REGULAR MEETING – HARBOR MANAGEMENT COMMISSION
AGENDA

AUGUST 26, 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, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Amelia Williams at amelia.williams@norwalkct.gov with the subject line “Public Comment” to provide written public comment prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC PARTICIPATION

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: July 22nd, 2026

V. APPLICATION REVIEW COMMITTEE

A. Zoning Text Amendment Referral — #2026-49R

B. 19 Burwell St - #2026-59 CSPR Referral

C. 34 Splitrock Rd - #2026-64 CSPR Referral

D. **3 Browne Pl - #2026-65 CSPR Referral**

VI. PRESENTATION

A. Dredging - Connecticut Port Authority

VII. REPORTS

A. **Chairperson**

B. **Shellfish Commission**

C. **Harbor Master**

D. **Committee**

1. Mooring and Harbor Safety
2. Finance
3. Plans and Recommendations
4. Newsletter/Website
5. Water Quality

VIII. ADJOURNMENT

CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING MINUTES – JULY 22, 2026
BY ZOOM VIRTUAL MEETING

ATTENDANCE:	Jeff Mangels, Chair; Chris MacDonnell; Kelly Bloom; Danielle Kurkjian; Alan Kibbe; Jon Wilkins
STAFF:	Amelia Williams
OTHERS:	Owen Lee, Deputy Harbormaster; Justin Bisceglie, Marine PD; Steve Bartush, Shellfish Commission

CALL TO ORDER

Chair Mangels called the meeting to order at 6:01 p.m.

ROLL CALL

Chair Mangels acknowledged those present as noted above. A quorum was present.

PUBLIC PARTICIPATION

Staff noted for the record that one public comment was received by email in advance of the meeting. The following members of the public spoke:

Beverly Krieger, 9 Seabreeze Place, Norwalk – regarding the Manresa Wilds referral. Ms. Kreiger raised concerns regarding potential environmental impacts, runoff, flooding, and the breadth of uses requested.

Deirdre Cavanagh – regarding public water access at the 2nd Street street end.

David Lindsay, 10 Outer Road, Norwalk – regarding the Manresa Wilds referral. Mr. Lindsay stated that certain aspects of the application remain undefined and asked that the Commission obtain additional information from the applicant before acting.

ACCEPTANCE OF MINUTES

A. Regular Meeting Minutes of June 24, 2026

**** COMMISSIONER MACDONNELL MOVED TO ACCEPT THE MINUTES; SECONDED BY COMMISSIONER KIBBE.**

**** MOTION PASSED, WITH ONE ABSTENTION (COMMISSIONER KURKJIAN).**

APPLICATION REVIEW COMMITTEE

A. 20 Hendricks Ave – CSPR Referral and Pre-Submission Consultation

A representative for the applicant presented a proposal for an approximately 950-foot elevated boardwalk along the Norwalk River connecting existing boardwalk segments to the north and south, closing a gap in the Harbor Loop Trail. Commissioners asked about ecological impacts; the applicant noted a wetland assessment had been completed and that the project would next go before the Shellfish Commission.

**** COMMISSIONER MACDONNELL MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN; SECONDED BY COMMISSIONER KIBBE.**

**** MOTION PASSED.**

B. Manresa Wilds – Special Permit/Text Amendment/Zoning Map Amendment Referral

The team of representatives presented the Manresa Wilds master plan for the approximately 125-acre property, including the project's public shoreline access, water-dependent uses, and ecological restoration. Commissioners asked a variety of questions and discussion ensued.

DRAFT

**** MOTION 1 (Zoning Map Amendment Referral): CHAIR MANGELS MOVED THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN; SECONDED BY COMMISSIONER KIBBE.**

**** MOTION PASSED.**

**** MOTION 2 (Text Amendment Referral): CHAIR MANGELS MOVED THAT THE TEXT AMENDMENT IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN; SECONDED BY COMMISSIONER KIBBE.**

**** MOTION PASSED.**

**** MOTION 3 (Special Permit Referral): CHAIR MANGELS MOVED THAT THE SPECIAL PERMIT IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN; SECONDED BY COMMISSIONER KIBBE.**

**** MOTION PASSED 4-1 (AYES: MANGELS, KIBBE, KURKJIAN, BLOOM; OPPOSED: WILKINS; ABSTAINING: MACDONNELL).**

REPORTS

A. Chairperson – The Grassy Island cleanup has been approved by Recreation and Parks as an Eagle Scout project.

B. Shellfish Commission – Steve Bartush reported no new business for July; a report is expected in August. The Chair noted a special dredge permit issued for the city marina, with some concern raised about the disposal location.

C. Harbor Master – The Harbormaster was not present. Deputy Harbormaster Owen Lee reported: lighting has been installed on the floating dock, and a request was received from Norwalk River Rowing for a Cancer Survivors Row on September 26.

D. Committee Reports

1. Mooring and Harbor Safety – Commissioner Wilkins reported 7 transient vessels since the last meeting, with 3 more expected, and a request for volunteer chase boats for an upcoming swim event.

2. Finance – Commissioner MacDonnell reported no update this month; an estimated cash balance of approximately $80,000 was cited, to be confirmed.

3. Plans and Recommendations –The Commission discussed dredging as a potential priority project, with Commissioner Kurkjian to look into next steps with staff and Commissioner Kibbe assisting.

4. Newsletter/Website – No Commissioner is currently managing this item; a volunteer is needed.

5. Water Quality – No further update.

DISCUSSION OF SHIPP ROUND 6 APPLICATION

Staff advised that the SHIPP grant application opens in September and requires a matching contribution from the Commission. Potential uses of the funds discussed included development of the street ends (title search in progress) or harbor dredging. Commissioner Kibbe requested an updated treasurer's report to help inform the Commission's funding decision. No formal action was taken.

ADJOURNMENT

**** COMMISSIONER WILKINS MOVED TO ADJOURN; SECONDED BY COMMISSIONER KIBBE.**

**** MOTION PASSED.**

The meeting adjourned at approximately 8:09 p.m.

Respectfully submitted,
Courtney Baldwin
Recording Secretary

DRAFT

July 17, 2026

Memorandum

To: Barbara Smyth, Mayor, City of Norwalk
Chapin Bryce, Chair, Planning & Zoning Commission
Connecticut Department of Energy and Environmental Protection (DEEP)
Norwalk Harbor Management Commission
Five Mile River Commission
Town of Darien
Town of New Canaan
Town of Westport
Town of Wilton
WestCOG

From: Bryan Baker, AICP, Principal Planner

Re: #2026- R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 7 and 9 to modify density requirements in the mixed-use/multifamily zones in accordance with PA 25-1; modifications to Community Residence Use(s) to align with Connecticut General Statutes; specifying minimum lot size requirements for Convalescent Home Use(s) in the CD-1M and CD-1S zones; permitting Convalescent Home Use(s) within the Civic District; determining maximum driveway width(s) in the CD-3 and CD-3W zones based on number of dwelling units rather than building type(s); and allowing Cornice Signs to be attached to a backplate

In accordance with all applicable Connecticut General Statutes, please accept this letter as the official referral of the above-mentioned zoning regulations text amendments to the City of Norwalk's Zoning Regulations. A public hearing has tentatively been scheduled for September 2, 2026.

Proposed text is indicated in red text, deleted text is indicated as ~~struck-through~~, existing text is indicated in black text.

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	~~SPU~~ P	~~SPU~~ P	~~SPU~~ P	~~SPU~~ P	~~SPU~~ P	~~SPU~~ NP	~~SPU~~ NP	NP	NP	NP	NP	NP	NP
~~Group Home~~	~~PL~~	~~PL~~	~~PL~~	~~PL~~	~~SPU~~	~~NP~~	~~SPU~~	~~SPU~~	~~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	SP U-L	SP U-L	SP U-L	SP U-L	SP U	SP U	SP U	SP U	SP U	P	N P	SP U	N P	N P	~~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

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Table 7.1.2.B-2 Sign Types: Cornice Signs

Additional Standards
In addition all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roofline; b. Shall have letters individually attached to the wall, an unlit backplate that is architecturally consistent with the building, or printed or etched on the same surface as the background; c. May be backlit (See Section 7.1.8.B for more details); d. If backlit, shall be subject to a Special Permit in accordance with Section 8.4.8; and e. Shall not obscure any architectural element of the Building

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: 19 Burwell Street **2.** D/B/L/U: 5-85B-17-0

3. Proposed Work: At-Grade Patio with Pervious Base **4.** Zone: CD-2

5. Applicant Identification:

Applicant Name: Tara Bongiorni

Address: 26 Gramercy Park South, Apt 9A, New York, NY, 10003

Phone Number: (201) 401-0784 Email: tbongiorni@yahoo.com

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

6. Property Owner, if different than applicant:

Owner Name: _____

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:
19 Burwell Street, 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:
Woodward's Creek, Norwalk Harbor

d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
Existing features include a single-family home, gravel driveway, deck, and a dock.

e) Indicate the area of the project site: _____ acres **or** 10,307 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 consists of a small residential patio for backyard enjoyment, quiet reflection, and family time. Work includes hand clearing of existing lawn, minor site preparation, installation of a gravel reservoir, filter fabric, sand setting bed, and locally-sourced natural stone pavers with open joints, along with planting beds for associated rain gardens. Existing grading will be maintained.

The proposed 660 SF patio represents approximately 6.4% of the 10,307 SF site area and remains well below the maximum permitted impervious coverage of 4,108 SF.

Construction will occur in a single phase with minimal disturbance to existing site conditions. Disturbed areas will be stabilized as work is completed, and any exposed areas will be restored and seeded or otherwise stabilized following installation.

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*):

The proposed patio is a small residential improvement with minimal additional impervious coverage. The patio will utilize open-joint pavers over a gravel reservoir to promote on-site stormwater infiltration and provide temporary storage of runoff. As a result, the project is not expected to significantly alter existing drainage patterns, and post-construction runoff rates and volumes are expected to remain substantially consistent with existing conditions.

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*):

The project is located in a residential backyard adjacent to tidal wetlands, with an existing lawn and no work proposed within the wetlands or their buffer. Existing drainage flows overland through the yard toward the wetlands area.

The proposed patio is consistent with coastal resource policies because it is a small residential improvement that maintains existing grading, avoids encroachment into tidal wetlands, and prevents direct discharge to them. Stormwater will be managed on-site using open-joint natural stone pavers, a gravel reservoir, and a rain garden to retain runoff and reduce sediment transport, helping protect adjacent tidal resources.

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)
- [ ] 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 residential patio is consistent with applicable coastal use policies because it is a minor, non-water-dependent improvement that does not restrict public access, alter shoreline resources, or impact tidal wetlands, and it incorporates low-impact stormwater design to prevent adverse effects on coastal waters.

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 proposed project is a private residential patio and is not a water-dependent use, as it does not require a coastal location to function. The proposed work does not provide public access to coastal waters or include any access improvements, amenities, or related provisions. The property includes a small private dock, which is not part of this application.

*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*):

Potential adverse impacts have been avoided by limiting work to a small residential patio outside tidal wetlands, maintaining existing site conditions and grading, and incorporating permeable surfaces and on-site stormwater management to prevent runoff impacts to adjacent coastal resources.

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*):

No adverse impacts are anticipated due to the very limited scope and short duration of construction, and the project is consistent with the Connecticut Coastal Management Act because it avoids tidal wetlands, maintains existing site conditions, and incorporates on-site stormwater management to protect water quality.

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

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

Applicant's Signature: _____ DATE: _____

Agent's Signature: _____ DATE: _____

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land 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.

TELEP & ARCAMONE LAND SURVEYORS LLC — SINCE 1964

IMPROVEMENT LOCATION SURVEY – PROPOSED

OF PROPERTY PREPARED FOR

TARA L. BONGIORNI

#19 BURWELL STREET, NORWALK, CONNECTICUT

SCALE: 1" = 10' DATE: JULY 6, 2026

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"
4 TAFT STREET, UNIT A–2B
S. NORWALK, CT. 06854
PHONE : 203–866–2058
www.ArcamoneSurveyors.com

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

		REQUIRED/ALLOWED		EXISTING	PATIO PROPOSED
FRONT SETBACK	(OPEN PORCH 10')	20'	MIN.	19.7'±/ 14.4'± to porch / 43.7'± to deck	AS DEPICTED
REAR		15'	MIN.	51.9'±/ 44.79'±	
SIDE	(5')	15'****	MIN.	55'±/4.9'±	
LOT WIDTH		50'	MIN.	VARIES	VARIES
LOT AREA		5,000sf	MIN.	10,307sf	10,307sf
HEIGHT	MID ROOF	32'	MAX.	25.4'±*	–
	PEAK ROOF	40'	MAX.	29.6'±*	–
# OF STORIES		2 1/2	MAX.	2 1/2**	–
BUILDING SITE AREA :	2997sf		MAX.	1104sf	1104sf
IMPERVIOUS SURFACE COVERAGE :	39.86%/4108sf		MAX.	22.3%/2295sf***	28.7%/2955sf***
ACCESSORY BUILDINGS :					
FRONT SETBACK		40'	MIN.		
REAR		5'	MIN.		
SIDE		5'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(7.1) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 6.9'

** AVERAGE GRADE AT FRONT HOUSE = 7.4'±
CRAWLSPACE CEILING ELEVATION = 10.2'±
10.2'± – 7.4'± = 2.8'± (DIFFERENCE)

*** CRUSHED STONE/GRAVEL DRIVEWAY IS INCLUDED IN IMPERVIOUS SURFACE COVERAGE COMPUTATIONS UNLESS AN ENGINEER'S CERTIFICATION CAN DETERMINE THE DRIVE HAS A RUN–OFF COEFFICIENT OF LESS THAN 25%

**** SEE ARTICLE 6.9.5 PROVISIONS FOR FLOOD HAZARD REDUCTION D(1) & ARTICLE 6.10.3 EXEMPTIONS 1(e)

x 7.6 = EXISTING SPOT ELEVATION – DATUM IS REFERENCED TO N.A.V.D. 1988

THIS SURVEY MEETS THE STANDARD OF A CLASS "A–2" SURVEY, "V–2" VERTICAL ACCURACY.

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY – PROPOSED
BOUNDARY DETERMINATION : RESURVEY

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

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

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 81, 10605 & 10748 N.L.R.

TAX MAP 16SE DISTRICT 5 BLOCK 85B TAX LOT 17

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

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

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

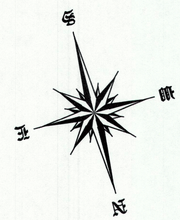
DISTANCES SHOWN +/– FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

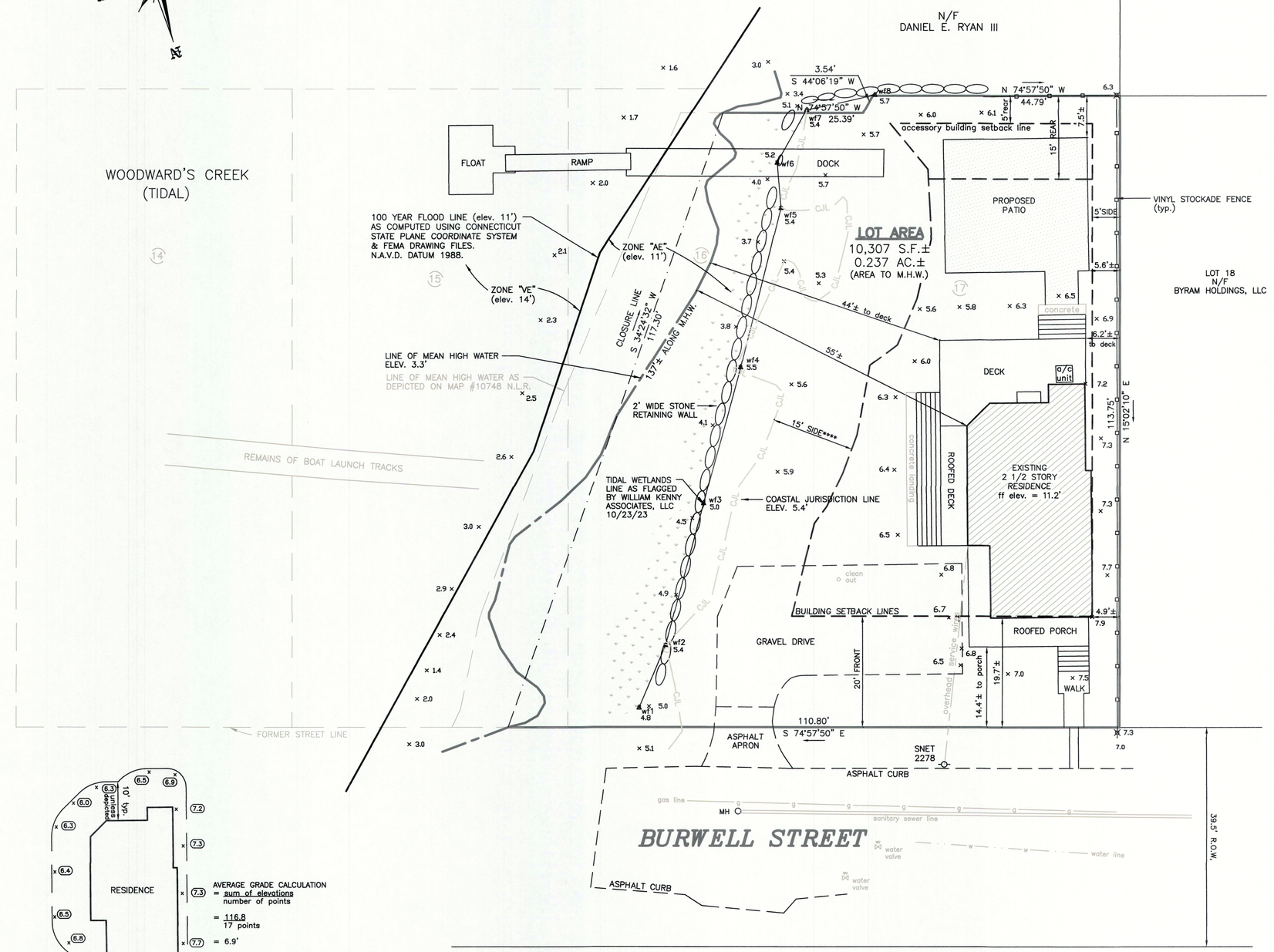
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

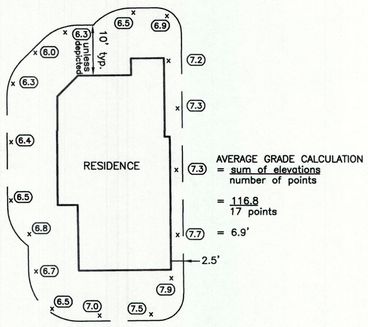
STATE OF CONNECTICUT — JACOB P. TELEP — LICENSED LAND SURVEYOR

JACOB P. TELEP, LAND SURVEYOR CONNECTICUT REG # 70571

MAP NORTH #10748 N.L.R.







AVERAGE GRADE CALCULATION
= sum of elevations / number of points
= 116.8 / 17 points
= 6.9'

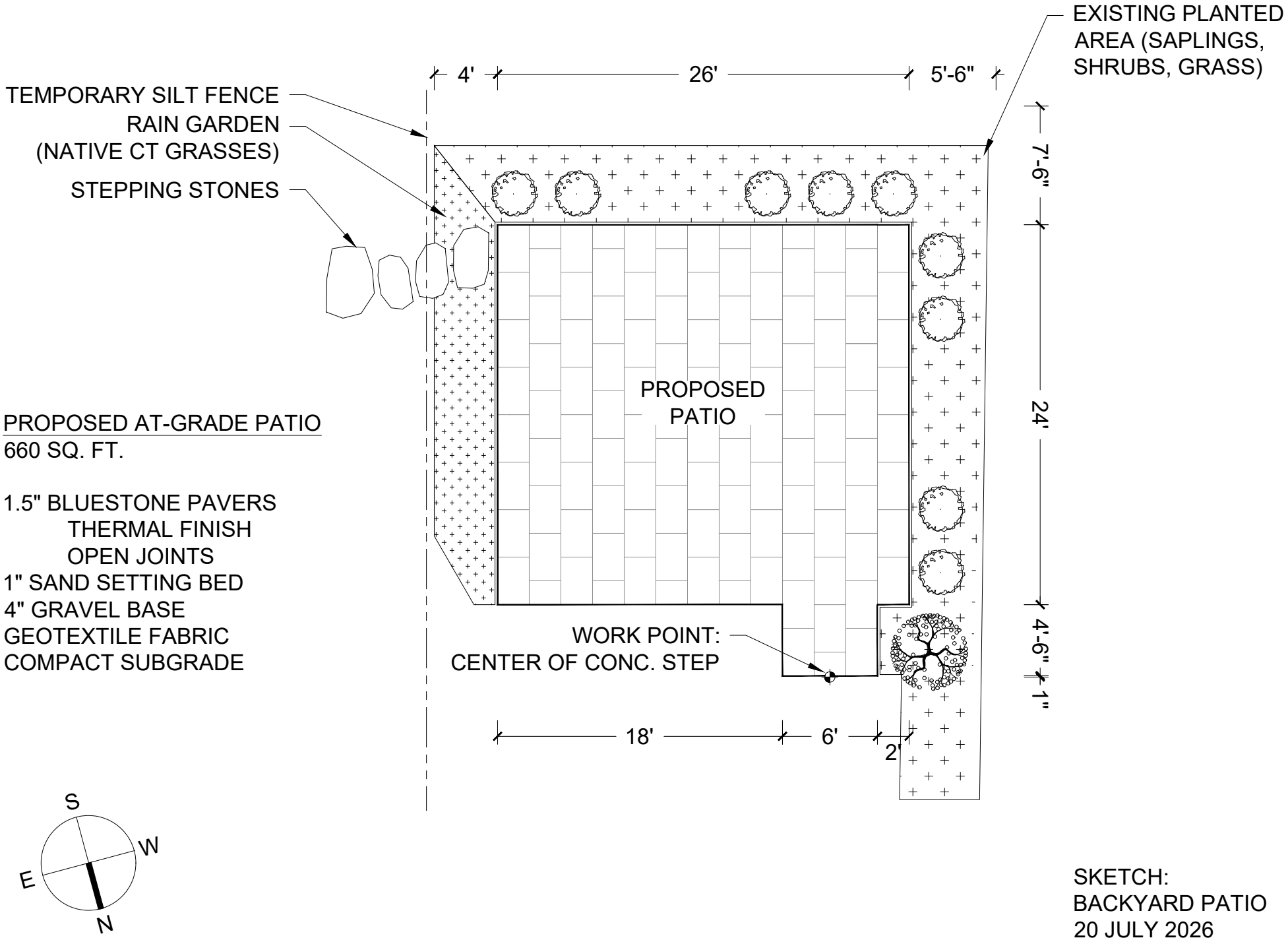
*AVERAGE FINISHED GRADE AROUND HOUSE DETAIL
SEE NOTES BELOW ZONING CHART

0 10 20 30
GRAPHIC SCALE

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

TAX MAP 16SE DISTRICT 5 BLOCK 85B TAX LOT 17

10748–19–21.DWG



PROPOSED AT-GRADE PATIO
660 SQ. FT.

1.5" BLUESTONE PAVERS
THERMAL FINISH
OPEN JOINTS
1" SAND SETTING BED
4" GRAVEL BASE
GEOTEXTILE FABRIC
COMPACT SUBGRADE

SKETCH:
BACKYARD PATIO
20 JULY 2026

Note about transcribed forms: this format exists to remove accessibility barriers, but some recipients prefer the original printed format. If you'd like help moving your entries into the original form, please use the live assistance options in the sidebar or contact the author.

I Love Norwalk logo for the Norwalk Planning & Zoning Commission

Planning & Zoning Commission

Application for coastal site plan review

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

Application dates and fee

Application completion date: 06/26/2026

Official receipt date: 06/26/2026

Fee paid (USD): 310.00

Date stamp

1. Property address and 2. D/B/L/U

1. Property address: 34 Splitrock rd

2. D/B/L/U: Map/Block/Lot

3. Proposed work and 4. Zone

3. Proposed work: New construction

4. Zone: e.g., B, C, D

5. Applicant identification

Applicant name: Yusuf Soliman

Address:
34 splitrock rd

Phone number:
203 988 4268

Email:
yusuf.soliman72@gmail.com

Interest in property

Interest in property (check all that apply):

☐ fee simple ☐ option ☐ lessee ☐ easement

☐ other (specify): REBUILD

List primary contact for correspondence *if other than applicant* (agent or attorney):

Name:
Primary contact name

Address:
Mailing address for correspondence

Business phone:
###-###-####

Email:
name@example.com

6. Property owner, if different than applicant

Owner name:
Full legal name of property owner

Address:
Owner mailing address

Phone number:
###-###-####

Email:
name@example.com

7. Project information

Please check the appropriate box to identify the plan or application that has resulted in this coastal site plan review:

- (●) Coastal site plan for zoning compliance/zoning permit
- ( ) Subdivision or resubdivision application
- ( ) Special permit or special exception application
- ( ) Site plan review application
- ( ) Variance application
- ( ) Municipal project (CGS Section 8-24)

8. Project site plans:

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

- [x] Project location
- [x] Existing and proposed conditions, including buildings and topography
- [x] All coastal resources on and contiguous to the site
- [x] 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
- [x] Ownership and type of use on adjacent properties
- [x] Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- [x] Landscaping and planting plan (existing & proposed)
- [x] Utility plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- [x] Easements (utility, sight preservation, conservation, pedestrian)

9. Site information:

a) Street address or geographical description:

Project address or geographical description

34 splitrock rd

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:

Name of on-site, adjacent, or downstream waters

Name of waterbody, if applicable

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

Existing land use, structures, and significant site features

single family house
3bed 2bath 1,736sqft 1,736 square feet 0.46acre lot

e) Indicate the area of the project site:

Area in acres 0.46 or Area in square feet 1736

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 involves demolishing the existing 1,736-square-foot, three-bedroom, two-bath home, which is in poor condition. In its place, we will construct a new 3,200-square-foot home with four bedrooms and four and a half bathrooms. Site preparation, including demolition, will be handled by Stadler Construction of Norwalk, led by Michael Stadler. The demolition permit process was started today, June 26th, and we will begin demolition as soon as it is approved. New construction will commence after zoning and Coastal Site Plan approvals. No significant changes in use, aside from the increased size and bedroom count, are anticipated. The project will follow a phased timeline, starting with demolition and then moving to construction upon approvals.

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)*:

We engaged Dr. Steven Danzer, a PhD soil and wetland scientist, who prepared a tidal wetland report. This report, along with a detailed site survey, was provided to our architect, Jim Jamison, who then designed the house elevated 8 feet above grade to meet flood and stormwater requirements. We will implement best management practices, including a rain garden to capture the first inch of rainfall, as well as permeable pavers for the driveway and bioswales along the side yard. These measures will ensure that the initial stormwater is retained on site, preventing any adverse impact on the adjacent tidal wetlands. We will ensure these methods comply with all local and state stormwater standards.

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.

Select where each coastal resource occurs in relation to the project

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), 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: CGS Section 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: CGS Sections 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)	☐	☐	☐	☐

Coastal resources	On-site	Adjacent	Off-site but within the influence of project	Not applicable
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)*:

Description of consistency with applicable coastal resource policies and standards

The site, at 34 Split Rock Road, is located in a 0.46-acre parcel with tidal wetlands on its west side. These wetlands consist of a high marsh dominated by Phragmites and other tidal vegetation, draining toward Village Creek, a tidal estuary connected to Long Island Sound. The report confirms that wetland soils derive from Westbrook mucky peat, and upland soils are urban land-Charlton-Chatfield complex.
Our project design, as shown in the report, avoids disturbing these tidal wetlands by staying outside the buffer zone, ensuring consistency with Connecticut's coastal resource policies and standards.

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)
- [x] 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.

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):

Consistency explanation

Our proposed project is fully consistent with the coastal use policies because we worked closely with a soil and wetland scientist and a licensed surveyor to identify tidal wetlands and flood zones. By elevating the structure 8 feet above grade and situating it outside of sensitive areas, we avoid direct impacts on coastal resources. Furthermore, we incorporated stormwater best management practices, like infiltration systems, so that runoff is treated on-site. In doing so, we preserve water quality, prevent erosion, and ensure the project aligns with both general

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

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)	○	◉

Potential adverse impacts on coastal resources	Applicable	Not applicable
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) Identification of adverse impact categories

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

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)	☐	☑

Potential adverse impacts on future water-dependent development opportunities and activities	Applicable	Not applicable
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.). Fields marked with an asterisk (*) are required.

Describe water-dependent uses and public access provisions *

The proposed project does not include any water-dependent uses as defined in CGS Section 22a-93(16). The site is currently a residential lot, and no direct access to coastal waters is provided. Therefore, the site is not suitable for water-dependent development, and the project focuses solely on elevated residential construction away from the water.

*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 and #15 have been *avoided, eliminated, or minimized* (*attach additional pages if necessary*):

We are taking deliberate steps to avoid, minimize, and mitigate any potential adverse impacts on coastal resources and future water-dependent development. We have engaged Dr. Steven Danzer, a PhD soil and wetland scientist, to prepare a tidal wetland report, and a licensed surveyor will provide a detailed site survey. Based on these findings, we will position the house away from flood zones, elevate it 8 feet above grade, and implement stormwater best management practices. As we carry out these measures, we will ensure that no harm occurs to coastal resources and that we preserve the site's potential for future water-dependent uses.

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*):

There are no remaining significant adverse impacts. Every effort has been taken to avoid and minimize harm such as elevating the structure, preserving buffers, and controlling runoff. Thus, the project is consistent with the Connecticut Coastal Management Act, as it balances development with the protection of coastal resources.

Applicant and agent certification

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: YUSUF SOLIMAN Date: 06/26/2026

Agent's signature: Type full name (if applicable) Date: 06/26/2026

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 letters for coastal site plan review notification

Sample letter: Application submittal notification

Sample letter: Application submittal notification

Letter content

Dear Recipient name
Recipient name
,

Be advised that Applicant name
Applicant name
has applied for a Coastal Site Plan application for property located at the following address: Property address
Street address of property

Street name, number, and district information
Street name and number; district, block, and lot numbers
(Street name and number and District, Block and Lot numbers)

The proposal is for Description of proposal
Brief description of proposal
(Description of proposal)

Additional details (optional)
Additional details (optional)

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 signature

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

Sample letter: Public hearing notification

Letter content

Dear Recipient name

Recipient name

,

Be advised that Applicant name

Applicant name

has applied for a Coastal Site Plan Review application for property located at the following address: Project address

Project address – street name and number

and District, block, lot number

District, block, lot number

.

The proposal is for Description of proposal

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

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 signature

Signature of applicant

Applicant must sign above and provide contact information below.
(This form is to be completed by applicant)

Application Form Instructions

8. **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. **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. **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. **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. **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. **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. **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.

    Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

16. **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.

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.

TELEP & ARCAMONE LAND SURVEYORS LLC — SINCE 1964

IMPROVEMENT LOCATION SURVEY – PROPOSED

OF PROPERTY PREPARED FOR

YUSUF SOLIMAN

#34 SPLITROCK ROAD, NORWALK, CONNECTICUT

SCALE: 1" = 10' DATE: MAR. 3, 2026

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"
4 TAFT STREET, UNIT A–2B
S. NORWALK, CT. 06854
PHONE : 203–866–2058
www.ArcamoneSurveyors.com

REVISIONS		
DATE	DESCRIPTION	BY
08/18/26	PROPOSED RESIDENCE LOCATION	JPT
08/06/26	PROPOSED RESIDENCE LOCATION	AAT
07/14/26	PROPOSED NEW RESIDENCE	AAT

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

		REQUIRED/ALLOWED		EXISTING	PROPOSED
FRONT SETBACK (OPEN PORCH 20')		30'	MIN.	57.1'±	30.2'±
REAR		15'****	MIN.	AS DEPICTED	AS DEPICTED
SIDE		6'	MIN.	9.8'±/46.5'±	8.0'± AS DEPICTED
LOT WIDTH		50'	MIN.	VARIES	VARIES
LOT AREA		6,250sf	MIN.	19,488sf±	19,488sf±
HEIGHT	MID ROOF	32'	MAX.	13.9'±*	–
	PEAK ROOF	40'	MAX.	15.1'±*	31.21'±*flat roof
# OF STORIES		2 1/2	MAX.	1**	2**
BUILDING SITE AREA :		25%/4872sf	MAX.	16.6%/3236sf	9.2%/1785sf
IMPERVIOUS SURFACE COVERAGE :		35%/6821sf	MAX.	27.2%/5310sf	16.1%/3148sf
ACCESSORY BUILDINGS :					
FRONT SETBACK		50'	MIN.		
REAR		5'	MIN.		
SIDE		6'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(10.1) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 7.2' AVERAGE PROPOSED GRADE AROUND PROPOSED HOUSE = 10.0'

** AVERAGE GRADE AT FRONT HOUSE = 9.8' ** AVERAGE PROPOSED GRADE AT FRONT PROPOSED HOUSE = 10.5' SEE ARTICLE 9: DEFINITIONS – "STORY" 6

*** SUBJECT TO CHANGE. LOT HAD HEAVY SNOW COVERAGE AT TIME OF SURVEY 2/20/2025. EVERY EFFORT WAS MADE TO LOCATE ALL IMPERVIOUS SURFACE COVERAGE.

**** SEE ARTICLE 6.9.5 PROVISIONS FOR FLOOD HAZARD REDUCTION D(1) & ARTICLE 6.10.3 EXEMPTIONS 1(e)

9.0 DENOTES PROPOSED SPOT ELEVATION

X 10.0 DENOTES 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.

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY – PROPOSED
BOUNDARY DETERMINATION : RESURVEY

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

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. 3112 N.L.R.

TAX MAP 17NE DISTRICT 5 BLOCK 84 TAX LOT 151

PROPERTY IS LOCATED IN ZONE : "CD–1S" SUB–URBAN SINGLE FAMILY COMMUNITY DISTRICT

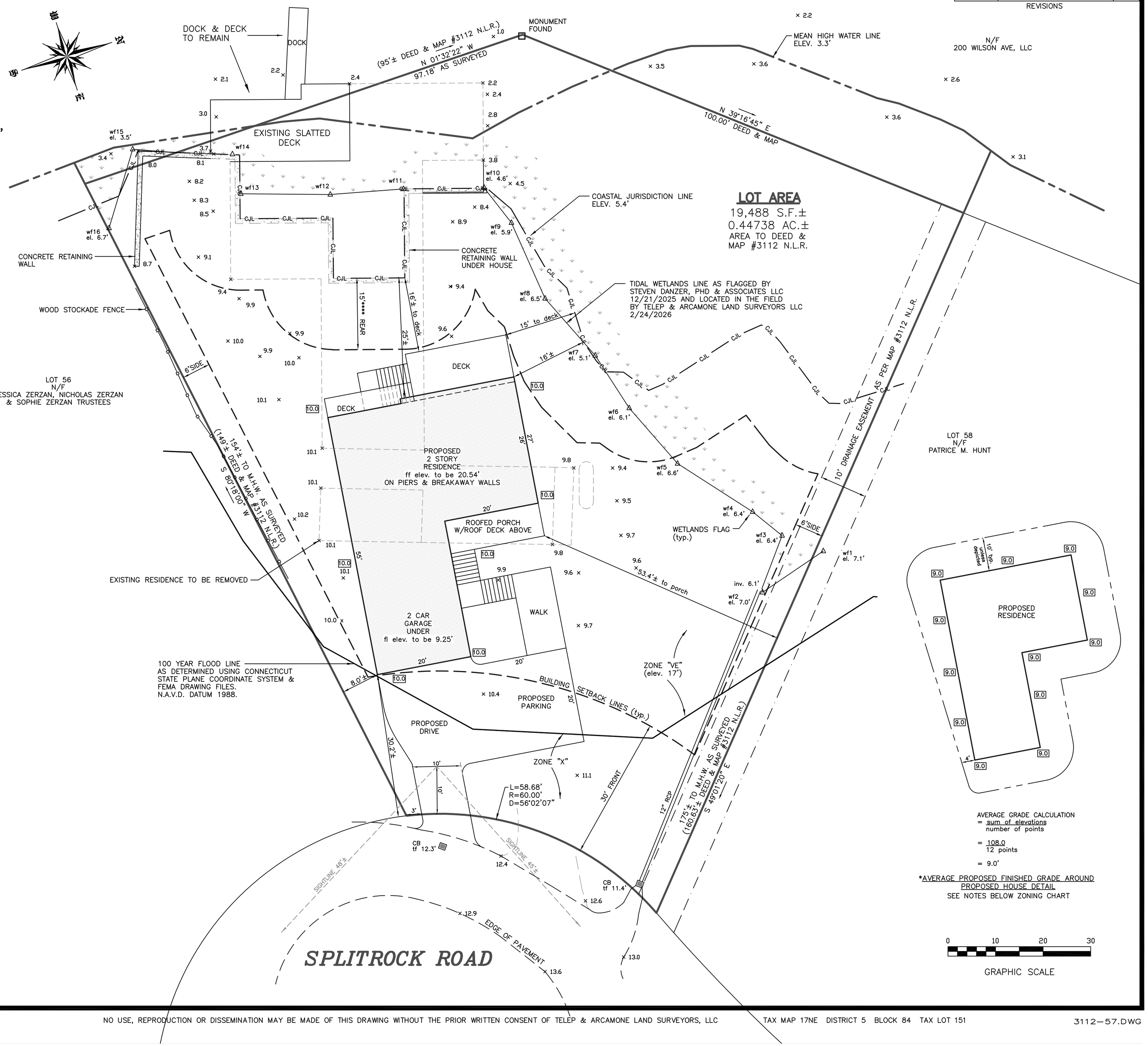
F.I.R.M. ZONES : "X" & "VE" (el.17') PANEL 533 of 626 MAP NO. 09001C0533G DATE 7/8/13

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 # 70571
JACOB P. TELEP, LAND SURVEYOR



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STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Tidal Wetland Report

Date: December 21, 2025

By: Steven Danzer Ph.D.

- Soil Scientist – Certified Nationally by the Soil Science Society of America (#353463).
  – Registered with the Society of Soil Scientists of Southern New England.
- Professional Wetland Scientist - PWS #1321, Society of Wetland Scientists.
- Arborist - CT DEEP License S-5639.

- Ph.D. - Renewable Natural Resource Studies.

Re: 34 Splitrock Road, Norwalk, CT

INTRODUCTION

A wetlands investigation was performed on the above-referenced property to locate and identify any inland wetland soils, watercourses, or tidal wetlands.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

DEFINITIONS

The State of CT General Statutes under CGS Ch. 440 Section 22a-29 (2) defines **tidal wetlands** as “those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an

elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all, of the following:

Salt meadow grass (Spartina patens), spike grass (Distichlis spicata), black grass (Juncus gerardi), saltmarsh grass (Spartina alterniflora), saltworts (Salicornia Europaea, and Salicornia bigelovii), sea lavender (Limonium carolinianum), saltmarsh bulrushes (Scirpus robustus and Scirpus paludosus var. atlanticus), sand spurrey (Spergularia marina), switch grass (Panicum virgatum), tall cordgrass (Spartina pectinata), high-tide bush (Iva frutescens var. oraria), cattails (Typha angustifolia, and Typha latifolia), spike rush (Eleocharis rostellata), chairmaker's rush (Scirpus americana), bent grass (Agrostis palustris), and sweet grass (Hierochloe odorata), royal fern (Osmunda regalis), interrupted fern (Osmunda claytoniana), cinnamon fern (Osmunda cinnamomea), sensitive fern (Onoclea sensibilis), marsh fern (Dryopteris thelypteris), bur-reed family (Sparganium eurycarpum, Sparganium androcladum, Sparganium americanum, Sparganium chlorocarpum, Sparganium angustifolium, Sparganium fluctuans, Sparganium minimum), horned pondweed (Zannichellia palustris), water-plantain (Alisma triviale), arrowhead (Sagittaria subulata, Sagittaria graminea, Sagittaria eatoni, Sagittaria engelmanniania), wild rice (Zizania aquatica), tuckahoe (Peltandra virginica), water-arum (Calla palustris), skunk cabbage (Symplocarpus foetidus), sweet flag (Acorus calamus), pickerelweed (Pontederia cordata), water stargrass (Heteranthera dubia), soft rush (Juncus effusus), false hellebore (Veratrum viride), slender blue flag (Iris prismatica pursh), blue flag (Iris versicolor), yellow iris (Iris pseudacorus), lizard's tail (Saururus cernuus), speckled alder (Alnus rugosa), common alder (Alnus serrulata), arrow-leaved tearthumb (Polygonum sagittatum), halberd-leaved tearthumb (Polygonum arifolium), spatter-dock (Nuphar variegatum nuphar advena), marsh marigold (Caltha palustris), swamp rose (Rosa palustris), poison ivy (Rhus radicans), poison sumac (Rhus vernix), red maple (Acer rubrum), jewelweed (Impatiens capensis), marshmallow (Hibiscus palustris), loosestrife (Lythrum alatum, lythrum salicaria), red osier (Cornus stolonifera), red willow (Cornus amomum), silky dogwood (Cornus obliqua), sweet pepper-bush (Clethra alnifolia), swamp honeysuckle (Rhododendron viscosum), high-bush blueberry (Vaccinium corymbosum), cranberry (Vaccinium macrocarpon), sea lavender (Limonium nashii), climbing hemp-weed (Mikania scandens), joe pye weed (Eupatorium purpureum), joe pye weed (Eupatorium maculatum), thoroughwort (Eupatorium perfoliatum)”

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial*.

Poorly drained and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season.

Floodplain refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629).

Watercourses are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

a) Evidence of scour, or deposits of recent alluvium or detritus;
b) The presence of standing or flowing water for a duration longer than a particular storm incident;
c) The presence of hydrophytic vegetation.

Uplands are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-29, 22a-36 and 22a-45) as amended.

All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on December 20, 2025. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local County Soil Survey. Vegetation was observed. The wetland boundaries were marked on site with flagging tape and/or stakes (Wetland Flags 1-16), and a sketch map prepared (see attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 0.46 acre site is located on the west side of Splitrock Road in Norwalk, CT. Landuse is residential. West of the residence is Phragmites dominated high marsh (a tidal wetland type) which drains to the west towards Village Creek, a tidal waterway and estuary that connects with Long Island Sound. Other tidal vegetation included High Tide Bush, and Spartina nearer the channel. Wetland soils were derived from *Westbrook mucky peat, 0-2 % slopes, very frequently*

flooded (mapping unit symbol 98). Upland soils were best characterized as within the *(273E)Urban land-Charlton-Chatfield complex, rocky, 15 to 45 percent slopes* (mapping unit symbol 273E).

LIMITATIONS

All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

CERTIFICATION

Signed,

Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)

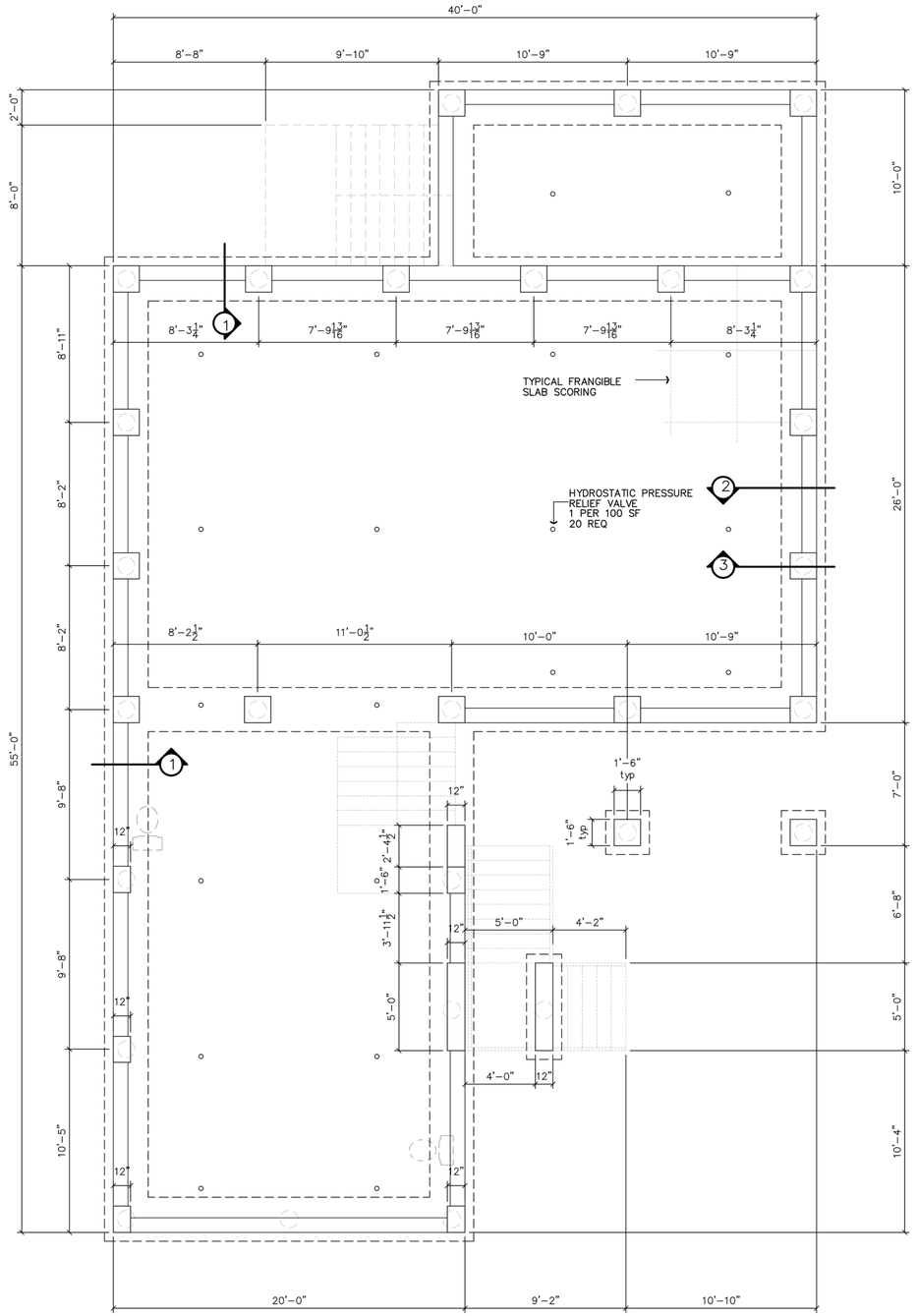
CPSS
Certified Professional
Soil Scientist

34 Splitrock Road, Norwalk

Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
203-451-8319
www.CTWetlandsConsulting.com

0 25 50 100 Feet

N



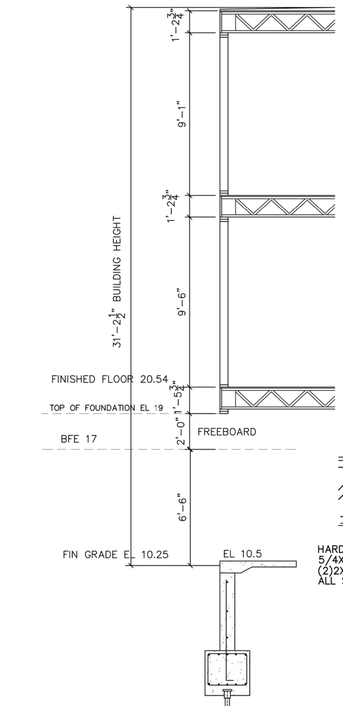
FOUNDATION PLAN

MINIMUM CONCRETE COVER FOR STEEL REINFORCEMENT

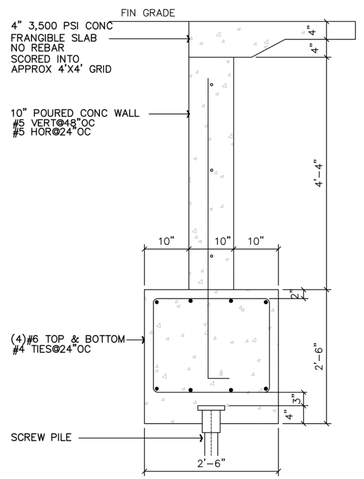
CAST ON GRADE SLAB 3"
CONCRETE EXPOSED TO WEATHER 2"
CONCRETE NOT EXPOSED TO WEATHER
SLABS, WALLS, JOISTS 3/4"
STIRRUPS, TIES IN BEAMS&COLUMNS 1 1/2"

10 TON HELICAL PILE SPECIFICATION

ALOWABLE COMPRESSION CAPACITY = 10 TONS
ANTICIPATED DEPTH TO CAPACITY = 22–27 FT
MINIMUM PILE DEPTH = 20'
SHAFT TYPE = 2.877" ROUND SHAFT
TORQUE RATIO (K/T FT–1/) = 9
MINIMUM INSTALLATION TORQUE = 4,500 FT LBS
MINIMUM LEAD SECTION & EXTENSION YIELD STRENGTH = 50 KSI
MINIMUM CENTER TO CENTER SPACING = 4 TIMES LARGEST HELIX

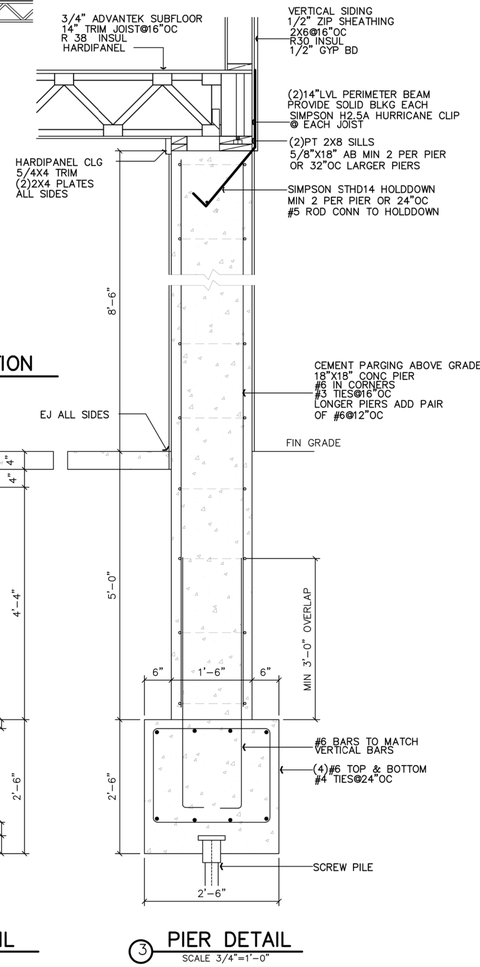


1 TYPICAL BUILDING SECTION



2 GRADE BEAM DETAIL

SCALE 3/4"=1'-0"



3 PIER DETAIL

SCALE 3/4"=1'-0"

GENERAL NOTES

ALL WORK SHALL COMPLY WITH THE STATE BUILDING CODE AND THE REQUIREMENTS OF THE LOCAL MUNICIPALITY.

CONTRACTOR SHALL NOT OVERLOAD THE STRUCTURE OR IMPOSE LOADS LARGER THAN THE INDICATED DESIGN LOADS UNLESS ADEQUATE SHORING AND BRACING IS PROVIDED.

THE CONTRACTOR SHALL SUPPLY AND BE FULLY RESPONSIBLE FOR ALL SHORING REQUIRED TO PREFORM THE WORK DESCRIBED HEREIN.

HELICAL PILE REQUIREMENTS

ALL PILES SHALL BE PATENTED HELICAL PILES AND APPURTENANCES AS FURNISHED BY A.B. CHANCE OR APPROVED EQUAL. PILES SHALL BE INSTALLED BY A FACTORY CERTIFIED INSTALLER.

HELICAL PILES EXTENSIONS AND APPURTENANCES SHALL BE HOT-DIPPED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.

ALL PILE INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED PROFESSIONAL ENGINEER. THE ENGINEER SHALL KEEP A COMPLETE RECORD OF THE PILE INSTALLATION.

IF DEPTH A OF 20 FEET IS NOT REACHED WITHOUT SATIFYING THE TORQUE REQUIREMENTS, THE CONTRACTOR SHALL HAVE THE FOLLOWING OPTIONS:

a) INSTALL THE PILE DEEPER USING ADDITIONAL EXTENSIONS UNTIL THE SPECIFIED TORQUE LEVEL IS OBTAINED.

b) REMOVE THE EXISTING PILE AND INSTALL A PILE WITH LARGER AND/OR MORE HELICES. THE REVISED PILE SHALL BE INSTALLED BEYOND THE TERMINATION DEPTH OF THE ORIGNAL PILE, AS DIRECTED BY ENGINEER.

c) ADD ADDITIONAL PILES AS RECOMMENDED BY ENGINEER.

HELICAL PILES SHOULD BE INSTALLED AS SHOWN ON THE PLAN. ALL CHAGNES IN PILE LOCATION MUST BE APPROVED BY THE ARCHITECT OR ENGINEER.

IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING INSTALLATION, THE CONTRACTOR SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION IF POSSIBLE OR RELCOATING THE PILE TO AN APPROVED LOCATION.

THE HELICAL PILE SHALL BE CONNECTED TO THE STRUCTURE USING A PTS HEAVY DUTY STEEL BRACKET OR STEEL PLATE AS SHOWN IN THE DRAWINGS. THESE CONNECTION DEVICES SHALL BE CAPABLE OF SAFELY TRANSFERRING THE STRUCUTAL LOADS TO THE HELICAL PILE.

WRITTEN INSTALLATION RECORDS SHALL BE OBTAINED FOR EACH HELICAL PILE. THESE RECORDS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
PROJECT NAME AND/OR LOCATION;
NAME OF INSTALLER WHO WITNESSED THE INSTALLATON
DATE AND TIME OF INSTALLATION.
LOCATION AND REFERENCE NUMBER OF EACH PILE;
DESCRIPTION OF LEAD SECTION AND EXTENSIONS
OVERALL DEPTH OF INSTALLATIONS REFERENCED FROM BOTTOM OF GRADE BEAM
TERMINAL TORQUE READING

CONCRETE

ALL CONCRETE WORK, MATERIALS, DETAILS AND CONSTRUCTION METHODS SHALL COMPLY WITH "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDING" ACI 301, AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI318, LATEST EDITIONS, OF THE AMERICAN CONCRETE INSTITUTE AND THE REQUIREMENTS OF THE LOCAL BUILDING CODE.

CAST-IN-PLACE CONCRETE SHALL CONSIST OF A STONE AGGREGATE MIX ACHIEVING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT AGE 28 DAYS. CONCRETE FOR SLABS ON GROUND SHALL HAVE A 28 DAY STRENGTH OF 4,00 PSI.

CONCRETE FOR STRUCTURAL MEMBERS SHALL BE PLACED TO THE FULL DEPTH OF THE MEMBER IN ONE OPERATION. HORIZONTAL JOINTS ARE NOT PERMITTED UNLESS SHOWN ON PLANS.

PROVIDE CONSTRUCTION JOINTS IN SLABS ON GROUND NO MORE THAT 30 FEET APART OR AS SHOWN ON PLANS. PROVIDE CONSTRUCTION JOINTS IN STRAIGHT WALLS NOT MORE THAN 30 FEET ON CENTERS OR AS SHOWN ON PLANS.

CONCRETE TO EXPOSED WEATHER SHALL HAVE A MINIMUM 6% AIR ENTRAINMENT. SPECIAL DESIGN MIXES SHALL BE MADE FOR ALL PUMPED CONCRETE. FLY ASH MAY BE USED AS A PLASTICIZER TO REDUCE WATER CONTENT BUT CANNOT BE USED TO REDUCE CEMENT CONTENT. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE COMMENCING WORK.

NO ADMIXTURES SHALL BE USED UNLESS SPECIFIED OR APPROVED BY THE ARCHITECT OR ENGINEER. THE USE OF CALCIUM CHLORIDE IS STRICTLY FORBIDDEN.

ANY CONDUCT EMBEDDED IN THE SLABS ARE TO BE LOCATED AND DISTRIBUTED SO AS TO INTERFERE AS LITTLE AS POSSIBLE WITH THE REINFORCING STEEL, AND SHALL BE PLACED BELOW THE TOP LAYER OF REINFORCEMENT.

REINFORCING STEEL

REINFORCING BARS SHALL CONFORM TO ASTM. STANDARD A615 GRADE 60 FOR DEFORMED BILLET STEEL.

ALL REINFORCEMENT BARS AND TIES HALL BE FREE OF LOOSE FLAKY RUST, MOLD, OIL, OR OTHER COATINGS THAT WILL DESTROY, REDUCE OR HAMPER FULL BOND CAPACITY.

REINFORCING SHALL BE ACCURATELY INSTALLED TO THE REQUIRED ELEVATION AND CHAIRED OR SCURELY TIED IN PLACE SO AS TO PREVENT DISLOCATION DURING CONCRETE PLACEMENT. FABRICATION AND PLACEMENT SHALL COMPLY WITH "MANUAL OF STANDARD PRACTICE", CRSI MSP-1-86 ABD ACI 309, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" CHAPTER 5.

REINFORCING BARS NOTED CONTINOUS (CONT.) SHALL BE LAPPED AT SPLICES AND HOOKED AT NON-CONTINUOUS ENDS. LAP SPLICES SHALL NOT BE LESS THAN 40 TIMES THE BAR DIAMETER, UNLESS SHOWN OTHERWISE ON DRAWINGS

ADDRESS: 34 SPLITROCK ROAD NORWALK, CT

OWNER: YUSUF SOLIMAN
34 SPLITROCK ROAD
NORWALK, CT

DESCRIPTION: FOUNDATION PLAN, DETAILS, & NOTES

REVISIONS:

ORIG. DATE: 8/5/26
JOB NO: 2607
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE

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PREPARER'S SIGNATURE:

j.a. jamieson
110 WESTON ROAD, WESTON, CT. 06883
VOICE (203) 515-9563
EMAIL jim@jamiesonarchitects.com

DRAWING NO: A-1

1 3 5 7 9 11
0 2 4 6 8 10 12
1/4" GRAPHIC SCALE

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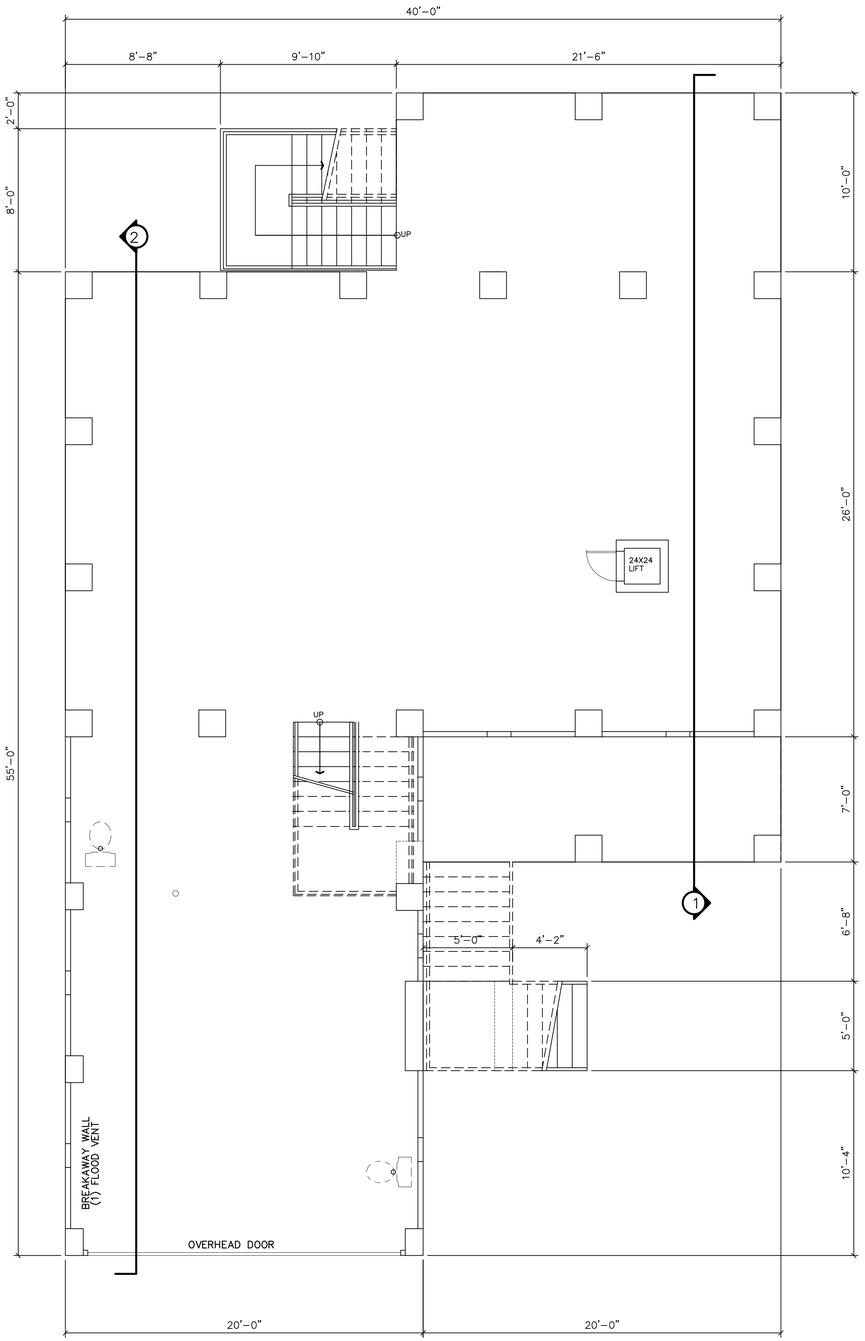
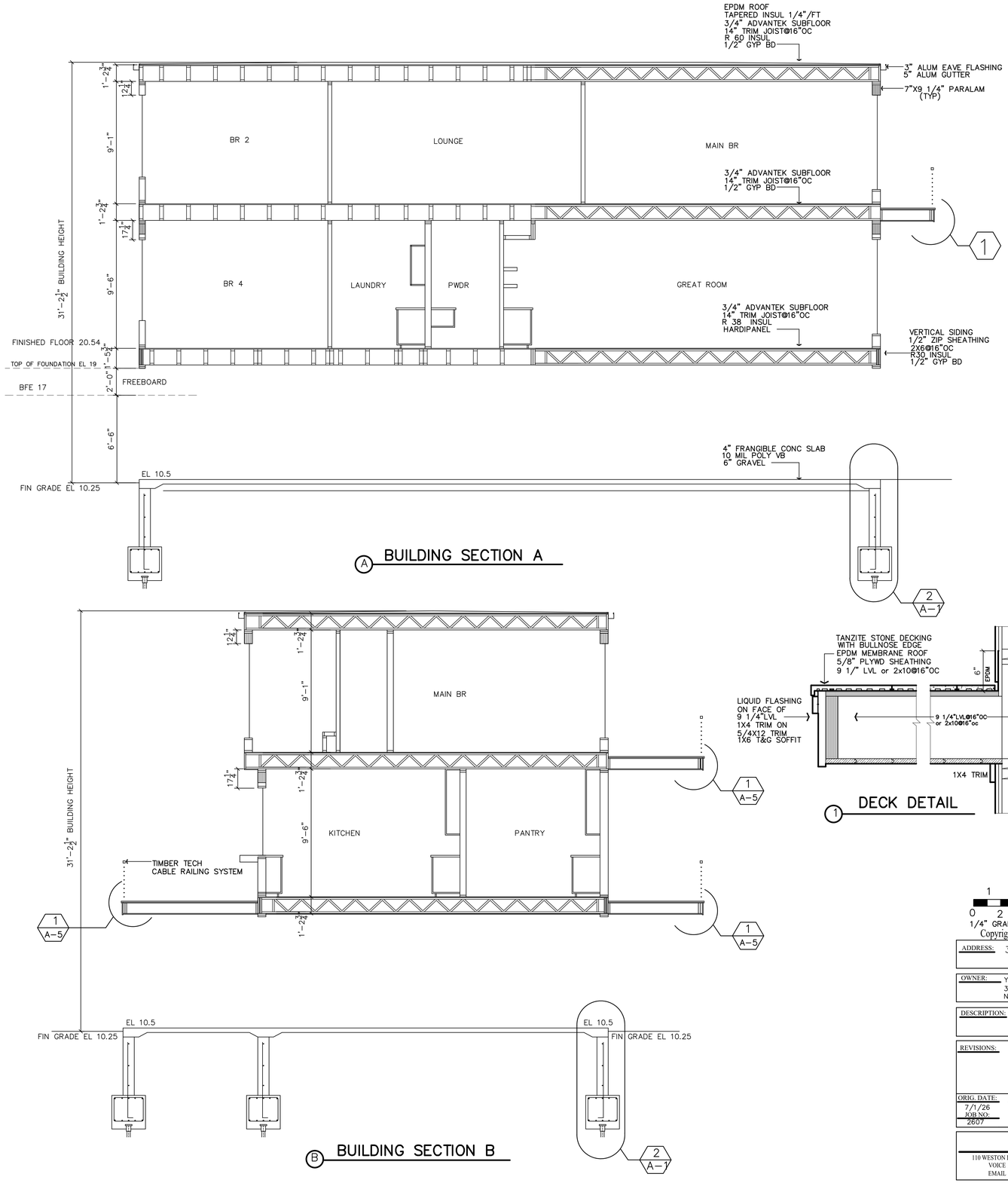
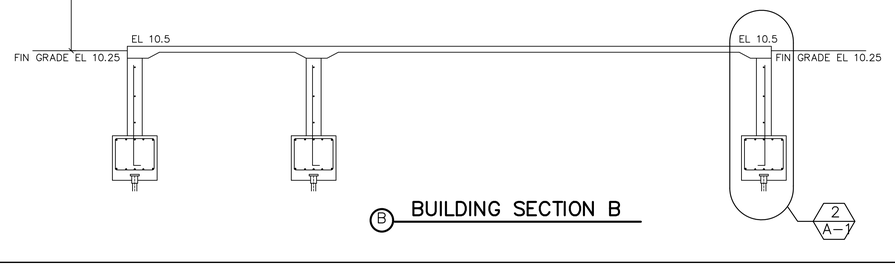


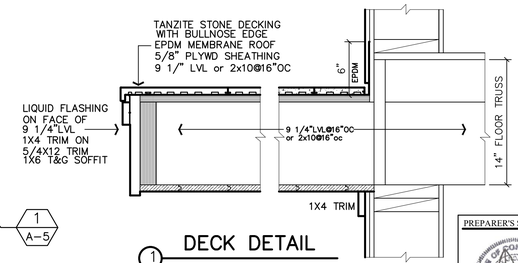
GROUND FLOOR PLAN



A BUILDING SECTION A



B BUILDING SECTION B



1 DECK DETAIL

PREPARER'S SIGNATURE:

STATE OF CONNECTICUT
REGISTERED ARCHITECT

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0 2 4 6 8 10 12
1/4" GRAPHIC SCALE

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OWNER: YUSUF SOLIMAN
34 SPLITROCK ROAD
NORWALK, CT

DESCRIPTION: GROUND FLOOR PLAN &

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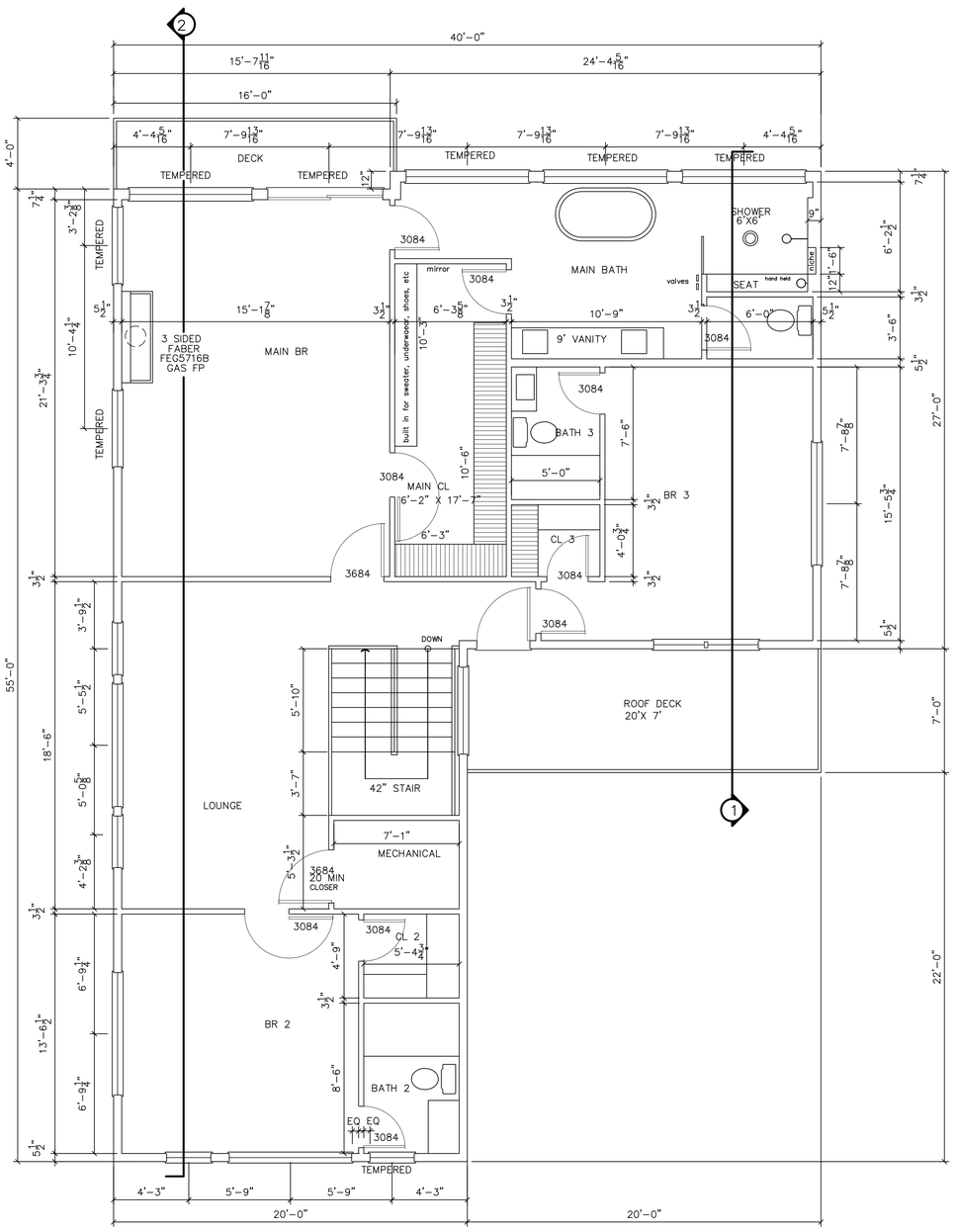
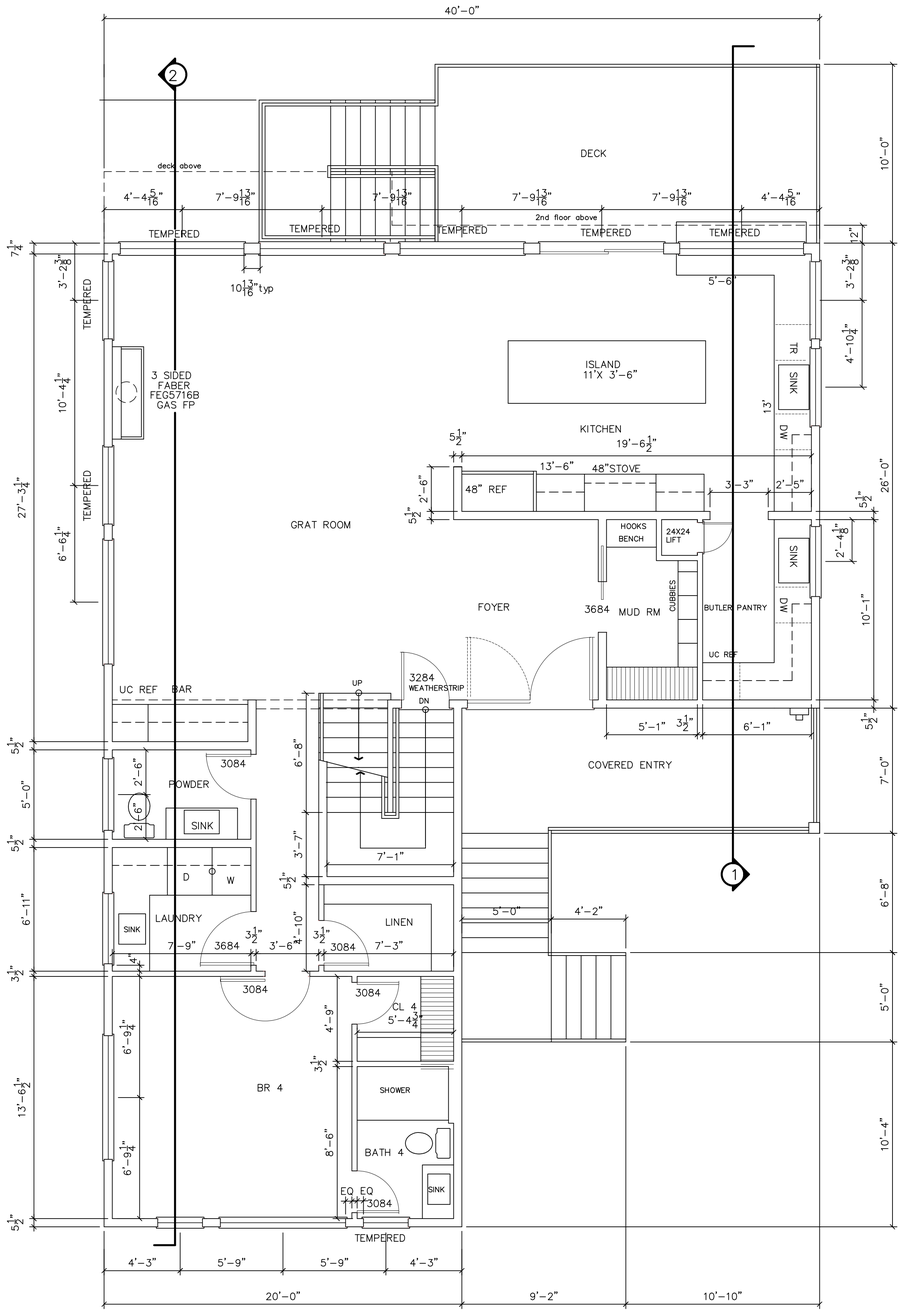
DRAWING NO: A-2



SECOND FLOOR
1644 SF



FIRST FLOOR PLAN
1620 sf

PREPARER'S SIGNATURE:

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1/4" GRAPHIC SCALE

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DESCRIPTION:
1ST & 2ND FLOOR PLANS

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JOB NO: 2607
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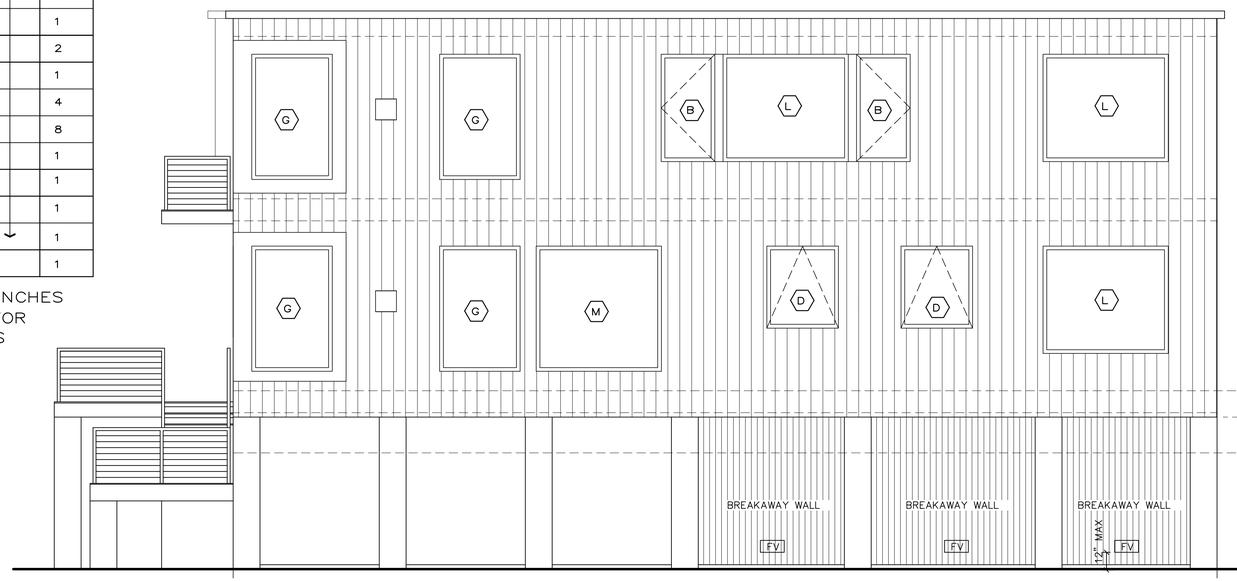
DRAWING NO: A-3

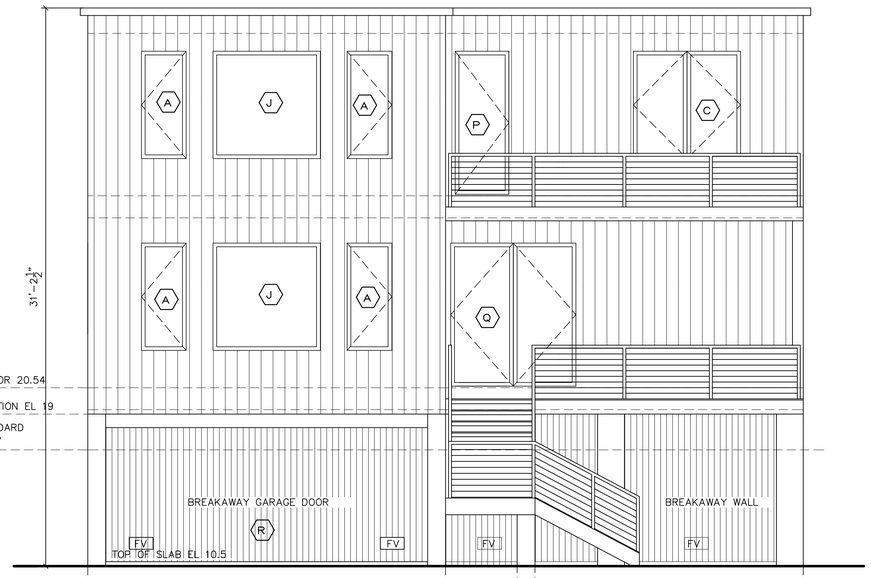
WINDOW SCHEDULE

MRK	SIZE	TYPE	LITES	QTY
A	3072	CASEMENT	1	4
B	3672	↓		2
C	(2)3672	↓		1
D	4854	AWNING	1	2
E	5460	↓		1
F	(2)5460	↓		1
G	5484	FIXED		4
H	6072	↓		1
J	7272	↓		2
K	8460	↓		1
L	8472	↓		4
M	8484	↓		8
N	8096	SLIDING DR		1
O	8496	SLIDING DR		1
P	3696	FRENCH DR		1
Q	(2)4296	DBL FRENCH DR	↓	1
R	204x96	GARAGE DR		1

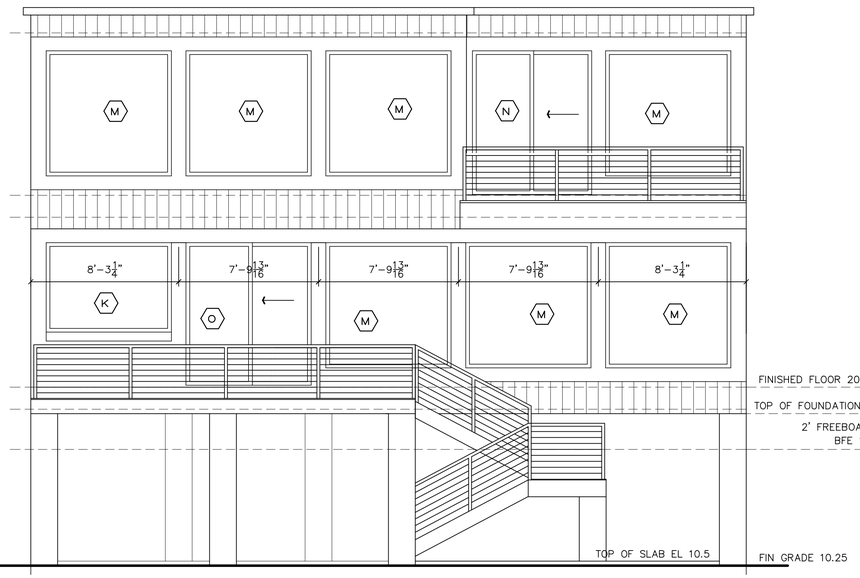
WINDOW SIZE IS IN INCHES
REFER TO PLANS FOR
TEMPERED WINDOWS



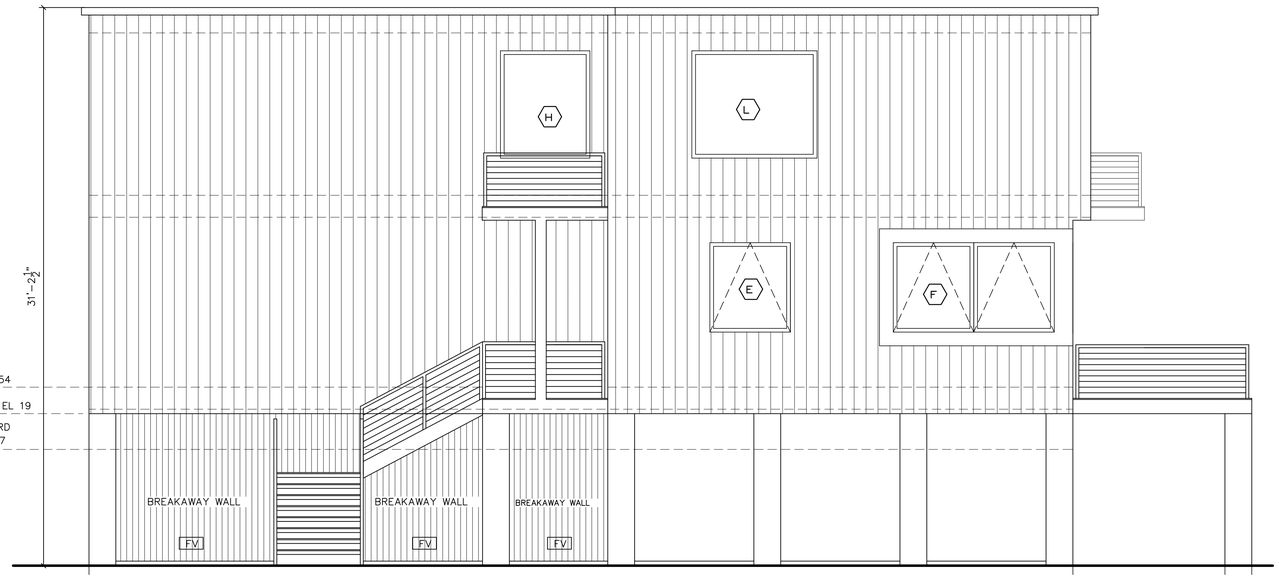
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

PREPARER'S SIGNATURE:

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0 2 4 6 8 10 12
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NORWALK, CT

OWNER: YUSUF SOLIMAN
34 SPLITROCK ROAD
NORWALK, CT

DESCRIPTION:
ELEVATIONS

REVISIONS:

ORIG. DATE: 8/5/26
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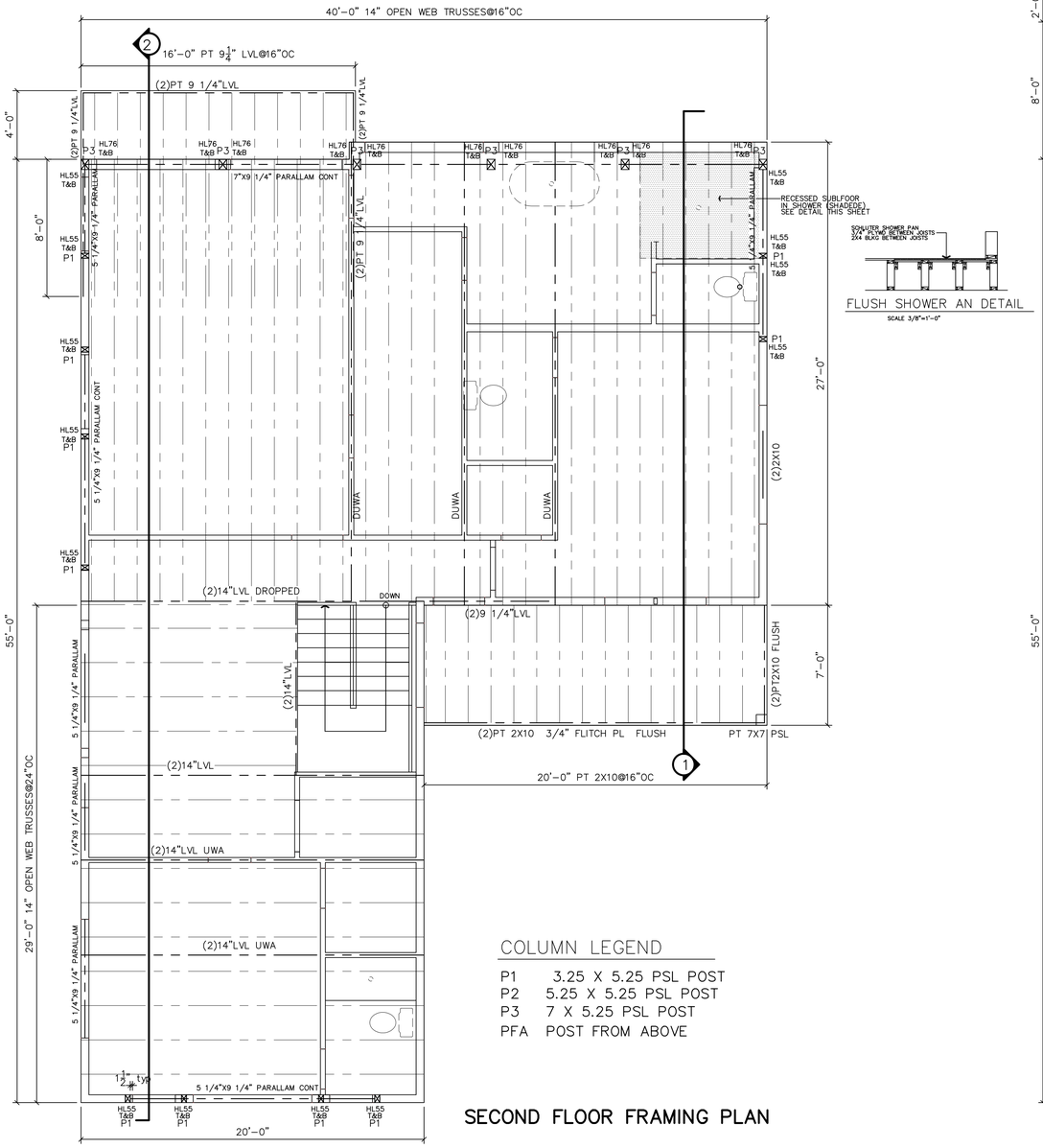
DRAWING NO: A-4



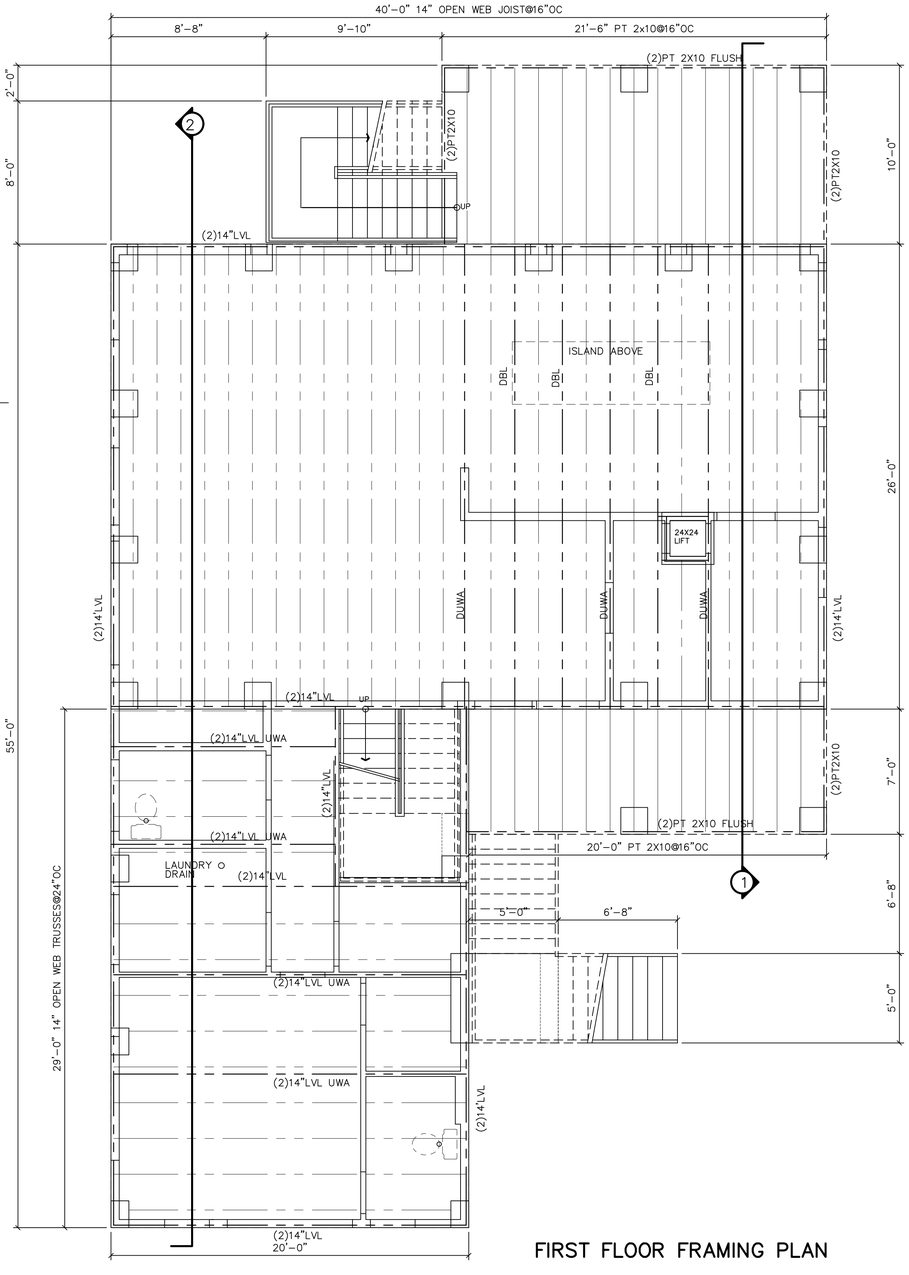
FLUSH SHOWER AN DETAIL

SCALE 3/8"=1'-0"

COLUMN LEGEND

P1	3.25 X 5.25 PSL POST
P2	5.25 X 5.25 PSL POST
P3	7 X 5.25 PSL POST
PFA	POST FROM ABOVE

SECOND FLOOR FRAMING PLAN



FIRST FLOOR FRAMING PLAN

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	GYP BD	GYPSUM BOARD
ALUM	ALUMINUM	HDR	HEADER
BLDG	BUILDING	HGT	HEIGHT
BOF	BOTTOM OF FOOTING	HRDWD	HARDWOOD
CH	CEILING HEIGHT	HM	HOLLOW METAL
CLG	CEILING	INSUL	INSULATION
CL	CLOSET	MTL	METAL
CO	CASED OPENING	NTS	NOT TO SCALE
COL	COLUMN	OPNG	OPENING
CONC	CONCRETE	PFA	POST FROM ABOVE
DUWA	DOUBLE UNDER WALL ABOVE	PTD	PAINTED
EF	EXHAUST FAN	REINF	REINFORCED
EQ	EQUAL	REQ	REQUIRED
ELEC	ELECTRICAL	STL	STEEL
EXIST	EXISTING	THK	THICKNESS
FC	FINISHED CEILING	THRES	THRESHOLD
FF	FINISHED FLOOR	TOF	TOP OF FOOTING
FL	FLOOR	TOW	TOP OF WALL
F TO F	FACE TO FACE	TOS	TOP OF SHELF
GALV	GALVANIZED	TEMP	TEMPERED GLASS
GL	GLASS	TYP	TYPICAL
GC	GENERAL CONTRACTOR	WD	WOOD

UNIFORMLY DISTRIBUTED LIVE LOAD DESIGN

ROOF SNOW LOAD 30 PSF
FLOORS OTHER THAN SLEEPING ROOMS 40 PSF
SLEEPING ROOMS 30 PSF
ATTICS WITHOUR STORAGE 10 PSF
ATTICS WITH LIMITED STORAGE 20 PSF
ATTICS HABITABLE 30 PSF
DECKS 50 PSF
STAIRS 50 PSF
RAILING CONCENTRATED LOAD 200 PSF
GARAGES 50 PSF

BUILDING CODE

PROJECT DESIGNED TO MEET 2022 CT STATE BUILDING CODE AND 2021 IRC FOR ONE AND TWO-FAMILY DWELLINGS

INSULATION

COMBUSTIBLE INSULATION TO BE MIN 3" FROM ALL LIGHT FIXTURES
INSULATION CONTRACTOR TO PROVIDE IDENTIFICATION MARKERS
PROVIDE INTUMESCENT PAINT ON ALL EXPOSED SPRAY FOAM INSULATION
PROVIDE CONTINUOUS SOFFIT & RIDGE VENT @ BATT INSULATION LOCATIONS

ELECTRICAL

ELECTRICIAN TO PROVIDE CERTIFICATE OF ENERY EFFICIENCY
ON INSIDE OF MAIN ELECTRICAL PANEL DOOR
PROVIDE BONDING & GROUNDING OF ALL CONDUTIVE MATERIALS, REBAR, AND GAS PIPING

MECHANICAL

BLOWER DOOR & DUCT BLAST TESTS RESULTS TO BE PROVIDED FOR CO
PROVIDE MAKEUP AIR AS REQUIRED FOR RANGE HOOD
PROVIDE MIN 120 CFM FANS VENTED TO OUTSIDE IN ALL BATHROOMS
PROVIDE UNDER SLAB PIPING FOR RADON MITIGATION

SUITABLE BEARING SOIL

1) PRESUMED SOIL BEARING CAPACITY IS 2,000 PSF.
2) SOIL WITH A BEARING CAPACITY OF LESS THAN 2,000 PSF SHALL BE CONSIDERED UNSUITABLE TO SUPPORT THE STRUCTURE
3) IF UNSUITABLE SOIL IS FOUND, WRAPPED GRAVE FOOTINGS SHALL BE INSTALLED DOWN TO A SUITABLE SOIL STRATA

WOOD FRAMING

STUDDING, PLATES, ETC., SHALL BE NO.2 OR BETTER COMMON DOUGLAS FIR, 1200 P.S.I. MINIMUM IN BENDING, WELL SEASONED AND FREE FROM WARP AND TWIST.
JOISTS, RAFTERS, AND BEAMS SHALL ALL BE NO.2 OR BETTER, 1450 P.S.I. IN BENDING, 1,600,000 MODULAS OF ELASTICITY, WELL SEASONED AND FREE FROM WARP OR TWIST. JOISTS, RAFTERS, AND BEAMS SHALL BE DOUGLAS FIR.
ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR OSB
WALL SHEATHING SHALL BE 1/2" PYWOOD OR OSB
SUB-FLOOR SHALL BE 3/4" ADVANTEK

THE CARPENTER SHALL DO ALL CUTTING AND FITTING OF HIS WOODWORK REQUIRED BY THE PLUMBING, HEATING, ELECTRICAL , CONTRACTORS OR ANY OTHER MECHANICS TO INSTALL THEIR WORK

CUTTING OF THE FLOOR JOISTS TO A DEPTH OF 1/6 OF THE JOIST DEPTH SHALL BE PERMITTED EXCEPT IN THE MIDDLE THIRD OF THE SPAM. NO STUD SHALL BE CUT MORE THAN 1/2 ITS DEPTH TO RECIVE PIPING AND DUCT WORK

ALL JOISTS TO BE SIZED TO WIDTH AND FRAMED ON THE ENDS WITH MATERIAL OF THE SAME SIZE AS THE JOISTS

TRIMMERS AND HEADERS OF DOUBLE JOISTS SHALL BE PUT AROUND ALL CHIMNEYS, STAIRWAYS, FIREPLACE OPENINGS, ETC. ALLOW 2" CLEARANCE PROVIDE 2" CLEARANCE AROUND CHIMNEY TRIMMERS AND HEADERS.
PROVIDE 4" CLEARANCE BEHIND ALL FIREBOXES.

ALL EXTERIOR WALL OPENINGS AND INTERIOR LOAD BEARING PARTITION OPENINGS TO BE FRAMED WITH HEADERS DESIGNED TO CARRY THE IMPOSED LOADING CONDITIONED AT EACH OPENING. DOUBLE STUDS SHALL BE USED AT SIDES OF ALL LOAD BEARING WALL OPENINGS AND SOLID BLOCKING BETWEEN FLOOR JOISTS TO CARRY LOADS TO SOLID BEARING.

PROVIDE SOLID BRIDGING UNDER JAMB STUDS OF ALL INTERIOR OPENINGS AND DOORWAYS

FURNISH AND INSTALL GROUNDS AND/OR NAILERS OF SUFFICIENT SIZE FOR PLASTERING OR DRYWALL WORK FOR NAILING WOOD BASE, TRI, ETC., AND AS REQUIRES BY OTHER TRADES. PROVIDE ALL FURRING AND BLOCKING AS REQUIRED FOR ARCHITECTURAL FEATURES INCLUDING NOT LIMITED TO HANDRAILS, MIRRORS, BATH ACCESSORIES, CABINETS, AND MECHANICAL DEVICES. PLATES TO BE 2X4 DOUBLES AT TOP ON ALL LOAD BEARING PARTITIONS.

IN ALL WALLS TALLER THAN 8'-0" PROVIDE SOLID BLOCKING BETWEEN STUDS AT 6'-0" ABOVE ROUGH FLOOR
PROVIDE SOLID WOOD BLOCKING TO FOUNDATION AT ALL HEADERS & BEAMS
PROVIDE SOLID WOOD BLOCKING AT ALL HORIZONTAL JOINTS
PROVIDE FIREBLOCKING AS REQUIRED PER 2021 IRC SECTIONS R302.11 & 302.11.1 AND ELSWHERE AS REQUIRED BY CURRENT BUILDING CODE

NUMBER OF KING STUDS EACH SIDE OF OPENINGS AS FOLLOWS
TWO @ 4' OR LESS THREE @ 4.25' TO 6' FOUR @ GREATER THAN 6'
SIMPSON H2.5A @ ROOF RAFTER/WALL CONNECTION
OR 6" TIMBERLOK SCREWS THRU PLATE INTO RAFTER@67.5 ANGLE
MINIMUM 2X4 COLLAR TIES @ 48" O.C. TIGHT TO BOTTOM OF RIDGE

SHEATHING

PLYWOOD JOINTS NOT ALLOWED @ CORNERS OF OPENINGS
SOLID BLOCKING @ ALL HORIZONTAL JOINTS IN WALL SHEATHING
NAILING AT ALL OPENINGS TO BE (2) ROWS #8 @ 4" O.C. STAGGERED
NAILING AT SILL PLATES TO BE (2) ROWS #8 @ 3" O.C. STAGGERED
PROVIDE DOUBLE JOIST UNDER ALL PARTITIONS RUNNING PARALLEL TO FRAMING.

PREPARER'S SIGNATURE:

1 3 5 7 9 11
0 2 4 6 8 10 12
1/4" GRAPHIC SCALE

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ADDRESS: 34 SPLITROCK ROAD NORWALK, CT

OWNER: YUSUF SOLIMAN
34 SPLITROCK ROAD
NORWALK, CT

DESCRIPTION: 1ST & 2ND FLOOR FRAMING PLAN

REVISIONS:

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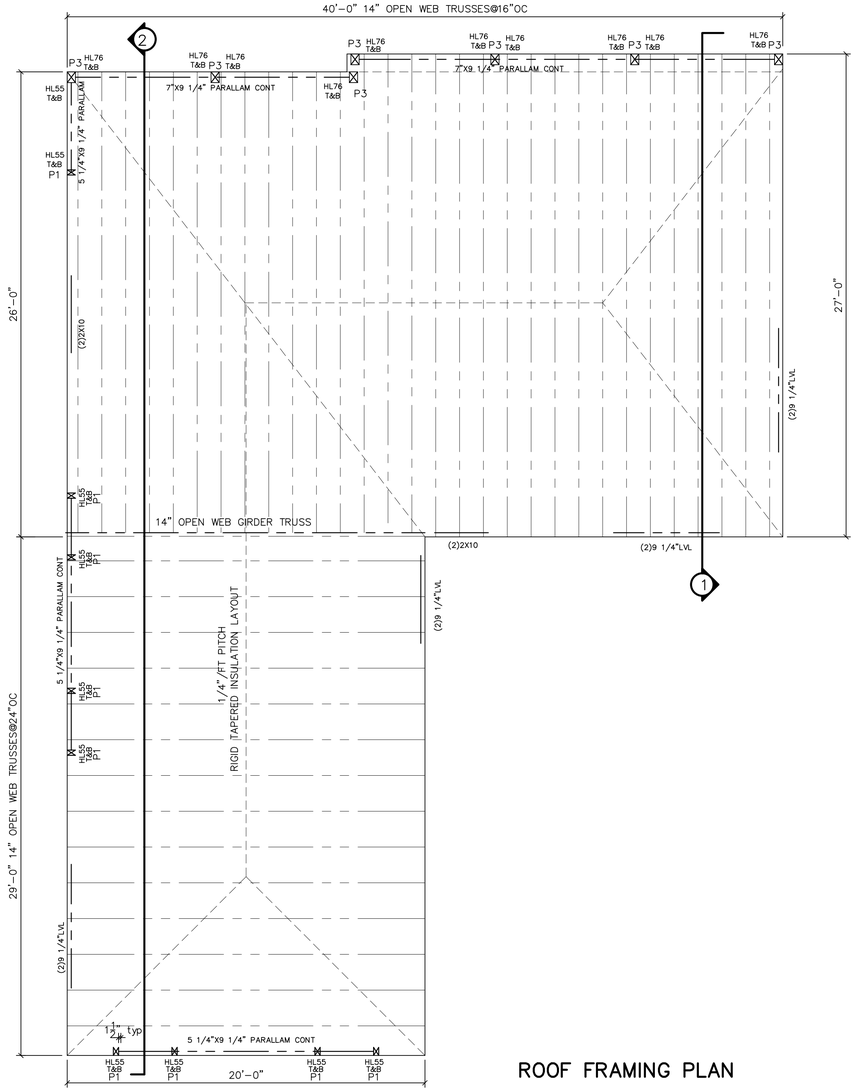
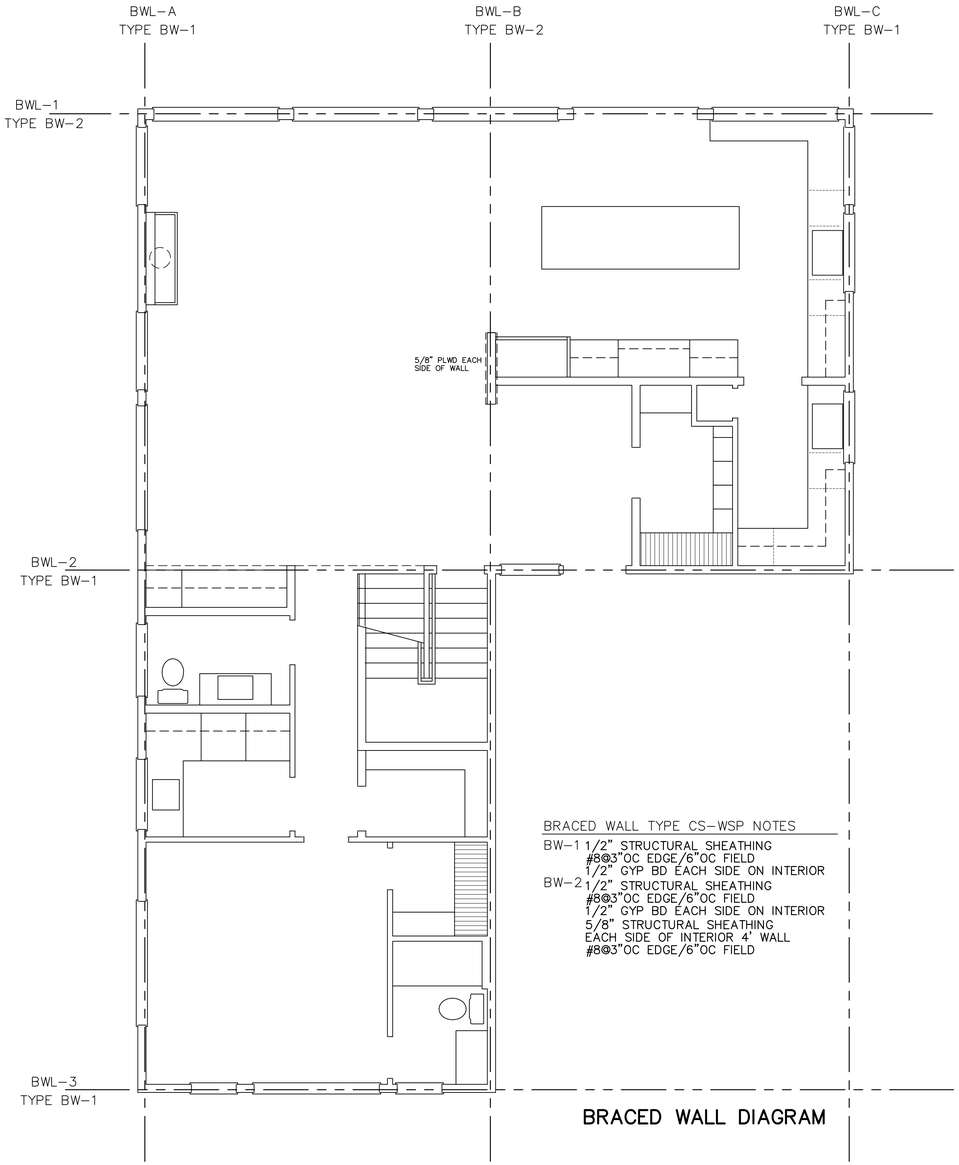
ORIG. DATE: 8/5/26
JOB NO: 2607
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE

j.a. jamieson
110 WESTON ROAD, WESTON, CT. 06883
VOICE (203) 515-9563
EMAIL jim@jamiesonarchitects.com

DRAWING NO: S-1



ROOF FRAMING PLAN



BRACED WALL DIAGRAM

BRACED WALL TYPE CS-WSP NOTES

BW-1 1/2" STRUCTURAL SHEATHING
#8@3"OC EDGE/6"OC FIELD
1/2" GYP BD EACH SIDE ON INTERIOR

BW-2 1/2" STRUCTURAL SHEATHING
#8@3"OC EDGE/6"OC FIELD
1/2" GYP BD EACH SIDE ON INTERIOR
5/8" STRUCTURAL SHEATHING
EACH SIDE OF INTERIOR 4' WALL
#8@3"OC EDGE/6"OC FIELD

PREPARER'S SIGNATURE:

STATE OF CONNECTICUT · JOSEPH A. JAMIESON · REGISTERED ARCHITECT

1 3 5 7 9 11
0 2 4 6 8 10 12
1/4" GRAPHIC SCALE

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ADDRESS: 34 SPLITROCK ROAD
NORWALK, CT

OWNER: YUSUF SOLIMAN
34 SPLITROCK ROAD
NORWALK, CT

DESCRIPTION: ROOF & BRACED WALL PLANS

REVISIONS:

ORIG. DATE: 8/5/26
JOB NO: 2607
SCALE: 1/4"=1'-0" UNLESS NOTED OTHERWISE

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DRAWING NO: S-2

IMPROVEMENT LOCATION SURVEY – PROPOSED

OF PROPERTY PREPARED FOR

YUSUF SOLIMAN

#34 SPLITROCK ROAD, NORWALK, CONNECTICUT

SCALE: 1" = 10' DATE: MAR. 3, 2026

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"
4 TAFT STREET, UNIT A–2B
S. NORWALK, CT. 06854
PHONE : 203–866–2058
www.ArcamoneSurveyors.com

DATE	DESCRIPTION	BY
08/06/26	PROPOSED GRADE PLANE	AAT
08/03/26	PROPOSED RESIDENCE LOCATION	AAT
07/14/26	PROPOSED NEW RESIDENCE	AAT

REVISIONS

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

		REQUIRED/ALLOWED		EXISTING	PROPOSED
FRONT SETBACK (OPEN PORCH 20')		30'	MIN.	57.1'±	30.2'±
REAR		15'****	MIN.	AS DEPICTED	AS DEPICTED
SIDE		6'	MIN.	9.8'±/46.5'±	8.0'±/ AS DEPICTED
LOT WIDTH		50'	MIN.	VARIES	VARIES
LOT AREA		6,250sf	MIN.	19,488sf±	19,488sf±
HEIGHT	MID ROOF	32'	MAX.	13.9'±*	–
	PEAK ROOF	40'	MAX.	15.1'±*	31.7'±* flat roof
# OF STORIES		2 1/2	MAX.	1**	2**
BUILDING SITE AREA :		25%/4872sf	MAX.	16.6%/3236sf	9.2%/1785sf
IMPERVIOUS SURFACE COVERAGE :		35%/6821sf	MAX.	27.2%/5310sf	14.6%/2841sf
ACCESSORY BUILDINGS :					
FRONT SETBACK		50'	MIN.		
REAR		5'	MIN.		
SIDE		6'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(10.1) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 7.2' AVERAGE PROPOSED GRADE AROUND PROPOSED HOUSE = 10.25'

** AVERAGE GRADE AT FRONT HOUSE = 9.8' ** AVERAGE PROPOSED GRADE AT FRONT PROPOSED HOUSE = 10.25'
SEE ARTICLE 9: DEFINITIONS – "STORY" 6

*** SUBJECT TO CHANGE. LOT HAD HEAVY SNOW COVERAGE AT TIME OF SURVEY 2/20/2025. EVERY EFFORT WAS MADE TO LOCATE ALL IMPERVIOUS SURFACE COVERAGE.

**** SEE ARTICLE 6.9.5 PROVISIONS FOR FLOOD HAZARD REDUCTION D(1) & ARTICLE 6.10.3 EXEMPTIONS 1(e)

10.25 DENOTES PROPOSED SPOT ELEVATION

X 10.0 DENOTES 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.

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY – PROPOSED
BOUNDARY DETERMINATION : RESURVEY

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

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. 3112 N.L.R.

TAX MAP 17NE DISTRICT 5 BLOCK 84 TAX LOT 151

PROPERTY IS LOCATED IN ZONE : "CD–1S" SUB–URBAN SINGLE FAMILY COMMUNITY DISTRICT

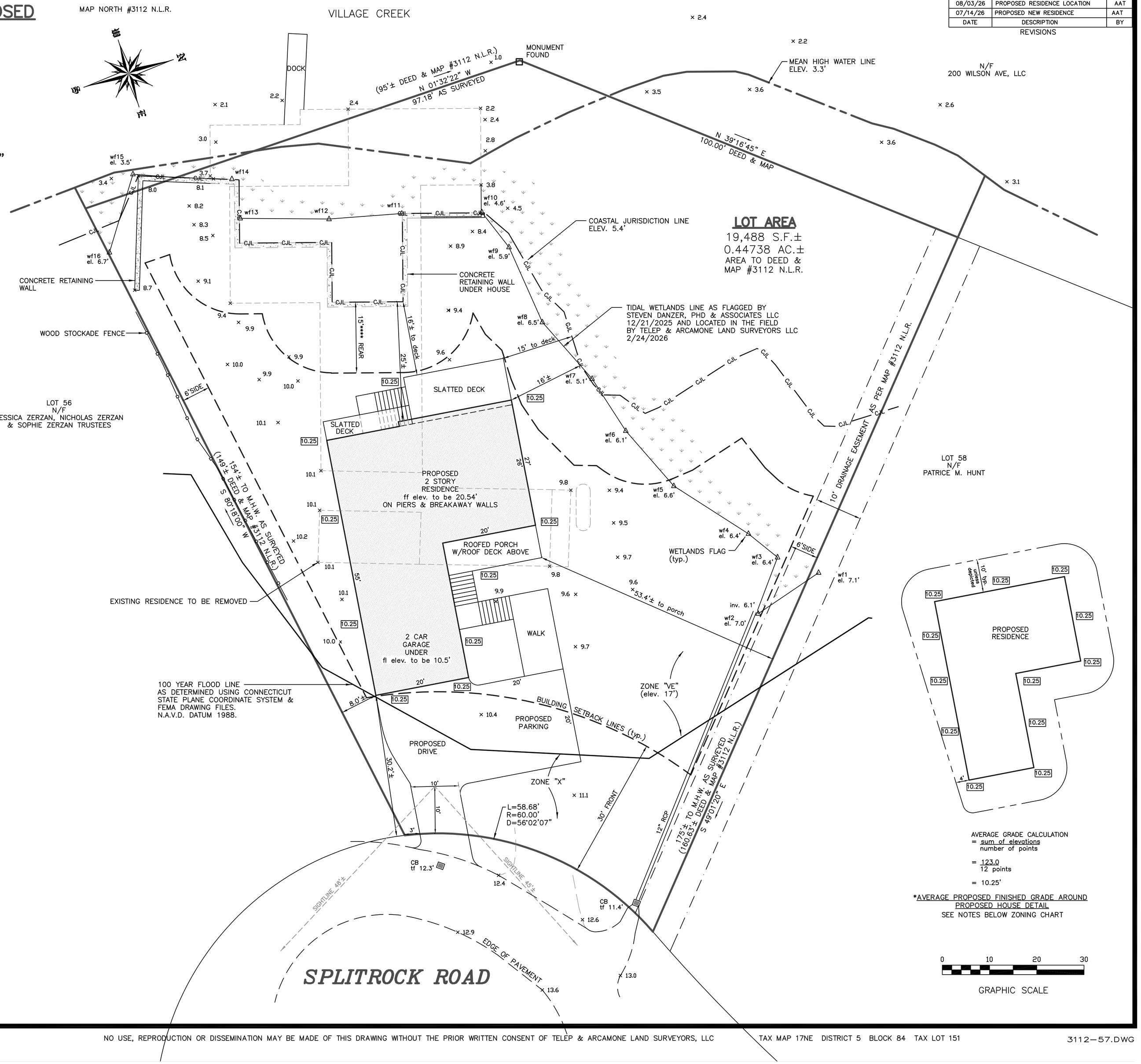
F.I.R.M. ZONES : "X" & "VE" (el.17') PANEL 533 of 626 MAP NO. 09001C0533G DATE 7/8/13

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 # 70571
JACOB P. TELEP, LAND SURVEYOR



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TAX MAP 17NE DISTRICT 5 BLOCK 84 TAX LOT 151

3112–57.DWG

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.

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 3 Browne Place **2.** D/B/L/U: 6/33/1/0

3. Proposed Work: Construction of a single-family residence **4.** Zone: CD-1S

5. Applicant Identification:

Applicant Name: Brian & Jessica Bailey

Address: 3 Browne Place, Norwalk, CT 06853

Phone Number: (917) 207-3926 Email: brbailey@riskspan.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: 600 Summer Street, 7th Floor, Stamford, CT 06901

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:
3 Browne Place, Norwalk, CT 06835

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:
Wilson Cove

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 land use is a single-family residence.

e) Indicate the area of the project site: .33 acres **or** 14,327 square feet

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

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

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

10. Description of Proposed Project or Activity:

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

See attached explanation document.

11. Description of Proposed Stormwater Best Management Practices:

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

See attached explanation document.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

13. Consistency with Applicable Coastal Resource Policies and Standards:

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

See attached explanation document.

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:

- ☐ 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.

15. Consistency With Applicable Coastal Use Policies and Standards:

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

See attached explanation document.

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.) *:

Not applicable.

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

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*):

None anticipated.

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*):

None.

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

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

Applicant's Signature: **See attached Authorization. **DATE:** _____

Agent's Signature: Adam J. Blank **DATE:** 8/14/2026

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.

Coastal Site Plan Application
Expanded Explanations
Bailey Residence
3 Browne Place
Norwalk, CT 06853

August 14, 2026

ITEM 10:

1.0 General

This narrative is prepared in support of a Coastal Area Management application for the construction of a new single-family residence, and associated site improvements at 3 Browne Place, Norwalk, CT. The property is situated on the North Side of Browne Place and fronts on the Wilson Cove waters of the Long island Sound to the North. The property lies entirely within the CAM boundary

1.1 Existing conditions

The property is currently developed as a single-family home. The subject parcel is comprised of .3289 acres, and lies in the CD- 1S Zone. Relative to flood hazard, the site lies partially in Zone VE-17, Zone AE-15, and Zone X flood hazard zones. The existing residence is served by municipal water and city sewers. Electrical, phone and CATV service are overhead from a utility pole on the south side of Browne Place.

There is an existing seawall as shown on attached maps which generally lies at or slightly landward of the mean highwater line.

No storm water management system is currently in place on the site.

The existing building is nonconforming as to flood regulations (required lowest floor elevation).

1.2 Proposed Conditions

The proposed development of the site includes the demolition of the existing structure and construction of a new single-family residence and associated site improvements. The residence will comply with all applicable zoning regulations including setbacks, building

coverage, impervious surface area and height. The new building will have the bottom of its lowest floor and all mechanical equipment including ductwork a minimum of 1' above the base flood elevation. A garage, building entry, and storage areas with engineered flood openings are proposed below the lowest floor.

All development will take place in the AE-15 and X flood zones.

The home will be served by overhead electrical phone and CATV utilities. A new connection will be provided to the existing sanitary sewer main, which lies in an easement north of the structure.

Total impervious surface will be very slightly increased from 4,533 sf to 4,586 sf. The storm water management system will decrease runoff in the 2- to 100-yr storm events.

Construction is anticipated to take approximately one year and will commence immediately upon receipt of required permits (Fall 2026).

ITEM 11:

A stormwater management system, detailed on the enclosed engineering drawings and drainage report by Fairfield County Engineers, will reduce the quantity and enhance the quality of storm water runoff over existing conditions. The system will utilize best management practices including sedimentation and erosion controls during construction, and underground infiltration galleries. The proposed development will not alter pre-activity drainage patterns or result in an increase in rate or volume of water flow onto adjacent properties. The stormwater management system will decrease runoff in the 2- to 100-yr storm events.

Sedimentation and erosion controls detailed on engineering drawings by Fairfield County Engineers in accordance with best management practices will protect the Long Island Sound and adjacent properties during construction.

ITEM 13:

The CT DEEP Coastal Resource map dated 1979 identifies "Tidal Wetlands" and "Intertidal Flats" as being present in the area of the subject site. Review of the property identified "General Resources," and "Coastal Hazard Areas." The existing development includes a seawall running the length of the Wilson Cove frontage.

No adverse impacts on Coastal Resources are expected.

The proposed development of the site will conform with all State, Federal and Local regulations governing Coastal Hazard Areas. Replacing a non-compliant structure with one which is conforming will improve life safety and reduce the likelihood of storm damage.

ITEM 15:

Applicable Coastal Policies include “General Development” and “Sewer and Water Lines.” The project as proposed is consistent with these policies as follows:

Under “General Development,” the project is consistent with applicable policies of the City of Norwalk including:

- Zoning regulations of the CD-1S Zone
- Flood damage prevention
- State of CT Health Code
- Best management practices of the Norwalk DPW drainage manual

Under “Sewer and Water Lines,” the site will continue to be served by municipal water supply and will be served by a new connection to municipal sewers. This is consistent with public policy.

Summary and Conclusion

Based on a review of the proposed development and information concerning coastal resources in the site vicinity, 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 sedimentation and erosion control during construction, flood damage prevention, and environmental management of storm water. The proposed use is consistent with state and local goals and policies for coastal management.

WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP
600 SUMMER STREET • STAMFORD, CONNECTICUT 06901 • (203) 327-2300 • JURIS NO. 068550

Brian and Jessica Bailey – 3 Browne Place
CAM SITE PLAN NARRATIVE

The Applicants, Brian and Jessica Bailey, own the 0.33-acre property located at 3 Browne Place in the CD1-S Zone, which lies entirely within the City's Coastal Area Management boundary. They intend to replace their existing, non-FEMA compliant, single-family residence with one that is compliant with the applicable Zoning Regulations of the City of Norwalk, including the provisions regarding flood hazard reduction and coastal area management, in addition to the City of Norwalk Drainage Manual and applicable regulations of the City of Norwalk Department of Public Works. The proposed structure will also comply fully with the FEMA National Flood Insurance Program regulations.

The subject property is in FEMA VE-17, AE-15 and X Coastal Flood Zones; however, no portion of the proposed residence will be located within the VE Zone. The property and portions of the existing structure have experienced inundation during previous coastal flooding events. The structure remains vulnerable to future impacts presenting a safety concern as the first floor is at elevation 15, below the compliance elevation. The living area of the proposed residence, or first story, is set at elevation 18.25. The lowest floor and all mechanical equipment, including ductwork, will be elevated a minimum of one foot above the base flood elevation. The lowest level will be conservatively constructed according to velocity zone construction standards, and will only be used for storage, access to the building, and vehicle parking. These below-grade areas will include engineered flood openings in accordance with applicable flood damage prevention regulations. There will be no work, including grading, within 25 feet of the coastal jurisdiction line ("CJL")—the limit of disturbance is approximately the sewer easement, within which a new connection will be made to the existing municipal sanitary sewer main, where the silt fence is depicted on the enclosed site plan and located in excess of 30 feet from the CJL.

Landscaping will be added to the site, as shown in the enclosed landscape plans.

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600 SUMMER STREET • STAMFORD, CONNECTICUT 06901 • (203) 327-2300 • JURIS NO. 068550

The project engineer, Fairfield County Engineers, has prepared the accompanying Drainage Report, which includes all pertinent drainage calculations. The drainage system will consist of an on-site retention system, utilizing underground infiltration galleries, resulting in a decrease in stormwater volume and an increase in water quality as compared to existing conditions, which currently include no stormwater management system. Total impervious surface area will increase only marginally, from 4,533 square feet to 4,586 square feet, and the stormwater management system will decrease runoff in the 2- through 100-year storm events. The proposed development will not alter pre-existing drainage patterns and will not increase the rate or volume of stormwater flow onto adjacent properties.

Sedimentation and erosion controls are shown on the site plans, in accordance with best management practices, and will protect the Long Island Sound and adjacent properties during construction. Some regrading will occur on the site. The site grading is designed to accommodate the new structure and elevations designed to meet Flood Hazard regulations.

The CT DEEP Coastal Resource Map (1979) identifies “Tidal Wetlands” and “Intertidal Flats” in the vicinity of the site, and review of the property identifies “General Resources” and “Coastal Hazard Areas.” The existing seawall running the length of the Wilson Cove frontage will remain undisturbed. No adverse impacts on Coastal Resources are anticipated, and the proposed development will conform with all applicable State, Federal, and Local regulations governing Coastal Hazard Areas. Replacing the existing, non-compliant structure with a conforming one will improve life safety and reduce the likelihood of storm damage.

The proposed project will make the home FEMA compliant, add appropriate landscaping, and improve stormwater management and water quality. The proposal complies with all of the applicable zoning regulations and will have no adverse impacts on coastal resources. Approval is sought.

WOFSEY, ROSEN, KWESKIN & KURIANSKY, LLP
600 SUMMER STREET • STAMFORD, CONNECTICUT 06901 • (203) 327-2300 • JURIS NO. 068550

THE APPLICANTS,
BRIAN AND JESSICA BAILEY

By: /s/ Adam J. Blank

Adam J. Blank, Esq.
Emma L. Dignoti, Esq.
Wofsey, Rosen, Kweskin & Kuriansky, LLP
600 Summer Street
Stamford, CT 06901-1490
T: 203-327-2300/F: 203-967-9273
Juris No.: 068550

IMPROVEMENT LOCATION SURVEY

OF PROPERTY PREPARED FOR

BRIAN & JESSICA BAILEY

#3 BROWNE PLACE, ROWAYTON, CONNECTICUT

SCALE: 1" = 10' DATE: SEPT. 3, 2024

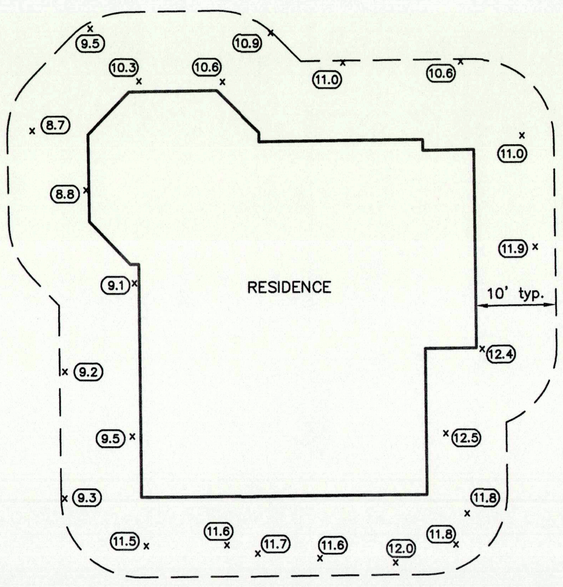
BY "TELEP & ARCAMONE LAND SURVEYORS LLC"

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

DATE	DESCRIPTION	BY
01/13/26	ADD SPOT-ELEVATIONS AND UPDATE WITH AMENDED ZONING REGULATIONS	AAT
09/19/24	UPDATE COVERAGE COMPUTATIONS	AAT

REVISIONS

MAP NORTH #11291 N.L.R.



AVERAGE GRADE CALCULATION
= sum of elevations / number of points
= 247.3' / 23 points
= 10.8'

*AVERAGE FINISHED GRADE AROUND HOUSE DETAIL
SEE NOTES BELOW ZONING CHART

MEAN LOW WATER LINE
ELEV. -3.7'

"WILSON COVE"
WATERS OF LONG ISLAND SOUND

RIP RAP

LINE OF MEAN HIGH WATER
ELEV. 3.3'

COASTAL JURISDICTION LINE
(AT SEAWALL)
ELEV. 5.4'

(CLOSURE LINE)
S 60°41'58" E
84.33'

M.H.W.

115'± ALONG M.H.W.

9.62'
S 23°47'00" W

CONCRETE SEAWALL

PERGOLA

PATIO

top wall 6.9

4"inv. 5.9

CB 6.7

CB 6.9

STONE & MASONRY SEAWALL

N/F
KATHRYN GIUSTI

100 YEAR FLOOD LINE
AS DETERMINED USING CONNECTICUT STATE PLANE COORDINATE SYSTEM & FEMA DRAWING FILES.
N.A.V.D. DATUM 1988.

ZONE "VE"
(elev. 17')

ZONE "AE"
(elev. 15')

15' SANITARY SEWER EASEMENT AS PER MAP #7193 N.L.R.

N/F
OTHER LAND OF
BRADLEY

S 20°17'20" W
94.59'

LOT 1
14,327 S.F.±
0.32890 AC.±
(TO MEAN HIGH WATER)

18'±

72'± to deck

WOOD STOCKADE FENCE

N 21°15'00" E
(182'± to mean high water) 181.83'

6'SIDE

ZONE "X"

DECK

a/c unit el.12.4

21.0'± 8.7

LOT 2
N/F
JAMES A. & MARY ELLEN
McGUIRE TRUSTEES

VINYL STOCKADE FENCE

EXISTING
1 1/2 STORY
RESIDENCE
ff elev. = 15.0'

CRUSHED STONE DRIVE

N/F
MATTHEW H. & KATHARINE M.
MOTLEY

STONE & MASONRY RETAINING WALL (typ.)

a/c unit el.13.6

13.9'±

S 25°18'30" W
65.99'

BUILDING SETBACK LINES (typ.)

2nd STORY OVERHANGS PORCH BELOW

VINYL PICKET FENCE

30' FRONT

WALK

ZONE "AE"
(elev. 15')

ZONE "X"

23.9'± to porch

overhead service wires encroach

water meter ⊠ 11.9

HEDGE (typ.)

79.99'
N 68°45'00" W

CONCRETE WALK

CONCRETE CURB

O MH

BROWNE PLACE

35' R.O.W.

service wires

EDGE OF PAVEMENT

AT&T
5357

SNET
5356

0 10 20 30
GRAPHIC SCALE

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

		REQUIRED/ALLOWED		EXISTING	PROPOSED
FRONT SETBACK (OPEN PORCH 20')		30'	MIN.	23.9'±to porch	
REAR		15'	MIN.	81'±	
SIDE		6'	MIN.	21.0'±/13.9'±	
LOT WIDTH		50'	MIN.	83' AVG.	
LOT AREA		6,250sf	MIN.	14,327sf±	
HEIGHT	MID ROOF	32'	MAX.	26.0'±*	
	PEAK ROOF	40'	MAX.	29.3'±*	
# OF STORIES		2 1/2	MAX.	1 1/2**	
BUILDING SITE AREA :		25%/3582sf	MAX.	13.4%/1923sf	
IMPERVIOUS SURFACE COVERAGE :		35%/5014sf	MAX.	31.6%/4533sf***	
ACCESSORY BUILDINGS :					
FRONT SETBACK		50'	MIN.		
REAR		5'	MIN.		
SIDE		6'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(10.0) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 10.8'

** AVERAGE GRADE AT FRONT HOUSE = 11.7'
BASEMENT CEILING ELEVATION = 14.0'±
14.0'± - 11.7' = 2.3'± (DIFFERENCE)

*** CRUSHED STONE/GRAVEL DRIVEWAY IS INCLUDED IN IMPERVIOUS SURFACE COVERAGE COMPUTATIONS UNLESS AN ENGINEER'S CERTIFICATION CAN DETERMINE THE DRIVE HAS A RUN-OFF COEFFICIENT OF LESS THAN 25%

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, "V-2" VERTICAL ACCURACY.

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". SEC. 20-300b-1 to 20-300b-20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996. REVISED OCTOBER 26, 2018, ADOPTED AUGUST 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 MAPS No. 11271 & No. 11291, N.L.R.

REFERENCE TO THE ABOVE PROPERTY IS MADE TO DEED VOL.8571, PG.49, N.L.R.

TAX MAP 10SW DISTRICT 6 BLOCK 33 TAX LOT 1

PROPERTY IS LOCATED IN ZONE : "CD-1S" SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT

F.I.R.M. ZONES : "X", "AE" (el. 15') & "VE" (el. 17') PANEL 541 of 626 MAP NO. 09001C0541G 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"

STATE OF CONNECTICUT JACOB P. TELEP LICENSED LAND SURVEYOR

CONNECTICUT REG # 70571

JACOB P. TELEP, LAND SURVEYOR

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TAX MAP 10SW DISTRICT 6 BLOCK 33 TAX LOT 1

11291-1.DWG

IMPROVEMENT LOCATION SURVEY – PROPOSED

OF PROPERTY PREPARED FOR

BRIAN & JESSICA BAILEY

#3 BROWNE PLACE, ROWAYTON, CONNECTICUT

SCALE: 1" = 10' DATE: SEPT. 3, 2024

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"

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

MAP NORTH #11291 N.L.R.

DATE	DESCRIPTION	BY
08/07/26	REVISED DRIVEWAY	JPT
07/28/26	ADD TOPOGRAPHY	AAT
07/21/26	PROPOSED GRADES & HEIGHT	AAT
07/10/26	PROPOSED NEW RESIDENCE	AAT
06/02/26	PROPOSED RAISING & ADDITIONS	AAT
01/13/26	ADD SPOT–ELEVATIONS AND UPDATE WITH AMENDED ZONING REGULATIONS	AAT
09/19/24	UPDATE COVERAGE COMPUTATIONS	AAT

REVISIONS

AVERAGE GRADE CALCULATION
= sum of elevations / number of points
= 194.3' / 18 points
= 10.8'

*AVERAGE PROPOSED FINISHED GRADE AROUND PROPOSED HOUSE
SEE NOTES BELOW ZONING CHART

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

		REQUIRED/ALLOWED		EXISTING	PROPOSED
FRONT SETBACK (OPEN PORCH 20')		30'	MIN.	23.9'±to porch	32.7'±/24.7'± to porch
REAR		15'	MIN.	81'±	60'±/58'± to deck
SIDE		6'	MIN.	21.0'±/13.9'±	6.6'±/6.4'±
LOT WIDTH		50'	MIN.	83' AVG.	83' AVG.
LOT AREA		6,250sf	MIN.	14,327sf±	14,327sf±
HEIGHT	MID ROOF	32'	MAX.	26.0'±*	31.7'±*
	PEAK ROOF	40'	MAX.	29.3'±*	36.9'±*
# OF STORIES		2 1/2	MAX.	1 1/2**	2 1/2**
BUILDING SITE AREA :		25%/3582sf	MAX.	13.4%/1923sf	22.4%/3209sf
IMPERVIOUS SURFACE COVERAGE :		35%/5014sf	MAX.	31.6%/4533sf***	32.0%/4586sf***
ACCESSORY BUILDINGS :					
FRONT SETBACK		50'	MIN.		
REAR		5'	MIN.		
SIDE		6'	MIN.		
HEIGHT	MID ROOF	15'	MAX.		
	PEAK ROOF	20'	MAX.		
# OF STORIES		1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(10.0) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 10.8' AVERAGE PROPOSED GRADE AROUND PROPOSED HOUSE = 10.9'

** AVERAGE GRADE AT FRONT HOUSE = 11.7'
BASEMENT CEILING ELEVATION = 14.0'±
14.0'± – 11.7' = 2.3'± (DIFFERENCE)

** AVERAGE GRADE AT FRONT HOUSE = 12.4'±
PRO. BASEMENT CEILING ELEVATION = 17.3'±
17.3'± – 12.4'± = 4.9'± (DIFFERENCE)
SEE ARTICLE 9: DEFINITIONS "STORY" 5 (a) & (b)

*** CRUSHED STONE/GRAVEL DRIVEWAY IS INCLUDED IN IMPERVIOUS SURFACE COVERAGE COMPUTATIONS UNLESS AN ENGINEER'S CERTIFICATION CAN DETERMINE THE DRIVE HAS A RUN–OFF COEFFICIENT OF LESS THAN 25%.
PROPOSED PERVIOUS GRAVEL DRIVE IS NOT INCLUDED.

15.8 = PROPOSED SPOT ELEVATION
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, "V–2" VERTICAL & "T–2" TOPOGRAPHICAL ACCURACY.

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY – PROPOSED
BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". SEC. 20–300b–1 to 20–300b–20. EFFECTIVE; JUNE 21,1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 26, 1996. REVISED OCTOBER 26, 2018, ADOPTED AUGUST 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 MAPS No. 11271 & No. 11291, N.L.R.

REFERENCE TO THE ABOVE PROPERTY IS MADE TO DEED VOL.8571, PG.49, N.L.R.

TAX MAP 10SW DISTRICT 6 BLOCK 33 TAX LOT 1

PROPERTY IS LOCATED IN ZONE : "CD–1S" SUB–URBAN SINGLE FAMILY COMMUNITY DISTRICT

F.I.R.M. ZONES : "X", "AE" (el. 15') & "VE" (el. 17') PANEL 541 of 626 MAP NO. 09001C0541G 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"

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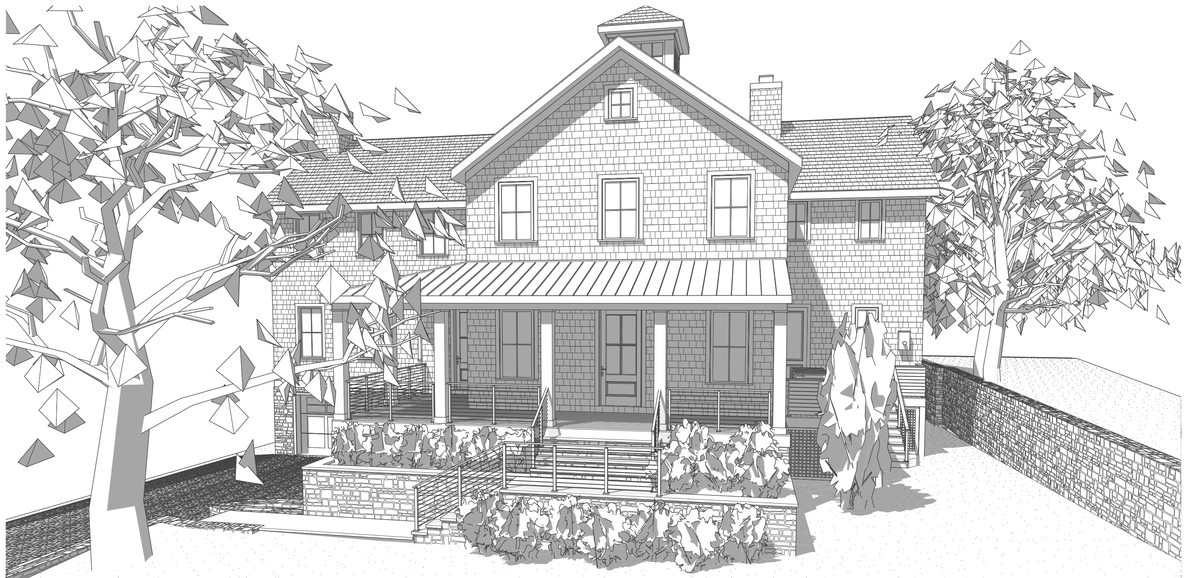
11291–1.DWG



VIEW FROM FRONT

VIEW FROM SOUTH-WEST

VIEW FROM NORTH-EAST

New Residence for:

Jessica & Brian Bailey

#3 BROWNE PLACE ROWAYTON, CT

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R1

Project #: 2603

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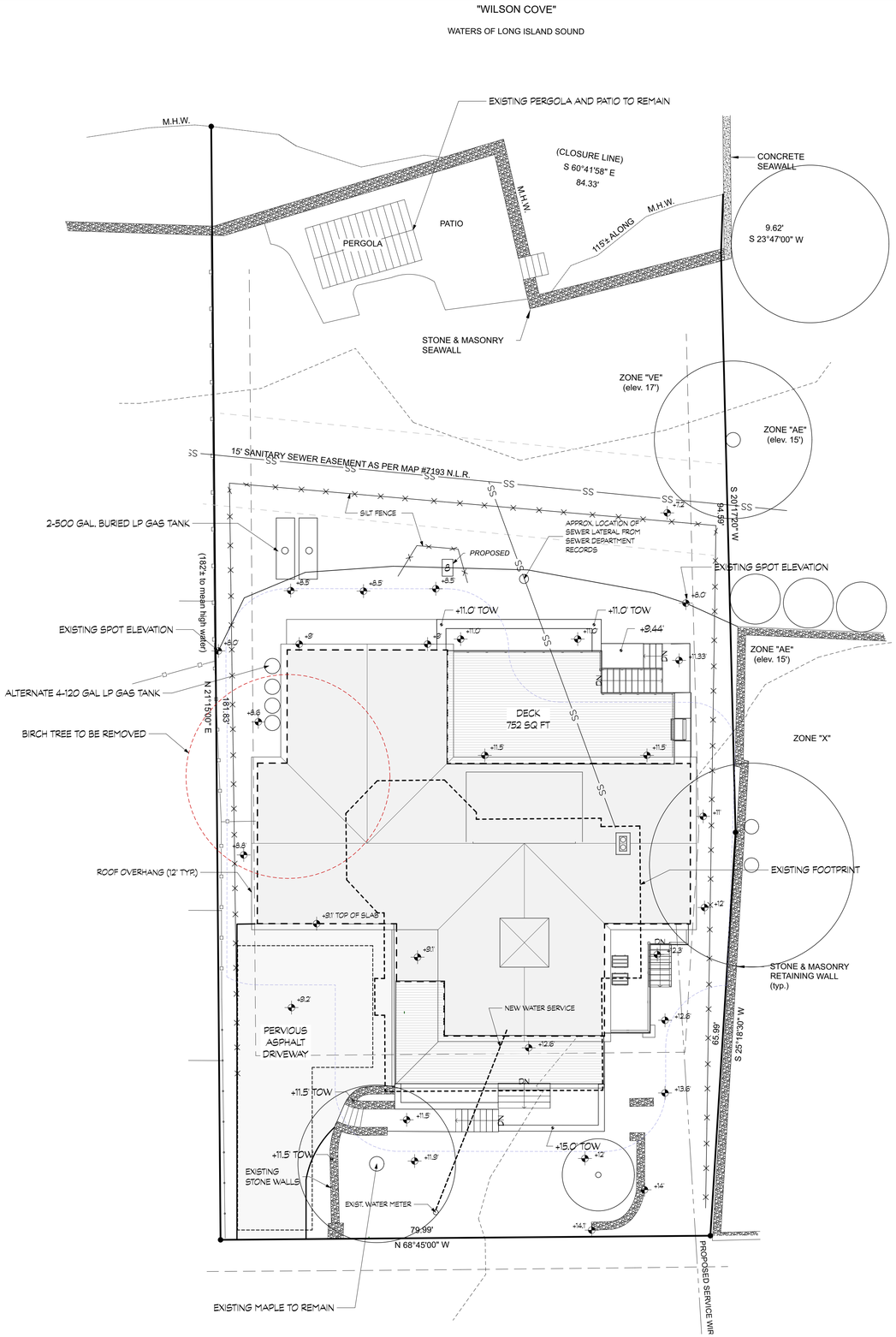
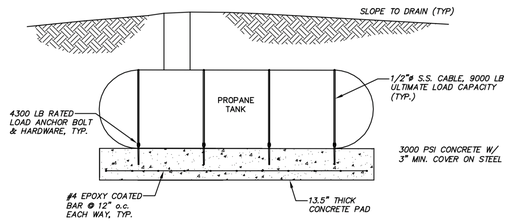


1 SITE PLAN
SCALE: 1" = 10'

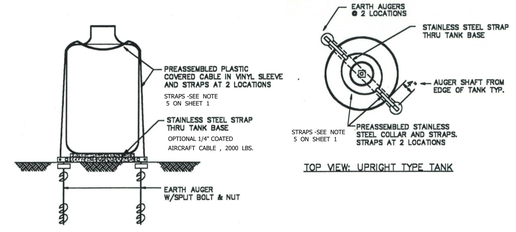
0 5' 10' 20'

ZONING DATA TABULATION			
ITEM	REGULATION	EXISTING	PROPOSED
ZONE	R-1		
LOT AREA (square feet)	6250 min.	14,327	14,327
MINIMUM WIDTH	50	83	83
USE	Single family residence	Single family residence	Single family residence
YARD FRONT	30	32	32.7
YARD FRONT COV PORCH	20	23.9	24.7
YARD SIDE	6	13	6.4
YARD REAR	15	81	60
HEIGHT STORIES	2 1/2	1 1/2	2 1/2
HEIGHT MIDPOINT	32	26	31.7
HEIGHT RIDGE	40	29.3	36.9
IMPERVIOUS SURFACE	35%=5014	4533.00	32% = 4586 SF
BUILDING AREA	25%=3582	1923.00	22.4% = 3209



PROPANE TANK ANCHORAGE DETAIL
N.T.S.

3 SK1 Propane Tank Anchorage Detail
NOT TO SCALE



ELEVATION: UPRIGHT TYPE TANK

4 UPRIGHT PROPANE TANK ANCHORING SYSTEM
NOT TO SCALE

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L-1

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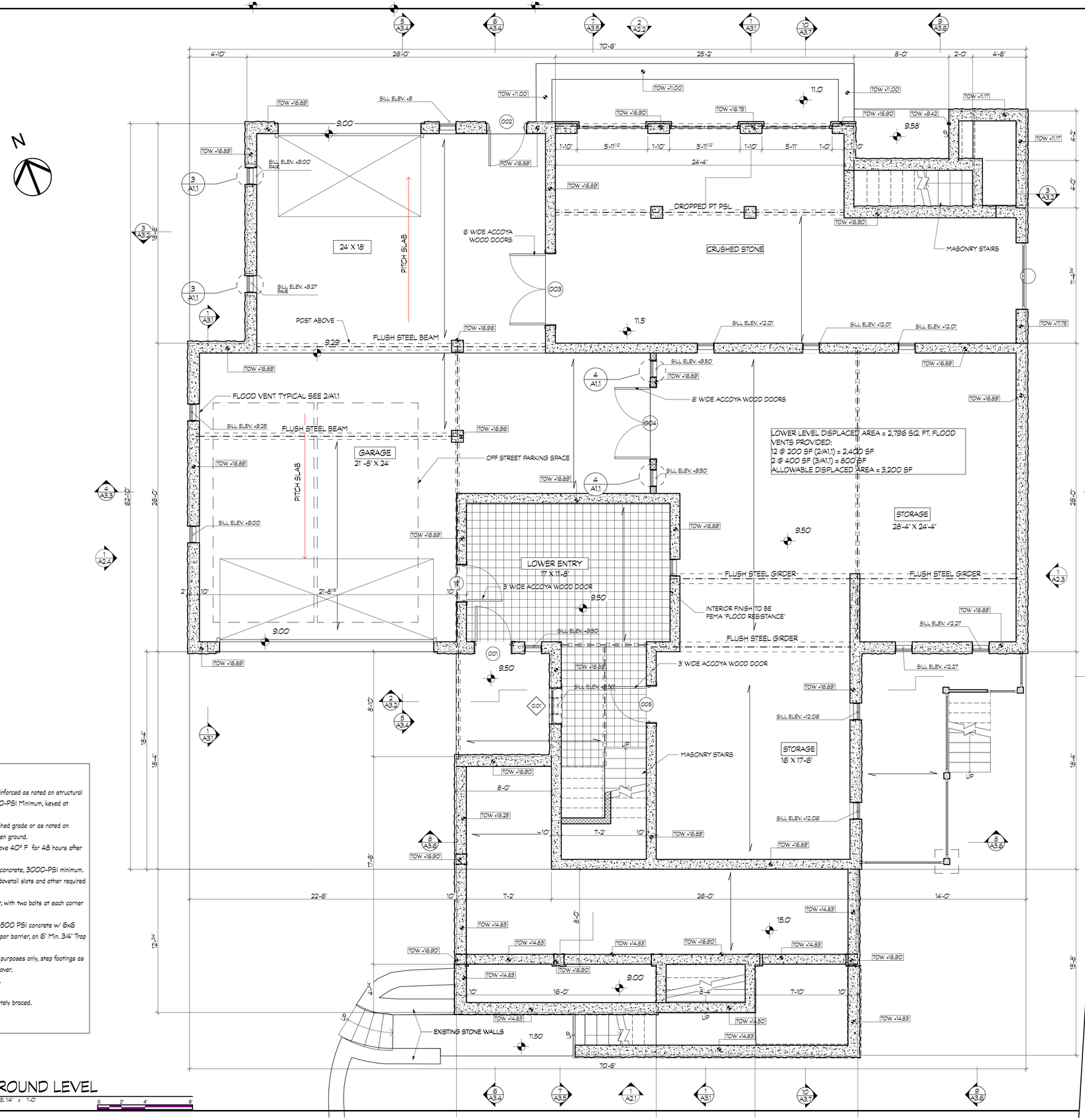


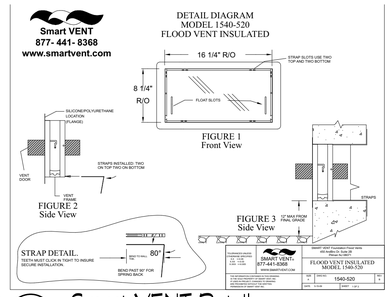
FOUNDATION NOTES

1. FOOTINGS shall be dimensions as noted on plan, reinforced as noted on structural drawings; continuous poured in place Concrete, 3000-PSI Minimum, keyed at centerline of walls.
2. Place footings on undisturbed soil, 42" min below finished grade or as noted on drawings. Do not place footings on disturbed or frozen ground.
3. Pour concrete only when temperatures will remain above 40° F for 48 hours after pour.
4. WALLS shall be thickness indicated on plan, poured concrete, 3000-PSI minimum. Reinforce as noted on drawings, provide all anchors, dovetail slots and other required embedded items. Bore as required for site utilities.
5. Place galv. 5/8" dia. ANCHOR BOLTS 32" on center, with two bolts at each corner 1'-0" offset
6. SLABS shall be in thickness as indicated on plans, 3500 PSI concrete w/ 6x6 #10 Welded wire mesh poured over Moist Stop® vapor barrier, on 6" Min. 3/4" Trap Rock and rigid insulation as shown on drawings.
7. Bottom of footing elevations are provided for bidding purposes only, step footings as required in field for sound bearing, and proper frost cover.
8. All footing bottoms and reinforcing shall be inspected.
9. Pinning to ledge shall be allowed.
10. No backfilling shall take place until walls have adequately braced.
11. Place compacted fill in 12" lifts, compacting to 95%.

1 GROUND LEVEL

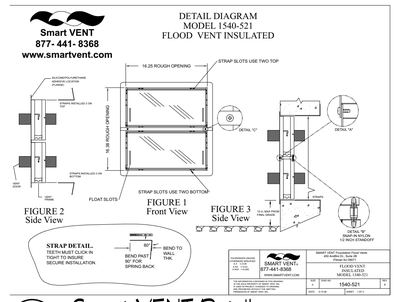
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



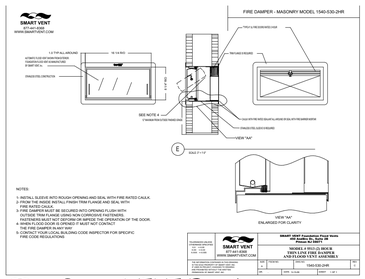
2 Smart VENT Detail

NOT TO SCALE



3 Smart VENT Detail

NOT TO SCALE



4 Smart VENT Detail

NOT TO SCALE

Wall Key

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- THIN STONE VENEER
- STONE VENEER
- CMU CONSTRUCTION
- CONCRETE CONSTRUCTION
- FOOTINGS BELOW

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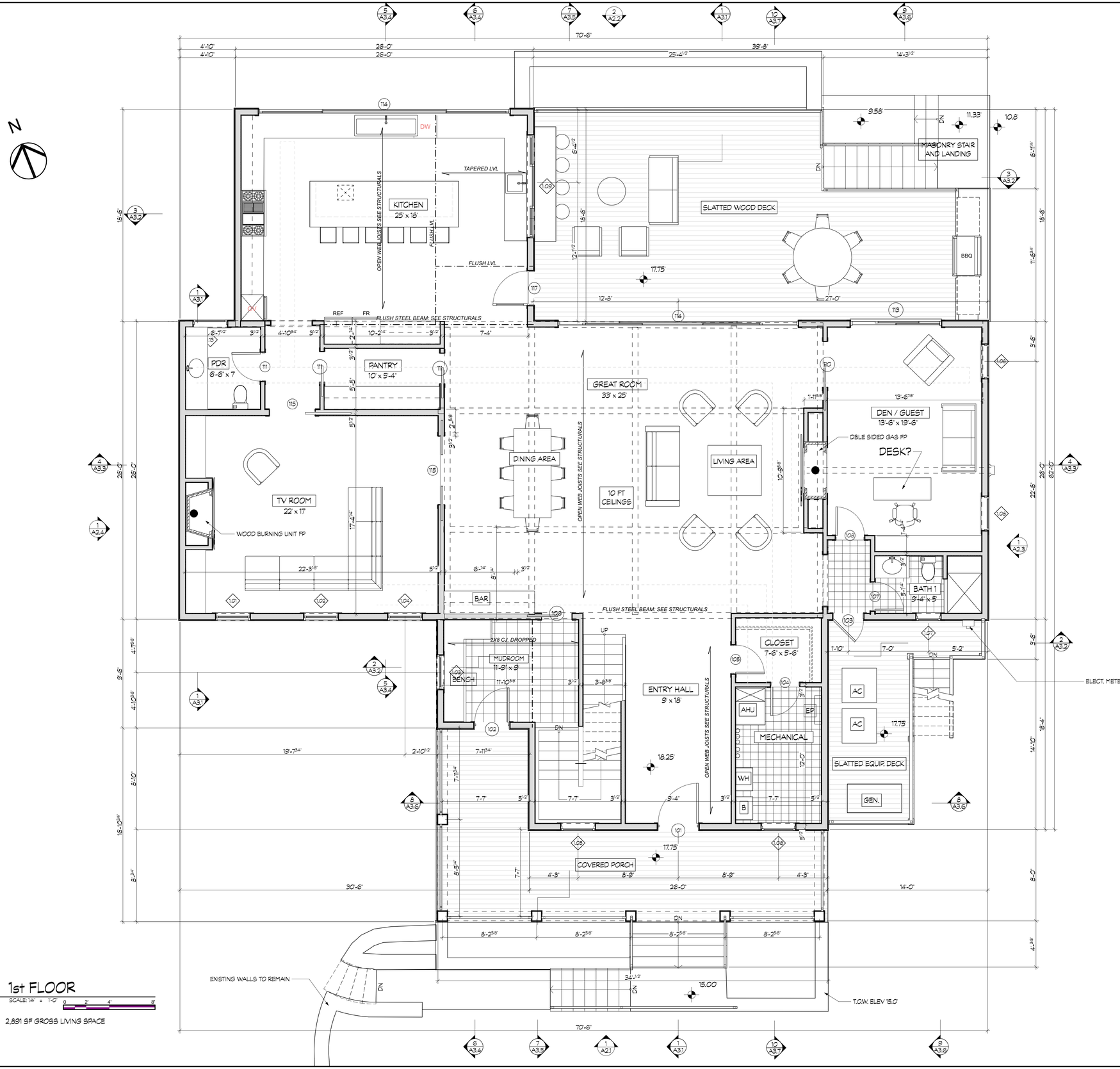

1 1st FLOOR

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

2,891 SF GROSS LIVING SPACE

Wall Key

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- THIN STONE VENEER
- STONE VENEER
- CMU CONSTRUCTION

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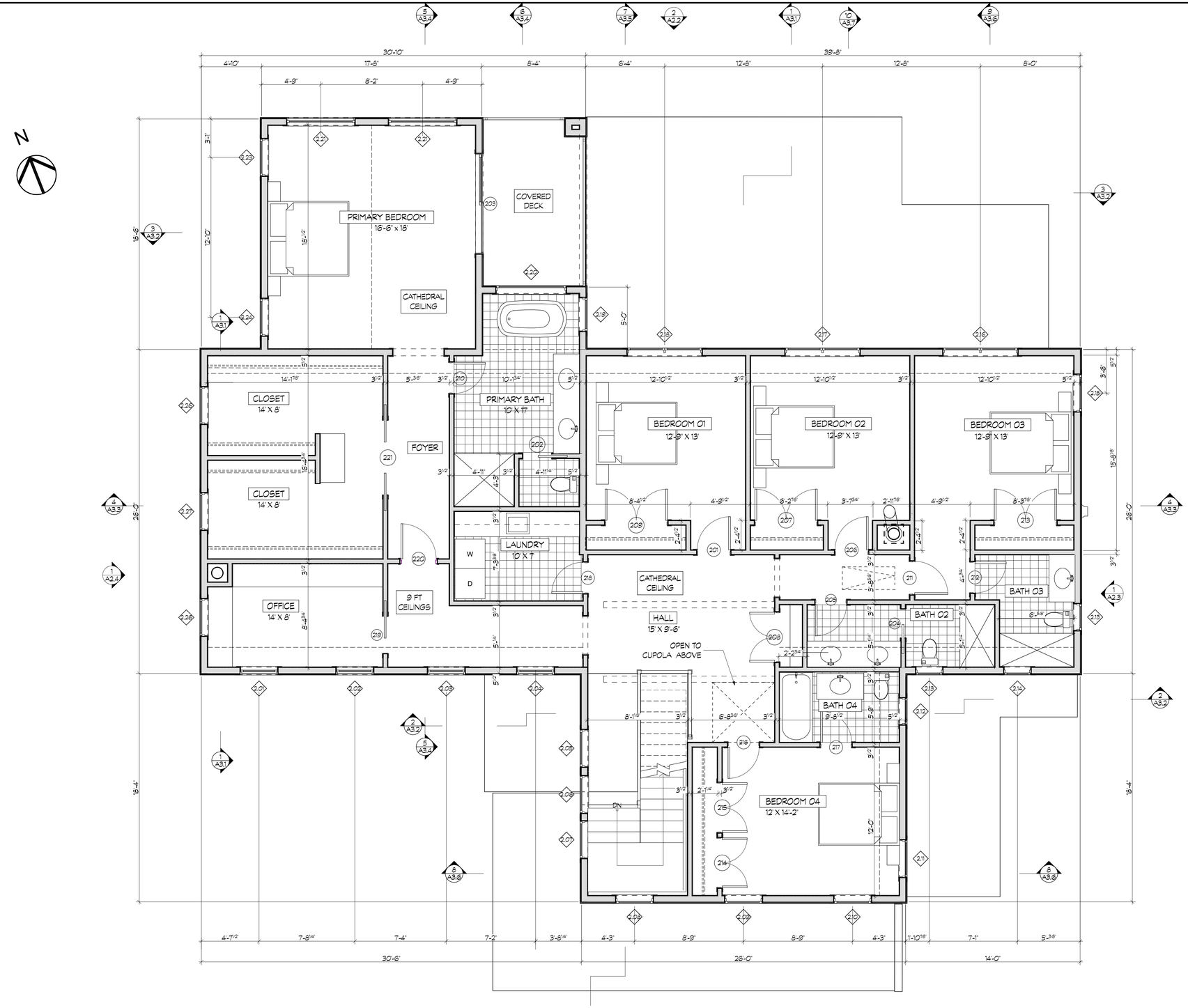

Wall Key

- 2x4 WOOD STUD WALL
- 2x6 WOOD STUD WALL
- THIN STONE VENEER
- STONE VENEER
- CMU CONSTRUCTION

1 2nd FLOOR

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

2,683 SF GROSS LIVING SPACE

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A1.3

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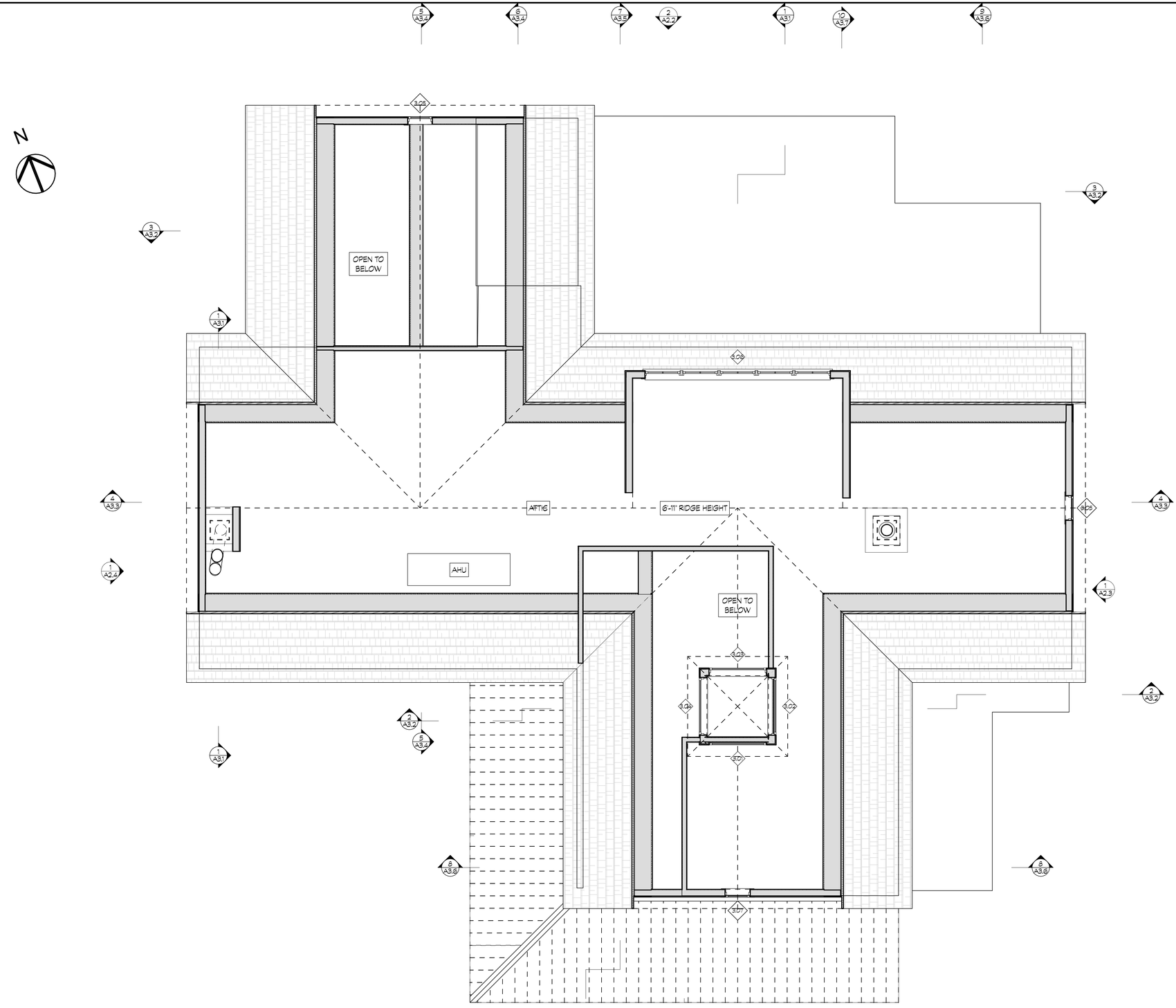

1 ATTIC PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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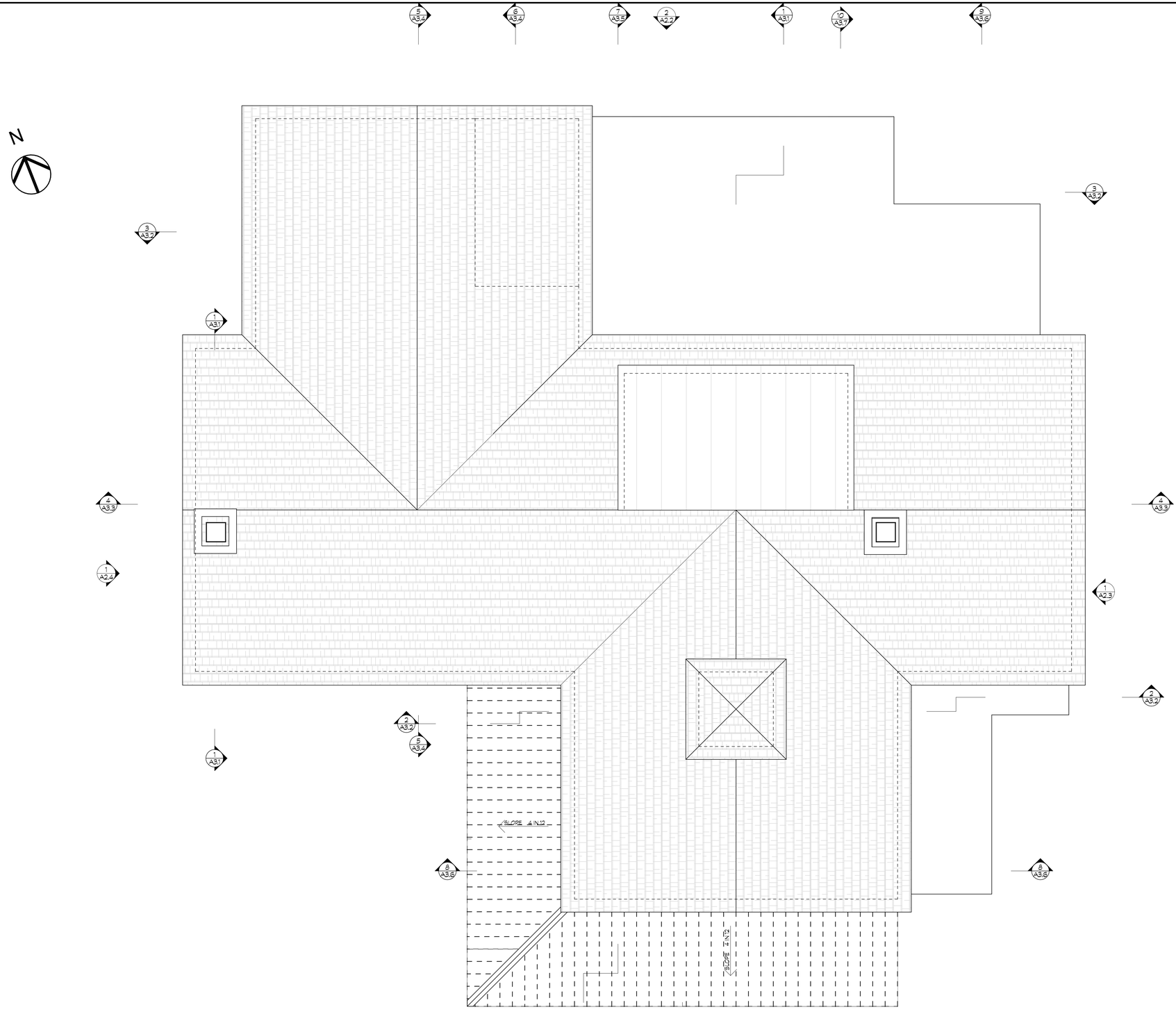

Roof Plan Key

- BEARING WALL BELOW
- 6:12 ROOF SLOPE AND DIRECTION
- APPROXIMATE LOCATION OF PLUMBING VEI

1 ROOF PLAN
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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1 FRONT ELEVATION

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

0 2' 4' 8'

MATERIAL LEGEND

	THIN STONE VENEER
	CEDAR SHINGLE SIDING
	WOOD SHINGLE ROOF

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2 REAR ELEVATION

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

0 2' 4' 8'

MATERIAL LEGEND

	THIN STONE VENEER
	CEDAR SHINGLE SIDING
	WOOD SHINGLE ROOF

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A2.2

Project #: 2603

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1 RIGHT ELEVATION

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

0 2' 4' 8'

MATERIAL LEGEND

	THIN STONE VENEER
	CEDAR SHINGLE SIDING
	WOOD SHINGLE ROOF

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A2.3

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1 LEFT ELEVATION

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

0 2' 4' 8'

MATERIAL LEGEND

	THIN STONE VENEER
	CEDAR SHINGLE SIDING
	WOOD SHINGLE ROOF

New Residence for:

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A2.4

Project #: 2603

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1 N-S SECTION @ ENTRY

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

0 2' 4' 8'

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A3.1

Project #: 2603

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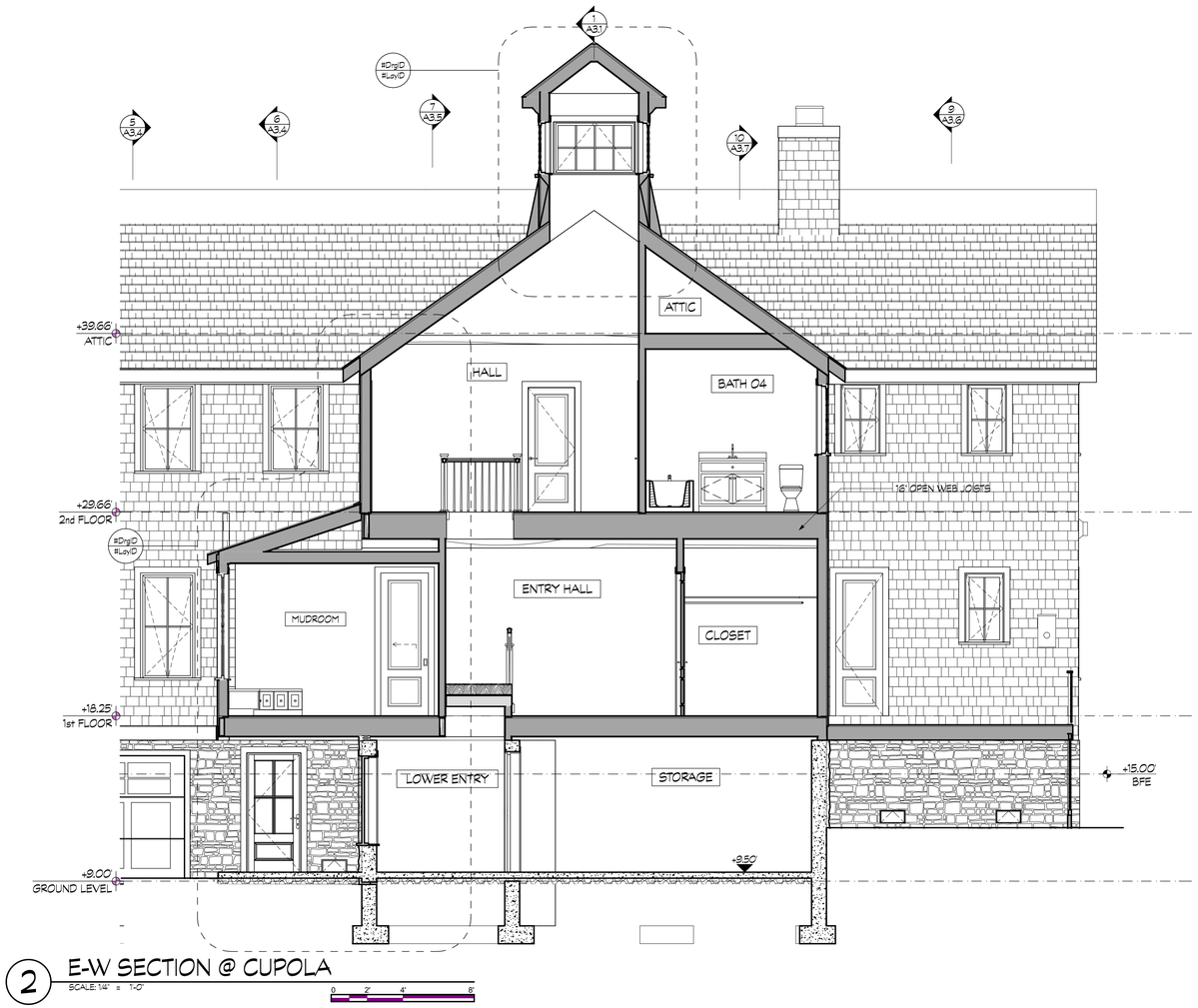
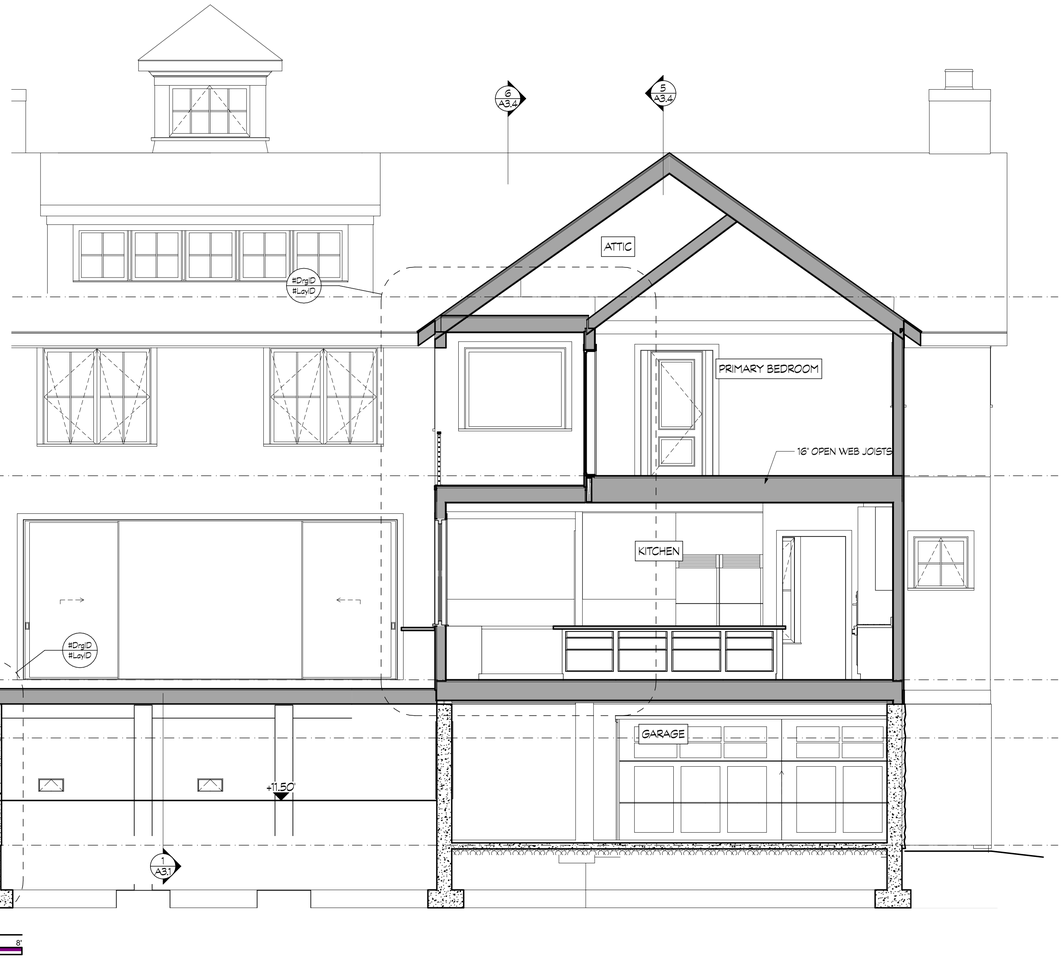


2 E-W SECTION @ CUPOLA

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

0 2' 4' 8'



3 E-W PRIMARY DECK

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

0 2' 4' 8'

New Residence for:

Jessica & Brian Bailey

#3 BROWNE PLACE ROWAYTON, CT

DANIEL CONLON ARCHITECTS
84 DANBURY ROAD WILTON, CT
(203) 544-7988
P.O. Box 418 Georgetown CT 06829
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STATE OF CONNECTICUT DANIEL CONLON 23758 REGISTERED ARCHITECT

Issued for: CAM REVIEW

Issue Date: 8/04/26

A3.2

Project #: 2603

/Volumes/DCASERVER/Current_Jobs DCA/Bailey 2603 /Drawing files/Arch/CAD Models/BAILEY NEW BUILD CURRENT.pln | 8/13/26 | 1:38 PM

4 E-W TV, DINING, LIVING GUEST ROOM

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

0 2' 4' 8'

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STATE OF CONNECTICUT
DANIEL A. CONLON
#23758
REGISTERED ARCHITECT

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Issue Date: 8/04/26

A3.3

Project #: 2603

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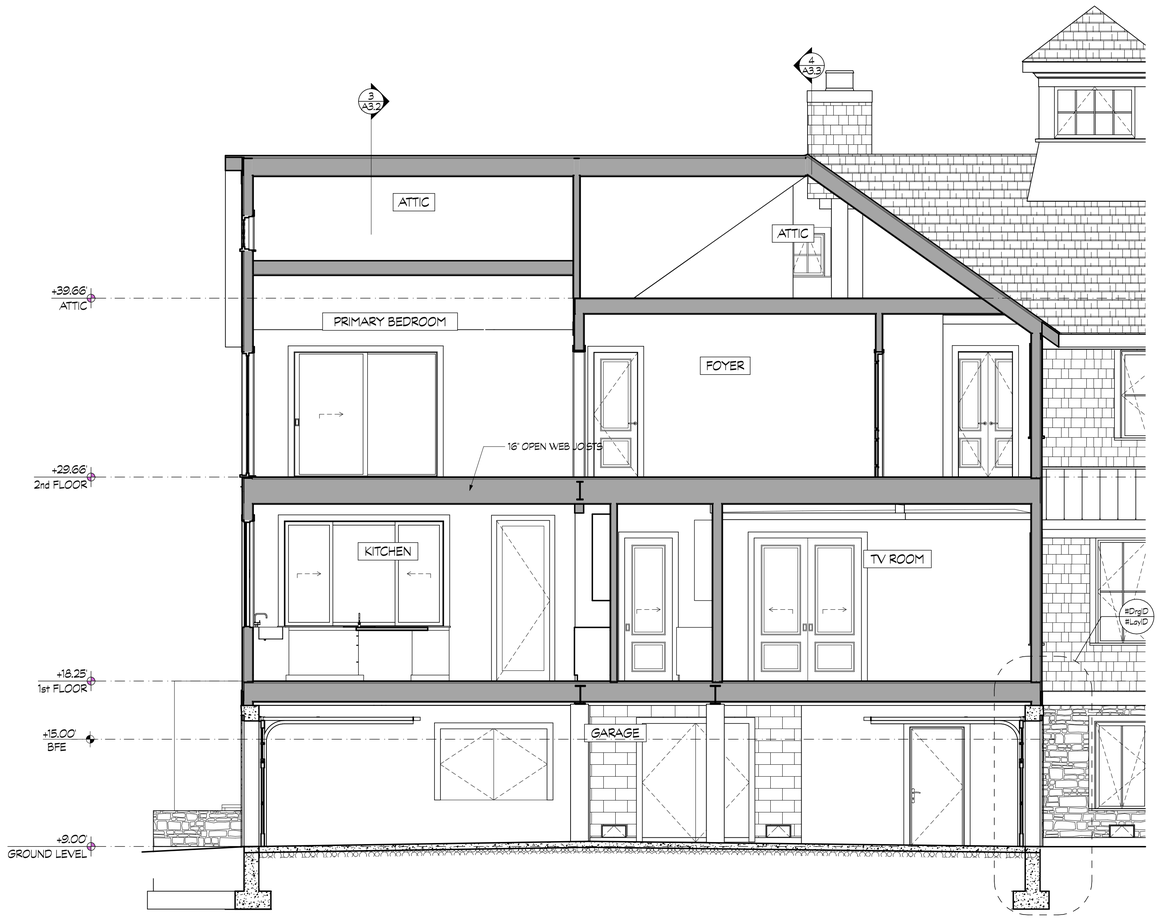
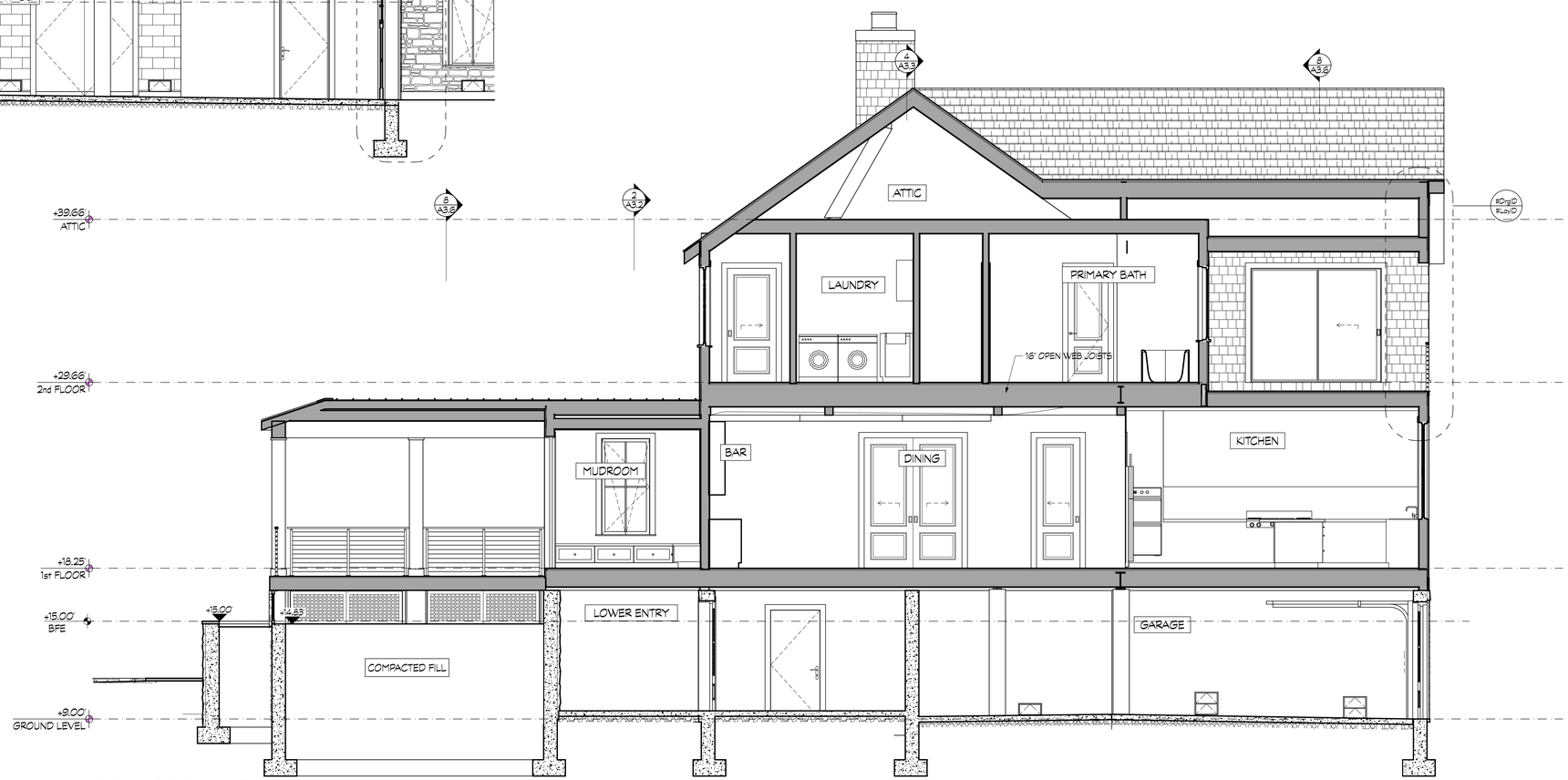


5 N-S PRIMARY/ KITCHEN SECTION

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

0 2' 4' 8'



6 N-S B'FAST, DINING, MUDROOM

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

0 2' 4' 8'

New Residence for:

Jessica & Brian Bailey

#3 BROWNE PLACE ROWAYTON, CT

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DANIEL A. CONLON
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Issue Date: 8/04/26

A3.4

Project #: 2603

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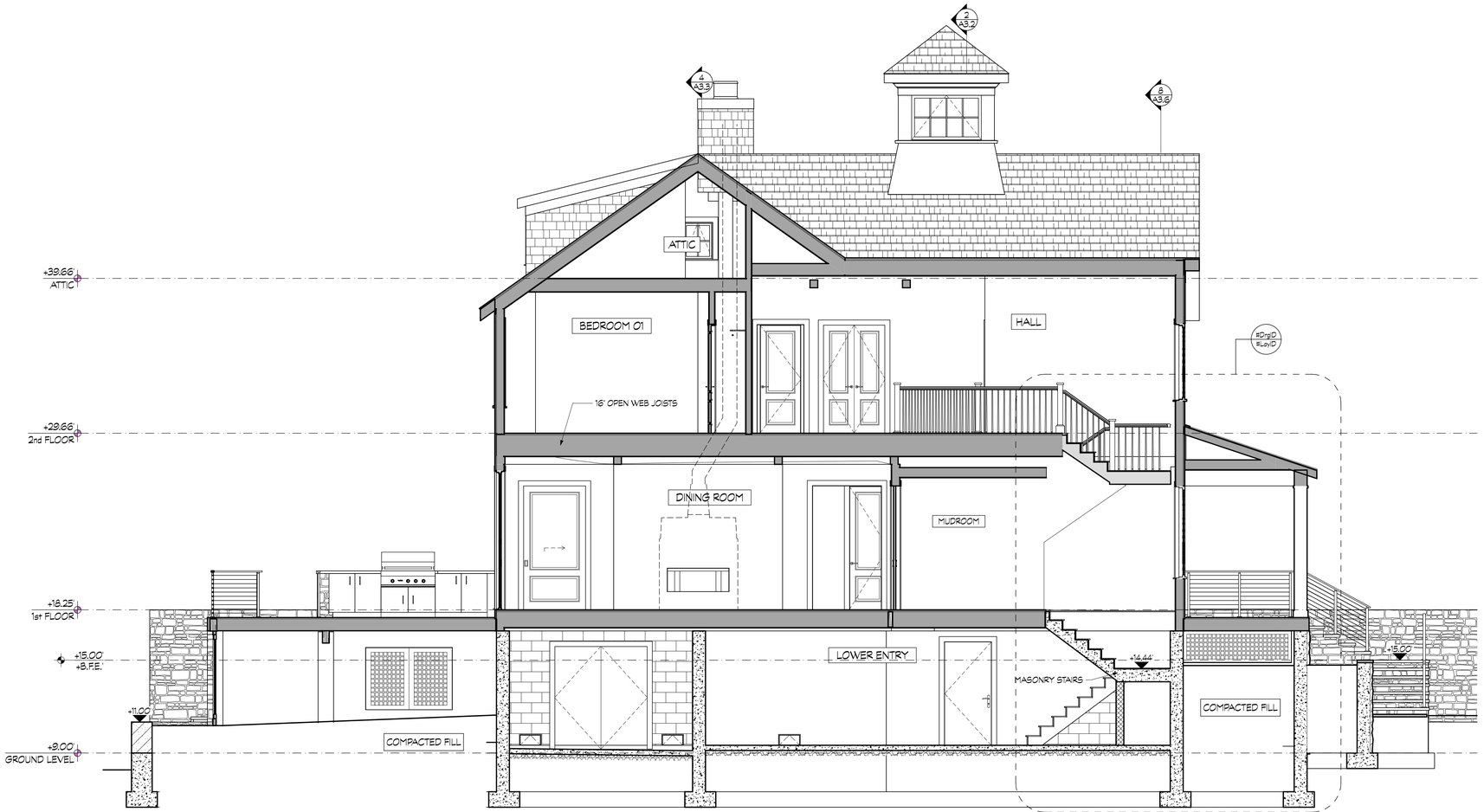

7 N-S STAIR, DINING RM SECTION

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

0 2' 4' 8'

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New Residence for:

Jessica & Brian Bailey

#3 BROWNE PLACE ROWAYTON, CT

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DANIEL F. CONLON
#20375
REGISTERED ARCHITECT

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Issue Date: 8/04/26

A3.5

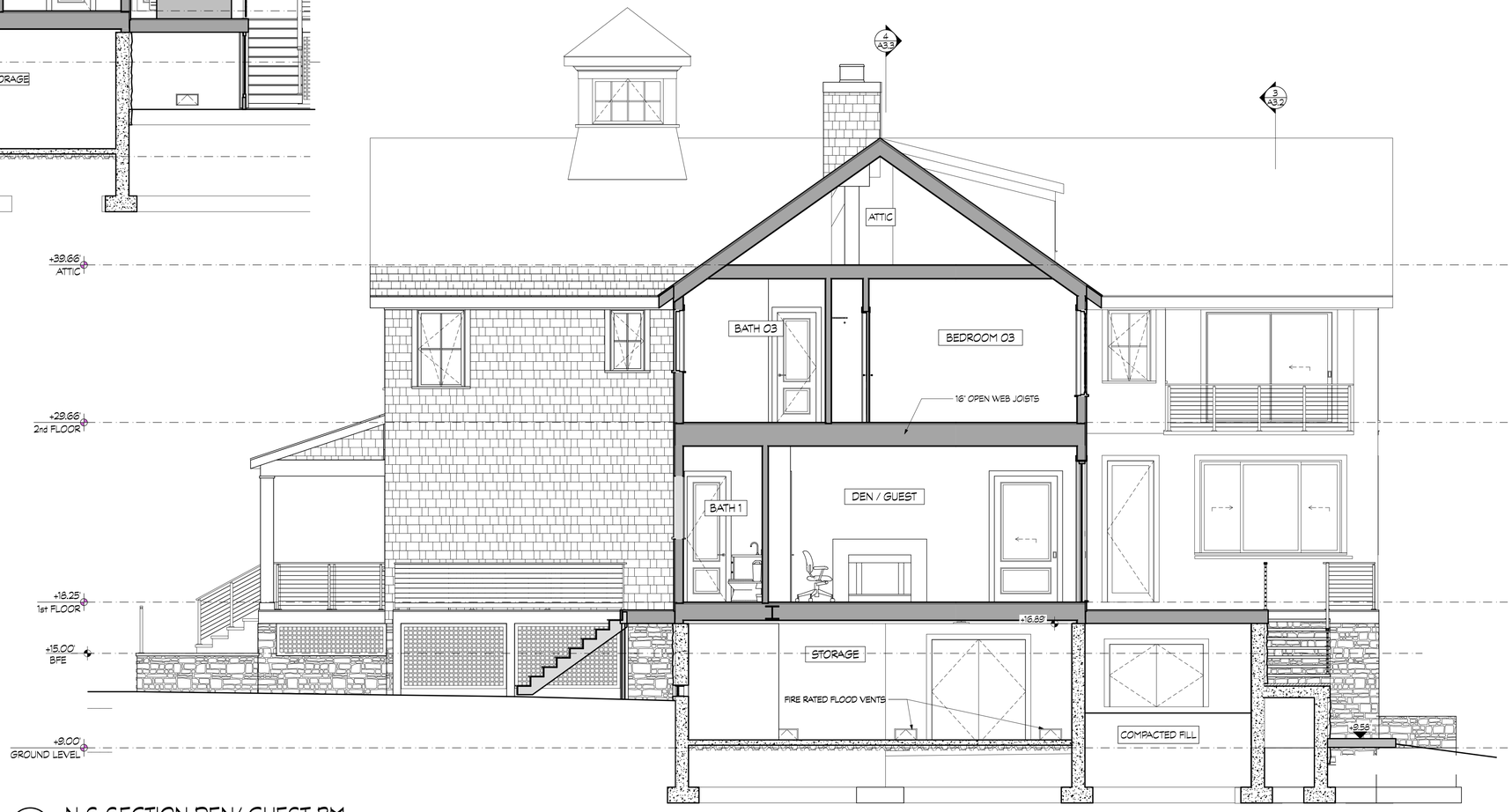
Project #: 2603

\Volumes\DCASERVER\Current Jobs DCA\Bailey 2603 Drawing files\ArchiCAD Models\BAILEY NEW BUILD CURRENT.pln | 8/13/26 | 1:38 PM

8 E-W SECTION @ STAIR LANDING

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

0 2' 4' 8'



9 N-S SECTION DEN/ GUEST RM

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

0 2' 4' 8'

/Volumes/DCASERVER/Current Jobs DCA/Bailey 2603 /Drawing files/ArchiCAD Models/BAILEY NEW BUILD CURRENT.pln | 8/13/26 | 1:38 PM

New Residence for:
Jessica & Brian Bailey
#3 BROWNE PLACE ROWAYTON, CT

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STATE OF CONNECTICUT
DANIEL P. CONLON
21375
REGISTERED ARCHITECT

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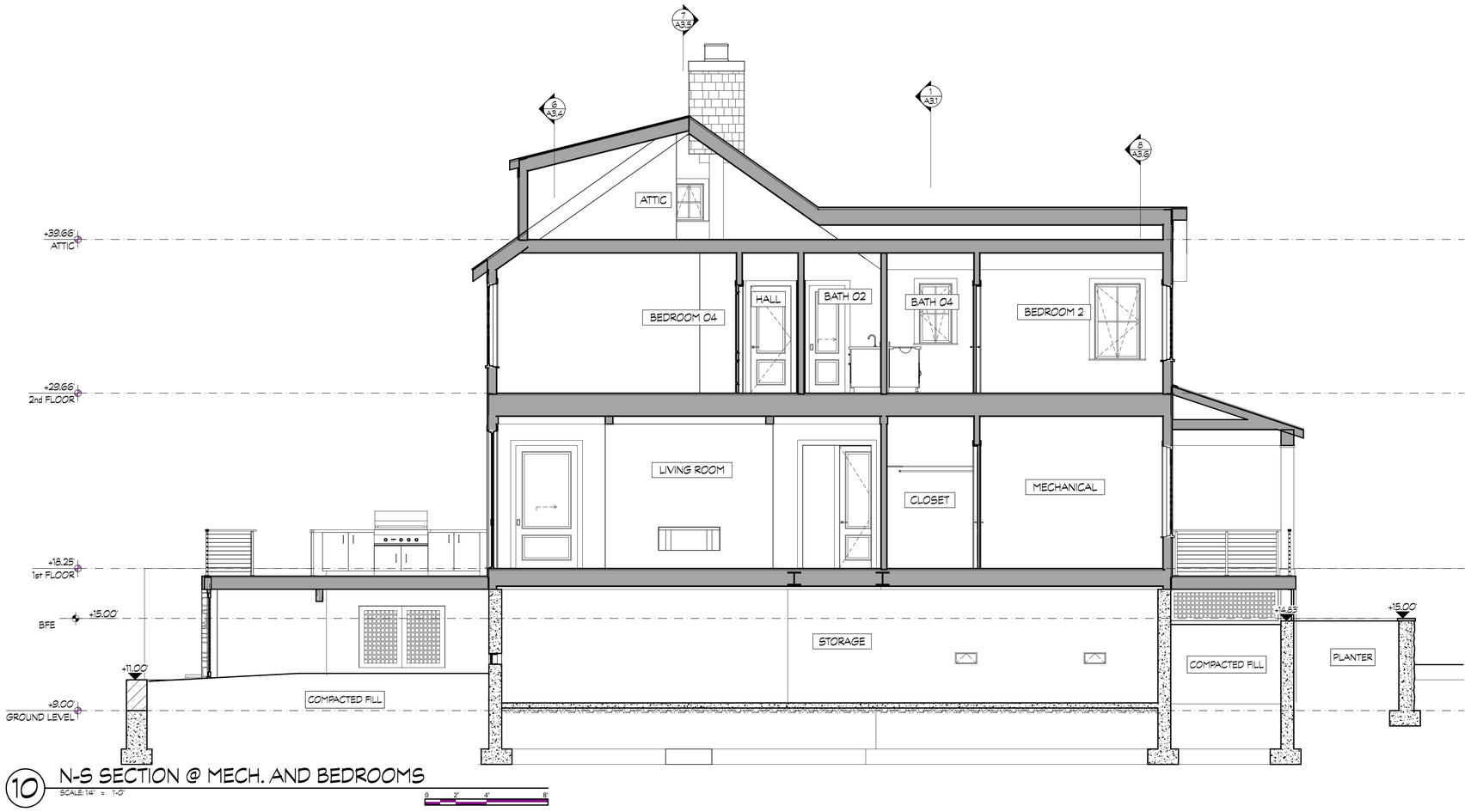
Issue Date: 8/04/26

A3.6

Project #: 2603



10 N-S SECTION @ MECH. AND BEDROOMS

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

0 2' 4' 8'

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84 DANBURY ROAD WILTON, CT
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dconlonarchitects.com

New Residence for:

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#375
REGISTERED ARCHITECT

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Issue Date: 8/04/26

A3.7

Project #: 2603

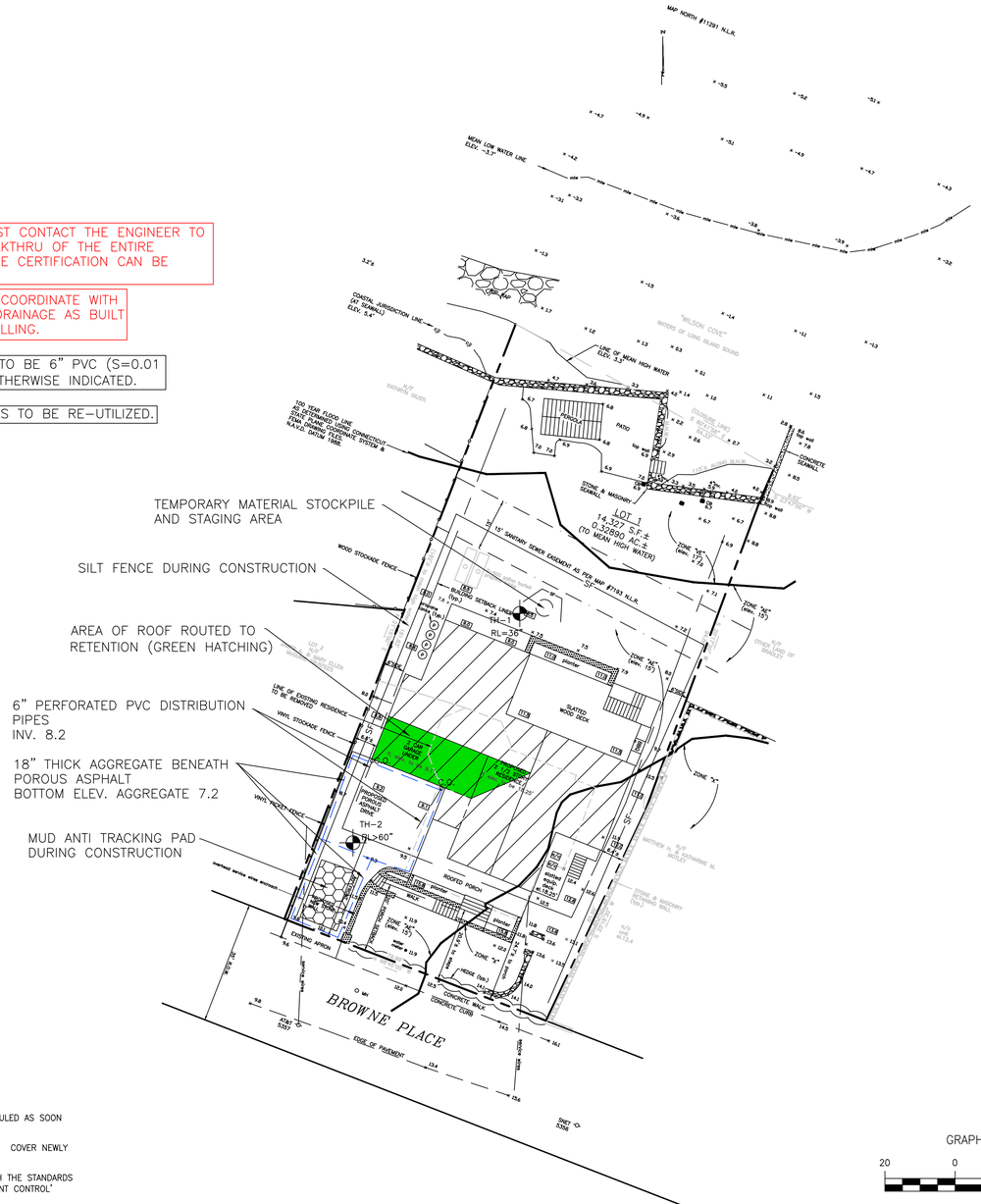
I:\Volumes\DCASERVER\Current Jobs DCA\Bailey 2603 Drawing files\ArchiCAD Models\BAILEY NEW BUILD CURRENT.pln | 8/13/26 | 1:38 PM

CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED.

CONTRACTOR TO COORDINATE WITH SURVEYOR FOR DRAINAGE AS BUILT PRIOR TO BACKFILLING.

ALL PIPES ARE TO BE 6" PVC (S=0.01 MIN.) UNLESS OTHERWISE INDICATED.

EXISTING UTILITIES TO BE RE-UTILIZED.



TEMPORARY MATERIAL STOCKPILE AND STAGING AREA

SILT FENCE DURING CONSTRUCTION

AREA OF ROOF ROUTED TO RETENTION (GREEN HATCHING)

6" PERFORATED PVC DISTRIBUTION PIPES
INV. 8.2

18" THICK AGGREGATE BENEATH POROUS ASPHALT
BOTTOM ELEV. AGGREGATE 7.2

MUD ANTI TRACKING PAD DURING CONSTRUCTION

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. THE CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED BEFORE CERTIFICATION.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY TELEP AND ARCAMONE LAND SURVEYORS LLC TITLED "IMPROVEMENT LOCATION SURVEY PREPARED FOR BRIAN AND JESSICA BAILEY", DATED JULY 21, 2016.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.329 ACRES

LOCATION MAP

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2023 CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

GRAPHIC SCALE

20 0 20 40

1 inch = 20 feet

STATE OF CONNECTICUT · JAMES J. D'AMATO · No. 24877 · LICENSED PROFESSIONAL ENGINEER

JESSICA AND BRIAN BAILEY
3 BROWNE PLACE NORWALK, CONNECTICUT

8-4-26
date

DRAINAGE PLAN

Fairfield County Engineering LLC

CIVIL ENGINEERS

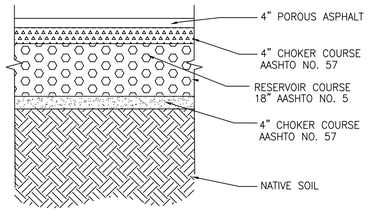
2820
project

1 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 wayne@fairfieldce.com

2820_260804Drainage

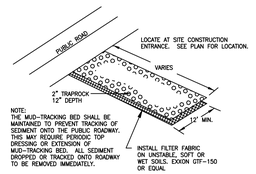
FCE Project #	2820		**Date Performed:**	4/17/26	
Client:	Jessica and Brian Bailey				
Location:	3 Browne Place, Norwalk				
Observed by:	Wayne D'Avanzo				
Test Hole 1:					
	0-20"	Topsoil			
	20-51"	Tan Gravel with Silt			
	No Ground Water				
	Mottling @ 36"				
	No Ledge				
	Roots to 23"				
Test Hole 2:					
	0-10"	Stone			
	10-38"	Brown Silty Loam			
	38-60"	Tan Gravel with Silt			
	No Ground Water				
	No Mottling				
	No Ledge				
	Roots to 32"				



POROUS ASPHALT

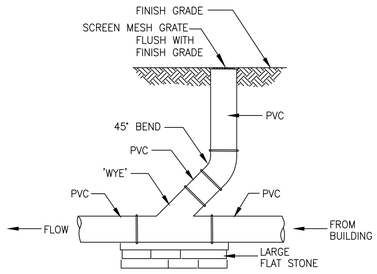
NOT TO SCALE

NOTE: SOILS BENEATH AGGREGATE SHALL BE SCARIFIED OR TILLED PRIOR TO INSTALLATION OF AGGRAGATE.



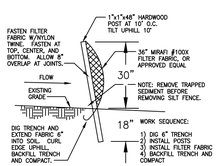
MUD-TRACKING BED

NOT TO SCALE



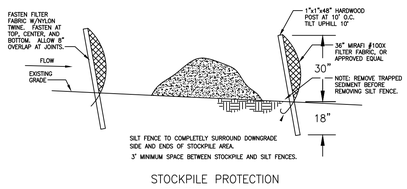
TYPICAL CLEANOUT

NOT TO SCALE



SILT FENCE

NOT TO SCALE



STOCKPILE PROTECTION

NOT TO SCALE

STATE OF CONNECTICUT
WAYNE J. D'AVANZO
No. 24877
LICENSED PROFESSIONAL ENGINEER

8-4-26
date

Fairfield County Engineering LLC

JESSICA AND BRIAN BAILEY

3 BROWNE PLACE NORWALK, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2820
project

2 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

FCE #2820

3 BROWNE PLACE

NORWALK, CONNECTICUT

April 14, 2026

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005
FAX: (203) 831-8006
E-mail to: wayne@fairfieldce.com

NARRATIVE:

The subject of this report is a 0.329 acre parcel located at 3 Brown Place in Norwalk. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located on the north side of Browne Place, approximately 50 feet from its intersection with Westmere Avenue. The lot currently contains a residence, with associated driveway. The lot slopes gently down from the road to the rear, generally from the south to the north.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of a combination of Udorthents-Urban land complex, which has a Hydrologic classification of "B", and Urban land-Chatfield complex, 3 to 15 percent slopes, which has a Hydrologic classification of "D".

For the purposes of this analysis a Hydrologic classification of "B" was used.

The existing runoff as developed from a 100-Year rainfall event is 2.07 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to raze the existing residence and construct a new residence with associated pervious driveway and decks.

The proposed runoff (un-mitigated) from a 100-Year rainfall event is 2.20 c.f.s.

COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 100-year thru 2 Year storm event, which have a 1% and 50% chance of occurring in any given 12 month period, respectively.

Existing Conditions:

House	1,928 s.f.	CN 98
Gravel Driveway	1,511 s.f.	CN 98
Lawn	10,888 s.f.	CN 69
Total -	14,327 s.f.	

Weighted CN - 75

Proposed Conditions:

House	2,865 s.f.	CN 98
Driveway	1,149 s.f.	CN 98
Decks	924 s.f.	CN 85
Lawn	9,389 s.f.	CN 69
Total -	14,327 s.f.	

Weighted CN - 78

Water Quality Volume

I = (34.5 x 0.009) + 0.05 = 0.3605
WQV = (0.3605 (0.329 acres)/12) x 1.3 = 0.0128488 ac-ft = 559.7 ft^3.

Groundwater Recharge Volume
GWV = 559.7 ft^3 x 0.25 = 139.9 ft^3.

Water Quality Volume Increased Impervious surfaces
1,499 s.f. /12 x 1.3 = 162.4 $ft.^3$

SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	2.07c.f.s.	1.75 c.f.s.	1.46	1.07	0.49
Proposed Runoff :	2.20 c.f.s.	1.87 c.f.s.	1.58	1.18	0.58
Runoff Retained:	0.28 c.f.s.	0.25 c.f.s.	0.22	0.18	0.12
Areas Bypassing Retention Plus overflow:	1.89c.f.s.	1.61 c.f.s.	1.34	0.99	0.47

Volume difference (100 Year) = 6,719 ft^3 – 6,296 ft^3 = 423 ft^3

CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from a portion of the roof of the house will be routed to the 18" thick layer of aggregate beneath the pervious driveway. The runoff from the driveway itself also percolates into the aggregate layer beneath it.

This system will decrease the net peak runoff during a 100 Year storm to 1.89 c.f.s.from its current peak of 2.07 c.f.s.

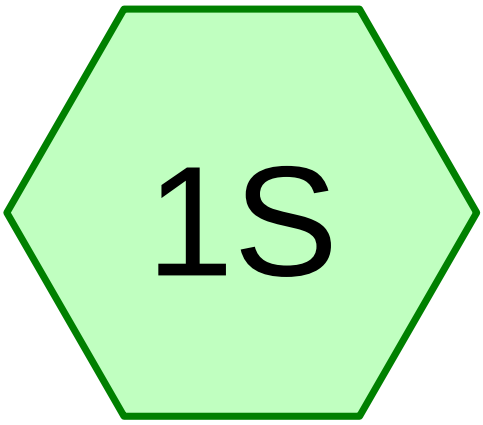
The proposed retention system provides 621 ft^3 of storage. This meets the Water Quality Volume for the added impervious surfaces and provides groundwater recharge. There is a decrease in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

There is one watershed on the property, with the runoff being directed generally from the south down to the north, across the depth of the property, from the road the rear. The drainage pattern will not be altered by the proposed improvements.

The lot is partially in the AE 15 and VE 17 Flood Zones.

The proposed drainage and stormwater retention system complies with the City of Norwalk DPW Drainage Manual of June, 2017.

The proposed improvements will have no adverse impact on surrounding properties.



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 2820Existing
Prepared by Fairfield County Engineering LLC, Printed 7/21/2026
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

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Summary for Subcatchment 1S: Existing Conditions

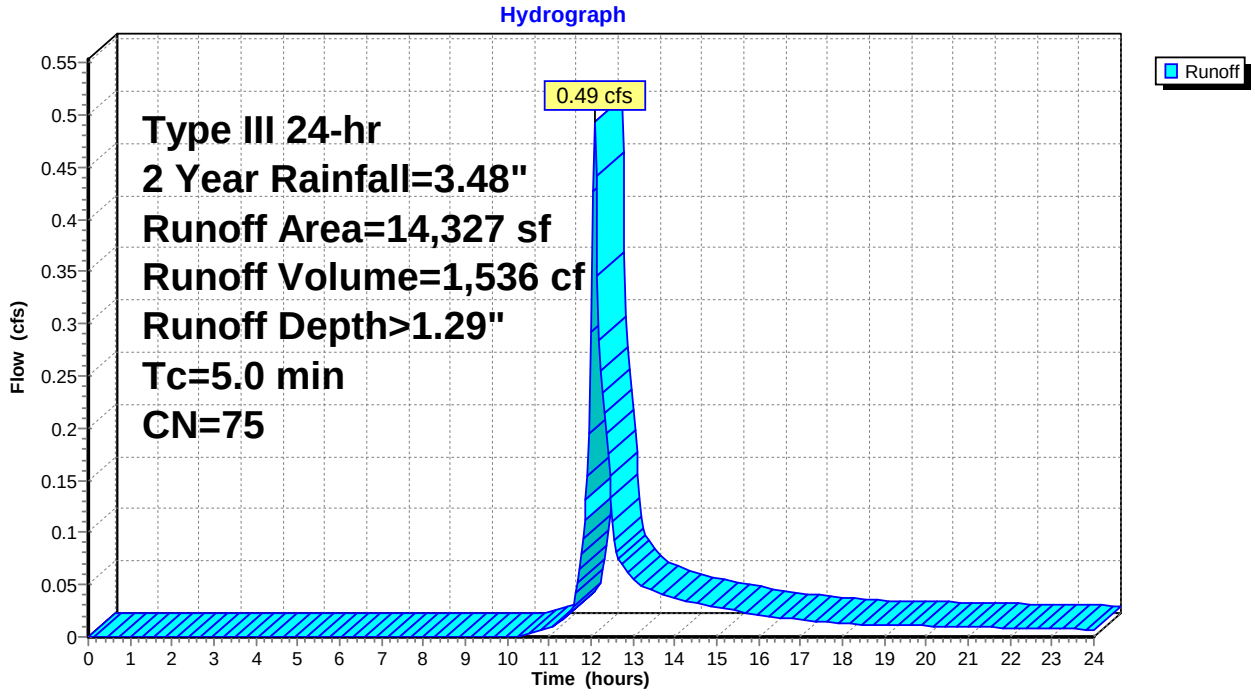
Runoff = 0.49 cfs @ 12.08 hrs, Volume= 1,536 cf, Depth> 1.29"

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

	Area (sf)	CN	Description
*	1,928	98	House
*	1,511	85	Gravel Driveway
	10,888	69	50-75% Grass cover, Fair, HSG B
	14,327	75	Weighted Average
	12,399		86.54% Pervious Area
	1,928		13.46% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

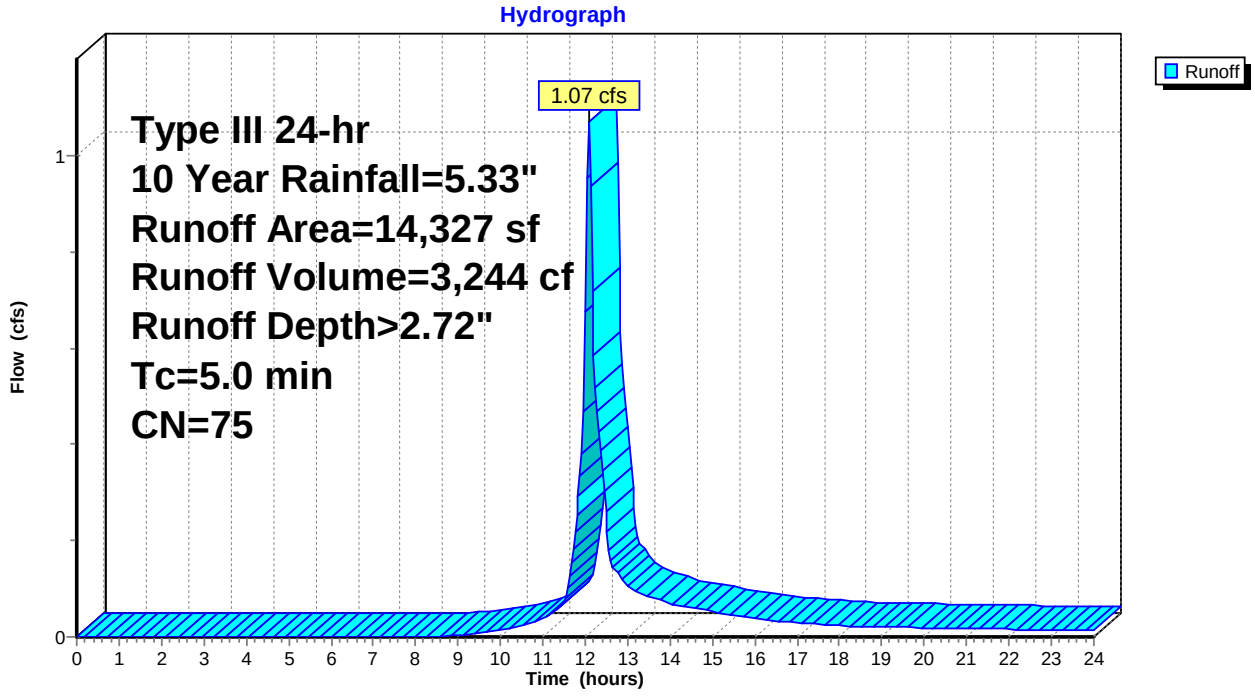
Runoff = 1.07 cfs @ 12.08 hrs, Volume= 3,244 cf, Depth> 2.72"

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

	Area (sf)	CN	Description
*	1,928	98	House
*	1,511	85	Gravel Driveway
	10,888	69	50-75% Grass cover, Fair, HSG B
	14,327	75	Weighted Average
	12,399		86.54% Pervious Area
	1,928		13.46% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

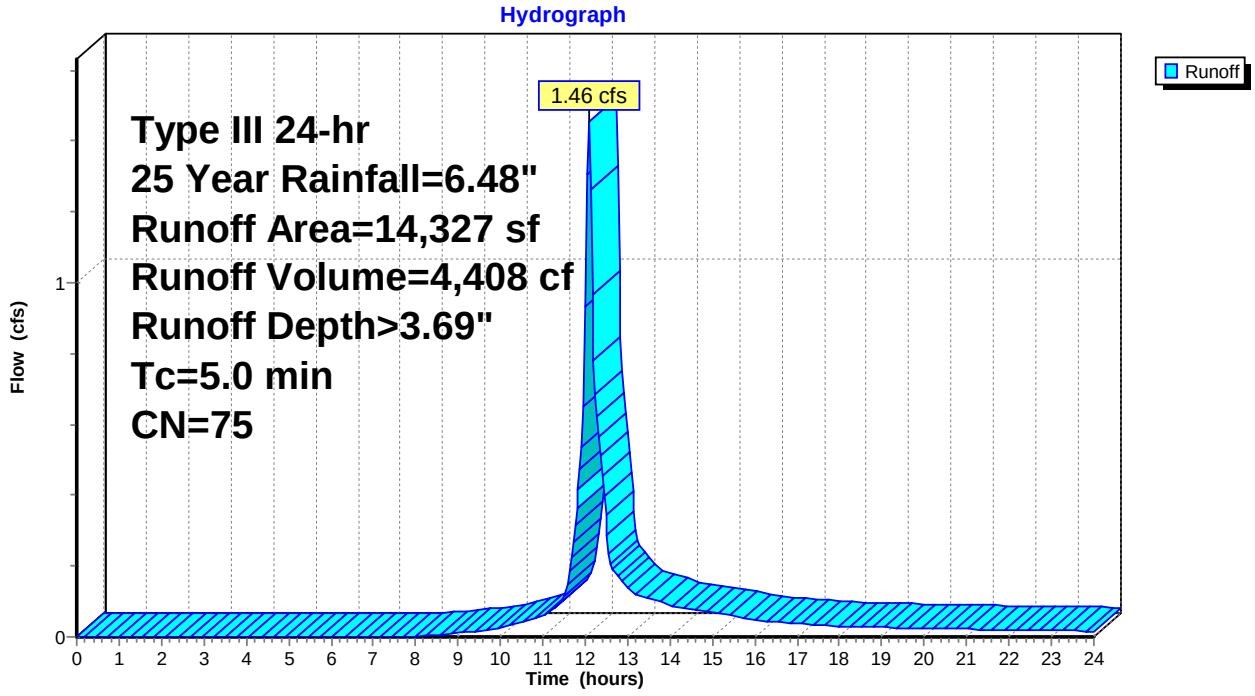
Runoff = 1.46 cfs @ 12.08 hrs, Volume= 4,408 cf, Depth> 3.69"

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

	Area (sf)	CN	Description
*	1,928	98	House
*	1,511	85	Gravel Driveway
	10,888	69	50-75% Grass cover, Fair, HSG B
	14,327	75	Weighted Average
	12,399		86.54% Pervious Area
	1,928		13.46% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

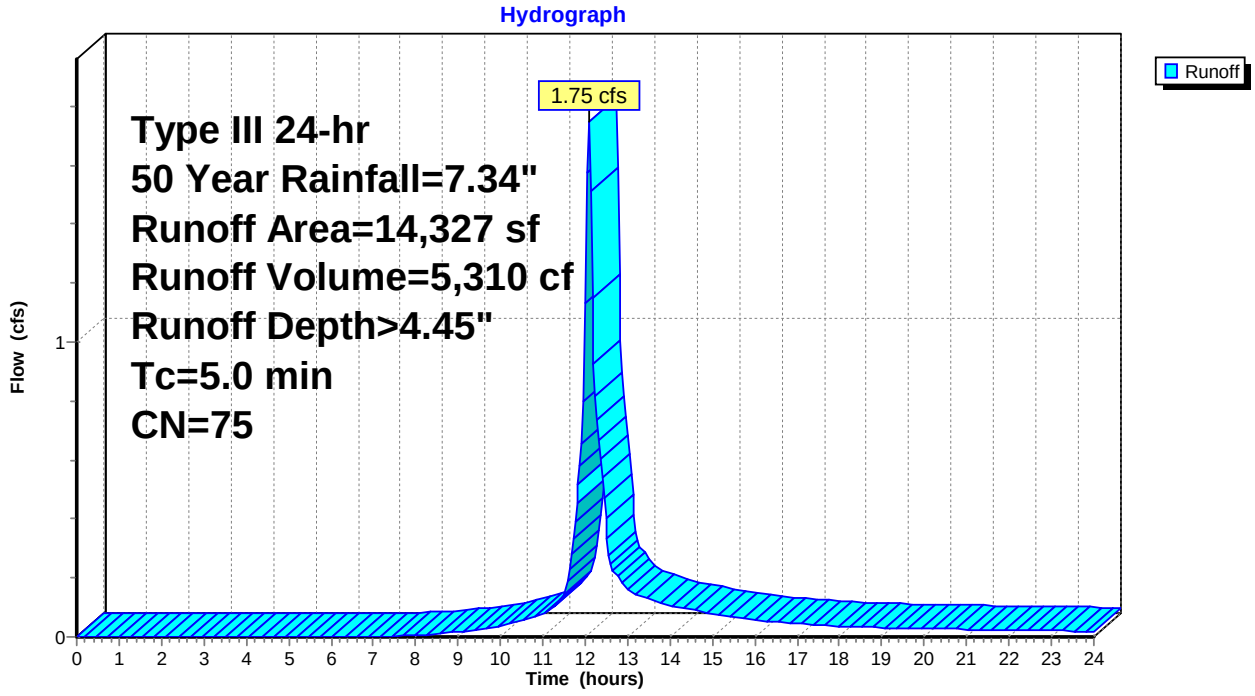
Runoff = 1.75 cfs @ 12.08 hrs, Volume= 5,310 cf, Depth> 4.45"

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

	Area (sf)	CN	Description
*	1,928	98	House
*	1,511	85	Gravel Driveway
	10,888	69	50-75% Grass cover, Fair, HSG B
	14,327	75	Weighted Average
	12,399		86.54% Pervious Area
	1,928		13.46% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

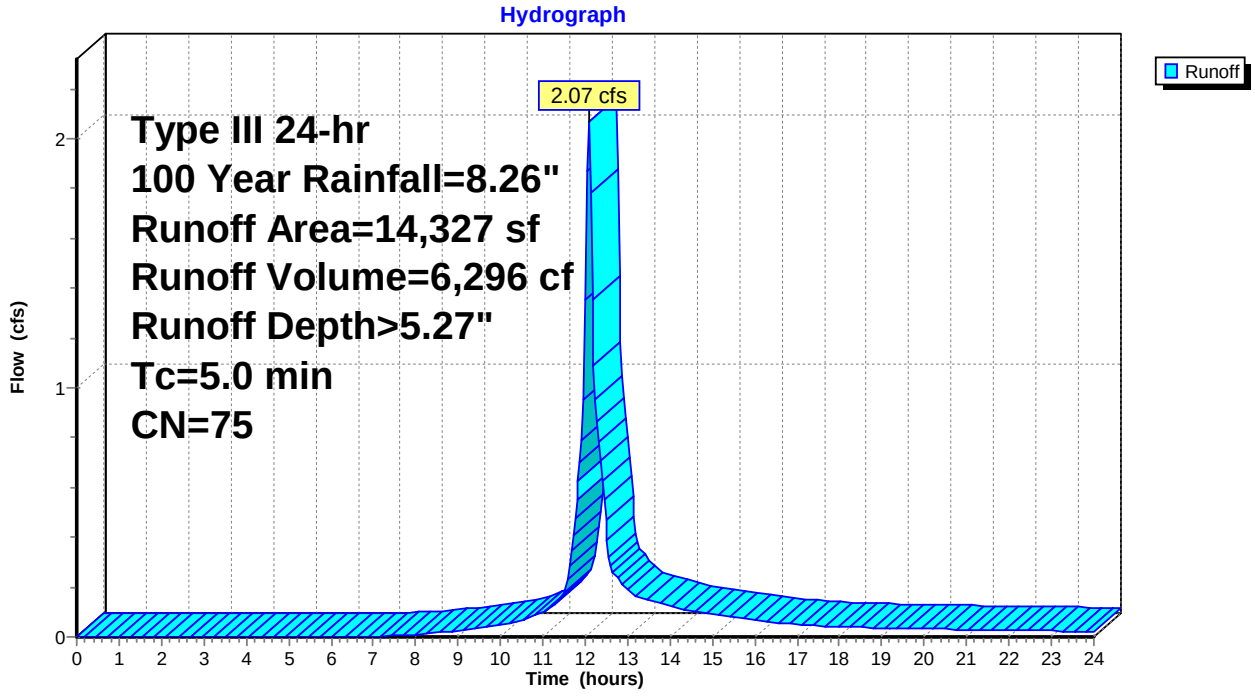
Runoff = 2.07 cfs @ 12.08 hrs, Volume= 6,296 cf, Depth> 5.27"

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

	Area (sf)	CN	Description
*	1,928	98	House
*	1,511	85	Gravel Driveway
	10,888	69	50-75% Grass cover, Fair, HSG B
	14,327	75	Weighted Average
	12,399		86.54% Pervious Area
	1,928		13.46% Impervious Area

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

Subcatchment 1S: Existing Conditions



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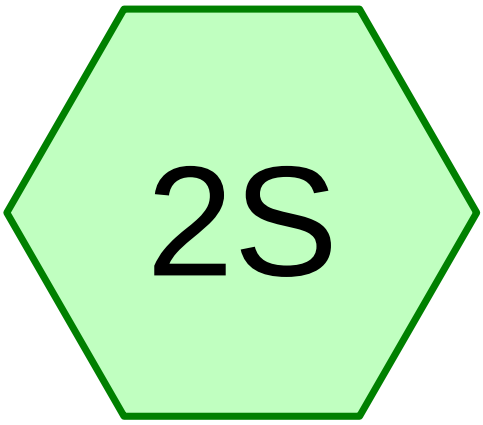

Proposed Conditions

Subcat Reach Pond Link

Routing Diagram for 2820Proposed
Prepared by Fairfield County Engineering LLC, Printed 7/21/2026
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Summary for Subcatchment 2S: Proposed Conditions

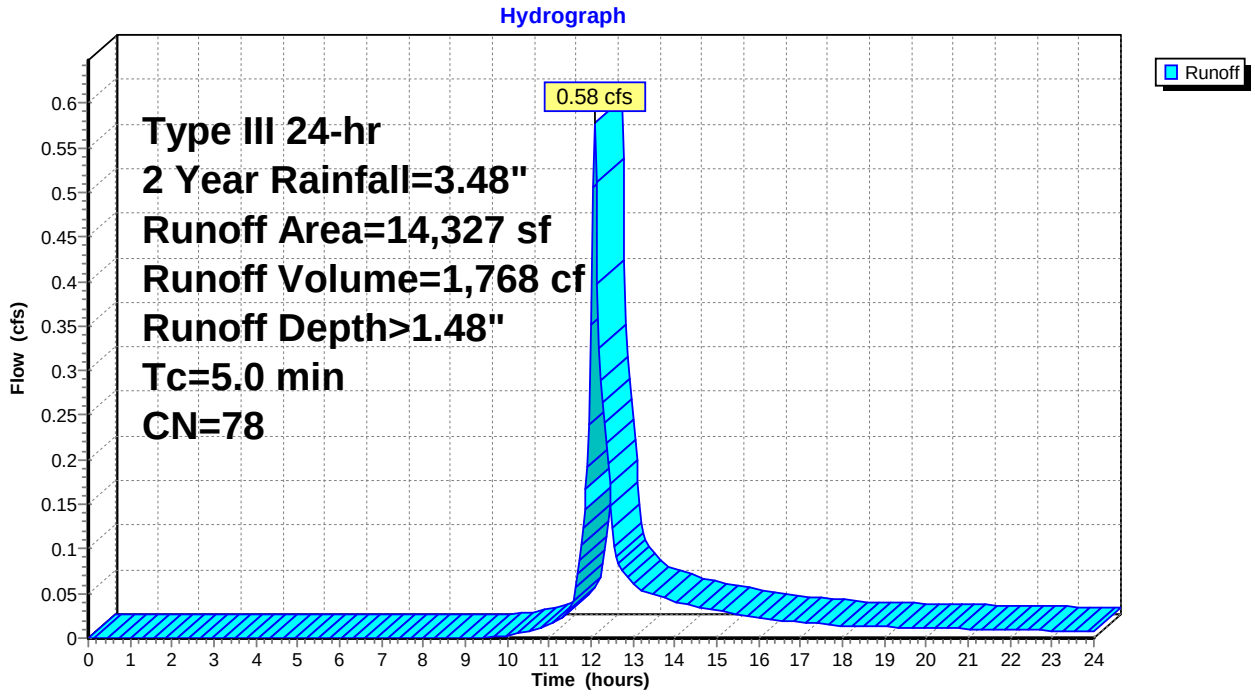
Runoff = 0.58 cfs @ 12.08 hrs, Volume= 1,768 cf, Depth> 1.48"

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

	Area (sf)	CN	Description
*	2,865	98	House
*	1,149	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	14,327	78	Weighted Average
	10,313		71.98% Pervious Area
	4,014		28.02% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

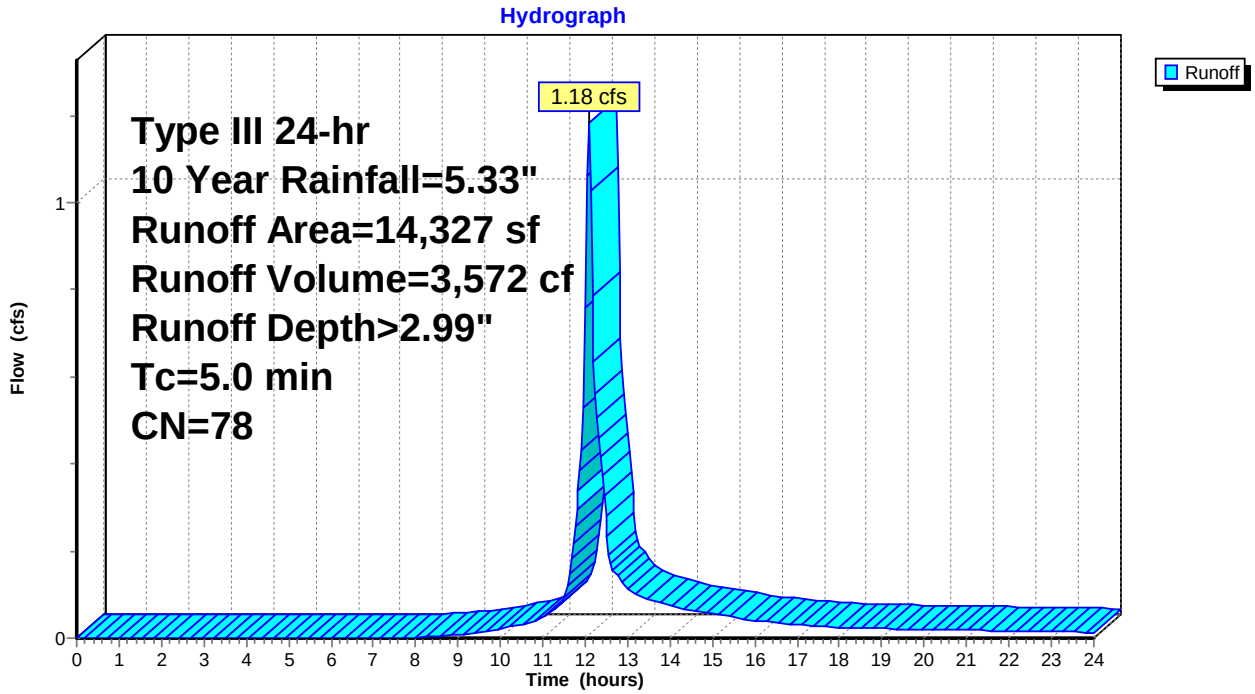
Runoff = 1.18 cfs @ 12.08 hrs, Volume= 3,572 cf, Depth> 2.99"

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

	Area (sf)	CN	Description
*	2,865	98	House
*	1,149	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	14,327	78	Weighted Average
	10,313		71.98% Pervious Area
	4,014		28.02% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

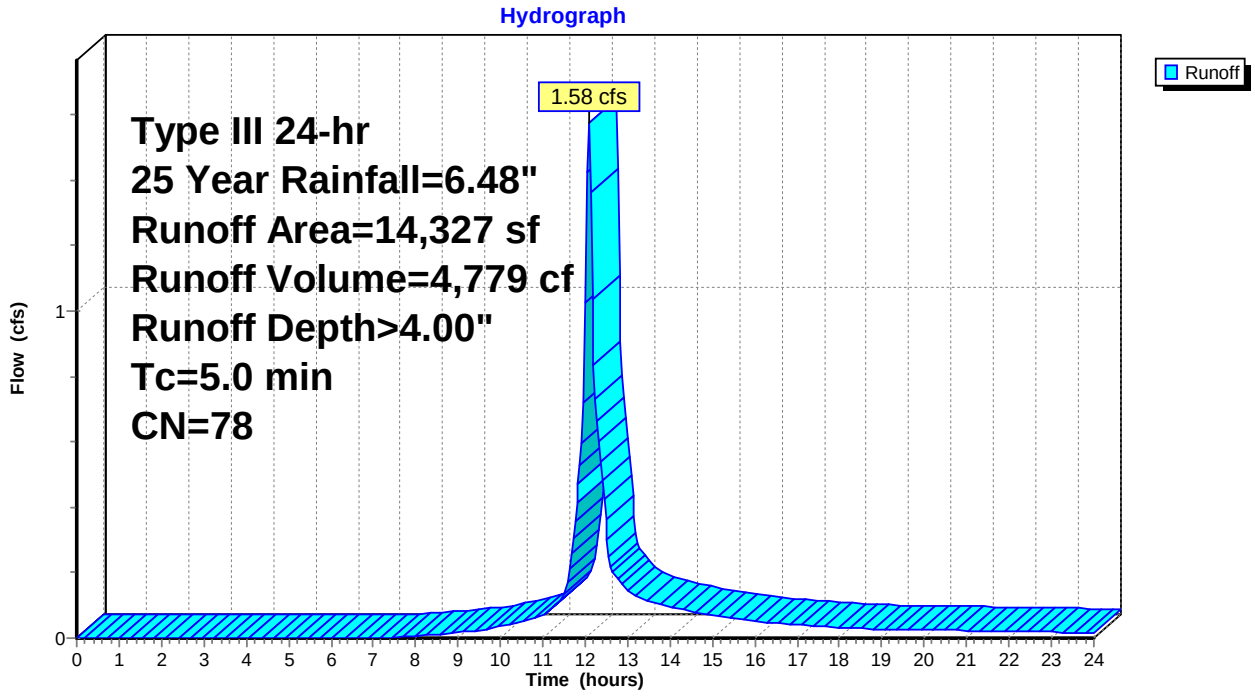
Runoff = 1.58 cfs @ 12.08 hrs, Volume= 4,779 cf, Depth> 4.00"

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

	Area (sf)	CN	Description
*	2,865	98	House
*	1,149	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	14,327	78	Weighted Average
	10,313		71.98% Pervious Area
	4,014		28.02% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

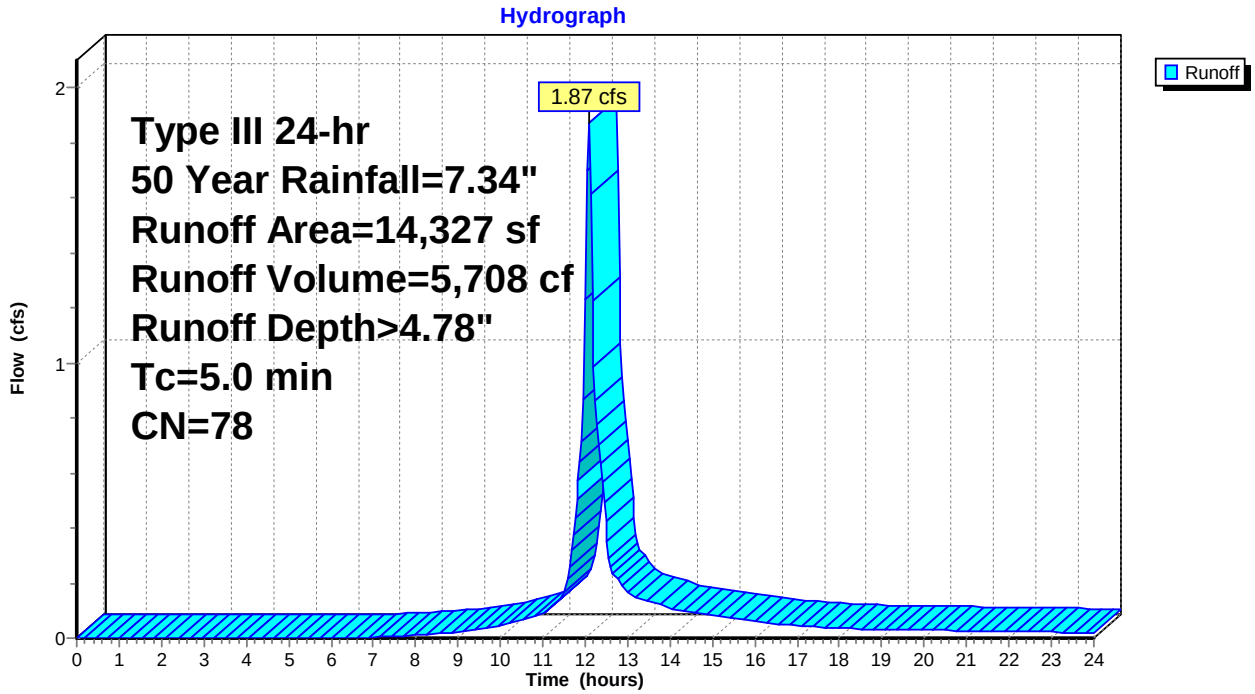
Runoff = 1.87 cfs @ 12.08 hrs, Volume= 5,708 cf, Depth> 4.78"

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

	Area (sf)	CN	Description
*	2,865	98	House
*	1,149	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	14,327	78	Weighted Average
	10,313		71.98% Pervious Area
	4,014		28.02% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

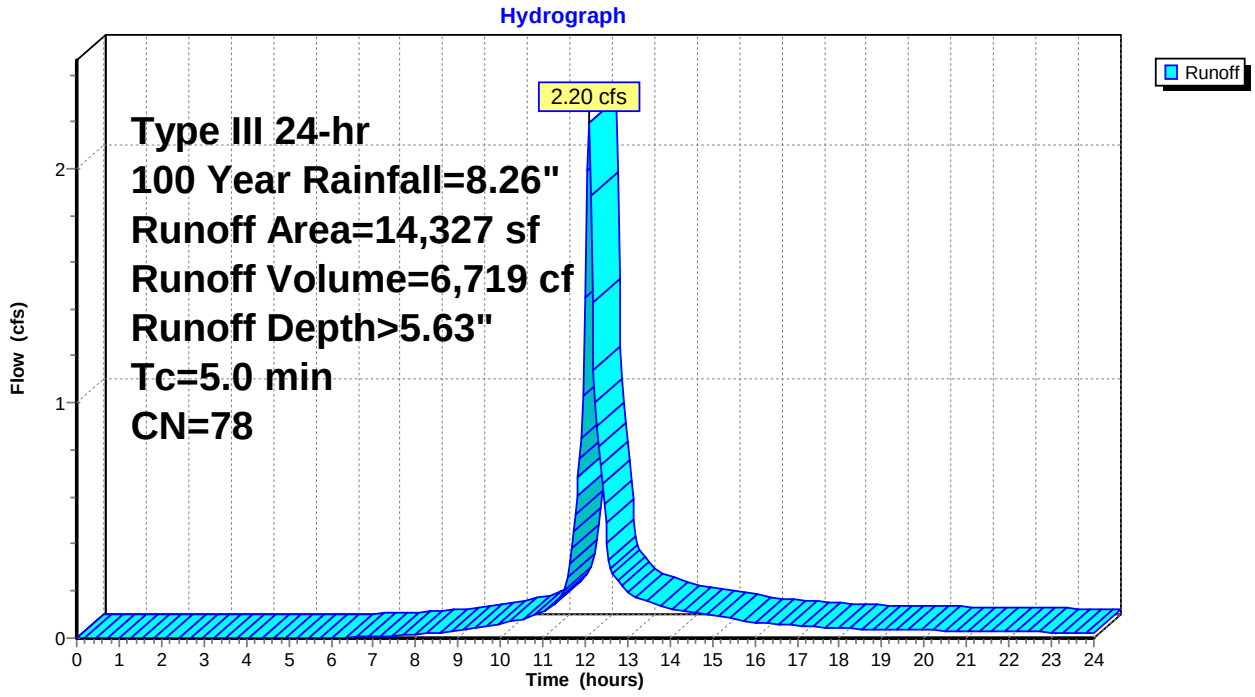
Runoff = 2.20 cfs @ 12.08 hrs, Volume= 6,719 cf, Depth> 5.63"

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

	Area (sf)	CN	Description
*	2,865	98	House
*	1,149	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	14,327	78	Weighted Average
	10,313		71.98% Pervious Area
	4,014		28.02% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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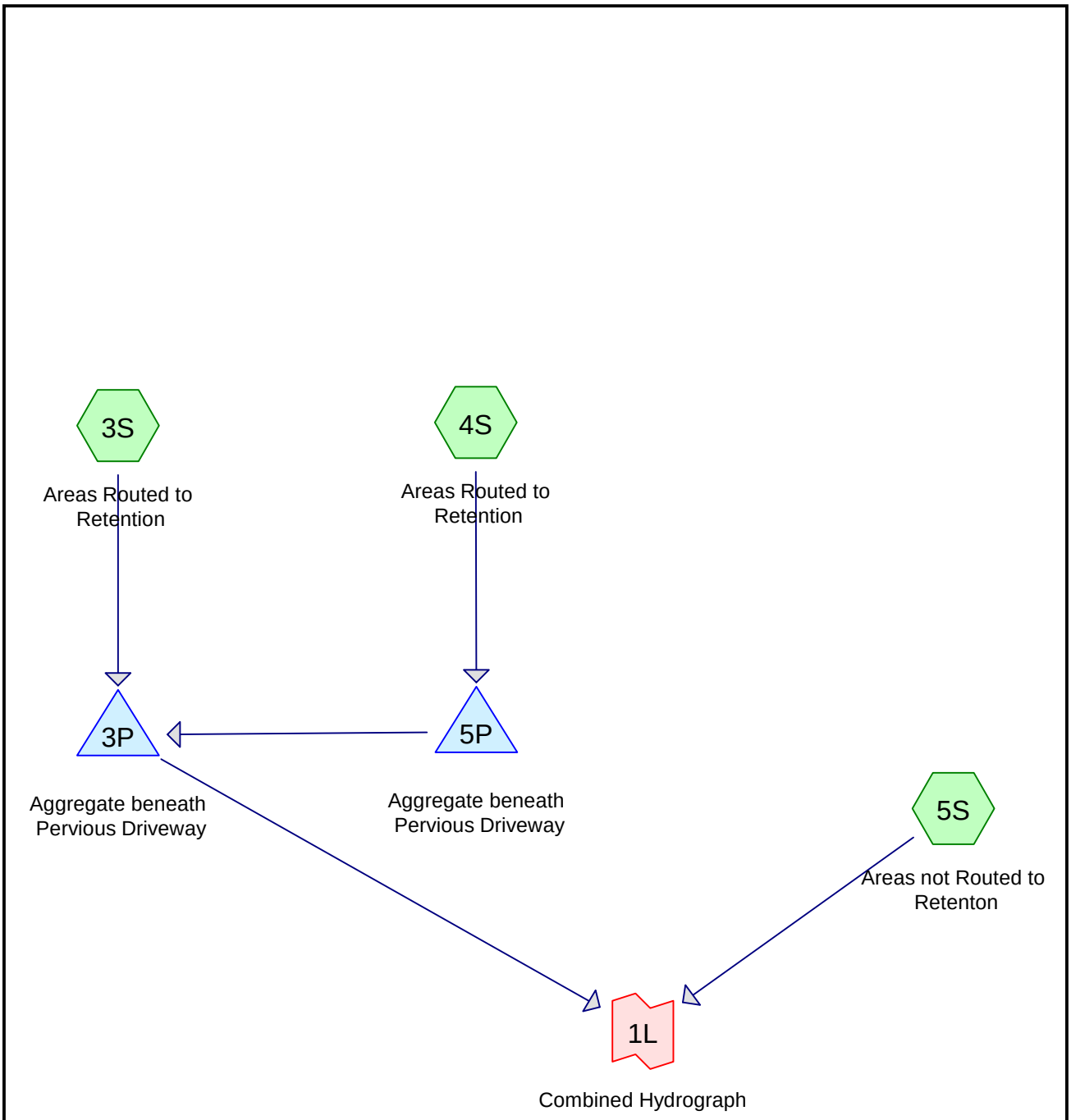

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Summary for Subcatchment 3S: Areas Routed to Retention

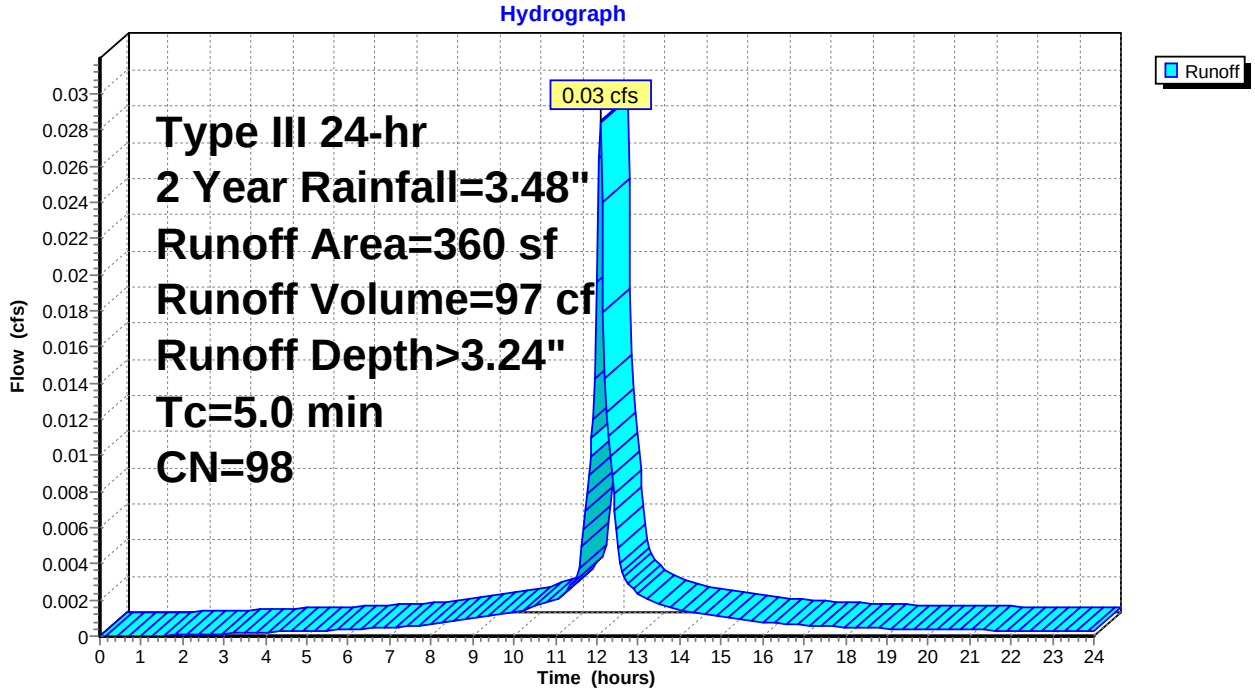
Runoff = 0.03 cfs @ 12.07 hrs, Volume= 97 cf, Depth> 3.24"

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

	Area (sf)	CN	Description
*	360	98	Driveway
	360		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

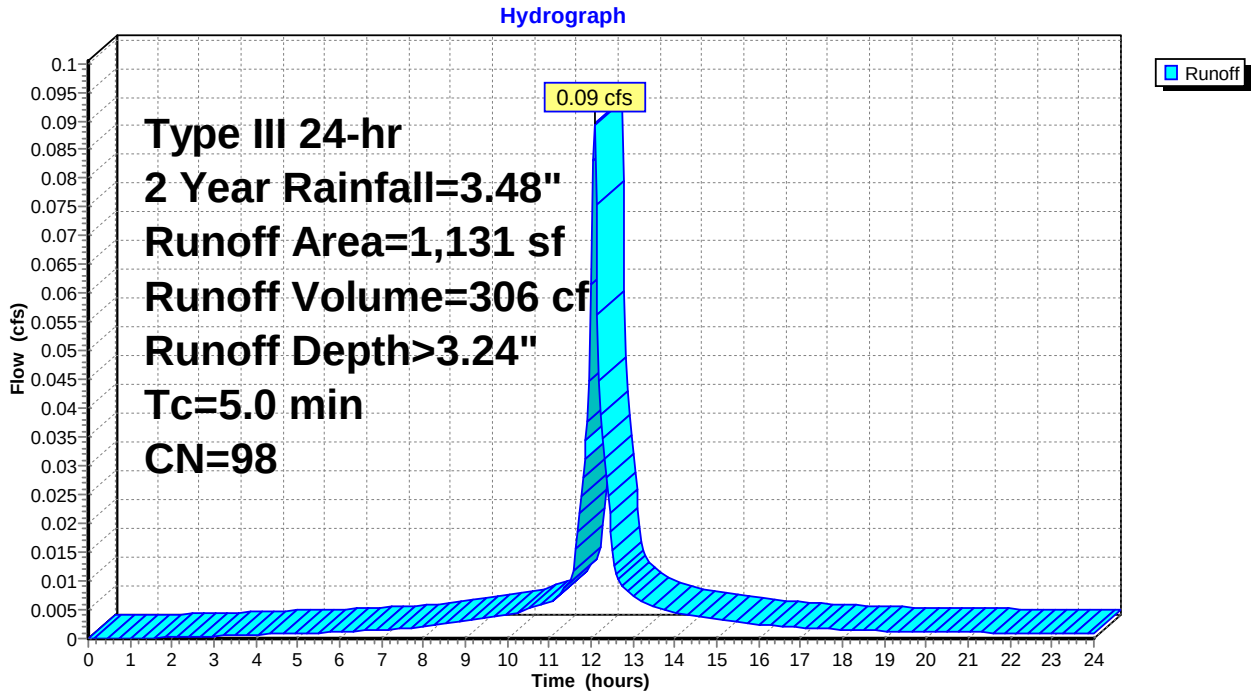
Runoff = 0.09 cfs @ 12.07 hrs, Volume= 306 cf, Depth> 3.24"

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

	Area (sf)	CN	Description
*	675	98	Driveway
*	456	98	Portion of House roof
	1,131	98	Weighted Average
	1,131		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retenton

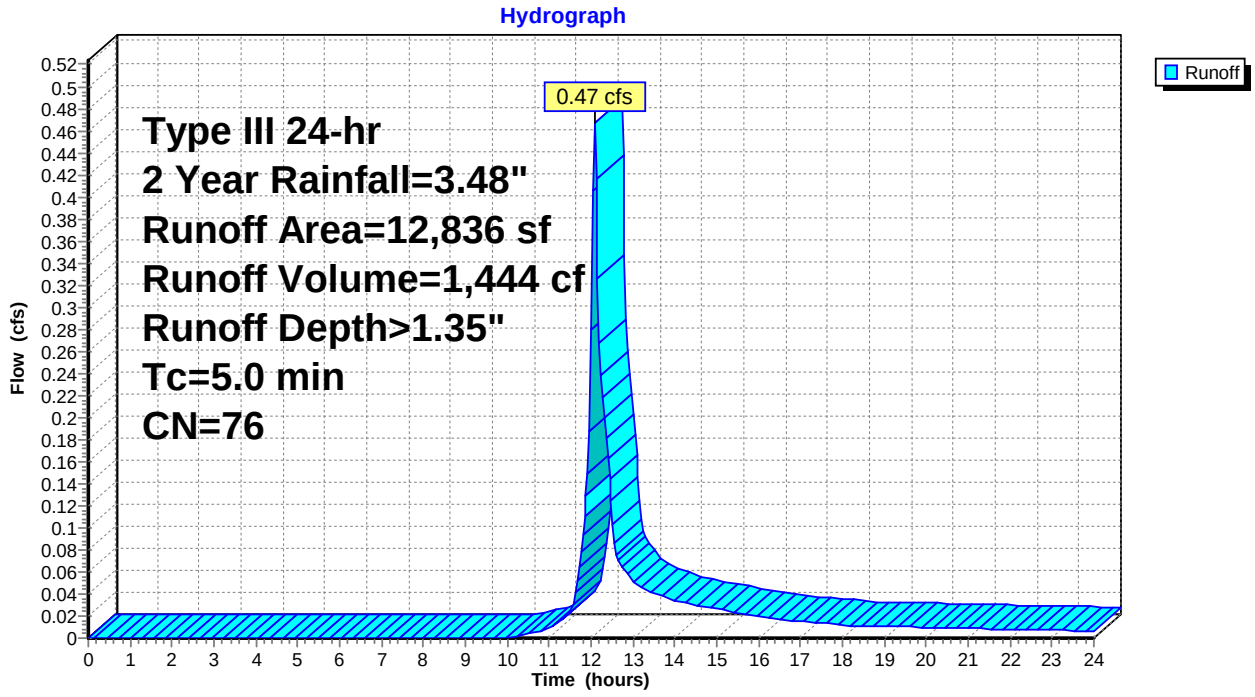
Runoff = 0.47 cfs @ 12.08 hrs, Volume= 1,444 cf, Depth> 1.35"

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

	Area (sf)	CN	Description
*	2,409	98	House
*	114	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	12,836	76	Weighted Average
	10,313		80.34% Pervious Area
	2,523		19.66% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retenton



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Summary for Pond 3P: Aggregate beneath Pervious Driveway

Inflow Area = 1,491 sf,100.00% Impervious, Inflow Depth > 0.78" for 2 Year event
Inflow = 0.03 cfs @ 12.07 hrs, Volume= 97 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 7.88' @ 24.00 hrs Surf.Area= 360 sf Storage= 97 cf

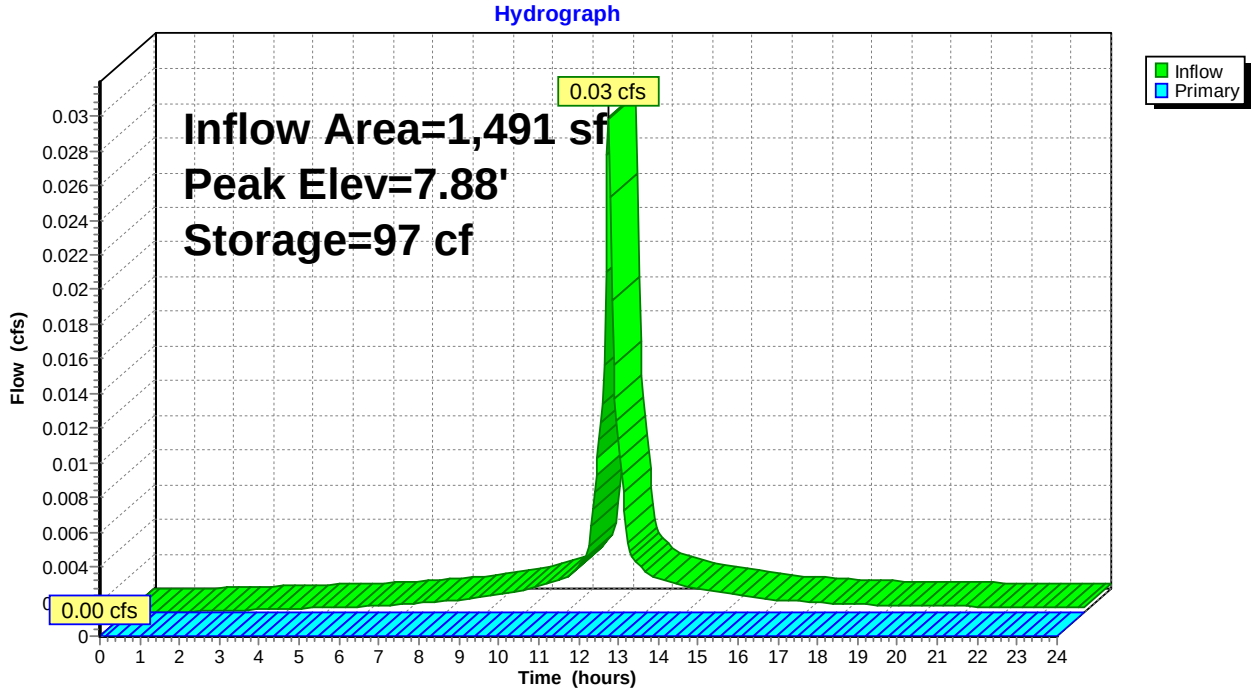
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	216 cf	**15.00'W x 24.00'L x 1.50'H Aggregate** 540 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**180.0" x 288.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=7.20' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: Aggregate beneath Pervious Driveway



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Summary for Pond 5P: Aggregate beneath Pervious Driveway

Inflow Area = 1,131 sf,100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
Inflow = 0.09 cfs @ 12.07 hrs, Volume= 306 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.33' @ 24.00 hrs Surf.Area= 675 sf Storage= 306 cf

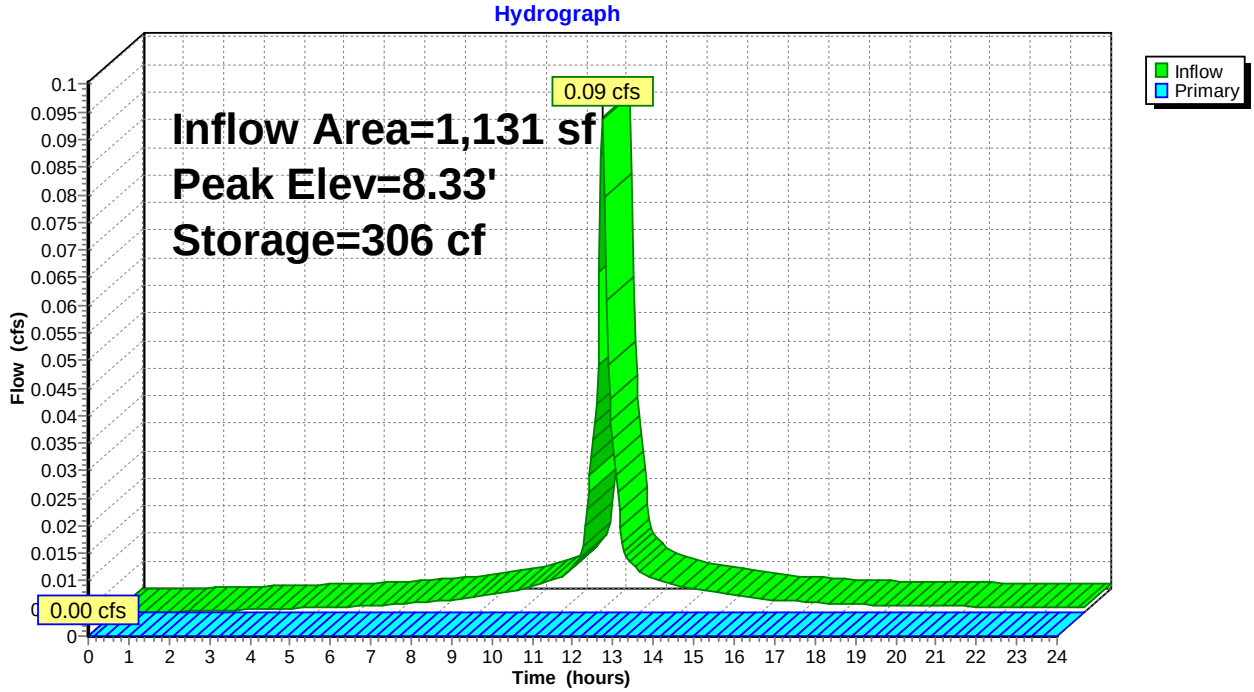
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	405 cf	**27.00'W x 25.00'L x 1.50'H Aggregate** 1,012 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**324.0" x 300.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=7.20' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 5P: Aggregate beneath Pervious Driveway



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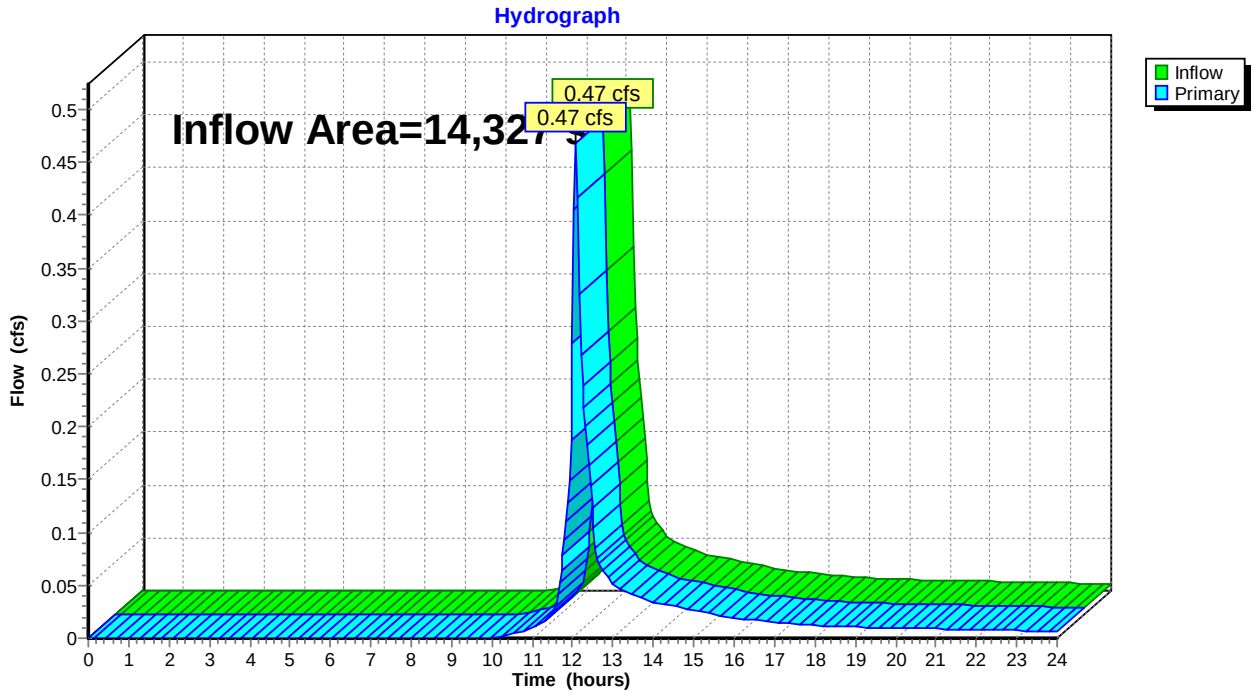
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,327 sf, 28.02% Impervious, Inflow Depth > 1.21" for 2 Year event
Inflow = 0.47 cfs @ 12.08 hrs, Volume= 1,444 cf
Primary = 0.47 cfs @ 12.08 hrs, Volume= 1,444 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

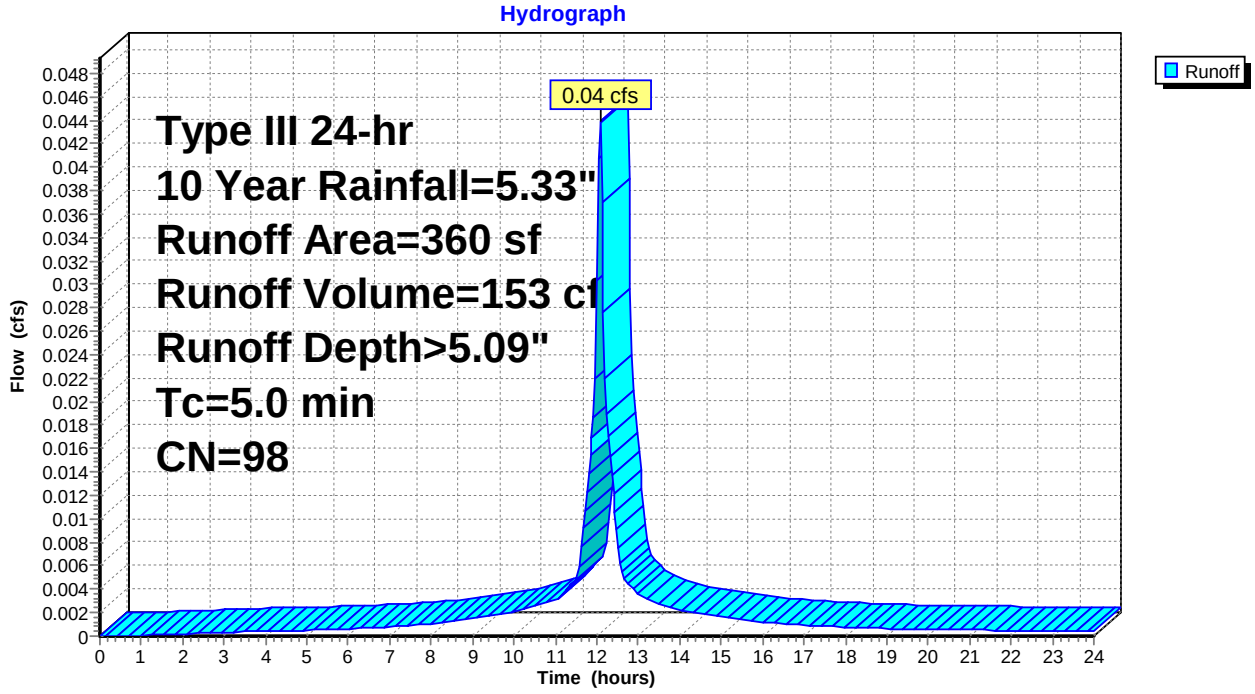
Runoff = 0.04 cfs @ 12.07 hrs, Volume= 153 cf, Depth> 5.09"

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

	Area (sf)	CN	Description
*	360	98	Driveway
	360		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

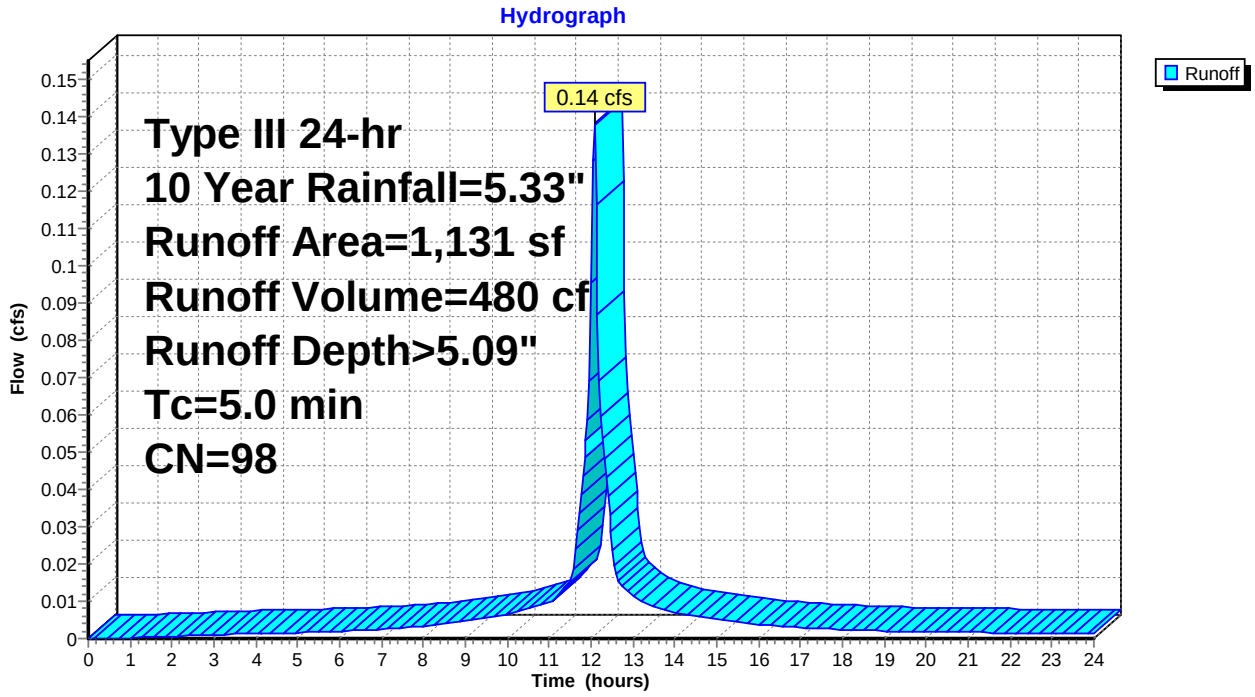
Runoff = 0.14 cfs @ 12.07 hrs, Volume= 480 cf, Depth> 5.09"

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

	Area (sf)	CN	Description
*	675	98	Driveway
*	456	98	Portion of House roof
	1,131	98	Weighted Average
	1,131		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retenton

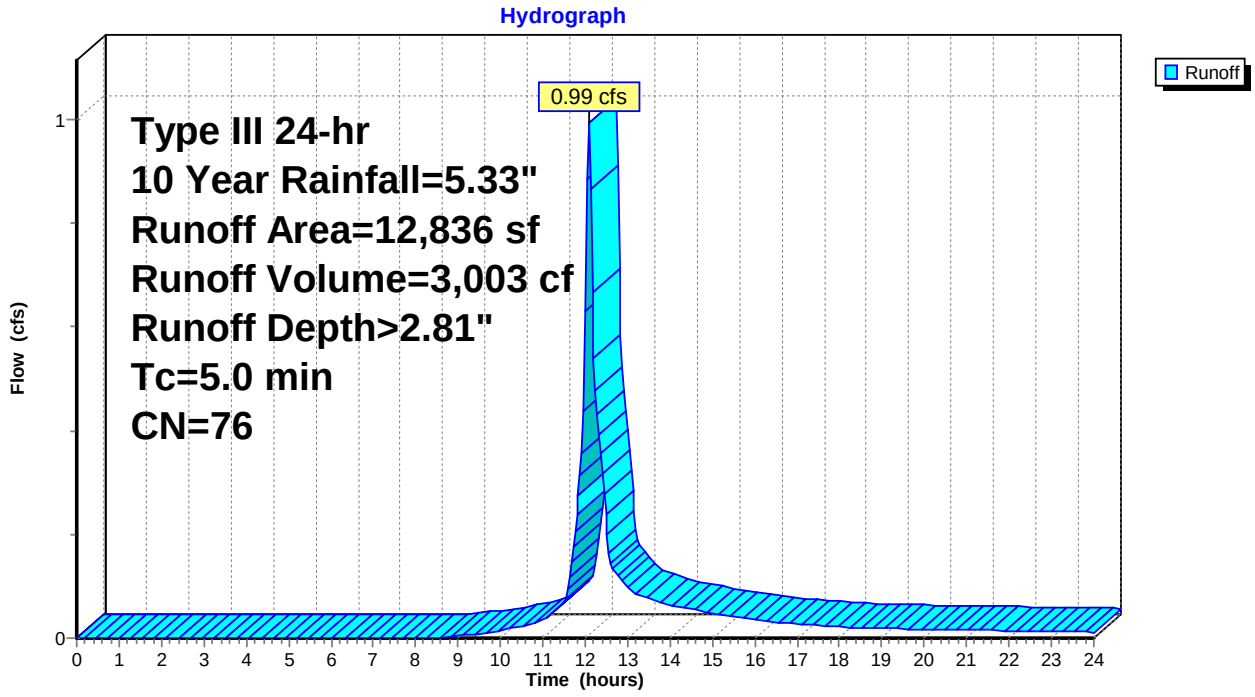
Runoff = 0.99 cfs @ 12.08 hrs, Volume= 3,003 cf, Depth> 2.81"

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

	Area (sf)	CN	Description
*	2,409	98	House
*	114	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	12,836	76	Weighted Average
	10,313		80.34% Pervious Area
	2,523		19.66% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retenton



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Summary for Pond 3P: Aggregate beneath Pervious Driveway

Inflow Area = 1,491 sf,100.00% Impervious, Inflow Depth > 1.83" for 10 Year event
Inflow = 0.04 cfs @ 12.07 hrs, Volume= 227 cf
Outflow = 0.00 cfs @ 22.24 hrs, Volume= 11 cf, Atten= 94%, Lag= 610.1 min
Primary = 0.00 cfs @ 22.24 hrs, Volume= 11 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 22.24 hrs Surf.Area= 360 sf Storage= 216 cf

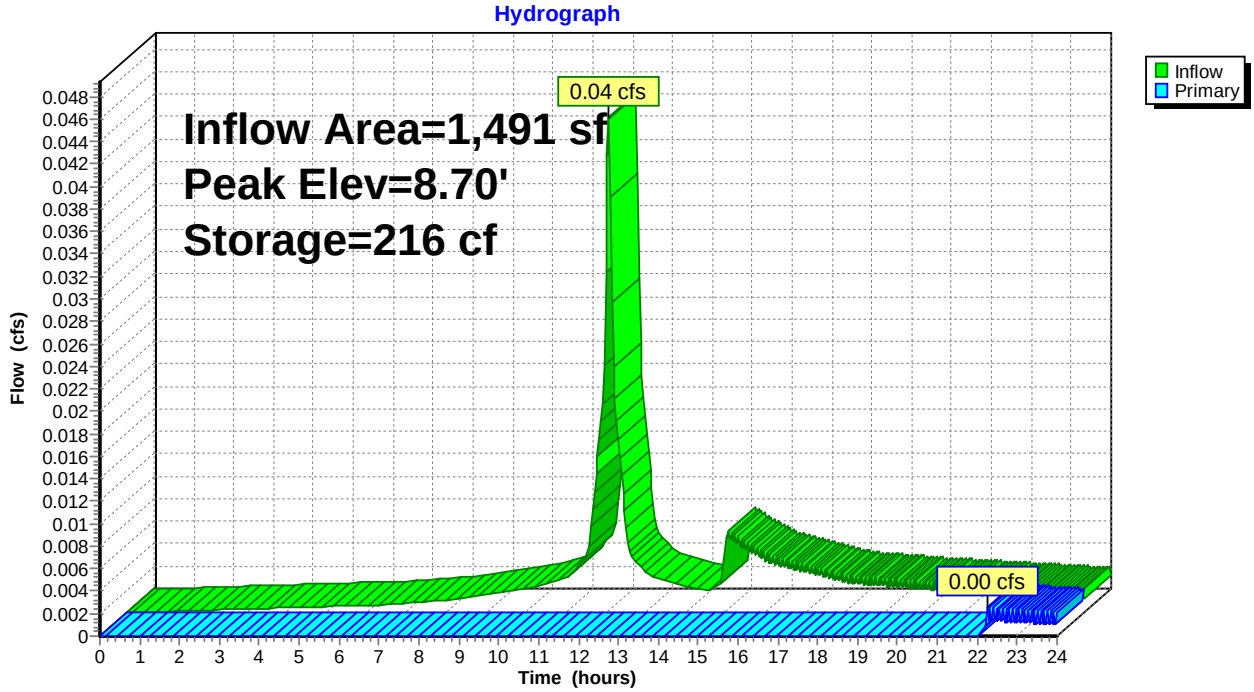
Plug-Flow detention time= 1,058.0 min calculated for 11 cf (5% of inflow)
Center-of-Mass det. time= 521.2 min (1,385.3 - 864.2)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	216 cf	**15.00'W x 24.00'L x 1.50'H Aggregate** 540 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**180.0" x 288.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 22.24 hrs HW=8.70' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.03 fps)

Pond 3P: Aggregate beneath Pervious Driveway



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Summary for Pond 5P: Aggregate beneath Pervious Driveway

Inflow Area = 1,131 sf,100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
Inflow = 0.14 cfs @ 12.07 hrs, Volume= 480 cf
Outflow = 0.01 cfs @ 15.00 hrs, Volume= 75 cf, Atten= 96%, Lag= 175.7 min
Primary = 0.01 cfs @ 15.00 hrs, Volume= 75 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 15.00 hrs Surf.Area= 675 sf Storage= 405 cf

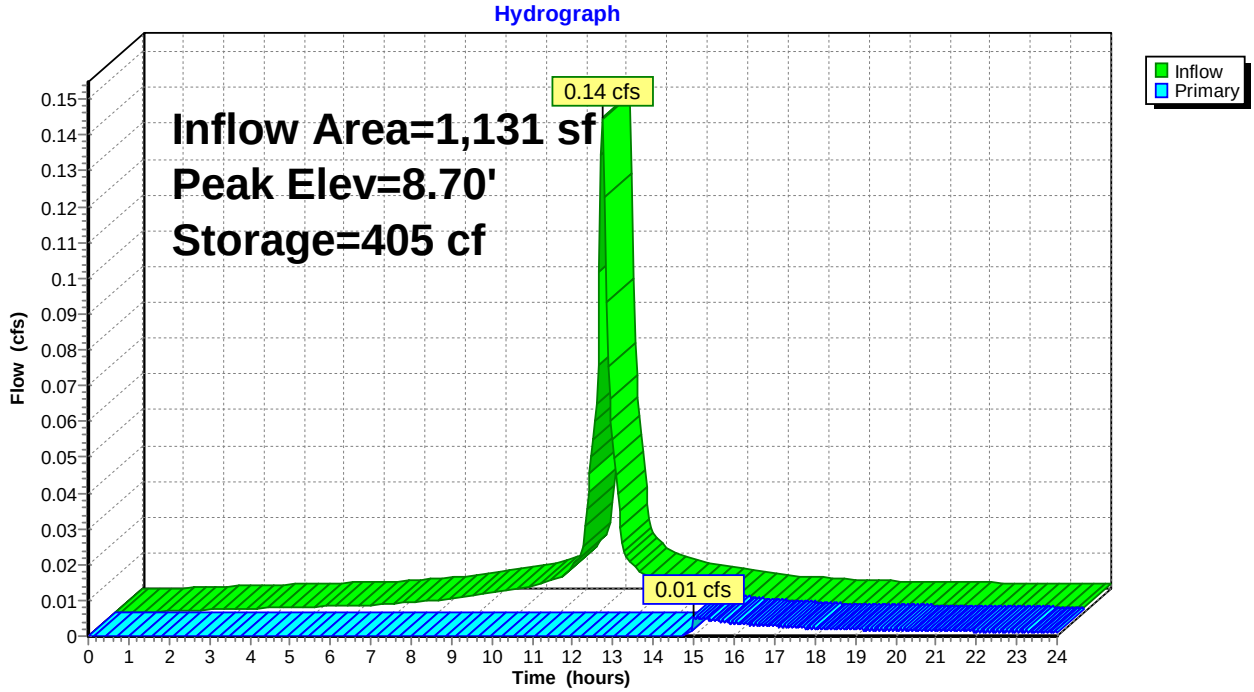
Plug-Flow detention time= 666.6 min calculated for 75 cf (16% of inflow)
Center-of-Mass det. time= 360.6 min (1,106.3 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	405 cf	**27.00'W x 25.00'L x 1.50'H Aggregate** 1,012 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**324.0" x 300.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 15.00 hrs HW=8.70' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.04 fps)

Pond 5P: Aggregate beneath Pervious Driveway



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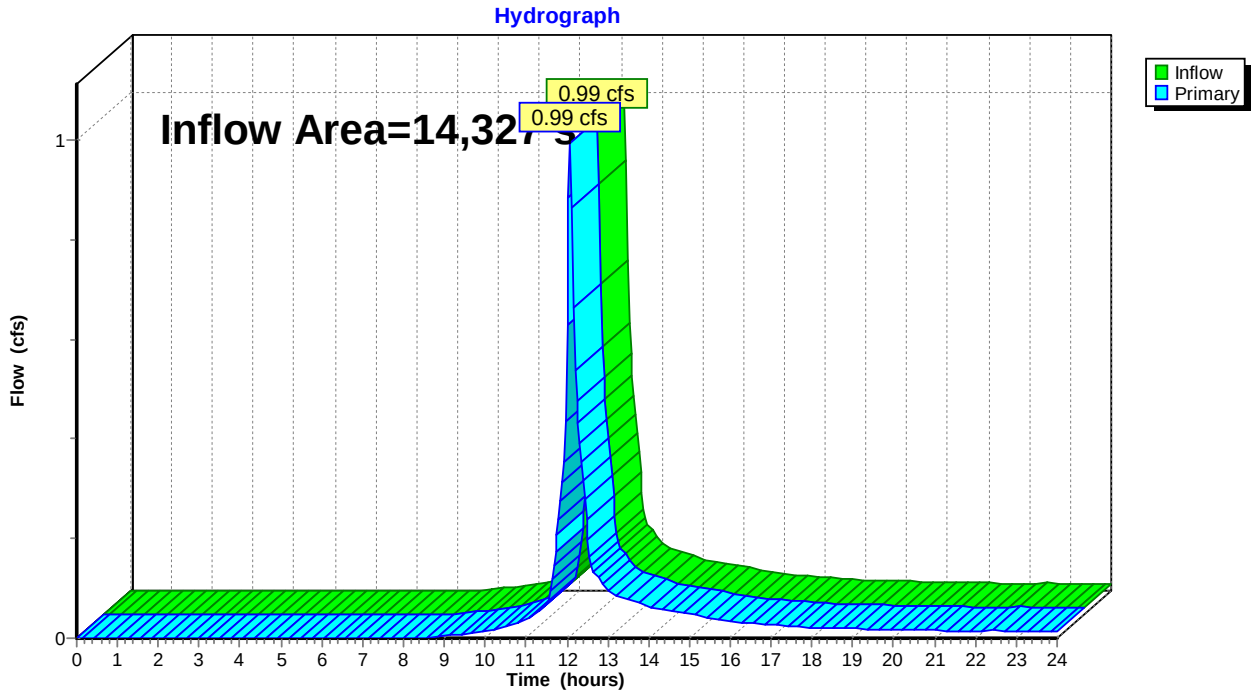
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,327 sf, 28.02% Impervious, Inflow Depth > 2.53" for 10 Year event
Inflow = 0.99 cfs @ 12.08 hrs, Volume= 3,015 cf
Primary = 0.99 cfs @ 12.08 hrs, Volume= 3,015 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

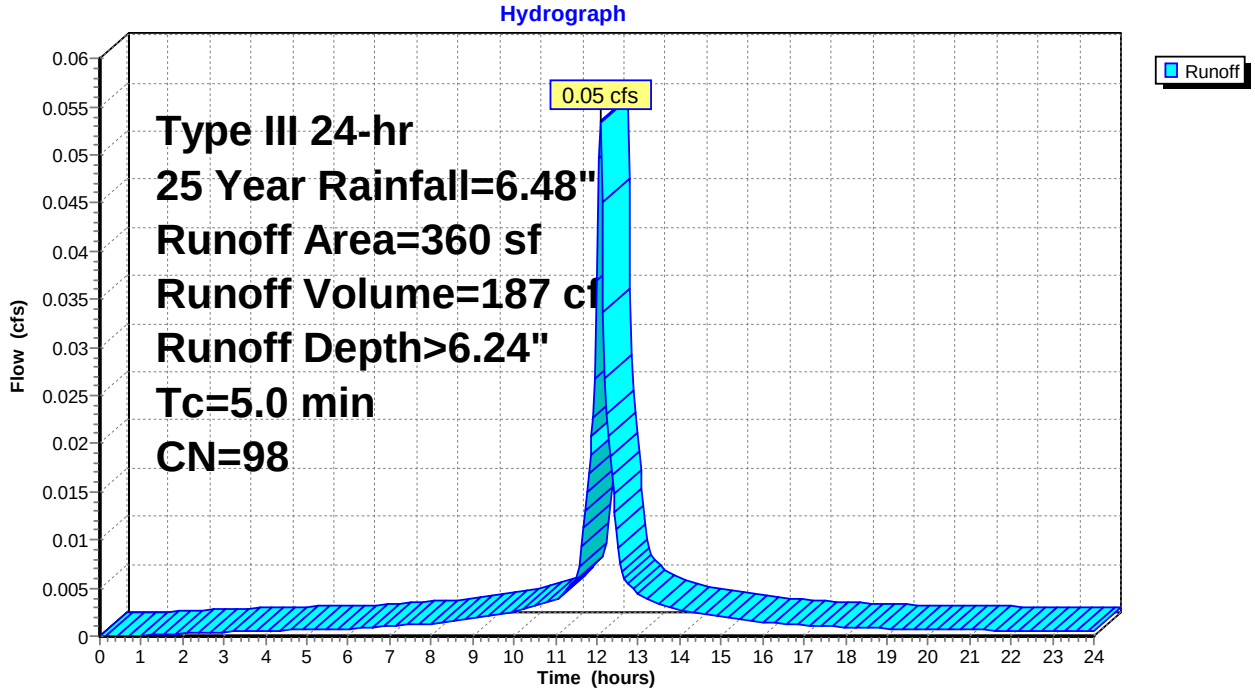
Runoff = 0.05 cfs @ 12.07 hrs, Volume= 187 cf, Depth> 6.24"

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

	Area (sf)	CN	Description
*	360	98	Driveway
	360		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

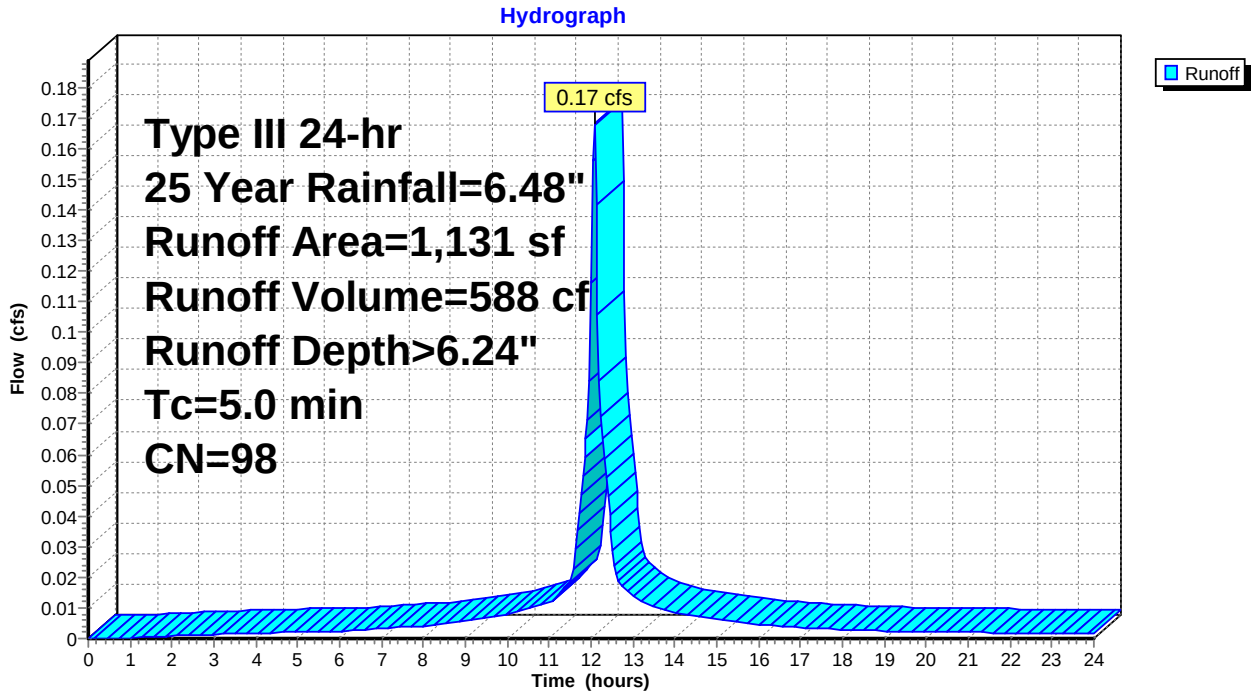
Runoff = 0.17 cfs @ 12.07 hrs, Volume= 588 cf, Depth> 6.24"

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

	Area (sf)	CN	Description
*	675	98	Driveway
*	456	98	Portion of House roof
	1,131	98	Weighted Average
	1,131		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retenton

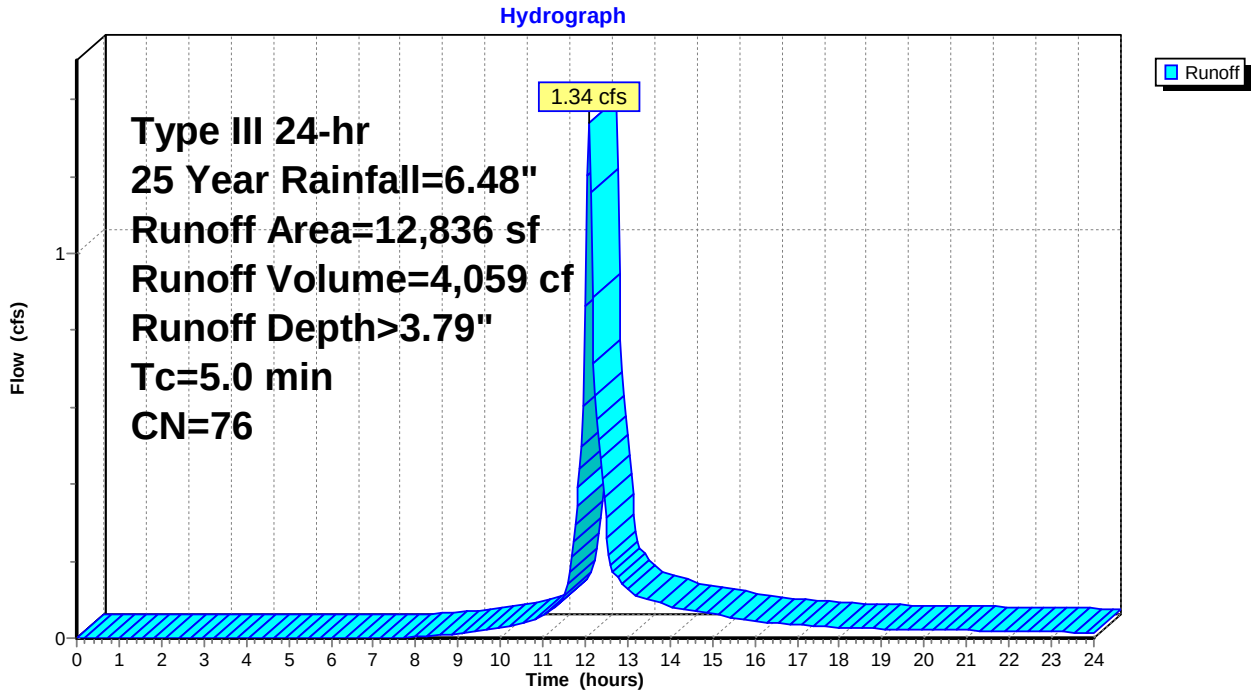
Runoff = 1.34 cfs @ 12.08 hrs, Volume= 4,059 cf, Depth> 3.79"

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

	Area (sf)	CN	Description
*	2,409	98	House
*	114	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	12,836	76	Weighted Average
	10,313		80.34% Pervious Area
	2,523		19.66% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retenton



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Summary for Pond 3P: Aggregate beneath Pervious Driveway

Inflow Area = 1,491 sf,100.00% Impervious, Inflow Depth > 2.99" for 25 Year event
Inflow = 0.05 cfs @ 12.07 hrs, Volume= 371 cf
Outflow = 0.02 cfs @ 14.04 hrs, Volume= 155 cf, Atten= 63%, Lag= 118.1 min
Primary = 0.02 cfs @ 14.04 hrs, Volume= 155 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 14.04 hrs Surf.Area= 360 sf Storage= 216 cf

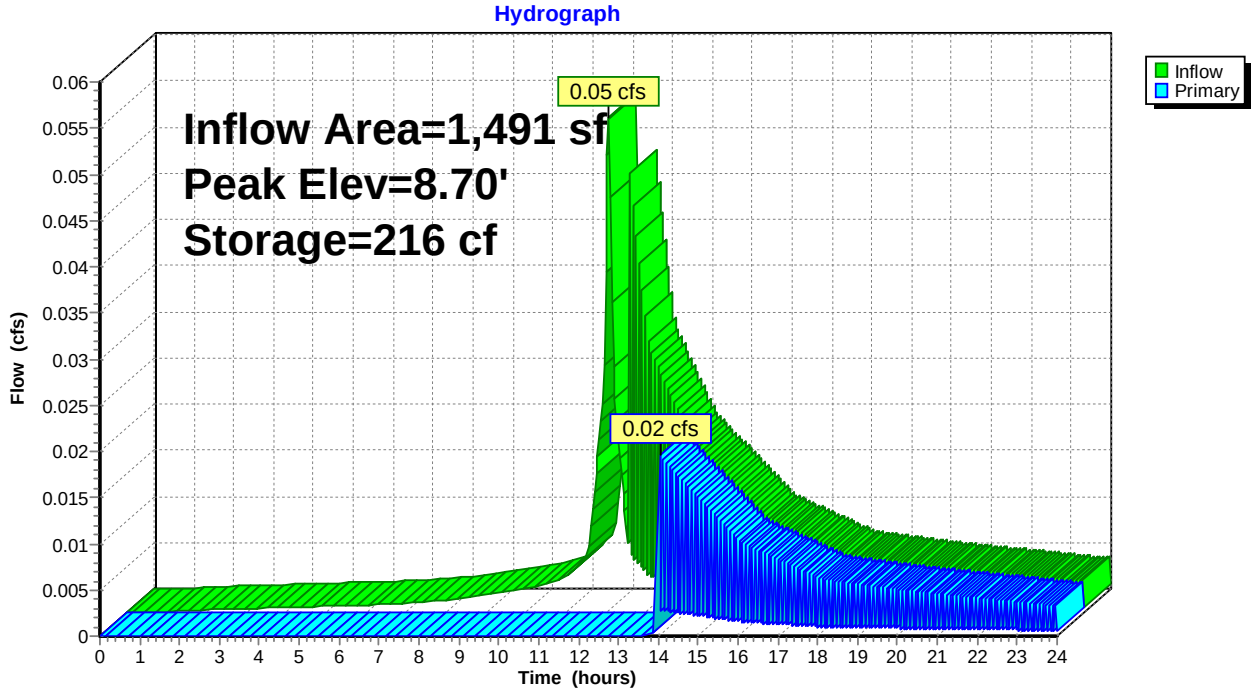
Plug-Flow detention time= 386.2 min calculated for 155 cf (42% of inflow)
Center-of-Mass det. time= 202.6 min (1,052.0 - 849.4)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	216 cf	**15.00'W x 24.00'L x 1.50'H Aggregate** 540 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**180.0" x 288.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 14.04 hrs HW=8.70' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.08 fps)

Pond 3P: Aggregate beneath Pervious Driveway



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Summary for Pond 5P: Aggregate beneath Pervious Driveway

Inflow Area = 1,131 sf,100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
Inflow = 0.17 cfs @ 12.07 hrs, Volume= 588 cf
Outflow = 0.04 cfs @ 12.60 hrs, Volume= 184 cf, Atten= 76%, Lag= 31.7 min
Primary = 0.04 cfs @ 12.60 hrs, Volume= 184 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 12.60 hrs Surf.Area= 675 sf Storage= 405 cf

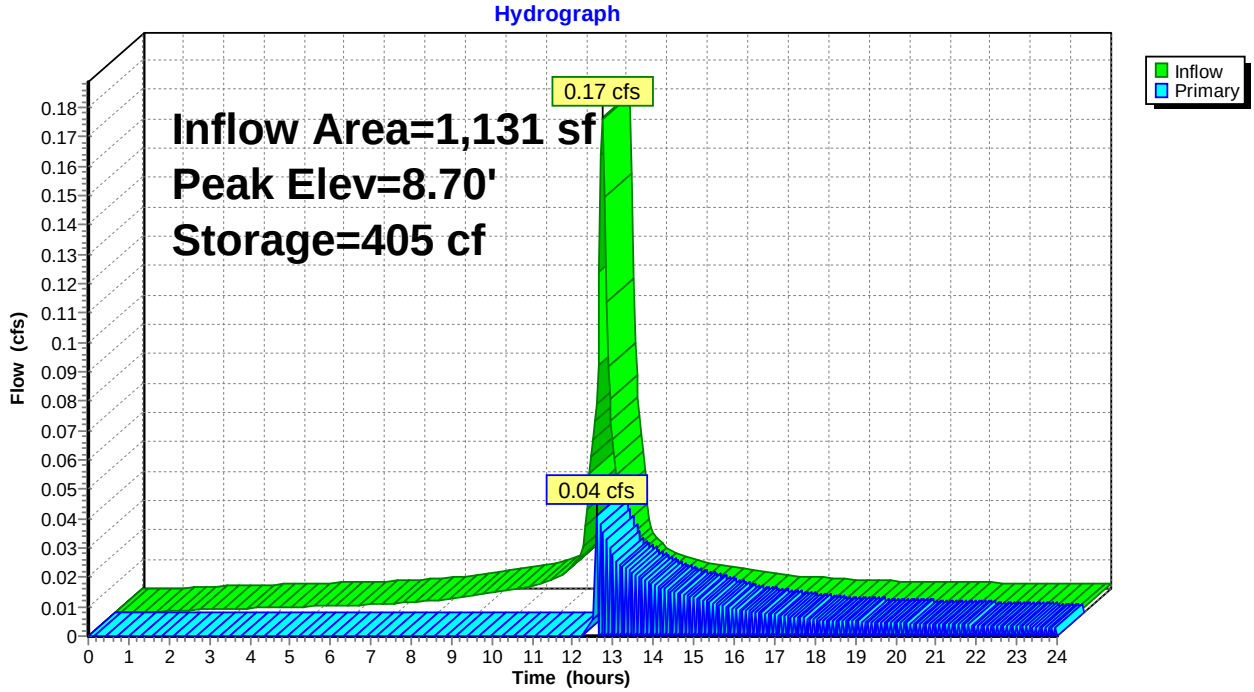
Plug-Flow detention time= 410.1 min calculated for 184 cf (31% of inflow)
Center-of-Mass det. time= 215.0 min (957.8 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	405 cf	**27.00'W x 25.00'L x 1.50'H Aggregate** 1,012 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**324.0" x 300.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.01 cfs @ 12.60 hrs HW=8.70' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.01 cfs @ 0.10 fps)

Pond 5P: Aggregate beneath Pervious Driveway



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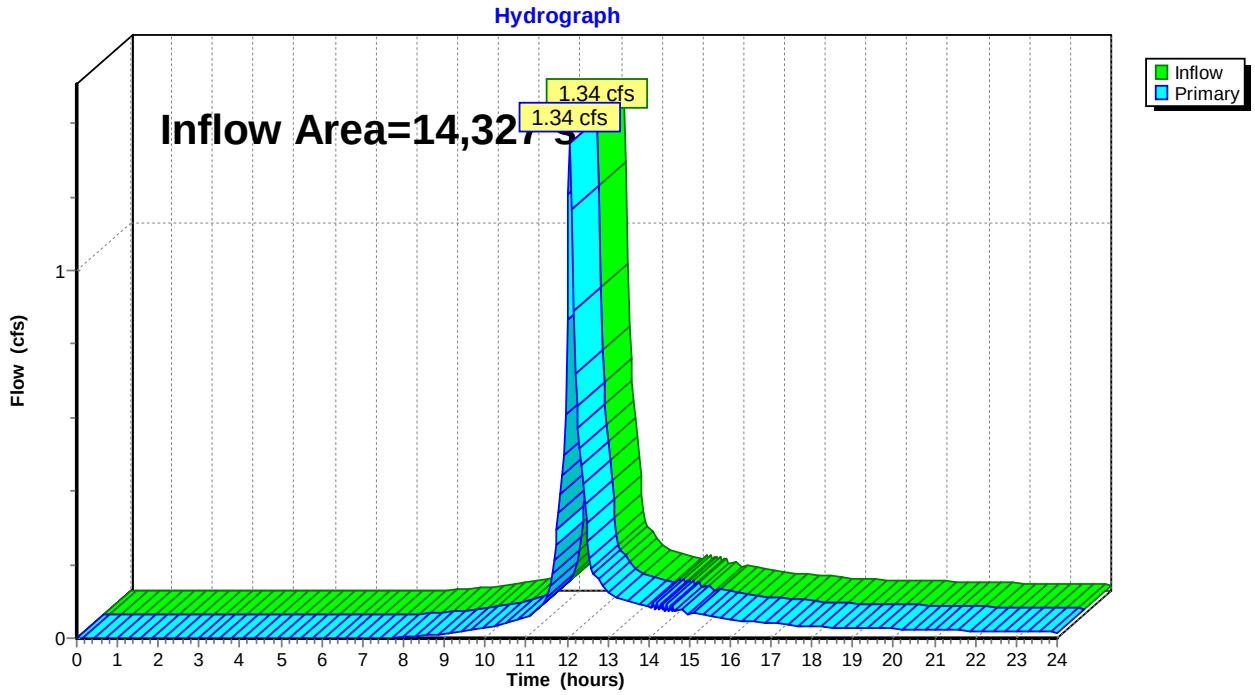
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,327 sf, 28.02% Impervious, Inflow Depth > 3.53" for 25 Year event
Inflow = 1.34 cfs @ 12.08 hrs, Volume= 4,215 cf
Primary = 1.34 cfs @ 12.08 hrs, Volume= 4,215 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

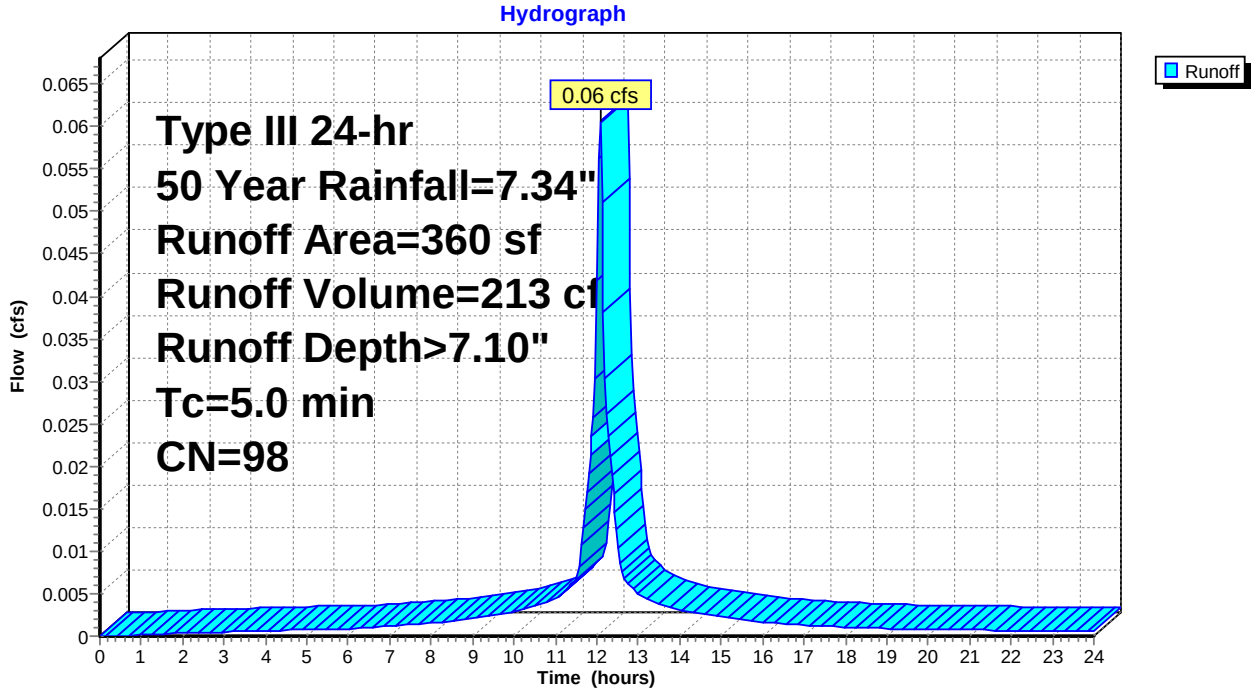
Runoff = 0.06 cfs @ 12.07 hrs, Volume= 213 cf, Depth> 7.10"

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

	Area (sf)	CN	Description
*	360	98	Driveway
	360		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

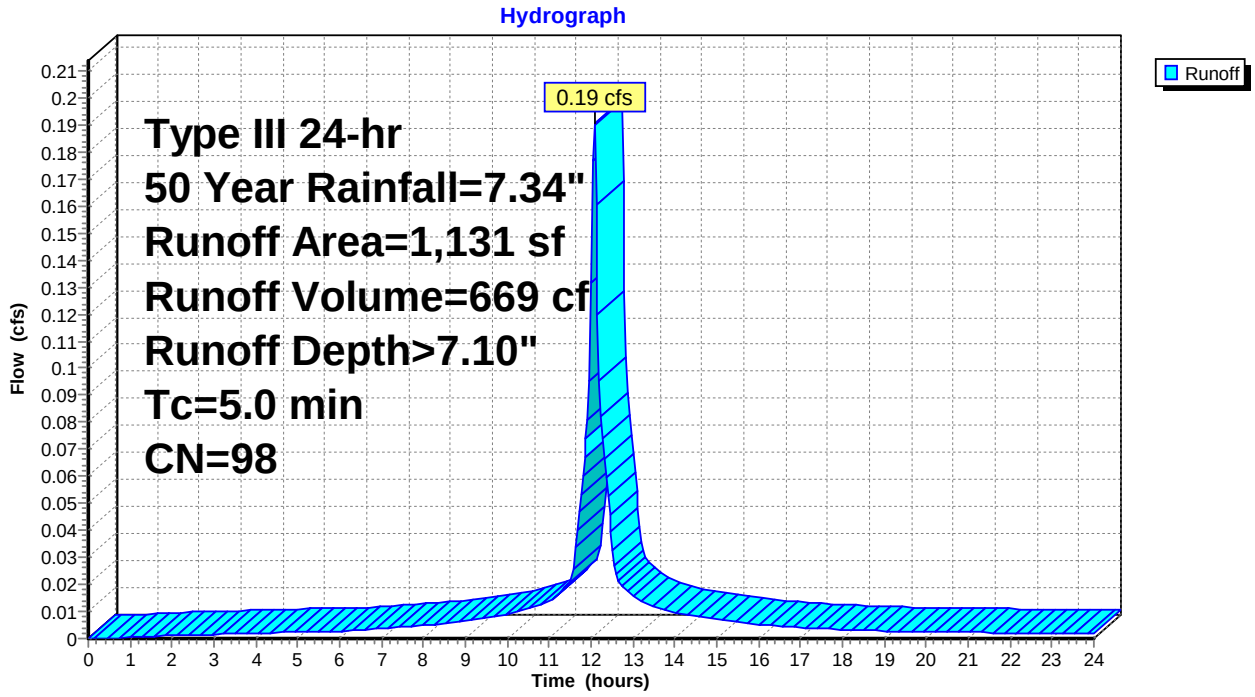
Runoff = 0.19 cfs @ 12.07 hrs, Volume= 669 cf, Depth> 7.10"

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

	Area (sf)	CN	Description
*	675	98	Driveway
*	456	98	Portion of House roof
	1,131	98	Weighted Average
	1,131		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retenton

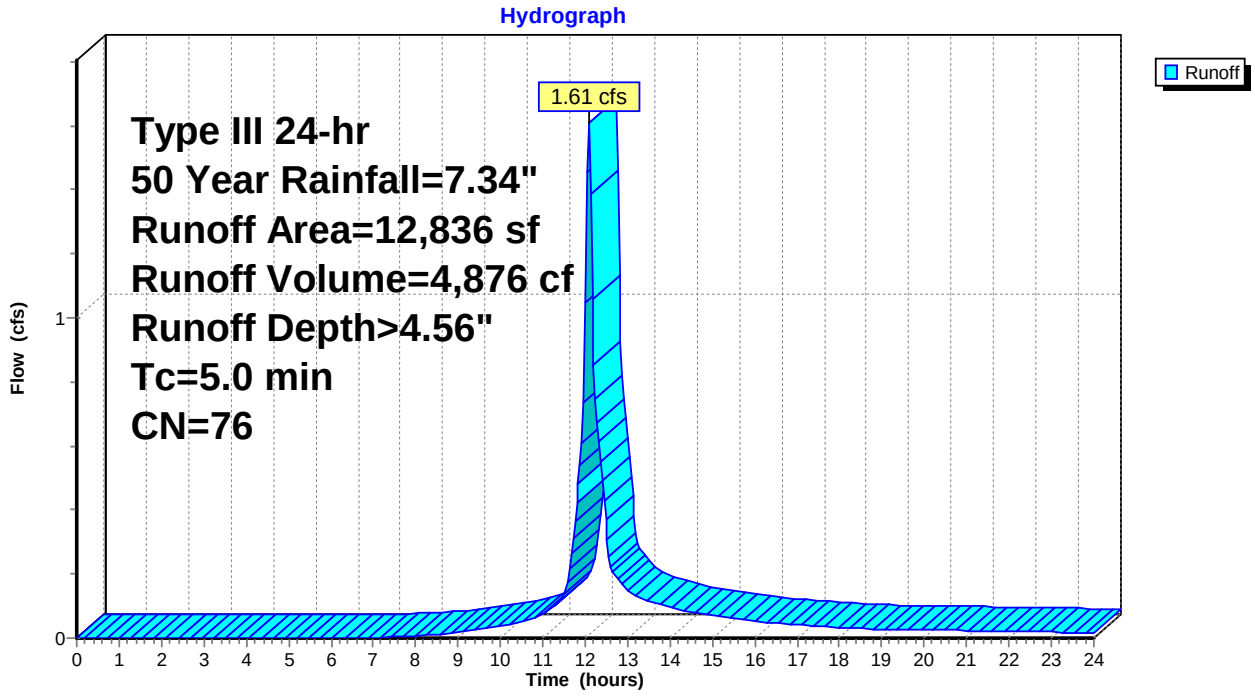
Runoff = 1.61 cfs @ 12.08 hrs, Volume= 4,876 cf, Depth> 4.56"

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

	Area (sf)	CN	Description
*	2,409	98	House
*	114	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	12,836	76	Weighted Average
	10,313		80.34% Pervious Area
	2,523		19.66% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retenton



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Summary for Pond 3P: Aggregate beneath Pervious Driveway

Inflow Area = 1,491 sf,100.00% Impervious, Inflow Depth > 3.84" for 50 Year event
Inflow = 0.11 cfs @ 12.29 hrs, Volume= 478 cf
Outflow = 0.05 cfs @ 12.72 hrs, Volume= 264 cf, Atten= 57%, Lag= 26.0 min
Primary = 0.05 cfs @ 12.72 hrs, Volume= 264 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 12.72 hrs Surf.Area= 360 sf Storage= 216 cf

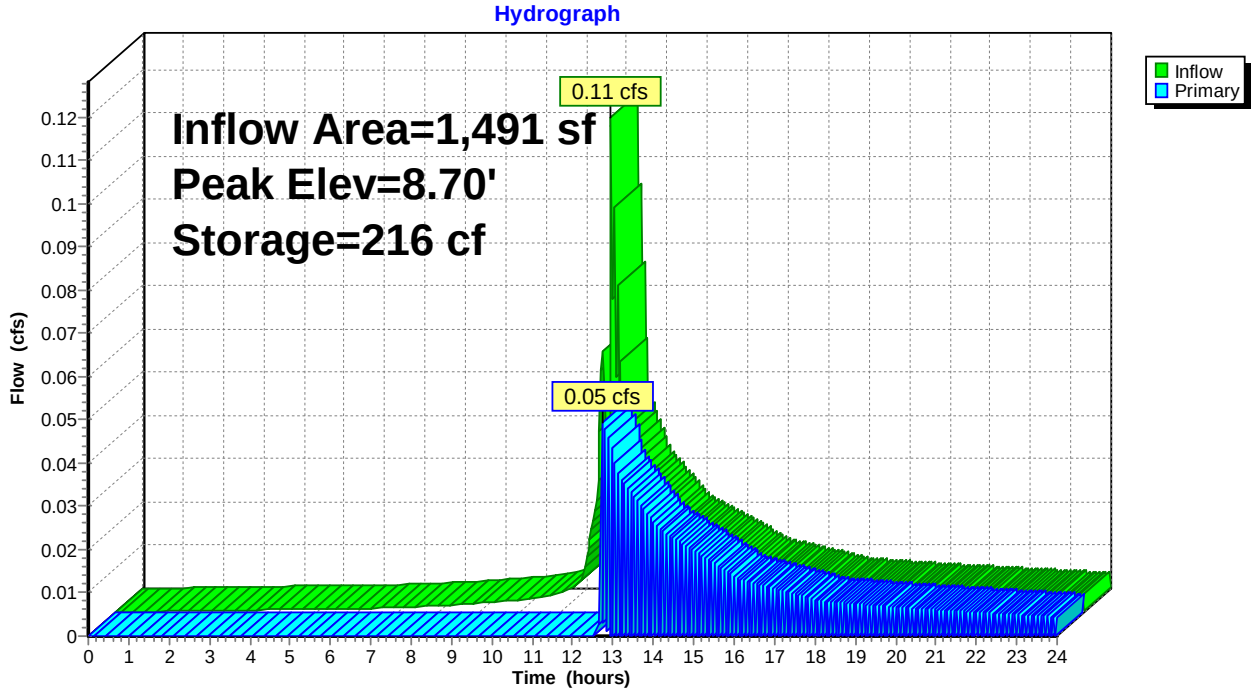
Plug-Flow detention time= 272.1 min calculated for 264 cf (55% of inflow)
Center-of-Mass det. time= 132.0 min (967.9 - 835.9)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	216 cf	**15.00'W x 24.00'L x 1.50'H Aggregate** 540 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**180.0" x 288.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.02 cfs @ 12.72 hrs HW=8.70' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.02 cfs @ 0.13 fps)

Pond 3P: Aggregate beneath Pervious Driveway



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Summary for Pond 5P: Aggregate beneath Pervious Driveway

Inflow Area = 1,131 sf,100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
Inflow = 0.19 cfs @ 12.07 hrs, Volume= 669 cf
Outflow = 0.09 cfs @ 12.29 hrs, Volume= 265 cf, Atten= 52%, Lag= 12.9 min
Primary = 0.09 cfs @ 12.29 hrs, Volume= 265 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 12.28 hrs Surf.Area= 675 sf Storage= 405 cf

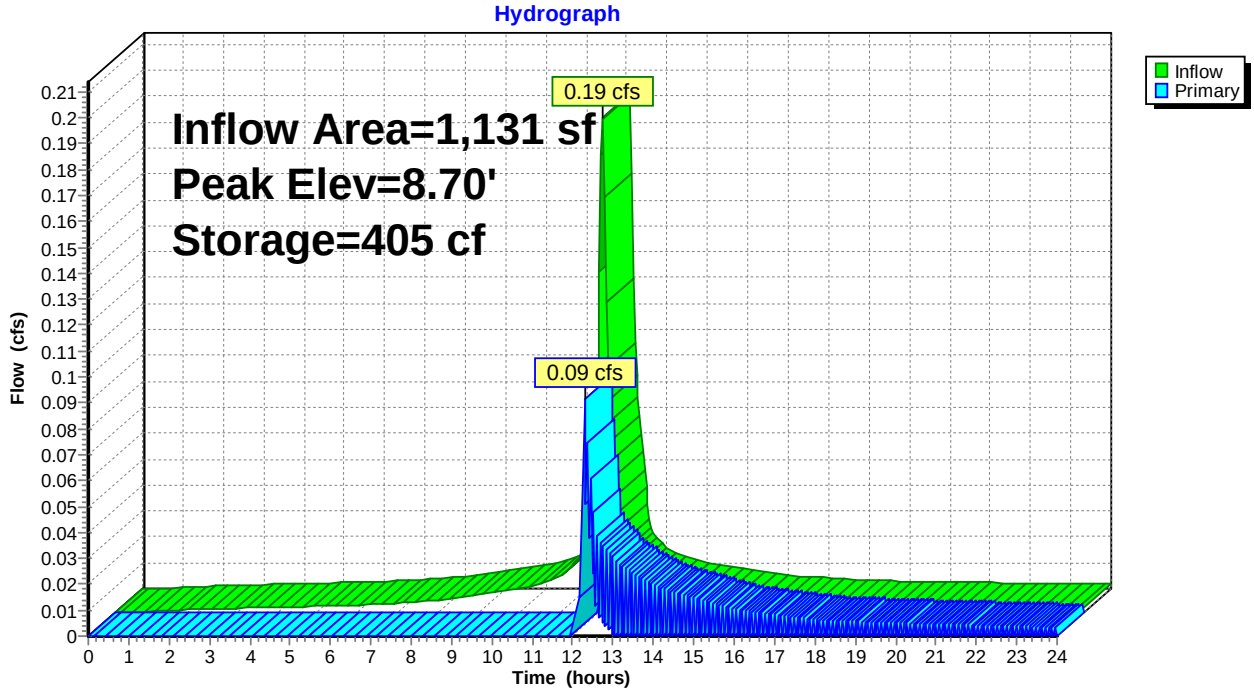
Plug-Flow detention time= 333.5 min calculated for 265 cf (40% of inflow)
Center-of-Mass det. time= 171.2 min (912.2 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	405 cf	**27.00'W x 25.00'L x 1.50'H Aggregate** 1,012 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**324.0" x 300.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.03 cfs @ 12.29 hrs HW=8.70' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.03 cfs @ 0.14 fps)

Pond 5P: Aggregate beneath Pervious Driveway



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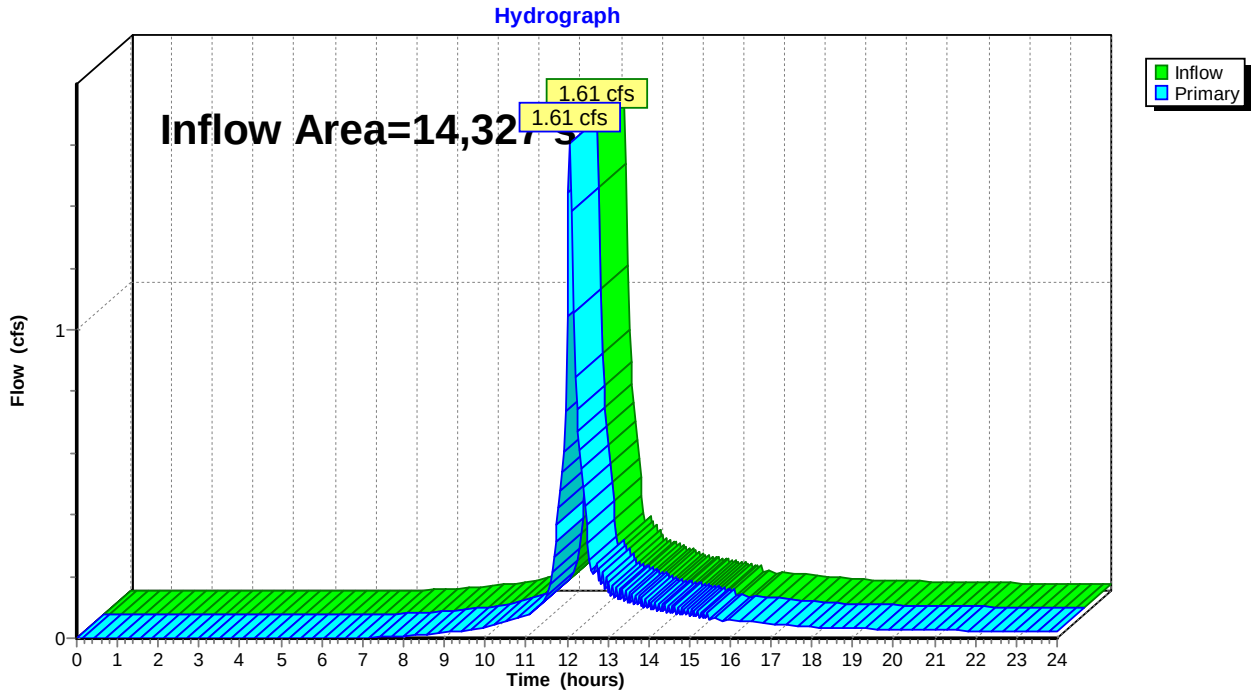
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,327 sf, 28.02% Impervious, Inflow Depth > 4.31" for 50 Year event
Inflow = 1.61 cfs @ 12.08 hrs, Volume= 5,140 cf
Primary = 1.61 cfs @ 12.08 hrs, Volume= 5,140 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

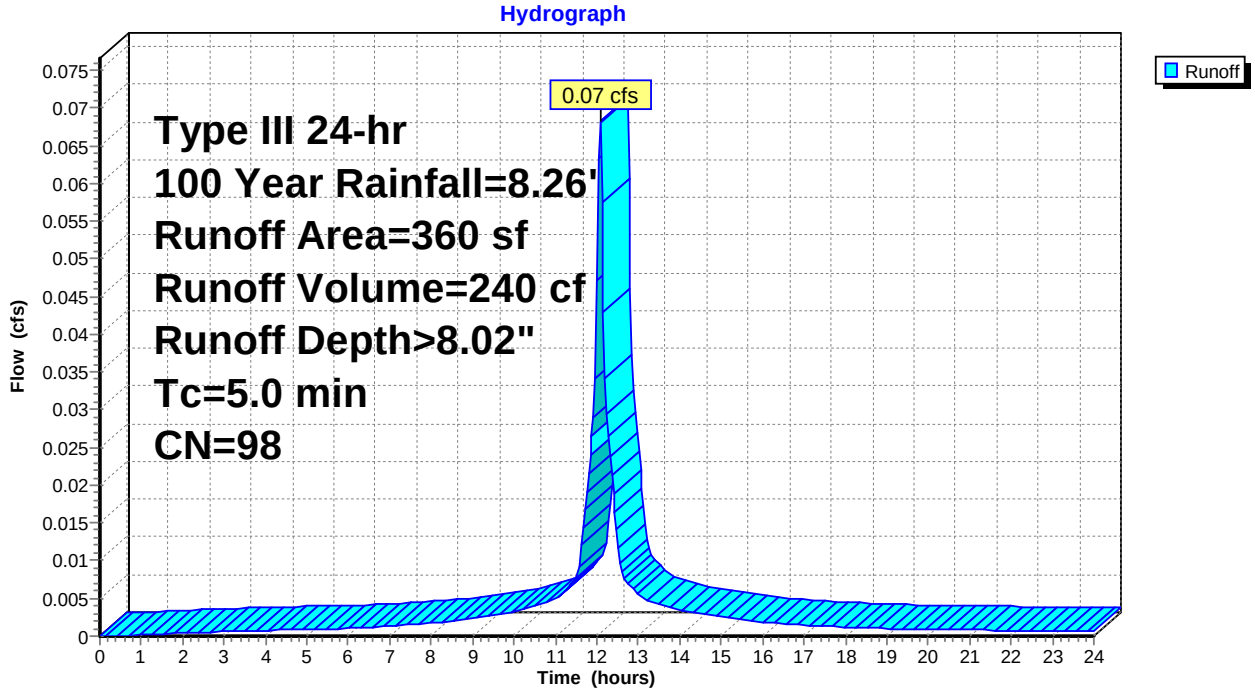
Runoff = 0.07 cfs @ 12.07 hrs, Volume= 240 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	360	98	Driveway
	360		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

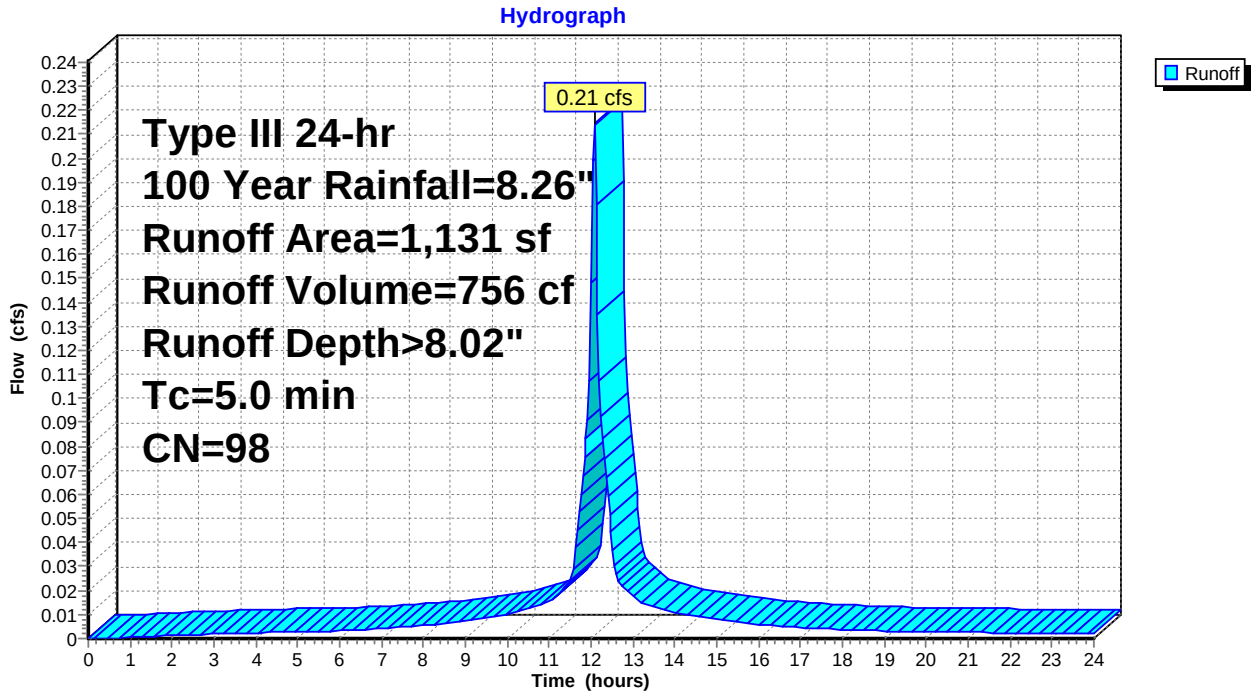
Runoff = 0.21 cfs @ 12.07 hrs, Volume= 756 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	675	98	Driveway
*	456	98	Portion of House roof
	1,131	98	Weighted Average
	1,131		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retenton

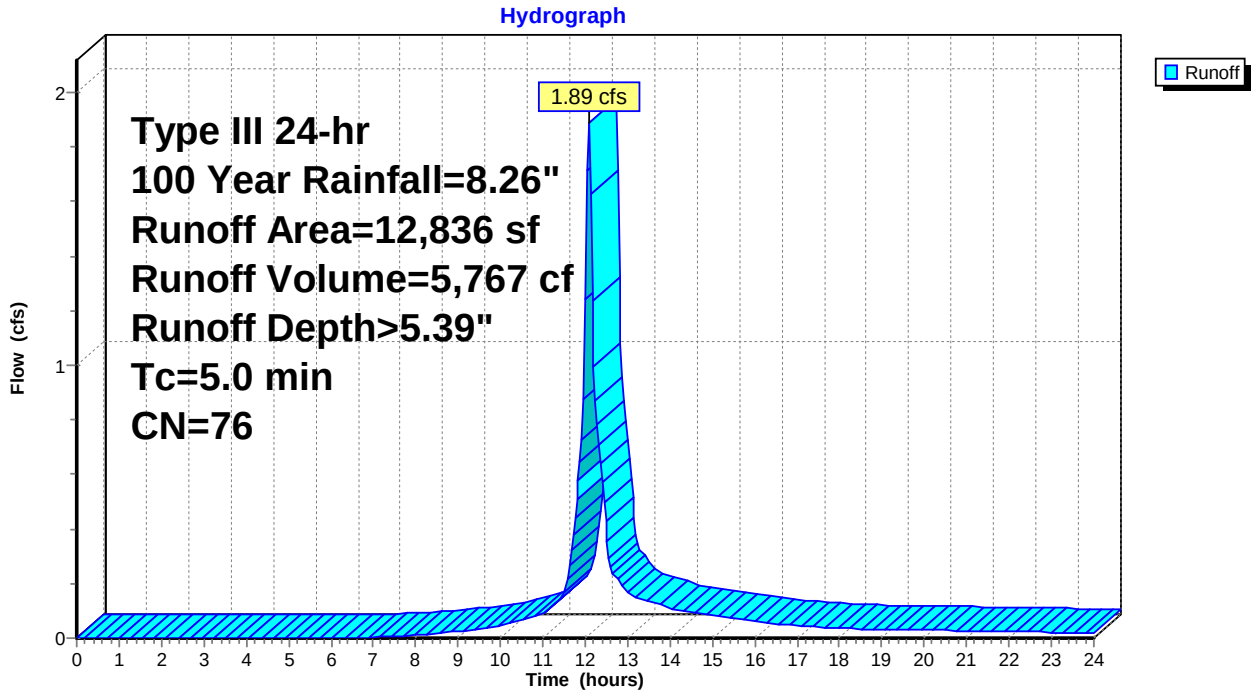
Runoff = 1.89 cfs @ 12.08 hrs, Volume= 5,767 cf, Depth> 5.39"

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

	Area (sf)	CN	Description
*	2,409	98	House
*	114	98	Driveway
*	924	85	Decks
	9,389	69	50-75% Grass cover, Fair, HSG B
	12,836	76	Weighted Average
	10,313		80.34% Pervious Area
	2,523		19.66% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retenton



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Summary for Pond 3P: Aggregate beneath Pervious Driveway

Inflow Area = 1,491 sf,100.00% Impervious, Inflow Depth > 4.81" for 100 Year event
Inflow = 0.27 cfs @ 12.16 hrs, Volume= 597 cf
Outflow = 0.12 cfs @ 12.33 hrs, Volume= 386 cf, Atten= 54%, Lag= 10.3 min
Primary = 0.12 cfs @ 12.33 hrs, Volume= 386 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.70' @ 12.32 hrs Surf.Area= 360 sf Storage= 216 cf

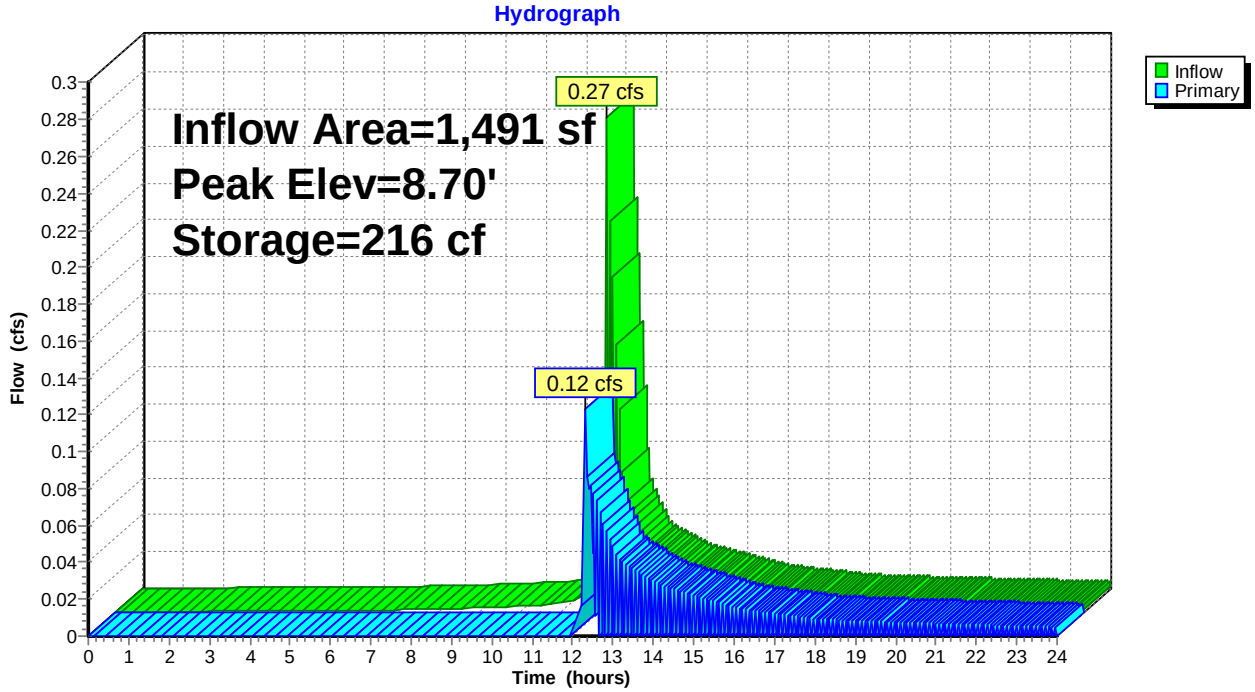
Plug-Flow detention time= 207.4 min calculated for 385 cf (64% of inflow)
Center-of-Mass det. time= 91.6 min (916.9 - 825.3)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	216 cf	**15.00'W x 24.00'L x 1.50'H Aggregate** 540 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**180.0" x 288.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.05 cfs @ 12.33 hrs HW=8.70' (Free Discharge)
↑—**1=Orifice/Grate** (Weir Controls 0.05 cfs @ 0.19 fps)

Pond 3P: Aggregate beneath Pervious Driveway



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Summary for Pond 5P: Aggregate beneath Pervious Driveway

Inflow Area = 1,131 sf,100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 0.21 cfs @ 12.07 hrs, Volume= 756 cf
Outflow = 0.23 cfs @ 12.16 hrs, Volume= 357 cf, Atten= 0%, Lag= 5.3 min
Primary = 0.23 cfs @ 12.16 hrs, Volume= 357 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 8.71' @ 12.16 hrs Surf.Area= 675 sf Storage= 405 cf

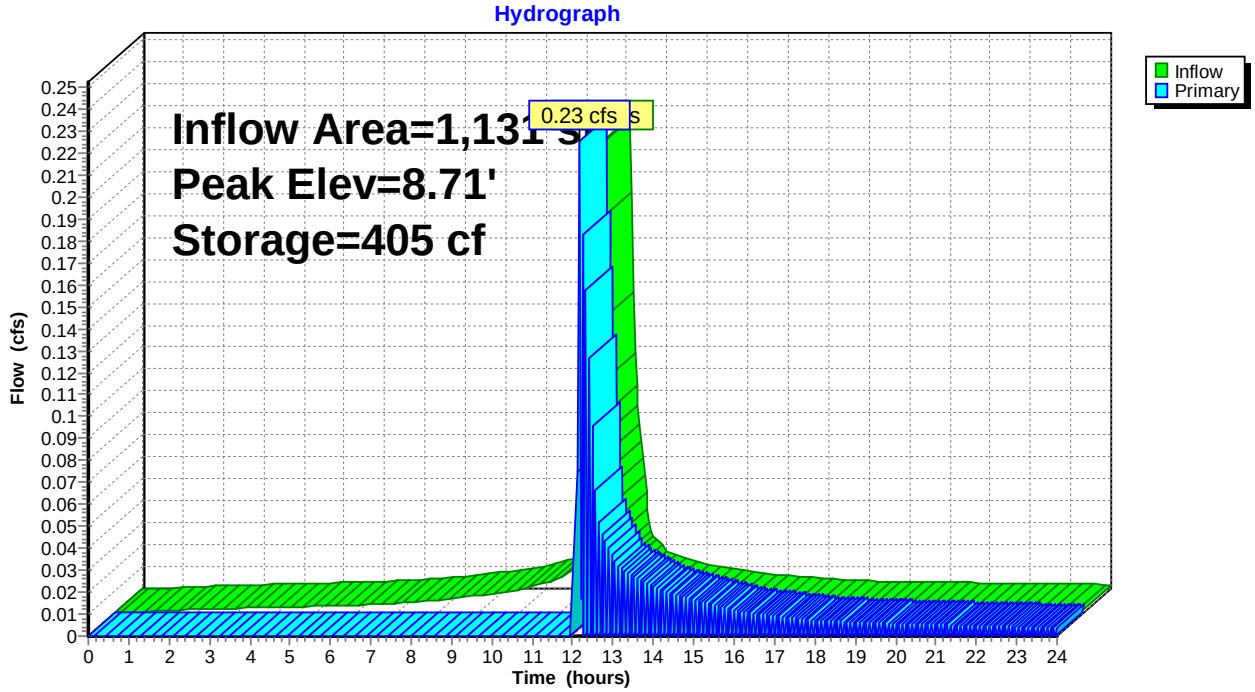
Plug-Flow detention time= 283.0 min calculated for 356 cf (47% of inflow)
Center-of-Mass det. time= 143.5 min (883.1 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1	7.20'	405 cf	**27.00'W x 25.00'L x 1.50'H Aggregate** 1,012 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	8.70'	**324.0" x 300.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.13 cfs @ 12.16 hrs HW=8.71' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.13 cfs @ 0.24 fps)

Pond 5P: Aggregate beneath Pervious Driveway



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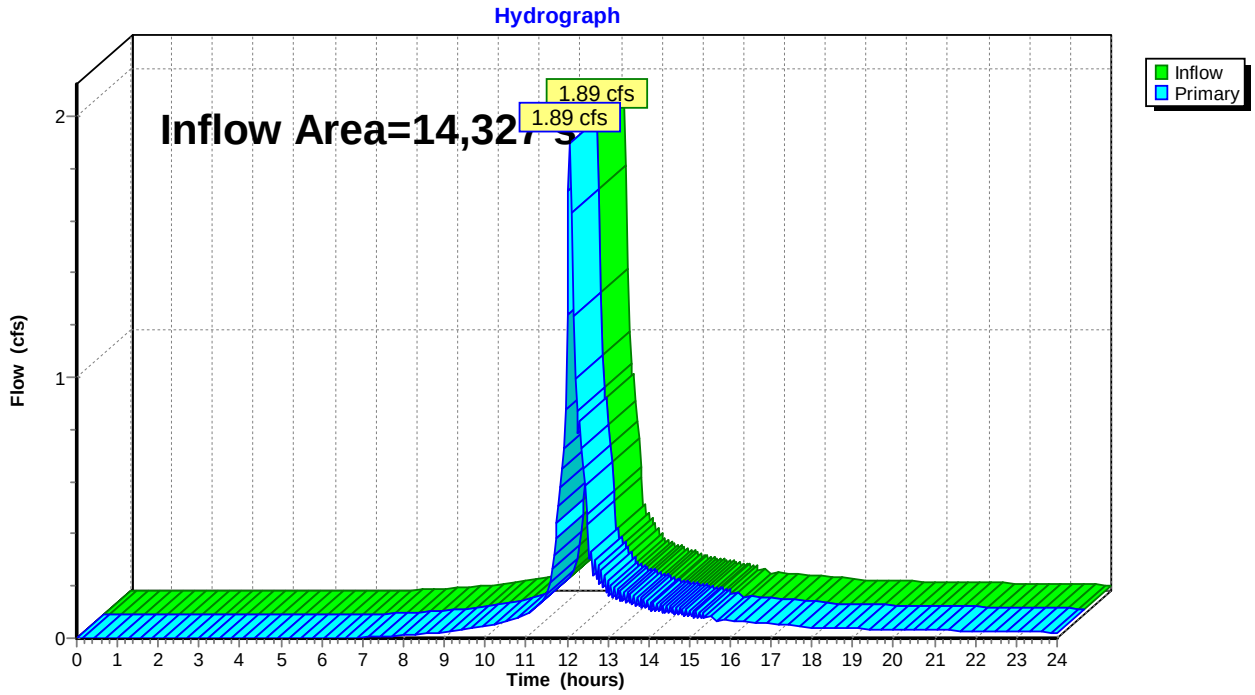
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,327 sf, 28.02% Impervious, Inflow Depth > 5.15" for 100 Year event
Inflow = 1.89 cfs @ 12.08 hrs, Volume= 6,153 cf
Primary = 1.89 cfs @ 12.08 hrs, Volume= 6,153 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Stormwater Facilities Maintenance Plan

Jessica and Brian Bailey

3 Browne Place, Norwalk, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 3 Browne Place are maintained by the property owner in operational condition throughout the life of the project.

Recommended Frequency of Service:

All of the stormwater components installed for this property shall be checked periodically by the Owner and kept in full working order. Ultimately, the frequency of inspection and service cleaning depends on the amount of runoff, pollutant loading and interference from debris (leaves, vegetation, trash, etc.); however it is recommended that the facility be inspected and cleaned a minimum of four times a year. The guidelines for the timing of service include early spring, after the last snowfall, and late fall after the leaves have fallen from the trees.

Service Procedures:

1. Porous Pavement (Pervious Concrete, Porous Asphalt):

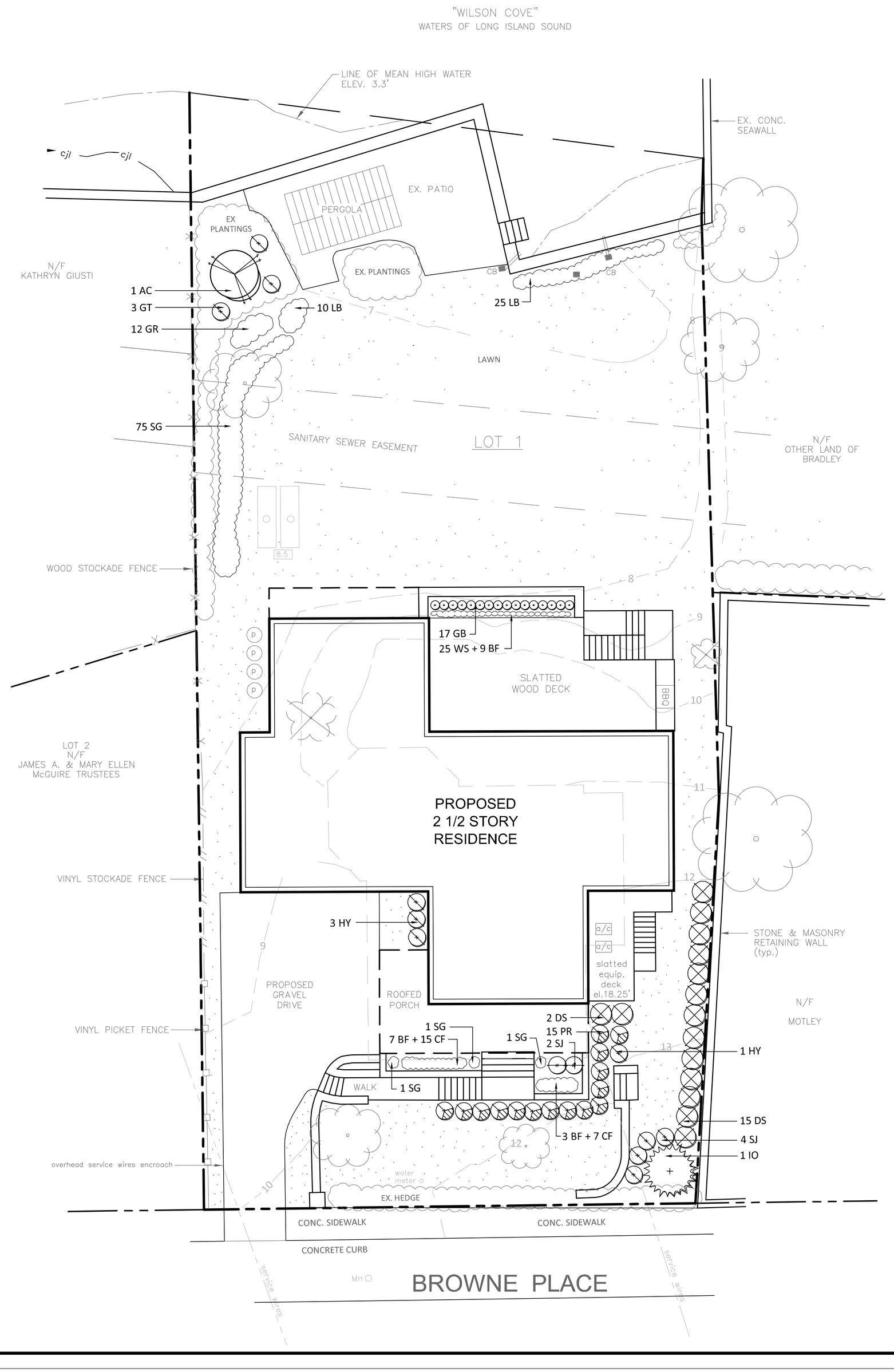
    a. Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction.
    b. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended.
    c. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets.
    d. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum.
    e. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum.
    f. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specifications.
    g. Check for debris accumulating on pavement, especially debris buildup in winter. For loose debris, a power/leaf blower or gutter broom can be used to remove leaves and trash.
    h. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.

3. Roof Leader: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.

Reporting:

A maintenance log shall be kept by the Owner of each inspection outlining the items inspected and the maintenance performed. These logs shall be kept on file by the Owner, and must be shared with the City upon request.



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (62)
- PROPOSED CONTOUR (62)
- TREE LINE (APPROX.)
- NEW / EX. LAWN AREA
- EX. DECIDUOUS / EVERGREEN TREE TO REMAIN
- EX. TREE TO BE REMOVED
- NEW DECIDUOUS LARGE TREE
- NEW DECIDUOUS SMALL TREE
- NEW EVERGREEN TREE
- NEW SHRUB

NOFA PREFERRED LANDSCAPING PRACTICES:

THE SITE'S LANDSCAPED AREAS SHALL FOLLOW THE FOLLOWING NOFA RECOMMENDED LANDSCAPE PRACTICES (TAKEN FROM THE "NOFA STANDARDS FOR ORGANIC LAND CARE PRACTICES FOR DESIGN AND MAINTENANCE OF ECOLOGICAL LANDSCAPES," 6TH EDITION - JANUARY 2017).

1. SOIL TESTING: TEST THE SOIL TO DETERMINE THE NUTRIENT NEEDS OF THE LANDSCAPE PRIOR TO APPLICATION OF SOIL AMENDMENTS. SOIL TESTING SHALL BE COMPLETED BY A COMPETENT AGENCY SUCH AS THE CONNECTICUT AGRICULTURAL STATION. AVOID HOME SOIL TESTING KITS.
2. WATERING: AVOID EXCESSIVE IRRIGATION THAT MAY CAUSE WATER RUNOFF, GROWTH OF LAWN DISEASES, AND SOIL COMPACTION.
3. COMPOST: COMPOST YARD WASTE ONSITE IF FEASIBLE. AVOID USING COMPOST WITH WEED SEEDS. AVOID USING RAW MANURE, SEWAGE SLUDGE, SOLID WASTE, AND PAPER MILL PRODUCTS AS COMPOST.
4. MULCH: MULCH SEEDED AREAS TO PREVENT EROSION. USE SHREDDED LEAVES, WOOD CHIPS, AND COMPOST FOR MULCH. APPLY NO MORE THAN A 2-3" LAYER OF MULCH AT ANY ONE TIME. REPLENISH AS NEEDED. AVOID WEED-BARRIER FABRICS THAT PREVENT AIR AND WATER FROM PENETRATING INTO THE SOIL. AVOID THE USE OF DYED MULCH AND PRESSURE TREATED WOOD AS MULCH.
5. FERTILIZERS: DO NOT USE SYNTHETIC PESTICIDES OR FERTILIZERS. USE BLENDED ORGANIC FERTILIZERS BASED ON THE RESULTS OF THE SOIL NUTRIENT TESTING.
6. WATER: CHOOSE PLANTS THAT MINIMIZE THE NEED FOR IRRIGATION. IRRIGATE ONLY WHEN NECESSARY BASED ON THE SOIL TYPES AND PLANT NEEDS. USE MULCHES TO RETAIN SOIL MOISTURE. DIRECT STORMWATER RUNOFF TO INFILTRATION AREAS. MINIMIZE IMPERVIOUS AREAS.
7. LAWN: RELY ON NATURAL RAINFALL FOR WATERING OF PLANTS (EXCEPT AT SEEDING). USE DISEASE AND INSECT-RESISTANT CULTIVARS. RETURN GRASS CLIPPINGS AND SHREDDED LEAVES TO THE LAWN. MAINTAIN LAWNS WITH A MOWING HEIGHT OF 2" OR HIGHER.
8. PLANT SELECTION: CHOOSE LANDSCAPE PLANTS THAT ARE SUITED TO THE EXISTING SITE CONDITIONS. USE PLANTS THAT ARE NATIVE TO THE REGION OR THOSE THAT ARE NOT KNOWN FOR BEING INVASIVE. USE PEST-RESISTANT PLANT SPECIES AND VARIETIES.
9. WILDLIFE MANAGEMENT: USE SALT SOAP OF FATTY ACIDS AND/OR VEGETABLE (CHILLI PEPPER) BASED REPELLENTS AS NEEDED. AVOID TRAPS THAT CAUSE SLOW DEATHS, RODENTICIDES, PREDATOR URINE, DIESEL FUEL AND KEROSENE-BASED SPRAYS, GAS-PRODUCING DEVICES, AND PRODUCTS CONTAINING SEWAGE SLUDGE.
10. DISEASE CONTROL: MAINTAIN HEALTH PLANTS BY MAINTAINING PROPER SOIL PH, ORGANIC MATTER, AND BALANCED NUTRIENTS. PLANT DISEASE-RESISTANT SPECIES AND VARIETIES. AVOID PLANTING MONOCULTURES. PRUNE DEAD, DYING, DAMAGED, INFESTED, OR DISEASE BRANCHES FROM PLANTS. INFESTED PLANT DEBRIS SHOULD BE PROPERLY COMPOSTED OR REMOVED FROM THE SITE.

GENERAL NOTES:

1. SITE PLAN INFORMATION TAKEN FROM AN AUTOCAD FILE SUPPLIED BY TELEP & ARCAMONE LAND SURVEYORS LLC ENTITLED "ZONING LOCATION SURVEY.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
4. PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
5. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
6. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
7. SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING. PROTECT TRUNKS OF NEWLY PLANTED TREES FROM DEER RUBBING AS NEEDED TO MAINTAIN HEALTHY TREES.
8. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS SEED MIXTURE. APPLY SOIL AMENDMENTS AND SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEED-FREE CLEAN HAY.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
1	AC	AMELANCHIER CANADENSIS	SHAD	4-5' HT.	B&B	FIELD LCOATE
1	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	
17	DS	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE'	DEGROOT'S SPIRE ARBORVITAE	7-8' HT.	B&B	
3	GT	BACCHARIS HALIMIFOLIA	GROUNDSEL TREE	18-24" HT.	CONT.	FIELD LOCATE
3	HY	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	2-3' HT.	CONT.	
6	SJ	HYPERICUM FRONDOSUM 'SUNBURST'	SUNBURST ST. JOHNSWORT	18-24" HT.	CONT.	
17	GB	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY	12-18" HT.	CONT.	
15	PR	ROSA CAROLINA	PASTURE ROSE	2-3' HT.	CONT.	
25	WS	CAREX WOODII	WOOD'S SEDGE		1 QT.	
22	CF	ECHINACEA PURPUREA	PURPLE CONEFLOWER		1 QT.	
19	BF	IRIS VERSICOLOR	BLUE FLAG IRIS		1 GAL.	
78	SG	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS		1 GAL.	
35	LB	SCHIZACHYRIUM SCOPARIUM 'CAROUSEL'	CAROUSEL LITTLE BLUESTEM		1 GAL.	
12	GR	SOLIDAGO SEMPERIVIRENS	SEASIDE GOLDENROD		1 QT.	

"CALL BEFORE YOU DIG"

GRAPHIC SCALE
0' 5' 10' 20'

PROJECT NORTH

REVISIONS:

DRAWING TITLE: CAM LANDSCAPE PLAN

PROJECT: 3 BROWNE PLACE
ROWAYTON, CT

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SEAL:

DATE: 8.10.26

SCALE: 1" = 10'

DRAWING NO.: LP.1