning Regulations Article 6.9.5, Provisions for Flood Hazard Reduction. The proposed site improvements include a proposed dwelling with pool and associated grading plan which are depicted on the following project plans:

- "Zoning Location Survey of Property" Prepared for Sylvia Dundon 22 Lowndes Avenue Norwalk Connecticut Prepared by Arcamone Land Surveyors LLC dated October 2, 2024
- "Zoning Site Plan Depicting 22 Lowndes Avenue Norwalk, CT" Prepared for Sylvia Dundon Prepared by Redniss Mead dated March 9, 2026

The site, as well as the adjacent properties, are located in the Special Flood Hazard Area (SFHA) on FEMA Flood Insurance Rate Map (FIRM) No.09001C0533G effective July 8, 2013. The flood zone designations include a Zone VE with a BFE of +14 feet (NAVD 88) and Zone AE with a BFE of +11 feet (NAVD 88). The Zone VE designation represents a Coastal High Hazard Area. The proposed site improvements stated above are to be located within Zone VE and Zone AE.

To document that the proposed improvements would not adversely impact the FEMA Base Flood Elevation or cause increased flood impacts to adjacent properties, **RACE** performed the following analyses of the potential flooding impacts of the proposed improvements:

1. A wave crest analysis of existing and proposed site conditions.
2. A wave runup analysis of existing and proposed site conditions.
3. A wave reflection analysis of existing and proposed site conditions.

RACE determined the wave climatology published in the FEMA Flood Insurance Study (FIS) was conservative for the project site based on its location. **RACE** calculated a site-specific wave condition for the 1%-annual-chance storm using the ACES module of the U.S. Army Corps of Engineers' Coastal

Engineering Design & Analysis System (CEDAS), an approved methodology per FEMA. FEMA's Coastal Hazard Analysis Modeling Program (CHAMP)'s Wave Height Analysis for Flood Insurance Studies (WHAFIS) model was utilized to calculate the wave crest elevations on site. The analysis showed the proposed project does not increase the wave crest elevation on the site or adjacent properties.

Wave runup was analyzed for the existing and proposed conditions using ACES's *Irregular Wave Runup on Beaches a*pplication. The analysis demonstrated that the proposed site improvements would not increase the wave runup elevations on the site or adjacent properties when compared to those calculated for the existing condition.

Wave reflection on the proposed fill and grading plan was analyzed using the methodology outlined in the 1984 *Shore Protection Manual* Chapter 2, Section V. The reflection analysis showed that the proposed site improvements do not increase the BFE at the site or adjacent properties when compared to those calculated for the existing condition.

Based on our review, it is **RACE's** professional opinion that the proposed site improvements will not create adverse impacts with respect to flooding at the site or adjacent properties. **RACE** concludes that the proposed improvements will:

1. Not increase wave crest elevations on the site or adjacent properties.
2. Not increase wave runup elevations on the site or adjacent properties.
3. Not increase wave crest elevations on the site or adjacent properties due to reflected waves.

As such, **RACE** certifies that the proposed site improvements will not cause an increase in the FEMA designated BFE at the site or cause adverse impacts with respect to flooding. It is anticipated that this document is acceptable for your records. Should you have any questions, please contact the undersigned at 203-377-0663.

Very truly yours,

RACE COASTAL ENGINEERING

Azure Dee Sleicher, PE
Vice President – Coastal Engineering
CT PE License No. 23744



22 Lowndes Avenue

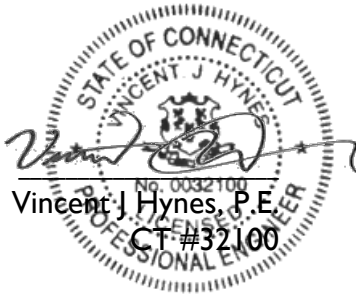
SITE ENGINEERING REPORT

Prepared For
Lowndes Ave Partners LLC
169 N Main St #501
Port Chester, NY 10573

Prepared by
Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on:

April 15, 2026



Vincent J Hynes, P.E.
CT #32100

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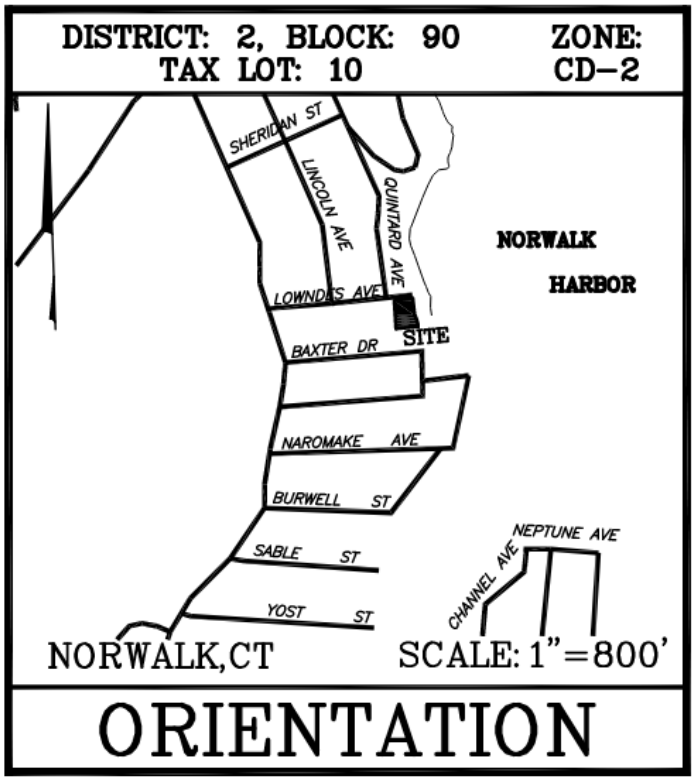
Appendix 3: HydroCAD Report

Appendix 4: Rainfall Intensity Data
NRCS Web Soil Survey
FEMA Flood Insurance Map

Appendix 5: Draft Stormwater Maintenance Plan

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

The applicant is proposing construction activities for the property located at 22 Lowndes Avenue in Norwalk, CT. The project includes construction of a new single-family dwelling, pergola covered patio area, pool, driveway, and associated site and utility improvements.

The site is 22,060 square feet (sf) and is bounded by Long Island Sound to the east, Lowndes Avenue to the north, and residential properties to the west and south. The site lies within the CD-2 zoning district and is within the Coastal Area Management (CAM) zone, which requires a Coastal Site Plan Review application to be approved prior to advancing a building permit request. The parcel is located within the regulatory floodplain of Long Island Sound as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0533G dated July 8, 2013; the site lies within two flood zones including AE (Elev. 11) and VE (Elev. 14). This report compares existing site characteristics and proposed site development and the effect on the storm water drainage system. Reference is made to the accompanying site development plans prepared by Redniss & Mead, Inc.

Existing Conditions

The site improvements have been demolished, and the only remnants are portions of the prior asphalt driveway. The site was formerly developed with a single-family home with enclosed porch, a driveway, a deck, walkways and patios, and an accessory dwelling unit structure. The topography of the site is such that the site stormwater runoff sheet flows across the site from west to east, ultimately discharging to the harbor. The total impervious coverage of the site, as extended to the sea wall, is 5,446 sf; the remainder of the site was lawn/landscaped. No formal stormwater management system exists on the site. Note, this report focuses on site area landward of the existing sea wall and coverages do not include the shorefront. Reference is made to the Existing Drainage Basin Map within Appendix I.

Proposed Conditions

The project includes the construction of a new single-family residence, open air pergola, pool, patio, driveway, and associated improvements. The improvements will result in an increase in impervious coverage of ±1,156 SF compared to existing conditions (total impervious coverage = 6,602 sf). Water Quality improvements are provided and peak rates of runoff will be reduced. The site will continue to slope west to east, but will be split into four subbasins, two permeable paver basins, an infiltration basin, and a bypass basin. Reference is made to the site and utility plans prepared by Redniss & Mead, Inc. and to the Proposed Drainage Basin Map within Appendix I.

The driveway area is split into two permeable paver basins (PB#1 and PB#2). The permeable paver system designs are as follows:

Porous Basin #1 (PB#1) is located at the south end of the driveway. The tributary area consists of half of the site roof area, landscaped areas, and driveway area (2,752 sf of total tributary area). The paver driveway will consist of a 2" bedding course and a minimum of 24" crushed stone reservoir that

will have a level bottom elevation of 6.60. Roof leaders within the basin will be tributary to the system via a perforated pipe that discharges into the stone reservoir. The high overflow consists of a flush curb at the elevation of 9.00 within the driveway, which provides 252 cf of water quality volume (240 cf required).

The remainder of the driveway is within Porous Basin #2 (PB#2). The tributary area consists of landscaped areas and driveway area (2,672 sf of total tributary area). The paver driveway will consist of two separate profiles: 1) the upper, sloped segments of pavers will consist of a 2" bedding course and a 8" crushed stone reservoir that slopes with the finished grade; and 2) the lower segment (approximately 689 sf) will consist of a 2" bedding course and a minimum of 36" crushed stone reservoir that will have a level bottom elevation of 5.55. The high overflow consists of an area drain set at elevation of 8.55, which provides 827 cf of water quality volume (135 cf required). Although the permeable pavers are proposed for the entirety of the basin within the driveway, the storage within the upper, sloped segments are not accounted for within this report. The overflow of the system is piped a level spreader for discharge.

The infiltration basin tributary area consists of the remainder of the roof area, the open air pergola / patio, and a portion of the pool and pool surround area (3,547 sf of total tributary area). The areas will be collected and will discharge to an underground infiltration system consisting of nine (9) Cultec R-180HD chambers and crushed stone surround. The system is metered via an outlet pipe set to elevation 5.40 which allows for 223 cf of runoff to be treated prior to discharge (163 cf required).

The remainder of the site will bypass the crushed stone reservoir systems of the driveway and the infiltration system and generally sheet flow under similar conditions to existing conditions. The bypass basin consists of patio area, pool area, and landscaped areas (12,943 sf of total tributary area). Additional water quality and groundwater recharge occurs within the bypass basin via open jointed walks, stone below the stairs, and sheet flow across lawn areas.

The hydrologic soil group, as published by the Natural Resources Conservation Service (NRCS) and referenced in Appendix 4, is listed as soil group B/D (Ninigret-Urban land complex soils). The Ninigret-urban land complex is a moderately well drained soil series; to be conservative, an assumed rate of percolation of 0.5"/hr was used for the drainage calculations.

Calculations were prepared using the methodologies provided in Technical Release 55: Urban Hydrology for Small Watersheds, published by the United States Department of Agriculture National Resources Conservation Service and HydroCAD software (Appendix 3). Note that the rainfall rates used are based upon the National Oceanic and Atmospheric Administration (NOAA) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) for the area (Appendix 2). The following tables depict the existing and proposed peak flows leaving each sub-basin of the site and their associated runoff volumes:

Table 1: Peak Rates of Runoff

		Peak Flow (cfs)			
Return Period (yrs)	Rainfall Rates (in)	Ex	Pr	Change	% Change
2	3.48	0.50	0.19	-0.31	-62.0%
5	4.49	0.88	0.40	-0.48	-54.6%
10	5.33	1.23	0.80	-0.43	-35.0%
25	6.48	1.73	1.21	-0.52	-30.1%
50	7.34	2.12	1.62	-0.50	-23.6%
100	8.26	2.55	2.47	-0.08	-3.1%

Table 2: Runoff Volumes

		Runoff Volume (cf)			
Return Period (yrs)	Rainfall Rates (in)	Ex	Pr	Change	% Change
2	3.48	1,834	841	-993	-54.1%
5	4.49	3,063	1,636	-1,427	-46.6%
10	5.33	4,194	2,429	-1,765	-42.1%
25	6.48	5,852	3,866	-1,986	-33.9%
50	7.34	7,154	5,083	-2,071	-29.0%
100	8.26	8,590	6,432	-2,158	-25.1%

Water Quality:

Water quality from the proposed development will be improved as compared to existing conditions. This is accomplished as follows:

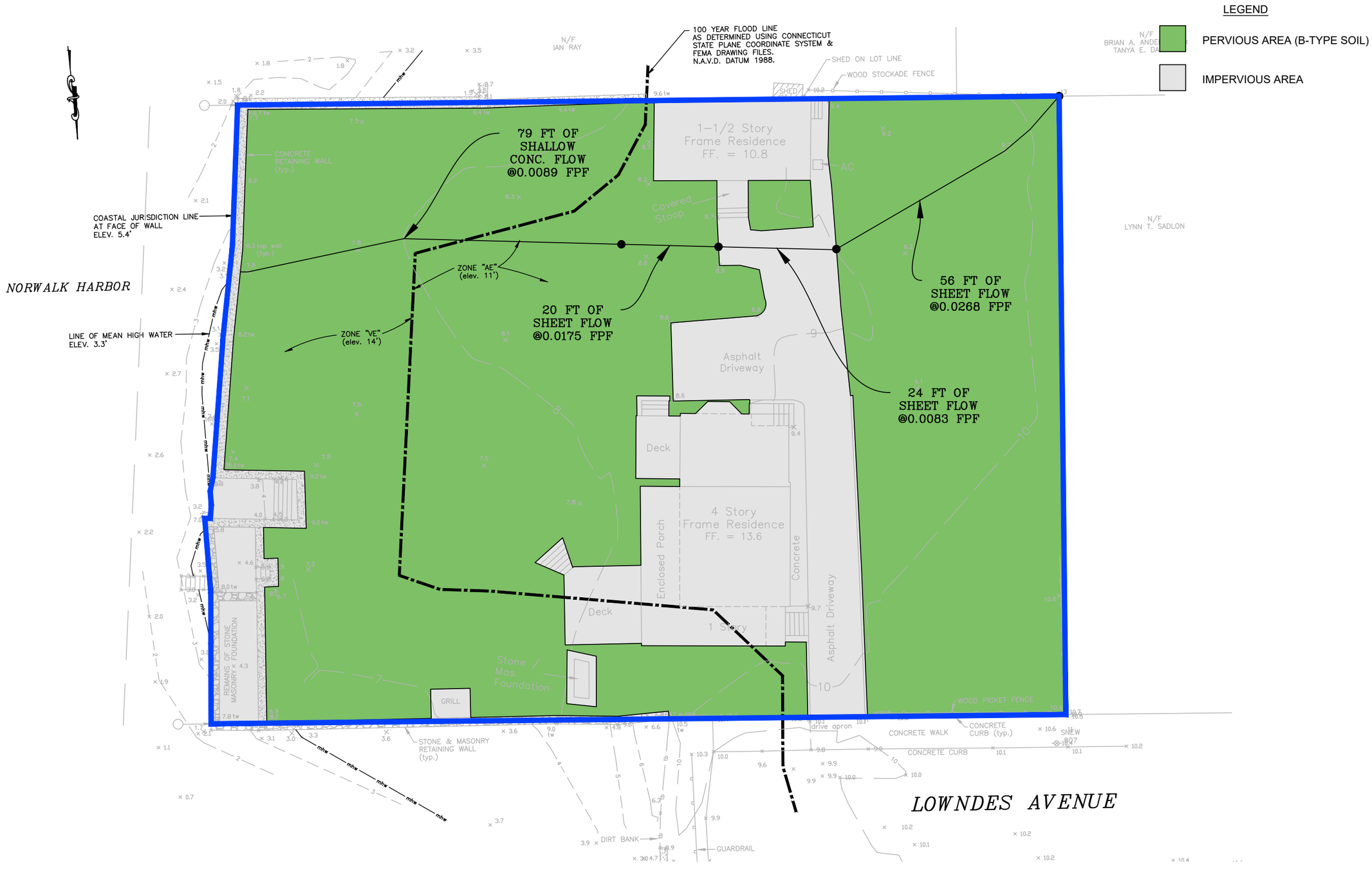
1. The proposed driveway is proposed as permeable system providing water quality volume and groundwater recharge for the tributary area. The overflow elevation is set to provide 100% of the water quality volume. Additionally, an infiltration system is proposed to provided treatment for 100% of the tributary area.
2. A detailed Sediment and Erosion Control Plan, including a system of controls both temporary and permanent, is designed to minimize erosion, and contain and properly dispose of any accumulation of sediment during construction.

Conclusion:

Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities. Furthermore, water quality will be significantly improved with the installation of the permeable surfaces and landscaping improvements.

Appendix I

Existing & Proposed Drainage Basin Maps



EXISTING DRAINAGE BASIN EXHIBIT

22 LOWNDES AVENUE

NORWALK, CT

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

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	SCALE: 1"=20'

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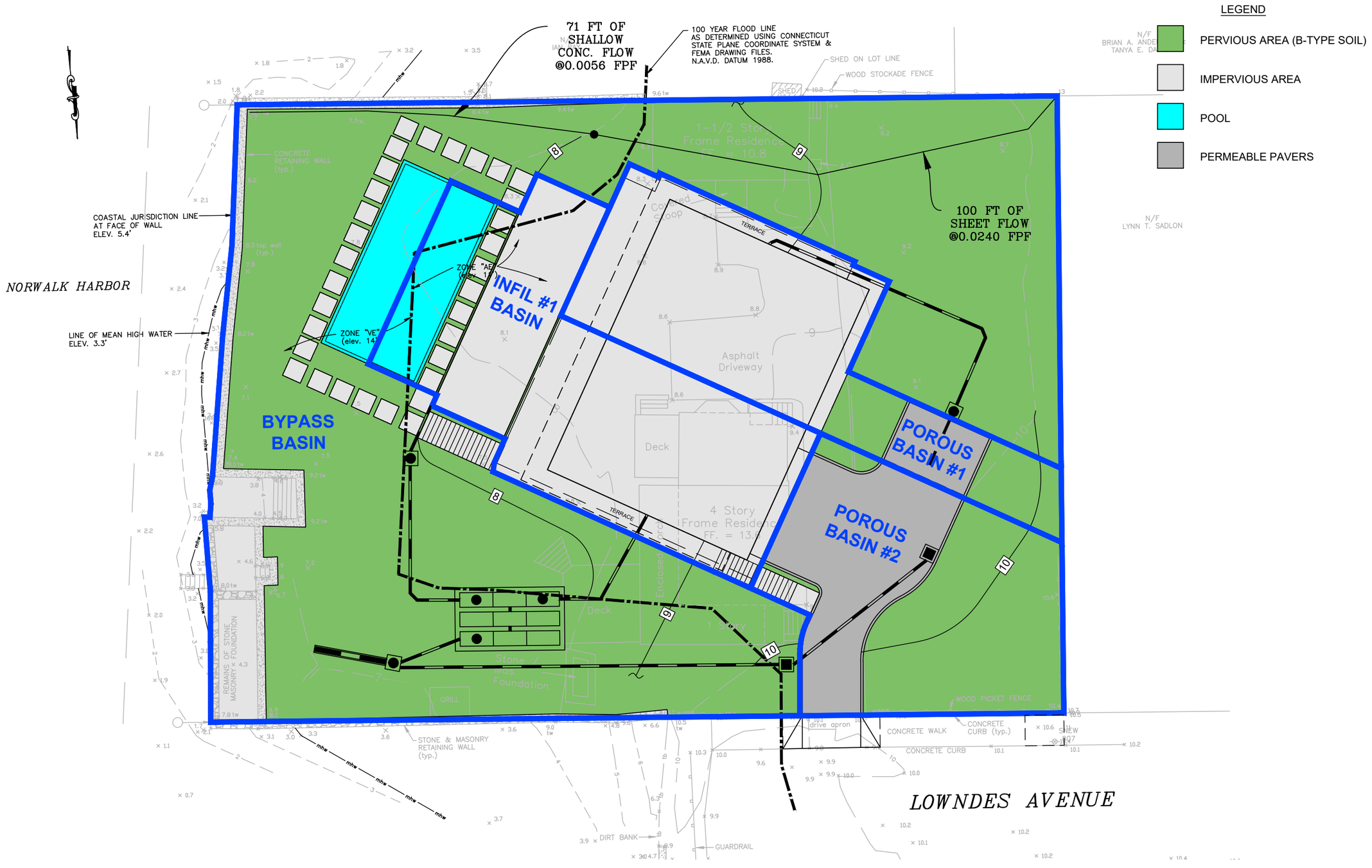

PROPOSED DRAINAGE BASIN EXHIBIT

22 LOWNDES AVENUE

NORWALK, CT

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
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Appendix 2

Water Quality Volume (WQV) Calculations

Water Quality Volume Calculations

Project:	*22 Lowndes Avenue*	**Project #:**	*11259*	**Date:**	*4/15/2026*
Location:	*Norwalk, CT*	**By:**	*ZPP*	**Checked:**	*VJH*

Infil Basin #1

Tributary Area=	0.081	acres
Impervious Area=	0.034	acres
I=	0.416	[a]
R=	0.424	[b]
WQV=	0.004	ac. ft. [c]

WQV Required=	**162.9 ft.^{3}**
WQV Provided=	**223.0 ft.^{3}**

[a] I=Percent Impervious Coverage

[b] R=0.05+0.009(I); Volumetric runoff Coefficient, Equation taken from 2024 Connecticut Stormwater Quality Manual chapter 4

[c] WQV=(1.3"xRxA)/12; Water Quality Volume, Equation taken from 2024 Connecticut Stormwater Quality Manual chapter 4

Water Quality Volume Calculations

Project:	*22 Lowndes Avenue*	**Project #:**	*11259*	**Date:**	*4/15/2026*
Location:	*Norwalk, CT*	**By:**	*ZPP*	**Checked:**	*VJH*

Porous Paver Basin #1

Tributary Area=	0.063	acres
Impervious Area=	0.053	acres
I=	0.838	[a]
R=	0.804	[b]
WQV=	0.006	ac. ft. [c]

WQV Required=	**239.7 ft.^{3}**
WQV Provided=	**252.0 ft.^{3}**

[a] I=Percent Impervious Coverage

[b] R=0.05+0.009(I); Volumetric runoff Coefficient, Equation taken from 2024 Connecticut Stormwater Quality Manual chapter 4

[c] WQV=(1.3"xRxA)/12; Water Quality Volume, Equation taken from 2024 Connecticut Stormwater Quality Manual chapter 4

Note: Although counted as pervious area for area calculations, the porous pavement surfaces have been counted as impervious area for Water Quality calculation purposes.

Water Quality Volume Calculations

Project: *22 Lowndes Avenue*	**Project #:** *11259*	**Date:** *4/15/2026*
Location: *Norwalk, CT*	**By:** *ZPP*	**Checked:** *VJH*

Porous Paver Basin #2

Tributary Area=	0.061	acres
Impervious Area=	0.028	acres
I=	0.463	[a]
R=	0.467	[b]
WQV=	0.003	ac. ft. [c]

WQV Required=	**135.1 ft.^{3}**
WQV Provided=	**827.0 ft.^{3}**

[a] I=Percent Impervious Coverage

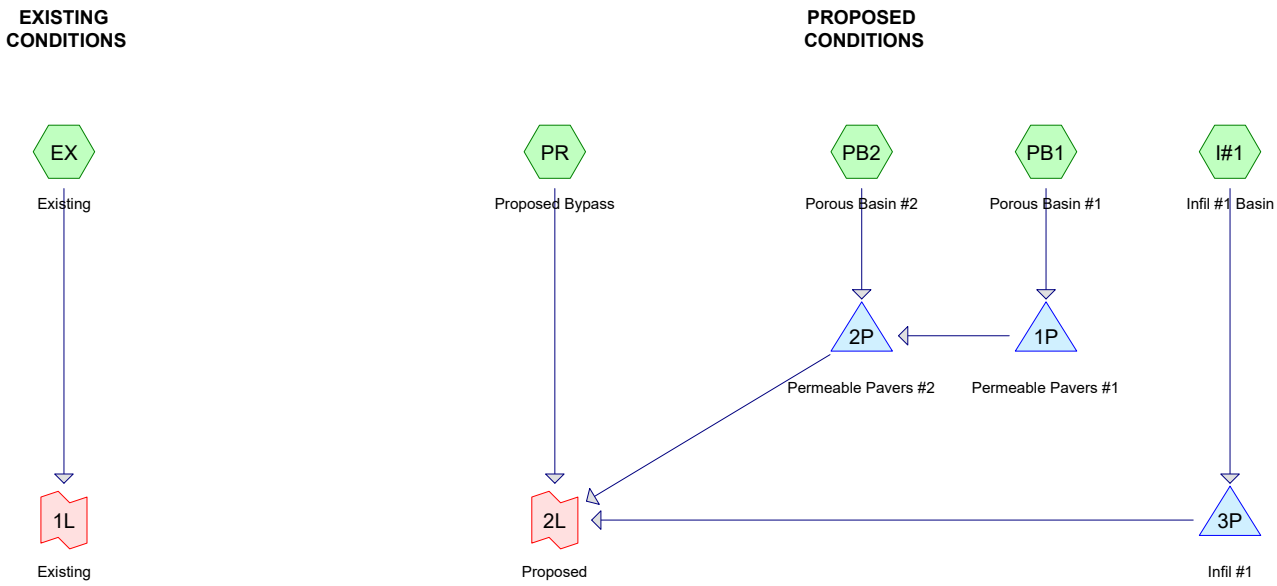
[b] R=0.05+0.009(I); Volumetric runoff Coefficient, Equation taken from 2024 Connecticut Stormwater Quality Manual chapter 4

[c] WQV=(1.3"xRxA)/12; Water Quality Volume, Equation taken from 2024 Connecticut Stormwater Quality Manual chapter 4

Note: Although counted as pervious area for area calculations, the porous pavement surfaces have been counted as impervious area for Water Quality calculation purposes.

Appendix 3

HydroCAD Report



Subcat Reach Pond Link

Routing Diagram for 11259 HydroCAD VJH
Prepared by Redniss & Mead, Inc, Printed 4/12/2026
HydroCAD® 10.20-8a s/n 08721 © 2025 HydroCAD Software Solutions LLC

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	Type III 24-hr		Default	24.00	1	2.87	2
2	2-Year	Type III 24-hr		Default	24.00	1	3.48	2
3	5-Year	Type III 24-hr		Default	24.00	1	4.49	2
4	10-Year	Type III 24-hr		Default	24.00	1	5.33	2
5	25-Year	Type III 24-hr		Default	24.00	1	6.48	2
6	50-Year	Type III 24-hr		Default	24.00	1	7.34	2
7	100-Year	Type III 24-hr		Default	24.00	1	8.26	2

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>0.65"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=0.30 cfs 1,187 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>2.31"
Tc=5.0 min CN=94.85 Runoff=0.22 cfs 682 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>2.04"
Tc=5.0 min CN=92.00 Runoff=0.15 cfs 467 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>1.04"
Tc=5.0 min CN=78.13 Runoff=0.08 cfs 232 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>0.48"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=0.10 cfs 515 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.00' Storage=253 cf Inflow=0.15 cfs 467 cf
Discarded=0.01 cfs 261 cf Primary=0.01 cfs 27 cf Outflow=0.01 cfs 287 cf

Pond 2P: Permeable Pavers #2 Peak Elev=5.88' Storage=92 cf Inflow=0.08 cfs 259 cf
Discarded=0.01 cfs 258 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 258 cf

Pond 3P: Infil #1 Peak Elev=6.35' Storage=367 cf Inflow=0.22 cfs 682 cf
Discarded=0.01 cfs 515 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 515 cf

Link 1L: Existing Inflow=0.30 cfs 1,187 cf
Primary=0.30 cfs 1,187 cf

Link 2L: Proposed Inflow=0.10 cfs 515 cf
Primary=0.10 cfs 515 cf

Total Runoff Area = 43,828 sf Runoff Volume = 3,083 cf Average Runoff Depth = 0.84"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>1.00"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=0.50 cfs 1,834 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>2.90"
Tc=5.0 min CN=94.85 Runoff=0.27 cfs 858 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>2.62"
Tc=5.0 min CN=92.00 Runoff=0.20 cfs 600 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>1.49"
Tc=5.0 min CN=78.13 Runoff=0.11 cfs 332 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>0.78"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=0.19 cfs 841 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.01' Storage=254 cf Inflow=0.20 cfs 600 cf
Discarded=0.01 cfs 273 cf Primary=0.08 cfs 132 cf Outflow=0.08 cfs 405 cf

Pond 2P: Permeable Pavers #2 Peak Elev=6.42' Storage=240 cf Inflow=0.13 cfs 464 cf
Discarded=0.01 cfs 448 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 448 cf

Pond 3P: Infil #1 Peak Elev=6.92' Storage=474 cf Inflow=0.27 cfs 858 cf
Discarded=0.01 cfs 629 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 629 cf

Link 1L: Existing Inflow=0.50 cfs 1,834 cf
Primary=0.50 cfs 1,834 cf

Link 2L: Proposed Inflow=0.19 cfs 841 cf
Primary=0.19 cfs 841 cf

Total Runoff Area = 43,828 sf Runoff Volume = 4,464 cf Average Runoff Depth = 1.22"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>1.68"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=0.88 cfs 3,063 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>3.90"
Tc=5.0 min CN=94.85 Runoff=0.36 cfs 1,151 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>3.59"
Tc=5.0 min CN=92.00 Runoff=0.26 cfs 823 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>2.29"
Tc=5.0 min CN=78.13 Runoff=0.17 cfs 511 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>1.38"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=0.38 cfs 1,485 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.02' Storage=255 cf Inflow=0.26 cfs 823 cf
Discarded=0.01 cfs 290 cf Primary=0.26 cfs 319 cf Outflow=0.26 cfs 609 cf

Pond 2P: Permeable Pavers #2 Peak Elev=7.38' Storage=504 cf Inflow=0.43 cfs 829 cf
Discarded=0.01 cfs 602 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 602 cf

Pond 3P: Infil #1 Peak Elev=7.12' Storage=531 cf Inflow=0.36 cfs 1,151 cf
Discarded=0.02 cfs 716 cf Primary=0.12 cfs 152 cf Outflow=0.13 cfs 868 cf

Link 1L: Existing Inflow=0.88 cfs 3,063 cf
Primary=0.88 cfs 3,063 cf

Link 2L: Proposed Inflow=0.40 cfs 1,636 cf
Primary=0.40 cfs 1,636 cf

Total Runoff Area = 43,828 sf Runoff Volume = 7,033 cf Average Runoff Depth = 1.93"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>2.30"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=1.23 cfs 4,194 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>4.73"
Tc=5.0 min CN=94.85 Runoff=0.43 cfs 1,397 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>4.41"
Tc=5.0 min CN=92.00 Runoff=0.32 cfs 1,011 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>3.00"
Tc=5.0 min CN=78.13 Runoff=0.22 cfs 669 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>1.94"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=0.55 cfs 2,092 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.03' Storage=256 cf Inflow=0.32 cfs 1,011 cf
Discarded=0.01 cfs 303 cf Primary=0.31 cfs 481 cf Outflow=0.32 cfs 784 cf

Pond 2P: Permeable Pavers #2 Peak Elev=8.22' Storage=736 cf Inflow=0.54 cfs 1,150 cf
Discarded=0.02 cfs 737 cf Primary=0.00 cfs 0 cf Outflow=0.02 cfs 737 cf

Pond 3P: Infil #1 Peak Elev=7.17' Storage=547 cf Inflow=0.43 cfs 1,397 cf
Discarded=0.02 cfs 752 cf Primary=0.25 cfs 338 cf Outflow=0.27 cfs 1,090 cf

Link 1L: Existing Inflow=1.23 cfs 4,194 cf
Primary=1.23 cfs 4,194 cf

Link 2L: Proposed Inflow=0.80 cfs 2,429 cf
Primary=0.80 cfs 2,429 cf

Total Runoff Area = 43,828 sf Runoff Volume = 9,362 cf Average Runoff Depth = 2.56"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>3.20"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=1.73 cfs 5,852 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=94.85 Runoff=0.53 cfs 1,734 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>5.54"
Tc=5.0 min CN=92.00 Runoff=0.40 cfs 1,270 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>4.02"
Tc=5.0 min CN=78.13 Runoff=0.30 cfs 894 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>2.78"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=0.81 cfs 2,999 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.04' Storage=256 cf Inflow=0.40 cfs 1,270 cf
Discarded=0.01 cfs 317 cf Primary=0.39 cfs 712 cf Outflow=0.40 cfs 1,029 cf

Pond 2P: Permeable Pavers #2 Peak Elev=8.56' Storage=828 cf Inflow=0.69 cfs 1,606 cf
Discarded=0.02 cfs 824 cf Primary=0.16 cfs 264 cf Outflow=0.18 cfs 1,088 cf

Pond 3P: Infil #1 Peak Elev=7.29' Storage=582 cf Inflow=0.53 cfs 1,734 cf
Discarded=0.02 cfs 796 cf Primary=0.41 cfs 602 cf Outflow=0.43 cfs 1,399 cf

Link 1L: Existing Inflow=1.73 cfs 5,852 cf
Primary=1.73 cfs 5,852 cf

Link 2L: Proposed Inflow=1.21 cfs 3,866 cf
Primary=1.21 cfs 3,866 cf

Total Runoff Area = 43,828 sf Runoff Volume = 12,750 cf Average Runoff Depth = 3.49"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Summary for Subcatchment EX: Existing

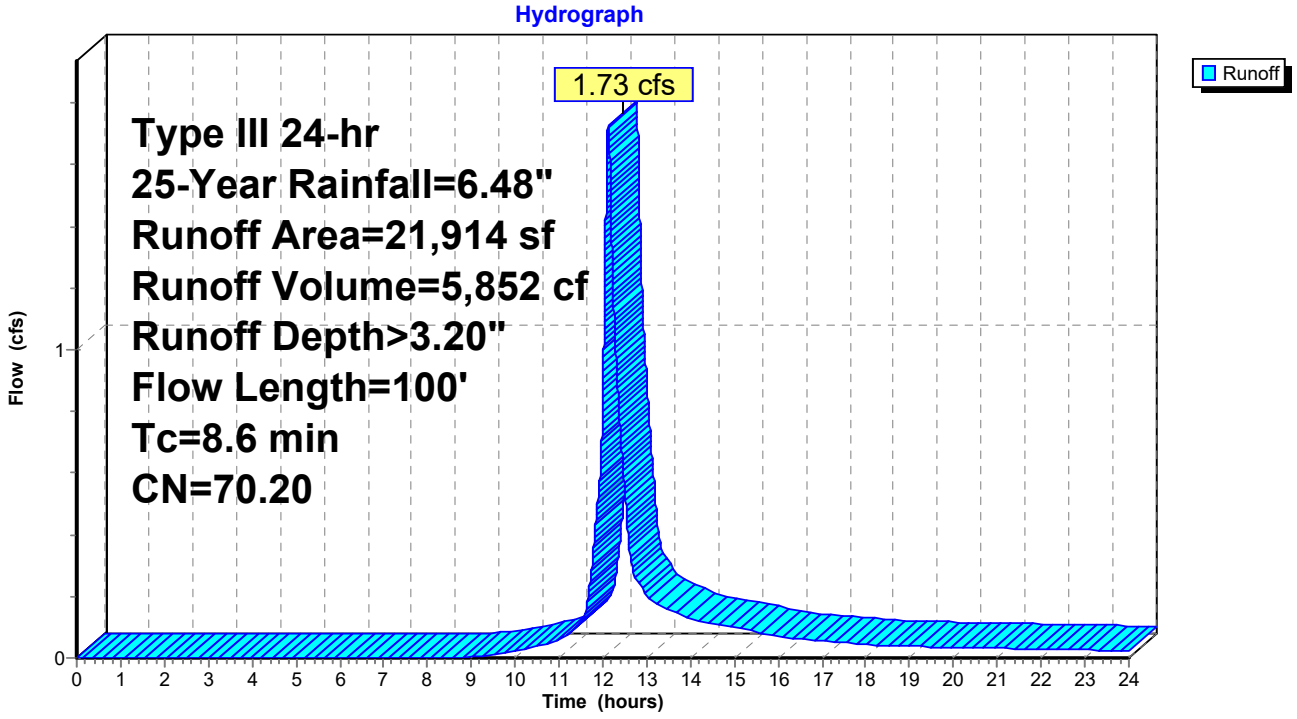
Runoff = 1.73 cfs @ 12.13 hrs, Volume= 5,852 cf, Depth> 3.20"
Routed to Link 1L : Existing

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.48"

Area (sf)	CN	Description
5,446	98.00	Paved parking, HSG B
16,468	61.00	>75% Grass cover, Good, HSG B
21,914	70.20	Weighted Average
16,468		75.15% Pervious Area
5,446		24.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.3	56	0.0268	0.18		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.45"
0.6	24	0.0063	0.68		**Sheet Flow,** Smooth surfaces n= 0.011 P2= 3.45"
2.7	20	0.0175	0.12		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.45"
8.6	100	Total			

Subcatchment EX: Existing



Summary for Subcatchment I#1: Infil #1 Basin

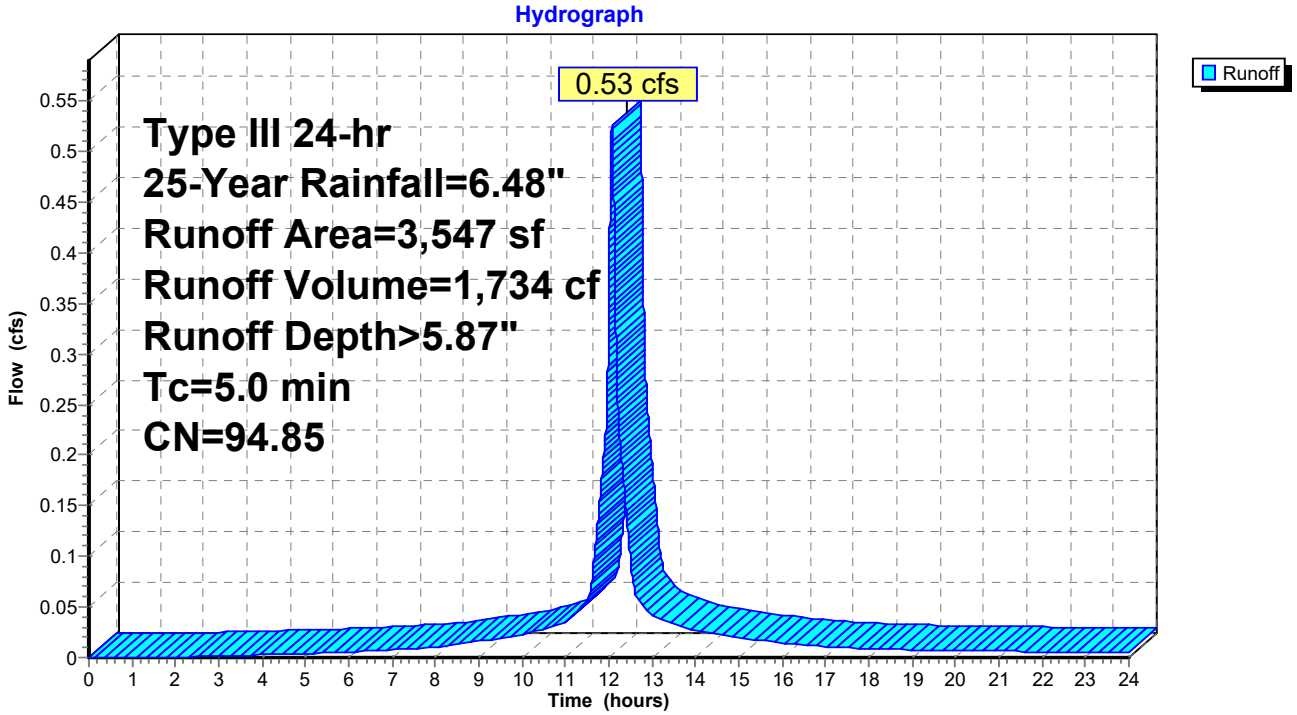
Runoff = 0.53 cfs @ 12.07 hrs, Volume= 1,734 cf, Depth> 5.87"
Routed to Pond 3P : Infil #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
	3,019	98.00	Paved parking, HSG B
*	440	80.00	Pool
	88	61.00	>75% Grass cover, Good, HSG B
	3,547	94.85	Weighted Average
	528		14.89% Pervious Area
	3,019		85.11% Impervious Area

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

Subcatchment I#1: Infil #1 Basin



Summary for Subcatchment PB1: Porous Basin #1

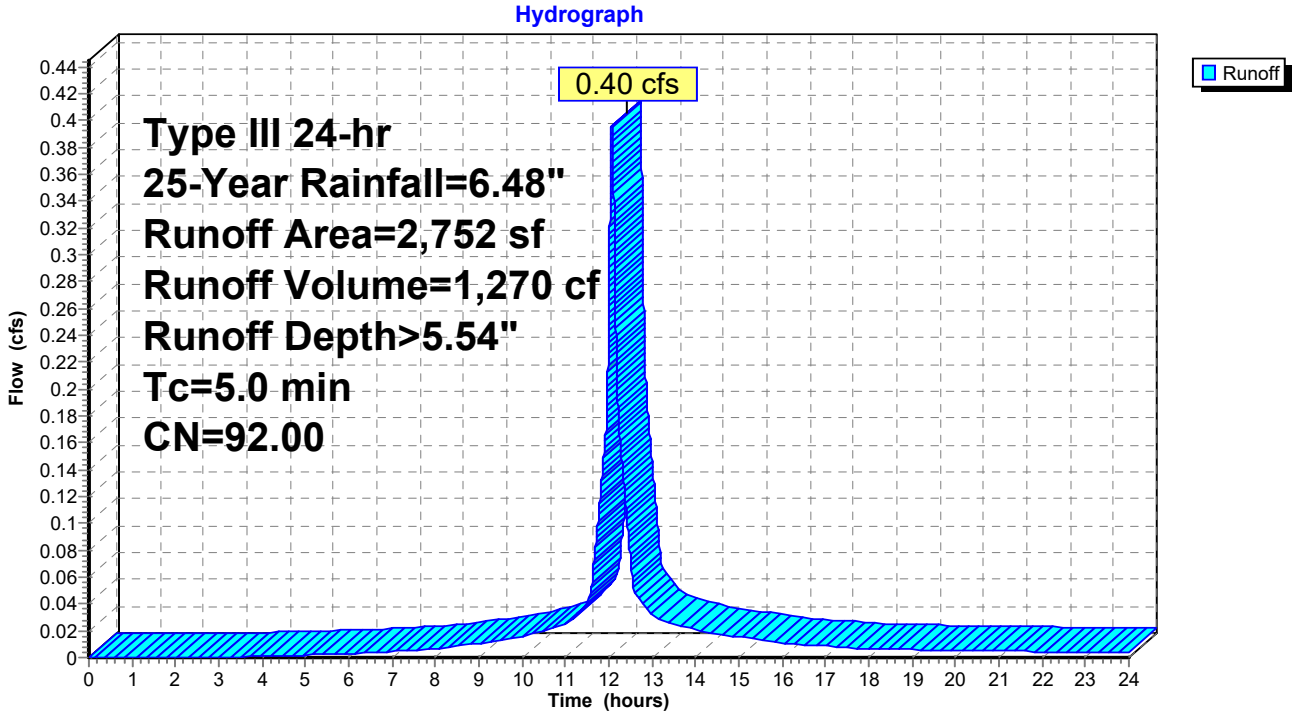
Runoff = 0.40 cfs @ 12.07 hrs, Volume= 1,270 cf, Depth> 5.54"
Routed to Pond 1P : Permeable Pavers #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
	2,043	98.00	Paved parking, HSG B
*	263	98.00	Permeable Pavement, HSG B
	446	61.00	>75% Grass cover, Good, HSG B
	2,752	92.00	Weighted Average
	446		16.21% Pervious Area
	2,306		83.79% Impervious Area

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

Subcatchment PB1: Porous Basin #1



Summary for Subcatchment PB2: Porous Basin #2

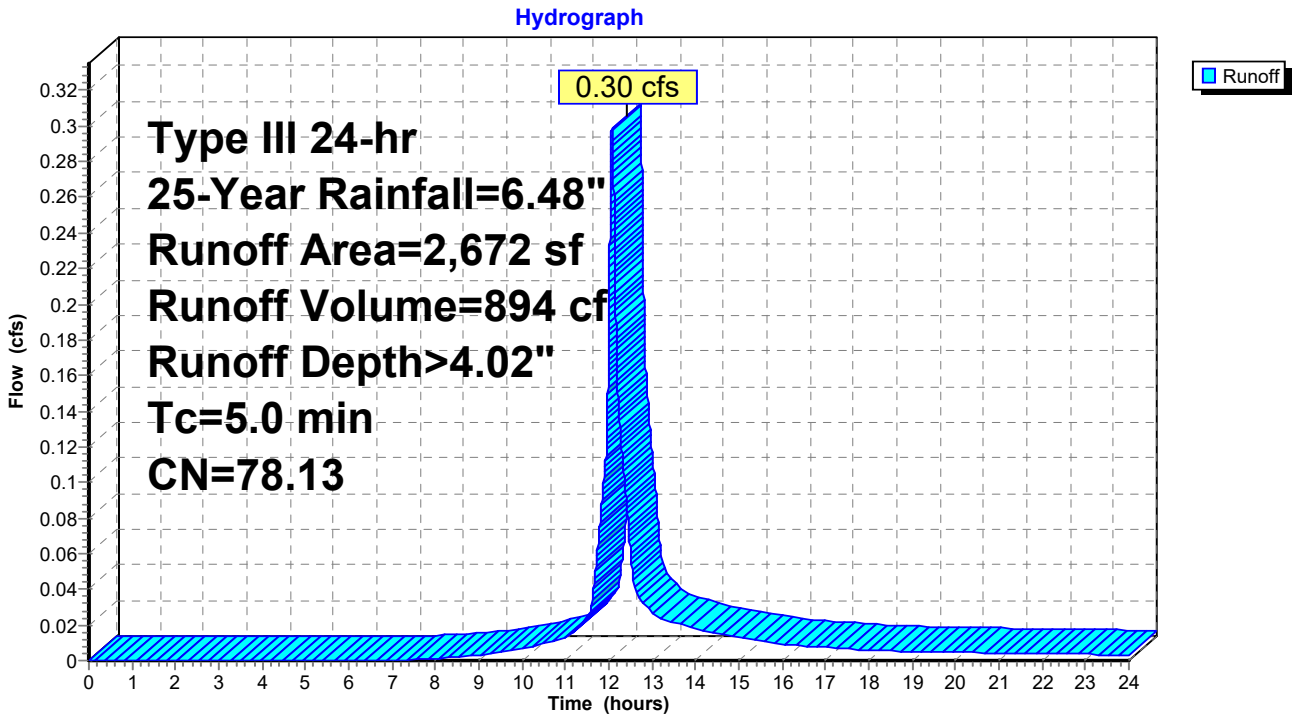
Runoff = 0.30 cfs @ 12.07 hrs, Volume= 894 cf, Depth> 4.02"
Routed to Pond 2P : Permeable Pavers #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
	66	98.00	Paved parking, HSG B
*	1,171	98.00	Permeable Pavement, HSG B
	1,435	61.00	>75% Grass cover, Good, HSG B
	2,672	78.13	Weighted Average
	1,435		53.71% Pervious Area
	1,237		46.29% Impervious Area

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

Subcatchment PB2: Porous Basin #2



Summary for Subcatchment PR: Proposed Bypass

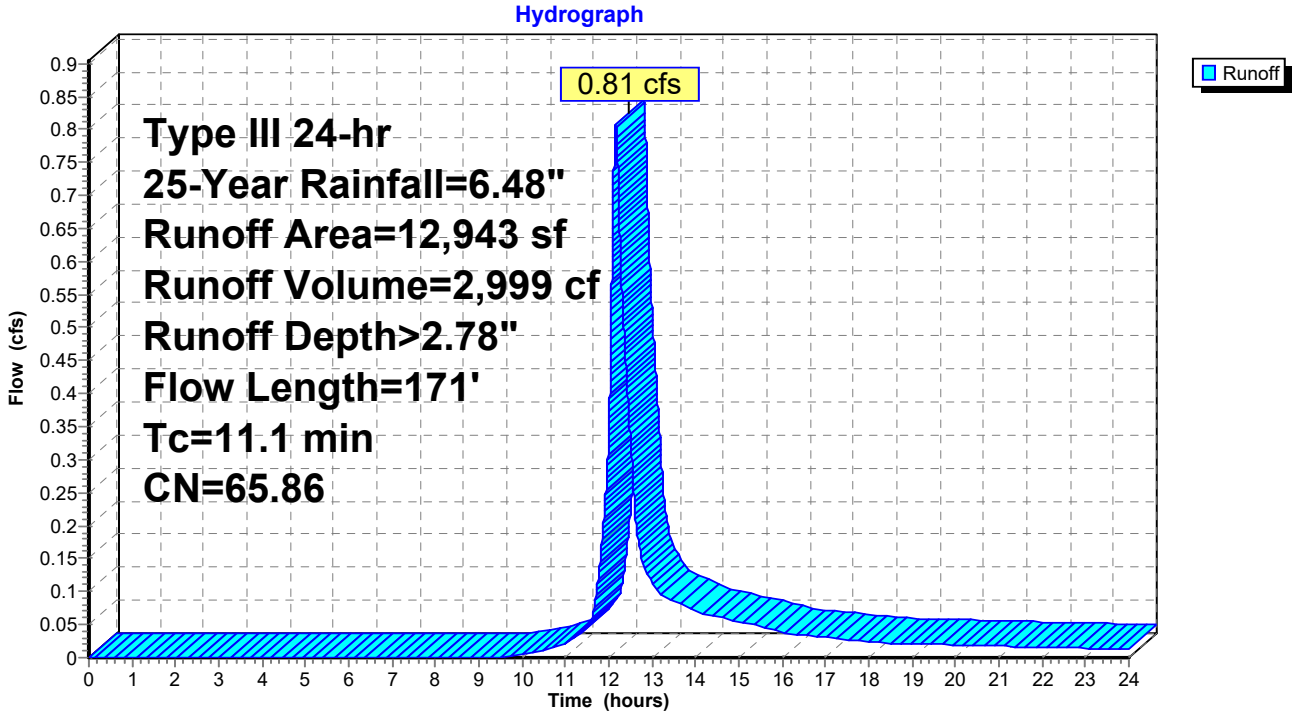
Runoff = 0.81 cfs @ 12.16 hrs, Volume= 2,999 cf, Depth> 2.78"
Routed to Link 2L : Proposed

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.48"

	Area (sf)	CN	Description
	1,474	98.00	Paved parking, HSG B
*	440	80.00	Pool
	11,029	61.00	>75% Grass cover, Good, HSG B
	12,943	65.86	Weighted Average
	11,469		88.61% Pervious Area
	1,474		11.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0240	0.19		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.45"
2.3	71	0.0056	0.52		**Shallow Concentrated Flow,** Short Grass Pasture Kv= 7.0 fps
11.1	171	Total			

Subcatchment PR: Proposed Bypass



Summary for Pond 1P: Permeable Pavers #1

Inflow Area = 2,752 sf, 83.79% Impervious, Inflow Depth > 5.54" for 25-Year event
Inflow = 0.40 cfs @ 12.07 hrs, Volume= 1,270 cf
Outflow = 0.40 cfs @ 12.07 hrs, Volume= 1,029 cf, Atten= 0%, Lag= 0.1 min
Discarded = 0.01 cfs @ 12.07 hrs, Volume= 317 cf
Primary = 0.39 cfs @ 12.07 hrs, Volume= 712 cf
Routed to Pond 2P : Permeable Pavers #2

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Peak Elev= 9.04' @ 12.07 hrs Surf.Area= 263 sf Storage= 256 cf

Plug-Flow detention time= 114.3 min calculated for 1,029 cf (81% of inflow)
Center-of-Mass det. time= 41.5 min (815.0 - 773.5)

Volume	Invert	Avail.Storage	Storage Description
#1	6.60'	276 cf	**Porous/Asphalt Storage (Prismatic)** Listed below (Recalc) 690 cf Overall x 40.0% Voids
#2	9.00'	59 cf	**Open Air (Prismatic)** Listed below (Recalc)
		335 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.60	263	0	0
9.00	263	631	631
9.45	0	59	690

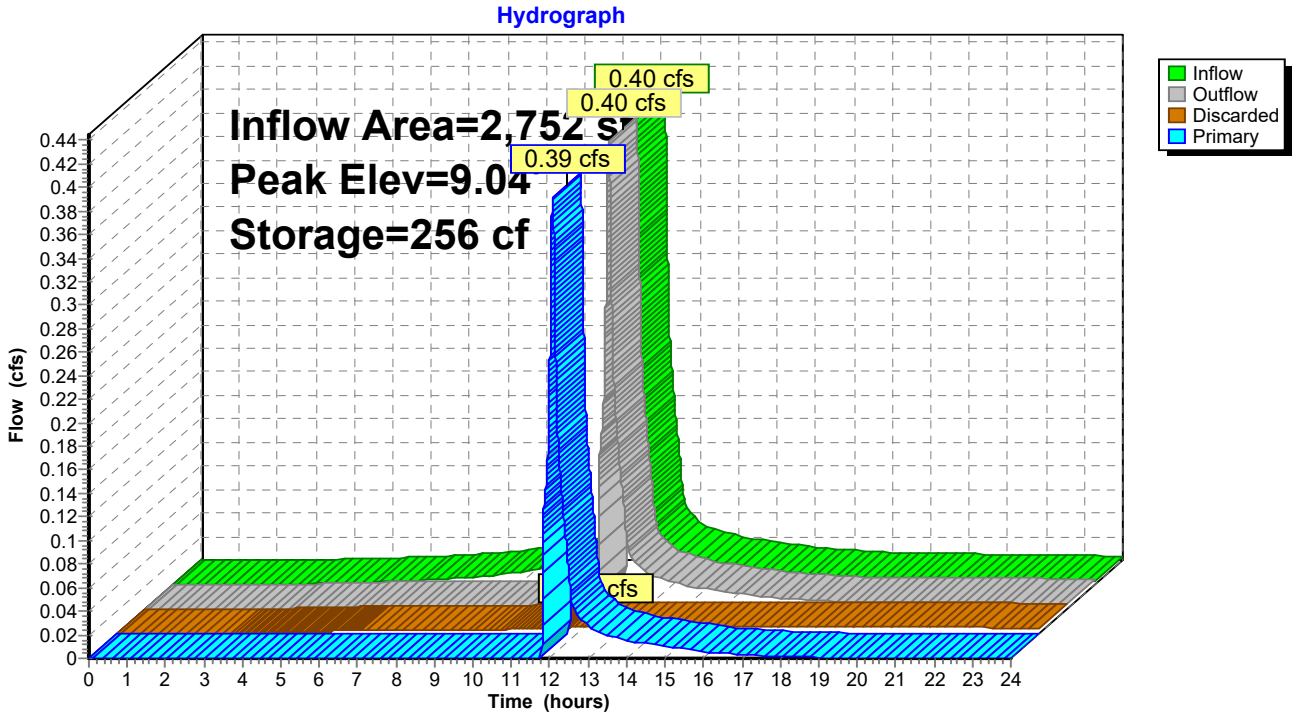
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
9.00	0	0	0
9.45	263	59	59

Device	Routing	Invert	Outlet Devices
#1	Primary	9.00'	**Asymmetrical Weir, C= 3.27** Offset (feet) 0.00 0.01 17.99 18.00 Elev. (feet) 9.50 9.00 9.00 9.50
#2	Discarded	6.60'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 3.30'

Discarded OutFlow Max=0.01 cfs @ 12.07 hrs HW=9.04' (Free Discharge)
↑└**2=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=0.39 cfs @ 12.07 hrs HW=9.04' (Free Discharge)
↑└**1=Asymmetrical Weir** (Weir Controls 0.39 cfs @ 0.61 fps)

Pond 1P: Permeable Pavers #1



Stage-Area-Storage for Pond 1P: Permeable Pavers #1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
6.60	**263**	0	7.64	263	109
6.62	263	2	7.66	263	112
6.64	263	4	7.68	263	114
6.66	263	6	7.70	263	116
6.68	263	8	7.72	263	118
6.70	263	11	7.74	263	120
6.72	263	13	7.76	263	122
6.74	263	15	7.78	263	124
6.76	263	17	7.80	263	126
6.78	263	19	7.82	263	128
6.80	263	21	7.84	263	130
6.82	263	23	7.86	263	133
6.84	263	25	7.88	263	135
6.86	263	27	7.90	263	137
6.88	263	29	7.92	263	139
6.90	263	32	7.94	263	141
6.92	263	34	7.96	263	143
6.94	263	36	7.98	263	145
6.96	263	38	8.00	263	147
6.98	263	40	8.02	263	149
7.00	263	42	8.04	263	151
7.02	263	44	8.06	263	154
7.04	263	46	8.08	263	156
7.06	263	48	8.10	263	158
7.08	263	50	8.12	263	160
7.10	263	53	8.14	263	162
7.12	263	55	8.16	263	164
7.14	263	57	8.18	263	166
7.16	263	59	8.20	263	168
7.18	263	61	8.22	263	170
7.20	263	63	8.24	263	173
7.22	263	65	8.26	263	175
7.24	263	67	8.28	263	177
7.26	263	69	8.30	263	179
7.28	263	72	8.32	263	181
7.30	263	74	8.34	263	183
7.32	263	76	8.36	263	185
7.34	263	78	8.38	263	187
7.36	263	80	8.40	263	189
7.38	263	82	8.42	263	191
7.40	263	84	8.44	263	194
7.42	263	86	8.46	263	196
7.44	263	88	8.48	263	198
7.46	263	90	8.50	263	200
7.48	263	93	8.52	263	202
7.50	263	95	8.54	263	204
7.52	263	97	8.56	263	206
7.54	263	99	8.58	263	208
7.56	263	101	8.60	263	210
7.58	263	103	8.62	263	213
7.60	263	105	8.64	263	215
7.62	263	107	8.66	263	217

Stage-Area-Storage for Pond 1P: Permeable Pavers #1 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
8.68	263	219
8.70	263	221
8.72	263	223
8.74	263	225
8.76	263	227
8.78	263	229
8.80	263	231
8.82	263	234
8.84	263	236
8.86	263	238
8.88	263	240
8.90	263	242
8.92	263	244
8.94	263	246
8.96	263	248
8.98	263	250
9.00	263	252
9.02	263	255
9.04	263	257
9.06	263	259
9.08	263	262
9.10	263	265
9.12	263	268
9.14	263	271
9.16	263	274
9.18	263	277
9.20	263	281
9.22	263	284
9.24	263	288
9.26	263	292
9.28	263	296
9.30	263	300
9.32	263	304
9.34	263	309
9.36	263	313
9.38	263	318
9.40	263	323
9.42	263	328
9.44	263	**333**
9.46	263	**335**
9.48	263	335
9.50	263	335

Summary for Pond 2P: Permeable Pavers #2

Inflow Area = 5,424 sf, 65.32% Impervious, Inflow Depth > 3.55" for 25-Year event
Inflow = 0.69 cfs @ 12.07 hrs, Volume= 1,606 cf
Outflow = 0.18 cfs @ 12.43 hrs, Volume= 1,088 cf, Atten= 75%, Lag= 21.5 min
Discarded = 0.02 cfs @ 12.43 hrs, Volume= 824 cf
Primary = 0.16 cfs @ 12.43 hrs, Volume= 264 cf
Routed to Link 2L : Proposed

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Peak Elev= 8.56' @ 12.43 hrs Surf.Area= 689 sf Storage= 828 cf

Plug-Flow detention time= 248.6 min calculated for 1,088 cf (68% of inflow)
Center-of-Mass det. time= 175.6 min (969.5 - 793.9)

Volume	Invert	Avail.Storage	Storage Description
#1	5.55'	951 cf	**Porous/Asphalt Storage (Prismatic)** Listed below (Recalc) 2,377 cf Overall x 40.0% Voids
#2	8.55'	310 cf	**Open Air (Prismatic)** Listed below (Recalc)
		1,261 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
5.55	689	0	0
8.55	689	2,067	2,067
9.45	0	310	2,377

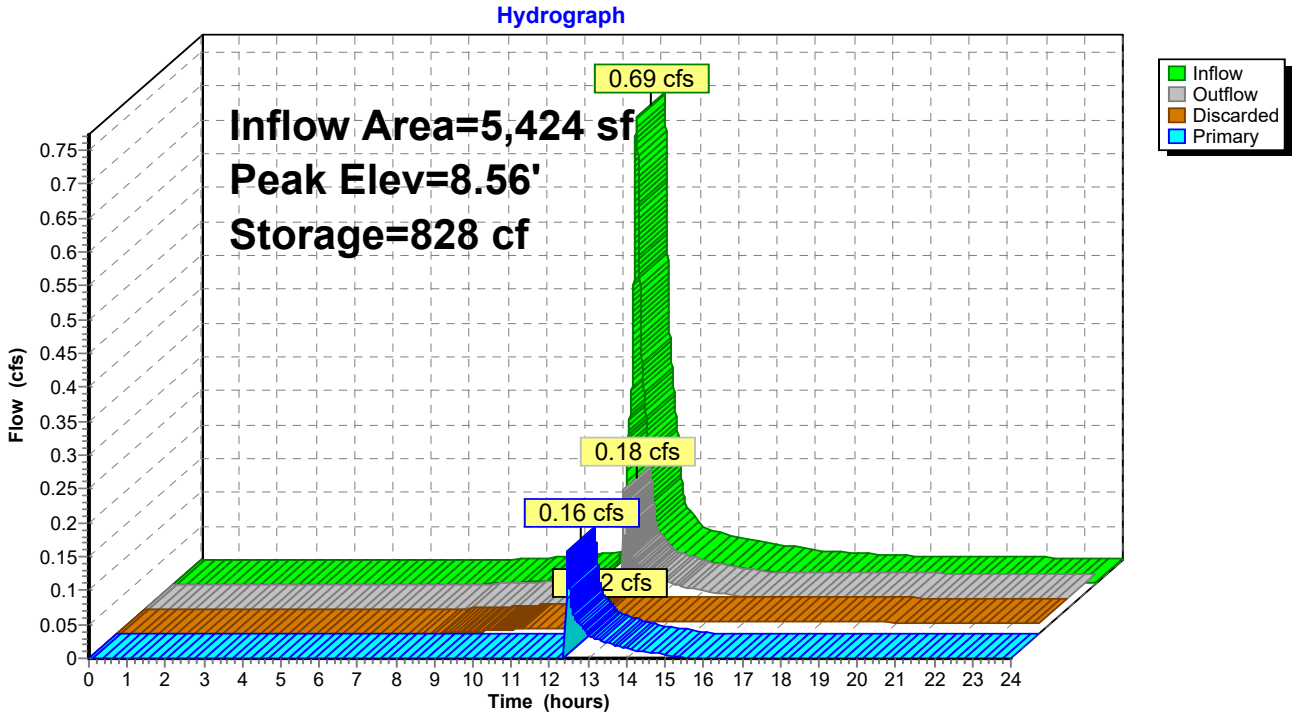
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
8.55	0	0	0
9.45	689	310	310

Device	Routing	Invert	Outlet Devices
#1	Discarded	5.55'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 3.30'
#2	Primary	8.55'	**AD Overflow** Head (feet) 0.00 0.08 0.16 0.25 0.33 0.42 0.50 Disch. (cfs) 0.000 2.500 4.000 5.000 5.800 6.500 7.000

Discarded OutFlow Max=0.02 cfs @ 12.43 hrs HW=8.56' (Free Discharge)
↑—**1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.16 cfs @ 12.43 hrs HW=8.56' (Free Discharge)
↑—**2=AD Overflow** (Custom Controls 0.16 cfs)

Pond 2P: Permeable Pavers #2



Stage-Area-Storage for Pond 2P: Permeable Pavers #2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
5.55	**689**	0	6.59	689	287
5.57	689	6	6.61	689	292
5.59	689	11	6.63	689	298
5.61	689	17	6.65	689	303
5.63	689	22	6.67	689	309
5.65	689	28	6.69	689	314
5.67	689	33	6.71	689	320
5.69	689	39	6.73	689	325
5.71	689	44	6.75	689	331
5.73	689	50	6.77	689	336
5.75	689	55	6.79	689	342
5.77	689	61	6.81	689	347
5.79	689	66	6.83	689	353
5.81	689	72	6.85	689	358
5.83	689	77	6.87	689	364
5.85	689	83	6.89	689	369
5.87	689	88	6.91	689	375
5.89	689	94	6.93	689	380
5.91	689	99	6.95	689	386
5.93	689	105	6.97	689	391
5.95	689	110	6.99	689	397
5.97	689	116	7.01	689	402
5.99	689	121	7.03	689	408
6.01	689	127	7.05	689	413
6.03	689	132	7.07	689	419
6.05	689	138	7.09	689	424
6.07	689	143	7.11	689	430
6.09	689	149	7.13	689	435
6.11	689	154	7.15	689	441
6.13	689	160	7.17	689	446
6.15	689	165	7.19	689	452
6.17	689	171	7.21	689	457
6.19	689	176	7.23	689	463
6.21	689	182	7.25	689	469
6.23	689	187	7.27	689	474
6.25	689	193	7.29	689	480
6.27	689	198	7.31	689	485
6.29	689	204	7.33	689	491
6.31	689	209	7.35	689	496
6.33	689	215	7.37	689	502
6.35	689	220	7.39	689	507
6.37	689	226	7.41	689	513
6.39	689	232	7.43	689	518
6.41	689	237	7.45	689	524
6.43	689	243	7.47	689	529
6.45	689	248	7.49	689	535
6.47	689	254	7.51	689	540
6.49	689	259	7.53	689	546
6.51	689	265	7.55	689	551
6.53	689	270	7.57	689	557
6.55	689	276	7.59	689	562
6.57	689	281	7.61	689	568

Stage-Area-Storage for Pond 2P: Permeable Pavers #2 (continued)

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
7.63	689	573
7.65	689	579
7.67	689	584
7.69	689	590
7.71	689	595
7.73	689	601
7.75	689	606
7.77	689	612
7.79	689	617
7.81	689	623
7.83	689	628
7.85	689	634
7.87	689	639
7.89	689	645
7.91	689	650
7.93	689	656
7.95	689	661
7.97	689	667
7.99	689	672
8.01	689	678
8.03	689	683
8.05	689	689
8.07	689	695
8.09	689	700
8.11	689	706
8.13	689	711
8.15	689	717
8.17	689	722
8.19	689	728
8.21	689	733
8.23	689	739
8.25	689	744
8.27	689	750
8.29	689	755
8.31	689	761
8.33	689	766
8.35	689	772
8.37	689	777
8.39	689	783
8.41	689	788
8.43	689	794
8.45	689	799
8.47	689	805
8.49	689	810
8.51	689	816
8.53	689	821
8.55	689	827
8.57	689	832
8.59	689	838
8.61	689	844
8.63	689	850
8.65	689	857
8.67	689	863
8.69	689	870
8.71	689	877
8.73	689	884
8.75	689	891
8.77	689	899
8.79	689	906
8.81	689	914
8.83	689	922
8.85	689	930
8.87	689	939
8.89	689	947
8.91	689	956
8.93	689	965
8.95	689	974
8.97	689	983
8.99	689	993
9.01	689	1,002
9.03	689	1,012
9.05	689	1,022
9.07	689	1,032
9.09	689	1,043
9.11	689	1,053
9.13	689	1,064
9.15	689	1,075
9.17	689	1,086
9.19	689	1,097
9.21	689	1,109
9.23	689	1,120
9.25	689	1,132
9.27	689	1,144
9.29	689	1,157
9.31	689	1,169
9.33	689	1,181
9.35	689	1,194
9.37	689	1,207
9.39	689	1,220
9.41	689	1,234
9.43	689	1,247
9.45	689	**1,261**

Summary for Pond 3P: Infil #1

Inflow Area = 3,547 sf, 85.11% Impervious, Inflow Depth > 5.87" for 25-Year event
Inflow = 0.53 cfs @ 12.07 hrs, Volume= 1,734 cf
Outflow = 0.43 cfs @ 12.12 hrs, Volume= 1,399 cf, Atten= 18%, Lag= 3.0 min
Discarded = 0.02 cfs @ 12.12 hrs, Volume= 796 cf
Primary = 0.41 cfs @ 12.12 hrs, Volume= 602 cf
Routed to Link 2L : Proposed

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs / 2
Peak Elev= 7.29' @ 12.12 hrs Surf.Area= 264 sf Storage= 582 cf

Plug-Flow detention time= 180.4 min calculated for 1,399 cf (81% of inflow)
Center-of-Mass det. time= 106.2 min (867.3 - 761.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	4.04'	203 cf	**12.00'W x 21.99'L x 2.71'H Field A** 715 cf Overall - 206 cf Embedded = 508 cf x 40.0% Voids
#2A	4.54'	206 cf	**Cultec R-180HD** x 9 Inside #1 Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap Row Length Adjustment= +1.00' x 3.44 sf x 3 rows
#3	6.70'	319 cf	**Soil Above System (Prismatic)** Listed below (Recalc) -Impervious
		729 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.70	290	0	0
7.80	290	319	319

Device	Routing	Invert	Outlet Devices
#1	Discarded	4.04'	**0.500 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 3.30'
#2	Device 3	5.40'	**6.0" Round Culvert** L= 11.0' Ke= 0.500 Inlet / Outlet Invert= 5.40' / 5.40' S= 0.0000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.20 sf
#3	Primary	7.10'	**15.0' long x 0.5' breadth Level Spreader Overflow** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32

Discarded OutFlow Max=0.02 cfs @ 12.12 hrs HW=7.29' (Free Discharge)
└**1=Exfiltration** (Controls 0.02 cfs)

Primary OutFlow Max=0.42 cfs @ 12.12 hrs HW=7.29' (Free Discharge)
└**3=Level Spreader Overflow** (Passes 0.42 cfs of 3.55 cfs potential flow)
└**2=Culvert** (Inlet Controls 0.42 cfs @ 2.11 fps)

Pond 3P: Infil #1 - Chamber Wizard Field A

Chamber Model = Cultec R-180HD (For residential use only)
Effective Size= 33.6"W x 20.0"H => 3.44 sf x 6.33'L = 21.8 cf
Overall Size= 36.0"W x 20.5"H x 7.33'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 3.44 sf x 3 rows

36.0" Wide + 6.0" Spacing = 42.0" C-C Row Spacing

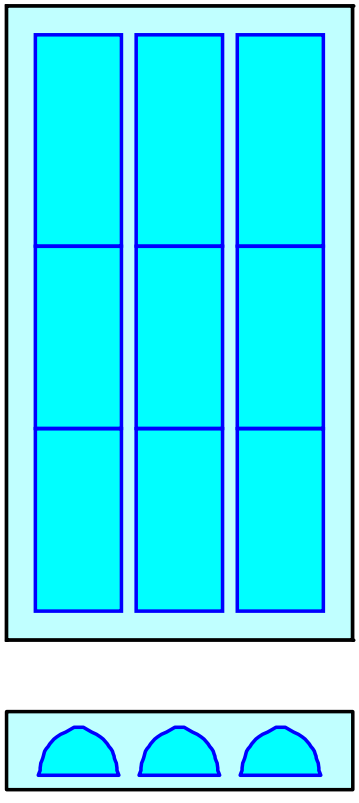
3 Chambers/Row x 6.33' Long +1.00' Row Adjustment = 19.99' Row Length +12.0" End Stone x 2 = 21.99' Base Length
3 Rows x 36.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 12.00' Base Width
6.0" Stone Base + 20.5" Chamber Height + 6.0" Stone Cover = 2.71' Field Height

9 Chambers x 21.8 cf +1.00' Row Adjustment x 3.44 sf x 3 Rows = 206.3 cf Chamber Storage

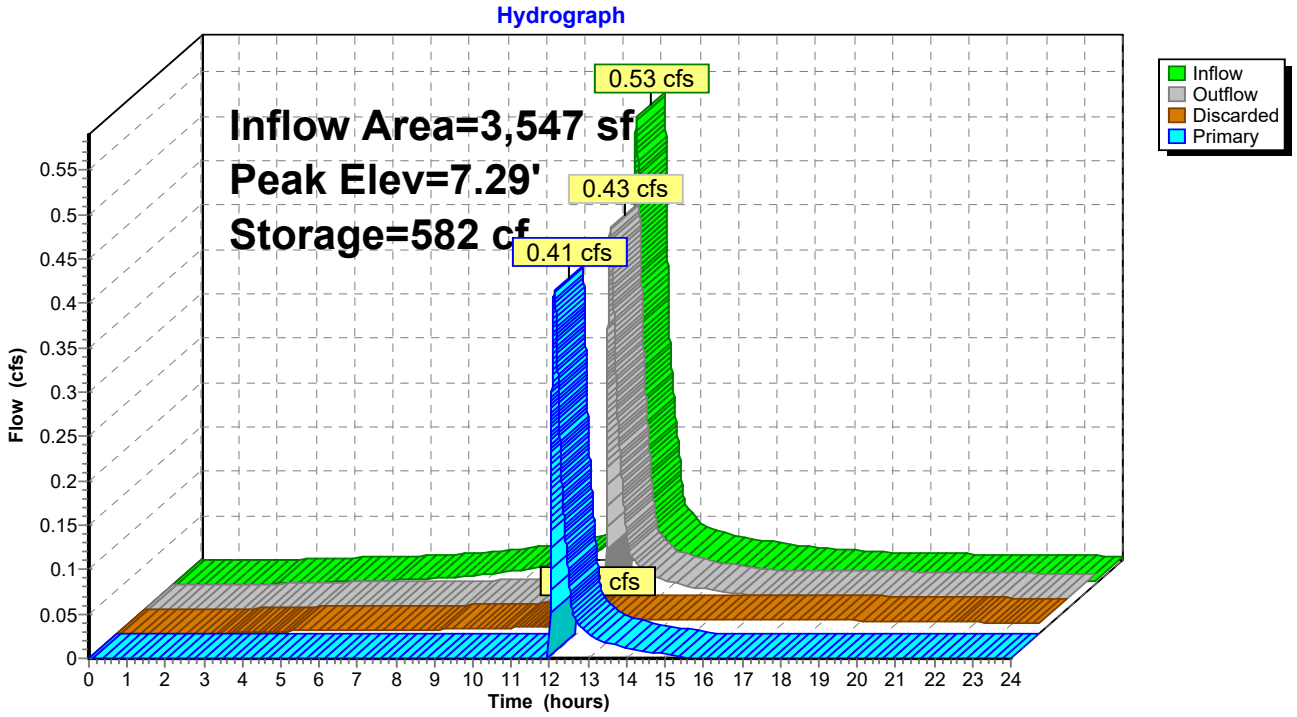
714.7 cf Field - 206.3 cf Chambers = 508.4 cf Stone x 40.0% Voids = 203.4 cf Stone Storage

Chamber Storage + Stone Storage = 409.6 cf = 0.009 af
Overall Storage Efficiency = 57.3%
Overall System Size = 21.99' x 12.00' x 2.71'

9 Chambers
26.5 cy Field
18.8 cy Stone



Pond 3P: Infil #1



Stage-Area-Storage for Pond 3P: Infil #1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
4.04	**264**	0	5.08	264	161
4.06	264	2	5.10	264	165
4.08	264	4	5.12	264	169
4.10	264	6	5.14	264	173
4.12	264	8	5.16	264	177
4.14	264	11	5.18	264	181
4.16	264	13	5.20	264	185
4.18	264	15	5.22	264	189
4.20	264	17	5.24	264	192
4.22	264	19	5.26	264	196
4.24	264	21	5.28	264	200
4.26	264	23	5.30	264	204
4.28	264	25	5.32	264	208
4.30	264	27	5.34	264	212
4.32	264	30	5.36	264	215
4.34	264	32	5.38	264	219
4.36	264	34	5.40	264	223
4.38	264	36	5.42	264	227
4.40	264	38	5.44	264	231
4.42	264	40	5.46	264	234
4.44	264	42	5.48	264	238
4.46	264	44	5.50	264	242
4.48	264	46	5.52	264	245
4.50	264	49	5.54	264	249
4.52	264	51	5.56	264	253
4.54	264	53	5.58	264	256
4.56	264	57	5.60	264	260
4.58	264	61	5.62	264	263
4.60	264	65	5.64	264	267
4.62	264	69	5.66	264	270
4.64	264	73	5.68	264	274
4.66	264	77	5.70	264	277
4.68	264	81	5.72	264	281
4.70	264	85	5.74	264	284
4.72	264	89	5.76	264	288
4.74	264	93	5.78	264	291
4.76	264	97	5.80	264	294
4.78	264	102	5.82	264	298
4.80	264	106	5.84	264	301
4.82	264	110	5.86	264	304
4.84	264	114	5.88	264	307
4.86	264	118	5.90	264	311
4.88	264	122	5.92	264	314
4.90	264	126	5.94	264	317
4.92	264	130	5.96	264	320
4.94	264	134	5.98	264	323
4.96	264	138	6.00	264	326
4.98	264	142	6.02	264	328
5.00	264	146	6.04	264	331
5.02	264	150	6.06	264	334
5.04	264	153	6.08	264	337
5.06	264	157	6.10	264	339

Stage-Area-Storage for Pond 3P: Infil #1 (continued)

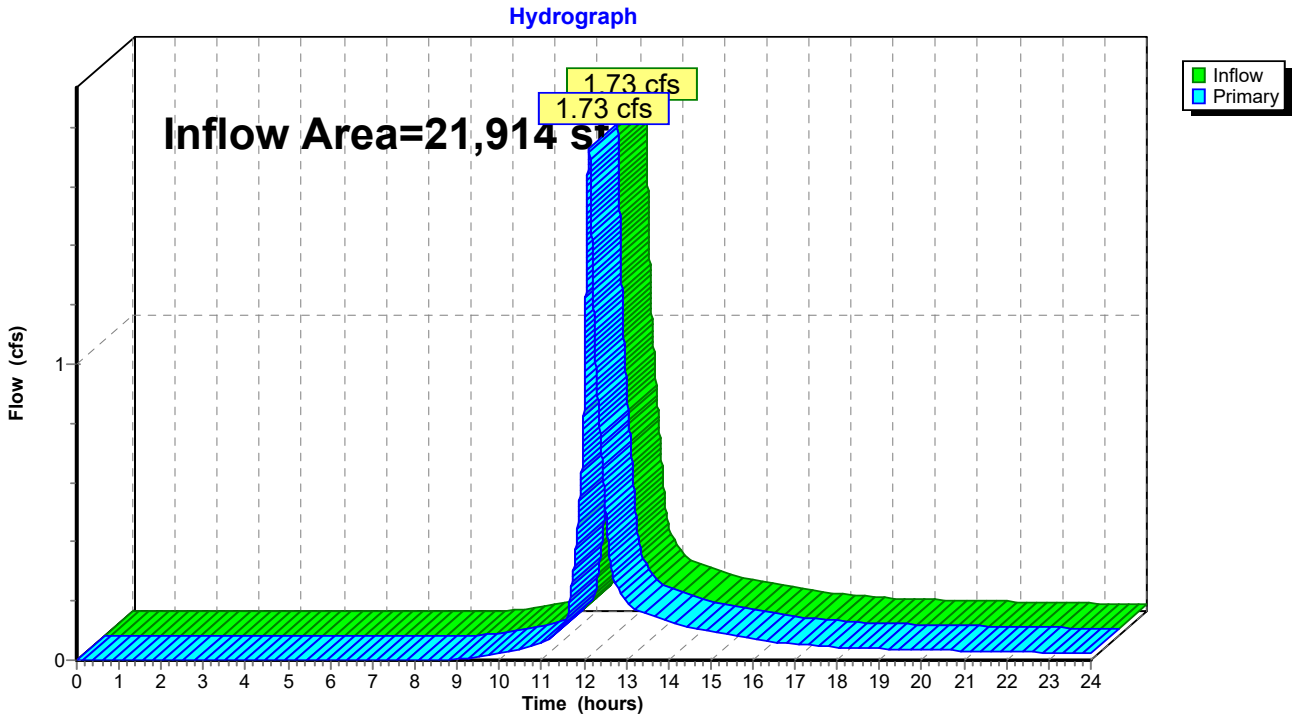
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
6.12	264	342
6.14	264	344
6.16	264	347
6.18	264	349
6.20	264	352
6.22	264	354
6.24	264	356
6.26	264	358
6.28	264	360
6.30	264	362
6.32	264	364
6.34	264	367
6.36	264	369
6.38	264	371
6.40	264	373
6.42	264	375
6.44	264	377
6.46	264	379
6.48	264	381
6.50	264	383
6.52	264	386
6.54	264	388
6.56	264	390
6.58	264	392
6.60	264	394
6.62	264	396
6.64	264	398
6.66	264	400
6.68	264	402
6.70	264	405
6.72	264	412
6.74	264	420
6.76	264	427
6.78	264	433
6.80	264	439
6.82	264	444
6.84	264	450
6.86	264	456
6.88	264	462
6.90	264	468
6.92	264	473
6.94	264	479
6.96	264	485
6.98	264	491
7.00	264	497
7.02	264	502
7.04	264	508
7.06	264	514
7.08	264	520
7.10	264	526
7.12	264	531
7.14	264	537
7.16	264	543
7.18	264	549
7.20	264	555
7.22	264	560
7.24	264	566
7.26	264	572
7.28	264	578
7.30	264	584
7.32	264	589
7.34	264	595
7.36	264	601
7.38	264	607
7.40	264	613
7.42	264	618
7.44	264	624
7.46	264	630
7.48	264	636
7.50	264	642
7.52	264	647
7.54	264	653
7.56	264	659
7.58	264	665
7.60	264	671
7.62	264	676
7.64	264	682
7.66	264	688
7.68	264	694
7.70	264	700
7.72	264	705
7.74	264	711
7.76	264	717
7.78	264	723
7.80	264	**729**

Summary for Link 1L: Existing

Inflow Area = 21,914 sf, 24.85% Impervious, Inflow Depth > 3.20" for 25-Year event
Inflow = 1.73 cfs @ 12.13 hrs, Volume= 5,852 cf
Primary = 1.73 cfs @ 12.13 hrs, Volume= 5,852 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

Link 1L: Existing

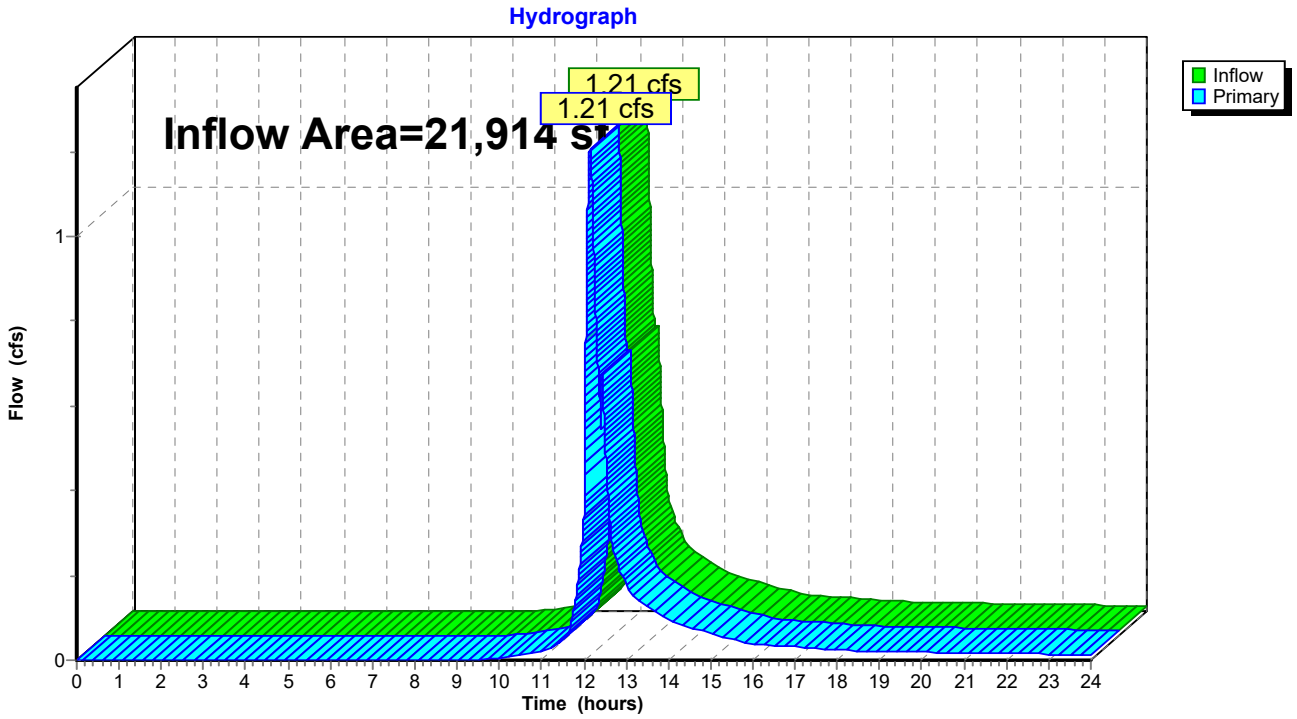


Summary for Link 2L: Proposed

Inflow Area = 21,914 sf, 36.67% Impervious, Inflow Depth > 2.12" for 25-Year event
Inflow = 1.21 cfs @ 12.15 hrs, Volume= 3,866 cf
Primary = 1.21 cfs @ 12.15 hrs, Volume= 3,866 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

Link 2L: Proposed



Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>3.92"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=2.12 cfs 7,154 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>6.72"
Tc=5.0 min CN=94.85 Runoff=0.60 cfs 1,987 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>6.39"
Tc=5.0 min CN=92.00 Runoff=0.45 cfs 1,464 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>4.79"
Tc=5.0 min CN=78.13 Runoff=0.36 cfs 1,068 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>3.45"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=1.01 cfs 3,721 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.04' Storage=257 cf Inflow=0.45 cfs 1,464 cf
Discarded=0.01 cfs 326 cf Primary=0.45 cfs 891 cf Outflow=0.45 cfs 1,218 cf

Pond 2P: Permeable Pavers #2 Peak Elev=8.56' Storage=830 cf Inflow=0.80 cfs 1,959 cf
Discarded=0.02 cfs 850 cf Primary=0.36 cfs 557 cf Outflow=0.37 cfs 1,407 cf

Pond 3P: Infil #1 Peak Elev=7.36' Storage=601 cf Inflow=0.60 cfs 1,987 cf
Discarded=0.02 cfs 826 cf Primary=0.48 cfs 805 cf Outflow=0.50 cfs 1,631 cf

Link 1L: Existing Inflow=2.12 cfs 7,154 cf
Primary=2.12 cfs 7,154 cf

Link 2L: Proposed Inflow=1.62 cfs 5,083 cf
Primary=1.62 cfs 5,083 cf

Total Runoff Area = 43,828 sf Runoff Volume = 15,394 cf Average Runoff Depth = 4.21"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

SubcatchmentEX: Existing Runoff Area=21,914 sf 24.85% Impervious Runoff Depth>4.70"
Flow Length=100' Tc=8.6 min CN=70.20 Runoff=2.55 cfs 8,590 cf

SubcatchmentI#1: Infil #1 Basin Runoff Area=3,547 sf 85.11% Impervious Runoff Depth>7.64"
Tc=5.0 min CN=94.85 Runoff=0.68 cfs 2,257 cf

SubcatchmentPB1: Porous Basin #1 Runoff Area=2,752 sf 83.79% Impervious Runoff Depth>7.30"
Tc=5.0 min CN=92.00 Runoff=0.52 cfs 1,673 cf

SubcatchmentPB2: Porous Basin #2 Runoff Area=2,672 sf 46.29% Impervious Runoff Depth>5.64"
Tc=5.0 min CN=78.13 Runoff=0.42 cfs 1,256 cf

SubcatchmentPR: Proposed Bypass Runoff Area=12,943 sf 11.39% Impervious Runoff Depth>4.20"
Flow Length=171' Tc=11.1 min CN=65.86 Runoff=1.23 cfs 4,525 cf

Pond 1P: Permeable Pavers #1 Peak Elev=9.04' Storage=257 cf Inflow=0.52 cfs 1,673 cf
Discarded=0.01 cfs 335 cf Primary=0.51 cfs 1,087 cf Outflow=0.51 cfs 1,422 cf

Pond 2P: Permeable Pavers #2 Peak Elev=8.57' Storage=833 cf Inflow=0.93 cfs 2,344 cf
Discarded=0.02 cfs 876 cf Primary=0.74 cfs 881 cf Outflow=0.76 cfs 1,757 cf

Pond 3P: Infil #1 Peak Elev=7.42' Storage=620 cf Inflow=0.68 cfs 2,257 cf
Discarded=0.02 cfs 855 cf Primary=0.54 cfs 1,026 cf Outflow=0.56 cfs 1,881 cf

Link 1L: Existing Inflow=2.55 cfs 8,590 cf
Primary=2.55 cfs 8,590 cf

Link 2L: Proposed Inflow=2.47 cfs 6,432 cf
Primary=2.47 cfs 6,432 cf

Total Runoff Area = 43,828 sf Runoff Volume = 18,302 cf Average Runoff Depth = 5.01"
69.24% Pervious = 30,346 sf 30.76% Impervious = 13,482 sf

Appendix 4

Rainfall Intensity Data
NRCS Web Soil Survey
FEMA Flood Insurance Map

NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.0867°, Longitude: -73.4119°
Elevation: 9 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	0.365 (0.293-0.453)	0.425 (0.341-0.529)	0.524 (0.419-0.654)	0.606 (0.481-0.761)	0.719 (0.549-0.942)	0.805 (0.601-1.08)	0.893 (0.641-1.24)	0.988 (0.672-1.42)	1.12 (0.728-1.66)	1.22 (0.774-1.86)
10-min	0.517 (0.415-0.642)	0.602 (0.484-0.749)	0.742 (0.594-0.927)	0.858 (0.682-1.08)	1.02 (0.778-1.34)	1.14 (0.850-1.53)	1.26 (0.908-1.76)	1.40 (0.951-2.00)	1.58 (1.03-2.36)	1.73 (1.10-2.63)
15-min	0.608 (0.489-0.755)	0.709 (0.569-0.882)	0.874 (0.699-1.09)	1.01 (0.802-1.27)	1.20 (0.915-1.57)	1.34 (1.00-1.80)	1.49 (1.07-2.07)	1.65 (1.12-2.36)	1.86 (1.21-2.77)	2.04 (1.29-3.10)
30-min	0.846 (0.680-1.05)	0.987 (0.792-1.23)	1.22 (0.973-1.52)	1.41 (1.12-1.77)	1.67 (1.28-2.19)	1.87 (1.40-2.51)	2.08 (1.49-2.88)	2.29 (1.56-3.28)	2.58 (1.68-3.84)	2.81 (1.78-4.27)
60-min	1.08 (0.871-1.35)	1.26 (1.02-1.57)	1.56 (1.25-1.95)	1.81 (1.44-2.27)	2.15 (1.64-2.81)	2.41 (1.79-3.22)	2.67 (1.91-3.69)	2.94 (2.00-4.21)	3.30 (2.15-4.91)	3.58 (2.26-5.44)
2-hr	1.38 (1.12-1.70)	1.64 (1.32-2.02)	2.06 (1.66-2.56)	2.41 (1.93-3.01)	2.89 (2.22-3.77)	3.26 (2.44-4.34)	3.64 (2.63-5.03)	4.05 (2.76-5.77)	4.63 (3.02-6.85)	5.10 (3.24-7.71)
3-hr	1.58 (1.29-1.95)	1.89 (1.54-2.33)	2.40 (1.94-2.96)	2.82 (2.26-3.50)	3.40 (2.62-4.42)	3.83 (2.89-5.10)	4.29 (3.12-5.94)	4.80 (3.28-6.81)	5.54 (3.62-8.16)	6.14 (3.90-9.24)
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)	4.35 (3.38-5.64)	4.92 (3.73-6.52)	5.51 (4.04-7.61)	6.20 (4.26-8.75)	7.21 (4.73-10.6)	8.05 (5.13-12.0)
12-hr	2.47 (2.03-2.99)	2.97 (2.44-3.60)	3.79 (3.10-4.61)	4.47 (3.63-5.48)	5.40 (4.23-6.95)	6.10 (4.66-8.04)	6.85 (5.05-9.40)	7.71 (5.31-10.8)	8.98 (5.91-13.1)	10.0 (6.43-14.9)
24-hr	2.87 (2.38-3.45)	3.48 (2.88-4.20)	4.49 (3.70-5.44)	5.33 (4.36-6.49)	6.48 (5.10-8.30)	7.34 (5.64-9.62)	8.26 (6.13-11.3)	9.34 (6.46-13.0)	11.0 (7.24-15.8)	12.3 (7.91-18.2)
2-day	3.13 (2.61-3.74)	3.88 (3.24-4.65)	5.12 (4.25-6.15)	6.14 (5.06-7.42)	7.55 (5.98-9.62)	8.59 (6.65-11.2)	9.72 (7.28-13.3)	11.1 (7.69-15.3)	13.2 (8.71-18.9)	14.9 (9.61-21.9)
3-day	3.34 (2.80-3.97)	4.16 (3.48-4.96)	5.52 (4.59-6.60)	6.64 (5.49-7.99)	8.18 (6.51-10.4)	9.32 (7.24-12.1)	10.6 (7.93-14.4)	12.1 (8.38-16.6)	14.3 (9.51-20.5)	16.3 (10.5-23.8)
4-day	3.55 (2.98-4.21)	4.42 (3.71-5.25)	5.84 (4.88-6.97)	7.02 (5.82-8.43)	8.64 (6.89-10.9)	9.85 (7.66-12.8)	11.1 (8.39-15.1)	12.7 (8.86-17.5)	15.1 (10.0-21.5)	17.1 (11.1-24.9)
7-day	4.19 (3.54-4.95)	5.13 (4.33-6.06)	6.66 (5.60-7.90)	7.94 (6.62-9.47)	9.69 (7.76-12.2)	11.0 (8.58-14.1)	12.4 (9.33-16.6)	14.0 (9.82-19.2)	16.5 (11.0-23.4)	18.6 (12.0-26.9)
10-day	4.84 (4.10-5.69)	5.82 (4.93-6.85)	7.42 (6.26-8.77)	8.76 (7.33-10.4)	10.6 (8.50-13.2)	12.0 (9.35-15.3)	13.4 (10.1-17.9)	15.1 (10.6-20.5)	17.5 (11.7-24.7)	19.6 (12.7-28.2)
20-day	6.80 (5.80-7.94)	7.90 (6.73-9.23)	9.69 (8.22-11.4)	11.2 (9.42-13.2)	13.2 (10.7-16.3)	14.8 (11.6-18.6)	16.4 (12.3-21.4)	18.1 (12.8-24.4)	20.5 (13.7-28.6)	22.3 (14.5-32.0)
30-day	8.45 (7.24-9.82)	9.63 (8.24-11.2)	11.6 (9.85-13.5)	13.2 (11.1-15.5)	15.4 (12.4-18.8)	17.1 (13.4-21.3)	18.8 (14.1-24.3)	20.5 (14.5-27.5)	22.8 (15.4-31.8)	24.6 (16.0-35.0)
45-day	10.5 (9.05-12.2)	11.8 (10.1-13.7)	13.9 (11.9-16.1)	15.6 (13.3-18.3)	18.0 (14.6-21.9)	19.9 (15.6-24.6)	21.7 (16.3-27.8)	23.5 (16.7-31.3)	25.8 (17.4-35.7)	27.4 (17.9-38.9)
60-day	12.2 (10.6-14.1)	13.6 (11.7-15.7)	15.8 (13.6-18.3)	17.7 (15.0-20.6)	20.2 (16.4-24.4)	22.2 (17.5-27.4)	24.1 (18.1-30.7)	25.9 (18.5-34.5)	28.2 (19.1-38.9)	29.8 (19.5-42.2)

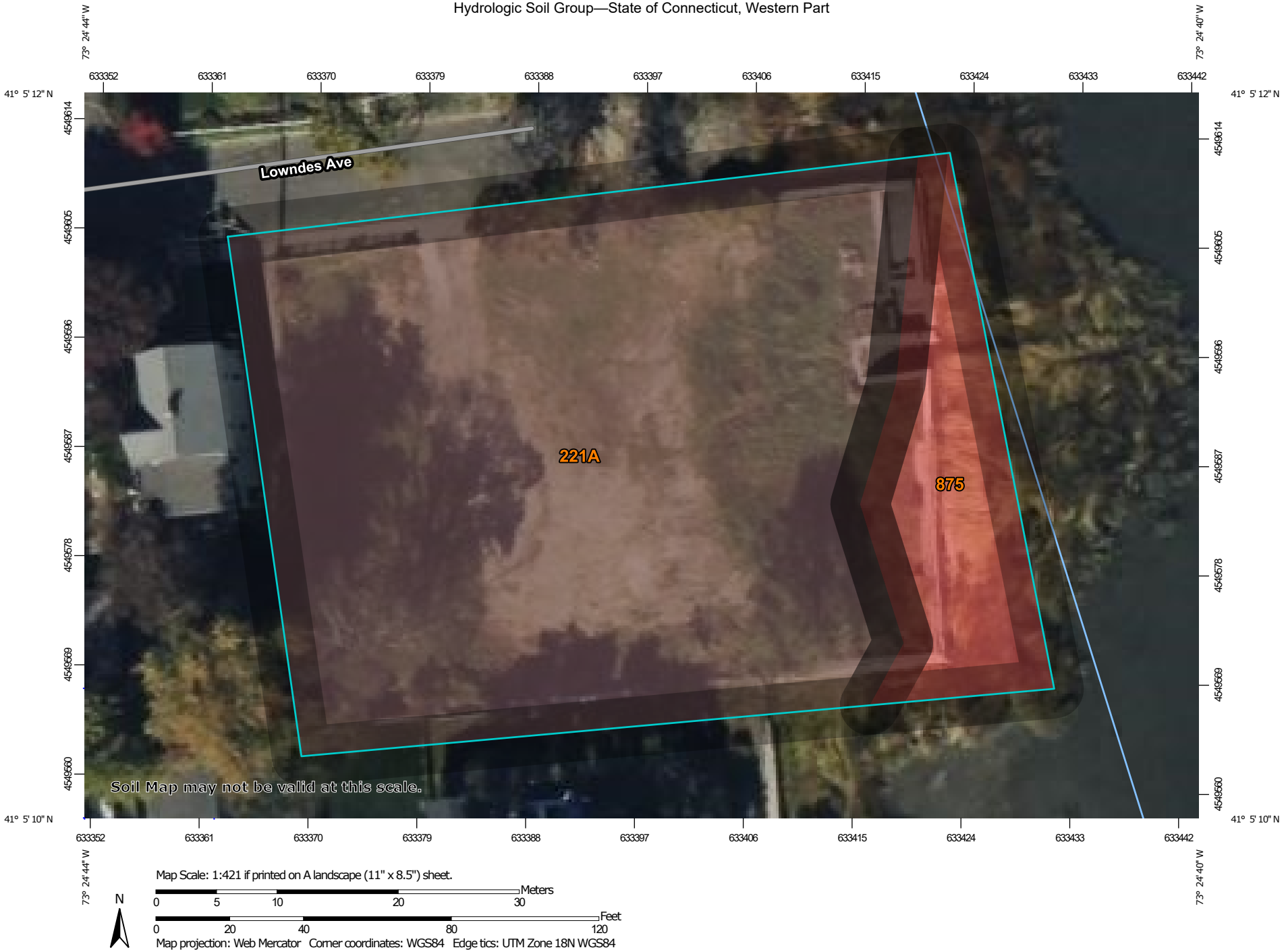
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

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

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



Map Scale: 1:421 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 20 40 80 120

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
221A	Ninigret-Urban land complex, 0 to 5 percent slopes	B/D	0.6	84.8%
875	Pishagqua mucky silt loam, intertidal	D	0.1	15.2%
Totals for Area of Interest			**0.7**	**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

National Flood Hazard Layer FIRMette

FEMA

73°25'2"W 41°5'26"N



73°24'24"W 41°4'58"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

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 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 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 1/19/2026 at 2:58 PM 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 5

Draft Stormwater Maintenance Plan

DRAINAGE FACILITIES OPERATIONS AND MAINTENANCE PLAN

22 Lowndes Avenue, Norwalk CT

April 15, 2026

The purpose of this Operations and Maintenance plan is to ensure that the drainage facilities proposed on site at 22 Lowndes Avenue shall be maintained in operational condition. While some normal wear is expected over time, the facilities must be properly maintained in order to function as designed. Please refer to the Site Utility Plan for the location of proposed drainage facilities.

Lowndes Ave Partners LLC and its successors or assigns agree to maintain the drainage facilities in a functioning condition by following the maintenance plan described below.

Storm Drainage Maintenance and Inspection Requirements: The storm drainage system shall be inspected on a semi-annual basis for the first year to ensure that the system is functioning properly. If these inspections show that debris and sediment have accumulated, then more frequent inspections will be scheduled. Inspections should be scheduled following major storm events. If after one year there is little sediment accumulation, then inspections shall be performed on an annual basis.

Catch Basins / Area Drain Inlets: Structures with an open grate top intended to collect rain water and direct it into the underground drainage pipes. Note that if sediment is allowed to build up it can greatly reduce the performance of the structure.

- Inspect yearly and remove accumulated debris, trash, and sediment with a vacuum truck as needed to insure proper working order.

Storm Drainage Piping and Manholes: Pipes are located beneath the surface and are used for piping stormwater out of the site. Manholes are structures that are used as junctions for pipe intersections.

- All piping shall be completely cleaned of debris and accumulated sediment at the completion of constriction.
- Manholes shall be inspected on an annual basis. Accumulated debris shall be removed and repairs shall be conducted as necessary.
- Video inspection of the storm drainage piping shall occur once every 10 years, unless the system performance indicates an issue.

Porous Pavement (Porous Asphalt, Permeable Pavers, Etc.):

- Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
- Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
- Vacuum sweeper shall be used regularly to remove sediment and organic debris on the

pavement surface. The sweeper may be fitted with water jets.

- Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
- Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
- Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
- Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
- In the event that the porous surface becomes clogged an engineer must be retained to determine how to restore the porous surface to its original condition.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

Level Spreaders:

- All outfalls shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs to outlet protection material (rip rap) shall be performed.
- Level Spreader shall be inspected annually.
- Accumulated debris shall be removed and repairs made as required.
- Any erosion shall be promptly repaired and the cause of the erosion shall be identified and corrected.

Infiltration Systems: The infiltration systems are designed to store water and let it infiltrate back into the ground. There is one infiltration system proposed on site.

- The infiltration system shall be completely cleaned of accumulated debris at the completion of construction.
- Infiltration systems shall be inspected annually.
- Accumulated debris, trash and sediment shall be removed and repairs made as necessary.

Disposal of Debris and Sediment: All debris and sediment removed from the storm water structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands or the abutting river.

Maintenance Arrangements: The names of the person or party responsible for completing routine inspection and maintenance activities, pet waste management, and proper management of de-icing chemicals and snow shall be filed with the Norwalk Department of Public Works annually.

Good Housekeeping:

1. Most domestic waste will be stored inside the trash room
2. No fertilizers, pesticides, or herbicides will be stored on site
3. No vehicle washing will be permitted on site

4. Lawn and garden areas will be kept in satisfactory condition maintaining ground stabilization and the pervious nature of landscaped areas.
5. In accordance with Sec. 2a-450 of CT General Statues spills of petroleum or chemicals will be reported to the CT DEEP's Oil & Chemical Response Division at (860) 424-3338, be contained as quickly as practical, and cleaned by a licensed contractor.

Declaration: The Owner(s) listed below agrees to the following statements. The statements are intended to ensure that the owner agrees to install and maintain stormwater management practices on the subject property in accordance with approved plans and conditions, and to further ensure that the management practices serve the intended function in perpetuity.

1. The Owner(s) shall be solely responsible for the inspection, maintenance, and repair of the postconstruction storm water management system identified in the above sections.

2. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the storm water management practice(s). The information shall accompany the first deed transfer and include this "Drainage Facilities Operations and Maintenance Plan". The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.

3. The City of Norwalk or its designee is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the intent of this Operations and Maintenance Plan. Upon written notification by the City of Norwalk or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Norwalk. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

By: _____ _____
[Owner(s)] [Date]

By: _____ _____
[Owner(s)] [Date]

DRAFT

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

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

April 30, 2026

Vincent Hynes P.E.
Redniss & Mead
600 Summer Street, 7th Floor
Stamford, CT 06901

Re: 22 Lowndes Avenue
Preliminary Review of Application #2026-36 CSPR
Construct a single-family home with pool and pergola.

Dear Mr. Hynes:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to hear this application at their June 3rd, 2026 meeting. The below reflects staff's initial comments.

Please submit or comment on the following.

1) I have uploaded the application to our website. See application page here: https://www.norwalkct.gov/3816/22-Lowndes-Avenue---2026---36-CSPR Be sure to start distributing it to all agencies for review:
    a. Bill Mooney, Health Dept - WMooney@norwalkct.gov
    b. Ralph Kolb, WPCA - RKolb@norwalkct.gov
    c. DPW - DPWPermits@norwalkct.gov

2) This application has been referred to the Conservation Office, DEEP, and Harbor Commission. Please provide comments/approvals from any other relevant agencies.

3) Submit an existing survey.

4) Civil Plans - Sheet ZSP – 1, of the civil plans needs a correction. There is a 10' and 15' "CAM setback line" detailed this is in reference to flood section and not CAM requirement. See Section 6.9.5.D.1 of the Norwalk Zoning Regulations where it says all new construction within the VE or Coastal AE flood zones shall be located at least fifteen feet landward of the Coastal Jurisdiction Line (CJL), except for pools,

provided that they are least ten feet landward of the CJL and not inaccurately depicted as CAM setbacks please adjust accordingly.

5) Civil Plans - Sheet SE-3 the silt fence should continue around the western property boundary as well to prevent run off onto neighboring properties.

6) Civil Plans – Sheet ZSP-1 the maximum driveway width is 10ft within the first 10ft of the frontage line.

7) A flood certification is needed for the elevator and mechanical pool equipment, must be elevated, BFE +2.

8) Architectural Plans – Sheet A.3.3.0 number of stories does not comply; it appears there is 3 stories provided and 2.5 stories is allowed. See definition of story on page 515 of the Norwalk Zoning Regulations. "2. For Structure(s) on pilings within the Special Flood Hazard Area, the area between the ground and floor next above it shall not count as a Story, provided that fifty percent (50%) of the Existing Grade is below the Base Flood Elevation." More than 50% of the existing grade is above the Base Flood Elevation which makes the lowest level to count as a story.

9) Architectural Plans – Height - The maximum allowed Building Height to the top of a flat roof in CD-2 zone is 32' from average grade. See definition of Height, as to Building Structure.

10) Architectural Plans – Sheet A-1.0.0 and A-3.4.0 require flood vents and breakaway walls. Please confirm and revise.

11) Regarding the proposed seawall replacement, per Section 6.10.2.2.c.d.&f. of the Norwalk Zoning Regulations says the Commission may require for the review of coastal Site Plans, shoreline restoration utilizing living shoreline techniques to provide shoreline protection and managing coastal resources and habitat, and reasonable mitigation measures and techniques, including, but not limited to removal of existing shoreline Flood and erosion control Structures. In the case the seawall will have to be removed due to is degrading status the Commission will require per the regulations mentioned above to be explored as preferred alternatives to the seawall.

12) Please confirm pool will be flush with the ground. Pools within a VE Zone cannot have any raised features that would contribute to a flood and erosion control structure.

13) The architectural rendering show robust landscaping is there a landscape plan showing type, count, size, etc?

14) A neighbor on Lowndes Avenue has expressed concerns regarding the proposed plantings on the northern boundary blocking public view corridors. While staff understands the concerns of the resident a vegetative buffer along the eastern boundary is highly encouraged and required but perhaps there are some modifications to reduce impacts along the northern boundary?

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (mandrzejewski@norwalkct.gov) or call (203-854-7781) if you have any questions regarding your application or the application process.

Sincerely,



Michelle Andrzejewski
Senior Planner

May 19, 2026

Michelle Andrzejewski, Senior Planner
Planning & Zoning
City of Norwalk
125 East Ave
Norwalk, CT 06851

RE: #2026-36 CSPR – 22 Lowndes Avenue

Dear Ms. Andrzejewski,

This letter is written in response to your preliminary comments received via e-mail on April 30th, 2026 regarding the above-mentioned project. We offer the following responses to your comments:

1) Comment**:** *I have uploaded the application to our website. See application page here: https://www.norwalkct.gov/3816/22-Lowndes-Avenue---2026---36-CSPR. Be sure to start distributing it to all agencies for review:*
a. Bill Mooney, Health Dept - WMooney@norwalkct.gov
b. Ralph Kolb, WPCA - RKolb@norwalkct.gov
c. DPW - DPWPermits@norwalkct.gov.

   Response**:** Our firm has submitted the necessary documents to agencies listed and will provide their comment/approval letters as they are received.

2) Comment**:** *This application has been referred to the Conservation Office, DEEP, and Harbor Commission. Please provide comments/approvals from any other relevant agencies.*

   Response**:** Understood. Agency comments/approvals will be provided as they are received.

3) Comment**:** *Submit an existing survey.*

   Response**:** Provided hereto are two surveys utilized for existing site condition calculations (and each are referenced in note 2 on site plan sheet SE-4); 1) Data Accumulation Plan Depicting Existing Conditions prepared by The Huntington Company, LLC, and 2) Zoning Location Survey prepared by Arcamone Land Surveyors, LLC.

4) Comment**:** *Civil Plans – Sheet ZSP-1, of the civil plans needs a correction. There is a 10' and 155' "CAM Setback Line" detailed this is in reference to flood section and not CAM requirement. See Section 6.9.5.D.1 of the Norwalk Zoning Regulations where it says all new construction within the VE or Coastal AE flood zones shall be located at least fifteen feet landward of the Coastal Jurisdiction Line (CJL), except for pools, provided that they are at*

least ten feet landward of the CJL and not inaccurately depicted as CAM setbacks. Please adjust accordingly.

Response**:** Refer to revised sheet ZSP-1, which renames the setback lines as 10' and 15' Coastal Jurisdiction Setback Lines. The proposed dwelling structure and pool meet the requirements of this section of the zoning regulations.

5) Comment**:** *Civil Plans – Sheet SE-3 the silt fence should continue around the western property boundary as well to prevent runoff onto neighboring properties.*

Response**:** Refer to revised sheet SE-3 with the requested revision to the silt fence limits.

6) Comment**:** *Civil Plans – Sheet ZSP-1 the maximum driveway width is 10 ft within the first 10ft of the frontage line.*

Response**:** Refer to revised sheet ZSP-1 for revisions to the driveway width. The width is reduced to 10'within the first 10 ft of the frontage line and extending to the drive court.

7) Comment**:** *A flood certification is needed for the elevator and mechanical pool equipment, must be elevated, BFE +2.*

Response**:** The mechanical equipment pad is noted as being elevated, BFE+2 and the elevator is in the design phase and will be designed and certified to the flood certification language prior to the request for a building permit.

8) Comment**:** *Architectural Plans – Sheet A.3.3.0 number of stories does not comply; it appears there is 3 stories provided and 2.5 stories is allowed. See definition of story on page 515 of the Norwalk Zoning Regulations. "2. For Structure(s) on pilings within the Special Flood Hazard Area, the area between the ground and floor next above it shall not count as a Story, provided that fifty percent (50%) of the Existing Grade is below the Base Flood Elevation." More than 50% of the existing grade is above the Base Flood Elevation which makes the lowest level to count as a story.*

Response**:** The comment indicates that more than 50% of the existing grade is above the BFE. In this case, 100% of the existing site grades (el. 6.7 – 10.6) are below the BFE (BFE = el. 11.0). Therefore, based upon the design intent of structure on pilings, we believe that the number of stories is 2 and that the lower garage level does not count as a story.

9) Comment**:** *Architectural Plans – Height - The maximum allowed Building Height to the top of a flat roof in CD-2 zone is 32' from average grade. See definition of Height, as to Building Structure.*

Response**:** Refer to the revised architectural plan set which removes the parapet and indicates a building height of 32'.

10) Comment**:** *Architectural Plans – Sheet A-1.0.0 and A-3.4.0 require flood vents and breakaway walls. Please confirm and revise.*

Response**:** Refer to the Foundation Plan (A-1.0.0) and Flood Panels & Flood Vent plan (sheets A-5.5.0 and A-5.6.0) for breakaway wall and flood vent notations for the structure.

11) Comment**:** *Regarding the proposed seawall replacement, per Section 6.10.2.2.c.d.&f. of the Norwalk Zoning Regulations says the Commission may require for the review of coastal Site Plans, shoreline restoration utilizing living shoreline techniques to provide shoreline protection and managing coastal resources and habitat, and reasonable mitigation measures and techniques, including, but not limited to removal of existing shoreline Flood and erosion control Structures. In the case the seawall will have to be removed due to is degrading status the Commission will require per the regulations mentioned above to be explored as preferred alternatives to the seawall.*

Response**:** The following response is as provided by RACE Coastal Engineering:

Removal of the existing seawall in favor of a living shoreline is not considered appropriate for this site for the following reasons:

1. The existing site is in a VE Zone which is typically considered moderate to high energy environment and living shorelines are most appropriate for low to moderate energy sites and may not provide adequate or reliable protection under the wave climate anticipated at this location.
2. Implementation of a living shoreline would require substantial regrading of the property due to the existing elevation differential between the toe of the seawall and the upland grade. To establish a stable vegetated berm, a minimum slope of 5H:1V would be required, with flatter slopes in the range of 8H:1V to 12H:1V preferred to support sustainable vegetation and minimize ongoing maintenance. Given an approximate 5-foot elevation change, this would necessitate an estimated 25-foot landward encroachment into the property. Such grading would significantly reduce usable lot area, eliminate the proposed pool, and constrain the building envelope, which is inconsistent with the project objectives.
3. The subject property is situated within a shoreline reach that is predominantly armored with structural flood and erosion control measures. Removal of the seawall at 22 Lowndes would introduce a localized vulnerability, increasing the site's exposure to flooding and erosion. Adjacent seawalls are likely to reflect wave energy, concentrating forces on the unprotected section. Additionally, the transition between armored and unarmored shoreline introduces the potential for flanking erosion, where accelerated erosion at the ends of the remaining seawalls could undermine adjacent structures as well as the subject property.

12) Comment**:** *Please confirm pool will be flush with the ground. Pools within a VE zone cannot have any raised features that would contribute to a flood and erosion control structure.*

Response**:** Yes, the pool coping is flush with the ground surrounding the pool.

13) Comment**:** *The architectural renderings show robust landscaping. Is there a landscape plan showing type, count, size, etc?*

Response**:** Included within the revised architectural plan set is a landscape plan inclusive of types and quantities of plantings.

14) Comment**:** *A neighbor on Lowndes Avenue has expressed concerns regarding the proposed plantings on the northern boundary blocking public view corridors. While staff understands the concerns of the resident a vegetative buffer along the eastern boundary is highly encouraged and required but perhaps there are some modifications to reduce impacts along the northern boundary?*

Response**:** The revised renderings and the landscape plan are modified to include shortened shrubs along the northern property line.

We look forward to presenting the plans, as revised to the Harbor Management and Planning and Zoning Commissions. As always, do not hesitate to contact us should you have any further questions or comments.

Sincerely,

Vincent J. Hynes, P.E.

Enclosures
Cc: Project Team

CITY OF NORWALK
Harbor Management Commission

www.norwalkct.gov

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

May 28, 2026

Michelle Andrzejewski
Senior Planner
City of Norwalk

RE: **22 Lowndes Avenue CSPR Referral - Application #2026-36**

Dear Ms. Andrzejewski:

At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, May 27th, 2026, the above-referenced Coastal Site Plan Review application referral was reviewed. The proposal consists of constructing a new single-family residence, in-ground pool, and pergola. The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the applicant's proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams

Amelia Williams
Staff to the Harbor Management Commission

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 20, 2026

Sent via email to: v.hynes@rednissmead.com

Vincent Hynes, P.E.
Senior Engineer
Redniss & Mead, Inc.

RE: 22 Lowndes Avenue (District 02, Block 90, Lot 10)
Proposed Single-Family Residence
Department of Engineering's Plan Review Comments

Dear Mr. Hynes:

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.

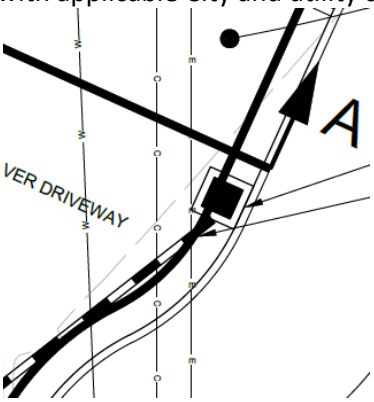
The following documents were provided and included in our review:

- Site Plan titled "Zoning Site Plan Depicting 22 Lowndes Avenue Norwalk, CT Prepared for Sylvia Dundon," prepared by Redniss and Mead, Inc., dated 04/15/2026
- Engineering Report titled "22 Lowndes Avenue Site Engineering Report," prepared by Redniss and Mead, Inc., dated 04/15/2026

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. The Plan shall clarify the intend of the existing sanitary sewer lateral. Should the existing lateral be abandoned, then the plan shall a call out that it shall be abandoned in accordance with the Norwalk City Standards.
2. 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. Otherwise, a sewer saddle detail shall be added to the plans.

3. The proposed sanitary sewer lateral shall require a clean out with concrete collar to be installed at the property line.
4. Please ensure minimum horizontal and vertical separation distances are maintained between all proposed utilities in accordance with applicable City and utility company standards.



5. Please provide an evaluation of whether the level spreader and subsurface infiltration system (Cultec chambers) being located within the limits of the 100-year floodplain will impact their functionality, constructability, and long-term performance. Specifically, address potential effects associated with periodic inundation, sediment buildup, reduced infiltration capacity, buoyancy/uplift forces, etc.
6. Provide confirmation that minimum vertical separation to groundwater and/or ledge is maintained beneath all proposed infiltration systems.
7. Install inlet protection at the Catch basin in the City Right-of-Way.
8. 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.
9. 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
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

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM June 3rd, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Michelle Andrzejewski, Senior Planner

SUBJECT: #2026-36 CSPR – Lowndes Ave Partners, LLC– 22 Lowndes Avenue (District 2, Block 90, Lot 10) – New single-family structure with associated pool, patio, and pergola.

Zone: CD-2 **Flood Zone:** VE-14 and AE-11

ZONING HISTORY:
This 0.51-acre property previously contained two single-family homes, which were demolished in 2022. The property directly abuts the Long Island Sound. There is an existing seawall on the site, and any activities involving a shoreline flood and erosion control structure (SFECS) are not exempt from Coastal Site Plan Review and require approval from the Planning and Zoning Commission, along with a referral to DEEP. In 2022, the Planning and Zoning Commission denied a subdivision application to divide the property into two separate building lots.

PROPOSED STRUCTURE:
The applicant proposes to construct a new single-family home built to VE flood zone standards. The proposed structure will have an overall footprint of 61 feet by 45 feet and will be constructed on piers with breakaway walls. The project also includes an inground pool, patio, and open pergola.

Although the home appears to be three stories in height, the lowest level does not count as a story for zoning compliance purposes. The proposal will result in an increase in impervious surface coverage compared to the previous structures. It is not recommended to allow significant expansion of living space in flood prone areas to be consistent with CCMA flood hazard policy to minimize threats to life and property. However, with the implementation of new stormwater management measures, staff does not anticipate the project will have adverse impacts on coastal resources. In addition, the applicant proposes to install new vegetation, resulting in an increase in greenery compared to the existing site conditions.

SIGN-OFFS:
The Harbor Management Commission found the proposal consistent with the Harbor Management Plan. DEEP has not responded. DPW has reviewed and provided the applicant with comments.

VIOLATIONS:
There are no zoning violations currently on the property.

The following resolution are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2026-36 CSPR – Lowndes Ave Partners, LLC– 22 Lowndes Road (District 2, Block 90, Lot 10) – New single-family structure with associated pool, patio, and pergola be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
    a. Per plan set dated 5/19/2026 prepared by Redniss and Mead, Stamford, CT; and
    b. Per plan set dated 5/19/2026 prepared by Arben Sela, West Nyack, NY (CT LIC# ARI.0015950)

2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; 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 the Staff; and

5. That all plantings be implemented prior to COZC; and

6. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
7. That any utilities comply with setbacks and flood regulations; and

8. 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

9. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

10. That the planting plan be revised to enhance and expand the vegetative buffer along the seawall with more robust plantings including shrubs approved by Staff prior to issuance of Zoning Permit; and

11. That any construction of new or change to existing shoreline flood and erosion control structure (SFECS) are not exempt from Coastal Site Plan Review and require approval from the Planning and Zoning Commission, along with a permit from CT DEEP; and

12. That in the event that the existing seawall cannot be repaired, removal of the wall shall require the exploration of living shoreline techniques, which shall be reviewed by a coastal engineer and submitted as a separate CSPR application; and

13. That the site plans, survey, and planting plans are revised to remove any new construction, including patio/pavers, within 15’ of the Coastal Jurisdiction Line and are approved by Staff prior to the issuance of a Zoning Permit; and

14. 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 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 June 12th, 2026.

You must obtain a zoning approval prior to any work on the site.

PLANNING & ZONING

125 East Avenue
Norwalk, Connecticut 06851

MEMORANDUM April 17, 2026

TO: Norwalk Planning & Zoning Commission; Chapin Bryce, Chairman

FROM: Steve Kleppin, Planning & Zoning Director

SUBJECT: #2026-30 SPR – 216 East Avenue – Exterior Modifications

The applicant is proposing modifications to the interior and exterior of the building to accommodate a retail store as part of the service station.

The location is within the East Norwalk Village TOD Zone and therefore, the exterior modifications are subject to design review.

Even though the level of activity does not rise to the requirements of requiring a full Site Plan application, the Commission still must authorize the hiring of a peer review consultant.

END

DRAFT

MacDermid Reynolds & Glissman, P.C.

Daniel S. Glissman
ATTORNEY AT LAW
daniel.glissman@mrglaw.com
Tel 860.278.1900
Fax 860.547.1191

March 17, 2026

VIA HAND DELIVERY

Nowalk Planning and Zoning Commission
Attn: Steven Kleppin
125 East Avenue
Norwalk, CT 06851

Re: Design Review Application – 216 East Avenue, Norwalk, CT

Dear Steven:

On behalf of the AMG Real Estate LLC (the "**Applicant**"), please accept this Site Plan Review application for the property located at **216 East Avenue, Norwalk, Connecticut** (the "**Property**"), which is located in the **CD-3 Zone** and within the **East Norwalk Village TOD Village Zone District (EVTZ)**. The Property is currently improved with an existing gasoline service station and repair facility that is a **legal nonconforming use** in the CD-3 Zone.

The Applicant seeks Commission review and approval for (i) an **interior use change** within the existing building, consisting generally of converting the existing repair/service area to **retail floor area** to be operated in conjunction with the existing gasoline service station use, and (ii) a **refresh of the building's exterior design/façade**, as shown on the enclosed architectural plans and elevations. **Fuel sales and fueling operations will remain as existing and are not proposed to change.** No building expansion is proposed.

Because the Property is located within the EVTZ, the application is also subject to the **Village District design review standards and peer review process**. Consistent with these requirements, the enclosed submission includes the site and architectural plans and supporting materials necessary for the Commission's review of both the proposed use change and the exterior design updates.

We respectfully request that the Commission accept this application, refer it for the required EVTZ peer review, and schedule the matter for review and action in accordance with the City's procedures. Please do not hesitate to contact me with any questions.

Very truly yours,

Daniel S. Glissman

Daniel S. Glissman
Direct: 860-278-1900
Email: daniel.glissman@mrglaw.com

Site Plan Review Application

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

Date Received:

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

1. **Address of Subject Property(s):**

   216 East Avenue, Norwalk, CT

2. District: 3, Block: 9, Lot(s): 14 **3.** Zone: CD-3, Overlay/Village District: EVTZ

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

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

7. Existing Use of Property:

   Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning

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

   Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning / Retail Sales - Convert existing automobile repair/service bay area within an existing gas station building to accessory retail sales primarily serving on-site customers, including convenience goods and automotive-related merchandise. No change to fueling operations. No vehicle repair/service use will remain in the converted area.

Applicant Information

Applicant Name: AMG REAL ESTATE LLC
Billing Address: 555 SOUTH COLUMBUS AVE #201 MOUNT VERNON, NY 10550
Phone Number: (914) 699-9500 Email: DPorco@atlantismgmt.com
Signature: DANNY PORCO

Property Owner Information and Authorization

Owner of Record: AMG REAL ESTATE LLC
Billing Address: 555 SOUTH COLUMBUS AVE #201 MOUNT VERNON, NY 10550
Phone Number: (914) 699-9500 Email: DPorco@atlantismgmt.com
Signature: DANNY PORCO

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

LIST OF ABBREVIATIONS

@	- At
A.C.T.	- Acoustical Ceiling Tile
A.F.C.	- Above Finished Ceiling
A.F.F.	- Above Finished Floor
AIA	- American Institute of Architects
AIEE	- American Institute of Electrical Engineers
AISC	- American Institute of Steel Contractors
ALUM.	- Aluminum
ALT.	- Alternate
AMP.	- Ampere
APT.	- Apartment
ARCH.	- Architect or Architectural
ASHRAE	- American Society of Heating, Refrigerating, & Air Conditioning Engineers
ASME	- American Society of Mechanical Engineers
ASTM	- American Society of Testing Engineers
ASSOC.	- Associated, Association
AWG	- American Wire Gauge
BD.	- Board
B.L.	- Building Line
BLDG.	- Building
BLK.	- Block
BM.	- Beam
B.O.	- By Others
BOT.	- Bottom
B.O.S.	- Bottom of Steel
BTU	- British Thermal Unit
CAB.	- Cabinet
CLG.	- Ceiling
C.T.	- Ceramic Tile
CFM	- Cubic Feet Per Minute
C.H.	- Ceiling Height
CL.	- Centerline
CLKG.	- Caulking
CLO.	- Closet
CLR.	- Clear
COL.	- Column
CONC.	- Concrete
CONST.	- Construction
CONT.	- Continuous
CONTR.	- Contractor
CORR.	- Corridor
COV'G.	- Covering
CPT.	- Carpet
CS.	- Countersink
CTR.	- Center
CU. FT.	- Cubic Feet
CU. IN.	- Cubic Inch
CU. YD.	- Cubic Yard
D.	- Depth or Deep
DB.	- Decibel
DBL.	- Double
DEPT.	- Department
DET.	- Detail
D.F.	- Drinking Fountain
DIA.	- Diameter
DIAG.	- Diagonal
DIM.	- Dimension
DIV.	- Division
DN.	- Down
DR.(S)	- Door(s)
DWG.	- Drawing
ELEV.	- Elevation or Elevator (context determines)
ELEC.	- Electrical
ENAM.	- Enamel
ENGR.	- Engineer
EQ.	- Equal
EQUIP.	- Equipment
E.W.C.	- Electric Water Cooler
EXH.	- Exhaust
EXIST.	- Existing
EXP.	- Exposed
EXTR.	- Extruded
EXT.	- Exterior
F.D.	- Fire Damper
F.H.	- Full Height
FIN.	- Finish
FL.	- Floor
FT.	- Foot
FIG.	- Figure
FIN.	- Finish
FPRF.	- Fireproof
FIX.	- Fixture
F.P.S.C.	- Fireproof Self Closing
FT. LB.	- Foot Pound
FTG.	- Footing
GA.	- Gauge
GAL.	- Gallon
GALV.	- Galvanized
G.C.	- General Contractor
GL.	- Glass
G.P.M.	- Gallons per Minute
GYP.	- Gypsum
HC.	- Handicapped
HGT.	- Height
HDW.	- Hardware
H.M.	- Hollow Metal
HOR.	- Horizontal
HR.	- Hour
H.R.	- Handrail
H.W.	- Hot Water
HVAC	- Heating, Ventilation & Air Conditioning
I.D.	- Inside Diameter
IN.	- Inch
INCL.	- Include/Including
INFO.	- Information
INSUL.	- Insulate, Insulating, Insulation
INT.	- Interior
JAN.	- Janitor
K.D.	- Knock Down
K.O.	- Knock Out
KW.	- Kilowatt
L.	- Length
LAV.	- Lavatory
LB.	- Pound
L.H.	- Left Hand
L.H.R.	- Left Hand Reverse
LIN.	- Linear
LT.	- Light
MANUF.	- Manufacturer
MAT.	- Material
MAX.	- Maximum
MECH.	- Mechanical
MED.	- Medium
MEZZ.	- Mezzanine
MIN.	- Minimum
MISC.	- Miscellaneous
MTL.	- Metal
N.	- North
NEC	- National Electrical Code
NEMA	- National Electrical M Assoc
N.I.C.	- Not in Contract
NO.	- Number
N.T.S.	- Not to Scale
OA.	- Overall
OA.D.	- Overall Dimension
O.C.	- On Center
O.D.	- Outside Diameter
OFF.	- Office
P.A.	- Public Assembly
PCF	- Pounds Per Cubic Foot
PERF.	- Perforated
PERM.	- Permanent
PERP.	- Perpendicular
PH.	- Phase
P. LAM.	- Plastic Laminate
PLMB.	- Plumbing
PLYWD.	- Plywood
PNL.	- Panel
POL.	- Polished
POS.	- Positive
PSF	- Pound Per Square Foot
PSI	- Pound Per Square Inch
PTN.	- Partition
PT.	- Paint
PTD.	- Painted
PR.	- Pair
QUAL.	- Quality
RAD.	- Radius
RE.	- Refer
REC'D.	- Received
RECP.	- Receptacle
REF.	- Refrigerator
R.H.	- Right Hand
R.H.R.	- Right Hand Reverse
REQ.	- Required
RM.(S)	- Room(s)
S.S.	- Stainless Steel
S.C.	- Solid Core
SECT.	- Section
SEP.	- Separate
SIM.	- Similar
SPEC.(S)	- Specification(s)
SPKR.	- Speaker
SPKLR.	- Sprinkler
SQ.	- Square
SQ. FT.	- Square Foot
SR.	- Senior
STD.	- Standard
STL.	- Steel
STRUC.	- Structural
SUPT.	- Superintended
SUSP.	- Suspended
TEL.	- Telephone
THK.	- Thick/Thickness
TYP.	- Typical
U.L.	- Underwriter's Laboratories
U.O.N.	- Unless Otherwise Noted
UR.	- Urinal
V.C.T.	- Vinyl Composition Tile
VERT.	- Vertical
V.I.F.	- Verify In Field
VS.	- Versus
VOL.	- Volume
W.	- Width
W/	- With
W.C.	- Water Closet
WD.	- Wood
W/O	- Without
WP.	- Waterproof
WT.	- Weight
YD.	- Yard

SYMBOLS USED AS ABBREVIATIONS

℄	- Centerline
#	- Pound or Number

GENERAL CONSTRUCTION NOTES

1. INFORMATION SHOWN ON THESE DRAWINGS IS FOR DESIGN INTENT ONLY. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD. COORDINATE DISCREPANCIES WITH THE ENGINEER. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
2. ESTABLISH LINES, GRADES, AND BENCHMARKS NECESSARY FOR PROPER WORK. FURNISH GIVEN SURVEY DATA.
3. BE RESPONSIBLE FOR QUANTITIES OF WORK. FURNISH LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK.
4. PROVIDE PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE REQUIRED BY GOVERNING STATE LAW PRIOR TO START OF WORK.
5. COORDINATE DRYWALL WORK WITH THAT OF OTHER TRADES IF DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC.
6. PROVIDE NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND MAINTAIN FIRE AND SOUND RATING WHERE INDICATED ON THE DRAWINGS.
7. PROVIDE METAL CORNER BEADS AT VERTICAL AND HORIZONTAL OUTSIDE CORNERS AND METAL J MOLDS AT EXPOSED EDGES, SPACKLE AND FINISH TO FORM STRAIGHT AND SMOOTH WALLS.
8. PROVIDE WATER RESISTANT GYPSUM BOARD FOR PARTITIONS ADJACENT TO PLUMBING LINES OR FIXTURES.
9. BUILT-IN CABINET WORK SHALL BE ENCASED IN LAMINATE CLASS B FINISH COMPLETELY. ANY EXPOSED FACE CABINET SHALL UTILIZE FIRE RETARDANT WOOD MATERIAL. WOOD BLOCKING SHALL BE PRESSURE TREATED WITH A FIRE RETARDANT AND PROVIDED WITHIN LIGHT GAUGE STEEL FRAMING TO RECEIVE MILLWORK. PROPERLY SEAL AND PRIME NEW WOOD SURFACES TO RECEIVE FINISH COAT.
10. PROVIDE FIRE RETARDANT PLYWOOD PANELS SECURED AND ANCHORED ACROSS 3-STUDS WITHIN LIGHT GAUGE STEEL FRAMING WHEN NECESSARY TO ACCEPT PLASMA TV STEEL MOUNTING BRACKET ASSEMBLY.
11. SET CEILING HEIGHTS AS INDICATED ON THE DRAWINGS MEASURED FROM FINISH FLOOR UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.
12. NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO PROGRESS OF WORK IF UNUSUAL FIELD CONDITIONS ARISE WHICH WOULD PREVENT THE CEILING AND/OR LIGHT FIXTURES FROM BEING INSTALLED AT THE INDICATED HEIGHT.
13. IN GENERAL, EXECUTE THE CEILING WORK TO PROVIDE A SMOOTH, CONTINUOUS, MATCHING, TIGHT, AND ALIGNING CEILING. THE FINAL CEILING INSTALLATION SHALL BE FREE OF VISUAL DEFECTS. REPAIR/REPLACE WHERE DAMAGED BY OTHER TRADES.
14. DO NECESSARY CUTTING FOR AND/OR BRIDGING REQUIRED FOR LIGHT FIXTURES, AIR DIFFUSERS, ETC.
15. INSTALL RESILIENT BASES STRAIGHT AND TRUE, TERMINATING THEM AGAINST OUTER EDGES OF DOOR FRAMES. FURNISH AND INSTALL RESILIENT BASE CORNER SECTIONS SHALL BE PROVIDED IN LENGTHS NOT LESS THAN 1'-0" MEASURED FROM THE CORNER.
16. COMPLETELY SEAL ABOVE CEILING PENETRATION CORES THROUGH FLOOR AND ROOF DECKS TO MAINTAIN EXISTING FIRE RATINGS, TYPICAL. UTILIZE 3M FIRE STOPPING PRODUCTS AND ASSEMBLIES.
17. WHERE DUCTS OR PART OF DUCTS ARE RUNNING PARALLEL OVER FIRE RATED PARTITIONS, EXTEND PARTITIONS AROUND DUCTS TO EFFECT COMPLETE FIRE RATED ASSEMBLIES.
18. WHERE DUCTS PENETRATE A FIRE RATED PARTITION AT AN ANGLE, SO THAT A FIRE DAMPER CANNOT BE INSTALLED AT CENTERLINE OF RATED PARTITION, EXTEND A HOUSING FRO THE RATED PARTITION TO THE FIRE DAMPER. COMPLETELY ENCLOSE THE DUCTS WITH MATERIAL EQUAL TO THAT OF THE PARTITION FIRE RATING. COMPLETE PARTITION FIRE RATING SHALL BE MAINTAINED.
19. WHERE PIPES, CONDUITS, OR LOW TENSION WIRING PENETRATE FIRE RATED OR SOUND RATED ENCLOSURES SUCH AS WALL OR SLAB, THE SPACES AROUND SUCH PENETRATIONS SHALL NOT EXCEED ½". PACK SPACES SOLID WITH MINERAL WOOL OR APPROVED EQUAL ON BOTH SIDES OF THE RATED ENCLOSURE TO ENSURE FULL FIRE/SOUND RATING IN COMPLIANCE WITH THE LOCAL BUILDING CODE.
20. FURNISH AND INSTALL 24 HOUR TEMPORARY LIGHTING INCLUDING TEMPORARY LIGHTING FRO INSTALLATION OR DELIVERY OF GOODS OR MATERIAL ON WEEKENDS.
21. PARTITION THICKNESS SHOWN ON CONSTRUCTION PLANS OR ENLARGED PLANS ARE NOMIMAL DIMENSIONS FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. SEE PARTITION TYPE DETAIL FOR ACTUAL DIMENSIONS.
22. ALIGN AND SAND SMOOTH GYPSUM BOARD SURFACES.
23. WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
24. FULLY PACK AND SEAL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING IN ACCORDANCE WITH THE GOVERNING BUILDING LAWS.
25. FIELD CONDITIONS MAY REQUIRE MODIFICATIONS IN THE DETAILS OF THE DRAWINGS AND QUANTITIES OF WORK INVOLVED. THE WORK SHALL BE CARRIED OUT TO MEET THESE FIELD CONDITIONS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
26. NEW WALLS AND PARTITIONS, WITHIN AREA OF WORK SHALL RECEIVE A PRIMER AND (2) FINISH COATS OF SCHEDULED FINISH PAINT. INTERIOR TRIM (DOORS, FRAMES, ETC.) SHALL RECEIVE A PRIMER AND (2) FINISH COATS OF SEMI-GLOSS PAINT. COLORS ARE TO CONFORM TO THE FINISH SCHEDULE OR WILL BE SELECTED BY THE ARCHITECT.
27. ELEVATION 0'-0" IS A REFERENCE OF THE EXISTING FINISHED FLOOR HEIGHT. NOTATION TO HEIGHTS WILL BE FROM THIS ELEVATION, UNLESS OTHERWISE NOTED. SURFACES ABOVE RAISED FLOOR ARE TAKEN FROM FINISHED RAISED FLOOR HEIGHT AND NOTED (A.R.F.)
28. SEAL PENETRATIONS THROUGH NEW FIRE RATED WALLS, CEILINGS, ETC. WITH ARCHITECT APPROVED 3M FIRE STOPPING PRODUCTS. FIRE STOPPING PERIMETER OF DUCT/CONDUIT PENETRATIONS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
29. LARGE SCALE DRAWINGS TAKE PRECEDENT OVER SMALL SCALE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENT OVER LARGE AND SMALL SCALE DRAWINGS.
30. IN THE EVENT OF DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IMMEDIATELY, IN WRITING, FOR CLARIFICATION. THE GREATER MONETARY VALUE SHALL TAKE PRECEDENCE IN THE EVENT THE CONTRACTOR NEGLECTS TO OBTAIN CLARIFICATION.
31. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE CONTRACT DOCUMENTS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR, OR OMISSION IN THE CONTRACT DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE CONTRACT DOCUMENTS.
32. VERIFY FIELD CONDITIONS AND NECESSARY DIMENSIONS PRIOR TO BEGINNING WORK AT THIS SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND AMENDMENT.
33. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL TRADES UNLESS A CONSTRUCTION MANAGER IS PRESENT.
34. THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL DRAWINGS FOR ROUGH/FINISH CARPENTRY REQUIRED FOR INSTALLATION OF THEIR WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FRAMED OPENINGS OF DUCTWORK, TRANSFER GRILLES, PIPING, ACCESS DOORS, CHOPPING FOR DRAINS, FIRE/SMOKE DAMPERS, ETC.
35. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ANY MECHANICAL, ELECTRICAL, PLUMBING, OR UTILITY SERVICE EQUIPMENT FROM DAMAGE DURING CONSTRUCTION.
36. WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH THE CURRENT VERSION OF ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES: UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE; UNIFORM FIRE CODE, NFPA STANDARDS, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE, ALL AS ADOPTED BY MT. VERNON, STATE OF NEW YORK.
37. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID OR WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
38. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO ARCHITECT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.
39. CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS. CONTRACTOR SHALL LAY OUT HIS WORK AND SHALL PROVIDE DIMENSIONS AND LAYOUT IN ADVANCE FOR ALL OTHER TRADES (PLUMBING, ELECTRICAL, STRUCTURAL, MECHANICAL, ETC.) AND IMMEDIATELY NOTIFY ARCHITECT OF CONFLICT BEFORE PROCEEDING.
40. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
41. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS, AND IN THE BUILDING AND ITS VICINITY.
42. ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
43. REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING TO ARCHITECT FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
44. ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
45. CONTRACTOR SHALL ARRANGE ACCESS TO BUILDING AND PROJECT SITE VIA PROJECT MANAGER, AND SHALL FOLLOW ALL BUILDING SPECIFIC RULES OF CONDUCT AS ENFORCED BY THE PROJECT MANAGER. CONTRACTOR SHALL ONLY USE BUILDING ENTRANCE AS SPECIFIED BY PROJECT MANAGER AND ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL REMOVAL AND DELIVERY WITH PROJECT MANAGER SO AS TO AVOID DISTURBANCE TO EXISTING TENANTS AND/OR NEIGHBORS. CONTRACTOR SHALL ARRANGE WITH PROJECT MANAGER AND ARCHITECT FOR AFTER-HOURS ACCESS TO PROJECT SITE.
46. CONTRACTOR SHALL PROVIDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INCLUDED IN THE DRAWINGS.
47. CONTRACTORS SHALL BREAK OUT IN THEIR PRICING COST ITEMS OUTLINED BY ARCHITECT FOR REVIEW AS ADD ALTERNATES. ALL ADD ALTERNATES SHALL INCLUDE ALL CONTRACTOR'S O&P SO THAT THEY MAY BE ADDED STRICTLY AS ELECTIVE LINE ITEMS.
48. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.
49. GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISH; SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS ONCE INSTALLED; PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, PARTITION AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN; PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES; PROVIDE MINIMUM 1/8 INCH THICK TEMPERED HARDBOARD OR PLYWOOD GANG WAY TO PROTECT ALL FLOORING MATERIALS FROM BREAKAGE, CRACKING, SCRATCHING OR OTHER DAMAGE FROM DOLLIES, HAND TRUCKS OR ROLLING BINS OR TOOL CARTS USED TO TRANSPORT MATERIALS TO AND FROM PROJECT AREA; EXTEND PROTECTION FROM BUILDING ENTRY(IES) TO PROJECT AREA.
50. THE CONTRACTOR SHALL PROTECT INTERIOR SURFACE OF GLAZING AT ALL TIMES FROM BREAKAGE AND SCRATCHING OF WINDOW COATINGS. ANY HOLLOWS OR DAMAGED AREAS OF CONCRETE FLOOR SHALL BE REPAIRED MADE LEVEL PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE FROM DEMOLISHED WALLS OR PORTIONS OF WALLS ALL POWER CIRCUITS AND SWITCH LEGS BACK TO FIRST JUNCTION BOX. REMOVE ANY MILLWORK OR WALL- MOUNTED PLUMBING FIXTURES FROM WALLS INDICATED TO BE DEMOLISHED AND NOT OTHERWISE SHOWN. THE CONTRACTOR SHALL MAINTAIN A TRUCK OR OTHER VEHICLE FOR REMOVAL OF WASTE MATERIALS DAILY FROM SITE. WASTE MATERIALS SHALL BE TRANSPORTED TO SUCH VEHICLE BY COVERED RUBBER- TIRED CARTS. ANY LIGHTING FIXTURES REMOVED FROM THE SPACE AND NOT DISPOSED OF SHALL BE SALVAGED AS DIRECTED BY THE ARCHITECT. THE CONTRACTOR SHALL TAKE CARE NOT TO UNREASONABLY CAUSE DAMAGE ANY SALVAGED MATERIALS OR FIXTURES.
51. DO NOT SCALE DRAWINGS FOR DIMENSIONS. CONTACT ARCHITECT FOR CLARIFICATION AND/OR ADDITIONAL INFORMATION IF REQUIRED.
52. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS PROVIDED BY ENGINEER AND CONSULTANTS FOR DETAILED SIZES, SPECIFICATIONS, DETAILS AND INSTRUCTION.
53. THE CONTRACTOR SHALL FILE WITH THE DEPARTMENT OF BUILDINGS AND OBTAIN ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY WORK HEREIN DESCRIBED.
54. GC WILL PROVIDE WORKING (1) 5LB ABC FIRE EXTINGUISHER PER FLOOR AT SITE DURING CONSTRUCTION.

DELIVERY, STORAGE, & HANDLING

1. DELIVER, STORE, AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT.
2. CONTROL DELIVERY SCHEDULES TO MINIMIZE LONG-TERM STORAGE AT THE SITE AND PREVENT OVERCROWDING OF CONSTRUCTION SPACES. IN PARTICULAR, COORDINATE DELIVERY AND INSTALLATION TO INSURE MINIMUM HOLDING OF STORAGE TIMES FOR ITEMS KNOWN OR RECOGNIZED TO BE FLAMMABLE, HAZARDOUS, EASILY DAMAGED, OR SENSITIVE TO DETERIORATION, THEFT AND THEIR SOURCES OF LOSS.
3. DELIVER PRODUCTS TO THE SITE IN THE MANUFACTURER'S SEALED CONTAINER OR OTHER PACKAGING SYSTEM, COMPLETE WITH LABELS AND INSTRUCTIONS OR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
4. STORE PRODUCTS AT THE SITE IN A MANNER THAT WILL FACILITATE INSPECTION AND MEASUREMENT OF QUANTITY OR COUNTING OF UNITS.
5. STORE HEAVY MATERIALS AWAY FROM THE PROJECT STRUCTURE IN A MANNER THAT WILL NOT ENDANGER THE SUPPORTING CONSTRUCTION.

REMOVAL PERFORMANCE DISCLAIMER

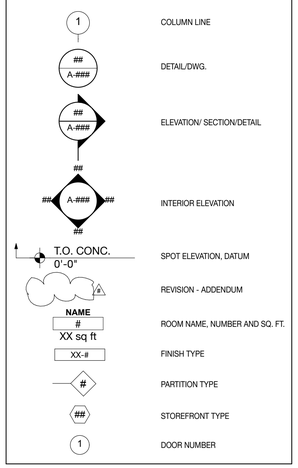
THE ARCHITECT AND ARCHITECT'S CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR THE MEANS BY WHICH THE REMOVAL IS PERFORMED. THE CONTRACTOR SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH IN THESE DOCUMENTS IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES".

NOTE:

THE DUTIES OF THE ARCHITECT AND HIS EMPLOYEES OR AGENTS SHALL TERMINATE WITH THE COMPLETION AND DELIVERY OF WORKING DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE OF SUPERVISION OF CONSTRUCTION OF THE PROJECT, NOR DOES THE ARCHITECT HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER OR THE CONTRACTOR UNLESS NOTED OTHERWISE IN WRITING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUB-CONTRACTOR'S EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

SYMBOL LEGEND



ADA STATEMENT:

I HEREBY CERTIFY THAT THE PLANS AND DRAWINGS FOR THIS PROJECT WERE DRAWN IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS. INCLUDING, BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (THE "ADA"), THE ADA ACCESSIBILITY GUIDELINES AND ANY STATE OR LOCAL ACCESSIBILITY CODES, REGULATIONS, OR STANDARDS.

BUILDING/SITE DATA:

MBLU: 3-9-14-0	ZONING DISTRICT: CD-3	SITE AREA: 14,082 S.F.
USE GROUP: MERCANTILE	TYPE OF CONSTRUCTION:	TYPE IIIB
STORIES: 1	EXISTING FLOOR AREA:	1,660 SF
	PROPOSED FLOOR AREA:	1,660 SF

PROPOSED SCOPE OF WORK:

GUT RENOVATION OF AN EXISTING CONVENIENCE STORE / REPAIR SHOP . THE SCOPE OF WORK INCLUDES:

- COMBINE CONVENIENCE STORE AND CAR REPAIR SHOP
- NEW CONVENIENCE STORE LAYOUT
- NEW FINISHES THROUGHOUT
- NEW ADA BATHROOM
- NEW SHOPFRONT AND NEW ENTRANCE
- FACADE UPGRADE (BRICK SIDING OVER EXISTING CMU)
- NEW SIGNAGE.

GAS STATION PUMPS, CANOPY AND LANDSCAPE NOT IN THE SCOPE OF WORK FOR THIS APPLICATION.

BUILDING DEPARTMENT NOTES:

THE RENOVATION WORK DESCRIBED HEREIN SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL BUILDING CODES AND REPRESENTS:

CHANGE IN USE
NO CHANGE OCCUPANCY
NO CHANGE IN EGRESS
NO CHANGE IN ZONING

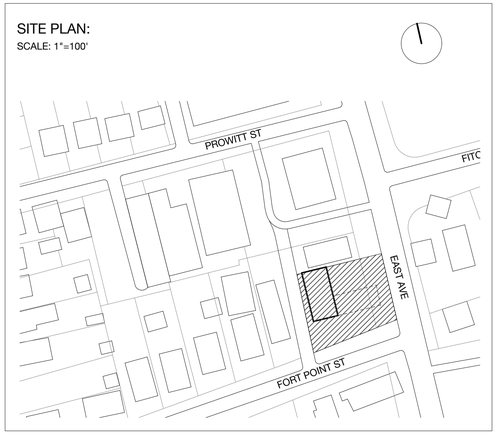
BUILDING CODE:

BASED ON THE 2022 CONNECTICUT STATE BUILDING CODE, WHICH IS BASED ON THE FOLLOWING NATIONAL MODEL CODES:

2021 International Building Code
2017 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
2021 International Existing Building Code
2021 International Plumbing Code
2021 International Mechanical Code
2021 International Energy Conservation Code
2020 NFPA 70, National Electrical Code, of the National Fire Protection Association Inc.
2021 International Residential Code

SITE PLAN:

SCALE: 1"=100'



DRAWING LIST

NUMBER	NAME	SCALE
A.000	COVER SHEET AND GENERAL NOTES	N.T.S
A.001	DOOR, WINDOW, HARDWARE AND FINISH SCHEDULES	N.T.S
A.002	TYP. WALL TYPES AND DETAILS	N.T.S
A.003	PROPOSED SITE PLAN	1" = 20'-0"
A.004	CODE COMPLIANCE ANALYSIS PLAN	1/4" = 1'-0"
A.100	AS BUILT / GROUND FLOOR DEMOLITION PLAN	1/4" = 1'-0"
A.101	PROPOSED GROUND FLOOR CONSTRUCTION PLAN	1/4" = 1'-0"
A.102	PROPOSED GROUND FLOOR REFLECTED CEILING PLAN	1/4" = 1'-0"
A.103	PROPOSED EQUIPMENT PLAN	1/4" = 1'-0"
A.104	RESTROOM DETAILS AND PLUMBING SCHEDULES	1/2" = 1'-0"
A.200	TYP. BUILDING SECTIONS	1/4" = 1'-0"
A.201	PROPOSED BUILDING ELEVATIONS	1/4" = 1'-0"

Pablo De Miguel Architect, PLLC

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OWNER:

Atlantis Management Group
555 S Columbus Ave #201 Mt. Vernon NY 10550
contact: Danny Porco
T. 347 249-6302 **E**. Dporco@atlantismgmt.com

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

EXPEDITING & CODE CONSULTANT:

CONTRACTOR:

KEY PLAN

2	08/21/2025	issued for filing
1	06/30/2025	issued for review

ISSUE DATE DESCRIPTION

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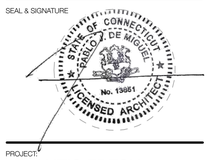
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

SEAL & SIGNATURE



PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25 PROJECT #: 2402

SHEET NAME:

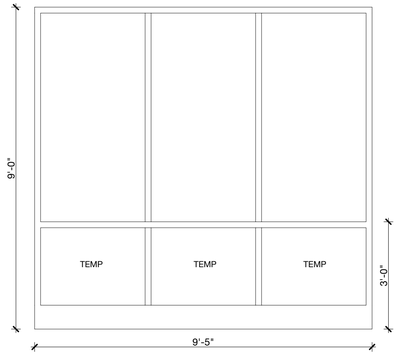
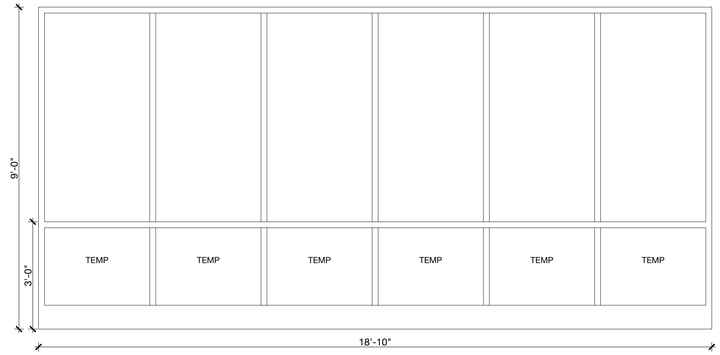
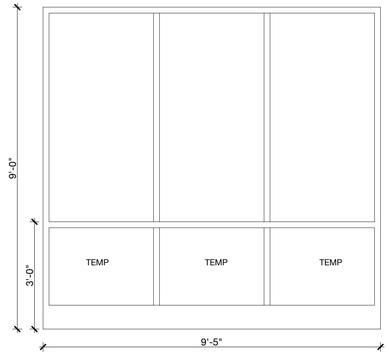
COVER SHEET AND GENERAL NOTES

DRAWING No.:

A.000.00

PAGE: #LayNolnSubset of XX

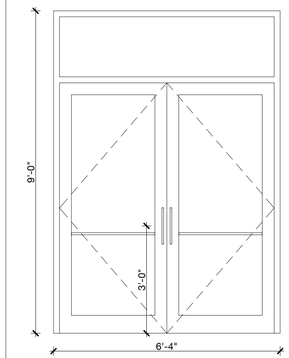
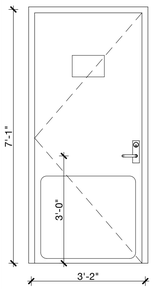
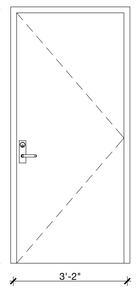
WINDOW LEGEND

VIEW			
Element ID	W1	W2	W3
Quantity	1	1	1
NOTES	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS

WINDOW SCHEDULE

WINDOW #	LOCATION	MANUFACTURER	ASSEMBLY U- FACTOR	SHGC	VT	AIR LEAKAGE RATE (CFM/SF)	TYPE	WIDOW SIZE		QUANTITY	FINISH	REMARKS
								NOMINAL WIDTH	NOMINAL HEIGHT			
W1	NORTH FACADE	KAWNEER COMPANY INC. 1000 DENNY OR APPROVED EQUAL	0.368	0.338	0.616	0.05	TYPE 1	9'-5"	9'-0"	1	BLACK ANODIZED ALUMINUM	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS
W2	WEST FACADE	KAWNEER COMPANY INC. 1000 DENNY OR APPROVED EQUAL	0.368	0.338	0.616	0.05	TYPE 1	18'-10"	9'-0"	1	BLACK ANODIZED ALUMINUM	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS
W3	WEST FACADE	KAWNEER COMPANY INC. 1000 DENNY OR APPROVED EQUAL	0.368	0.338	0.616	0.05	TYPE 1	9'-5"	9'-0"	1	BLACK ANODIZED ALUMINUM	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS

DOOR LEGEND

VIEW			
TYPE	TYPE A		
Quantity	1	1	1
NOTES	DOOR GLASS TO BE TEMPERED DOOR SIZE 6'X7' PLUS TRANSOM		
Element ID	D1	D2	D3

DOOR SCHEDULE

#	MANUFACTURER	ASSEMBLY U-FACTOR	SHGC	VT	AIR LEAKAGE RATE (CFM/SF)	TYPE	FIRE	NOMINAL WIDTH	NOMINAL HEIGHT	SWING	LEAF	MATERIAL	FRAME MATERIAL	HARDWARE SET	THRESHOLD	FINISH	REMARKS
D1	KAWNEER COMPANY INC. 350 THERMAL OR APPROVED EQUAL.	0.593	0.240	0.395	0.2	TYPE A	1	6'	7'	L	1 3/4"	ALUM / GLASS	NA	HW-01	AXXX/01	ANODIZED ALUMINUM & TEMPERED GLASS. FRAME COLOR TO MATCH DARK GREY METAL FACADE PANEL	DOOR GLASS TO BE TEMPERED DOOR SIZE 6'X7' PLUS TRANSOM
D2								3'	7'	R	1 3/4"	HM	NA		N/A	PAINTED PT-02	
D3								3'	7'	L	1 3/4"	HM	NA	HW-03			

HARDWARE SCHEDULE

TYPE	DESCRIPTION		
HW-01	1-1/2 PAIR KAWNEER STANDARD BUTT HINGES (3 PER LEAF) KAWNEER STANDARD MS DEADBOLT WITH (1) KAWNEER CYLINDER (1) THUMB TURN (ACITVE LEAF) KAWNEER STANDARD FLUSHBOLTS (1) PAIR (INACTIVE LEAF) KAWNEER CO-9 / SP-II SINGLE ACTING PUSH & PULL HARDWARE, US32D FINISH NORTON 1601 SURFACE CLOSE, WITH BACKCHECK, WITHOUT HOLD OPEN KAWNEER STANDARD 1/2" X 4" MILL FINISH ALUMINUM THRESHOLD		
HW-02	3 EA. BUTTS	TA2714 4-1/2" X 4-1/2" NRP 26D	MCKINNEY
	1 EA. LOCK SET W/ DEAD BOLT & THUMB LATCH	28-65G37-KL-26D W/ #475, 26D	SARGENT
	1 EA. STOP	FS13 W/ R14 RISER 26D	IVES
	2 EA. DOOR VIEWER	U-10348	DEFENDER SECURITY
	1 EA. CLOSER	4051 MED DUTY AL	UNIVERSAL HARDWARE
HW-03	3 EA. BUTTS	TA2714 4-1/2" X 4-1/2" NRP 26D	MCKINNEY
	1 EA. PRIVACY SET	28-65J85-KL-26D	SARGENT
	1 EA. CLOSER	4051 HEAVY DUTY AL	UNIVERSAL HARDWARE
	1 EA. STOP	FS13 W/ R14 RISER 26D	IVES
	1 EA. KICK PLATE	34" X 34" 0.050 SATIN STAINLESS STEEL - PUSH SIDE ONLY	
HW-04	3 EA. BUTTS	TA2714 4-1/2" X 4-1/2" NRP 26D	MCKINNEY
	1 EA. PANIC HARDWARE	5300 Series alarmed exit device	SARGENT
	1 EA. CLOSER	4051 HEAVY DUTY AL	UNIVERSAL HARDWARE
	1 EA. STOP	FS13 W/ R14 RISER 26D	IVES
HW-05	1 EA. SLIDING DOOR HARDWARE	Hawa Junior 120/A, set	HAFFELE
	2 EA. PULL	ROCKWOOD Tubular Straight Pull	SARGENT

FINISH SCHEDULE

ITEM CODE	LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT #/ FINISH
FL-01	SALE FLOOR, ATTENDANT AREA, OFFICE, UTILITY ROOM, RESTROOM	24"X 48" FIELD TILE 3/8" THICK	DAL TILE. HAUT MONDE - EMPIRE BLACK HM06	UNPOLISHED GROUT: LATICRETE 45 RAVEN
PT-01	ALL WALLS AND GYP. SUSPENDED CEILING	PAINT	BERH ULTRA SATIN	FLAT PAINT. COLOR WHITE 0983-7750 CUSTOM COLOR MATCH
PT-02	ACCENT AREAS, CORRIDOR, DOORS	PAINT	BENJAMIN MOORE	GRAPHITE 1603
PT-03	INTERIOR WALLS AS INDICATED ON PLANS	PAINT	BERH ULTRA SATIN	FLAT PAINT. COLOR 420B-5 SWEET MIDORI GREEN. 0983-BASE 7753
ST-01	SALE FLOOR	STONE COUNTERTOP	SILESTONE	SILVER NUBE
ST-02	RESTROOM	PORCELAIN MOSAIC TILE	SUBWAY TILE WHITE GLOSSY 3X6	UNPOLISHED GROUT: LATICRETE 45 RAVEN
ST-03	SALE FLOOR / WALK-IN COOLER EXTERIOR	PORCELAIN MOSAIC TILE	MEROLA TILE METRO SUBWAY GLOSSY WHITE 11-3/4 IN. X 11-3/4 IN. X 5 MM . MODEL NUMBER: FXLMSSW	UNPOLISHED GROUT: LATICRETE 45 RAVEN
ST-05	PAINTED CMU	SIDE OF BUILDING PAINTED EXISTING AND NEW CMU EXTERIOR WALL	BENJAMIN MOORE	GRAPHITE 1603
WD-01	FACADE	FIBER CEMENT LAP SIDING PLANKS 8" HORIZONTAL	JAMES HARDY	STEEL GRAY COLOR
WD-02	GENERAL SALES AREA. SOFFIT	RECLAIMED WOOD CLADDING	BY OWNER	BY OWNER
WD-03	SIGNAGE PANELS (WOOD FINISH)	WOOD LAMINATE OVER RIGID PANEL	WILSONART	UPTOWN WALNUT 7971K-12 SOFT GRAIN FINISH WITH AEON
MTL-03	CANTILEVER/ CANOPY & SIDE PANELS	ALUMINUM PANEL TRIMS	ALUCOBOND	CONTEMPORARY. GRAPHITE MICA PVDF-3 / GLOSS 30
MTL-04	STOREFRONT	ALUMINUM FRAME		BLACK ANODIZED OR PAINTED
CL-01	SALE FLOOR, BATHROOM, UTILITY	PAINTED GYP. BOARD		
CL-02	UTILITY/SALE FLOOR	SUSPENDED CEILING TILES 2X4	ARMSTRONG	AMSTRONG 1761 WH
RB-01	SALE FLOOR, ATTENDANT AREA, OFFICE, UTILITY ROOM	BASEBOARD	ROPPE 700 SERIES	RUBBER- COLOR DARK GREY TBD WITH CONCRETE FLOOR

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EXPEDITING & CODE CONSULTANT:

CONTRACTOR:

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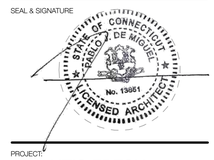


PROJECT:

ATLANTIS FRESH MARKET
Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25	PROJECT #: 2402

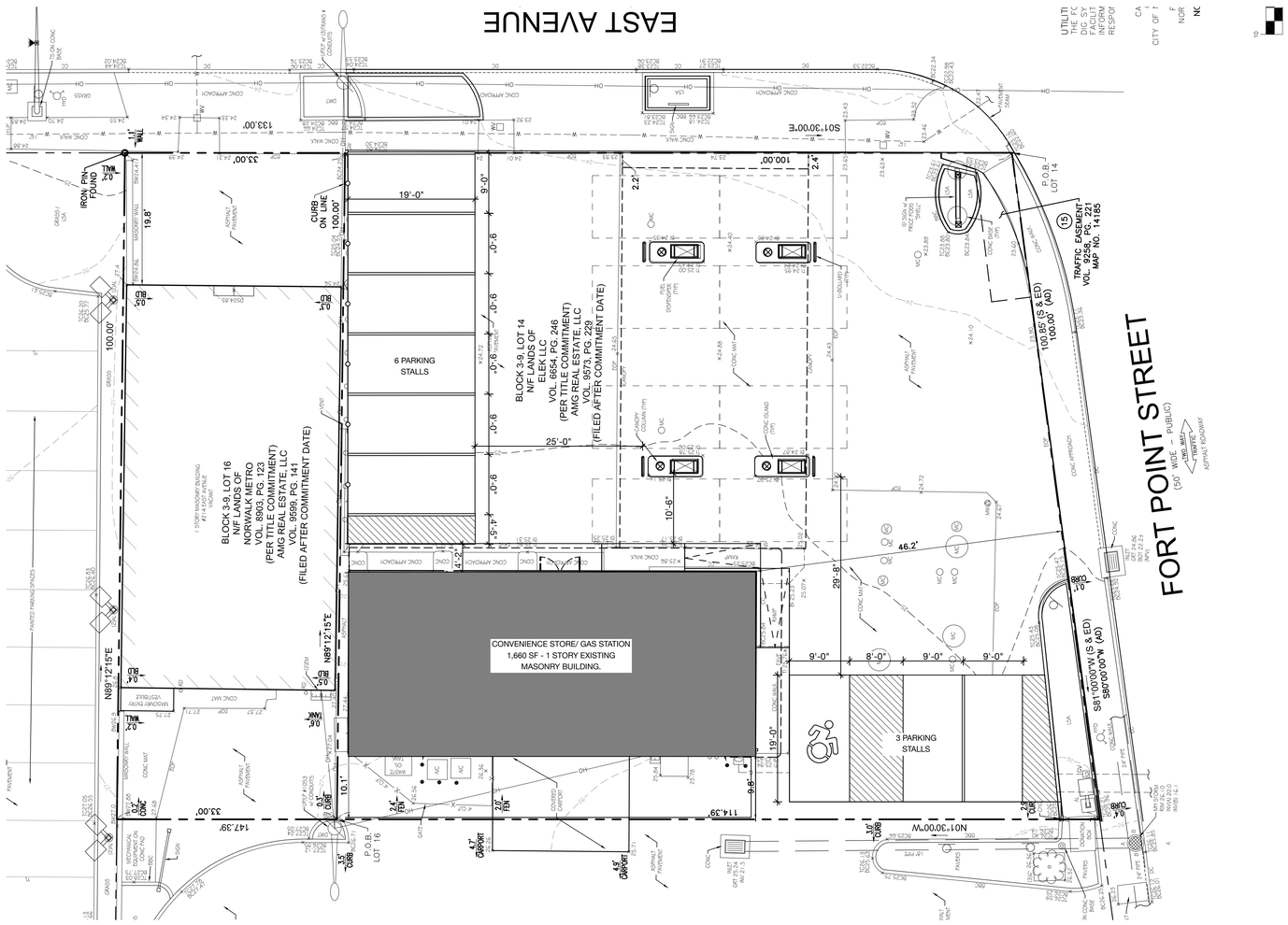
SHEET NAME:

DOOR, WINDOW, HARDWARE AND FINISH SCHEDULES

DRAWING No.:

A.001.00

PAGE: #LayNoInSubset of XX



02 NOTED SURVEY
SCALE: 1" = 10'

THIS PLAN IS USING AS REFERENCE THE PROPERTY SURVEY PRODUCED BY GALLAS SURVEYING GROUP AND SIGNED BY CHARLES J. OSBORNE III. DATED 11/28/2023

ZONING INFORMATION TABLE - TOWN OF NORWALK
216-214 EAST AVE, NORWALK, CT

Mblu : E13-182

ZONING DISTRICT : GENERAL URBAN COMMUNITY DISTRICT **(CD-3 ZONE)**
EXISTING USE: GAS STATION/CONVENIENCE STORE WITH VEHICLE REPAIR
PROPOSED USE: GAS STATION WITH A CONVENIENCE STORE

PARKING CALCULATIONS

ZR-CH 118-1210 AMOUNT OF MOTOR VEHICLE PARKING SPACE TO BE PROVIDED

12.(a). RETAIL STORES, INCLUDING PERSONAL AND BUSINESS SERVICE ESTABLISHMENTS, AND RETAIL ACCESSORY TO BOUTIQUE MANUFACTURING:

1 parking space per 200 square feet of active commercial floor area.

19.(b). MOTOR VEHICLE SERVICE AND GAS STATIONS - GAS STATION:

1 parking space per pump island.

	EXISTING	PROPOSED
12. CONVENIENCE STORE (RETAIL) = 1,480 SQ.FT / 200 = 7.4 **(8 PARKING SPACES)** 19. GASOLINE FILLING STATION (4 PUMP ISLANDS) 4 X 1 = **4 PARKING SPACES** **TOTAL REQUIRED AS PER ZR: 12 PARKING SPACES** (1 ADA + 11 REGULAR)	NOT DEFINED + 8 AT PUMPS	9 SPACES (1 VAN ADA) + 8 AT PUMPS

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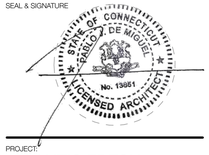

PROJECT:
ATLANTIS FRESH MARKET
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DATE: 8/21/25 | PROJECT #: 2402

SHEET NAME:
PROPOSED SITE PLAN

DRAWING No.:
A-003.00

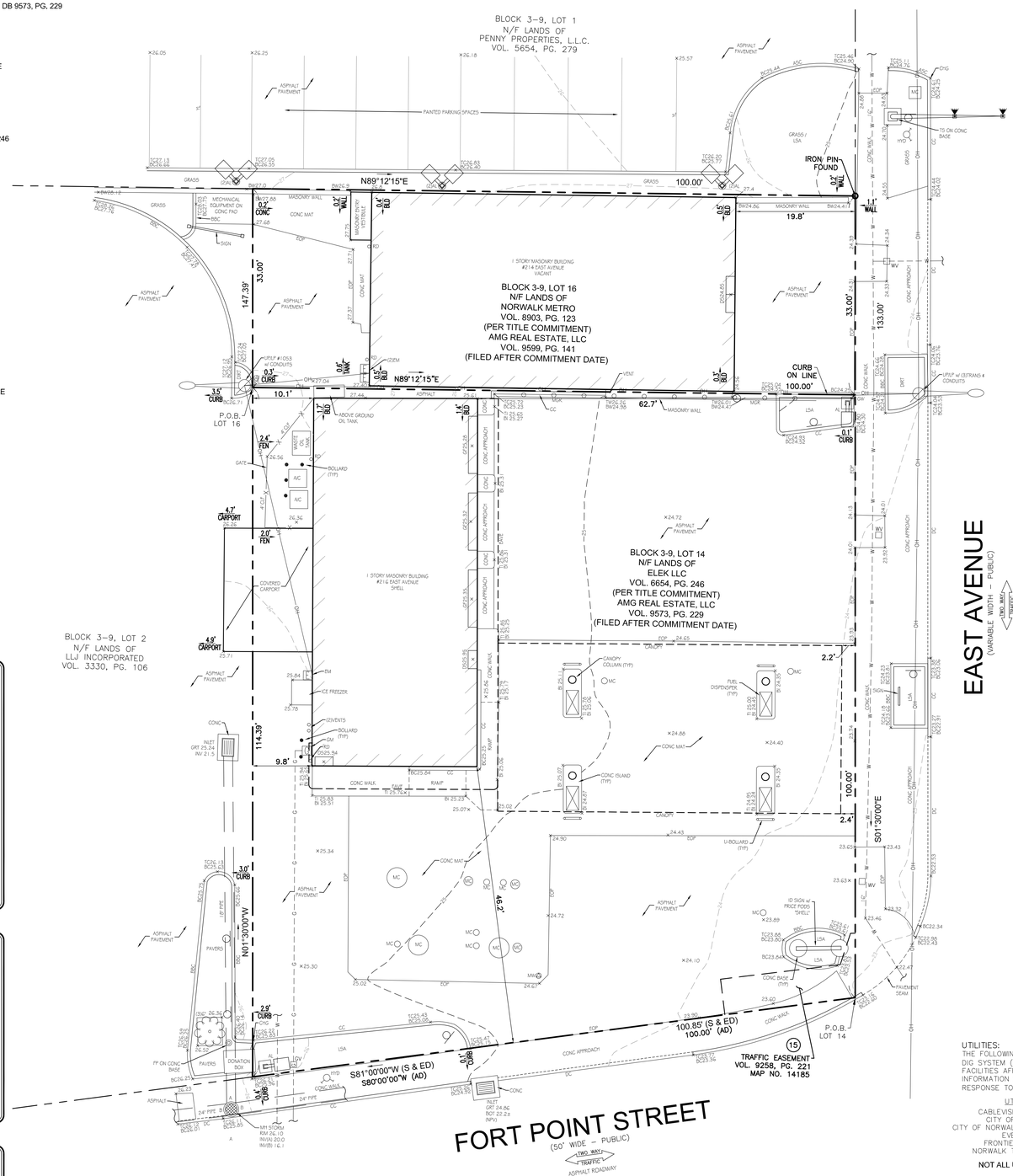
PAGE: #LayNoInSubset of XX

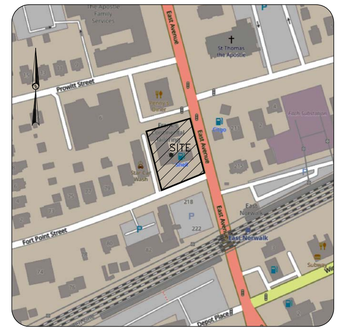
MAP LEGEND

- PROPERTY LINE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- FENCE
- GUIDE RAIL
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- DOOR SILL ELEVATION
- GARAGE FLOOR ELEVATION
- EXIST. TOP OF ISLAND ELEVATION
- EXIST. BOTTOM OF ISLAND ELEVATION
- APPROX. LOCATION U.G. WATER LINE & SIZE PER UTILITY MARKOUT
- APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- ELECTRIC METER
- AREA LIGHT ON CONCRETE BASE
- MANHOLE
- INLET
- MONITORING WELL
- TRAFFIC SIGNAL POLE
- OVERHEAD WIRES
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- BOLLARD
- SIGN
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- TREE & TRUNK SIZE
- TITLE REPORT EXCEPTION NUMBER

ABBREVIATIONS

A/C	AIR CONDITIONER
(AD)	AMG REAL ESTATE, LLC, DB 9573, PG. 229
AL	AREA LIGHT
ASC	ASPHALT CURB
BBC	BELGIAN BLOCK CURB
BLD	BUILDING
BOT	BOTTOM OF STRUCTURE
CC	CONCRETE CURB
CHG	CURB CHANGE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DC	DEPRESSED CURB
(ED)	ELEK LLC, DB 6654, PG. 246
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
FP	FLAG POLE
FEN	FENCE
GM	GAS METER
GW	GUY WIRES
GRT	GRATE
HYD	HYDRANT
INV	INVERT
LSA	LANDSCAPED AREA
MC	METAL COVER
MGR	METAL GUIDE RAIL
MH	MANHOLE
MW	MONITORING WELL
NPV	NO PIPES VISIBLE
RD	ROOF DRAIN
(S)	SURVEY
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
UP/LP	UTILITY POLE/LIGHT POLE
YL	YELLOW LINE




SITE
East Avenue
Fort Point Street
Payonia Street
St Thomas Greek Apostolic
Post Office
Norwalk Transportation Center
Metro-North Railroad
Subway
Parking
Parking Lot
Parking Garage
Bus Stop
Taxi Stand
Bus Shelter
Public Restrooms
Public Telephone
Public Drinking Fountain
Public Parking
Public Parking Garage
Public Parking Lot
Public Parking Lot Entrance
Public Parking Lot Exit
Public Parking Lot Entrance and Exit
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Public Parking Lot Entrance and

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CONTRACTOR:

KEY PLAN

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

2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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SEAL & SIGNATURE

STATE OF CONNECTICUT
PABLO A. DE MIGUEL
No. 13651
LICENSED ARCHITECT

PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25 | PROJECT #: 2402

SHEET NAME:

TYP. BUILDING SECTIONS

DRAWING No.:

A.200.00

PAGE: #LayNoInSubset of XX

SIGNS CALCULATIONS
CD-3 Zone

SIGN A (ON PINS) AREA: **25 S.F.** (Wall sign) < 32 SF
SIGN B (W/ INTERNAL ILLUMINATION) AREA: **35 S.F.** (Band Sign) < 90SF

TOTAL SIGN AREA : 60 SF.

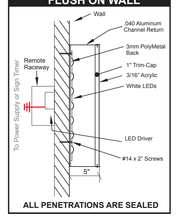
Facade linear Ft = 60' x 1.5 = **90 SF. Max.**

ARTICLE 7 :
Band Sign . 1 x business. 1.5 SF per linear ft of facade / max. 3ft high
Wall Sign . 1 x business , max. 32 sf

FINISH SCHEDULE

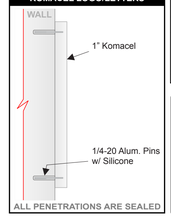
ITEM CODE	LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT #/ FINISH
ST-05	FACADE	FIBER CEMENT PANEL - MODERNBRICK	NICHIHA	MIDNIGHT
ST-06	PAINTED CMU OR CONCRETE	SIDE OF BUILDING EXTERIOR WALL	BENJAMIN MOORE OR APPROVED EQ.	TO MATCH CONCRETE COLOR
MTL-01	FACADE	ALUMINUM PANEL	ALUCOBOND	CLASSIC CHAMPAGNE METALLIC PVDF-3/GLOSS 30
MTL-03	CANTILEVER/ CANOPY & SIDE PANELS	ALUMINUM PANEL TRIMS	ALUCOBOND	CONTEMPORARY. GRAPHITE MICA PVDF-3 / GLOSS 30
MTL-04	STOREFRONT	ALUMINUM FRAME		BLACK ANODIZED OR PAINTED

LED CHANNEL LETTERS FLUSH ON WALL



ALL PENETRATIONS ARE SEALED

INSTALLATION OF PIN MOUNTED KOMACEL LOGO/LETTERS



ALL PENETRATIONS ARE SEALED

SIGN A: NON - ILLUMINATED KOMACEL STAR LOGO

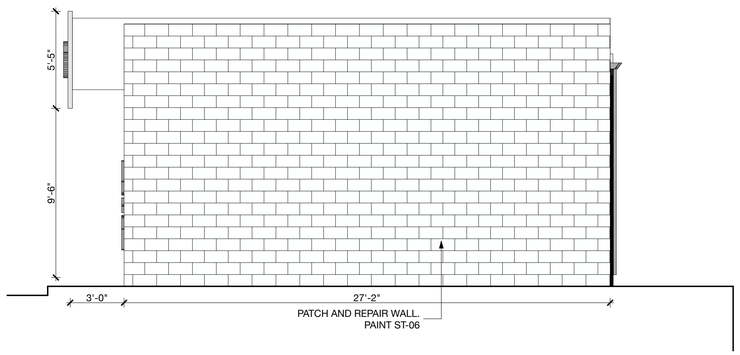
COLORS: ORACAL SILVER FACES - PRIMED AND PAINTED SILVER RETURNS
STAR SIZE : 5' X 5'
ILLUMINATION : NONE.

SIGN A AREA : 25 SQ.FT.

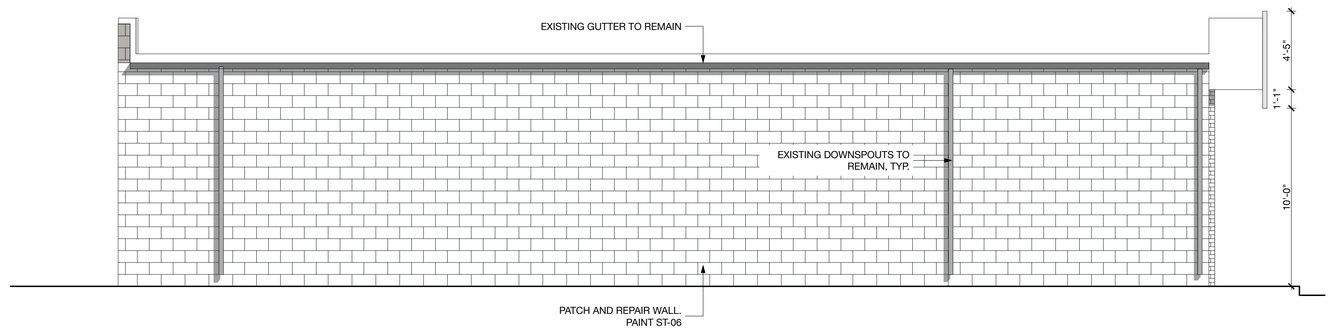
SIGN B: INDIVIDUALLY ILLUMINATED CHANNEL LETTERS

COLORS: LETTER RETURNS 4.5" DEEP BLACK ALUMINUM W/ 1" BLACK TRIM CAP; WHITE ACRYLIC FRONTS; GREEN ACRYLIC FRONT TO MATCH PANTONE 361C.
LETTER SIZES : "ATLANTIS" 11'-2" W X 1'3" H X 4.5" D; "FRESH MARKET"10'9" W X 6" H X 4.5" D
ILLUMINATION : GE WHITE LEDS W/REMOTE DRIVER . 5.5 TOTAL AMP W/ 100W DRIVERS (2.2 AMP EACH)

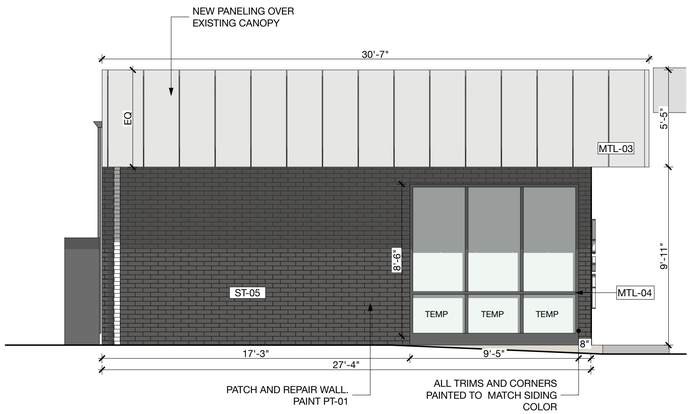
SIGN B AREA : 24.19 SQ.FT.



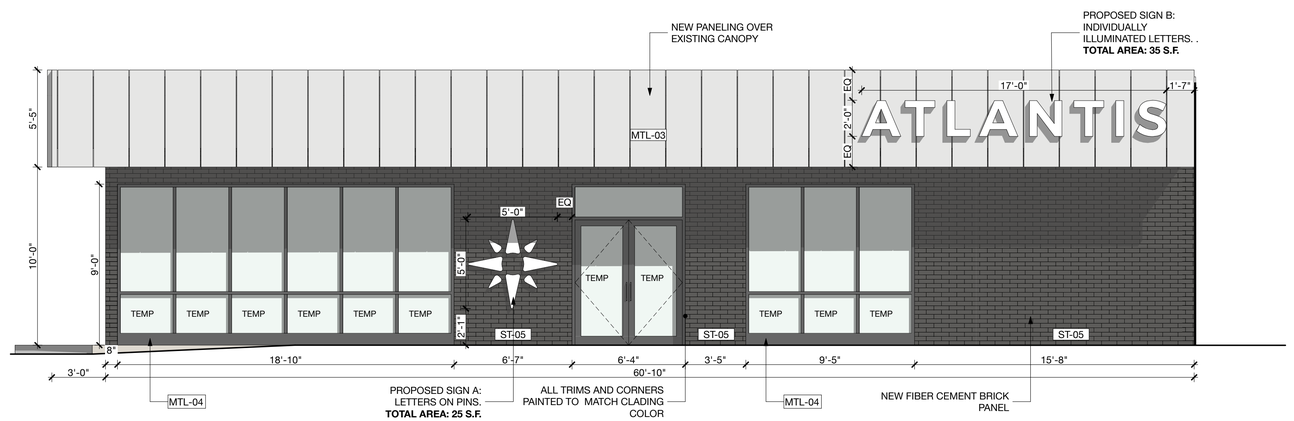
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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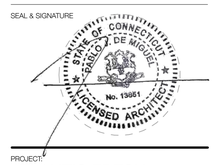

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MBLU: 3-9-14-0

DATE: 8/21/25 | PROJECT #: 2402

SHEET NAME:
PROPOSED BUILDING ELEVATIONS

DRAWING No.:
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SIGNS CALCULATIONS
CD-3 Zone

SIGN A (ON PINS) AREA: **25 S.F.** (Wall sign) < 32 SF
SIGN B (W/ INTERNAL ILLUMINATION) AREA: **35 S.F.** (Band Sign) < 90SF

TOTAL SIGN AREA : 60 SF.

Facade linear Ft = 60' x 1.5 = **90 SF. Max.**

ARTICLE 7 :
Band Sign . 1 x business. 1.5 SF per linear ft of facade / max. 3ft high
Wall Sign . 1 x business , max. 32 sf

FINISH SCHEDULE

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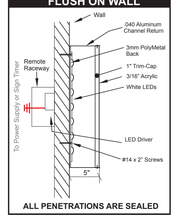
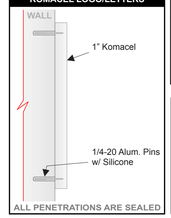
MTL-04	STOREFRONT	ALUMINUM FRAME		BLACK ANODIZED OR PAINTED

LED CHANNEL LETTERS FLUSH ON WALL



ALL PENETRATIONS ARE SEALED

INSTALLATION OF PIN MOUNTED KOMACEL LOGO/LETTERS



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ILLUMINATION : NONE.

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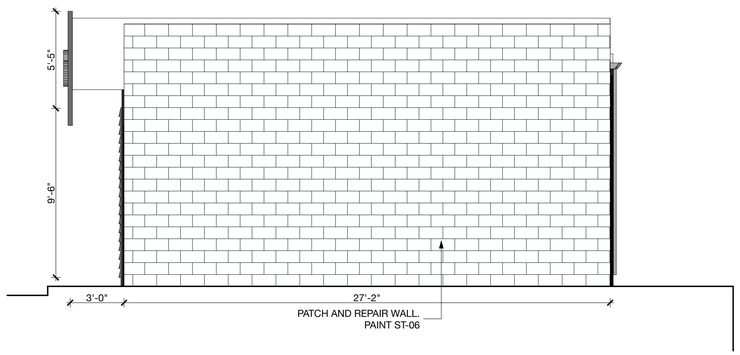
SIGN B AREA : 24.19 SQ.FT.



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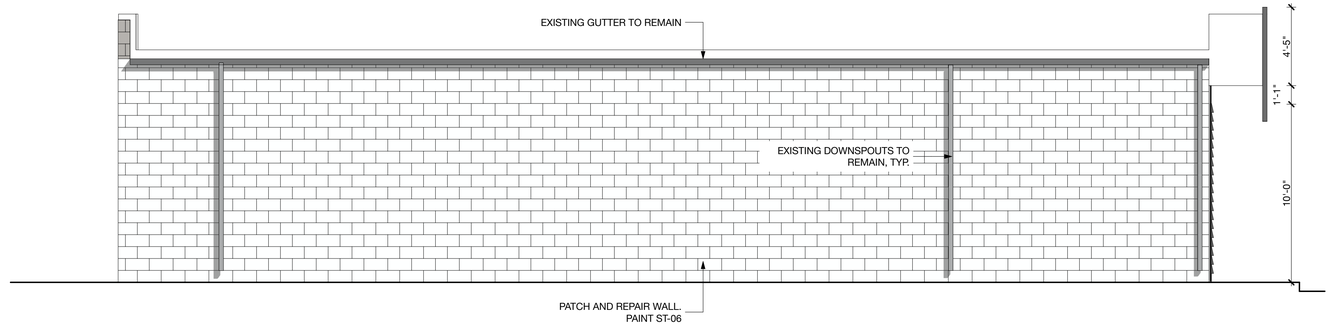
SCALE: 1/4" = 1'-0"



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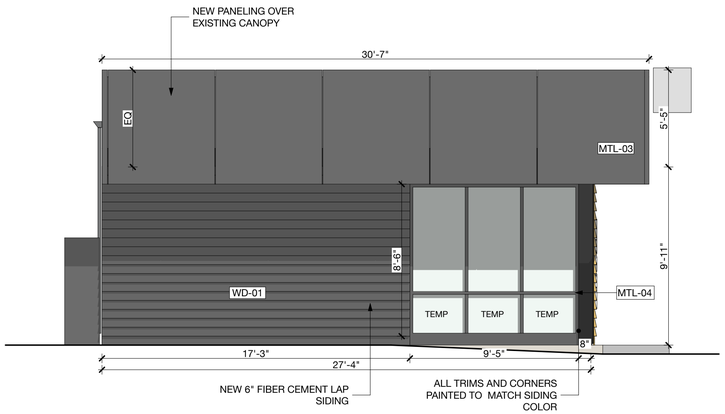
SCALE: 1/4" = 1'-0"



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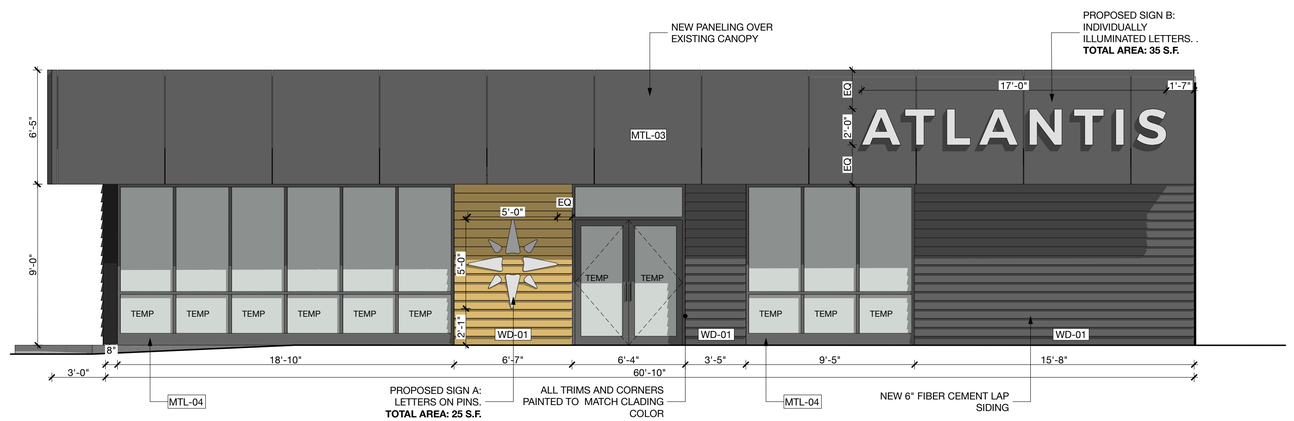

4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ISSUE	DATE	DESCRIPTION
2	08/21/2025	issued for filing
1	06/30/2025	issued for review

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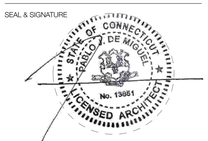
SEAL & SIGNATURE



PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 11/17/25 | PROJECT #: 2402

SHEET NAME:

PROPOSED BUILDING ELEVATIONS

DRAWING No.:

A.201.00

PAGE: #LayNoInSubset of XX





Pablo De Miguel Architect, PLLC

162 14th Street
Brooklyn NY 11215

T. 646 265 0338 **E**. hola@pablodemiguel.com
W. www.pablodemiguel.com

OWNER:

Atlantis Management Group
555 S Columbus Ave #201 Mt. Vernon NY 10550
contact: Danny Porco
T. 347 249-6302 **E**. Dporco@atlantismgmt.com

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

EXPEDITING & CODE CONSULTANT:

CONTRACTOR:

KEY PLAN

ISSUE	DATE	DESCRIPTION
2	08/21/2025	issued for filing
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SEAL & SIGNATURE

STATE OF CONNECTICUT
PABLO J. DE MIGUEL
No. 13651
LICENSED ARCHITECT

PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 11/17/25 | PROJECT #: 2402

SHEET NAME:

PROPOSED BUILDING VIEWS

DRAWING No.:

A.800.00

MacDermid Reynolds & Glissman, P.C.

Daniel S. Glissman
ATTORNEY AT LAW
daniel.glissman@mrglaw.com
Tel 860.278.1900
Fax 860.547.1191

March 17, 2026

VIA HAND DELIVERY

Nowalk Planning and Zoning Commission
Attn: Steven Kleppin
125 East Avenue
Norwalk, CT 06851

Re: Design Review Application – 216 East Avenue, Norwalk, CT

Dear Steven:

On behalf of the AMG Real Estate LLC (the "**Applicant**"), please accept this Site Plan Review application for the property located at **216 East Avenue, Norwalk, Connecticut** (the "**Property**"), which is located in the **CD-3 Zone** and within the **East Norwalk Village TOD Village Zone District (EVTZ)**. The Property is currently improved with an existing gasoline service station and repair facility that is a **legal nonconforming use** in the CD-3 Zone.

The Applicant seeks Commission review and approval for (i) an **interior use change** within the existing building, consisting generally of converting the existing repair/service area to **retail floor area** to be operated in conjunction with the existing gasoline service station use, and (ii) a **refresh of the building's exterior design/façade**, as shown on the enclosed architectural plans and elevations. **Fuel sales and fueling operations will remain as existing and are not proposed to change.** No building expansion is proposed.

Because the Property is located within the EVTZ, the application is also subject to the **Village District design review standards and peer review process**. Consistent with these requirements, the enclosed submission includes the site and architectural plans and supporting materials necessary for the Commission's review of both the proposed use change and the exterior design updates.

We respectfully request that the Commission accept this application, refer it for the required EVTZ peer review, and schedule the matter for review and action in accordance with the City's procedures. Please do not hesitate to contact me with any questions.

Very truly yours,

Daniel S. Glissman

Daniel S. Glissman
Direct: 860-278-1900
Email: daniel.glissman@mrglaw.com

Site Plan Review Application

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

Date Received:

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

1. **Address of Subject Property(s):**

   216 East Avenue, Norwalk, CT

2. District: 3, Block: 9, Lot(s): 14 **3.** Zone: CD-3, Overlay/Village District: EVTZ

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

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

7. Existing Use of Property:

   Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning

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

   Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning / Retail Sales - Convert existing automobile repair/service bay area within an existing gas station building to accessory retail sales primarily serving on-site customers, including convenience goods and automotive-related merchandise. No change to fueling operations. No vehicle repair/service use will remain in the converted area.

Applicant Information

Applicant Name: AMG REAL ESTATE LLC
Billing Address: 555 SOUTH COLUMBUS AVE #201 MOUNT VERNON, NY 10550
Phone Number: (914) 699-9500 Email: DPorco@atlantismgmt.com
Signature: DANNY PORCO

Property Owner Information and Authorization

Owner of Record: AMG REAL ESTATE LLC
Billing Address: 555 SOUTH COLUMBUS AVE #201 MOUNT VERNON, NY 10550
Phone Number: (914) 699-9500 Email: DPorco@atlantismgmt.com
Signature: DANNY PORCO

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

LIST OF ABBREVIATIONS

@	- At
A.C.T.	- Acoustical Ceiling Tile
A.F.C.	- Above Finished Ceiling
A.F.F.	- Above Finished Floor
AIA	- American Institute of Architects
AIEE	- American Institute of Electrical Engineers
AISC	- American Institute of Steel Contractors
ALUM.	- Aluminum
ALT.	- Alternate
AMP.	- Ampere
APT.	- Apartment
ARCH.	- Architect or Architectural
ASHRAE	- American Society of Heating, Refrigerating, & Air Conditioning Engineers
ASME	- American Society of Mechanical Engineers
ASTM	- American Society of Testing Engineers
ASSOC.	- Associated, Association
AWG	- American Wire Gauge
BD.	- Board
B.L.	- Building Line
BLDG.	- Building
BLK.	- Block
BM.	- Beam
B.O.	- By Others
BOT.	- Bottom
B.O.S.	- Bottom of Steel
BTU	- British Thermal Unit
CAB.	- Cabinet
CLG.	- Ceiling
C.T.	- Ceramic Tile
CFM	- Cubic Feet Per Minute
C.H.	- Ceiling Height
CL.	- Centerline
CLKG.	- Caulking
CLO.	- Closet
CLR.	- Clear
COL.	- Column
CONC.	- Concrete
CONST.	- Construction
CONT.	- Continuous
CONTR.	- Contractor
CORR.	- Corridor
COV'G.	- Covering
CPT.	- Carpet
CS.	- Countersink
CTR.	- Center
CU. FT.	- Cubic Feet
CU. IN.	- Cubic Inch
CU. YD.	- Cubic Yard
D.	- Depth or Deep
DB.	- Decibel
DBL.	- Double
DEPT.	- Department
DET.	- Detail
D.F.	- Drinking Fountain
DIA.	- Diameter
DIAG.	- Diagonal
DIM.	- Dimension
DIV.	- Division
DN.	- Down
DR.(S)	- Door(s)
DWG.	- Drawing
ELEV.	- Elevation or Elevator (context determines)
ELEC.	- Electrical
ENAM.	- Enamel
ENGR.	- Engineer
EQ.	- Equal
EQUIP.	- Equipment
E.W.C.	- Electric Water Cooler
EXH.	- Exhaust
EXIST.	- Existing
EXP.	- Exposed
EXTR.	- Extruded
EXT.	- Exterior
F.D.	- Fire Damper
F.H.	- Full Height
FIN.	- Finish
FL.	- Floor
FT.	- Foot
FIG.	- Figure
FIN.	- Finish
FPRF.	- Fireproof
FIX.	- Fixture
F.P.S.C.	- Fireproof Self Closing
FT. LB.	- Foot Pound
FTG.	- Footing
GA.	- Gauge
GAL.	- Gallon
GALV.	- Galvanized
G.C.	- General Contractor
GL.	- Glass
G.P.M.	- Gallons per Minute
GYP.	- Gypsum
HC.	- Handicapped
HGT.	- Height
HDW.	- Hardware
H.M.	- Hollow Metal
HOR.	- Horizontal
HR.	- Hour
H.R.	- Handrail
H.W.	- Hot Water
HVAC	- Heating, Ventilation & Air Conditioning
I.D.	- Inside Diameter
IN.	- Inch
INCL.	- Include/Including
INFO.	- Information
INSUL.	- Insulate, Insulating, Insulation
INT.	- Interior
JAN.	- Janitor
K.D.	- Knock Down
K.O.	- Knock Out
KW.	- Kilowatt
L.	- Length
LAV.	- Lavatory
LB.	- Pound
L.H.	- Left Hand
L.H.R.	- Left Hand Reverse
LIN.	- Linear
LT.	- Light
MANUF.	- Manufacturer
MAT.	- Material
MAX.	- Maximum
MECH.	- Mechanical
MED.	- Medium
MEZZ.	- Mezzanine
MIN.	- Minimum
MISC.	- Miscellaneous
MTL.	- Metal
N.	- North
NEC	- National Electrical Code
NEMA	- National Electrical M Assoc
N.I.C.	- Not in Contract
NO.	- Number
N.T.S.	- Not to Scale
OA.	- Overall
OA.D.	- Overall Dimension
O.C.	- On Center
O.D.	- Outside Diameter
OFF.	- Office
P.A.	- Public Assembly
PCF	- Pounds Per Cubic Foot
PERF.	- Perforated
PERM.	- Permanent
PERP.	- Perpendicular
PH.	- Phase
P. LAM.	- Plastic Laminate
PLMB.	- Plumbing
PLYWD.	- Plywood
PNL.	- Panel
POL.	- Polished
POS.	- Positive
PSF	- Pound Per Square Foot
PSI	- Pound Per Square Inch
PTN.	- Partition
PT.	- Paint
PTD.	- Painted
PR.	- Pair
QUAL.	- Quality
RAD.	- Radius
RE.	- Refer
REC'D.	- Received
RECP.	- Receptacle
REF.	- Refrigerator
R.H.	- Right Hand
R.H.R.	- Right Hand Reverse
REQ.	- Required
RM.(S)	- Room(s)
S.S.	- Stainless Steel
S.C.	- Solid Core
SECT.	- Section
SEP.	- Separate
SIM.	- Similar
SPEC.(S)	- Specification(s)
SPKR.	- Speaker
SPKLR.	- Sprinkler
SQ.	- Square
SQ. FT.	- Square Foot
SR.	- Senior
STD.	- Standard
STL.	- Steel
STRUC.	- Structural
SUPT.	- Superintendent
SUSP.	- Suspended
TEL.	- Telephone
THK.	- Thick/Thickness
TYP.	- Typical
U.L.	- Underwriter's Laboratories
U.O.N.	- Unless Otherwise Noted
UR.	- Urinal
V.C.T.	- Vinyl Composition Tile
VERT.	- Vertical
V.I.F.	- Verify In Field
VS.	- Versus
VOL.	- Volume
W.	- Width
W/	- With
W.C.	- Water Closet
WD.	- Wood
W/O	- Without
WP.	- Waterproof
WT.	- Weight
YD.	- Yard

SYMBOLS USED AS ABBREVIATIONS

℄	- Centerline
#	- Pound or Number

GENERAL CONSTRUCTION NOTES

1. INFORMATION SHOWN ON THESE DRAWINGS IS FOR DESIGN INTENT ONLY. VERIFY EXISTING CONDITIONS AND DIMENSIONS IN FIELD. COORDINATE DISCREPANCIES WITH THE ENGINEER. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
2. ESTABLISH LINES, GRADES, AND BENCHMARKS NECESSARY FOR PROPER WORK. FURNISH GIVEN SURVEY DATA.
3. BE RESPONSIBLE FOR QUANTITIES OF WORK. FURNISH LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO COMPLETE WORK.
4. PROVIDE PROOF OF WORKMAN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE REQUIRED BY GOVERNING STATE LAW PRIOR TO START OF WORK.
5. COORDINATE DRYWALL WORK WITH THAT OF OTHER TRADES IF DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC.
6. PROVIDE NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND MAINTAIN FIRE AND SOUND RATING WHERE INDICATED ON THE DRAWINGS.
7. PROVIDE METAL CORNER BEADS AT VERTICAL AND HORIZONTAL OUTSIDE CORNERS AND METAL J MOLDS AT EXPOSED EDGES, SPACKLE AND FINISH TO FORM STRAIGHT AND SMOOTH WALLS.
8. PROVIDE WATER RESISTANT GYPSUM BOARD FOR PARTITIONS ADJACENT TO PLUMBING LINES OR FIXTURES.
9. BUILT-IN CABINET WORK SHALL BE ENCASED IN LAMINATE CLASS B FINISH COMPLETELY. ANY EXPOSED FACE CABINET SHALL UTILIZE FIRE RETARDANT WOOD MATERIAL. WOOD BLOCKING SHALL BE PRESSURE TREATED WITH A FIRE RETARDANT AND PROVIDED WITHIN LIGHT GAUGE STEEL FRAMING TO RECEIVE MILLWORK. PROPERLY SEAL AND PRIME NEW WOOD SURFACES TO RECEIVE FINISH COAT.
10. PROVIDE FIRE RETARDANT PLYWOOD PANELS SECURED AND ANCHORED ACROSS 3-STUDS WITHIN LIGHT GAUGE STEEL FRAMING WHEN NECESSARY TO ACCEPT PLASMA TV STEEL MOUNTING BRACKET ASSEMBLY.
11. SET CEILING HEIGHTS AS INDICATED ON THE DRAWINGS MEASURED FROM FINISH FLOOR UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE.
12. NOTIFY THE ARCHITECT IMMEDIATELY AND PRIOR TO PROGRESS OF WORK IF UNUSUAL FIELD CONDITIONS ARISE WHICH WOULD PREVENT THE CEILING AND/OR LIGHT FIXTURES FROM BEING INSTALLED AT THE INDICATED HEIGHT.
13. IN GENERAL, EXECUTE THE CEILING WORK TO PROVIDE A SMOOTH, CONTINUOUS, MATCHING, TIGHT, AND ALIGNING CEILING. THE FINAL CEILING INSTALLATION SHALL BE FREE OF VISUAL DEFECTS. REPAIR/REPLACE WHERE DAMAGED BY OTHER TRADES.
14. DO NECESSARY CUTTING FOR AND/OR BRIDGING REQUIRED FOR LIGHT FIXTURES, AIR DIFFUSERS, ETC.
15. INSTALL RESILIENT BASES STRAIGHT AND TRUE, TERMINATING THEM AGAINST OUTER EDGES OF DOOR FRAMES. FURNISH AND INSTALL RESILIENT BASE CORNER SECTIONS SHALL BE PROVIDED IN LENGTHS NOT LESS THAN 1'-0" MEASURED FROM THE CORNER.
16. COMPLETELY SEAL ABOVE CEILING PENETRATION CORES THROUGH FLOOR AND ROOF DECKS TO MAINTAIN EXISTING FIRE RATINGS, TYPICAL. UTILIZE 3M FIRE STOPPING PRODUCTS AND ASSEMBLIES.
17. WHERE DUCTS OR PART OF DUCTS ARE RUNNING PARALLEL OVER FIRE RATED PARTITIONS, EXTEND PARTITIONS AROUND DUCTS TO EFFECT COMPLETE FIRE RATED ASSEMBLIES.
18. WHERE DUCTS PENETRATE A FIRE RATED PARTITION AT AN ANGLE, SO THAT A FIRE DAMPER CANNOT BE INSTALLED AT CENTERLINE OF RATED PARTITION, EXTEND A HOUSING FRO THE RATED PARTITION TO THE FIRE DAMPER. COMPLETELY ENCLOSE THE DUCTS WITH MATERIAL EQUAL TO THAT OF THE PARTITION FIRE RATING. COMPLETE PARTITION FIRE RATING SHALL BE MAINTAINED.
19. WHERE PIPES, CONDUITS, OR LOW TENSION WIRING PENETRATE FIRE RATED OR SOUND RATED ENCLOSURES SUCH AS WALL OR SLAB, THE SPACES AROUND SUCH PENETRATIONS SHALL NOT EXCEED ½". PACK SPACES SOLID WITH MINERAL WOOL OR APPROVED EQUAL ON BOTH SIDES OF THE RATED ENCLOSURE TO ENSURE FULL FIRE/SOUND RATING IN COMPLIANCE WITH THE LOCAL BUILDING CODE.
20. FURNISH AND INSTALL 24 HOUR TEMPORARY LIGHTING INCLUDING TEMPORARY LIGHTING FRO INSTALLATION OR DELIVERY OF GOODS OR MATERIAL ON WEEKENDS.
21. PARTITION THICKNESS SHOWN ON CONSTRUCTION PLANS OR ENLARGED PLANS ARE NOMIMAL DIMENSIONS FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. SEE PARTITION TYPE DETAIL FOR ACTUAL DIMENSIONS.
22. ALIGN AND SAND SMOOTH GYPSUM BOARD SURFACES.
23. WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT.
24. FULLY PACK AND SEAL EXISTING AND NEW FLOOR PENETRATIONS FOR PIPING IN ACCORDANCE WITH THE GOVERNING BUILDING LAWS.
25. FIELD CONDITIONS MAY REQUIRE MODIFICATIONS IN THE DETAILS OF THE DRAWINGS AND QUANTITIES OF WORK INVOLVED. THE WORK SHALL BE CARRIED OUT TO MEET THESE FIELD CONDITIONS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
26. NEW WALLS AND PARTITIONS, WITHIN AREA OF WORK SHALL RECEIVE A PRIMER AND (2) FINISH COATS OF SCHEDULED FINISH PAINT. INTERIOR TRIM (DOORS, FRAMES, ETC.) SHALL RECEIVE A PRIMER AND (2) FINISH COATS OF SEMI-GLOSS PAINT. COLORS ARE TO CONFORM TO THE FINISH SCHEDULE OR WILL BE SELECTED BY THE ARCHITECT.
27. ELEVATION 0'-0" IS A REFERENCE OF THE EXISTING FINISHED FLOOR HEIGHT. NOTATION TO HEIGHTS WILL BE FROM THIS ELEVATION, UNLESS OTHERWISE NOTED. SURFACES ABOVE RAISED FLOOR ARE TAKEN FROM FINISHED RAISED FLOOR HEIGHT AND NOTED (A.R.F.)
28. SEAL PENETRATIONS THROUGH NEW FIRE RATED WALLS, CEILINGS, ETC. WITH ARCHITECT APPROVED 3M FIRE STOPPING PRODUCTS. FIRE STOPPING PERIMETER OF DUCT/CONDUIT PENETRATIONS. REFER TO DETAILS FOR ADDITIONAL INFORMATION.
29. LARGE SCALE DRAWINGS TAKE PRECEDENT OVER SMALL SCALE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENT OVER LARGE AND SMALL SCALE DRAWINGS.
30. IN THE EVENT OF DISCREPANCY BETWEEN DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IMMEDIATELY, IN WRITING, FOR CLARIFICATION. THE GREATER MONETARY VALUE SHALL TAKE PRECEDENCE IN THE EVENT THE CONTRACTOR NEGLECTS TO OBTAIN CLARIFICATION.
31. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE CONTRACT DOCUMENTS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR, OR OMISSION IN THE CONTRACT DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. THE ARCHITECT WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE CONTRACT DOCUMENTS.
32. VERIFY FIELD CONDITIONS AND NECESSARY DIMENSIONS PRIOR TO BEGINNING WORK AT THIS SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND AMENDMENT.
33. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL TRADES UNLESS A CONSTRUCTION MANAGER IS PRESENT.
34. THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL DRAWINGS FOR ROUGH/FINISH CARPENTRY REQUIRED FOR INSTALLATION OF THEIR WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, THE FRAMED OPENINGS OF DUCTWORK, TRANSFER GRILLES, PIPING, ACCESS DOORS, CHOPPING FOR DRAINS, FIRE/SMOKE DAMPERS, ETC.
35. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ANY MECHANICAL, ELECTRICAL, PLUMBING, OR UTILITY SERVICE EQUIPMENT FROM DAMAGE DURING CONSTRUCTION.
36. WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH THE CURRENT VERSION OF ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES: UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE; UNIFORM FIRE CODE, NFPA STANDARDS, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE, ALL AS ADOPTED BY MT. VERNON, STATE OF NEW YORK.
37. CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID OR WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
38. CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO ARCHITECT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.
39. CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS. CONTRACTOR SHALL LAY OUT HIS WORK AND SHALL PROVIDE DIMENSIONS AND LAYOUT IN ADVANCE FOR ALL OTHER TRADES (PLUMBING, ELECTRICAL, STRUCTURAL, MECHANICAL, ETC.) AND IMMEDIATELY NOTIFY ARCHITECT OF CONFLICT BEFORE PROCEEDING.
40. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
41. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS, AND IN THE BUILDING AND ITS VICINITY.
42. ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
43. REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING TO ARCHITECT FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
44. ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
45. CONTRACTOR SHALL ARRANGE ACCESS TO BUILDING AND PROJECT SITE VIA PROJECT MANAGER, AND SHALL FOLLOW ALL BUILDING SPECIFIC RULES OF CONDUCT AS ENFORCED BY THE PROJECT MANAGER. CONTRACTOR SHALL ONLY USE BUILDING ENTRANCE AS SPECIFIED BY PROJECT MANAGER AND ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL REMOVAL AND DELIVERY WITH PROJECT MANAGER SO AS TO AVOID DISTURBANCE TO EXISTING TENANTS AND/OR NEIGHBORS. CONTRACTOR SHALL ARRANGE WITH PROJECT MANAGER AND ARCHITECT FOR AFTER-HOURS ACCESS TO PROJECT SITE.
46. CONTRACTOR SHALL PROVIDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INCLUDED IN THE DRAWINGS.
47. CONTRACTORS SHALL BREAK OUT IN THEIR PRICING COST ITEMS OUTLINED BY ARCHITECT FOR REVIEW AS ADD ALTERNATES. ALL ADD ALTERNATES SHALL INCLUDE ALL CONTRACTOR'S O&P SO THAT THEY MAY BE ADDED STRICTLY AS ELECTIVE LINE ITEMS.
48. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.
49. GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISH; SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS ONCE INSTALLED; PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, PARTITION AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN; PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES; PROVIDE MINIMUM 1/8 INCH THICK TEMPERED HARDBOARD OR PLYWOOD GANG WAY TO PROTECT ALL FLOORING MATERIALS FROM BREAKAGE, CRACKING, SCRATCHING OR OTHER DAMAGE FROM DOLLIES, HAND TRUCKS OR ROLLING BINS OR TOOL CARTS USED TO TRANSPORT MATERIALS TO AND FROM PROJECT AREA; EXTEND PROTECTION FROM BUILDING ENTRY(IES) TO PROJECT AREA.
50. THE CONTRACTOR SHALL PROTECT INTERIOR SURFACE OF GLAZING AT ALL TIMES FROM BREAKAGE AND SCRATCHING OF WINDOW COATINGS. ANY HOLLOWS OR DAMAGED AREAS OF CONCRETE FLOOR SHALL BE REPAIRED MADE LEVEL PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL REMOVE FROM DEMOLISHED WALLS OR PORTIONS OF WALLS ALL POWER CIRCUITS AND SWITCH LEGS BACK TO FIRST JUNCTION BOX. REMOVE ANY MILLWORK OR WALL- MOUNTED PLUMBING FIXTURES FROM WALLS INDICATED TO BE DEMOLISHED AND NOT OTHERWISE SHOWN. THE CONTRACTOR SHALL MAINTAIN A TRUCK OR OTHER VEHICLE FOR REMOVAL OF WASTE MATERIALS DAILY FROM SITE. WASTE MATERIALS SHALL BE TRANSPORTED TO SUCH VEHICLE BY COVERED RUBBER- TIRED CARTS. ANY LIGHTING FIXTURES REMOVED FROM THE SPACE AND NOT DISPOSED OF SHALL BE SALVAGED AS DIRECTED BY THE ARCHITECT. THE CONTRACTOR SHALL TAKE CARE NOT TO UNREASONABLY CAUSE DAMAGE ANY SALVAGED MATERIALS OR FIXTURES.
51. DO NOT SCALE DRAWINGS FOR DIMENSIONS. CONTACT ARCHITECT FOR CLARIFICATION AND/OR ADDITIONAL INFORMATION IF REQUIRED.
52. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS PROVIDED BY ENGINEER AND CONSULTANTS FOR DETAILED SIZES, SPECIFICATIONS, DETAILS AND INSTRUCTION.
53. THE CONTRACTOR SHALL FILE WITH THE DEPARTMENT OF BUILDINGS AND OBTAIN ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY WORK HEREIN DESCRIBED.
54. GC WILL PROVIDE WORKING (1) 5LB ABC FIRE EXTINGUISHER PER FLOOR AT SITE DURING CONSTRUCTION.

DELIVERY, STORAGE, & HANDLING

1. DELIVER, STORE, AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING MEANS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT.
2. CONTROL DELIVERY SCHEDULES TO MINIMIZE LONG-TERM STORAGE AT THE SITE AND PREVENT OVERCROWDING OF CONSTRUCTION SPACES. IN PARTICULAR, COORDINATE DELIVERY AND INSTALLATION TO INSURE MINIMUM HOLDING OF STORAGE TIMES FOR ITEMS KNOWN OR RECOGNIZED TO BE FLAMMABLE, HAZARDOUS, EASILY DAMAGED, OR SENSITIVE TO DETERIORATION, THEFT AND THEIR SOURCES OF LOSS.
3. DELIVER PRODUCTS TO THE SITE IN THE MANUFACTURER'S SEALED CONTAINER OR OTHER PACKAGING SYSTEM, COMPLETE WITH LABELS AND INSTRUCTIONS OR HANDLING, STORING, UNPACKING, PROTECTING, AND INSTALLING.
4. STORE PRODUCTS AT THE SITE IN A MANNER THAT WILL FACILITATE INSPECTION AND MEASUREMENT OF QUANTITY OR COUNTING OF UNITS.
5. STORE HEAVY MATERIALS AWAY FROM THE PROJECT STRUCTURE IN A MANNER THAT WILL NOT ENDANGER THE SUPPORTING CONSTRUCTION.

REMOVAL PERFORMANCE DISCLAIMER

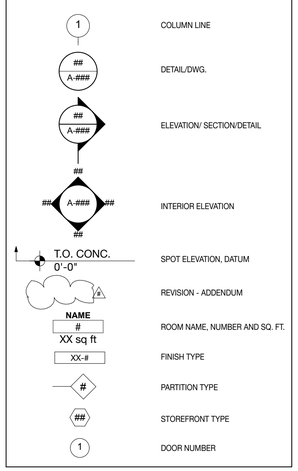
THE ARCHITECT AND ARCHITECT'S CONSULTANTS DO NOT ASSUME RESPONSIBILITY FOR THE MEANS BY WHICH THE REMOVAL IS PERFORMED. THE CONTRACTOR SHALL REMOVE AND/OR PERFORM THE ITEMS NOTED AS SUCH IN THESE DOCUMENTS IN A PROFESSIONAL MANNER IN ACCORDANCE WITH "GOOD GENERAL PRACTICES".

NOTE:

THE DUTIES OF THE ARCHITECT AND HIS EMPLOYEES OR AGENTS SHALL TERMINATE WITH THE COMPLETION AND DELIVERY OF WORKING DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE OF SUPERVISION OF CONSTRUCTION OF THE PROJECT, NOR DOES THE ARCHITECT HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER OR THE CONTRACTOR UNLESS NOTED OTHERWISE IN WRITING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUB-CONTRACTOR'S EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

SYMBOL LEGEND



ADA STATEMENT:

I HEREBY CERTIFY THAT THE PLANS AND DRAWINGS FOR THIS PROJECT WERE DRAWN IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS. INCLUDING, BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (THE "ADA"), THE ADA ACCESSIBILITY GUIDELINES AND ANY STATE OR LOCAL ACCESSIBILITY CODES, REGULATIONS, OR STANDARDS.

BUILDING/SITE DATA:

MBLU: 3-9-14-0
USE GROUP: MERCANTILE
STORIES: 1

ZONING DISTRICT: CD-3
TYPE OF CONSTRUCTION:
EXISTING FLOOR AREA:
PROPOSED FLOOR AREA:

SITE AREA: 14,082 S.F.
TYPE IIIB
1,660 SF
1,660 SF

PROPOSED SCOPE OF WORK:

GUT RENOVATION OF AN EXISTING CONVENIENCE STORE / REPAIR SHOP . THE SCOPE OF WORK INCLUDES:

- COMBINE CONVENIENCE STORE AND CAR REPAIR SHOP
- NEW CONVENIENCE STORE LAYOUT
- NEW FINISHES THROUGHOUT
- NEW ADA BATHROOM
- NEW SHOPFRONT AND NEW ENTRANCE
- FACADE UPGRADE (BRICK SIDING OVER EXISTING CMU)
- NEW SIGNAGE.

GAS STATION PUMPS, CANOPY AND LANDSCAPE NOT IN THE SCOPE OF WORK FOR THIS APPLICATION.

BUILDING DEPARTMENT NOTES:

THE RENOVATION WORK DESCRIBED HEREIN SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL BUILDING CODES AND REPRESENTS:

CHANGE IN USE
NO CHANGE OCCUPANCY
NO CHANGE IN EGRESS
NO CHANGE IN ZONING

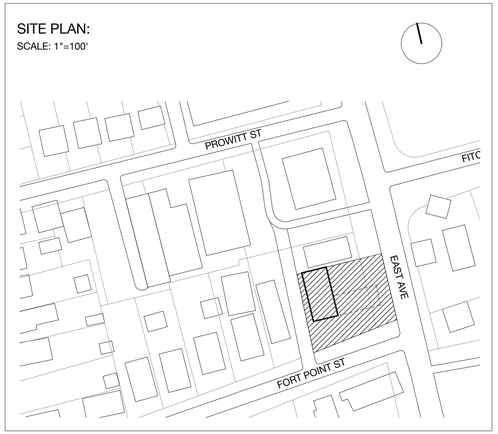
BUILDING CODE:

BASED ON THE 2022 CONNECTICUT STATE BUILDING CODE, WHICH IS BASED ON THE FOLLOWING NATIONAL MODEL CODES:

2021 International Building Code
2017 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
2021 International Existing Building Code
2021 International Plumbing Code
2021 International Mechanical Code
2021 International Energy Conservation Code
2020 NFPA 70, National Electrical Code, of the National Fire Protection Association Inc.
2021 International Residential Code

SITE PLAN:

SCALE: 1"=100'



DRAWING LIST

NUMBER	NAME	SCALE
A.000	COVER SHEET AND GENERAL NOTES	N.T.S
A.001	DOOR, WINDOW, HARDWARE AND FINISH SCHEDULES	N.T.S
A.002	TYP. WALL TYPES AND DETAILS	N.T.S
A.003	PROPOSED SITE PLAN	1" = 20'-0"
A.004	CODE COMPLIANCE ANALYSIS PLAN	1/4" = 1'-0"
A.100	AS BUILT / GROUND FLOOR DEMOLITION PLAN	1/4" = 1'-0"
A.101	PROPOSED GROUND FLOOR CONSTRUCTION PLAN	1/4" = 1'-0"
A.102	PROPOSED GROUND FLOOR REFLECTED CEILING PLAN	1/4" = 1'-0"
A.103	PROPOSED EQUIPMENT PLAN	1/4" = 1'-0"
A.104	RESTROOM DETAILS AND PLUMBING SCHEDULES	1/2" = 1'-0"
A.200	TYP. BUILDING SECTIONS	1/4" = 1'-0"
A.201	PROPOSED BUILDING ELEVATIONS	1/4" = 1'-0"

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ISSUE DATE DESCRIPTION

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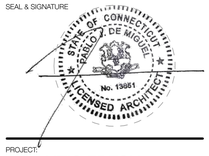


PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25 PROJECT #: 2402

SHEET NAME:

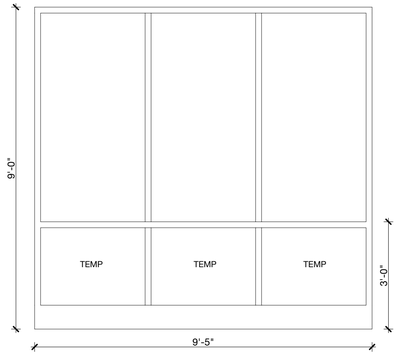
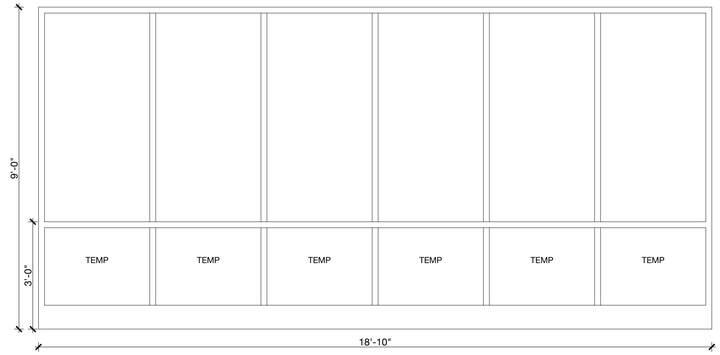
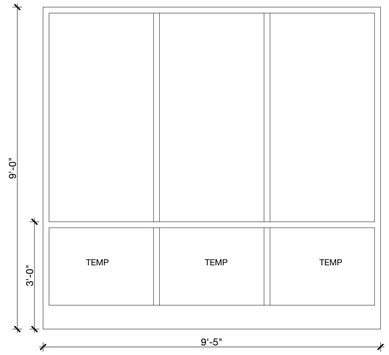
COVER SHEET AND GENERAL NOTES

DRAWING No.:

A.000.00

PAGE: #LayNolnSubset of XX

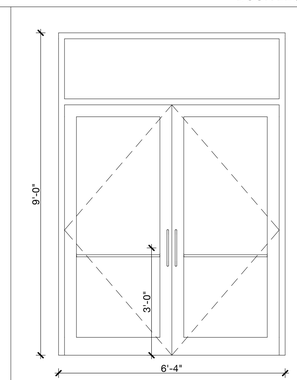
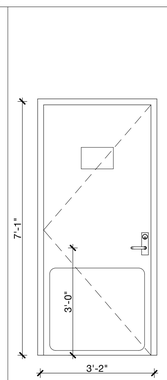
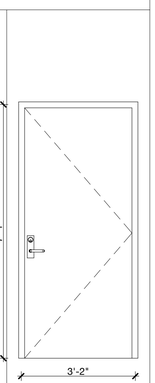
WINDOW LEGEND

VIEW			
Element ID	W1	W2	W3
Quantity	1	1	1
NOTES	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS

WINDOW SCHEDULE

WINDOW #	LOCATION	MANUFACTURER	ASSEMBLY U- FACTOR	SHGC	VT	AIR LEAKAGE RATE (CFM/SF)	TYPE	WIDOW SIZE		QUANTITY	FINISH	REMARKS
								NOMINAL WIDTH	NOMINAL HEIGHT			
W1	NORTH FACADE	KAWNEER COMPANY INC. 1000 DENNY OR APPROVED EQUAL	0.368	0.338	0.616	0.05	TYPE 1	9'-5"	9'-0"	1	BLACK ANODIZED ALUMINUM	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS
W2	WEST FACADE	KAWNEER COMPANY INC. 1000 DENNY OR APPROVED EQUAL	0.368	0.338	0.616	0.05	TYPE 1	18'-10"	9'-0"	1	BLACK ANODIZED ALUMINUM	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS
W3	WEST FACADE	KAWNEER COMPANY INC. 1000 DENNY OR APPROVED EQUAL	0.368	0.338	0.616	0.05	TYPE 1	9'-5"	9'-0"	1	BLACK ANODIZED ALUMINUM	THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM & INSULATED GLASS

DOOR LEGEND

VIEW			
TYPE	TYPE A		
Quantity	1	1	1
NOTES	DOOR GLASS TO BE TEMPERED DOOR SIZE 6'X7' PLUS TRANSOM		
Element ID	D1	D2	D3

DOOR SCHEDULE

#	MANUFACTURER	ASSEMBLY U-FACTOR	SHGC	VT	AIR LEAKAGE RATE (CFM/SF)	TYPE	FIRE	NOMINAL WIDTH	NOMINAL HEIGHT	SWING	LEAF	MATERIAL	FRAME MATERIAL	HARDWARE SET	THRESHOLD	FINISH	REMARKS
D1	KAWNEER COMPANY INC. 350 THERMAL OR APPROVED EQUAL.	0.593	0.240	0.395	0.2	TYPE A	1	6'	7'	L	1 3/4"	ALUM / GLASS	NA	HW-01	AXXX/01	ANODIZED ALUMINUM & TEMPERED GLASS. FRAME COLOR TO MATCH DARK GREY METAL FACADE PANEL	DOOR GLASS TO BE TEMPERED DOOR SIZE 6'X7' PLUS TRANSOM
D2								3'	7'	R	1 3/4"	HM	NA		N/A	PAINTED PT-02	
D3								3'	7'	L	1 3/4"	HM	NA	HW-03			

HARDWARE SCHEDULE

TYPE	DESCRIPTION		
HW-01	1-1/2 PAIR KAWNEER STANDARD BUTT HINGES (3 PER LEAF) KAWNEER STANDARD MS DEADBOLT WITH (1) KAWNEER CYLINDER (1) THUMB TURN (ACITVE LEAF) KAWNEER STANDARD FLUSHBOLTS (1) PAIR (INACTIVE LEAF) KAWNEER CO-9 / SP-II SINGLE ACTING PUSH & PULL HARDWARE, US32D FINISH NORTON 1601 SURFACE CLOSE, WITH BACKCHECK, WITHOUT HOLD OPEN KAWNEER STANDARD 1/2" X 4" MILL FINISH ALUMINUM THRESHOLD		
HW-02	3 EA. BUTTS	TA2714 4-1/2" X 4-1/2" NRP 26D	MCKINNEY
	1 EA. LOCK SET W/ DEAD BOLT & THUMB LATCH	28-65G37-KL-26D W/ #475, 26D	SARGENT
	1 EA. STOP	FS13 W/ R14 RISER 26D	IVES
	2 EA. DOOR VIEWER	U-10348	DEFENDER SECURITY
	1 EA. CLOSER	4051 MED DUTY AL	UNIVERSAL HARDWARE
HW-03	3 EA. BUTTS	TA2714 4-1/2" X 4-1/2" NRP 26D	MCKINNEY
	1 EA. PRIVACY SET	28-65J85-KL-26D	SARGENT
	1 EA. CLOSER	4051 HEAVY DUTY AL	UNIVERSAL HARDWARE
	1 EA. STOP	FS13 W/ R14 RISER 26D	IVES
	1 EA. KICK PLATE	34" X 34" 0.050 SATIN STAINLESS STEEL - PUSH SIDE ONLY	
HW-04	3 EA. BUTTS	TA2714 4-1/2" X 4-1/2" NRP 26D	MCKINNEY
	1 EA. PANIC HARDWARE	5300 Series alarmed exit device	SARGENT
	1 EA. CLOSER	4051 HEAVY DUTY AL	UNIVERSAL HARDWARE
	1 EA. STOP	FS13 W/ R14 RISER 26D	IVES
HW-05	1 EA. SLIDING DOOR HARDWARE	Hawa Junior 120/A, set	HAFFELE
	2 EA. PULL	ROCKWOOD Tubular Straight Pull	SARGENT

FINISH SCHEDULE

ITEM CODE	LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT #/ FINISH
FL-01	SALE FLOOR, ATTENDANT AREA, OFFICE, UTILITY ROOM, RESTROOM	24"X 48" FIELD TILE 3/8" THICK	DAL TILE. HAUT MONDE - EMPIRE BLACK HM06	UNPOLISHED GROUT: LATICRETE 45 RAVEN
PT-01	ALL WALLS AND GYP. SUSPENDED CEILING	PAINT	BERH ULTRA SATIN	FLAT PAINT. COLOR WHITE 0983-7750 CUSTOM COLOR MATCH
PT-02	ACCENT AREAS, CORRIDOR, DOORS	PAINT	BENJAMIN MOORE	GRAPHITE 1603
PT-03	INTERIOR WALLS AS INDICATED ON PLANS	PAINT	BERH ULTRA SATIN	FLAT PAINT. COLOR 420B-5 SWEET MIDORI GREEN. 0983-BASE 7753
ST-01	SALE FLOOR	STONE COUNTERTOP	SILESTONE	SILVER NUBE
ST-02	RESTROOM	PORCELAIN MOSAIC TILE	SUBWAY TILE WHITE GLOSSY 3X6	UNPOLISHED GROUT: LATICRETE 45 RAVEN
ST-03	SALE FLOOR / WALK-IN COOLER EXTERIOR	PORCELAIN MOSAIC TILE	MEROLA TILE METRO SUBWAY GLOSSY WHITE 11-3/4 IN. X 11-3/4 IN. X 5 MM . MODEL NUMBER: FXLMSSW	UNPOLISHED GROUT: LATICRETE 45 RAVEN
ST-05	PAINTED CMU	SIDE OF BUILDING PAINTED EXISTING AND NEW CMU EXTERIOR WALL	BENJAMIN MOORE	GRAPHITE 1603
WD-01	FACADE	FIBER CEMENT LAP SIDING PLANKS 8" HORIZONTAL	JAMES HARDY	STEEL GRAY COLOR
WD-02	GENERAL SALES AREA. SOFFIT	RECLAIMED WOOD CLADDING	BY OWNER	BY OWNER
WD-03	SIGNAGE PANELS (WOOD FINISH)	WOOD LAMINATE OVER RIGID PANEL	WILSONART	UPTOWN WALNUT 7971K-12 SOFT GRAIN FINISH WITH AEON
MTL-03	CANTILEVER/ CANOPY & SIDE PANELS	ALUMINUM PANEL TRIMS	ALUCOBOND	CONTEMPORARY. GRAPHITE MICA PVDF-3 / GLOSS 30
MTL-04	STOREFRONT	ALUMINUM FRAME		BLACK ANODIZED OR PAINTED
CL-01	SALE FLOOR, BATHROOM, UTILITY	PAINTED GYP. BOARD		
CL-02	UTILITY/SALE FLOOR	SUSPENDED CEILING TILES 2X4	ARMSTRONG	AMSTRONG 1761 WH
RB-01	SALE FLOOR, ATTENDANT AREA, OFFICE, UTILITY ROOM	BASEBOARD	ROPPE 700 SERIES	RUBBER- COLOR DARK GREY TBD WITH CONCRETE FLOOR

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KEY PLAN

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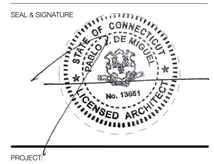


PROJECT:

ATLANTIS FRESH MARKET
Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25 | PROJECT #: 2402

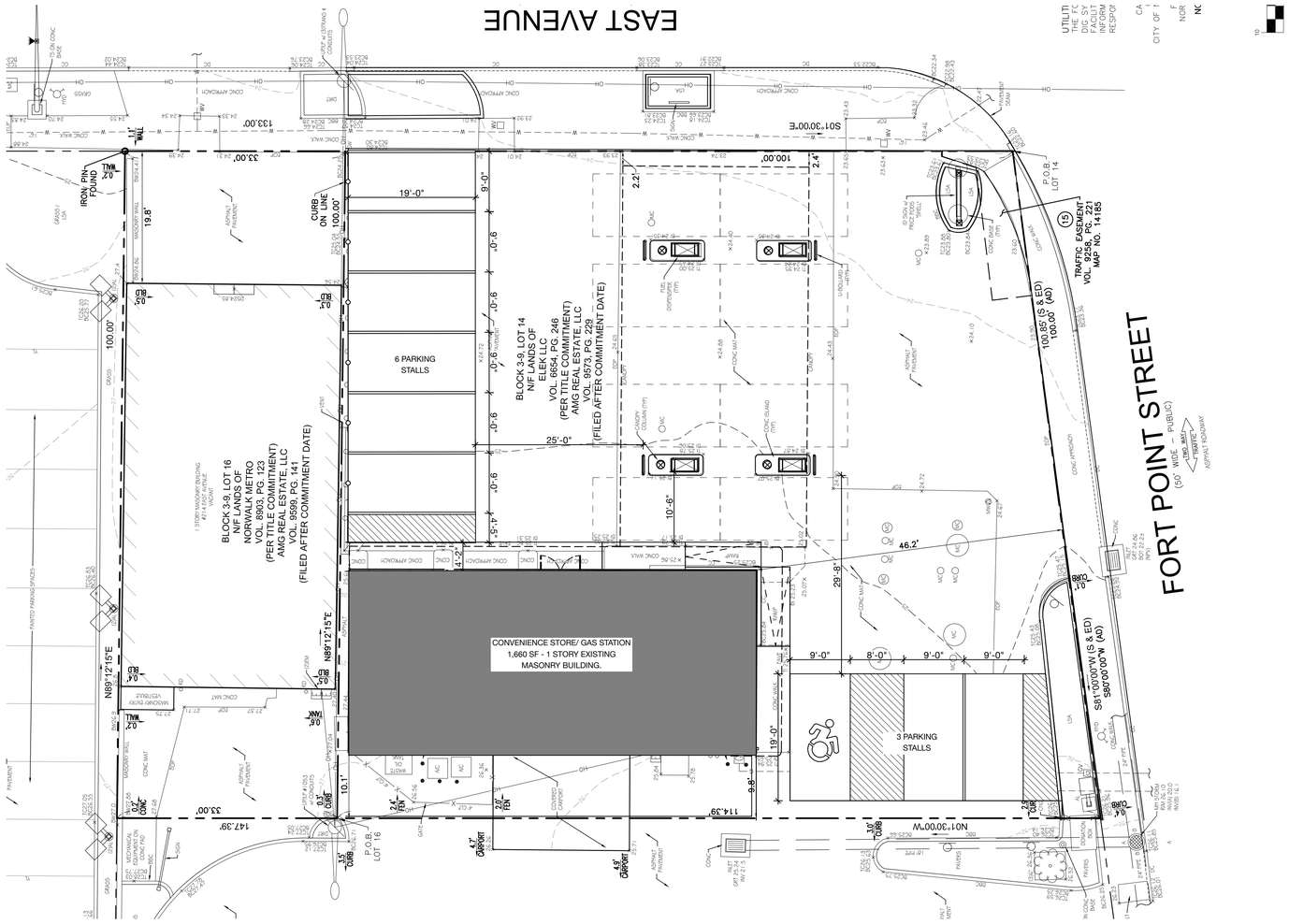
SHEET NAME:

DOOR, WINDOW, HARDWARE AND FINISH SCHEDULES

DRAWING No.:

A.001.00

PAGE: #LayNoInSubset of XX



02 NOTED SURVEY
SCALE: 1" = 10'

THIS PLAN IS USING AS REFERENCE THE PROPERTY SURVEY PRODUCED BY GALLAS SURVEYING GROUP AND SIGNED BY CHARLES J. OSBORNE III. DATED 11/28/2023

ZONING INFORMATION TABLE - TOWN OF NORWALK
216-214 EAST AVE, NORWALK, CT

Mblu : E13-182

ZONING DISTRICT : GENERAL URBAN COMMUNITY DISTRICT **(CD-3 ZONE)**
EXISTING USE: GAS STATION/CONVENIENCE STORE WITH VEHICLE REPAIR
PROPOSED USE: GAS STATION WITH A CONVENIENCE STORE

PARKING CALCULATIONS

ZR-CH 118-1210 AMOUNT OF MOTOR VEHICLE PARKING SPACE TO BE PROVIDED

12.(a). RETAIL STORES, INCLUDING PERSONAL AND BUSINESS SERVICE ESTABLISHMENTS, AND RETAIL ACCESSORY TO BOUTIQUE MANUFACTURING:

1 parking space per 200 square feet of active commercial floor area.

19.(b). MOTOR VEHICLE SERVICE AND GAS STATIONS - GAS STATION:

1 parking space per pump island.

	EXISTING	PROPOSED
12. CONVENIENCE STORE (RETAIL) = 1,480 SQ.FT / 200 = 7.4 **(8 PARKING SPACES)** 19. GASOLINE FILLING STATION (4 PUMP ISLANDS) 4 X 1 = **4 PARKING SPACES** **TOTAL REQUIRED AS PER ZR: 12 PARKING SPACES** (1 ADA + 11 REGULAR)	NOT DEFINED + 8 AT PUMPS	9 SPACES (1 VAN ADA) + 8 AT PUMPS

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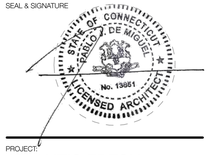

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PROPOSED SITE PLAN

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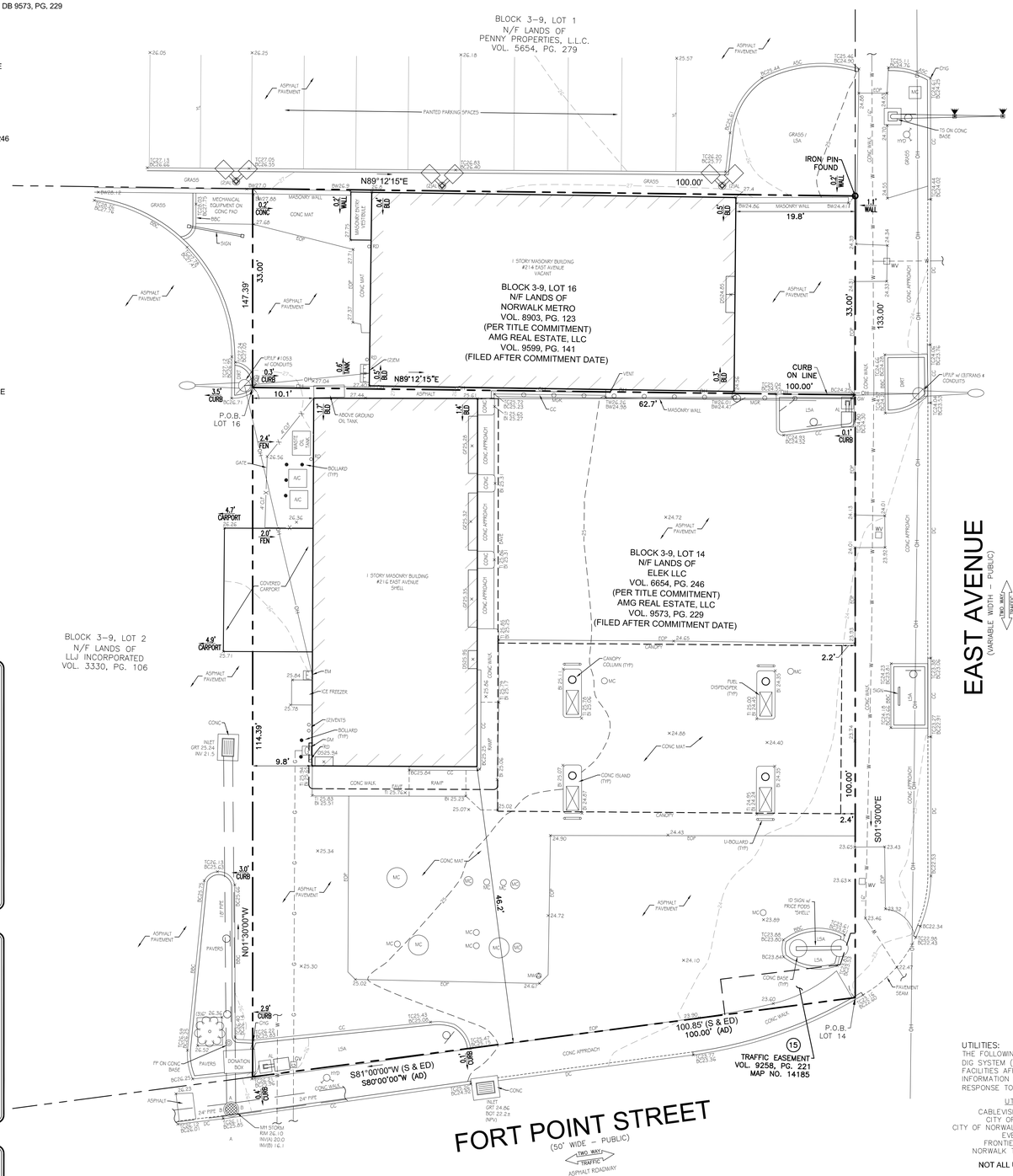
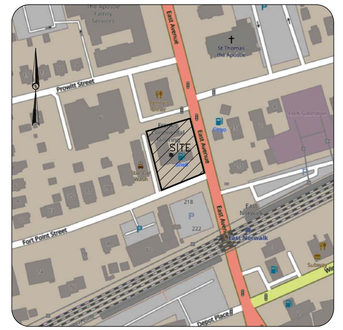
MAP LEGEND

- PROPERTY LINE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- FENCE
- GUIDE RAIL
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- DOOR SILL ELEVATION
- GARAGE FLOOR ELEVATION
- EXIST. TOP OF ISLAND ELEVATION
- EXIST. BOTTOM OF ISLAND ELEVATION
- APPROX. LOCATION U.G. WATER LINE & SIZE PER UTILITY MARKOUT
- APPROX. LOCATION U.G. GAS LINE PER UTILITY MARKOUT
- HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- ELECTRIC METER
- AREA LIGHT ON CONCRETE BASE
- MANHOLE
- INLET
- MONITORING WELL
- TRAFFIC SIGNAL POLE
- OVERHEAD WIRES
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- BOLLARD
- SIGN
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- TREE & TRUNK SIZE
- TITLE REPORT EXCEPTION NUMBER

ABBREVIATIONS

A/C	AIR CONDITIONER
(AD)	AMG REAL ESTATE, LLC, DB 9573, PG. 229
AL	AREA LIGHT
ASC	ASPHALT CURB
BBC	BELGIAN BLOCK CURB
BLD	BUILDING
BOT	BOTTOM OF STRUCTURE
CC	CONCRETE CURB
CHG	CURB CHANGE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DC	DEPRESSED CURB
(ED)	ELEK LLC, DB 6654, PG. 246
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
FP	FLAG POLE
FEN	FENCE
GM	GAS METER
GW	GUY WIRES
GRT	GRATE
HYD	HYDRANT
INV	INVERT
LSA	LANDSCAPED AREA
MC	METAL COVER
MGR	METAL GUIDE RAIL
MH	MANHOLE
MW	MONITORING WELL
NPV	NO PIPES VISIBLE
RD	ROOF DRAIN
(S)	SURVEY
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
UP/LP	UTILITY POLE/LIGHT POLE
YL	YELLOW LINE





VICINITY MAP

REFERENCES:

1. MAP OF PROPERTY J.T. & C. PROWITT, NORWALK, CONNECTICUT, PREPARED BY CHARLES N. WOOD, DATAED 05-01-1902, FILED ON 05-01-1902 ANS MAP NO. 157.
2. SUPPLEMENTARY MAP OF PROPERTY BELONGING TO J.T. & C. PROWITT, NORWALK, CONNECTICUT, PREPARED BY CHARLES N. WOOD, DATED 1908, FILED ON 08-24-1908 AS MAP NO. 243.
3. MAP OF LOTS OWNED BY CLARENCE I. FINCH & CORA E. FINCH, NORWALK CONNECTICUT, PREPARED BY ALLEN B. GREGORY, DATED 08-1925, FILED ON 08-15-1925 AS MAP NO. 624.
4. PLAN OF LAND IN EAST NORWALK, NORWALK, CONNECTICUT, PREPARED FOR THE TEXAS COMPANY, PREPARED BY SAMUEL W. HOYT, JR. CO, INC., DATED 08-1940, FILED ON 10-30-1940 AS MAP NO. 1809.
5. MAP OF PROPERTY PREPARED FOR FRANCES C. & HELEN M. BOTTONE, NORWALK, CONNECTICUT, PREPARED BY RYAN & FAULDS, DATED 09-08-1970, FILED ON 09-09-1970 AS MAP NO 7371.
6. PROPERTY SURVEY PREPARED FOR NORWALK METRO, 214 EAST AVENUE, NORWALK, CONNECTICUT, PREPARED B BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C., DATED 11-11-2019.
7. ALTA/NSPS LAND TITLE SURVEY FOR 216 EAST AVENUE, NORWALK, CONNECTICUT, PREPARED BY: FIRST ORDER, LLC FOR BOCK & CLARK CORPORATION AN NV5 COMPANY, LAST REVISED 01-20-2023.
8. RIGHT OF WAY SURVEY, TOWN OF NORWALK, MAP SHOWING EASEMENT ACQUIRED FROM ELEK LLC BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, WALK RAILROAD BRIDGE REPLACEMENT, DATED 09-2020, APPROVED 04-16-2021, FILED ON 06-08-2021 AS MAP NO. 14185.
9. STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, EAST AVENUE RAILROAD UNDERPASS IN THE CITY OF NORWALK, PROJECT NO, 170-1375, APPROVED 01-05-2021.
10. DEED VOLUME 6654, PAGE 229 (PRIOR DEED FOR LOT 14 CALLING THE PROPER BEARING FOR COURSE NO. 1 ALONG FORT POINT STREET)

SCHEDULE A PROPERTY DESCRIPTION:

LOT 14 ONLY:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN EAST NORWALK, SO-CALLED, IN THE CITY OF NORWALK, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT, ACCORDING TO A MAP PREPARED BY THE SAMUEL W. HOYT, JR., COMPANY, INC., ENGINEERS AND SURVEYORS, CERTIFIED SUBSTANTIALLY CORRECT BY FREDERICK P. STABELL, PRESIDENT, ENTITLED, "PLAN OF LAND IN EAST NORWALK, NORWALK, CONNECTICUT AS PREPARED FOR THE TEXAS COMPANY, AUGUST, 1940, FILED IN THE NORWALK TOWN CLERK'S OFFICE AS MAP NO, 1809, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF EAST AVENUE WITH THE NORTHERLY LINE OF FORT POINT STREET DEFINED BY A CROWFOOT CUT IN A CEMENT CONCRETE WALK.

THENCE BEARING S 81° 00' W ALONG THE SAID NORTHERLY SIDE OF FRONT POINT STREET FOR A DISTANCE OF 100.85 FEET TO AN IRON PIN;

THENCE BEARING N 1° 30' W ALONG LAND NOW OR FORMERLY OF PHILIP H. FIELDING FOR A DISTANCE OF 114.39 FEET TO ANOTHER IRON PIN;

THENCE BEARING N 89° 12' 15" EAST, FURTHER ALONG SAID LAND NOW OR FORMERLY OF PHILIP H, FIELDING FOR A DISTANCE OF 100.00 FEET TO ANOTHER CROWFOOT CUT IN A CEMENT CONCRETE WALK UPON THE SAID WESTERLY SIDE OF EAST AVENUE;

AND THENCE BEARING S 1° 30' E ALONG THE SAID WESTERLY SIDE OF EAST AVENUE FOR A DISTANCE OF 100.00 FEET TO THE CROWFOOT CUT AT THE POINT OR PLACE OF BEGINNING.

SCHEDULE A PROPERTY DESCRIPTION (LOT 16):

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF NORWALK, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT, BEING THE NORTHERLY PORTION OF LOT NO. 23A AS SHOWN AND DESIGNATED ON A CERTAIN MAP ENTITLED, "MAP OF LOTS OWNED BY CLARENCE I. FINCH AND CORA E. FINCH, NORWALK, CONN., SCALE 1"=40', AUGUST, 1925, CERTIFIED 'SUBSTANTIALLY CORRECT' ALLEN B. GREGORY, NORWALK, CONN.", WHICH MAP IS ON FILE IN THE NORWALK TOWN CLERK'S OFFICE AS MAP NO. 624, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

NORTHERLY; 100 FEET BY LOT NO. 24 ON SAID MAP;

EASTERLY; 33 FEET BY HIGHWAY CALLED EAST AVENUE;

SOUTHERLY; 100 FEET BY THE SOUTHERLY PORTION OF LOT NO. 23A ON SAID MAP; AND

WESTERLY; 33 FEET BY THE WESTERLY PORTION OF LOT NO. 23A AS SHOWN ON SAID MAP

NOTES:

1. PROPERTY KNOWN AND DESIGNATED AS BLOCK 3-9, LOTS 14 & 16 ON THE GIS WEB SITE FOR THE CITY OF NORWALK, FAIRFIELD COUNTY, CONNECTICUT.
2. AREA LOT 14: 10,719 S.F. OR 0.2461 AC.
   AREA LOT 16: 3,300 S.F. OR 0.0758 AC.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. **THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE, FOR LOT 14, ISSUED BY ABSTRACT INCORPORATED AS AGENTS FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. CT-6306146, HAVING A COMMITMENT DATE OF DECEMBER 31, 2022, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:**
   - (10) ABSOLUTE ASSIGNMENT OF LEASES AND RENTS FROM ELEK LLC AND LLJ INCORPORATED TO PATRIOT BANK, N.A, DATED DECEMBER 2, 2016 AND RECORDED IN VOLUME 8449 AT PAGE 40 OF THE NORWALK LAND RECORDS **[BLANKET]**
   - (11) CERTIFICATE OF VARIANCE GRANTED BY THE CITY OF NORWALK ZONING BOARD OF APPEALS DATED APRIL 10, 1989 AND RECORDED IN VOLUME 2323 AT PAGE 266 OF THE NORWALK LAND RECORDS **[VARIANCE GRANTED TO TEXACO FOR CANOPY & SIGN SETBACKS, ANOTHER GRANTED FOR THE NUMBER OF GROUND SIGNS. STATUS UNKNOWN AS SITE CONDITIONS FROM 1989 MAY NOT BE THE SAME AS THE CURRENT CONDITIONS]**
   - (12) CERTIFICATE OF VARIANCE GRANTED BY THE CITY OF NORWALK ZONING BOARD OF APPEALS DATED MARCH 19, 1997 AND RECORDED IN VOLUME 3327 AT PAGE 3 OF THE NORWALK LAND RECORDS **[PARKING VARIANCE, NOTHING TO SHOW. IT SHOULD BE NOTED THAT NO VISIBLE PARKING STRIPING EXISTED AT THE TIME OF SURVEY]**
   - (13) COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND AGREEMENTS SET FORTH IN A DEED DATED SEPTEMBER 17, 2007 AND RECORDED IN VOLUME 6654 AT PAGE 246 OF THE NORWALK LAND RECORDS **[BLANKET, NOTHING TO SHOW]**
   - (14) ACCESS AGREEMENT GRANTING RIGHT OF ENTRY BETWEEN MOTIVA ENTERPRISES LLC AND ELEK LLC DATED AS OF SEPTEMBER 28, 2007 AND RECORDED IN VOLUME 6654 AT PAGE 251 OF THE NORWALK LAND RECORDS **[BLANKET]**
   - (15) EASEMENT IN FAVOR OF THE STATE OF CONNECTICUT DATED MAY 25, 2021 AND RECORDED IN VOLUME 9258 AT PAGE 221 OF THE NORWALK LAND RECORDS, AND SHOWN ON MAP NO. 14185 ON FILE IN THE NORWALK TOWN CLERK'S OFFICE **[SHOWN]**
   - (16) NOTES, NOTATIONS, FACTS, CONDITIONS AND SERVICE LINES SHOWN ON MAP NO. 1809 ON FILE IN THE NORWALK TOWN CLERK'S OFFICE **[THERE ARE NO SURVEY RELEVANT NOTES TO SHOW, THE SITE CONDITIONS FROM 1940 ARE NO LONGER RELEVANT, THE SERVICE LINES IN THE ROAD ARE NOT SHOWN AS THE CLIENT CONTRACT AGREEMENT ONLY EXTENDS TO THE NEAR CURBLINE]**

   THIS SURVEY IS ALSO PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE, FOR LOT 16, ISSUED BY ABSTRACT INCORPORATED AS AGENTS FOR FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. CT-6335854, HAVING A COMMITMENT DATE OF JANUARY 25, 2023, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, PART II:
   - (12) NOTES, NOTATIONS, FACTS AND CONDITIONS SHOWN ON MAP NO, 157 AND 624, BOTH ON FILE IN THE NORWALK TOWN CLERK'S OFFICE **[THERE ARE NO SURVEY RELEVANT NOTES TO SHOW]**
5. ELEVATIONS ARE BASED UPON NAVD 88 (BENCHMARK: DRILL HOLE N-5 PER MAP REFERENCE NO. 7, ELEV 40.44)
6. BY GRAPHIC PLOTTING, PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO, 09001C0532G, EFFECTIVE DATE: 07-08-2013, OBTAINED FROM FEMA NFHL WEB SERVICE ON 09-18-2023.
7. THE LOCATION AND EXTENTS OF UNDERGROUND TANKS AND VAULTS, IF ANY EXIST, HAVE NOT BEEN DETERMINED BY THE SURVEYOR.
8. THERE ARE NO VISIBLE, STRIPED, PARKING SPACES ON EITHER PROPERTY.
9. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019. THIS SURVEY IS A TOPOGRAPHIC RESURVEY AND IT CONFORMS TO A HORIZONTAL ACCURACY OF A-2, AND A TOPOGRAPHIC ACCURACY OF T-2.

CBYD.COM 811
Call Before You Dig, Inc.
THE STATE OF CONNECTICUT REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY CONNECTICUT CALL BEFORE YOU DIG SYSTEM (1–800–922–4455) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20233800694

UTILITY COMPANY	PHONE NUMBER	AFTER HOURS
CABLEVISION OF CONNECTICUT	800–778–9140	800–778–9140
CITY OF NORWALK – DPW	203–854–3244	203–854–3244
CITY OF NORWALK – FIRST DISTRICT WATER	203–847–7387	203–847–7387
EVERSOURCE GAS	203–206–5702	877–400–6811
FRONTIER COMMUNICATIONS	800–778–9140	800–778–9140
NORWALK THIRD TAXING DISTRICT	800–778–9140	800–778–9140

NOT ALL UTILITY COMPANIES RESPONDED TO THE MARKOUT REQUEST

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ALTA/NSPS LAND TITLE SURVEY
BLOCK 3-9, LOTS 14 & 16
214 & 216 EAST AVENUE
CITY OF NORWALK
FAIRFIELD COUNTY
STATE OF CONNECTICUT

GALLAS SURVEYING GROUP
2865 U.S. ROUTE 1
NORTH BRUNSWICK, NJ 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallassurvey.com

DATE	SCALE	DRAWN:	CHECKED:
11-28-2023	1"=10'	R.M.C.	C.J.O.

FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
10-16-2023 10-27-2023	201 -	12 -	D.A./M.W.C. M.C./W.B.

FILE NO.:	DRAWING NAME/SHEET NO.
G23170	G23170.DWG 1 OF 1

TO:
- AMG REAL ESTATE, LLC;
- ABSTRACTS, INCORPORATED;
- FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-23-2027.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON. NOT VALID UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

CHARLES J. OSBORNE III — DATE
CONNECTICUT PROFESSIONAL LAND SURVEYOR #70076

Pablo De Miguel Architect, PLLC

162 14th Street
Brooklyn NY 11215

T. 646 265 0338 **E**. hola@pablodemiguel.com
W. www.pablodemiguel.com

OWNER:

Atlantis Management Group
555 S Columbus Ave #201 Mt. Vernon NY 10550
contact: Danny Porco
T. 347 249-6302 **E**. Dporco@atlantismgmt.com

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

EXPEDITING & CODE CONSULTANT:

CONTRACTOR:

KEY PLAN

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

2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ISSUE	DATE	DESCRIPTION
2	08/21/2025	issued for filing
1	06/30/2025	issued for review

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SEAL & SIGNATURE

STATE OF CONNECTICUT
PABLO J. DE MIGUEL
No. 13651
LICENSED ARCHITECT

PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25	PROJECT #: 2402

SHEET NAME:

TYP. BUILDING SECTIONS

DRAWING No.:

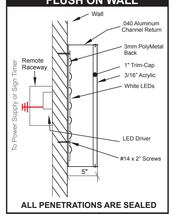
A.200.00

PAGE: #LayNoInSubset of XX

FINISH SCHEDULE

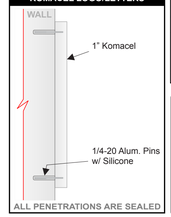
ITEM CODE	LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT #/ FINISH
ST-05	FACADE	FIBER CEMENT PANEL - MODERNBRICK	NICHIHA	MIDNIGHT
ST-06	PAINTED CMU OR CONCRETE	SIDE OF BUILDING EXTERIOR WALL	BENJAMIN MOORE OR APPROVED EQ.	TO MATCH CONCRETE COLOR
MTL-01	FACADE	ALUMINUM PANEL	ALUCOBOND	CLASSIC CHAMPAGNE METALLIC PVDF-3/GLOSS 30
MTL-03	CANTILEVER/ CANOPY & SIDE PANELS	ALUMINUM PANEL TRIMS	ALUCOBOND	CONTEMPORARY. GRAPHITE MICA PVDF-3 / GLOSS 30
MTL-04	STOREFRONT	ALUMINUM FRAME		BLACK ANODIZED OR PAINTED

LED CHANNEL LETTERS FLUSH ON WALL



ALL PENETRATIONS ARE SEALED

INSTALLATION OF PIN MOUNTED KOMACEL LOGO/LETTERS



SIGNS CALCULATIONS
CD-3 Zone

SIGN A (ON PINS) AREA: **25 S.F.** (Wall sign) < 32 SF
SIGN B (W/ INTERNAL ILLUMINATION) AREA: **35 S.F.** (Band Sign) < 90SF

TOTAL SIGN AREA : 60 SF.

Facade linear Ft = 60' x 1.5 = **90 SF. Max.**

ARTICLE 7 :
Band Sign . 1 x business. 1.5 SF per linear ft of facade / max. 3ft high
Wall Sign . 1 x business , max. 32 sf

SIGN A: NON - ILLUMINATED KOMACEL STAR LOGO

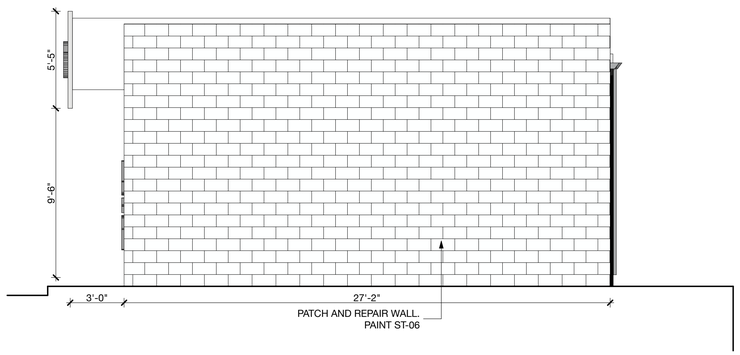
COLORS: ORACAL SILVER FACES - PRIMED AND PAINTED SILVER RETURNS
STAR SIZE : 5' X 5'
ILLUMINATION : NONE.

SIGN A AREA : 25 SQ.FT.

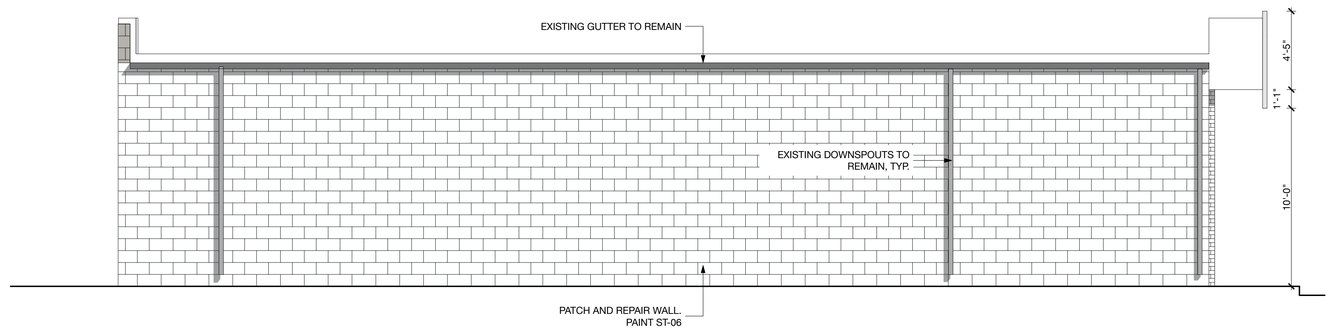
SIGN B: INDIVIDUALLY ILLUMINATED CHANNEL LETTERS

COLORS: LETTER RETURNS 4.5" DEEP BLACK ALUMINUM W/ 1" BLACK TRIM CAP; WHITE ACRYLIC FRONTS; GREEN ACRYLIC FRONT TO MATCH PANTONE 361C.
LETTER SIZES : "ATLANTIS" 11'-2" W X 1'3" H X 4.5" D; "FRESH MARKET"10'9" W X 6" H X 4.5" D
ILLUMINATION : GE WHITE LEDS W/REMOTE DRIVER . 5.5 TOTAL AMP W/ 100W DRIVERS (2.2 AMP EACH)

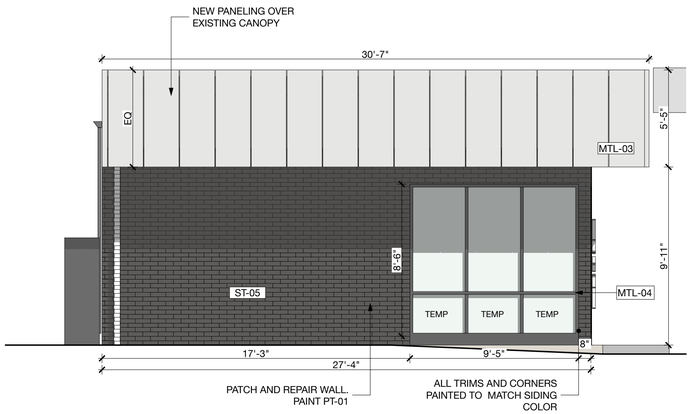
SIGN B AREA : 24.19 SQ.FT.



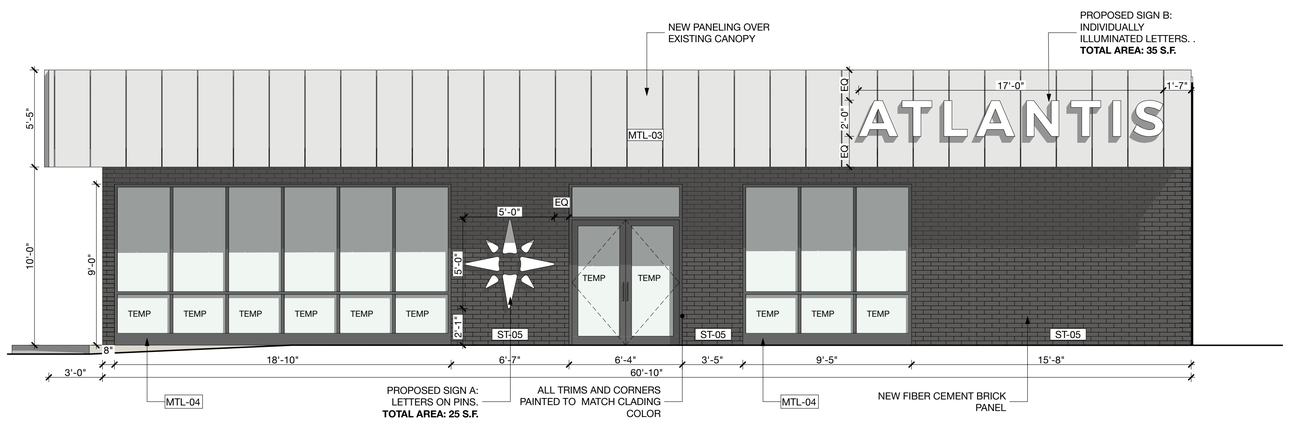
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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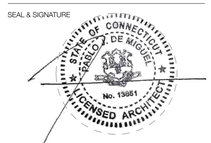
SEAL & SIGNATURE



PROJECT:
ATLANTIS FRESH MARKET
Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 8/21/25 | PROJECT #: 2402

SHEET NAME:
PROPOSED BUILDING ELEVATIONS

DRAWING No.:
A.201.00

PAGE: #LayNoInSubset of XX

FINISH SCHEDULE

ITEM CODE	LOCATION	DESCRIPTION	MANUFACTURER	PRODUCT #/ FINISH
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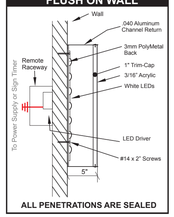
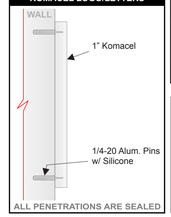
MTL-04	STOREFRONT	ALUMINUM FRAME		BLACK ANODIZED OR PAINTED

LED CHANNEL LETTERS FLUSH ON WALL



ALL PENETRATIONS ARE SEALED

INSTALLATION OF PIN MOUNTED KOMACEL LOGO/LETTERS



ALL PENETRATIONS ARE SEALED

SIGNS CALCULATIONS
CD-3 Zone

SIGN A (ON PINS) AREA: **25 S.F.** (Wall sign) < 32 SF
SIGN B (W/ INTERNAL ILLUMINATION) AREA: **35 S.F.** (Band Sign) < 90SF

TOTAL SIGN AREA : 60 SF.

Facade linear Ft = 60' x 1.5 = **90 SF. Max.**

ARTICLE 7 :
Band Sign . 1 x business. 1.5 SF per linear ft of facade / max. 3ft high
Wall Sign . 1 x business , max. 32 sf

SIGN A: NON - ILLUMINATED KOMACEL STAR LOGO

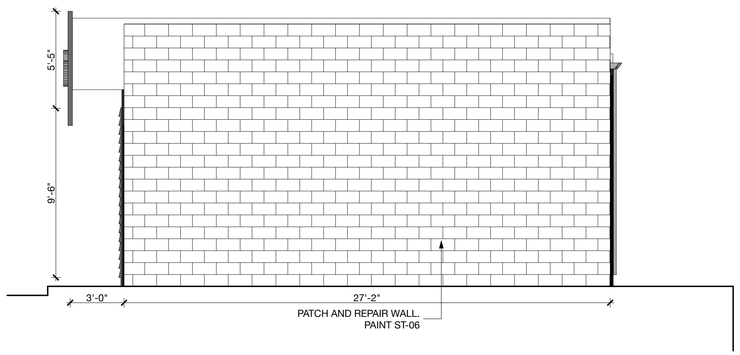
COLORS: ORACAL SILVER FACES - PRIMED AND PAINTED SILVER RETURNS
STAR SIZE : 5' X 5'
ILLUMINATION : NONE.

SIGN A AREA : 25 SQ.FT.

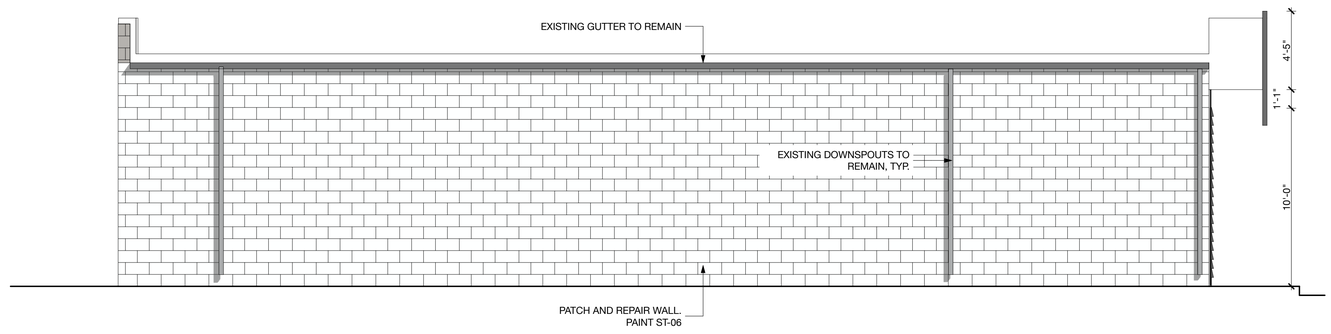
SIGN B: INDIVIDUALLY ILLUMINATED CHANNEL LETTERS

COLORS: LETTER RETURNS 4.5" DEEP BLACK ALUMINUM W/ 1" BLACK TRIM CAP; WHITE ACRYLIC FRONTS; GREEN ACRYLIC FRONT TO MATCH PANTONE 361C.
LETTER SIZES : "ATLANTIS" 11'-2" W X 1'3" H X 4.5" D; "FRESH MARKET"10'9" W X 6" H X 4.5" D
ILLUMINATION : GE WHITE LEDS W/REMOTE DRIVER . 5.5 TOTAL AMP W/ 100W DRIVERS (2.2 AMP EACH)

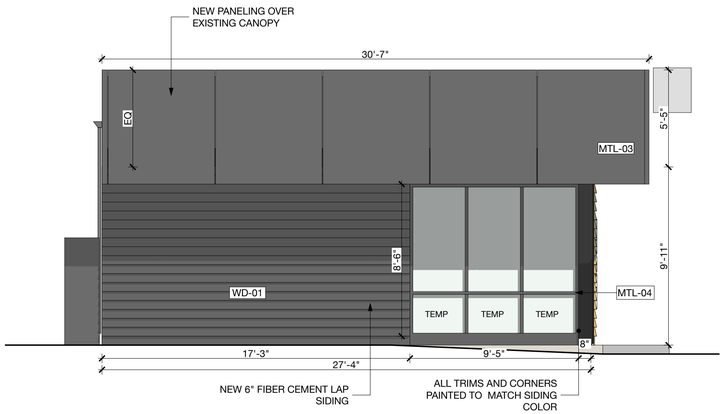
SIGN B AREA : 24.19 SQ.FT.



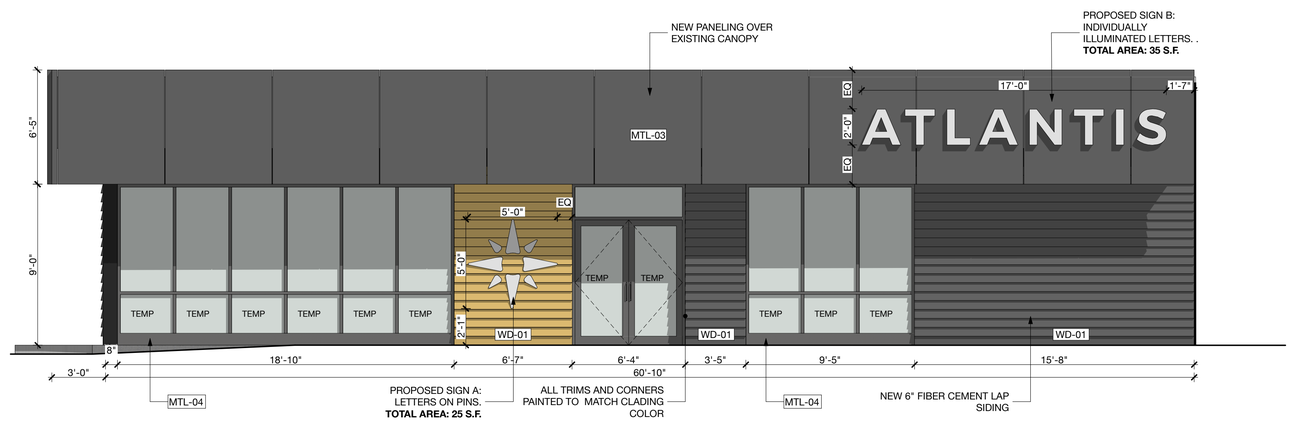
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

Pablo De Miguel Architect, PLLC

162 14th Street
Brooklyn NY 11215

T. 646 265 0338 **E**. hola@pablodemiguel.com
W. www.pablodemiguel.com

OWNER:
Atlantis Management Group
555 S Columbus Ave #201 Mt. Vernon NY 10550
contact: Danny Porco
T. 347 249-6302 **E**. Dporco@atlantismgmt.com

MEP ENGINEER:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

EXPEDITING & CODE CONSULTANT:

CONTRACTOR:

KEY PLAN

ISSUE	DATE	DESCRIPTION
2	08/21/2025	issued for filing
1	06/30/2025	issued for review

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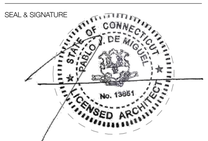
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

SEAL & SIGNATURE



PROJECT:
ATLANTIS FRESH MARKET
Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 11/17/25 | PROJECT #: 2402

SHEET NAME:
PROPOSED BUILDING ELEVATIONS

DRAWING No.:
A.201.00

PAGE: #LayNoInSubset of XX





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SEAL & SIGNATURE

STATE OF CONNECTICUT · PABLO J. DE MIGUEL · No. 13651 · LICENSED ARCHITECT

PROJECT:

ATLANTIS FRESH MARKET

Convenience Store

216 East Ave
Norwalk, CT 06855
MBLU: 3-9-14-0

DATE: 11/17/25 | PROJECT #: 2402

SHEET NAME:

PROPOSED BUILDING VIEWS

DRAWING No.:

A.800.00

PAGE: #LayNoInSubset of XX

Special Permit Application

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

Date Received:

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

1. **Address of Subject Property(s):**
   238 West Rocks Road, Norwalk, CT
2. District: 5 Block: 23 Lot(s): 10 **3.** Zone: CD-1L, Overlay/Village District: _____
4. Historic Structure(s): ☑ No ☐ Yes **5.** Flood Hazard Zone: ☑ No ☐ Yes, Flood Zone(s) _____
6. Coastal Area Management Zone: ☑ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____
7. Existing Use of Property:
   Church use and church related functions
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   No change to existing use

Applicant Information

Applicant Name: Eric D. Bernheim, Esq.
Billing Address: 33 Riverside Avenue, 4th Floor, Westport, CT 06880
Phone Number: 203-635-2200 Email: bernheim@flb.law
Signature: *Eric D. Bernheim*

Property Owner Information and Authorization

Owner of Record: St. George Greek Orthodox Church
Billing Address: 238 West Rocks Road, Norwalk, CT 06851
Phone Number: c/o 203-635-2200 Email: c/o bernheim@flb.law
Signature: See attached Authorization Letter

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

Application Information and Requirements

Sections 8.4.5 and 8.4.8 of the Norwalk Zoning Regulations detail items that are required for a Special Permit Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Special Permit Application submission:

1. Three (3) copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
    a) Each Site Plan shall be, include, show, or demonstrate, as applicable, the following:
        i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
        ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
        iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
        iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
        v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
        vi. Show and include the following:
            a. Lot or Building Site Width and Lot or Building Site Yards.
            b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
            c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
            d. Setbacks or Setback Areas.
            e. Encroachments.
            f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.

g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.
h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
i. Driveway(s) and widths.
j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
m. Ground Floor Elevation above grade for each Building.
n. Existing Tree and Vegetation Plan and Survey:
    i. Showing all groupings of trees and how they will be incorporated into the proposed project.
    ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
    iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
    iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
o. Erosion and Sedimentation Control measures for the Development.
p. Topographic excavation and grading plans.
q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
s. Detailed Parking plan.

vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.

4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.I.7.g.
5. Architectural Plans/Drawings:
    a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
    b) Building Type(s).

   c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
   d) Private Frontage(s) and Façade Elements.
   e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
   a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
   a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

Fees

The Applicant shall pay to the City the fees established in the Fee Schedule Document available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to the pay the application fee at the time of submission of the Special Permit Application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, www.norwalkct.gov.

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

Public Notification

Per the Connecticut General Statutes, a public hearing is mandatory for all Special Permit Applications. Notice shall be provided per Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
   a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
   b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
   c. The letter shall contain the proposed action and street address for the property in question, including:
      i. The current zoning of the subject property.
      ii. A summary indicating the nature of the application.

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

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

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

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

3. After a public hearing date has been established, the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
    a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
    b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
    c. The letter shall contain the proposed action and street address for the property in question, including:
        i. The current zoning of the subject property.
        ii. A summary indicating the nature of the application.
    d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
    e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

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

end

APPLICANT'S PROJECT DESCRIPTION

St. George Greek Orthodox Church - 238 WEST ROCKS ROAD

St. George Greek Orthodox Church, by way of their attorneys, FLB Law, PLLC (the "Applicant" or the "Church"), submits this application to the City of Norwalk Planning and Zoning Commission (the "Commission") for a special permit (the "Application") pursuant to the Nowalk, Zoning Regulations (the "Regulations") for the property commonly known as 238 West Rocks Road, Norwalk, Connecticut (the "Property"), which is located in the CD-1L District. More specifically, the Applicant seeks to modify Special Permit #19-05, which was originally approved by the Commission on February 16, 2006, and later modified and approved on April 17, 2013 (the "Special Permit"). Along with this Project Description, the Application includes the following document:

- Zoning Improvement Survey dated May 13, 2025 (the "Survey").[1]

BACKGROUND

The Special Permit allowed the Church to construct an approximately 21,000 square foot community building, as shown on the Survey. As a condition of approval, the Commission stated "[t]hat the hall [shall] be used for church members only and [is] not to be rented out for any events." Condition #10 of Special Permit [hereinafter the "Limiting Condition"].

On November 11, 2025, the Applicant received a Notice of Zoning Violation: 238 West Rocks Rd (5-23-10-0) from the Planning and Zoning Department Enforcement Office, related to the purported use of the Church's community building ("Community Building" or "Hall") as an "Event Space[, which is] not a permitted use in CD-1L."

The Applicant seeks approval from the Commission to remove the Limiting Condition from the Special Permit and allow use of its Hall to be had by non-congregation members, which is consistent with similarly zoned religious facilities in Norwalk.

SPECIAL PERMIT STANDARDS

As a threshold matter, the Applicant does not propose changing the building or structure of the Community Building. Accordingly, the special permit requirements referenced in Section 8.4.8 of the Regulations regarding the building or structure do not apply to this Application as such matters were already deemed acceptable by the Commission when it granted the Special Permit. Nevertheless, the Applicant submits that all requirements as to its requested modification of the use comply with the Regulations for the reasons set forth below:

[1] Though the Survey is unrelated to the approvals originally granted by the Special Permit, pursuant to an email from Ian Hall, Norwalk's Deputy Zoning Inspector, dated January 29, 2026, because there is no change sought to the site plan or structure of the Church, as the request only seeks to remove a limiting condition of the Special Permit, the enclosed Survey is sufficient for this Application.

§ 8.4.8.G.1.a — If the Special Permit is for a Use, the proposed Use must be listed as a Special Permit Use for the applicable District and conforms to all applicable standards listed in Section 4.3.9.F, for the proposed use.

Religious Facilities, like the Church, are permitted in CD-1L with a special permit. Having received its Special Permit approval nearly two decades ago, the Applicant is now merely seeking broaden the availability of the Hall for booking to a more diverse range of guests that are not members of the Greek Orthodox Congregation. The Commission has already approved the use of the Community Building for event space and therefore has found that it was an acceptable use on this Property. With the proposed limitations set forth below, we are requesting that the space be allowed for guests outside of the congregation.

Section 8.4.8.G.1.b — The proposed Use, Building, or Structure must be so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

Removing the Limiting Condition will not diminish the protection of the public health, safety, and welfare currently in use at the Property (Section 8.4.8.G.1.b.) because the intensity, capacity, and/or frequency of the Community Building's use will not exceed that which was already approved in the Special Permit.

When the Commission approved the Special Permit's construction of the ~21,000 square foot Community Building, it restricted the use of the Hall to only members of the Church. The Limiting Condition did not, however, restrict the time, place, manner, or frequency of said use by Church members, provided it was lawful. The Applicant does not propose any untoward use of its Community Building, nor does it seek approval to increase its capacity. Therefore, there is no increase of any purported risks to the health, safety, and welfare of the public that did not exist when the Special Permit was approved and since the Community Building has been operated. The Church is proposing additional safeguards to ensure it limits the impact on the surrounding neighborhood, safeguards which are not currently in place under the existing approval.

Section 8.4.8.G.1.c — The proposed Use, Building, or Structure must not adversely affect other property in the area in which it is located.

The Applicant submits that removing the Limiting Condition will not exacerbate any adverse effect on properties located near to the Church excepting those reasonably considered when the Special Permit was approved. Broadening the range of people who can use the Community Building for the same type/frequency of functions that were originally contemplated under the Special Permit does not affect the other properties in the area any differently than those already deemed acceptable to the Commission when it granted the Special Permit. There have been some unfortunate instances where Church members held events that were too loud and went too late. We are proposing additional safeguards to ensure similar incidents do not occur in the future.

Section 8.4.8.G.1.d — The proposed Use, Building, or Structure must conform to all applicable provisions of these Regulations for the District in which it is to be located.

The Applicant posits that using the Community Building is an Accessory Use that is "customarily associated" or "incidental" to religious facilities. Regulations §§ 4.3.9A(4), Tbl. 4.3.9.D. Religious facilities, like the Church, are often the first destination one thinks of when deciding where to hold any celebrated event. As such, social gatherings are a natural extension of any religious facility that is equipped to provide community spaces or banquet halls. This notion is pervasive throughout Norwalk.

For example, both congregation and non-congregation members can rent ballroom space for 150 to 200 people at Temple Shalom and St. Matthew Church in Norwalk, respectively. Both of these houses of worship are, like the Church, zoned in largely residential areas. However, unlike the Limiting Condition in the St. George Greek Orthodox Church's Special Permit, a review of the available permits for Temple Shalom and St. Matthew revealed no restrictive condition(s) that limits users of their banquet halls to members of their own denominations. This can lead only to the conclusion that Norwalk considers banquet-style halls as Accessory Uses to religious facilities even when they are located in largely residential zones.

As the Community Building is an Accessory Use, the Applicant submits that the requirements of Section 8.4.8.1.d are met.

Section 8.4.8.G.1.e — The Proposed Use, Building, or Structure must be in harmony with the general purpose and intent of these Regulations.

The removal of the Limiting Condition is in harmony with the general purpose and intent of the Regulations. First, the unrestricted use of the banquet halls by congregation and non-congregation members alike at Temple Shalom and St. Matthews shows that use of those social gathering venues is an Accessory Use to their Principal Uses: being religious facilities. As both Temple Shalom and St. Matthew are, like the Church, zoned in residential areas, the Limiting Condition on only the Applicant's Special Permit is superfluous as the Applicant seeks to use its Community Building in precisely the same manner as Temple Shalom and St. Matthew.

Second, the Commission has shown that commercial uses in the CD-1L zone are permissible under the right circumstances. For example, in 2014, the Commission approved Special Permit No. 16-13, which allowed for the construction of the Silvermine Tavern and Inn, and its affiliated barn, which house, among other things, the restaurant Tavern at Gray Barns. Additionally, in its Resolution dated May 21, 2025, the Commission approved the use of the barn at Silvermine Tavern and Inn for private events, which includes but is not limited to, live music. While Gray Barns now sits in the Silvermine Tavern Village District Overlay, its underlying zone is CD-1L, like the Church. In permitting the reconstruction of Silvermine, the Commission juxtaposed the significance of the Silvermine site with the general purpose and intent of the Regulations. Although the Inn was always used for commercial purposes, the barn space across the street was not. This addition was a new commercial use within the district.

Taking all of this together, granting the Applicant's request to modify the Special Permit is in line with the general purpose and intent of the Regulations.

CONCLUSION

As proposed, the removal of the Limiting Condition will allow the Applicant to resolve the outstanding Zoning Violations and as such we respectfully request that this Commission approve this Application.

We are also proposing the following new limiting conditions (many of which were taken from the Gray Barn approval) to ensure that this use is in harmony and without adverse effects on the surrounding property owners:

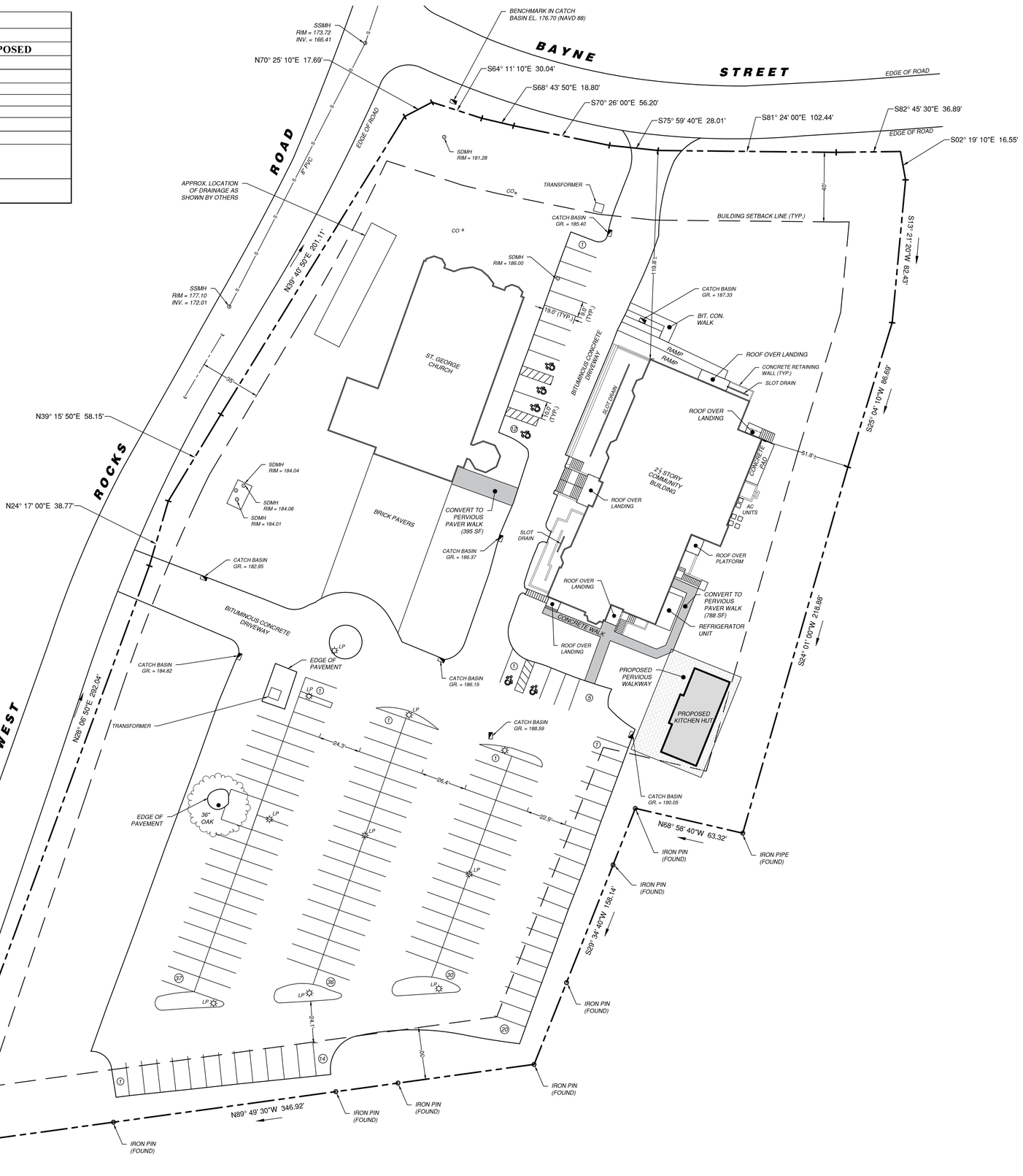
1. The Community Building may be used for events for religious and youth celebrations for members of the community.
2. The Community Building may not be marketed on a commercial event planner site as a venue.
3. At no time can the capacity of the Community Building exceed what is permissible by either the Health Department or Fire Marshall's office.
4. If applicable, the Applicant will obtain all necessary City permits prior to hosting events at the Community Building, and satisfy the requirements of all City agencies, including but not limited to:
    a. All requirements of the Fire Marshal.
    b. All requirements of the Health Department.
    c. ADA compliance with the Regulations and Building Code.
    d. All requirements of the Transportation, Mobility & Parking Department.
5. The applicant shall have private security present for evening events involving one hundred (100) or more people to ensure compliance with the noise ordinance.
6. All events within the Community Center will end no later than 10:30 p.m. Sunday through Thursday or by 12:00 a.m. Friday & Saturday.
7. Events hosted at the Community Building shall comply with Table 2, Note 1 of the Norwalk Noise Ordinance.
8. To the extent practicable, the doors and windows to the Community Building will remain closed during any event.
9. Any sound system existing or installed within the Community Building shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.
10. Rental contracts shall include a condition that compliance with the City of Norwalk Noise Ordinance is strictly enforced.
11. Excluding lighting permissible in § 4.3.17, Private Lighting Standards, event lighting associated with the Community shall not be located outside of the Community Building.
12. All parking for guests, employees of the Applicant, valet parked vehicles, or vendors shall remain on the Property. Unless otherwise approved by the

appropriate City department, no such parking is permissible along the public roads for any event held at the Community Building.

13. Passenger vans, buses or Ubers shall not park, idle or queue along West Rocks Road or Bayne Street.
14. Adequate staff shall be employed to ensure that cars are parked safely and that the adjacent road network operates safely.
15. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations.

4920-8922-2540, v. 4

ZONING DATA				
ZONING DISTRICT: CD-1L RESIDENCE				
DIMENSIONAL		**REQUIRED/ALLOWED**	**EXISTING**	**PROPOSED**
LOT AREA		43,560 SF	197,177 SF	197,177 SF
LOT WIDTH		150'	283.5'	283.5'
BUILDING COVERAGE	MAX.	25.0%	9.5%	10.1%
IMPERVIOUS COVERAGE	MAX.	35.0%	49.8%	49.8%
YARDS	FRONT	40'	83.5'	83.5'
	SIDE	30'	51.8'	30.0'
	REAR	30'	106.0'	106.0'
BUILDING HEIGHT	MAXIMUM	2 1/2 STORIES 35' (40' TO PEAK)	2 1/2 STORIES <35'	2 1/2 STORIES <35'
NOTES: 1. CORNER LOT				



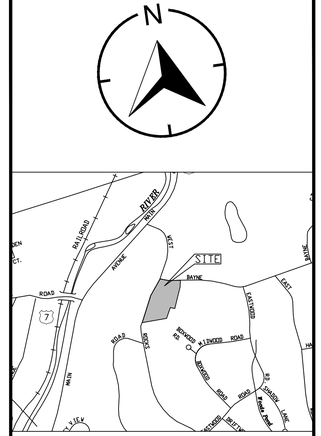
LEGEND	
SYMBOLS	
O	IRON PIN/PIPE (FOUND)
(D) SDMH	STORM MANHOLE
(S) SSMH	SEWER MANHOLE
CB	CATCH BASIN
LP	LIGHT POLE
O CO	CLEANOUT
	PROPERTY LINE
S	SEWER LINE

LEGEND ABBREVIATIONS:

BIT. CON.	BITUMINOUS CONCRETE
CB	CATCH BASIN
CO	CLEANOUT
EL.	ELEVATION
GR.	GRATE
INV.	INVERT
LP	LIGHT POLE
NAVD	NORTH AMERICAN VERTICAL DATUM
PVC	POLY VINYL CHLORIDE PIPE
SDMH	SANITARY DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TYP.	TYPICAL

SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. VERTICAL DATUM: NAVD 88
8. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C 0393G, EFFECTIVE OCTOBER 16, 2013.



LOCATION MAP
(NTS)

PROPERTY INFORMATION:

OWNER:	ST. GEORGE GREEK ORTHODOX CHURCH
ADDRESS:	238 WEST ROCKS ROAD NORWALK, CT
LOT AREA:	197,177 SF, 4.527 AC
ZONE:	"AAA"
DEED:	BK. 0705 PG. 0165

SETBACK LINES:

40'	FRONT
30'	SIDE
30'	REAR

REVISION DATE	ISSUE
6/5/25	REVISED PER P&Z COMMENTS

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

ST. GEORGE GREEK ORTHODOX CHURCH

PROJECT LOCATION:

238 WEST ROCKS ROAD
NORWALK, CT

DRAWING TITLE:

ZONING IMPROVEMENT SURVEY

PROJECT No.		
21272-01		
DATE: 05/13/2025	DRAWN BY: AS	CHECKED BY: AS

SCALE: 1" = 30'

IN FEET
0 30 60 90

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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.

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

SV-1.0

LANDTECH
Z:\ARCHIVED 2021\21272-01 ST.GEORGE_ 238 WEST ROCKS RD., NORWALK,SURVEY\ST. GEORGE_ 238 WEST ROCKS RD., SURVEY W PROPOSED FLOOD.DWG

Parcel: 5-23-10-0
As of: 1/20/2026 9:34:24 PM

PID: 13598

Norwalk, CT Report

Property Owner

Name:	ST GEORGE GREEK- - ORTHODOX CHURCH
Mailing Address:	238 W ROCKS RD NORWALK, CT 06851-1133
Parcel Use:	Church Hse
Tax District:	5N - 100%

Property Information

Physical Address:	238 WEST ROCKS RD
Tax Map #:	5/ 23/ 10/ 0/
Size (Acres):	4.44
Assessor Map:	11SE

Current Value Assessment

Year	Improvements	Land	Outbuilding	Total Assessed Value	FMV Total
2024	$3,598,430	$320,470	$107,360	$4,026,260	$5,751,790

Land

Land Type	Size	Units	Assessed
N/A	4.44	Acres	320,470.00
N/A	0.00	Acres	0.00
N/A	653.52	Front Feet	0.00
Total	**657.96**		**320,470**

Deed Transfers

Deed Date	Book	Page	Deed Type	Est. Sale	Owner
9/30/1968	705	165	N/A	$0	ST GEORGE GREEK-

Residential Card 1 Details

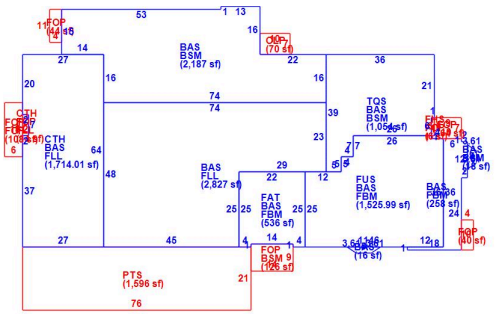
Occupancy	Story	Construction	Total Liv	Age	Year Constructed
SF	2	Church Hse	12,617	96	1930

Model:	RESIDENTIAL	**Style:**	CHURCHES
Interior Wall:	DRYWALL	**Rooms:**	**Beds:** 0 **Total:** 3
Exterior Wall:	COMPOSITE BOARD	**Plumbing:**	**Full:** 3 **Half:** 1
Foundation:	N/A	**Floor Cover:**	Hardwood
Legacy Area:	N/A	**Fireplace:**	**Type:** N/A **Qty:** 1
Roof Cover:	Arch. Shingles	**Heat/Cool:**	Forced Air
Roof Type:	Gable	**Central AC:**	Central

Residential Card 1 Photo



Residential Card 1 Sketch



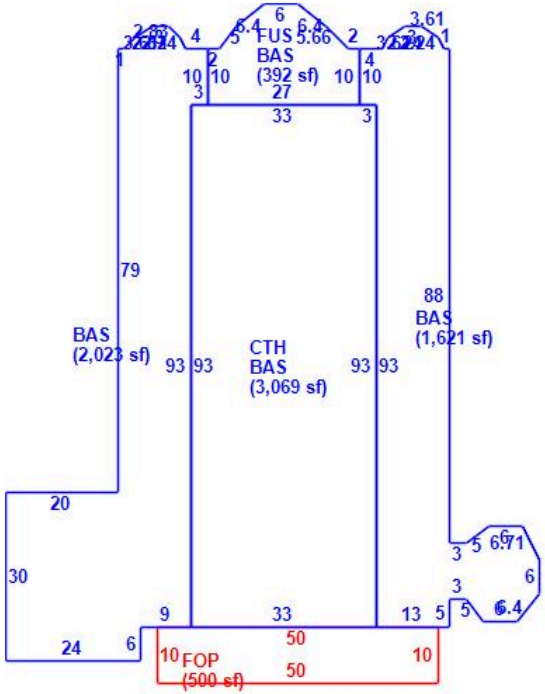
Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	10,136	10,136
BSM	Basement	3,385	0
CTH	Cathedral	1,728	0
FAT	Finished Attic	536	161
FBM	Finished Basement	2,320	0
FHS	Finished Half Story	6	3
FLL	Finished Lower Level	4,555	0
FOP	Framed Open Porch	510	0
FUS	Finished Upper Story	1,526	1,526
OLP	Loading Platform	70	0
PTS	Patio - Stone	1,596	0
TQS	Three Quarter Story	1,054	791
Totals		**27,422**	**12,617**

Details for Commercial Building 1

Year Built:	Finished Area:
1930	7,497

Commercial Card 1 Photo/Sketch



Section 1

Year Built:	1930
Living Area:	7,497
Style:	Churches
Model:	Commercial
Stories:	1
Foundation:	Heat/AC Pkg
Roof:	0
Exterior Wall:	Reinf Concrete
Interior Wall:	Gable
Interior Floor:	N/A
A/C Type:	Hot Water
Heat Fuel 1:	Gas
Heat Fuel 2:	N/A

Building Sub-Areas (sq ft)

Code	Description	Gross Area	Living Area
BAS	First Floor	7,105	7,105
CTH	Cathedral	3,069	0
FOP	Framed Open Porch	500	0
FUS	Finished Upper Story	392	392
Totals		**11,066**	**7,497**

Outbuildings and Yard Improvements

Code	Description	Sub Code-Description	Size	Assessed Value
PAV1	Paving Asph.	N/A	78650.00 S.F.	$107,360

Reappraisal Value History

Year	Improvements	Land	Total Assessed Value	FMV Total

Year	Improvements	Land	Total Assessed Value	FMV Total
2023	$4,026,260	$320,470	$4,026,260	$5,751,790
2023	$4,026,260	$320,470	$4,026,260	$5,751,790
2022	$1,983,700	$298,720	$1,983,700	$2,833,840
2022	$1,992,390	$298,720	$1,992,390	$2,846,260
2021	$1,992,390	$298,720	$1,992,390	$2,846,260
2020	$2,001,090	$298,720	$2,001,090	$2,858,690
2019	$2,001,090	$298,720	$2,001,090	$2,858,690
2018	$2,001,090	$298,720	$2,001,090	$2,858,690
2017	$1,176,270	$309,580	$1,176,270	$1,680,390
2016	$1,176,270	$309,580	$1,176,270	$1,680,390
2015	$1,175,620	$309,580	$1,175,620	$1,679,460
2014	$1,175,620	$309,580	$1,175,620	$1,679,460
2013	$1,644,990	$797,560	$1,644,990	$2,349,980
2012	$1,263,430	$750,470	$1,263,430	$1,804,900
2011	$1,263,430	$750,470	$1,263,430	$1,804,900
2010	$1,263,430	$750,470	$1,263,430	$1,804,900
2009	$1,263,430	$750,470	$1,263,430	$1,804,900
2008	$1,263,430	$750,470	$1,263,430	$1,804,900
2007	$1,200,010	$750,470	$1,200,010	$1,714,300
2006	$1,493,870	$750,470	$1,493,870	$2,134,100
2005	$1,649,970	$750,470	$1,649,970	$2,357,100
2004	$1,649,970	$750,470	$1,649,970	$2,357,100
2003	$1,649,970	$750,470	$1,649,970	$2,357,100
2002	$2,110,640	$829,780	$2,110,640	$3,015,200
2001	$1,055,320	$414,890	$1,055,320	$1,507,600
2000	$1,055,320	$414,890	$1,055,320	$1,507,600
1999	$1,055,320	$414,890	$1,055,320	$1,507,600

Year	Improvements	Land	Total Assessed Value	FMV Total
1998	$2,781,100	$2,072,000	$2,781,100	$3,973,000
1983	$2,781,100	$2,072,000	$2,781,100	$3,973,000

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

FLB Law
FOGERTY | LAMBERT | BERNHEIM

ERIC D. BERNHEIM
BERNHEIM@FLB.LAW

January 22, 2026

Norwalk Planning & Zoning Department
125 East Avenue
Norwalk, CT 06851

Re: 238 West Rocks Road, Norwalk, Connecticut (the "Property")

To Whom It May Concern:

As the Owner of the Property, this letter is to advise you that the St. George Greek Orthodox Church hereby consents to the preparation, filing, and presentation of any and all zoning, land use, or other applications seeking approvals in connection with the Property by the law firm of FLB Law, PLCC.

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

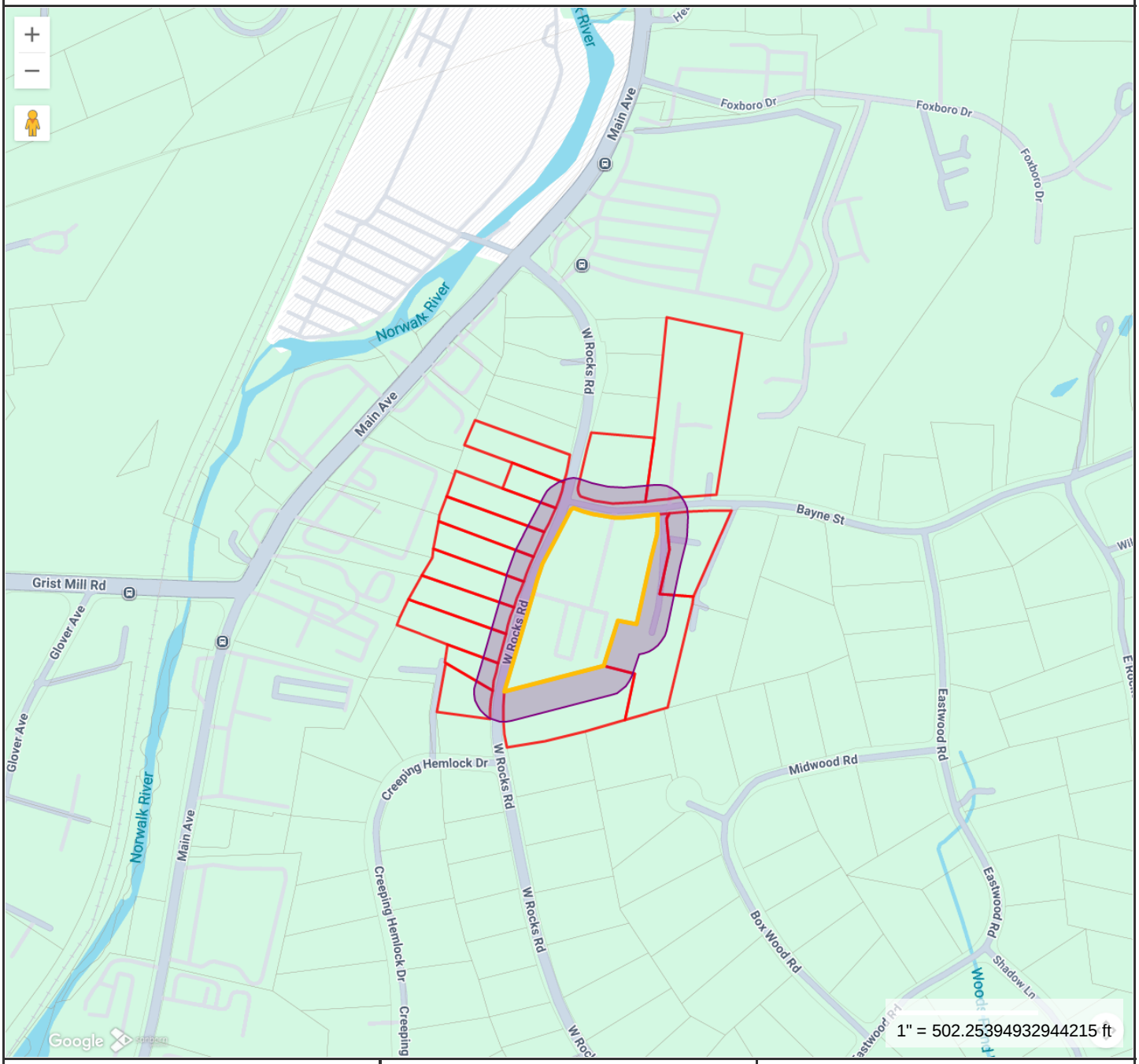
Sincerely,

St. George Greek Orthodox Church

By P.C. President
Duly Authorized

Abutting Property Owners within 100' of the Subject Property

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
103-5-23-10A-0	228 WEST ROCKS RD	PASSERO ELLEN W		228 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-23-0	251 WEST ROCKS RD	CHU YIU ON & WAH	-	251 WEST ROCK RD.	NORWALK	CT	06851
103-5-22C-24-0	249 WEST ROCKS RD	CONLIN KATHLEEM M	-	249 WEST ROCKS RD	NORWALK	CT	06851-0000
103-5-22C-26-0	247 WEST ROCKS RD	DUNCAN GRADY & INGELA K		247 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-27-0	245 WEST ROCKS RD	AMAYA RORY		245 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-28-0	243 WEST ROCKS RD	LAMB JOAN	-	243 W ROCKS RD	NORWALK	CT	06851-1129
103-5-22C-29-0	241 WEST ROCKS RD	BARRERA CARLOS R &	VELASQUEZ NANCY	241 WEST ROCKS RD	NORWALK	CT	06851-0000
103-5-22C-30-0	239 WEST ROCKS RD	REDDINGTON TIMOTHY & SAMANTH/	-	239 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-31-0	237 WEST ROCKS RD	MOORE JAMES A JR	-	237 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-32-0	235 WEST ROCKS RD	CONKLIN RICHARD & LAURA JEAN		235 WEST ROCKS RD	NORWALK	CT	06851
103-5-22C-33-0	233 WEST ROCKS RD	STEVENSON ROBERT T &	MANCINI-STEVENSON STEPHANIE	233 W ROCKS RD	NORWALK	CT	06851
103-5-23-15-0	3 BAYNE ST	STAR INC LIGHTING THE WAY		P.O. BOX 470	NORWALK	CT	06852-0470
103-5-23-348-0	5 BAYNE ST	THOMPSON JAMES M & BARBARA H	-	5 BAYNE ST	NORWALK	CT	06851-1202
103-5-35-1-0	4 BAYNE ST	LIGHTHOUSE BAPTIST CHURCH	(CHURCH)	4 BAYNE ST	NORWALK	CT	06851-0000
103-5-35-29-0	6 BAYNE ST	ROINA R RICHARD & LENA M		6 BAYNE ST	NORWALK	CT	06851



Norwalk Information

ID	103-5-23-10-0
Site Address	238 WEST ROCKS RD
Owner	ST GEORGE GREEK-
Co-Owner	#NAME?
Owner Address	238 W ROCKS RD

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.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CERTIFICATE OF MAILING

Instructions: ***Complete form listing ecah name & address for each envelope your are mailing.***
Bring completed form & envelopes to Post Office and request Certificate of Mailing
Return the stamped form to P&Z office ASAP for your

238 West Rocks Road, Nc

UNITED STATES POSTAL SERVICE®

0000

U.S. POSTAGE PAID
WILTON, CT
06897
FEB 17, 26
AMOUNT
$3.50
S2324D500788-05

Name and Address of Sender
FLB Law, - PLLC
33 Riverside Avenue
4th Floor
Westport, CT 06880

Check type of mail or service:
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Recorded Delivery (International)
- ☐ COD
- ☐ Registered
- ☐ Delivery Confirmation
- ☐ Return Receipt for Merchandise
- ☐ Express Mail
- ☐ Signature Confirmation
- ☐ Insured

Affix Stamp Here
(If issued as a certificate of mailing or for additional copies of this bill)
Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 7022 3330 0000 2078 5178	Chu Yiu On & Wah 251 West Rocks Rd Norwalk, CT 06851													
2. 7022 3330 0000 2078 5161	Reddington Timothy & Samantha 239 West Rocks Rd. Norwalk, CT 06851													
3. 7022 3330 0000 2078 5154	Lighthouse Baptist Church 4 Bayne St. Norwalk, CT 06851-0000													
4. 7022 3330 0000 2078 5147	Lamb Joan 243 W Rocks Rd Norwalk, CT 06851-1129													
5. 7022 3330 0000 2078 5130	Star Inc Lighting The Way P.O. Box 470 Norwalk, CT 06852-0470													
6.														
7.														
8.														

Adult Signature Required | Adult Signature Restricted Delivery | Delivery Confirmation | Signature Confirmation | Special Handling | Restricted Delivery | Return Receipt

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)

PS Form **3877**, June 2011 *(Page 1* Complete by Typewriter, Ink, or Ball Point Pen See Privacy Act Statement on Reverse

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Instructions: ***Complete form listing ecah name & address for each envelope your are mailing.***
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238 West Rocks Road, No

UNITED STATES POSTAL SERVICE®

0000

U.S. POSTAGE PAID
WILTON, CT
06897
FEB 17, 26
AMOUNT
$3.50
S2324D500788-05

Name and Address of Sender
FLB Law, PLLC
33 Riverside Avenue
4th Floor
Westport, CT 06880

Check type of mail or service:
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Recorded Delivery (International)
- ☐ COD
- ☐ Registered
- ☐ Delivery Confirmation
- ☐ Return Receipt for Merchandise
- ☐ Express Mail
- ☐ Signature Confirmation
- ☐ Insured

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1. 7022 3330 0000 2078 5215	Conlin Kathleen M. 249 West Rocks Rd Norwalk, CT 06851-0000													
2. 7022 3330 0000 2078 5208	Moore James A Jr. 237 West Rocks Rd Norwalk, CT 06851													
3. 7022 3330 0000 2078 5123	Roina R. Richard & Lena M. 6 Bayne St Norwalk, CT 06851													
4. 7022 3330 0000 2078 5192	Duncan Grady & Ingela K. 247 West Rocks Rd Norwalk, CT 06851													
5. 7022 3330 0000 2078 5185	Conklin Richard & Laura Jean 235 West Rocks Rd Norwalk, CT 06851													
6.														
7.														
8.														

Adult Signature Required
Adult Signature Restricted Delivery
Delivery Confirmation
Signature Confirmation
Special Handling
Restricted Delivery
Return Receipt

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*

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Return the stamped form to P&Z office ASAP for you

238 West Rocks Road, N

U.S. POSTAGE PAID
WILTON, CT
06897
FEB 17, 26
AMOUNT
$3.50
S2324D500788-05

0000

Name and Address of Sender
FLB Law, - PLLC
33 Riverside Avenue
4th Floor
Westport, CT 06880

Check type of mail or service:
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Recorded Delivery (International)
- ☐ COD
- ☐ Registered
- ☐ Delivery Confirmation
- ☐ Return Receipt for Merchandise
- ☐ Express Mail
- ☐ Signature Confirmation
- ☐ Insured

Affix Stamp Here *(If issued as a certificate of mailing or for additional copies of this bill)*
Postmark and Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	If Registered	Value	If COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1. 7022 3330 0000 2078 5260	Passero Ellen W 228 West Rocks Rd Norwalk, CT 06851													
2. 7022 3330 0000 2078 5253	Barrera Carlos R & 241 West Rocks Rd Norwalk, CT 06851-0000													
3. 7022 3330 0000 2078 5246	Thompson James M. & Barbara H. 5 Bayne St Norwalk, CT 06851-1202													
4. 7022 3330 0000 2078 5239	Amaya Rory 245 West Rocks Rd Norwalk, CT 06851													
5. 7022 3330 0000 2078 5222	Stevenson Robert T & 233 W Rocks Rd Norwalk, CT 06851													
6.														
7.														
8.														

Adult Signature Required | Adult Signature Restricted Delivery | Delivery Confirmation | Signature Confirmation | Special Handling | Restricted Delivery | Return Receipt

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*

PS Form **3877**, June 2011 *(Page 1* Complete by Typewriter, Ink, or Ball Point Pen See Privacy Act Statement on Reverse

Norwalk
THE RIGHT PLACE. • THE RIGHT TIME

ZONING COMMISSION

February 23, 2006

Tierney, Zullo, Flaherty and Murphy, P.C.
Attorneys At Law
Attorney Elizabeth A. B. Suchy
134 East Avenue
Post Office Box 2028
Norwalk, CT 06852-2028

RE: # 19-05SP – St. George Greek Orthodox Church – 238 West Rocks Road – Construction of 21,000 SF community center and associated parking

Dear Attorney Suchy:

At its meeting of February 15, 2006, the Norwalk Zoning Commission adopted the following resolution in regards to the above referenced application:

RESOLUTION

RESOLVED that Application #19-05SP, submitted by St. George Greek Orthodox Church, at 238 West Rocks Road, to construct a 21,000 SF church community center, as shown on site plan entitled, "St.George Greek Orthodox Church, 238 West Rocks Road", Scale 1"=30', Sheets 1 through 4, dated 4-28-05, revised to 1-10-06, by Grumman Engineering LLC, Norwalk, CT; and architectural drawings entitled, "Saint George Greek Orthodox Church Community Center" 238 West Rocks Road, Scale 1/8"=1', Sheets A1 through SPEC; by Economou Partners be approved subject to the following conditions:

1. That all required soil and sedimentation controls be in place prior to the start of any work on site; and
2. That any additional soil and sedimentation controls deemed necessary by staff be installed at the direction of staff; and
3. That a surety in an amount to be determined by staff, be submitted prior to any work on site; and
4. That the lighting be installed as shown on the revised site plan, with 4' bollard lights on the perimeter and 12'tall lights on the interior of the lot; all with shielding; and
5. That all additional building lighting be properly shielded so as not to allow light to spill off the property; and

6. That a CT licensed engineer certify that all work has been installed according to approved plans prior to issuance of Certificate of Zoning Compliance; and
7. That no change to the plans are allowed, unless prior approval is obtained from the Zoning Commission as appropriate; and
8. That the landscaping as proposed be permanent and properly maintained; and
9. That 225 linear feet of a 6' stockade fence (or equal) be installed at the SE corner of the new parking lot to provide screening and security to the adjacent residential property; and
10. That the hall be used for church members only and not be rented out for any events; and
11. That the 26 proposed parking spaces on the western edge of the new parking field on West Rocks Road be eliminated and replaced with lawn, *bringing the total number parking spaces on the site down to 159;* and
12. That any trailers (construction or temporary office) be properly screened;

BE IT FURTHER RESOLVED that a Special Permit Certificate and map be filed in the Norwalk Land Records prior to any Zoning Compliance being issued; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be February 24, 2006.

This Special Permit will become effective when the certificate and mylar site plan map is filed on the Norwalk Land Records in the Town Clerks Office. A Zoning Approval will not be issued until such a recording takes place. As you are aware, a building permit must be obtained within one (1) year from the effective date or the approval automatically becomes null and void.

Enclosed please find a copy of the "Policy on Construction Inspection in the City of Norwalk." You are responsible for obtaining permits from the Department of Public Works prior to any work in a street right-of-way. All work must comply with the standards for the City of Norwalk, whether or not those standards were specifically discussed in the process of reviewing the application.

If you have any questions regarding this matter, please contact this office.

Very truly,

Michael E. Wrinn,
Assistant Director

CITY OF NORWALK
Planning and Zoning Department
Enforcement
www.norwalkct.org
P: 203-854-7960
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

11/12/2025

Via Certified & Regular US Mail
9589 0710 5270 1452 3062 11

St George Greek Orthodox Church
238 W Rocks Road
Norwalk, CT 06851

Re: NOTICE OF ZONING VIOLATION: 238 WEST ROCKS RD (5-23-10-0)

Dear Owner:

Pursuant to Norwalk Municipal Code § 117-4, you are hereby notified that your property has zoning violations. You are hereby ordered to correct the following zoning violation(s) within fifteen (15) days of the date of this notice:

Norwalk Building Zone Regs – Section - 4.3.9.A (CD-1L Principal Uses - Pages 250-259)
Event Space not a permitted use in CD-1L

To Wit: *Community Center being used for unpermitted Event Space*

To bring property into compliance with the City of Norwalk Zoning Regulations, the following actions are required:

1. **Immediately cease unpermitted event hosting use at community center. Property is not permitted to rent out community center for events.**

If you do not correct these zoning violation(s) within fifteen (15) days of the date of this notice, then you may be subject to a citation of up to $150.00 for each day that the violations remain. You may also be subject to subsequent enforcement procedures by the Deputy Zoning Inspector (DZI) and/or an injunctive or civil action in the Connecticut Superior Court.

If hardship or good cause is proven, in a *written request* to the DZI, by delivering to the below address, or via e-mail to the address below, *on or before fifteen (15) days of the date of this notice*, he may grant an extension of fifteen (15) days to remedy the above-referenced violation.

If you have any questions or concerns about this notice, please do not hesitate to contact me. Thank you for your anticipated time and cooperation.

Sincerely,
Ian Hall
Deputy Zoning Inspector
203.854.7954
ihall@norwalkct.gov ***preferred***

cc:
Peter Lathouris (agent)
1100 Summer St
Stamford, CT 06905

CITY OF NORWALK
Planning & Zoning

Norwalk City Hall, Room 223
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

Staff Memo to Hearing Officer **April 1, 2026**

TO: Zoning Citation Hearing Officer – Attorney Bob Maslan

FROM: Ian Hall – Deputy Zoning Inspector

SUBJECT: 238 West Rocks– St George Greek Orthodox Church
CITATION DATE: January 6, 2026

****

SECTIONS – *4.3.9.A (CD-1L Principal Uses - Pages 250-259*

DESCRIPTION OF VIOLATION ON PROPERTY *Community Center being used for unpermitted Event Space*

HISTORY–

- 11/12/25 NOV sent after Zoning received a complaint regarding unpermitted event space use at the community center at the Greek Church
- Research from DZI showed that the community center was being used as "Stone Hill By Nikki Glekas Collective" for events, weddings, galas, etc. and was being advertised as such
- Staff informed representatives for the church that a modification of their existing Special Permit will need to be taken out
- Representative for the Church has been prepping their application and anticipates to be submitting within the next few weeks
- 2/25/26 Matter was continued by Hearing Officer
- 2/28/26 Special Permit application was submitted and placed on the 4/22/26 PZ Commission Agenda
- Staff heard unconfirmed reports of events continuing to take place

RECOMMENDATIONS of STAFF –

Staff recommends, the violation be upheld and the matter continued to May Hearing agenda

CITY OF NORWALK
Planning and Zoning Department
Enforcement
www.norwalkct.org
P: 203-854-7960
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

01/06/2026

Via Certified & Regular US Mail & Constable Service
9589 0710 5270 1452 3068 77

St George Greek Orthodox Church
238 W Rocks Road
Norwalk, CT 06851

Re: CITATION FOR ZONING VIOLATION: 238 WEST ROCKS RD (5-23-10-0)

Dear Owner:

As Deputy Zoning Inspector for the City of Norwalk, I hereby issue this citation because your property contains zoning violations in contravention of Norwalk Municipal Code § 117-1, *et. seq:* **to wit (Event Space) Event Space use not permitted in CD-1L Zone**. You are hereby being cited for the following zoning code violation(s):

Norwalk Building Zone Regs - 4.3.9.A (CD-1L Principal Uses - Pages 250-259) - Event Space not a permitted use in CD-1L
To Wit: *Community Center being used for unpermitted Event Space*

To bring property into compliance with the City of Norwalk Zoning Regulations, the following actions are required:

1. **Immediately cease unpermitted event hosting use at community center. Property is not permitted to rent out community center for events.**

As a result of this citation, **you are ordered to pay a $150.00 fine**, pursuant to Section 117-4B(2)and(3). Furthermore, you shall be liable for a $150.00 per day fine, *commencing on the fifth day after the date of this citation* and continuing until the day that you provide me with proof that you have corrected the aforementioned zoning violation(s).

You have the right to **request a hearing before a citation hearing officer** pursuant to Norwalk Municipal Code §117-8. In order to request a hearing before a citation hearing officer, *you must deliver written notice,* to me at the *above* address, or e-mail to the address *below*. Please be advised that the citation hearing officer will consider and decide liability on this alleged violation at a hearing on **01/28/2026** at **2:00pm** in the **Planning and Zoning Conference Room Norwalk City Hall (Room 125)**.

****PLEASE SEE ATTACHED HEARING PROCEDURES****

If you have any questions or concerns about this citation, please do not hesitate to contact me. Thank you for your anticipated time and cooperation.

Sincerely,

Ian Hall
Deputy Zoning Inspector
125 East Avenue Room 129
Norwalk, CT 06851
203.854.7954
Email – ihall@norwalkct.gov *preferred*

cc via email:
Eric Bernheim (agent) bernheim@flb.law

Kleppin, Steven

From: Elizabeth mysirlidis <sabbie6@comcast.net>
Sent: Wednesday, April 22, 2026 1:33 PM
To: Kleppin, Steven
Subject: St. George Greek Orthodox Church

You don't often get email from sabbie6@comcast.net. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,

Elizabeth and Christos Mysirlidis
Sent from my iPhone

Kleppin, Steven

From: Despina Taiyanides <despinafaith4@aol.com>
Sent: Wednesday, April 22, 2026 1:05 PM
To: Kleppin, Steven
Subject: St George

You don't often get email from despinafaith4@aol.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Zoning Board

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Thank you
Despina Tai

Kleppin, Steven

From: Carlos Vado <charlie.vado@gmail.com>
Sent: Wednesday, April 22, 2026 12:00 PM
To: Kleppin, Steven
Subject: #2026-13 SP – St. George Greek Orthodox Church – 238 West Rocks Road – Special Permit Modification

You don't often get email from charlie.vado@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Planning and Zoning Commission,
c/o Mr. Stephen Kleppin:

I am writing in strong support of the application of St. George Greek Orthodox Church for a modification to its special permit to allow use of its community space as a function hall at 238 West Rocks Road.

My support comes not only from my role as a member of the Parish Council, but also from my own personal experience. I am of Costa Rican heritage and not of Greek background. I came to St. George as someone outside the Greek community, and through the life of this parish I found a spiritual home. I was baptized into the Orthodox faith nine years ago at St. George. I was married here, and all of my children have also been baptized at St. George.

I share this because I believe it speaks directly to the value of this church's role in the broader community. St. George is not only a church serving those of Greek heritage or those raised in the Orthodox faith. It is a welcoming parish that opens its doors to all people. The use of its community space for gatherings and events creates opportunities for non-members to come onto the property, meet parishioners, and experience the warmth of the church community. For many, attending an event at St. George may be their first introduction to the parish and their first exposure to the beauty of the Eastern Orthodox faith.

My own journey reflects that reality. What begins as a visit, a gathering, or a connection to the life of the church can grow into something much deeper. St. George has shown that it can be a place where people from different backgrounds feel welcomed, included, and drawn into the life of the church. That kind of outreach is meaningful not only for parish growth, but for fostering understanding, hospitality, and community connection more broadly.

At the same time, the church understands its responsibility to the surrounding neighborhood. There is a clear focus on operating in a way that is structured, respectful, and controlled. St. George is committed to being a good neighbor and to ensuring that the use of its community space is managed responsibly and with proper regard for the surrounding residential area.

For these reasons, I respectfully ask the Commission to view this requested modification as one that supports community engagement, outreach, and the continued mission of St. George as a welcoming presence in Norwalk for both members and non-members alike.

Thank you for your time and consideration.

--
Thanks
Charlie Vado
203-957-1399

Kleppin, Steven

From: Peter Shanazu <shanazu@yahoo.com>
Sent: Wednesday, April 22, 2026 11:52 AM
To: Kleppin, Steven
Subject: In Support of the Permit Variance for St George Church

You don't often get email from shanazu@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,

Peter Shanazu

Kleppin, Steven

From: Krista Vivirito <viviritok@gmail.com>
Sent: Wednesday, April 22, 2026 11:25 AM
To: Kleppin, Steven
Subject: Public Comment

You don't often get email from viviritok@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Steve Kleppin,

I am writing to you today not as a parishioner of St. George, but as a Norwalk resident and neighbor who has seen firsthand the immense value this space provides to our broader community.

In a city that is rapidly developing, we are seeing an influx of luxury developments and high-end commercial spaces. While growth is positive, we are losing the "middle ground". We are losing those accessible, community-oriented spaces where everyday Norwalkers can gather without a prohibitive price tag. St. George's hall is one of the few remaining venues that fills this gap.

Throughout my years in Norwalk, I have attended various non-religious civic events, fundraisers, and community celebrations at this hall. I can attest that this space functions as much more than a church facility; it is a **community anchor.** By approving this zoning modification, the Commission is supporting civic accessibility. Many local nonprofits and neighborhood groups rely on affordable venues like this to host meetings and events that keep our residents engaged. By approving this zoning modification, the Commission is supporting cultural diversity. This hall serves as a crossroads for different cultures and backgrounds to share traditions, fostering the kind of inclusivity Norwalk prides itself on. By approving this zoning modification, the Commission is supporting economic equity. Not every family can afford a country club or a corporate hotel ballroom. This modification ensures that all residents, regardless of income, have a dignified place to celebrate life's milestones within their own city.

The hall at St. George is a proven "good neighbor." It provides a safe, well-managed environment that strengthens our social fabric. Expanding its capacity to serve the public is a win for all of Norwalk, not just the congregation.

I respectfully urge the Commission to approve this request and preserve this vital community resource.

Sincerely,

Krista Vivirito

Kleppin, Steven

From: Voula Georgiades <voulz410@aol.com>
Sent: Tuesday, April 21, 2026 6:30 PM
To: Kleppin, Steven
Subject: Public comment

You don't often get email from voulz410@aol.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

To whom it may concern,

I'm writing as a life long Norwalk resident, parent and St. George parishioner who truly cares about our community.

Right now, there just aren't enough affordable places in Norwalk for families to host important life events. Not everyone can afford a country club or an expensive banquet hall, and that can make it really hard to celebrate milestones like weddings, baptisms, birthdays, and memorials in a meaningful way.

The Church has been such an important option for so many families because it offers a welcoming and reasonably priced space. It's not just for parishioners either, it's a place where people from all over the community can gather, celebrate, and support one another. Expanding its ability to host events would make a real difference for families like mine and many others.

It's also important to recognize how much the Church means to its own parishioners. Being able to hold special functions there gives families a chance to come together, celebrate our faith, and pass down traditions to our children. Those moments matter, they help build strong families and a stronger Norwalk.

Many of the parishioners are lifelong Norwalk residents who have deep roots in this city. Many are also small business owners who contribute to the local economy every day. Supporting this permit is also a way of supporting the very people who help make Norwalk the community it is.

This isn't just about a church hall but rather a place where Norwalkers can connect, celebrate, and feel included.

I respectfully ask you to please support this modification to our zoning. It would mean a lot to so many families in Norwalk.

Thank you for your time and for everything you do for our community.

Sincerely,

Paraskevi Georgiades

37 West Main Street

Norwalk, CT 06851

Kleppin, Steven

From: toula_moisiadis@yahoo.com
Sent: Wednesday, April 22, 2026 9:58 AM
To: Kleppin, Steven
Subject: Public Comment: St. George Church Community Center

You don't often get email from toula_moisiadis@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

To Mr. Steve Kleppin,

I am writing to you not just as a lifetime Norwalk resident, but as someone whose life has been deeply intertwined with our church community center.

This place is not just a building to me; it holds the most important moments of my life. Both of my daughters were baptized there, marking milestones in their lives and in our family's journey. And just last year, I stood there again for one of the hardest moments I have ever faced, the funeral of my 44-year-old husband, Bobby Moisiadis, with our two young daughters, only 7 and 10 years old, by my side. In that time of unimaginable grief, the community center gave us a place of comfort, support, and compassion when we needed it most.

The community center has been a constant through life's highest joys and deepest sorrows. It is a place where people come together, where support is found, and where no one feels alone. For many others in this community, it holds similar meaning, quietly supporting families through every stage of life.

Beyond my own experience, this center serves the entire community, not just parishioners. It is one of the few places in the area where people can gather for important life events, celebrations, and community activities. There are very limited special event spaces nearby. Families, local groups, and residents rely on it as an accessible and welcoming place to come together.

I understand that there may be concerns or regulations that need to be addressed, and I fully respect the role you play in maintaining the wellbeing of our town. Please allow this place to continue serving the community, just as it has served me, my family, and so many others. It is more than a facility; it is part of the fabric of this community.

Thank you for your time and for hearing my story.

Respectfully,
Toula Moisiadis

Kleppin, Steven

From: George Touloumes <gjtouloumes@gmail.com>
Sent: Wednesday, April 22, 2026 9:53 AM
To: Kleppin, Steven
Subject: Public Comment

You don't often get email from gjtouloumes@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Mr. Kleppin,

I am writing to express my support in favor of the zoning permit modification for St. George Greek Orthodox Church at 238 W Rocks Rd in Norwalk. I have attended multiple public events at the church over the 5 years I've lived in Norwalk, from the lively and welcoming Greek food festival to the daycare open house to the 5K run for charity. At each of these events I've met people from the greater Norwalk community who aren't members of the parish, but who were wonderful people that enjoyed using the space that St. George makes available to the public for these many functions.

While Norwalk has been growing rapidly over the last 5 years especially, much of this growth has been driven by new luxury apartments, grocery stores, and restaurants. These are all excellent additions to the community, but with new people coming and living in Norwalk there's a glaring lack of special event facilities to gather and celebrate together. Especially for medium and large gatherings, it's quite difficult to find affordable venues for workshops, dances, birthdays, and more. I am enthusiastically entering this comment in support of the zoning permit modification because I believe that St. George has the size, location, resources, and quality already in place to be a valuable special event space for the Norwalk community. I personally have 2 young children under 2 years old, and I would very much like to use the St. George community hall (and outdoor areas if the weather permits) for their birthdays and baptisms.

Thank you very much for your time!

Sincerely,
- George

George Touloumes
1 Bates Ct, Apt 409
Norwalk, CT 06854

Kleppin, Steven

From: Jimmy Panagiotidis <jimbean335@yahoo.com>
Sent: Wednesday, April 22, 2026 6:51 AM
To: Kleppin, Steven
Subject: St. George Greek Orthodox Church

You don't often get email from jimbean335@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Dimitrios Panagiotidis

Sent from my iPhone

Kleppin, Steven

From: Lazaros Tsiartsianidis <tsartsan21@gmail.com>
Sent: Tuesday, April 21, 2026 11:10 PM
To: Kleppin, Steven
Subject: In support of the permit variance for St. George Church

You don't often get email from tsartsan21@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,
Lazaros Tsiartsianidis

Sent from my iPhone

Kleppin, Steven

From: Zoe Andreadis <za1017@yahoo.com>
Sent: Tuesday, April 21, 2026 10:03 PM
To: Kleppin, Steven
Subject: In support of the permit variance for St. George Church

You don't often get email from za1017@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Zoe Papadopoulos

Sent from my iPhone

Kleppin, Steven

From: Penny Apazidis <penny28a@yahoo.com>
Sent: Tuesday, April 21, 2026 9:53 PM
To: Kleppin, Steven
Subject: In support of the permit variance for St. George Church

You don't often get email from penny28a@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Penny Tsiartsianidis

Kleppin, Steven

From: Matina Panagiotidis <mkp335@yahoo.com>
Sent: Tuesday, April 21, 2026 8:04 PM
To: Kleppin, Steven
Subject: St. George Greek Orthodox Church

You don't often get email from mkp335@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Matina Panagiotidis

Sent from my iPhone

Kleppin, Steven

From: Effie Afentoulides <poupoula56@gmail.com>
Sent: Tuesday, April 21, 2026 7:25 PM
To: Kleppin, Steven
Subject: Public Comment - In support of the permit variance for St. George Greek Orthodox Church

You don't often get email from poupoula56@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Mr. Kleppin and Members of the Zoning Board,

We are writing in support of the requested permit variance for the St. George Greek Orthodox Church located at 238 West Rocks Road, Norwalk, CT. As you know, St. George Greek Church is a well established part of the Norwalk Community for over 80 years.

Allowing for our Church Hall to engage with broader community access is a meaningful and positive opportunity that will benefit not only its members but the Norwalk community as a whole. As you know, there are not many special event facilities in Norwalk. Our Church provides a much needed and reasonably priced venue for residents of the City, State, and community to celebrate their special events as not everyone can afford to hold their event in an expensive venue.

We respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,

Effie and Lefty Afentoulides and family

Kleppin, Steven

From: Sophia Paschalidis <slpaschalidis@gmail.com>
Sent: Tuesday, April 21, 2026 6:05 PM
To: Kleppin, Steven
Subject: Permit for St George

You don't often get email from slpaschalidis@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

I am a part of a mission of the church, the Ladies of Philoptochos who work and did raise tirelessly all year to raise funds to help support our local charities, feed the hungry, clothe the naked and provide assistance where necessary. Our church is a vital asset to our community at large not just to our fellow parishioners.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Sophia Paschalides

Kleppin, Steven

From: Elizabeth Singewald <esingewald@gmail.com>
Sent: Tuesday, April 21, 2026 5:45 PM
To: Kleppin, Steven
Subject: Public Comment/ St George Church

[You don't often get email from esingewald@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of City Hall,

I am writing to express my strong support St George Church in their effort to obtain a permit to rent their hall for community events.

My family has lived at 25 Creeping Hemlock Drive in Norwalk since 1966 and I have resided here since 2018. Over the years our neighborhood has naturally experienced increased traffic and noise with population growth. However these changes are primarily due to significant development along Route 7, the busy intersection at the end of West Rocks Road and Route 7 and not the activities at ST George Church.

These events are also an important part of our community. Norwalk has lost event halls and local festivals over time, making spaces like this increasingly valuable. The events at St George Church are family oriented, respectful, and always taken place without incident. My family has long enjoyed being able to walk to these gatherings, where we appreciate the food, activities, and a sense of connection they bring.

Denying this permit would be a loss for the church, but for the broader community as well. I respectfully urge you to consider the positive impact these events have and allow St George Church to continue offering this space for the community use.

Thank you for your time and thoughtful consideration.

Sincerely,
Elizabeth Singewald
25 Creeping Hemlock Drive
Norwalk, CT. 06851

Kleppin, Steven

From: Kathy Tsilfides <ktsilfides0429@yahoo.com>
Sent: Tuesday, April 21, 2026 3:56 PM
To: Kleppin, Steven
Subject: St. George Greek Orthodox Church

You don't often get email from ktsilfides0429@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Mr. Kleppin

I am writing to you on behalf of St. George Greek Orthodox Church for the proposed Special Permit Modification.

St. George has always been a place for families and friends to come together to celebrate our faith and our milestones. There are few places were people can celebrate their weddings, christenings, birthdays and family reunions in Norwalk.

A place to come together and be a community in these trying times and by community I mean everyone one not just our Greek Community.

St. George has been a part of the Norwalk Community for over 80 years and it seems that there will always be some that have issues with our church but I don't think this should effect on how it works (within the regulations of the City of Norwalk).

I hope the Zoning Department will vote in favor of the Special Permit Modification.

Sincerely,

Kathy Tsilfides
1 Nelson Avenue - Norwalk CT
203-434-8332

Kleppin, Steven

From: Gus Tsilfides <vaniasexohi@aol.com>
Sent: Tuesday, April 21, 2026 2:15 PM
To: Kleppin, Steven
Subject: St. George Greek Orthodox Church Zoning Board Hearing

You don't often get email from vaniasexohi@aol.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years.
Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,

Gus Tsilfides

Sent from my iPhone

Kleppin, Steven

From: Briana Cortese <brianamariecortese@gmail.com>
Sent: Tuesday, April 21, 2026 3:09 PM
To: Kleppin, Steven
Cc: fr.nick@stgeorgect.org
Subject: Cranbury Resident Perspective on St. George Community Center

You don't often get email from brianamariecortese@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Director Kleppin,

My name is Briana, and I grew up in the Cranbury area.

St. George has always been a meaningful part of my life. Growing up, my family and I would walk to the festival every year—it was a tradition that really captured the sense of community in Cranbury.

Over the years, I've stayed involved, helping with the festival, pumpkin painting, face painting, and music classes. I truly enjoy being active in my community and connecting with new people, especially within the art scene, as I am an art teacher. Being part of spaces that bring people together creatively and socially is really important to me.

I'm **not a formal member**, but I've always felt a strong connection to St. George and what it represents for the community.

When the community center was built, I was excited. It felt like a natural extension of everything the Church has already been doing for years.

I believe the community center is a great way to bring people together in the neighborhood and host events that matter...not just major life events like weddings, but also smaller gatherings, creative events, and opportunities for people to connect.

I also believe the Church can continue operating in a way that's respectful and mindful of the surrounding neighborhood.

I respectfully ask that this be considered fairly and with common sense.

Best,

Briana Cortese
☆ DL: (203)-722-9502

Kleppin, Steven

From: Church Secretary <secretary@stgeorgect.org>
Sent: Tuesday, April 21, 2026 1:51 PM
To: Kleppin, Steven
Subject: "Public Comment"

You don't often get email from secretary@stgeorgect.org. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the Community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve our local residents in a responsible and respectful way.
I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Thank you!
Aleka, Church Secretary
St. George Greek Orthodox Church
238 West Rocks Rd
Norwalk, CT 06851
Tel: (203)-849-0611

Kleppin, Steven

From: Catia Ribeiro <CRibeiro101@hotmail.com>
Sent: Tuesday, April 21, 2026 1:26 PM
To: Kleppin, Steven
Subject: In Support of the permit variance for Saint George Church

You don't often get email from cribeiro101@hotmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board
I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

St. George has been an established part of the Norwalk community for over 80 years. Expanding the use of its church hall to allow broader community access is a meaningful and positive step that will benefit not only its members, but the community as a whole.

This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,

DIRECT ARCHIDIOCESAN DISTRICT

SAINT GEORGE GREEK ORTHODOX CHURCH

VERY REVEREND NICHOLAS DASSOURAS, PROTOPRESBYTER

Norwalk, CT, April 21st, 2026

Norwalk Planning & Zoning Commission
Norwalk City Hall

Dear Members of the Norwalk Planning & Zoning Commission:

My name is Fr. Nicholas Dassouras, and I am the Presiding Priest of Saint George Greek Orthodox Church in Norwalk, Connecticut. I am writing to inform you that I am unable to attend the scheduled zoning meeting on Wednesday evening, as it coincides with the celebration of the Vespers service for our Patronal Feast of Saint George. My liturgical responsibilities require my presence at this important service.

Our community was established 87 years ago, in March of 1939, in East Norwalk. That summer, a small group of Greek Orthodox faithful purchased an old Lutheran church on Fort Point Street, which became the center of community life for decades.

During the late 1950s and 1960s, our parish experienced significant growth, and the original church facility became inadequate. In 1968, the community purchased the property at 238 West Rocks Road, the current location of our church. Soon thereafter, plans began for the construction of a new church and community center to meet the needs of our growing parish. Construction began in 1972, and the congregation entered the new church building in 1976. While this marked a major milestone, the vision of a full community center remained unfulfilled until it became a reality in the past decade.

At the time of approval for the new community center, a zoning condition was imposed restricting the rental of the hall to members of the church. We have adhered to this condition in the years since. However, last year, during discussions with zoning staff regarding the use of our hall by the Norwalk Chamber of Commerce and other non-members, we were advised that the existing arrangement—where a member rented the hall on behalf of such events—was viewed as problematic. As a result, in the summer of 2025, we started the process to apply for a modification to this condition.

238 West Rocks Road, Norwalk, Connecticut 06851 · Tel.: (203) 849-0611 · Fax: (203) 750-0138
Web: www.stgeorgect.org · E-mail: sgorthodoxchurch@snet.net

It is important to clarify that we have never directly entered into agreements with, negotiated with, or received payment from the Norwalk Chamber of Commerce or any other external organization. The events in question were organized and hosted by a member of our parish, Mrs. Nikki Glekas, who rented the hall in accordance with the existing rules. Since conversations with staff, this process has been halted.

We respectfully believe that the requested modification is both fair and justified. To our knowledge, we are the only religious organization in Norwalk subject to such a restriction, while other religious institutions and similarly situated entities operate without comparable limitations.

In addition to this principle of fairness, approval of the modification would:

- Strengthen the financial stability of our parish
- Expand our outreach and engagement with the broader Norwalk community
- Provide an affordable venue option for families who may not have access to more expensive facilities, such as country clubs, particularly given the limited number of attractive and affordable rental spaces in Norwalk

Regarding concerns about operating hours and noise raised by neighboring residents, we want to emphasize that we have always strived to maintain respectful and positive relationships with our neighbors. We have been mindful of their concerns, even in situations where our property has been used informally and without authorization, by the ones complaining, for parking or recreation.

Following an incident in November 2025—related to a parish event, not an external rental—that caused understandable concern, I personally reached out to the affected neighbor to apologize, listen to feedback, and discuss corrective measures. Unfortunately, this offer to meet was declined. Nevertheless, we took immediate action by hiring a professional security company to monitor events, enforce time restrictions, manage sound levels, and prevent late-night outdoor gatherings.

Our attorney, Mr. Eric Bernheim, will present our request in greater detail at the hearing. We respectfully ask for your consideration and a favorable decision.

Sincerely,



Fr. Nicholas Dassouras

Kleppin, Steven

From: effiestef@aol.com
Sent: Tuesday, April 21, 2026 11:12 AM
To: Kleppin, Steven
Subject: Public Comment re St George Greek Orthodox Church Public Hearing on 04/22/2026
Attachments: Public Comment - St George Request For Permit Modification - 04-21-2026.pdf

[You don't often get email from effiestef@aol.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Mr. Kleppin,

Attached please find my public comment in support of St. George Greek Orthodox Church's request to modify its permit at tomorrow's public hearing.

Thank you for your time, consideration, and continued service to the City of Norwalk. I respectfully ask that you and the zoning officials review this request with fairness and thoughtful consideration for the church and its parishioners, and work toward a reasonable and balanced resolution to this matter.

Sincerely,

Effie Stefanidis
Steward of St. George Greek Orthodox Church

"PUBLIC COMMENT"

Via email to: skleppin@norwalkct.gov

Steve Kleppin, Director of Planning & Zoning

St. George Greek Orthodox Church is and has always been permitted to host events at its newly built venue for members, — whether weddings, baptisms, birthday parties, bridal showers, or fundraising events. These events already occur regularly and lawfully, and the church strictly adheres to all occupancy limits set forth by the Fire Marshal.

In addition, the church has most recently taken proactive, responsible measures to ensure the safety and well-being of the surrounding community, including:

Partnering with a reputable security company

Enforcing strict noise control policies

Establishing firm event end-times out of respect for neighbors

Installing indoor and outdoor surveillance cameras

All of these safeguards—and more—will be formally presented by legal counsel at the upcoming public hearing on April 22.

WHAT IS ACTUALLY BEING REQUESTED

The only issue before the zoning board is whether the church may obtain a Modification of its existing permit to allow non-members to rent the same venue for events.

That raises a simple, logical question:

What is the meaningful difference between an event hosted by a member and one hosted by a non-member?

An event is an event—regardless of who books it. The scale, capacity, and regulations remain exactly the same.

ADDRESSING COMMUNITY CONCERNS

Concerns have been raised about traffic, noise, safety, property values, and general disruption. However:

Traffic: The church is located in the vicinity of Route 7, an already heavily trafficked roadway. Event use has existed for decades and has not created new or unusual congestion patterns.

Parking: The church has ample on-site parking sufficient for its legally permitted capacity.

Noise & Conduct: With security, enforced end times, and monitoring systems already in place, the church can effectively ensure responsible event management.

Public Safety: Professional security and surveillance measures exceed what many comparable venues provide.

Property Values & Neighborhood Impact: Long-standing institutions tend to maintain their properties well, which helps neighborhood appearance.

Community desirability: Access to event space, cultural gatherings, and community activity can make an area feel more vibrant and connected.

Predictable use: If events are regulated (capacity limits, set hours, parking on-site), they become a known and managed use, not a disruptive unknown.

Real estate studies consistently show that buyers are far more sensitive to blight, crime, and neglect than to organized, permitted community uses.

A BROADER PERSPECTIVE

It is also important to recognize that other surrounding houses of worship and venues operate in this EXACT manner, allowing rentals beyond their membership. This application simply seeks parity—not exception.

A CALL FOR FAIRNESS AND FACTS

This church is not a new or speculative development—it is an enduring institution with deep roots in the community. Founded in 1939 and established at its current location on West Rocks Road since 1968, with its cornerstone laid in 1972 and continuous operation since 1976, it reflects nearly a century of faith, stability, and service. Built and sustained through the personal sacrifices and steady generosity of its parishioners, this church represents far more than a physical structure. It stands as a living testament to community, tradition, and shared purpose—a true cornerstone of the lives it has touched for generations.

Before drawing conclusions or raising alarm, it is critical that all members of the community seek out the full facts and understand the limited and reasonable nature of this request.

FINAL THOUGHT

This application does not seek to introduce something new or disruptive. Rather, it asks for the fair and reasonable recognition of a long-standing, well-regulated, community-

centered institution to operate its existing venue in a manner consistent with similarly situated uses—while continuing to uphold the standards it has responsibly maintained for decades.

I respectfully urge the Zoning Committee to evaluate this matter with fairness, perspective, and a full appreciation of the decades of commitment, sacrifice, and civic contribution made by the parishioners and taxpayers of Norwalk. For more than 50 years, they have invested in building not just a structure, but a true community center—one rooted in a clear mission: to provide a welcoming space for community-oriented, family-friendly events and activities that serve people of all backgrounds and generations.

Approving this application is not a departure from the character of the neighborhood—it is an affirmation of it.

For these reasons, I respectfully ask that you approve the application and allow this space to continue growing as a meaningful and positive force within the Norwalk community—for generations to come.

Submitted by,

Effie Stefanidis, Steward - St. George Greek Orthodox Church

Kleppin, Steven

From: George Cross <crossge@gmail.com>
Sent: Tuesday, April 21, 2026 9:33 AM
To: Kleppin, Steven
Subject: In support of the permit variance for Saint George Church

You don't often get email from crossge@gmail.com. Learn why this is important

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

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This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,

George Cross

George Cross
203-626-2009 (Phone)

Kleppin, Steven

From: Maria Kutrubis <mia0881@gmail.com>
Sent: Tuesday, April 21, 2026 10:14 AM
To: Kleppin, Steven
Subject: Re: In support of the permit variance for Saint George Church

You don't often get email from mia0881@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

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This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,
Maria Doulos
Sent from my iPhone

> On Apr 21, 2026, at 8:19 AM, Kleppin, Steven <skleppin@norwalkct.gov> wrote:
>
> Hi Maria,
>
> There is no content to your email, please resend.
>
> Steve
>
> ---
>
> **From:** Maria Kutrubis <mia0881@gmail.com>
> **Sent:** Monday, April 20, 2026 10:04 PM
> **To:** Kleppin, Steven <skleppin@norwalkct.gov>
> **Subject:** In support of the permit variance for Saint George Church
>
> You don't often get email from mia0881@gmail.com. Learn why this is important
> CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders
>
> **Dear Members of the Zoning Board,**

Kleppin, Steven

From: Steve Papadopoulos <stathipop@yahoo.com>
Sent: Tuesday, April 21, 2026 10:14 AM
To: Kleppin, Steven
Subject: docket number (#2026-13 SP)

[You don't often get email from stathipop@yahoo.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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As a resident of West Rocks road, I think it would be wonderful to open the hall at St George to more residents. I believe that it would be a great benefit for our Norwalk community to have the ability to use this beautiful hall for gatherings. I live 10 houses away from the church and have never heard of any trouble, noise or any issues whatsoever from the church and I have no doubt that these values will continue moving forward.
Thank you,
Efstathios Papadopoulos

R. RICHARD & LENA M. ROINA
6 BAYNE STREET, NORWALK, CT 06851

April 20, 2026

Steven Kleppin, Director
Planning and Zoning Department
City of Norwalk
Via email only

Re: 238 West Rocks Road
Amendment to Special Permit
Applicant St. George Greek Orthodox Church

Dear Nr. Kleppin:

My name is Richard Roin and along with my wife Lena, I live at 6 Bayne Street in Norwalk. My driveway is directly across the street from the Bayne Street entrance/exit to the applicant. Unlike many of my neighbors, we are relative newcomers having moved into our home in 2014. During the first ten years we watched and endured the construction site across the street. We were extremely happy whom the construction was finally completed.

I do not know what it cost the applicant to complete the construction and I do not know what happened with the Church run day care, nor do I know what happened so that the Greek cultural and language instruction for the parishioners to take place in the main floor of the Community Center is not an adequate use of the building. I do know a couple of things:

1. There is a private company running the day care center as one of their three advertised locations in Fairfield County. I know who they are because of the dogeared, flopping signs that have been out on Bayne Street for about a year or so.

2. I know that there have been many late-night parties taking place within the community center as the sound emanating from the building either disturbed our evenings after dinner, or keeps us up, or my personal favorite is when it wakes me up. My formal complaint to the zoning department started with a text message to Peter Lathouris at about 01:15 AM followed by an email to Steven Kleppin in November of last year. Despite a notice of a zoning violation and enforcement hearing, the applicant continues to rock on with a party on Sunday night, March 29, 2026.

Steven Kleppin, Director
April 21, 2026

3. One day when driving home by way of West Rocks Road, I noticed a sign at the applicants West Rocks Road entry/exit that said STONEHILL. A google search revealed it to be an event planning company out of Stamford and their website advertised 238 West Rocks Road as its latest open event venue.

I know that on occasion, the Commission has reluctantly modified special permits to resolve zoning violations. Generally, the modifications were granted when the violation would be extremely difficult to physically resolve, and especially when the Commission has the opportunity to place conditions on the applicant with a view towards protecting neighbors or proactively making future violations much more difficult, such as the Penna application on New Canaan Avenue.

In this application, the Applicant is utilizing this procedure to attempt to cure an existing zoning violation. The idea is to make legal its illegal and unpermitted conduct of the last year or so. The violation was not unintentional. The applicant represented to the neighbors and this Commission that it would only use the facilities for its members There is no reason to grant this application as to deny this request would not place the applicant in a position where it would be difficult to cure the violation. The applicant would merely need to cease the illegal activity.

Based on what I have seen on social media, I suspect that there will be many parishioners speaking in favor of this request just as there was for the approval of the application for a Church run daycare center. Parishioner support for a Church run day care center was understandable and as a daytime and mostly innocuous activity, did not represent a detriment to the neighborhood. Except for the ridiculous old signs and the unenclosed and open dumpsters in the parking lot, no one really cares that it is not Church run. The requested nighttime activity proposed, possibly seven nights a week, is not innocuous nor in keeping with the criteria for granting a special permit.

The financial issues of the Parish should be on the parishioners to solve, not the surrounding neighbors.

Yours truly,

R. Richard Roina

Via email only
Photos with legend attached

Steven Kleppin, Director
April 21, 2026

PHOTO LEGEND

Photo 1. Dumpsters

Photo 2. Daycare sign on wall

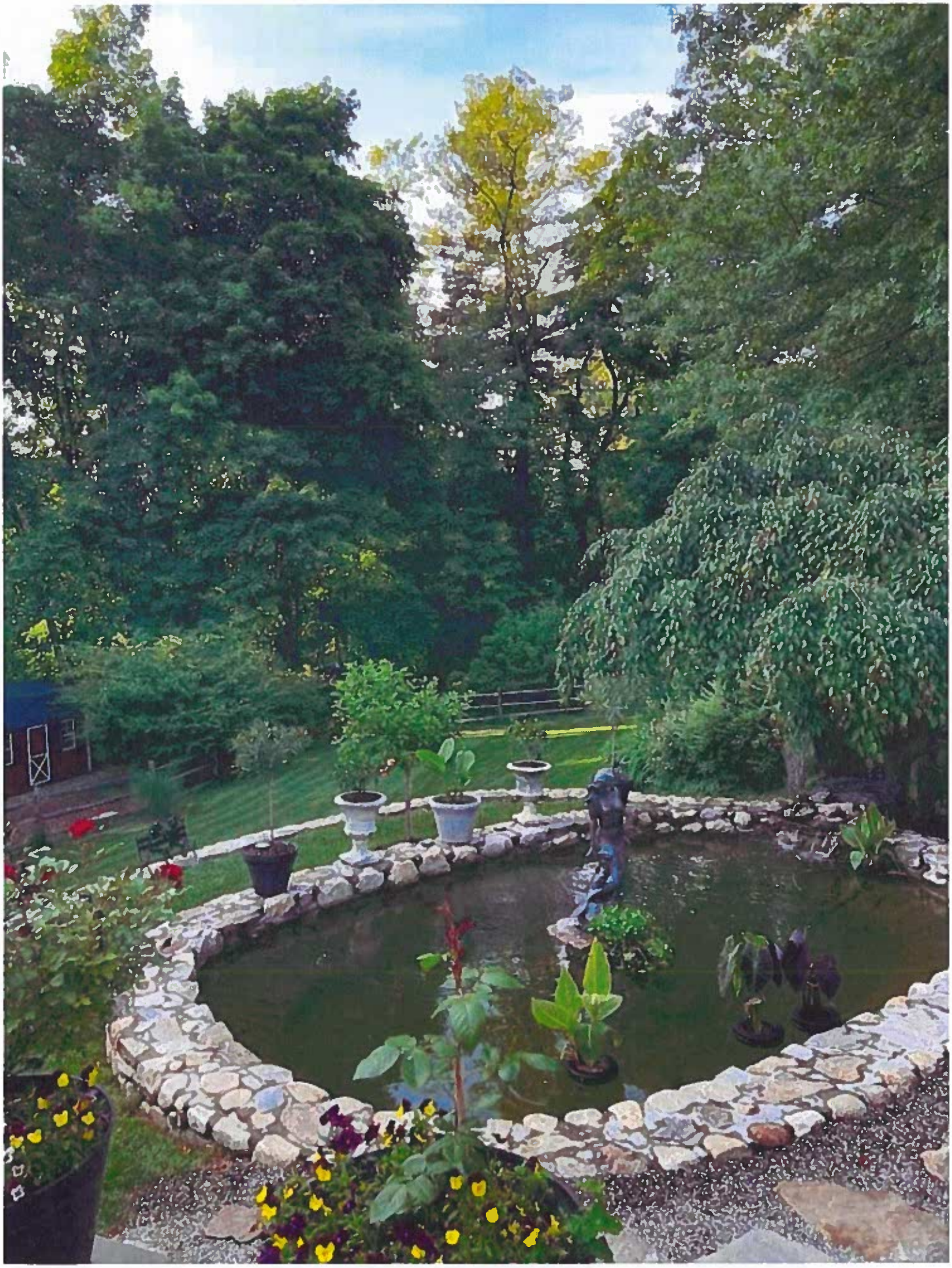
Photo 3. Daycare sign flopping with sandwich board

Photo 4. To the parishioners on social media who think I live on Route 7 and not in Cranbury, this is my backyard.






CHILDCARE



Kleppin, Steven

From: Niki Boulas <niki@cadouxaia.com>
Sent: Monday, April 20, 2026 3:09 PM
To: Kleppin, Steven
Subject: Subject: Public Comment – St. George Special Permit Modification

You don't often get email from niki@cadouxaia.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Mr. Kleppin,

I am writing to express my sincere and heartfelt support for the proposed Special Permit Modification for St. George Greek Orthodox Church.

St. George is more than just a building! It is a cornerstone of our community. It is a place where families come together to celebrate life's most meaningful moments: baptisms, weddings, milestone birthdays, and cultural traditions that have been passed down for generations. These gatherings are not just events; they are memories that shape families and strengthen our community.

What makes St. George especially important is that it provides an opportunity for *everyone* to celebrate, not just those who can afford expensive country clubs or high-end venues. It offers a welcoming, inclusive space where people from all walks of life can come together. In a time when connection and community matter more than ever, that is something truly valuable.

The requested modification simply allows the Church to continue doing what it has done for many years, bringing people together in a respectful, joyful, and community-oriented way. It reflects a longstanding use that so many of us have experienced firsthand and deeply appreciate.

I understand that there are differing opinions, but I respectfully believe that supporting St. George in this request is ultimately supporting the broader Norwalk community. It preserves a place where people feel a sense of belonging.

For these reasons, I strongly urge the Commission to approve the Special Permit Modification.

Thank you for your time, your consideration, and your service to our community.

Sincerely,
Niki Boulas of 114 George Avenue in Norwalk CT 06851

Kleppin, Steven

From: Lefteri Tsiropoulos <lefty@tsirorealestate.com>
Sent: Monday, April 20, 2026 7:54 AM
To: Kleppin, Steven
Subject: St. George – Zoning Matter

You don't often get email from lefty@tsirorealestate.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Director kleppin,

Hope you're doing well.

I wanted to reach out regarding the upcoming St. George matter. I'm writing as a lifelong Norwalk resident and a parishioner of the Church.

I understand the responsibility of your office and the importance of reviewing concerns when they are raised. I also have confidence that the matter will be handled thoughtfully and with common sense.

St. George has been part of this community for many years and remains committed to operating responsibly and being a good neighbor.

I simply wanted to share my support for the Church and acknowledge the work that goes into managing situations like this.

Thank you,

Lefty Tsiropoulos
lefty@tsirorealestate.com
tsirorealestate.com
O: 203.999.3131

Kleppin, Steven

From: Aliki Panagiotidis <stathi728@optonline.net>
Sent: Monday, April 20, 2026 11:24 PM
To: Kleppin, Steven
Cc: Thomas Panagiotidis ICE; John Aslanidis
Subject: Public Comment - St George Church

You don't often get email from stathi728@optonline.net. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Steve and Members of the Zoning Board,

I am writing to express our support for the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

This request is very personal to me. I grew up in this church and attended GOYA as a child, when many of our activities took place in the small church house. St. George has been a constant in my life. I was married there, and all three of my children were baptized there. They have participated in ministries from Little Angels through GOYA, just as I once did.

For as long as I can remember, that space has been used in a meaningful and respectful way. It has brought people together for family milestones, fundraisers, youth programs, and community gatherings. I celebrated my daughter's first birthday there, and she is now 26 years old. These are the kinds of experiences that define a strong and connected community.

So many of these programs and moments have taken place either in the original church house or in our current space. They are only a small example of what has happened there over the years. Our church has always reached beyond its own members, whether through walkathons for cancer centers, blood drives, feeding the hungry in Bridgeport, or hosting tag sales and other outreach events. The purpose has always been the same, to bring people together and to give back to the broader community.

The ability to allow broader use of the hall is simply an extension of what this space has always represented. I understand there may be concerns about expanded use, but based on decades of experience, I am confident the church will continue to manage this space responsibly, abide by all local regulations, and remain respectful of its neighbors. The property offers ample parking and has long supported organized events in a thoughtful and orderly way.

We are not asking for anything excessive. We are asking for a fair opportunity to continue and formalize the type of responsible community use that has existed for generations, while allowing others in the community to benefit from it as well.

I respectfully ask that you consider approving this request.

Thank you for your time and consideration.

Tom & Aliki Panagiotidis

Kleppin, Steven

From: Thenya Taiyanides <taiyanidest@gmail.com>
Sent: Tuesday, April 21, 2026 1:03 AM
To: Kleppin, Steven
Subject: In support of the permit variance for Saint George Church

You don't often get email from taiyanidest@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

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This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.
Sincerely,
Thenya Taiyanides

Kleppin, Steven

From: Nicole Kiki Kazantzidis <nicolek.kaza@gmail.com>
Sent: Monday, April 20, 2026 9:22 PM
To: Kleppin, Steven
Subject: In support of the permit variance for Saint George Church

You don't often get email from nicolek.kaza@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.

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This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.

Thank you for your time and consideration.

Sincerely,
Nicole Kazantzidis

Kleppin, Steven

From: Kiki Cross <kcross106@gmail.com>
Sent: Monday, April 20, 2026 9:14 PM
To: Kleppin, Steven
Subject: In support of the permit variance for Saint George Church

You don't often get email from kcross106@gmail.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,

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Thank you for your time and consideration.
Sincerely,
Kiki Cross

Kleppin, Steven

From: Aliki Panagiotidis <stathi728@optonline.net>
Sent: Monday, April 20, 2026 7:59 PM
To: Kleppin, Steven; ICE Thomas Panagiotidis
Subject: St George Church Norwalk CT

You don't often get email from stathi728@optonline.net. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

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Thank you for your time and consideration.
Sincerely,
Tom & Aliki Panagiotidis

Kleppin, Steven

From: Soula Seitaridis <stseitaridis@yahoo.com>
Sent: Monday, April 20, 2026 7:45 PM
To: Kleppin, Steven
Subject: St George Greek Orthodox Church Variance

You don't often get email from stseitaridis@yahoo.com. Learn why this is important
CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Dear Members of the Zoning Board,
I am writing in support of the requested permit variance for St. George Greek Orthodox Church on West Rocks Road.
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This request builds upon an existing, long-standing presence and will allow the church to better serve local residents in a responsible and respectful way. I respectfully ask that you consider approving this variance.
Thank you for your time and consideration.

Sincerely,
Soula Seitaridis

RECEIVED
APR 20 2026
CITY OF NORWALK
PLANNING & ZONING

SUBMISSION TO THE NORWALK PLANNING AND ZONING COMMISSION

Re: *Special Permit Application*
St. George Greek Orthodox Church
238 West Rocks Road, Norwalk, CT
Modification of Special Permit #19-05 (Removal of Condition #10)

Submitted by: Winthrop E. Baum
25 Van Zant Street
Norwalk, CT 06855

Phone: (203) 858-6300

Date: April 20, 2026

To: Norwalk Planning and Zoning Commission
Re: *Special Permit Application from St. George Greek Orthodox Church - 238 West Rocks Road, Modification of Special Permit #19-05, Removing Condition #10 ("Limiting Condition")*

The Norwalk Planning and Zoning Commission plays a central role in shaping how land is used and developed throughout the City. It is a guiding force in our community. To this objective, the Planning and Zoning Commission must rely on and ultimately consider a baseline of candor, comprehensiveness, and transparency across every application. When submissions stem from organizations of worship, the threshold for integrity is all the greater.

The application submitted on behalf of St. George Greek Orthodox Church, in efforts to side-step a zoning violation, seeks a special permit that would legitimize use of their church hall as a public event venue.The church has provided a three-paragraph background, and points to their Norwalk nonprofit counterparts as precedent for their aims.

What the church has actually presented, however, fails to meet the standard for viability. The application is far from factual and filled with omissions; these omissions endeavor to minimize the fact that the church has been operating outside the scope of its original permit since the renovation of its 21,000-square foot building in 2023. Endorsed by church hierarchy and as evidenced through the following social media, mass marketing that included the use of a trade name, third-party/non-religious affiliations, and commercial websites (Exhibits A-G), the church has regularly hosted private and commercial events that have generated sales from food prepared in its unlicensed kitchen, the sale and permitted illicit distribution of alcohol, and agreements with a luxury caterer - even after being cited for violation (Exhibit F). If this is not cause enough for concern, the top echelon of lay leadership, the "answer man" for the organization, is an ***attorney***. As evidenced through his own contribution at the January 28, 2026 virtual Planning and Zoning Commission meeting (1-28-2026 P&Z Meeting), available online, Attorney Peter V. Lathouris (seen in Exhibit A) manages church volunteers, instructs vendors, directs head clergy, handles Zoning matters, directs outside counsel, allows the sale of alcohol and commercial use of an unlicensed kitchen, and fields 1 AM complaints from distressed neighbors. In essence, for three years an **attorney** has admitted to allowing an unsafe, unregulated environment to exist, failing to adhere to the rules.

While popular sentiment may hold the likeable church parishioners in high regard, Planning and Zoning, in its capacity as a steward of land use policy, has a higher calling: as a regulatory body with decision-making authority, its charge is to uphold the same rules and regulations for

all Norwalk property owners. This obligation is particularly important where an application seeks to remove an existing limiting condition and expand the scope of an approved use.

The subject property lies within the CD-1L zoning district, where permitted uses are governed by Article 4, Table 4.3.9-A of the Norwalk Zoning Regulations. That table establishes permitted principal uses, uses allowed by special permit, and accessory uses. Under established zoning principles, uses not expressly permitted in the zoning table are prohibited. To the extent the current or proposed use functions as an event venue, banquet facility, or recurring assembly use beyond what is incidental to a religious use, such use does not appear to be expressly permitted as a principal use in CD-1L.

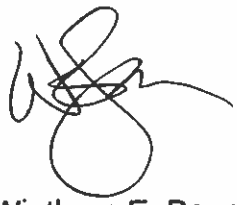
The burden rests entirely on the applicant to demonstrate: compliance with Table 4.3.9-A, that any accessory uses remain subordinate, and that the record accurately reflects actual operations. The applicant has failed to do so, because of its demonstrated pattern - and ongoing commitment to - noncompliance.

If the record is incomplete, inconsistent, or inaccurate, the Commission cannot properly evaluate compliance with the zoning regulations.

I urge you to explore the validity of these claims through your own private investigation for safety and clarity.

A prudent approach is to reject this application.

Sincerely,



Winthrop E. Baum
Founder and President,
East Norwalk Business Association

Attachment Schedule:
Exhibit A - Marketing and Promotion of Venue Use, Atttorney Peter Lathouris
Exhibit B - Venue Branding and Commercial Positioning
Exhibit C - Large-Scale Event Activity
Exhibit D - Third-Party and Non-Religious Events
Exhibit E - Alcohol Presence at Events
Exhibit F - Pattern of Ongoing Use (Timeline), post Zoning Violation Citation
Exhibit G - Licensing Visibility
Video with audio (flash drive)

EXHIBIT A

OUR CHURCH'S MISSION IS THE MISSION OF GOD.

In 1 Corinthians 15.28 God is "all in all". The mission of the church, then, is to be the community through which *advance signs of God's new creation* are brought to life.

We walk towards that by proclaiming Christ in our times, in accordance with the Orthodox Faith and Traditions and by blessing the lives of our people through worship and communal prayer, in joy and gratitude.

In addition, and in accordance with Christ's command: our Parish sponsors educational and philanthropic activities, to help the stranger and the outcast, to serve the needs of our people and to educate them in the faith as well as in our great Greek heritage, which compliments the Gospels.

This mission is implemented in faith through the following ministries:

- A ***worship ministry***, which invites us to participate in God's Heavenly Banquet and to enter into conversation with Him.
- A ***teaching ministry***, which makes every effort to educate and inspire the faithful through the Sacred Scriptures, the Holy Traditions of the Church and our Greek Heritage.
- A ***philanthropic ministry***, which fulfills the command of our Lord to reach out to the sick and needy, to serve the least of our brethren, and to spread the Gospel both locally and throughout the world.
- A ***hospitality ministry***, which welcomes visitors and new members to our community and makes them feel *at home*, with love and respect.
- A ***fellowship ministry***, which provides a variety of cultural, social and educational opportunities that reflect the life, faith and cultural heritage of our community.
- A ***stewardship ministry***, which enables us helping our church move forward in serving Christ. Giving in the form of time and talents and money we need to match with the "passion" and the "love" we have for this church and for each other.

Archbishop of America: We are blessed for opening of Fr Germanos Stavropoulos Community Center

EXHIBIT A

Nov 20, 2023 | 11:32 in Archdiocese of America Carousel Front Page



Archbishop Elpidophoros of America made a post on social media regarding the opening of the Father Germanos Stavropoulos Community Center.

In his post he said, "Today, I was blessed to join the community of Saint George Greek Orthodox Church in Norwalk, Connecticut for the opening of the Father Germanos Stavropoulos Community Center.

Father Stavropoulos served many parishes with distinction and grace. May the Lord bless all of you for memorializing his name on your Community Center."





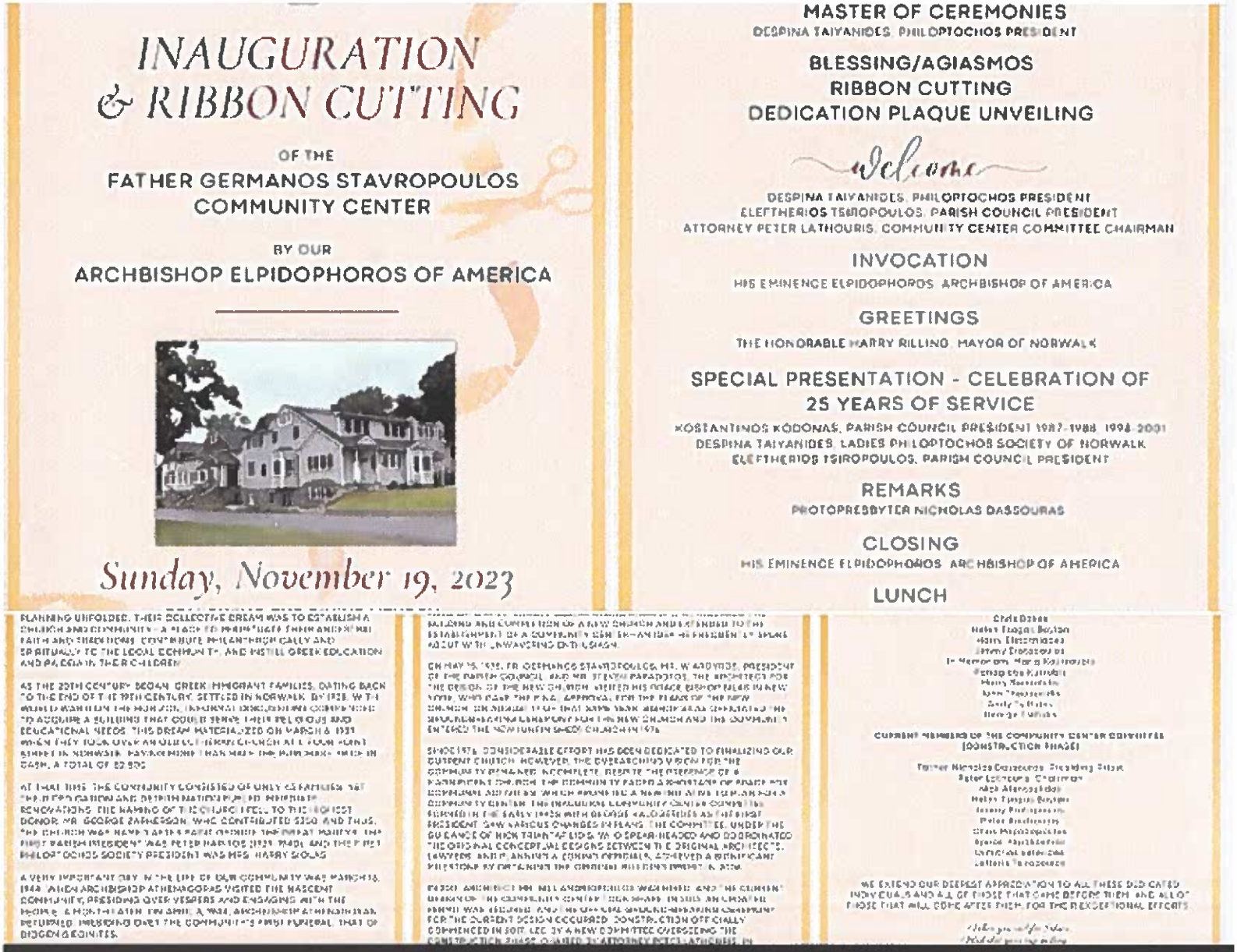
Album **Divine Liturgy & Ribbon Cutting Ceremony 11/19/23**

EXHIBIT A

Saint George Greek Orthodox Church added 5 new photos.
November 20, 2023 ·

The narrative of our community's journey leading to yesterday's momentous ribbon-cutting for the Father Germanos Stavropoulos Community Center, was captured in our program. Countless individuals and groups, from dedicated priests, committees (Parish Councils, Philoptochos, Building Committees, Maintenance Committees), to generous financial donors, volunteers and supporters - all played a part in the realization of this dream. We would not be where we are today - without all of these groups and individuals.

Gratitude and congratulations extends to all, past and present, and we look to the future leaders with hope, trusting they'll continue building upon this remarkable foundation.



Cultural Center

EXHIBIT A

Father Germanos Stavropoulos Community Center

NIKKI GLEKAS *collective*

Our Caterer for the

St. George Community Hall

Catering Events at the St. George Community Hall
In our new St. George/Fr. Germanos Stavropoulos Community Center
Nikki Glekas Collective is the exclusive caterer of any events in our Parish facility. All inquiries must be reviewed with Nikki Glekas for availability. Only Nikki Glekas can confirm.
Nikki's phone number is: 646-320-8496 &
Nikki's website is: www.nikkiglekascollective.com/contact/



NIKKI GLEKAS *collective*



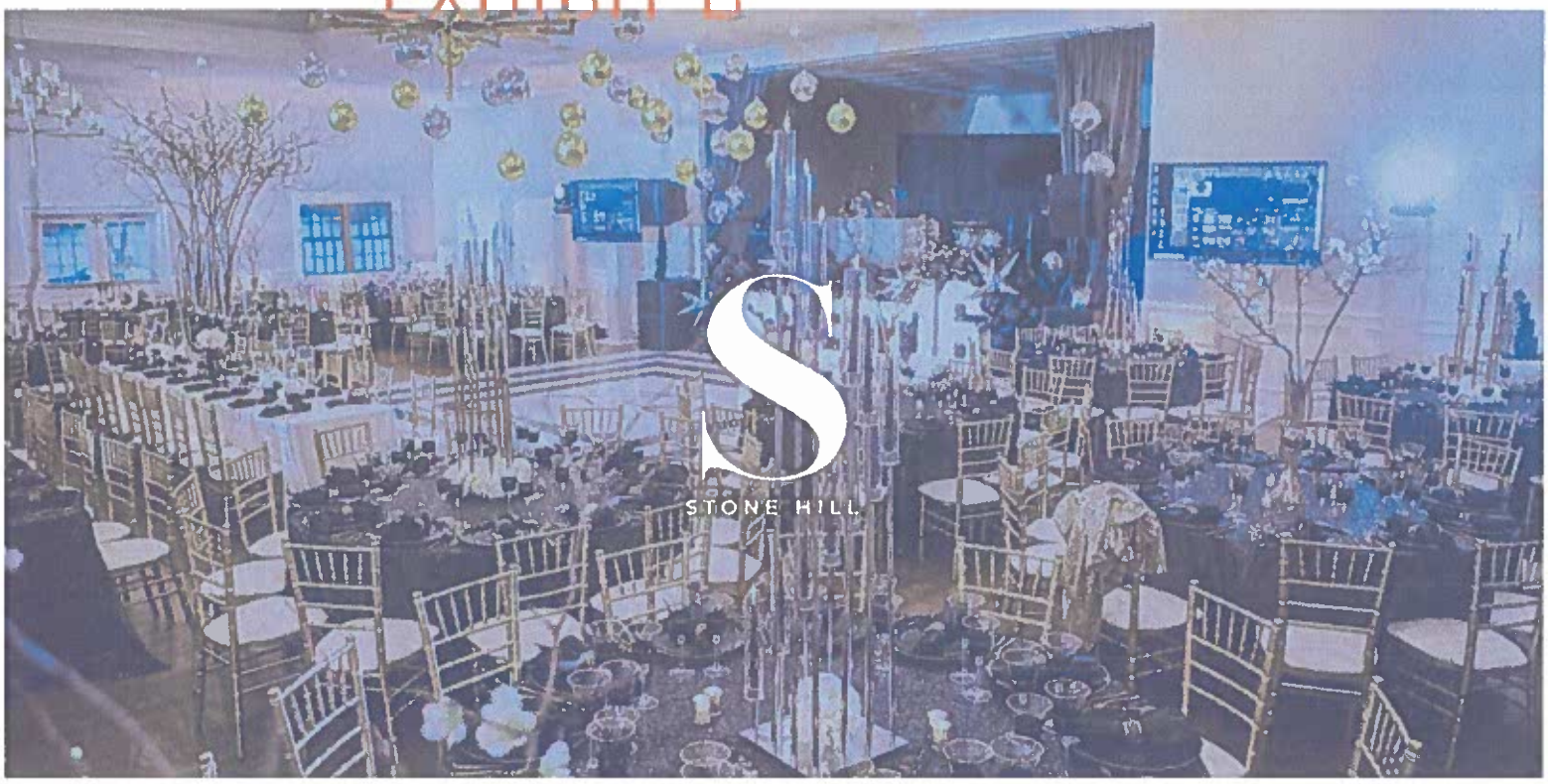
Nikki Glekas Collective (NGC) is a full service catering and event planning company, dedicated to providing remarkably prepared food and exceptional service for both corporate and social events. The NGC philosophy is to serve the freshest quality ingredients in the best way possible. Sticking true to family values, NGC strives to have their clients feel like family by the time their event is over. With over 15 years of experience, Nikki Glekas leads the NGF family to create memorable and amazing events for all of Fairfield County.

Nikki Glekas, CEO of Nikki Glekas Collective, has the expertise, connections, and vision to lead her team to produce events that are memorable and exceed expectations Restaurateur, caterer and event designer, Nikki has been a fixture in Stamford, CT for the past 15 years; owning and operating the award-winning EOS Greek Cuisine, Bank Street Events, a two-story event space for social and corporate functions as well as offering a partnership to Chelsea Piers Connecticut and Noroton Yacht Club as the exclusive catering provider.

Nikki's gifts of organization, attention to detail, creative imagination, concept design and contagious enthusiasm have earned her a reputation for unparalleled excellence as an event planner, designer, caterer and entrepreneur. Nikki will execute your concepts flawlessly while maintaining a pleasant, calm and professional demeanor to ensure an amazing experience for you and your guests. Nikki, a member of our Parish, resides in Westport, CT with her husband, four children and dog, Bentley!

INTERACTIVE COMMUNITY CENTER CALENDAR

EXHIBIT B



STONE HILL

NORWALK, CT | NGC EXCLUSIVE

NIKKI GLEKAS collective

VENUES RESTAURANTS EVENTS CATERING EVENT GALLERY ABOUT LIFESTYLE ORDER ONLINE CONTACT



EXHIBIT B

STONE HILL

This premiere venue is the newest addition to the Nikki Glekas Collective. The gorgeous space features high ceilings, chandeliers, a stage for custom entertainment and a beautiful dance floor. It is ideal for hosting weddings, bar/bat mitzvahs, milestones celebrations, fundraising galas, and more. Our Chefs are available to create custom menus and showstopping desserts that are guaranteed to create the elegant atmosphere of your dreams

ADDRESS
238 W Rocks Rd, Norwalk, CT 06851

PHONE
2036588659

Nikki Glekas Collective is in **Norwalk**.
· Follow
February 5, 2024 ·

EXHIBIT B

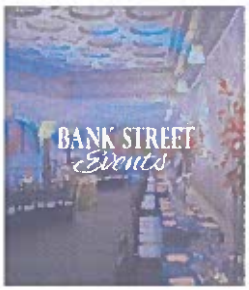
We are excited to invite you all to join us for our Venue Showcase at our new ... See more

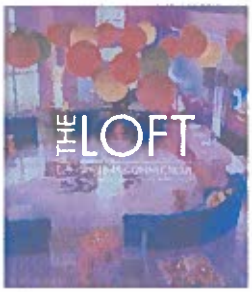


OUR EXCLUSIVE EVENT VENUES

EXHIBIT B

BY Nikki Glekas Collective









nikkiglekascollective.com/venue/

NIKKI GLEKAS collective

VENUES | RESTAURANTS | EVENTS | CATERING | EVENT GALLERY | ABOUT | LIFESTYLE | ORDER ONLINE | CONTACT

EXHIBIT B

EXCLUSIVE VENUES

Nikki Glekas Collective operates with several exclusive venues and has many preferred partnerships in the Connecticut and New York area. Our team is happy to help you pick the perfect setting for your next event. All of our venues are guaranteed to feature our signature innovative designs and mouthwatering culinary experiences.



STONE HILL

GALLERY

EXHIBIT B











EXHIBIT C

Nikki Glekas is in **Norwalk**
· Follow
January 27, 2024

Last weekend we had an EPIC party to celebrate Zoe's Sweet 16 🖤 we hosted over 200 friends and family at our new amazing venue, Stone Hill. I would like to thank all our awesome vendor partners who assisted in bringing this extravaganza to life!

Venue: Stone Hill
Event Design/ Planning and Catering: @nikkiglekascollective
Event Rentals: @luxeeventrentals
Balloon Design: @popstudioballoons
@alphafitridgefield
Music: @tarounosbobby
Band: @yiannipapastefanou
Photographer and video: @manolisklimisphotography
Photobooth: @wowallphotobooth
Jewelry: @auburnjewelry
Attire: @wingedmonkeywestport
Dancefloor: @bombshellgraphics
Lighting: @chrisvillacv
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#nikkiglekascollective @zoeglekas #sweet16 #allblackattire #blackandgold #throwingparties #eventplanning #partyofalifetime #partyanimals #lovetoparty #fancy #formalattire #mysupersweet16 #big16 #fairfieldcounty #catering #bestofthebest #lightingdesign #greekband #partyallnight #happybirthday



EXHIBIT C

Demetri Dassouras
January 31, 2024 ·

Church official

The hall at Saint George Greek Orthodox Church looks so beautiful!



Nikki Glekas Collective is in Norwalk. · Follow
January 29, 2024 ·

NGC is proud to present our newest venue Stone Hill located in Norwalk CT! This gorgeous high ceiling space can accommodate over 300 guests seated and 500 for cocktail style! Call or email us to set up a tour! This extravagant Sweet 16 was the perfect setting for this Epic party! We all loved every details! ♥
Venue: Stone Hill
Catering/ Event Design / Planning: @nikkiglekascollective
Cake: @lovelycakesct
Event Rentals: @luxeeventrentals
Dancefloor: @bombshellgraphics
Balloon Design: @popstudioballoons
@alphalitridgefield
Music DJ: @karounosbobby
Band: @yiannipapastefanou
Jewelry: @auburnjewelry
Photographer and Video: @manolisklimisphotography
Photobooth: @weallphotobooth
Lighting: @chrisvillacv
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#nikkiglekascollective #eventplanning #eventdesign #norwalkvenue #norwalkct #fairfieldcounty #bestofthebest #allaboutthedetails #caterer #catering #fairfieldcountyct #blackandwhite #blackattire #sequin #candles #candlelight

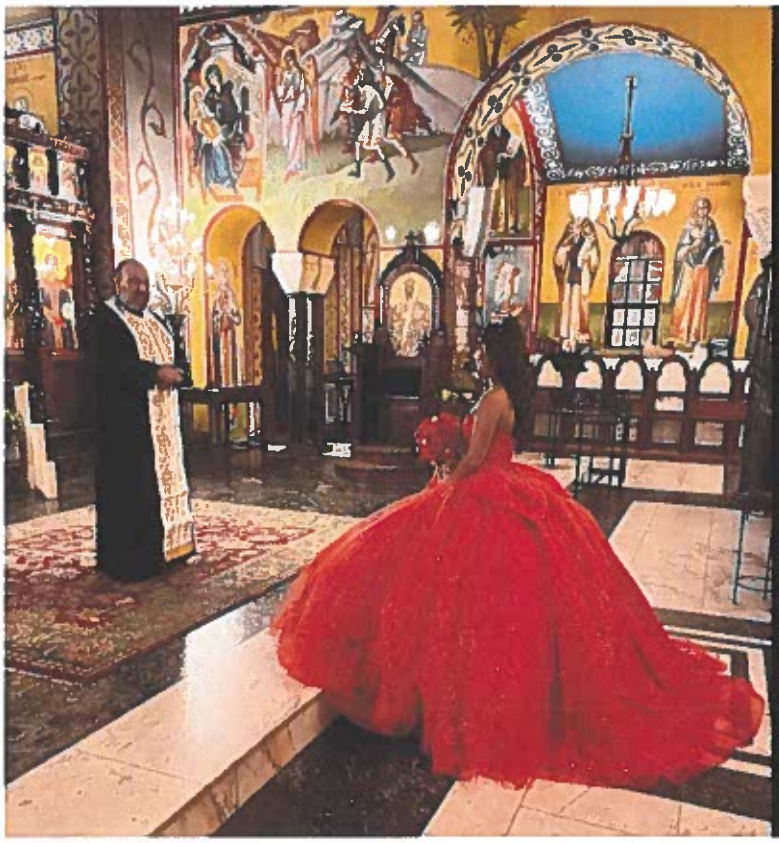


EXHIBIT D

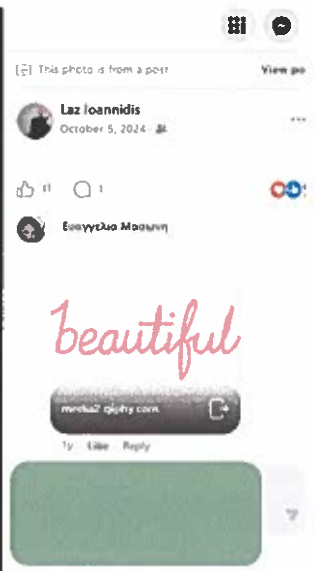
Catholic Quinceanera

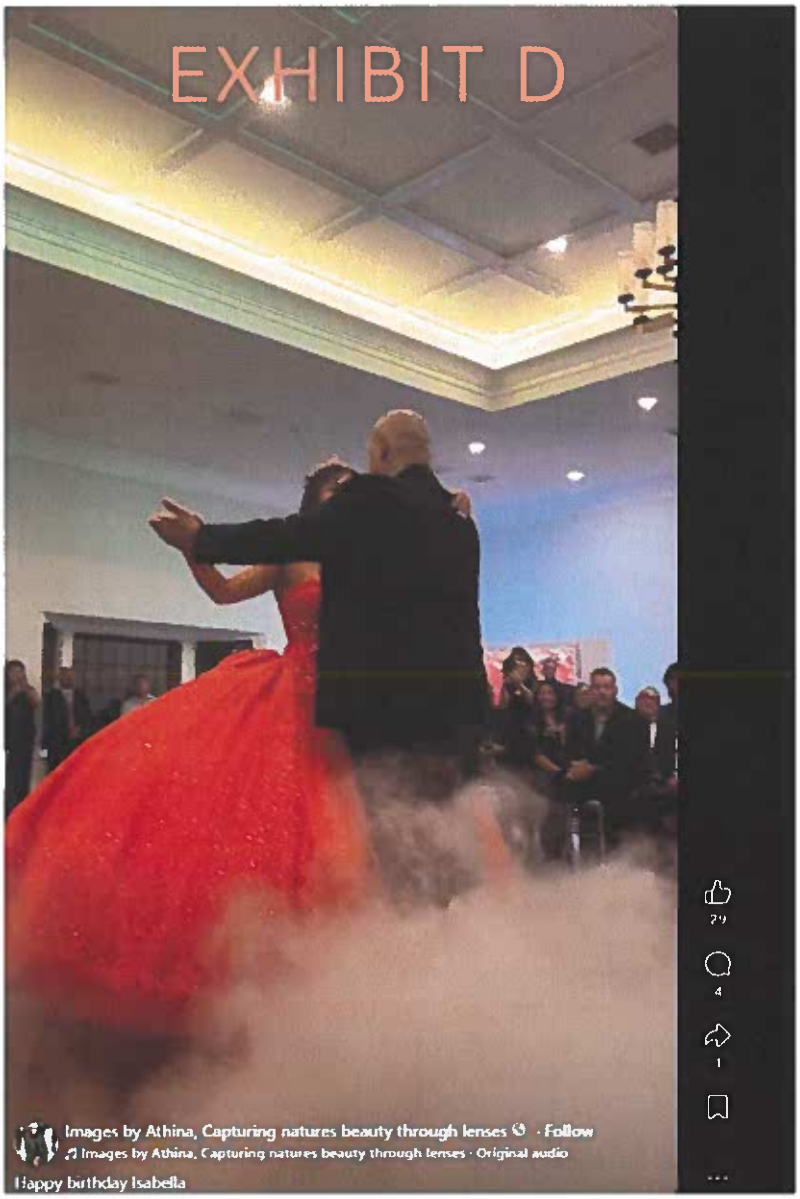
You are the best nuono ever! Thank you for everything!

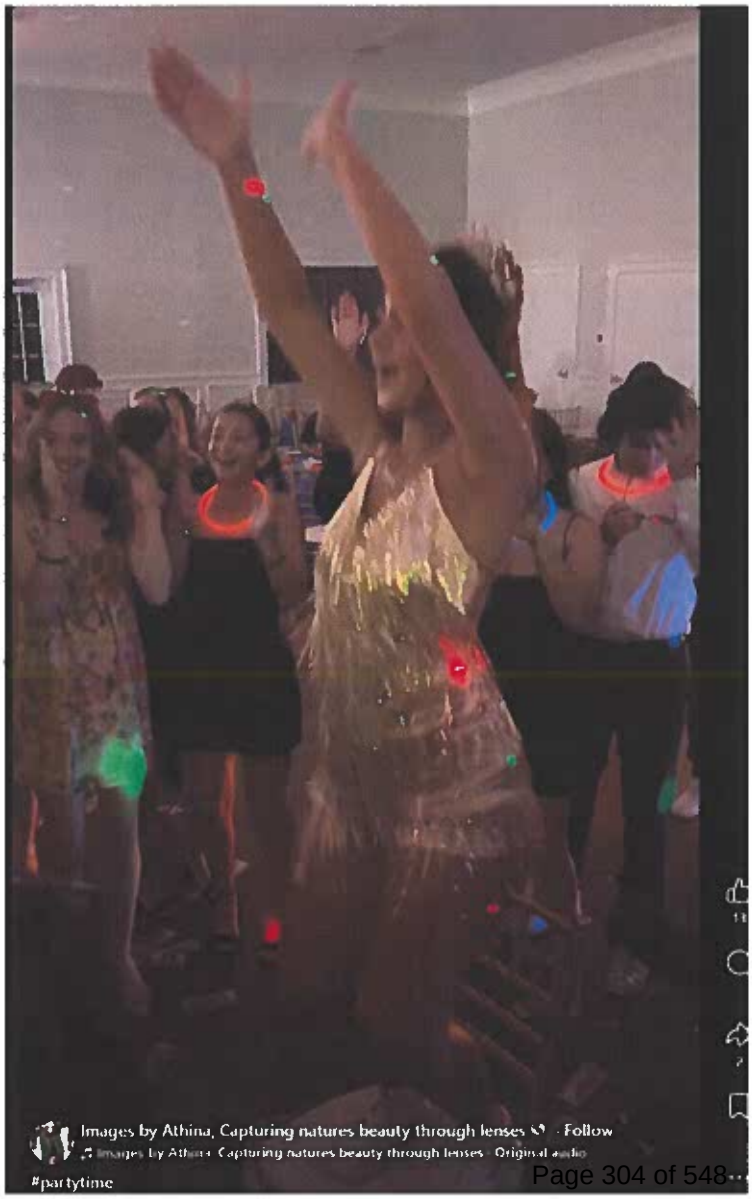
Laz Ioannidis is with **Anthoula Tiftikidis Pantzos** and **4 others**.
Oct 5, 2024 ·

Well tonight we celebrated my god daughter's Quinceañera! What a night she was stunning and talented as always choreographer all her dances I love you always









Greater Norwalk Chamber
May 14, 2025

Business After Hours Alert! ... See more

EXHIBIT D

BUSINESS after HOURS

COME CONNECT, ENJOY FOOD & DRINK, AND CELEBRATE OUR NEWEST MEMBERS!

Tuesday
May 20, 2025

5:30 - 7:30 p.m.

238 W Rocks Rd.
Norwalk, CT 06851

NIKKI GLEKAS collective

REGISTER TODAY!

GREATER NORWALK CHAMBER

Greater Norwalk Chamber
June 6, 2025

Business After Hours = a hit!

Thanks to everyone who came out to mix, mingle, and make moves with us at Stone Hill by Nikki Glekas Collective. The energy was high, the connections were real, and the space was absolutely stunning.

We loved welcoming new Chamber members and watching conversations turn into collaborations. This is what community looks like!
#GNCEvents #NetworkingDoneRight









This photo is from a post.

Greater Norwalk Chamber
June 6, 2025

No comments ye
Be the first to comme

EXHIBIT D

GREATER NORWALK CHAMBER

2025 Holiday Reception

Join the Greater Norwalk Chamber for an exclusive reception designed for the region's top leaders and professionals. Experience an elegant, formal evening to build deep connections, celebrate achievement, and discuss the future of the Norwalk business community.





DATE:
Wednesday, December 17, 2025

TIME:
5:00 - 8:00 p.m.

LOCATION:
Stone Hill by Nikki Glekas Collective
238 W Rocks Rd, Norwalk, CT 06851
Norwalk, Connecticut 06851

Admission:
$170
Reserved Table of 10:
$1,700

REGISTER

EXHIBIT D

Nikki Glekas Collective
Food & Beverage
Nikki, Glekas, CEO/Owner
65 Bank Street
Stamford, CT, 06901
team@nikkiglekascollective.com
www.nikkiglekascollective.com

About

NIKKI GLEKAS collective
CULINARY · EVENTS · LIFESTYLE

Stone Hill is the newest premiere venue from the acclaimed **Nikki Glekas Collective**, setting a new standard for sophisticated events in Norwalk. This location is designed to provide an atmosphere of **classic elegance and modern refinement**, making it the perfect setting for a formal Chamber reception.

Venue Highlights:

- **Elegant Architecture:** The gorgeous event space features soaring high ceilings, dazzling crystal chandeliers, and a sophisticated aesthetic that provides a lavish welcome to all guests.
- **Ideal for Formal Events:** As a dedicated, full service event destination, Stone Hill includes a dedicated foyer, a built-in bar, and spacious areas designed for both reception style mingling and formal seated dinners.
- **The Culinary Experience:** The venue operates with its own exclusive catering team, the renowned **Nikki Glekas Collective**. Known for creative ingenuity and "seriously delicious food," their culinary experts craft customized, mouthwatering menus, guaranteeing a show-stopping dining experience that elevates every detail of the evening.

When you attend an event at Stone Hill, you are not just reserving a space; you are securing a **flawlessly executed, unforgettable experience** planned by a team with over two decades of expertise in the luxury event world.



A Night of Prestige: The Greater Norwalk Chamber Annual Holiday Reception

Prepare to be captivated by an evening of **holiday magic and sophisticated networking** at the Greater Norwalk Chamber's Annual Holiday Reception.

We cordially invite you to join us at the **stunning and exclusive Stone Hill by Nikki Glekas** in Norwalk. Immerse yourself in a festive ambiance while enjoying **delectable, world-class cuisine** and curated seasonal cheer, all set within this premier venue's elegant and modern architecture.

As we gather to **celebrate an exceptional year of collective achievements**, this is the premier occasion to forge high-value professional connections, reflect on our community's accomplishments, and **ring in the holiday season with unparalleled style.**







EXHIBIT D

Pontian Society "Pontos" of Norwalk
28th Annual Pan-Pontian Convention
EVENT SCHEDULE

FRIDAY OCT 11, 2024

10:00 PM — **Welcoming Glendi**
Syllogo/Pontos Taverna
7 Issacs St, Norwalk, CT 06851

SATURDAY OCT 12, 2024 — 10:00 AM - 04:30 PM
St.George Greek Orthodox Church, 238 W Rocks Rd. Norwalk, CT 06851

10:00 AM-11:00 AM — **Registration/Breakfast**

11:00 AM-4:30 PM — **Meetings**
with a break for Lunch at 3:00 PM

7:00 PM — **Doors Open for 42nd Annual Dinner Dance**
(RSVP are required)

SUNDAY OCT 13, 2024 — 12:30 PM - 04:30 PM
Syllogo/Pontos Taverna, 7 Issacs St, Norwalk, CT 06851

12:30 PM-3:00 PM — **Meetings/Elections**
Lunch will be served

NORWALKPONTOS@YAHOO.COM

WWW.NORWALKPON

Pontian Society "Pontos" of Norwalk
Sep 9, 2024 ·

EXHIBIT E

Greater Norwalk Chamber
December 23, 2025 ·

📸 Proof We Had a Very Good Time 🎄🎅
If these photos are any indication, our Holiday Reception delivered on laughs, great convos, and plenty of festive cheer. From candid moments to end-of-year catch-ups, this night was about enjoying the people who make our Chamber special. 🥂✨
Thanks again to everyone who showed up ready to celebrate. Ending the year like this just felt right. 💙
#GNCEvents #HolidayReception #ChamberStrong #NorwalkCT #CommunityConnections







First County Bank with Greater Norwalk Chamber in Norwalk
Follow
January 5

First County Bank's Norwalk branch teams got spruced up to attend the Greater Norwalk Chamber 's annual holiday reception, hosted at the event venue Stone Hill.

"It was great to connect and share the evening with my First County Bank colleagues and clients while mingling throughout the event with my fellow community partners and local leaders. Events like these remind me how strong and supportive our small business community truly is," stated Sheila Content, First County Bank's Norwalk Main Avenue Branch Manager. "Cheers to a successful year ahead!"

📸 1: First County Bank's Norwalk Branch Team, featuring Branch Manager Sheila Content, Assistant Branch Manager Sophia Jean, Branch Manager Mike Victor, and Assistant Branch Manager Yesenia Mendiola Castro.

📸 2: First County Bank's Norwalk Main Avenue Branch Manager, Sheila Content, with Greater Norwalk Chamber President & CEO, Shannon O'Toole Grandurch.



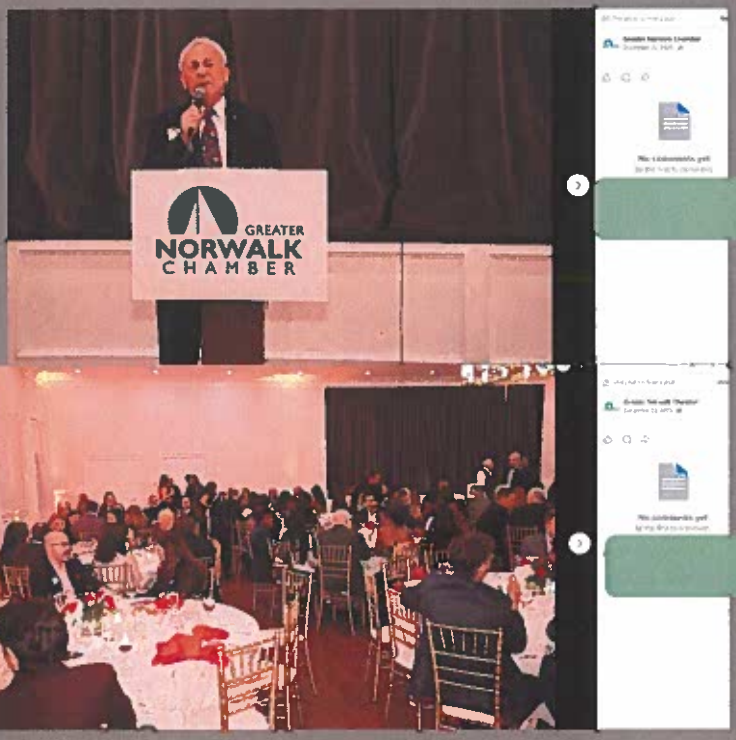




EXHIBIT E



Paresa Voula Ioannidis
October 6, 2024

No comments yet
Be the first to comment.

EXHIBIT D



Alberto BZ Reyes · Follow
♫ BZ Reyes · Entérate (feat. Silvia More)
Getting ready for tonight!

You are the best nuono ever! Thank you for everything!

Laz Ioannidis is with **Anthoula Tiftikidis Pantzos** and **4 others**.
Oct 5, 2024 ·

Well tonight we celebrated my god daughter's Quinceañera! What a night she was stunning and talented as always choreographer all her dances I love you always



Album **Norwalk Chamber of Commerce Holiday Reception 12-17-2025**

Richard Bonenfant added 35 new photos.
December 19, 2025 ·

Great event at the Greater Norwalk Chamber of Commerce Holiday Reception. Hosted at Stone Hill by Nikki Glekas, located at the Saint George Greek Church property. The food, refreshments and conversations were excellent at this new facility. The Chamber tries to choose various sites to include several different businesses in hosting their celebrations.



50 2


PONTIAN SOCIETY "PONTOS"
OF NORWALK
PLEASE JOIN US FOR OUR
43RD ANNUAL DINNER DANCE
SOLD OUT!
PANAGIOTIS ZOURNATSIDIS
SOKRATIS TOGRIDIS
SATURDAY NOVEMBER 8 2025
DOORS OPEN AT 7PM
ST GEORGE GREEK ORTHODOX CHURCH
238 WEST ROCKS RD. NORWALK, CT
ADULT TICKET $125 DONATION
CHILDREN TICKET (12 & UNDER) $50 DONATION
INCLUDES DINNER & TOP SHELF OPEN BAR
PREPAID RSVP REQUIRED DUE TO LIMITED VENUE SPACE
FOR RSVP & TICKETS CONTACT
Pontian Society "Pontos" of Norwalk
Oct 26


JOINS US FOR THE ACHILLEAS TSILFIDES &
PETER HANDRINOS SCHOLARSHIP FUNDRAISER
THE 20TH ANNUAL
APOKRIATIKO
Dinner Dance
LIVE MUSIC FROM
DIMITRIOS STEFANIDIS (LYRA)
& SOKRATIS TOGRIDIS (DAOULI)
SATURDAY
FEBRUARY 15TH, 2025
ADULT TICKETS $90
DRESSING UP IS ENCOURAGED
ST GEORGE GREEK ORTHODOX CHRUCH
238 WEST ROCKS ROAD NORWALK, CT
DOORS OPEN AT 7 PM & PERFORMANCES AT 8 PM
FOR MORE INFORMATION CONTACT
KATHY TSILFIDES (203) 434 8332
NIKI BOULAS (203) 434 3536

EXHIBIT E


PONTIAN SOCIETY "PONTOS"
OF NORWALK
PLEASE JOIN US FOR OUR
42ND ANNUAL DINNER DAN
&
28TH ANNUAL PAN-PO
CONVENTIO
SOLD OUT!
AY OCTOBER 12.2024
ORS OPEN @ 7:00 P.M.
RGE GREEK ORTHODOX CHURCH
238 WEST ROCKS RD. NORWALK, CT
ADULT TICKET $125 DONATION
CHILDREN TICKET (12 & UNDER) $50 DONATION
INCLUDES DINNER & TOP SHELF OPEN BAR
PREPAID RSVP REQUIRED DUE TO LIMITED VENUE SPACE
FOR RSVP & TICKETS CONTACT
NIKI BOULAS (203) 434-3536
KATHY TSILFIDES (203) 434-8332
Pontian Society "Pontos" of Norwalk
Our Dance is officially Sold out!!!

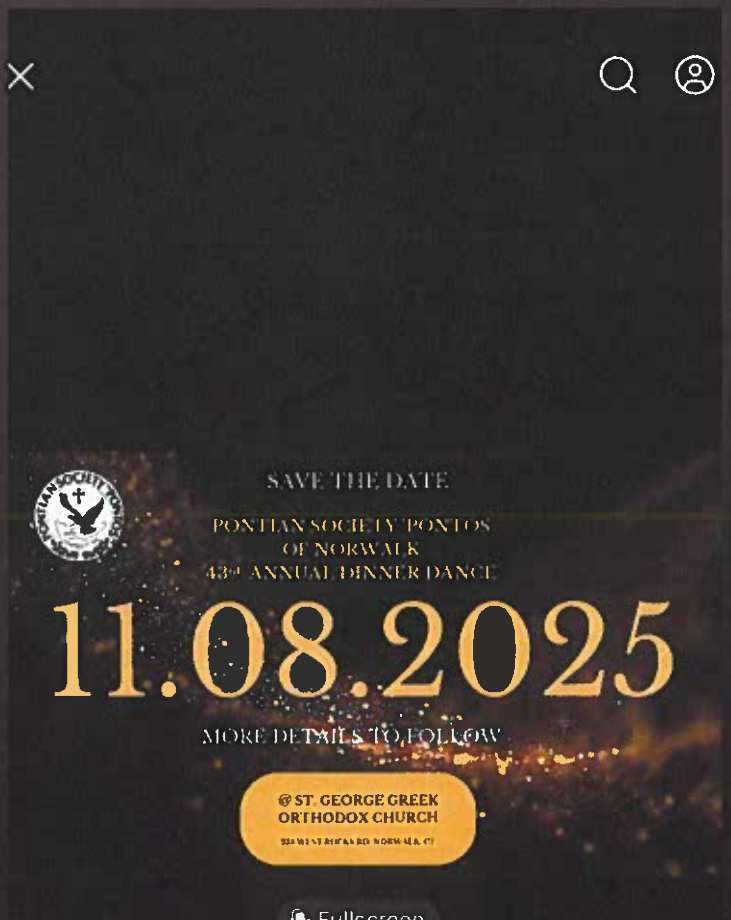

SAVE THE DATE
PONTIAN SOCIETY "PONTOS"
OF NORWALK
43rd ANNUAL DINNER DANCE
11.08.2025
MORE DETAILS TO FOLLOW
@ ST. GEORGE GREEK
ORTHODOX CHURCH
Fullscreen

EXHIBIT F

March 7, 2026

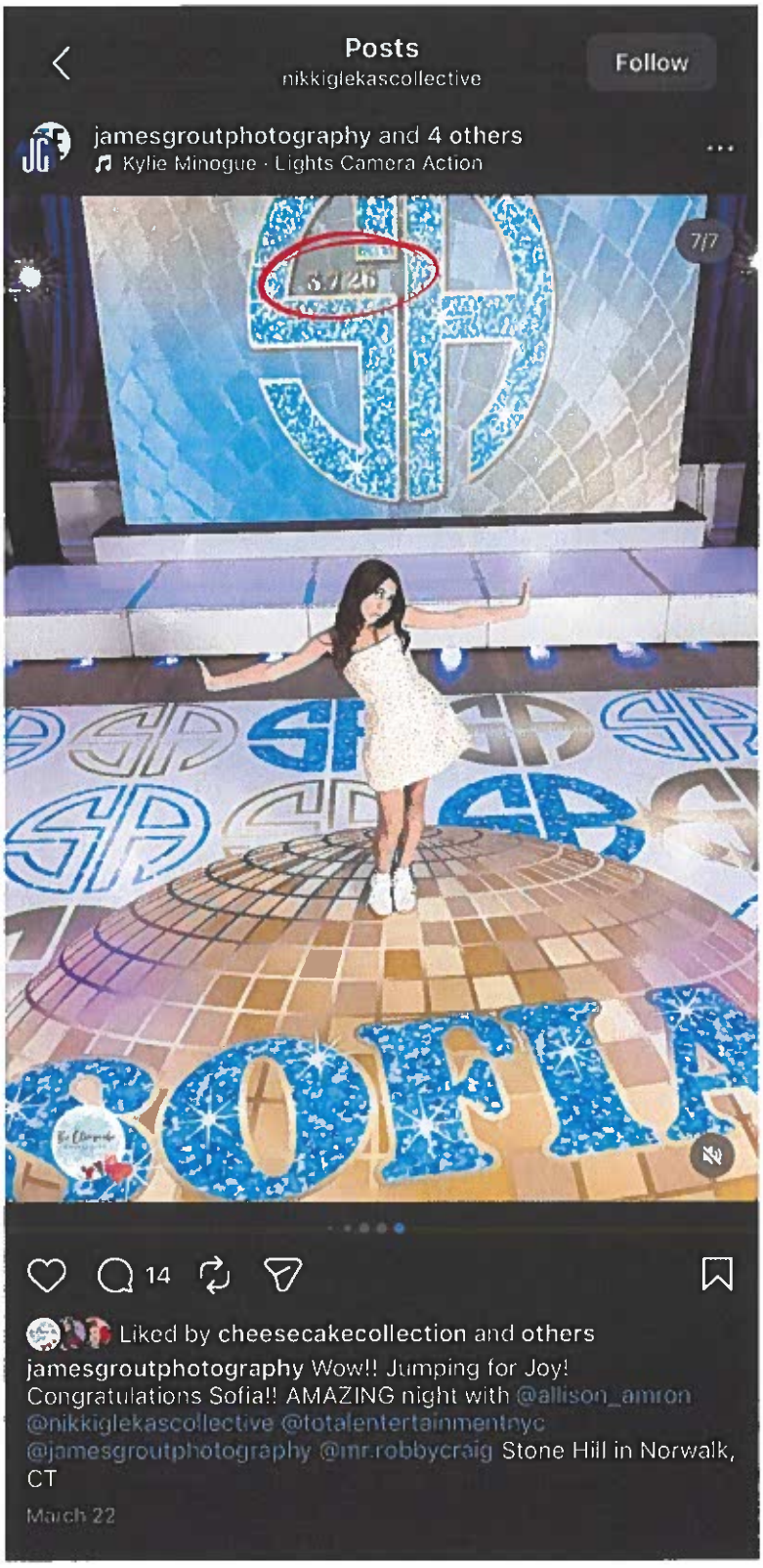
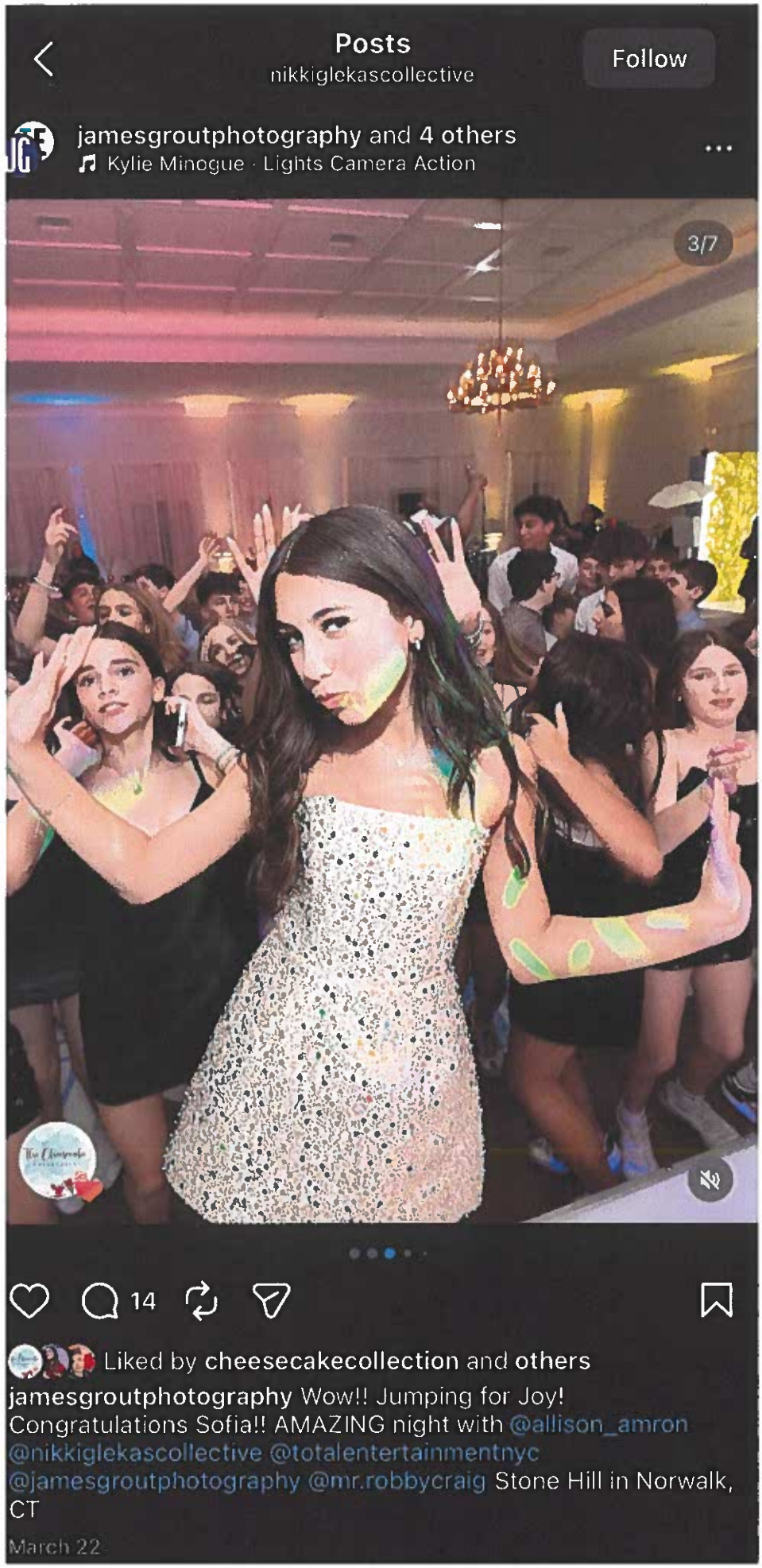
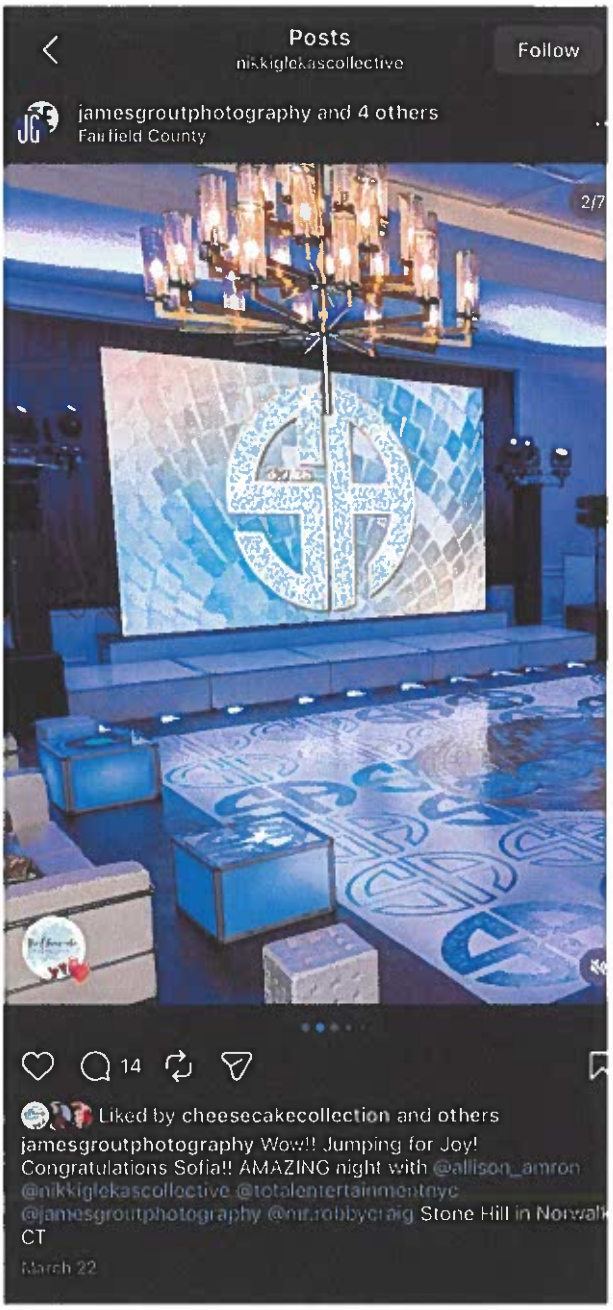




EXHIBIT F

March 7, 2026







Health Department
Restaurant Ratings

Search By Address 238 West Rocks Road Search

There are no restaurants matching your criteria. Please try a different search

EXHIBIT G

238 West Rocks – Correspondences

March 3rd, 2026

To the City of Norwalk Planning and Zoning Commission,

We were recently notified by FLB Law on behalf of St. George Greek Orthodox Church via certified mail that the church has applied to modify a Special Permit that was originally approved by the City of Norwalk Planning and Zoning Commission on February 16th, 2006 and revised and approved again on April 17th, 2013. We are writing as concerned neighbors and ask that this communication serve as our written **objection** to the Chruch's request to remove a condition limiting the use of the St. George Community to church congregation members and thus allowing for commercial use by outside groups.

As long-time neighbors of the church, we have always supported the church's four-day, annual fundraising festival with rides, traffic and loud music, as well as all church-related events, including setting off fireworks at midnight yearly to celebrate Easter. Creating an event space to be rented beyond the church community will most certainly have a negative impact on the quality of life of the neighborhood and go well beyond the limitations of the existing zoning law CD1L which prohibits use of the space outside of the church community. The request to have music until 10:30 pm on weekdays and until midnight on the weekend is absolutely unacceptable in a residential neighborhood where people work and have children. Nightly congregations of partiers in the parking lot as they leave said events will cause serious disruption and additional traffic on our residential roads. We strongly oppose any changes to the Special Permit and DO NOT support the proposed application by St. George Orthodox Church on this matter.

Thank you for your careful consideration of this matter.
Sincerely,
Stephanie and Robert Stevenson
233 West Rocks Road
Norwalk, CT 06851

--
Stephanie

StatedArea	ParcelID	*Name*	*Rental Hall*	*Notes*	*Website*	*Permits*	Location	StreetNum	StreetN	StreetName	LocCity	Zone1 *(OLD)*	*Zone (NEW)*
5.9	5-24-13-0	*St. Jerome*	*No*		*https://www.stjeromenorwalk.org/*		23 HALF MILE RD	23		HALF MILE RD	NORWALK	A3	CD-1L
0.223	5-61-3-0	*The West Norwalk Meeting House Society*	*Yes*	*Rental is for main building*	*https://westnorwalkmeetinghouse.org*	*None listed*	186 WEST NORWALK RD	186		WEST NORWALK RD	NORWALK	A3	CD-1L
2.289	5-63-17A-0	*United Congregational Church*	*Yes*	*Rental is for main building*	*https://uccnorwalk.com/*	*None listed*	275 RICHARDS AVE	275		RICHARDS AVE	NORWALK	A3	CD-1L
5.134	5-63-130-0	*Temple Shalom*	*No*	*Have religious events*	*https://www.templeshalomweb.org/*		259 RICHARDS AVE	259		RICHARDS AVE	NORWALK	A3	CD-1L
21.733	5-64-203-0	*St. Matthew Church*	*No*	*Have a recreational center or*	*https://stmatthewnorwalk.org/*		216 SCRIBNER AVE	216		SCRIBNER AVE	NORWALK	A3	CD-1L
3.196	5-35-1-0	*Lighthouse Baptist Church*	*No*		*https://norwalkbaptist.com/*		4 BAYNE ST	4		BAYNE ST	NORWALK	A2	CD-1L
4.4438	5-23-10-0	*St. George Greek Orthodox Church*	*Yes*		*https://stgeorgect.org/*		238 WEST ROCKS RD	238		WEST ROCKS RD	NORWALK	A3	CD-1L
0.342	5-29-5-0	*Cranbury Chapel*	*Yes*	*"No DJs or Live Music"*	*https://www.facebook.com/p/Cranbu*	*None listed*	371 NEWTOWN AVE	371		NEWTOWN AVE	NORWALK	A1	CD-1M
0.169	5-72-2-0	*New England Fellowship Church*	*No*		*https://newenglandfellowship.org/*		463 FLAX HILL RD	463		FLAX HILL RD	NORWALK	A2	CD-1M
3.21	5-19-7-0	*St. Peter Lutheran Church*	*No*		*https://stpetersnorwalk.org/*		208 NEWTOWN AVE	208		NEWTOWN AVE	NORWALK	A1	CD-1M
2.164	5-15-37-0	*Kingdom Hall of Jehovah's Witnesses*	*No*				126 NEWTOWN AVE	126		NEWTOWN AVE	NORWALK	B	CD-1M
1.824	5-52-19A-0	*Broad River Church*	*No*		*https://broadriver.church/?utm_source=google&utm_medium=gbp*		163 NEW CANAAN AVE	163		NEW CANAAN AVE	NORWALK	A1	CD-1M
1.49	5-7-14-0	*Beth Israel Chabad of Westport/Norwalk*	*No*		*https://www.bethisraelchabad.org/*		40 KING ST	40		KING ST	NORWALK	A1	CD-1M
1.5038	5-46-75-0	*Parkway Assembly of God*	*No*		*http://parkwaynorwalk.com/*		252 NEW CANAAN AVE	252		NEW CANAAN AVE	NORWALK	A2	CD-1M
0.528	6-22-5-0	*Rowayton United Methodist Church*	*No*		*https://www.rowaytonumc.org/*		180 ROWAYTON AVE	180		ROWAYTON AVE	NORWALK	B	CD-1S
3.651	6-23A-1-0	*United Church of Rowayton*	*No*		*https://www.ucrowayton.org/*		210 ROWAYTON AVE	210		ROWAYTON AVE	NORWALK	A1	CD-1S
0.14	5-50-40-0						2 MILLS ST	2		MILLS ST	NORWALK	C	CD-2
0.083	2-66-22-0						50 LEXINGTON AVE	50		LEXINGTON AVE	NORWALK	NB	CD-2
0.485	2-51-22-0						6 SOUNDVIEW AVE	6		SOUNDVIEW AVE	NORWALK	C	CD-2
0.885	2-51-24-0						6 SOUNDVIEW AVE	6		SOUNDVIEW AVE	NORWALK	C	CD-2
0.506	2-51-25B-0						6 SOUNDVIEW AVE	6		SOUNDVIEW AVE	NORWALK	C	CD-2
1.686	2-51-30-0						25 CLIFF ST	25		CLIFF ST	NORWALK	C	CD-2
0.19	2-66-8A-0						24 LEXINGTON AVE	24		LEXINGTON AVE	NORWALK	NB	CD-2
0.28	2-66-51-0						22 LEXINGTON AVE	22		LEXINGTON AVE	NORWALK	NB	CD-2
0.473	2-27-9-0						2 TRINITY PL	2		TRINITY PL	NORWALK	D	CD-3
0.716	5-47-85-0						35 PULASKI ST	35		PULASKI ST	NORWALK	D	CD-3
0.202	5-47-103-0						36 SNIFFEN ST	36		SNIFFEN ST	NORWALK	D	CD-3
0.357	1-25-2-0						33 1/2 MERWIN ST	33	1/2	MERWIN ST	NORWALK	D	CD-3
0.14	1-26-18-0						12 BERKELEY ST	12		BERKELEY ST	NORWALK	D	CD-3
0.147	1-26-17-0						14 BERKELEY ST	14		BERKELEY ST	NORWALK	D	CD-3
0.846	1-26-32-0						1 UNION PARK	1		UNION PARK	NORWALK	D	CD-3
0.509	1-25-1-0						31 MERWIN ST	31		MERWIN ST	NORWALK	D	CD-3
1.891	1-54-1-0						109 EAST AVE	109		EAST AVE	NORWALK	RB	CD-3
2.11	3-14-29-0						203 EAST AVE	203		EAST AVE	NORWALK	NB	CD-3
0.26	3-34-15-0						244 EAST AVE	244		EAST AVE	NORWALK	NB	CD-3
0.456	3-34-14-0						67 VAN ZANT ST	67		VAN ZANT ST	NORWALK	NB	CD-3
0.263	3-39-10-0						66 VAN ZANT ST	66		VAN ZANT ST	NORWALK	NB	CD-3
0.759	3-29-1-0						2 EMERSON ST	2		EMERSON ST	NORWALK	C	CD-3
0.385	3-13-52-0						185 EAST AVE	185		EAST AVE	NORWALK	NB	CD-3
7.76	1-78-5-0						25 NORTH AVE	25		NORTH AVE	NORWALK	B	CD-3
3.122	1-69-1-0						60 EAST AVE	60		EAST AVE	NORWALK	RB	CD-3
0.44	1-58-71-0						105 EAST AVE	105		EAST AVE	NORWALK	RB	CD-3
0.272	1-51-8-0						154 EAST AVE	154		EAST AVE	NORWALK	RB	CD-3
0.11	2-78-7-0						31 CONCORD ST	31		CONCORD ST	NORWALK	D	CD-3
1.705	2-65-14-0						19 LEXINGTON AVE	19		LEXINGTON AVE	NORWALK	I1	CD-3
0.297	3-36-15-0						16 VAN ZANT ST	16		VAN ZANT ST	NORWALK	NB	CD-3
1.96	1-60-8-0						10 PARK ST	10		PARK ST	NORWALK	RB	CD-3
	3-10-5-0						208 EAST AVE	208		EAST AVE	NORWALK	NB	CD-3
0.365	1-85-5-0						146 A MAIN ST	146	A	MAIN ST	NORWALK	B2	CD-3C
0.78	2-21-2-0						17 WEST AVE	17		WEST AVE	NORWALK	CBDB	CD-4
0.549	2-27-1-0						4 DR. MARTIN LUTHER KING JR DR	4		DR. MARTIN LUTHER KING JR DR	NORWALK	D	CD-4
0.639	2-21-6-0						39 WEST AVE	39		WEST AVE	NORWALK	RPDE	CD-4
0.42	1-26-22-0						2 BERKELEY ST	2		BERKELEY ST	NORWALK	CBDB	CD-4
2.302	1-28-1-0						669 WEST AVE	669		WEST AVE	NORWALK	CBDB	CD-4
0.277	1-23-14-0						622 WEST AVE	622		WEST AVE	NORWALK	CBDB	CD-4
0.729	1-26-26-0						724 WEST AVE	724		WEST AVE	NORWALK	CBDB	CD-4
0.256	2-58-4-0						7 RAYMOND ST	7		RAYMOND ST	NORWALK	I1	CD-4
0.068	2-62-2-0						8 RAYMOND ST	8		RAYMOND ST	NORWALK	I1	CD-4
0.431	2-62-11-0						43 DAY ST	43		DAY ST	NORWALK	I1	CD-4
0.129	2-62-25-0						28 CONCORD ST	28		CONCORD ST	NORWALK	I1	CD-4
0.503	2-62-23-0						96 SOUTH MAIN ST	96		SOUTH MAIN ST	NORWALK	NB	CD-4
0.4465	2-63-7-0						101 SOUTH MAIN ST	101		SOUTH MAIN ST	NORWALK	D	CD-4

StatedArea	ParcelID	*Name*	*Rental Hall*	*Notes*	*Website*	*Permits*	Location	StreetNum	StreetN	StreetName	LocCity	Zone1 *(OLD)*	*Zone (NEW)*
2.046	2-57-5-0						85 SOUTH MAIN ST	85		SOUTH MAIN ST	NORWALK	D	CD-4
0.162	5-82-61-0						60 ROCKLAND RD	60		ROCKLAND RD	NORWALK	RI	SD-HI
0.169	5-82-186-0						ROCKLAND RD	0		ROCKLAND RD	NORWALK	RI	SD-HI
0.19	2-82-11-0						23 CONCORD ST	23		CONCORD ST	NORWALK	I1	SD-LI
0.726	2-82-8-0						8 WOODWARD AVE	8		WOODWARD AVE	NORWALK	I1	SD-LI

PLANNING & ZONING

125 East Avenue
Norwalk, Connecticut 06851

MEMORANDUM May 1, 2026

TO: Norwalk Planning & Zoning Commission; Chapin Bryce, Chairman

FROM: Steve Kleppin, Planning & Zoning Director

SUBJECT: #2026-13 SP – St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space

Narrative

St. George's is located in the CD-1L zone. They seek to modify their 2006 special permit that outlined conditions under which the church's community building could operate. Specifically, condition #10 does not permit the church to use the function hall for outside events.



Many churches have function halls that are used by the congregation for gathering space or flex space. However, those are often used solely in conjunction with church functions or by members of the congregation or even allowed for use by local organizations such as Scouts or local civic organizations.

In this instance, St. George is seeking to lift the restriction on outside use and potentially rent the facility for outside functions. It is important to note that the church has done that for some time and did so several times after Staff informed them this was not permitted. In response to that, Staff issued a Notice of Violation and a Citation to the church. Any action on that is paused pending the outcome of this application.

There are several questions the Commission must consider prior to acting on this application:

1. Is Live Music a permitted use at this location?
    a. If your determination is no, then guidance should be given to the applicant regarding whether a text amendment is appropriate.
2. Is the use/renting of the hall for outside uses consistent with a religious facility?
3. Are the conditions proposed by the applicant adequate to safeguard the neighbors?

Question 1

The first question is whether Live Music is a permitted accessory use at the function hall. Presently Live Music is only a permitted accessory use in the CD-1L zone within the Silvermine Tavern Village District.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.D BUILDING, LOT & BUILDING SITE ACCESSORY USES

ACCESSORY USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Helicopter Landing Site	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU[L]	NP	NP	NP	NP	NP
Home Office, Occupation, or Business	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	NP
Industrial office and/or showroom space	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Live Music	NP*	NP	PL	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	P

LEGEND The following notations are utilized in this table.
[L]Limitations also required
*Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

The regulations define Live Music as: *any form of musical entertainment performed live for patrons of a specific establishment, including but not limited to live bands, disc jockeys playing recorded music, and any music played using equipment that amplifies the music*.

Obviously, there is a clear distinction between music in conjunction as part of a religious service and an outside event, such as a wedding where there may be a band or a DJ. In addition, music typically heard as part of a religious service occurs during the times services are conducted. Obviously this varies by religion and there are exceptions for special services and music from church bells, etc.

Based on what has been submitted by the applicant, is a text amendment permitting Live Music necessary? Staff's position is that parties and events outside of church functions (church picnic, after service gatherings) involving a DJ or band would fall under the definition of Live Music and is not presently permitted at the zone, unless within the Silvermine Tavern Village District.

Question 2

The applicant cited St. Mathews and Temple Shalom as religious facilities located in residential zones that also rent out their halls for outside events. Staff is not aware of this being permitted at either facility. Staff found nothing in the approval files for either indicating or referencing that. In looking at their web sites, there is no indication of advertising the function halls for rental. St. Mathews does provide guidance on use of their gym.

Staff is also researching the other religious facilities in the single-family zones to ascertain if others are renting space for outside events.

Question 3

The applicant has offered a revised set of conditions, in addition to the conditions originally proposed:

1. *Private events rented out to non-parishioners shall be limited as follows:*
    a. *Private non-parishioner events that either include Live Music or end after 9 p.m. shall be limited to 30 such events in any 12 calendar months;*
    b. *Private non-parishioner events that either include Live Music or end after 9 p.m. shall be limited to 1 such event in any week;*
    c. *Private non-parishioner events that either include Live Music or end after 9 p.m. shall not exceed 250 individuals;*
    d. *Private non-parishioner events that exceed 150 individuals, include Live Music, and end after 8 p.m., shall require on-site security provided by off duty Norwalk Police Officers; and*
    e. *All private non-parishioner events that include either Live Music or exceed 100 individuals shall conclude no later than 10 p.m. if held between Sunday and Thursday, or 11 p.m. if held on Friday or Saturday. The host of the event shall be permitted to clean the Community Center after the conclusion of the event.*
2. *All events shall be required to comply with the applicable Norwalk Noise Ordinance at the time of the event.*
3. *The Church will consult with its Civil Engineering advisor and Norwalk planning & zoning staff, to relocate its dumpster to an appropriate location.*

Staff has reviewed those and incorporated some changes into the draft resolution to approve.

Staff offers the following resolutions for your consideration:

RESOLUTION 1

WHEREAS, the Commission has determined the proposed activity is inconsistent with the definition of a Religious Facility;

WHEREAS, the Commission has determined that Live Music Public is currently not permitted in this zone;

NOW, THEREFORE, BE IT RESOLVED, by the Norwalk Planning & Zoning Commission, that #2026-13 St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space be denied.

RESOLUTION 2

WHEREAS, the Commission has determined that the proposed activity is consistent with the definition of a Religious Facility;

WHEREAS, the Commission has determined that any music associated with the event space is consistent with a Religious Facility;

NOW, THEREFORE, BE IT RESOLVED, by the Norwalk Planning & Zoning Commission, that #2026-13 St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space be approved, subject to the following conditions.

1. All activities within the Community Building shall comply with the Norwalk Noise Ordinance.
2. The Community Building may be used for church-related activities by members of the congregation.
3. The Community Building may be rented for outside events for non-congregants; provided that:
    a. there are no more than thirty (30) such events in a calendar year.
    b. All activities related to such events conclude no later than 10 PM Sunday through Thursday and 11 PM Friday and Saturday.
    c. the applicant shall have private security present for evening events involving non-congregants of one hundred (100) or more people to ensure compliance with the noise ordinance.
4. The Community Building may not be marketed as an event venue.
5. At no time can the capacity of the Community Building exceed what is permissible by either the Health Department or Fire Marshall's office.
6. If applicable, the Applicant will obtain all necessary City permits prior to hosting events at the Community Building, and satisfy the requirements of all City agencies, including but not limited to:
    d. All requirements of the Fire Marshal.
    e. All requirements of the Health Department.
    f. ADA compliance with the Regulations and Building Code.
    g. All requirements of the Transportation, Mobility & Parking Department.
7. To the extent practicable, the doors and windows to the Community Building will remain closed during any event.
8. Any sound system existing or installed within the Community Building shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.
9. Rental contracts shall include a condition that compliance with the City of Norwalk Noise Ordinance is strictly enforced.
10. Excluding lighting permissible in § 4.3.17, Private Lighting Standards, event lighting associated with the Community shall not be located outside of the Community Building.

DRAFT

11. All parking for guests, employees of the Applicant, valet parked vehicles, or vendors shall remain on the Property. Unless otherwise approved by the appropriate City department, no such parking is permissible along the public roads for any event held at the Community Building.
12. Passenger vans, buses or Ubers shall not park, idle or queue along West Rocks Road or Bayne Street.
13. Adequate staff shall be employed to ensure that cars are parked safely and that the adjacent road network operates safely.
14. Prior to hosting any additional events for non-congregants, as described in condition #3, the applicant shall submit a revised landscape plan indicating additional screening along the southern, northern and eastern property line.
15. The dumpsters shall be appropriately screened from the street and neighboring properties.
16. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations.
17. Upon request, St. George's shall provide Planning & Zoning staff with a listing of all concluded and scheduled events in the calendar year.
18.

BE IT FURTHER RESOLVED that the effective date of this action shall be May 1, 2026.

END

DRAFT

Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 24 Belden Avenue **2.** D/B/L/U: 1/38/8/0

3. Proposed Work: Renovation and Addition **4.** Zone: CD-4

5. Applicant Identification:

Applicant Name: IJ Group, LLC

Address: 48 Wall Street, 2nd Floor, Norwalk, CT 06850

Phone Number: (203) 981-2300 Email: jason@milliganrealty.com

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

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

Name: Adam J. Blank, Esq.

Address: Wofsey Rosen, 600 Summer Street, 7th Floor, 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)

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:
24 Belden Avenue, 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 (35± ft to nearest property corner; 235± ft to nearest construction activity)

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

Existing Zone - CD-4. The existing site consists of a 5-story office building over a 1-story commercial building with underground parking.

e) Indicate the area of the project site: 1.43 acres **or** _____ square feet

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

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

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

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*):

The proposed project includes building and facade improvements to the existing 6-story structure and both, horizontal and vertival expansion to construct 102 residental units (in a new west tower) and 115 hotel units (in a new east tower). The ground floor will primarily remain retail use (approx. 7,500 sf) with the exception of residential and hotel lobbies and amenities. The existing office tower (existing upper 5-stories) will remain and receive interior and exterior improvements. In total, the horizontal building frontprint expansion is 2,391 sf. The proposal includes water quality treatment, via green roof trays, for the new footprint; total green roof tray area provided is approx. 3,360sf. which is greater than the building footprint expansion. No changes are proposed to the underground parking or shared parking agreements with 26 Belden Avenue at this time; total parking available = 360 spaces.

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*):

Refer to the Site Engineering Report prepared by Redniss & Mead, Inc. for information related to the stormwater best management practices utilized on-site.

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*):

Based on the Connecticut Department of Energy and Environmental Protection (DEEP) Coastal Resources Map (dated 1979), coastal resources were not identified within the boundary of the site, nor is the site located within the coastal flood hazard area. Based on the City of Norwalk Inland Wetlands and Watercourses Map (dated 2009), there are no mapped inland wetlands within 50 feet and no mapped watercourses within 100 feet of the proposed activity. As such, no adverse effects are expected regarding the resources identified above.

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)
- [ ] 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.

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):

The proposed project is consistent with the general development uses within the CD-4 Zone. Municipal water and sewer lines exist, and the project will not include extension of either into coastal areas. Certain upgrades to stormwater management will be incorporated into the project as proposed on the accompanying plan sets.

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.) *:

The site does not abut the Norwalk River as it is separated by the neighboring property at 26 Belden Avenue. Therefore, the site does not offer an opportunity to encourage the development of a water-dependent use. Further, the project will not interfere with existing waterfront uses. Note, there is an existing, publicly accessible, river walk that can be accessed via 26 Belden Avenue which will not be impacted by this project.

*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*):

Based on a review of the proposed development plans, as well as information concerning coastal resources in the site vicinity, no adverse impacts are anticipated with the project so no specific mitigation plans are necessary. Activities will be conducted in accordance with all local, state, and federal requirements, including those for sediment and erosion controls and management of stormwater. For these reasons and others stated above, the proposed use is consistent with state goals and policies for coastal management and should be acceptable to the City of Norwalk.

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*):

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 **DATE:** 5/21/2026

Agent's Signature: Adam J. Blank **DATE:** 5/21/2026

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 within 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:

8. 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.*

9. 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.

10. 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.

11. 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.

12. 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...."

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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.

19. 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.

24 BELDEN · NORWALK

A Refined Vision, *Now Even Better.*

Proposed minor changes to #2024-64 CAM/SPR approved Site Plan & Coastal Area Management (CAM) application of IJ Group, LLC.



View of the corner of Belden Avenue and Burnell Avenue, showing the approved hotel entry and ground floor retail.

THE PROJECT

A mixed-use destination at the heart of Norwalk.

In June 2025, the Planning and Zoning Commission approved IJ Group's mixed-use development at 24 Belden — a project envisioned as **a new apartment tower, upgrades to the existing office tower, and a new hotel tower,** all situated above a large ground-floor retail space.

LISTENING TO THE CITY

Constructive feedback from our partners.

Although the Commission approved the project, the **Traffic, Mobility & Parking Department ("TMP")** raised thoughtful concerns regarding the perceived shortage of on-site parking, sub-optimal drop-off and pick-up for hotel guests and other visitors, potential conflicts with the bus terminal, and the location of the hotel lobby entrance at the corner of Belden and Burnell.

The **Norwalk Redevelopment Agency** expressed similar concerns regarding drop-off and pick-up, access, circulation, and signage.

PROGRESS SINCE APPROVAL

We heard you. Then we got to work.

At the time of approval, we acknowledged those concerns — but we first needed the Commission's approval in order to line up financing for the project, secure a hotel operator and brand, and advance the conceptual drawings reviewed by the Commission into construction drawings.

Since then, we secured financing for the apartment tower — **which is currently under construction**.



View of the construction on apartment tower.

We have also **partnered with Hilton** to brand the hotel as a Hampton Inn and modify the room layout to deliver 115 hotel rooms rather than the 99 hotel rooms previously approved. Working closely with our hotel partner, we have refined the plans in ways that directly address the City's concerns.



Hampton Inn by Hilton — reconfigured street-facing retail with outdoor seating.

FIVE KEY IMPROVEMENTS

What changed, and why it matters.

01

Right-sized retail.

The original plans called for roughly 30,000 square feet of ground-floor retail. That footprint has been reduced to 7,500 square feet — better matched to neighborhood demand.

02

More on-site parking.

The reclaimed space has been converted to provide 50 to 60 additional on-site parking spaces, directly addressing TMP's concerns.

03

A more active streetscape.

We reconfigured the street-facing retail space to create a more active street front with outdoor seating that connects to the neighborhood.

04

A two-way Burnell Avenue.

In partnership with TMP and the City, Burnell Avenue has been converted to a two-way road, with modifications to the Norwalk Transit bus canopies.

05

A proper hotel entrance.

Those modifications enabled us to establish a proper hotel entrance on Burnell Avenue, complete with dedicated pedestrian access — resolving the lobby-location concern and creating a clearer guest arrival experience.

THE RESULT

A better project, on every measure.

Taken together, these refinements address TMP's concerns regarding the perceived parking shortage, simplify circulation and access for pedestrians and motorists, improve the streetscape, and position the hotel — and the property as a whole — for long-term success.



Hampton Inn entry on Burnell Avenue, with dedicated drop-off and bus canopy integration at right.

THE REQUEST

A minor change to the prior approval.

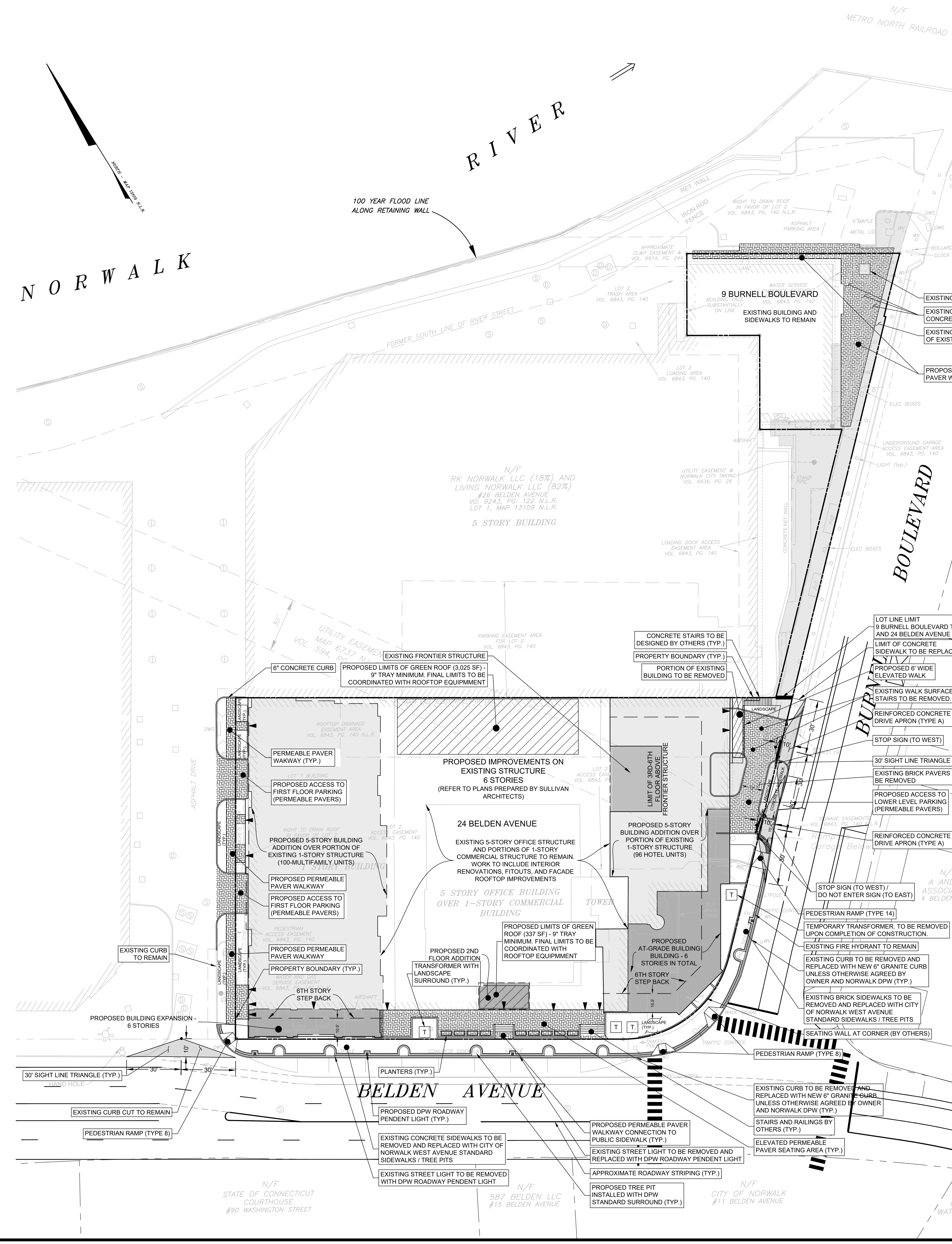
Because these modifications **(i)** address the concerns raised by City departments, **(ii)** do not materially alter the scope of the project, and **(iii)** will reduce traffic generation and parking demand through the elimination of approximately 20,000 square feet of retail space —

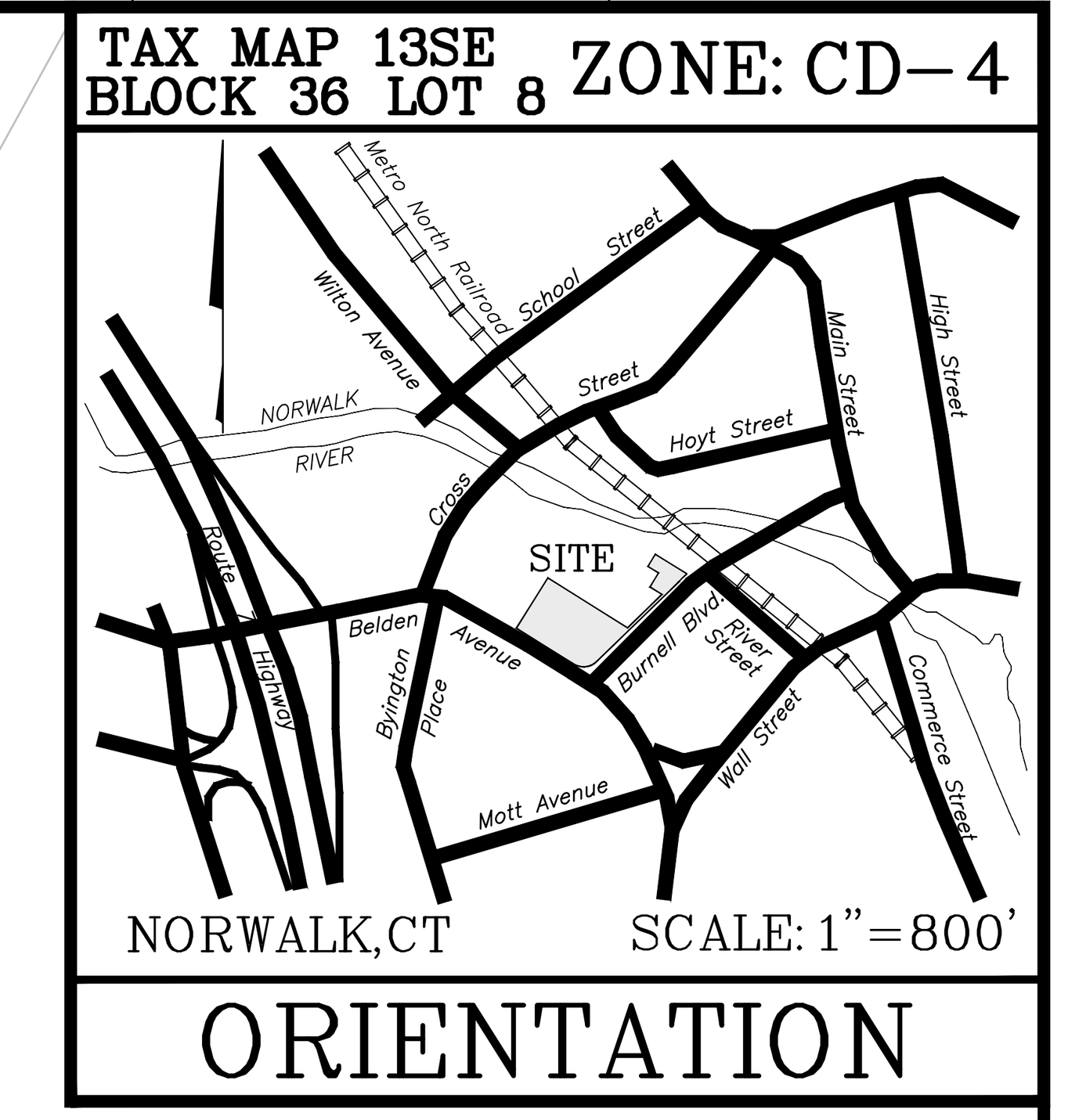
We respectfully request that the Commission approve these revisions as a minor change to the prior approval, in accordance with the accompanying plans.

Respectfully submitted,
IJ GROUP, LLC
By: *Adam J. Blank*
Wofsey, Rosen, Kweskin & Kuriansky, LLP

GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Property & Topographic Survey dated November 4, 2024. Elevations depicted or labeled are based on NAVD-88 datum.
3. Refer to plans prepared by The Sullivan Architect Group for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from The Sullivan Architect Group received on May 12, 2026.
4. Property lies in a CD-4 zone.
5. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 819 (latest edition).
6. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with city standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical State Standard Details.
7. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
8. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
9. The property is served by public water and sewers.
10. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
11. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
12. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
13. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
14. Building elevations are subject to change and shall be finalized prior to building permit.
15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
16. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
17. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
18. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
20. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
21. A detailed Construction Phasing and Logistics Plan shall be prepared by the contractor for all off-site work. The plan shall be submitted to the City Department of Public Works for review and approval before a street opening permit for such work is issued.
22. A department of Public Works (DPW) Encroachment, Driveway, and Sewer Permit, in conformance with DPW's Permit Provisions, shall be required for work in the City's Right-of-Way (ROW) prior to the commencement of the work. Road restoration requirements shall be determined at the time of permitting.





NOTES

1. REFER TO SHEET SE-1 FOR SITE GRADING AND UTILITY INFORMATION

No.	Date	Revision
7	05/20/2026	PROPOSED REVISIONS TO 24 BELDEN
6	11/03/2025	TEMPORARY TRANSFORMER AND REVISED DRIVEWAY
5	09/10/2025	REVISED PER DPW COMMENTS/ZONING PERMIT SUBMISSION
4	08/28/2025	ZONING PERMIT ISSUANCE
3	01/22/2025	REVISED WALKWAY LAYOUT
2	01/13/2025	REVISED ARCHITECTURALS / SUBDIVISION LINES
1	11/15/2024	ORIGINAL ISSUE DATE

ZONING SITE PLAN A
DEPICTING
24 BELDEN AVENUE
NORWALK, CT
PREPARED FOR
IJ GROUP LLC

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 0 30 60
1"=30'

DRAWN BY: HDO CHECKED BY: VJH

STATE OF CONNECTICUT VINCENT J. HYNES No. 0032100 LICENSED PROFESSIONAL ENGINEER

VINCENT J. HYNES CT. P.E. 32100

May 20, 2026

DATE

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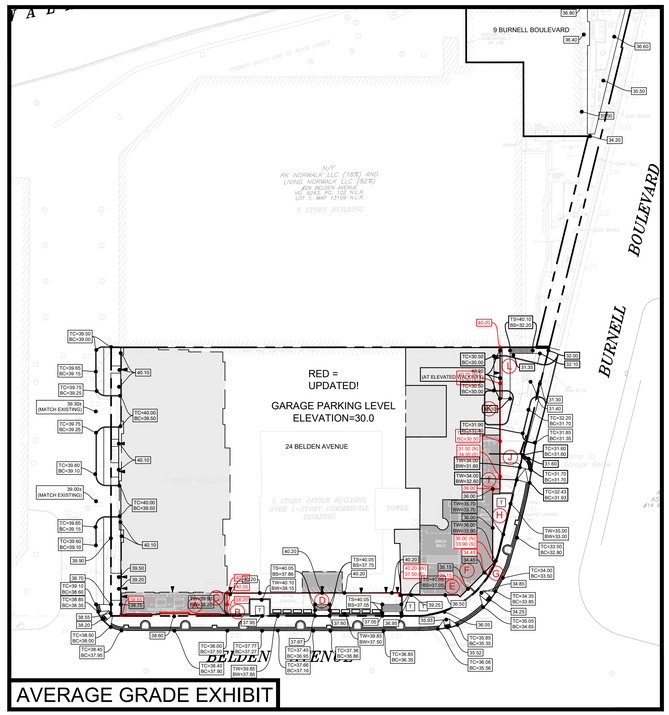
SHEET No:
ZSP-1A
Comm. No.: 5162

5/20/2026 10:54 AMG:\JOBFILES\5000\5100\5162\dwg\Engineering\5162 Master 2026-03-30 (hotel).dwg



~ PROPOSED CONDITIONS FOR STORY DEFINITION ~

Average Grade Calculations

(REFER TO ATTACHED EXHIBIT)

Elevation 1	Elevation 2	Wall Segment	Wall Length	Avg. Elev.	Product (Y)
38.7	38.2	A	76.8	38.4	2,950.3
38.2	40.1	B	7.1	39.1	276.7
40.1	40.2	C	8.0	40.1	320.8
40.2	40.2	D	122.3	40.2	4,914.5
37.5	35.2	E	50.3	36.3	1,826.6
35.2	34.8	F	16.2	35.0	567.0
34.8	33.9	G	10.0	34.4	343.7
36.0	36.0	H	51.8	36.0	1,866.2
36.0	30.4	I	13.8	33.2	457.5
31.5	30.5	J	24.8	31.0	767.6
31.0	31.9	K	40.5	31.5	1,274.2
40.2	40.2	L	25.0	40.2	1,005.0
Total			446.5	435.4	16,570.1
Average Grade = 37.10					

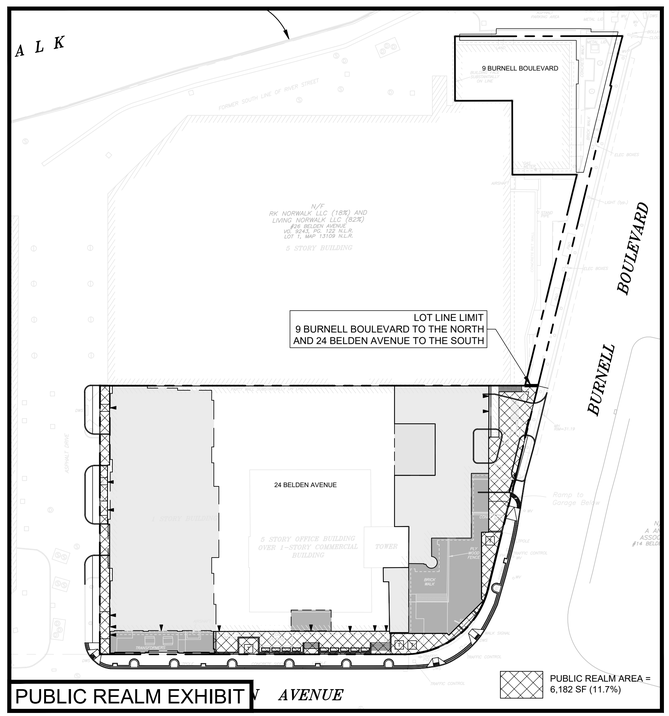
ZONING INFORMATION TABLE

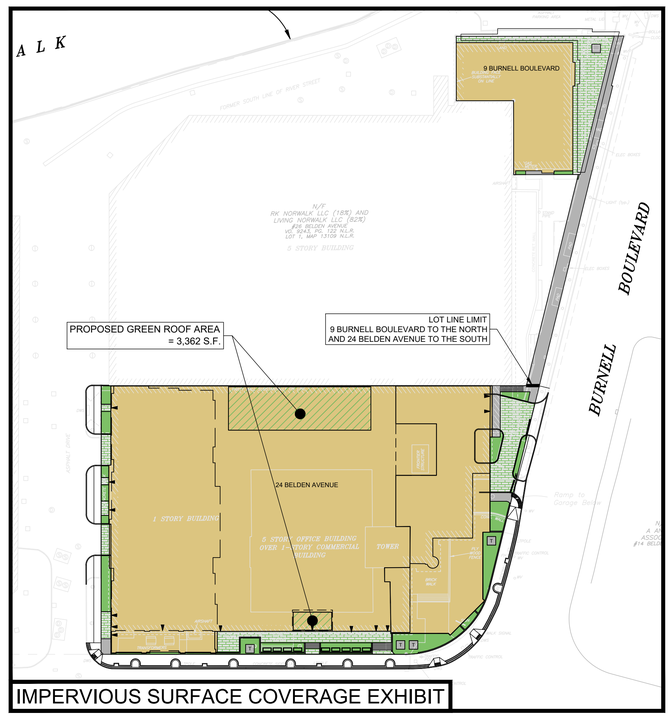
24 Belden Avenue (24 Belden Avenue & 9 Burnell Boulevard subdivided post-Special Permit approval)

5/20/2026		CD-4 Zone	Proposed Development	
			24 Belden Avenue	9 Burnell Boulevard
MINIMUM SIZE OF PLOT	AREA	Not regulated	52,724± SF (1.21± acres)	9,485± SF (0.22± acres)
HEIGHT	MAXIMUM	6.5 stories	6 Stories	1 Story (Existing - No Change)
	MINIMUM	2 stories	2 Story Minimum for vertical expansion components 1 story (existing) where no vertical expansion is proposed	1 Story (Existing - No Change)
	ADDITIONAL	Height further limited via ceiling height requirements.*	Compliant; refer to Architectural Plans for additional information	Existing - No Change
BUILDING COMPOSITION		For buildings that exceed 4 stories, the upper story facades commencing at either the third, fourth, or fifth floor must be setback a minimum of ten feet from the second floor building façade.	10.5' minimum setback at 5th floor	N/A
MINIMUM YARDS	FRONT	None / 12' max. to the property line or from the edge of any public improvement required as part of the development	0'	14.8' (Existing - No Change)
	SIDE	None	N/A	N/A
	REAR	3 feet	N/A	N/A
BUILDING TYPE			Mid-Rise	Commercial
USE DESIGNATION			Mixed-Use Multi-family Residential: 102 units Hotel: 115 units Retail: 7,276 sf Office: 43,624 sf	Mixed-Use Retail: 5,381 sf
RESIDENTIAL DENSITY		1 Dwelling Unit per 500 sq. ft.	52,724 / 500 = 105 units allowed 102 units proposed	9,485 / 500 = 18 units allowed 0 units proposed
IMPERVIOUS SURFACE COVERAGE		80% MAX. except that impervious surface may be increased to 90% for Developments 30 or more dwelling units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.	89.8%± (47,339 sf)	79.0%± (7,497 sf)
PUBLIC REALM		10% of Lot/Building Site Area	11.7%± (6,182 sf)	N/A
PARKING		None Required**	Approved with 290 spaces 360 spaces now proposed**	13 spaces
STORMWATER MANAGEMENT		Section 8.4.5.N.2.g.(1)(a): 75% or more of the Development's stormwater is retained on-site	100% of horizontal building expansion (2,869 sf) via green roof tray installation (3,360 sf)	Permeable Pavers (1,936 sf) proposed for patio / walkway areas. No other change proposed on site.

*Ceiling height may not exceed 13 ft from finished floor to finished floor, except for first floor Business/Commercial, Office, Retail/Personal Service which must be a minimum of 15 ft with max of 25 ft

**290 spaces are provided under existing conditions: 155 parking spaces in the parking below the 24 Belden Avenue structure and 205 parking spaces via shared parking agreemenets with 26 Belden Avenue. 13 spaces are provided under existing conditions for 9 Burnell Boulevard via shared parking agreements with 26 Belden Avenue. The modification includes +/- 60 spaces added since approval of the Special Permit.





	24 BELDEN AVE SITE (SITE AREA=52,724 SF)		9 BURNELL BLVD SITE (SITE AREA=9,485 SF)	
SYMBOL	DESCRIPTION	AREA (sq.ft.)	DESCRIPTION	AREA (sq.ft.)
	STRUCTURES	46,247	STRUCTURES	5,381
	PAVEMENT & SIDEWALKS	1,092	PAVEMENT & SIDEWALKS	2,116
	IMPERVIOUS TOTAL =	47,339 (89.8%)	IMPERVIOUS TOTAL =	7,497 (79.0%)
	PERMEABLE PAVERS	2,730	PERMEABLE PAVERS	1,936
	LANDSCAPE	2,655	LANDSCAPE	52
	PERVIOUS TOTAL =	5,385 (10.2%)	PERVIOUS TOTAL =	1,988 (21.0%)

No.	Date	Revision
6	05/20/2026	PROPOSED REVISIONS TO 24 BELDEN
5	09/10/2025	REVISED PER DPW COMMENTS/ZONING PERMIT SUBMISSION
4	08/28/2025	ZONING PERMIT ISSUANCE
3	01/22/2025	REVISED WALKWAY LAYOUT
2	01/13/2025	REVISED ARCHITECTURALS / SUBDIVISION LINES
1	11/15/2024	ORIGINAL ISSUE DATE

ZONING SITE PLAN B

DEPICTING

24 BELDEN AVENUE

NORWALK, CT

PREPARED FOR

IJ GROUP LLC

REDNISS & MEAD

Land Surveying
Civil Engineering
Planning & Zoning Consulting
Permitting

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: 1"=50' 0 50 100

DRAWN BY: HDO CHECKED BY: VJH

STATE OF CONNECTICUT VINCENT J. HYNES 25138 REGISTERED LAND SURVEYOR

VINCENT J. HYNES, CT P.E. 25138100
No. 00387100
CIVIL ENGINEER

May 20, 2026
DATE

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SHEET No:

ZSP-1B

Comm. No.: 5162

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24 BELDEN AVENUE

BELDEN AVE.
NORWALK, CT

Proposed Revisions to 24 Belden Ave: Issued 5/14/26

ARCHITECTURAL DRAWINGS			SITE PLAN: 11/15/24	SITE PLAN: 1/22/25	3RD PARTY: 1/22/25	ZONING PERMIT: 5/22/25	REVISIONS: 5/14/26		
SHEET #	**DRAWING TITLE**	**REV. DATE**							
T-001	TITLE SHEET	Rev. 1_5-14-26	●	●	●	●	●		
SP-01	SITE PLAN LOWER LEVEL	Rev. 1_5-14-26					●		
SP-02	SITE PLAN 1ST FLOOR	Rev. 1_5-14-26	●	●	●	●	●		
A-001	ROOM MATRIX	Rev. 1_5-14-26	●	●	●	●	●		
A-100	LOWER LEVEL PLAN	Rev. 1_5-14-26	●	●	●	●	●		
A-101	1ST FLOOR PLAN	Rev. 1_5-14-26	●	●	●	●	●		
A-102	2ND - 5TH FLOOR PLAN	Rev. 1_5-14-26	●	●	●	●	●		
A-103	6TH FLOOR PLAN	Rev. 1_5-14-26	●	●	●	●	●		
A-104	ROOF PLAN	Rev. 1_5-14-26	●	●	●	●	●		
A-200	BUILDING ELEVATIONS	Rev. 1_5-14-26	●	●	●	●	●		
A-201	BUILDING ELEVATIONS	Rev. 1_5-14-26	●	●	●	●	●		
A-202	BUILDING ELEVATIONS	Rev. 1_5-14-26		●	●	●	●		
A-203	BUILDING SECTIONS	Rev. 1_5-14-26	●	●	●	●	●		
A-204	BUILDING SECTIONS	Rev. 1_5-14-26	●	●	●	●	●		
A-205	BUILDING SECTIONS	Rev. 1_5-14-26	●	●	●	●	●		
A-210	ENLARGED ELEVATIONS	Rev. 1_5-14-26	●	●	●	●	●		
	RENDERINGS								
	CORNER PERSPECTIVE	Rev. 1_5-14-26					●		
	HOTEL ENTRY COMPARISON	Rev. 1_5-14-26					●		
	STREET PERSPECTIVE	Rev. 1_5-14-26					●		
	HOTEL ENTRY ENLARGED PLAN	Rev. 1_5-14-26					●		
	INTERIOR PERSPECTIVE	Rev. 1_5-14-26					●		
	INTERIOR PERSPECTIVE	Rev. 1_5-14-26					●		
	INTERIOR PERSPECTIVE	Rev. 1_5-14-26					●		
		TOTAL	15	16	16	16	23		

Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave

Drawing Title:
TITLE SHEET

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date: 11/15/24

Project No. 2408

Drawn by: MJD

Scale: NTS

T-001



1 LOWER LEVEL SITE PLAN
SCALE: 1/16"=1'-0"

Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
SITE PLAN
LOWER LEVEL

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

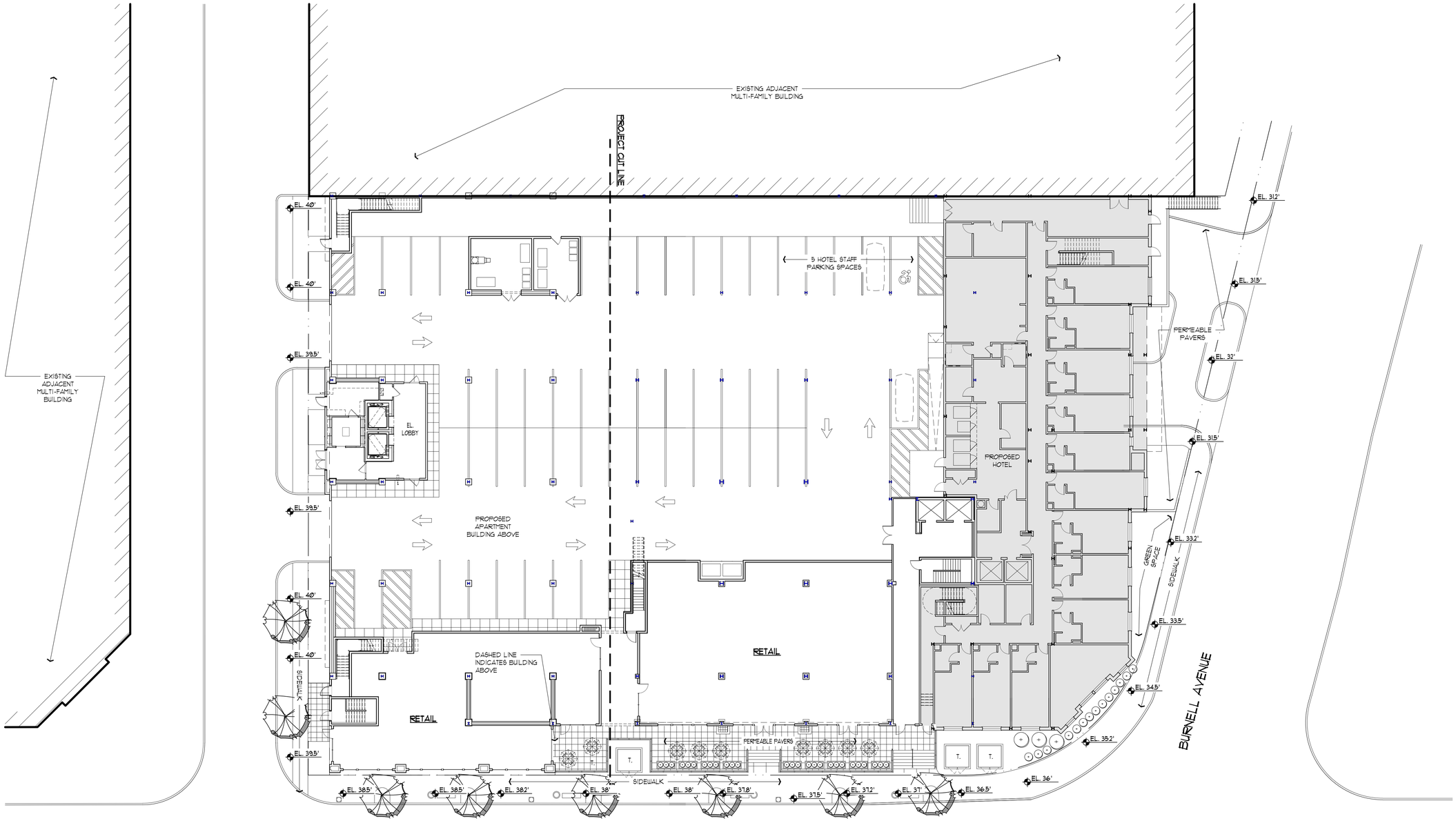
Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/16"=1'-0"

SP-01



BELDEN AVENUE

1 1ST LEVEL SITE PLAN
SCALE: 1/16"=1'-0"

Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
SITE PLAN 1ST FLR.

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

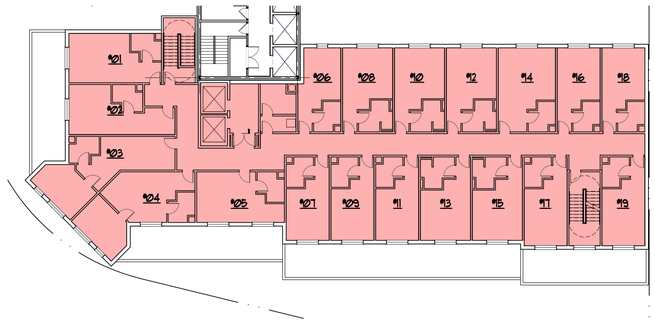
Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date: 11/15/24
Project No. 2408
Drawn by: MJD
Scale: 1/16"=1'-0"

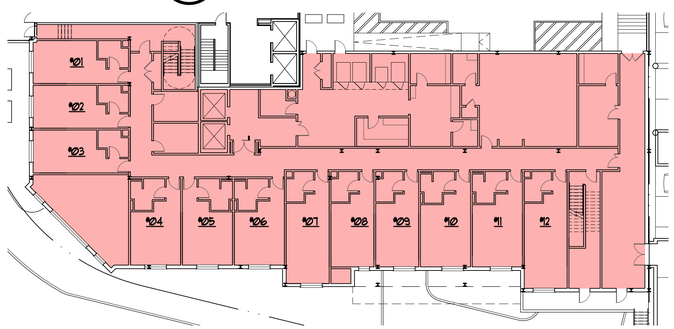
SP-02



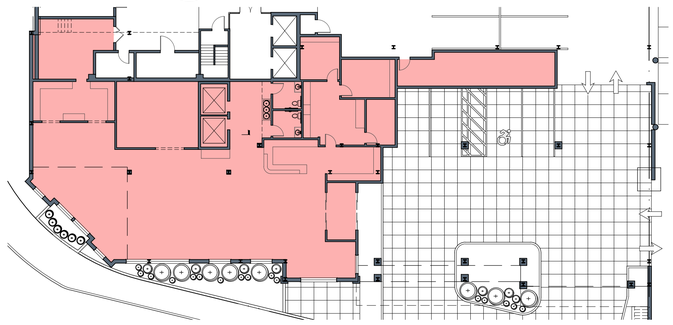
4 6TH FLOOR PLAN
SCALE: 1"=20'



3 TYPICAL FLOOR PLAN
SCALE: 1"=20'



2 1ST FLOOR PLAN
SCALE: 1"=20'



1 LOWER LEVEL
SCALE: 1"=20'

ROOM MATRIX									
	HOTEL								
	KING	KING (ACCESS.)	DBL. QUEEN	DBL. QUEEN (ACCESS.)	KING STUDIO SUITE	KING STUDIO SUITE (ACCESS.)	DBL. QUEEN STUDIO SUTIE	DBL. QUEEN STUDIO SUITE (ACCESS.)	TOTAL UNITS
1ST FLR.	5	Ø	7	Ø	Ø	Ø	Ø	Ø	12
2ND FLR.	7	Ø	11	1	1	Ø	1	Ø	21
3RD FLR.	7	Ø	11	1	1	Ø	1	Ø	21
4TH FLR.	7	Ø	11	1	1	Ø	1	Ø	21
5TH FLR.	7	Ø	11	1	1	Ø	1	Ø	21
6TH FLR.	13	1	3	Ø	1	Ø	1	Ø	19
TOTAL:	46	1	54	4	5	Ø	5	Ø	115

ROOM MATRIX		
	NO. OF ROOMS	ROOM PERCENTAGE
KING	52	0.464286
DBL QUEEN	63	0.5625ØØ
ACCESSIBLE	5	
SUITES	10	

ROOM ANALYSIS		
1ST FLOOR		
ROOM NO.	ROOM TYPE	ACCESSIBLE
101	DBL QUEEN	
102	DBL QUEEN	
103	DBL QUEEN	
104	KING	
105	KING	
106	KING	
107	DBL QUEEN	
108	DBL QUEEN	
109	DBL QUEEN	
110	KING	
111	KING	
112	DBL QUEEN	
2ND FLOOR		
201	DBL QUEEN	
202	DBL QUEEN	
203	DBL QUEEN	
204	DBL QUEEN	
205	KING S.S.	
206	KING	
207	KING	
208	DBL QUEEN	
209	DBL QUEEN	
210	KING	
211	DBL QUEEN	
212	KING	
213	DBL QUEEN	
214	KING	
215	KING	
216	DBL QUEEN	YES
217	KING	
218	DBL QUEEN	
219	DBL QUEEN S.S.	
220	DBL QUEEN	
221	DBL QUEEN	
3RD FLOOR		
301	DBL QUEEN	
302	DBL QUEEN	
303	DBL QUEEN	
304	DBL QUEEN	
305	KING S.S.	
306	KING	
307	KING	
308	DBL QUEEN	
309	DBL QUEEN	
310	KING	
311	DBL QUEEN	
312	KING	
313	DBL QUEEN	
314	KING	
315	KING	
316	DBL QUEEN	YES
317	KING	
318	DBL QUEEN	
319	DBL QUEEN S.S.	
320	DBL QUEEN	
321	DBL QUEEN	
4TH FLOOR		
401	DBL QUEEN	
402	DBL QUEEN	
403	DBL QUEEN	
404	DBL QUEEN	
405	KING S.S.	
406	KING	
407	KING	
408	DBL QUEEN	
409	DBL QUEEN	
410	KING	
411	DBL QUEEN	
412	KING	
413	DBL QUEEN	
414	KING	
415	KING	
416	DBL QUEEN	YES
417	KING	
418	DBL QUEEN	
419	DBL QUEEN S.S.	
420	DBL QUEEN	
421	DBL QUEEN	
5TH FLOOR		
501	DBL QUEEN	
502	DBL QUEEN	
503	DBL QUEEN	
504	DBL QUEEN	
505	KING S.S.	
506	KING	
507	KING	
508	DBL QUEEN	
509	DBL QUEEN	
510	KING	
511	DBL QUEEN	
512	KING	
513	DBL QUEEN	
514	KING	
515	KING	
516	DBL QUEEN	YES
517	KING	
518	DBL QUEEN	
519	DBL QUEEN S.S.	
520	DBL QUEEN	
521	DBL QUEEN	
6TH FLOOR		
601	DBL QUEEN	
602	KING	
603	DBL QUEEN S.S.	
604	KING S.S.	
605	KING	
606	KING	
607	KING	
608	KING	
609	KING	
610	KING	
611	KING	
612	KING	
613	KING	
614	KING	YES
615	KING	
616	KING	
617	DBL QUEEN	
618	KING	
619	DBL QUEEN	

5 ROOM MATRIX

Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
HOTEL ROOM MATRIX

Project:
24 BELDEN AVENUE

Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St, Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date: 11/15/24
Project No. 2408
Drawn by: MJD
Scale: AS NOTED

A-001

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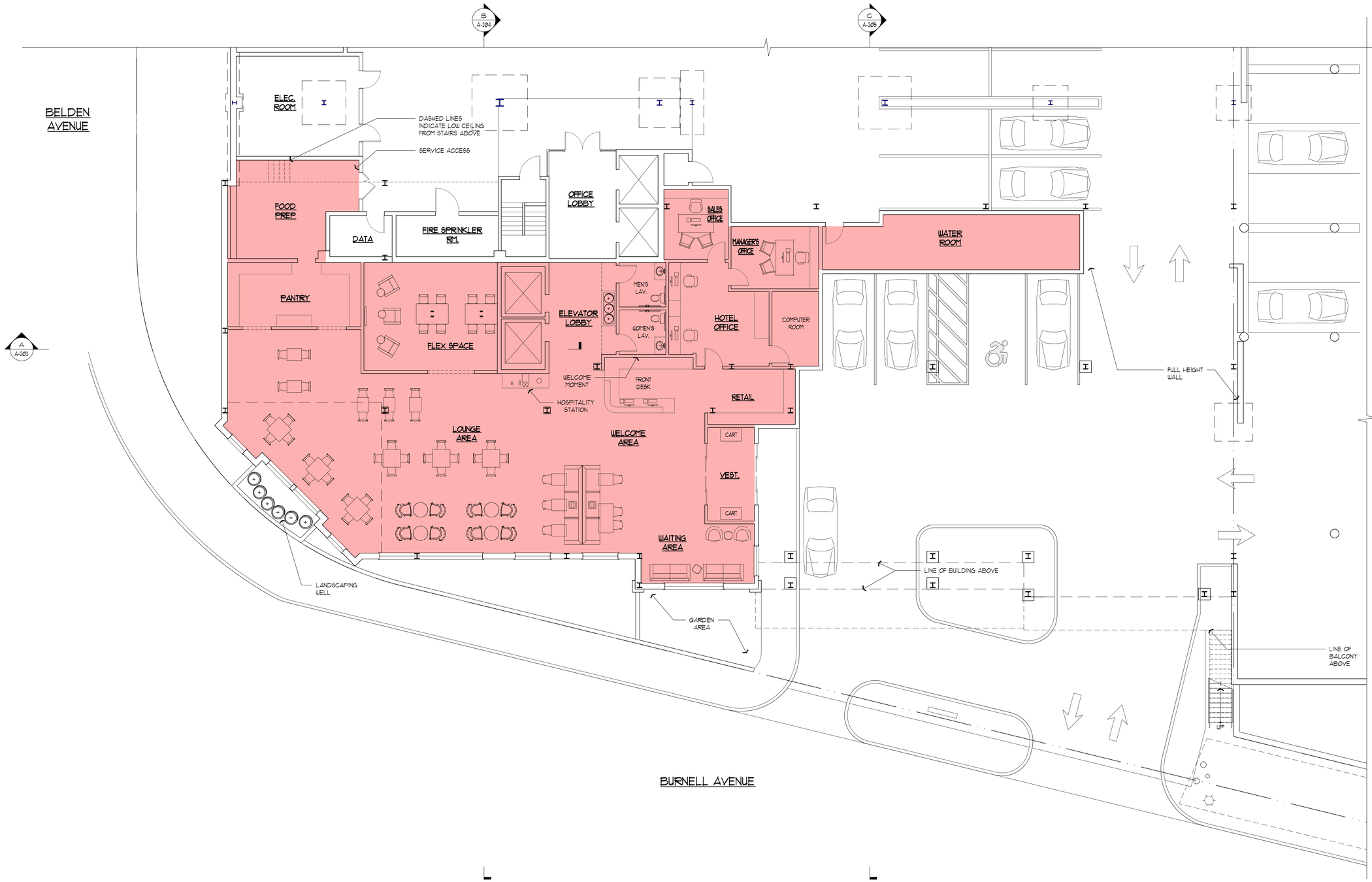

1 LOWER LEVEL PLAN
SCALE: 1/8"=1'-0"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title: LOWER LEVEL PLAN

Project: 24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

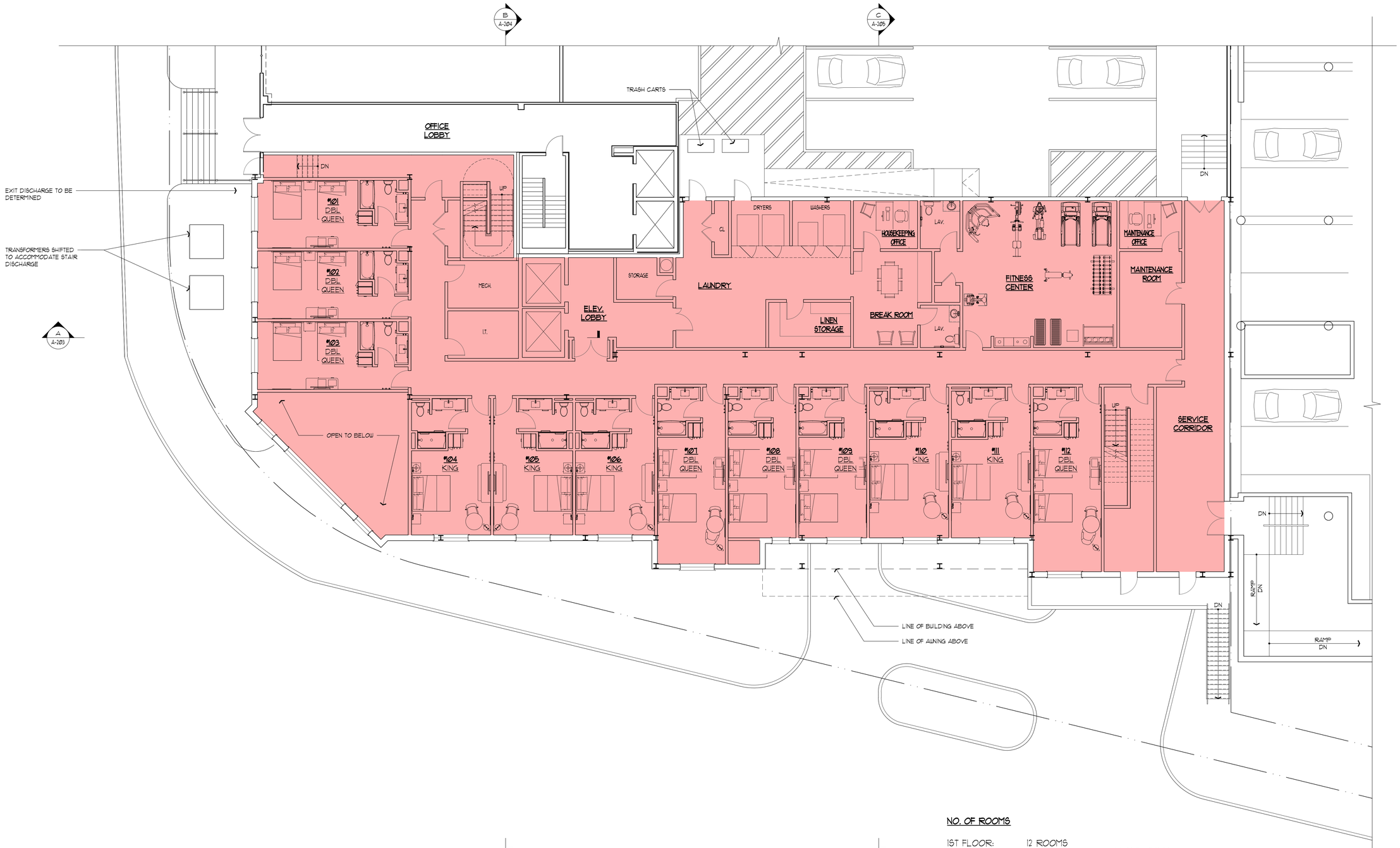
Consultant:

Architect: The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-100



1 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"

NO. OF ROOMS

1ST FLOOR:	12 ROOMS
2ND FLOOR:	21 ROOMS
3RD FLOOR:	21 ROOMS
4TH FLOOR:	21 ROOMS
5TH FLOOR:	21 ROOMS
6TH FLOOR:	19 ROOMS
TOTAL:	115 ROOMS

OLD COUNT: 99 ROOMS
115-99= 16 ADDITIONAL UNITS

ROOM SIZE (MIN.)

KING:	14'-0"X23'-8"
KING (ACCESS.):	14'-0"X26'-8"
DBL. QUEEN:	12'-0"X26'-8"
DBL. QUEEN (ACCESS.):	16'-0"X26'-8"
KING STUDIO SUITE:	17'-10"X21'-0"
KING STUDIO SUITE (ACCESS.):	17'-10"X26'-7.5"
DBL. QUEEN STUDIO SUITE:	17'-10"X26'-8"
DBL. QUEEN STUDIO SUITE (ACCESS.):	17'-10"X26'-8"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
HOTEL
1ST FLOOR PLAN

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-101



1 2ND-5TH FLOOR PLANS
SCALE: 1/8"=1'-0"

NO. OF ROOMS

1ST FLOOR:	12 ROOMS
2ND FLOOR:	21 ROOMS
3RD FLOOR:	21 ROOMS
4TH FLOOR:	21 ROOMS
5TH FLOOR:	21 ROOMS
6TH FLOOR:	19 ROOMS
TOTAL:	115 ROOMS

OLD COUNT: 99 ROOMS
115-99= 16 ADDITIONAL UNITS

ROOM SIZE (MIN.)

KING:	14'-Ø"X23'-8"
KING (ACCESS.):	14'-Ø"X26'-8"
DBL. QUEEN:	12'-Ø"X26'-8"
DBL. QUEEN (ACCESS.):	16'-Ø"X26'-8"
KING STUDIO SUITE:	17'-1Ø"X21'-Ø"
KING STUDIO SUITE (ACCESS.):	17'-1Ø"X26'-7.5"
DBL. QUEEN STUDIO SUITE:	17'-1Ø"X26'-8"
DBL. QUEEN STUDIO SUITE (ACCESS.):	17'-1Ø"X26'-8"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
2ND-5TH FLOOR PLANS

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-102

G:\Drawings\2024\2408_24 Belden Ave_revit models\Architecture\2408_24 Belden_model R5.rvt 5/14/2026 11:53:27 AM Mark Jarvis



NO. OF ROOMS

1ST FLOOR:	12 ROOMS
2ND FLOOR:	21 ROOMS
3RD FLOOR:	21 ROOMS
4TH FLOOR:	21 ROOMS
5TH FLOOR:	21 ROOMS
6TH FLOOR:	19 ROOMS
TOTAL:	115 ROOMS

OLD COUNT: 99 ROOMS
115-99= 16 ADDITIONAL UNITS

ROOM SIZE (MIN.)

KING:	14'-0"X23'-8"
KING (ACCESS.):	14'-0"X26'-8"
DBL. QUEEN:	12'-0"X26'-8"
DBL. QUEEN (ACCESS.):	16'-0"X26'-8"
KING STUDIO SUITE:	17'-10"X21'-0"
KING STUDIO SUITE (ACCESS.):	17'-10"X26'-7.5"
DBL. QUEEN STUDIO SUITE:	17'-10"X26'-8"
DBL. QUEEN STUDIO SUITE (ACCESS.):	17'-10"X26'-8"

1 6TH FLOOR PLAN
SCALE: 1/8"=1'-0"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
6TH FLOOR PLAN

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

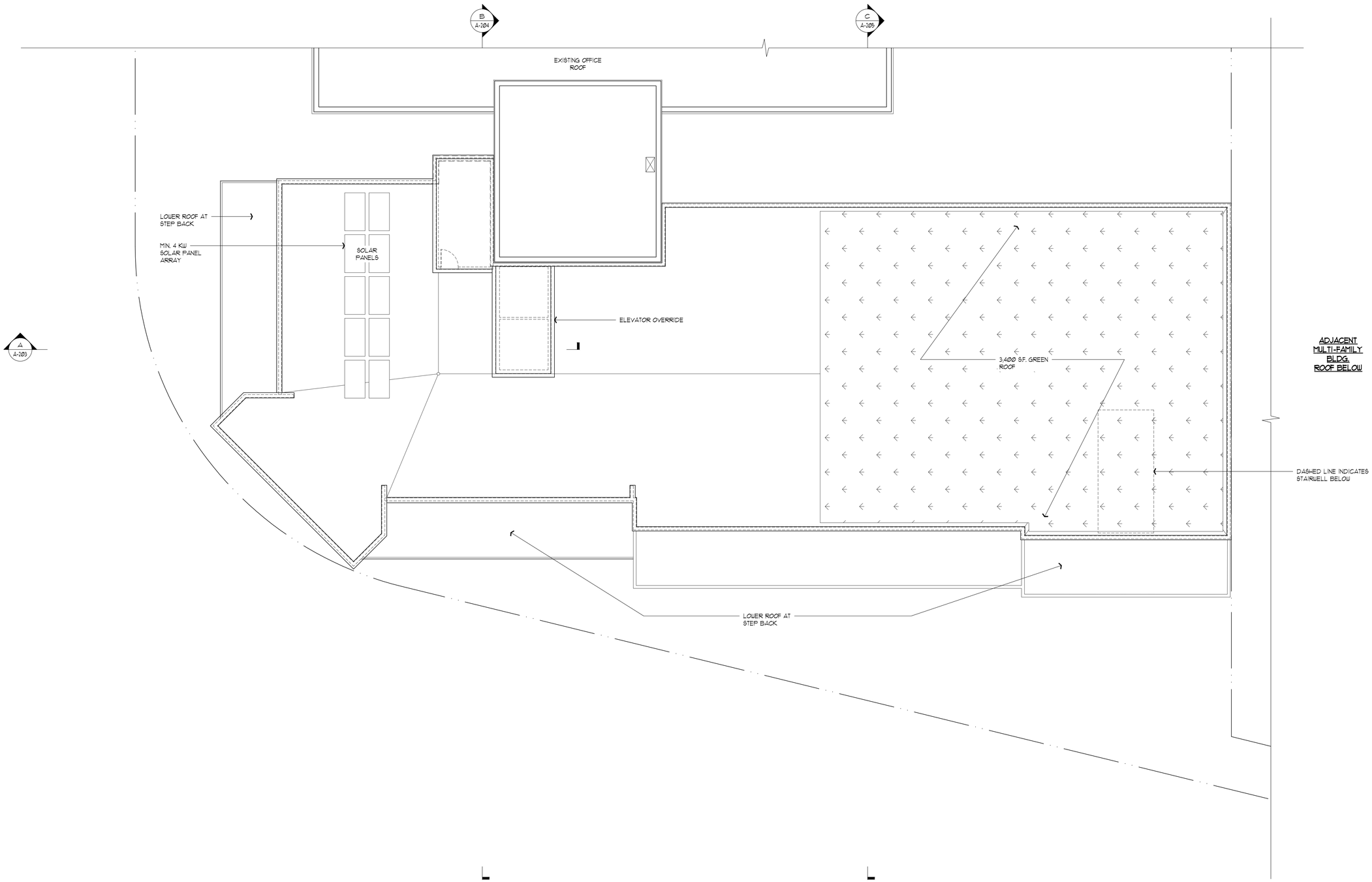
Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-103

© Drawings\2024\2408_24 Belden Ave_Revit Architecture\Archive\archive\2408_24 Belden Ave.rvt Fri, Aug. 27 2026 - 12:53:34 AM - adam



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

STORM WATER RETENTION GREEN ROOF

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
ROOF PLAN

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

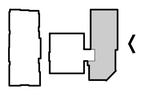
A-104

BUILDING ELEVATION TYP. NOTES:

1. - FIBER CEMENT CHANNEL SIDING
2. - FIBER CEMENT PANEL SIDING
3. - BRICK VENEER
4. - PVC TRIM BANDING & TRIM, PTD.
5. - INSULATED VINYL WINDOWS, BLACK
6. - EXTRUDED ALUM. TRIM SYSTEM, PTD.
7. - ALUMINUM RAILING SYSTEM, BLACK
8. - STOREFRONT GLAZING IN BLACK FRAME



1 FRONT ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN

Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
HOTEL
BUILDING ELEVATIONS

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-200

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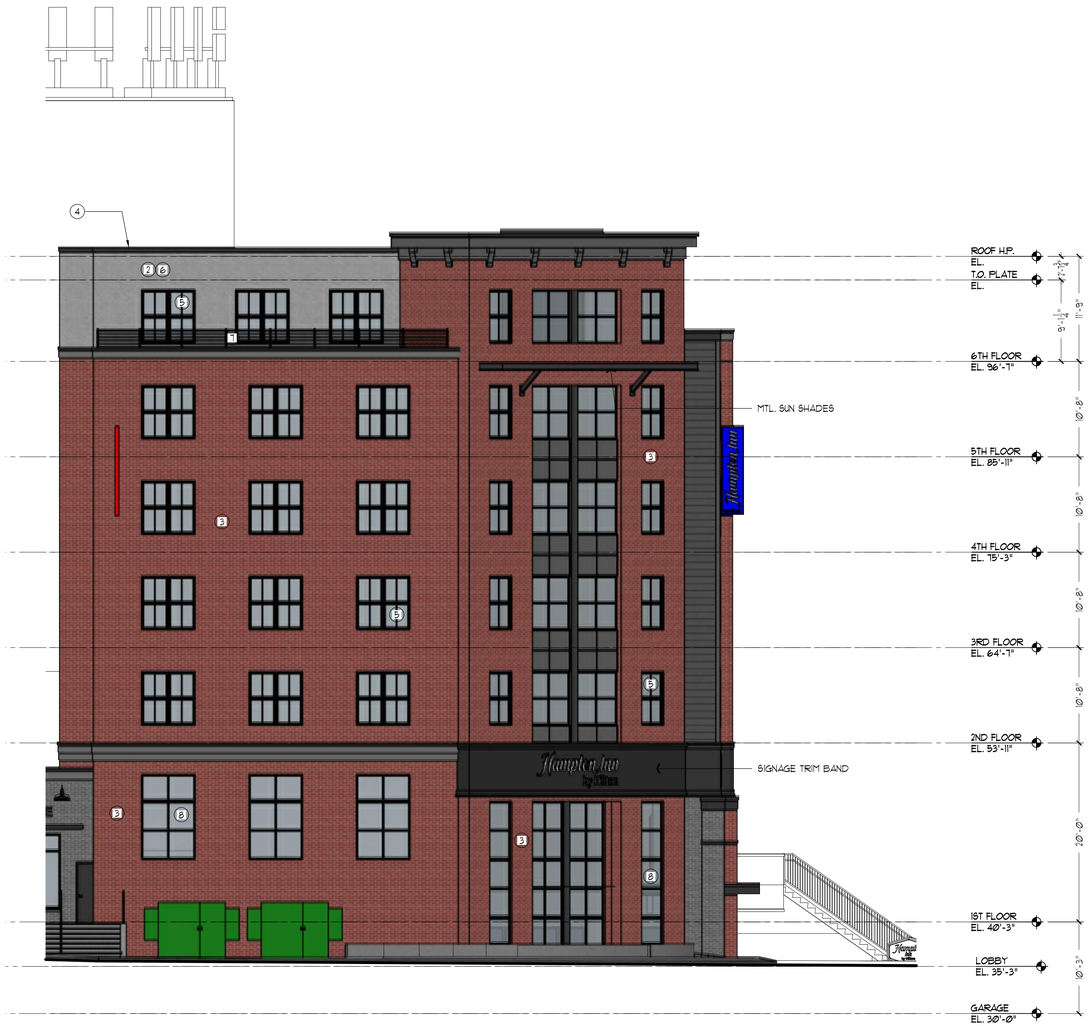
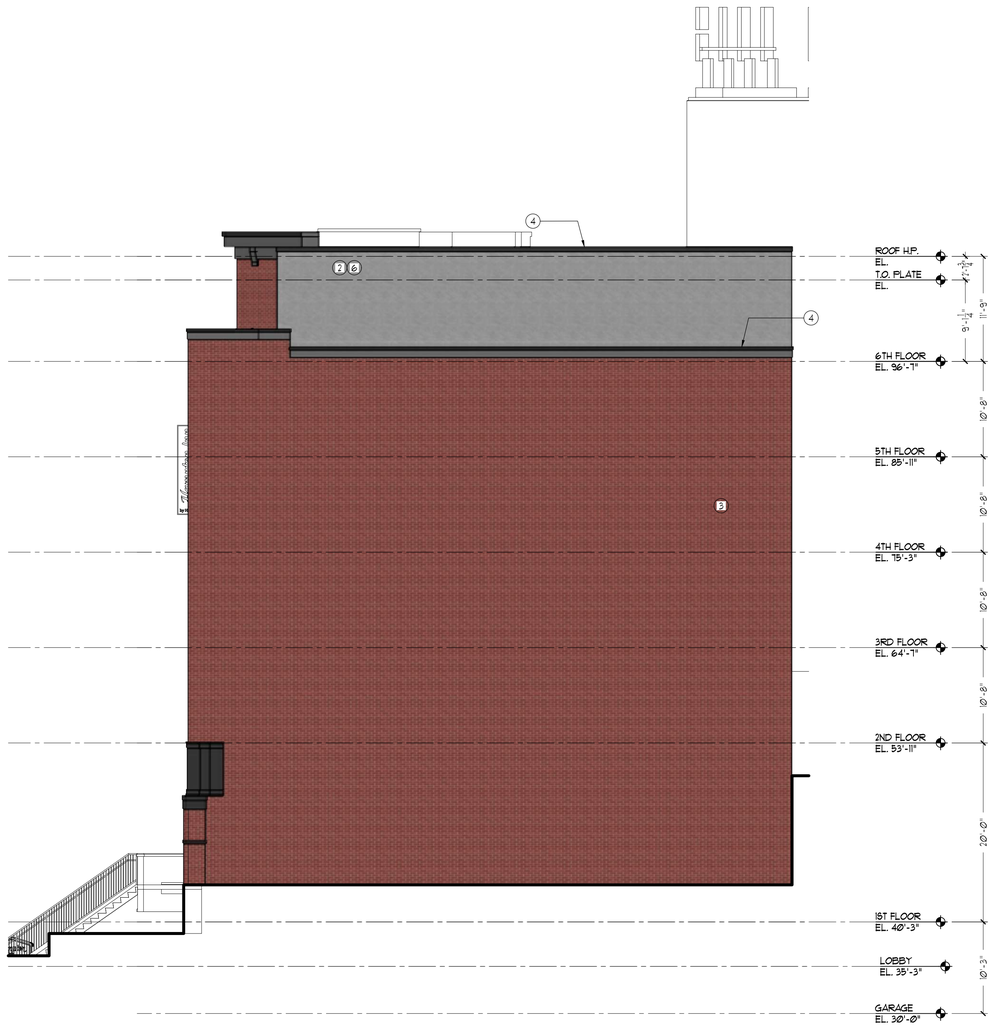


1 L. SIDE ELEVATION

SCALE: 1/8"=1-0"

KEY PLAN



2 R. SIDE ELEVATION

SCALE: 1/8"=1-0"

KEY PLAN

BUILDING ELEVATION TYP. NOTES:

1. - FIBER CEMENT CHANNEL SIDING
2. - FIBER CEMENT PANEL SIDING
3. - BRICK VENEER
4. - PVC TRIM BANDING & TRIM, PTD.
5. - INSULATED VINYL WINDOWS, BLACK
6. - EXTRUDED ALUM. TRIM SYSTEM, PTD.
7. - ALUMINUM RAILING SYSTEM, BLACK
8. - STOREFRONT GLAZING IN BLACK FRAME

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
HOTEL
BUILDING ELEVATIONS

Project:
24 BELDEN AVENUE

Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

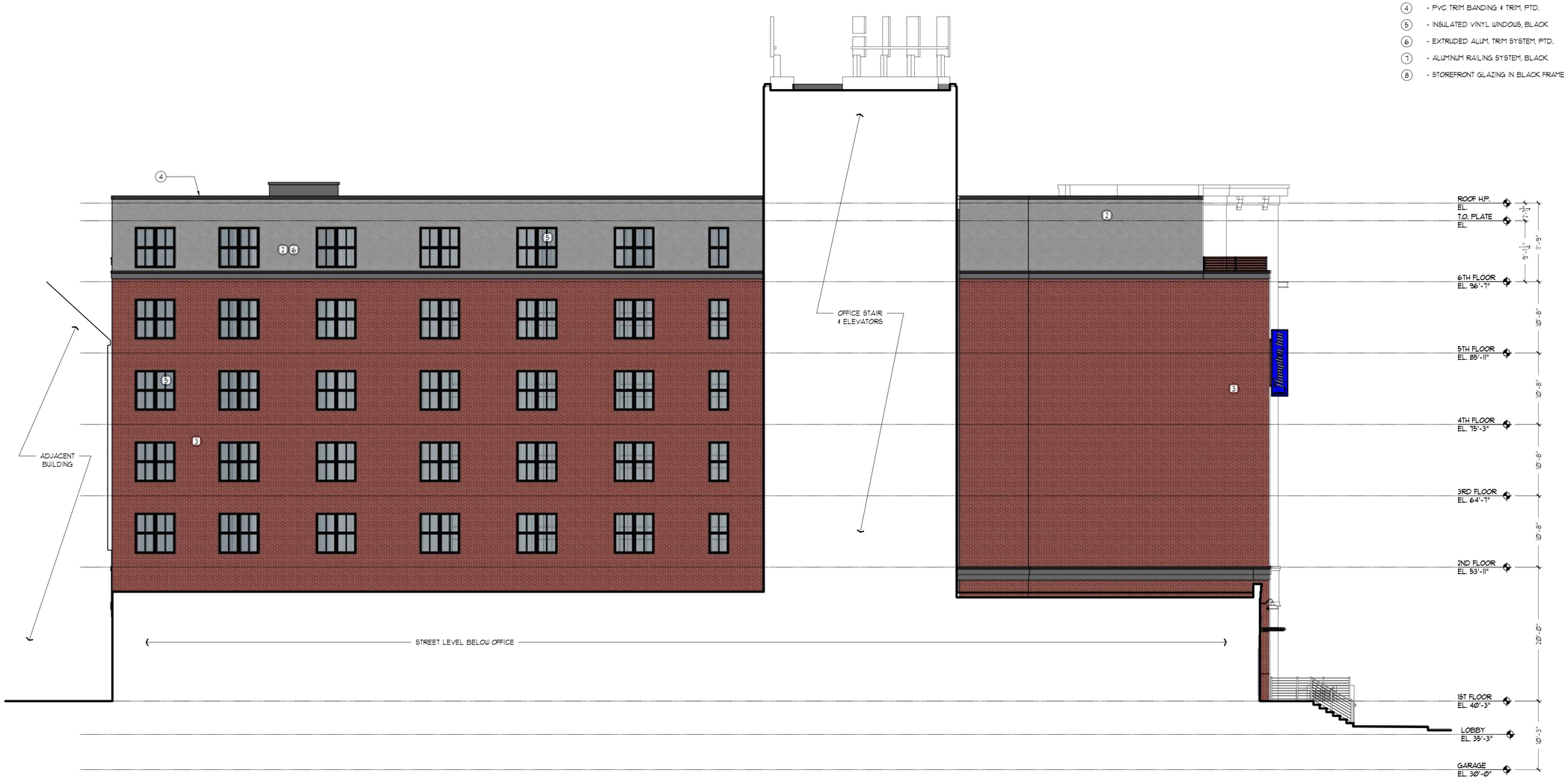
Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-201

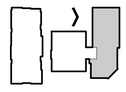
© Drawings\2024\2408_24 Belden Ave_Hotel Information\Architectural\2408_24 Belden Ave_Hotel PD_Prog_5-14-2026_11-23-19 AM.pln

BUILDING ELEVATION TYP. NOTES:

1. - FIBER CEMENT CHANNEL SIDING
2. - FIBER CEMENT PANEL SIDING
3. - BRICK VENEER
4. - PVC TRIM BANDING & TRIM, PTD.
5. - INSULATED VINYL WINDOWS, BLACK
6. - EXTRUDED ALUM. TRIM SYSTEM, PTD.
7. - ALUMINUM RAILING SYSTEM, BLACK
8. - STOREFRONT GLAZING IN BLACK FRAME



1 REAR ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN

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Revisions: 1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title: HOTEL BUILDING ELEVATIONS

Project: 24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect: The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	3/32"=1'-0"

A-202



A BUILDING SECTION
SCALE: 1/8"=1'-0"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
BUILDING SECTION

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-203

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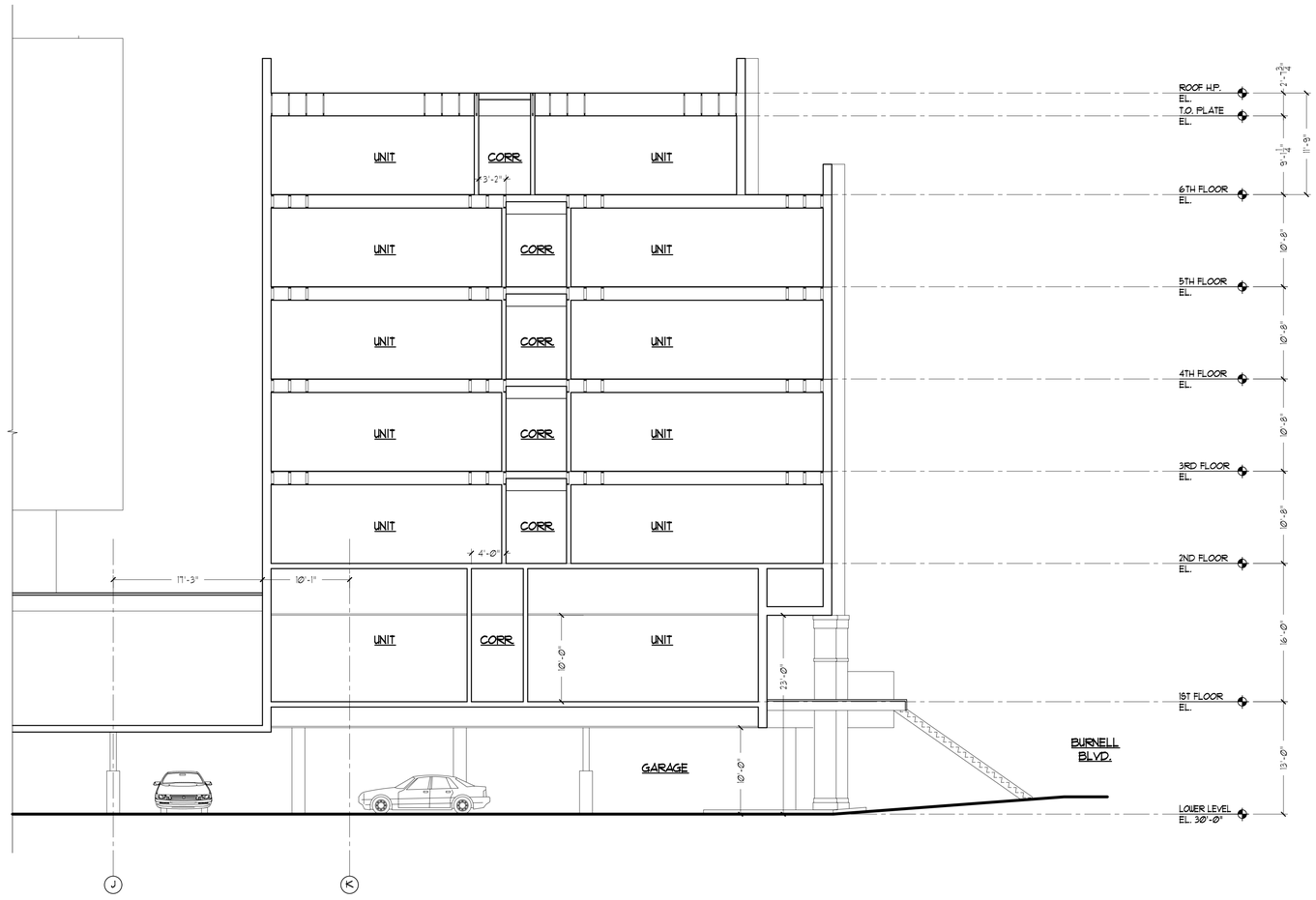

B BUILDING SECTION
SCALE: 1/8"=1'-0"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
BUILDING SECTION

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

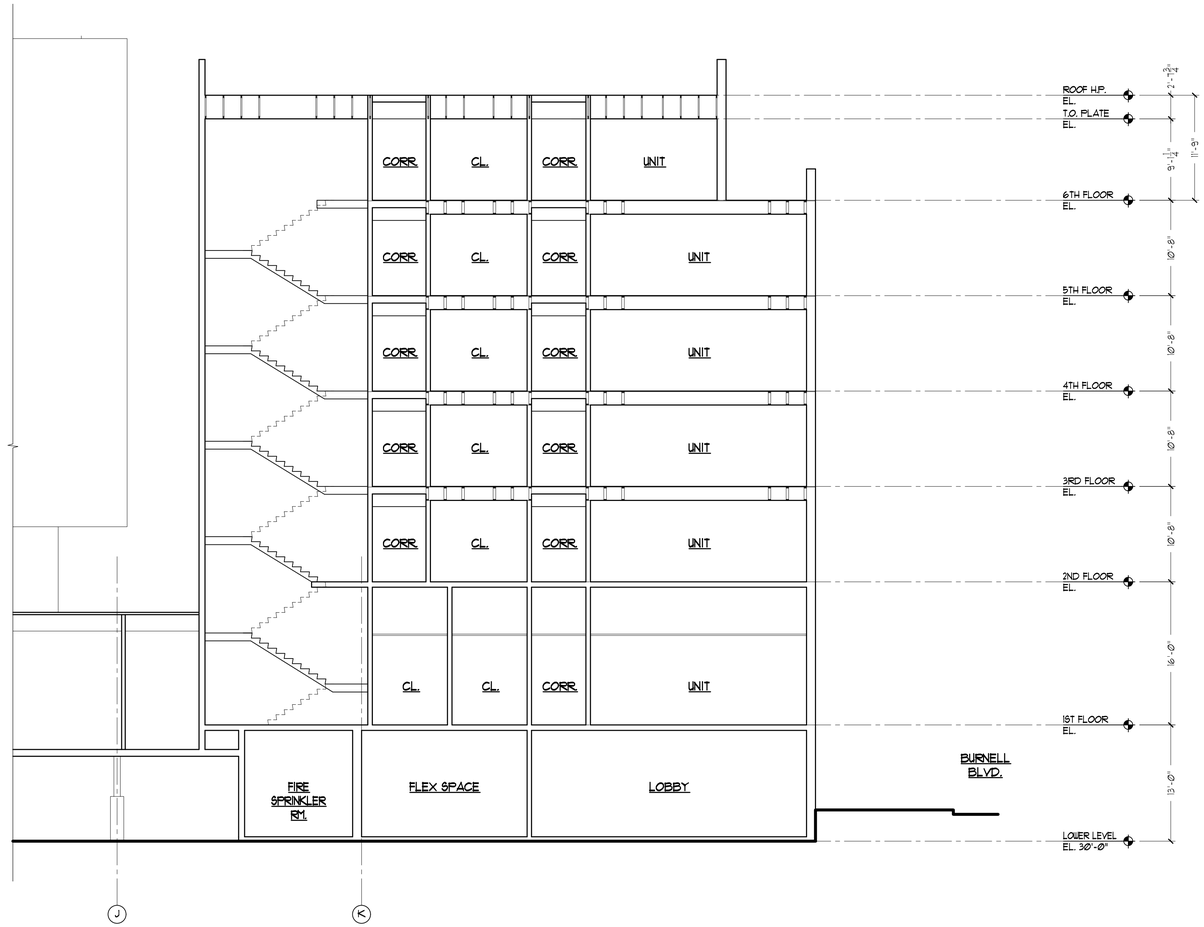
Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-204



C BUILDING SECTION
SCALE: 1/8"=1'-0"

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Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
BUILDING SECTION

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

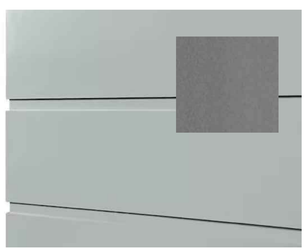
Seal:

Date:	11/15/24
Project No.	2408
Drawn by:	MJD
Scale:	1/8"=1'-0"

A-205



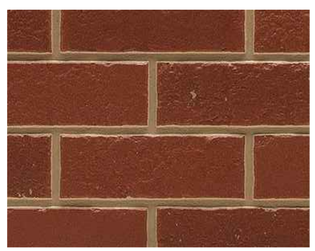
KEY PLAN



1 JAMES HARDIE CHANNEL SIDING
ARTISAN SQAURE CHANNEL 'GRAY SLATE'



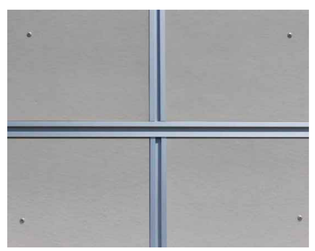
2 JAMES HARDIE VERICAL PANEL
'GRAY SLATE'



3A NICHIHA BRICK PANELS
PLYMOUTHBRICK CRIMSON



3B NICHIHA BRICK PANELS
MODERNBRICK MIDNIGHT



6 EASY TRIM EXTRUDED ALUM.

Revisions:
1. 5/14/2026: Proposed Revs to 24 Belden Ave.

Drawing Title:
HOTEL
ENLARGED ELEVATION

Project:
24 BELDEN AVENUE
Belden Avenue & Burnell Blvd
Norwalk, Connecticut

Consultant:

Architect:
The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460
ph: (203) 254-8680

Seal:

Date: 11/15/24
Project No. 2408
Drawn by: JHS
Scale: 3/16"=1'-0"

A-210

© Drawings\2024\24_01 Belden Ave_Hotel Information\Architectural\Hotel_24 Belden Hotel REV.dwg 5/14/2026 7:19:24 AM, arsm

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24 BELDEN AVE : NORWALK, CT

The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460 ph: (203) 254-8680
s.talamo@sullivanarchitecturalgroup.com

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TRIM BAND @ 2ND FLOOR

LOWER LEVEL ENTRANCE

BUS CANOPY

1 APPROVED L.L. ENTRY



SIGNAGE TRIM BAND @ 2ND FLOOR

LOWER LEVEL ENTRANCE CANOPY

LOWER LEVEL PARKING ENTRANCE

2 PROPOSED L.L. ENTRY

24 BELDEN AVE : NORWALK, CT

The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460 ph: (203) 254-8680
s.talamo@sullivanarchitecturalgroup.com

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The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460 ph: (203) 254-8680
s.talamo@sullivanarchitecturalgroup.com

HOTEL LOBBY

HOTEL VEHICULAR COURTYARD

ACCESS TO LOWER LEVEL PARKING

ACCESS TO CONFLUENCE PARKING

LINE OF BUILDING ABOVE

BUS CANOPY

BURNELL

24 BELDEN AVE : NORWALK, CT

The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460 ph: (203) 254-8680
s.talamo@sullivanarchitecturalgroup.com

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s.talamo@sullivanarchitecturalgroup.com

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24 BELDEN AVE : NORWALK, CT

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s.talamo@sullivanarchitecturalgroup.com

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24 BELDEN AVE : NORWALK, CT

The SULLIVAN Architectural Group
129 N. Broad St. Unit 1A, Milford, Connecticut 06460 ph: (203) 254-8680
s.talamo@sullivanarchitecturalgroup.com

AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on IJ Group LLC's behalf in any and all land use applications and approvals concerning property located at 24 Belden Avenue, Norwalk, Connecticut. This authorization includes but is not limited to the preparation, filing and presentation of a Site Plan Application and a Coastal Site Plan Application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

IJ Group, LLC

By: Jason Milligan

Dated: 11/18/24

The Land is described and/or depicted as follows:

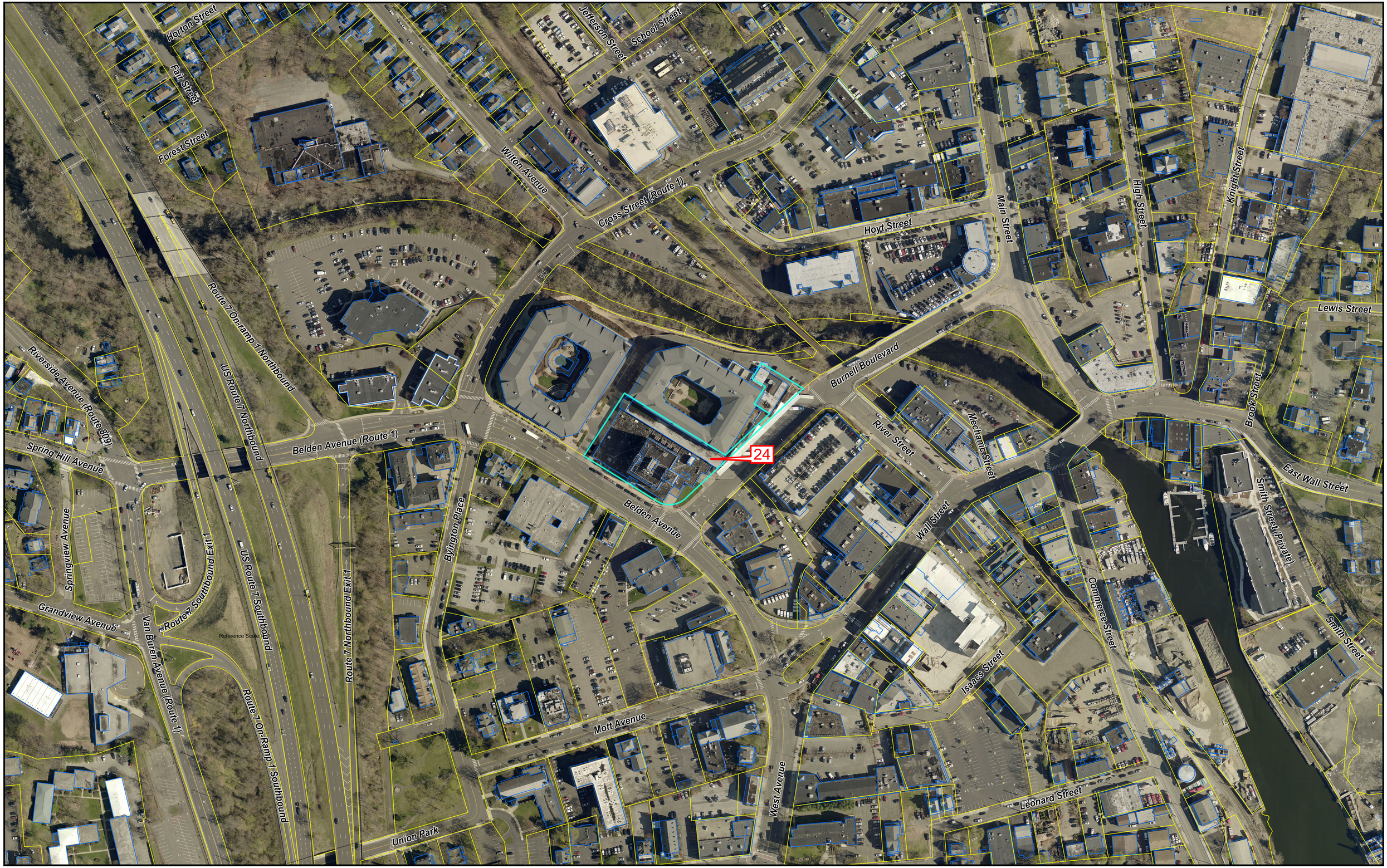
ALL THAT CERTAIN piece or parcel of land, with the buildings and other improvements thereon, situated in the Town of Norwalk, County of Fairfield and State of Connecticut, and more particularly shown and designated on a map entitled, "Wall-Main Urban Renewal Project UR Conn. R8 Disposition Map Parcel 30 to be Conveyed to Norwalk Merchants for Redevelopment, Inc. scale 1"=40' dated October 23, 1972 and Certified Substantially Correct by Richard M. Ryan, Land Surveyor, Conn. Registration No. 4470", which map is on file in the office of the Town Clerk of the City of Norwalk bearing file No. 7687, said parcel being more particularly described as follows:

Commencing at a point at the intersection of the easterly line of Cross Street and the Norwalk River as shown on said map and thence running in a general southeasterly direction along the southerly line of the Norwalk River as follows: S. 78° 09' 07" E 62.98 feet; thence running with a curve to the right having a radius of 399 feet for a distance of 80.23 feet; thence running S. 66° 37' 50" E for a distance of 50.64 feet; thence with a curve to the left having a radius of 231 feet for a distance of 30.16 feet; thence running S. 74° 06' 40" E 266.94 feet; thence running with a curve to the left with a radius of 321 feet for a distance of 60.12 feet; thence running S. 84° 50' 31" E 57.82 feet; thence running with a curve to the left having a radius of 146 feet for a distance of 39.50 feet; thence running N. 79° 39' 30" E 45.88 feet to a point in the southwesterly right of way line of the Penn Central Railroad as shown on said map; thence departing the southeasterly line of the Norwalk River and running along the southwesterly line of the right of way of the Penn Central Railroad S. 48° 54' 40" E for a distance of 27.09 feet; thence running S. 81° 41' 30" W for a distance of 65.19 feet; thence running S. 66° 47' 25" E 90.58 feet to a point in the northwesterly line of Burnell Boulevard as shown on said map; thence along the westerly street line of Burnell Boulevard the following courses and distances as shown on said map: 84.99 feet by a curve to the left having a radius of 485 feet; thence S. 45° 30' 10" W 23.10 feet; thence S. 44° 29' 50" E 1 foot; thence S. 45° 30' 10" W 361.82 feet to a point of tangency; thence with a curve to the right having a radius of 60 feet a distance of 79.83 feet, said curve forming the northerly intersection line of Burnell Boulevard and Belden Avenue as shown on said map; thence along the northerly line of Belden Avenue as shown on said map N. 58° 15' 52" W 478.85 feet to a point of tangency; thence with a curve to the right having a radius of 45 feet a distance of 59.06 feet, said curve forming the northeasterly line of the intersection of Belden Avenue and Cross Street as shown on said map; thence along the easterly line of Cross Street as shown on said map the following two courses and distances: N. 16° 56' 16" E 5.79 feet; thence by a curve to the right having a radius of 650 feet for a distance of 268.16 feet to the point or place of beginning.

TOGETHER WITH rights set forth in a Lease Agreement dated January 11, 1993 and recorded in Volume 2755 at Page 221 of the Norwalk Land Records.

and otherwise known as: 24 Belden Avenue, Norwalk, CT. 06850
Block: 36 Lot: 8

APN: 1-36-8-0



N
W E
S

Document Name: Aerial Image Request

SCALE: 1" = 100'

0 50 100 200
Feet

24 BELDEN AVENUE
1-36-8-0

Aerial photographs taken April, 2019

WOFSEY ROSEN

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

May 27, 2026

Re: 24 Belden Avenue:
Notice of Submission of Proposed Minor Change to Existing CAM Site Plan Approval

To Whom It May Concern:

Please be advised that **IJ Group LLC** has applied for a minor change to the existing CAM Site Plan Approval, #2024-64 CAM/SPR, for property located at the following address: **24 Belden Avenue, Norwalk, Connecticut**, (MBLU: 1/38/8/0). The property is located within the coastal area management boundary, is zoned as CD-4, and is in the Redevelopment Area.

The proposal includes a 115-room hotel, 102 residential apartment units, 50–60 additional on-site parking spaces beyond what was previously proposed, reconfigured street-facing retail space, and reduced retail space to match neighborhood demand.

The purpose of this letter is to notify you that the application has been filed. You are being notified because you are a neighbor to 24 Belden Avenue. The application materials are on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06851. 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, Esq.

Contact Information of Applicant:

IJ Group LLC
c/o Jason Milligan
48 Wall Street, 2nd Floor
Norwalk, CT 06850
203-981-2300

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	Affix Stamp Here
Wofsey Rosen 600 Summer Street, 7th Floor Stamford, CT 06901	16	16	U.S. POSTAGE PAID STAMFORD, CT 06901 MAY 27, 26 AMOUNT $11.20 S2324N504701-01

Postmaster, per *(name of receiving employee)*

UNITED STATES POSTAL SERVICE®

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SUMMER ATLANTIC STAMFORD CT 06901 MAY 27 2026

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.				

PS Form **3665**, December 2024 (Page ___ of ___) PSN 7530-17-000-5549

See Reverse for Instructions

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).

WOFSEY ROSEN

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

CERTIFICATE OF MAILING

RE: Notice of Submission of Application for Coastal Area Management Application – 24 BELDEN AVENUE, NORWALK, CT 06850

1. RK NORWALK LLC 18% &
   36 AIRPORT RD SUITE 307
   LAKEWOOD, NJ 08701-0000

2. WINDOVER FARM PARTNERS LLC
   33 DANBURY RD
   WILTON, CT 06897

3. CHARETTE GABRIELLE F 1/2
   1 WOLFPIT AVE APT 4
   NORWALK, CT 06851

4. TUCKER MARTINA LATSCH
   18 NURSERY ST
   NORWALK, CT 06850

5. STATE OF CONNECTICUT
   90 WASHINGTON ST
   HARTFORD, CT 06106-0000

6. U.S. GOVERNMENT
   16 WASHINGTON ST
   NORWALK, CT 06854-9809

7. IJ GROUP LLC
   24 BELDEN AVE
   NORWALK, CT 06850

8. LEV PRUDENCE B & BRUCE L TRUSTEES

111 ROWAYTON AVE UNIT 201
NORWALK, CT 06853

9. DUNCAN PATRICIA 1/2
   56 MURRAY ST
   NORWALK, CT 06851

10. 224 AT MAIN STREET
    224 MAIN ST
    NORWALK, CT 06851

11. 587 BELDEN LLC
    15 BELDEN AVE APT 1B
    NORWALK, CT 06850-0000

12. NORWALK CITY OF
    11 NORTH WATER ST
    NORWALK, CT 06854

13. PRAMER BLOOM OYSTERS LLC
    7 EDGEWATER PLACE
    NORWALK, CT 06855

14. MCGOWEN BETTY 1/2
    56 MURRY ST
    NORWALK, CT 06851

15. 587 CT AVE LLC
    11 BELDEN AVE 2ND FL
    NORWALK, CT 06850

16. A AND B ASSOCIATES
    8 ADMIRAL LN
    NORWALK, CT 06851-0000

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

To: Adam Blank – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, Norwalk TMP
Date: January 17, 2025
Subject: 24 Belden Avenue, Proposed Addition of Hotel & Residential Multi-Family to Existing Office/Retail

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The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a preliminary review of the following documents related to the proposed addition of a 96-room hotel and 100-unit multifamily residential towers to the existing office/retail uses at 24 Belden Avenue.

- IJ GROUP LLC (24 Belden) "NARRATIVE DESCRIPTION OF SITE PLAN REVIEW AND COASTAL AREA MANAGEMENT (CAM) APPLICATIONS", prepared by WRKK, dated November 18, 2024;
- "Traffic Impact Study, Norwalk Mall Redevelopment, Belden Avenue & Burnell Boulevard, City of Norwalk, Fairfield County, CT", prepared by DTS Provident Design Engineering, LLP, dated September 27, 2024;
- Architectural Plans for 24 Belden Avenue, prepared by The Sullivan Architectural Group, dated November 15, 2024;
- "Property & Topographic Survey Depicting 24 Belden Avenue, Norwalk, Connecticut, Prepared for IJ Group LLC", prepared by Redniss & Mead, dated July 12, 2024;
- Civil Plan Set Depicting 24 Belden Avenue, Norwalk, CT, Prepared for IJ Group LLC, dated November 15, 2024.

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

GENERAL

1. The narrative states that parking availability consists of "85 garaged spaces below the 24 Belden structure and an additional 205 shared spaces below 26 Belden." However, the City's investigation of 26 Belden revealed that there are significantly fewer available spaces than the claimed "205 shared spaces." The actual availability ranged between 40 and 100 spaces, depending on the time of day. This total includes all parking spaces, some of which may be reserved for certain tenants. Thus, the parking availability for residents, guests, staff, and visitors of 24 Belden is far less than stated.

Date & Time of Parking Survey at 26 Belden	Remaining Parking Availability (Empty Parking Spaces)
Monday, 1/6/25, 12:00 PM	100
Monday, 1/6/25, 5:00 PM	78
Tuesday, 1/7/25, 8:00 PM	42

* Parking survey conducted by City staff included both the northwest and southeast garages at 26 Belden and included all spaces, including those spaces gated off or reserved for certain tenants and handicapped parking spaces.

2. A parking accumulation analysis was not provided with the traffic study for this application, despite clear direction from TMP at the start of the traffic study scoping to do so. Preliminary draft parking generation and occupancy counts had been provided by the applicant's traffic consultant in September 2024 and these are the basis for the City's analysis detailed below in Comment #3.

3. Based on the projections for the proposed development at 24 Belden, the peak parking demand would be during the weekday midday period. The preliminary analysis from the applicant's traffic consultant showed a parking demand of 241 vehicles from 12:00 to 1:00 PM. This exceeds the available on-site parking capacity of 91 spaces by 150 vehicles.

   TMP made a worst-case assumption that all the excess parking demand could end up in the Yankee Doodle Garage (YDG), a municipal public parking garage just across Burnell Boulevard from the project site. Recent parking occupancy data for YDG from the Fall of 2024 was processed and it was found that during the 12:00pm hour (and by extension, the whole weekday midday period), demand could exceed capacity at YDG. See below for summary table and Appendix for full analysis.

Summary	**10am**	**12pm**	**6pm**	**9pm**
Weekday (Tue-Thu) Avg General Demand	116	123	91	68
+ Ford Mcmahon Demand	115	115	115	115
= Total Current Demand	231	238	206	183
+ Projected Demand from 24 Belden*	133	150	101	89
= Total Projected Demand	**364**	**388**	**307**	**272**
Total Availability	379	379	379	379

^
Projected Demand Exceeds
Availability at 12pm Tue-Thu

*Draft Parking Generation & Accumulation Analysis, received from DTS Provident on 09/13/2024
Values provided above are equal to the total Parking Generated by 24 Belden in each hour, minus the 91 on-site spaces.

   This is a concern for the ability of the City to manage parking demand in an increasingly dense Wall Street neighborhood and at a time where the ongoing Wall Street Redevelopment Project can be expected to encourage a revitalization of retail

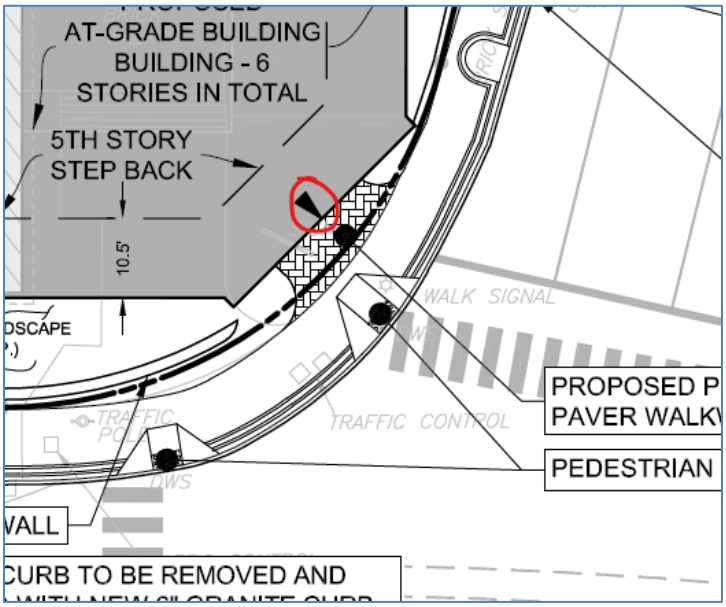
and visitors. TMP and the Norwalk Parking Authority remain concerned that if Yankee Doodle Garage should reach maximum occupancy due to new development, this offers no capacity should the unoccupied retail space in the neighborhood be filled.

4. The Narrative references a potential valet parking management plan should the parking demand exceed the on-site supply. If either on-street parking or Yankee Doodle Garage are intended to be utilized to support valet operations, applicable parking fees will need to be paid to the Norwalk Parking Authority.

5. There is a discrepancy in the number of available parking spaces in the 24 Belden garage. The architectural plans show 81 parking spaces, the narrative cites 85 spaces, and the traffic study lists 91 spaces. Please clarify/rectify the discrepancy.

6. Please provide a narrative explaining how:
    a. Deliveries will function for all four uses (residential, hotel, office, retail) despite the loading bay being located under the residential tower.
    b. Passenger pick-up/drop-off will function for all four uses (residential, hotel, office, retail).

    Please note that:
    a. The primary function of Burnell Boulevard between Belden Avenue and River Street is as a bus transit hub, with access and throughput for buses being a priority. Passenger pick-up/drop-off and delivery functions for the proposed hotel should not be occurring on-street along the Burnell Boulevard frontage, and no stopping or standing will be allowed.
    b. The City does not currently have any plans to change the 3-hour metered parking regulation in place along the Belden Avenue frontage. Unless it can be shown that this frontage is underutilized, this frontage should not be assumed to be able to accommodate frequent passenger pick-up/drop-off or delivery activity. TMP notes that the current proposal to not add any on-site parking could encourage higher usage of rideshare/taxi services and deliveries.
    c. The proposed location of the hotel lobby entrance is set back less than 10 feet from the top of one of the curb ramps at the corner of Belden Avenue and Burnell Boulevard. This location is a concern since this naturally encourages passenger pick-up/drop-off and delivery functions to take place within the core of the intersection's functional area. This could mean frequent blocking of the pedestrian crosswalk by vehicles, obstruction of sightlines for turning vehicles, and unnecessary limitations to bus transit and general traffic throughput due to blocking of a turn lane.



Screenshot from Proposed Civil Plan Set for 24 Belden

Traffic Study:

7. Updated traffic volume counts were collected in the Fall of 2024 by TMP for the Wall Street Redevelopment project and should be used in lieu of the older 2021 source data currently in the 24 Belden traffic study. Despite the 2021 data having had a growth rate applied, there are multiple other significant differences in traffic patterns between the 2021 and 2024 counts which warrant a full update to the analysis. The applicant's traffic consultant was given sufficient notification in the September 2024 that new counts should have been collected.
    a. **Use the balanced volumes from the 2024 Existing Traffic Volumes diagram for the seven (7) intersections that overlap between the two study areas. Updates to Peak Hour Factor and Heavy Vehicle Percentage can be found in the Excel files included with the Appendix.**

8. At the intersection of Route 7 NB Off Ramp / Route 7 NB On Ramp & Route 1 (Belden Avenue), Weekday AM and PM peak period counts were collected in 2022 by CT DOT for use in determining the feasibility of a detour route for use in a current drainage project (see Appendix). These should be used instead of the more outdated volumes from the City-furnished Synchro analysis file.

9. New traffic counts should be collected for updates to the traffic analysis at the intersection of:
    a. Byington Place / Route 1 (Cross Street) & Route 1 (Belden Avenue) / Belden Avenue

    The counts used in the 24 Belden analysis for this intersection was obtained from a City-furnished Synchro analysis file that was only provided for reference, and are outdated.

10. The traffic study should include a change in lane configurations for both the No-Build and Build Conditions to reflect the proposed changes associated with TMP's proposed

Wall Street Redevelopment project, currently under design within the study area for 24 Belden.

a. Burnell Boulevard is proposed to be converted from one-way westbound to two-way between River Street and Belden Avenue. This will probably result in the loss of a lane on the westbound approach to Belden Avenue, so there should be just one left-turn lane and one right-turn lane in the traffic models.
b. There is a missing eastbound approach in the Future Conditions for Burnell Boulevard at River Street.
c. Northbound Belden Avenue at Burnell Boulevard is also proposed to undergo a road diet from two approach lanes to just one.
d. All intersections along Wall Street will have altered lane configurations as well. In general, use the traffic study from Fuss & O'Neill (entitled "Traffic Analysis Summary, Wall Street Corridor Improvements", dated April 28, 2023) previously provided by the City as a guide for future roadway geometries for the purposes of the 24 Belden traffic study.

11. The intersection of Main Street and Route 1 (Cross Street/North Avenue) was not included as a study intersection despite previous agreement between TMP and the Applicant's traffic study consultant to do so.

12. Consider whether a DO NOT BLOCK DRIVEWAY sign may be necessary to keep driveway access clear on Burnell Boulevard due to its location close to the intersection with Belden Avenue. Consider also what effect that may have on overall queue lengths for this intersection.

13. Please document specifically what mitigation measures were taken at each intersection to produce the final "Build with Mitigation" Condition. These may consist of signal timing changes or changes in lane use, including parking lanes. Note that any previously identified mitigations in the current draft of the traffic study may need refinement after ensuring that model volumes and geometries are correct first.

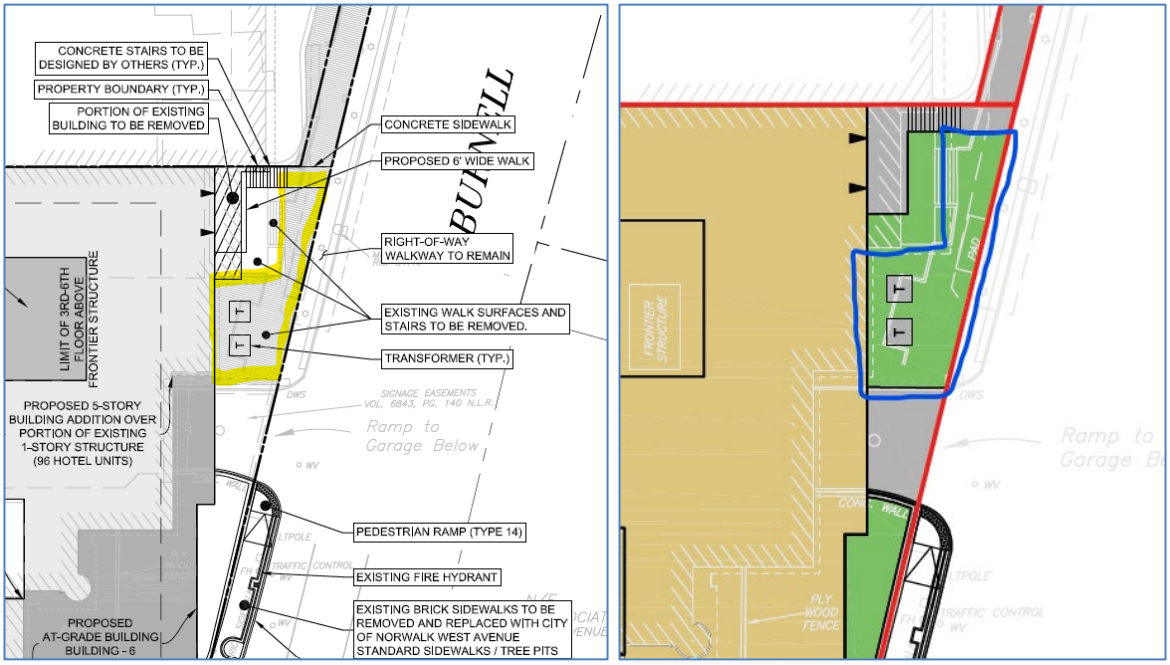
<u>Civil Site Plans:</u>

14. The applicant should continue to coordinate closely with TMP on the sidewalk/curb geometry and streetscape (lighting & street trees) features to be included along the site frontage for both Burnell Boulevard and Belden Avenue. This site is located within TMP's proposed Wall Street Redevelopment project area and preliminary design is currently underway, with input to be provided on the design of Burnell Boulevard from Norwalk Transit District and the completion of their Comprehensive Operational Analysis.

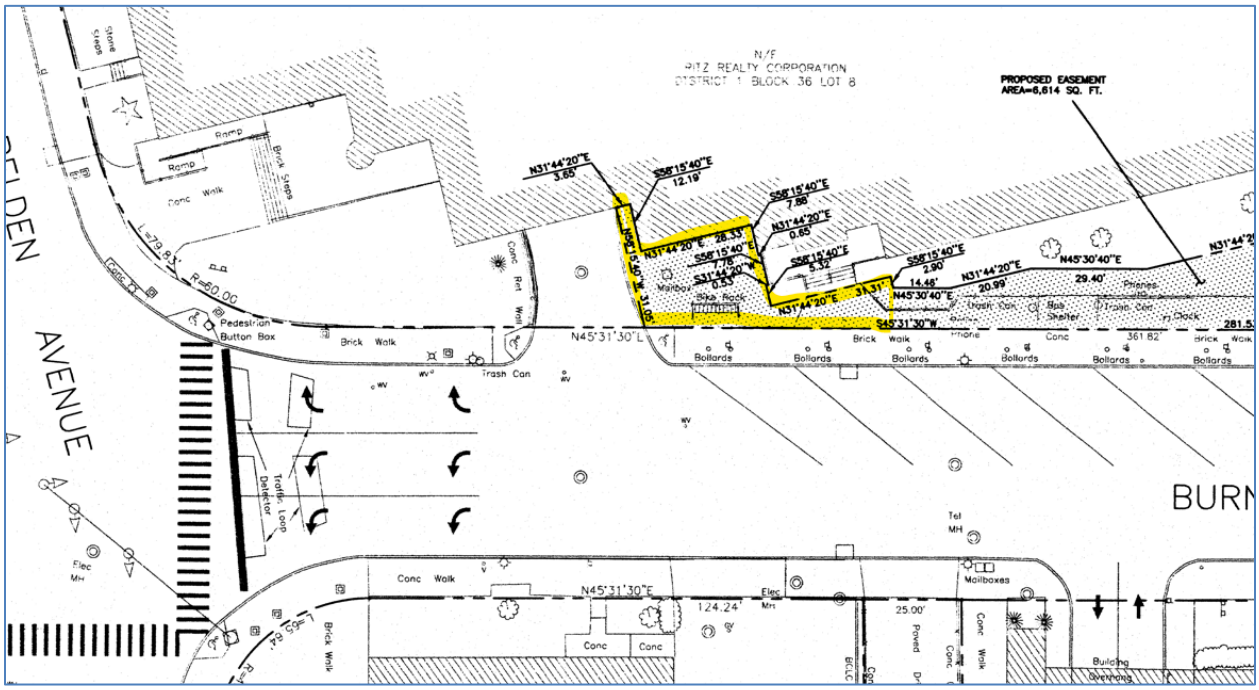
15. The proposal to install transformers and convert the surface of some existing space behind the western-most bus bay on Burnell Boulevard from brick pavers to grass conflicts with an existing easement for this area (see Appendix).
    a. Notes: The Easement Agreement is effective June 1, 2008 through May 31, 2028. The Easement Agreement is associated with the map entitled "Compilation Plan, Easement Map, Map Showing Easement To Be Granted To The City of Norwalk Over Property of Ritz Realty Corporation, Burnell

Boulevard, Norwalk, Connecticut, Scale 1"=20', Dated 1-08-07, By Martinez Couch & Associates LLC" (Map 13021 in Norwalk Town Clerk's Office).

b. Condition #1 of the Easement Agreement states: "The Subject Area must remain open for use by the general public, with rights to pass and repass over such Area as fully as though such area were part of the publicly owned street/sidewalk right-of-way."
The proposed removal of the existing walking surface in this area is at odds with this condition and appurtenances within the easement area should be relocated.



Screenshots from Proposed Civil Plan Set for 24 Belden



Screenshot from Easement Map 13021

SUMMARY:

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

Sincerely,

Benjamin Yeung

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

Cc: DPW Permits
James Travers, Director – TMP
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Bryan Lutz, Parking Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, E.I.T., Junior Engineer – Department of Public Works
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
Alexis Cherichetti, Senior Environmental Officer – Conservation Office

BFJ Planning

MEMORANDUM

To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

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

Jonathan Metz, AIA, Senior Associate
Perkins Eastman

Subject: Design Review of 24 Belden Avenue, Norwalk, CT

Date: January 9, 2025

Introduction:

BFJ Planning/Perkins Eastman has been tasked with reviewing an application at 24 Belden Avenue in Norwalk, CT. BFJ Planning/Perkins Eastman sent a memo to the City on January 7, 2025. The applicant responded with red-line comments to the memo on January 9, 2025. Overall, we believe the proposed buildings and development plan will be a very significant improvement to this site. However, much of what the applicant responded with would delay the resolution of the issues raised in our first memo to the building permitting phase. We believe these issues should be resolved now during the site plan approval and design review process. Therefore, we recommend approval subject to the following conditions:

1. The street level is the first and major concern. The applicant should address the issues with lack of drop-off areas and on-street parking for ADA accessibility. The applicant should also more clearly identify the building entrances. The applicant should address these issues during the design review phase, rather than the building permitting and construction phase.

2. The applicant states that they do not anticipate a ramp is necessary for access to the retail area. It should be clarified whether there is retail access on the west side of the building for those that park at the Confluence. The applicant should show in a drawing how one would access the retail from the parking area at the Confluence.

3. Both the revised L-1 landscape plan, an integrated lighting plan, and a signage plan should be provided during the site plan approval process. These are elements of the design guidelines and should be addressed during this phase, rather than the building permitting phase.

4. Building materials are extremely important to how the building fits into the surrounding context. The applicant should provide the updated color and materials palette. This should be addressed as part of the design review process.

5. The applicant states that "a one-story stepback at the 5th floor is preferred in keeping with the current zoning regulations." We agree with this statement. However, the applicant provided a different architectural plan on January 6th, 2025, that moves the stepback to the 6th floor. We do not believe the revised plans conform to the design guidelines. The applicant should provide updated renderings and site plans.

6. The applicant agrees to provide a canopy above the residential building entrance. As previously stated in item 3, the signage package should be presented at this phase of the design review process. All canopies should be shown in the drawings.

7. The applicant should provide a plan indicating the designated connection between the hotel to the loading bays for garbage and delivery. The applicant should also indicate the trash room for the retail space.

8. The applicant has agreed to provide:
    - Enlarged 2nd level plaza layout with planters and privacy screens visually protecting the units.
    - Privacy screen to divide the balcony areas per hotel unit.
    - Privacy screening between residential balconies.

   Plans showing these revisions should be provided at this phase of the site plan approval process.

9. The applicant states that the windows meet applicable requirements. The applicant should show the dimensions on a drawing to confirm compliance.

10. The applicant should address drawing discrepancies noted in our original memo as part of site plan approval.

11. The applicant should label on the plan where the food prep areas will be located.

The Building Department can address the issue raised regarding the gap on the 5th floor between the new hotel stair tower and the existing office stair/elevator tower and the question regarding the rear yard setback.

May 29, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chair
From: Bryan Baker, AICP, Principal Planner
Re: #2026-45 CSPR – IJ Group LLC – 24 Belden Avenue (District 1, Block 38, Lot 8) – Coastal site plan review to modify previously approved application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s)

Commissioners,

The applicant has submitted a coastal site plan review application to revise their previously approved coastal site plan review application (#2024-64 CSPR). The most noticeable changes are proposed along Burnell Boulevard where an additional curb cut is proposed to facilitate access to a pickup and drop off area. The existing curb cut on Burnell Boulevard will be reduced and become an exit-only driveway. Other changes of note include moving the main entry to the hotel from the corner of Burnell Boulevard and Belden Avenue to the Burnell Avenue façade, the addition of 16 more hotel rooms for a total of 115 rooms, reduction of commercial space from 30,000sf to 7,500sf, and providing between 50 to 60 more parking spaces on site. Much of these changes were in response to comments made by the Transportation, Mobility and Parking Department; Norwalk Redevelopment Agency; and the third-party architectural peer review by BFJ Planning.

The applicant provided an image within their architectural plans showing the difference between the previously approved façade and the façade being proposed as part of this modification:



It is Staff's opinion that the proposed changes are relatively minor in nature and are in response to requests and suggestions made by various city departments as well as a new street layout for Burnell Boulevard. Additionally,

it appears that the applicant has selected their hotel operator which requires branding specific to that operator's business.

Staff offers the following resolution:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2026-45 CSPR – IJ Group LLC – 24 Belden Avenue (District 1, Block 38, Lot 8) – Coastal site plan review to modify previously approved application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
    a. Per the site plans depicting 24 Belden Avenue prepared by Redniss & Mead, dated 5/20/26; and
    b. Per the architectural drawings entitled "24 Belden Avenue," prepared by the Sullivan Architectural Group, dated 5/14/26; and
2. That all other relevant conditions included as part of #2024-64 CAM/SPR shall apply to this modification; and

BE IT FURTHER RELOLVED that the effective date of this action shall be June 12, 2026.

For reference, here are the conditions to the previously approved application:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2024-64 CAM/SPR – IJ Group, LLC – 24 Belden Avenue (District 1/Block 38/Lot 8) – Coastal site plan review application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans, and as further revised per these conditions of approval:
    a. Per the site plans depicting 24 Belden Avenue prepared by Redniss & Mead, dated 11/15/2024; and
    b. Per the architectural drawings entitled "24 Belden Avenue," prepared by the Sullivan Architectural Group, as presented to the Commission on 1/22/25 and
        a. Per the architectural renderings entitled "24 Belden Option '1' Perspectives," prepared by the Sullivan Architectural Group, dated 11/15/24, provided that the ground floor building materials shall be of durable and damage resistant materials to the satisfaction of Staff; and
    c. Per the landscaping site plans entitled "Norwalk Mall Redevelopment," prepared by Blades & Goven, dated 11/15/24, provided that additional landscaping shall be installed along the property's frontage on Burnell Street in coordination with Norwalk's Transportation, Mobility and Parking Department; and
2. That the applicant shall provide documentation to the Planning & Zoning Commission's Staff (Staff), that the building construction complies with Section 8.4.5.N.g of the Norwalk Zoning Regulations, prior to the issuance of a zoning permit; and
3. That all utilities servicing the site shall be installed underground; and
4. That any changes to the approved plans, including change of use, shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

5. That in accordance with the Architectural Peer Review Report (the Report) by BFJ Planning dated January 9, 2025, the following revisions shall be submitted to Staff for review and approval prior to the issuance of a zoning permit:
    a. That the entries to the building for the office and retail uses shall be enhanced with signage, awnings, or other features that are integral to the architecture; and
    b. That the overlap of the bus facility and hotel frontage is shown on the Landscape Plan; and
    c. That a lighting plan is provided as part of the Landscape Plan; and
    d. That an operations plan and/or narrative is provided to clarify how various retail shoppers access the retail space form different parking areas, including handicap accessibility; and
    e. That an operations plan and/or narrative and wayfinding signage plan is provided detailing pickup and drop off for the various buildings; and
    f. That an operations plan and/or narrative is provided detailing delivery operations to the site; and
    g. That an operations plan and/or narrative is provided detailing loading operations to the site; and
    h. That an operations plan and/or narrative is provided detailing garbage pickup operations on the site, provided that garbage shall be picked up within the loading bay area(s); and
    i. That privacy screens and/or landscaping is shown on the architectural drawings for sleeping rooms that face communal spaces like rooftop terraces; and
    j. That the plant selection for the green roof and shadow patterns are clarified within the Landscape Plan; and
    k. That dimensions of the windows are labeled to verify compliance with façade glazing requirements; and
    l. That the food prep area is labeled on the architectural drawings; and
    m. That transformers are screened and that the cell equipment shall be screened if the applicant has the ability to screen such equipment; and
6. That the applicant shall provide details on how the application will comply with Section 6.11.2 Solar Energy and Natural Drainage prior to the issuance of a zoning permit; and
7. That any and all revisions to the plans per the Norwalk Redevelopment Agency shall be applicable to this approval; and
8. That sheltered bicycle racks shall be provided in accordance with the applicable section(s) of the Zoning Regulations; and
9. That the applicant shall submit a Workforce Housing Affordability Plan, subject to Staff approval, prior to the issuance of a zoning permit; and
10. That an approved Workforce Housing Affordability Plan shall be filed on the Norwalk Land Records prior to the issuance of a Certificate of Zoning Compliance for the residential portion of the building(s); and
11. That should any building façade material become damaged and/or deteriorated, the applicant and any future owner(s) shall repair the damaged and/or deteriorated façade within thirty (30) days upon receiving notice from the City; and
12. That any pruning of trees within the city right-of-way shall be done in coordination with the City of Norwalk's Tree Warden; and
13. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
14. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
15. That any and all conditions required by Norwalk DPW are applicable to this approval except that any condition related to easement or other legal agreements concerning the applicant are limited to a condition that the applicant shall abide by all legal and easement agreements and/or requirements that pertain to the applicant; and
16. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and
17. That a surety shall be submitted, in an amount determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and

18. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work, shall be maintained throughout all construction and site work, and that additional controls be installed at the direction of Staff; and
19. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
20. That a surety shall be submitted, in an amount determined by the applicant and verified by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work as required as a condition of approval prior to the issuance of a Certificate of Zoning Compliance; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be February 14, 2025.

PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

APPLICATION INFORMATION (3 HARD COPIES AND A DIGITAL COPY OF ALL REQUIRED DOCUMENTS)

1. **Fee: $1,060.00 application fee -** Payment of this application fee must be made by **credit or debit card *only***; cash and checks are not accepted. (Fee includes $60 for State of Connecticut land use processing fee).

2. Applicant's name and address

   Wall Street Neighborhood Association
   57 Main Street
   Norwalk, CT 06851

3. Street address of applicant's property affected by proposed amendment and district, block and lot number. Applications for amendments which are accompanied by a site plan, special permit or zone change shall list all adjoining property owners and all property owners directly across the street from the subject property.

   Please see attached Wall Street Overlay Map. Neighboring properties will be listed in the certificate of mailing to be submitted with neighbor notice.

4. Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.

   Please see attached text amendments.

5. Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.

   Prior to the effective date of the current zoning regulations, on February 19, 2024, most of the Wall Street overlay zone was located in the then-Central Business District and was exempt from parking requirements. Even once the current zoning regulations became effective, this area, now in the CD-4, was initially exempt from parking requirements.

   As for the current Plan of Development category for the property, the Wall Street overlay zone is categorized as a downtown, mixed-use redevelopment district. It's in a mixed-use urban center, which doubles as a

historic downtown / arts district. It's in a transit- and pedestrian-oriented redevelopment corridor, and it's also an economic development focus area.

6. Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variance(s) requested and granted.

Please refer to our enclosed materials. To the extent not answered by our enclosed materials, we request relief from this requirement.

7. Provide maps of area in the vicinity of applicant's property and all other properties within 500' radius (1" = 100') showing

a. Current zoning of all property

b. All other property within 500' radius owned by applicant

c. All properties that will become non-conforming uses as a result of requested change.

See enclosed maps and assorted materials. All properties in the Wall Street overlay zone are located in the CD-4. There is no other property within a 500' radius owned by the applicant, and no properties will become non-conforming uses as a result of the requested change.

8. Provide a map of the city showing all zones affected by the zoning amendment including a calculation of the areas involved.

Please see attached Wall Street Overlay Map.

9. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.

Applicant requests to be exempt from this requirement.

10. **Notice Requirements:**

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, 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. (See attached sample notification form)

11. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any:

A. **Drainage:** (prepared by registered professional engineer)

a. Presence of watercourses, water bodies and wetlands
b. Existing and proposed storm drainage facilities

i. water-runoff from upland properties
ii. effect upon down stream properties

c. Storm drainage computations
d. Flood hazard zone information, if applicable

B. **Traffic** (prepared by professional traffic engineer)

a. i. road classification
ii. road widths
iii. roadway capacity (level of service)

b. Existing Traffic conditions

i. average daily traffic
ii. peak hour traffic volumes

c. Impact of the proposal upon traffic flow and safety

i. projected trip generation
ii. effect upon peak hour traffic and level of service
iii. improvements in road conditions or signalization

When, in the opinion of the Planning & Zoning Commission, a proposed zoning amendment/site plan will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

Applicant requests relief from this requirement.

12. **Deadline for application submittals:** The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof.

13. **Expert Testimony at Public Hearings:**

It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing, of those person(s) who will provide expert testimony to the Zoning Commission.

14. Payment for Legal Notice Publication

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 address given below to arrange for payment in advance of the publication date.

Jocelyn Battista, Classified Advertising Manager
The HOUR
1 Selleck Street
Norwalk, CT 06855
Phone: (203) 354-1100 or 846 - 3281
Fax: (203) 846 – 9897

The Applicant, by
Wofsey, Rosen, Kweskin, & Kuriansky, LLP

Adam J. Blank

Adam J. Blank, Esq.
Duly Authorized

As revised to May 1989.
Amended May 17, 1989- Effective May 26, 1989.
Amended October 27, 1995
Amended August 20, 2003; effective August 29, 2003.
As revised to January 9, 2004 with new state land use fee as per PA 03-6.
As revised to August 9, 2004 with new state land use fee as per PA 04-144.
As revised effective March 24, 2006 with new application fee.
As revised effective May 26, 2006 to add 10 day hearing deadline.
As revised effective May 29, 2009 to add expert testimony.
As revised effective Oct 1, 2009 with new state land use fee.
As revised March 30, 2015 to revise payment options.
As revised October 12, 2022 to revise number of copies required, updated fee amount, and revised "Zoning Commission" to Planning and Zoning Commission where applicable

NOTIFICATION FORM

Dear _____,

Be advised that _____ has applied for a Zoning
(Applicant)

Amendment 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)

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal at

_____
(Day, Date, Time, and Location)

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 Commission Office, 125 East Avenue, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONE CHANGE APPLICATION

APPLICATION INFORMATION (3 HARD COPIES REQUIRED AND A DIGITAL COPY FOR ALL REQUIRED DOCUMENTS)

1. **Fee: $1,060.00 application fee -** Payment of this application fee must be made by credit or debit card ***only***; cash and checks are not accepted. (Fee includes $60 for State of Connecticut land use processing fee).

2. List all property owners within the area of requested change, including their street address and district, block and lot number.

   Please see attached Wall Street Overlay Map.

3. List all adjoining property owners and all property owners directly across the street from the requested zone change.

   Neighboring properties will be listed in the certificate of mailing to be submitted with neighbor notice.

4. Describe property's boundaries. (See 7a).

   Please see attached Wall Street Overlay Map.

5. Provide a written narrative with reasons for requested change, including the zoning history of the area since 1929, the effect of the change on the surrounding neighborhood, and the current Plan of Development category of the property.

   Please see attached narrative.

6. Provide dates of any previous zone changes, zoning amendments, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of the variance(s) requested and granted. –

   Applicant requests exemption from this requirement.

7. Provide Class A-2 survey maps of property in suitable scale (1" = 40') or less, prepared and sealed by a licensed land surveyor, showing the following data and facilities **(3 copies required)**:

   a. Property boundaries (in metes and bounds)
   b. Area of property

c. Current zone boundaries on property
d. Current areas and percentage of property in different zones
e. Proposed zone boundaries on property
f. Area and percentage of property in proposed zone(s)
g. Current land use of property and of parcels abutting the property

To the extent not covered by the enclosed materials, applicant requests exemption from this requirement.

8. Provide maps of area surrounding zone change with all other properties within 500' radius (1" = 100') showing **(3 copies required)**:

a. Current zoning of all property
b. All other property within 500' radius owned by applicant
c. All properties that will become non-conforming uses as a result of requested change.

See enclosed maps and assorted materials. All properties in the Wall Street overlay zone are located in the CD-4. There is no other property within a 500' radius owned by the applicant, and no properties will become non-conforming uses as a result of the requested change.

9. Provide one copy of a current aerial photograph of neighborhood, including area within 500 feet of the requested area of change, showing boundaries of site, title, scale, date photo was taken, north arrow, and all street names in vicinity of site. (1" = 100' or 1" = 200' for very large sites) (Prints available from D.P.W.)

See enclosed materials.

10. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site and upon the contemplated development, if any:**(3 copies required)**

A. **Drainage:** (prepared by registered professional engineer)

a. Presence of watercourses, water bodies and wetlands
b. Existing and proposed storm drainage facilities
   i. water-runoff from upland properties
   ii. effect upon down stream properties

c. Storm drainage computations
d. Flood hazard zone information, if applicable

B. **Traffic** (prepared by professional engineer)

a.

i. road classification
ii. road widths
iii. roadway capacity (level of service)

b. Existing Traffic conditions

i. average daily traffic
ii. peak hour traffic volumes

c. Impact of the proposal upon traffic flow and safety

i. projected trip generation
ii. effect upon peak hour traffic and level of service
iii. improvements in road conditions or signalization

When, in the opinion of the Planning & Zoning Commission, a proposed zone change will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

Applicant requests exemption from this requirement.

11. Deadline for application submittals: The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof.

12. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning & Tax Collector's Office.

Applicant requests exemption from this requirement.

13. **Expert Testimony at Public Hearings:**
It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing, of those person(s) who will provide expert testimony to the Planning & Zoning Commission.

14. **Notification of neighbors**

A. The applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land within the area proposed for change and the owners of land which abut or are directly across the street from the area proposed for change. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, 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. (See attached sample notification form)

B. Zone changes initiated by the Norwalk Planning and Zoning Commission shall be exempt from the provision of paragraphs 14.A

15. **Payment for Legal Notice Publication**

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 address 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

The Applicant, by
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Duly Authorized

As revised to May 1989.
Amended May 17, 1989 - Effective May 26, 1989.
Amended October 27, 1995
Amended August 20, 2003; Effective August 29, 2003.
As revised to January 9, 2004 with new state land use fee PA03-6.
As revised to August 9, 2004 with new state land use fee PA04-144.
As revised effective March 24, 2006 with new application fee.
As revised effective May 26, 2006 to add 10 day hearing deadline.
As revised effective May 29, 2009 to add expert testimony
As revised effective Oct 1, 2009 with new state land use fee
As revised March 30, 2015 to revise payment options
As revised to January 1, 2018 to eliminate references to Zoning Committee (disbanded 12/31/2017)
As revised to October 12, 2022 to revise number of copies required, updated fee amount, and revised "Zoning Commission" to Planning & Zoning Commission where applicable.

NOTIFICATION FORM

Dear _____,

Be advised that _____ has applied for a Zone Change
(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)

The Norwalk Zoning Commission will conduct a public hearing on this proposal at

_____
(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 Zoning Commission Office, 125 East Avenue, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Don’t block what *works.*

Wall Street is the kind of walkable, mixed-use, historic neighborhood most American cities spend billions trying to build. We already have it. We’re asking for zoning that lets it grow.

SUBMITTED BY
Wall Street Neighborhood Association

FOR CONSIDERATION
Text Amendment & Map Change

ACTION REQUESTED
Adopt the WS-Overlay Pilot

01 THE BIG IDEA

A small, targeted, *reversible* pilot.

The Wall Street Neighborhood Association is asking the Commission to adopt a pilot overlay zone for the Wall Street Historic District. The pilot centers on three narrow changes to unlock the kind of small-scale, walkable, mixed-use growth that the City has already invested $35.5 million to support.

CHANGE 01

District parking, not parcel parking.

Use the 1,700+ shared spaces that already exist instead of forcing every small lot to invent its own.

CHANGE 02

Same envelope, more variety.

Lift the unit-count cap so the same building can hold studios and one-bedrooms, not just luxury two-beds.

CHANGE 03

Fee-in-lieu for small projects.

Let projects under 20 units pay into the Affordable Housing Fund & those under 10 units pay into a Public Spaces Fund instead of carrying enterprise-scale compliance.

$35.5M
CITY + FEDERAL INFRASTRUCTURE ALREADY COMMITTED TO THE CORRIDOR

1,700+
EXISTING PARKING SPACES IN THE DISTRICT

~200
AFFORDABLE UNITS ALREADY BUILT OR UNDER CONSTRUCTION

02 WHO WE ARE

The people who *live and work* here.

The Wall Street Neighborhood Association exists to create and sustain a clean, friendly, inviting neighborhood that attracts residents, businesses, and visitors. Our board members own businesses, own buildings, and live on these streets. We are proposing changes to the place we call home.

B BJ Lawless · President
Owner, Banc House (16 River Street) and BJ Ryan's (57 Main Street); also BJ's East in East Norwalk.

G Greer Fredericks
Owner, Greer Southern Table at 7 River Street; lives on Wall Street. Formerly owned Peaches Southern Pub & Juke Joint.

T Thea Catherine
Owner of Salon Etre / Common Ground (10 River) and SoNo Academy (5 Mechanic Street); lives on Wall Street.

N Nancy McGuire
Owner of 64 Wall Street; operates a commercial appraisal business at that address.

M Marc Alan
Factory Underground and Factory Underground Tech School, 18 Isaacs Street.

J Jason Milligan
Real estate broker at 48 Wall Street; owner of numerous district properties; local developer; mural aficionado.

C Chris McMahon
Owner of McMahon Ford, Main and Burnell.

M Marc Grenier
Attorney with offices at 24 Belden Avenue, in the District.

03 THE PLACE

What Wall Street *already is.*

Wall Street is Norwalk's historic commercial core: an artist community, a dining destination, a small-business hub, and a growing residential neighborhood. The street grid predates the automobile. The buildings sit on zero-lot lines with no setbacks and no driveways—producing a walkable, mixed-use environment that planners across the country are now trying to design from scratch.

> *Zero-lot-line buildings. No driveways. No setbacks. A walkable street grid that predates the car.*

It is a small district, and a remarkably full one. The District Music Hall—a restored 1919 landmark—anchors a growing arts scene alongside the Norwalk Conservatory of the Arts and Factory Underground, a tech and creative workspace serving more than forty companies. The Norwalk Transit Hub and the Norwalk Public Library sit within the same few blocks, joined by dozens of restaurants and shops, more than 100 commercial tenants, and hundreds of residential units.

Development is finally happening at meaningful scale. **Wall Street Place** delivered 155 units, all of them deed-restricted affordable. **24 Belden Avenue** is under construction with 102 units, 30% of them affordable—triple the city requirement—with a Hilton Hampton Inn co-located. Nine more units are rising at **3 Isaacs Street**. The City has committed more than $30 million to the Wall Street Corridor Improvement Project for new sidewalks, bike lanes, festival streets, and gateway features. An additional $5.5 million in federal transportation funding sits alongside it—and must be obligated by September 2026.

A NOTE ON HISTORY

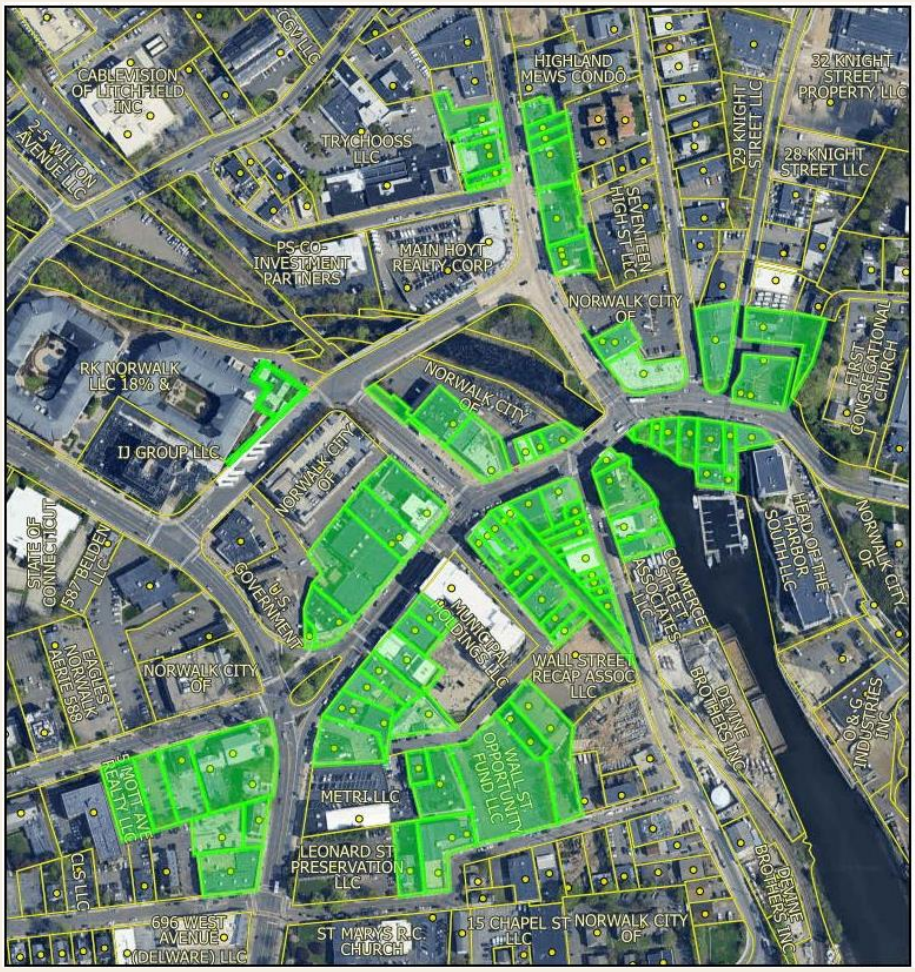
The Wall Street Historic District was added to the National Register of Historic Places in 2009. Established as a township around 1896, it grew up around a railroad station at 47 Wall Street and a trolley house at 10 Wall Street—both gone from public records by 1936, but their buildings, in altered form, remain. In 1955, back-to-back hurricanes Connie and Diane dropped more than two feet of rain on Connecticut and the Norwalk River came over its banks. Wall Street rebuilt itself, salvaged its landmarks, and kept going. Resilience is part of the address.

> *"I've run Banc House and BJ Ryan's on Wall Street for years, and I can tell you a more walkable Wall Street coupled with more neighbors and the increased foot traffic they bring would be a game changer."*
> *— BJ Lawless, President, Wall Street Neighborhood Association*

04 THE VISION

Zoning that *matches* the investment.

The infrastructure is here. The investment is here. We just need zoning that works with the neighborhood—zoning that turbocharges the vision while preserving the historic character, architectural resources, and pedestrian-oriented streetscape that make Wall Street what it is.



The pilot boundary is not a coincidence. It tracks, almost street-for-street, the area where the City is already spending $30 million on infrastructure improvements through the TMP Corridor Improvement Project. All but 3 of the lots are less than .5 an acre and the majority are not even 7,000 sq. ft. lots. The City has identified this as the place to invest. The zoning should match. **Small. Targeted. Exactly where the City is already planting seeds for growth.**

The goal is straightforward: a vibrant, walkable, live/work/play neighborhood. More neighbors. More activity. More reasons to come. Done well, this kind of growth doesn't replace what's already on Wall Street—it strengthens it. The same small businesses and creative tenants that make the district worth visiting need foot traffic, and foot traffic needs people who live nearby.

> *The infrastructure is here. The investment is here. We need zoning that matches.*

04 THE PROPOSAL

Three changes. Each one *narrow.* Each one *monitored.*

The proposed overlay touches three specific provisions of the Zoning Regulations and leaves everything else intact. Building height, bulk, setbacks, lot coverage, façade standards, design review, historic preservation rules—all unchanged. What changes is the small handful of provisions that, in this specific district, prevent the kind of small-scale, infill growth the City says it wants.

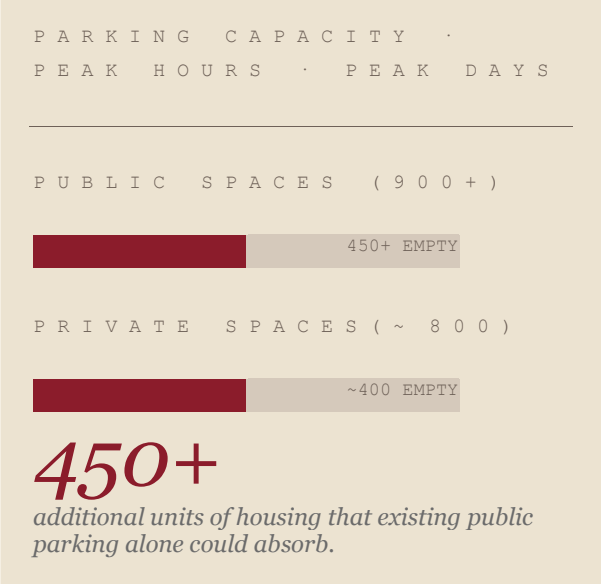
CHANGE 01 SECTION 4.3.12 — PARKING

District parking, *not parcel parking.*

Stop forcing each small lot to build its own parking. Use the parking that already exists.

The Wall Street Historic District has more parking than it uses. The May 2025 Redniss & Mead Parking Supply Analysis documented over 900 public spaces and nearly 800 private spaces in or abutting the District—and even at peak hours on peak days, more than 450 public spaces and another 400 private spaces sit empty.

Meanwhile, **73% of the properties in the district have limited or no on-site parking.** Over 70% of parcels are smaller than 10,000 square feet—too small to build meaningful on-site parking without demolishing a historic building to do it. Requiring every individual building to provide its own parking, when abundant shared parking already exists, is redundant, expensive, and often physically impossible.



This isn't an untested idea. **HB 8002, signed by Governor Lamont in November 2025, eliminated parking minimums statewide** for residential projects under 16 units and required parking-needs assessments for larger ones. The proposal extends the same logic to Wall Street—the Redniss Parking Supply Analysis demonstrates the district could absorb more than 450 additional units before approaching a parking shortage.

Before the current zoning regulations became effective on February 19, 2024, most of the Wall Street area was located in the Central Business District, and was exempt from parking requirements. Even immediately following the adoption of the current regulations, most of the Wall Street overlay zone was exempt from parking requirements.

"Greer Southern Table sits at the base of the Yankee Doodle Garage—a garage that, on most nights, sits mostly empty. I live on Wall Street too, so I see it both ways: the parking is already here, the customers aren't yet. More neighbors filling those parking spaces and a packed garage is a problem I look forward to."

— Greer Fredericks, Owner, Greer Southern Table

SAME ENVELOPE · TWO OUTCOMES

TODAY

Cap by lot size · 4 large units

2BR	*2BR*
2BR	*2BR*

UNDER PILOT

Same envelope · varied unit mix

Studio	Studio	1BR	1BR
L/W	1BR	Studio	Studio

UNCHANGED:

Height · Bulk · Setbacks · Lot coverage Façade standards · Design review Historic preservation · Building codes

CHANGED: ONLY THE UNIT-COUNT CAP.

CHANGE 02 TABLE 4.3.1-H — DENSITY

Same building. *More choices.*

Lift the unit-count cap. Keep every other building rule exactly the same.

Under the current rules, a 300-square-foot studio and a 2,500-square-foot four-bedroom townhouse are both counted as one unit—and the total number of units allowed is capped by lot size. The result is a regulation that quietly pushes every developer toward the same outcome:

fewer, larger, more expensive apartments. It also pushes them to use leftover bulk for amenity space and excess parking, which drives rents up further.

Removing the unit cap does not make buildings bigger. Height, setback, lot coverage, bulk, and façade standards all stay exactly as they are. The same building envelope is allowed to contain a different mix—studios, one-bedrooms, live/work spaces—instead of a smaller number of large luxury units.

This is the housing that young professionals, artists, students, and service workers can actually afford. It's also the housing that makes a walkable urban neighborhood feel alive.

"I run a salon and an academy on Wall Street, and I live here too. My stylists and students want to live where they work, but right now the only new housing is luxury two-bedrooms or income-restricted units with waiting lists. Lifting the unit-count cap means the same buildings can finally include the studios and one-bedrooms my team can actually afford."

— Thea Catherine, Owner, Salon Etre / Common Ground & SoNo Academy

CHANGE 03 ARTICLE 6 — WORKFORCE HOUSING

Small-project *relief.*

Let projects of 19 units or fewer pay into the Affordable Housing Fund instead of running enterprise-scale compliance, and let projects of 10 units or fewer pay into the Public Spaces Fund.

Wall Street is already producing serious affordable housing. Wall Street Place delivered 155 units at 100% affordable. 24 Belden is rising with 30% of its 102 units affordable—three times the city requirement. Head of the Harbor reserves 10% of its 60 units for workforce housing. The district is doing more than its share.

It's also producing something else: **naturally affordable housing.** Small buildings, walkup units, no parking, no amenity packages—these things keep rents down without a deed restriction. One Wall Street landlord, Jason Milligan, currently rents 105 units in the district at an average of **23% below the affordable threshold.**

AFFORDABLE HOUSING IN THE DISTRICT TODAY



Close to 200

deed-restricted affordable units already built or under construction.

The current Workforce Housing threshold was lowered three times—from 20 units to 12 to 10—and has produced few, if any, deed-restricted affordable units in the 10–19-unit range. Instead, it has done what overregulation designed for 200-unit projects predictably does at 15: stopped projects from happening. The fee-in-lieu keeps revenue flowing into the City's Affordable Housing Fund while removing a barrier that, in practice, kills small projects in the cradle.

The City recently adopted a fee-in-lieu program for public realm spaces on small lots. This program should be extended to Wall Street's small lots.

"Over the past decade, Wall Street has become a thriving, culturally diverse, and creative community, with many successful music, media and arts-based businesses like Factory Underground Studio. But while it's become a place for young people to study, work, and play, living here remains unaffordable for many of them. We believe the overlay is the best way to achieve naturally-affordable housing options for the musicians, artists, students, new graduates, and young professionals, eager to call Wall Street home."

— Marc Alan, Factory Underground & Factory Underground Tech School

05 PLAN ALIGNMENT

This is what the City *already said it wanted.*

The proposed overlay is not a departure from Norwalk's planning record. It is a faithful application of it. Both the 2003 Wall Street Master Plan and the Citywide Plan of Conservation and Development describe—in their own words—the kind of district this overlay would produce.

Wall Street Master Plan NORWALK REDEVELOPMENT AGENCY · 2003	Calls for support of a *"vital mix of uses"* to *"contribute to its identity as an attractive place to live, work and visit"* (p. 13); promotes expansion of housing variety; encourages *"imaginative adaptive reuse that retains the essential architectural elements of the past"* (p. 14); identifies the residential market as the strongest opportunity for development in the area (p. 43).
Wall Street Master Plan CONSTRAINTS IDENTIFIED · 2003	The Plan flags small parcel size and a constrained street grid as obstacles to conventional development. *This proposal reframes both as assets:* the dense network of streets becomes the ideal infrastructure for a pedestrian streetscape, and the small parcels become the foundation for the small-scale infill housing the Plan called for.
Citywide Plan of Conservation & Development "POCD"	Sets the goal that *"neighborhood and corridor activity centers have urban design standards that promote walkability"* (p. 224); calls for new walkable *"urban villages"* (p. 235); explicitly supports *"walkable mixed-use centers in Wall Street/West Avenue"* as transit-served areas that *"could support additional walkable mixed-use development with more residential growth and density"* (p. 235).
State Statute PUBLIC ACT 25-1 (HB 8002) · 2025	Eliminates parking minimums statewide for residential developments under 16 units, and removes parking minimums for larger projects when a parking-needs study shows sufficient public parking. *The proposal applies the same logic to Wall Street, where a current parking study already documents the surplus.*

[1] In 2019, the Redevelopment Agency combined the very different Wall Street and West Avenue neighborhoods into a single plan. That combined plan does not capture the essence or needs of Wall Street nearly as well as the 2003 Plan, which remains excellent guidance for the neighborhood's future. Little of the 2003 Plan was ever implemented.

06 SAFEGUARDS

A pilot, not a *permanent* rewrite.

Every change in this proposal is reviewable, monitorable, and reversible. The Commission keeps the wheel.

Annual review

Planning & Zoning and TMP can annually (or more frequently) report to the Commission on permits issued, units approved and built, average and median rents, parking occupancy, fee-in-lieu revenue, and any complaints received.

Hard parking cap

The parking exemption automatically sunsets when 300 units of multifamily housing without on-site parking have been approved within the overlay—a deliberate stop long before any parking shortage.

Historic structures protected

No property within the overlay can use these regulations if doing so would require demolition of a Historic Structure.

Form-based controls intact

Height, bulk, setbacks, lot coverage, façade standards, and Village District design review all remain in full force. Every project still passes architectural compatibility review.

Workforce requirement preserved

Projects of 20 units or more remain fully subject to Article 6 Workforce Housing rules without modification. The fee-in-lieu applies only to small projects under 20 units.

Termination authority

The Commission may amend or terminate any provision of the overlay at any time. Nothing in the pilot binds future Commissions.

"I opened my business in this neighborhood over 25 years ago on the promise of a Wall Street revitalization. It's finally happening—thanks to grassroots effort and serious public investment. These zoning changes are the missing piece. They'll bring the kind of housing my own employees and the workers across this district can actually afford, alongside the larger projects already underway."

— Chris McMahon, Owner, McMahon Ford

Don’t block what *works.*

Wall Street is on the rise. The City has invested. The State has legislated. The neighborhood is ready. We are asking the Commission to adopt the WS-Overlay pilot—small in scope, narrow in effect, fully monitored, and fully reversible—and let the neighborhood grow into the future it has already been promised.

RESPECTFULLY SUBMITTED

The Wall Street Neighborhood Association

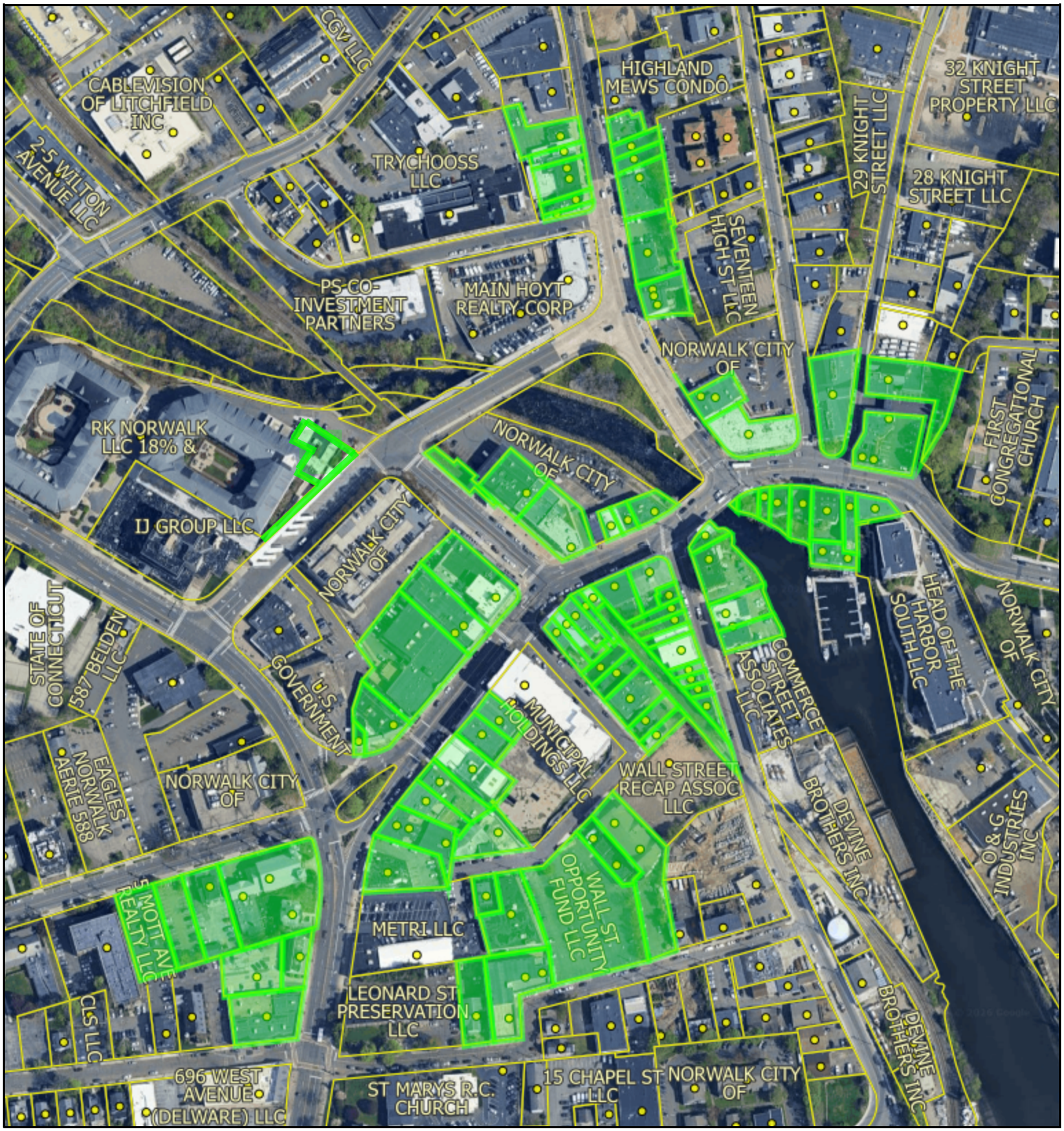
By: *Adam J. Blank*

Wofsey, Rosen, Kweskin & Kuriansky, LLP

Norwalk, CT

Assessor's Office

Norwalk, Assessor



Date Created: 5/13/2026

Created By: anonymous

Wall Street Neighborhood

1 inch = 265 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.

1) ELIAS JORGE & SONIA

Address: 7 LEONARD ST
Legal: 14NE
Parcel: 1-29-59-0 RPID: 1571 Acres: 0.22

2) LEONARD STREET ASSOCIATES LLC

Address: 9 LEONARD ST
Legal: 14NE
Parcel: 1-29-57-0 RPID: 1569 Acres: 0.367

3) BURTON REAL ESTATE GROUP LLC

Address: 18 ISAACS ST
Legal: 14NE
Parcel: 1-29-24-0 RPID: 1537 Acres: 0.32

4) WALL ST OPPORTUNITY FUND LLC

Address: 31 ISAACS ST
Legal: 14NE
Parcel: 1-29-23-0 RPID: 1536 Acres: 0.085

5) WALL STREET OPPORTUNITY FUND LLC

Address: 21 ISAACS ST - 21 ISAACS ST 06856
Legal: 14NE
Parcel: 1-29-28-0 RPID: 1539 Acres: 0.154

6) WALL ST OPPORTUNITY FUND LLC

Address: 23 ISAACS ST
Legal: 14NE
Parcel: 1-29-25-0 RPID: 1538 Acres: 1.073

7) N/A

Address: N/A
Legal: N/A
Parcel: 1-29-54-0 RPID: 0 Acres: N/A

8) DALEY GEORGE

Address: 11 1/ ISAACS ST
Legal: 14NE
Parcel: 1-29-30-0 RPID: 1541 Acres: 0.08

9) GEOTUS LLC

Address: 11 ISAACS ST
Legal: 14NE
Parcel: 1-29-31-0 RPID: 1542 Acres: 0.09

10) DILLARD NATHAN & GLORIA T

Address: 32 COMMERCE ST
Legal: 14NE
Parcel: 1-29-49-0 RPID: 1564 Acres: 0.04

11) DILLARD FINANCIAL LLC

Address: 28 COMMERCE ST
Legal: 14NE
Parcel: 1-29-48-0 RPID: 1563 Acres: 0.02

12) N/A

Address: N/A
Legal: N/A
Parcel: N/A RPID: 0 Acres: N/A

13) HODGES DIANE & CRUZ CYNTHIA &

Address: 20 COMMERCE ST
Legal: 14NE
Parcel: 1-29-46-0 RPID: 1561 Acres: 0.03

14) REAL ESTATE & GROUNDS SERVICES LLC

Address: 26 COMMERCE ST
Legal: 14NE
Parcel: 1-29-47-0 RPID: 1562 Acres: 0.03

15) GALATRO JOHN V

Address: 12 COMMERCE ST
Legal: 14NE
Parcel: 1-29-43-0 RPID: 1558 Acres: 0.06

16) GMS PROPERTIES LLC

Address: 14 COMMERCE ST
Legal: 14NE
Parcel: 1-29-44-0 RPID: 1559 Acres: 0.05

17) GMS PROPERTIES LLC

Address: 16 COMMERCE ST
Legal: 14NE
Parcel: 1-29-45-0 RPID: 1560 Acres: 0.11

18) HM 39 WALL LLC

Address: 39 WALL ST
Legal: 14NE
Parcel: 1-29-41-0 RPID: 1556 Acres: 0.133

19) 10 COMMERCE TRG CIP LLC

Address: 10 COMMERCE ST
Legal: 14NE
Parcel: 1-29-42-0 RPID: 1557 Acres: 0.066

20) 6 COMMERCE STREET LLC

Address: 6 COMMERCE ST
Legal: 14NE
Parcel: 1-29-65-0 RPID: 1575 Acres: 0.03

21) WALL STREET ASSOCIATES LLC

Address: 45 WALL ST
Legal: 14NE
Parcel: 1-29-40-0 RPID: 1555 Acres: 0.12

22) GEOTUS LLC

Address: 47 WALL ST
Legal: 14NE
Parcel: 1-29-39-0 RPID: 1553 Acres: 0.03

23) FORTY NINE WALL STREET ASSOCIATES LLC

Address: 49 WALL ST
Legal: 14NE
Parcel: 1-29-38-0 RPID: 1552 Acres: 0.07

24) IJ GROUP OZ LLC

Address: 51 WALL ST
Legal: 14NE
Parcel: 1-29-37-0 RPID: 1551 Acres: 0.092

25) IJ GROUP OZ LLC

Address: 3 ISAACS ST
Legal: 14NE
Parcel: 1-29-36A-0 RPID: 1550 Acres: 0.092

26) KOMI VENTURES LLC

Address: 5 ISAACS ST
Legal: 14NE
Parcel: 1-29-34-0 RPID: 1547 Acres: 0.07

27) LEPOFSKY BUILDINGS

Address: 7 ISAACS ST
Legal: 14NE
Parcel: 1-29-32-0 RPID: 28612 Acres: 0.18

28) ALBERT LESLIE & DARVIE MEREDITH &

Address: 53 WALL ST
Legal: 14NE
Parcel: 1-29-36-0 RPID: 1549 Acres: 0.09

29) THEODORIDIS PAUL

Address: 55 WALL ST
Legal: 14SE
Parcel: 1-29-35-0 RPID: 1548 Acres: 0.064

30) 731 WEST LLC

Address: 731 WEST AVE
Legal: 14NE
Parcel: 1-29-6-0 RPID: 1572 Acres: 0.32

31) WALL ST OPPORTUNITY FUND LLC

Address: 97 WALL ST - 97 WALL ST 06856
Legal: 14NE
Parcel: 1-29-7-0 RPID: 1576 Acres: 0.234

32) WALL ST OPPORTUNITY FUND LLC

Address: 83 WALL ST
Legal: 14NE
Parcel: 1-29-8-0 RPID: 1577 Acres: 0.147

33) IJ GROUP OZ LLC

Address: 20 -2 ISAACS ST
Legal: 14NE
Parcel: 1-29-63-0 RPID: 1574 Acres: 0.28

34) IJ GROUP OZ LLC

Address: 77 WALL ST
Legal: 14NE
Parcel: 1-29-9-0 RPID: 1578 Acres: 0.16

35) NHCPA NORWALK LLC

Address: 71 WALL ST
Legal: 14NE
Parcel: 1-29-10-0 RPID: 1530 Acres: 0.225

36) IJ GROUP LLC

Address: 69 WALL ST
Legal: 14NE
Parcel: 1-29-11-0 RPID: 1531 Acres: 0.13

37) IJ GROUP LLC

Address: 67 WALL ST
Legal: 14NE
Parcel: 1-29-12-0 RPID: 1532 Acres: 0.1

38) MANOUSOS ANTHONY & CAROL

Address: 110 WALL ST
Legal: 14NE
Parcel: 1-36-48-0 RPID: 1761 Acres: 0.03

39) WALL STREET CONDOMINIUM

Address: 104 WALL ST
Legal: 14NE
Parcel: 1-36-47-0 RPID: 28615 Acres: 0.21

40) CLOCK TOWER LLC

Address: 84 WALL ST
Legal: 14NE
Parcel: 1-36-32-0 RPID: 1756 Acres: 0.718

41) 64 WALL ST CONDO ASSOC LLC

Address: 64 WALL ST
Legal: 14NE
Parcel: 1-36-4-0 RPID: 1757 Acres: 0.44

42) CHAPPA SUSAN TRUSTEE

Address: 68 WALL ST
Legal: 14NE
Parcel: 1-36-49-0 RPID: 1762 Acres: 0.27

43) PENN CENTRAL

Address: 18 RIVER ST
Legal: 14NE
Parcel: 1-37-15-0 RPID: 1768 Acres: 0.08

44) IJ GROUP LLC

Address: 16 RIVER ST
Legal: 14NE
Parcel: 1-37-12-0 RPID: 1766 Acres: 0.19

45) IJ GROUP LLC

Address: 48 WALL ST
Legal: 14NE
Parcel: 1-37-14-0 RPID: 1767 Acres: 0.23

46) MANOUSOS ANTHONY & CAROL

Address: 42 WALL ST
Legal: 14NE
Parcel: 1-37-4-0 RPID: 1770 Acres: 0.04

47) BLUE MOUNTAIN REAL ESTATE LLC

Address: 40 WALL ST
Legal: 14NE
Parcel: 1-37-3-0 RPID: 1769 Acres: 0.04

48) THIRTY-TWO THIRTY-SIX WALL ST

Address: 34 WALL ST
Legal: 14NE
Parcel: 1-37-1-0 RPID: 1764 Acres: 0.13

49) CORNERSTONE COMMUNITY CHURCH INC -

Address: 724 WEST AVE - 718 WEST AVE 06856 - 724 WEST AVE 06856
Legal: 14NE
Parcel: 1-26-26-0 RPID: 1424 Acres: 0.735

50) 710 WEST REALTY LLC

Address: 710 WEST AVE
Legal: 14NE
Parcel: 1-26-34-0 RPID: 1487 Acres: 0.17

51) 698 WEST AVENUE ASSOCIATES LLC

Address: 714 WEST AVE
Legal: 14NE
Parcel: 1-26-25-0 RPID: 1423 Acres: 0.25

52) 698 WEST AVENUE ASSOCIATES LLC

Address: 698 WEST AVE
Legal: 14SE
Parcel: 1-26-23-0 RPID: 1422 Acres: 0.32

53) FM INVESTMENTS

Address: 1 MOTT AVE - 1 MOTT AVE 06856
Legal: 14NE
Parcel: 1-26-27-0 RPID: 1425 Acres: 0.305

54) UNION PARK PROFESSIONAL CONDOMINIUM

Address: 3 MOTT AVE
Legal: 14NE
Parcel: 1-26-28-0 RPID: 1426 Acres: 0.24

55) 5 MOTT AVE REALTY LLC

Address: 5 MOTT AVE
Legal: 14NE
Parcel: 1-26-29-0 RPID: 1427 Acres: 0.31

56) WALL STREET ASSOCIATES

Address: 27 WALL ST
Legal: 14NE
Parcel: 1-22-1-0 RPID: 1318 Acres: 0.04

57) 7 COMMERCE STREET LLC

Address: 7 COMMERCE ST
Legal: 14NE
Parcel: 1-22-2-0 RPID: 1323 Acres: 0.32

58) 11 COMMERCE STREET LLC

Address: 11 COMMERCE ST
Legal: 14NE
Parcel: 1-22-3-0 RPID: 1331 Acres: 0.19

59) 13 COMMERCE STREET LLC

Address: 13 COMMERCE ST
Legal: 14NE
Parcel: 1-22-4-0 RPID: 1335 Acres: 0.11

60) N/A

Address: N/A
Legal: N/A
Parcel: HOLE RPID: 0 Acres: N/A

Date Created: 5/13/2026
Created By: anonymous

Powered By actDataScout
via DataScout OneMap®

61) DALESSIO ANDREW EST OF

Address: 19 WALL ST
Legal: 14NE
Parcel: 1-59-2-0 RPID: 2483 Acres: 0.04

62) NORWALK CITY OF

Address: 21 WALL ST
Legal: 14NE
Parcel: 1-59-1-0 RPID: 2474 Acres: 0.06

63) DALESSIO ANDREW EST OF

Address: 17 WALL ST
Legal: 14NE
Parcel: 1-59-3-0 RPID: 2484 Acres: 0.09

64) FIFTHTEEN WALL STREET ASSOCIATES LLC

Address: 15 WALL ST - 15 1/ WALL ST 06856
Legal: 14NE
Parcel: 1-59-4-0 RPID: 2485 Acres: 0.12

65) IJ GROUP OZ LLC

Address: 7 WALL ST
Legal: 14NE
Parcel: 1-59-6-0 RPID: 2501 Acres: 0.07

66) 135 WALL STREET LLC

Address: 3 -5 WALL ST
Legal: 14NE
Parcel: 1-59-7-0 RPID: 2502 Acres: 0.08

67) NORWALK BOAT CLUB INC

Address: 11 WALL ST
Legal: 14NE
Parcel: 1-59-13-0 RPID: 2478 Acres: 0.08

68) LANDMARK CONDOS

Address: 9 WALL ST
Legal: 14NE
Parcel: 1-59-5-0 RPID: 28634 Acres: 0.15

69) LANDMARK NORWALK LLC

Address: 2 KNIGHT ST
Legal: 14NE
Parcel: 1-68-18-0 RPID: 2724 Acres: 0.256

70) LANDMARK NORWALK LLC

Address: 4 KNIGHT ST
Legal: 14NE
Parcel: 1-68-17-0 RPID: 2723 Acres: 0.357

71) TROLLEY ASSOCIATES INC

Address: 10 WALL ST - 10 WALL ST 06856
Legal: 14NE
Parcel: 1-67-1-0 RPID: 2696 Acres: 0.34

72) NEA LIOSA LLC

Address: 26 WALL ST
Legal: 14NE
Parcel: 1-66-38-0 RPID: 2661 Acres: 0.32

73) VICTORIA & ADRIANA IV LLC

Address: 12 MAIN ST
Legal: 14NE
Parcel: 1-66-25-0 RPID: 2632 Acres: 0.15

74) IJ GROUP OZ LLC

Address: 30 -3 MAIN ST
Legal: 14NE
Parcel: 1-66-20-0 RPID: 2630 Acres: 0.14

75) FORTY-FOUR - 52 MAIN ST LLC

Address: 44 -5 MAIN ST
Legal: 14NE
Parcel: 1-66-14-0 RPID: 2628 Acres: 0.28

76) LO STOCCO BROTHERS WATERBURY LLC

Address: 58 MAIN ST
Legal: 14NE
Parcel: 1-66-11-0 RPID: 2626 Acres: 0.06

77) FORTY-FOUR - 52 MAIN ST LLC

Address: 52 -5 MAIN ST
Legal: 14NE
Parcel: 1-66-12-0 RPID: 2627 Acres: 0.24

78) LO STOCCO BROTHERS WATERBURY LLC

Address: 66 MAIN ST
Legal: 14NE
Parcel: 1-66-9-0 RPID: 2695 Acres: 0.13

79) LO STOCCO BROTHERS WATERBURY LLC

Address: 60 MAIN ST
Legal: 14NE
Parcel: 1-66-10-0 RPID: 2625 Acres: 0.06

80) KYDES STEVE & SONS INC

Address: 71 MAIN ST
Legal: 14NE
Parcel: 1-72-5A-0 RPID: 2917 Acres: 0.18

81) NORWALK MEAT MARKET INC

Address: 69 MAIN ST
Legal: 14NE
Parcel: 1-72-6-0 RPID: 2918 Acres: 0.08

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82) 61 MAIN ST LLC

Address: 61 MAIN ST - 61 MAIN ST 06856
Legal: 14NE
Parcel: 1-72-7-0 RPID: 2919 Acres: 0.16

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83) 59 MAIN ST LLC

Address: 59 MAIN ST
Legal: 14NE
Parcel: 1-72-8-0 RPID: 2920 Acres: 0.06

---

84) 57 MAIN NORWALK LLC

Address: 57 MAIN ST
Legal: 14NE
Parcel: 1-72-9-0 RPID: 2921 Acres: 0.05

---

85) IJ GROUP, LLC

Address: 9 BURNELL BLVD
Recently subdivided Acres: .2177

Wall Street Village District Pilot Zoning Overlay (WS-Overlay)

SECTION 1. PURPOSE AND INTENT

Amends: Section 3.3.3.B.4 (Overlay Village Districts)

The Wall Street Village District Zoning Overlay ("WS-Overlay" or "Overlay") is hereby established as a pilot overlay district within the CD-4 Urban Center Community District and its boundaries are set forth on the Overlay zoning map. The purpose of the WS-Overlay is to:

a. Recognize that the Wall Street area is a unique historic downtown neighborhood comprised of small and very small properties with considerable limitations including limited on-site parking, historic buildings without modern features such as elevators, and zero-lot-line construction that predates modern zoning standards.
b. Preserve and enhance the neighborhood's historic character, architectural resources, and pedestrian-oriented streetscape while removing regulatory barriers that prevent adaptive reuse of existing buildings and incremental small-scale development.
c. Encourage the Wall Street area to function as one combined mixed-use community with shared amenities and pooled resources, consistent with the City's $30 million Wall Street Corridor Improvement Project and the state's housing growth objectives under Public Act No. 25-1 (HB 8002).
d. Simplify and streamline the approval process to encourage renovations, additions, conversions, and new businesses within the district.
e. Encourage walkable, transit-oriented development that attracts residents seeking a car-optional lifestyle, consistent with the City's Complete Streets Ordinance and TMP corridor improvements.
f. Encourage shared parking supported by the following findings:
    1. The Redniss & Mead Wall Street Parking Study (May 2025) documented 1,700+ parking spaces in the district with hundreds of spaces unused even during peak hours.
    2. Most properties within the study area currently operate with zero or limited on-site parking and have done so for decades without documented adverse impact on district parking capacity.
    3. Most properties within the study area are under 10,000 square feet — too small to construct meaningful on-site parking without demolishing existing structures.
    4. Public Act No. 25-1 (HB 8002), signed into law November 2025, which prohibits municipalities from imposing parking minimums on residential developments of fewer than 16 dwelling units statewide and requires parking needs assessments for larger developments.
    5. The City's $30 million Wall Street Corridor Improvement Project is specifically designed to enhance walkability, bicycle infrastructure, and transit connectivity within the district, reducing auto-dependency.
    6. Support an all-of-the-above affordable housing strategy that maximizes housing production at every price point, including naturally occurring affordable and workforce housing.
g. Encourage middle housing development by requiring on-site deed restricted housing only to projects 20 units or larger. The Workforce Housing threshold has been reduced three times (from 20 units to 12 units to 10 units) but hasn't resulted in the creation of many – if any – affordable units for developments between 10 and 19 units.

1. Wall Street already delivers significant deed-restricted affordable housing: Wall Street Place (155 units, 100% Affordable), 24 Belden Avenue (102 units, 30% Affordable including Build4CT), and Head of the Harbor (60 units, 10% Workforce Housing).
2. Small-scale projects within the district consistently produce rents below the Connecticut Housing Finance Authority (CHFA) 80% Area Median Income limits without subsidies, deed restrictions, or government financing, due to the district's physical constraints (small buildings, no amenities, no parking, walkup access).
3. The compliance costs associated with deed-restricted workforce housing units (income verification, annual monitoring, deed restriction recording, regulatory coordination) are disproportionate to the scale of projects under 20 units (which would only produce a single workforce housing unit) and constitute a barrier to small-scale housing production in the district.
4. The fee-in-lieu generates revenue for the Affordable Housing Fund. The current system generates zero revenue from projects that size below the threshold to avoid triggering the requirement.

h. Establish annual monitoring allowing the Planning & Zoning Commission to evaluate outcomes and determine whether to extend, modify, or terminate the Overlay based on data.

SECTION 2. EXCLUSIONS FROM WS-OVERLAY

2.1 No property within the WS-Overlay boundary shall be eligible to apply for any Planning and Zoning approval utilizing the WS-Overlay Regulations if the application would require the demolition of a Historic Structure, as that is defined in section 4.3.20.

2.2 Notwithstanding 2.1, The Planning and Zoning Commission may, alternatively, by a 2/3 vote of members voting, make a finding that a Historic Structure is no longer a contributing asset and its demolition is appropriate making the property eligible to apply for a Planning and Zoning approval utilizing the WS-Overlay Regulations

SECTION 3. EXEMPTION FROM OFF-STREET PARKING MINIMUMS

Amends: Section 4.3.12 (Parking) as applied within the WS-Overlay boundary.

Properties within the WS-Overlay with sixty (60) Dwelling Units or fewer shall be exempt from the off-street parking requirements of Section 4.3.12 for all permitted uses. Properties within the WS-Overlay with sixty (60) Dwelling Units or greater are exempt from off-street parking requirements for the first sixty (60) units but shall provide off-street parking pursuant to Section 4.3.12 for all units in excess of sixty; however, in no event shall a Property require more than .5 spaces per unit in total. Nothing in this section shall prohibit a property owner from voluntarily providing off-street parking. This Section shall automatically terminate upon Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay.

SECTION 4. FORM-BASED RESIDENTIAL FLEXIBILITY
Amends: Table 4.3.1-H, "Density" row, as applied within the WS-Overlay boundary.

Within the WS-Overlay, the residential density standard of Table 4.3.1-H (currently 1 Dwelling Unit per 500 square feet of lot area) shall be amended to: **Not Regulated (NR). However, for developments on lots greater than ¼ of an acre, no more than 2/3 of the units may be studio or 1 bedroom. These size restrictions shall not apply to Dormitory rooms or Extended Stay Hotel rooms.**

SECTION 5. SMALL-SCALE WORKFORCE HOUSING FEE-IN-LIEU
Amends: Article 6, Workforce Housing Regulations, as applied to developments of 19 or fewer dwelling units within the WS-Overlay boundary.

Any development of nineteen (19) or fewer dwelling units within the WS-Overlay may elect to satisfy the Workforce Housing requirements of these Regulations by payment of a fee-in-lieu rather than by provision of on-site deed-restricted workforce housing units. The fee-in-lieu shall be equal to one percent (1%) of the total residential construction cost of the development, as certified by a licensed contractor or project engineer or by the Chief Building Official. The fee shall be paid to the City of Norwalk Affordable Housing Fund prior to the issuance of a Certificate of Occupancy.

SECTION 7. PUBLIC REALM
Within the WS-Overlay, the Public Realm requirement of Table 4.3.1-H (10% of lot area) shall not apply to lots with Historic Structures and lots with less than 10 Dwelling Units. Small lots less than ¼ of an acre with more than 10 Dwelling Units may opt out of providing the Public Realm Requirements of Table 4.3.1-H (10% of lot area) if a payment in lieu is paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times $300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A.

Wall Street Village District Pilot Zoning Overlay (WS-Overlay)

Amends: Section 3.3.3.B.4 (Overlay Village Districts).

SECTION 1. PURPOSE AND INTENT

The Wall Street Village District Zoning Overlay ("WS-Overlay" or "Overlay") is hereby established as an overlay district within the CD-4 Urban Center Community District and its boundaries are set forth on the Overlay zoning map. The purpose of the WS-Overlay is to:

a. Recognize that the Wall Street area is a unique historic downtown neighborhood comprised of small and very small properties with considerable limitations including limited on-site parking, historic buildings without modern features such as elevators, and zero-lot-line construction that predates modern zoning standards.

b. Preserve and enhance the neighborhood's historic character, architectural resources, and pedestrian-oriented streetscape while removing regulatory barriers that prevent adaptive reuse of existing buildings and incremental small-scale development.

c. Encourage the Wall Street area to function as one combined mixed-use community with shared amenities and pooled resources, consistent with the City's $30 million Wall Street Corridor Improvement Project and the state's housing growth objectives under Public Act No. 25-1 (HB 8002).

d. Simplify and streamline the approval process to encourage renovations, additions, conversions, and new businesses within the district.

e. Encourage walkable, transit-oriented development that attracts residents seeking a car-optional lifestyle, consistent with the City's Complete Streets Ordinance and TMP corridor improvements.

f. Encourage shared parking supported by the following findings:

    1. The Redniss & Mead Wall Street Parking Study (May 2025) documented 1,700+ parking spaces in the district with hundreds of spaces unused even during peak hours.

    2. Most properties within the study area currently operate with zero or limited on-site parking and have done so for decades without documented adverse impact on district parking capacity.

    3. Most properties within the study area are under 10,000 square feet — too small to construct meaningful on-site parking without demolishing existing structures.

    4. Public Act No. 25-1 (HB 8002), signed into law November 2025, which prohibits municipalities from imposing parking minimums on residential developments of fewer than 16 dwelling units statewide and requires parking needs assessments for larger developments.

    5. The City's $30 million Wall Street Corridor Improvement Project is specifically designed to enhance walkability, bicycle infrastructure, and transit connectivity within the district, reducing auto-dependency.

    6. Support an all-of-the-above affordable housing strategy that maximizes housing production at every price point, including naturally occurring affordable and workforce housing.

g. Encourage middle housing development by requiring on-site deed restricted housing only to projects 20 units or larger. The Workforce Housing threshold has been reduced three times (from

20 units to 12 units to 10 units) but hasn't resulted in the creation of many – if any – affordable units for developments between 10 and 19 units.

1. Wall Street already delivers significant deed-restricted affordable housing: Wall Street Place (155 units, 100% Affordable), 24 Belden Avenue (102 units, 30% Affordable including Build4CT), and Head of the Harbor (60 units, 10% Workforce Housing).

2. Small-scale projects within the district consistently produce rents below the Connecticut Housing Finance Authority (CHFA) 80% Area Median Income limits without subsidies, deed restrictions, or government financing, due to the district's physical constraints (small buildings, no amenities, no parking, walkup access).

3. The compliance costs associated with deed-restricted workforce housing units (income verification, annual monitoring, deed restriction recording, regulatory coordination) are disproportionate to the scale of projects under 20 units (which would only produce a single workforce housing unit) and constitute a barrier to small-scale housing production in the district.

4. The fee-in-lieu generates revenue for the Affordable Housing Fund. The current system generates zero revenue from projects that size below the threshold to avoid triggering the requirement.

h. Establish monitoring allowing the Planning & Zoning Commission to evaluate outcomes and determine whether to extend, modify, or terminate the Overlay based on data.

i. Create a fee-in-lieu for small lots Public Realm for the dual purpose of eliminating an impediment to development of small parcels and allowing the City to focus on creation ofPublic Realm spaces that will be impactful for a neighborhood that has many shared public amenities including three public parks (Freese Park, Klondike Park, Union Park), the Norwalk Public Library, the Norwalk River and harbor, and the Norwalk River Valley Trail, which collectively serve the recreation and public realm needs of the district.

SECTION 2. APPLICABILITY AND DISTRICT BOUNDARIES

2.1 Applicability

The WS-Overlay shall apply to certain properties with frontage on, or legal access from, the following streets within the CD-4 Urban Center Community District and as shown on the Wall Street Village District Overlay Map (Exhibit A):

a. Wall Street;

b. Isaacs Street;

c. River Street;

d. Burnell Boulevard;

e. Mott Avenue;

f. Commerce Street (between Wall Street and Leonard Street);

g. Main Street (between Wall Street and Cross Street); and

h. West Avenue (between Wall Street and Leonard Street)

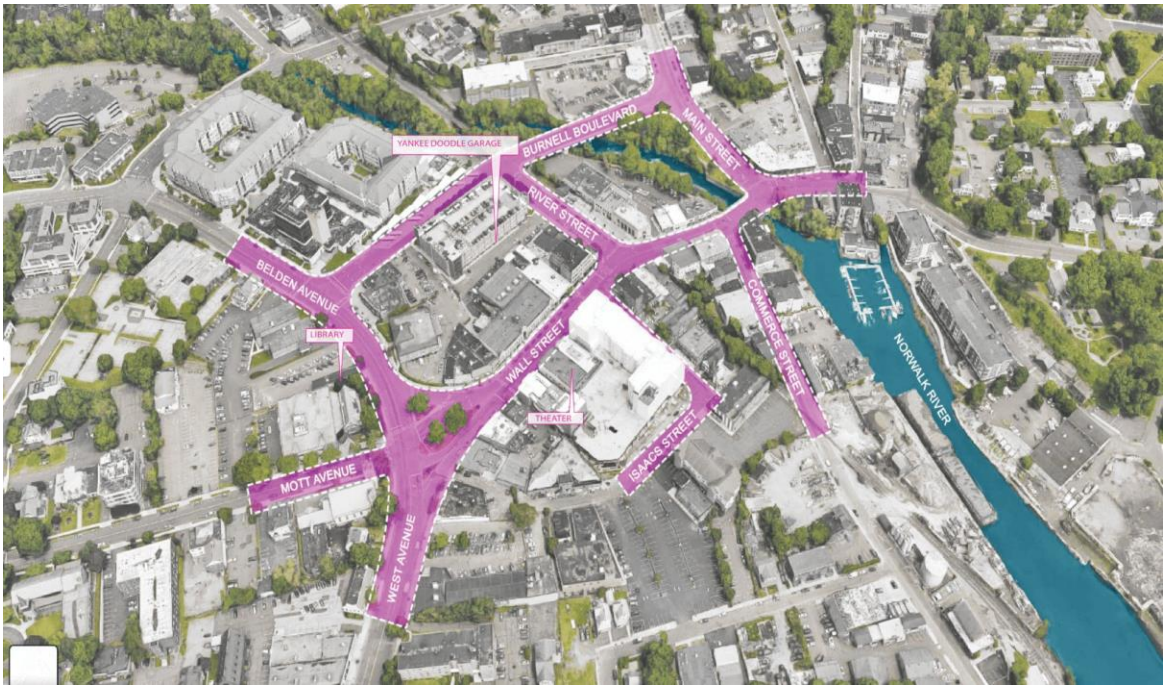
2.2 Relationship to CD-4 Standards

The WS-Overlay is an overlay to the CD-4 Urban Center Community District standards. Except as specifically modified herein, all CD-4 district standards, building type standards (Table 4.3.8.B), use regulations (Tables 4.3.9.A through 4.3.9.E), and all other applicable provisions of these Regulations shall continue to apply within the WS-Overlay. Where the provisions of the Overlay conflict with the underlying CD-4 standards or other provisions of these Regulations, the provisions of this Overlay shall control.

2.3 Boundary Alignment

The WS-Overlay boundary generally corresponds with the Wall Street Corridor Improvement Project area as designated by the Department of Transportation, Mobility and Parking (TMP). This ensures that zoning standards are consistent with the City's infrastructure investments in the district. However, the WS-Overlay boundary contains less parcels than is contained within the Wall Street Corridor Improvement Project area.

EXHIBIT A: Wall Street Pilot Overlay District Map



Wall Street Corridor Improvement Project — City of Norwalk / TMP

2.4 Exclusions from WS-Overlay

2.4.1 No property within the WS-Overlay boundary shall be eligible to apply for any Planning and Zoning approval utilizing the WS-Overlay Regulations if the application would require the demolition of a Historic Structure, as that is defined in section 4.3.20.

2.4.2 Notwithstanding 2.4.1, The Planning and Zoning Commission may, alternatively, by a 2/3 vote of members voting, make a finding that a Historic Structure is no longer a contributing asset and its demolition is appropriate making the property eligible to apply for a Planning and Zoning approval utilizing the WS-Overlay Regulations.

SECTION 3. DISTRICT PARKING MANAGEMENT

Amends: Section 4.3.12 (Parking) as applied within the WS-Overlay boundary.

3.1 Exemption from Off-Street Parking Minimums

Properties within the WS-Overlay with sixty (60) Dwelling Units or fewer shall be exempt from the off-street parking requirements of Section 4.3.12 for all permitted uses. Properties within the WS-Overlay with sixty (60) Dwelling Units or greater are exempt from off-street parking requirements for the first sixty (60) units but shall provide off-street parking pursuant to Section 4.3.12 for all units in excess of sixty; however, in no event shall a Property require more than .5 spaces per unit in total. Nothing in this section shall prohibit a property owner from voluntarily providing off-street parking. This Section shall automatically terminate upon Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay.

SECTION 4. FORM-BASED RESIDENTIAL FLEXIBILITY

Amends: Table 4.3.1-H, "Density" row, as applied within the WS-Overlay boundary.

4.1 Density

Within the WS-Overlay, the residential density standard of Table 4.3.1-H (currently 1 Dwelling Unit per 500 square feet of lot area) shall be amended to: **Not Regulated (NR).** However, for developments on lots greater than ¼ of an acre, no more than 2/3 of the units may be studio or 1 bedroom. These size restrictions shall not apply to Dormitory rooms or Extended Stay Hotel rooms.

4.2 Building Envelope Controls Retained

All other building form, height, bulk, setback, lot coverage, impervious surface, building type, facade, and design standards of the CD-4 district (Table 4.3.1-H and Table 4.3.8.B) shall remain in full force and effect within the WS-Overlay. The maximum building envelope shall continue to be regulated by these standards. The number and configuration of dwelling units within the permitted building envelope shall be determined by the property owner, subject to compliance with all applicable building, fire, health, and accessibility codes.

4.3 Intent

The intent of this provision is to allow the market to determine the appropriate unit mix within the existing building envelope consistent with how the CD-4 district already regulates retail, office, restaurant, and other non-residential uses by building form rather than by occupant or unit count. This approach is expected to produce a greater variety of unit types (studios, one-bedrooms, live/work spaces) at naturally affordable price points, reflecting the physical constraints of the district's small lots, historic buildings, and walkup configurations.

4.4 Architectural Review

4.4.1 Projects within the WS-Overlay that involve changes to the facade visible from a public street shall be subject to design review by the Norwalk Redevelopment Agency and for Village District review for compatibility with Section 4.4.2 below which reviews will be coordinated as a single review.

4.4.2 All development in the village district involving changes to the facade visible from a public street shall be designed to achieve the following compatibility objectives: (1) The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the

district; (2) proposed streets shall be connected to the existing district road network, wherever possible; (3) open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting; (4) locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design; (5) the landscape design shall complement the district's landscape patterns; (6) the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and (7) the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

SECTION 5. SMALL-SCALE WORKFORCE HOUSING FEE-IN-LIEU

Amends: Article 6, Workforce Housing Regulations, as applied to developments of 19 or fewer dwelling units within the WS-Overlay boundary.

5.1 Fee-in-Lieu Option for Small Projects

Any development of nineteen (19) or fewer dwelling units within the WS-Overlay may elect to satisfy the Workforce Housing requirements of these Regulations by payment of a fee-in-lieu, in accordance with this Section, rather than by provision of on-site deed-restricted workforce housing units.

5.2 Fee Calculation

The fee-in-lieu shall be equal to one percent (1%) of the total residential construction cost of the development, as certified by a licensed contractor or project engineer or by the Chief Building Official. This fee is consistent with the existing fee-in-lieu option available under the Zoning Regulations for developments of 10 or fewer units and extends the same mechanism to developments of up to 19 units within the WS-Overlay.

5.3 Payment

The fee shall be paid to the City of Norwalk Affordable Housing Fund prior to the issuance of a Certificate of Occupancy.

5.4 Standard Requirements for Larger Projects

Developments of twenty (20) or more dwelling units within the WS-Overlay shall remain subject to the Workforce Housing requirements of Article 6 without modification.

SECTION 6. MONITORING AND REVIEW

6.1 Annual Monitoring

Beginning one (1) year after the effective date of this section, and annually thereafter, the Department of Planning & Zoning, in coordination with TMP, shall, at the request of the Commission, report to the Commission on the WS-Overlay any information the Department of Planning & Zoning considers relevant. That information may include, but is not limited to:

a. Number of zoning permits issued within the WS-Overlay, by project size and type;

b. Total dwelling units approved and completed within the WS-Overlay;

c. Average and median rents for units approved under the Overlay;

d. District parking occupancy data;

e. Fee-in-lieu revenue collected and deposited into the Affordable Housing Fund; and

f. Any complaints or concerns received by the City regarding the Overlay.

As a result of its annual review, the Commission may amend or terminate any provision of the WS-Overlay.

6.2 Parking Exemption Limitation

Section 3.1 shall automatically expire upon the earlier of: (1) Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay; or (2) a determination under Section 6.1 that Section 3.1 should be terminated.

SECTION 7. ADDITIONAL OVERLAY STANDARDS

7.1 Recreation Area and Public Realm

Within the WS-Overlay, the Public Realm requirement of Table 4.3.1-H (10% of lot area) shall not apply to lots with Historic Structures and lots with less than 10 Dwelling Units. Small lots less than ¼ of an acre with more than 10 Dwelling Units may opt out of providing the Public Realm Requirements of Table 4.3.1-H (10% of lot area) if a payment in lieu is paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times $300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).

7.2 Intent

Small lots within the WS-Overlay are not well suited to provide Public Realm space on-site and the neighborhood already has many shared public amenities including three public parks (Freese Park, Klondike Park, Union Park), the Norwalk Public Library, the Norwalk River and harbor, and the Norwalk River Valley Trail, which collectively serve the recreation and public realm needs of the district. The fee-in-lieu requirement of Section 7.1 will allow the City to invest more strategically in Public Realm for the neighborhood than the de minimis onsite public realm that could be provided on these small lots.

May 6, 2025

Jason Milligan
Wall Street Opportunity Fund LLC c/o Milligan Realty
48 Wall Street, 2nd Floor
Norwalk, CT 06850

RE: Wall Street Neighborhood Parking Supply Analysis and Proposed Parking Standards

Dear Mr. Milligan,

Redniss & Mead, Inc. has completed an analysis of available parking in the Wall Street neighborhood. The area included in this analysis is indicated on Exhibit Depicting Limits of Wall Street Neighborhood for the Parking Supply Analysis in Appendix 1. Generally, this neighborhood includes public and private properties on Wall Street, Burnell Boulevard, Isaacs Street, and portions of West Avenue, Belden Avenue, Mott Avenue, Main Street, Leonard Street, and Commerce Street, all of which are within a ¼-mile radius of the Norwalk Transit – Wheels Hub.

The purpose of the analysis was to determine the total parking supply within the study area and make observations on the current occupancy of the available parking. The additions to the available parking supply anticipated from pending development projects were also tallied. Parking occupancy observations were made on four separate occasions including counts on Wednesday daytime and evening, a Friday evening, and Saturday daytime. A list of properties studied, the basic parameters of same (address, lot size, use, floor area, parking requirements, and parking provided), and the results of the occupancy observations are provided in Appendix 2.

Below is a summary of our findings.

Table 1: Total Parking Supply

	Public*	Private	Total
Existing	916	784	1,700
Proposed**	916	1,068	1,984

*Includes 243 spaces of on-street parking.
**Includes pending developments at 61 Wall St, 17 Isaacs St, 23 Isaacs St, and 9 Leonard St.

There are 1,700 parking spaces in the neighborhood, over half of which are available to the public. The public parking count includes the Yankee Doodle Garage at 10 Burnell Boulevard. Of the 379 parking spaces in this public garage, 115 are currently leased to McMahon Ford. 24 Belden Street was not included within the neighborhood limits as it is a large site with 598 parking spaces which would skew the results.

Wall Street is a unique area of historic urban infill. Many of the properties are relatively small, occupied entirely by buildings, and have no or limited on-site parking. Of the 86 properties in the study area, half have no on-site parking and 73% have either no or limited parking on-site. This significantly restricts or prevents additional commercial, housing, or institutional opportunities from occurring in 73% of this neighborhood. Limited parking supply was determined by comparing the existing floor area and use with the amount of parking required by the current zoning regulations without other potential reductions (historic, transit, etc.).

Table 2: Summary of Parking on Private Properties		
Parking Supply	# of Properties	Average Lot Size
None	42	4,978sf
Limited (not compliant)	21	9,184sf
Zoning Compliant	23	27,402sf

Even though 73% of the properties within the neighborhood have no or limited parking, the peak occupancy occurred on a weekday and was observed to be 46% in public spaces and 49% on private properties for an overall occupancy of 48%, not including the McMahon Ford inventory in the Yankee Doodle Garage.

Table 3: Parking Occupancy Observations			
	Public*	Private	Total*
Weekday – 11am Wednesday, April 2, 2025	46%	49%	48%
Weeknight – 6pm Wednesday, April 9, 2025	28%	41%	40%
Friday Night – 6pm April 4, 2025	31%	37%	39%
Saturday – 11am April 5, 2025	26%	37%	36%

*This does not include McMahon Ford inventory parking in the Yankee Doodle Garage which takes up roughly 10% of the public parking supply.

These initial observations suggest the neighborhood has sufficient public parking supply to absorb additional development and activity. As demand rises, there is also the opportunity to share unoccupied private parking spaces using technology-enabled applications like Parkable.

Given the unique nature of the neighborhood, and the preponderance of properties that have continued to operate without on-site parking, parking requirements could vary by property size. Less parking would be required on smaller properties and more parking would be required on larger properties. This would allow existing properties to operate as they have with some opportunity for additional activity. A graduated parking requirement where more parking is required for larger lots

also introduces a disincentive to consolidate properties which could result in larger scale developments when smaller scale infill developments on existing lots may be more desirable in this neighborhood.

Table 4: Proposed Parking Requirements based on Property Size	
Property Size	Parking Requirement*
Less than 10,000sf	0%
10,000 – 25,000sf	25%
Greater than 25,000sf	50%

*Percentage of parking required as compared to what is otherwise required by the Norwalk Zoning Regulations.

It is recognized that these properties would not have sufficient parking on site to meet the requirements of the Zoning Regulations and thereby rely more on available public parking, future opportunities for the shared management of private parking, and continued growth of ride share services. This is the explicit goal, which is to create a walkable urban environment where owning and driving a car from site to site is made less convenient. The desired result is to increase pedestrian activity and economic development opportunities in the Wall Street Neighborhood.

Respectfully Submitted,

Craig J. Flaherty, P.E.

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

Legend: Under Development
Public Parking

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
1	1 Belden Ave & 4 Mott Ave	1/35/1/0	49,223	Library / Public Parking	-	25,456	0	38	19	0	18	15
2	2 Belden Ave	1/36/30/0	37,026	Post Office	-	8,796	26	0	-	-	-	-
3	3 Belden Ave	1/35/22/0	23,087	Office	-	4,080	12	31	8	0	8	23
4	11 Belden Ave	1/35/21/0	43,996	Bank/Offices	-	14,532	44	43	22	11	32	11
5	14 Belden Ave	1/36/28/0	20,038	Off/Ret/Apt	-	9,712	20	25	19	13	6	13
6	15 Belden Ave	1/35/27/0	13,068	Off/Ret/Apt	-	6,318	13	25	6	6	13	6
7	17 Belden Ave	1/35/26/0	104,108	Courthouse	-	21,870	0	110	28	28	28	28
8	25 Belden Ave	1/35/15/0	15,246	Office	-	7,096	21	18	5	0	0	3
9	10 Burnell Blvd	1/36/31/0	41,382	Public Parking Garage	-	0	0	379	190	95	95	95
10	13 Byington Pl	1/35/12/0	4,792	Office	-	5,101	15	14	11	7	11	7
11	15 Byington Pl	1/35/11/0	9,148	Vacant/Parking	-	0	0	6	1	1	1	1
12	6 Commerce St	1/29/65/0	1,307	Resturant	-	1,360	14	0	-	-	-	-
13	7 Commerce St	1/22/2/0	13,939	Apartments	28	18,200	36	12	3	9	3	12
14	10 Commerce St	1/29/42/0	3,049	Off/Ret/Apt	4	7,150	10	0	-	-	-	-
15	11 Commerce St	1/22/3/0	8,276	Office Building	-	10,322	31	12	6	3	6	9
16	12 Commerce St	1/29/43/0	2,614	Retail	-	2,465	5	0	-	-	-	-
17	13 Commerce St	1/22/4/0	4,792	Apartments	6	7,320	8	6	2	3	2	3
18	14 Commerce St	1/29/44/0	2,178	Warehouse	-	1,311	3	0	-	-	-	-
19	16 Commerce St	1/29/45/0	4,792	Warehouse/Office	-	8,280	17	0	-	-	-	-
20	20 Commerce St	1/29/46/0	1,307	Off/Ret/Apt	2	3,297	5	0	-	-	-	-
21	26 Commerce St	1/29/47/0	1,307	Multi Family	4	1,540	5	0	-	-	-	-
22	28 Commerce St	1/29/48/0	871	Multi Family	3	1,538	4	0	-	-	-	-
23	3 Isaacs St	1/29/36A/0	4,356	Retail	-	2,435	5	0	-	-	-	-
24	5 Isaacs St	1/29/34/0	3,049	Office	-	4,623	9	3	3	2	2	2
25	7 Isaacs St	1/29/32/0	3,920	Retail	-	1,708	4	5	3	4	3	4
26	9 Isaacs St	1/29/32/1	3,920	Office Building	-	1,510	5	5	2	3	2	4
27	11 Isaacs St	1/29/31/0	3,920	Office Building	-	2,615	8	6	3	2	1	1
28	11 1/2 Isaacs St	1/29/30/0	3,485	Off/Ret/Apt	3	1,886	4	0	-	-	-	-
29	17 Isaacs St	1/29/29/0	33,551	Aparments/Parking	-	7,940	-	-	-	-	-	-
30	18 Isaacs St	1/29/24/0	13,939	Retail	-	16,292	33	0	-	-	-	-
31	19 Isaacs St	1/29/54/200	4,921	Apartments	24	22,056	31	23	12	17	12	17
32	20-26 Isaacs St	1/29/63/0	12,197	Off/Ret/Apt	-	6,209	13	12	9	3	3	0
33	21 Isaacs St	1/29/28/0	6,534	Warehouse	-	3,324	7	5	2	1	1	1
	23 Isaacs St	1/29/25/0	46,609	Public Parking	-	-	0	88	46	17	9	8
				Private Parking	-	-	0	43	22	9	4	4
34	31 Isaacs St	1/29/23/0	3,920	Apartments	6	3,576	8	5	0	2	3	3

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
35	1 Leonard St	1/29/1/0	38,768	Apartments	53	35,780	69	28	14	21	14	21
36	7 Leonard St	1/29/59/0	9,583	Multi Family	9	5,525	12	10	0	4	2	4
37	9 Leonard St	1/29/57/0	16,117	Apart. Comm.	-	-	-	-	-	-	-	-
38	12 Leonard St	1/28/21/0	4,792	Multi Family	5	2,445	7	0	-	-	-	-
39	14 Leonard St	1/28/20/0	3,485	Multi Family	4	1,755	5	0	-	-	-	-
40	12 Main St	1/66/25/0	6,534	Retail	-	7,695	15	0	-	-	-	-
41	20 Main St	1/66/21/0	39,640	Public Parking	-	-	0	90	68	74	29	54
42	30-36 Main St	1/66/20/0	6,098	Retail	-	10,927	22	0	-	-	-	-
43	44-50 Main St	1/66/14/0	12,197	Retail	-	4,394	9	10	8	8	8	3
44	1 Mott Ave	1/26/27/0	13,068	Multi Family	8	4,763	10	20	5	5	5	5
45	3 Mott Ave	1/26/28/0	10,454	Public Parking	-	0	0	34	26	9	9	12
46	5 Mott Ave	1/26/29/0	13,504	Off/Ret/Apt	-	8,791	18	18	14	9	5	5
47	6 Mott Ave	1/35/4/0	34,848	Lodge/Club	-	6,384	13	94	47	47	24	24
48	10 Mott Ave	1/35/5/0	22,651	Medical Offices	-	20,290	61	44	33	0	11	11
49	16 River St	1/37/12/0	8,276	Retail/Office Strip	-	14,545	29	0	-	-	-	-
50	3-5 Wall St	1/59/7/0	3,485	Bar/Resturant	-	6,856	69	0	-	-	-	-
51	7 Wall St	1/59/6/0	3,049	Resturant	-	3,262	33	0	-	-	-	-
52	9 Wall St	1/59/5/0	6,534	Condos	12	13,392	16	0	-	-	-	-
53	11 Wall St	1/59/13/0	3,485	Club/Lodges	-	2,870	6	0	-	-	-	-
54	15 Wall St	1/59/4/0	5,227	Off/Ret/Apt	4	5,092	9	0	-	-	-	-
55	17 Wall St	1/59/3/0	3,920	Retail	-	1,740	4	0	-	-	-	-
56	19 Wall St	1/59/2/0	1,742	Retail	-	1,056	2	0	-	-	-	-
57	21 Wall St	1/59/1/0	2,614	Park	-	-	0	0	-	-	-	-
58	26 Wall St	1/66/38/0	13,939	Retail		9,599	19	0	-	-	-	-
59	27 Wall St	1/22/1/0	1,742	Off/Ret/Apt	5	5,193	10	0	-	-	-	-
60	34 Wall St	1/37/1/0	5,663	Barber Shop	-	8,136	16	0	-	-	-	-
61	39 Wall St	1/29/41/0	5,663	Retail	-	16,380	33	0	-	-	-	-
62	40 Wall St	1/37/3/0	1,742	Retail	-	1,932	4	0	-	-	-	-
63	42 Wall St	1/37/4/0	1,742	Retail	-	1,466	3	0	-	-	-	-
64	45 Wall St	1/29/40/0	5,227	Off/Ret/Apt	12	7,102	20	0	-	-	-	-
65	46 Wall St	1/37/11/0	31,363	Public Parking	-	-	0	78	65	51	46	47
66	47 Wall St	1/29/39/0	1,307	Retail	-	1,243	3	0	-	-	-	-
67	48 Wall St	1/37/14/0	10,019	Bank	-	16,197	32	0	-	-	-	-
68	49 Wall St	1/29/38/0	3,049	Retail	-	3,608	7	0	-	-	-	-
69	51 Wall St	1/29/37/0	3,920	Retail	-	4,648	9	0	-	-	-	-
70	53 Wall St	1/29/36/0	3,920	Off/Ret/Apt	3	4,316	8	4	4	2	4	2
71	55 Wall St	1/29/35/0	2,614	Off/Ret/Apt	5	6,720	10	5	3	0	3	3
72	61 Wall St	1/29/13/0	57,064	Apartments	-	-	-	-	-	-	-	-
73	64 Wall St	1/36/4/0	19,166	Commercial	-	29,850	60	8	8	8	4	7

REDNISS & MEAD

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
74	67 Wall St	1/29/12/0	4,356	Office	-	4,954	10	0	-	-	-	-
75	68 Wall St	1/36/49/0	11,761	Retail	-	10,988	22	7	3	4	3	4
76	69 Wall St	1/29/11/0	5,663	Office/Bank	-	9,500	29	0	-	-	-	-
77	71 Wall St	1/29/10/0	10,019	Theater	-	9,562	19	0	-	-	-	-
78	77 Wall St	1/29/9/0	6,970	Retail	-	1,916	4	7	5	5	4	2
79	83 Wall St	1/29/8/0	6,534	Off/Ret/Apt	-	7,401	15	3	2	2	3	3
80	84 Wall St	1/36/32/0	31,363	Off/Ret/Apt	14	42,086	60	18	9	9	9	7
81	97 Wall St	1/29/7/0	10,019	Retail	-	3,484	7	0	-	-	-	-
82	104 Wall St	1/36/47/0	9,148	Retail	-	7,809	16	0	-	-	-	-
83	110 Wall St	1/36/48/0	1,307	Office Building	-	2,558	8	0	-	-	-	-
84	717 West Ave	1/29/4/0	40,946	Supermarket	-	16,514	33	42	32	21	32	42
85	724 West Ave	1/26/26/0	32,234	Church	-	10,663	126	7	7	4	2	3
86	731 West Ave	1/29/6/0	13,939	Retail	-	6,025	12	16	4	12	12	14
	Parking Subtotal		-	-	-	-	-	**1,457**	**774**	**530**	**488**	**541**
	Belden Ave	-						18	13	3	8	8
	Burnell Blvd	-						27	4	5	4	2
	Byington Pl	-						12	0	1	0	0
	Commerce St	-						10	3	8	4	11
	Isaacs St	-						20	9	15	8	14
	Leonard St	-						34	30	23	28	18
	Main St	-						25	21	14	22	13
	Mott Ave	-						33	9	8	8	12
	River St	-						19	7	19	16	19
	Wall St	-						45	35	43	34	36
	Subtotal On Street Parking		-	-	-	-	-	**243**	**131**	**139**	**132**	**133**
	On Street Parking Occupancy		-	-	-	-	-	**-**	**54%**	**57%**	**54%**	**55%**
	Public Parking Occupancy		-	-	-	-	-	**916**	**57%**	**41%**	**36%**	**38%**
	Private Parking Occupancy		-	-	-	-	-	**784**	**49%**	**37%**	**37%**	**41%**
	Total Parking Occupancy		-	-	-	-	-	**-**	**53%**	**39%**	**36%**	**40%**
	Summary Totals		**26.9**	**(Acres)**	**214**	**647,330**	**1,415**	**1,700**	**905**	**669**	**620**	**674**

Public On Street Parking

Notes:

Of the 86 parcels within the study area:
1) 42 have no on-site parking available (Lot sizes range from 871 sf to 16,117 sf with an average size of 4,978 sf);
2) 21 have fewer parking spaces than the regulations would require (Lot sizes range from 871 sf to 53,579 sf with an average size of 9,184 sf); and
3) 23 meet or exceed what the regulations would require (Lot sizes range from 3,920 sf to 104,108 sf with an average size of 27,402 sf).

Lots with lot area between 0 and 10,000 sf = 51 parcels
Lots with lot area between 10,000 and 25,000 sf = 20 parcels
Lots greater than 25,000 sf (lot area) = 15 parcels

*1 Belden Ave purchased 4 Mott Ave for parking
**10 Burnell Boulevard is the Yankee Doodle Garage; 115 of the 379 parking spaces are currently allocated to Ford McMahon

REDNISS & MEAD

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

Legend: Proposed Projects
Public Parking

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
1	1 Belden Ave & 4 Mott Ave	1/35/1/0	49,223	Library / Public Parking	-	25,456	0	38
2	2 Belden Ave	1/36/30/0	37,026	Post Office	-	8,796	26	0
3	3 Belden Ave	1/35/22/0	23,087	Office	-	4,080	12	31
4	11 Belden Ave	1/35/21/0	43,996	Bank/Offices	-	14,532	44	43
5	14 Belden Ave	1/36/28/0	20,038	Off/Ret/Apt	-	9,712	20	25
6	15 Belden Ave	1/35/27/0	13,068	Off/Ret/Apt	-	6,318	13	25
7	17 Belden Ave	1/35/26/0	104,108	Courthouse	-	21,870	0	110
8	25 Belden Ave	1/35/15/0	15,246	Office	-	7,096	21	18
9	10 Burnell Blvd	1/36/31/0	41,382	Public Parking Garage	-	0	0	379
10	13 Byington Pl	1/35/12/0	4,792	Office	-	5,101	15	14
11	15 Byington Pl	1/35/11/0	9,148	Vacant/Parking	-	0	0	6
12	6 Commerce St	1/29/65/0	1,307	Resturant	-	1,360	14	0
13	7 Commerce St	1/22/2/0	13,939	Apartments	28	18,200	36	12
14	10 Commerce St	1/29/42/0	3,049	Off/Ret/Apt	4	7,150	10	0
15	11 Commerce St	1/22/3/0	8,276	Office Building	-	10,322	31	12
16	12 Commerce St	1/29/43/0	2,614	Retail	-	2,465	5	0
17	13 Commerce St	1/22/4/0	4,792	Apartments	6	7,320	8	6
18	14 Commerce St	1/29/44/0	2,178	Warehouse	-	1,311	3	0
19	16 Commerce St	1/29/45/0	4,792	Warehouse/Office	-	8,280	17	0
20	20 Commerce St	1/29/46/0	1,307	Off/Ret/Apt	2	3,297	5	0
21	26 Commerce St	1/29/47/0	1,307	Multi Family	4	1,540	5	0
22	28 Commerce St	1/29/48/0	871	Multi Family	3	1,538	4	0
23	3 Isaacs St	1/29/36A/0	4,356	Retail	-	2,435	5	0
24	5 Isaacs St	1/29/34/0	3,049	Office	-	4,623	9	3
25	7 Isaacs St	1/29/32/0	3,920	Retail	-	1,708	4	5
26	9 Isaacs St	1/29/32/1	3,920	Office Building	-	1,510	5	5
27	11 Isaacs St	1/29/31/0	3,920	Office Building	-	2,615	8	6
28	11 1/2 Isaacs St	1/29/30/0	3,485	Off/Ret/Apt	3	1,886	4	0
29	17 Isaacs St	1/29/29/0	33,551	Apartments/Parking	50	51,063	65	65
30	18 Isaacs St	1/29/24/0	13,939	Retail	-	16,292	33	0
31	19 Isaacs St	1/29/54/200	4,921	Apartments	24	22,056	31	23
32	20-26 Isaacs St	1/29/63/0	12,197	Off/Ret/Apt	-	6,209	13	12
33	21 Isaacs St & 23 Isaacs St	1/29/28/0 & 1/29/25/0	53,579	Public Parking	-	-	0	88
				Multi Family	229	42,228	298	74
34	31 Isaacs St	1/29/23/0	3,920	Apartments	6	3,576	8	5
35	1 Leonard St	1/29/1/0	38,768	Apartments	53	35,780	69	28
36	7 Leonard St	1/29/59/0	9,583	Multi Family	9	5,525	12	10
37	9 Leonard St	1/29/57/0	16,117	Apart. Comm.	28	-	36	56

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	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
38	12 Leonard St	1/28/21/0	4,792	Multi Family	5	2,445	7	0
39	14 Leonard St	1/28/20/0	3,485	Multi Family	4	1,755	5	0
40	12 Main St	1/66/25/0	6,534	Retail	-	7,695	15	0
41	20 Main St	1/66/21/0	39,640	Public Parking	-	0	0	90
42	30-36 Main St	1/66/20/0	6,098	Retail	-	10,927	22	0
43	44-50 Main St	1/66/14/0	12,197	Retail	-	4,394	9	10
44	1 Mott Ave	1/26/27/0	13,068	Multi Family	8	4,763	10	20
45	3 Mott Ave	1/26/28/0	10,454	Public Parking	-	0	0	34
46	5 Mott Ave	1/26/29/0	13,504	Off/Ret/Apt	-	8,791	18	18
47	6 Mott Ave	1/35/4/0	34,848	Lodge/Club	-	6,384	13	94
48	10 Mott Ave	1/35/5/0	22,651	Medical Offices	-	20,290	61	44
49	16 River St	1/37/12/0	8,276	Retail/Office Strip	-	14,545	29	0
50	3-5 Wall St	1/59/7/0	3,485	Bar/Resturant	-	6,856	69	0
51	7 Wall St	1/59/6/0	3,049	Resturant	-	3,262	33	0
52	9 Wall St	1/59/5/0	6,534	Condos	12	13,392	16	0
53	11 Wall St	1/59/13/0	3,485	Club/Lodges	-	2,870	6	0
54	15 Wall St	1/59/4/0	5,227	Off/Ret/Apt	4	5,092	9	0
55	17 Wall St	1/59/3/0	3,920	Retail	-	1,740	4	0
56	19 Wall St	1/59/2/0	1,742	Retail	-	1,056	2	0
57	21 Wall St	1/59/1/0	2,614	Park	-	-	0	0
58	26 Wall St	1/66/38/0	13,939	Retail		9,599	19	0
59	27 Wall St	1/22/1/0	1,742	Off/Ret/Apt	5	5,193	10	0
60	34 Wall St	1/37/1/0	5,663	Barber Shop	-	8,136	16	0
61	39 Wall St	1/29/41/0	5,663	Retail	-	16,380	33	0
62	40 Wall St	1/37/3/0	1,742	Retail	-	1,932	4	0
63	42 Wall St	1/37/4/0	1,742	Retail	-	1,466	3	0
64	45 Wall St	1/29/40/0	5,227	Off/Ret/Apt	12	7,102	20	0
65	46 Wall St	1/37/11/0	31,363	Public Parking	-	-	0	78
66	47 Wall St	1/29/39/0	1,307	Retail	-	1,243	3	0
67	48 Wall St	1/37/14/0	10,019	Bank	-	16,197	32	0
68	49 Wall St	1/29/38/0	3,049	Retail	-	3,608	7	0
69	51 Wall St	1/29/37/0	3,920	Retail	-	4,648	9	0
70	53 Wall St	1/29/36/0	3,920	Off/Ret/Apt	3	4,316	8	4
71	55 Wall St	1/29/35/0	2,614	Off/Ret/Apt	5	6,720	10	5
72	61 Wall St	1/29/13/0	57,194	Apartments/Parking	105	187,694	137	137
73	64 Wall St	1/36/4/0	19,166	Commercial	-	29,850	60	8
74	67 Wall St	1/29/12/0	4,356	Office	-	4,954	10	0
75	68 Wall St	1/36/49/0	11,761	Retail	-	10,988	22	7
76	69 Wall St	1/29/11/0	5,663	Office/Bank	-	9,500	29	0
77	71 Wall St	1/29/10/0	10,019	Theater	-	9,562	19	0
78	77 Wall St	1/29/9/0	6,970	Retail	-	1,916	4	7

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	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
79	83 Wall St	1/29/8/0	6,534	Off/Ret/Apt	-	7,401	15	3
80	84 Wall St	1/36/32/0	31,363	Off/Ret/Apt	14	42,086	60	18
81	97 Wall St	1/29/7/0	10,019	Retail	-	3,484	7	0
82	104 Wall St	1/36/47/0	9,148	Retail	-	7,809	16	0
83	110 Wall St	1/36/48/0	1,307	Office Building	-	2,558	8	0
84	717 West Ave	1/29/4/0	40,946	Supermarket	-	16,514	33	42
85	724 West Ave	1/26/26/0	32,234	Church	-	10,663	126	7
86	731 West Ave	1/29/6/0	13,939	Retail	-	6,025	12	16
	Parking Subtotal		-	-	-	-	-	**1,741**
	Belden Ave						-	18
	Burnell Blvd						-	27
	Byington Pl						-	12
	Commerce St						-	10
	Isaacs St			Public On Street Parking			-	20
	Leonard St						-	34
	Main St						-	25
	Mott Ave						-	33
	River St						-	19
	Wall St						-	45
	Subtotal On Street Parking		-	-	-	-	-	**243**
	Public Parking Occupancy		-	-	-	-	-	**916**
	Private Parking Occupancy		-	-	-	-	-	**1,068**
	Total Parking Occupancy		-	-	-	-	-	-
	Summary Totals		**26.9**	**(Acres)**	**626**	**917,051**	**1,944**	**1,984**

Notes:

Of the 86 parcels within the study area:
1) 42 have no on-site parking available (Lot sizes range from 871 sf to 16,117 sf with an average size of 4,978 sf);
2) 21 have fewer parking spaces than the regulations would require (Lot sizes range from 871 sf to 53,579 sf with an average size of 9,184 sf); and
3) 23 meet or exceed what the regulations would require (Lot sizes range from 3,920 sf to 104,108 sf with an average size of 27,402 sf).

Lots with lot area between 0 and 10,000 sf = 51 parcels
Lots with lot area between 10,000 and 25,000 sf = 20 parcels
Lots greater than 25,000 sf (lot area) = 15 parcels

*1 Belden Ave purchased 4 Mott Ave for parking
**21-23 Isaacs represents proposed parking which includes 88 public parking spaces
***10 Burnell Boulevard is the Yankee Doodle Garage; 115 of the 379 parking spaces are currently allocated to Ford McMahon
****9 Leonard Street parking and unit count taken from the Norwalk Hour article titled "Zoning gets first look at proposed Leonard St apartments," written by Kelly Kultys, dated June 10, 2019

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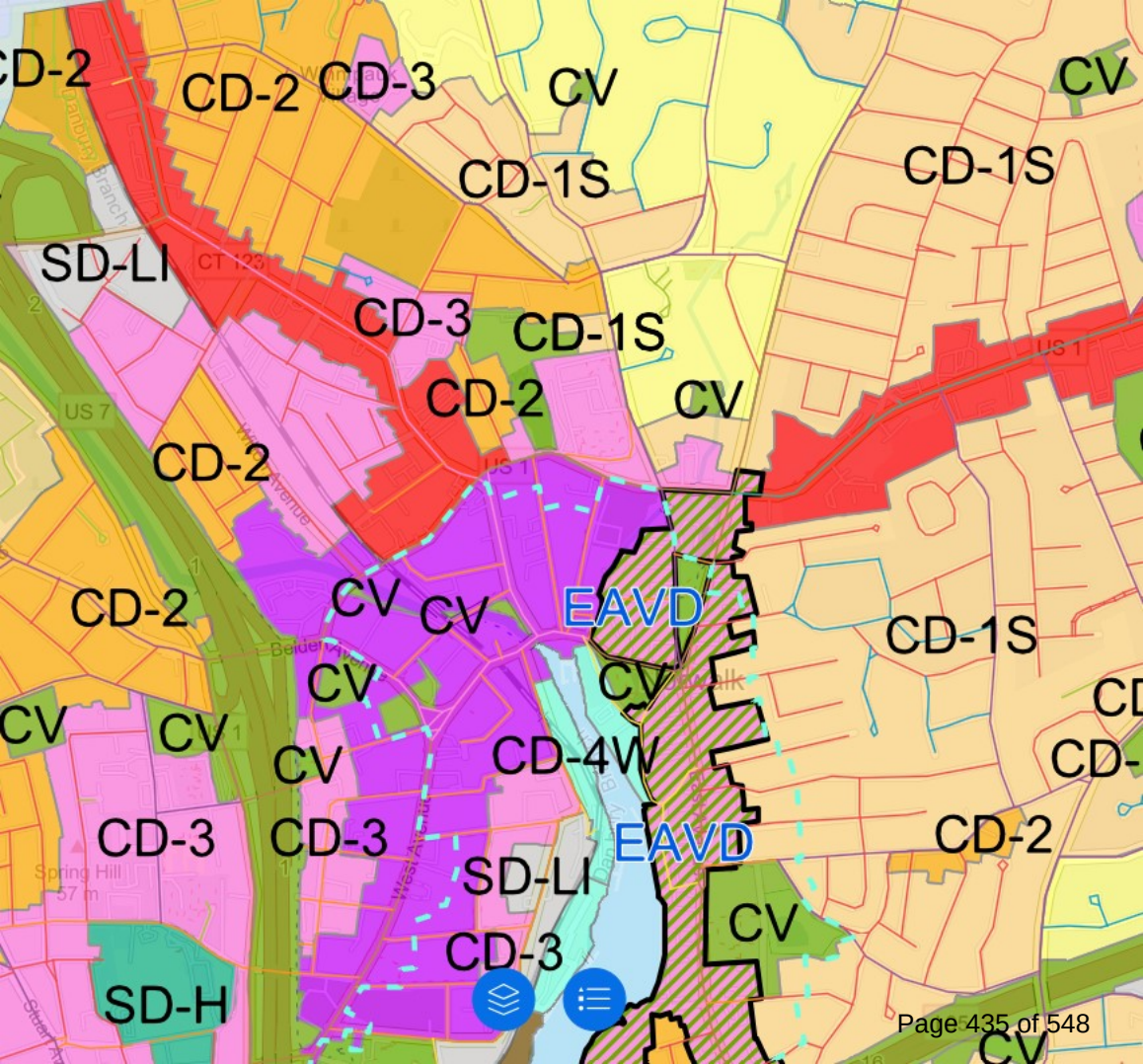
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CT 123
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PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

APPLICATION INFORMATION (3 HARD COPIES AND A DIGITAL COPY OF ALL REQUIRED DOCUMENTS)

1. **Fee: $1,060.00 application fee -** Payment of this application fee must be made by **credit or debit card *only***; cash and checks are not accepted. (Fee includes $60 for State of Connecticut land use processing fee).
2. Applicant's name and address

   Wall Street Opportunity Fund LLC
   c/o Jason Milligan
   48 Wall Street, 2nd Floor
   Norwalk, CT 06850

3. Street address of applicant's property affected by proposed amendment and district, block and lot number. Applications for amendments which are accompanied by a site plan, special permit or zone change shall list all adjoining property owners and all property owners directly across the street from the subject property.

   Street Address of Property: 23 Isaacs Street, Norwalk, CT 06850
   District: 1
   Block: 29
   Lot: 25

4. Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.

   Please see attached.

5. Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.

Zoning History – See response to No. 6, below.

Plan of Development: Mixed Use Development in a Downtown, Redevelopment Area

6. Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variance(s) requested and granted.

On September 18, 2024, P&Z approved a coastal site plan review application for this site (#2024-37). Materials for the initial application can be found at the following link: https://www.norwalkct.gov/3580/21-23-Isaacs-Street. Then, on December 11, 2024, P&Z approved a modification to the prior site plan approval (#2024-37). Materials for the modification can be found at the following link: https://www.norwalkct.gov/3628/Modification-to-21-23-Isaacs-Street.

7. Provide maps of area in the vicinity of applicant's property and all other properties within 500' radius (1" = 100') showing
   a. Current zoning of all property
   b. All other property within 500' radius owned by applicant
   c. All properties that will become non-conforming uses as a result of requested change.

See attached aerial photo, map of the four other parcels within a 500' radius of 23 Isaacs Street owned by the Wall Street Opportunity Fund, LLC, and a zoning map of the area. No properties will become non-conforming uses as a result of the requested change.

8. Provide a map of the city showing all zones affected by the zoning amendment including a calculation of the areas involved.

The only property affected by the text amendment will be 23 Isaacs Street, which is a 1.073-acre property.

9. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.

Enclosed.

10. **Notice Requirements:**

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, 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. (See attached sample notification form)

11. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any:

A. **Drainage:** (prepared by registered professional engineer)

a. Presence of watercourses, water bodies and wetlands
b. Existing and proposed storm drainage facilities

i. water-runoff from upland properties
ii. effect upon down stream properties

c. Storm drainage computations
d. Flood hazard zone information, if applicable

B. **Traffic** (prepared by professional traffic engineer)

a. i. road classification
ii. road widths
iii. roadway capacity (level of service)

b. Existing Traffic conditions

i. average daily traffic
ii. peak hour traffic volumes

c. Impact of the proposal upon traffic flow and safety

i. projected trip generation
ii. effect upon peak hour traffic and level of service
iii. improvements in road conditions or signalization

When, in the opinion of the Planning & Zoning Commission, a proposed zoning amendment/site plan will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

Applicant requests exemption from this requirement.

The Applicant, by
Wofsey, Rosen, Kweskin, & Kuriansky, LLP

Adam J. Blank

Adam J. Blank, Esq.
Duly Authorized

WOFSEY ROSEN

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

WALL STREET OPPORTUNITY FUND, LLC'S NARRATIVE TO TEXT AMENDMENT TO THE NORWALK ZONING REGULATIONS 23 ISAACS STREET

Wall Street Opportunity Fund, LLC (the "Applicant") seeks a text change to make its approved plans at 23 Isaacs Street (the "Property" or "23 Isaacs") legally conforming, they are now pre-existing nonconforming. This will allow for easier financing and flexibility with changes at the site in the future and it will allow the dwelling units on the site to be redistributed between extended stay, multifamily, and dormitory so that an economically viable project can move forward (with shovels in the ground as early as this fall).

On September 18, 2024, the Norwalk Planning & Zoning Commission (the "Commission") approved the Applicant's application (# 2024-37 CAM/SPR) for a six-story mixed-use structure containing 210 extended stay hotel rooms and 5 live-work units at the Property.

After the filing of the initial application, an affiliate of the Applicant acquired 24 Belden Avenue—a high-visibility corner lot located within two blocks of the Property. Upon acquiring 24 Belden, the Applicant filed a separate application for a mixed-use development at that site including a full-service hotel with approximately 99 traditional hotel rooms. That application was approved by this Commission (2024-64 CAM/SPR).

As a result of that approval, the Applicant determined that it should scale back the scope of the planned hotel at 23 Isaacs. Subsequently, on December 11, 2024, the Commission approved a modification to that approval (also # 2024-37), reconfiguring the interior of the approved structure at the Property to contain 119 extended stay hotel rooms, 100 multifamily dwelling units, and 5 live-work units, while maintaining the same approved exterior façade.

After the Commission approved the original application for 23 Isaacs, the City amended its Zoning Regulations to redefine "Dwelling Unit" in a manner that brought extended stay hotel rooms, dormitory rooms, and multifamily apartments all under that definition. Because of that regulatory change, the Property became pre-existing

nonconforming under the Regulations. Specifically, the approved number of dwelling units on the Property (combining apartments and extended stay hotel rooms) now exceeds what would be permitted under the revised regulation, even though the approval predated the change.

Because the approval predates the regulatory amendment, the Applicant retains the legal right to construct the Property as approved. However, pre-existing nonconforming status creates significant practical challenges including difficulties in obtaining construction and permanent financing, complications for any future modifications or amendments, and increased legal exposure to challenges by third parties.

Additionally, two new hotels within two blocks of each other in the Wall Street neighborhood are not economically viable. In connection with planning for both sites, the Applicant and its affiliates retained a hotel consultant and engaged in an extensive process of interviewing hotel operators and performing market research. That process produced a clear conclusion: 24 Belden Avenue, with its strong street presence, is an ideal location for a hotel; a brand has been selected—Hilton's Homewood Suites—and an operator/partner has been engaged – Prestige Hospitality Group – to run that hotel. 23 Isaacs, by contrast, is tucked away from primary public view and is not well-suited to hotel operations. National hotel chains and operators are not willing to move forward at 23 Isaacs.

Furthermore, bringing two hotels online simultaneously, within two blocks of each other, would make it extremely difficult to stabilize either operation. Two underperforming hotels in the same neighborhood would harm both projects and the broader Wall Street district. By concentrating hotel development at 24 Belden Avenue, where market conditions are strongest, and converting 23 Isaacs to entirely multifamily use, the Applicant's overall program becomes far more financially viable and beneficial to the community. This text change, in turn, makes the approved configuration at 23 Isaacs Street legally conforming and enables revised plans to move forward.

Text Amendment Benefits: Form, Parking, and Workforce Housing

Norwalk now operates under a form-based zoning framework. The building form approved for the Property has already been determined to be appropriate for this site—it's the right building in the right pace. The current Regulations would allow the Applicant to mix and match between dormitories, multifamily and extended stay hotel rooms; however, the prior approval does not allow that flexibility. This constraint, however, forces a particular interior configuration that is not financially viable or operationally a logical arrangement for the site. By allowing the approved building form to be retained while permitting the interior to be configured as multifamily dwelling units with various live/work units at street level, this text amendment enables a new and improved version of the project already approved by the Commission to proceed to construction.

The conversion to an all-residential development will also include a meaningful increase in on-site parking beyond what was required or provided for with the previously approved hotel component, improving the parking situation for future residents and the surrounding neighborhood.

Perhaps most importantly, the originally approved hotel program carried no workforce housing obligation. By converting the Property to multifamily residential use, the project will now be subject to Norwalk's workforce housing requirements. The revised program will generate approximately ten new workforce housing units that would not have existed under the previously approved hotel configuration. This represents a meaningful addition to Norwalk's affordable housing stock that this text amendment directly enables.

Proposed Text Amendment Language

The Applicant proposes that the following provision be added to the Norwalk Zoning Regulations:

> *Any property that has obtained a Site Plan or Special Permit approval for the construction of Dormitory Rooms, Extended Stay Hotel Rooms, and/or Multifamily Dwellings, but which has not yet obtained a Zoning Permit, may convert any of the Dwelling Units to any other type(s) of Dwelling Units so long as the total collective number of Dwelling Units does not increase. In the event of a conflict, this provision shall supersede Table 4.3.1-H.*

This provision is narrowly tailored. It applies only to properties that have already received site plan or special permit approval for a specific combination of dwelling unit types but have not yet obtained a zoning permit. It permits the conversion of approved unit types to other allowed unit types without increasing the total number of units. It does not alter any approved exterior form or affect any property that has already commenced construction under a zoning permit.

Consistency with the Norwalk Plan of Conservation and Development

The proposed text amendment is fully consistent with and supported by the Norwalk Citywide Plan of Conservation and Development (2019–2029, as amended through 2025) (the "POCD"). The POCD establishes a series of goals, policies, and strategies directly relevant to this application.

A. Housing Variety and Choice

The POCD establishes as a primary housing goal that "Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms." (POCD, p. 60.) In support of that goal, the POCD sets out as an explicit intention to "[s]upport housing policies that provide housing for Norwalk's households across a range of preferences and household incomes" and to "[s]upport housing policies that promote higher-density housing near existing and future employment centers and availability of public transportation." (*Id.*) The proposed text amendment advances both of these intentions directly: it enables a

greater variety of housing unit types at a transit-accessible location in the heart of the Wall Street district.

B. Workforce Housing

The POCD specifically identifies workforce housing as a key asset and priority for Norwalk, noting that "[t]he new multifamily development clustered in Norwalk's activity centers plays an important role in providing housing for young workers and empty-nesters interested in urban living." (POCD, p. 19.) The POCD further recognizes that Norwalk's 10% affordable unit requirement for qualifying multifamily buildings has generated substantial new workforce units in recent years. (*Id.*) By enabling the conversion of the approved hotel rooms at 23 Isaacs Street to multifamily dwelling units, this text amendment will directly produce 10 new workforce housing units that would not otherwise be created. This is precisely the kind of outcome the POCD's workforce housing policies are designed to encourage.

C. Wall Street / West Avenue Redevelopment and the Urban Core

The POCD identifies the Wall Street / West Avenue corridor as one of Norwalk's most important redevelopment areas and calls for support of "major walkable mixed-use centers in Wall Street/West Avenue, SoNo, and Merritt 7 employment centers," noting that "[t]hese areas are transit-served and could support additional walkable mixed-use development with more residential growth and density." (POCD, p. 235.) The POCD further describes the goal of building "an economic development strategy aimed at revitalizing underutilized parcels of land" in the Wall Street corridor, with a vision of creating a "neighborhood ecosystem that is amenity-rich, operates 24/7, has diversified housing opportunities and is a hyperconnected area via both technology and transportation." (POCD, p. 48.)

This text amendment directly enables the activation of a currently stalled development site within this redevelopment area by removing a regulatory impediment to an already-approved project. Moving the Property's development forward with an all-residential program—rather than leaving it undeveloped due to financing and conformity

challenges—advances the POCD's vision for the Wall Street district as a vibrant, populated urban neighborhood.

D. Form-Based Zoning and Redevelopment of Nonresidential Properties

The POCD endorses Norwalk's transition toward form-based zoning, which "focuses more on building form than on land uses" and reflects an understanding that the quality of a building's relationship to the street and the public realm matters more than a rigid separation of uses. (POCD, p. 232.) The POCD further recognizes the importance of "continuing current redevelopment of older non-residential properties into mixed-use and multifamily areas" to accommodate population growth. (POCD, p. 30.) The building approved for 23 Isaacs Street has already been evaluated and found to be consistent with the City's form-based standards. This text amendment simply ensures that the interior configuration of an already-approved building form can be optimized to reflect current market conditions without regulatory penalty.

The POCD also reflects the State of Connecticut's Growth Management Principles, which expressly call upon municipalities to "Redevelop and Revitalize Regional Centers and Areas with Existing or Currently Planned Physical Infrastructure" and to "Expand Housing Opportunities and Design Choices to Accommodate a Variety of Household Types and Needs." (POCD, p. 257.) This text amendment, which removes a barrier to development of an already-approved project in a redevelopment area and increases the variety of housing unit types available, directly advances both of these state-level principles.

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Conclusion

For all of the foregoing reasons, the Applicant respectfully requests that the Planning and Zoning Commission approve the proposed text amendment.

Respectfully submitted,
WALL STREET OPPORTUNITY FUND, LLC,

By: *Adam J. Blank*

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Emma L. Dignoti, Esq.
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Juris No.: 068550

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AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on Wall St Opportunity Fund, LLC's behalf in any and all land use applications and approvals concerning property located at 23 Isaacs Street, Norwalk, Connecticut. This authorization includes but is not limited to the preparation, filing and presentation of a Site Plan Application and a Coastal Site Plan Application for the above-referenced property. A fax or copy of this Authorization shall be valid as an original.

Wall St Opportunity Fund, LLC

DocuSigned by:

A51A1E41B2304D0...

By: Jason Milligan

Dated: 5/1/2024, 2024

CITY OF NORWALK

ASSESSOR'S PARCEL VERIFICATION & TAX CLEARANCE FORM

To verify payment of taxes, please bring the form to the tax collector's office.

Ownership and Mailing Address:

WALL ST OPPORTUNITY FUND LLC
48 WALL ST 2ND FL
NORWALK CT 06850

Property Location: 23 ISAACS ST

District: 1

Map/Block/Lot: 1 29 25 0

Map/Block/Lot (subdivided lot/new lot):

Unique ID: 1-29-25-0

Shiela M Miller
Assessor/Representative

5/27/2026
Date Signed

OFFICE OF THE TAX COLLECTOR

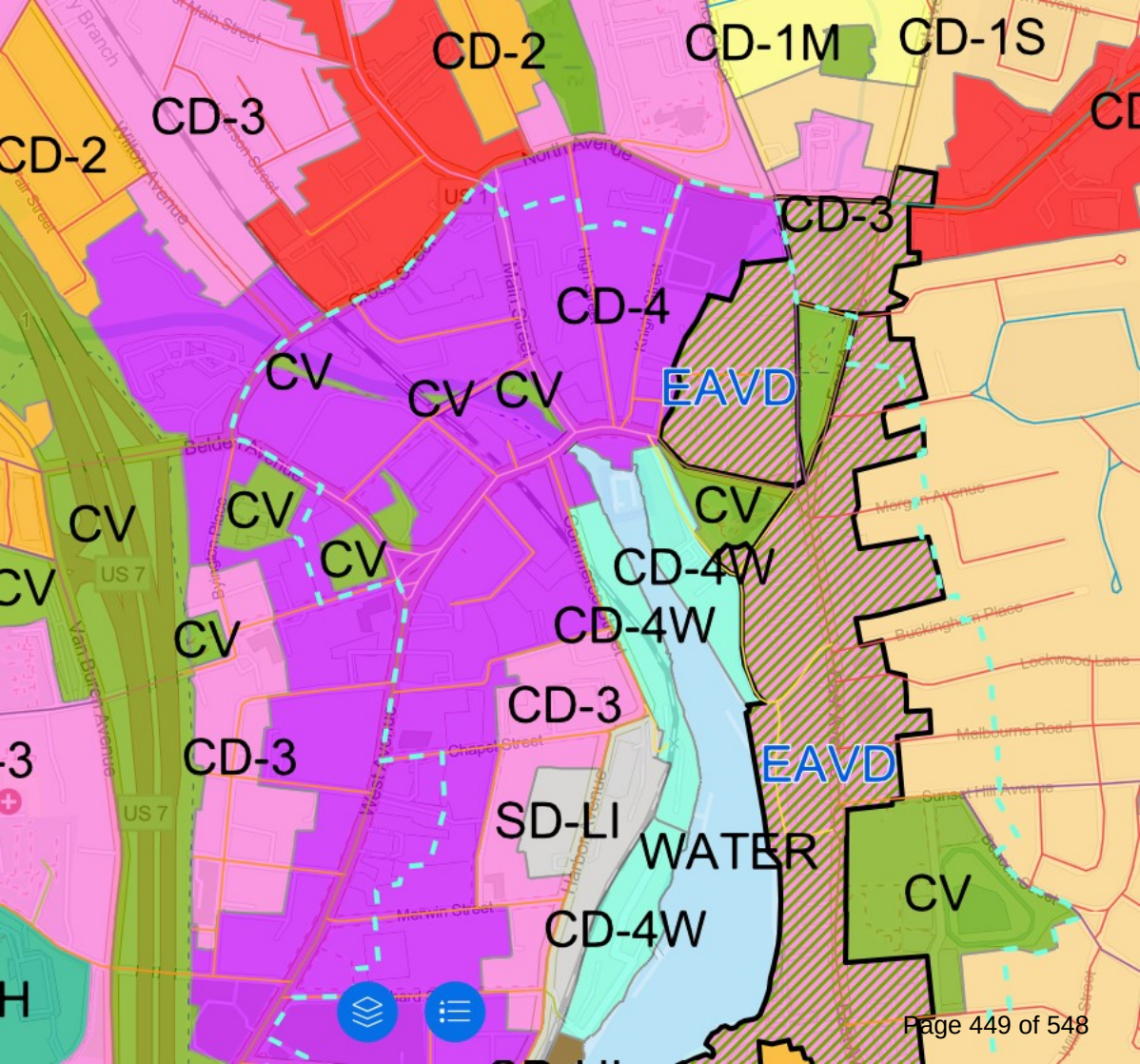
The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.

Tax Collector/Representative

PROPERTY TAXES
PAID THRU
JUN 30 2026
TAX COLLECTOR'S OFFICE
CITY OF NORWALK

5/27/26
Date Signed

Date Printed: 05/27/2026


CD-2
CD-1M
CD-1S
CD-3
CD-2
CD-3
CD-4
CV
CV
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EAVD
CV
CV
CV
CV
CD-4W
CD-4W
CV
CD-3
CD-3
EAVD
SD-LI
WATER
CV
CD-4W
North Avenue
US 1
Main Street
Belden Avenue
US 7
Van Buren Avenue
Chapel Street
Merwin Street
Morgan Avenue
Buckingham Place
Lockwood Lane
Melbourne Road
Sunset Hill Avenue



Date Created: 5/27/2026
Created By: anonymous

Parcels Within 500' Radius of 23 Isaacs Street

Owned by Wall Street Opportunity Fund, LLC

1 inch = 199 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.

1) WALL ST OPPORTUNITY FUND LLC

Address: 97 WALL ST - 97 WALL ST 06856
Legal: 14NE
Parcel: 1-29-7-0 RPID: 1576 Acres: 0.234

2) WALL ST OPPORTUNITY FUND LLC

Address: 83 WALL ST
Legal: 14NE
Parcel: 1-29-8-0 RPID: 1577 Acres: 0.147

3) WALL ST OPPORTUNITY FUND LLC

Address: 31 ISAACS ST
Legal: 14NE
Parcel: 1-29-23-0 RPID: 1536 Acres: 0.085

4) WALL STREET OPPORTUNITY FUND LLC

Address: 21 ISAACS ST - 21 ISAACS ST 06856
Legal: 14NE
Parcel: 1-29-28-0 RPID: 1539 Acres: 0.154

5) WALL ST OPPORTUNITY FUND LLC

Address: 23 ISAACS ST
Legal: 14NE
Parcel: 1-29-25-0 RPID: 1538 Acres: 1.073



N
W E
S

SCALE: 1" = 100'

0 50 100 200
Feet

23 ISAACS STREET
1-29-25-0

Aerial photographs taken April, 2019

Document Name: Aerial Template

Site Plan Review Application

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

Date Received:

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

1. **Address of Subject Property(s):**

65 Van Zant St & 28 Rowan St, Norwalk, CT

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

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

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

7. Existing Use of Property:

Retail

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

Townhouses

Applicant Information

Applicant Name: Alexander S. Melko Architect
Billing Address: 100 Commons Park N Ste 406, Stamford, CT 06902
Phone Number: 2034348177 Email: amelkodesign@gmail.com
Signature: Alexander S. Melko

Property Owner Information and Authorization

Owner of Record: Milan Pribelsky
Billing Address: 10 Fox Run Rd, Norwalk, CT 06851
Phone Number: 2036676814 Email: milanexpertrenovationllc@gmail.com
Signature:

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

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: 65 Van Zant Street **2.** D/B/L/U: 3/34/13

3. Proposed Work: New Residential Townhouses **4.** Zone: EVTZ

5. Applicant Identification:

Applicant Name: Milan Expert Renovation LLC

Address: 10 Fox Run Road, Norwalk, CT

Phone Number: 203-667-6814 Email:

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

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

Name: Dean Martin, P.E. – Grumman Engineering LLC

Address: 20 Knight Street, Norwalk, CT

Business Phone: 203-853-3833 Email: dean@grummanengineering.com

6. Property Owner, if different than applicant:

Owner Name: 65 Van Zant LLC

Address: 10 Fox Run Road, Norwalk, CT 06825

Phone Number: 203-667-6814 Email: milanexpertrenovation llc @gmail.com

7. Project Information:

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

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

6. Project Site Plans:

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

- [x] Project location
- [x] Existing and proposed conditions, including buildings and topography
- [ ] **All** coastal resources on and contiguous to the site
- [ ] High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- [x] Soil erosion and sediment controls
- [x] Storm water management & treatment practices
- [ ] Ownership and type of use on adjacent properties
- [x] Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- [ ] Landscaping and planting plan (existing & proposed)
- [x] 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:
65 Van Zant Street

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

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Norwalk Harbor (1,140 Ft +/-)

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:
Exist Commercial Food Service. Proposed 11 Townhouses

e) Indicate the area of the project site: 0.421 acres **or** 18,343 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*):

Raze existing commercial building and paved parking. Construct new Residential Townhouses building, driveway and parking. Impervious surface will be reduced by 165F.

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*):

Runoff from the proposed building roof will be collected and routed into 4'x4' precast gallery units. Driveway & Lawn area's collected will be routed thru deep sump catch basin's & yard drains, providing WQV treatment prior to discharge into 4x4 galley retention.

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*):

This property is located approximately 1,140 ft. from the closest Coastal Resources, at the Norwalk Harbor

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

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

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

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

This site is not located within 1,140' of Norwalk Harbor. There are no coastal use or activites on the site. Typical erosion control technics have been incorporated.

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.) *:

This site is located approximately 1,140 ft. from the closest water body, all land between this site and water body is developed.

*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*):

N/A

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*):

Potential adverse impact during construction is sediment transport into adjacent street drainage system on Van Zant Street. This will be Mitigated by installing and maintaining 'Silt Sack' insert in basin during construction.

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: Milan Pribelsky **DATE:** 5/26/26

Agent's Signature: Dean E. Martin, P.E. **DATE:** 5-22-26

ISSUED FOR PZ PERMIT
ISSUED: 05/14/2026



ZONING COMPLIANCE SUMMARY

GROUND COVERAGE
- LOT AREA = 18,343 SF
- MAXIMUM GC ALLOWED = **80%** × 18,343 SF = **14,674 SF**
- **PROPOSED GC = 14,534 SF**
- COVERAGE % = 14,626 ÷ 18,343 = **79.2%**
- **COMPLIES**

- **DENSITY** LOT AREA = 18,343 SF
- BASE DENSITY = 1 DU / 1,650 SF → 18,343 ÷ 1,650 = **11.1 → 11 UNITS ALLOWED**
- **PROPOSED: 11 DWELLING UNITS → COMPLIES**

PARKING
- BASE PARKING REQUIREMENT = 1.3 / DU × 4 = **5.2 → 6 SPACES**
- PROVIDED = 7 **SPACES**

PARKING & DRIVEWAY COMPLIANCE
- REFER TO CIVIL DRAWINGS SITE PLAN

DWELLING UNITS SCHEDULE

LOT AREA / DENSITY BASIS:
- LOT AREA = 18,343 SF
- **1 DU / 1650 SF**
- **MAXIMUM ALLOWABLE UNITS:** 11

PROPOSED DISTRIBUTION:

- 7 × 2-BEDROOM UNITS
- 4 × 3-BEDROOM UNITS

TOTAL PROPOSED UNITS: 11

WORKFORCE HOUSING COMPLIANCE:
- 11 UNITS × 10% = 1.1 WF UNITS REQUIRED PER SEC. 6.12.4(2)
- 1 × 2-BEDROOM WF UNIT @ 80% AMI PROVIDED PER SEC. 6.12.4(2)(B)
- 2-BR WF UNIT COUNTS AS 1.5 WF UNITS PER SEC. 6.12.4(5)
- PROVIDED WF CREDIT: 1.5 WF UNITS

SETBACKS & FRONTAGE BUILDOUT (CD-3 STANDARDS)

- **VAN ZANT STREET (PRINCIPAL FRONTAGE):**
  - LOT WIDTH = 80.0 FT
  - REQUIRED BUILDOUT = 80 × 60% = **48.0 FT**
  - PROVIDED BUILDOUT WITHIN 12 FT SETBACK = **75.25 FT → COMPLIES**

- **ROWAN STREET (SECONDARY FRONTAGE):**
  - LOT WIDTH = 60.21 FT
  - REQUIRED BUILDOUT = 60.21 × 60% = **36.1 FT**
  - PROVIDED BUILDOUT WITHIN 12 FT SETBACK = **36 FT → COMPLIES**

- **SIDE SETBACKS:** 0 FT MIN → **COMPLIES**
- **REAR SETBACK:** 3 FT MIN OR 15 FT FROM ALLEY CL → **COMPLIES**

BUILDING STANDARDS
- MAXIMUM HEIGHT = 3.5 STORIES
- PROPOSED = 3 STORIES & 2.5 STORIES (TH: 1,9,10,11) → **COMPLIES**

HALF STORY CALCULATION (ATTIC), VAN ZANT ST, TH.10 :
- 2ND FLOOR GFA = **566.31 SF**
- ATTIC / 3RD FLOOR GFA = **327.67 SF**
- RATIO = 327.67 ÷ 566.31 = **58%** ≤ 60% (WITH DORMERS) → **COMPLIES**

HALF STORY CALCULATION (ATTIC), VAN ZANT ST, TH.9, TH.11:
- 2ND FLOOR GFA = **684.57SF**
- ATTIC / 3RD FLOOR GFA = **305.23 SF**
- RATIO = 305.23 ÷ 684.57 =44.5% ≤ 60% (WITH DORMERS) → **COMPLIES**

HALF STORY CALCULATION (ATTIC), ROWAN ST, TH.1:
- 2ND FLOOR GFA = **680SF**
- ATTIC / 3RD FLOOR GFA = **388.31 SF**
- RATIO = 388.31 ÷ 680 =49.8% ≤ 60% (WITH DORMERS) → **COMPLIES**

DORMER COVERAGE:
- VAN ZANT ST: TH.9, TH11, ROOF LENGTH = **16.58'**
  - DORMER = 6.92'
  - % = 6.92' ÷ 16.58' = **42%** ≤ 50% → **COMPLIES**
- VAN ZANT ST: TH.10, ROOF LENGTH = **18.54'**
  - DORMER = 8'
  - % = 8' ÷ 18.54' = **43%** ≤ 50% → **COMPLIES**
- ROWAN ST: TH.1 ROOF LENGTH = **36'**
  - DORMER = 14.5'
  - % = 14.5 ÷ 36 = **40%** ≤ 50% → **COMPLIES**

CEILING HEIGHTS:
- FIRST FLOOR (O-EVTZ): 15' MINIMUM REQUIRED AT VAN ZANT ST → **15' PROVIDED**
- UPPER FLOORS: ≤13' → **COMPLIES**

ROOF TYPE & PITCH
- PERMITTED ROOFS: GABLE, HIP, MANSARD, SHED → **GABLE + SHED DORMERS PROPOSED**
- PRIMARY ROOFS (VAN ZANT & ROWAN): **10:12 PITCH, 14:12 PITCH** → WITHIN 8:12–14:12 REQUIREMENT → **COMPLIES**
- DORMER ROOFS: **4:12 - 7:12 PITCH** → PERMITTED FOR SHED DORMERS (3:12–14:12) → **COMPLIES**

FACADE GLAZING
- **VAN ZANT ST:** REQUIRED ≥10% → 201.1 SF; PROVIDED = 305.2 SF (15%) → **COMPLIES**
- **ROWAN ST:** REQUIRED ≥10% → 70.25 SF; PROVIDED = 115.1 SF (16%) → **COMPLIES**

MATERIALS
- WOODGRAIN FINISH NICKEL GAP TRUEXTERIOR SIDING 91/4" BEDROCK COLOR & HARDIE SHINGLE SIDING (*URBAN GRAY*, 5" EXPOSURE, LIGHTER GRAY)
- **ROOF:** ASPHALT SHINGLES (GAF HDZ, PEWTER GRAY)
- **COLOR PALETTE:** ≤3 COLORS (URBAN GRAY, BEDROCK GRAY, DARK GRAY TRIM) → **COMPLIES**

LANDSCAPING
- REQUIREMENT: TREE PLANTING IF YARD ≥15'; LANDSCAPING ≥30% IF YARD ≥10'
- PROPOSED: FRONT SETBACKS ALONG VAN ZANT & ROWAN ARE **<10'** → EXEMPTION APPLIES
- LANDSCAPING PROVIDED AT AMENITY AREAS/RAIN GARDENS → **COMPLIES**

PUBLIC REALM
- REQUIREMENT: 10% LOT AREA TO PUBLIC REALM
- EXEMPTION: CD-3 PROJECTS WITH <29 DU EXEMPT
- PROPOSED: 22 DU → **EXEMPT**

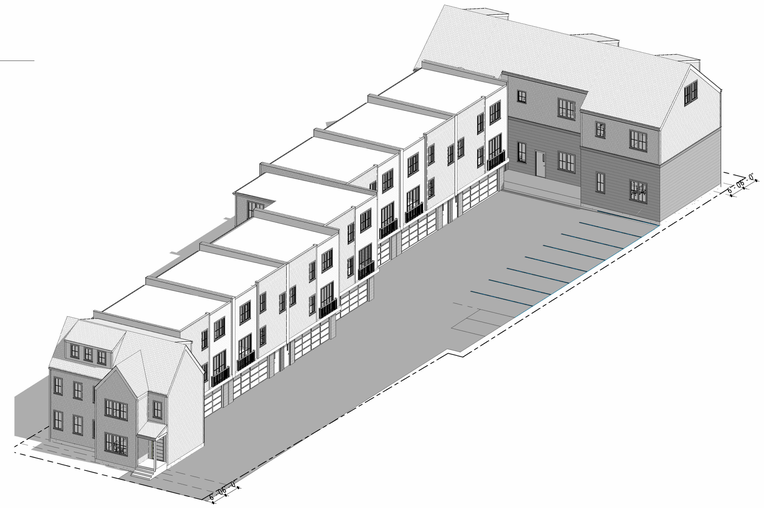
SUSTAINABILITY:
- PROJECT IS DESIGNED UTILIZING AN NGBS SILVER.-ORIENTED SUSTAINABILITY METHODOLOGY.
- ALL FLAT ROOF AREAS TO UTILIZE HIGH-REFLECTANCE WHITE TPO COOL ROOF MEMBRANE SYSTEM.
- ALTERNATE: WHITE EPDM COOL ROOF MEMBRANE SYSTEM.



1 3D View 3



2 3D VIEW-1, FOR REFERENCE ONLY



3 3D VIEW-2, FOR REFERENCE ONLY

ALEXANDER MELKO
ARCHITECTURE
INTERIOR DESIGN

65 - VZ
NEW TOWNHOUSES

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN

ALEXANDER MELKO RA
100 COMMONS PARK N STE 406
STAMFORD, CT 06902
AMELKODESIGN@GMAIL.COM
WWW.ASM-ARCH.COM
203 434 8177

ENGINEER

SEAL

STATE OF CONNECTICUT
ALEXANDER S. MELKO
No. 14528
REGISTERED ARCHITECT

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

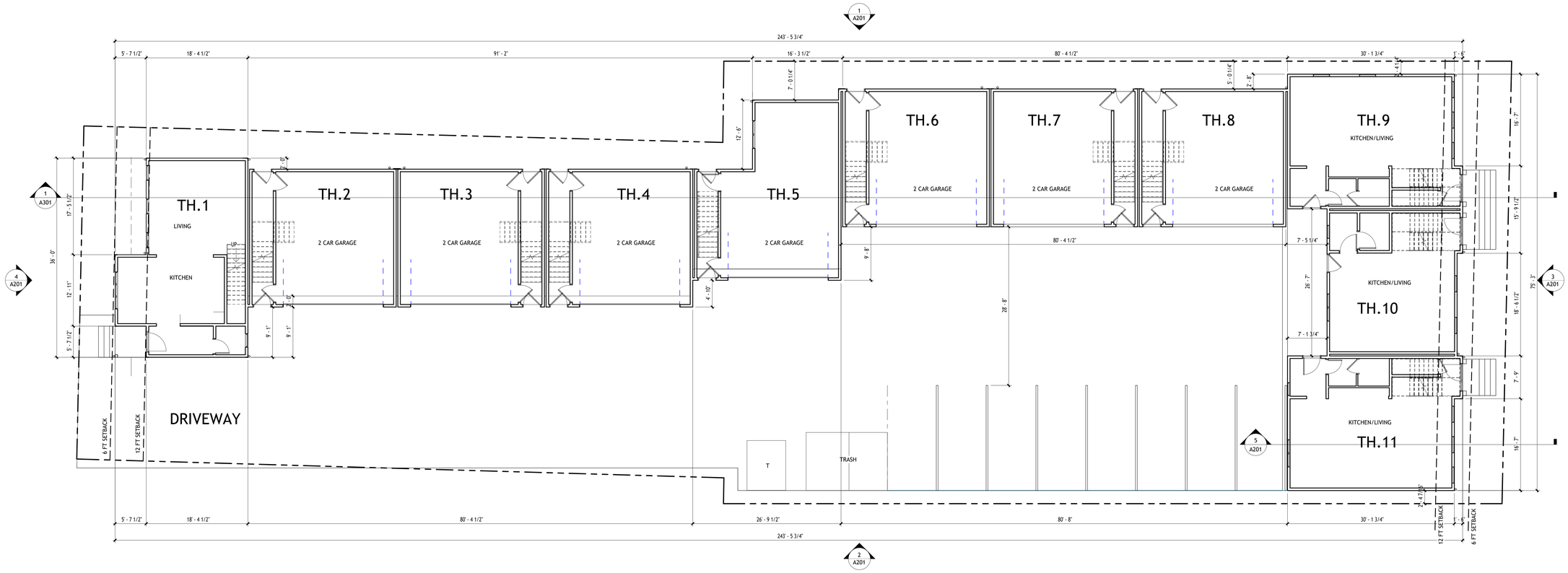
26_0514 - PZ PERMIT SET

Cover

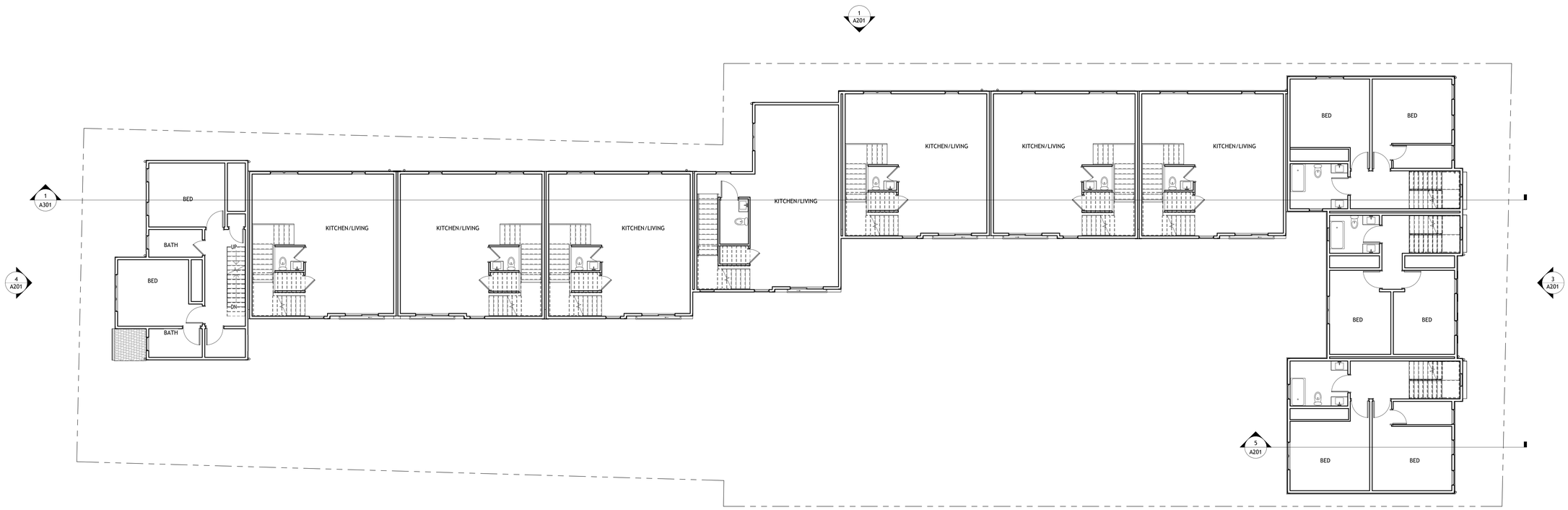
G100

NO: 65 VZ

5/14/2026 12:15:20 PM



1 First Floor Architectural Plan
1/8" = 1'-0"



2 Second Floor Architectural Plan
1/8" = 1'-0"

0 4' 8' 16'
0 1' 2'
1/8" = 1'-0"

ALEXANDER MELKO
ARCHITECTURE
INTERIOR DESIGN

65 - VZ
NEW TOWNHOUSES

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

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ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

26_0514 - PZ PERMIT SET

Architectural Floor Plans

A101

NO: 65 VZ

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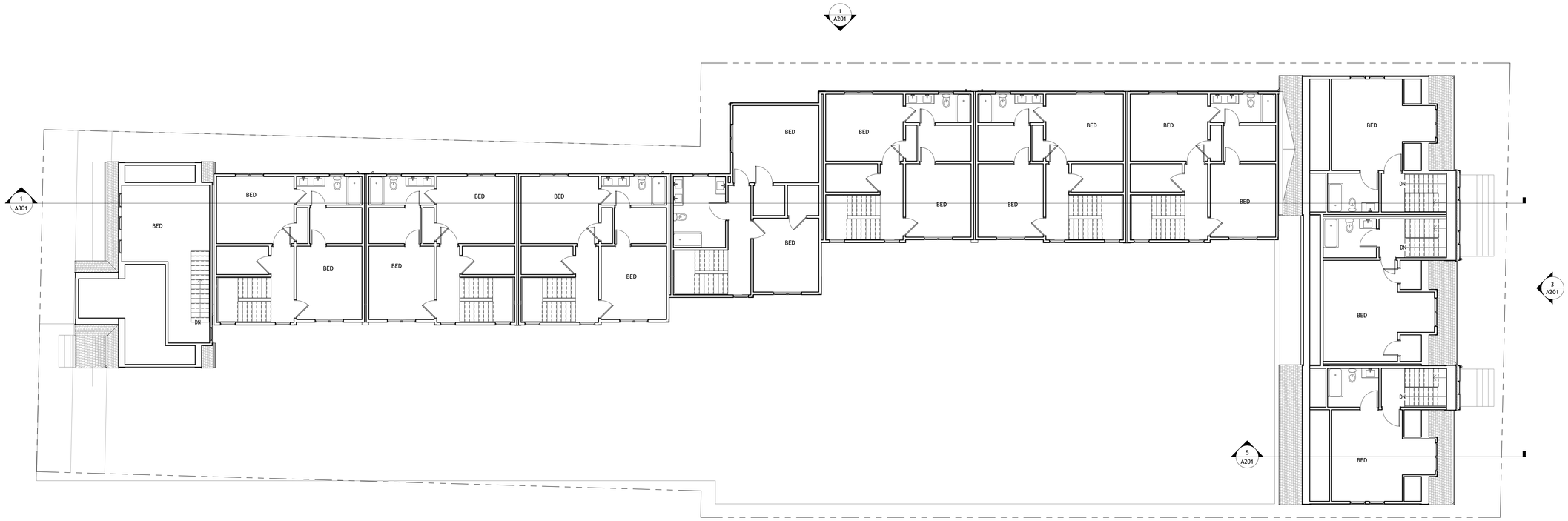
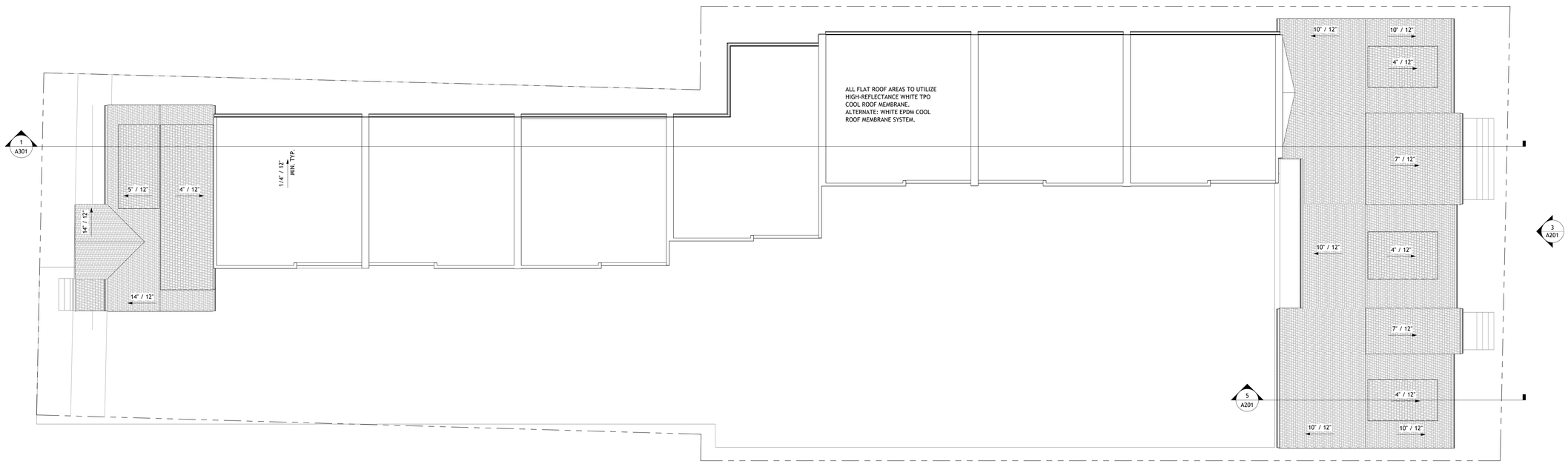


1 L3 - Architectural
1/8" = 1'-0"



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

5/14/2026 12:15:26 PM

ALEXANDER MELKO
ARCHITECTURE
INTERIOR DESIGN

65 - VZ
NEW TOWNHOUSES

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN

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ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

26_0514 - PZ PERMIT SET

Architectural Floor Plans

A102

NO: 65 VZ



1 North Architectural Building Elevation
1/8" = 1'-0"



2 South Architectural Building Elevation
1/8" = 1'-0"

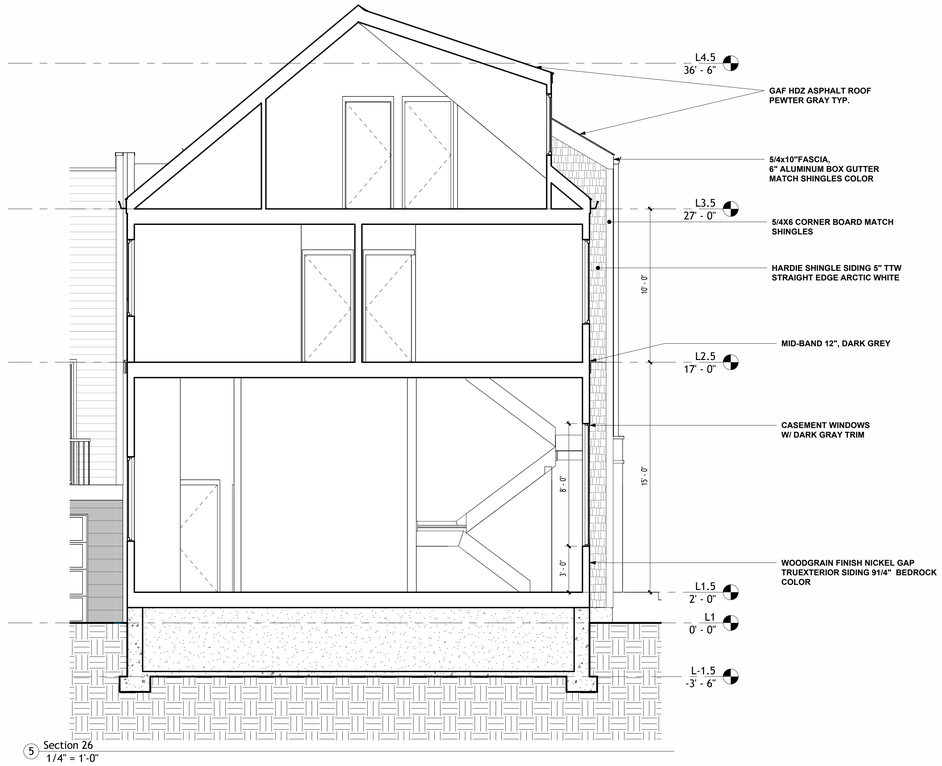




3 East Architectural Building Elevation
1/8" = 1'-0"



4 West Architectural Building Elevation
1/8" = 1'-0"



5 Section 26
1/4" = 1'-0"

ALEXANDER MELKO
ARCHITECTURE
INTERIOR DESIGN

65 - VZ
NEW TOWNHOUSES

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN

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ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

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Architectural Building Elevations

A201

NO: 65 VZ

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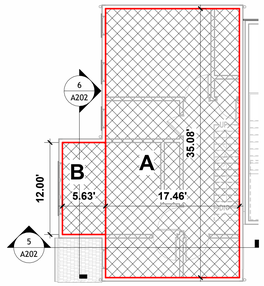
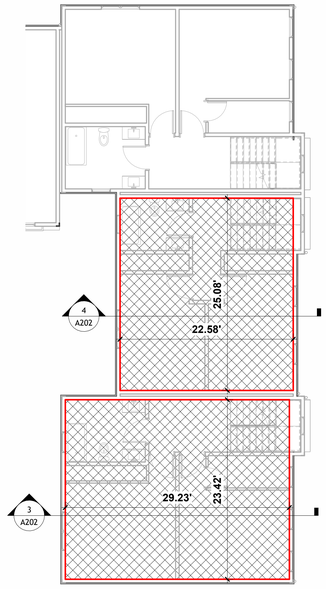
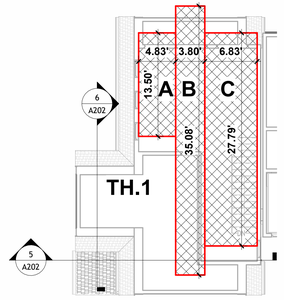
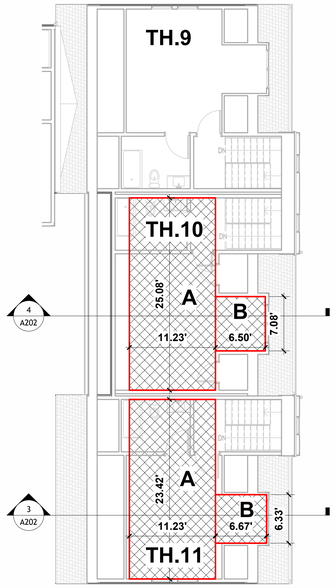




TH.1 - 2ND FL GFA					
SECOND FLOOR GFA					
					AREA SQ.FT.
A		17.46	X	35.08	612.5
B		5.63	X	12	67.6
TOTAL GFA					**680.06**
MAX 50% ALLOWABLE					340.03
MAX 60% ALLOWABLE WITH DORMERS					408.03

TH.1 - 1/2 STORY PROPOSED 60% MAX					
3.5 FLOOR					
					AREA SQ.FT.
A		4.83	X	13.5	65.205
B		3.8	X	35.08	133.3
C		6.83	X	27.79	189.8
1/2 STORY PROPOSED SF					388.31





TH.10 - 2ND FL GFA					
SECOND FLOOR GFA					
					AREA SQ.FT.
		22.58	X	25.08	566.3
TOTAL GFA					**566.31**
MAX 50% ALLOWABLE					283.15
MAX 60% ALLOWABLE WITH DORMERS					339.78

TH.10 - 1/2 STORY PROPOSED 60% MAX					
3.5 FLOOR					
					AREA SQ.FT.
A		11.23	X	25.08	281.6484
B		6.5	X	7.08	46.0
1/2 STORY PROPOSED SF					327.67

TH.9,11 - 2ND FL GFA					
SECOND FLOOR GFA					
					AREA SQ.FT.
		29.23	X	23.42	684.6
TOTAL GFA					**684.57**
MAX 50% ALLOWABLE					342.28
MAX 60% ALLOWABLE WITH DORMERS					410.74

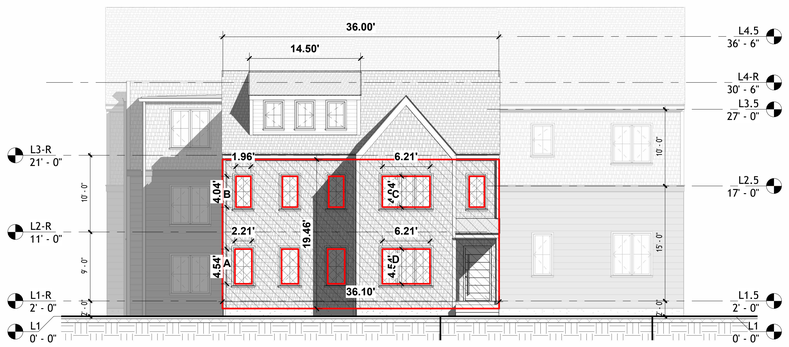
TH.9,11 - 1/2 STORY PROPOSED 60% MAX					
3.5 FLOOR					
					AREA SQ.FT.
A		11.23	X	23.42	263.0066
B		6.67	X	6.33	42.2
1/2 STORY PROPOSED SF					305.23

1 Second Floor Architectural Plan
1/8" = 1'-0"



SOUTH ELEVATION - VAN ZANT ST						
GLAZING CALCULATIONS						
						AREA SQ.FT.
				75.25	X	25.71	1934.7
				7.83	X	3.22	25.2
				15.88	X	3.22	51.1
1ST FL FACADE AREA SF							2011.0
MIN GLAZING - 10%							**201.10**
A	8	X	2.75	X	7.75	170.5
B	8	X	2.21	X	5.04	89.1
C	3	X	1.88	X	4.54	25.6
D	3	X	1.88	X	3.54	20.0
1ST FL GLAZING AREA PROPOSED SF						**305.2**
PROPOSED FACADE GLAZING %						**15%**

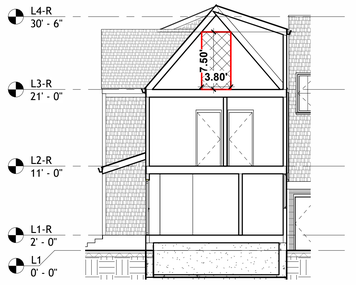
7 East Architectural Building Elevation
1/8" = 1'-0"



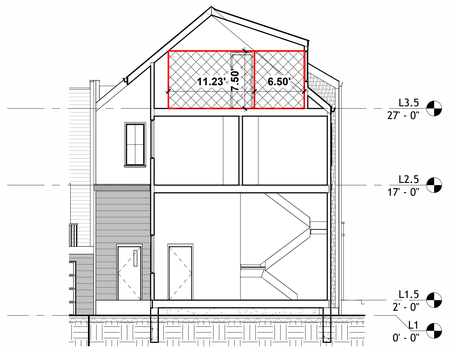
NORTH ELEVATION - ROWAN ST						
GLAZING CALCULATIONS						
						AREA SQ.FT.
				36.1	X	19.46	702.5
1ST FL FACADE AREA SF							702.5
MIN GLAZING - 10%							**70.25**
A	3	X	2.21	X	4.54	30.1
B	4	X	1.96	X	4.04	31.7
C	1	X	6.21	X	4.04	25.1
D	1	X	6.21	X	4.54	28.2
1ST FL GLAZING AREA PROPOSED SF						**115.1**
PROPOSED FACADE GLAZING %						**16%**

8 West Architectural Building Elevation
1/8" = 1'-0"

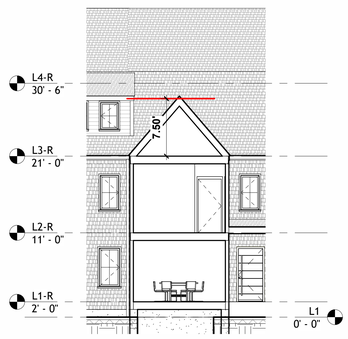
2 L3 - Architectural Copy 1 Diagrams
1/8" = 1'-0"



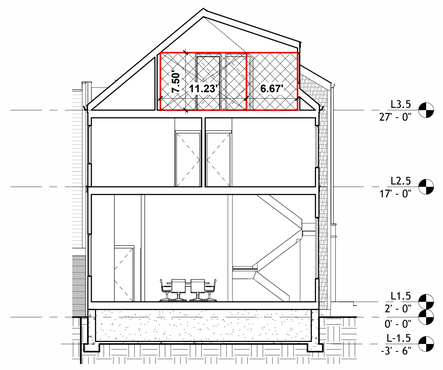
5 TH. 1 SECTION.2
1/8" = 1'-0"



4 TH.10 SECTION
1/8" = 1'-0"



6 TH. 1 SECTION
1/8" = 1'-0"



3 TH. 9 & 11 SECTION
1/8" = 1'-0"

ALEXANDER MELKO
ARCHITECTURE
INTERIOR DESIGN

65 - VZ
NEW TOWNHOUSES

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN
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WWW.ASM-ARCH.COM
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ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

26_0514 - PZ PERMIT SET

HALF STORY CALCULATIONS

A202

NO: 65 VZ

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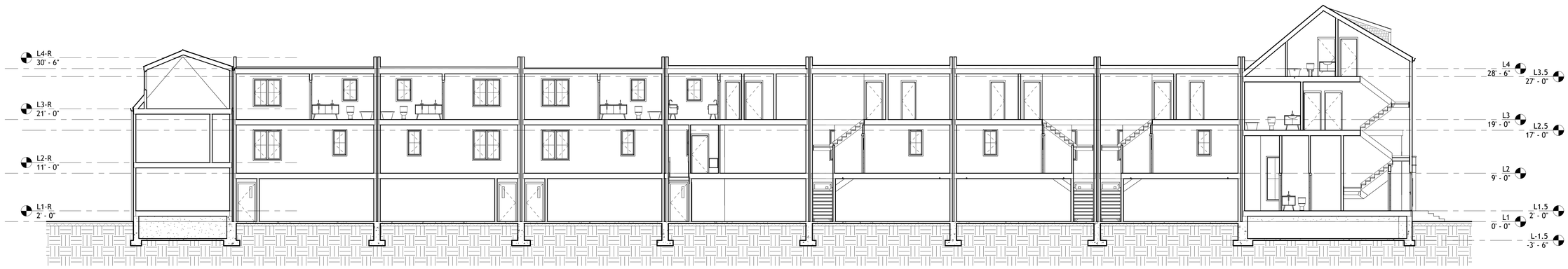

1 Building Section
1/8" = 1'-0"

ALEXANDER MELKO
ARCHITECTURE
INTERIOR DESIGN

65 - VZ
NEW TOWNHOUSES

65 VZ
NORWALK, CT

PROJ. NO. XXX

OWNER

65 VAN ZANT ST
NORWALK, CT 06855

ARCHITECT

ASM ARCHITECTURE & DESIGN

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ENGINEER

SEAL

PROJECT DATA

65 VAN ZANT ST
NORWALK, CT 06830

ISSUE

26_0514 - PZ PERMIT SET

Architectural Building Sections

A301

NO: 65 VZ

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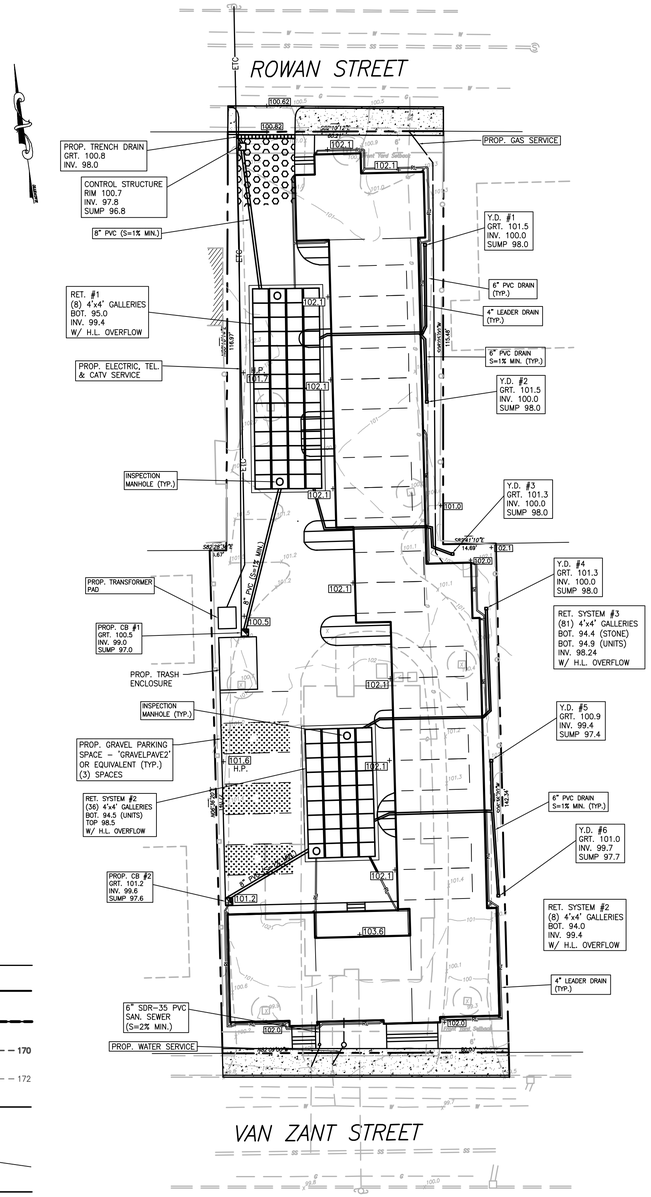
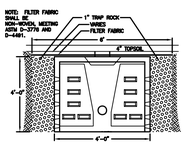
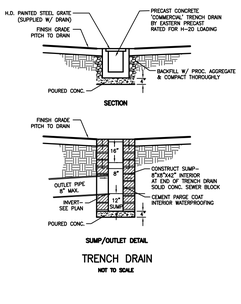


LEGEND

- PROPERTY LINE
- SILT FENCE — SF
- EXISTING CONTOUR (10 FT) — 170
- EXISTING CONTOUR (2 FT.) — 172
- PROPOSED CONTOUR — 170
- SPOT ELEVATION — x 171.5
- WETLAND FLAGS — 12
- UNDERGROUND ELECTRIC — E
- WATER SERVICE — W
- ROOF LEADER — RL
- STORM DRAIN (MINOR) — D
- UTILITY POLE
- FIRE HYDRANT
- EXISTING STONE WALL
- TEST HOLE
- PERCOLATION TEST
- RIP-RAP DRAIN OUTLET
- TREE REMOVAL



4'x4' LEACHING GALLERY
NOT TO SCALE



TRENCH DRAIN
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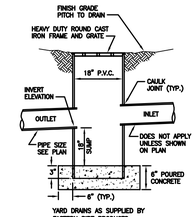
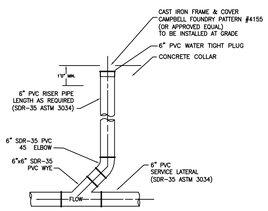
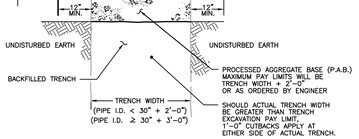


YARD DRAINS AS SUPPLIED BY EASTERN PIPE PRODUCTS 3320 BERLIN TPKE. NEWINGTON, CT 06111 OR APPROVED EQUAL.

YARD DRAIN
NOT TO SCALE



CLEAN OUT DETAIL



PAVEMENT REPAIR

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

PAVEMENT REPAIR TABLE

(MARSHAL MIX)

4 MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
CLASS 2 - 2" THK.
CLASS 1 - 2 1/2" THK.
CLASS 4 - 4" THK.

3	5-12-26	FOOTPRINT, DRAINAGE, DRIVEWAY
2	10-8-25	FOOTPRINT, DRIVEWAYS, DRAINAGE
1	8-14-25	DPW REVIEW COMMENTS

REVISIONS

GRAPHIC SCALE

20 0 20 40

1 inch = 20 feet

65 VZ

65 VAN ZANT STREET — NORWALK, CONNECTICUT

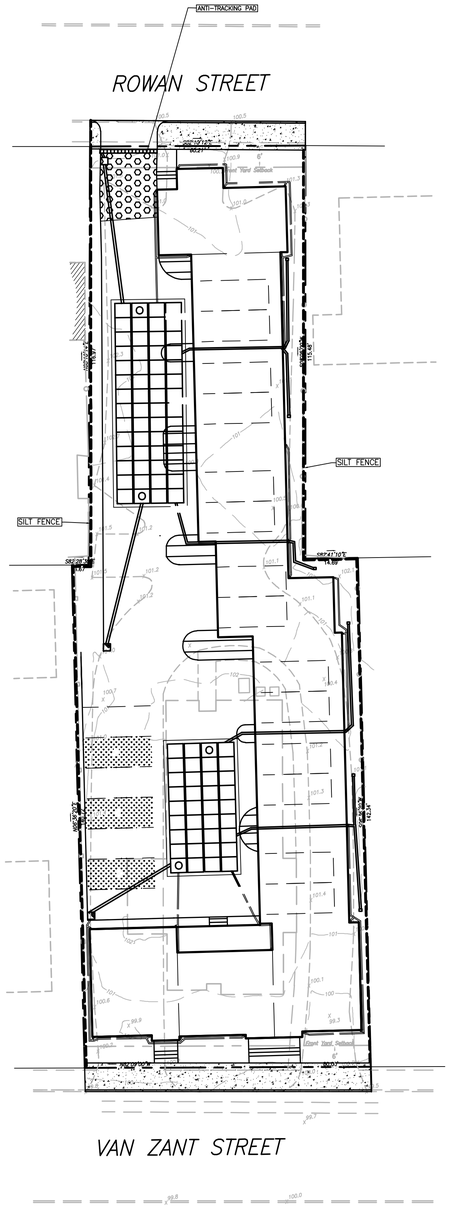
11- UNIT MULTI-FAMILY DEVELOPMENT
DRAINAGE & UTILITIES

23-5688 project

2 OF 3 sheet

2-24-25 date

GRUMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3833 FAX: (203) 286-5057

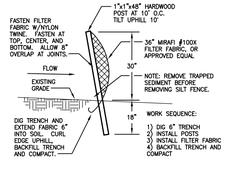


LEGEND

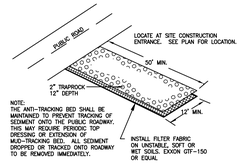
- PROPERTY LINE
- SILT FENCE — SF —
- EXISTING CONTOUR (10 FT) — 170
- EXISTING CONTOUR (2 FT.) — 172
- PROPOSED CONTOUR — 170
- SPOT ELEVATION x 171.5
- WETLAND FLAGS 12
- UNDERGROUND ELECTRIC — E —
- WATER SERVICE — W —
- ROOF LEADER — RL —
- STORM DRAIN (MINOR) — D —
- UTILITY POLE
- FIRE HYDRANT
- EXISTING STONE WALL
- TEST HOLE
- PERCOLATION TEST
- RIP-RAP DRAIN OUTLET
- TREE REMOVAL

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2023 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



SILT FENCE
NOT TO SCALE



ANTI-TRACKING PAD
NOT TO SCALE

GRAPHIC SCALE

20 0 20 40

1 inch = 20 feet

3	5-12-26	FOOTPRINT, DRIVEWAY, DRAINAGE
2	10-8-25	FOOTPRINT, DRIVEWAYS, DRAINAGE
1	8-14-25	DPW REVIEW COMMENTS

REVISIONS

65 VZ

65 VAN ZANT STREET — NORWALK, CONNECTICUT

23-5688 project

3 OF 3 sheet

11-UNIT MULTI-FAMILY DEVELOPMENT
EROSION CONTROL PLAN

2-24-25 date

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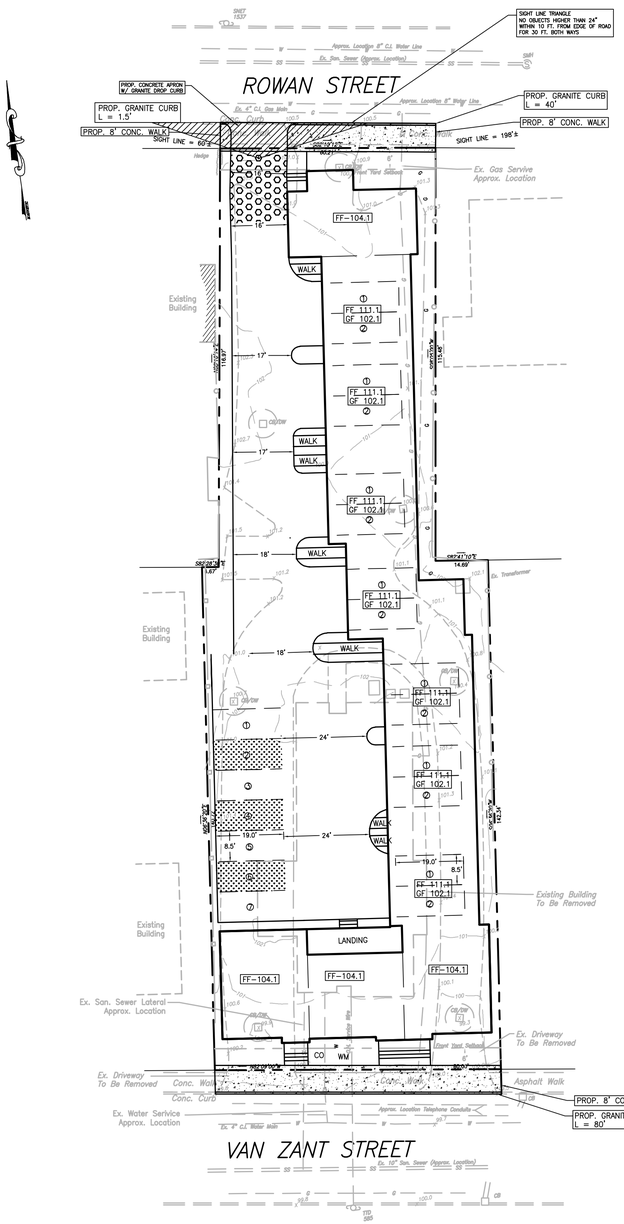
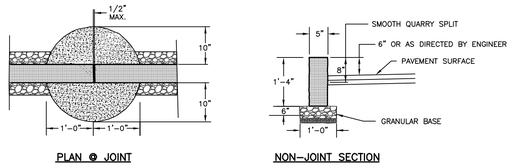
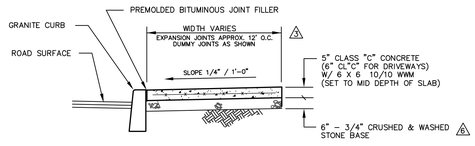
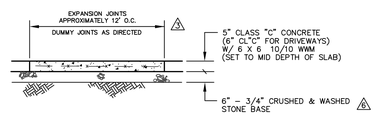
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3833 FAX: (203) 286-5057





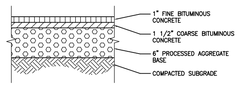
GRANITE & PRECAST CONCRETE CURB
JOINT TREATMENT
(GRANITE CURB SHOWN)
EXPANSION JOINTS @ APPROX. 50'-0" O.C. (TYP.)



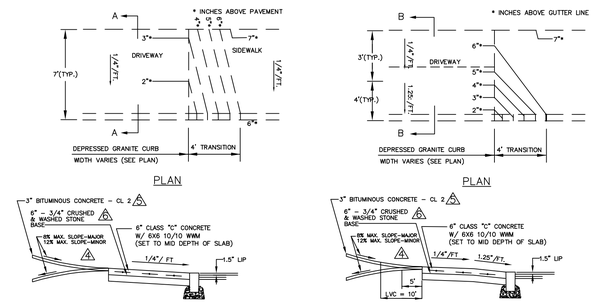


CONCRETE SIDEWALK
CONCRETE DRIVEWAY
N.T.S.

3 SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM 'CONCRETE SIDEWALK', EXCEPT THAT THE FINAL TEXTURE OF THE RAMP SURFACE SHALL BE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



DRIVEWAY PAVEMENT
NOT TO SCALE



N.T.S. N.T.S.

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

ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
ZONE: EVTZ			
FRONT SETBACK:	6' MIN, 12' MAX.	20.3', 155.0'	7.5', 6.0'
REAR:	3' MIN.		-----
SIDE:	0'	13.0'	2.2'
LOT WIDTH:	50' MIN; 100' MAX.	50'	50'
LOT AREA:	5,201 S.F.	18,343 S.F.	18,343 S.F.
FRONTAGE BUILDOUT	60% MIN.		86.1%, 85.0%
DENSITY	1 UNIT/ 1,650 S.F.		1/1,650 S.F.
IMPERVIOUS SURFACE COVERAGE	80% MAX.	80.7%	79.2%
ACCESSORY STRUCTURES:			
FRONT SETBACK:	20' + 20'		
REAR:	5'	85.9'	NA
SIDE:	5'	2.8'	NA

IMPERVIOUS SURFACE:

BUILDING - 7,640 S.F.
DRIVEWAY - 6,576 S.F.
SIDEWALK - 318 S.F.

TOTAL - 14,534 S.F.

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING SITE INFORMATION WAS TAKEN FROM A "ZONING LOCATION SURVEY OF PROPERTY PREPARED FOR MILAN EXPERT RENOVATION LLC, 65 VAN ZANT STREET & 28 ROWAN STREET, NORWALK, CT" BY ARCAMONE LAND SURVEYORS LLC, DATED NOV. 6, 2023
6. ALL HIGH-DENSITY POLYETHYTLENE (H.D.P.E.) STORM DRAIN PIPE SHALL BE 'SMOOTH INTERIOR' TYPE AND MEET THE REQUIREMENTS OF ASTM F405 & F667 AND AASHTO M252 & M294.
7. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, PRIOR TO START OF CONSTRUCTION.
9. TOTAL SITE AREA = 18,343 SQ. FT. ~ 0.421 AC.
10. THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SUPPLY.
11. PROPERTY IS SHOWN ON ASSESSORS MAP 23NW, DISTRICT 3, BLOCK 34, LOT 13.
12. LOCATIONS OF CRITICAL UTILITIES SHALL BE VERIFIED IN THE FIELD, BY THE CONTRACTOR, AT THE START OF CONSTRUCTION.
13. VERTICAL DATUM= ASSUMED (CONTOURS SHOWN AT 1 FOOT INTERVALS)
14. PROPERTY IS LOCATED WITHIN FEMA FLOOD ZONE 'X' AS SHOWN ON FIRM PANEL 532 OF 626, MAP 09001C0532G, DATED 7-8-13.
15. ALL WORK WITHIN THE STATE R.O.W., SHALL BE IN ACCORDANCE WITH THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION, FORM 819.

LEGEND

PROPERTY LINE
SILT FENCE — SF —
EXISTING CONTOUR (10 FT) — 170
EXISTING CONTOUR (2 FT.) — 172
PROPOSED CONTOUR 170
SPOT ELEVATION 171.5
WETLAND FLAGS 12
UNDERGROUND ELECTRIC — E —
WATER SERVICE — W —
ROOF LEADER — RL —
STORM DRAIN (MINOR) — D —
UTILITY POLE
FIRE HYDRANT
EXISTING STONE WALL
TEST HOLE
PERCOLATION TEST
RIP-RAP DRAIN OUTLET
TREE REMOVAL

3	5-12-26	FOOTPRINT, DRIVEWAY, DRAINAGE
2	10-8-25	FOOTPRINT, DRIVEWAYS, DRAINAGE
1	8-14-25	DPW REVIEW COMMENTS

REVISIONS

GRAPHIC SCALE
20 0 20 40
1 inch = 20 feet

STATE OF CONNECTICUT
DEAN E. MARTIN
No. 18790
LICENSED PROFESSIONAL ENGINEER

65 VZ
65 VAN ZANT STREET NORWALK, CONNECTICUT

11-UNIT MULTI-FAMILY DEVELOPMENT
SITE IMPROVEMENT PLAN

23-5688 project
1 OF 3 sheet
2-24-25 date

GRUMMAN ENGINEERING L.L.C.
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET, NORWALK, CONNECTICUT 06851
PH: (203) 853-3833 FAX: (203) 286-5057

DRAINAGE ANALYSIS

PREPARED FOR

PROPOSED SITE IMPROVEMENTS

LOCATED AT

65 VAN ZANT STREET

NORWALK, CONNECTICUT

GE #23-5688

FEBRUARY 21, 2025
REVISED: MAY 12, 2026



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

NARRATIVE:

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

EXISTING CONDITIONS:

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

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

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

PROPOSED CONDITIONS:

The proposal for this site is to raze the existing building and parking and construct a new multi-family residential building primarily along the eastern side of the site with parking to be located along the western side. Access is proposed off of Rowan Street with a new curb cut location. The existing access of Van Zant Street will be removed. The proposed grades will be altered along the east and west property lines to drain into proposed yard drains and catch basins then into retention. No changes to the existing runoff patterns are proposed.

PROPOSED DRAINAGE:

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

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

COMPUTATIONS:

Existing Conditions:

Runoff Area 1-		
Pavement -	2,262 s.f.	CN-98
Pervious -	602 s.f.	CN-80
Total -	2,864 s.f.	
Runoff Area 2		
Pavement -	3,877 s.f.	CN-98
Pervious -	797 s.f.	CN-80
Total -	4,674 s.f.	
Runoff Area 3		
Roof -	616 s.f.	CN-98
Pavement -	1,330 s.f.	CN-98
Pervious -	559 s.f.	CN-80
Total -	2,505 s.f.	
Runoff Area 4		
Roof -	1,031 s.f.	CN-98
Pavement -	1,473 s.f.	CN-98
Pervious -	955 s.f.	CN-80
Total -	3,459 s.f.	
Runoff Area 5		
Roof -	767 s.f.	CN-98
Pavement -	1,173 s.f.	CN-98
Pervious -	225 s.f.	CN-80
Total -	2,165 s.f.	
Runoff Area 6		
Roof -	527 s.f.	CN-98
Pavement -	877 s.f.	CN-98
Pervious -	218 s.f.	CN-80
Total -	1,622 s.f.	

Runoff Area 7

Pavement -	617 s.f.	CN-98
Total -	617 s.f.	

Runoff Area 8

Pervious -	434 s.f.	CN-80
Total -	434 s.f.	

Proposed Conditions:

Runoff Area 1 – Runoff To Rowan St

Walk -	77 s.f.	CN-98
Driveway -	14 s.f.	CN-98
Pervious -	308 s.f.	CN-80
Total -	399 s.f.	

Runoff Area 2 – Runoff To Trench Drain

Roof -	1,433 s.f.	CN-98
Pavement -	1,345 s.f.	CN-98
Pervious -	293 s.f.	CN-80
Total -	3,071 s.f.	

Runoff Area 3 – Runoff To CB #1

Roof -	2,754 s.f.	CN-98
Pavement -	3,439 s.f.	CN-98
Pervious -	851 s.f.	CN-80
Total -	7,044 s.f.	

Runoff Area 4 – Runoff To CB #2

Roof -	1,059 s.f.	CN-98
Pavement -	1,778 s.f.	CN-98
Pervious -	605 s.f.	CN-80
Total -	3,441 s.f.	

Runoff Area 5 – Runoff To YD #1

Lawn -	277 s.f.	CN-80
Total -	277 s.f.	

Runoff Area 6 – Runoff To YD #2

Lawn -	223 s.f.	CN-98
Total -	223 s.f.	

Runoff Area 7 – Runoff To YD #3

Lawn -	191 s.f.	CN-80
Total -	191 s.f.	

Runoff Area 8 – Runoff To YD #4

Lawn -	219 s.f.	CN-80
Total -	219 s.f.	

Runoff Area 9 – Runoff To YD #5

Lawn -	210 s.f.	CN-80
Total -	210 s.f.	

Runoff Area 10 – Runoff To YD #6

Lawn -	176 s.f.	CN-80
Total -	176 s.f.	

Runoff Area 11 – Roof Runoff To Retention

Roof -	2,394 s.f.	CN-98
Total -	2,394 s.f.	

Runoff Area 12 – Runoff To Van Zant St.

Walk -	241 s.f.	CN-98
Pervious -	474 s.f.	CN-80
Total -	715 s.f.	

Groundwater Recharge Volume (GRV)

GRV = FxI

F = 0.10" (HSG 'D')
I = New Impervious Area

GRV = (0.10"/12) (14,534 s.f.)

GRV = 121.1 c.f.

Water Quality Volume (WQV) -

WQV = ((1.3") x R x A))/12)

R = 0.05 + 0.009I
I = % Impervious (79.2%)
**A = New Impervious Area

$$WQV = \frac{(1.3") (0.7628) (18{,}343 \text{ s.f.})}{12}$$

WQV= 1,515.8 c.f.

SUMMARY

Storm Event	Flow/Volume	Existing	Proposed	Δ	%Δ
2-Year	Q (c.f.s.)	0.08	0.06	- 0.02	- 25.0
	V (c.f.)	226	188	- 38	- 16.8
10-Year	Q (c.f.s.)	0.12	0.11	- 0.01	- 8.3
	V (c.f.)	377	344	- 33	- 8.7
25-Year	Q (c.f.s.)	0.15	0.14	- 0.01	- 6.7
	V (c.f.)	473	444	- 29	- 6.1
50-Year	Q (c.f.s.)	0.18	0.17	- 0.01	- 5.6
	V (c.f.)	546	521	- 25	- 4.6
100-Year	Q (c.f.s.)	0.20	0.19	- 0.01	- 5.0
	V (c.f.)	624	603	- 21	- 3.3

CONCLUSIONS:

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

Roof and driveway runoff will be collected in (2) catch basins and roof leader drains which will discharge into (2) 4'x4' precast gallery retention systems totaling (92) total galleries, located beneath the driveway/ parking area. Additionally, (6) yard drains are proposed to collect lawn runoff along the eastern side of the proposed building which will be routed into the retention systems. Proposed conditions runoff to both Rowan Street and Van Zant Street will be reduced bellow existing condition runoff.

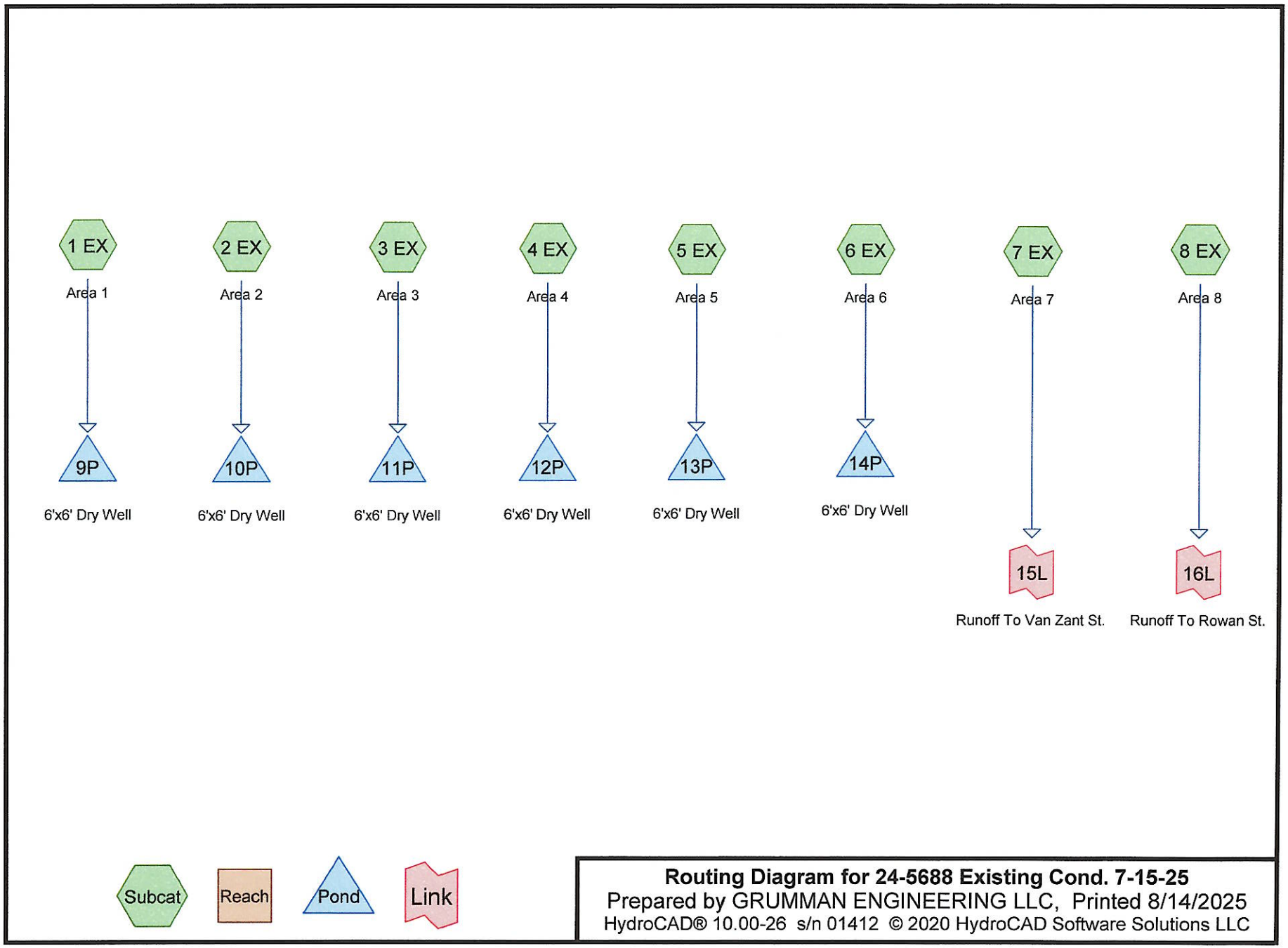
This stormwater retention system will also provide the required water quality volume computed for the increased impervious area for the site.

The total storage volume provided in the galleries is 5,077 c.f.

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

EXISTING CONDITIONS

HYDROCAD ANALYSIS



Routing Diagram for 24-5688 Existing Cond. 7-15-25
Prepared by GRUMMAN ENGINEERING LLC, Printed 8/14/2025
HydroCAD® 10.00-26 s/n 01412 © 2020 HydroCAD Software Solutions LLC

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

Subcatchment 1 EX: Area 1 Runoff Area=2,864 sf 21.02% Impervious Runoff Depth>1.93"
Tc=5.0 min CN=84 Runoff=0.15 cfs 460 cf

Subcatchment 2 EX: Area 2 Runoff Area=4,674 sf 82.95% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=95 Runoff=0.35 cfs 1,140 cf

Subcatchment 2S: (new Subcat)
Runoff=0.00 cfs 0 cf

Subcatchment 3 EX: Area 3 Runoff Area=2,505 sf 77.68% Impervious Runoff Depth>2.82"
Tc=5.0 min CN=94 Runoff=0.18 cfs 590 cf

Subcatchment 4 EX: Area 4 Runoff Area=3,459 sf 72.39% Impervious Runoff Depth>2.72"
Tc=5.0 min CN=93 Runoff=0.25 cfs 785 cf

Subcatchment 5 EX: Area 5 Runoff Area=2,165 sf 89.61% Impervious Runoff Depth>3.03"
Tc=5.0 min CN=96 Runoff=0.16 cfs 547 cf

Subcatchment 6 EX: Area 6 Runoff Area=1,622 sf 86.56% Impervious Runoff Depth>3.04"
Tc=0.0 min CN=96 Runoff=0.14 cfs 410 cf

Subcatchment 7 EX: Area 7 Runoff Area=617 sf 100.00% Impervious Runoff Depth>3.26"
Tc=0.0 min CN=98 Runoff=0.06 cfs 167 cf

Subcatchment 8 EX: Area 8 Runoff Area=434 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.02 cfs 59 cf

Pond 9P: 6'x6' Dry Well Peak Elev=100.70' Storage=211 cf Inflow=0.15 cfs 460 cf
Discarded=0.00 cfs 181 cf Primary=0.03 cfs 92 cf Outflow=0.03 cfs 274 cf

Pond 10P: 6'x6' Dry Well Peak Elev=100.50' Storage=211 cf Inflow=0.35 cfs 1,140 cf
Discarded=0.00 cfs 234 cf Primary=0.43 cfs 696 cf Outflow=0.43 cfs 930 cf

Pond 11P: 6'x6' Dry Well Peak Elev=100.70' Storage=211 cf Inflow=0.18 cfs 590 cf
Discarded=0.00 cfs 214 cf Primary=0.12 cfs 189 cf Outflow=0.12 cfs 403 cf

Pond 12P: 6'x6' Dry Well Peak Elev=100.41' Storage=211 cf Inflow=0.25 cfs 785 cf
Discarded=0.00 cfs 216 cf Primary=0.31 cfs 367 cf Outflow=0.31 cfs 583 cf

Pond 13P: 6'x6' Dry Well Peak Elev=99.90' Storage=211 cf Inflow=0.16 cfs 547 cf
Discarded=0.00 cfs 222 cf Primary=0.12 cfs 146 cf Outflow=0.13 cfs 368 cf

Pond 14P: 6'x6' Dry Well Peak Elev=99.30' Storage=211 cf Inflow=0.14 cfs 410 cf
Discarded=0.00 cfs 216 cf Primary=0.02 cfs 32 cf Outflow=0.02 cfs 247 cf

Link 15L: Runoff To Van Zant St. Inflow=0.06 cfs 167 cf
Primary=0.06 cfs 167 cf

Link 16L: Runoff To Rowan St.

Inflow=0.02 cfs 59 cf
Primary=0.02 cfs 59 cf

Total Runoff Area = 18,340 sf Runoff Volume = 4,159 cf Average Runoff Depth = 2.72"
29.72% Pervious = 5,450 sf 70.28% Impervious = 12,890 sf

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

Subcatchment 1 EX: Area 1 Runoff Area=2,864 sf 21.02% Impervious Runoff Depth>3.57"
Tc=5.0 min CN=84 Runoff=0.27 cfs 852 cf

Subcatchment 2 EX: Area 2 Runoff Area=4,674 sf 82.95% Impervious Runoff Depth>4.74"
Tc=5.0 min CN=95 Runoff=0.55 cfs 1,848 cf

Subcatchment 2S: (new Subcat)
Runoff=0.00 cfs 0 cf

Subcatchment 3 EX: Area 3 Runoff Area=2,505 sf 77.68% Impervious Runoff Depth>4.63"
Tc=5.0 min CN=94 Runoff=0.29 cfs 967 cf

Subcatchment 4 EX: Area 4 Runoff Area=3,459 sf 72.39% Impervious Runoff Depth>4.52"
Tc=5.0 min CN=93 Runoff=0.40 cfs 1,303 cf

Subcatchment 5 EX: Area 5 Runoff Area=2,165 sf 89.61% Impervious Runoff Depth>4.86"
Tc=5.0 min CN=96 Runoff=0.26 cfs 877 cf

Subcatchment 6 EX: Area 6 Runoff Area=1,622 sf 86.56% Impervious Runoff Depth>4.86"
Tc=0.0 min CN=96 Runoff=0.22 cfs 657 cf

Subcatchment 7 EX: Area 7 Runoff Area=617 sf 100.00% Impervious Runoff Depth>5.09"
Tc=0.0 min CN=98 Runoff=0.08 cfs 262 cf

Subcatchment 8 EX: Area 8 Runoff Area=434 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.04 cfs 115 cf

Pond 9P: 6'x6' Dry Well Peak Elev=100.75' Storage=211 cf Inflow=0.27 cfs 852 cf
Discarded=0.00 cfs 202 cf Primary=0.40 cfs 443 cf Outflow=0.40 cfs 644 cf

Pond 10P: 6'x6' Dry Well Peak Elev=100.50' Storage=211 cf Inflow=0.55 cfs 1,848 cf
Discarded=0.00 cfs 257 cf Primary=0.55 cfs 1,381 cf Outflow=0.55 cfs 1,637 cf

Pond 11P: 6'x6' Dry Well Peak Elev=100.71' Storage=211 cf Inflow=0.29 cfs 967 cf
Discarded=0.00 cfs 237 cf Primary=0.35 cfs 523 cf Outflow=0.35 cfs 760 cf

Pond 12P: 6'x6' Dry Well Peak Elev=100.41' Storage=211 cf Inflow=0.40 cfs 1,303 cf
Discarded=0.00 cfs 239 cf Primary=0.39 cfs 853 cf Outflow=0.40 cfs 1,092 cf

Pond 13P: 6'x6' Dry Well Peak Elev=99.91' Storage=211 cf Inflow=0.26 cfs 877 cf
Discarded=0.00 cfs 245 cf Primary=0.28 cfs 429 cf Outflow=0.28 cfs 675 cf

Pond 14P: 6'x6' Dry Well Peak Elev=99.31' Storage=211 cf Inflow=0.22 cfs 657 cf
Discarded=0.00 cfs 238 cf Primary=0.34 cfs 233 cf Outflow=0.35 cfs 471 cf

Link 15L: Runoff To Van Zant St. Inflow=0.08 cfs 262 cf
Primary=0.08 cfs 262 cf

Link 16L: Runoff To Rowan St.

Inflow=0.04 cfs 115 cf
Primary=0.04 cfs 115 cf

Total Runoff Area = 18,340 sf Runoff Volume = 6,880 cf Average Runoff Depth = 4.50"
29.72% Pervious = 5,450 sf 70.28% Impervious = 12,890 sf

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

Subcatchment 1 EX: Area 1 Runoff Area=2,864 sf 21.02% Impervious Runoff Depth>4.64"
Tc=5.0 min CN=84 Runoff=0.35 cfs 1,109 cf

Subcatchment 2 EX: Area 2 Runoff Area=4,674 sf 82.95% Impervious Runoff Depth>5.89"
Tc=5.0 min CN=95 Runoff=0.67 cfs 2,292 cf

Subcatchment 2S: (new Subcat)
Runoff=0.00 cfs 0 cf

Subcatchment 3 EX: Area 3 Runoff Area=2,505 sf 77.68% Impervious Runoff Depth>5.77"
Tc=5.0 min CN=94 Runoff=0.36 cfs 1,204 cf

Subcatchment 4 EX: Area 4 Runoff Area=3,459 sf 72.39% Impervious Runoff Depth>5.65"
Tc=5.0 min CN=93 Runoff=0.49 cfs 1,630 cf

Subcatchment 5 EX: Area 5 Runoff Area=2,165 sf 89.61% Impervious Runoff Depth>6.00"
Tc=5.0 min CN=96 Runoff=0.31 cfs 1,083 cf

Subcatchment 6 EX: Area 6 Runoff Area=1,622 sf 86.56% Impervious Runoff Depth>6.01"
Tc=0.0 min CN=96 Runoff=0.27 cfs 812 cf

Subcatchment 7 EX: Area 7 Runoff Area=617 sf 100.00% Impervious Runoff Depth>6.24"
Tc=0.0 min CN=98 Runoff=0.10 cfs 321 cf

Subcatchment 8 EX: Area 8 Runoff Area=434 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.05 cfs 152 cf

Pond 9P: 6'x6' Dry Well Peak Elev=100.75' Storage=211 cf Inflow=0.35 cfs 1,109 cf
Discarded=0.00 cfs 212 cf Primary=0.40 cfs 686 cf Outflow=0.40 cfs 898 cf

Pond 10P: 6'x6' Dry Well Peak Elev=100.50' Storage=211 cf Inflow=0.67 cfs 2,292 cf
Discarded=0.00 cfs 265 cf Primary=0.68 cfs 1,817 cf Outflow=0.68 cfs 2,082 cf

Pond 11P: 6'x6' Dry Well Peak Elev=100.71' Storage=211 cf Inflow=0.36 cfs 1,204 cf
Discarded=0.00 cfs 248 cf Primary=0.40 cfs 746 cf Outflow=0.40 cfs 994 cf

Pond 12P: 6'x6' Dry Well Peak Elev=100.41' Storage=211 cf Inflow=0.49 cfs 1,630 cf
Discarded=0.00 cfs 250 cf Primary=0.49 cfs 1,169 cf Outflow=0.49 cfs 1,419 cf

Pond 13P: 6'x6' Dry Well Peak Elev=99.91' Storage=211 cf Inflow=0.31 cfs 1,083 cf
Discarded=0.00 cfs 256 cf Primary=0.36 cfs 619 cf Outflow=0.37 cfs 875 cf

Pond 14P: 6'x6' Dry Well Peak Elev=99.31' Storage=211 cf Inflow=0.27 cfs 812 cf
Discarded=0.00 cfs 248 cf Primary=0.31 cfs 366 cf Outflow=0.31 cfs 615 cf

Link 15L: Runoff To Van Zant St. Inflow=0.10 cfs 321 cf
Primary=0.10 cfs 321 cf

Link 16L: Runoff To Rowan St.

Inflow=0.05 cfs 152 cf
Primary=0.05 cfs 152 cf

Total Runoff Area = 18,340 sf Runoff Volume = 8,603 cf Average Runoff Depth = 5.63"
29.72% Pervious = 5,450 sf 70.28% Impervious = 12,890 sf

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

Subcatchment 1 EX: Area 1 Runoff Area=2,864 sf 21.02% Impervious Runoff Depth>5.46"
Tc=5.0 min CN=84 Runoff=0.41 cfs 1,303 cf

Subcatchment 2 EX: Area 2 Runoff Area=4,674 sf 82.95% Impervious Runoff Depth>6.74"
Tc=5.0 min CN=95 Runoff=0.77 cfs 2,626 cf

Subcatchment 2S: (new Subcat)
Runoff=0.00 cfs 0 cf

Subcatchment 3 EX: Area 3 Runoff Area=2,505 sf 77.68% Impervious Runoff Depth>6.62"
Tc=5.0 min CN=94 Runoff=0.41 cfs 1,382 cf

Subcatchment 4 EX: Area 4 Runoff Area=3,459 sf 72.39% Impervious Runoff Depth>6.50"
Tc=5.0 min CN=93 Runoff=0.56 cfs 1,875 cf

Subcatchment 5 EX: Area 5 Runoff Area=2,165 sf 89.61% Impervious Runoff Depth>6.86"
Tc=5.0 min CN=96 Runoff=0.36 cfs 1,238 cf

Subcatchment 6 EX: Area 6 Runoff Area=1,622 sf 86.56% Impervious Runoff Depth>6.86"
Tc=0.0 min CN=96 Runoff=0.30 cfs 928 cf

Subcatchment 7 EX: Area 7 Runoff Area=617 sf 100.00% Impervious Runoff Depth>7.10"
Tc=0.0 min CN=98 Runoff=0.12 cfs 365 cf

Subcatchment 8 EX: Area 8 Runoff Area=434 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.06 cfs 181 cf

Pond 9P: 6'x6' Dry Well Peak Elev=100.77' Storage=211 cf Inflow=0.41 cfs 1,303 cf
Discarded=0.00 cfs 219 cf Primary=0.51 cfs 874 cf Outflow=0.52 cfs 1,093 cf

Pond 10P: 6'x6' Dry Well Peak Elev=100.50' Storage=211 cf Inflow=0.77 cfs 2,626 cf
Discarded=0.00 cfs 270 cf Primary=0.77 cfs 2,145 cf Outflow=0.77 cfs 2,415 cf

Pond 11P: 6'x6' Dry Well Peak Elev=100.71' Storage=211 cf Inflow=0.41 cfs 1,382 cf
Discarded=0.00 cfs 255 cf Primary=0.43 cfs 917 cf Outflow=0.43 cfs 1,172 cf

Pond 12P: 6'x6' Dry Well Peak Elev=100.41' Storage=211 cf Inflow=0.56 cfs 1,875 cf
Discarded=0.00 cfs 256 cf Primary=0.57 cfs 1,409 cf Outflow=0.57 cfs 1,664 cf

Pond 13P: 6'x6' Dry Well Peak Elev=99.91' Storage=211 cf Inflow=0.36 cfs 1,238 cf
Discarded=0.00 cfs 263 cf Primary=0.35 cfs 765 cf Outflow=0.36 cfs 1,027 cf

Pond 14P: 6'x6' Dry Well Peak Elev=99.31' Storage=211 cf Inflow=0.30 cfs 928 cf
Discarded=0.00 cfs 255 cf Primary=0.31 cfs 470 cf Outflow=0.31 cfs 725 cf

Link 15L: Runoff To Van Zant St. Inflow=0.12 cfs 365 cf
Primary=0.12 cfs 365 cf

Link 16L: Runoff To Rowan St.

Inflow=0.06 cfs 181 cf
Primary=0.06 cfs 181 cf

Total Runoff Area = 18,340 sf Runoff Volume = 9,898 cf Average Runoff Depth = 6.48"
29.72% Pervious = 5,450 sf 70.28% Impervious = 12,890 sf

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

Subcatchment 1 EX: Area 1 Runoff Area=2,864 sf 21.02% Impervious Runoff Depth>6.34"
Tc=5.0 min CN=84 Runoff=0.48 cfs 1,514 cf

Subcatchment 2 EX: Area 2 Runoff Area=4,674 sf 82.95% Impervious Runoff Depth>7.66"
Tc=5.0 min CN=95 Runoff=0.87 cfs 2,982 cf

Subcatchment 2S: (new Subcat)
Runoff=0.00 cfs 0 cf

Subcatchment 3 EX: Area 3 Runoff Area=2,505 sf 77.68% Impervious Runoff Depth>7.54"
Tc=5.0 min CN=94 Runoff=0.46 cfs 1,573 cf

Subcatchment 4 EX: Area 4 Runoff Area=3,459 sf 72.39% Impervious Runoff Depth>7.42"
Tc=5.0 min CN=93 Runoff=0.63 cfs 2,138 cf

Subcatchment 5 EX: Area 5 Runoff Area=2,165 sf 89.61% Impervious Runoff Depth>7.78"
Tc=5.0 min CN=96 Runoff=0.40 cfs 1,403 cf

Subcatchment 6 EX: Area 6 Runoff Area=1,622 sf 86.56% Impervious Runoff Depth>7.78"
Tc=0.0 min CN=96 Runoff=0.34 cfs 1,052 cf

Subcatchment 7 EX: Area 7 Runoff Area=617 sf 100.00% Impervious Runoff Depth>8.02"
Tc=0.0 min CN=98 Runoff=0.13 cfs 412 cf

Subcatchment 8 EX: Area 8 Runoff Area=434 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.07 cfs 212 cf

Pond 9P: 6'x6' Dry Well Peak Elev=100.77' Storage=211 cf Inflow=0.48 cfs 1,514 cf
Discarded=0.00 cfs 225 cf Primary=0.50 cfs 1,078 cf Outflow=0.51 cfs 1,303 cf

Pond 10P: 6'x6' Dry Well Peak Elev=100.50' Storage=211 cf Inflow=0.87 cfs 2,982 cf
Discarded=0.00 cfs 274 cf Primary=0.87 cfs 2,498 cf Outflow=0.87 cfs 2,772 cf

Pond 11P: 6'x6' Dry Well Peak Elev=100.71' Storage=211 cf Inflow=0.46 cfs 1,573 cf
Discarded=0.00 cfs 260 cf Primary=0.47 cfs 1,102 cf Outflow=0.47 cfs 1,363 cf

Pond 12P: 6'x6' Dry Well Peak Elev=100.41' Storage=211 cf Inflow=0.63 cfs 2,138 cf
Discarded=0.00 cfs 261 cf Primary=0.65 cfs 1,666 cf Outflow=0.65 cfs 1,927 cf

Pond 13P: 6'x6' Dry Well Peak Elev=99.91' Storage=211 cf Inflow=0.40 cfs 1,403 cf
Discarded=0.00 cfs 268 cf Primary=0.40 cfs 925 cf Outflow=0.40 cfs 1,192 cf

Pond 14P: 6'x6' Dry Well Peak Elev=99.31' Storage=211 cf Inflow=0.34 cfs 1,052 cf
Discarded=0.00 cfs 262 cf Primary=0.32 cfs 583 cf Outflow=0.33 cfs 845 cf

Link 15L: Runoff To Van Zant St. Inflow=0.13 cfs 412 cf
Primary=0.13 cfs 412 cf

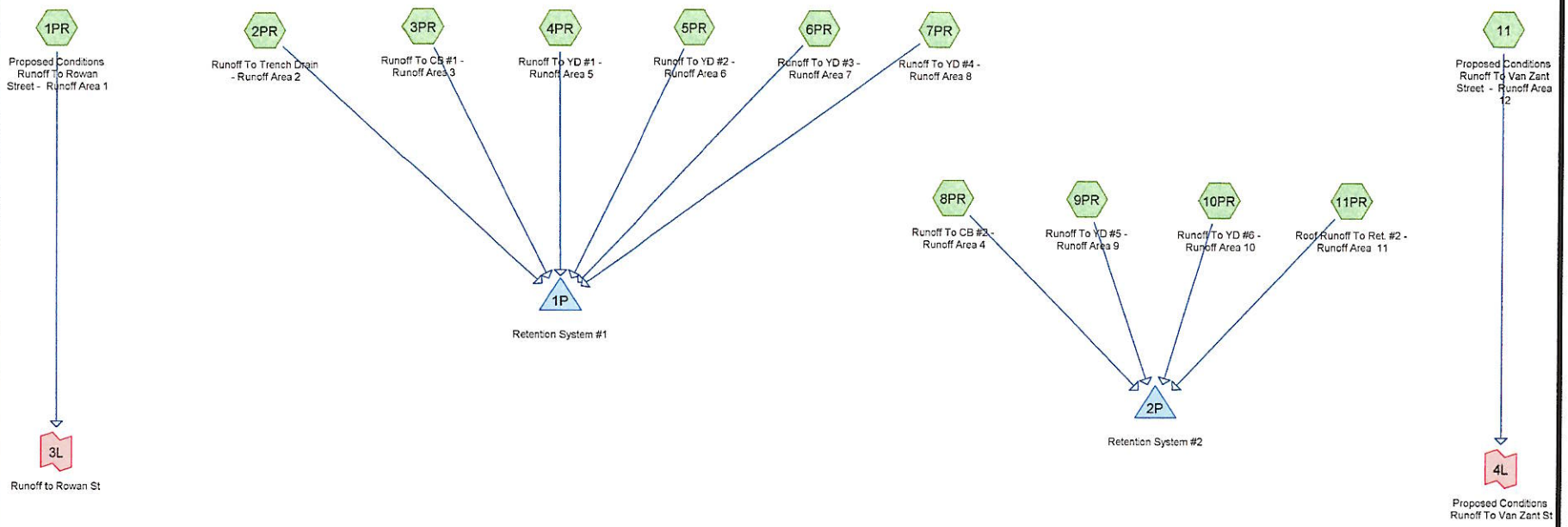
Link 16L: Runoff To Rowan St.

Inflow=0.07 cfs 212 cf
Primary=0.07 cfs 212 cf

Total Runoff Area = 18,340 sf Runoff Volume = 11,286 cf Average Runoff Depth = 7.38"
29.72% Pervious = 5,450 sf 70.28% Impervious = 12,890 sf

PROPOSED CONDITIONS

HYDROCAD ANALYSIS



Subcat Reach Pond Link

Routing Diagram for 24-5688 Proposed runoff (5-11-26)
Prepared by Grumman Engineering, LLC, Printed 5/12/2026
HydroCAD® 10.20-8a s/n 01412 © 2025 HydroCAD Software Solutions LLC

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

Subcatchment 1PR: Proposed Conditions Runoff Area=399 sf 22.81% Impervious Runoff Depth>1.93"
Tc=5.0 min CN=84 Runoff=0.02 cfs 64 cf

Subcatchment 2PR: Runoff To Trench Drain Runoff Area=1,735 sf 83.11% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=95 Runoff=0.13 cfs 423 cf

Subcatchment 3PR: Runoff To CB #1 - Runoff Area=7,044 sf 87.92% Impervious Runoff Depth>3.03"
Tc=5.0 min CN=96 Runoff=0.54 cfs 1,781 cf

Subcatchment 4PR: Runoff To YD #1 - Runoff Runoff Area=277 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.01 cfs 38 cf

Subcatchment 5PR: Runoff To YD #2 - Runoff Runoff Area=223 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.01 cfs 30 cf

Subcatchment 6PR: Runoff To YD #3 - Runoff Runoff Area=191 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.01 cfs 26 cf

Subcatchment 7PR: Runoff To YD #4 - Runoff Runoff Area=219 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.01 cfs 30 cf

Subcatchment 8PR: Runoff To CB #2 - Runoff Area=3,442 sf 82.42% Impervious Runoff Depth>2.93"
Tc=5.0 min CN=95 Runoff=0.26 cfs 840 cf

Subcatchment 9PR: Runoff To YD #5 - Runoff Runoff Area=210 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.01 cfs 28 cf

Subcatchment 10PR: Runoff To YD #6 - Runoff Runoff Area=176 sf 0.00% Impervious Runoff Depth>1.63"
Tc=5.0 min CN=80 Runoff=0.01 cfs 24 cf

Subcatchment 11: Proposed Conditions Runoff Area=715 sf 33.71% Impervious Runoff Depth>2.09"
Tc=5.0 min CN=86 Runoff=0.04 cfs 124 cf

Subcatchment 11PR: Roof Runoff To Ret. Runoff Area=2,394 sf 100.00% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=98 Runoff=0.19 cfs 649 cf

Pond 1P: Retention System #1 Peak Elev=95.41' Storage=769 cf Inflow=0.71 cfs 2,328 cf
Discarded=0.08 cfs 2,325 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 2,325 cf

Pond 2P: Retention System #2 Peak Elev=95.42' Storage=503 cf Inflow=0.46 cfs 1,541 cf
Discarded=0.05 cfs 1,540 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 1,540 cf

Link 3L: Runoff to Rowan St Inflow=0.02 cfs 64 cf
Primary=0.02 cfs 64 cf

Link 4L: Proposed Conditions Runoff To Van Zant St Inflow=0.04 cfs 124 cf
Primary=0.04 cfs 124 cf

Total Runoff Area = 17,025 sf Runoff Volume = 4,058 cf Average Runoff Depth = 2.86"
22.48% Pervious = 3,827 sf 77.52% Impervious = 13,198 sf

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

Subcatchment 1PR: Proposed Conditions Runoff Area=399 sf 22.81% Impervious Runoff Depth>3.57"
Tc=5.0 min CN=84 Runoff=0.04 cfs 119 cf

Subcatchment 2PR: Runoff To Trench Drain Runoff Area=1,735 sf 83.11% Impervious Runoff Depth>4.74"
Tc=5.0 min CN=95 Runoff=0.20 cfs 686 cf

Subcatchment 3PR: Runoff To CB #1 - Runoff Area=7,044 sf 87.92% Impervious Runoff Depth>4.86"
Tc=5.0 min CN=96 Runoff=0.84 cfs 2,852 cf

Subcatchment 4PR: Runoff To YD #1 - Runoff Runoff Area=277 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.02 cfs 73 cf

Subcatchment 5PR: Runoff To YD #2 - Runoff Runoff Area=223 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.02 cfs 59 cf

Subcatchment 6PR: Runoff To YD #3 - Runoff Runoff Area=191 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.02 cfs 51 cf

Subcatchment 7PR: Runoff To YD #4 - Runoff Runoff Area=219 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.02 cfs 58 cf

Subcatchment 8PR: Runoff To CB #2 - Runoff Area=3,442 sf 82.42% Impervious Runoff Depth>4.74"
Tc=5.0 min CN=95 Runoff=0.40 cfs 1,361 cf

Subcatchment 9PR: Runoff To YD #5 - Runoff Runoff Area=210 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.02 cfs 56 cf

Subcatchment 10PR: Runoff To YD #6 - Runoff Runoff Area=176 sf 0.00% Impervious Runoff Depth>3.18"
Tc=5.0 min CN=80 Runoff=0.02 cfs 47 cf

Subcatchment 11: Proposed Conditions Runoff Area=715 sf 33.71% Impervious Runoff Depth>3.77"
Tc=5.0 min CN=86 Runoff=0.07 cfs 225 cf

Subcatchment 11PR: Roof Runoff To Ret. Runoff Area=2,394 sf 100.00% Impervious Runoff Depth>5.09"
Tc=5.0 min CN=98 Runoff=0.29 cfs 1,016 cf

Pond 1P: Retention System #1 Peak Elev=96.24' Storage=1,472 cf Inflow=1.12 cfs 3,779 cf
Discarded=0.08 cfs 3,775 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 3,775 cf

Pond 2P: Retention System #2 Peak Elev=96.24' Storage=953 cf Inflow=0.73 cfs 2,479 cf
Discarded=0.05 cfs 2,476 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 2,476 cf

Link 3L: Runoff to Rowan St Inflow=0.04 cfs 119 cf
Primary=0.04 cfs 119 cf

Link 4L: Proposed Conditions Runoff To Van Zant St Inflow=0.07 cfs 225 cf
Primary=0.07 cfs 225 cf

Total Runoff Area = 17,025 sf Runoff Volume = 6,601 cf Average Runoff Depth = 4.65"
22.48% Pervious = 3,827 sf 77.52% Impervious = 13,198 sf

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

Subcatchment 1PR: Proposed Conditions Runoff Area=399 sf 22.81% Impervious Runoff Depth>4.64"
Tc=5.0 min CN=84 Runoff=0.05 cfs 154 cf

Subcatchment 2PR: Runoff To Trench Drain Runoff Area=1,735 sf 83.11% Impervious Runoff Depth>5.89"
Tc=5.0 min CN=95 Runoff=0.25 cfs 851 cf

Subcatchment 3PR: Runoff To CB #1 - Runoff Area=7,044 sf 87.92% Impervious Runoff Depth>6.00"
Tc=5.0 min CN=96 Runoff=1.02 cfs 3,524 cf

Subcatchment 4PR: Runoff To YD #1 - Runoff Runoff Area=277 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.03 cfs 97 cf

Subcatchment 5PR: Runoff To YD #2 - Runoff Runoff Area=223 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.03 cfs 78 cf

Subcatchment 6PR: Runoff To YD #3 - Runoff Runoff Area=191 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.02 cfs 67 cf

Subcatchment 7PR: Runoff To YD #4 - Runoff Runoff Area=219 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.02 cfs 77 cf

Subcatchment 8PR: Runoff To CB #2 - Runoff Area=3,442 sf 82.42% Impervious Runoff Depth>5.89"
Tc=5.0 min CN=95 Runoff=0.50 cfs 1,688 cf

Subcatchment 9PR: Runoff To YD #5 - Runoff Runoff Area=210 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.02 cfs 74 cf

Subcatchment 10PR: Runoff To YD #6 - Runoff Runoff Area=176 sf 0.00% Impervious Runoff Depth>4.21"
Tc=5.0 min CN=80 Runoff=0.02 cfs 62 cf

Subcatchment 11: Proposed Conditions Runoff Area=715 sf 33.71% Impervious Runoff Depth>4.86"
Tc=5.0 min CN=86 Runoff=0.09 cfs 290 cf

Subcatchment 11PR: Roof Runoff To Ret. Runoff Area=2,394 sf 100.00% Impervious Runoff Depth>6.24"
Tc=5.0 min CN=98 Runoff=0.35 cfs 1,245 cf

Pond 1P: Retention System #1 Peak Elev=96.84' Storage=1,977 cf Inflow=1.38 cfs 4,694 cf
Discarded=0.08 cfs 4,686 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 4,686 cf

Pond 2P: Retention System #2 Peak Elev=96.83' Storage=1,276 cf Inflow=0.89 cfs 3,068 cf
Discarded=0.05 cfs 3,065 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 3,065 cf

Link 3L: Runoff to Rowan St Inflow=0.05 cfs 154 cf
Primary=0.05 cfs 154 cf

Link 4L: Proposed Conditions Runoff To Van Zant St Inflow=0.09 cfs 290 cf
Primary=0.09 cfs 290 cf

Total Runoff Area = 17,025 sf Runoff Volume = 8,207 cf Average Runoff Depth = 5.78"
22.48% Pervious = 3,827 sf 77.52% Impervious = 13,198 sf

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

Subcatchment 1PR: Proposed Conditions Runoff Area=399 sf 22.81% Impervious Runoff Depth>5.46"
Tc=5.0 min CN=84 Runoff=0.06 cfs 182 cf

Subcatchment 2PR: Runoff To Trench Drain Runoff Area=1,735 sf 83.11% Impervious Runoff Depth>6.74"
Tc=5.0 min CN=95 Runoff=0.28 cfs 975 cf

Subcatchment 3PR: Runoff To CB #1 - Runoff Area=7,044 sf 87.92% Impervious Runoff Depth>6.86"
Tc=5.0 min CN=96 Runoff=1.16 cfs 4,026 cf

Subcatchment 4PR: Runoff To YD #1 - Runoff Runoff Area=277 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.04 cfs 116 cf

Subcatchment 5PR: Runoff To YD #2 - Runoff Runoff Area=223 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.03 cfs 93 cf

Subcatchment 6PR: Runoff To YD #3 - Runoff Runoff Area=191 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.03 cfs 80 cf

Subcatchment 7PR: Runoff To YD #4 - Runoff Runoff Area=219 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.03 cfs 91 cf

Subcatchment 8PR: Runoff To CB #2 - Runoff Area=3,442 sf 82.42% Impervious Runoff Depth>6.74"
Tc=5.0 min CN=95 Runoff=0.56 cfs 1,933 cf

Subcatchment 9PR: Runoff To YD #5 - Runoff Runoff Area=210 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.03 cfs 88 cf

Subcatchment 10PR: Runoff To YD #6 - Runoff Runoff Area=176 sf 0.00% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=80 Runoff=0.02 cfs 73 cf

Subcatchment 11: Proposed Conditions Runoff Area=715 sf 33.71% Impervious Runoff Depth>5.69"
Tc=5.0 min CN=86 Runoff=0.11 cfs 339 cf

Subcatchment 11PR: Roof Runoff To Ret. Runoff Area=2,394 sf 100.00% Impervious Runoff Depth>7.10"
Tc=5.0 min CN=98 Runoff=0.40 cfs 1,416 cf

Pond 1P: Retention System #1 Peak Elev=97.34' Storage=2,390 cf Inflow=1.57 cfs 5,381 cf
Discarded=0.08 cfs 4,858 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 4,858 cf

Pond 2P: Retention System #2 Peak Elev=97.31' Storage=1,540 cf Inflow=1.01 cfs 3,510 cf
Discarded=0.05 cfs 3,207 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 3,207 cf

Link 3L: Runoff to Rowan St Inflow=0.06 cfs 182 cf
Primary=0.06 cfs 182 cf

Link 4L: Proposed Conditions Runoff To Van Zant St Inflow=0.11 cfs 339 cf
Primary=0.11 cfs 339 cf

Total Runoff Area = 17,025 sf Runoff Volume = 9,412 cf Average Runoff Depth = 6.63"
22.48% Pervious = 3,827 sf 77.52% Impervious = 13,198 sf

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

Subcatchment 1PR: Proposed Conditions Runoff Area=399 sf 22.81% Impervious Runoff Depth>6.34"
Tc=5.0 min CN=84 Runoff=0.07 cfs 211 cf

Subcatchment 2PR: Runoff To Trench Drain Runoff Area=1,735 sf 83.11% Impervious Runoff Depth>7.66"
Tc=5.0 min CN=95 Runoff=0.32 cfs 1,107 cf

Subcatchment 3PR: Runoff To CB #1 - Runoff Area=7,044 sf 87.92% Impervious Runoff Depth>7.78"
Tc=5.0 min CN=96 Runoff=1.31 cfs 4,565 cf

Subcatchment 4PR: Runoff To YD #1 - Runoff Runoff Area=277 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.04 cfs 135 cf

Subcatchment 5PR: Runoff To YD #2 - Runoff Runoff Area=223 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.03 cfs 109 cf

Subcatchment 6PR: Runoff To YD #3 - Runoff Runoff Area=191 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.03 cfs 93 cf

Subcatchment 7PR: Runoff To YD #4 - Runoff Runoff Area=219 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.03 cfs 107 cf

Subcatchment 8PR: Runoff To CB #2 - Runoff Area=3,442 sf 82.42% Impervious Runoff Depth>7.66"
Tc=5.0 min CN=95 Runoff=0.64 cfs 2,196 cf

Subcatchment 9PR: Runoff To YD #5 - Runoff Runoff Area=210 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.03 cfs 103 cf

Subcatchment 10PR: Runoff To YD #6 - Runoff Runoff Area=176 sf 0.00% Impervious Runoff Depth>5.87"
Tc=5.0 min CN=80 Runoff=0.03 cfs 86 cf

Subcatchment 11: Proposed Conditions Runoff Area=715 sf 33.71% Impervious Runoff Depth>6.58"
Tc=5.0 min CN=86 Runoff=0.12 cfs 392 cf

Subcatchment 11PR: Roof Runoff To Ret. Runoff Area=2,394 sf 100.00% Impervious Runoff Depth>8.02"
Tc=5.0 min CN=98 Runoff=0.45 cfs 1,599 cf

Pond 1P: Retention System #1 Peak Elev=97.90' Storage=2,857 cf Inflow=1.77 cfs 6,117 cf
Discarded=0.08 cfs 4,989 cf Primary=0.00 cfs 0 cf Outflow=0.08 cfs 4,989 cf

Pond 2P: Retention System #2 Peak Elev=97.86' Storage=1,838 cf Inflow=1.15 cfs 3,984 cf
Discarded=0.05 cfs 3,293 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 3,293 cf

Link 3L: Runoff to Rowan St Inflow=0.07 cfs 211 cf
Primary=0.07 cfs 211 cf

Link 4L: Proposed Conditions Runoff To Van Zant St Inflow=0.12 cfs 392 cf
Primary=0.12 cfs 392 cf

Total Runoff Area = 17,025 sf Runoff Volume = 10,704 cf Average Runoff Depth = 7.54"
22.48% Pervious = 3,827 sf 77.52% Impervious = 13,198 sf

Summary for Subcatchment 1PR: Proposed Conditions Runoff To Rowan Street - Runoff Area 1

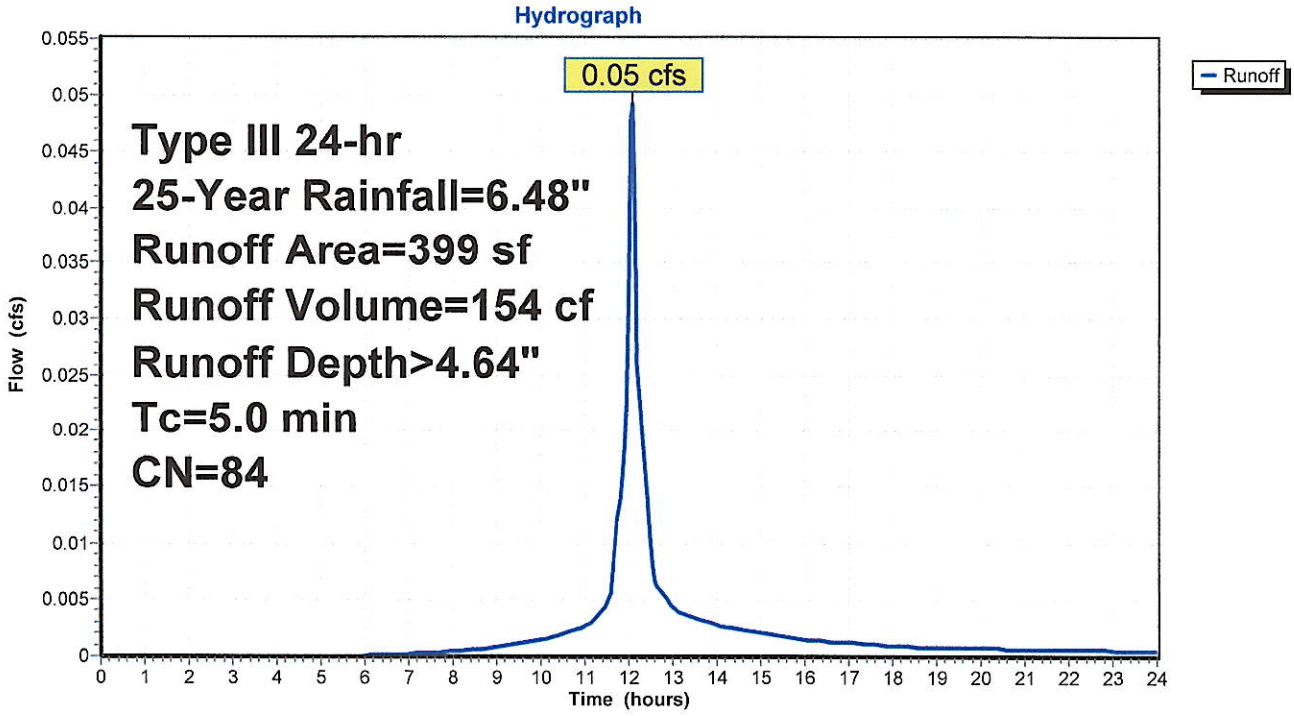
Runoff = 0.05 cfs @ 12.07 hrs, Volume= 154 cf, Depth> 4.64"
Routed to Link 3L : Runoff to Rowan St

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

	Area (sf)	CN	Description
*	91	98	Driveway/Walk
	308	80	>75% Grass cover, Good, HSG D
	399	84	Weighted Average
	308		77.19% Pervious Area
	91		22.81% Impervious Area

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

Subcatchment 1PR: Proposed Conditions Runoff To Rowan Street - Runoff Area 1



Summary for Subcatchment 2PR: Runoff To Trench Drain - Runoff Area 2

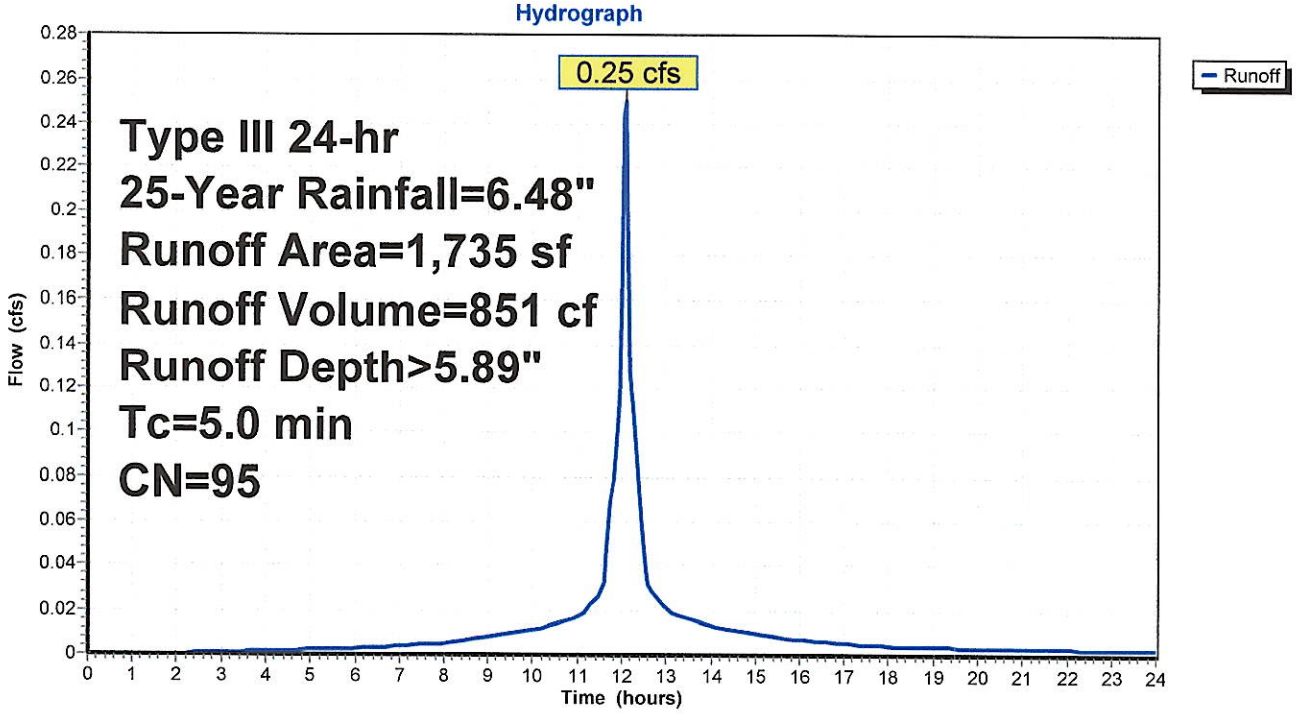
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 851 cf, Depth> 5.89"
Routed to Pond 1P : Retention System #1

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

	Area (sf)	CN	Description
*	1,433	98	Roof (Unit 1-2)
*	9	98	Pavement/Walk
	293	80	>75% Grass cover, Good, HSG D
	1,735	95	Weighted Average
	293		16.89% Pervious Area
	1,442		83.11% Impervious Area

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

Subcatchment 2PR: Runoff To Trench Drain - Runoff Area 2



Summary for Subcatchment 3PR: Runoff To CB #1 - Runoff Area 3

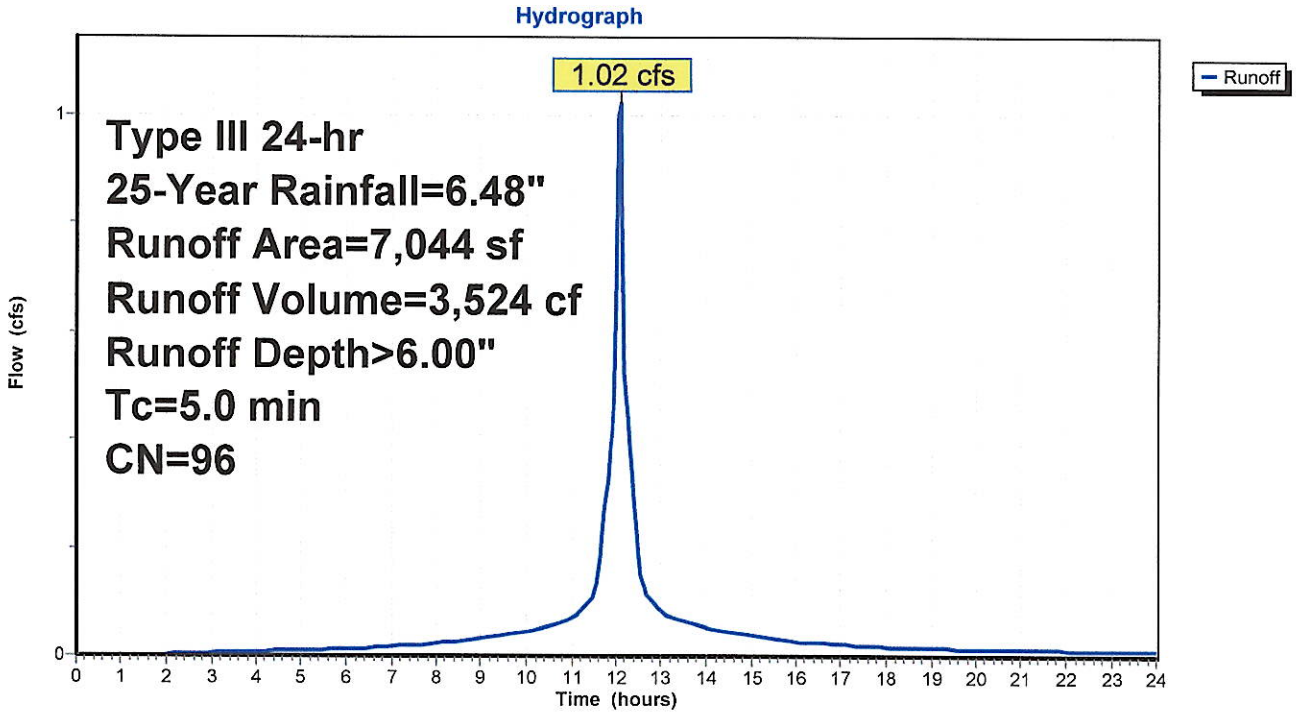
Runoff = 1.02 cfs @ 12.07 hrs, Volume= 3,524 cf, Depth> 6.00"
Routed to Pond 1P : Retention System #1

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

	Area (sf)	CN	Description
*	2,754	98	Roof (Unit 3 - 6)
*	3,439	98	Pavement/Walk
	851	80	>75% Grass cover, Good, HSG D
	7,044	96	Weighted Average
	851		12.08% Pervious Area
	6,193		87.92% Impervious Area

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

Subcatchment 3PR: Runoff To CB #1 - Runoff Area 3



Summary for Subcatchment 4PR: Runoff To YD #1 - Runoff Area 5

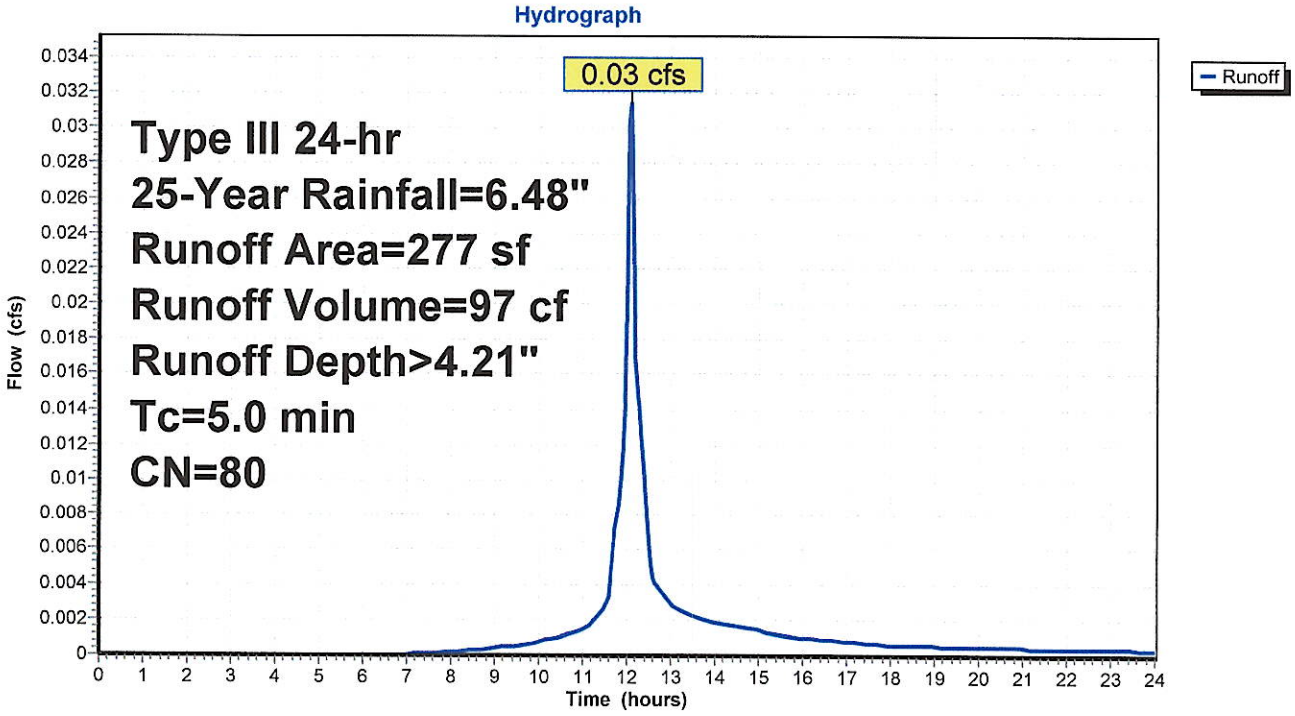
Runoff = 0.03 cfs @ 12.07 hrs, Volume= 97 cf, Depth> 4.21"
Routed to Pond 1P : Retention System #1

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

Area (sf)	CN	Description
277	80	>75% Grass cover, Good, HSG D
277		100.00% Pervious Area

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

Subcatchment 4PR: Runoff To YD #1 - Runoff Area 5



Summary for Subcatchment 5PR: Runoff To YD #2 - Runoff Area 6

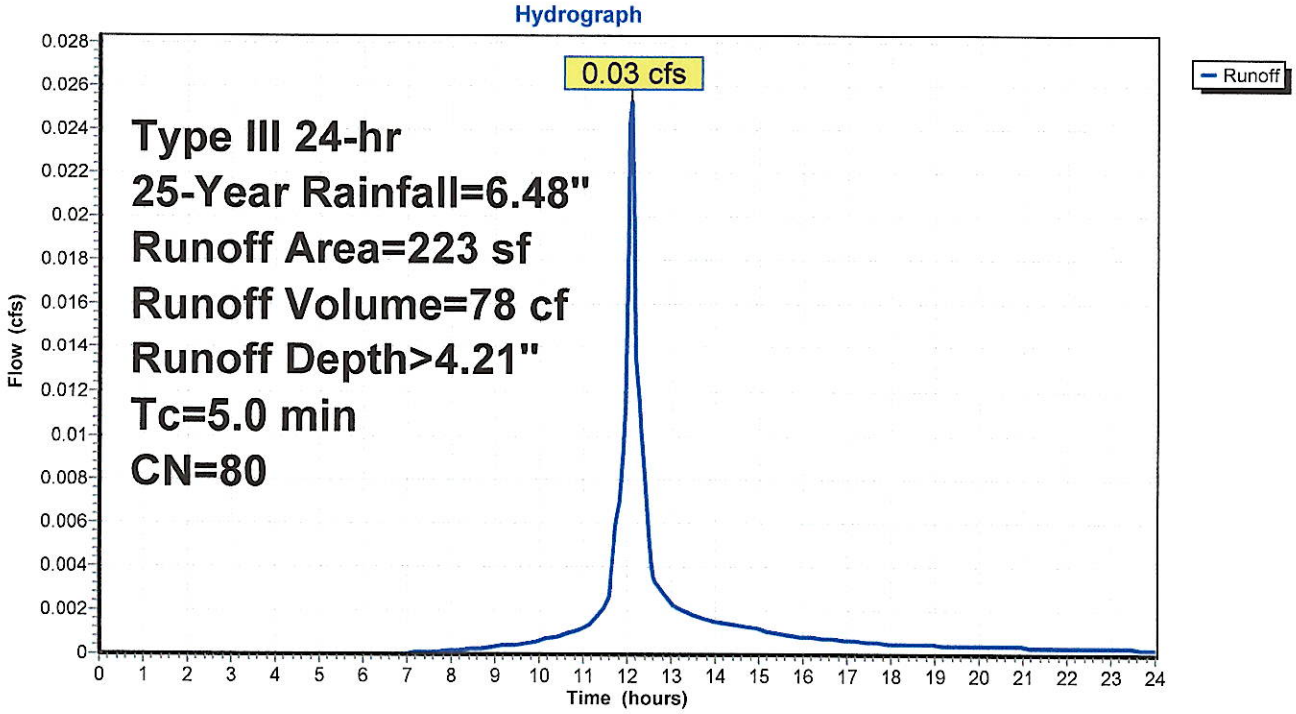
Runoff = 0.03 cfs @ 12.07 hrs, Volume= 78 cf, Depth> 4.21"
Routed to Pond 1P : Retention System #1

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

Area (sf)	CN	Description
223	80	>75% Grass cover, Good, HSG D
223		100.00% Pervious Area

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

Subcatchment 5PR: Runoff To YD #2 - Runoff Area 6



Summary for Subcatchment 6PR: Runoff To YD #3 - Runoff Area 7

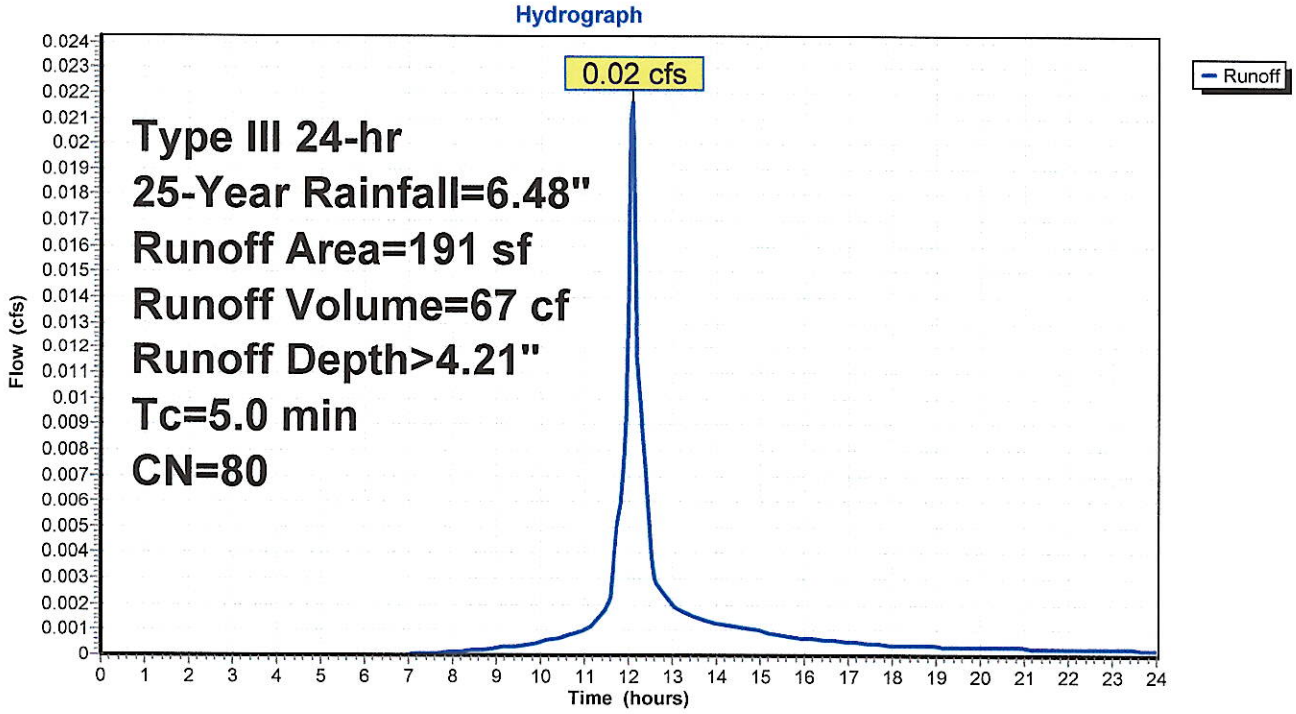
Runoff = 0.02 cfs @ 12.07 hrs, Volume= 67 cf, Depth> 4.21"
Routed to Pond 1P : Retention System #1

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

Area (sf)	CN	Description
191	80	>75% Grass cover, Good, HSG D
191		100.00% Pervious Area

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

Subcatchment 6PR: Runoff To YD #3 - Runoff Area 7



Summary for Subcatchment 7PR: Runoff To YD #4 - Runoff Area 8

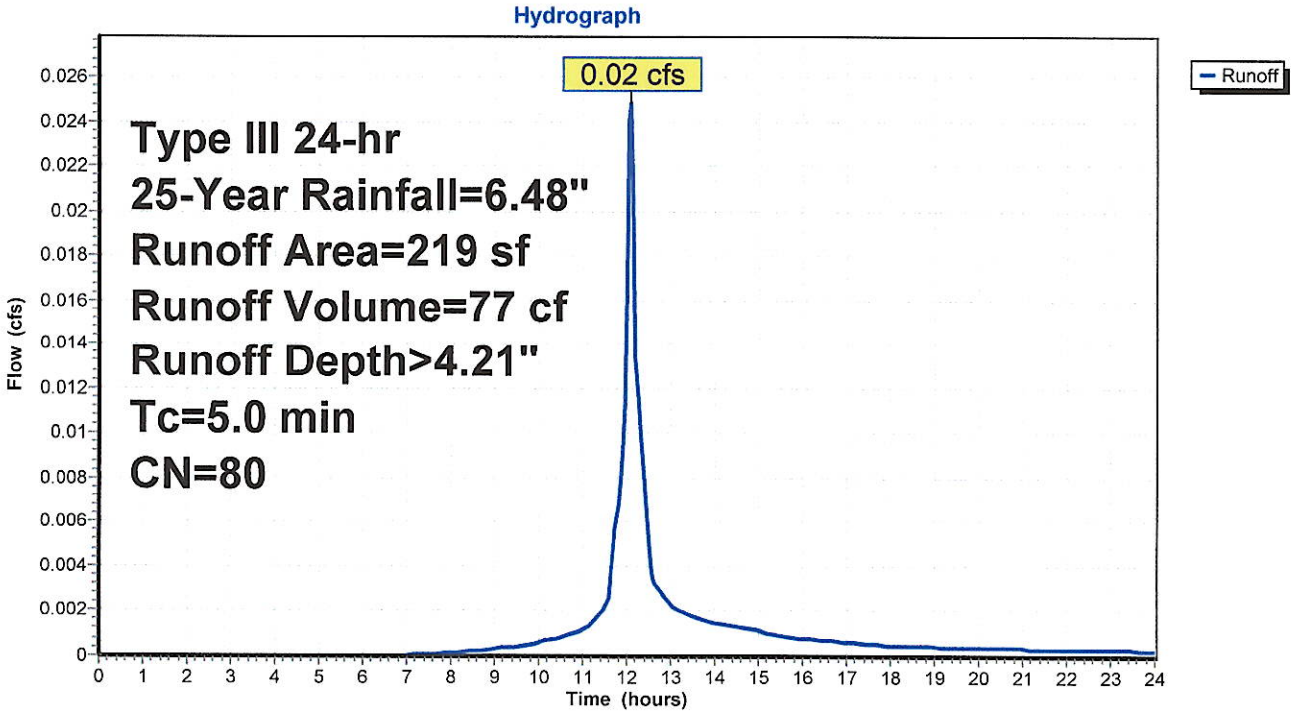
Runoff = 0.02 cfs @ 12.07 hrs, Volume= 77 cf, Depth> 4.21"
Routed to Pond 1P : Retention System #1

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

Area (sf)	CN	Description
219	80	>75% Grass cover, Good, HSG D
219		100.00% Pervious Area

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

Subcatchment 7PR: Runoff To YD #4 - Runoff Area 8



Summary for Subcatchment 8PR: Runoff To CB #2 - Runoff Area 4

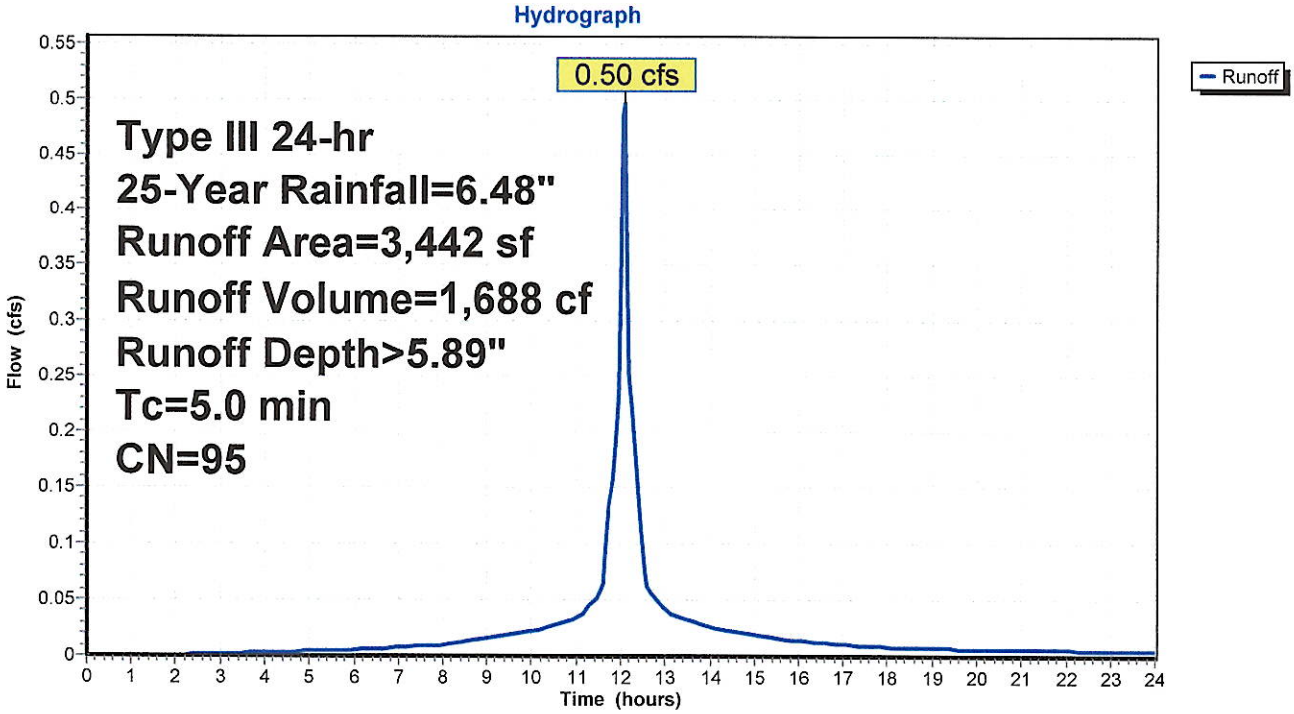
Runoff = 0.50 cfs @ 12.07 hrs, Volume= 1,688 cf, Depth> 5.89"
Routed to Pond 2P : Retention System #2

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

	Area (sf)	CN	Description
*	1,059	98	Roof (units 10 - 11)
*	1,778	98	Pavement/Walk
	605	80	>75% Grass cover, Good, HSG D
	3,442	95	Weighted Average
	605		17.58% Pervious Area
	2,837		82.42% Impervious Area

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

Subcatchment 8PR: Runoff To CB #2 - Runoff Area 4



Summary for Subcatchment 9PR: Runoff To YD #5 - Runoff Area 9

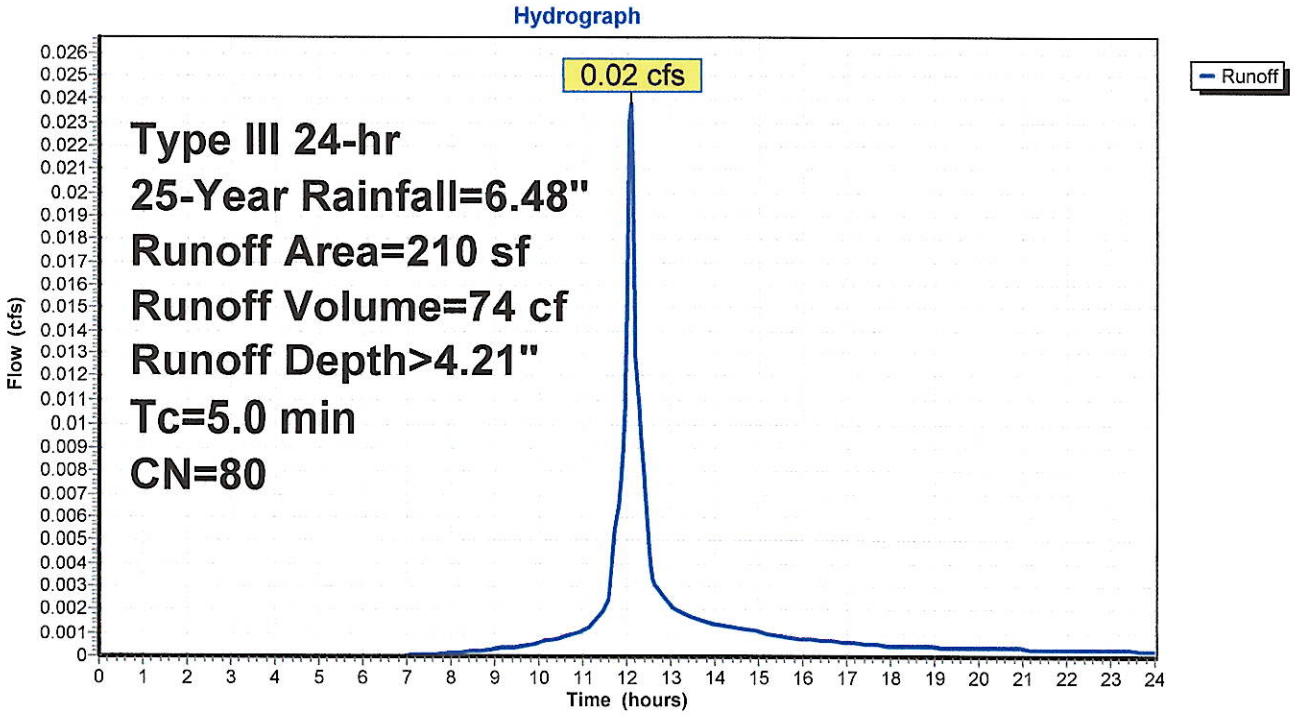
Runoff = 0.02 cfs @ 12.07 hrs, Volume= 74 cf, Depth> 4.21"
Routed to Pond 2P : Retention System #2

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

Area (sf)	CN	Description
210	80	>75% Grass cover, Good, HSG D
210		100.00% Pervious Area

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

Subcatchment 9PR: Runoff To YD #5 - Runoff Area 9



Summary for Subcatchment 10PR: Runoff To YD #6 - Runoff Area 10

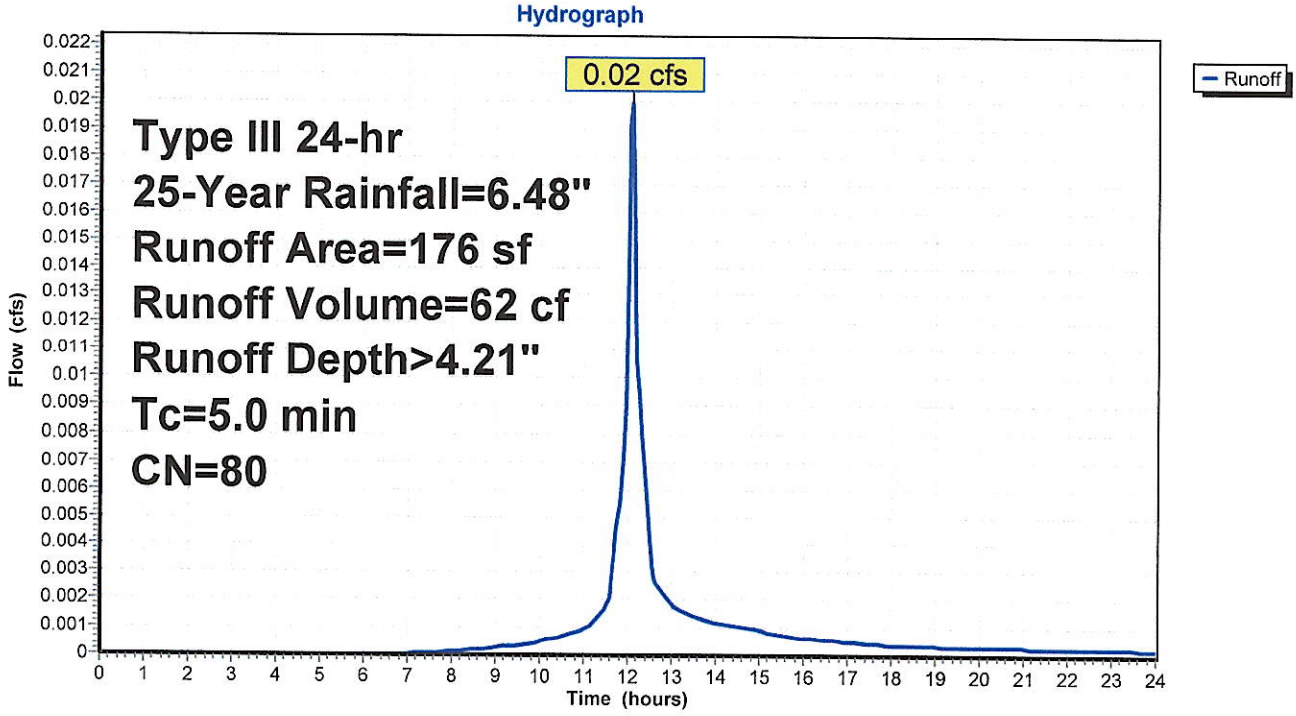
Runoff = 0.02 cfs @ 12.07 hrs, Volume= 62 cf, Depth> 4.21"
Routed to Pond 2P : Retention System #2

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

Area (sf)	CN	Description
176	80	>75% Grass cover, Good, HSG D
176		100.00% Pervious Area

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

Subcatchment 10PR: Runoff To YD #6 - Runoff Area 10



Summary for Subcatchment 11: Proposed Conditions Runoff To Van Zant Street - Runoff Area 12

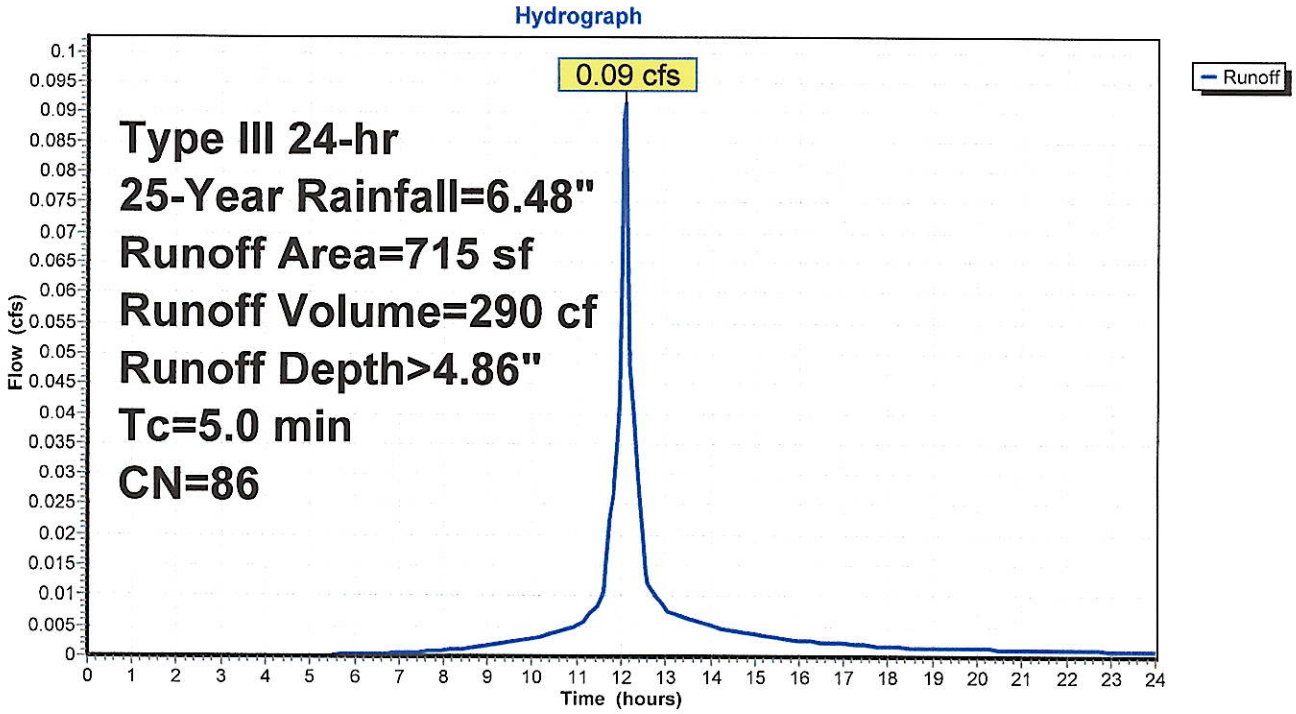
Runoff = 0.09 cfs @ 12.07 hrs, Volume= 290 cf, Depth> 4.86"
Routed to Link 4L : Proposed Conditions Runoff To Van Zant St

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

	Area (sf)	CN	Description
*	241	98	Walk
	474	80	>75% Grass cover, Good, HSG D
	715	86	Weighted Average
	474		66.29% Pervious Area
	241		33.71% Impervious Area

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

Subcatchment 11: Proposed Conditions Runoff To Van Zant Street - Runoff Area 12



Summary for Subcatchment 11PR: Roof Runoff To Ret. #2 - Runoff Area 11

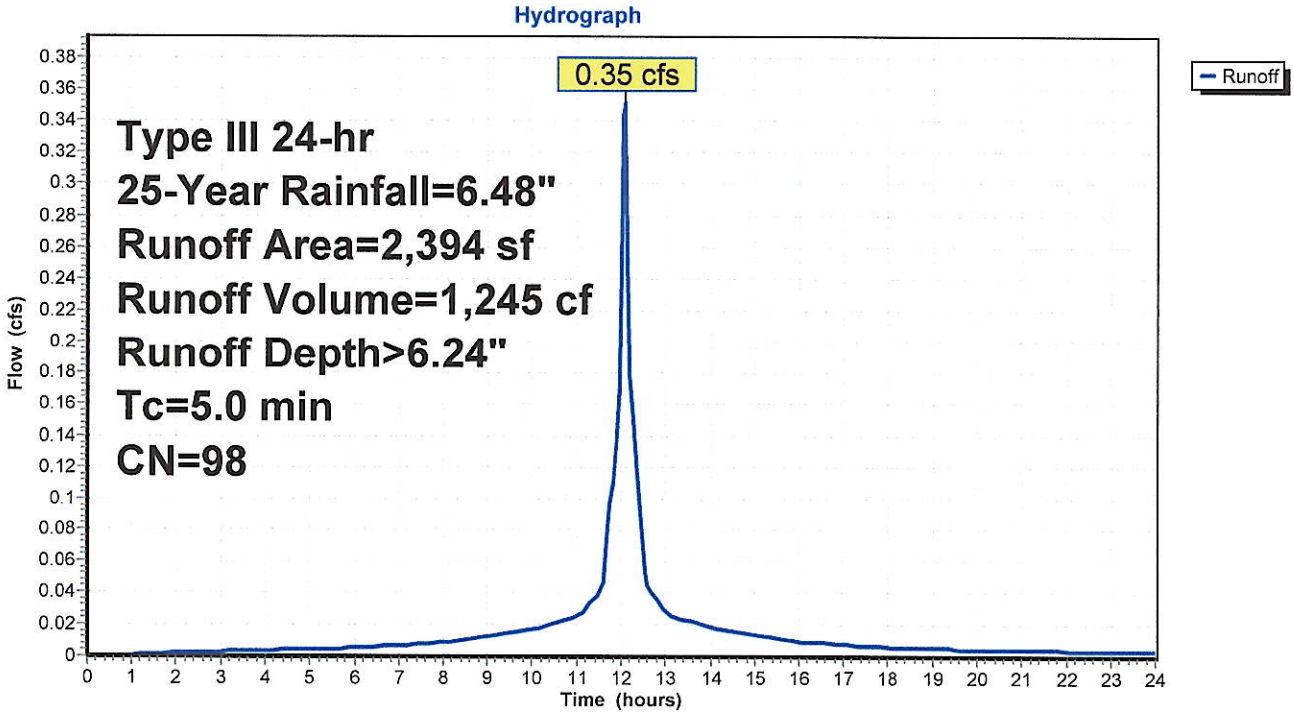
Runoff = 0.35 cfs @ 12.07 hrs, Volume= 1,245 cf, Depth> 6.24"
Routed to Pond 2P : Retention System #2

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

	Area (sf)	CN	Description
*	2,394	98	Roof (Units 7-9)
	2,394		100.00% Impervious Area

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

Subcatchment 11PR: Roof Runoff To Ret. #2 - Runoff Area 11



Summary for Pond 1P: Retention System #1

Inflow Area = 9,689 sf, 78.80% Impervious, Inflow Depth > 5.81" for 25-Year event
Inflow = 1.38 cfs @ 12.07 hrs, Volume= 4,694 cf
Outflow = 0.08 cfs @ 10.80 hrs, Volume= 4,686 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.08 cfs @ 10.80 hrs, Volume= 4,686 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 96.84' @ 13.70 hrs Surf.Area= 1,195 sf Storage= 1,977 cf

Plug-Flow detention time= 193.0 min calculated for 4,686 cf (100% of inflow)
Center-of-Mass det. time= 191.9 min (951.9 - 760.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	94.50'	593 cf	**20.60'W x 58.00'L x 4.00'H Field A** 4,779 cf Overall - 3,297 cf Embedded = 1,482 cf x 40.0% Voids
#2A	94.50'	2,483 cf	**Concrete Galley 4x4x4** x 56 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 56 Chambers in 4 Rows
		3,076 cf	Total Available Storage

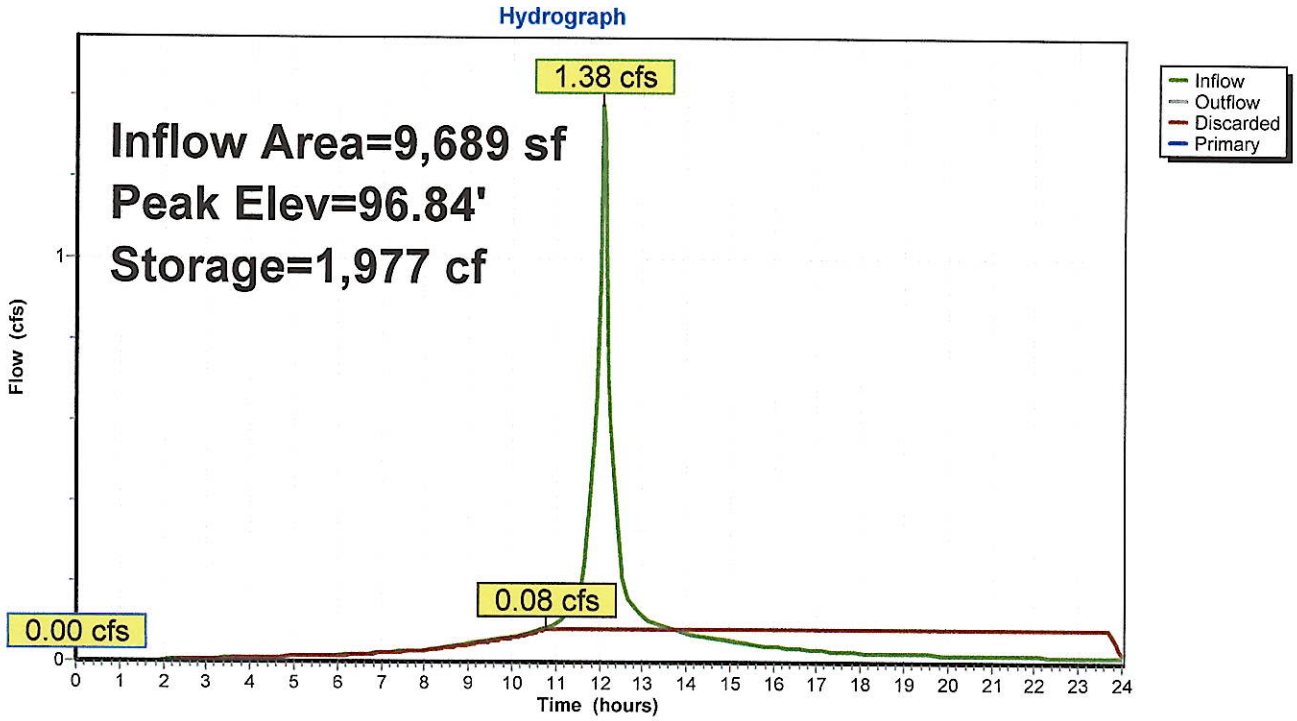
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	94.50'	**3.000 in/hr Exfiltration over Horizontal area**
#2	Primary	98.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.08 cfs @ 10.80 hrs HW=94.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=94.50' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 1P: Retention System #1



Stage-Area-Storage for Pond 1P: Retention System #1

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
94.50	**1,195**	0
94.55	1,195	41
94.60	1,195	82
94.65	1,195	123
94.70	1,195	164
94.75	1,195	206
94.80	1,195	248
94.85	1,195	291
94.90	1,195	334
94.95	1,195	376
95.00	1,195	419
95.05	1,195	461
95.10	1,195	504
95.15	1,195	546
95.20	1,195	589
95.25	1,195	631
95.30	1,195	674
95.35	1,195	716
95.40	1,195	759
95.45	1,195	801
95.50	1,195	843
95.55	1,195	886
95.60	1,195	928
95.65	1,195	970
95.70	1,195	1,013
95.75	1,195	1,055
95.80	1,195	1,097
95.85	1,195	1,140
95.90	1,195	1,182
95.95	1,195	1,224
96.00	1,195	1,266
96.05	1,195	1,309
96.10	1,195	1,351
96.15	1,195	1,393
96.20	1,195	1,435
96.25	1,195	1,477
96.30	1,195	1,520
96.35	1,195	1,562
96.40	1,195	1,604
96.45	1,195	1,646
96.50	1,195	1,688
96.55	1,195	1,730
96.60	1,195	1,772
96.65	1,195	1,814
96.70	1,195	1,856
96.75	1,195	1,898
96.80	1,195	1,940
96.85	1,195	1,982
96.90	1,195	2,024
96.95	1,195	2,066
97.00	1,195	2,108
97.05	1,195	2,150
97.10	1,195	2,192
97.15	1,195	2,234
97.20	1,195	2,276
97.25	1,195	2,317
97.30	1,195	2,359
97.35	1,195	2,401
97.40	1,195	2,443
97.45	1,195	2,485
97.50	1,195	2,526
97.55	1,195	2,568
97.60	1,195	2,610
97.65	1,195	2,652
97.70	1,195	2,693
97.75	1,195	2,735
97.80	1,195	2,777
97.85	1,195	2,818
97.90	1,195	2,860
97.95	1,195	2,902
98.00	1,195	2,943
98.05	1,195	2,985
98.10	1,195	3,013
98.15	1,195	3,021
98.20	1,195	3,029
98.25	1,195	3,037
98.30	1,195	3,044
98.35	1,195	3,052
98.40	1,195	3,060
98.45	1,195	3,068
98.50	1,195	**3,076**

Summary for Pond 2P: Retention System #2

Inflow Area = 6,222 sf, 84.07% Impervious, Inflow Depth > 5.92" for 25-Year event
Inflow = 0.89 cfs @ 12.07 hrs, Volume= 3,068 cf
Outflow = 0.05 cfs @ 10.80 hrs, Volume= 3,065 cf, Atten= 94%, Lag= 0.0 min
Discarded = 0.05 cfs @ 10.80 hrs, Volume= 3,065 cf
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 96.83' @ 13.66 hrs Surf.Area= 783 sf Storage= 1,276 cf

Plug-Flow detention time= 187.9 min calculated for 3,059 cf (100% of inflow)
Center-of-Mass det. time= 186.8 min (942.3 - 755.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	94.50'	405 cf	**20.60'W x 38.00'L x 4.00'H Field A** 3,131 cf Overall - 2,120 cf Embedded = 1,012 cf x 40.0% Voids
#2A	94.50'	1,596 cf	**Concrete Galley 4x4x4** x 36 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 36 Chambers in 4 Rows
		2,001 cf	Total Available Storage

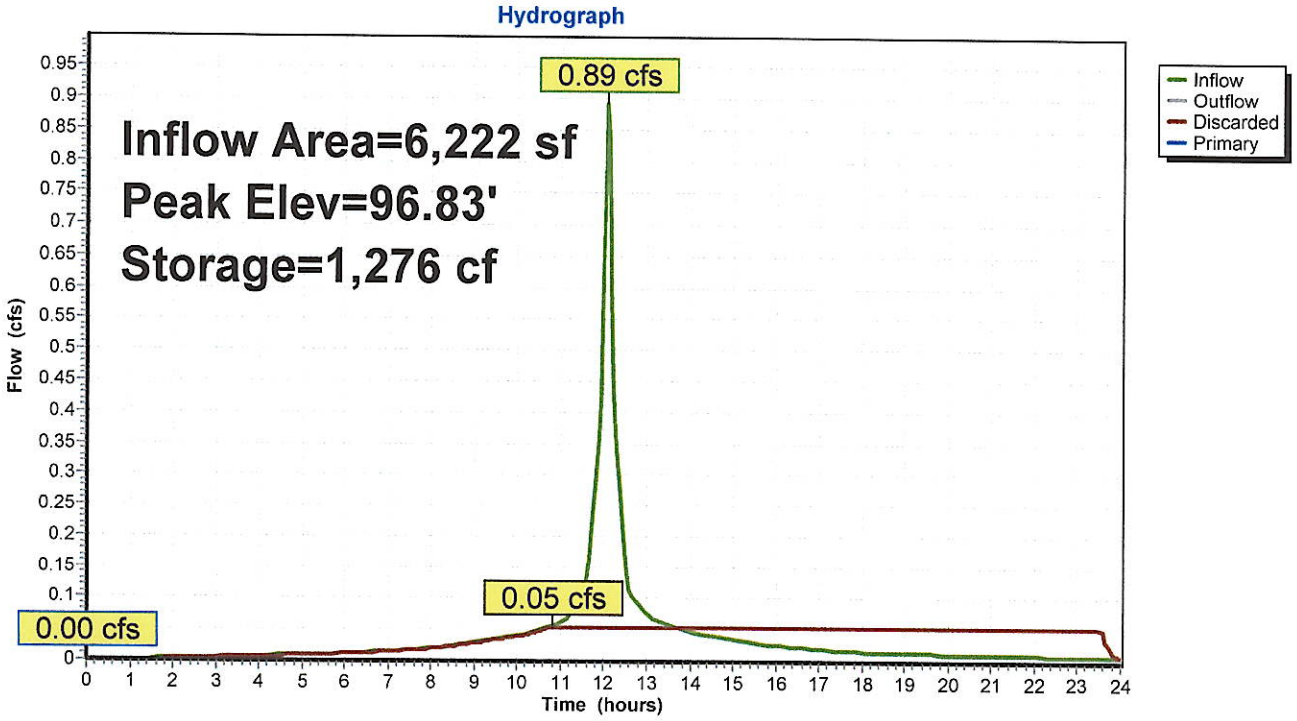
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	94.50'	**3.000 in/hr Exfiltration over Horizontal area**
#2	Primary	98.50'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 10.80 hrs HW=94.54' (Free Discharge)
↑—**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=94.50' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Pond 2P: Retention System #2



Stage-Area-Storage for Pond 2P: Retention System #2

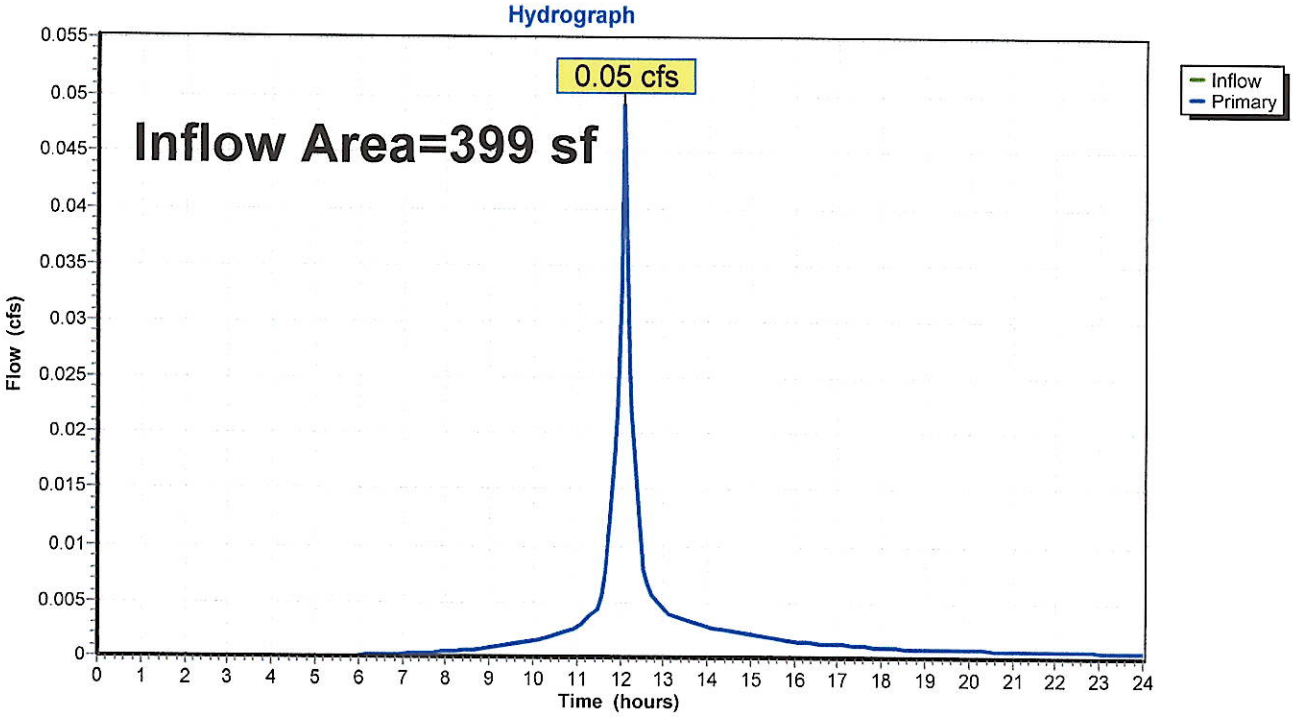
Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
94.50	**783**	0
94.55	783	27
94.60	783	53
94.65	783	80
94.70	783	107
94.75	783	134
94.80	783	161
94.85	783	189
94.90	783	217
94.95	783	244
95.00	783	272
95.05	783	300
95.10	783	327
95.15	783	355
95.20	783	383
95.25	783	410
95.30	783	438
95.35	783	465
95.40	783	493
95.45	783	520
95.50	783	548
95.55	783	576
95.60	783	603
95.65	783	631
95.70	783	658
95.75	783	686
95.80	783	713
95.85	783	741
95.90	783	768
95.95	783	796
96.00	783	823
96.05	783	850
96.10	783	878
96.15	783	905
96.20	783	933
96.25	783	960
96.30	783	987
96.35	783	1,015
96.40	783	1,042
96.45	783	1,070
96.50	783	1,097
96.55	783	1,124
96.60	783	1,152
96.65	783	1,179
96.70	783	1,206
96.75	783	1,233
96.80	783	1,261
96.85	783	1,288
96.90	783	1,315
96.95	783	1,343
97.00	783	1,370
97.05	783	1,397
97.10	783	1,424
97.15	783	1,452
97.20	783	1,479
97.25	783	1,506
97.30	783	1,533
97.35	783	1,560
97.40	783	1,587
97.45	783	1,615
97.50	783	1,642
97.55	783	1,669
97.60	783	1,696
97.65	783	1,723
97.70	783	1,750
97.75	783	1,777
97.80	783	1,804
97.85	783	1,832
97.90	783	1,859
97.95	783	1,886
98.00	783	1,913
98.05	783	1,940
98.10	783	1,958
98.15	783	1,963
98.20	783	1,969
98.25	783	1,974
98.30	783	1,980
98.35	783	1,985
98.40	783	1,990
98.45	783	1,996
98.50	783	**2,001**

Summary for Link 3L: Runoff to Rowan St

Inflow Area = 399 sf, 22.81% Impervious, Inflow Depth > 4.64" for 25-Year event
Inflow = 0.05 cfs @ 12.07 hrs, Volume= 154 cf
Primary = 0.05 cfs @ 12.07 hrs, Volume= 154 cf, Atten= 0%, Lag= 0.0 min

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

Link 3L: Runoff to Rowan St

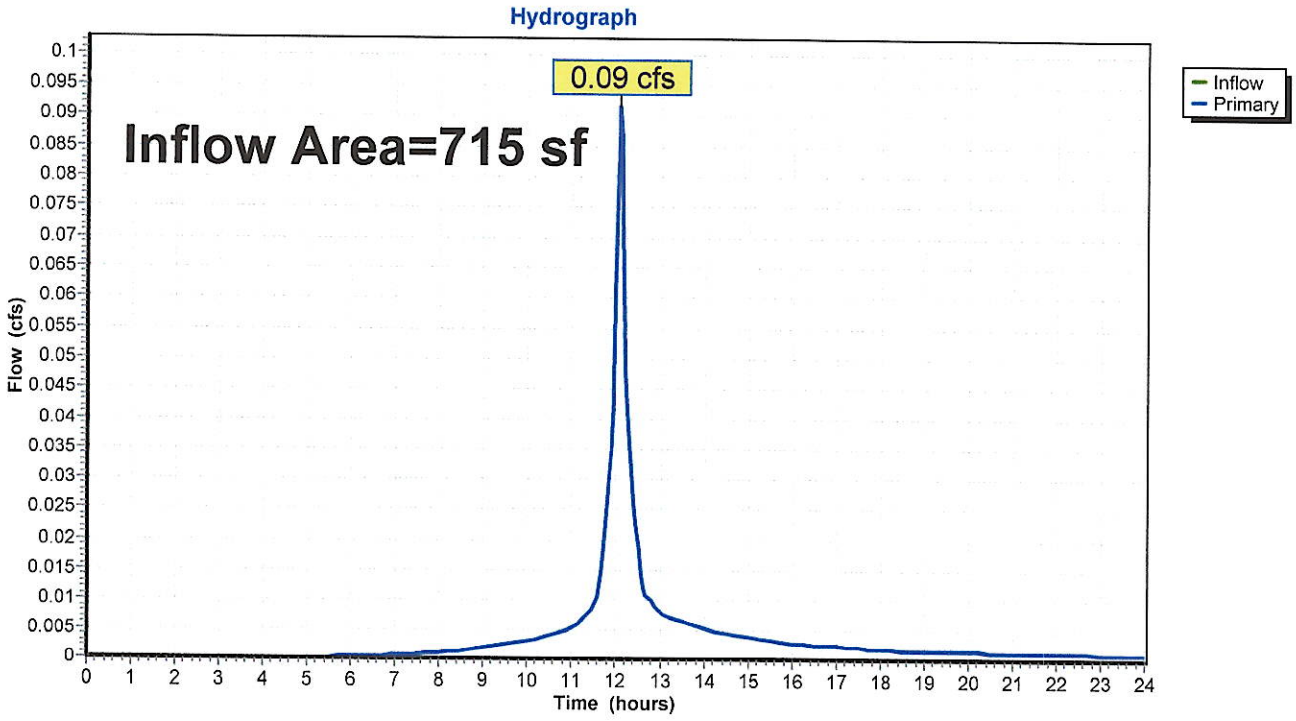


Summary for Link 4L: Proposed Conditions Runoff To Van Zant St

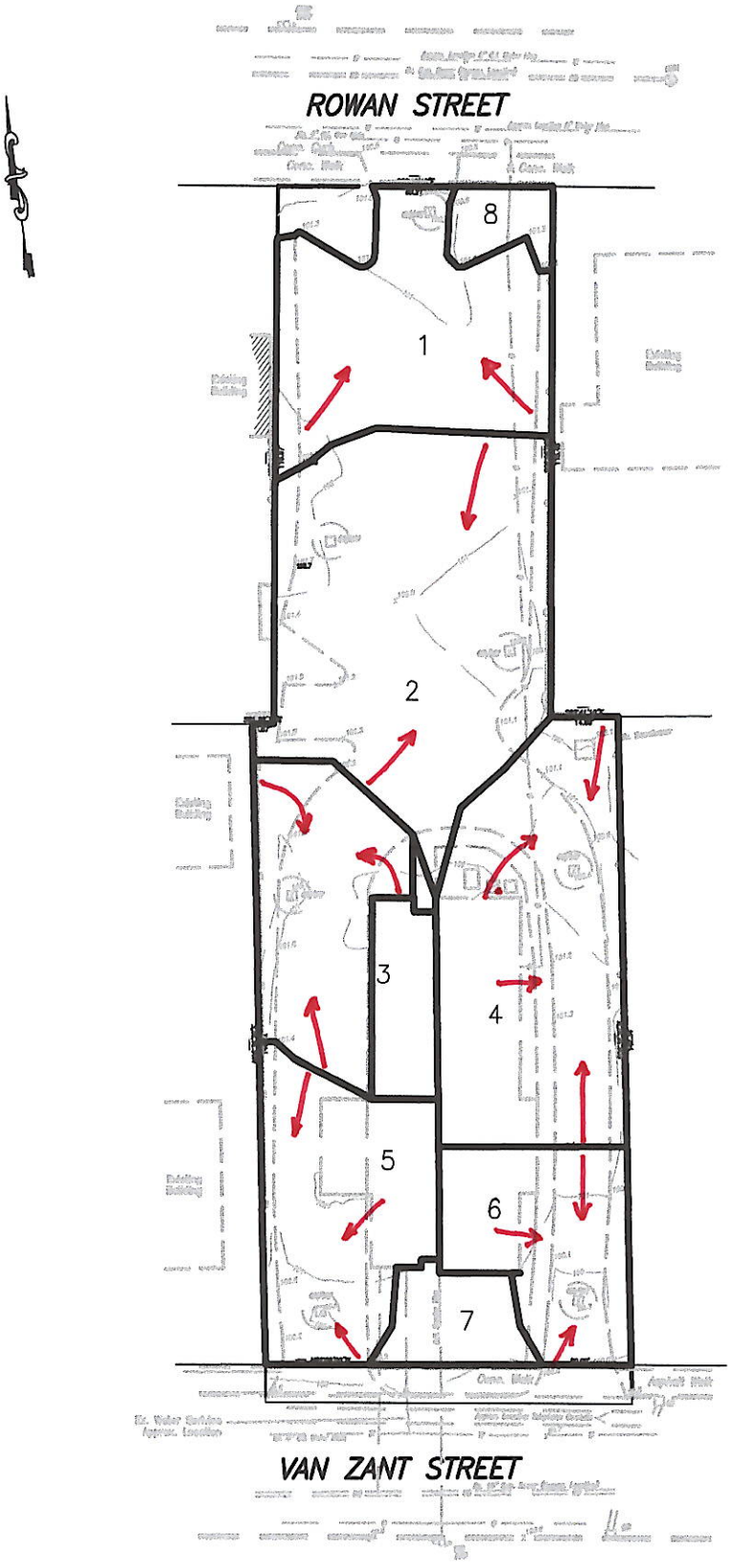
Inflow Area = 715 sf, 33.71% Impervious, Inflow Depth > 4.86" for 25-Year event
Inflow = 0.09 cfs @ 12.07 hrs, Volume= 290 cf
Primary = 0.09 cfs @ 12.07 hrs, Volume= 290 cf, Atten= 0%, Lag= 0.0 min

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

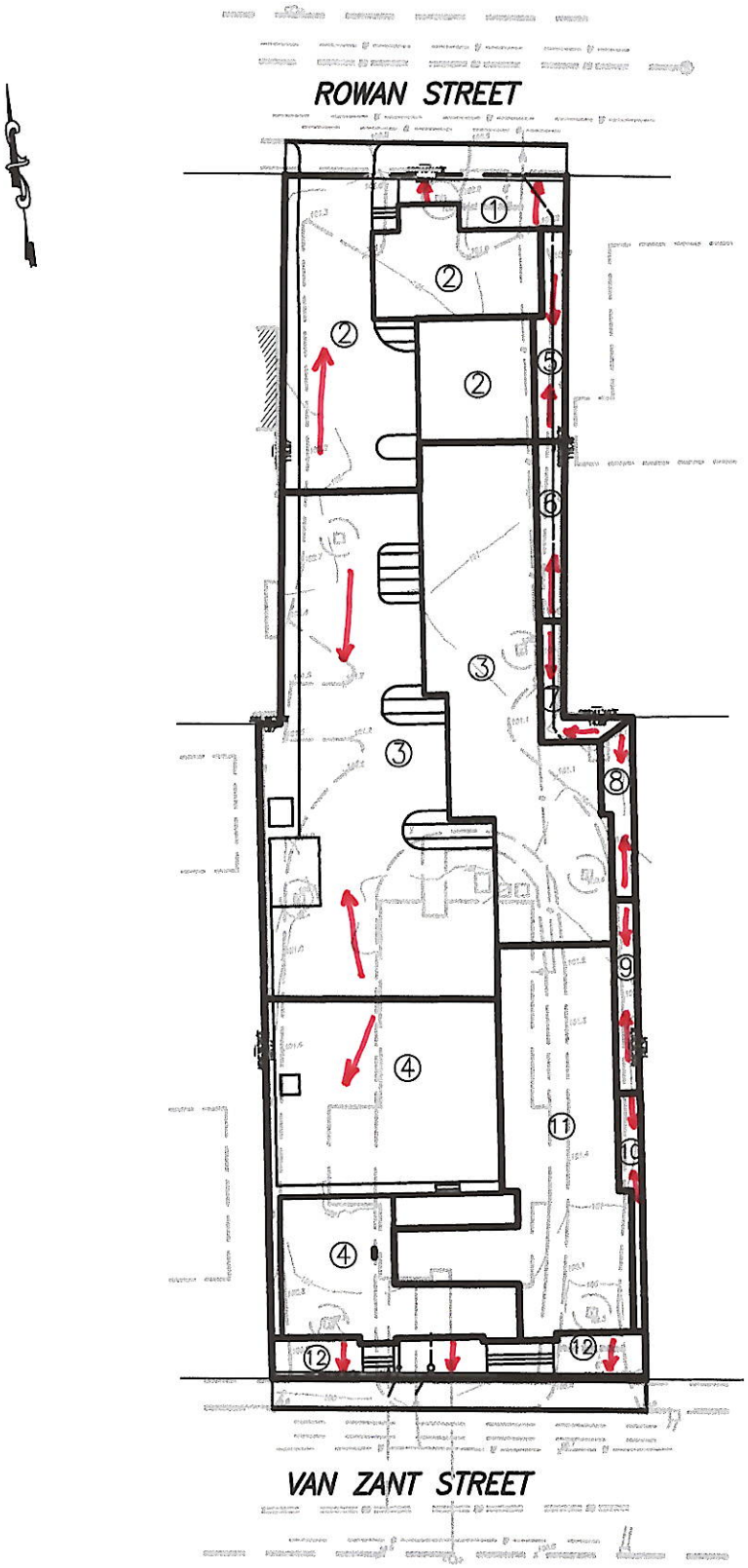
Link 4L: Proposed Conditions Runoff To Van Zant St



WATERSHED MAPS



EXISTING RUNOFF AREAS



PROPOSED RUNOFF AREAS

RAINFALL DATA

NRCS SOIL SURVEY

NOAA Atlas 14, Volume 10, Version 3
Location name: Town of Norwalk, Connecticut, USA*
Latitude: 41.1022°, Longitude: -73.4046°
Elevation: 26 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

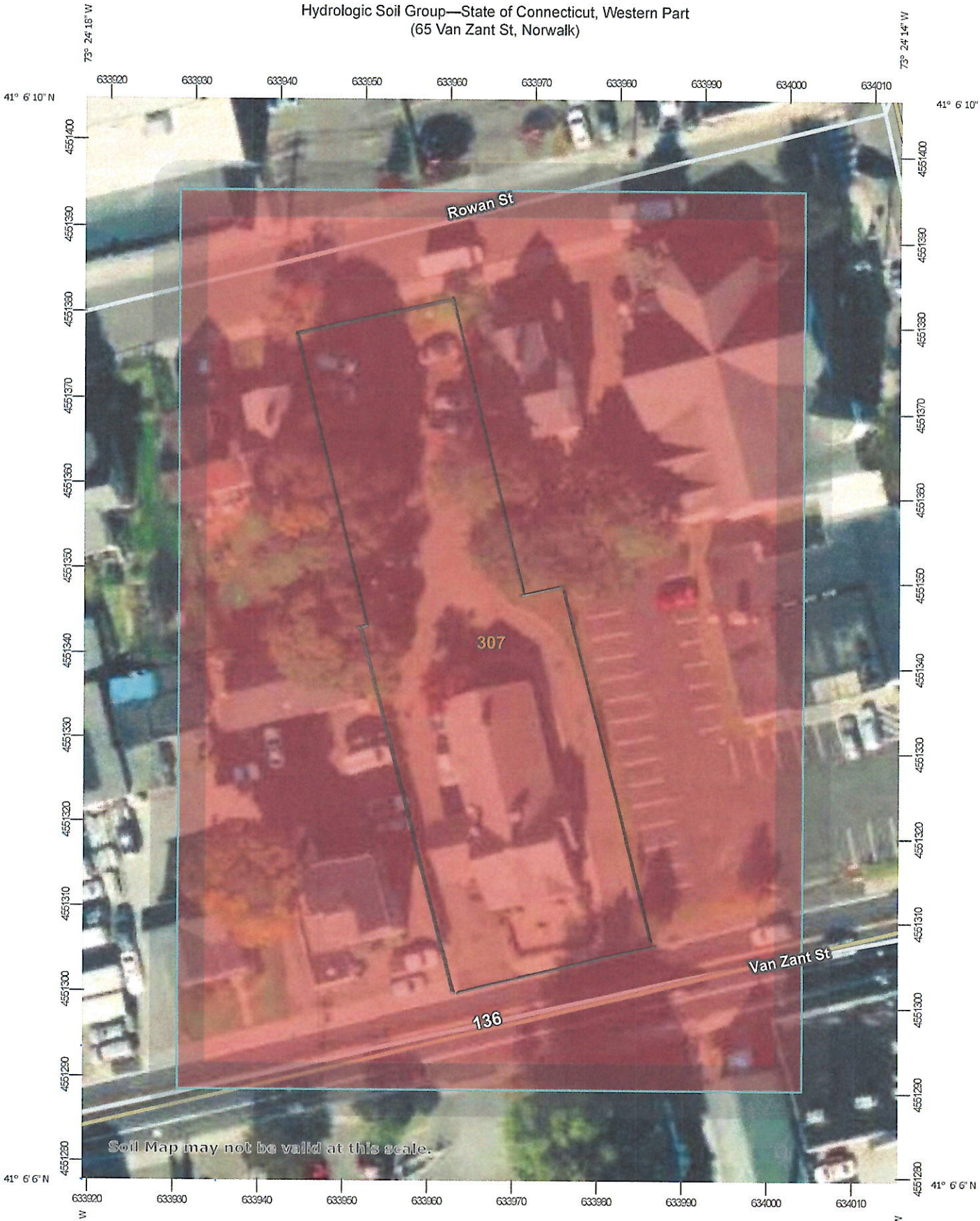
PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	100
5-min	0.366 (0.295-0.454)	0.426 (0.343-0.528)	0.524 (0.420-0.652)	0.605 (0.482-0.758)	0.717 (0.549-0.938)	0.802 (0.599-1.07)	0.889 (0.640-1.23)	0.982 (0.669-1.41)	1.11 (0.723-1.65)	1.21 (0.768-1
10-min	0.518 (0.418-0.642)	0.603 (0.486-0.749)	0.742 (0.595-0.924)	0.857 (0.683-1.07)	1.02 (0.778-1.33)	1.14 (0.849-1.52)	1.26 (0.906-1.75)	1.39 (0.948-1.99)	1.57 (1.02-2.34)	1.72 (1.09-2
15-min	0.610 (0.492-0.756)	0.710 (0.571-0.881)	0.873 (0.700-1.09)	1.01 (0.803-1.26)	1.20 (0.915-1.56)	1.34 (0.997-1.79)	1.48 (1.07-2.06)	1.64 (1.12-2.34)	1.85 (1.21-2.75)	2.02 (1.28-3
30-min	0.847 (0.683-1.05)	0.987 (0.795-1.22)	1.22 (0.974-1.51)	1.40 (1.12-1.76)	1.66 (1.27-2.18)	1.86 (1.39-2.49)	2.07 (1.48-2.86)	2.28 (1.55-3.26)	2.56 (1.67-3.80)	2.77 (1.76-4
60-min	1.08 (0.874-1.34)	1.26 (1.02-1.57)	1.56 (1.25-1.94)	1.80 (1.43-2.26)	2.14 (1.63-2.79)	2.39 (1.78-3.19)	2.65 (1.90-3.66)	2.91 (1.98-4.17)	3.26 (2.12-4.85)	3.53 (2.23-5
2-hr	1.38 (1.12-1.70)	1.64 (1.33-2.02)	2.06 (1.66-2.54)	2.40 (1.93-2.99)	2.88 (2.22-3.76)	3.25 (2.44-4.32)	3.62 (2.62-5.01)	4.03 (2.76-5.74)	4.61 (3.01-6.82)	5.08 (3.22-7
3-hr	1.58 (1.29-1.94)	1.89 (1.54-2.32)	2.40 (1.94-2.95)	2.81 (2.26-3.49)	3.39 (2.62-4.40)	3.82 (2.89-5.08)	4.28 (3.12-5.92)	4.79 (3.28-6.80)	5.52 (3.61-8.14)	6.13 (3.90-9
6-hr	1.99 (1.63-2.43)	2.40 (1.96-2.92)	3.06 (2.49-3.74)	3.60 (2.92-4.43)	4.35 (3.39-5.63)	4.92 (3.74-6.51)	5.51 (4.05-7.60)	6.20 (4.26-8.74)	7.21 (4.73-10.6)	8.05 (5.13-1
12-hr	2.47 (2.04-2.99)	2.97 (2.45-3.60)	3.79 (3.11-4.61)	4.47 (3.64-5.47)	5.40 (4.24-6.94)	6.10 (4.67-8.03)	6.85 (5.06-9.39)	7.71 (5.32-10.8)	8.98 (5.91-13.1)	10.0 (6.43-1
24-hr	2.87 (2.38-3.45)	3.49 (2.89-4.19)	4.49 (3.71-5.42)	5.33 (4.37-6.47)	6.48 (5.11-8.28)	7.34 (5.65-9.61)	8.26 (6.14-11.3)	9.34 (6.46-13.0)	11.0 (7.23-15.8)	12.3 (7.90-1
2-day	3.12 (2.61-3.73)	3.88 (3.24-4.63)	5.11 (4.25-6.12)	6.13 (5.06-7.39)	7.53 (5.98-9.59)	8.58 (6.65-11.2)	9.70 (7.27-13.2)	11.1 (7.68-15.3)	13.1 (8.70-18.8)	14.9 (9.60-2
3-day	3.32 (2.79-3.95)	4.15 (3.48-4.94)	5.50 (4.59-6.57)	6.62 (5.48-7.95)	8.16 (6.50-10.3)	9.30 (7.23-12.1)	10.5 (7.92-14.3)	12.0 (8.37-16.6)	14.3 (9.50-20.5)	16.3 (10.5-2
4-day	3.53 (2.97-4.18)	4.40 (3.70-5.22)	5.82 (4.87-6.93)	7.00 (5.82-8.39)	8.62 (6.89-10.9)	9.82 (7.66-12.7)	11.1 (8.38-15.1)	12.7 (8.85-17.4)	15.1 (10.0-21.5)	17.1 (11.1-2
7-day	4.16 (3.52-4.90)	5.10 (4.31-6.02)	6.64 (5.59-7.86)	7.91 (6.61-9.43)	9.66 (7.75-12.1)	11.0 (8.57-14.1)	12.4 (9.32-16.6)	14.0 (9.81-19.1)	16.5 (11.0-23.3)	18.5 (12.0-2
10-day	4.80 (4.08-5.63)	5.78 (4.90-6.80)	7.39 (6.24-8.72)	8.73 (7.32-10.4)	10.6 (8.49-13.2)	11.9 (9.34-15.2)	13.4 (10.1-17.8)	15.1 (10.6-20.5)	17.5 (11.7-24.7)	19.5 (12.7-2
20-day	6.74 (5.77-7.86)	7.84 (6.70-9.15)	9.64 (8.20-11.3)	11.1 (9.39-13.1)	13.2 (10.6-16.2)	14.7 (11.6-18.6)	16.3 (12.3-21.3)	18.1 (12.8-24.3)	20.4 (13.7-28.6)	22.3 (14.5-3
30-day	8.38 (7.19-9.72)	9.56 (8.20-11.1)	11.5 (9.82-13.4)	13.1 (11.1-15.4)	15.3 (12.4-18.7)	17.0 (13.4-21.3)	18.7 (14.1-24.2)	20.5 (14.5-27.5)	22.8 (15.4-31.7)	24.5 (16.0-3
45-day	10.4 (8.99-12.1)	11.7 (10.1-13.6)	13.8 (11.8-16.0)	15.6 (13.2-18.2)	17.9 (14.6-21.8)	19.8 (15.6-24.6)	21.6 (16.2-27.7)	23.4 (16.7-31.3)	25.7 (17.4-35.7)	27.4 (17.9-3
60-day	12.1 (10.5-14.0)	13.5 (11.7-15.6)	15.7 (13.5-18.2)	17.6 (15.0-20.5)	20.1 (16.4-24.3)	22.1 (17.4-27.3)	24.0 (18.1-30.6)	25.9 (18.5-34.4)	28.2 (19.1-38.9)	29.8 (19.5-4

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



Map Scale: 1:619 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 30 60 120 180

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

OPERATION AND MAINTENANCE

PLAN REPORT

FOR

65 VAN ZANT STREET

NORWALK, CONNECTICUT

GE #23-5688

FEBRUARY 21, 2025
REVISED: MAY 12, 2025



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

Stormwater Management Practices Maintenance Declaration

The Owner(s) of this property located at (_65 Van Zant Street__) shall be solely responsible for the installation, maintenance and repair of the stormwater management practice(s), drainage easements and associated landscaping identified in the Approved Stormwater Management System Plan.

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

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

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

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

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

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

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

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

By: _____
[Owner(s)]

By: _____
[Owner(s)

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

The foregoing instrument was acknowledged before me on this_____day of

_____, 20_____, by _____, the
[Owner(s)]

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

_____
Notary Public

My Commission Expires On:

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

Exhibit A
Operations and Maintenance Plan

65 Van Zant Street
5-12-26

Scope:

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

Recommended Frequency of Service:

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

Qualified Inspector:

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

Service Procedures:

1. Catch Basins & Drainage Inlets:

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

2. Storm Drainage Piping and Manholes/Junction Boxes:

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

3. Drywells and Infiltration Systems:

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

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)

65 Van Zant Street
5-12-26

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name:_____ Date of Inspection:_____

Affiliation:_____ Phone #:_____

Catch Basins & Drainage Inlets:

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

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

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

Notes:

Operations and Maintenance Log (Page 2 of 3)

65 Van Zant Street
5-12-26

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)

65 Van Zant Street
5-12-26

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

Signature of Inspector: _____ **Date:** _____

Table 4.3.1-E (CD-3)

Density
For three Dwelling Units or more: 1 Dwelling Unit and/or Dormitory room per 1,650 sq. ft.

Table 4.3.1-F (CD-3W)

Density
For three Dwelling Units or more: 1 Dwelling Unit per 1,650 sq. ft.

Table 4.3.1-G (CD-3C)

Density
For three Dwelling Units or more: 1 Dwelling Unit, Extended Stay Hotel Room and/or Dormitory room per 1,650 sq. ft.

Table 4.3.1-H (CD-4)

Density
For four Dwelling Units or more: 1 Dwelling Unit, Extended Stay Hotel room and/or Dormitory room per 500 sq. ft.

Table 4.3.1-I (CD-4W)

Density
For four Dwelling Units or more: 1 Dwelling Unit per 500 sq. ft.

Article 9: Definitions

~~Group Home~~ **Community Residences**: As defined in Connecticut General Statutes 8-3e, as the same may be amended from time to time.

~~Community Residences: A facility which houses eight (8) or fewer mentally ill adults and the staff of such facility and which is licensed by the State of Connecticut.~~

Table 4.3.9.A Building, Lot & Building Site Principal Uses

Principal Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Residential															

Community Residences	~~NP~~ P	~~NP~~ P	~~SP U~~ P	~~SP U~~ P	~~SP U~~ P	~~SP U~~ P	~~SP U~~ P	~~SP U~~ NP	~~SP U~~ NP	NP	NP	NP	NP	NP	NP
~~Group Home~~	~~PL~~	~~PL~~	~~PL~~	~~PL~~	~~SP U~~	~~NP~~	~~SP U~~	~~SP U~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~	~~NP~~

Section 4.3.9.G Uses Permitted with Limitations

~~ar. Group Home shall be permitted in accordance with the applicable Use Table, subject to the following:~~

~~1. No Group Home shall be constructed or located within 1,000 feet of another Group Home; and~~
~~2. Shall require approval of a Special permit pursuant to Section 8.4.8.~~

Sec. 8-3e. Regulation of community residences for persons with intellectual disability, child-care residential facilities, community residences for persons receiving mental health or addiction services and hospice facilities. (a) No zoning regulation shall treat the following in a manner different from any single family residence: (1) Any community residence that houses eight or fewer persons with intellectual disability and necessary staff persons and that is licensed under the provisions of section 17a-227, (2) any child-care residential facility that houses eight or fewer children with mental or physical disabilities and necessary staff persons and that is licensed under sections 17a-145 to 17a-151, inclusive, (3) any community residence that houses eight or fewer persons receiving mental health or addiction services and necessary staff persons paid for or provided by the Department of Mental Health and Addiction Services and that has been issued a license by the Department of Public Health under the provisions of section 19a-491, if a license is required, or (4) any residence that provides licensed hospice care and services to eight or fewer persons, provided such residence is (A) managed by an organization that is tax exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as from time to time amended; (B) located in a city with a population of more than one hundred thousand and within a zone that allows development on one or more acres; (C) served by public sewer and water; and (D) constructed in accordance with applicable building codes for occupancy by eight or fewer persons who are not capable of self-preservation.

(b) Any resident of a municipality in which such a community residence or child-care residential facility is located may, with the approval of the legislative body of such municipality, petition (1) the Commissioner of Developmental Services to revoke the license of such community residence on the grounds that such community residence is not in compliance with the provisions of any statute or regulation concerning the operation of such residences, (2) the Commissioner of Children and Families to revoke the license of such child-care residential facility on the grounds that such child-care residential facility is not in compliance with the provision of any general statute or regulation concerning the operation of such child-care residential facility, or (3) the Commissioner of Mental Health and Addiction Services to withdraw funding from such community residence on the grounds that such community residence is not in compliance with the provisions of any general statute or regulation adopted thereunder concerning the operation of a community residence.

Table 4.3.9.A Building, Lot & Building Site Principal Uses

Principal Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Residential															
Convalescent/Nursing/Rest Home	SPU-L	SPU-L	SPU-L	SPU-L	SPU	SPU	SPU	SPU	SPU	P	NP	SPU	NP	NP	~~N P~~ P

ad. **Convalescent/Nursing/Rest Home** shall be permitted in accordance with the applicable Use Table, subject to the following:

1. Within the CD-1L or CD-1M shall be located on a Lot or Building Site with a minimum of 3 acres;
2. Within CD-1S or CD-2 shall be located on a Lot or Building Site with a minimum of 1 acre; and

~~3. Shall require approval of a Special Permit pursuant to Section 8.4.8~~

Table 4.3.1-E and F District Standards for CD-3 and CD-3W

Vehicular Parking Requirements	
New Driveway/Vehicular Entrance Maximum Width	1. For ~~Single-Family Detached Dwellings and Two-Family Detached Dwellings/Duplexes~~ two Dwelling Units or less: 10 ft. max within 10 ft. of Frontage Line 2. For all other Uses, 24 ft. max. in Front Yard, regardless if shared or not

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
May 20, 2026

PRESENT: Louis Schulman, acting as Chair; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones

ABSENT: Chapin Bryce; Galen Wells; Nick Kantor; Jacquen Jordan-Byron

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Liz Suchy; Joseph Grasso; George Vilesso (sp?); Bryan Vasser; Atty Adam Blank; Brant Behr; Paul Bombero; Ben Moss; Brooke Sugaski

I. CALL TO ORDER

Mr. Schulman 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. Kleppin called the roll and noted that there was a quorum. Mr. Schulman seated Ms. Tabachneck and Ms. Lenkowsky for the entire meeting.

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

DISCUSSION

Presentation: Updates from Steve Kleppin, Director of Planning & Zoning Department for the City of Norwalk

**** MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 - to authorize a traffic peer review is **APPROVED**.

Mr. Hubers seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
No one abstained.

B. Subdivision #3655 - A1Z7 LLC & Bouton Development, LLC - 174, 176 and 176 ½ Bouton Street (District 5, Block 81, Lots 173, 171 and 169) - Extension of time request for approved subdivision - Report & recommended action

DISCUSSION

Presentation: Update from Atty Liz Suchy

**** MR. JONES MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application Subdivision #3655 - A1Z7 LLC & Bouton Development, LLC - 174, 176 and 176 ½ Bouton Street (District 5, Block 81, Lots 173, 171 and 169) for an extension of time for 5 years be **APPROVED.**

Ms. Langalis seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
No one abstained.

C. #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

DISCUSSION

Presentation: Updates from Atty Liz Suchy, Joseph Grasso; George Vilesso (sp?)

**** MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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) be moved to a public hearing.

Ms. Lenkowsky seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
No one abstained.

D. #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

DISCUSSION

Presentation: Updates from Bryan Vasser and Mr. Kleppin

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

DISCUSSION

Presentation: Updates from Atty Adam Blank; Brant Behr

**** MS. TABACHNECK MOVED: 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

Ms. Langalis seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
No one abstained.

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

DISCUSSION

Presentation: Updates from Atty Adam Blank; Paul Bombero

**** MR. JONES MOVED: 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.

Ms. Langalis seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.

No one opposed.
No one abstained.

IV. DISCUSSION

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

DISCUSSION

Presentation: Updates from Atty Liz Suchy; Ben Moss; Brooke Sugaski

B. State Bill 25-1 (Housing Bill)

DISCUSSION

Presentation: Update from Mr. Kleppin and Mr. Baker

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: May 6, 2026

**** MR. JONES MOVED to approve the May 6, 2026 minutes.**
Ms. Langalis seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
No one abstained.

VII. COMMENTS OF DIRECTOR

DISCUSSION

Presentation: Update from Mr. Kleppin

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Ms. Jones made a Motion to Adjourn.
Ms. Langalis seconded.
Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
No one abstained.

The meeting was adjourned at 7:59 pm.

Respectfully submitted,

Diana Palmentiero