# REGULAR MEETING – PLANNING AND ZONING COMMISSION
# AGENDA

AUGUST 6, 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. #2025-46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street (District 2, Block 91, Lot 51) – Redevelopment of a recycling facility - Continuation of public hearing, report & recommended action**

## IV. REVIEW AND ACTION ON APPLICATIONS

**A. #2021-32 SP - The Guru Tegh Bahadur Ji Foundation, Inc. - 283 Richards Avenue - Extension of time request for the construction of a place of worship/religious facility - Report & recommended action**

**B. #2025-54 CAM – Plant Court, LLC – 46 South Beach Drive (District 6, Block 36, Lot**

**63) – Coastal area site plan to raise an existing single family residence to be FEMA flood compliant, construct minor additions, improve stormwater management, and install an in-ground pool - Report & recommended action**

**C. #2025-55 CAM – Timothy and Samantha Davenport – 36 Shorefront Park (District 2, Block 85, Lot 21) – Coastal area site plan to construct a new single-family residence to be FEMA flood compliant, with new landscaping and stormwater management features - Report & recommended action**

**D. #2025–57 CAM – Norwalk Yacht Club – 10 Nathan Hale Drive (District 5, Block 84A, Lot 176) – Coastal area site plan to repair an existing shoreline flood and erosion control structure (seawall) and deck - Report & recommended action**

**E. #2025–58 CAM – Dr. Eric Rose – 32 Shorehaven Road (District 3, Block 79, Lot 2) – Coastal area site plan to construct a residential dock - Report & recommended action**

**F. #2025-56 SPR/CAM – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44) – Proposed multifamily addition with 40 units - Preliminary review & approval of architectural peer review**

**G. #2022-19 SP/SPR - Wegmans Food Markets, Inc. - 47 Richards Avenue and 677, 667 & 651 Connecticut Avenue - Bond release request for Wegmans grocery store - Report & recommended action**

## V. DISCUSSION

**A. Staff's Draft Legislative Changes per the Affordable Housing Plan's Recommendations**

## VI. ACCEPTANCE OF MINUTES

**A. Regular Meeting: July 16, 2025**

## VII. COMMENTS OF DIRECTOR

## VIII. COMMENTS OF COMMISSIONERS

## IX. ADJOURNMENT

# 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):**
   40 Meadow Street, Norwalk, CT
2. District: 2 Block: 91 Lot(s): 51
3. Zone: SD-LI, Overlay/Village District: CAM
4. Historic Structure(s): ☐ No ☑ Yes
5. Flood Hazard Zone ☐ No ☑ Yes, Flood Zone(s) AE11
6. Coastal Area Management Zone: ☐ No ☑ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: Submitted herewith
7. Existing Use of Property:
   Various commercial buildings constructed for Lajoie Auto Wrecking business, along with associated on-site activities.
   See Schedule A attached hereto and made a part hereof.
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   Recycling facility - use permitted by special permit. See Schedule A attached hereto and made a part hereof.

**Applicant Information**

Applicant Name: Lajoie Auto Wrecking Company, Inc.
Billing Address: 40 Meadow Street, Norwalk, CT 06854
Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com
Signature: By Carmody Torrance Sandak & Hennessey, LLP As Attorneys

**Property Owner Information and Authorization**

Owner of Record: D & R Incorporated of Norwalk and DLJ Associates Inc.
Billing Address: 40 Meadow Street, Norwalk, CT 06854
Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com
* Signature: Carmody Torrance Sandak & Hennessey, LLP As Attorneys

*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.*

*See Letter of Consent attached hereto.

**D&R INCORPORATED OF NORWALK AND DLJ ASSOCIATES, INC.**
**40 MEADOW STREET, NORWALK, CONNECTICUT**
**APPLICATION FOR SPECIAL PERMIT**
**NARRATIVE – SCHEDULE A**

## BACKGROUND

D&R Incorporated of Norwalk and DLJ Associates, Inc. (hereinafter collectively the "Owner") are the owners of real property with the improvements thereon located at 40 Meadow Street in Norwalk, CT (the "Property"). Designated as Tax Lot 51 in Block 91 of the Second Taxing District, the Property is 3.587± acres and is zoned SD-LI.[1] It is located within the boundary of the coastal area management (CAM) zone, with a minimum flood elevation of 11 feet, as established by the Federal Emergency Management Agency (FEMA). The Property is improved with a one-story, 5,800+ sf commercial/industrial building constructed around 1945 and other structures including storage bays for recycled projects, an automobile crusher, and other structures. It is nearly all impervious. (Refer to "Zoning Location & Topographic Survey" ["ZLS"] dated 4-11-2024 revised to 6/2/25 prepared by LandTech Consult, attached hereto and made a part hereof). LaJoie Auto Wrecking Company, Inc. is the applicant on this special permit application.[2]

LaJoie's has been in existence in Norwalk for more than 100 years and the neighborhood has developed and evolved around it. The company was started by Francois LaJoie who began collecting and recycling rags and paper, and then developed the profitable business of recycling used auto parts and scrap metal. In its century of existence and operation in Norwalk, LaJoie's has served local residents and businesses, as well as large companies with government contracts such as Sikorsky Aircraft, Pratt & Whitney and Hubbell, municipalities throughout Fairfield County, and various police and fire departments. Furthermore, the majority of the extended LaJoie family continues to reside in Norwalk – raising their families here, paying taxes here, spending their time working here, and patronizing local businesses.

LaJoie's is a recycling facility per the City of Norwalk Zoning Regulations ("zoning regulations") effective February 19, 2024 and is so classified by the State of Connecticut Department of Motor Vehicles under Permit No. J4151. It accepts vehicles for scrap as well as all sorts of metal such as steel; cast iron; copper wire, tubing and sheeting; aluminum rims, siding and windows; brass; bronze; and other recyclable items, and then separates, sorts, processes and packages this scrap material for sale to and reuse in the building trades and other industries. For example, LaJoie's sells aluminum scrap to Pennex (whose products contain 80% recycled aluminum), Alcoa (a major US producer and recycler of aluminum) and Novelis (the world's largest recycler of aluminum). Copper, including wire and tubing and the chips manufactured at the Property, are purchased by Revere Copper (which turns scrap metal into copper coil), Acupowder International (a manufacturer of non-ferrous metal powders) and Cambridge-Lee Industries (a manufacturer and distributor of copper tubing). Steel scrap such as girders from the former Maritime Aquarium, is purchased by Commercial Metals, McWane Ductile, Sims Metals

[1]Prior to November 2022, the Property had been zoned Industrial No. 1, which permitted commercial junkyards. With the rezoning in 2022, the use became legally nonconforming. As part of the citywide zoning rewrite in 2023-2024, the regulations included recycling facilities as a use permitted by special permit.

[2]An application for coastal site plan review is submitted simultaneously herewith.

Management. LaJoie's works hand-in-hand with firms such as Rizzo Companies, Ducci, Cianbro, Middlesex and Manafort in connection with the recycling of guardrails, signs and light poles from I-95 and the Merritt Parkway and will assist with the reclamation and recycling of scrap metals from the Walk Bridge replacement project in South Norwalk.

**PROPOSAL**

The Applicant submits this special permit application[3] for the redevelopment of the site as a recycling facility. Specifically, the Applicant proposes the construction, use and occupancy of a 36,000± sq.ft. two-story building. (Refer to "Zoning Improvement Survey (SV-1.1)" ["Improvement Survey"] and "Site Layout Plan (C.1-1)" ["Site Plan"] all dated 6/2/25 prepared by LandTech Consult, attached hereto and made a part hereof). The structure will have the finished first floor located at 13.1 feet, so as to comply with both the FEMA 11.0 flood elevation and the additional two (2') as required by the City of Norwalk zoning regulations.

The first floor will offer space for materials and product receiving, processing and shipping; business maintenance operations such as welding and garage; offices; restrooms and space for a "museum" to house the LaJoie family racing collection and memorabilia. A second floor is proposed above the western section of the building for additional administrative office space, conference room and restrooms. (Refer to "First Floor Plan (Drawing No. A-1)," "Roof Plan (Drawing No. A-2)," "Administration Front & Right Elevations (Drawing No. A-3)," and "Rear and Left Elevation (Drawing No. A-4)" all dated 10/29/24 revised to 5/30/2025, prepared by Andriopoulos Design Associates, LLC, attached hereto and made a part hereof). A metal building along the southern boundary will be demolished and the existing asphalt at the rear of the site will be milled and paved. In addition, a "museum" showcase area is proposed at the front of the building visible to the public, which will house memorabilia from the LaJoie businesses and family car racing career.

The existing nonconforming imperious area will be decreased by approximately five (5%) percent, thereby reducing peak runoff rates during all storm events. Runoff from existing and proposed impervious surfaces will be directed to a hydrodynamic separator to provide water quality treatment for "first flush" volumes. In addition, the 2, 10-, 25-, 50- and 100-year storm events were analyzed to ensure that peak runoff rates for these events are maintained or decreased post development. (Refer to "Stormwater Management Report" dated June 2, 2025, prepared by LandTech Consult, ZLS and Site Plan, attached hereto and made a part hereof).

This application is submitted pursuant to Sections 4.3.9.A, 4.3.9.D, 4.3.9.G.1.4.bo, 4.3.1-L, 6.10.1, and 8.4.8G of the zoning regulations. In connection therewith, the Applicant submits that the application meets or exceeds the general conditions and standards for this use as set forth in Sec. 8.4.8G.2 (a-o) as follows:

(a) Density of use and bulk of buildings. The existing structure complies with the density of use and bulk of buildings requirements for the SD-LI zone. The structure has been

[3]An application for coastal site plan review is submitted simultaneously herewith because the property is within the boundary of the coastal area management (CAM) zone.

designed to comply with the design guidelines for structures in the SD-LI zone. (Refer to ZLS attached hereto and made a part hereof).

(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 the Department of Public Works (DPW) and the Transportation, Mobility and Parking Department (TMP) for review and recommendations. The Property will continue to be served by one (1) driveway. The application and supporting documentation have been forwarded to DPW, TMP, South Norwalk Electric and Water and the Water Pollution Control Authority for review and comment.

(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 to improve traffic safety. A traffic impact analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements. Refer to April 3, 2025 Traffic Analysis prepared by Hardesty & Hanover, attached hereto and made a part hereof.

(d) Availability of mass transit facilities and provision of sidewalks, with a minimum clearance of five (5') feet without obstructions. A five-foot-wide concrete sidewalk will be created along the Meadow Street frontage. Wheels Bus Route 10 and the Connecticut Avenue Sunday line travel directly in front of the Property, and Wheels Bus Route 7 travels within four or five blocks of the site and the South Norwalk Train Station is located approximately 1.5 miles to the north.

(e) Availability and compatibility of utilities. The Property is and will continue to be served by city water and sewer. Since the site is nearly all impervious and based on existing uses, the Property is not suitable for the installation of underground stormwater best management practices. Due to the foregoing and the Property's location within the CAM zone, water quality treatment rather than stormwater quantity was emphasized and under post development conditions, there will be a net reduction in impervious areas, with runoff treated through a hydrodynamic separator prior to entry into the city stormwater system on Meadow Street. (Refer to ZLS, attached hereto and made a part hereof).

(f) Adverse impact from noise, odor, fumes, dust and artificial lighting. The proposal is geared toward reducing neighborhood impact from noise, odor, fumes, dust and artificial lighting. A new building is proposed as close to the street as permitted in the SD-LI zone, which will serve as a visual barrier for interior on-site activities. Receiving, shipping, materials/product storage will largely occur within the proposed building, while the rear of the site which is largely obscured from view from Meadow Street will continue to be used for the Applicant's existing processing operations. (Refer to "Front & Right Elevations (Drawing No. A-3)" and "Rear & Left Elevations (Drawing No. A-4)" dated 10/29/24 revised to 5/30/25 prepared by Andriopoulos Design Associates, attached hereto and made a part hereof).

(g) Signs of size and design that are in harmony with the neighborhood. Limited wall and ground signs are proposed and will comply with the city's signage regulations.

(h) Adequacy of yards and open space, screening and buffering. Yards and open space, screening and buffering for the site comply with city zoning regulations for the SD-LI zone. (Refer to zoning data chart on ZLS and "Landscape Plan (L-1.0)" dated 6/2/25 prepared by LandTech Consult, attached hereto and made a part hereof).

(i) Impact on neighborhood properties, as compared to uses and structures permitted as a matter of right. The proposed redevelopment of the Property as a recycling operation/facility is compatible and consistent with other commercial uses in the vicinity including indoor processing operations, waste management, warehouse and others industrial uses. Interior space for processing, receipt, shipping and storage of product will reduce the impact on the community while allowing the Applicant to remain in Norwalk and prosper.

(j) Existing land use in the area. The area surrounding the property is generally developed with industrial, warehouse, materials processing, multi-family residential self-storage, industrial, fire station and other uses.

(k) Proximity of community facilities. The new South Norwalk elementary school is under construction within one half mile of the Property, and a small city park is located across the street at the former Meadow Gardens. The Woodward Avenue Park, tennis courts and pickleball courts are located one mile to the south.

(l) Compliance with the Zoning Code and Plan of Development. The proposed use is a new use adopted in December 2023 as part of the of the citywide zoning rewrite and not contemplated by the 2019 advisory Plan of Conservation and Development.

(m) Utilization of green infrastructure and other sustainability measures. Low-impact development features have been incorporated into the stormwater management system design and solar panels are proposed for the roof. (Refer to Stormwater Management Report by LandTech Consult, and Roof Plan by Andriopoulos Design Associates, attached hereto and made a part hereof).

(n) Conservation of wetlands, watercourses and other ecologically viable lands. No wetlands or watercourses exist on the Property. The Property is within the boundary of the coastal area management (CAM) zone, but separated from coastal resources by other industrially, residentially and commercially developed sites, driveways, streets, curbs and other improvements. There are no onsite wetlands or onsite coastal resources. (Refer to Coastal Area Management Report dated June 2, 2025 prepared by LandTech Consult, attached hereto and made a part hereof).

(o) No zoning violation exists on the property. There are no known zoning violations on the property.

Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date: Official Receipt Date: Fee Paid:

**1. Property Address:** 40 Meadow Street, Norwalk, CT 06854 **2.** D/B/L/U: 2/91/51

**3.** Proposed Work: Site redevelopment for recycling facility. See Schedule A attached hereto and made a part hereof. **4.** Zone: SD-LI

**5. Applicant Identification:**

Applicant Name: Lajoie Auto Wrecking Company, Inc.

Address: 40 Meadow Street, Norwalk ,CT 06854

Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com

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

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

Name: Elizabeth Suchy, Esq., Carmody Torrance Sandak & Hennessey LLP

Address: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Business Phone: 203-252-2656 Email: esuchy@carmodylaw.com

**6. Property Owner, if different than applicant:**

Owner Name: D & R Incorporated of Norwalk and DLJ Associates Inc.

Address: 40 Meadow Street, Norwalk, CT 06854

Phone Number: c/o Elizabeth Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth Suchy, Esq. - esuchy@carmodylaw.com

**7. Project Information:**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ○ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ○ Subdivision or Resubdivision Application
- ◉ Special Permit or Special Exception Application
- ○ Site Plan Review Application
- ○ Variance Application
- ○ Municipal Project (CGS Section 8-24)

**6. Project Site Plans:**

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☐ **All** coastal resources on and contiguous to the site **N/A**
- ☐ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only) **N/A**
- ☑ Soil erosion and sediment controls
- ☑ Storm water management & treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☑ Landscaping and planting plan (existing & proposed)
- ☑ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☑ Easements (utility, sight preservation, conservation, pedestrian)

**7. Site Information:**

**a)** Street Address or Geographical Description:
40 Meadow Street, Norwalk, CT 06854

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

**c)** Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Village Creek

**d)** Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
See Schedule A attached hereto and made a part hereof.

**e)** Indicate the area of the project site: 3.48± acres **or** 151,588+ square feet

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

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

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

**8. Description of Proposed Project or Activity:**

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

See Schedule A and Site Demolition Plan (C-1.0), Site Development Plan, Soil Erosion and Sediment Control Plan, Stormwater Management Report, all prepared by LandTech Consult, dated 5/15/2025, attached hereto and made a part hereof.

**9. Description of Proposed Stormwater Best Management Practices:**

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

Refer to Schedule A and Stormwater Management Report dated 5/15/25 prepared by LandTech Consult attached hereto and made a part hereof.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

**11. Consistency with Applicable Coastal Resource Policies and Standards:**

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

See Schedule A, and Coastal Report prepared by LandTech Consult, attached hereto and made a part hereof.

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

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

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

* General Development policies are applicable to all proposed activities

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

**13. Consistency With Applicable Coastal Use Policies and Standards:**

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

See Schedule A and coastal report prepared by LandTech Consult, attached hereto and made a part hereof.

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

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

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

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

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

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

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

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

Not applicable as the site does not abut nor have access to any coastal resources. Therefore, no water-dependent use is possible. See Schedule A attached hereto and made a part hereof.

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

**16. Mitigation of Potential Adverse Impacts:**

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

See Schedule A attached hereto and made a part hereof.

**17. Remaining Adverse Impacts:**

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

Not applicable.

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

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

**Applicant's Signature:** By Carmody Torrance Sandak & Hennessey LLP **DATE:** 6/4/2025

* **Agent's Signature:** Carmody Torrance Sandak & Hennessey, LLP **DATE:** 6 / 4 /2025

By: Carmody Torrance Sandak & Hennessey LLP, Its Attorneys

*See Letter of consent attached hereto.

**D&R INCORPORATED OF NORWALK AND DLJ ASSOCIATES, INC.**
**40 MEADOW STREET, NORWALK, CONNECTICUT**
**APPLICATION FOR COASTAL SITE PLAN REVIEW**
**NARRATIVE – SCHEDULE A**

## BACKGROUND

D&R Incorporated of Norwalk and DLJ Associates, Inc. (hereinafter collectively the "Owner") are the owners of real property with the improvements thereon located at 40 Meadow Street in Norwalk, CT (the "Property"). Designated as Tax Lot 51 in Block 91 of the Second Taxing District, the Property is 3.58± acres and is now zoned SD-LI and within the coastal area management (CAM) zone (AE11).[1] The Property is improved with a one-story, 5,800+sf commercial/industrial building constructed around 1945 and other structures including storage bays for recycled projects, an automobile crusher, and other structures. (Refer to "Zoning Location & Topography Survey" ["ZLS"] dated 4/11/24 revised to 6/2/25 prepared by LandTech Consult, attached hereto and made a part hereof). Lajoie Auto Wrecking Company, Inc. is the applicant on this site plan application.[2]

## REQUEST

The Applicant seeks coastal site plan approval for the redevelopment of the site as a recycling facility for Lajoie's Auto Wrecking Co., Inc. LaJoie's has been in existence in Norwalk for more than 100 years when Francois LaJoie began collecting and recycling rags and paper, and then developed the profitable business of recycling used auto parts and scrap metal. In its century of existence and operation in Norwalk, LaJoie's has served local residents and businesses, as well as large companies including Sikorsky Aircraft, Pratt & Whitney and Hubbell, municipalities throughout Fairfield County, and various police and fire departments.

The proposal contemplates the demolition of most of the existing structures along the northern property line and one structure along the southern property boundary, and the construction, use and occupancy of a new, 33,770± sq.ft. zoning compliant building for office, product receiving, processing and shipping of product, a welding area and garage. (Refer to "Zoning Improvement Survey (SV-1.1" ["Improvement Survey"], "Site Demolition Plan (C-1.0)," and "Site Layout Plan (C-1.1)" ["Site Plan"] all dated 6/2/25 and prepared by LandTech Consult, and "First Floor Plan Second Floor Plan (Drawing No. A-1)," "Roof Plan (Drawing No. A-2)," "Front & Right Elevations (Drawing No. A-3)," and "Rear & Left Elevations (Drawing No. A-3)" all dated 10/29/24 revised to 5/30/25 prepared by Andriopoulos Design Associates, attached hereto and made a part hereof). Since nearly the entire site is currently impervious and not suitable for installing underground stormwater infiltration best management practices ("BMPs") due to the existing use of the site, ". . . water quality treatment was the emphasis of the stormwater management design rather than stormwater quantity.... There are a series of existing catch basins located on the subject property that have a direct connection to a City of Norwalk catch basin located in Meadow Street. . . . There is a net reduction in impervious areas in post-development conditions. Runoff from the existing and proposed impervious surfaces are directed through a hydrodynamic separator to provide water quality treatment for the "first flush" volumes." (P.2,

[1]Prior to November 2022, the Property had been zoned Industrial No. 1, which permitted commercial junkyards. With the rezoning in 2022, the use became legally nonconforming. As part of the citywide zoning rewrite in 2023-2024, the regulations included recycling facilities as a use permitted by special permit.

[2]An application for special permit is submitted simultaneously herewith.

"Stormwater Management Report" dated June 2, 2025 prepared by LandTech Consult, attached hereto and a made a part hereof.)

Existing parking at the western (front) of the Property will continue to be used but improved with landscaping and fencing. The new structure will largely shield the continuing site rear LaJoie operations from view. Per city zoning regulations, solar panels will be installed on the roof and low-impact development components have been added to the proposed stormwater management system to achieve compliance with required sustainability and green infrastructure requirements.

LaJoie's is a recycling facility per the City of Norwalk Zoning Regulations ("zoning regulations") effective February 19, 2024 and is so classified by the State of Connecticut Department of Motor Vehicles under Permit No. J4151. It accepts vehicles for scrap as well as all sorts of metal such as steel; cast iron; copper wire, tubing and sheeting; aluminum rims, siding and windows; brass; bronze; and other recyclable items, and then separates, sorts, and packages this scrap material for sale to and reuse in the building trades and other industries. For example, LaJoie's sells aluminum scrap to Pennex (whose products contain 80% recycled aluminum), Alcoa (a major US producer and recycler of aluminum) and Novelis (the world's largest recycler of aluminum). Copper, including wire and tubing and the chips manufactured at the Property, are purchased by Revere Copper (which turns scrap metal into copper coil), Acupowder International (a manufacturer of non-ferrous metal powders), and Cambridge-Lee Industries (a manufacturer and distributor of copper tubing). Steel scrap such as girders from the former Maritime Aquarium, is purchased by Commercial Metals, McWane Ductile, Sims Metals Management. LaJoie's works hand-in-hand with firms such as Rizzo Companies, Ducci, Cianbro, Middlesex and Manafort in connection with the recycling of guardrails, signs and light poles from I-95 and the Merritt Parkway and will assist with the reclamation and recycling of scrap metals from the Walk Bridge replacement project in South Norwalk.

This coastal site plan review application is submitted pursuant Sec. 6.10.2B.2 (coastal overlay), Table 4.3.1-L (District Standards), Table 4.3.9A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building Lot & Building Site Accessory Uses), Sec. 8.4.5.F (coastal site plan review) of the zoning regulations. The Applicant hereby submits that the proposed commercial building and associated interior building modifications comply with the zoning regulations and standards of review for coastal site plan applications set forth in Sec. 6.10.B.3b as follows:

(1) The characteristics of the site, including location and condition of all coastal resources. The site is located within the CAM zone but not adjacent to any coastal resources. Developed lots, roads, sidewalks, curbs and other improvement separate the Property from the closest coastal resource, namely Village Creek. (Refer to page 2-3 of "Coastal Management Report for the Redevelopment of an Existing Recycling Facility" ["CAM Report"] dated June 2, 2025 prepared by LandTech Consult, attached hereto and made a part hereof).

(2) The potential effects, both beneficial and adverse of the proposed activity on adjacent coastal systems and coastal resources. There are no adverse impacts anticipated by the proposed activity, as the site is not located adjacent or proximate to any coastal resources. (Refer to page 3-4 of CAM Report, attached hereto and made a part hereof).

(3) The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities. There is no opportunity for future water-dependent

development opportunities from the Property as it is not located adjacent or contiguous to any coastal resource.

(4) The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development. The finished floor of the proposed building including all HVAC equipment, is at 13.1 feet, which is above the 11.0 feet minimum flood elevation established by the Federal Emergency Management Administration (FEMA), plus the additional two (2') required by the Norwalk zoning regulations. (Refer to p. 3 of CAM Report, attached hereto and made a part hereof).

(5) Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat. Refer to p. 4 of CAM Report, attached hereto and made a part hereof.

(6) The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the Act. The proposed Project meets the requirements of the Connecticut Coastal Management Act and is adequately protective of the interests of these regulations and the City of Norwalk's coastal resources. Furthermore, the Project is consistent with general development goals referenced in CGS Section 22a-92. (Refer to p. 4 of CAM Report, attached hereto and made a part hereof).

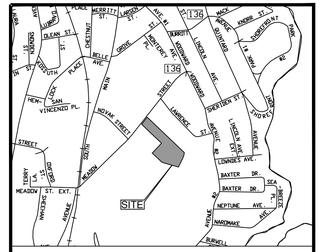
# SITE DEVELOPMENT PLANS

# FOR AN EXISTING

# RECYCLING FACILITY

## DRAWING SHEET INDEX

| SHEET NO. | SHEET TITLE |
|---|---|
| T-1.0 | COVER SHEET |
| SV-1.0 | EXISTING CONDITIONS SURVEY |
| SV-1.1 | PROPOSED CONDITIONS SURVEY |
| C-1.0 | SITE DEMOLITION PLAN |
| C-1.1 | SITE LAYOUT PLAN |
| C-1.2 | SITE DEVELOPMENT PLAN |
| C-2.0 | SOIL EROSION AND SEDIMENT CONTROL PLAN & DETAILS |
| C-3.0 | CONSTRUCTION NOTES & DETAILS |
| L-1.0 | LANDSCAPE PLAN |




LOCATION MAP
(NTS)

## GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 40 MEADOW STREET TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 4/11/2024.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (ELEV. = 11) AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0533G, EFFECTIVE 7/8/2013.
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.
8. ALL EXISTING CATCH BASINS TO REMAIN SHALL HAVE ALL SEDIMENT REMOVED AND ALL EXISTING STORM PIPING TO REMAIN SHALL BE JETTED TO REMOVE ANY SEDIMENT OR DEBRIS PRIOR TO THE INSTALLATION OF ANY PROPOSED STORMWATER INFRASTRUCTURE.
9. DESIGN FLOOD ELEVATION = BFE + 2'
   11.0' + 2.0' = 13.0'
10. PORTIONS OF THE PROPOSED BUILDING BELOW THE DESIGN FLOOD ELEVATION SHALL BE DRY FLOOD PROOFED IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN (T.B.) 3, LATEST EDITION. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH T.B. 3.

| REVISION DATE | ISSUE |
|---|---|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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

COVER SHEET

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
ROY P. SOUWLIDIS
27803
LICENSED
PROFESSIONAL ENGINEER

**T-1.0**


T:\1. ACTIVE PROJECTS\24049-01 LAJOIES AUTO WRECKING CO. - 40 MEADOW ST, NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG

## ZONING DATA

**ZONING DISTRICT: "SD-LI" LIGHT INDUSTRIAL SPECIAL DISTRICT**

**USE: RECYCLING FACILITY**

| DIMENSIONAL | | REQUIRED/ALLOWED | EXISTING | CONFORMS |
|---|---|---|---|---|
| **LOT OCCUPATION** | | | | |
| LOT AREA (MIN.) | | 5,000 SF | 156,262 SF | Y |
| LOT WIDTH (MIN.) | | 50' | 125.11' | Y |
| LOT/BUILDING SITE ENFORCEMENT | | MUST ENFRONT A STREET | CONFORMS | Y |
| IMPERVIOUS SURFACE COVERAGE | MAX. | 50% (BUILDINGS)<br>90% (BUILDINGS AND PARKING) | 15.3% (23,959 SF)<br>100% (FULLY PAVED) | N |
| **SETBACKS** | | | | |
| YARDS (MIN.) | FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | 68.1' | Y |
| | 2ND FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | N/A | - |
| | SIDE | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | - |
| | REAR | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | - |
| DENSITY | | 1 DWELLING UNIT PER 1,650 SF | EXISTING | - |
| NUMBER OF BUILDINGS | | 1 MAX (PRINCIPAL BUILDING)<br>NOT REGULATED (ACCESSORY BUILDING) | EXISTING | Y |
| **BUILDING STANDARDS** | | | | |
| BUILDING HEIGHT | MAX. | 4 STORIES[2,3] (PRINCIPAL)<br>15' (ACCESSORY) | EXISTING | Y |
| CEILING HEIGHT | MAX. | 20', GROUND FLOOR (PRINCIPAL) | EXISTING | Y |
| | MIN. | 15' (ACCESSORY) | | |
| GROUND FLOOR ELEVATION | | 18" MIN., 36" MAX.[4] | EXISTING | Y |
| **BUILDING TYPES** | | | | |
| PERMITTED: | | 1. LIVE/WORK<br>2. JEWEL BOX<br>3. MIXED USE<br>4. FLEX<br>5. CIVIC | EXISTING | - |
| **VEHICULAR PARKING REQUIREMENTS** | | | | |
| VEHICLE PARKING SPACES | | RECYCLING OPERATIONS:<br>1 SPACE PER EMPLOYEE<br>NUMBER OF EMPLOYEES = 20<br>PARKING SPACES REQUIRED: 20 SPACES | 0 | N |
| BICYCLE PARKING | | 1 SPACE PER 20,000 SF BUILDING AREA<br>OR 1 SPACE PER 10 VEHICLE SPACES<br>(WHICHEVER IS GREATER)<br>23,100 SF FLOOR AREA = 1.15 SPACES<br>BICYCLE SPACES REQUIRED: 2 SPACES | 0 | N |
| LOADING SPACES | | >3,000 SF - 25,000 SF<br>1 SPACE REQUIRED<br>10' W x 50' L x 15' H | 1 | Y |
| **FLOOD ZONE REQUIREMENTS** | | | | |
| FEMA FLOOD ZONE "AE"<br>BASE FLOOD ELEVATION (BFE) = 11 | | DESIGN FLOOD ELEVATION (DFE) = BFE + 2'<br>(DFE = 13) | EXISTING | N |

**NOTES:**

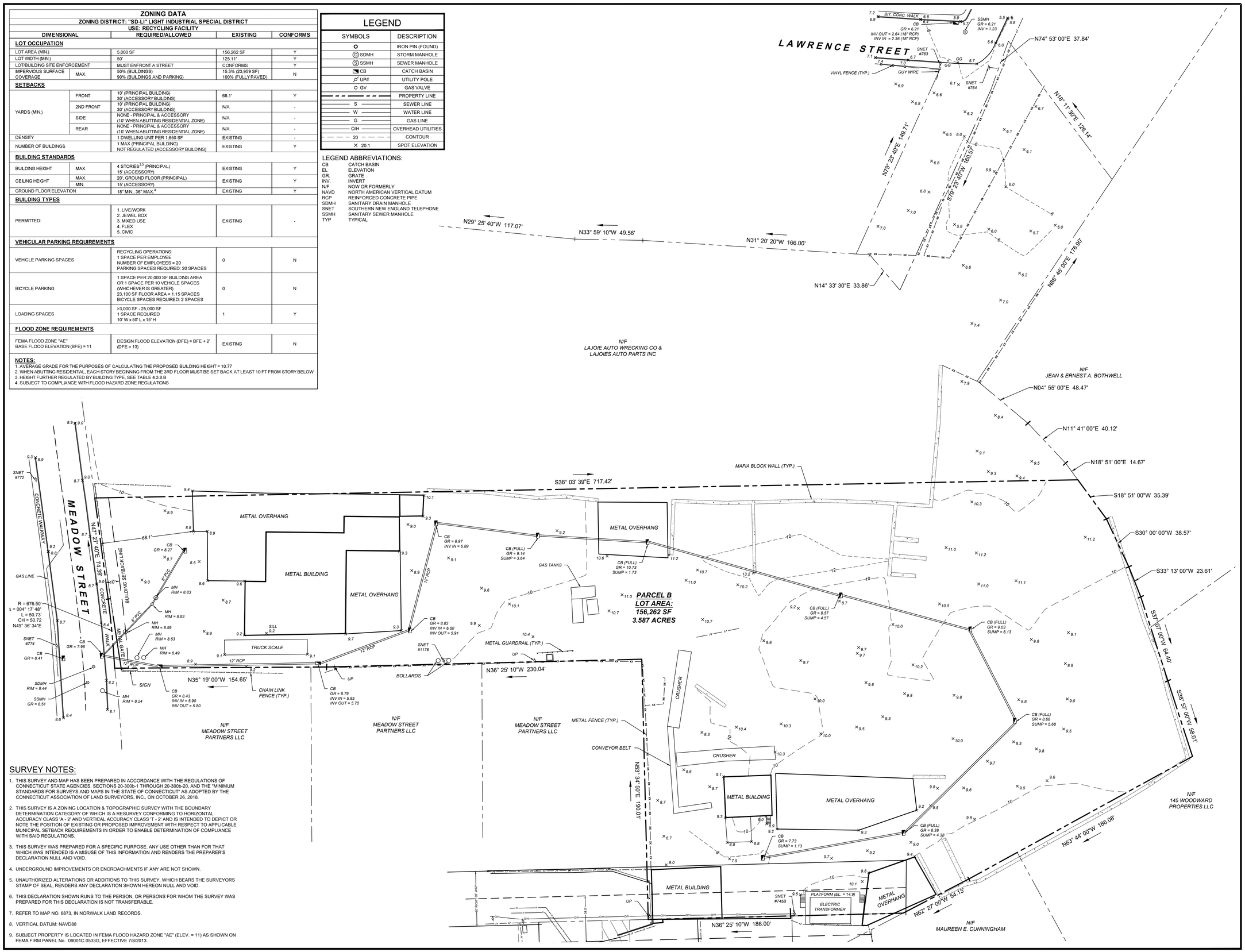
1. AVERAGE GRADE FOR THE PURPOSES OF CALCULATING THE PROPOSED BUILDING HEIGHT = 10.77
2. WHEN ABUTTING RESIDENTIAL, EACH STORY BEGINNING FROM THE 3RD FLOOR MUST BE SET BACK AT LEAST 10 FT FROM STORY BELOW
3. HEIGHT FURTHER REGULATED BY BUILDING TYPE. SEE TABLE 4.3.8.B
4. SUBJECT TO COMPLIANCE WITH FLOOD HAZARD ZONE REGULATIONS

## LEGEND

| SYMBOLS | DESCRIPTION |
|---|---|
| ○ | IRON PIN (FOUND) |
| Ⓓ SDMH | STORM MANHOLE |
| Ⓢ SSMH | SEWER MANHOLE |
| CB | CATCH BASIN |
| UP# | UTILITY POLE |
| GV | GAS VALVE |
| | PROPERTY LINE |
| S | SEWER LINE |
| W | WATER LINE |
| G | GAS LINE |
| O/H | OVERHEAD UTILITIES |
| 20 | CONTOUR |
| × 20.1 | SPOT ELEVATION |

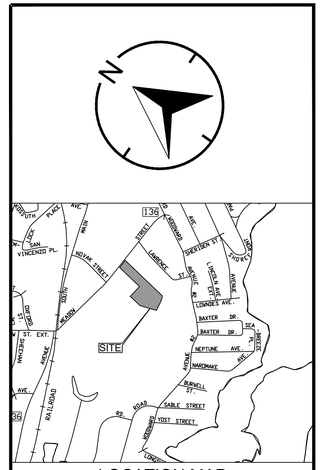
LEGEND ABBREVIATIONS:

| | |
|---|---|
| CB | CATCH BASIN |
| EL | ELEVATION |
| GR. | GRATE |
| INV. | INVERT |
| N/F | NOW OR FORMERLY |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| RCP | REINFORCED CONCRETE PIPE |
| SDMH | SANITARY DRAIN MANHOLE |
| SNET | SOUTHERN NEW ENGLAND TELEPHONE |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |




## SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 6873, IN NORWALK LAND RECORDS.
8. VERTICAL DATUM: NAVD88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (ELEV. = 11) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0533G, EFFECTIVE 7/8/2013.




## LOCATION MAP

(1" = 1000')

PROPERTY INFORMATION:

OWNER: LaJOIE'S AUTO WRECKING CO,
ADDRESS: 40 MEADOW STREET
NORWALK, CT

LOT AREA: 156,262 SF, 3.587 AC
ZONE: "SD-LI"
DEED: BK. 3549 PG. 151

MAP: 2
BLOCK: 91
LOT: 51

| REVISION DATE | ISSUE |
|---|---|
| 06/02/2025 | REVISED ZONING CHART |
| 05/22/2025 | REVISED BUILDING SETBACKS |
| 01/29/2025 | REVISED ZONING CHART |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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION &
TOPOGRAPHIC SURVEY

PROJECT No. 24049-01

DATE: 04/11/2024 | DRAWN BY: CM | CHECKED BY: TAD

SCALE: 1" = 30'

IN FEET
0 30 60 90

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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

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

**SV-1.0**

T:\1- ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\SURVEYS\LAJOIE - 40 MEADOW ROAD - SURVEY.DWG

## ZONING DATA

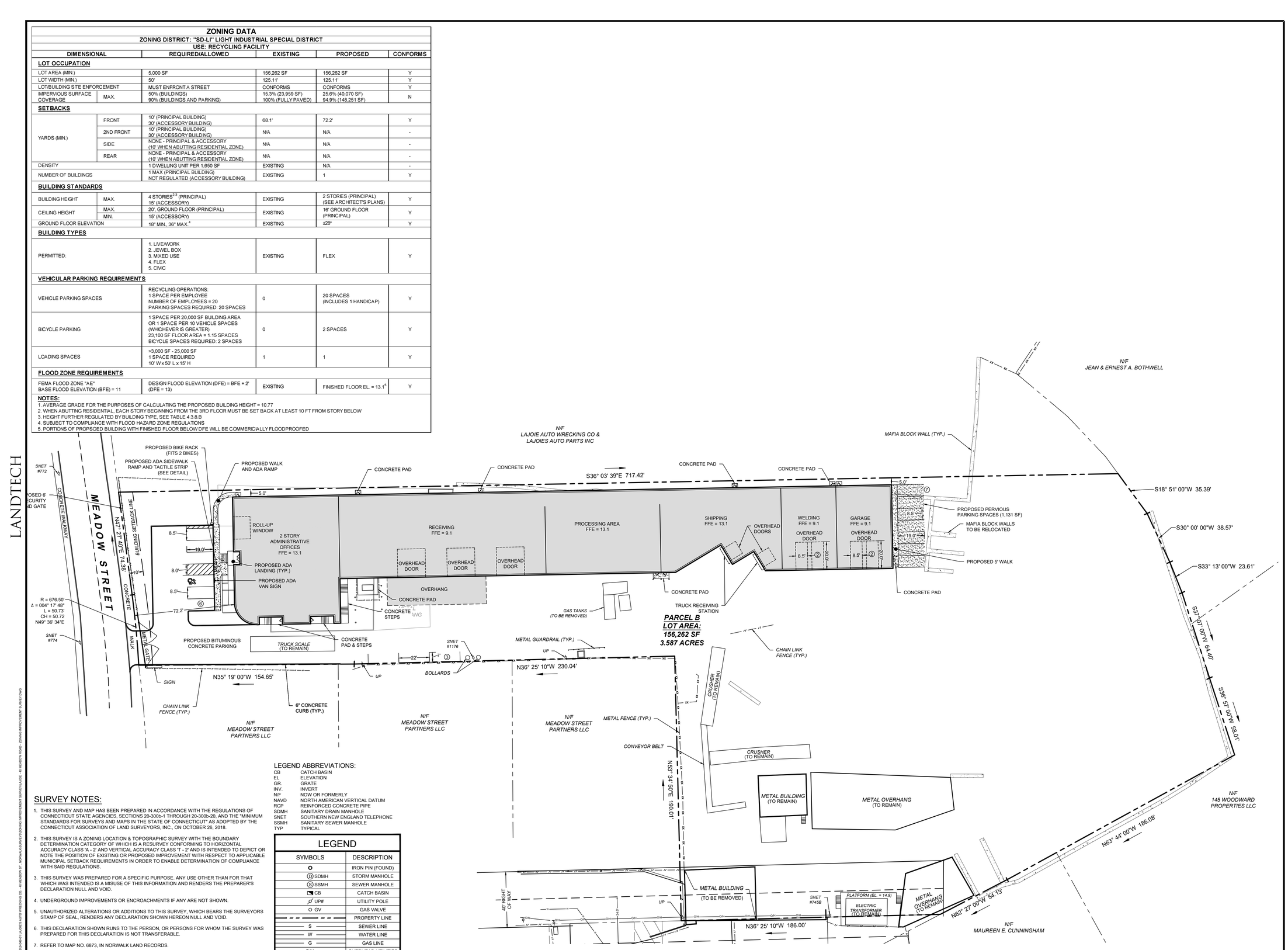
**ZONING DISTRICT: "SD-LI" LIGHT INDUSTRIAL SPECIAL DISTRICT**

**USE: RECYCLING FACILITY**

| DIMENSIONAL | | REQUIRED/ALLOWED | EXISTING | PROPOSED | CONFORMS |
|---|---|---|---|---|---|
| **LOT OCCUPATION** | | | | | |
| LOT AREA (MIN.) | | 5,000 SF | 156,262 SF | 156,262 SF | Y |
| LOT WIDTH (MIN.) | | 50' | 125.11' | 125.11' | Y |
| LOT/BUILDING SITE ENFORCEMENT | | MUST ENFRONT A STREET | CONFORMS | CONFORMS | Y |
| IMPERVIOUS SURFACE COVERAGE | MAX. | 50% (BUILDINGS)<br>90% (BUILDINGS AND PARKING) | 15.3% (23,959 SF)<br>100% (FULLY PAVED) | 25.6% (40,070 SF)<br>94.9% (148,251 SF) | N |
| **SETBACKS** | | | | | |
| YARDS (MIN.) | FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | 68.1' | 72.2' | Y |
| | 2ND FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | N/A | N/A | - |
| | SIDE | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | N/A | - |
| | REAR | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | N/A | - |
| DENSITY | | 1 DWELLING UNIT PER 1,650 SF | EXISTING | N/A | - |
| NUMBER OF BUILDINGS | | 1 MAX (PRINCIPAL BUILDING)<br>NOT REGULATED (ACCESSORY BUILDING) | EXISTING | 1 | Y |
| **BUILDING STANDARDS** | | | | | |
| BUILDING HEIGHT | MAX. | 4 STORIES[2,3] (PRINCIPAL)<br>15' (ACCESSORY) | EXISTING | 2 STORIES (PRINCIPAL)<br>(SEE ARCHITECT'S PLANS) | Y |
| CEILING HEIGHT | MAX. | 20', GROUND FLOOR (PRINCIPAL) | EXISTING | 16' GROUND FLOOR<br>(PRINCIPAL) | Y |
| | MIN. | 15' (ACCESSORY) | | | |
| GROUND FLOOR ELEVATION | | 18" MIN., 36" MAX.[4] | EXISTING | ±28" | Y |
| **BUILDING TYPES** | | | | | |
| PERMITTED: | | 1. LIVE/WORK<br>2. JEWEL BOX<br>3. MIXED USE<br>4. FLEX<br>5. CIVIC | EXISTING | FLEX | Y |
| **VEHICULAR PARKING REQUIREMENTS** | | | | | |
| VEHICLE PARKING SPACES | | RECYCLING OPERATIONS:<br>1 SPACE PER EMPLOYEE<br>NUMBER OF EMPLOYEES = 20<br>PARKING SPACES REQUIRED: 20 SPACES | 0 | 20 SPACES<br>(INCLUDES 1 HANDICAP) | Y |
| BICYCLE PARKING | | 1 SPACE PER 20,000 SF BUILDING AREA<br>OR 1 SPACE PER 10 VEHICLE SPACES<br>(WHICHEVER IS GREATER)<br>23,100 SF FLOOR AREA = 1.15 SPACES<br>BICYCLE SPACES REQUIRED: 2 SPACES | 0 | 2 SPACES | Y |
| LOADING SPACES | | >3,000 SF - 25,000 SF<br>1 SPACE REQUIRED<br>10' W x 50' L x 15' H | 1 | 1 | Y |
| **FLOOD ZONE REQUIREMENTS** | | | | | |
| FEMA FLOOD ZONE "AE"<br>BASE FLOOD ELEVATION (BFE) = 11 | | DESIGN FLOOD ELEVATION (DFE) = BFE + 2'<br>(DFE = 13) | EXISTING | FINISHED FLOOR EL. = 13.1[5] | Y |

**NOTES:**

1. AVERAGE GRADE FOR THE PURPOSES OF CALCULATING THE PROPOSED BUILDING HEIGHT = 10.77
2. WHEN ABUTTING RESIDENTIAL, EACH STORY BEGINNING FROM THE 3RD FLOOR MUST BE SET BACK AT LEAST 10 FT FROM STORY BELOW
3. HEIGHT FURTHER REGULATED BY BUILDING TYPE, SEE TABLE 4.3.8.B
4. SUBJECT TO COMPLIANCE WITH FLOOD HAZARD ZONE REGULATIONS
5. PORTIONS OF PROPSOED BUILDING WITH FINISHED FLOOR BELOW DFE WILL BE COMMERCIALLY FLOODPROOFED




### LEGEND ABBREVIATIONS:

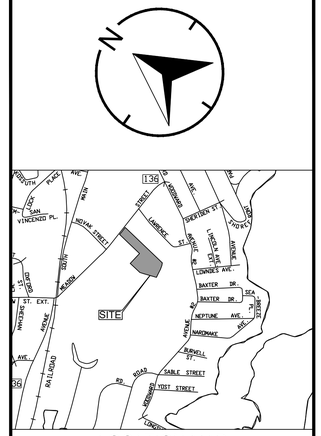
| | |
|---|---|
| CB | CATCH BASIN |
| EL. | ELEVATION |
| GR. | GRATE |
| INV. | INVERT |
| N/F | NOW OR FORMERLY |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| RCP | REINFORCED CONCRETE PIPE |
| SDMH | SANITARY DRAIN MANHOLE |
| SNET | SOUTHERN NEW ENGLAND TELEPHONE |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |

### LEGEND

| SYMBOLS | DESCRIPTION |
|---|---|
| O | IRON PIN (FOUND) |
| Ⓓ SDMH | STORM MANHOLE |
| Ⓢ SSMH | SEWER MANHOLE |
| CB | CATCH BASIN |
| UP# | UTILITY POLE |
| GV | GAS VALVE |
| | PROPERTY LINE |
| S | SEWER LINE |
| W | WATER LINE |
| G | GAS LINE |
| O/H | OVERHEAD UTILITIES |
| 20 | CONTOUR |
| 20.1 | SPOT ELEVATION |

### SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 6873, IN NORWALK LAND RECORDS.
8. VERTICAL DATUM: NAVD88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (ELEV. = 11) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0533G, EFFECTIVE 7/8/2013.




LOCATION MAP
(1" = 1000')

PROPERTY INFORMATION:

| | |
|---|---|
| OWNER: | LaJOIE'S AUTO WRECKING CO, |
| ADDRESS: | 40 MEADOW STREET<br>NORWALK, CT |
| LOT AREA: | 156,262 SF, 3.587 AC |
| ZONE: | "SD-LI" |
| DEED: | BK. 3549 PG. 151 |
| MAP: | 2 |
| BLOCK: | 91 |
| LOT: | 51 |

| REVISION DATE | ISSUE |
|---|---|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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

DRAWING TITLE:

ZONING IMPROVEMENT SURVEY

| PROJECT No. | | |
|---|---|---|
| 24049-01 | | |
| DATE: 06/02/2025 | DRAWN BY: CM | CHECKED BY: TAD |

SCALE: 1" = 30'

IN FEET
0 30 60 90

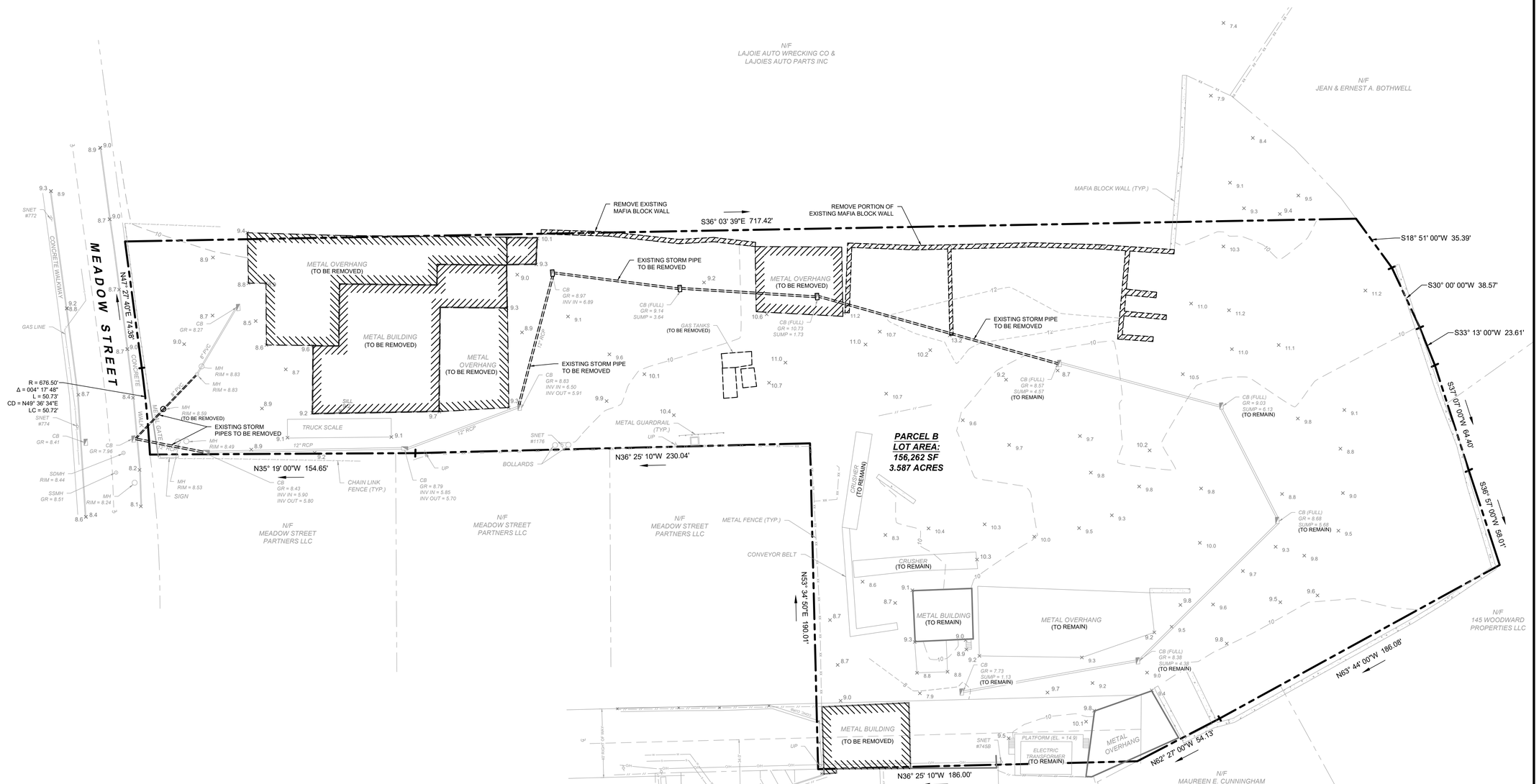
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.

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

**SV-1.1**

T:\1. ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO'S - 40 MEADOW ST - NORWALK\SURVEY\ZONING IMPROVEMENT SURVEY\LAJOIE - 40 MEADOW ROAD - ZONING IMPROVEMENT SURVEY.DWG




T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG

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|---|---|

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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN
EXISTING RECYCLING FACILITY

DRAWING TITLE:

SITE DEMOLITION PLAN

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: 1" = 30'

IN FEET

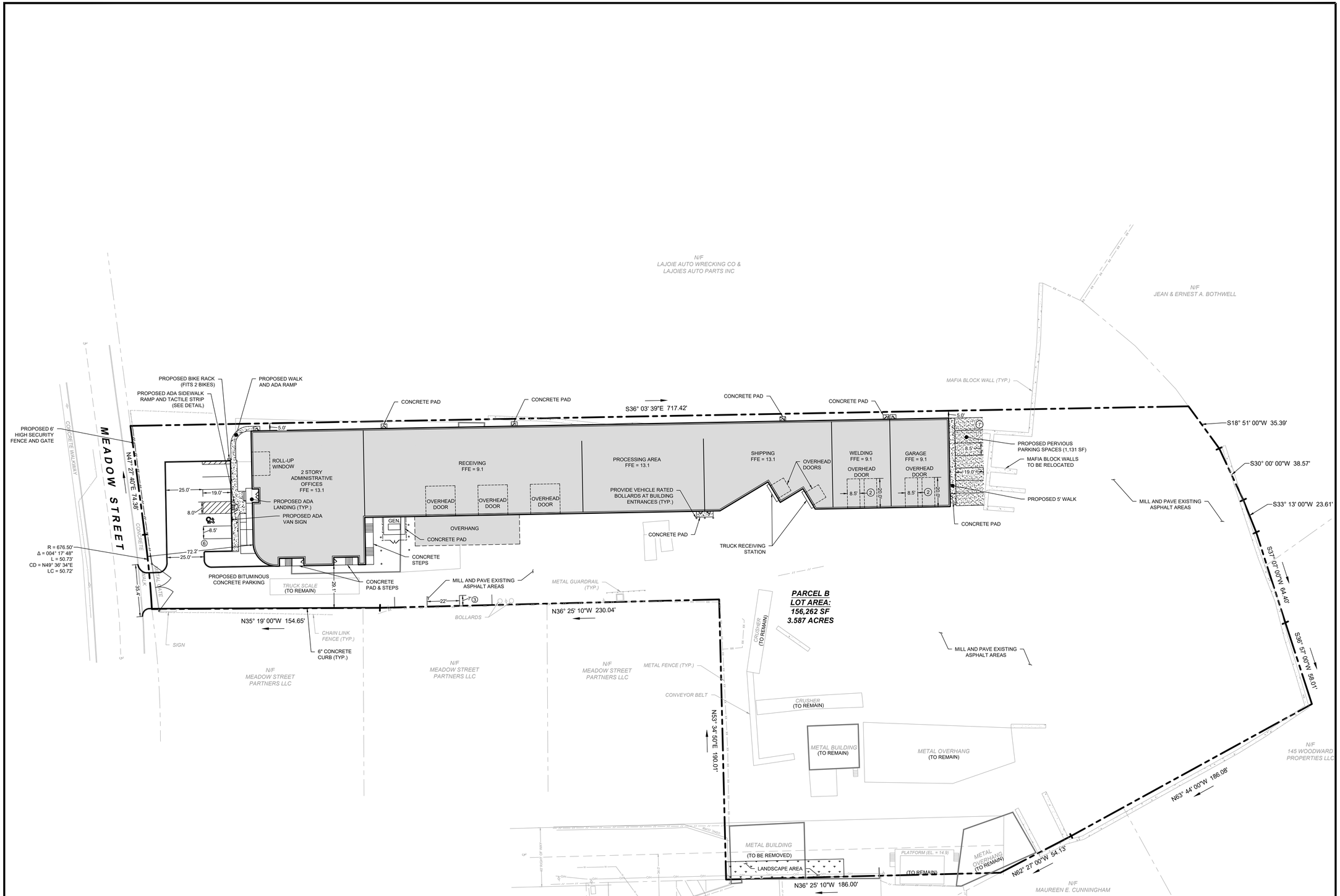
0 30 60 90

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
RYAN P. SOUWLIDIS
27063
LICENSED
PROFESSIONAL ENGINEER

**C-1.0**

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T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO - 40 MEADOW ST, NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG

REVISION DATE | ISSUE

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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN
EXISTING RECYCLING FACILITY

DRAWING TITLE:

SITE LAYOUT PLAN

| PROJECT No. | | |
|---|---|---|
| 24049-01 | | |
| DATE: 06/02/2025 | DESIGNED BY: CM | CHECKED BY: RPP |

SCALE: 1" = 30'

IN FEET

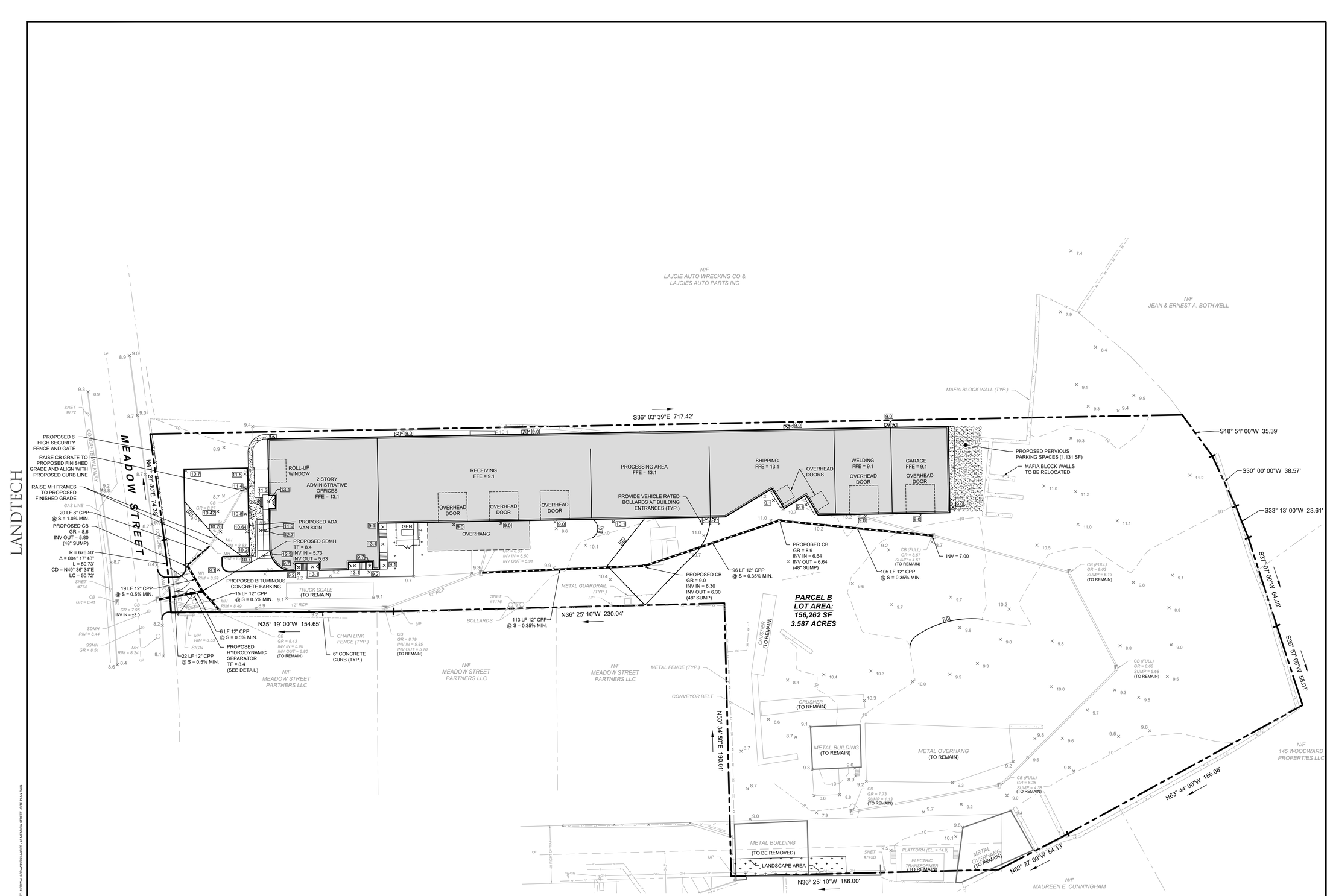
0 30 60 90

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
ROBERT P. SOUWEIDANE
27803
LICENSED
PROFESSIONAL ENGINEER

**C-1.1**




T:\1. ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO'S - 40 MEADOW ST., NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG

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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

SITE DEVELOPMENT PLAN

| PROJECT No. | | |
|---|---|---|
| 24049-01 | | |
| DATE: 06/02/2025 | DESIGNED BY: CM | CHECKED BY: RPP |

SCALE: 1" = 30'

IN FEET
0 30 60 90

PROJECT STATUS:

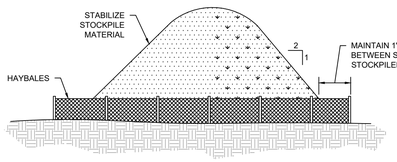
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

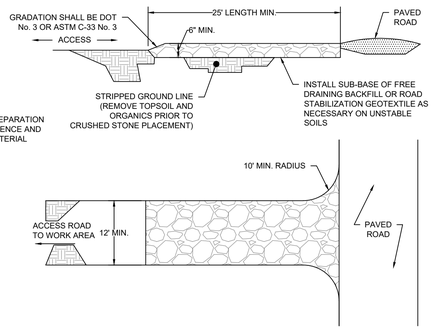
C-1.2

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

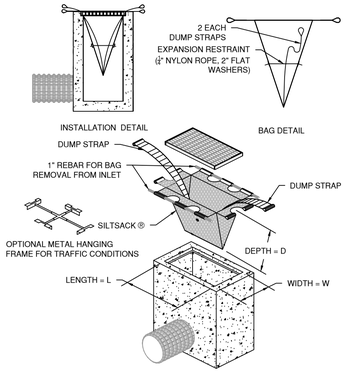
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED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



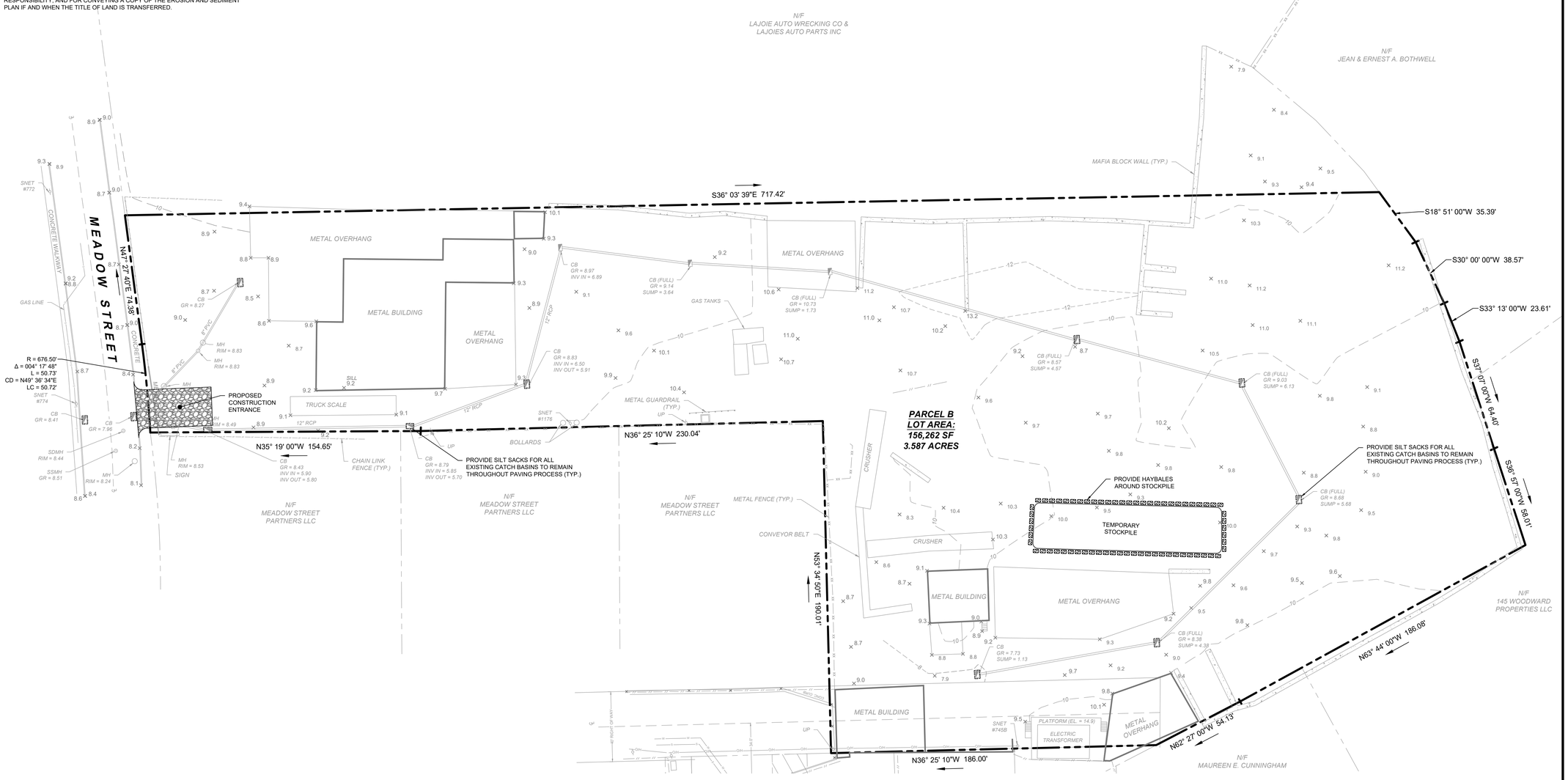

STOCKPILE DETAIL
(NTS)




CONSTRUCTION ENTRANCE
(NTS)




SILTSACK® CATCH BASIN INSERT
(NTS)





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| REVISION DATE | ISSUE |
|---|---|

PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

| PROJECT No. | | |
|---|---|---|
| 24049-01 | | |
| DATE: 06/02/2025 | DESIGNED BY: CM | CHECKED BY: RPP |

SCALE: 1" = 30'

IN FEET
0 30 60 90

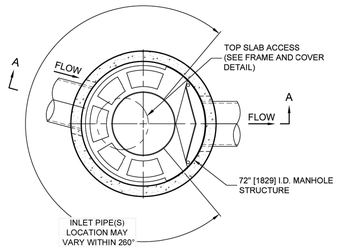
PROJECT STATUS:

DESIGN DEVELOPMENT NOT FOR CONSTRUCTION

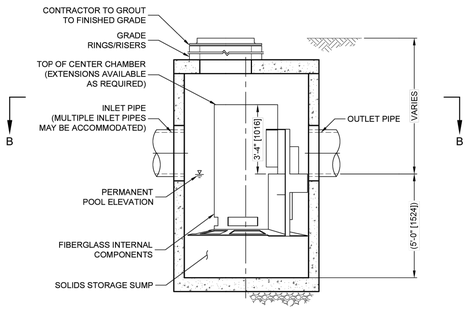
STATE OF CONNECTICUT · ROBERT PHILIP SOUWLOS · 27803 · LICENSED PROFESSIONAL ENGINEER

**C-2.0**

T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG

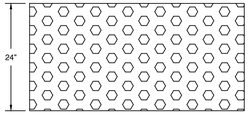


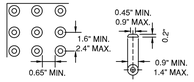

**PLAN VIEW B-B**
NOT TO SCALE




**ELEVATION A-A**
NOT TO SCALE

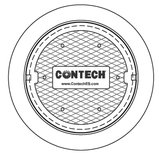
CASCADE
separator™




DOME SPACING DOME SECTION

TACTILE STRIP TYPICAL DETAIL
(NTS)




**FRAME AND COVER**
(DIAMETER VARIES)
NOT TO SCALE

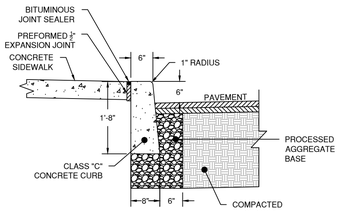
| SITE SPECIFIC DATA REQUIREMENTS | | | |
|---|---|---|---|
| STRUCTURE ID | | | HDS-1 |
| WATER QUALITY FLOW RATE (cfs [L/s]) | | | 3.38 |
| PEAK FLOW RATE (cfs [L/s]) | | | 29.42 |
| RETURN PERIOD OF PEAK FLOW (yrs) | | | 100 |
| RIM ELEVATION | | | 8.4' |
| PIPE DATA: | INVERT | MATERIAL | DIAMETER |
| INLET PIPE 1 | 3.15' | CPP | 12" |
| INLET PIPE 2 | | - | - |
| OUTLET PIPE | 3.15' | CPP | 12" |
| NOTES / SPECIAL REQUIREMENTS: | | | |

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm ].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

**CONTECH**
ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

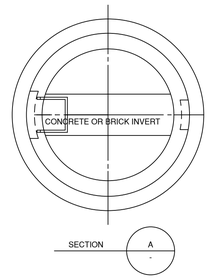
CS-6
CASCADE SEPARATOR
STANDARD DETAIL

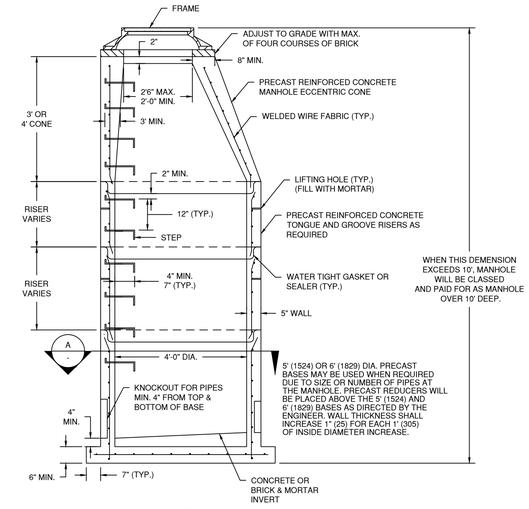



GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)

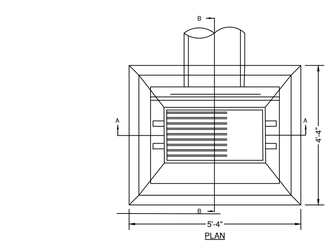
VAN ACCESSIBLE
HANDICAPPED PARKING SIGN
(NTS)




ELEVATION

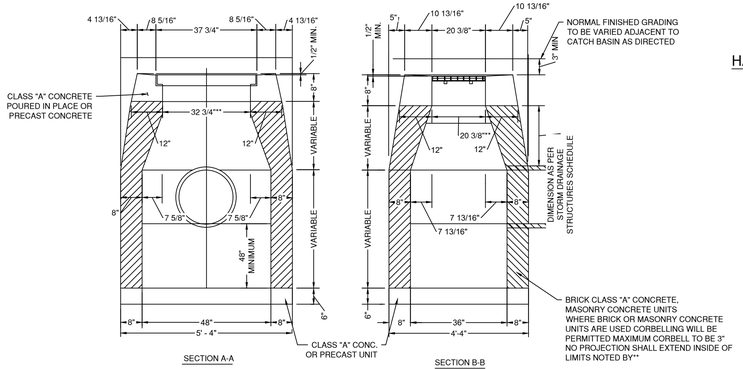
CT DOT REINFORCED PRECAST CONCRETE MANHOLE
(NTS)




PLAN

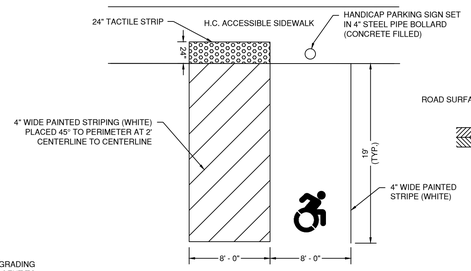
TYPE "C-L" CATCH BASIN
& TYPE "C-L" DROP INLET

NOTES
WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSION TO REMAIN THE SAME.

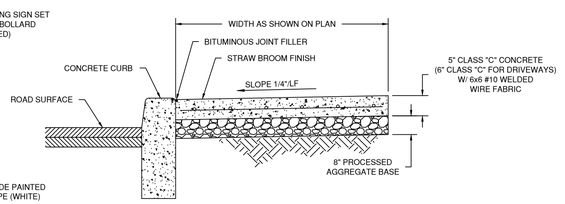



WHERE PRECAST CONCRETE IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C-L" CATCH BASIN
(NTS)

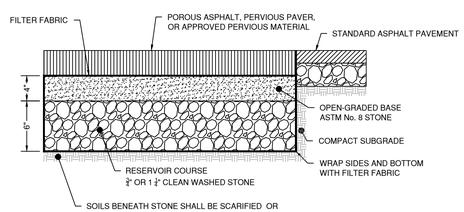



HANDICAP VAN PARKING SPACE LAYOUT
(NTS)




GENERAL NOTES
1. ½" PREFORMED EXPANSION JOINTS SHALL BE PLACED 12' O.C. WITH DUMMY JOINTS EVERY 4' OR AS DIRECTED.
2. 2" STEEL TROWEL FINISH ALONG ALL EDGES AND ALL JOINTS IS REQUIRED.

CONCRETE SIDEWALK TYPICAL CROSS SECTION
(NTS)




PERVIOUS PARKING SPACES TYPICAL CROSS SECTION
(NTS)

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1060 UNIEK DRIVE
WAUNAKEE, WI 53597
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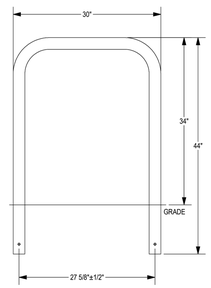
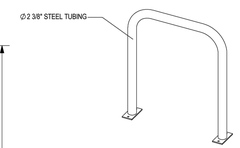
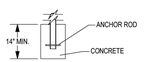
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM

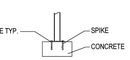



**CHECK DESIRED MOUNT**




☐ IN GROUND MOUNT (IG)




☒ SURFACE FLANGE MOUNT (SF)

PRODUCT: UX238-IG(SF)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-5-18
ENG: SMC

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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

STANDARD BIKE RACK DETAIL
(NTS)

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:
40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR AN
EXISTING RECYCLING FACILITY

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No.: 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

**C-3.0**

T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO - 40 MEADOW ST, NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG

P+A2:II11LANTING LEGEND
40 MEADOW STRLET
NORWALK, CT

| KEY | BOTANICAL NAME | COMMON NAME | DESCRIPTION | SIZE | HEIGHT | ROOTS | QTY |
|---|---|---|---|---|---|---|---|
| BM | *Buxus microphylla 'Little Missy* | Little Missy Boxwood | "Little Missy" (Buxus microphylla "Little Missy") is a compact, evergreen boxwood cultivar renowned for its exceptional resistance to boxwood blight. In a 2020 USDA analysis, it ranked in the top 2% among 131 varieties tested for blight resistance, making it a reliable choice for landscapes in Connecticut and other regions prone to this disease | 3-gallon | 10-14" | CONT | 24 |
| MS | *Magnolia stellata* | Star Magnolia | A compact, ornamental tree prized for its profuse, fragrant white flowers that bloom in early spring before leaf-out. Its refined size and slow growth habit make it ideal for smaller gardens, foundation plantings, or courtyard settings. | 2"-caliper | 6' | B&B | 2 |
| TJ | *Thuja standishii x plicata 'Green Giant'* | Green Giant Arborvitae | A fast-growing, dense evergreen conifer ideal for creating privacy screens, windbreaks, and visual buffers in residential and commercial landscapes. This hybrid arborvitae forms a uniform, pyramidal shape with rich green, scale-like foliage that holds its color year-round. Mature plants typically reach 30 to 50 feet in height and 12 to 18 feet in spread. 'Green Giant' is tolerant of a wide range of soil types, including clay and loam, and is adaptable to full sun to partial shade conditions. | 2"-caliper | 6-8' | B&B | 5 |
| TS | *Thymus serpyllum* | Creeping Thyme | Creeping Thyme is a low-growing, fragrant, mat-forming groundcover ideal for sunny, well-drained sites such as snow shelf areas and roadside strips. It tolerates poor soils, light foot traffic, and drought once established. In early to mid-summer, it produces small, pink to lavender-purple flowers that attract pollinators, especially bees. | 4" pot | 1-3" | CONT | 65 |

# PLANTING NOTES

**1. GENERAL PREPARATION**
- REMOVE INVASIVE SPECIES, DEBRIS, AND CONSTRUCTION MATERIALS FROM THE PLANTING AREA PRIOR TO INSTALLATION.
- MINIMIZE DISTURBANCE TO ADJACENT TIDAL WETLANDS AND EXISTING NATIVE VEGETATION.
- USE HAND TOOLS OR LOW-IMPACT EQUIPMENT IN AND AROUND WETLAND BOUNDARY AREAS.

**2. SOIL AND BED PREPARATION**
- LOOSEN COMPACTED SOILS TO A DEPTH OF 6-8 INCHES TO PROMOTE ROOT PENETRATION.
- TOPSOIL OR AMENDMENTS ARE NOT TO BE ADDED UNLESS SPECIFIED ON THE PLAN OR DIRECTED BY THE PROJECT ECOLOGIST.
- WHERE NECESSARY, BLEND IN COARSE SAND OR COMPOST TO ENHANCE INFILTRATION AND ROOTING.

**3. PLANT INSTALLATION**
- INSTALL ALL PLANTS IN ACCORDANCE WITH THE PLAN SCHEDULE AND PLANTING DETAILS.
- GROUP PERENNIALS AND GRASSES IN NATURALISTIC DRIFTS OR CLUSTERS OF 3-7 FOR ECOLOGICAL AND AESTHETIC EFFECT.
- SPACE SHRUBS SUCH AS INKBERRY (ILEX GLABRA) IN STAGGERED ROWS AT 4'-6' ON-CENTER ALONG UPLAND EDGES TO FORM A VISUAL BUFFER.
- DIG PLANTING HOLES TWICE AS WIDE AS THE ROOT BALL AND EQUAL IN DEPTH. PLANT SO THAT THE CROWN IS FLUSH WITH FINISH GRADE.
- BACKFILL WITH EXCAVATED NATIVE SOIL AND WATER THOROUGHLY AFTER PLANTING.

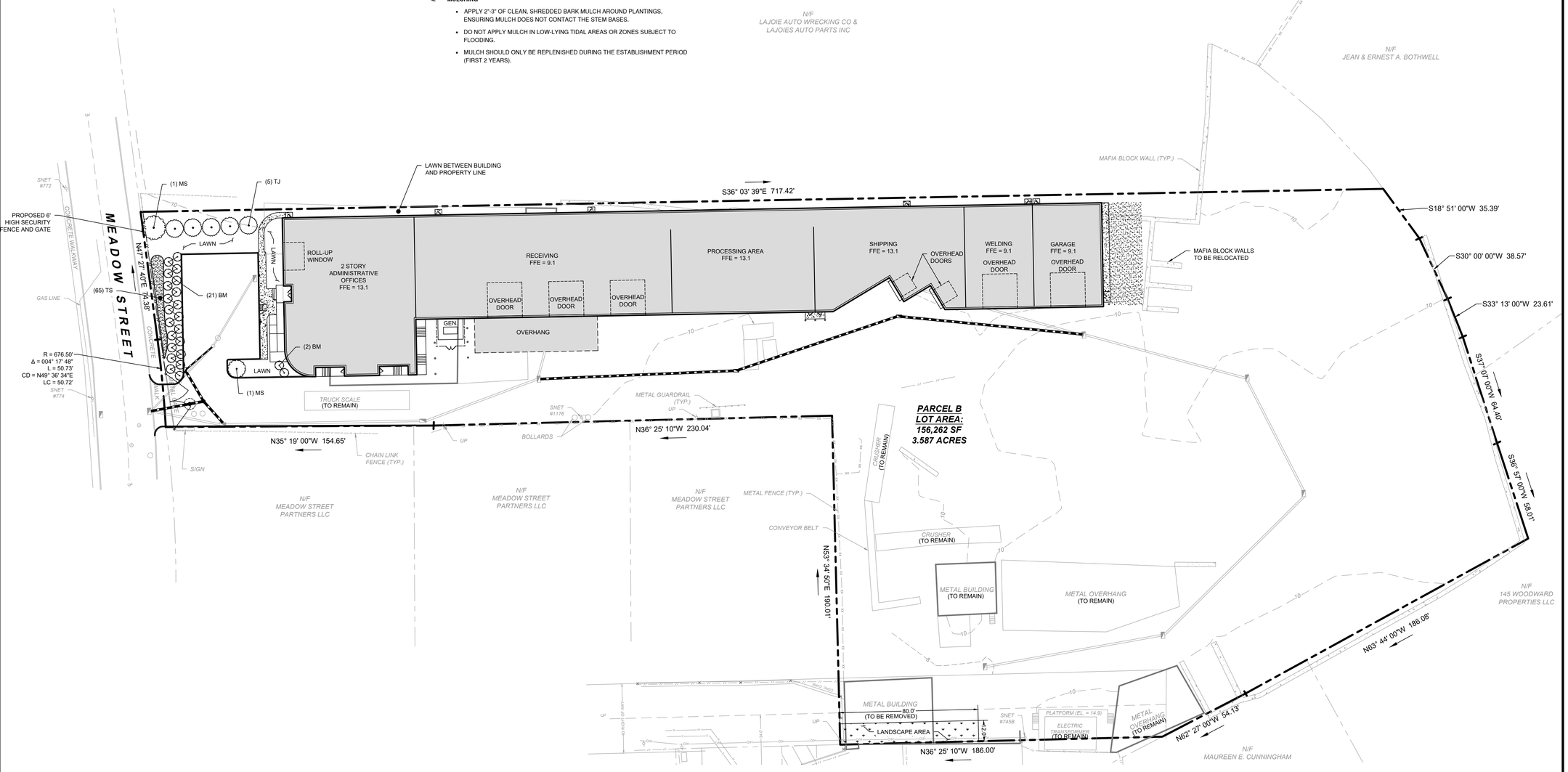
**4. MULCHING**
- APPLY 2"-3" OF CLEAN, SHREDDED BARK MULCH AROUND PLANTINGS, ENSURING MULCH DOES NOT CONTACT THE STEM BASES.
- DO NOT APPLY MULCH IN LOW-LYING TIDAL AREAS OR ZONES SUBJECT TO FLOODING.
- MULCH SHOULD ONLY BE REPLENISHED DURING THE ESTABLISHMENT PERIOD (FIRST 2 YEARS).

**5. WATERING AND ESTABLISHMENT**
- WATER IMMEDIATELY AFTER PLANTING AND MAINTAIN MOISTURE THROUGH THE ESTABLISHMENT PERIOD, PROVIDING ~1" OF WATER PER WEEK.
- USE DRIP IRRIGATION OR SOAKER HOSES IF SUPPLEMENTAL IRRIGATION IS NECESSARY; AVOID OVERHEAD WATERING.

**6. MAINTENANCE**
- PERFORM MANUAL WEEDING OR USE HAND TOOLS ONLY. HERBICIDE USE IS PROHIBITED NEAR WETLANDS.
- REPLACE ANY DEAD OR DYING PLANTS DURING THE FIRST TWO YEARS FOLLOWING INSTALLATION.
- ALLOW SHRUBS SUCH AS INKBERRY TO GROW NATURALLY, PRUNING ONLY FOR HEALTH OR FORM.
- MONITOR THE SITE QUARTERLY FOR INVASIVE SPECIES AND REMOVE AS NEEDED.

**7. PROTECTION MEASURES**
- TEMPORARY SIGNAGE OR FENCING SHALL BE USED TO DEMARCATE PLANTING AREAS DURING CONSTRUCTION.
- INFORM ALL WORKERS OF PLANTING AREA BOUNDARIES AND WETLAND PROTECTION ZONES.

**8. FINAL INSPECTION**
- A POST-INSTALLATION INSPECTION WITH THE PROJECT LANDSCAPE ARCHITECT OR WETLAND CONSULTANT SHALL BE SCHEDULED UPON PLANTING COMPLETION.
- SUBMIT A FINAL PLANTING LOG INCLUDING ANY DEVIATIONS FROM THE APPROVED PLAN, PLANT SUBSTITUTIONS, OR QUANTITY ADJUSTMENTS.





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| REVISION DATE | ISSUE |
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PREPARED FOR:
LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:
40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:
LANDSCAPE PLAN

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

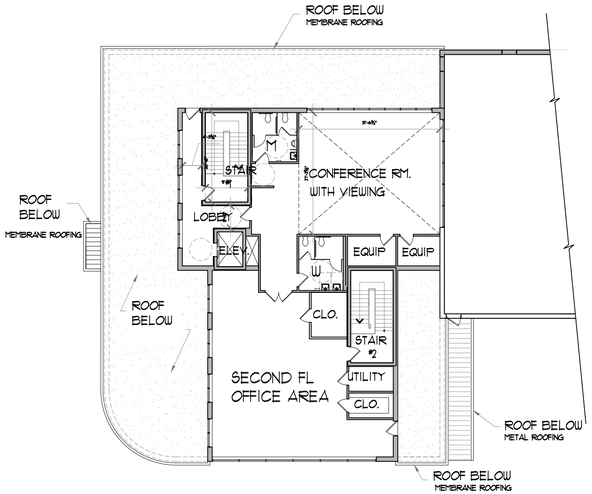
SCALE: 1" = 30'
IN FEET
0 30 60 90

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SOUMELIDIS · 27961 · LICENSED PROFESSIONAL ENGINEER

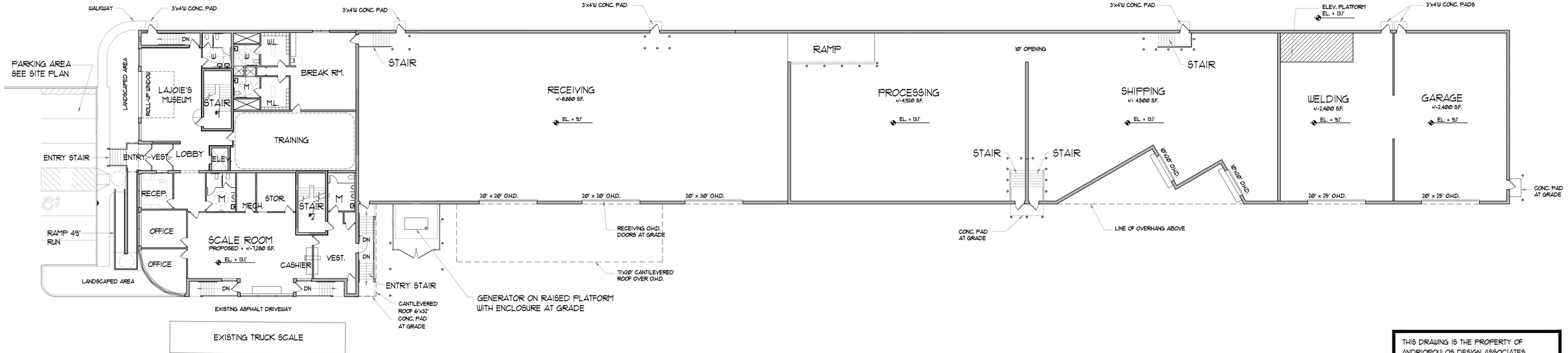
**L-1.0**

T:\1 - ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\DRAWINGS\LAJOIES - 40 MEADOW STREET - SITE PLAN.DWG




## SECOND FLOOR PLAN

SCALE: 1/16"=1'-0" +/-3,942 S.F. (GROSS)




## FIRST FLOOR PLAN

SCALE: 1/16"=1'-0" 32,181 S.F. (GROSS FOOTPRINT)

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT 06854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

## NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| | | |
| | | |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
FIRST FLOOR PLAN
SECOND FLOOR PLAN

| | |
|---|---|
| Scale: 1/16" - 1'-0" | Drawing No: A-1 |
| Date: 10/29/24 | |
| Drawn By: JVL | |
| Project No: 24-115 | |

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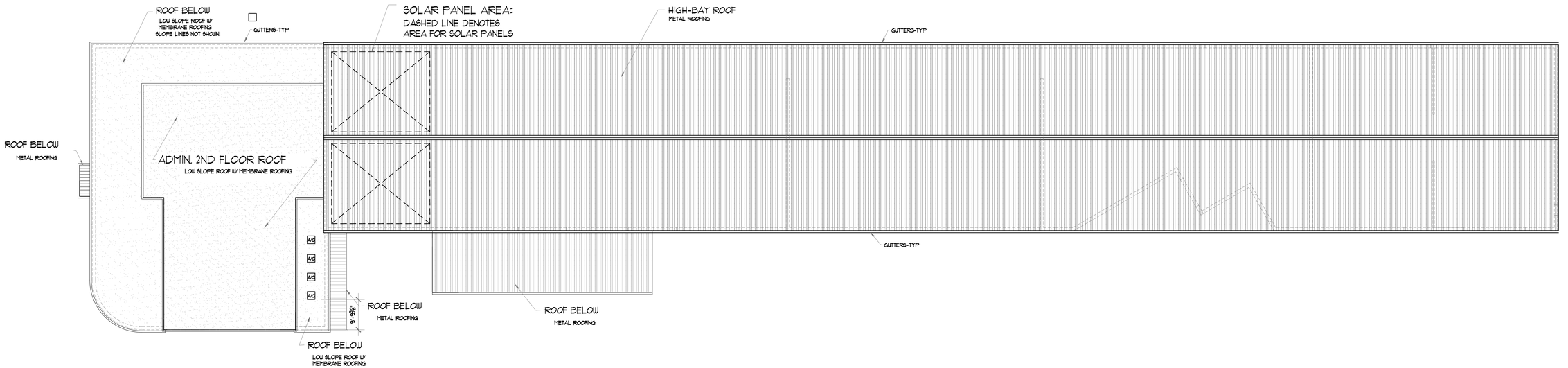
Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com




ROOF PLAN

SCALE: 1/16"=1'-0"

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LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT 06854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
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| | | |
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**Drawing Title:**
ROOF PLAN

| | |
|---|---|
| Scale: 1/16" - 1'-0" | Drawing No: A-2 |
| Date: 10/23/24 | |
| Drawn By: JVL | |
| Project No: 24-115 | |

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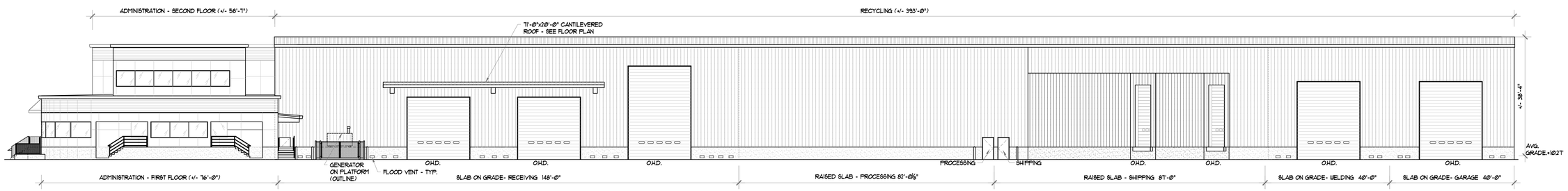
## FRONT ELEVATION - (FACING MEADOW STREET)

SCALE: 1/8" = 1'-Ø"




## RIGHT ELEVATION - (FACING DRIVEWAY)

SCALE: 1/16" = 1'-Ø"

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT Ø6854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT Ø6854

### NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

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| | | |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
FRONT & RIGHT ELEVATIONS

| | |
|---|---|
| Scale: AS NOTED | Drawing No: A-3 |
| Date: 10/23/24 | |
| Drawn By: JVL | |
| Project No: 24-115 | |

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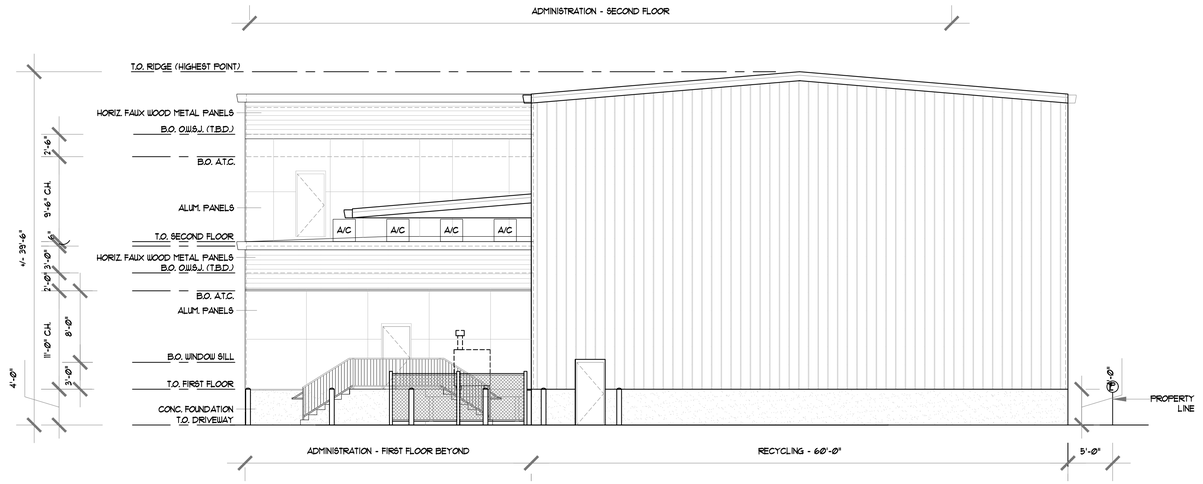
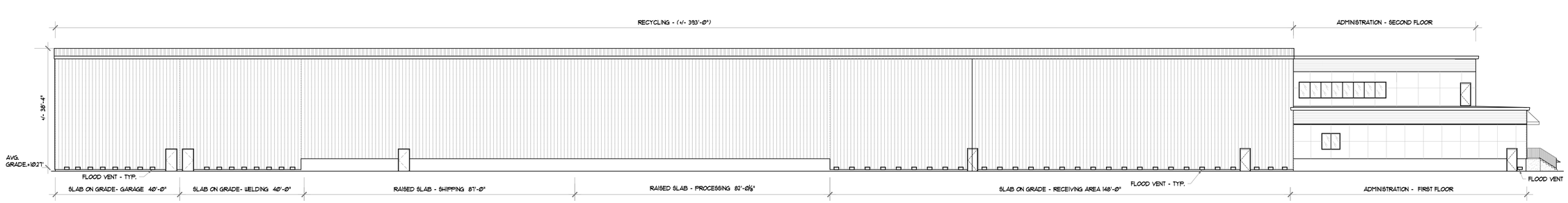



## REAR ELEVATION

SCALE: 1/8" = 1'-0"




## LEFT ELEVATION

SCALE: 1/16" = 1'-0"

PRELIMINARY Ø5/30/25
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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT Ø6854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT Ø6854

## NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

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| | | |
| | | |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
REAR AND LEFT ELEVATION

**Scale:** 1/16" - 1'-0"
**Date:** 10/23/24
**Drawn By:** JVL
**Project No:** 24-115
**Drawing No:** A-4

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# COASTAL AREA MANAGEMENT REPORT
# FOR THE REDEVELOPMENT OF AN EXISTING RECYCLING FACILITY

Prepared for:

**40 Meadow Street**

**Norwalk, CT**

June 2, 2025

518 Riverside Avenue · Westport CT 06880 · www.landtechconsult.com · hello@landtechconsult.com · 203-454-2110

## INTRODUCTION

This report identifies the existing coastal resources on and adjacent to the property at 40 Meadow Street in Norwalk, CT. It provides an evaluation of potential impacts to the coastal resources associated with the construction of new buildings on the property in accordance with Chapter 444 Section 22a-90 through 22a-112 of the Connecticut General Statutes known as the "Coastal Management Act" and follows the guidelines provided in the Connecticut Coastal Management Manual prepared by the Connecticut Department of Environmental Protection (September 2000).

## SITE LOCATION & EXISTING CONDITIONS

The property at 40 Meadow Street in Norwalk is 3.587± acres in size and is located in a SD-LI zone. The property has no connection to tidal waters.

The property is completely developed as an existing recycling facility. There is one main building with two connected open side covered areas, two smaller buildings and three separate open sided covered areas on the property. The remainder of the site consists of asphalt with an on grade truck scale and various piles of metals.

The entire property is located within an AE-11 zone.

## DESCRIPTION OF PROPOSED PROJECT

The project is to remove the existing building and three associated metal overhang structures and construct a new 2 story administrative office building with a connected one story structure consisting of enclosed and covered areas to improve facility operations. A ±377' section of the existing 12" diameter RCP which runs under the proposed structure will be removed and an approximate 315' section of 12" diameter RCP and three deep sump catch basins will be added to the existing drainage system. This essentially relocates the piping outside of the proposed building's footprint. Stormwater quality will be improved through the installation of a hydrodynamic separator which will remove oil and grease and suspended solids prior to being directed off site.

The entire property is currently impervious through asphalt, existing buildings or covered areas. The addition of plantings along the road, eastern side of the proposed building, southwest corner, and addition of pervious parking spaces will decrease the impervious coverage by approximately 5%.

## DESCRIPTION OF COASTAL RESOURCES

Policies have been established by the State to protect the existing coastal resources. Coastal Resources on and adjacent to the site were identified from the Coastal Resources Norwalk South quadrangle map, prepared by the Coastal Area Management Program of the Connecticut Department of Environmental Protection, dated 1979. This information was then field verified and adjusted if necessary.

**Applicable Coastal Resources**

The property is within the coastal zone boundary but does not abut tidal waters or any sensitive coastal resources. Coastal resources applicable to this project are discussed below.

- **General Coastal Resources**
- **Coastal "Flood" Hazard Areas**

  Coastal Hazard Areas are those portions of a property within the 100-year flood zone. For this property the flood zone is set at elevation 11 (NAVD) as depicted on Federal Flood Insurance Rate Map (FIRM) Number 09001C0533G. The entire property lies within the Coastal Hazard Area.

**Applicable Coastal Uses**

Coastal Uses are those uses of general public access, septic system/sewer or water lines, shoreline erosion control structures, stormwater management, vegetated buffers, or water dependent uses as defined in the Connecticut General Statutes.

## CONSISTANCY OF COASTAL RESOURCE POLICIES:

The following coastal resources are applicable to the proposed activities.

**General Development**

The project is consistent with applicable policies for General Development as no sensitive coastal resources

**Coastal Hazard Area**

The project is consistent with this coastal resource policy

The project is consistent with applicable Coastal Hazard Area policies as the first floor of enclosed buildings will be set at elevation 13.1 which is over 2 feet above the hundred year flood elevation and flood vents or other features will be incorporated into the structures in compliance with FEMA guidelines which minimize impacts to life and property. The project also does not alter natural patterns of water circulation, erosion or deposition.

## CONSISTENCY WITH COASTAL USE POLICIES

The only coastal uses applicable to this project are Stormwater Management.

The project is consistent with applicable Stormwater Management policies as the existing stormwater system will be improved with the addition of a hydrodynamic separator near the road to remove oil, grease and suspended solids. The project will yield a net reduction of peak runoff.

## Potential Adverse Impacts:

The proposed project does not incur any of the adverse impacts outlined in the Connecticut Coastal Management Manual, as the project does not abut coastal waters, it does not degrade water quality or erosion or drainage patterns; it does not degrade circulation patterns; it does not degrade natural features of public vistas or view points as no identified public vistas exist in this area. In addition, the proposed project does not increase the hazard of coastal flooding. Finally, the project does not alter the bathymetry or degrade wildlife, finfish or shellfish habitat which is consistent with the Connecticut Management Act.

Erosion controls will be installed prior to the commencement of construction related activities. These controls will be maintained in proper working order throughout the construction phase and will be removed after all construction is completed and disturbed site areas have been restored to a quality residential landscape condition

Respectfully Submitted

LANDTECH

Senior Ecologist

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Norwalk, CT 06854
T: 203.286.7814
www.hardestyhanover.com

April 3, 2025

Mr. Jim Murphy
LaJoie's Recycling Facility Co., Inc.
40 Meadow Street
Norwalk, Connecticut 06854

Subject **Traffic Evaluation – Proposed Recycling Facility Modernization – 40 Meadow Street, Norwalk, Connecticut (F6966.00)**

Dear Mr. Murphy:

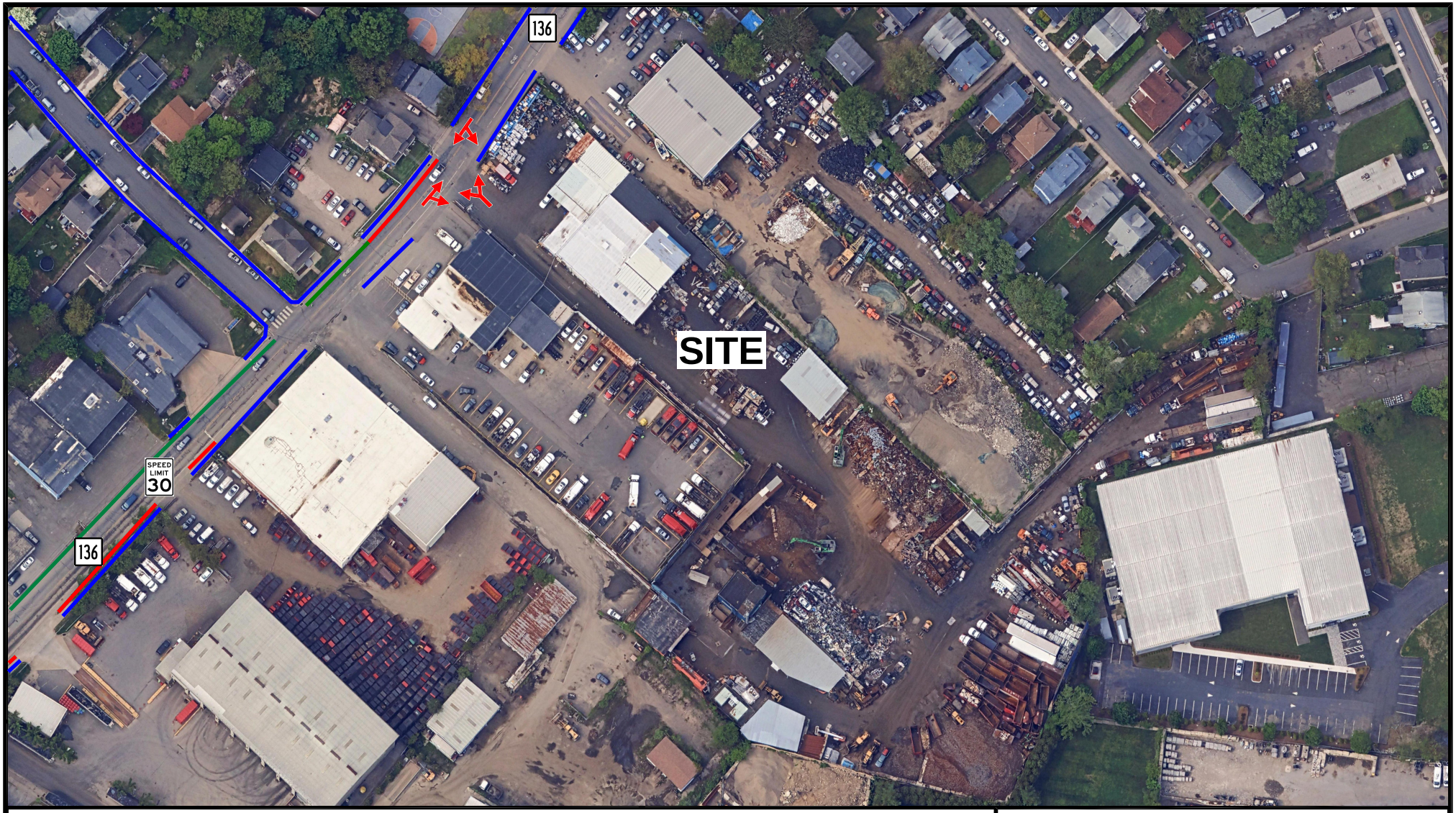
As requested, we have conducted a Traffic Evaluation related to the proposed recycling facility modernization at 40 Meadow Street. The proposal is to replace the existing structures and build additional structures to house the existing operations. There is no proposed expansion of current operation or increase in existing average tonnage with the proposed modernizations.

Site access will be maintained to Meadow Street. The existing operations on the front of the property will be moved to the back and a new parking lot with six spaces will be provided for visitors along the proposed administration building frontage.

This Traffic Evaluation is suitable for submission to the City and provides a description and better understanding of potential traffic-related impacts to adjacent roadways, if any, with the proposed modernizations on the Subject Property.

**Roadways**

The site is located on the southeasterly side of Meadow Street, between Novak Street and Lawrence Street. Meadow Street is a north-south, two-way, two-lane, State maintained roadway, also designated State Route 136. It begins to the north at the all-way STOP-controlled intersection with Woodward Avenue and continues south past the site to the intersection with South Main Street/Meadow Street Extension, where it continues south as Wilson Avenue, also designated State Route 136. It provides a double-yellow centerline, curbing and sidewalks generally along both sides of the roadway. NO PARKING signs are posted generally along the easterly side of the roadway south of Novak Street. Along the westerly side of the roadway there are NO PARKING 9 AM to 1 PM WEDNESDAYS signs posted for a short section north of Novak Street, as well as to the south of Novak Street. In the vicinity of the site, a bike lane is provided in the northbound direction and a shared lane bike marking (Sharrow) is provided in the southbound direction. The posted speed limit is 30 miles per hour and land use within the Study Area is residential and commercial. Figure 1 provides a summary of current street system characteristics.




**Legend**

- Traffic Lane
- Sidewalk
- No Parking
- No Parking 9 AM - 1 PM Wednesdays
- Site Access Drive

**Note: A bike lane is provided in the northbound direction and a shared lane bike marking (Sharrow) is provided in the southbound direction**

**CURRENT STREET SYSTEM CHARACTERISTICS**

**Proposed Auto Wrecking Modernization**
**40 Meadow Street**
**Norwalk, Connecticut**

N

H&H

Not to Scale

**1**

**3/18/25**

**Existing Traffic Volumes**

To develop a baseline condition of area roadways and the site driveway, turning movement counts were conducted at the intersection of Meadow Street and the Site Access Driveway. Traffic counts were conducted during the following time periods on Thursday, March 6, 2025

- Weekday morning – 7:00 to 9:00 A.M.; and,
- Weekday afternoon – 1:00 to 3:00 P.M.

Based on the results of the traffic counting program, the following site peak hours were identified:

- Weekday morning – 7:15 to 8:15 A.M.; and,
- Weekday afternoon – 1:00 to 2:00 P.M.

Figure 2 graphically illustrate the peak hour volumes, by turning movements, for the weekday morning and weekday afternoon peak hours. The field sheets for the traffic counts are included in the Appendix of this report.

**Crash Experience**

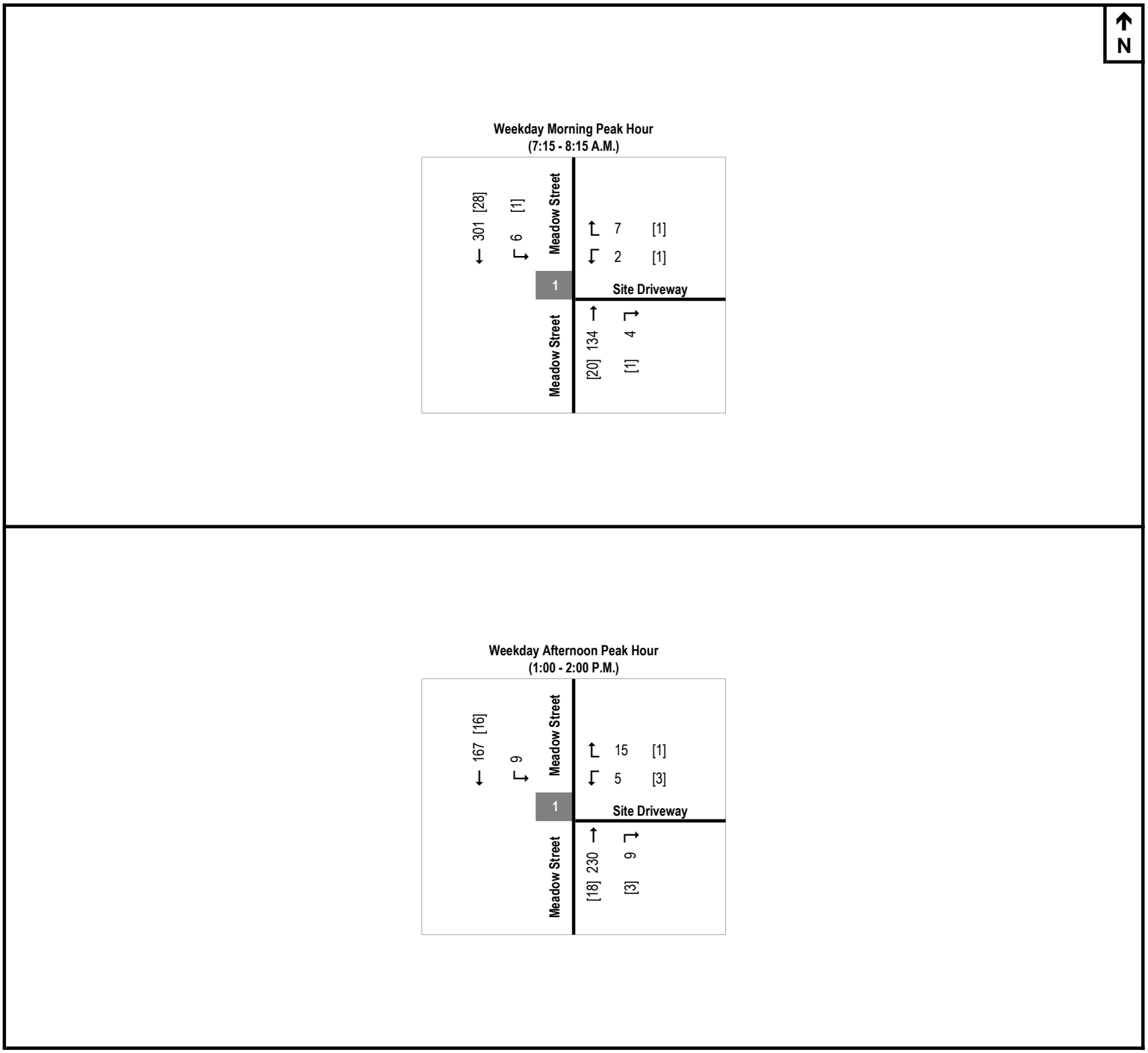
The latest available crash data was obtained from the Connecticut Crash Data Repository (CCDR) for a period beginning December 1, 2021 to November 30, 2024 for State Route 136. At the intersection of State Route 136 and Novak Street/Shared Access Driveway, there were no crashes reported during this three-year period.

For the section of State Route 136, between Novak Street/Shared Access Driveway and Lawrence Street, there were a total of seven crashes recorded during this three-year period. Data indicates that 86 percent of the crashes were limited to property damage and 14 percent involved injuries. The collision types were 44 percent involving a sideswipe in the same direction and 14 percent involving an angle collision, a sideswipe in the opposite direction, unknown and other. The contributing factors were 29 percent for failure to yield right-of-way, unknown and other contributing actions and 13 percent for failure to keep proper lane. It was found that 86 percent of the crashes occurred during daylight hours and all of the crashes occurred on dry road conditions.

There were no crashes reported at the intersection of State Route 136 and Lawrence Street during this three-year period. Table 1 provides a more detailed summary of the crash data. None of the crashes involved heavy trucks to/from the project site. All crashes involved passenger cars and/or pick-up trucks, however, no bicycles or pedestrians were involved in any crashes. Data from the CCDR is included in the Appendix of this evaluation.

**Site Traffic Generation**

Currently a majority of the site's operations occur outside. The proposal is to replace the existing structures and build additional structures to house the existing operations.




**Proposed Auto Wrecking Modernization**
**40 Meadow Street**
**Norwalk, Connecticut**

**Note: Turning movement counts conducted by H&H, LLC on Thursday, March 6, 2025 from 7:00 to 9:00 A.M. and 1:00 to 3:00 P.M.**

**[00] = Heavy Vehicles**

**2023 Existing Traffic Volumes**
**Figure 2**

Table 1
CRASH EXPERIENCE SUMMARY – STATE ROUTE 136
Proposed Auto Wrecking Modernization
40 Meadow Street
Norwalk, Connecticut

| ACCIDENT CHARACTERISTICS | STATE ROUTE 136 | | | | | |
|---|---|---|---|---|---|---|
| | At Novak Street/ Shared Access Driveway | | Between Novak Street/Shared Access Driveway and Lawrence Street | | At Lawrence Street | |
| | Total | % | Total | % | Total | % |
| **Year** | | | | | | |
| ▪ 2021 | 0 | 0 | 1 | 14 | 0 | 0 |
| ▪ 2022 | 0 | 0 | 5 | 72 | 0 | 0 |
| ▪ 2023 | 0 | 0 | 1 | 14 | 0 | 0 |
| ▪ 2024 | 0 | 0 | 0 | 0 | 0 | 0 |
| ▪ Total | 0 | 0 | 7 | 100 | 0 | 0 |
| **Accident Severity** | | | | | | |
| ▪ Property Damage | 0 | 0 | 6 | 86 | 0 | 0 |
| ▪ Injury | 0 | 0 | 1 | 14 | 0 | 0 |
| **Collision Type** | | | | | | |
| ▪ Angle | 0 | 0 | 1 | 14 | 0 | 0 |
| ▪ Sideswipe-Same Dir. | 0 | 0 | 3 | 44 | 0 | 0 |
| ▪ Sideswipe-Opp. Dir. | 0 | 0 | 1 | 14 | 0 | 0 |
| ▪ Unknown | 0 | 0 | 1 | 14 | 0 | 0 |
| ▪ Other | 0 | 0 | 1 | 14 | 0 | 0 |
| **Contributing Factor** | | | | | | |
| ▪ Failed to Yield ROW | 0 | 0 | 2 | 29 | 0 | 0 |
| ▪ Failed to Keep Proper Lane | 0 | 0 | 1 | 13 | 0 | 0 |
| ▪ Unknown | 0 | 0 | 2 | 29 | 0 | 0 |
| ▪ Other Contributing Action | 0 | 0 | 2 | 29 | 0 | 0 |
| **Light Condition** | | | | | | |
| ▪ Daylight | 0 | 0 | 6 | 86 | 0 | 0 |
| ▪ Dark Lit | 0 | 0 | 1 | 14 | 0 | 0 |
| **Surface Condition** | | | | | | |
| ▪ Dry | 0 | 0 | 7 | 100 | 0 | 0 |
| **Weather Conditions** | | | | | | |
| ▪ Clear | 0 | 0 | 6 | 86 | 0 | 0 |
| ▪ Cloudy | 0 | 0 | 1 | 14 | 0 | 0 |

Source: Connecticut Crash Data Repository.

Notes: The latest available crash data is from December 1, 2021 to November 30, 2024.

Hardesty & Hanover, LLC.
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3/26/25

Based on discussions with the Applicant, the purpose of the proposed modernizations is to move more of their current operations indoors. There is no proposed expansion of current operation or increase in existing average tonnage with the proposed modernizations. Therefore, there is no anticipated increase in site traffic from existing conditions with the proposed changes.

As noted above, turning movement counts were conducted at the site driveway. Based on discussions with the Applicant, the beginning of March is the start of one of their busier seasons; therefore, no seasonal adjustments were applied to the driveway volumes.

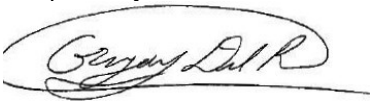
Review of the raw count data indicated that during the 7:00 to 9:00 A.M. peak period the site traffic is consistently between 16 to 19 total vehicles per hour. During the 1:00 to 3:00 P.M. peak period the site traffic peaks from 1:00 to 2:00 P.M. at 38 total vehicles and consistently drops off to 16 total vehicles per hour by 3:00 P.M. Based on observations, after 3:00 P.M. until the gates close at 5:30 P.M. there is minimal activity in and out of the site. No difficulties were observed for any vehicles entering or exiting the site. Nor were any pedestrian conflicts observed.

Based on the driveway counts, the existing site generates a total of 19 and 38 vehicle trip ends, of which 15 and 31 are light vehicles (cars/pickup trucks) and 4 and 7 are heavy vehicles (single unit/tractor trailers) during the weekday morning and weekday afternoon peak hour of the site, respectively. Table 2 provides the existing site traffic in more detail. As noted, there is no proposed expansion of current operations; therefore, there is no anticipated increase in site traffic from existing conditions with the proposed changes.

**Potential Traffic Impact and Findings**

There is no proposed expansion of current operation or increase in existing average tonnage with the proposed modernizations. Therefore, there is no anticipated increase in site traffic from existing conditions with the proposed changes. Site access will be maintained to Meadow Street. The existing operations at the front of the property will be moved to the back and a new parking lot with six spaces will be provided for visitors along the proposed administration building. The relocation of the existing operations on the front of the property to the back will improve internal circulation and reduce traffic movements and vehicles standing near the intersection of Meadow Street.

Respectfully submitted,



**Gregory Del Rio, PE**
**Principal Traffic Engineer**
**Hardesty & Hanover, LLC**
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Table 2
EXISTING SITE TRAFFIC GENERATION – PEAK HOURS
Proposed Auto Wrecking Modernization
40 Meadow Street
Norwalk, Connecticut

| LAND USE | TRAFFIC DIRECTION | VEHICLE TRIP ENDS | | | | | |
|---|---|---|---|---|---|---|---|
| | | Weekday Morning | | | Weekday Afternoon | | |
| | | Lights | Heavy Vehicles | Total | Lights | Heavy Vehicles | Total |
| Auto Wrecking Facility (TMC) | Enter | 8 | 2 | 10 | 15 | 3 | 18 |
| | Exit | 7 | 2 | 9 | 16 | 4 | 20 |
| | Total | 15 | 4 | 19 | 31 | 7 | 38 |

Source: Turning movement counts conducted by H&H, LLC on Thursday, March 6, 2025.

Hardesty & Hanover, LLC
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# APPENDIX

# TURNING MOVEMENT COUNTS

**PROPOSED AUTO WRECKING MODERNIZATION, 40 MEADOW STREET, NORWALK, CONNECTICUT (F6966.00)**
FIELD DATA SUMMARY - Meadow Street at Site Driveway

**All Vehicles**

| Thursday | | Eastbound | | | | Westbound - Site Driveway | | | | Northbound - Meadow Street | | | | Southbound - Meadow Street | | | | | Last 4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6-Mar-25 | | Left | Thru | Right | Total | Left | Thru | Right | Total | Left | Thru | Right | Total | Left | Thru | Right | Total | Total | Quarters |
| 7:00 AM | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 20 | 0 | 20 | 1 | 58 | 0 | 59 | 80 | |
| 7:15 AM | 7:30 AM | 0 | 0 | 0 | 0 | 1 | 0 | 2 | 3 | 0 | 32 | 1 | 33 | 3 | 81 | 0 | 84 | 120 | |
| 7:30 AM | 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 39 | 2 | 41 | 0 | 72 | 0 | 72 | 115 | |
| 7:45 AM | 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 23 | 0 | 23 | 1 | 85 | 0 | 86 | 111 | 426 |
| 8:00 AM | 8:15 AM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 40 | 1 | 41 | 2 | 63 | 0 | 65 | 108 | **454** |
| 8:15 AM | 8:30 AM | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 5 | 0 | 26 | 0 | 26 | 1 | 63 | 0 | 64 | 95 | 429 |
| 8:30 AM | 8:45 AM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 34 | 0 | 34 | 2 | 56 | 0 | 58 | 94 | 408 |
| 8:45 AM | 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 49 | 1 | 50 | 0 | 64 | 0 | 64 | 115 | 412 |
| **AM Peak Hour Vol.** | | **0** | **0** | **0** | **0** | **2** | **0** | **7** | **9** | **0** | **134** | **4** | **138** | **6** | **301** | **0** | **307** | **454** | |
| **Peak Hour Factor** | | | | | **#DIV/0!** | | | | **0.75** | | | | **0.84** | | | | **0.89** | **0.95** | |
| 1:00 PM | 1:15 PM | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 5 | 0 | 51 | 1 | 52 | 3 | 36 | 0 | 39 | 96 | |
| 1:15 PM | 1:30 PM | 0 | 0 | 0 | 0 | 1 | 0 | 8 | 9 | 0 | 49 | 2 | 51 | 5 | 43 | 0 | 48 | 108 | |
| 1:30 PM | 1:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 50 | 2 | 52 | 0 | 46 | 0 | 46 | 100 | |
| 1:45 PM | 2:00 PM | 0 | 0 | 0 | 0 | 3 | 0 | 1 | 4 | 0 | 80 | 4 | 84 | 1 | 42 | 0 | 43 | 131 | **435** |
| 2:00 PM | 2:15 PM | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 41 | 0 | 41 | 0 | 26 | 0 | 26 | 70 | 409 |
| 2:15 PM | 2:30 PM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 53 | 2 | 55 | 2 | 50 | 0 | 52 | 108 | 409 |
| 2:30 PM | 2:45 PM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 84 | 1 | 85 | 1 | 64 | 0 | 65 | 152 | 461 |
| 2:45 PM | 3:00 PM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 61 | 2 | 63 | 0 | 30 | 0 | 30 | 95 | 425 |
| **PM Peak Hour Vol.** | | **0** | **0** | **0** | **0** | **5** | **0** | **15** | **20** | **0** | **230** | **9** | **239** | **9** | **167** | **0** | **176** | **435** | |
| **Peak Hour Factor** | | | | | **#DIV/0!** | | | | **0.56** | | | | **0.71** | | | | **0.92** | **0.83** | |

**PROPOSED AUTO WRECKING MODERNIZATION, 40 MEADOW STREET, NORWALK, CONNECTICUT (F6966.00)**
FIELD DATA SUMMARY - Meadow Street at Site Driveway

**Heavy Vehicles Only**

| Thursday | | Eastbound | | | | Westbound - Site Driveway | | | | Northbound - Meadow Street | | | | Southbound - Meadow Street | | | | | Last 4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6-Mar-25 | | Left | Thru | Right | Total | Left | Thru | Right | Total | Left | Thru | Right | Total | Left | Thru | Right | Total | Total | Quarters |
| 7:00 AM | 7:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 3 | 0 | 3 | 4 | |
| 7:15 AM | 7:30 AM | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 7 | 0 | 7 | 0 | 9 | 0 | 9 | 18 | |
| 7:30 AM | 7:45 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | 0 | 8 | 0 | 8 | 14 | |
| 7:45 AM | 8:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 1 | 5 | 0 | 6 | 8 | 44 |
| 8:00 AM | 8:15 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | 6 | 0 | 6 | 0 | 6 | 12 | **52** |
| 8:15 AM | 8:30 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 6 | 0 | 6 | 0 | 6 | 0 | 6 | 13 | 47 |
| 8:30 AM | 8:45 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 4 | 0 | 4 | 1 | 5 | 0 | 6 | 11 | 44 |
| 8:45 AM | 9:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 3 | 0 | 3 | 0 | 4 | 0 | 4 | 8 | 44 |
| **AM Peak Hour Vol.** | | **0** | **0** | **0** | **0** | **1** | **0** | **1** | **2** | **0** | **20** | **1** | **21** | **1** | **28** | **0** | **29** | **52** | |
| **Peak Hour Factor** | | | | | **#DIV/0!** | | | | **0.25** | | | | **0.75** | | | | **0.81** | **0.72** | |
| 1:00 PM | 1:15 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 0 | 3 | 0 | 3 | 10 | |
| 1:15 PM | 1:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 3 | 0 | 3 | 0 | 4 | 0 | 4 | 8 | |
| 1:30 PM | 1:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 | 7 | 0 | 6 | 0 | 6 | 13 | |
| 1:45 PM | 2:00 PM | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 2 | 2 | 4 | 0 | 3 | 0 | 3 | 10 | **41** |
| 2:00 PM | 2:15 PM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 0 | 2 | 0 | 3 | 0 | 3 | 6 | 37 |
| 2:15 PM | 2:30 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 5 | 0 | 5 | 7 | 36 |
| 2:30 PM | 2:45 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 6 | 0 | 6 | 8 | 31 |
| 2:45 PM | 3:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 3 | 0 | 2 | 0 | 2 | 5 | 26 |
| **PM Peak Hour Vol.** | | **0** | **0** | **0** | **0** | **3** | **0** | **1** | **4** | **0** | **18** | **3** | **21** | **0** | **16** | **0** | **16** | **41** | |
| **Peak Hour Factor** | | | | | **#DIV/0!** | | | | **0.33** | | | | **0.75** | | | | **0.67** | **0.79** | |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26825.ppd
Start Date: 3/6/2025
Start Time: 7:00:00 AM
Site Code: 26825
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Lights**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 7:00:00 AM | 0 | 55 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 19 | 0 | 1 | 0 | 0 | 0 | 0 |
| 7:15:00 AM | 0 | 72 | 3 | 0 | 1 | 0 | 0 | 2 | 1 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30:00 AM | 0 | 64 | 0 | 0 | 2 | 0 | 0 | 2 | 2 | 33 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45:00 AM | 0 | 80 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 21 | 0 | 2 | 0 | 0 | 0 | 0 |
| 8:00:00 AM | 0 | 57 | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15:00 AM | 0 | 57 | 1 | 0 | 3 | 0 | 1 | 1 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30:00 AM | 0 | 51 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45:00 AM | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 46 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26825.ppd
Start Date: 3/6/2025
Start Time: 7:00:00 AM
Site Code: 26825
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Trucks**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 7:00:00 AM | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15:00 AM | 0 | 7 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30:00 AM | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45:00 AM | 0 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00:00 AM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15:00 AM | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30:00 AM | 0 | 2 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 0 | 0 | 0 | 1 | 0 | 0 |
| 8:45:00 AM | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26825.ppd
Start Date: 3/6/2025
Start Time: 7:00:00 AM
Site Code: 26825
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Buses**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 7:00:00 AM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15:00 AM | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30:00 AM | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45:00 AM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00:00 AM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15:00 AM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30:00 AM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:45:00 AM | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26825.ppd
Start Date: 3/6/2025
Start Time: 7:00:00 AM
Site Code: 26825
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **HV**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 7:00:00 AM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:15:00 AM | 0 | 9 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30:00 AM | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45:00 AM | 0 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:00:00 AM | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15:00 AM | 0 | 6 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30:00 AM | 0 | 5 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 1 | 0 | 0 |
| 8:45:00 AM | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26825.ppd
Start Date: 3/6/2025
Start Time: 7:00:00 AM
Site Code: 26825
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Total**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 7:00:00 AM | 0 | 58 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 20 | 0 | 1 | 0 | 0 | 0 | 0 |
| 7:15:00 AM | 0 | 81 | 3 | 0 | 2 | 0 | 1 | 2 | 1 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:30:00 AM | 0 | 72 | 0 | 0 | 2 | 0 | 0 | 2 | 2 | 39 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7:45:00 AM | 0 | 85 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 23 | 0 | 2 | 0 | 0 | 0 | 0 |
| 8:00:00 AM | 0 | 63 | 2 | 0 | 1 | 0 | 1 | 0 | 1 | 40 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:15:00 AM | 0 | 63 | 1 | 0 | 3 | 0 | 2 | 1 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8:30:00 AM | 0 | 56 | 2 | 0 | 1 | 0 | 1 | 0 | 0 | 34 | 0 | 0 | 0 | 1 | 0 | 0 |
| 8:45:00 AM | 0 | 64 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | 49 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26826.ppd
Start Date: 3/6/2025
Start Time: 2:00:00 PM
Site Code: 26826
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Lights**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 2:00:00 PM | 0 | 33 | 3 | 0 | 4 | 0 | 1 | 1 | 1 | 44 | 0 | 0 | 0 | 0 | 0 | 1 |
| 2:15:00 PM | 0 | 39 | 5 | 0 | 7 | 0 | 1 | 2 | 2 | 46 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:30:00 PM | 0 | 40 | 0 | 0 | 2 | 0 | 0 | 0 | 1 | 44 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:45:00 PM | 0 | 39 | 1 | 0 | 1 | 0 | 0 | 0 | 2 | 78 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00:00 PM | 0 | 23 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 39 | 0 | 1 | 0 | 0 | 0 | 0 |
| 3:15:00 PM | 0 | 45 | 2 | 0 | 0 | 0 | 1 | 3 | 2 | 51 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:30:00 PM | 0 | 58 | 1 | 0 | 1 | 0 | 1 | 1 | 1 | 82 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:45:00 PM | 0 | 28 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 59 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26826.ppd
Start Date: 3/6/2025
Start Time: 2:00:00 PM
Site Code: 26826
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Trucks**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 2:00:00 PM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:15:00 PM | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:30:00 PM | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:45:00 PM | 0 | 1 | 0 | 0 | 0 | 0 | 3 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00:00 PM | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:15:00 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:30:00 PM | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:45:00 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26826.ppd
Start Date: 3/6/2025
Start Time: 2:00:00 PM
Site Code: 26826
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Buses**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 2:00:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:15:00 PM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:30:00 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:45:00 PM | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00:00 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:15:00 PM | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:30:00 PM | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:45:00 PM | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26826.ppd
Start Date: 3/6/2025
Start Time: 2:00:00 PM
Site Code: 26826
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **HV**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 2:00:00 PM | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:15:00 PM | 0 | 4 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:30:00 PM | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:45:00 PM | 0 | 3 | 0 | 0 | 0 | 0 | 3 | 1 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00:00 PM | 0 | 3 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:15:00 PM | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:30:00 PM | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:45:00 PM | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |

File Name: S:\Connecticut Counts\Documents\Manual Turning Movement Counts 3\26826.ppd
Start Date: 3/6/2025
Start Time: 2:00:00 PM
Site Code: 26826
Comment 1: Meadow Street at 40 Meadow Street
Comment 2: Norwalk, Connecticut
Comment 3: **Total**
Comment 4:

| | Meadow Street From North | | | | 40 Meadow Street From East | | | | Meadow Street From South | | | | From West | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Start Time | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds | Right | Thru | Left | Peds |
| 2:00:00 PM | 0 | 36 | 3 | 0 | 4 | 0 | 1 | 1 | 1 | 51 | 0 | 0 | 0 | 0 | 0 | 1 |
| 2:15:00 PM | 0 | 43 | 5 | 0 | 8 | 0 | 1 | 3 | 2 | 49 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:30:00 PM | 0 | 46 | 0 | 0 | 2 | 0 | 0 | 0 | 2 | 50 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2:45:00 PM | 0 | 42 | 1 | 0 | 1 | 0 | 3 | 1 | 4 | 80 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:00:00 PM | 0 | 26 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 41 | 0 | 1 | 0 | 0 | 0 | 0 |
| 3:15:00 PM | 0 | 50 | 2 | 0 | 0 | 0 | 1 | 3 | 2 | 53 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:30:00 PM | 0 | 64 | 1 | 0 | 1 | 0 | 1 | 1 | 1 | 84 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3:45:00 PM | 0 | 30 | 0 | 0 | 1 | 0 | 1 | 1 | 2 | 61 | 0 | 0 | 0 | 0 | 0 | 0 |

# CRASH HISTORY

Dataset: mmucc
Date From:12/01/2021
Date To:11/30/2024
Towns:Norwalk

| CrashId | Date Of Crash | Day of the Week | Time of Crash | Crash Severity | Road Description | Landmark Description | Distance From Nearest Landmark | Manner of Crash | Weather Condition | Light Condition | Road Surface Condition |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 940553 | 5/3/2022 | Tuesday | 13:14:00 | Property Damage Only | MEADOW ST RT 136 | Novak St | 20 FT N | Sideswipe, same direction | Cloudy | Daylight | Dry |
| 878592 | 12/9/2021 | Thursday | 12:48:00 | Property Damage Only | MEADOW ST RT 136 | Novak St. | 100 FT E | Sideswipe, opposite direction | Clear | Daylight | Dry |
| 1038297 | 3/31/2023 | Friday | 18:16:00 | Property Damage Only | MEADOW ST RT 136 | Novak St | 200 FT E | Sideswipe, same direction | Clear | Daylight | Dry |
| 962435 | 8/3/2022 | Wednesday | 15:29:00 | Property Damage Only | MEADOW ST RT 136 | Meadow St | 250 FT N | Sideswipe, same direction | Clear | Daylight | Dry |
| 894863 | 1/6/2022 | Thursday | 21:00:00 | Injury of any type (Serious, Minor, Possible) | MEADOW ST RT 136 | LAWRENCE ST | 285 FT W | Angle | Clear | Dark-Lighted | Dry |
| 925249 | 4/11/2022 | Monday | 18:50:00 | Property Damage Only | MEADOW ST RT 136 | | | Unknown | Clear | Daylight | Dry |
| 990204 | 11/1/2022 | Tuesday | 8:12:00 | Property Damage Only | MEADOW ST RT 136 | Lawrence St | 300 FT S | Other | Clear | Daylight | Dry |

| Dataset: mmucc<br>Date From:12/01/2021<br>Date To:11/30/2024<br>Towns:Norwalk | |
|---|---|
| CrashId | Driver Actions 1 |
| 878592 | Other Contributing Action |
| 878592 | Failed to Keep in Proper Lane |
| 894863 | Failed to Yield Right-of-Way |
| 894863 | Not Applicable |
| 894863 | No Contributing Action |
| 894863 | Not Applicable |
| 925249 | Unknown |
| 925249 | Unknown |
| 940553 | Unknown |
| 962435 | Other Contributing Action |
| 962435 | No Contributing Action |
| 990204 | No Contributing Action |
| 990204 | Not Applicable |
| 990204 | Not Applicable |
| 990204 | Failed to Yield Right-of-Way |
| 1038297 | Other Contributing Action |
| 1038297 | No Contributing Action |

# Stormwater Management Report

Prepared for:

## LaJoie's Auto Wrecking Co.

40 Meadow Street

Norwalk, CT

June 2, 2025

LANDTECH

Civil / Site Engineering · Site Planning
Environmental Science & Engineering
Landscape Architecture · Land Surveying
Permit Coordination & Management
Construction Management & Financing

## Contents

Executive Summary..... 2
Project Site Description: ..... 3
Scope of Study: ..... 3
Methodology:..... 3
Stormwater Quality: ..... 3
Results of Study: ..... 4

## Appendices:

Appendix A – NRCS Soils Report
Appendix B – Hydrodynamic Separator Sizing Criteria
Appendix C – Water Quality Flow Calculations
Appendix D – HydroCAD Stormwater Runoff Calculation Summaries

## Executive Summary

The owner of 40 Meadow Street, Norwalk, CT proposes to construct a new ±29,929 sf building and associated parking and stormwater improvements for the existing recycling facility. The building will be divided into sections based on the type of activity commencing within. The front portion of the new structure will be 2 stories and will support the administrative offices for the facility. The balance of the new building will be divided up among the receiving, processing, shipping, and welding areas with a small portion in the southerly most portion of the building that will be a dedicated indoor garage for maintaining machines and vehicles. The existing use on the property as a recycling facility will remain but the proposed building will allow many of the daily activities on the property to be conducted indoors instead of outdoors as is currently being done. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas outside the delineated wetlands as shown on the site plans prepared by LANDTECH.

The property consists of 3.587 ac. and has direct frontage on Meadow Street. The entire site drains to the City of Norwalk storm drainage system located in Meadow Street. The subject property is located within the AE 11.0 FEMA Special Flood Hazard Area (SFHA) thus the administrative, processing, and shipping areas will have their finished floors elevated to el. 13.1, which is >2' above the Base Flood Elevation (11.0).

The entire property is currently impervious and not suitable for installing underground stormwater infiltration BMPs based on the existing use of the property. The subject property lies within the Coastal Area Management zone so for the purposes of our study, water quality treatment was the emphasis of the stormwater management design rather than stormwater quantity. There are a series of existing catch basins located on the subject property that have a direct connection to a City of Norwalk catch basin located in Meadow Street.

There is a net reduction in impervious areas in the post-development conditions. Runoff from the existing and proposed impervious surfaces are directed through a hydrodynamic separator to provide water quality treatment for "first flush" volumes.

## Project Site Description:

As previously described, the property is currently 100% impervious and supports a recycling facility. All of the runoff generated on the property generally flows from south to north and is collected in a series of catch basins and collection piping before discharging to a City of Norwalk catch basin located in Meadow Street along the frontage of the subject property.

## Scope of Study:

As previously mentioned, for the purposes of this study, water quality treatment was the emphasis of the stormwater management design. However, the 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storm events were also analyzed to ensure that the peak runoff rate for the respective storm events is maintained or decreased in the post-development conditions as compared to the pre-development conditions. There is a net reduction in impervious areas by approximately 8,011 sf thus the peak runoff rate for all design storm events will be slightly reduced.

All of the soils on the subject property are defined as Urban land, a soil in Hydrologic Soil Group (HSG) D utilizing the NRCS online Web Soil Survey utility. Please refer to the NRCS Soils Report (Appendix A) for additional information. Given the history of the use on this site, it is our opinion that directing stormwater into an underground stormwater infiltration BMP is not a viable option.

## Methodology:

As previously described, the entire site drains into the City of Norwalk drainage system located in Meadow Street. Under pre-development conditions, the site is divided into one subarea (EX-1) and is 100% impervious. Under post-development conditions, there will be net reduction in impervious areas and will consist of one subarea (PR 1). Before runoff enters the City of Norwalk drainage system, it will be pre-treated by a Hydrodynamic Separator sized to treat the first inch of runoff for both existing (to remain) and proposed impervious areas and internally bypass the peak runoff rate for the 100-yr storm event. The proposed building will not have footing drains.

The runoff computations were performed using the HydroCAD® stormwater modelling program, which uses the SCS TR-20 methodology provided in Appendix D. Soil type, rainfall characteristics, topography, surface cover conditions, runoff curve number, and time of concentration are all inputs into this program. Rainfall is modelled as a Type III, 24-hour storm event. Rainfall amounts were obtained using the NOAA Atlas-14 rainfall data.

## Stormwater Quality:

Runoff collected from the proposed building and existing impervious coverage to remain will be routed through a hydrodynamic separator and then connect to an existing City of Norwalk catch basin located in Meadow Street, matching current conditions. We have included water quality flow calculations utilized in the sizing of the hydrodynamic separator in Appendix C.

## Results of Study:

Based on our calculations, the peak discharge from the site for the 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storm events under pre-development conditions are 12.40 cfs, 19.02 cfs, 23.16 cfs, 26.22 cfs, and 29.50 cfs, respectively. Under the post-development conditions the peak discharge from the site for the 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storm events are 12.24 cfs, 18.90 cfs, 23.06 cfs, 26.13 cfs, and 29.42 cfs, respectively. The reduction in impervious areas and the installation of the proposed hydrodynamic separator provide a significant improvement to stormwater quality and peak discharge generated by the site.

Based on the results of our investigation, it is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk and will not result in any adverse impacts to neighboring properties or downstream drainage systems.

# Appendix A

NRCS Soils Report

Hydrologic Soil Group—State of Connecticut, Western Part
(40 Meadow Street)

Map Scale: 1:1,460 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

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

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**
- Streams and Canals

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

**Background**
- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 307 | Urban land | D | 3.6 | 100.0% |
| **Totals for Area of Interest** | | | **3.6** | **100.0%** |

## Description

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

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

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

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

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

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

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

# Appendix B

Hydrodynamic Separator Sizing Criteria

## Cascade Separator Project Details

### Description

The Cascade Separator® is the latest innovation in hydrodynamic separation from Contech. The Cascade uses advanced sediment capture technology to provide the highest sediment removal efficiency of any Contech HDS product.

### Project Information

| | |
|---|---|
| **Project Name** | 76999 - HDS Design |
| **Location** | Norwalk, CT |
| **Date** | June 02 2025 |

| Design Parameters | |
|---|---|
| System Type | Cascade Separator |
| Particle Size D50 | 110 |
| System Model | CS-6 |
| Sizing Method | Water Qlty Flow Rate |
| Treatment Rate | 3.38ft³/sec |
| Peak Conveyance | 29.42ft³/sec |
| 100% Trash Capture? | No |
| Primary Access Casting | Solid Cover |
| Target Removal % | 80% |

| Outlet Pipe Information | |
|---|---|
| # of Pipes | 1 |
| Outlet Diameter | 12 inches |
| Outlet Invert Elev | 3.15 ft |
| Outlet Angle | 180° |
| Outlet Material | HDPE |
| **Inlet Pipe Information** | |
| # of Pipes | 1 |
| Inlet Diameter | 12 inches |
| Inlet Invert Elev | 3.15 ft |
| Inlet Angle | 0° |
| Inlet Material | HDPE |

# Appendix C

Water Quality Flow Calculations

| | | | |
|---|---|---|---|
| PROJECT | 40 Meadow Street | PREPARED BY | CL |
| DATE | 6/2/2025 | CHECKED BY | RP |
| SUBJECT | Water Quality Flow Calculations | | |

SUBCATCHMENT AREAS

| Inlet ID | Impervious Area | Grass Area | Wooded Area |
|---|---|---|---|
| HDS-1 | 3.49 | 0.18 | 0.00 |
| | 3.49 | 0.18 | 0.00 |

**WATER QUALITY VOLUME (WQV) CALCULATION**

| | | |
|---|---|---|
| Area (A) = | 3.68 | acres |
| Area (A) = | 0.00575 | square miles |
| Design Precipitation (P) = | 1 | inch |
| % Impervious Cover (I) = | 95 | |
| Volumetric Runoff Coefficient (R) = | 0.905 | |

| | | |
|---|---|---|
| **WQV =** | **0.277** | **ac-ft** |

**WATER QUALITY FLOW (WQF) CALCULATION**

RUNOFF CURVE NUMBER (CN)

| | | |
|---|---|---|
| Runoff Depth (Q) = | 0.905 | inches |
| CN = | 99.5 | NRCS Runoff CN Formula |

TIME OF CONCENTRATION (Tc), 10 minute minimum

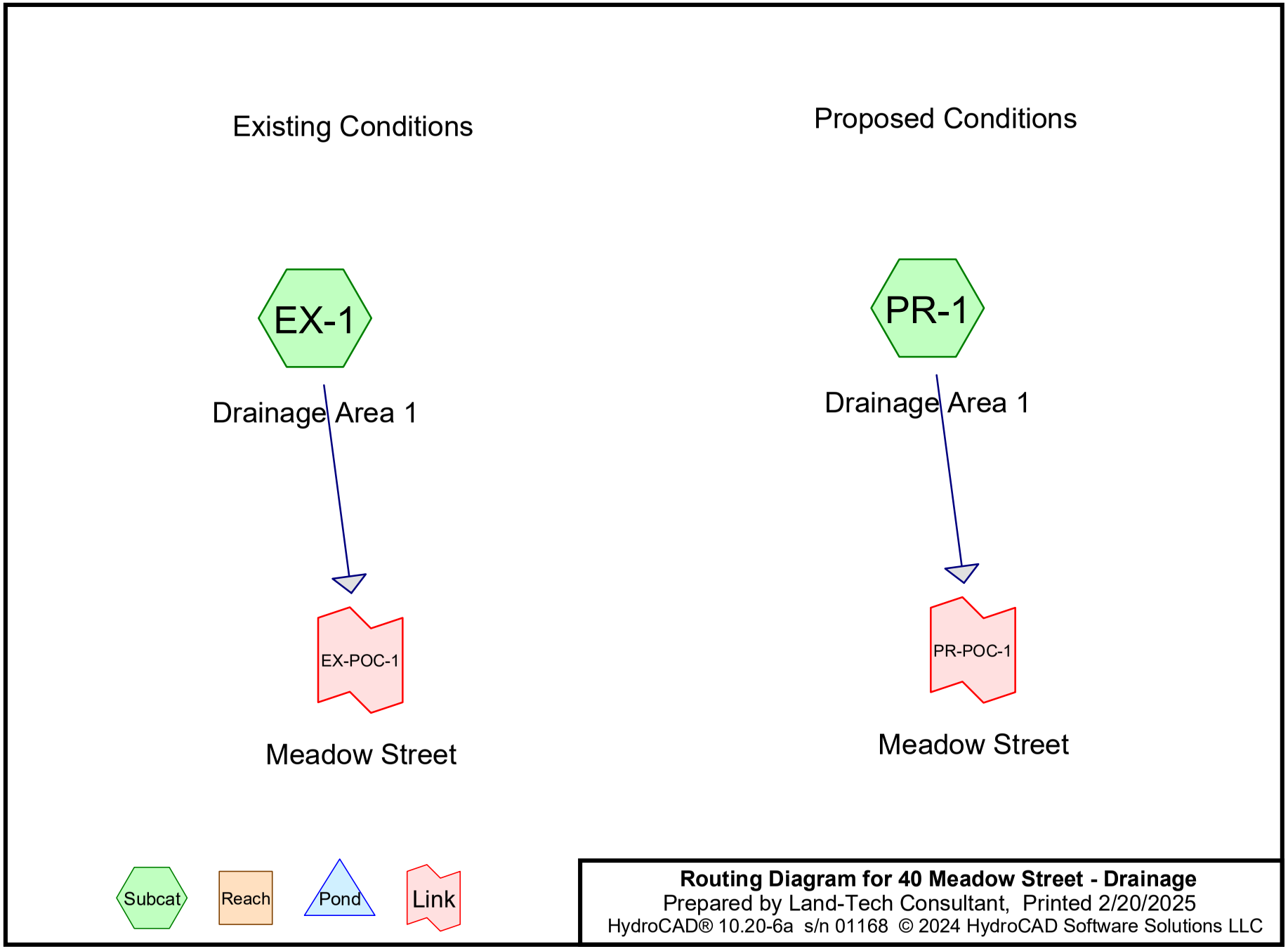
| | | |
|---|---|---|
| Tc = | 10 | min |
| Tc = | 0.17 | hours |

| | | |
|---|---|---|
| Initial Abstraction ($I_a$) = | 0.041 | Table 4-1 (SWQM) |
| $I_a$/P Calculation = | 0.041 | |
| Unit Peak Discharge ($q_u$) = | 650 | Exhibit 4-111 (SWQM) |

| | | |
|---|---|---|
| **WQF =** | **3.38** | **cfs** |

# Appendix D

HydroCAD Stormwater Runoff Computation Summaries




**Routing Diagram for 40 Meadow Street - Drainage**
Prepared by Land-Tech Consultant, Printed 2/20/2025
HydroCAD® 10.20-6a s/n 01168 © 2024 HydroCAD Software Solutions LLC

## Rainfall Events Listing

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 2yr Storm | Type III 24-hr | | Default | 24.00 | 1 | 3.53 | 2 |
| 2 | 10yr Storm | Type III 24-hr | | Default | 24.00 | 1 | 5.38 | 2 |
| 3 | 25yr Storm | Type III 24-hr | | Default | 24.00 | 1 | 6.54 | 2 |
| 4 | 50yr Storm | Type III 24-hr | | Default | 24.00 | 1 | 7.40 | 2 |
| 5 | 100yr Storm | Type III 24-hr | | Default | 24.00 | 1 | 8.32 | 2 |

## Area Listing (all nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 156,262 | 98 | Existing Impervious Areas (EX-1) |
| 29,929 | 98 | Proposed Building (PR-1) |
| 8,011 | 80 | Proposed Landscaping (PR-1) |
| 118,322 | 98 | Proposed Walks, Parking & Existing Impervious Areas to Remain (PR-1) |

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

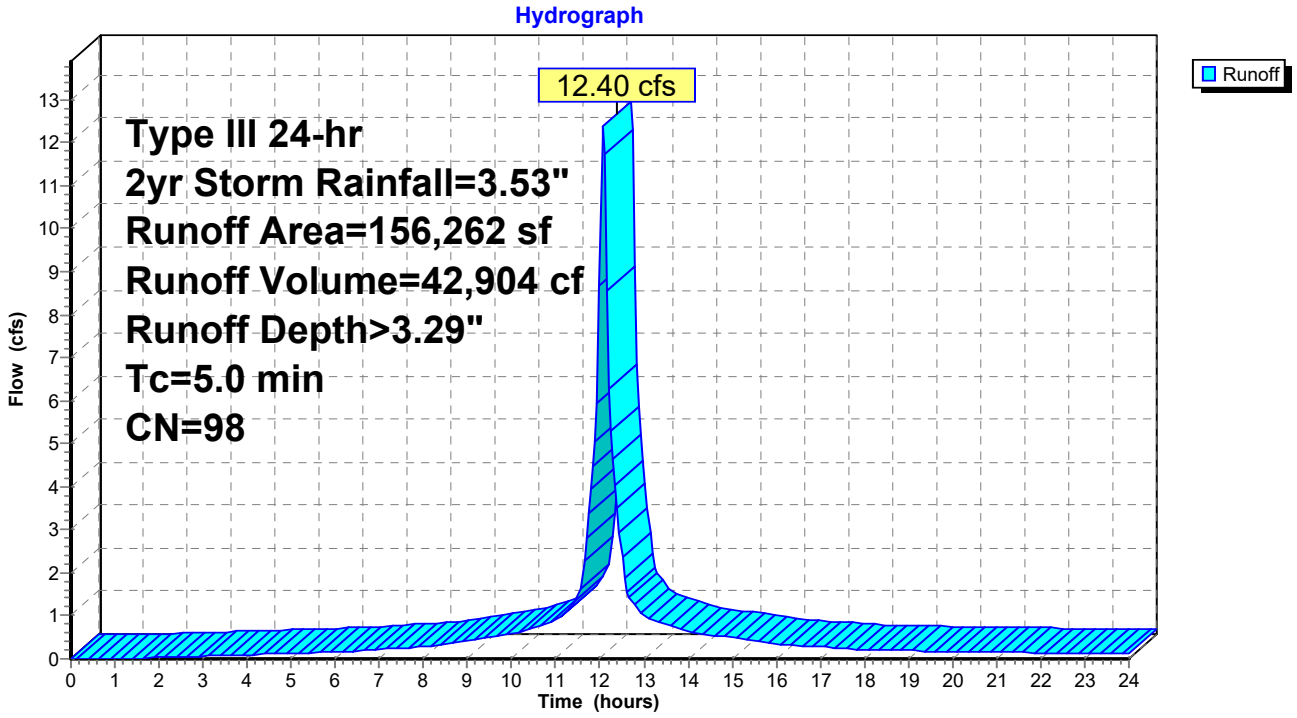
Runoff = 12.40 cfs @ 12.07 hrs, Volume= 42,904 cf, Depth> 3.29"
Routed to Link EX-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.53"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 156,262 | 98 | Existing Impervious Areas |
| | 156,262 | | 100.00% Impervious Area |

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

### Subcatchment EX-1: Drainage Area 1



## Summary for Subcatchment PR-1: Drainage Area 1

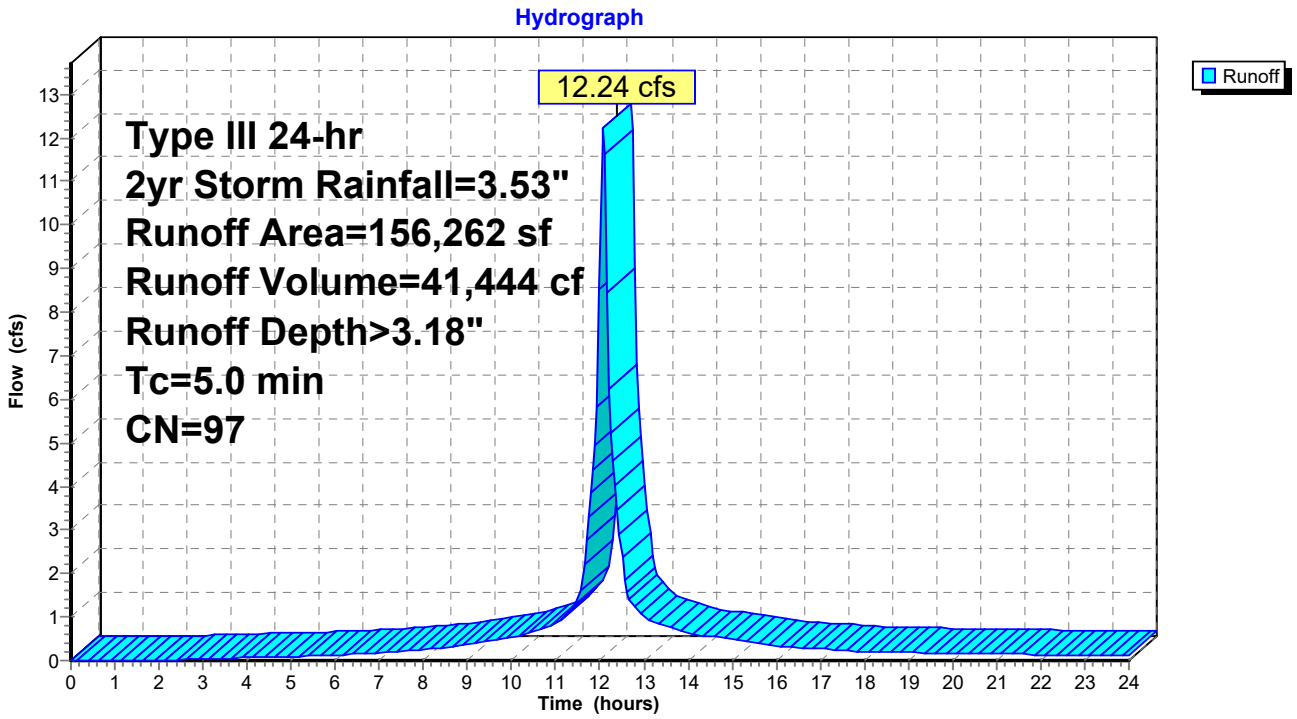
Runoff = 12.24 cfs @ 12.07 hrs, Volume= 41,444 cf, Depth> 3.18"
Routed to Link PR-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.53"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 29,929 | 98 | Proposed Building |
| * | 8,011 | 80 | Proposed Landscaping |
| * | 118,322 | 98 | Proposed Walks, Parking & Existing Impervious Areas to Remain |
| | 156,262 | 97 | Weighted Average |
| | 8,011 | | 5.13% Pervious Area |
| | 148,251 | | 94.87% Impervious Area |

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

### Subcatchment PR-1: Drainage Area 1

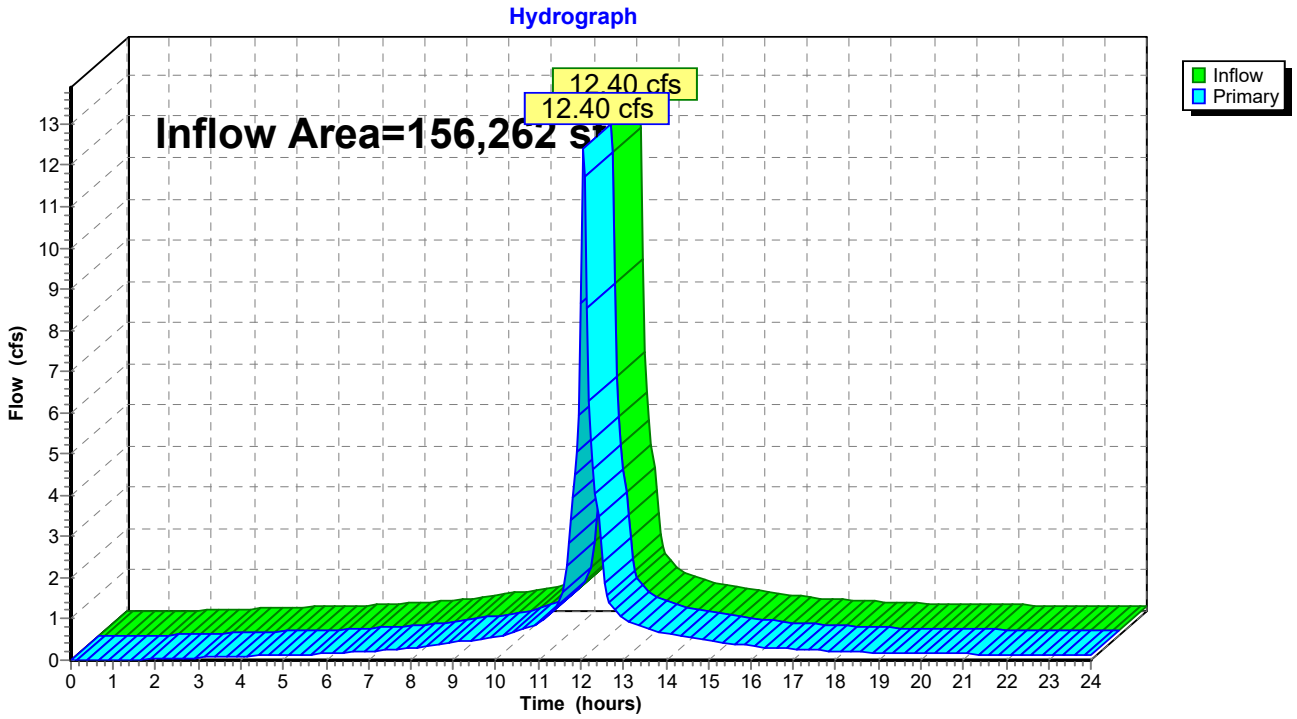


## Summary for Link EX-POC-1: Meadow Street

Inflow Area = 156,262 sf,100.00% Impervious, Inflow Depth > 3.29" for 2yr Storm event
Inflow = 12.40 cfs @ 12.07 hrs, Volume= 42,904 cf
Primary = 12.40 cfs @ 12.07 hrs, Volume= 42,904 cf, Atten= 0%, Lag= 0.0 min

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

## Link EX-POC-1: Meadow Street

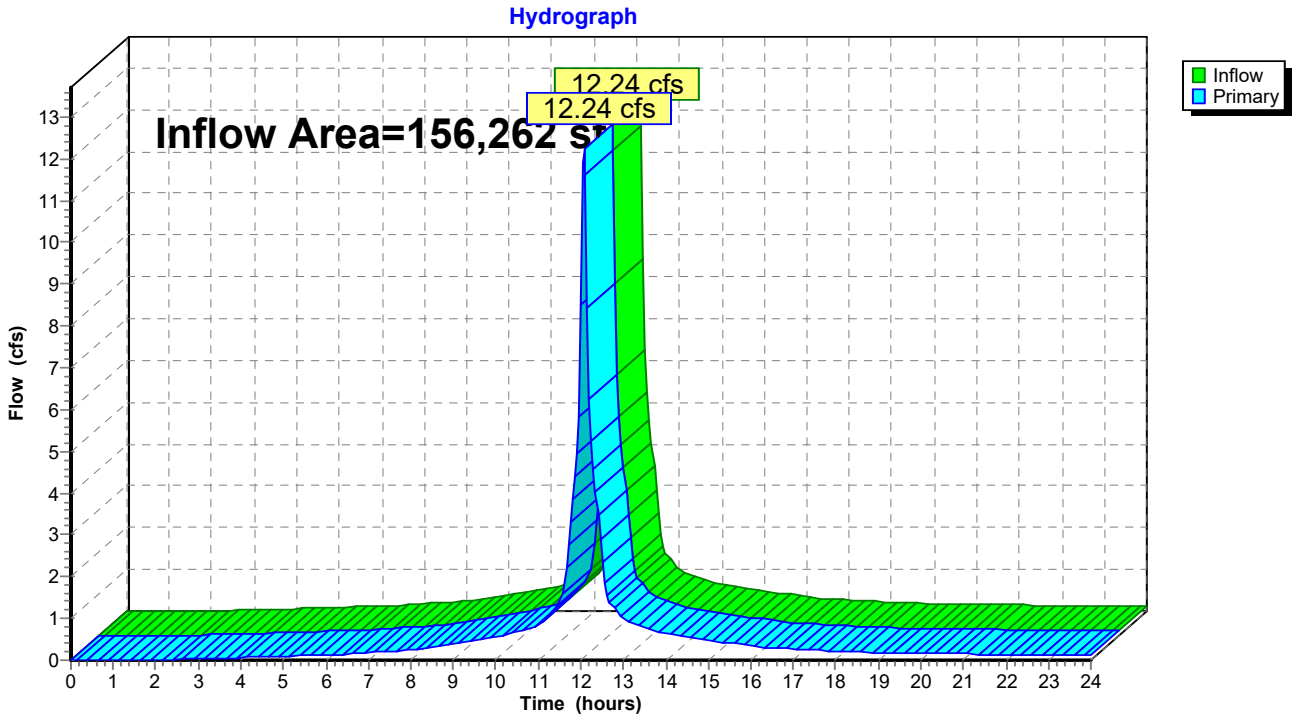


## Summary for Link PR-POC-1: Meadow Street

Inflow Area = 156,262 sf, 94.87% Impervious, Inflow Depth > 3.18" for 2yr Storm event
Inflow = 12.24 cfs @ 12.07 hrs, Volume= 41,444 cf
Primary = 12.24 cfs @ 12.07 hrs, Volume= 41,444 cf, Atten= 0%, Lag= 0.0 min

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

## Link PR-POC-1: Meadow Street



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

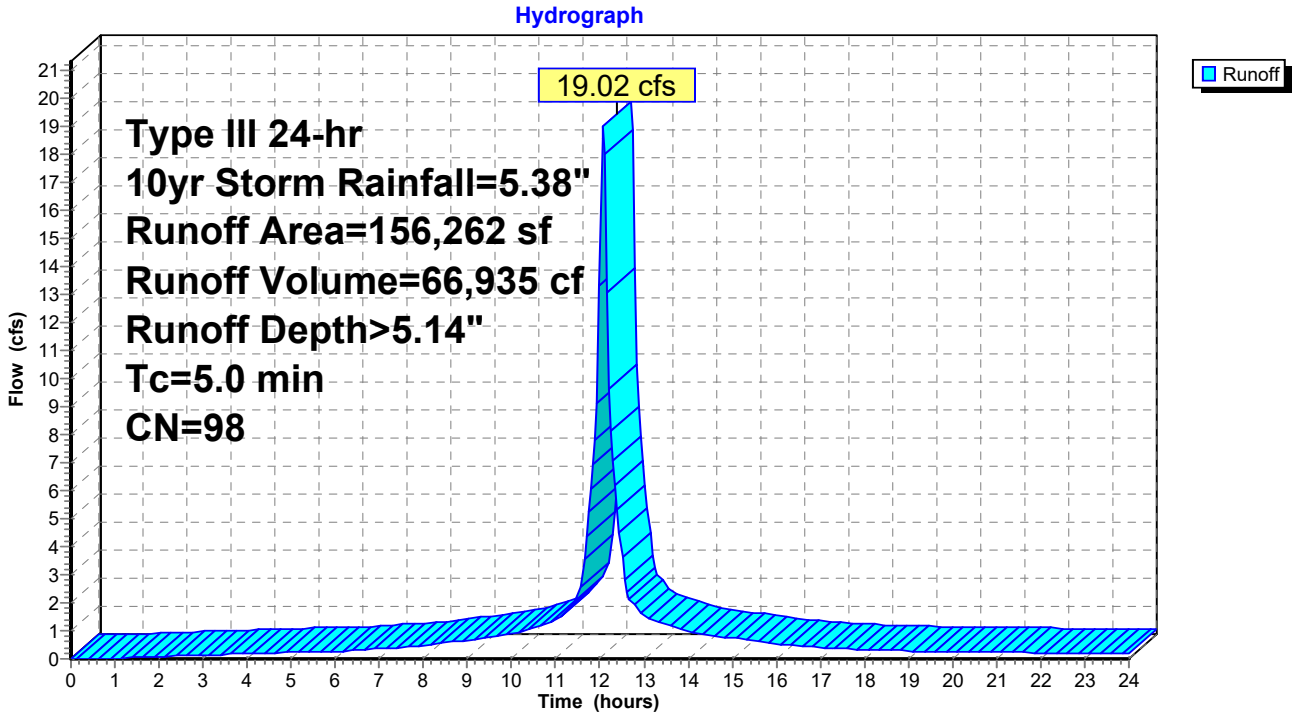
Runoff = 19.02 cfs @ 12.07 hrs, Volume= 66,935 cf, Depth> 5.14"
Routed to Link EX-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.38"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 156,262 | 98 | Existing Impervious Areas |
| | 156,262 | | 100.00% Impervious Area |

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

## Subcatchment EX-1: Drainage Area 1



## Summary for Subcatchment PR-1: Drainage Area 1

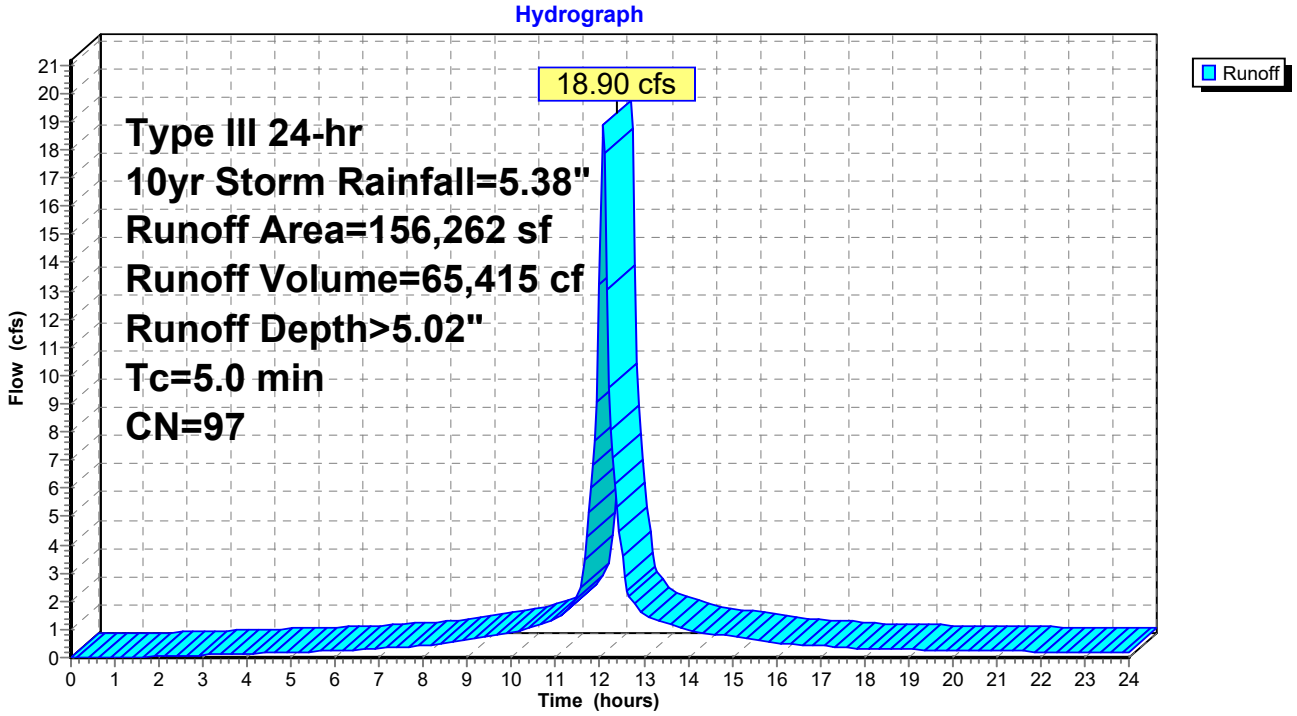
Runoff = 18.90 cfs @ 12.07 hrs, Volume= 65,415 cf, Depth> 5.02"
Routed to Link PR-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.38"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 29,929 | 98 | Proposed Building |
| * | 8,011 | 80 | Proposed Landscaping |
| * | 118,322 | 98 | Proposed Walks, Parking & Existing Impervious Areas to Remain |
| | 156,262 | 97 | Weighted Average |
| | 8,011 | | 5.13% Pervious Area |
| | 148,251 | | 94.87% Impervious Area |

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

### Subcatchment PR-1: Drainage Area 1

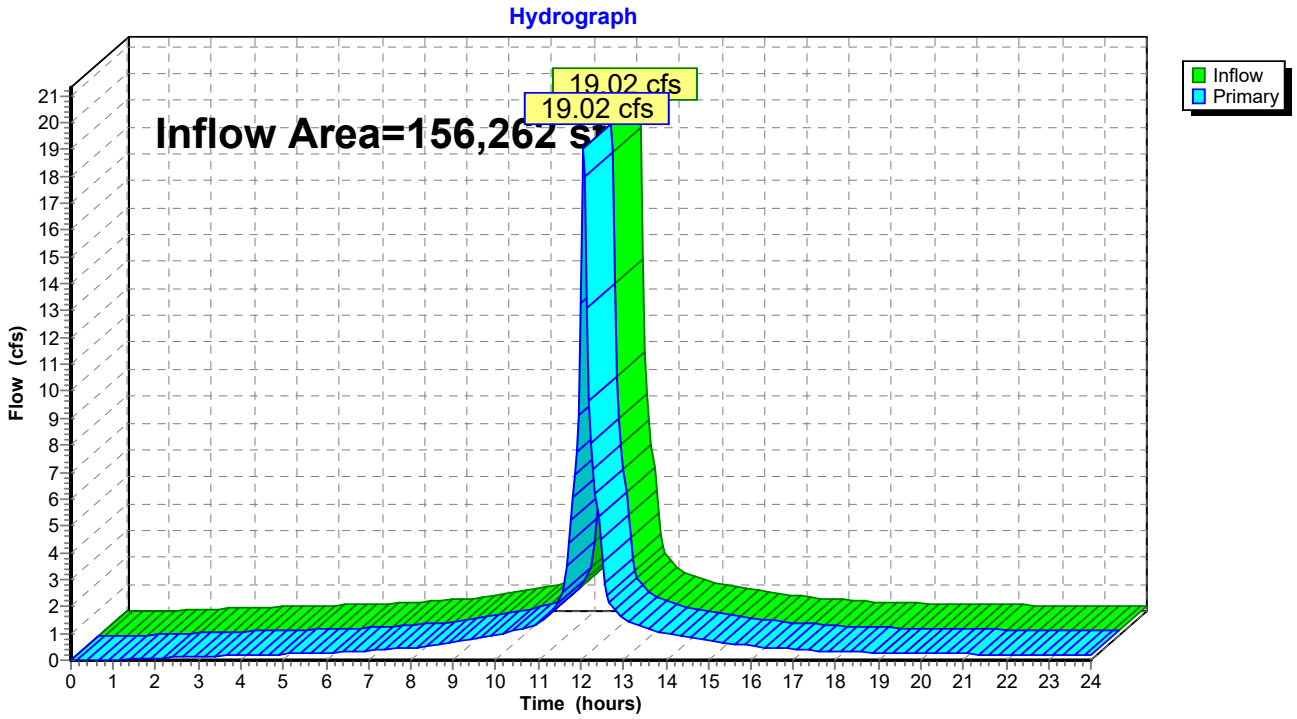


## Summary for Link EX-POC-1: Meadow Street

Inflow Area = 156,262 sf,100.00% Impervious, Inflow Depth > 5.14" for 10yr Storm event
Inflow = 19.02 cfs @ 12.07 hrs, Volume= 66,935 cf
Primary = 19.02 cfs @ 12.07 hrs, Volume= 66,935 cf, Atten= 0%, Lag= 0.0 min

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

## Link EX-POC-1: Meadow Street

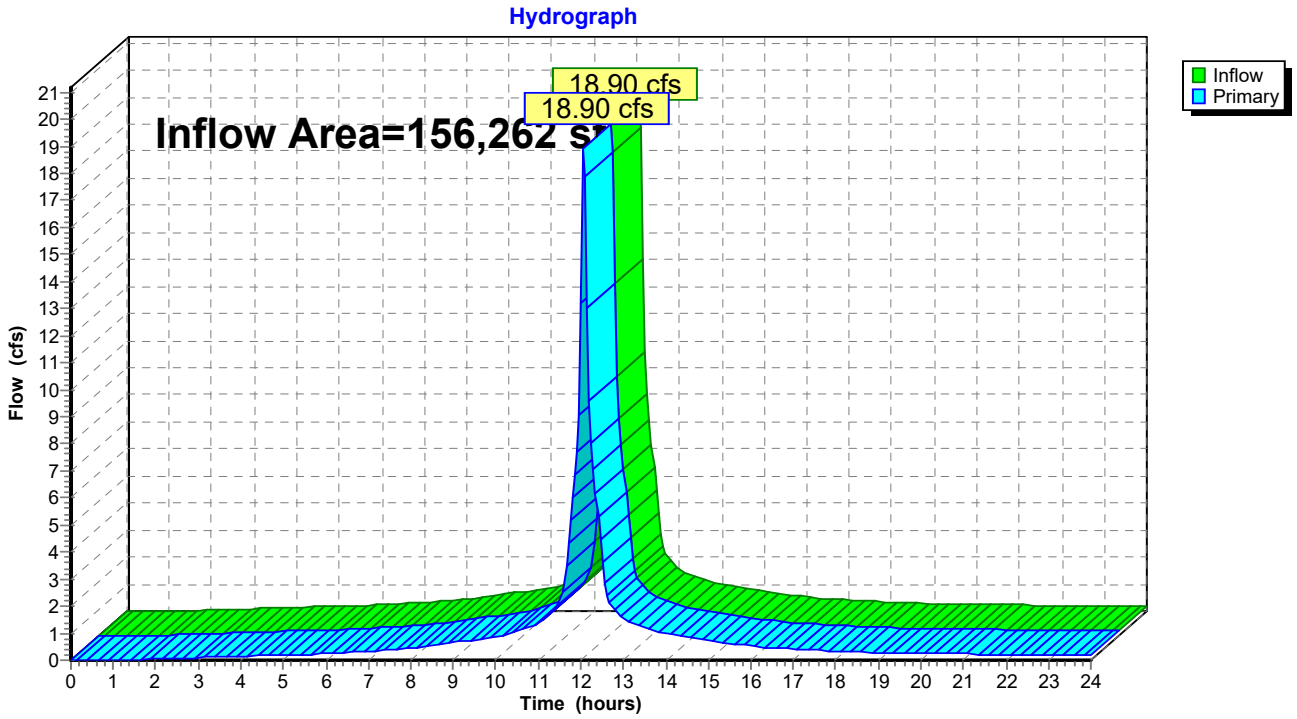


## Summary for Link PR-POC-1: Meadow Street

Inflow Area = 156,262 sf, 94.87% Impervious, Inflow Depth > 5.02" for 10yr Storm event
Inflow = 18.90 cfs @ 12.07 hrs, Volume= 65,415 cf
Primary = 18.90 cfs @ 12.07 hrs, Volume= 65,415 cf, Atten= 0%, Lag= 0.0 min

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

## Link PR-POC-1: Meadow Street



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

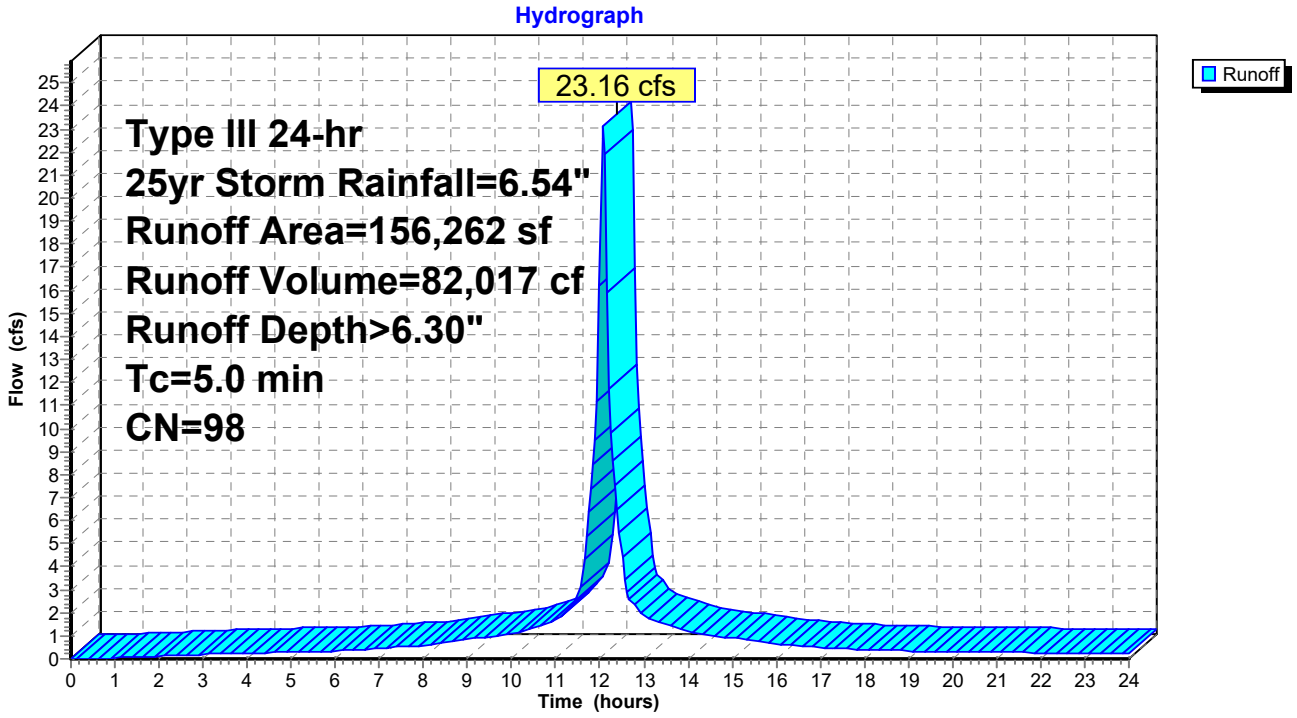
Runoff = 23.16 cfs @ 12.07 hrs, Volume= 82,017 cf, Depth> 6.30"
Routed to Link EX-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.54"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 156,262 | 98 | Existing Impervious Areas |
| | 156,262 | | 100.00% Impervious Area |

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

## Subcatchment EX-1: Drainage Area 1



## Summary for Subcatchment PR-1: Drainage Area 1

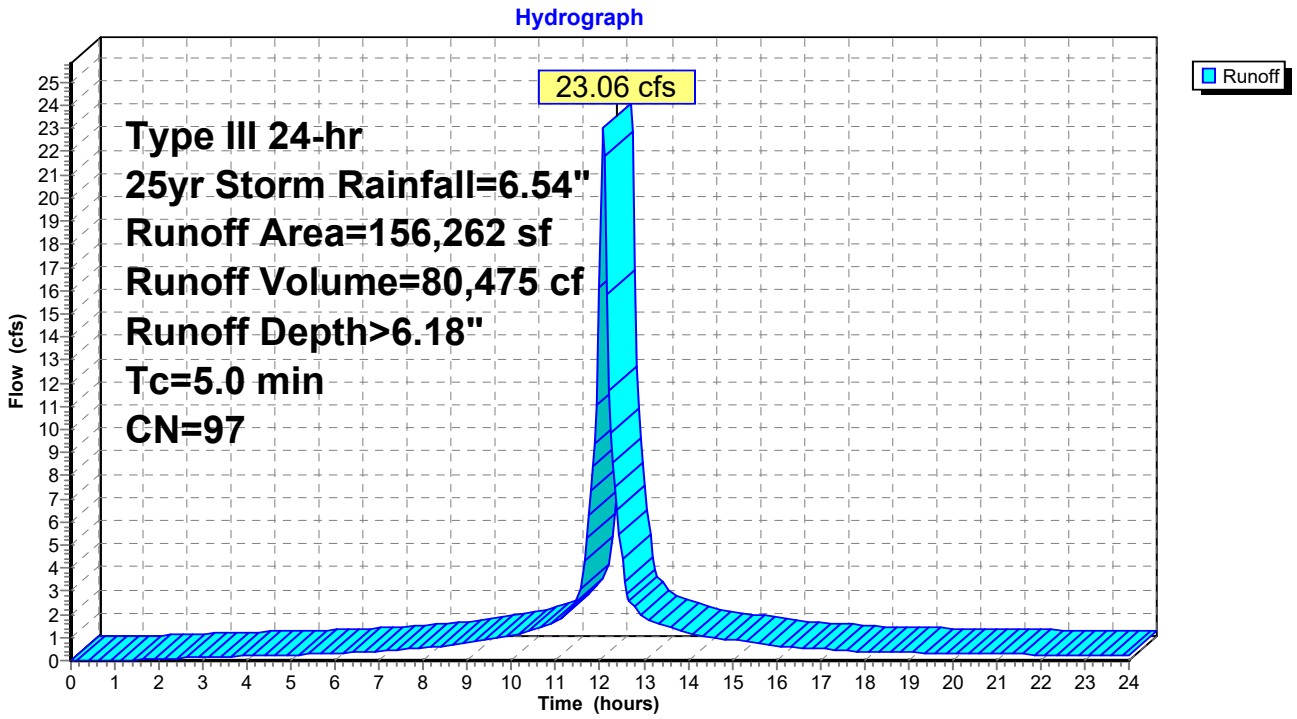
Runoff = 23.06 cfs @ 12.07 hrs, Volume= 80,475 cf, Depth> 6.18"
Routed to Link PR-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.54"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 29,929 | 98 | Proposed Building |
| * | 8,011 | 80 | Proposed Landscaping |
| * | 118,322 | 98 | Proposed Walks, Parking & Existing Impervious Areas to Remain |
| | 156,262 | 97 | Weighted Average |
| | 8,011 | | 5.13% Pervious Area |
| | 148,251 | | 94.87% Impervious Area |

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

## Subcatchment PR-1: Drainage Area 1

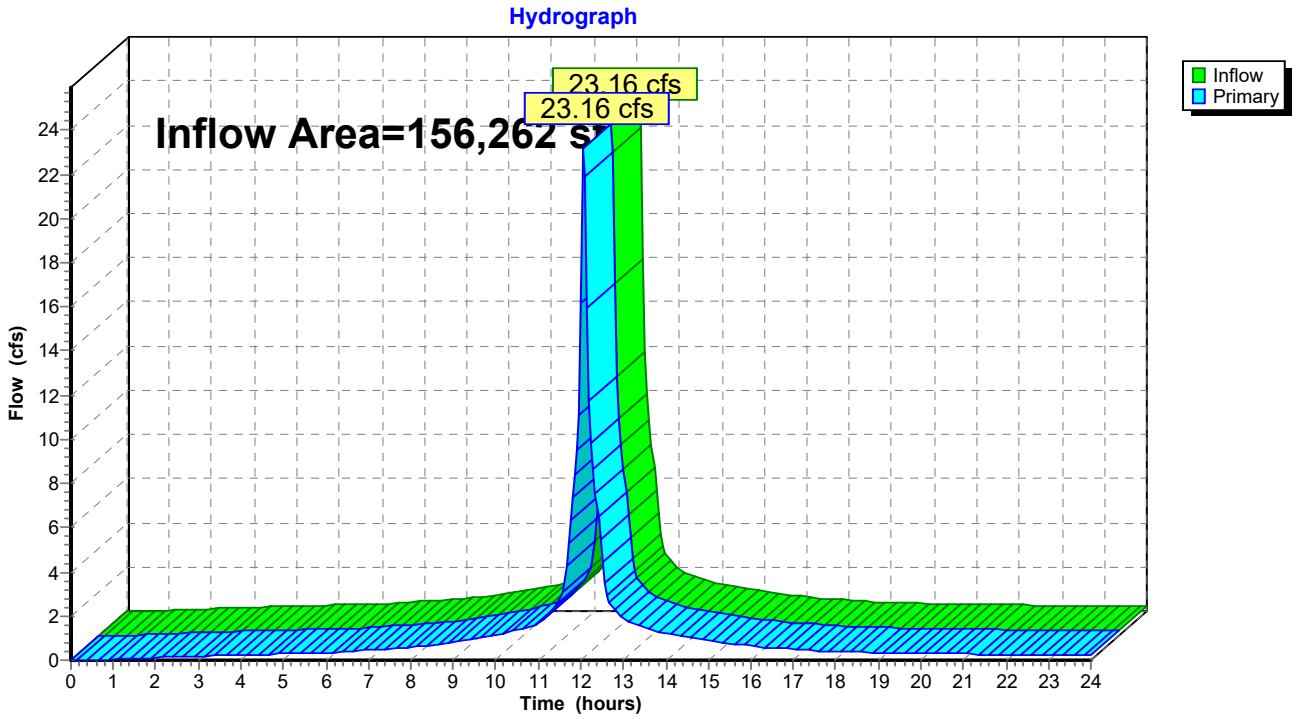


## Summary for Link EX-POC-1: Meadow Street

Inflow Area = 156,262 sf,100.00% Impervious, Inflow Depth > 6.30" for 25yr Storm event
Inflow = 23.16 cfs @ 12.07 hrs, Volume= 82,017 cf
Primary = 23.16 cfs @ 12.07 hrs, Volume= 82,017 cf, Atten= 0%, Lag= 0.0 min

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

## Link EX-POC-1: Meadow Street

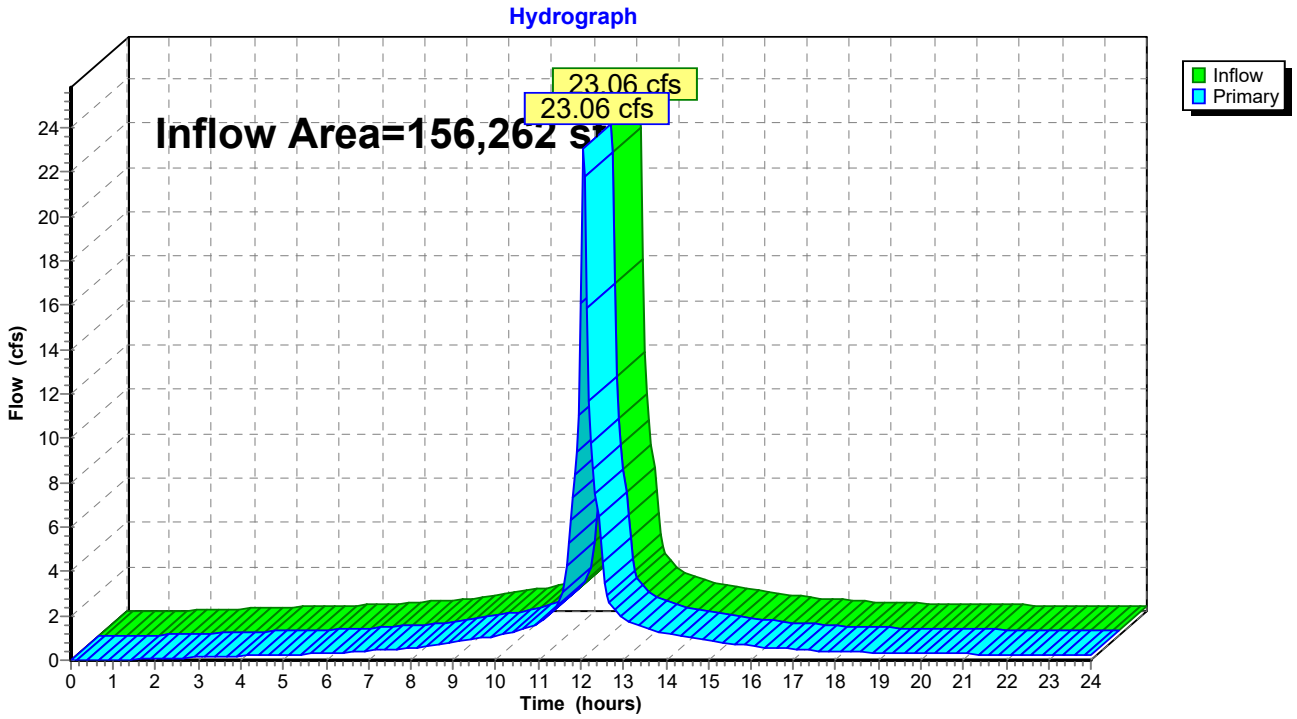


## Summary for Link PR-POC-1: Meadow Street

Inflow Area = 156,262 sf, 94.87% Impervious, Inflow Depth > 6.18" for 25yr Storm event
Inflow = 23.06 cfs @ 12.07 hrs, Volume= 80,475 cf
Primary = 23.06 cfs @ 12.07 hrs, Volume= 80,475 cf, Atten= 0%, Lag= 0.0 min

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

## Link PR-POC-1: Meadow Street



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

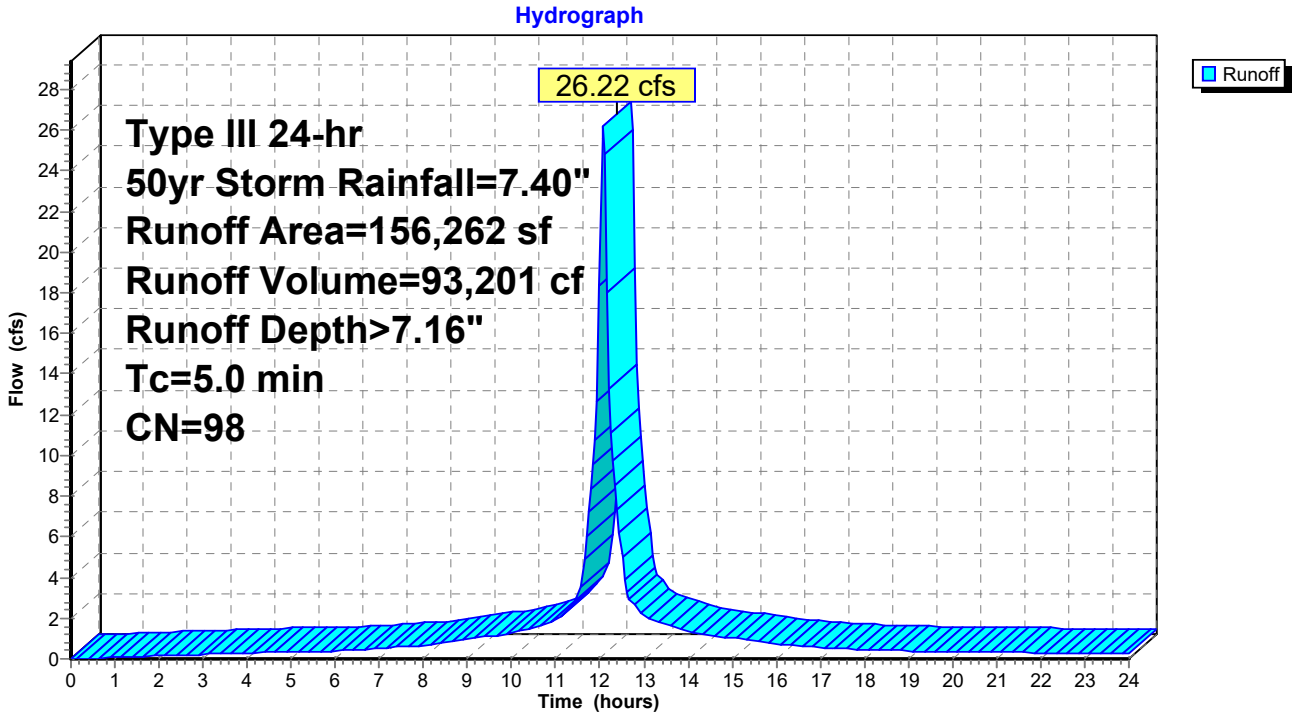
Runoff = 26.22 cfs @ 12.07 hrs, Volume= 93,201 cf, Depth> 7.16"
Routed to Link EX-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.40"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 156,262 | 98 | Existing Impervious Areas |
| | 156,262 | | 100.00% Impervious Area |

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

### Subcatchment EX-1: Drainage Area 1



## Summary for Subcatchment PR-1: Drainage Area 1

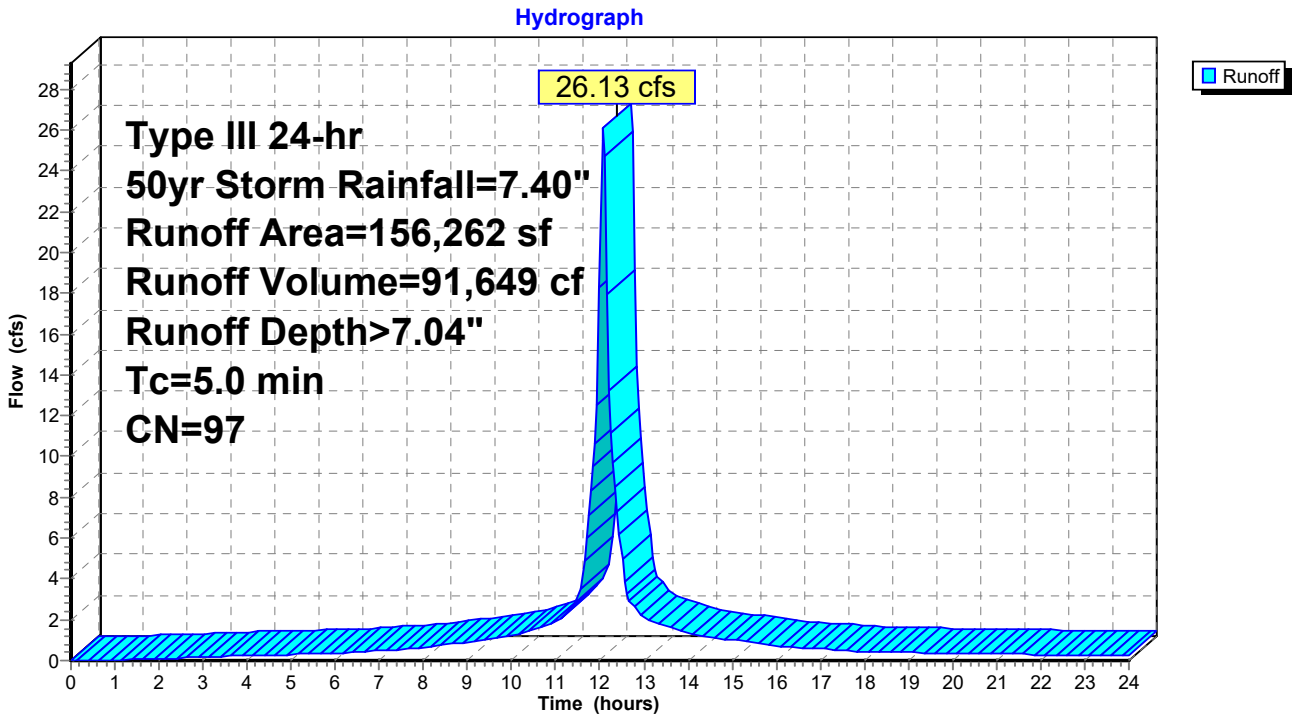
Runoff = 26.13 cfs @ 12.07 hrs, Volume= 91,649 cf, Depth> 7.04"
Routed to Link PR-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.40"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 29,929 | 98 | Proposed Building |
| * | 8,011 | 80 | Proposed Landscaping |
| * | 118,322 | 98 | Proposed Walks, Parking & Existing Impervious Areas to Remain |
| | 156,262 | 97 | Weighted Average |
| | 8,011 | | 5.13% Pervious Area |
| | 148,251 | | 94.87% Impervious Area |

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

### Subcatchment PR-1: Drainage Area 1

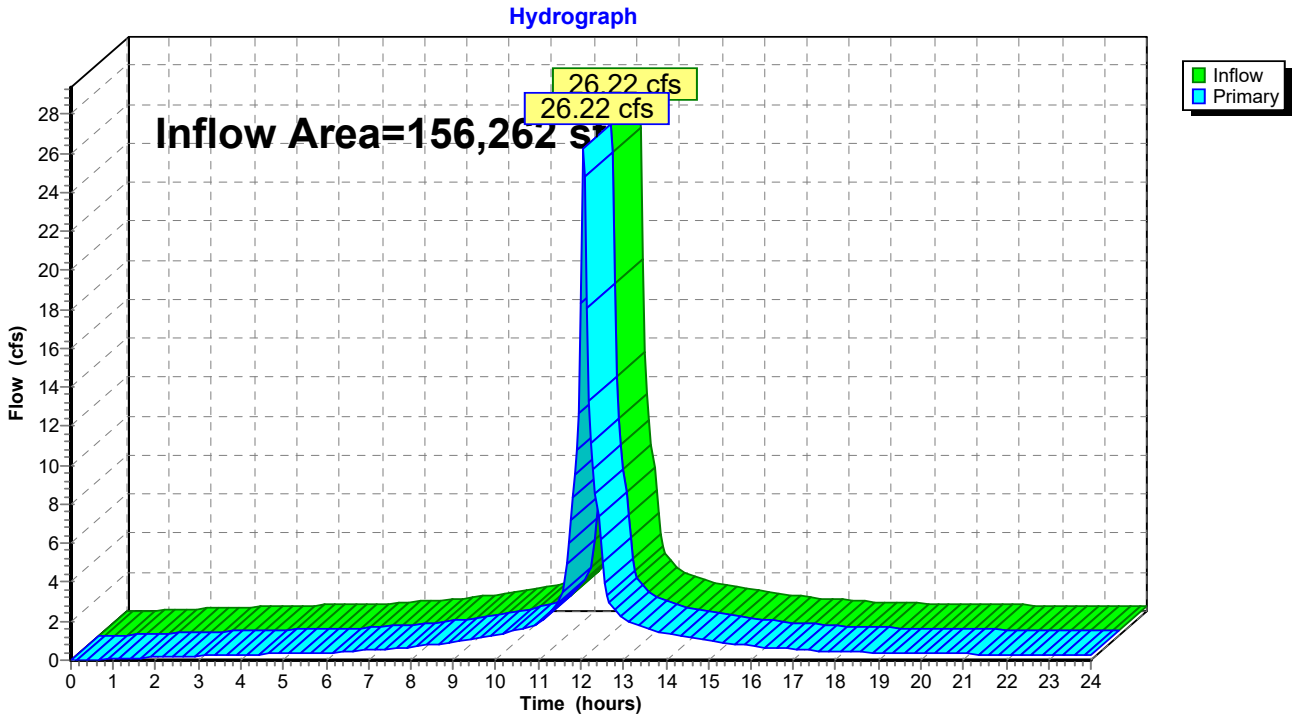


## Summary for Link EX-POC-1: Meadow Street

Inflow Area = 156,262 sf,100.00% Impervious, Inflow Depth > 7.16" for 50yr Storm event
Inflow = 26.22 cfs @ 12.07 hrs, Volume= 93,201 cf
Primary = 26.22 cfs @ 12.07 hrs, Volume= 93,201 cf, Atten= 0%, Lag= 0.0 min

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

## Link EX-POC-1: Meadow Street

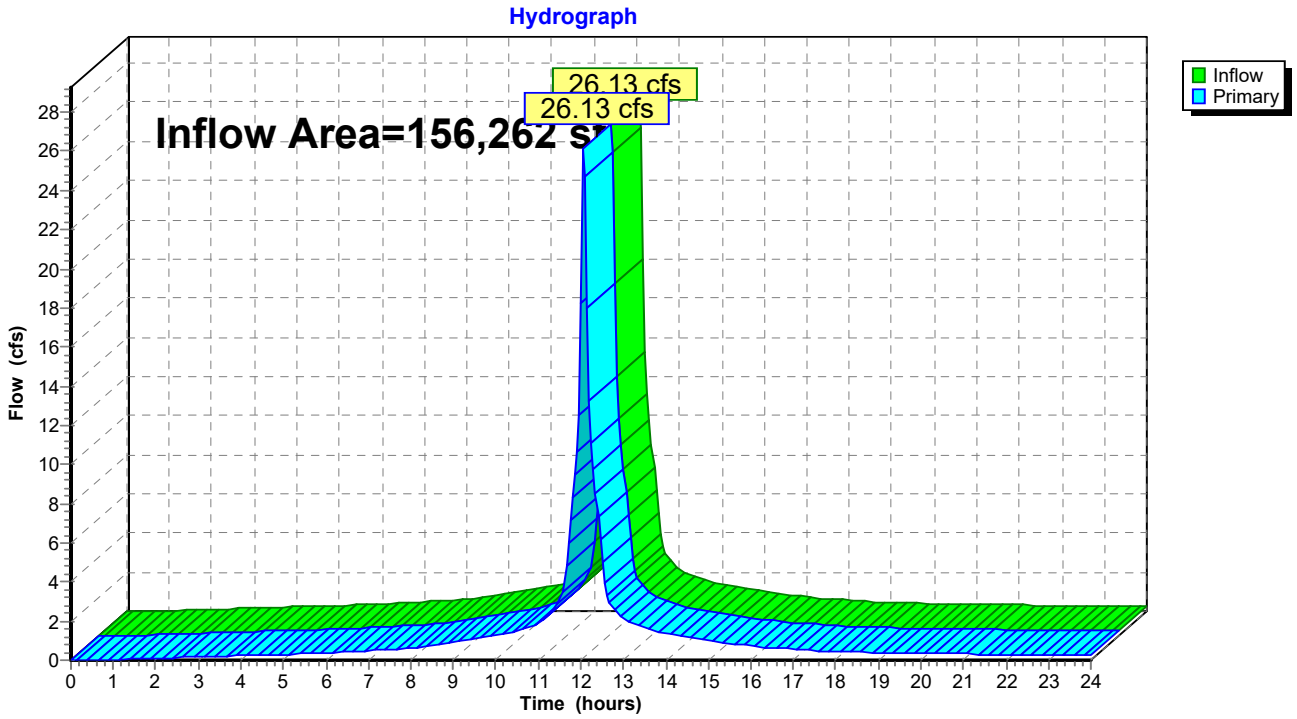


## Summary for Link PR-POC-1: Meadow Street

Inflow Area = 156,262 sf, 94.87% Impervious, Inflow Depth > 7.04" for 50yr Storm event
Inflow = 26.13 cfs @ 12.07 hrs, Volume= 91,649 cf
Primary = 26.13 cfs @ 12.07 hrs, Volume= 91,649 cf, Atten= 0%, Lag= 0.0 min

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

## Link PR-POC-1: Meadow Street



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

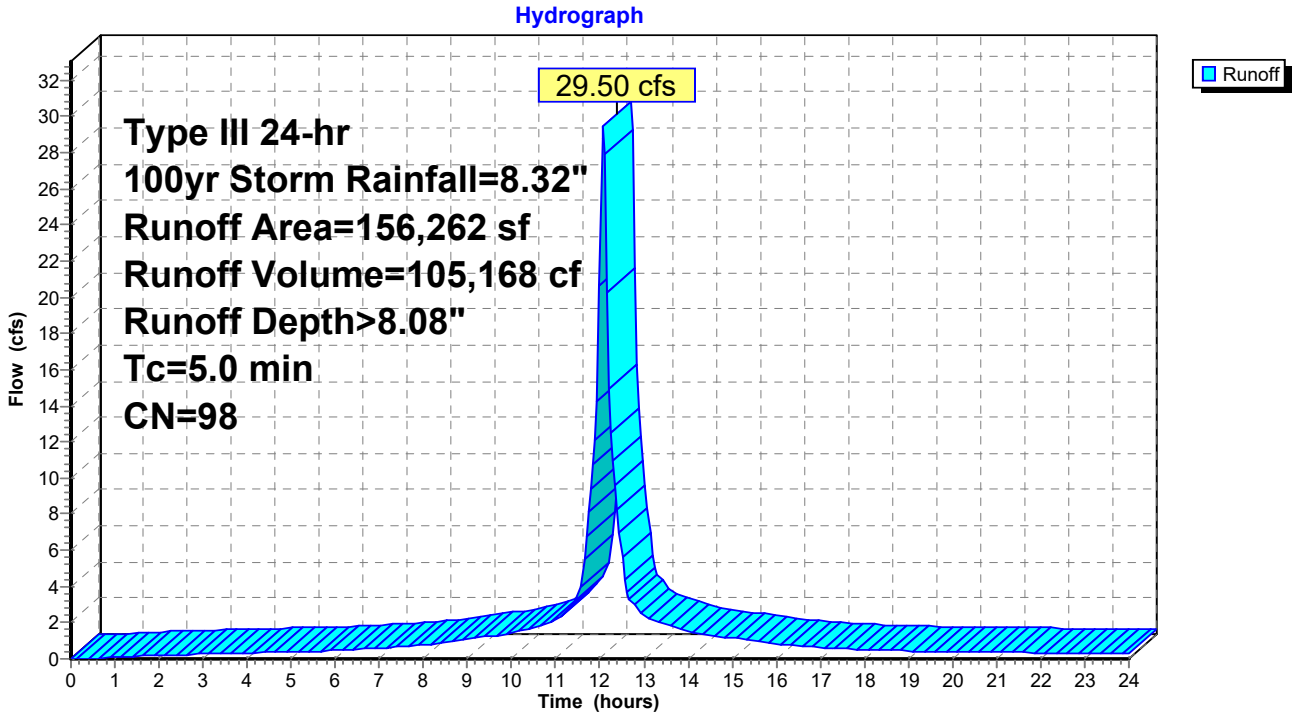
Runoff = 29.50 cfs @ 12.07 hrs, Volume= 105,168 cf, Depth> 8.08"
Routed to Link EX-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.32"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 156,262 | 98 | Existing Impervious Areas |
| | 156,262 | | 100.00% Impervious Area |

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

## Subcatchment EX-1: Drainage Area 1



## Summary for Subcatchment PR-1: Drainage Area 1

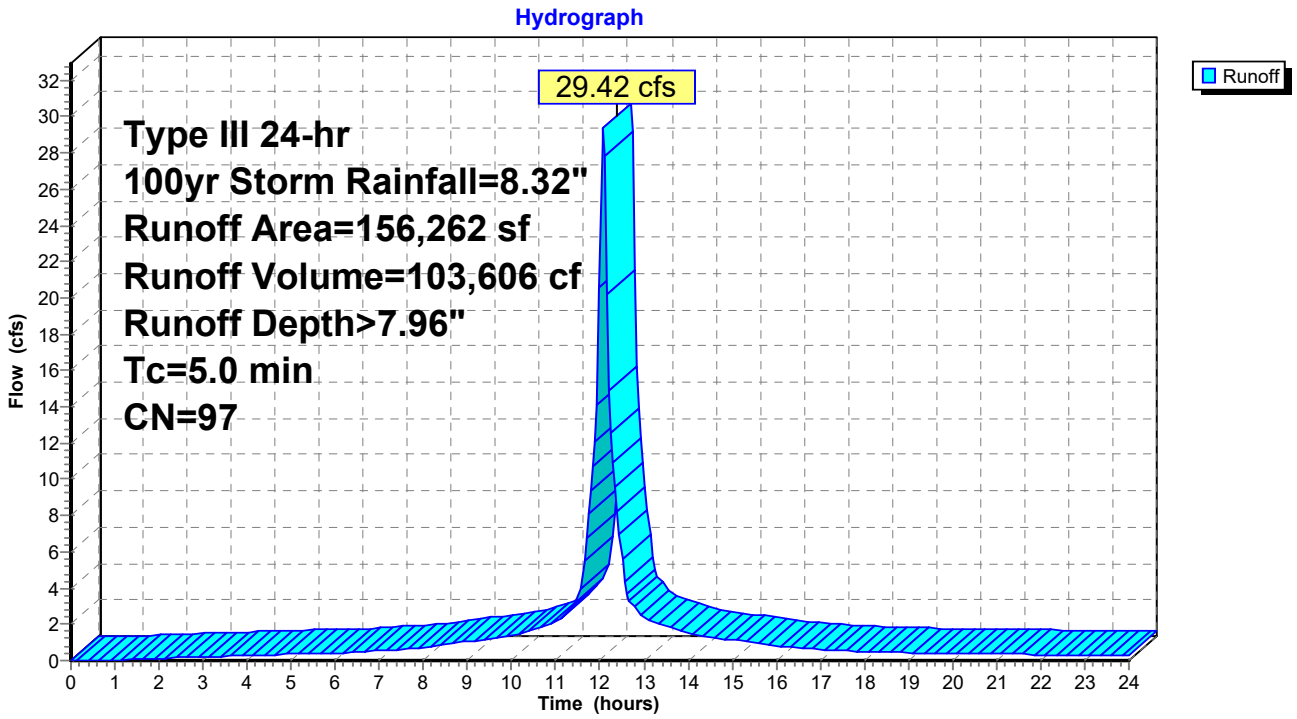
Runoff = 29.42 cfs @ 12.07 hrs, Volume= 103,606 cf, Depth> 7.96"
Routed to Link PR-POC-1 : Meadow Street

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.32"

| | Area (sf) | CN | Description |
|---|---|---|---|
| * | 29,929 | 98 | Proposed Building |
| * | 8,011 | 80 | Proposed Landscaping |
| * | 118,322 | 98 | Proposed Walks, Parking & Existing Impervious Areas to Remain |
| | 156,262 | 97 | Weighted Average |
| | 8,011 | | 5.13% Pervious Area |
| | 148,251 | | 94.87% Impervious Area |

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

### Subcatchment PR-1: Drainage Area 1

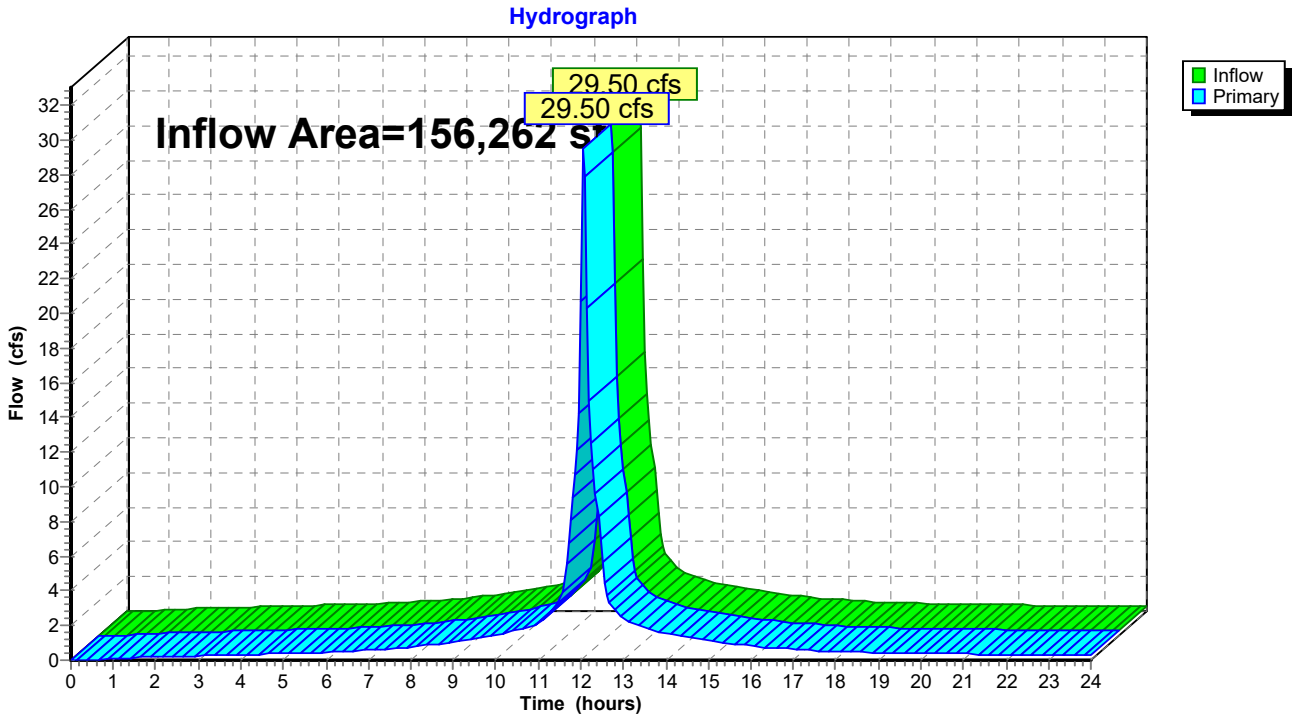


## Summary for Link EX-POC-1: Meadow Street

Inflow Area = 156,262 sf,100.00% Impervious, Inflow Depth > 8.08" for 100yr Storm event
Inflow = 29.50 cfs @ 12.07 hrs, Volume= 105,168 cf
Primary = 29.50 cfs @ 12.07 hrs, Volume= 105,168 cf, Atten= 0%, Lag= 0.0 min

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

## Link EX-POC-1: Meadow Street

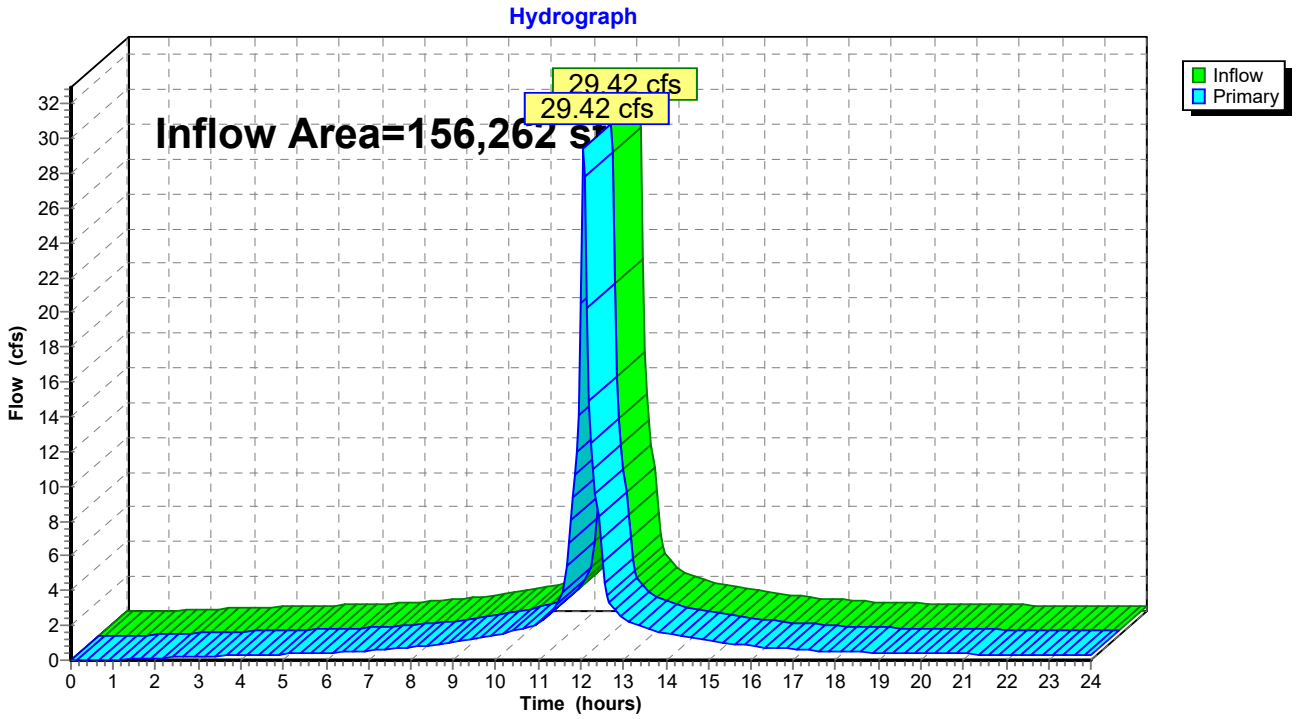


## Summary for Link PR-POC-1: Meadow Street

Inflow Area = 156,262 sf, 94.87% Impervious, Inflow Depth > 7.96" for 100yr Storm event
Inflow = 29.42 cfs @ 12.07 hrs, Volume= 103,606 cf
Primary = 29.42 cfs @ 12.07 hrs, Volume= 103,606 cf, Atten= 0%, Lag= 0.0 min

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

## Link PR-POC-1: Meadow Street

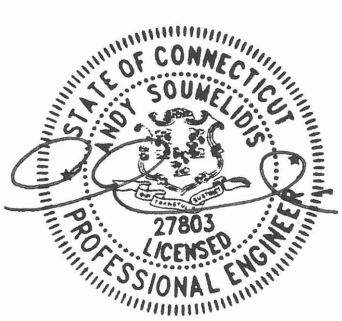


# OPERATIONS AND MAINTENANCE PLAN REPORT

For

**40 Meadow Street**

**Norwalk, CT**




Andy Soumelidis, PE CT Lic. No. 27803

June 2, 2025

# Exhibit A
# Operations and Maintenance Plan

*40 Meadow Street*
*06/02/2025*

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at 40 Meadow Street are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins:

    a. Catch basins shall be completely cleaned of accumulated debris and sediments at the completion of construction.
    b. For the first year, catch basins shall be inspected on a quarterly basis.
    c. Any accumulated debris within the catch basins shall be removed and any repairs as required.
    d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
    e. Accumulated debris within the catch basins shall be removed and repairs made as required.
    f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
    g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manhole:

    a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
    b. Manholes shall be inspected and repaired on an annual basis.
    c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.

d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Hydrodynamic Separator:

a. Hydrodynamic Separator shall be completely cleaned of accumulated debris and sediments at the completion of construction.
b. For the first year, the hydrodynamic separator shall be inspected on a quarterly basis.
c. Any accumulated debris within the hydrodynamic separator shall be removed and any repairs made to the unit as required.
d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
e. Accumulated debris within the unit shall be removed and repairs made as required.
f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
g. All inlets, outlets and components of the unit shall be inspected and cleared of debris. Any repairs shall be performed.
h. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Porous Pavement:

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

5. Roof Gutters:

a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

# Operations and Maintenance Log (Page 1 of 2)

*40 Meadow Street*
*06/02/2025*

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name:_____ Date of Inspection:_____

Affiliation:_____ Phone #:_____

Catch Basins:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

Hydrodynamic Separators:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Does unit require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Has unit been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

# Operations and Maintenance Log (Page 2 of 2)

*40 Meadow Street*
*06/02/2025*

Porous Pavement:

- Has pavement been vacuumed? ☐ Yes ☐ No ☐ N/A
- Has draining times been verified? ☐ Yes ☐ No ☐ N/A

Notes:

Roof Gutters:

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

Notes:

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

**Signature of Inspector:** **Date:**

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

June 17, 2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901

**Re: 40 Meadow Street**
**Preliminary Review of Special Permit and CAM Site Plan Application #2025-46**
Redevelopment of a recycling facility at Lajoie's Auto Wrecking, Inc.

Dear Attorney Suchy:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application and open the Public Hearing at their July 16, 2025, meeting. The below reflects my initial comments and the Commission may continue their review of the application at their regularly scheduled meetings that follow.

Please submit or comment on the following.

1) Proof of the required notice sign must be provided at least fifteen (15) days prior to the Public Hearing and proof of mailing notices to properties within 100' must be provided at least ten (10) days prior. Staff will coordinate the legal notice publication.

2) Staff suggests silt fence location be depicted on the site plan in addition to the description in General Erosion and Sediment Control Note 2.

3) The electric transformer and metal overhang both encroach over the Southern property line. Though they are existing non-conforming, has there been any communication with the other property owner about retaining these?

4) Please confirm that clear glass is being used as the façade glazing material for all windows at frontage.

5) The building materials at frontage do not appear to comply with the standards outlined below:

| Building Materials | | | | |
|---|---|---|---|---|
| Primary Building Material on Facades | Brick | P | Authentic stucco over masonry | P |
| | Natural stone | P | Exposed concrete | NP |
| | Wood | P | Aluminum siding | NP |
| | Cementitious siding | P | Vinyl siding | NP |
| | Corrugated and/or sheet metal | NP | | |

Staff recollection is that the material presented when initially discussing this project was an attractive material, is it one of the listed materials or a separate material? If it is different and something the Commission views favorably, Staff would be supportive of adding that to the list of approved materials for this zone and similar zones. If the Commission doesn't look favorably on it, a compliant material would have to be substituted.

6) Under current regulations, parking must be located within or behind the primary structure. There is a proposed text amendment (2025-41R) that would change this requirement if approved by the Commission.

7) Please confirm the driveway/vehicular entrance width is 24 feet, which is the maximum allowed.

8) Continuous shrubs around foundation at façade are required as the front yard is ≥ 3 feet deep. Please revise the landscape plan accordingly.

9) The maximum height for fencing at frontage is 3.5 feet. Staff believe when initially discussing this project, it was indicated the owner is seeking something taller for security purposes. Staff is not opposed to increasing the height in this zone at the frontage, provided it is a decorative fence as discussed.

10) What material will be used for the fencing? Picket-type natural wood, brick, natural stone, stucco over masonry, wrought iron, or aluminum are permitted at frontage.

11) Please confirm screening exists or will be installed to comply with the below standards:

| Additional Standards | |
|---|---|
| Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property | R; except at Driveways:<br><br>Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or Fence not at Frontages or Adjacent to Civic Space. |

12) Please submit copies of all necessary federal, state, and local permits required for recycling operations per section 4.3.9.G.4.bs of the zoning regulations.

13) No parking space shall be more than 72 feet away from a tree per section 4.3.12.C.16.h, please demonstrate compliance with this regulation on the site plan and/or landscape plan.

14) Please provide a proposed photometric plan.

15) Please indicate how the project complies with the sustainable roofing requirement outlined in section 6.11.2.A and how the usable roof area was determined.

16) Please demonstrate compliance with the Special Permit standard found in section 8.4.8.G (subsections 1.f-j and 2.p).

17) I have referred this application to the Conservation Office. Please provide comments/approvals from the Health Department, DPW, WPCA etc. The link to the webpage can be found here.

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (amelia.williams@norwalkct.gov) or call (203-854-7259) if you have any questions regarding your application or the application process.

Sincerely,

Amelia Williams
Land Use Planner

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

July 24, 2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901

**Re: 40 Meadow Street**
**Supplemental Review of Special Permit and CSPR Application #2025-46**
Redevelopment of a recycling facility at Lajoie's Auto Wrecking, Inc.

Dear Attorney Suchy:

I have reviewed the revised materials and preliminary review response letter submitted to this office. Tentatively, the Commission is scheduled to continue the Public Hearing at their August 6, 2025, meeting. The below reflects my comments and the Commission may continue their review of the application at their regularly scheduled meetings that follow.

1) It is Staff's understanding that the Site Plan Set was most recently revised on 7/22/25. Please provide a digital version of these materials. This revision appears to provide continuous shrubs around foundation at façade with the exception in front of the roll-up window. How will the car be moved in and out of the building?

2) The building materials at frontage do not comply with the standards outlined below:

| Building Materials | | | | |
|---|---|---|---|---|
| Primary Building Material on Facades | Brick | P | Authentic stucco over masonry | P |
| | Natural stone | P | Exposed concrete | NP |
| | Wood | P | Aluminum siding | NP |
| | Cementitious siding | P | Vinyl siding | NP |
| | Corrugated and/or sheet metal | NP | | |

Please specify the material proposed, as Staff plan to include it as a Permitted material for the SD-LI zone in the next text amendment. However, until the amendment is effective the Commission cannot approve a non-compliant material. Staff suggest revising the plans to depict a compliant material and applying for a zoning permit with this material after the amendment is effective.

3) The maximum height for fencing at frontage is 3.5 feet. Please confirm if the proposed fence is replacing the existing fence in kind, with no increase to height or change in location.

4) Thank you for confirming that the screening from frontage is compliant. Please confirm that screening exists or will be installed to comply with the below standards *from adjacent property*:

| Additional Standards | |
|---|---|
| Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property | R; except at Driveways:<br><br>Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or Fence not at Frontages or Adjacent to Civic Space. |

5) Please submit copies of all necessary federal, state, and local permits required for recycling operations per section 4.3.9.G.4.bs of the zoning regulations. These were not received with the initial submission or any subsequent submissions of revised materials or responses.

6) Please provide an update as to when the proposed photometric plan will be submitted.

7) Please provide certification from a professional that the Kynar coated, insulated metal roof meets "cool roof" standards.

8) Please provide an update as to when a sustainability consultant will deliver documentation that the proposal complies with the Special Permit standard found in section 8.4.8.G (subsections 1.f-j and 2.p).

9) Please provide comments from the City Arborist when received.

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (amelia.williams@norwalkct.gov) or call (203-854-7259) if you have any questions regarding your application or the application process.

Sincerely,

Amelia Williams

Amelia Williams
Land Use Planner

July 14, 2025

Attn: Amelia Williams, Land Use Planner
Planning & Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06856

**RE: P&Z Comment Response - 40 Meadow Street; Norwalk**

Ms. Williams,

This letter is in response to comments provide by the City of Norwalk Planning & Zoning Department dated June 17, 2025 in reference to plans title "*Site Development Plans for an Existing Recycling Facility" dated June 2, 2025* prepared by LANDTECH. See below for itemized responses to the comments.

1) *Proof of the required notice sign must be provided at least fifteen (15) days prior to the Public Hearing and proof of mailing notices to properties within 100' must be provided at least ten (10) days prior. Staff will coordinate the legal notice publication.*
   **Response: Proof has been provided to staff.**

2) *Staff suggests silt fence location be depicted on the site plan in addition to the description in General Erosion and Sediment Control Note 2.*
   **Response: The entire existing site is fully paved, which does not allow for installing staked silt fence. Our opinion is haybales are a more practical option for this use case. Further, there is no substantial earth moving associated with this project so it is not anticipated**

3) *The electric transformer and metal overhang both encroach over the Southern property line. Though they are existing non-conforming, has there been any communication with the other property owner about retaining these?*
   **Response: The adjacent neighbor is aware of the existing encroachments and has indicated that they are not opposed to the encroachments remaining.**

4) *Please confirm that clear glass is being used as the façade glazing material for all windows at frontage.*
   **Response: Yes, there is clear glazing proposed for the façade glazing.**

*5) The building materials at frontage do not appear to comply with the standards outlined below…*

| Building Materials | | | | |
|---|---|---|---|---|
| Primary Building Material on Facades | Brick | P | Authentic stucco over masonry | P |
| | Natural stone | P | Exposed concrete | NP |
| | Wood | P | Aluminum siding | NP |
| | Cementitious siding | P | Vinyl siding | NP |
| | Corrugated and/or sheet metal | NP | | |

*Staff recollection is that the material presented when initially discussing this project was an attractive material, it it one of the listed materials or a separate material? If it is different and something the commission views favorably, Staff would be supportive of adding that to the list of approved materials for this zone and similar zones. If the commission doesn't look favorably on it, a compliant material would have to be substituted.*

**Response: The materials proposed for the Main Building facade are of a metal panel system that will simulate "wood" clapboard siding and metal panels to simulate a smooth Kynar coated material.**
**This innovative cladding allows the exterior of the building to have sufficient resistance against harsh elements. Well protected against corrosion, weather, and flammable combustion, the metal siding panel systems is a durable solution for a modern and sustainable facade. With optimal reflectivity of top-graded aluminum, the siding panels reflect exterior heat and light well and thus protect building interiors. Using eco-friendly materials help achieve the greater sustainable life of the building.**

**The physical samples of the material will be provided to Zoning staff. We are attaching a photo that demonstrates how the metal panels system and metal "wood" would appear on a building.**

**We are also preparing a Rendering of the Proposed Building with these materials and will be providing to Zoning Staff under separate cover.**

Sample of both Metal panels and horizontal "wood" siding.

Sample of two different colors of the horizontal "wood" panel siding system.

6) *Under current regulations, parking must be located within or behind the primary structure. There is a proposed text amendment (2025-41R) that would change this requirement if approved by the Commission.*

**Response: The parking on the property is pre-existing non-conforming and will be retained. We are aware of the text amendment and if approved will address the parking concern.**

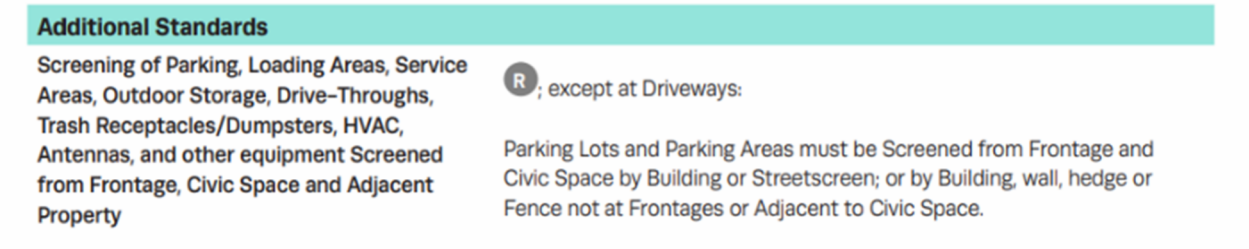
7) *Please confirm the driveway/vehicular entrance width is 24 feet, which is the maximum allowed.*
**Response: The driveway entrance is 24 feet in width. A dimension has been added to the plans. See Sheet C-1.1.**

8) *Continuous shrubs around foundation at façade are required as the front yard is > 3 feet deep. Please revise the landscape plan accordingly.*
**Response: Shrubs have been provided around the foundation to the greatest extent possible. There is a section along the front façade of the building that will house a historic racecar for viewing. The car will be moved in and out of the building at times so any foundation plantings would be damaged each time this occurs. As such, we are requesting that this section of the foundation be permitted to be left open.**

9) *The maximum height for fencing at frontage is 3.5 feet. Staff believe when initially discussing this project, it was indicated the owner is seeking something taller for security purposes. Staff is not opposed to increasing the height in this zone at the frontage, provided it is a decorative fence as discussed.*
**Response: For security purposes an eight-foot-high security fence is required for this type of operation.**

10) *What material will be used for the fencing? Picket-type natural wood, brick, natural stone, stucco over masonry, wrought iron, or aluminum are permitted at frontage.*
**Response: The security fence is intended to be a black metal vertical picket-type style. A sample photo has been provided below for reference.**

11) *Please confirm screening exists or will be installed to comply with the below standards.*



| Additional Standards | |
|---|---|
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**Response: The entire frontage of the property is fully screened by an eight-foot-high fence and gate. In addition to the fence, there will be landscaping installed between the fence and parking/building to provide additional screening. It is our understanding that the screening provided complies with the standards.**

12) *Please submit copies of all necessary federal, state, and local permits required for recycling operations per section 4.3.9.G.4.bs of the zoning regulations.*
**Response: Copies of all relevant permits/licenses have been provided with this submittal.**

13) *No parking space shall be more than 72 feet away from a tree per section 4.3.12.C.16.h, please demonstrate compliance with this regulation on the site plan and/or landscape plan.*
**Response: Additional trees have been added adjacent to all proposed parking to comply with this requirement. See Sheet L-1.0.**

14) *Please provide a proposed photometric plan.*
**Response: A photometric plan is being prepared and will be provided to Zoning Staff under separate cover.**

15) *Please indicate how the project complies with the sustainable roofing requirement outlined in section 6.11.2.A and how the usable roof area was determined.*
**Response: The solar panel area has been revised to include the roof area of the south side of the High-bay metal building structure (as that is the optimal side for the solar panel location.) The High-bay building structure will also have a Kynar coated, insulated metal roof will meet the a "cool roof" requirement.**

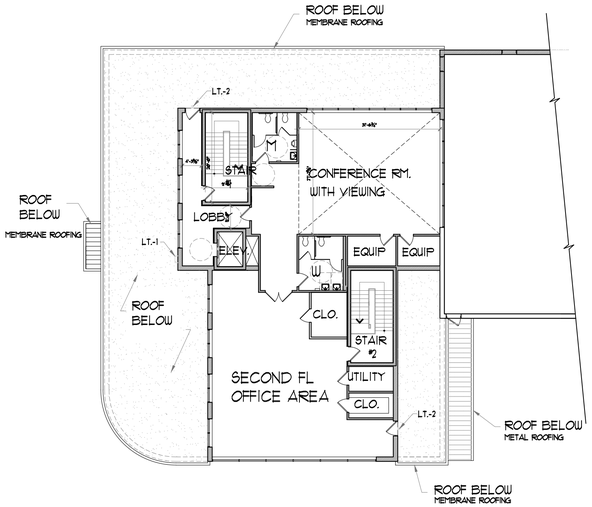
16) *Please demonstrate compliance with the Special Permit standard found in section 8.4.8.G (subsections 1.f-j and 2.p).*
**Response: A sustainability consultant will need to be engaged to provide documentation and compliance with the Special Permit requirements of 8.4.8.G (subsection h-j) and 2p.**

17) *I have referred this application to the Conservation office. Please provide comments/ approvals from the*

*Health Department, DPW, WPCA etc.*
**Response: We have received comments from DPW and have provided responses. We have not received any comments from WPCA to date but we will follow up with their office to inquire when comments will be provided. There is no Health Department component to the proposal thus no comment or approval is required from the Health Department.**

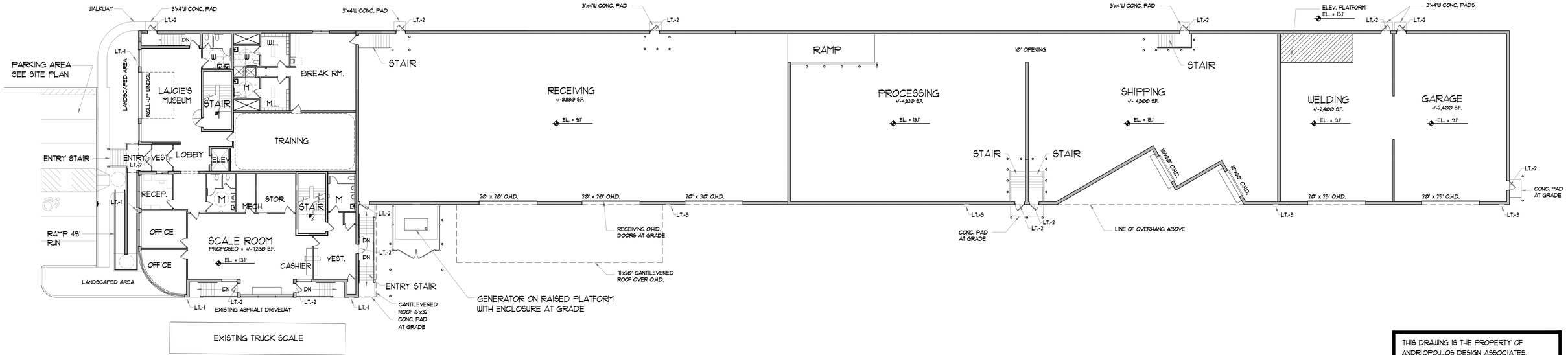
Sincerely,

Curt Lowenstein, P.E.




## SECOND FLOOR PLAN

SCALE: 1/16"=1'-0" +/-3,942 S.F. (GROSS)




## FIRST FLOOR PLAN

SCALE: 1/16"=1'-0" 32,181 S.F. (GROSS FOOTPRINT)

### LIGHTING LEGEND

| | | |
|---|---|---|
| LT.-1 | WALL MOUNTED LIGHT W/ MOTION SENSOR SHOWN AT APPROX. +/- 18'-0" AT 1ST FLR. AND AT 2ND FLR IN FRONT APPROX. +/- 12'-4" ABOVE ROOF. | |
| LT.-2 | WALL MOUNTED LIGHTS @ EXT. DOORS SHOWN AT APPROX. +/- 8'-8" ABOVE GRADE | |
| LT.-3 | WALL MOUNTED LIGHT W/ MOTION SENSOR SHOWN AT APPROX. +/- 25'-0" | |

PRELIMINARY- REV. 7/14/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT 06854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

## NOTES

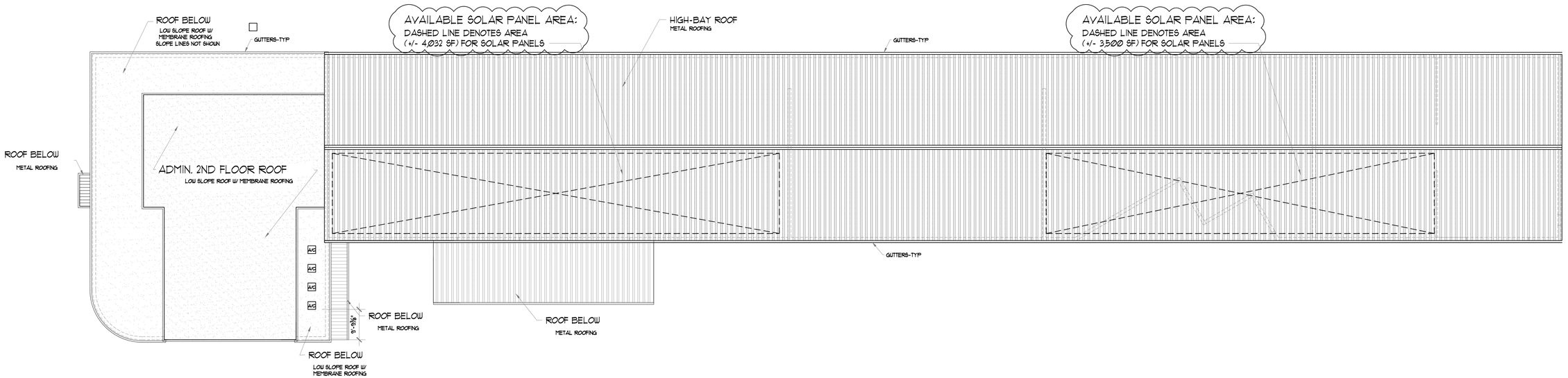
1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| 2 | 7/14/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
FIRST FLOOR PLAN
SECOND FLOOR PLAN

Scale: 1/16" - 1'-0"
Date: 10/29/24
Drawn By: JVL
Project No: 24-115
Drawing No: **A-1**

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com




## ROOF PLAN

SCALE: 1/16"=1'-0"

PRELIMINARY - REV. 7/14/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT 06854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

## NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| 2 | 7/14/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

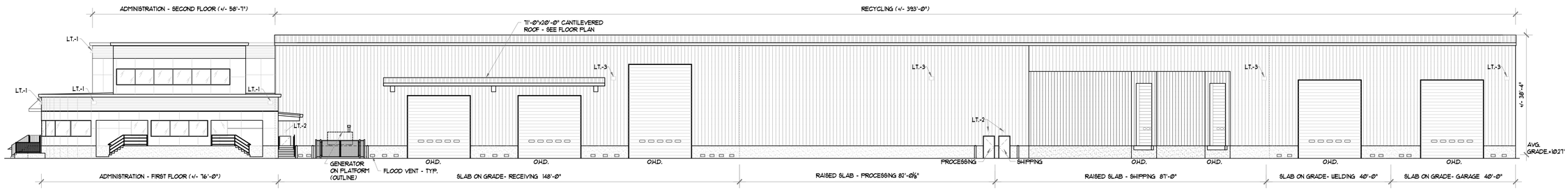
**Drawing Title:** ROOF PLAN

**Scale:** 1/16" - 1'-0"
**Date:** 10/23/24
**Drawn By:** JVL
**Project No:** 24-115
**Drawing No:** A-2

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

## FRONT ELEVATION - (FACING MEADOW STREET)

SCALE: 1/8" = 1'-Ø"




## RIGHT ELEVATION - (FACING DRIVEWAY)

SCALE: 1/16" = 1'-Ø"

PRELIMINARY- REV. 7/14/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT Ø6854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT Ø6854

### NOTES

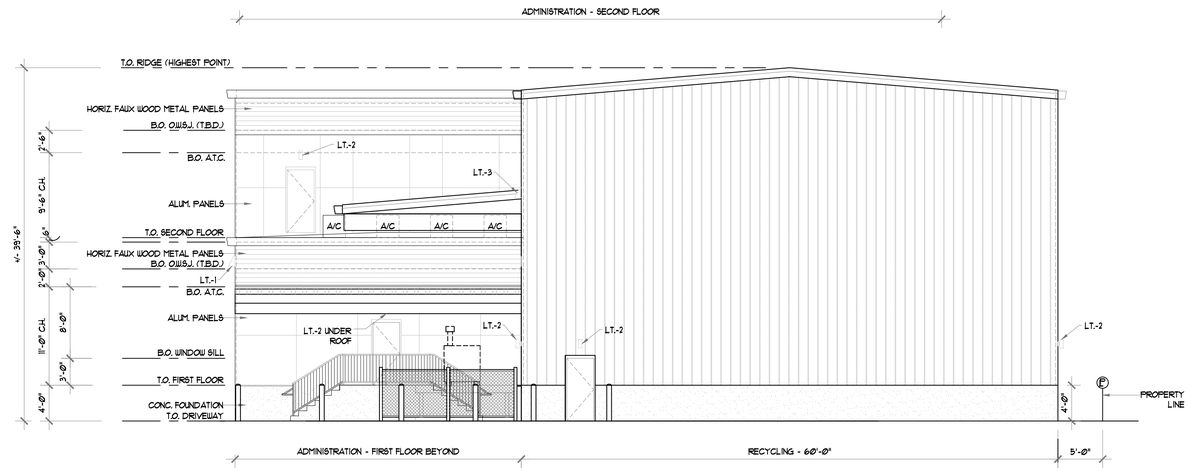
1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| 2 | 7/14/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
FRONT & RIGHT ELEVATIONS

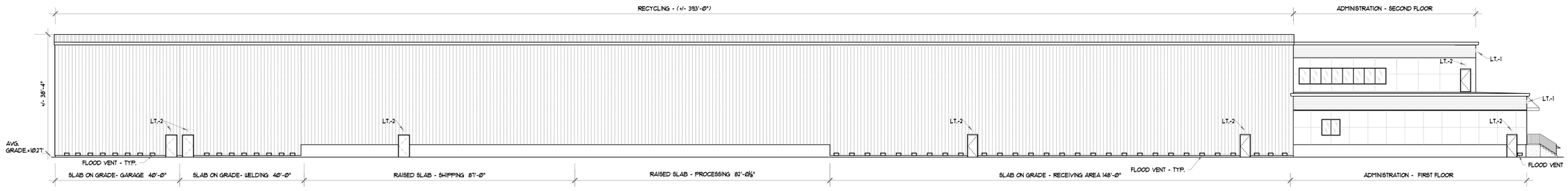
**Scale:** AS NOTED
**Date:** 10/23/24
**Drawn By:** JVL
**Project No:** 24-115
**Drawing No:** A-3

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com




## REAR ELEVATION

SCALE: 1/8" = 1'-0"




## LEFT ELEVATION

SCALE: 1/16" = 1'-0"

PRELIMINARY- REV. 7/14/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

THIS DRAWING IS THE PROPERTY OF ANDRIOPOULOS DESIGN ASSOCIATES, ARCHITECTS LLC. ANY UNAUTHORIZED USE, IN PART OR IN WHOLE IS STRICTLY PROHIBITED. ©

**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT 06854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

## NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| 2 | 7/14/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
REAR AND LEFT ELEVATION

**Scale:** 1/16" = 1'-0"
**Date:** 10/23/24
**Drawn By:** JVL
**Project No:** 24-115
**Drawing No:** A-4

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
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203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

ADA-24-115 PROPOSED FRONT ELEVATION VIEW - NEW RECYCLING FACILITY - 40 Meadow Street, Norwalk, CT 7/14/25

ADA
ARCHITECTS
Andriopoulos Design Assoc., LLC
16 River Street, 2nd FL
Norwalk, CT 06850
203-853-8006
ADA@andriopoulosdesign.com

ADA-24-115 PROPOSED RENDERING (Looking SE) - NEW RECYCLING FACILITY- 40 Meadow Street, Norwalk, CT 7/14/25

ADA
ARCHITECTS
Andriopoulos Design Assoc., LLC
16 River Street, 2nd FL
Norwalk, CT 06850
203-853-8006
ADA@andriopoulosdesign.com

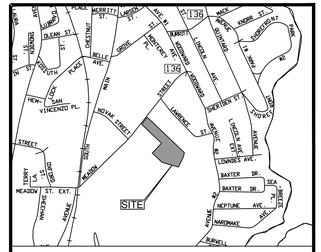
# SITE DEVELOPMENT PLANS

# FOR AN EXISTING

# RECYCLING FACILITY

## DRAWING SHEET INDEX

| SHEET NO. | SHEET TITLE |
|---|---|
| T-1.0 | COVER SHEET |
| SV-1.0 | EXISTING CONDITIONS SURVEY |
| SV-1.1 | PROPOSED CONDITIONS SURVEY |
| C-1.0 | SITE DEMOLITION PLAN |
| C-1.1 | SITE LAYOUT PLAN |
| C-1.2 | SITE DEVELOPMENT PLAN |
| C-2.0 | SOIL EROSION AND SEDIMENT CONTROL PLAN & DETAILS |
| C-3.0 | CONSTRUCTION NOTES & DETAILS |
| L-1.0 | LANDSCAPE PLAN |




LOCATION MAP
(NTS)

## GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 40 MEADOW STREET TAKEN FROM ZONING LOCATION & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED 4/11/2024.
2. DATUM: NAVD88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (ELEV. = 11) AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0533G, EFFECTIVE 7/8/2013.
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.
8. ALL EXISTING CATCH BASINS TO REMAIN SHALL HAVE ALL SEDIMENT REMOVED AND ALL EXISTING STORM PIPING TO REMAIN SHALL BE JETTED TO REMOVE ANY SEDIMENT OR DEBRIS PRIOR TO THE INSTALLATION OF ANY PROPOSED STORMWATER INFRASTRUCTURE.
9. DESIGN FLOOD ELEVATION = BFE + 2'
   11.0' + 2.0' = 13.0'
10. PORTIONS OF THE PROPOSED BUILDING BELOW THE DESIGN FLOOD ELEVATION SHALL BE DRY FLOOD PROOFED IN ACCORDANCE WITH FEMA TECHNICAL BULLETIN (T.B.) 3, LATEST EDITION. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND STRUCTURAL ENGINEER TO ENSURE COMPLIANCE WITH T.B. 3.

| REVISION DATE | ISSUE |
|---|---|
| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

COVER SHEET

| PROJECT No. | | |
|---|---|---|
| 24049-01 | | |
| DATE: 06/02/2025 | DESIGNED BY: CM | CHECKED BY: RPP |

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · NOT TO BE COPIED · 27803 LICENSED PROFESSIONAL ENGINEER

**T-1.0**


T:\1. ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST, NORWALK\DRAWINGS\941 MEADOW STREET - SITE PLAN.DWG

## ZONING DATA

**ZONING DISTRICT: "SD-LI" LIGHT INDUSTRIAL SPECIAL DISTRICT**

**USE: RECYCLING FACILITY**

| DIMENSIONAL | | REQUIRED/ALLOWED | EXISTING | CONFORMS |
|---|---|---|---|---|
| **LOT OCCUPATION** | | | | |
| LOT AREA (MIN.) | | 5,000 SF | 156,262 SF | Y |
| LOT WIDTH (MIN.) | | 50' | 125.11' | Y |
| LOT/BUILDING SITE ENFORCEMENT | | MUST ENFRONT A STREET | CONFORMS | Y |
| IMPERVIOUS SURFACE COVERAGE | MAX. | 50% (BUILDINGS)<br>90% (BUILDINGS AND PARKING) | 15.3% (23,959 SF)<br>100% (FULLY PAVED) | N |
| **SETBACKS** | | | | |
| YARDS (MIN.) | FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | 68.1' | Y |
| | 2ND FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | N/A | - |
| | SIDE | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | - |
| | REAR | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | - |
| DENSITY | | 1 DWELLING UNIT PER 1,650 SF | EXISTING | - |
| NUMBER OF BUILDINGS | | 1 MAX (PRINCIPAL BUILDING)<br>NOT REGULATED (ACCESSORY BUILDING) | EXISTING | Y |
| **BUILDING STANDARDS** | | | | |
| BUILDING HEIGHT | MAX. | 4 STORIES[2,3] (PRINCIPAL)<br>15' (ACCESSORY) | EXISTING | Y |
| CEILING HEIGHT | MAX. | 20', GROUND FLOOR (PRINCIPAL) | EXISTING | Y |
| | MIN. | 15' (ACCESSORY) | | |
| GROUND FLOOR ELEVATION | | 18" MIN., 36" MAX.[4] | EXISTING | Y |
| **BUILDING TYPES** | | | | |
| PERMITTED: | | 1. LIVE/WORK<br>2. JEWEL BOX<br>3. MIXED USE<br>4. FLEX<br>5. CIVIC | EXISTING | - |
| **VEHICULAR PARKING REQUIREMENTS** | | | | |
| VEHICLE PARKING SPACES | | RECYCLING OPERATIONS:<br>1 SPACE PER EMPLOYEE<br>NUMBER OF EMPLOYEES = 20<br>PARKING SPACES REQUIRED: 20 SPACES | 0 | N |
| BICYCLE PARKING | | 1 SPACE PER 20,000 SF BUILDING AREA<br>OR 1 SPACE PER 10 VEHICLE SPACES<br>(WHICHEVER IS GREATER)<br>23,100 SF FLOOR AREA = 1.15 SPACES<br>BICYCLE SPACES REQUIRED: 2 SPACES | 0 | N |
| LOADING SPACES | | >3,000 SF - 25,000 SF<br>1 SPACE REQUIRED<br>10' W x 50' L x 15' H | 1 | Y |
| **FLOOD ZONE REQUIREMENTS** | | | | |
| FEMA FLOOD ZONE "AE"<br>BASE FLOOD ELEVATION (BFE) = 11 | | DESIGN FLOOD ELEVATION (DFE) = BFE + 2'<br>(DFE = 13) | EXISTING | N |

**NOTES:**

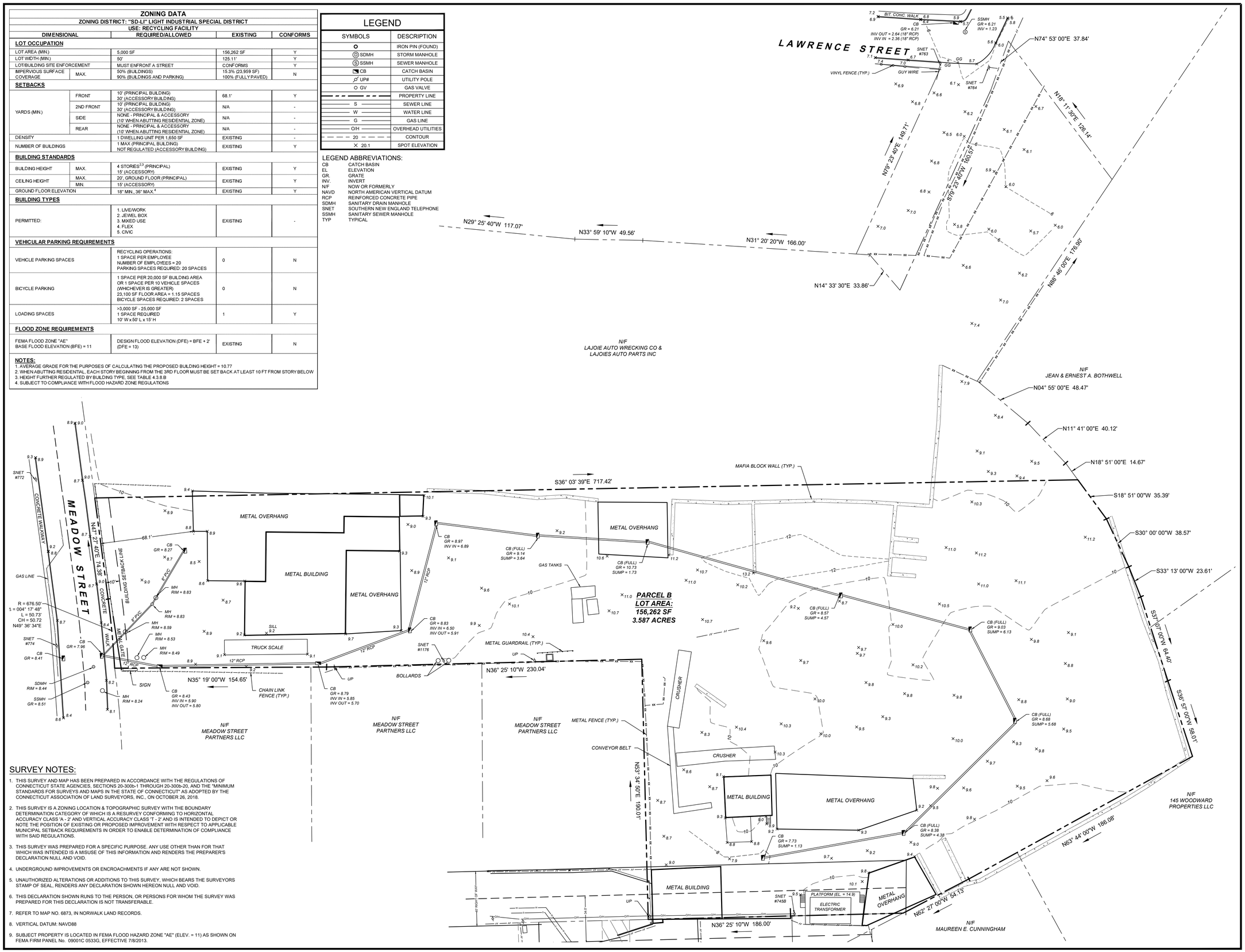
1. AVERAGE GRADE FOR THE PURPOSES OF CALCULATING THE PROPOSED BUILDING HEIGHT = 10.77
2. WHEN ABUTTING RESIDENTIAL, EACH STORY BEGINNING FROM THE 3RD FLOOR MUST BE SET BACK AT LEAST 10 FT FROM STORY BELOW.
3. HEIGHT FURTHER REGULATED BY BUILDING TYPE. SEE TABLE 4.3.8.B
4. SUBJECT TO COMPLIANCE WITH FLOOD HAZARD ZONE REGULATIONS

## LEGEND

| SYMBOLS | DESCRIPTION |
|---|---|
| ○ | IRON PIN (FOUND) |
| (D) SDMH | STORM MANHOLE |
| (S) SSMH | SEWER MANHOLE |
| CB | CATCH BASIN |
| UP# | UTILITY POLE |
| GV | GAS VALVE |
| | PROPERTY LINE |
| S | SEWER LINE |
| W | WATER LINE |
| G | GAS LINE |
| O/H | OVERHEAD UTILITIES |
| 20 | CONTOUR |
| × 20.1 | SPOT ELEVATION |

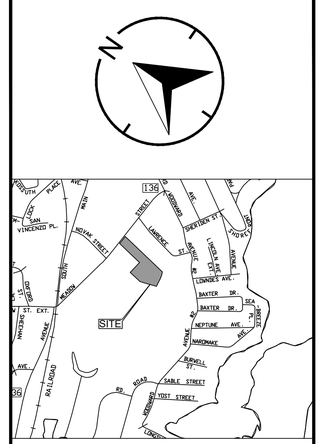
LEGEND ABBREVIATIONS:

| | |
|---|---|
| CB | CATCH BASIN |
| EL | ELEVATION |
| GR. | GRATE |
| INV. | INVERT |
| N/F | NOW OR FORMERLY |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| RCP | REINFORCED CONCRETE PIPE |
| SDMH | SANITARY DRAIN MANHOLE |
| SNET | SOUTHERN NEW ENGLAND TELEPHONE |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |




## SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 6873, IN NORWALK LAND RECORDS.
8. VERTICAL DATUM: NAVD88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (ELEV. = 11) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0533G, EFFECTIVE 7/8/2013.




LOCATION MAP
(1" = 1000')

PROPERTY INFORMATION:

OWNER: LaJOIE'S AUTO WRECKING CO,
ADDRESS: 40 MEADOW STREET
NORWALK, CT

LOT AREA: 156,262 SF, 3.587 AC
ZONE: "SD-LI"
DEED: BK. 3549 PG. 151

MAP: 2
BLOCK: 91
LOT: 51

| REVISION DATE | ISSUE |
|---|---|
| 06/02/2025 | REVISED ZONING CHART |
| 05/22/2025 | REVISED BUILDING SETBACKS |
| 01/29/2025 | REVISED ZONING CHART |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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION &
TOPOGRAPHIC SURVEY

PROJECT No. 24049-01

DATE: 04/11/2024 | DRAWN BY: CM | CHECKED BY: TAD

SCALE: 1" = 30'

IN FEET
0 30 60 90

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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

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

**SV-1.0**

T:\1- ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\SURVEY\LAJOIE - 40 MEADOW ROAD - SURVEY.DWG

## ZONING DATA

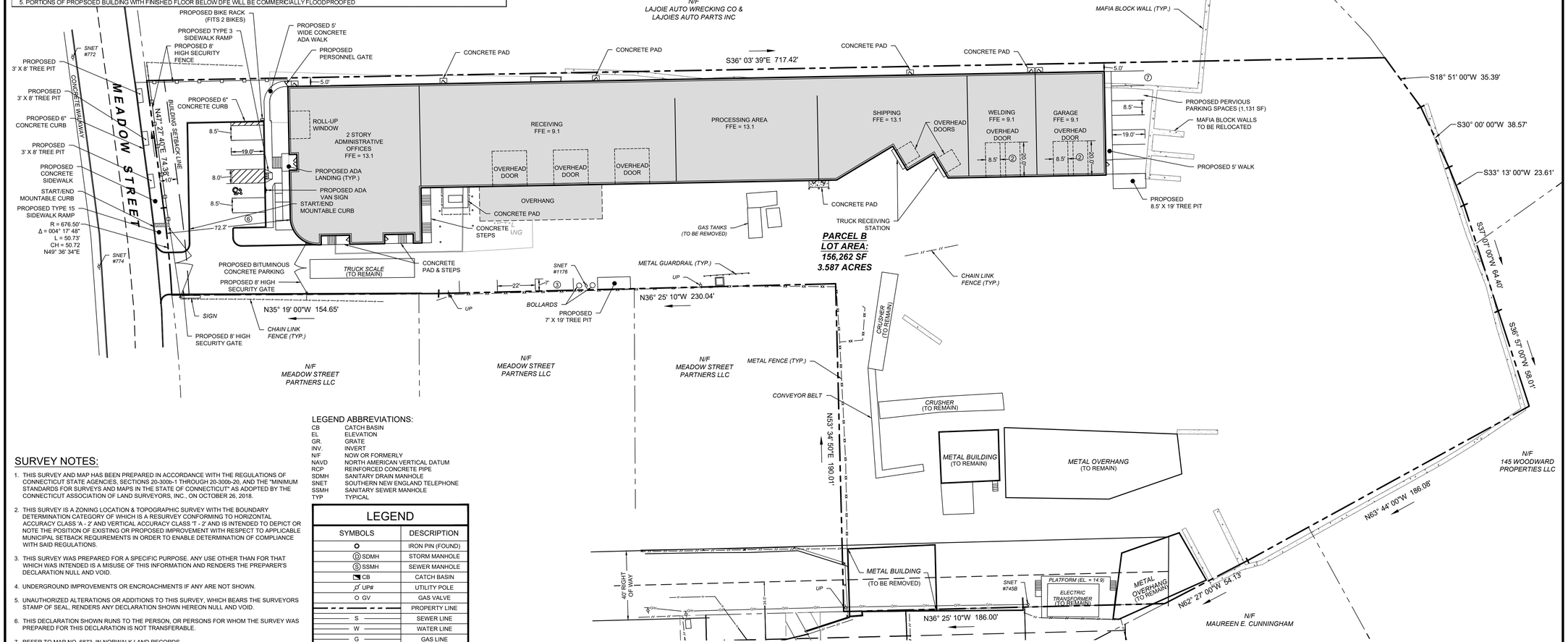
**ZONING DISTRICT: "SD-LI" LIGHT INDUSTRIAL SPECIAL DISTRICT**

**USE: RECYCLING FACILITY**

| DIMENSIONAL | | REQUIRED/ALLOWED | EXISTING | PROPOSED | CONFORMS |
|---|---|---|---|---|---|
| **LOT OCCUPATION** | | | | | |
| LOT AREA (MIN.) | | 5,000 SF | 156,262 SF | 156,262 SF | Y |
| LOT WIDTH (MIN.) | | 50' | 125.11' | 125.11' | Y |
| LOT/BUILDING SITE ENFORCEMENT | | MUST ENFRONT A STREET | CONFORMS | CONFORMS | Y |
| IMPERVIOUS SURFACE COVERAGE | MAX. | 50% (BUILDINGS)<br>90% (BUILDINGS AND PARKING) | 15.3% (23,959 SF)<br>100% (FULLY PAVED) | 25.6% (40,070 SF)<br>94.9% (148,251 SF) | N |
| **SETBACKS** | | | | | |
| YARDS (MIN.) | FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | 68.1' | 72.2' | Y |
| | 2ND FRONT | 10' (PRINCIPAL BUILDING)<br>30' (ACCESSORY BUILDING) | N/A | N/A | - |
| | SIDE | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | N/A | - |
| | REAR | NONE - PRINCIPAL & ACCESSORY<br>(10' WHEN ABUTTING RESIDENTIAL ZONE) | N/A | N/A | - |
| DENSITY | | 1 DWELLING UNIT PER 1,650 SF | EXISTING | N/A | - |
| NUMBER OF BUILDINGS | | 1 MAX (PRINCIPAL BUILDING)<br>NOT REGULATED (ACCESSORY BUILDING) | EXISTING | 1 | Y |
| **BUILDING STANDARDS** | | | | | |
| BUILDING HEIGHT | MAX. | 4 STORIES[2,3] (PRINCIPAL)<br>15' (ACCESSORY) | EXISTING | 2 STORIES (PRINCIPAL)<br>(SEE ARCHITECT'S PLANS) | Y |
| CEILING HEIGHT | MAX. | 20', GROUND FLOOR (PRINCIPAL) | EXISTING | 16' GROUND FLOOR<br>(PRINCIPAL) | Y |
| | MIN. | 15' (ACCESSORY) | | | |
| GROUND FLOOR ELEVATION | | 18" MIN., 36" MAX.[4] | EXISTING | ±28" | Y |
| **BUILDING TYPES** | | | | | |
| PERMITTED: | | 1. LIVE/WORK<br>2. JEWEL BOX<br>3. MIXED USE<br>4. FLEX<br>5. CIVIC | EXISTING | FLEX | Y |
| **VEHICULAR PARKING REQUIREMENTS** | | | | | |
| VEHICLE PARKING SPACES | | RECYCLING OPERATIONS:<br>1 SPACE PER EMPLOYEE<br>NUMBER OF EMPLOYEES = 20<br>PARKING SPACES REQUIRED: 20 SPACES | 0 | 20 SPACES<br>(INCLUDES 1 HANDICAP) | Y |
| BICYCLE PARKING | | 1 SPACE PER 20,000 SF BUILDING AREA<br>OR 1 SPACE PER 10 VEHICLE SPACES<br>(WHICHEVER IS GREATER)<br>23,100 SF FLOOR AREA = 1.15 SPACES<br>BICYCLE SPACES REQUIRED: 2 SPACES | 0 | 2 SPACES | Y |
| LOADING SPACES | | >3,000 SF - 25,000 SF<br>1 SPACE REQUIRED<br>10' W x 50' L x 15' H | 1 | 1 | Y |
| **FLOOD ZONE REQUIREMENTS** | | | | | |
| FEMA FLOOD ZONE "AE"<br>BASE FLOOD ELEVATION (BFE) = 11 | | DESIGN FLOOD ELEVATION (DFE) = BFE + 2'<br>(DFE = 13) | EXISTING | FINISHED FLOOR EL. = 13.1[5] | Y |

**NOTES:**

1. AVERAGE GRADE FOR THE PURPOSES OF CALCULATING THE PROPOSED BUILDING HEIGHT = 10.77
2. WHEN ABUTTING RESIDENTIAL, EACH STORY BEGINNING FROM THE 3RD FLOOR MUST BE SET BACK AT LEAST 10 FT FROM STORY BELOW
3. HEIGHT FURTHER REGULATED BY BUILDING TYPE, SEE TABLE 4.3.6.B
4. SUBJECT TO COMPLIANCE WITH FLOOD HAZARD ZONE REGULATIONS
5. PORTIONS OF PROPSOED BUILDING WITH FINISHED FLOOR BELOW DFE WILL BE COMMERCIALLY FLOODPROOFED




## SURVEY NOTES:

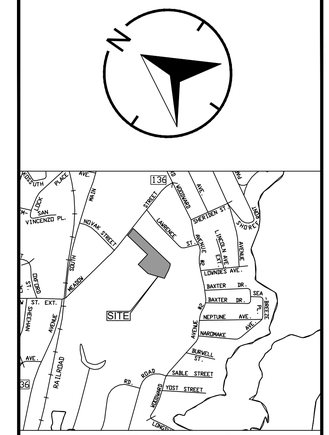
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 6873, IN NORWALK LAND RECORDS.
8. VERTICAL DATUM: NAVD88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (ELEV. = 11) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0533G, EFFECTIVE 7/8/2013.

LEGEND ABBREVIATIONS:

| | |
|---|---|
| CB | CATCH BASIN |
| EL | ELEVATION |
| GR. | GRATE |
| INV. | INVERT |
| N/F | NOW OR FORMERLY |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| RCP | REINFORCED CONCRETE PIPE |
| SDMH | SANITARY DRAIN MANHOLE |
| SNET | SOUTHERN NEW ENGLAND TELEPHONE |
| SSMH | SANITARY SEWER MANHOLE |
| TYP | TYPICAL |

### LEGEND

| SYMBOLS | DESCRIPTION |
|---|---|
| O | IRON PIN (FOUND) |
| (D) SDMH | STORM MANHOLE |
| (S) SSMH | SEWER MANHOLE |
| CB | CATCH BASIN |
| UP# | UTILITY POLE |
| GV | GAS VALVE |
| | PROPERTY LINE |
| S | SEWER LINE |
| W | WATER LINE |
| G | GAS LINE |
| O/H | OVERHEAD UTILITIES |
| 20 | CONTOUR |
| X 20.1 | SPOT ELEVATION |




LOCATION MAP
(1" = 1000')

PROPERTY INFORMATION:

OWNER: LaJOIE'S AUTO WRECKING CO,
ADDRESS: 40 MEADOW STREET
NORWALK, CT

LOT AREA: 156,262 SF, 3.587 AC
ZONE: "SD-LI"
DEED: BK. 3549 PG. 151

MAP: 2
BLOCK: 91
LOT: 51

| 7/9/2025 | REVISED PER P&Z, DPW, AND TMP |
|---|---|
| REVISION DATE | ISSUE |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518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

DRAWING TITLE:

ZONING IMPROVEMENT SURVEY

| PROJECT No. | | |
|---|---|---|
| 24049-01 | | |
| DATE: 06/02/2025 | DRAWN BY: CM | CHECKED BY: TAD |

SCALE: 1" = 30'

IN FEET
0 30 60 90

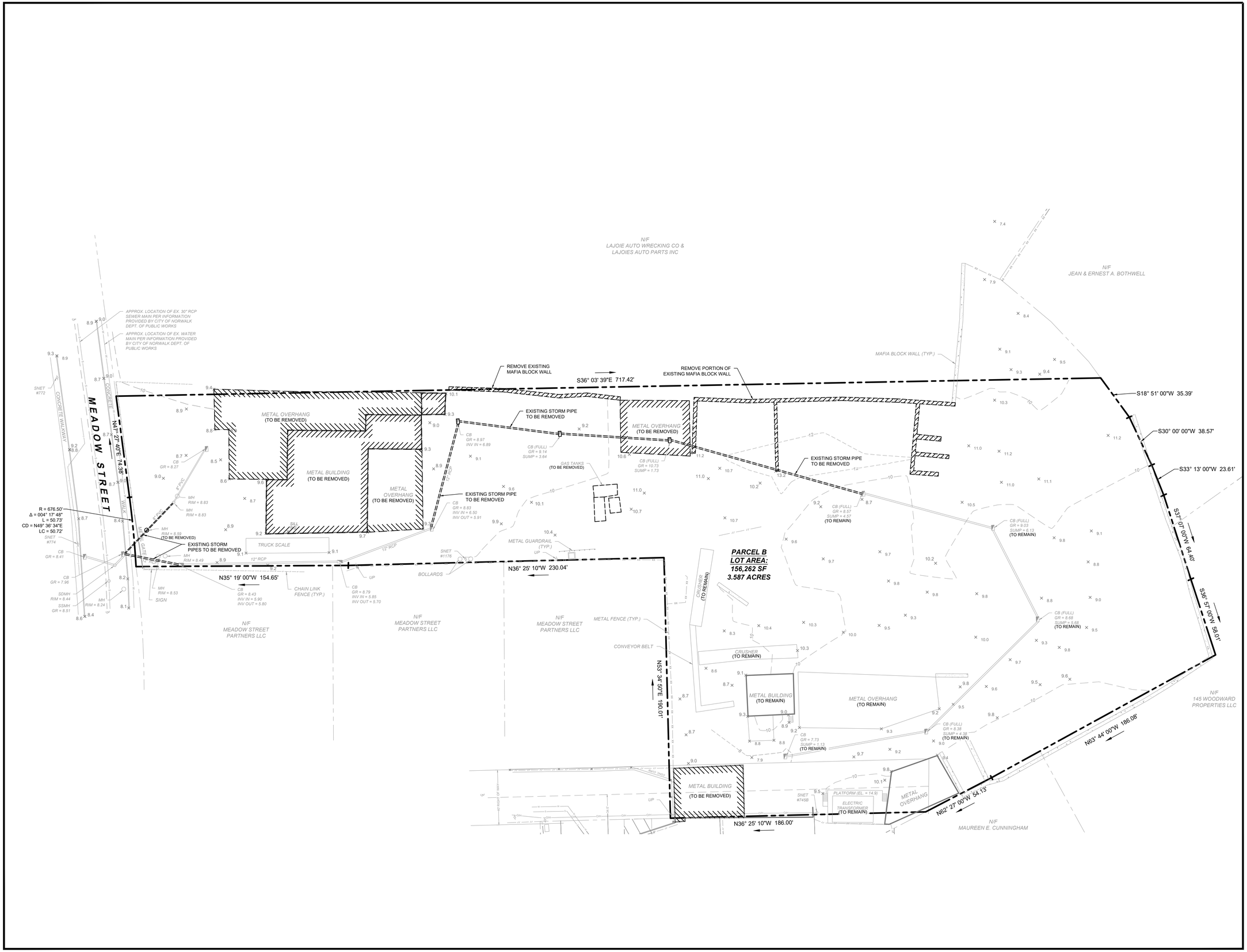
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

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

**SV-1.1**

T:\1. ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\SURVEY\ZONING IMPROVEMENT SURVEY\LAJOIE - 40 MEADOW ROAD - ZONING IMPROVEMENT SURVEY.DWG




| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |
|---|---|
| REVISION DATE | ISSUE |

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

SITE DEMOLITION PLAN

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: 1" = 30'

IN FEET

0 30 60 90

PROJECT STATUS:

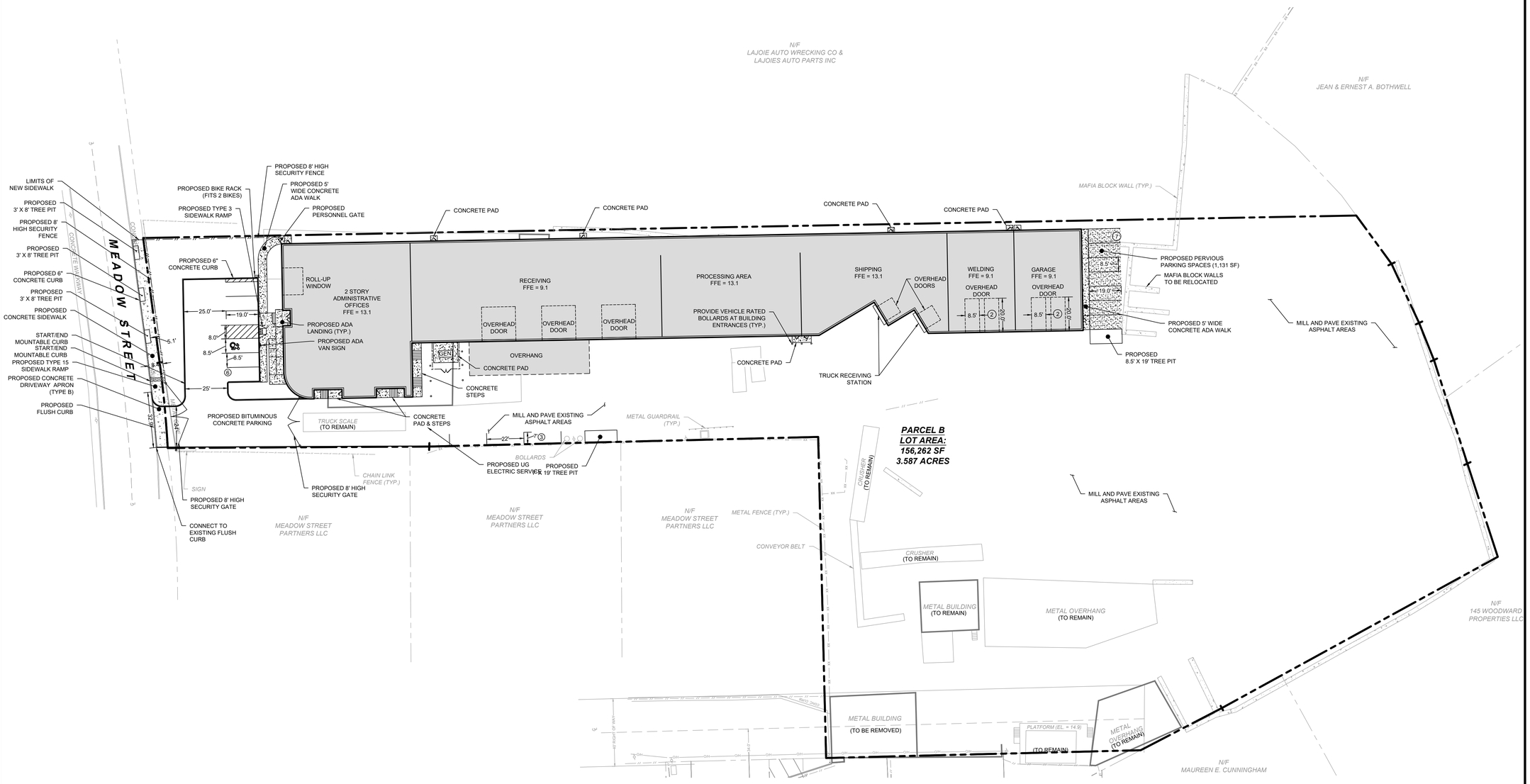
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

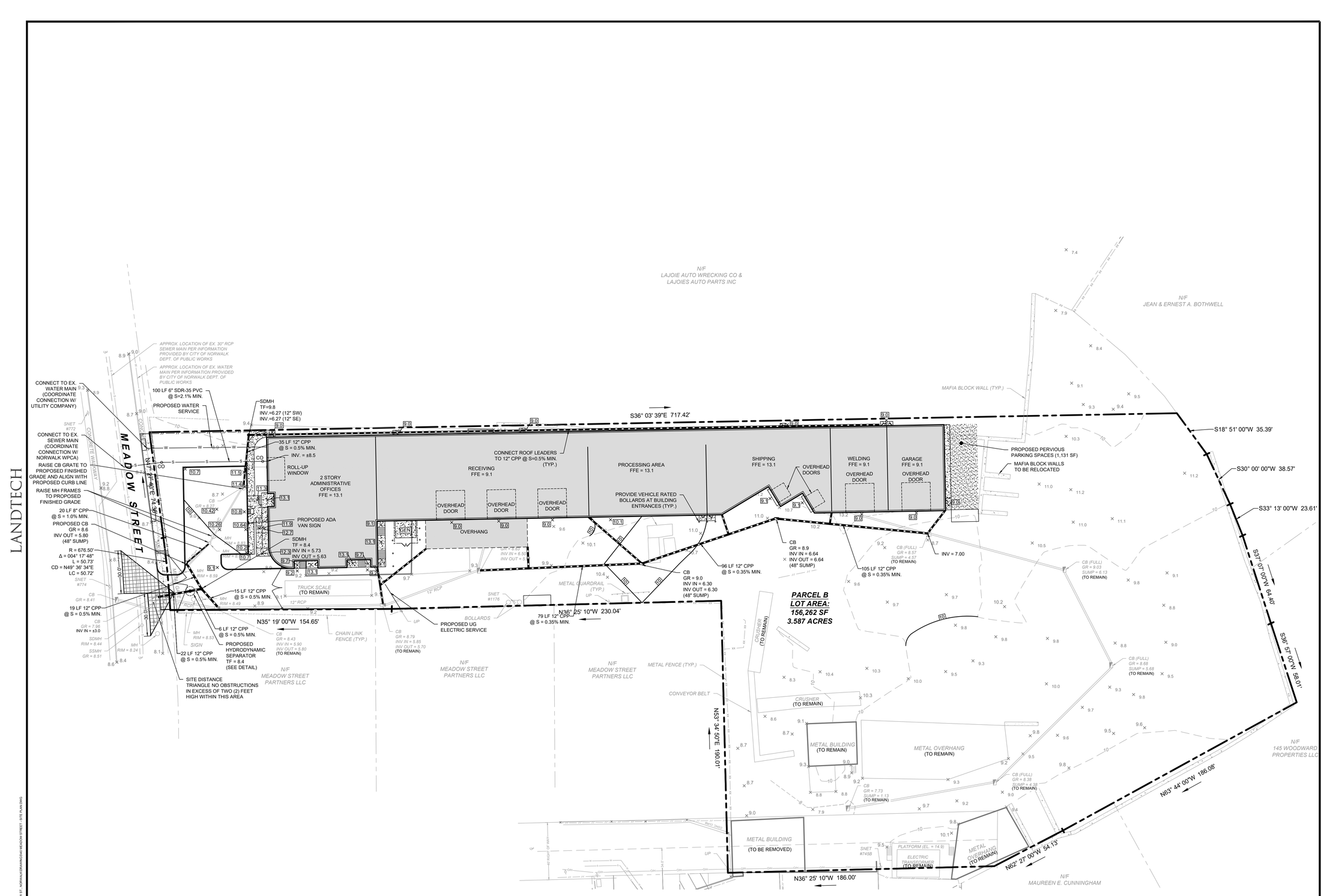
STATE OF CONNECTICUT · ANDY SOUMELIDIS · 27803 · LICENSED · PROFESSIONAL ENGINEER

C-1.0

LANDTECH

T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST. NORWALK\DRAWINGS\40 MEADOW STREET - SITE PLAN.DWG


LIMITS OF NEW SIDEWALK
PROPOSED 3' X 8' TREE PIT
PROPOSED 8' HIGH SECURITY FENCE
PROPOSED 3' X 8' TREE PIT
PROPOSED 6" CONCRETE CURB
PROPOSED 3' X 8' TREE PIT
PROPOSED CONCRETE SIDEWALK
START/END MOUNTABLE CURB
START/END MOUNTABLE CURB
PROPOSED TYPE 15 SIDEWALK RAMP
PROPOSED CONCRETE DRIVEWAY APRON (TYPE B)
PROPOSED FLUSH CURB
PROPOSED BIKE RACK (FITS 2 BIKES)
PROPOSED TYPE 3 SIDEWALK RAMP
PROPOSED 8' HIGH SECURITY FENCE
PROPOSED 5' WIDE CONCRETE ADA WALK
PROPOSED PERSONNEL GATE
CONCRETE PAD
CONCRETE PAD
CONCRETE PAD
CONCRETE PAD
MAFIA BLOCK WALL (TYP.)
N/F
LAJOIE AUTO WRECKING CO &
LAJOIES AUTO PARTS INC
N/F
JEAN & ERNEST A. BOTHWELL
MEADOW STREET
CONCRETE WHARVES
PROPOSED 6" CONCRETE CURB
ROLL-UP WINDOW
2 STORY ADMINISTRATIVE OFFICES FFE = 13.1
RECEIVING FFE = 9.1
PROCESSING AREA FFE = 13.1
SHIPPING FFE = 13.1
WELDING FFE = 9.1
GARAGE FFE = 9.1
OVERHEAD DOOR
OVERHEAD DOOR
OVERHEAD DOOR
OVERHEAD DOORS
OVERHEAD DOOR
OVERHEAD DOOR
PROVIDE VEHICLE RATED BOLLARDS AT BUILDING ENTRANCES (TYP.)
PROPOSED ADA LANDING (TYP.)
PROPOSED ADA VAN SIGN
OVERHANG
CONCRETE PAD
GEN
CONCRETE STEPS
TRUCK RECEIVING STATION
PROPOSED PERVIOUS PARKING SPACES (1,131 SF)
MAFIA BLOCK WALLS TO BE RELOCATED
PROPOSED 5' WIDE CONCRETE ADA WALK
PROPOSED 8.5' X 19' TREE PIT
MILL AND PAVE EXISTING ASPHALT AREAS
PROPOSED BITUMINOUS CONCRETE PARKING
TRUCK SCALE (TO REMAIN)
CONCRETE PAD & STEPS
MILL AND PAVE EXISTING ASPHALT AREAS
METAL GUARDRAIL (TYP.)
PARCEL B
LOT AREA:
156,262 SF
3.587 ACRES
BOLLARDS
PROPOSED UG ELECTRIC SERVICE
PROPOSED 8.5' X 19' TREE PIT
CHAIN LINK FENCE (TYP.)
SIGN
PROPOSED 8' HIGH SECURITY GATE
CONNECT TO EXISTING FLUSH CURB
N/F
MEADOW STREET
PARTNERS LLC
N/F
MEADOW STREET
PARTNERS LLC
N/F
MEADOW STREET
PARTNERS LLC
METAL FENCE (TYP.)
CONVEYOR BELT
CRUSHER
(TO REMAIN)
CHAIN LINK FENCE (TO REMAIN)
MILL AND PAVE EXISTING ASPHALT AREAS
METAL BUILDING
(TO REMAIN)
METAL OVERHANG
(TO REMAIN)
N/F
145 WOODWARD
PROPERTIES LLC
METAL BUILDING
(TO BE REMOVED)
PLATFORM (EL. = 14.9)
(TO REMAIN)
METAL OVERHANG
(TO REMAIN)
N/F
MAUREEN E. CUNNINGHAM
40' RIGHT OF WAY
OHW
OHW
OHW

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|---|---|
| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |
| REVISION DATE | ISSUE |

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: 1" = 30'

IN FEET
0 30 60 90

PROJECT STATUS:

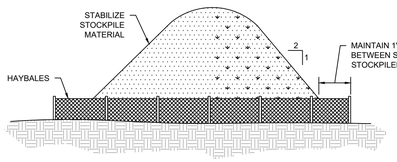
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · RYAN P. SOUWEIDANE · 27803 · LICENSED PROFESSIONAL ENGINEER

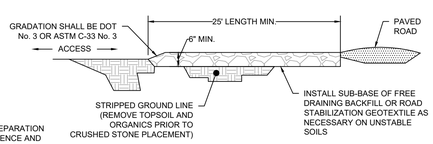
C-1.2

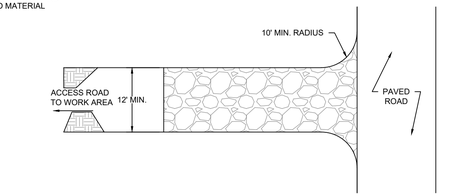
## GENERAL EROSION AND SEDIMENT CONTROL NOTES

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

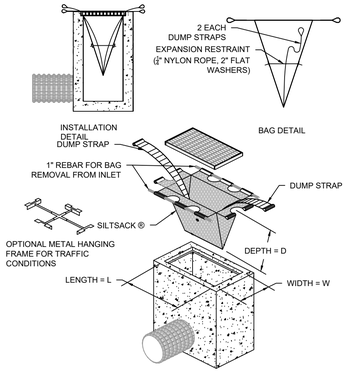



STOCKPILE DETAIL
(NTS)

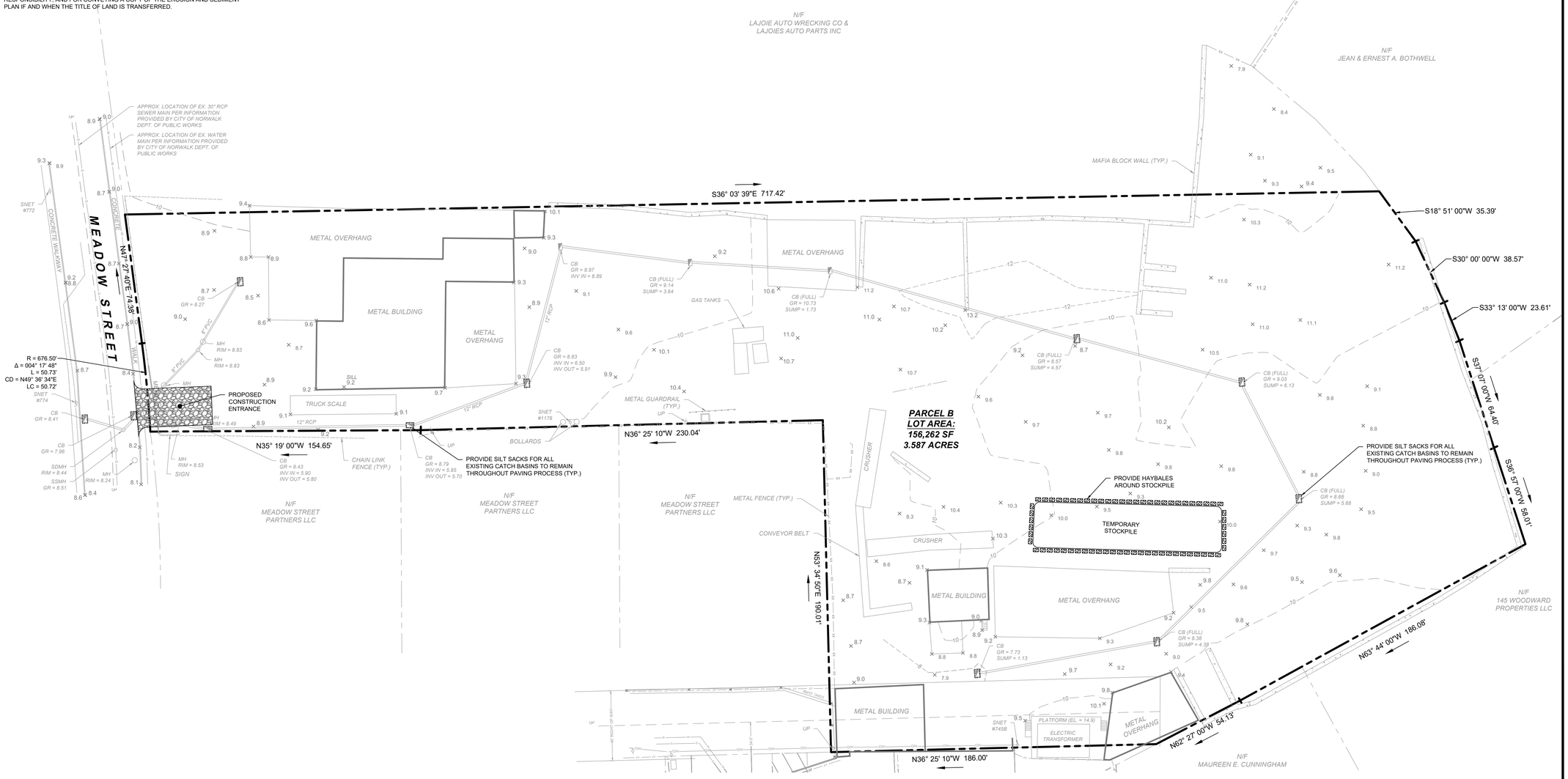



CONSTRUCTION ENTRANCE
(NTS)




SILTSACK® CATCH BASIN INSERT
(NTS)




LANDTECH

T:_ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO - 40 MEADOW ST - NORWALK\DRAWINGS\40 MEADOW STREET - SITE PLAN.DWG

| REVISION DATE | ISSUE |
|---|---|
| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |

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PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: 1" = 30'

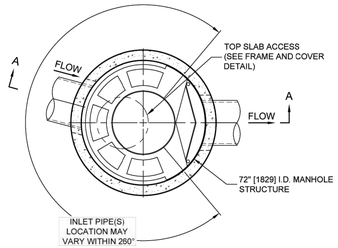
IN FEET
0 30 60 90

PROJECT STATUS:

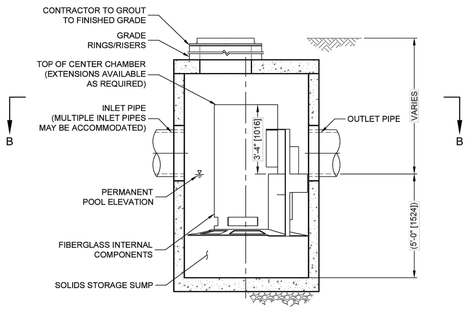
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

C-2.0

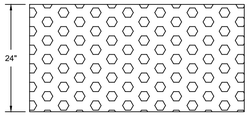



**PLAN VIEW B-B**
NOT TO SCALE

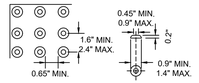



**ELEVATION A-A**
NOT TO SCALE

CASCADE
separator™




TACTILE STRIP TYPICAL DETAIL
(NTS)




DOME SPACING DOME SECTION

**FRAME AND COVER**
(DIAMETER VARIES)
NOT TO SCALE

**SITE SPECIFIC DATA REQUIREMENTS**

| | | | |
|---|---|---|---|
| STRUCTURE ID | | | HDS-1 |
| WATER QUALITY FLOW RATE (cfs [L/s]) | | | 3.38 |
| PEAK FLOW RATE (cfs [L/s]) | | | 29.42 |
| RETURN PERIOD OF PEAK FLOW (yrs) | | | 100 |
| RIM ELEVATION | | | 8.4' |
| PIPE DATA: | INVERT | MATERIAL | DIAMETER |
| INLET PIPE 1 | 3.15' | CPP | 12" |
| INLET PIPE 2 | | - | - |
| OUTLET PIPE | 3.15' | CPP | 12" |
| NOTES / SPECIAL REQUIREMENTS: | | | |

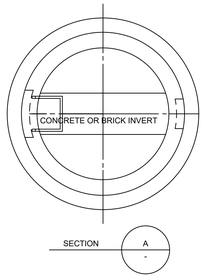
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm ].

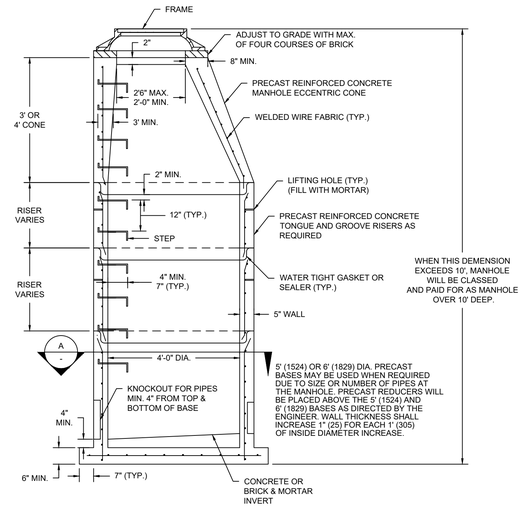
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.


CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX


CS-6
CASCADE SEPARATOR
STANDARD DETAIL

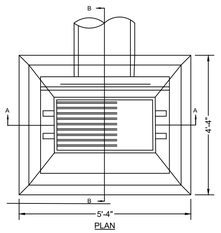
VAN ACCESSIBLE
HANDICAPPED PARKING SIGN
(NTS)




ELEVATION

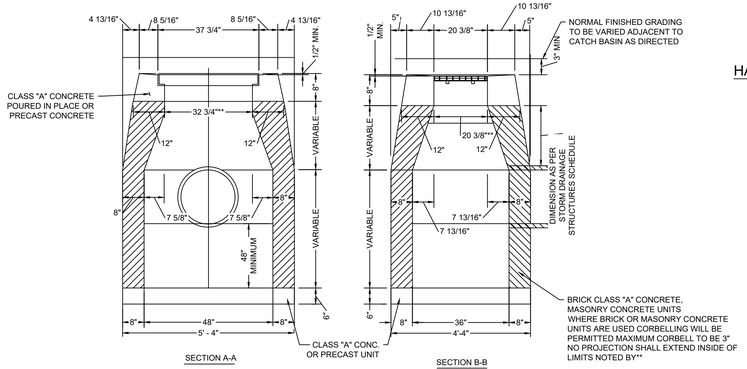
CT DOT REINFORCED PRECAST CONCRETE MANHOLE
(NTS)




PLAN

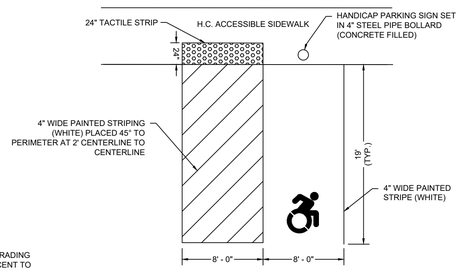
TYPE "C-L" CATCH BASIN
& TYPE "C-L" DROP INLET

NOTES
WALLS OF ALL CATCH BASINS OVER 10 FT. DEEP TO BE INCREASED TO 12" THICKNESS. INSIDE DIMENSION TO REMAIN THE SAME.

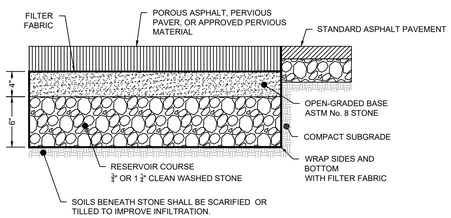



WHERE PRECAST CONCRETE IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.

TYPE "C-L" CATCH BASIN
(NTS)



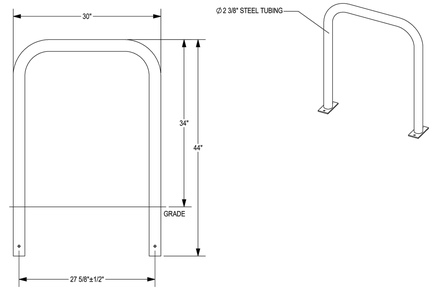

HANDICAP VAN PARKING SPACE LAYOUT
(NTS)



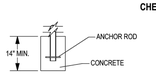

PERVIOUS PARKING SPACES TYPICAL CROSS SECTION
(NTS)

MADRAX

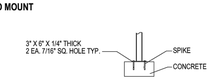

MADRAX DIVISION
GRABER MANUFACTURING, INC.
1060 UNIEX DRIVE
WAUNAKEE, WI 53597
P:(800) 448-7931, P:(608) 849-1080, F:(608) 849-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM


**CHECK DESIRED MOUNT**




☐ IN GROUND MOUNT (IG)




☒ SURFACE FLANGE MOUNT (SF)

PRODUCT: UX238-IG(SF)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT
DATE: 10-5-18
ENG: SMC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NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH), SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

STANDARD BIKE RACK DETAIL
(NTS)

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

| | |
|---|---|
| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |
| REVISION DATE | ISSUE |


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


PREPARED FOR:
LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:
40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR AN
EXISTING RECYCLING FACILITY

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No.: 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

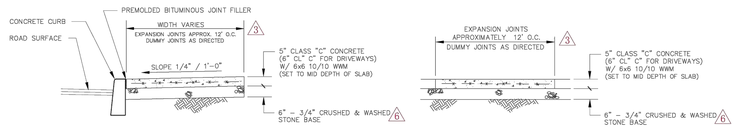
SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

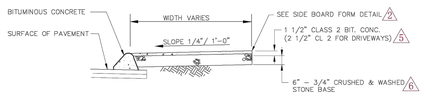
STATE OF CONNECTICUT · ROBERT P. SOUMELIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

C-3.0

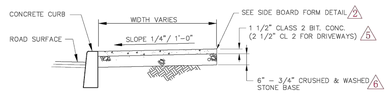

T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO - 40 MEADOW ST, NORWALK\DRAWINGS\40 MEADOW STREET - SITE PLAN.DWG



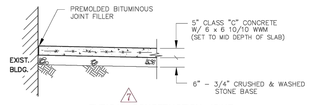

## CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)
N.T.S.



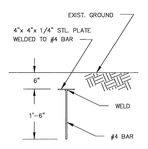

BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
BITUMINOUS CONC. LIP CURBING
N.T.S.



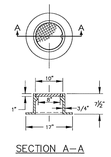

BITUMINOUS CONCRETE SIDEWALK/DRIVEWAY
CONC. CURBING
N.T.S.




TYPICAL CONSTRUCTION JOINT
BETWEEN PROPOSED SIDEWALK & EXIST. BUILDING



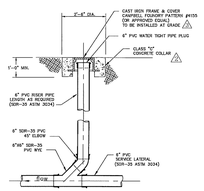

SERVICE LATERAL MARKER
DETAIL



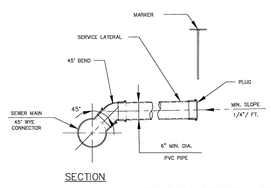

SECTION A–A

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

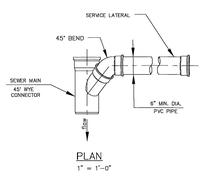
NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #4155 AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.




CLEAN OUT
DETAIL
NTS

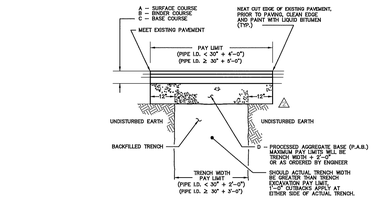



SECTION




PLAN
1" = 1'-0"

STANDARD SERVICE LATERAL CONNECTION




PAVEMENT REPAIR

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

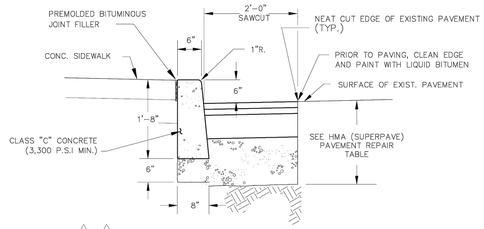
PAVEMENT REPAIR TABLE
(SUPERPAVE) 1

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

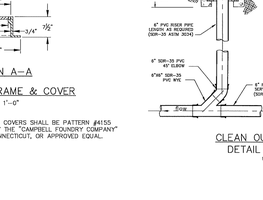
| | A | B | C | D |
|---|---|---|---|---|
| | CL 2 | CL 1 | CL 4 | P.A.B. |
| STATE ROAD | – | 3" | 4" | 12" |
| MAJOR ARTERIAL | 3" | 3" | 4" | 14" |
| MINOR ARTERIAL | 1 1/2" | 2" | 3" | 12" |
| COLLECTOR | 1 1/2" | 1 1/2" | 3" | 12" |
| LOCAL | 1 1/2" | 1 1/2" | – | 12" |

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

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

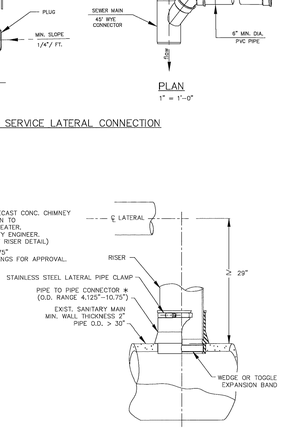



6 4 CAST-IN-PLACE CONCRETE CURB
EXPANSION JOINTS @ APPROX. 12'-0" O.C. (TYP.)
(EXISTING PAVEMENT)
NOT IN ROAD RECONSTRUCTION AREA

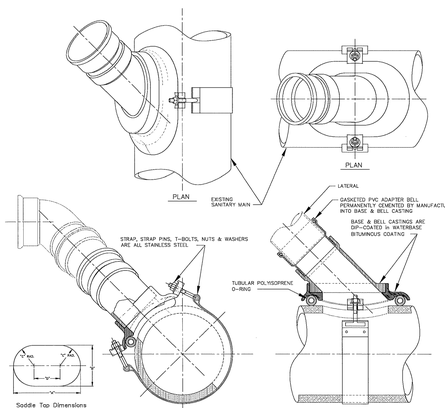



REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM
STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)

NOTE:
THIS DETAIL MUST BE USED W/PRECAST CONC. CHIMNEY WHEN DISTANCE FROM TOP OF MAIN TO CENTER OF LATERAL IS 29" OR GREATER. WHERE DISTANCE IS < 29" SEE CITY ENGINEER. (SEE STD. SHEET #2 FOR PRECAST RISER DETAIL)
1
* FOR INLET PIPE DIAMETERS >10.75" SUBMIT SHOP DRAWINGS OF FITTINGS FOR APPROVAL.




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

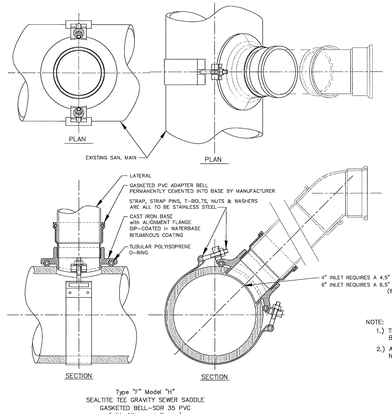



| SIZE | A | B | C | D |
|---|---|---|---|---|
| 4" INLET | 6.00" | 4" | 3" | 2.00" |
| 6" INLET * | 9.25" | 6" | 3" | 3.25" |

* (6" DIA. SEWER MAIN MIN.)

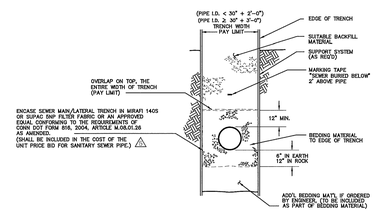
Template Supplied with
each Wye Saddle

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

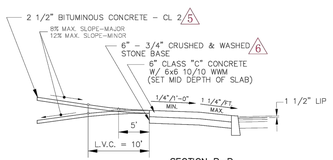



Type "I" Model "H"
SEALTITE TEE GRAVITY SEWER SADDLE
GASKETED BELL-SDR 35 PVC
(with Alignment Flange)
as manufactured by The General Engineering Company
(or Approved Equal)
6.275"min.–30"max. O.D. MAINS

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




TYPICAL TRENCH SECTION
SANITARY SEWER




SECTION B–B

TYPE 'B' DRIVE
(WITH SNOW STRIP)
N.T.S.

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

| | |
|---|---|
| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |
| REVISION DATE | ISSUE |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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:
LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:
40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
ROBERT POUWELSE JR.
27803
LICENSED
PROFESSIONAL ENGINEER

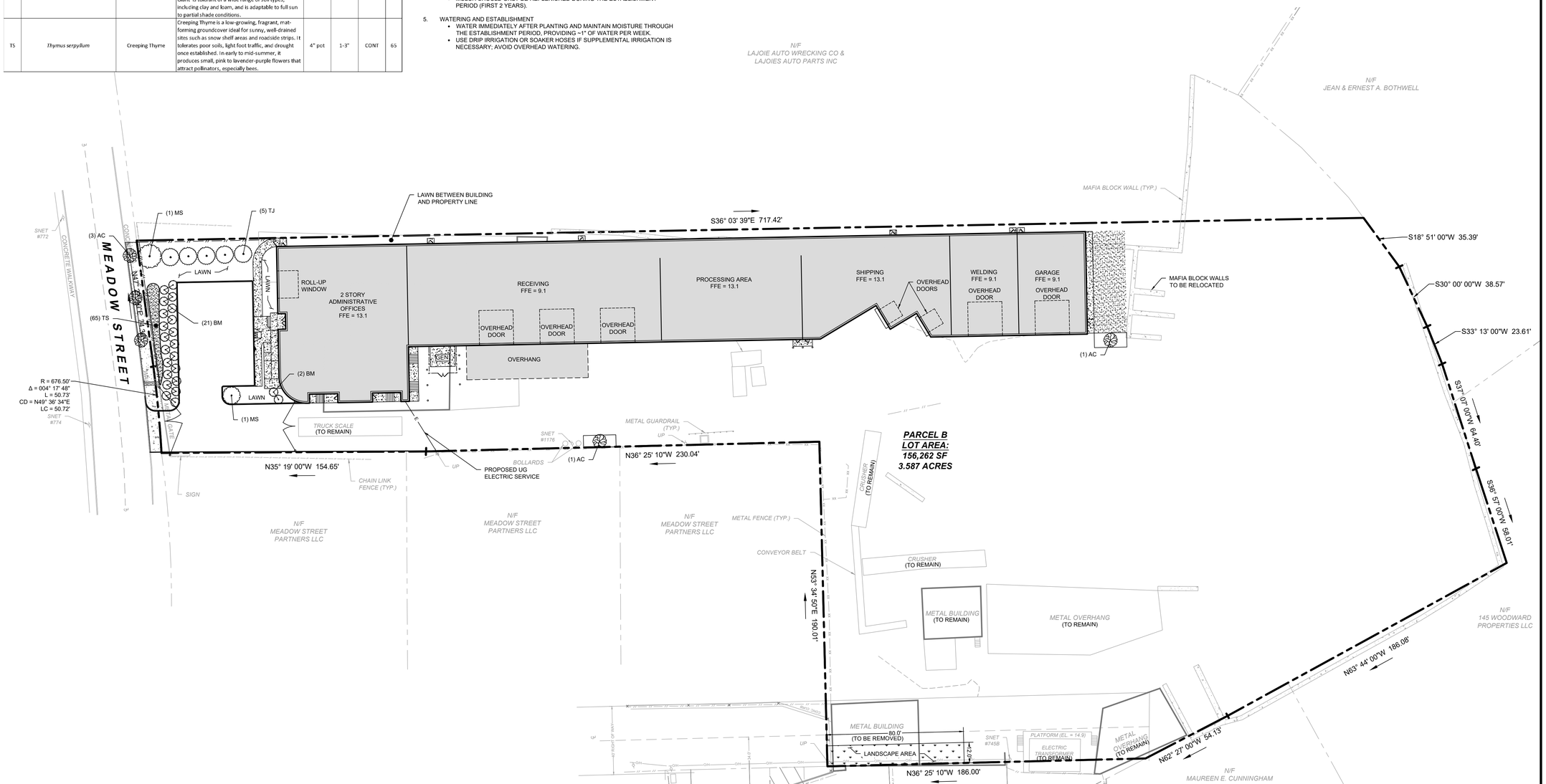
C-3.1

T:\1 ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST., NORWALK\DRAWINGS\2 MEADOW STREET - SITE PLAN.DWG

| PLANTING LEGEND | | | | | | | |
|---|---|---|---|---|---|---|---|
| 40 MEADOW STREET | | | | | | | |
| NORWALK, CT | | | | | | | |
| KEY | BOTANICAL NAME | COMMON NAME | DESCRIPTION | SIZE | HEIGHT | ROOTS | QTY |
| BM | *Buxus microphylla 'Little Missy* | Little Missy Boxwood | 'Little Missy' (Buxus microphylla 'Little Missy') is a compact, evergreen boxwood cultivar renowned for its exceptional resistance to boxwood blight. In a 2020 USDA analysis, it ranked in the top 2% among 131 varieties tested for blight resistance, making it a reliable choice for landscapes in Connecticut and other regions prone to this disease | 3-gallon | 10-14" | CONT | 24 |
| MS | *Magnolia stellata* | Star Magnolia | A compact, ornamental tree prized for its profuse, fragrant white flowers that bloom in early spring before leaf-out. Its refined size and slow growth habit make it ideal for smaller gardens, foundation plantings, or courtyard settings. | 2"-caliper | 6' | B&B | 2 |
| AC | *Amelanchier canadensis* | Serviceberry | A versatile deciduous shrub or small tree that thrives in full sun to partial shade and moist, well-drained soils. It features early spring white blossoms, edible summer berries, and vibrant fall foliage, making it an excellent choice for wildlife gardens and naturalized landscapes. Ideal for USDA Zones 4–8, it offers year-round interest with minimal maintenance. | 2"-caliper | 7-8' | B&B | 5 |
| TJ | *Thuja standishii x plicata 'Green Giant'* | Green Giant Arborvitae | A fast-growing, dense evergreen conifer ideal for creating privacy screens, windbreaks, and visual buffers in residential and commercial landscapes. This hybrid arborvitae forms a uniform, pyramidal shape with rich green, scale-like foliage that holds its color year-round. Mature plants typically reach 30 to 50 feet in height and 12 to 18 feet in spread. 'Green Giant' is tolerant of a wide range of soil types, including clay and loam, and is adaptable to full sun to partial shade conditions. | 2"-caliper | 6-8' | B&B | 5 |
| TS | *Thymus serpyllum* | Creeping Thyme | Creeping Thyme is a low-growing, fragrant, mat-forming groundcover ideal for sunny, well-drained sites such as snow shelf areas and roadside strips. It tolerates poor soils, light foot traffic, and drought once established. In early to mid-summer, it produces small, pink to lavender-purple flowers that attract pollinators, especially bees. | 4" pot | 1-3" | CONT | 65 |

## PLANTING NOTES

1. GENERAL PREPARATION
   - REMOVE INVASIVE SPECIES, DEBRIS, AND CONSTRUCTION MATERIALS FROM THE PLANTING AREA PRIOR TO INSTALLATION.
   - MINIMIZE DISTURBANCE TO ADJACENT TIDAL WETLANDS AND EXISTING NATIVE VEGETATION.
   - USE HAND TOOLS OR LOW-IMPACT EQUIPMENT IN AND AROUND WETLAND BOUNDARY AREAS.
2. SOIL AND BED PREPARATION
   - LOOSEN COMPACTED SOILS TO A DEPTH OF 6-8 INCHES TO PROMOTE ROOT PENETRATION.
   - TOPSOIL OR AMENDMENTS ARE NOT TO BE ADDED UNLESS SPECIFIED ON THE PLAN OR DIRECTED BY THE PROJECT ECOLOGIST.
   - WHERE NECESSARY, BLEND IN COARSE SAND OR COMPOST TO ENHANCE INFILTRATION AND ROOTING.
3. PLANT INSTALLATION
   - INSTALL ALL PLANTS IN ACCORDANCE WITH THE PLAN SCHEDULE AND PLANTING DETAILS.
   - GROUP PERENNIALS AND GRASSES IN NATURALISTIC DRIFTS OR CLUSTERS OF 3-7 FOR ECOLOGICAL AND AESTHETIC EFFECT.
   - SPACE SHRUBS SUCH AS INKBERRY (ILEX GLABRA) IN STAGGERED ROWS AT 4'-6' ON-CENTER ALONG UPLAND EDGES TO FORM A VISUAL BUFFER.
   - DIG PLANTING HOLES TWICE AS WIDE AS THE ROOT BALL AND EQUAL IN DEPTH. PLANT SO THAT THE CROWN IS FLUSH WITH FINISH GRADE.
   - BACKFILL WITH EXCAVATED NATIVE SOIL AND WATER THOROUGHLY AFTER PLANTING.
4. MULCHING
   - APPLY 2"-3" OF CLEAN, SHREDDED BARK MULCH AROUND PLANTINGS, ENSURING MULCH DOES NOT CONTACT THE STEM BASES.
   - DO NOT APPLY MULCH IN LOW-LYING TIDAL AREAS OR ZONES SUBJECT TO FLOODING.
   - MULCH SHOULD ONLY BE REPLENISHED DURING THE ESTABLISHMENT PERIOD (FIRST 2 YEARS).
5. WATERING AND ESTABLISHMENT
   - WATER IMMEDIATELY AFTER PLANTING AND MAINTAIN MOISTURE THROUGH THE ESTABLISHMENT PERIOD, PROVIDING ~1" OF WATER PER WEEK.
   - USE DRIP IRRIGATION OR SOAKER HOSES IF SUPPLEMENTAL IRRIGATION IS NECESSARY; AVOID OVERHEAD WATERING.
6. MAINTENANCE
   - PERFORM MANUAL WEEDING OR USE HAND TOOLS ONLY. HERBICIDE USE IS PROHIBITED NEAR WETLANDS.
   - REPLACE ANY DEAD OR DYING PLANTS DURING THE FIRST TWO YEARS FOLLOWING INSTALLATION.
   - ALLOW SHRUBS SUCH AS INKBERRY TO GROW NATURALLY, PRUNING ONLY FOR HEALTH OR FORM.
   - MONITOR THE SITE QUARTERLY FOR INVASIVE SPECIES AND REMOVE AS NEEDED.
7. PROTECTION MEASURES
   - TEMPORARY SIGNAGE OR FENCING SHALL BE USED TO DEMARCATE PLANTING AREAS DURING CONSTRUCTION.
   - INFORM ALL WORKERS OF PLANTING AREA BOUNDARIES AND WETLAND PROTECTION ZONES.
8. FINAL INSPECTION
   - A POST-INSTALLATION INSPECTION WITH THE PROJECT LANDSCAPE ARCHITECT OR WETLAND CONSULTANT SHALL BE SCHEDULED UPON PLANTING COMPLETION.
   - SUBMIT A FINAL PLANTING LOG INCLUDING ANY DEVIATIONS FROM THE APPROVED PLAN, PLANT SUBSTITUTIONS, OR QUANTITY ADJUSTMENTS.




| | |
|---|---|
| 7/9/2025 | REVISED PER P&Z, DPW AND TMP COMMENTS |
| REVISION DATE | ISSUE |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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:

LaJOIE'S AUTO WRECKING CO.

PROJECT LOCATION:

40 MEADOW STREET
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR AN EXISTING RECYCLING FACILITY

DRAWING TITLE:

LANDSCAPE PLAN

PROJECT No. 24049-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 06/02/2025 | CM | RPP |

SCALE: 1" = 30'

IN FEET
0 30 60 90

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

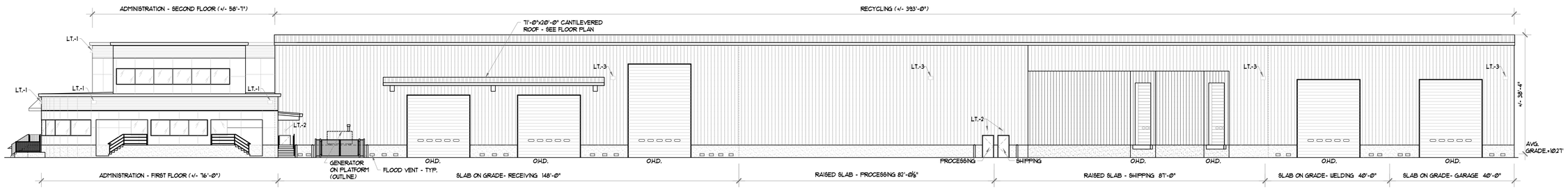
STATE OF CONNECTICUT · ROBERT J. SOUWEIDANE · 27063 · LICENSED PROFESSIONAL ENGINEER

**L-1.0**

T:\1 - ACTIVE PROJECTS\24049-01 LAJOIE'S AUTO WRECKING CO. - 40 MEADOW ST - NORWALK\DRAWINGS\40 MEADOW STREET - SITE PLAN.DWG

## FRONT ELEVATION - (FACING MEADOW STREET)

SCALE: 1/8" = 1'-Ø"




## RIGHT ELEVATION - (FACING DRIVEWAY)

SCALE: 1/16" = 1'-Ø"

PRELIMINARY- REV. 7/29/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT Ø6854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT Ø6854

### NOTES

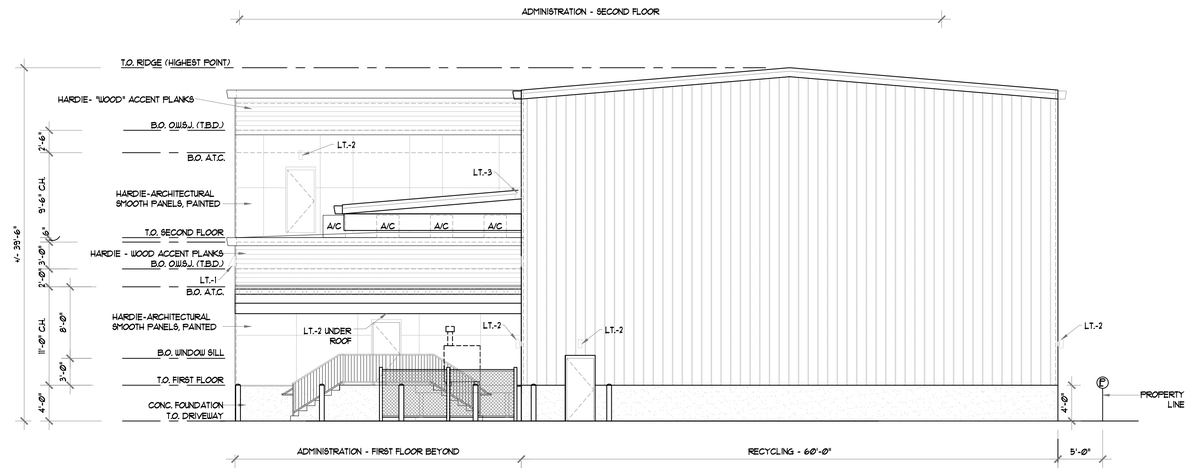
1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| 3 | 7/29/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 2 | 7/14/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
FRONT & RIGHT ELEVATIONS

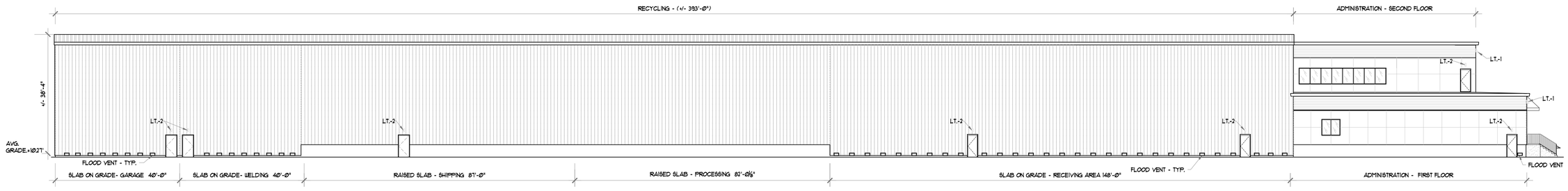
| | |
|---|---|
| Scale: AS NOTED | Drawing No: A-3 |
| Date: 10/23/24 | |
| Drawn By: JVL | |
| Project No: 24-115 | |

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
16 River Street, 2nd FL
Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com




REAR ELEVATION

SCALE: 1/8" = 1'-0"




LEFT ELEVATION

SCALE: 1/16" = 1'-0"

PRELIMINARY- REV. 7/29/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

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**Client:**
LAJOIE'S AUTO WRECKING
40 MEADOW STREET
SO. NORWALK, CT 06854

**Project:**
NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

## NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| 3 | 7/29/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 2 | 7/14/25 | REVISED PER ZONING STAFF REVIEW COMMENTS |
| 1 | 5/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

**Drawing Title:**
REAR AND LEFT ELEVATION

**Scale:** 1/16" = 1'-0"
**Date:** 10/23/24
**Drawn By:** JVL
**Project No:** 24-115

**Drawing No:**
A-4

ADA ARCHITECTS
Andriopoulos Design Associates, LLC
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Norwalk, Connecticut 06850
203-853-8006 203-855-7567 fax
E-MAIL: ADA@andriopoulosdesign.com

*Andriopoulos Design Assoc., LLC*
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*P: 203-853-8006*
*E: ADA@andriopoulosdesign.com*

July 30, 2025

Amelia Williams, Land Use Planner
c/o Planning & Zoning Dept.
125 East Avenue, Rm 129
Norwalk, CT 06856-5125

RE: Supplemental Staff Review Comments
CAM Site Plan Application #2025-46
Lajoie's Recycling Facility
40 Meadow Street
So. Norwalk, CT

Hello Ms. Williams,

Below please find our firm's responses to the Supplemental Zoning Staff comments, date 7/24/25.

Comment #1 - The race car will be moved in and out of the roll up window, via fork lift. The fork lift will be facing the building, in the adjacent/ perpendicular parking space at the front of the building. The car would then be placed on a flat bed transport vehicle to be moved.

Comment #2 - The building materials at the Frontage of the Main Building will be revised with the standards outlined in the Building materials Chart. The revised materials will be: The simulated "wood" accent panel will now be Hardie Plank, Cedarmill series. The simulated "smooth" panels will now be Hardie, Architectural Panels, Fine Sand Finish. Both of these materials are of the "Cementious Siding" type.

The secondary/ alternate set of materials for the Frontage of the Main Building (to be approved after/ with the next text amendment are: The simulated "wood accent" aluminum facade planks are by Lynx, color: American Walnut. The simulated "smooth" panels are by ECO Cladding, Alpha Wall System. Color: Benjamin Moore # #2110-60 Pampas Grass. These alternate finish materials will be presented after the permitted materials chart for the SD-L1 zone, text amendment is approved.

Comment #3 - The existing security fence is in 2 parts. Currently, there is a lower +/- 8ft height fence with fabric screening and currently a 2nd +/-12ft fence behind, also with fabric screening. Please see attached existing conditions photo below. The proposed fence will be an improvement, as it is a single 8ft high, aluminum picket security fence with landscaping behind for screening.

Comment #6 - Our office has prepared Drawing LP-1, showing the lighting photometrics for the building/ property. The selection of lighting and preparation of computations were prepared by Lighting Affiliates, LTD. We will email a pdf of this drawing along with delivering hard copies to the Zoning Dept. by end of day Wed. 7/30/25.

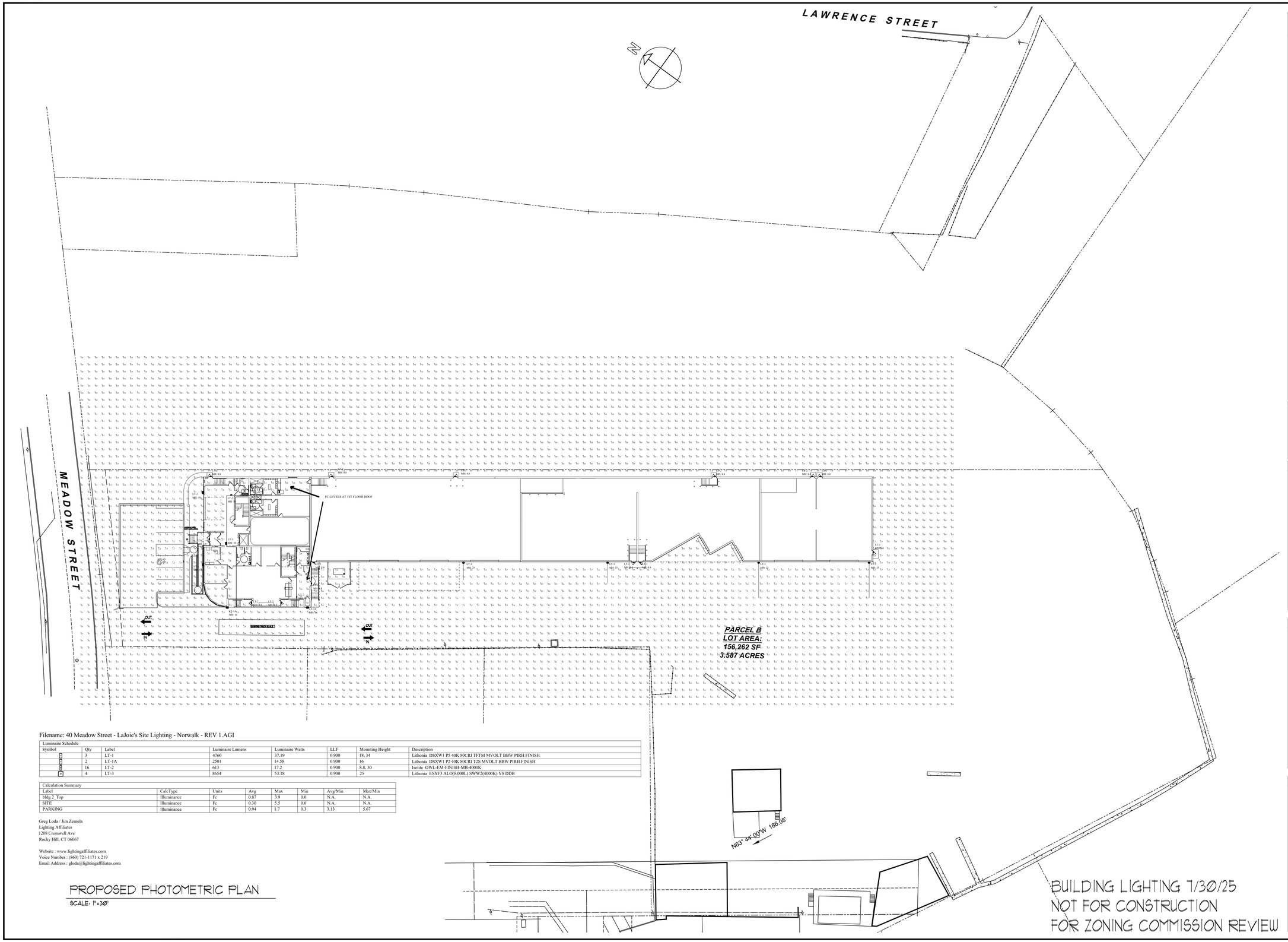
Comment #7 - See attached specifications from Building manufacturer - Packaged Steel Systems, pg. 13, Roof Systems #2.6 (A)(4) which states the Roofing product meets the LEED requirement for Solar Reflectance.

Comment #8 - A sustainability consultant will need be engaged to provide the required documentation and compliance with the Special Permit requirements of 8.4.8.G (subsection h-j) and 2p, prior to the issuance of the Certificate of Zoning Compliance. This engagement will take place during the design Development phase of the project, as will the selection of an M.E.P. Engineering Firm is engaged and will be preparing their engineering drawings for the facility. The consultant will provide the documentation at the completion of the construction, to the Zoning Dept., as noted in 8.4.8.G subsection j.

Kindly review and let our office know if you have any questions or comments.

Sincerely,
*William Andriopoulos*
Principal Architect

cc: E. Suchy, Carmody
J. Murphy, LaJoie's




Filename: 40 Meadow Street - LaJoie's Site Lighting - Norwalk - REV 1.AGI

| Luminaire Schedule | | | | | | | |
|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Luminaire Lumens | Luminaire Watts | LLF | Mounting Height | Description |
| | 3 | LT-1 | 4760 | 37.19 | 0.900 | 18, 34 | Lithonia DSXW1 P5 40K 80CRI TFTM MVOLT BBW PIRH FINISH |
| | 2 | LT-1A | 2501 | 14.58 | 0.900 | 16 | Lithonia DSXW1 P2 40K 80CRI T2S MVOLT BBW PIRH FINISH |
| | 16 | LT-2 | 613 | 17.2 | 0.900 | 8.8, 30 | Isolite OWL-EM-FINISH-MB-4000K |
| | 4 | LT-3 | 8654 | 53.18 | 0.900 | 25 | Lithonia ESXF3 ALO(8,000L) SWW2(4000K) YS DDB |

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| bldg 2_Top | Illuminance | Fc | 0.87 | 3.9 | 0.0 | N.A. | N.A. |
| SITE | Illuminance | Fc | 0.30 | 5.5 | 0.0 | N.A. | N.A. |
| PARKING | Illuminance | Fc | 0.94 | 1.7 | 0.3 | 3.13 | 5.67 |

Greg Loda / Jim Zemola
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

Website : www.lightingaffiliates.com
Voice Number : (860) 721-1171 x 219
Email Address : gloda@lightingaffiliates.com

PROPOSED PHOTOMETRIC PLAN

SCALE: 1"=30'

BUILDING LIGHTING 7/30/25
NOT FOR CONSTRUCTION
FOR ZONING COMMISSION REVIEW

## NOTES

1. SEE NOTES ALL OTHER DRAWINGS.

| NO | DATE | ISSUED/ REVISION |
|---|---|---|
| | | |
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| | | |
| | | |
| | | |
| | | |
| 3 | 7/30/25 | ISSUE FOR ZONING COMMISSION REVIEW |

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40 MEADOW STREET
SO. NORWALK, CT 06854

Project:

NEW RECYCLING FACILITY
40 MEADOW STREET
SO. NORWALK, CT 06854

Drawing Title:

PROPOSED PHOTOMETRIC PLAN

| | |
|---|---|
| Scale: 1/16" - 1'-0" | Drawing No: LP-1 |
| Date: 7/25/25 | |
| Drawn By: JVL | |
| Project No: 24-115 | |

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SAFETY
SECURITY
SERVICE

DMV

# STATE OF CONNECTICUT

**Department of Motor Vehicles**
**60 State Street, Wethersfield, CT 06109**

License Number

J4151

Effective: May 1 , 2024
Expiration: April 30, 2026

**LAJOIE AUTO WRECKING CO INC**
40 MEADOW ST
NORWALK, CT 06854-4501

# Recycler

**NON TRANSFERABLE. If business is sold, transferred, or discontinued, return this license and current number plates to Department of Motor Vehicles.**

SECTION 13 34 19

METAL BUILDING SYSTEMS

**PACKAGE STEEL SYSTEMS**

This guide specification is being provided to the building design community as a recommended starting point for architects, engineers and building specifiers that utilize metal building systems in their projects. It is based on the products provided by Package Steel Systems is not intended that this specification cover all project conditions and as such a thorough review by a licensed construction professional should be conducted prior to utilizing this specification for actual projects. Note: Requirements related to USGBC LEED v4 are shown in green and may be removed as necessary for projects not requiring green building certification.

PART 1 - GENERAL

1.1 SECTION INCLUDES:

A. Metal building systems including:

1. Metal framing components.
2. Metal wall panels and trim.
3. Metal roof panels and trim.
4. Metal building accessories.

1.2 RELATED SECTIONS:

A. Section 01 33 29 LEED™ Documentation.

B. Section 07 92 00 - Joint Sealants.

C. Section [03 30 00 - Cast-In-Place Concrete:] [__ ____ - _____:] Concrete slabs and footings.

D. Section [05 12 00 - Structural Metal Framing:] [__ ____ - _____:] Metal wall and roof framing.

E. Section [05 40 00 - Cold-Formed Metal Framing:] [09 22 00 - Metal Support Assemblies:] [_____ - _____:] Metal partition wall framing.

1.3 REFERENCES

Specifier: The standards referenced below are in general chosen to match those required by the 2015 version of the International Building Code. Review and edit as necessary to reflect the applicable building code for the project.

A. American Institute of Steel Construction (AISC):

1. AISC 360 - Specification for Structural Steel Buildings, June 22, 2010.
2. AISC 341 - AISC Seismic Provisions for Structural Steel Buildings, June 22nd, 2010.
3. AISC 303 - Code of Standard Practice for Steel Buildings and Bridges, April 14th, 2010.

B. American Iron and Steel Institute (AISI) :

1. AISI S100 - North American Specification for the Design of Cold-Formed Steel Structural Members, 2012 Edition.

C. American Welding Society (AWS)

1. AWS D1.1/D1.1M - Structural Welding Code – Steel, 2010.
2. AWS D1.3/D1.3M - Structural Welding Code - Sheet Steel, 2008

D. American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE):

1. ASHRAE 90.1-2013 - Energy Standard for Buildings Except Low-Rise Residential Buildings (I-P Edition).

E. ASTM International (ASTM): Latest versions of:

1. ASTM A 36/A 36M - Standard Specification for Carbon Structural Steel.
2. ASTM A 475 - Standard Specification for Zinc-Coated Steel Wire Strand.
3. ASTM A 500/A 500M - Standard Specification for Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Rounds and Shapes.
4. ASTM A 529/A 529M - Standard Specification for High-Strength Carbon-Manganese Steel of Structural Quality.
5. ASTM A 563 - Standard Specification for Carbon and Alloy Steel Nuts.
6. ASTM A 572/A 572M - Standard Specification for High-Strength Low-Alloy Columbium-Vanadium Structural Steel.
7. ASTM A 653/A 653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process.
8. ASTM A 792/A 792M - Standard Specification for Steel Sheet, 55 Percent Aluminum-Zinc Alloy-Coated by Hot-Dip Process.
9. ASTM A 992/A 992M - Standard Specification for Structural Steel Shapes.
10. ASTM A 1011/A 1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength, Low-Alloy and High-Strength Low-Alloy with Improved Formability and Ultra-High Strength
11. ASTM A 1018/A 1018A - Standard Specification for Steel, Sheet and Strip, Heavy-Thickness Coils, Hot-Rolled, Carbon, Commercial, Drawing, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength
12. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.
13. ASTM C 1363 - Standard Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus.
14. ASTM D 635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
15. ASTM D 1003 - Standard Test Method for Haze and Luminous Transmittance of Transparent Plastics.

16. ASTM D 1494 - Standard Test Method for Diffuse Light Transmission Factor of Reinforced Plastics Panels.
17. ASTM D 1929 - Standard Test Method for Determining Ignition Temperature of Plastics.
18. ASTM D 2240 - Standard Test Method for Rubber Property—Durometer Hardness.
19. ASTM D 2244 - Standard Practice for Calculation of Color Tolerances and Color Differences from Instrumentally Measured Color Coordinates.
20. ASTM D 4214 - Standard Test Methods for Evaluating the Degree of Chalking of Exterior Paint Films.
21. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
22. ASTM E 72 - Standard Test Methods of Conducting Strength Tests of Panels for Building Construction.
23. ASTM E 283 - Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Curtain Walls, and Doors under Specified Pressure Differences Across Specimen.
24. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
25. ASTM E 1592 - Standard Test Method for Structural Performance of Sheet Metal Roof and Siding Systems by Uniform Static Air Pressure Difference.
26. ASTM E 1646 - Standard Test Method for Water Penetration of Exterior Metal Roof Panel Systems by Uniform Static Air Pressure Difference.
27. ASTM E 1680 - Standard Test Method for Rate of Air Leakage Through Exterior Metal Roof Panel Systems.
28. ASTM E 1980 - Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces.
29. ASTM F 436 - Standard Specification for Hardened Steel Washers
30. ASTM F 1941 - Standard Specification for Electrodeposited Coatings on Threaded Fasteners (Unified Inch Screw Threads (UN/UNR))
31. ASTM F 3125 - Standard Specification for High Strength Structural Bolts, Steel and Alloy Steel, Heat Treated, 120 ksi (830 MPa) and 150 ksi (1040 MPa) Minimum Tensile Strength, Inch and Metric Dimensions.

F. Cool Roof Rating Council (CRRC):

1. ANSI/CRRC S100 - Standard Test Methods for Determining Radiative Properties of Materials, April 26th, 2016.

G. Factory Mutual Approvals (FM Approvals):

1. FM 4471 - Approval Standard for Class 1 Panel Roofs.
2. FM 4880 - Approval Standard for Class 1 Fire Rating of Insulated Wall or Wall and Roof/Ceiling Panels, Interior Finish Materials or Coatings and Exterior Wall Systems.
3. FM 4881 - Approval Standard for Class 1 Exterior Wall Systems.

H. FM Global:

1. FM 1-28 – Property Loss Prevention Data Sheet 1-28, Wind Design, October 2015.

I. International Accreditation Service (IAS):

1. Accreditation Criteria 472 (AC472) - Accreditation Criteria for Inspection Programs for Manufacturers of Metal Building Systems, April 2017

J. International Standards Organization (ISO)

1. ISO 14044 - Environmental management -- Life Cycle Assessment -- Requirements and Guidelines, 2006
2. ISO 21930 - Sustainability in Building Construction -- Environmental Declaration of Building Products, 2007.

K. Metal Building Manufacturers Association (MBMA):

1. Metal Building Systems Manual, 2012 Edition.

L. National Fenestration Rating Council (NFRC):

1. NFRC 100 - Procedure for Determining Fenestration Product U-factors, 2014
2. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence, 2010.

M. National Fire Protection Association (NFPA):

1. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components, 2012 Edition.

N. Research Council on Structural Connections (RCSC):

1. Specification for Structural Joints Using High Strength Bolts, August 1, 2014.

O. Underwriters Laboratories (UL):

1. UL-580 - Tests for Uplift Resistance of Roof Assemblies.
2. UL-790 - Standard Test Methods for Fire Tests of Roof Coverings.
3. UL-2218 - Impact Resistance of Prepared Roof Covering Materials.

P. United States Green Building Council (USGBC):

1. LEED v4 - Leadership in Energy and Environmental Design for Building Design and Construction, January 27th, 2017.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Pre-installation Meeting: Prior to erection of framing, conduct pre-installation meeting at site attended by Owner, Architect, manufacturer's technical representative, inspection agency and related trade contractors.

B. Coordinate work of Division 07 Sections "Roof Specialties" and "Roof Accessories" and openings and penetrations and manufacturer's accessories with installation of metal panels.

1.5 DEFINITIONS

A. Traditional Metal Building System: Building system using either continuous or simple span "Z" purlins for support of roof covering material.

B. Long Bay System (LBS): Building system using simple span, cold-formed, open web purlins to support roof covering material.

C. Gable Symmetrical: Continuous frame building with ridge in center of building, consisting of tapered or straight columns and tapered or straight rafters. Sidewall girts may be continuous (by-passing columns) or simple span (flush in column line). Rafters may or may not have interior columns.

D. Gable Unsymmetrical: Continuous frame building with an off-center ridge, consisting of tapered or straight columns and tapered or straight rafters. Eave height and roof slope may differ on each side of ridge. Sidewall girts may be continuous (by-passing columns) or simple span (flush in column line). Rafters may or may not have interior columns.

E. Single Slope: Continuous frame building which does not contain ridge, but consists of one continuous slope from side to side. Building consists of straight or tapered columns and tapered or straight rafters. Sidewall girts may be continuous (by-passing columns) or simple span (flush in column line). Rafters may or may not have interior columns.

F. Lean-to (LT): Building extension, which does not contain ridge, but consists of one continuous slope from side to side, usually with same roof slope and girt design as building to which attached.

G. Roof Slope: Pitch expressed as inches of rise for each 12 inches (305 mm) of horizontal run.

H. Acrylic-Coated Galvalume: Aluminum-Zinc coated steel with a thin clear acrylic finish coating eliminating the need for roll-forming oil and reducing incidence of field marking by handling or foot traffic.

I. Building Eave Height: Nominal dimension measured from finished floor to top flange of eave strut.

J. Building Width: Measured from outside to outside of side wall secondary structural member.

K. Building Length: Measured from outside to outside of end wall secondary structural member.

L. Auxiliary Loads: Dynamic loads induced by cranes, conveyors, or material handling systems.

M. Collateral Loads: Weight of any non-moving equipment or material, such as ceilings, electrical or mechanical equipment, sprinkler systems, plumbing, or ceilings.

N. Dead Load: Actual weight of building system as supplied by manufacturer supported by given member.

O. Floor Live Loads: Loads induced on floor system by building occupants and possessions including but not limited to furniture and equipment.

P. Roof Live Loads: Loads produced by maintenance activities, rain, erection activities, and or movable or moving loads but not including wind, snow, seismic, crane, or dead loads.

Q. Roof Snow Loads: Gravity load induced by weight of snow or ice on roof, assumed to act on horizontal projection of roof.

R. Seismic Loads: Loads acting in any direction on structural system due to action of an earthquake.

S. Wind Loads: Loads on structure induced by forces of wind blowing from any horizontal direction.

1.6 DESIGN REQUIREMENTS

A. Governing Design Code: Structural design for the metal building system shall be performed by the manufacturer of the metal building system in accordance with the building code provided in the contract documents.

B. Design Basis:

1. Use standards, specifications, recommendations, findings, and interpretations of professionally recognized groups as basis for establishing design, drafting, fabrication, and quality criteria, practices, and tolerances, including the AISC Code of Standard Practice for Steel Buildings and Bridges.
2. Design structures in accordance with MBMA Practices and Manual including fabrication and erection tolerances.
3. Design structural mill sections and welded plate sections in accordance with AISC 360, ASD Method.
4. Design the lateral force resisting systems and related components for seismic loads in accordance with AISC 341.
5. Design cold-formed steel structural members and panels in accordance with AISI S-100.
6. Design all bolted joints in accordance with RCSC Specification.

C. Design Loads:

1. In accordance with Contract Documents and manufacturer's standard design practices.
2. Design loads include dead loads, roof live loads, wind loads, seismic loads, collateral loads, auxiliary loads, floor live loads and applied or specified loads.

1.7 SUBMITTALS

A. Submittals for Review:

1. Shop Drawings:

a. Complete erection drawings with identification and assembly of building components.
b. Show anchor bolt settings, transverse cross-sections, sidewall, endwall, and roof framing, flashing and sheeting, and accessory installation details.
c. Bear seal and signature of Registered Professional Engineer responsible for metal building system design in accordance with state law.

2. Manufacturer installation manual showing:

a. Preparation instructions and recommendations.
b. Storage and handling requirements and recommendations.
c. Installation methods.

3. Structural Design Calculations: [ ___ sets] sealed and signed by a professional engineer licensed in accordance with applicable state law.

Specifier: Retain and modify the following item for projects requiring domestic materials

4. Buy American/ARRA Compliance Letter of Certification.
5. Documentation [including test reports] supporting Thermal Transmission Coefficients (U-factors) and Solar Heat Gain Coefficients (SHGC; for non-opaque components only) of building envelope components specified in this section.

Specifier: Retain following paragraph for LEED projects:

6. LEED Submittals: Provide documentation for the following:

a. SS Credit: Heat Island Reduction: Product data indicating conformance with 3-year aged solar reflectance index requirement as specified in Option 1: Non-Roof and Roof. Three-year aged data shall be in compliance with ANSI/CRRC S100.

b. MR Credit: Building Life-Cycle Impact Reduction: Provide a peer-reviewed, Life Cycle Assessment Report in compliance with ISO 14044 in accordance with Option 4, Whole-Building Life Cycle Assessment, based on industry-wide or product-specific data.
c. MR Credit: Building Product Disclosure and Optimization - Environmental Product Declarations: Provide a Type III Environmental Product Declaration in compliance with ISO 21930 in accordance with Option 1, Environmental Product Declarations, based on product-specific or industry-wide data.
d. MR Credit: Building Product Disclosure and Optimization - Sourcing of Raw Materials: Provide product data in accordance with Option 2, Leadership Extraction Practices, for the following:

1) Material costs for each product having recycled content.
2) Percentages by weight of post-consumer and pre-consumer recycled content for each item.
3) Total weight of products provided.

B. Samples:

1. Submit color chips showing manufacturer's full range of available colors and patterns for each finish product.
2. After color selection submit samples representing actual product, color, and patterns.

C. Quality Control Submittals:

1. IAS AC472 Certificate for each facility involved in the design and fabrication of the Metal Building System.
2. Certified Erector Certificate issued to the erector by the manufacturer.

Specifier: Retain this paragraph for when MTR submittal is required in the contract documents.

3. Material Test Reports (MTR) for all steel material used in the manufacture of primary and secondary framing members, panels and bolts specified in this section and when required by ASTM A 6/A 6M

1.8 QUALITY ASSURANCE

A. Manufacturer and Fabricator Qualifications: Primary products furnished by single IAS AC472 accredited manufacturer/fabricator with minimum [5] [__] years of experience.

B. Erector Qualifications:

1. Single installer with minimum [5] [__] years of experience in installing products of same or similar type and scope.
2. Installer must be certified by the metal building manufacturer.

1.9 DELIVERY, STORAGE AND HANDLING

A. Store packaged products in original, unopened packaging until ready for installation.

B. Store and dispose of solvent-based materials and materials used with solvent-based materials in accordance with requirements of the authority having jurisdiction.

C. Protect steel products from weather as specified by manufacturer instructions.

1.10 PROJECT CONDITIONS

A. Do not install systems when temperature, humidity, or ventilation is outside of limits recommended by manufacturer.

1.11 WARRANTIES

A. Special Manufacturer's Warranty: On manufacturer's standard form, in which manufacturer agrees to repair or replace metal building system components that fail in materials and workmanship within one year from date of Substantial Completion.

B. Special Weathertightness Warranty: On manufacturer's standard form, in which manufacturer agrees to repair or replace metal building system components that fail to remain weathertight, including leaks, [without monetary limitation] [up to cost limitation of seven dollars ($7.00) per square foot of covered area] [up to cost limitation of fourteen dollars ($14.00) per square foot of covered area] within [5] [10] [15] [20] years from date of Substantial Completion.

C. Special Panel Finish Warranty: On Manufacturer's standard form, in which Manufacturer agrees to repair or replace metal panels that evidence deterioration of factory-applied finish within the specified number years from date of Substantial Completion, including:

1. Acrylic Coated Galvalume (Galvalume® Plus): Product will not rupture, fail structurally, or perforate within period of 20 years due to normal atmospheric corrosion.
2. Fluoropolymer Two-Coat System (PVDF):

Specifier: Confirm warranted performance values below for custom colors. Second options in subparagraphs below are for Package Steel System's Brite Red.

a. Color fading in excess of [5] [10] Hunter units per ASTM D 2244 for [30] [25] years.
b. Chalking in excess of No. [8] [6] rating per ASTM D 4214 for [30] [25] years.
c. Failure of adhesion, peeling, checking, or cracking for 40 years.

3. Metallic Fluropolymer Two-Coat System (Metallic PVDF):

a. Chalking in excess of No. 6 rating per ASTM D 4214 for 25 years.
b. Failure of adhesion, peeling, checking, or cracking for 25 years.

4. Modified Silicone-Polyester Two-Coat System (SMP):

Specifier: Confirm warranted performance values below for custom colors. Second options in subparagraphs below are for Package Steel. Polar White Polyester does not carry a warranty against chalking.

a. Color fading in excess of [5] [7] Hunter units per ASTM D 2244, for vertical applications for [30] [25] years.
b. Color fading in excess of [7] [10] Hunter units per ASTM D 2244, for non-vertical applications for [30] [25] years.
c. Chalking in excess of No. [8] [7] rating per ASTM D 4214, for vertical applications for [30] [25] years.
d. Chalking in excess of No. [6] [5] rating per ASTM D 4214, for non-vertical applications for [30] [25] years.
e. Failure of adhesion, peeling, checking, or cracking for 40 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design Manufacturer: Package Steel Systems Other acceptable manufacturers include:

1. A&S Building Systems, subsidiary of NCI Building Systems, Inc. (www.a-s.com)
2. All-American Systems, subsidiary of NCI Building Systems, Inc. (www.allamericansys.com)
3. Ceco Building Systems, subsidiary of NCI Building Systems, Inc. (www.cecobuildings.com)
4. Garco Building Systems, a subsidiary of NCI Building Systems, Inc. (www.garcobuildings.com)
5. Mesco Building Solutions, subsidiary of NCI Buildings, Inc. (www.mescobuildingsolutions.com)
6. Metallic Building Co., subsidiary of NCI Building Systems, Inc. (www.metallic.com)
7. Mid-West Steel Building Company, subsidiary of NCI Building Systems, Inc.(www.midweststeel.com)
8. Robertson Buildings, subsidiary of NCI Building Systems, Inc.(www.robertsonbuildings.com)

B. Substitutions: [Under provisions of Division 01] [Not permitted].

2.2 MATERIALS

Specifier: Retain and modify the following section when project has domestic content requirements, which would be all federal government work and most state government work. Also note that there was a significant change in how ferrous products apply made to the Buy American Act by the American Reinvestment and Recovery Act of 2009. Specifically, many of the cost limitations and exceptions provided to foreign materials processed in America in the original act were disallowed for ferrous products, requiring them to be 100% domestic steel.

A. Buy American Act/American Reinvestment and Recovery Act (ARRA) requirements: Provide materials in compliance with the following requirements:

1. Buy American Act of 1933 BAA-41 U.S.C §§ 10a – 10d for non-ferrous products.
2. Buy American provisions of Section 1605 of the American Recovery and Reinvestment Act of 2009 (ARRA), for ferrous products.

B. Primary Framing Steel:

Specifier: Recycled content is required for some sustainable building programs and standards. Retain as necessary here and elsewhere. Primary framing recycled content is based on the Steel Recycling Institute (SRI) data for Electric Arc Furnace (EAF) method. Secondary framing and panel recycled content is based on SRI data for Basic Oxygen Furnace (BOF) method.

1. Recycled Content: Post-consumer recycled content plus one-half of pre-consumer recycled content not less than 75 percent.
2. Hot-rolled shapes: ASTM A 36 or ASTM A 992, minimum yield of 36 ksi (248 MPa) or 50 ksi (345 MPa).
3. Built-up sections:

   a. Webs:

      1) ASTM A 1011 or ASTM A1018, SS or HSLAS, Grade 55 (380) for webs 3/16 inch (4.76 mm) thick and thinner.
      2) ASTM A 572 Grade 50 (340) or ASTM A572 Grade 55 (380) or ASTM A 529 Grade 55 for webs thicker than 3/16 inch (4.76 mm).

   b. Flanges: ASTM A 529 Grade 55 (380) or ASTM A 572 Grade 50 (340) or 55 (380).

4. Round tube: ASTM A 500, Grade B or C with minimum yield strength of 42 ksi (290 MPa).
5. Square and rectangular tube: ASTM A 500, Grade B or C, minimum yield strength of 42 ksi (290 MPa).
6. Cold-formed C sections: ASTM A 1011, Grade 55 (380), or ASTM A 653, Grade 55 (380).
7. X-bracing: ASTM A 529 or A 572 for rod bracing 36 ksi (248 MPa) or 50 ksi (345 MPa), ASTM A 36 for angle bracing or ASTM A 475 for cable bracing.

C. Secondary Framing Steel:

1. Purlins, girts, and eave struts: ASTM A 1011 Grade 55 (380), or ASTM A 653, Grade 55 (380).
2. Recycled Content: Post-consumer recycled content plus one-half of pre-consumer recycled content not less than 25 percent.

Specifier: Gauge is an insufficient way to specify thickness for cold-formed steel coil material due to outdated standards which have built-in tolerances greater than current coil steel manufacturing technology requires. However, much of the construction industry continues to specify thickness by gauge alone, which opens up possible gamesmanship in material thickness specification by allowing manufacturers to intentionally use tolerances to reduce supplied minimum thickness. In order to ensure the material provided meets the intended specification, it is recommended that the gauge designations be used only as descriptors that reference a minimum uncoated decimal thickness defined explicitly in a common area of the specification as shown below. Specifying material by gauge alone will default to outdated standards being used to provide a minimum or nominal thickness.

3. Thickness:

a. 16 gauge: 0.056 inch (1.421 mm) minimum uncoated thickness.
b. 14 gauge: 0.067 inch (1.689 mm) minimum uncoated thickness.
c. 13 gauge: 0.081 inch (2.051 mm) minimum uncoated thickness.
d. 12 gauge: 0.100 inch (2.534 mm) minimum uncoated thickness.

4. Finish: [G-90 Pre-galvanized] [Red Oxide] [Gray] Shop Coat. Shop coat only intended to provide temporary protection during transportation and erection.

D. Panels:

1. Materials: ASTM A 792.
2. Recycled Content: Post-consumer recycled content plus one-half of pre-consumer recycled content not less than 25 percent.
3. Thickness and yield strength:

a. 26 gauge: 0.0172 inch (0.437 mm) minimum uncoated thickness, 80 ksi (550 MPa) yield strength.
b. 24 gauge: 0.0212 inch (0.538 mm) minimum uncoated thickness, 50 ksi (340 MPa) yield strength.
c. 22 gauge: 0.0272 inch (0.690 mm) minimum uncoated thickness, 50 ksi (380 MPa) yield strength.

4. Finishes:

Specifier: Delete brand names here and replace them with references to this section going forward if required.

a. Galvalume: Aluminum-Zinc Alloy Coating, 55% Aluminum, 50% Zinc coated steel per ASTM A 792 AZ55.

b. Galvalume® Plus: Acrylic-Coated Aluminum-Zinc Alloy Coating, 55% Aluminum, 50% Zinc coated steel per ASTM A 792 AZ55 with acrylic finish with no added lubricant.
c. Exterior Paint:

Specifier: Retain one or more of the following three finish paragraphs as applicable to the project. Coordinate with Warranty article in Part 1.

1) Modified Silicone-Polyester Two-Coat System (SMP): 0.20 – 0.25 mil primer with 0.7 – 0.8 mil color coat. Basis of Design: Signature 200.

Specifier: Fluoropolymer coatings are based on Arkema, Inc. Kynar 500 and Solvay Solexis Hylar 500 PVF2 resins.

2) Fluoropolymer Two-Coat System (PVDF): 0.2 – 0.3 mil primer with 0.7 - 0.8 mil 70 percent PVDF fluoropolymer color coat. Basis of Design: Signature 300.
3) Fluoropolymer Two-Coat Metallic System (PVDF Metallic): 0.2 – 0.3 mil primer with 0.7 - 0.8 mil 70 percent PVDF metallic fluoropolymer color coat. Basis of Design: Signature 300 Metallic.

d. Interior Paint: 0.5 mil total dry film thickness consisting of primer coat and wash coat of manufacturer's standard light-colored acrylic or polyester backer finish.

5. Fasteners:

a. Through-fastened panels: Self-drilling with sealing washer.
b. Standing seam panels: Long life self-drilling with sealing washer.
c. Ridge: Long-life self-drilling with sealing washer.
d. Clips to purlin or bar joists: Long-life self-drilling with hex washer head and washer.

6. Clips:

a. Low or high fixed clips: Use where moderate thermal expansion and contraction in roof panel is expected.
b. Low or high sliding clips: Provide 2 to 4 inches of travel for panel thermal expansion and contraction.

7. Sealants and closures:

a. Side-laps: Factory applied, hot melt, foamable mastic.
b. End-laps, eave, ridge assembly, gable flashings: Field-applied non-skinning sealant as specified in Section 07 92 00.
c. Standing Seam Roof Closures:

1) Outside closures: 24 gauge steel sheet.
2) Inside closures: 18 gauge Galvalume or G-40 galvanized coated steel complying with ASTM A 653/A 653M.

d. Through-Fastened Roof Closures: Provide closed-cell polyethylene inside [and outside] foam closures.

1) Bulk Density: 2 pounds per cubic foot.
2) Service Temperature: -100 to 180 degrees Fahrenheit.
3) Shore Hardness: 7 on AA scale or 51 on 00 scale when tested to ASTM D 2240.

2.3 PRIMARY FRAMING

A. Frame Design: [As indicated on Drawings] [Gable Symmetrical] [Single Slope] [Lean-to].

B. Sidewall Column Profile: [Tapered or Prismatic] [Prismatic] [As indicated on Drawings].

C. Frame Span: [Modular or Clear Span as indicated on Drawings] [Modular Span as indicated on Drawings] [Clear Span].

D. Modular Frame Interior Column Profile: H Shape, Round Pipe, or Tube] [H Shape] [Round Pipe] [Tube Sections] [As indicated on Drawings].

E. Bracing: [Standard X-Bracing or Portal Frames as allowed by accessories] [X-Bracing] [Portal Frames] [Shear Walls by others].

2.4 SECONDARY FRAMING

A. Roof Zee Purlins:

1. Horizontal structural members which support roof coverings.
2. Depth: As required by design, [8] [10] [12] inches ([203] [216] [254] [305] mm) minimum.
3. Thickness: As required by design, 16 gauge minimum.
4. Finish: [Red Oxide] [Gray] shop coat. Shop coat only intended to provide temporary protection during transportation and erection.

B. Long Bay Purlins:

1. Horizontal structural members that support roof systems, with virtual square shaped top and bottom chords and web members.
2. Open Web Purlins for Long Bay applications.
3. Finish: Gray shop coat. Shop coat only intended to provide temporary protection during transportation and erection.

C. Wall Zee Girts:

1. Horizontal structural members that support vertical panels.
2. Depth: As required by design, [8] [10] [12] inches ([203] [216] [254] [305] mm) minimum.
3. Gauge: As required by design, 16 gauge (0.056 inch (1.424 mm) minimum uncoated thickness).
4. Finish: [Red Oxide] [Gray] shop coat. Shop coat only intended to provide temporary protection during transportation and erection.

D. Spandrel Beams: ASTM A 36/A 36M or ASTM A 992/A 992M wide flange shapes, minimum yield 50 ksi for support of wall systems provided by others, as required by design.

2.5 BOLTS

A. Rigid Frame Connections: Provide High Strength Bolts, Nuts and Washers:

1. Bolts: ASTM F 3125 Grade A325 Heavy Hex Structural Type I.
2. Washers: [ASTM F 436 Type 1 Hardened Steel] [Not Required].
3. Nuts: ASTM A 563 Grade C Heavy Hex. Nuts shall be wax coated by emulsion such that the torque required to complete a Rotational Capacity (RC) test shall be reduced by 40% from the un-waxed state.
4. Coating: [ASTM F 1941 Electrodeposited Yellow Zinc] [Hot-Dipped Galvanized].

B. Other Connections: Provide High Strength or Machine Bolts as required by manufacturer design:

1. High Strength Bolts and Nuts:

a. Bolts: ASTM F 3125 Grade A325 Heavy Hex Structural Type I.
b. Nuts: ASTM A 563 Grade C Heavy Hex.
c. Coating: ASTM F 1941 Electrodeposited Yellow Zinc.

2. Machine Bolts:

a. Bolts: ASTM A 307 Grade Carbon Steel.
b. Nuts: ASTM A 563 Grade A Hex Nut.
c. Coating: ASTM F 1941 Electrodeposited Clear Zinc.

## 2.6 ROOF SYSTEMS

A. Assembly Performance Requirements: Provide roof products and assemblies meeting the following requirements:

Specifier: Coordinate these requirements with applicable national codes and standards. Roof radiative properties are particular to climate and standards and may not be required. UL and/or FM Global requirements may be needed for insurance purposes.

1. Class 90 rated and listed in accordance with UL-580 for Wind Uplift.
2. Class A rated and listed in accordance with UL-790 for External Fire.
3. Class 4 rated and listed in accordance with UL-2218 for Impact Resistance.

Specifier: Review and retain the following item for LEED projects pursuing credit SS 7.2 - Heat Island Effect. SRI may also be an energy code requirement.

4. Third-party listed and rated in a nationally recognized program in accordance with ANSI/CRRC S100 with an [Initial] [3-year Aged] Solar Reflectance and [Initial] [3-year Aged] Thermal Emittance such that a minimum [Initial] [3-year Aged] Solar Reflectance Index (SRI) of ___ per ASTM E 1980 assuming medium wind conditions is provided.

B. Through-Fastened Panels:

1. Type: Single skin ribbed panels with exposed fasteners.
2. Strength: Determine and certify allowable panel strengths in accordance with AISI S100.
3. Panel profile(s): PBR; 1-1/4 inch (32 mm) ribs at 12 inch (305 mm) centers, 1/2:12 minimum roof slope.

a. Thickness: [26 gauge] [24 gauge] [22 gauge]
b. Finish:[Galvalume® Plus] [SMP] [PVDF] [PVDF Metallic]

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

c. Color: [Selected from manufacturer standard colors] [As shown on drawings].
d. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 1680 at a pressure differential of +/- 1.57 psf (75 Pa).
e. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 1646 at a 20 psf (955 Pa) pressure differential when sprayed with 5 gallons of water per hour per square foot (203 liters per square meter) of specimen area.

Specifier: Retain FM Approvals' listing requirement for FM Global-insured projects or where FM Global requirements are used as minimum design standard. Select required windstorm classification based upon calculation method in FM Global Loss Prevention Sheet 1-28; note that FM Approvals' windstorm classification does not correlate directly to design wind speed.

f. FM Approvals Rating: Provide FM 4471 Approved assemblies on the basis of the following ratings. Identify materials with FM Approvals markings:

1) External Fire: Class A.
2) Internal Fire: Class 1.
3) Hail: Severe.
4) Wind: [1-60] [1-75] [1-90] [1-120] [As determined by FM 1-28]

4. Panel Profile(s): [PBU; 3/4 inch (19 mm) ribs at 6 inch (152 mm) centers, 1:12 minimum roof slope.] [7.2; (1-1/2 inch (39 mm) ribs at 7.2 inch centers, 1/2:12 minimum roof slope.]

a. Thickness: [26 gauge] [24 gauge] [22 gauge]
b. Finish:[Galvalume® Plus] [SMP] [PVDF] [PVDF Metallic]

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

c. Color: [Selected from manufacturer standard colors] [As shown on drawings].

5. Panel fasteners: [Long-life finish.] [410 Series stainless steel] [300 Series stainless steel].
6. Sidelap mastic: [1 inch x 3/32 inch (25 mm x 2.4 mm)] [1/2 inch x 3/32 inch (13 mm x 2.4 mm)].

C. Standing Seam Panels:

1. Type: Single skin panels with concealed clips.
2. Panel Strength: Determine and certify panel strength as follows:

a. Positive Loading (Toward Panel Supports): Determine in accordance with AISI S100.
b. Negative Loading (Away from Panel Supports): Determine in accordance with ASTM E 1592.

3. Panel profile: Double-Lok:

a. Panel Type: Trapezoidal machine seamed, 1/4:12 minimum roof slope.
b. Panel width: [24 inches wide x 3 inches high (610 mm wide x 76 mm high)] [24 inches wide x 3 inches high (610 mm wide x 76 mm high)] [18 inches wide x 3 inches high (457 mm wide x 76 mm high)] [12 inches wide x 3 inches high (305 mm wide x 76 mm high)].
c. Thickness: [24 gauge] [22 gauge].
d. Finish: [Galvalume® Plus] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

e. Color: [Selected from manufacturer standard colors] [As shown on drawings].
f. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 1680 at a pressure differential of +/- 1.57 psf (75 Pa).
g. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 1646 at a 20 psf (955 Pa) pressure differential when sprayed with 5 gallons of water per hour per square foot (203 liters per square meter) of specimen area.

Specifier: Retain FM Approvals' listing requirement for FM Global-insured projects or where FM Global requirements are used as minimum design standard. Select required windstorm classification based upon calculation method in FM Global Loss Prevention Sheet 1-28; note that FM Approvals' windstorm classification does not correlate directly to design wind speed.

h. FM Approvals Rating: Provide FM 4471 Approved assemblies on the basis of the following ratings. Identify materials with FM Approvals markings:

1) External Fire: Class A.
2) Internal Fire: Class 1.
3) Hail: Severe.
4) Wind: [1-60] [1-75] [1-90] [1-120] [As determined by FM 1-28]

4. Panel profile: Ultra-Dek:

a. Panel Type: Trapezoidal snap lock, 1/4:12 minimum roof slope.
b. Panel width: [24 inches wide x 3 inches high (610 mm wide x 76 mm high)] [24 inches wide x 3 inches high (610 mm wide x 76 mm high)] [18 inches wide x 3 inches high (457 mm wide x 76 mm high)] [12 inches wide x 3 inches high (305 mm wide x 76 mm high)].
c. Thickness: [24 gauge] [22 gauge].
d. Finish: [Galvalume® Plus] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

e. Color: [Selected from manufacturer standard colors] [As shown on drawings].

5. Panel profile: SuperLok; vertical leg architectural SSR machine seamed, 1/2:12 minimum roof slope.

a. Panel width: [16 inches wide x 2 inches high (406 mm wide x 51 mm high)] [12 inches wide x 2 inches high (305 mm wide x 51 mm high)].
b. Seaming Type: Machine seamed.
c. Thickness: [24 gauge] [22 gauge].
d. Finish: [Galvalume® Plus] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

e. Color: [Selected from manufacturer standard colors] [As shown on drawings].
f. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 1680 at a pressure differential of +/- 1.57 psf (75 Pa).
g. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 1646 at a 12 psf (574 Pa) pressure differential when sprayed with 5 gallons of water per hour per square foot (203 liters per square meter) of specimen area.

Specifier: Retain FM Approvals' listing requirement for FM Global-insured projects or where FM Global requirements are used as minimum design standard. Select required windstorm classification based upon calculation method in FM Global Loss Prevention Sheet 1-28; note that FM Approvals' windstorm classification does not correlate directly to design wind speed.

h. FM Approvals Rating: Provide FM 4471 Approved assemblies on the basis of the following ratings. Identify materials with FM Approvals markings:

1) External Fire: Class A.
2) Internal Fire: Class 1.
3) Hail: Severe.
4) Wind: [1-60] [1-75] [1-90] [1-120] [As determined by FM 1-28].

6. Panel profile: BattenLok HS; vertical leg architectural SSR machine seamed, 1/2:12 minimum roof slope.

    a. Panel width: [16 inches wide x 2 inches high (406 mm wide x 51 mm high)] [12 inches wide x 2 inches high (305 mm wide x 51 mm high)].
    b. Seaming Type: Machine seamed.
    c. Thickness: [24 gauge] [22 gauge].
    d. Finish: [Galvalume® Plus] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

    e. Color: [Selected from manufacturer standard colors] [As shown on drawings].
    f. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 1680 at a pressure differential of +/- 1.57 psf (75 Pa).
    g. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 1646 at a 12 psf (574 Pa) pressure differential when sprayed with 5 gallons of water per hour per square foot (203 liters per square meter) of specimen area.

7. Panel clips: [As required by design and insulation requirements] [High Floating Clips] [Low Floating Clips] [High Sliding Clips] [Low Sliding Clips].
8. Thermal spacers: As Required for insulation system and panel clip.

D. Foam Insulated Metal Panels

1. Basis of Design Manufacturer: Metl-Span. Other approved manufacturers include:

    a. CENTRIA, subsidiary of NCI Building Systems, Inc. (www.centria.com)

Specifier: Although FM Approvals requirements are not required for the majority of projects, the International Building Code does reference FM Approval Standard 4880 in Chapter 26 to qualify foam plastics for the thermal barrier exemption and requires them to be labeled when that exemption is exercised.

2. Labeling: Labeled through [a nationally recognized program] [FM Global], identifying the manufacturer, product name and model and product listings required in this section.
3. Panel Core: Foamed in-place, Zero Ozone Depletion Potential polyurethane or polyisocyanurate.
4. Fire Resistance:

    a. FM 4880 Class 1 Approval with no height restrictions.
    b. Flame Spread and Smoke Developed Index: The Flame Spread Index shall not exceed 25 and the Smoke Developed Index shall not exceed 450 when tested to ASTM E 84.

5. Panel Strength: Determine and certify panel allowable strengths as follows:

    a. Positive Loading (Toward Panel Supports): Determine in accordance with ASTM E 72.
    b. Negative Loading (Away from Panel Supports): Determine in accordance with ASTM E 1592.

6. U-Factor Determination: ASTM C 1363 conducted in accordance with ASHRAE 90.1 Section A9.3.2 or by Finite Element Modeling per ASHRAE 90.1 Section A9.4 and using core insulation thermal conductivity (k-factor) determined using ASTM C 518 conducted at 75 degree F mean temperature in the calculation.
7. Through-fastened Insulated Panels:

a. Panel profile: LS-36.
b. Panel Thickness: [1-1/2] [2] [2-1/2] [3] [4] [5] [6] inches ([39] [51] [64] [76] [102] [127] [154] mm).
c. Panel Width: 36 inches (91 mm)
d. Exterior Face:

1) Profile: [Stucco Embossed] 1-1/4 inch (32 mm) high ribs at 12 inch (305 mm) centers.
2) Thickness: [26 gauge] [24 gauge] [22 gauge].
3) Finish: [Galvalume®] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

4) Color: [Selected from manufacturer standard colors] [As shown on drawings].

e. Interior Face:

1) Profile: Stucco Embossed [1/8 inch (3.2 mm) Mesa] [1/16 inch (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10 mm) on centers.
2) Thickness: [26 gauge] [24 gauge] [22 gauge]
3) Finish: [Polyester] [SMP] [PVDF].
4) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

Specifier: When specifying insulated panels, it is generally advisable to specify a maximum U-factor on the basis of the prescriptive requirements of the applicable energy code and have the contractor coordinate with other disciplines once the supplier is selected and thickness is determined. Alternatively, thickness can be specified below and then have the contractor verify code compliance via a trade-off calculation using acceptable compliance software such as ComCheck (http://www.energycodes.gov/comcheck) once the supplier is selected as the U-factor will not match ASHRAE requirements exactly in this case. **It is not recommended to specify insulation R-value since there is no nationally recognized standard for determining the R-value of IMPs** and not all manufacturers report equivalent R-values due to different handling of the effects of joints, air films, temperature differentials, etc. Determination of U-factor of generic assemblies is addressed in Appendix A of ASHRAE 90.1 and this generally leads to comparable numbers between manufacturers. Retain item d or e below as appropriate here and similarly below.

f. Maximum U-factor: _____ BTU/hour-square foot-degree F.
g. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 1680 at a pressure differential of +/- 1.57 psf (75 Pa).
h. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 1646 at a 20 psf (955 Pa) pressure differential when sprayed with 5 gallons of water per hour per square foot (203 liters per square meter) of specimen area.

Specifier: Retain FM Approvals' listing requirement for FM Global-insured projects or where FM Global requirements are used as minimum design standard. Select required windstorm classification based upon calculation method in FM Global Loss Prevention Sheet 1-28; note that FM Approvals' windstorm classification does not correlate directly to design wind speed.

i. FM Approvals Rating: Provide FM 4471 Approved assemblies on the basis of the following ratings. Identify materials with FM Approvals markings:

1) External Fire: Class A.
2) Internal Fire: Class 1.
3) Hail: Severe.

4) Wind: [1-60] [1-75] [1-90] [1-120] [As determined by FM 1-28].

8. Standing Seam Insulated Roof Panels:

a. Panel profile: CFR
b. Panel thickness: [2] [2-1/2] [3] [4] [5] [6] inches ([51] [64] [76] [102] [127] [152] mm).
c. Panel Width: [42] [36] [30] inches ([1067] [914] [762] mm).
d. Exterior Face:

1) Profile: Stucco embossed 1/8" (3.2mm) Mesa symmetrical ribs nominally 4 inches (10mm) on centers with 2" vertical leg standing seam side laps.
2) Sheet Thickness: [26 gauge] [24 gauge] [22 gauge]
3) Finish: [Galvalume®] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

4) Color: [Selected from manufacturer standard colors] [As shown on drawings].

e. Interior Face:

1) Profile: Stucco embossed [1/8" (3.2mm) Mesa] [1/16" (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
2) Sheet Thickness: [26 gauge] [24 gauge] [22 gauge]
3) Finish: [Polyester] [SMP] [PVDF]
4) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

f. Maximum U-factor: _____ BTU/hour-square foot-degree F.
g. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 1680 at a pressure differential of +/- 1.57 psf (75 Pa).
h. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 1646 at a 20 psf (955 Pa) pressure differential when sprayed with 5 gallons of water per hour per square foot (203 liters per square meter) of specimen area.

Specifier: Retain FM Approvals' listing requirement for FM Global-insured projects or where FM Global requirements are used as minimum design standard. Select required windstorm classification based upon calculation method in FM Global Loss Prevention Sheet 1-28; note that FM Approvals' windstorm classification does not correlate directly to design wind speed.

i. FM Approvals Rating: Provide FM 4471 Approved assemblies on the basis of the following ratings. Identify materials with FM Approvals markings:

1) External Fire: Class A.
2) Internal Fire: Class 1.
3) Hail: Severe.
4) Wind: [1-60] [1-75] [1-90] [1-120] [As determined by FM 1-28]

E. Roof Light Transmitting Panels:

1. Material: Provide UV-resistant, Woven Roving fiber-reinforced acrylic Light Transmitting Panels (LTP) meeting the following requirements:

a. Self-Ignition Temperature: 650 degrees Fahrenheit (343 degrees Celsius) when tested in accordance with ASTM D 1929.
b. Diffuse Light Transmission: Not less than 50% when tested to ASTM D 1494.

c. Burn Rate: Less than 2.5 inches per minute when tested in accordance with ASTM D 635.
d. Smoke Developed Index: Not greater than 450 when tested in accordance with ASTM E 84.
e. Haze Value: Nor less than 90% when tested in accordance with ASTM D 1003.

Specifier: LTPs are not generally recognized by ASHRAE 90.1 and as such, don't have explicit U-factor or SHGC requirements or accepted methods other than testing to determine their performance levels. Therefore, it is recommended that the supplier be asked to provide the values in their submittals so that they can be used in code compliance calculations, rather than set them specifically.

f. Thermal Transmission: Provide U-Factor determined by ASTM C 1363 conducted in accordance with ASHRAE 90.1 Section A9.3.2, NFRC 100 or by Finite Element Modeling per ASHRAE 90.1 Section A9.4.
g. Solar Heat Gain Coefficient: Provide SHGC determined by NFRC 200.

2. Through-Fastened Roof LTP: Provide [single] [double] layer LTP that match the profile of the roof panel.
3. Standing Seam Roof LTP: Provide [single] [double] layer [field-located] [factory-assembled] LTP.

F. Accessories

1. Pipe flashing: [____].
2. Roof curbs: [____].
3. Roof Vents:

a. Source: [By metal building system manufacturer] [____].
b. Type: [12 inches x 10 feet (305 mm x 3.05 m) ridge gravity] [20 inch (508 mm) round gravity] [24 inch (610 mm) round gravity] [Include operable dampers].
c. Finish: [Unpainted Galvalume®] [Prefinished white] [Field paint over white] [____].

4. Eave trim condition: [Standard gutters and downspouts] [Low profile snow gutters and downspouts] [Simple eave] [Sculptured eave].
5. Valley gutters: [____].
6. Parapet gutters: [____].

2.7 WALL, LINER, SOFFIT, AND FASCIA PANEL SYSTEMS

A. Assembly Performance Requirements: Provide assemblies that function as exterior walls that meet the following requirements:

1. Air Infiltration: Maximum air infiltration of 0.04 cubic feet per minute per square foot of specimen area when tested to ASTM E 283 at a pressure differential of +/- 1.57 psf (75 Pa).
2. Water Infiltration: No uncontrollable water leakage when tested to ASTM E 331 at a 6.24 psf pressure differential when sprayed with 5 gallons of water per hour per square foot of specimen area.

B. Through-Fastened Panels:

1. Panel type: Single skin ribbed panels with exposed fasteners.
2. Panel Strength: Determine in accordance with AISI S100.
3. Panel profiles:

a. PBR: 12 inch x 1 inch (305 mm x 25 mm) Rib. 1-1/4 inch (32 mm) ribs x 12 inch (305 mm) centers.

b. Reverse Rolled PBR: 1-1/4 inch (32 mm) inverted ribs x 12 inch centers.
c. AVP: 1-1/8 inch (28.5 mm) inverted ribs x 12 inch (305 mm) centers.
d. PBU: 3/4 inch (19 mm) ribs x 6 inch (152 mm) centers.
e. Reverse Rolled PBU: 3/4 inch (19 mm) ribs x 6 inch (152 mm) centers.
f. 7.2: 1-1/2 inch (39 mm) ribs x 7.2 inch (183 mm) centers.
g. PBC: 7/8 inch (22 mm) corrugated x 2.67 inch (68 mm) centers.
h. PBD: 5/8 inch (16 mm) ribs x 2.67 inch (68 mm) centers.

4. Thickness: [26 gauge] [24 gauge].
5. Finish: [Galvalume® Plus] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

6. Color: [Selected from manufacturer standard colors] [As shown on drawings].
7. Panel fasteners: [Long-life finish] [Stainless steel].

C. Concealed Fastener Panels:

1. Panel type: Single skin panels with concealed fasteners.
2. Panel Strength: Determine and certify panel strength as follows:

a. Positive Loading (Toward Panel Supports): Determine in accordance with AISI S100.
b. Negative Loading (Away from Panel Supports): Determine in accordance with ASTM E 1592.

3. Panel Profiles:

a. ShadowRib: 16 inches x 3 inches (mm x 76 mm).
b. NuWall: 12 inches x 2-1/2 inches (305 mm x 63.5 mm).
c. Designer Series: 12 inches x 1-3/4 inch (305 mm x 44.5 mm) flat.
d. Designer Series: 16 inches x 1-3/4 inches (406 mm x 44.5 mm) fluted.
e. Artisan Panel: 12 inches x 1 inch (305 mm x 25 mm); soffits or interior liner only.

4. Thickness: [26 gauge] [24 gauge] [22 gauge].
5. Finish: [Galvalume® Plus] [PVDF] [SMP] [PVDF Metallic].

Specifier: Delete color for unpainted finishes such as Galvalume® and Galvalume® Plus.

6. Color: [Selected from manufacturer standard colors] [As shown on drawings].
7. Panel fasteners: [Long-life finish] [Stainless steel].

D. Foam Insulated Metal Panels

1. Basis of Design Manufacturer: Metl-Span. Other approved manufacturers include:

a. CENTRIA, subsidiary of NCI Building Systems (www.centria.com)

Specifier: Although FM Approvals requirements are not required for the majority of projects, the International Building Code does reference FM Approval Standard 4880 in Chapter 26 to qualify foam plastics for the thermal barrier exemption and requires them to be labeled when that exemption is exercised.

2. Labeling: Labeled through [a nationally recognized program] [FM Global], identifying the manufacturer, product name and model and product listings required in this section.

3. Panel Core: Foamed in-place, Zero Ozone Depletion Potential polyurethane or polyisocyanurate.

Specifier: IBC exempts IMPs from having to be NFPA 285 approved assemblies when they are used as exterior walls one-story buildings equipped with an automatic sprinkler. IBC also exempts IMPs from having to be used with an interior thermal barrier when tested and listed under FM 4880 Class 1 Approval. Retain or edit the following section as necessary.

4. Fire Resistance:

   a. Third-party listed assembly tested to and meeting the requirements of NFPA 285.
   b. FM 4880 Class 1 Approval with no height restrictions.
   c. Flame Spread and Smoke Developed Index: The Flame Spread Index shall not exceed 25 and the Smoke Developed Index shall not exceed 450 when tested to ASTM E84.

5. Panel Strength: Determine and certify panel strength as follows:

   a. Positive Loading (Toward Panel Supports): Determine in accordance with ASTM E 72.
   b. Negative Loading (Away from Panel Supports): Determine in accordance with ASTM E 1592.

Specifier: See note regarding specification of U-factor and thickness for IMPs in roof section above.

6. U-Factor Determination: ASTM C 1363 conducted in accordance with ASHRAE 90.1 Section A9.3.2 or by Finite Element Modeling per ASHRAE 90.1 Section A9.4 and using core insulation thermal conductivity (k-factor) determined using ASTM C 518 conducted at 75 degree F mean temperature in the calculation.

Specifier: Retain FM Approvals' listing requirement for FM Global-insured projects or where FM Approval requirements are used as minimum design standard. Select required windstorm classification based upon calculation method in FM Global Loss Prevention Sheet 1-28; note that FM Approvals' windstorm classification does not correlate directly to design wind speed.

7. FM Approvals Rating: Provide FM 4881 Approved panels on the basis of the following ratings. Identify materials with FM Approvals markings:

   a. Hail: Severe.
   b. Wind: Class +____/-____, Zone H.

8. Through-Fastened Insulated Wall Panels:

   a. Panel Profile: LS-36.
   b. Panel Thickness: [1-1/2] [2] [2-1/2] [3] [4] [5] [6] inches ([39] [51] [63.5] [76] [102] [127] [152] mm).
   c. Panel Width: 36 inches (91 mm)
   d. Exterior Face:

      1) Profile: Stucco embossed 1-1/4 inch (32 mm) high ribs at 12 inch (305 mm) centers.
      2) Sheet Thickness: [26 gauge] [24 gauge] [22 gauge].
      3) Finish: [PVDF] [SMP] [PVDF Metallic].
      4) Color: [Selected from manufacturer standard colors] [As shown on drawings].

   e. Interior Face:

1) Profile: Stucco embossed [1/8" (3.2mm) Mesa] [1/16" (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
2) Sheet Thickness: [26 gauge] [24 gauge] [22 gauge].
3) Finish: [Polyester] [SMP] [PVDF]
4) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

f. Maximum U-factor: _____ BTU/hour-square foot-degree F.
g. Panel fasteners: Stainless steel.

9. Concealed Fastener Insulated Panels:

a. Panel profile: CF Vertical.

1) Panel thickness: [2] [2-1/2] [3] [4] inches ([51] [63.5] [76] [102] mm).
2) Panel width: [36] [30] [24] inches ([914] [762] [610] mm).
3) Exterior Face:

a) Profile: Flat stucco embossed
b) Sheet Thickness: 22 gauge.
c) Finish: [SMP] [PVDF] [PVDF Metallic]
d) Color: [Selected from manufacturer standard colors] [As shown on drawings].

4) Interior Face

a) Profile: Stucco embossed [1/8" (3.2mm) Mesa] [1/16" (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
b) Sheet thickness: 22 gauge.
c) Finish: [Polyester] [SMP] [PVDF].
d) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

5) Maximum U-factor: _____ BTU/hour-square foot-degree F.

b. Panel profile: CF Mesa.

1) Panel thickness: [2] [2-1/2] [3] [4] [5] [6] inches ([51] [63.5] [76] [102] [127] [152] mm).
2) Panel width: [36] [42] inches ([914] [1067] mm).
3) Exterior Face

a) Profile: Stucco Embossed [1/8" (3.2mm) Mesa] [1/16" (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
b) Sheet thickness: [26 gauge] [24 gauge] [22 gauge].
c) Finish: [SMP] [PVDF] [PVDF Metallic].
d) Color: [Selected from manufacturer standard colors] [As shown on drawings].

4) Interior Face

a) Profile: Stucco embossed [1/8" (3.2mm) Mesa] [1/16" (1.6 mm) Mesa].
b) Sheet Thickness: [26 gauge] [24 gauge] [22 gauge].
c) Finish: [Polyester] [SMP] [PVDF]
d) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

5) Maximum U-factor: _____ BTU/hour-square foot-degree F.

c. Panel profile: CF Fluted

1) Panel Thickness: [2] [2-1/2] [3] [4] [5] [6] inches ([51] [63.5] [76] [102] [127] [152] mm).
2) Panel Width: 42 inches (1067 mm).
3) Exterior Face

a) Profile: Stucco Embossed, flutes 1” wide and nominal 3/8” deep, 8-1/2 inch (21.6 mm) on centers.
b) Sheet thickness: 26 gauge.
c) Finish: [SMP] [PVDF] [PVDF Metallic]
d) Color: [Selected from manufacturer standard colors] [As shown on drawings].

4) Interior Face

a) Profile: Stucco Embossed [1/8 inch (3.2mm) Mesa] [1/16 inch (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
b) Sheet thickness: 26 gauge.
c) Finish: [Polyester] [SMP] [PVDF].
d) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

5) Maximum U-factor: _____ BTU/hour-square foot-degree F.

d. Panel profile: Santa Fe

1) Panel thickness: [2] [2-1/2] [3] [4] inches ([51] [63.5] [76] [102] mm).
2) Panel width: [42] [36] inches ([1067] [914] mm).
3) Exterior Face:

a) Profile: Flat Aztec (heavy stucco) embossed.
b) Sheet Thickness: [24 gauge] [22 gauge].
c) Finish: [SMP] [PVDF] [PVDF Metallic].
d) Color: [Selected from manufacturer standard colors] [As shown on drawings].

4) Interior Face

a) Profile: Stucco Embossed [1/8" (3.2mm) Mesa] [1/16" (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
b) Sheet thickness: [26 gauge] [24 gauge] [22 gauge].
c) Finish: [Polyester] [SMP] [PVDF].
d) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

5) Maximum U-factor: _____ BTU/hour-square foot-degree F.

e. Panel profile: CF Striated

1) Panel thickness: [2] [2-1/2] [3] inches ([51] [63.5] [76] mm).
2) Panel width: [30] [36] [42] inches ([762] [914] [1067] mm).
3) Exterior Face:

a) Profile: Stucco Embossed longitudinal striations 1” (25mm) wide and nominal 1/32 inches (0.8mm) deep.
b) Sheet thickness: [24 gauge] [22 gauge].
c) Finish: [SMP] [PVDF] [PVDF Metallic].
d) Color: [Selected from manufacturer standard colors] [As shown on drawings].

4) Interior face:

a) Profile: Stucco embossed [1/8 inch (3.2mm) Mesa] [1/16 inch (1.6 mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
b) Sheet thickness: [26 gauge] [24 gauge] [22 gauge].
c) Finish: [Polyester] [SMP] [PVDF].
d) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

5) Maximum U-factor: _____ BTU/hour-square foot-degree F.

f. Panel Profile: 7.2 InsulRib

1) Panel thickness: [2-1/2] [3] [4] [5] [6] inches ([63.5] [76] [102] [127] [152] mm).
2) Panel width: 36 inches (762 mm).
3) Exterior Face:

a) Profile: Stucco Embossed longitudinal trapezoidal ribs 1 ½ inches (3.8mm) deep and 7.2 inches (18.3mm) on center.
b) Sheet Thickness: [26 gauge] [24 gauge] [22 gauge].
c) Finish: [SMP] [PVDF] [PVDF Metallic]
d) Color: [Selected from manufacturer standard colors] [As shown on drawings].

4) Interior Face:

a) Profile: Stucco embossed [1/8 inch (3.2mm) Mesa] [1/16 inch (1.6mm) Mesa] symmetrical ribs nominally 4 inches (10mm) on centers.
b) Sheet thickness: [26 gauge] [24 gauge] [22 gauge].
c) Finish: [Polyester] [SMP] [PVDF].
d) Color: [Igloo White] [Selected from manufacturer standard colors] [As shown on drawings].

5) Maximum U-factor: _____ BTU/hour-square foot-degree F.

E. Accessories:

1. Base condition:

a. Formed base: Pre-finished bronze, self-flashing, for through-fastened panels.
b. Base member: [Angle] [Channel] [Girt].
c. Base member flashing: [Drip] [Masonry] [As indicated on Drawings].

2. Framed openings:

a. Finish: [Match girt finish] [Pre-Galvanized].
b. Framed opening trim: [Standard jamb, head, sill trim package] [Standard trim plus full cover trim on exposed jambs and headers].

3. Trim profiles: [Manufacturer's standard profiles] [As indicated on Drawings].

F. Wall Light Transmitting Panels (LTP):

1. Material: Provide UV-resistant, [Chopped Glass] [Woven Roving] fiber-reinforced acrylic LTP meeting the following requirements:

a. Self-Ignition Temperature: 650 degrees Fahrenheit (343 degrees Celsius) when tested in accordance with ASTM D 1929.
b. Diffuse Light Transmission: Not less than 50% when tested to ASTM D 1494.
c. Burn Rate: Less than 2.5 inches per minute when tested in accordance with ASTM D 635.
d. Smoke Developed Index: Not greater than 450 when tested in accordance with ASTM E 84.
e. Haze Value: Nor less than 90% when tested in accordance with ASTM D 1003.

Specifier: LTPs are not generally recognized by ASHRAE 90.1 and as such, don't have explicit U-factor or SHGC requirements or accepted methods other than testing or modeling to determine their performance levels. Therefore, it is recommended that the supplier be asked to provide the values in their submittal so that they can be used in code compliance calculations, rather than set them specifically.

f. Thermal Transmission: Provide U-Factor determined by ASTM C 1363 conducted in accordance with ASHRAE 90.1 Section A9.3.2 or by Finite Element Modeling per ASHRAE 90.1 Section A9.4
g. Solar Heat Gain Coefficient: Provide SHGC determined by NFRC 200.

2. Through-Fastened wall LTP: Provide [single] [double] layer LTP that match the profile of the wall panel.

G. Walk Doors:

1. Source: [Specified in other sections] [By metal building system manufacturer].
2. Size: [3 x 7 feet] [4 x 7 feet] [6 x 7 feet] [As indicated on Drawings].
3. Elevation: [Solid] [Narrow lite] [Half glass] [As indicated on Drawings].
4. Type: [Insulated] [Non-insulated].
5. Hardware:

a. [Cylindrical] [Mortise] lockset.
b. Exit device.
c. Weather stripping and threshold.
d. Closers.
e. Kick plate.
f. Latch guard.
g. Chain stops.

6. Frame type: [Self framing] [Framed openings].
7. Door assembly: [Knocked down for field assembly and glazing] [Pre-assembled with glazing included].
8. Glazing: [Laminated] [Tempered].
9. Finish: [White primer] [Bronze primer].

H. Windows:

1. See Section
2. Source: [Specified in other sections] [By metal building system manufacturer].

I. Louvers:

1. Source: [Specified in other sections.] [By metal building manufacturer.
2. Size: [To be selected from available sizes] [[2 x 2] [3 x 2] [3 x 3] [4 x 3] [3 x 4] [5 x 4] [__ x __] feet].
3. Type: [Fixed] [Adjustable].
4. Frame type: [Self framing] [Framed openings].
5. Finish: [Match adjacent wall color] [____].

2.8 FABRICATION

A. General:

1. Shop-fabricate framing members for field bolted assembly.
2. Surfaces of bolted connections: Smooth and free from burrs and distortions.
3. Shop connections to conform to manufacturer's standard design practices.
4. Mark framing members with identifying mark.
5. Welding to conform to AWS D1.1 and AWS D1.3 as applicable.

B. Primary Framing:

1. Plates, stiffeners, and related members: Factory welded base plates, splice plates, cap plates, and stiffeners into place on structural members.
2. Bolt holes and related machining: Shop fabricate base plates, splices and flanges to include bolt connection holes. Shop-fabricate webs to include bracing holes.
3. Secondary structural connections (purlins and girts): Ordinary (not pretensioned) bolted connections with welded clips.
4. Welding inspection: Per IAS AC472 Part A.

C. Long Bay Purlins:

1. Fabricate purlins from cold-formed open web long bay system assemblies with stiffened chords.
2. Install connection bolts through purlin seats.
3. Pre-punch assemblies to allow for attachment of frame flange brace angles, compression strut extensions, and diagonal X-bridging at centerline.
4. Furnish bridging as light-gauge cold-formed angles secured using self-drilling fasteners.
5. Manufacture sections in IAS AC472 Part A and B Accredited facility.
6. Top and bottom chords: Nominal 4 inch (102 mm) width formed so that top surface is continuous and flat to facilitate easy assembly of roof system.
7. Fabricate all elements of minimum 16 gauge steel.
8. Subject finished assemblies to periodic testing to loads equal to 110 percent of design loads.

D. Zee Purlins:

1. Fabricate purlins from cold-formed Z-shaped sections with stiffened flanges.
2. Size flange stiffeners to comply with requirements of AISI S100.
3. Purlin flanges unequal in width for easier nesting during erection.
4. Purlins pre-punched at factory to provide for field bolting to rigid frame clips.

E. Eave Struts:

1. Fabricate eave struts from cold-formed unsymmetrical C-shaped sections with stiffened flanges.
2. Size flange stiffeners to comply with requirements of AISI S100.
3. No welded splices permitted.
4. Eave Struts pre-punched at factory to provide for field bolting to rigid frame clips.

F. Girts: Simple or continuous span as required by design. Connection bolts will install through webs not flanges.

G. Bracing:

1. Diagonal Bracing:

   a. Diagonal bracing in roof and sidewalls may be used to resist longitudinal loads in structure when panel diaphragm cannot be used.
   b. Furnish to length and equipped with hillside washers and nuts at each end.
   c. Bracing may consist of rods threaded at each end or galvanized cable with suitable threaded end anchors.
   d. If load requirements dictate, bracing may be of structural angle or pipe, bolted in place.

2. Special Bracing:

   a. When diagonal bracing is not permitted in sidewall use rigid frame type portal or fixed base column.
   b. Shear walls may be used where adequate to resist applied wind or seismic forces.

3. Flange Braces: Brace compression flange of primary framing laterally with angles connecting to purlin or girt webs so that flange compressive stress is within allowable limits for any combination of loading.
4. Bridging:

   a. Laterally brace top chord of long bay purlins with horizontal bridging if roof system being used will not supply adequate lateral support to top chord.

5. Horizontally bridge bottom chord for lateral bracing. One row of bolted diagonal bridging required for long span purlins 40 feet (12 192 mm) long and longer.

H. Standing Seam Panels:

1. Provide factory fabricated and finished metal panels and accessories meeting performance requirements, indicated profiles and structural requirements.
2. Fabricate metal joints configured to accept applied sealant providing weathertight seal and preventing metal to metal contact and minimizing noise resulting from thermal movement.
3. Fabricate panels in continuous lengths for full length of detailed runs, except where otherwise indicated on drawings.
4. Sheet Metal Flashing and Trim: Fabricate or install flashing and trim to comply with manufacturer's written instructions and construction drawings.
5. Configure Ultra-Dek and Double-Lok panels with interlocking edges with factory applied hot-melt mastic inside female seam. Female side snaps over male side (Ultra-Dek) and when seamed (Double-Lok) creates continuous lock, forming 360 degree Pittsburgh seam.
6. Notch Ultra-Dek and Double-Lok panels at factory at both ends so that field installation can commence or terminate from either end of building.
7. Maximum panel length: 45 feet (13 716 mm) unless otherwise indicated.

I. End Laps:

1. Fabricate with 16 gauge backup plates and eight end lap joint fasteners installed in six pre-punched holes in flat and in dimples in trapezoidal legs.

2. Apply mastic between panels and secure with self-drilling fasteners through panels and backup plate.
3. Through roof fasteners may be used only at end laps and eaves.

PART 3 - EXECUTION

3.1 PREPARATION

A. Clean surfaces prior to installation.

B. Prepare surfaces using methods recommended by manufacturer for best result for substrate.

3.2 INSTALLATION

A. Install system in accordance with manufacturer's instructions and approved Shop Drawings.

B. Fit members square against abutting components.

C. Position members plumb, square, and level.

D. Temporarily brace members until permanently fastened.

E. Do not splice load bearing members.

F. Align and adjust various members forming parts of a complete frame or structure after assembly but before fastening.

G. Welding to conform to AWS D1.1.

H. Fasten panels to supports.

I. Install trim to maintain visual continuity of system.

J. Install joint sealant and gaskets to prevent water penetration.

K. Flash penetrations through roofing with metal trim to match panels

3.3 PROTECTION

A. Protect installed products until completion of project.

3.4 ADJUSTMENT

A. Touch up, repair, or replace damaged products before Substantial Completion.

END OF SECTION

ADA-24-115 PROPOSED FRONT ELEVATION VIEW - NEW RECYCLING FACILITY - 40 Meadow Street 7/14/25

ADA
ARCHITECTS
Andriopoulos Design Assoc., LLC
16 River Street, 2nd FL
Norwalk, CT 06850
203-853-8006
ADA@andriopoulosdesign.com

ADA-24-115 PROPOSED RENDERING (Looking SE) - NEW RECYCLING FACILITY- 40 Meadow Street, Norwalk, CT REVISED 7/30/25

ADA
ARCHITECTS
Andriopoulos Design Assoc., LLC
16 River Street, 2nd FL
Norwalk, CT 06850
203-853-8006
ADA@andriopoulosdesign.com

**South Norwalk Electric and Water**
***A Municipal Utility System***
***Serving the Needs of the Community***

**ALAN E HUTH, General Manager**

**ELIZABETH BURNS, Director of Water Operations**
**SCOTT MURPHY, Director of Electric Operations**

Justin Andriopoulos
Water Technical Specialist
South Norwalk Electric and Water
164 Water Street, Norwalk CT 06854
(203) 866-3366 Ext. 256

June 18, 2025

Norwalk Department of Planning & Zoning
125 East Avenue
Room 129
Norwalk, CT. 06856

Re: Utility Signoff for –**40 Meadow Street**

To whom it may concern:

This letter shall be considered confirmation that I have reviewed the plans for the proposed redevelopment of the Lajoie's recycling facility at 40 Meadow street. SNEW has no objections for the project moving forward. This property is currently served with a 1" copper service from 1960's and may be inadequate for the proposed project. The client will be required to complete an application for a New or Modified Water Service. After reviewing the application, we can determine the size for the new domestic service and domestic meter to properly serve this project. Should you have any questions or concerns, feel free to contact me at the number above.

Sincere Regards,

*Justin Andriopoulos*

Justin Andriopoulos

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: esuchy@carmodylaw.com*

To: Elizabeth A.B. Suchy, Esq. – Carmody Torrance Sandak & Hennessey LLP
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP
Date: June 18, 2025
**Subject: 40 Meadow Street – Recycling Facility Site Improvements**

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The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a review of the following documents related to the proposed recycling facility site improvements at 40 Meadow Street:

- Special Permit Application Narrative – 40 Meadow Street, Norwalk, Connecticut, prepared by Carmody Law, received June 4, 2025;
- "Site Development Plans for an Existing Recycling Facility, 40 Meadow Street, Norwalk, CT", prepared by Landtech, dated June 2, 2025; and,
- "Traffic Evaluation – Proposed Recycling Facility Modernization – 40 Meadow Street, Norwalk, Connecticut (F6966.00)", prepared by Hardesty & Hanover, LLC, dated April 3, 2025.

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

**Site Plans:**

1. In accordance with Section 6.8.2.B of the Norwalk Zoning Regulations, please provide the following streetscape improvements:
    a. Replace concrete curb along entire site frontage due to some damage on the existing curb. The replacement should include all full-height curb for the entire site frontage except for the site access driveway (there is existing drop curb on the north half of the site frontage which should be replaced with full-height curb).
    b. Replace all existing asphalt sidewalk with new concrete sidewalk.
    c. Replace existing driveway apron with a new concrete driveway apron (Type B for City standard details).
    d. Add street trees to the sidewalk amenity zone, just behind the back of curb. Each tree should be in a 3' x 8' tree pit to maintain clear driveway sight triangles at both 40 Meadow St and 46 Meadow St. TMP recommends three (3) small trees be planted. See attachment at end of this letter for listing of potential tree species. Please confirm selection with City prior to installation.

**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,

Benjamin Yeung

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

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 Tree and Shrub Selection List - 2021 Tree Planting Contract

## Street/Park Trees

**Native Selections**

| Genus/Species | Common Name | Size |
|---|---|---|
| Acer negundo | Ash-Leaf Maple | 15 gal. |
| Acer rubrum | Red Maple | 2.5" - 3" cal. |
| Acer saccharum | Sugar Maple | 2.5" - 3" cal. |
| Acer saccharinum | Silver Maple | 2.5" - 3" cal. |
| Amelanchier canadensis (standard) | Serviceberry | 7' - 8' ht. |
| Betula nigra | River Birch | 8' - 10' ht. |
| Betula populifolia | Gray Birch | 15 gal. |
| Carpinus caroliniana | American Hornbeam | 2.5" - 3" cal. |
| Celtis occidentalis | Common Hackberry | 2.5" - 3" cal. |
| Cercis canadesis | Eastern Redbud (pink) | 2.5" - 3" cal. |
| Cornus alternifolia | Alternate-Leaf Dogwood | 15 gal. |
| Cornus florida | Flowering Dogwood | 2.5" - 3" cal. |
| Crataegus crus-galli | Cock-Spur Hawthron | 2" - 2.5" cal. |
| Fagus grandifolia | American Beech | 2" - 2.5" cal. |
| Juglans nigra | Black Walnut | 15 gal. |
| Juniperus virginiana | Eastern Red Cedar | 7' - 8' ht. |
| Larix laricina | American Larch | 7' - 8' ht. |
| Liquidambar styraciflua | American Sweetgum | 2.5" - 3" cal. |
| Liriodendron tulipfera | Tuliptree | 2.5" - 3" cal. |
| Magnolia x Soulangiana | Saucer Magnolia | 7' - 8' ht. |
| Nyssa sylvatica | Black Tupelo | 2.5" - 3" cal. |
| Ostrya virginiana | Eastern Hop-Hornbeam | 2.5" - 3" cal. |
| Pinus rigida | Pitch Pine | 7' - 8' ht. |
| Pinus strobus | Eastern White Pine | 7' - 8' ht. |
| Platanus occidentalis | American Sycamore | 2.5" - 3" cal. |
| Quercus alba | Northern White Oak | 15 gal. |
| Quercus bicolor | Swamp White Oak | 2.5" - 3" cal. |
| Quercus coccinea | Scarlet Oak | 2.5" - 3" cal. |
| Quercus macrocarpa | Bur Oak | 1.75" - 2" cal. |
| Quercus palustris | Pin Oak | 2.5" - 3" cal. |
| Quercus rubra | Red Oak | 2.5" - 3" cal. |
| Salix nigra | Black Willow | 2.5" - 3" cal. |
| Thuja occidentalis | Arborvitae/White Cedar | 7' - 8' ht. |
| Tillia Americana | American Linden | 2.5" - 3" cal. |
| Tillia Americana 'Redmond' | Redmond American Linden | 2.5" - 3" cal. |
| Tillia cordata | Littleleaf Linden | 2.5" - 3" cal. |
| Tsuga canadensis | Eastern Hemlock | 7' - 8' ht. |
| | | |
| | | |

**Hybrid Selections**

| Genus/Species | Common Name | Size |
|---|---|---|
| Amelanchier canadensis | Canadian Service Berry | 15 gal. |
| Amelanchier x grandiflora | Apple Service Berry | 15 gal. |
| Carpinus betulus 'Fastiglata' | Fastigiate European Hornbeam (columnar) | 2.5" - 3" cal. |
| Cornus kousa | Kousa Dogwood | 2.5" - 3" cal. |
| Cornus mas | Cornelian Cherry Dogwood | 7' - 8' ht. |
| Cornus x Rutcan Constellation | Constellation Flowering Dogwood (white) | 2.5" - 3" cal. |
| Cornus x Rutcan Stellar Pink | Stellar Pink Flowering Dogwood (pink) | 2.5" - 3" cal. |
| Crataegus phaenopurum 'Winter King' | Winter King Hawthron | 2" - 2.5" cal. |
| Gingko biloba 'Princeton Sentry' | Princeton Sentry Gingko | 2.5" - 3" cal. |
| Gleditsia triacanthos Var. Inermis | Thornless Common Honeylocust | 2.5" - 3" cal. |
| Ilex x 'Nellie R. Stevens' | Nellie Stevens Holly | 6' - 7' ht. |
| Liquidambar styraciflua 'Slender Silhouette' | Slender Silhouette American Sweetgum | 2.5" - 3" cal. |
| Magnolia stellata | Star Magnolia | 7' - 8' ht. |
| Malus 'Donald Wyman' | Donald Wyman Crab (white) | 2" - 2.5" cal. |
| Malus floribunda | Japanese Flowering Crab (rose) | 2" - 2.5" cal. |
| Malus 'Snowdrift' | Snowdrift Crab (white) | 2" - 2.5" cal. |
| Picea abies | Norway Spruce | 7' - 8' ht. |
| Platanus x aerifolia 'Bloodgood' | Bloodgood London Planetree | 2.5" - 3" cal. |
| Prunus sargentii 'Columnaris' | Columnar Sargent Cherry | 2.5" - 3" cal. |
| Prunus serrulata 'Kwanzan' | Kwanzan Cherry | 2.5" - 3" cal. |
| Prunus x Yedoensis | Yoshino Cherry | 2.5" - 3" cal. |
| Quercus robur 'Fastigiata' | Pyramidal English Oak | 2.5" - 3" cal. |
| Salix alba 'Niobe' | Golden Weeping Willow | 2.5" - 3" cal. |
| Sophora japonica | Japanese Pagodatree | 2.5" - 3" cal. |
| Syringa reticulata | Japanese Tree Lilac | 2.5" - 3" cal. |
| Tillia tomentosa | Silver Linden | 2.5" - 3" cal. |
| Zelkova serrata | Japanese Zelkova | 2.5" - 3" cal. |
| | | |
| | | |

# City of Norwalk Tree and Shrub Selection List - 2021 Tree Planting Contract

## Street/Park Shrubs

**Native Selections**

| Genus/Species | Common Name | Size |
|---|---|---|
| Amelanchier aborea | Downy Shadbush | 15 gal. |
| Amelanchier laevis | Smooth Shadbush | 15 gal. |
| Clethra alnifolia | Summersweet | 5 gal. |
| Cornua alba | Red Osier | 5 gal. |
| Cornus racemosa | Gray Dogwood | 5 gal. |
| Hamamelis virginiana | American Witch-Hazel | 15 gal. |
| Ilex verticillata | Winterberry | 5 gal. |
| Juniper (species) | Juniper | 5 gal. |
| Myrica pensylvanica | Northern Bayberry | 5 gal. |
| Prunus americana | American Plum | 5 gal. |
| Prunus virginiana | Choke Cherry | 5 gal. |
| Rhododendron spp. | Rhododendron | 10 gal. |
| Rhus copallinum | Winged Sumac | 5 gal. |
| Rhus glabra | Smooth Sumac | 5 gal. |
| Rhus typhhina | Stag-Horn Sumac | 5 gal. |
| Salix discolor | Pussy Willow | 5 gal. |
| Viburnum dentatum | Arrowwood Viburnum | 5 gal. |
| Zanthoxylum americanum | Toothachetree | 15 gal. |
| | | |
| | | |

**Hybrid Selections**

| | | |
|---|---|---|
| Cotoneaster spp. | Cotoneaster | 3 gal. |
| Enkianthus campanulata | Redveined Enkianthus | 5 gal. |
| Forsythia x intermedia | Forsythia | 5 gal. |
| Ilex crenata | Japanese Holly | 3 gal. |
| Prunus laurocerasus | Cherry Laurel | 5 gal. |
| Rosa rugosa | Rugosa Rose | 3 gal. |
| Spiraea x bumalda 'Anthony Waterer' | Anthony Waterer Spirea | 3 gal. |
| Viburnum pilcatum | Doublefile Viburnum | 5 gal. |
| Viburnum x burkwoodii | Burkwood Viburnum | 5 gal. |
| | | |
| | | |

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: esuchy@carmodylaw.com*

To: Elizabeth A.B. Suchy, Esq. – Carmody Torrance Sandak & Hennessey LLP
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
Date: July 16, 2025
**Subject: 40 Meadow Street – Recycling Facility Site Improvements – TMP Follow-Up Comments**

---

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a review of the following documents related to the proposed recycling facility site improvements at 40 Meadow Street:

- "Site Development Plans for an Existing Recycling Facility, 40 Meadow Street, Norwalk, CT", prepared by Landtech, revised July 9, 2025;
- Letter with subject line, "TMP Comment Response – 40 Meadow Street; Norwalk", prepared by Landtech, dated July 11, 2025.

TMP has also previously reviewed the following documents.

- Special Permit Application Narrative – 40 Meadow Street, Norwalk, Connecticut, prepared by Carmody Law, received June 4, 2025;
- "Traffic Evaluation – Proposed Recycling Facility Modernization – 40 Meadow Street, Norwalk, Connecticut (F6966.00)", prepared by Hardesty & Hanover, LLC, dated April 3, 2025.

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

**General:**

1. TMP requests that the Applicant coordinate with the City on providing a sidewalk easement for any portion of the sidewalk between the property line and new fence line, which should be at least 7.5' from the back of the proposed curb.

**Site Plans:**

2. Please add dimensions for the total sidewalk width and remaining sidewalk width at the tree pit. As noted in Comment #1, the new fence line should be at least 7.5' from the back of the proposed curb to provide sufficient clear sidewalk width.
3. The mountable curb at the driveway entrance is acceptable, but we need more clarity (such as a detailed grading plan) showing how that the mountable curb transitions to the rest of the driveway apron and sidewalk. We also request a typical

profile detail for the mountable curb showing the height and angle of the curb reveal.

4. Shift all tree pit locations approximately 10' southwest, closer to the site driveway, to avoid potential conflict with sightlines for the driveway at 46 Meadow Street just to the northeast.
5. For the three proposed street trees, please obtain review and approval from the City of Norwalk Arborist, Sarah Cruz, on species/size selection, warranty requirements and planting notes (including soil and bed preparation, installation, mulching, watering and establishment, and protection measures).
6. Please add a detail for the 3' x 8' tree pit, similar to the one previously provided by TMP via email on June 27, 2025. Incorporate any updates necessary based on coordination with City Arborist (see Comment #5).

**SUMMARY:**

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

Sincerely,

Benjamin Yeung

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

Cc: DPW Permits
Jay Habansky - Chief of Economic and Community Development
James Travers – Director, TMP
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, E.I.T., Junior Engineer – Department of Public Works
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
Alexis Cherichetti, Senior Environmental Officer – Conservation Office
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department
Sarah Cruz, Arborist – Recreation & Parks
Curt Lowenstein, P.E., APM/Senior Project Engineer – Landtech
Emma Rojas, Executive Assistant – Landtech

July 22, 2025

Attn: Benjamin Yeung, PE, Senior Traffic Engineer
Transportation, Mobility, and Parking Department
City of Norwalk
125 East Avenue
Norwalk, CT 06856

**RE: TMP Comment Response - 40 Meadow Street; Norwalk**

Mr. Yeung,

This letter is in response to comments provide by the City of Norwalk TMP Department dated June 18, 2025 in reference to plans title "*Site Development Plans for an Existing Recycling Facility" dated June 2, 2025, revised July 9, 2025* prepared by LANDTECH. See below for itemized responses to the comments.

1) *TMP requests that the Applicant coordinate with the City on providing a sidewalk easement for any portion of the sidewalk between the property line and new fence line, which should be at least 7.5' back from the proposed curb.*
   **Response: The Applicant is agreeable to the sidewalk easement. The proposed easement has been added to the revised Zoning Improvement Survey. Please provide City of Norwalk easement requirements and final details can be coordinated with TMP prior to the commencement of construction. See Sheet SV-1.1.**

2) *Please add dimensions for the total sidewalk width and remaining sidewalk width at the tree pit. As noted in Comment #1, the new fence line should be at least 7.5' from the back of the proposed curb to provide sufficient clear sidewalk width.*
   **Response: Dimensions have been added to the plan set as requested. See Sheets SV-1.1 and C-1.1.**

3) *The mountable curb at the driveway entrance is acceptable, but we need more clarity (such as a detailed grading plan) showing how that the mountable curb transitions to the rest of the driveway apron and sidewalk. We also request a typical profile detail for the mountable curb showing the height and angle of the curb reveal.*
   **Response: A detail has been added to the plan set. As you will see, the curb height will be 6" matching the standard concrete curb height so no special grading condition is required for the mountable curb transition. There will be a slight tapering at the connection between the two curb sections that would be similar to how a standard curb transitions into a sidewalk ramp. See Sheet C-3.1.**

4) *Shift all tree pit locations approximately 10' southwest, closer to the site driveway, to avoid potential conflict with sightlines for the driveway at 46 Meadow Street just to the northeast.*
   **Response: All tree pits have been shifted 10' as requested. See Sheet C-1.1**

5) *For the three proposed street trees, please obtain review and approval from the City of Norwalk Arborist, Sarah Cruz, on species/size selection, warranty requirements and planting notes (including soil and bed preparation, installation, mulching, watering and establishment, and protection measures).*

**Response: Acknowledged. We will work with the City of Norwalk Arborist to finalize planting plan within the ROW prior to the commencement of construction. The species of tree we are currently specifying was based on recommendation from the City of Norwalk TMP office.**

6) *Please add a detail for the 3' x 8' tree pit, similar to the one previously provided by TMP via email on June 27, 2025. Incorporate any updated necessary based on coordination with City Arborist (see Comment #5).*

**Response: A detail has been added for the 3'x8' Tree Pit. See Sheet C-3.1. Final details will be coordinated with City Arborist prior to commencement of construction.**

Sincerely,

Curt Lowenstein, P.E.

DEPARTMENT OF ENGINEERING

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

June 23, 2025

Sent via email to: esuchy@carmodylaw.com

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP

**RE: 40 Meadow Street (District 02, Block 91, Lot 51)**
**Proposed Improvements to an Existing Recycling Facility**
**Department of Engineering's Plan Review Comments**

Dear Ms. Suchy:

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

The following documents were provided and included in our review:

- Site Plan titled "Site Development Plans for an Existing Recycling Facility," prepared by Landtech Inc., dated 06/02/2025
- Stormwater Report titled "Stormwater Management Report Prepared for: LaJoie's Auto Wrecking Co.," prepared by Landtech Inc., dated 06/02/2025
- Engineering Report titled "Operations and Maintenance Plan Report for 40 Meadow Street Norwalk, CT," prepared by Landtech Inc., dated 06/02/2025

The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off:

1. The City has identified various encroachments (fence gate, transformer, metal overhang, etc.) onto the neighboring property. It is recommended that the property owner take the necessary steps to resolve this issue.
2. Please clarify the intended discharge points of the roof leaders on the proposed buildings. Under existing conditions, runoff does not appear to discharge onto neighboring properties. Please ensure that the proposed roof and roof leader layout will not result in new discharge onto adjacent properties where it did not occur previously.

3. The plan shall be revised to include a concrete sidewalk and driveway with concrete curb detail, in compliance with the City's Standard Detail Drawings.
4. Please confirm if any exterior utility work is proposed as part of the development. Should utility work be proposed, the plan shall be revised to include all existing and proposed utility information (i.e. pipe size, material, inverts, etc.) and proposed connection locations and abandonments along with the corresponding details.
5. The plan shall be revised to include the driveway sight line distance to ensure no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City's Roadway Standards.
6. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
    a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

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

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Mario Pizighelli, P.E., Stormwater Systems Manager – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning
Alexis Cherichetti, Senior Environmental Officer/Assistant Director – Conservation and Planning and Zoning

## Baker, Bryan

**From:** Elizabeth A.B. Suchy <ESuchy@carmodylaw.com>
**Sent:** Tuesday, July 1, 2025 1:29 PM
**To:** Williams, Amelia
**Cc:** Curt Lowenstein; Maria Genovese
**Subject:** FW: LaJoies

**CAUTION:** EXTERNAL Email: Don't open links or attachments from untrusted senders

Please see the attached.

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**From:** Donohue, Troy <TDonohue@norwalkct.gov>
**Sent:** Tuesday, July 1, 2025 1:28 PM
**To:** Kleppin, Steven <skleppin@norwalkct.gov>
**Cc:** Elizabeth A.B. Suchy <ESuchy@carmodylaw.com>
**Subject:** [EXTERNAL] FW: LaJoies

Good afternoon,

At this time, the Norwalk Fire Marshal's Office has no issue moving forward with the submitted proposal for Lajoie's Auto Wrecking located at 40 Meadow St, Norwalk, CT. A full building and fire code analysis will be conducted as part of the building permit process. Thank you

Respectfully,

**Troy J. Donohue**
**Fire Marshal**
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov

---

**From:** Elizabeth A.B. Suchy <ESuchy@carmodylaw.com>
**Sent:** Tuesday, July 1, 2025 1:06 PM
**To:** Donohue, Troy <TDonohue@norwalkct.gov>
**Subject:** FW: LaJoies

**CAUTION:** EXTERNAL Email: Don't open links or attachments from untrusted senders

Fire Marshal Donohue,
I left word with Curt Lowenstein, PE of Land Tech, the project civil engineer regarding sprinklers, fire alarm and all required illuminated exit signs. He has not called back as yet.
I also spoke with Maria Genovese, project manager, at Andriopoulos Design Associates, the project architects. She said that her office would be conducting a full building and fire code analysis as part of the building permit process, which would include your comments regarding the sprinkler and fire alarm systems as well as illuminated exit signs.

About the best I can do at this stage, so I would have no objection to your inclusion of these items in your departmental signoff for the zoning approval process.

Let me know if I can be of further assistance.
Liz

**Elizabeth A.B. Suchy** | Bio
**Carmody Torrance Sandak & Hennessey LLP**
1055 Washington Blvd., 4th Floor | Stamford, CT 06901-2218
Direct: 203-252-2656 | Fax: 203-325-8608
ESuchy@carmodylaw.com | www.carmodylaw.com

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CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** August 1st, 2025

**TO:** Planning and Zoning Commission – Galen Wells, Chair

**FROM:** Amelia Williams, Land Use Planner

**SUBJECT:** #2025 - 46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street – Redevelop a recycling facility, including the demolition of existing structures and the construction of a new building with associated site improvements.

**District**: 2 **Block:** 91 **Lot:** 51 **Zone:** SD-LI **Flood Zone:** AE (EL.11 and 14)

---

**ZONING HISTORY:**
The 3.48-acre property currently consists of a recycling facility comprised of a one story (+/- 5,800 sq ft) primary structure that was built in 1945 and various accessory structures such as storage bays and an automobile crusher. There is non-conforming parking that is proposed to remain. The property is in the Coastal Area Management zone but does not directly abut any coastal resources. Currently, the entire site drains to the City's storm drainage system in Meadow Street. The entire property is impervious, and the applicant has indicated it is not suitable for installing underground stormwater infiltration BMPs based on the use.

**PROPOSED USE/STRUCTURE:**
The applicant is proposing to redevelop the property by demolishing the primary structure and some accessory structures. A new +/- 33,770 sq ft building to use for offices, product receiving, processing and shipping areas, a welding area, and garage space. The building will be made flood compliant and will be entirely within the AE-11 flood zone; only a small corner of the property is in the AE-14 zone where no buildings are proposed. There will be a roughly 5% decrease in impervious surface and runoff will be directed through a hydrodynamic separator to provide water quality treatment. Landscaping and screening is proposed around the property, and solar panels are proposed on the roof. The proposal meets most, but not all of the special permit standards.

**STAFF COMMENTS:**
- Issues such as shrubs along foundation at frontage, building materials, fence at frontage, operation permits, photometric plans, screening, and sustainable roofing requirements have been satisfactorily addressed.
- The applicant must indicate the methods in which they intend to achieve compliance with the Special Permit standard found in section 8.4.8.G (subsections 1.f-j and 2.p).

- Text change application #2025-41 R was approved which brings the proposed parking configuration into compliance. This was necessary as parking cannot be "existing non-conforming" as it is not a structure.
- The proposal seems consistent with the goals and policies of the Connecticut Coastal Management Act.
- Numerous letters of support have been received for this project and can be found on the webpage here.

**SIGN-OFFS:** Comments have been received from the Conservation Office, Fire Marshal, SNEW, TMP, and DPW. Health Department, WPCA, etc. approvals have yet to be received.

**ZONING BOARD OF APPEALS**: No variances were needed for this project.

**VIOLATIONS:** There are no zoning violations currently on the property.
The following resolutions are offered:

***DRAFT RESOLUTION TO APPROVE***

**BE IT RESOLVED** that application #2025 - 46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street – Redevelop a recycling facility, including the demolition of existing structures and the construction of a new building with associated site improvements be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

    a. Per the site plan set dated 6/2/2025 and revised 7/22/2025 prepared by LANDTECH, Westport, CT

    b. Per architectural plans dated 10/29/2024 and revised 7/14/2025 prepared by Andriopoulos Design Associates, LLC, Norwalk, CT

2. That a certificate of special permit and mylar map of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

3. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

6. That any changes to the plans be reviewed by Staff prior to implementation; and

7. That prior to the issuance of a Zoning Permit, the applicant must demonstrate the methods in which they intend to achieve compliance with the Special Permit standard found in section 8.4.8.G (subsections 1.f-j and 2.p); and

8. That documentation from a qualified professional, confirming compliance with the requirements for any of the programs listed in section 8.4.8.G (subsections 1.f-j and 2.p) be provided prior to obtaining a Zoning Certificate of Compliance (COZC); and

9. That any utilities comply with setbacks and flood regulations; and

10. That flood certifications be submitted prior to issuance of a Zoning Permit and prior to obtaining a COZC, prepared by a CT licensed engineer or architect; and

11. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

12. That all plantings be implemented prior to COZC; and

13. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

14. Lighting shall not emit onto neighboring properties; and

15. That a CT licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and

16. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

---

***DRAFT RESOLUTION TO DENY***

**BE IT RESOLVED** that application #2025 - 46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street – Redevelop a recycling facility, including the demolition of existing structures and the construction of a new building with associated site improvements as shown on the site plan set dated 6/2/2025 and revised 7/22/2025 prepared by LANDTECH, Westport, CT and architectural plans dated 10/29/2024 and revised 7/14/2025 prepared by Andriopoulos Design Associates, LLC, Norwalk, CT, be **DENIED** subject to the following reasons:

1.
2.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be August 15th, 2025.

---

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

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

1055 Washington Boulevard
Stamford, CT 06901

July 22, 2025

***Sent Via Email To:*** ***skleppin@norwalkct.gov*** ***and U.S. Mail To:***
Steven Kleppin, director
City of Norwalk
Department of Planning & Zoning
125 East Avenue
Norwalk, CT 06851

***Re:*** ***#2021-32SP – The Guru Tegh Bahadur Ji Foundation, Inc. – 283 Richards Avenue, Norwalk, CT***

Dear Mr. Kleppin:

As you know, this firm represents The Guru Tegh Bahadur Ji Foundation, Inc., owner of property located at 283 Richards Avenue in Norwalk, Connecticut. This letter shall serve as my client's request for a second, one-year extension of time to secure zoning and building permits in connection with the approval granted by the City of Norwalk Planning & Zoning Commission ("Commission") for the construction, use, and occupancy of its gurudwara at the above-referenced location.

The above-referenced special permit application was approved by the Commission on January 6, 2022, with an effective date of January 14, 2022. An appeal of the approval, commenced in Superior Court by abutting property owners, was dismissed by the court on August 31, 2023. My client obtained its first, one-year extension of time from the Commission in July 2024, setting a new expiration date of August 30, 2025. Accordingly, since the time period within which my client must secure zoning and building permits expires on August 30, 2025, this request for another extension of time is timely filed.

My client recorded the approved site plan (assigned Map No. 14229 by the Norwalk Town Clerk) and certificate of special permit (Volume 9432, Page 283) on the Norwalk Land Records on March 8, 2022. Fundraising efforts by the congregation continue, but my client will not be able to secure the zoning and building permits by August 30, 2025. Accordingly, it requests the second, one-year extension of time to obtain the necessary permits and protect the underlying approval.

Should you need additional information, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS

{S7642887}

Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 46 South Beach Drive, Norwalk, CT 06853 **2.** D/B/L/U: 6/36/63

3. Proposed Work: Refer to Schedule A attached hereto. **4.** Zone: CD-1S

**5. Applicant Identification:**

Applicant Name: Plant Court, LLC

Address: 1250 Lafayette Road, Gladwyne, PA 19035

Phone Number: c/o Elizabeth A.B. Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth A.B. Suchy, Esq. - esuchy@carmodylaw.com

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

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

Name: Elizabeth A.B. Suchy, Esq.

Address: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Business Phone: 203-252-2656 Email: esuchy@carmodylaw.com

**6. Property Owner, if different than applicant:**

Owner Name: Same as Applicant

Address: _____

Phone Number: _____ Email: _____

**7. Project Information:**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ◉ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ○ Subdivision or Resubdivision Application
- ○ Special Permit or Special Exception Application
- ○ Site Plan Review Application
- ○ Variance Application
- ○ Municipal Project (CGS Section 8-24)

**6. Project Site Plans:**

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☑ **All** coastal resources on and contiguous to the site
- ☑ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☑ Soil erosion and sediment controls
- ☑ Storm water management & treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☑ Landscaping and planting plan (existing & proposed)
- ☑ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☑ Easements (utility, sight preservation, conservation, pedestrian)

**7. Site Information:**

**a)** Street Address or Geographical Description:
46 South Beach Drive, Norwalk, CT 06853

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

**c)** Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Long Island Sound

**d)** Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
See Schedule A attached hereto and made a part hereof.

**e)** Indicate the area of the project site: 0.47± acres **or** 20,512 square feet

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

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

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

**8. Description of Proposed Project or Activity:**

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

See Schedule A and Coastal Area Management Application report by Redniss & Mead, attached hereto and made a part hereof.

**9. Description of Proposed Stormwater Best Management Practices:**

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

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

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

**11. Consistency with Applicable Coastal Resource Policies and Standards:**

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

See Schedule A and Coastal Area Management Application by Redniss & Mead attached hereto and made a part hereof.

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

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

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

* General Development policies are applicable to all proposed activities

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

**13. Consistency With Applicable Coastal Use Policies and Standards:**

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

See Schedule A and Coastal Area Management Application by Redniss & Mead attached hereto and made a part hereof.

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

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

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

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

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

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

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

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

See Schedule A attached hereto and made a part hereof.

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

**16. Mitigation of Potential Adverse Impacts:**

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

See Schedule A and Coastal Area Management Application, attached hereto and made a part hereof.

**17. Remaining Adverse Impacts:**

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

See Schedule A and Coastal Area Management Application by Redniss & Mead attached hereto and made a part hereof.

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

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

**Plant Court, LLC**

* **Applicant's Signature:** Carmody Torrance Sandak & Hennessey LLP **DATE:** 7/14/2025

By: Carmody Torrance Sandak & Hennessey LLP, Its Attorneys

* **Agent's Signature:** Carmody Torrance Sandak & Hennessey, LLP **DATE:** 7/14/2025

By: Carmody Torrance Sandak & Hennessey LLP, Its Attorneys

*See letter of consent attached hereto

# PLANT COURT LLC
# 46 SOUTH BEACH DRIVE, NORWALK, CONNECTICUT
# APPLICATION FOR COASTAL SITE PLAN REVIEW
# SCHEDULE A – NARRATIVE

## I. BACKGROUND

Plant Court LLC (hereinafter the "Applicant") is the owner of real property with the improvements thereon located at 46 South Beach Drive in the Bell Island section of Rowayton/Norwalk, Connecticut. Designated as Tax Lot 63 in Block 36 of the Sixth Taxing District (hereinafter the "Property"). The Property is approximately 20,512± sq. ft. (0.47± acres) and located in CD-1S zone. (Refer to "Zoning Location Survey Prepared for 38 SBD LLC 38 South Beach Drive, Norwalk, CT Plant Court LLC 46 South Beach Drive, Norwalk, CT Scale: 1"=10' Date: January 24, 2025, revised to 7/1/25" prepared by James A. Dennison, L.S, attached hereto and made a part hereof). The Property is improved with a single-family dwelling with a two-car garage and a nonconforming shed, all located within the front setback, along with other site improvements. The Property is bounded by Long Island Sound to the south, South Beach Drive to the north and other residentially developed properties to the east and west. Along the southern property line, the is an existing seawall. The Property and existing dwelling are within the boundary of the Coastal Area Management (CAM) zone and the VE (15') and AE (15')[1] flood line bisects the property and dwelling.

Bell Island had originally been developed as a summer beach colony with small seasonal-use dwellings on lots undersized by today's CD-1S zone standards and requirements. Generally, the dwellings on many of the parcels do not meet the minimum flood elevations for habitable space established and required by Federal Emergency Management Agency (hereinafter "FEMA"). As property values of land along the water increased, many of the dwellings were converted into year-round residences. Today, Bell Island is a popular and desirable section of Norwalk.

There have been a number of variances granted to the predecessors-in-title over the years in order to accommodate additions and alterations to the structure.

## II. PROPOSAL

The Applicant proposes various minor changes to the existing single-family dwelling, including removal of some sections of the house and construction of modest additions.[2] Per the plans, there will be a reduction of 372± sq.ft. and an increase of 736± in square feet, for an overall increase of 364± sq.ft. All additions are either on the first or second floors such as balcony, deck extension or minor additions to accommodate connections to the elevated dwelling. (Refer to plans by Oliver Cope Architects, Redniss & Mead and Hollander Design, attached hereto and made a part hereof). Further, the Applicant plans to elevate the structure[3] by approximately six (6') feet

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[1]The flood elevation was revised by FEMA following remapping of the area in 2013.

[2]The City of Norwalk Zoning Board of Appeals on June 26, 2025, following three nights of public hearings, approved variances for this project including building height and total height, front setback, accessory structure (pool) in front/side yards, replacement retaining walls.

[3]Finished first floor is approximately located at 13 feet.

so that the first floor, ductwork, and joists meet or exceed the minimum flood elevation established by FEMA plus two (2') feet, as required by the City of Norwalk Building Zone Regulations ("zoning regulations"). In addition, new landscaping and inground pool, stormwater management features are proposed. Lastly, a nonconforming shed in the northwest corner of the property along South Beach Drive will be removed thereby eliminating that nonconformity and opening a view corridor from South Beach Drive. (Refer to "Site Engineering Report" dated March 11, 2025 reissued June 16, 2025 and "Coastal Area Management Application" dated March 11, 2025 ["CAM Report"] prepared by Redniss & Mead and "Flood Zone Compliance Review" dated June 30, 2025 ["Flood Review"] prepared by RACE Coastal Engineering, attached hereto and made a part hereof).

This coastal site plan review application is submitted pursuant Sec. 6.10.3.1c.(coastal overlay), Table 4.3.1-C ((District Standards) and Table 4.3.1-C (Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant hereby submits that the proposed renovations to the dwelling and revisions comply with the zoning regulations and standards of review for coastal site plan applications set forth in Sec. 6.10.2B.3b as follows:

(1) The characteristics of the site, including location and condition of all coastal resources. The site is located adjacent to Long Island Sound. The single-family nature of the Property is consistent with the neighborhood, which is composed of single-family dwellings.

(2) The potential effects, both beneficial and adverse of the proposed activity on adjacent coastal systems and coastal resources. There are no adverse impacts anticipated by the proposed activity, as all work will be conducted landward of the existing seawall. Benefits of this proposal include elevating the dwelling to meet or exceed the minimum FEMA flood elevation of 15 feet plus two (2') feet, removal of the nonconforming shed, thereby opening a view corridor from South Beach Drive to Long Island Sound, and placement of the pool outside the VE zone. (Refer to CAM Report, attached hereto).

(3) The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities. There are no impacts either beneficial or adverse, on future water dependent development opportunities. The existing seawall remains untouched.

(4) The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development. The finished floor of the existing dwelling will be elevated to 19.0 feet, which will be four (4') feet above 15-foot minimum FEMA flood elevation plus the additional two (2') feet required by the zoning regulations. "Based on our wave impact analysis and review of the site development design, RACE confirms that the proposed site improvements are in compliance with Article 6.9.5 of the Norwalk Zoning Code and will not cause an increase in the effective FEMA designated BFE at the site or cause adverse impacts with respect to flooding or environmental resources." (Refer to CAM Report and p. 3 of Flood Review, attached hereto and made a part hereof).

(5) Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat. New stormwater management systems are proposed to accommodate runoff to avoid impacts to neighboring properties or Long Island Sound. (Refer to CAM Report and Flood Review, attached hereto and made a part hereof).

(6) The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the Act. The proposed Project meets the requirements of the Connecticut Coastal Management Act and is adequately protective of the interests of these regulations and the City of Norwalk's coastal resources. Furthermore, the Project is consistent with general development goals referenced in CGS Section 22a-92. (Refer to CAM report, attached hereto).

**PLANT COURT, LLC**
**46 SOUTH BEACH DRIVE, NORWALK, CT**
**APPLICATION FOR COASTAL SITE PLAN REVIEW**
**SCHEDULE C – LIST OF PROPERTY OWNERS WITHIN 100' OF SUBJECT PROPERTY**

1.
6/36/38
Bell Island Improvement Association
33 South Beach Drive
Norwalk, CT 06853

Mailing:
P O Box 123
Norwalk, CT 06853

2.
6/36/66
Kenneth G. Futter
Lorelyn Gaylord
2 Golden Court
Norwalk, CT 06853-1710

3.
6/36/75
Theresa B. Duncan
Buell G. Duncan
6 Golden Court
Norwalk, CT 06853

4.
6/36/65
Topper Family Properties LLC
8 Golden Court
Norwalk, CT 06853

Mailing:
645 W Hamilton Street
Allentown, PA 18101

5.
6/36/45
Susie Robinson
4 Rocky Point Road
Norwalk, CT 06853

6.
6/36/41
David Pontius
Allison Pontius
45 South Beach Drive
Norwalk, CT 06853

7.
6/36/46
Erin Kenney Dowling
6 Rocky Point Road
Norwalk, CT 06853

8.
6/36/47
Rocky Point LLC
10 Rocky Point Road
Norwalk, CT 06853

Mailing:
22 Bermuda Road
Westport, CT 06880

9.
6/36/48
Heather Tarrant
47 South Beach Drive
Norwalk, CT 06853-1736

10.
6/36/71
John D. Zatorsky
Elizabeth A. Zatorsky
12 Rocky Point Road
Norwalk, CT 06853-1825

11.
6/36/70
Robert H. Bayne, III
14 Rocky Point Road
Norwalk, CT 06853

12.
6/36/61
David E. Keelan Revocable Trust
David E. Keelan, Trustee
16 Rocky Point Road
Norwalk, CT 06853

13.
6/36/60
Merrick R. Kleeman
18 Rocky Point Road
Norwalk, CT 06853-1825

14.
6/36/57
Edward J. Waters
19 Rocky Point Road
Norwalk, CT 06853-1826

15.
6/36/56
Slawomir Krupa
17 Rocky Point Road
Norwalk, CT 06853

16.
6/36/55
William E. Miller
Jacqueline Miller
15 Rocky Point Road
Norwalk, CT 06853-1826

17.
6/36/54
Jonathan F. McHardy
Cristina Vonbargen
13 Rocky Point Road
Norwalk, CT 06853

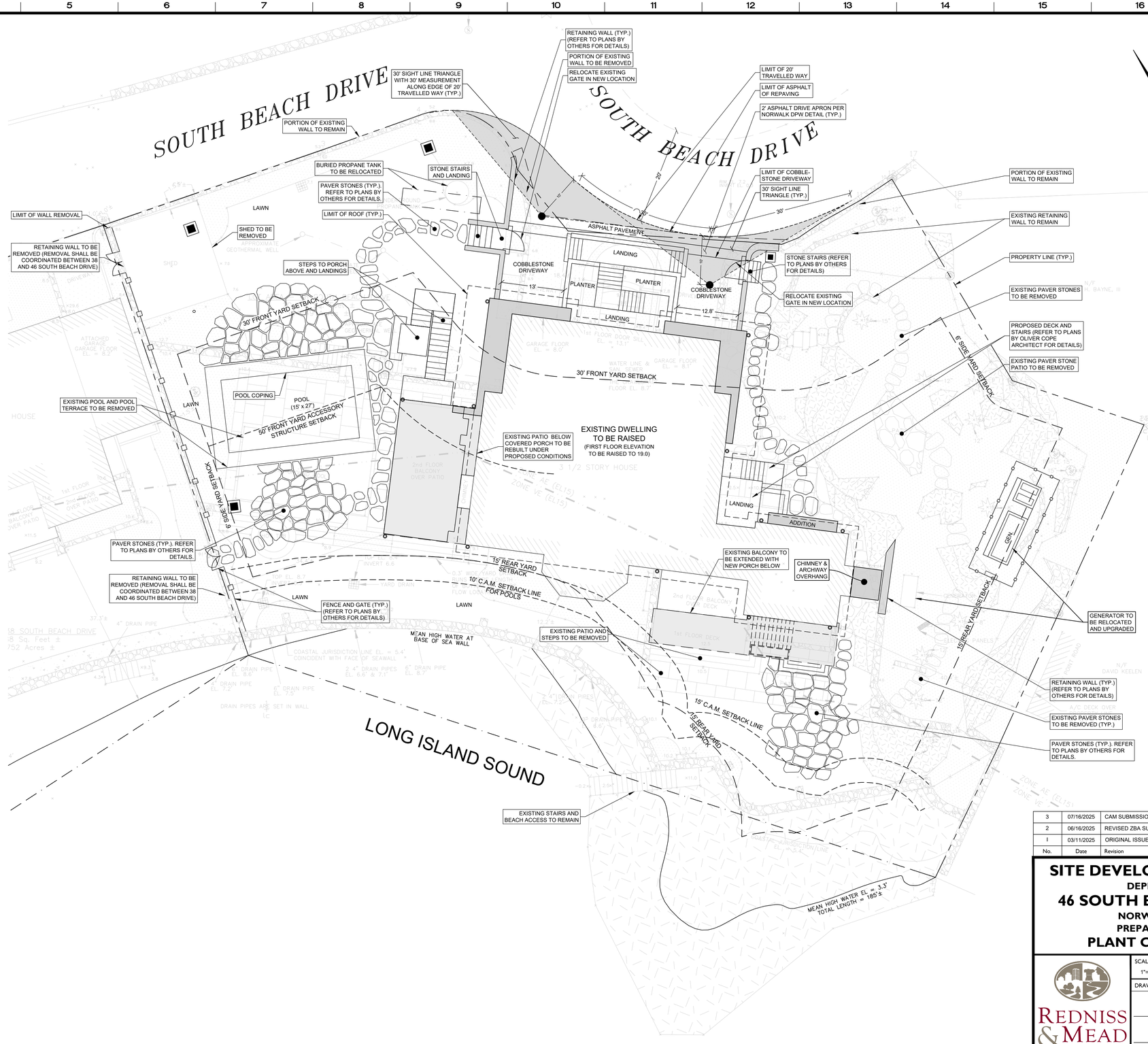
18.
6/36/58
Adam Derrick, Trustee
Charles Robin Steakley, Trustee
21 Rocky Point Road
Norwalk, CT 06853-1826

**GENERAL NOTES:**

1. These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by James Dennison L.S. entitled Topographic Survey dated January 15, 2025. Elevations depicted or labeled are based on NAVD-88.
3. No Wetlands are dipicted hereon.
4. Refer to drawings by Hollander Design Landscape Architect for information and design of the proposed landscaping. These drawings depict site plans corresponding to the latest landscape architect plans received from Hollander Design Landscape Architect received on 6/10/2025.
5. Refer to plans prepared by Architect for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received from Oliver Cope Architect, LLC received on 5/5/2025.
6. Property lies in a CD-1S zone.
7. The property lies within the FEMA AE-15 and VE-15 Flood Zones (NAVD-88). Flood zones as shown on the Flood Insurance Rate Map Community No. C090012 Panel 0541 Suffix G, effective date July 8, 2013.
8. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 819 (latest edition), and FEMA Flood Regulations.
9. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. 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.
10. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
11. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
12. The property is served by public water and sewers.
13. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
14. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
15. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
16. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
17. Building elevations are subject to change and shall be finalized prior to building permit.
18. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
19. Prior to issuance of a Certificate of Occupancy, 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
20. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
21. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
22. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
23. No pool back wash water may be discharged into or adjacent to watercourse areas per the Health Department regulations.

**PAVEMENT AND PAVEMENT MARKINGS:**

24. Areas of new asphalt shall follow the details on Sheet SE-5.
25. 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%.
26. 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.
27. 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.
28. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
29. 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.
30. 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.
31. 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.
32. 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).
33. 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.
34. 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.
35. 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.
36. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.
37. Finished grade shall be within 1/2 inch of that noted on the drawings.
38. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
39. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).




| No. | Date | Revision |
|---|---|---|
| 3 | 07/16/2025 | CAM SUBMISSION |
| 2 | 06/16/2025 | REVISED ZBA SUBMISSION |
| 1 | 03/11/2025 | ORIGINAL ISSUE DATE |

# SITE DEVELOPMENT PLAN
## DEPICTING
# 46 SOUTH BEACH DRIVE
## NORWALK, CT
## PREPARED FOR
# PLANT COURT LLC


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


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

DRAWN BY: MJL CHECKED BY: VJH

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

VINCENT J. HYNES CT. P.E. #0032100

DATE: July 16, 2025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SHEET No: SE-1

Comm. No.: 10993

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**EARTHWORK & GRADING:**

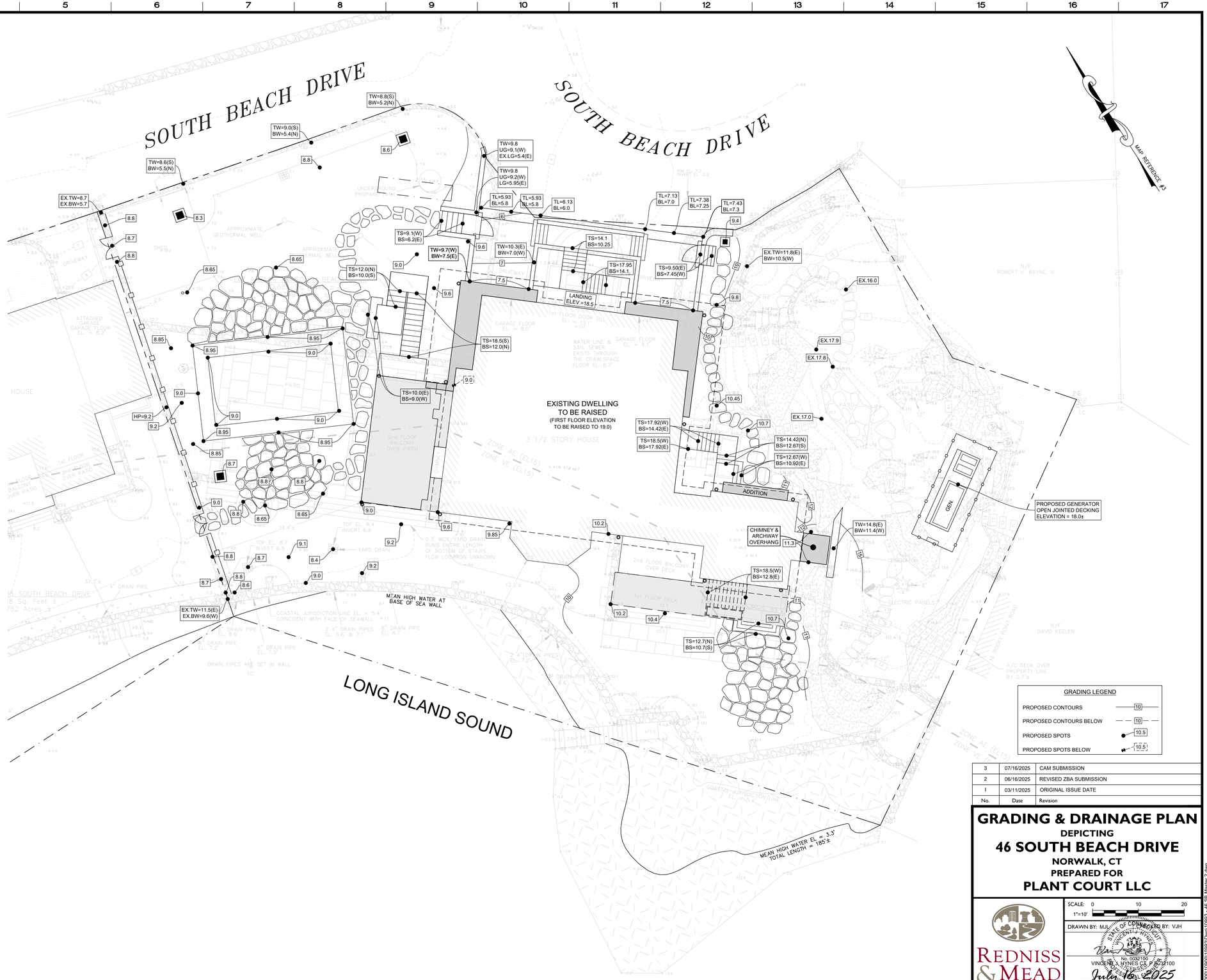
1. Grade away from building walls at 2% minimum (typical).
2. Earth slopes shall be no steeper than 2:1 (horz.:vert.)
3. No work shall commence until erosion controls have been inspected and approved by the IWWA or their designee(s).
4. General fill beyond paved areas shall be free of brush rubbish, 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.
5. 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".
6. 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.
7. 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, May 2002.
8. 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.
9. 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.
10. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
11. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
12. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

**RETAINING WALLS:**

13. All retaining walls greater than three feet are required to be designed, and inspected during construction by a Professional Engineer registered in the State of Connecticut.
14. Retaining walls with a grade difference equal to or greater than 2.5 feet may require a safety barrier on the top of the wall. Retaining walls and barriers are to be designed by others.
15. Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the City of Norwalk requirements.

**FLOOD PROTECTION:**

16. The property lies within Special Flood Hazard Area Zone AE and VE. Base Flood Elevation (BFE) (100 year storm) is 15.0 NAVD-88 as depicted on FEMA Flood Insurance Rate Map, Panel 0541 of 626, dated July 8, 2013.
17. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.
18. Refer to plans prepared by Oliver Cope Architect, LLC for information regarding flood protection and flood opening information.
19. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set one foot above the BFE or waterproofed.




| GRADING LEGEND | |
|---|---|
| PROPOSED CONTOURS | 10 |
| PROPOSED CONTOURS BELOW | 10 |
| PROPOSED SPOTS | 10.5 |
| PROPOSED SPOTS BELOW | 10.5 |

| No. | Date | Revision |
|---|---|---|
| 3 | 07/16/2025 | CAM SUBMISSION |
| 2 | 06/16/2025 | REVISED ZBA SUBMISSION |
| 1 | 03/11/2025 | ORIGINAL ISSUE DATE |

# GRADING & DRAINAGE PLAN
DEPICTING
## 46 SOUTH BEACH DRIVE
NORWALK, CT
PREPARED FOR
## PLANT COURT LLC


REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
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DRAWN BY: MJ | CHECKED BY: VJH

STATE OF CONNECTICUT · VINCENT J. HYNES · REGISTERED PROFESSIONAL ENGINEER
No. 0032100
VINCENT J. HYNES CT P.E. 32100
July 16th, 2025
DATE


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SHEET No:
# SE-2
Comm. No.: 10993


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**STORM AND SANITARY SEWER SYSTEMS:**

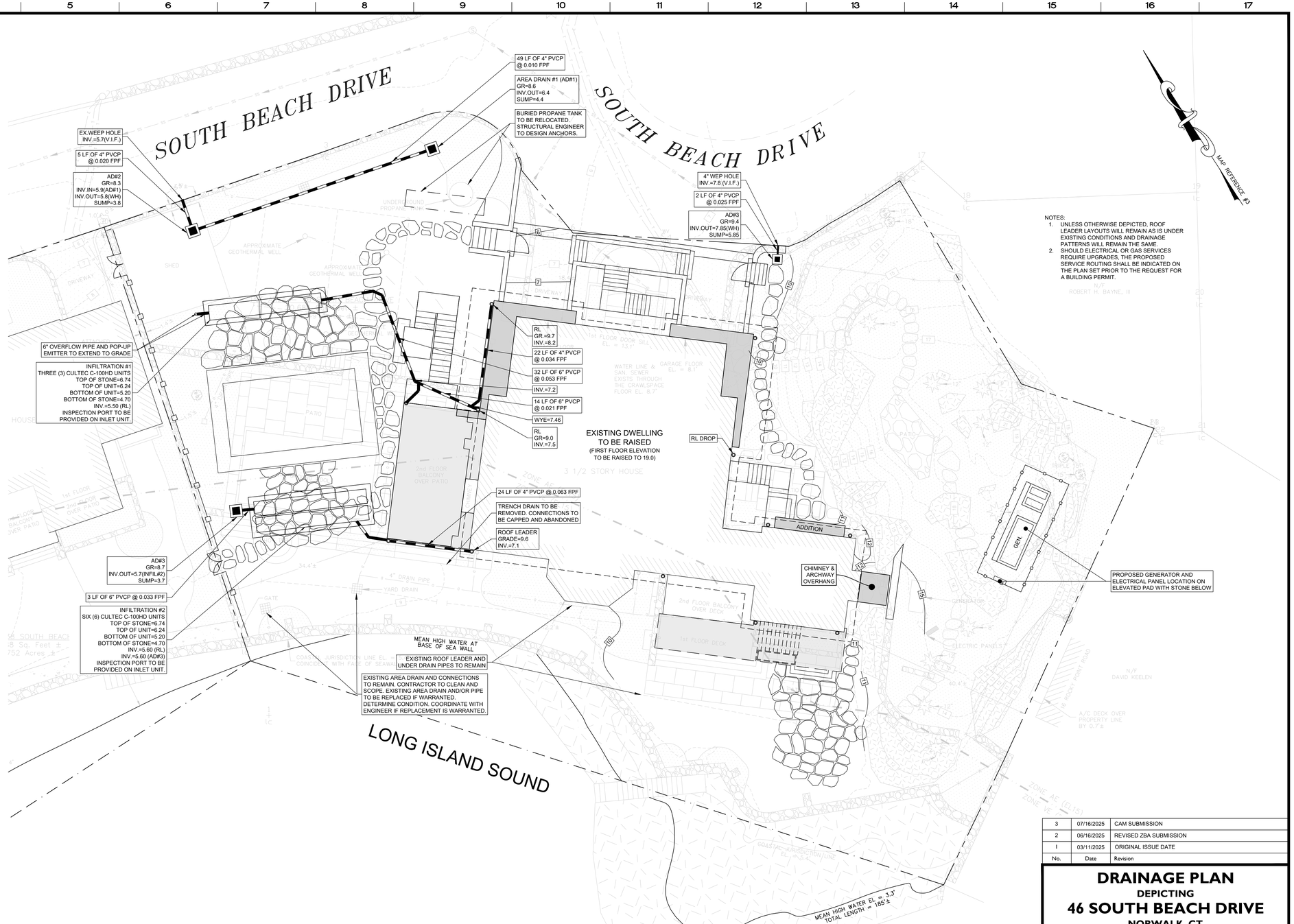
1. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
2. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
3. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.
4. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.
5. All area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
6. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
7. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.
8. 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.
9. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
10. All crushed stone shall be Gradation No. 4 as per CT DOT Form 819, Article M.01.02. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.
11. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.
12. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

**UTILITIES:**

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

| | | |
|---|---|---|
| Electric | Red | Caution Electric Line Buried Below |
| Water Systems | Blue | Caution Water Line Buried Below |
| System | Green | Caution Sewer Line Buried Below |

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




NOTES:
1. UNLESS OTHERWISE DEPICTED, ROOF LEADER LAYOUTS WILL REMAIN AS IS UNDER EXISTING CONDITIONS AND DRAINAGE PATTERNS WILL REMAIN THE SAME.
2. SHOULD ELECTRICAL OR GAS SERVICES REQUIRE UPGRADES, THE PROPOSED SERVICE ROUTING SHALL BE INDICATED ON THE PLAN SET PRIOR TO THE REQUEST FOR A BUILDING PERMIT.

| No. | Date | Revision |
|---|---|---|
| 3 | 07/16/2025 | CAM SUBMISSION |
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# DRAINAGE PLAN
DEPICTING
## 46 SOUTH BEACH DRIVE
NORWALK, CT
PREPARED FOR
## PLANT COURT LLC


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DRAWN BY: MJ | CHECKED BY: VJH

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

VINCENT J. HYNES, CT L.S. #0032100

July 16, 2025

DATE


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SHEET No:

# SE-3

Comm. No.: 10993

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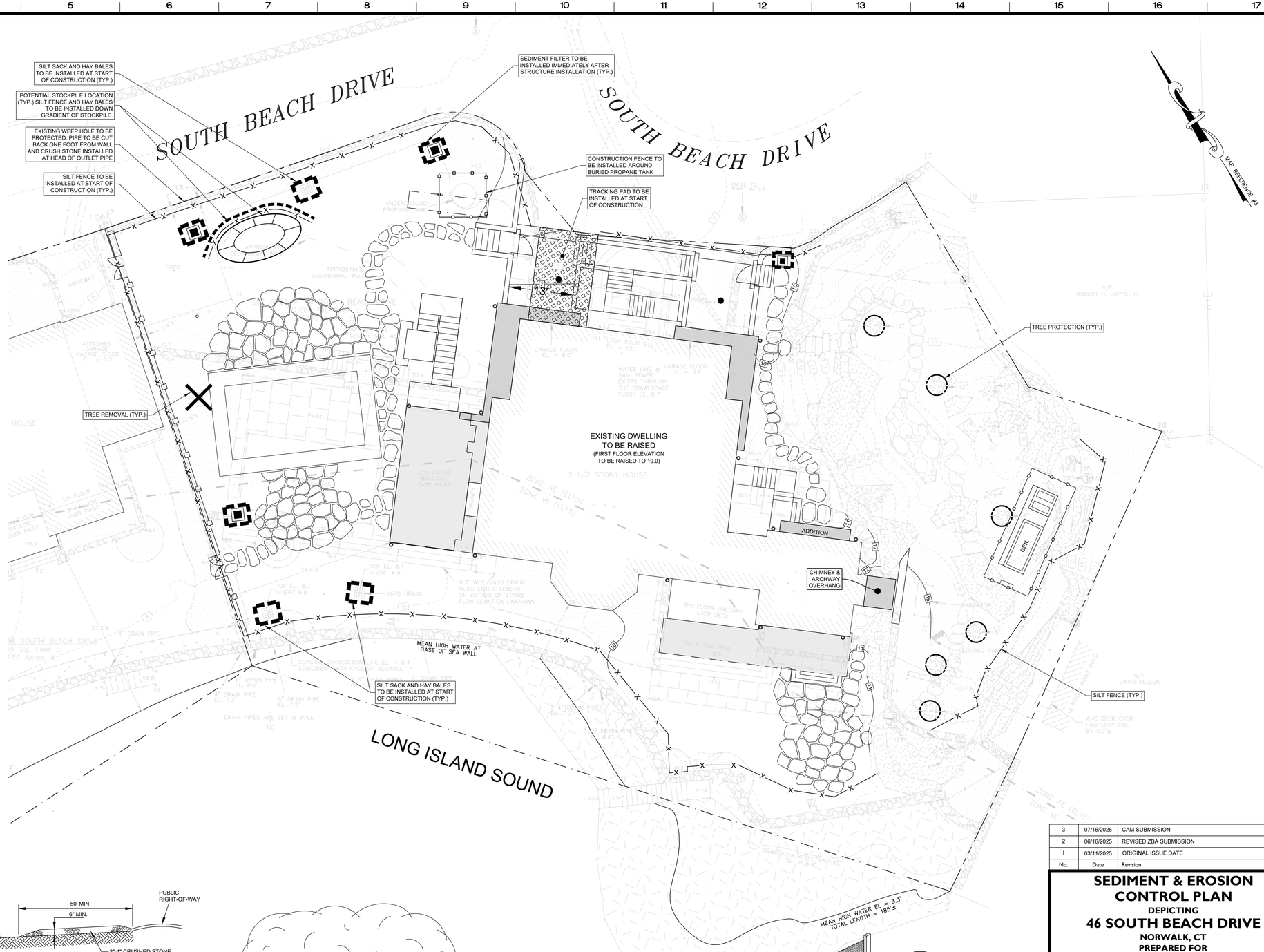
**SEDIMENT AND EROSION CONTROL NOTES:**

1. Sheet SE-4 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" dated May 2002 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 Inland Wetlands and Water Courses Agency 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. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.
11. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or oversee if necessary.

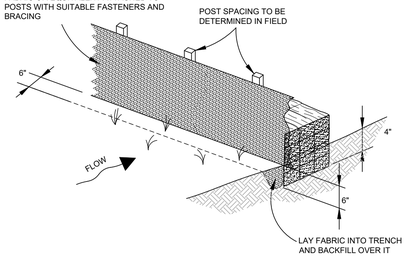
| | | |
|---|---|---|
| Temporary Seed Mix: | | |
| Perennial ryegrass | 40 lbs/ac. | (1 lb/1000 sf.) |
| Permanent Lawns: | | |
| Kentucky Bluegrass | 20 lbs/ac. | |
| Creeping Red Fescue | 20 lbs/ac. | |
| Perennial Ryegrass | 5 lbs/ac. | |
| | 45 lbs/ac. | (1 lb/1000 sf.) |

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

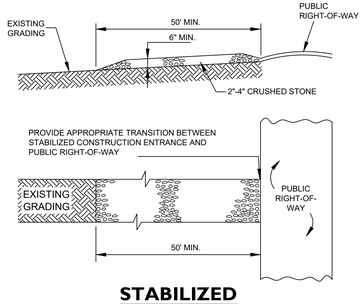
12. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
13. 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.
14. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.
15. If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
16. Upon installation of each area drain, immediately surround it with haybales as per sediment filter detail.
17. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
18. Pavement and curbing should be placed as soon as possible after drainage is installed.
19. Loaded trucks shall be covered as required to keep down dust.
20. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
21. Dust control to be achieved with watering down disturbed areas as required.
22. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
23. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
24. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
25. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



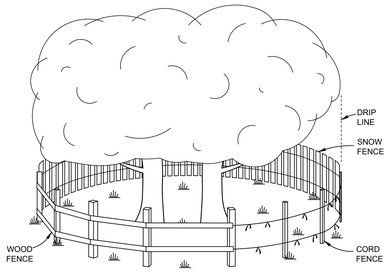

MIRAFI 100X SEDIMENTATION CONTROL FABRIC OR EQUIVALENT ATTACHED TO POSTS WITH SUITABLE FASTENERS AND BRACING



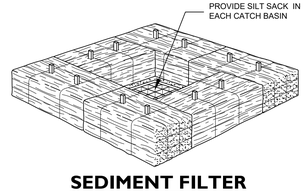

**FABRIC & POST SILTATION BARRIER W/ HAY BALES**
**(SILT FENCE)**
**N.T.S.**



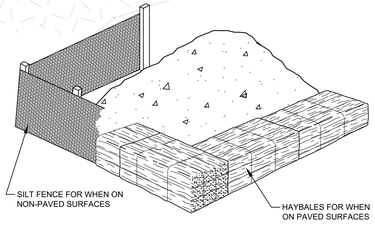

**STABILIZED CONSTRUCTION ENTRANCE**
**(TRACKING PAD)**
**N.T.S.**




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




**SEDIMENT FILTER FOR CATCH BASINS**
**N.T.S.**




**SEDIMENT FILTER FOR STOCK PILE**
**N.T.S.**

| No. | Date | Revision |
|---|---|---|
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# SEDIMENT & EROSION CONTROL PLAN
DEPICTING
## 46 SOUTH BEACH DRIVE
NORWALK, CT
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## PLANT COURT LLC


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STATE OF CONNECTICUT · VINCENT J. HYNES · REGISTERED · No. 0032100 · PROFESSIONAL ENGINEER
VINCENT J. HYNES CT. P.E. #32100
July 16, 2025
DATE

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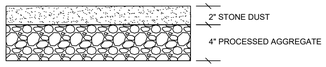
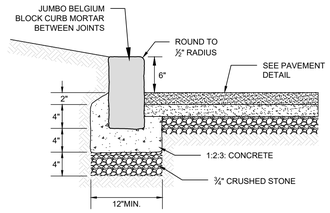


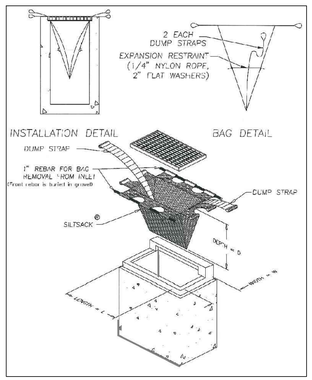

NOTES:

1. Processed aggregate shall conform to Section M.05.01 of CT DOT Form 819.
2. It should be noted that although the surface material of the gravel path is somewhat pervious, the drainage calculations have assumed a fully impervious surface.

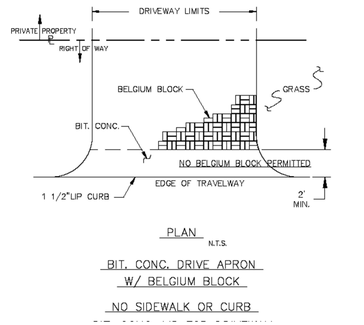
## GRAVEL PATH DETAIL
**N.T.S.**



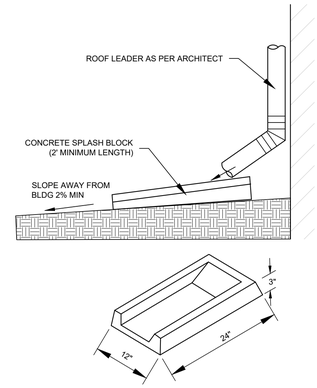

## JUMBO BELGIUM BLOCK CURB
**N.T.S.**



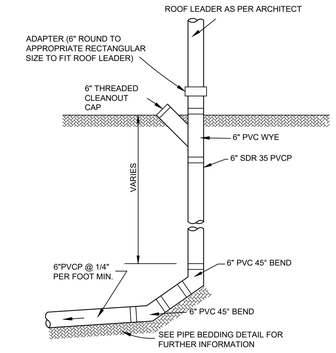

## INLET SEDIMENT CONTROL DEVICE
**(SILT SACK)**
**N.T.S.**



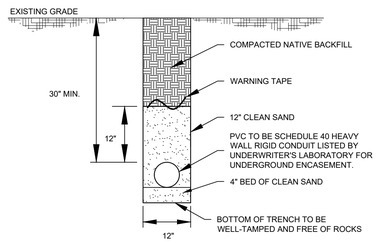

## ASPHALT DRIVE APRON W/ BELGIUM BLOCK DETAIL
**N.T.S.**




## ROOF LEADER SPLASH PAD
**N.T.S.**



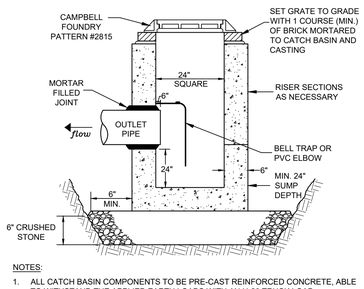

## ROOF LEADER CLEANOUT DETAIL
**N.T.S.**




NOTES:

1. IF 24" OF COVER CANNOT BE OBTAINED OVER THE CONDUIT, CONDUIT SHALL BE CONCRETE ENCASED.
2. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.

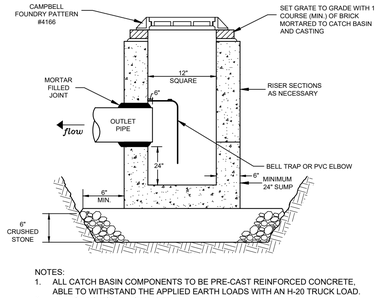
## CONDUIT TRENCH DETAIL (SAND BEDDING)
**N.T.S.**




NOTES:

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

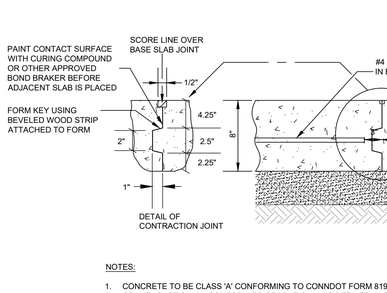
## 24" AREA DRAIN
**N.T.S.**




NOTES:

1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. PLACE AREA DRAIN ON A 6" LAYER OF CRUSHED STONE. ALL CRUSHED STONE SHALL BE GRADATION 3A AS PER NYS DOT STANDARD SPECIFICATION SECTION 703. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

## 12" AREA DRAIN
**N.T.S.**




NOTES:

1. CONCRETE TO BE CLASS 'A' CONFORMING TO CONNDOT FORM 819 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN CONNDOT FORM 818 SECTION M. 02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY AASHTO T180, METHOD D.
5. CONTRACTION JOINT TO BE PLACED SO REMAINING SECTIONS OF CONCRETE ARE GENERALLY SQUARE OR AT LEAST EVERY 10'.
6. EDGES OF CONCRETE TO BE TOOLED TO A 1/2" RADIUS.
7. SIZE OF PAD TO BE VERIFIED PRIOR TO CONSTRUCTION.

## CONCRETE PAD DETAIL
**N.T.S.**

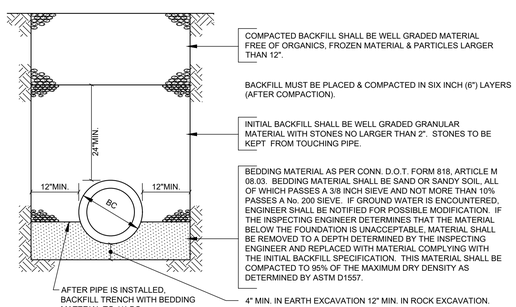
## ASPHALT PAVEMENT REPAIR DETAIL
**N.T.S.**

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

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

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

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




## HDPE PIPE TRENCH BEDDING DETAIL
**(48" DIA. & UNDER)**
**N.T.S.**

**RESIDENTIAL SYSTEM APPLICATION SPECIFICATIONS**

***1.0 GENERAL***

RESIDENTIAL STORMWATER MANAGEMENT IS THE PRACTICE OF CONTROLLING STORMWATER RUNOFF GENERATED BY RESIDENTIAL PROPERTIES. IMPERVIOUS SURFACES LIKE ROOFS, PATIOS, DRIVEWAYS, AND HEAVILY COMPACTED PERVIOUS SURFACES SUCH AS LAWNS PREVENT RAINFALL FROM BEING EVENLY DISTRIBUTED ACROSS THE GROUND AND EVENTUALLY ABSORBING INTO THE NATIVE SOIL. THESE IMPERVIOUS SURFACES INCREASE THE VOLUME OF RUNOFF AND THE RATE AT WHICH THE RUNOFF OCCURS. THE INCREASED VOLUME AND RUNOFF RATES CAN HAVE NEGATIVE IMPACTS DOWNSTREAM INCLUDING CHANNEL EROSION AND FLOODING OF ADJACENT PROPERTIES. ADDITIONALLY, RUNOFF FROM THESE SURFACES CAN CONTAIN SEDIMENT, NUTRIENTS, HEAVY METALS, AND OTHER POLLUTANTS THAT NEGATIVELY AFFECT THE DOWNSTREAM WATERCOURSES. A WELL-DESIGNED AND IMPLEMENTED RESIDENTIAL DRAINAGE SYSTEM WILL REDUCE THE OVERALL VOLUME OF DOWNSTREAM RUNOFF, REDUCE PEAK FLOWS FROM THE SITE AND WILL ACHIEVE WATER QUALITY CONTROLS THROUGH A VARIETY OF BEST MANAGEMENT PRACTICES.

***1.1 APPLICATIONS***

CULTEC CHAMBERS CAN BE USED IN THE FOLLOWING RESIDENTIAL APPLICATIONS:

- INFILTRATION OF STORMWATER RUNOFF
- DETENTION OF STORMWATER RUNOFF
- RAINWATER HARVESTING AND REUSE
- SUMP PUMP AND WATER SOFTENER DISCHARGE
- POOL BACKWASH AND DRAWDOWN DISCHARGE

**CULTEC STORMFILTER T-80 WATER QUALITY UNIT SPECIFICATIONS**

***2.0 GENERAL***

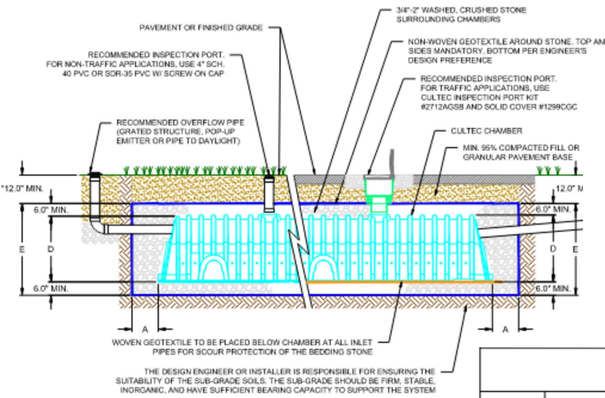
CULTEC STORMFILTER® T-80 MAY BE USED AS A STORMWATER FILTRATION UNIT, HOLDING TANK OR CATCH BASIN.

***2.1 CHAMBER PARAMETERS***

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
2. THE CHAMBER SHALL BE FORMED OF BLACK POLYETHYLENE.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC STORMFILTER® T-80 SHALL BE 26.38 INCHES (670 MM) TALL, 31 INCHES (787 MM) WIDE AND 42 INCHES (1067 MM) LONG.
4. THE CHAMBER SHALL HAVE A 12.5 INCH (318 MM) DIAMETER ACCESS OPENING LOCATED AT THE TOP OF THE UNIT.
5. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 4 INCHES (100 MM).
6. THE NOMINAL STORAGE VOLUME OF THE STORMFILTER™ T-80 SHALL BE 90 GAL / UNIT (340.7 L / UNIT).
7. THE STORMFILTER® T-80 CHAMBER SHALL HAVE 5 CORRUGATIONS.
8. THE STORMFILTER® T-80 SHALL HAVE A MAXIMUM FILTERING CAPACITY OF 315.1 GPM (1193 L/MIN).
9. THE CHAMBER SHALL BE DESIGNED FOR NON-TRAFFIC APPLICATIONS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.

***2.2 FILTERING SPECIFICATIONS***

1. THE FILTER REMOVES MORE THAN 70% OF THE TOTAL SUSPENDED SOLIDS TYPICALLY PRESENT IN STORMWATER RUNOFF.
2. CONTINUOUS FILTRATION CAPABILITY FOR CLEAN FILTERS IS RATED AT 0.70 CFS (0.02 M3/S).
3. TREATMENT CAPABILITY IS APPROXIMATELY 315.1 GPM (1193 L/MIN).




## INFILTRATION SYSTEM DETAIL
**N.T.S.**

| REF. | BARE CHAMBER VOLUME | CONTACTOR 100HD |
|---|---|---|
| | | 1.87 FT³/FT<br>14.00 FT³/UNIT<br>105 GAL |
| A | STONE BORDER (IN) | 12 |
| B | CHAMBER WIDTH (IN) | 36 |
| C | ROW SPACING (IN) | 6 |
| D | CHAMBER HEIGHT (IN) | 12 |
| E | EFFECTIVE DEPTH (IN) | 24 |

| No. | Date | Revision |
|---|---|---|
| 3 | 07/16/2025 | CAM SUBMISSION |
| 2 | 06/16/2025 | REVISED ZBA SUBMISSION |
| 1 | 03/11/2025 | ORIGINAL ISSUE DATE |

# DETAILS
DEPICTING
# 46 SOUTH BEACH DRIVE
NORWALK, CT
PREPARED FOR
# PLANT COURT LLC

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

SCALE: N.T.S.

DRAWN BY: MJ CHECKED BY: VJH

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0028100 — REGISTERED PROFESSIONAL ENGINEER

VINCENT J. HYNES CT. P.E. #0028100
July 16, 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: SE-5

Comm. No.: 10993

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# PRIVATE RESIDENCE

## 46 SOUTH BEACH DRIVE NORWALK, CT 06853

**ISSUE FOR ZONING REVIEW:**
**JUNE 30, 2025**

### ABBREVIATIONS

ABV ABOVE
AFF ABOVE FINISHED FLOOR
ASC ABOVE SUSPENDED CEILING
ACFL ACCESS FLOOR
AP ACCESS PANEL
AC ACOUSTICAL
ACPL ACOUSTICAL PLASTER
ACT ACOUSTICAL TILE
ADJ ADJACENT
AFF ABOVE FINISH FLOOR
AL ALUMINUM
ACG AGCGREGATE
A/C AIR CONDITIONING
ANOD ANODIZED
AD AREA DRAIN
BSMT BASEMENT
BM BENCH MARK
BIT BITUMINOUS
BLK BLOCKING
BD BOARD
BO BOTTOM OF
BRK BRICK
BLDG BUILDING
CAB CABINET
CSMT CASEMENT
CI CAST IRON
CB CATCH BASIN
CLG CEILING
CH CEILING HEIGHT
CTV CABLE TELEVISION
CLR CLEARANCE
CJT CONTROL JOINT
CORR CORRUGATED
DTL DETAIL
DIAG DIAGONAL
DIA DIAMETER
DIM DIMENSION
DH DOUBLE-HUNG
D DOOR
DS DOWNSPOUT
DWG DRAWING
E EAST
ELEC ELECTRIC
EL ELEVATION
ELEV ELEVATOR
ENC ENCLOSURE
EQ EQUAL
EQP EQUIPMENT
EXIST EXISTING
EB EXPANSION BOLT
EXP EXPOSED
EXT EXTERIOR
FBO FURNISHED BY OTHERS
FCU FAN COIL UNIT
FGL FIBERGLASS
FIN FINISHED
FFE FINISHED FLOOR ELEVATION
FFL FINISHED FLOOR LINE
FA FIRE ALARM
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FHS FIRE HOSE STATION
FLG FLASHING
FLR FLOOR (ING)
FND FOUNDATION
FOM FACE OF MASONRY
FOS FACE OF STUD
FPSC FIRE PROOF SELF CLOSING
FRA FRESH AIR
FS-# FLOOR SYSTEM TYPE
GA GAUGE
GV GALVANIZED
GC GENERAL CONTRACT (OR)
GL GLAZING
GLB GLASS BLOCK
GWB GYPSUM WALL BOARD
GD GRADE
HDW HARDWARE
HWD HARDWOOD
HTG HEATING
HVAC HEATING/VENTILATING & A/C
HT HEIGHT
HC HOLLOW CORE
HM HOLLOW METAL
HOR HORIZONTAL
HB HOSE BIB
HWH HOT WATER HEATER
ID INSIDE DIAMETER
INS INSULATE
INS-# INSULATION TYPE
INT INTER
JT JOINT
KIT KITCHEN
LA LANDSCAPE ARCHITECTURE
LAV LAVATORY
LCC LEAD COATED COPPER
LH LEFT HAND
L LENGTH
MH MANHOLE
MFR MANUFACTURE(R)
MO MASONRY OPENING
MAX MAXIMUM
MMB MEMBRANE
MECH MECHANICAL
MET METAL
MIN MINIMUM
MT MOUNTING
NOM NOMINAL
N NORTH
NIC NOT IN CONTRACT
NTS NOT TO SCALE
OC ON CENTER
OPG OPENING
OPP OPPOSITE
OPH OPPOSITE HAND
OD OUTSIDE DIAMETER
PTD PAINTED
PTN PARTITION
PERF PERFORATED
PLAS PLASTER
PLAM PLASTIC LAMINATE
PL PLATE
PWD PLYWOOD
PT POINT
POLY POLYETHELENE
PVC POLYVINYL CHLORIDE
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PL PROPERTY LINE
QT QUARRY TILE
RAD RADIUS
REF XREFERENCE
REF REFRIGERATOR
REQ'D REQUIRED
REV REVISION
RH RIGHT HAND
R RISER
RD ROOF DRAIN
RFG ROOFING
RM ROOM
RO ROUGH OPENING
RB RUBBER BASE
SEC SECTION
SHTH SHEATHING
SHT SHEET
SIM SIMILAR
SC SOLID CORE
S SOUTH
SPEC SPECIFICATION (S)
SQ SQUARE
SS STAINLESS STEEL
STD STANDARD
STL STEEL
STO STORAGE
SD STORM DRAIN
STR STRUCTURAL
SUS SUSPENDED
SYM SYMMETRY
TEL TELEPHONE
TV TELEVISION
TC TERRA COTTA
TZ TERRAZZO
THK THICKNESS
T & G TONGUE AND GROOVE
TW TOP OF WALL
T TREAD
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
VB VAPOR BARRIER
V VINYL
VCT VINYL COMPOSITE
WC WATER CLOSET
WP WATERPROOFING
WWF WELDED WIRE FABRIC
W WEST
W WIDTH, WIDE
WG WIRE GLASS
W/ WITH
WD WOOD
WI WROUGHT IRON

### MATERIALS LEGEND

EARTH / COMPACT FILL
POROUS FILL / GRAVEL
CAST-IN-PLACE CONCRETE
SAND / MORTAR / PLASTER
CONCRETE BLOCK
FACE BRICK
FIRE BRICK
LIMESTONE
BLUESTONE / SLATE
MARBLE
STEEL
ALUMINUM
BRASS / BRONZE
METAL FLASHING-ELEVATION
FINISH WOOD
ROUGH DIMENSIONAL LUMBER
WOOD BLOCKING
PLYWOOD
GLASS
BATT INSULATION
RIGID INSULATION
CERAMIC TILE
GYPSUM WALL BOARD
METAL LATH & PLASTER

### SYMBOLS LEGEND

BUILDING SECTION/WALL SECTION DRAWING REFERENCE NUMBER
ELEVATION/DRAWING REFERENCE NUMBER
DETAIL/DRAWING REFERENCE NUMBER
A — EXTERIOR DOOR / WINDOW TYPE
D1 — INTERIOR DOOR NUMBER
101 — INTERIOR FINISHED OPENING NUMBER
1 — REVISION
DATUM ELEVATION
17.0' — SPOT ELEVATION

### ZONING 46 SOUTH BEACH DR.

| | |
|---|---|
| DISTRICT: | 6 |
| BLOCK: | 36 |
| TAX LOT(S): | 63 |
| ZONING DISTRICT: | RESIDENCE B ZONE |
| CONSTRUCTION: | ALTERATION |
| NUMBER OF STORIES: | 2 1/2 |

**LOT**

| | |
|---|---|
| LOT AREA: | 0.47 ACRES (20,512 SF) |
| PROPOSED ADDITIONAL BUILDING COVERAGE: | 355 SF |

### CONSULTANT LIST

Surveyor
JAMES A. DENNISON, L.S.
382 Huntington Road
Stratford, CT 06614
(203) 377-2091

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HOLLANDER DESIGN
200 Park Avenue South, Suit 1200
New York, NY 1003
Melissa Reavis
(212) 473-0620
mreavis@hollanderdesign.com

Coastal Engineer
RACE Coastal Engineering
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Stratford, CT 06615
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(203) 377-0663

Civil Engineer
Redniss & Mead
22 1st Street
Stamford, CT 06905
Melissa Lumpkin
(203) 327-0500 x15169
m.lumpkin@rednissmead.com

### LIST OF DRAWINGS:

**ARCHITECTURE - O.C.A.**


A-000 COVERSHEET
Z-100 AREA PLAN DIAGRAMS

A-100 PROPOSED FOUNDATION PLAN
A-101 PROPOSED FIRST FLOOR PLAN
A-102 PROPOSED SECOND FLOOR PLAN
A-103 PROPOSED ATTIC PLAN
A-104 PROPOSED ROOF PLAN

A-200 PROPOSED AND EXISTING NORTH ELEVATIONS
A-201 PROPOSED AND EXISTING EAST ELEVATIONS
A-202 PROPOSED AND EXISTING SOUTH ELEVATIONS
A-203 PROPOSED AND EXISTING WEST ELEVATIONS

A-204 PROPOSED AND EXISTING BUILDING SECTIONS
A-205 PROPOSED AND EXISTING BUILDING SECTIONS


**SURVEY - J. DENNISON**

ZONING LOCATION SURVEY

**CIVIL ENGINEERING - REDNISS & MEAD**

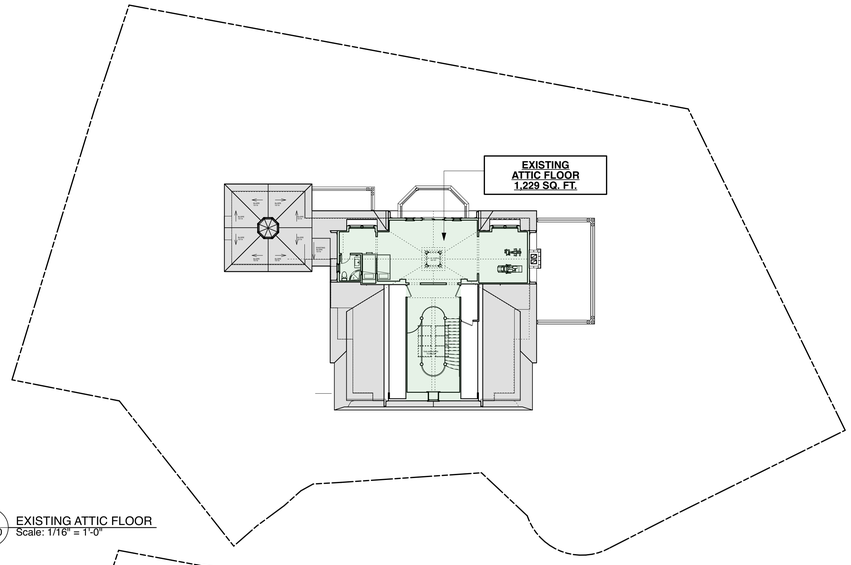
SEE CIVIL ENGINEER DRAWING SET

**LANDSCAPE ARCHITECTURE - HOLLANDER DESIGN**

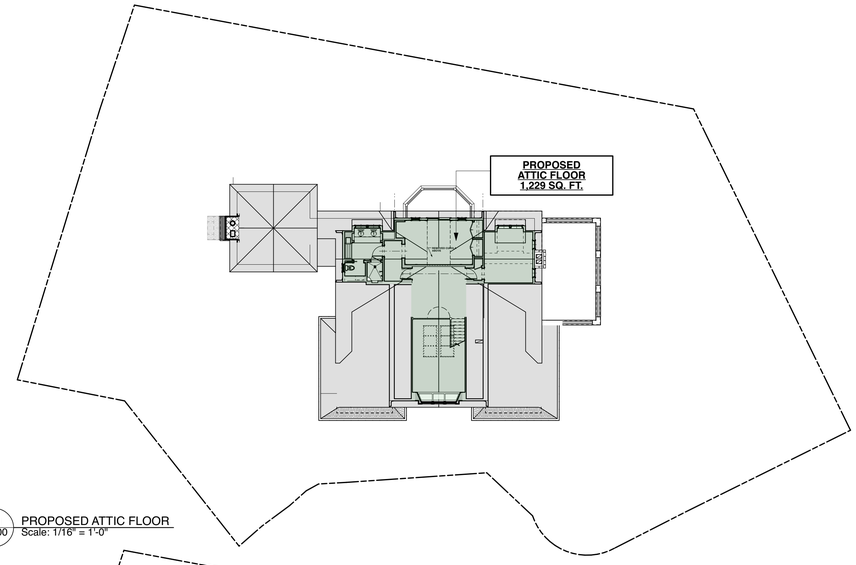
SEE LANDSCAPE ARCHITECT DRAWING SET

### LOCATION MAP

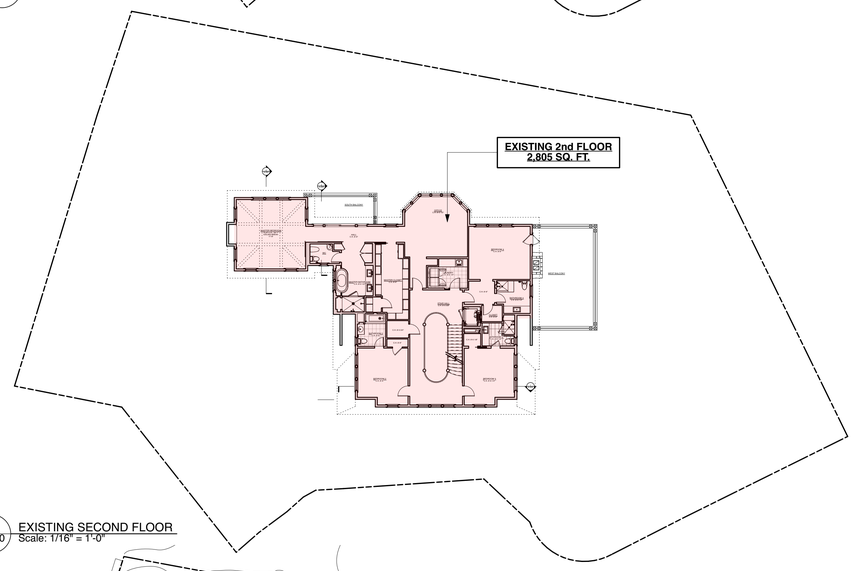
Crescent Beach Rd
S Beach Dr
Parkview Rd
Foster Ln
Foster Ln
Parkview Rd
Parkview Rd
Parkview Rd
S Beach Dr
S Beach Dr
S Beach Dr



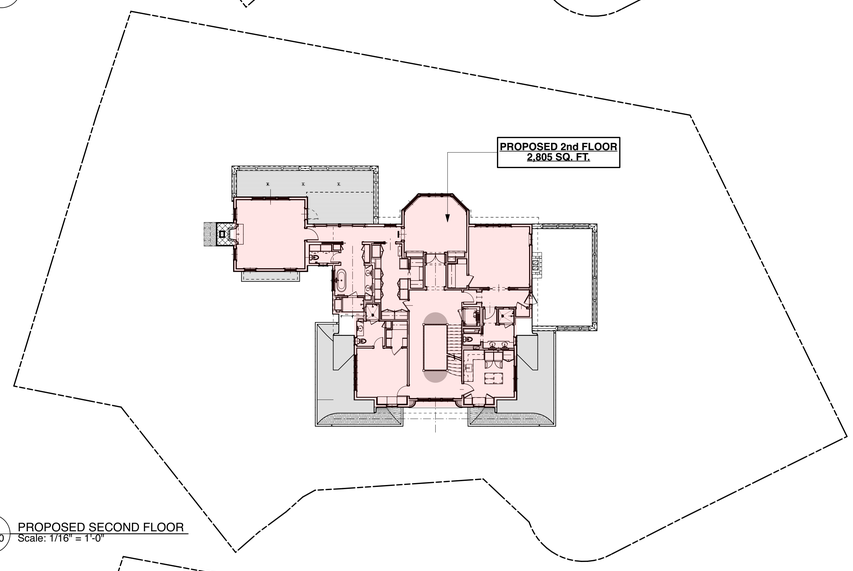

3 Z-100 EXISTING ATTIC FLOOR
Scale: 1/16" = 1'-0"



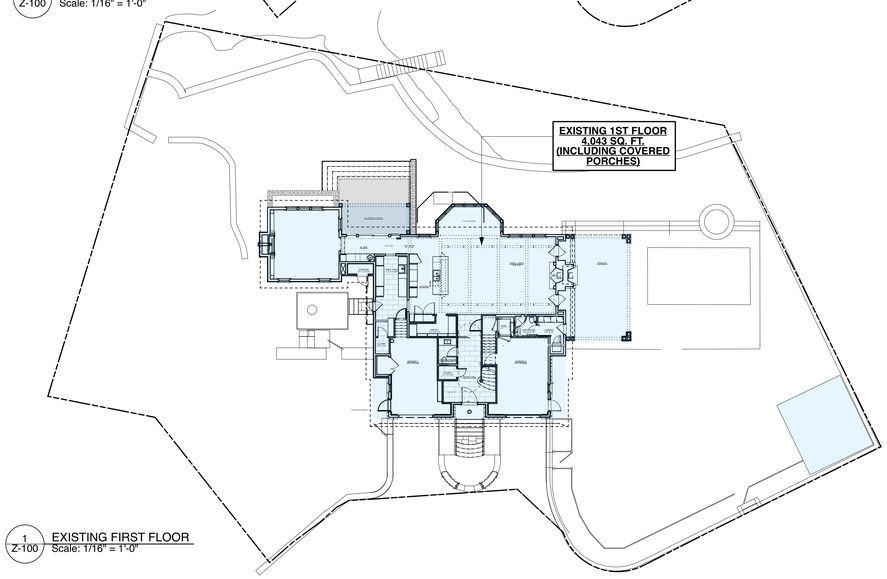

3.1 Z-100 PROPOSED ATTIC FLOOR
Scale: 1/16" = 1'-0"



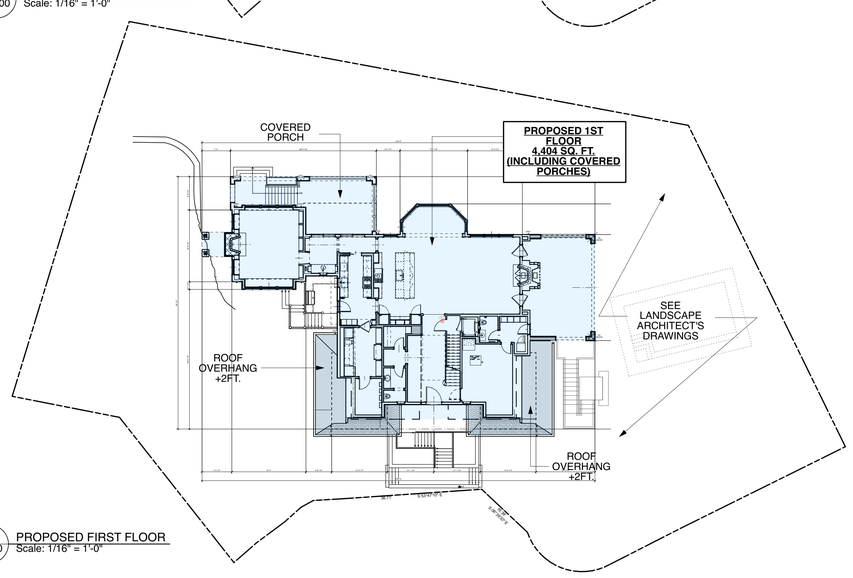

2 Z-100 EXISTING SECOND FLOOR
Scale: 1/16" = 1'-0"




2.1 Z-100 PROPOSED SECOND FLOOR
Scale: 1/16" = 1'-0"




1 Z-100 EXISTING FIRST FLOOR
Scale: 1/16" = 1'-0"




1.1 Z-100 PROPOSED FIRST FLOOR
Scale: 1/16" = 1'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUED TO ZBA**

**CONSULTANTS:**
SEE COVER SHEET FOR CONSULTANT LIST.

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135 WEST TWENTY-SIXTH STREET 5TH FL.
NEW YORK , NEW YORK 10001 (212) 727-1225
www.olivercope.com

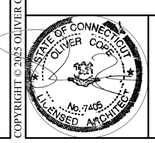
**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

EXISTING AND PROPOSED
AREA PLANS




Z-100

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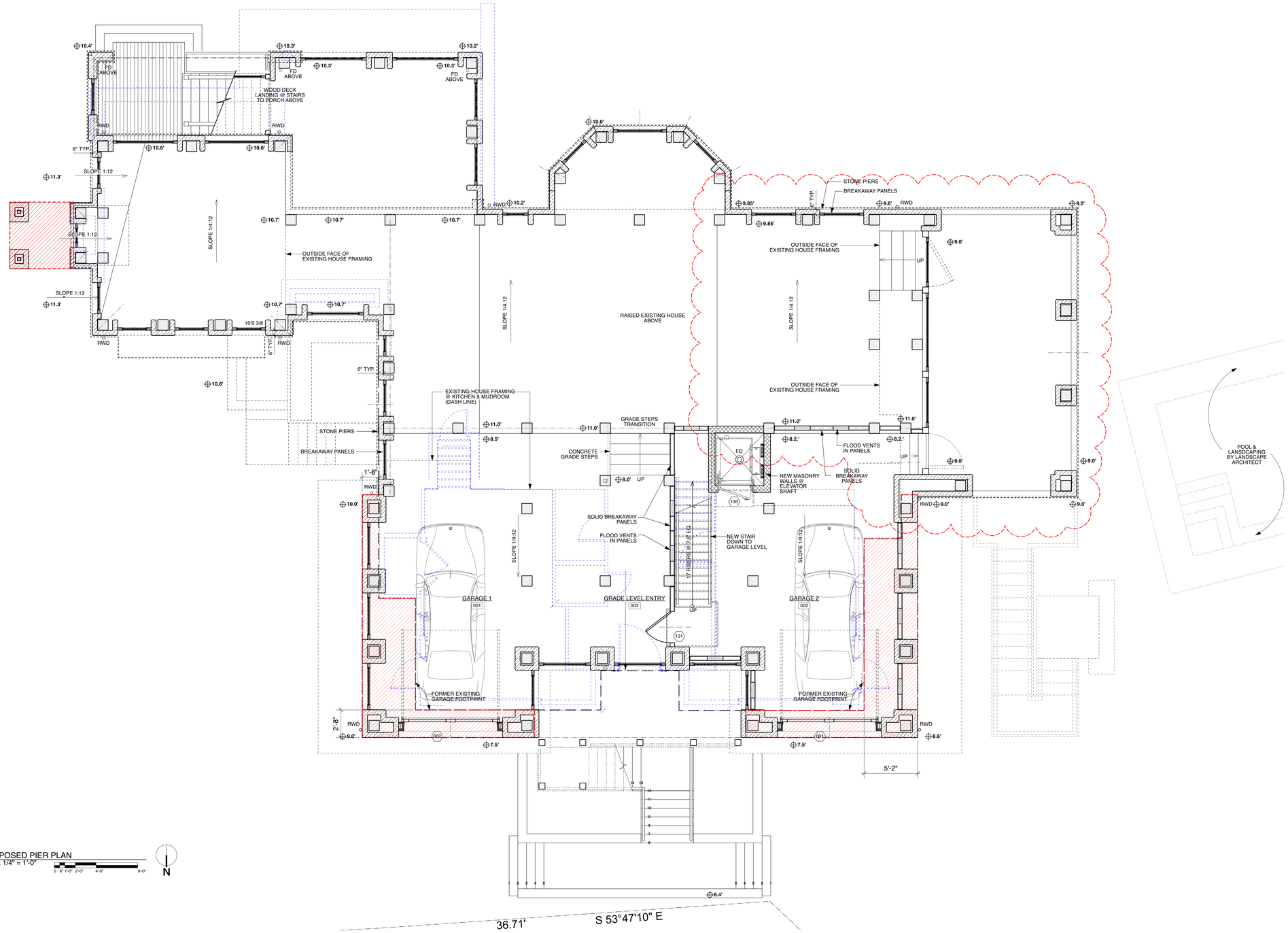


1 A-100 PROPOSED PIER PLAN
Scale: 1/4" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0" 8'-0"

N

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

EXISTING FIRST FLOOR PLAN

ADDITIONAL BUILDING COVERAGE

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED
STONE PIER & GARAGE PLAN

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-100


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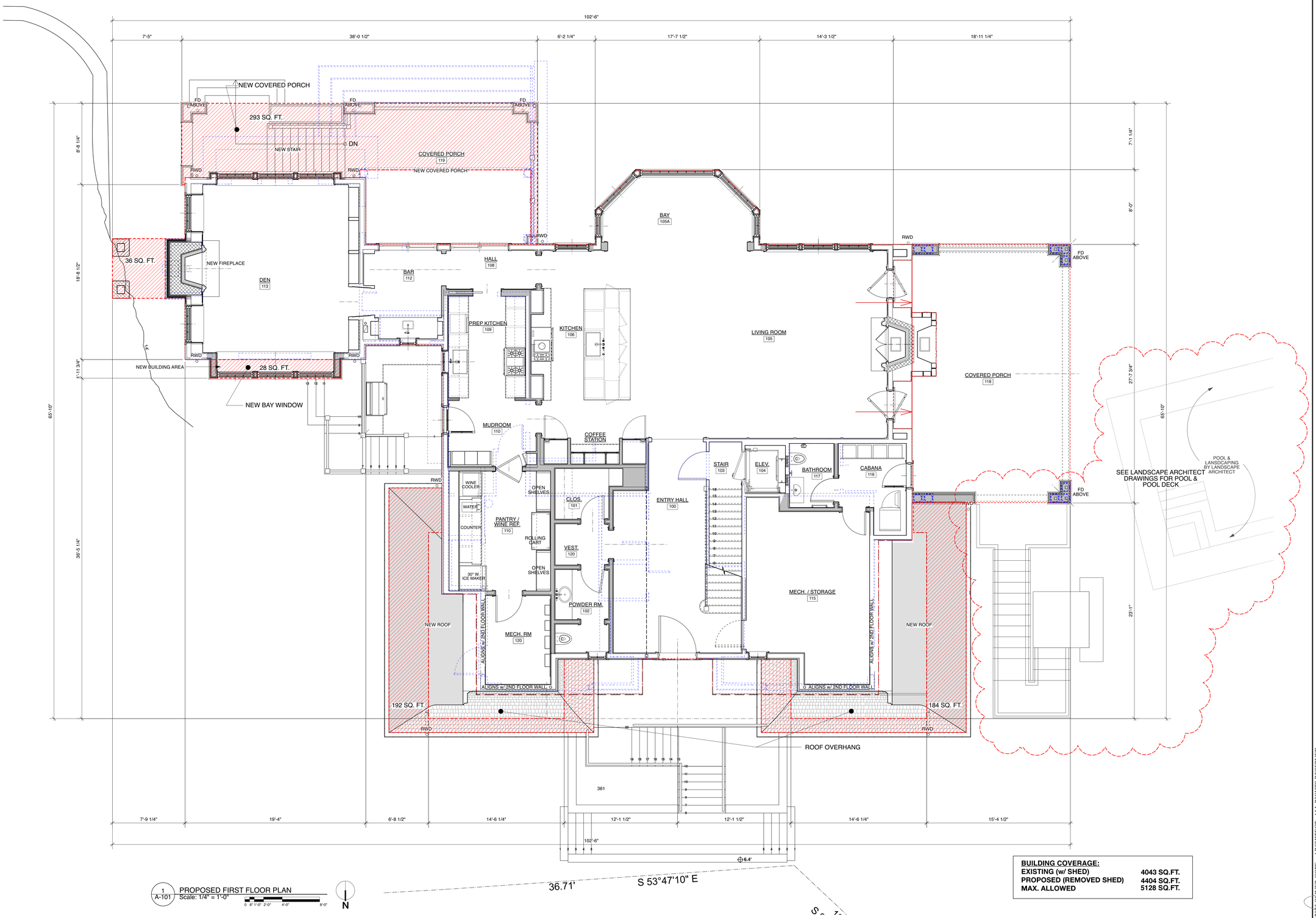


1 A-101 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

0 6" 1'-0" 2'-0" 4'-0" 8'-0"

N

**BUILDING COVERAGE:**

| | |
|---|---|
| EXISTING (w/ SHED) | 4043 SQ.FT. |
| PROPOSED (REMOVED SHED) | 4404 SQ.FT. |
| MAX. ALLOWED | 5128 SQ.FT. |

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

LEGEND:

EXISTING FIRST FLOOR PLAN

ADDITIONAL BUILDING COVERAGE

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED
FIRST FLOOR PLAN
FOR ZBA REVIEW

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-101


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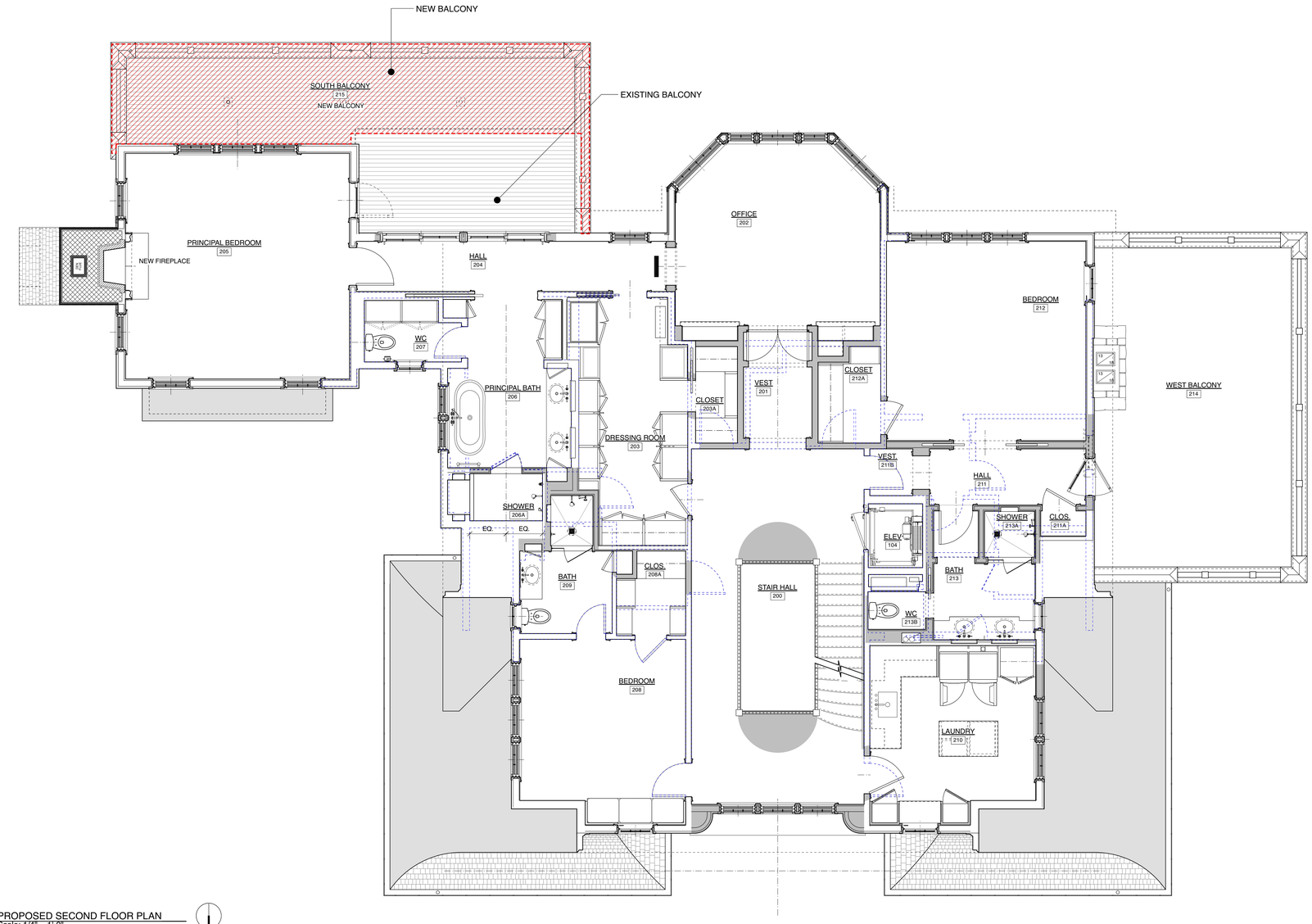


9
A-102a
PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"
0 8" 1'-0" 2'-0" 4'-0" 8'-0"

N

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

LEGEND:

EXISTING FIRST FLOOR PLAN

ADDITIONAL BUILDING COVERAGE

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**

**CONSULTANTS:**
SEE COVER SHEET FOR CONSULTANT LIST.


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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED
SECOND FLOOR PLAN

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-102

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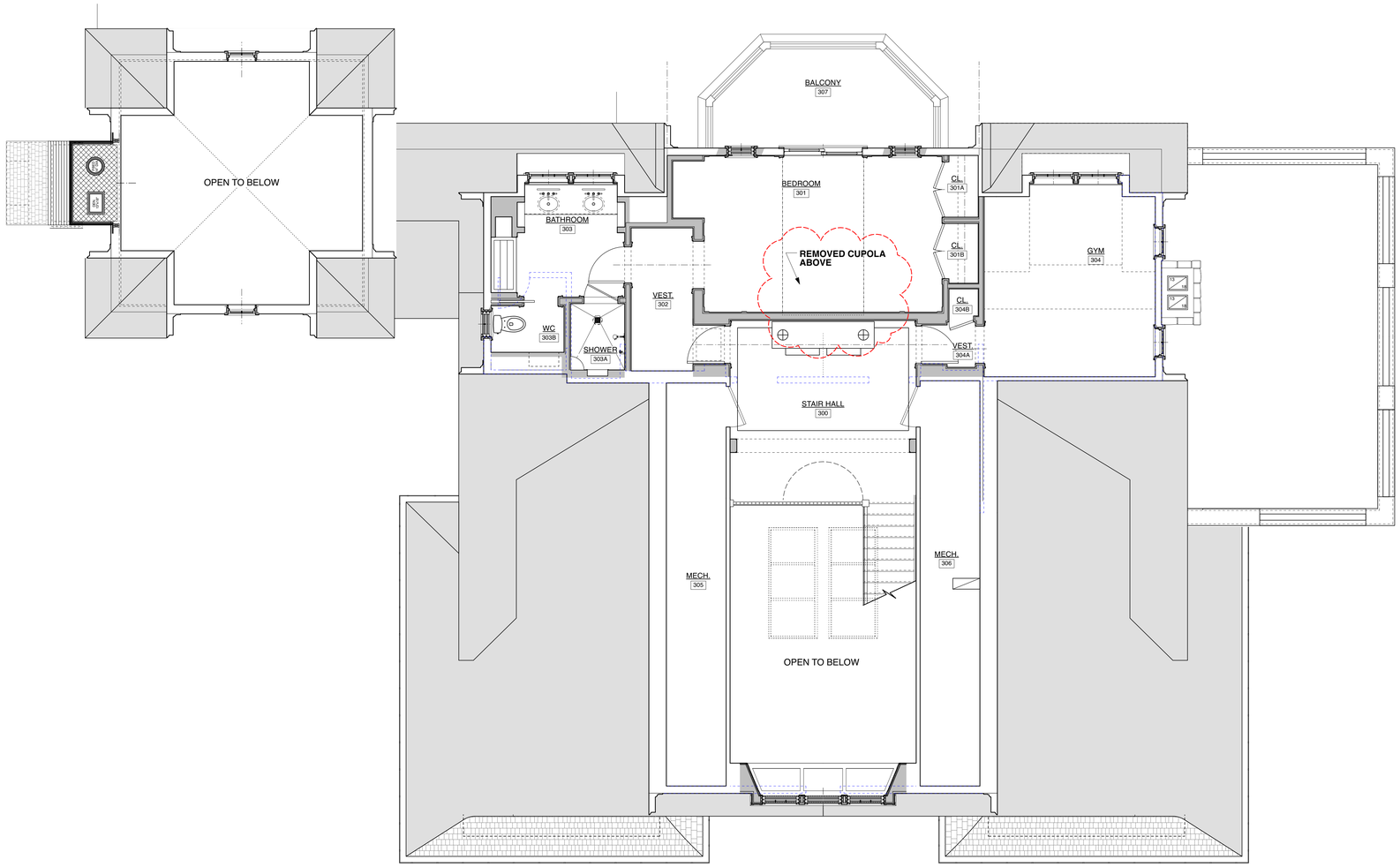
ATTIC FLOOR AREA:

• FINISHED SPACE IS LESS THAN 60% OF FLOOR AREA @ 2ND FLOOR.

• ALL RENOVATIONS ARE WITHIN CURRENT FINISHED SPACE.




1 A-103 PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0" 8'-0"

N

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

LEGEND:

EXISTING FIRST FLOOR PLAN

ADDITIONAL BUILDING COVERAGE

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 RE-ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED
ATTIC PLAN

STATE OF CONNECTICUT OLIVER COPE No. 7405 LICENSED ARCHITECT

A-103


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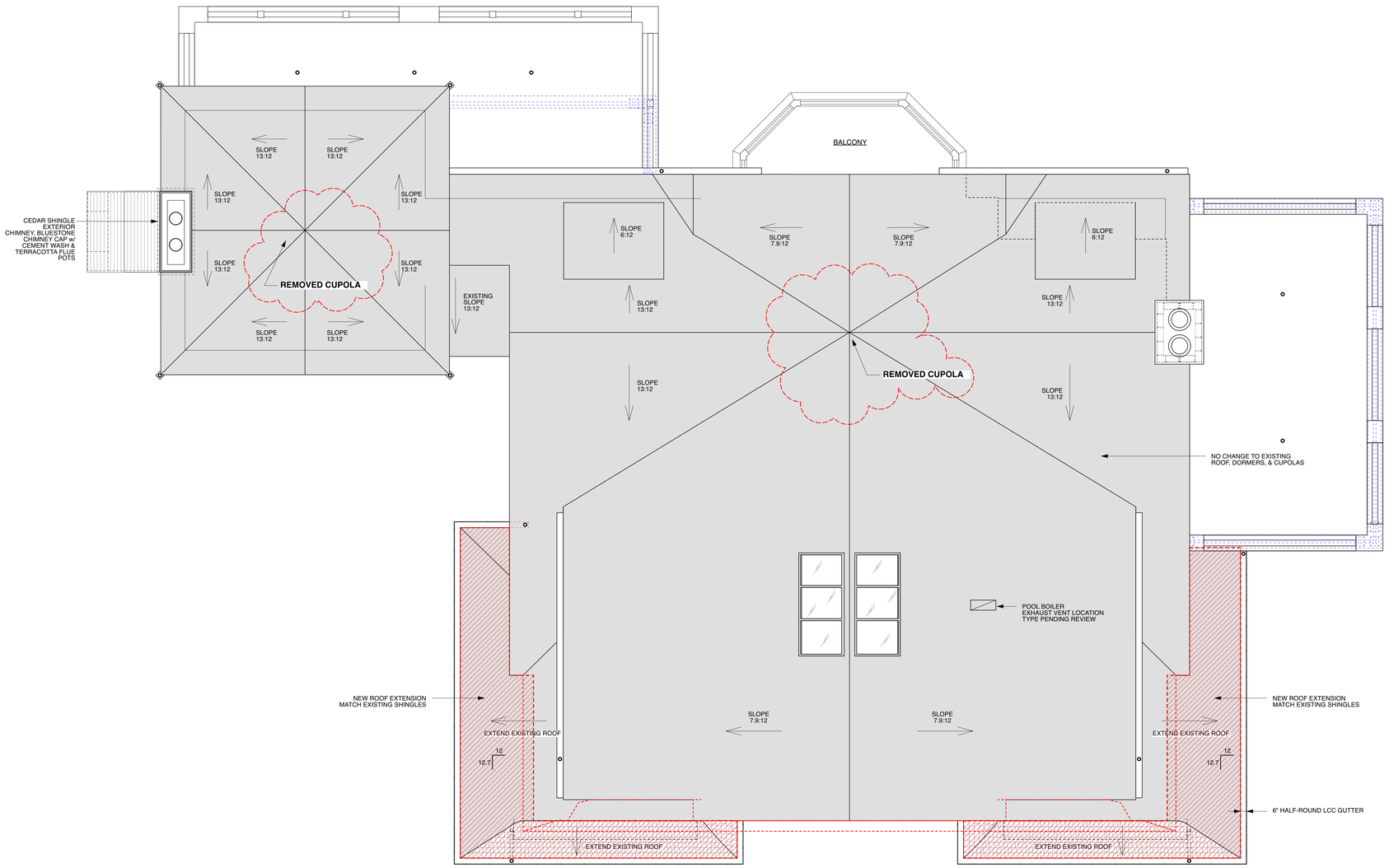


1 / A-104 ROOF PLAN
Scale: 1/4" = 1'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

LEGEND:

- EXISTING FIRST FLOOR PLAN
- ADDITIONAL BUILDING COVERAGE

## ISSUE DATES & REVISIONS

**03/11/25** ISSUE FOR ZBA
**05/02/25** RE-ISSUE FOR ZBA


**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED
ROOF PLAN

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-104

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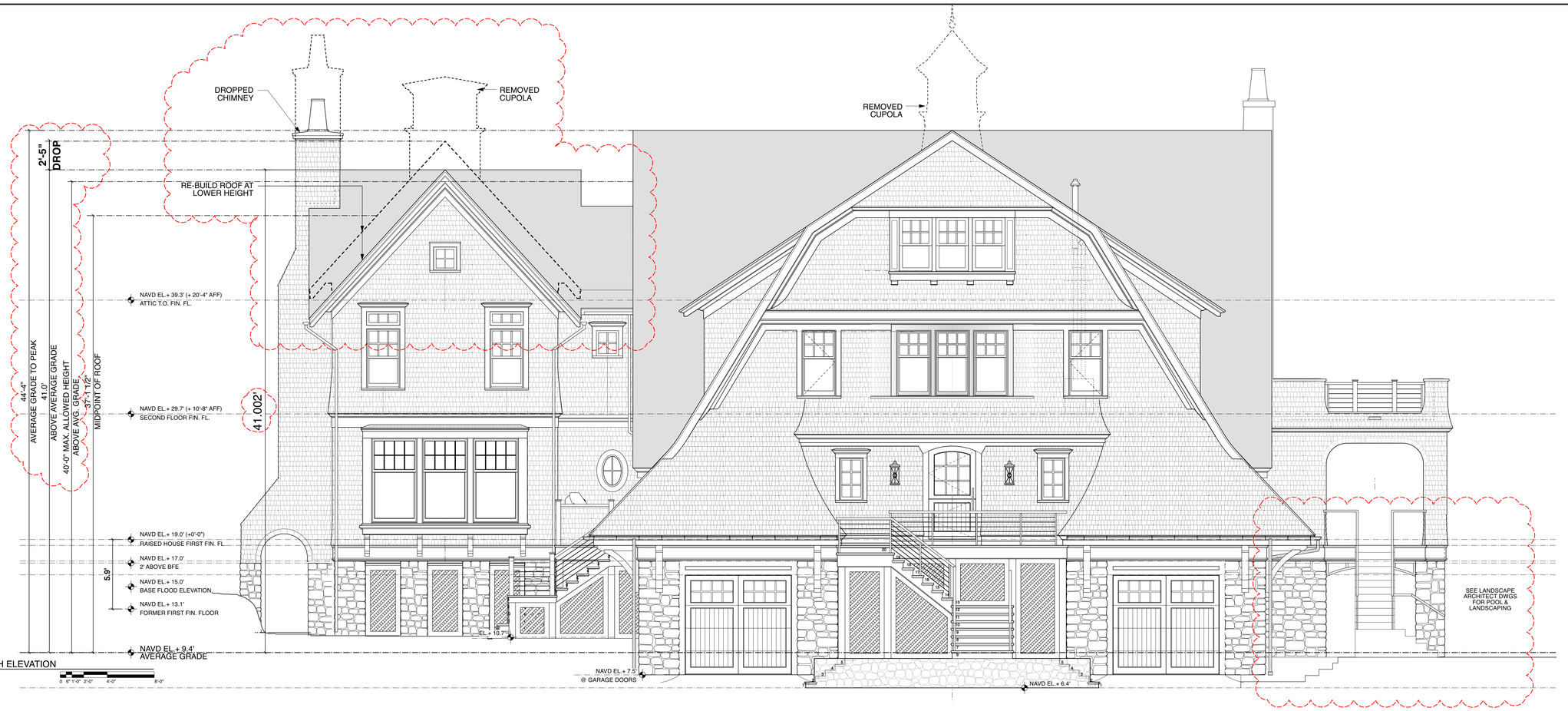


1 A-200 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"

0 6" 1'-0" 2'-0" 4'-0" 8'-0"

2 A-200 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

0 6" 1'-0" 2'-0" 4'-0" 8'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED & EXISTING NORTH ELEVATIONS FOR ZBA

STATE OF CONNECTICUT OLIVER COPE No. 7405 LICENSED ARCHITECT

A-200

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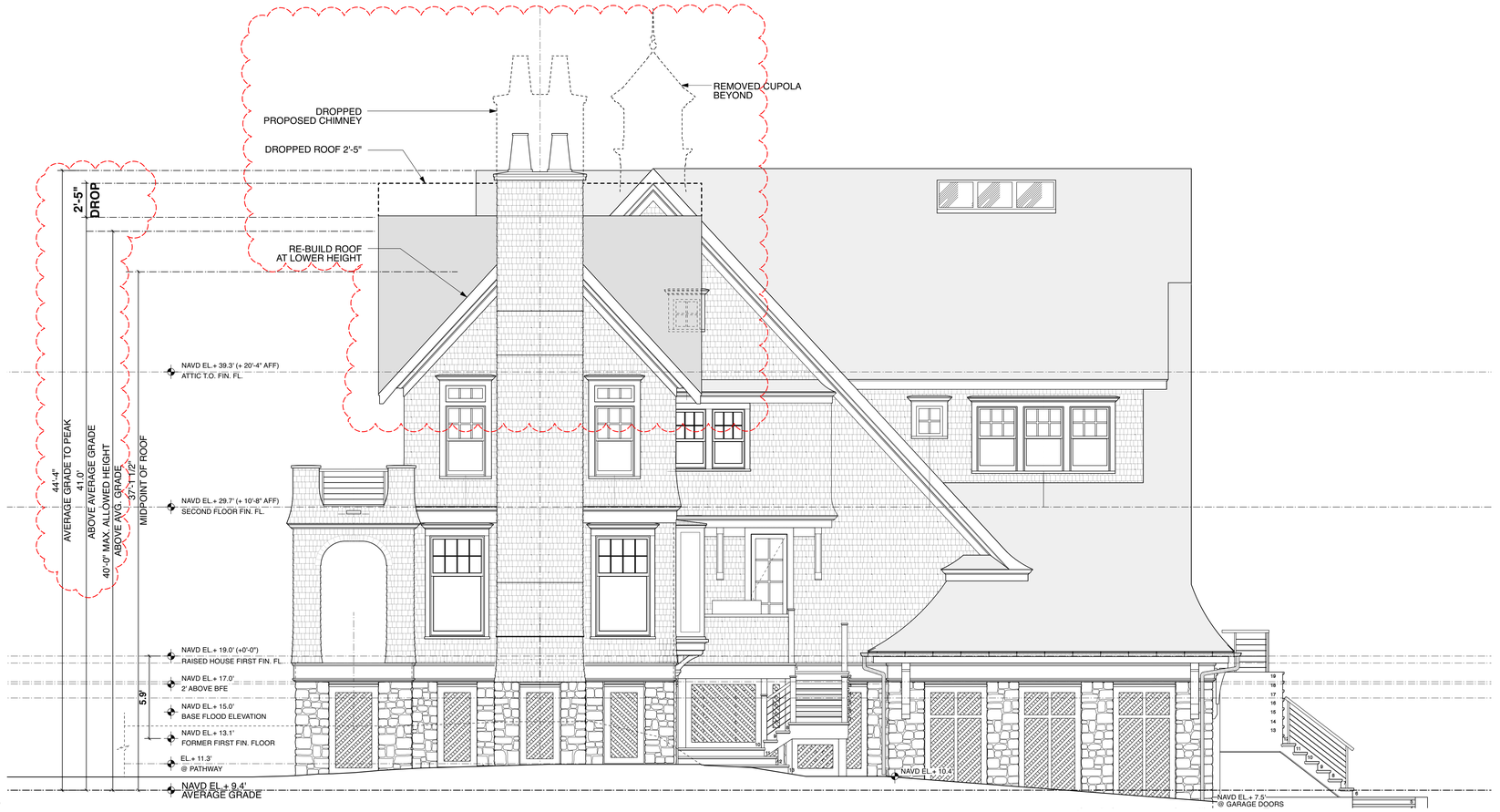


1 A-201 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"
0' 6" 1'-0" 2'-0" 4'-0" 8'-0"

2 A-201 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"
0' 6" 1'-0" 2'-0" 4'-0" 8'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
SEE COVER SHEET FOR CONSULTANT LIST.

**OLIVER COPE · ARCHITECT**
135 WEST TWENTY-SIXTH STREET 5TH FL.
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**PROJECT:**
**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**
PROPOSED & EXISTING
EAST ELEVATIONS
FOR ZBA

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-201

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1 A-202 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"
0' 6" 1'-0" 2'-0" 4'-0" 8'-0"

2 A-202 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"
0' 6" 1'-0" 2'-0" 4'-0" 8'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

PROPOSED & EXISTING
SOUTH ELEVATIONS
FOR ZBA

STATE OF CONNECTICUT OLIVER COPE No. 7405 LICENSED ARCHITECT

A-202

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1 A-203 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0" 8'-0"

2 A-203 EXISTING ~~PROPOSED~~ WEST ELEVATION
Scale: 1/4" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0" 8'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

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**PROJECT:**
**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**
PROPOSED & EXISTING
WEST ELEVATIONS
FOR ZBA

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-203

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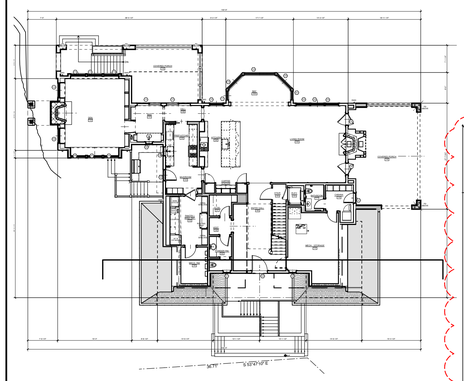
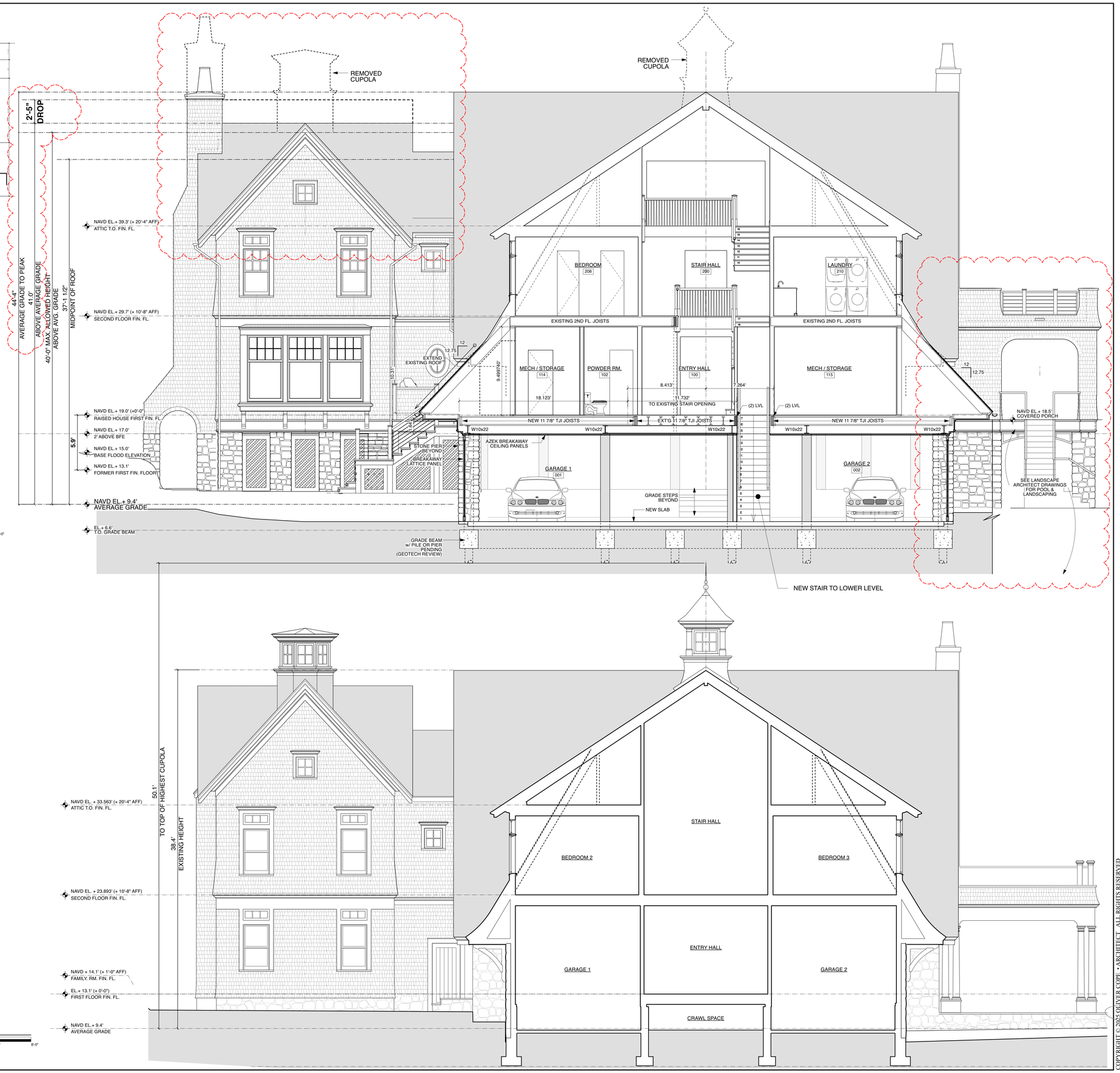


1 / A-204 PROPOSED BUILDING SECTION
Scale: 1/4" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0" 8'-0"







2 / A-204 EXISTING BUILDING SECTION
Scale: 1/4" = 1'-0"
0 6" 1'-0" 2'-0" 4'-0" 8'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

BUILDING CROSS SECTION AT STAIR HALL

STATE OF CONNECTICUT · OLIVER COPE · No. 7405 · LICENSED ARCHITECT

A-204


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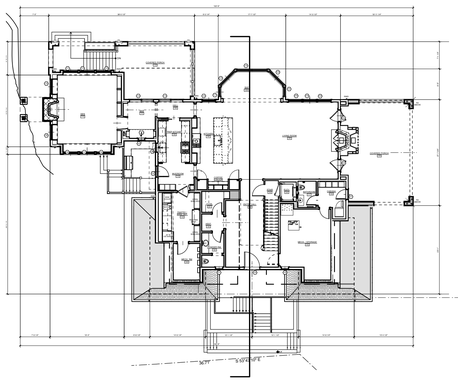

1 A-205 PROPOSED SECTION @ ENTRY HALL FACING EAST
Scale: 1/4" = 1'-0"
0' 6" 1'-0" 2'-0" 4'-0" 8'-0"

2 A-205 EXISTING SECTION @ ENTRY HALL FACING EAST
Scale: 1/4" = 1'-0"
0' 6" 1'-0" 2'-0" 4'-0" 8'-0"

## SYMBOLS AND NOTES

PLEASE NOTE, TYPICAL DRAWINGS SHEETS ARE REPRODUCED FULL SCALE AT 30" X 42". IF THE DRAWING IS NOT OF THIS SIZE THEN THERE IS A POSSIBILITY THAT IT HAS BEEN REDUCED IN SIZE AND THE SCALE HAS BEEN ALTERED. PLEASE REFER TO THE GRAPHIC SCALE ON THIS SHEET TO CONFIRM DRAWING SCALE.

## ISSUE DATES & REVISIONS

**03/11/25 ISSUE FOR ZBA**
**05/02/25 ISSUE FOR ZBA**
**06/16/25 ISSUE FOR ZBA**

**CONSULTANTS:**
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**PROJECT:**

**PRIVATE RESIDENCE**
46 SOUTH BEACH DRIVE
NORWALK, CT 06853

| JOB NUMBER: | DRAWN BY: |
|---|---|
| 2304 | JC |
| **DATE:** | **SCALE:** |
| See Above | As Noted |

**TITLE:**

BUILDING CROSS SECTION AT GARAGE

STATE OF CONNECTICUT · OLIVER COPE · No. 17405 · LICENSED ARCHITECT

A-205


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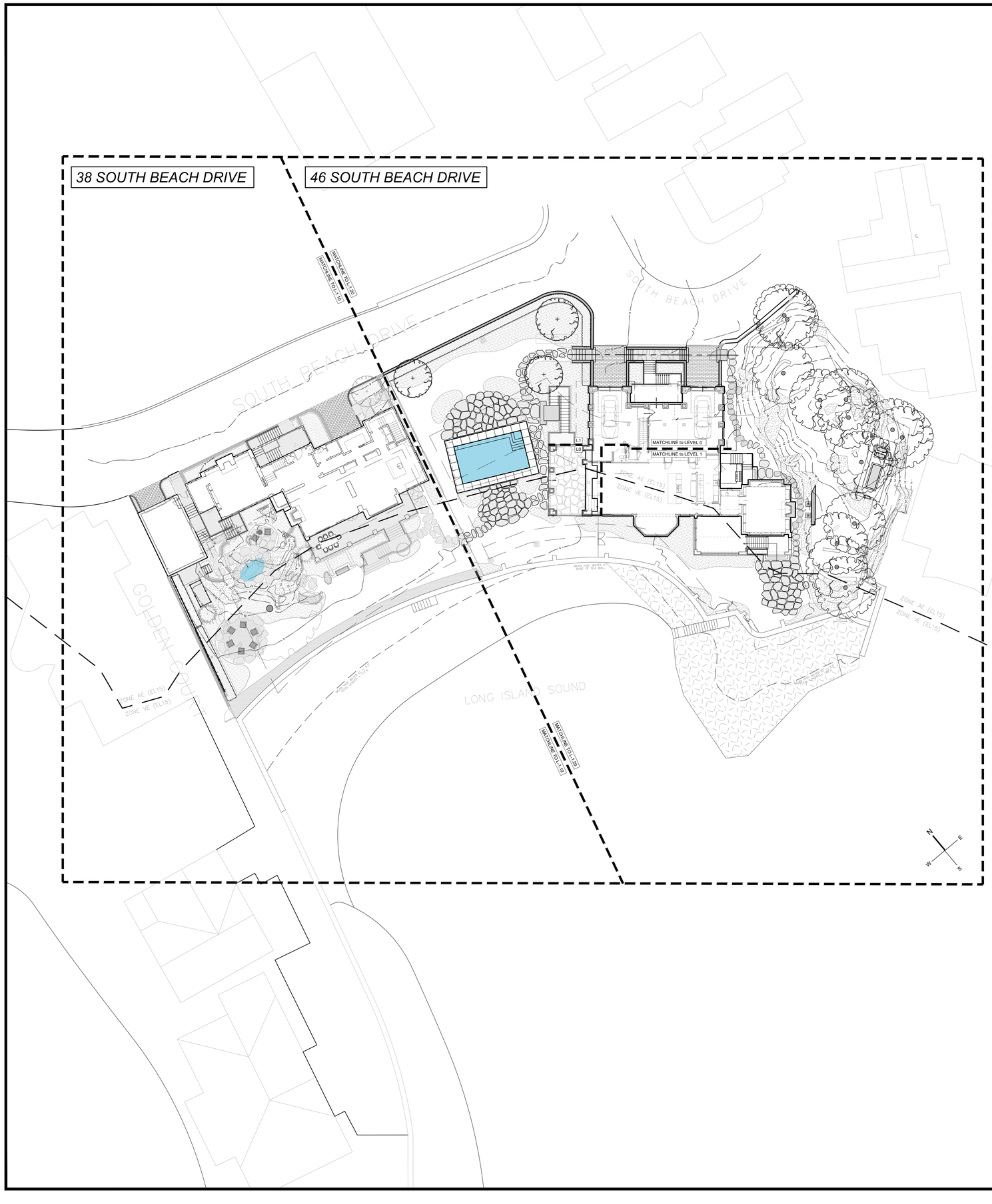


# 46 SOUTH BEACH DRIVE

46 SOUTH BEACH DRIVE
NORWALK, CT

## LANDSCAPE PERMITTING DRAWINGS

ISSUED: 07.16.2025

### LIST OF DRAWINGS:


DEMOLITION & REMOVALS PLANS
L-0.20 - DEMOLITION & REMOVALS PLAN - 46

LAYOUT & MATERIALS PLANS
L-1.20 - MATERIALS PLAN - 46

PLANTING PLANS
L-4.20 - PLANTING PLAN - 46



HOLLANDER design
Landscape Architects
200 Park Avenue South, Suite 1200, New York, New York
phone - 212-473-0620 projects@hollanderdesign.com


**PRELIMINARY SET**
**NOT FOR CONSTRUCTION**

| NO. | PURPOSE | DATE |
|---|---|---|
| 3 | COASTAL SITE PLAN SUBMISSION | 07.16.2025 |
| 2 | ZBA SUBMISSION (APPROVED) | 06.26.2025 |
| 1 | ZBA SUBMISSION | 03.11.2025 |

RELEASES

SEAL

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PREPARED BY:

EDMUND D. HOLLANDER
LANDSCAPE ARCHITECT DESIGN, P.C.

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NEW YORK, NY 10003
PHONE: 212.473.0620
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EMAIL: projects@hollanderdesign.com


PROJECT:

46 SOUTH BEACH DRIVE

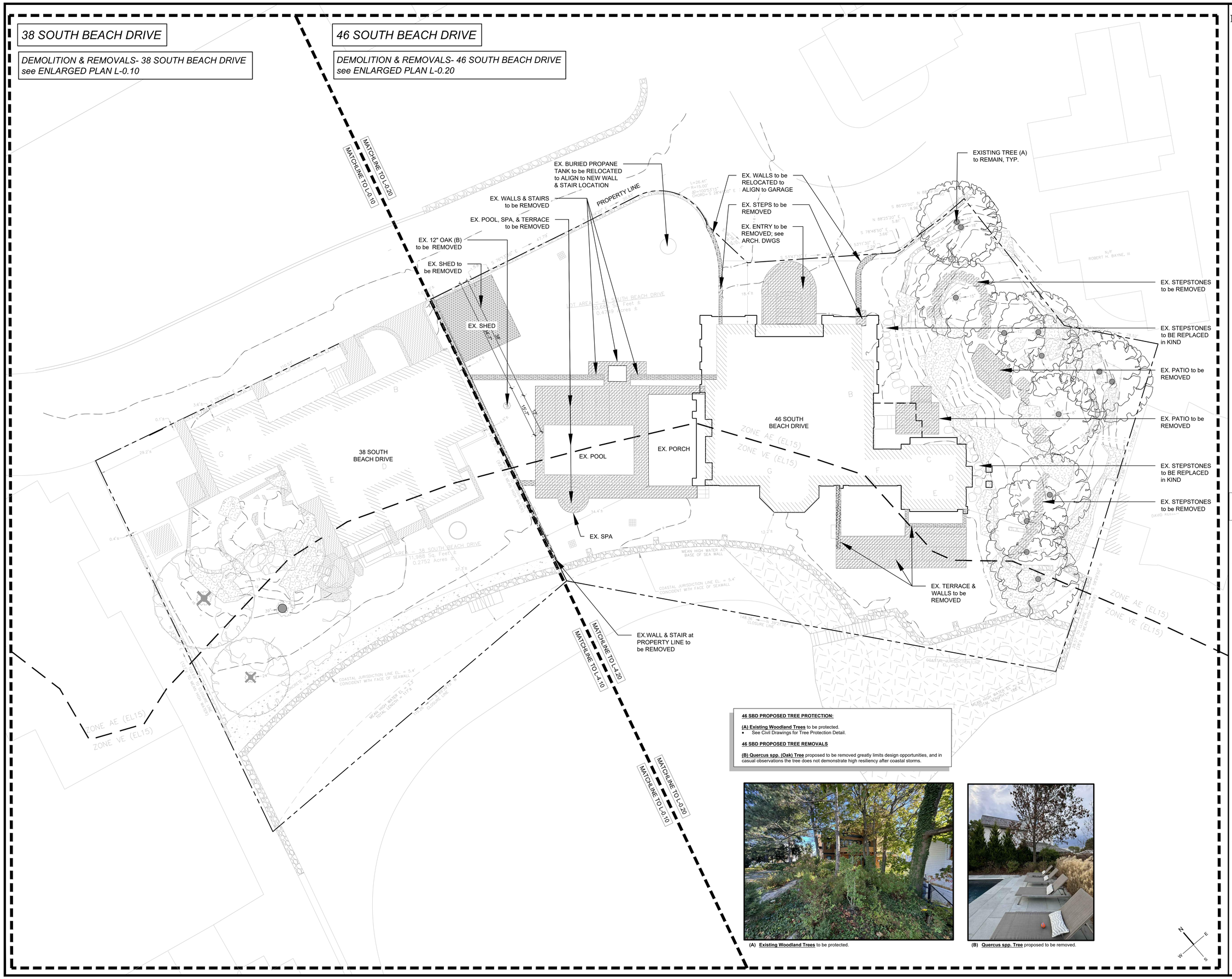
46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

LIST OF DRAWINGS & LOCATION PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1/16" = 1'-0"
CURRENT ISSUE DATE: 07.16.2025

SET: CD
SHEET: L-C




**46 SBD PROPOSED TREE PROTECTION:**

**(A) Existing Woodland Trees** to be protected.
- See Civil Drawings for Tree Protection Detail.

**46 SBD PROPOSED TREE REMOVALS**

**(B) Quercus spp. (Oak) Tree** proposed to be removed greatly limits design opportunities, and in casual observations the tree does not demonstrate high resiliency after coastal storms.

(A) **Existing Woodland Trees** to be protected.

(B) **Quercus spp. Tree** proposed to be removed.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Landscape Architects
200 Park Avenue South, Suite 1200, New York, New York
phone - 212-473-0620 • projects@hollanderdesign.com


**PRELIMINARY SET**
**NOT FOR CONSTRUCTION**

| NO. | PURPOSE | DATE |
|---|---|---|
| 3 | COASTAL SITE PLAN SUBMISSION | 07.16.2025 |
| 2 | ZBA SUBMISSION (APPROVED) | 06.26.2025 |
| 1 | ZBA SUBMISSION | 03.11.2025 |

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PROJECT:

# 46 SOUTH BEACH DRIVE

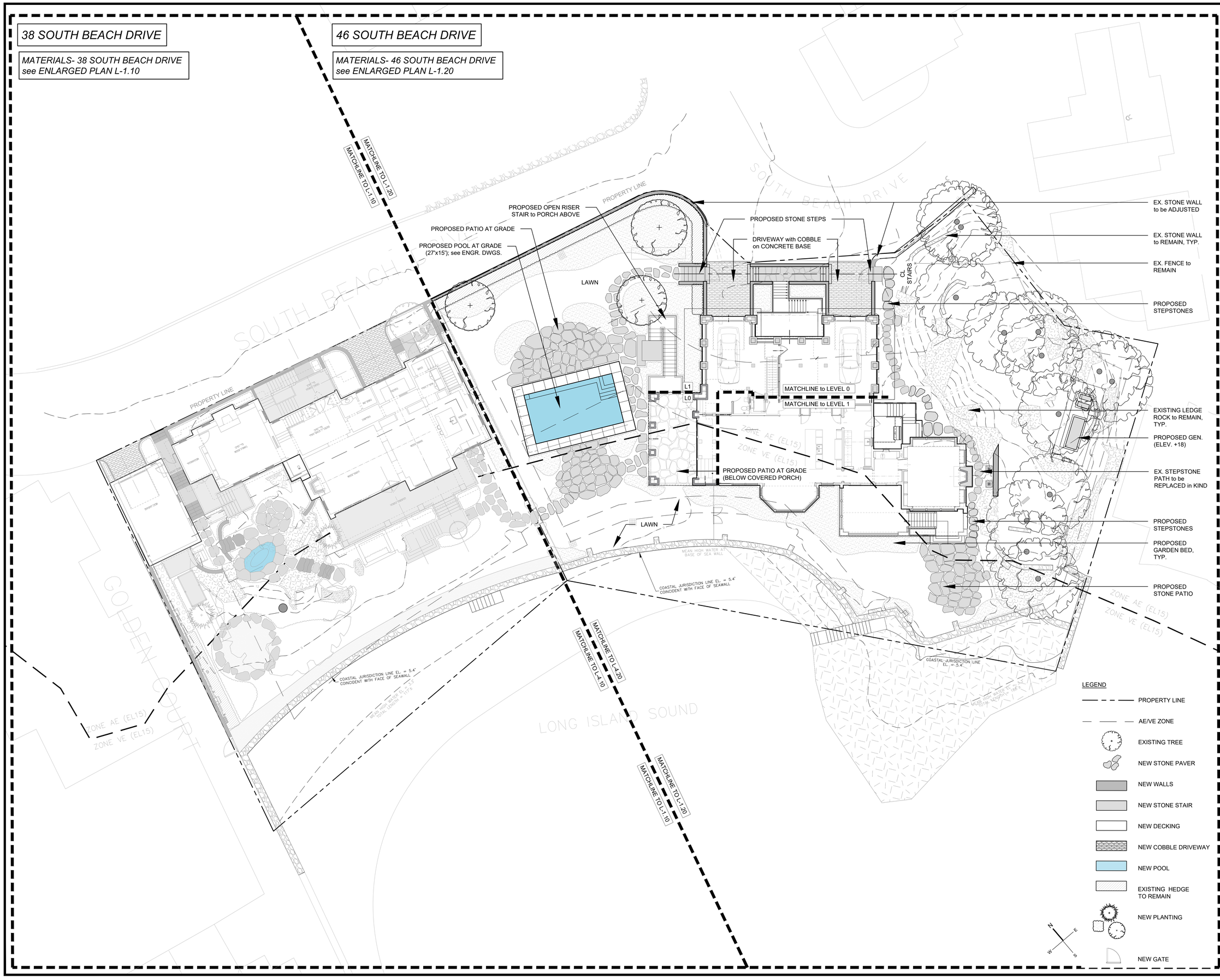
46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

DEMOLITION & REMOVALS PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1" = 10'-0"
CURRENT ISSUE DATE: 07.16.2025

SET: CD
SHEET: L-0.20

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PROJECT:

# 46 SOUTH BEACH DRIVE

46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

MATERIALS PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1" = 10'-0"
CURRENT ISSUE DATE: 07.16.2025

SET: CD
SHEET: L-1.20

## 38 SOUTH BEACH DRIVE

PLANTING- 38 SOUTH BEACH DRIVE
see ENLARGED PLAN L-4.10

## 46 SOUTH BEACH DRIVE

PLANTING- 46 SOUTH BEACH DRIVE
see ENLARGED PLAN L-4.20

**46 SBD LANDSCAPE NARRATIVE:**

The proposed landscape design of 46 South Beach Drive has been developed to enhance the aesthetic and ecological functions of the site. The proposed North Grove Gardens are to be anchored by *Ginko biloba* (Maidenhair) Trees based on observing this species thriving on neighboring properties with similar conditions. In place of traditional lawn, the understory will be planted with a mix of flowering shrubs and groundcovers.

The planting palette is a mix of native and non-invasive, non-native plants that have been selected to thrive in the challenging coastal environment. The established trees of the Woodland will be protected through construction. While the majority of plants are native varieties, the selected plants reflect the Rowayton coastal community vernacular including trimmed hedges, architectural evergreens and summer flowering shrubs.

The exact location of proposed plantings and species types may vary from this plan based on site plan revisions, actual field locations and/ or availability.

**PLANTING PALETTE ORIGIN DEFINITIONS**

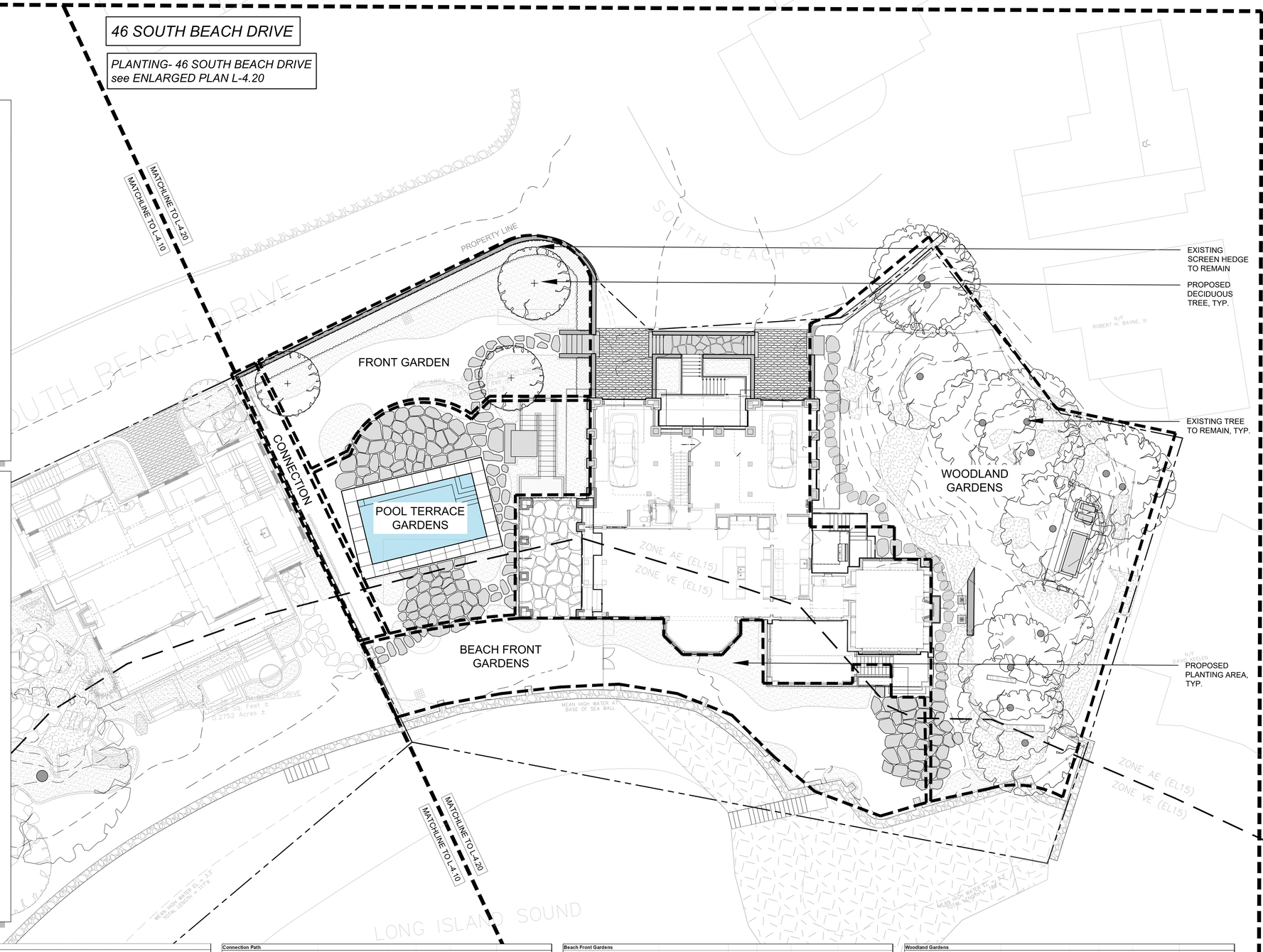
| | |
|---|---|
| CT NATIVE: | Plant is indigenous to Connecticut |
| COASTAL CT NATIVE: | Plant is indigenous to Coastal Connecticut |
| NA NATIVE: | Plant is indigenous to the Continental Unites States. |
| NON-NATIVE: | Plant is a non-invasive foreign plant or cultivar. |
| CULTIVAR: | Plant is a horticultural trade cultivar; Bred through selective breeding or found in the wild and reproduced for selected characteristics. |
| NATIVAR: | Plant is a horticultural trade cultivar of a CT or NA indigenous plant; Bred through selective breeding or found in the wild and reproduced for selected characteristics. |
| HYBRID CULTIVAR: | Plant is a non-invasive horticultural trade cultivar cross with a NA Native and Non-Native Plant |

**PLANTING PALETTE SALT TOLERANCE DEFINITIONS**

| | |
|---|---|
| SPRAY: | Plant can tolerate saltwater spray. |
| LOW: | Plant can tolerate saltwater spray and low soil salinity. |
| MODERATE: | Plant can tolerate saltwater spray and moderate soil salinity. |
| HIGH: | Plant can tolerate saltwater spray and high soil salinity and / or occasional inundation with saltwater. |

**PLANTING NOTES:**

A. **Coordination**: Prior to beginning operations, Contractor shall verify that all planting beds are in suitable condition for planting and are well-drained. Prior to beginning any work on the site, verify that areas shown on this drawing for planting operations are clearly identifiable in the field. If there is any uncertainty about proposed areas for planting, notify the Landscape Architect at once, and do not begin work on the site until these issues are clarified.
B. **Protecting existing utilities**: Locate and protect all utilities and structures prior to and during construction, and repair/replace any element damage during construction at no additional cost to Owner.
C. **Notification**: Notify Landscape Architect/Owner of any discrepancies or errors between plan and site conditions prior to commencement of work.
D. **Substitutions**: Plant substitutions may be made with the approval of the project Landscape Architect prior to planting.
E. **Plant material guarantee**: Plant material shall be guaranteed for a period of one year after completion of installation.
F. **Plant location staking**: All locations of plant materials to be staked in field for approval of Landscape Architect prior to planting.
G. **Drainage**: Prior to beginning planting operations, the landscape planting contractor will ensure that site drainage and soil conditions are suitable. At this point the landscape planting contractor assumes full responsibility for the acceptable condition of the topsoil backfill and drainage. Landscape Contractor will ensure that sub-drainage and decompaction of soil in planting and lawn areas is suitable.
H. **Topsoil for lawn areas**: Landscape Contractor will re-use existing topsoil stripped from site and amend with sand so that final mix is 2 parts topsoil to 1 part sand.
I. **Planting soil mix**: Soil mix for perennial, ground cover and shrub planting beds & tree pit backfilling, to be prepared of 3 parts reclaimed on-site topsoil, 2 parts sand and 1 part compost or other approved organic material. All trees to receive min. 12" planting mix around root ball. Shrub beds to receive 6" planting mix incorporated into soil to a depth of 12".
J. **Tree pits**: All tree pits to be excavated through any clay subsoil layers down to clean sand. Holes to be backfilled with sand to 6" below bottom of rootball and well-watered to settle sand prior to planting and backfilling. Circular planting pits with vertical sides shall be dug by hand or machine methods for planting of trees and shrubs. Tree pits for trees over 6 inches in caliper shall be 2 feet greater in diameter than the spread of the root mass and one foot deeper than the height of the root ball. Check tree pits for drainage before planting and ensure appropriate drainage.
K. **Planting mix amendment for tree pits**: Incorporate Mycor Tree Saver by Plant Health Care, Inc. (1-800-421-9051), a natural biofertilizer and soil conditioner, at the rate of 3 oz. per caliper inch for each proposed tree in the Planting Schedule.
L. Planting mix amendment for shrub beds: Rototill Healthy Start 3-4-3, by Plant Health Care, Inc. (1-800-421-9051), a natural biofertilizer and soil conditioner, at the rate of 3 oz. into the top 2 to 4 inches of each shrub planting pit.
M. **Groundcover and perennial beds**: Excavate groundcover and perennial beds to a depth of 10 inches below finished grade and rototill Healthy Start 3-4-3 at the rate of 25 lb. per 1000 square feet into the top 2 to 4 inches of these beds.
N. **Mulch**: Apply 11/2" of shredded bark mulch after drip irrigation is installed. Cover with 1/2" of pine needle mulch.
O. **Inspection of plant material**: Landscape Architect to inspect all trees prior to delivery to site. Coordinate with Landscape Architect to review all plant material prior to installation.
P. **Watering**: Landscape Contractor shall coordinate planting with irrigation Contractor for plants to receive necessary water immediately after planting and during the "growing in" period. Landscape Contractor shall inform Owner/Landscape Architect if irrigation coverage is incomplete or inadequate. Water all plants as needed. The landscape contractor must provide as-built drawings with traceable markers on water line.
Q. **Deer Protection**: Wrap the trunks of all trees to a height of six (6) feet no later than September 1 to protect them from rubbing injuries caused by deer. For trees with a considerable number of branches lower than six (6) feet, other alternatives will be considered. In addition, apply "Hinder" repellent, registered for use on edible crops, or approved equal, according to manufacturer's recommendations.




**Front Garden**

| Xx | Qty | *BOTANICAL NAME* | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| GB10 | 6 | *Ginkgo biloba* | Maidenhair Tree | 9-10 in. Cal. | B&B | Non-Native | Moderate / High |
| **SHRUBS** | | | | | | | |
| Ahs | 12 | *Aronia melanocarpa 'Low Scape Snowfire'* | Black Chokeberry | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Spray |
| Bx | 15 | *Buxus sempervirens* | Boxwood | 36-42 in. | B&B | Non-Native | Spray |
| Hdd | 15 | *Hydrangea macrophylla 'Let's Dance Starlight'* | Dwarf Blue Lace Reblommer | 18-24 in. 3 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hpb | 15 | *Hydrangea paniculata 'Bombshell'* | Bombshell Panicle Hydrangea | 24-30 in. / 7Gal. | CONT. | Non-Native Cultivar | High |
| Hpp | 6 | *Hydrangea paniculata 'Phantom'* | Phantom Panicle Hydrangea | 3-4', 10 Gal. | CONT. | Non-Native Cultivar | Moderate |
| Lti | 5 | *Ligustrum ovalifolium* | California Privet | 5-6' | B&B | Non-Native | Spray / Low |
| Pvl6 | 7 | *Prunus laurocerasus 'Schipkaensis'* | Skip Cherry Laurel | 5-6' | B&B | Non-Native Cultivar | Moderate |
| **PERENNIALS** | | | | | | | |
| asd | 25 | *Astilbe japonica 'Deutschland'* | White Astilbe | 2 Gal. | CONT. | Non-Native | Low / None |
| ase | 25 | *Astilbe x arendsii 'Diamant'* | White Diamond Summer Astilbe | 1 Gal. | CONT. | Non-Native | Low / None |
| gr | 50 | *Geranium x 'Rozanne'* | Blue Cranesbill | 2 Gal. | CONT. | Non-Native | Low / None |
| hua | 25 | *Heuchera villosa 'Autumn Bride'* | Green Coral Bells | 1 Gal. | CONT. | NA Nativar | Moderate |
| tap | 15 | *Tiarella x 'Pink Skyrocket'* | Foam Flower | 1 Gal. | CONT. | CT Nativar | Low / None |
| **GRASSES** | | | | | | | |
| g10 | 75 | *Deschampsia cespitosa 'Pixie Fountain'* | Pixie FountainTufted Hair Grass | 1 Gal. | CONT. | CT Nativar | Low / None |

**Connection Path**

| Xx | *BOTANICAL NAME* | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | |
| Ag | 12 | *Aronia melanocarpa 'Ground Hug'* | Black Chokeberry | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Spray |
| He | 9 | *Hydrangea macrophylla 'Bailmer'* | Endless Summer Big Leaf Hydrangea | 30-36 in. / 7 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hdw | 12 | *Hydrangea macrophylla 'Wedding Gown'* | Re-Blooming White Lacecap Hydrangea | 18-24 in. / 3 Gal. | CONT. | Non-Native Cultivar | Spray |
| Mt | 15 | *Myrica pensylvanica* | Bayberry | 42-48 in. | CONT. | Coastal CT Native | High |

**Pool Terrace Gardens**

| Xx | *BOTANICAL NAME* | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | |
| Bg30 | 7 | *Buxus 'Green Velvet'* | Green Velvet Boxwood | 24-30 in. / 5 Gal. | CONT. | Non-Native Cultivar | Moderate |
| Hl | 5 | *Hydrangea macrophylla 'Blushing Bride'* | Big Leaf Hydrangea | 24-30 in. / 7 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hps | 5 | *Hydrangea paniculata 'Sweet Summer'* | Sweet Summer Panicle Hydrangea | 36-48 in. / 7 Gal. | CONT. | Non-Native Cultivar | Moderate |
| Pvl6 | 12 | *Prunus laurocerasus 'Schipkaensis'* | Skip Cherry Laurel | 5-6' | B&B | Non-Native Cultivar | Moderate |
| **PERENNIALS** | | | | | | | |
| amg | 9 | *Achillea millefolium 'Pink Grapefruit'* | Pink Yarrow | 1 Gal. | CONT. | CT Nativar | Moderate |
| ais | 9 | *Allium 'Summer Beauty'* | Pale Purple Summer Allium | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| asn | 7 | *Artemisia stelleriana 'Silver Brocade'* | Wormwood | 3 Qrt | Cont | Non-Native Cultivar | Moderate |
| psj | 9 | *Perovskia a. 'Blue Jean Baby'* | Compact Russian Sage | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| ph | 7 | *Phlox paniculata 'David'* | White Phlox | 2 Gal. | CONT. | CT Nativar | Moderate |
| scb | 7 | *Salvia nemorosa 'Crystal Blue'* | Color Spires Blue Salvia | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| cnb | 9 | *Calaminitha nepeta 'Blue Cloud'* | Blue Calamint | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| gr | 9 | *Geranium x 'Rozanne'* | Blue Cranesbill | 2 Gal. | CONT. | Non-Native Cultivar | Low |

**Beach Front Gardens**

| Xx | *BOTANICAL NAME* | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|
| **TREES** | | | | | | |
| JT8 | 5 | *Juniperus chinensis 'Torulosa'* | Hollywood Juniper | 7-8' | B&B | Non-Native Cultivar | High |
| JV10 | 3 | *Juniperus virginiana* | Eastern Red Cedar | 9-10' | B&B | Coastal CT Native | Moderate |
| **SHRUBS** | | | | | | | |
| Cls | 9 | *Clethra alnifolia 'Vanilla Spice'* | Vanilla Spice Summersweet | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Moderate |
| He | 9 | *Hydrangea macrophylla 'Bailmer'* | Endless Summer Big Leaf Hydrangea | 30-36 in. / 7 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hph | 5 | *Hypericum patulum 'Hidcote'* | Hidcote St. John's Wort | 3 Gal. | CONT. | Non-Native Cultivar | High |
| Ipd3 | 7 | *Ilex glabra 'Densa'* | Densa Inkberry | 30-36 in. / 5 Gal. | CONT. | Coastal CT Native | Moderate / High |
| Ipb2 | 5 | *Ilex glabra 'Gem Box'* | Gem Box Inkberry | 18-24 in. / 5 Gal. | CONT. | Coastal CT Native | Moderate / High |
| Ips3 | 15 | *Ilex glabra 'Shamrock'* | Inkberry | 30-36 in. / 5 Gal. | CONT. | Coastal CT Native | Moderate / High |
| Ivs | 5 | *Ilex verticillata 'Red Sprite'* | Red Winterberry | 36-42 in. / 7 Gal. | CONT. | Coastal CT Native | Moderate |
| Mt | 15 | *Myrica pensylvanica* | Bayberry | 42-48 in. | CONT. | Coastal CT Native | High |
| **PERENNIALS** | | | | | | | |
| abf | 9 | *Agastache 'Blue Fortune'* | Blue Anise Hyssop | 2 Gal. | CONT. | Hybrid Cultivar | Moderate |
| auu | 15 | *Arctostaphylos uva-ursi 'Massachusetts'* | Red Bearberry | 1 Gal. | CONT. | Coastal CT Native | High |
| asi | 7 | *Asclepias incarnata* | Swamp Milkweed | 1 Gal. | CONT. | Coastal CT Native | Moderate |
| him | 7 | *Hibiscus moscheutos* | Swamp Rose Mallow | 2 Gal. | CONT. | Coastal CT Native | Low |
| hib | 7 | *Hibiscus moscheutos 'Blue River II'* | White Hibiscus | 1 Gal. | CONT. | Coastal CT Native | Low |
| scb | 5 | *Salvia nemorosa 'Crystal Blue'* | Color Spires Blue Salvia | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| **GRASSES** | | | | | | | |
| g23 | 15 | *Muhlenbergia capillaris* | Pink Muhly Grass | 2 Gal. | CONT. | CT Native | High |
| g35a | 15 | *Pennisetum alopecuroides 'Etouffee'* | Infertile Pink Foxtail Grass | 2 Gal. | CONT. | Non-Native | High |

**Woodland Gardens**

| Xx | | *BOTANICAL NAME* | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| Av | 7 | *Aronia melanocarpa 'Viking'* | Black Chokeberry | 30-36 in. / 7 Gal. | CONT. | Coastal CT Nativar | Spray |
| Cl | 7 | *Clethra alnifolia 'Hummingbird'* | Hummingbird Summersweet | 24-30 in. / 7 Gal. | CONT. | Coastal CT Nativar | Moderate |
| Hq | 3 | *Hydrangea quercifolia 'Ruby Slippers'* | Ruby Oakleaf Hydrangea | 24-30 in. / 5 Gal. | CONT. | NA Nativar | Low / None |
| Hq | 3 | *Hydrangea quercifolia 'Snow Queen'* | Snow Queen Oakleaf Hydrangea | 24-30 in. / 7 Gal. | CONT. | NA Nativar | Low / None |
| Mt | 12 | *Myrica pensylvanica* | Bayberry | 42-48 in. | CONT. | Coastal CT Native | High |
| Rm4 | 3 | *Rhododendron maximum* | Rosebay Rhododendron | 3-4' | B&B | CT Native | Low / None |
| Rhb | 3 | *Rhododendron 'Boule de Neige'* | White Catawba Hybrid Rhododendron | 30-36 in. | B&B | Hybrid Cultivar | Low / None |
| **PERENNIALS** | | | | | | | |
| auu | 12 | *Arctostaphylos uva-ursi 'Massachusetts'* | Red Bearberry | 1 Gal. | CONT. | Coastal CT Native | High |
| ast | 19 | *Astilbe japonica 'Peach Blossom'* | Peach Astilbe | 6 Qrt. | CONT. | Non-Native | Low / None |
| gp | 15 | *Gaultheria procumbens* | Wintergreen | 1 Pt / 18 Tray | CONT. | Coastal CT Native | Low / None |
| hd3 | 12 | *Hemerocallis 'Sunday Gloves'* | Pale Yellow/White Daylily | 1 Gal. | CONT. | Non-Native | Moderate |
| hua | 15 | *Heuchera villosa 'Autumn Bride'* | Green Coral Bells | 1 Gal. | CONT. | NA Nativar | Moderate |
| tap | 15 | *Tiarella x 'Pink Skyrocket'* | Foam Flower | 1 Gal. | CONT. | CT Nativar | Low / None |
| **FERNS** | | | | | | | |
| f05 | 7 | *Dryopteris erythrosora 'Brilliance'* | Autumn Fern | 1 Gal. | CONT. | Non-Native | Low / None |
| f06 | 7 | *Dryopteris goldiana* | Goldy's Wood Fern | 1 Gal. | CONT. | CT Native | Low / None |
| f12 | 7 | *Dryopteris marginalis* | Evergreen Wood Fern | 1 Gal. | CONT. | CT Native | Low / None |
| F13 | 7 | *Dennstaedtia punctilobula* | Hayscented Fern | 1 Gal. | CONT. | CT Native | Low / None |

**NOTE ON SALT TOLERANCE:**

- Plants with Salt Tolerance of "LOW / NONE" are proposed for protected/ upland areas and include plants that have been observed to be existing and thriving on site.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PROJECT:

# 46 SOUTH BEACH DRIVE

46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

## PLANTING PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1" = 10'-0"
CURRENT ISSUE DATE: 07.16.2025

SET: CD
SHEET: L-4.20

0' 10' 20' 30'

SOUTH BEACH DRIVE

SOUTH BEACH DRIVE

LOT AREA — 46 SOUTH BEACH DRIVE
20,512 Sq. Feet ±
0.4709 Acres ±

CATCH BASIN

WV

MAP REFERENCE #3

S 76°54'20" E 20.83'

L=26.41'
R=15.00'
Δ=100°53'15"
CHORD=S 28°41'00" E

S 76°13'30" E 47.79'

PORTION OF EXISTING WALL TO REMAIN

RETAINING WALL (TYP.) (REFER TO PLANS BY OTHERS FOR DETAILS)

LIMIT OF ASPHALT OF REPAVING

Buried propane tank to be relocated.

PORTION OF EXISTING WALL TO BE REMOVED

LIMIT OF COBBLE-STONE DRIVEWAY

S 13°39'20" E 15.39'

ASPHALT PAVEMENT

N 88°59'30" E 7.95'

S 86°25'00" E 8.96'

N 88°25'20" E 5.81'

S 78°48'50" E 3.66'

S 53°11'30" E 7.29'

PORTION OF EXISTING WALL TO REMAIN

STONE STAIRS AND LANDING

S 53°47'10" E 36.71'

Shed to be removed

APPROXIMATE GEOTHERMAL WELL

50' Pool setback

Paver stones (typ.). Refer to plans by others for details.

APPROXIMATE GEOTHERMAL WELL

Proposed roof line

Existing roof line

LANDING

PLANTER

PLANTER

LANDING

STONE STAIRS

RELOCATE EXISTING GATE IN NEW LOCATION

S 01°25'32" W 48.24'

EXISTING RETAINING WALL TO REMAIN

N/F
ROBERT H. BAYNE, III

DRIVEWAY

SHED

34.4'±
38.0'±

15.7'±
18.4'±

ATTACHED GARAGE
GARAGE FLOOR EL. = 8.2

Proposed 15'x27' pool at grade with 3' patio.

Existing Pool & patio to be removed.

POOL

PATIO

ADDITION

GARAGE FLOOR EL. = 8.0

1st FLOOR DOOR SILL EL. = 13.1'

BUILDING SETBACK LINE

WATER LINE & SAN. SEWER EXISTS THROUGH THE CRAWLSPACE FLOOR EL. 8.7'

GARAGE FLOOR EL. = 8.1'

ADDITION

EXISTING PAVER STONE PATIO TO BE REMOVED

S 38°46'00" E 28.52'

EXISTING DWELLING TO BE RAISED
(FIRST FLOOR ELEVATION TO BE RAISED TO 19.0)
3 1/2 STORY HOUSE

EXISTING PATIO WITH DECK BELOW TO BE REBUILT UNDER PROPOSED CONDITIONS

2nd FLOOR BALCONY OVER PATIO

BALCONY OVER DECK

CHIMNEY

S 14°05'35" W 13.30' (9.3'± TO MEAN HIGH WATER) CLOSURE LINE

9.6'±

6.0'±

ZONE AE (EL15)

ZONE VE (EL15)

9.3'±

34.4'±

GATE

YARD DRAIN

MEAN HIGH WATER AT BASE OF SEA WALL

COASTAL JURISDICTION LINE EL. = 5.4' COINCIDENT WITH FACE OF SEAWALL

148.36' N 39°21'10" W CLOSURE LINE

LONG ISLAND SOUND

EXISTING BALCONY TO BE EXTENDED WITH NEW PORCH BELOW

LANDING

ADDITION

CHIMNEY & ARCHWAY OVERHANG

GENERATOR

GEN.

2nd FLOOR BALCONY OVER DECK

BALCONY EXTENSION

1st FLOOR DECK

12.2'±

Existing patio and steps to be removed.

BUILDING SETBACK LINE

C.A.M. SETBACK LINE

15'

15'

34.9'±

ELECTRIC PANELS

40.4'±

PATIO

37.6'±

S 57°03'00" W 71.46'

Generator to be relocated.

16 ROCKY POINT ROAD

N/F
DAVID KEELEN

A/C DECK OVER PROPERTY LINE BY 0.7'±

PAVER STONES (TYP.) REFER TO PLANS BY OTHERS FOR DETAILS.

S 39°29'30" W 28.37' TO CLOSURE LINE (28.3'± TO MEAN HIGH WATER)

ZONE AE (EL15)

ZONE VE (EL15)

EXISTING STAIRS AND BEACH ACCESS TO REMAIN

COASTAL JURISDICTION LINE EL. = 5.4'

MEAN HIGH WATER EL. = 3.3'
TOTAL LENGTH = 185'±

CD-1S

| LOT OCCUPATION #46 | REQUIRED/ALLOWED | EXISTING | PROPOSED |
|---|---|---|---|
| LOT WIDTH | 50' MIN. | 156.6' | 156.6' |
| LOT AREA | 6,250 sf MIN. | 20,512 sf | 20,512 sf |
| LOT AREA 12,500S.F. OR MORE<br>A. BUILDING COVERAGE 25% MAX.<br>B. IMPERVIOUS SURFACE COVERAGE 35% MAX. | 5,128 sf<br>7,179 sf | 4,043 sf<br>8,129 sf | 4,407 sf<br>8,101 sf |

SETBACKS; PRINCIPAL BUILDING

| | | | |
|---|---|---|---|
| FRONT SETBACK, PRINCIPAL FRONTAGE | 30' MIN. | 18.4'± | 15.7'± |
| FRONT SETBACK, SECONDARY FRONTAGE | 20' MIN. | N/A | N/A |
| SIDE SETBACK | 6' MIN. | 34.4'± | 34.4'± |
| REAR SETBACK | 15' MIN. | 12.2'± | 12.2'± |
| C.A.M. SETBACK | 15' MIN. | 12.2'± | 12.2'± |
| STORIES | 2.5 MAX. | 3.5* | 2.5 |
| BUILDING HEIGHT | 32' MAX. | 29.4'± | 37.1' |
| TOTAL BUILDING HEIGHT | 40' MAX. | 37.4'± | 44.3' |

SETBACKS; ACCESSORY BUILDING *CRAWLSPACE COUNTED AS A STORY

| | | | |
|---|---|---|---|
| FRONT SETBACK, PRINCIPAL FRONTAGE | 50' MIN. | 1.0'± | N/A |
| FRONT SETBACK, SECONDARY FRONTAGE | 20' MIN. | N/A | N/A |
| SIDE SETBACK | 6' MIN. | 1.4'± | N/A |
| REAR SETBACK | 5' MIN. | 7'2'± | N/A |
| STORIES | 1.5 MAX. | 1 | N/A |
| BUILDING HEIGHT | 15' MAX. | 9.8'± | N/A |
| TOTAL BUILDING HEIGHT | 20' MAX. | 11.2'± | N/A |

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" & "T-2" SURVEY.
DATUM NAVD 1988.

SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION: RESURVEY

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

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

ALL UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, MAY NOT BE DEPICTED.

PROPERTY LOCATED IN VE(EL 15) & AE(EL 15) FLOOD ZONE. FIRM MAP 09001C0541G PANEL 0541G

MAP REFERENCES:
1. ZONING LOCATION SURVEY OF PROPERTY PREPARED FOR STUART LEVINSON #38 SOUTH BEACH DRIVE, ROWAYTON, CONNECTICUT, APRIL 15, 2014, DONE BY ARCAMONE LAND SURVEYORS, LLC, NOT ON FILE WITH CITY CLERK
2. IMPROVEMENT LOCATION SURVEY — RECORD 46 SOUTH BEACH DRIVE PREPARED FOR CAROLE HOCHMAN, NORWALK CONNECTICUT, NOVEMBER 14, 2012, Rev. FEBRUARY 27, 2014, DONE BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. ON FILE WITH PLANNING AND ZONING OFFICE.
3. MAP OF PROPERTY TO BE CONVEYED BY ARTHUR F. CLARKE & HAROLD L. CLARKE TO THE BELL ISLAND BEACH COMPANY, 1945 MAP#2216

46 SOUTH BEACH DRIVE: DISTRICT 6 BLOCK 36 TAX LOT(S) 63

PROPERTY IS LOCATED IN RESIDENCE CD-1S ZONE

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

ANY ALTERATION, COMMENT, SIGN OR OTHERWISE, WILL RENDER THIS MAP NULL AND VOID. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

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

CONNECTICUT REG. #70059
JAMES A. DENNISON, LAND SURVEYOR, STRATFORD, CT.

REFER TO:
1. SITE DEVELOPMENT PLAN JANUARY 21, 2025
2. EXISTING & PROPOSED COVERAGE EXHIBIT. 2-11-2025
REVISED 6/9/25 BY REDNISS & MEAD

3. ARCHITECTURAL PLANS JANUARY 17, 2025
4. FINISH GRADE DIAGRAMS
BY REDNISS & MEAD.
FOR ADDITIONAL DETAILS.

VARIANCES GRANTED BY ZONING BOARD OF APPEALS JUNE 26, 2025:

Front yard: 30' required; 18' existing; 15.7' approved

Building height: 32' permitted, 29.4' existing; 37.1' approved

Total height: 40' permitted; 37.4' existing; 44.3' approved

Parking in front setback: 30' permitted; 18' existing; 15.7' approved

CAM rear setback — 15' required; 14' approved

Setback to accessory structure (pool): — 50' required; 48' existing; 38' approved

Retaining walls setback: 5' required; 0' existing; 0' approved

| DATE | REVISIONS | BY |
|---|---|---|
| 06/16/25 | POOL, STONE PATIOS, GENERATOR | JAD |
| 06/29/25 | VARIANCES APPROVED BY ZBA JUNE 26, 2025 | JAD |
| 07/01/25 | LIST OF VARIANCES | JAD |

ZONING LOCATION SURVEY
PREPARED FOR
PLANT COURT LLC
46 SOUTH BEACH DRIVE, NORWALK, CT
SCALE: 1" = 10' DATE: JANUARY 24, 2025
BY JAMES A. DENNISON L.S.
203-377-2091

| DRAWN BY | DATE | CHECKED BY | DATE |
|---|---|---|---|
| JAD | 06/16/2025 | BHD | 06/16/2025 |



South Beach 46.DWG

**46 South Beach Drive**

# SITE ENGINEERING REPORT

Prepared For
Plant Court LLC
1250 Lafayette Rd
Gladwyne, PA 19035

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

**Re-issued on:**

June 16, 2025

**Issued on:**

March 11, 2025

Vincent J Hynes, P.E.
CT #32100

## TABLE OF CONTENTS

Orientation.....1

Drainage Narrative.....2

## APPENDICES

*Drainage:*

Appendix 1: Existing and Proposed Drainage Basin Maps

Appendix 2: WQV Calculations

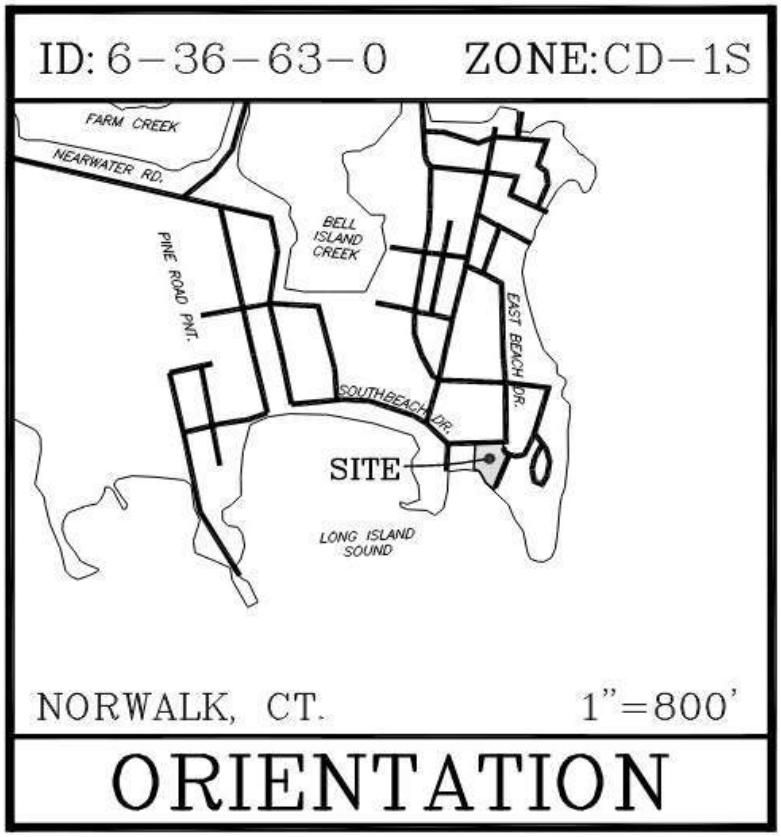
Appendix 3: HydroCAD Report

Appendix 4: Rainfall Intensity Data
NRCS Web Soil Survey

Appendix 5: FEMA Flood Insurance Map

Appendix 6: Draft Stormwater Maintenance Plan

## ORIENTATION



## DRAINAGE SUMMARY NARRATIVE

### Introduction

The applicant is proposing construction activities for the property located at 46 South Beach Drive in Norwalk, CT. The project includes raising the elevation of the dwelling structure, constructing additions to the same, construction of a new pool and paver stone surround, and associated site improvements.

The site is 20,512 square feet (sf) and is bounded by South Beach Drive to the north, residential properties to the east and west, and Long Island Sound to the south. The site lies within the CD-1S zoning district and is within the Coastal Area Management (CAM) zone. The parcel is located within the regulatory floodplain of Long Island Sound as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0541G dated July 8, 2013; the site lies within two flood zones including AE (Elev. 15) and VE (Elev. 15). This report compares existing site characteristics and proposed site development and the effect on the storm water drainage system. Reference is made to the accompanying site development plans prepared by Redniss & Mead, Inc.

### Existing Conditions

The property is currently developed with a single-family residence, driveway, and pool, along with decks, walks and other ancillary improvements typically found on single family properties. Existing landscaping includes mature trees, accent plants and shrubs, and manicured lawns. Note, this report focuses on site area landward of the existing sea wall and coverages do not include the sea wall or the shorefront. As such, the total impervious coverage within the study area is 8,934 ± sf.

Stormwater facilities include area drains to the north and south that discharge to South Beach Drive and Long Island Sound respectively, pipes that discharge roof runoff and footing drain discharge at grade away from the residence. The site generally slopes in four directions, from south to north onto South Beach Drive (North Basin study area), from west to northeast onto the neighboring property at 14 Rocky Point Road (Northeast Basin study area), from west to east onto the neighboring property at 16 Rocky Point Road (East Basin study area), and from north to south towards Long Island Sound (South Basin study area).

The total area studied is ±18,632 SF. (0.43 Ac.). The North basin is ±10,747 SF. in size, of which ±5,569 SF. is impervious coverage. Stormwater runoff from this basin will sheet flow into the catch basins within South Beach Drive. The Northeast basin is ±435 SF. in size, of which ±54 SF. is impervious coverage. Stormwater runoff from this basin will sheet flow onto the neighbor property before ultimately discharging into the South Beach Drive infrastructure system. The South basin is ±6,696 SF. in size, of which ±3,110 SF. is impervious coverage. Stormwater runoff will discharge into Long Island Sound via weep holes at the sea wall. The fourth study point (East basin) is ±754 SF. in size, of which ±201 SF. is impervious coverage. Stormwater runoff from this basin will sheet flow onto the neighbor property before ultimately discharging into the Rocky Point Road infrastructure system. Reference is made to the Existing Drainage Basin Map within Appendix I.

**Proposed Conditions**

The project includes the raising the existing building, construction of minor additions, demolition of an existing shed, construction of a new patio and pool, as well as other associated improvements. The improvements will result in a decrease in impervious coverage of ±14 SF compared to existing conditions. Water Quality improvements are provided, and peak rates of runoff will be reduced to north and south basins. Existing conditions are maintained with minimal changes for generator relocation in the northeast and east basins and as such are not studied in this report. Reference is made to the site and utility plans prepared by Redniss & Mead, Inc. and to the Proposed Drainage Basin Map within Appendix I.

The North basin is split into two sub-basins under proposed conditions: the North Bypass basin and an underground infiltration system, Infiltration #1. Each basin is ultimately tributary to the existing stormwater infrastructure within South Beach Drive. The North Bypass basin is ±8,625 SF in size, of which ±4,016 SF is impervious. Impervious area includes a portion of the residence rooftop, stairs, pool, driveways, walks, retaining walls, and ledge surfaces. Stormwater runoff is primarily collected via proposed area drains within the yard and piped through the retaining wall to discharge away from the house, onto South Beach Drive. The reminder of the runoff from this basin will sheet flow onto the right-of-way before being collected into the South Beach Drive infrastructure system.

Infiltration #1 tributary area is ±1,444 SF in size, of which all area is impervious. Tributary area to this basin includes a portion of the residence rooftop, which is piped to the underground infiltration system. Infiltration #1 consists of three Cultec 100 HD units with stone surround and is sized to retain ±128 cubic feet (CF) at its lowest outlet accommodating the water quality volume of ±114 CF. The system overflows via a pop-up emitter that will allow overland sheet flow to the proposed north bypass drainage system. Peak rates and volumes of runoff tributary to the City drainage system are reduced up to and including the 100-year storm event.

The South basin is split into two sub-basins under proposed conditions: the South Bypass basin and an underground infiltration system, Infiltration #2. Each basin is ultimately tributary to Long Island Sound. The South Bypass basin is ±6,280 SF in size, of which ±2,439 SF is impervious. Impervious area includes a portion of the residence rooftop and landscaped yard, stone steps, and ledge surfaces. Stormwater runoff is primarily collected via existing area drains within the yard and piped through the sea wall to the Long Island Sound.

Infiltration #2 tributary area is ±1,094 SF in size, of which ±733 SF is impervious. Tributary area to this basin includes a portion of the residence rooftop, paver patio, and pool. Infiltration #2 consists of six Cultec 100 HD units with stone surround and is sized to retain ±242 CF at its lowest outlet accommodating the water quality volume of ±67CF. The system overflows via an area drain that will allow overland sheet flow to the existing south bypass drainage system. Peak rates and volumes of runoff tributary to the south basin are reduced up to and including the 100-year storm event.

Calculations were prepared using the methodologies provided in Technical Release 55: Urban Hydrology for Small Watersheds, published by the United States Department of Agriculture National Resources Conservation Service and HydroCAD software (Appendix 3). The bottom elevation of each infiltration system was set 1' above groundwater elevations as taken from Boring and Probe readings prepared by SoilTesting, Inc. Note that the rainfall rates used are based upon the National Oceanic and

Atmospheric Administration (NOAA) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) for the area (Appendix 2). The following tables depict the existing and proposed peak flows leaving each sub-basin of the site and their associated runoff volumes:

*Table 1: Peak Rates of Runoff*

| | | North Basin Peak Flow (cfs) | | | | South Basin Peak Flows (cfs) | | | |
|---|---|---|---|---|---|---|---|---|---|
| Return Period (yrs) | Rainfall Rates (in) | Ex | Pr | Change | % Change | Ex | Pr | Change | % Change |
| 2 | 3.50 | 0.68 | 0.65 | -0.03 | -4.4% | 0.41 | 0.36 | -0.05 | -12.2% |
| 5 | 4.51 | 0.95 | 0.87 | -0.08 | -8.4% | 0.58 | 0.52 | -0.06 | -10.3% |
| 10 | 5.35 | 1.17 | 1.07 | -0.10 | -8.5% | 0.72 | 0.65 | -0.07 | -9.7% |
| 25 | 6.51 | 1.48 | 1.36 | -0.12 | -8.1% | 0.91 | 0.83 | -0.08 | -8.8% |
| 50 | 7.37 | 1.70 | 1.57 | -0.13 | -7.6% | 1.05 | 0.96 | -0.09 | -8.6% |
| 100 | 8.29 | 1.95 | 1.79 | -0.16 | -8.2% | 1.20 | 1.10 | -0.10 | -8.3% |

*Table 2: Runoff Volumes*

| | | North Basin Runoff Volume (cf) | | | | South Basin Runoff Volume (cf) | | | |
|---|---|---|---|---|---|---|---|---|---|
| Return Period (yrs) | Rainfall Rates (in) | Ex | Pr | Change | % Change | Ex | Pr | Change | % Change |
| 2 | 3.50 | 2,030 | 1,619 | -411 | -20.2% | 1,221 | 1,075 | -146 | -12.0% |
| 5 | 4.51 | 2,868 | 2,364 | -504 | -17.6% | 1,738 | 1,550 | -188 | -10.8% |
| 10 | 5.35 | 3,581 | 3,003 | -578 | -16.1% | 2,179 | 1,958 | -221 | -10.1% |
| 25 | 6.51 | 4,580 | 3,903 | -677 | -14.8% | 2,798 | 2,531 | -267 | -9.5% |
| 50 | 7.37 | 5,328 | 4,578 | -750 | -14.1% | 3,261 | 3,004 | -257 | -7.9% |
| 100 | 8.29 | 6,132 | 5,307 | -825 | -13.5% | 3,760 | 3,522 | -238 | -6.3% |

## Water Quality:

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

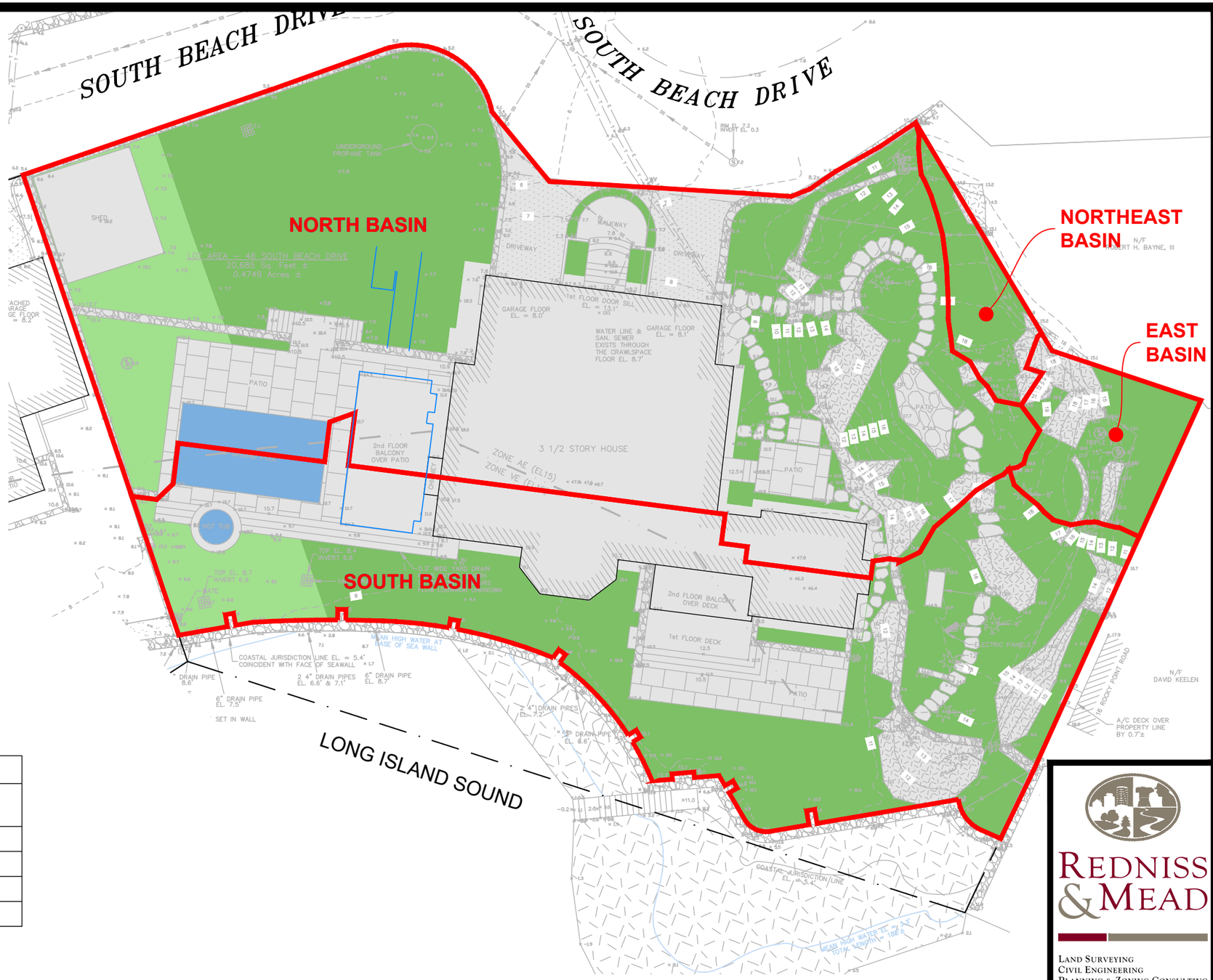
1. Infiltration systems are sized to provide 100% water quality volume for the tributary areas with overflows set to sheet flow to existing and proposed systems, providing treatment for 2,177 SF of impervious surface not provided for under existing conditions.
2. In addition, impervious areas will be reduced and pervious areas, such as landscaping and gravel sitting areas, will be increased. Paver patio areas are counted as impervious coverage, though the joints will be landscaped and runoff will have the opportunity to infiltrate into the sub-soil.
3. A detailed Sediment and Erosion Control Plan, including a system of controls both temporary and permanent, is designed to minimize erosion, and contain and properly dispose of any accumulation of sediment during construction.

**Conclusion:**

Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities. Furthermore, water quality will be significantly improved with the installation of the permeable surfaces and landscaping improvements.

# Appendix I

Existing & Proposed Drainage Basin Maps




LEGEND

- PERVIOUS AREA (B-TYPE SOIL)
- PERVIOUS AREA (D-TYPE SOIL)
- IMPERVIOUS AREA
- WATER

| PROPOSED DRAINAGE BASIN | | | | |
|---|---|---|---|---|
| BASIN | ONSITE AREA (SF) | TOTAL AREA (AC) | WEIGHTED CN | TC (MIN.) |
| NORTH | 10,747 | 0.247 | 88.0 | 5 |
| NORTHEAST | 435 | 0.010 | 82.2 | 5 |
| SOUTH | 6,696 | 0.154 | 87.1 | 5 |
| EAST | 754 | 0.017 | 84.8 | 5 |

# EXISTING DRAINAGE BASIN MAP

## 46 SOUTH BEACH DRIVE

## NORWALK, CT


REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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


| COMM. NO.: | DATE: |
|---|---|
| 10993 | 6/16/2025 |
| | SCALE: 1"=30' |

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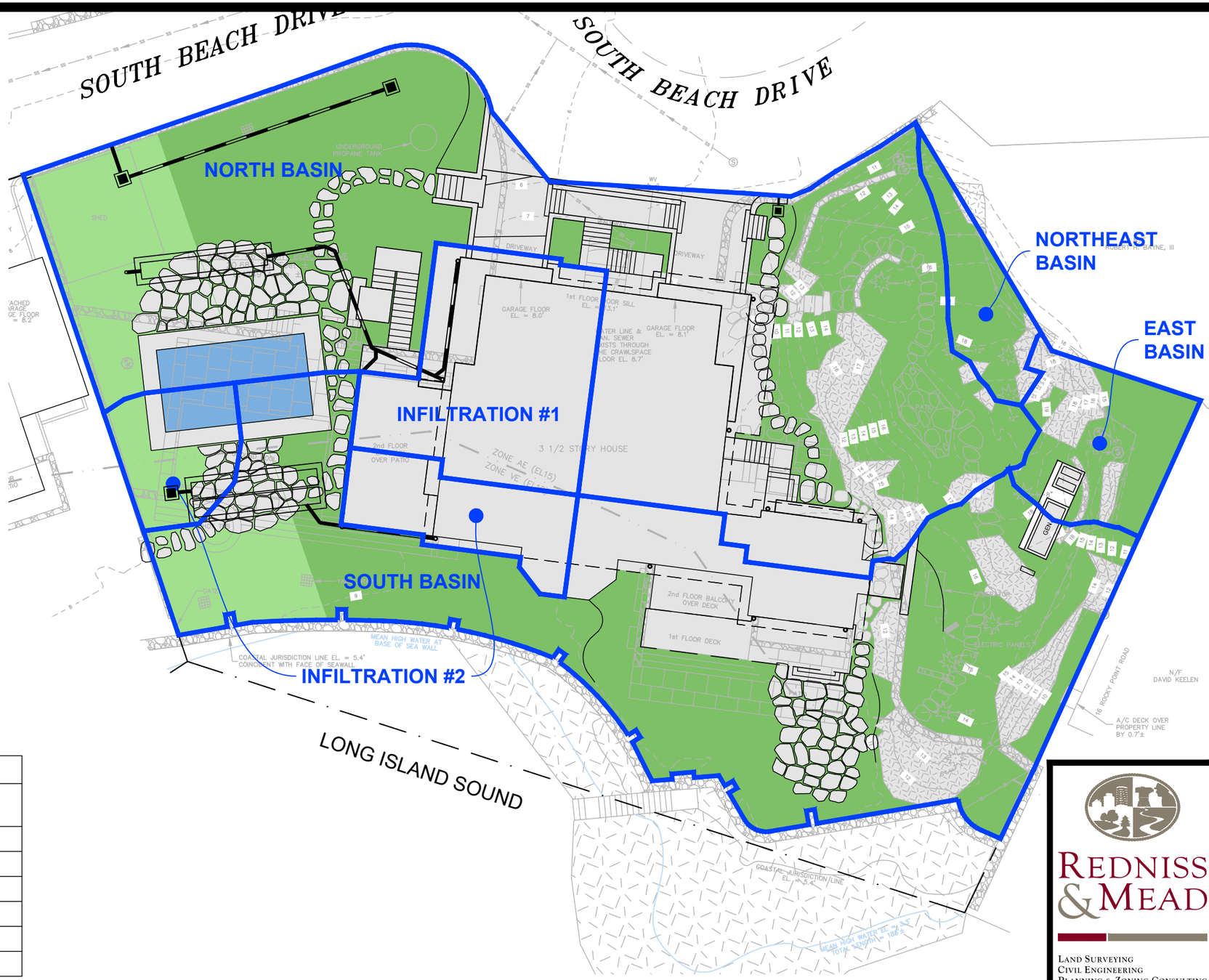


MAP REFERENCE #3

LEGEND

- PERVIOUS AREA (B-TYPE SOIL)
- PERVIOUS AREA (D-TYPE SOIL)
- IMPERVIOUS AREA
- OPEN JOINTED / GRAVEL AREA
- WATER

| PROPOSED DRAINAGE BASIN | | | | |
|---|---|---|---|---|
| BASIN | ONSITE AREA (SF) | TOTAL AREA (AC) | WEIGHTED CN | TC (MIN.) |
| NORTH | 8,625 | 0.198 | 86.5 | 5 |
| INFILTRATION #1 | 1,444 | 0.033 | 98.0 | 5 |
| NORTHEAST | 435 | 0.010 | 82.2 | 5 |
| SOUTH | 6,280 | 0.144 | 85.5 | 5 |
| INFILTRATION #2 | 1,094 | 0.025 | 87.5 | 5 |
| EAST | 754 | 0.017 | 85.8 | 5 |

# PROPOSED DRAINAGE BASIN MAP

## 46 SOUTH BEACH DRIVE

## NORWALK, CT

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

| COMM. NO.: | DATE: |
|---|---|
| 10993 | 6/16/2025 |
| | SCALE: 1"=30' |

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# Appendix 2

Water Quality Volume (WQV) Calculations

# Water Quality Volume Calculations

| | | |
|---|---|---|
| **Project:** *46 South Beach Drive* | **Project #:** *10993* | **Date:** *6/16/2025* |
| **Location:** *46 South Beach Drive, Norwalk* | **By:** *MJL* | **Checked:** *VJH* |

## Infiltration #1 - North Basin

| | | |
|---|---|---|
| Area= | 0.033 | acres |
| Impervious Area= | 0.033 | acres |
| I= | 1.000 | [a] |
| R= | 0.950 | [b] |
| WQV= | 0.003 | ac. ft. [c] |

| | |
|---|---|
| **WQV Required=** | **114.32 ft.$^3$** |
| **WQV Provided=** | **128.00 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"xRxA)/12; Water Quality Volume, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

NOTE: The lowest outlet from Infil#1 is set at elevation 8.65 which provides 128 ft$^3$ of infiltration before flowing out of the system.

# Water Quality Volume Calculations

| | | |
|---|---|---|
| **Project:** *46 South Beach Drive* | **Project #:** *10993* | **Date:** *6/16/2025* |
| **Location:** *46 South Beach Drive, Norwalk* | **By:** *MJL* | **Checked:** *VJH* |

## Infiltration #2 - South Basin

| | | |
|---|---|---|
| Area= | 0.025 | acres |
| Impervious Area= | 0.019 | acres |
| I= | 0.762 | [a] |
| R= | 0.736 | [b] |
| WQV= | 0.002 | ac. ft. [c] |

| | |
|---|---|
| **WQV Required=** | **67.11 ft.$^3$** |
| **WQV Provided=** | **242.00 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"xRxA)/12; Water Quality Volume, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

NOTE: The lowest outlet from Infil#2 is set at elevation 8.7 which provides 109 ft$^3$ of infiltration before flowing out of the system.

# Appendix 3

HydroCAD Report

**Routing Diagram for 10993-46SB EX PR HydroCAD Model 2**
Prepared by Redniss & Mead, Inc, Printed 6/12/2025
HydroCAD® 10.20-6a s/n 08721 © 2024 HydroCAD Software Solutions LLC

## Rainfall Events Listing

| Event# | Event Name | Storm Type | Curve | Mode | Duration (hours) | B/B | Depth (inches) | AMC |
|---|---|---|---|---|---|---|---|---|
| 1 | 2-Year | Type III 24-hr | | Default | 24.00 | 1 | 3.50 | 2 |
| 2 | 5-Year | Type III 24-hr | | Default | 24.00 | 1 | 4.51 | 2 |
| 3 | 10-Year | Type III 24-hr | | Default | 24.00 | 1 | 5.35 | 2 |
| 4 | 25-Year | Type III 24-hr | | Default | 24.00 | 1 | 6.51 | 2 |
| 5 | 50-Year | Type III 24-hr | | Default | 24.00 | 1 | 7.37 | 2 |
| 6 | 100-Year | Type III 24-hr | | Default | 24.00 | 1 | 8.29 | 2 |

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Ex North Basin** Runoff Area=10,747 sf 51.82% Impervious Runoff Depth>2.27"
Tc=5.0 min CN=88.0 Runoff=0.68 cfs 2,030 cf

**Subcatchment2S: Ex NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>1.80"
Tc=5.0 min CN=82.2 Runoff=0.02 cfs 65 cf

**Subcatchment3S: Ex South Basin** Runoff Area=6,696 sf 46.45% Impervious Runoff Depth>2.19"
Tc=5.0 min CN=87.1 Runoff=0.41 cfs 1,221 cf

**Subcatchment4S: Ex East Basin** Runoff Area=754 sf 26.66% Impervious Runoff Depth>2.00"
Tc=5.0 min CN=84.8 Runoff=0.04 cfs 126 cf

**Subcatchment5S: Pr North Bypass Basin** Runoff Area=8,625 sf 46.56% Impervious Runoff Depth>2.14"
Tc=5.0 min CN=86.5 Runoff=0.51 cfs 1,537 cf

**Subcatchment6S: Infil#1** Runoff Area=1,444 sf 100.00% Impervious Runoff Depth>3.26"
Tc=5.0 min CN=98.0 Runoff=0.12 cfs 393 cf

**Subcatchment7S: Pr NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>1.80"
Tc=5.0 min CN=82.2 Runoff=0.02 cfs 65 cf

**Subcatchment8S: Pr South Bypass Basin** Runoff Area=6,280 sf 38.84% Impervious Runoff Depth>2.06"
Tc=5.0 min CN=85.5 Runoff=0.36 cfs 1,075 cf

**Subcatchment9S: Infil#2** Runoff Area=1,094 sf 67.00% Impervious Runoff Depth>2.22"
Tc=5.0 min CN=87.5 Runoff=0.07 cfs 203 cf

**Subcatchment10S: Pr East Basin** Runoff Area=754 sf 31.03% Impervious Runoff Depth>2.08"
Tc=5.0 min CN=85.8 Runoff=0.04 cfs 131 cf

**Pond 6P: Infil#1** Peak Elev=8.73' Storage=128 cf Inflow=0.12 cfs 393 cf
Discarded=0.01 cfs 240 cf Primary=0.14 cfs 82 cf Outflow=0.15 cfs 323 cf

**Pond 7P: Infil#2** Peak Elev=5.52' Storage=98 cf Inflow=0.07 cfs 203 cf
Discarded=0.00 cfs 185 cf Primary=0.00 cfs 0 cf Outflow=0.00 cfs 185 cf

**Link 1L: Ex North Outfall** Inflow=0.68 cfs 2,030 cf
Primary=0.68 cfs 2,030 cf

**Link 2L: Ex NorthEast Outfall** Inflow=0.02 cfs 65 cf
Primary=0.02 cfs 65 cf

**Link 3L: Ex South Outfall** Inflow=0.41 cfs 1,221 cf
Primary=0.41 cfs 1,221 cf

**Link 4L: Ex East Outfall** Inflow=0.04 cfs 126 cf
Primary=0.04 cfs 126 cf

**Link 5L: Pr North Outfall** Inflow=0.65 cfs 1,619 cf
Primary=0.65 cfs 1,619 cf

**Link 6L: Pr NorthEast Outfall** Inflow=0.02 cfs 65 cf
Primary=0.02 cfs 65 cf

**Link 7L: Pr South Outfall** Inflow=0.36 cfs 1,075 cf
Primary=0.36 cfs 1,075 cf

**Link 8L: Pr East Outfall** Inflow=0.04 cfs 131 cf
Primary=0.04 cfs 131 cf

**Total Runoff Area = 37,264 sf Runoff Volume = 6,845 cf Average Runoff Depth = 2.20"**
**52.09% Pervious = 19,410 sf 47.91% Impervious = 17,854 sf**

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Ex North Basin** Runoff Area=10,747 sf 51.82% Impervious Runoff Depth>3.20"
Tc=5.0 min CN=88.0 Runoff=0.95 cfs 2,868 cf

**Subcatchment2S: Ex NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>2.66"
Tc=5.0 min CN=82.2 Runoff=0.03 cfs 96 cf

**Subcatchment3S: Ex South Basin** Runoff Area=6,696 sf 46.45% Impervious Runoff Depth>3.12"
Tc=5.0 min CN=87.1 Runoff=0.58 cfs 1,738 cf

**Subcatchment4S: Ex East Basin** Runoff Area=754 sf 26.66% Impervious Runoff Depth>2.90"
Tc=5.0 min CN=84.8 Runoff=0.06 cfs 182 cf

**Subcatchment5S: Pr North Bypass Basin** Runoff Area=8,625 sf 46.56% Impervious Runoff Depth>3.06"
Tc=5.0 min CN=86.5 Runoff=0.73 cfs 2,198 cf

**Subcatchment6S: Infil#1** Runoff Area=1,444 sf 100.00% Impervious Runoff Depth>4.27"
Tc=5.0 min CN=98.0 Runoff=0.15 cfs 514 cf

**Subcatchment7S: Pr NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>2.66"
Tc=5.0 min CN=82.2 Runoff=0.03 cfs 96 cf

**Subcatchment8S: Pr South Bypass Basin** Runoff Area=6,280 sf 38.84% Impervious Runoff Depth>2.96"
Tc=5.0 min CN=85.5 Runoff=0.52 cfs 1,550 cf

**Subcatchment9S: Infil#2** Runoff Area=1,094 sf 67.00% Impervious Runoff Depth>3.15"
Tc=5.0 min CN=87.5 Runoff=0.10 cfs 288 cf

**Subcatchment10S: Pr East Basin** Runoff Area=754 sf 31.03% Impervious Runoff Depth>2.99"
Tc=5.0 min CN=85.8 Runoff=0.06 cfs 188 cf

**Pond 6P: Infil#1** Peak Elev=8.74' Storage=128 cf Inflow=0.15 cfs 514 cf
Discarded=0.01 cfs 267 cf Primary=0.14 cfs 166 cf Outflow=0.15 cfs 433 cf

**Pond 7P: Infil#2** Peak Elev=5.88' Storage=149 cf Inflow=0.10 cfs 288 cf
Discarded=0.01 cfs 230 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 230 cf

**Link 1L: Ex North Outfall** Inflow=0.95 cfs 2,868 cf
Primary=0.95 cfs 2,868 cf

**Link 2L: Ex NorthEast Outfall** Inflow=0.03 cfs 96 cf
Primary=0.03 cfs 96 cf

**Link 3L: Ex South Outfall** Inflow=0.58 cfs 1,738 cf
Primary=0.58 cfs 1,738 cf

**Link 4L: Ex East Outfall** Inflow=0.06 cfs 182 cf
Primary=0.06 cfs 182 cf

**Link 5L: Pr North Outfall** Inflow=0.87 cfs 2,364 cf
Primary=0.87 cfs 2,364 cf

**Link 6L: Pr NorthEast Outfall** Inflow=0.03 cfs 96 cf
Primary=0.03 cfs 96 cf

**Link 7L: Pr South Outfall** Inflow=0.52 cfs 1,550 cf
Primary=0.52 cfs 1,550 cf

**Link 8L: Pr East Outfall** Inflow=0.06 cfs 188 cf
Primary=0.06 cfs 188 cf

**Total Runoff Area = 37,264 sf Runoff Volume = 9,719 cf Average Runoff Depth = 3.13"**
**52.09% Pervious = 19,410 sf 47.91% Impervious = 17,854 sf**

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Ex North Basin** Runoff Area=10,747 sf 51.82% Impervious Runoff Depth>4.00"
Tc=5.0 min CN=88.0 Runoff=1.17 cfs 3,581 cf

**Subcatchment2S: Ex NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>3.41"
Tc=5.0 min CN=82.2 Runoff=0.04 cfs 124 cf

**Subcatchment3S: Ex South Basin** Runoff Area=6,696 sf 46.45% Impervious Runoff Depth>3.91"
Tc=5.0 min CN=87.1 Runoff=0.72 cfs 2,179 cf

**Subcatchment4S: Ex East Basin** Runoff Area=754 sf 26.66% Impervious Runoff Depth>3.67"
Tc=5.0 min CN=84.8 Runoff=0.08 cfs 231 cf

**Subcatchment5S: Pr North Bypass Basin** Runoff Area=8,625 sf 46.56% Impervious Runoff Depth>3.84"
Tc=5.0 min CN=86.5 Runoff=0.91 cfs 2,762 cf

**Subcatchment6S: Infil#1** Runoff Area=1,444 sf 100.00% Impervious Runoff Depth>5.11"
Tc=5.0 min CN=98.0 Runoff=0.18 cfs 615 cf

**Subcatchment7S: Pr NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>3.41"
Tc=5.0 min CN=82.2 Runoff=0.04 cfs 124 cf

**Subcatchment8S: Pr South Bypass Basin** Runoff Area=6,280 sf 38.84% Impervious Runoff Depth>3.74"
Tc=5.0 min CN=85.5 Runoff=0.65 cfs 1,958 cf

**Subcatchment9S: Infil#2** Runoff Area=1,094 sf 67.00% Impervious Runoff Depth>3.95"
Tc=5.0 min CN=87.5 Runoff=0.12 cfs 360 cf

**Subcatchment10S: Pr East Basin** Runoff Area=754 sf 31.03% Impervious Runoff Depth>3.77"
Tc=5.0 min CN=85.8 Runoff=0.08 cfs 237 cf

**Pond 6P: Infil#1** Peak Elev=8.75' Storage=130 cf Inflow=0.18 cfs 615 cf
Discarded=0.01 cfs 286 cf Primary=0.17 cfs 240 cf Outflow=0.17 cfs 526 cf

**Pond 7P: Infil#2** Peak Elev=6.28' Storage=194 cf Inflow=0.12 cfs 360 cf
Discarded=0.01 cfs 268 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 268 cf

**Link 1L: Ex North Outfall** Inflow=1.17 cfs 3,581 cf
Primary=1.17 cfs 3,581 cf

**Link 2L: Ex NorthEast Outfall** Inflow=0.04 cfs 124 cf
Primary=0.04 cfs 124 cf

**Link 3L: Ex South Outfall** Inflow=0.72 cfs 2,179 cf
Primary=0.72 cfs 2,179 cf

**Link 4L: Ex East Outfall** Inflow=0.08 cfs 231 cf
Primary=0.08 cfs 231 cf

**Link 5L: Pr North Outfall** Inflow=1.07 cfs 3,003 cf
Primary=1.07 cfs 3,003 cf

**Link 6L: Pr NorthEast Outfall** Inflow=0.04 cfs 124 cf
Primary=0.04 cfs 124 cf

**Link 7L: Pr South Outfall** Inflow=0.65 cfs 1,958 cf
Primary=0.65 cfs 1,958 cf

**Link 8L: Pr East Outfall** Inflow=0.08 cfs 237 cf
Primary=0.08 cfs 237 cf

**Total Runoff Area = 37,264 sf Runoff Volume = 12,169 cf Average Runoff Depth = 3.92"**
**52.09% Pervious = 19,410 sf 47.91% Impervious = 17,854 sf**

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Ex North Basin** Runoff Area=10,747 sf 51.82% Impervious Runoff Depth>5.11"
Tc=5.0 min CN=88.0 Runoff=1.48 cfs 4,580 cf

**Subcatchment2S: Ex NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>4.48"
Tc=5.0 min CN=82.2 Runoff=0.05 cfs 162 cf

**Subcatchment3S: Ex South Basin** Runoff Area=6,696 sf 46.45% Impervious Runoff Depth>5.01"
Tc=5.0 min CN=87.1 Runoff=0.91 cfs 2,798 cf

**Subcatchment4S: Ex East Basin** Runoff Area=754 sf 26.66% Impervious Runoff Depth>4.76"
Tc=5.0 min CN=84.8 Runoff=0.10 cfs 299 cf

**Subcatchment5S: Pr North Bypass Basin** Runoff Area=8,625 sf 46.56% Impervious Runoff Depth>4.95"
Tc=5.0 min CN=86.5 Runoff=1.16 cfs 3,556 cf

**Subcatchment6S: Infil#1** Runoff Area=1,444 sf 100.00% Impervious Runoff Depth>6.27"
Tc=5.0 min CN=98.0 Runoff=0.22 cfs 754 cf

**Subcatchment7S: Pr NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>4.48"
Tc=5.0 min CN=82.2 Runoff=0.05 cfs 162 cf

**Subcatchment8S: Pr South Bypass Basin** Runoff Area=6,280 sf 38.84% Impervious Runoff Depth>4.84"
Tc=5.0 min CN=85.5 Runoff=0.83 cfs 2,531 cf

**Subcatchment9S: Infil#2** Runoff Area=1,094 sf 67.00% Impervious Runoff Depth>5.06"
Tc=5.0 min CN=87.5 Runoff=0.15 cfs 461 cf

**Subcatchment10S: Pr East Basin** Runoff Area=754 sf 31.03% Impervious Runoff Depth>4.87"
Tc=5.0 min CN=85.8 Runoff=0.10 cfs 306 cf

**Pond 6P: Infil#1** Peak Elev=8.77' Storage=133 cf Inflow=0.22 cfs 754 cf
Discarded=0.01 cfs 309 cf Primary=0.20 cfs 347 cf Outflow=0.21 cfs 657 cf

**Pond 7P: Infil#2** Peak Elev=8.70' Storage=242 cf Inflow=0.15 cfs 461 cf
Discarded=0.01 cfs 337 cf Primary=0.00 cfs 0 cf Outflow=0.01 cfs 338 cf

**Link 1L: Ex North Outfall** Inflow=1.48 cfs 4,580 cf
Primary=1.48 cfs 4,580 cf

**Link 2L: Ex NorthEast Outfall** Inflow=0.05 cfs 162 cf
Primary=0.05 cfs 162 cf

**Link 3L: Ex South Outfall** Inflow=0.91 cfs 2,798 cf
Primary=0.91 cfs 2,798 cf

**Link 4L: Ex East Outfall** Inflow=0.10 cfs 299 cf
Primary=0.10 cfs 299 cf

**Link 5L: Pr North Outfall** Inflow=1.36 cfs 3,903 cf
Primary=1.36 cfs 3,903 cf

**Link 6L: Pr NorthEast Outfall** Inflow=0.05 cfs 162 cf
Primary=0.05 cfs 162 cf

**Link 7L: Pr South Outfall** Inflow=0.83 cfs 2,531 cf
Primary=0.83 cfs 2,531 cf

**Link 8L: Pr East Outfall** Inflow=0.10 cfs 306 cf
Primary=0.10 cfs 306 cf

**Total Runoff Area = 37,264 sf Runoff Volume = 15,609 cf Average Runoff Depth = 5.03"**
**52.09% Pervious = 19,410 sf 47.91% Impervious = 17,854 sf**

## Summary for Subcatchment 1S: Ex North Basin

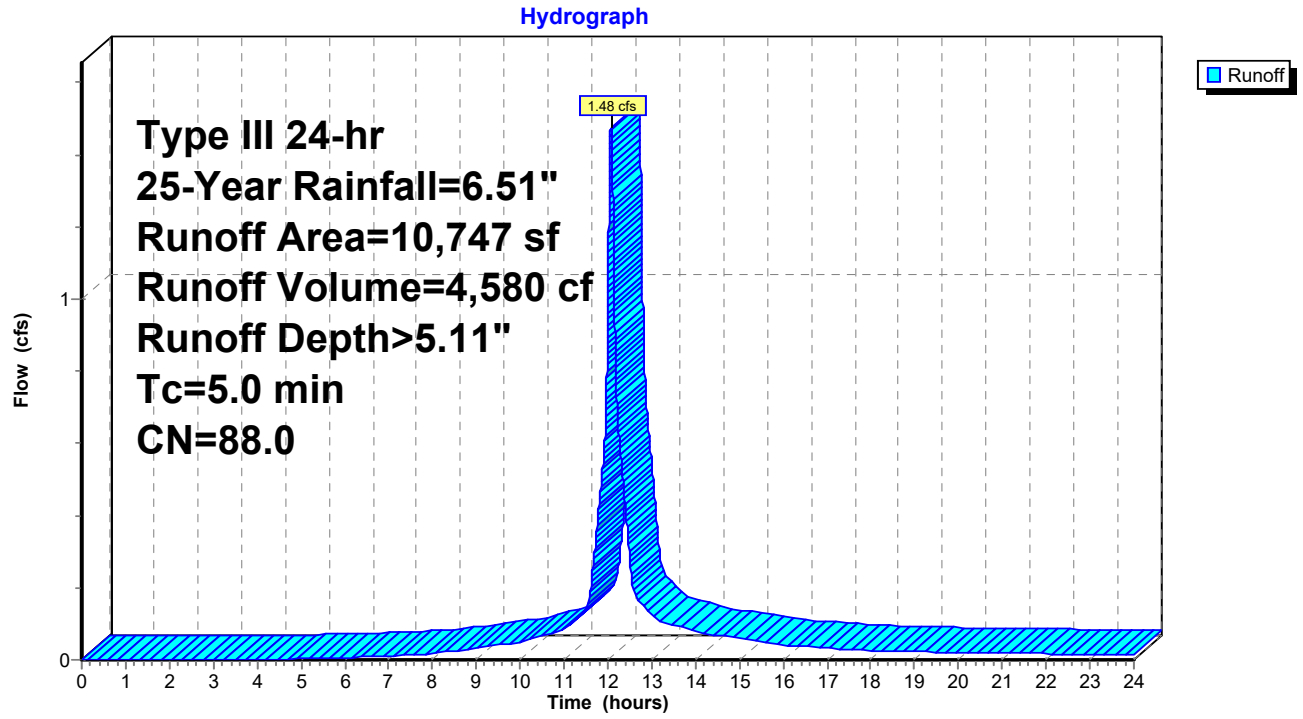
Runoff = 1.48 cfs @ 12.07 hrs, Volume= 4,580 cf, Depth> 5.11"
Routed to Link 1L : Ex North Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 743 | 61.0 | >75% Grass cover, Good, HSG B |
| | 4,237 | 80.0 | >75% Grass cover, Good, HSG D |
| | 5,569 | 98.0 | Paved parking, HSG D |
| * | 198 | 80.0 | Water |
| | 10,747 | 88.0 | Weighted Average |
| | 5,178 | | 48.18% Pervious Area |
| | 5,569 | | 51.82% Impervious Area |

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

## Subcatchment 1S: Ex North Basin



## Summary for Subcatchment 2S: Ex NorthEast Basin

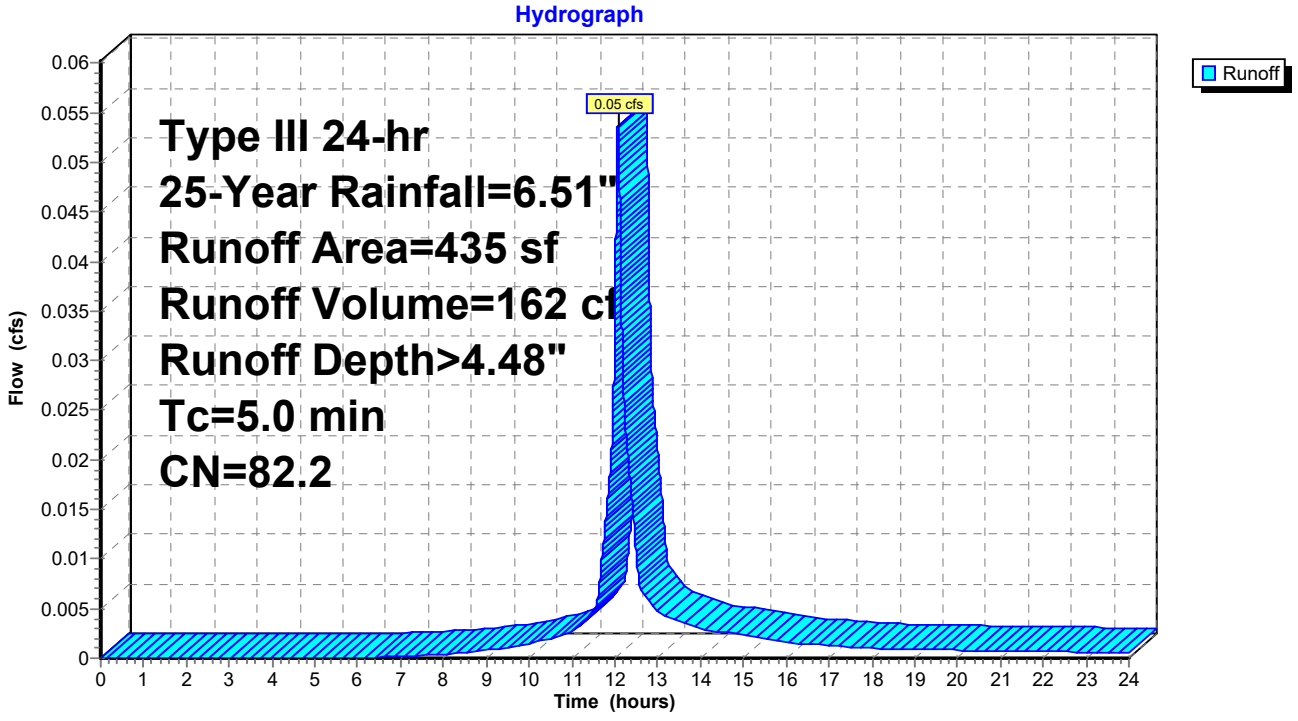
Runoff = 0.05 cfs @ 12.07 hrs, Volume= 162 cf, Depth> 4.48"
Routed to Link 2L : Ex NorthEast Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| Area (sf) | CN | Description |
|---|---|---|
| 381 | 80.0 | >75% Grass cover, Good, HSG D |
| 54 | 98.0 | Paved parking, HSG D |
| 435 | 82.2 | Weighted Average |
| 381 | | 87.59% Pervious Area |
| 54 | | 12.41% Impervious Area |

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

## Subcatchment 2S: Ex NorthEast Basin



## Summary for Subcatchment 3S: Ex South Basin

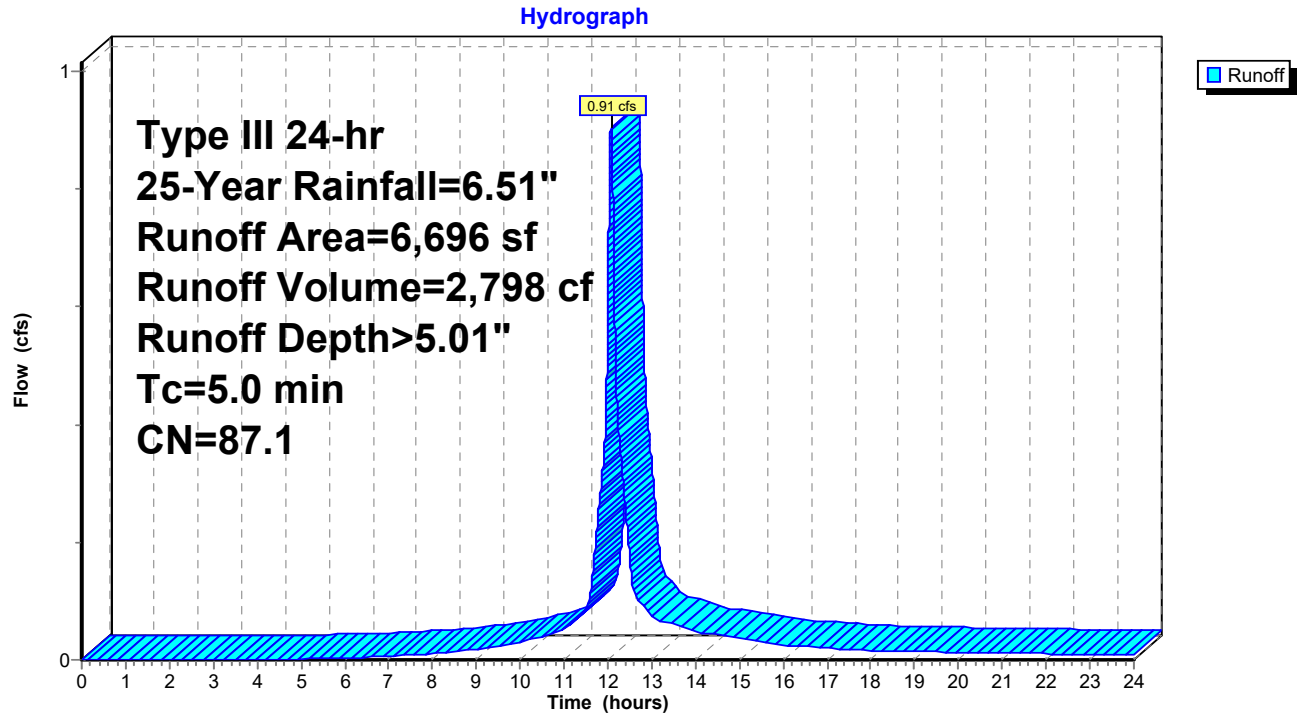
Runoff = 0.91 cfs @ 12.07 hrs, Volume= 2,798 cf, Depth> 5.01"
Routed to Link 3L : Ex South Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 457 | 61.0 | >75% Grass cover, Good, HSG B |
| | 2,896 | 80.0 | >75% Grass cover, Good, HSG D |
| | 3,110 | 98.0 | Paved parking, HSG D |
| * | 233 | 80.0 | Water |
| | 6,696 | 87.1 | Weighted Average |
| | 3,586 | | 53.55% Pervious Area |
| | 3,110 | | 46.45% Impervious Area |

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

## Subcatchment 3S: Ex South Basin



## Summary for Subcatchment 4S: Ex East Basin

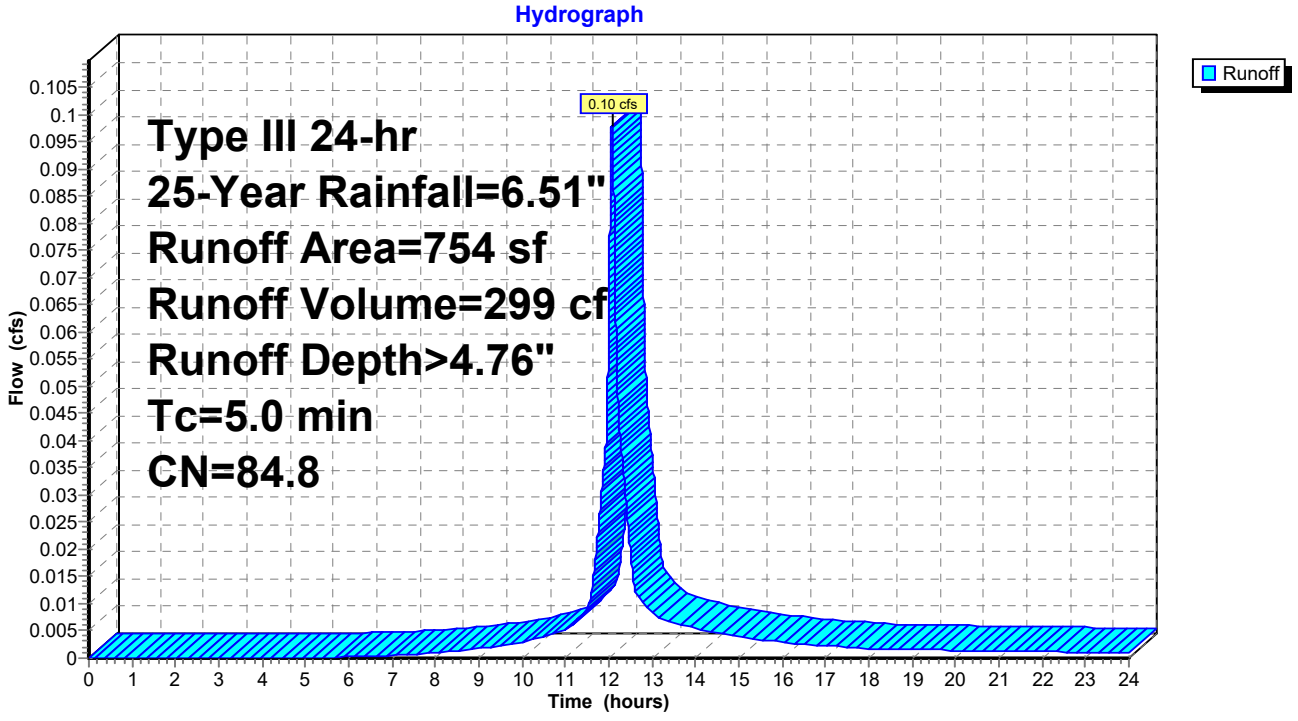
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 299 cf, Depth> 4.76"
Routed to Link 4L : Ex East Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| Area (sf) | CN | Description |
|---|---|---|
| 553 | 80.0 | >75% Grass cover, Good, HSG D |
| 201 | 98.0 | Paved parking, HSG D |
| 754 | 84.8 | Weighted Average |
| 553 | | 73.34% Pervious Area |
| 201 | | 26.66% Impervious Area |

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

### Subcatchment 4S: Ex East Basin



## Summary for Subcatchment 5S: Pr North Bypass Basin

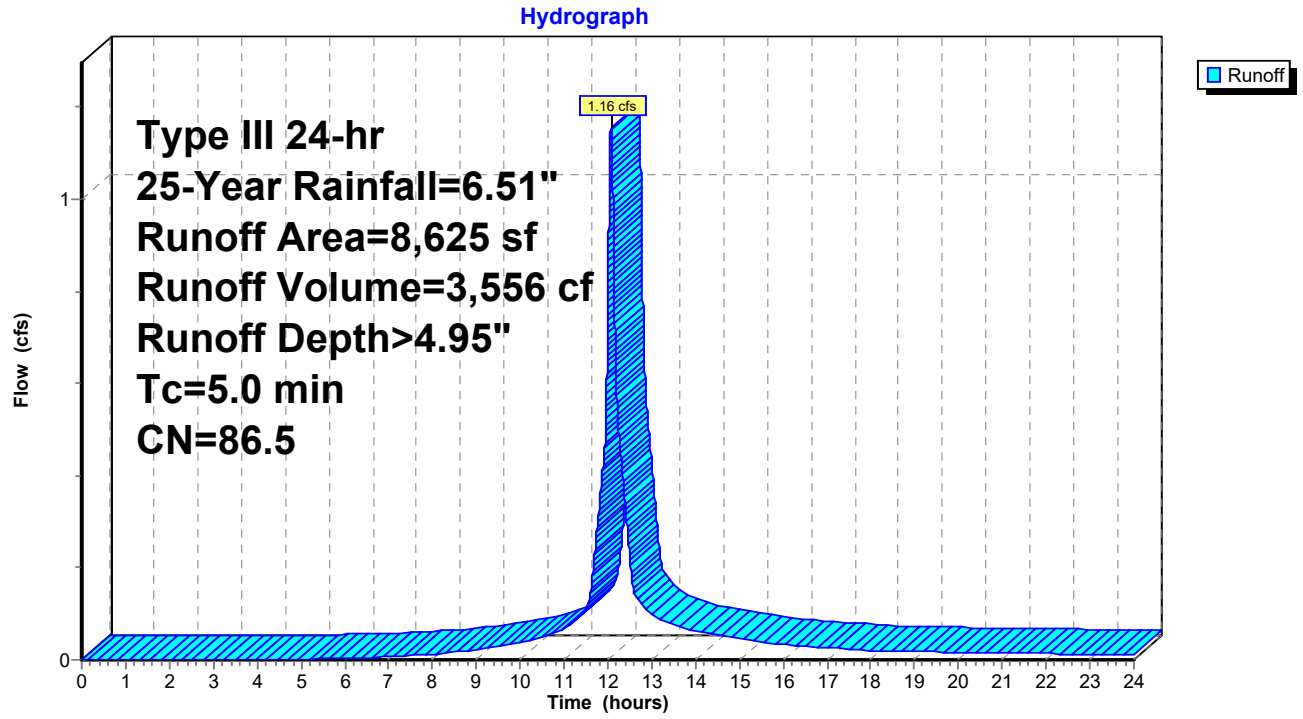
Runoff = 1.16 cfs @ 12.07 hrs, Volume= 3,556 cf, Depth> 4.95"
Routed to Link 5L : Pr North Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 848 | 61.0 | >75% Grass cover, Good, HSG B |
| | 3,559 | 80.0 | >75% Grass cover, Good, HSG D |
| | 4,016 | 98.0 | Paved parking, HSG D |
| * | 202 | 80.0 | Pool |
| | 8,625 | 86.5 | Weighted Average |
| | 4,609 | | 53.44% Pervious Area |
| | 4,016 | | 46.56% Impervious Area |

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

## Subcatchment 5S: Pr North Bypass Basin



## Summary for Subcatchment 6S: Infil#1

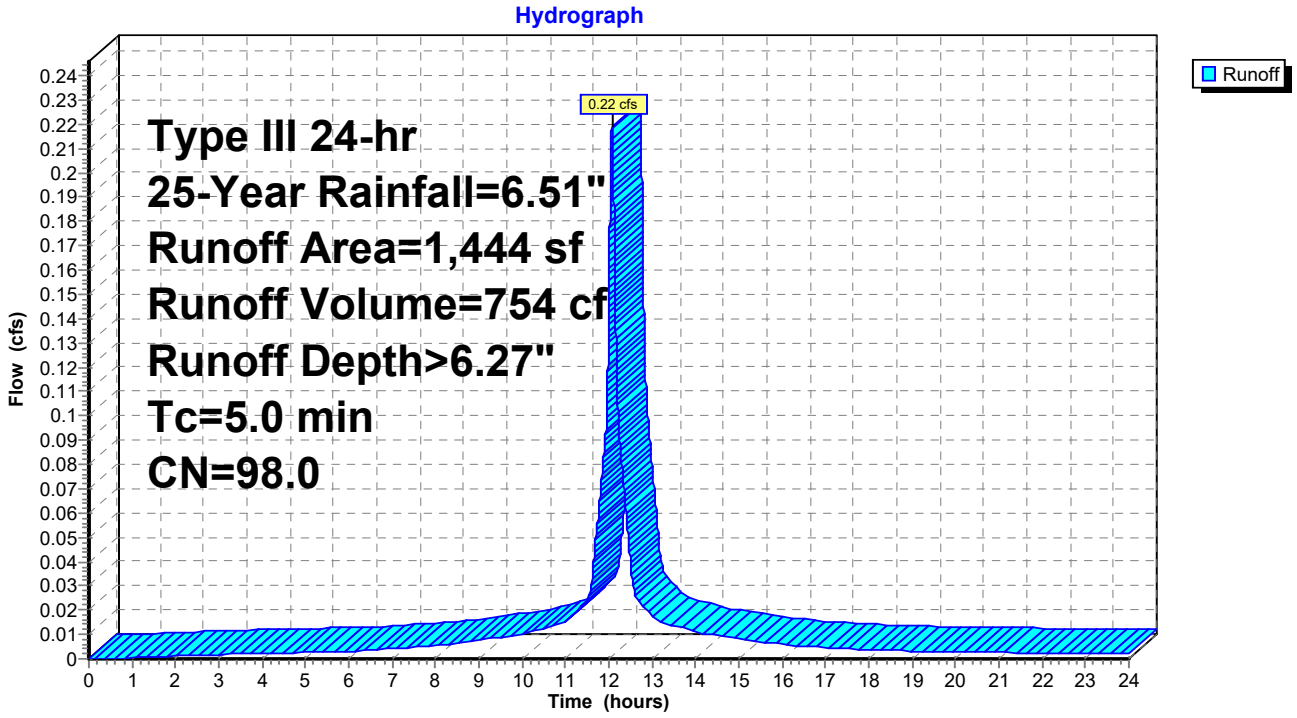
Runoff = 0.22 cfs @ 12.07 hrs, Volume= 754 cf, Depth> 6.27"
Routed to Pond 6P : Infil#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| Area (sf) | CN | Description |
|---|---|---|
| 1,444 | 98.0 | Paved parking, HSG D |
| 1,444 | | 100.00% Impervious Area |

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

### Subcatchment 6S: Infil#1



## Summary for Subcatchment 7S: Pr NorthEast Basin

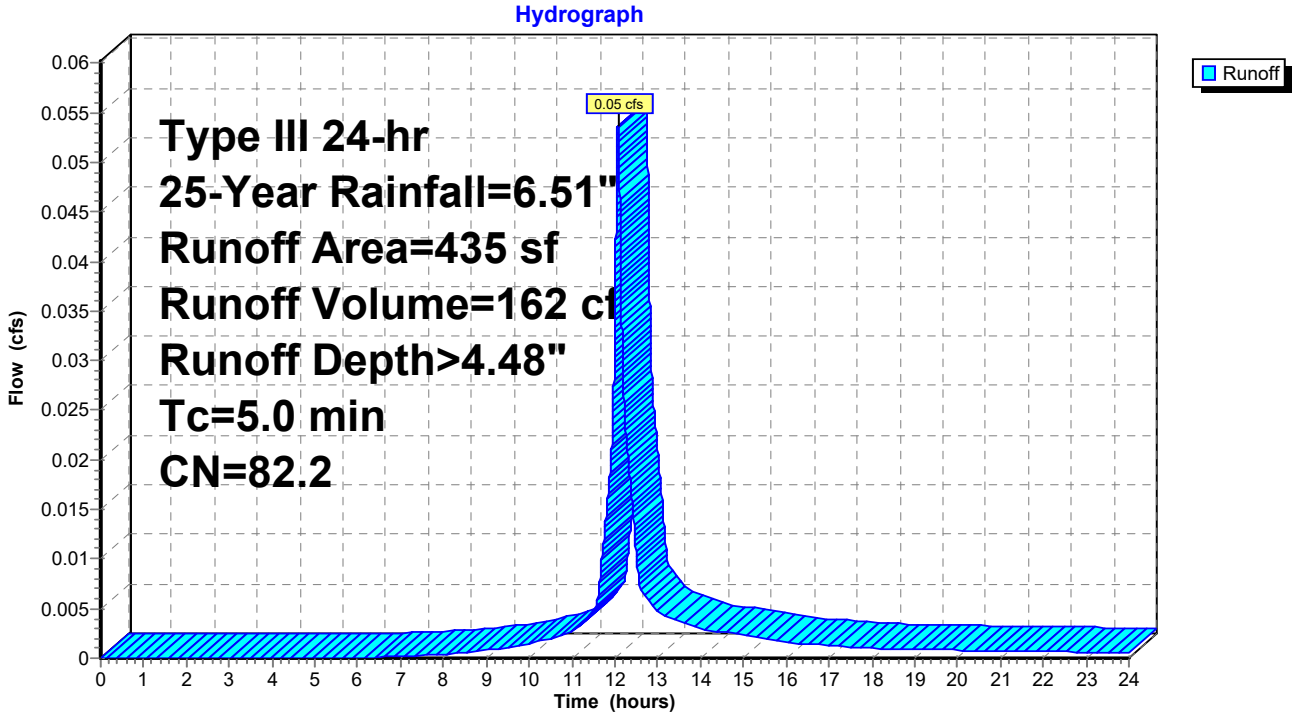
Runoff = 0.05 cfs @ 12.07 hrs, Volume= 162 cf, Depth> 4.48"
Routed to Link 6L : Pr NorthEast Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| Area (sf) | CN | Description |
|---|---|---|
| 381 | 80.0 | >75% Grass cover, Good, HSG D |
| 54 | 98.0 | Paved parking, HSG D |
| 435 | 82.2 | Weighted Average |
| 381 | | 87.59% Pervious Area |
| 54 | | 12.41% Impervious Area |

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

## Subcatchment 7S: Pr NorthEast Basin



## Summary for Subcatchment 8S: Pr South Bypass Basin

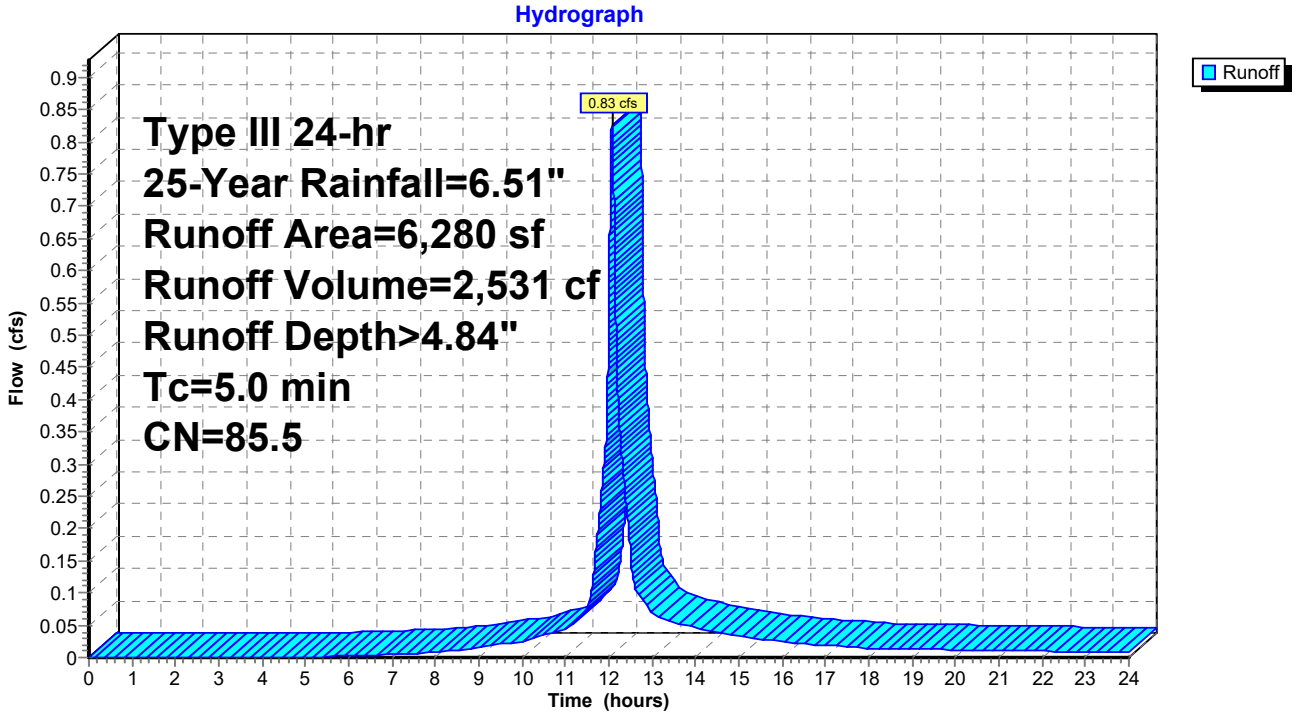
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,531 cf, Depth> 4.84"
Routed to Link 7L : Pr South Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 491 | 61.0 | >75% Grass cover, Good, HSG B |
| | 3,240 | 80.0 | >75% Grass cover, Good, HSG D |
| | 2,439 | 98.0 | Paved parking, HSG D |
| * | 101 | 80.0 | Pool |
| * | 9 | 89.0 | Open Jointed Surface, HSG D |
| | 6,280 | 85.5 | Weighted Average |
| | 3,841 | | 61.16% Pervious Area |
| | 2,439 | | 38.84% Impervious Area |

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

## Subcatchment 8S: Pr South Bypass Basin



## Summary for Subcatchment 9S: Infil#2

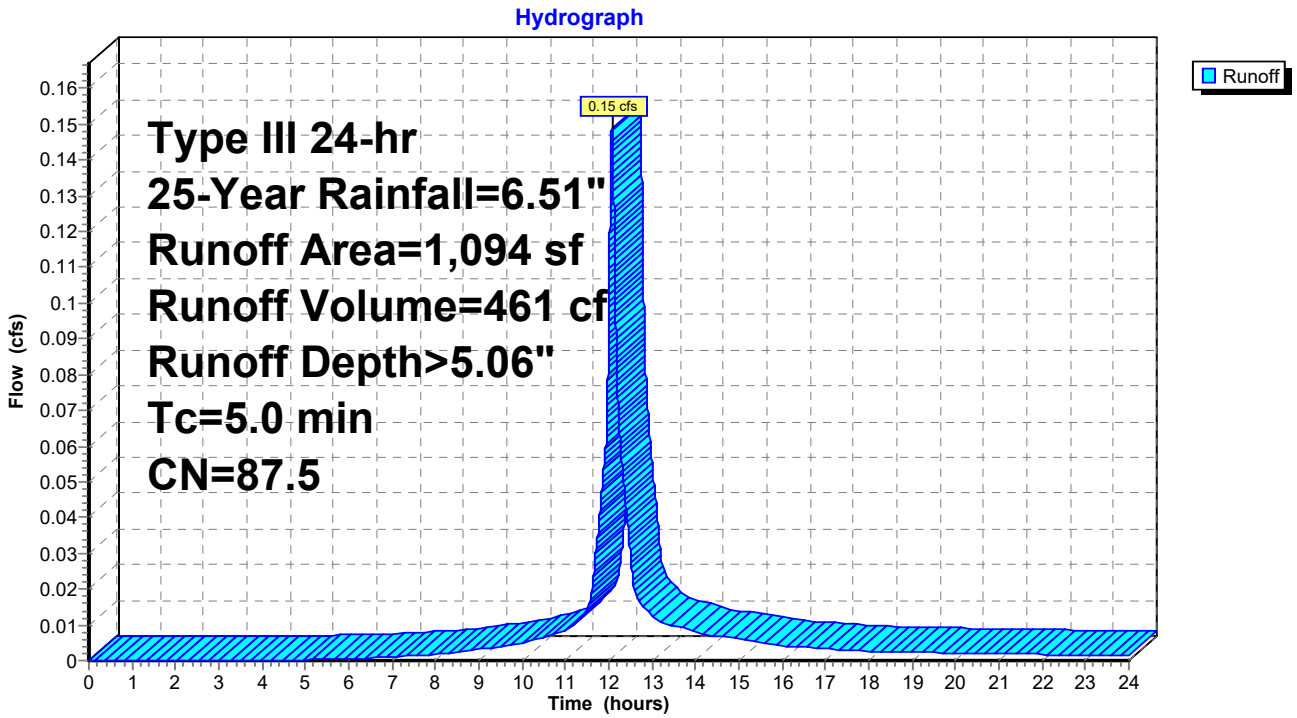
Runoff = 0.15 cfs @ 12.07 hrs, Volume= 461 cf, Depth> 5.06"
Routed to Pond 7P : Infil#2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 260 | 61.0 | >75% Grass cover, Good, HSG B |
| | 733 | 98.0 | Paved parking, HSG D |
| * | 101 | 80.0 | Pool |
| | 1,094 | 87.5 | Weighted Average |
| | 361 | | 33.00% Pervious Area |
| | 733 | | 67.00% Impervious Area |

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

### Subcatchment 9S: Infil#2



## Summary for Subcatchment 10S: Pr East Basin

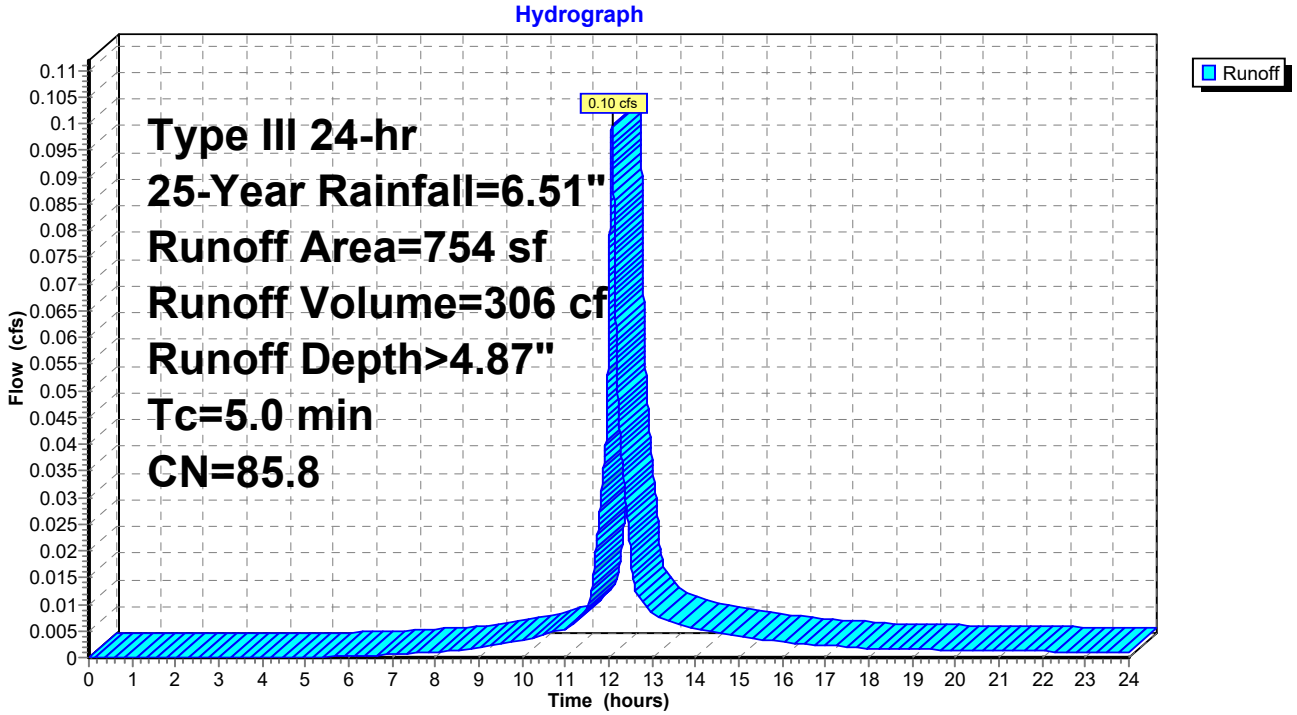
Runoff = 0.10 cfs @ 12.07 hrs, Volume= 306 cf, Depth> 4.87"
Routed to Link 8L : Pr East Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.51"

| | Area (sf) | CN | Description |
|---|---|---|---|
| | 500 | 80.0 | >75% Grass cover, Good, HSG D |
| | 234 | 98.0 | Paved parking, HSG D |
| * | 20 | 89.0 | Open Jointed Surface, HSG D |
| | 754 | 85.8 | Weighted Average |
| | 520 | | 68.97% Pervious Area |
| | 234 | | 31.03% Impervious Area |

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

### Subcatchment 10S: Pr East Basin



## Summary for Pond 6P: Infil#1

Inflow Area = 1,444 sf,100.00% Impervious, Inflow Depth > 6.27" for 25-Year event
Inflow = 0.22 cfs @ 12.07 hrs, Volume= 754 cf
Outflow = 0.21 cfs @ 12.09 hrs, Volume= 657 cf, Atten= 4%, Lag= 1.1 min
Discarded = 0.01 cfs @ 12.09 hrs, Volume= 309 cf
Primary = 0.20 cfs @ 12.09 hrs, Volume= 347 cf
Routed to Link 5L : Pr North Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs / 2
Peak Elev= 8.77' @ 12.09 hrs Surf.Area= 125 sf Storage= 133 cf

Plug-Flow detention time= 119.2 min calculated for 657 cf (87% of inflow)
Center-of-Mass det. time= 59.8 min ( 802.4 - 742.6 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 4.70' | 85 cf | **5.00'W x 25.00'L x 2.04'H Field A**<br>255 cf Overall - 43 cf Embedded = 212 cf x 40.0% Voids |
| #2A | 5.20' | 43 cf | **Cultec C-100HD** x 3 Inside #1<br>Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf<br>Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap<br>Row Length Adjustment= +0.50' x 1.86 sf x 1 rows |
| #3 | 6.74' | 0 cf | **0.50'D x 2.00'H Pop-up-emitter** -Impervious |
| #4 | 8.74' | 22 cf | **Custom Stage Data (Prismatic)** Listed below (Recalc) -Impervious |
| | | 150 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 8.74 | 200 | 0 | 0 |
| 8.85 | 200 | 22 | 22 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 4.70' | **0.500 in/hr Exfiltration over Surface area**<br>Conductivity to Groundwater Elevation = 3.70' |
| #2 | Primary | 8.65' | **6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads |

**Discarded OutFlow** Max=0.01 cfs @ 12.09 hrs HW=8.77' (Free Discharge)
↑—**1=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=0.20 cfs @ 12.09 hrs HW=8.77' (Free Discharge)
↑—**2=Orifice/Grate** (Weir Controls 0.20 cfs @ 1.12 fps)

## Pond 6P: Infil#1 - Chamber Wizard Field A

**Chamber Model = Cultec C-100HD (Cultec Contactor®100HD)**
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment= +0.50' x 1.86 sf x 1 rows

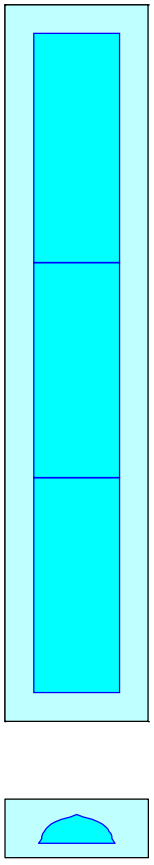
3 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 23.00' Row Length +12.0" End Stone x 2 = 25.00' Base Length
1 Rows x 36.0" Wide + 12.0" Side Stone x 2 = 5.00' Base Width
6.0" Stone Base + 12.5" Chamber Height + 6.0" Stone Cover = 2.04' Field Height

3 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 1 Rows = 42.8 cf Chamber Storage

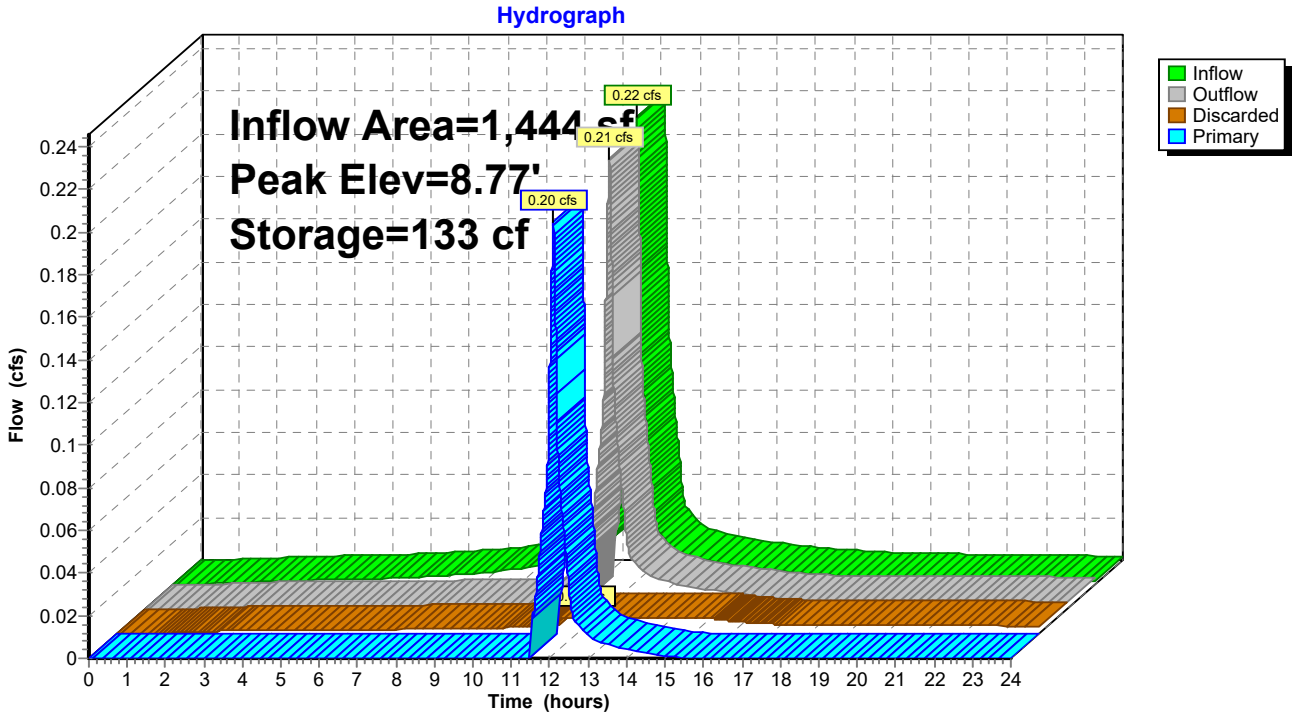
255.2 cf Field - 42.8 cf Chambers = 212.4 cf Stone x 40.0% Voids = 85.0 cf Stone Storage

Chamber Storage + Stone Storage = 127.8 cf = 0.003 af
Overall Storage Efficiency = 50.1%
Overall System Size = 25.00' x 5.00' x 2.04'

3 Chambers
9.5 cy Field
7.9 cy Stone



## Pond 6P: Infil#1



## Stage-Area-Storage for Pond 6P: Infil#1

| Elevation (feet) | Surface (sq-ft) | Storage (cubic-feet) |
|---|---|---|
| 4.70 | **125** | 0 |
| 4.75 | 125 | 2 |
| 4.80 | 125 | 5 |
| 4.85 | 125 | 8 |
| 4.90 | 125 | 10 |
| 4.95 | 125 | 13 |
| 5.00 | 125 | 15 |
| 5.05 | 125 | 17 |
| 5.10 | 125 | 20 |
| 5.15 | 125 | 23 |
| 5.20 | 125 | 25 |
| 5.25 | 125 | 29 |
| 5.30 | 125 | 34 |
| 5.35 | 125 | 38 |
| 5.40 | 125 | 42 |
| 5.45 | 125 | 46 |
| 5.50 | 125 | 50 |
| 5.55 | 125 | 54 |
| 5.60 | 125 | 59 |
| 5.65 | 125 | 63 |
| 5.70 | 125 | 67 |
| 5.75 | 125 | 71 |
| 5.80 | 125 | 74 |
| 5.85 | 125 | 78 |
| 5.90 | 125 | 82 |
| 5.95 | 125 | 86 |
| 6.00 | 125 | 89 |
| 6.05 | 125 | 92 |
| 6.10 | 125 | 95 |
| 6.15 | 125 | 98 |
| 6.20 | 125 | 101 |
| 6.25 | 125 | 103 |
| 6.30 | 125 | 106 |
| 6.35 | 125 | 108 |
| 6.40 | 125 | 111 |
| 6.45 | 125 | 113 |
| 6.50 | 125 | 116 |
| 6.55 | 125 | 118 |
| 6.60 | 125 | 121 |
| 6.65 | 125 | 123 |
| 6.70 | 125 | 126 |
| 6.75 | 125 | 128 |
| 6.80 | 125 | 128 |
| 6.85 | 125 | 128 |
| 6.90 | 125 | 128 |
| 6.95 | 125 | 128 |
| 7.00 | 125 | 128 |
| 7.05 | 125 | 128 |
| 7.10 | 125 | 128 |
| 7.15 | 125 | 128 |
| 7.20 | 125 | 128 |
| 7.25 | 125 | 128 |
| 7.30 | 125 | 128 |
| 7.35 | 125 | 128 |
| 7.40 | 125 | 128 |
| 7.45 | 125 | 128 |
| 7.50 | 125 | 128 |
| 7.55 | 125 | 128 |
| 7.60 | 125 | 128 |
| 7.65 | 125 | 128 |
| 7.70 | 125 | 128 |
| 7.75 | 125 | 128 |
| 7.80 | 125 | 128 |
| 7.85 | 125 | 128 |
| 7.90 | 125 | 128 |
| 7.95 | 125 | 128 |
| 8.00 | 125 | 128 |
| 8.05 | 125 | 128 |
| 8.10 | 125 | 128 |
| 8.15 | 125 | 128 |
| 8.20 | 125 | 128 |
| 8.25 | 125 | 128 |
| 8.30 | 125 | 128 |
| 8.35 | 125 | 128 |
| 8.40 | 125 | 128 |
| 8.45 | 125 | 128 |
| 8.50 | 125 | 128 |
| 8.55 | 125 | 128 |
| 8.60 | 125 | 128 |
| 8.65 | 125 | 128 |
| 8.70 | 125 | 128 |
| 8.75 | 125 | 130 |
| 8.80 | 125 | 140 |
| 8.85 | 125 | **150** |

## Summary for Pond 7P: Infil#2

Inflow Area = 1,094 sf, 67.00% Impervious, Inflow Depth > 5.06" for 25-Year event
Inflow = 0.15 cfs @ 12.07 hrs, Volume= 461 cf
Outflow = 0.01 cfs @ 12.94 hrs, Volume= 338 cf, Atten= 91%, Lag= 51.9 min
Discarded = 0.01 cfs @ 12.94 hrs, Volume= 337 cf
Primary = 0.00 cfs @ 12.94 hrs, Volume= 0 cf
Routed to Link 7L : Pr South Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Peak Elev= 8.70' @ 12.94 hrs Surf.Area= 208 sf Storage= 242 cf

Plug-Flow detention time= 274.3 min calculated for 338 cf (73% of inflow)
Center-of-Mass det. time= 187.2 min ( 976.1 - 788.8 )

| Volume | Invert | Avail.Storage | Storage Description |
|---|---|---|---|
| #1A | 4.70' | 136 cf | **8.33'W x 25.00'L x 2.04'H Field A**<br>425 cf Overall - 86 cf Embedded = 340 cf x 40.0% Voids |
| #2A | 5.20' | 86 cf | **Cultec C-100HD** x 6 Inside #1<br>Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf<br>Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap<br>Row Length Adjustment= +0.50' x 1.86 sf x 2 rows |
| #3 | 3.70' | 30 cf | **AD#3 and Open Air (Prismatic)** Listed below (Recalc) -Impervious |
| | | 252 cf | Total Available Storage |

Storage Group A created with Chamber Wizard

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---|---|---|---|
| 3.70 | 4 | 0 | 0 |
| 8.70 | 4 | 20 | 20 |
| 8.80 | 200 | 10 | 30 |

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Discarded | 4.70' | **0.500 in/hr Exfiltration over Surface area**<br>Conductivity to Groundwater Elevation = 3.70' |
| #2 | Primary | 8.70' | **4.0' long x 0.5' breadth Broad-Crested Rectangular Weir**<br>Head (feet) 0.20 0.40 0.60 0.80 1.00<br>Coef. (English) 2.80 2.92 3.08 3.30 3.32 |

**Discarded OutFlow** Max=0.01 cfs @ 12.94 hrs HW=8.70' (Free Discharge)
↑—**1=Exfiltration** ( Controls 0.01 cfs)

**Primary OutFlow** Max=0.00 cfs @ 12.94 hrs HW=8.70' (Free Discharge)
↑—**2=Broad-Crested Rectangular Weir** (Weir Controls 0.00 cfs @ 0.06 fps)

## Pond 7P: Infil#2 - Chamber Wizard Field A

**Chamber Model = Cultec C-100HD (Cultec Contactor® 100HD)**
Effective Size= 32.1"W x 12.0"H => 1.86 sf x 7.50'L = 14.0 cf
Overall Size= 36.0"W x 12.5"H x 8.00'L with 0.50' Overlap
Row Length Adjustment= +0.50' x 1.86 sf x 2 rows

36.0" Wide + 4.0" Spacing = 40.0" C-C Row Spacing

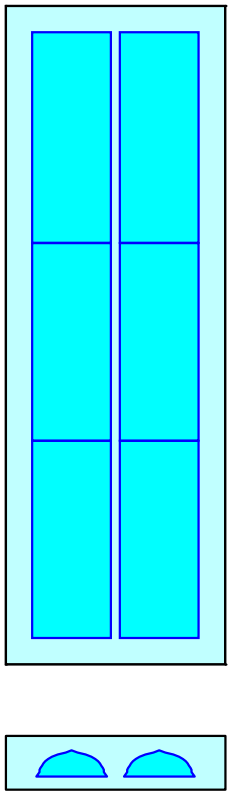
3 Chambers/Row x 7.50' Long +0.50' Row Adjustment = 23.00' Row Length +12.0" End Stone x 2 = 25.00' Base Length
2 Rows x 36.0" Wide + 4.0" Spacing x 1 + 12.0" Side Stone x 2 = 8.33' Base Width
6.0" Stone Base + 12.5" Chamber Height + 6.0" Stone Cover = 2.04' Field Height

6 Chambers x 14.0 cf +0.50' Row Adjustment x 1.86 sf x 2 Rows = 85.6 cf Chamber Storage

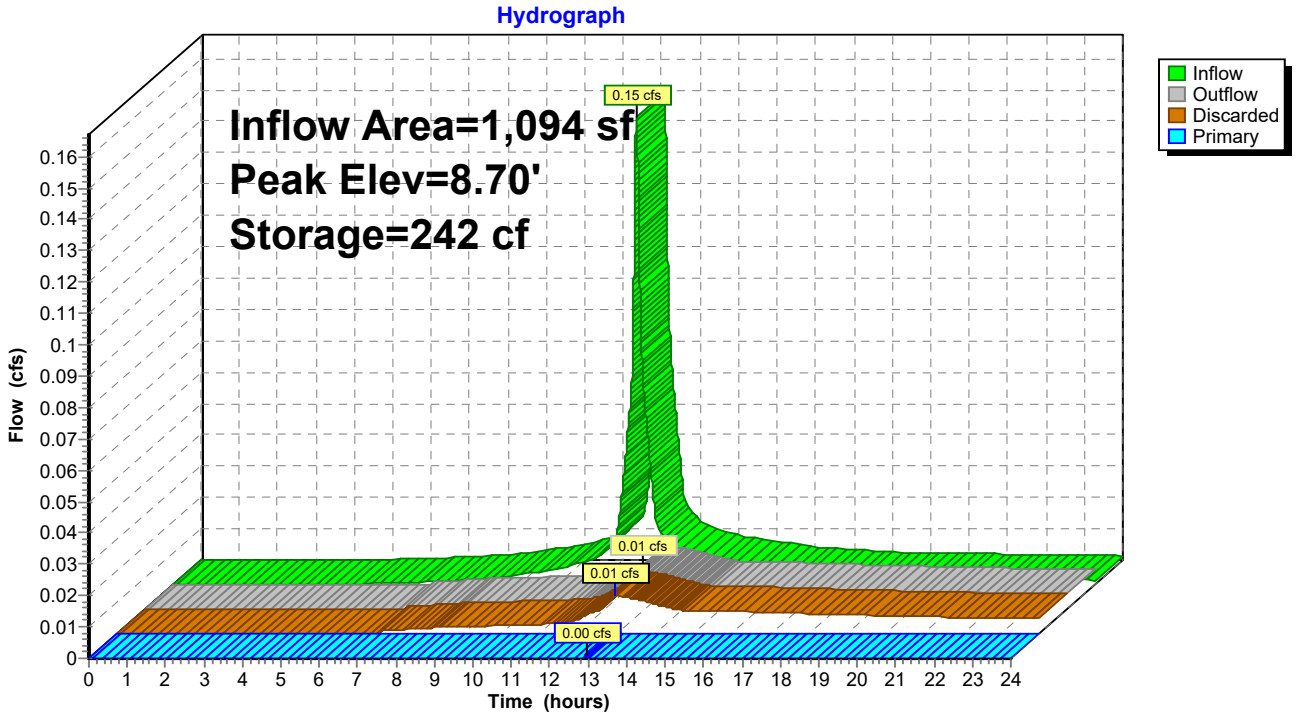
425.3 cf Field - 85.6 cf Chambers = 339.7 cf Stone x 40.0% Voids = 135.9 cf Stone Storage

Chamber Storage + Stone Storage = 221.5 cf = 0.005 af
Overall Storage Efficiency = 52.1%
Overall System Size = 25.00' x 8.33' x 2.04'

6 Chambers
15.8 cy Field
12.6 cy Stone



## Pond 7P: Infil#2



## Stage-Area-Storage for Pond 7P: Infil#2

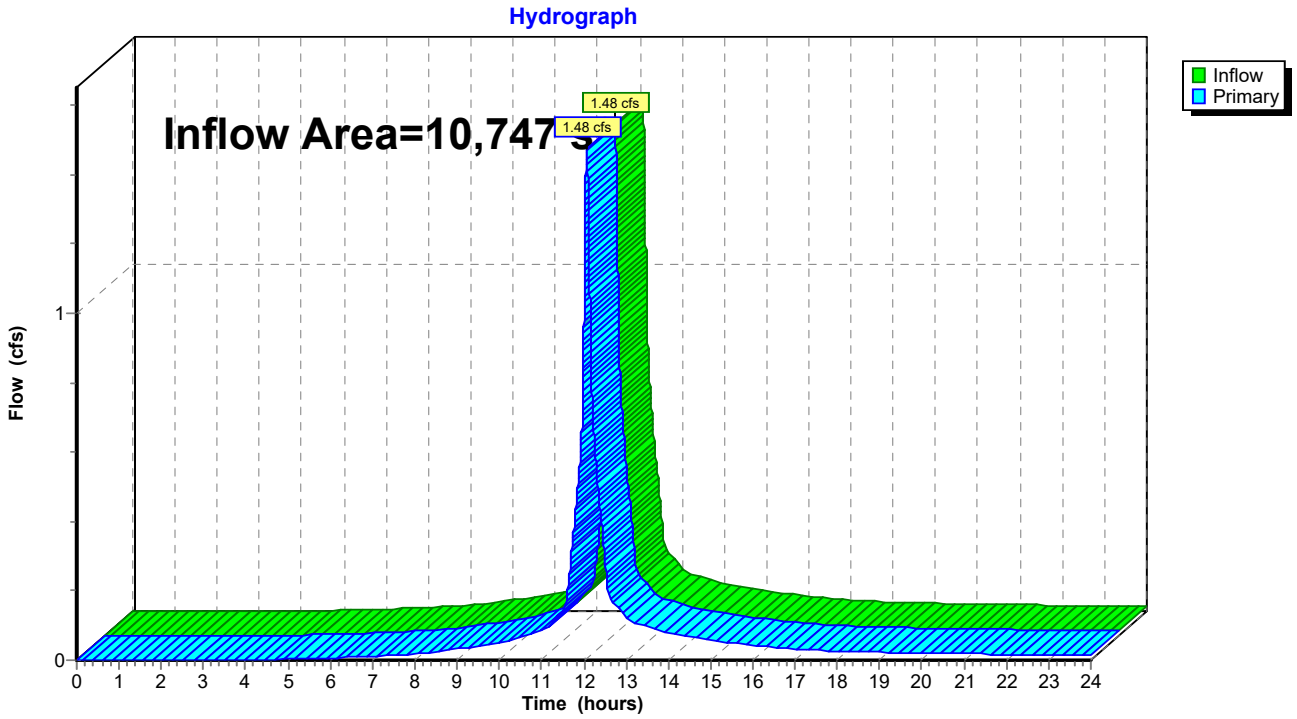
| Elevation (feet) | Surface (sq-ft) | Storage (cubic-feet) | Elevation (feet) | Surface (sq-ft) | Storage (cubic-feet) |
|---|---|---|---|---|---|
| 3.70 | 0 | 0 | 6.30 | 208 | 195 |
| 3.75 | 0 | 0 | 6.35 | 208 | 199 |
| 3.80 | 0 | 0 | 6.40 | 208 | 204 |
| 3.85 | 0 | 1 | 6.45 | 208 | 208 |
| 3.90 | 0 | 1 | 6.50 | 208 | 213 |
| 3.95 | 0 | 1 | 6.55 | 208 | 217 |
| 4.00 | 0 | 1 | 6.60 | 208 | 221 |
| 4.05 | 0 | 1 | 6.65 | 208 | 226 |
| 4.10 | 0 | 2 | 6.70 | 208 | 230 |
| 4.15 | 0 | 2 | 6.75 | 208 | 234 |
| 4.20 | 0 | 2 | 6.80 | 208 | 234 |
| 4.25 | 0 | 2 | 6.85 | 208 | 234 |
| 4.30 | 0 | 2 | 6.90 | 208 | 234 |
| 4.35 | 0 | 3 | 6.95 | 208 | 235 |
| 4.40 | 0 | 3 | 7.00 | 208 | 235 |
| 4.45 | 0 | 3 | 7.05 | 208 | 235 |
| 4.50 | 0 | 3 | 7.10 | 208 | 235 |
| 4.55 | 0 | 3 | 7.15 | 208 | 235 |
| 4.60 | 0 | 4 | 7.20 | 208 | 236 |
| 4.65 | 0 | 4 | 7.25 | 208 | 236 |
| 4.70 | **208** | 4 | 7.30 | 208 | 236 |
| 4.75 | 208 | 8 | 7.35 | 208 | 236 |
| 4.80 | 208 | 13 | 7.40 | 208 | 236 |
| 4.85 | 208 | 17 | 7.45 | 208 | 237 |
| 4.90 | 208 | 21 | 7.50 | 208 | 237 |
| 4.95 | 208 | 26 | 7.55 | 208 | 237 |
| 5.00 | 208 | 30 | 7.60 | 208 | 237 |
| 5.05 | 208 | 35 | 7.65 | 208 | 237 |
| 5.10 | 208 | 39 | 7.70 | 208 | 238 |
| 5.15 | 208 | 43 | 7.75 | 208 | 238 |
| 5.20 | 208 | 48 | 7.80 | 208 | 238 |
| 5.25 | 208 | 56 | 7.85 | 208 | 238 |
| 5.30 | 208 | 64 | 7.90 | 208 | 238 |
| 5.35 | 208 | 71 | 7.95 | 208 | 239 |
| 5.40 | 208 | 79 | 8.00 | 208 | 239 |
| 5.45 | 208 | 87 | 8.05 | 208 | 239 |
| 5.50 | 208 | 95 | 8.10 | 208 | 239 |
| 5.55 | 208 | 102 | 8.15 | 208 | 239 |
| 5.60 | 208 | 110 | 8.20 | 208 | 240 |
| 5.65 | 208 | 117 | 8.25 | 208 | 240 |
| 5.70 | 208 | 125 | 8.30 | 208 | 240 |
| 5.75 | 208 | 132 | 8.35 | 208 | 240 |
| 5.80 | 208 | 139 | 8.40 | 208 | 240 |
| 5.85 | 208 | 146 | 8.45 | 208 | 241 |
| 5.90 | 208 | 153 | 8.50 | 208 | 241 |
| 5.95 | 208 | 159 | 8.55 | 208 | 241 |
| 6.00 | 208 | 166 | 8.60 | 208 | 241 |
| 6.05 | 208 | 171 | 8.65 | 208 | 241 |
| 6.10 | 208 | 177 | 8.70 | 208 | 242 |
| 6.15 | 208 | 182 | 8.75 | 208 | 244 |
| 6.20 | 208 | 186 | 8.80 | 208 | **252** |
| 6.25 | 208 | 191 | | | |

## Summary for Link 1L: Ex North Outfall

Inflow Area = 10,747 sf, 51.82% Impervious, Inflow Depth > 5.11" for 25-Year event
Inflow = 1.48 cfs @ 12.07 hrs, Volume= 4,580 cf
Primary = 1.48 cfs @ 12.07 hrs, Volume= 4,580 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

## Link 1L: Ex North Outfall

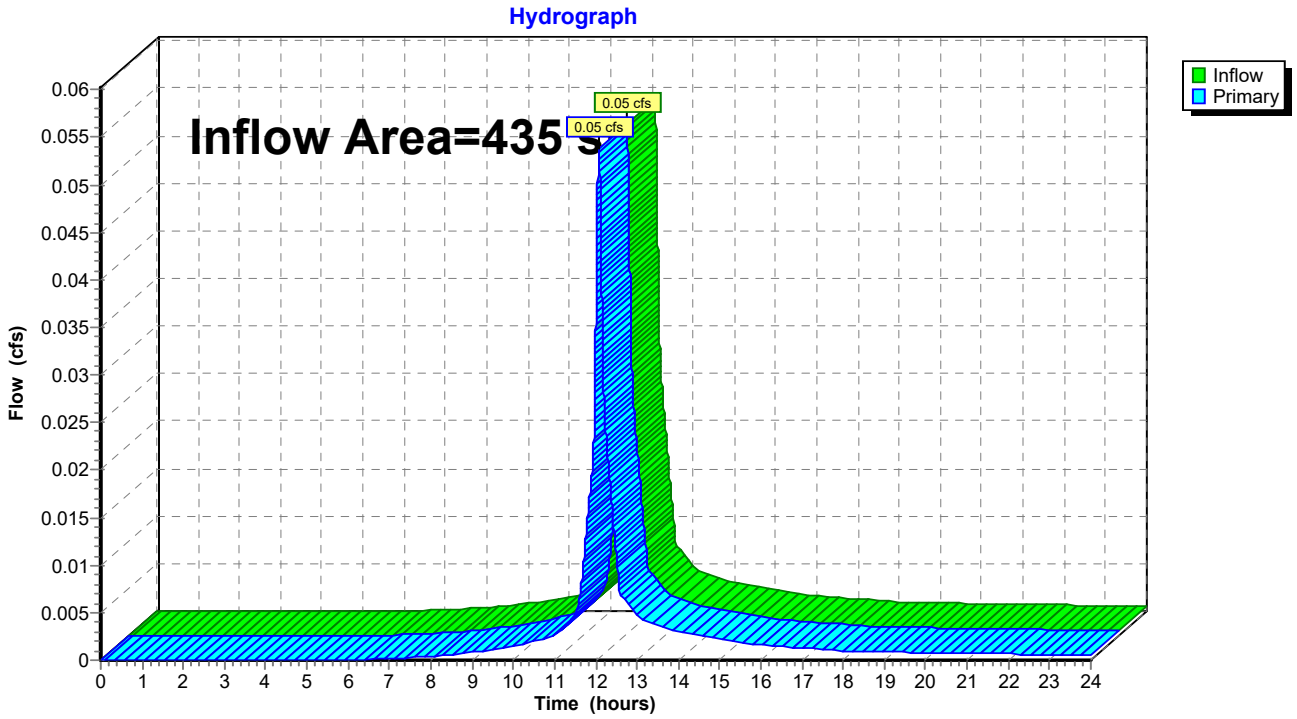


## Summary for Link 2L: Ex NorthEast Outfall

Inflow Area = 435 sf, 12.41% Impervious, Inflow Depth > 4.48" for 25-Year event
Inflow = 0.05 cfs @ 12.07 hrs, Volume= 162 cf
Primary = 0.05 cfs @ 12.07 hrs, Volume= 162 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

### Link 2L: Ex NorthEast Outfall

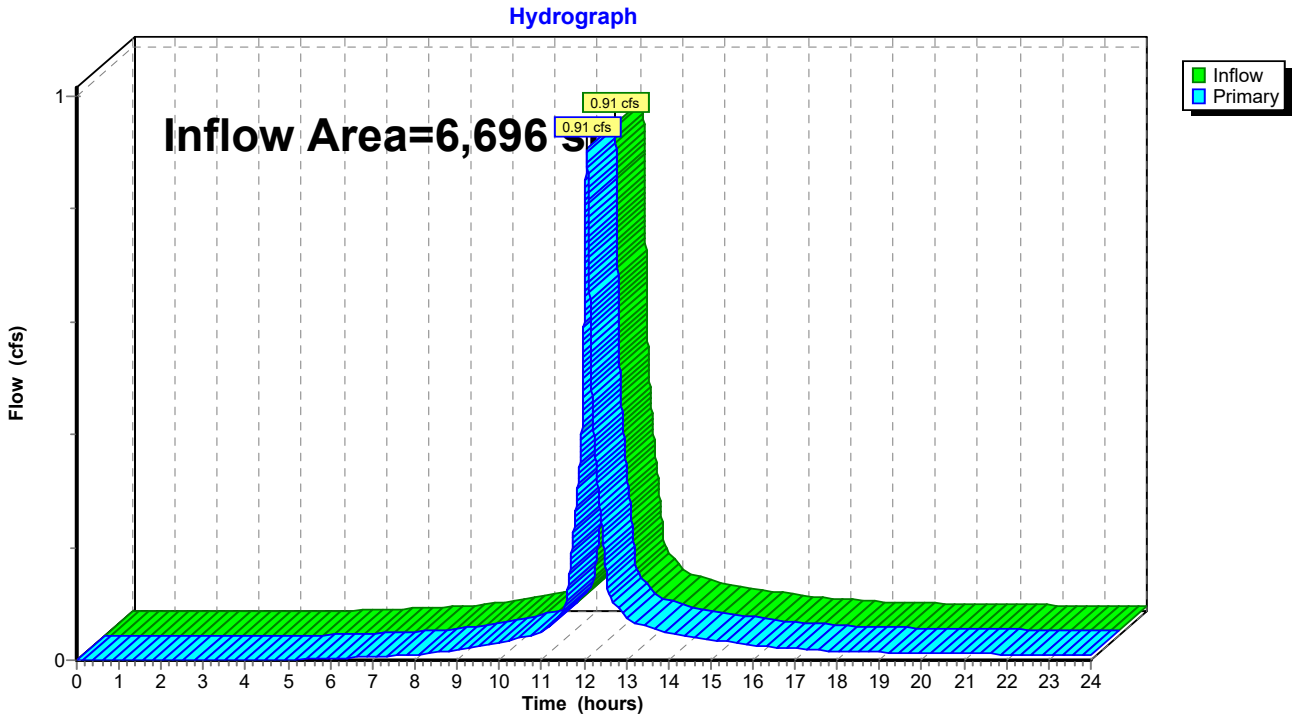


## Summary for Link 3L: Ex South Outfall

Inflow Area = 6,696 sf, 46.45% Impervious, Inflow Depth > 5.01" for 25-Year event
Inflow = 0.91 cfs @ 12.07 hrs, Volume= 2,798 cf
Primary = 0.91 cfs @ 12.07 hrs, Volume= 2,798 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

## Link 3L: Ex South Outfall

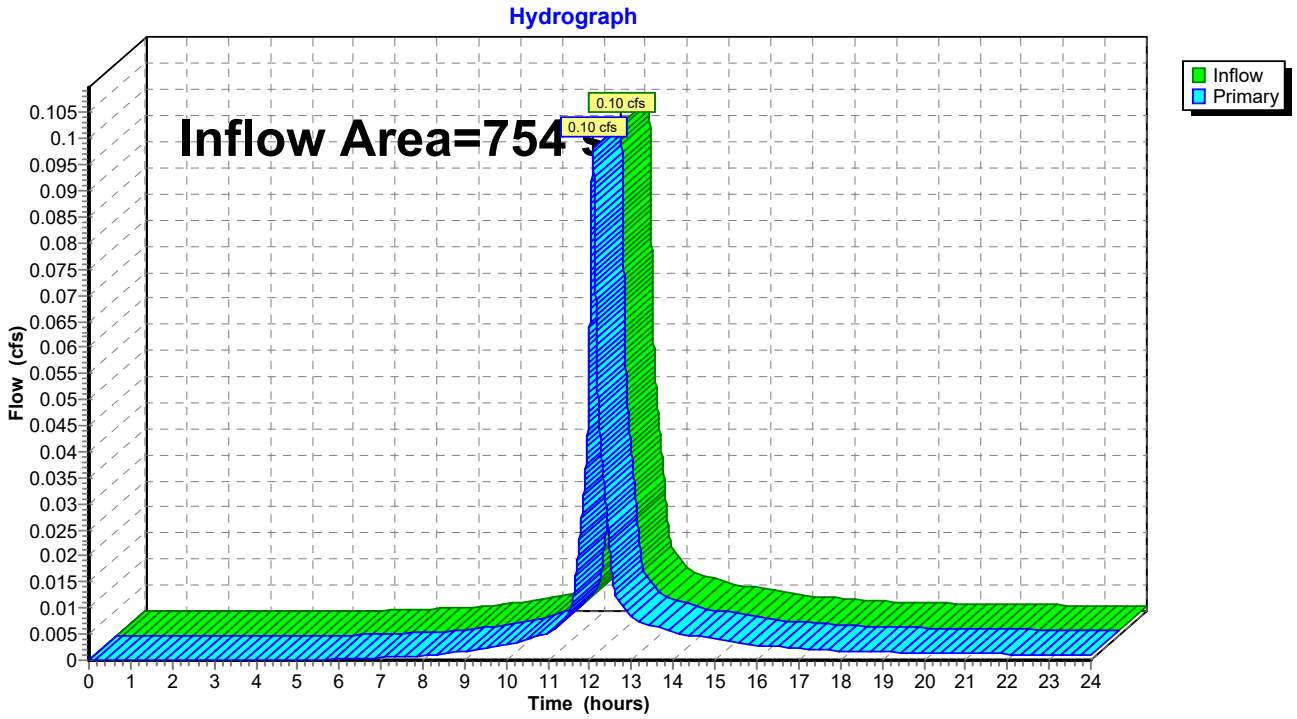


## Summary for Link 4L: Ex East Outfall

Inflow Area = 754 sf, 26.66% Impervious, Inflow Depth > 4.76" for 25-Year event
Inflow = 0.10 cfs @ 12.07 hrs, Volume= 299 cf
Primary = 0.10 cfs @ 12.07 hrs, Volume= 299 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

## Link 4L: Ex East Outfall

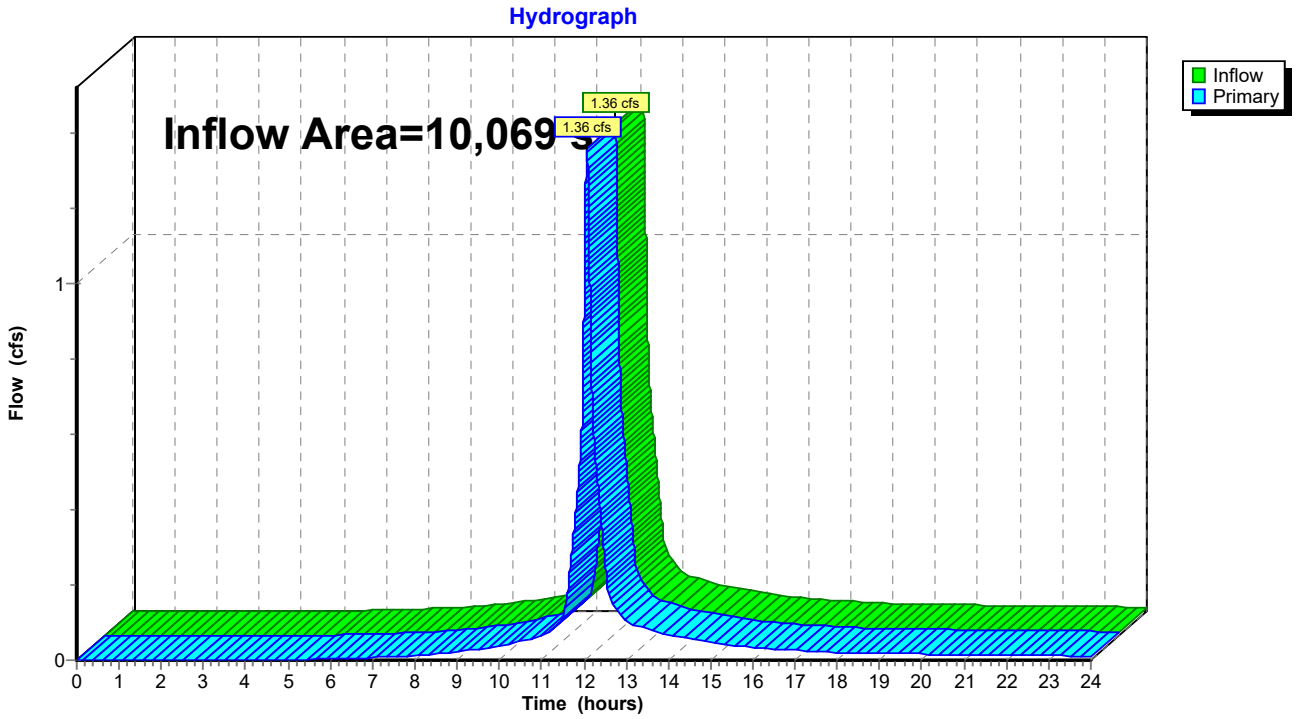


## Summary for Link 5L: Pr North Outfall

Inflow Area = 10,069 sf, 54.23% Impervious, Inflow Depth > 4.65" for 25-Year event
Inflow = 1.36 cfs @ 12.07 hrs, Volume= 3,903 cf
Primary = 1.36 cfs @ 12.07 hrs, Volume= 3,903 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

## Link 5L: Pr North Outfall

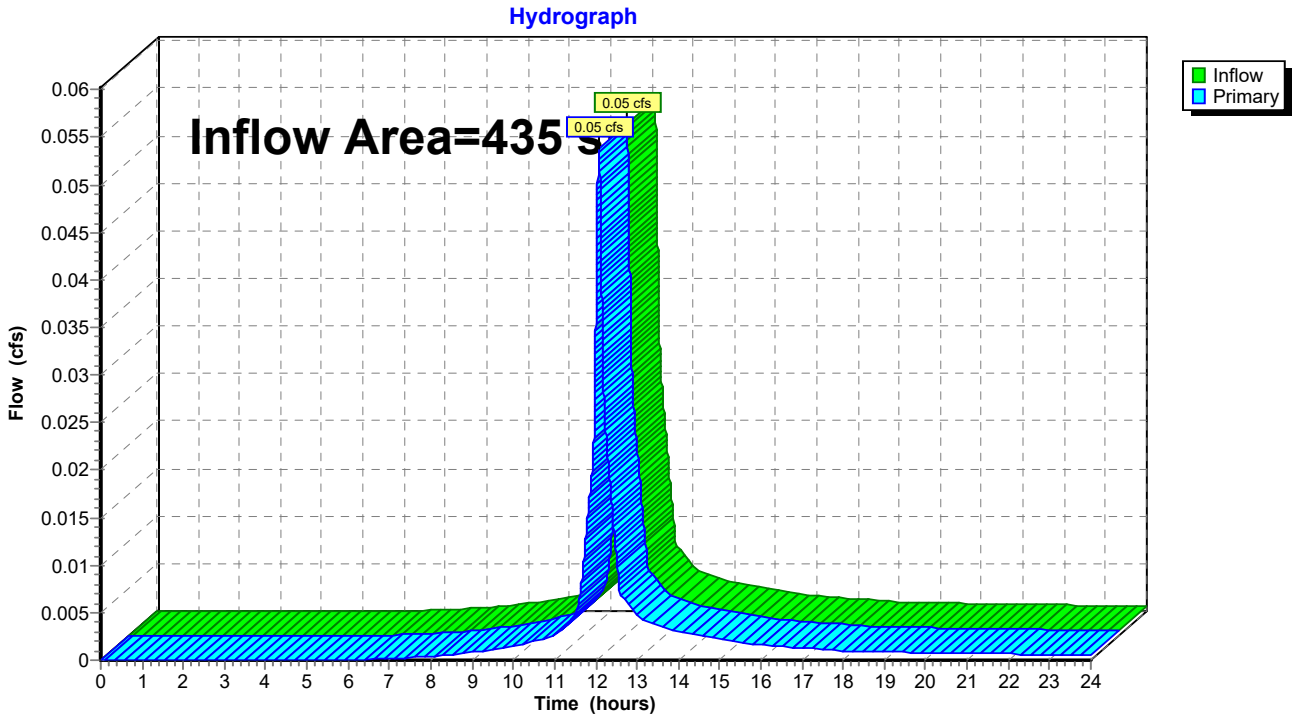


## Summary for Link 6L: Pr NorthEast Outfall

Inflow Area = 435 sf, 12.41% Impervious, Inflow Depth > 4.48" for 25-Year event
Inflow = 0.05 cfs @ 12.07 hrs, Volume= 162 cf
Primary = 0.05 cfs @ 12.07 hrs, Volume= 162 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

### Link 6L: Pr NorthEast Outfall

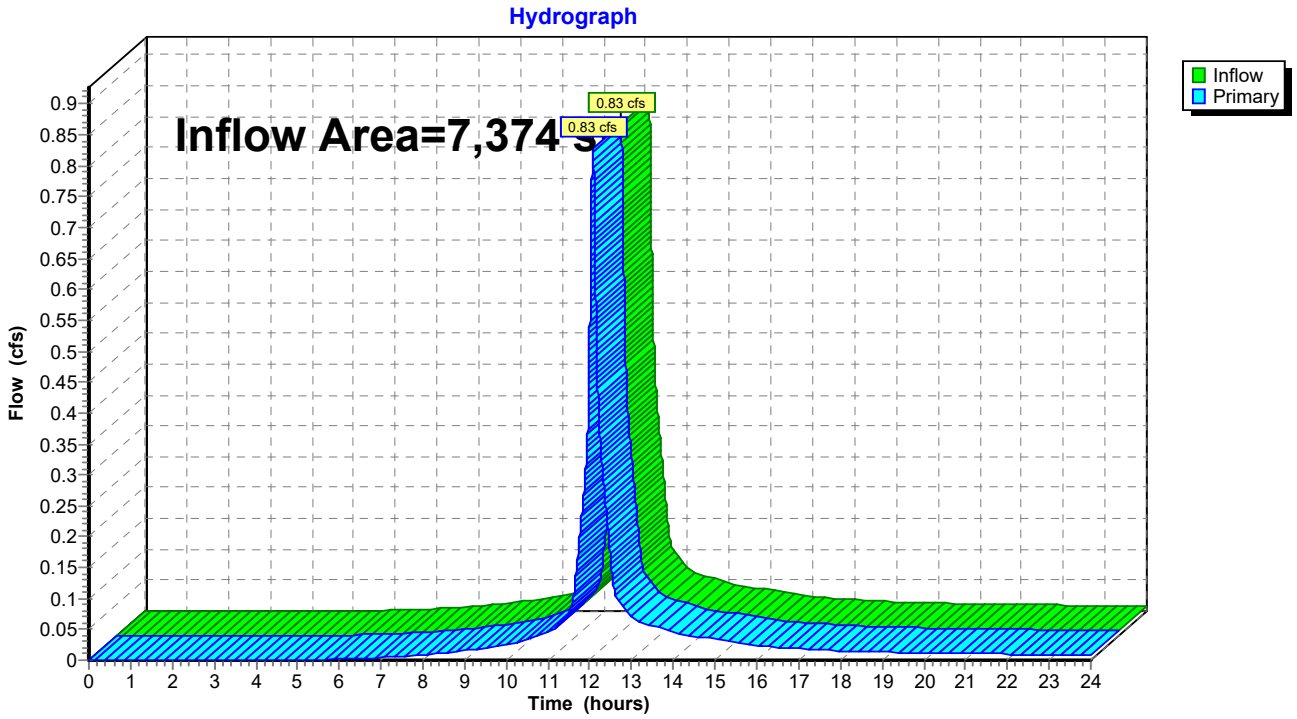


## Summary for Link 7L: Pr South Outfall

Inflow Area = 7,374 sf, 43.02% Impervious, Inflow Depth > 4.12" for 25-Year event
Inflow = 0.83 cfs @ 12.07 hrs, Volume= 2,531 cf
Primary = 0.83 cfs @ 12.07 hrs, Volume= 2,531 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

## Link 7L: Pr South Outfall

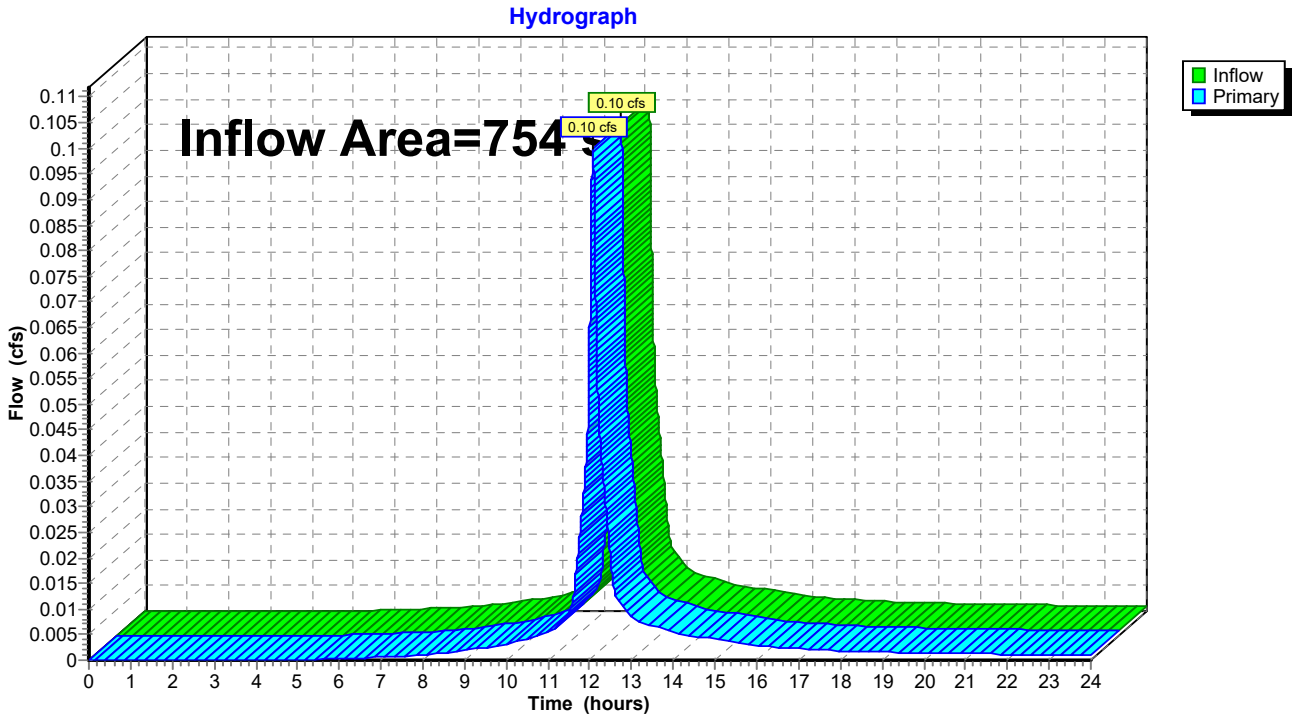


## Summary for Link 8L: Pr East Outfall

Inflow Area = 754 sf, 31.03% Impervious, Inflow Depth > 4.87" for 25-Year event
Inflow = 0.10 cfs @ 12.07 hrs, Volume= 306 cf
Primary = 0.10 cfs @ 12.07 hrs, Volume= 306 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

## Link 8L: Pr East Outfall



Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Ex North Basin** Runoff Area=10,747 sf 51.82% Impervious Runoff Depth>5.95"
Tc=5.0 min CN=88.0 Runoff=1.70 cfs 5,328 cf

**Subcatchment2S: Ex NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>5.28"
Tc=5.0 min CN=82.2 Runoff=0.06 cfs 191 cf

**Subcatchment3S: Ex South Basin** Runoff Area=6,696 sf 46.45% Impervious Runoff Depth>5.84"
Tc=5.0 min CN=87.1 Runoff=1.05 cfs 3,261 cf

**Subcatchment4S: Ex East Basin** Runoff Area=754 sf 26.66% Impervious Runoff Depth>5.58"
Tc=5.0 min CN=84.8 Runoff=0.11 cfs 351 cf

**Subcatchment5S: Pr North Bypass Basin** Runoff Area=8,625 sf 46.56% Impervious Runoff Depth>5.78"
Tc=5.0 min CN=86.5 Runoff=1.34 cfs 4,151 cf

**Subcatchment6S: Infil#1** Runoff Area=1,444 sf 100.00% Impervious Runoff Depth>7.13"
Tc=5.0 min CN=98.0 Runoff=0.25 cfs 857 cf

**Subcatchment7S: Pr NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>5.28"
Tc=5.0 min CN=82.2 Runoff=0.06 cfs 191 cf

**Subcatchment8S: Pr South Bypass Basin** Runoff Area=6,280 sf 38.84% Impervious Runoff Depth>5.66"
Tc=5.0 min CN=85.5 Runoff=0.96 cfs 2,962 cf

**Subcatchment9S: Infil#2** Runoff Area=1,094 sf 67.00% Impervious Runoff Depth>5.89"
Tc=5.0 min CN=87.5 Runoff=0.17 cfs 537 cf

**Subcatchment10S: Pr East Basin** Runoff Area=754 sf 31.03% Impervious Runoff Depth>5.69"
Tc=5.0 min CN=85.8 Runoff=0.12 cfs 358 cf

**Pond 6P: Infil#1** Peak Elev=8.78' Storage=136 cf Inflow=0.25 cfs 857 cf
Discarded=0.01 cfs 327 cf Primary=0.23 cfs 427 cf Outflow=0.24 cfs 754 cf

**Pond 7P: Infil#2** Peak Elev=8.72' Storage=242 cf Inflow=0.17 cfs 537 cf
Discarded=0.01 cfs 363 cf Primary=0.05 cfs 42 cf Outflow=0.06 cfs 405 cf

**Link 1L: Ex North Outfall** Inflow=1.70 cfs 5,328 cf
Primary=1.70 cfs 5,328 cf

**Link 2L: Ex NorthEast Outfall** Inflow=0.06 cfs 191 cf
Primary=0.06 cfs 191 cf

**Link 3L: Ex South Outfall** Inflow=1.05 cfs 3,261 cf
Primary=1.05 cfs 3,261 cf

**Link 4L: Ex East Outfall** Inflow=0.11 cfs 351 cf
Primary=0.11 cfs 351 cf

**Link 5L: Pr North Outfall** Inflow=1.57 cfs 4,578 cf
Primary=1.57 cfs 4,578 cf

**Link 6L: Pr NorthEast Outfall** Inflow=0.06 cfs 191 cf
Primary=0.06 cfs 191 cf

**Link 7L: Pr South Outfall** Inflow=0.96 cfs 3,004 cf
Primary=0.96 cfs 3,004 cf

**Link 8L: Pr East Outfall** Inflow=0.12 cfs 358 cf
Primary=0.12 cfs 358 cf

**Total Runoff Area = 37,264 sf Runoff Volume = 18,187 cf Average Runoff Depth = 5.86"**
**52.09% Pervious = 19,410 sf 47.91% Impervious = 17,854 sf**

Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

**Subcatchment1S: Ex North Basin** Runoff Area=10,747 sf 51.82% Impervious Runoff Depth>6.85"
Tc=5.0 min CN=88.0 Runoff=1.95 cfs 6,132 cf

**Subcatchment2S: Ex NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>6.15"
Tc=5.0 min CN=82.2 Runoff=0.07 cfs 223 cf

**Subcatchment3S: Ex South Basin** Runoff Area=6,696 sf 46.45% Impervious Runoff Depth>6.74"
Tc=5.0 min CN=87.1 Runoff=1.20 cfs 3,760 cf

**Subcatchment4S: Ex East Basin** Runoff Area=754 sf 26.66% Impervious Runoff Depth>6.46"
Tc=5.0 min CN=84.8 Runoff=0.13 cfs 406 cf

**Subcatchment5S: Pr North Bypass Basin** Runoff Area=8,625 sf 46.56% Impervious Runoff Depth>6.67"
Tc=5.0 min CN=86.5 Runoff=1.53 cfs 4,792 cf

**Subcatchment6S: Infil#1** Runoff Area=1,444 sf 100.00% Impervious Runoff Depth>8.04"
Tc=5.0 min CN=98.0 Runoff=0.28 cfs 968 cf

**Subcatchment7S: Pr NorthEast Basin** Runoff Area=435 sf 12.41% Impervious Runoff Depth>6.15"
Tc=5.0 min CN=82.2 Runoff=0.07 cfs 223 cf

**Subcatchment8S: Pr South Bypass Basin** Runoff Area=6,280 sf 38.84% Impervious Runoff Depth>6.55"
Tc=5.0 min CN=85.5 Runoff=1.10 cfs 3,427 cf

**Subcatchment9S: Infil#2** Runoff Area=1,094 sf 67.00% Impervious Runoff Depth>6.79"
Tc=5.0 min CN=87.5 Runoff=0.20 cfs 619 cf

**Subcatchment10S: Pr East Basin** Runoff Area=754 sf 31.03% Impervious Runoff Depth>6.58"
Tc=5.0 min CN=85.8 Runoff=0.13 cfs 414 cf

**Pond 6P: Infil#1** Peak Elev=8.79' Storage=138 cf Inflow=0.28 cfs 968 cf
Discarded=0.01 cfs 344 cf Primary=0.26 cfs 514 cf Outflow=0.27 cfs 859 cf

**Pond 7P: Infil#2** Peak Elev=8.74' Storage=243 cf Inflow=0.20 cfs 619 cf
Discarded=0.01 cfs 384 cf Primary=0.10 cfs 95 cf Outflow=0.11 cfs 478 cf

**Link 1L: Ex North Outfall** Inflow=1.95 cfs 6,132 cf
Primary=1.95 cfs 6,132 cf

**Link 2L: Ex NorthEast Outfall** Inflow=0.07 cfs 223 cf
Primary=0.07 cfs 223 cf

**Link 3L: Ex South Outfall** Inflow=1.20 cfs 3,760 cf
Primary=1.20 cfs 3,760 cf

**Link 4L: Ex East Outfall** Inflow=0.13 cfs 406 cf
Primary=0.13 cfs 406 cf

**Link 5L: Pr North Outfall** Inflow=1.79 cfs 5,307 cf
Primary=1.79 cfs 5,307 cf

**Link 6L: Pr NorthEast Outfall** Inflow=0.07 cfs 223 cf
Primary=0.07 cfs 223 cf

**Link 7L: Pr South Outfall** Inflow=1.10 cfs 3,522 cf
Primary=1.10 cfs 3,522 cf

**Link 8L: Pr East Outfall** Inflow=0.13 cfs 414 cf
Primary=0.13 cfs 414 cf

**Total Runoff Area = 37,264 sf Runoff Volume = 20,963 cf Average Runoff Depth = 6.75"**
**52.09% Pervious = 19,410 sf 47.91% Impervious = 17,854 sf**

# Appendix 4

Rainfall Intensity Data
NRCS Web Soil Survey

**NOAA Atlas 14, Volume 10, Version 3**
**Location name: Norwalk, Connecticut, USA***
**Latitude: 41.0567°, Longitude: -73.4348°**
**Elevation: 15 ft****
* source: ESRI Maps
** source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

Highlighted Value's Below Utilized in Project HydroCAD Model (App.3)

## 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 | 0.364 (0.289-0.456) | 0.425 (0.337-0.533) | 0.525 (0.415-0.660) | 0.607 (0.477-0.768) | 0.721 (0.546-0.950) | 0.807 (0.597-1.09) | 0.896 (0.640-1.25) | 0.992 (0.672-1.42) | 1.13 (0.733-1.67) | 1.23 (0.781-1.87) |
| 10-min | 0.516 (0.410-0.646) | 0.602 (0.478-0.755) | 0.743 (0.587-0.935) | 0.860 (0.676-1.09) | 1.02 (0.773-1.35) | 1.14 (0.846-1.54) | 1.27 (0.907-1.77) | 1.41 (0.953-2.01) | 1.60 (1.04-2.37) | 1.75 (1.11-2.65) |
| 15-min | 0.607 (0.482-0.760) | 0.708 (0.562-0.888) | 0.874 (0.691-1.10) | 1.01 (0.795-1.28) | 1.20 (0.910-1.58) | 1.34 (0.995-1.81) | 1.49 (1.07-2.08) | 1.65 (1.12-2.37) | 1.88 (1.22-2.78) | 2.06 (1.30-3.11) |
| 30-min | 0.845 (0.672-1.06) | 0.988 (0.784-1.24) | 1.22 (0.965-1.54) | 1.41 (1.11-1.79) | 1.68 (1.27-2.21) | 1.88 (1.39-2.53) | 2.09 (1.49-2.90) | 2.31 (1.57-3.31) | 2.61 (1.70-3.87) | 2.84 (1.80-4.30) |
| 60-min | 1.08 (0.861-1.36) | 1.27 (1.00-1.59) | 1.57 (1.24-1.97) | 1.82 (1.43-2.30) | 2.16 (1.63-2.84) | 2.42 (1.79-3.25) | 2.69 (1.91-3.72) | 2.96 (2.01-4.24) | 3.34 (2.17-4.95) | 3.63 (2.30-5.50) |
| 2-hr | 1.39 (1.11-1.73) | 1.65 (1.32-2.05) | 2.07 (1.65-2.58) | 2.42 (1.91-3.04) | 2.90 (2.21-3.80) | 3.26 (2.43-4.37) | 3.64 (2.62-5.05) | 4.06 (2.76-5.78) | 4.64 (3.03-6.84) | 5.12 (3.25-7.70) |
| 3-hr | 1.59 (1.28-1.98) | 1.90 (1.53-2.36) | 2.41 (1.92-3.00) | 2.83 (2.24-3.54) | 3.40 (2.60-4.45) | 3.84 (2.87-5.12) | 4.29 (3.10-5.95) | 4.80 (3.27-6.81) | 5.53 (3.61-8.12) | 6.13 (3.90-9.18) |
| 6-hr | 2.01 (1.62-2.47) | 2.41 (1.94-2.97) | 3.06 (2.46-3.79) | 3.61 (2.88-4.48) | 4.36 (3.36-5.67) | 4.92 (3.70-6.54) | 5.51 (4.02-7.62) | 6.19 (4.24-8.73) | 7.19 (4.71-10.5) | 8.01 (5.11-11.9) |
| 12-hr | 2.48 (2.02-3.03) | 2.98 (2.42-3.64) | 3.80 (3.07-4.66) | 4.47 (3.60-5.52) | 5.41 (4.19-6.99) | 6.11 (4.62-8.07) | 6.85 (5.02-9.41) | 7.71 (5.30-10.8) | 8.98 (5.90-13.0) | 10.0 (6.42-14.8) |
| 24-hr | 2.88 (2.36-3.50) | 3.50 (2.86-4.26) | 4.51 (3.68-5.50) | 5.35 (4.33-6.56) | 6.51 (5.08-8.37) | 7.37 (5.62-9.69) | 8.29 (6.12-11.3) | 9.37 (6.46-13.0) | 11.0 (7.25-15.8) | 12.4 (7.93-18.2) |
| 2-day | 3.17 (2.62-3.82) | 3.93 (3.24-4.74) | 5.17 (4.24-6.26) | 6.20 (5.05-7.55) | 7.61 (5.98-9.74) | 8.66 (6.65-11.4) | 9.79 (7.29-13.4) | 11.2 (7.72-15.4) | 13.2 (8.75-18.9) | 15.0 (9.65-21.9) |
| 3-day | 3.40 (2.81-4.08) | 4.23 (3.50-5.08) | 5.59 (4.60-6.74) | 6.71 (5.49-8.15) | 8.27 (6.52-10.5) | 9.42 (7.25-12.3) | 10.7 (7.96-14.5) | 12.2 (8.43-16.7) | 14.4 (9.57-20.6) | 16.4 (10.6-23.8) |
| 4-day | 3.62 (3.01-4.34) | 4.50 (3.73-5.39) | 5.93 (4.90-7.13) | 7.11 (5.84-8.61) | 8.75 (6.91-11.1) | 9.96 (7.69-13.0) | 11.3 (8.42-15.3) | 12.8 (8.92-17.6) | 15.2 (10.1-21.6) | 17.3 (11.2-25.0) |
| 7-day | 4.29 (3.58-5.11) | 5.24 (4.37-6.24) | 6.78 (5.63-8.11) | 8.06 (6.65-9.70) | 9.82 (7.79-12.4) | 11.1 (8.62-14.4) | 12.5 (9.39-16.8) | 14.2 (9.90-19.4) | 16.7 (11.1-23.6) | 18.8 (12.2-27.0) |
| 10-day | 4.96 (4.16-5.88) | 5.95 (4.98-7.06) | 7.56 (6.30-9.01) | 8.90 (7.37-10.7) | 10.7 (8.55-13.5) | 12.1 (9.41-15.6) | 13.6 (10.2-18.1) | 15.3 (10.7-20.8) | 17.8 (11.8-25.0) | 19.8 (12.8-28.4) |
| 20-day | 6.98 (5.89-8.22) | 8.08 (6.82-9.54) | 9.89 (8.30-11.7) | 11.4 (9.49-13.6) | 13.4 (10.7-16.7) | 15.0 (11.7-19.0) | 16.6 (12.4-21.8) | 18.4 (12.9-24.7) | 20.7 (13.9-28.9) | 22.6 (14.7-32.3) |
| 30-day | 8.67 (7.35-10.2) | 9.86 (8.35-11.6) | 11.8 (9.95-13.9) | 13.4 (11.2-15.9) | 15.6 (12.5-19.2) | 17.4 (13.5-21.8) | 19.1 (14.2-24.7) | 20.8 (14.7-27.9) | 23.2 (15.6-32.2) | 24.9 (16.2-35.4) |
| 45-day | 10.8 (9.17-12.6) | 12.1 (10.3-14.1) | 14.2 (12.0-16.6) | 15.9 (13.4-18.8) | 18.3 (14.7-22.4) | 20.2 (15.8-25.2) | 22.0 (16.4-28.3) | 23.8 (16.9-31.8) | 26.1 (17.6-36.1) | 27.8 (18.2-39.3) |
| 60-day | 12.5 (10.7-14.6) | 13.9 (11.9-16.2) | 16.1 (13.7-18.9) | 18.0 (15.2-21.2) | 20.6 (16.6-25.0) | 22.6 (17.6-28.0) | 24.5 (18.3-31.3) | 26.3 (18.7-35.0) | 28.6 (19.4-39.4) | 30.2 (19.8-42.6) |

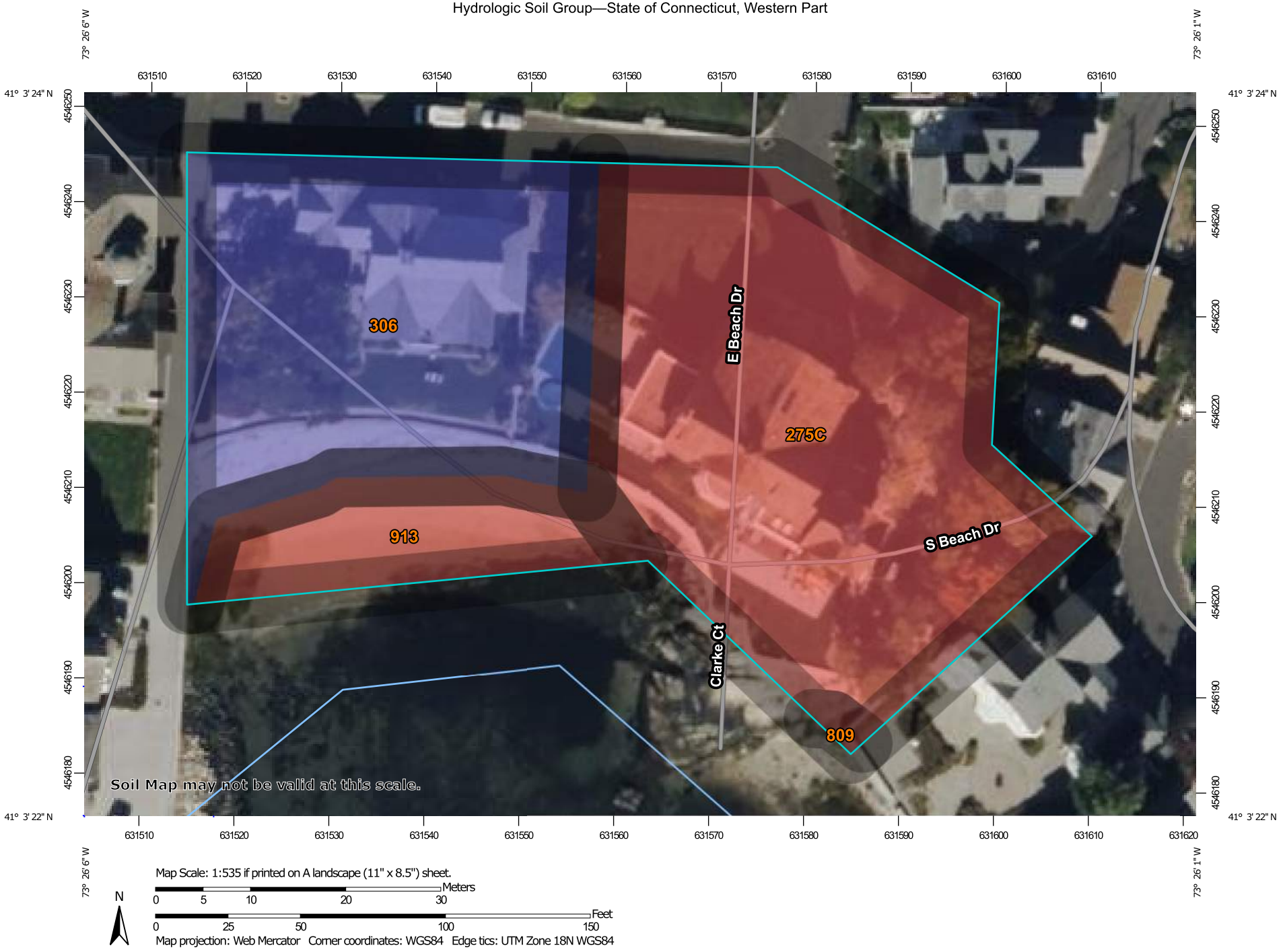
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

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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73° 26' 1" W
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631520
631530
631540
631550
631560
631570
631580
631590
631600
631610
631620
41° 3' 24" N
41° 3' 22" N
4546250
4546240
4546230
4546220
4546210
4546200
4546190
4546180
306
913
275C
809
E Beach Dr
S Beach Dr
Clarke Ct
Soil Map may not be valid at this scale.
Map Scale: 1:535 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 5 10 20 30
Feet
0 25 50 100 150
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 275C | Urban land-Chatfield complex, rocky, 3 to 15 percent slopes | D | 0.5 | 51.8% |
| 306 | Udorthents-Urban land complex | B | 0.4 | 37.3% |
| 809 | Napatree gravelly fine sandy loam, intertidal, very bouldery | D | 0.0 | 0.2% |
| 913 | Niantic sand, intertidal | D | 0.1 | 10.7% |
| **Totals for Area of Interest** | | | **1.0** | **100.0%** |

# Appendix 5

FEMA Flood Insurance Map

# National Flood Hazard Layer FIRMette

Basemap Imagery Source: USGS National Map 2023

## Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2024 at 2:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

# Appendix 6

Draft Stormwater Maintenance Plan

# STORMWATER OPERATIONS AND MAINTENANCE PLAN

46 South Beach Drive
June 16, 2025

The purpose of this Operations and Maintenance plan is to ensure that the drainage facilities proposed on site at 46 South Beach Drive (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 Utility Plan for the location of proposed drainage facilities.

Plant Court LLC 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.

**Area Drains & Drainage Inlets:**

- Area drains and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
- For the first year, area drains and drainage inlets shall be inspected on a quarterly basis.
- Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- Accumulated debris within the area drains/inlets shall be removed and repairs made as required.
- Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

**Storm Drainage Piping:** Pipes are located beneath the surface and are used for piping stormwater out of the site.

- All piping shall be completely cleaned of debris and accumulated sediment at the completion of constriction.
- Video inspection of the storm drainage piping shall occur once every 10 years, unless the system performance indicates an issue.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

**Infiltration Systems:** The infiltration systems are designed to store water and let it infiltrate back into the ground. There are two infiltration systems proposed on site.

- The infiltration system shall be completely cleaned of accumulated debris at the completion of construction.
- Infiltration systems shall be inspected annually.
- Accumulated debris, trash and sediment shall be removed and repairs made as necessary.

**Gravel Edging:** Gravel is located at the perimeter of the asphalt driveway and is used for stormwater storage for driveway runoff.

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

**Roof Gutters:**

- Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

**Disposal of Debris and Sediment:** All debris and sediment removed from the 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.

DRAFT

**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]

DRAFT

# COASTAL AREA MANAGEMENT APPLICATION

**Prepared For**
**46 South Beach Drive**
Plant Court LLC
1250 Lafayette Rd
Gladwyne, PA 19035

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

**Re-issued on**
July 16, 2025

**Issued on**
March 11, 2025

## TABLE OF CONTENTS

1.0 - INTRODUCTION ..... 3
1.1 - Project Purpose
1.3 Existing Site Conditions

2.0 - COASTAL AND ENVIRONMENTAL RESOURCES ..... 5
2.1 - Consistency with General Goals and Policies
2.2 - Potential Effects on Coastal Resources
2.3 - Identification of Significant Natural Features 8
2.4 - Identification of Significant Historical and Cultural Resources
2.5 - Identification of Applicable Coastal Policies Affected by Project

3.0 - SUMMARY AND CLOSING ..... 9

4.0 - LIMITATIONS ..... 10

5.0 - SIGNATURES OF REPORT AUTHORS ..... 11

## 1.0 - INTRODUCTION

Redniss & Mead, Inc. has prepared this Coastal Area Management (CAM) application on behalf of Plant Court LLC in support of a site plan approval process for the proposed development at 46 South Beach Drive in Norwalk, Connecticut. The property is located within the CD-1S zoning district and is bound by South Beach Drive to the north, residential properties to the east and west, and Long Island Sound to the south. The CAM Application is required as the site is located within the Coastal Area Management (CAM) zone of the City of Norwalk. The following sections of this document present a project narrative and provide information required by the CAM application.

### 1.1 - Project Purpose

The applicant is proposing to raise the elevation of the existing dwelling structure and construct additions to the same, demolish the existing pool and pool patio, construct a new pool and patio, and construct associated site improvements. Reference is made to the site and utility plans by Redniss & Mead, Inc. as well as a Site Engineering Report by Redniss & Mead, Inc.

### 1.2 - Existing Site Conditions

The property at 46 South Beach Drive is approximately 20,512 sf (0.47 acres) in size. The site is developed with a single-family residence, a driveway, a pool, and decks, walks and other ancillary improvements typically found on single-family properties. The topography is such that the site stormwater runoff sheet flows from the site in four directions (north, northeast, east, and south). The northern stormwater runoff is tributary to existing City-owned stormwater infrastructure within South Beach Drive which ultimately discharges to Long Island Sound via piped discharge at 28 South Beach Drive (beach parcel). The northeastern and eastern stormwater runoff discharges toward neighboring properties before ultimately discharging into Long Island Sound. The southern stormwater runoff discharges directly to Long Island Sound via weep holes in the sea wall.

The image on the following page illustrates the location of the project site in relation to the Long Island Sound, which is to the immediate south of the site. The dashed line in the image below is the approximate location of the coastal zone boundary.

**Location of Site in relation to the Coastal Boundary**

*Norwalk, CT*

## 2.0 - COASTAL AND ENVIRONMENTAL RESOURCES

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

### 2.1 - Consistency with General Goals and Policies

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

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

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

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

The proposed project will preserve and enhance the coastal resources in accordance with the policies established by the aforementioned chapters. The proposed project is consistent with the existing use of the site and work is landward of the existing seawall.

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

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

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

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

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

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

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

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

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

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

*(8) To coordinate the activities of public agencies to insure that state expenditures enhance development while affording maximum protection to natural coastal resources and processes in a manner consistent with the state plan for conservation and development adopted pursuant to part I of chapter 297.*

State funding is not proposed.

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

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

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

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

### 2.2 - Potential Effects on Coastal Resources

The subject site is located in a developed residential neighborhood that is adjacent to Long Island Sound. The residence is separated from Long Island Sound only by an existing sea wall; note, no work is proposed seaward of the sea wall. Based on a review of the City of Norwalk's Building Zone Map, the site is located within the Coastal Area Management Boundary. As part of this evaluation, Redniss & Mead, Inc. has reviewed available information regarding coastal resources in the vicinity of the site to determine whether they would be affected by the proposed project. In general, coastal resources include:

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

Based on the Connecticut Department of Environmental Protection (CTDEP) Coastal Resources Map (dated 1979), coastal resources identified at or adjacent to the site include modified bluffs & escarpments, beaches, and rocky shorefronts and the site is located within the regulatory floodplain of Long Island Sound; the site lies within two flood zones including AE (El. 15) and VE (El. 15) as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0541G dated July 8, 2013. Based on the City of Norwalk Inland Wetlands and Watercourses Map (dated 2009), there are no mapped inland wetlands within 50 feet of the proposed activity.

The proposal will not have an adverse impact on the above identified resources. The work proposed is landward of the existing sea wall and will not have impact on the shorefront resources.

Raising the elevation of the existing residence will bring the structure into compliance with respect to the base flood elevation (BFE) and will therefore minimize the potential for loss of property and/or life.

### 2.3 - Identification of Significant Natural Features

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

### 2.4 - Identification of Significant Historical and Cultural Resources

No significant cultural resources have been identified at the site.

### 2.5 - Identification of Applicable Coastal Policies Affected by Project

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

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

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

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

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

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

## 3.0 - SUMMARY AND CLOSING

Based on a review of the proposed development of 46 South Beach Drive, as well as information concerning coastal resources in the site vicinity and proper sediment and erosion control during construction no adverse coastal impacts are anticipated with the project. Activities will be conducted in accordance with all local, state, and federal requirements, including those for environmental remediation and management of stormwater. For these reasons and other stated above, the proposed use is consistent with state goals and policies for coastal management and should be acceptable to the City of Norwalk.

## 4.0 - LIMITATIONS

In completing this application, Redniss & Mead, Inc. has relied upon information provided by Plant Court LLC its subcontractors, information contained in previously prepared documents and resource maps prepared by others.

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

## 5.0 - SIGNATURES OF REPORT AUTHORS

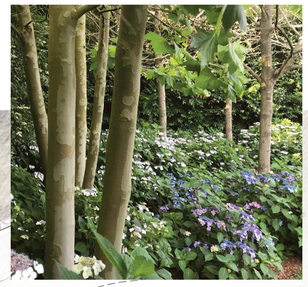
This report has been prepared by Redniss & Mead, Inc. The names listed below are the principal authors of this report. Requests for information regarding the content of this report should be directed to those individuals.

*Vincent J. Hynes, P.E.*
*Senior Engineer*

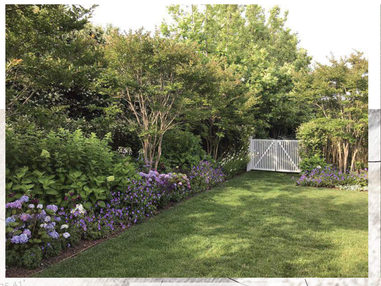
1 STEPS TO FRONT GARDEN

2 STEPSTONE PATH

3 FRONT GARDEN



4 FRONT GARDEN PLANTINGS



5 FRONT GARDEN PLANTINGS

6 SOUTH BEACH DRIVE PLANT STYLING

7 GARDEN STAIR

8 SPA IN WOODLAND LEDGE



9 ACCESS at LOWER LEVEL



10 SEAWALL GARDEN WALK



11 REAR TERRACE at MAIN HOUSE

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SITE MASTER PLAN

# 38/46 SOUTH BEACH DRIVE

NORWALK, CT

DRAWN BY: CMD | SP | LTD
CHECKED BY: EDH
SCALE: 1/8" = 1'-0"
DATE: 07.16.2025

SET: SD
SHEET: L1

# 38-46 South Beach Drive

ROWAYTON, CT

Planting Palette | 7.16.2025

# 38-46 SOUTH BEACH DRIVE GARDEN AREAS

1. 46 SBD Front Garden
2. 46 SBDConnection Path
3. 38 SBD Street Plantings
4. Woodland Gardens
5. Beach Front Gardens
6. Pool Terrace Gardens

# 46 SBD FRONT GARDEN PROPOSED **GINKGO BILOBA** TREES

***Ginkgo biloba***
Maidenhair Tree

**GB10**
30-50' H, 20-30' W

# 46 SBD FRONT GARDEN PROPOSED PLANTING

***Buxus sempervirens*** **B30, B36, B42, B48, B54, B60**
Boxwood 2.5-3' H, Varies W

***Hydrangea paniculata 'Phantom'*** **Hpp**
Phantom Panicle Hydrangea 6-8' H, 6-8' W

***Prunus laurocerasus 'Schipkaensis'*** **Ps6, Ps7**
Skip Cherry Laurel 8-10' H, 4-6' W

***Ligustrum ovalifolium*** **L6, L8**
California Privet 10-15' H, 4-10' W

***Hydrangea paniculata 'Bombshell'*** **Hpb**
Bombshell Panicle Hydrangea 2-3' H, 3-4' W

***Hydrangea macrophylla 'Let's Dance Starlight'*** **Hld**
Dwarf Blue Lace Rebloomer 2-3' H, 2-3' W

***Aronia melanocarpa 'Low Scape Snowfire'*** **Als**
Black Chokeberry 3-4' H, 3-4' W

# 46 SBD FRONT GARDEN & CONNECTION PATH PROPOSED PLANT-

***Astilbe x arendsii 'Diamant'*** **ase**
White Diamond Summer Astilbe 24-36" H, 15-18" W

***Astilbe japonica 'Peach Blossom'*** **ast**
Peach Astilbe 24-28" H, 12-18" W

***Myrica pensylvanica*** **M2, M3, M4. M5, M6, M30**
Bayberry 6-8' H, 3-4' W

***Hydrangea macrophylla 'Wedding Gown'*** **Hdw**
Re-Blooming White Lacecap Hydrangea 2-3' H, 3-4' W

***Deschampsia cespitosa 'Pixie Fountain'*** **g10**
Pixie FountainTufted Hair Grass 18-24" H, 18-24" W

***Geranium x 'Rozanne'*** **gr**
Blue Cranesbill 12-24" H, 15-20" W

***Hydrangea macrophylla 'Bailmer'*** **He**
Endless Summer Big Leaf Hydrangea 3-5' H, 3-5' W

***Aronia melanocarpa 'Ground Hug'*** **Alg**
Black Chokeberry 1' H, 1-3' W

***Heuchera villosa 'Autumn Bride'*** **hua**
Green Coral Bells 15-24" H, 12-18" W

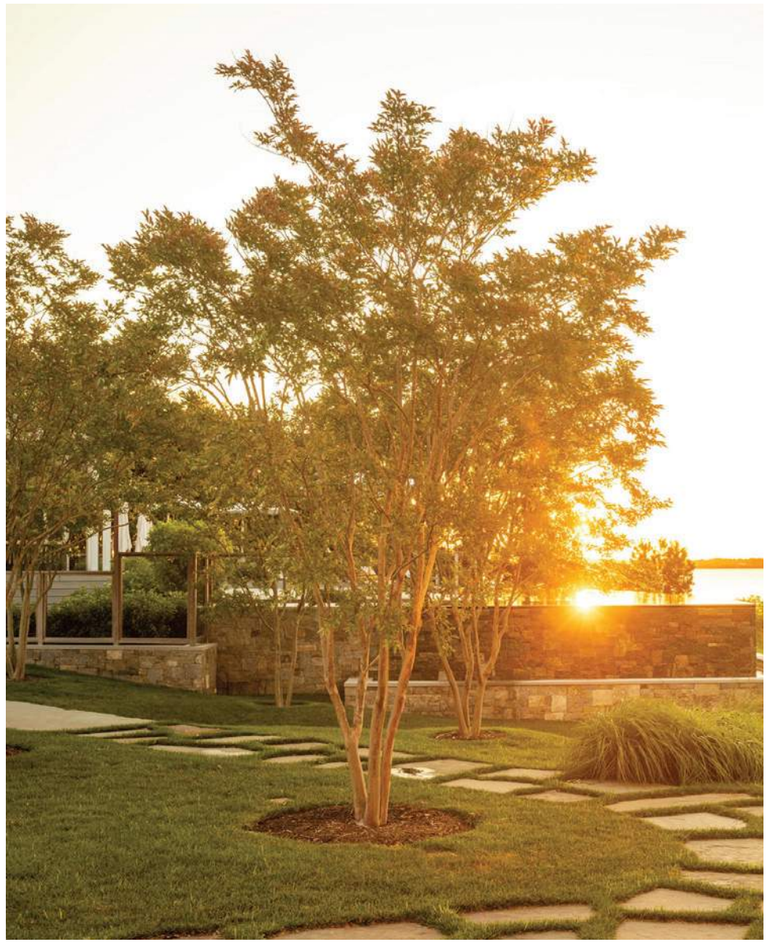
***Tiarella x 'Pink Skyrocket'*** **tap**
Foam Flower 6-12" H, 10-12" W

# 38 SBD STREET PROPOSED PLANTING

***Buxus sempervirens*** **B30, B36, B42, B48, B54, B60**
Boxwood 2.5-3' H, Varies W

***Hydrangea macrophylla 'Blushing Bride'*** **Hl**
Big Leaf Hydrangea 3-6' H, 3-6' W

# 38 SBD STREET PROPOSED PLANTING



***Hydrangea paniculata 'Limelight'*** **Hy**
Limelight Panicle Hydrangea 6-8' H, 6-8' W

***Geranium x 'Rozanne'*** **gr**
Blue Cranesbill 12-24" H, 15-20" W

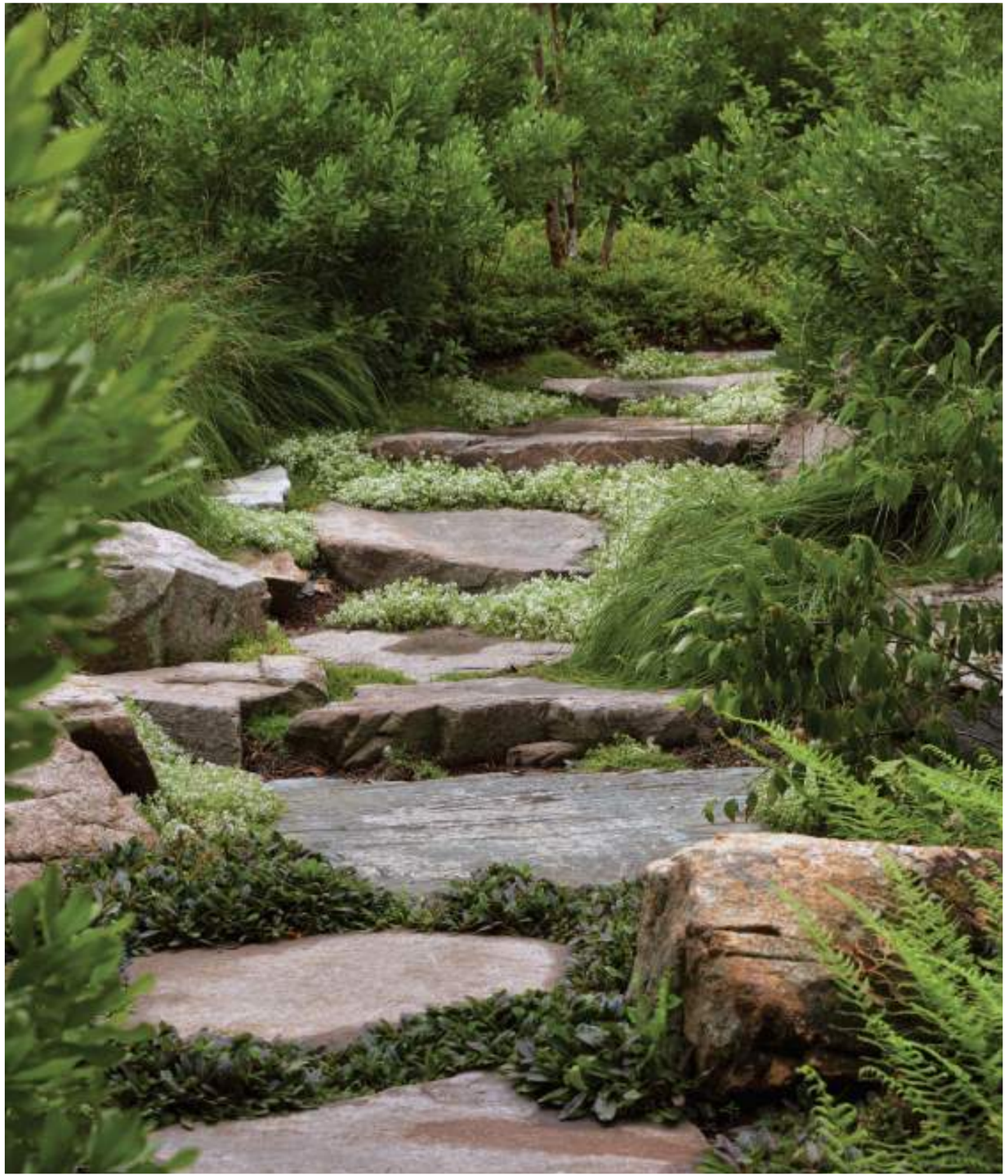
***Artemisia 'Silver Lining'*** **ars**
White Sagebrush H, W

***Lagerstroemia indica x fauriei 'Natchez'*** **LN14, LN16, LN18**
White Crape Myrtle 15-20' H, 15-20' W

***Juniperus chinensis 'Sea Green'*** **Js**
Sea Green Juniper 4-6' H, 6-8' W

***Calamintha nepeta 'Blue Cloud'*** **cnb**
Blue Calamint 8-12" H, 12-18" W

# 38 & 46 SBD WOODLAND GARDENS PROPOSED PLANTING

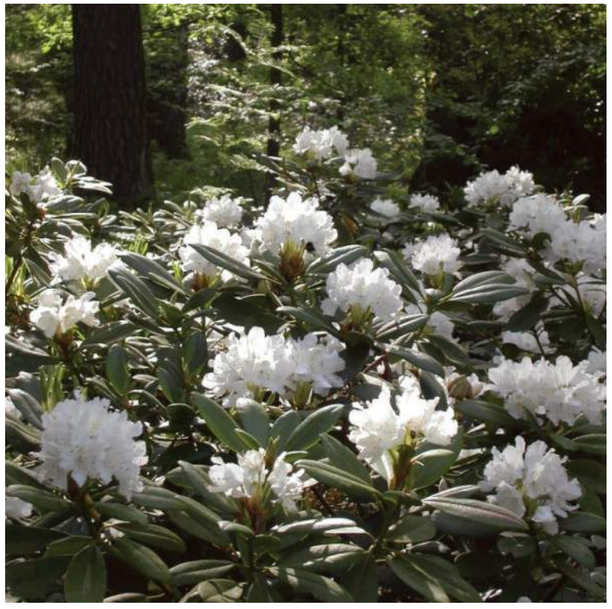


***Juniperus chinensis 'Hetzii Columnaris'***
Green Columnar Juniper

**JH8**
15-20' H, 4-6' W

# 38 & 46 SBD WOODLAND GARDENS PROPOSED PLANTING

***Rhododendron maximum*** **Rm4, Rm5, Rm6**
Rosebay Rhododendron 5-12' H, 5-10' W



***Rhododendron 'Boule de Neige'*** **Rhb**
White Catawba Hybrid Rhododendron 3-4' H, 3-4' W

***Rhododendron catawbiense 'Roseum Elegans'*** **Rg, Rg4, Rg5**
Roseum Elegans Rhododendron 6-10' H, 6-8' W

***Clethra alnifolia 'Hummingbird'*** **Cl, Clh**
Hummingbird Summersweet 2-4' H, 3-4' W

***Hydrangea quercifolia 'Pee Wee'*** **Hqpw**
Compact Oakleaf Hydrange 3-5' H, 3-5' W

***Hydrangea quercifolia 'Ruby Slippers'*** **Hqr**
Ruby Oakleaf Hydrangea 3-4' H, 4-5' W

***Hydrangea quercifolia 'Snow Queen'*** **Hq**
Snow Queen Oakleaf Hydrangea 4-6' H, 5-7' W

***Aronia melanocarpa 'Viking'*** ***Av***
***Black Chokeberry*** ***4-6' H, 4-6' W***

# 38 & 46 SBD WOODLAND GARDENS PROPOSED PLANTING

***Heuchera villosa 'Autumn Bride'*** **hua**
Green Coral Bells 15-24" H, 12-18" W

***Astilbe japonica 'Peach Blossom'*** **ast**
Peach Astilbe 24-28" H, 12-18" W

***Hemerocallis 'Sunday Gloves'*** **he3**
Pale Yellow/White Daylily 24-30" H, 18-24" W

***Deschampsia cespitosa 'Pixie Fountain'*** **g10**
Pixie FountainTufted Hair Grass 18-24" H, 18-24" W

***Gaultheria procumbens*** **gp**
Wintergreen 4-6" H, 8-12" W

***Tiarella x 'Pink Skyrocket'*** **tap**
Foam Flower 6-12" H, 10-12" W

***Arctostaphylos uva-ursi 'Massachusetts'*** **auu, auv**
Red Bearberry 6-12" H, 12-36" W

***Dryopteris erythrosora 'Brilliance'*** **fo5**
Autumn Fern 12-24" H, 12-24" W

***Dryopteris goldiana*** **fo6**
Goldy's Wood Fern 36-48" H, 24-36" W

***Dryopteris marginalis*** **f12**
Evergreen Wood Fern 15-18" H, 15-18" W

***Dennstaedtia punctilobula*** **f13**
Hayscented Fern 12-24" H, 18-24" W

# 38 & 46 SBD BEACH FRONT GARDENS STYLING

# 38 & 46 SBD BEACH FRONT GARDENS PROPOSED PLANTING

***Juniperus chinensis 'Torulosa'***
Hollywood Juniper

**JT10**
10-15' H, 6-15' W

***Juniperus virginiana***
Eastern Red Cedar

**JV12**
40-50' H, 8-20' W

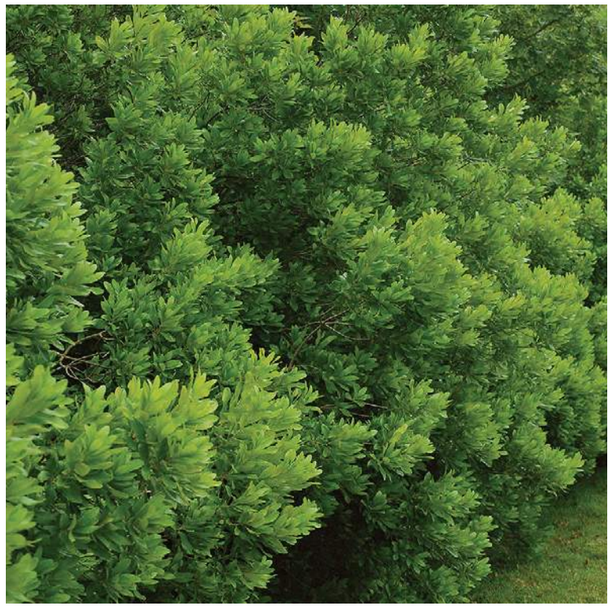
# 38 & 46 SBD BEACH FRONT GARDENS PROPOSED PLANTING

***Clethra alnifolia 'Vanilla Spice'*** **Cls**
Vanilla Spice Summersweet 3-6' H, 3-5' W

***Hydrangea macrophylla 'Bailmer'*** **He**
Endless Summer Big Leaf Hydrangea 3-5' H, 3-5' W

***Hypericum patulum 'Hidcote'*** **Hph**
Hidcote St. John's Wort 2-4' H, 2-4' W

***Ilex verticillata 'Red Sprite'*** ***Ivs***
***Red Winterberry*** ***3-5' H, 3-4' W***



***Myrica pensylvanica*** **M2, M3, M4. M5, M6, M30**
Bayberry 6-8' H, 3-4' W

***Ilex glabra 'Gem Box'*** **Igb2**
Gem Box Inkberry 2-3' H, 2-3' W

***Ilex glabra 'Densa'*** **Igd2, Igd3**
Densa Inkberry 3-4' H, 2-3' W

***Ilex glabra 'Shamrock'*** **Igs2, Igs3**
Inkberry 3-4' H, 3-4' W

# 38 & 46 SBD BEACH FRONT GARDENS PROPOSED PLANTING

***Agastache 'Blue Fortune'*** **abf**
Blue Anise Hyssop 24-36" H, 24-36" W

***Asclepias incarnata*** **asi**
Swamp Milkweed 36-60" H, 24-36" W

***Hibiscus moscheutos 'Blue River II'*** **hib**
White Hibiscus 48-60" H, 36-48" W

***Arctostaphylos uva-ursi 'Massachusetts'*** **auu, auv**
Red Bearberry 6-12" H, 12-36" W

***Salvia nemorosa 'Crystal Blue'*** **scb**
Ice Blue Salvia 24-26" H, 18-20" W

***Hibiscus moscheutos*** **him**
Swamp Rose Mallow 36-84" H, 24-48" W

***Muhlenbergia capillaris*** **g23**
Pink Muhly Grass 24-36" H, 30-36" W

***Pennisetum alopecuroides 'Etouffee'*** **g35a**
Infertile Pink Foxtail Grass 30-36" H, 30-36" W

# 46 SBD POOL TERRACE GARDENS PROPOSED PLANTING

***Prunus laurocerasus 'Schipkaensis'*** **Ps6, Ps7**
Skip Cherry Laurel 8-10' H, 4-6' W

***Hydrangea paniculata 'Sweet Summer'*** **Hps**
Sweet Summer Panicle Hydrangea 5-6' H, 4-6' W

***Phlox paniculata 'David'*** **ph**
White Phlox 36-60" H, 18-24" W

***Perovskia a. 'Blue Jean Baby'*** **paj**
Compact Russian Sage 30-34" H, 24-36" W

***Artemisia stelleriana 'Silver Brocade'*** **asn**
Wormwood 6-12" H, 15-18" W

***Achillea millefolium 'Pink Grapefruit'*** **amg**
Pink Yarrow 12-24" H, 12-24" W

***Hydrangea macrophylla 'Blushing Bride'*** **Hl**
Big Leaf Hydrangea 3-6' H, 3-6' W

***Buxus 'Green Velvet'*** **Bg18, Bg24, Bg30, Bg36**
Green Velvet Boxwood 2.5-3' H, 2.5-3' W

***Salvia nemorosa 'Crystal Blue'*** **scb**
Color Spires Blue Salvia 24-26" H, 18-20" W

***Allium 'Summer Beauty'*** **ais**
Pale Purple Summer Allium 12-18" H, 12-18" W

June 30, 2025

City of Norwalk
125 East Avenue
Norwalk, CT 06851

Attention: Bryan Baker, Principal Planner
Norwalk Planning and Zoning Commission

Reference: Flood Zone Compliance Review
46 South Beach Drive
RACE Project No. 2024097

Dear Mr. Baker:

**RACE COASTAL ENGINEERING** ("**RACE**") has performed an engineering assessment of the potential impacts upon coastal flood conditions that could result from the proposed site improvements at 46 South Beach Drive, Norwalk, CT. **RACE** reviewed the proposed site improvements for flood zone compliance with respect to FEMA guidelines and requirements. **RACE** also reviewed that the proposed work would not result in an increase in the Base Flood Elevations (BFEs) at the site or on adjacent properties, in compliance with the City of Norwalk Zoning Regulations – Article 6.9.5 Provisions for Flood Hazard Reduction. The proposed site improvements include renovations/elevating the existing dwelling, new stair structures, at-grade pool and patios and associated landscaping which are depicted on the following project plans:

- Site Development Plan Depicting 46 South Beach Drive Norwalk CT" Prepared by Redniss & Mead dated June 16, 2025.
- "Private Residence 46 South Beach Drive Norwalk CT 06853" Issued for Zoning Review dated June 16, 2025 by Oliver Cope Architect.
- "46 South Beach Drive Landscape Permitting Drawings" Issued June 16, 2025 by Edmund D. Hollander Landscape Architect Design, P.C.

The site, as well as the adjacent properties, are located in the Special Flood Hazard Area (SFHA) on FEMA Flood Insurance Rate Map (FIRM) No.09001C0541G effective July 8, 2013. The flood zone designations include a Zone VE with a BFE of +15 feet (NAVD 88) and Zone AE with a BFE of +15 feet (NAVD 88). The Zone VE designation represents a Coastal High Hazard Area. The existing dwelling to be modified and elevated and at-grade patio areas will be partially or wholly located in Zone VE. The other site improvements, including the proposed pool, are to be located entirely within Zone AE.

To document that the proposed improvements would not adversely impact the effective FEMA Base Flood Elevation or cause increased flood impacts to adjacent properties, **RACE** performed the following analyses of the potential flooding impacts of the proposed improvements:

1. A wave crest analysis of proposed site conditions relative to the effective FEMA Base Flood Elevation.
2. A wave runup analysis of proposed site conditions relative to the effective FEMA Base Flood Elevation.
3. A wave reflection analysis of proposed site conditions relative to the effective FEMA Base Flood Elevation.

**RACE** utilized starting wave data from Transect 23 (H = 9.42 ft, T = 4.81 seconds, Wave set-up = 2.1 ft) of FEMA's FIS due to its proximity to the site. **RACE** employed FEMA's Coastal Hazard Analysis Modeling Program (CHAMP)'s Wave Height Analysis for Flood Insurance Studies (WHAFIS) model to calculate the wave crest elevations on site. One cross-sectional transect across the center of the property was analyzed for the proposed site condition and compared to the effective FEMA Base Flood Elevation. The WHAFIS results show that the proposed work does not increase the wave crest elevations on the site or adjacent properties.

Wave runup was analyzed for the proposed conditions using ACES's *Wave Runup and Overtopping on Impermeable Structures* application. The analysis demonstrated that there would be no increase in the effective FEMA BFE as a result of wave runup elevations on the site or adjacent properties.

Wave reflection was analyzed using ACES's *Combined Reflection and Diffraction by a Vertical Wedge* Application. The reflection analysis showed the effective FEMA BFE will not be increased at the site or adjacent sites due to reflected waves.

Based on our review, it is **RACE's** professional opinion that the proposed site improvements will not create adverse impacts with respect to flooding at the site or adjacent properties when compared to the effective FEMA BFE. **RACE** certifies that the proposed improvements will:

1. Not increase wave crest elevations on the site or adjacent properties.
2. Not increase wave runup elevations on the site or adjacent properties.
3. Not increase wave crest elevations on the site or adjacent properties due to reflected waves.

In addition to analysis of the proposed improvements relative to impacts to the flooding characteristics of the site, **RACE** reviewed the proposed dwelling modifications and additional site improvements for compliance with the NFIP and Article 6.9.5 of the Norwalk Zoning Code. The proposed dwelling will be partially located in the Zone VE with a BFE of +15 feet. The dwelling meets the code requirements for first floor and utility elevations. Foundation elements of the dwelling below the BFE will consist of columns and will be appropriately designed and anchored to resist flood loads. Enclosed spaces in the Zone VE below the BFE will be utilized for storage and building access and will be enclosed with breakaway walls equipped with flood vents.

Based on our wave impact analyses and review of the site development design, **RACE** confirms that the proposed site improvements are in compliance with Article 6.9.5 of the Norwalk Zoning Code and will not cause an increase in the effective FEMA designated BFE at the site or cause adverse impacts with respect to flooding or environmental resources.

It is anticipated that this document is acceptable for your records. Should you have any questions, please contact the undersigned at 203-377-0663.

Very truly yours,

**RACE COASTAL ENGINEERING**

Azure Dee Sleicher, PE
Vice President – Coastal Engineering
CT PE License No. 23744

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

July 22, 2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901

**Re: 46 South Beach Drive**
**Preliminary Review of Coastal Site Plan Application #2025-54**
Raise an existing single family residence to be FEMA flood compliant, construct minor additions, improve stormwater management, and install an in-ground pool.

Dear Attorney Suchy:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application at their August 6, 2025, meeting. The below reflects my initial comments and the Commission may continue their review of the application at their regularly scheduled meetings that follow.

Please submit or comment on the following.

1) The required proof of mailings to properties within 100' of the subject parcel has yet to be received.

2) As the stormwater runoff is primarily collected via existing area drains within the yard and piped through the sea wall to the Long Island Sound, Staff would recommend the addition of plantings along the seawall to aid in stormwater filtration.

3) Though it is slightly reduced from existing, would it be possible to further reduce the amount of impervious surface coverage? As proposed it is still non-conforming, and the building coverage is increasing. Staff would encourage reducing the amount of impervious surface by at least 300 square feet (roughly the size of building coverage expansion) if feasible.

4) Staff will advise the Commission to consider if approving the project will result in a significant exposure of life and property to flood hazards. Though the proposed increase of living area is just under 400 square feet, it is not recommended to allow

significant expansion of living space in flood prone areas to be consistent with CCMA flood hazard policy to “minimize threats to life and property”.

5) I have referred this application to the Conservation Office and Harbor Management Commission. Please provide comments/approvals from the Health Department, DPW, WPCA etc. The link to the webpage can be found here.

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (amelia.williams@norwalkct.gov) or call (203-854-7259) if you have any questions regarding your application or the application process.

Sincerely,

Amelia Williams

Amelia Williams
Land Use Planner

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

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

1055 Washington Boulevard
Stamford, CT 06901

July 31, 2025

***Sent Via Email To:*** ***amelia.williams@norwalkct.gov*** ***and U.S. Mail To:***
Amelia Williams
Land Use Planner
City of Norwalk
Department of Planning & Zoning
125 East Avenue
Norwalk, CT 06851

***Re: #2025-54CAM – Plant Court, LLC – 46 South Beach Drive, Norwalk, CT***
***Application for Coastal Site Plan Review***

Dear Ms. Williams:

As you know, this firm represents Plant Court, LLC, owner of property at 46 South Beach Drive, which submitted a coastal site plan review application to the City of Norwalk Planning & Zoning Commission in connection with its plan to elevate the structure to meet the minimum flood elevation for the site established by the Federal Emergency Management Agency (FEMA) plus two feet (2') as required by the City of Norwalk Zoning Regulations, along with minor additions to the existing dwelling, removal of a nonconforming sitefront shed, and other site improvements. We are in receipt of your memorandum dated July 22, 2025, received via email on July 24, 2025, and offer the following comments and responses.

1. The required proof of mailings to properties within 100' of the subject parcel has yet to be received.
   **Response**: A copy of the certificate of mailing was emailed to you on July 24, 2025 with the original sent to you via regular first-class U.S. mail.

2. As the stormwater runoff is primarily collected via existing area drains within the yard and piped through the sea wall to the Long Island Sound, Staff would recommend the addition of plantings along the seawall to aid in stormwater filtration.
   **Response:** Refer to revised landscape plans (attached), which include a revised plant bed shape adjacent to the southwestern area drain to provide additional filtering for runoff tributary to the area drain. Additionally, notes will be included on site plan sheet SE-3, which indicate that the sump measurement of the existing area drains shall be confirmed in the field. Should they be less than two feet (2') deep, new area drains with extended sumps shall be installed.

3. Though it is slightly reduced from existing, would it be possible to further reduce the amount of impervious surface coverage? As proposed it is still non-conforming, and the building coverage

is increasing. Staff would encourage reducing the amount of impervious surface by at least 300 square feet (roughly the size of building coverage expansion) if feasible.
**Response**: Building coverage is 700 sq.ft. less than permitted in the CD-1S zone for this parcel. Total coverage, which must now include sidewalks, driveways, and other impervious surfaces, has been reduced as much as possible, thereby reducing the degree of nonconformity as it relates to coverage. All reasonable efforts have been undertaken to reduce coverage, but further diminishment is not feasible. Through the stormwater management design and review process, two (2) underground infiltration systems are proposed to provide water quality volume control (and groundwater recharge volume) for the tributary areas. This effectively reduces the impervious coverage by approximately 2,180 sq.ft. by creating disconnected impervious coverage (i.e. areas of impervious coverage that are redirected to infiltration systems, providing groundwater recharge) where there is no disconnected area under existing conditions.

In addition, the existing pool and spa, terrace, walls, and stairs to be removed are approximately 1,510 sq.ft. and the proposed pool, terraces, and stepstone paths are approximately 1,490 sq.ft., which represents a 20± sq.ft. reduction of impervious coverage. The existing dining terrace is 470± sq.ft., while the proposed terrace and stair area approximately 295± sq.ft., which is a 175± sq.ft. reduction. The reconfiguration of the outdoor living spaces into a series of smaller terraces connected by pathways and planted joints reduces existing impervious coverage by 195± sq.ft. but still achieves the same outdoor living program of dining and pool use that the owners currently enjoy. The pool is the same size as existing.

4. Staff will advise the Commission to consider if approving the project will result in a significant exposure of life and property to flood hazards. Though the proposed increase of living area is just under 400 square feet, it is not recommended to allow significant expansion of living space in flood prone areas to be consistent with CCMA flood hazard policy to "minimize threats to life and property".
**Response:** The increase in building coverage is approximately 328 sq.ft. for a covered porch on the first floor with open balcony above it, and an expansion of 28 sq.ft. for an interior bay window adjacent to the den. These habitable areas on the first floor exceed the minimum FEMA requirement of El.15' and city zoning requirement of an additional two feet (2'). Additional square footage proposed generally consists of nonhabitable space for an expanded chimney (38 sq.ft.) and small extensions of the existing garage and roof overhang to support elevating the dwelling and addressing architectural revisions (376± sq.ft.) as a result of the necessity to elevate the dwelling. Notably, a large existing nonconforming shed will be demolished.

More importantly, the entire dwelling and additions will be elevated to a finished floor of 19', thereby substantially exceeding the 17' required for both the FEMA and city minimum flood elevation, affording even greater protection to residents and the structure. This is not only an enormous undertaking from financial and logistical perspectives, but a significant modification to minimize threats to life and property and counterbalance the small increased building area. Further, the addition does not increase the number of bedrooms, and therefore, the potential permanent occupancy of the dwelling. As such, there is no increase in exposure to life and

property to flood hazards. Lastly, "[w]hen buildings undergo improvement, it is an opportunity for local flood plain management programs to reduce flood damage to existing structures." FEMA substantial improvement/substantial damage desk reference, p. 1-1. The substantial improvement concept is "to protect a property owner's investment and safety over time, reduce the total number of buildings that are exposed to flood damage, thus reducing the burden on taxpayers thru payment of disaster assistance." P. 3-1.

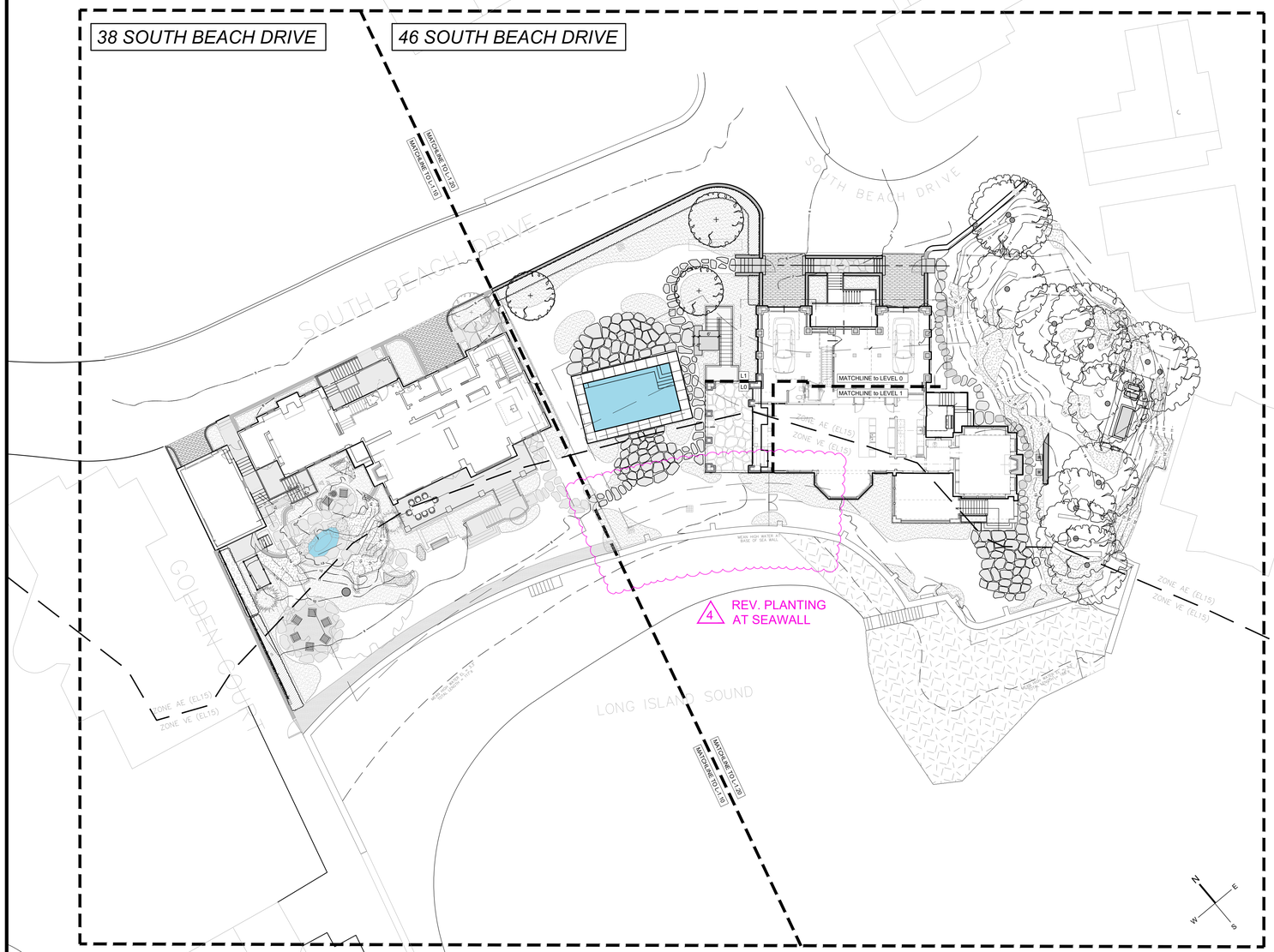
5. I have referred this application to the Conservation Office and Harbor Management Commission. Please provide comments/approvals from the Health Department, DPW, WPCA etc.
**Response:** As you know, the Harbor Management Commission reviewed the proposal at its July 23, 2025 meeting, found it to be consistent with the harbor management plan and issued a letter to you with its determination on July 28, 2025. TMP issued its signoff on July 28, 2025, which has been forwarded to you. Comments were received on July 29, 2025 from DPW/WPCA, and the applicant and development team will review and respond. As noted in my July 15, 2025 cover letter, the application and supporting documentation were also delivered to the Rowayton Volunteer Fire Department and SNEW, and we have followed up with these departments regarding their respective signoffs. Since the property is served by city sewer and not septic, the Norwalk Health Department does not have any reason to review the proposal.

Should you have further questions or comments, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS
Encl.




# 46 SOUTH BEACH DRIVE

46 SOUTH BEACH DRIVE
NORWALK, CT

## LANDSCAPE PERMITTING DRAWINGS

ISSUED: 07.29.2025

## LIST OF DRAWINGS:


DEMOLITION & REMOVALS PLANS
L-0.20 - DEMOLITION & REMOVALS PLAN - 46

LAYOUT & MATERIALS PLANS
L-1.20 - MATERIALS PLAN - 46

PLANTING PLANS
L-4.20 - PLANTING PLAN - 46 (REV.)



HOLLANDER design
Landscape Architects
200 Park Avenue South, Suite 1200, New York, New York
• phone : 212-473-0020 • projects@hollanderdesign.com


**PRELIMINARY SET**
**NOT FOR CONSTRUCTION**

| NO. | PURPOSE | DATE |
|---|---|---|
| 4 | REV. PER STAFF COMMENTS | 7.29.2025 |
| 3 | COASTAL SITE PLAN SUBMISSION | 07.16.2025 |
| 2 | ZBA SUBMISSION (APPROVED) | 06.26.2025 |
| 1 | ZBA SUBMISSION | 03.11.2025 |

RELEASES

SEAL

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PREPARED BY:

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EMAIL: projects@hollanderdesign.com


PROJECT:

46 SOUTH BEACH DRIVE

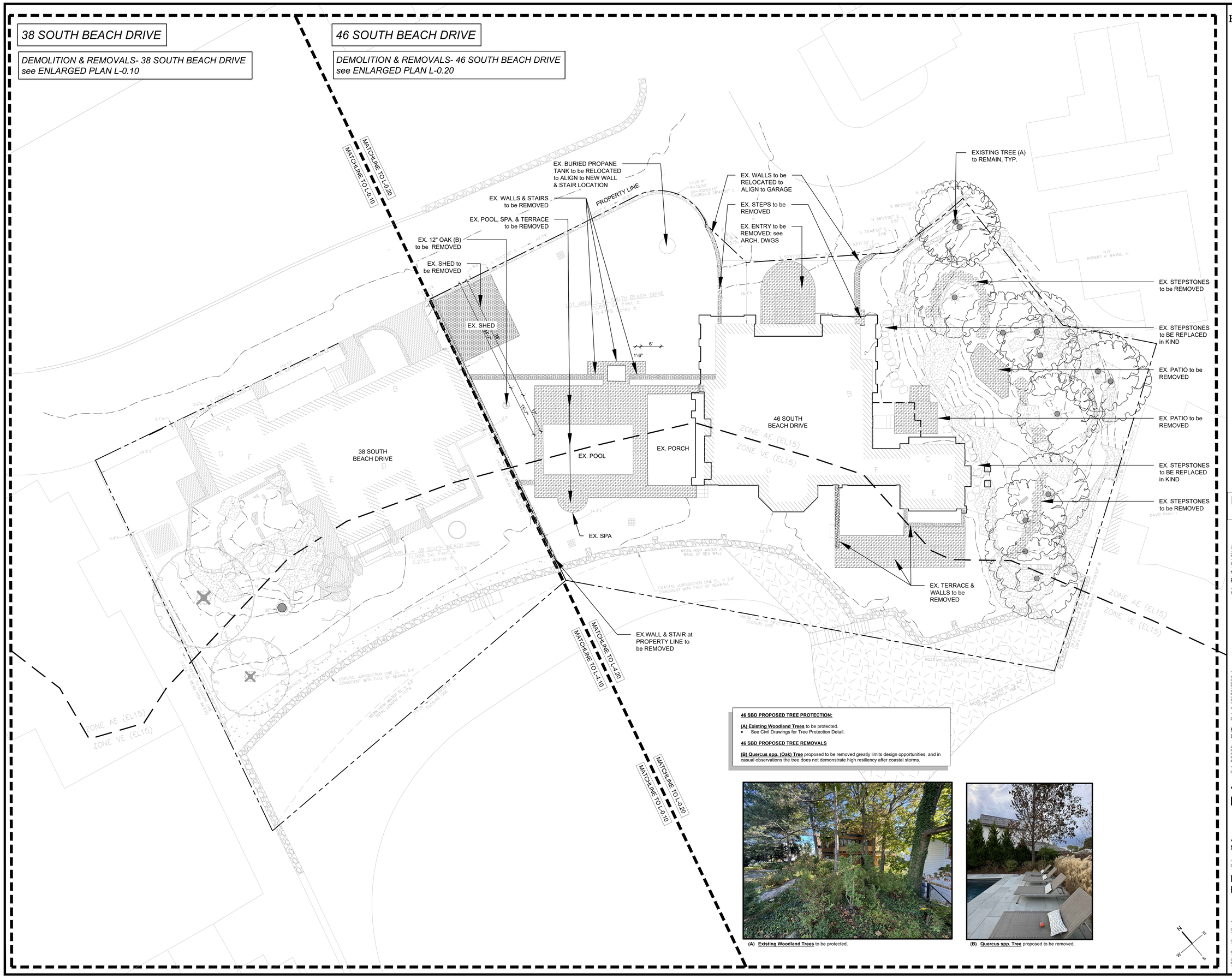
46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

LIST OF DRAWINGS & LOCATION PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1/16" = 1'-0"
CURRENT ISSUE DATE: 07.29.2025

SET: CD
SHEET: L-C




**46 SBD PROPOSED TREE PROTECTION:**

**(A) Existing Woodland Trees** to be protected.
- See Civil Drawings for Tree Protection Detail.

**46 SBD PROPOSED TREE REMOVALS**

**(B) Quercus spp. (Oak) Tree** proposed to be removed greatly limits design opportunities, and in casual observations the tree does not demonstrate high resiliency after coastal storms.



(A) **Existing Woodland Trees** to be protected.



(B) **Quercus spp. Tree** proposed to be removed.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PROJECT:

# 46 SOUTH BEACH DRIVE

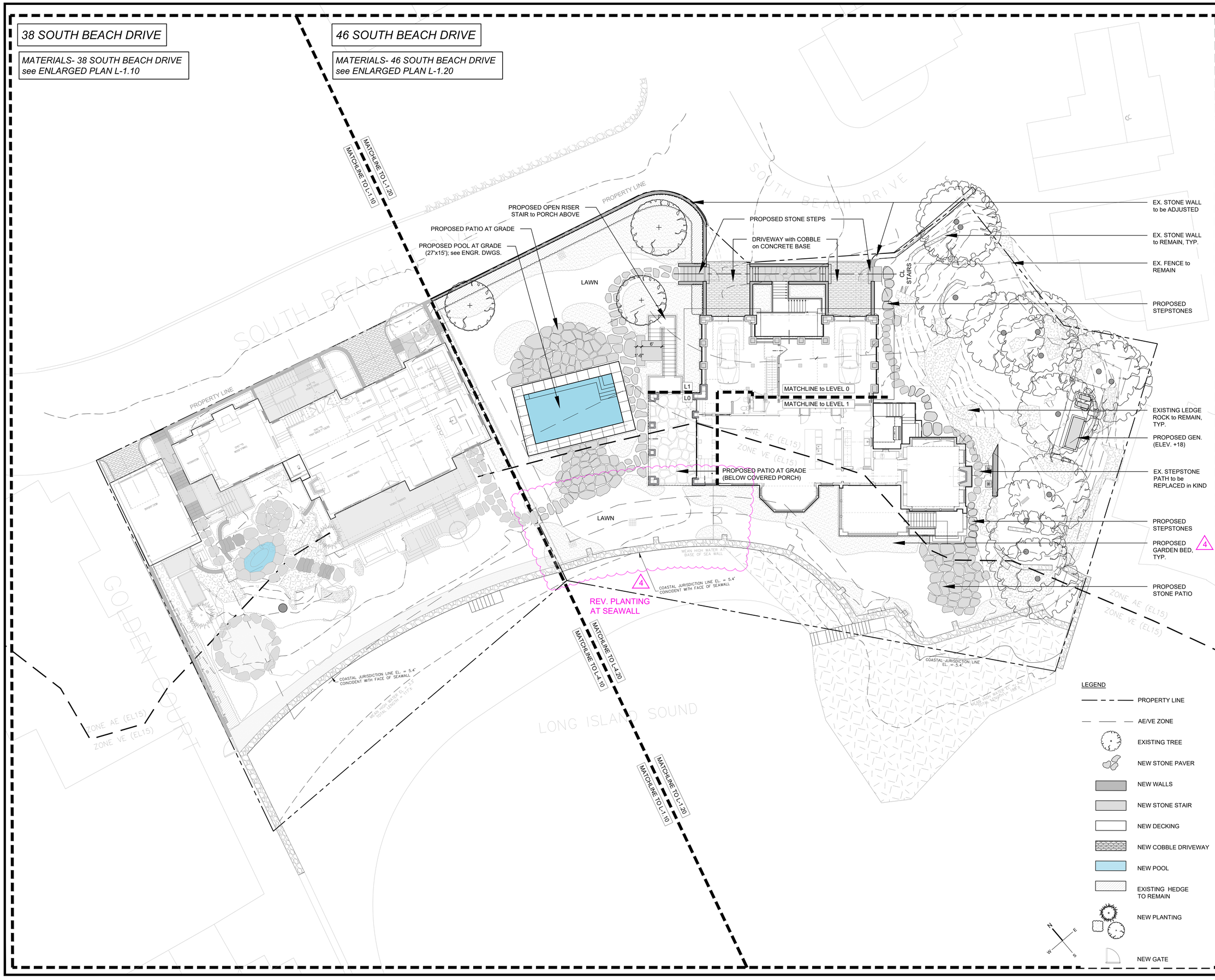
46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

## DEMOLITION & REMOVALS PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1" = 10'-0"
CURRENT ISSUE DATE: 07.29.2025

SET: CD
SHEET: L-0.20

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PROJECT:

# 46 SOUTH BEACH DRIVE

46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

MATERIALS PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1" = 10'-0"
CURRENT ISSUE DATE: 07.29.2025

SET: CD
SHEET: L-1.20

## 38 SOUTH BEACH DRIVE

PLANTING- 38 SOUTH BEACH DRIVE
see ENLARGED PLAN L-4.10

## 46 SOUTH BEACH DRIVE

PLANTING- 46 SOUTH BEACH DRIVE
see ENLARGED PLAN L-4.20

**46 SBD LANDSCAPE NARRATIVE:**

The proposed landscape design of 46 South Beach Drive has been developed to enhance the aesthetic and ecological functions of the site. The proposed North Grove Gardens are to be anchored by *Ginko biloba* (Maidenhair) Trees based on observing this species thriving on neighboring properties with similar conditions. In place of traditional lawn, the understory will be planted with a mix of flowering shrubs and groundcovers.

The planting palette is a mix of native and non-invasive, non-native plants that have been selected to thrive in the challenging coastal environment. The established trees of the Woodland will be protected through construction. While the majority of plants are native varieties, the selected plants reflect the Rowayton coastal community vernacular including trimmed hedges, architectural evergreens and summer flowering shrubs.

The exact location of proposed plantings and species types may vary from this plan based on site plan revisions, actual field locations and/ or availability.

**PLANTING PALETTE ORIGIN DEFINITIONS**

| | |
|---|---|
| CT NATIVE: | Plant is indigenous to Connecticut |
| COASTAL CT NATIVE: | Plant is indigenous to Coastal Connecticut |
| NA NATIVE: | Plant is indigenous to the Continental Unites States. |
| NON-NATIVE: | Plant is a non-invasive foreign plant or cultivar. |
| CULTIVAR: | Plant is a horticultural trade cultivar; Bred through selective breeding or found in the wild and reproduced for selected characteristics. |
| NATIVAR: | Plant is a horticultural trade cultivar of a CT or NA indigenous plant; Bred through selective breeding or found in the wild and reproduced for selected characteristics. |
| HYBRID CULTIVAR: | Plant is a non-invasive horticultural trade cultivar cross with a NA Native and Non-Native Plant |

**PLANTING PALETTE SALT TOLERANCE DEFINITIONS**

| | |
|---|---|
| SPRAY: | Plant can tolerate saltwater spray. |
| LOW: | Plant can tolerate saltwater spray and low soil salinity. |
| MODERATE: | Plant can tolerate saltwater spray and moderate soil salinity. |
| HIGH: | Plant can tolerate saltwater spray and high soil salinity and / or occasional inundation with saltwater. |

**PLANTING NOTES:**

A. **Coordination**: Prior to beginning operations, Contractor shall verify that all planting beds are in suitable condition for planting and are well-drained. Prior to beginning any work on the site, verify that areas shown on this drawing for planting operations are clearly identifiable in the field. If there is any uncertainty about proposed areas for planting, notify the Landscape Architect at once, and do not begin work on the site until these issues are clarified.

B. **Protecting existing utilities**: Locate and protect all utilities and structures prior to and during construction, and repair/replace any element damage during construction at no additional cost to Owner.

C. **Notification**: Notify Landscape Architect/Owner of any discrepancies or errors between plan and site conditions prior to commencement of work.

D. **Substitutions**: Plant substitutions may be made with the approval of the project Landscape Architect prior to planting.

E. **Plant material guarantee**: Plant material shall be guaranteed for a period of one year after completion of installation.

F. **Plant location staking**: All locations of plant materials to be staked in field for approval of Landscape Architect prior to planting.

G. **Drainage**: Prior to beginning planting operations, the landscape planting contractor will ensure that site drainage and soil conditions are suitable. At this point the landscape planting contractor assumes full responsibility for the acceptable condition of the topsoil backfill and drainage. Landscape Contractor will ensure that sub-drainage and decompaction of soil in planting and lawn areas is suitable.

H. **Topsoil for lawn areas**: Landscape Contractor will re-use existing topsoil stripped from site and amend with sand so that final mix is 2 parts topsoil to 1 part sand.

I. **Planting soil mix**: Soil mix for perennial, ground cover and shrub planting beds & tree pit backfilling, to be prepared of 3 parts reclaimed on-site topsoil, 2 parts sand and 1 part compost or other approved organic material. All trees to receive min. 12" planting mix around root ball. Shrub beds to receive 6" planting mix incorporated into soil to a depth of 12".

J. **Tree pits**: All tree pits to be excavated through any clay subsoil layers down to clean sand. Holes to be backfilled with sand to 6" below bottom of rootball and well-watered to settle sand prior to planting and backfilling. Circular planting pits with vertical sides shall be dug by hand or machine methods for planting of trees and shrubs. Tree pits for trees over 6 inches in caliper shall be 2 feet greater in diameter than the spread of the root mass and one foot deeper than the height of the root ball. Check tree pits for drainage before planting and ensure appropriate drainage.

K. **Planting mix amendment for tree pits**: Incorporate Mycor Tree Saver by Plant Health Care, Inc. (1-800-421-9051), a natural biofertilizer and soil conditioner, at the rate of 3 oz. per caliper inch for each proposed tree in the Planting Schedule.

L. Planting mix amendment for shrub beds: Rototill Healthy Start 3-4-3, by Plant Health Care, Inc. (1-800-421-9051), a natural biofertilizer and soil conditioner, at the rate of 3 oz. into the top 2 to 4 inches of each shrub planting pit.

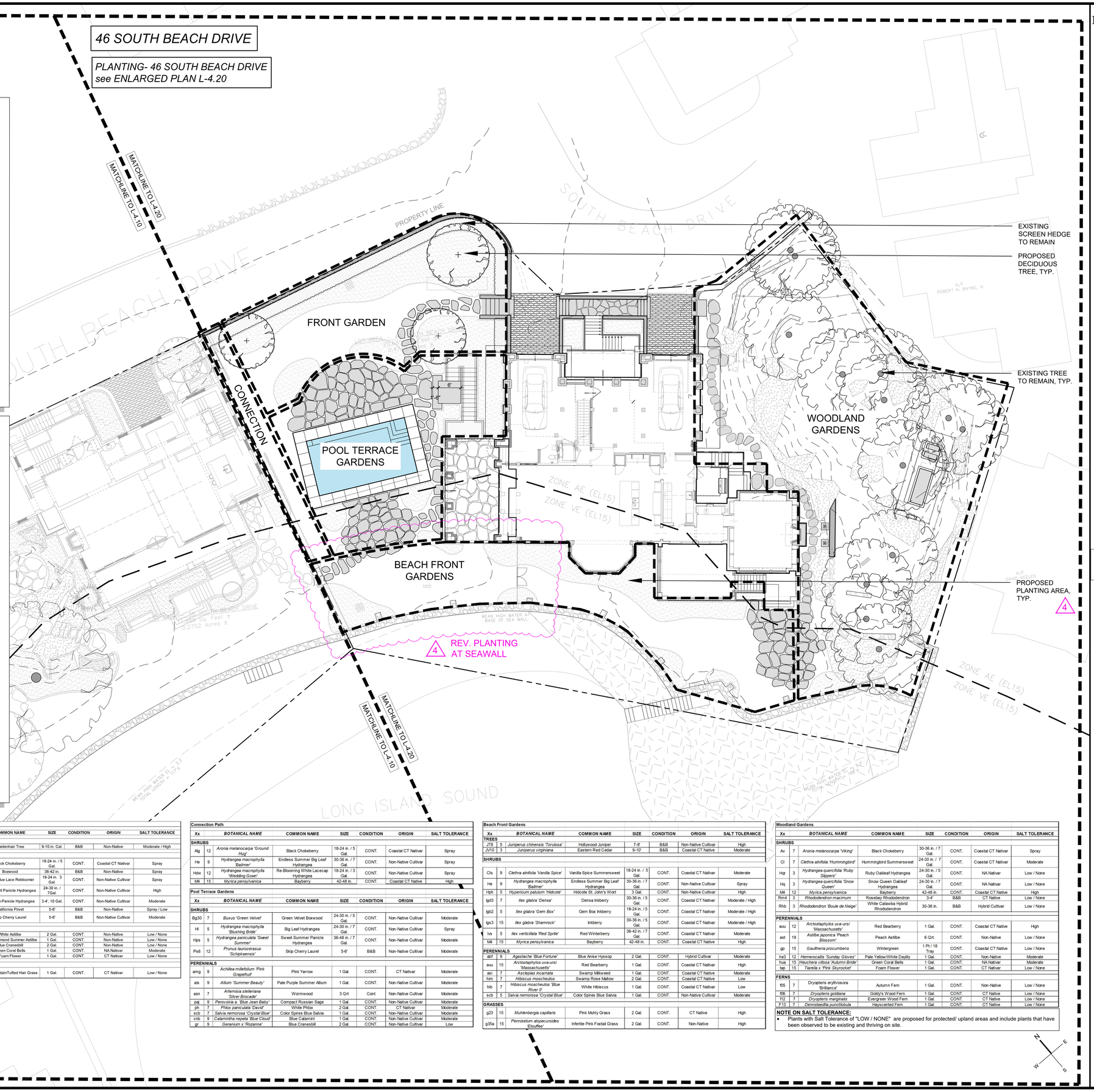
M. **Groundcover and perennial beds**: Excavate groundcover and perennial beds to a depth of 10 inches below finished grade and rototill Healthy Start 3-4-3 at the rate of 25 lb. per 1000 square feet into the top 2 to 4 inches of these beds.

N. **Mulch**: Apply 11/2" of shredded bark mulch after drip irrigation is installed. Cover with 1/2" of pine needle mulch.

O. **Inspection of plant material**: Landscape Architect to inspect all trees prior to delivery to site. Coordinate with Landscape Architect to review all plant material prior to installation.

P. **Watering**: Landscape Contractor shall coordinate planting with irrigation Contractor for plants to receive necessary water immediately after planting and during the "growing in" period. Landscape Contractor shall inform Owner/Landscape Architect if irrigation coverage is incomplete or inadequate. Water all plants as needed. The landscape contractor must provide as-built drawings with traceable markers on water line.

Q. **Deer Protection**: Wrap the trunks of all trees to a height of six (6) feet no later than September 1 to protect them from rubbing injuries caused by deer. For trees with a considerable number of branches lower than six (6) feet, other alternatives will be considered. In addition, apply "Hinder" repellent, registered for use on edible crops, or approved equal, according to manufacturer's recommendations.




**Front Garden**

| Xx | Qty | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| GB10 | 6 | *Ginkgo biloba* | Maidenhair Tree | 9-10 in. Cal. | B&B | Non-Native | Moderate / High |
| **SHRUBS** | | | | | | | |
| Ab | 12 | *Aronia melanocarpa 'Low Scape Snowfire'* | Black Chokeberry | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Spray |
| Bx | 15 | *Buxus sempervirens* | Boxwood | 36-42 in. | B&B | Non-Native | Spray |
| Hid | 15 | *Hydrangea macrophylla 'Let's Dance Starlight'* | Dwarf Blue Lace Rebloomer | 18-24 in. 3 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hpb | 15 | *Hydrangea paniculata 'Bombshell'* | Bombshell Panicle Hydrangea | 24-30 in. / 7Gal. | CONT. | Non-Native Cultivar | High |
| Hpp | 6 | *Hydrangea paniculata 'Phantom'* | Phantom Panicle Hydrangea | 3-4'. 10 Gal. | CONT. | Non-Native Cultivar | Moderate |
| L6 | 5 | *Ligustrum ovalifolium* | California Privet | 5-6' | B&B | Non-Native | Spray / Low |
| Pv6 | 7 | *Prunus laurocerasus 'Schipkaensis'* | Skip Cherry Laurel | 5-6' | B&B | Non-Native Cultivar | Moderate |
| **PERENNIALS** | | | | | | | |
| asd | 25 | *Astilbe japonica 'Deutschland'* | White Astilbe | 2 Gal. | CONT. | Non-Native | Low / None |
| ase | 25 | *Astilbe x arendsii 'Diamant'* | White Diamond Summer Astilbe | 1 Gal. | CONT. | Non-Native | Low / None |
| gr | 50 | *Geranium x 'Rozanne'* | Blue Cranesbill | 2 Gal. | CONT. | Non-Native | Low / None |
| hua | 25 | *Heuchera villosa 'Autumn Bride'* | Green Coral Bells | 1 Gal. | CONT. | NA Nativar | Moderate |
| tap | 15 | *Tiarella x 'Pink Skyrocket'* | Foam Flower | 1 Gal. | CONT. | CT Nativar | Low / None |
| **GRASSES** | | | | | | | |
| g10 | 75 | *Deschampsia cespitosa 'Pixie Fountain'* | Pixie Fountain/Tufted Hair Grass | 1 Gal. | CONT. | CT Nativar | Low / None |

**Connection Path**

| Xx | | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| Ag | 12 | *Aronia melanocarpa 'Ground Hug'* | Black Chokeberry | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Spray |
| He | 9 | *Hydrangea macrophylla Bailmer'* | Endless Summer Big Leaf Hydrangea | 30-36 in. / 7 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hdw | 12 | *Hydrangea macrophylla 'Wedding Gown'* | Re-Blooming White Lacecap Hydrangea | 18-24 in. / 3 Gal. | CONT. | Non-Native Cultivar | Spray |
| MI | 15 | *Myrica pensylvanica* | Bayberry | 42-48 in. | CONT. | Coastal CT Native | High |

**Pool Terrace Gardens**

| Xx | | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| Bg30 | 7 | *Buxus 'Green Velvet'* | Green Velvet Boxwood | 24-30 in. / 5 Gal. | CONT. | Non-Native Cultivar | Moderate |
| Hl | 5 | *Hydrangea macrophylla 'Blushing Bride'* | Big Leaf Hydrangea | 24-30 in. / 7 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hps | 5 | *Hydrangea paniculata 'Sweet Summer'* | Sweet Summer Panicle Hydrangea | 36-48 in. / 7 Gal. | CONT. | Non-Native Cultivar | Moderate |
| Pv6 | 12 | *Prunus laurocerasus 'Schipkaensis'* | Skip Cherry Laurel | 5-6' | B&B | Non-Native Cultivar | Moderate |
| **PERENNIALS** | | | | | | | |
| amg | 9 | *Achillea millefolium 'Pink Grapefruit'* | Pink Yarrow | 1 Gal. | CONT. | CT Nativar | Moderate |
| ais | 9 | *Allium 'Summer Beauty'* | Pale Purple Summer Allium | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| asn | 7 | *Artemisia stelleriana 'Silver Brocade'* | Wormwood | 3 Qrt | Cont | Non-Native Cultivar | Moderate |
| pilj | 9 | *Perovskia a. 'Blue Jean Baby'* | Compact Russian Sage | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| ph | 7 | *Phlox paniculata 'David'* | White Phlox | 2 Gal. | CONT. | CT Nativar | Moderate |
| scb | 7 | *Salvia nemorosa 'Crystal Blue'* | Color Spires Blue Salvia | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| cnb | 9 | *Calamintha nepeta 'Blue Cloud'* | Blue Calamint | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| gr | 9 | *Geranium x 'Rozanne'* | Blue Cranesbill | 2 Gal. | CONT. | Non-Native Cultivar | Low |

**Beach Front Gardens**

| Xx | | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **TREES** | | | | | | | |
| JTB | 5 | *Juniperus chinensis 'Torulosa'* | Hollywood Juniper | 7-8' | B&B | Non-Native Cultivar | High |
| JV10 | 3 | *Juniperus virginiana* | Eastern Red Cedar | 9-10' | B&B | Coastal CT Native | Moderate |
| **SHRUBS** | | | | | | | |
| Cls | 9 | *Clethra alnifolia 'Vanilla Spice'* | Vanilla Spice Summersweet | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Moderate |
| He | 9 | *Hydrangea macrophylla Bailmer'* | Endless Summer Big Leaf Hydrangea | 30-36 in. / 7 Gal. | CONT. | Non-Native Cultivar | Spray |
| Hph | 5 | *Hypericum patulum 'Hidcote'* | Hidcote St. John's Wort | 3 Gal. | CONT. | Non-Native Cultivar | High |
| Ipd3 | 7 | *Ilex glabra 'Densa'* | Densa Inkberry | 30-36 in. / 5 Gal. | CONT. | Coastal CT Nativar | Moderate / High |
| Ipb2 | 5 | *Ilex glabra 'Gem Box'* | Gem Box Inkberry | 18-24 in. / 5 Gal. | CONT. | Coastal CT Nativar | Moderate / High |
| Ips3 | 15 | *Ilex glabra 'Shamrock'* | Inkberry | 30-36 in. / 5 Gal. | CONT. | Coastal CT Nativar | Moderate / High |
| Ivs | 5 | *Ilex verticillata 'Red Sprite'* | Red Winterberry | 36-42 in. / 7 Gal. | CONT. | Coastal CT Native | Moderate |
| MI | 15 | *Myrica pensylvanica* | Bayberry | 42-48 in. | CONT. | Coastal CT Native | High |
| **PERENNIALS** | | | | | | | |
| abf | 9 | *Agastache 'Blue Fortune'* | Blue Anise Hyssop | 2 Gal. | CONT. | Hybrid Cultivar | Moderate |
| auu | 15 | *Arctostaphylos uva-ursi 'Massachusetts'* | Red Bearberry | 1 Gal. | CONT. | Coastal CT Native | High |
| asi | 7 | *Asclepias incarnata* | Swamp Milkweed | 1 Gal. | CONT. | Coastal CT Native | Moderate |
| him | 7 | *Hibiscus moscheutos* | Swamp Rose Mallow | 2 Gal. | CONT. | Coastal CT Native | Low |
| hib | 7 | *Hibiscus moscheutos 'Blue River II'* | White Hibiscus | 1 Gal. | CONT. | Coastal CT Native | Low |
| scb | 5 | *Salvia nemorosa 'Crystal Blue'* | Color Spires Blue Salvia | 1 Gal. | CONT. | Non-Native Cultivar | Moderate |
| **GRASSES** | | | | | | | |
| g23 | 15 | *Muhlenbergia capillaris* | Pink Muhly Grass | 2 Gal. | CONT. | CT Native | High |
| g35a | 15 | *Pennisetum alopecuroides 'Eisulfee'* | Infertile Pink Foxtail Grass | 2 Gal. | CONT. | Non-Native | High |

**Woodland Gardens**

| Xx | | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | ORIGIN | SALT TOLERANCE |
|---|---|---|---|---|---|---|---|
| **SHRUBS** | | | | | | | |
| Av | 7 | *Aronia melanocarpa 'Viking'* | Black Chokeberry | 30-36 in. / 7 Gal. | CONT. | Coastal CT Nativar | Spray |
| Cl | 7 | *Clethra alnifolia 'Hummingbird'* | Hummingbird Summersweet | 24-30 in. / 7 Gal. | CONT. | Coastal CT Native | Moderate |
| Hqr | 3 | *Hydrangea quercifolia 'Ruby Slippers'* | Ruby Oakleaf Hydrangea | 24-30 in. / 5 Gal. | CONT. | NA Nativar | Low / None |
| Hq | 3 | *Hydrangea quercifolia 'Snow Queen'* | Snow Queen Oakleaf Hydrangea | 24-30 in. / 7 Gal. | CONT. | NA Nativar | Low / None |
| MI | 12 | *Myrica pensylvanica* | Bayberry | 42-48 in. | CONT. | Coastal CT Native | High |
| Rm4 | 3 | *Rhododendron maximum* | Rosebay Rhododendron | 3-4' | B&B | CT Native | Low / None |
| Rhb | 3 | *Rhododendron 'Boule de Neige'* | White Catawba Hybrid Rhododendron | 30-36 in. | B&B | Hybrid Cultivar | Low / None |
| **PERENNIALS** | | | | | | | |
| auu | 12 | *Arctostaphylos uva-ursi 'Massachusetts'* | Red Bearberry | 1 Gal. | CONT. | Coastal CT Native | High |
| ast | 19 | *Astilbe japonica 'Peach Blossom'* | Peach Astilbe | 6 Qrt. | CONT. | Non-Native | Low / None |
| gp | 15 | *Gaultheria procumbens* | Wintergreen | 1 Pt / 18 Tray | CONT. | Coastal CT Native | Low / None |
| he3 | 12 | *Hemerocallis 'Sunday Gloves'* | Pale Yellow/White Daylily | 1 Gal. | CONT. | Non-Native | Moderate |
| hua | 15 | *Heuchera villosa 'Autumn Bride'* | Green Coral Bells | 1 Gal. | CONT. | NA Nativar | Moderate |
| tap | 15 | *Tiarella x 'Pink Skyrocket'* | Foam Flower | 1 Gal. | CONT. | CT Nativar | Low / None |
| **FERNS** | | | | | | | |
| f05 | 7 | *Dryopteris erythrosora 'Brilliance'* | Autumn Fern | 1 Gal. | CONT. | Non-Native | Low / None |
| f06 | 7 | *Dryopteris goldiana* | Goldy's Wood Fern | 1 Gal. | CONT. | CT Native | Low / None |
| f12 | 7 | *Dryopteris marginalis* | Evergreen Wood Fern | 1 Gal. | CONT. | CT Native | Low / None |
| F13 | 7 | *Dennstaedtia punctilobula* | Hayscented Fern | 1 Gal. | CONT. | CT Native | Low / None |

**NOTE ON SALT TOLERANCE:**

- Plants with Salt Tolerance of "LOW / NONE" are proposed for protected/ upland areas and include plants that have been observed to be existing and thriving on site.


HOLLANDER design
Landscape Architects
200 Park Avenue South, Suite 1200, New York, New York
● phone - 212-473-0626 ● projects@hollanderdesign.com


**PRELIMINARY SET**
**NOT FOR CONSTRUCTION**

| NO. | PURPOSE | DATE |
|---|---|---|
| 4 | REV. PER STAFF COMMENTS | 7.29.2025 |
| 3 | COASTAL SITE PLAN SUBMISSION | 07.16.2025 |
| 2 | ZBA SUBMISSION (APPROVED) | 06.26.2025 |
| 1 | ZBA SUBMISSION | 03.11.2025 |

RELEASES

SEAL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PREPARED BY:


EDMUND D. HOLLANDER
LANDSCAPE ARCHITECT DESIGN, P.C.

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NEW YORK, NY 10003
PHONE: 212.473.0620
FAX: 212.473.1104
EMAIL: projects@hollanderdesign.com


PROJECT:

# 46 SOUTH BEACH DRIVE

46 SOUTH BEACH DRIVE
NORWALK, CT

DRAWING NAME:

## PLANTING PLAN - 46

DRAWN BY: CD, SP, & LTD
CHECKED BY: EDH
SCALE: 1" = 10'-0"
CURRENT ISSUE DATE: 07.29.2025

SET: CD
SHEET: L-4.20

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** July 28th, 2025

**TO:** Planning and Zoning Commission – Galen Wells, Chair

**FROM:** Amelia Williams, Land Use Planner

**SUBJECT:** #2025 - 54 CAM – Plant Court, LLC – 46 South Beach Drive – Raise an existing single family residence to be FEMA flood compliant, construct minor additions, improve stormwater management, and install an in-ground pool

**District**: 6 **Block:** 36 **Lot:** 63 **Zone:** CD-1S **Flood Zone:** VE (EL.15) and AE (EL.15)

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**ZONING HISTORY:**
The .47-acre property currently consists of an existing non-conforming three and a half story single-family residence with an integral and in-ground pool. Given the non-conformities on the property, the applicant has already gone to the ZBA to obtain the necessary variances for the project. There is an existing seawall along the Southern property line that separates the property from a beach. The stormwater management system that currently exists on site includes area drains to the north and south that discharge to South Beach Drive and Long Island Sound. About a third of the property is within the Limit of Moderate Wave Action (LiMWA) and a high velocity flood zone.

**PROPOSED USE/STRUCTURE:**
The applicant is proposing to raise the existing residence and reconfigure the locations of accessory structures, including the pool and generator. The existing non-conforming shed will be removed. There will be minor additions to the house, and it will be compliant with VE flood zone standards; the house will be built on piers with breakaway panels. Building coverage is proposed to increase by 364 square feet and impervious surface coverage is non-conforming and proposed to decrease by 28 square feet (still roughly 900 square feet more than the maximum allowed). The existing walkways, driveway, and balconies are proposed to remain with minor changes.

**STAFF COMMENTS:**
- Staff recommend placement of more garden plantings and less lawn closest to the seawall to provide a more functional buffer and to aid in stormwater filtration.
- Staff encouraged the applicant to reduce the amount of impervious surface by at least 300 square feet (roughly the size of building coverage expansion) if feasible.
- Though the proposed increase of living area is just under 400 square feet, it is not recommended to allow significant expansion of living space in flood prone areas to be consistent with CCMA flood hazard policy to “minimize threats to life and property”.

**ZONING BOARD OF APPEALS**: A variance application (#V25-0417-03) was approved in June of this year. The ZBA granted variances (front yard 30' required, 18.4' existing/15.7' proposed; Building Height 32' required, 29.4' existing/37.1' proposed; Total Building Height 40' required, 37.4' existing/44.3' proposed) to elevate and alter an existing SFR, vary parking in front setback (30' required, 18.4' existing/15.7' proposed), install replacement pool (Rear Yard required 50' from front property line, existing 48'/proposed 38' in Side Yard), replace retaining wall section (5' from property line required, 0' existing & proposed) per Table 4.3.1-C and vary buffer from coastal jurisdiction line (15' required/14' existing and proposed).

**SIGN-OFFS:** Department approvals/comments have been received from the Conservation Office, TMP, Department of Public Works, and Harbor Management Commission.

**VIOLATIONS:** There are no zoning violations currently on the property.

The following resolutions are offered:

***DRAFT RESOLUTION TO APPROVE***

**BE IT RESOLVED** that application #2025 - 54 CAM – Plant Court, LLC – 46 South Beach Drive – Raise an existing single family residence to be FEMA flood compliant, construct minor additions, improve stormwater management, and install an in-ground pool be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

    a. Per site plans dated 3/11/2025 and revised 7/16/2025 prepared by Redniss & Mead, Stamford, CT

    b. Per architectural plans dated 3/11/2025 and revised 6/30/2025 prepared by Oliver Cope • Architect, New York, NY

    c. Per landscape plans dated 3/11/2025 and revised 7/16/2025 prepared by Hollander Design, New York, NY

    d. Per zoning location survey dated 1/24/2025 and revised 7/1/2025 prepared by James A Dennison, L.S., Stratford, CT

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

5. That any changes to the plans be reviewed by Staff prior to implementation; and

6. That any utilities comply with setbacks and flood regulations; and

7. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

9. That impervious surface be reduced by at least 300 square feet, if feasible; and

10. That the landscape plan be revised to include a vegetative buffer along the seawall approved by Staff prior to issuance of zoning permit; and

11. That all plantings be implemented prior to COZC; and

12. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

13. That no changes to the seawall are permitted without City review and DEEP approval; and

14. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

---

***DRAFT RESOLUTION TO DENY***

**BE IT RESOLVED** that application #2025 - 54 CAM – Plant Court, LLC – 46 South Beach Drive – Raise an existing single family residence to be FEMA flood compliant, construct minor

additions, improve stormwater management, and install an in-ground pool as shown on site plans dated 3/11/2025 and revised 7/16/2025 prepared by Redniss & Mead, Stamford, CT, architectural plans dated 3/11/2025 and revised 6/30/2025 prepared by Oliver Cope • Architect, New York, NY, landscape plans dated 3/11/2025 and revised 7/16/2025 prepared by Hollander Design, New York, NY, and zoning location survey dated 1/24/2025 and revised 7/1/2025 prepared by James A Dennison, L.S., Stratford, CT, be **DENIED** subject to the following reasons:

1.
2.

**BE IT FURTHER RESOLVED** that the effective date of this denial shall be August 15th, 2025.

CITY OF NORWALK
CONSERVATION OFFICE
125 EAST AVE., NORWALK, CT 06856

# MEMORANDUM

DATE: July 25, 2025

TO: Amelia Williams, Land Use Planner

FROM: Alexis Cherichetti, Senior Environmental Officer

**RE:** **46 South Beach Drive - #2025-54 CAM**
Elevation of exiting single-family residence for FEMA compliance, construction of minor additions, stormwater management and installation of pool

Upon review of our records and maps, it appears that the property at 46 South Beach Drive does not contain any inland wetlands and watercourses. None of the proposed activities would be considered 'regulated activities' under the City of Norwalk Inland Wetlands & Watercourses Regulations. This CAM application will not require an application before the Inland Wetland Agency.

The Conservation Office finds the proposed density, variety and plant species proposed for both the 'Beachfront Gardens' and 'Woodland Gardens' are appropriate, however we would recommend placement of more garden plantings and less lawn closest to the seawall to provide a more functional tidal wetland buffer.

Thank you for the opportunity to comment. If you have any questions regarding the above, please call or email me.

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: esuchy@carmodylaw.com*

To: Elizabeth A.B. Suchy, Esq. – Carmody Torrance Sandak & Hennessey LLP
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
Date: July 28, 2025
**Subject: 46 South Beach Drive – Single-Family Home Renovations – TMP Signoff**

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The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a substantive review of the following documents related to the Coastal Area Management Application for the proposed site improvements at 46 South Beach Drive:

- "Site Development Plans depicting 46 South Beach Drive, Norwalk, CT", prepared by Redniss & Mead Inc., revised July 16, 2025;
- "Landscape Permitting Drawings" for 46 South Beach Drive, Norwalk, CT, prepared by Hollander Design Landscape Architects, revised July 16, 2025; and,
- Zoning Location Survey prepared for Plant Court LLC (46 South Beach Drive, Norwalk, CT)", prepared by James A. Dennison L.S., dated January 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,

Benjamin Yeung

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

Cc: DPW Permits
Jay Habansky – Chief of Economic and Community Development
James Travers, Director – TMP
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, PE, Assistant Engineer – Department of Public Works
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
Alexis Cherichetti, Senior Environmental Officer – Conservation Office
William Mooney, Assistant Director of Health – Health Department
Troy Donohue, Deputy Fire Marshal – Fire Department

W:\Roads\CityRoads\S\SouthBeachDr\DevelopmentReview\46_SBeachDr\Correspondence\20250728_TMP-Signoff\20250728_46SBeachDr_TMP-Signoff.docx

DEPARTMENT OF ENGINEERING

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

July 29, 2025

Sent via email to: esuchy@carmodylaw.com

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP

**RE: 46 South Beach Drive (District 06, Block 36, Lot 63)**
**Proposed Site Improvements of Single-Family Residence (Raised dwelling, Site Work, etc.)**
**Department of Engineering's Plan Review Comments**

Dear Ms. Suchy:

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

The following documents were provided and included in our review:

- Site Plan titled "Site Development Plan Depicting 46 South Beach Drive Norwalk, CT Prepared for Plant Court L.L.C.," prepared by Redniss and Mead, Inc., dated 03/11/2025 and last revised 07/16/2025
- Engineering Report titled "46 South Beach Drive Site Engineering Report," prepared by Redniss and Mead, Inc., dated 03/11/2025 and last revised 06/16/2025

The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off:

1. Water should not be directly discharged to the City right-of-way. The applicant shall consider alternatives to the proposed weep hole that would otherwise drain onto the ROW.
2. Please confirm if any exterior utility work is proposed as part of the development. Should utility work be proposed, the plan shall be revised to include all existing and proposed utility information (i.e. pipe size, material, inverts, etc.) and proposed connection locations and abandonments along with the corresponding details.
3. The plan shows the driveway sight line triangles. Please confirm there will be no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City's Roadway Standards.

4. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
    a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

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

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning
Alexis Cherichetti, Senior Environmental Officer/Assistant Director – Conservation and Planning and Zoning

I ♥ NORWALK

Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 36 Shorefront Park, Norwalk, CT 06854 **2.** D/B/L/U: 2/85/21

3. Proposed Work: See attached Schedule A **4.** Zone: CD-1S

**5. Applicant Identification:**

Applicant Name: Timothy and Samantha Davenport

Address: 36 Shorefront Park - Norwalk, CT 06854

Phone Number: c/o Elizabeth A.B. Suchy, Esq. - 203-252-2656 Email: c/o Elizabeth A.B. Suchy, Esq. - esuchy@carmodylaw.com

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

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

Name: Elizabeth A.B. Suchy, Esq.

Address: Carmody Torrance Sandak & Hennessey LLP, 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Business Phone: 203-252-2656 Email: esuchy@carmodylaw.com

**6. Property Owner, if different than applicant:**

Owner Name: Same as Applicant

Address: _____

Phone Number: _____ Email: _____

**7. Project Information:**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ◉ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ○ Subdivision or Resubdivision Application
- ○ Special Permit or Special Exception Application
- ○ Site Plan Review Application
- ○ Variance Application
- ○ Municipal Project (CGS Section 8-24)

**6. Project Site Plans:**

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☑ **All** coastal resources on and contiguous to the site
- ☑ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☑ Soil erosion and sediment controls
- ☑ Storm water management & treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☑ Landscaping and planting plan (existing & proposed)
- ☑ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☑ Easements (utility, sight preservation, conservation, pedestrian)

**7. Site Information:**

**a)** Street Address or Geographical Description:
36 Shorefront Park, Norwalk, CT 06854

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

**c)** Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Long Island Sound

**d)** Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
See Schedule A attached hereto and made a part hereof.

**e)** Indicate the area of the project site: 0.15 acres **or** 6,486± square feet

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

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

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

**8. Description of Proposed Project or Activity:**

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

See Schedule A attached hereto and made a part hereof.

**9. Description of Proposed Stormwater Best Management Practices:**

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

See Schedule A and Coastal Area Management Evaluation by LandTech Consult attached hereto and made a part hereof.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

**11. Consistency with Applicable Coastal Resource Policies and Standards:**

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

See Schedule A and Coastal Area Management Evaluation by LandTech Consult, attached hereto and made a part hereof.

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

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

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

* General Development policies are applicable to all proposed activities

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

**13. Consistency With Applicable Coastal Use Policies and Standards:**

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

See Schedule A and Coastal Area Management Evaluation by LandTech Consult attached hereto and made a part hereof.

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

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

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

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

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

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

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

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

See Schedule A attached hereto and made a part hereof.

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

**16. Mitigation of Potential Adverse Impacts:**

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

See Schedule A attached hereto and Coastal Area Management Evaluation by LandTech Consult, attached hereto and made a part hereof.

**17. Remaining Adverse Impacts:**

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

No adverse impacts are anticipated.

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

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

**Timothy and Samantha Davenport**

* **Applicant's Signature:** Carmody Torrance Sandak & Hennessey, LLP **DATE:** 7/16/25

By: Carmody Torrance Sandak & Hennessey LLP, Their Attorneys

* **Agent's Signature:** Carmody Torrance Sandak & Hennessey, LLP **DATE:** 7/16/25

By: Carmody Torrance Sandak & Hennessey LLP, Their Attorneys

*See letter of consent attached hereto

**SAMANTHA AND TIMOTHY DAVENPORT**
**36 SHOREFRONT PARK, NORWALK, CT**
**APPLICATION FOR COASTAL SITE PLAN REVIEW**
**NARRATIVE - SCHEDULE A**

## I. BACKGROUND

Samantha and Timothy Davenport (hereinafter, the "Applicants") are the owners of vacant property located at 36 Shorefront Park in Norwalk, Connecticut. Designated as Tax Lot 21 in Block 85 of the Second Taxing District (hereinafter, the "Property"), the Property is approximately 6,486± sq. ft. (0.15± acres) and located in CD-1S zone. (Refer to "Zoning Location Survey & Topographic Survey" dated 2/20/25 prepared by LandTech Consult, attached hereto and made a part hereof). The Property is bounded by Long Island Sound to the east, Shorefront Park to the west and other residentially developed properties to the north and south. Along the eastern property line, there is an existing seawall. The Property[1] is within the boundary of the Coastal Area Management (CAM) zone and the VE (14') and AE (11') flood lines as established by the Federal Emergency Management Agency (FEMA) bisect the property.

## II. PROPOSAL

The Applicants propose the construction, use and occupancy of a new, single-family four-bedroom dwelling, which complies with the minimum VE 14' flood elevation required by FEMA and an additional two (2') feet required by the City of Norwalk Zoning Regulations ("zoning regulations")). (Refer to "Floor Plans (A100)," "Floor Plans (A101)," "Elevations (A200)," "Elevations (A201)," "3D Views (A202)," "Building Sections (A300)," all dated 1/27/25 prepared by Christopher Pagliaro Architects, attached hereto and made a part hereof). Lastly, new landscaping and stormwater management features are proposed. (Refer to "Zoning Improvement Survey (SV-1.1)," dated 2/20/2025 "Site Development Plan (C-1.0)," "Soil Erosion & Sediment Control Plan (C-2.0)" and "Construction Details (C-3.0)" all dated 7/10/25 by LandTech Consult and "Coastal Buffer Planting Plan (L-402.0)" dated 7/15/25 prepared by Artemis Landscape Architects, Inc., attached hereto and made a part hereof).

This coastal site plan review application is submitted pursuant Sec. 6.10.3.1c (Coastal Overlay), Table 4.3.1-C (District Standards), and Table 4.3.1-C (Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant hereby submits that the proposed single-family dwelling complies with the zoning regulations and standards of review for coastal site plan applications set forth in Sec. 6.10.2B.3b as follows:

1. The characteristics of the site, including location and condition of all coastal resources. The site is located adjacent to Long Island Sound. The single-family use of the Property is consistent with the neighborhood, which is composed almost exclusively of single-family dwellings. Coastal resources or adjacent to the site include general coastal resources, coastal flood hazard areas and tidal wetland, all of which will be unaffected by the Applicant's proposal. (Refer to "Coastal Area Management Evaluation for the Construction of a Single-Family Residence on a Previouly(sic) Developed Property Prepared for 36 Shorefront Park Norwalk, CT" ("CAM Report") dated July 15, 2025 prepared by LandTech Consult, attached hereto and made a part hereof).

[1]The Property had been improved with a single-family dwelling and driveway. The house was demolished around 2023; the former footprint of the house, gravel area and driveway remain.

2. The potential effects, both beneficial and adverse of the proposed activity on adjacent coastal systems and coastal resources. There are no adverse impacts anticipated by the proposed activity. All work proposed is landward of the existing seawall and therefore will have no impact on shorefront resources. Most significantly, the project proposes a single-family dwelling that will meet both the minimum FEMA and City of Norwalk zoning regulation standards. (Refer CAM Report, attached hereto and made a part hereof).

3. The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities. There will be no impact to future water-dependent development opportunities. No changes to the existing seawall are proposed.

4. The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development. The finished first floor (and ductwork etc.) of the proposed building will be at 18', which is above the 16' feet minimum FEMA flood elevation for the Property, plus two (2') feet.

5. Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat. The proposed project will not impact any of these systems or conditions. Further, the proposed site improvements will not create adverse impacts with respect to flood on the site or adjacent properties. (Refer to CAM Report and "Stormwater Management Report for 36 Shorefront Park Norwalk, CT" ["Stormwater Report"] dated July 10, 2025 prepared by LandTech Consult, attached hereto).

6. The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the Act. The proposed project meets the requirements of the CAM Act and is adequately protective of the interests of the Act and Norwalk's coastal resources. The proposal centers on constructing a new single-family dwelling that will comply with both FEMA standards and the Norwalk zoning regulations. The Project is consistent with the general development goals referenced in C.G.S Sec. 22a-92.

**SAMANTHA AND TIMOTHY DAVENPORT**
**36 SHOREFRONT PARK, NORWALK, CT**
**APPLICATION FOR COASTAL SITE PLAN REVIEW**
**LIST OF PROPERTY OWNERS WITHIN 100' OF SUBJECT PROPERTY**

1.
2/85/22
Witch Candy Properties LLC
34 Shorefront Park
Norwalk, CT 06854

2.
2/85/24
Christopher C. Thompson
Gail E. Thompson
32 Shorefront Park
Norwalk, CT 06854

3.
2/85/77
John Kresten Loendorf
Margaret Rosella Looney
30 ½ Shorefront Park
Norwalk, CT 06854

4.
2/85/20
Kathleen Olsen
38 Shorefront Park
Norwalk, CT 06854

5.
2/85/76
40 Shorefront LLC
40 Shorefront Park
Norwalk, CT 06854

Mailing:
c/o Peter Dinardo Enterprises
323 North Avenue
Bridgeport, CT 06606-5125

6.
2/85/59
Patricia A. Audet
25 Shorefront Park
Norwalk, CT 06854-3752

7.
2/85/60
Josephine Martinelli
23 Shorefront Park
Norwalk, CT 06854

8.
2/85/61
Lela E. Brown
Evans Wilburn, III
21 Shorefront Park
Norwalk, CT 06854

9.
2/85/57
Janet Cagliostro Weiss, Trustee
27 Shorefront Park
Norwalk, CT 06854

10.
2/85/56
John J. Jr. Holmgren
Marion E. Holmgren
29 Shorefront Park
Norwalk, CT 06854

11.
2/85/55
Brant Edwards
Jessica Edwards
31 Shorefront Park
Norwalk, CT 06854

New Residence

# 36 SHOREFRONT PARK NORWALK, CT

**NOTE**
**THIS RENDERING IS FOR CONCEPTUAL REFERENCE ONLY.**
**REFER TO DRAWINGS BY OTHERS FOR ALL ZONING, SITE & LANDSCAPE INFORMATION.**

**PROJECT TEAM**


**ARCHITECT**
CHRISTOPHER PAGLIARO ARCHITECTS
320 POST RD. DARIEN, CT
203.838.5517

**STRUCTURAL ENGINEER**
JOWA ENGINEERS
PO BOX 399 CANTERBURY, CT
860.556.9444

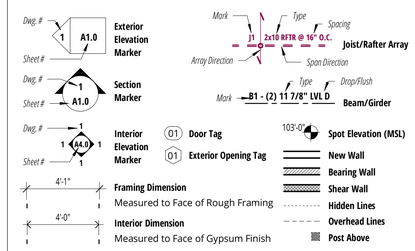
**CIVIL ENGINEER**
LANDTECH
518 RIVERSIDE AVE. WESTPORT, CT
203.454.2110


**SHEET NUMBERING CONVENTION**

**A0.00**

- **Discipline Designator**
  A-Architectural, C-Civil, L-Landscape, S-Structural
- **Sequence Number (Two Digits)**
  First digit may represent floor reference level. (Plans/Int.Elevs)
  Some numbers may be skipped for future additons.
- **Sheet Type**
  0-General, 1-Plans, 2-Elevations, 3-Sections,
  4-Large Scale /Interiors, 5-Details, 6-Schedules/Diagrams,
  7-Perspective Drawings, 8-Miscelanious

**DRAWING SYMBOL LEGEND**




**GENERAL STRUCTURE NOTES**

1.| All dimensions given on exterior walls and around exterior perimeter are to rough openings and rough framing. All dimensions given on interior are to FRAMING.

2.| Unless otherwise indicated, all exterior window and door openings to receive minimum (2)-2x10 header.

3.| Unless otherwise indicated, all openings located within an indicated bearing wall shall recieve minimum (2)-2x10 header.

4.| Unless otherwise indicated, all post bearing conditions shall receive solid bearing of same width or greater down to foundation walls or bearing beams, including but not limited to window header posts from floor to floor and down to foundation wall.

5.| All post bearing conditions to receive additional studs for total post dimension to equal or surpass supported beam thickness. If this condition cannot be met, verify bearing plate or other connection with Architect in field.

6.| All steel beams indicated as flush shall be set w/ top of top flange 1-1/2" below top of adjacent joists to allow for minimum 2x__ top nailer bolted to top flange.

7.| All beam end locations with no specific post indicated shall receive a minimum of (4) 2x6 post or (1) 4x4 P.S.L. post typical.

8.| Provide bridging @ middle of all joist spans greater than or equal to 10'-0". Provide bridging @ thirds, for all joist spans greater than 20'-0"

**GENERAL CODE COMPLIANCE NOTES**

1.| Contractor to provide tempered glass as required by federal, state and local codes and any authorities having jurisdiction over the project.

2.| Contractor to provide a minimum of one "hard-wired" smoke detector in every bedroom as well as one in addition on each floor.

**SHEET LIST**


| Number | Name |
|---|---|
| A000 | COVER |
| A100 | FLOOR PLANS |
| A101 | FLOOR PLANS |
| A200 | ELEVATIONS |
| A201 | ELEVATIONS |
| A202 | 3D VIEWS |
| A300 | BUILDING SECTIONS |
| A500 | SCHEDULES |


**RES CHECK**

**Generated by RES*check*-*Web* Software**

## Compliance Certificate

Project 36 SHOREFRONT

| | |
|---|---|
| Energy Code: | **2021 IECC** |
| Location: | **Fairfield County, Connecticut** |
| Construction Type: | **Single-family** |
| Project Type: | **New Construction** |
| Project SubType: | **None** |
| Orientation: | **Bldg. faces 180 deg. from North** |
| Conditioned Floor Area: | **4,500 ft2** |
| Glazing Area | **44%** |
| Climate Zone: | **5 (5999 HDD)** |
| Permit Date: | |
| Permit Number: | |
| All Electric | **false** |
| Is Renewable | **false** |
| Has Charger | **false** |
| Has Battery: | **false** |
| Has Heat Pump: | **false** |

Construction Site:
36 shorefront park
norwalk, CT

Owner/Agent:
36 shorefront park
norwalk, CT

Designer/Contractor:
Pagliaro Architects
Darien, CT 06820
203-581-4489

**Compliance: Passes using UA trade-off**

Compliance: **4.9% Better Than Code** Maximum UA: **1197** Your UA: **1138**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code-trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

### Envelope Assemblies

| Assembly | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Prop. U-Factor | Req. U-Factor | Prop. UA | Req. UA |
|---|---|---|---|---|---|---|---|
| Roof: Cathedral Ceiling | 3,865 | 60.0 | 0.0 | 0.018 | 0.024 | 69 | 92 |
| Dormers: Wood Frame:Double Pane with Low-E | 28 | | | 0.270 | 0.550 | 8 | 15 |
| East Wall: Wood Frame, 16" o.c. Orientation: Front | 865 | 30.0 | 0.0 | 0.049 | 0.045 | 16 | 14 |
| Door 6: Solid Orientation: Front | 192 | | | 0.270 | 0.300 | 52 | 58 |
| Window 4: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Front | 356 | | | 0.270 | 0.300 | 96 | 107 |
| West Wall: Wood Frame, 16" o.c. Orientation: Back | 1,367 | 30.0 | 0.0 | 0.049 | 0.045 | 48 | 44 |

Project Title: 36 SHOREFRONT
Data filename:
Report date: 05/15/2
Page 1 of

| Assembly | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Prop. U-Factor | Req. U-Factor | Prop. UA | Req. UA |
|---|---|---|---|---|---|---|---|
| Window 1: Wood Frame:Double Pane with Low-E Orientation: Back | 384 | | | 0.270 | 0.300 | 104 | 115 |
| North Wall: Wood Frame, 16" o.c. Orientation: Right side | 1,434 | 30.0 | 0.0 | 0.049 | 0.045 | 29 | 26 |
| Door 7: Solid Orientation: Right side | 35 | | | 0.270 | 0.300 | 9 | 11 |
| Door 5: Glass Orientation: Right side | 192 | | | 0.270 | 0.300 | 52 | 58 |
| Window 6: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Right side | 623 | | | 0.270 | 0.300 | 168 | 187 |
| South Wall: Wood Frame, 16" o.c. Orientation: Front | 1,789 | 30.0 | 0.0 | 0.049 | 0.045 | 34 | 32 |
| Window 2: Wood Frame:Double Pane with Low-E Orientation: Front | 1,089 | | | 0.270 | 0.300 | 294 | 327 |
| West Wall 2: Wood Frame, 16" o.c. Orientation: Left side | 325 | 30.0 | 0.0 | 0.049 | 0.045 | 10 | 9 |
| Window 8: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Left side | 130 | | | 0.270 | 0.300 | 35 | 39 |
| East Wall 2: Wood Frame, 16" o.c. Orientation: Right side | 548 | 30.0 | 0.0 | 0.049 | 0.045 | 25 | 23 |
| Window 7: Metal Frame:Double Pane with Low-E Orientation: Right side | 28 | | | 0.270 | 0.300 | 8 | 8 |
| Floor 1: All-Wood Joist/Truss:Over Unconditioned Space | 2,890 | 35.0 | 0.0 | 0.028 | 0.033 | 81 | 95 |

### Energy Credits

| Description | Credits |
|---|---|
| Enhanced Envelope Performance Option - R408.2.1 | 1.0 |
| More Efficient HVAC Equipment Option - R408.2.2 | 1.0 |

Required: 1 Proposed: 2

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title
Signature
Date

Project Title: 36 SHOREFRONT
Data filename:
Report date: 05/15/25
Page 2 of 2

ISSUE & REVISION SCHEDULE

| # | DESCRIPTION | DATE |
|---|---|---|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**SEAL & SIGNATURE**

**DRAWING STATUS**
ISSUED FOR REVIEW
1.27.25

NEW RESIDENCE
36 SHOREFRONT PARK
NORWALK, CT
MAXWELL RESIDENCE

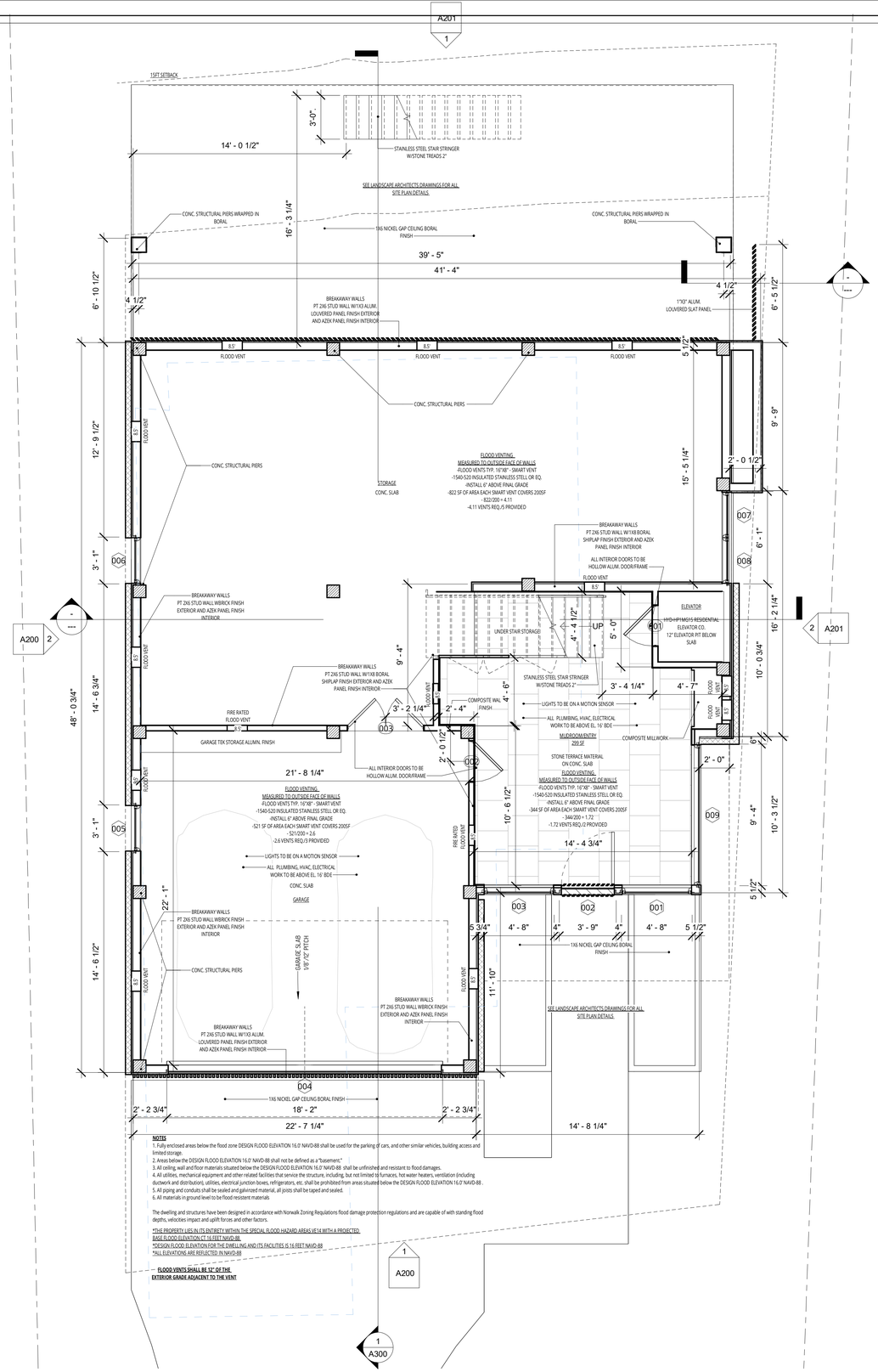

320 Post Road, Suite 160
Darien, Connecticut 06820
203.838.5517
www.christopherpagliaroarchitects.com

CHRISTOPHER PAGLIARO
ARCHITECTS

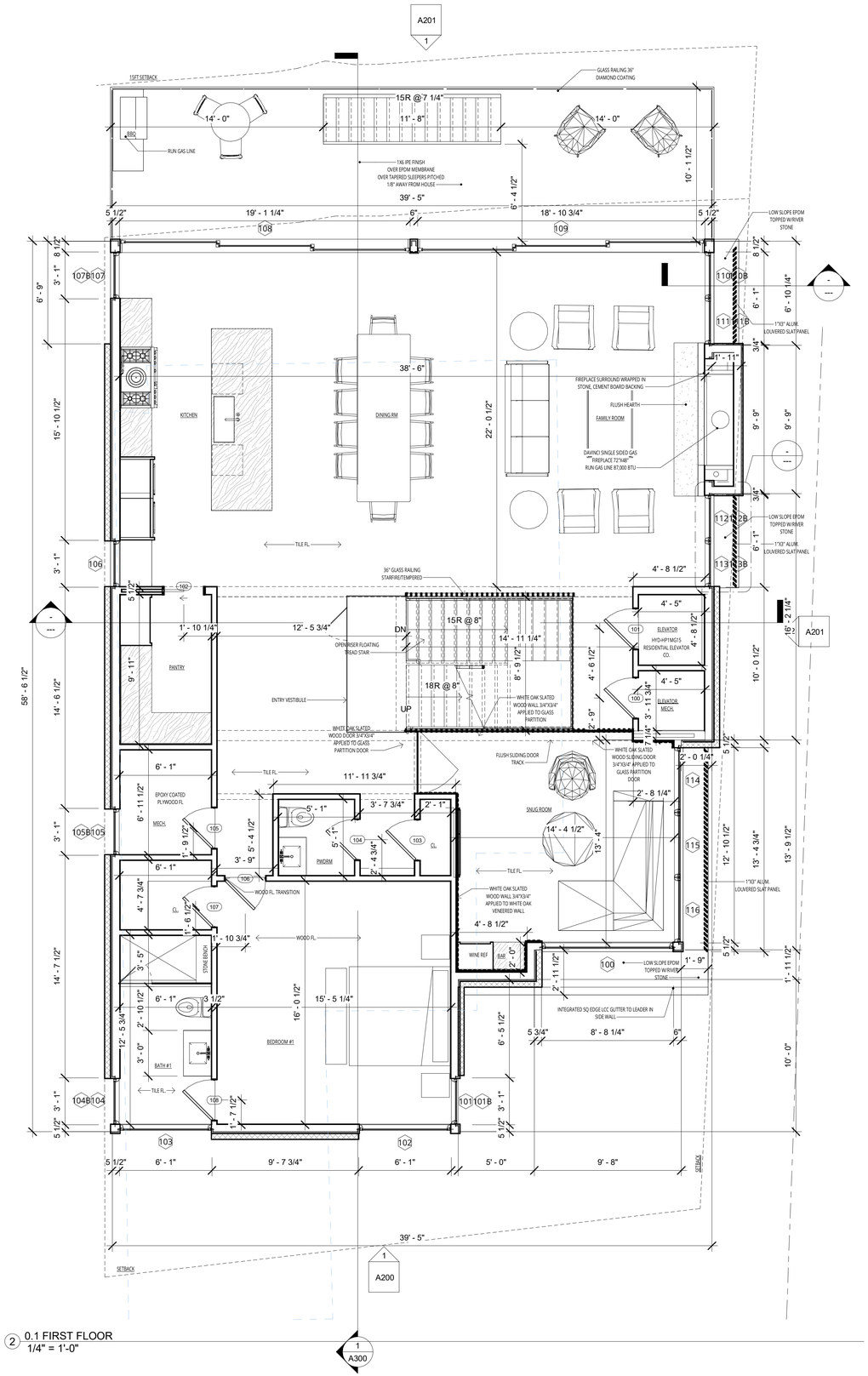

PROJECT #2347

A000

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




1 0.0 GROUND LEVEL
1/4" = 1'-0"




2 0.1 FIRST FLOOR
1/4" = 1'-0"

| ISSUE & REVISION SCHEDULE | |
|---|---|
| # | DESCRIPTION |
| | DATE |

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**DRAWING STATUS**

ISSUED FOR REVIEW
127.25

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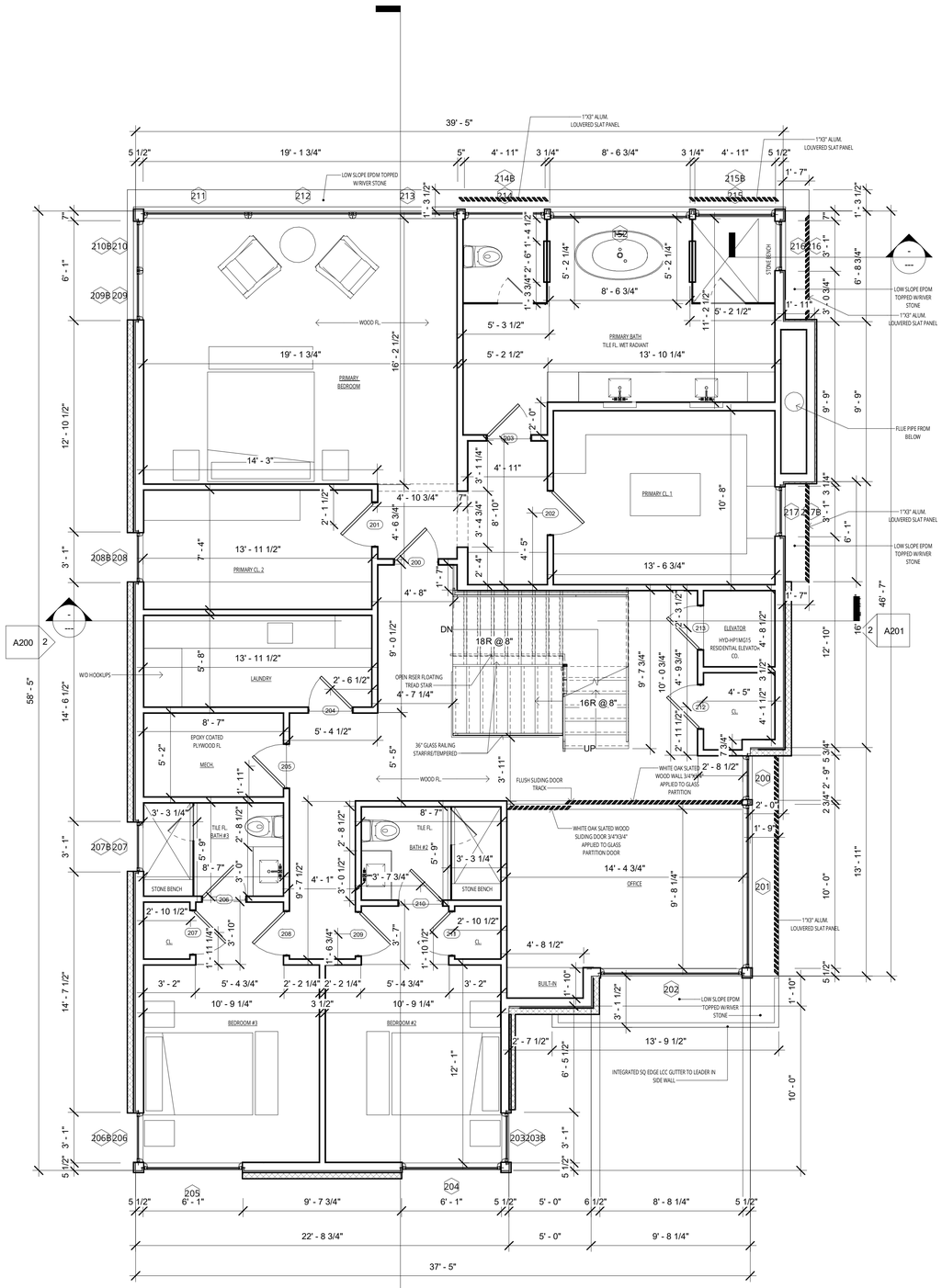
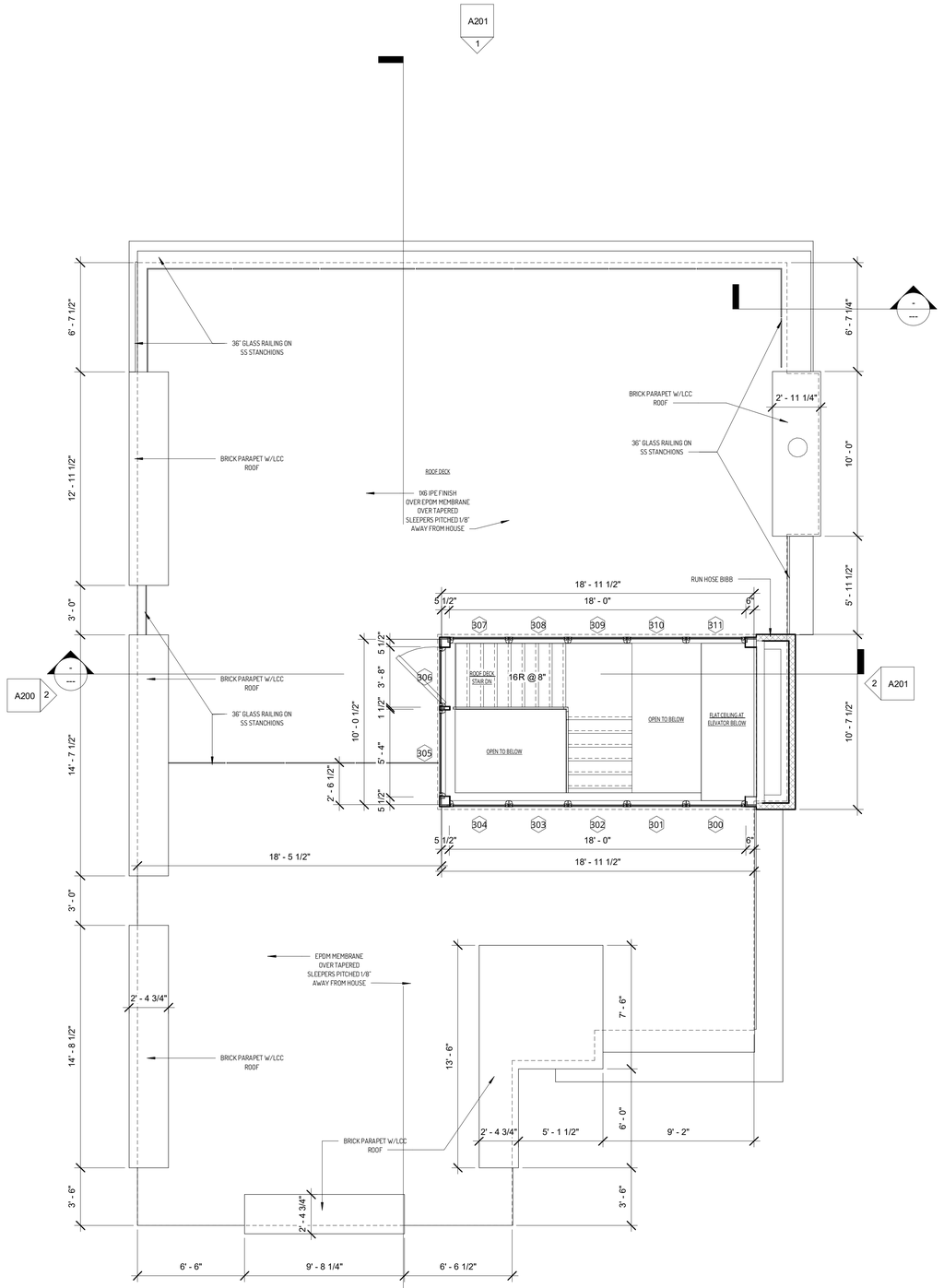
PROJECT #2347

A100

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




1 0.2 SECOND FLOOR
1/4" = 1'-0"




2 0.3 T.O. ROOF DECK
1/4" = 1'-0"

| # | DESCRIPTION | DATE |
|---|---|---|

ISSUE & REVISION SCHEDULE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**SEAL & SIGNATURE**

**DRAWING STATUS**

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1.27.25

NEW RESIDENCE

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NORWALK, CT

MAXWELL RESIDENCE


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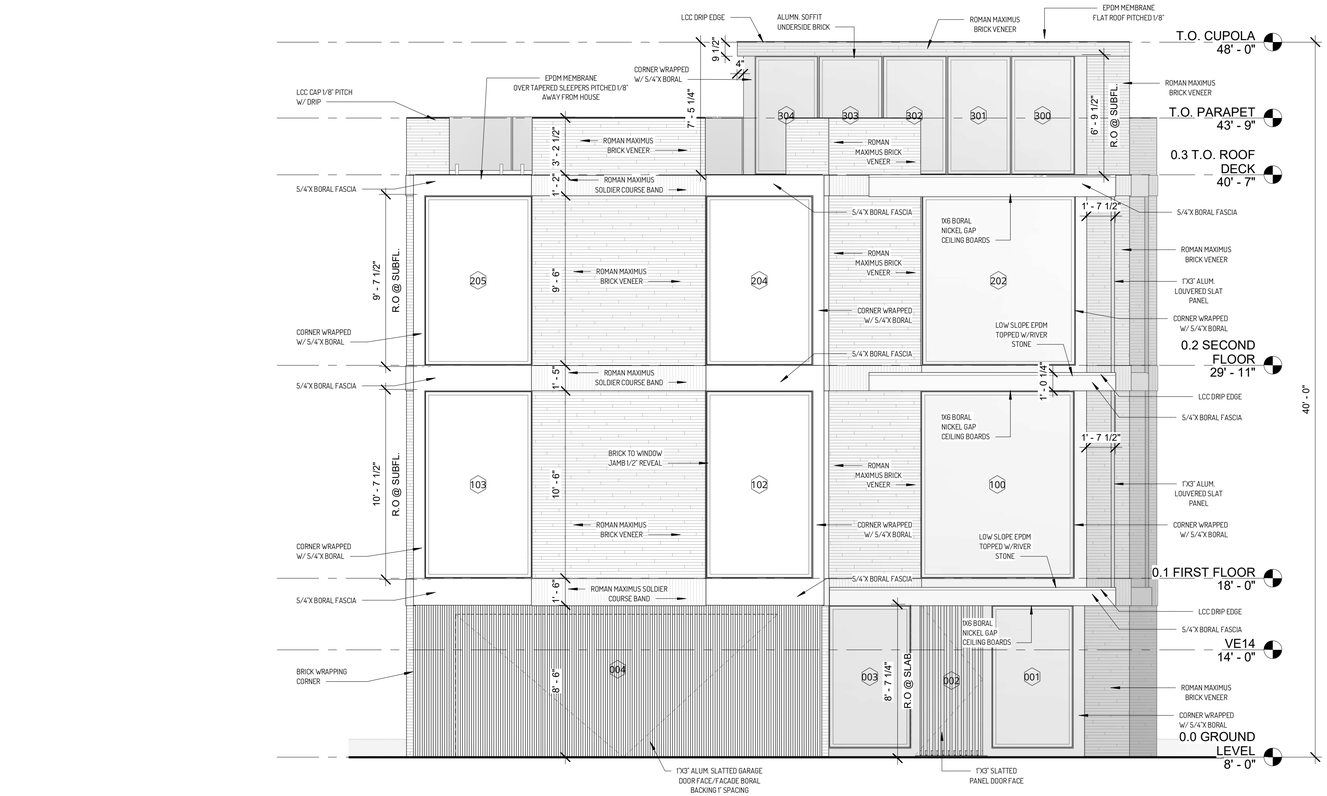
ARCHITECTS

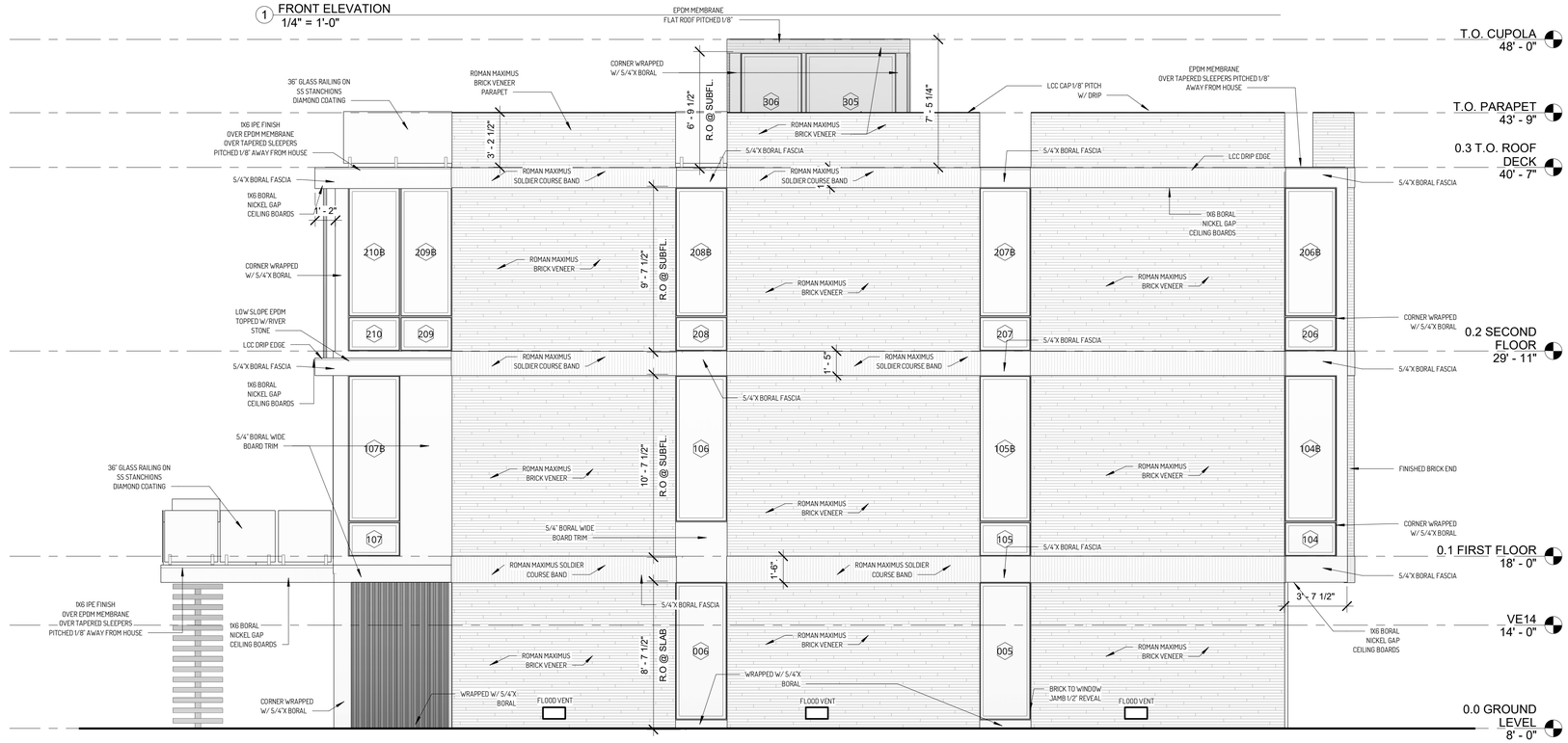

PROJECT #2347

A101

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




1 FRONT ELEVATION
1/4" = 1'-0"




2 LEFT SIDE ELEVATION
1/4" = 1'-0"

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NEW RESIDENCE

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MAXWELL RESIDENCE


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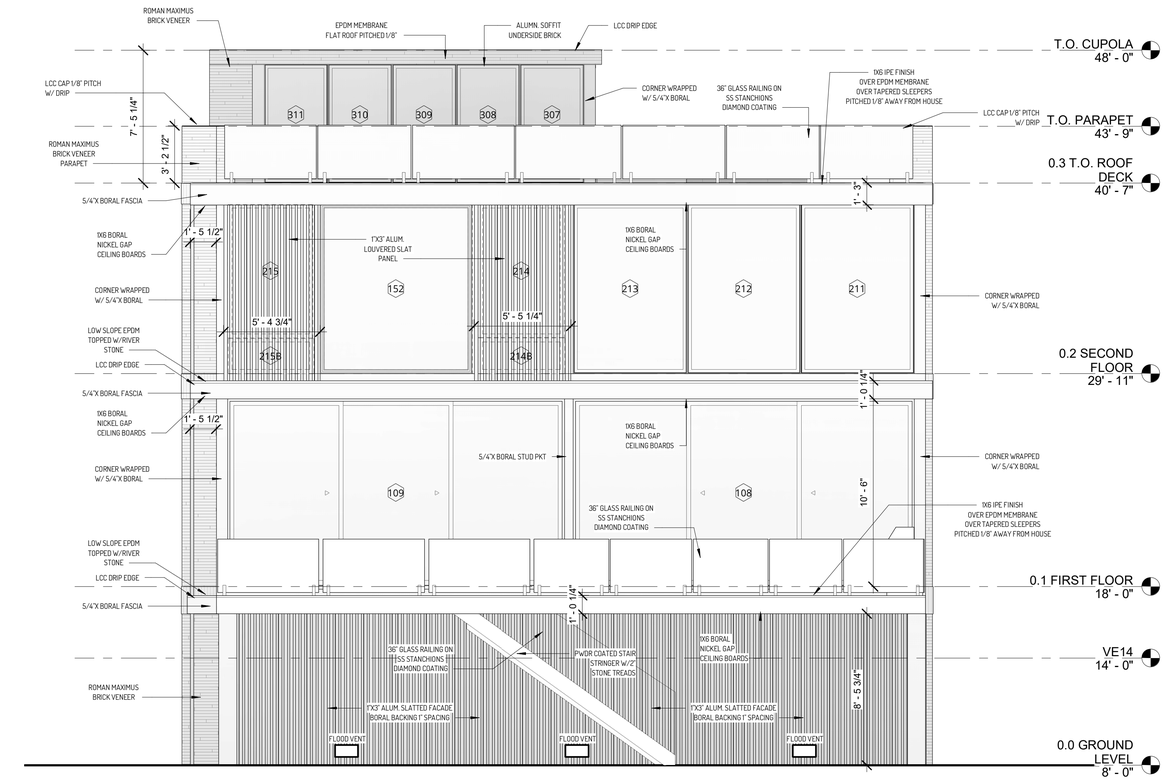
ARCHITECTS

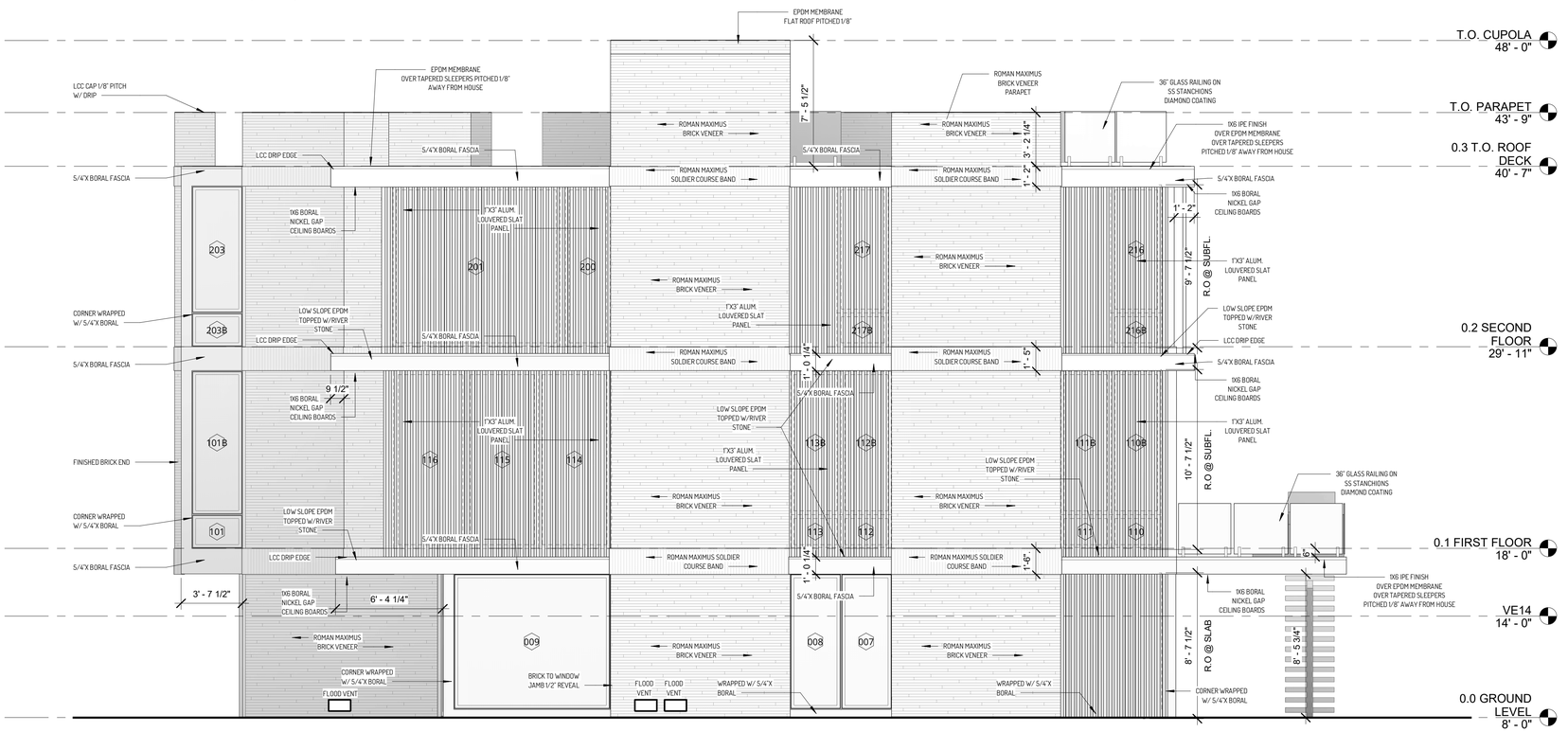

PROJECT #2347

A200

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




1 REAR ELEVATION
1/4" = 1'-0"




2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

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**DRAWING STATUS**

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127.25

NEW RESIDENCE

36 SHOREFRONT PARK
NORWALK, CT

MAXWELL RESIDENCE


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PROJECT #2347

A201

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

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1.27.25

NEW RESIDENCE

# 36 SHOREFRONT PARK NORWALK, CT

MAXWELL RESIDENCE

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Darien, Connecticut 06820
203.838.5517
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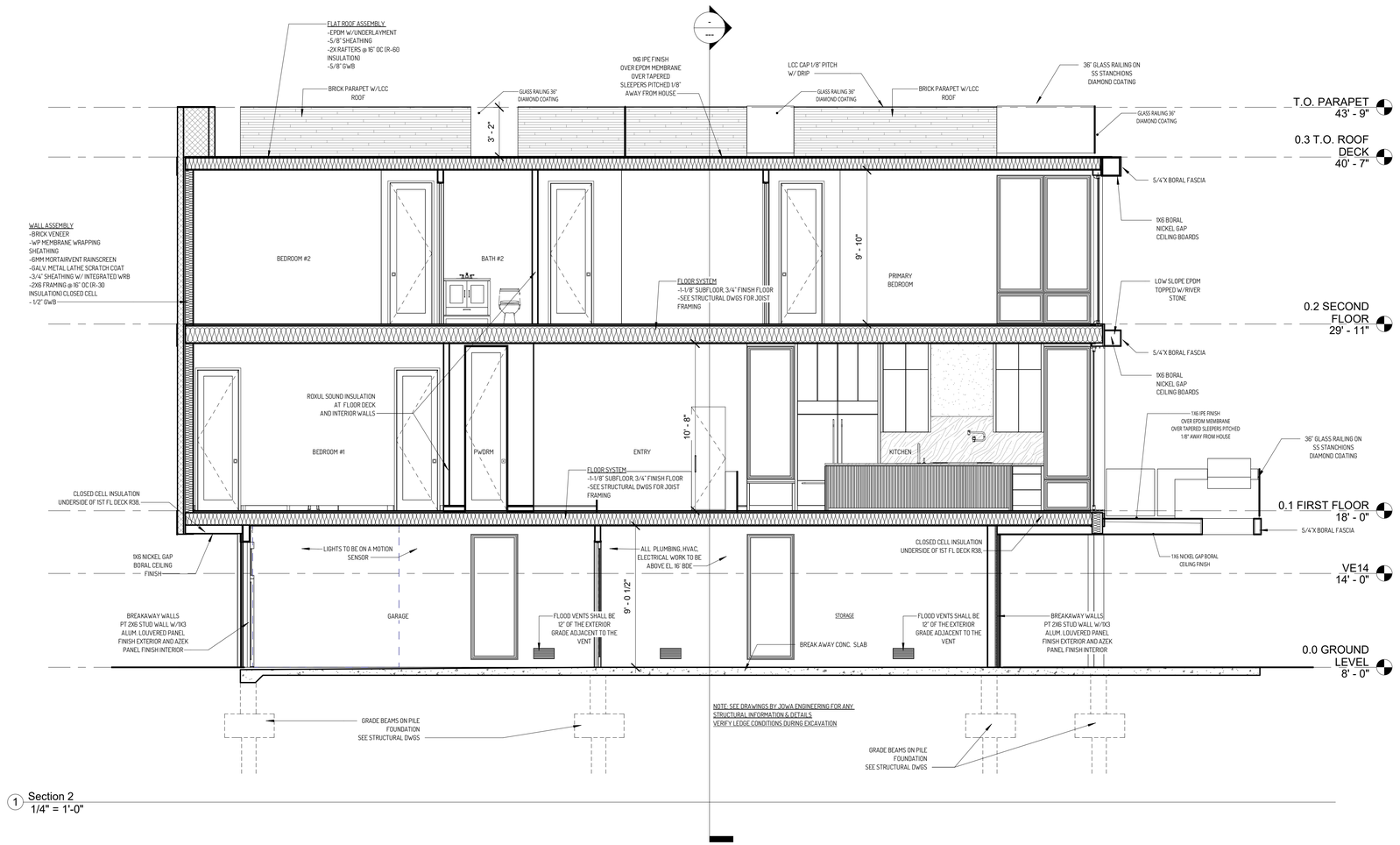
CHRISTOPHER PAGLIARO
ARCHITECT

PROJECT #2347

A202

SCALE:
3D VIEWS




1 Section 2
1/4" = 1'-0"

| ISSUE & REVISION SCHEDULE | | |
|---|---|---|
| # | DESCRIPTION | DATE |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ARCHITECTS


PROJECT #2347

A300

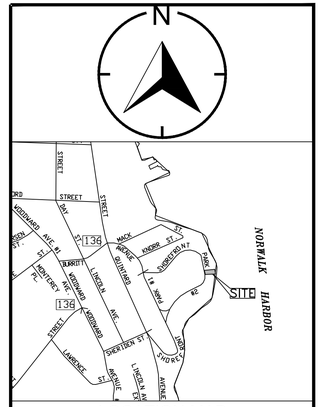
SCALE: 1/4" = 1'-0"
BUILDING SECTIONS

# SITE DEVELOPMENT PLANS
# FOR A PROPOSED
# SINGLE-FAMILY
# RESIDENTIAL DEVELOPMENT

LOCATION MAP
(NTS)

## DRAWING SHEET INDEX

| SHEET NO. | SHEET TITLE |
|---|---|
| T-1.0 | COVER SHEET |
| C-1.0 | SITE DEVELOPMENT PLAN |
| C-2.0 | SOIL EROSION AND SEDIMENT CONTROL PLAN |
| C-3.0 | CONSTRUCTION DETAILS |




LOCATION MAP

## GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 36 SHOREFRONT PARK TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED FEBRUARY 20, 2025.
(NTS)
2. DATUM:NAVD 88
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES ARE TAKEN FROM EXISTING AS-BUILT MAPPING AND OTHER SOURCES OF INFORMATION AND ARE APPROXIMATE. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IN ADDITION, THERE MAY BE OTHER UNDERGROUND PIPING, UTILITIES, AND OTHER FEATURES PRESENT THAT ARE NOT SHOWN. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRESENCE OF ANY OF THESE EXISTING ELEMENTS BY WHATEVER MEANS NECESSARY AND PROTECTING THESE ELEMENTS AS REQUIRED OR RELOCATING THEM IF THEY ARE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL "CALL BEFORE YOU DIG," 1-800-922-4455, THREE FULL WORKING DAYS PRIOR TO ANY EXCAVATION WORK ON THE PROPERTY.
5. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE"(EL11) AND "VE"(EL14) AS SHOWN ON FEMA FIRM PANEL No. 09001C0533G, EFFECTIVE JULY 8, 2013.
6. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.

| REVISION DATE | ISSUE |
|---|---|


LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:
SAMANTHA DAVENPORT

PROJECT LOCATION:
36 SHOREFRONT PARK
NORWALK, CT

PROJECT TITLE:
SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:
COVER SHEET

PROJECT No. 25025-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 7/10/2025 | MC | CL |

SCALE:
N.T.S.

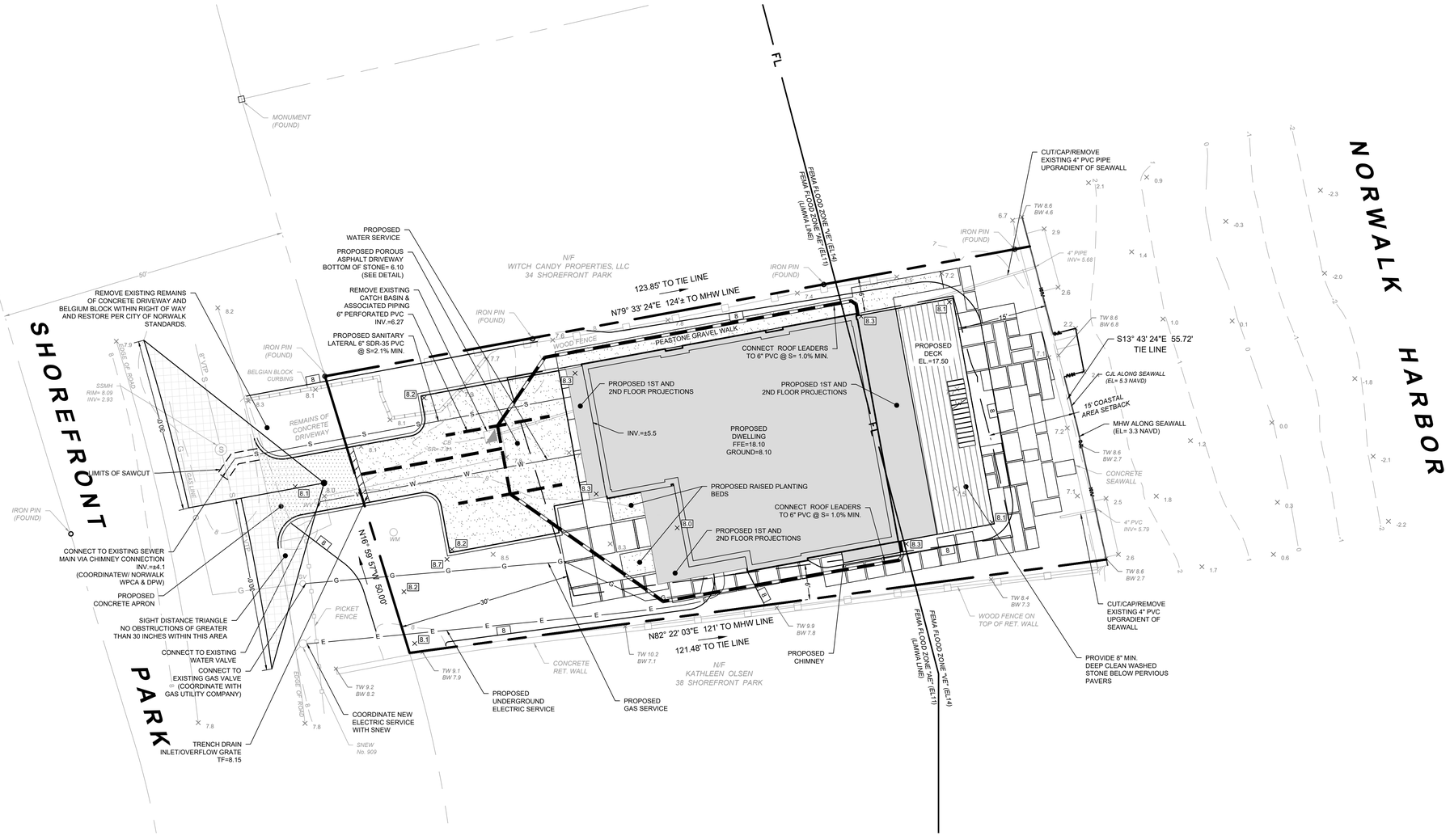
PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

T-1.0

LANDTECH

T:\1 ACTIVE PROJECTS\25025-02 DAVENPORT - 36 SHOREFRONT PARK, NORWALK\DRAWINGS\36 SHOREFRONT PARK PLAN SET.DWG




N

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PREPARED FOR:

SAMANTHA DAVENPORT

PROJECT LOCATION:

36 SHOREFRONT PARK
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No. 25025-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 7/10/2025 | MC | CL |

SCALE: 1" = 10'

IN FEET

0 10 20 30

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

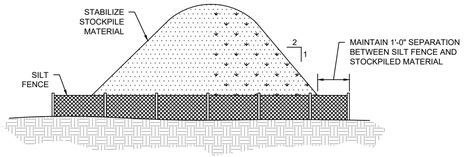
STATE OF CONNECTICUT · CHRISTOPHER J. SOUWLIDIS · 27803 · LICENSED PROFESSIONAL ENGINEER

**C-1.0**

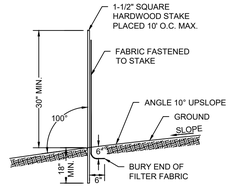
T:\1 ACTIVE PROJECTS\2025\25-02 DAVENPORT - 36 SHOREFRONT PARK, NORWALK\DRAWINGS\36 SHOREFRONT PARK PLAN SET.DWG

## GENERAL EROSION AND SEDIMENT CONTROL NOTES

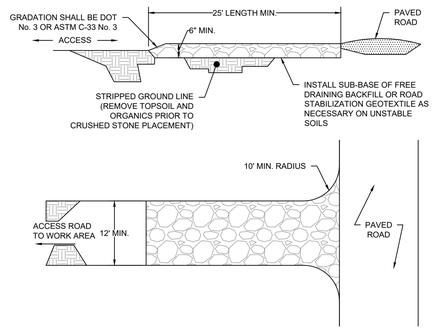
1. LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
2. SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED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



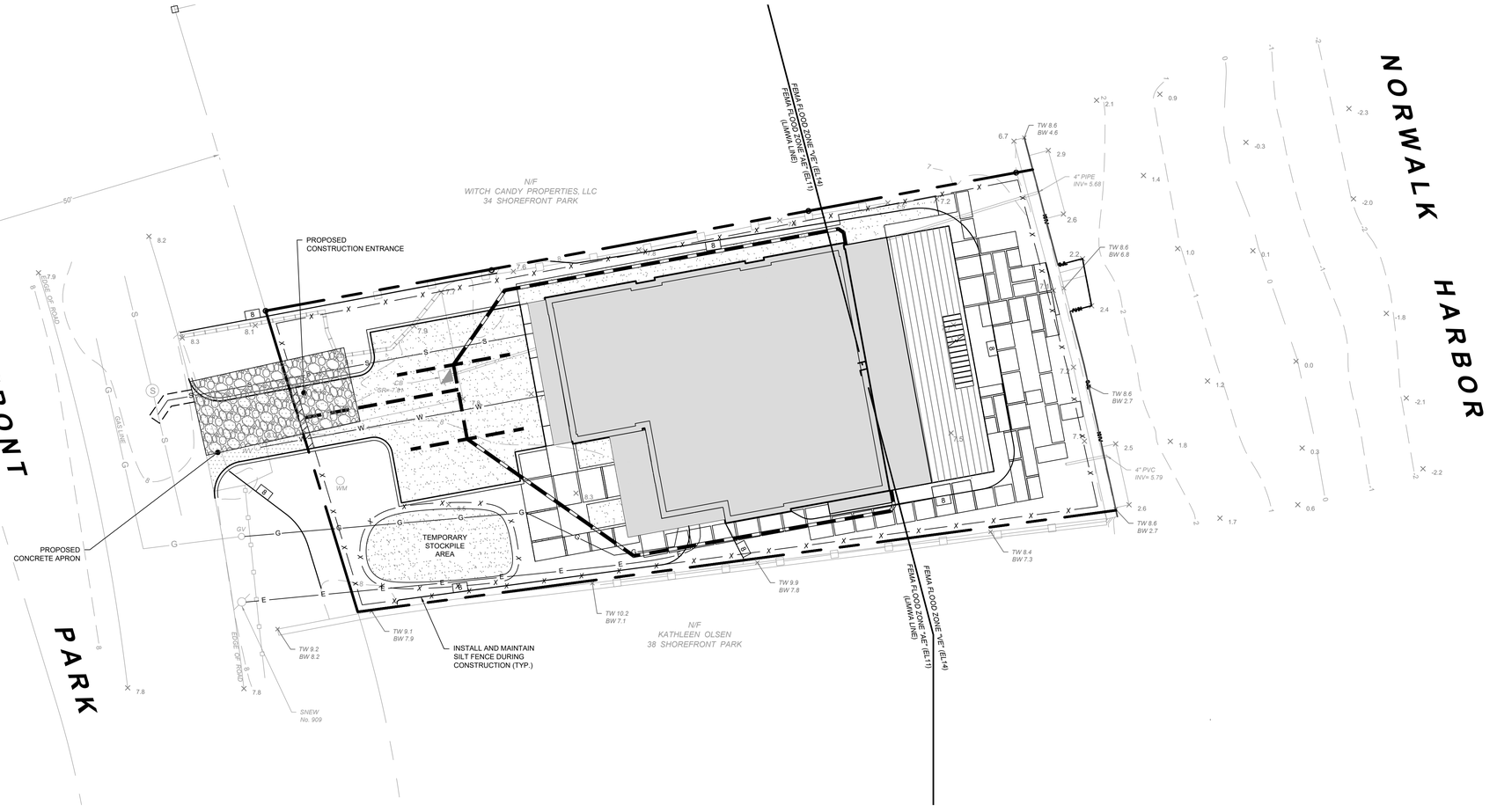

STOCKPILE DETAIL
(NTS)




GEOTEXTILE SILT FENCE
(NTS)




CONSTRUCTION ENTRANCE
(NTS)

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| REVISION DATE | ISSUE |
|---|---|

PREPARED FOR:

SAMANTHA DAVENPORT

PROJECT LOCATION:

36 SHOREFRONT PARK
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT No. 25025-01

| DATE: | DESIGNED BY: | CHECKED BY: |
|---|---|---|
| 7/10/2025 | MC | CL |

SCALE: 1" = 10'

IN FEET
0 10 20 30

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · CHRISTOPHER LEVESQUE · 27003 · LICENSED PROFESSIONAL ENGINEER

**C-2.0**


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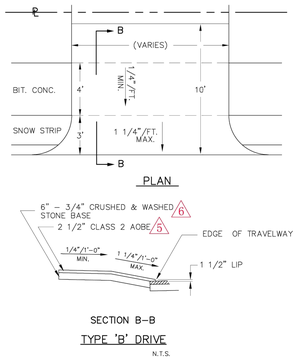
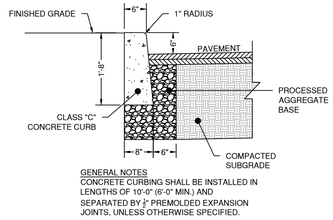
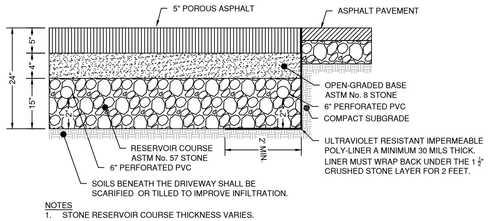


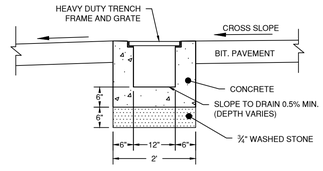

GENERAL NOTES
CONCRETE CURBING SHALL BE INSTALLED IN LENGTHS OF 10'-0" (6'-0" MIN.) AND SEPARATED BY ½" PREMOLDED EXPANSION JOINTS, UNLESS OTHERWISE SPECIFIED.

CONCRETE CURB
(NTS)

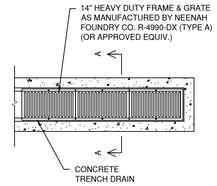



NOTES
1. STONE RESERVOIR COURSE THICKNESS VARIES.

POROUS ASPHALT DRIVEWAY TYPICAL CROSS SECTION
(NTS)




SECTION A-A

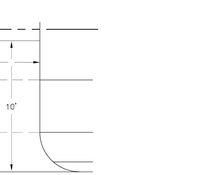



PLAN

TRENCH DRAIN
(NTS)



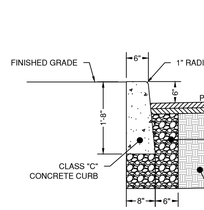

SERVICE LATERAL MARKER DETAIL



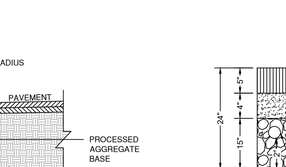

SECTION A-A

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

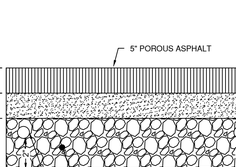
NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #4155 AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.




CLEAN OUT DETAIL
NTS

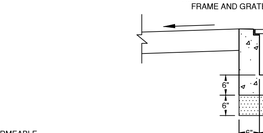



SECTION




PLAN
1" = 1'-0"

STANDARD SERVICE LATERAL CONNECTION




REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM

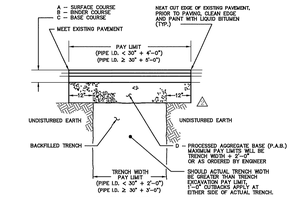
STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)

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

1 * FOR INLET PIPE DIAMETERS >10.75" SUBMIT SHOP DRAWINGS OF FITTINGS FOR APPROVAL.




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




PAVEMENT REPAIR

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

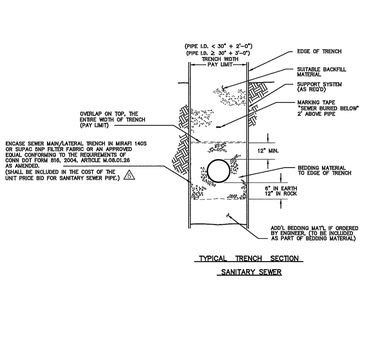
| ALLOWABLE UNCOMPACTED THICKNESS PER LIFT: | | |
|---|---|---|
| STONE SIZE | LIFT THICKNESS | |
| | MIN. | MAX. |
| 0.375" | 1.0" | 3" |
| 0.50" | 1.75" | 2.5" |
| 1.00" | 3.0" | 5.0" |

PAVEMENT REPAIR TABLE
(SUPERPAVE)

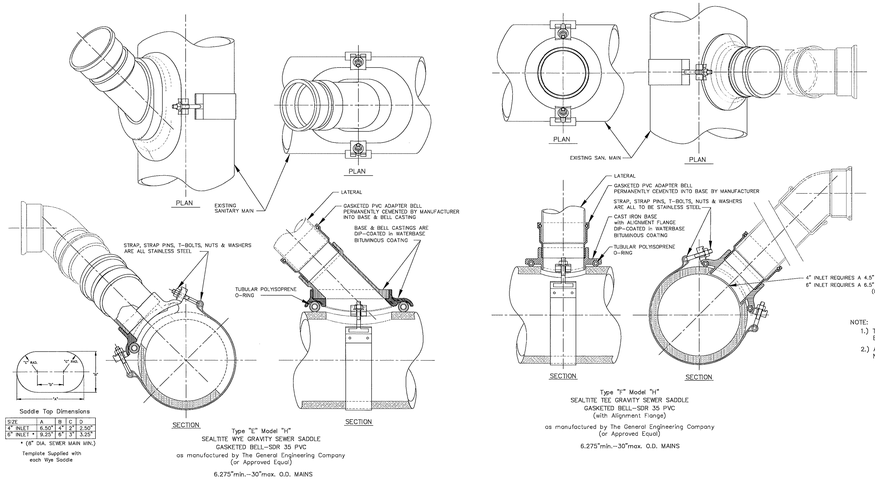
| | A | B | C | D |
|---|---|---|---|---|
| | CL 2 | CL 1 | CL 4 | P.A.B. |
| STATE ROAD | - | 3" | 6" | 12" |
| MAJOR ARTERIAL | 2" | 3" | 4" | 14" |
| MINOR ARTERIAL | 1 1/2" | 2" | 3" | 12" |
| COLLECTOR | 1 1/2" | 1 1/2" | 3" | 12" |
| LOCAL | 1 1/2" | 1 1/2" | — | 12" |

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

1 MAXIMUM ALLOWABLE UNCOMPACTED THICKNESS PER LIFT:
CLASS 2 - 2" THK.
CLASS 1 - 2 1/2" THK.
CLASS 4 - 4" THK.




TYPICAL TRENCH SECTION
SANITARY SEWER







Saddle Top Dimensions

| SIZE | A | B | C | D |
|---|---|---|---|---|
| 4" INLET | 6.50" | 4" | 2" | 2.50" |
| 6" INLET * | 9.25" | 6" | 3" | 3.25" |

* (6" DIA. SEWER MAIN MIN.)

Template Supplied with each Wye Saddle




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

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

| REVISION DATE | ISSUE |
|---|---|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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:

SAMANTHA DAVENPORT

PROJECT LOCATION:

36 SHOREFRONT PARK
NORWALK, CT

PROJECT TITLE:

SITE IMPROVEMENTS FOR A PROPOSED SINGLE FAMILY RESIDENCE

DRAWING TITLE:

CONSTRUCTION DETAILS

| PROJECT No. | | |
|---|---|---|
| 25025-01 | | |
| DATE: 7/10/2025 | DESIGNED BY: MC | CHECKED BY: CL |

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

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

C-3.0


LANDTECH
T:\ ACTIVE PROJECTS\2025-02 DAVENPORT - 36 SHOREFRONT PARK, NORWALK\DRAWINGS\36 SHOREFRONT PARK PLAN SET.DWG

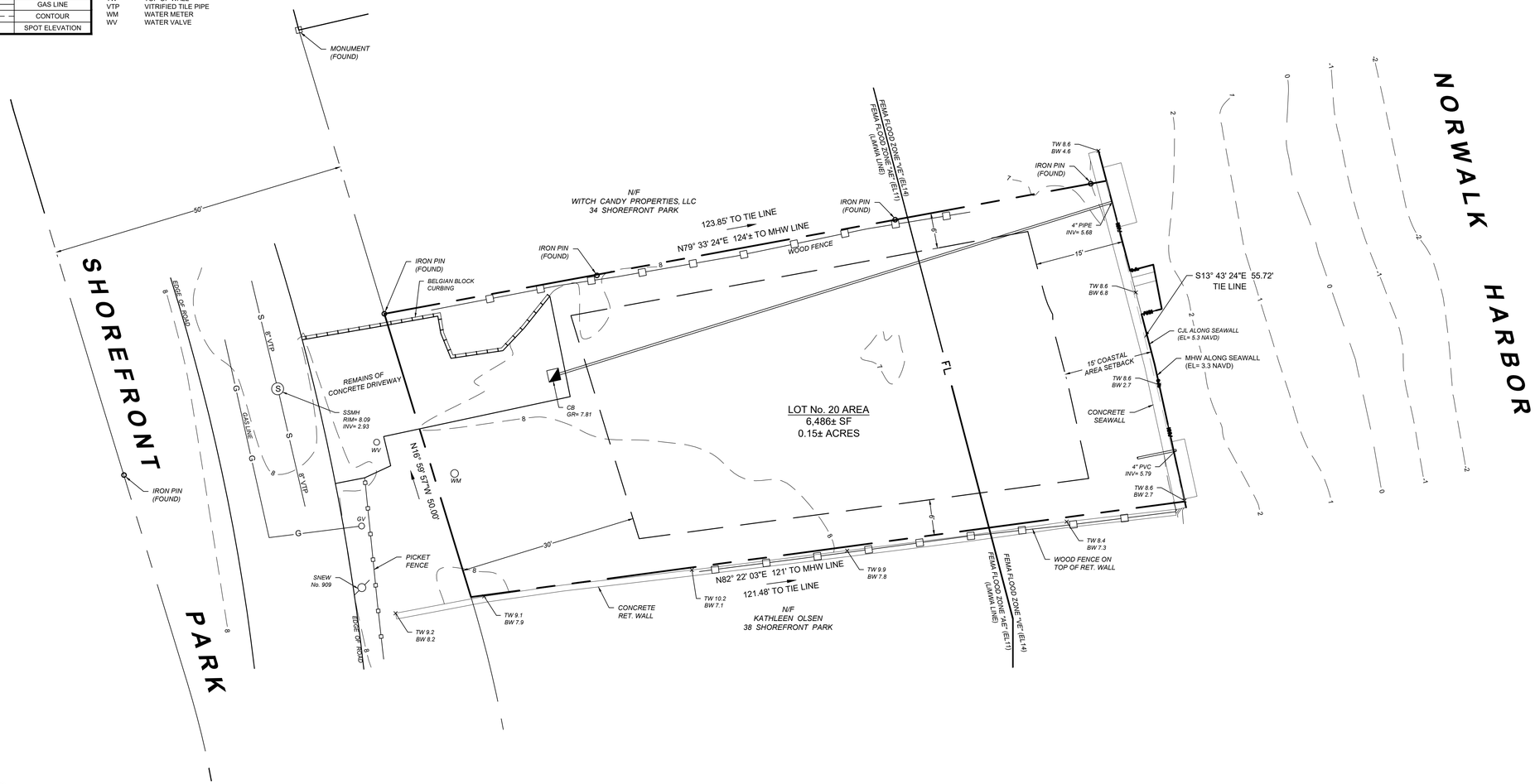
| ZONING DATA | | | | |
|---|---|---|---|---|
| ZONING DISTRICT: CD-1S | | | | |
| DIMENSIONAL | | REQUIRED/ALLOWED | EXISTING | CONFORMS |
| LOT AREA | | 6,250 SF (0.143 AC) | 6,486± SF (0.15± AC) | Y |
| LOT WIDTH | | 50' MIN. | 50' | Y |
| BUILDING COVERAGE | | 2,234 SF | N/A | N/A |
| LOT COVERAGE | | 3,243 SF | N/A | N/A |
| YARDS | FRONT | 30' | N/A | N/A |
| | SIDE | 6' | N/A | N/A |
| | REAR | 15' | N/A | N/A |
| BUILDING HEIGHT | MAXIMUM | 2 1/2 STORIES<br>32' (40' TO PEAK) | N/A | N/A |
| NOTE:<br>VACANT LOT | | | | |

## LEGEND

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

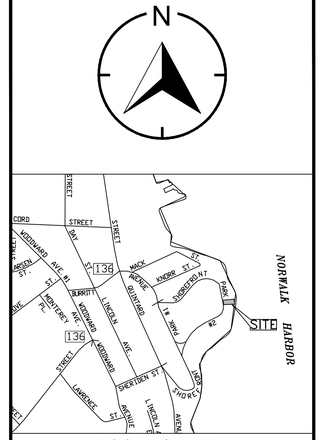
LEGEND ABBREVIATIONS:

| | |
|---|---|
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CJL | COASTAL JURISDICTION LINE |
| EL | ELEVATION |
| GR | GRATE |
| GV | GAS VALVE |
| INV | INVERT |
| MHW | MEAN HIGH WATER |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| N/F | NOW OR FORMERLY |
| PVC | POLY VINYL CHLORIDE PIPE |
| RET | RETAINING |
| SNEW | SOUTH NORWALK ELECTRIC AND WATER |
| SSMH | SANITARY SEWER MANHOLE |
| TW | TOP OF WALL |
| VTP | VITRIFIED TILE PIPE |
| WM | WATER METER |
| WV | WATER VALVE |




## SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND VERTICAL ACCURACY CLASS 'T - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 592, IN NORWALK LAND RECORDS.
8. VERTICAL DATUM: NAVD 88
9. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE"(EL11) AND "VE" (EL14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0533G, EFFECTIVE JULY 8, 2013.




LOCATION MAP
(NTS)

PROPERTY INFORMATION:

| | |
|---|---|
| OWNER: | SAMANTHA DAVENPORT |
| ADDRESS: | 36 SHOREFRONT PARK<br>NORWALK, CT |
| LOT AREA: | 6,486± SF, 0.15± AC |
| ZONE: | "CD-1S" (SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT) |
| DEED: | BK. 9665 PG. 322 |
| MAP: | 2 |
| BLOCK: | 85 |
| LOT: | 21 |

| REVISION DATE | ISSUE |
|---|---|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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:

SAMANTHA DAVENPORT

PROJECT LOCATION:

36 SHOREFRONT PARK
NORWALK, CT

DRAWING TITLE:

ZONING LOCATION SURVEY &
TOPOGRAPHIC SURVEY

| PROJECT No. | | |
|---|---|---|
| 25025-01 | | |
| DATE: 02/20/2025 | DRAWN BY: LAM | CHECKED BY: TAD |

SCALE: 1" = 10'

IN FEET
0 10 20 30

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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

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

**SV-1.0**


LANDTECH
Z:\ARCHIVED\2025\2025-01\DAVENPORT - 36 SHOREFRONT PARK, NORWALK\SURVEY\DAVENPORT - 36 SHOREFRONT PARK - SURVEY.DWG

| ZONING DATA | | | | | |
|---|---|---|---|---|---|
| ZONING DISTRICT: CD-1S | | | | | |
| DIMENSIONAL | | REQUIRED/ALLOWED | EXISTING | PROPOSED | CONFORMS |
| LOT AREA | | 6,250 SF (0.143 AC) | 6,486± SF (0.15± AC) | 6,486± SF (0.15± AC) | Y |
| LOT WIDTH | | 50' MIN. | 50' | 50' | Y |
| BUILDING COVERAGE | | 2,234 SF | N/A | 2,184 SF | Y |
| LOT COVERAGE | | 3,243 SF | N/A | 2,184 SF | Y |
| YARDS | FRONT | 30' | N/A | 38' | Y |
| | SIDE | 6' | N/A | 6' | Y |
| | REAR | 15' | N/A | 25' | Y |
| BUILDING HEIGHT | MAXIMUM | 2 1/2 STORIES<br>32' (40' TO PEAK) | N/A | 2 STORIES<br>40' (TO PEAK) | Y |
| NOTE:<br>VACANT LOT | | | | | |

## LEGEND

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

LEGEND ABBREVIATIONS:

| | |
|---|---|
| BW | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CJL | COASTAL JURISDICTION LINE |
| EL | ELEVATION |
| GR | GRATE |
| GV | GAS VALVE |
| INV | INVERT |
| MHW | MEAN HIGH WATER |
| NAVD | NORTH AMERICAN VERTICAL DATUM |
| N/F | NOW OR FORMERLY |
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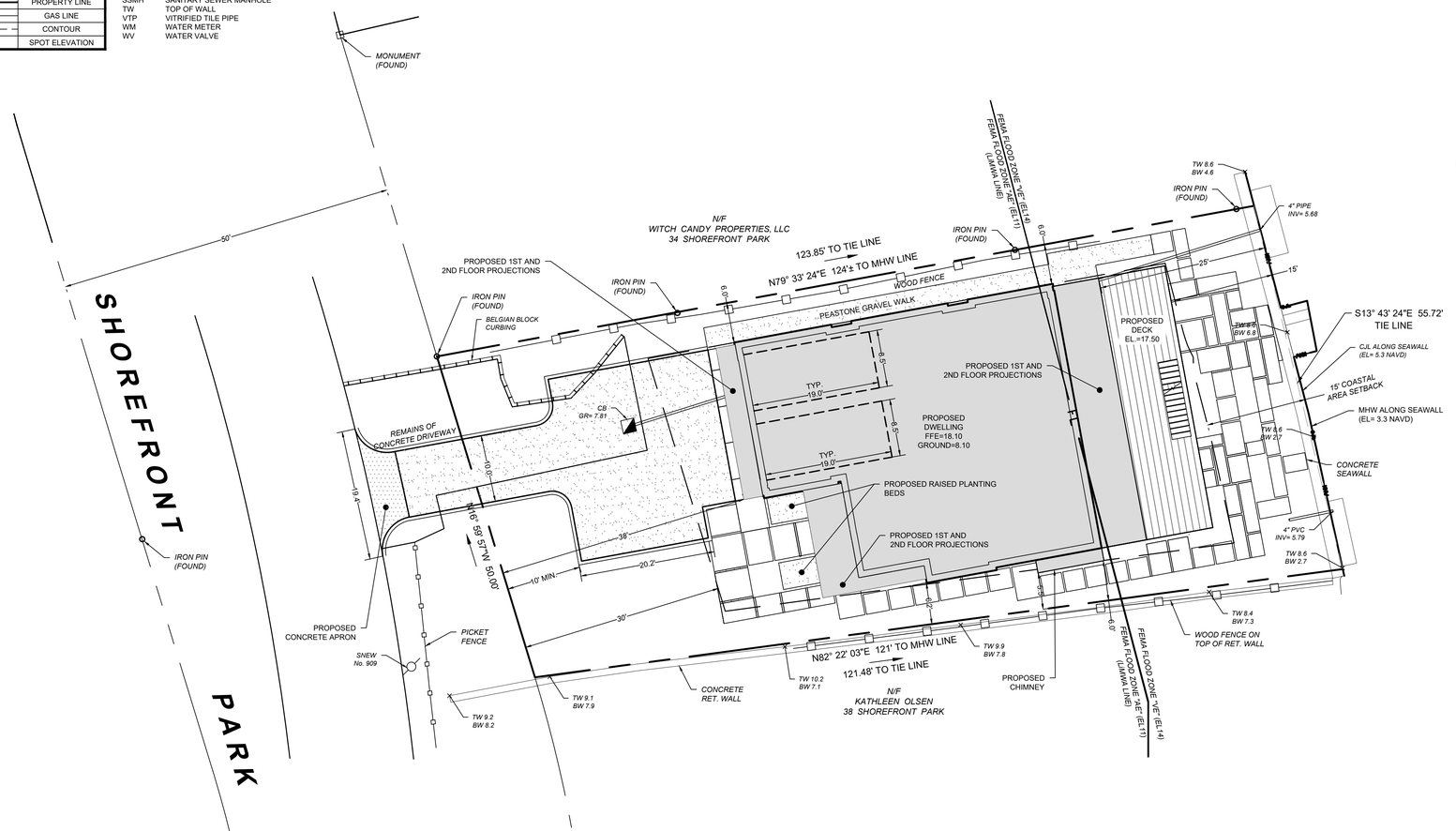
| RET | RETAINING |
| SNEW | SOUTH NORWALK ELECTRIC AND WATER |
| SSMH | SANITARY SEWER MANHOLE |
| TW | TOP OF WALL |
| VTP | VITRIFIED TILE PIPE |
| WM | WATER METER |
| WV | WATER VALVE |




## SURVEY NOTES:

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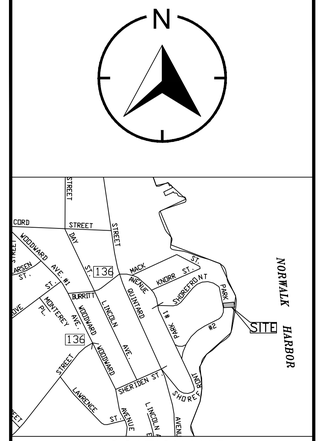


LOCATION MAP
(NTS)

PROPERTY INFORMATION:

| | |
|---|---|
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| ADDRESS: | 36 SHOREFRONT PARK<br>NORWALK, CT |
| LOT AREA: | 6,486± SF, 0.15± AC |
| ZONE: | "CD-1S" (SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT) |
| DEED: | BK. 9665 PG. 322 |
| MAP: | 2 |
| BLOCK: | 85 |
| LOT: | 21 |

| REVISION DATE | ISSUE |
|---|---|


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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM


PREPARED FOR:

SAMANTHA DAVENPORT

PROJECT LOCATION:

36 SHOREFRONT PARK
NORWALK, CT

DRAWING TITLE:

ZONING IMPROVEMENT SURVEY

PROJECT No. 25025-01

| DATE: | DRAWN BY: | CHECKED BY: |
|---|---|---|
| 02/20/2025 | LAM | TAD |

SCALE: 1" = 10'

IN FEET
0 10 20 30

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

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL

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

**SV-1.1**


T:\1. ACTIVE PROJECTS\2025\02-DAVENPORT - 36 SHOREFRONT PARK, NORWALK\ENGINEERING\SURVEY\ZONING IMPROVEMENT SURVEY\DAVENPORT - 36 SHOREFRONT PARK - ZONING IMPROVEMENT SURVEY.DWG

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Permit Coordination & Management
Construction Management & Financing

# COASTAL AREA MANAGEMENT EVALUATION
# FOR THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE
# ON A PREVIOULY DEVELOPED PROPERTY

Prepared for:

**36 Shorefront Park**

**Norwalk, CT**

July 15, 2025

518 Riverside Avenue · Westport CT 06880 · www.landtechconsult.com · hello@landtechconsult.com · 203-454-2110

## INTRODUCTION

This report identifies the existing coastal resources on and adjacent to the property at 36 Shorefront Park in Norwalk, CT. It provides an evaluation of potential impacts to the coastal resources associated with the construction of a new single-family residence on the property in accordance with Chapter 444 Section 22a-90 through 22a-112 of the Connecticut General Statutes known as the "Coastal Management Act" and follows the guidelines provided in the Connecticut Coastal Management Manual prepared by the Connecticut Department of Environmental Protection (September 2000).

## SITE LOCATION & EXISTING CONDITIONS

The property at 36 Shorefront Park in Norwalk is 0.15± acres in size and is located in a CD-1S zone. The property abuts the western bank of the Norwalk River.

The property previously supported a house. The previous house was removed around 2023. What currently remains is a driveway, a gravel area in the approximate foot print of the previous house with the remainder of the property consisting of remnant grass. A concrete seawall with a staircase, both of which are in good condition, remain along the entire property's shorefront.

The western approximate 2/3 of the property is located within an AE-11 zone. The eastern approximate 1/3 of the property is located within a VE 14 zone.

## DESCRIPTION OF PROPOSED PROJECT

The project is to construct a new four-bedroom house with the proposed driveway in the same approximate location as the existing driveway. The driveway will be comprised of porous asphalt. The house will be two stories on top of garage and storage area located on the ground level. The house will contain a second-floor deck at the rear of the house with pervious paver patios and pervious paver and gravel walkways. The house will be serviced by natural gas, public water and electric, and sanitary sewer.

The extensive use of pervious material drastically reduced the amount of proposed impervious coverage on the property which will be at 34%.

## DESCRIPTION OF COASTAL RESOURCES

Policies have been established by the State to protect the existing coastal resources. Coastal Resources on and adjacent to the site were identified from the Coastal Resources Norwalk South quadrangle map, prepared by the Coastal Area Management Program of the Connecticut Department of Environmental Protection, dated 1979. This information was then field verified and adjusted if necessary.

### Applicable Coastal Resources

The property is within the coastal zone boundary and abuts the western shoreline of the Norwalk River. Tidal wetlands are located along the waterward side of the seawall. Coastal resources applicable to this project are discussed below.

- **General Coastal Resources**
- **Coastal "Flood" Hazard Areas**

  Coastal Hazard Areas are those portions of a property within the 100-year flood zone. For this property, the flood zone is at AE elevation 11 and VE elevation 14 (NAVD) as depicted on Federal Flood Insurance Rate Map (FIRM) Number 09001C0533G. The entire property lies within the Coastal Hazard Areas.

- **Tidal wetlands**

  Tidal wetlands are those areas protected from direct wave action which border on or lie beneath tidal waters and whose surface is at or below an elevation of one foot above local extreme high water which support or may support species listed in the statutes as tidal vegetation.

  Tidal wetlands consisting of *Spartina alterniflora* are located along the waterward side of seawall.

**Applicable Coastal Uses**

Coastal Uses are those uses of general public access, septic system/sewer or water lines, shoreline erosion control structures, stormwater management, vegetated buffers, or water dependent uses as defined in the Connecticut General Statutes.

As the property is currently serviced by public water and sewer and already contains a seawall, the only applicable coastal use for this property is stormwater management.

## CONSISTANCY OF COASTAL RESOURCE POLICIES:

The following coastal resources are applicable to the proposed activities.

- **General Development**

The project is consistent with applicable policies for General Development as no sensitive coastal resources will be disturbed or impacted.

- **Coastal Hazard Area**

The project is consistent with applicable Coastal Hazard Area policies as the first floor of the house will be set at elevation 18.1 with its lowest horizontal structural member (elevation min. 16.0) having 2' of clearance from the FEMA flood VE elevation 14. The minimum FEMA requirement is 1' clearance from bottom of lowest horizontal structural member. The City of Norwalk requires 2' clearance which this project complies with. In addition, the ground level will not be used as living space as it will contain a two-bay garage, storage and a mud room. The ground level contains breakaway walls in compliance with FEMA guidelines which minimize impacts to life and property. The project does not alter natural patterns of water circulation, erosion or deposition.

- **Tidal Wetlands**

The project is consistent with applicable policies as the project avoids all physical impacts to tidal wetlands and will not change the existing functions of the wetlands. In addition, no disturbance to essential fish or wildlife habitat will occur.

## CONSISTENCY WITH COASTAL USE POLICIES

As stated above, the only coastal uses applicable to this project is Stormwater Management.

The project is consistent with applicable Stormwater Management policies as the proposed stormwater management system will consist of directing all roof runoff from the house to a reservoir course of stone under the driveway to promote infiltration. In addition, all the patios and walkways will be pervious (via pervious pavers and gravel) allowing storm water to infiltrate in to the ground in place. Infiltration of storm water into the underlying soil allows the water to be filtered and improved prior to it reaching the river.

## Potential Adverse Impacts:

The proposed project does not incur any of the adverse impacts outlined in the Connecticut Coastal Management Manual, as the project does not propose any disturbance to the seawall or any of the sensitive coastal resources waterward; the proposed stormwater management system does not have any direct impact to sensitive coastal resources. The project does not degrade water quality or erosion or drainage patterns; it does not degrade circulation patterns; it does not degrade natural features of public vistas or view points as no identified public vistas exist in this area. In addition, the proposed project does not increase the hazard of coastal flooding. Finally, the project does not alter the bathymetry or degrade wildlife, finfish or shellfish habitat which is consistent with the Connecticut Management Act.

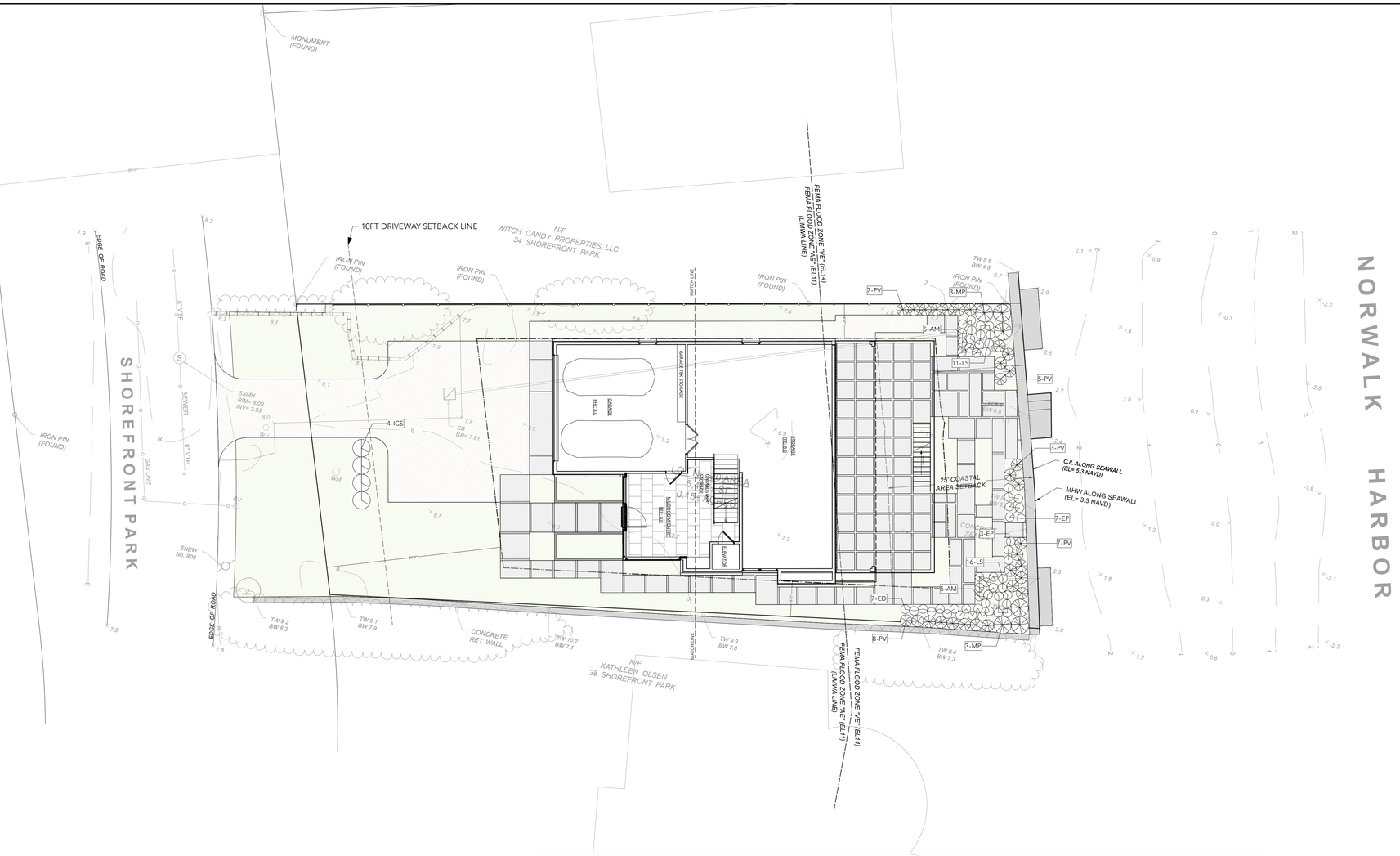
Erosion controls will be installed prior to the commencement of construction related activities. These controls will be maintained in proper working order throughout the construction phase and will be removed after all construction is completed and the soils have been permanently stabilized with vegetation.

Respectfully Submitted

LANDTECH

Thomas Ryder

Senior Ecologist




## Landscape Notes:

All bids to include site preparation, topsoil, plant material, tree pits, labor, fertilizer, mulch, guying and staking of trees and guarantee, unless otherwise stated. Landscape contractor is to locate all underground and overhead utilities prior to digging for verification (Call Before You Dig 1-800-922-4455). The owner and landscape architect shall not be responsible for any damage to utility or irrigation lines.

1) Furnish and install all plants shown on the drawing, as specified, and in quantities as listed on the plant list. Quantities shown on drawings take precedence over the plant list.

a. All Plants shall be nursery grown unless authorized to be collected.
b. Plants shall conform with the American Association of Nurserymen Standards.
c. All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae. They shall have healthy, well-developed root systems.
d. Substitution will be permitted only upon approval of the Landscape Architect.
e. All weeds and grasses shall be dug out by the roots and disposed of at the contractor's expense.
f. Provide all topsoil necessary to complete the appropriate plantings and berms and to provide for proper drainage of planting areas. Provide 6" of clean topsoil and composted material, well blended, in all planting beds.
g. Cultivate/ prepare all areas to be planted to a depth of 12". All debris exposed from excavation and cultivation to be disposed of at contractor's expense.
h. Perform a soil Ph test and add soil amendments required to achieve optimum soil conditions.
i. Plants shall be planted in locations designated on the plan or as staked out by the Landscape Architect. Planting shall be in conformance with the American Association of Nurserymen Standards. All trees shall be guyed, staked and wrapped.
j. Newly planted trees and shrubs shall be pruned in accordance with the American Association of Nurserymen Standards.
k. Mulch all plant beds with shredded bark mulch 3" deep, after all material has been planted and weeds removed.
l. All plant materials shall be guaranteed for one year following date of acceptance.

2) Transplant all plant materials as called for and in accordance with #1 above.

3) Fine grade and seed all areas disturbed by construction operations and all areas not covered by buildings, structures, paving or planting areas.

a. Spread stockpiled topsoil, provide clean fill and topsoil as required to meet finish grades as called for min 4" topsoil in seeded areas and min. 12" topsoil in planted areas. State total amount of yards of topsoil and fill included in proposal.
b. Apply erosion control burlap to all slopes over 1 foot vertical to 2 feet horizontal.
c. Roto-till compacted areas as required.

4) Landscape Architect to approve all planting layouts.

## Coastal Buffer Plant List

| Plant Tag ID | Qty | Botanical Name | Common Name | Scheduled Size | Spacing (OC in ft.) | Comments |
|---|---|---|---|---|---|---|
| **Shrubs** | | | | | | |
| ICS | 4 | Ilex crenata 'Steeds' | Steeds Upright Holly | 36" HT | 3'0" | 3'W - Full. Send photos to LA for approval. |
| MP | 6 | Myrica pennsylvanica | Northern Bayberry | 3-4' HT., Full | 3'0" | Native. Full in pot. |
| **Grasses** | | | | | | |
| PV | 30 | Panicum virgatum | Switch Grass | 2 Gal. | 2'0" | Native. Full in pot. |
| **Perennials** | | | | | | |
| AM | 10 | Aster microphyllus | Big Leaf Aster | 2 Gal. | 1'6" | Native. Full in pot. |
| ED | 7 | Eupatorium dubium | Coastal Joe Pye Weed | 2 Gal. | 1'6" | Native. Full in pot. |
| EP | 10 | Echinacea purpurea | Purple Coneflower | 2 Gal. | 1'8" | Native. Full in pot |
| LS | 27 | Liatris spicata | Blazing Star | 2 Gal. | 1'6" | Native. Full in pot. |

NOTE: ALL PLANTINGS IN COASTAL BUFFER TO BE DESIGNATED CONNECTICUT NATIVES, SALT TOLERANT, NON-INVASIVE SPECIES.

**NOTE:**
SURVEY COMPLETED BY LANDTECH CONSULT
DATED: 02/20/2025
DWG. NO: 25025-01
ASSESOR'S MAP 2, BLOCK 85, LOT 21

PLANNING & ZONING SUBMISSION

0 5 10 FT
SCALE: 1" = 10'-0"

ARTEMIS landscape architects, inc.
4 Washington Avenue, Floor 2
Sandy Hook, CT 06482
Tel. 203.683.1808 • Fax 203.683.1818

### LEGEND

(+10) - Existing Spot Elevation
+ 10 - Proposed Spot Elevation
- - 10 - - Existing Contour
10 Proposed Contour

BC - Bottom of Curb
BM - Benchmark
BS - Bottom of Step
BW - Bottom of Wall
EJ - Expansion Joint
FF - Finished Floor
TC - Top of Coping
TOC - Top of Curb
TS - Top of Step
TW - Top of Wall

CC - Carpentry Contractor
EC - Electrical Contractor
FC - Fence Contractor
GC - General Contractor
LA - Landscape Architect
LC - Landscape Contractor
MC - Masonry Contractor
PC - Pool Contractor

TBD - To Be Determined
TYP - Typical
EQ - Equal
P.O.B. - Point of Beginning
P.O.E. - Point of Ending
P.C. - Point of Curve
P.T. - Point of Tangency
O.C. - On Center
℄ - CenterLine
Max. - Maximum
Min. - Minimum
BME - Bottom of Metal Edge
TME - Top of Metal Edge
V.I.F. - Verify in Field

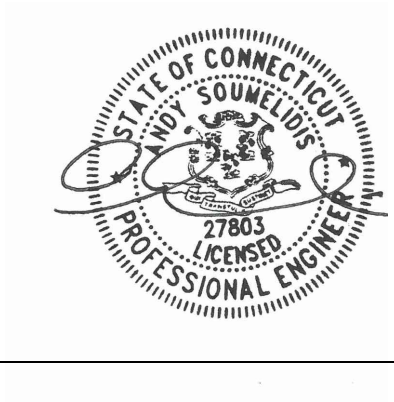
# Coastal Buffer Planting Plan

Private Residence
36 Shorefront Park, Norwalk, CT

REVISIONS

| | |
|---|---|
| JOB # | 1009 |
| DRAWN BY | SD |
| ISSUE DATE | 7/15/25 |
| NORTH | SHEET |
| | L-402.0 |

This drawing and the details on it, as an instrument of service, is the property of the landscape architect, and may be used only for this specific project and shall not be loaned, copied or reproduced without the written consent of ARTEMIS LANDSCAPE ARCHITECTS, INC.

| | |
|---|---|
| **STORMWATER MANAGEMENT**<br>**REPORT**<br>for<br>**36 Shorefront Park**<br>Norwalk, CT<br>July 10, 2025 |  |

***Narrative**:*

The owners of 36 Shorefront Park, Norwalk, CT propose to construct a new single-family residence, driveway, deck, patio and related improvements on the currently undeveloped property. Improvements are limited to the areas related to the construction of the above-listed structures and lawn areas as shown on the site plans prepared by LANDTECH.

The property is 0.15± acres in size, it is located to the east of the intersection of Burritt Avenue and Shorefront Drive. The property is located on direct waterfront and adjacent to tidal wetlands. The entirety of the site drains to the Norwalk Harbor, which is tidally influenced.

The NRCS soils map shows the site to be split up into two different soil classifications. The site consists of Agawam-Urban land complex, 0 to 8 percent slopes in Hydrologic Soil Group B and Ninigret-Urban land complex, 0 to 5 percent slopes in Hydrologic Soil Group B/D.

The property drains entirely to the Norwalk harbor; therefore, no reduction of the peak discharge rate is proposed, only water quality for the proposed impervious areas. Water quality volume (WQV) calculations are attached herewith and made part of this report.

Table 1 summarizes the required and proposed water quality volumes.

| **TABLE 1 – TOTAL WATER QUALITY VOLUME (WQv)** | | |
|---|---|---|
| | PRE-DEV/<br>REQUIRED | POST DEV<br>PROVIDED |
| WATER QUALITY | 387.90 CF | 496.84 CF |

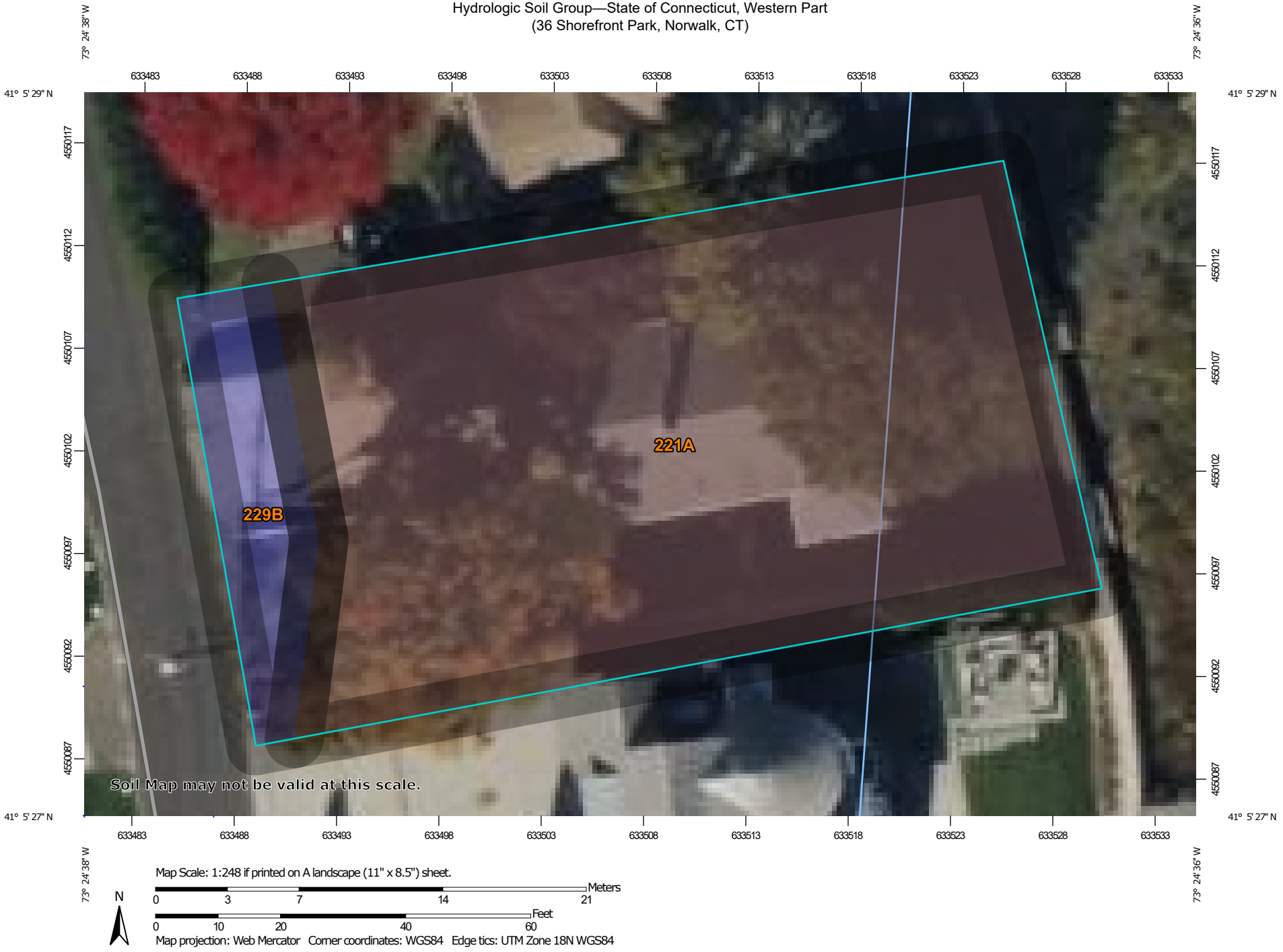
It is our professional opinion that upon construction of the proposed improvements, water quality will be improved in accordance with the rules and regulations of the City of Norwalk.

***Exhibits**:*

- NRCS Soils Report;
- Water Quality Volume (WQV) Calculations

# NRCS Soils Report

Hydrologic Soil Group—State of Connecticut, Western Part
(36 Shorefront Park, Norwalk, CT)




Map Scale: 1:248 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 3 7 14 21

Feet: 0 10 20 40 60

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

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**
- Streams and Canals

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

**Background**
- Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 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 |
|---|---|---|---|---|
| 221A | Ninigret-Urban land complex, 0 to 5 percent slopes | B/D | 0.2 | 89.9% |
| 229B | Agawam-Urban land complex, 0 to 8 percent slopes | B | 0.0 | 10.1% |
| **Totals for Area of Interest** | | | **0.2** | **100.0%** |

## Description

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

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

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

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

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

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

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

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# Water Quality Volume Calculations

| | | | | | |
|---|---|---|---|---|---|
| Project: | **36 Shorefront Park** | By: | **MC** | Date: | **7/10/2025** |
| | **Norwalk, CT** | Checked: | **CL** | Revised: | |

**1. Water Quality Volume**

**a. Compute volumetric runoff coefficient, R**

R = 0.05+0.009(*I* )

| | **Proposed** | | |
|---|---|---|---|
| Total Drainage Area, *A* | 0.150 | acres | |
| Total Impervious Area | 0.083 | acres | |
| Percentage of Impervious Area, *I* | 55.3% | | |
| Runoff Coefficient, *R* | 0.548 | | |

**b. Compute water quality volume, WQV**

WQV = [(1.3")(*R* )(*A* )]/12

| | | | |
|---|---|---|---|
| Total Project Area, *A* | 0.150 | acres | |
| Runoff Coefficient, *R* | 0.548 | | |
| Water Quality Volume, *WQV* | 0.009 | acre-foot | |
| **Water Quality Volume, *WQV*** | **387.90** | **cf** | |
| **Footing Drain Volume, 0.05 cfs** | **0.00** | **cf** | ***(Taken from HydroCAD)*** |
| | **387.90** | **cf** | ***Required*** |

| | | | | |
|---|---|---|---|---|
| **WQV in Pervious Deck** | Area | 399.00 | sf | |
| | Depth | 0.66 | ft | |
| | % Voids | 40% | | |
| | Volume | 105.34 | cf | *Provided* |
| **WQV in Stone Below Driveway** | Area | 783.00 | sf | |
| | Depth | 1.25 | ft | |
| | % Voids | 40% | | |
| | Volume | 391.50 | cf | *Provided* |
| **Total WQV:** | | **496.84** | **cf** | ***Provided*** |

***Water Quality Volume provided > required***

# Exhibit A
# Operations and Maintenance Plan

*36 Shorefront Park, Norwalk, CT*
*July 10,2025*

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at *36 Shorefront Park* are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

As further defined below, all stormwater components should be checked on a periodic basis and kept in full working order. Ultimately, the required frequency of inspection and service will depend on runoff quantities, pollutant loading, and clogging due to debris. At a minimum, we recommend that all stormwater components be inspected and serviced twice per year, once before winter begins and once during spring cleanup.

Qualified Inspector:

The inspections must be completed by an individual experienced in the construction and maintenance of stormwater drainage systems. Once every five years the inspections must be completed by a professional engineer.

Service Procedures:

1. Catch Basins & Drainage Inlets:

    a. Catch basins and drainage inlets shall be completely cleaned of accumulated debris and sediments at the completion of construction.
    b. For the first year, catch basins and drainage inlets shall be inspected on a quarterly basis.
    c. Any accumulated debris within the catch basins/inlets shall be removed and any repairs as required.
    d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
    e. Accumulated debris within the catch basins/inlets shall be removed and repairs made as required.
    f. Accumulated sediments shall be removed at which time they are within 12 inches of the invert of the outlet pipe.
    g. Any additional maintenance required per the manufacturer's specifications shall also be completed.

2. Storm Drainage Piping and Manholes/Junction Boxes:

    a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
    b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.

c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Porous Pavement (Pervious Concrete, Porous Asphalt, Permeable Interlocking Concrete Pavers, Flexi pave, Etc.):

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

4. Roof Gutters:

a. Remove accumulated debris and inspect for damage. Any damage should be repaired as required.

Disposal of Debris and Sediment:

All debris and sediment removed from the stormwater structures and bioretention/biofiltration basins shall be disposed of legally. There shall be no dumping of silt or debris into or in proximity to any inland or tidal wetlands.

Maintenance Records:

The Owners(s) must maintain all records (logs, invoices, reports, data, etc.) and have them readily available for inspection at all times.

# Operations and Maintenance Log (Page 1 of 3)

*36 Shorefront Park, Norwalk, CT*
*July 10, 2025*

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name:_____ Date of Inspection:_____

Affiliation:_____ Phone #:_____

Catch Basins & Drainage Inlets:

- Has accumulated debris been removed from grates? ☐ Yes ☐ No ☐ N/A
- Do any basins require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Have sumps been cleaned of sediment? ☐ Yes ☐ No ☐ N/A

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Do any manholes require additional repair? (identify below): ☐ Yes ☐ No ☐ N/A
- Is there any evidence of stormwater piping failure? ☐ Yes ☐ No ☐ N/A
- Has a comprehensive video inspection been completed? ☐ Yes ☐ No ☐ N/A

Notes:

# Operations and Maintenance Log (Page 2 of 3)

*36 Shorefront Park, Norwalk, CT*
*July 10, 2025*

Porous Pavement:

- Has pavement been vacuumed? ☐ Yes ☐ No ☐ N/A
- Has draining times been verified? ☐ Yes ☐ No ☐ N/A

| Notes: |
|---|
| |

Roof Gutters:

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

| Notes: |
|---|
| |

# Operations and Maintenance Log (Page 3 of 3)

*36 Shorefront Park, Norwalk, CT*
*July 10, 2025*

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

**Signature of Inspector:** **Date:**

CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

July 25, 2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901

**Re: 36 Shorefront Park**
**Preliminary Review of Coastal Site Plan Application #2025-54**
Construct a new single family residence to be FEMA flood compliant, with new landscaping and stormwater management features.

Dear Attorney Suchy:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application at their August 6, 2025, meeting. The below reflects my initial comments and the Commission may continue their review of the application at their regularly scheduled meetings that follow.

Please submit or comment on the following.

1) It appears the proposed height exceeds the 32' maximum allowed by 7".

2) New construction, including patios/pavers, is not allowed within 15' of the Coastal Jurisdiction Line.

3) Staff recommend enhancing the plantings along the seawall to include more shrubs, such as hollies, and making the buffer more robust.

4) Four mature trees existed on site in 2023, including an oak tree along the seawall. Staff recommend the planting plan be revised to include trees, with at least one along the seawall.

5) Staff recommend treating all stormwater on site before it discharges into the harbor.

6) The current driveway configuration creates parking in the front setback and does not meet backout space requirements. Please either revise the plans to remove the parking in the front setback or to comply with backout space requirements.

7) The survey indicates the proposed building and impervious surface coverage both as 2,184 square feet. Are the raised planting beds and driveway curbing pervious?

8) The survey erroneously indicates the maximum allowed impervious surface coverage as 3,243 square feet when it is 3,204 square feet.

9) I have referred this application to the Conservation Office and Harbor Management Commission. Please provide comments/approvals from the Health Department, DPW, WPCA etc. The link to the webpage can be found here.

The application is still being reviewed and requests for further information or clarification may be forthcoming. Please email (amelia.williams@norwalkct.gov) or call (203-854-7259) if you have any questions regarding your application or the application process.

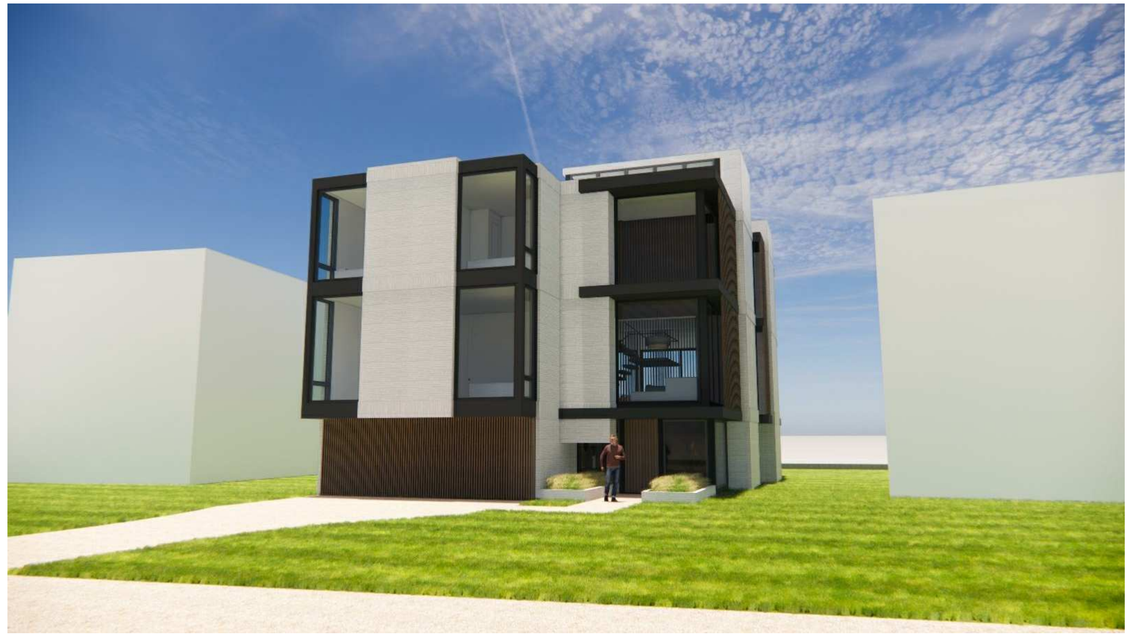
Sincerely,

Amelia Williams

Amelia Williams
Land Use Planner

New Residence

# 36 SHOREFRONT PARK NORWALK, CT



**NOTE**
**THIS RENDERING IS FOR CONCEPTUAL REFERENCE ONLY.**
**REFER TO DRAWINGS BY OTHERS FOR ALL ZONING, SITE & LANDSCAPE INFORMATION.**

**PROJECT TEAM**


**ARCHITECT**
CHRISTOPHER PAGLIARO ARCHITECTS
320 POST RD. DARIEN, CT
203.838.5517

**STRUCTURAL ENGINEER**
JOWA ENGINEERS
PO BOX 399 CANTERBURY, CT
860.556.9444

**CIVIL ENGINEER**
LANDTECH
518 RIVERSIDE AVE. WESTPORT, CT
203.454.2110


**RES CHECK**

**Generated by RES*check-Web* Software**

## Compliance Certificate

Project 36 SHOREFRONT

| | |
|---|---|
| Energy Code: | **2021 IECC** |
| Location: | **Fairfield County, Connecticut** |
| Construction Type: | **Single-family** |
| Project Type: | **New Construction** |
| Project SubType: | **None** |
| Orientation: | **Bldg. faces 180 deg. from North** |
| Conditioned Floor Area: | **4,500 ft2** |
| Glazing Area | **44%** |
| Climate Zone: | **5 (5999 HDD)** |
| Permit Date: | |
| Permit Number: | |
| All Electric | **false** |
| Is Renewable | **false** |
| Has Charger | **false** |
| Has Battery: | **false** |
| Has Heat Pump: | **false** |

Construction Site:
36 shorefront park
norwalk, CT

Owner/Agent:
36 shorefront park
norwalk, CT

Designer/Contractor:
Pagliaro Architects
Darien, CT 06820
203-581-4489

**Compliance: Passes using UA trade-off**

Compliance: **4.9% Better Than Code** Maximum UA: **1197** Your UA: **1138**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

### Envelope Assemblies

| Assembly | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Prop. U-Factor | Req. U-Factor | Prop. UA | Req. UA |
|---|---|---|---|---|---|---|---|
| Roof: Cathedral Ceiling | 3,865 | 60.0 | 0.0 | 0.018 | 0.024 | 69 | 92 |
| Dormers: Wood Frame:Double Pane with Low-E | 28 | | | 0.270 | 0.550 | 8 | 15 |
| East Wall: Wood Frame, 16" o.c. Orientation: Front | 865 | 30.0 | 0.0 | 0.049 | 0.045 | 16 | 14 |
| Door 6: Solid Orientation: Front | 192 | | | 0.270 | 0.300 | 52 | 58 |
| Window 4: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Front | 356 | | | 0.270 | 0.300 | 96 | 107 |
| West Wall: Wood Frame, 16" o.c. Orientation: Back | 1,367 | 30.0 | 0.0 | 0.049 | 0.045 | 48 | 44 |

Project Title: 36 SHOREFRONT
Data filename:
Report date: 05/15/2
Page 1 of

| Assembly | Gross Area or Perimeter | Cavity R-Value | Cont. R-Value | Prop. U-Factor | Req. U-Factor | Prop. UA | Req. UA |
|---|---|---|---|---|---|---|---|
| Window 1: Wood Frame:Double Pane with Low-E Orientation: Back | 384 | | | 0.270 | 0.300 | 104 | 115 |
| North Wall: Wood Frame, 16" o.c. Orientation: Right side | 1,434 | 30.0 | 0.0 | 0.049 | 0.045 | 29 | 26 |
| Door 7: Solid Orientation: Right side | 35 | | | 0.270 | 0.300 | 9 | 11 |
| Door 5: Glass Orientation: Right side | 192 | | | 0.270 | 0.300 | 52 | 58 |
| Window 6: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Right side | 623 | | | 0.270 | 0.300 | 168 | 187 |
| South Wall: Wood Frame, 16" o.c. Orientation: Front | 1,789 | 30.0 | 0.0 | 0.049 | 0.045 | 34 | 32 |
| Window 2: Wood Frame:Double Pane with Low-E Orientation: Front | 1,089 | | | 0.270 | 0.300 | 294 | 327 |
| West Wall 2: Wood Frame, 16" o.c. Orientation: Left side | 325 | 30.0 | 0.0 | 0.049 | 0.045 | 10 | 9 |
| Window 8: Metal Frame with Thermal Break:Double Pane with Low-E Orientation: Left side | 130 | | | 0.270 | 0.300 | 35 | 39 |
| East Wall 2: Wood Frame, 16" o.c. Orientation: Right side | 548 | 30.0 | 0.0 | 0.049 | 0.045 | 25 | 23 |
| Window 7: Metal Frame:Double Pane with Low-E Orientation: Right side | 28 | | | 0.270 | 0.300 | 8 | 8 |
| Floor 1: All-Wood Joist/Truss:Over Unconditioned Space | 2,890 | 35.0 | 0.0 | 0.028 | 0.033 | 81 | 95 |

### Energy Credits

| Description | Credits |
|---|---|
| Enhanced Envelope Performance Option - R408.2.1 | 1.0 |
| More Efficient HVAC Equipment Option - R408.2.2 | 1.0 |

Required: 1 Proposed: 2

*Compliance Statement:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2021 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: 36 SHOREFRONT
Data filename:
Report date: 05/15/25
Page 2 of 2

**SHEET NUMBERING CONVENTION**

**A0.00**

- **Discipline Designator**
  A-Architectural, C-Civil, L-Landscape, S-Structural
- **Sequence Number (Two Digits)**
  First digit may represent floor reference level. (Plans/Int.Elevs)
  Some numbers may be skipped for future additons.
- **Sheet Type**
  0-General, 1-Plans, 2-Elevations, 3-Sections,
  4-Large Scale /Interiors, 5-Details, 6-Schedules/Diagrams,
  7-Perspective Drawings, 8-Miscelanious

**DRAWING SYMBOL LEGEND**

- Dwg. # / Sheet # — **Exterior Elevation Marker**
- Dwg. # / Sheet # — **Section Marker**
- Dwg. # / Sheet # — **Interior Elevation Marker**
- **Framing Dimension** — Measured to Face of Rough Framing
- **Interior Dimension** — Measured to Face of Gypsum Finish
- Mark / Type / Spacing / Array Direction / Span Direction — **Joist/Rafter Array** (J1 2x10 RFTR @ 16" O.C.)
- Mark / Type / Drop/Flush — **Beam/Girder** (B1 - (2) 11 7/8" LVL D)
- 01 — **Door Tag**
- 01 — **Exterior Opening Tag**
- 103'-0" — **Spot Elevation (MSL)**
- **New Wall**
- **Bearing Wall**
- **Shear Wall**
- **Hidden Lines**
- **Overhead Lines**
- **Post Above**

**GENERAL STRUCTURE NOTES**

1.| All dimensions given on exterior walls and around exterior perimeter are to rough openings and rough framing. All dimensions given on interior are to FRAMING.

2.| Unless otherwise indicated, all exterior window and door openings to receive minimum (2)-2x10 header.

3.| Unless otherwise indicated, all openings located within an indicated bearing wall shall recieve minimum (2)-2x10 header.

4.| Unless otherwise indicated, all post bearing conditions shall receive solid bearing of same width or greater down to foundation walls or bearing beams, including but not limited to window header posts from floor to floor and down to foundation wall.

5.| All post bearing conditions to receive additional studs for total post dimension to equal or surpass supported beam thickness. If this condition cannot be met, verify bearing plate or other connection with Architect in field.

6.| All steel beams indicated as flush shall be set w/ top of top flange 1-1/2" below top of adjacent joists to allow for minimum 2x__ top nailer bolted to top flange.

7.| All beam end locations with no specific post indicated shall receive a minimum of (4) 2x6 post or (1) 4x4 P.S.L. post typical.

8.| Provide bridging @ middle of all joist spans greater than or equal to 10'-0". Provide bridging @ thirds, for all joist spans greater than 20'-0"

**GENERAL CODE COMPLIANCE NOTES**

1.| Contractor to provide tempered glass as required by federal, state and local codes and any authorities having jurisdiction over the project.

2.| Contractor to provide a minimum of one "hard-wired" smoke detector in every bedroom as well as one in addition on each floor.

**SHEET LIST**


| Number | Name |
|---|---|
| A000 | COVER |
| A100 | FLOOR PLANS |
| A101 | FLOOR PLANS |
| A200 | ELEVATIONS |
| A201 | ELEVATIONS |
| A202 | 3D VIEWS |
| A300 | BUILDING SECTIONS |
| A500 | SCHEDULES |


| ISSUE & REVISION SCHEDULE # | DESCRIPTION | DATE |
|---|---|---|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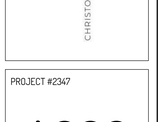



**DRAWING STATUS**
ISSUED FOR REVIEW
8.1.25

NEW RESIDENCE
36 SHOREFRONT PARK
NORWALK, CT
MAXWELL RESIDENCE

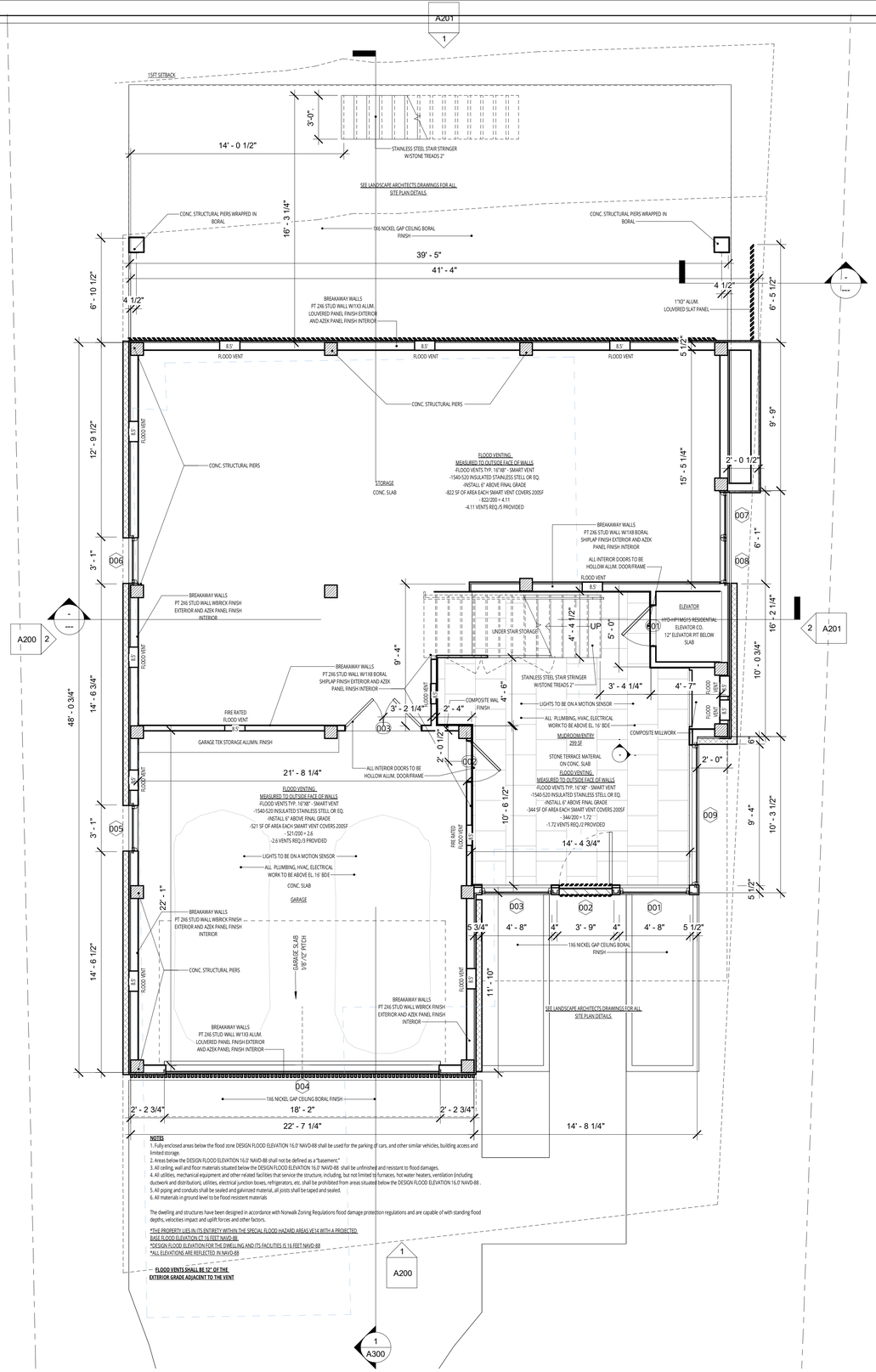

320 Post Road, Suite 160
Darien, Connecticut 06820
203.838.5517
www.christopherpagliaroarchitects.com

CHRISTOPHER PAGLIARO
ARCHITECTS


PROJECT #2347

A000

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




**NOTES**

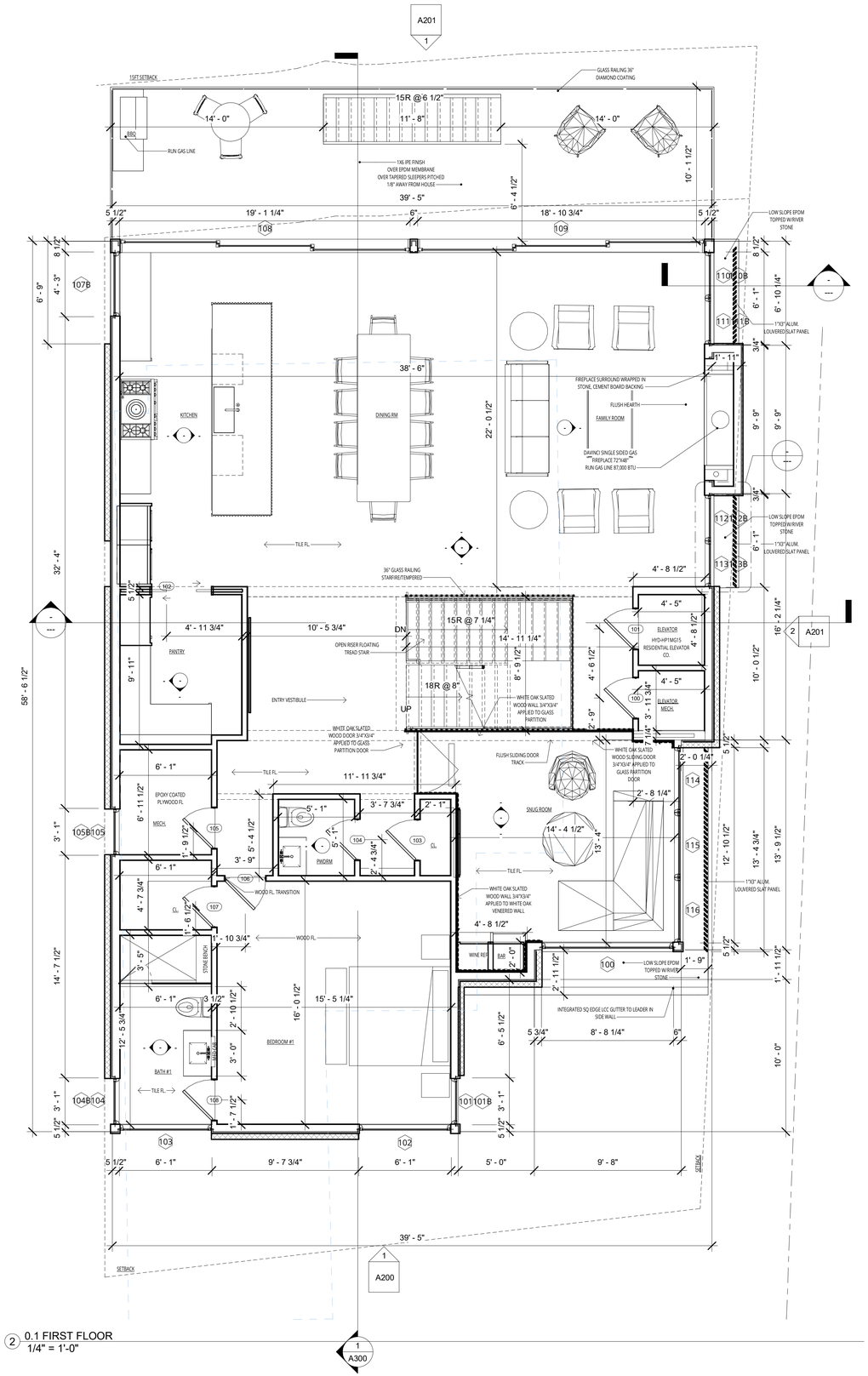
1. Fully enclosed areas below the flood zone DESIGN FLOOD ELEVATION 16.0' NAVD-88 shall be used for the parking of cars, and other similar vehicles, building access and limited storage.
2. Areas below the DESIGN FLOOD ELEVATION 16.0' NAVD-88 shall not be defined as a "basement."
3. All ceiling, wall and floor materials situated below the DESIGN FLOOD ELEVATION 16.0' NAVD-88 shall be unfinished and resistant to flood damages.
4. All utilities, mechanical equipment and other related facilities that service the structure, including, but not limited to furnaces, hot water heaters, ventilation (including ductwork and distributors), utilities, electrical junction boxes, refrigerators, etc. shall be prohibited from areas situated below the DESIGN FLOOD ELEVATION 16.0' NAVD-88 .
5. All piping and conduits shall be sealed and galvinized material, all joists shall be taped and sealed.
6. All materials in ground level to be flood resistent materials

The dwelling and structures have been designed in accordance with Norwalk Zoning Regulations flood damage protection regulations and are capable of with standing flood depths, velocities impact and uplift forces and other factors.

*THE PROPERTY LIES IN ITS ENTIRETY WITHIN THE SPECIAL FLOOD HAZARD AREAS VE14 WITH A PROJECTED BASE FLOOD ELEVATION OF 16 FEET NAVD-88.
*DESIGN FLOOD ELEVATION FOR THE DWELLING AND ITS FACILITIES IS 16 FEET NAVD-88
*ALL ELEVATIONS ARE REFLECTED IN NAVD-88

**FLOOD VENTS SHALL BE 12" OF THE EXTERIOR GRADE ADJACENT TO THE VENT**

1 0.0 GROUND LEVEL
1/4" = 1'-0"




2 0.1 FIRST FLOOR
1/4" = 1'-0"

| # | DESCRIPTION | DATE |
|---|---|---|

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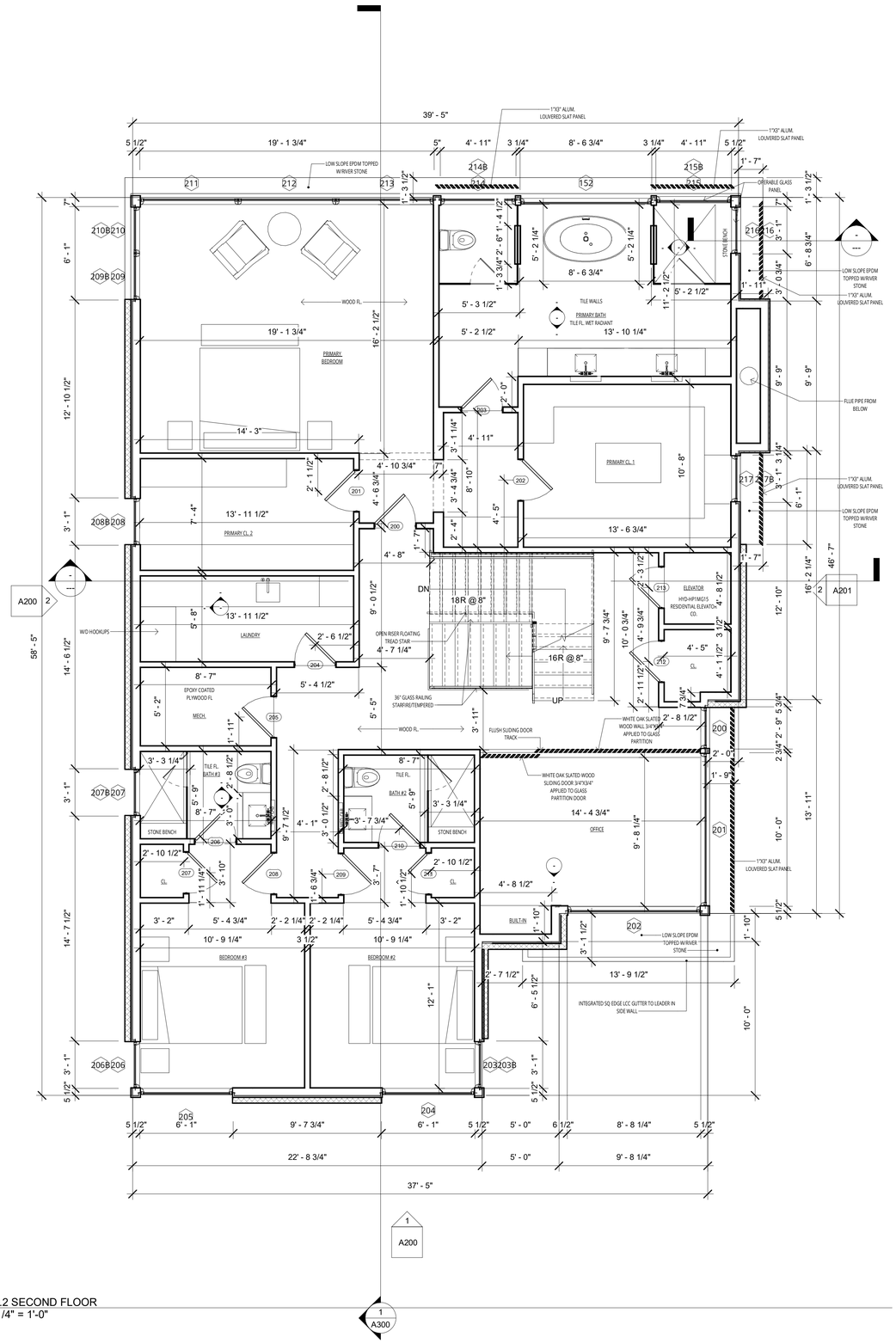
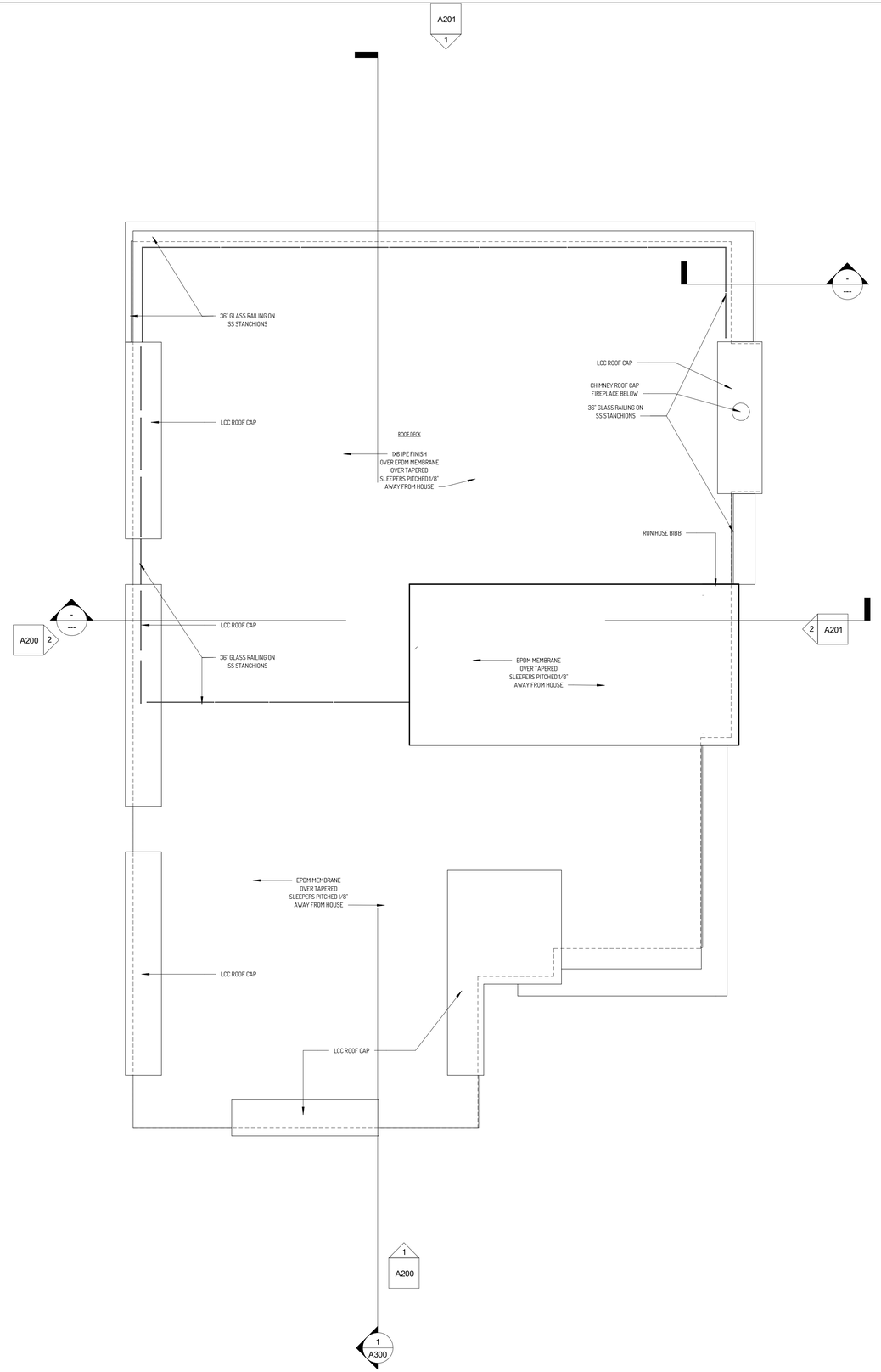
PROJECT #2347

A100

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




1 0.2 SECOND FLOOR
1/4" = 1'-0"




2 0.3 T.O. FLAT ROOF
1/4" = 1'-0"

| # | DESCRIPTION | DATE |
|---|---|---|

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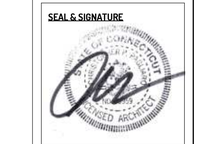


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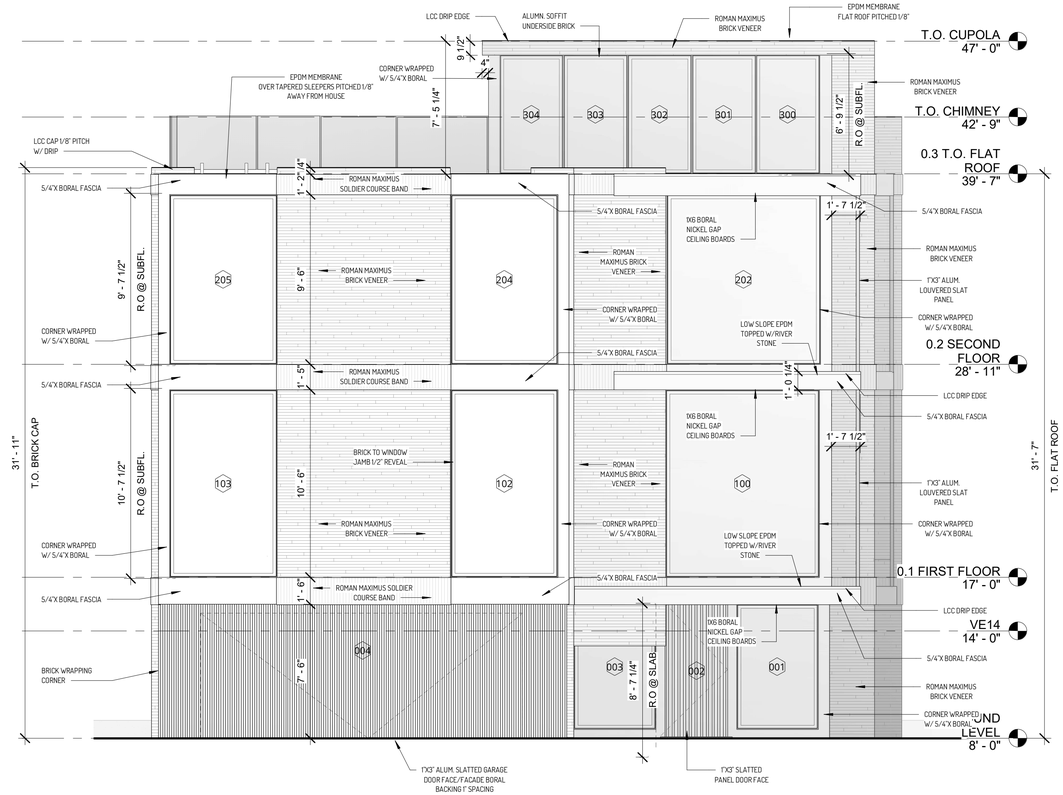
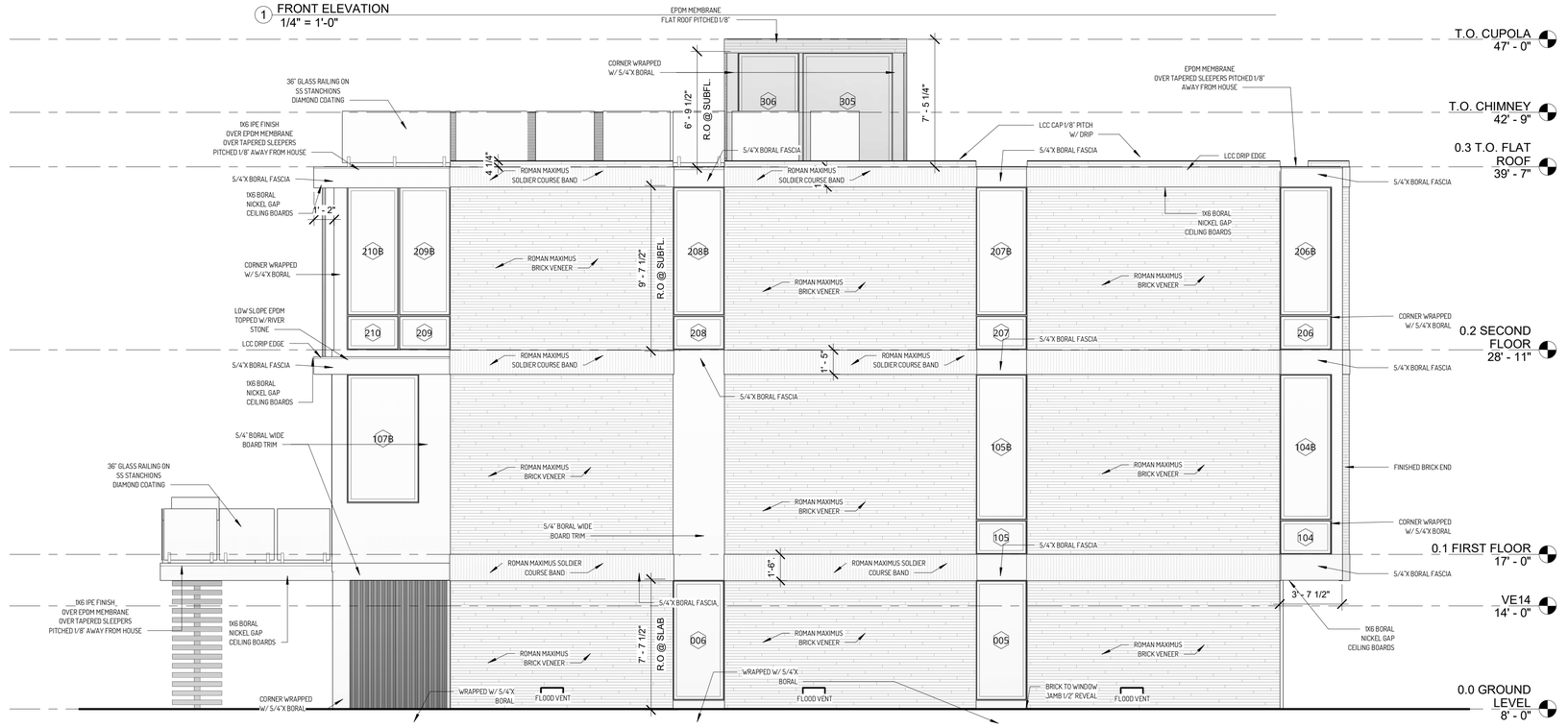
PROJECT #2347

# A101

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




1 FRONT ELEVATION
1/4" = 1'-0"




2 LEFT SIDE ELEVATION
1/4" = 1'-0"

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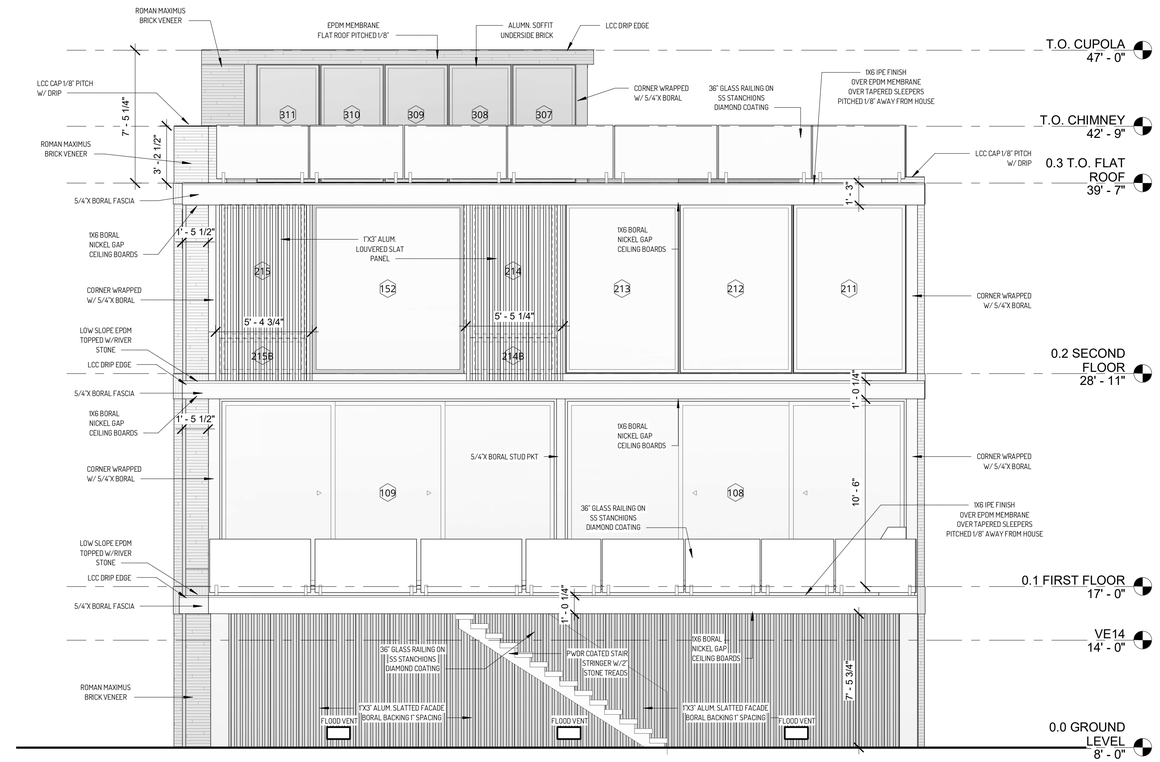
PROJECT #2347

A200

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




1 REAR ELEVATION
1/4" = 1'-0"

2 RIGHT SIDE ELEVATION
1/4" = 1'-0"

| ISSUE & REVISION SCHEDULE | | |
|---|---|---|
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PROJECT #2347

A201

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

| ISSUE & REVISION SCHEDULE | | |
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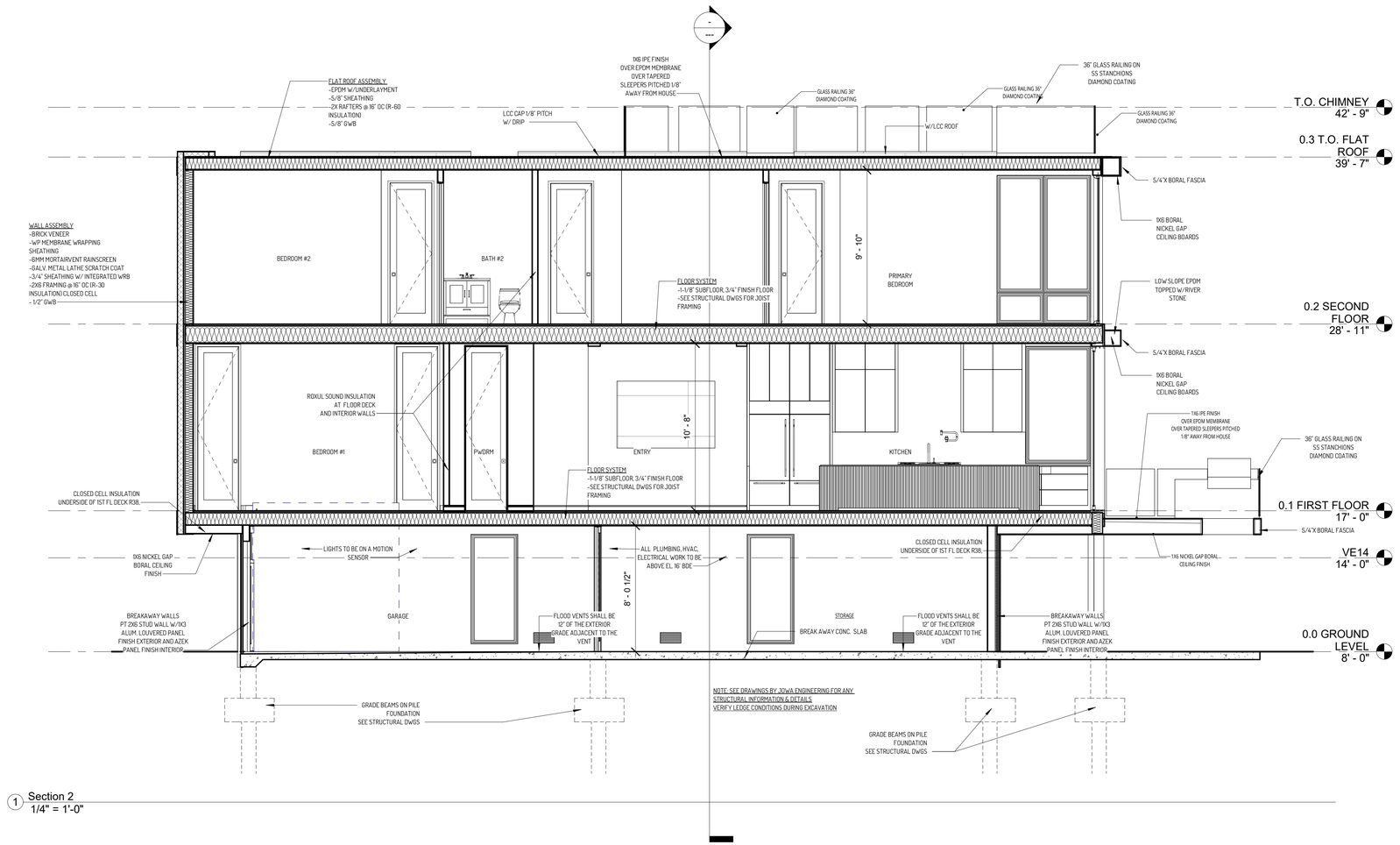
PROJECT #2347

# A202

SCALE:
3D VIEWS




1 Section 2
1/4" = 1'-0"

| # | DESCRIPTION | DATE |
|---|---|---|

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www.christopherpagliaroarchitects.com

CHRISTOPHER PAGLIARO
ARCHITECTS


PROJECT #2347

A300

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

| EXTERIOR WINDOW & OPENING | | | | | |
|---|---|---|---|---|---|
| | | | Actual Frame Size | | |
| Mark | Manufacturer | Type | Width | Height | Comments |
| 001 | KLAR | A70 INDUSTRIAL TILT-TURN | 4'-7" | 7'-9" | FIXED, TEMPERED |
| 002 | Others | Solid Wood Entry Door | 3'-6" | 7'-6" | SOLID INSWING DOOR ALUM. |
| 003 | KLAR | A70 INDUSTRIAL TILT-TURN | 4'-7" | 7'-9" | FIXED, TEMPERED |
| 004 | EDS GARAGE DOOR | Door_Overhead-Sectional_OHD_Thermacore-Standard-Lift | 0" | 0" | |
| 005 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-0" | RH, WCOD, TEMPERED |
| 006 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-0" | RH, WCOD, TEMPERED |
| 007 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-0" | RH, WCOD, TEMPERED |
| 008 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-0" | LH, WCOD, TEMPERED |
| 009 | KLAR | A70 INDUSTRIAL TILT-TURN | 9'-3" | 7'-9" | FIXED, TEMPERED |
| 100 | KLAR | A70 INDUSTRIAL TILT TURN | 8'-7 1/4" | 10'-6" | FIXED, TEMPERED |
| 101 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 101B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | LH, WCOD |
| 102 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-0" | 10'-6" | FIXED, TEMPERED |
| 103 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-0" | 10'-6" | FIXED, TEMPERED |
| 104 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 104B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | RH, WCOD |
| 105 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 105B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | RH, WCOD |
| 107B | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-2" | 7'-6" | LH, WCOD, TEMPERED |
| 108 | KLAR | Multi_Slide_Stacked_Uni_Directional-Door | 19'-0 3/4" | 10'-6" | TRIPLE SLIDER STACKING, XOO |
| 109 | KLAR | Multi_Slide_Stacked_Uni_Directional-Door | 18'-10 1/4" | 10'-6" | TRIPLE SLIDER STACKING, OOX |
| 110 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 110B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | RH, WCOD |
| 111 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 111B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | LH, WCOD |
| 112 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 112B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | RH, WCOD |
| 113 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 113B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 8'-6" | |
| 114 | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-3 3/16" | 10'-6" | RH, WCOD, TEMPERED |
| 115 | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-3 3/16" | 10'-6" | FIXED, TEMPERED |
| 116 | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-3 3/16" | 10'-6" | LH, WCOD, TEMPERED |
| 152 | LINCOLN | A70 INDUSTRIAL TILT TURN | 8'-5 3/4" | 9'-6" | FIXED, TEMPERED |
| 200 | LINCOLN | A70 INDUSTRIAL TILT TURN | 2'-8" | 9'-6" | RH, WCOD, TEMPERED |
| 201 | LINCOLN | A70 INDUSTRIAL TILT TURN | 9'-11" | 9'-6" | FIXED, TEMPERED |
| 202 | LINCOLN | A70 INDUSTRIAL TILT TURN | 8'-7 1/4" | 9'-6" | FIXED, TEMPERED |
| 203 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | LH, WCOD |
| 203B | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 204 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-0" | 9'-6" | FIXED, TEMPERED |

| EXTERIOR WINDOW & OPENING | | | | | |
|---|---|---|---|---|---|
| | | | Actual Frame Size | | |
| Mark | Manufacturer | Type | Width | Height | Comments |
| 205 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-0" | 9'-6" | FIXED, TEMPERED |
| 206 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 206B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | RH, WCOD |
| 207 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 207B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | RH, WCOD, TEMPERED |
| 208 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 208B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | RH, WCOD |
| 209 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 209B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | RH, WCOD, TEMPERED |
| 210 | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 210B | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | LH, WCOD, TEMPERED |
| 211 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-4 1/4" | 9'-6" | FIXED, TEMPERED |
| 212 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-4 1/4" | 9'-6" | FIXED, TEMPERED |
| 213 | LINCOLN | A70 INDUSTRIAL TILT TURN | 6'-4 1/4" | 9'-6" | FIXED, TEMPERED |
| 214 | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-10" | 7'-6" | FIXED, TEMPERED |
| 214B | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-10" | 2'-0" | |
| 215 | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-10" | 7'-6" | FIXED, TEMPERED |
| 215B | LINCOLN | A70 INDUSTRIAL TILT TURN | 4'-10" | 2'-0" | FIXED, TEMPERED |
| 216 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | RH, WCOD, TEMPERED |
| 216B | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 217 | LINCOLN | A70 INDUSTRIAL TILT TURN | 3'-0" | 7'-6" | LH, WCOD |
| 217B | KLAR | A70 INDUSTRIAL TILT TURN | 3'-0" | 2'-0" | FIXED, TEMPERED |
| 300 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 301 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 302 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 303 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 304 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 305 | KLAR | A70 INDUSTRIAL TILT-TURN | 5'-3" | 6'-8" | FIXED, TEMPERED |
| 306 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | RH, OUTSWING DOOR, TEMPERED |
| 307 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 308 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 309 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 310 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |
| 311 | KLAR | A70 INDUSTRIAL TILT-TURN | 3'-7" | 6'-8" | FIXED, TEMPERED |

****SEE APPROVED SHOP DRAWINGS FOR ALL WINDOW SIZES, ROUGH OPENINGS, LITE CUTS AND OPERATION**

| INTERIOR DOOR SCHEDULE | | | | | | |
|---|---|---|---|---|---|---|
| Mark | Door Type | Panel Height | Panel 1 Width | Panel 2 Width | Panel Thickness | Comments |
| 001 | Single Swing1 | 8' - 1" | 2' - 8" | | 1 3/4" | |
| 002 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 003 | Double Swing | 8' - 0" | 2' - 6" | 2' - 6" | 1 3/4" | |
| 019 | Single Pocket | 10' - 6" | 1' - 11 1/2" | | 1 3/4" | |
| 020 | TS1000 | 10' - 6" | 1' - 11 1/2" | | 1 3/4" | |
| 100 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 101 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 102 | Single Pocket | 10' - 6" | 1' - 11 1/2" | | 1 3/4" | |
| 103 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 104 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 105 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 106 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 107 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 108 | Single Swing1 | 10' - 6" | 2' - 8" | | 1 3/4" | |
| 200 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 201 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 202 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 203 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 204 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 205 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 206 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 207 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 208 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 209 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 210 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 211 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 212 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| 213 | Single Swing1 | 9' - 0" | 2' - 8" | | 1 3/4" | |
| Y | TS1000 | 8' - 0" | 2' - 6" | | 1 3/4" | |

Note: The interior trim follows a strict datum established by the height of the exterior door units. The datum that is established shall follow throughout the interior, as shown in Drawings. Accordingly, any reference to interior door height is nominal. Actual door leaf sizes shall be made to accommodate the datum, and may be required to be taller than the nominal dimension in order to accommodate a 5/8" space between the bottom of the door leaf and the finished wood or tile floor.

ISSUE & REVISION SCHEDULE

| # | DESCRIPTION | DATE |
|---|---|---|

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CHRISTOPHER PAGLIARO ARCHITECTS, LLC

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

**DISCLAIMER**

These Drawings represent the Construction Drawings Phase of the Owner/Architect Agreement and are complementary to the Specifications and Project Manual, and documents prepared by Consultants, as well as the services provided by the Architect in the Construction Administration and Monitoring Phase. These Drawings are not to be used for construction without the proper administration of the Architect. The Architect accepts no liability or responsibility for the interpretation of the Drawings without the execution of the Construction Administration and Monitoring Phase by the Architect.

**SEAL & SIGNATURE**

**DRAWING STATUS**

ISSUED FOR REVIEW
8.1.25

NEW RESIDENCE

36 SHOREFRONT PARK
NORWALK, CT

MAXWELL RESIDENCE

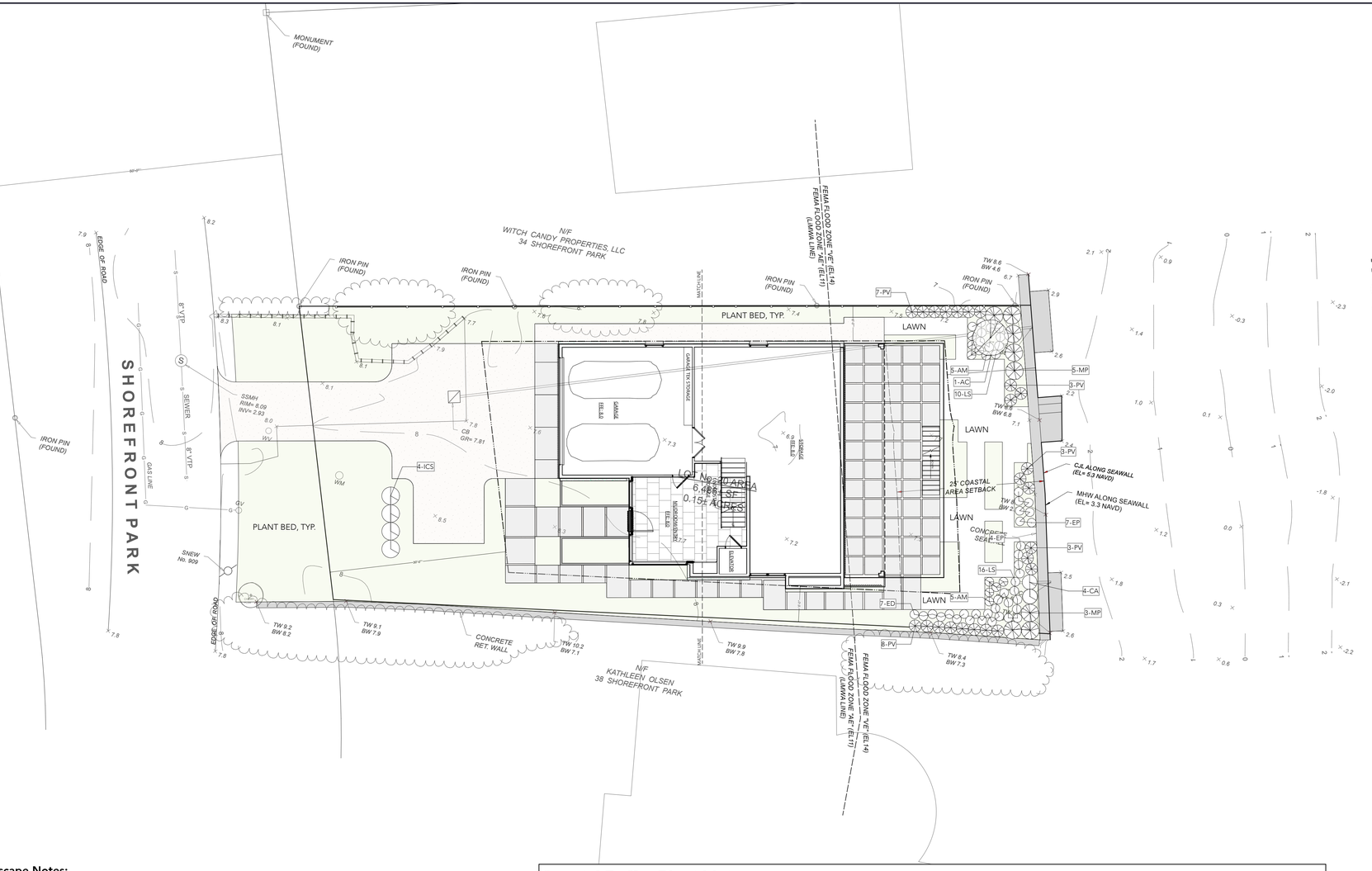
350 Post Road, Suite 160
Darien, Connecticut 06820
203.838.5517
www.christopherpagliaroarchitects.com

CHRISTOPHER PAGLIARO
ARCHITECTS

PROJECT #2347

A500

SCALE:
SCHEDULES




## Landscape Notes:

All bids to include site preparation, topsoil, plant material, tree pits, labor, fertilizer, mulch, guying and staking of trees and guarantee, unless otherwise stated. Landscape contractor is to locate all underground and overhead utilities prior to digging for verification (Call Before You Dig 1-800-922-4455). The owner and landscape architect shall not be responsible for any damage to utility or irrigation lines.

1) Furnish and install all plants shown on the drawing, as specified, and in quantities as listed on the plant list. Quantities shown on drawings take precedence over the plant list.

a. All Plants shall be nursery grown unless authorized to be collected.
b. Plants shall conform with the American Association of Nurserymen Standards.
c. All plants shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae. They shall have healthy, well-developed root systems.
d. Substitution will be permitted only upon approval of the Landscape Architect.
e. All weeds and grasses shall be dug out by the roots and disposed of at the contractor's expense.
f. Provide all topsoil necessary to complete the appropriate plantings and berms and to provide for proper drainage of planting areas. Provide 6" of clean topsoil and composted material, well blended, in all planting beds.
g. Cultivate/ prepare all areas to be planted to a depth of 12". All debris exposed from excavation and cultivation to be disposed of at contractor's expense.
h. Perform a soil Ph test and add soil amendments required to achieve optimum soil conditions.
i. Plants shall be planted in locations designated on the plan or as staked out by the Landscape Architect. Planting shall be in conformance with the American Association of Nurserymen Standards. All trees shall be guyed, staked and wrapped.
j. Newly planted trees and shrubs shall be pruned in accordance with the American Association of Nurserymen Standards.
k. Mulch all plant beds with shredded bark mulch 3" deep, after all material has been planted and weeds removed.
l. All plant materials shall be guaranteed for one year following date of acceptance.

2) Transplant all plant materials as called for and in accordance with #1 above.

3) Fine grade and seed all areas disturbed by construction operations and all areas not covered by buildings, structures, paving or planting areas.

a. Spread stockpiled topsoil, provide clean fill and topsoil as required to meet finish grades as called for min 4" topsoil in seeded areas and min. 12" topsoil in planted areas. State total amount of yards of topsoil and fill included in proposal.
b. Apply erosion control burlap to all slopes over 1 foot vertical to 2 feet horizontal.
c. Roto-till compacted areas as required.

4) Landscape Architect to approve all planting layouts.

## Coastal Buffer Plant List

| Plant Tag ID | Qty | Botanical Name | Common Name | Scheduled Size | Spacing (OC in ft.) | Comments |
|---|---|---|---|---|---|---|
| **Shrubs** | | | | | | |
| AC | 1 | Amelanchier canadensis | Canadian Serviceberry | 2.5-3" Cal. | | Native. Send photos to LA for approval. |
| CA | 4 | Clethra alnifolia | Sweet Pepper Bush | 3 Gal. | 3'0" | Native. Full |
| ICS | 4 | Ilex crenata 'Steeds' | Steeds Upright Holly | 36" HT | 3'0" | S'W - Full. Send photos to LA for approval. |
| MP | 8 | Myrica pennsylvanica | Northern Bayberry | 3-4' HT., Full | 3'0" | Native. Full in pot. |
| **Grasses** | | | | | | |
| PV | 24 | Panicum virgatum | Switch Grass | 2 Gal. | 2'0" | Native. Full in pot. |
| **Perennials** | | | | | | |
| AM | 10 | Aster microphyllus | Big Leaf Aster | 2 Gal. | 1'6" | Native. Full in pot. |
| ED | 7 | Eupatorium dubium | Coastal Joe Pye Weed | 2 Gal. | 1'6" | Native. Full in pot. |
| EP | 11 | Echinacea purpurea | Purple Coneflower | 2 Gal. | 1'8" | Native. Full in pot |
| LS | 26 | Liatris spicata | Blazing Star | 2 Gal. | 1'6" | Native. Full in pot. |

NOTE: ALL PLANTINGS IN COASTAL BUFFER TO BE DESIGNATED CONNECTICUT NATIVES, SALT TOLERANT, NON-INVASIVE SPECIES.

**NOTE:**
SURVEY COMPLETED BY LANDTECH CONSULT
DATED: 02/20/2025
DWG. NO: 25025-01
ASSESOR'S MAP 2, BLOCK 85, LOT 21

PLANNING & ZONING SUBMISSION

0 5 10 FT
SCALE: 1" = 10'-0"

ARTEMIS landscape architects, inc.
4 Washington Avenue, Floor 2
Sandy Hook, CT 06482
Tel. 203.683.1808 • Fax 203.683.1818

LEGEND

(+10) - Existing Spot Elevation
+ 10 - Proposed Spot Elevation
- - 10 - - Existing Contour
10 Proposed Contour

BC - Bottom of Curb
BM - Benchmark
BS - Bottom of Step
BW - Bottom of Wall
EJ - Expansion Joint
FF - Finished Floor
TC - Top of Coping
TOC - Top of Curb
TS - Top of Step
TW - Top of Wall

CC - Carpentry Contractor
EC - Electrical Contractor
FC - Fence Contractor
GC - General Contractor
LA - Landscape Architect
LC - Landscape Contractor
MC - Masonry Contractor
PC - Pool Contractor

TBD - To Be Determined
TYP - Typical
EQ - Equal
P.O.B. - Point of Beginning
P.O.E. - Point of Ending
P.C. - Point of Curve
P.T. - Point of Tangency
O.C. - On Center
℄ - CenterLine
Max. - Maximum
Min. - Minimum
BME - Bottom of Metal Edge
TME - Top of Metal Edge
V.I.F. - Verify in Field

# Coastal Buffer Planting Plan

Private Residence
36 Shorefront Park, Norwalk, CT

STATE OF CONNECTICUT · MARION VINCENTA · No. 1029 · REGISTERED LANDSCAPE ARCHITECT

REVISIONS
7/15/25 - ORIGINAL SUBMISSION
8/1/25 - REVISED SUBMISSION

| | |
|---|---|
| JOB # | 1009 |
| DRAWN BY | SD |
| ISSUE DATE | 8/1/25 |
| NORTH | SHEET |
| | L-402.1 |

This drawing and the details on it, as an instrument of service, is the property of the landscape architect, and may be used only for this specific project and shall not be loaned, copied or reproduced without the written consent of ARTEMIS LANDSCAPE ARCHITECTS, INC.

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** August 1st, 2025

**TO:** Planning and Zoning Commission – Galen Wells, Chair

**FROM:** Amelia Williams, Land Use Planner

**SUBJECT:** #2025 - 55 CAM – Timothy and Samantha Davenport – 36 Shorefront Park – Construct a new single family residence to be FEMA flood compliant, with new landscaping and stormwater management features

**District**: 2 **Block:** 85 **Lot:** 21 **Zone:** CD-1S **Flood Zone:** VE (EL.14) and AE (EL.11)

---

**ZONING HISTORY:**
The.16-acre lot is currently vacant, where a non-flood compliant single-family residence was recently demolished and four mature trees were removed. A seawall exists at the rear of the property, separating it from the Norwalk Harbor, which contains steps and two outlet pipes. The lot is flat, sloping gently from an elevation around 8' at the street to 7' at the seawall. There is no stormwater management system that currently exists on the site, it drains entirely to the Harbor. About a third of the property is within the Limit of Moderate Wave Action (LiMWA) and a high velocity flood zone.
A Coastal Site Plan Review application was submitted for this property in 2023 but was withdrawn; Staff's major concern for that application was the proposal to bring in a significant amount of fill (retained by walls) to raise the average grade around the house.

**PROPOSED USE/STRUCTURE:**
The applicant is proposing to construct a new single family residence to be made flood compliant to VE standards; the house will be built on piers with flood-vented breakaway walls. The proposal also includes a new driveway, integral two-car garage, deck, and patio made of pervious pavers. Some landscaping is proposed, mainly consisting of grasses and perennials, and no trees. There are some issues with compliance of the proposal, which the applicant has been made aware of. Staff is awaiting revised plans and responses to the issues raised.

**STAFF COMMENTS:**
- The architectural plans have been revised to demonstrate compliance.
- Patio/pavers are proposed within 15' of the Coastal Jurisdiction Line which is prohibited by the regulations- the applicant has indicated revised plans will be submitted to demonstrate compliance.
- Staff recommend enhancing the plantings along the seawall to include more shrubs, such as hollies, and making the buffer more robust.

- Four mature trees existed on site in 2023, including an oak tree along the seawall. Staff recommend the planting plan be revised to include trees, with at least one along the seawall.
- The current driveway configuration creates parking in the front setback and does not constitute a backup space.
- The survey must be revised to reflect the correct maximum amount of impervious surface coverage allowed. 3,204 sf is the correct amount, and 3,243 sf is depicted on the survey.

**ZONING BOARD OF APPEALS**: No variances were needed for this proposal.

**SIGN-OFFS:** Department approvals/comments have been received from the Conservation Office, TMP, Department of Public Works, and Harbor Management Commission.

**VIOLATIONS:** There are no zoning violations currently on the property.

The following resolutions are offered:

***DRAFT RESOLUTION TO APPROVE***

**BE IT RESOLVED** that application #2025 - 55 CAM – Timothy and Samantha Davenport – 36 Shorefront Park – Construct a new single family residence to be FEMA flood compliant, with new landscaping and stormwater management features be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
    a. Per site plans dated 7/10/2025 prepared by LANDTECH, Westport, CT
    b. Per architectural plans dated 8/1/2025 prepared Christopher Pagliaro Architects, Darien, CT
    c. Per planting plan dated 7/15/2025 prepared by ARTEMIS landscape architects, inc., Sandy Hook, CT
    d. Per zoning improvement survey dated 2/20/2025 prepared by LANDTECH, Westport, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and
5. That any changes to the plans be reviewed by Staff prior to implementation; and
6. That any utilities comply with setbacks and flood regulations; and

7. That flood certifications be submitted prior to issuance of a Zoning Permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

9. That the driveway be reconfigured to remove the currently proposed parking in the front setback in revised plans approved by Staff prior to the issuance of a Zoning Permit; and

10. That the survey be revised to reflect the correct maximum impervious surface coverage prior to the issuance of a Zoning Permit; and

11. That the site plans, survey, and planting plans are revised to remove any new construction, including patio/pavers, within 15' of the Coastal Jurisdiction Line and are approved by Staff prior to the issuance of a Zoning Permit; and

12. That the planting plan be revised to include trees and enhance the vegetative buffer along the seawall with more robust plantings including shrubs approved by Staff prior to issuance of Zoning Permit; and

13. That all plantings be implemented prior to COZC; and

14. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

15. That no changes to the seawall are permitted without City review and DEEP approval; and

16. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

***DRAFT RESOLUTION TO DENY***

**BE IT RESOLVED** that application #2025 - 55 CAM – Timothy and Samantha Davenport – 36 Shorefront Park – Construct a new single family residence to be FEMA flood compliant, with new landscaping and stormwater management features as shown on site plans dated 7/10/2025 prepared by LANDTECH, Westport, CT, architectural plans dated 1/27/2025 prepared Christopher Pagliaro Architects, Darien, CT, planting plan dated 7/15/2025 prepared by ARTEMIS landscape architects, inc., Sandy Hook, CT, and zoning improvement survey dated 2/20/2025 prepared by LANDTECH, Westport, CT be **DENIED** subject to the following reasons:

1. The proposal does not comply with the zoning regulations.
2.

**BE IT FURTHER RESOLVED** that the effective date of this denial shall be August 15th, 2025.

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: esuchy@carmodylaw.com*

To: Elizabeth A.B. Suchy, Esq. – Carmody Torrance Sandak & Hennessey LLP
From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
Date: July 29, 2025
**Subject: 36 Shorefront Park – Proposed Single-Family Residence**

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a substantive review of the following documents related to the proposed single-family residence at 36 Shorefront Park:

- "Zoning Improvement Survey, 36 Shorefront Park, Norwalk, CT", prepared by Landtech, dated February 20, 2025;
- "Site Development Plans for a Proposed Single-Family Residential Development, 36 Shorefront Park, Norwalk, CT", prepared by Landtech, dated July 10, 2025; and
- "Coastal Buffer Planting Plan, Private Residence, 36 Shorefront Park, Norwalk, CT", prepared by Artemis Landscape Architects, Inc., dated July 15, 2025.

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

**Civil Plan Set:**

1. TMP advises that the driveway radii be reduced to 3' on each side, consistent with the typical minimum allowable under DPW roadway standards for minor driveways.

**SUMMARY:**

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

Sincerely,

Benjamin Yeung

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

Cc: DPW Permits
Jay Habansky - Chief of Economic and Community Development
James Travers, Director – TMP
Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
Nathan Fankhanel, E.I.T., Junior Engineer – TMP
Vanessa Valadares, P.E., Chief of Department of Public Works
Wilber Giron, P.E., Permit Engineer – Department of Public Works
Christine Cardascia, E.I.T., Junior Engineer – Department of Public Works
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Christopher Cavaliere, Junior Engineer – WPCA
Alexis Cherichetti, Senior Environmental Officer – Conservation Office

W:\Roads\CityRoads\S\Shorefront Park\DevelopmentReview\36 Shorefront Park\Correspondence\20250729 TMP Comments\20250729_TMP_Comment_36ShorefrontPark.docx

DEPARTMENT OF ENGINEERING

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

July 23, 2025

esuchy@carmodylaw.com

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP

**RE: 36 Shorefront Park (District 02, Block 85, Lot 21)**
**Proposed Single-Family Residence**
**Department of Engineering's Plan Review Comments**

Dear Ms. Suchy:

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

The following documents were provided and included in our review:

- Site Plan titled "Site Improvements for a Proposed Single Family Residence," prepared by Land Tech Inc., dated 07/10/2025
- Stormwater Report titled "Stormwater Management Report for 36 Shorefront Park Norwalk, CT" prepared by Fairfield Country Engineers L.L.C., dated 07/10/2025
- Engineering Report titled "Operation and Maintenance Plan," prepared by Land Tech Inc., dated 07/10/2025

The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off:

1. Please confirm no adverse effects to the wall due to the removal of the Existing 4" PVC Drain Pipes.
2. The existing picket fence and rocks should be located outside of the City right-of-way (ROW).
3. The drainage design along 38 Shorefront is unclear. Please clarify the intent of this design and confirm that additional stormwater will not be directed to this area if it was not part of the original drainage pattern.
4. The proposed sanitary sewer lateral shall require a clean out to be installed at the property line.

5. Please clarify the reason for the two water meters shown on the property. Following investigation, revise the plans accordingly.

6. The plans shall be revised to include construction details, including but not limited to bituminous asphalt driveway, sanitary sewer clean out, etc., in accordance with the City's Standard Detail Drawings.
7. As there is no full-height curbing abutting the property, as such, any proposed curbing shall terminate 2 feet before the roadway.
8. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
    a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

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

Sincerely,

*Christine Cardascia*

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Mario Pizighelli, P.E., Stormwater Systems Manager – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning
Alexis Cherichetti, Senior Environmental Officer/Assistant Director – Conservation and Planning and Zoning

Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 10 Nathan Hale Drive, Norwalk, CT **2.** D/B/L/U: 5-84a-176-0

3. Proposed Work: Repair seawall along shoreline, repair crane foundation and replace wooden deck **4.** Zone: A3

**5. Applicant Identification:**

Applicant Name: Norwalk Yacht Club

Address: 10 Nathan Hale Drive, Norwalk, CT 06854

Phone Number: 203-866-0941 Email: Commodore@norwalkyachtclub.com

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

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

Name: LandTech (Tom Ryder)

Address: 518 Riverside Avenue, Westport, CT 06880

Business Phone: 203-454-2110 Email: tryder@landtechconsult.com

**6. Property Owner, if different than applicant:**

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

**7. Project Information:**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ◉ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ○ Subdivision or Resubdivision Application
- ○ Special Permit or Special Exception Application
- ○ Site Plan Review Application
- ○ Variance Application
- ○ Municipal Project (CGS Section 8-24)

**6. Project Site Plans:**

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☑ **All** coastal resources on and contiguous to the site
- ☑ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☑ Soil erosion and sediment controls
- ☐ Storm water management & treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☐ Landscaping and planting plan (existing & proposed)
- ☐ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☐ Easements (utility, sight preservation, conservation, pedestrian)

**7. Site Information:**

**a)** Street Address or Geographical Description:
10 Nathan Hale Drive, Norwalk, CT 06854

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

**c)** Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Wilson Cove

**d)** Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
The property is a yacht club consisting of a club house in the middle of the property, a shed west of the the club house which is situated on a concrete pad and a maintenance building in the southern end of the property. The shoreline is protected by an approximate 1,200 lf boulder seawall with a small break to accomodate a boat launch. A 30' X 30' wooden deck is located at the southern end of the property and a crane is supported by an 9' by 9' concrete foundation. Two docks are located waterward of the seawall. The remainder of the property north of the club house is asphalt parking and storage. A small grass area and a beach is located south of the club house.

**e)** Indicate the area of the project site: 2.50 acres **or** _____ square feet

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

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

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

**8. Description of Proposed Project or Activity:**

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

The project is to: replace the entire seawall in 40 foot sections; replace the 30' by 30' southern wooden deck; repair the 9' by 9' crane foundation by installing three micro piles and replace the 24' by 48' concrete pad under the shed. All of the structures will be replaced or repaired in kind to the same dimensions and footprint, therefore, there will be no change in impervious cover. The project will be done in phases over a few years. Phase I includes the replacement of the wooden deck, the seawall south of the beach and the repair of the crane foundation. Phase II includes the replacement of the seawall north of the beach and the concrete pad under the shed. The replacement of the deck piles and a majority of the seawall repair will be done by barge with support by machinery situated on land. The repair to the crane foundation will be done by machinery on land with support by barge if needed. In order to replace the shed the pad, the shed will be removed and stored on land, the concrete pad will be removed with the debris transported off site, the seawall boulders under the pad will be reset, a new concrete pad will be installed and the shed will be put back in place. Applications to perform this work have been submitted to the CT DEEP and the Army Corps of Engineers. Permits are expected during late summer. Work is expected to start in November 2025 and run till April 2026. The work will then continue from the following November to April.

**9. Description of Proposed Stormwater Best Management Practices:**

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

As the project is limited to the repair of shoreline structures (seawalls and a deck), no changes to the stormwater management system is proposed.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

**11. Consistency with Applicable Coastal Resource Policies and Standards:**

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

See attached sheet.

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

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

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

* General Development policies are applicable to all proposed activities

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

**Section 11 – Consistency with Applicable Coastal Resource Policies and Standards.**

**Coastal Hazard Areas** are areas of the property which lie below the one-hundred-year flood elevation which for this property is at elevation 11 as shown on FEMA map panel 09001C0533G. The entire property is located in the Coastal Hazard Area. The project is consistent with applicable policies as the work is to replace existing structures along the shoreline in order to protect the property so that risks to health and safety are minimized. Since the shoreline structures are being repaired or reconstructed in the same footprint and dimensions, there will be no change to the erosion and depositional relationship or water circulation patterns on the property.

**Estuarine Embayments** are protected semi-enclosed coastal bodies which are measurably diluted by fresh water. The property is located at the mouth of Wilson Cove which is an Estuarine Embayment. The project is consistent with applicable policies as it does not impact the biological productivity of the embayment nor does it alter the drainage or circulation of the embayment.

**Developed Shorefronts** are those areas which have been significantly developed with bulkheads, seawalls, revetments or other structures which provide economic value and or recreational opportunities. The project is consistent with applicable polices as it does not change the land use of the property and allows the property to continue to provide marine recreational opportunities into the foreseeable future.

**Shellfish Concentration Areas** – the area is mapped as containing natural beds. No managed, or recreational beds are mapped in the area. The waters in Wilson Cove are categorized as Prohibited meaning that the water quality is such that the shellfish may not be harvested from these areas except for seed oystering. The project is consistent with applicable policies as it maintains existing structures and does not impact the natural beds in the area as the barges will be working at mid to high tide so they will not be coming in contact with the substrate.

**13. Consistency With Applicable Coastal Use Policies and Standards:**

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

See attached sheet.

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

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

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

**Section 13 – Identification of Applicable Coastal Use and Activity Policies and Standards**

**Water Dependent Uses** are those areas that require direct access to coastal waters in order to function including marinas, commercial fishing or boating facilities, which provide general public access to coastal waters. This property is accessible to members not the general public but since anyone can join, it is included here. The project is consistent with applicable policies as the project provides routine maintenance of shoreline structures designed to protect the property and to facilitate access to tidal waters.

**Coastal Structures and Filling** – The seawalls, and other coastal structures on the property were constructed decades ago, the wall was constructed before 1939, are at the end of their lifespan and need to be replaced or repaired. The project is consistent with applicable policies as it maintains existing structures, minimizing impacts to coastal resources, circulation patterns, flooding and erosion patterns.

**Boating** – The facility is a yacht club and therefore meets the applicable policies for boating as it encourages recreational boating of coastal waters. The proposed routine maintenance of the shoreline structures allow the property to continue to offer recreational boating.

**Coastal Recreation and Access** – these policies are focused toward state owned public access facilities and the construction of new structures however and do not apply to this project.

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

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

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

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

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

The property is a private yacht club which offers water based recreational access, which a water-dependent use, to its members.

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

**16. Mitigation of Potential Adverse Impacts:**

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

No potential adverse impacts have been identified.

**17. Remaining Adverse Impacts:**

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

No adverse impacts remain.

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

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

**Applicant's Signature:** Bob D. **DATE:** 7-17-25

**Agent's Signature:** Thomas Ryder - LandTech **DATE:** 7-17-25

## Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear Neighbor,

Be advised that Norwalk Yacht Club has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

10 Nathan Hale Drive, (5-84a-176-0)
(Street name and number and District, Block and Lot numbers)

The proposal is for the replacement of the seawall, wooden deck, patio base and the repair of
(Description of Proposal)

a crane foundation along the shoreline.

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

***Applicant must sign above and provide contact information below.***
***(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

## Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing]**.

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

**Applicant must sign above and provide contact information below.**
**(THIS FORM IS TO BE COMPLETED BY APPLICANT)**

# DRAWING LIST

| DRAWING No. | DRAWING TITLE | DATE | REV |
|---|---|---|---|
| 1 | TITLE SHEET | 03-20-2025 | 0 |
| 2 | VICINITY MAP | 03-20-2025 | 0 |
| 3 | AERIAL VIEW | 03-20-2025 | 0 |
| 4 | FLOOD ZONE MAP | 03-20-2025 | 0 |
| 5 | EXISTING SEAWALL | 03-20-2025 | 0 |
| 6 | PROPOSED SEAWALL | 03-20-2025 | 0 |
| 7 | SEAWALL KEY PLAN | 03-20-2025 | 0 |
| 8 | PARTIAL SEAWALL PLAN | 06-30-2025 | 2 |
| 9 | PARTIAL SEAWALL PLAN | 06-30-2025 | 2 |
| 10 | PARTIAL SEAWALL PLAN | 06-30-2025 | 2 |
| 11 | PARTIAL SEAWALL PLAN | 03-20-2025 | 0 |
| 12 | PROPOSED SEAWALL SECTION | 03-20-2025 | 0 |
| 13 | PROPOSED SEAWALL SECTION | 03-20-2025 | 0 |
| 14 | PROPOSED WOOD DECK SECTION | 03-20-2025 | 0 |
| 15 | CONCRETE PAD SECTION | 03-20-2025 | 0 |
| 16 | PROPOSED BARGE ANCHORED LOCATION AND BEACH ACCESS PLAN | 05-01-2025 | 1 |
| 17 | PROPOSED WOOD DECK ABUTMENT SECTION | 06-30-2025 | 2 |

**ABBREVIATIONS**

| | | | |
|---|---|---|---|
| CJL | coastal jurisdiction line | MHW | mean high water |
| CONC. | concrete | MLW | mean low water |
| CY | cubic yards | MLLW | mean lower low water |
| EL., ELEV. | elevation | P.T. | preservative treated |
| EX., EXIST. | existing | TEMP. | temporary |
| FND. | foundation | TYP. | typical |
| | | VIF | verify in field |

APPLICANT:
LANDTECH
518 RIVERSIDE AVE.
WESTPORT, CT

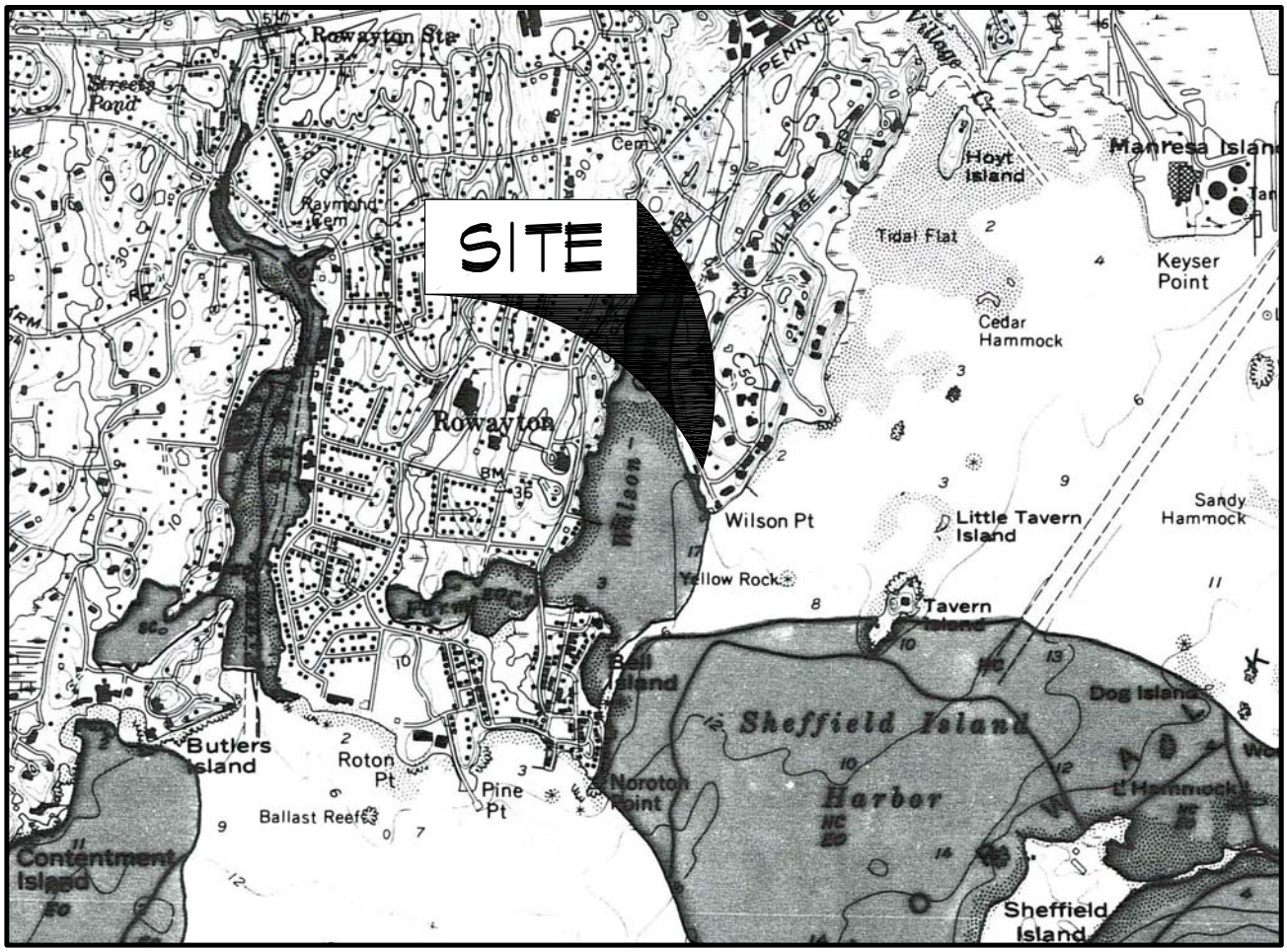
# NORWALK YACHT CLUB
# IN-KIND SEAWALL REPLACEMENT
## 10 NATHAN HALE DRIVE, NORWALK, CT 06854

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

CUOCO STRUCTURAL ENGINEERS, LLC
161 Kings Highway E, Suite 205
Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

| | |
|---|---|
| PROJECT: | NORWALK YACHT CLUB<br>IN-KIND SEAWALL REPLACEMENT |
| LOCATION: | 10 NATHAN HALE DRIVE, NORWALK, CT |
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

| | |
|---|---|
| DATE: | 03-20-2025 |
| SCALE: | NONE |
| DATUM: | MLLW |
| CSE PROJ. No.: | 23-122 |
| REV. | |
| DRAWING NO.: | 1 of 17 |




SCALE 1:24 000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 7 FEET

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# VICINITY MAP

STATE OF CONNECTICUT
NICOLANGELO CUOCO
LICENSED PROFESSIONAL ENGINEER

NOT VALID WITHOUT SEAL

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161 Kings Highway E, Suite 205
Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

| | |
|---|---|
| PROJECT: | NORWALK YACHT CLUB<br>IN-KIND SEAWALL REPLACEMENT |
| LOCATION: | 10 NATHAN HALE DRIVE, NORWALK, CT |
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 2 of 17

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# AERIAL VIEW

NO SCALE

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| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

| | |
|---|---|
| DATE: | |
| SCALE: | NO SCALE |
| DATUM: | MLLW |
| CSE PROJ. No.: | 23-122 |
| REV. | |
| DRAWING NO.: | 3 of 17 |

# National Flood Hazard Layer FIRMette

FEMA

73°26'5"W 41°4'6"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

## FLOOD ZONE MAP

NO SCALE

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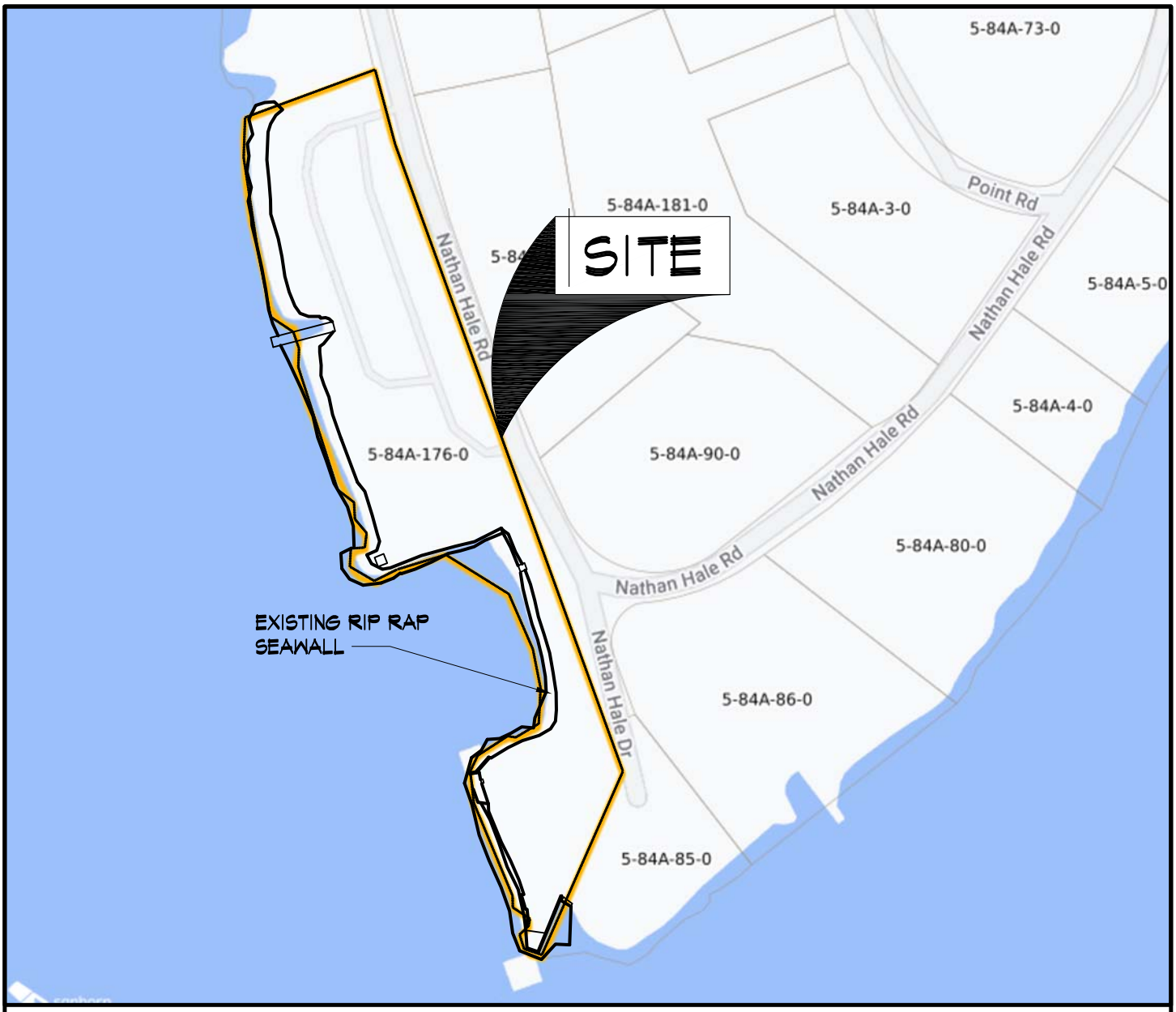
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 4 of 17

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# EXISTING SEAWALL

NO SCALE

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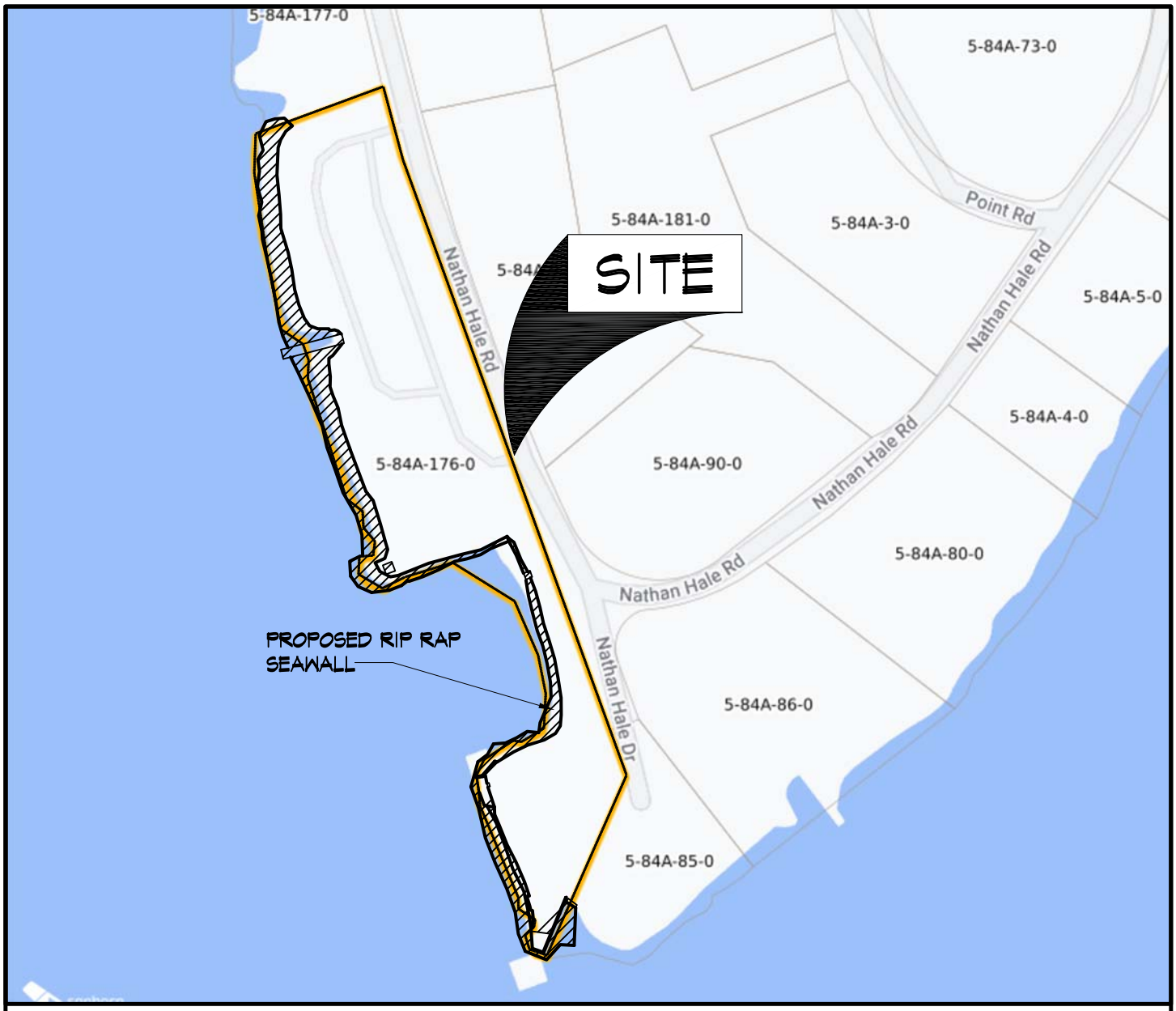
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

| | |
|---|---|
| DATE: | |
| SCALE: | NO SCALE |
| DATUM: | MLLW |
| CSE PROJ. No.: | 23-122 |
| REV. | |
| DRAWING NO.: | 5 of 17 |




N

W E

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# PROPOSED SEAWALL

NO SCALE

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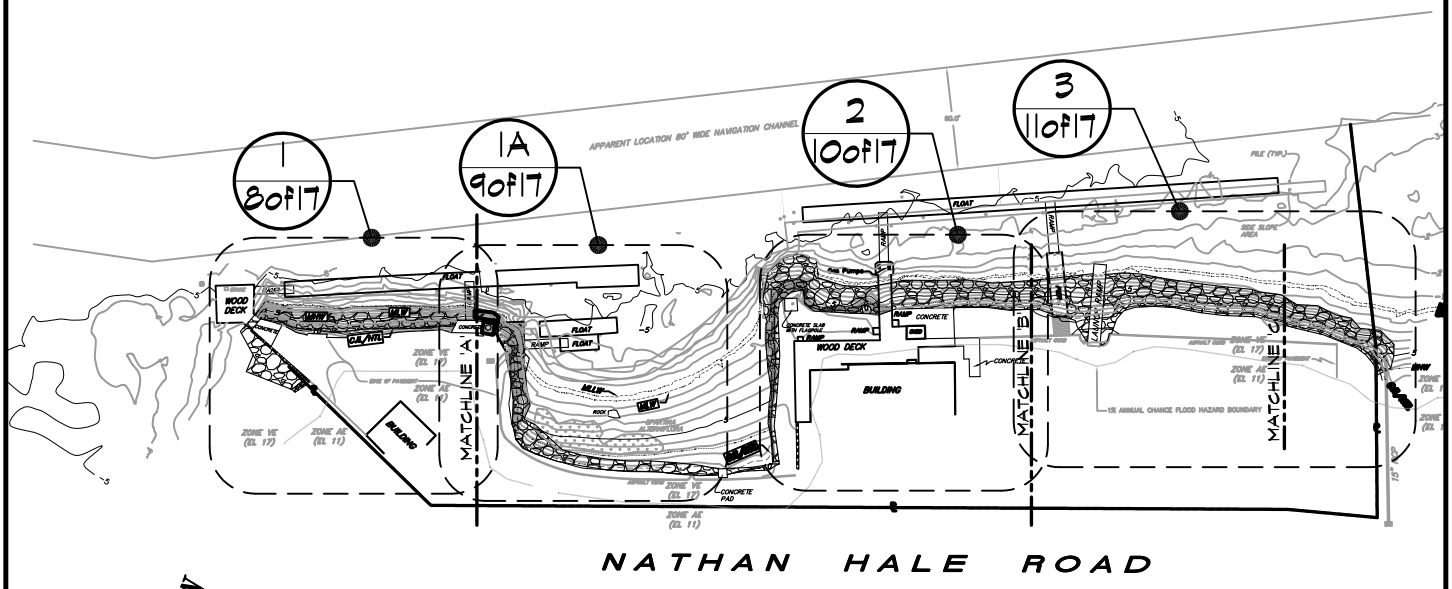
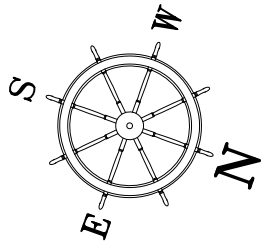
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: NO SCALE
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 6 of 17




# SEAWALL KEY PLAN

1" = 150'-0"

0 150 300

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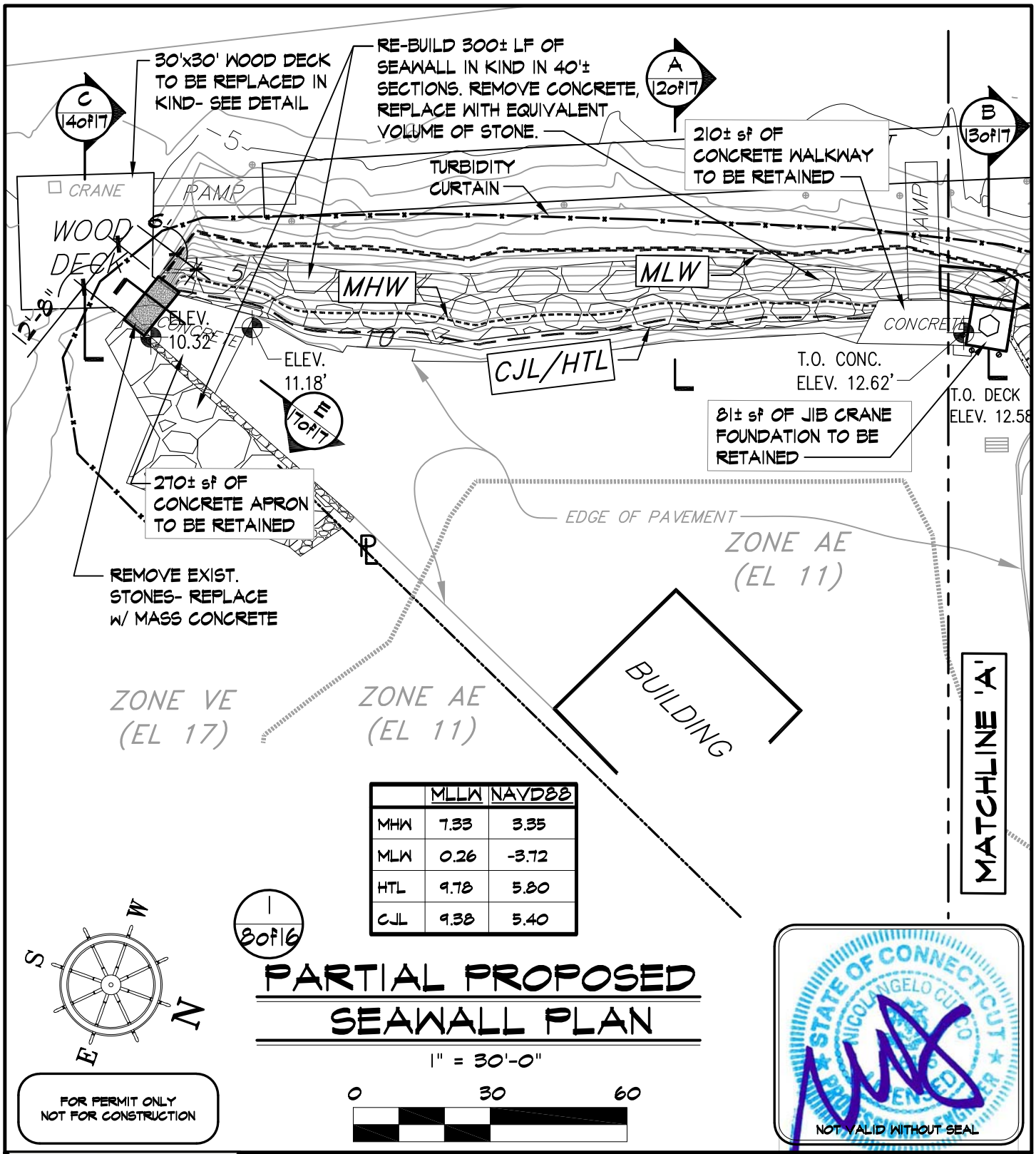
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

| | |
|---|---|
| DATE: | 03-20-2025 |
| SCALE: | NO SCALE |
| DATUM: | MLLW |
| CSE PROJ. No.: | 23-122 |
| REV. | |
| DRAWING NO.: | 7 of 17 |




| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

1
8 of 16

# PARTIAL PROPOSED SEAWALL PLAN

1" = 30'-0"

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|---|---|
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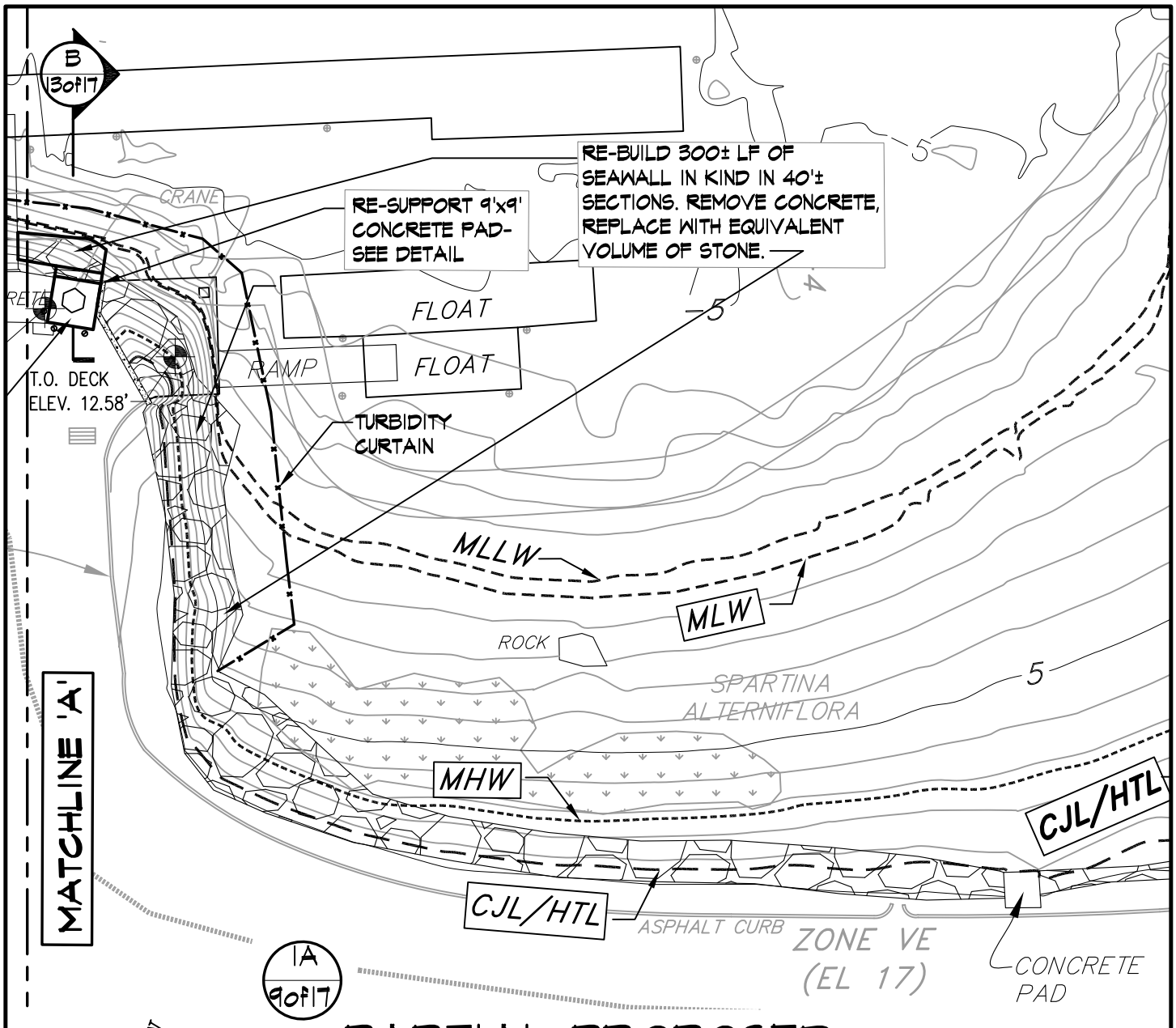
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV. 06-30-2025
DRAWING NO.: 8 of 17




# PARTIAL PROPOSED SEAWALL PLAN

1" = 30'-0"

| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

0 30 60

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|---|---|
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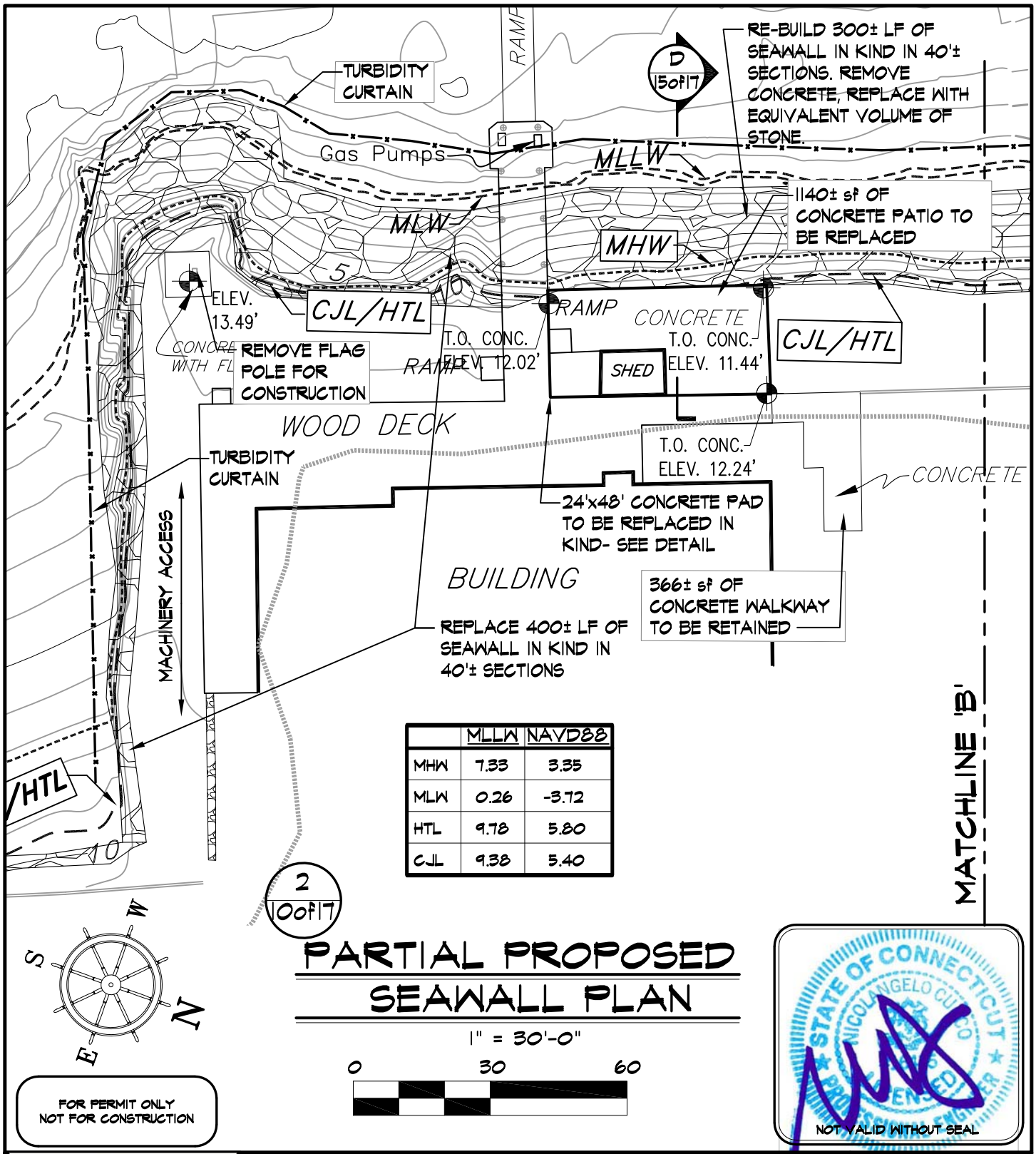
| LOCATION: | 10 NATHAN HALE DRIVE, NORWALK, CT |
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV. 06-30-2025
DRAWING NO.: 9 of 17




| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

# PARTIAL PROPOSED SEAWALL PLAN

1" = 30'-0"

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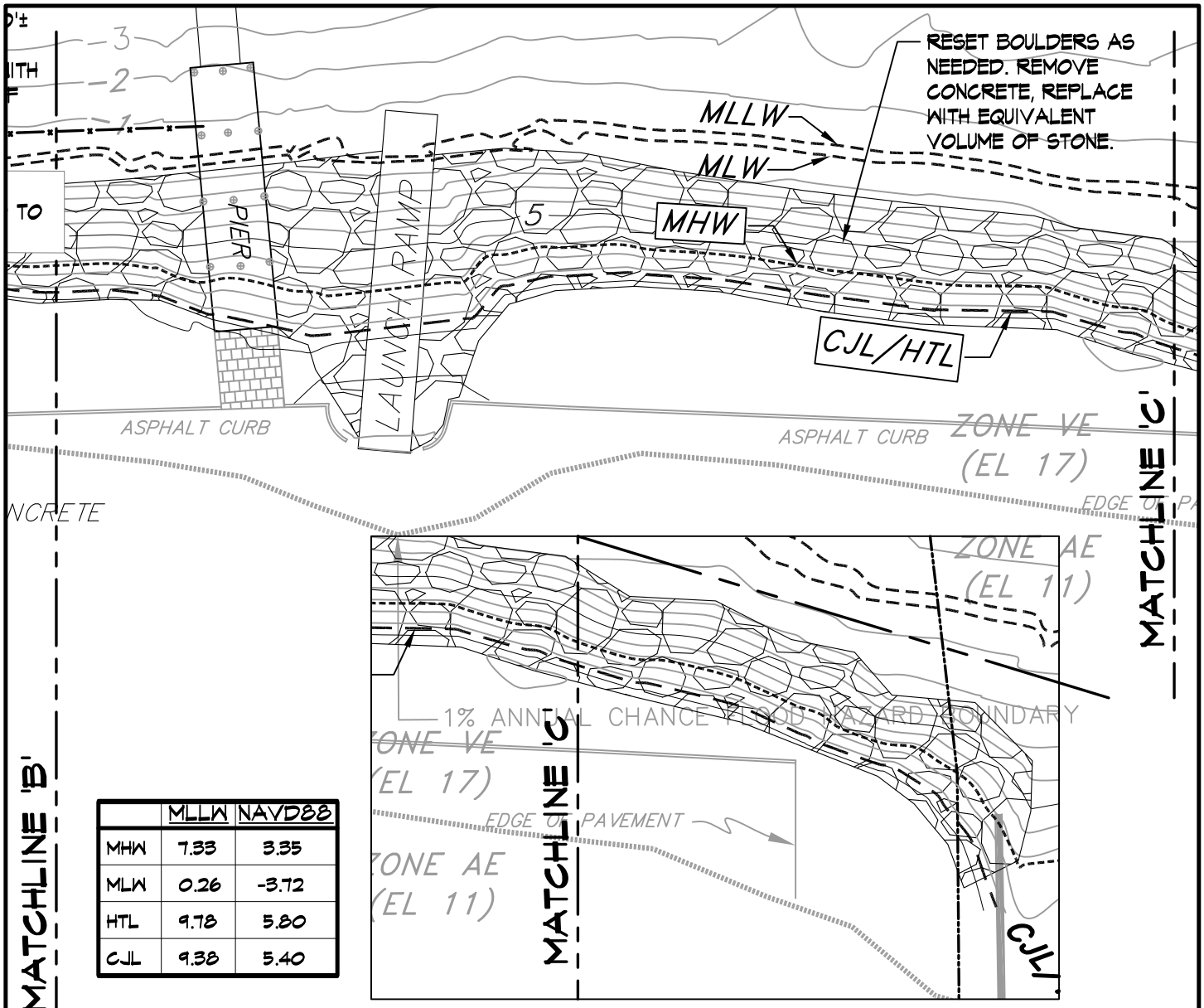
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV. 06-30-2025
DRAWING NO.: 10 of 17




| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

3
11 of 17

# PARTIAL PROPOSED SEAWALL PLAN

1" = 30'-0"

0 30 60

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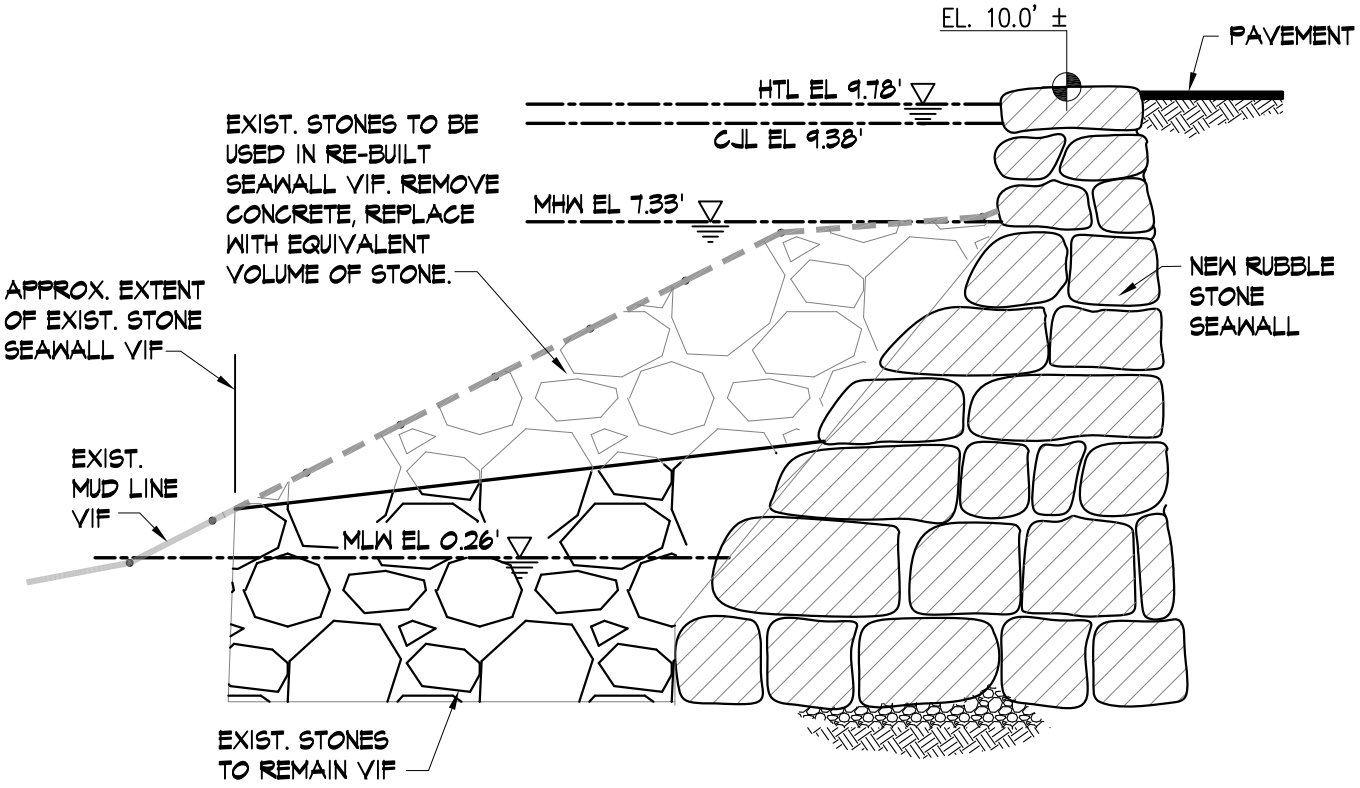
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 11 of 17




| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

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# PROPOSED SECTION

A
12 of 17

1/4" = 1'-0"

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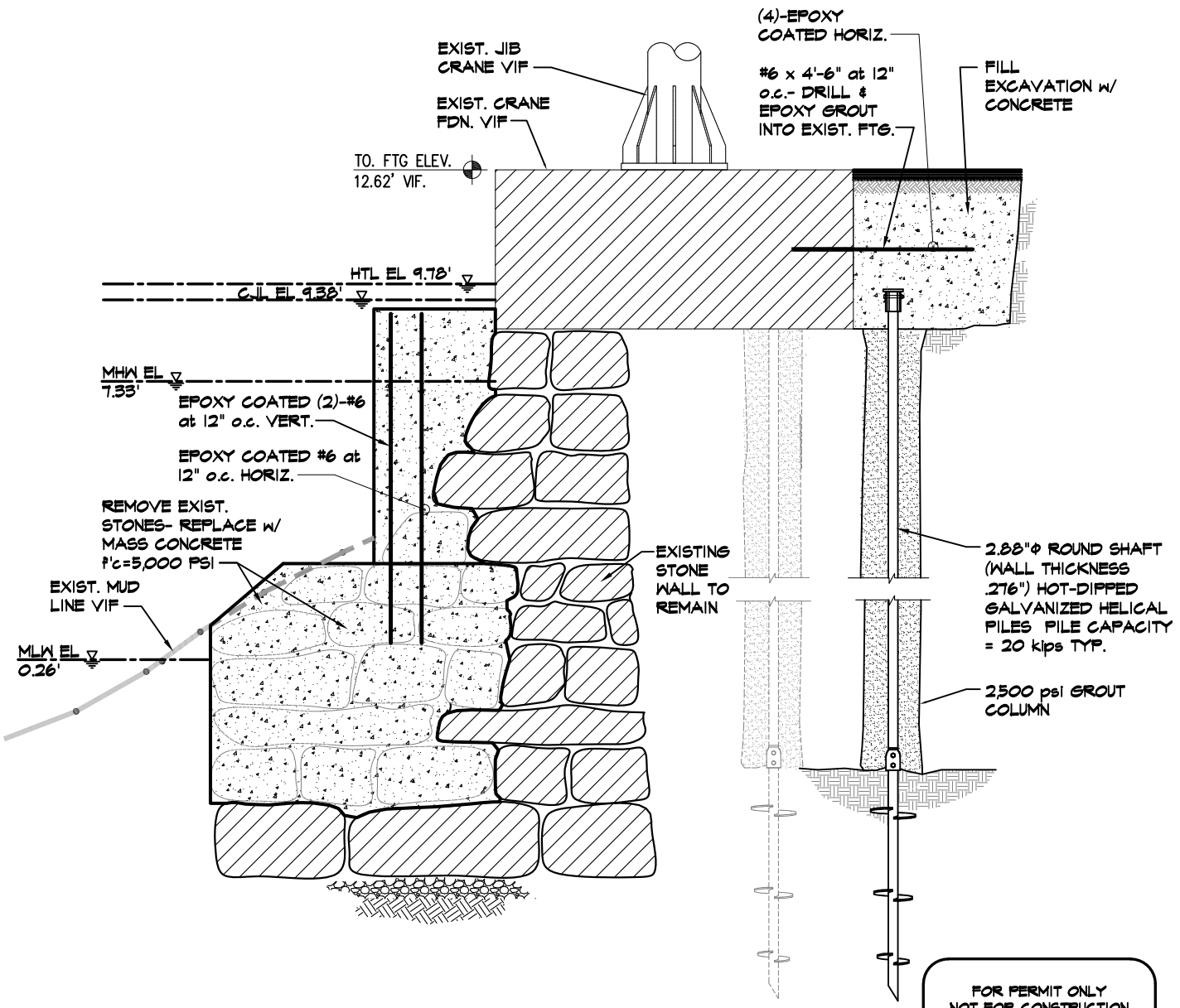
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 12 of 17

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| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

# PROPOSED SECTION

1/4" = 1'-0"

B
13 of 17

STATE OF CONNECTICUT
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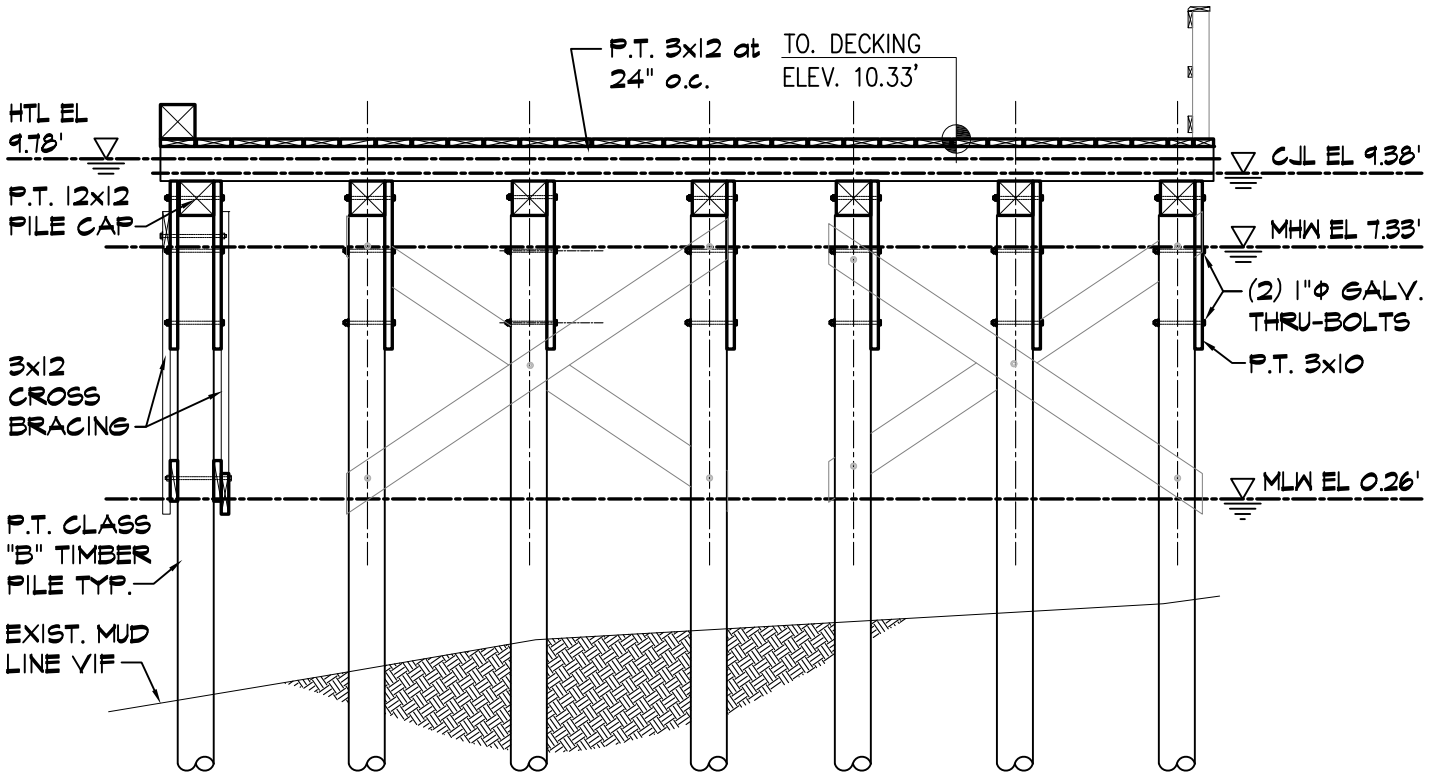
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 13 of 17




# PROPOSED SECTION

3/16" = 1'-0"

C
14 of 17

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| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
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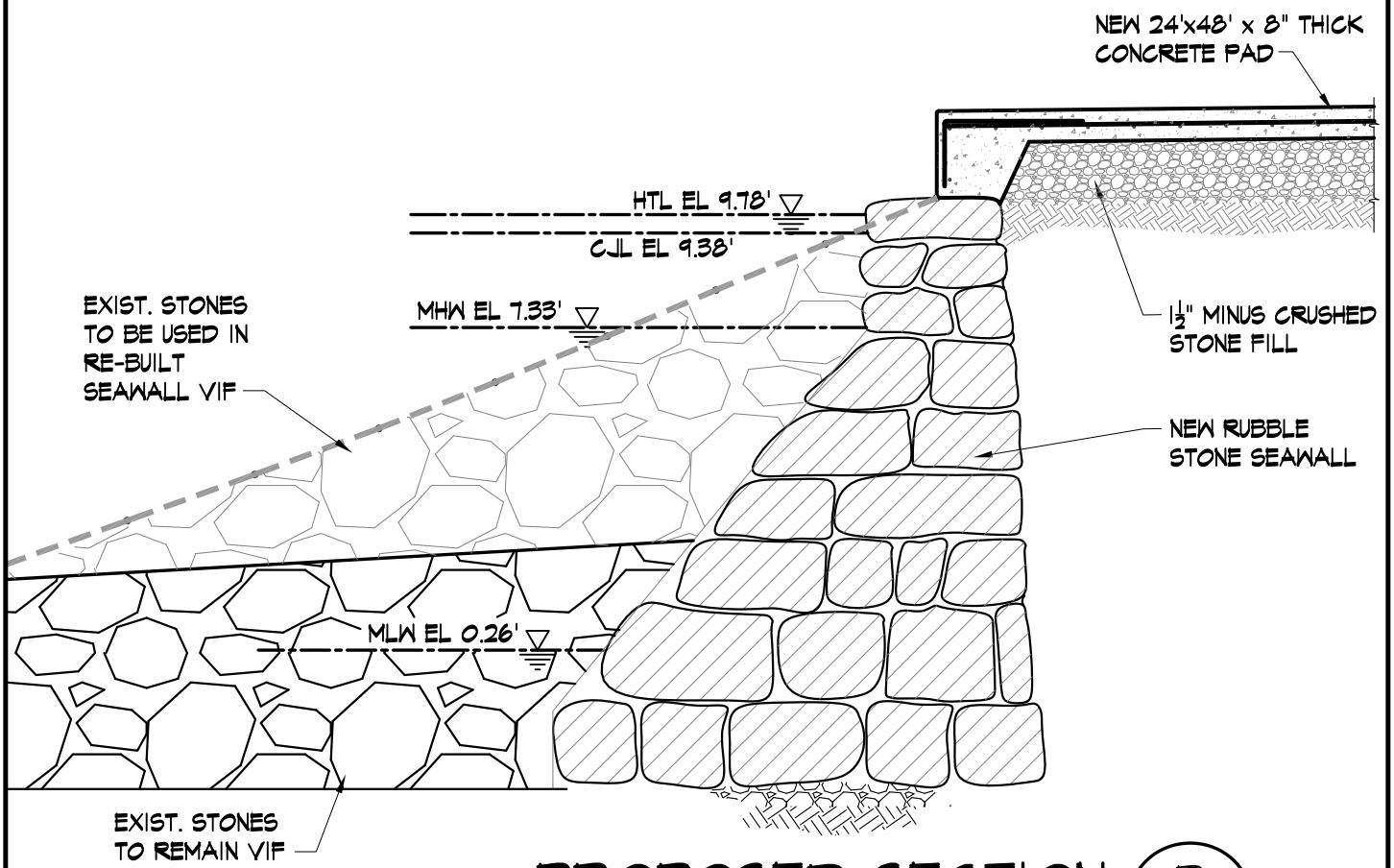
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 14 of 17




# PROPOSED SECTION

D
15 of 17

¼" = 1'-0"

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| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

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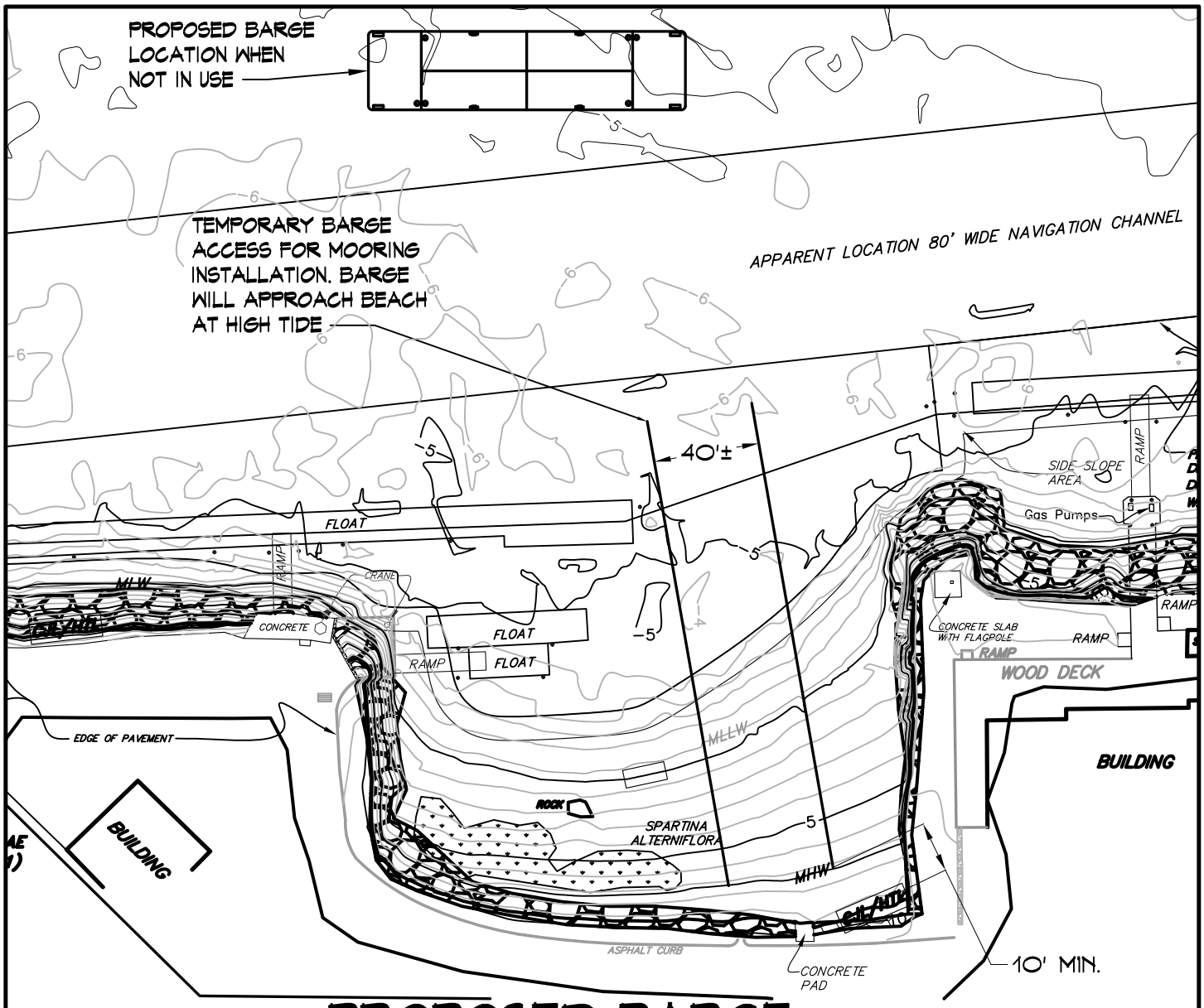
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 03-20-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 15 of 17




# PROPOSED BARGE ANCHORED LOCATION AND BEACH ACCESS PLAN

1" = 60'-0"

0 60 120

| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
| MLW | 0.26 | -3.72 |
| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

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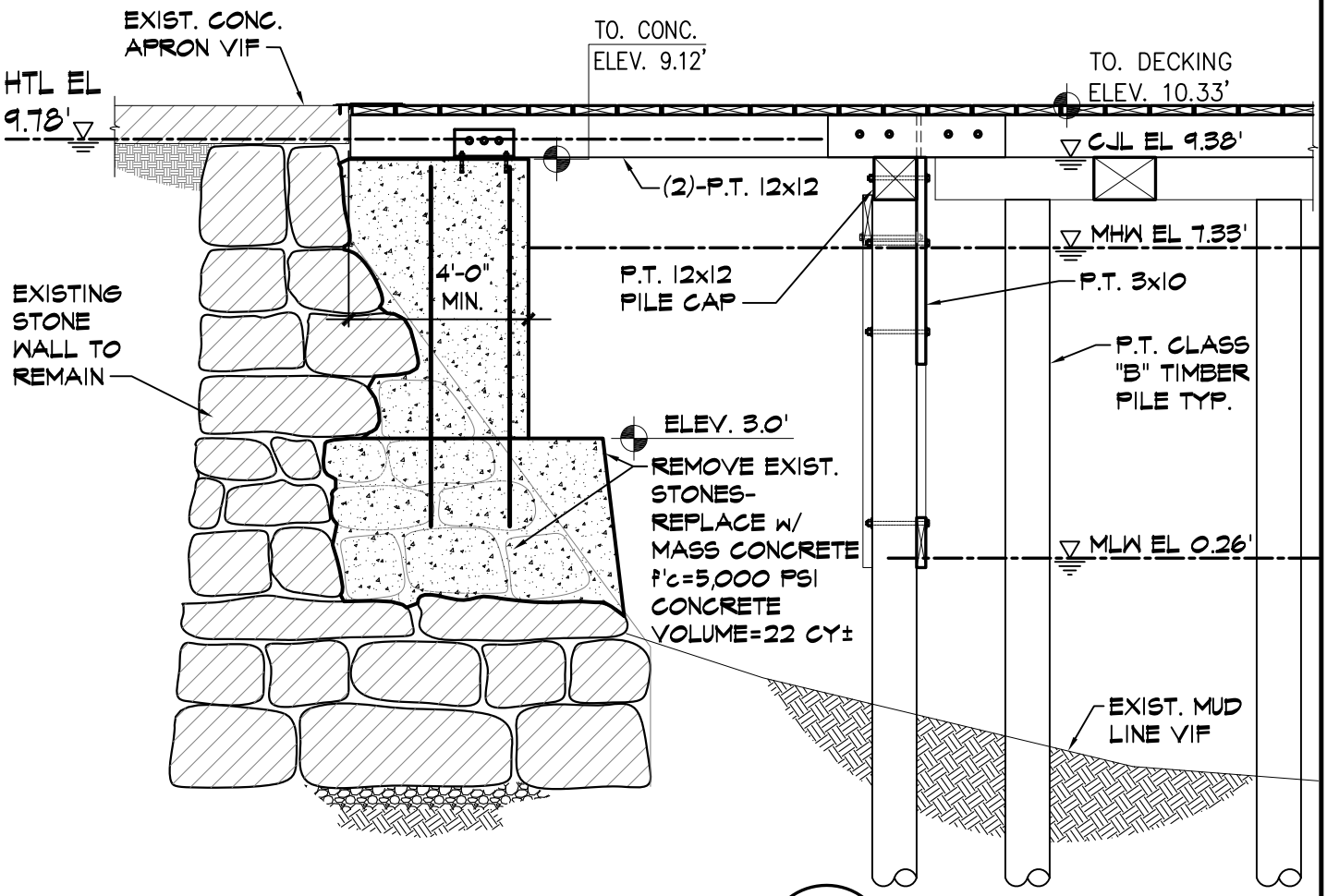
| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 05-01-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 16 of 17




# PROPOSED SECTION

E
17 of 17

1/4" = 1'-0"

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| | MLLW | NAVD88 |
|---|---|---|
| MHW | 7.33 | 3.35 |
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| HTL | 9.78 | 5.80 |
| CJL | 9.38 | 5.40 |

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| AGENT: | LANDTECH |
| ABUTTERS: | SEE APPLICATION |
| ENGINEER: | CUOCO STRUCTURAL ENGINEERS, LLC |

DATE: 06-30-2025
SCALE: AS NOTED
DATUM: MLLW
CSE PROJ. No.: 23-122
REV.
DRAWING NO.: 17 of 17

**CITY OF NORWALK**
**Planning & Zoning Commission**
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** July 28th, 2025

**TO:** Planning and Zoning Commission – Galen Wells, Chair

**FROM:** Amelia Williams, Land Use Planner

**SUBJECT:** #2025 – 57 CAM – Norwalk Yacht Club – 10 Nathan Hale Drive – Repair an existing shoreline flood and erosion control structure (seawall) and deck.

**District**: 5 **Block:** 84A **Lot:** 176 **Zone:** CD-1L **Flood Zone:** VE-17

---

**ZONING HISTORY:**
This 2.5 acre property is home to the Norwalk Yacht Club on Wilson Point. The lot contains a clubhouse, shed, maintenance building, parking, docks, deck, and shoreline flood and erosion control structure (SFECS) which is in disrepair. The applicant has submitted applications to perform this work to CT DEEP and the Army Corps of Engineers. Any activities involving SFECS are not exempt from Coastal Site Plan Review and require approval from the P&Z Commission with a referral to DEEP.

**PROPOSED USE:**
The applicant proposes to repair and retain an existing shoreline flood an erosion control structure, which is a seawall along the waterfront of the property. The 300' long concrete seawall will be removed in sections and replaced with an equivalent volume of stone. The existing 30' x 30' wood deck at the southern end of the property is proposed to be replaced in-kind.

**SIGN-OFFS:**
The Harbor Management Commission has found this proposal consistent with their Harbor Management Plan and DEEP had no comments.

**VIOLATIONS:**
There are no zoning violations currently on the property.

The following resolutions are offered:

***DRAFT RESOLUTION TO APPROVE***

**BE IT RESOLVED** that application #2025 – 57 CAM – Norwalk Yacht Club – 10 Nathan Hale Drive – Repair an existing shoreline flood and erosion control structure (seawall) and deck be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:

    a. Per plan set dated 3/20/2025 and revised 6/30/2025 prepared by Cuoco Structural Engineers, LLC, Fairfield, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any and all conditions from relevant DEEP licenses are applied to this approval; and
4. That any and all conditions from relevant USACE Authorizations are applied to this approval; and
5. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
7. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval prior to any work on the site.

Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 32 Shorehaven Road, Norwalk, CT **2.** D/B/L/U: 3-79-2-0

3. Proposed Work: Construct new residential dock **4.** Zone: A3

**5. Applicant Identification:**

Applicant Name: Dr. Eric Rose

Address: 32 Shorehaven, Norwalk, CT 06855

Phone Number: _____ Email: ericrose@me.com

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

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

Name: LandTech (Tom Ryder)

Address: 518 Riverside Avenue, Westport, CT 06880

Business Phone: 203-454-2110 Email: tryder@landtechconsult.com

**6. Property Owner, if different than applicant:**

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

**7. Project Information:**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ◉ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ○ Subdivision or Resubdivision Application
- ○ Special Permit or Special Exception Application
- ○ Site Plan Review Application
- ○ Variance Application
- ○ Municipal Project (CGS Section 8-24)

**6. Project Site Plans:**

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☑ **All** coastal resources on and contiguous to the site
- ☑ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- ☐ Soil erosion and sediment controls
- ☐ Storm water management & treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☐ Landscaping and planting plan (existing & proposed)
- ☐ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☐ Easements (utility, sight preservation, conservation, pedestrian)

**7. Site Information:**

**a)** Street Address or Geographical Description:
32 Shorehaven Road, Norwalk, CT 06855

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

**c)** Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Long Island Sound

**d)** Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
The property supports a single family residence with a patio and inground pool. Adjacent properties are single family residential as well. A masonry seawall is present along the entire shoreline.

**e)** Indicate the area of the project site: 0.64 acres **or** _____ square feet

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

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

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

**8. Description of Proposed Project or Activity:**

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

The project is to construct an 84 foot long by 4 foot wide fixed pier with a 35 foot long by 3 foot wide ramp and 10 foot wide by 16 foot long float and boat lift. The dock will be supported by piles which will be installed by vibratory hammer situated on a barge. Four piles will be driven landward of the CJL. The dock will be constructed using a barge during mid to high tide. The piles will be installed first then the stringers, then the decking and railing. Once the fixed pier is constructed, the ramp and float, which were constructed off site, will be installed. Finally, the boat lift will be assembled in place. The dock is expected to be constructed during late summer or early fall of 2025.

The portion of the dock located waterward of the CJL was approved by DEEP and Army Corps of Engineers permits. The dock requires Coastal Site Plan approval as it is proposed within the 16 feet landward of the CJL and the 30 feet landward of the Mean High Water line.

**9. Description of Proposed Stormwater Best Management Practices:**

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

The proposal is for a residential dock, no changes to the property's drainage system is proposed.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

**11. Consistency with Applicable Coastal Resource Policies and Standards:**

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

See attached sheet.

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

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

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

* General Development policies are applicable to all proposed activities

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

**Section 11 – Consistency with Applicable Coastal Resource Policies and Standards.**

**Beaches and Dunes** are dynamic areas abutting coastal waters that are characterized by sand, gravel or cobble. The project is consistent with applicable policies as it will not alter the beaches function to supply sand to the coastal system, not does it impact its function as a buffer for coastal flooding or wildlife habitat. The dock also complies with coastal area management policies as it provides over 8 feet of space between the bottom of the dock and mean high water line, allowing the public to walk under the dock along the beach at low tide.

**Nearshore Waters** are those waters lying between mean high water line and the 10 meter contour line. The project is consistent with applicable policies as it does not impact the biological productivity or the water quality of the coastal waters.

**Shellfish Concentration Areas** – the area is mapped as containing natural beds. No managed, or recreational beds are mapped in the area. The waters of Long Island Sound adjacent to the property are categorized as Conditionally Approved meaning that the shellfish growing in these waters are safe for direct consumption when the area is open for shell fishing. The dock is consistent with applicable policies as no beds have been found in the vicinity of the proposed dock and therefore, does not impact the function of the natural beds.

**13. Consistency With Applicable Coastal Use Policies and Standards:**

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

See attached sheet.

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

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

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

**Section 13 – Identification of Applicable Coastal Use and Activity Policies and Standards**

**Coastal Structures and Filling** – The proposed dock is consistent with applicable policies as it does not impact sensitive coastal resources, nor does it alter water quality, circulation patterns, flooding or erosion patterns.

**Boating** – This project meets the applicable policies as the dock provides boating access to coastal water as encouraged by the Coastal Management Act.

**Coastal Recreation and Access** – most of these policies are focused toward state owned public access facilities and the construction of new structures and do not apply to this project. However, one policy [22a-92(c)(1)(K) requires that new structures be constructed so that they do not unreasonably impair access to the beach. The dock complies with this policy as it allows pedestrian access to the beach by providing over 8 feet of space between the bottom of the dock and mean high water line. This exceeds the minimum height guidance set by the Department of Energy and Environmental Protection by 3 feet.

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

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

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

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

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

The property is a private and does not provide public access, therefore it is not suitable for water-dependent uses.

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

**16. Mitigation of Potential Adverse Impacts:**

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

No potential adverse impacts have been identified.

**17. Remaining Adverse Impacts:**

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

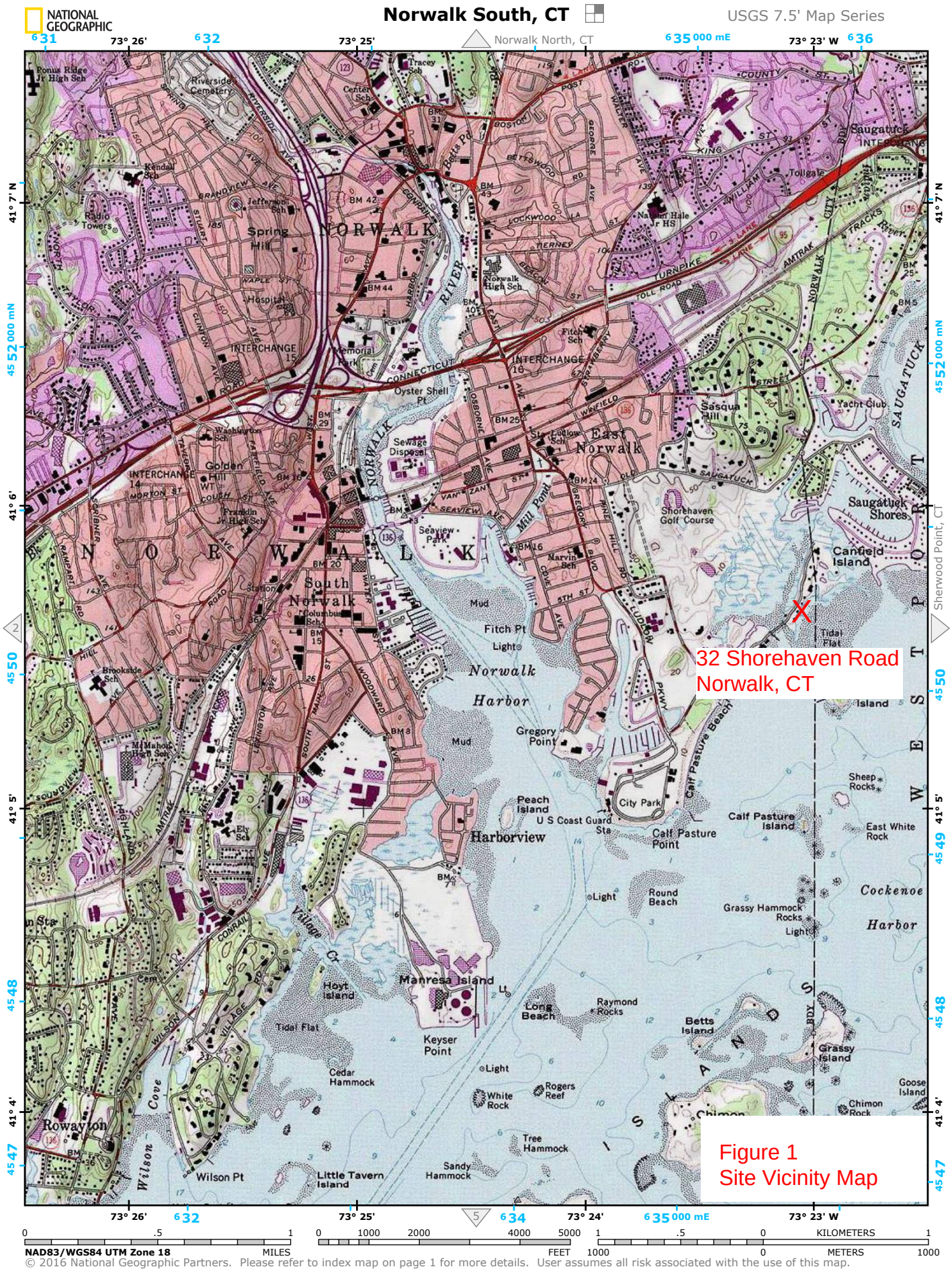
No adverse impacts remain.

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

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

**Applicant's Signature:** _____ **DATE:** 7/17/2025

**Agent's Signature:** _____ Thomas Ryder - Landtech **DATE:** 7-17-25



© 2016 National Geographic Partners. Please refer to index map on page 1 for more details. User assumes all risk associated with the use of this map.

# Figure 2 - GIS Map - 32 Shorehaven Road, Norwalk, CT

**Norwalk Information**

| | |
|---|---|
| **ID** | 103-9393 |
| **Site Address** | 32 SHOREHAVEN RD |
| **Owner** | GREENLEE ADAM J SR |
| **Co-Owner** | |
| **Owner Address** | 32 SHOREHAVEN RD |

WESTCOG

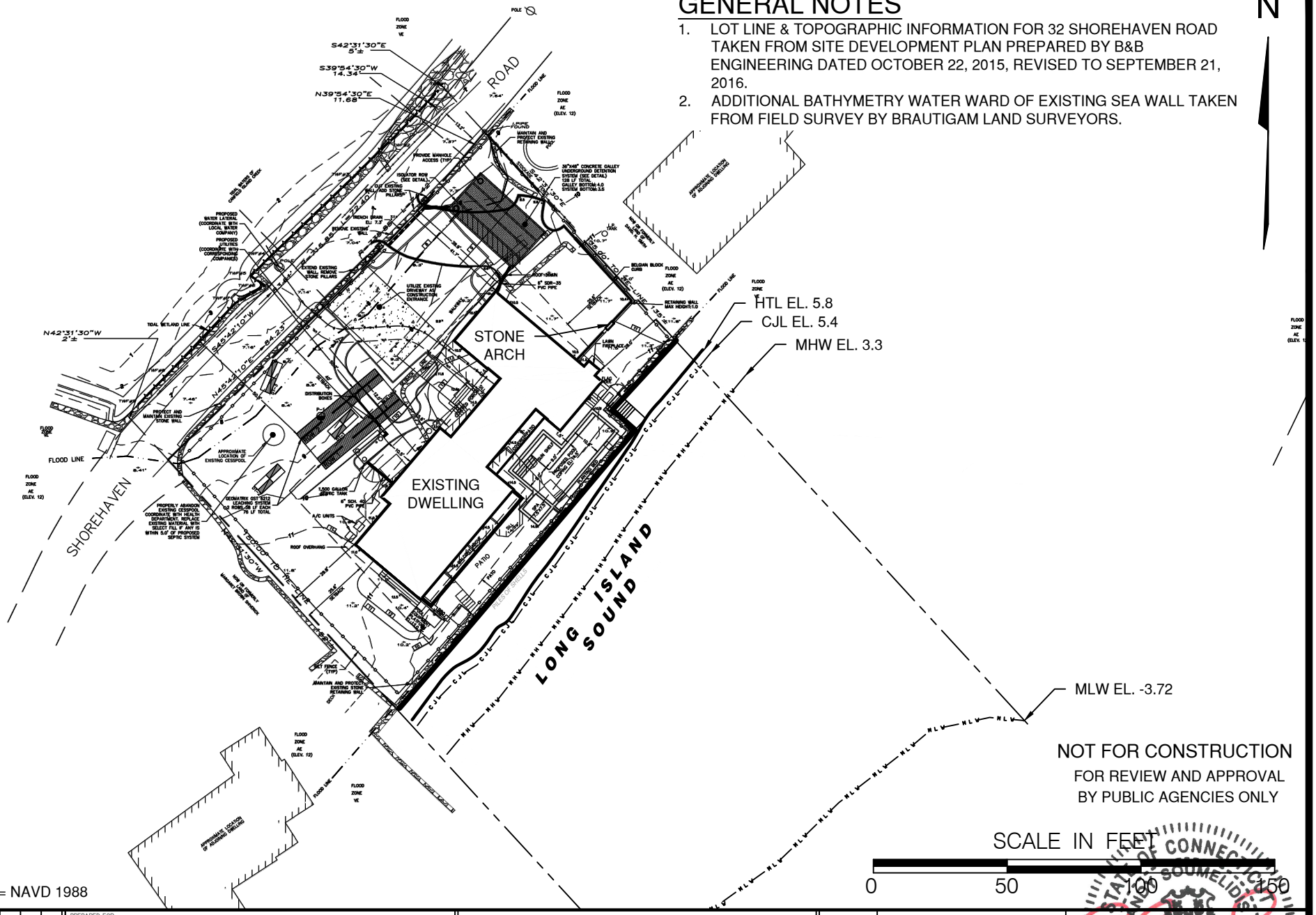
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

# GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 32 SHOREHAVEN ROAD TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY B&B ENGINEERING DATED OCTOBER 22, 2015, REVISED TO SEPTEMBER 21, 2016.
2. ADDITIONAL BATHYMETRY WATER WARD OF EXISTING SEA WALL TAKEN FROM FIELD SURVEY BY BRAUTIGAM LAND SURVEYORS.




NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

SCALE IN FEET
0 50 100 150

DATUM = NAVD 1988

**FIG-3**

| | |
|---|---|
| DRAWN BY: | SM |
| CHECKED BY: | TR |
| SCALE | 1" = 50' |
| DATE | 09/14/2023 |
| PROJECT No. | 23048-01 |

PREPARED FOR: ERIC ROSE

PROJECT LOCATION: 32 SHOREHAVEN ROAD NORWALK, CT

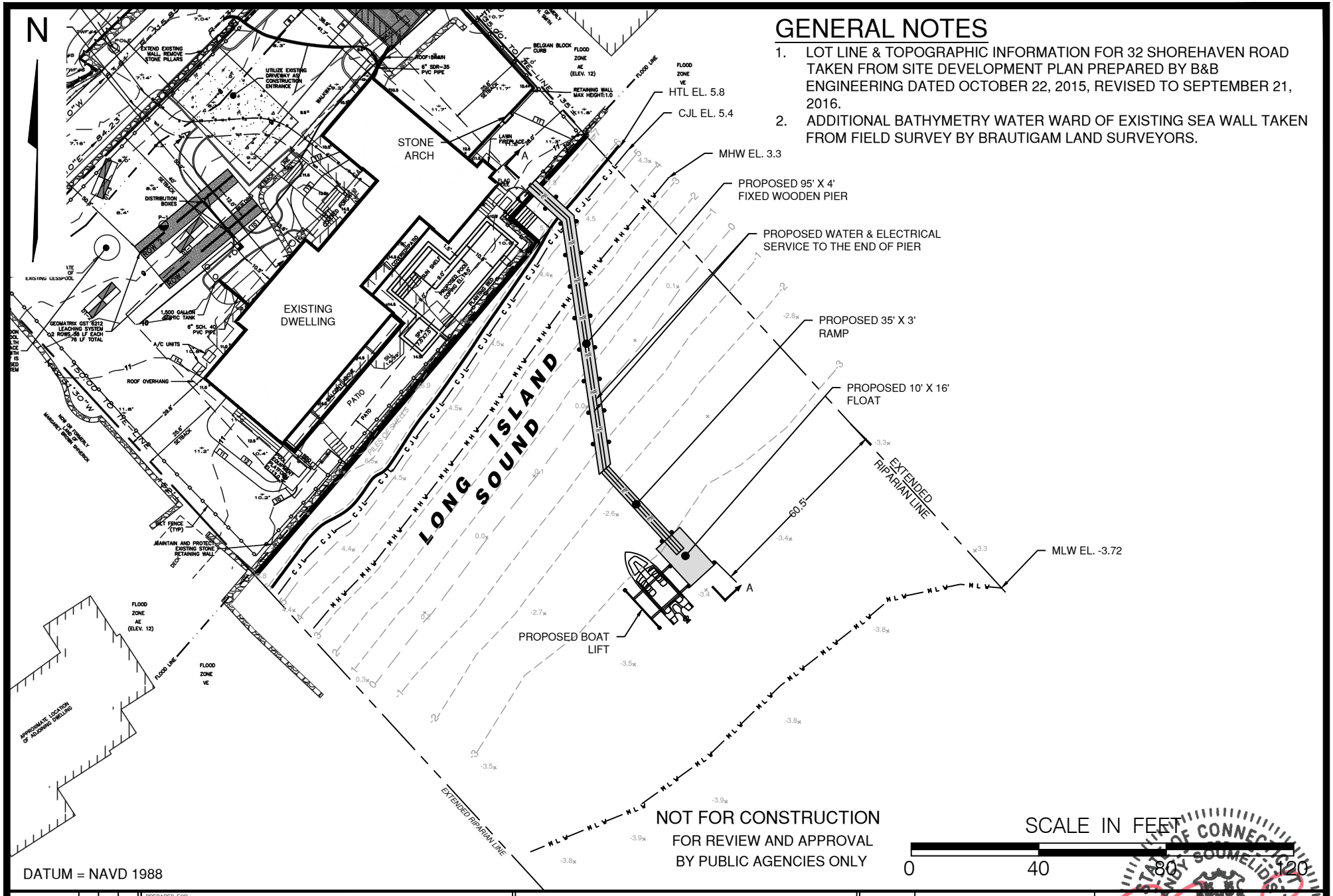
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK EXISTING CONDITIONS


LANDTECH
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com


| REVISION DATE | ISSUE |
|---|---|
| | |

STATE OF CONNECTICUT · SOUMELIDIS · No. 27803 · LICENSED PROFESSIONAL ENGINEER

T:\1 ACTIVE PROJECTS\23048-01 ROSE - 32 SHOREHAVEN RD., NORWALK\DRAWINGS\DOCK FIGURES\ROSE - 32 SHOREHAVEN ROAD - DOCK FIGURES.DWG




T:\1 ACTIVE PROJECTS\23048-01 ROSE - 32 SHOREHAVEN RD., NORWALK\DRAWINGS\DOCK FIGURES\ROSE - 32 SHOREHAVEN ROAD - DOCK FIGURES.DWG

**FIG-4**

| | |
|---|---|
| DRAWN BY: | SM |
| CHECKED BY: | TR |
| SCALE | 1" = 40' |
| DATE | 09/14/2023 |
| PROJECT No. | 23048-01 |

PREPARED FOR: ERIC ROSE

PROJECT LOCATION: 32 SHOREHAVEN ROAD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK
PROPOSED CONDITIONS

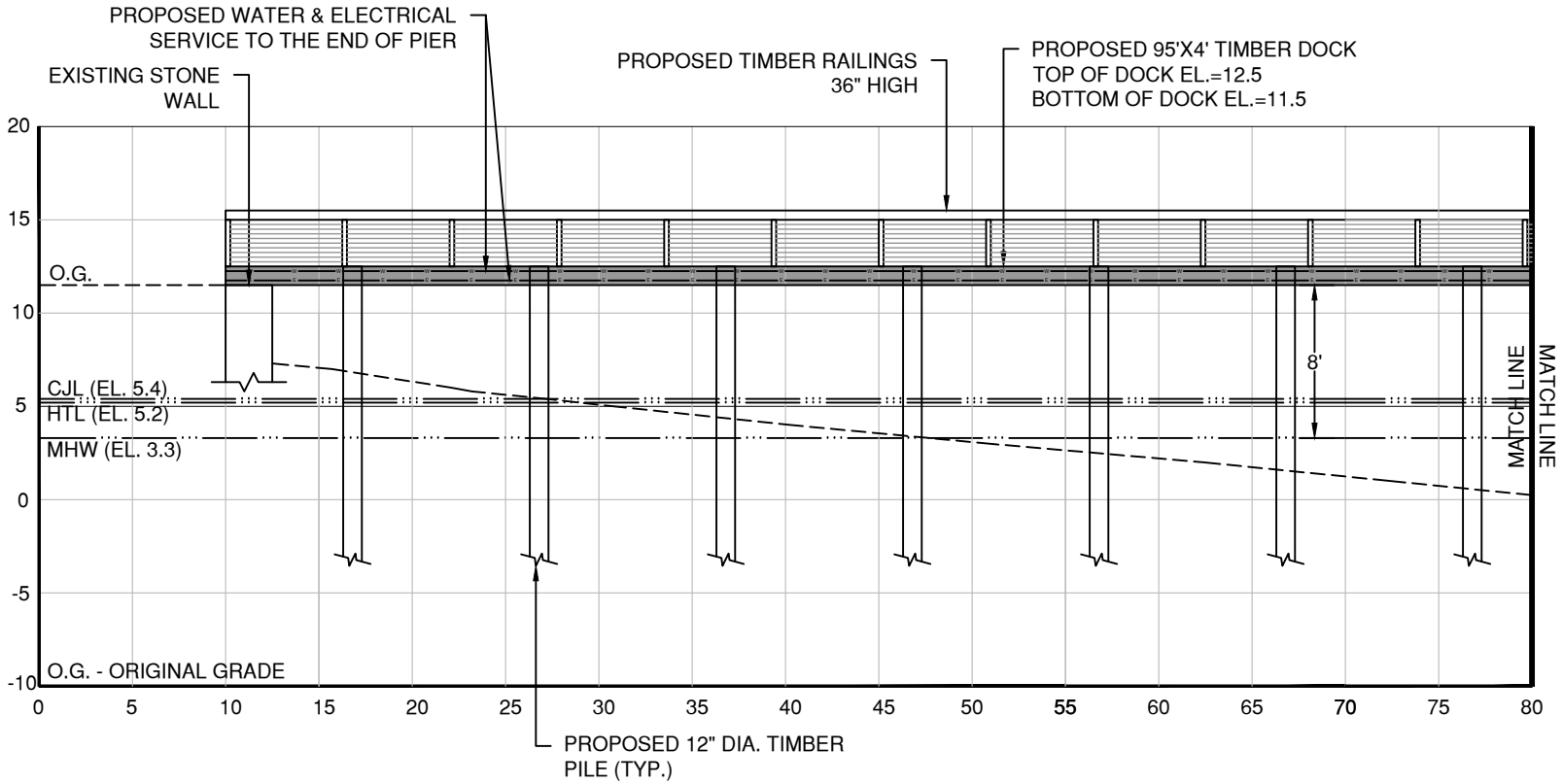

LANDTECH
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com


| REVISION DATE | ISSUE |
|---|---|
| 9/17/2024 | ANGLED DOCK |
| 8/15/2024 | REVISED PER DEEP COMMENTS |
| 1/4/2024 | LENGTHENED RAMP |

STATE OF CONNECTICUT · TIMOTHY SOUMELIDIS · No. 27803 · LICENSED PROFESSIONAL ENGINEER

# GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 32 SHOREHAVEN ROAD TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY B&B ENGINEERING DATED OCTOBER 22, 2015, REVISED TO SEPTEMBER 21, 2016.
2. ADDITIONAL BATHYMETRY WATER WARD OF EXISTING SEA WALL TAKEN FROM FIELD SURVEY BY BRAUTIGAM LAND SURVEYORS.




## SECTION A-A

SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

SCALE IN FEET
0 10 20 30

DATUM = NAVD 1988

T:\1 ACTIVE PROJECTS\23048-01 ROSE - 32 SHOREHAVEN RD., NORWALK\DRAWINGS\DOCK FIGURES\ROSE - 32 SHOREHAVEN ROAD - DOCK FIGURES.DWG

**FIG-5**

| | |
|---|---|
| DRAWN BY: | SM |
| CHECKED BY: | TR |
| SCALE | 1" = 10' |
| DATE | 09/14/2023 |
| PROJECT No. | 23048-01 |

PREPARED FOR: ERIC ROSE

PROJECT LOCATION: 32 SHOREHAVEN ROAD NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK SECTION A-A

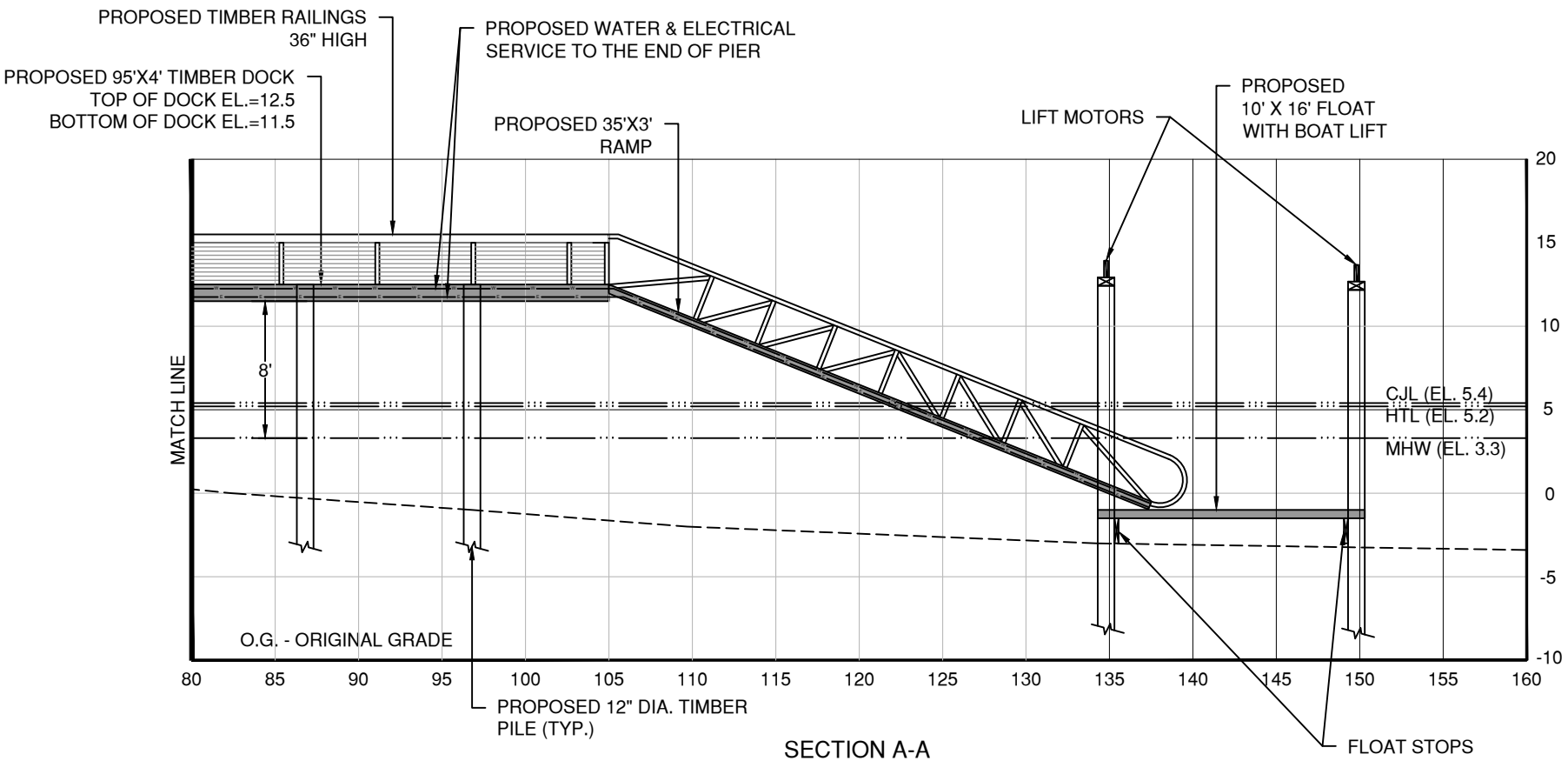

LANDTECH
Civil Engineering•Site Planning
Environmental Science & Engineering
Structural Engineering•Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com


| REVISION DATE | ISSUE |
|---|---|
| 9/17/2024 | ANGLED DOCK |
| 8/15/2024 | REVISED PER DEEP COMMENTS |
| 7/8/2024 | DIMENSIONED MHW TO BOTTOM OF PIER |

STATE OF CONNECTICUT · TIMOTHY SOUMELIDIS · No. 27803 · LICENSED PROFESSIONAL ENGINEER

# GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 32 SHOREHAVEN ROAD TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY B&B ENGINEERING DATED OCTOBER 22, 2015, REVISED TO SEPTEMBER 21, 2016.
2. ADDITIONAL BATHYMETRY WATER WARD OF EXISTING SEA WALL TAKEN FROM FIELD SURVEY BY BRAUTIGAM LAND SURVEYORS.




## SECTION A-A

SCALE: HORIZ. 1" = 10'
VERT. 1" = 10'

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

SCALE IN FEET
0 10 20 30

DATUM = NAVD 1988

T:\1 ACTIVE PROJECTS\23048-01 ROSE - 32 SHOREHAVEN RD., NORWALK\DRAWINGS\DOCK FIGURES\ROSE - 32 SHOREHAVEN ROAD - DOCK FIGURES.DWG

**FIG-6**

| | |
|---|---|
| DRAWN BY: | SM |
| CHECKED BY: | TR |
| SCALE | 1" = 10' |
| DATE | 09/14/2023 |
| PROJECT No. | 23048-01 |

PREPARED FOR: ERIC ROSE

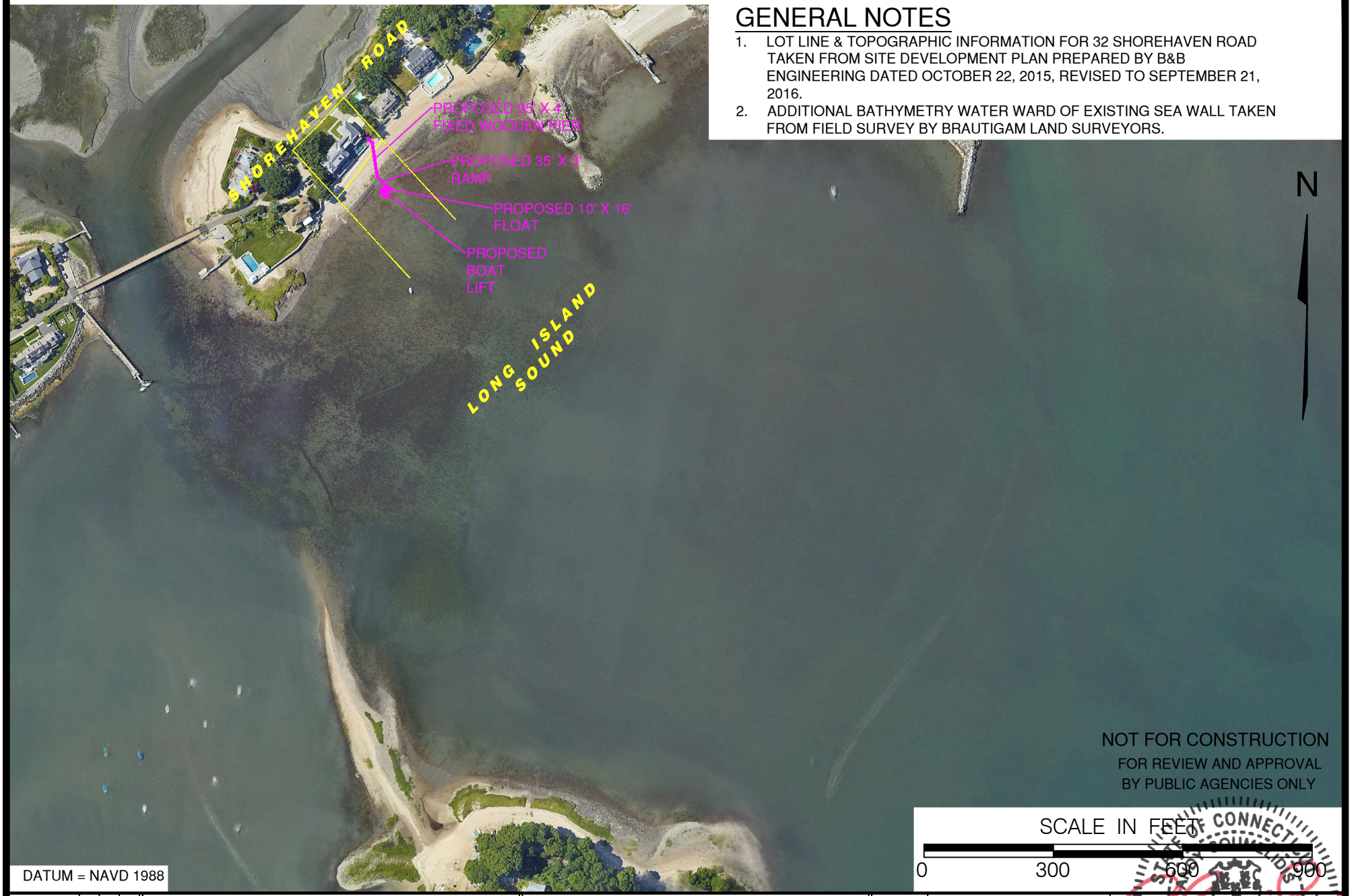
PROJECT LOCATION: 32 SHOREHAVEN ROAD
NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK
SECTION A-A


LANDTECH
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com


| REVISION DATE | ISSUE |
|---|---|
| 9/17/2024 | ANGLED DOCK |
| 8/13/2024 | REVISED PER DEEP COMMENTS |
| 7/8/2024 | DIMENSIONED MHW TO BOTTOM OF PIER |
| 1/4/2024 | LENGTHENED RAMP |

STATE OF CONNECTICUT
THOMAS R. SOUMELIDIS
No. 27803
LICENSED
PROFESSIONAL ENGINEER




# GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 32 SHOREHAVEN ROAD TAKEN FROM SITE DEVELOPMENT PLAN PREPARED BY B&B ENGINEERING DATED OCTOBER 22, 2015, REVISED TO SEPTEMBER 21, 2016.
2. ADDITIONAL BATHYMETRY WATER WARD OF EXISTING SEA WALL TAKEN FROM FIELD SURVEY BY BRAUTIGAM LAND SURVEYORS.

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

SCALE IN FEET
0 300 600 900

STATE OF CONNECTICUT
No. 27803
LICENSED
PROFESSIONAL ENGINEER

**FIG-7**

| | |
|---|---|
| DRAWN BY: | SM |
| CHECKED BY: | TR |
| SCALE | 1" = 300' |
| DATE | 09/14/2023 |
| PROJECT No. | 23048-01 |

PREPARED FOR:
ERIC ROSE

PROJECT LOCATION:
32 SHOREHAVEN ROAD
NORWALK, CT

TITLE:
PROPOSED IMPROVEMENTS FOR A NEW DOCK
AERIAL VIEW

LANDTECH
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing
518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

| REVISION DATE | ISSUE |
|---|---|
| 9/17/2024 | ANGLED DOCK |
| 8/13/2024 | REVISED PER DEEP COMMENTS |

T:\1 ACTIVE PROJECTS\23048-01 ROSE - 32 SHOREHAVEN RD., NORWALK\DRAWINGS\DOCK FIGURES\ROSE - 32 SHOREHAVEN ROAD - DOCK FIGURES.DWG

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** July 28th, 2025

**TO:** Planning and Zoning Commission – Galen Wells, Chair

**FROM:** Amelia Williams, Land Use Planner

**SUBJECT:** #2025 – 58 CAM – Dr. Eric Rose – 32 Shorehaven Road – Construct a residential dock.

**District**: 3 **Block:** 79 **Lot:** 2 **Zone:** CD-1L **Flood Zone:** VE-14

---

**ZONING HISTORY:**
This .7 acre property currently contains a single family residence, patio, and inground pool. There is an existing seawall along the entire shoreline on the property, to which no changes are proposed. The applicant has received approvals from CT DEEP and the Army Corps of Engineers to perform this work.

**PROPOSED USE:**
The applicant proposes to construct a residential dock, and most work will occur waterward of the Coastal Jurisdiction Line (CJL) which is under DEEP purview. However, as more than thirty (30) square feet of components are proposed landward, a Coastal Site Plan Review by this Commission is required. Only a portion of the fixed wooden pier will be located landward of the CJL, and no adverse impacts are anticipated.

**SIGN-OFFS:**
The Harbor Management Commission has found this proposal consistent with their Harbor Management Plan.

**VIOLATIONS:**
There are no zoning violations currently on the property.

The following resolutions are offered:

***DRAFT RESOLUTION TO APPROVE***

**BE IT RESOLVED** that application #2025 – 58 CAM – Dr. Eric Rose – 32 Shorehaven Road – Construct a residential dock be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
    a. Per plan set dated 9/14/2023 and revised 9/17/2024 prepared by LANDTECH, Westport, CT; and

2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any and all conditions from DEEP license #202402877-SDF are applied to this approval; and
4. That any and all conditions from relevant USACE Authorizations are applied to this approval; and
5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
7. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval prior to any work on the site.

Planning & Zoning Commission

# APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date: Official Receipt Date: Fee Paid:

1. **Property Address:** 19 Day Street, Norwalk, CT 06854 **2.** D/B/L/U: 2/58/44

3. Proposed Work: New 40-unit apartment - See Schedule A attached hereto. **4.** Zone: CD-4

**5. Applicant Identification:**

Applicant Name: Alpha5MK 19 Day, LLC

Address: 150 Purchase Street, Suite 13, Rye, NY 10580

Phone Number: c/o Elizabeth A.B. Suchy, Esq. - (203) 252-2656 Email: c/o Elizabeth A.B. Suchy, Esq. - esuchy@carmodylaw.com

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

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

Name: Elizabeth A.B. Suchy, Esq. - Carmody Torrance Sandak & Hennessey LLP

Address: 1055 Washington Boulevard, 4th Floor, Stamford, CT 06901

Business Phone: 203-252-2656 Email: esuchy@carmodylaw.com

**6. Property Owner, if different than applicant:**

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

**7. Project Information:**

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- ◉ Coastal Site Plan for Zoning Compliance/Zoning Permit
- ○ Subdivision or Resubdivision Application
- ○ Special Permit or Special Exception Application
- ○ Site Plan Review Application
- ○ Variance Application
- ○ Municipal Project (CGS Section 8-24)

**6. Project Site Plans:**

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☐ **All** coastal resources on and contiguous to the site **N/A**
- ☐ High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only) **N/A**
- ☑ Soil erosion and sediment controls
- ☑ Storm water management & treatment practices
- ☑ Ownership and type of use on adjacent properties
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- ☑ Landscaping and planting plan (existing & proposed)
- ☑ Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- ☑ Easements (utility, sight preservation, conservation, pedestrian)

**7. Site Information:**

**a)** Street Address or Geographical Description:
19 Day Street, Norwalk, CT 06854

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

**c)** Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
See Schedule A attached hereto.

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

**e)** Indicate the area of the project site: 1.15± acres **or** 50,094± square feet

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

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

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

**8. Description of Proposed Project or Activity:**

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

See Schedule A attached hereto.

**9. Description of Proposed Stormwater Best Management Practices:**

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

See Schedule A and Coastal Report by Rose Tiso attached hereto.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

**11. Consistency with Applicable Coastal Resource Policies and Standards:**

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

See attached Coastal Analysis.

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

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

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

* General Development policies are applicable to all proposed activities

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

**13. Consistency With Applicable Coastal Use Policies and Standards:**

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

See Schedule A and coastal report prepared by Rose Tiso attached hereto.

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

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

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

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

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

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

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

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

N/A

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

**16. Mitigation of Potential Adverse Impacts:**

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

See Schedule A and Coastal Report prepared by Rose Tiso attached hereto.

**17. Remaining Adverse Impacts:**

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

N/A

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

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

**Applicant's Signature:** see attached consent **DATE:** _____

AlphaSMK 19 Day, LLC

**Agent's Signature:** Carmody Torrance Sandak & Hennessey, LLP **DATE:** 7 / 16 /2025

Elizabeth A.B. Suchy, Esq.
Carmody Torrance Sandak & Hennessey LLP
Its Attorneys

**ALPHA5MK 19 DAY, LLC**
**19 DAY STREET, NORWALK, CT**
**APPLICATION FOR COASTAL SITE PLAN REVIEW**
**NARRATIVE**
**SCHEDULE A**

## BACKGROUND

Alpha5MK 19 Day, LLC (the "Applicant") is the owner of real property located at 19 Day Street, Norwalk, CT (District 2, Block 58, Lot 44) (the "Property") totaling 1.14± acres. The Property zoned CD-4 and is located within the boundary of the coastal area management (CAM) zone. It is bounded to the east by Day Street, to the south by Raymond Street, to the north by an on-grade parking lot and to the west by commercial and mixed-used sites. The Property is in the AE zone with a minimum flood elevation of 12 feet. (Refer to "Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut prepared for Maritime Village I LLC" dated Jan. 3, 2021 prepared by Rose Tiso & Co, LLC attached hereto and made a part hereof).

The Property is improved with three (3) structures. The first building is a 9,800± sq.ft. two-story brick and masonry structure constructed in 1945, which is occupied by Sono 1420 Artisan Distillers, LLC. The second building is five-story, 58,442± sq.ft. apartment with 57 units constructed in 2017. The third building is a 1,400± sq.ft. two-story, site front structure also constructed in 2017 which offers office and storage space. The Property has 74 on-grade parking spaces available for use by the residential and commercial tenants. There are two (2) existing curb cuts on Day Street.

## PROPOSAL

The Applicant proposes to demolish the small, site front building and the site rear, two-story office, and construct a new, six-floor apartment containing 40 units. (Refer to "Site Plan (Sheet Number SP-1)" dated 5/27/2025 prepared by RoseTiso & Co. ["Site Plan"], attached hereto and made a part hereof). The existing apartment building on the southern portion of the Property will remain. The proposal contemplates 30 one-bedroom and 10 two-bedroom units. Four (4) units will be deed restricted as affordable in accordance with Sec. 6.12 of the City of Norwalk Zoning Regulations ("zoning regulations").

The total number of parking spaces required including any mixed-use credits is 74 spaces. The project proposes 96 plus 11 tandem onsite spaces, which includes three (3) ADA car and two (2) ADA van stalls. Provision has been made for the inclusion of nine (9) EV charging stations. Accordingly, the proposed parking resource exceeds the required number of spaces and should be more than sufficient for all uses on the site. (Refer to "Parking" set forth on the Site "Typical Floor Plan (SD1.03)," "Sixth Floor Plan (SD1.05)," "Loft Plan (SD1.06)," "Roof Plan (SD1.07)," "Building Elevations (SD2.01)," "Building Elevations (SD2.02)," "Building Elevations (SD2.03)," "Building Elevations (SD2.04)," "Building Section (SD3.01)," "Typical Unit Plans (SD5.00)," "Aerial View (SD9.10)," "Aerial Views (SD9.11)," "Affordability Plan (SD9.13)," "Impervious Surface Coverage (SD9.14)," "Building Materials," "Building Materials" dated 7/2/2025 prepared by Beinfield Architecture PC, attached hereto and made a part hereof).

This coastal site plan review application is submitted pursuant Sec. 6.10.2B.2 (coastal overlay), Table 4.3.1-L (District Standards), Table 4.3.9A (Building, Lot & Building Site Principal Uses) and Table 4.3.9.D (Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant

hereby submits that the proposed new multi-family residential building and associated site improvements comply with the zoning regulations and standards of review for coastal site plan applications set forth in Sec. 6.10.2B.3b as follows:

(1) The characteristics of the site, including location and condition of all coastal resources. The site is located within the coastal area management (CAM) boundary, but is separated from the closest coastal resource (Norwalk Harbor) by other commercially and residentially developed lots, parking lots, sidewalks, roads, curbs and marina buildings. The proposed new apartment building is consistent with other properties and structures on Day Street, Raymond Street, Water Street and others in the neighborhood.

(2) The potential effects, both beneficial and adverse of the proposed activity on adjacent coastal systems and coastal resources. There are no onsite or adjacent coastal systems or resources; the closest coastal resource is in excess of 800 feet to the east, so there are no anticipated adverse impacts anticipated by the proposed activity. (Refer to Coastal Resources Analysis prepared by Rose Tiso & Co. ["Coastal Report"], attached hereto and made a part hereof).

(3) The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities. Since the Property is not adjacent to any coastal resource, there is no opportunity for future water-dependent development opportunities from the Property.

(4) The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development. The finished floor of the proposed building including all HVAC equipment, will be at 16', which complies with the minimum flood elevation for this Property, as established by the Federal Emergency Management Administration (FEMA) plus two (2') feet, as required by the zoning regulations. (Refer to Coastal Report).

(5) Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat. The proposed structure is more than 800 feet from the nearest coastal resource and separated by developed properties, parking lots, streets, curbs and sidewalks, so no adverse impacts are anticipated.

(6) The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the Act. According to the Coastal Report, ". . .the project is consistent with all applicable coastal policies. The proposed reuse of the existing property will not change the quality of stormwater reaching the Norwalk Harbor and the Long Island Sound. The project will be designed to avoid any environmental impacts where possible and to minimize impacts to coastal systems and resources. In summary, the proposed development will not adversely impact onsite or adjacent off-site coastal resources" and is compliance with the Clean Water Act, the Coastal Management Act and the City of Norwalk zoning regulations.

**ALPHA5MK 19 DAY, LLC**
**19 DAY STREET, NORWALK, CT**
**APPLICATION FOR COASTAL SITE PLAN REVIEW**
**LIST OF ABUTTING PROPERTY OWNERS WITHIN 100' OF SUBJECT PROPERTY**

1.
2/58/4
St. Paul's Church of God
7 Raymond Street
Norwalk, CT 06854

Mailing:
PO Box 1311
Norwalk, CT 06856-1311

2.
2/58/3

_____
_____
_____

3.
2/58/2
Marco C. Perry
Katherine V. Larchian
3 Raymond Street
Norwalk, CT 06854

Mailing:
501 Hicks Street, Apt. 106
Brooklyn, NY 11231

4.
2/58/1
86 South Main St LLC
86 South Main Street
Norwalk, CT 06854

Mailing:
24 Walter Avenue
Norwalk, CT 06851-4135

5.
2/58/38
Chase1 LLC
84 South Main Street
Norwalk, CT 06854-3125

6.
2/58/37
DRE LLC
82 South Main Street
Norwalk, CT 06854

Mailing:
985 Stratford Avenue
Bridgeport, CT 06607

7.
2/58/36
78 South Main Street LLC
78 South Main Street
Norwalk, CT 06854

Mailing:
16 South Main Street, Suite 301
Norwalk, CT 06854-2981

8.
2/58/35
Teda Properties LLC
76 South Main Street
Norwalk, CT 06854

Mailing:
160 Wampus Ln
Milford, CT 06460

9.
2/58/32
Bruce J. Charamut
Susan DiMeglio Charamut
4 Hanford Place
Norwalk, CT 06854

Mailing:
41 Cal Drive
Trumbull, CT 06611

10.
2/58/31
Martha Hurtado
6 Hanford Place
Norwalk, CT 06854

Mailing:
70 Winfield Street
Norwalk, CT 06855-2127

11.
2/58/30
Linca W. Jefferson
Wilhelmina Jefferson
8 Hanford Place
Norwalk, CT 06854

Mailing:
22 Cottontail Road
Norwalk, CT 06854-3214

12.
2/58/29
The Hanford Group
10 Hanford Place
Norwalk, CT 06854

Mailing:
PO Box 692
Norwalk, CT 06856

13.
2/58/9
IBI LLC
11 Day Street
Norwalk, CT 06854

14.
2/60/1
Housing Authority of City of Norwalk
20 Day Street
Norwalk, CT 06854

Mailing:
Trinity Washington Village Phase I LP
Attn: Patrick A. T. Lee
75 Federal Street, Suite 400
Boston, MA 02110

15.
2/62/3
City of Norwalk
10 Raymond Street
Norwalk, CT 06854

Mailing:
125 East Avenue
Norwalk, CT 06851-5702

16.
2/61/4
Housing Authority of The City of Norwalk
30 Day Street
Norwalk, CT 06854

Mailing:
Trinity Washington Village Phase II LP
Attn: Patrick A. T. Lee
75 Federal Street, Suite 400
Boston, MA 02110

June 22, 2025

Galen Wells, chairwoman
City of Norwalk
Planning & Zoning Commission
125 East Avenue
Norwalk, CT 06851

***Re: Alpha5MK 19 Day, LLC - 19 Day Street, Norwalk, CT (the "Property") - Application for Coastal Site Plan Review***

Dear Chairwoman Wells:

This letter is to advise you that the applicant, Alpha5MK 19 Day, LLC hereby consents to the preparation, filing and presentation of an application for coastal site plan review by Carmody Torrance Sandak & Hennessey LLP for the construction, use and occupancy of a new structure containing 40 apartments, with associated site improvements.

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

Very truly yours,

Alpha5MK 19 Day, LLC

Peter Kosann
Managing Member, Duly Authorized
Alpha5mk 19 Day, LLC
150 Purchase Street
Suite 13
Rye, New York 10580
914 610 4954

{S7640927}

## ZONING ANALYSIS

| | |
|---|---|
| ZONE: | CD-4 |
| LOT AREA: | +/- 1.14 ACRE (+/- 50,045 SF) |

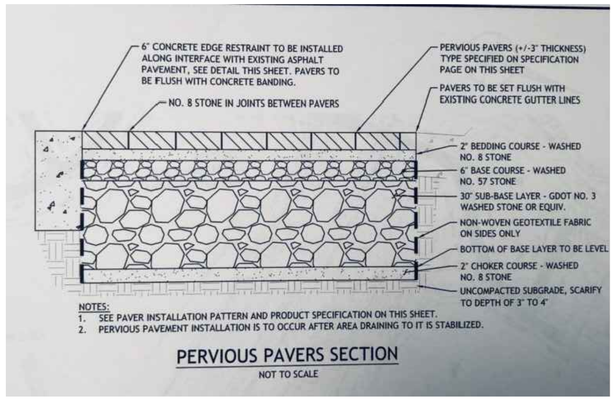
| REQUIREMENT | ALLOWED | PROPOSED |
|---|---|---|
| | | |
| HEIGHT MAX. | 6.5 STORY | 6.5 STORY |
| HEIGHT MIN. | 2 STORY | N/A |
| MAX. SIZE OF PLOT WIDTH | 300 ft | 186.9 ft |
| FRONT SETBACK | 12 ft or Less From Prop. Line | 0'-0" (Building B) |
| SIDE SETBACK | 0' MIN | |
| REAR SETBACK | 3 FT MIN | Corner Lot no Rear Lot Line |
| IMPERVIOUS COVERAGE | 80% | 76% |
| RES. DENSITY 1/500 sf of Lot Area | 100 Units Max. | 96 Units |
| % BUILDING AT FRONTAGE | 80% | 94% |
| | | |

## UNIT ANALYSIS

| | STUDIO | 1 BR | 2 BR | 3 BR | PROP. OFF. | TOTALS |
|---|---|---|---|---|---|---|
| BUILDING B | 21 UNITS | 19 UNITS | 16 UNITS | 0 UNITS | N/A | 56 UNITS |
| BUILDING C | 0 UNITS | 30 UNITS | 10 UNITS | 0 UNITS | N/A | 40 UNIT |
| *TOTALS* | 21 UNITS | 49 UNITS | 26 UNITS | 0 UNITS | 9,790 SF | 96 UNITS |
| **PARKING** | 1 / UNIT | 1 / UNIT | 1 / UNIT | 2 / UNIT | 1 / 334 SF | |
| PARKING REQUIRED | 21 SPACES | 49 SPACES | 26 SPACES | 0 SPACES | 0 SPACES | 96 SPACES |
| MINIMUM 1.0 SPACES/UNIT | 1 SPACE | | | | | 96 SPACES |
| | | | | | | |
| | | | | | | |
| *TOTAL REQUIRED* | | | | | | *96 SPACES* |
| PROVIDED ON-SITE | | | | | 96 SPACES + 11 TANDEM = | 106 SPACES |

## Parking Count

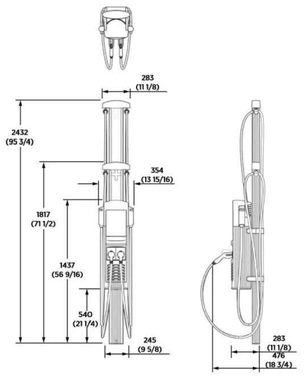
| Description | Qty |
|---|---|
| ADA Car Stall | 3 |
| ADA Van Stall | 2 |
| Standard Stall | 101 |
| | 106 |




PERVIOUS PAVERS SECTION
NOT TO SCALE

### Wall Mount With CMK

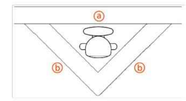
**Note:** Images are not to scale. Measurements appear in metric units (mm), followed by imperial equivalents (inches).




### Pedestal Base Designs

There are three basic pedestal base designs:

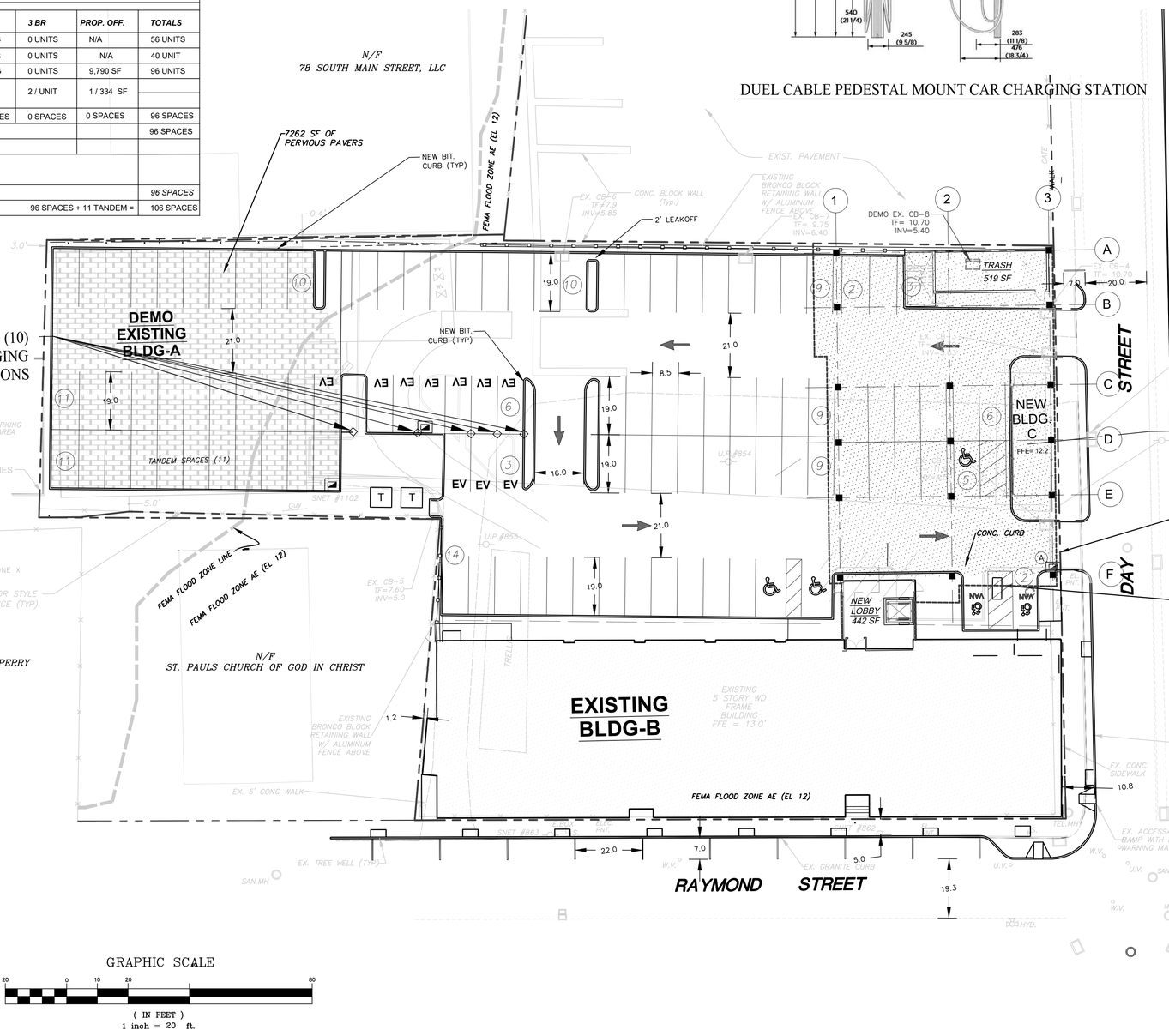
- In front of a curb **(a)** - Does not obstruct a pedestrian pathway or disturb landscaping.
  900 mm (3 ft) on each side **(b)**
  Area: 0.42 $m^2$ (4.5 $ft^2$)
  Volume: 0.26 $m^3$ (9 $ft^3$)

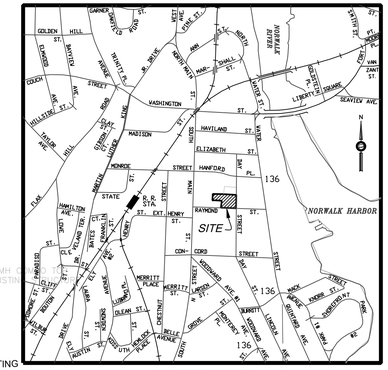



- Behind a curb **(a)** in a planter or berm
  600 mm (2 ft) on each side
  Area: 0.37 $m^2$ (4 $ft^2$)
  Volume: 0.23 $m^3$ (8 $ft^3$)

CAR CHARGING STATION PEDESTAL BASE
SCALE: NTS

DUEL CABLE PEDESTAL MOUNT CAR CHARGING STATION



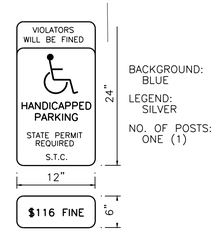

VICINITY MAP
SCALE: 1"=1,000'

### LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- HAYBALE CHECKDAMN
- SILTSACK @ MANHOLES
- SILTSACK @ CATCH BASINS
- ANTI-TRACKING APRON
- SILT FENCE
- PROPOSED GRADE TO DRAIN

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

STOP SIGN (A)
CONNDOT #31-0552




HANDICAP PARKING SIGN (B)
CONNDOT #31-0629(P)

TRAFFIC CONTROL SIGNS
N.T.S.


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


REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT TITLE

# 19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

SITE PLAN

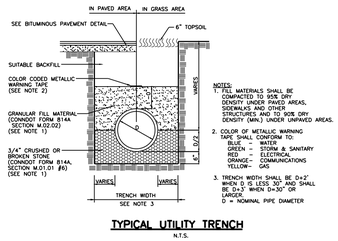
| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL

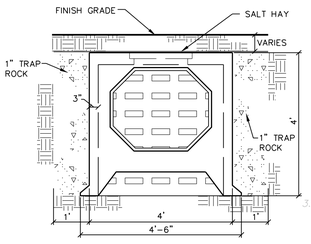
STATE OF CONNECTICUT · MANUEL JOSE SISTO · 25011 · LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

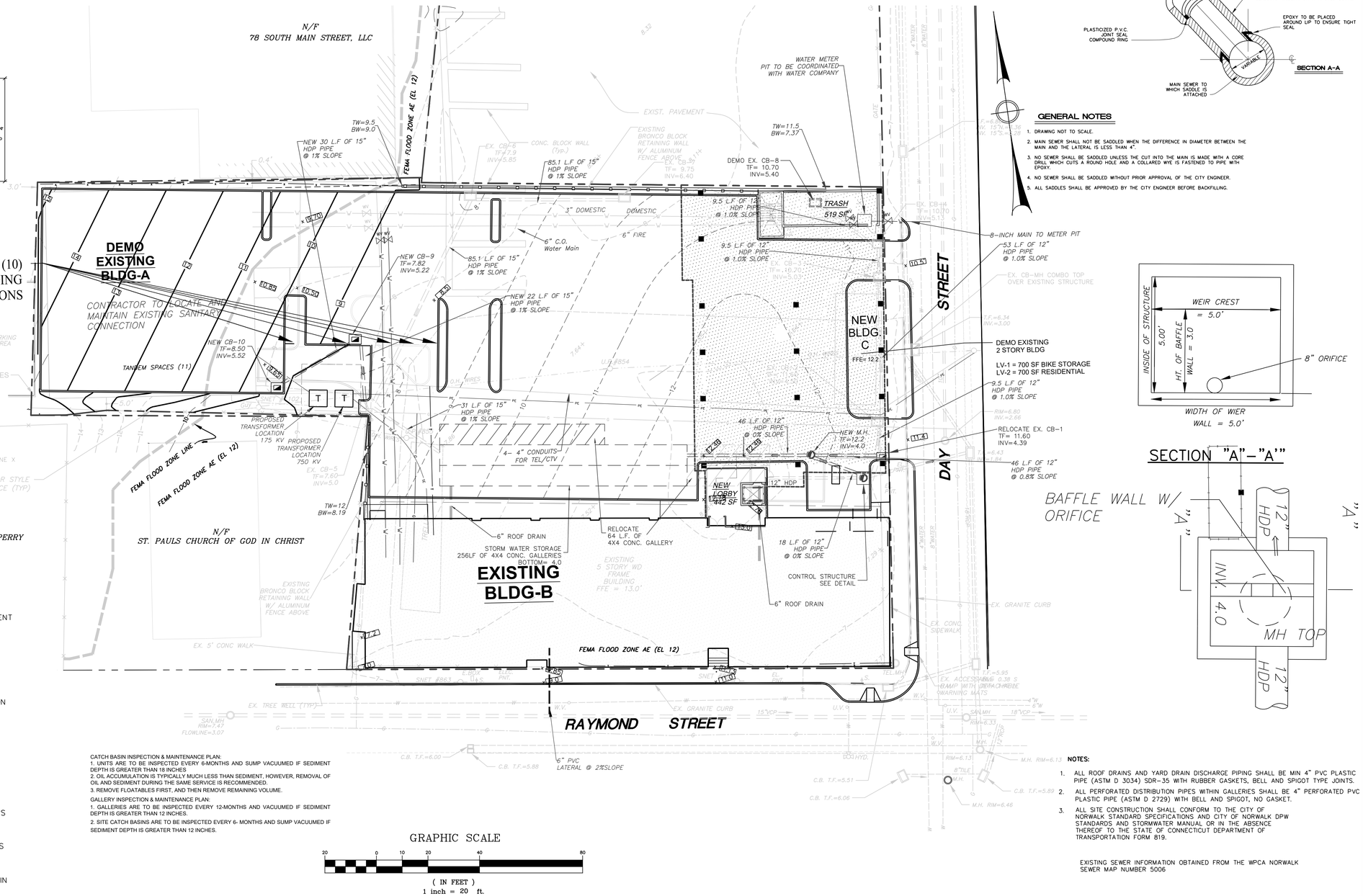
SP-1




**TYPICAL UTILITY TRENCH**
N.T.S.




**TYPICAL 4'x4' GALLERY**
SCALE: 1/2" = 1' – 0"



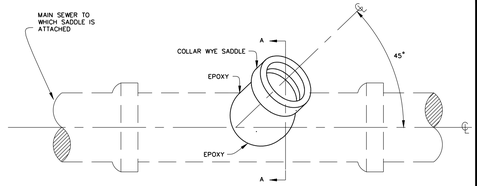

## LEGEND

- EXISTING EDGE OF PAVEMENT
- PROPERTY LINE
- STREAM
- WETLANDS
- PROPOSED BUILDING
- PROPOSED SPOT ELEVATION
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- EXISTING SANITARY PIPES
- PROPOSED SANITARY PIPES
- HAYBALE CHECKDAMN
- SILTSACK @ MANHOLES
- SILTSACK @ CATCH BASINS
- ANTI–TRACKING APRON
- SILT FENCE
- PROPOSED GRADE TO DRAIN

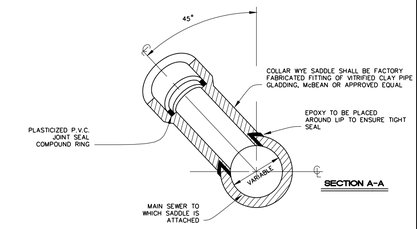
CATCH BASIN INSPECTION & MAINTENANCE PLAN:
1. UNITS ARE TO BE INSPECTED EVERY 6-MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES
2. OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
3. REMOVE FLOATABLES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

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

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




**SIDE VIEW**




**SECTION A–A**

## GENERAL NOTES

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




**SECTION "A"–"A'"**




**NOTES:**

1. ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR–35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
2. ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE CITY OF NORWALK STANDARD SPECIFICATIONS AND CITY OF NORWALK DPW STANDARDS AND STORMWATER MANUAL OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 819.

EXISTING SEWER INFORMATION OBTAINED FROM THE WPCA NORWALK SEWER MAP NUMBER 5006

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

REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT TITLE

# 19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

## GRADING PLAN

| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL

STATE OF CONNECTICUT · MANUEL J. OSÓRIO · 25070 · REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER

SP-2

EROSION CONTROL NOTES

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED

HAY BALE AND/OR FABRIC FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.

ALL EROSION CONTROL MEASURES WILL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE MAINTAINENCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED, NOTIFY AUTHORIZED CITY AGENT 48 HOURS IN ADVANCE PRIOR TO START OF ANY PHASE OF SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE

EROSION CONTROL NARRATIVE

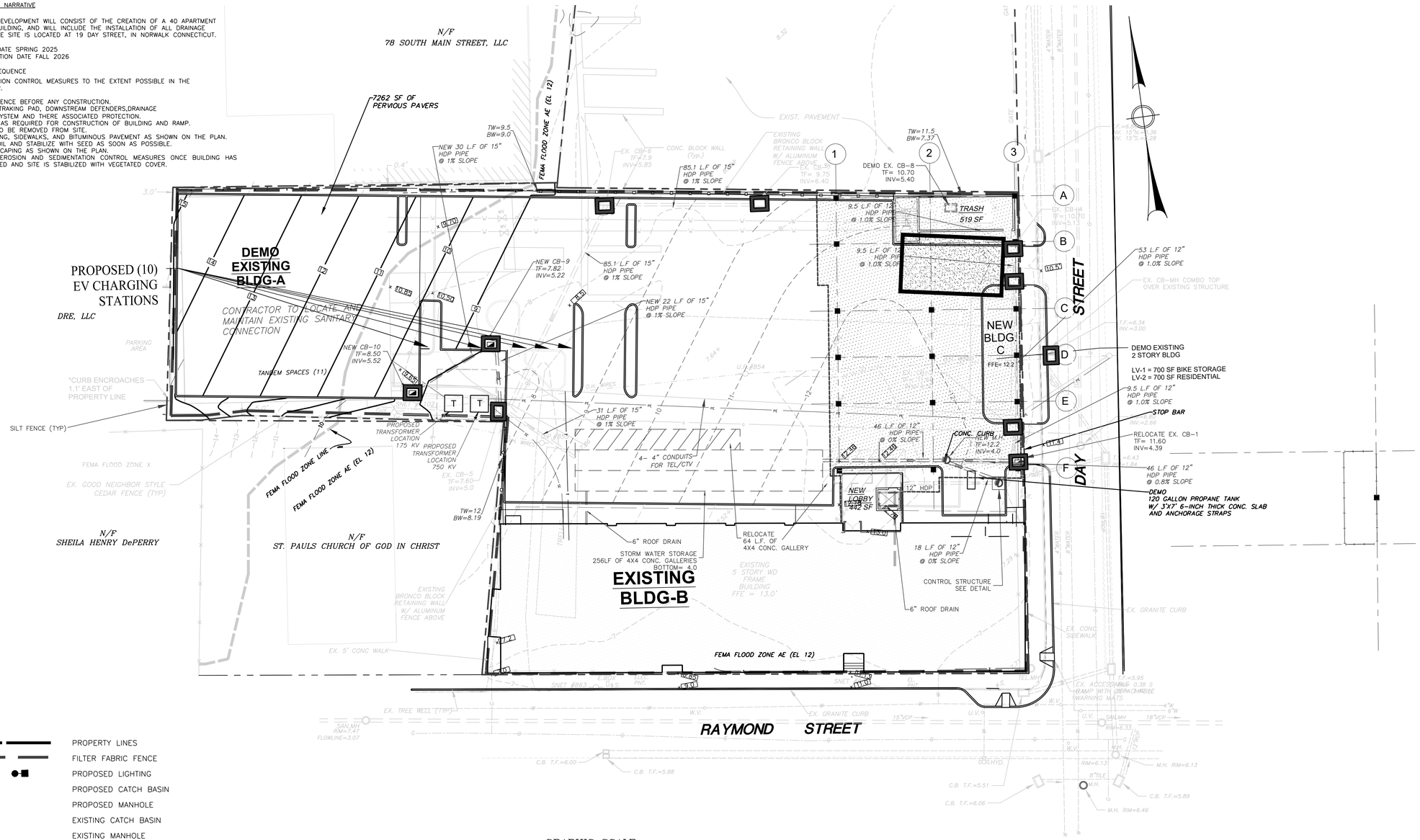
THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CREATION OF A 40 APARTMENT UNIT MID-RISE BUILDING, AND WILL INCLUDE THE INSTALLATION OF ALL DRAINAGE STRUCTURES. THE SITE IS LOCATED AT 19 DAY STREET, IN NORWALK CONNECTICUT.

PROJECT START DATE SPRING 2025
PROJECT COMPLETION DATE FALL 2026

CONSTRUCTION SEQUENCE

INSTALL ALL EROSION CONTROL MEASURES TO THE EXTENT POSSIBLE IN THE FOLLOWING ORDER.

1. INSTALL SILT FENCE BEFORE ANY CONSTRUCTION.
2. INSTALL ANTI-TRAKING PAD, DOWNSTREAM DEFENDERS,DRAINAGE STRUCTURES/SYSTEM AND THERE ASSOCIATED PROTECTION.
3. ROUGH GRADE AS REQUIRED FOR CONSTRUCTION OF BUILDING AND RAMP. EXCESS FILL TO BE REMOVED FROM SITE.
4. INSTALL CURBING, SIDEWALKS, AND BITUMINOUS PAVEMENT AS SHOWN ON THE PLAN.
5. SPREAD TOPSOIL AND STABILIZE WITH SEED AS SOON AS POSSIBLE.
6. INSTALL LANDSCAPING AS SHOWN ON THE PLAN.
7. REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE BUILDING HAS BEEN COMPLETED AND SITE IS STABILIZED WITH VEGETATED COVER.
8. CLEAN-UP.




LEGEND

- PROPERTY LINES
- FILTER FABRIC FENCE
- PROPOSED LIGHTING
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- SILTSACK @ MANHOLES
- HAYBALE CHECKDAMN

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

NOTES:

1. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED IN ACCORDANCE WITH CT DOT FORM 816 AND CT GUIDELINES FOR SOIL EROSION CONTROL REQUIREMENTS


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


REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

SOIL EROSION CONTROL PLAN

| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL

STATE OF CONNECTICUT
MANUEL JOSE SILVA
No. 24924
LICENSED PROFESSIONAL ENGINEER

SHEET NUMBER

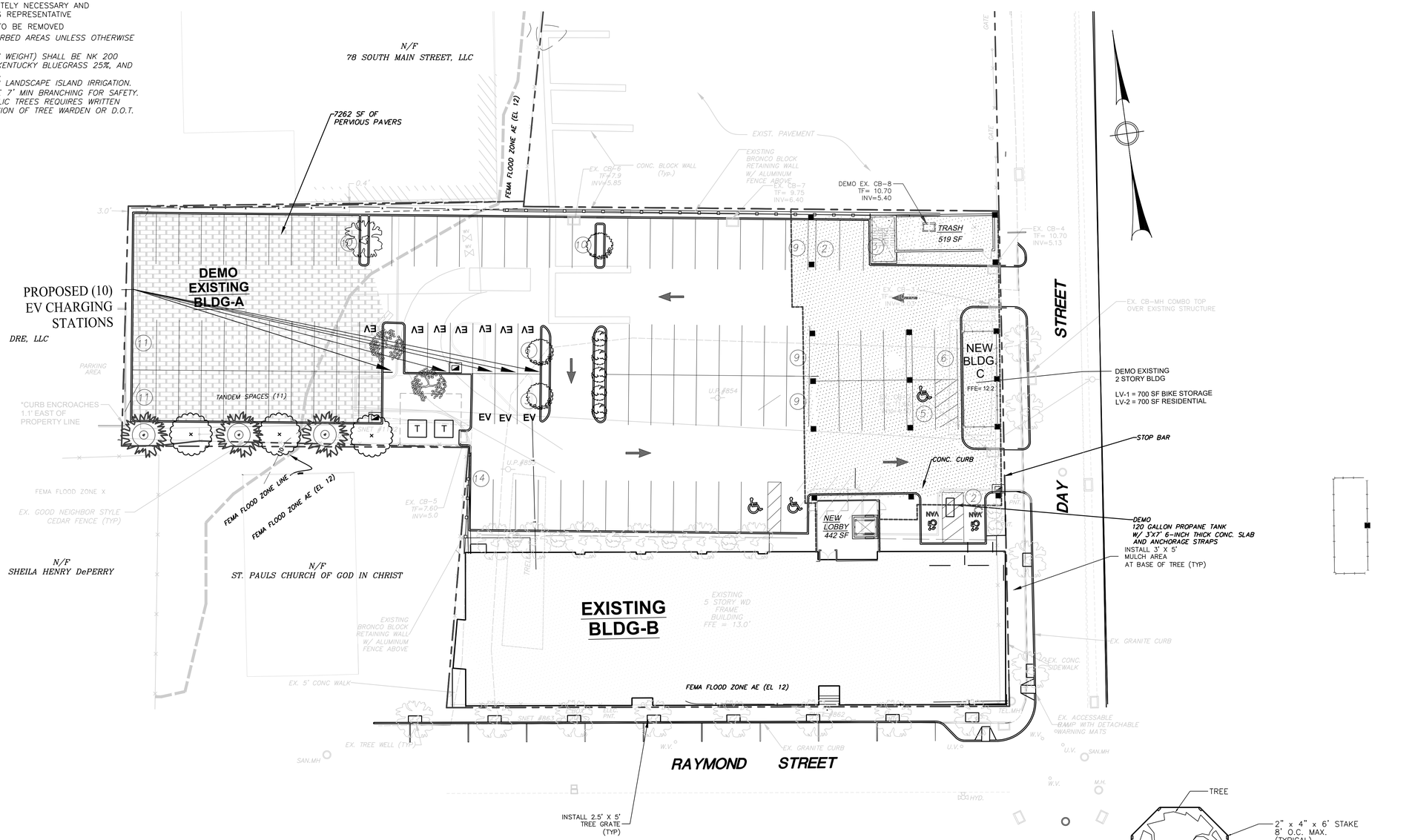
SP-3

# PLANT LIST

| KEY | QUANT. | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS |
|---|---|---|---|---|---|
| TREES: | | | | | |
| | 3 | CORNUS FLORIDIA | FLOWERING DOGWOOD | 3" CAL. | B&B NATIVE TO CT |
| | 13 | TILIA AMERICANA | BASSWOOD | 3-3 1/2 CAL | B&B NATIVE TO CT |
| | 2 | ACER RUBRUM 'OCTOBER GLORY' | RED MAPLE | 3-3 1/2" CAL | B&B NATIVE TO CT |
| | 0 | QUERCUS PALUSTRIS | PIN OAK | 3-3 1/2" CAL | B&B NATIVE TO CT |
| | 3 | ABIES CONCOLOR | WHITE FIR | 7 FT.HT. | B&B |
| | 3 | PINUS NIGRA | AUSTRIAN PINE | 7 FT.HT. | B&B |
| SHRUBS: | | | | | |
| | 6 | *TAXUS CANADENSIS* | *SPREADING YEW* | *18-24"HT.* | *B&B NATIVE TO CT* |

NOTES:

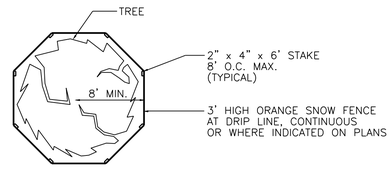
1. STAKE ONLY WHEN ABSOLUTELY NECESSARY AND AS DIRECTED BY THE OWNERS REPRESENTATIVE
2. PROTECT ALL TREES NOT TO BE REMOVED
3. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED.
4. GRASS SEEDING BLEND (BY WEIGHT) SHALL BE NK 200 PERENNIAL RYE GRASS 25%, KENTUCKY BLUEGRASS 25%, AND PENN LAWN RED FESCUE 50%.
5. PROVIDE PVC CONDUIT FOR LANDSCAPE ISLAND IRRIGATION.
6. SHADE TREES ARE TO HAVE 7' MIN BRANCHING FOR SAFETY.
7. REMOVAL OF EXISTING PUBLIC TREES REQUIRES WRITTEN NOTIFICATION OF AND PERMISSION OF TREE WARDEN OR D.O.T. DISTRICT 3, AS APPLICABLE.




GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.




TREE PROTECTION
N.T.S.


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


REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT TITLE

# 19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE
RYE, NY, 10580-2141

SHEET TITLE

LANDSCAPE PLAN

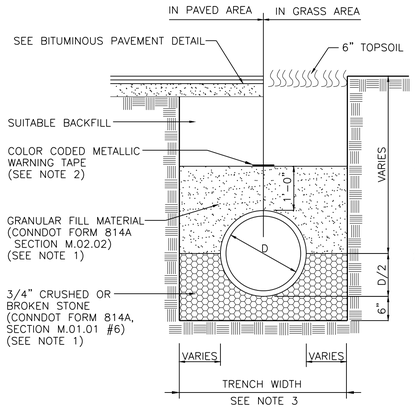
| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL

STATE OF CONNECTICUT MANUEL J. SILVA 24928 LICENSED PROFESSIONAL ENGINEER

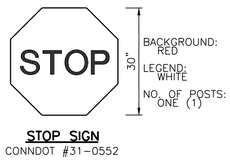
SHEET NUMBER

SP-4



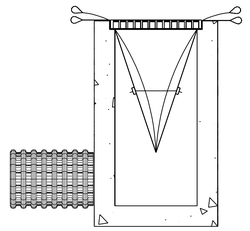

NOTES:
1. FILL MATERIALS SHALL BE COMPACTED TO 95% DRY DENSITY UNDER PAVED AREAS, SIDEWALKS AND OTHER STRUCTURES AND TO 90% DRY DENSITY (MIN.) UNDER UNPAVED AREAS.
2. COLOR OF METALLIC WARNING TAPE SHALL CONFORM TO:
   BLUE – WATER
   GREEN – STORM & SANITARY
   RED – ELECTRICAL
   ORANGE – COMMUNICATIONS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

## TYPICAL UTILITY TRENCH
N.T.S.

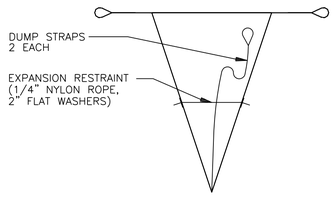



**STOP SIGN**
CONNDOT #31-0552

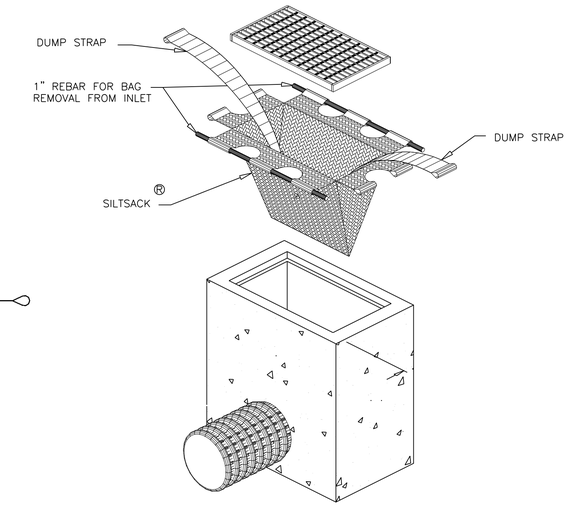
## TRAFFIC CONTROL SIGNS
N.T.S.



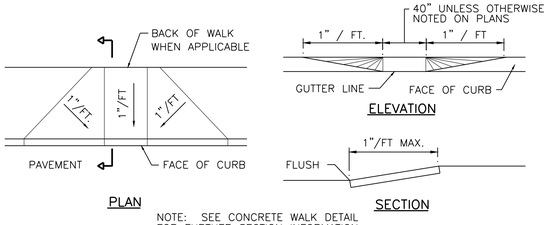
**INSTALLATION DETAIL**




**BAG DETAIL**

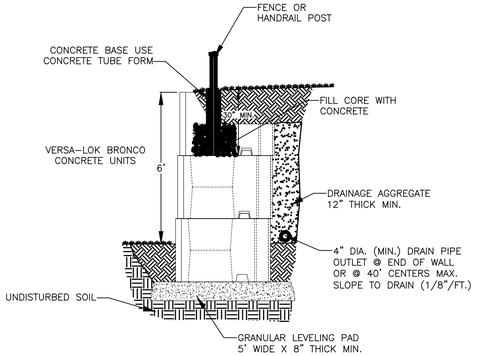



## SILTSACK DETAIL
N.T.S.

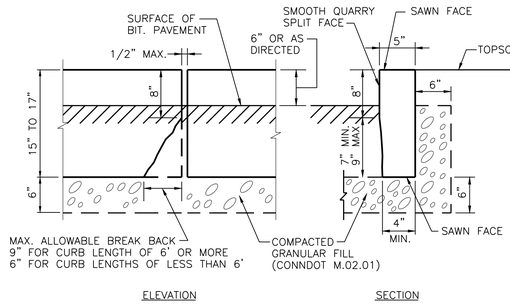



NOTE: SEE CONCRETE WALK DETAIL FOR FURTHER SECTION INFORMATION.

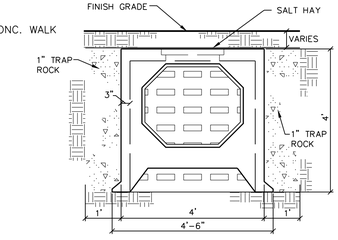
## HANDICAP RAMP
N.T.S.



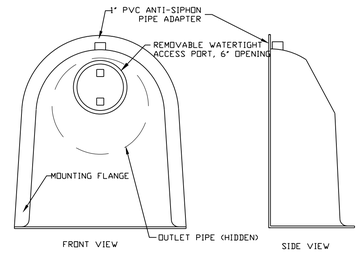

## TYPICAL SECTION–UNREINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
SCALE: NONE




## GRANITE CURBING
N.T.S.




**TYPICAL 4'x4' GALLERY**
SCALE: 1/2" = 1' – 0"




SNOUT OIL-WATER-DEBRIS SEPARATOR

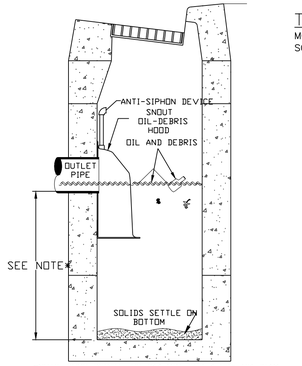
**CONFIGURATION DETAIL**

NOTES:
1. THE FOLLOWING SHALL BE PROVIDED WITH HOODS AND TRAPS AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. (PHONE: (860) 434-0277) OR APPROVED EQUAL. IN ADDITION, STRUCTURES EQUIPPED WITH HOODED OUTLETS SHALL BE PROVIDED WITH 48" DEEP SUMPS, MINIMUM.

| CATCH BASIN No: | HOODED OUTLET MODEL No: |
|---|---|
| ALL CB'S | 18F SNOUT OIL & DEBRIS STOP |

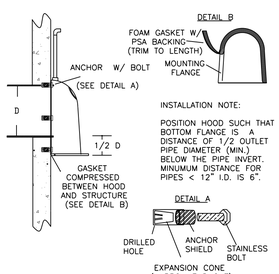
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. 3/8" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS

## HOODED OUTLET COVER DETAIL
N.T.S.

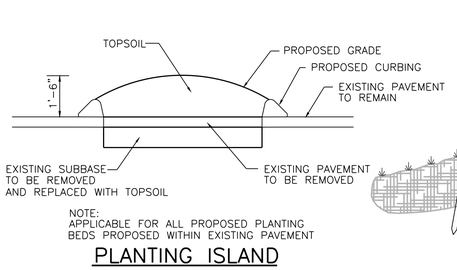



*NOTE-SUMP DEPTH OF 36" MIN. FOR < DR= 12" DIAM. OUTLET. FOR OUTLETS >DR= 15", DEPTH = 2.5-3X DIAM.

**TYPICAL INSTALLATION**

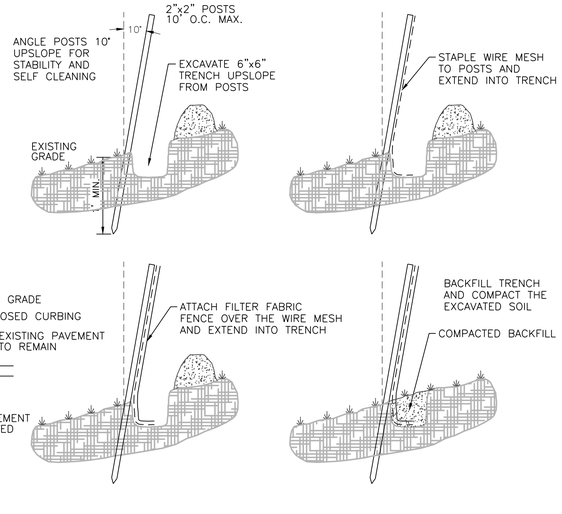



INSTALLATION DETAIL

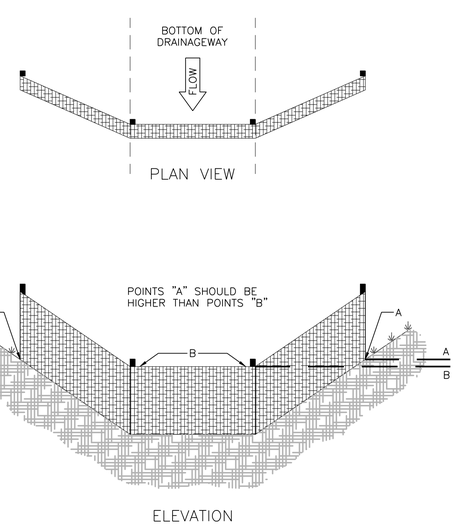



NOTE:
APPLICABLE FOR ALL PROPOSED PLANTING BEDS PROPOSED WITHIN EXISTING PAVEMENT

## PLANTING ISLAND
N.T.S.




## FILTER FABRIC FENCE
N.T.S.




ELEVATION


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


REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT TITLE

# 19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

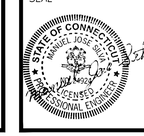
**Prepared For:**
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

**DETAIL PLAN**

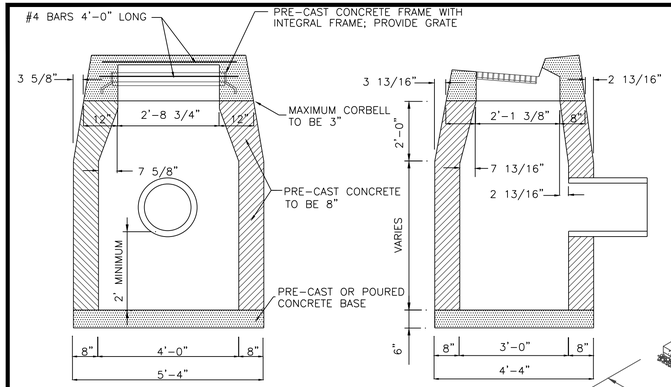
| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL



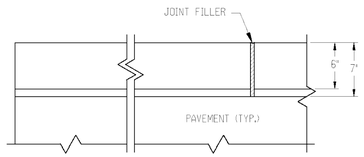

SHEET NUMBER

**SP-5**

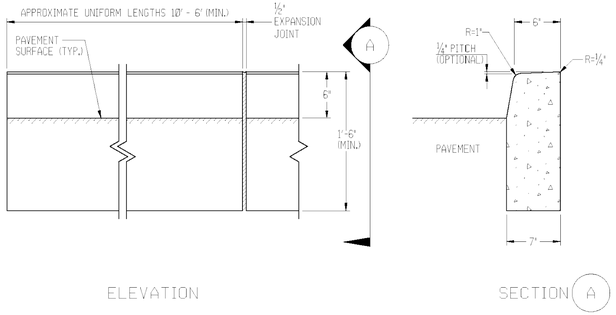



## TYPE "C" CATCH BASIN

N.T.S.

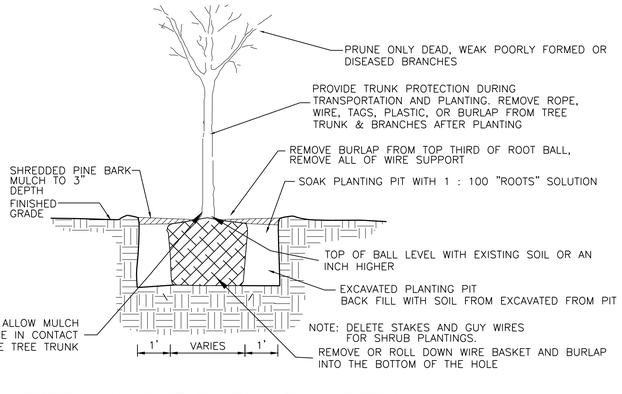



PLAN



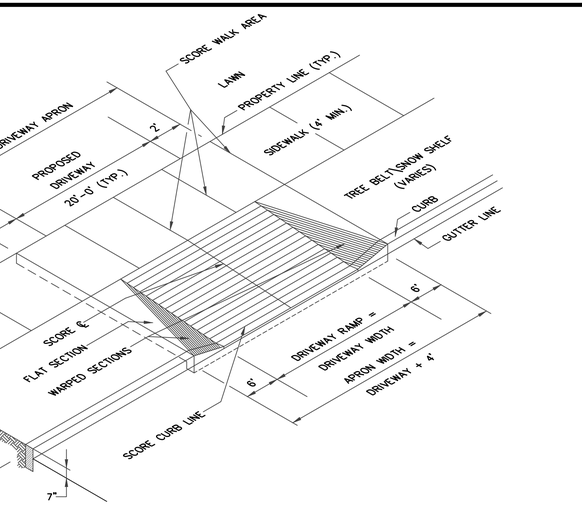

ELEVATION SECTION (A)

## 6" CONCRETE CURBING




## TREE AND SHRUB PLANTING DETAIL

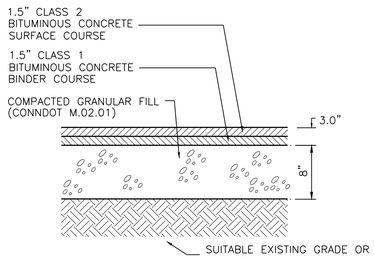
N.T.S.




## TYPICAL CONCRETE DRIVEWAY RAMP (ISOMETRIC VIEW)

SCALE: $\frac{1}{4}$"=1'-0"

NOTE:
FIELD ADJUSTMENTS MAY BE REQUIRED FOR UNUSUAL EXISTING FEATURES SUCH AS TREES, POWER POLES, ETC.




## 3 INCH BITUMINOUS PAVEMENT

N.T.S.

**CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD NOTES:**

Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.11 as revised.

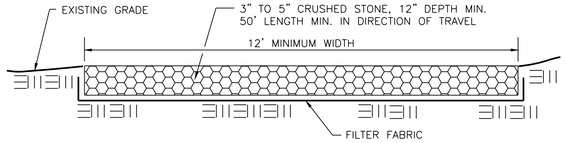
New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 816 Section 12.10 as revised.

New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 816 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the state.

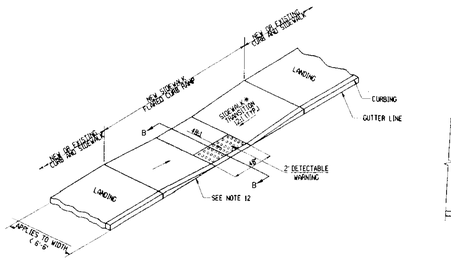
All work within the state right of way will comply with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction Form 816 with the latest Special Provisions and Typical State Standard Details.



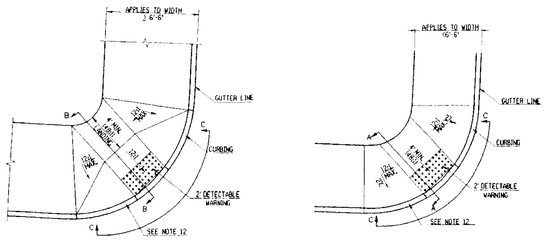

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACEMENT OF STONE AND/OR ADDITIONAL APRON LENGTH. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.

## ANTI-TRACKING APRON

N.T.S.




PARALLEL SIDEWALK RAMP (TYPE 1)



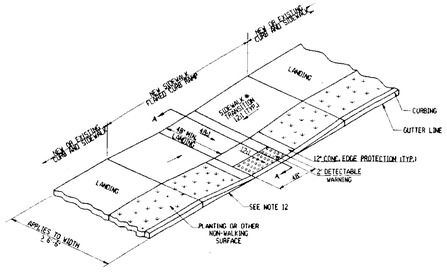

DIAGONAL SIDEWALK RAMP (TYPE 4a)



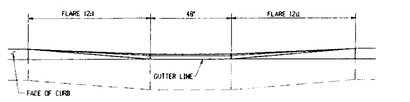

DIAGONAL SIDEWALK RAMP (TYPE 4b)

GENERAL NOTES

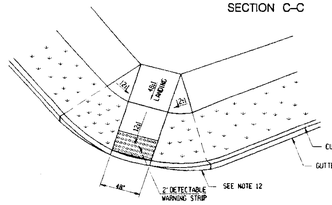
1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR ACCESSIBLE ROUTE SHOULD NOT EXCEED 20%.
2. CARE SHALL BE TAKEN TO ASSURE UNIFORM GRADE IN THE RAMP, FREE OF SAGS AND ABRUPT GRADE CHANGES.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS ARTICLE M.08.01.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE ALONG ACCESSIBLE ROUTES SHALL BE STABLE, FIRM AND SLIP RESISTANT IN COMPLIANCE WITH ADAAG SECTION 4.5.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
6. a. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION/CONTRACTION JOINT OR DUMMY JOINT. (2) MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A MINIMUM LIMIT OF 15' FOR A PARALLEL RAMP SHALL BE USED. REMOVAL SHALL NOT BE FURTHER THAN 2' FROM THE PROPOSED RAMP UNLESS DIRECTED BY THE ENGINEER. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK."
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' UNLESS OTHERWISE NOTED.
8. RAISED ISLANDS IN MARKED CROSSINGS SHALL HAVE SIDEWALK RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 4' LONG BETWEEN THE RAMPS. IF THIS CAN NOT BE ACHIEVED, THE RAISED ISLAND SHALL BE CUT THROUGH LEVEL WITH THE ROADWAY AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED AND PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK", INCLUDING CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP AND DETECTABLE WARNING STRIPS.
10. CURBING WITHIN THE LIMITS OF THE NEW SIDEWALK RAMP SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF FORM 814A SECTIONS 8.11 AND 8.13.
11. HANDICAP RAMPS CONFORMING WITH CONNECTICUT GENERAL STATUTES, SEC. 7-118a, SHALL BE INCORPORATED IN ALL PROPOSED SIDEWALKS AT ALL STREET INTERSECTIONS, AND AT ALL OTHER LOCATIONS WHERE THE GRADE OF A DRIVEWAY OR OTHER FACILITY TAKES PRECEDENCE OVER THE GRADE OF THE PROPOSED SIDEWALK.
12. TRANSITION TO FULL HEIGHT CURB. INSTALL STONE CURBING IF ADJACENT CURBING IS STONE. INSTALL CONCRETE CURBING IF ADJACENT CURBING IS CONCRETE OR BITUMINOUS.
13. INSTALL THE EDGE OF THE DETECTABLE WARNING 6"FROM THE EDGE OF ROAD.
14. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF PEDESTRIAN TRAVEL.



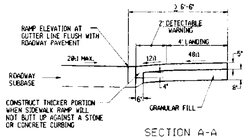

PERPENDICULAR SIDEWALK RAMP (TYPE 2)



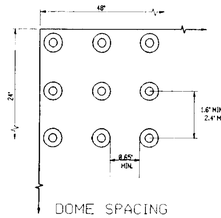

SECTION C-C



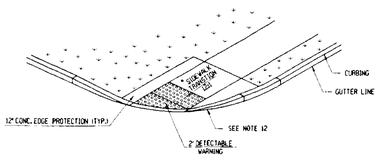

DIAGONAL SIDEWALK RAMP (TYPE 4c)



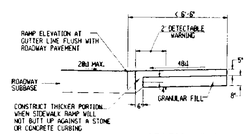

SECTION A-A



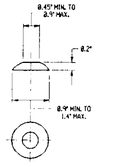

DOME SPACING



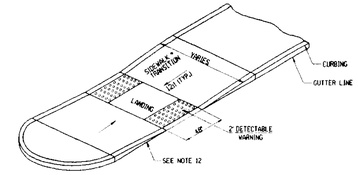

DIAGONAL SIDEWALK RAMP (TYPE 4d)




SECTION B-B




DOME SECTION




RAISED ISLAND SIDEWALK RAMP (TYPE 3)

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

REVISIONS

| NO. | BY | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT TITLE

# 19 DAY ST PHASE 2

**19 DAY STREET**
**NORWALK, CT.**

**Prepared For:**
**ALPHA5MK 19 DAY LLC**
**150 PURCHASE ST SUITE 13**
**RYE, NY, 10580-2141**

SHEET TITLE

**DETAIL PLAN**

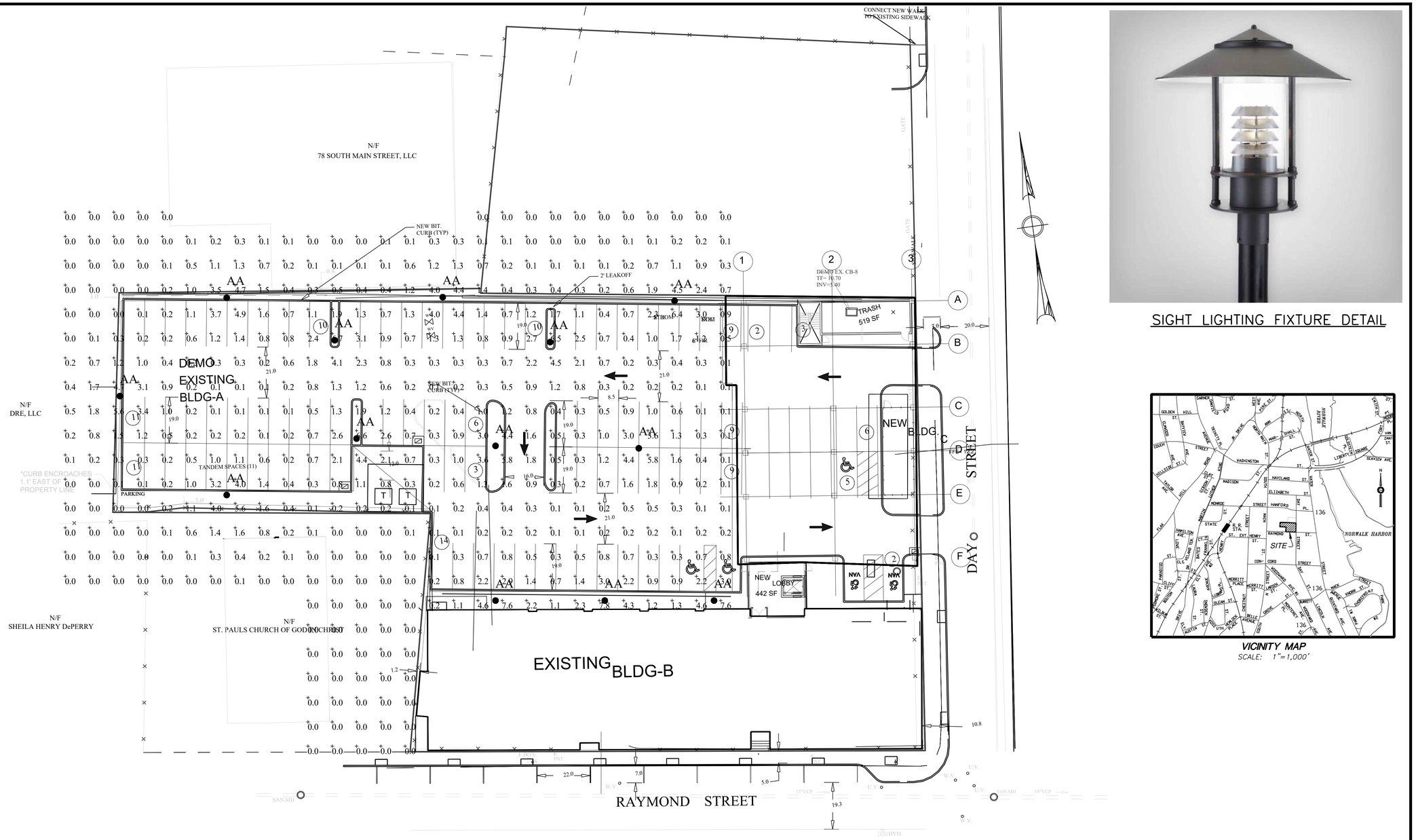
| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL

STATE OF CONNECTICUT · MANUEL JOSE SOUSA · 24910 · REGISTERED PROFESSIONAL ENGINEER

SHEET NUMBER

**SP-6**






SIGHT LIGHTING FIXTURE DETAIL




VICINITY MAP
SCALE: 1"=1,000'

Filename: 19 Day Street - Phase 2 Site Lighting - Norwalk.AGI

| Luminaire Schedule | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | Luminaire Lumens | Lum. Watts | LLF | Mounting Height | Description |
| ● | 13 | AA | SINGLE | 2688 | 35 | 1.290 | 14 | Baselite AS24/41-LED35W-4000K-LDM20 - 4STP12 |

| Calculation Summary | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | PtSpcLr | PtSpcTb |
| SITE | Illuminance | Fc | 0.86 | 7.8 | 0.0 | N.A. | N.A. | 10 | 10 |
| PARKING | Illuminance | Fc | 1.10 | 6.7 | 0.1 | 11.00 | 67.00 | | |

Greg Loda / Jim Zemola
Lighting Affiliates
1208 Cromwell Ave
Rocky Hill, CT 06067

website: www.lightingaffiliates.com
Email : gloda@lightingaffiliates.com

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

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

| REVISIONS | | | |
|---|---|---|---|
| NO. | BY | DATE | DESCRIPTION |
| 1. | MJS | 02-13-13 | CLIENT COMMENTS |
| 2. | SFS | 09-08-14 | CLIENT COMMENTS |
| 3. | MJS | 09-16-14 | PLANNING COMMENTS |
| 4. | MJS | 09-24-14 | PLANNING COMMENTS |
| | | | |
| 6. | MJS | 05-27-15 | DESIGN TEAM COMMENTS |

PROJECT TITLE

# 19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUIT 13
RYE, NY, 10580-2141

SHEET TITLE

## LIGHTING PLAN

| | |
|---|---|
| DESIGNED BY: MDS | SCALE: 1"=20' |
| DRAWN BY: MDS | DATE: 05/27/2025 |
| CHECKED BY: MJS | PROJECT NUMBER: 2898 |
| CAD FILE: R:/2898/DWG/ | |

SEAL

STATE OF CONNECTICUT
MANUEL JOSE SILVA
LICENSED PROFESSIONAL ENGINEER

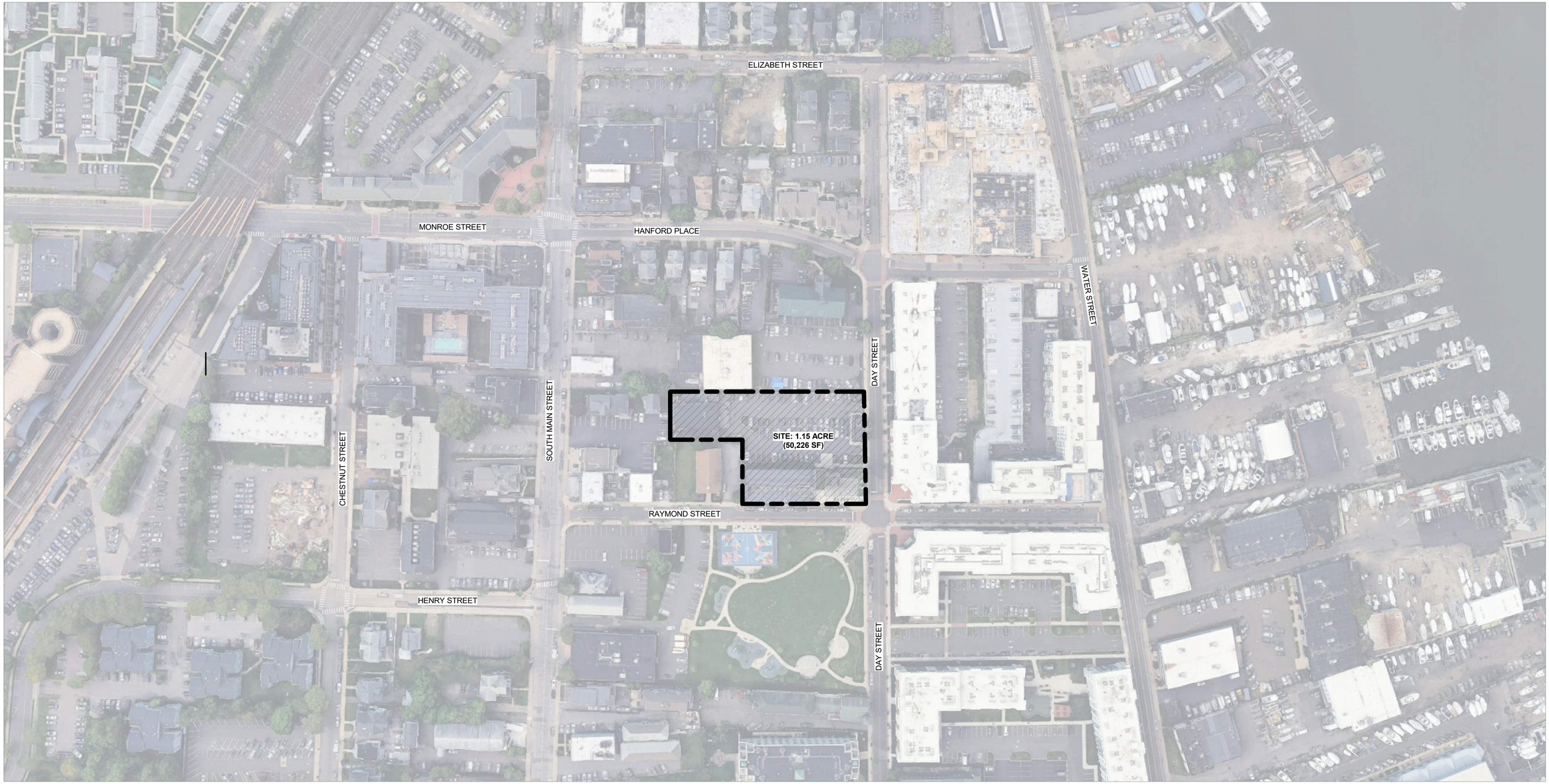
SHEET NUMBER

SP-7

# 19 DAY STREET - PHASE 2

**BEINFIELD ARCHITECTURE**

7-2-2025




BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854



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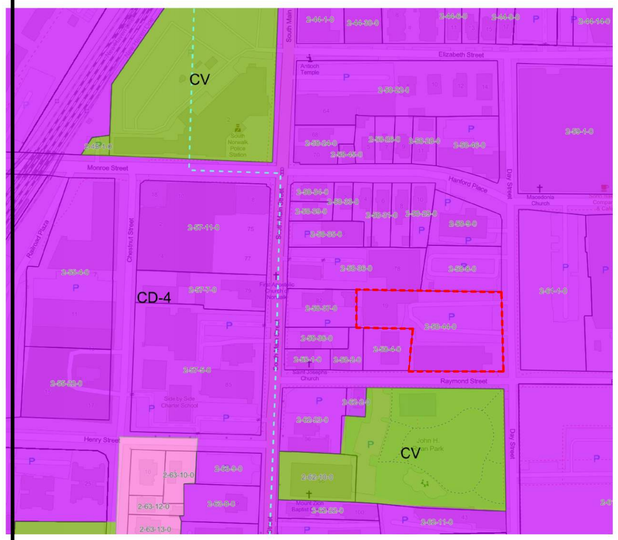
## ZONING MAP




## BUILDING AREAS BY PROGRAM

### UNIT MIX

| UNIT TYPE | COUNT | PERCENTAGE |
|---|---|---|
| 1 BR+ | 22 | 55% |
| 2 BR | 8 | 20% |
| | **30** | **75%** |
| 1 BR LOFT | 6 | 15% |
| 1 BR+ | 2 | 5% |
| | **8** | **20%** |
| 2 BR LOFT | 2 | 5% |
| | **2** | **5%** |
| | **40** | **100%** |

EXIST BLDG UNIT COUNT: 56

## BUILDING SUMMARY

### PROPOSED BUILDING SUMMARY

| GROSS SF | TOTAL NRSF | AMENITY SF | UNIT COUNT | PARKING COUNT |
|---|---|---|---|---|
| 46,668 | 38,260 | 872 | 40 | 96 |

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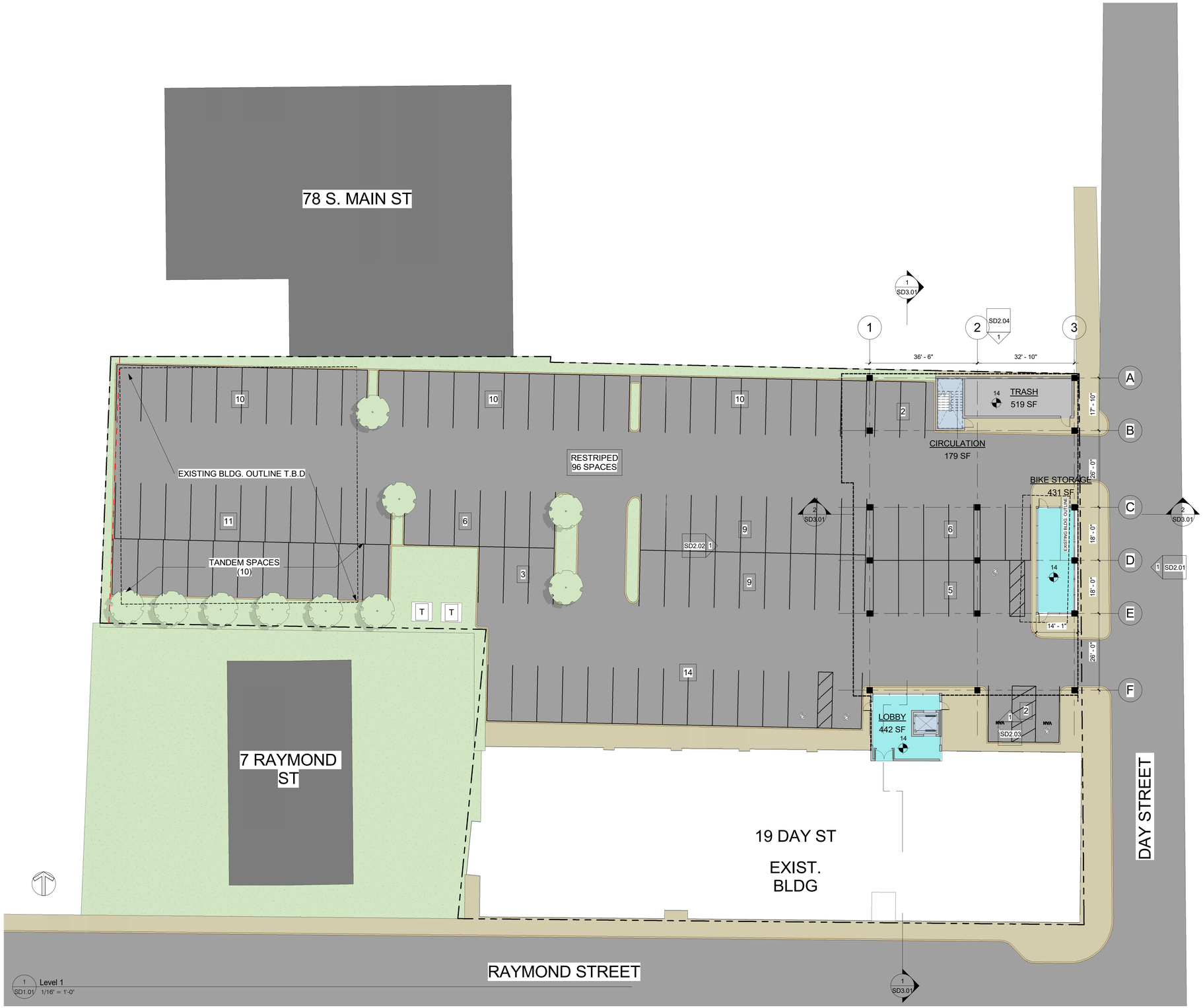


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1 SD1.03 TYPICAL FLOOR PLAN
1/16" = 1'-0"

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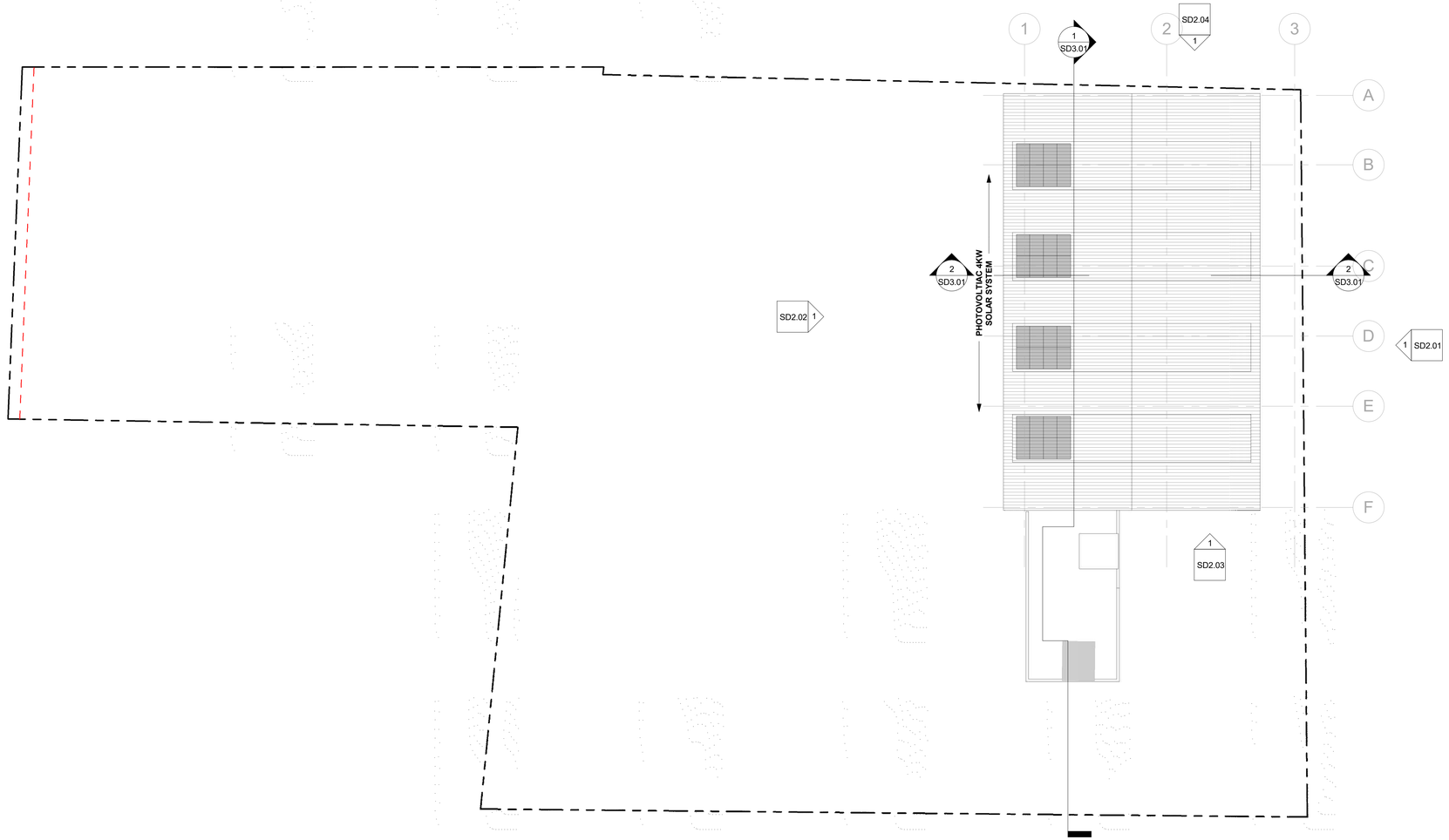


1 SD1.07 ROOF
1/16" = 1'-0"

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***MATERIALS KEY***

*1 - GLEN GERY BRICK - GREY*
*2 - DARK GREY LINEAR RIBBED METAL PANEL*
*3 - CABLE RAIL*

1 SD2.01 EAST ELEVATION
1/8" = 1'-0"


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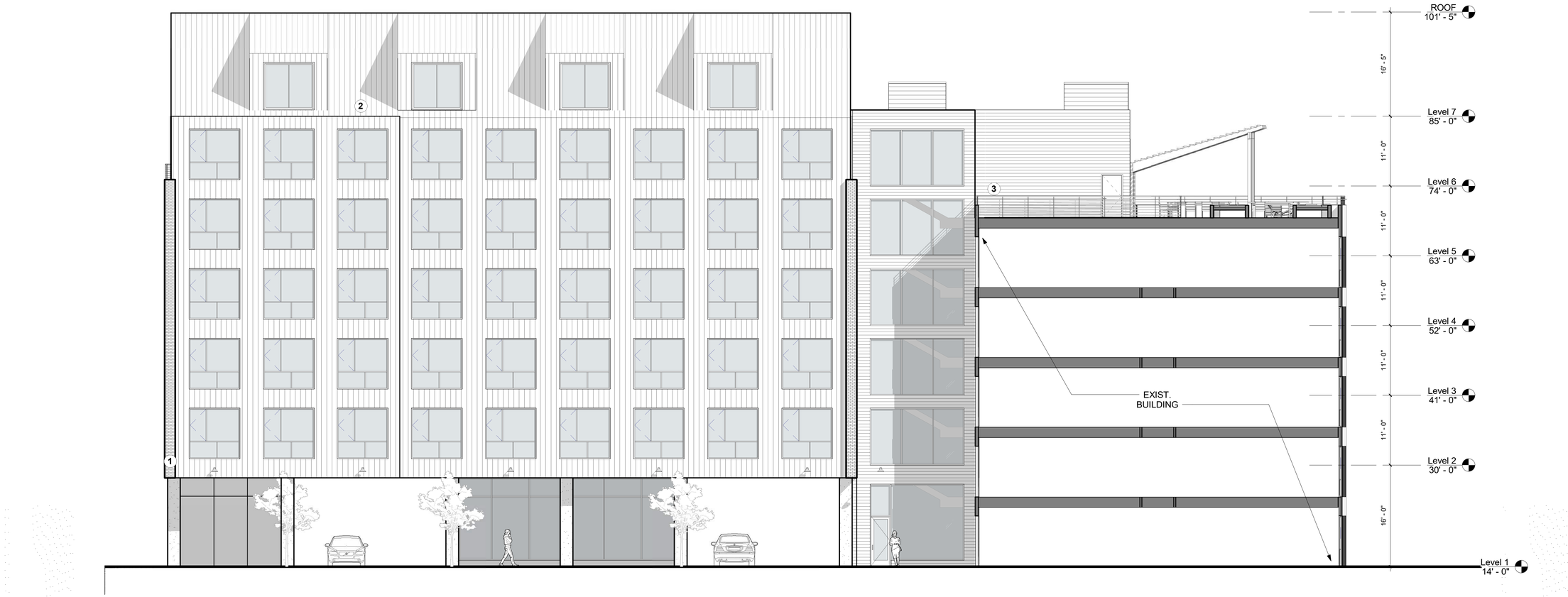
***MATERIALS KEY***

*1 - GLEN GERY BRICK - GREY*
*2 - DARK GREY LINEAR RIBBED METAL PANEL*
*3 - CABLE RAIL*




1 SD2.02 WEST ELEVATION
1/8" = 1'-0"

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***MATERIALS KEY***

*1 - GLEN GERY BRICK - GREY*
*2 - DARK GREY LINEAR RIBBED METAL PANEL*
*3 - CABLE RAIL*

1 SD2.03 **SOUTH ELEVATION**
1/8" = 1'-0"

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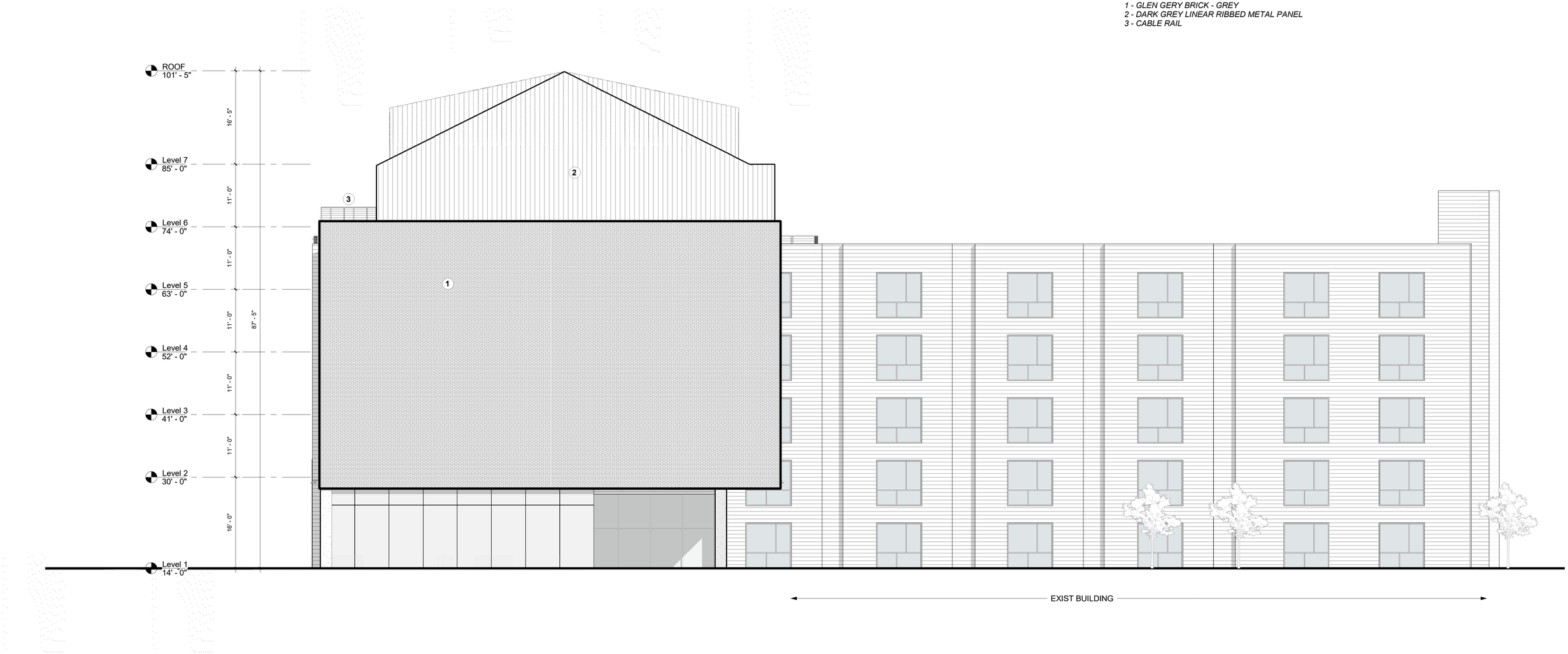
***MATERIALS KEY***

*1 - GLEN GERY BRICK - GREY*
*2 - DARK GREY LINEAR RIBBED METAL PANEL*
*3 - CABLE RAIL*




1 SD2.04 NORTH ELEVATION
1/8" = 1'-0"

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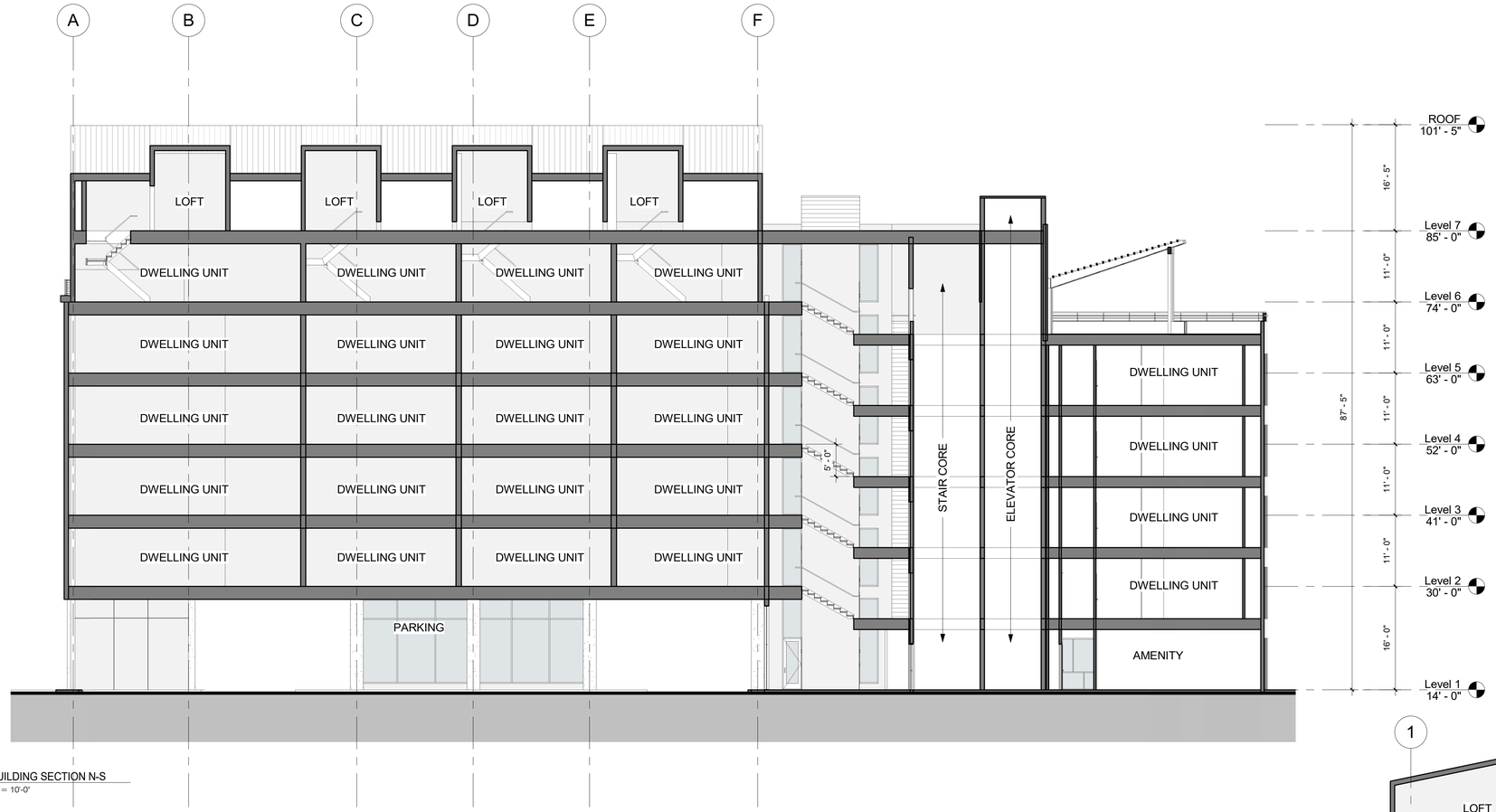
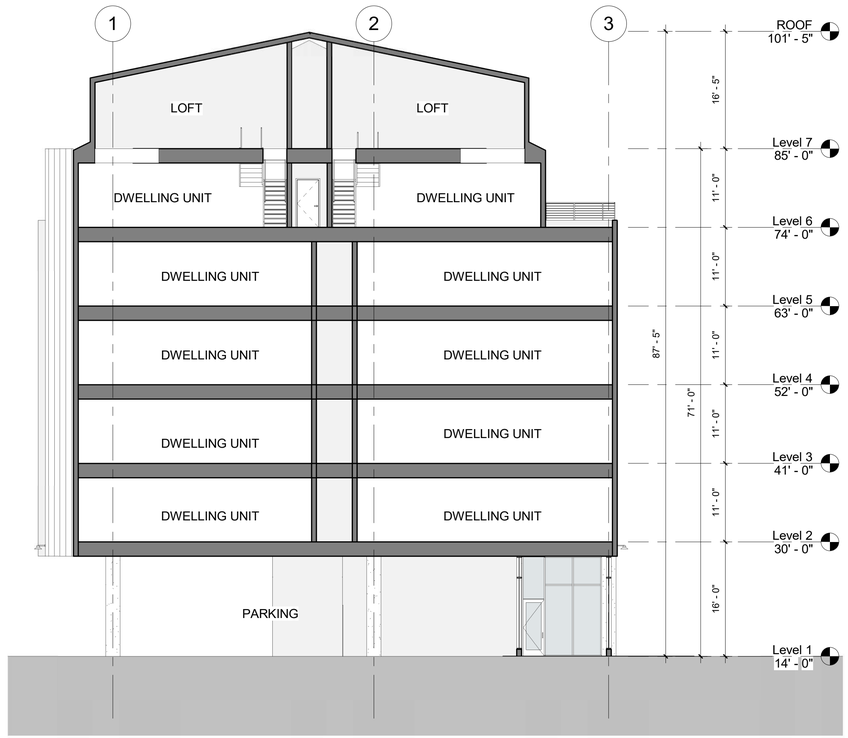



1 SD3.01 BUILDING SECTION N-S
1" = 10'-0"




2 SD3.01 BUILDING SECTION E-W
1" = 10'-0"

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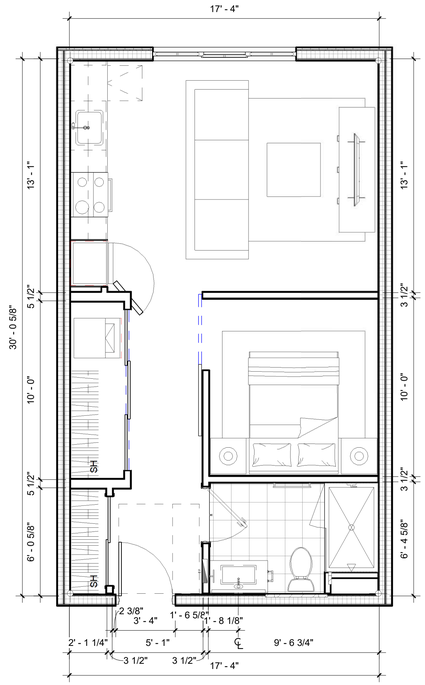
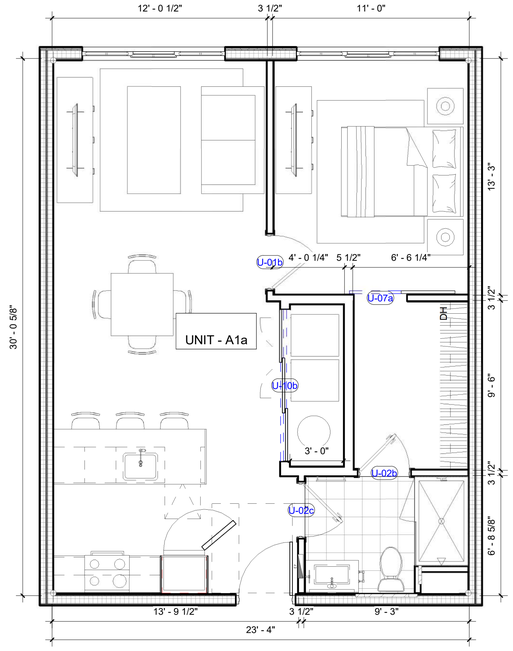
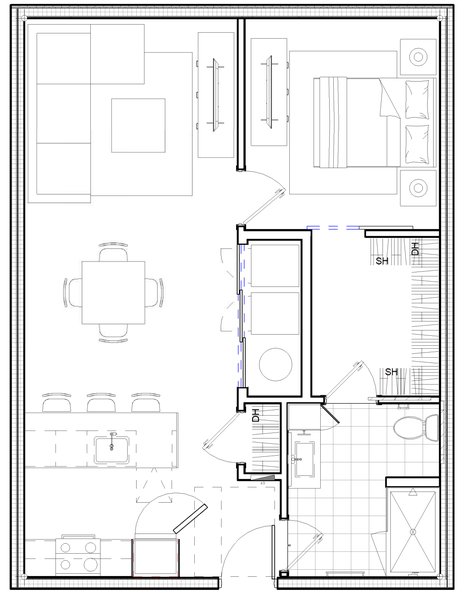
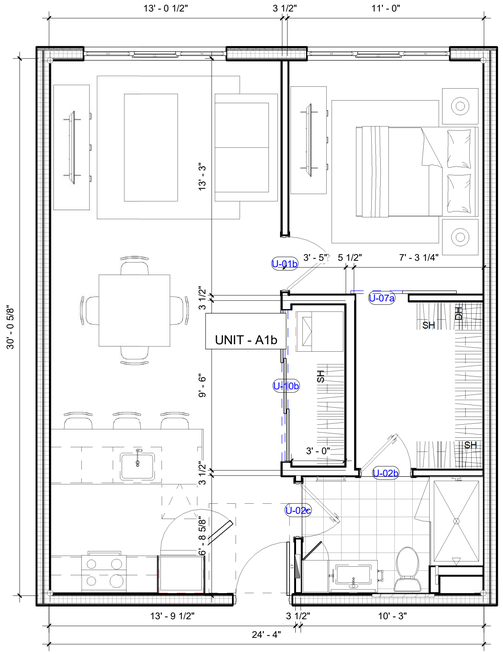


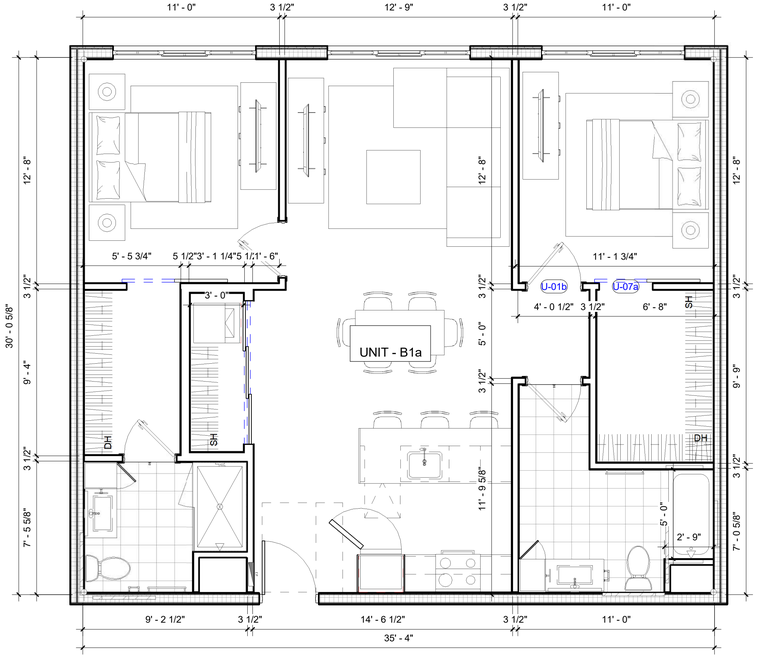

1 SD5.00 TYPICAL 0-STUDIO PLANS
1/4" = 1'-0"

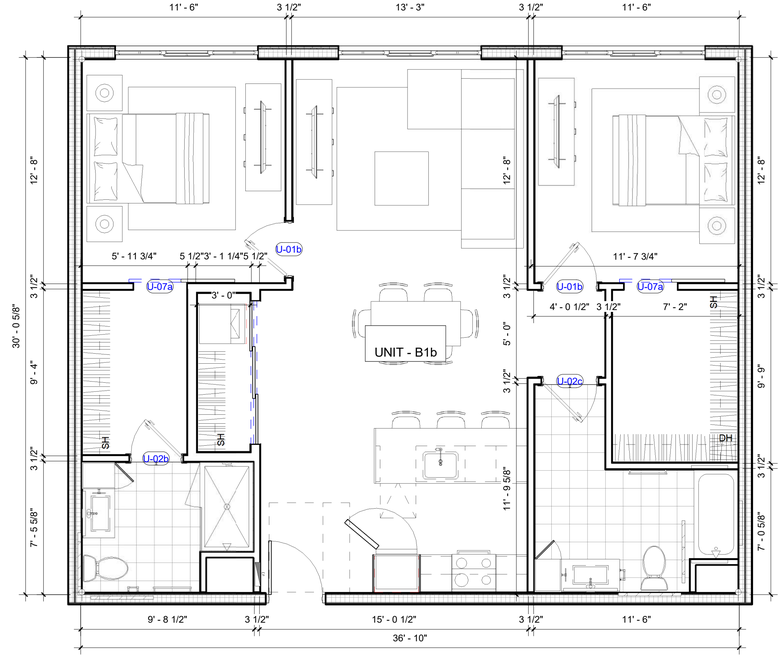



2 SD5.00 TYPICAL 1-BEDROOM PLANS
1/4" = 1'-0"




3 SD5.00 TYPICAL 2-BEDROOM PLANS
1/4" = 1'-0"

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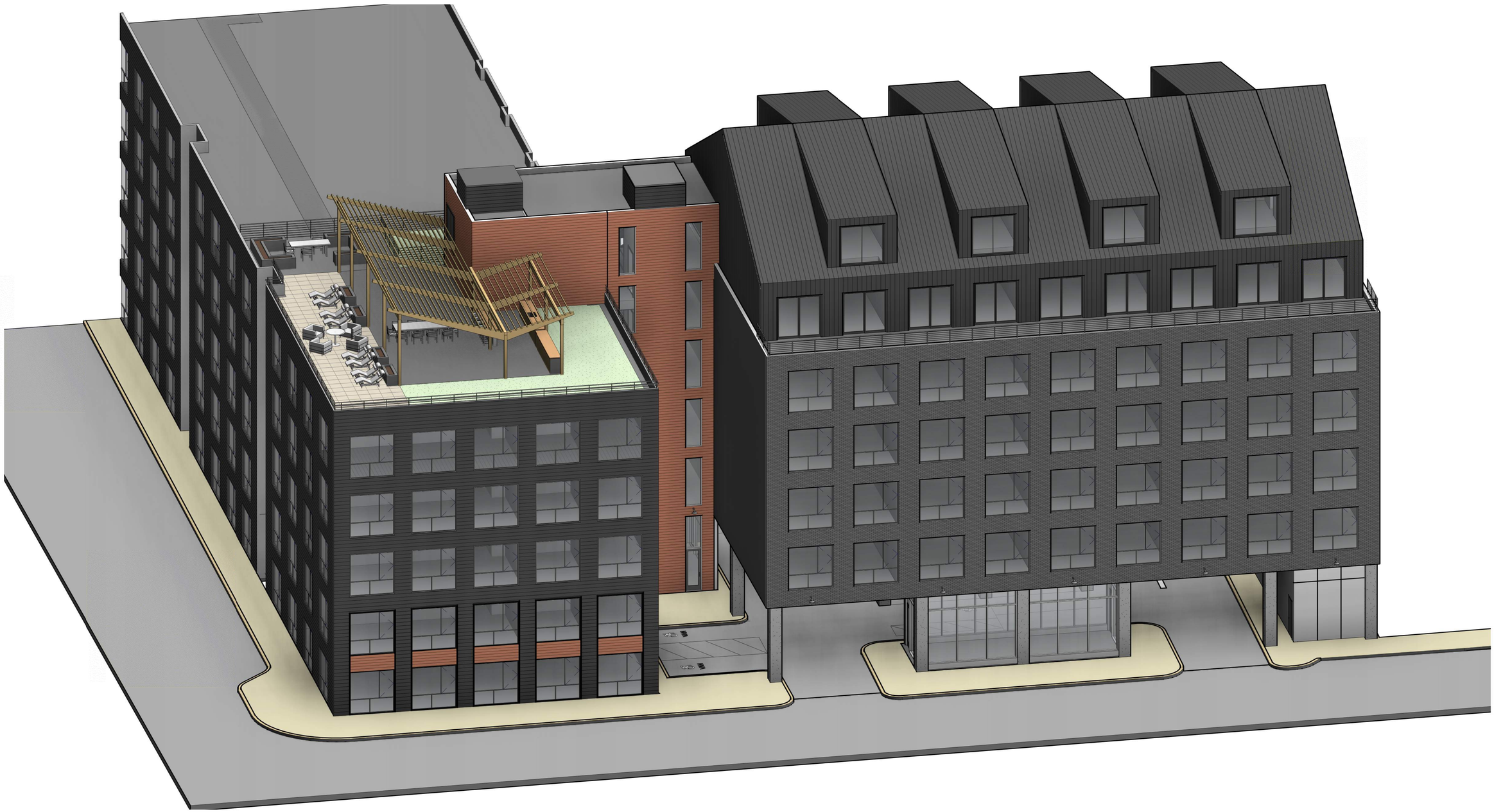

1 SD9.10 VIEW 1

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1 SD9.11 VIEW 2

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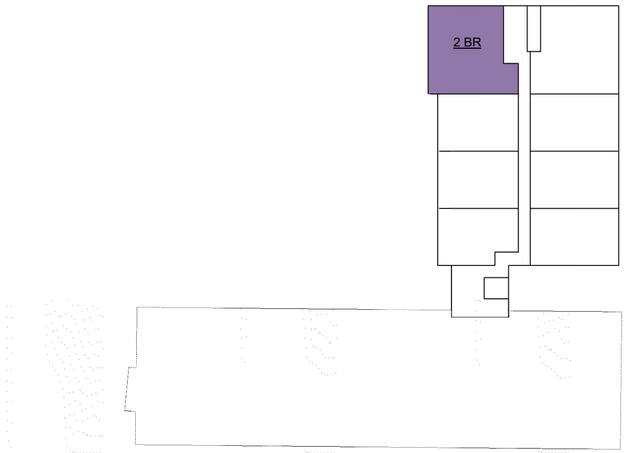
## UNIT SCHEDULE WORK FORCE HOUSING

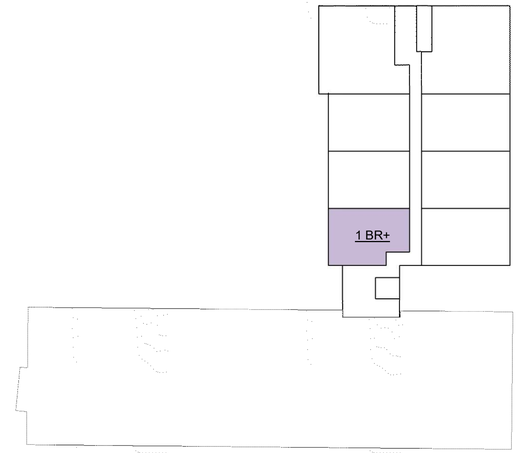
| UNIT TYPE | COUNT |
|---|---|
| **Level 2** | |
| 2 BR | 1 |
| | **1** |
| **Level 3** | |
| 1 BR+ | 1 |
| | **1** |
| **Level 4** | |
| 1 BR+ | 1 |
| | **1** |
| **Level 5** | |
| 1 BR+ | 1 |
| | **1** |
| | **4** |

## UNIT SCHEDULE

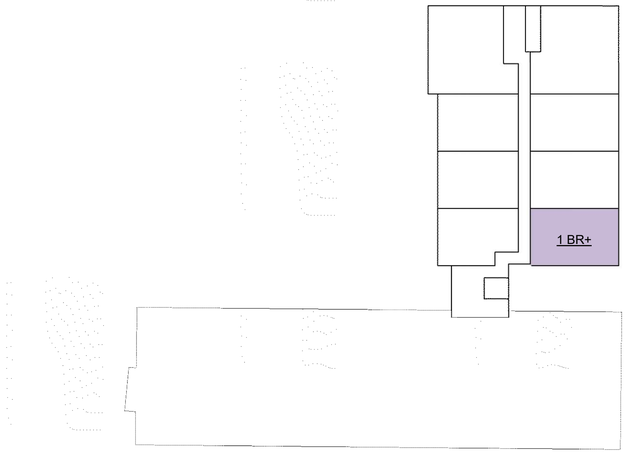
| UNIT TYPE | COUNT |
|---|---|
| **Level 2** | |
| 1 BR+ | 6 |
| 2 BR | 2 |
| | **8** |
| **Level 3** | |
| 1 BR+ | 6 |
| 2 BR | 2 |
| | **8** |
| **Level 4** | |
| 1 BR+ | 6 |
| 2 BR | 2 |
| | **8** |
| **Level 5** | |
| 1 BR+ | 6 |
| 2 BR | 2 |
| | **8** |
| **Level 6** | |
| 1 BR LOFT | 6 |
| 2 BR LOFT | 2 |
| | **8** |
| | **40** |




1 SD9.13 LEVEL 2 1" = 30'-0"




3 SD9.13 LEVEL 4 1" = 30'-0"

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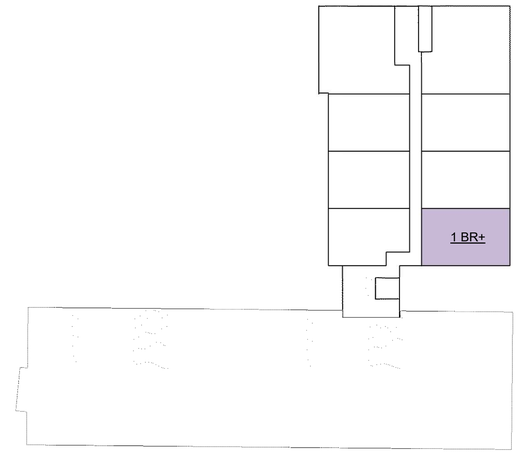


4 SD9.13 LEVEL 5 1" = 30'-0"

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1 SD9.14 Level 1
1/16" = 1'-0"

## Schema 1 Legend

- IMPERIVOUS
- PERVIOUS

**Area Schedule (IMPERVIOUS COVERAGE)**

| Comments | Area | Percent |
|---|---|---|
| IMPERVIOUS | 39,925 SF | 80% |
| PERVIOUS | 10,286 SF | 20% |
| | 50,211 SF | 100% |

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1. Dark Grey Linear Ribbed Metal Panel

2. Knotwood Aluminum

3. Glen Gery Brick- Grey

4. Intus Windows

5. Cable Rail

6. Teka Wall Mounted Light

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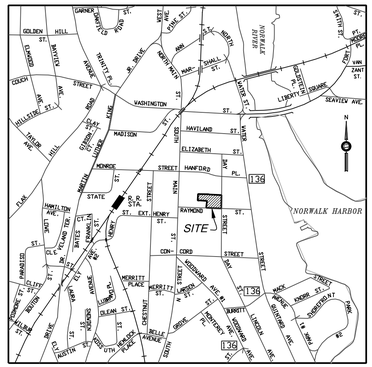



**VICINITY MAP**
SCALE: 1"=1,000'

## MAP REFERENCES:

1. "MAP OF PROPERTY PREPARED FOR MARITIME VILLAGE I LLC, NORWALK, CONNECTICUT." DATED APRIL 4, 2012, SCALE 1"=20', PREPARED BY DENNIS A. DEILUS, LAND SURVEYORS, NORWALK, CONN.

2. "MAP OF PROPERTY PREPARED FOR E & P ASSOCIATES LIMITED PARTNERSHIP, NORWALK, CONN." DATED NOV. 24, 1986, SCALE 1"=20', PREPARED BY DENNIS A. DEILUS, L.S. TOWN CLERK MAP #10331.

3. "MAP OF PROPERTY PREPARED FOR ROBERT GRODD, NORWALK, CONN." DATED MARCH 18, 1980, SCALE 1"=20', PREPARED BY DENNIS A. DEILUS, L.S. TOWN CLERK MAP #8610.

4. "MAP OF PROPERTY PREPARED FOR SARAH LESSIN, NORWALK, CT." DATED SEPT. 1944, SCALE 1"=20', PREPARED BY FRED B. DEILUS, C.E. TOWN CLERK MAP #2178.

5. "MAP OF PROPERTY PREPARED FOR SAINT PAUL'S CHURCH OF GOD IN CHRIST, NORWALK, CONNECTICUT." DATE APR. 14 1989, SCALE 1"=10', PREPARED BY ROGER K. GREGORY, L.S. TOWN CLERK MAP #11104.

6. "MAP OF PROPERTY PREPARED FOR MARGARET SIGSWAY ET AL, NORWALK, CONN." MAP DATED OCT. 1956, SCALE 1"=20', PREPARED BY FRED B. DEILUS, SURVEYOR. TOWN CLERK MAP #5017.

7. MAP OF PROPERTY AT 15-17 DAY STREET, SO. NORWALK, CONN., PREPARED FOR THE MAIN STREET REALTY COMPANY." DATED JULY 11, 1963, SCALE 1"=20', PREPARED BY CAHILL & LOUDON, ASSOCIATES, WESTPORT, CONN. TOWN CLERK MAP #6208.

8. "MAP OF PROPERTY PREPARED FOR THIRD NORWALK CORPORATION AT NORWALK, CONNECTICUT." DATED JULY 3, 1968, SCALE 1"=30', PREPARED BY BRYAN ASSOCIATES, NORWALK, CONN. TOWN CLERK MAP #7107.

9. "MAP SHOWING HANFORD PLACE EXTENTION, PREPARED FOR NORWALK REDEVELOPMENT AGENCY, NORWALK, CONN." DATED JAN. 28, 1988, LAST REVISED MAY 11, 1999, SCALE 1"=20', PREPARED BY LEO LEONARD, PE&LS. TOWN CLERK MAP #11943.

10. "MAP SHOWING SANITARY SEWER EASEMENT LOCATED AT HANFORD PLACE, PREPARED FOR THE CITY OF NORWALK, NORWALK, CONN." MAP DATED AUG. 18, 1999, SCALE 1"=20', PREPARED B.G. ROOT, SURVEYOR. TOWN CLERK MAP #12044.

11. "PROPERTY & TOPOGRAPHIC SURVEY, OF PROPERTIES LOCATED AT 17 & 19 DAY STREET, NORWALK, CONN., PREPARED FOR SPINNAKER REAL ESTATE PARTNERS, LLC." DATED OCT. 16, 2012, REVISED JAN. 22, 2013, SCALE 1"=20', PREPARED BY ROSE-TISO & CO., LLC.

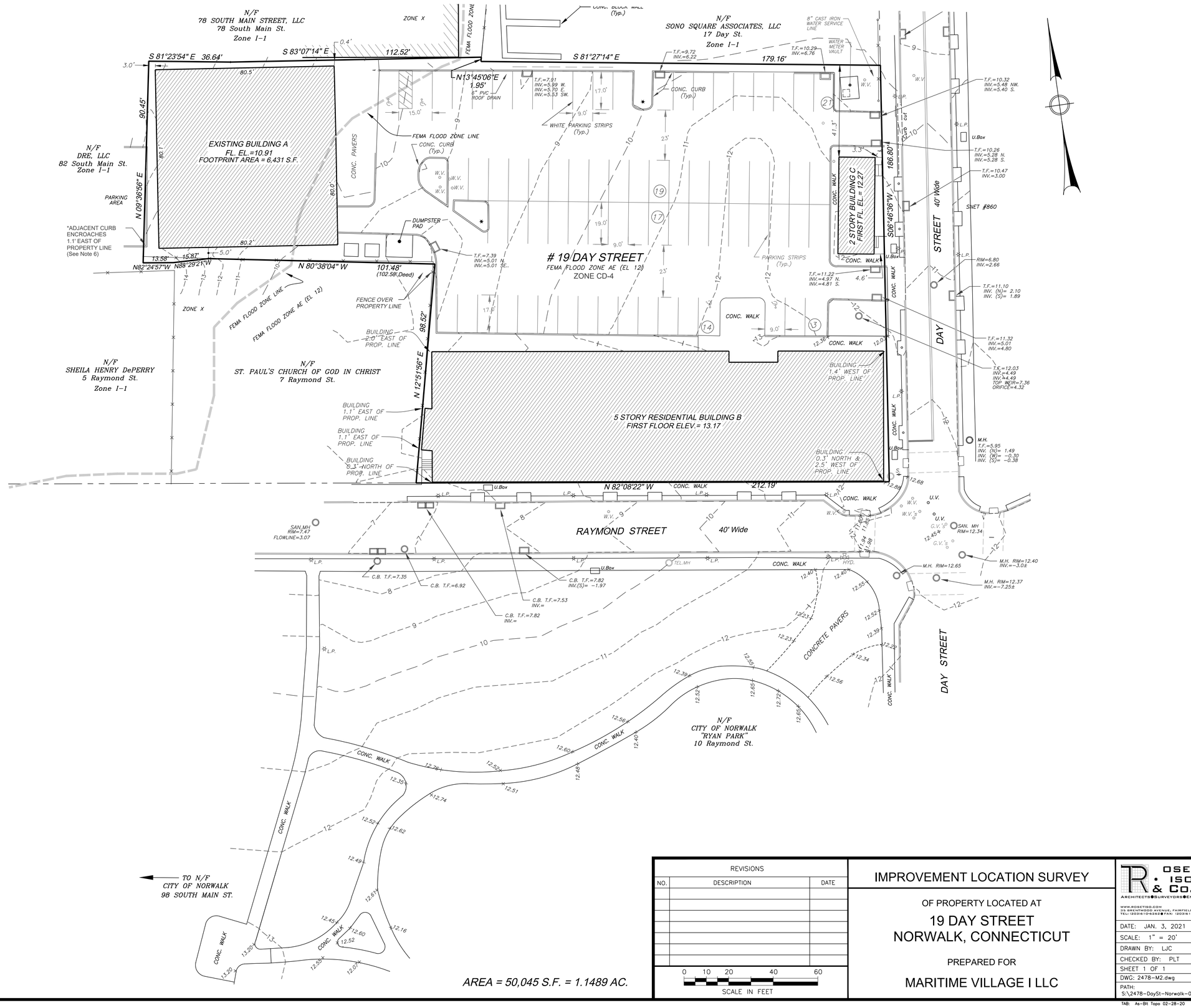
## NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPT. 26, 1996. THE TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A-2 HORIZONTAL ACCURACY STANDARDS AND CLASS T-2 TOPOGRAPHIC ACCURACY STANDARDS.
2. ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
3. ELEVATIONS ARE REFERENCED TO NAVD 1988.
4. UTILITIES DEPICTED HEREON REPRESENT ACTUAL FIELD LOCATIONS OF ALL APPARENT FEATURES (I.E. MANHOLES, CATCH BASINS, GAS VALVES, WATER VALVES, ETC.). THE LOCATIONS OF UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS WHENEVER POSSIBLE AND BY THE USE OF AVAILABLE SURVEYS AND RECORDS, AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
5. PROPERTIES ARE SITUATED IN ZONE AE (ELEV. 12) PER F.E.M.A. FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONN., PANEL 531 OF 626, MAP No. 09001C0531G, EFFECTIVE DATE JULY 8, 2013.
6. ADJACENT CURB ENCROACHES ONTO SUBJECT PROPERTY.
7. VARIANCE DATED AUG. 30, 1988, RECORDED IN VOL. 2248, PG. 273 ON SEPT. 7, 1988. FRONT SETBACK REDUCED TO 19'.
8. DRIVEWAY CONFIGURATION AS DEPICTED HEREON IS TEMPORARY AND WILL BE REVISED TO ONE WAY IN / ONE WAY OUT PRIOR TO FINAL CERTIFICATE OF ZONING COMPLIANCE (CZC).
9. BUILDING A WILL BE FLOOD PROOFED AND BUILDING C HAS A NON RESIDENTIAL USE ON THE FIRST FLOOR.

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

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

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




| REVISIONS | | |
|---|---|---|
| NO. | DESCRIPTION | DATE |
| | | |

0 10 20 40 60
SCALE IN FEET

# IMPROVEMENT LOCATION SURVEY

OF PROPERTY LOCATED AT

## 19 DAY STREET
## NORWALK, CONNECTICUT

PREPARED FOR

## MARITIME VILLAGE I LLC

ROSE • ISO & Co. LLC.
ARCHITECTS • SURVEYORS • ENGINEERS
www.rosetiso.com
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06825
TEL: (203)610-6262 • FAX: (203)610-6424

| | |
|---|---|
| DATE: | JAN. 3, 2021 |
| SCALE: | 1" = 20' |
| DRAWN BY: | LJC |
| CHECKED BY: | PLT |
| SHEET 1 OF 1 | |
| DWG: 2478-M2.dwg | |
| PATH: | S:\2478-DaySt-Norwalk-02-28-20\ |
| TAB: | As-Bit Topo 02-28-20 |

20 N. Main Street, Suite 218
Norwalk, CT 06854
T: 203.286.7814
www.hardestyhanover.com

July 1, 2025

Mr. Peter Kosann
Alpha5mk 19 Day, LLC
150 Purchase Street STE 11
Rye, New York 10580

Subject **Traffic Evaluation – Residential Development Expansion – 19 Day Street, Norwalk, Connecticut (F7012.00)**

Dear Mr. Kosann:

As requested, we have conducted a Traffic Evaluation related to the proposed Residential Development Expansion at 19 Day Street. Currently on the site there are 56 residential units, 4,024 square feet of office space and a 6,427 square-foot Distillery. The proposal is to remove the 4,024 square feet of office space and a 6,427 square-foot Distillery and replace it with 40 residential units. The proposed 40 residential units will connect to the existing 56 residential unit building for a total of 96 units. Currently there is a separate entrance and exit only driveways to Day Street, which will remain in the future.

This Traffic Evaluation is suitable for submission to the City and provides a description and better understanding of potential traffic-related impacts to adjacent roadways, if any, with the proposed residential development expansion on the Subject Property.

**Roadways**

The site is located on the northwest corner of Day Street and Raymond Street. Day Street is generally a two-lane, two-way, City-maintained roadway in the Study Area. It begins to the south at the STOP-controlled intersection of Burritt Avenue and continues north past the site to Hanford Place, where it continues one-way northbound, terminating at Elizabeth Street. In the vicinity of the site, this roadway provides a double yellow centerline, curbing and sidewalks along both sides of the roadway. On-street parking is provided on the westerly side of the roadway to the south of Raymond Street. Lane widths are 11 feet and land use is a mix of residential and commercial.

Raymond Street is a one-lane, one-way eastbound, City-maintained roadway. It begins to the west at the intersection with South Main Street and continues east terminating at the intersection with Water Street, also designated State Route 136. In the vicinity of the site, this roadway provides curbing and sidewalks along both sides of the roadway. Parking is permitted generally along the north side of the roadway, with NO PARKING ANYTIME signs posted on the south side of the roadway. A bike lane is provided along the south side of the roadway. Land use is mostly residential, however there is a public park on the south side, and two nearby houses of worship. Figure 1 illustrates the current street system characteristics.

**Crash Experience**

The latest available crash data was obtained from the Connecticut Crash Data Repository (CCDR) for a period beginning January 1, 2022 through December 31, 2024 for Raymond Street and Day Street. There

**Legend**

- Traffic Lane
- STOP Sign
- Sidewalk
- No Parking/Bike Lane

**CURRENT STREET SYSTEM CHARACTERISTICS**

**Residential Development Expansion**
**19 Day Street**
**Norwalk, Connecticut**

N

H&H

Not to Scale

1

4/10/25

were no recorded crashes for the section of Raymond Street, between South Main Street and Day Street during this three-year period.

At the intersection of Day Street and Raymond Street, there were a total of two crashes recorded during this three-year period. Data indicates that 50 percent of the crashes were limited to property damage and 50 percent involved injuries. The collision types were an angle collision and one crash involving a pedestrian, with contributing factors of running a STOP sign and no contributing action. It was found that all of the crashes occurred during daylight hours and on dry road conditions.

There were no recorded crashes for the section of Day Street, between Raymond Street and Hanford Place during this three-year period. Table 1 provides a more detailed summary of the crash data. Data from the CCDR is included in the Appendix of this evaluation.

**Site Traffic Generation**

The proposal is to remove the 4,024 square feet of office space and a 6,427 square-foot Distillery and replace it with 40 residential units. The proposed 40 residential units will connect to the existing 56 residential unit building for a total of 96 units. Based on trip rates provided in "Trip Generation Manual," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021, the existing office building is estimated to have generated a total of 6 total trip ends, of which 1 is transit/rideshare trip ends and 5 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours.

Review of ITE land uses indicated that Brewery Tap Room (LUC #971) and Wine Tasting Room (LUC #970) were the most compatible for the existing distillery. The existing distillery operations would be most similar to a Wine Tasting Room, which has lower trip rates than a Brewery Tap Room; therefore, to be conservative our estimate for the existing distillery uses Wine Tasting Room. The existing distillery is closed during the weekday morning peak hour. The existing distillery is estimated to have generated a total of 47 total trip ends, of which 2 are internal to the site, 10 are transit/rideshare trip ends and 35 are external vehicle trip ends during weekday afternoon peak hour.

The proposed residential units are estimated to generate a total of 15 and 16 total trip ends, of which 3 and 3 are transit/rideshare trip ends and 12 and 13 are external vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively.

When compared to the existing office use and distillery traffic, the proposed 40 new residential units will generate a total net difference of 9 and -37 total trip ends, of which 0 and -2 are internal trip ends, 2 and -8 are transit/rideshare trip ends and 7 and -27 are external vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively.

Internal capture are trips made between the residence and the existing office and distillery. Transit and Rideshare trips are applied due to the close proximity to the South Norwalk Train Station, nearby bus stop on Water Street and South Main Street. Table 2 illustrates the details of the site traffic generation and adjustments in more detail.

Table 1
CRASH EXPERIENCE SUMMARY – RAYMOND STREET/DAY STREET
Residential Development Expansion
19 Day Street
Norwalk, Connecticut

| | RAYMOND STREET | | DAY STREET | | | |
|---|---|---|---|---|---|---|
| | Between South Main Street and Day Street | | At Raymond Street | | Between Raymond Street and Hanford Place | |
| ACCIDENT CHARACTERISTICS | Total | % | Total | % | Total | % |
| **Year** | | | | | | |
| ▪ 2022 | 0 | 0 | 2 | 100 | 0 | 0 |
| ▪ 2023 | 0 | 0 | 0 | 0 | 0 | 0 |
| ▪ 2024 | 0 | 0 | 0 | 0 | 0 | 0 |
| ▪ Total | 0 | 0 | 2 | 100 | 0 | 0 |
| **Accident Severity** | | | | | | |
| ▪ Property Damage | 0 | 0 | 1 | 50 | 0 | 0 |
| ▪ Injury | 0 | 0 | 1 | 50 | 0 | 0 |
| **Collision Type** | | | | | | |
| ▪ Angle | 0 | 0 | 1 | 50 | 0 | 0 |
| ▪ Pedestrian | 0 | 0 | 1 | 50 | 0 | 0 |
| **Contributing Factor** | | | | | | |
| ▪ Ran STOP Sign | 0 | 0 | 1 | 50 | 0 | 0 |
| ▪ No Contributing Action | 0 | 0 | 1 | 50 | 0 | 0 |
| **Light Condition** | | | | | | |
| ▪ Daylight | 0 | 0 | 2 | 100 | 0 | 0 |
| **Surface Condition** | | | | | | |
| ▪ Dry | 0 | 0 | 2 | 100 | 0 | 0 |
| **Weather Conditions** | | | | | | |
| ▪ Clear | 0 | 0 | 2 | 100 | 0 | 0 |

Source: Connecticut Crash Data Repository.

Notes: The latest available crash data is from January 1, 2022 to December 31, 2024.

Hardesty & Hanover, LLC.
Y:\Shared\Offices\NYR\Traffic2010-11\F7012.00 19 Day Street Norwalk\Word\25-001.stc.docx
4/8/2025

Table 2
SITE TRAFFIC GENERATION AND ADJUSTMENTS – PEAK HOURS
Residential Development Expansion
19 Day Street
Norwalk, Connecticut

| LAND USE | SIZE | TRAFFIC DIRECTION | SITE TRAFFIC GENERATION AND ADJUSTMENTS | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Total Trip Ends | | Internal Capture (5%) | | Transit and Ride Sharing Trip Ends (20%) | | External Vehicle Trip Ends | |
| | | | Weekday Morning | Weekday Afternoon | Weekday Morning | Weekday Afternoon | Weekday Morning | Weekday Afternoon | Weekday Morning | Weekday Afternoon |
| 1) Existing Office to be Removed | 4,024 S.F. | Enter | 5 | 1 | 0 | 0 | 1 | 0 | 4 | 1 |
| | | Exit | 1 | 5 | 0 | 0 | 0 | 1 | 1 | 4 |
| | | Total | 6 | 6 | 0 | 0 | 1 | 1 | 5 | 5 |
| 2) Existing Distillery to be Removed | 6,427 S.F. | Enter | 0 | 24 | 0 | 1 | 0 | 5 | 0 | 18 |
| | | Exit | 0 | 23 | 0 | 1 | 0 | 5 | 0 | 17 |
| | | Total | 0 | 47 | 0 | 2 | 0 | 10 | 0 | 35 |
| 3) Proposed Multifamily Housing (Mid-Rise) | 40 Dwelling Units | Enter | 3 | 10 | 0 | 0 | 1 | 2 | 2 | 8 |
| | | Exit | 12 | 6 | 0 | 0 | 2 | 1 | 10 | 5 |
| | | Total | 15 | 16 | 0 | 0 | 3 | 3 | 12 | 13 |
| Total New Site Traffic (3-2-1) | | Enter | -2 | -15 | 0 | -1 | 0 | -3 | -2 | -11 |
| | | Exit | 11 | -22 | 0 | -1 | 2 | -5 | 9 | -16 |
| | | Total | 9 | -37 | 0 | -2 | 2 | -8 | 7 | -27 |

Source: "Trip Generation," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021 using General Office Building, Land Use Code #710 Average Rates, Wine Tasting Room, Land Use Code #970 Average Rates and Multifamily Housing (Mid-Rise), Land Use Code #221 Average Rates.

Note:

1) **Internal Capture:** A 5 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
2) **Transit and Ride Sharing Trip Ends:** A 20 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
3) The existing Distillery is closed during the weekday morning peak hour.

**Findings**

The proposed development change is estimated to generate a total of 7 more vehicle trips during the weekday morning peak hour and 27 less vehicle trips during the weekday afternoon peak hour compared to the existing office space and distillery. The 40 new residential units alone will generate a total of 12 and 13 vehicle trips during the weekday morning and weekday afternoon peak hours, respectively. Both with and without the reduction for the existing land uses, the surrounding roadways and intersections are anticipated to operate similarly to existing conditions, with no anticipated significant impacts during the weekday morning and weekday afternoon, respectively.

Respectfully submitted,

Steven T. Cipolla

**Steven T. Cipolla, PE, PTOE**
**Principal Traffic Engineer**
**Hardesty & Hanover, LLC**

y:\shared\offices\nyr\traffic2010-11\f7012.00 19 day street norwalk\word\25-000.stc.docx

# APPENDIX

# CRASH HISTORY

Dataset: mmucc
Date From:01/01/2022
Date To:12/31/2024
Towns:Norwalk

| CrashId | Date Of Crash | Day of the Week | Time of Crash | Crash Severity | Roadway Name | Intersecting Roadway Name | Landmark Description | Distance From | Unit Of Measure | Direction From | First Harmful Event | Manner of Collision | Weather Condition | Light Condition | Road Surface |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 927507 | 4/20/2022 | Wednesday | 16:36:00 | Property Damage Only | DAY ST | RAYMOND ST | | | | | Motor Vehicle in Operation | Angle | Clear | Daylight | Dry |
| 944898 | 6/9/2022 | Thursday | 19:56:00 | Injury of any type (Serious, Minor, Possible) | RAYMOND ST | DAY ST | | | | | Pedestrian | Not Applicable | Clear | Daylight | Dry |

| Dataset: mmucc<br>Date From:01/01/2022<br>Date To:12/31/2024<br>Towns:Norwalk | |
|---|---|
| CrashId | Driver Actions |
| 927507 | Ran Stop Sign |
| 927507 | No Contributing Action |
| 944898 | |
| 944898 | |
| 944898 | |
| 944898 | No Contributing Action |

# SITE ENGINEERING DESIGN REPORT

Proposed
19 Day St. Phase 2
Norwalk, Connecticut
Job No. 2898

Prepared For:
Alpha5MK 19 LLC

Prepared By:

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

5-23-25

Manuel J. Silva
Project Manager

# TABLE OF CONTENTS


| SECTION | | PAGE |
|---|---|---|
| Introduction | | 1 |
| Existing Storm water Runoff | | 2 |
| Proposed Storm water Drainage | | 3 |
| FIGURES | | |
| Figure 1 - Existing Drainage Patterns | | Attached as C-1 |
| TABLES | | |
| Table 1 | | 2 |
| Table 2 | | 3 |
| APPENDICES | | |
| Appendix A | Existing Storm water Runoff | |
| Appendix B | Proposed Storm water Runoff | |

ATTACHMENTS

C-1 - Pre Development Drainage Patterns
C-2 - Post Development Drainage Patterns

## INTRODUCTION:

Alpha5MK 19 LLC is proposing the construction of a new 40-unit residential addition and new parking area on a single parcel located at 19 Day Street, in Norwalk. The proposed development will replace Building A and Building C currently on site. The lots current surface condition is an existing parking lot for the 3 buildings.

The property contains a total area of approximately 68,514 square feet. Currently, the site is a developed urban area which is generally impervious. Topographically, the site slopes from the west to east. The maximum elevation is approximately 16 feet. The minimum elevation is approximately 7 feet.

## EXISTING STORM WATER RUNOFF

For analysis purposes the site has been examined as a single drainage area (See Attached Sheet C-1). This single drainage area will be referred to as DA-EX for the balance of this report.

DA-EX drains storm water over land to a series of catch basins at the easterly end of the property on Day Street. The existing drainage structures on site are water quality snouts on all catch basin outlets, a 256 linear foot concrete gallery system which stores treated water, cools it, and slowly infiltrates it into the ground, and a control structure containing a weir wall with an 8 –inch orifice to control the rate of flow off site while promoting storm water infiltration into the ground. This reduced runoff is discharged via a 15" HDP pipe connected to an existing storm catch basin in Day Street. In addition, this infiltration system has been sized to collect the storm water quality volume required for the proposed site. The impervious area of the site is 46,676 square feet.

Peak rates of storm water runoff, for the 2-year, 10-year, 25-year, and 50-year storm event, have been calculated for this point of interest. The rates are depicted on Table 1. The supporting calculations are included as Appendix A. These calculations are based on U.S. Soil Conservation Service methodology (TR-55).

These existing flows will later be compared to post development flow as a means of assessing the impact of the proposed project on surrounding infrastructures.

**TABLE 1**

Existing Flows (CFS)

Existing Runoff from area to be developed

| | Da-Ex | | |
|---|---|---|---|
| 2-year | 10-year, | 25-year | 50-year |
| 1.897 | 2.590 | 3.734 | 5.822 |

## PROPOSED STORM WATER DRAINAGE

Design details for the storm water control system are presented on Sheet SP-2 (part of the overall Project Documents). The system will drain the two roofs on site, all paved areas, sidewalks, and grassy areas that contribute runoff to the system. The roofs and parking lot will be the major elements of the total impervious area on the site which has been reduced slightly from 46,676 square feet to 46,046 square feet (Calculations included as Appendix B). The roof, grassy areas, sidewalks and driveways will contribute to the runoff totals seen in Table 2. Therefore, storm water volume control is required. Storm water flow will be controlled using 224 linear feet each for 4x4 concrete galleries (3,584 cubic feet) and a relocated row of 64 linear feet for a 4x4 concrete gallery (512 cubic feet) alongside the other two rows as the new lobby is being built above that area. (See calculations below). The existing control structure will continue to manage the flow of the storm water. Although there was more than a 600 square foot reduction in impervious area, it is not enough to change the proposed flows for the new condition.

**TABLE 2**

Proposed Flows (CFS) for new condition

| 2-year | 10-year, | 25-year | 50-year |
|---|---|---|---|
| 1.897 | 2.590 | 3.734 | 5.822 |

WATER QUALITY VOLUME COMPUTATION:
Site area= 50,094 SF or 1.15 ac
Impervious = 50,094 SF or 1.04 ac or 91%
WQv= (P*RV*A); RV=0.05+0.009*I
Rv= 0.05+0.009*I= 0.87 WATERSHED INCHES
WQv= (0.87"*50,094)/12=3,631 CF REQUIRED
**Volume Provided = 4,096 CF**

## SANITARY SEWER

Sanitary Sewer discharge will be through an existing 8-inch PVC sanitary sewer lines to an existing sanitary sewer on Raymond Street.

Using the technical standards of the Connecticut Public Health Code, the estimated sewage flow is 150 gallons per bedroom per day.

150 X 50 additional bedrooms = 7500 gallons per day average flow
Average Flow = 5.21 g.p.m.

Peak flow estimate = 5.21 x 5 (peaking factor)

= 26.05 g.p.m. Peak or 0.058 c.f.s.

**Other Utilities**

All proposed utilities to the site are through underground utility connections. Electrical service will be from existing underground electric on Day Street and water service will be from existing water main in Raymond Street.

**APPENDIX A & B**
**STAGE HYDROGRAPHS**

# Hydraflow Table of Contents



**Watershed Model Schematic..... 1**

**Hydrograph Return Period Recap..... 2**

**2 - Year**

**Hydrograph Reports..... 3**

Hydrograph No. 1, SCS Runoff, existing..... 3

Hydrograph No. 2, SCS Runoff, proposed..... 4

Hydrograph No. 3, Reservoir, from proposed site..... 5

Pond Report - GALLERIES..... 6

Hydrograph No. 4, Reservoir, from existing site..... 7

Pond Report - GALLERIES..... 8

**5 - Year**

**Hydrograph Reports..... 9**

Hydrograph No. 1, SCS Runoff, existing..... 9

Hydrograph No. 2, SCS Runoff, proposed..... 10

Hydrograph No. 3, Reservoir, from proposed site..... 11

Hydrograph No. 4, Reservoir, from existing site..... 12

**10 - Year**

**Hydrograph Reports..... 13**

Hydrograph No. 1, SCS Runoff, existing..... 13

Hydrograph No. 2, SCS Runoff, proposed..... 14

Hydrograph No. 3, Reservoir, from proposed site..... 15

Hydrograph No. 4, Reservoir, from existing site..... 16

**25 - Year**

**Hydrograph Reports..... 17**

Hydrograph No. 1, SCS Runoff, existing..... 17

Hydrograph No. 2, SCS Runoff, proposed..... 18

Hydrograph No. 3, Reservoir, from proposed site..... 19

Hydrograph No. 4, Reservoir, from existing site..... 20

**50 - Year**

**Hydrograph Reports..... 21**

Hydrograph No. 1, SCS Runoff, existing..... 21

Hydrograph No. 2, SCS Runoff, proposed..... 22

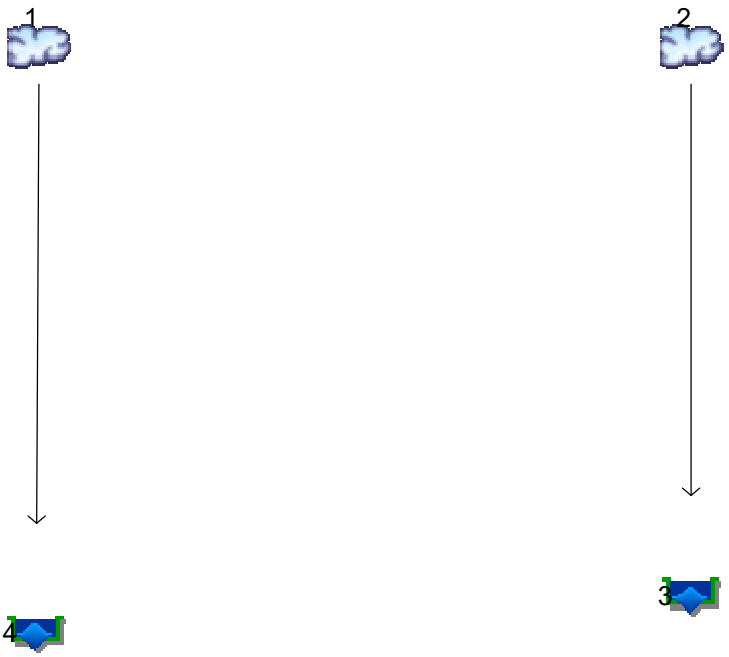
Hydrograph No. 3, Reservoir, from proposed site..... 23

Hydrograph No. 4, Reservoir, from existing site..... 24

**IDF Report..... 25**

# Watershed Model Schematic






## Legend

| Hyd. | Origin | Description |
|---|---|---|
| 1 | SCS Runoff | existing |
| 2 | SCS Runoff | proposed |
| 3 | Reservoir | from proposed site |
| 4 | Reservoir | from existing site |

# Hydrograph Return Period Recap



| Hyd. No. | Hydrograph type (origin) | Inflow hyd(s) | Peak Outflow (cfs) | | | | | | | | Hydrograph Description |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr | |
| 1 | SCS Runoff | ------ | ------- | 3.643 | ------- | 4.903 | 5.779 | 6.650 | 7.517 | ------- | existing |
| 2 | SCS Runoff | ------ | ------- | 3.643 | ------- | 4.903 | 5.779 | 6.650 | 7.517 | ------- | proposed |
| 3 | Reservoir | 2 | ------- | 1.897 | ------- | 2.320 | 2.590 | 3.734 | 5.822 | ------- | from proposed site |
| 4 | Reservoir | 1 | ------- | 1.897 | ------- | 2.320 | 2.590 | 3.734 | 5.822 | ------- | from existing site |

# Hydrograph Report

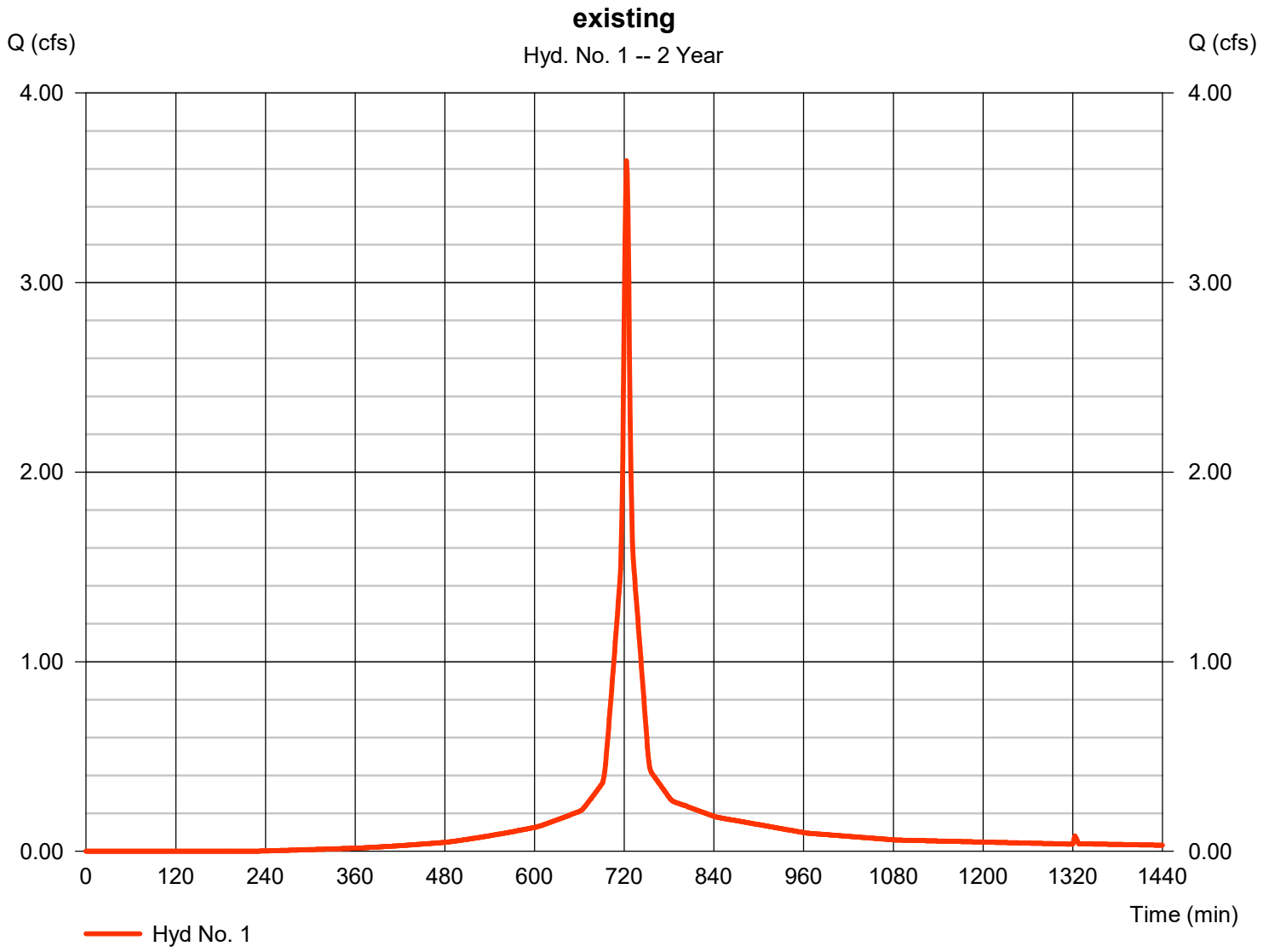


## Hyd. No. 1

existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 3.643 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 11,025 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 3.30 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



# Hydrograph Report

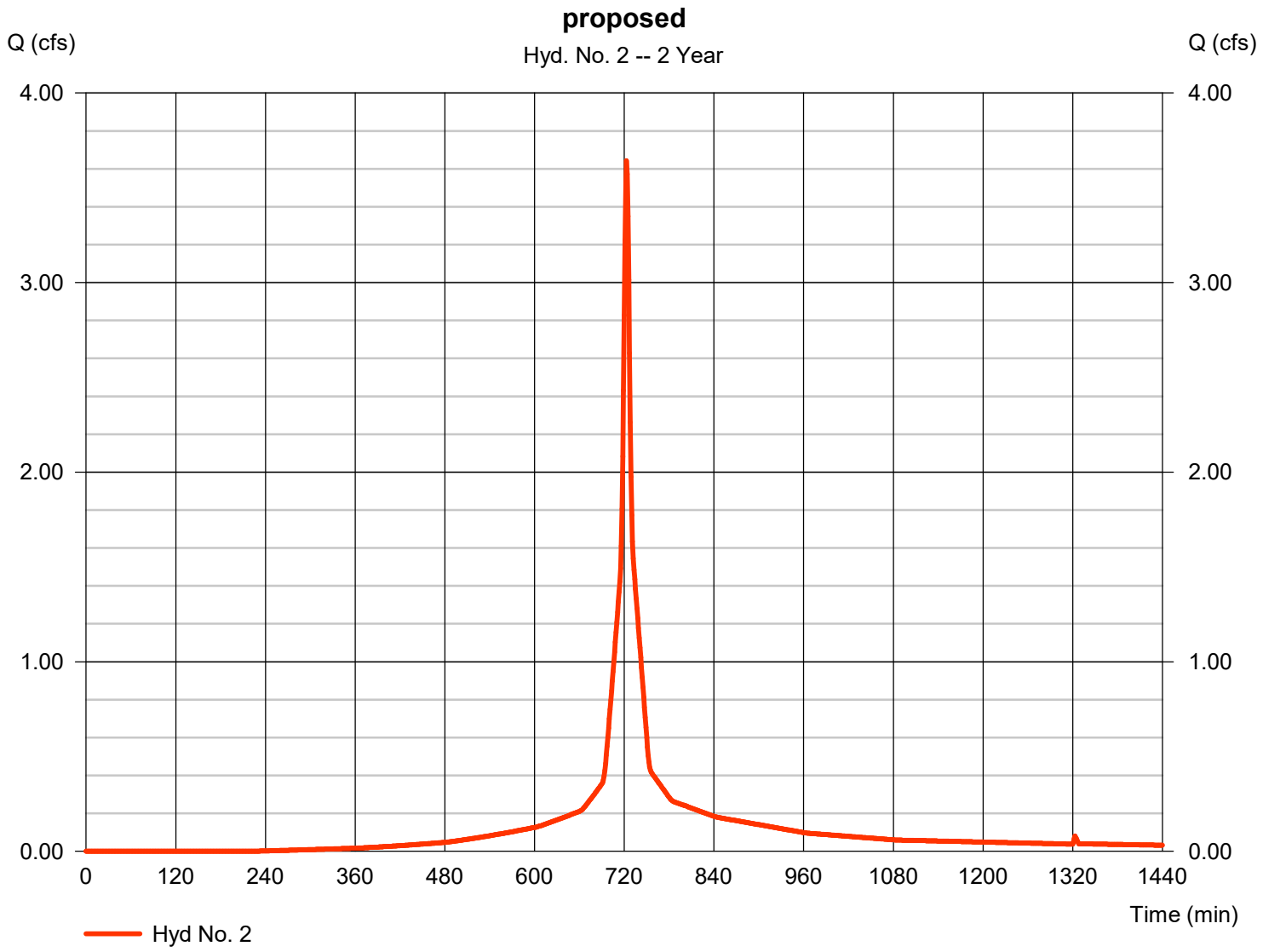


## Hyd. No. 2

proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 3.643 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 11,025 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 3.30 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



# Hydrograph Report

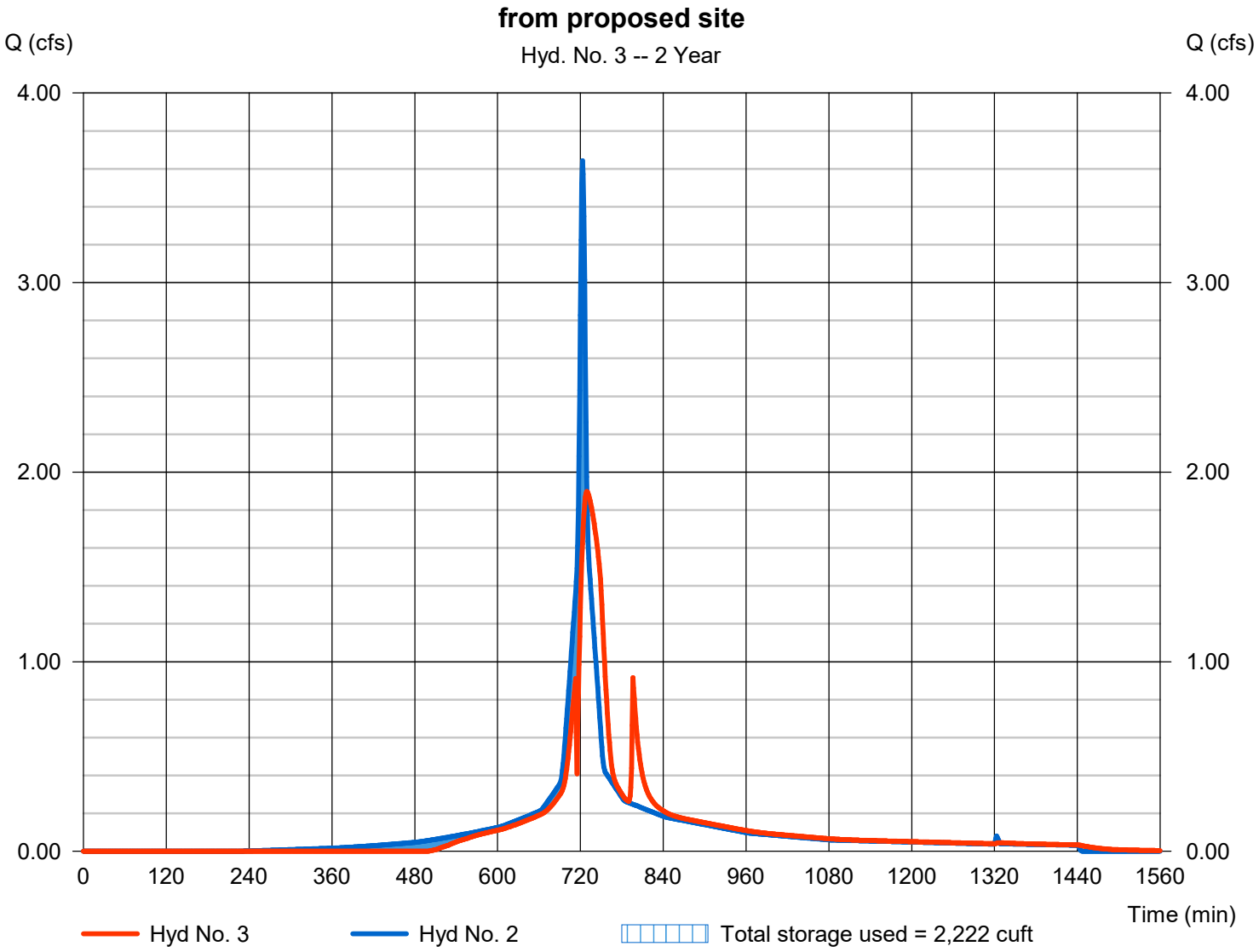


## Hyd. No. 3

from proposed site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 1.897 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 729 min |
| Time interval | = | 1 min | Hyd. volume | = | 10,679 cuft |
| Inflow hyd. No. | = | 2 - proposed | Max. Elevation | = | 3.61 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 2,222 cuft |

Storage Indication method used.



# Pond Report



## Pond No. 1 - GALLERIES

### Pond Data

**UG Chambers -**Invert elev. = 2.10 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 128.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No
**Encasement -**Invert elev. = 1.60 ft, Width = 5.00 ft, Height = 4.50 ft, Voids = 66.00%

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 1.60 | n/a | 0 | 0 |
| 0.45 | 2.05 | n/a | 380 | 380 |
| 0.90 | 2.50 | n/a | 520 | 900 |
| 1.35 | 2.95 | n/a | 537 | 1,437 |
| 1.80 | 3.40 | n/a | 537 | 1,974 |
| 2.25 | 3.85 | n/a | 537 | 2,511 |
| 2.70 | 4.30 | n/a | 537 | 3,048 |
| 3.15 | 4.75 | n/a | 537 | 3,584 |
| 3.60 | 5.20 | n/a | 537 | 4,121 |
| 4.05 | 5.65 | n/a | 537 | 4,658 |
| 4.50 | 6.10 | n/a | 537 | 5,195 |

### Culvert / Orifice Structures

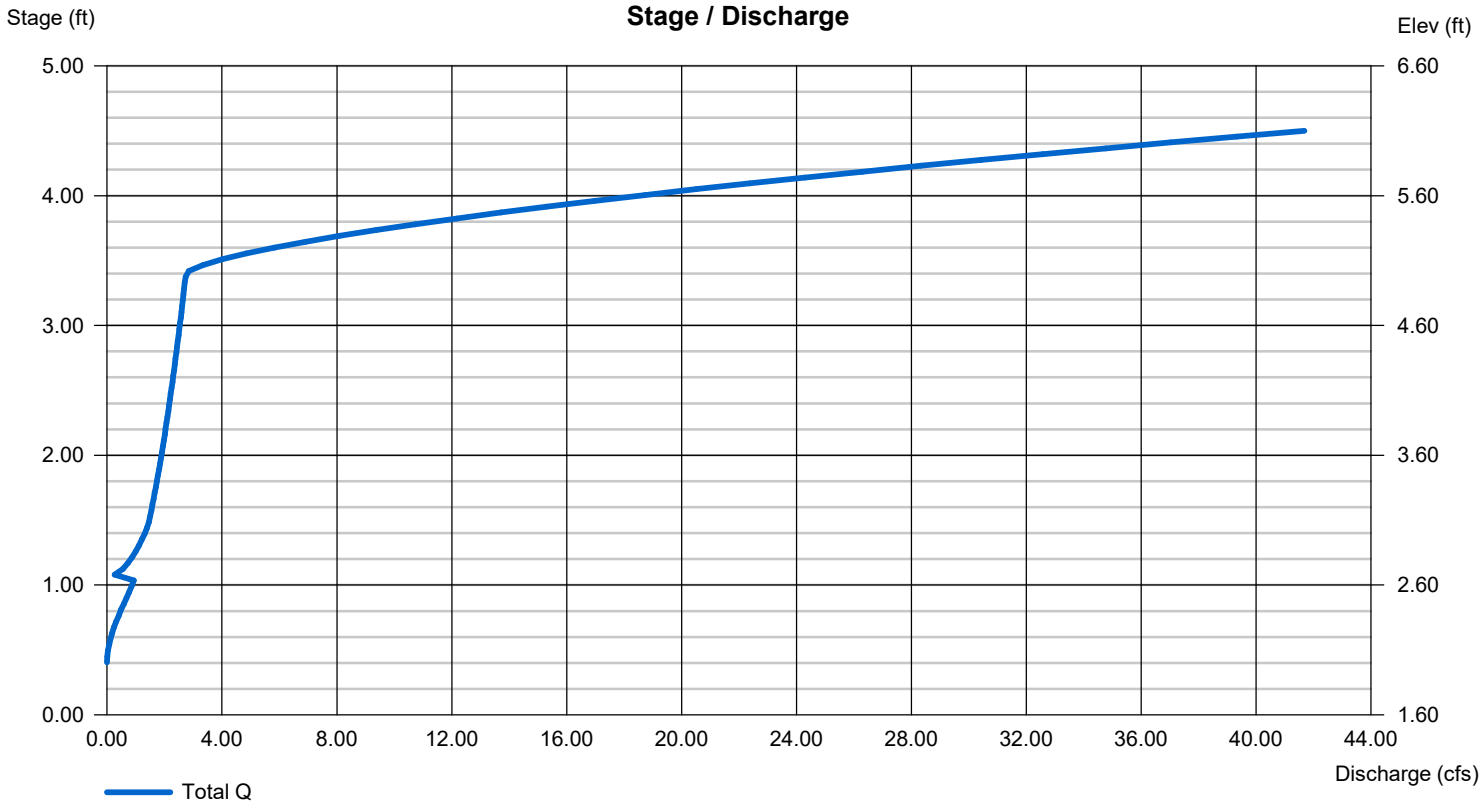
| | [A] | [B] | [C] | [PrfRsr] |
|---|---|---|---|---|
| **Rise (in)** | = 0.00 | 8.00 | 0.00 | 0.00 |
| **Span (in)** | = 0.00 | 8.00 | 0.00 | 0.00 |
| **No. Barrels** | = 0 | 1 | 0 | 0 |
| **Invert El. (ft)** | = 0.00 | 2.00 | 0.00 | 0.00 |
| **Length (ft)** | = 0.00 | 0.50 | 0.00 | 0.00 |
| **Slope (%)** | = 0.00 | 0.00 | 0.00 | n/a |
| **N-Value** | = .013 | .009 | .013 | n/a |
| **Orifice Coeff.** | = 0.60 | 0.60 | 0.60 | 0.60 |
| **Multi-Stage** | = n/a | No | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| **Crest Len (ft)** | Inactive | 10.00 | Inactive | Inactive |
| **Crest El. (ft)** | = 5.50 | 5.00 | 0.00 | 0.00 |
| **Weir Coeff.** | = 3.33 | 3.33 | 3.33 | 3.33 |
| **Weir Type** | = 1 | Rect | --- | --- |
| **Multi-Stage** | = Yes | No | No | No |

**Exfil.(in/hr)** = 0.000 (by Wet area)
**TW Elev. (ft)** = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Hydrograph Report

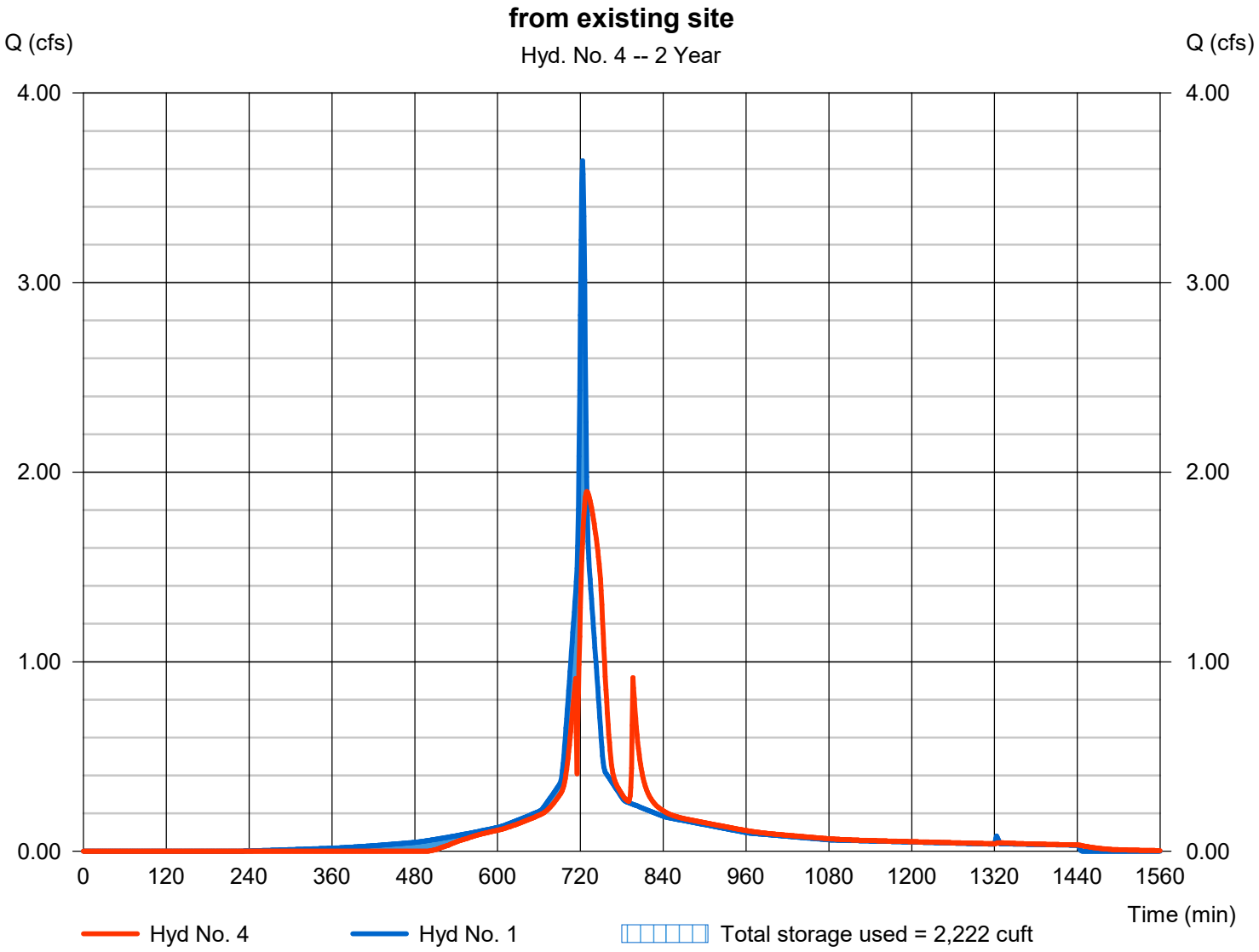


## Hyd. No. 4

from existing site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 1.897 cfs |
| Storm frequency | = | 2 yrs | Time to peak | = | 729 min |
| Time interval | = | 1 min | Hyd. volume | = | 10,679 cuft |
| Inflow hyd. No. | = | 1 - existing | Max. Elevation | = | 3.61 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 2,222 cuft |

Storage Indication method used.



# Pond Report



## Pond No. 1 - GALLERIES

### Pond Data

**UG Chambers -**Invert elev. = 2.10 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 128.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No
**Encasement -**Invert elev. = 1.60 ft, Width = 5.00 ft, Height = 4.50 ft, Voids = 66.00%

### Stage / Storage Table

| Stage (ft) | Elevation (ft) | Contour area (sqft) | Incr. Storage (cuft) | Total storage (cuft) |
|---|---|---|---|---|
| 0.00 | 1.60 | n/a | 0 | 0 |
| 0.45 | 2.05 | n/a | 380 | 380 |
| 0.90 | 2.50 | n/a | 520 | 900 |
| 1.35 | 2.95 | n/a | 537 | 1,437 |
| 1.80 | 3.40 | n/a | 537 | 1,974 |
| 2.25 | 3.85 | n/a | 537 | 2,511 |
| 2.70 | 4.30 | n/a | 537 | 3,048 |
| 3.15 | 4.75 | n/a | 537 | 3,584 |
| 3.60 | 5.20 | n/a | 537 | 4,121 |
| 4.05 | 5.65 | n/a | 537 | 4,658 |
| 4.50 | 6.10 | n/a | 537 | 5,195 |

### Culvert / Orifice Structures

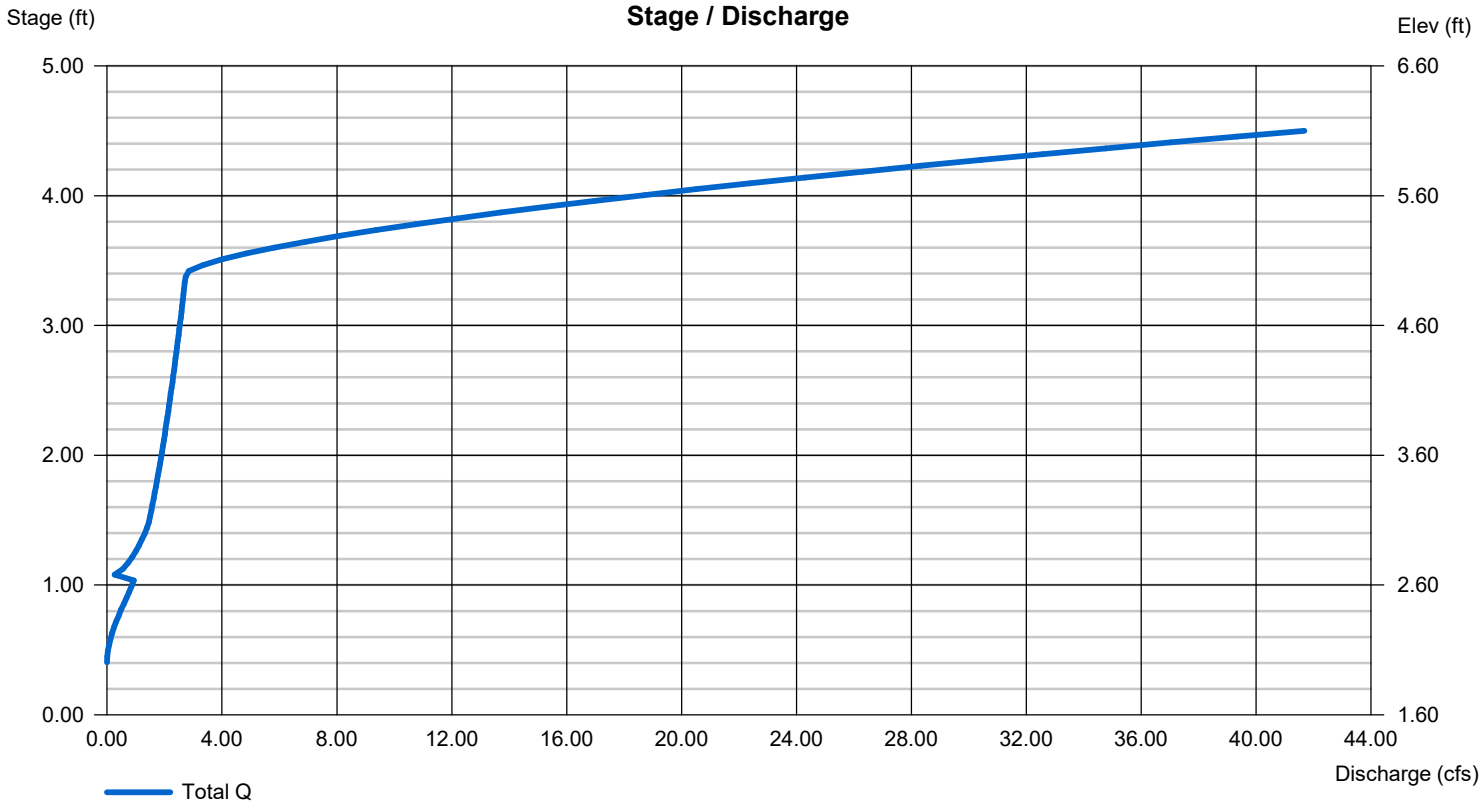
| | [A] | [B] | [C] | [PrfRsr] |
|---|---|---|---|---|
| **Rise (in)** | = 0.00 | 8.00 | 0.00 | 0.00 |
| **Span (in)** | = 0.00 | 8.00 | 0.00 | 0.00 |
| **No. Barrels** | = 0 | 1 | 0 | 0 |
| **Invert El. (ft)** | = 0.00 | 2.00 | 0.00 | 0.00 |
| **Length (ft)** | = 0.00 | 0.50 | 0.00 | 0.00 |
| **Slope (%)** | = 0.00 | 0.00 | 0.00 | n/a |
| **N-Value** | = .013 | .009 | .013 | n/a |
| **Orifice Coeff.** | = 0.60 | 0.60 | 0.60 | 0.60 |
| **Multi-Stage** | = n/a | No | No | No |

### Weir Structures

| | [A] | [B] | [C] | [D] |
|---|---|---|---|---|
| **Crest Len (ft)** | Inactive | 10.00 | Inactive | Inactive |
| **Crest El. (ft)** | = 5.50 | 5.00 | 0.00 | 0.00 |
| **Weir Coeff.** | = 3.33 | 3.33 | 3.33 | 3.33 |
| **Weir Type** | = 1 | Rect | --- | --- |
| **Multi-Stage** | = Yes | No | No | No |

**Exfil.(in/hr)** = 0.000 (by Wet area)
**TW Elev. (ft)** = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Hydrograph Report

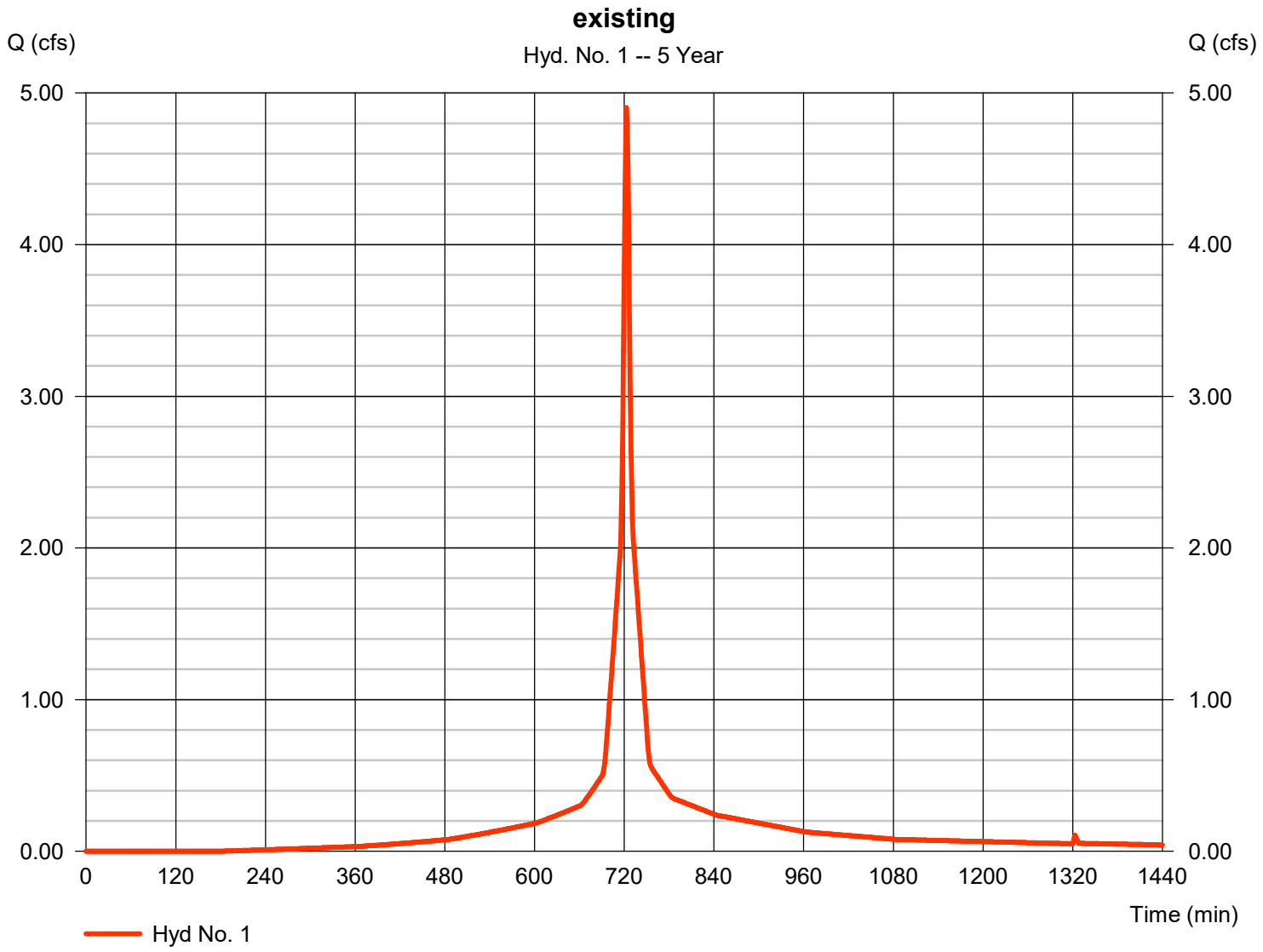


## Hyd. No. 1

existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 4.903 cfs |
| Storm frequency | = | 5 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 15,106 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 4.30 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



# Hydrograph Report

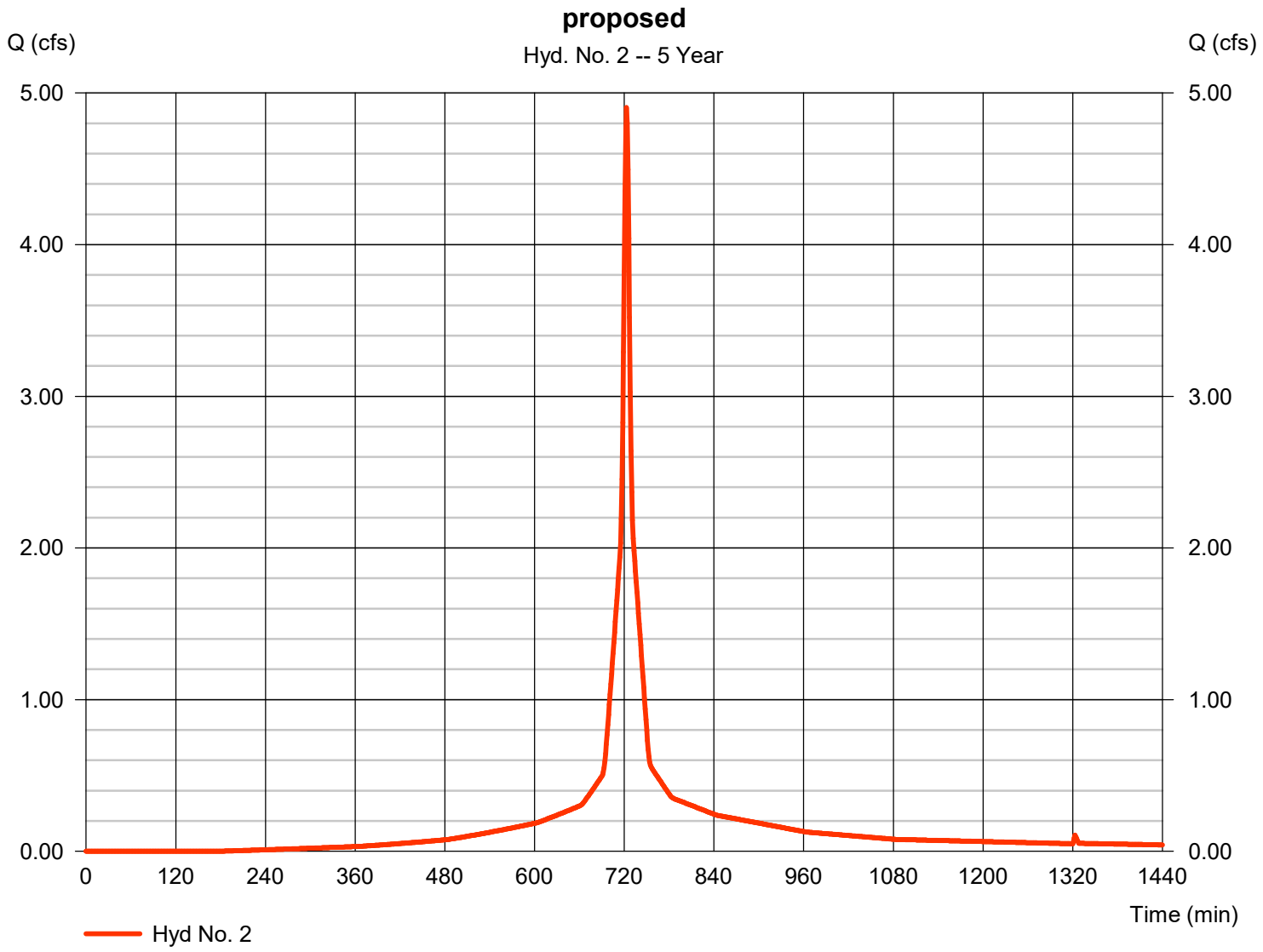


## Hyd. No. 2

proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 4.903 cfs |
| Storm frequency | = | 5 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 15,106 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 4.30 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



# Hydrograph Report

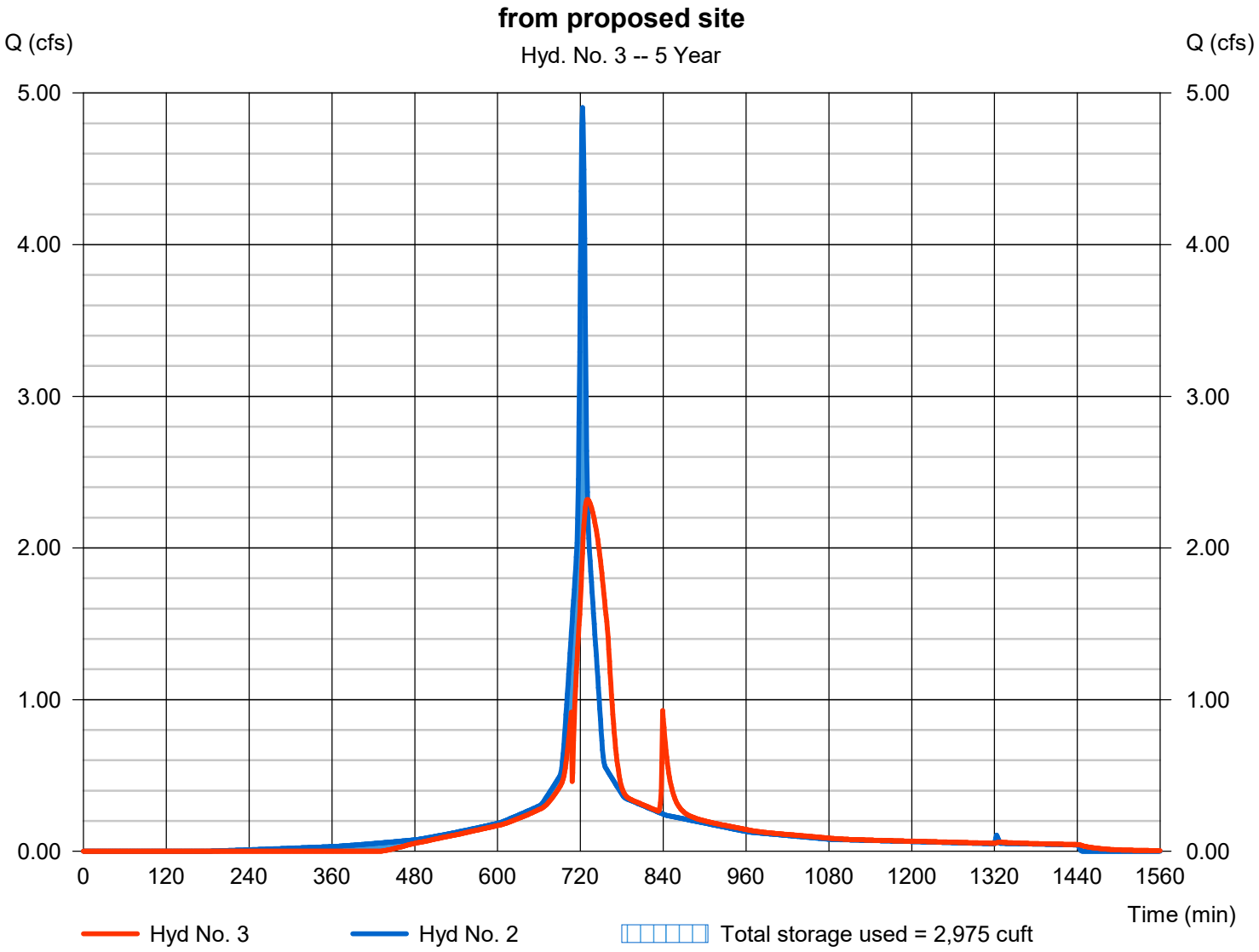


## Hyd. No. 3

from proposed site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 2.320 cfs |
| Storm frequency | = | 5 yrs | Time to peak | = | 730 min |
| Time interval | = | 1 min | Hyd. volume | = | 14,760 cuft |
| Inflow hyd. No. | = | 2 - proposed | Max. Elevation | = | 4.24 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 2,975 cuft |

Storage Indication method used.



# Hydrograph Report

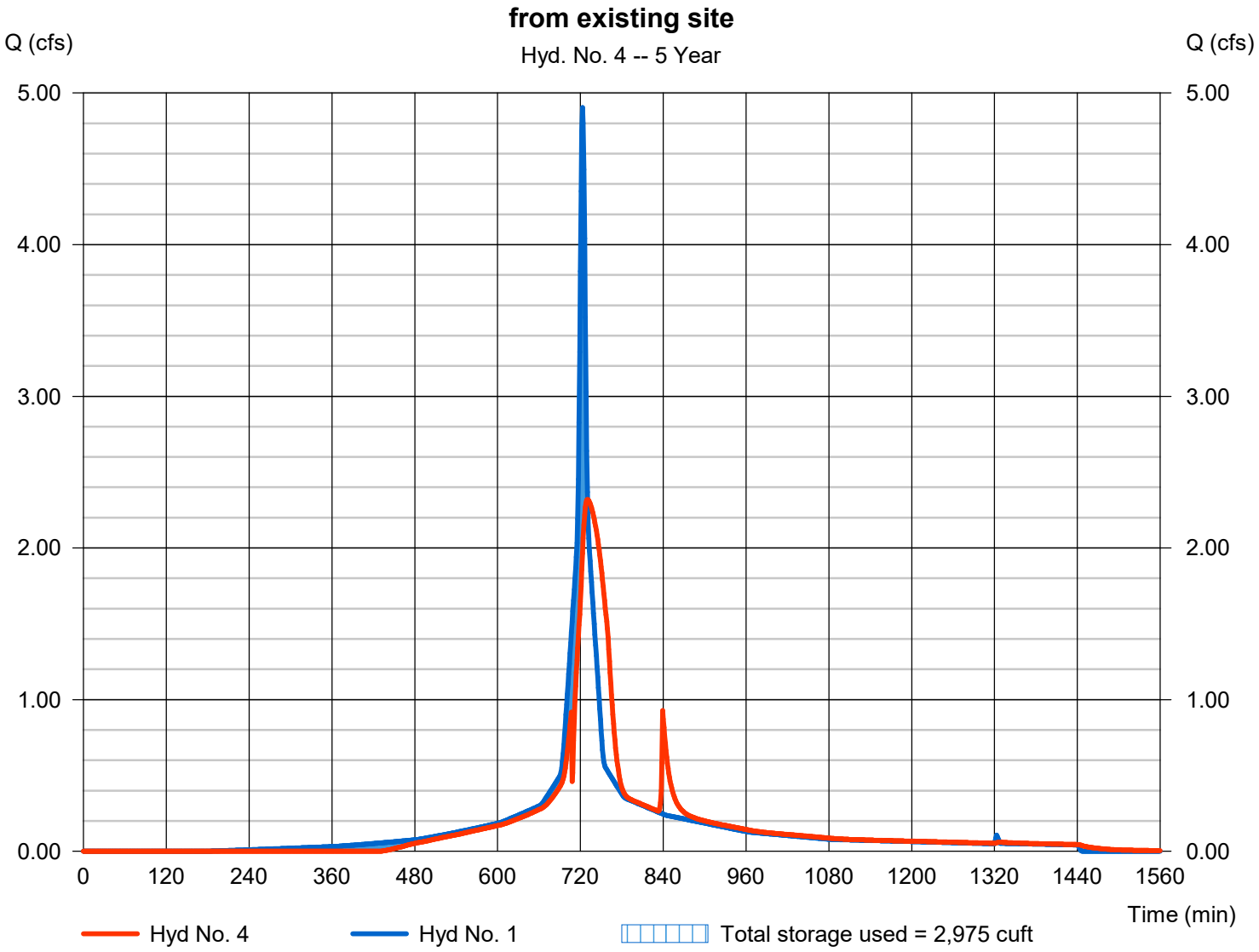


## Hyd. No. 4

from existing site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 2.320 cfs |
| Storm frequency | = | 5 yrs | Time to peak | = | 730 min |
| Time interval | = | 1 min | Hyd. volume | = | 14,760 cuft |
| Inflow hyd. No. | = | 1 - existing | Max. Elevation | = | 4.24 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 2,975 cuft |

Storage Indication method used.



# Hydrograph Report

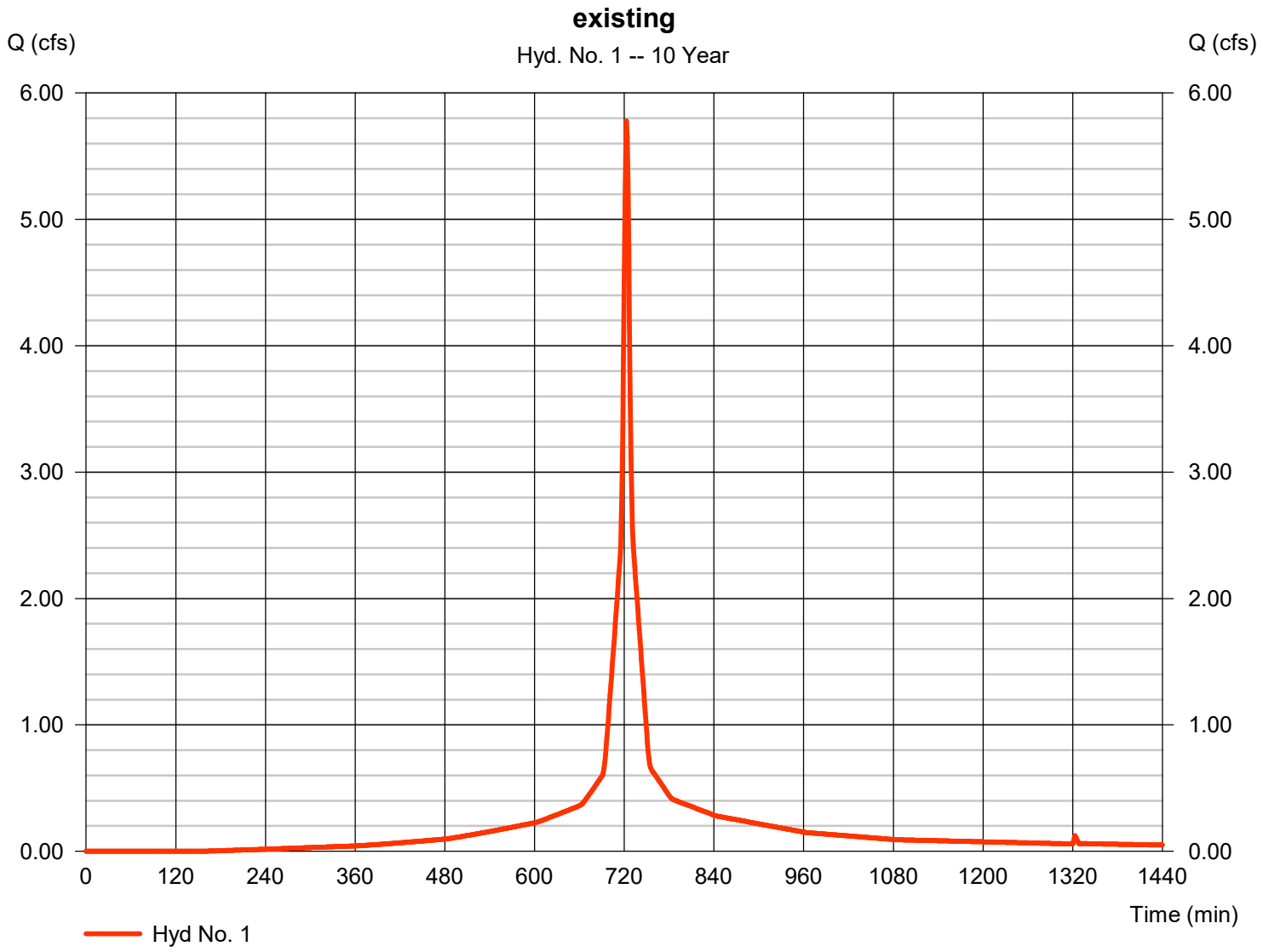


## Hyd. No. 1

existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 5.779 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 17,984 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 5.00 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



# Hydrograph Report

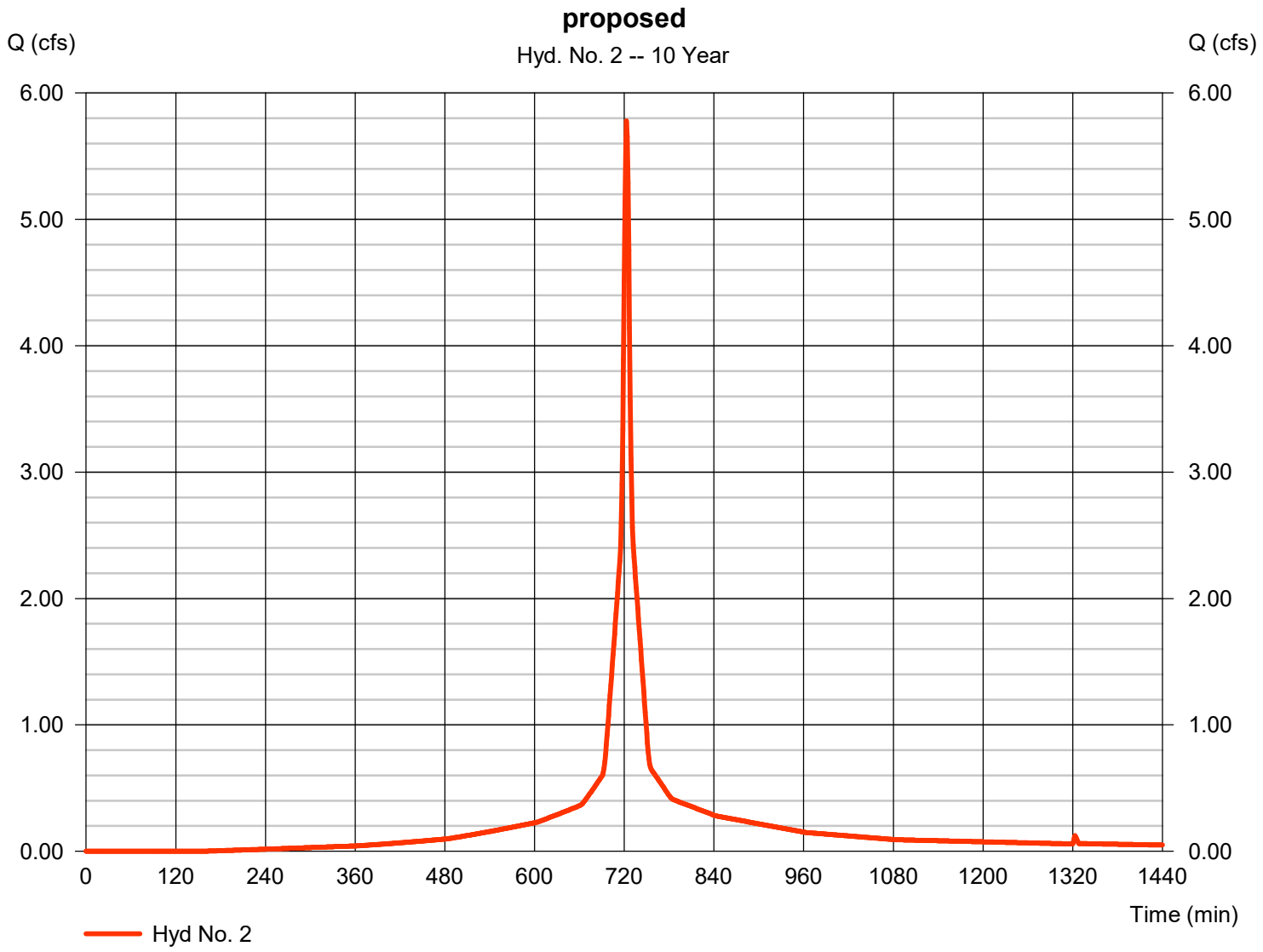


## Hyd. No. 2

proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 5.779 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 17,984 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 5.00 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



# Hydrograph Report

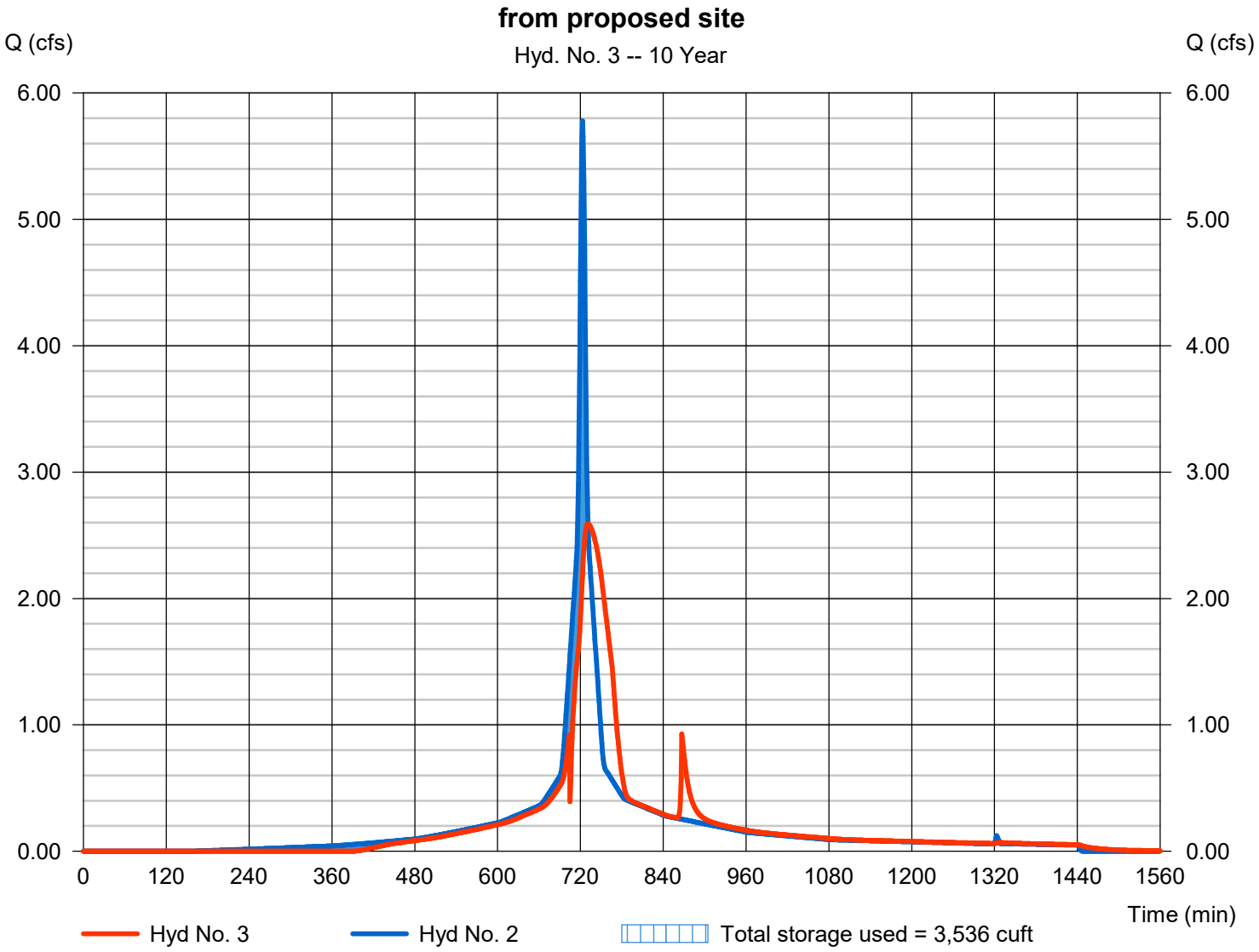


## Hyd. No. 3

from proposed site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 2.590 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 731 min |
| Time interval | = | 1 min | Hyd. volume | = | 17,638 cuft |
| Inflow hyd. No. | = | 2 - proposed | Max. Elevation | = | 4.71 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 3,536 cuft |

Storage Indication method used.



# Hydrograph Report

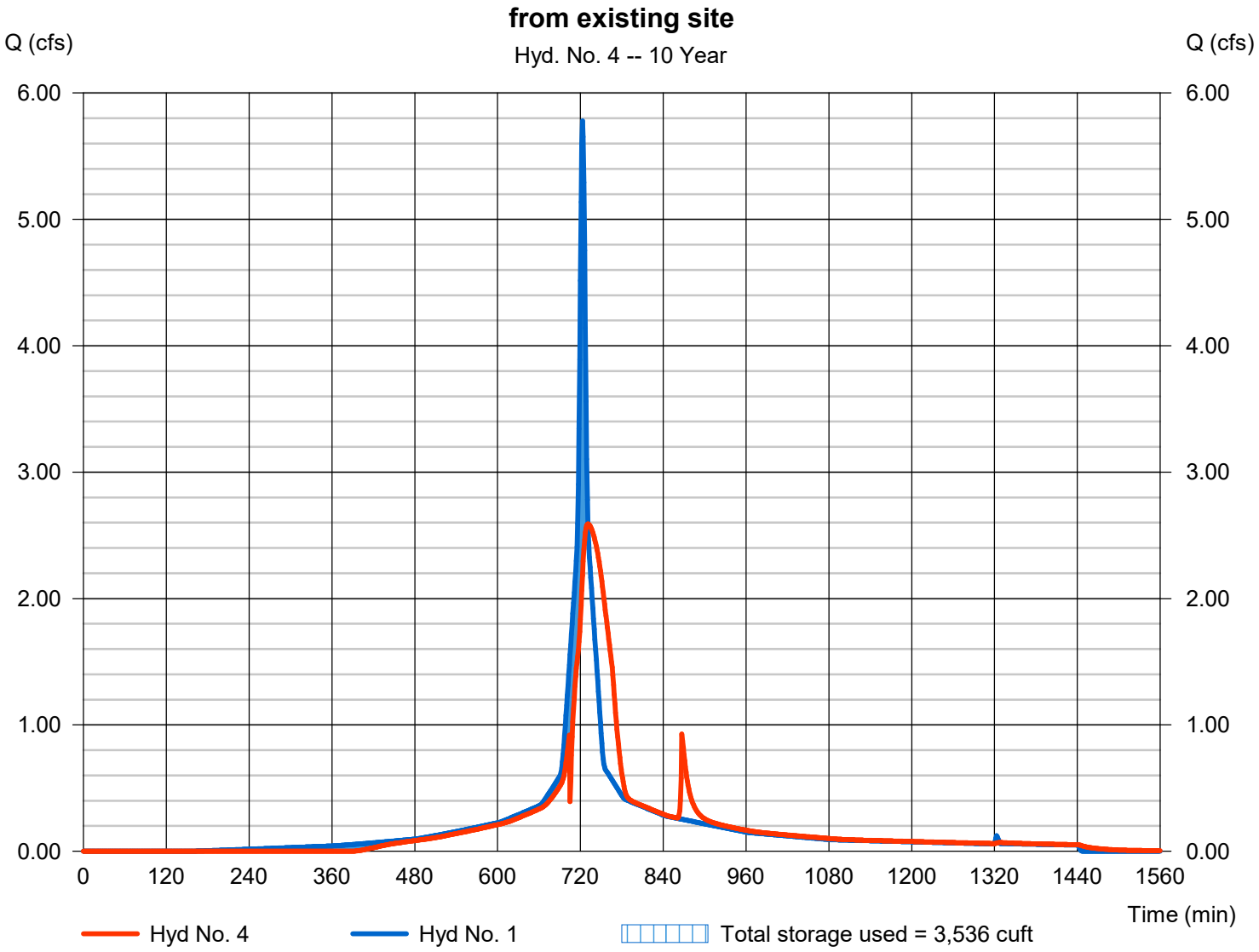


## Hyd. No. 4

from existing site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 2.590 cfs |
| Storm frequency | = | 10 yrs | Time to peak | = | 731 min |
| Time interval | = | 1 min | Hyd. volume | = | 17,638 cuft |
| Inflow hyd. No. | = | 1 - existing | Max. Elevation | = | 4.71 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 3,536 cuft |

Storage Indication method used.



# Hydrograph Report

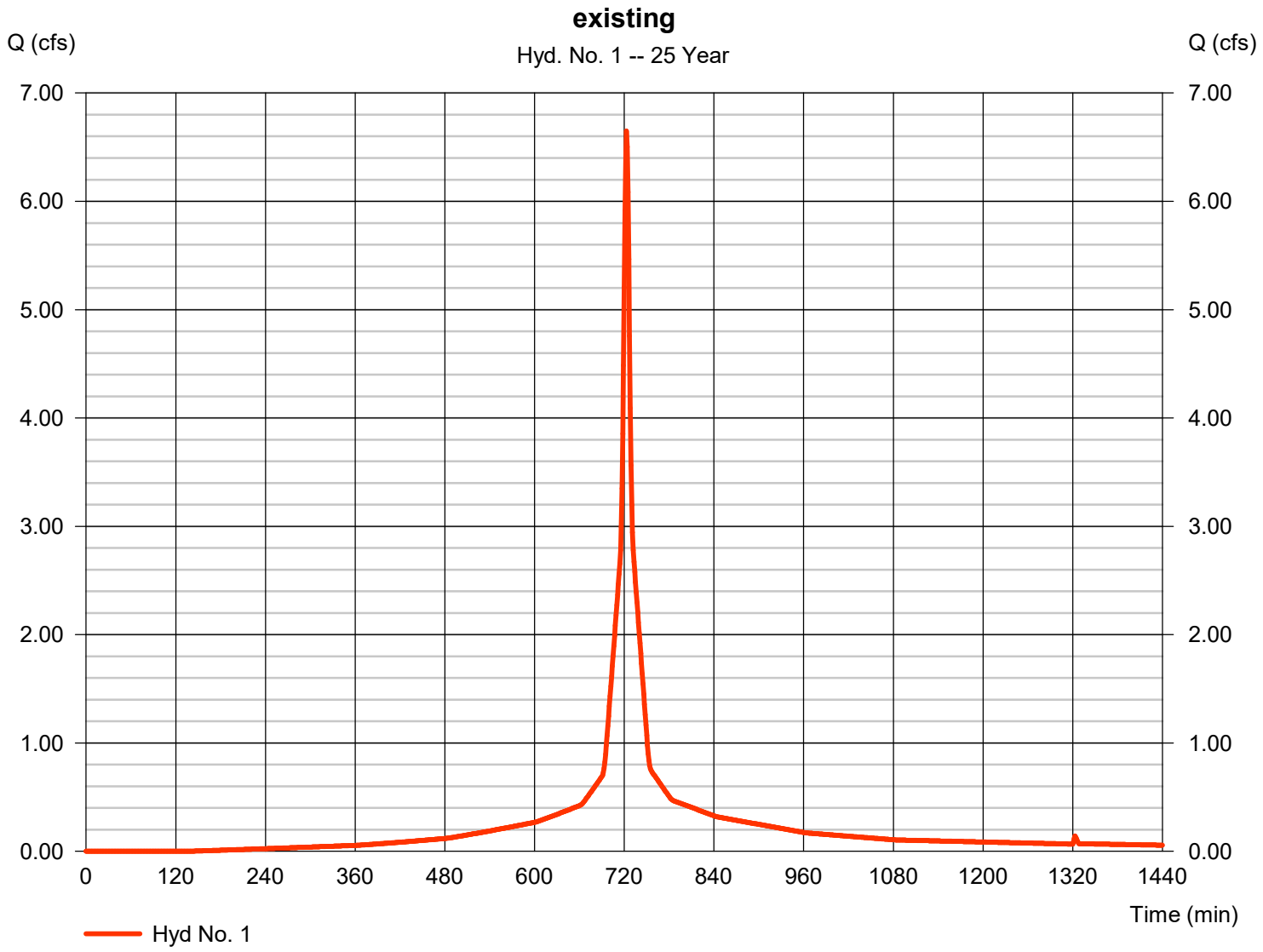


## Hyd. No. 1

existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 6.650 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 20,871 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 5.70 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



# Hydrograph Report

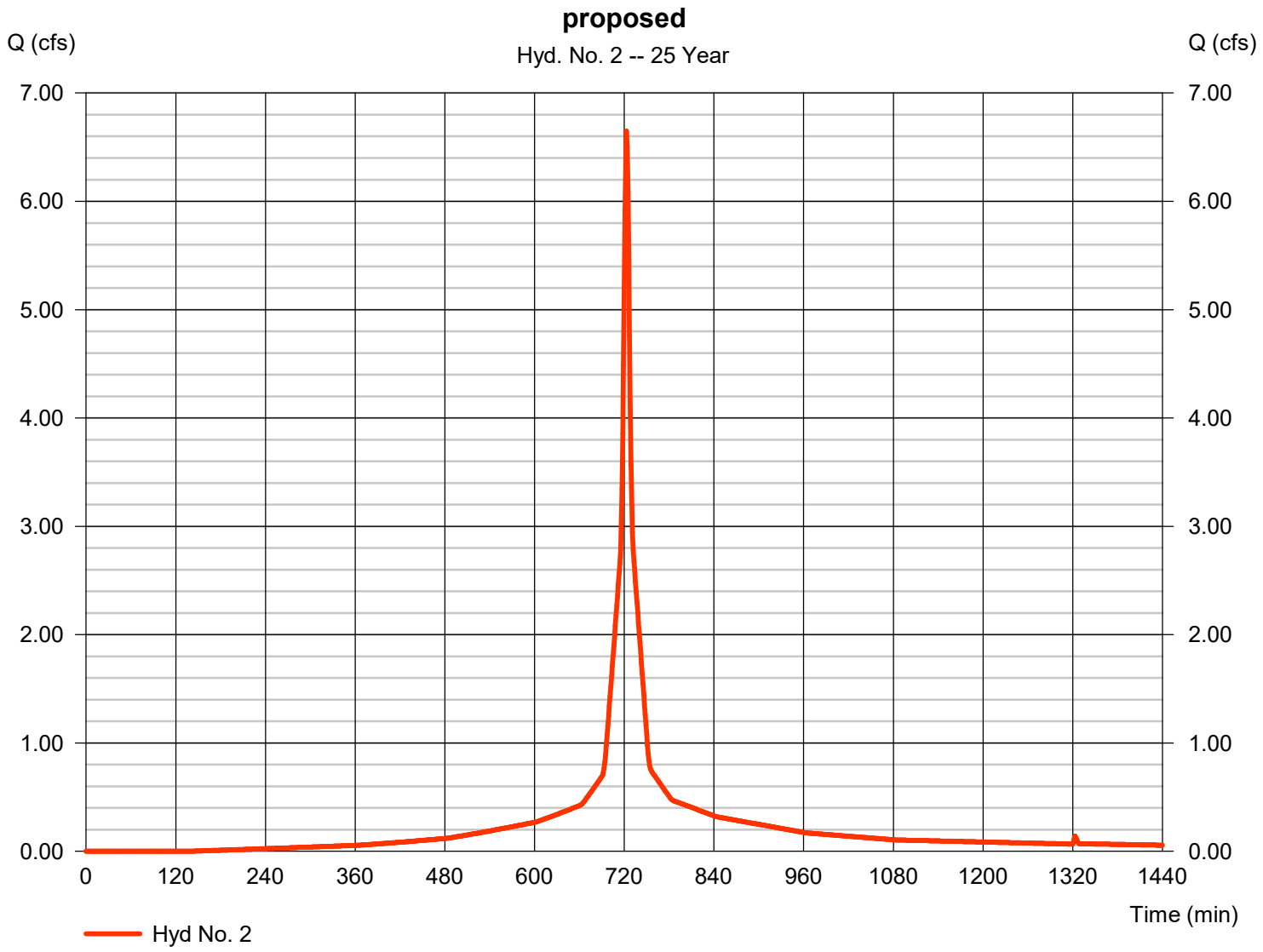


## Hyd. No. 2

proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 6.650 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 20,871 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 5.70 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



# Hydrograph Report

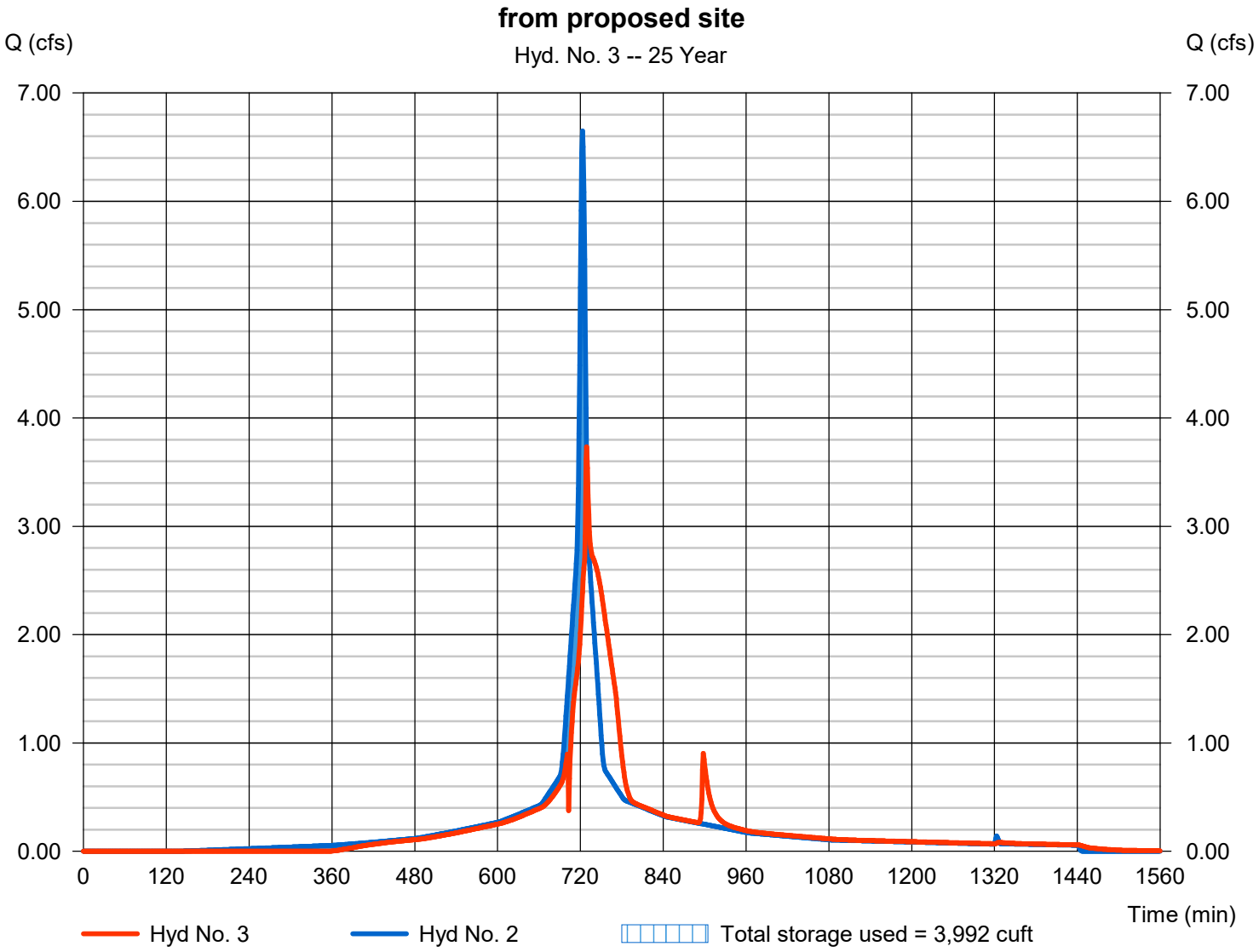


## Hyd. No. 3

from proposed site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 3.734 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 729 min |
| Time interval | = | 1 min | Hyd. volume | = | 20,525 cuft |
| Inflow hyd. No. | = | 2 - proposed | Max. Elevation | = | 5.09 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 3,992 cuft |

Storage Indication method used.



# Hydrograph Report

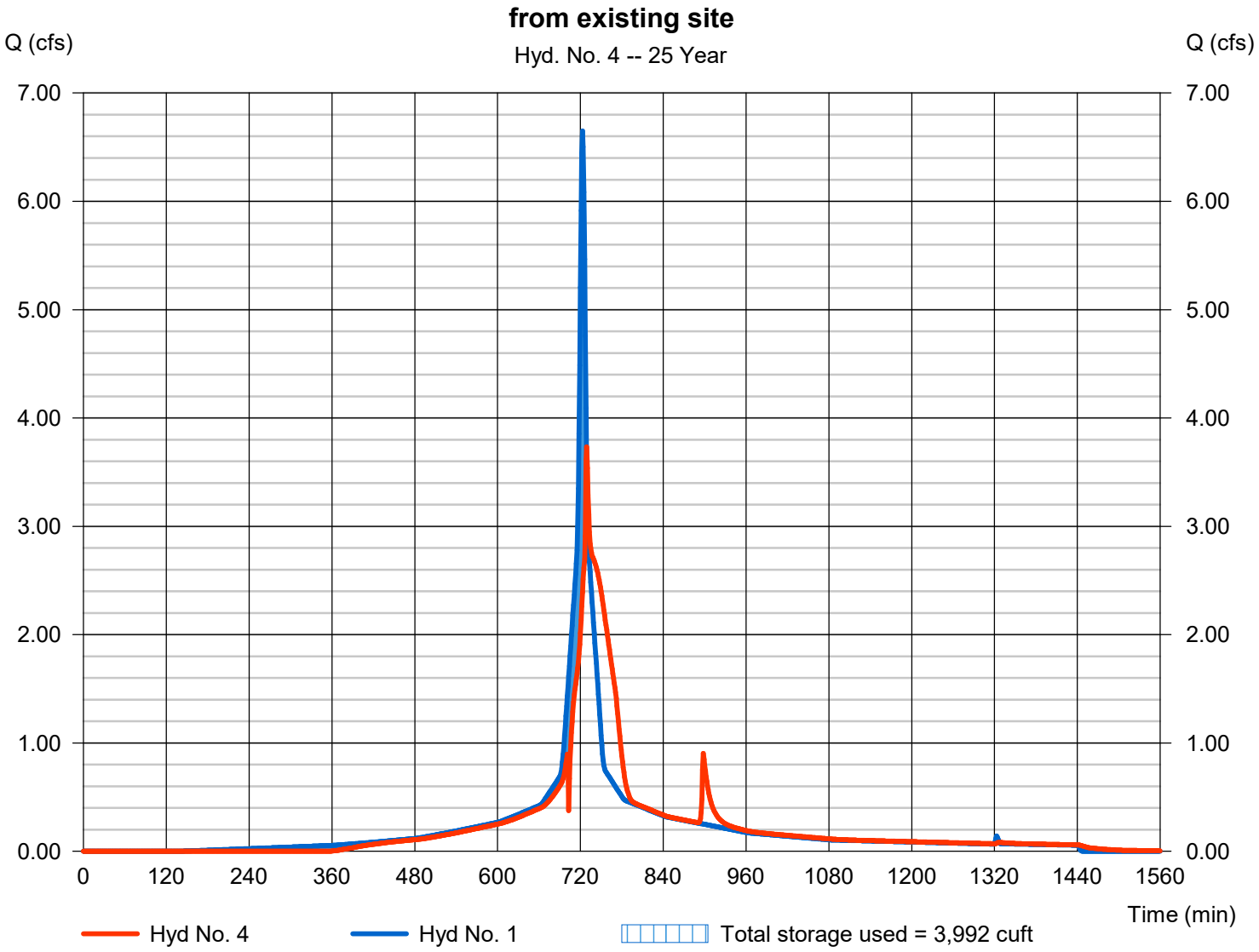


## Hyd. No. 4

from existing site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 3.734 cfs |
| Storm frequency | = | 25 yrs | Time to peak | = | 729 min |
| Time interval | = | 1 min | Hyd. volume | = | 20,525 cuft |
| Inflow hyd. No. | = | 1 - existing | Max. Elevation | = | 5.09 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 3,992 cuft |

Storage Indication method used.



# Hydrograph Report

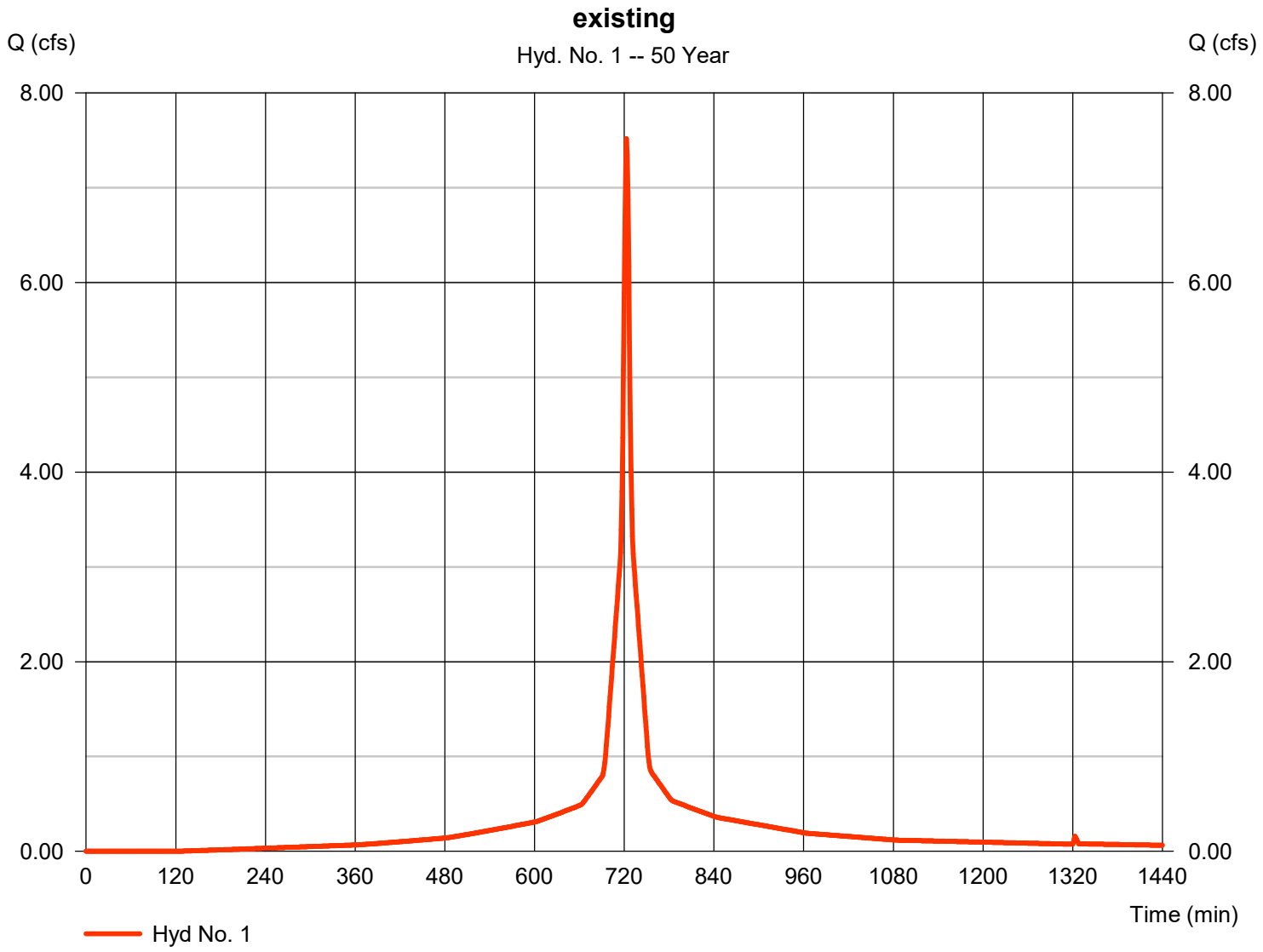


## Hyd. No. 1

existing

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 7.517 cfs |
| Storm frequency | = | 50 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 23,765 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 6.40 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



# Hydrograph Report

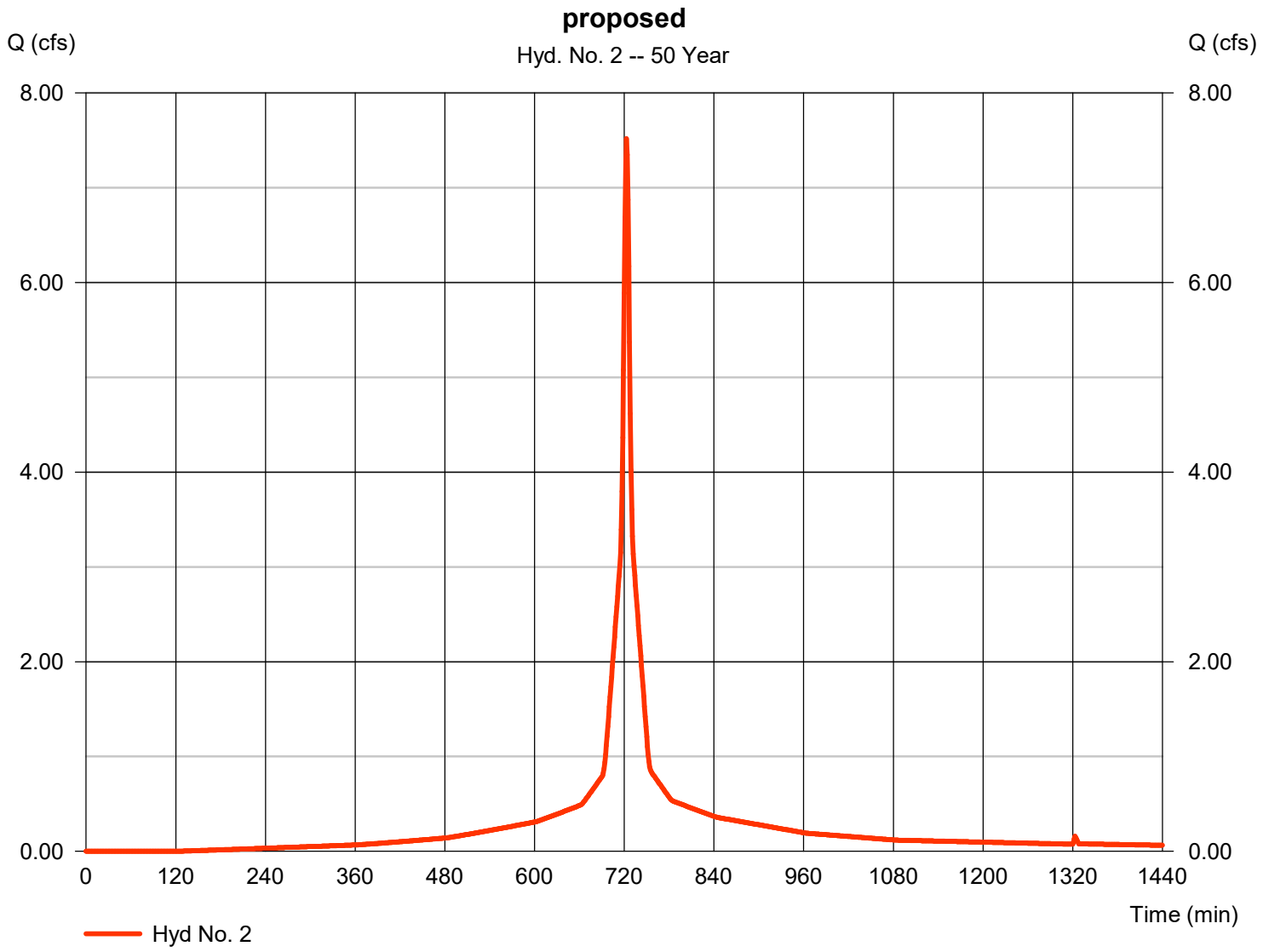


## Hyd. No. 2

proposed

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | SCS Runoff | Peak discharge | = | 7.517 cfs |
| Storm frequency | = | 50 yrs | Time to peak | = | 723 min |
| Time interval | = | 1 min | Hyd. volume | = | 23,765 cuft |
| Drainage area | = | 1.150 ac | Curve number | = | 94* |
| Basin Slope | = | 3.0 % | Hydraulic length | = | 250 ft |
| Tc method | = | LAG | Time of conc. (Tc) | = | 3.50 min |
| Total precip. | = | 6.40 in | Distribution | = | Type III |
| Storm duration | = | 24 hrs | Shape factor | = | 484 |

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



# Hydrograph Report

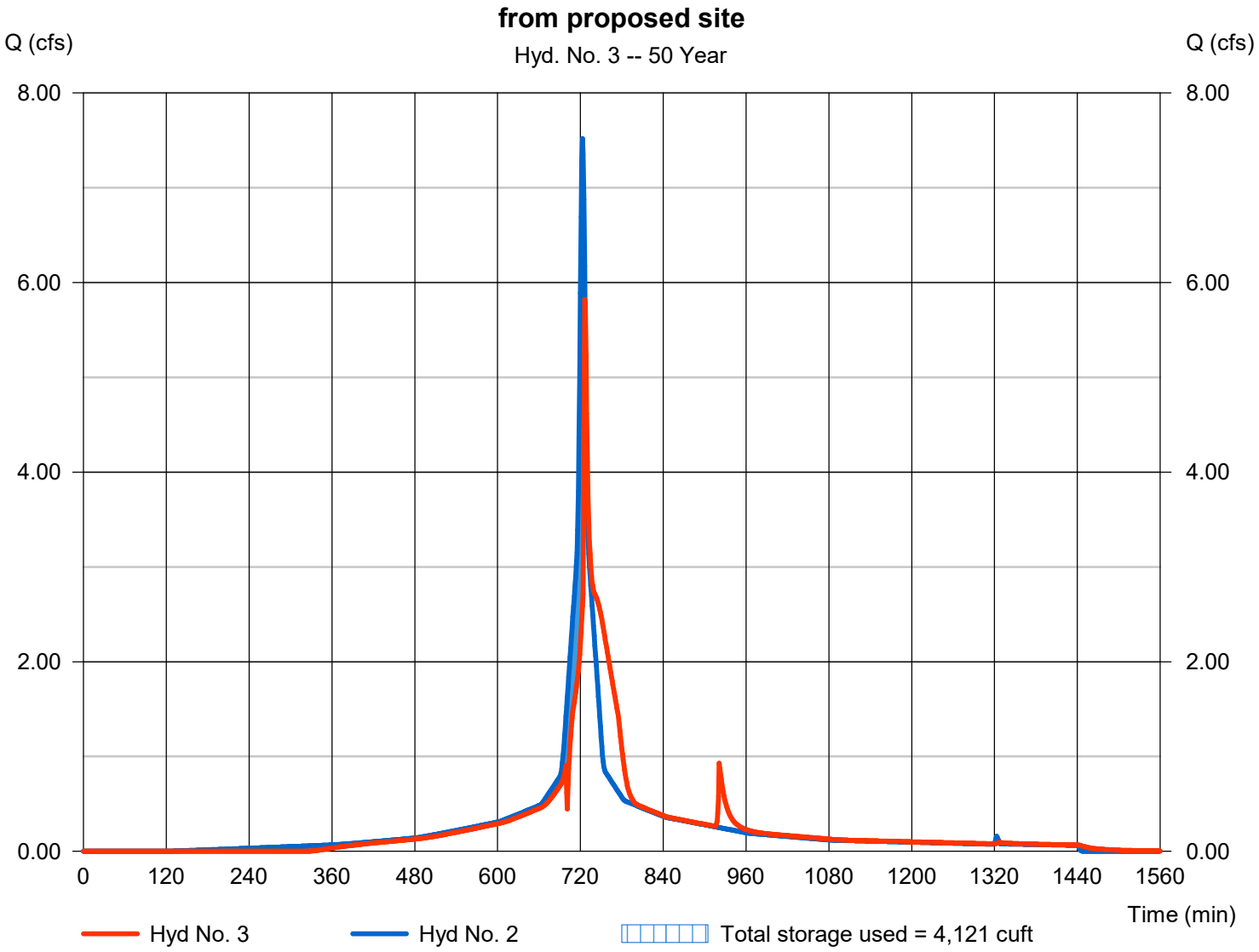


## Hyd. No. 3

from proposed site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 5.822 cfs |
| Storm frequency | = | 50 yrs | Time to peak | = | 726 min |
| Time interval | = | 1 min | Hyd. volume | = | 23,419 cuft |
| Inflow hyd. No. | = | 2 - proposed | Max. Elevation | = | 5.20 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 4,121 cuft |

Storage Indication method used.



# Hydrograph Report

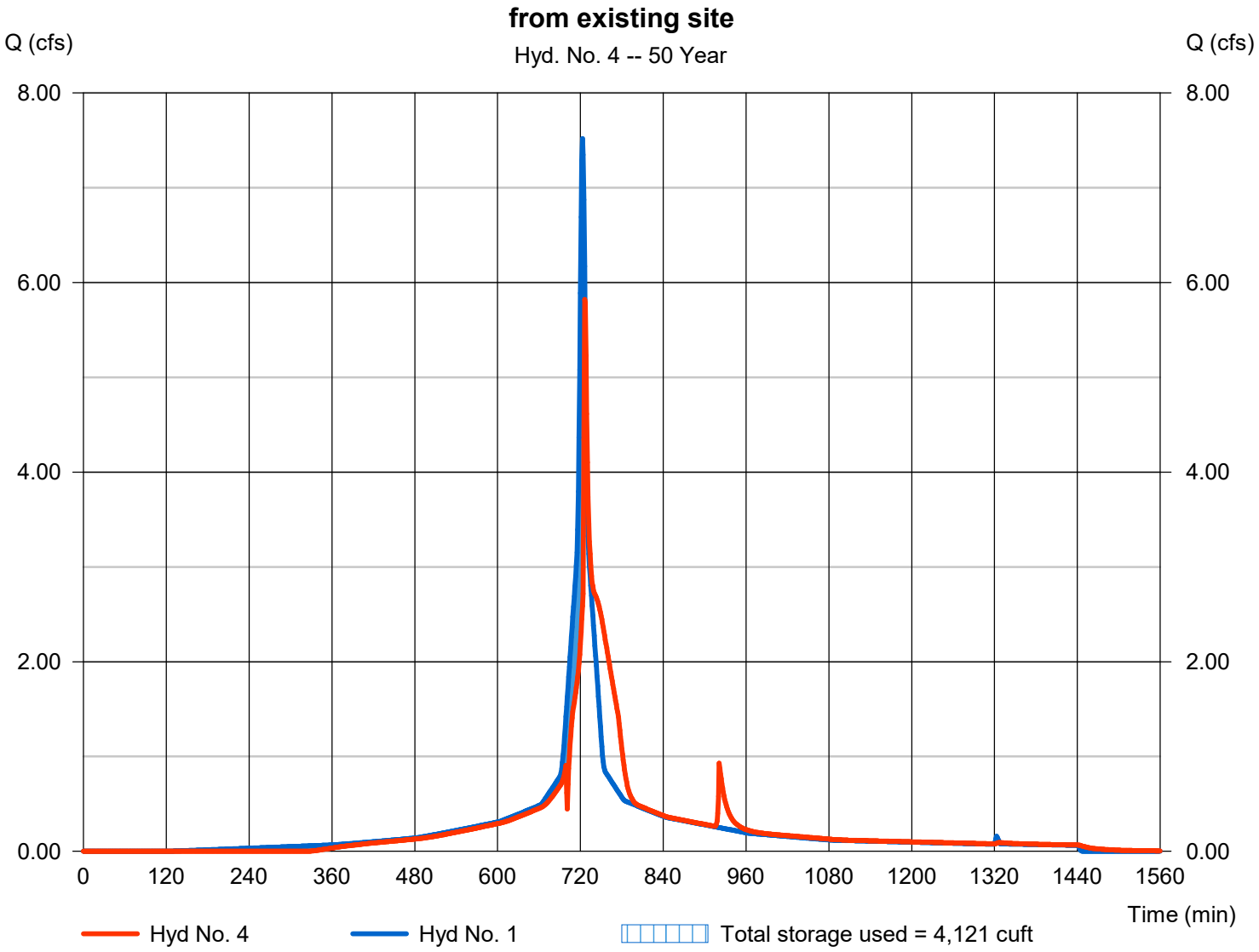


## Hyd. No. 4

from existing site

| | | | | | |
|---|---|---|---|---|---|
| Hydrograph type | = | Reservoir | Peak discharge | = | 5.822 cfs |
| Storm frequency | = | 50 yrs | Time to peak | = | 726 min |
| Time interval | = | 1 min | Hyd. volume | = | 23,419 cuft |
| Inflow hyd. No. | = | 1 - existing | Max. Elevation | = | 5.20 ft |
| Reservoir name | = | GALLERIES | Max. Storage | = | 4,121 cuft |

Storage Indication method used.



# Hydraflow Rainfall Report



| Return Period (Yrs) | Intensity-Duration-Frequency Equation Coefficients (FHA) | | | |
|---|---|---|---|---|
| | B | D | E | (N/A) |
| 1 | 0.0000 | 0.0000 | 0.0000 | -------- |
| 2 | 37.7795 | 9.5000 | 0.8133 | -------- |
| 3 | 0.0000 | 0.0000 | 0.0000 | -------- |
| 5 | 99.3592 | 15.3000 | 0.9554 | -------- |
| 10 | 69.0361 | 11.6000 | 0.8412 | -------- |
| 25 | 182.6736 | 18.0000 | 1.0144 | -------- |
| 50 | 118.5118 | 13.6000 | 0.8977 | -------- |
| 100 | 133.2439 | 13.2000 | 0.8997 | -------- |

File name: Newhaven.idf

### Intensity = B / (Tc + D)^E

| Return Period (Yrs) | Intensity Values (in/hr) | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 5 min | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 | 55 | 60 |
| 1 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 2 | 4.29 | 3.37 | 2.80 | 2.41 | 2.12 | 1.90 | 1.72 | 1.58 | 1.46 | 1.36 | 1.28 | 1.20 |
| 3 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5 | 5.60 | 4.54 | 3.82 | 3.30 | 2.91 | 2.60 | 2.35 | 2.15 | 1.98 | 1.83 | 1.71 | 1.60 |
| 10 | 6.50 | 5.21 | 4.37 | 3.78 | 3.34 | 3.00 | 2.73 | 2.50 | 2.32 | 2.16 | 2.02 | 1.90 |
| 25 | 7.59 | 6.22 | 5.26 | 4.56 | 4.02 | 3.60 | 3.26 | 2.97 | 2.73 | 2.53 | 2.35 | 2.20 |
| 50 | 8.59 | 6.94 | 5.84 | 5.05 | 4.46 | 4.00 | 3.63 | 3.32 | 3.07 | 2.85 | 2.66 | 2.50 |
| 100 | 9.79 | 7.87 | 6.60 | 5.70 | 5.03 | 4.50 | 4.08 | 3.73 | 3.44 | 3.20 | 2.98 | 2.80 |

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

| Storm Distribution | Rainfall Precipitation Table (in) | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | 1-yr | 2-yr | 3-yr | 5-yr | 10-yr | 25-yr | 50-yr | 100-yr |
| SCS 24-hour | 2.70 | 3.30 | 0.00 | 4.30 | 5.00 | 5.70 | 6.40 | 7.20 |
| SCS 6-Hr | 0.00 | 2.35 | 0.00 | 2.95 | 3.45 | 4.00 | 4.55 | 5.00 |
| Huff-1st | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-2nd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-3rd | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-4th | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Huff-Indy | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Custom | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

# COASTAL RESOURCES

4.1 General coastal Resources General Coastal resources refer to the coastal resources as a whole, the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shore lands, both developed and undeveloped, that together form and integrated terrestrial and estuarine ecosystems (CGS Section 22a- 93(7)). The following general resource policies are applicable to the proposed project.

## Policy: CGS Section 22a-92(a)(2)

*To preserve and enhance coastal resources in accordance with the policies established by Chapters 439 (Environmental Protection Department and State policy, 440 (wetlands and Watercourses), 4461 (water Resources), 446k (Water Pollution Control), 447 (State Parks and Forests), 474 (Pollution), and 477 (Flood Control and Beach Erosion).*

## Compliance

Norwalk Harbor is considered a "coastal water" as defined in the Coastal Management Act (Section 22A-93(5)) and is 870 feet from the easterly boundary of the subject property. Stormwater generated from the project site does not discharge to the harbor; it is contained on-site by various stormwater gallery systems. The stormwater is then retained on site and infiltrated via open-bottom concrete galleries throughout the site. No direct discharges of stormwater or changes in stormwater patterns are proposed.

## Policy: CGS Section 22a-1 as referenced by CGS Section 22a-92(a)(2)

*The general assembly hereby declares that the policy of the State of Connecticut is to conserve, improve and protect its natural resources and environment and to control air, land and water pollution in order to enhance the health, safety and welfare of the people of the State.*

The site presently contains an apartment building and brew pub. No significant increase in air pollution is anticipated as a result of conducting the proposed development.

As discussed above, it is anticipated that the additional development of the site will not change the existing water quality or runoff from the site. We anticipate no change in the quality of stormwater discharged to the Norwalk Harbor because of the Apartmant building addition.

Therefore, the proposed project is consistent with this policy.

Policy: CGS Section 22a-15 as referenced bv CGS Section 22a-92(a)(2)

*It is hereby found and declared that there is a public trust in the air, water and other natural resources of the State of Connecticut and that each person is entitled to the protection, preservation and enhancement of the same.*

For the proposed development, soil erosion and sediment control will be installed per the soil erosion control plan and will comply with state and local requirements.

## 4.2 Coastal Flood Hazard Area

The Coastal Hazard Areas are defined as "those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner" (CGS Section 22a-93(7)(H)). According to the Federal Emergency Management Agency floodplain map for Norwalk (Figure 4), the easterly portion of the site is located in Zone AE, which is designated as an area located within the 100-year floodplain. The remainder of the site is located in Zone X, which is designated to be outside the 500-year floodplain. Based on our review of this FEMA map and the Flood Insurance Study it appears that the 100-year floodplain of the Norwalk Harbor in this area is el. 12.0 (NGVD 1988). The new addition will be constructed at least 2 feet above the flood elevation and is compies to all FEMA regulations. The following coastal hazard policies are applicable to the proposed project.

Policy: CGS Section 22a-92(b)(2)(F)

*To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized and to promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary; to protect existing inhabited structures, infrastructures facilities or water dependent uses.*

Compliance

The existing project site is located with in the 100-year coastal floodplain all strucures on site are to be above the flood plain elevation and no hazard to life or property is anticapted as the project is FEMA compliant. Only a small portion of the parkiong lot of the proposed development is in danger of being inundated by the 100-year flood

## Policy: CGS Section 22a-92(a)(5)

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

## Compliance

The project site is adjacent to the Norwalk Harbor, a coastal water body as defined above. The layout for the proposed development does not change the topography of the site as it exists, also there are no topographic changes proposed within the floodway or floodplain of the Norwalk Harbor. The location of the 100 and 500-year floodplains is inside of the project site and has been considered in the design and allowing the project to comply with this policy.

# COASTAL USES AND FEATURES

## 4.3 General Development

The General Development policies of the CCMA apply to all sites and uses within the coastal boundary. The following policy is applicable to the proposed project.

## Policy: CGS Section 22a-92(a)(1)

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

## Compliance

The activity on the site is consistent with the coastal resources and policies concerning General Development in that it permits the property in private ownership to be used in a manner that is in accordance with the capacity of existing water and land resources in the immediate area both on and surrounding the site. Additionally, as the area in which the site is located has traditionally, and continues to be, used for residental uses. Therefore, the proposed development is consistent with this coastal use policy.

# 8.0 IMPACTS ASSESSMENT

## 8.1Potential Adverse Impacts

There are eight potential adverse impacts to coastal resources defined in the CCMA and summarized in the Connecticut Coastal Management Manual. Each of these potential adverse impacts is listed below, followed by a discussion of its applicability to the proposed development.

### Impact: CGS 22a-93(1 r)(A)

*Degrading wafer quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxic, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity.*

### Applicability

The proposal added an apartment building addition over an existing parking lot, and will not change the character of existing use on site. This will result in a no change in impact to the quality of stormwater discharged to the Norwalk Harbor and nearby coastal waters of the Long Island Sound.

Proper maintenance of the proposed stormwater management system best management practices (BMP's) will significantly reduce sedimentation and pollutant loading (e.g., hydrocarbons and ethylene glycol) in the Norwalk Harbor. Therefore, changes to the current pH, dissolved oxygen, temperature, or the salinity of the receiving waters are not anticipated as a result of constructing the project as proposed.

### Impact: CGS section 22a-93(15) (B)

*Degrading existing circulation patterns of coastal through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basins characteristics and channel contours.*

### Applicability

Existing natural patterns of water circulation in the Norwalk Harbor will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to adjacent coastal waters of the Long Island Sound.

## Impact: CGS school) 22a-93(15)(c)

*Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source-reduction.*

## Applicability

Existing natural erosion patterns in the Norwalk Harbor will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to the adjacent coastal waters of the Long Island Sound.

## Impact: (CGS Section 22a-93 (1 5)(D)

*Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff.*

## Applicability

Little or no impacts will result to existing drainage patterns by the re-grading of the site and the overall effect to groundwater flow will be insignificant,

Impact: CGS Section 22a-93 (15)(E)

*Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetric particularly within high velocity flood zones.*

## Applicability

The site is located in Zone AE, which is designated to be outside the 100-year floodplain. The proposed regarding within the subject site will not negatively impact 100-year floodplain and will not cause any effect on the base flood elevation. Thus, the project will not result in an increased hazard of coastal flooding and will not involve alterations to shoreline or bathymetry.

## Impact: CGS Section 22a-93 (15)(F)

*Degrading visual quality through significant alteration of the natural features of vistas and viewpoints.*

## Applicability

The redevelopment of the site will maintain the - character of the existing facility and should not significantly affect vista points to coastal resources from areas surrounding the project site.

### Impact: CGS Section 22a-93 (15)(G)

*Degrading or destroying essential wildlife, finnish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat.*

## Applicability

The proposed development will not impact finfish or shellilfish populations, nor will it impact their habitat on-site or in the vicinity of the site, as the proposed development does not require any work within a tidal watercourse.

Impact: CGS Section 22a-93 (15)(H)

*Degrading tidal wetlands, beaches and dunes, rocky storefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function*

Applicability

No tidal wetlands, dunes, beaches, dunes, rocky storefronts, bluffs escarpments are located on the project site. Thus, no degradation of these resources will occur as a result of conducting the proposed activities.

## 8.2 Potential Beneficial Impacts

Beneficial impacts to water quality will result from creating and maintaining onsite stormwater controls and a water quality treatment train.

## 8.3 Proposed Mitigation Measures to Offset Adverse Impacts

The development's proposed stormwater management system will result in improvements to the quality of water reaching the Norwalk Harbor and the Long Island Sound during peak stormwater discharges.

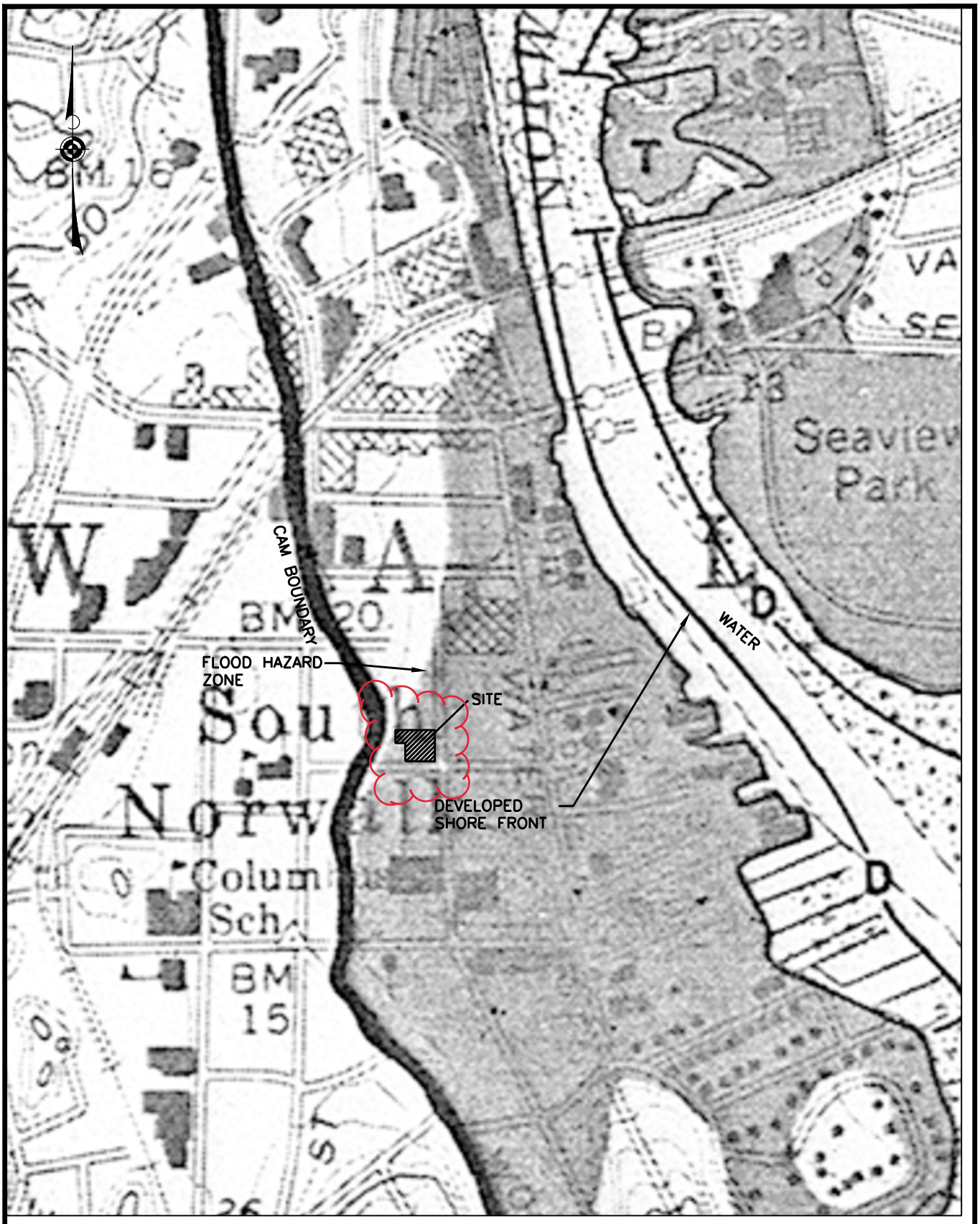
## 10.0 CONCLUSION

The proposed addition’s consistency with the applicable coastal policies has been addressed in the text presented above. As demonstrated herein, the project is consistent with all the applicable coastal policies. The proposed reuse of the existing facility will not change the quality of stormwater reaching the Norwalk Harbor and the Long Island Sound. The project will be designed to avoid environmental impacts where possible and to minimize impacts to coastal systems and resources.

In summary, the proposed development will not adversely impact onsite or adjacent off-site coastal resources. The project is in compliance with Section 404 of the Clean Water Act, Section 401 of the Clean Water Act, Structures, Dredge and Fill, the Connecticut Coastal Management Act, the Connecticut Tidal Wetlands Act/Regulations, and the City of Norwalk Planning and Zoning Regulations. Therefore, we respectfully request approval of this Coastal Site Plan Application.

# Appendix A

Figures

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TEL: (203)610-6263 • FAX: (203)610-6404

# CAM RESOURCES
# ALPHA5MK 19 DAY LLC
# 19 DAY ST, NORWALK ,CT

| | |
|---|---|
| DRAWN BY: MJS | SHEET NO. |
| CHECKED BY: MJS | C-1 |
| CAD FILE: 2898 | |
| DESIGN BY: MJS | |
| SCALE: 1" = 500' | |
| DATE: 05/24/25 | |

# National Flood Hazard Layer FIRMette

FEMA

73°25'22"W 41°5'58"N

73°24'45"W 41°5'31"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

*Basemap Imagery Source: USGS National Map 2023*

## Legend

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

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

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

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

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

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

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

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/2/2025 at 7:26 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.

# ALPHA5MK, LLC
# DRAFT AFFORDABILITY PLAN
# JULY 2025

Alpha5MK, LLC ("Alpha") submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for the redevelopment of 19 Day Street in Norwalk, Connecticut ("Property"), in accordance with the Zoning Regulations of the City of Norwalk ("Zoning Regulations").

This plan describes how affordability will be determined, administered and maintained pursuant to the Sec. 6.12 of Norwalk Zoning Regulations.

**Definitions.**

"Commission." The Norwalk Planning & Zoning Commission, and its successors and assigns.

"Statewide Median Income ("SMI")." The annual income for the State of Connecticut determined using the statistics published and periodically revised by the U.S. Department of Housing and Urban Development ("HUD").

"Workforce Household." A household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) or one hundred percent (100%) of the State of Connecticut median income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U.S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in §8-30g-8 of the regulations of Connecticut State Agencies.

"Workforce Housing Unit." A dwelling unit occupied by a workforce household where the maximum sales price or rent shall be restricted in perpetuity for the life of the unit in accordance with the maximum housing payment calculations as described in §8-30g-8 of the regulations of Connecticut State Agencies.

**Project Description.**

Alpha proposes the construction, use and occupancy of a new, multi-story residential structure containing 40 units (one- and two-bedroom units) on the Property, along with other associated site improvements are proposed including installation of landscaping, stormwater management systems and other improvements. Alpha proposes to designate a total of four (4) units as workforce housing units in perpetuity: three (3) one-bedroom and one (1) two-bedroom. The units will meet the criteria under the Zoning Regulations for households whose annual income does not exceed eighty (80%) percent of the SMI in accordance with §6.12.4 of the zoning regulations. Alpha has designated the specific unit that will be Workforce Housing Unit on Appendix A. Designation of a particular unit may change over time, and updated schedules will be provided to the Commission, should that occur. The unit so designated shall be subject to the terms set out in this Plan and in Sec. 6.12 of the zoning regulations. In addition, Alpha shall

DRAFT

contribute the sum of $10.00 per $1,000.00 of construction costs of an additional workforce unit to the City of Norwalk in accordance with §6.12 of the zoning regulations.

**Unit Standards.**

The Workforce Housing Unit shall be comparable in size, fit and finish to market-rate units and will be consistent with construction standards for new housing. The bedroom mix will be provided in comparable percentages to those in the market rate units.

**Duration of Restrictions.**

The Workforce Housing Unit shall be so designated in perpetuity, beginning upon with the issuance of a certificate of occupancy for the rental units for the Property and continuing for the life of each unit in accordance with the maximum housing payment calculations set out in Section 8-30g-8 of the regulations of the Connecticut State Agencies. A deed restriction in substantially the form set forth in Appendix D attached or in such other form acceptable to the Commission, shall be recorded on the Norwalk Land Records, contemporaneously with the issuance of the certificate of occupancy or at the same time of the units' designation as set forth above, whichever is earlier, to ensure affordability. The deed restriction will outline the rental restrictions, including the maximum rental price per units, the affirmative marketing procedures, residency requirements, reporting requirements, as well as remedies for breach.

**Pro Rata Construction.**

The Workforce Housing Unit shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that at least one (1) Workforce Housing Unit will be completed and offered for rental within the time that five (5) market rate units are completed and offered for rental.

**Affirmative Fair Marketing.**

Alpha will market the Workforce Housing Unit itself, or through the Housing Development Fund, Mutual Housing or another similar agency ("HDF or other"), which will maintain a list of income/credit-qualified persons in accordance with Sec. 6.12 of the zoning regulations. Alpha or other agency will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants, in accordance with Section 6.12 of the zoning regulations. HDF or other will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is attached to this document outlining selection systems and marketing strategy.

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**Affordability Calculation.**

The rental price of the Workforce Housing Unit will be calculated based upon 80% of the SMI in accordance with the State of Connecticut's Affordable Housing Appeals Procedures as defined in Section 8-30g of the Connecticut General Statutes. The maximum rental amounts will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

**Administration and Compliance**.

This Plan will be administered by Alpha or others selected by Alpha, or its successors and assigns ("Administrator"), who will be responsible for:

- Ensuring that households applying for Workforce Housing Unit qualify within applicable maximum income limits;
- Assuring the accuracy of rental prices, and providing documentation where necessary to buyers, sellers and financing institutions;
- Reporting compliance to the municipality; and
- Executing the affirmative fair housing marketing plan.

The Administrator shall submit a written status report to the Commission or its designee, regarding compliance with this Plan and the above-referenced factors annually on or before January 31. The role of the Administrator may be transferred or assigned to another entity. In the event of any such transfer or assignment, Alpha will provide forty-five (45) days prior written notice to the Commission or its designee. The Commission shall be given a reasonable opportunity to object but will not do so unreasonably.

**Affirmative Fair Housing Marketing Plan and Notice of Initial Sale of Workforce Housing Units.**

The availability of the Workforce Housing Unit shall be publicized, using the provisions of Regulations of Connecticut State Agencies §8-37-ee-1 et seq. (particularly Sections 8-37-ee-301 and 302) for affirmative fair housing marketing programs as guidelines. The Administrator shall have the responsibility for compliance with this section. Notices of initial availability of the Workforce Housing Unit shall be provided, at a minimum, by advertising at least two times in a newspaper of general circulation in the City of Norwalk. The Administrator shall also provide such notices to the Commission, the Norwalk Town Clerk, City of Norwalk, and the Norwalk Board of Education. Such notices shall include a description of the available Workforce Housing Unit, the eligibility criteria for potential tenants and owners, the Maximum Rental Price (as hereinafter defined), and the availability of application forms and additional information.

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Using the above-referenced State regulations as guidelines, dissemination of information about available Workforce Housing Unit shall include, at a minimum:

- Analyzing census and other data to identify racial and ethnic groups least represented in the population;

- Announcements/advertisements in publications and other media that will reach minority populations;

- Announcements to social service agencies and other community contacts serving low-income minority families in the region (including churches, civil rights organizations, housing authorities, and legal services organization);

- Assistance to minority applicants in processing applications;

- Marketing efforts in geographic areas of high minority concentrations within the housing market area;

- Beginning marketing efforts prior to general marketing of units, and repeating during initial marketing, at 50% completion, and thereafter at reasonable intervals; and

- Collection of basic racial and ethnic information for all residents and persons on the wait list for the development.

All notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§3601 et seq. and Connecticut General Statutes §§46a-64b and 64c.

**Tenant Eligibility.**

Eligibility of families or households to rent the Workforce Housing Unit shall be determined by the Administrator in accordance with this Plan and the Regulations, as amended.

**Application Process.**

A family or household seeking to rent a Workforce Housing Unit ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.

A. Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change

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in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed in Appendix B, attached hereto. 1

B. Applicant Interview.

The Administrator shall interview an Applicant upon submission of the completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.

2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.

3. Verify that all sources of family income and family assets have been listed in the application. Make clear that the term "family" includes all individuals who are to occupy the home, and that no relationship by blood or marriage is required.

4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.

5. Inform the Applicant that a decision as to eligibility cannot be made until all items on the application have been verified.

C. Verification of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income. In accordance with § 118-1050.C(4), the annual income of workforce households shall be reviewed and certified by the Commission or its designee, in accordance with the procedure established in advance and approved by the Commission.

If applicable, the Applicant shall provide to the Administrator the documentation listed in Appendix C attached hereto. This list is not exclusive, and the Administrator may require any other verification or documentation as the Administrator deems necessary.

[1] See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

**Prioritization of Applicants for Initial Rental.**

If, after publication of the Notice of Initial Rental, the number of qualified Applicants exceeds the number of Workforce Housing Units, the Administrator shall establish categories of applicants, subject to the applicant's income pre-certification eligibility and the preferences as established below.

A separate priority list shall be maintained for the Workforce Housing Unit. Each priority list shall be divided based upon the following priority categories: (1) Existing tenants displaced by the proposed new development or the immediate past tenants that previously occupied any of the properties where existing housing units are to be removed; (2) Employees of the City of Norwalk and the Norwalk Board of Education; (3) Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; (4) Persons employed in the City of Norwalk; and (5) all others. In the event that there are insufficient units available to satisfy the number of applicants in a particular priority category, the units shall be assigned by a lottery system approved in advance by the Commission. As specified in sec. 6.12 of the zoning regulations, all qualified applicants in a given category of priority shall be exhausted prior to proceeding to a lower category of priority.

These preference categories are set forth in the Zoning Regulations but are subject to revision as may be required by the federal Office of Fair Housing and Equal Opportunity. These preference categories shall apply to the initial rental, but not to subsequent rental, of the Workforce Housing Unit.

**Maximum Monthly Rental Payment.**

Calculation of the Maximum Monthly Rental Payment shall be based upon the SMI. The Maximum Monthly Rental Payment shall be calculated using the following methodology, consistent with Sec. 6.12 of the Zoning Regulations and Connecticut Agencies Regulations §8-30g-8.

Calculation steps for rental of units at maximum of 80 percent of SMI, or 60% of SMI, if applicable.

1. Determine the SMI.

2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of a Workforce Housing Unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:

- 1 Person in family: 70%
- 2 Persons in family: 80%
- 3 Persons in family: 90%
- 4 Persons in family: 100% (BASE)

- 5 Persons in family: 108%
- 6 Persons in family: 116%
- 7 Persons in family: 124%
- 8 Persons in family: 132%

The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5-person household is 104 percent.

3. Calculate eighty percent (80%) [or 60% if applicable] of Step 2.

4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.

5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.

6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.

7. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations on Steps 5 and 6.

8. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.

9. Deduct the estimate of tenant-paid utilities and fees determined in Step 8 from the maximum monthly housing payment in Step 7, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.

**Principal Residence.**

The Workforce Housing Unit shall be occupied only by the selected Workforce Household. Subleasing shall be prohibited.

**Requirement To Maintain Condition.**

All owners and tenants of the Workforce Housing Unit are required to maintain their unit. The owners and tenants shall not destroy damage or impair the units, allow the units to deteriorate, or commit waste on the unit. When the Workforce Housing Unit is offered again for rental, the Administrator shall cause the unit to be inspected.

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**Standard Lease Provision.**

Each lease for a Workforce Housing Unit will contain substantially the following provision:

"This apartment is being rented as a "workforce housing unit" as defined in Sec. 6.12 of the zoning regulations. This development has been approved by the Planning & Zoning Commission of the City of Norwalk based in part on the condition that a defined percentage of units will be rented as workforce housing units. The Property Manager is required by law to strictly enforce the Norwalk Zoning Regulations set out in Sec. 6.12 concerning workforce housing."

**Change in Income or Qualifying Status.**

In the event that a Workforce Household's income changes so as to exceed the qualifying maximum, or if the Workforce Household otherwise becomes disqualified, such tenant must provide notice to the Administrator within seven (7) days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit within ninety (90) days, or to remain in the unit paying a market rate rent. Within fifteen (15) days of receiving notice of a Workforce Household's disqualification, the Administrator shall provide written notice to the tenant of the market rate rent for the unit. The tenant shall notify the Administrator within fifteen (15) days of receipt of such notice whether the tenant will accept the market rate rent or vacate. If the tenant elects to remain in the unit at the market rate, the Administrator shall offer the next available unit of the equivalent number of bedrooms as a Workforce Housing Unit, if necessary, in order for the development to comply with the minimum set aside for Workforce Housing Units. These procedures must be followed in order to ensure that the Project shall not be out of compliance with the ten percent (10%) minimum designated units.

**Enforcement.**

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Norwalk Planning & Zoning Commission, or its designated agent, shall otherwise retain all enforcement powers granted by the General Statutes, including Section 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the Administrator to determine compliance of the Workforce Housing Unit with the Regulations.

**Binding Effect.**

This Plan shall be binding on Alpha, its successors, heirs and assigns.

**APPENDIX A**

**(Unit list to be provided prior to commencement of marketing)**

**[TO BE PROVIDED]**

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## APPENDIX B
## DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. § 5.609, and includes, but is not limited to, the following:

a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;

b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;

c. Interest, dividends, and other net income of any kind from real or personal property;

d. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments;

e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;

f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(1) The amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

(2) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;

g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g. periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance);

h. All regular pay, special pay and allowances of a member of the armed forces;

i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

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2. Excluded from the definition of family annual income are the following:

a. Income from employment of children under the age of 18;

b. Payments received for the care of foster children;

c. Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;

d. Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;

e. Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran in connection with education costs;

f. Amounts received under training programs funded by HUD;

g. Food stamps; and

h. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).

3. Net family assets for purposes of imputing annual income include the following:

a. Cash held in savings and checking accounts, safety deposit boxes, etc.;

b. The current market value of a trust for which any household member has an interest;

c. The current market value, less any outstanding loan balances of any rental property or other capital investment;

d. The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;

e. The current value of any individual retirement, 401K or Keogh account;

f. The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;

g. Any lump-sum receipts not otherwise included in income (i.e., inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);

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h. The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

a. Necessary personal property (clothing, furniture, cars, etc.);

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

d. Assets which are part of an active business, not including rental properties; and

e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

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**APPENDIX C**
**REQUIRED DOCUMENTATION OF INCOME**

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. Employment Income. Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:

a. An employment verification form completed by the employer.

b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.

c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.

d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. Social Security, Pensions, Supplementary Security Income, Disability Income.

a. Benefit verification form completed by agency providing the benefits.

b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)

c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

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3. Unemployment Compensation.

a. Verification form completed by the unemployment compensation agency.

b. Records from unemployment office stating payment dates and amounts.

4. Government Assistance.

a. All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next twelve (12) months.

b. Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.

5. Alimony or Child Support Payments.

a. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

b. A letter from the person paying the support.

c. Copy of latest check. The date, amount, and number of the check must be documented.

d. Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.

6. Net Income from a Business. The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.

a. IRS Tax Return, Form 1040, including any:

(1) Schedule C (Small Business)

(2) Schedule E (Rental Property Income)

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(3) Schedule F (Farm Income)

b. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)

c. Audited or unaudited financial statement(s) of the business.

d. A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

e. Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

a. Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

b. Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

a. Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

b. Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

c. Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held. For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

a. Verification forms, letters, or documents from a financial institution, broker, etc.

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b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stockbroker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

d. Real estate tax statements if tax authority uses approximate market value.

e. Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

f. Appraisals of personal property held as an investment.

g. Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.

a. Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Application Date.

b. If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

(1) A list of all assets disposed of for less than FMV;

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

(4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

a. Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

b. Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

c. If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Affordable Housing Manager must adjust the information to project earnings expected for the next twelve (12) months.

12. Rental Income from Property Owned by Applicant. The following, adjusted for changes expected during the next twelve (12) months, may be used:

a. IRS Form 1040 with Schedule E (Rental Income).

b. Copies of latest rent checks, leases, or utility bills.

c. Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).

d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

a. Written verification from the registrar's office or appropriate school official.

b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

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**APPENDIX D**
**DEED RESTRICTION**

*The following document shall be executed and recorded in the office of the Town Clerk of the City of Norwalk in accordance with Conn. Agencies Regs. §8-30g-9 (a)(1) and the Norwalk Zoning Regulations Sec. 6.12:*

**DECLARATION OF RESTRICTIONS**

DECLARATION MADE this _____ day of _____, 202__ by Alpha5MK, LLC, a liability company with an office located in _____ (the "**Declarant**").

**RECITALS:**

A. Declarant is the owner of a certain property known as 19 Day Street in Norwalk, Connecticut (District 2, Block 58, Lot 44) and more particularly described in Schedule A attached hereto (the "**Property**").

B. Declarant obtained approval from the Norwalk Planning & Zoning Commission (the "**Commission**" and the "**Approval**"), which Approval permits, *inter alia*, construction and occupancy of a total of forty (40) residential units on the Property.

C. Pursuant to the Approvals and to Norwalk Code §6.12, four (4) of the residential units is to be designated as a "workforce housing unit" as said term is defined in the Norwalk zoning regulations in effect on _____, 2025. The workforce unit will be located on site and dispersed throughout the buildings on the Property.

D. Declarant executes this Declaration of Restrictions and a Workforce Housing Affordability Plan with the intent to satisfy Condition of the Approval and Norwalk Zoning Regulations Sec. 6.12.

**NOW, THEREFORE,** in consideration of $1.00, the aforementioned Approval and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Declarant, Declarant hereby declares as follows:

1. This development contains four (4) "workforce housing units" as that term is defined in City of Norwalk Building Zone Regulations ("zoning regulations") §6.12 in effect on _____, 2025 and is therefore subject to limitations on the maximum annual income of the household that may rent the designated workforce housing unit, and on the maximum rental that may be charged for such workforce housing unit. These limitations shall be strictly enforced and may be enforced by the zoning enforcement authority of the City of Norwalk against the record owner of the development, or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than ten (10%) percent of the dwelling units in this development, and no less than one (1) one-bedroom units shall be rented to persons and families whose annual income is less than or equal to eighty (80%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such unit may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

2. A violation of this Declaration of Restrictions or of the Workforce Housing Affordability Plan shall not result in a forfeiture of title, but the Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including §8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the workforce housing units and to examine the books and records of the Administrator to determine compliance of the workforce housing unit with the applicable affordable housing statutes and regulations.

3. A copy of the Workforce Housing Affordability Plan of this development is on file and available for inspection in the office of the Planning and Zoning Department of the City of Norwalk, 125 East Avenue, Norwalk, Connecticut.

4. This Declaration of Restrictions is perpetual for the life of the residential development on the Property and shall run with the land and be binding upon Declarant and its successors and assigns.

5. This Declaration of Restrictions shall not be modified or terminated without the express written permission of the Norwalk Planning & Zoning Commission, which shall be set out in an amendment to this Declaration, signed by authorized representatives of the parties hereto and filed on the Land Records, all in the same manner as is this document.

**[SIGNATURES ON FOLLOWING PAGE]**

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**IN WITNESS WHEREOF**, Declarant has set its hand and seal as of the date first above written.

Alpha5MK, LLC

_____

By: _____
_____ Its _____, duly authorized

STATE OF CONNECTICUT:
: ss: Norwalk _____, 202__
COUNTY OF FAIRFIELD :

Personally appeared, Alpha5MK, LLC, a Connecticut limited liability company, acting herein by _____, its _____, duly authorized, signer and sealer of the foregoing instrument, who acknowledged the same to be his and its free act and deed and the free act and deed of Alpha5MK, LLC, before me.

_____
Notary Public
Commissioner of the Superior Court

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EXHBIT A
LOCATION OF WORKFORCE HOUSING UNIT

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SCHEDULE A
PROPERTY DESCRIPTION

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# Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

**MEMORANDUM** August 6th, 2025

**To:** Planning & Zoning Commission – Galen Wells, Chair
**From:** Michelle Andrzejewski, Senior Planner
**Re:** #2025-56 SPR/CAM – Alpha5MK 19 Day , LLC – 19 Day Street (District 2, Block 58, Lot 44) – Proposed multifamily addition with 40 units.

**Zone:** CD-4
**Existing uses:** Multifamily building with one smaller office building and a distillery in the rear.
**Proposed use**: Applicant proposes to demolish front and rear buildings. Then make an addition to the existing multifamily to add 40 residential units. There will be a total of 96 +/- units on site with parking located in the rear.

**Preliminary Review:**

Staff has various questions and comments regarding compliance with flood, form base standards, and parking. These comments below have been relayed to the applicant to address them.

1. Peer Review is required per its location in the South Norwalk TOD Redevelopment Plan. Authorization needed.
2. Confirm existing unit count on site, there is differing information on the application materials and the most current zoning permit was for interior renovations that totaled the unit count to 59 units on site.
3. The existing multifamily no longer is flood compliant since it is now required to have the first finished floor 2' above base flood elevation which would be 14'. Therefore, any improvement or additions to this building are limited. See definition of Substantial Improvements. An option could be to show these building not structurally attached.
4. Confirm the area between the ground and floor next above it shall not count as a Story, provided that fifty percent (50%) of the Existing Grade is below the Base Flood Elevation. (it would be helpful to show where base flood falls within the elevation at front.)
5. The application summary indicates "parking mixed use credits is 74", does this mean the applicant is using a parking reduction or is there an agreement currently in place that allows them to have 74 spaces? There are 125 parking spaces required for 96 residential units total. The applicant is proposing 96 conforming spaces with 11 tandem spaces. Overall, could you clarify how the parking is being complied with and how the tandem spaces would work?
6. Architectural Plans/Building Materials – One of the materials proposed is aluminum however, aluminum is not permitted.
7. The ½ story does not comply. See definition of Story, Half.
8. Show how this proposal complies with the permitted Private Frontage Types.
9. In Table 4.31.-H District Standards – Façade says the Main Entrance must be in Façade of Principal Frontage. It does not appear to have doors at the front.
10. Confirm window trim – regulations indicate min. 3" trim with sill and top plate if siding surrounding window; solider course above lintel and rollock course below sill if brick or stone surround window. Which I think the latter half of this requirement would apply.
11. Bike storage is shown on the plans but please confirm that 1 Bicycle Parking Space shall be provided for every 10 Dwelling Units; Developments greater than 10 units must provide sheltered spaces.

12. Trash is shown on the north east corner of the building at the front; however, the regulations indicate trash receptacle location shall be in Rear Yards only.
13. Confirm there is lighting for the parking in the rear.
14. Confirm compliance with Public Realm. The regulations indicate lots/building sites shall devote 10% of the Lot/Building Site Area to Public Realm Spaces.

# Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

**Memorandum**

July 7, 2025

**To:** Mayor Rilling

**From:** Bryan Baker, AICP, Principal Planner

**Re:** **Tax Sale Legislation Change**

Included within the 2025 Norwalk Affordable Housing Action Plan is to support the development of affordable homeownership units and pathways for residents to become homeowners. One of the biggest hurdles to this goal is the high entry price to purchase existing housing and the high cost of development. To help achieve the goal of increasing affordable homeownership options and lowering the entry price to purchase a home in Norwalk, Staff found an interesting case study in Greenfield, Massachusetts, that may serve as a potential model.

A link to the Greenfield, Massachusetts project can be found here. Various municipalities and the county government combined to take ownership of homes that were abandoned, blighted, or otherwise distressed and rehabilitated the structures which would then be sold, via a lottery system, to a family earning no more than 80% of the county's median income. For the first 15-years of ownership, an affordability restriction is placed on the home, where if the property is sold that it must be sold to another family earning no more than 80% of the county's median income. After the initial 15-years, the affordability restriction is lifted, allowing the original purchaser to sell and gain the equity accrued from the home. This model achieves two important goals of affordable homeownership which are 1) to create an affordable entry price and 2) to allow the homeowner to gain the equity of the home to create generational wealth.

Norwalk can take advantage of this model by utilizing the existing property tax sale model that occurs every other year, by giving entities such as the Norwalk Housing Authority and other non-profit affordable housing developers (other developer) the ability to purchase an existing home that is being auctioned for the price of the unpaid taxes and/or blight fees. The Housing Authority or other developer can be given a right-of-first refusal, wherein they would have the ability to select properties that are being auctioned and have a due diligence period to decide whether to acquire the property for rehabilitation and sale. If the Housing Authority or other developer decides to proceed with acquiring the property, they would only have to pay the unpaid taxes or whatever other applicable fines. If the Housing Authority or other developer decide not to proceed with acquiring the property, then it would be sold via the current process (to the highest bidder).

To achieve this goal, the statutory language of Section 12-157 of the Connecticut General Statutes would likely need to be amended to enable Housing Authorities or other developers the right-of-first refusal for properties that are subject to a municipal tax sale.

The language that would need to be amended specifically is the following:

*(c) At the time and place stated in such notices, or, if such sale is adjourned, at the time and place specified at the time of adjournment as aforesaid, such collector (1) may sell at public auction to the highest bidder all of said real property, to pay the taxes with the interest, fees and other charges allowed by law, including, but not limited to, those charges set forth in section 12-140, or (2) may sell all of said real property to his municipality if there has been no bidder of the amount bid is insufficient to pay the amount due.*

Language would need to be added that 1) provides housing authorities or other developers the right-of-first refusal, 2) allows for the municipality to sell the property to a Housing Authority or other developer for the taxes and/or fines owed, 3) provides minimum criteria on renovating the property, 4) and be sold at an affordable price with restrictions on how soon it can be resold (with restrictions on what happens if sold prior to that date).

Draft language that can be added to the statute could be:

(c) At the time and place stated in such notices, or, if such sale is adjourned, at the time and place specified at the time of adjournment as aforesaid, such collector (1) may sell at public auction to the highest bidder all of said real property, to pay the taxes with the interest, fees and other charges allowed by law, including, but not limited to, those charges set forth in section 12-140, ~~or~~ (2) may sell all of said real property to his municipality if there has been no bidder or the amount bid is insufficient to pay the amount due**, or (3) notwithstanding any provision of this section to the contrary, before proceeding with the sale of any residential, multifamily, or mixed-use real property pursuant to this section, the tax collector may notify the local housing authority of the pending sale and provide the authority with a right of first refusal in accordance with the following: (1) such notice shall include the same information as required under subsection (a), including the amount of delinquent taxes, interest, fees, and charges owed, and shall be sent at least five weeks prior to the scheduled tax sale date, (2) the local housing authority shall have thirty days from the date of receipt of such notice to notify the tax collector in writing of its intent to exercise its right of first refusal and if the authority elects to exercise the right, the property shall be sold to the housing authority for an amount equal to the total of all taxes, interest, fees and costs authorized by law as of the date of the proposed sale, (3) if the housing authority fails to exercise the right of first refusal within the prescribed period, the tax collector may proceed with the tax sale as otherwise provided in this section, and (4) for the purposes of this subsection, "local housing authority" shall mean any housing authority established pursuant to section 8-40 of the general statutes**.

cc: Galen Wells, Chair, Norwalk Planning & Zoning Commission
Jay Habansky, AICP, Chief of Economic and Community Development, City of Norwalk

Tom Livingston, Chief of Staff, City of Norwalk
Nora Niedzielski-Eichner, Council Member At-Large, City of Norwalk

**CITY OF NORWALK**
**Planning & Zoning Commission**
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** July 9th, 2025

**TO:** Mayor Riling

**FROM:** Planning and Zoning Staff

**SUBJECT:** Lobbying to amend state legislation to address barriers to condominium construction in order to increase homeownership opportunities.

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**OVERVIEW:** The City of Norwalk recognizes there has been a decrease in new homeownership development, particularly condominium construction in recent years. Homeownership as a whole has fallen from 65% to 55% between 2012-2022, as indicated in the City's Affordable Housing Action Plan (Plan). There are many reasons why homeownership levels have dropped. One reason is that there is very little undeveloped land left at our current zoning. While the land area dedicated to single-family zoning has not decreased significantly over that time frame, the number of rental units has increased substantially in our urban areas. To increase homeownership opportunities, we recommend focusing on other factors that are leading to the increase in rental units and what is preventing condominium development.

There are societal shifts and preferences in living and lifestyle which are leading more people to rent than buy. Whether this is a permanent shift or one that will adjust over time is difficult to determine. Given the well documented need and shortfall of housing of all types, coupled with low availability rates in our area, it is easy to understand why rental costs and purchase prices are high.

The Plan identified legislative barriers and disincentives making condominium development more difficult, that ultimately make rental development easier and more economically viable for the developer. Further analysis of why these are hurdles exist and how these can be addressed will be required. These hurdles could include the following:

- Financing condominium projects require a lot of the funds to be provided up front.
- The taxes for condominiums can be much higher on the developer when borrowing money.
- There are a lot of federal incentives and funding opportunities for rental units compared to other types of housing.
- Construction insurance for condos is much more expensive.
- Overall, higher liability for the developer in turn increased costs.
- At the local level our Workforce Housing requirements applied to condos is more complicated.

As the City starts to identify these hurdles, we realize there could be solutions to these by amending state laws governing condominium construction and financing. The goal of revising these laws would be to create more opportunities and inventory of home ownership. The Plan specifically states that the City wants to expand affordable housing opportunities by lobbying Norwalk's state and federal delegation to address tax and financing polices that act as a barrier to certain unit types like condos. The next step would be to identify the laws needing amending and propose changes they would require helping eliminate these barriers.

cc. Galen Wells, Chair, Norwalk Planning & Zoning Commission, City of Norwalk
Jay Habansky, AICP, Chief of Economic and Community Development, City of Norwalk
Tom Livingston, Chief of Staff, City of Norwalk
Nora Niedzielski, Council Member At-Large, City of Norwalk

**CITY OF NORWALK**
**Planning & Zoning Commission**
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

**MEMORANDUM** July 9th, 2025

**TO:** Mayor Harry Riling

**FROM:** Planning and Zoning Staff

**SUBJECT:** Lobbying for state enabling legislation to promote construction of grocery stores that provide fresh produce and grocery to underserved communities thru tax and zoning incentives.

---

**OVERVIEW:** The City of Norwalk recognizes a need for grocery stores and supermarkets in underserved communities like South Norwalk this includes vulnerable demographics, such as people of lower income, minorities, immigrants, including many children. As you can see in the figure below South Norwalk Census Block is the densest compared to other parts of the City. (See Figure 1. below)

This area of the city is also located in a development area in need of grocery stores and supermarkets without these resources creates a food desert for this population, making it difficult to buy affordable and fresh foods. Our data indicates there are approximately 18 grocers or bodegas within the City of Norwalk, four of which are in South Norwalk.

The objective of this memorandum is to show how we can create opportunities to incentivize construction of grocery stores/supermarkets and better support the ones we already have. These opportunities can be realized through tax incentives and/or through zoning incentives. The main hurdle with trying to create this opportunity is the absence of state enabling legislation to allow tax incentive programs for this use. In addition to tax incentives, this food access program could encompass certain zoning incentives as well. For instance, New York City (NYC) has adopted a program known as Food Retail Expansion to Support Health (FRESH) which was sparked by a study conducted researching food access (NYC did not need to propose enabling legislation for this program.) This program offers zoning and financial incentives which includes:

*Real Estate Tax Reductions:*

- Land tax abatement for 25 years equal to $500 multiplied by each full-time employee or part-time equivalent at time of application (or the full value of the land tax for projects located within Empire and Empowerment Zones)
- Stabilization of building taxes based on pre-improvement assessed value for 25 years (benefit reduced in years 22 through 25)

*Sale Tax Exemption:*

- Exemption from the 8.875 percent sales tax on materials to construct, renovate or equip facilities

*Mortgage Recording Tax Deferral:*

- Deferral of mortgage recording tax relating to the project's financing, equal to 2.05 percent for mortgages of $500,000 or less, and 2.80 percent for mortgages greater than $500,000

Zoning incentives within the FRESH program includes:

- One additional square foot of residential floor area in mixed-use buildings for every square foot provided for a grocery store, up to a 20,000 square foot limit.
- The commission may authorize the maximum building height to be increased by up to 15 feet to enable the additional floor area to be accommodated. The story occupied by a FRESH food store would be required to have a minimum finished floor to finished ceiling height 14 feet above the adjacent public sidewalk.
- No parking required for grocery stores up to 40,000 square feet in districts that permit residential buildings with ground floor retail.
- First 15,000 square feet of grocery retail space exempt from parking in certain districts
- In lower residential densities, allow up to 10,000sf of FRESH food stores area waived from the parking requirement. Stores exceeding 10,000sf require one space per 400sqft of floor area.

The State of Connecticut currently has a number of tax incentive programs like the Enterprise Zone Program, Neighborhood Assistance Act Tax Credit Program (which Norwalk utilizes both of these), and Data Center Tax Incentive. These are designed to attract businesses to areas they may not otherwise entertain, based on a myriad of factors. In NYC an agency known as New York City Industrial Development Agency (NYCIDA) has the authority to review and enables tax incentive programs city wide. Whereas in Connecticut we would have to lobby for this type of enabling legislation similar to the above-mentioned programs.

**DATA:** Figure 2 below illustrates food insecurity for the City of Norwalk. In particular South Norwalk is 20.1% of people are food insecure which is the highest rate within the City. Additional data and support from the Health Department will be required in order to drive what kind of tax and zoning incentives we want to do.

This topic is important because adding additional fresh food sources in proximity to some of our most vulnerable populations, who are more reliant on mass transportation provides many benefits to our residents and the broader community. In addition, as the City is fostering an urban downtown in and around South Norwalk, having fresh food options for the increasing population reduces vehicular traffic, lowers automobile exhaust and helps foster a sense of community.

**Example zoning incentives Norwalk could consider:**

- The Commission may authorize the maximum building height to be increased by one additional story.
- No parking required for corner stores or bodegas in commercial zones within certain commercial zones.
- Provide assurances and requirements that the incentives are only allowed if the use is maintained.

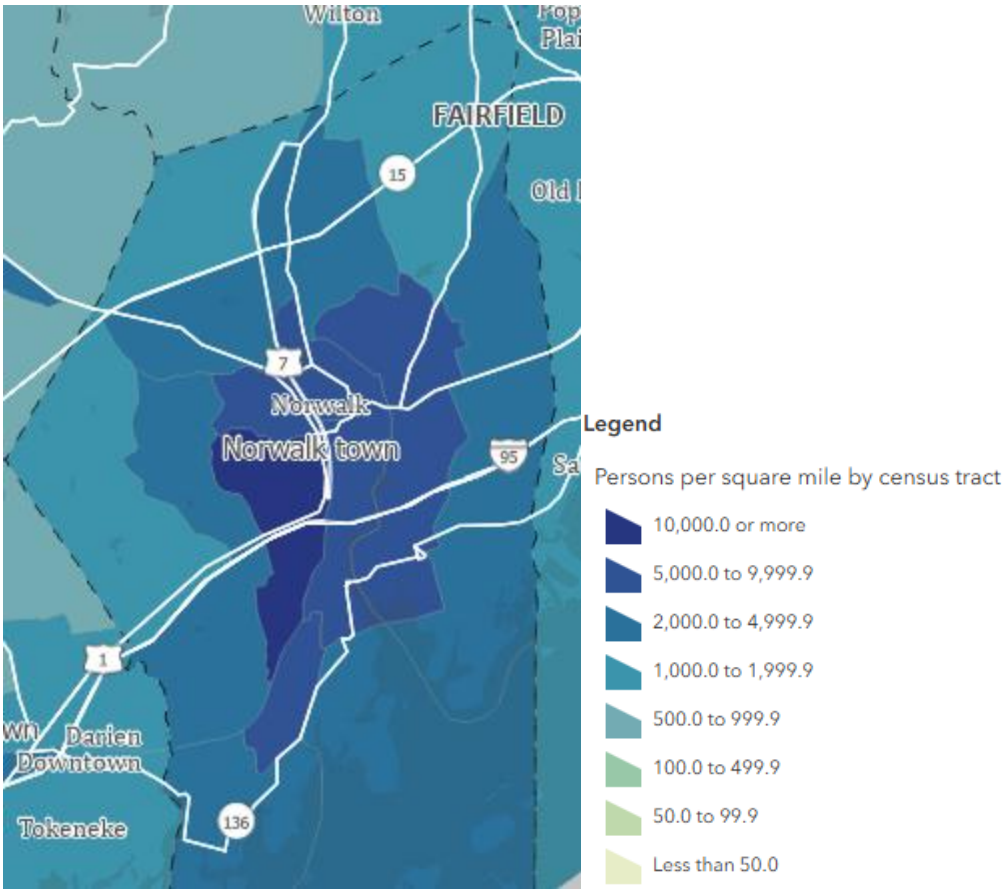


Figure 1. https://maps.geo.census.gov/ddmv/map.html

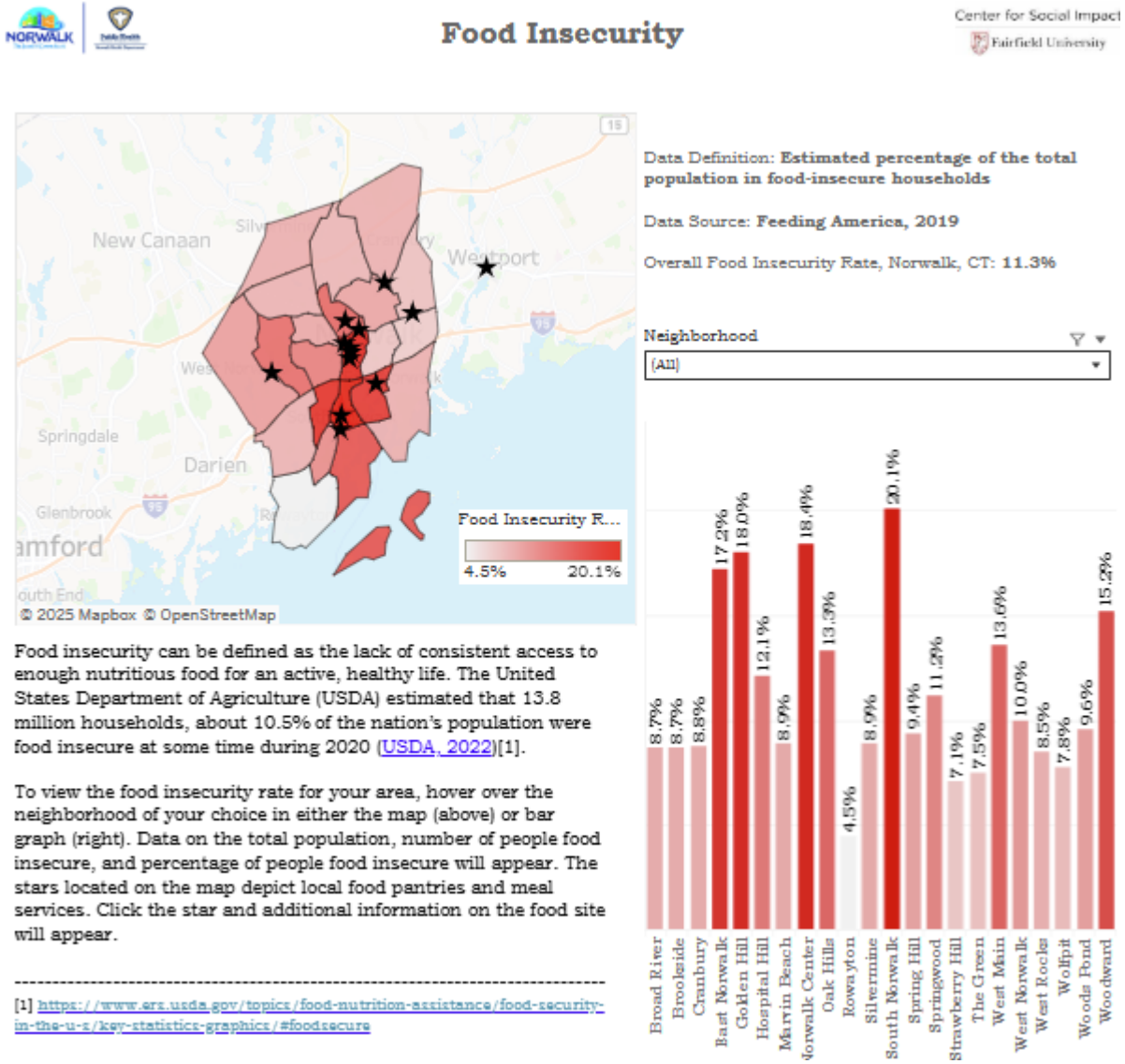


Figure 2. https://www.norwalkct.gov/3350/Food-Security-Data-Dashboard

cc. Galen Wells, Chair, Norwalk Planning & Zoning Commission, City of Norwalk
Jay Habansky, AICP, Chief of Economic and Community Development, City of Norwalk
Tom Livingston, Chief of Staff, City of Norwalk
Nora Niedzielski, Council Member At-Large, City of Norwalk

**CITY OF NORWALK**
**PLANNING & ZONING COMMISSION MINUTES**
**July 16, 2025**

**PRESENT:** Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Jacquen Jordan-Byron; Darius Williams (arrived at 6:14 pm); Richard Roina (arrived at 6:22 pm); Tammy Langalis (arrived at 7:01 pm)

**STAFF:** Bryan Baker; Amelia Williams

**OTHERS:** Atty Llz Suchy; Vince Hynes; Caitlin Drury; Atty Adam Blank; Seelan Pather; Brian Dempsey; Henry Conroy; Andy Soumelidis; Jeff Byington; Mella Kernanl Bill Andriopoulos; Maria Genovese; Ryan Murphy; Laurie Mira; Mark Fischl; Diane Lauricella; Chia West

## I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:07 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

## II. ROLL CALL

Mr. Baker called the roll. Ms. Wells seated Ms. Lenkowsky for the entire meeting. She said that she would have to recuse herself from the Shoreham Country Club application since Ms. Lenkowsky is a member and a neighbor.

## III. REVIEW AND ACTION ON APPLICATIONS

### A. #2025-45 CAM - 38 SD, LLC - 38 South Beach Drive (District 6, Block 36, Lot 64) - Coastal site plan review to raise an existing single-family residence to be FEMA flood compliant and construct minor additions - Report & recommended action

Atty Llz Suchy began the presentation with an introduction of the applicant and the project team. She gave a brief overview of the application process as well as the application before the zoning board of Appeals (ZBA). She noted that there was a public hearing held during the ZBA process and did not think another was necessary. She explained the zoning regulations as well as which zone the property was located. She explained the variances that were necessary and granted by ZBA. She believed that application met all of the zoning regulations. They had received all necessary approvals from city departments, as well as from the Harbor Management Commission.

There was a discussion about the swimming pool between two properties. Atty Suchy said that they were separate entities and there would be another application from the other property in August or September.

There was a discussion about the comments from neighbors. Atty Suchy said that the neighbors did not share any objections to this project.

Vince Hines, the engineer on the project, continued the presentation with an explanation of the Coltech system being used on the property. There was also a discussion about a retaining wall that is being removed.

Caitlin Drury discussed grading on the property.

At this time, there were no other comments from the Planning & Zoning Dept. staff.

**** MS. JORDAN-BYRON MOVED: THEREFORE BE IT RESOLVED** that application #2025 - 45 CAM – 38SBD, LLC – 38 South Beach Drive – Raise an existing single family residence to be FEMA flood compliant and construct minor additions be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

a. Per site plans dated 3/11/2025 and revised 5/27/2025 prepared by Redniss & Mead, Stamford, CT

b. Per architectural plans dated 3/11/2025 and revised 6/10/2025 prepared by Oliver Cope • Architect, New York, NY

c. Per landscape plans dated 3/11/2025 and revised 6/10/2025 prepared by Hollander Design, New York, NY

d. Per zoning location survey dated 5/27/2025 and revised 5/29/2025 prepared by James A Dennison, L.S., Stratford, CT

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

5. That any changes to the plans be reviewed by Staff prior to implementation; and

6. That any utilities comply with setbacks and flood regulations; and

7. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and 9. That all plantings be implemented prior to COZC; and

10. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

11. That no changes to the seawall are permitted without City review and DEEP approval; and

12. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that this the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be July 25th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

**Mr. Bryce seconded.**

The commissioners then reviewed the draft resolution. There was a discussion about whether a public hearing should be held. Mr. Baker explained how the staff would determine whether to recommend a public hearing. They generally do not have public hearings for single family residences.

**Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Jacquen Jordan-Byron approved.**
**No one opposed.**
**Darius Williams and Richard Roina abstained.**

**B.#2025-50 SPR - Craig Hyland and Nancy Zindell - 315 Rowayton Avenue (District 6, Block 27, Lot 5) - Site plan review application for the construction of a detached accessory dwelling unit - Report & recommended action**

Atty Liz Suchy began the presentation with a background of the application. She gave a description of the property and introduced the project team. She described the current property. She believed it met all the zoning requirements. She showed them the proposed site plan. There was also a discussion about an easement to be recorded on the land records. There were 2 separate parcels.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-50 SPR – Craig Hyland and Nancy Zindell – 315 Rowayton Avenue (District 6, Block 27, Lot 5) – Site plan review application for the construction of a detached accessory dwelling unit be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

a. Per architectural drawings entitled “Accessory Dwelling Unit located at 315 Rowayton Avenue Norwalk, CT,” prepared by Nicholas A. Sajda, dated 2/10/25; and

b. Per site plans entitled “Drainage Plan,” prepared by Fairfield County Engineering LLC, dated 5/1/25; and

c. Per the site survey entitled, “Zoning Location & Topographic Survey depicting proposed conditions 315 Rowayton Avenue Norwalk, Connecticut,” prepared by Seymour Surveying, dated 6/10/25; and

2. That any changes to the approved plans shall be submitted to the Commission’s Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

3. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and

4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and

5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

7. That any and all conditions required by Norwalk DPW are applicable to this approval; and

8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

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

**BE IT FURTHER RESOLVED** that the effective date of this action shall be July 25, 2025.

**Mr. Bryce seconded.**

At this time they reviewed the motion.

**Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Jacquen Jordan-Byron; Darius Williams; Richard Roina approved.**
**No one opposed.**
**No one abstained.**

**C.#2025-51 SPR/CAM - Spinnaker Acquisitions LLC - 108 Water Street (District 2, Block 84, Lot 18) - Coastal site plan review application for the construction of a 4.5-story mixed-use development - Preliminary review**

Atty Adam Blank began the presentation by introducing the project team. He then showed them a slide presentation which included a map of where the project would be constructed. He also showed them the aerial photograph of the current property. There would be a publicly accessible park and boardwalk with increased waterfront access. Currently there is no public access to the property.

There was a discussion about whether there would be a public hearing. Mr. Baker said that because of the size of the project, he expected that the commission would hold a public hearing. Atty Blank said that the application would also go before the Harbor Commission. Since it was not in the redevelopment area, there would not be a design review.

Atty Blank discussed the number of parking spaces and that the traffic analysis showed that there would be more parking than needed at peak hours. The residential housing units are larger than typical ones, including 2, 3 and 4 bedroom units. Atty Blank said that there would be affordable units with a couple of them being larger units.

Atty Blank gave a brief history of the property, noting that it had been a material storage yard as well as a boat storage yard. He explained that they were seeking permits for boat slips from the Department of Energy and Environmental Protection (DEEP). He also described the current conditions of the lot which lacked a drainage system and had no green area. The proposed plan would improve the water quality from the site.

The project would incorporate residential as well as retail and office uses. It was the hope that employees would live in the development, thus creating a walkable environment. They would restore a bulkhead and add a grand staircase down to the water, so that the public would have access to the water. There would also be a boardwalk and restaurant.

Atty Blank noted that in the marine commercial zone, where this project is located, public realm is not required. The applicant was proposing that over an acre of land become part of the public realm area. They would be creating connectivity between the harbor and Water Street.

Atty Blank then discussed the flood elevations and that the structures would be above base flood elevations so that it would be unlikely that there would be flooding in these living areas. However, they have submitted a flood preparedness plan.

There was also office space as part of the project, although it is a tough market for office space. If they could not lease space, they would return to the commission for alternate uses of the space. He suggested that by adding the office space it would help restaurants on Washington Street.

Vincent Hynes continued the presentation with a description of the site which did not include any formal drainage system. He showed them a top-down view of the site. There would be a decrease in impervious surfaces which included the addition of

permeable surface walkways.  He also said that they were adding a green roof area to the top of a building, which would be a green element for storm water management and sustainability. He also discussed the infiltration systems. He also discussed the erosion controls to minimize construction impacts on the neighborhood.

He then discussed the flood zone in which the building is proposed and the drainage on Water Street. He also noted that the lobbies could be elevated in the future, to elevation 9. There was a discussion about building to a 9 ft. height, instead of doing it in the future. It was explained that Water Street may be elevated in the future. To do it now, would mean that they would need an ADA ramp that is 4 ft. higher as well as stairs.

There was a discussion about the possible implementation of a backflow preventer, similar to the one at 130 Water Street. Mr. Bryce asked if this was something that they could look into before the next meeting in September. Mr. Hynes said that they would have to work with DPW and DEEP as well.

Seelan Pather, the architect on the project, continued the presentation by showing them an aerial view of the current lot. He noted that there is no connection from Water St. to the water across the site. He discussed the permeability of the project, of which there are three ways. There is a walkway down and across. There will be another walkway to the south. The last one would be a grand staircase which would give access to several levels. There would also be a spot where pedestrians could literally touch the water. He showed them the proposed plans which included an ADA lobby which was lower to the ground.  There were some lobbies that were higher. He then described the parking levels. He also described the amenity level which included a pool. The office building would also have a roof deck. There would also be a restaurant and retail spaces. He showed them the exterior designs, influenced by maritime architecture and included water related uses.

There was a discussion about traffic leaving the site. At this point, Brian Dempsey, the traffic engineer, continued the presentation. There would be a one way entrance and there would be another one way out of the property. TMP had made a suggestion about the traffic flow which they were analyzing. There was also a discussion about a pedestrian walkway as well as the traffic signal nearby. There was also a discussion about parking on Water St.

Atty Blank reminded the commissioners that since this was a site plan review application traffic is not a consideration for the commission. Traffic is only considered

for the points on ingress and egress, and not for the traffic on the roadways. He did say that the applicant was working with TMP.

Ms. Langalis said that she had joined the meeting at 7:01 pm. She then asked questions about who owns the docks and how they would be leased. Henry Conroy, from Spinnaker Real Estate Partners, said that his company would own the dock slips and would accommodate tenants, whether it be from the office space, restaurant or residential. There would be 14 dock slips. It would not be appropriate for rowing clubs.

There was a discussion about the location of the office and residential buildings, being closer to the water, which was looked at both ways by the project team. Mr. Conroy said that they were feeling positive about leasing the office space from the feedback that they have already received, especially for Class A office space. There was a discussion about the parking which can be shared by the residential and office tenants and would be sufficient for this property. There was also a discussion about the landscape which would be plants that could tolerate the salt water.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that a public hearing be held for application #2025-51 SPR/CAM - Spinnaker Acquisitions LLC - 108 Water Street (District 2, Block 84, Lot 18).

**Mr. Bryce seconded.**
**Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Jacquen Jordan-Byron; Darius Williams; Richard Roina approved.**
**No one opposed.**
**No one abstained.**

Mr. Baker said that the public hearing would be either September 3 or 17. There was a discussion about whether there should be an architectural review of this project. Mr. Baker explained that they could do it but that the regulations have less requirements in the marine zone.

**D.#2025-53 CAM/SPR - BPC Capital Management VI, LLC c/o Bradford P. Craighead - 7 Park Street (District 1, Block 68, Lot 1) - Coastal site plan review for the construction of two additions to the existing historic structure for a total of 11 dwelling units - Approval of Village District Peer Review Expenditure (fee paid by applicant)**

Mr. Baker explained that the commission would have to approve the expenditure for the village district peer review since the project was in the East Avenue Village District.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that a Village District Peer Review Expenditure (fee paid by applicant) for application #2025-53 CAM/SPR - BPC Capital Management VI, LLC c/o Bradford P. Craighead - 7 Park Street (District 1, Block 68, Lot 1) be **APPROVED**.

**Mr. Bryce seconded.**
**Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Jacquen Jordan-Byron; Darius Williams; Richard Roina approved.**
**No one opposed.**
**No one abstained.**

## IV. PUBLIC HEARINGS

**A.#2025-43 SP CAM – The Norwalk Country Club Company and Shore & Country Club, Inc. – 220 Gregory Boulevard (District 3, Block 73, Lot 2) – New pro shop and associated site improvements - Public hearing, report & recommended action**

Ms Wells opened the public hearing and explained that Ms. Lenkowsky would be recused from this application.

Atty Suchy then began the presentation with an introduction of the project team. She also explained the application process. She gave a brief overview of the property which included the zone. At this time, the site plan was shared. She gave a brief history of the Shore & Country Club as well as the current structures on the property. She also explained the club's yearly schedule and how many employees they had at different times of the year. She explained that there is a master plan which would modernize the property. This application would be the first phase of it. She described the new structures, some of which would be FEMA compliant. A parking lot would be reconfigured and tennis courts moved. She said that the project was consistent with the Harbor Management Plan. They have also received sign-offs from the various city departments.

Andy Soumelidis, the engineer on the project, continued the presentation with the proposed site plan. He showed them where new tennis courts would be placed as well as new parking. He described how they were going to upgrade the storm water drainage. He also explained the utilities on the property. He showed them pictures of fences that would deaden the sound of pickleball.

There was a discussion about adding solar panels over the new parking area. Mr. Soumelidis suggested that they install solar panels on the roof of the clubhouse when they do that phase of the project. There was also a discussion about using permeable pavers. There was a discussion about additional green spaces in the parking areas. There was also a discussion about sustainability requirements.

Jeff Byington addressed the comment about solar panels over the parking area. He explained it was a bit early in the process. Atty Suchy said they would keep it in mind for the next phase of the project. Mr. Bryce noted that other projects had used solar covered parking which had worked well for them.

Mella Kernan discussed the lawn that would be in place for runoff from the tennis courts. She said that the club was not in the high velocity zone. She noted that the pro shop is not FEMA compliant or ADA compliant which they would now be able to provide. She noted that the tennis pro would be able to see all 10 of the tennis courts from one vantage point. There would be a small retail store, as well as ADA compliant bathroom facilities. She also discussed a transformer that is below the base flood line which would be moved to plus 2 over the base flood line. She described how water would be allowed to flow through flood vents since it is a flood area. She said they were not in a velocity zone. She described the roof plan. She showed them the elevations of the exterior of the building, as well as other views of the building. She noted that they did try to maintain the residential nature of the neighborhood with the materials being used. She showed them views from the tennis courts and clubhouse. She discussed the privet hedge, along with other plantings, for screening. She said they would look into the impervious pavers. She explained the parking for the clubhouse. There would be shade trees. She also explained the lighting design. William Rutherfod, the landscape architect, noted the privet's height.

At this point, the hearing was opened for the public to make comments. However, no one spoke for or against the project.

Ms. Williams said that the only issue was the screening along the northern border. She had recommended continuing the vinyl fence while the applicant proposed landscaping. She wanted to hear the decision that the commission would make on this proposal.

Atty Suchy ended the presentation and requested that the commission act on the application that evening.

**** MR. BRYCE MOVED: BE IT RESOLVED** that application #2025 - 43 SP CAM – The Norwalk Country Club Company and Shore & Country Club, Inc. – 220

Gregory Boulevard – New pro shop and associated site improvements be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

a. Per site plan set dated 6/12/2024 and revised 6/26/2025 prepared by LANDTECH, Westport, CT, provided that the parking chart be updated to reflect the current calculation for Waterfront Clubs of 1 space per 4 members

b. Per architectural and landscape plans dated 5/15/2025 prepared by Rogers McCagg, Norwalk, CT

c. Per revised lighting plans dated 5/15/2025 prepared by Rogers McCagg, Norwalk, CT

d. Per zoning location survey dated 9/7/2023 and revised 5/20/2025 prepared by Arcamone Land Surveyors, LLC, Norwalk, CT

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

5. That any changes to the plans be reviewed by Staff prior to implementation; and

6. That vegetative screening, approved by Staff, be provided along the Northern property boundary to comply with section 4.3.9.G.cp.1.d of the regulations; and

7. That any utilities comply with setbacks and flood regulations; and

8. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

9. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

10. That all plantings be implemented prior to COZC; and

11. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

12. That the feasibility of installing as much permeable paving as possible in the new parking area be considered; and

13. That no changes to the seawall are permitted without City review and DEEP approval; and

14. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that the preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be July 25th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

**Mr. Schulman seconded.**

They began their review of the resolution. There was discussion about a chain link fence. There was a discussion about using permeable paving on the site. There was also a discussion about the parking area. Mr. Bryce said that he would agree to the changes in the resolution.

**Galen Wells; Louis Schulman; Chapin Bryce; Jacquen Jordan-Byron; Darius Williams; Richard Roina; Tammy Langalis approved.**
**No one opposed.**
**No one abstained.**

At this point, the commissioners decided to take a break, as there were still two more public hearings. They returned to the meeting at 8:50 pm.

**B.#2025-46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street (District 2, Block 91, Lot 51) – Redevelopment of a recycling facility - Public hearing**

Ms. Wells opened the public hearing. Atty Liz Suchy began the presentation by introducing the project team. She then gave a brief history of the application and noted that the green cards, evidencing notice of the public hearing, had been delivered to the Planning & Zoning Department staff. A sign notifying the public of the hearing had also been placed on the property and remained there during the meeting. She had not received any calls in opposition to the application and had received a letter of support. She explained about the zone that the property is located in. She also gave a brief history of the business which had been in the city for over 100 years. Multiple generations of the family had worked in the business and one member of the family would speak about the recycling process. Atty Suchy described the business in detail. By working with the P&Z staff, they had developed a recycling definition for use in the revised zoning regulations. She began to discuss the proposed building which would now be FEMA compliant. She said that the applicant had received all necessary sign-offs and would reply to all comments that they had received.

Andy Soumelidis, the engineer on the project, continued the presentation by showing them an aerial view of the property. He explained the current drainage system which did not include any treatment. He discussed the proposed site plan which included a new building, receiving/shipping area, and garage bays. The parking would be reorganized with more landscaping, street trees and curbing. He discussed the proposed drainage system. He also said that currently the site is 100% buildings and asphalt but that they are now adding landscaped areas. He also discussed the landscaping plan. He said that trees would be scattered throughout the site.

Bill Andriopoulos, the architect on the project, introduced his colleague, Maria Genovese. He then showed them the proposed plans, beginning on the first floor, which included lobby, employee break room, and even a museum space for Mr. Lajoie's racing memorabilia. He explained how materials would be received and moved to the processing area. There would be an area for equipment maintenance. He then described the second floor which included a conference room and open office area.

There was a discussion about the use of the garage space. There was also a discussion about the mitigation practices for any toxic fumes coming from the site. There were concerns about debris in the air. Mr. Andriopoulos said that the work is

done in the building. They also shared a picture of the front of the current building. Mr. Andriopoulos then showed the proposed plans for the exterior of the building. Maria Genovese shared the elevations as well as other exteriors. Mr. Andriopoulos discussed the materials that would be used. Ms. Genovese shared the simulated wood that was made of aluminum which would be recyclable. Much of the operation would be hidden in the building from the street. There was also a discussion about the landscaping around the building.

Ryan Murphy continued the presentation by explaining what the business does, who they work with. He explained how the materials were collected, how they were melted to become new products. They do not take plastics at this time but they are looking into it. He addressed concerns about dust and noises. There was also a discussion about the number of employees that are employed. There was a discussion about signage for the property. Mr. Murphy said that the drainage does not go into the city's drainage system. The system is tested during the year.

At this point, the meeting was opened to the public for comments.

Laurie Mira, 25 Split Rock Road, said she was on the Norwalk River Watershed Associates. She said that there would be a microforest built across the street. She had concerns about the landscaping in the front which seemed minimal. She asked if the owner could work with her organization to landscape with native plants. She wanted to add more trees. She also had concerns about the filtration system.

Mark Fischl, 129 Woodward Avenue, at the Sports House, said that he was at the building behind this property. He was in support of the project.

Diane Lauricella, 21 Little Fox Lane, had concerns about the water quality coming off the site. She said that she is in favor of recycling but wondered what they did with the residue from it.

Chia West asked about the auto crushing equipment.

Ms. Williams said that the application does not respond fully to regulations and recommended keeping the public hearing open to receive further materials. The public will have an opportunity to speak on the new materials.

Atty Suchy made some closing remarks about the parking which was legally non-conforming. She wanted to address other comments but understood if the commission decided to wait two weeks until the next meeting. Ms. Wells asked her to wait until the next meeting for the rebuttal.

**** MR. SCHULMAN MOVED** to continue the public hearing for application #2025-46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street (District 2, Block 91, Lot 51) until August 6, 2025.

**Mr. Bryce seconded.**
**Galen Wells; Louis Schulman; Chapin Bryce; Diana Lenkowsky; Jacquen Jordan-Byron; Darius Williams; Richard Roina; Tammy Langalis approved.**
**No one opposed.**
**No one abstained.**

**C.#2025-41 R – Planning & Zoning Commission – Zoning regulation text amendment(s) to Articles 1 and 4 regarding the location of nonconforming parking, Commercial Recreation Establishment uses, and the permitting process for clustered Single-Family Dwellings in the Silvermine Tavern District - Public hearing, report & recommended action**

Ms. Wells opened the public hearing. Mr. Baker began the presentation by noting that these are changes that the staff recommended. He addressed the first one which was for non-conforming parking locations. He also discussed the changes to a use table for Commercial Recreation Establishments. Another change was for clustered single-family dwellings in the Silvermine Tavern Village District. He noted the referrals.

At this point, Ms. Wells opened the hearing to the public for comments.

Diane Lauricella, 21 Little Fox Lane, had comments on the commercial recreational establishments. She asked that instead of bouncy house businesses being placed in the industrial zone, there should be clean industries being placed in this zone, to provide jobs for residents.

Ms. Wells closed the public hearing. Mr. Baker explained that commercial recreational establishments were no longer allowed in the industrial zone, as of 2022.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-41 R – Planning & Zoning Commission – Zoning regulation text amendment(s) to Articles 1 and 4 regarding the location of nonconforming parking, Commercial Recreation Establishment uses, and the permitting process for clustered Single-Family Dwellings in the Silvermine Tavern District be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. 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).

2. 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.”

3. 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 July 25, 2025.

**Mr. Bryce seconded.**
**Galen Wells; Louis Schulman; Chapin Bryce; Diana Lenkowsky; Jacquen Jordan-Byron; Darius Williams; Richard Roina; Tammy Langalis approved.**
**No one opposed.**
**No one abstained.**

## V. ACCEPTANCE OF MINUTES

**A.Regular Meeting: July 2, 2025**

**** MS. LANGALIS MOVED to approve the July 2, 2025 minutes.**

**Mr. Willians seconded.**
**Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Darius Williams approved.**
**No one opposed.**
**Richard Roina; Chapin Bryce and Jacquen Jordan-Byron abstained.**

## VI. DISCUSSION

**A.Staff's Draft Legislative Changes per the Affordable Housing Plan's Recommendations**

This item was moved to the commission's next meeting.

## VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Baker.

## VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman said that the fountain at the Pearl was still not working. Mr. Baker said he would look into it. Mr. Schulman would also like to start a discussion about architectural review for any areas of the city that don't require it when they are over a certain size.

## IX. ADJOURNMENT

**Ms. Jordan-Byron made a Motion to Adjourn.** Check this -video
**Ms. Langalis seconded.**
**Galen Wells; Louis Schulman; Chapin Bryce; Diana Lenkowsky; Jacquen Jordan-Byron; Darius Williams; Richard Roina; Tammy Langalis approved.**
**No one opposed.**
**No one abstained.**

The meeting was adjourned at 10:09 p.m.

Respectfully submitted,

Diana Palmentiero