



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JULY 2, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING**

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



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



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



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

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. #2025-47 SP - 186 Westport Ave LLC - 186 Westport Avenue (District 5, Block 4, Lot 151) - Special permit for existing car wash to add motor vehicle repair use - Public hearing, report & recommended action**
- B. #2025-40 SP - Mayra Garcia - 43 Bettswood Road (District 5, Block 5, Lot 70) - Special permit application for a Child Day-Care Center use - Public hearing, report & recommended action**

IV. REVIEW AND ACTION ON APPLICATIONS

- A. #2025-52 SP Modification - St. George Greek Orthodox Church - 238 West Rocks**

Road (District 5, Block 23, Lot 10) - Request to modify existing special permit to add new pavilion building for storage and outdoor kitchen - Report & recommended action

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 18, 2025

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

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

Date Received:

1. Address of Subject Property(s):

186 Westport Ave, Norwalk, CT

2. District: 5 Block: 4 Lot(s): 151 3. Zone: _____, Overlay/Village District: _____

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

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

7. Existing Use of Property:

CAR Wash & Detailing / Oil Change

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

Brake Service

Applicant Information

Applicant Name: Morris J. Pitt

Billing Address: 472 Wheelers Farm Road Milford CT

Phone Number: 203-354-5400 Email: mpitt@splashcrwashes.com

Signature: Morris J. Pitt

Property Owner Information and Authorization

Owner of Record: 186 Westport Ave LLC

Billing Address: 8 Canterbury Road, Scarsdale NY 10583

Phone Number: 914-420-8901 Email: lone@theheathcotegroup.com

Signature: [Signature] - member

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

RECEIVED

MAY 07 2025

CITY OF NORWALK
PLANNING & ZONING

**CITY OF NORWALK
MOTOR VEHICLE LICENSE APPLICATION FORM**

October 12, 2022

FEE: MOTOR VEHICLE LICENSE \$810.00

Fee Paid: _____

(NOTE: Payment of this application fee must be made by credit or debit card *only*; cash and checks are not accepted.
Fee includes \$60 for State of Connecticut land use processing fee)

Application for:

☒ Motor Vehicle Repairer License

() Motor Vehicle Dealer License

Three (3) copies of this application must be filed with three (3) copies of Class A-2 Survey showing all buildings - existing and proposed; and three (3) sets of dimensioned site plans or architectural plans if any interior or exterior improvements are proposed. Answer all questions fully using separate sheet if necessary. Please read instructions carefully. All applications and supplemental information sheets must be typed.

January 30, 20 25

APPLICANT(S) NAME: Morris Pitt

ADDRESS: 472 Wheelers Farms RD Milford, CT 06461

TEL. # 845-401-1393 FAX # _____

LOCATION OF OPERATION TO BE LICENSED: 186 Westport Ave
(Street Address)

DATE ACQUIRED: 5/1/2008

OWNER'S NAME: 186 Westport Ave LLC
~~Lease Fallow~~ (If other than applicant)

OWNER'S ADDRESS: 8 Canterbury RD

PLATE ____ DIST. 5 BLOCK 4 LOT 151 ZONE B2 FL. ELEV. ____ CAM ____

1. IF APPLICANT IS NOT THE OWNER, STATE APPLICANT'S INTEREST.
I am the designated Manager

2. WHAT PREVIOUS APPLICATION(S) HAVE BEEN MADE FOR THIS PROPERTY, including prior applications to Zoning Board of Appeals. (Give prior owner's name, address, phone number, type of license and other details).

We have no previous application for this property

3. DOES PROPERTY CONTAIN WETLANDS OR A WATERCOURSE?
No

4. If a public hearing is required, it is the Applicant's responsibility to notify all adjoining property owners including those across the street (see attached Notification Instructions). List the name and mailing address of such owners.

<u>Fire Station 180 Westport Ave</u>	<u>Ann Scopelleti 4 Walter Ave</u>
<u>Oshea Manireada 3 Maxwell rd</u>	<u>Gary Tyrrell 2 Walter Ave</u>
<u>David Wilcox 5 Maxwell Rd</u>	<u>Scott Howes 197 Westport Ave</u>
<u>John Roland 7 Maxwell Rd</u>	<u>Safil Corporation 193 Westport Ave</u>
<u>Arthur Bobrowsky 9 Maxwell Rd</u>	<u>STEF ANIDIS LLC 181 Westport Ave</u>
<u>Hector Sarmiento 6 Walter Ave</u>	<u>OXBANK TWO LLC 192 Westport Ave</u>

I HEREBY CERTIFY THAT ALL OF THE STATEMENTS HEREIN CONTAINED ARE TRUE AND CORRECT.

Mario F. Pelt
Applicant's Signature
186 Westport Ave LLC
✓
[Signature]
Property Owner's Signature
Lance Fallow, member

(FOR STAFF USE ONLY)

COMMITTEE REVIEW DATE: _____
PUBLIC HEARING DATE (if required): _____
COMMISSION ACTION DATE: _____
EFFECTIVE DATE: _____

GRANTED ()
GRANTED W/CONDITIONS ()
DENIED ()

(Staff signature)

APPLICATION NOTIFICATION INSTRUCTIONS

Notification of Neighbors

Applications which require a Public Hearing shall comply with the following notice requirements:

The Applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the subject parcel. The names and addresses of the owners shall be obtained by the Applicant in person from the latest Tax Assessor records.

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 at the public hearing.**

Notification Form to be used:

Dear

Be advised that morris pitt has applied for a Motor Vehicle License for property
Applicant name

located at the following address: 186 Westport Ave
Street name and number and District, Block and Lot number

The proposal is for To do Brake Inspection and Replacement The Norwalk Planning & Zoning
Commission
Description of proposal

will conduct a Public Hearing on this proposal on _____ in the
Day, Date, Time

Common Council Chambers, Norwalk City Hall. You are being notified because your property abuts or is located directly across the street from the subject parcel. The application is on file in the Planning and Zoning Commission Office, City Hall, 125 East Avenue, Norwalk, Connecticut, 06856-5125.

**SUPPLEMENT TO APPLICATION FOR CERTIFICATE OF APPROVAL FOR
MOTOR VEHICLE DEALERS' OR REPAIRERS' LICENSE**

APPLICANT: Morris Plitt

LOCATION: 186 Westport Ave

TYPE OF LICENSE: General Repairer

Check applicable spaces to indicate operations that will be performed:

SALES

- ☐ New cars
- ☐ Used cars
- ☐ New trucks
- ☐ Used trucks
- ☐ New motorcycles
- ☐ Used motorcycles
- ☐ Motor homes

OTHER

- ☐ Towing

SERVICES

- ☐ Body manufacture
- ☐ Body repair
- ☐ General mechanical repairs
- ☐ Electrical repairs
- ☐ Tire repairs
- ☐ Upholstering
- ☐ Glazing
- ☐ Welding
- ☐ Painting
- ☐ Cooling system repairs
- ☐ Fuel system repairs
- ☐ Exhaust system repairs
- ☒ Brake adjustment, relining & repairs
- ☐ Wheel alignment & balancing
- ☐ Shock absorbers -- Repair & replacement
- ☐ Spring replacement & adjustment

List below any work to be performed not listed above:

Morris J. Plitt
Applicant(s) signature

Property Owner(s) signature

Long Fokar, member

GENERAL NOTES:

- These drawings are intended to only depict the design of site grading, storm drainage and sanitary systems. For information with respect to other aspects of construction, refer to appropriate drawings.
- Topographic information was taken from "Topographic Map prepared for Splash, LLC" by Ryan and Faulds, LLC Land Surveyors dated January 23, 1996.
- Lot area = 0.727 acres. Lot# 151. Assessors Map# 21SW.
- Applicant:
Mark Curtis & Christopher Fisher
Splash, LLC
625 West Putnam Ave.
Norwalk, CT 06830
- Property is in a Business No.2 zone.
- All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil and Erosion and Sediment Control.
- The contractor is solely responsible for determining actual locations and elevations of all utilities including services.
- The property shall continue be served by public water.
- Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
- It shall be the responsibility of the contractor to provide any necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
- When preparing the existing site for the proposed development, any materials removed shall be disposed of in conformance with all governing agencies.
- All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade as necessary.
- Locate and abandon existing sanitary lateral(s) at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the utility owners requirements.
- Building elevations are subject to change and shall be finalized prior to building permit.
- Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
- Refer to the project specifications for further information.
- Prior to issuance of a certificate of occupancy, certification will be required by a Registered Professional Engineer to the satisfaction of the Engineering Division, that construction is in accordance with the approved plans.
- The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified three (3) days prior to the commencement of each phase of construction.
- These drawings are for approval purposes only.
- No construction may begin prior to obtaining all necessary permits and approvals.
- All excess materials shall be removed from the site and disposed of legally.
- Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
- Signage is shown for schematic purposes only. Actual signage will be designed by others and shall be in conformance with Article 121 (Sign Regulations) of the City of Norwalk Zoning Ordinance. Approval must be obtained from the City of Norwalk for all signage.
- Proposed oil separator shall conform to CT Department of Environmental Protection regulations and approved by the City of Norwalk.

STORM AND SANITARY SEWER SYSTEMS:

GENERAL:

- All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
- Minimum cover on all pipes shall be two feet (2').
- All Poly Vinyl Chloride Pipe (PVC) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
- All cast iron pipe (CIP) shall be Extra Heavy Centrifugally Cast Iron Bell & Spigot Pipe conforming to ASTM A 74 having rubber compression gasketed joints.
- When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. Joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
- Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.
- Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
- Grit separator shall be installed as shown on detail and in conformance with Connecticut DEP Grit Separator specifications.

UTILITIES:

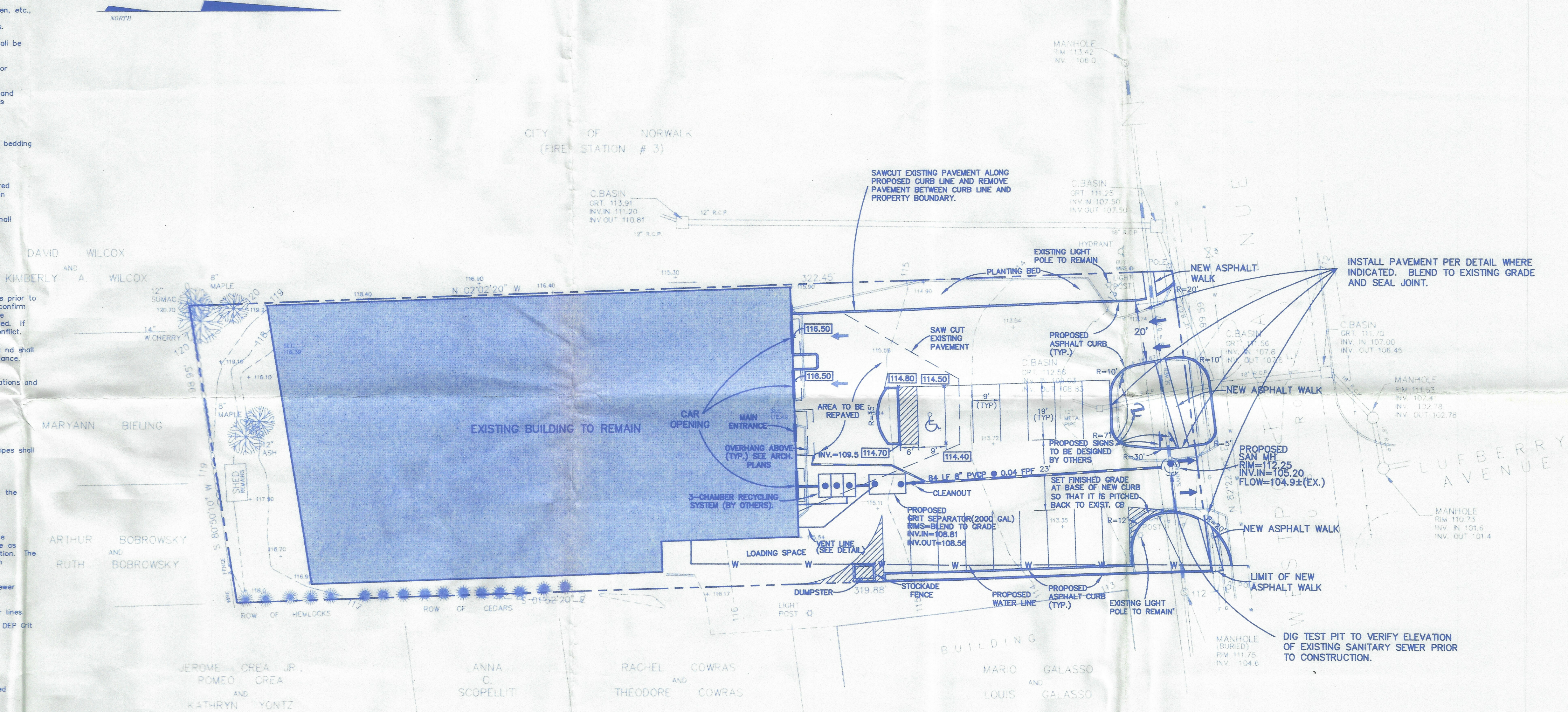
- Existing gas & electric services are to remain.
- The property shall continue to be served by public water. Existing water service shall be abandoned. New water service is shown for schematic purposes and shall be installed in conformance with requirements of the water company.

PAVEMENT AND CURB REPAIR:

- The asphalt pavement, where necessary, shall be installed as shown on the detail and at the finished grades shown on the plans.
- Bituminous curbs damaged by the project shall be replaced with new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the Connecticut Department of Transportation Form 814.

PLANTING:

- Disturbed areas shall be restored to the preconstruction condition (including landscaping). Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
- Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control" published by The Connecticut Council On soil and Water Conservation, January 1988.
- After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
- Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
- Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.



REVISED (9/3/96); ADD RECYCLING SYSTEM.

GRADING & UTILITY PLAN PREPARED FOR SPLASH - THE HAND WASH OF WESTPORT AVE. NORWALK, CT

JOB NO.: 5279-2	DATE: 2/15/96	DRAWING NO.
DRAWN BY: CNT	CHECKED BY:	SE-1
SCALE: 0	20	40
1" = 20'		5279SE1B.DWG

DATE
BRIAN F. McMAHON CT. P.E. 18337
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Redniss & Mead
ENGINEERS - PLANNERS - SURVEYORS - ENVIRONMENTAL CONSULTANTS
22 FIRST STREET - STAMFORD, CONNECTICUT 06905 - TEL: 327-1500 FAX: 327-1118

SEDIMENT AND EROSION CONTROL NOTES:

NARRATIVE

- The purpose of the Sediment and Erosion Control Plan, details and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:
 - Trapping particles at source by promptly stabilizing disturbed areas;
 - Avoid concentration of water;
 - Avoid contamination of existing storm drains;
 - Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

NOTES:

- This drawing is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
- All sediment and erosion controls shall be done in conformance with the "Guidelines for Soil Erosion and Sediment Control" dated January 1985 prepared by The Connecticut Council On Soil and Water Conservation.
- The 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 and notifying the Town that construction is to begin three days prior to commencing work.
- Temporary sediment control measures must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:

Perennial ryegrass

40 lbs/ac.

(1 lb/1000 sf.)

Permanent Lawns:

Kentucky Bluegrass

20 lbs/ac.

Creeping red fescue

20 lbs/ac.

Perennial ryegrass

5 lbs/ac.

45 lbs/ac.

(1 lb/1000 sf.)

Optimum Seeding Dates:

April 15 through June 15

August 15 through October 1
- If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
- Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
- Where called for, pavement and curbing should be placed as soon as possible.
- Effectuated portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction.
- Periodically clean silt from effectuated storm sewer systems and including pipes and inlets. Use silt during final landscaping or dispose off-site legally.
- Dust control to be achieved with watering down disturbed areas as required.
- Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
- Soil type on site is Ur (Urban Land) taken from "Soil Survey of Fairfield County, Connecticut" by the United States Department of Agriculture, Soil Conservation Service.

CONSTRUCTION PHASING:

The following description of construction phasing is intended to demonstrate a feasible sequence of construction. The actual sequence may vary due to field conditions if approved by the inspecting engineer.

PHASE I: PREPARATION (2 Weeks ±)

- THE INSPECTING ENGINEER SHALL MEET WITH THE CONTRACTOR AND OWNER TO REVIEW THE SEDIMENT AND EROSION CONTROL (S & E PLAN) AND DISCUSS ANY MODIFICATIONS TO CONSTRUCTION SEQUENCE OR S & E PLAN.
- ESTABLISH STAGING AREA WITH TRAILERS AND TEMPORARY UTILITIES.

PHASE II: CONSTRUCTION (4-5 MONTHS ±)

- GENERAL EARTHWORK.
- INSTALL OIL SEPARATOR AND SANITARY SYSTEM.
- INSTALL SEDIMENT AND EROSION CONTROLS ASSOCIATED WITH DRAINAGE STRUCTURES.
- CONSTRUCT THE INTERIOR OF BUILDING AND INSTALL SITE SIGNAGE.
- INSTALL WATER, GAS, ELECTRIC, AND TELEPHONE UTILITIES.
- FINAL GRADING AND PAVING.
- SEED & MULCH DISTURBED AREAS AND INSTALL LANDSCAPING AS SOON AS POSSIBLE.
- MAINTAIN ALL SEDIMENT AND EROSION CONTROLS IN AN EFFECTIVE CONDITION DURING THE CONSTRUCTION PERIOD.

PHASE III : CLEAN UP AFTER ALL AREAS ARE STABILIZED (3 DAYS)

- CLEAN EFFECTED PORTION OF ON & OFF SITE ROADS AND DRIVEWAYS.
- REMOVE ACCUMULATED SILT AND DEBRIS FROM CATCH BASIN SUMPS & PIPES OF EFFECTED ON & OFF SITE STORM DRAINS.
- REMOVE ACCUMULATED SEDIMENT FROM EFFECTED AREAS AND DISPOSE OF LEGALLY.
- REMOVE TEMPORARY SEDIMENT AND EROSION CONTROLS.
- MAKE ANY NECESSARY REPAIRS TO PERMANENT SEDIMENT AND EROSION CONTROLS SUCH AS PLANTINGS.

DAVID WILCOX
KIMBERLY A. WILCOX

MARYANN BIELING

ARTHUR BOBROWSKY
RUTH BOBROWSKY

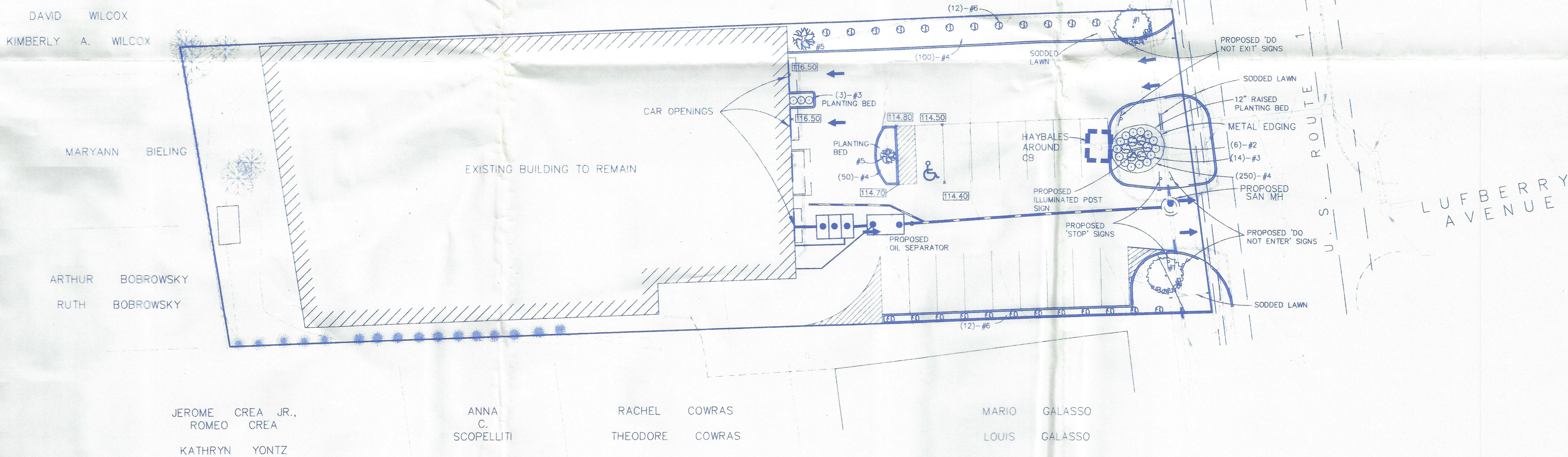
JEROME CREA JR.,
ROMEO CREA
KATHRYN YONTZ

ANNA C.
SCOPELLITI

RACHEL COWRAS
THEODORE COWRAS

MARIO GALASSO
LOUIS GALASSO

CITY OF NORWALK



PLANT LIST

	BOTANICAL NAME	COMMON NAME	ORDER SIZE	QTY
1	MALUS FLORIBUNCIA	RADIANT FLOWERING CRABAPPLE	10' - 12' HT	2
2	JUNIPERUS CHINESIS	DWARF PRITZER JUNIPER	2' - 2 1/2' SPREAD	6
3	JUNIPERUS HORIZONTALIS	BAR HARBOR JUNIPER	2' - 2 1/2' SPREAD	17
4	BULBS AND PERENNIALS	AS SELECTED BY OWNER		400
5	KORNUS KOUSA	KOUSA DOGWOOD	6' - 8' HT	2
6	THUJA OCCIDENTALIS	AMERICAN ARBIVITE	3' - 4' HT	24

NOTE 1: RAISED MULCHED PLANTING BEDS SHALL BE PROVIDED WHERE INDICATED. PROVIDE METAL EDGING AT MAIN ENTRANCE CENTER AISLE LANDSCAPE AREA.

NOTE 2: SODDED LAWN IS PRIMARILY OF FESCUE MIX (PENILAWN, CHEWINGS) MULCH ALL NEW PLANTING BEDS TO MATCH EXISTING.

REVISED (9/3/96); ADD RECYCLING SYSTEM.

SEDIMENT AND EROSION CONTROL
& PLANTING PLAN
PREPARED FOR
SPLASH - THE HAND WASH OF WESTPORT AVE.
NORWALK, CT

JOB NO.: 5279-2	DATE: 2/15/96	DRAWING NO.
DRAWN BY: cnt	CHECKED BY:	SE-2
SCALE: 0 20 40	1" = 20'	5/27/96 E2B.DWG

DATE: 2/15/96
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Redniss & Mead
ENGINEERS - PLANNERS - SURVEYORS - ENVIRONMENTAL CONSULTANTS
22 FIRST STREET - STAMFORD, CONNECTICUT 06905 - TEL: 327-0500 FAX: 327-1118

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

July 2nd, 2025

To: Planning & Zoning Commission – Galen Wells, Chair

From: Michelle Andrzejewski, Senior Planner

Re: #2025-47 SP – 186 WESTPORT AVE LLC – 186 Westport Avenue (District 5, Block 4, Lot 151) – Existing Splash carwash proposing motor vehicle repair.

Zone: CD-3C

Existing use: Carwash

Proposed use: Applicant proposes to maintain carwash use and legalizing motor vehicle repair includes detailing, oil change, and brake service. No proposed changes to the site or building. Staff has no issues with the applicant meeting the Special Permit requirements.

Neighborhood notification were sent out by the applicant to those property owners within one hundred (100) feet of the subject property. Legal notices published twice in newspaper in appropriate time frame and a ground sign for public hearing notice has been posted.

The following resolutions is offered:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-47 SP – 186 WESTPORT AVE LLC – 186 Westport Avenue (District 5, Block 4, Lot 151) – Existing Splash carwash proposing motor vehicle repair be **APPROVED** subject to the following conditions:

1. That the site shall be maintained in accordance with the following plans submitted as part of this application, as modified by the Commission:
 - a. Per survey entitled “Property Survey” prepared by Godfrey, Hoffman, Hodge, LLC, dated 3/26/2025; and
 - b. Per site plan entitled “Grading & Utility”, dated 5/15/1996; and
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That all motor vehicle repairs be conducted within the building; and
5. That there be no outdoor storage of parts or auto carcasses; and
6. That there shall be parking only in the designated parking spaces; and
7. That there shall be no on-street parking of repaired vehicles or vehicles pending repair; and
8. That storage of vehicles for more than 24 hours is prohibited; and
9. That any changes to the approved plans shall be submitted to the Commission’s Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be July 11th, 2025.



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Date Received:

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

1. Address of Subject Property(s):

43 Bettswood Road, Norwalk, CT

2. District: 5 Block: 5 Lot(s): 70 3. Zone: CD-1S, Overlay/Village District: _____

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

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

7. Existing Use of Property:

Child Day-Care Center (with 12 children) in a Single-Family Residence.

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

Child Day-Care Center (with 18 children) in a Single-Family Residence

Applicant Information

Applicant Name: Baby Beluga Family Daycare (Mayra Y. Garcia c/o Redniss & Mead Inc. (Vincent J Hynes, P.E.))

Billing Address: 43 Bettswood Road, Norwalk, CT 06851

Phone Number: 203-667-5532 Email: mayra.garcia11001@gmail.com

Signature: Mayra Garcia

Property Owner Information and Authorization

Owner of Record: Mayra Y. and Milla Magno Anibal Garcia

Billing Address: 43 Bettswood Road, Norwalk, CT 06851

Phone Number: 203-667-5532 Email: mayra.garcia11001@gmail.com

Signature: Mayra Garcia / M Magno

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

May 21, 2025

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

RE: Special Permit Application
Applicant: Mayra Garcia – Baby Beluga Family Daycare
Parcels: 43 Bettswood Road, Norwalk, CT

Dear Director Kleppin,

We are pleased to submit herewith a Special Permit application on behalf of our client, Mayra Garcia, for proposed modifications to the existing building at 43 Bettswood Road. The parcel is located within the CD-1S zoning district which allows child day-care centers as a principal use via special permit. To that end, the owner, who operates Baby Beluga Family Daycare on the site under existing conditions with 12 children, is seeking to increase the children served to 18.

The proposed work includes converting the existing garage to an additional care room and increasing the availability of on-site parking to meet the zoning requirements (1 parking space per staff member + 1 parking space per child). Driveway improvements include removal of the existing asphalt driveway and replacement / expansion of the driveway footprint with a pea stone driveway surface, which include an extended crush stone reservoir below to accommodate the requirements of the City of Norwalk drainage manual.

In support of the application the following, as required via the Special Permit Application Instructions, are provided herewith:

- Special Permit Application (1 copy)
- Special Permit Application Fee: \$810
- Neighbor Notification Letter with list of property owners within 100' of the site
- Existing Building Location Survey prepared by Redniss & Mead, Inc. dated 5/6/25 (1 full size copy and 2 11"x17" copies)
- Site Development Plans prepared by Redniss & Mead, Inc. dated 5/21/25 (1 full size copy and 2 11"x17" copies)
- Site Engineering Report prepared by Redniss & Mead, Inc. dated 5/21/25 (3 copies)
- Proposed Floor Plan prepared for Baby Beluga Group Home Daycare dated 5/6/25 (3 copies)
- Traffic Memorandum prepared by DTS Provident Design Engineering dated 4/24/25 (3 copies)

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

Sincerely,



Vincent J. Hynes, P.E.

copy: Mayra Garcia

Special Permit Requirements Conformance Statement 43 Bettswood Road, Norwalk, CT

The applicant is seeking a Special Permit to increase the number of children served from 12 to 18 at an existing single-family residence day care (Baby Beluga Family Daycare). The site is within the CD-1S zoning district which allows child day-care centers as a principal use via special permit. Proposed work includes converting the existing garage to an additional care room and increasing the availability of on-site parking to meet the zoning requirements.

The applicant submits that the application complies with the standards for special permit, where applicable, as set forth in Sections 8.4.8.G.2 as follows:

STANDARDS FOR SPECIAL PERMIT (8.4.8.G.2.)

a) *The Density of Use and the bulk of Buildings:*

The building is currently used as a single-family residence with a child day-care center that operates from 7:30am to 5:30pm. The use will remain under proposed conditions. The applicant is seeking to increase the number of children served from 12 to 18.

b) *All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to each applicable reviewing authority for review and recommendations.:*

The current driveway configuration forms a T intersection with Bettswood Road. Drop-offs and pick-ups tend to occur simultaneously in the driveway and in the road. While there are no restrictions to on-street parking, the road is narrow and parking in the street has the potential to cause a bottleneck. The proposal includes a horseshoe style driveway for drop-offs and pick-ups and on-site parking as required by zoning. This allows for the normal flow of traffic and safe conditions of the roadway to be maintained (or in this case, improved).

c) *The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.:*

A traffic memorandum prepared by DTS Provident Design Engineering was submitted with the application. It was the conclusion of that memorandum that the minimal additional traffic

associated with the small increase in children served would not have an adverse impact upon the adjacent roadway network.

- d) *Availability of mass transit facilities of the appropriate street amenities for the street typology on which the Lot or Building Site is located as described in the City of Norwalk Complete Streets Design Guide, as amended.:*

No changes to the streetscape are proposed at this time as they would be inconsistent with the adjacent neighborhood.

- e) *Availability and compatibility of utilities:*

No changes are proposed to the utilities servicing the building.

- f) *Adverse impact from noise, odor, fumes, dust and artificial lighting:*

Noise associated with the daycare use will remain consistent with existing conditions. Based upon size constraints and childcare regulations, the playground is sized for 12 children at any given time; as such, the increase in overall children will not increase the number of children that can be on the playground at once. With respect to construction, a detailed Sediment and Erosion Control Plan is designed to minimize the environmental impacts associated with construction activities.

- g) *Signs of size and design that are in harmony with the neighborhood:*

No signs are proposed with this request for special permit.

- h) *Adequacy of Yards, Open Space, Screening and Buffering:*

Reference is made to site plan sheet ZSP-1 which indicates compliance with pertinent zoning requirements.

- i) *Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right:*

The building is currently used as a single-family residence with a child day-care center that operates from 7:30am to 5:30pm. The use will remain under proposed conditions. The applicant is seeking to increase the number of children served from 12 to 18. Based on the commentary above, it is the applicant's opinion that the increase in children served will not adversely impact the neighborhood. Providing more capacity for childcare is a benefit to Norwalk families.

j) *Existing land use in the area:*

The land-uses in the area include single-family residences. The current use of the site is as a single-family residence with a child day-care center that operates from 7:30am to 5:30pm. The use will remain under proposed conditions

k) *Proximity of community facilities:*

The site is less than 0.5 miles to East Avenue where available community facilities, such as a local bus stop, are located.

l) *Compliance with these Regulations and the Plan of Conservation and Development:*

As the use is existing and allowed within the zone, the applicant believes the proposal to be consistent with the regulations based upon the improvements proposed to the driveway and parking areas. Providing more capacity for childcare is a benefit to Norwalk families.

m) *Utilization of green infrastructure and other sustainability measures:*

The proposed driveway will be constructed with a pea stone surface over a crushed stone reservoir in lieu of a conventional asphalt driveway. This provides for mitigation and treatment of stormwater runoff. In addition, the existing home has solar panels on the rooftop.

n) *Conservation of Wetlands, Watercourses, and other ecologically valuable lands:*

Not applicable.

o) *No violation under these Regulations exists on the property:*

There are no known current zoning violations connected to the subject property.

p) *Except for Buildings designated as historic under a Local, State or National inventory, any proposed Building containing a Footprint of 5,000 square feet or more or a Floor Area of 20,000 square feet or more, shall either...:*

No changes are proposed to the footprint of the structure and it is less than 5,000 square feet in footprint, therefore this item is not applicable.

June 16, 2025

Michelle Andrzejewski, Senior Planner
Planning & Zoning Department
City of Norwalk
125 East Avenue, Room 129
Norwalk, CT 06851

RE: #2025-40 SP
43 Bettswood Road

Dear Ms. Andrzejewski,

Provided below are responses to staff comments received via e-mails on June 5th and June 9th, 2025, in conjunction with the ongoing design review of the 43 Bettswood Road.

- 1) Comment (6/5/25): *We have you marked down for July 2nd Planning & Zoning meeting for presentation and public hearing. Assuming we received all department review/comments and all comment below are addressed.*

Response: Understood. We have submitted the documentation to each department and are awaiting approvals/commentary.

- 2) Comment (6/5/25): *Confirm hours of operations.*

Response: The hours of operation for the existing use are 7:30 am to 5:30 pm and those hours are to remain in the proposal.

- 3) Comment (6/5/25): *Confirm compliance of Special Permit standards 8.4.8.G.2.*

Response: Please refer to the included narrative describing conformance to standards in 8.4.8.G.2.

- 4) Comment (6/5/25): *What kind of fence is being proposed for the play area since some fences you may still be able to see thru it. An opaque material would be required.*

Response: The playground fence will be consistent with existing conditions which is a wood picket fence facing the interior of the lot and solid wood fence facing the lot lines.

- 5) Comment (6/5/25): *Please include existing floor plans of the remainder of the home to confirm the primary use will remain a single-family residence.*

Response: Refer to the enclosed floor plans which indicate no change to the primary, single-family residence use.

- 6) Comment (6/5/25): *The proposed driveway plan does not comply. However, I have attached a marked up option attached in this email.*

Comment (6/9/25): *Required on-site parking including the single family use would require 9 total on site spaces. 7 for daycare and 2 for single family use.*

Response: Refer to the revised site plan package which depicts the designated parking spaces and drive aisles behind the front yard setback. We have depicted 8 spaces based upon the shared parking nature of the single-family residence and the commercial use. As tandem spaces are allowed for residential use (standard 4.3.12.B.19.c), two of the spaces are tandem and will be noted as residential parking only.

- 7) Comment (6/5/25): *Do you have proof notifications were mailed to neighbors? For the public hearing remember a physical sign shall be posted on site 15 days prior to the public hearing date. Picture of the sign must be sent to city staff.*

Response: Notification and stamped postage have been provided to staff.

- 8) Comment (6/9/25): *Please make sure the application complies with Section [4.3.12.C.11](#) and [4.3.12.C.12](#).*

Response: We have reviewed section 4.3.12.C.11 and C.12 and believe that the site plans submitted comply as slopes within the driveway are less than 8% and off-street parking is prepared with a permeable stone surface and Belgium block curb at the perimeter.

We look forward to presenting the revised plans to the Planning and Zoning Commission on July 2nd. In the interim, do not hesitate to call with any questions or requests for information.

Sincerely,



Vincent J Hynes, P.E.

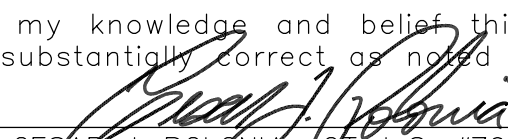
copy: Baby Beluga Family Daycare

TAX MAP: 22NW
DISTRICT 5, BLOCK 5, LOT 70
ZONE: CD-1S

NOTES:

1. This survey has been prepared in accordance with Sections 20- 300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Existing Building Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and and Topography Accuracy Class T-2. It is intended to be used for verification of zoning compliance with respect to the location and elevation of improvements depicted hereon.
2. Reference is made to Lot 33 on Map 528 and to Maps 567, 568 and 638 of the Norwalk Land Records (N.L.R.).
3. Reference is made to the Deed of Record found in Volume 9332, Page 105 N.L.R.
4. Reference is made to instruments of record as labeled hereon.
5. Lot Area = 16,046 SF
6. Building Area (Including deck and covered entry) = 10.4 % (1,667 SF)
7. Elevations depicted hereon are based on an assumed vertical datum.
8. Owners of Record: Mayra Y. Garcia and Magno Anibal Garcia-Milla

EXISTING BUILDING LOCATION SURVEY DEPICTING #43 BETTSWOOD ROAD NORWALK, CONNECTICUT PREPARED FOR MAYRA Y. GARCIA

 REDNISS & MEAD LAND SURVEYING CIVIL ENGINEERING PLANNING & ZONING CONSULTING PERMITTING 22 First Street Stamford, CT 06905 Tel: 203.327.0500 Fax: 203.357.1118 www.rednissmead.com	Scale: 0 20 40 1"=20'	Drawn By: CJP	Checked By: CJP	Date: 12/20/2021
	To my knowledge and belief this map is substantially correct as noted hereon			
	 CESAR J. POLONIA, CT. L.S. #70256 5/6/2025 DATE			
	This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.			
	Sheet No: EBTS Comm. No.:			

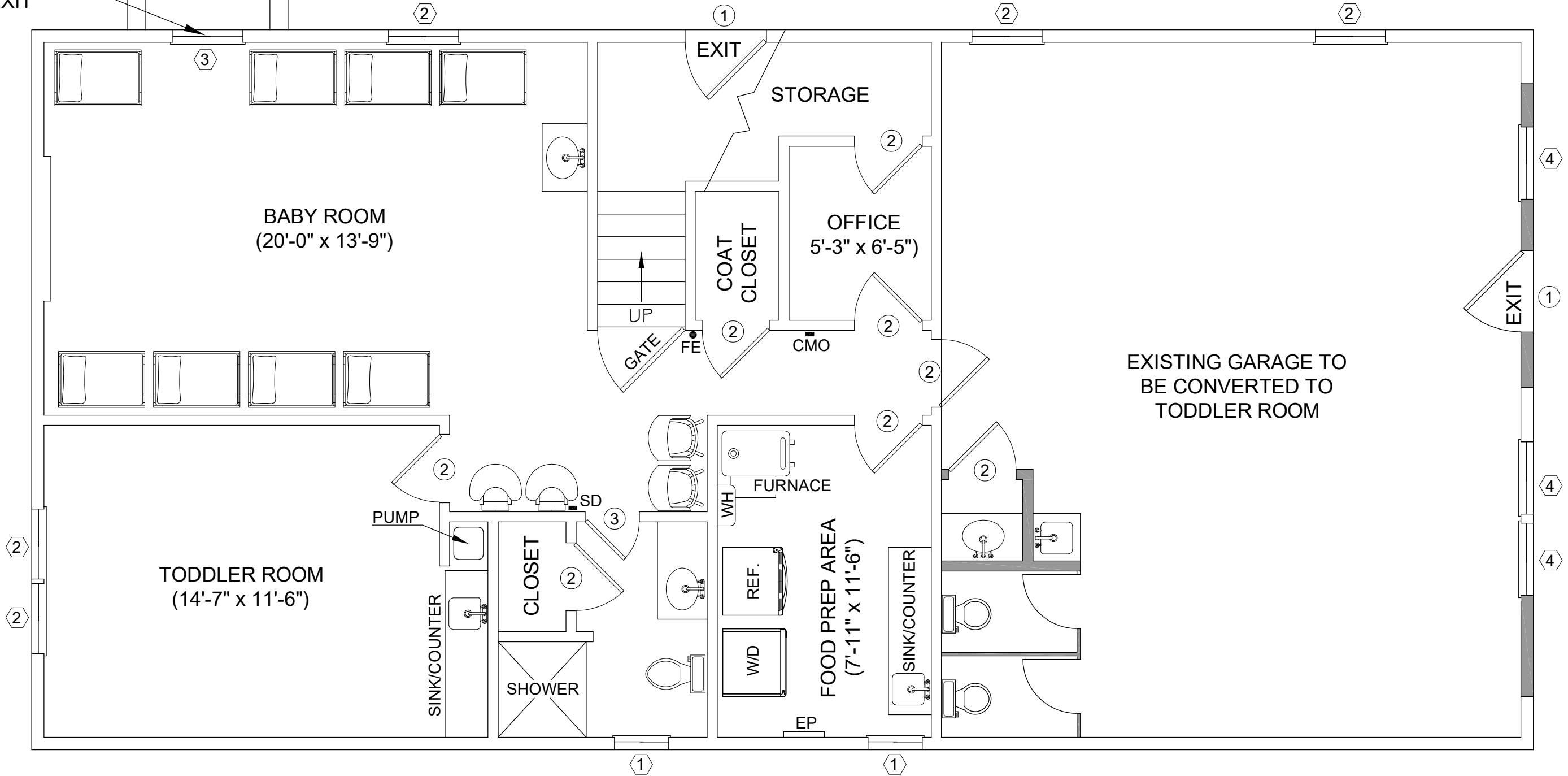
1	CJP	5/6/2025	Updated to current condition and added topography
No.	By	Date	Revision Note

EMERGENCY
EXIT

WINDOW
WELL

FLOOR PLAN

1/4" = 1'-0"



5/6/2025

BABY BELUGA GROUP HOME DAYCARE

43 BETTSWOOD ROAD, NORWALK, CONNECTICUT

LEGEND

- SD SMOKE DETECTOR
- FE FIRE EXTINGUISHER
- CMO CARBON MONOXIDE ALARM
- EP ELECTRIC PANEL
- 🪑 BABY DINING CHAIR
- 🪑 TODDLER DINING CHAIR
- 🛏️ BABY CRIB

DOOR SIZES

- ① 36"W x 80"H
- ② 30"W x 80"H
- ③ 24"W x 80"H

WINDOW SIZES

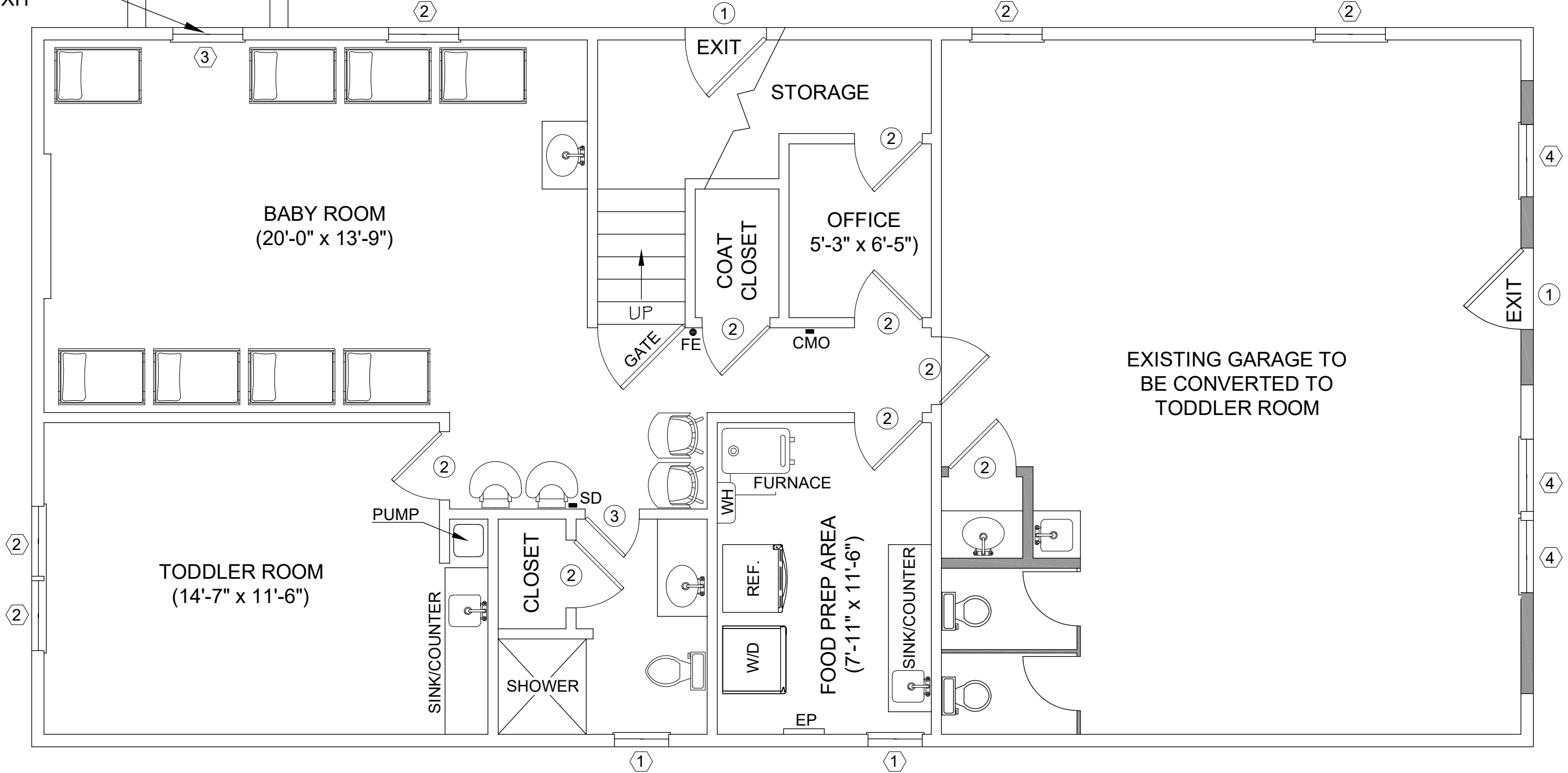
- ① 24"W x 30"H
- ② 31"W x 30"H
- ③ 31"W x 48"H
- ④ 32"W x 48"H

EMERGENCY
EXIT

WINDOW
WELL

FLOOR PLAN

1/4" = 1'-0"



5/6/2025

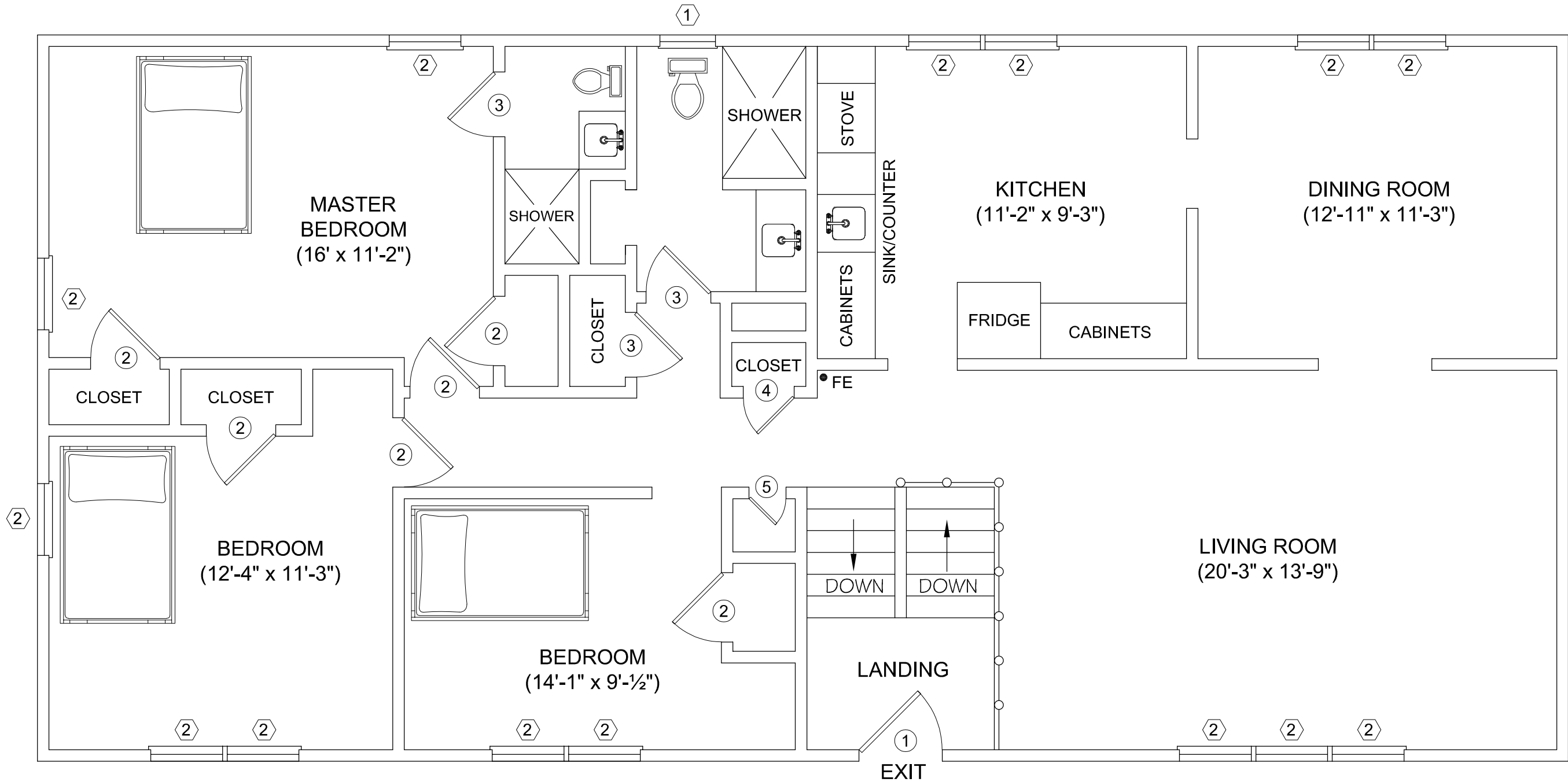
BABY BELUGA GROUP HOME DAYCARE

43 BETTSWOOD ROAD, NORWALK, CONNECTICUT

LEGEND					
■ SD	SMOKE DETECTOR	👤	BABY DINING CHAIR	DOOR SIZES	
● FE	FIRE EXTINGUISHER	👤	TODDLER DINING CHAIR	①	36"W x 80"H
■ CMO	CARBON MONOXIDE ALARM			②	30"W x 80"H
— EP	ELECTRIC PANEL			③	24"W x 80"H
		🛏	BABY CRIB	WINDOW SIZES	
				①	24"W x 30"H
				②	31"W x 30"H
				③	31"W x 48"H
				④	32"W x 48"H

SECOND FLOOR PLAN

1/4" = 1'-0"



LEGEND

■ SD	SMOKE DETECTOR	🚰	SINK
● FE	FIRE EXTINGUISHER	🚽	TOILET
■ CMO	CARBON MONOXIDE ALARM	🛏	BED
— EP	ELECTRIC PANEL		

DOOR SIZES

①	36"W x 80"H
②	30"W x 80"H
③	28"W x 80"H
④	22"W x 80"H
⑤	16"W x 80"H

WINDOW SIZES

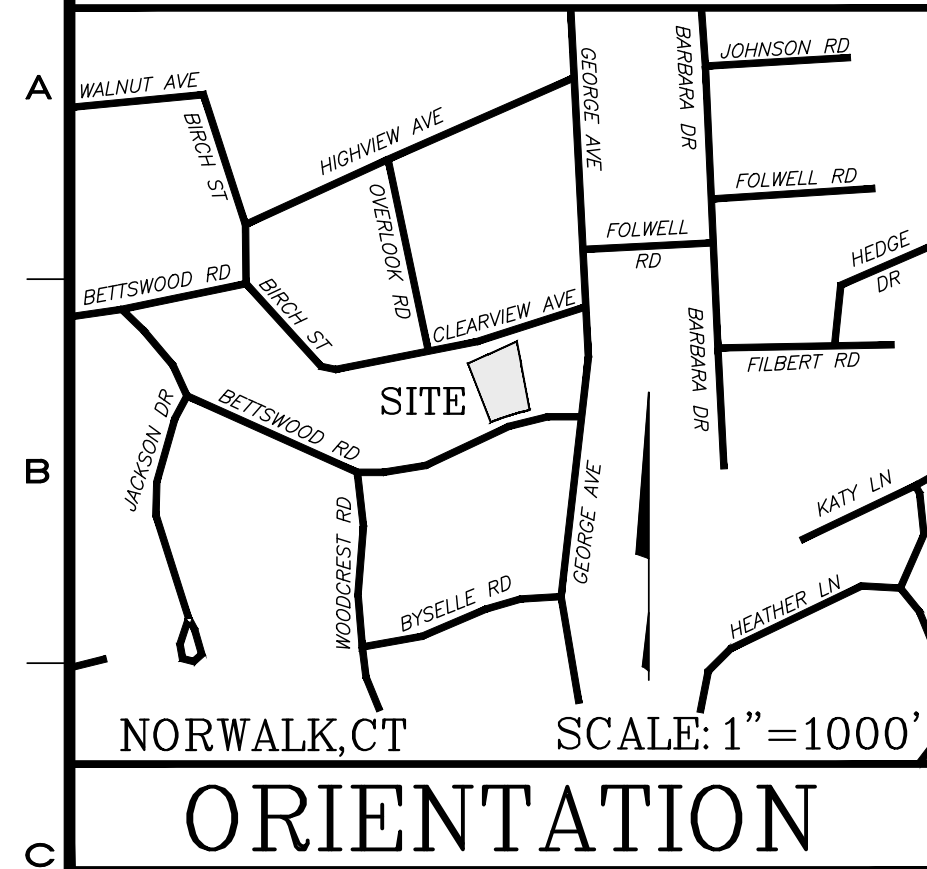
①	24"W x 30"H
②	31"W x 48"H

6/11/2025

RESIDENTIAL FLOOR PLAN

43 BETTSWOOD ROAD, NORWALK, CONNECTICUT

BLOCK: 5 ZONE: CD-1S



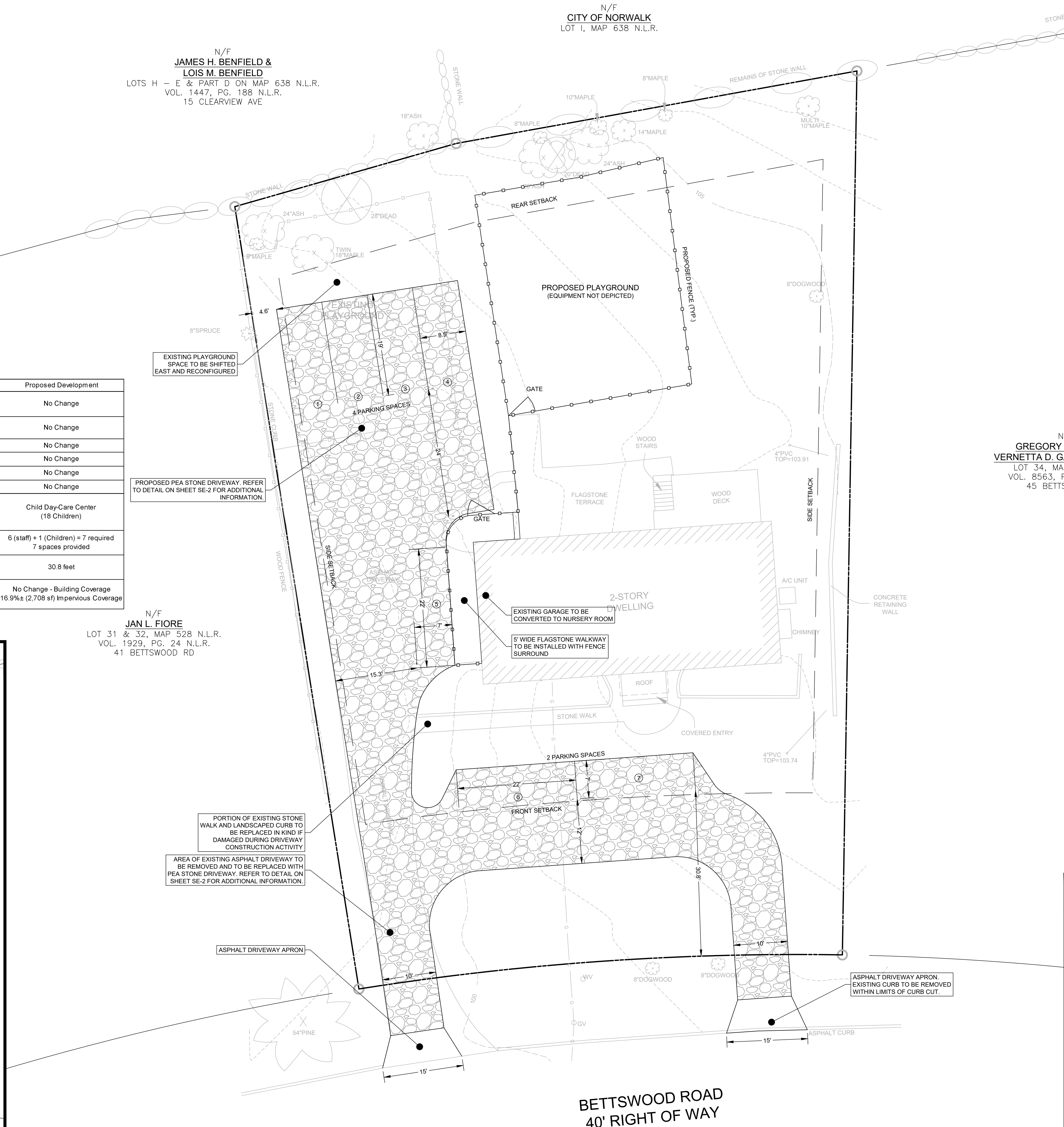
ZONING INFORMATION TABLE
43 Bettswood Road

5/21/2025		CD-1S Zoning District	Existing Development	Proposed Development
MINIMUM SIZE OF PLOT	AREA	6,250 sf	16,046± SF (0.37± acres)	No Change
HEIGHT	MAXIMUM	2.5 stories max; 32 feet max	1 Story	No Change
MINIMUM YARDS	FRONT	30 feet min.	53.1 feet	No Change
	SIDE	6 feet min.	12.2 feet	No Change
	REAR	15 feet min.	67.7 feet (to deck)	No Change
BUILDING TYPE			Residential House	No Change
USE DESIGNATION			Child Day-Care Center (12 Children)	Child Day-Care Center (18 Children)
PARKING	QUANTITY	1 per teacher/staff + 1 per 20 Students	2 spaces provided	6 (staff) + 1 (Children) = 7 required 7 spaces provided
	LOCATION	Located behind Front Yard Setback (30 feet)	N/A	30.8 feet
IMPERVIOUS SURFACE COVERAGE		Building Coverage: 25% max. Impervious Coverage: 26% max	9.4%± (1,510 sf) Building Coverage 26.1%± (4,183 sf) Impervious Coverage	No Change - Building Coverage 16.9%± (2,708 sf) Impervious Coverage



N/F
JAMES H. BENFIELD &
LOIS M. BENFIELD
LOTS H - E & PART D ON MAP 638 N.L.R.
VOL. 1447, PG. 188 N.L.R.
15 CLEARVIEW AVE

N/F
JAN L. FIORE
LOT 31 & 32, MAP 528 N.L.R.
VOL. 1929, PG. 24 N.L.R.
41 BETTSWOOD RD



N/F
GREGORY JOHNSON &
VERNETTA D. GALLOP-JOHNSON
LOT 34, MAP 528 N.L.R.
VOL. 8563, PG. 269 N.L.R.
45 BETTSWOOD RD

I	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

SCALE: 0 10 20
1"=10'

DRAWN BY: HDC CHECKED BY: VJH

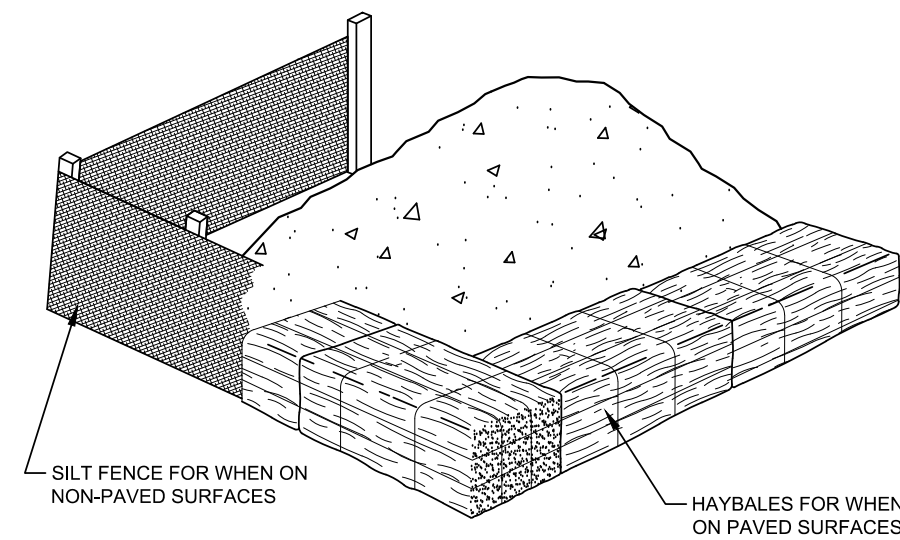
STATE OF CONNECTICUT
VINEENT J. HYMAN, C.T., P.E. 32700
No. 00427100
May 25 2025
VINEENT J. HYMAN

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

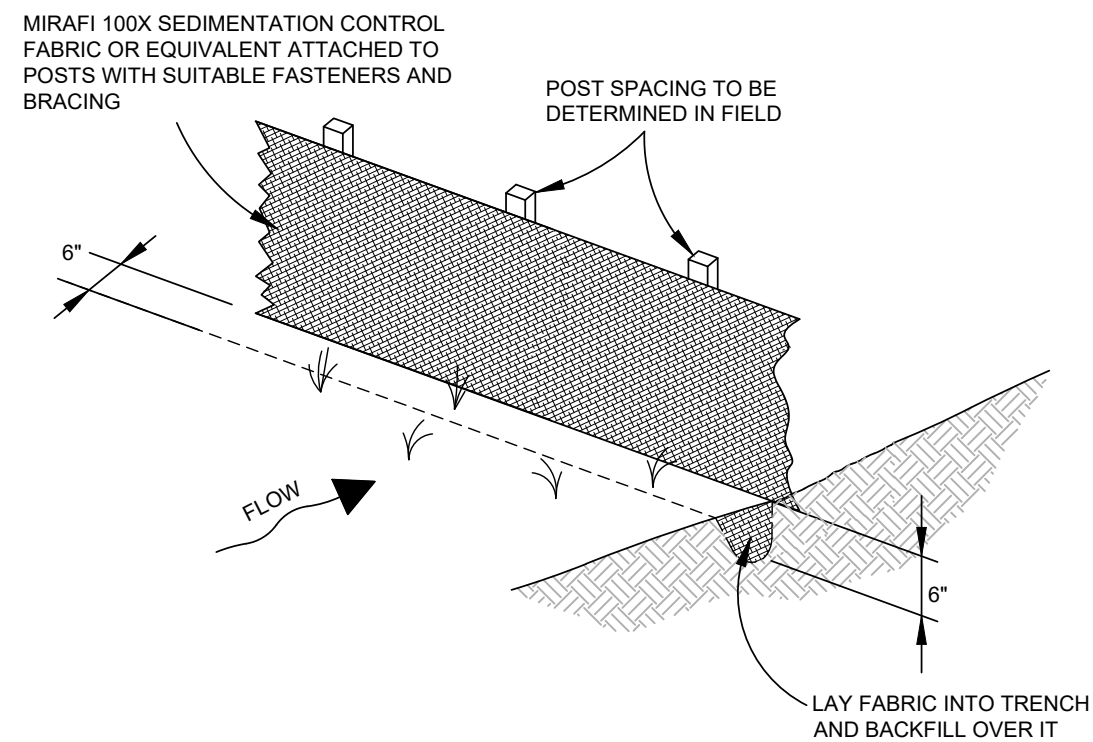
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ZSP-I

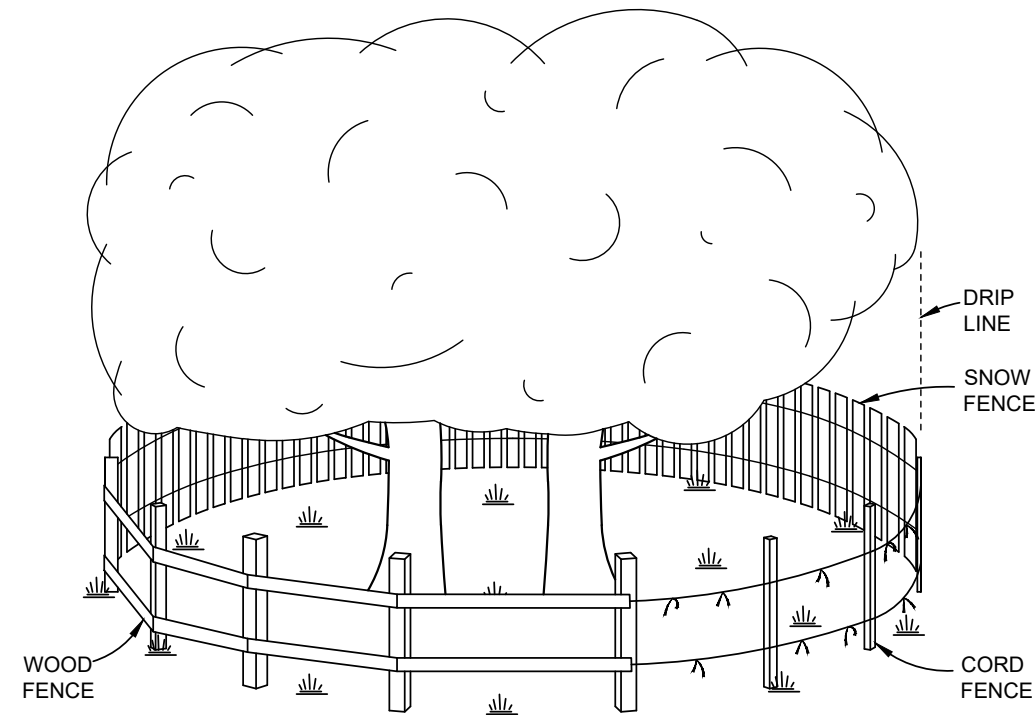
Comm. No: 10502



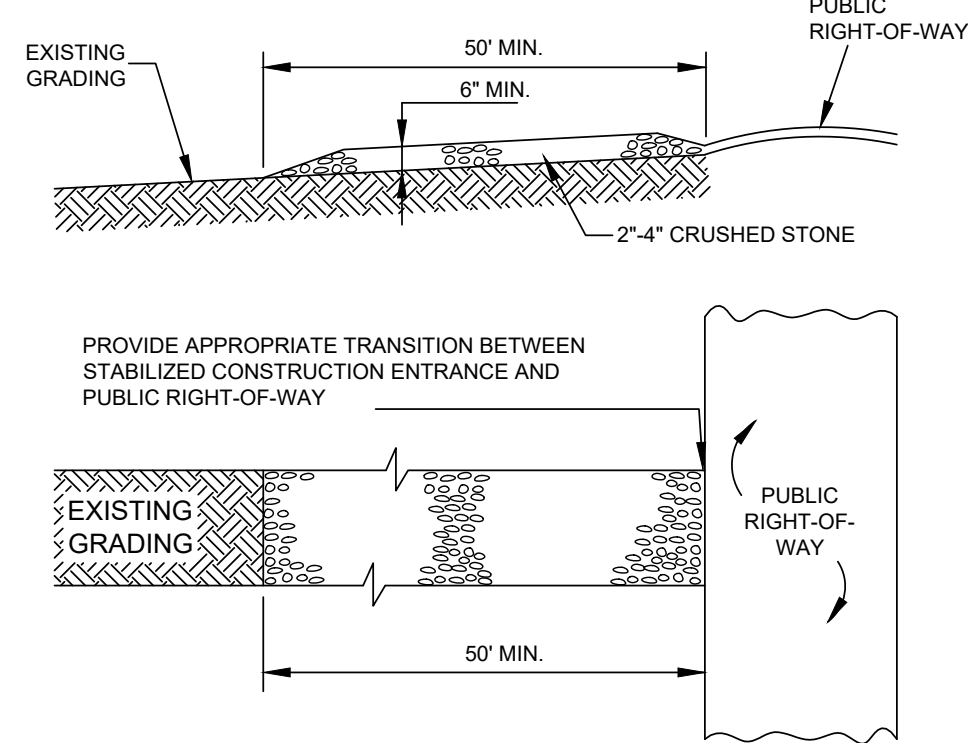
SEDIMENT FILTER FOR STOCK PILE
N.T.S.



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



TREE PROTECTION
(SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.



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

N/F
**JAMES H. BENFIELD &
LOIS M. BENFIELD**
LOTS H - E & PART D ON MAP 638 N.L.R.
VOL. 1447, PG. 188 N.L.R.
15 CLEARVIEW AVE

POTENTIAL STOCKPILE LOCATION. SILT FENCE
TO BE INSTALLED ON DOWNSTREAM SIDE OF
STOCKPILE. EXCESS MATERIAL SHALL BE
REMOVED FROM THE SITE AS NECESSARY.

LIMIT OF PEA STONE
DRIVEWAY (STONE AREA 1)
WITH BOTTOM OF CRUSHED
STONE RESERVOIR SET FLAT
AT ELEVATION 97.00
(AREA = 1,920± SF)

N/F
JAN L. FIORE
LOT 31 & 32, MAP 528 N.L.R.
VOL. 1929, PG. 24 N.L.R.
41 BETTSWOOD RD

N/F
CITY OF NORWALK
LOT 1, MAP 638 N.L.R.

LIMIT OF PEA STONE
DRIVEWAY (STONE AREA 2)
WITH BOTTOM OF CRUSHED
STONE RESERVOIR SET FLAT
AT ELEVATION 98.70
(AREA = 420± SF)

PEA STONE DRIVEWAY WITH
CRUSHED STONE RESERVOIR BELOW.
BOTTOM OF CRUSHED STONE
RESERVOIR ELEVATION TO VARY AND
SHALL BE SET 12" BELOW THE
SURFACE GRADE UNLESS OTHERWISE
NOTED (FOR STONE AREAS 1 AND 2).
TOTAL FOOTPRINT OF PEA STONE
DRIVEWAY = 4,100 ± SF.

CONTRACTOR TO CONFIRM COVER
OVER EXISTING GAS AND WATER
SERVICES PRIOR TO ROUGH
GRADING DRIVEWAY

SILT FENCE (TYP.)
INSTALL TRACKING PAD (TYP.)

BETTSWOOD ROAD
40' RIGHT OF WAY

N/F
**GREGORY JOHNSON &
VERNETTA D. GALLOP-JOHNSON**
LOT 34, MAP 528 N.L.R.
VOL. 8563, PG. 269 N.L.R.
45 BETTSWOOD RD

No.	Date	Revision
1	05/21/2025	ORIGINAL ISSUE DATE

**SITE GRADING AND
SEDIMENT & EROSION
CONTROL PLAN**
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA

SCALE: 0 10 20
1"=10'

DRAWN BY: HDC CHECKED BY: VJH

VINCENT J. HYNES, P.E. 32800
No. 1033100
May 21, 2025

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

SHEET No:
SE-1

Comm. No.: 10502

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

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GENERAL NOTES:

1.

These drawings are intended only to depict the design of site grading, utilities, and sediment & erosion controls. These drawings are for informational purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

2.

All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Existing Building Location Survey dated May 6, 2025. Elevations depicted or labeled are based on an assumed vertical datum.

3.

Property lies in a CD-1S zone.

4.

All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition).

5.

All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical Standard Details.

6.

Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.

7.

Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.

8.

The property shall be served by public water and sewer.

9.

Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits (at utility crossings) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.

10.

It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.

11.

When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.

12.

Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.

13.

Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.

14.

Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.

15.

The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.

16.

The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.

17.

The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

18.

A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

19.

Earth slopes shall be no steeper than 2:1 (horz.:vert.)

20.

No work shall commence until erosion controls have been inspected and approved by the DPW or their designee(s).

21.

General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.

22.

General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".

23.

Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.

24.

Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, effective March 30, 2024.

25.

After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.

26.

Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 15 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.

27.

Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

28.

Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.

PAVEMENT AND PAVEMENT MARKINGS:

29.

Areas of new asphalt shall follow the details on this sheet.

30.

Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.

31.

Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.

32.

Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 819.

33.

Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.

34.

Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.

35.

The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.

36.

Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.

37.

Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 819 (latest edition).

38.

Compaction shall be constructed as specified in the CT DOT FORM 819 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.

39.

After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots. Areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

40.

The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.

41.

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42.

Finished grade shall be within 1/2 inch of that noted on the drawings.

43.

The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

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b) Avoid concentration of water;

c) Avoid contamination of existing storm drains;

d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

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1.

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

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3.

The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and DPW that construction is to begin three (3) days prior to commencing work.

4.

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

5.

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

6.

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

7.

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

8.

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

9.

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

10.

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

Temporary Seed Mix:

Perennial ryegrass

40 lbs/ac.

(1 lb/1000 sf.)

Permanent Lawns:

Kentucky Bluegrass

20 lbs/ac.

Creeping Red Fescue

20 lbs/ac.

Perennial Ryegrass

5 lbs/ac.

45 lbs/ac.

(1 lb/1000 sf.)

Optimum Seeding Dates:

April 15 through June 15

August 15 through October 1

11.

Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.

12.

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

13.

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

14.

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

15.

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

16.

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

17.

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

18.

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

19.

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

20.

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

Subsurface Soil Investigation

Soil Profile

Test Pit #: 1

Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 60"

Roots at: -

Depth: 74"

Soil Description

0"-2"

Topsoil

2"-60"

Orange Brown Silty Loam w/sand and rock

60"-74"

Orange Brown Course Sand w/silt

Subsurface Soil Investigation

Soil Profile

Test Pit #: 2

Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 18"

Roots at: -

Depth: 36"

Soil Description

0"-6"

Topsoil

6"-18"

Orange Brown Silty Loam w/fines

18"-36"

Orange Brown Silt

Subsurface Soil Investigation

Soil Profile

Test Pit #: 3

Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 26"

Roots at: -

Depth: 34"

Soil Description

0"-3"

Topsoil

3"-34"

Orange Brown Silty Loam

Subsurface Soil Investigation

Soil Profile

Test Pit #: 4

Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 40"

Roots at: 18"

Depth: 48"

Soil Description

0"-12"

Topsoil / Fill

12"-48"

Orange Brown Silty Loam w/Trace Sand

40.

The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.

41.

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42.

Finished grade shall be within 1/2 inch of that noted on the drawings.

43.

The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

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SEDIMENT AND EROSION CONTROL NOTES:

1.

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

2.

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3.

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4.

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5.

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6.

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

7.

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

8.

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

9.

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

10.

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Temporary Seed Mix:

Perennial ryegrass

40 lbs/ac.

(1 lb/1000 sf.)

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20 lbs/ac.

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Optimum Seeding Dates:

April 15 through June 15

August 15 through October 1

11.

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Subsurface Soil Investigation

Soil Profile

Test Pit #: 4

Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 40"

Roots at: 18"

Depth: 48"

Soil Description

0"-12"

Topsoil / Fill

12"-48"

Orange Brown Silty Loam w/Trace Sand

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Soil Profile

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Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 40"

Roots at: 18"

Depth: 48"

Soil Description

0"-12"

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

16.

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

17.

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

18.

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

19.

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

20.

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

Subsurface Soil Investigation

Soil Profile

Test Pit #: 4

Inspector: VJH

Ledge at: -

Water at: -

Date: 04/25/2024

Sanitarian: N/A

Mottling at: 40"

Roots at: 18"

Depth: 48"

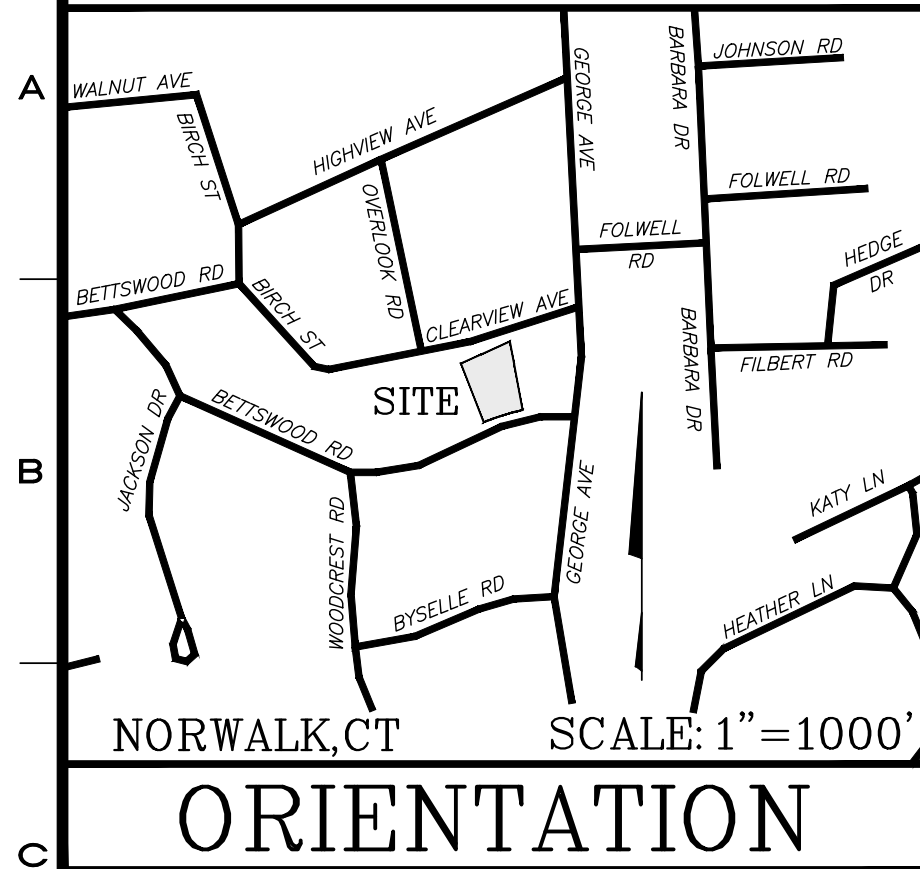
Soil Description

0"-12"

Topsoil / Fill

12"-48

BLOCK: 5 ZONE: CD-1S



N/F
JAMES H. BENFIELD &
LOIS M. BENFIELD
LOTS H - E & PART D ON MAP 638 N.L.R.
VOL. 1447, PG. 188 N.L.R.
15 CLEARVIEW AVE

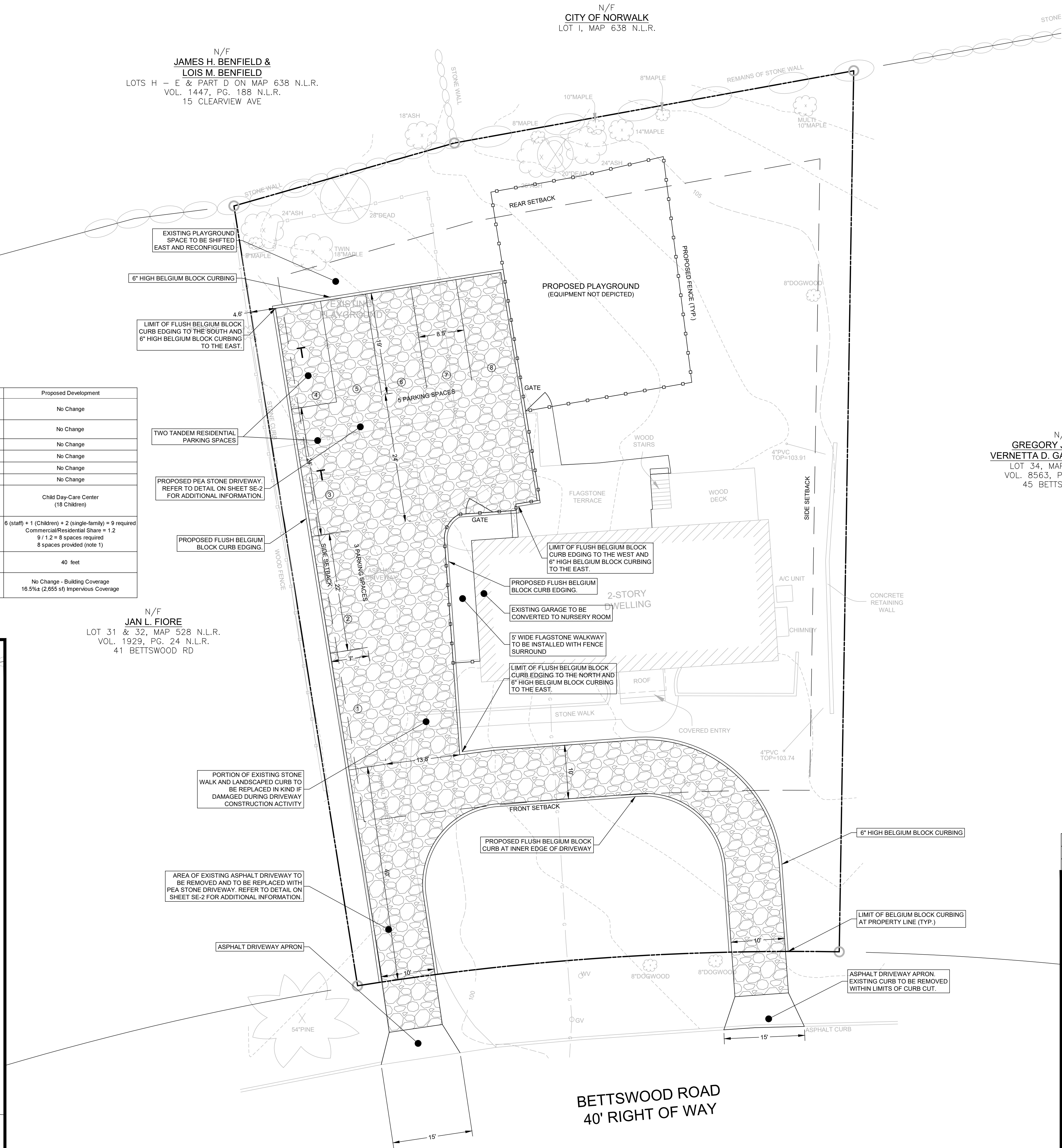
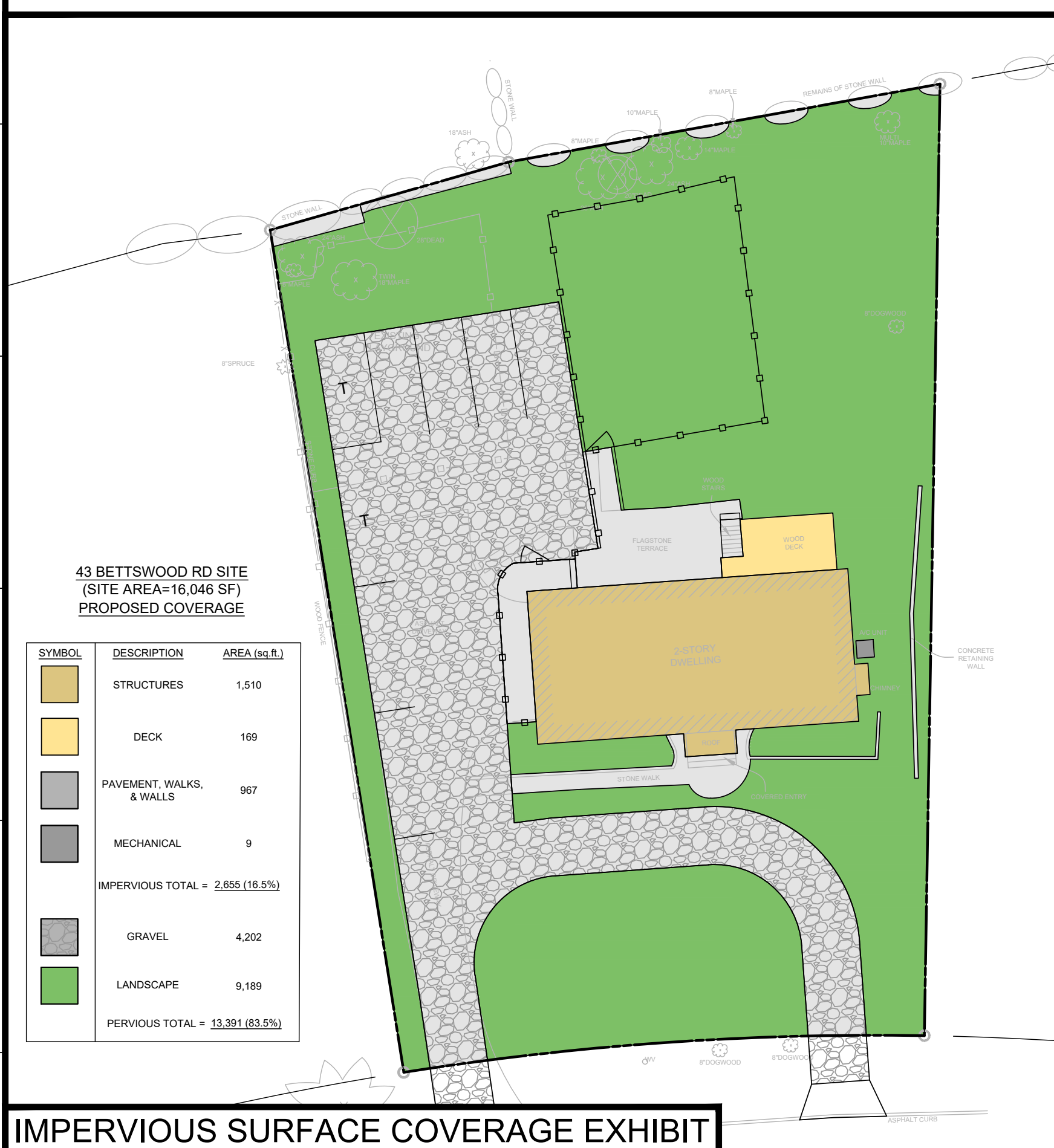
N/F
CITY OF NORWALK
LOT 1, MAP 638 N.L.R.

ZONING INFORMATION TABLE
43 Bettswood Road

6/16/2025		CD-1S Zoning District	Existing Development	Proposed Development
MINIMUM SIZE OF PLOT	AREA	6,250 sf	16,046± SF (0.37± acres)	No Change
HEIGHT	MAXIMUM	2.5 stories max.; 32 feet max.	1 Story	No Change
MINIMUM YARDS	FRONT	30 feet min.	53.1 feet	No Change
	SIDE	6 feet min.	12.2 feet	No Change
	REAR	15 feet min.	67.7 feet (to deck)	No Change
BUILDING TYPE			Residential House	No Change
USE DESIGNATION			Child Day-Care Center (12 Children)	Child Day-Care Center (18 Children)
PARKING	QUANTITY	1 per teacher/staff + 1 per 20 Students 2 per Dwelling unit (single-family)	2 spaces provided	8 (staff) + 1 (Children) + 2 (single-family) = 9 required Commercial/Residential Share = 1.2 9 / 1.2 = 8 spaces required 8 spaces provided (note 1)
	LOCATION	Located behind Front Yard Setback (30 feet)	N/A	40 feet
IMPERVIOUS SURFACE COVERAGE		Building Coverage: 25% max. Impervious Coverage: 35% max.	9.4% ± (1,510 sf) Building Coverage 25.1% ± (4,183 sf) Impervious Coverage	No Change - Building Coverage 16.5% ± (2,655 sf) Impervious Coverage

Note 1: Residential portion of parking provided via tandem spaces

N/F
JAN L. FIORE
LOT 31 & 32, MAP 528 N.L.R.
VOL. 1929, PG. 24 N.L.R.
41 BETTSWOOD RD



N/F
GREGORY JOHNSON &
VERNETTA D. GALLOP-JOHNSON
LOT 34, MAP 528 N.L.R.
VOL. 8563, PG. 269 N.L.R.
45 BETTSWOOD RD

2	06/16/2025	REVISED PER P&Z COMMENTS
1	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
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22 First Street | Stamford, CT 06905
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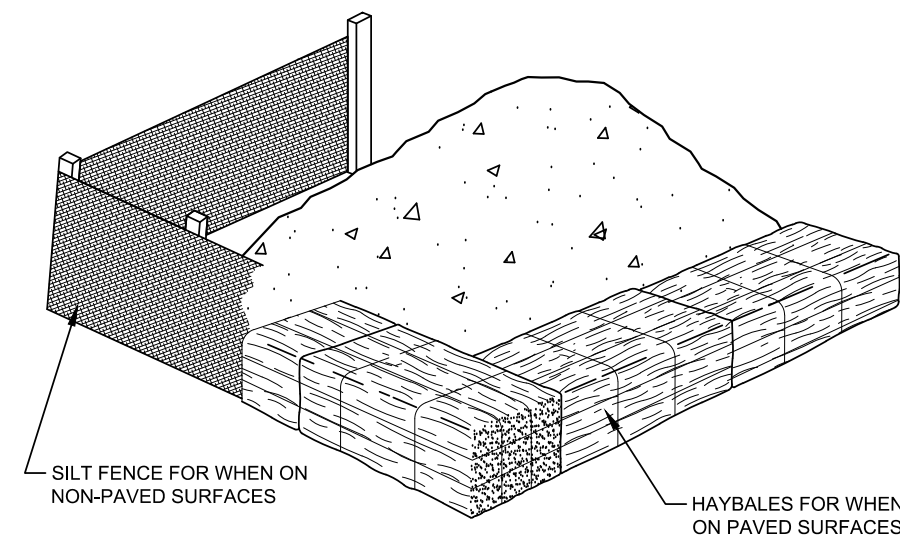
SCALE 0 10 20
1"=10'

DRAWN BY: HCH
STATE OF CONNECTICUT
REGISTERED PROFESSIONAL ENGINEER
VINCE P. HYNES, INC. 0325100
100 HUNTERS CREEK RD. #3100
JUN 14 2025
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

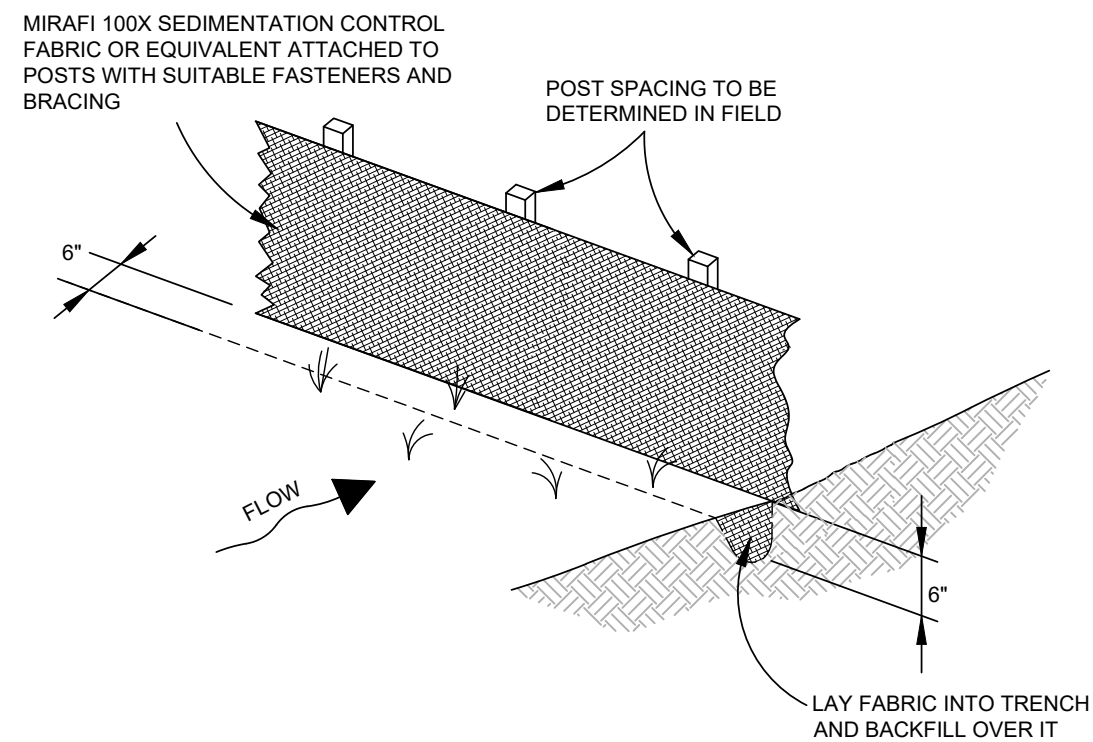
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ZSP-I

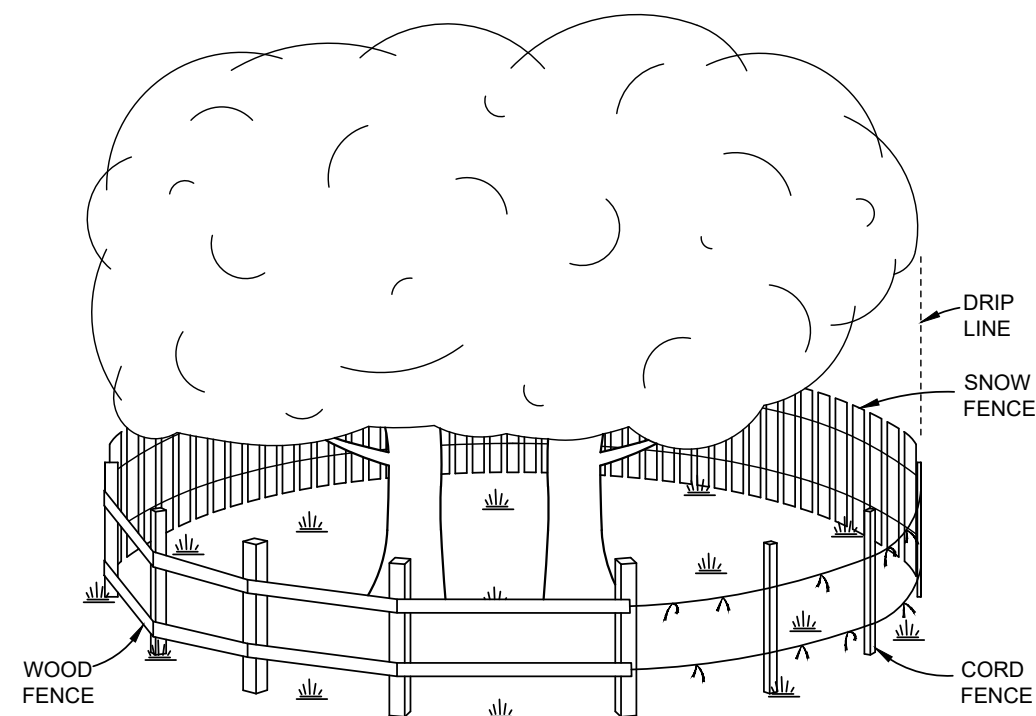
Comm. No: 10502



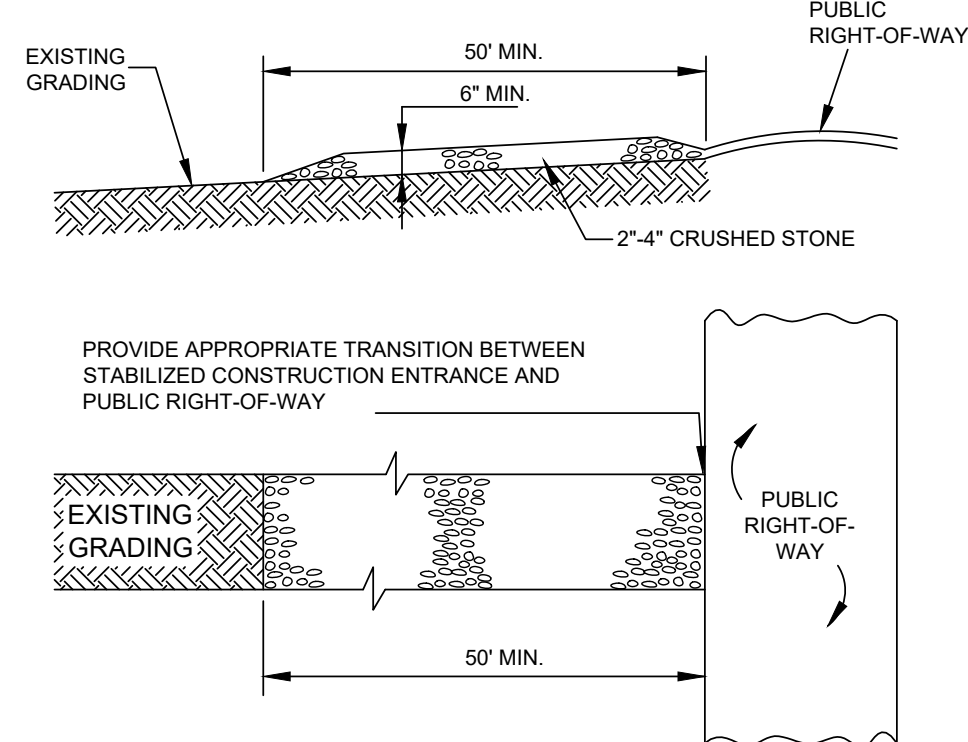
SEDIMENT FILTER FOR STOCK PILE
N.T.S.



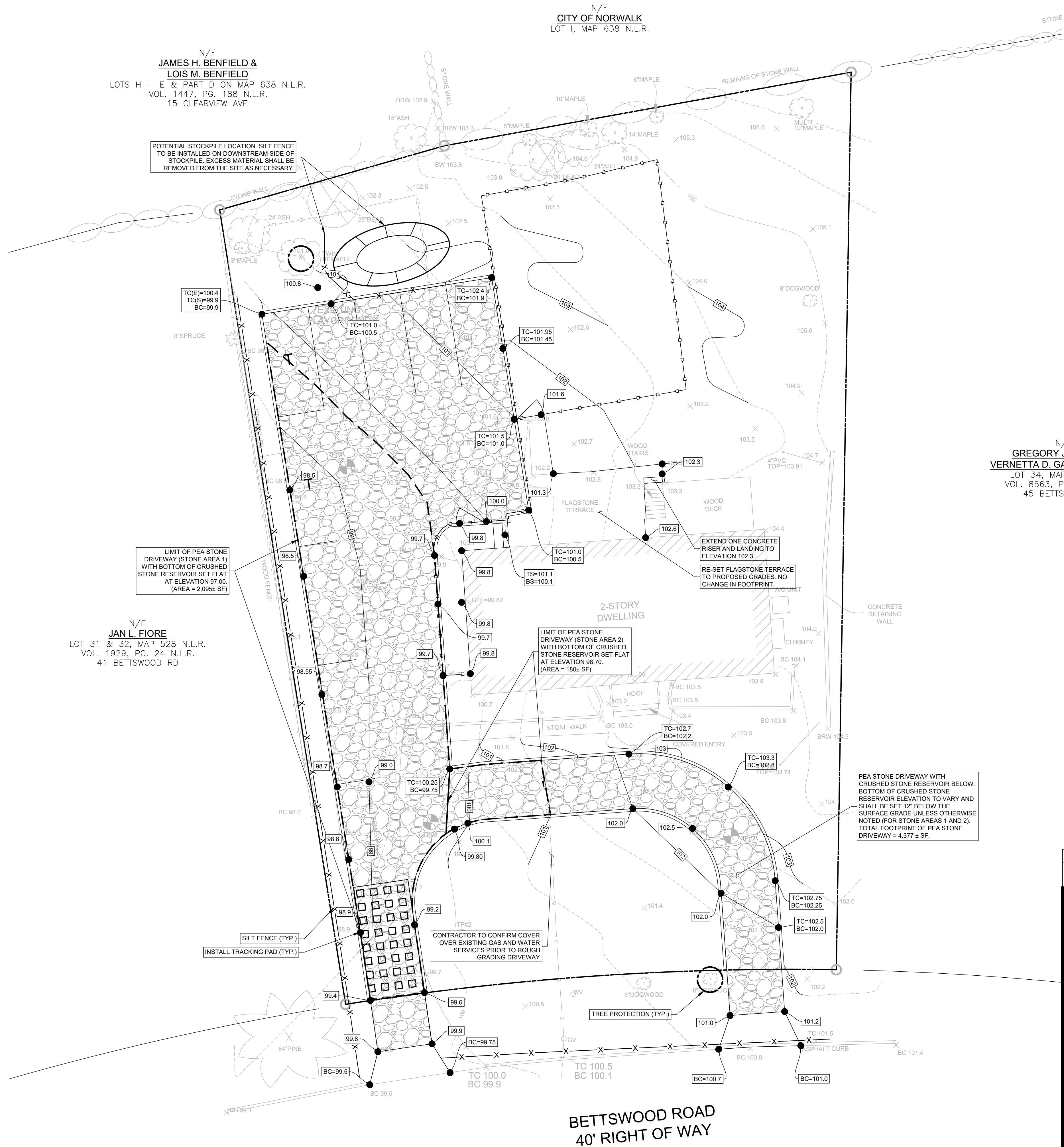
FABRIC & POST SILTATION BARRIER (SILT FENCE)
N.T.S.



TREE PROTECTION (SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.



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



N/F
GREGORY JOHNSON &
VERNETTA D. GALLOP-JOHNSON
LOT 34, MAP 528 N.L.R.
VOL. 8563, PG. 269 N.L.R.
45 BETTSWOOD RD

No.	Date	Revision
2	06/16/2025	REVISED PER P&Z COMMENTS
1	05/21/2025	ORIGINAL ISSUE DATE

**SITE GRADING AND
SEDIMENT & EROSION
CONTROL PLAN**
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA

SCALE: 0 10 20
1"=10'

DRAWN BY: HDG CHECKED BY: VJH

STATE OF CONNECTICUT
VINCE A. HYNES, P.E. No. 0000100
Professional Engineer
DATE: June 16, 2025

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

SHEET No: **SE-1**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

Comm. No.: 10502

GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, utilities, and sediment & erosion controls. These drawings are for informational purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Existing Building Location Survey dated May 6, 2025. Elevations depicted or labeled are based on an assumed vertical datum.
3. Property lies in a CD-1S zone.
4. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition).
5. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical State Standard Details.
6. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
7. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
8. The property shall be served by public water and sewer.
9. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits (at utility crossings) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
10. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
11. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
12. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
13. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
14. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
15. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
16. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
17. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
18. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

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

PAVEMENT AND PAVEMENT MARKINGS:

29. Areas of new asphalt shall follow the details on this sheet.
30. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
31. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
32. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 819.
33. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
34. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
35. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
36. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
37. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 819 (latest edition).
38. Compaction shall be constructed as specified in the CT DOT FORM 819 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
39. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots. Areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

40. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
41. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
42. Finished grade shall be within 1/2 inch of that noted on the drawings.
43. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

SEDIMENT AND EROSION CONTROL NARRATIVE:

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

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

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" effective March 30, 2024 prepared by The Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and DPW that construction is to begin three (3) days prior to commencing work.
4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.
7. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2' - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
10. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick, minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:		
Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf.)
Permanent Lawns:		
Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf.)

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

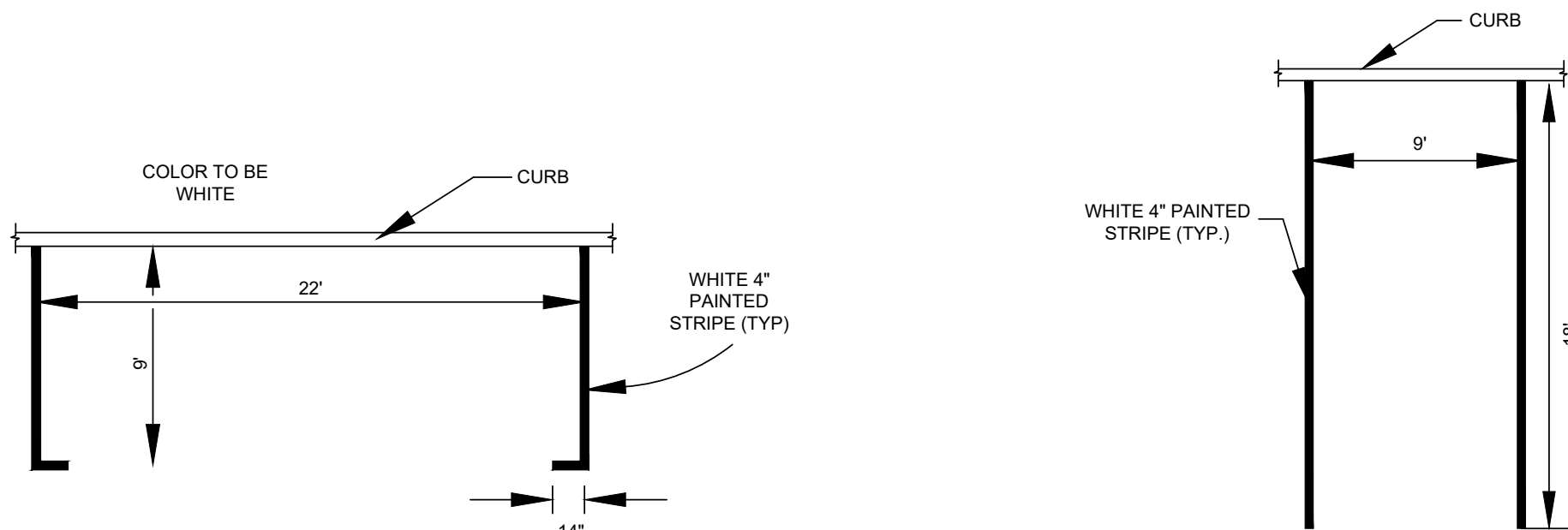
11. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
12. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and re-mulch when season permits.
13. Loaded trucks shall be covered as required to keep down dust.
14. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
15. Dust control to be achieved with watering down disturbed areas as required.
16. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
17. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
18. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
19. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
20. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 1	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 60"
Water at: -		Roots at: -
Depth: 74"	Soil Description	
0"-2"	Topsoil	
2"-60"	Orange Brown Silty Loam w/sand and rock	
60"-74"	Orange Brown Course Sand w/silt	

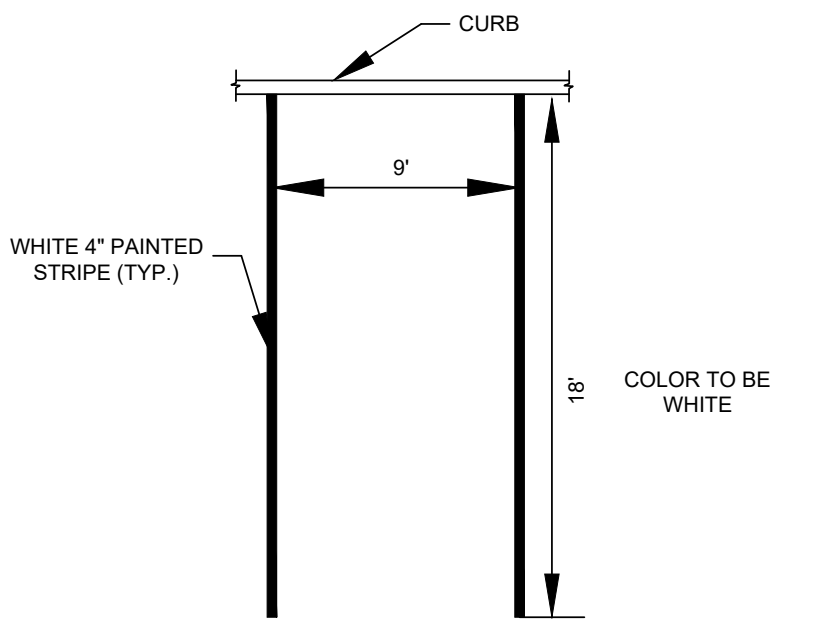
Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 2	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 18"
Water at: -		Roots at: -
Depth: 36"	Soil Description	
0"-6"	Topsoil	
6"-18"	Orange Brown Silty Loam w/fines	
18"-36"	Orange Brown Silt	

Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 3	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 26"
Water at: -		Roots at: -
Depth: 34"	Soil Description	
0"-3"	Topsoil	
3"-34"	Orange Brown Silty Loam	

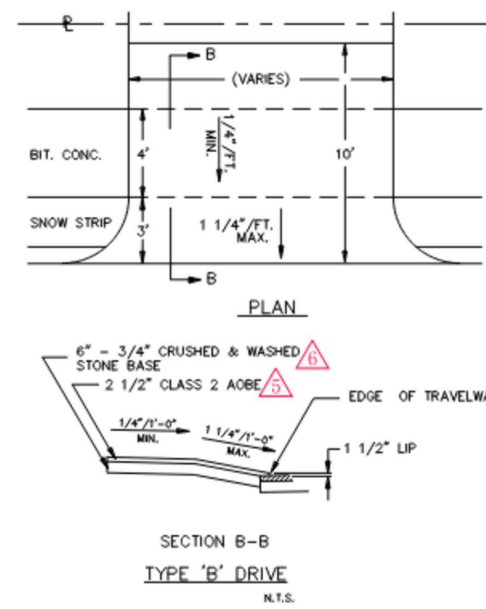
Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 4	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 40"
Water at: -		Roots at: 18"
Depth: 48"	Soil Description	
0"-12"	Topsoil / Fill	
12"-48"	Orange Brown Silty Loam w/Trace Sand	



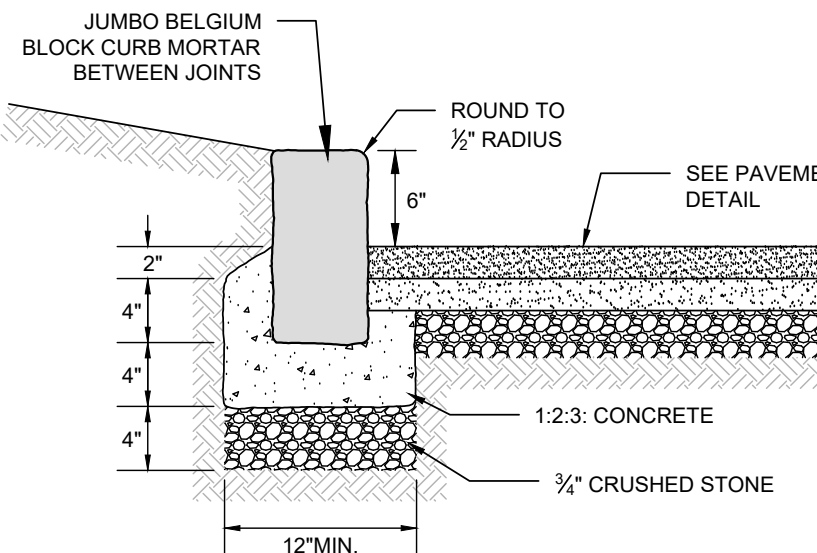
PARALLEL PARKING SPACE
N.T.S.



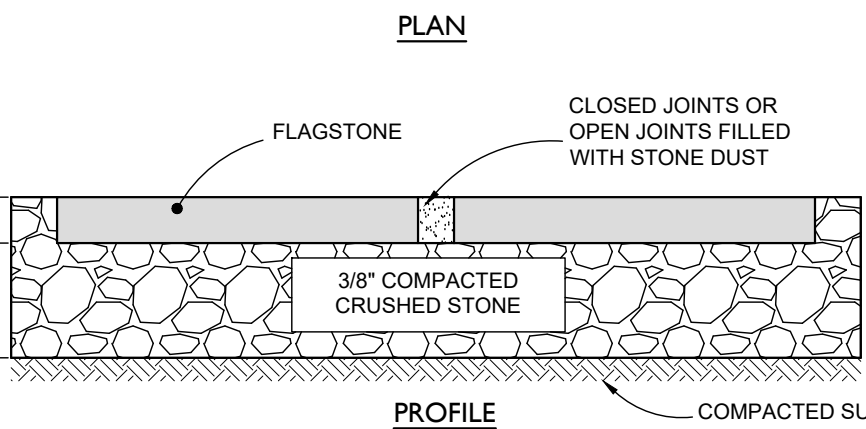
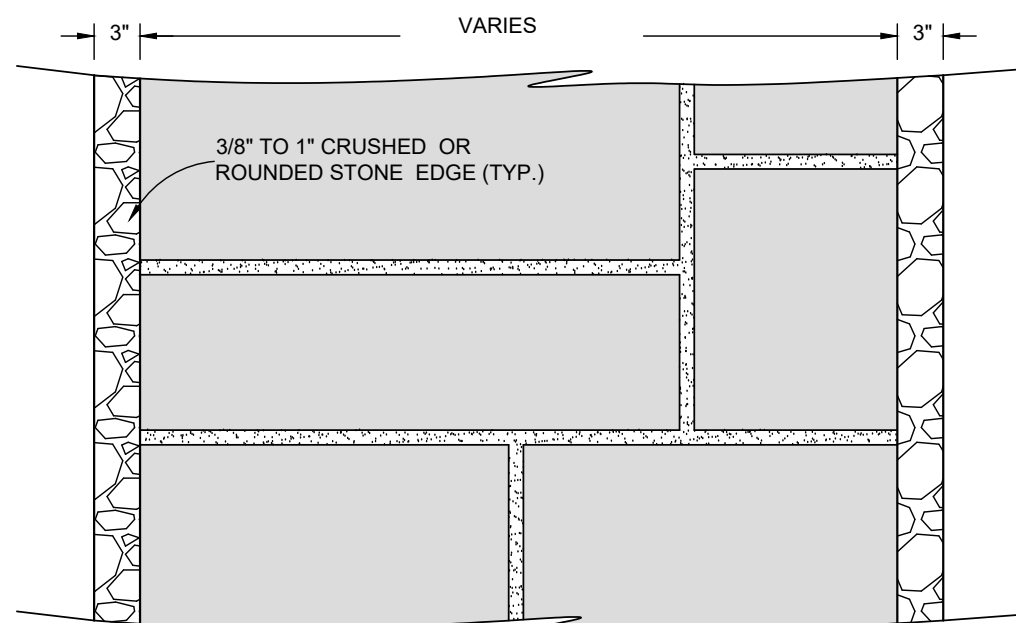
REGULAR PARKING SPACE
N.T.S.



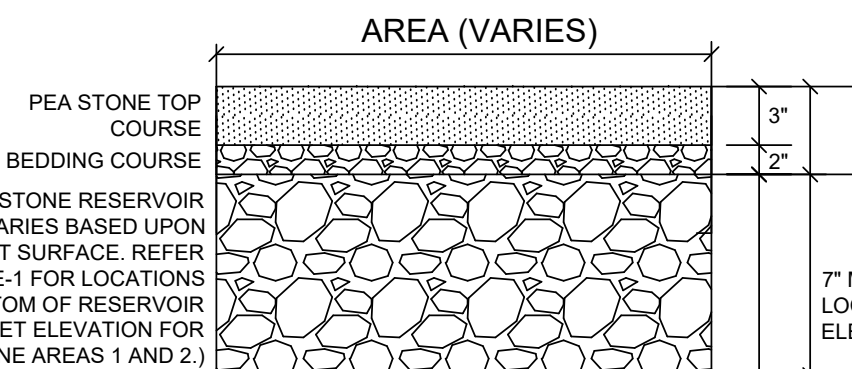
BITUMINOUS CONCRETE APRON
BIT. LIP CONC. CURBING



JUMBO BELGIUM BLOCK CURB
N.T.S.



FLAGSTONE WALKWAY DETAIL
N.T.S.



PEA STONE DRIVEWAY DETAIL
N.T.S.

I	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

NOTES & DETAILS

DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

SCALE: N.T.S.

DRAWN BY: HDC

CHECKED BY: VJH

VINCENT J. HYMAN, P.E. 32500
No. 20327-0001
May 21, 2025

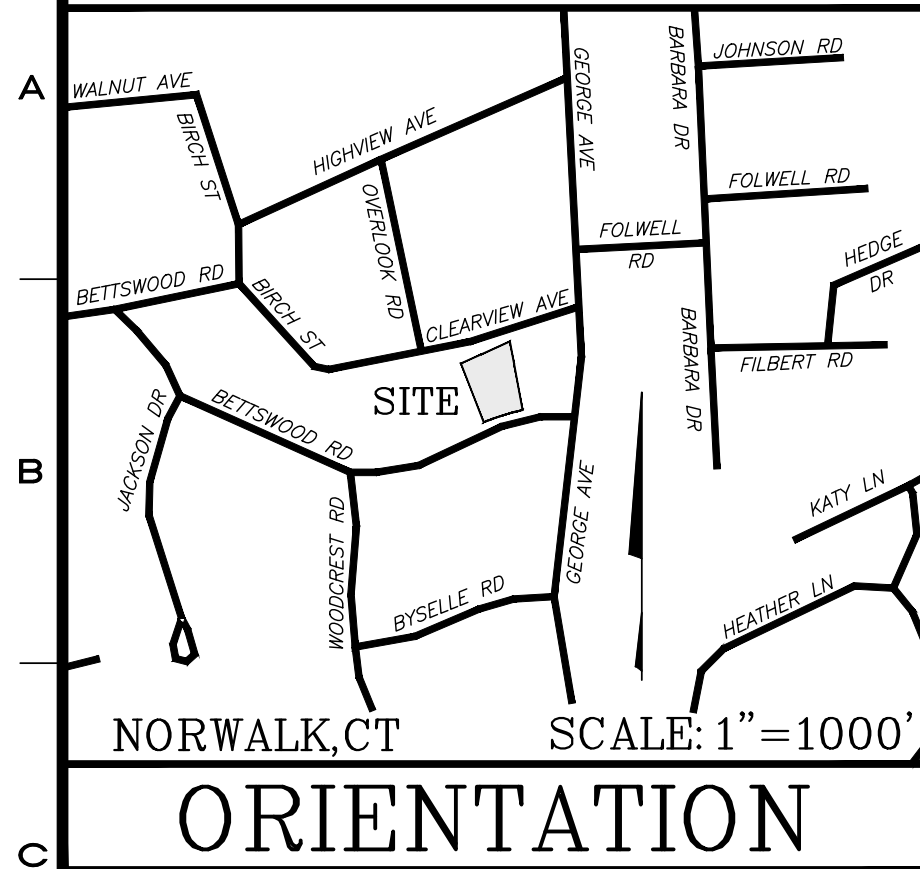
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SHEET No: **SE-2**

Comm. No: 10502

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Tel: 203.327.0900 | Fax: 203.357.1118
www.rednissandmead.com

BLOCK: 5 ZONE: CD-1S



N/F
JAMES H. BENFIELD &
LOIS M. BENFIELD
LOTS H - E & PART D ON MAP 638 N.L.R.
VOL. 1447, PG. 188 N.L.R.
15 CLEARVIEW AVE

N/F
CITY OF NORWALK
LOT 1, MAP 638 N.L.R.

ZONING INFORMATION TABLE
43 Bettswood Road

6/17/2025		CD-1S Zoning District	Existing Development	Proposed Development
MINIMUM SIZE OF PLOT	AREA	6,250 sf	16,048± SF (0.37± acres)	No Change
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MINIMUM YARDS	FRONT	30 feet min.	53.1 feet	No Change
	SIDE	6 feet min.	12.2 feet	No Change
	REAR	15 feet min.	67.7 feet (to deck)	No Change
BUILDING TYPE			Residential House	No Change
USE DESIGNATION			Child Day-Care Center (12 Children)	Child Day-Care Center (18 Children)
PARKING	QUANTITY	1 per teacher/staff + 1 per 20 Students 2 per Dwelling unit (single-family)	2 spaces provided	8 (staff) + 1 (Children) + 2 (single-family) = 8 required Commercial/Residential Share = 1.2 9 / 1.2 = 8 spaces required 8 spaces provided
	LOCATION	Located behind Front Yard Setback (30 feet)	N/A	33.2 feet
IMPERVIOUS SURFACE COVERAGE		Building Coverage: 25% max. Impervious Coverage: 35% max.	9.4%± (1,510 sf) Building Coverage 26.1%± (4,183 sf) Impervious Coverage	No Change - Building Coverage 16.5%± (2,655 sf) Impervious Coverage

N/F
JAN L. FIORE
LOT 31 & 32, MAP 528 N.L.R.
VOL. 1929, PG. 24 N.L.R.
41 BETTSWOOD RD



BETTSWOOD ROAD
40' RIGHT OF WAY

3	06/17/2025	REVISED PER P&Z COMMENTS
2	06/16/2025	REVISED PER P&Z COMMENTS
1	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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www.rednissmead.com

SCALE: 0 10 20
1"=10'

DRAWN BY: HDG
CHECKED BY: VJH

STATE OF CONNECTICUT
No. 0082100
VINEY, J. HYNES OF F.C. & S. 100
June 17, 2025
DATE

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

SHEET No: 1

ZSP-1

Comm. No: 10502

BABY BELUGA FAMILY DAYCARE **TRAFFIC MEMORANDUM**

To: City of Norwalk TMP

Date: April 24, 2025

From: Brian Dempsey, P.E., PTOE, RSP1
Daris Monroy Castillo

Re: Baby Beluga Family Daycare
43 Bettswood Road
City of Norwalk, CT

INTRODUCTION

DTS Provident Design Engineering, LLP (DTS Provident), a licensed Professional Engineering firm in the state of Connecticut, has prepared this Traffic Memorandum as part of a Special Permit for the existing Child Day-Care Facility located at 43 Bettswood Road, just west of George Avenue in the City of Norwalk, Fairfield County, Connecticut. The Day-Care is currently in operation with 12 children, and it is looking to increase to 18 children with this project.

To conduct this Memorandum, DTS Provident reviewed information from the Site/Civil Engineer for the Project as well as conducted Site Observations during the Drop-Off and Pick-up periods. The following is a summary of our findings and conclusions:

EXISTING CONDITIONS

The Site is currently in operation and is located at 43 Bettswood Road in the City of Norwalk (see aerial photograph below). Bettswood Road consists of one lane per direction with no shoulders and no roadway striping/double-yellow line. Bettswood Road has a recommended posted speed limit of 20 mph in the westbound direction near the intersection with Woodcrest Road. On-street parking is permitted on Bettswood Road, but minimal on-street parking was observed.

Access to the site is currently provided by an unsignalized driveway that forms a T intersection with Bettswood Road.



OPERATION HOURS AND DROP-OFF/PICK-UP SCHEDULE

The current maximum number of children at the Site is 12. The drop-offs generally occur between 7:30 AM and 9:30 AM while pick-ups generally occur between 3:00 PM and 5:30 PM. Thus, Site Traffic is dispersed over time. It is proposed to increase the number of children attending the daycare from 12 to 18. Based upon the Institute of Transportation Engineers (ITE) publication “Trip Generation”, 11th Edition, the number of trips associated with the Site during the peak hours was determined and is summarized in the following table:

TABLE NO. 1 TRIP GENERATION SUMMARY TABLE				
TYPE OF DEVELOPMENT	AM PEAK HOUR		PM PEAK HR	
	ENTER	EXIT	ENTER	EXIT
12 Students - LUC 565 – Peak Hour of Adjacent Street Traffic – Average Rate (Current)	5	4	4	5
18 Students - LUC 565 – Peak Hour of Adjacent Street Traffic – Average Rate (Proposed)	7	7	7	8
Difference	2	3	3	3

*Trip Generation based upon Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

Typical of a Day Care Facility, the parent or caretaker or the child drops them off in the morning and then leaves the Site and repeats the process during pick-up.. This is why the entering and exiting trip generated volumes are similar.

DTS Provident representatives made field observations on Wednesday April 23, 2025, during portions of both the drop-off and pick-up periods. Vehicles parked in the Site Driveway for drop-off as well for pick-ups and parents/guardians walked inside the building.

PARKING VOLUMES

DTS Provident consulted the Institute of Transportation Engineers Parking Generation Manual, 6th Edition to determine the minimum number of parking spaces needed for total number of students visiting the Facility. Below is a summary of the parking generation for the children increase of the Day Car Facility Use.

<u>TABLE NO. 2</u> PARKING GNERATION SUMMARY TABLE	
TYPE OF DEVELOPMENT	WEEKDAY
12 Students – LUC 565 – Peak Hour of Adjacent Street Traffic – Average Rate	3
18 Students - LU 565 – Peak Hour of Adjacent Street Traffic – Average Rate	5
Difference	2

*Parking Generation based upon Institute of Transportation Engineers Parking Generation Manual, 6th Edition

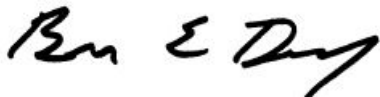
A horseshoe drop-off area on-site with 7 parking spaces is being designed to accommodate the increase of children for the Day Care Facility. As shown in Table No. 2 above, 5 parking spaces is needed to support the Day Care Facility, thus the site will have adequate parking.

CONCLUSION

Based upon the information contained herein, it is the considered professional opinion of DTS Provident that the minimal additional traffic associated with the small increase in students at the Day Care Facility will not have an adverse impact upon the adjacent roadway network. Additionally, adequate parking will be provided.

Very truly yours,

DTS Provident Design Engineering, LLP



Brian E. Dempsey P.E., P.T.O.E., RSP1
Partner

SITE ENGINEERING REPORT
43 Bettswood Road
Norwalk, CT

Prepared For
Mayra Garcia

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

Issued on:

May 21, 2025


Vincent J. Hynes, P.E.
CT #32100

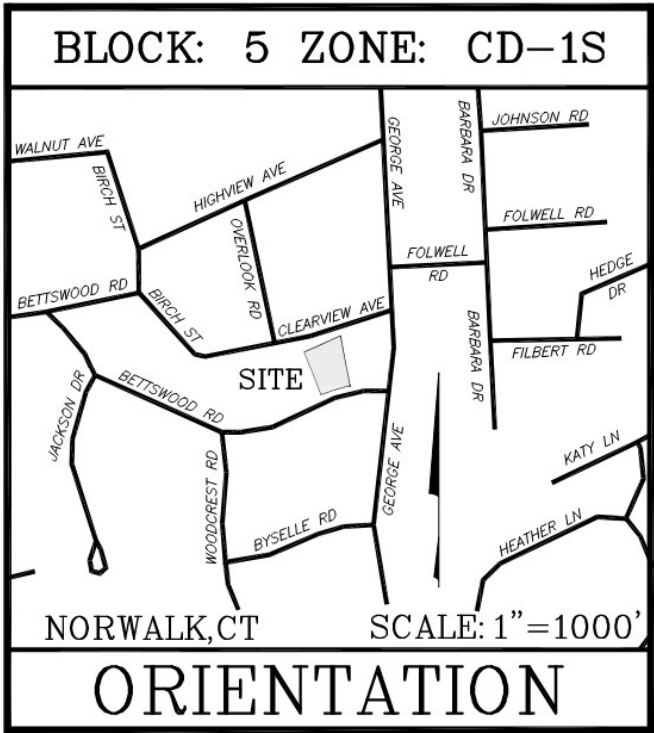
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APPENDICES

<u>Appendix 1:</u>	Existing and Proposed On-Site Drainage Basin Maps
<u>Appendix 2:</u>	Existing & Proposed On-Site Hydraulic Data
<u>Appendix 3:</u>	Rainfall Intensity Data, NRCS Web Soil Survey, FEMA Firmette, & USGS Quad Map
<u>Appendix 4:</u>	Draft Stormwater Operations and Maintenance Plan

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

The owner (Mayra Garcia) of 43 Bettswood Road, in Norwalk, CT, operates a child day-care facility at the property and is seeking to increase the number of children served from 12 to 18. This increase requires placement of 7 parking spaces on-site as required by the zoning regulations (one per 20 children served and one per staff member). The proposal includes removing the existing asphalt driveway and replacing it with a pea stone driveway (with crushed stone reservoir) to accommodate the increased parking demand and maintain a permeable surface to collect and treat stormwater runoff. Exterior building renovations are limited to replacing the existing garage doors with windows and an entry door for an additional childcare room. Reference is made to the accompanying site development plans prepared by Redniss & Mead, Inc.

Existing Conditions

The property is 0.37± acres (16,046sf) and is bounded by Bettswood Road to the south and residential properties to the west, east, and north. The property lies within the CD-IS zoning district. The site is not located within a flood zone as depicted by the Federal Emergency Management Agency (FEMA) on "Flood Insurance Rate Maps" (FIRM) for Fairfield County, Community No. 09001C0532G, effective date July 8, 2013.

Under existing conditions, the site consists of a single-family home with an operating child daycare, an asphalt driveway, patio, and landscaped areas. Runoff from the site generally flows from east to west toward the neighboring sites to the east and west. In total, there is 4,183 sf of impervious coverage under existing conditions with no formal stormwater management system. Refer to Appendix I for Existing Conditions Drainage Basin Exhibit

Proposed Conditions

The clients are seeking approval to remove the existing asphalt driveway and construct a new pea stone surface driveway with associated crushed stone reservoir below. As the pea stone driveway is calculated as pervious coverage, the total impervious coverage decreases by approximately 1,475 square feet (for a total impervious coverage of 2,708 sf) as part of the proposal. Peak rates and volumes of runoff will be reduced with the installation of a crushed stone reservoir below the drive surface. Reference is made to the site plans prepared by Redniss & Mead, Inc.

Peak flow rates and volume generated to discharge of the site are reduced as the proposed pea stone driveway is to be constructed over a crushed stone reservoir (12" minimum profile; 3" pea stone top course, a 2" bedding course, and at least 7" of crushed stone reservoir). The full driveway area (4,100 sf), as well as upstream walk and building area, will drain to the reservoir via sheet flow. The crushed stone reservoir is sized to capture and treat 100% of the required water quality volume for the disturbed driveway area as well as reduce peak rates of runoff and volumes for the site. The systems are metered via at-grade overflow weirs that will spread the discharge similar to the existing conditions.

Based upon test pits conducted on April 24, 2025, the soil layers in which the crushed stone reservoir lies is generally orange brown silty loam with sand and rock. To be conservative, an assumed

rate of percolation of 0.5"/hr was used for the drainage calculations. Please refer to the test pit data shown on sheet SE-2 and NRCS soils report in the appendix of this report for further information. Note, the site soils are listed as hydrologic soil group B.

Calculations were prepared using the methodologies provided in Technical Release 55: Urban Hydrology for Small Watersheds, published by the United States Department of Agriculture National Resources Conservation Service and HydroCAD software. Note that the rainfall rates used are based upon the National Oceanic and Atmospheric Administration (NOAA) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) for the area. The following tables depict the existing and proposed peak flows leaving the site and their associated runoff volumes:

Table 1: Peak Rates of Runoff

Return Period (yrs)	Rainfall Rates (in)	Peak Flow (cfs)			
		Ex	Pr	Change	% Change
2	3.49	0.42	0.07	-0.35	-83.3%
5	4.50	0.73	0.16	-0.57	-78.1%
10	5.33	1.00	0.25	-0.75	-75.0%
25	6.48	1.40	0.88	-0.52	-37.1%
50	7.34	1.72	1.21	-0.51	-29.7%
100	8.26	2.06	1.86	-0.20	-9.7%

Table 2: Runoff Volume

Return Period (yrs)	Rainfall Rates (in)	Runoff Volume (ac-ft)			
		Ex	Pr	Change	% Change
2	3.49	0.032	0.007	-0.025	-78.1%
5	4.50	0.053	0.013	-0.040	-75.5%
10	5.33	0.072	0.023	-0.049	-68.1%
25	6.48	0.100	0.047	-0.053	-53.0%
50	7.34	0.122	0.063	-0.059	-48.4%
100	8.26	0.146	0.083	-0.063	-43.2%

Water Quality

Water quality from the proposal will be improved as compared to existing conditions. This is accomplished as follows:

1. The existing asphalt driveway will be replaced with a pea stone surface driveway with a crushed stone reservoir below. Runoff will filtrate through the crushed stone reservoir prior to any overflow towards the western property line. The overflow elevation is set to provide 100% of the water quality volume.
2. A detailed Sediment and Erosion Control Plan is designed to minimize erosion and requires properly disposing of any accumulation of sediment during construction.

Conclusion

Comparison of the peak discharge rates of for pre- and post-development watershed conditions demonstrate that the peak rates of runoff from the proposed driveway improvement decrease for the 2 through 100-year storm events. Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities.

Appendix 1



BETTSWOOD ROAD
40' RIGHT OF WAY

LEGEND

SURFACE CONDITION		BASIN BOUNDARY
	IMPERVIOUS COVERAGE	
	PERVIOUS/LAWN (HSG: B/D)	

EXISTING DRAINAGE BASIN MAP
43 BETTSWOOD ROAD
NORWALK, CT



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www.rednissmead.com

COMM. NO.:
10502

DATE:
05/21/2025

SCALE:
1"=20'

BYPASS

STONE
BASIN 1

STONE
BASIN 2

BETTSWOOD ROAD
40' RIGHT OF WAY

LEGEND

SURFACE CONDITION		BASIN BOUNDARY
	IMPERVIOUS COVERAGE	
	PERVIOUS/LAWN (HSG: B/D)	

PROPOSED DRAINAGE BASIN MAP
43 BETTSWOOD ROAD
NORWALK, CT



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10502	05/21/2025
	SCALE:
	1"=20'

Appendix 2

Water Quality Volume Calculations

Project: 43 Bettswood Road

Project #: 10502

Date: 5/21/2025

Location: Norwalk, CT

By: HDC

Checked: VJH

Stone Basin 1

Tributary Area=	0.071	acres
Impervious Area=	0.071	acres
I=	1.000	^a
R=	0.950	^b
WQV=	0.006	ac. ft. ^c

WQV Required=	244.9 ft.³
WQV Provided=	1,151.0 ft.³

Stone Basin 2

Tributary Area=	0.023	acres
Impervious Area=	0.023	acres
I=	1.000	^a
R=	0.950	^b
WQV=	0.002	ac. ft. ^c

WQV Required=	79.7 ft.³
WQV Provided=	151.0 ft.³

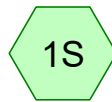
^a I=Percent Impervious Coverage

^b $R=0.05+0.009(I)$; Volumetric runoff Coefficient, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

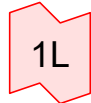
^c $WQV=(I \times R \times A)/12$; Water Quality Volume, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

Note: Water quality area is equal to area of driveway improvements. Stone driveway included as impervious area for WQV purposes. Refer to Hydrocad report for overflow conditions.

EXISTING

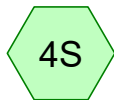


Ex. Site



Out EX

PROPOSED



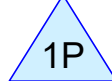
Pr. Stone Basin 2



Stone 2



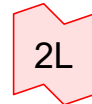
Pr. Stone Basin 1



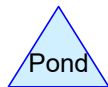
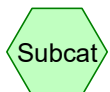
Stone 1



Pr Bypass



Out PR



Routing Diagram for 10502 HydroCAD

Prepared by Redniss & Mead, Inc, Printed 5/20/2025

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10502 HydroCAD

Prepared by Redniss & Mead, Inc

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	Type III 24-hr		Default	24.00	1	3.49	2
2	5-yr	Type III 24-hr		Default	24.00	1	4.50	2
3	10-yr	Type III 24-hr		Default	24.00	1	5.33	2
4	25-yr	Type III 24-hr		Default	24.00	1	6.48	2
5	50-yr	Type III 24-hr		Default	24.00	1	7.34	2
6	100-yr	Type III 24-hr		Default	24.00	1	8.26	2

10502 HydroCAD

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

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Page 3

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>1.03"
Tc=5.0 min CN=70.6 Runoff=0.42 cfs 0.032 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=7,489 sf 27.52% Impervious Runoff Depth>1.83"
Tc=5.0 min CN=82.7 Runoff=0.37 cfs 0.026 af

Subcatchment3S: Pr Bypass Runoff Area=5,821 sf 2.85% Impervious Runoff Depth>0.61"
Tc=5.0 min CN=62.1 Runoff=0.07 cfs 0.007 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=2,736 sf 17.58% Impervious Runoff Depth>1.48"
Tc=5.0 min CN=77.8 Runoff=0.11 cfs 0.008 af

Pond 1P: Stone 1 Peak Elev=97.65' Storage=496 cf Inflow=0.37 cfs 0.026 af
Discarded=0.03 cfs 0.026 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.026 af

Pond 2P: Stone 2 Peak Elev=99.60' Storage=151 cf Inflow=0.11 cfs 0.008 af
Discarded=0.01 cfs 0.007 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.007 af

Link 1L: Out EX Inflow=0.42 cfs 0.032 af
Primary=0.42 cfs 0.032 af

Link 2L: Out PR Inflow=0.07 cfs 0.007 af
Primary=0.07 cfs 0.007 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.072 af Average Runoff Depth = 1.18"
78.53% Pervious = 0.579 ac 21.47% Impervious = 0.158 ac

10502 HydroCAD

Prepared by Redniss & Mead, Inc

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Type III 24-hr 5-yr Rainfall=4.50"

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>1.72"
Tc=5.0 min CN=70.6 Runoff=0.73 cfs 0.053 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=7,489 sf 27.52% Impervious Runoff Depth>2.70"
Tc=5.0 min CN=82.7 Runoff=0.54 cfs 0.039 af

Subcatchment3S: Pr Bypass Runoff Area=5,821 sf 2.85% Impervious Runoff Depth>1.15"
Tc=5.0 min CN=62.1 Runoff=0.16 cfs 0.013 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=2,736 sf 17.58% Impervious Runoff Depth>2.27"
Tc=5.0 min CN=77.8 Runoff=0.17 cfs 0.012 af

Pond 1P: Stone 1 Peak Elev=98.21' Storage=927 cf Inflow=0.54 cfs 0.042 af
Discarded=0.04 cfs 0.036 af Primary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.036 af

Pond 2P: Stone 2 Peak Elev=99.62' Storage=154 cf Inflow=0.17 cfs 0.012 af
Discarded=0.01 cfs 0.008 af Primary=0.11 cfs 0.003 af Outflow=0.12 cfs 0.011 af

Link 1L: Out EX Inflow=0.73 cfs 0.053 af
Primary=0.73 cfs 0.053 af

Link 2L: Out PR Inflow=0.16 cfs 0.013 af
Primary=0.16 cfs 0.013 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.116 af Average Runoff Depth = 1.89"
78.53% Pervious = 0.579 ac 21.47% Impervious = 0.158 ac

10502 HydroCAD

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

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

Subcatchment1S: Ex. Site	Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>2.33" Tc=5.0 min CN=70.6 Runoff=1.00 cfs 0.072 af
Subcatchment2S: Pr. Stone Basin 1	Runoff Area=7,489 sf 27.52% Impervious Runoff Depth>3.44" Tc=5.0 min CN=82.7 Runoff=0.69 cfs 0.049 af
Subcatchment3S: Pr Bypass	Runoff Area=5,821 sf 2.85% Impervious Runoff Depth>1.65" Tc=5.0 min CN=62.1 Runoff=0.25 cfs 0.018 af
Subcatchment4S: Pr. Stone Basin 2	Runoff Area=2,736 sf 17.58% Impervious Runoff Depth>2.97" Tc=5.0 min CN=77.8 Runoff=0.22 cfs 0.016 af
Pond 1P: Stone 1	Peak Elev=98.51' Storage=1,158 cf Inflow=0.94 cfs 0.056 af Discarded=0.04 cfs 0.040 af Primary=0.10 cfs 0.004 af Outflow=0.13 cfs 0.044 af
Pond 2P: Stone 2	Peak Elev=99.63' Storage=157 cf Inflow=0.22 cfs 0.016 af Discarded=0.01 cfs 0.008 af Primary=0.28 cfs 0.006 af Outflow=0.29 cfs 0.014 af
Link 1L: Out EX	Inflow=1.00 cfs 0.072 af Primary=1.00 cfs 0.072 af
Link 2L: Out PR	Inflow=0.25 cfs 0.023 af Primary=0.25 cfs 0.023 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.155 af Average Runoff Depth = 2.52"
78.53% Pervious = 0.579 ac 21.47% Impervious = 0.158 ac

10502 HydroCAD

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

Printed 5/20/2025

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=70.6 Runoff=1.40 cfs 0.100 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=7,489 sf 27.52% Impervious Runoff Depth>4.50"
Tc=5.0 min CN=82.7 Runoff=0.90 cfs 0.065 af

Subcatchment3S: Pr Bypass Runoff Area=5,821 sf 2.85% Impervious Runoff Depth>2.43"
Tc=5.0 min CN=62.1 Runoff=0.37 cfs 0.027 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=2,736 sf 17.58% Impervious Runoff Depth>3.98"
Tc=5.0 min CN=77.8 Runoff=0.29 cfs 0.021 af

Pond 1P: Stone 1 Peak Elev=98.54' Storage=1,174 cf Inflow=1.18 cfs 0.075 af
Discarded=0.04 cfs 0.042 af Primary=0.67 cfs 0.020 af Outflow=0.71 cfs 0.063 af

Pond 2P: Stone 2 Peak Elev=99.63' Storage=157 cf Inflow=0.29 cfs 0.021 af
Discarded=0.01 cfs 0.009 af Primary=0.28 cfs 0.010 af Outflow=0.29 cfs 0.019 af

Link 1L: Out EX Inflow=1.40 cfs 0.100 af
Primary=1.40 cfs 0.100 af

Link 2L: Out PR Inflow=0.88 cfs 0.047 af
Primary=0.88 cfs 0.047 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.212 af Average Runoff Depth = 3.46"
78.53% Pervious = 0.579 ac 21.47% Impervious = 0.158 ac

Summary for Subcatchment 1S: Ex. Site

[49] Hint: Tc<2dt may require smaller dt

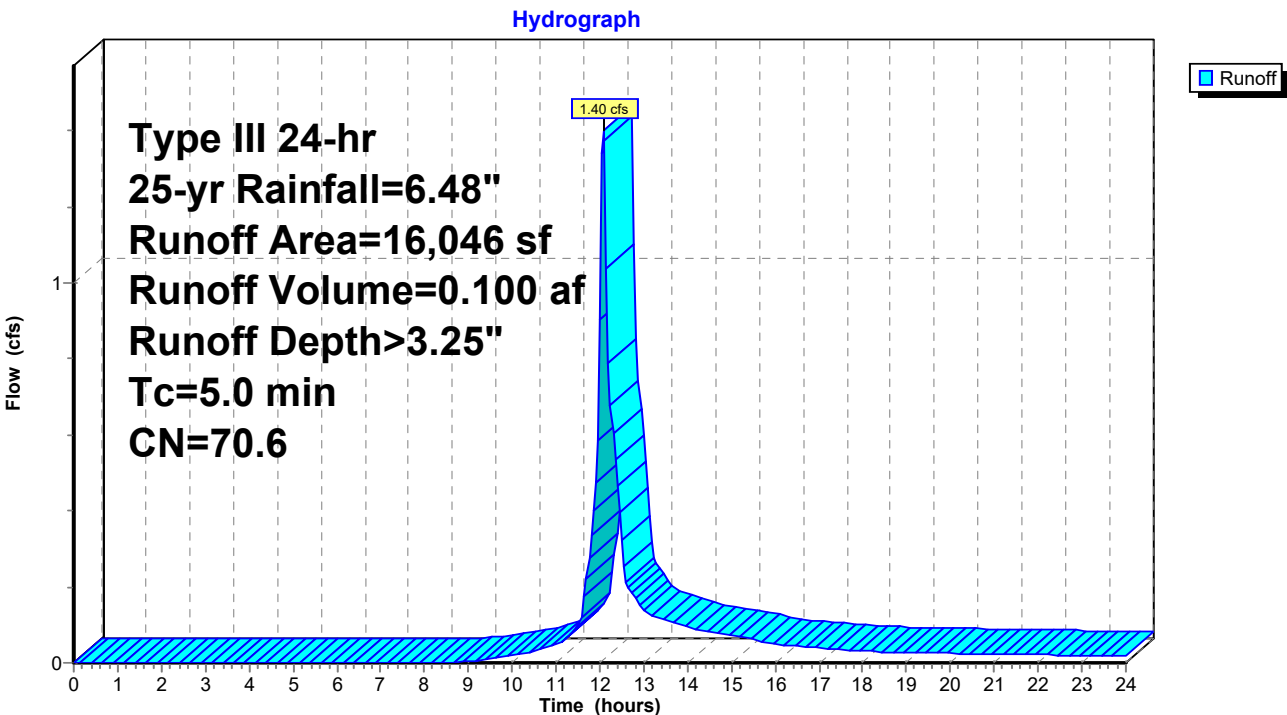
Runoff = 1.40 cfs @ 12.08 hrs, Volume= 0.100 af, Depth> 3.25"
Routed to Link 1L : Out EX

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

Area (sf)	CN	Description
4,183	98.0	Paved parking, HSG B
11,863	61.0	>75% Grass cover, Good, HSG B
16,046	70.6	Weighted Average
11,863		73.93% Pervious Area
4,183		26.07% Impervious Area

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

Subcatchment 1S: Ex. Site



Summary for Subcatchment 2S: Pr. Stone Basin 1

[49] Hint: Tc<2dt may require smaller dt

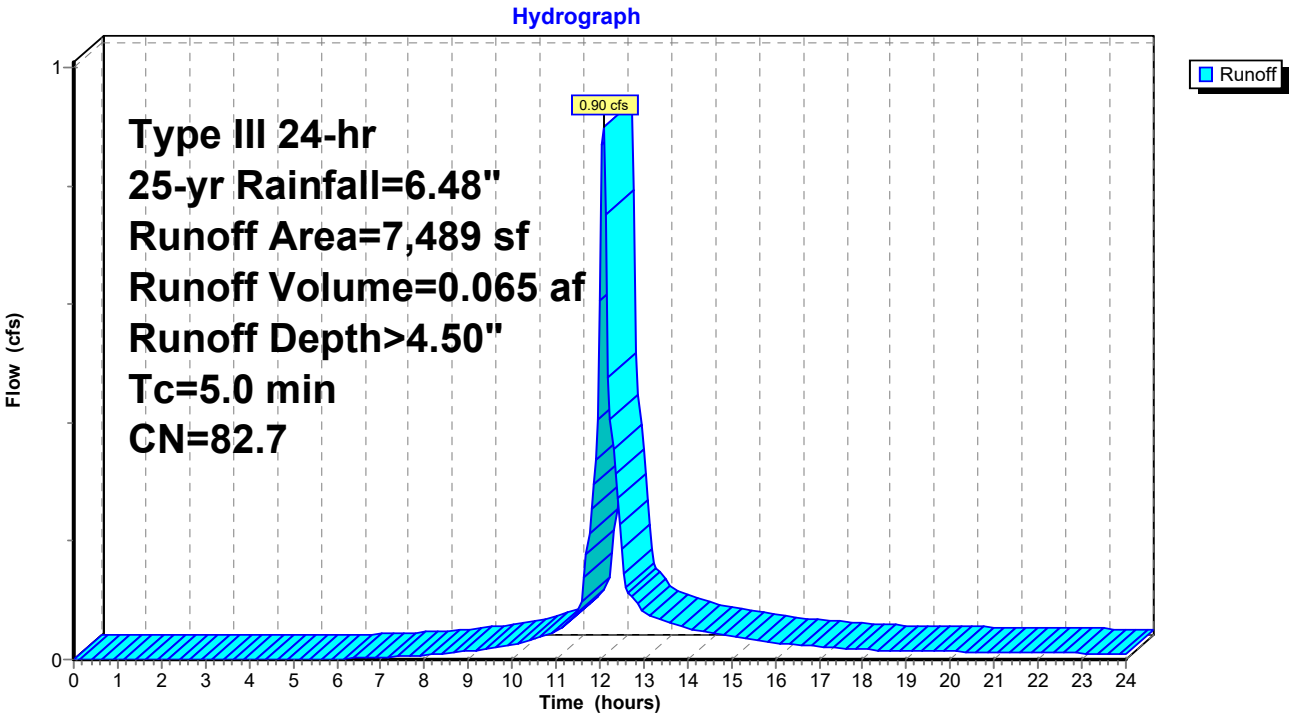
Runoff = 0.90 cfs @ 12.07 hrs, Volume= 0.065 af, Depth> 4.50"
Routed to Pond 1P : Stone 1

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

	Area (sf)	CN	Description
*	3,093	89.0	Stone Driveway, HSG B
*	2,061	98.0	Paved parking, HSG B
	2,335	61.0	>75% Grass cover, Good, HSG B
	7,489	82.7	Weighted Average
	5,428		72.48% Pervious Area
	2,061		27.52% Impervious Area

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

Subcatchment 2S: Pr. Stone Basin 1



Summary for Subcatchment 3S: Pr Bypass

[49] Hint: Tc<2dt may require smaller dt

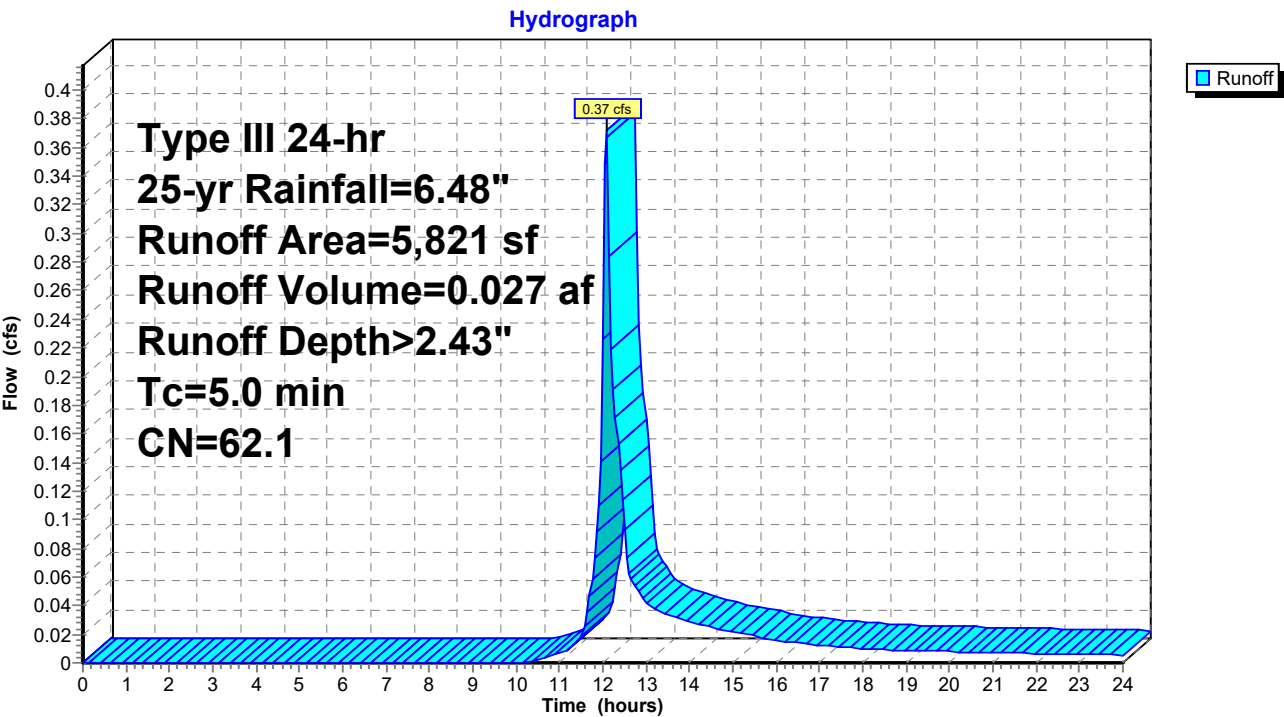
Runoff = 0.37 cfs @ 12.08 hrs, Volume= 0.027 af, Depth> 2.43"
Routed to Link 2L : Out PR

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

Area (sf)	CN	Description
166	98.0	Paved parking, HSG B
5,655	61.0	>75% Grass cover, Good, HSG B
5,821	62.1	Weighted Average
5,655		97.15% Pervious Area
166		2.85% Impervious Area

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

Subcatchment 3S: Pr Bypass



Summary for Subcatchment 4S: Pr. Stone Basin 2

[49] Hint: Tc<2dt may require smaller dt

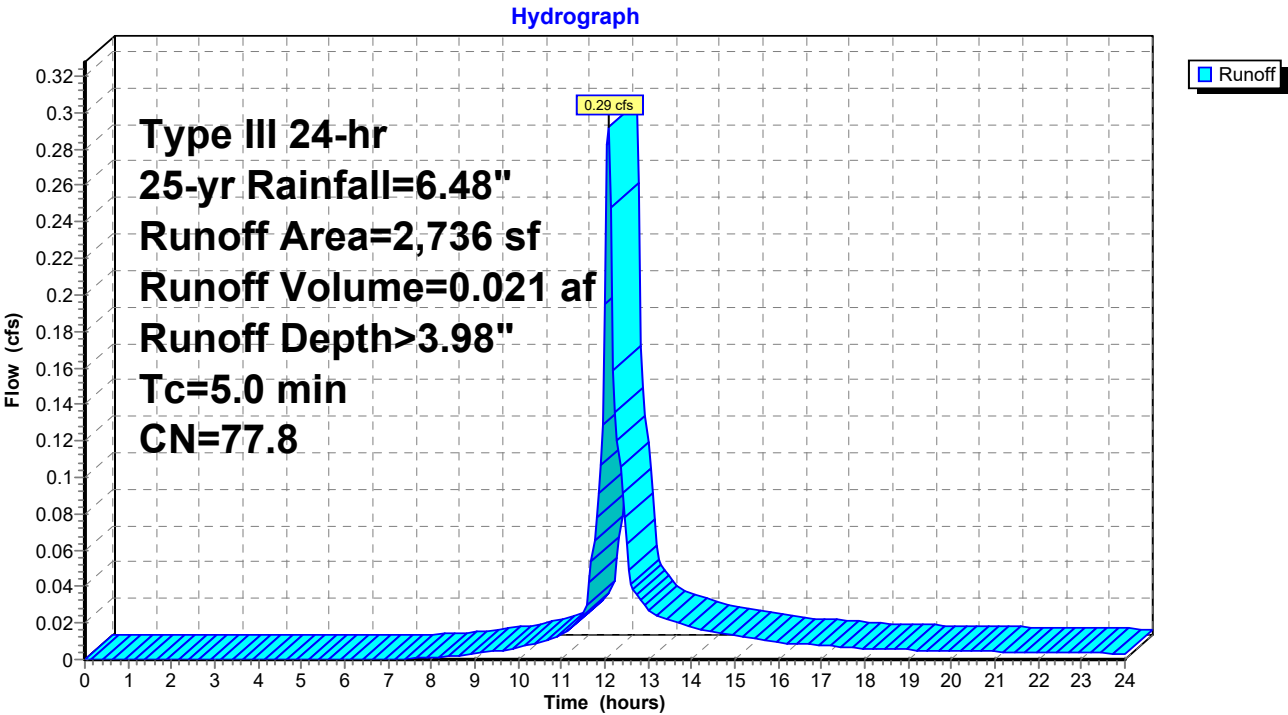
Runoff = 0.29 cfs @ 12.08 hrs, Volume= 0.021 af, Depth> 3.98"
Routed to Pond 2P : Stone 2

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

	Area (sf)	CN	Description
*	1,007	89.0	Stone Driveway, HSG B
*	481	98.0	Paved parking HSG B
*	1,248	61.0	>75% Grass cover, Good, HSG B
	2,736	77.8	Weighted Average
	2,255		82.42% Pervious Area
	481		17.58% Impervious Area

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

Subcatchment 4S: Pr. Stone Basin 2



Summary for Pond 1P: Stone 1

Inflow Area = 0.235 ac, 24.86% Impervious, Inflow Depth > 3.83" for 25-yr event
 Inflow = 1.18 cfs @ 12.07 hrs, Volume= 0.075 af
 Outflow = 0.71 cfs @ 12.22 hrs, Volume= 0.063 af, Atten= 40%, Lag= 8.6 min
 Discarded = 0.04 cfs @ 12.20 hrs, Volume= 0.042 af
 Primary = 0.67 cfs @ 12.22 hrs, Volume= 0.020 af
 Routed to Link 2L : Out PR

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 98.54' @ 12.20 hrs Surf.Area= 1,944 sf Storage= 1,174 cf

Plug-Flow detention time= 187.1 min calculated for 0.062 af (83% of inflow)
 Center-of-Mass det. time= 124.7 min (921.7 - 797.0)

Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	1,793 cf	Stone Storage (Prismatic) Listed below 4,482 cf Overall x 40.0% Voids
#2	98.50'	1,151 cf	Open Air Storage (Prismatic) Listed below (Recalc)
		2,944 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	1,919	0	0
98.50	1,919	2,879	2,879
99.70	754	1,604	4,482

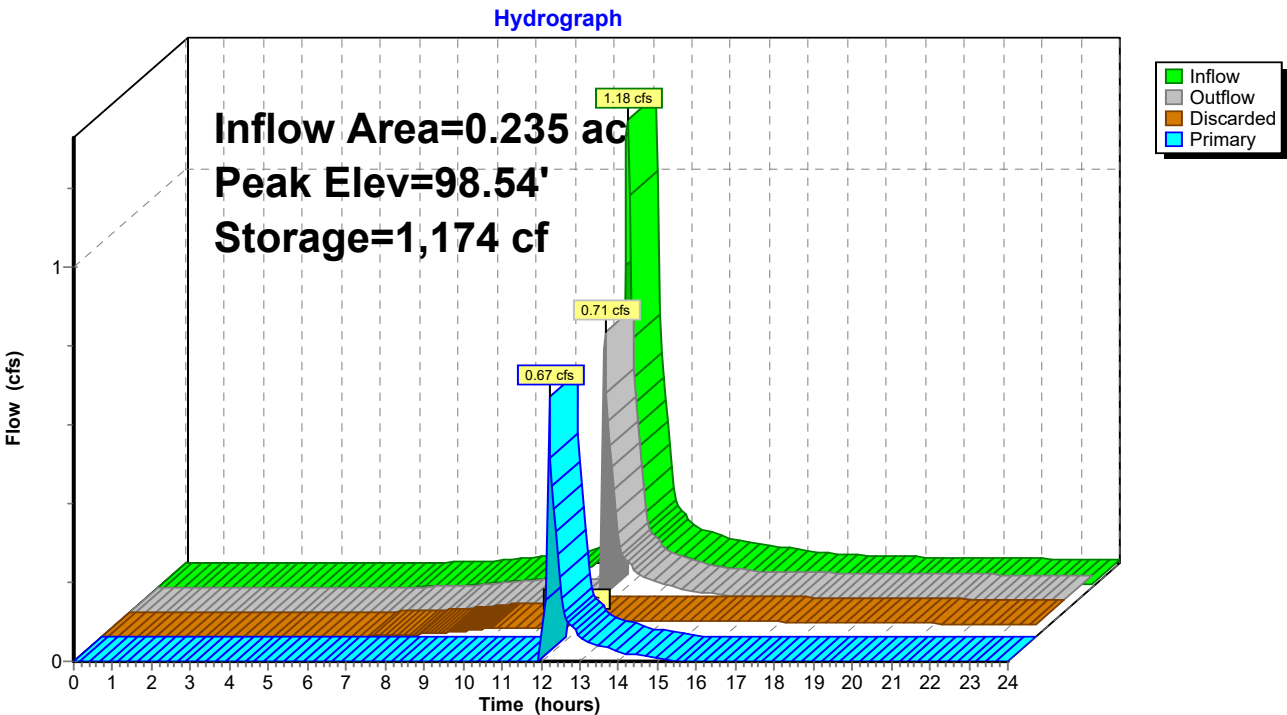
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.50	0	0	0
99.70	1,919	1,151	1,151

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	Asymmetrical Weir, C= 3.27 Offset (feet) 0.00 17.00 27.00 43.00 84.00 109.00 122.00 122.10 Elev. (feet) 99.70 99.00 98.50 98.50 98.60 98.90 99.40 99.70
#2	Discarded	97.00'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 95.00'

Discarded OutFlow Max=0.04 cfs @ 12.20 hrs HW=98.54' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.04 cfs)

Primary OutFlow Max=0.57 cfs @ 12.22 hrs HW=98.54' (Free Discharge)
 ↳ **1=Asymmetrical Weir** (Weir Controls 0.57 cfs @ 0.45 fps)

Pond 1P: Stone 1



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

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Stage-Area-Storage for Pond 1P: Stone 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	1,919	0	99.60	2,610	2,707
97.05	1,919	38	99.65	2,642	2,824
97.10	1,919	77	99.70	2,673	2,944
97.15	1,919	115			
97.20	1,919	154			
97.25	1,919	192			
97.30	1,919	230			
97.35	1,919	269			
97.40	1,919	307			
97.45	1,919	345			
97.50	1,919	384			
97.55	1,919	422			
97.60	1,919	461			
97.65	1,919	499			
97.70	1,919	537			
97.75	1,919	576			
97.80	1,919	614			
97.85	1,919	652			
97.90	1,919	691			
97.95	1,919	729			
98.00	1,919	768			
98.05	1,919	806			
98.10	1,919	844			
98.15	1,919	883			
98.20	1,919	921			
98.25	1,919	960			
98.30	1,919	998			
98.35	1,919	1,036			
98.40	1,919	1,075			
98.45	1,919	1,113			
98.50	1,919	1,151			
98.55	1,950	1,180			
98.60	1,982	1,213			
98.65	2,013	1,250			
98.70	2,045	1,290			
98.75	2,076	1,335			
98.80	2,107	1,384			
98.85	2,139	1,436			
98.90	2,170	1,493			
98.95	2,202	1,554			
99.00	2,233	1,619			
99.05	2,265	1,687			
99.10	2,296	1,760			
99.15	2,327	1,837			
99.20	2,359	1,917			
99.25	2,390	2,002			
99.30	2,422	2,091			
99.35	2,453	2,184			
99.40	2,485	2,280			
99.45	2,516	2,381			
99.50	2,547	2,486			
99.55	2,579	2,594			

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

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Summary for Pond 2P: Stone 2

Inflow Area = 0.063 ac, 17.58% Impervious, Inflow Depth > 3.98" for 25-yr event
 Inflow = 0.29 cfs @ 12.08 hrs, Volume= 0.021 af
 Outflow = 0.29 cfs @ 12.08 hrs, Volume= 0.019 af, Atten= 0%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 12.08 hrs, Volume= 0.009 af
 Primary = 0.28 cfs @ 12.08 hrs, Volume= 0.010 af
 Routed to Pond 1P : Stone 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 99.63' @ 12.08 hrs Surf.Area= 420 sf Storage= 157 cf

Plug-Flow detention time= 97.5 min calculated for 0.019 af (91% of inflow)
 Center-of-Mass det. time= 53.6 min (868.6 - 815.1)

Volume	Invert	Avail.Storage	Storage Description
#1	98.70'	277 cf	Stone Storage (Prismatic) Listed below 693 cf Overall x 40.0% Voids
#2	99.70'	273 cf	Open Air Storage (Prismatic) Listed below (Recalc)
		550 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.70	420	0	0
99.70	420	420	420
101.00	0	273	693

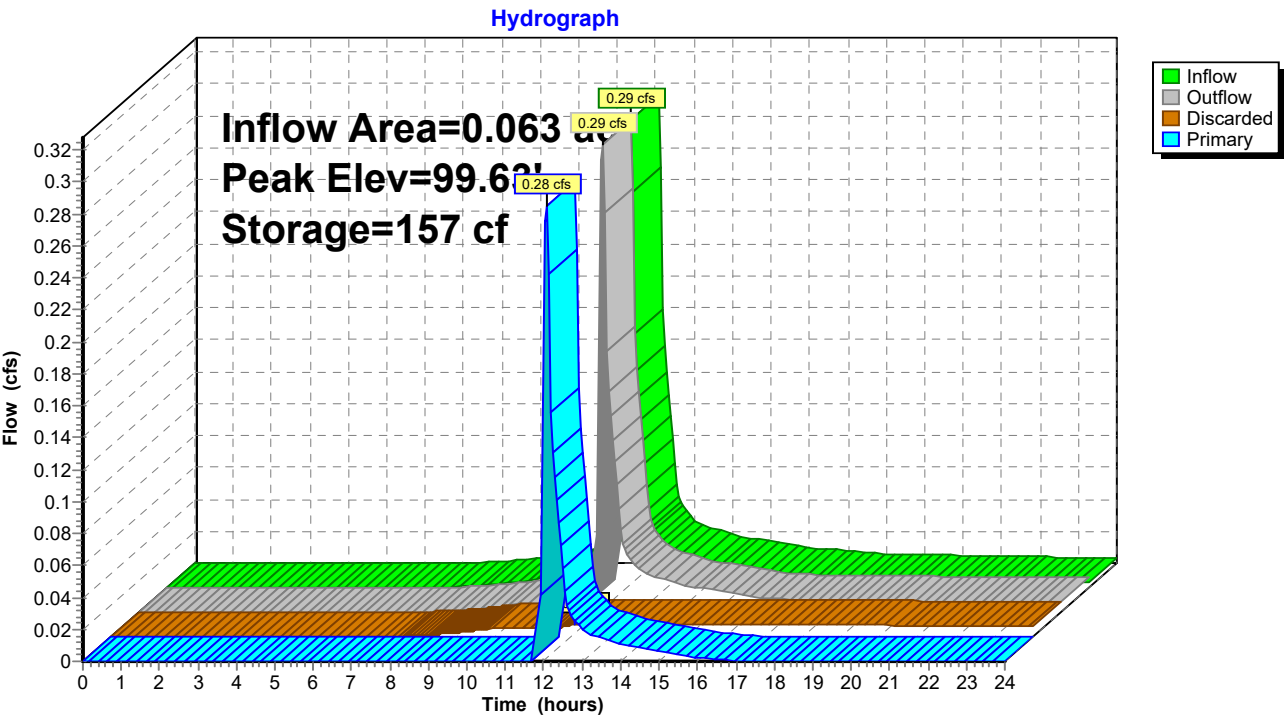
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
99.70	0	0	0
101.00	420	273	273

Device	Routing	Invert	Outlet Devices
#1	Primary	99.60'	16.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Discarded	98.70'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 97.00'

Discarded OutFlow Max=0.01 cfs @ 12.08 hrs HW=99.63' (Free Discharge)
 ↑**2=Exfiltration** (Controls 0.01 cfs)

Primary OutFlow Max=0.26 cfs @ 12.08 hrs HW=99.63' (Free Discharge)
 ↑**1=Broad-Crested Rectangular Weir**(Weir Controls 0.26 cfs @ 0.51 fps)

Pond 2P: Stone 2



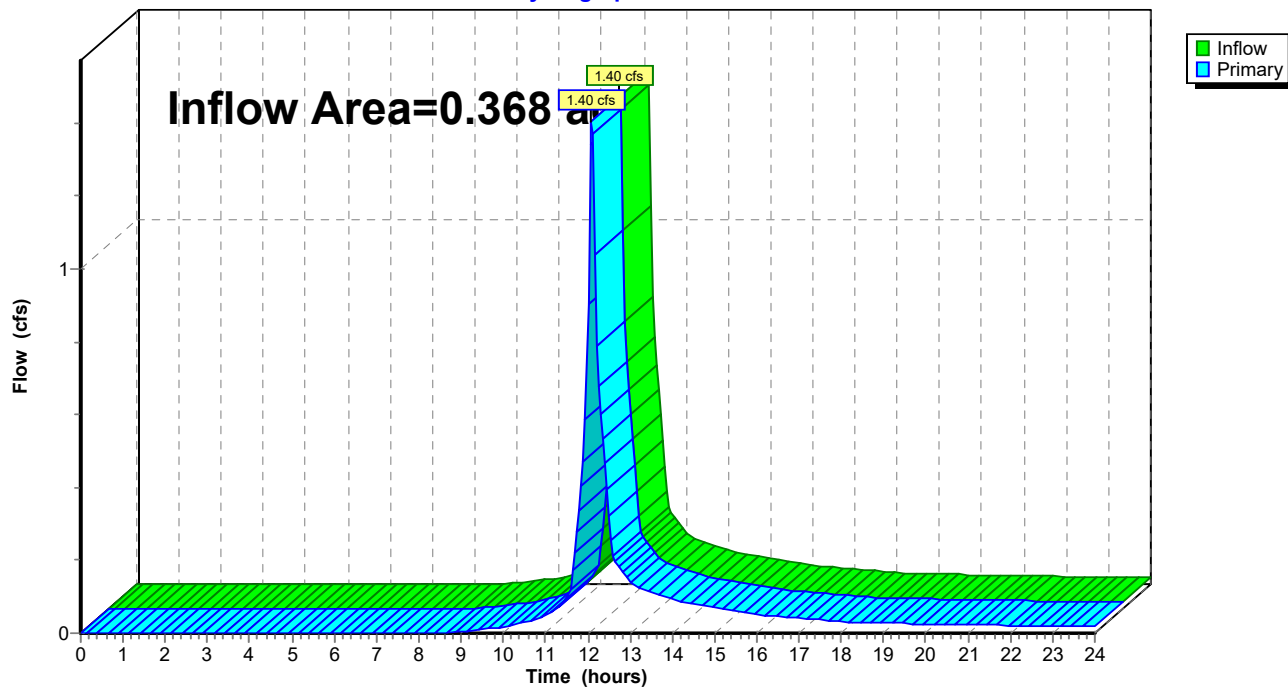
Stage-Area-Storage for Pond 2P: Stone 2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
98.70	420	0
98.75	420	8
98.80	420	17
98.85	420	25
98.90	420	34
98.95	420	42
99.00	420	50
99.05	420	59
99.10	420	67
99.15	420	76
99.20	420	84
99.25	420	92
99.30	420	101
99.35	420	109
99.40	420	118
99.45	420	126
99.50	420	134
99.55	420	143
99.60	420	151
99.65	420	160
99.70	420	168
99.75	420	173
99.80	420	178
99.85	420	184
99.90	420	191
99.95	420	199
100.00	420	208
100.05	420	217
100.10	420	227
100.15	420	239
100.20	420	250
100.25	420	263
100.30	420	277
100.35	420	291
100.40	420	306
100.45	420	322
100.50	420	339
100.55	420	356
100.60	420	374
100.65	420	394
100.70	420	414
100.75	420	434
100.80	420	456
100.85	420	478
100.90	420	501
100.95	420	525
101.00	420	550

Summary for Link 1L: Out EX

Inflow Area = 0.368 ac, 26.07% Impervious, Inflow Depth > 3.25" for 25-yr event
Inflow = 1.40 cfs @ 12.08 hrs, Volume= 0.100 af
Primary = 1.40 cfs @ 12.08 hrs, Volume= 0.100 af, Atten= 0%, Lag= 0.0 min

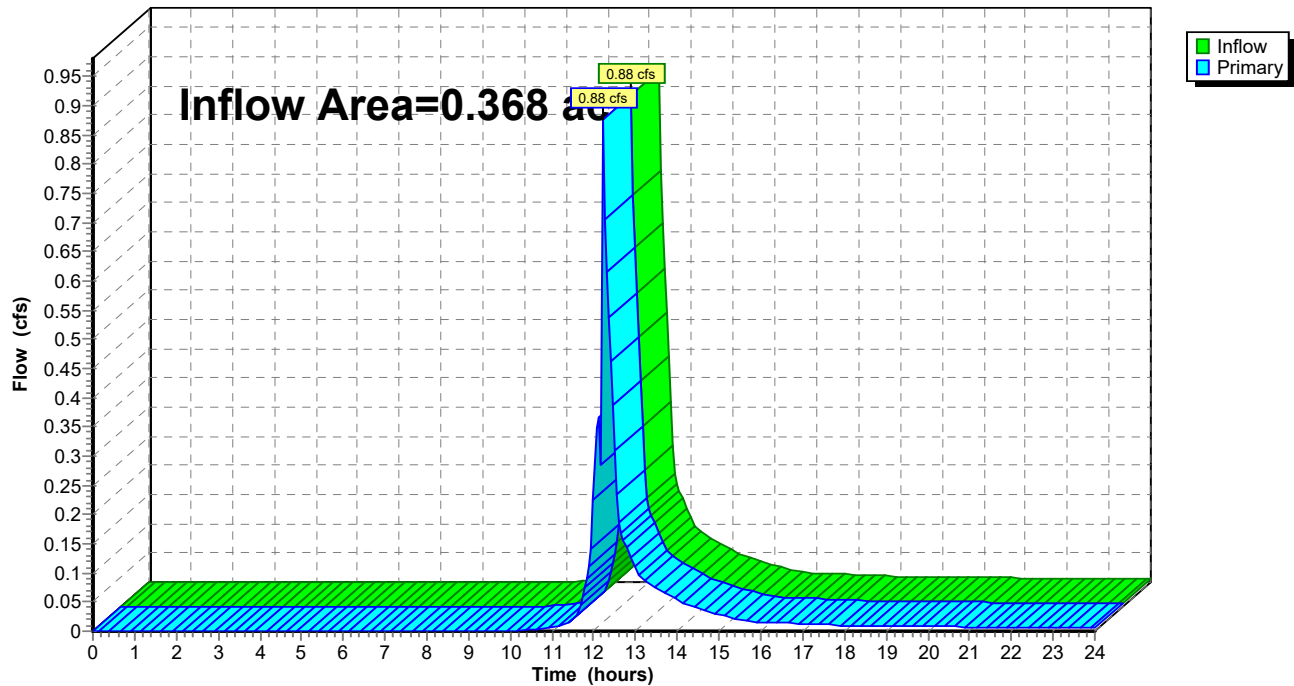
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Out EX**Hydrograph**

Summary for Link 2L: Out PR

Inflow Area = 0.368 ac, 16.88% Impervious, Inflow Depth > 1.54" for 25-yr event
Inflow = 0.88 cfs @ 12.22 hrs, Volume= 0.047 af
Primary = 0.88 cfs @ 12.22 hrs, Volume= 0.047 af, Atten= 0%, Lag= 0.0 min

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

Link 2L: Out PR**Hydrograph**

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

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>3.97"
Tc=5.0 min CN=70.6 Runoff=1.72 cfs 0.122 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=7,489 sf 27.52% Impervious Runoff Depth>5.31"
Tc=5.0 min CN=82.7 Runoff=1.06 cfs 0.076 af

Subcatchment3S: Pr Bypass Runoff Area=5,821 sf 2.85% Impervious Runoff Depth>3.06"
Tc=5.0 min CN=62.1 Runoff=0.47 cfs 0.034 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=2,736 sf 17.58% Impervious Runoff Depth>4.76"
Tc=5.0 min CN=77.8 Runoff=0.35 cfs 0.025 af

Pond 1P: Stone 1 Peak Elev=98.55' Storage=1,178 cf Inflow=1.39 cfs 0.090 af
Discarded=0.04 cfs 0.044 af Primary=0.89 cfs 0.029 af Outflow=0.93 cfs 0.072 af

Pond 2P: Stone 2 Peak Elev=99.64' Storage=158 cf Inflow=0.35 cfs 0.025 af
Discarded=0.01 cfs 0.009 af Primary=0.34 cfs 0.014 af Outflow=0.34 cfs 0.022 af

Link 1L: Out EX Inflow=1.72 cfs 0.122 af
Primary=1.72 cfs 0.122 af

Link 2L: Out PR Inflow=1.21 cfs 0.063 af
Primary=1.21 cfs 0.063 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.257 af Average Runoff Depth = 4.18"
78.53% Pervious = 0.579 ac 21.47% Impervious = 0.158 ac

10502 HydroCAD

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

Printed 5/20/2025

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>4.76"
Tc=5.0 min CN=70.6 Runoff=2.06 cfs 0.146 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=7,489 sf 27.52% Impervious Runoff Depth>6.19"
Tc=5.0 min CN=82.7 Runoff=1.22 cfs 0.089 af

Subcatchment3S: Pr Bypass Runoff Area=5,821 sf 2.85% Impervious Runoff Depth>3.77"
Tc=5.0 min CN=62.1 Runoff=0.59 cfs 0.042 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=2,736 sf 17.58% Impervious Runoff Depth>5.60"
Tc=5.0 min CN=77.8 Runoff=0.41 cfs 0.029 af

Pond 1P: Stone 1 Peak Elev=98.56' Storage=1,185 cf Inflow=1.62 cfs 0.106 af
Discarded=0.04 cfs 0.045 af Primary=1.31 cfs 0.041 af Outflow=1.35 cfs 0.087 af

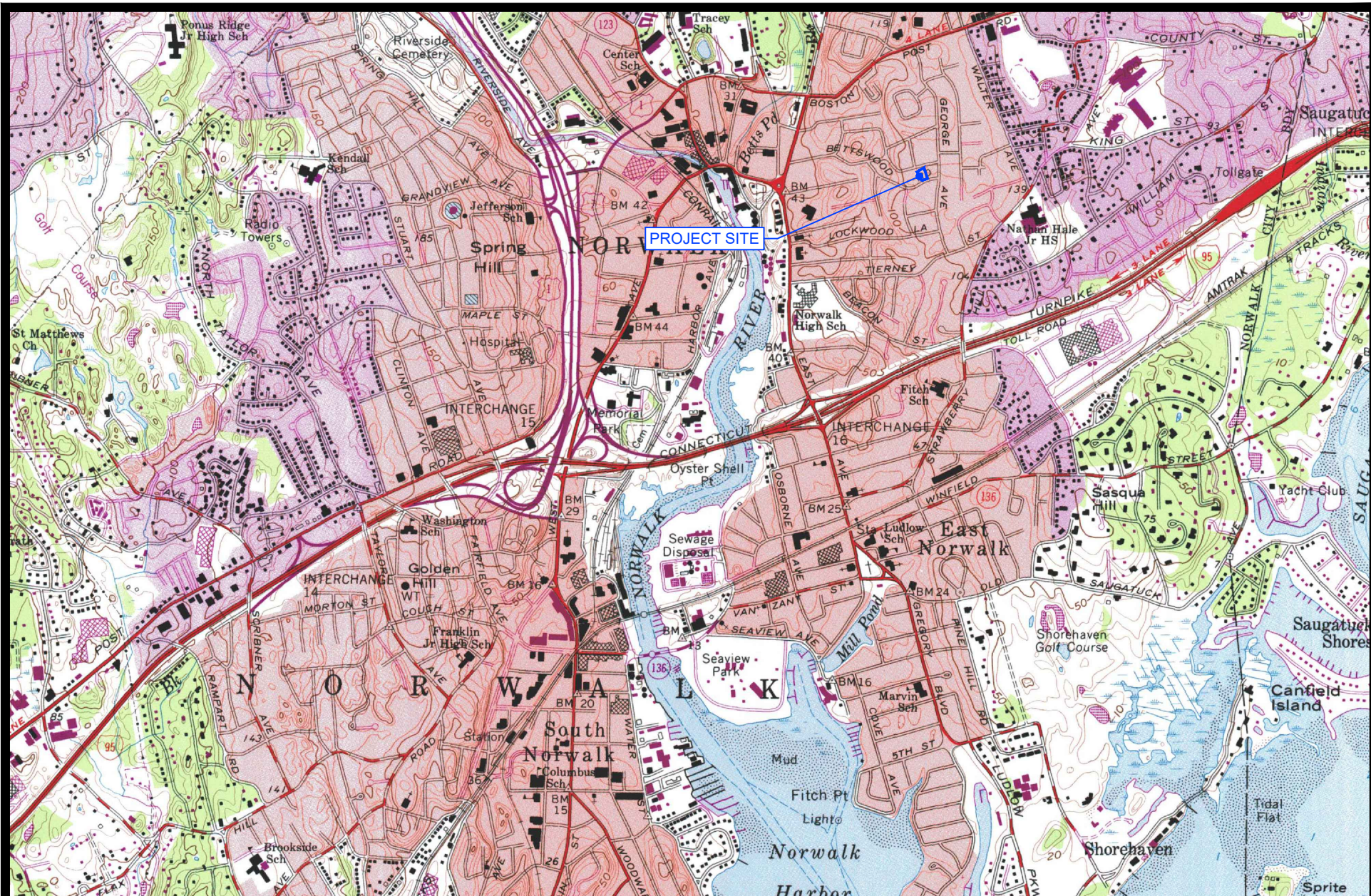
Pond 2P: Stone 2 Peak Elev=99.64' Storage=158 cf Inflow=0.41 cfs 0.029 af
Discarded=0.01 cfs 0.009 af Primary=0.39 cfs 0.017 af Outflow=0.40 cfs 0.027 af

Link 1L: Out EX Inflow=2.06 cfs 0.146 af
Primary=2.06 cfs 0.146 af

Link 2L: Out PR Inflow=1.86 cfs 0.083 af
Primary=1.86 cfs 0.083 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.306 af Average Runoff Depth = 4.98"
78.53% Pervious = 0.579 ac 21.47% Impervious = 0.158 ac

Appendix 3



MAP NAME: NORWALK SOUTH
MAP NUMBER: 114

USGS TOPOGRAPHIC QUAD MAP **43 BETTSWOOD ROAD** **NORWALK, CT**

**REDNISS
& MEAD**

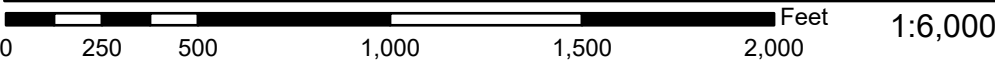
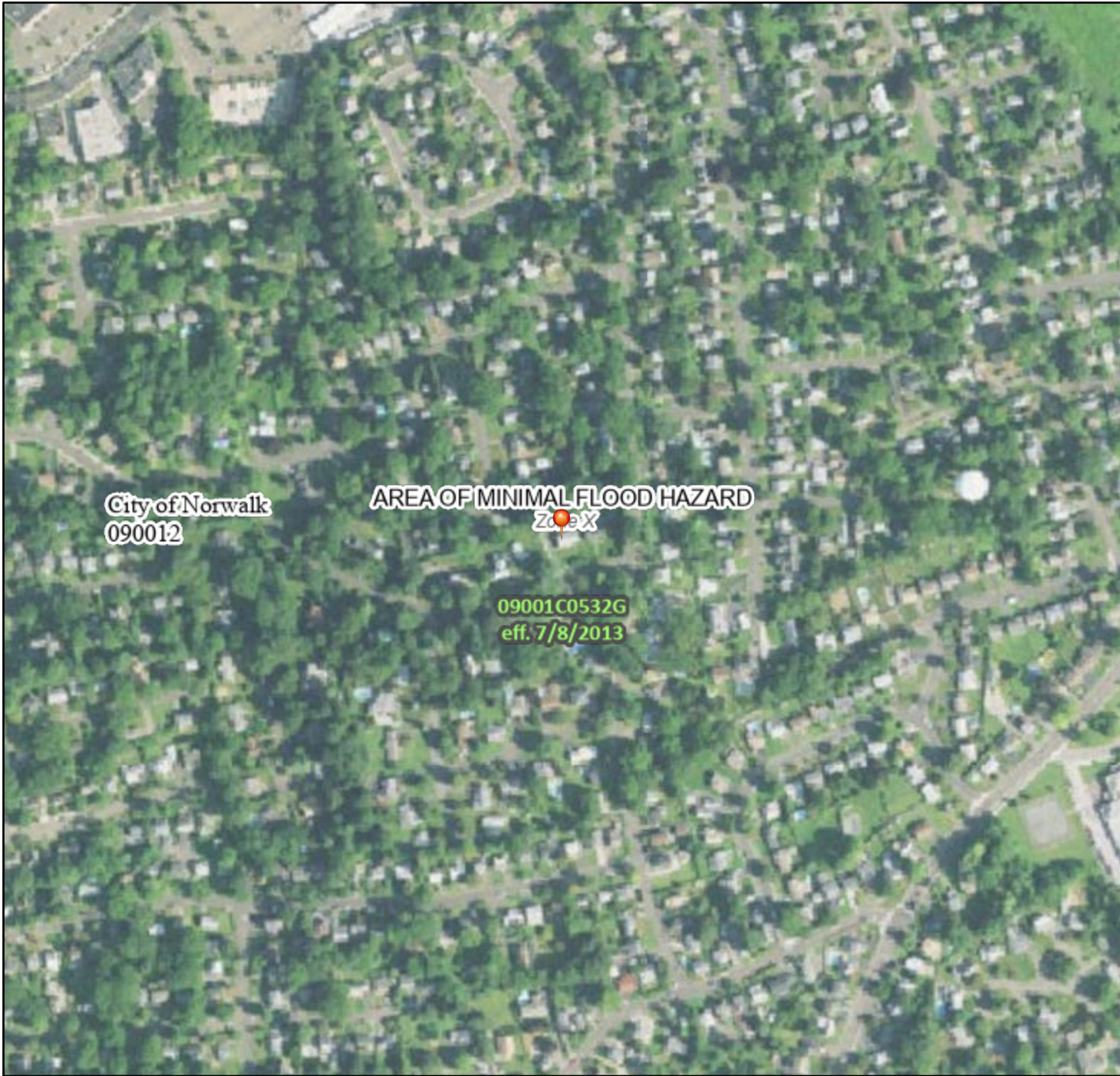
COMM. NO.: 10502 DATE: 05/21/2025 SCALE: 1"=2000'

5/20/2025 9:08 AM H:\Jobfiles\210000\105001\10502\Drawing\Engineering\10502 Quad Map.dwg

National Flood Hazard Layer FIRMMette



73°24'20"W 41°7'19"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/24/2025 at 5:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Hydrologic Soil Group—State of Connecticut, Western Part



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

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

Soil Rating Lines

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

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

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

Water Features
 Streams and Canals
Transportation

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

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
260B	Charlton-Urban land complex, 3 to 8 percent slopes	B	0.4	100.0%
Totals for Area of Interest			0.4	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.1182°, Longitude: -73.4004°
Elevation: 118 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.366 (0.294-0.455)	0.426 (0.342-0.530)	0.524 (0.419-0.654)	0.605 (0.481-0.760)	0.717 (0.548-0.939)	0.802 (0.599-1.07)	0.890 (0.639-1.23)	0.983 (0.668-1.41)	1.11 (0.723-1.65)	1.21 (0.767-1.84)
10-min	0.519 (0.417-0.644)	0.604 (0.485-0.750)	0.743 (0.595-0.927)	0.858 (0.682-1.08)	1.02 (0.776-1.33)	1.14 (0.847-1.52)	1.26 (0.905-1.75)	1.39 (0.947-1.99)	1.57 (1.02-2.34)	1.72 (1.09-2.60)
15-min	0.610 (0.491-0.758)	0.710 (0.570-0.883)	0.873 (0.698-1.09)	1.01 (0.801-1.26)	1.20 (0.913-1.56)	1.34 (0.997-1.79)	1.48 (1.06-2.06)	1.64 (1.12-2.34)	1.85 (1.21-2.75)	2.02 (1.28-3.06)
30-min	0.848 (0.682-1.05)	0.987 (0.792-1.23)	1.21 (0.971-1.52)	1.40 (1.12-1.76)	1.66 (1.27-2.17)	1.86 (1.38-2.48)	2.06 (1.48-2.85)	2.27 (1.54-3.24)	2.54 (1.66-3.78)	2.76 (1.74-4.18)
60-min	1.09 (0.873-1.35)	1.26 (1.02-1.57)	1.56 (1.24-1.94)	1.80 (1.43-2.26)	2.13 (1.62-2.78)	2.39 (1.77-3.18)	2.64 (1.89-3.64)	2.90 (1.98-4.14)	3.24 (2.11-4.80)	3.49 (2.21-5.30)
2-hr	1.38 (1.12-1.70)	1.64 (1.32-2.02)	2.06 (1.65-2.55)	2.40 (1.92-3.00)	2.88 (2.21-3.75)	3.24 (2.43-4.32)	3.62 (2.62-5.00)	4.03 (2.75-5.72)	4.60 (3.00-6.78)	5.06 (3.21-7.62)
3-hr	1.58 (1.29-1.94)	1.89 (1.53-2.33)	2.40 (1.94-2.96)	2.81 (2.26-3.50)	3.39 (2.62-4.41)	3.82 (2.88-5.08)	4.28 (3.11-5.91)	4.79 (3.28-6.78)	5.52 (3.61-8.12)	6.12 (3.89-9.19)
6-hr	1.99 (1.63-2.43)	2.40 (1.96-2.93)	3.06 (2.48-3.75)	3.60 (2.91-4.44)	4.36 (3.38-5.64)	4.92 (3.73-6.52)	5.52 (4.04-7.61)	6.21 (4.26-8.74)	7.22 (4.73-10.5)	8.06 (5.14-12.0)
12-hr	2.47 (2.03-2.99)	2.97 (2.44-3.60)	3.79 (3.10-4.62)	4.47 (3.63-5.48)	5.41 (4.23-6.95)	6.11 (4.66-8.04)	6.85 (5.05-9.40)	7.72 (5.32-10.8)	8.99 (5.92-13.0)	10.1 (6.43-14.9)
24-hr	2.87 (2.38-3.45)	3.49 (2.88-4.20)	4.50 (3.70-5.44)	5.33 (4.36-6.49)	6.48 (5.10-8.29)	7.34 (5.64-9.62)	8.26 (6.13-11.3)	9.35 (6.46-13.0)	11.0 (7.24-15.8)	12.3 (7.91-18.1)
2-day	3.12 (2.60-3.73)	3.88 (3.23-4.64)	5.11 (4.24-6.14)	6.13 (5.05-7.41)	7.54 (5.97-9.60)	8.58 (6.64-11.2)	9.71 (7.27-13.3)	11.1 (7.69-15.3)	13.2 (8.72-18.9)	15.0 (9.63-21.9)
3-day	3.32 (2.78-3.95)	4.15 (3.47-4.94)	5.50 (4.58-6.58)	6.62 (5.47-7.97)	8.17 (6.50-10.4)	9.31 (7.23-12.1)	10.6 (7.93-14.4)	12.1 (8.38-16.6)	14.4 (9.53-20.5)	16.3 (10.5-23.8)
4-day	3.52 (2.96-4.18)	4.40 (3.68-5.23)	5.82 (4.86-6.95)	7.01 (5.81-8.41)	8.64 (6.88-10.9)	9.84 (7.66-12.8)	11.2 (8.39-15.1)	12.7 (8.87-17.5)	15.1 (10.1-21.5)	17.2 (11.1-25.0)
7-day	4.15 (3.50-4.90)	5.10 (4.30-6.03)	6.64 (5.57-7.88)	7.92 (6.60-9.46)	9.69 (7.75-12.2)	11.0 (8.58-14.1)	12.4 (9.33-16.6)	14.1 (9.84-19.2)	16.5 (11.0-23.4)	18.6 (12.1-26.9)
10-day	4.79 (4.05-5.63)	5.78 (4.88-6.80)	7.40 (6.23-8.74)	8.74 (7.30-10.4)	10.6 (8.49-13.2)	12.0 (9.35-15.3)	13.4 (10.1-17.9)	15.1 (10.6-20.5)	17.6 (11.7-24.8)	19.6 (12.7-28.2)
20-day	6.72 (5.73-7.86)	7.83 (6.67-9.16)	9.64 (8.17-11.3)	11.1 (9.37-13.2)	13.2 (10.6-16.3)	14.8 (11.6-18.6)	16.4 (12.3-21.4)	18.1 (12.8-24.4)	20.5 (13.8-28.6)	22.4 (14.6-32.0)
30-day	8.36 (7.15-9.72)	9.55 (8.16-11.1)	11.5 (9.78-13.4)	13.1 (11.1-15.4)	15.3 (12.4-18.8)	17.1 (13.4-21.3)	18.8 (14.1-24.3)	20.5 (14.5-27.5)	22.9 (15.4-31.8)	24.6 (16.1-35.0)
45-day	10.4 (8.94-12.1)	11.7 (10.0-13.6)	13.8 (11.8-16.1)	15.6 (13.2-18.2)	18.0 (14.5-21.9)	19.9 (15.6-24.6)	21.7 (16.2-27.8)	23.5 (16.7-31.3)	25.8 (17.4-35.7)	27.5 (17.9-38.9)
60-day	12.1 (10.4-14.0)	13.5 (11.6-15.6)	15.7 (13.5-18.3)	17.6 (15.0-20.5)	20.2 (16.4-24.4)	22.2 (17.4-27.4)	24.1 (18.1-30.7)	25.9 (18.5-34.4)	28.2 (19.1-38.9)	29.9 (19.5-42.2)

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

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

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Appendix 4

STORMWATER OPERATIONS AND MAINTENANCE PLAN

43 Bettswood Road, Norwalk, CT

May 21, 2025

The purpose of this Operations and Maintenance plan is to ensure that the drainage facilities proposed on site at 43 Bettswood Road (the “Property”) shall be maintained in operational condition. While some normal wear is expected over time, the facilities must be properly maintained in order to function as designed. Please refer to the Site Development Plans for the location of proposed drainage facilities.

Mayra Garcia and their successors or assigns agree to maintain the drainage facilities in a functioning condition by following the maintenance plan described below.

Storm Drainage Maintenance and Inspection Requirements: The storm drainage system shall be inspected on a semi-annual basis for the first year to ensure that the system is functioning properly. If these inspections show that debris and sediment have accumulated, then more frequent inspections will be scheduled. Inspections should be scheduled following major storm events. If after one year there is little sediment accumulation, then inspections shall be performed on an annual basis.

Pea Stone Driveway with Crushed Stone Reservoir: The pea stone driveway is used for stormwater storage for driveway runoff and upstream tributary areas.

- Stone shall be visually inspected and leaf debris removed periodically.
- Snow melt material shall be avoided if possible, to reduce risk of clogging within the stone.
- Replace sections of stone should they become clogged from sediment or debris.

Disposal of Debris and Sediment: All debris and sediment removed from the storm water structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands or the abutting river.

Maintenance Arrangements: The names of the person or party responsible for completing routine inspection and maintenance activities, pet waste management, and proper management of de-icing chemicals and snow shall be filed with the Norwalk Department of Public Works annually.

Good Housekeeping:

1. Most domestic waste will be stored inside the trash room
2. No fertilizers, pesticides, or herbicides will be stored on site
3. No vehicle washing will be permitted on site
4. Lawn and garden areas will be kept in satisfactory condition maintaining ground stabilization and the pervious nature of landscaped areas.
5. In accordance with Sec. 2a-450 of CT General Statutes spills of petroleum or chemicals will be reported to the CT DEEP’s Oil & Chemical Response Division at (860) 424-

3338, be contained as quickly as practical, and cleaned by a licensed contractor.

Declaration: The Owner(s) listed below agrees to the following statements. The statements are intended to ensure that the owner agrees to install and maintain stormwater management practices on the subject property in accordance with approved plans and conditions, and to further ensure that the management practices serve the intended function in perpetuity.

1. The Owner(s) shall be solely responsible for the inspection, maintenance, and repair of the postconstruction storm water management system identified in the above sections.
2. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the storm water management practice(s). The information shall accompany the first deed transfer and include this “Drainage Facilities Operations and Maintenance Plan” and “Operations & Maintenance Exhibit A”. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.
3. The City of Norwalk or its designee is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the intent of this Operations and Maintenance Plan. Upon written notification by the City of Norwalk or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Norwalk. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

By: _____
[Owner(s)]

[Date]

By: _____
[Owner(s)]

[Date]

SITE ENGINEERING REPORT
43 Bettswood Road
Norwalk, CT

Prepared For
Mayra Garcia

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

Re-issued on:

June 16, 2025

Issued on:

May 21, 2025


Vincent J. Hynes, P.E.
CT #32100

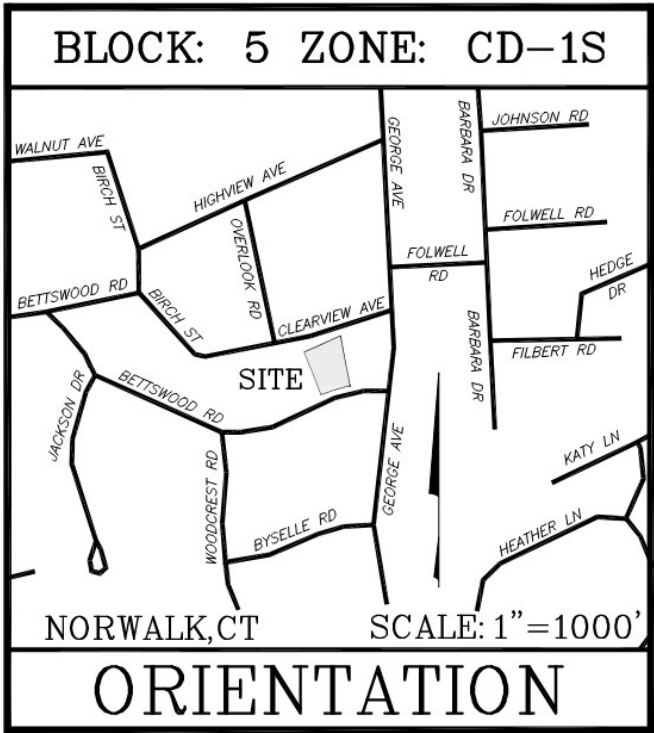
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APPENDICES

<u>Appendix 1:</u>	Existing and Proposed On-Site Drainage Basin Maps
<u>Appendix 2:</u>	Existing & Proposed On-Site Hydraulic Data
<u>Appendix 3:</u>	Rainfall Intensity Data, NRCS Web Soil Survey, FEMA Firmette, & USGS Quad Map
<u>Appendix 4:</u>	Draft Stormwater Operations and Maintenance Plan

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

The owner (Mayra Garcia) of 43 Bettswood Road, in Norwalk, CT, operates a child day-care facility at the property and is seeking to increase the number of children served from 12 to 18. This increase requires placement of 8 parking spaces on-site as required by the zoning regulations (one per 20 children served, one per staff member, and two residential spaces = 9 spaces required; 8 required when applying share factor between residential and commercial use). The proposal includes removing the existing asphalt driveway and replacing it with a pea stone driveway (with crushed stone reservoir) to accommodate the increased parking demand and maintain a permeable surface to collect and treat stormwater runoff. Exterior building renovations are limited to replacing the existing garage doors with windows and an entry door for an additional childcare room. Reference is made to the accompanying site development plans prepared by Redniss & Mead, Inc.

Existing Conditions

The property is 0.37± acres (16,046sf) and is bounded by Bettswood Road to the south and residential properties to the west, east, and north. The property lies within the CD-IS zoning district. The site is not located within a flood zone as depicted by the Federal Emergency Management Agency (FEMA) on "Flood Insurance Rate Maps" (FIRM) for Fairfield County, Community No. 09001C0532G, effective date July 8, 2013.

Under existing conditions, the site consists of a single-family home with an operating child daycare, an asphalt driveway, patio, and landscaped areas. Runoff from the site generally flows from east to west toward the neighboring sites to the east and west. In total, there is 4,183 sf of impervious coverage under existing conditions with no formal stormwater management system. Refer to Appendix I for Existing Conditions Drainage Basin Exhibit

Proposed Conditions

The clients are seeking approval to remove the existing asphalt driveway and construct a new pea stone surface driveway with associated crushed stone reservoir below. As the pea stone driveway is calculated as pervious coverage, the total impervious coverage decreases by approximately 1,530 square feet (for a total impervious coverage of 2,655 sf) as part of the proposal. Peak rates and volumes of runoff will be reduced with the installation of a crushed stone reservoir below the drive surface. Reference is made to the site plans prepared by Redniss & Mead, Inc.

Peak flow rates and volume generated to discharge of the site are reduced as the proposed pea stone driveway is to be constructed over a crushed stone reservoir (12" minimum profile; 3" pea stone top course, a 2" bedding course, and at least 7" of crushed stone reservoir). The full driveway area (4,200 sf), as well as upstream walk and building area, will drain to the reservoir via sheet flow. The crushed stone reservoir is sized to capture and treat 100% of the required water quality volume for the disturbed driveway area as well as reduce peak rates of runoff and volumes for the site. The systems are metered via at-grade overflow weirs that will spread the discharge similar to the existing conditions.

Based upon test pits conducted on April 24, 2025, the soil layers in which the crushed stone reservoir lies is generally orange brown silty loam with sand and rock. To be conservative, an assumed rate of percolation of 0.5"/hr was used for the drainage calculations. Please refer to the test pit data shown on sheet SE-2 and NRCS soils report in the appendix of this report for further information. Note, the site soils are listed as hydrologic soil group B.

Calculations were prepared using the methodologies provided in Technical Release 55: Urban Hydrology for Small Watersheds, published by the United States Department of Agriculture National Resources Conservation Service and HydroCAD software. Note that the rainfall rates used are based upon the National Oceanic and Atmospheric Administration (NOAA) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) for the area. The following tables depict the existing and proposed peak flows leaving the site and their associated runoff volumes:

Table 1: Peak Rates of Runoff

Return Period (yrs)	Rainfall Rates (in)	Peak Flow (cfs)			
		Ex	Pr	Change	% Change
2	3.49	0.42	0.06	-0.36	-85.7%
5	4.50	0.73	0.12	-0.61	-83.6%
10	5.33	1.00	0.26	-0.74	-74.0%
25	6.48	1.40	0.85	-0.55	-39.3%
50	7.34	1.72	1.47	-0.25	-14.5%
100	8.26	2.06	2.06	0.00	0.0%

Table 2: Runoff Volume

Return Period (yrs)	Rainfall Rates (in)	Runoff Volume (ac-ft)			
		Ex	Pr	Change	% Change
2	3.49	0.032	0.005	-0.027	-84.4%
5	4.50	0.053	0.010	-0.043	-81.1%
10	5.33	0.072	0.021	-0.051	-70.8%
25	6.48	0.100	0.044	-0.056	-56.0%
50	7.34	0.122	0.064	-0.058	-47.5%
100	8.26	0.146	0.086	-0.060	-41.1%

Water Quality

Water quality from the proposal will be improved as compared to existing conditions. This is accomplished as follows:

1. The existing asphalt driveway will be replaced with a pea stone surface driveway with a crushed stone reservoir below. Runoff will filtrate through the crushed stone reservoir prior to any overflow towards the western property line. The overflow elevation is set to provide 100% of the water quality volume.
2. A detailed Sediment and Erosion Control Plan is designed to minimize erosion and requires properly disposing of any accumulation of sediment during construction.

Conclusion

Comparison of the peak discharge rates of for pre- and post-development watershed conditions demonstrate that the peak rates of runoff from the proposed driveway improvement decrease for the 2 through 100-year storm events. Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities.

Appendix 1



LEGEND

SURFACE CONDITION		BASIN BOUNDARY
	IMPERVIOUS COVERAGE	
	PERVIOUS/LAWN (HSG: B/D)	

EXISTING DRAINAGE BASIN MAP
43 BETTSWOOD ROAD
NORWALK, CT



**REDNISS
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PERMITTING

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www.rednissmead.com

COMM. NO.:	DATE:
10502	05/21/2025
	SCALE:
	1"=20'

BYPASS

North - Map 528 N.L.R.

STONE
BASIN 1

STONE
BASIN 2

BETTSWOOD ROAD
40' RIGHT OF WAY

LEGEND

SURFACE CONDITION		BASIN BOUNDARY
	IMPERVIOUS COVERAGE	
	PERVIOUS/LAWN (HSG: B/D)	

PROPOSED DRAINAGE BASIN MAP
43 BETTSWOOD ROAD
NORWALK, CT



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COMM. NO.:	DATE:
10502	06/16/2025
	SCALE:
	1"=20'

Appendix 2

Water Quality Volume Calculations

Project: 43 Bettswood Road

Project #: 10502

Date: 6/16/2025

Location: Norwalk, CT

By: HDC

Checked: VJH

Stone Basin 1

Tributary Area=	0.085	acres
Impervious Area=	0.085	acres
I=	1.000	^a
R=	0.950	^b
WQV=	0.007	ac. ft. ^c

WQV Required=	294.0 ft.³
WQV Provided=	1,256.0 ft.³

Stone Basin 2

Tributary Area=	0.011	acres
Impervious Area=	0.011	acres
I=	1.000	^a
R=	0.950	^b
WQV=	0.001	ac. ft. ^c

WQV Required=	38.6 ft.³
WQV Provided=	73.0 ft.³

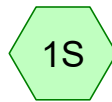
^a I=Percent Impervious Coverage

^b $R=0.05+0.009(I)$; Volumetric runoff Coefficient, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

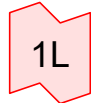
^c $WQV=(1 \times R \times A)/12$; Water Quality Volume, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

Note: Water quality area is equal to area of driveway improvements. Stone driveway included as impervious area for WQV purposes. Refer to Hydrocad report for overflow conditions.

EXISTING

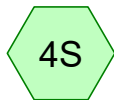


Ex. Site

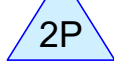


Out EX

PROPOSED



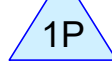
Pr. Stone Basin 2



Stone 2



Pr. Stone Basin 1



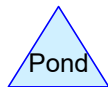
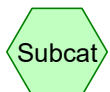
Stone 1



Pr Bypass



Out PR



Routing Diagram for 10502 HydroCAD 2

Prepared by Redniss & Mead, Inc, Printed 6/16/2025

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10502 HydroCAD 2

Prepared by Redniss & Mead, Inc

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-yr	Type III 24-hr		Default	24.00	1	3.49	2
2	5-yr	Type III 24-hr		Default	24.00	1	4.50	2
3	10-yr	Type III 24-hr		Default	24.00	1	5.33	2
4	25-yr	Type III 24-hr		Default	24.00	1	6.48	2
5	50-yr	Type III 24-hr		Default	24.00	1	7.34	2
6	100-yr	Type III 24-hr		Default	24.00	1	8.26	2

10502 HydroCAD 2*Type III 24-hr 2-yr Rainfall=3.49"*

Prepared by Redniss & Mead, Inc

Printed 6/16/2025

HydroCAD® 10.20-6a s/n 08721 © 2024 HydroCAD Software Solutions LLC

Page 3

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>1.03"
Tc=5.0 min CN=70.6 Runoff=0.42 cfs 0.032 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=9,779 sf 20.61% Impervious Runoff Depth>1.58"
Tc=5.0 min CN=79.3 Runoff=0.41 cfs 0.030 af

Subcatchment3S: Pr Bypass Runoff Area=4,292 sf 3.77% Impervious Runoff Depth>0.63"
Tc=5.0 min CN=62.4 Runoff=0.06 cfs 0.005 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=1,975 sf 24.25% Impervious Runoff Depth>1.42"
Tc=5.0 min CN=76.9 Runoff=0.07 cfs 0.005 af

Pond 1P: Stone 1 Peak Elev=97.72' Storage=604 cf Inflow=0.41 cfs 0.031 af
Discarded=0.03 cfs 0.031 af Primary=0.00 cfs 0.000 af Outflow=0.03 cfs 0.031 af

Pond 2P: Stone 2 Peak Elev=99.71' Storage=73 cf Inflow=0.07 cfs 0.005 af
Discarded=0.00 cfs 0.003 af Primary=0.03 cfs 0.001 af Outflow=0.03 cfs 0.005 af

Link 1L: Out EX Inflow=0.42 cfs 0.032 af
Primary=0.42 cfs 0.032 af

Link 2L: Out PR Inflow=0.06 cfs 0.005 af
Primary=0.06 cfs 0.005 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.072 af Average Runoff Depth = 1.17"
78.69% Pervious = 0.580 ac 21.31% Impervious = 0.157 ac

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Type III 24-hr 5-yr Rainfall=4.50"

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>1.72"
Tc=5.0 min CN=70.6 Runoff=0.73 cfs 0.053 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=9,779 sf 20.61% Impervious Runoff Depth>2.40"
Tc=5.0 min CN=79.3 Runoff=0.63 cfs 0.045 af

Subcatchment3S: Pr Bypass Runoff Area=4,292 sf 3.77% Impervious Runoff Depth>1.16"
Tc=5.0 min CN=62.4 Runoff=0.12 cfs 0.010 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=1,975 sf 24.25% Impervious Runoff Depth>2.20"
Tc=5.0 min CN=76.9 Runoff=0.12 cfs 0.008 af

Pond 1P: Stone 1 Peak Elev=98.29' Storage=1,084 cf Inflow=0.73 cfs 0.048 af
Discarded=0.04 cfs 0.039 af Primary=0.00 cfs 0.000 af Outflow=0.04 cfs 0.039 af

Pond 2P: Stone 2 Peak Elev=99.72' Storage=73 cf Inflow=0.12 cfs 0.008 af
Discarded=0.00 cfs 0.004 af Primary=0.11 cfs 0.003 af Outflow=0.12 cfs 0.007 af

Link 1L: Out EX Inflow=0.73 cfs 0.053 af
Primary=0.73 cfs 0.053 af

Link 2L: Out PR Inflow=0.12 cfs 0.010 af
Primary=0.12 cfs 0.010 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.115 af Average Runoff Depth = 1.88"
78.69% Pervious = 0.580 ac 21.31% Impervious = 0.157 ac

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

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>2.33"
Tc=5.0 min CN=70.6 Runoff=1.00 cfs 0.072 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=9,779 sf 20.61% Impervious Runoff Depth>3.11"
Tc=5.0 min CN=79.3 Runoff=0.82 cfs 0.058 af

Subcatchment3S: Pr Bypass Runoff Area=4,292 sf 3.77% Impervious Runoff Depth>1.67"
Tc=5.0 min CN=62.4 Runoff=0.18 cfs 0.014 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=1,975 sf 24.25% Impervious Runoff Depth>2.89"
Tc=5.0 min CN=76.9 Runoff=0.15 cfs 0.011 af

Pond 1P: Stone 1 Peak Elev=98.52' Storage=1,267 cf Inflow=1.00 cfs 0.065 af
Discarded=0.04 cfs 0.044 af Primary=0.20 cfs 0.008 af Outflow=0.25 cfs 0.051 af

Pond 2P: Stone 2 Peak Elev=99.72' Storage=74 cf Inflow=0.15 cfs 0.011 af
Discarded=0.00 cfs 0.004 af Primary=0.18 cfs 0.007 af Outflow=0.18 cfs 0.010 af

Link 1L: Out EX Inflow=1.00 cfs 0.072 af
Primary=1.00 cfs 0.072 af

Link 2L: Out PR Inflow=0.26 cfs 0.021 af
Primary=0.26 cfs 0.021 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.155 af Average Runoff Depth = 2.52"
78.69% Pervious = 0.580 ac 21.31% Impervious = 0.157 ac

10502 HydroCAD 2

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

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>3.25"
Tc=5.0 min CN=70.6 Runoff=1.40 cfs 0.100 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=9,779 sf 20.61% Impervious Runoff Depth>4.14"
Tc=5.0 min CN=79.3 Runoff=1.08 cfs 0.077 af

Subcatchment3S: Pr Bypass Runoff Area=4,292 sf 3.77% Impervious Runoff Depth>2.46"
Tc=5.0 min CN=62.4 Runoff=0.28 cfs 0.020 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=1,975 sf 24.25% Impervious Runoff Depth>3.89"
Tc=5.0 min CN=76.9 Runoff=0.21 cfs 0.015 af

Pond 1P: Stone 1 Peak Elev=98.54' Storage=1,281 cf Inflow=1.30 cfs 0.087 af
Discarded=0.04 cfs 0.046 af Primary=0.70 cfs 0.024 af Outflow=0.74 cfs 0.070 af

Pond 2P: Stone 2 Peak Elev=99.73' Storage=74 cf Inflow=0.21 cfs 0.015 af
Discarded=0.00 cfs 0.004 af Primary=0.21 cfs 0.010 af Outflow=0.21 cfs 0.014 af

Link 1L: Out EX Inflow=1.40 cfs 0.100 af
Primary=1.40 cfs 0.100 af

Link 2L: Out PR Inflow=0.85 cfs 0.044 af
Primary=0.85 cfs 0.044 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.212 af Average Runoff Depth = 3.45"
78.69% Pervious = 0.580 ac 21.31% Impervious = 0.157 ac

Summary for Subcatchment 1S: Ex. Site

[49] Hint: Tc<2dt may require smaller dt

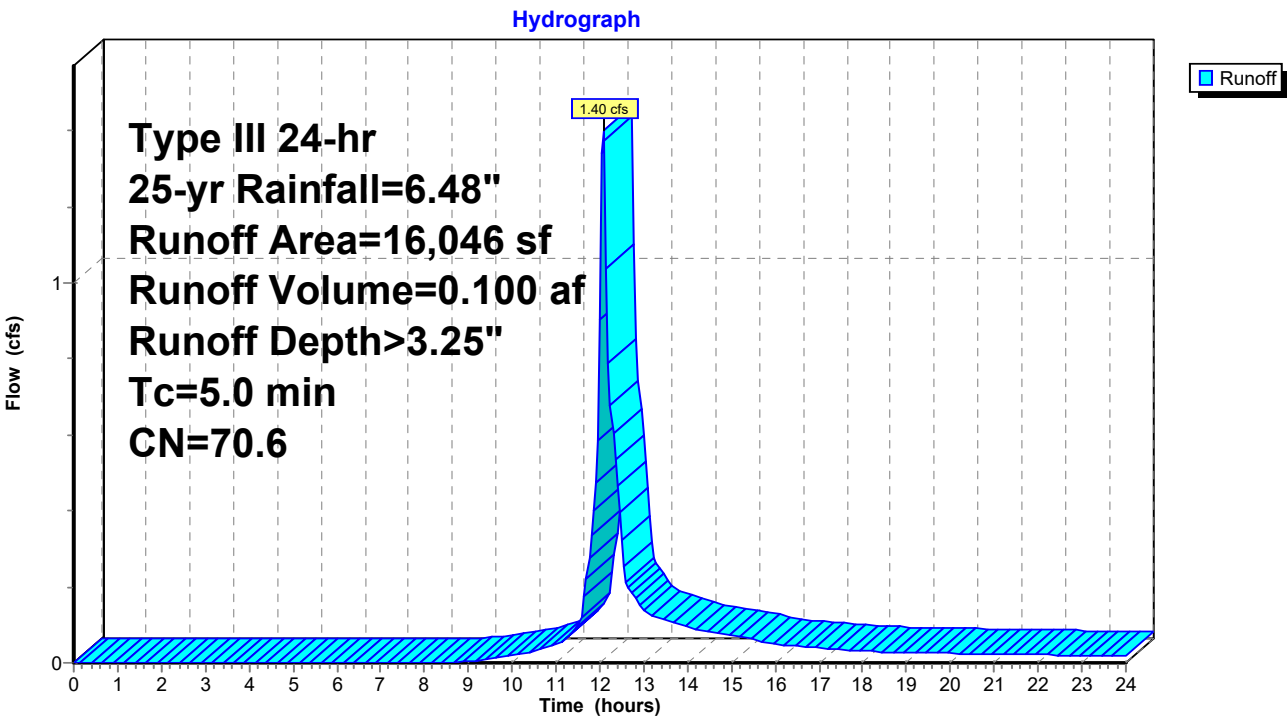
Runoff = 1.40 cfs @ 12.08 hrs, Volume= 0.100 af, Depth> 3.25"
Routed to Link 1L : Out EX

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

Area (sf)	CN	Description
4,183	98.0	Paved parking, HSG B
11,863	61.0	>75% Grass cover, Good, HSG B
16,046	70.6	Weighted Average
11,863		73.93% Pervious Area
4,183		26.07% Impervious Area

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

Subcatchment 1S: Ex. Site



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

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Summary for Subcatchment 2S: Pr. Stone Basin 1

[49] Hint: Tc<2dt may require smaller dt

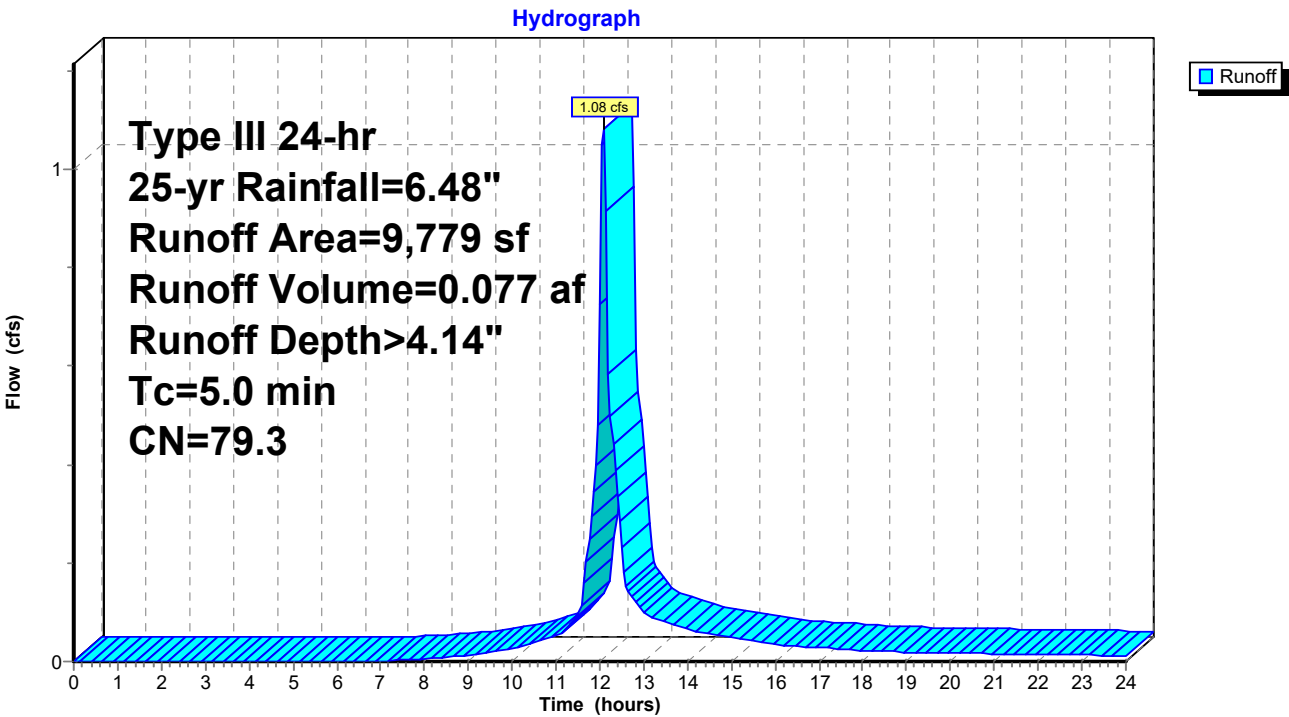
Runoff = 1.08 cfs @ 12.08 hrs, Volume= 0.077 af, Depth> 4.14"
Routed to Pond 1P : Stone 1

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

	Area (sf)	CN	Description
*	3,714	89.0	Stone Driveway, HSG B
*	2,015	98.0	Paved parking, HSG B
	4,050	61.0	>75% Grass cover, Good, HSG B
	9,779	79.3	Weighted Average
	7,764		79.39% Pervious Area
	2,015		20.61% Impervious Area

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

Subcatchment 2S: Pr. Stone Basin 1



Summary for Subcatchment 3S: Pr Bypass

[49] Hint: Tc<2dt may require smaller dt

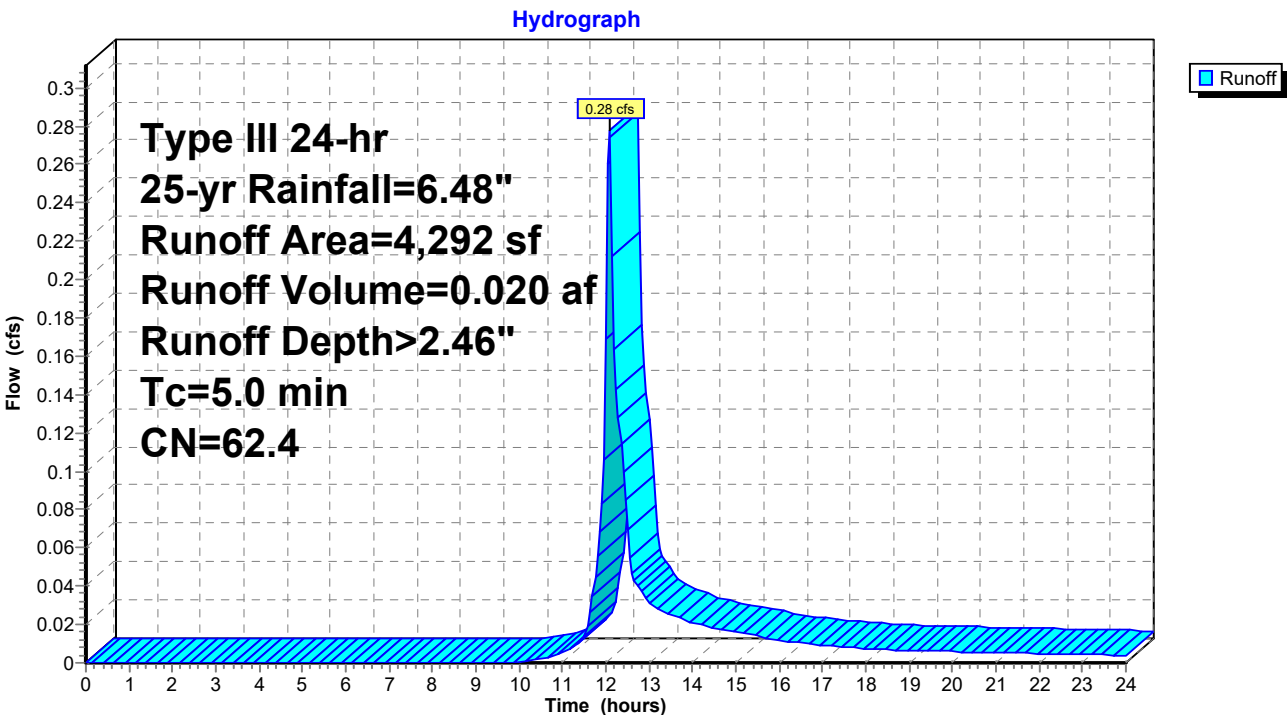
Runoff = 0.28 cfs @ 12.08 hrs, Volume= 0.020 af, Depth> 2.46"
Routed to Link 2L : Out PR

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

Area (sf)	CN	Description
162	98.0	Paved parking, HSG B
4,130	61.0	>75% Grass cover, Good, HSG B
4,292	62.4	Weighted Average
4,130		96.23% Pervious Area
162		3.77% Impervious Area

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

Subcatchment 3S: Pr Bypass



Summary for Subcatchment 4S: Pr. Stone Basin 2

[49] Hint: Tc<2dt may require smaller dt

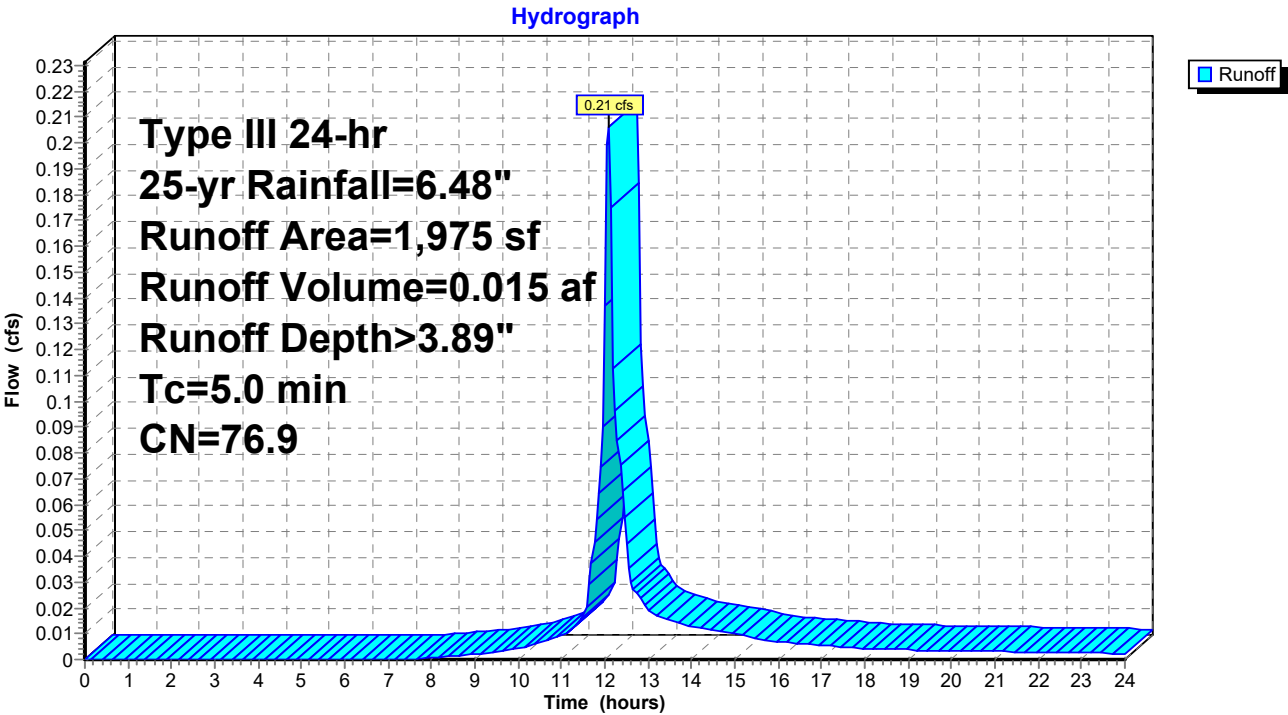
Runoff = 0.21 cfs @ 12.08 hrs, Volume= 0.015 af, Depth> 3.89"
Routed to Pond 2P : Stone 2

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

	Area (sf)	CN	Description
*	487	89.0	Stone Driveway, HSG B
*	479	98.0	Paved parking HSG B
*	1,009	61.0	>75% Grass cover, Good, HSG B
	1,975	76.9	Weighted Average
	1,496		75.75% Pervious Area
	479		24.25% Impervious Area

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

Subcatchment 4S: Pr. Stone Basin 2



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

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Summary for Pond 1P: Stone 1

Inflow Area = 0.270 ac, 21.22% Impervious, Inflow Depth > 3.87" for 25-yr event
 Inflow = 1.30 cfs @ 12.07 hrs, Volume= 0.087 af
 Outflow = 0.74 cfs @ 12.22 hrs, Volume= 0.070 af, Atten= 43%, Lag= 8.7 min
 Discarded = 0.04 cfs @ 12.20 hrs, Volume= 0.046 af
 Primary = 0.70 cfs @ 12.22 hrs, Volume= 0.024 af
 Routed to Link 2L : Out PR

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 98.54' @ 12.20 hrs Surf.Area= 2,119 sf Storage= 1,281 cf

Plug-Flow detention time= 190.6 min calculated for 0.070 af (80% of inflow)
 Center-of-Mass det. time= 119.3 min (926.3 - 807.0)

Volume	Invert	Avail.Storage	Storage Description
#1	97.00'	1,935 cf	Stone Storage (Prismatic) Listed below 4,838 cf Overall x 40.0% Voids
#2	98.50'	1,256 cf	Open Air Storage (Prismatic) Listed below (Recalc)
		3,192 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
97.00	2,094	0	0
98.50	2,094	3,141	3,141
99.70	734	1,697	4,838

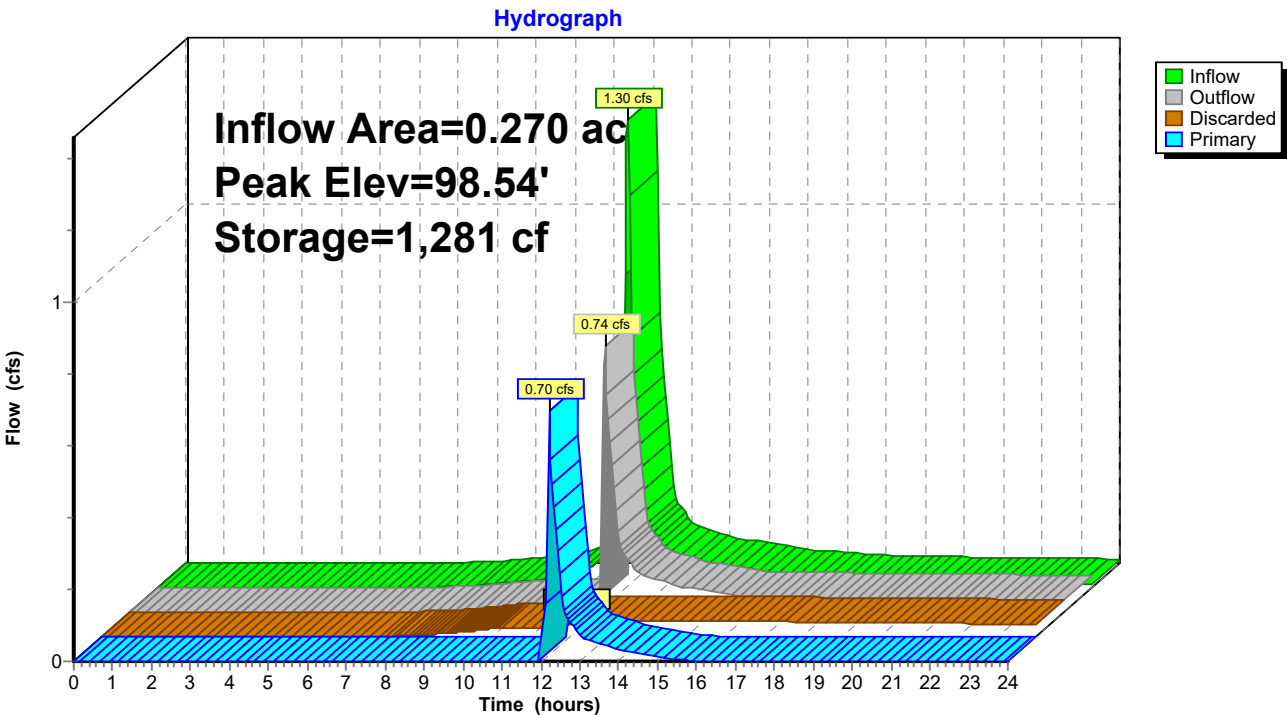
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.50	0	0	0
99.70	2,094	1,256	1,256

Device	Routing	Invert	Outlet Devices
#1	Primary	98.50'	Asymmetrical Weir, C= 3.27 Offset (feet) 0.00 17.00 27.00 43.00 84.00 109.00 122.00 122.10 Elev. (feet) 99.70 99.00 98.50 98.50 98.60 98.90 99.40 99.70
#2	Discarded	97.00'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 95.00'

Discarded OutFlow Max=0.04 cfs @ 12.20 hrs HW=98.54' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.04 cfs)

Primary OutFlow Max=0.60 cfs @ 12.22 hrs HW=98.54' (Free Discharge)
 ↳ **1=Asymmetrical Weir** (Weir Controls 0.60 cfs @ 0.45 fps)

Pond 1P: Stone 1



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

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Stage-Area-Storage for Pond 1P: Stone 1

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
97.00	2,094	0	99.60	2,767	2,934
97.05	2,094	42	99.65	2,797	3,061
97.10	2,094	84	99.70	2,828	3,192
97.15	2,094	126			
97.20	2,094	168			
97.25	2,094	209			
97.30	2,094	251			
97.35	2,094	293			
97.40	2,094	335			
97.45	2,094	377			
97.50	2,094	419			
97.55	2,094	461			
97.60	2,094	503			
97.65	2,094	544			
97.70	2,094	586			
97.75	2,094	628			
97.80	2,094	670			
97.85	2,094	712			
97.90	2,094	754			
97.95	2,094	796			
98.00	2,094	838			
98.05	2,094	879			
98.10	2,094	921			
98.15	2,094	963			
98.20	2,094	1,005			
98.25	2,094	1,047			
98.30	2,094	1,089			
98.35	2,094	1,131			
98.40	2,094	1,173			
98.45	2,094	1,215			
98.50	2,094	1,256			
98.55	2,125	1,287			
98.60	2,155	1,322			
98.65	2,186	1,361			
98.70	2,216	1,404			
98.75	2,247	1,452			
98.80	2,277	1,505			
98.85	2,308	1,561			
98.90	2,339	1,622			
98.95	2,369	1,688			
99.00	2,400	1,757			
99.05	2,430	1,831			
99.10	2,461	1,910			
99.15	2,492	1,993			
99.20	2,522	2,080			
99.25	2,553	2,171			
99.30	2,583	2,267			
99.35	2,614	2,368			
99.40	2,645	2,472			
99.45	2,675	2,581			
99.50	2,706	2,694			
99.55	2,736	2,812			

Summary for Pond 2P: Stone 2

[88] Warning: Qout>Qin may require smaller dt or Finer Routing

Inflow Area = 0.045 ac, 24.25% Impervious, Inflow Depth > 3.89" for 25-yr event
 Inflow = 0.21 cfs @ 12.08 hrs, Volume= 0.015 af
 Outflow = 0.21 cfs @ 12.07 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min
 Discarded = 0.00 cfs @ 12.07 hrs, Volume= 0.004 af
 Primary = 0.21 cfs @ 12.07 hrs, Volume= 0.010 af
 Routed to Pond 1P : Stone 1

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
 Peak Elev= 99.73' @ 12.07 hrs Surf.Area= 182 sf Storage= 74 cf

Plug-Flow detention time= 60.5 min calculated for 0.014 af (92% of inflow)
 Center-of-Mass det. time= 21.5 min (838.7 - 817.2)

Volume	Invert	Avail.Storage	Storage Description
#1	98.70'	120 cf	Stone Storage (Prismatic) Listed below 300 cf Overall x 40.0% Voids
#2	99.70'	118 cf	Open Air Storage (Prismatic) Listed below (Recalc)
		238 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
98.70	182	0	0
99.70	182	182	182
101.00	0	118	300

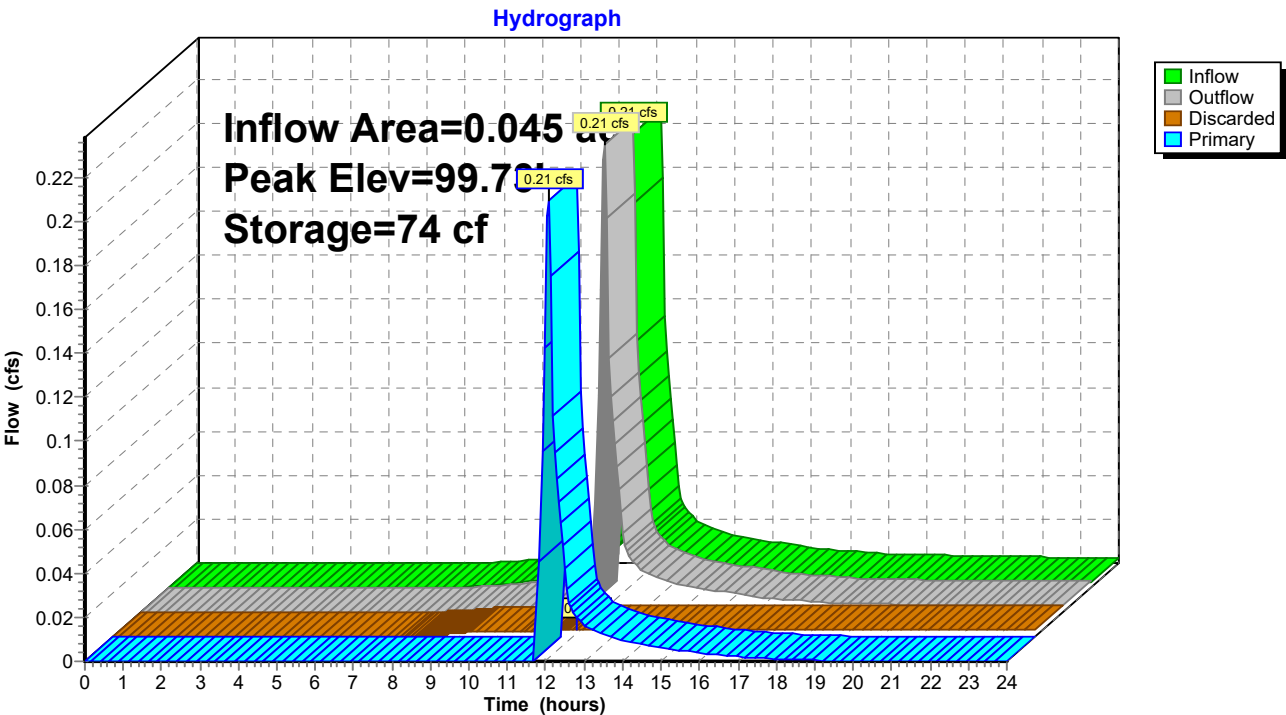
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
99.70	0	0	0
101.00	182	118	118

Device	Routing	Invert	Outlet Devices
#1	Primary	99.70'	16.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Discarded	98.70'	0.500 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 97.00'

Discarded OutFlow Max=0.00 cfs @ 12.07 hrs HW=99.73' (Free Discharge)
 ↳ **2=Exfiltration** (Controls 0.00 cfs)

Primary OutFlow Max=0.19 cfs @ 12.07 hrs HW=99.73' (Free Discharge)
 ↳ **1=Broad-Crested Rectangular Weir**(Weir Controls 0.19 cfs @ 0.45 fps)

Pond 2P: Stone 2



10502 HydroCAD 2*Type III 24-hr 25-yr Rainfall=6.48"*

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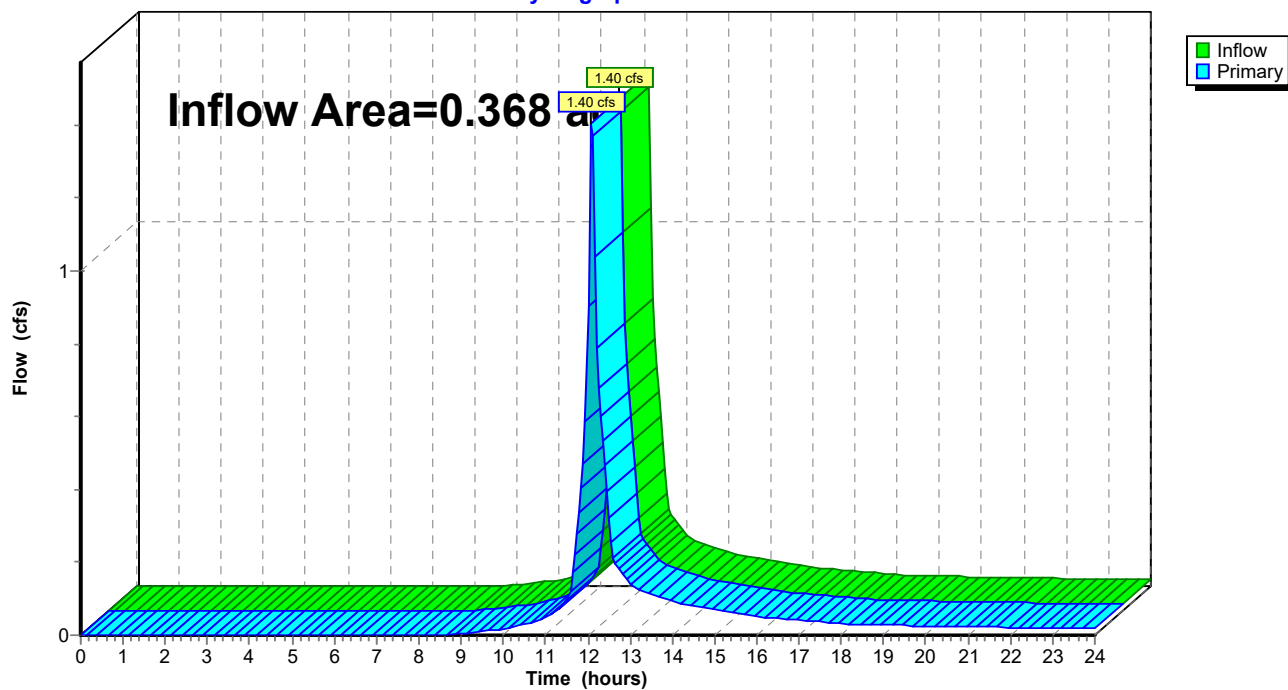
Stage-Area-Storage for Pond 2P: Stone 2

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
98.70	182	0
98.75	182	4
98.80	182	7
98.85	182	11
98.90	182	15
98.95	182	18
99.00	182	22
99.05	182	25
99.10	182	29
99.15	182	33
99.20	182	36
99.25	182	40
99.30	182	44
99.35	182	47
99.40	182	51
99.45	182	55
99.50	182	58
99.55	182	62
99.60	182	66
99.65	182	69
99.70	182	73
99.75	182	75
99.80	182	77
99.85	182	80
99.90	182	83
99.95	182	86
100.00	182	90
100.05	182	94
100.10	182	99
100.15	182	103
100.20	182	109
100.25	182	114
100.30	182	120
100.35	182	126
100.40	182	133
100.45	182	139
100.50	182	147
100.55	182	154
100.60	182	162
100.65	182	171
100.70	182	179
100.75	182	188
100.80	182	198
100.85	182	207
100.90	182	217
100.95	182	228
101.00	182	238

Summary for Link 1L: Out EX

Inflow Area = 0.368 ac, 26.07% Impervious, Inflow Depth > 3.25" for 25-yr event
Inflow = 1.40 cfs @ 12.08 hrs, Volume= 0.100 af
Primary = 1.40 cfs @ 12.08 hrs, Volume= 0.100 af, Atten= 0%, Lag= 0.0 min

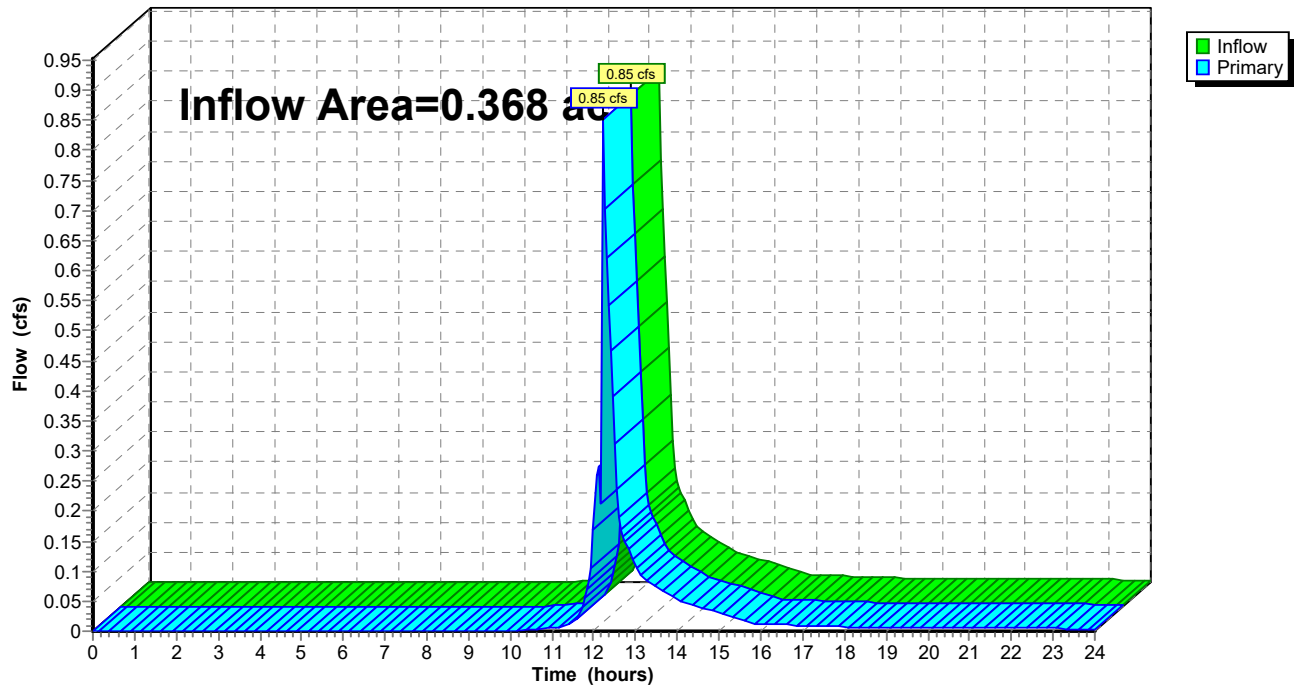
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Out EX**Hydrograph**

Summary for Link 2L: Out PR

Inflow Area = 0.368 ac, 16.55% Impervious, Inflow Depth > 1.43" for 25-yr event
Inflow = 0.85 cfs @ 12.22 hrs, Volume= 0.044 af
Primary = 0.85 cfs @ 12.22 hrs, Volume= 0.044 af, Atten= 0%, Lag= 0.0 min

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

Link 2L: Out PR**Hydrograph**

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

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>3.97"
Tc=5.0 min CN=70.6 Runoff=1.72 cfs 0.122 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=9,779 sf 20.61% Impervious Runoff Depth>4.93"
Tc=5.0 min CN=79.3 Runoff=1.29 cfs 0.092 af

Subcatchment3S: Pr Bypass Runoff Area=4,292 sf 3.77% Impervious Runoff Depth>3.09"
Tc=5.0 min CN=62.4 Runoff=0.35 cfs 0.025 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=1,975 sf 24.25% Impervious Runoff Depth>4.66"
Tc=5.0 min CN=76.9 Runoff=0.25 cfs 0.018 af

Pond 1P: Stone 1 Peak Elev=98.55' Storage=1,288 cf Inflow=1.54 cfs 0.104 af
Discarded=0.04 cfs 0.048 af Primary=1.14 cfs 0.038 af Outflow=1.19 cfs 0.086 af

Pond 2P: Stone 2 Peak Elev=99.73' Storage=74 cf Inflow=0.25 cfs 0.018 af
Discarded=0.00 cfs 0.004 af Primary=0.24 cfs 0.012 af Outflow=0.25 cfs 0.016 af

Link 1L: Out EX Inflow=1.72 cfs 0.122 af
Primary=1.72 cfs 0.122 af

Link 2L: Out PR Inflow=1.47 cfs 0.064 af
Primary=1.47 cfs 0.064 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.257 af Average Runoff Depth = 4.18"
78.69% Pervious = 0.580 ac 21.31% Impervious = 0.157 ac

10502 HydroCAD 2

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

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

Subcatchment1S: Ex. Site Runoff Area=16,046 sf 26.07% Impervious Runoff Depth>4.76"
Tc=5.0 min CN=70.6 Runoff=2.06 cfs 0.146 af

Subcatchment2S: Pr. Stone Basin 1 Runoff Area=9,779 sf 20.61% Impervious Runoff Depth>5.78"
Tc=5.0 min CN=79.3 Runoff=1.51 cfs 0.108 af

Subcatchment3S: Pr Bypass Runoff Area=4,292 sf 3.77% Impervious Runoff Depth>3.80"
Tc=5.0 min CN=62.4 Runoff=0.44 cfs 0.031 af

Subcatchment4S: Pr. Stone Basin 2 Runoff Area=1,975 sf 24.25% Impervious Runoff Depth>5.50"
Tc=5.0 min CN=76.9 Runoff=0.29 cfs 0.021 af

Pond 1P: Stone 1 Peak Elev=98.57' Storage=1,299 cf Inflow=1.80 cfs 0.123 af
Discarded=0.04 cfs 0.049 af Primary=1.63 cfs 0.055 af Outflow=1.67 cfs 0.104 af

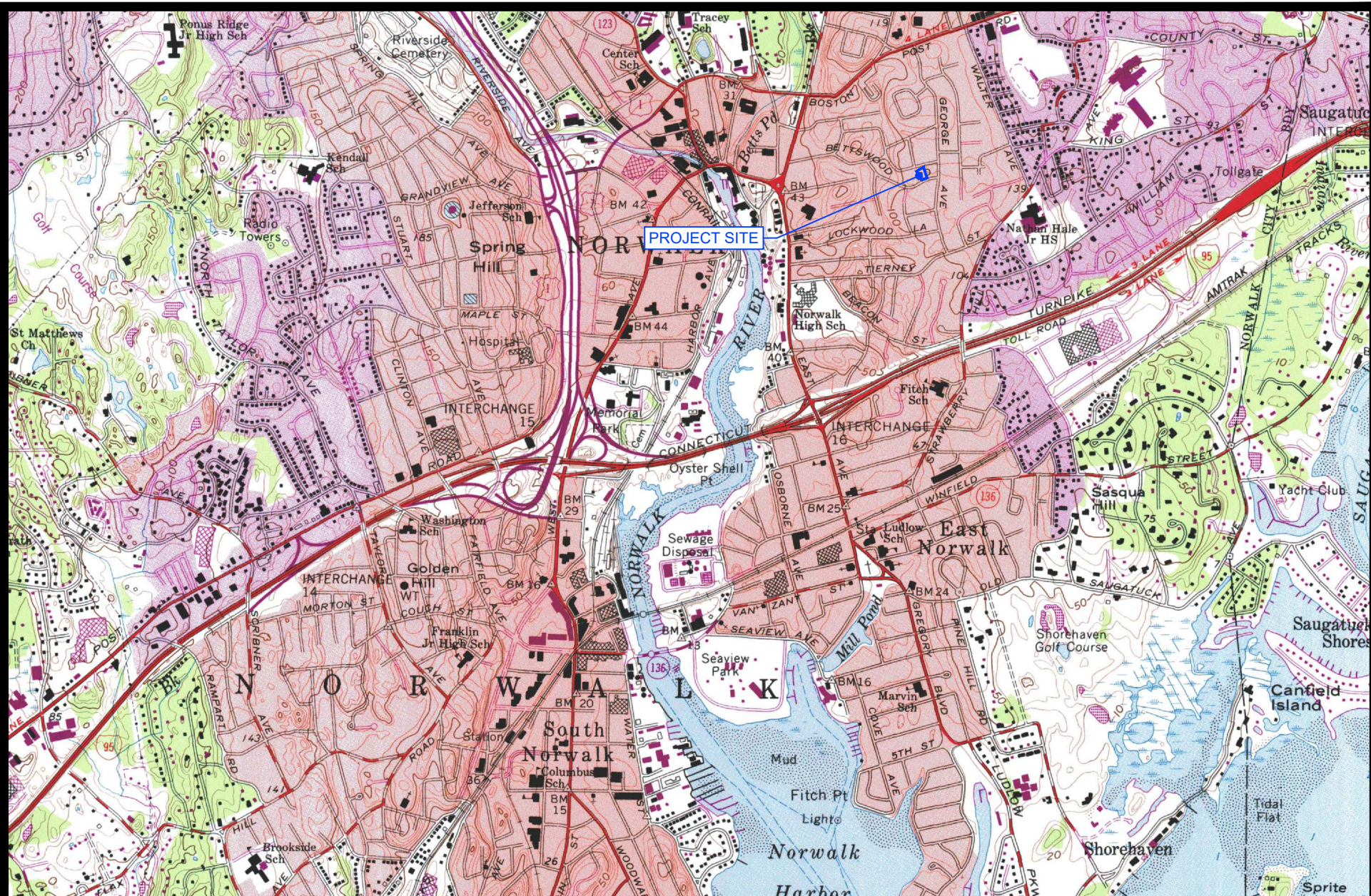
Pond 2P: Stone 2 Peak Elev=99.73' Storage=74 cf Inflow=0.29 cfs 0.021 af
Discarded=0.00 cfs 0.004 af Primary=0.29 cfs 0.015 af Outflow=0.29 cfs 0.019 af

Link 1L: Out EX Inflow=2.06 cfs 0.146 af
Primary=2.06 cfs 0.146 af

Link 2L: Out PR Inflow=2.06 cfs 0.086 af
Primary=2.06 cfs 0.086 af

Total Runoff Area = 0.737 ac Runoff Volume = 0.306 af Average Runoff Depth = 4.99"
78.69% Pervious = 0.580 ac 21.31% Impervious = 0.157 ac

Appendix 3



MAP NAME: NORWALK SOUTH
MAP NUMBER: 114

USGS TOPOGRAPHIC QUAD MAP **43 BETTSWOOD ROAD** **NORWALK, CT**

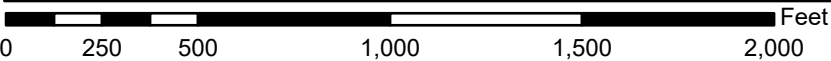
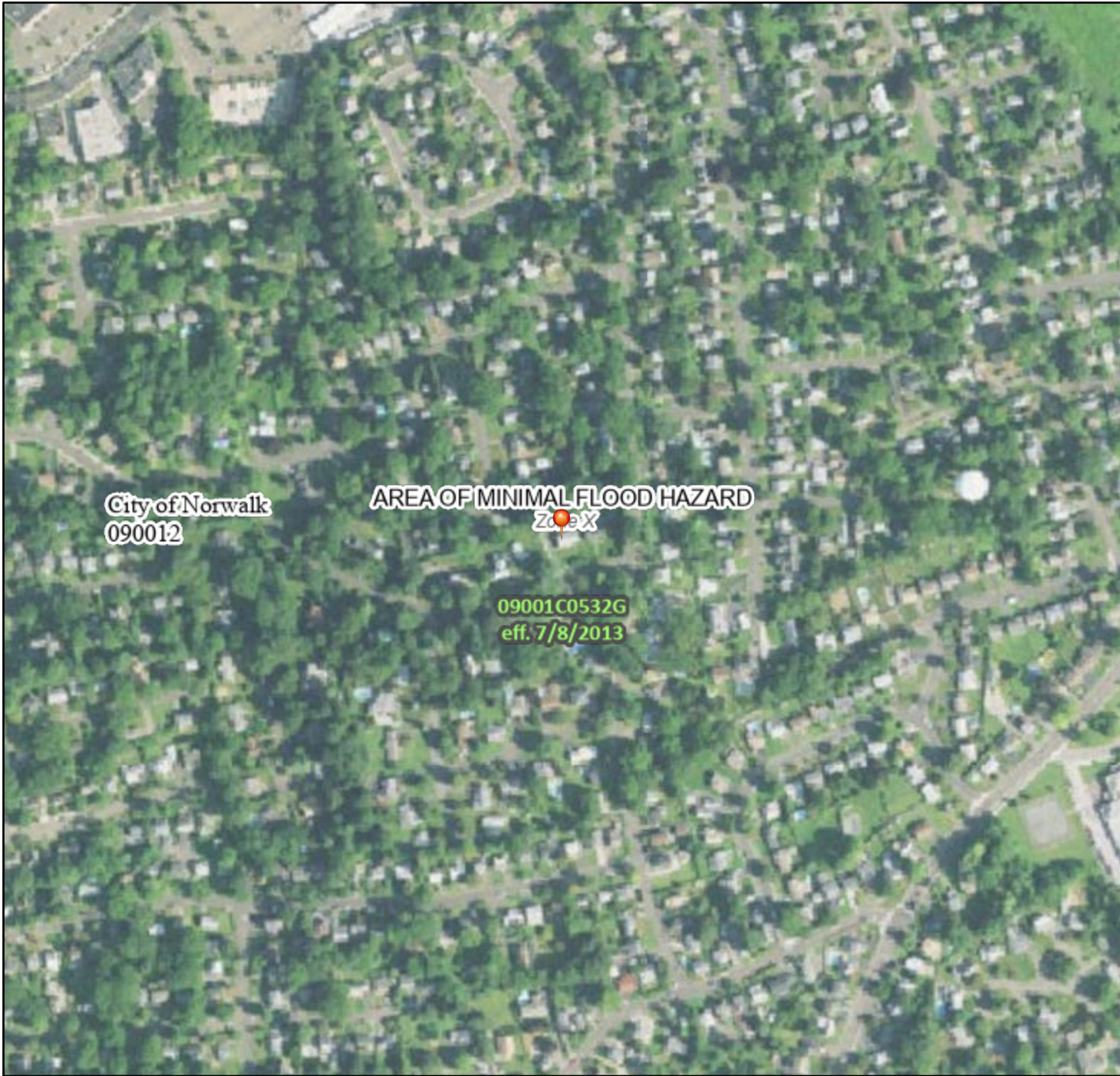
**REDNISS
& MEAD**

COMM. NO.: 10502 DATE: 05/21/2025 SCALE: 1"=2000'

5/20/2025 9:08 AM H:\Jobfiles\210000\10500\10502\Drawing\Engineering\10502 Quad Map.dwg

National Flood Hazard Layer FIRMette

73°24'20"W 41°7'19"N



1:6,000

73°23'43"W 41°6'52"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/24/2025 at 5:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Hydrologic Soil Group—State of Connecticut, Western Part



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

5/15/2025
Page 1 of 4
Page 109 of 150

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

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

Soil Rating Lines

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

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

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

Water Features
 Streams and Canals
Transportation

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

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
260B	Charlton-Urban land complex, 3 to 8 percent slopes	B	0.4	100.0%
Totals for Area of Interest			0.4	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.1182°, Longitude: -73.4004°
Elevation: 118 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.366 (0.294-0.455)	0.426 (0.342-0.530)	0.524 (0.419-0.654)	0.605 (0.481-0.760)	0.717 (0.548-0.939)	0.802 (0.599-1.07)	0.890 (0.639-1.23)	0.983 (0.668-1.41)	1.11 (0.723-1.65)	1.21 (0.767-1.84)
10-min	0.519 (0.417-0.644)	0.604 (0.485-0.750)	0.743 (0.595-0.927)	0.858 (0.682-1.08)	1.02 (0.776-1.33)	1.14 (0.847-1.52)	1.26 (0.905-1.75)	1.39 (0.947-1.99)	1.57 (1.02-2.34)	1.72 (1.09-2.60)
15-min	0.610 (0.491-0.758)	0.710 (0.570-0.883)	0.873 (0.698-1.09)	1.01 (0.801-1.26)	1.20 (0.913-1.56)	1.34 (0.997-1.79)	1.48 (1.06-2.06)	1.64 (1.12-2.34)	1.85 (1.21-2.75)	2.02 (1.28-3.06)
30-min	0.848 (0.682-1.05)	0.987 (0.792-1.23)	1.21 (0.971-1.52)	1.40 (1.12-1.76)	1.66 (1.27-2.17)	1.86 (1.38-2.48)	2.06 (1.48-2.85)	2.27 (1.54-3.24)	2.54 (1.66-3.78)	2.76 (1.74-4.18)
60-min	1.09 (0.873-1.35)	1.26 (1.02-1.57)	1.56 (1.24-1.94)	1.80 (1.43-2.26)	2.13 (1.62-2.78)	2.39 (1.77-3.18)	2.64 (1.89-3.64)	2.90 (1.98-4.14)	3.24 (2.11-4.80)	3.49 (2.21-5.30)
2-hr	1.38 (1.12-1.70)	1.64 (1.32-2.02)	2.06 (1.65-2.55)	2.40 (1.92-3.00)	2.88 (2.21-3.75)	3.24 (2.43-4.32)	3.62 (2.62-5.00)	4.03 (2.75-5.72)	4.60 (3.00-6.78)	5.06 (3.21-7.62)
3-hr	1.58 (1.29-1.94)	1.89 (1.53-2.33)	2.40 (1.94-2.96)	2.81 (2.26-3.50)	3.39 (2.62-4.41)	3.82 (2.88-5.08)	4.28 (3.11-5.91)	4.79 (3.28-6.78)	5.52 (3.61-8.12)	6.12 (3.89-9.19)
6-hr	1.99 (1.63-2.43)	2.40 (1.96-2.93)	3.06 (2.48-3.75)	3.60 (2.91-4.44)	4.36 (3.38-5.64)	4.92 (3.73-6.52)	5.52 (4.04-7.61)	6.21 (4.26-8.74)	7.22 (4.73-10.5)	8.06 (5.14-12.0)
12-hr	2.47 (2.03-2.99)	2.97 (2.44-3.60)	3.79 (3.10-4.62)	4.47 (3.63-5.48)	5.41 (4.23-6.95)	6.11 (4.66-8.04)	6.85 (5.05-9.40)	7.72 (5.32-10.8)	8.99 (5.92-13.0)	10.1 (6.43-14.9)
24-hr	2.87 (2.38-3.45)	3.49 (2.88-4.20)	4.50 (3.70-5.44)	5.33 (4.36-6.49)	6.48 (5.10-8.29)	7.34 (5.64-9.62)	8.26 (6.13-11.3)	9.35 (6.46-13.0)	11.0 (7.24-15.8)	12.3 (7.91-18.1)
2-day	3.12 (2.60-3.73)	3.88 (3.23-4.64)	5.11 (4.24-6.14)	6.13 (5.05-7.41)	7.54 (5.97-9.60)	8.58 (6.64-11.2)	9.71 (7.27-13.3)	11.1 (7.69-15.3)	13.2 (8.72-18.9)	15.0 (9.63-21.9)
3-day	3.32 (2.78-3.95)	4.15 (3.47-4.94)	5.50 (4.58-6.58)	6.62 (5.47-7.97)	8.17 (6.50-10.4)	9.31 (7.23-12.1)	10.6 (7.93-14.4)	12.1 (8.38-16.6)	14.4 (9.53-20.5)	16.3 (10.5-23.8)
4-day	3.52 (2.96-4.18)	4.40 (3.68-5.23)	5.82 (4.86-6.95)	7.01 (5.81-8.41)	8.64 (6.88-10.9)	9.84 (7.66-12.8)	11.2 (8.39-15.1)	12.7 (8.87-17.5)	15.1 (10.1-21.5)	17.2 (11.1-25.0)
7-day	4.15 (3.50-4.90)	5.10 (4.30-6.03)	6.64 (5.57-7.88)	7.92 (6.60-9.46)	9.69 (7.75-12.2)	11.0 (8.58-14.1)	12.4 (9.33-16.6)	14.1 (9.84-19.2)	16.5 (11.0-23.4)	18.6 (12.1-26.9)
10-day	4.79 (4.05-5.63)	5.78 (4.88-6.80)	7.40 (6.23-8.74)	8.74 (7.30-10.4)	10.6 (8.49-13.2)	12.0 (9.35-15.3)	13.4 (10.1-17.9)	15.1 (10.6-20.5)	17.6 (11.7-24.8)	19.6 (12.7-28.2)
20-day	6.72 (5.73-7.86)	7.83 (6.67-9.16)	9.64 (8.17-11.3)	11.1 (9.37-13.2)	13.2 (10.6-16.3)	14.8 (11.6-18.6)	16.4 (12.3-21.4)	18.1 (12.8-24.4)	20.5 (13.8-28.6)	22.4 (14.6-32.0)
30-day	8.36 (7.15-9.72)	9.55 (8.16-11.1)	11.5 (9.78-13.4)	13.1 (11.1-15.4)	15.3 (12.4-18.8)	17.1 (13.4-21.3)	18.8 (14.1-24.3)	20.5 (14.5-27.5)	22.9 (15.4-31.8)	24.6 (16.1-35.0)
45-day	10.4 (8.94-12.1)	11.7 (10.0-13.6)	13.8 (11.8-16.1)	15.6 (13.2-18.2)	18.0 (14.5-21.9)	19.9 (15.6-24.6)	21.7 (16.2-27.8)	23.5 (16.7-31.3)	25.8 (17.4-35.7)	27.5 (17.9-38.9)
60-day	12.1 (10.4-14.0)	13.5 (11.6-15.6)	15.7 (13.5-18.3)	17.6 (15.0-20.5)	20.2 (16.4-24.4)	22.2 (17.4-27.4)	24.1 (18.1-30.7)	25.9 (18.5-34.4)	28.2 (19.1-38.9)	29.9 (19.5-42.2)

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

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

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

Appendix 4

STORMWATER OPERATIONS AND MAINTENANCE PLAN

43 Bettswood Road, Norwalk, CT

May 21, 2025

The purpose of this Operations and Maintenance plan is to ensure that the drainage facilities proposed on site at 43 Bettswood Road (the “Property”) shall be maintained in operational condition. While some normal wear is expected over time, the facilities must be properly maintained in order to function as designed. Please refer to the Site Development Plans for the location of proposed drainage facilities.

Mayra Garcia and their successors or assigns agree to maintain the drainage facilities in a functioning condition by following the maintenance plan described below.

Storm Drainage Maintenance and Inspection Requirements: The storm drainage system shall be inspected on a semi-annual basis for the first year to ensure that the system is functioning properly. If these inspections show that debris and sediment have accumulated, then more frequent inspections will be scheduled. Inspections should be scheduled following major storm events. If after one year there is little sediment accumulation, then inspections shall be performed on an annual basis.

Pea Stone Driveway with Crushed Stone Reservoir: The pea stone driveway is used for stormwater storage for driveway runoff and upstream tributary areas.

- Stone shall be visually inspected and leaf debris removed periodically.
- Snow melt material shall be avoided if possible, to reduce risk of clogging within the stone.
- Replace sections of stone should they become clogged from sediment or debris.

Disposal of Debris and Sediment: All debris and sediment removed from the storm water structures shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands or the abutting river.

Maintenance Arrangements: The names of the person or party responsible for completing routine inspection and maintenance activities, pet waste management, and proper management of de-icing chemicals and snow shall be filed with the Norwalk Department of Public Works annually.

Good Housekeeping:

1. Most domestic waste will be stored inside the trash room
2. No fertilizers, pesticides, or herbicides will be stored on site
3. No vehicle washing will be permitted on site
4. Lawn and garden areas will be kept in satisfactory condition maintaining ground stabilization and the pervious nature of landscaped areas.
5. In accordance with Sec. 2a-450 of CT General Statutes spills of petroleum or chemicals will be reported to the CT DEEP’s Oil & Chemical Response Division at (860) 424-

3338, be contained as quickly as practical, and cleaned by a licensed contractor.

Declaration: The Owner(s) listed below agrees to the following statements. The statements are intended to ensure that the owner agrees to install and maintain stormwater management practices on the subject property in accordance with approved plans and conditions, and to further ensure that the management practices serve the intended function in perpetuity.

1. The Owner(s) shall be solely responsible for the inspection, maintenance, and repair of the postconstruction storm water management system identified in the above sections.
2. The Owner(s) agrees in the event that the Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the storm water management practice(s). The information shall accompany the first deed transfer and include this “Drainage Facilities Operations and Maintenance Plan” and “Operations & Maintenance Exhibit A”. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Property.
3. The City of Norwalk or its designee is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the intent of this Operations and Maintenance Plan. Upon written notification by the City of Norwalk or their designee of required maintenance or repairs, the Owner(s) shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Norwalk. The Owner(s) shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety, general welfare or the environment shall not be endangered.

By: _____
[Owner(s)]

[Date]

By: _____
[Owner(s)]

[Date]

June 18, 2025

Via Certificate of Mail

**Re: Mayra Garcia – Baby Beluga Family Daycare
43 Bettswood Road Norwalk, CT
Special Permit Application**

Dear Neighbor,

We are writing to notify you that we have submitted a Special Application on behalf of our client, Mayra Garcia (the “Owner”), for the parcel (the “Property”) referenced above. The property is approximately 0.37 acres, is classified as District 5, Block 5, Lot 70 by the Office of the Assessor, and is located within the CD-1S zoning district. The applicant is seeking approval to increase the number of children served at the existing day care facility from 12 to 18.

The Norwalk Planning and Zoning Commission will conduct a Public Hearing via Zoom Teleconference on this application at a regular meeting on Wednesday, July 2nd, 2025 at 6:00 p.m. Regulations require that we provide notice of the Public Hearing as your property is within 100 feet of the subject parcel. In addition, a physical sign will be posted on the subject property detailing when and where the public hearing will be held. A copy of the agenda and instructions on how to participate in this virtual meeting will be available on the City of Norwalk’s website at: <https://apps.norwalkct.org/meetingboard/meetinglist>.

The applications are on file in the Planning & Zoning office located at Norwalk City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut, 06856. If you have any questions regarding these applications, you may call the Planning & Zoning Office at (203) 854-7780. In addition, please feel free to reach out to me at (203) 327-0500 with any questions.

Sincerely,



Vincent J. Hynes, P.E.

cc: Mayra Garcia
Steven Kleppin, Director, Norwalk Planning & Zoning

**MAYRA GARCIA – BABY BELUGA FAMILY DAYCARE
43 BETTSWOOD ROAD NORWALK, CT
SPECIAL PERMIT APPLICATION
CERTIFICATE OF MAIL**

RICH DOROTHY
4 CLEARVIEW AVE
NORWALK CT 06851-5111

MEYER BARBARA A
36 BETTSWOOD RD
NORWALK CT 06851-5125

TEEL WILLIAM & FORMICHELLA JULIA L
C/O TEEL TECHNOLOGIES
22 KNIGHT STREET
NORWALK CT 06851

GARCIA MAYRA Y &
GARCIA-MILLA MAGNO ANIBAL
43 BETTSWOOD RD
NORWALK CT 06851

HENRY BLAKE
9 OVERLOOK RD
NORWALK CT 06851-5115

BENFIELD JAMES H & LOIS M
15 CLEARVIEW AVE
NORWALK CT 06851-5109

CITY OF NORWALK
125 EAST AVE
NORWALK CT 06856

JOHNSON GREGORY &
GALLOP-JOHNSON VERNETTA D
45 BETTSWOOD RD
NORWALK CT 06851

FIORE JAN L
41 BETTSWOOD RD
NORWALK CT 06851-5123

GOLDMAN ANDREA L &
GOLDMAN NOAH H
40 BETTSWOOD RD
NORWALK CT 06851

GORDE JOHN C & TERRI A
38 BETTSWOOD RD
NORWALK CT 06851



US POSTAGE

quadrant
CORRECTION
IMI
\$007.59⁰
06/18/2025 ZIP 06905
043M30220547



May 21, 2025

Via Certificate of Mail

**Re: Mayra Garcia – Baby Beluga Family Daycare
43 Bettswood Road Norwalk, CT
Special Permit Application**

Dear Neighbor,

We are writing to notify you that we have submitted a Special Application on behalf of our client, Mayra Garcia (the “Owner”), for the parcel (the “Property”) referenced above. The property is approximately 4.52 acres, is classified as District 5, Block 5, Lot 70 by the Office of the Assessor, and is located within the CD-1S zoning district. The applicant is seeking approval to increase the number of children served at the existing day care facility from 12 to 18.

The Zoning Regulations require that we provide notice of the filing of the Special Permit application as your property is within 100 feet of the subject parcel. Once a public hearing date has been established, another letter will be sent via certified U.S. mail, with certificate of mailing alerting you of when and where the public hearing will be held. In addition, once a public hearing date has been established, a physical sign will be posted on the subject property detailing when and where the public hearing will be held.

The applications are on file in the Planning & Zoning office located at Norwalk City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut, 06856. If you have any questions regarding these applications, you may call the Planning & Zoning Office at (203) 854-7780. In addition, please feel free to reach out to me at (203) 327-0500 with any questions.

Sincerely,



Vincent J. Hynes, P.E.

cc: Mayra Garcia
Steven Kleppin, Director, Norwalk Planning & Zoning

MAYRA GARCIA – BABY BELUGA FAMILY DAYCARE
43 BETTSWOOD ROAD NORWALK, CT
SPECIAL PERMIT APPLICATION
CERTIFICATE OF MAIL

RICH DOROTHY
4 CLEARVIEW AVE
NORWALK CT 06851-5111

MEYER BARBARA A
36 BETTSWOOD RD
NORWALK CT 06851-5125

TEEL WILLIAM & FORMICHELLA JULIA L
C/O TEEL TECHNOLOGIES
22 KNIGHT STREET
NORWALK CT 06851

GARCIA MAYRA Y &
GARCIA-MILLA MAGNO ANIBAL
43 BETTSWOOD RD
NORWALK CT 06851

HENRY BLAKE
9 OVERLOOK RD
NORWALK CT 06851-5115

BENFIELD JAMES H & LOIS M
15 CLEARVIEW AVE
NORWALK CT 06851-5109

CITY OF NORWALK
125 EAST AVE
NORWALK CT 06856

JOHNSON GREGORY &
GALLOP-JOHNSON VERNETTA D
45 BETTSWOOD RD
NORWALK CT 06851

FIORE JAN L
41 BETTSWOOD RD
NORWALK CT 06851-5123

GOLDMAN ANDREA L &
GOLDMAN NOAH H
40 BETTSWOOD RD
NORWALK CT 06851

GORDE JOHN C & TERRI A
38 BETTSWOOD RD
NORWALK CT 06851

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05/21/2025 ZIP 06905
043M30220547



May 21, 2025

Via Certificate of Mail

**Re: Mayra Garcia – Baby Beluga Family Daycare
43 Bettswood Road Norwalk, CT
Special Permit Application**

Dear Neighbor,

We are writing to notify you that we have submitted a Special Application on behalf of our client, Mayra Garcia (the “Owner”), for the parcel (the “Property”) referenced above. The property is approximately 4.52 acres, is classified as District 5, Block 5, Lot 70 by the Office of the Assessor, and is located within the CD-1S zoning district. The applicant is seeking approval to increase the number of children served at the existing day care facility from 12 to 18.

The Zoning Regulations require that we provide notice of the filing of the Special Permit application as your property is within 100 feet of the subject parcel. Once a public hearing date has been established, another letter will be sent via certified U.S. mail, with certificate of mailing alerting you of when and where the public hearing will be held. In addition, once a public hearing date has been established, a physical sign will be posted on the subject property detailing when and where the public hearing will be held.

The applications are on file in the Planning & Zoning office located at Norwalk City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut, 06856. If you have any questions regarding these applications, you may call the Planning & Zoning Office at (203) 854-7780. In addition, please feel free to reach out to me at (203) 327-0500 with any questions.

Sincerely,



Vincent J. Hynes, P.E.

cc: Mayra Garcia
Steven Kleppin, Director, Norwalk Planning & Zoning



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

Sent via email to: v.hynes@rednissmead.com

To: Vincent J. Hynes, P.E. – Redniss & Mead, Inc.
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP
Date: June 20, 2025
Subject: **43 Bettswood Road – Child Daycare Facility Expansion**

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a substantive review of the following documents related to the proposed child daycare facility expansion at 43 Bettswood Road:

- “Special Permit Requirements Conformance Statement, 43 Bettswood Road, Norwalk, CT”, prepared by Redniss & Mead, Inc., dated June 16, 2025;
- “Site Development Plans depicting 43 Bettswood Road, Norwalk, CT”, prepared by Redniss & Mead, Inc., revised June 16, 2025; and
- “Baby Beluga Family Daycare Traffic Memorandum”, prepared by DTS Provident, LLP, dated April 24, 2025.

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

Site Plans:

1. Please confirm whether the driveways are both one-way (i.e. the east driveway curb cut is enter only and the west driveway curb cut is exit only) due to the narrow width of the loop driveway. If so, will there be signage installed to clarify the entry and exit?
2. Please rectify the discrepancy between the parallel parking space detail on Sheet SE-2 and the dimensions on the plan (Sheet ZSP-1).

SUMMARY:

TMP has no comments on the traffic evaluation at this time. Please note this review is based on all documents submitted to date. TMP reserves the right to comment on forthcoming revised/updated site plans or traffic studies.

Sincerely,

Handwritten signature of Benjamin Yeung in black ink.

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

Handwritten signature of James Travers in black ink.

James Travers, Director – TMP

Cc: DPW Permits
Jay Habansky - Chief of Economic and Community Development
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, E.I.T., Junior Engineer – Department of Public Works
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning

William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
Alexis Cherichetti, Senior Environmental Officer – Conservation Office
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department



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

Sent via email to: v.hynes@rednissmead.com

To: Vincent J. Hynes, P.E. – Redniss & Mead, Inc.
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP
Date: June 27, 2025
Subject: **43 Bettswood Road – Child Daycare Facility Expansion – TMP Signoff**

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a review of the Special Permit Application and associated documents related to the proposed child daycare facility expansion at 43 Bettswood Road. TMP previously issued comments on June 20, 2025 and had received a response to comments and updated plans on June 24, 2025.

The documents reviewed are as follows:

- "Site Development Plans depicting 43 Bettswood Road, Norwalk, CT", prepared by Redniss & Mead, Inc., revised June 25, 2025. (Attachment A)

TMP had already previously reviewed the following documents:

- "Special Permit Requirements Conformance Statement, 43 Bettswood Road, Norwalk, CT", prepared by Redniss & Mead, Inc., dated June 16, 2025; and
- "Baby Beluga Family Daycare Traffic Memorandum", prepared by DTS Provident, LLP, dated April 24, 2025.

The aforementioned documents are in compliance with the current City Standards in relation to transportation, mobility, and parking. TMP takes no exception to the project moving forward.

This letter signifies final departmental sign-off from TMP. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Benjamin Yeung".

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

A handwritten signature in black ink that reads "James Travers".

James Travers, Director – TMP

Cc: DPW Permits

Jay Habansky - Chief of Economic and Community Development
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, E.I.T., Junior Engineer – Department of Public Works

Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
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Amelia Williams, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement

Leo Guerrero, Assistant Building Official – Building and Code Enforcement

Enforcement

Peter Kelly, Assistant Building Official – Building and Code Enforcement

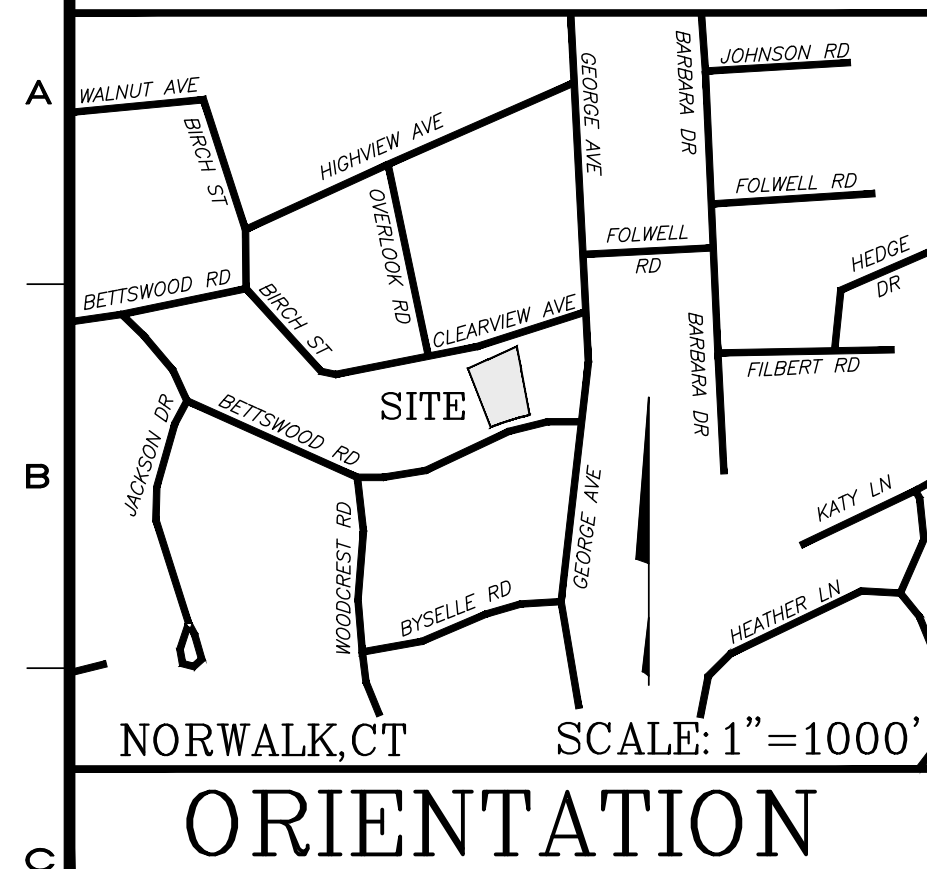
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA

Alexis Cherichetti, Senior Environmental Officer – Conservation Office
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department

Attachment A.

“Site Development Plans depicting 43
Bettswood Road, Norwalk, CT”, prepared by
Redniss & Mead, Inc., revised June 25, 2025

BLOCK: 5 ZONE: CD-1S



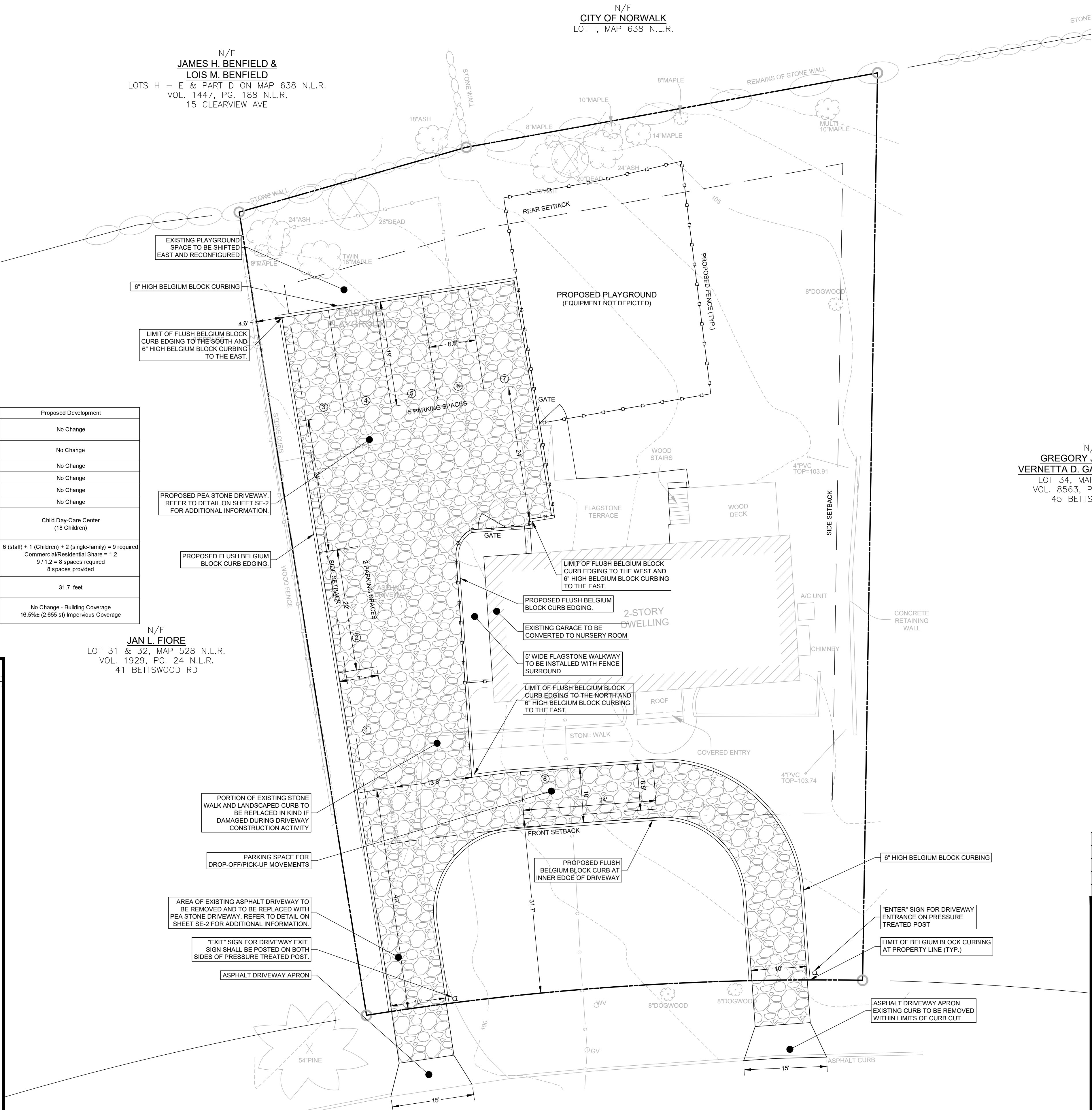
N/F
JAMES H. BENFIELD &
LOIS M. BENFIELD
 LOTS H - E & PART D ON MAP 638 N.L.R.
 VOL. 1447, PG. 188 N.L.R.
 15 CLEARVIEW AVE

N/F
CITY OF NORWALK
LOT 1, MAP 638 N.L.R.

ZONING INFORMATION TABLE
43 Bettswood Road

6/17/2025		CD-1S Zoning District		Existing Development	Proposed Development
MINIMUM SIZE OF PLOT	AREA	6,250 sf		16,046± SF (0.37± acres)	No Change
HEIGHT	MAXIMUM	2.5 stories max.; 32 feet max.		1 Story	No Change
MINIMUM YARDS	FRONT	30 feet min.		53.1 feet	No Change
	SIDE	6 feet min.		12.2 feet	No Change
	REAR	15 feet min.		67.7 feet (to deck)	No Change
BUILDING TYPE				Residential House	No Change
USE DESIGNATION				Child Day-Care Center (12 Children)	Child Day-Care Center (18 Children)
PARKING	QUANTITY	1 per teacher/staff + 1 per 20 Students 2 per Dwelling unit (single-family)		2 spaces provided	6 (staff) + 1 (Children) + 2 (single-family) = 9 required Commercial/Residential Share = 1.2 9 / 1.2 = 8 spaces required 8 spaces provided
	LOCATION	Located behind Front Yard Setback (30 feet)		N/A	31.7 feet
IMPERVIOUS SURFACE COVERAGE		Building Coverage: 25% max. Impervious Coverage: 35% max.		9.4%± (1,510 sf) Building Coverage 29.1%± (4,183 sf) Impervious Coverage	No Change - Building Coverage 16.5%± (2,655 sf) Impervious Coverage

N/F
JAN L. FIORE
LOT 31 & 32, MAP 528 N.L.R.
VOL. 1929, PG. 24 N.L.R.
41 BETTSWOOD RD



N/F
GREGORY JOHNSON &
VERNETTA D. GALLOP-JOHNSON
 LOT 34, MAP 528 N.L.R.
 VOL. 8563, PG. 269 N.L.R.
 45 BETTSWOOD RD

4	06/25/2025	REVISED PER TMP COMMENTS
3	06/17/2025	REVISED PER P&Z COMMENTS
2	06/16/2025	REVISED PER P&Z COMMENTS
I	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

ZONING SITE PLAN
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

SCALE: 0 10 20
1"=10'

DRAWN BY: HDO
CHECKED BY: VJH

STATE OF VIRGINIA
VINCENY R. J. HYNES
No. 0032100
VINCENY R. J. HYNES
OFFICE OF THE ENGINEER
June 25, 2025
DATE

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

SHEET No:

ZSP- I

Comm. No.: 10502



N/F
GREGORY JOHNSON &
VERNETTA D. GALLOP-JOHNSON
LOT 34, MAP 528 N.L.R.
VOL. 8563, PG. 269 N.L.R.
45 BETTSWOOD RD



SCALE: 0 10 20
1"=10'

DRAWN BY: HDG CHECKED BY: VJH

VINCE L. MYNEN C.E. P. 08-3100

June 16, 2025

DATE

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

SHEET No.

SE-I

Comm. No.: 10502

GENERAL NOTES:

- These drawings are intended only to depict the design of site grading, utilities, and sediment & erosion controls. These drawings are for informational purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Existing Building Location Survey dated May 6, 2025. Elevations depicted or labeled are based on an assumed vertical datum.
 - Property lies in a CD-1S zone.
 - All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition).
 - All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical State Standard Details.
 - Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
 - The property shall be served by public water and sewer.
 - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits (at utility crossings) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
 - Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
 - Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
 - The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
 - A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
- EARTHWORK & GRADING:**
- Earth slopes shall be no steeper than 2:1 (horz.:vert.)
 - No work shall commence until erosion controls have been inspected and approved by the DPW or their designee(s).
 - General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
 - General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
 - Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
 - Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, effective March 30, 2024.
 - After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.
 - Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 15 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
 - Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
 - Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.

PAVEMENT AND PAVEMENT MARKINGS:

- Areas of new asphalt shall follow the details on this sheet.
- Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
- Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
- Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 819.
- Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
- Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
- The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
- Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
- Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 819 (latest edition).
- Compaction shall be constructed as specified in the CT DOT FORM 819 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
- After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

- The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
- Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
- Finished grade shall be within 1/2 inch of that noted on the drawings.
- The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

SEDIMENT AND EROSION CONTROL NARRATIVE:

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

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

SEDIMENT AND EROSION CONTROL NOTES:

- Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
- All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" effective March 30, 2024 prepared by The Connecticut Council on Soil and Water Conservation.
- The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and DPW that construction is to begin three (3) days prior to commencing work.
- Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
- No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
- Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming must be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.
- Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
- The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
- Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
- Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick, minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:		
Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf.)
Permanent Lawns:		
Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf.)

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

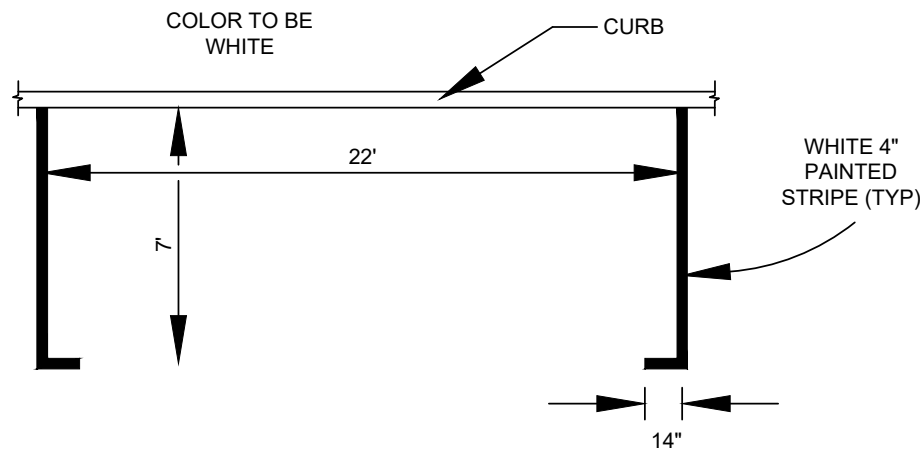
- Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
- If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and mulch when season permits.
- Loaded trucks shall be covered as required to keep down dust.
- Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
- Dust control to be achieved with watering down disturbed areas as required.
- After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
- Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
- All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
- Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
- Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

Subsurface Soil Investigation		
Soil Profile		
Test Pit #: 1	Date: 04/25/2024	
Inspector: VJH	Sanitarian: N/A	
Ledge at: -	Mottling at: 60"	
Water at: -	Roots at: -	
Depth: 74"	Soil Description	
0"-2"	Topsoil	
2"-60"	Orange Brown Silty Loam w/sand and rock	
60"-74"	Orange Brown Course Sand w/silt	

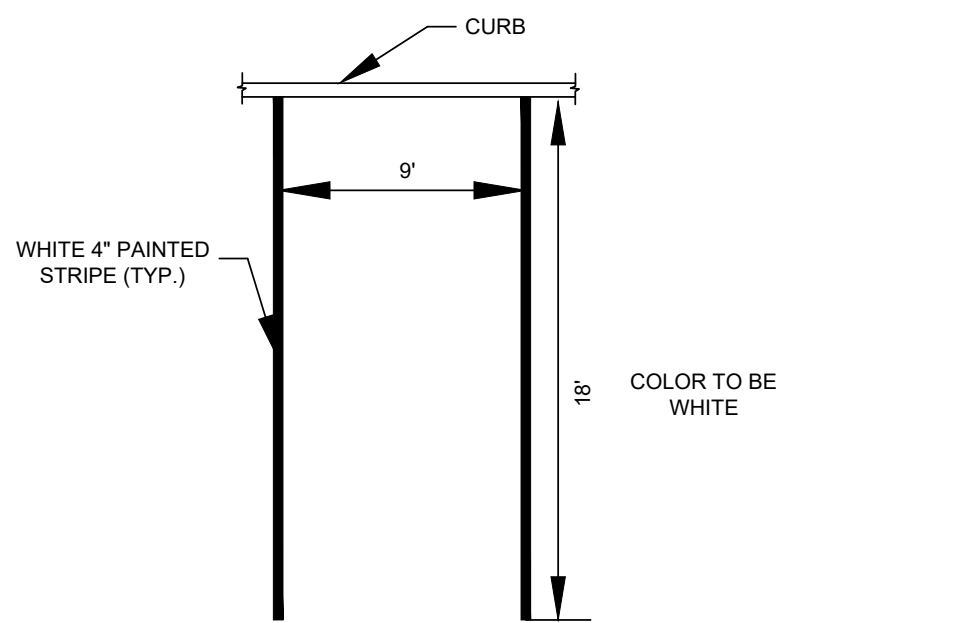
Subsurface Soil Investigation		
Soil Profile		
Test Pit #: 2	Date: 04/25/2024	
Inspector: VJH	Sanitarian: N/A	
Ledge at: -	Mottling at: 18"	
Water at: -	Roots at: -	
Depth: 36"	Soil Description	
0"-6"	Topsoil	
6"-18"	Orange Brown Silty Loam w/fines	
18"-36"	Orange Brown Silt	

Subsurface Soil Investigation		
Soil Profile		
Test Pit #: 3	Date: 04/25/2024	
Inspector: VJH	Sanitarian: N/A	
Ledge at: -	Mottling at: 26"	
Water at: -	Roots at: -	
Depth: 34"	Soil Description	
0"-3"	Topsoil	
3"-34"	Orange Brown Silty Loam	

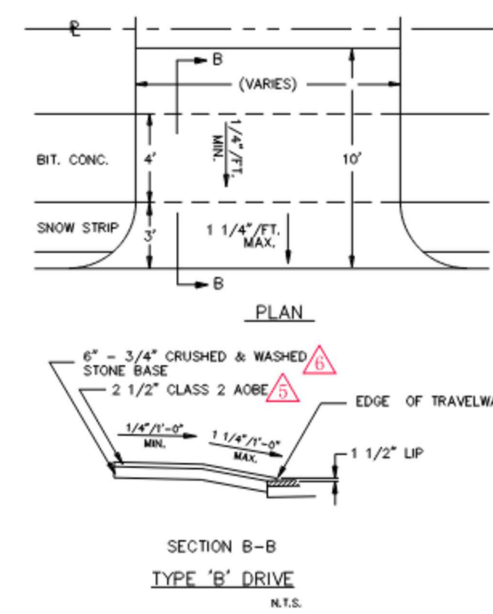
Subsurface Soil Investigation		
Soil Profile		
Test Pit #: 4	Date: 04/25/2024	
Inspector: VJH	Sanitarian: N/A	
Ledge at: -	Mottling at: 40"	
Water at: -	Roots at: 18"	
Depth: 48"	Soil Description	
0"-12"	Topsoil / Fill	
12"-48"	Orange Brown Silty Loam w/Trace Sand	



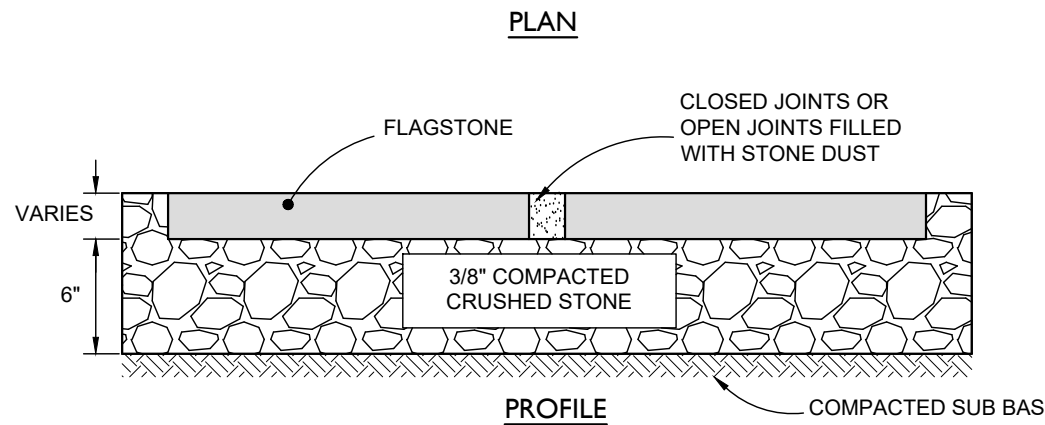
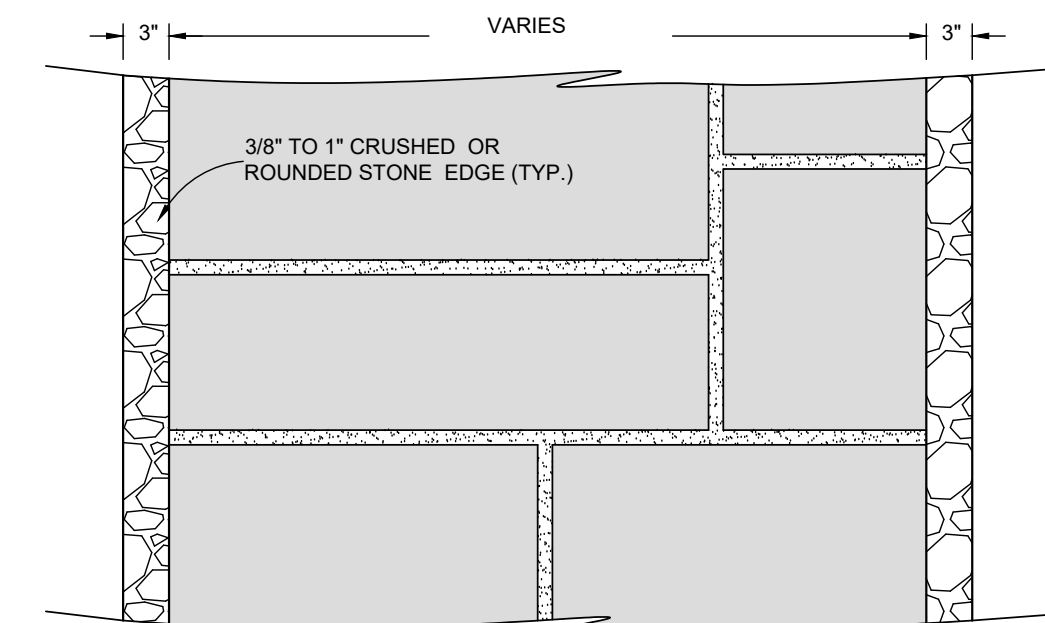
PARALLEL PARKING SPACE
N.T.S.



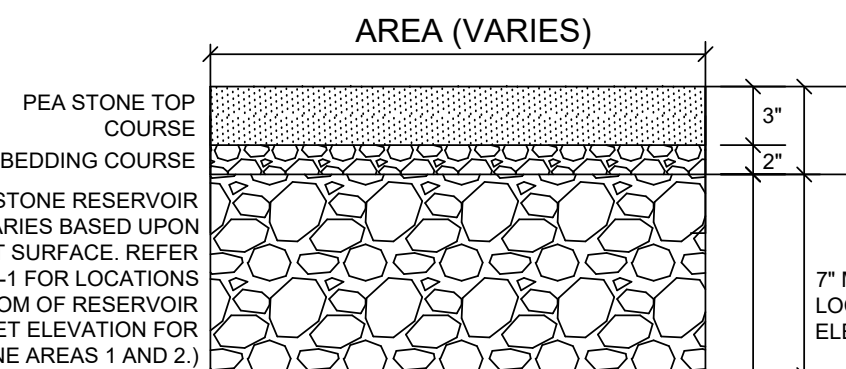
REGULAR PARKING SPACE
N.T.S.



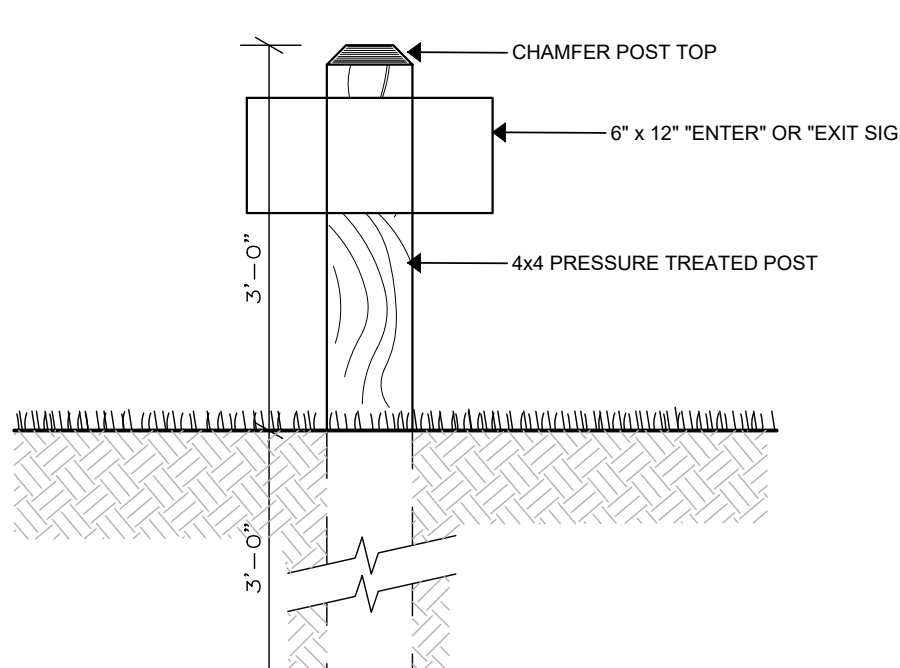
BITUMINOUS CONCRETE APRON
BIT. LIP CONC. CURBING



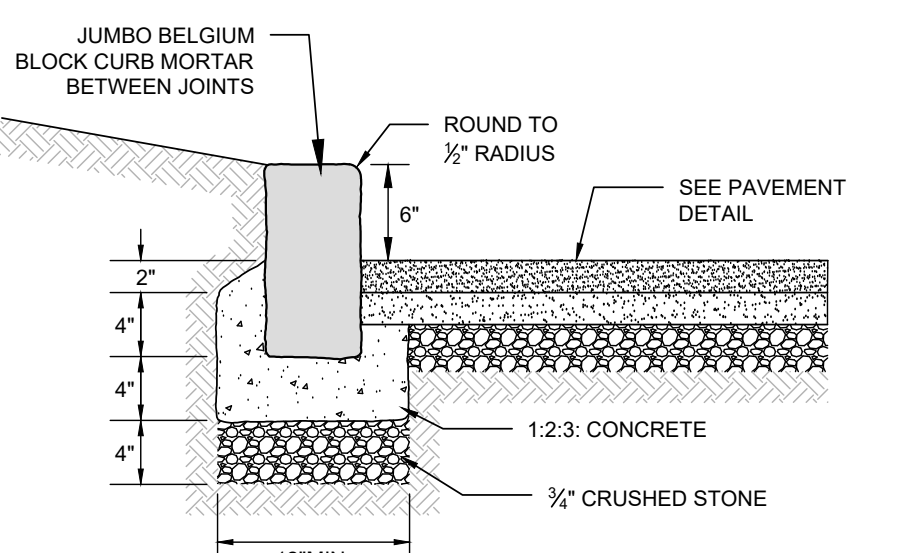
FLAGSTONE DRIVEWAY DETAIL
N.T.S.



PEA STONE DRIVEWAY DETAIL
N.T.S.



ENTRANCE/EXIT
SIGNAGE DETAIL
N.T.S.



JUMBO BELGIUM BLOCK CURB
N.T.S.

2	06/25/2025	REVISED PER TMP COMMENTS
1	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

NOTES & DETAILS
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA



LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

SCALE: N.T.S.

DRAWN BY: HDG
CHECKED BY: VJH

VINCE R. MEAD
Professional Engineer
No. 06001-05001-05002
June 25, 2025
DATE

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

SHEET No:	SE-2
22 First Street Stamford, CT 06905 Tel: 203.327.0900 Fax: 203.357.1118 www.rednissandmead.com	Comm. No.: 10502



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

June 25, 2025

Sent via email to: v.hynes@rednissmead.com

Vincent J. Hynes, P.E.
Redniss & Mead, Inc.

RE: 43 Bettswood Road (District 05, Block 05, Lot 70)
Proposed Child Daycare Facility Expansion
Department of Engineering's Plan Review Sign-Off

Dear Mr. Hynes:

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

The following documents were provided and included in our review:

- Repones Letter titled "Special Permit Requirements Conformance Statement, 43 Bettswood Road, Norwalk, CT," prepared by Redniss & Mead, Inc., dated June 16, 2025
- Site Plan titled "Zoning Site Plan Depicting 43 Bettswood Road, Norwalk, CT," prepared by Redniss & Mead, Inc., dated June 17, 2025
- Engineering Report titled "Site Engineering Report 43 Bettswood Road, Norwalk, CT," prepared by Redniss & Mead, Inc., dated 04/21/2025 and last revised June 16, 2025

The aforementioned documents are in compliance with the City's current standards and Drainage Manual. Therefore, the Department of Engineering has no objection to the project moving forward with the following condition(s):

1. A DPW Driveway Permit, in conformance with DPW's Permit Provisions, is required for the proposed work. The contractor shall email DPWpermits@norwalkct.gov to obtain the required permit(s) prior to the commencement of the work.
 - a. Road restoration requirements shall be determined at the time of permitting.
 - b. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.

- i. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.
2. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.
3. The following must be submitted prior to the issuance of a Certificate of Occupancy/Compliance.
 - a. A set of as-built plans shall be submitted along with a certificate from a licensed professional stating that the construction has been built according to City standards.
4. This sign-off shall be valid for a period of 12-months from the date stamped on the plan. Any permit issued on the basis of this sign-off must be issued within such 12-month period. Any renewal of the plan sign-off will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

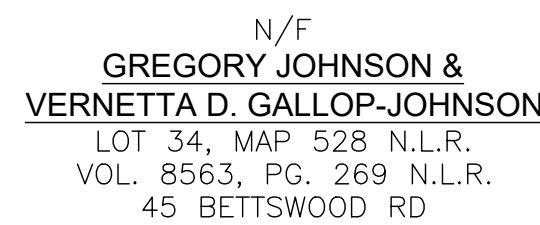
Should you have any questions, please do not hesitate to contact me.

Sincerely,

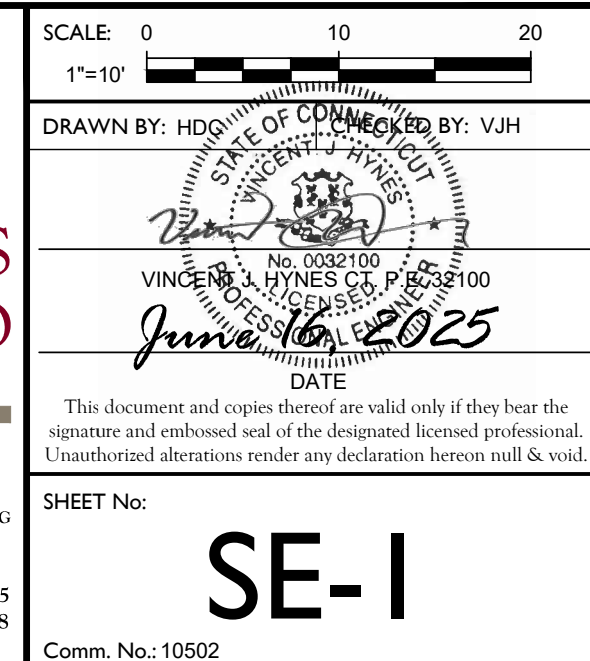


Wilber Giron, P.E.
Permit Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Christine Cardascia, P.E., Assistant Civil Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Mario Pizighelli, P.E., Stormwater Systems Manager – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement



**SITE GRADING AND
SEDIMENT & EROSION
CONTROL PLAN**
DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA



GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, utilities, and sediment & erosion controls. These drawings are for informational purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Redniss & Mead, Inc. entitled Existing Building Location Survey dated May 6, 2025. Elevations depicted or labeled are based on an assumed vertical datum.
3. Property lies in a CD-1S zone.
4. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition).
5. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical Standard Details.
6. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
7. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
8. The property shall be served by public water and sewer.
9. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pits (at utility crossings) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
10. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
11. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
12. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
13. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
14. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
15. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
16. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
17. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
18. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

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

PAVEMENT AND PAVEMENT MARKINGS:

29. Areas of new asphalt shall follow the details on this sheet.
30. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
31. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
32. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 819.
33. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
34. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
35. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
36. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
37. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 819 (latest edition).
38. Compaction shall be constructed as specified in the CT DOT FORM 819 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
39. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots. Areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

40. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
41. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
42. Finished grade shall be within 1/2 inch of that noted on the drawings.
43. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, tears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

SEDIMENT AND EROSION CONTROL NARRATIVE:

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

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

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" effective March 30, 2024 prepared by The Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and DPW that construction is to begin three (3) days prior to commencing work.
4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.
7. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2' - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').
8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.
9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
10. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick, minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:		
Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf.)
Permanent Lawns:		
Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf.)

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

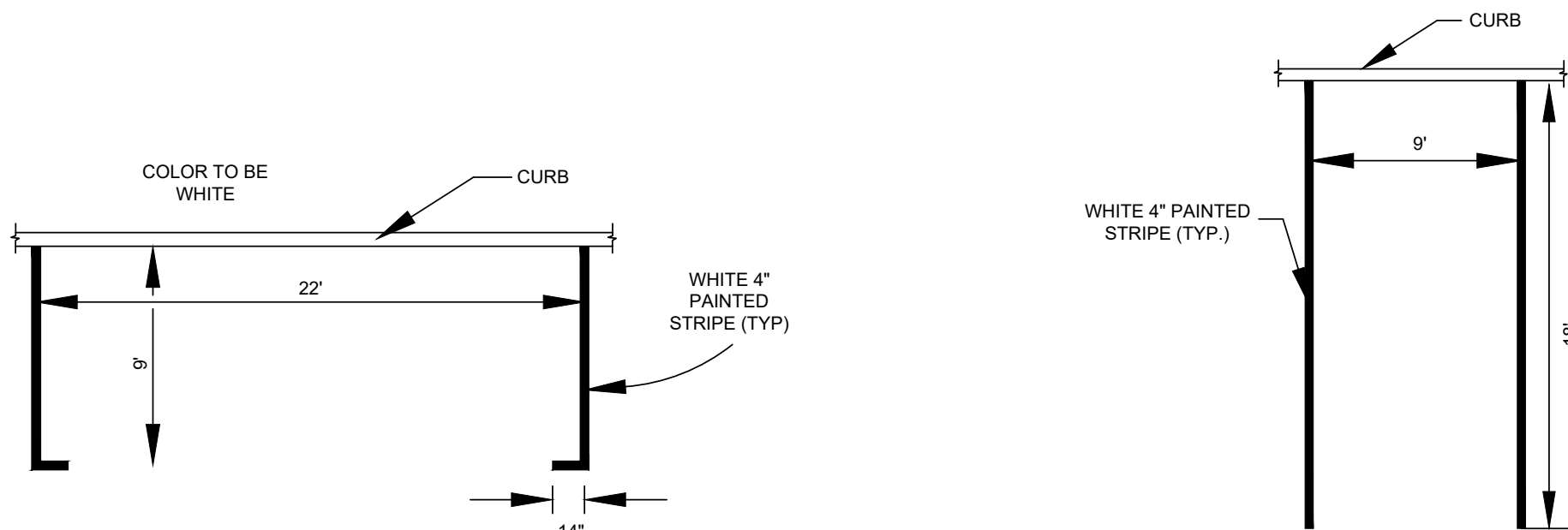
11. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
12. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and mulch when season permits.
13. Loaded trucks shall be covered as required to keep down dust.
14. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
15. Dust control to be achieved with watering down disturbed areas as required.
16. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
17. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
18. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
19. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.
20. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 1	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 60"
Water at: -		Roots at: -
Depth: 74"	Soil Description	
0"-2"	Topsoil	
2"-60"	Orange Brown Silty Loam w/sand and rock	
60"-74"	Orange Brown Course Sand w/silt	

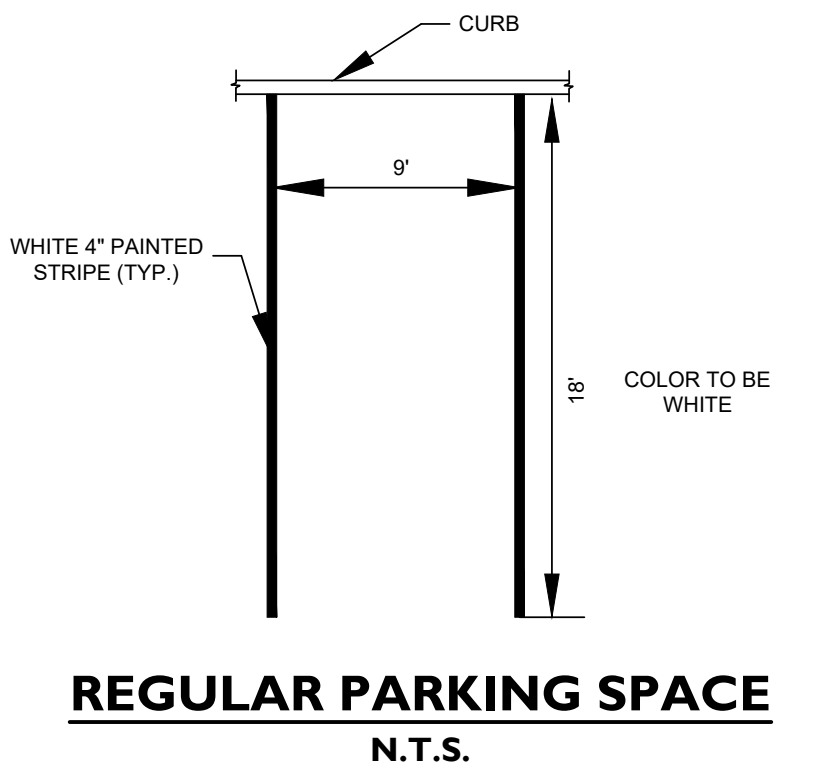
Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 2	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 18"
Water at: -		Roots at: -
Depth: 36"	Soil Description	
0"-6"	Topsoil	
6"-18"	Orange Brown Silty Loam w/fines	
18"-36"	Orange Brown Silt	

Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 3	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 26"
Water at: -		Roots at: -
Depth: 34"	Soil Description	
0"-3"	Topsoil	
3"-34"	Orange Brown Silty Loam	

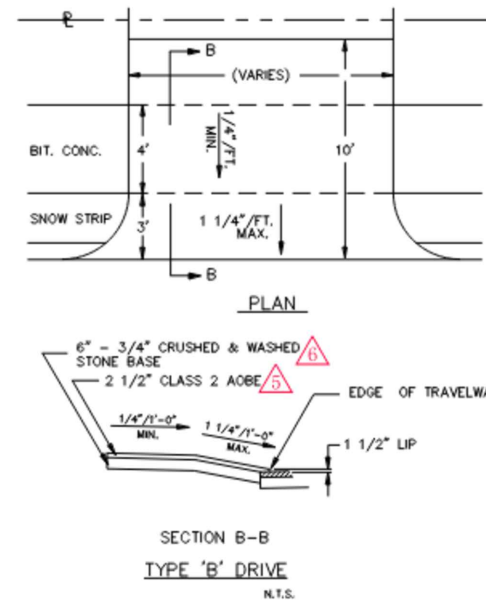
Subsurface Soil Investigation		
Soil Profile		Date: 04/25/2024
Test Pit #: 4	Inspector: VJH	Sanitarian: N/A
Legde at: -		Mottling at: 40"
Water at: -		Roots at: 18"
Depth: 48"	Soil Description	
0"-12"	Topsoil / Fill	
12"-48"	Orange Brown Silty Loam w/Trace Sand	



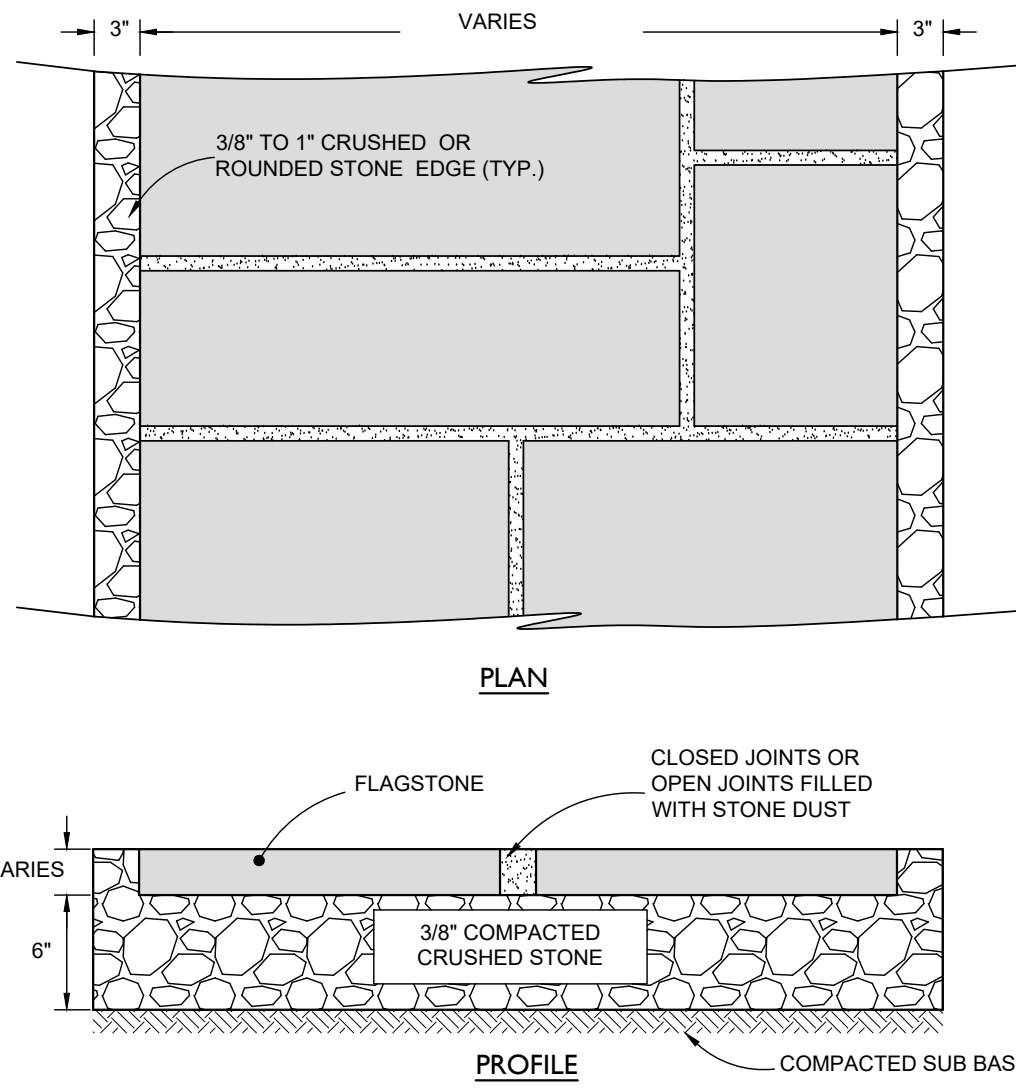
PARALLEL PARKING SPACE
N.T.S.



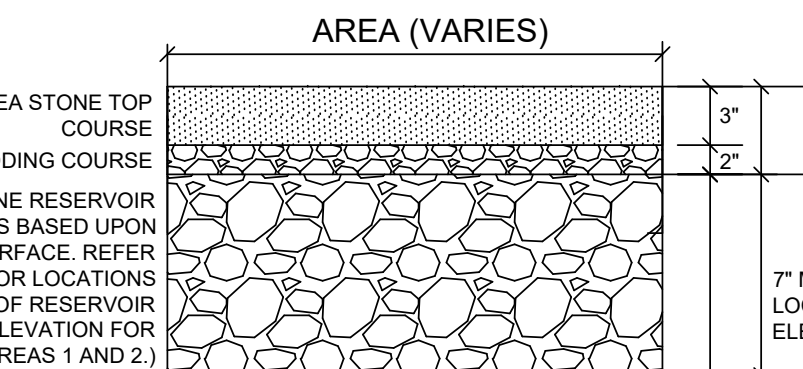
REGULAR PARKING SPACE
N.T.S.



BITUMINOUS CONCRETE APRON
BIT. LIP CONC. CURBING



FLAGSTONE WALKWAY DETAIL
N.T.S.



PEA STONE DRIVEWAY DETAIL
N.T.S.

I	05/21/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

NOTES & DETAILS

DEPICTING
43 BETTSWOOD ROAD
NORWALK, CT
PREPARED FOR
MAYRA GARCIA

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

SCALE: N.T.S.

DRAWN BY: HDC

CHECKED BY: VJH

VINCENT J. HYMAN, P.E. 32500
No. 003200
May 21, 2025

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

SHEET No: **SE-2**

22 First Street | Stamford, CT 06905
Tel: 203.327.0900 | Fax: 203.357.1118
www.rednissandmead.com

Comm. No: 10502

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

July 2nd, 2025

To: Planning & Zoning Commission – Galen Wells, Chair

From: Michelle Andrzejewski, Senior Planner

Re: #2025-40 SP – Mayra Garcia – 43 Bettswood Road (District 5, Block 5, Lot 70) – Proposed Child Daycare Center.

Zone: CD-1S

Existing use: Single Family Residence with an accessory use of a Group Daycare Home (maximum of 12 children allowed)

Proposed use: Child Daycare Center which offers a program of supplementary care to more than twelve (12) related or unrelated children on a regular basis and which is licensed by the State of Connecticut. The applicant proposes to expand daycare into existing garage space and maintain single family use. There will be no change to the building footprint. The applicant proposes to have 18 children total with six staff members (three of which live within the single-family residence). Nine parking spaces are required however, with a shared parking reduction for a commercial and residential use on the property allows a total of eight parking spaces required and provided.

Neighborhood notification were sent out by the applicant to those property owners within one hundred (100) feet of the subject property. Legal notices published twice in newspaper in appropriate time frame and a ground sign for public hearing notice has been posted.

Zoning requirements:

Child Daycare Center is allowed in the CD-1S zone with limitations.

y. Child Day-Care Center shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within the CD-1L, CD-1M, CD-1s and CD-2:

a. A Single-Family Detached Dwelling may contain a Child Day-Care Center provided that:

- i. There shall be a maximum occupancy of eighteen (18) Children.**
Applicant proposes maximum of eighteen.
- ii. The Structure must be a principal building type that is permitted within the zone.**
Child Daycare Center will be within the existing single-family residence.
- iii. The hours of operation shall be limited to 6:00AM to 8:00PM, unless approved by the Connecticut Office of Early Childhood (OEC) for overnight care.**
Applicant plans to maintain existing hours of operation of 7:30AM-5:30PM.
- iv. Shall not impair traffic flow, including but not limited to the safety of neighborhood student(s) before and after school, the operation of pick up and drop off, etc.**
Applicant has provided a traffic memorandum indicating drop off windows are two hours long which allows drop off to be dispersed over time. The applicant

does not foresee this use impairing traffic flow. TMP and DPW have not indicated any concerns with traffic flow.

v. The Property and Use shall be owner occupied and operated with a permitted Residential Use.

The applicant owns 50 Creeping Hemlock Drive and 43 Bettswood Road. 50 Creeping Hemlock Drive is single family residence with a Group Home Daycare and an illegal ADU that must have retroactive permits and be owner occupied. 43 Bettswood Road is a single-family residence with proposed Child Daycare Center that also shall be owner occupied. Owner must provide evidence that they will occupy the single-family residence and operate the business at 43 Bettswood Road. The Commission should be completely satisfied that this requirement is met for both addresses. However, keep in mind the commission cannot hold up this application because of a violation on another property.

vi. The outdoor play area shall be screened from view from adjacent properties to the side and rear by screening and/or landscaped buffers.

Applicant has a solid wood fence around the play area facing adjacent properties.

vii. Shall require approval of a Special Permit pursuant to Section 8.4.8.

See below.

Special Permit Standards:

a) The Density of Use and the bulk of Buildings.

No change in building footprint or bulk of buildings. However, the use will increase by 6 children.

b) All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to each applicable reviewing authority for review and recommendations.

The applicant has proposed a circular driveway to help traffic flow for ingress and egress. Staff is ok with this proposal since this is not a high pedestrian area. There are not any anticipated adverse impacts to the normal traffic flow however, there will be an increase of drop offs/pick ups with the increase of children.

c) The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.

The traffic memorandum provided by the applicant indicates minimal additional traffic with proposed use.

d) Availability of mass transit facilities of the appropriate street amenities for the street typology on which the Lot or Building Site is located as described in the City of Norwalk Complete Streets Design Guide, as amended.

No known mass transit adjacent to the site. Westport Avenue is north of the project site and East Avenue is West of the project site that has the availability of bus stops.

e) Availability and compatibility of utilities.

No change in utilities.

f) Adverse impact from noise, odor, fumes, dust and artificial lighting.

The applicant indicates that noise will not be increased since the play area size will not change from existing conditions. The play area will continue to allow for a maximum of twelve

children at any given time. The applicant does not foresee any adverse impacts from odor, fumes, dust, or artificial lighting.

g) Signs of size and design that are in harmony with the neighborhood.

No signage is proposed at this time. However, when signage is proposed it must comply with the sign regulation standards.

h) Adequacy of Yards, Open Space, Screening and Buffering.

The applicant proposes site work that changes their yards and green space. However, per the plan provided it appears the applicant will comply with impervious coverage and required screening.

i) Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right.

The project site is located in a CD-1S zone which is primarily a single-family residence zone. CD-1S is the main zone located within this area. Currently the zone allows for a Family Daycare or a Group Daycare that allows for 12 or less children that is accessory to a single-family residence. Family and Group Daycare are permitted as of right with limitations. While a Child Daycare Center is an additional principal use to the single family that is a special permit. Therefore, the proposed use is a more intense use compared to uses as of right in the zone the applicant has addressed and provided information for the special permit criteria.

j) Existing land Use in the area.

Existing uses in the area primarily single-family residences.

k) Proximity of community facilities.

No impact to community facilities in the proximity of the project site.

l) Compliance with these Regulations and the Plan of Conservation and Development.

The POCD speaks to the need to continue to support child services. This could include daycare options.

m) Utilization of green infrastructure and other sustainability measures.

N/A

n) Conservation of Wetlands, Watercourses and other ecologically valuable lands.

Conservation referral issued.

o) No violation under these Regulations exists on the property.

None.

p) Except for Buildings designated as historic under a Local, State or National inventory, any proposed Building containing a Footprint of 5,000 square feet or more or a Floor Area of 20,000 square feet or more.

N/A

The following resolutions is offered:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-40 SP – Mayra Garcia – 43 Bettswood Road (District 5, Block 5, Lot 70) – Proposed Child Daycare Center be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:
 - a. Per site plans entitled “Zoning site Plan” prepared by Redniss & Mead, dated 5/21/2025 revised to 6/17/2025; and
 - b. Per design drawings entitled “Baby Beluga Group Home Daycare”, dated 5/6/2025; and
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

4. That the Property and Use shall be owner occupied and operated with a permitted Residential Use; and
5. That an affidavit is filed on the Norwalk Land Records indicating the Child Daycare Center is owner occupied; and
6. That any changes to the approved plans shall be submitted to the Commission's Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be July 11th, 2025.

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-40 SP – Mayra Garcia – 43 Bettswood Road (District 5, Block 5, Lot 70) – Proposed Child Daycare Center be **DENIED** subject to the following reasons:

1. Per section 4.3.9.G.y.v. (v. The Property and Use shall be owner occupied and operated with a permitted Residential Use.) the applicant owns multiple properties this could allow the owner to occupy one property and operate a business solely from this residential property; and

BE IT FURTHER RESOLVED that the effective date of this action shall be July 11th, 2025.

Executive Summary

The parishioners of St. George Greek Orthodox Church respectfully request permission from the Norwalk Zoning Department to construct a new dual-use structure, referred to as the 'Pavilion,' at 238 West Rock Road. The proposed Pavilion is designed to serve as both a secure storage space and a functional outdoor kitchen, supporting the preparation and storage of equipment for our annual St. George Festival.

Purpose of the Pavilion

The primary purpose of this Pavilion is to serve as both a functional outdoor kitchen and a secure storage space, enhancing the efficiency and cleanliness of our operations. This structure will replace the two storage containers currently used for festival cooking and serving equipment, eliminating the unsightly containers and improving the overall appearance of the area.

The Pavilion will provide a cleaner, more organized environment for cooking while ensuring all festival equipment is safely stored and protected from the elements when not in use. By streamlining the setup and breakdown process for our annual St. George Festival, this dual-purpose facility will reduce labor and costs while enhancing operational efficiency.

As the St. George Festival has been a cornerstone of Norwalk's cultural heritage for over 40 years (with the exception of the COVID years), the Pavilion will play a vital role in supporting its continuation. It will not only contribute to the festival's success but also improve the aesthetics and functionality of the surrounding area for the benefit of the community.

Project Details

The Pavilion has been meticulously designed to blend seamlessly with the surrounding environment while providing essential functionality.

The civil engineering aspects of this project were handled by Andy Soumelidis, PE, of LANDTECH Consultants. Their expertise guarantees that the proposed construction complies to all relevant engineering standards and City of Norwalk zoning regulations.

St George Greek Orthodox Church – Dual Use Pavilion Construction Project

June 26, 2025

Pavilion Specifications

Feature	Description
Primary Use	Storage
Secondary Use	St George Annual Festival / Event Space
Architect	John Stevens AIA
Civil Engineer	Andy Soumelidis, PE, LANDTECH Consultants

Supporting Documentation

We have attached the following documents to support our request:

- Architectural Drawings: File
- Civil Engineering Plans: File
- Site Survey: File

We kindly request that the City of Norwalk Zoning Department review and approve this construction project. We are available to discuss any aspects of this request at your convenience. Please contact Person at Calendar event for further information or to schedule a meeting.

Respectfully,



Demetri Dassouras | Project Lead | Global Luxury Specialist in Residential and Commercial Real Estate with Coldwell Banker Global Luxury

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
June 18, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck (after roll call); Jacquen Jordan-Byron (7:46 pm)

STAFF: Steven Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Atty Liz Suchy; Stuart Lane; Diane Cece

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:03 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll.

III. REVIEW AND ACTION ON APPLICATIONS

A.#2024-12 SPR – Main Norwalk LLC – 272-280 Main Avenue (District 5, Block 21, Lots 174 and 97) – EXTENSION OF TIME REQUEST: Proposed construction of three (3) two-story structures; a +/- 19,000sf retail store with 10 apartments on the second floor; a +/- 2,240sf coffee shop; a +/- 2,200sf restaurant building; and electric vehicle charging - Report & recommended action

Atty Liz Suchy began the presentation with a description of an application that the commission had approved. She then asked for an extension of time of one year to secure permits.

There was also a discussion about the possibility of a sale of the property. She explained that the purchaser could also move ahead with the project. There was also a discussion about having the property owner clean up the property since it was looking overgrown.

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-12 SPR – Main Norwalk LLC – 272-280 Main Avenue (District 5, Block 21, Lots 174 and 97) the proposed construction

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of three (3) two-story structures; a +/- 19,000sf retail store with 10 apartments on the second floor; a +/- 2,240sf coffee shop; a +/- 2,200sf restaurant building; and electric vehicle charging request for a one year extension of time be **APPROVED**.

Ms. Lenkowsky was seated for the entire meeting.

Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.
No one opposed.
No one abstained.

B.#10-17 SP - JDM YEW LLC - Brierwood Road/Yew Street - Bond release request for conservation subdivision - Report & recommended action

Mr. Baker explained that the bond was required for erosion controls. Since the project had been completed the applicant was requesting the bond to be released.

At this point, Ms. Tabachneck was seated for the entire meeting.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #10-17 SP - JDM YEW LLC - Brierwood Road/Yew Street - a request for the release of the bond for the conservation subdivision be **APPROVED**.

Ms. Langalis seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.
No one opposed.
No one abstained.

C.#6-18 SPR - EDG Properties - 71-75 Connecticut Avenue - Bond release request for mixed-use development with 33 units and 14,800sf of medical office - Report & recommended action

Mr. Baker explained that this is a similar request to the previous application in that the multi-family residence had been completed. The applicant was requesting that the bond be released.

**** MR. WILLIAMS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application 6-18 SPR - EDG Properties - 71-75

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Connecticut Avenue - Bond release request for mixed-use development with 33 units and 14,800sf of medical office - a request for the release of the bond be **APPROVED**.

Ms. Tabachneck seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.
No one opposed.
No one abstained.

IV. PUBLIC HEARINGS

A. #2025-17 R/SP – The Mid Fairfield AIDS Project – 7 Moore Place (District 3, Block 35, Lot 27) – Zoning regulation text amendment application to modify the minimum parking requirement for a Boarding or Rooming House use in conjunction with a special permit application for a Boarding or Rooming House - Public hearing, report & recommended action

Ms. Wells opened the public hearing

Stuart Lane, the Executive Director of The Mid Fairfield AIDS Project, began the presentation with a description of the Mid Fairfield AIDS Project which began serving AIDS patients but now they have added housing to their mission. They also had programs for substance abuse, etc. He described the programs for homeless people with disabilities. He explained that everyone would have their own room and share kitchens and bathrooms. There is 24 hour staff available. He described the text amendment that they are requesting for the boarding house and parking.

There was a discussion about the number of staff members. He also discussed other programs that are referred to their program. There is no use of drugs, alcohol, steal or touch anyone else. If so, they are out of the house but sent to another place. Their success rate is 80%. There was a discussion about noise complaints from neighbors, etc. One of their neighbors is now selling them their property.

At this point the hearing was opened to public comments at which time, Ms. Wells explained how residents could speak.

Diane Cece, 37 Olmstead Place, said she was speaking as a resident and not as a member of the Board of the East Norwalk Neighborhood Association. She did have concerns about the parking. She is supportive of the services they provided.

There were no other speakers so Ms. Wells closed the public comment portion of the meeting. Mr. Lane addressed Ms. Cece's comments and concerns.

There was also a concern about the parking and whether it would open up to other developments. Mr. Baker said that there would be oversight because it is a special permit application, so the commission would be able to review that for each one. There was a discussion about how the program was funded, which Mr. Lane said was both private and publicly funded. Mr. Lane said that the program would own the building for 30 years and couldn't sell it. He said that the program is constantly being audited.

Ms. Wells closed the public hearing.

Ms. Tabachneck made a motion to approve the text amendment and Mr. Bryce seconded. However, Mr. Baker explained that the resolutions for the text amendment and the special permit were combined. There was a discussion about whether they should vote on them together or separately.

Ms. Tabachneck said she would amend her motion to approve the combined text amendment and special permit.

**** MS. TABACHNECK MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that application #2025-17 R/SP – The Mid Fairfield AIDS Project – 7 Moore Place (District 3, Block 35, Lot 27) – Zoning regulation text amendment application to modify the minimum parking requirement for a Boarding or Rooming House use in conjunction with a special permit application for a Boarding or Rooming House be **APPROVED** based on the following findings:

1. That the proposed zoning regulation text amendment and special permit is consistent with the Plan of Conservation and Development, including the following:

a. Goal that, "Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms," with the policy to, "Support housing policies that provide housing for Norwalk's households across a range of preferences and household incomes," and the strategy to, "Seek solutions to provide sufficient safe and affordable housing for low-income and very low-income residents."

BE IT FURTHER RESOLVED that the special permit be subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

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- a. Per architectural drawings entitled “Bldg. A and B 7 Moore Place Norwalk, CT,” prepared by Marc A. Petrin Architects, LLC, that was submitted as part of the special permit application; and
2. That a certificate of special permit shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all conditions as required by the Norwalk Water Pollution Control Authority (WPCA) shall be applicable to this approval; and
4. That all conditions as required by the Norwalk Health Department shall be applicable to this approval; and
5. That all conditions as required by the Norwalk Department of Public Works (DPW) shall be applicable to this approval; and
6. That all conditions as required by the Norwalk Department of Transportation, Mobility, and Parking (TMP) shall be applicable to this approval; and
7. That all conditions as required by the Norwalk Fire Marshal shall be applicable to this approval; and
8. That any revisions to the approved plans shall be submitted to Staff for review and approval prior to implementation, and that should any revisions be determined to be substantive by Staff, shall be submitted to the Commission for review and approval prior to implementation; and

BE IT FURTHER RESOLVED that the effective date of the zoning regulation text amendment shall be June 27, 2025, and the effective date of the special permit application shall be June 28, 2025.

Mr. Bryce seconded.

At this point, the commissioners reviewed the resolution.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.

No one opposed.

No one abstained.

B.#2025-13 POCD –Planning & Zoning Commission – Amendment to the 2019-2029 Plan of Conservation and Development (POCD) to adopt the Norwalk

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**Affordable Housing Action Plan, dated 2025, as an addendum to the POCD -
Public hearing, report & recommended action**

Ms. Wells opened the public hearing.

Ms. Andrzejewski began by showing the commissioners a slide deck for the Norwalk Affordable Housing Action Plan Adoption. She said that the affordable housing plan would have to be updated every 5 years. She explained how they reached out to the community to receive recommendations. She then noted that the recommendations fell into 4 categories. She discussed the high priority items and what was already in the works. They are also working on state legislation including revising statutes for condominium home ownership. She also discussed proposed state legislation, some of which the city was already doing. There was a discussion about the definition of affordable housing which follows the state statutes.

There was also a discussion about the affordable housing fair held in May. Ms. Andrzejewski said that they would do another one since it was well received. It also helped the Planning & Zoning Department coordinate with non-profit organizations in the city. Ms. Tabachneck described her experience with it as well.

At this point the hearing was opened to public comments. Ms. Wells explained how residents could speak. No one spoke for or against the application.

Ms. Wells closed the public hearing.

WHEREAS, the Connecticut General Statutes Section 8-30j requires each municipality to prepare and adopt an affordable housing plan;

WHEREAS, the City prepared The Norwalk Affordable Housing Action Plan, "the Plan" in response to that state statute;

WHEREAS, a committee to oversee the Plan was comprised of members of the Planning and Zoning Commissioners, Common Council members, Norwalk Redevelopment Agency, Norwalk Housing Authority, Norwalk residents, housing industry experts and City Staff;

WHEREAS, the Plan provided recommendations on to address affordable housing issues;

WHEREAS, at a joint meeting of Common Council and Planning and Zoning Commission was held January 30th, 2025 to present the Plan;

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WHEREAS, the proposed amendments to the Citywide Plan were formally referred to Common Council on March 5th, 2025;

WHEREAS, the Economic and Community Development Committee of Common Council approved the Plan to be amended to the Citywide Plan, on March 17th, 2025;

WHEREAS, the proposed amendments to the Citywide Plan were also formally referred to WESTCOG on March 18th 2025 and the Harbor Management Commission on March 20th, 2025;

WHEREAS, the Common Council approved the amendment to the Citywide Plan, on March 25th, 2025;

WHEREAS, based on recommendations and comments received from Common Council, WestCOG and the Harbor Management Commission revisions to the Plan were implemented where appropriate;

WHEREAS, the Commission conducted a public hearing on the proposed amendment on June 18th, 2025 and considered all testimony presented;

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that the amendment to page 75 of the Citywide Plan be **APPROVED**; and

BE IT RESOLVED that the reasons for these actions are to implement the Citywide Plan:

1. Chapter 4, Goal A. ii. Create a Housing Policy Advisory Committee to develop and advise on housing policies that support Norwalk's quality of life, economic development, and affordable housing goals
2. Chapter 4 Goal A. v. Develop a Norwalk Housing Plan that establishes a set of housing data to monitor and analyze, a policy framework, and an implementation plan.
3. Chapter 4, Goal D. i. As part of the Housing Policy Plan, develop an integrated citywide strategy for affordable housing in Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action shall be June 27, 2025.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.

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No one opposed.
No one abstained.

C. #2025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area - Public hearing, report & recommended action

Ms. Wells opened the public hearing.

Mr. Baker began the presentation by noting that there were minor changes that staff had noticed during the permit process. He described the various changes which included adding in uses, allowing permits for townhouses in certain zones, changes in the special flood hazard zone, definition of half story, as well as other clean-up of the regulations.

At this point the hearing was opened to public comments at which time Ms. Wells explained how residents could speak. No one spoke for or against the application.

Diane Cece, 37 Olmstead Place, had comments about the townhouses and the restrictions on amphitheaters.

At this point, Mr. Baker addressed the comments about the amphitheaters but he said that there was no application pending for this. Mr. Kleppin said that there were no applications in the marine commercial area for townhouses but that they had received a request to allow it. They made it a special permit so that the commission could review the application.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-

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date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area be **APPROVED** to implement the following goals, policies, strategies and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 10, Goal 1: “Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”

a. Policy: “Support Complete Streets policies and multimodal level of service analysis to improve streets for all users and varying abilities.”

i. Strategy B: “Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”

1. Action i: “Make land use decisions that support walking, bicycling, and public transit use.”

2. Chapter 12, Goal 1: “General guidelines guide land use decision making.”

a. Policy: “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”

b. Policy: “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).

3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”

a. Policy: “Support mixed-use redevelopment along commercial corridors.”

4. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”

b. Policy: “Support permit streamlining for projects with desired characteristics.”

i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”

1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the effective date of this action shall be June 27, 2025.

Mr. Williams seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.
No one opposed.
No one abstained.

V. DISCUSSION

A. Public Act No. 25-49 (formerly HB 5002) and Public Act No. 25-33 (formerly SB 9)

Mr. Baker began the presentation with SB 9 since it would add to the workload of the commission, specifically on CAM applications because it removed the exemption of single family homes. Now any new single family homes being built would have to file an application if it was in the coastal area. At the moment, only those along the water would be reviewed by the commission. There was a discussion as to why the state was changing the law. Mr. Kleppin would also speak with the legislators in Norwalk about the legislation. He also said that it could be another 50 applications a year. It's also an additional cost burden on applicants. There was also a discussion about which zones would be affected. Mr. Baker also discussed the new process.

The next item Mr. Baker discussed was HB 5002 which was a housing bill. He discussed three components of it, the first which was the fair share component. Every community in the state will be responsible for providing a certain number of housing units, but it is not clear whether they would have to be affordable housing units. Norwalk's share would be 468 units but Mr. Baker believed that the city already complied with it. He also discussed the state's changes to the off street motor vehicle parking space requirements which were required in all zones. Another change in the state regulations would be to allow middle housing in commercial zones which Mr. Baker said is already allowed in Norwalk's zoning regulations. There would be no change necessary to the city's codes. The last component was the work, live, ride component which would allow communities to develop TOD around train stations, which Mr. Baker said that they had already done. Since Norwalk already complied with this,

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the city would receive priority funding for infrastructure. Some communities are having issues with the bill, but Norwalk complies with much of it. Mr. Baker said that this bill would go into effect in October 2026.

There was then a discussion about the project at Raccoon Park at Merritt 7. Mr. Kleppin said it would have about 120 deed restricted units in it. There was also a discussion about whether this legislation took into account that Norwalk has a rate over 10% of affordable housing unit rate. He said that he had looked at the number of units assigned to neighboring towns and those were higher. Mr. Baker believed that the state had taken into account Norwalk's affordable housing rate. There was also a discussion of what Norwalk had done as compared to other towns for affordable housing. This item would be on the agenda again at the next meeting to discuss a recap.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 4, 2025

**** MR. BRYCE MOVED to approve the June 4, 2025 minutes, as amended.**

Ms. Langalis seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck approved.

No one opposed.

No one abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that there would be new software for building permits and zoning applications. They were working with a consultant for this project. The city should have a contract in September and the new platform would be ready by late 2026 or early 2027.

The project to scan field cards should be completed and online by early fall of 2025. The next project would be to scan old permits as well. It is Mr. Kleppin's hope to have those completed over the next few years.

The department would also be using new software to 3D model every building in the city. It would show how things would look if additions were added to a building, etc. They would be able to show them the software later in 2025. There was a discussion about the city's website and how it needs to be updated.

VIII. COMMENTS OF COMMISSIONERS

There was a discussion about Wegmann's and Target opening. Mr. Baker said that Wegmann's had added more solar panels to the parking lot. There was discussion about holding a roundtable for former applicants that had installed solar panels and their experience with them.

Mr. Bryce said that Mr. Williams laptop battery had died so he was not at the meeting.

Mr. Schulman asked if Jessica Vonashek to come to a meeting to discuss Manresa Island. There would be another public forum about this as well.

IX. ADJOURNMENT

Mr. Bryce, on behalf of Mr. Williams, made a Motion to Adjourn.

Mr. Schulman seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Chapin Bryce; Darius Williams; Ana Tabachneck; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Diana Palmentiero