REGULAR MEETING – PLANNING AND ZONING COMMISSION
AGENDA

AUGUST 20, 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. REVIEW AND ACTION ON APPLICATIONS

A. #2025-62 CAM – Christopher Ching – 4 Splitrock Road – Construct a flood complaint deck, with a screened porch and steps to grade, and a new patio at a single family residence within 50’ of a tidal wetland - Report & recommended action

B. 2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage Types and Site Plan Review Application to Construction of a seven-story, 68-dwelling unit, mixed-use development - Preliminary review

C. #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic

structure and change of use to 11 dwelling units - Report & recommended action

IV. PUBLIC HEARINGS

A. #2025-48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings - Public hearing, report & recommended action

B. #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management - Public hearing, report & recommended action

V. DISCUSSION

A. Additional Zoning Regulation Changes

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: August 6, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

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.

RECEIVED
AUG 11 2025
CITY OF NORWALK
PLANNING & ZONING
Date Stamp

Application Completion Date: 8/11/25 Official Receipt Date: 8/20/25 Fee Paid: $310.00 Check no. 1489

1. **Property Address:** 4 Splitrock Rd, Norwalk, CT 06854 2. D/B/L/U: D 5 / B 84 / L ~~72~~ 154

3. Proposed Work: Replacing existing deck, with screened porch, and patio 4. Zone: ~~B~~ CD-1S

5. **Applicant Identification:**

Applicant Name: Christopher Ching

Address: 4 Splitrock Rd, Norwalk, CT 06854

Phone Number: 203-836-9831 Email: cdching1@gmail.com

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

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

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. **Project Information:**

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

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

6. Project Site Plans:

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

- [x] Project location
- [x] Existing and proposed conditions, including buildings and topography
- [x] All coastal resources on and contiguous to the site
- [ ] High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- [x] Soil erosion and sediment controls
- [ ] Storm water management & treatment practices
- [x] 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)
- [x] Easements (utility, sight preservation, conservation, pedestrian)

7. Site Information:

a) Street Address or Geographical Description:
4 Splitrock Rd, Norwalk, CT 06854

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

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:
Tidal - Woodward avenue park

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:
Land Use: Residential property adjacent to Woodward Avenue Park.

~~Structures/Features: Existing deck and lower porch (to be replaced in-kind); grass/gravel~~ area proposed for patio.

e) Indicate the area of the project site: 0.452 acres **or** 19,703 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.*
- [x] 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 [x] 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 proposed project involves removal of an existing wood deck and lower porch. A new 16'x14' screened porch will be constructed in the same footprint above a renovated deck. In addition, a new ~15'x20' concrete patio will be installed in the backyard, replacing an existing grass/gravel area. Minor site grading may occur. Estimated increase in impervious surface is ~223 sq ft (8.2% → 9.3%). Construction will occur in dry months using standard building methods. No new use is proposed

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*):

Runoff from the new patio and porch will be managed via natural pervious infiltration across the lawn and surrounding landscape. No direct discharge to tidal wetlands is proposed. Total disturbed area is under 5% of the lot, and post-development runoff rates are not expected to exceed pre-development levels. Lawn restoration and erosion control (silt fence) will be installed as shown on plans. Silt fence will remain in place until site is stabilized

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

The proposed project has minimal impact on coastal resources.
It maintains the existing use and footprint of a backyard deck and modestly expands hardscape with a small patio.
Erosion control and stormwater measures are in place.
No structures are located in the tidal wetland or floodway.
Project is consistent with CGS 22a-92 and CCMA

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):

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 — the project is not located on a waterfront site and does not impact any water-dependent uses or public access to coastal water

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

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*):

Erosion and sedimentation controls, including silt fencing and stabilization of disturbed soil areas, will be used during construction. The new patio is surrounded by lawn which will allow for natural infiltration and help manage runoff.
No work is proposed in or near flagged wetlands or floodways

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*):

The project is consistent with the goals of the Connecticut Coastal Management Act (CCMA) as it supports orderly residential development (22a-92(b)(1)(A)) by rebuilding an existing deck and porch structure in-kind, with no increase in footprint.

The new screened porch and ground-level patio improve usability while maintaining the character of the site. The work avoids all coastal resources, including wetlands and floodways, and incorporates erosion controls to prevent runoff or sedimentation impacts.

No public access, habitat, or water-dependent uses are affected.
The minor increase in impervious surface (~525 sq ft total) is mitigated through natural infiltration and site stabilization, in accordance with 22a-92(b)(2)(E) and (F).

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.

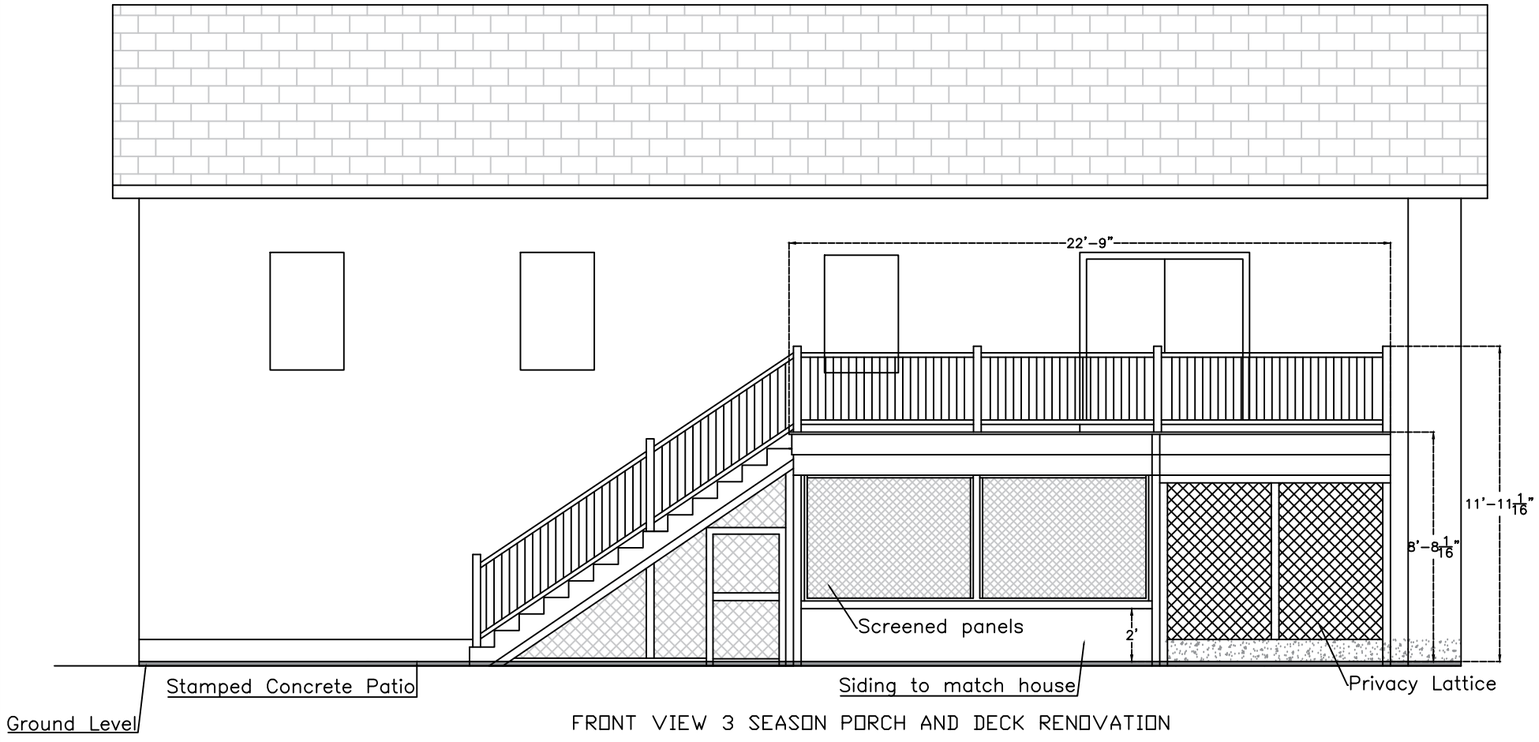
By signing this application, permission is hereby given to necessary and proper inspection of the subject property by the Commissioners and designated staff of the Commission or consultants to the Commission, at reasonable times, during the pendency of the application.

Applicant's Signature: Christopher Ching **DATE:** 8/7/2025

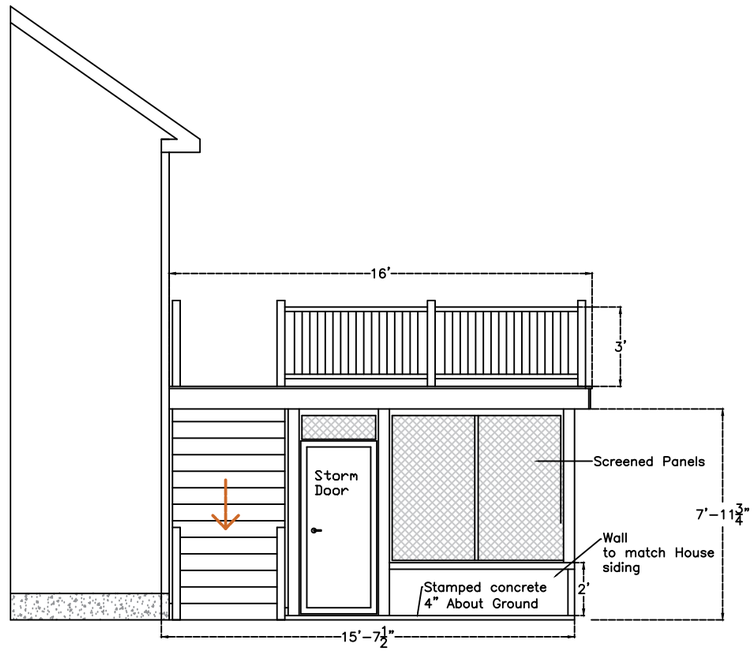
Agent's Signature: _____ **DATE:** _____

Deck renovation
Replace wood deck
same footprint
with Trex decking
and railing

C&H RESTORATION LLC. PROJECT: 1754
OWNER: CHRIS CHING
ADDRESS: 4 SPLIT ROCK ROAD, NORWALK
DESCRIPTION: R/R DECK LIKE TO LIKE ADDING
3 SEASON PORCH UNDER DECK WITH 448 SF CONCRETE PATIO SLAB



FRONT VIEW 3 SEASON PORCH AND DECK RENOVATION



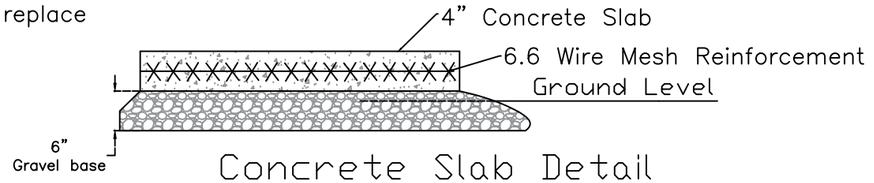
SIDE VIEW 16'X14' 3 SEASON PORCH 374 SF DECK

ADA handrail

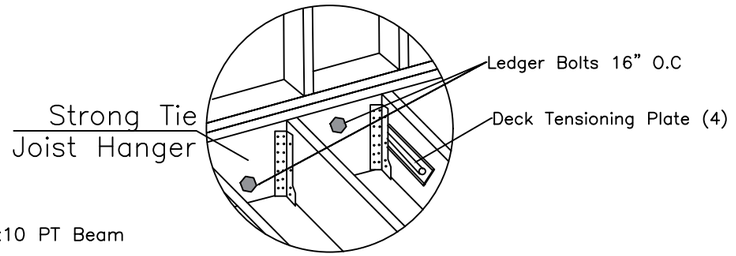
New Trex Decking and Railing

Deck Location Remove and replace Like to like

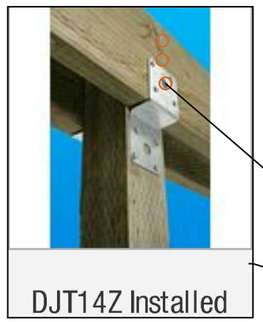
New 448 Sf Concrete Patio



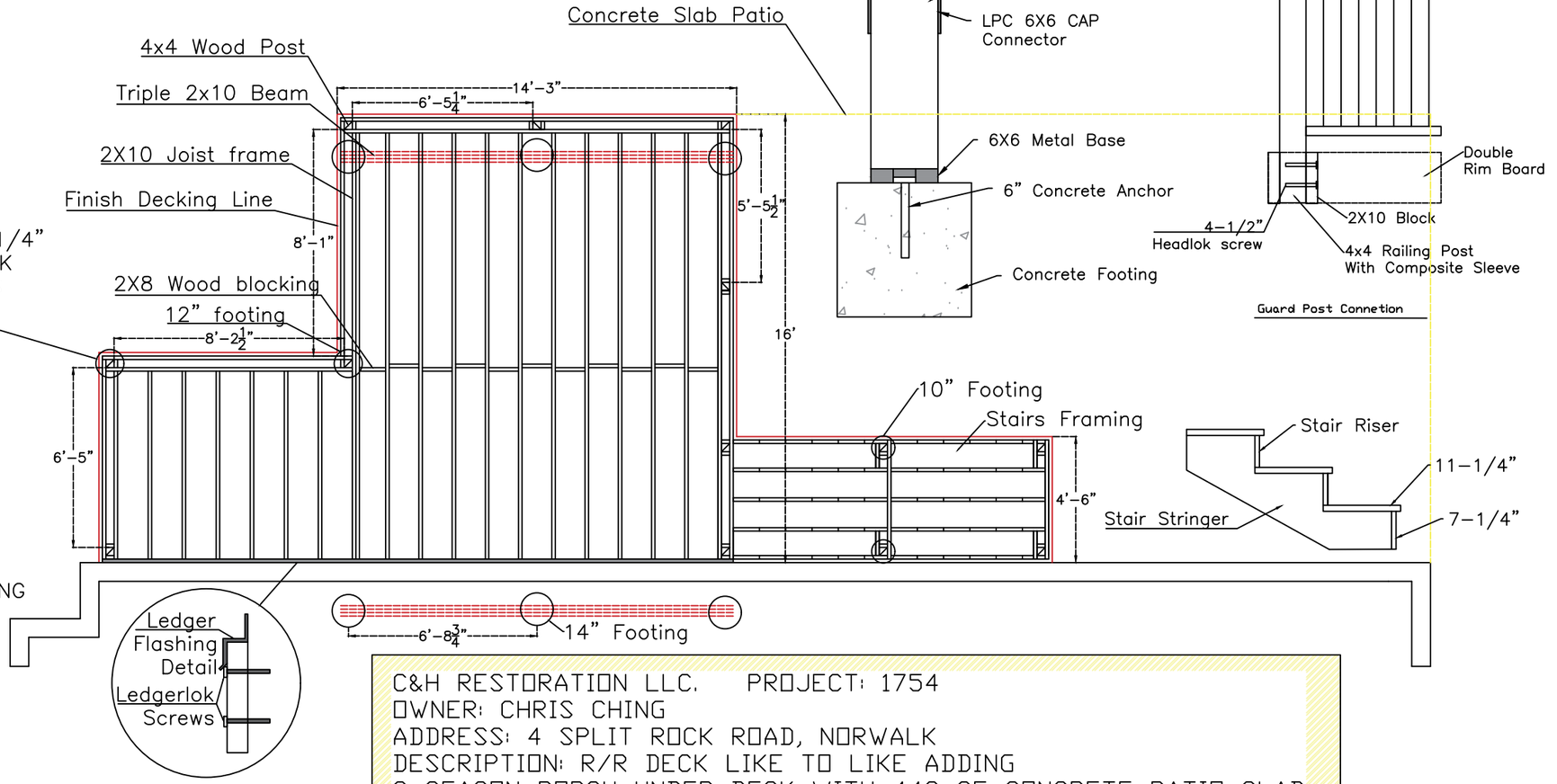
Concrete Slab Detail

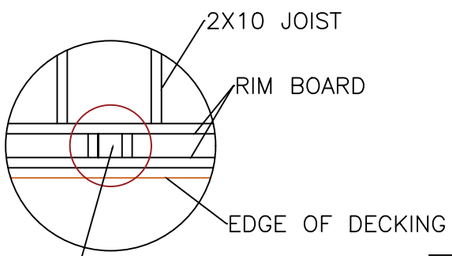


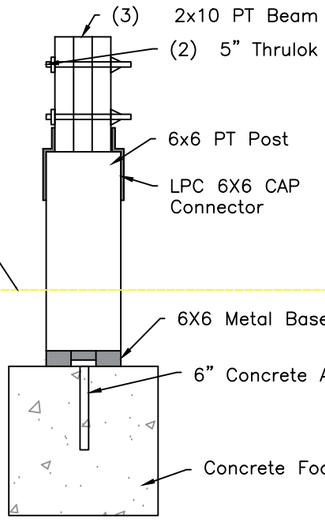
Connection Detail

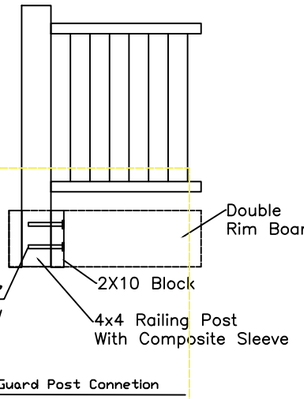


3– 6–1/4" THRULOK SCREWS





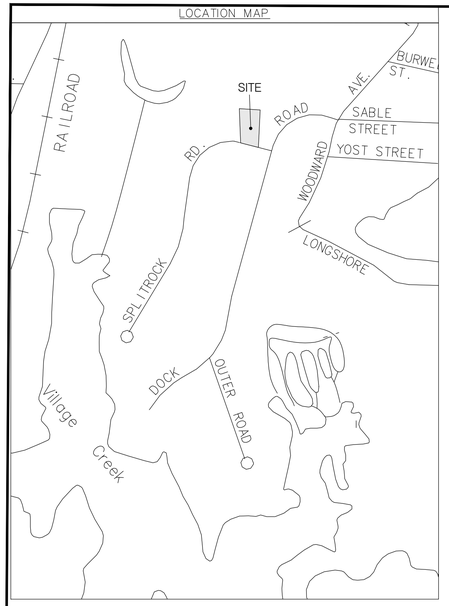




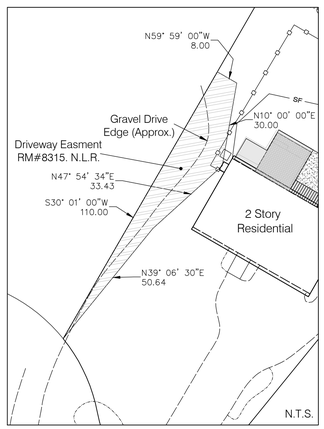
Guard Post Connetion

C&H RESTORATION LLC. PROJECT: 1754
OWNER: CHRIS CHING
ADDRESS: 4 SPLIT ROCK ROAD, NORWALK
DESCRIPTION: R/R DECK LIKE TO LIKE ADDING
3 SEASON PORCH UNDER DECK WITH 448 SF CONCRETE PATIO SLAB

LOCATION MAP

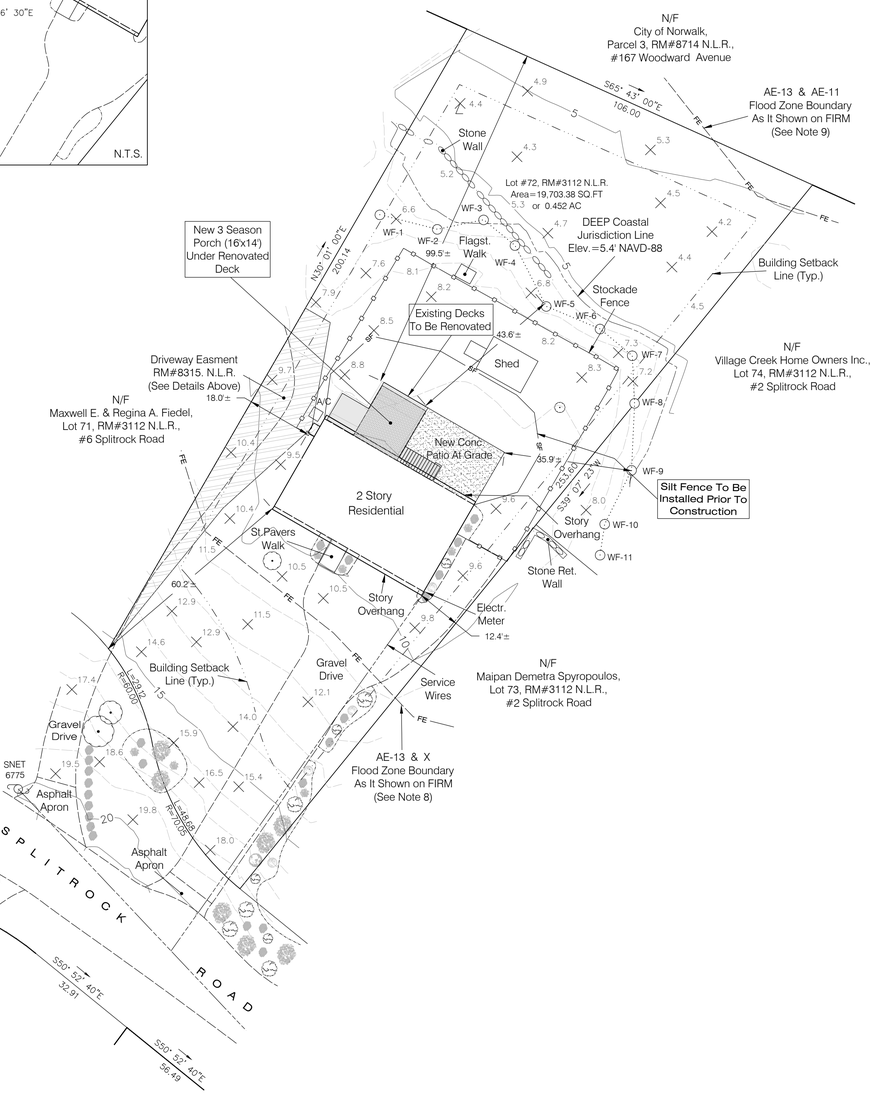


DRIVEWAY EASEMENT DETAILS

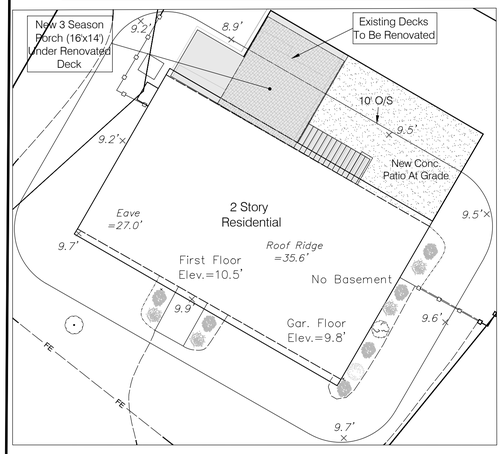


NORTH PER RM.#3112

CD-1S DISTRICT	MINIMUM REQUIRED MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED CONDITIONS
FRONT SETBACK	30'	60.2'±	60.2'±
REAR	15'	99.5'±	99.5'±
SIDE	6'	12.4'±	12.4'±
LOT AREA	6,250 SF	19,703.38	19,703.38
HEIGHT	35'/40'	21.8'±/26.1'±	21.8'±/26.1'±
BUILDING COVERAGE	25% (4,925.8 SF)	8.2% (1,607.8 SF)	9.3% (1,831.8 SF)
IMPERVIOUS SURFACE COVERAGE	35% (6,896.1 SF)	8.7% (1,706.4 SF)	11.7% (2,300.6 SF)
# STORIES	2 1/2	2	2



CALCULATION OF AVERAGE GRADE & PROPOSED HEIGHT OF RESIDENCE:

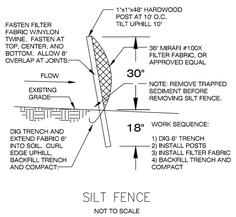


AVERAGE GRADE: 9.7'+9.2'+9.2'+8.9'+9.5'+9.5'+9.6'+9.7'+9.9'=85.2'/9=9.5'

HEIGHT OF RESIDENCE=HEIGHT OF THE MEAN LEVEL– AVERAGE GRADE =(35.6–27.0/2)+27.0–9.5=21.8'

NOTES:

1. This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is an Zoning Location Survey based upon a Dependent Resurvey and conforms to Horizontal Accuracy Class A-2 & Vertical Class T-2. It is intended to depict the position of existing improvements with respect to applicable municipal setback requirements and zoning regulations.
2. Elevations datum is North American Vertical Datum of 1988. Elevations were determined from GPS observations made in accordance with "Guidelines and Specifications for Global Navigation Satellite System Land Surveys in Connecticut" Adopted on June 26, 2008 by by the Connecticut Association of Land Surveyors.
3. Reference is made to map on file in the Norwalk Town Clerk's Office entitled: "Village Creek" at Norwalk, Conn., Developed by Village Creek Corporation" Scale 1"=80', dated: 1949, Record Map #3112 N.L.R.
4. The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity,or location of any utilities or municipal/public service facilities. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area either in service or abandoned.For information regarding these utilities or facilities, please contact the appropriate agencies.
5. This parcel is subject to utility easements, if any,for overhead and or underground services. Substructures and/or their encroachments below grade, if any, not shown.
6. Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
7. Property is located in "CD-1S" Residence District.
8. Wetland investigation and mapping was performed by "Steven Danzer, PhD & Associates LLC in July, 2025 in order to locate and identify any wetland soils or watercourses.
9. Property is located in flood hazard zone AE (base flood elevation 13') & unshaded X Zone, as per Flood Insurance Rate Map Number 09001C0533G, effective data July 8, 2013, published by FEMA.
10. The construction silt fence must be installed prior to construction begins. All excavated material not required for filling in shall be removed from the site and disposed legally. The contractor shall be on site at all times when construction & excavation activity takes place and shall inspect and document the effectiveness of all erosion and sediment control practices. Restore any disturbed lawn areas, including the area around of the new deck with 4" topsoil (if required), fine rake, seed and hay mulch.
11. Zoning information shown on this map must be reviewed and confirmed by the appropriate City of Norwalk authorities prior to use.
12. All monumentation , found or set, depicted here on.
13. Unauthorized alterations or additions to this survey, which bears the surveyor's embossed seal, renders any declaration shown hereon null and void.



SILT FENCE
NOT TO SCALE

ASSESSORS MAP# 16 SE; PARCEL ID: 5-84-154-0
PROPOSAL: PROPOSED CONDITIONS
DATE: 07-07-2025

Legend

	EDGE OF PAVEMENT
	STONE / RETAINING WALL
	OVERHEAD WIRES
x11.5	SPOT ELEVATION
15.0	EXISTING CONTOUR
SNET–6775	UTILITY POLE
	IRON PIN/PIPE FOUND
	STOCKADE FENCE
DECIDUOUS EVERGREEN	TREES (SIZE AND TYPE AS SHOWN)

20 0 20 40

Graphic scale: 1 inch = 20 ft.

THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE & EMBOSSED SEAL

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

Gregory Kogan

GREGORY KOGAN, LAND SURVEYOR, CONN. LIC.#70112

STATE OF CONNECTICUT GREGORY KOGAN No. 70112 LICENSED LAND SURVEYOR

ZONING LOCATION SURVEY
PREPARED FOR
CHRISTOPHER CHING
#4 SPLITROCK ROAD
NORWALK, CONNECTICUT

NO.	DATE	DESCRIPTION
2	07.07.25	Wetland Flags Added
1	06/16/25	Prop .Cond Added
		REVISIONS

DATE: 06-12-2025 | SCALE: 1"=20' | SHEET 1 OF 1

AS INFO:

ADVANCED SURVEYING
LAND SURVEYORS
203.340.4798
EMAIL: info@landsurveyinget.com

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

Tidal Wetland Report

Date: July 3, 2025

By: Steven Danzer Ph.D.

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

- Ph.D. - Renewable Natural Resource Studies.

Re: 4 Splitrock Road, Norwalk, CT

INTRODUCTION

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

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

METHODS

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

All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on July 3, 2025. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local County Soil Survey. Vegetation was observed. The wetland boundaries were marked on site with flagging tape and/or stakes (Wetland Flags 1-11), and a sketch map prepared (see attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 0.5 acre site is located on the north/east side of Splitrock Road in Norwalk, CT. Landuse is residential. Woodward Avenue Park is located to the north. North of the residence is a segment of Phragmites dominated high marsh (a tidal wetland type) which drains to the west towards Village Creek, a tidal waterway and estuary that connects with Long Island Sound. Other tidal vegetation included High Tide Bush. Wetland soils were derived from *Westbrook*

mucky peat, 0-2 % slopes, very frequently flooded (mapping unit symbol 98). Upland soils were best characterized as within the *Charlton-urban land complex, rocky, 8 to 15 percent slopes* (mapping unit symbol 260C).

LIMITATIONS

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

CERTIFICATION

Signed,

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

CPSS
Certified Professional
Soil Scientist

4 Splitrock Road, Norwalk

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM August 11th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 - 62 CAM – Christopher Ching – 4 Splitrock Road – Construct a flood complaint deck, with a screened porch and steps to grade, and a new patio at a single family residence within 50' of a tidal wetland.

District: 5 **Block:** 84 **Lot:** 154 **Zone:** CD-1S **Flood Zone:** AE-13

ZONING HISTORY:
The .45 acre property currently contains a single family residence, gravel driveway, decks (to be replaced), and a shed. The property is partially within the AE-13 flood zone and the proposed work will need to be made flood compliant.

PROPOSED USE/STRUCTURE:
A new deck is proposed in place of existing decks at the rear of a single family residence. The new deck will have steps to grade and a 14'x16' screened porch below that must be constructed to FEMA flood compliance standards. A new at-grade concrete patio is also proposed, as is a silt fence for the duration of construction.

STAFF COMMENTS:
Under the "old" zoning regulations, many activities within 100' of coastal resources were exempt, even if there was disturbance directly adjacent to tidal wetlands, beaches, etc. The regulations effective 2/19/2024 now require a Coastal Site Plan Review (CSPR) for most activities that occur within 50' of coastal resources. The proposed work is within 50' of the tidal wetlands on the property and therefore is not exempt from CSPR. However, the proposed disturbance is minimal and in an area that has been previously maintained as lawn. Staff does not anticipate any adverse impacts and believe this proposal is consistent with the goals and policies of the Connecticut Coastal Management Act.

ZONING BOARD OF APPEALS: No variances were needed for this application.

VIOLATIONS: There are no zoning violations currently on the property.

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM August 11th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

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ZONING BOARD OF APPEALS: No variances were needed for this application.

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 - 62 CAM – Christopher Ching – 4 Splitrock Road – Construct a flood complaint deck, with a screened porch and steps to grade, and a new patio at a single family residence within 50' of a tidal wetland 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 dated 6/12/2025 and revised 7/7/25 prepared by Advanced Land Surveying, Westport, CT

    b. Per architectural plans received 8/11/2025 prepared by C&H Restoration LLC, West Haven, CT

2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

3. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

4. That any changes to the plans be reviewed by Staff prior to implementation; and

5. 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

6. 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 Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 29th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

DRAFT

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025 - 62 CAM – Christopher Ching – 4 Splitrock Road – Construct a flood complaint deck, with a screened porch and steps to grade, and a new patio at a single family residence within 50' of a tidal wetland as shown on the site plan dated 6/12/2025 and revised 7/7/25 prepared by Advanced Land Surveying, Westport, CT, and the architectural plans received 8/11/2025 prepared by C&H Restoration LLC, West Haven, CT be **DENIED** subject to the following reasons:

1.
2.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 29th, 2025.

DRAFT

Site Plan Review Application

City of Norwalk Planning & Zoning Commission
Phone: 203-854-7780
www.norwalkct.gov

Date Received:

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

1. **Address of Subject Property(s):**

79 South Main Street, Norwalk, CT

2. District: 2, Block: 57, Lot(s): 7 **3.** Zone: CD-4, Overlay/Village District: No

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

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

7. Existing Use of Property:

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:

See Schedule A attached hereto and made a part hereof.

Applicant Information

Applicant Name: Sound Communities, Inc.

Billing Address: 24 1/2 Monroe 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

By: Carmody Torrance Sandak & Hennessey LLP, Their Attorneys

Property Owner Information and Authorization

Owner of Record: City of Norwalk Housing Authority

Billing Address: 24 1/2 Monroe 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

By: Carmody Torrance Sandak & Hennessey LLP, Their 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.*

SOUND COMMUNITIES, INC.
79 SOUTH MAIN STREET and fronting also on
CHESTNUT STREET, SOUTH NORWALK, CT
APPLICATION FOR SITE PLAN REVIEW
NARRATIVE - SCHEDULE A

BACKGROUND

79 South Main Corp. is the owner of real property with the improvements thereon located at 79 South Main Street and also fronting on Chestnut Street in South Norwalk, CT (the "Property"). Sound Communities, Inc. (the "Applicant") is a wholly-controlled subsidiary of Norwalk Housing Authority ("NHA") Designated as Tax Lot 7 in Block 57 of the Second Taxing District, the Property is 0.56+\- acres and is improved with multiple structures of varying ages, used and occupied as multi-family residences. The Property is zoned CD-4. (Refer to "Boundary/Topography Survey 79 South Main Street 6 & 8 Chestnut Street Norwalk, Fairfield County, Connecticut 06850" dated 6/4/24 prepared by BLEW Surveying, attached hereto and made a part hereof).

PROPOSAL

The Applicant proposes the redevelopment of the site with a new, seven-story multi-family residential building containing 68 units, based upon 30-50% of AMI, so all units are affordable under the Norwalk Zoning Regulations (the "regulations"). The units will be geared toward low-income senior citizens age 62 and over.[1] (Refer to "Zoning Site Plan Depicting 79 South Main Street Norwalk, CT prepared for Sound Communities (ZSP-1)" ["Site Plan"] dated July 22, 2025 prepared by Redniss & Mead, attached hereto and made a part hereof).

Per Sec. 4-3-1-H (CD-4) and Sec. 6.12.4.5 of the regulations, residential density in the CD-4 zone is one unit for every 500 sq.ft. of land area. Accordingly, this Property could be developed with 48 units. However, per Section 6.12.4.5.b, residential density in the CD-4 zone can be increased by 50% when more than 50% of the units in a development are at 30-50% AMI. Since all of the units will be affordable and therefor meet the aforementioned guidelines, the residential density can be increased by 50% - and therefore 68 units can be proposed for this site.[2] In addition, Section 6.12.4.5 of the regulations requires that 34 parking spaces be provided for the 68 units.[3] Fourteen (14) uncovered spaces are proposed to be located on the eastern side of the parcel, with the remaining 20 spaces to be located underneath the structure. (Refer to Site Plan, "Zoning Standards and Unit Matrix (A1.00)," "First Floor Plan (A1.010," Second Floor Plan (A1.02)," "Third Through Sixth Floor Plan (A1.03)," "Seventh Floor Plan (A1.04)," "Roof Plan (A1.10)," "Exterior Elevations (A2.01 & A2.02)," "Enlarged Elevation (A2.03)," "Rendering (A2.04 & A2.05)," "Building Section (A3.01)," "Details (A4.01)," all dated 7/22/25 prepared by Amenta Emma Architecture, and "Photometric Calculation (SL-1)" dated 5/15/2025 prepared by Illuminate, all attached hereto and made a part hereof).

Although the Property is a through lot which demands adherence to setback and frontage requirements on both the South Main and Chestnut Street frontages per Sec. 4.3.3.E, the NHA has submitted a text amendment so that it can create a pocket park with robust landscaping and significant

[1] Tenants at the Leroy Downs complex at Monroe Street/Dr. Martin Luther King Jr. Boulevard, will be relocated to this new muti-family development.
[2] A total of 72 units is theoretically possible.
[3] The project envisions 64 one-bedroom and four (4) two-bedroom units.

public space rather than being required to construct what would be a front-to-back building that entirely covers the Property. The purposed pocket park will be a welcomed green space within one of the city's most densely populated and significantly developed areas, which has limited spaces for the public. (Refer to "Landscape Site Materials Plan (SPL-1.0)," "Site Planting Plans (SPL-2.0)," "Site Lighting Plans (SPL-3.0)," "Amenity Courtyard Plans (SPL-4.0)," "Site Materials and Lighting Details (SPL-5.0 and 5.1)," all dated 5/14/25 revised to 7/22/25; "Public Spaces Exhibit" dated July 22, 2025 prepared by Eric Rains Landscape Architecture, LLC, attached hereto and made a part hereof).

STANDARDS OF REVIEW

This site plan review application is submitted pursuant to Sec.8.4.5 (Site Plan Review) and Table 4.3.1-H (CD-4 District Standards). The standards of review for site plan review applications are set forth below and the NHA submits that it meets or exceeds all regulatory standards.[4] The proposed multi-family development complies with the zoning regulations and standards of review for site plan applications set forth in Sec. 8.4.5.N. including appropriateness of design and intensity of development, adequacy of proposed access and circulation with respect to traffic patterns, traffic control measures and, street pavement areas, sufficiency of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs and street lighting, among other requirements set forth in Articles 1-5 and 7 of the zoning regulations.

Specifically, the Applicant submits that the proposal complies with all standards of review for site plan applications as follows:

a. The development complies with Sec. 4.3.5 (Building Standards); Sec. 4.3.16 (Private Landscape Standards): Sec. 6.2 (Grading, Tree Removal and Drainage): Sec. 6.3 (Import/Export of Earth Materials); Sec. 6.4 (Soil Erosion & Sediment Control): Sec. 6.9 (Flood Hazard Overlay). The proposal complies with all of the foregoing standards. (Refer to plans by Amenta Emma Architects, Eric Rains Landscape Architecture, LLC, and Redniss & Mead, attached hereto and made a part hereof.

b. The proposed access and circulation are adequate with respect to traffic patterns, traffic control measures and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties. The project provides proper and adequate access to and from the Property and internal circulation to maintain traffic flows and reduce negative impacts on nearby properties and roadways. (Refer to "Zoning Site Plan Depicting 79 South Main Street Norwalk, CT Prepared for Sound Communities (ZSP-1)" dated July 22, 2025 prepared by Redniss & Mead, attached hereto and made a part hereof).

c. The Development complies with all applicable Development and site construction requirements. (Refer to plans by Redniss & Mead, attached hereto and made a part hereof).

d. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines. The site is and will continue to be served by all utilities. (Refer to "Site Grading & Utility Plan Depicting 79 South Main Street Norwalk, CT Prepared for Sound Communities (SE-1)," "Sound Communities Development Site Engineering Report" and "Stormwater Operations

[4] Provided the text amendment application to modify the requirements of through lots in the CD-4 zone is approved.

and Maintenance Plan 79 South Main Street, Norwalk, CT" all dated July 22, 2025 prepared by Redniss & Mead, attached hereto and made a part hereof).

e. Compliance with requirements for Easements or dedications. The development does not propose any new easements or dedications.

f. Proper ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to each applicable reviewing authority for review and recommendations. This proposal does not impact traffic or roadway safety, as the proposed driveway has been designed to city public works standards. This application and supporting documentation will be referred to the Department of Public Works and Transportation/Mobility/Parking for review and comment. (Refer to "Zoning Site Plan Depicting 79 South Main Street Norwalk, CT Prepared for Sound Communities (ZSP-1)" and "Notes & Details Depicting 79 South Main Street Norwalk, CT Prepared for Sound Communities (Sheet SE-3, SE-4, SE-5, SE-6)" all dated July 22, 2025, attached hereto and made a part hereof.

g. Reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements. According to Hardesty & Hanover, " . . .the surrounding roadways are anticipated to operate similarly to existing conditions, with no anticipated significant impacts during the weekday morning and afternoon, respectively." Moreover, "[t]he proposed development will provide sufficient parking based on the Zoning Regulations, ITE parking rates and a similar site's parking rates." (Refer to p. 3 of "Traffic & Parking Evaluation – Senior Affordable Housing Development – 79 South Main Street Nowalk, Connecticut" dated July 23, 2025 prepared by Hardesty & Hanover, attached hereto and made a part hereof.)

PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125
Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

APPLICATION INFORMATION (3 HARD COPIES AND A DIGITAL COPY OF ALL REQUIRED DOCUMENTS)

1. **Fee: $1,060.00**
   Submitted herewith.

2. **Applicant's Name and Address**
   Sound Communities, Inc.
   24 1/2 Monroe Street
   Norwalk, CT 06854

3. **Street address of applicant's property affected by proposed amendment and district, block and lot number. Applications for amendments which are accompanied by a site plan, special permit or zone change shall list all adjoining property owners and all property owners directly across the street from the subject property.**
   79 South Main Street
   South Norwalk, Connecticut 06854
   Assessor's Map No. 22SE, 22SW
   District 2, Block 57, Lot 7
   See Schedule A list of abutting property owners to be provided.

4. **Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.**
   See Schedule B attached hereto and made a part hereof.

5. **Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property**.
   See Schedule C attached hereto and made a part hereof.

6. **Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variances(s) requested and granted.**
   Information requested from zoning staff and will be provided.

7. **Provide maps of area in the vicinity of the applicant's property and all other properties with 500' radius (1" = 100') showing:**
   - **a. Current zoning of all property**
   - **b. All other property within 500' radius owned by the applicant**
   - **c. All properties that will become nonconforming uses as a result of the requested change.**

   Refer to "500' Site Vicinity Exhibit Depicting 79 South Main Street Prepared for Sound Communities (Sheet No. EX-1)" dated 7/18/2025 prepared by Redniss & Mead, attached hereto and made a part hereof.

8. **Provide a map of the city showing all zones affected by the zoning amendment including a calculation of the areas involved.**
   See Schedule D attached hereto and made a part hereof. CD-4 zone highlighted in purple.

9. **PUBLIC ACT NO. 95-320 requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Offices.**
   See Schedule E attached hereto and made a part hereof.

10. **Notice Requirements.**
    If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject parcel, notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the application on or before the public hearing date.
    Applicant to notify appropriate parties in accordance with the zoning regulations.

11. **Traffic & Drainage Reports: Applicants which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any. (Eleven copies required).**
    Refer to Stormwater Management report by Redniss & Mead and Traffic and Parking Analysis by Hardesty & Hanover. Both attached hereto and made a part hereof.

Respectfully submitted this the 25th day of July 2025.

Sound Communities, Inc.

By Carmody Torrance Sandak & Hennessey LLP

Carmody Torrance Sandak & Hennessey LLP
Its Attorneys
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901
Phone: (203) 425-4200
Fax: (203) 325-8608

SOUND COMMUNITIES, INC.
79 SOUTH MAIN STREET, 6 & 8 CHESTNUT STREET, SOUTH NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
EXISTING & PROPOSED USES
SCHEDULE B

I. BACKGROUND

79 South Main Corp. is the owner of real property with the improvements thereon located at 79 South Main Street and also fronting on Chestnut Street in South Norwalk, CT (the "Property"). Sound Communities, Inc. (the "Applicant") is a wholly-controlled subsidiary of Norwalk Housing Authority ("NHA") Designated as Tax Lot 7 in Block 57 of the Second Taxing District, the Property is 0.56+\- acres and is improved with four structures of varying ages, used and occupied as retail and as multi-family residences. (Refer to "Boundary/Topography Survey 79 South Main Street 6 & 8 Chestnut Street Norwalk, Fairfield County, Connecticut 06850" dated 6/4/24 prepared by BLEW Surveying, attached hereto and made a part hereof).

The Property is zoned CD-4 and is a considered a through lot because it has frontage on two streets – Chestnut Street and South Main Street.

II. PROPOSAL

The Applicant purposes the redevelopment of the Property with a new, seven story structure offering 68 units for low-income senior citizens.[1] (Refer to "Zoning Site Plan Depicting 79 South Main Street Norwalk, CT prepared for Sound Communities (ZSP-1)" ["Site Plan"] dated July 22, 2025 prepared by Redniss & Mead, attached hereto and made a part hereof). The new structure will have 64 one-bedroom and 4 two-bedroom units, all to be rented to senior citizens age 62 and older, who earn no more than 30-50% of state AMI. Accordingly, all of the units can be characterized as affordable.

The NHA will demolish all existing buildings on the Property. The new structure will meet the minimum/maximum front yard/front setback on Chestnut Street. However, it proposes a pocket park along the South Main Street frontage, instead of constructing a structure that also enfronts on that roadway.

However, since the Property is a through lot, the Norwalk Zoning Regulations require that for through lots, "the Frontage and Front setback regulations shall apply to both Frontages." (Sec. 4.3.3.E) As a consequence of this regulation, the structure must occupy nearly the entire lot from east to west. The NHA's Site Development Plan proposes a less imposing structure which enfronts on Chestnut Street but locates the residential building approximately 130 feet from the property line on South Main Street. This design allows the creation of a pocket park about 35' x 20' on both sides of the main ingress/egress drive into the Property. As a result, a well-planned park with robust landscaping and public gathering area can be created in the midst of one of the city's most urban environments. (Refer to "Public Spaces Exhibit" dated July 22, 2025 prepared by Eric Rains Landscape Architecture, LLC, attached hereto and made a part hereof).

---

[1]Tenants residing in the Leroy Downs apartment Complex on Monroe Street at Dr Martin Luther King Jr. Boulevard, will be relocated to the proposed new multi-family dwelling.

However, to achieve this goal, the NHA needs to submit this application for zone text amendment to modify the through lot restriction. Toward that end, the Applicant proposes the following revisions to the Zoning Regulations.

1. **Revise Sec. 4.3.3.E as follows:**

   "For through Lots or Building Sites, the Frontage and Front Setback regulations shall apply to both Frontages, *except when located behind a pocket park. (New language italicized and underlined)*

2. **Revise Table 4.3.1-H "District Standards" for Setbacks the CD-4 zone to read as follows:**

Existing Language

"Front Setback Principal Frontage	0 ft. min., 12 ft. max from the property line or from the edge of any public improvements required as part of the development, 50 ft. max. where the Principle frontage is a Watercourse (once the min. Frontage buildout requirement is met, the max. front yard setback shall not apply to additional Principal Structure(s)."

Proposed Language (new in *italics, underlined*):

"Front Setback Principal Frontage	0 ft. min., 12 ft. max from the property line or from the edge of any public improvements required as part of the development, 50 ft. max. *except when located behind a Pocket Park as permitted in Table 4.3.7.A,* where the Principle Frontage is a Watercourse (once the min. Frontage Buildout requirement is met, the max. front yard setback shall not apply to additional Principal Structure(s)."

3. **Revise Table 4.3.1-H "District Standards" for Private Frontage Types, to include Pocket Park as a permitted use.**

4. **Revise Table 4.3.1-H "Vehicular Parking Requirements" for Parking Location to read as follows:**

Existing Language

"Required Parking Spaces	P provided that Parking spaces must be within and/or Behind the Principal Structure; see "Additional Parking Requirements and Additional Standards within The Screens, Streetscreens & Buffers section of This Table"

Proposed Language (new in ***italics, underlined*** *and bold*):

"Required Parking Spaces	P provided that Parking spaces must be within and/or Behind the Principal Structure *or behind a Pocket Park as permitted in Table 4.3.7.A*; see "Additional Parking Requirements and Additional Standards within The Screens, Streetscreens & Buffers section of This Table"

5. Revise the Private Frontage Types in Table 4.3.7.A to add a graphic depicting pocket parks as permitted in the CD-4 zone.

The proposed text amendments are consistent with overarching goals of the City of Norwalk's advisory Plan of Conservation & Development (POCD), adopted by the Common Council in October 2019, and which became effective in December 2019. Notably, the POCD recognized that "[h]ealthy, vibrant cities are constantly evolving in big and small ways to remain desirable by meeting changing demands." (POCD Ch. 12, p. 223). Therefore, consideration and adoption of the proposed text to permit a pocket park addresses the POCD's concern that "[i]f a place always stays the same, it risks stagnation and slowly being left behind." (Id.) Furthermore, when considering an amendment to zoning regulations a Zoning Commission acts in a legislative capacity and is therefore " . . . free to amend its regulations whenever time, experience and responsible planning for contemporary or future conditions reasonably indicate the need for a change." Konigsberg v. Board of Aldermen of the City of New Haven, 283 Conn. 553, 582-583 (2007). Moreover, such legislative discretion is wide and liberal. Id.

CITY OF NORWALK HOUSING AUTHORITY
79 SOUTH MAIN STREET, SOUTH NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
ZONING HISTORY OF PARCEL
SCHEDULE C

Current Zoning Classification	CD-4
Prior classification	SSDD

Zoning Map
Effective January 31, 2025

Wilton

New Canaan

Westport

Darien

Legend

Aquifer Protection Area
CAM Boundary

Overlay Zones and Village Districts
EAVD
EVTZ
HSVDOZ
RAVD
STVD

Zoning Map
ZONING
CD-1L
CD-1M
CD-1S
CD-2
CD-3
CD-3C
CD-3W
CD-4
CD-4W
CV
SD-H
SD-IC
SD-MC
SD-LI
SD-HI
WATER
Streets

0 0.28 0.55 1.1 Miles

N

79 SOUTH MAIN ST.

SITE PLAN SUBMISSION

NORWALK, CT 06854

07.22.2025

SHEET LIST	
Sheet Number	Sheet Name
COVER	COVER SHEET
SURVEY	BOUNDARY / TOPOGRAPHIC SURVEY
ZSP-1	ZONING SITE PLAN
SE-1	SITE GRADING & UTILITY PLAN
SE-2	SEDIMENT & EROSION CONTROL AND SITE REMOVALS PLAN
SE-3	NOTES & DETAILS
SE-4	DETAILS
SE-5	DETAILS
SE-6	DETAILS
SPL-1.0	LANDSCAPE SITE MATERIALS PLAN
SPL-2.0	SITE PLANTING PLANS
SPL-3.0	SITE LIGHTING PLAN
SPL-4.0	AMENITY COURTYARD PLANS
SPL-5.0	SITE MATERIALS AND LIGHTING DETAILS
SPL-5.1	SITE PLANTING DETAILS
A1.00	ZONING STANARDS AND UNIT MATRIX
A1.01	FIRST FLOOR PLAN
A1.02	SECOND FLOOR PLAN
A1.03	THIRD THROUGH SIXTH FLOOR PLAN
A1.04	SEVENTH FLOOR PLAN
A1.10	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS
A2.02	EXTERIOR ELEVATIONS
A2.03	ENLARGED ELEVATION
A2.04	RENDERING
A2.05	RENDERING
A3.01	BUILDING SECTION
A4.01	DETAILS
SL-1	SITE LIGHTING PHOTOMETRIC CALCULATION

AMENTA|EMMA
ARCHITECTS

OWNER:
SOUND COMMUNITIES, INC.
24 1/2 MONROE STREET
NORWALK, CT 06854
203.354.1830

ARCHITECT:
AMENTA|EMMA ARCHITECTS, P.C.
242 TRUMBULL STREET, SUITE 201
HARTFORD, CT 06103
860.549.4725

CIVIL ENGINEER:
REDNISS & MEAD, INC.
22 FIRST STREET
STAMFORD, CT 06905
203.327.0500

LANDSCAPE ARCHITECT:
ERIC RAINS LANDSCAPE
ARCHITECTURE, LLC
11A NORTH MAIN STREET
NORWALK, CT 06854
203.354.6500

SURVEYOR:
BLEW & ASSOCIATES, P.C.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
479.443.4506

TRAFFIC:
HARDESTY & HANOVER
59 ELM STREET, SUITE 406
NEW HAVEN, CT, 06510
203.772.2857

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CD-4 ZONING DATA

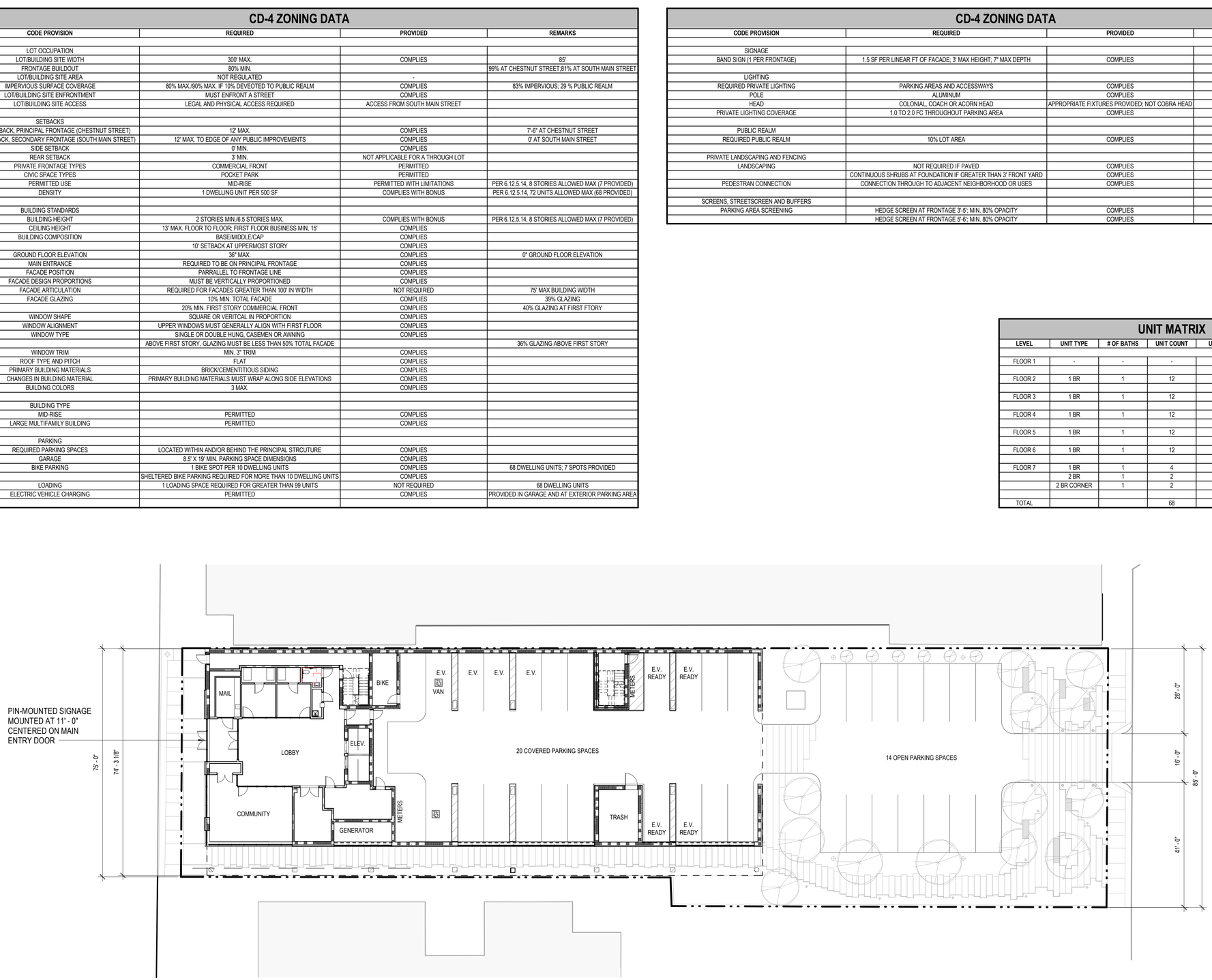
CODE PROVISION	REQUIRED	PROVIDED	REMARKS
LOT OCCUPATION			
LOT/BUILDING SITE WIDTH	300' MAX.	COMPLIES	85'
FRONTAGE BUILDOUT	80% MIN.		99% AT CHESTNUT STREET;81% AT SOUTH MAIN STREET
LOT/BUILDING SITE AREA	NOT REGULATED	-	
IMPERVIOUS SURFACE COVERAGE	80% MAX./90% MAX. IF 10% DEVEOTED TO PUBLIC REALM	COMPLIES	83% IMPERVIOUS; 29 % PUBLIC REALM
LOT/BUILDING SITE ENFRONTMENT	MUST ENFRONT A STREET	COMPLIES	
LOT/BUILDING SITE ACCESS	LEGAL AND PHYSICAL ACCESS REQUIRED	ACCESS FROM SOUTH MAIN STREET	
SETBACKS			
FRONT SETBACK, PRINCIPAL FRONTAGE (CHESTNUT STREET)	12' MAX.	COMPLIES	7'-6" AT CHESTNUT STREET
FRONT SETBACK, SECONDARY FRONTAGE (SOUTH MAIN STREET)	12' MAX. TO EDGE OF ANY PUBLIC IMPROVEMENTS	COMPLIES	0' AT SOUTH MAIN STREET
SIDE SETBACK	0' MIN.	COMPLIES	
REAR SETBACK	3' MIN.	NOT APPLICABLE FOR A THROUGH LOT	
PRIVATE FRONTAGE TYPES	COMMERCIAL FRONT	PERMITTED	
CIVIC SPACE TYPES	POCKET PARK	PERMITTED	
PERMITTED USE	MID-RISE	PERMITTED WITH LIMITATIONS	PER 6.12.5.14, 8 STORIES ALLOWED MAX (7 PROVIDED)
DENSITY	1 DWELLING UNIT PER 500 SF	COMPLIES WITH BONUS	PER 6.12.5.14, 72 UNITS ALLOWED MAX (68 PROVIDED)
BUILDING STANDARDS			
BUILDING HEIGHT	2 STORIES MIN./6.5 STORIES MAX.	COMPLIES WITH BONUS	PER 6.12.5.14, 8 STORIES ALLOWED MAX (7 PROVIDED)
CEILING HEIGHT	13' MAX. FLOOR TO FLOOR; FIRST FLOOR BUSINESS MIN, 15'	COMPLIES	
BUILDING COMPOSITION	BASE/MIDDLE/CAP	COMPLIES	
	10' SETBACK AT UPPERMOST STORY	COMPLIES	
GROUND FLOOR ELEVATION	36" MAX.	COMPLIES	0" GROUND FLOOR ELEVATION
MAIN ENTRANCE	REQUIRED TO BE ON PRINCIPAL FRONTAGE	COMPLIES	
FACADE POSITION	PARRALLEL TO FRONTAGE LINE	COMPLIES	
FACADE DESIGN PROPORTIONS	MUST BE VERTICALLY PROPORTIONED	COMPLIES	
FACADE ARTICULATION	REQUIRED FOR FACADES GREATER THAN 100' IN WIDTH	NOT REQUIRED	75' MAX BUILDING WIDTH
FACADE GLAZING	10% MIN. TOTAL FACADE	COMPLIES	39% GLAZING
	20% MIN. FIRST STORY COMMERCIAL FRONT	COMPLIES	40% GLAZING AT FIRST FTORY
WINDOW SHAPE	SQUARE OR VERITCAL IN PROPORTION	COMPLIES	
WINDOW ALIGNMENT	UPPER WINDOWS MUST GENERALLY ALIGN WITH FIRST FLOOR	COMPLIES	
WINDOW TYPE	SINGLE OR DOUBLE HUNG, CASEMEN OR AWNING	COMPLIES	
	ABOVE FIRST STORY, GLAZING MUST BE LESS THAN 50% TOTAL FACADE		36% GLAZING ABOVE FIRST STORY
WINDOW TRIM	MIN. 3" TRIM	COMPLIES	
ROOF TYPE AND PITCH	FLAT	COMPLIES	
PRIMARY BUILDING MATERIALS	BRICK/CEMENTITIOUS SIDING	COMPLIES	
CHANGES IN BUILDING MATERIAL	PRIMARY BUILDING MATERIALS MUST WRAP ALONG SIDE ELEVATIONS	COMPLIES	
BUILDING COLORS	3 MAX.	COMPLIES	
BUILDING TYPE			
MID-RISE	PERMITTED	COMPLIES	
LARGE MULTIFAMILY BUILDING	PERMITTED	COMPLIES	
PARKING			
REQUIRED PARKING SPACES	LOCATED WITHIN AND/OR BEHIND THE PRINCIPAL STRCUTURE	COMPLIES	
GARAGE	8.5' X 19' MIN. PARKING SPACE DIMENSIONS	COMPLIES	
BIKE PARKING	1 BIKE SPOT PER 10 DWELLING UNITS	COMPLIES	68 DWELLING UNITS; 7 SPOTS PROVIDED
	SHELTERED BIKE PARKING REQUIRED FOR MORE THAN 10 DWELLING UNITS	COMPLIES	
LOADING	1 LOADING SPACE REQUIRED FOR GREATER THAN 99 UNITS	NOT REQUIRED	68 DWELLING UNITS
ELECTRIC VEHICLE CHARGING	PERMITTED	COMPLIES	PROVIDED IN GARAGE AND AT EXTERIOR PARKING AREA

CD-4 ZONING DATA

CODE PROVISION	REQUIRED	PROVIDED	REMARKS
SIGNAGE			
BAND SIGN (1 PER FRONTAGE)	1.5 SF PER LINEAR FT OF FACADE; 3' MAX HEIGHT; 7" MAX DEPTH	COMPLIES	112.5 SF ALLOWED; 15 SF PROVIDED
LIGHTING			
REQUIRED PRIVATE LIGHTING	PARKING AREAS AND ACCESSWAYS	COMPLIES	
POLE	ALUMINUM	COMPLIES	
HEAD	COLONIAL, COACH OR ACORN HEAD	APPROPRIATE FIXTURES PROVIDED; NOT COBRA HEAD	
PRIVATE LIGHTING COVERAGE	1.0 TO 2.0 FC THROUGHOUT PARKING AREA	COMPLIES	
PUBLIC REALM			
REQUIRED PUBLIC REALM	10% LOT AREA	COMPLIES	29% PUBLIC REALM
PRIVATE LANDSCAPING AND FENCING			
LANDSCAPING	NOT REQUIRED IF PAVED	COMPLIES	
	CONTINUOUS SHRUBS AT FOUNDATION IF GREATER THAN 3' FRONT YARD	COMPLIES	
PEDESTRAN CONNECTION	CONNECTION THROUGH TO ADJACENT NEIGHBORHOOD OR USES	COMPLIES	
SCREENS, STREETSCREEN AND BUFFERS			
PARKING AREA SCREENING	HEDGE SCREEN AT FRONTAGE 3'-5'; MIN. 80% OPACITY	COMPLIES	
	HEDGE SCREEN AT FRONTAGE 5'-6'; MIN. 80% OPACITY	COMPLIES	

UNIT MATRIX

LEVEL	UNIT TYPE	# OF BATHS	UNIT COUNT	UNIT SIZE	UNIT SF	AMENITY SF
FLOOR 1	-	-	-	0 SF	0 SF	1562 SF
FLOOR 2	1 BR	1	12	641 SF	7692 SF	2306 SF
FLOOR 3	1 BR	1	12	641 SF	7692 SF	256 SF
FLOOR 4	1 BR	1	12	641 SF	7692 SF	256 SF
FLOOR 5	1 BR	1	12	641 SF	7692 SF	256 SF
FLOOR 6	1 BR	1	12	641 SF	7692 SF	256 SF
FLOOR 7	1 BR	1	4	641 SF	2564 SF	0 SF
	2 BR	1	2	962 SF	1924 SF	
	2 BR CORNER	1	2	940 SF	1880 SF	
TOTAL			68		44828 SF	4892 SF



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17 ARCHITECTURE SITE PLAN
SCALE: 1/16" = 1'-0"

AMENTA|EMMA
ARCHITECTS

STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 9695
LICENSED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	1/16" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_CENTRAL_DD_2025_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

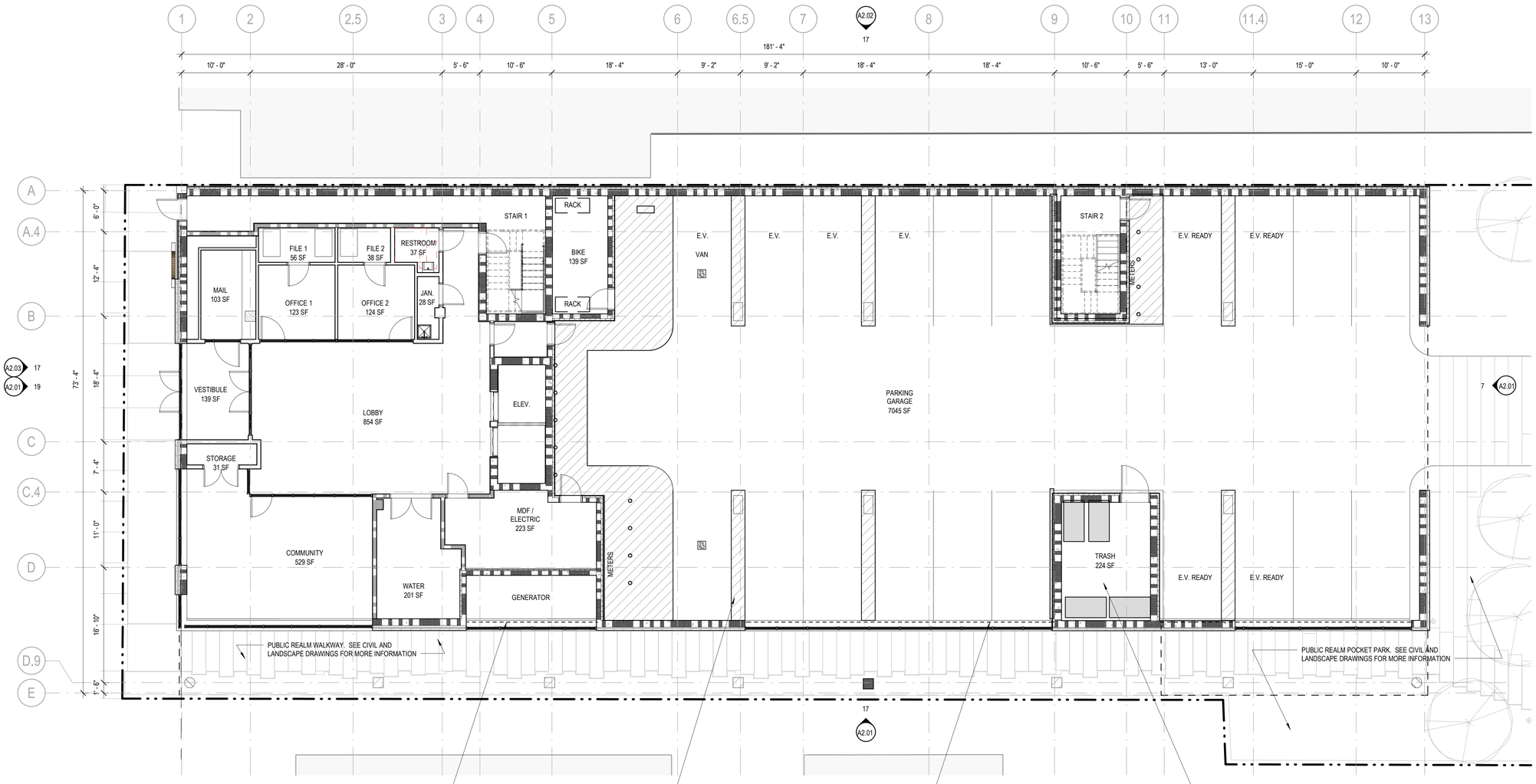
SITE PLAN SUBMISSION

SHEET TITLE

ZONING STANARDS AND UNIT MATRIX

A1.00

AMENTA|EMMA
ARCHITECTS



17 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 9695
REGISTERED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_CENTRAL_DD_2025_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

FIRST FLOOR PLAN

A1.01

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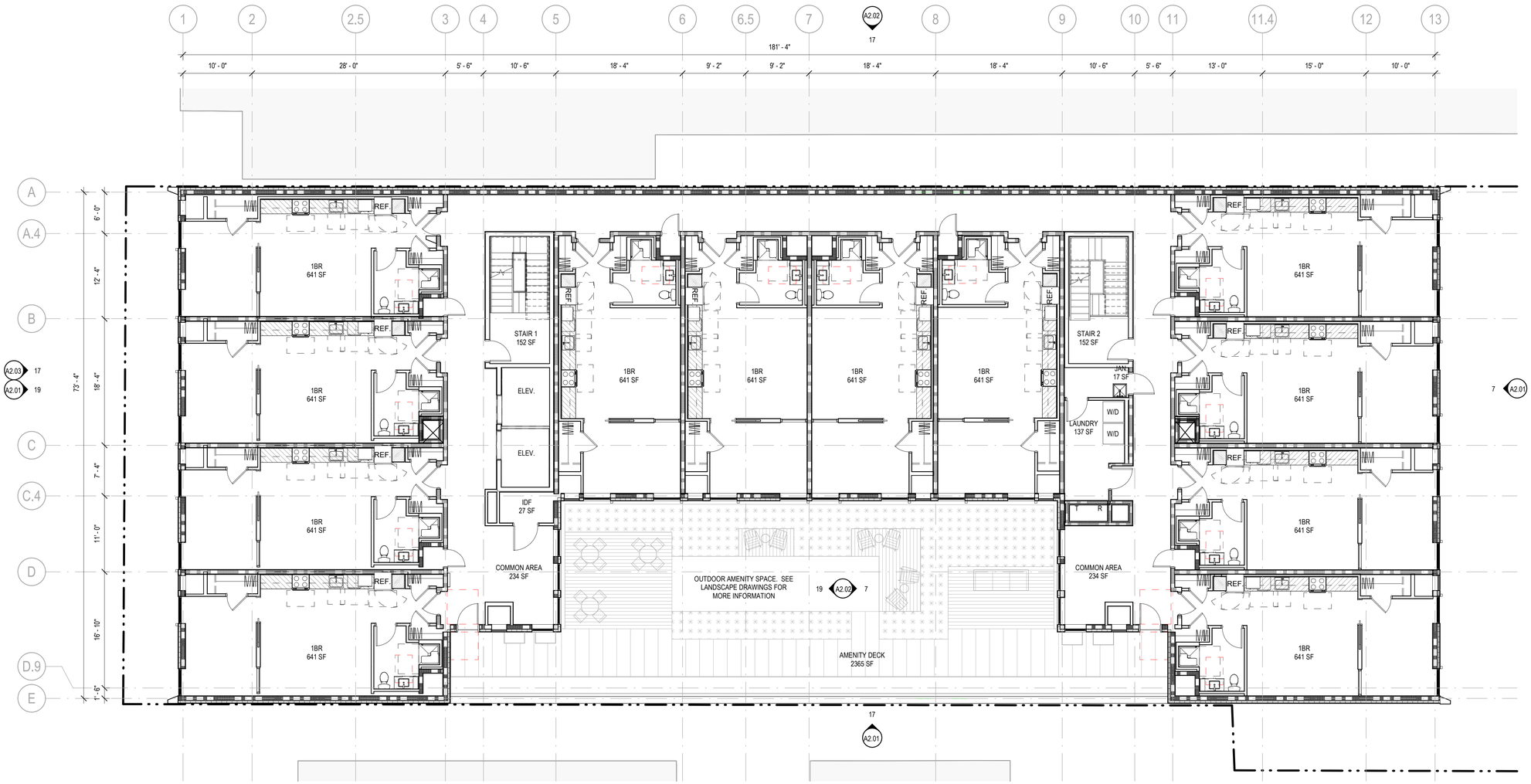
ARCHITECTS



17 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 9685
REGISTERED ARCHITECT

SOUND
COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_CENTRAL_DD_2025_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN
SUBMISSION

SHEET TITLE

SECOND FLOOR PLAN

A1.02

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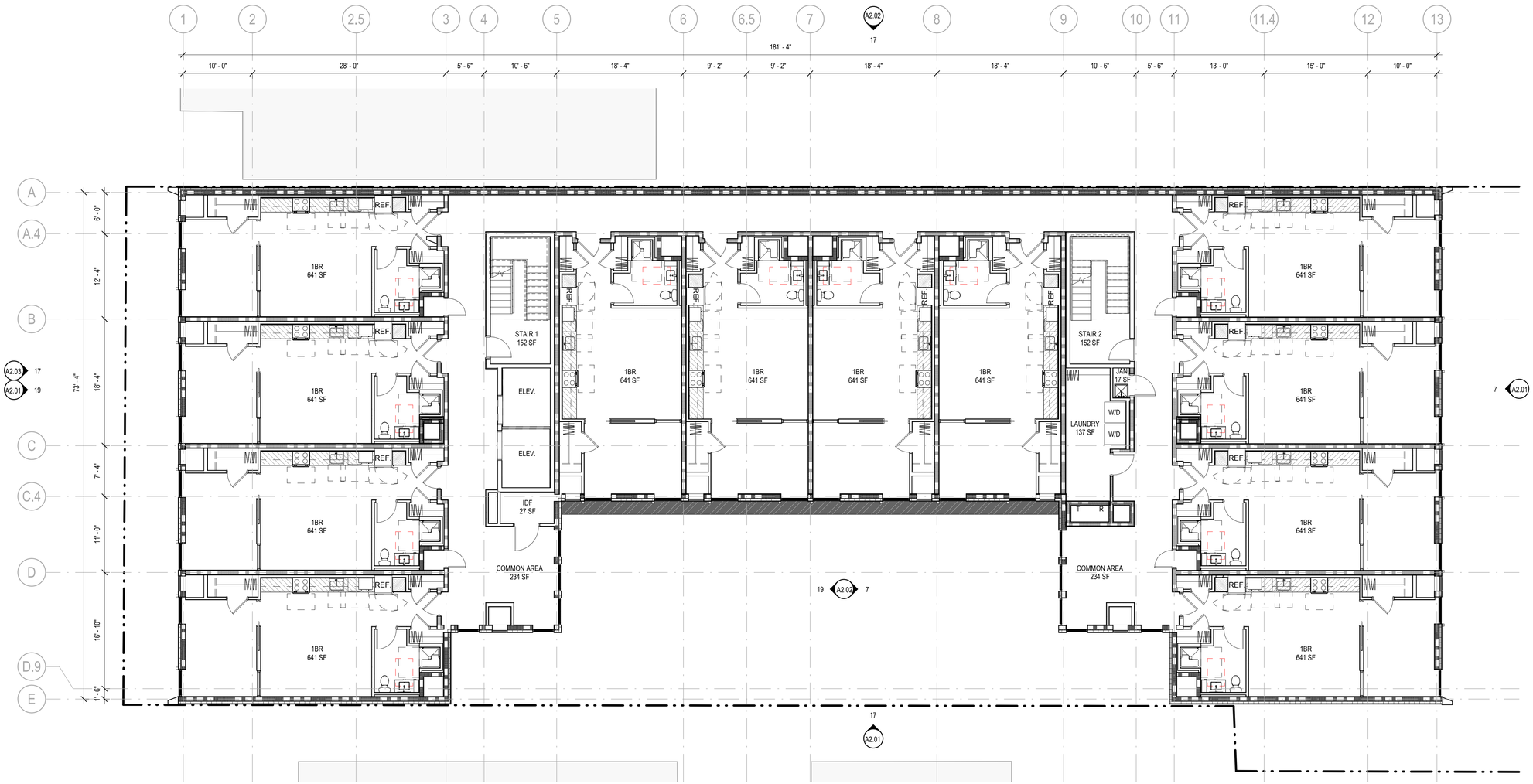

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17 THIRD THROUGH SIXTH FLOOR PLANS
SCALE: 1/8" = 1'-0"

STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 29295
REGISTERED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_CENTRAL_DD_2025_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

THIRD THROUGH SIXTH FLOOR PLAN

A1.03

VEGETATIVE ROOF

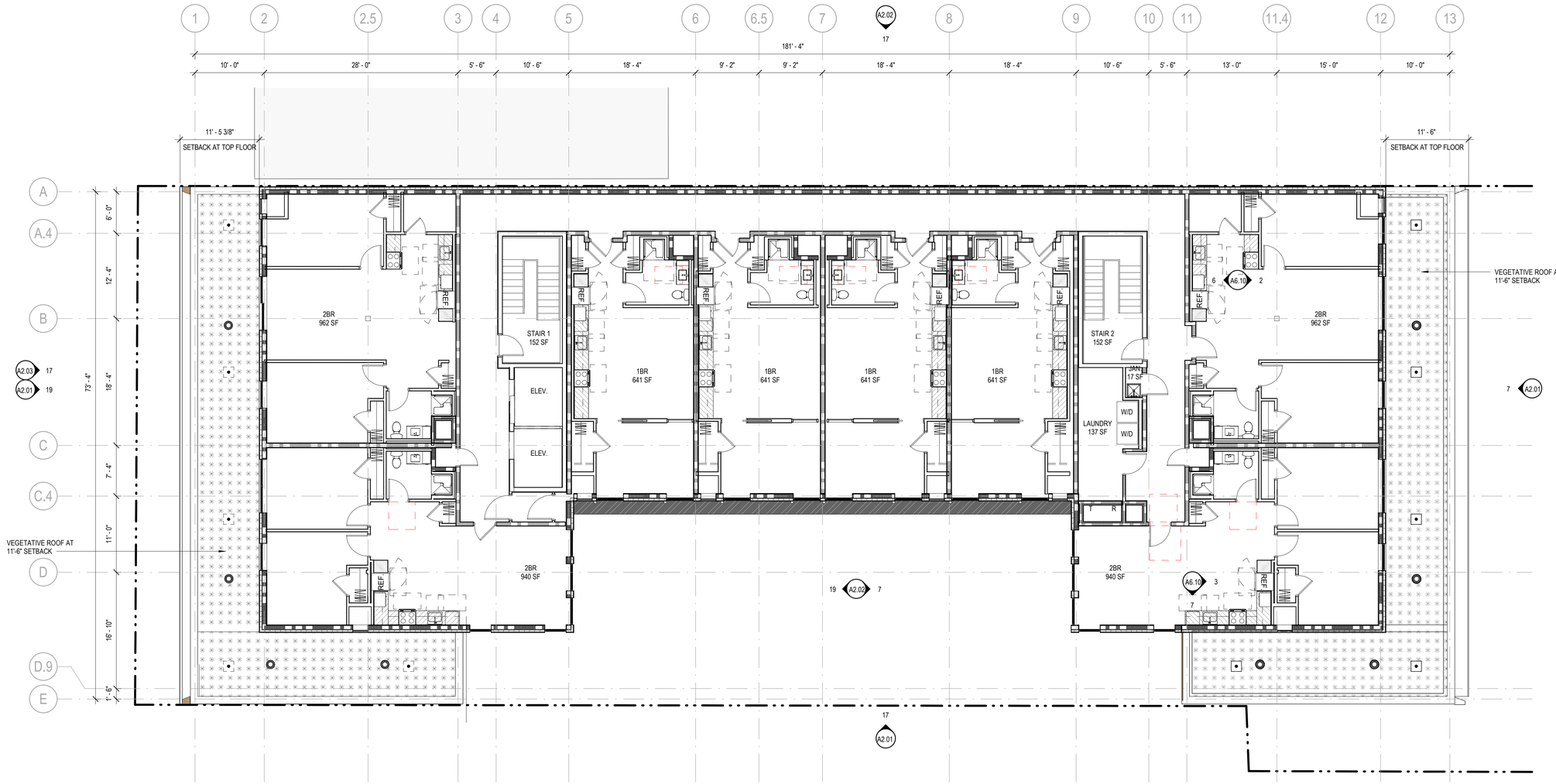
FUTURE PHOTOVOLTAIC ARRAY

ROOF DRAIN

ROOF DAVIT

ROOF ACCESS HATCH

4 ROOF PLAN LEGEND



17 SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

7/22/2025 8:04:38 AM
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AMENTA|EMMA
ARCHITECTS

STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 9685
LICENSED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_CENTRAL_DD_2025_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

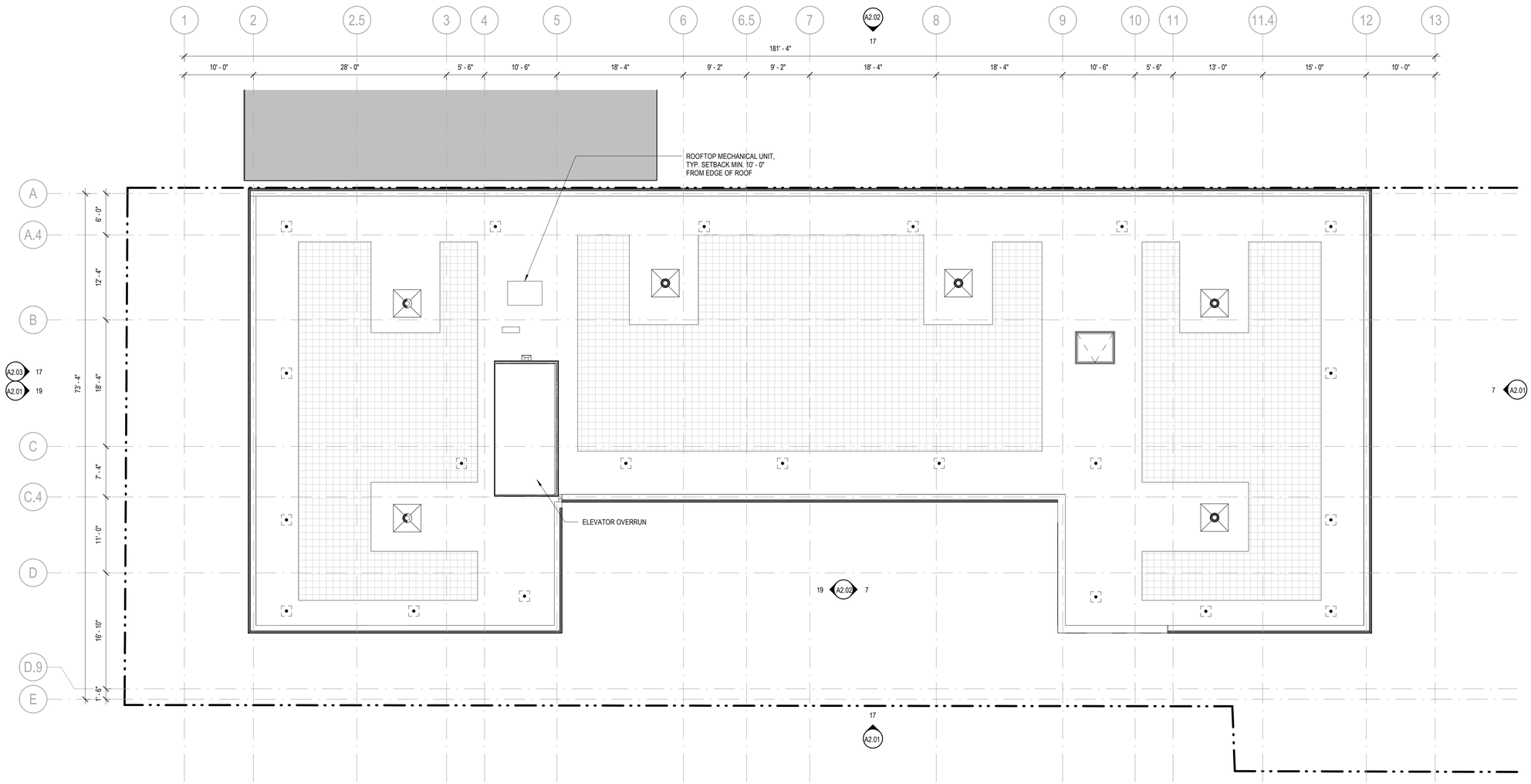
No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

SEVENTH FLOOR PLAN

A1.04



4 ROOF PLAN LEGEND

- VEGETATIVE ROOF
- FUTURE PHOTOVOLTAIC ARRAY
- ROOF DRAIN
- ROOF DAVIT
- ROOF ACCESS HATCH

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

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NO. 9685
REGISTERED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	1/8" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_CENTRAL_DD_2025_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

ROOF PLAN

A1.10

19 EXTERIOR ELEVATION - WEST FACADE
SCALE: 3/32" = 1'-0"

7 EXTERIOR ELEVATION - EAST FACADE
SCALE: 3/32" = 1'-0"

17 EXTERIOR ELEVATION - SOUTH FACADE
SCALE: 3/32" = 1'-0"

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79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	3/32" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_2025.2_7story_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

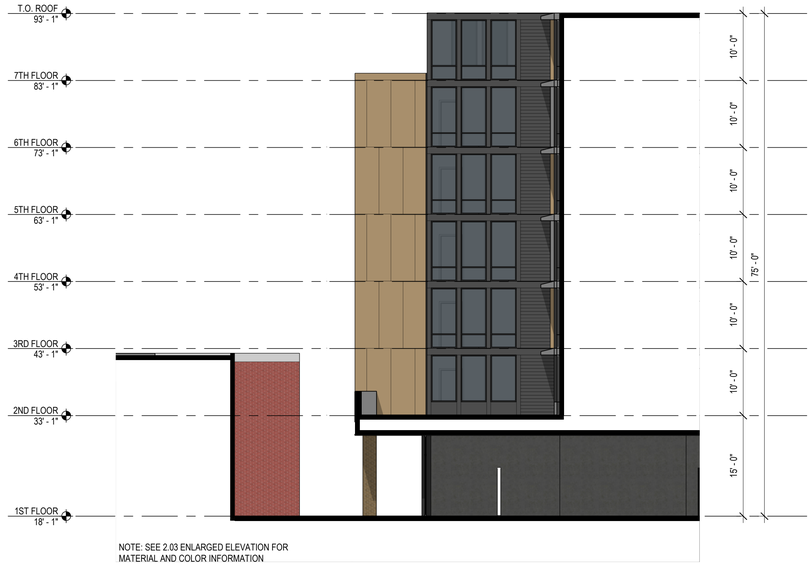
No.	Date	Description

SITE PLAN SUBMISSION

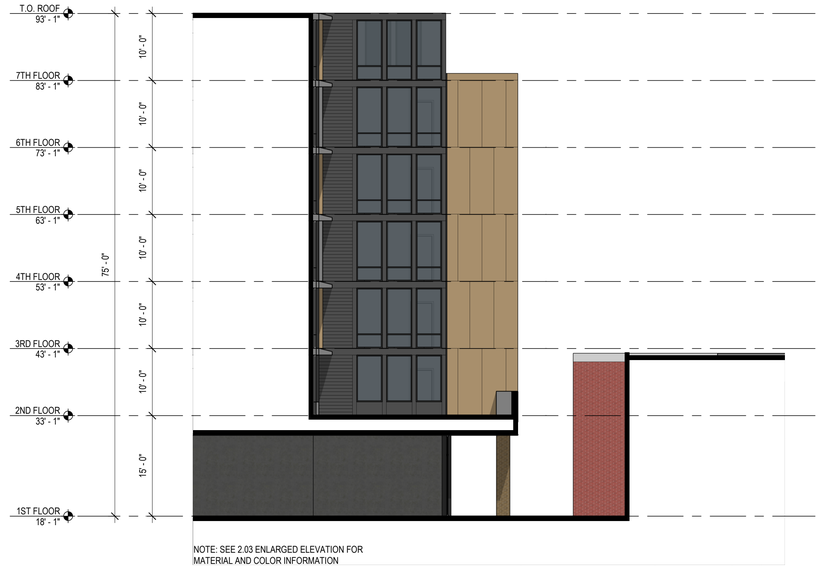
SHEET TITLE

EXTERIOR ELEVATIONS

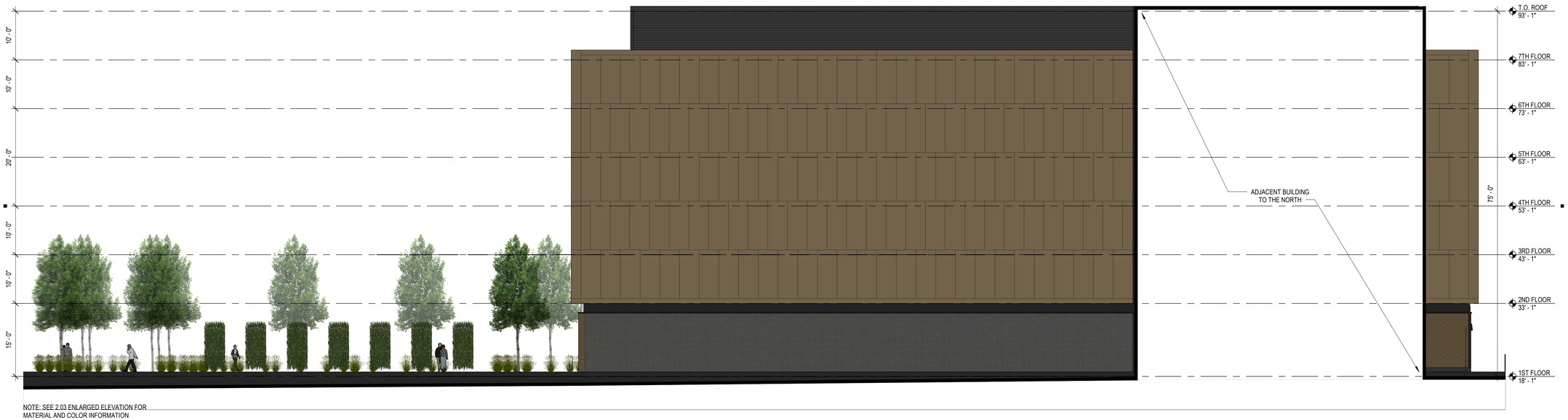
A2.01



19 EXTERIOR ELEVATION - COURTYARD WEST
SCALE: 3/32" = 1'-0"



7 EXTERIOR ELEVATION - COURTYARD EAST
SCALE: 3/32" = 1'-0"



17 EXTERIOR ELEVATION - NORTH FACADE
SCALE: 3/32" = 1'-0"

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NO. 19525
REGISTERED ARCHITECT

SOUND
COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	3/32" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_2025.2_7story_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN
SUBMISSION

SHEET TITLE

EXTERIOR ELEVATIONS

A2.02

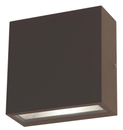
LAP SIDING - JAMES HARDIE FIBER CEMENT, RICH ESPRESSO SMOOTH

WINDOWS - INTUS uPVC, BLACK EXTERIOR FINISH

FIBER CEMENT PANEL - CERACLAD FIBER CEMENT, CUSTOM COLOR TO MATCH BRICK

FACE BRICK - KANSAS BRICK AND TILE, 500 CLASSIC MODULAR

WALL BASE - MASONRY BASE, COLOR TO MATCH CHARCOAL FIBER CEMENT



EXTERIOR SCONCE - AFX 'DEXTER' 06" LED OUTDOOR SCONCE, COLOR TO MATCH LAP SIDING

PREFINISHED METAL COPING, COLOR TO MATCH LAP SIDING

METAL PANEL FRAME CORNICE ELEMENT, COLOR TO MATCH BRICK

PAINTED FIBER CEMENT LAP SIDING

METAL PANEL FRAME ELEMENT, COLOR TO MATCH BRICK

PREFINISHED uPVC WINDOW

METAL ACCENT PANEL, COLOR TO MATCH BRICK

PREFINISHED MECHANICAL LOUVER, COLOR TO MATCH LAP SIDING

NON-ILLUMINATED, PIN MOUNTED ALUMINUM SIGNAGE, 1'-2" TALL, 15 SF TOTAL AREA

FACTORY FINISHED METAL CORNICE, COLOR TO MATCH SIDING

PREFINISHED EXTERIOR ENTRY LIGHTS, COLOR TO MATCH LAP SIDING

ANODIZED ALUMINUM STOREFRONT SYSTEM, COLOR TO MATCH WINDOWS

METAL CLAD CONCRETE COLUMN, COLOR TO MATCH SIDING

MODULAR FACE BRICK

MASONRY BASE

17 EXTERIOR ELEVATION - FACADE MATERIALS
SCALE: 3/16" = 1'-0"

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ARCHITECTS

STATE OF CONNECTICUT
WILLIS R. BROWN
No. 26826
LICENSED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	3/16" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_2025.2_7story_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

ENLARGED ELEVATION

A2.03

AMENTA|EMMA
ARCHITECTS

17 VIEW LOOKING NORTHEAST ALONG CHESTNUT STREET

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STATE OF CONNECTICUT
WILES R. BROWN
NO. 9695
LICENSED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	3/16" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_2025.2_7story_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

RENDERING

A2.04

17 VIEW LOOKING NORTHWEST ALONG SOUTH MAIN STREET

7/22/2025 8:20:00 AM
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ARCHITECTS

STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 29825
LICENSED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	3/16" = 1'-0"
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_2025.2_7story_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

No.	Date	Description

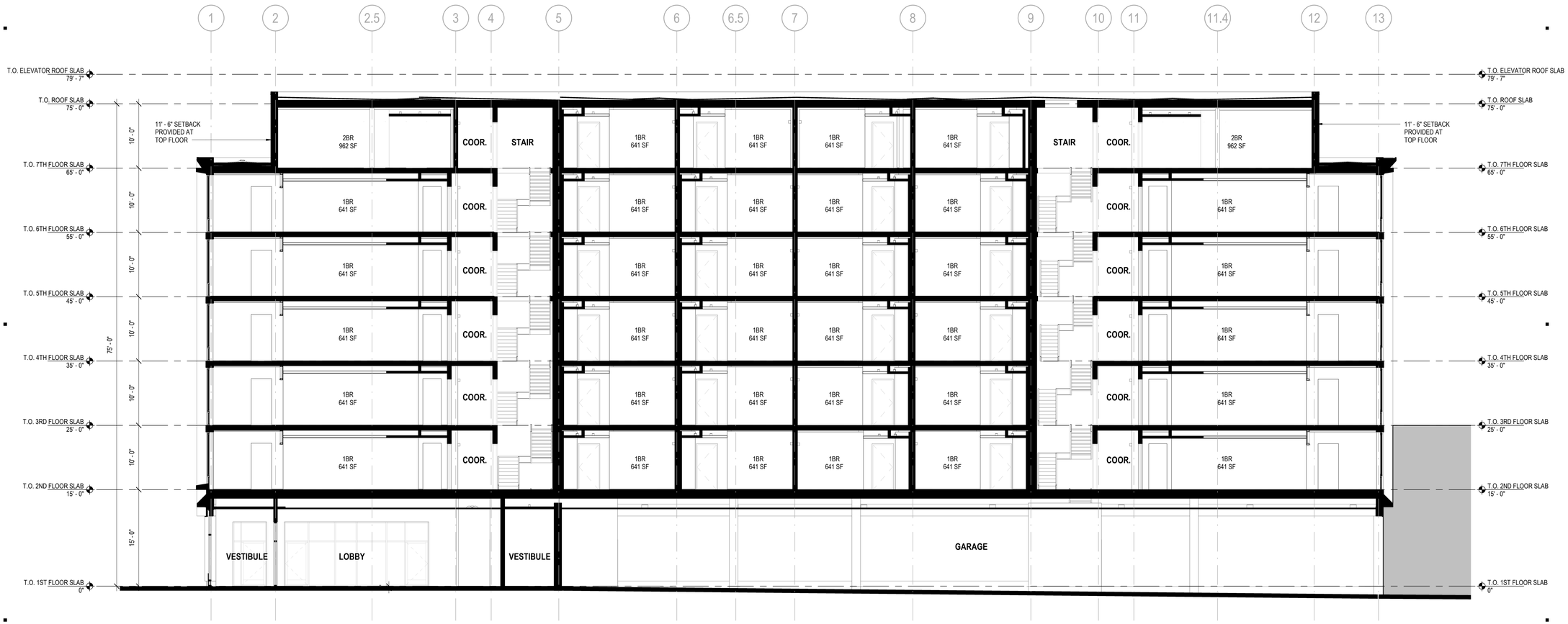
SITE PLAN SUBMISSION

SHEET TITLE

RENDERING

A2.05

AMENTA|EMMA
ARCHITECTS



17 LOOKING NORTH
SCALE: 1/8" = 1'-0"

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STATE OF CONNECTICUT
WILES R. BROWN
NO. 9685
LICENSED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
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HISTORY OF SUBMISSIONS

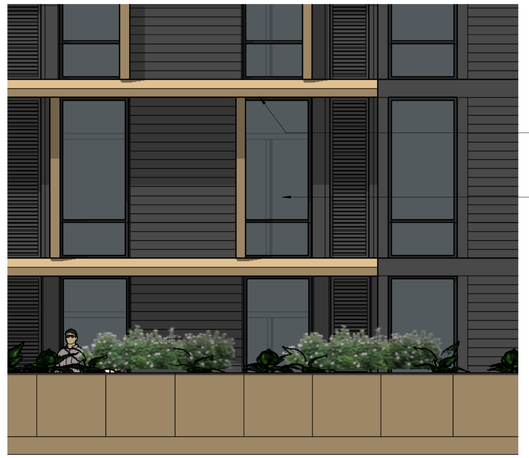
No.	Date	Description

SITE PLAN SUBMISSION

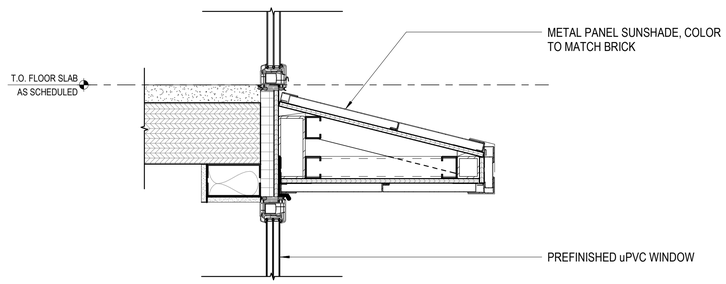
SHEET TITLE

BUILDING SECTION

A3.01

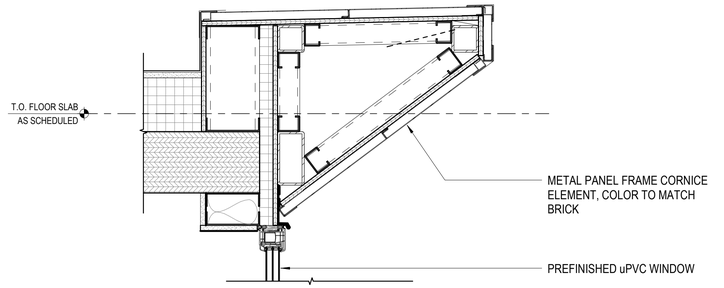


15 EXTERIOR ELEVATION - SHADING CANOPY
SCALE: 1/4" = 1'-0"

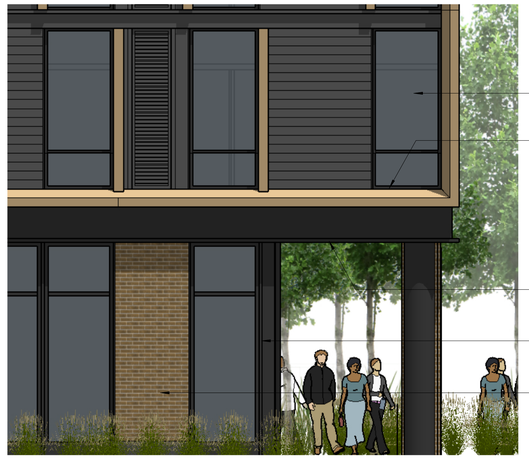


7 SECTION DETAIL - SUNSHADE
SCALE: 1 1/2" = 1'-0"

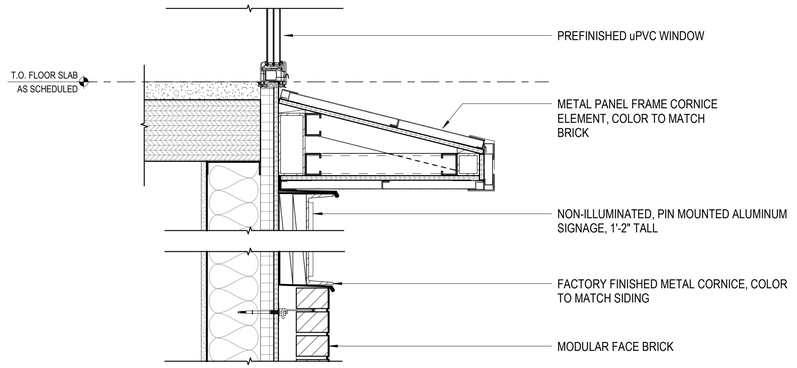
14 EXTERIOR ELEVATION - METAL FRAME PARAPET
SCALE: 1/4" = 1'-0"



6 SECTION DETAIL - METAL FRAME PARAPET
SCALE: 1 1/2" = 1'-0"



13 EXTERIOR ELEVATION - BASE CORNICE
SCALE: 1/4" = 1'-0"



5 SECTION DETAIL - BASE CORNICE
SCALE: 1 1/2" = 1'-0"

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ARCHITECTS

STATE OF CONNECTICUT
WILLIS R. BROWN
NO. 19525
REGISTERED ARCHITECT

SOUND COMMUNITIES

79 SOUTH MAIN ST.

NORWALK, CT 06854

CONSULTANTS

KEY PLAN

PROJECT DATA

PROJECT NUMBER	25022
CURRENT SUBMISSION DATE	07.22.2025
DRAWN	
CHECKED	Checker
SCALE	As indicated
FILE REFERENCE	C:\Users\athisdale\Documents\25022_79 S. MAIN ST_2025.2_7story_athisdaleDDFJV.rvt

HISTORY OF SUBMISSIONS

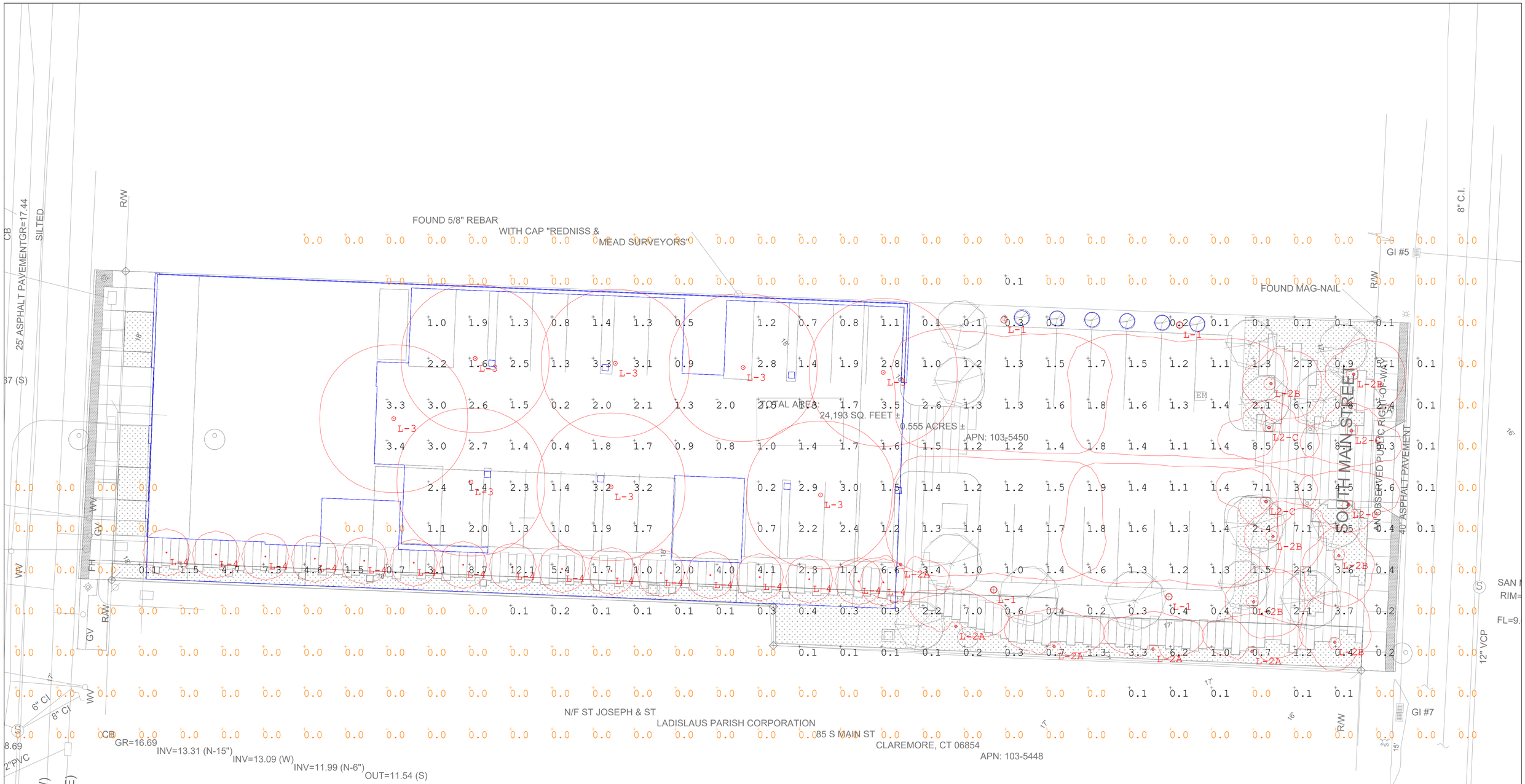
No.	Date	Description

SITE PLAN SUBMISSION

SHEET TITLE

DETAILS

A4.01



Luminaire Schedule

Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description	Tag
4	L-1	25	100	Single	1.044	Kim LR20-24L-CUST-3K7-4W-UNV-TBD-TBD-BC (Prorated to 3500 Lumens)	Mounted on 14FT Pole
5	L-2A	14	70	Single	0.900	Kim PA7R-TBD-CH-3HS-12L-010-3K7-42A-TBD-UNV	
6	L-2B	14	84	Single	0.900	Kim PA7R-TBD-CH-4-12L-010-3K7-42A-TBD-UNV	
8	L-3	16.85	134.8	Single	0.900	Beacon SRT1-15-3K7-SQW-UNV-TBD	Surface Mounted @ 9FT
16	L-4	7.8	124.8	Single	0.450	Prescolite LTR-4RD-H-SL06L-DM1_LTR-4RD-T-SL35KBNRS (Prorated to 300 Lumens)	Recessed in Ceiling
4	L2-C	13.91	55.64	Single	0.900	Kim PA7R-TBD-CH-3-12L-010-3K7-TBD-TBD-UNV	

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Site	Fc	0.98	12.1	0.0	N.A.	N.A.	0
Canopy - Parking	Fc	1.79	3.5	0.2	8.95	17.50	
Parking Lot	Fc	2.07	8.5	1.0	2.07	8.50	

Project:
79 South Main Street

Contact:
David Mainville
Specification Sales
(860) 942-4357
dmainville@illuminatene.com

Detail: Photometric Calculation
Date: 5/15/2025
Revision:----
Scale: 3/16"=1'-0"
Drawn By: CK

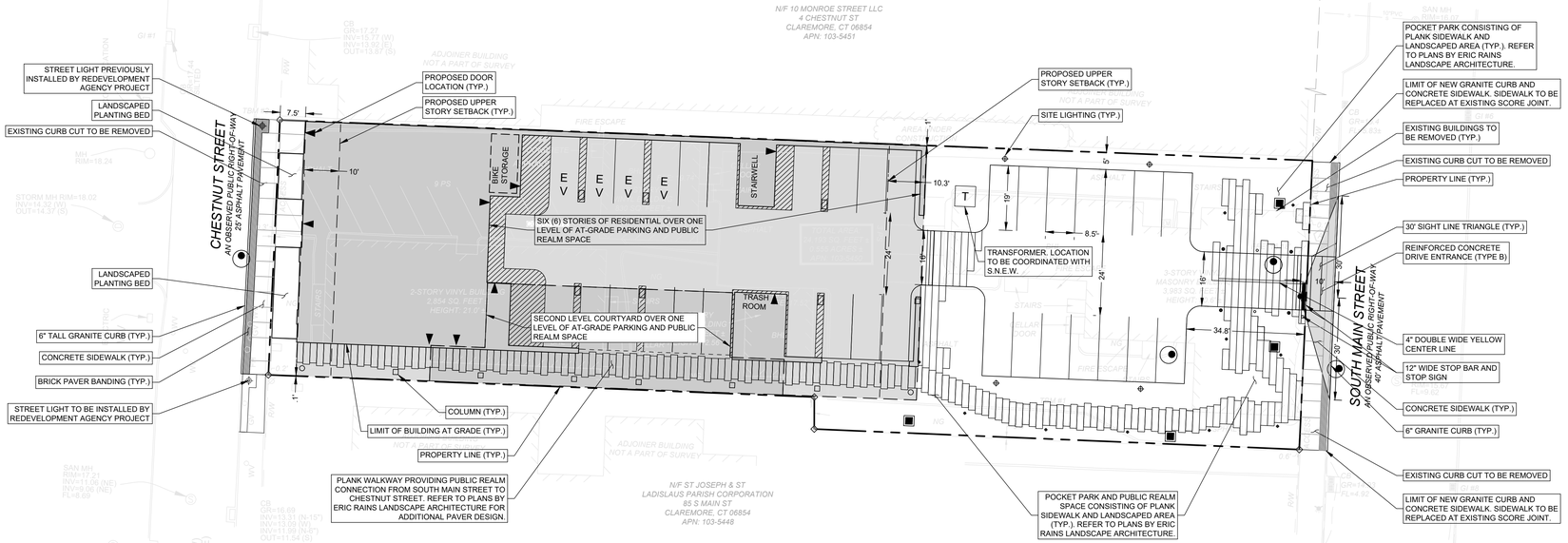
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

SL-1

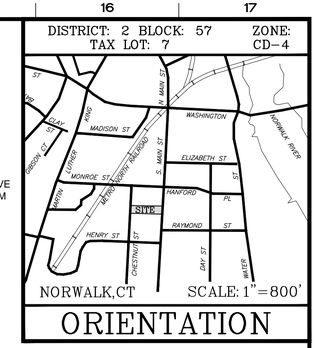
Sheet 1 of 1



BUILDING AT GRADE (6-7 STORIES)

6-STORY BUILDING ABOVE PARKING / PUBLIC REALM

2ND LEVEL COURTYARD



ORIENTATION

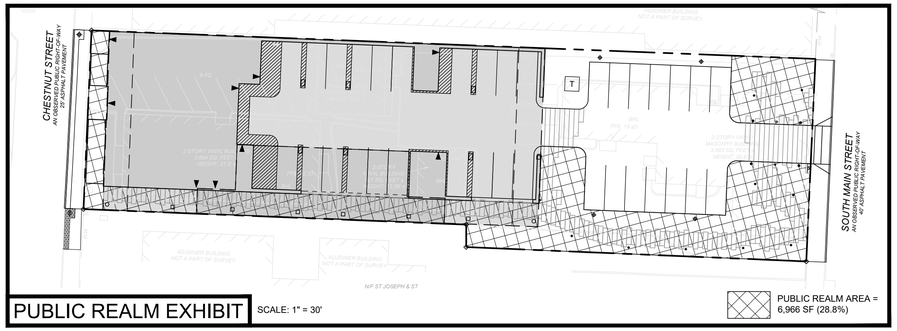
ZONING INFORMATION TABLE

79 South Main Street

7/22/2025		CD-4 Zone	Proposed Development
MINIMUM SIZE OF PLOT	AREA	Not regulated	24,193± SF (0.56± acres)
HEIGHT	MAXIMUM	6.5 stories**	7 Stories**
	MINIMUM	2 stories	2 Story Minimum
	ADDITIONAL	Height further limited via ceiling height requirements.*	Refer to Architectural Plans for additional information.
BUILDING COMPOSITION		For buildings that exceed 4 stories, the floor of the uppermost Story must be setback a minimum of ten feet from the second floor building façade.	10' minimum setback at 7th floor
MINIMUM YARDS	FRONT	None / 12' max. to the property line or from the edge of any public improvement required as part of the development	0' (to public sidewalk / pocket park)
	SIDE	None	N/A
	REAR	3 feet	N/A
BUILDING TYPE			Mid-Rise
USE DESIGNATION			Multi-family Residential Units: 68 units
RESIDENTIAL DENSITY		1 Dwelling Unit per 500 sq. ft. Multi-family developments containing a majority (> 50%) of units at or below 80% SMI or 60% AMI in perpetuity, may exceed the maximum Density of the underlying Zoning District by up to 50% (Secton 6.12.4.5)	24,193 / 500 = 48 units allowed max. 48 units + 48 units x 50% = 72 units allowed max. (with Bonus) 68 units proposed
WORKFORCE HOUSING		10% of the total number of dwelling units	100%
PARKING		0.5 spaces per unit (Section 6.12.4.5)	68 units x 0.50 = 34 spaces required (utilizing Section 6.12.4.5) 34 spaces proposed (inclusive of 4 EV spaces and 4 EV Ready Spaces)
IMPERVIOUS SURFACE COVERAGE		80% MAX. except that impervious surface may be increased to 90% for Developments 30 or more dwelling units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.	82.8%± (20,037 sf) Impervious Coverage 17.2%± (4,156 sf) Landscaping 29%± (6,966sf) Public Realm
STORMWATER MANAGEMENT		Section 8.4.5.N.2.g.(1)(a): 75% or more of the Development's stormwater is retained on-site	78% of Site Area treated via infiltration practice

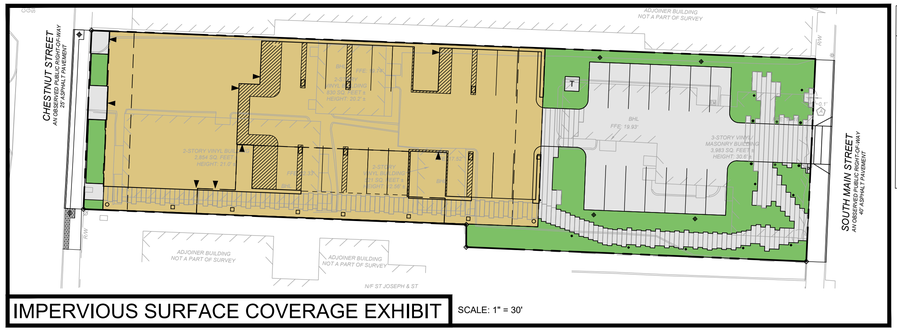
*Ceiling height may not exceed 13 ft from finished floor to finished floor, except for first floor Business/Commercial, Office, Retail/Personal Service which must be a minimum of 15 ft with max of 25 ft

**Section 6.12.4.5.b. - Multi-family developments containing a majority (> 50%) of units at or below 80% SMI or 60% AMI in perpetuity, are permitted to exceed the maximum number of stories permitted within the Zoning District in which the property is located in accordance with the following: b. within CD-3C, CD-4, CD-4W, and SD-LI: One -and-a-half additional stories.



PUBLIC REALM EXHIBIT SCALE: 1" = 30'

PUBLIC REALM AREA = 6,966 SF (28.8%)



IMPERVIOUS SURFACE COVERAGE EXHIBIT SCALE: 1" = 30'

SITE AREA (SITE AREA=24,193 SF)

SYMBOL	DESCRIPTION	AREA (sq ft.)
	STRUCTURES	13,675
	PAVEMENT & SIDEWALKS	6,362
	IMPERVIOUS TOTAL =	20,037 (82.8%)
	LANDSCAPE	4,156
	PERVIOUS TOTAL =	4,156 (17.2%)

No.	Date	Revision
1	07/22/2025	ORIGINAL ISSUE DATE

ZONING SITE PLAN
DEPICTING
79 SOUTH MAIN STREET
NORWALK, CT
PREPARED FOR
SOUND COMMUNITIES

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"=20' 0 20 40

DRAWN BY: VJH CHECKED BY: CJF

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0032100 — REGISTERED LANDSCAPE ARCHITECT

DATE: July 22, 2025

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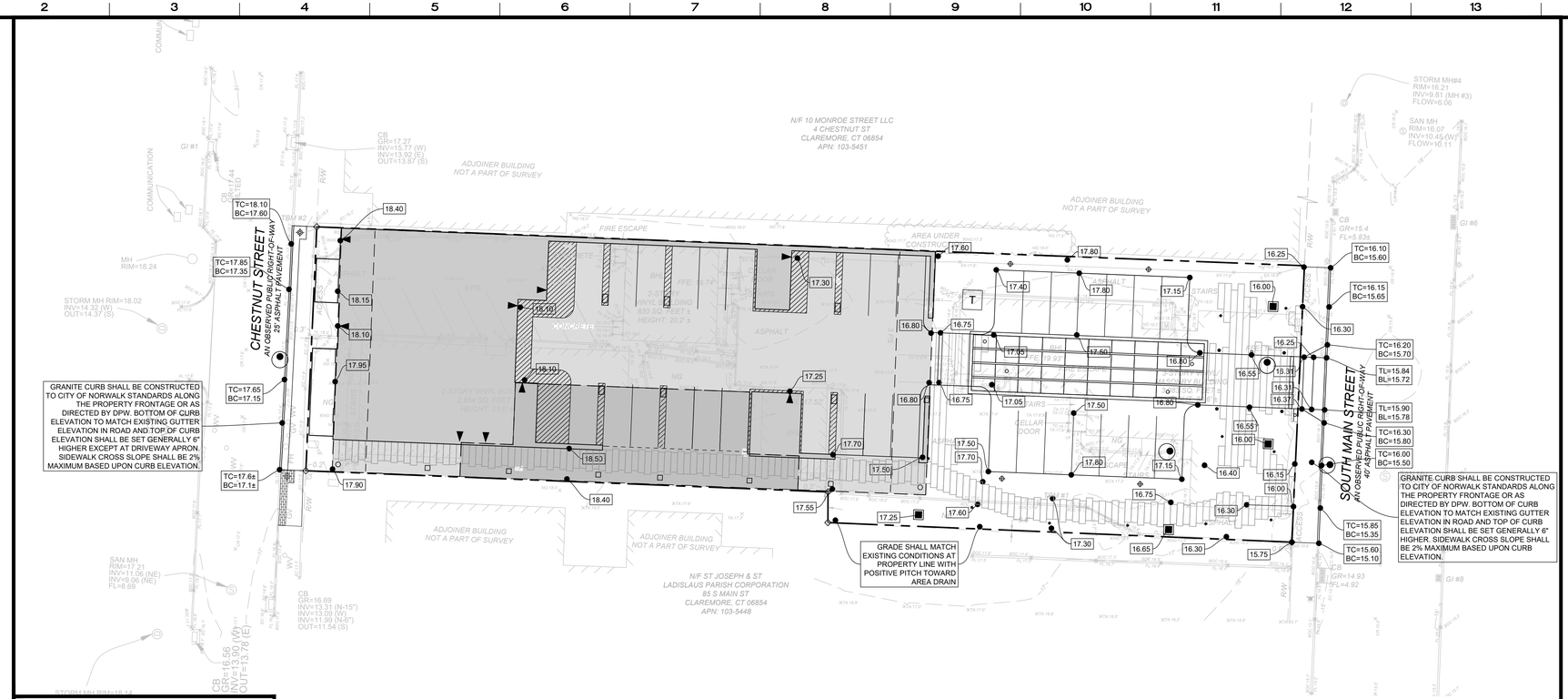
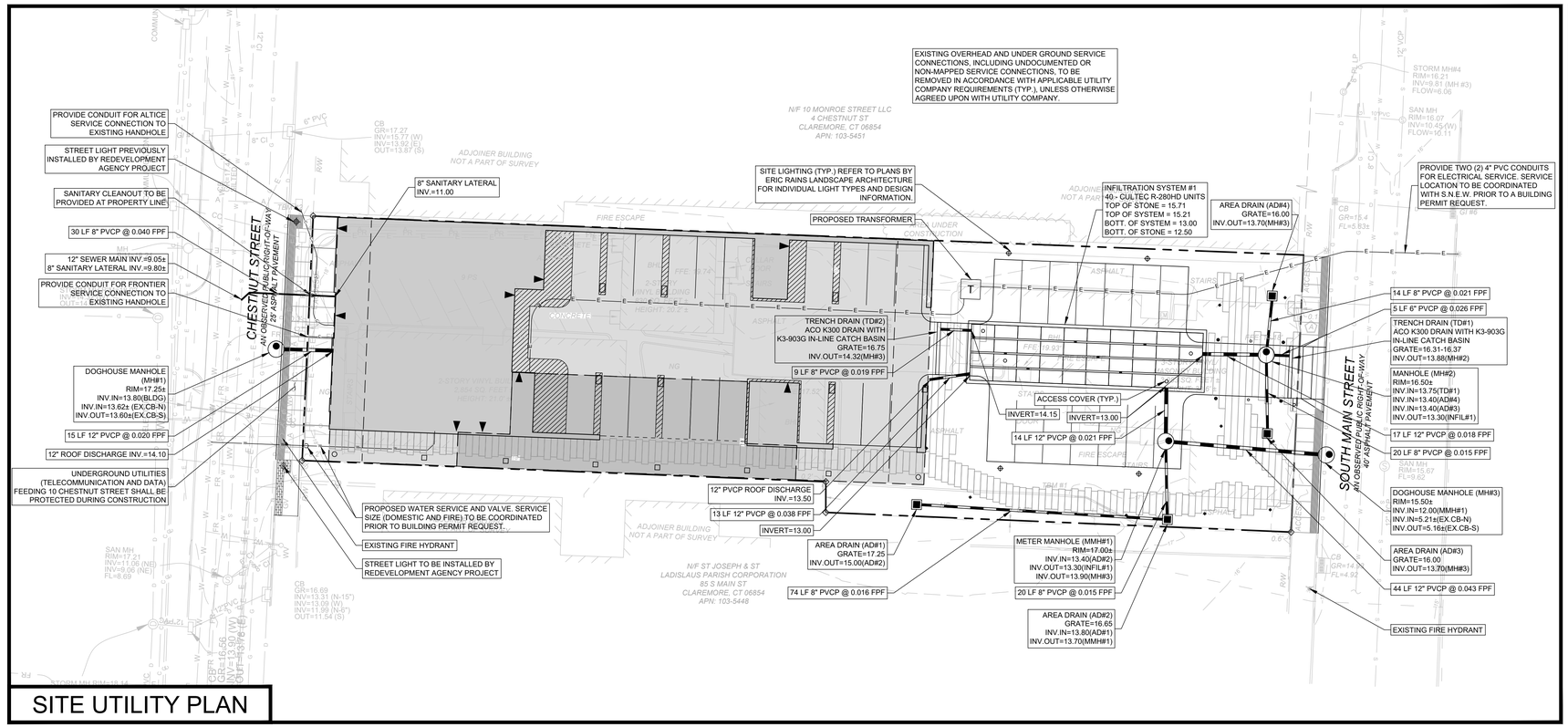
SHEET No: ZSP-1

Comm. No.: 11071

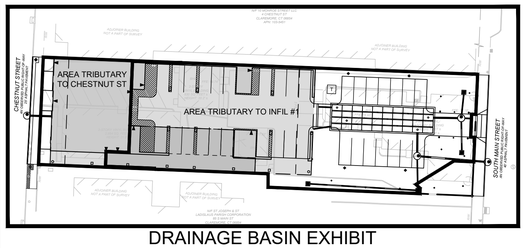
7/21/2025 7:29 AM H:\pbfiles\21100\11000\11071\Dwg\11071 Master 2.dwg



SITE GRADING PLAN



SITE UTILITY PLAN



DRAINAGE BASIN EXHIBIT

SCALE: 1"=50'

No.	Date	Revision
1	07/22/2025	ORIGINAL ISSUE DATE

SITE GRADING & UTILITY PLAN

DEPICTING

79 SOUTH MAIN STREET

NORWALK, CT

PREPARED FOR

SOUND COMMUNITIES

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

SCALE: 0 20 40
1"=20'

DRAWN BY: VJH CHECKED BY: CJF

STATE OF CONNECTICUT
VINCENT J. HYNES CT. PE No. 0032100
No. 0032100
VINCENT J. HYNES CT. PE No. 0032100
REGISTERED PROFESSIONAL ENGINEER
July 22, 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-1

Comm. No.: 11071

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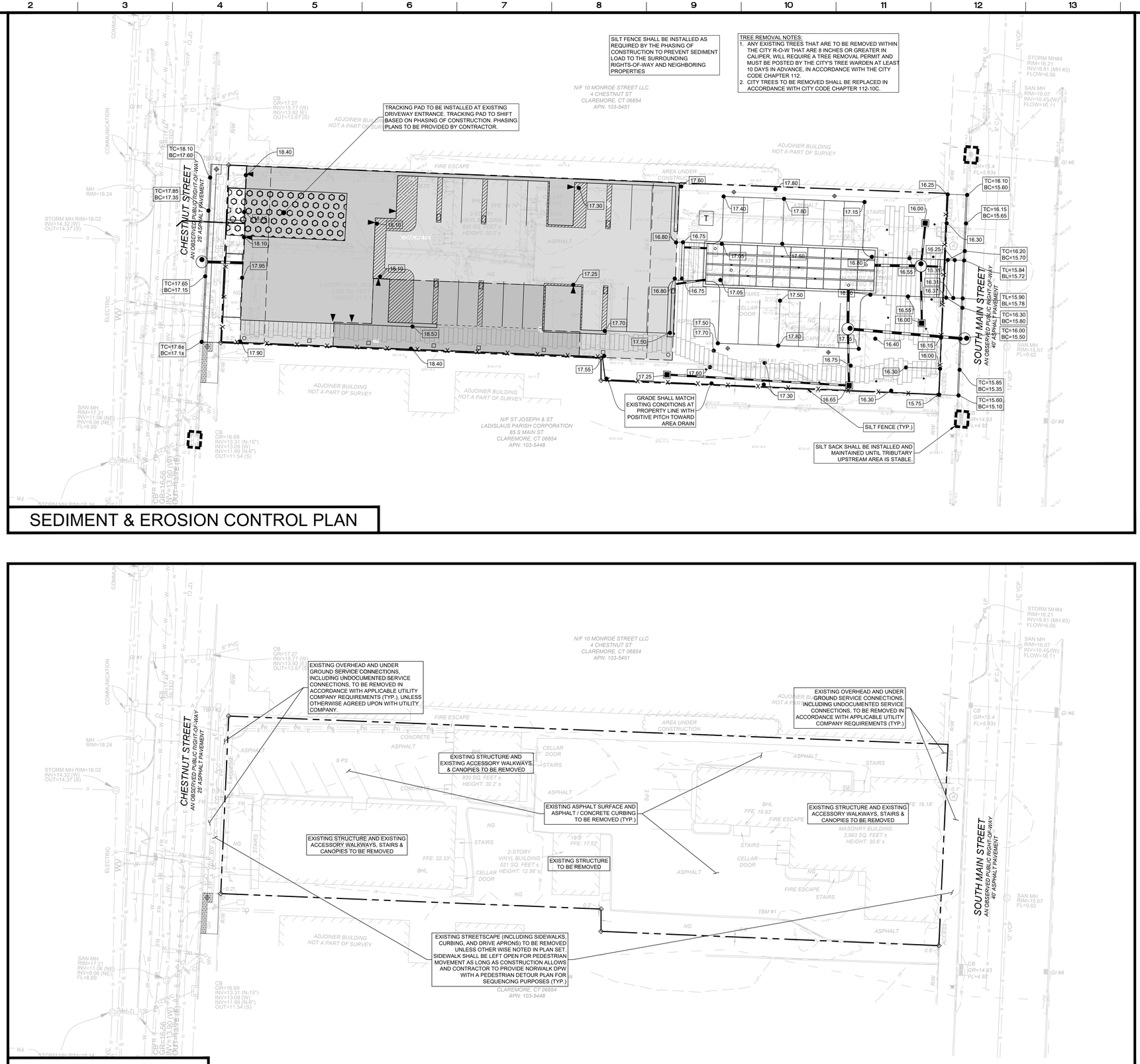

SEDIMENT & EROSION CONTROL PLAN

SITE REMOVALS PLAN

No.	Date	Revision
1	07/22/2025	ORIGINAL ISSUE DATE

SEDIMENT & EROSION CONTROL AND SITE REMOVALS PLAN

DEPICTING

79 SOUTH MAIN STREET

NORWALK, CT

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SCALE: 0 20 40
1"=20'

DRAWN BY: VJH CHECKED BY: CJF

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

VINCENT J. HYNES, CT P.E. #0032100
DATE: July 22nd, 2025

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SHEET No:

SE-2

Comm. No.: 11071

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GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, sanitary, utilities, and sediment & erosion controls. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by BLEW & Associates P.A. titled Boundary/Topographic Survey dated June 4, 2024. Elevations depicted or labeled are based on NAVD-88 datum.
3. Refer to plans prepared by Amenta Emma Architects for information and design of the proposed building. These drawings depict site plans corresponding to the latest architectural plans received on June 24, 2025.
4. Property lies in the CD-4 zone.
5. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, and CT DOT Form 819 (latest edition).
6. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 819 with the latest special Provisions and Typical State Standard Details.
7. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
8. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
9. The property shall be served by public water and sewers.
10. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
11. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
12. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
13. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
14. Building elevations are subject to change and shall be finalized prior to building permit.
15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
16. Prior to issuance of a Certificate of Occupancy, the Planning and Zoning and the Department of Public Works may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
17. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
18. The Engineering Division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
20. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.
21. A Public Right of Passage Easement shall be granted in favor of the City of Norwalk for street facing sidewalks located on private property.
22. A detailed Construction Phasing and Logistics Plan shall be prepared by the contractor for all off-site work. The plan shall be submitted to the City Department of Public Works for review and approval before a street opening permit for such work is issued.
23. A Department of Public Works (DPW) Encroachment, Driveway, and Sewer Permit, in conformance with DPW's Permit Provisions, shall be required for work in the City's Right-of-Way (ROW) prior to the commencement of the work. Road restoration requirements shall be determined at the time of permitting.

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. All excess materials shall be removed from the site and disposed of legally.
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. 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.
6. 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.
7. 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.

PAVEMENT AND PAVEMENT MARKINGS:

8. Areas of new asphalt shall follow the details on Sheet SE-5.
9. 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%.
10. 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.
11. 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.
12. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
13. 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.
14. 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.
15. 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.
16. 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).
17. 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.
18. 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.
19. 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.
20. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.
21. Finished grade shall be within 1/2 inch of that noted on the drawings.
22. 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.
23. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
24. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 819 Section 12.10 as revised.
25. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 819 Section 12.08 as revised.
26. 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

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. All storm pipe specified as High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for water tight installations.
5. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.
6. 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.
7. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.
8. Manhole diameters listed are minimum sizes and are assumed to be 4' inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.
9. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
10. Locate and abandon existing sanitary laterals at the property line with the end capped and mortared. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
11. 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.
12. 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.
13. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
14. 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.
15. 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.
16. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Uni-bell's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
17. 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:

18. 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.
19. Easements may be required in favor of the various utility companies.
20. Electric, telephone, cable, and water services shall be installed in conformance to the requirements of the governing utility companies.
21. Proposed electric, telephone, cable, 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.
22. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
23. Utility connections at building face shall be coordinated with the building contractors.
24. The contractor must supply and install drag lines with all conduits.
25. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.
26. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
27. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
28. The electric transformer shall be located to meet all applicable Zoning setbacks.
29. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

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

30. 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.

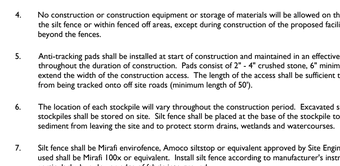
SEDIMENT AND EROSION CONTROL NARRATIVE:

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

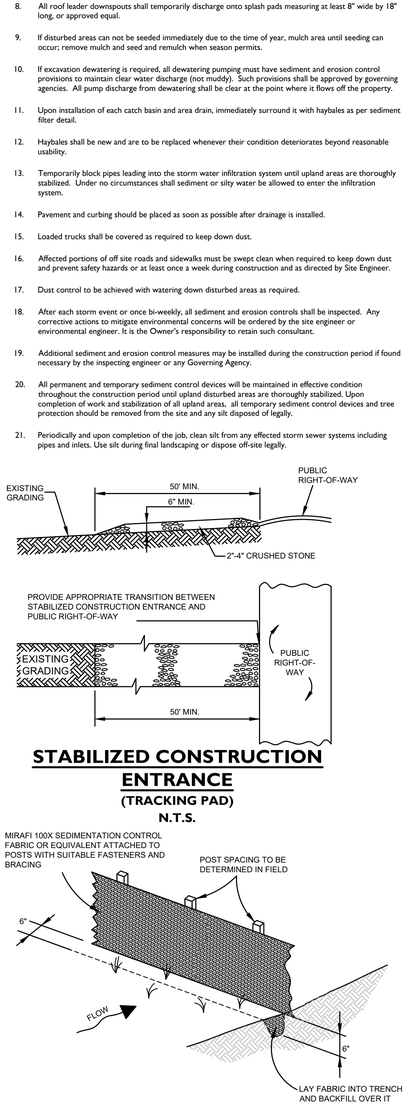
a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

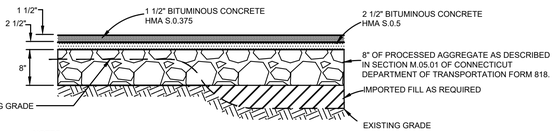
1. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
2. The contractor is assigned the responsibility for implementing this sediment 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 that construction is to begin three (3) days prior to commencing work.
3. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
4. 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.
5. 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').
6. 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.
7. 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.
8. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.
9. 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.
10. 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.
11. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.
12. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
13. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.
14. Pavement and curbing should be placed as soon as possible after drainage is installed.
15. Loaded trucks shall be covered as required to keep down dust.
16. 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.
17. Dust control to be achieved with watering down disturbed areas as required.
18. 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.
19. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
20. 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.
21. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



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



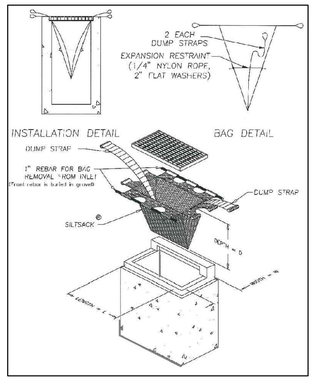
FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.



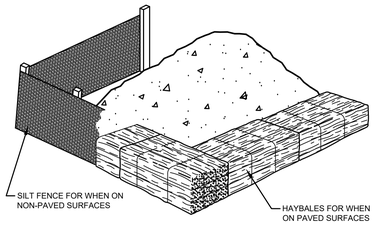
NOTES:

1. SAW CUT PERIMETER OF AREA TO BE EXCAVATED. SAW CUT SHALL BE STRAIGHT AND VERTICAL.
2. 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.
3. 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.
4. 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.
5. 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 818 (LATEST EDITION).
6. 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.
7. 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.
8. FINISHED PAVING SHALL BE FREE OF ``BIRD BATHS" AND BE SMOOTH AT THE SLOPES SPECIFIED ON THE PLANS.
9. FINISHED GRADE SHALL BE WITHIN 1/2 INCH OF THAT NOTED ON THE DRAWINGS.
10. 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.

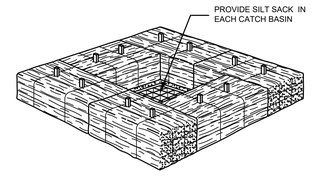
PAVEMENT DETAIL
N.T.S.



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



SEDIMENT FILTER FOR STOCK PILE
N.T.S.

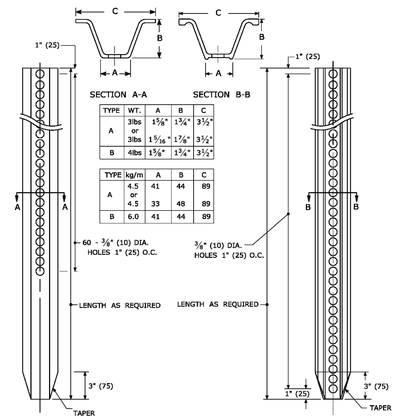


SEDIMENT FILTER FOR CATCH BASINS
N.T.S.

CONN. D.O.T. SERIES R1-1
31-0552

SIGNAGE TO BE COORDINATED WITH THE CITY OF NORWALK DEPARTMENT OF PUBLIC WORKS

SIGNAGE DETAILS
N.T.S.



TYPICAL METAL SIGN POST
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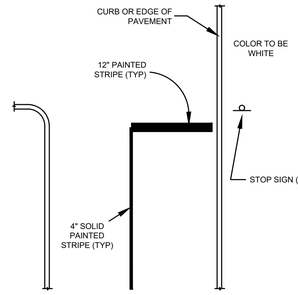
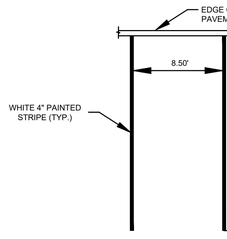


NOTE:
ALL PAINT SHALL CONFORM TO CT DOT FORM 817, ARTICLE M.07.20.

STOP BAR STRIPING
N.T.S.



REGULAR PARKING SPACE
N.T.S.

No.	Date	Revision
1	07/22/2025	ORIGINAL ISSUE DATE

NOTES & DETAILS
DEPICTING
79 SOUTH MAIN STREET
NORWALK, CT
PREPARED FOR
SOUND COMMUNITIES

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

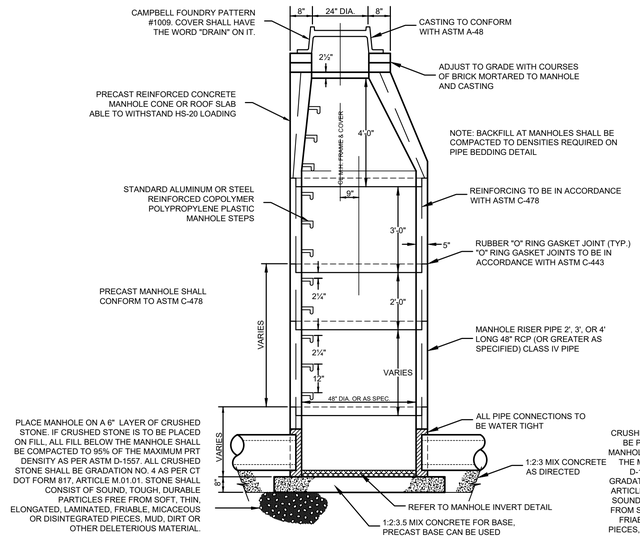
SCALE: N.T.S.
DRAWN BY: V.J.H. CHECKED BY: C.J.F

STATE OF CONNECTICUT — VINCENT J. HYNES CT PE No. 32100 — SEALED PROFESSIONAL ENGINEER — DATE: July 22, 2025

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

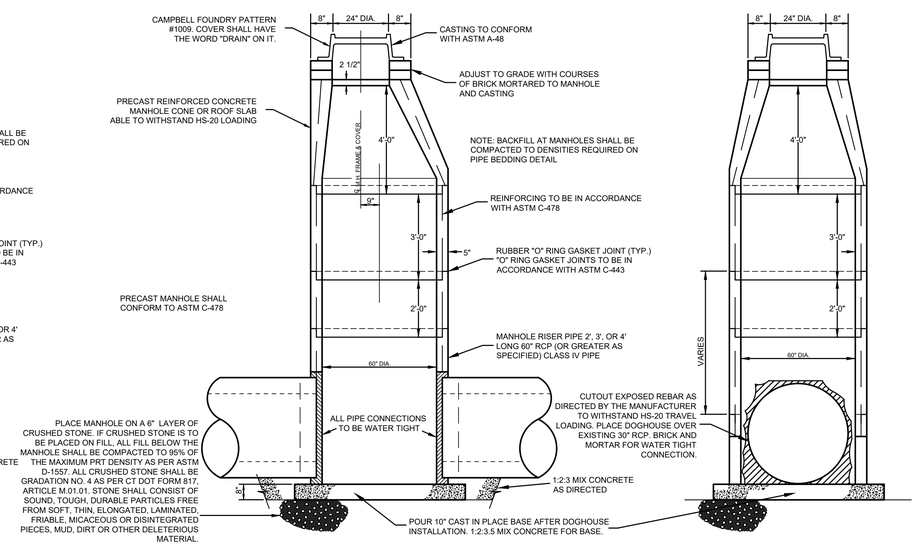
SHEET No: SE-3
Comm. No.: 11071

7/18/2025 9:59 AM H:\cadfiles\2011\1100\11071\Dwgs\11071 Master 2-dwg



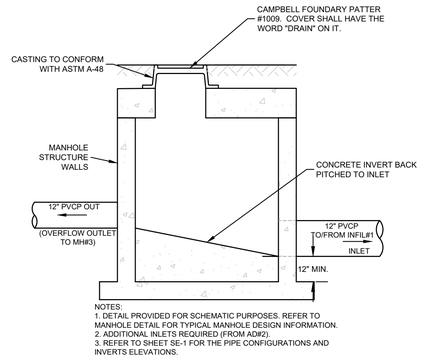
STORM MANHOLE DETAIL

N.T.S.



DOG HOUSE STORM MANHOLE DETAIL

N.T.S.

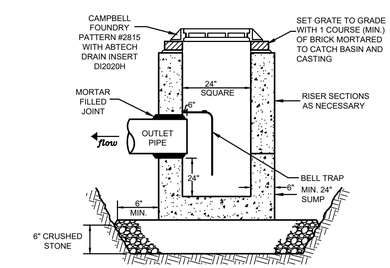


NOTES:
1. DETAIL PROVIDED FOR SCHEMATIC PURPOSES. REFER TO MANHOLE DETAIL FOR TYPICAL MANHOLE DESIGN INFORMATION.
2. ADDITIONAL INLETS REQUIRED (FROM A#2).
3. REFER TO SHEET SE-1 FOR THE PIPE CONFIGURATIONS AND INVERTS ELEVATIONS.

METER MANHOLE DETAIL

(MMH#1)

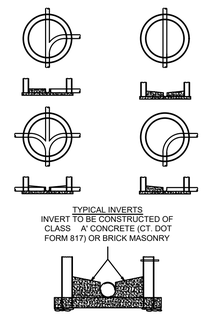
N.T.S.



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 817, 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.

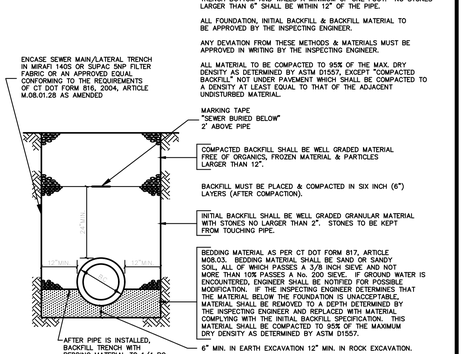
24" STORM AREA DRAIN

N.T.S.



MANHOLE INVERT

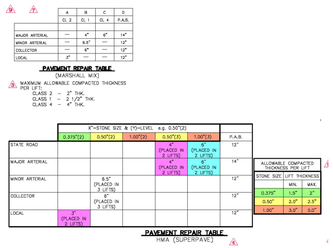
N.T.S.



STORM PIPE TRENCH BEDDING DETAIL

(48" DIA. & UNDER)

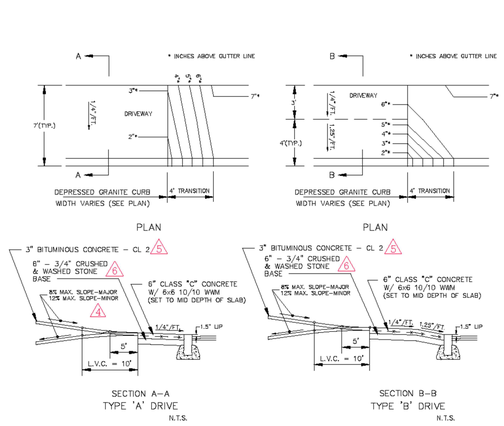
N.T.S.



NORWALK DPW TRENCH REPAIR DETAIL

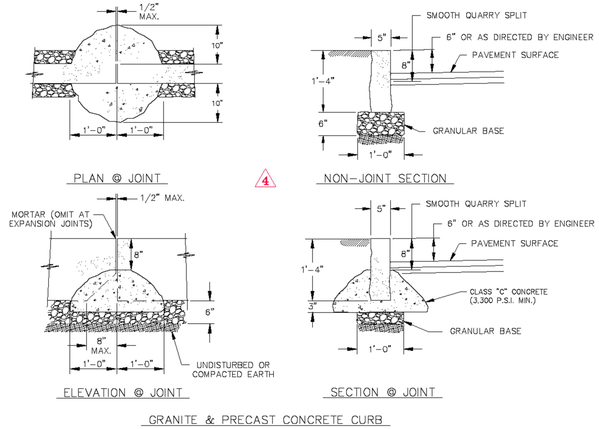
(FOR CITY RIGHT-OF-WAY)

N.T.S.



NORWALK DPW REINFORCED CONCRETE DRIVEWAY RAMP

N.T.S.



GRANITE & PRECAST CONCRETE CURB
JOINT TREATMENT
(GRANITE CURB SHOWN)
EXPANSION JOINTS @ APPROX. 50'-0" O.C. (TYP.)

NORWALK DPW GRANITE CURB DETAIL

(CITY R-O-W)

N.T.S.

No.	Date	Revision
1	07/22/2025	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
79 SOUTH MAIN STREET
NORWALK, CT
PREPARED FOR
SOUND COMMUNITIES

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: VJH CHECKED BY: CJF

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0099100 — REGISTERED PROFESSIONAL ENGINEER

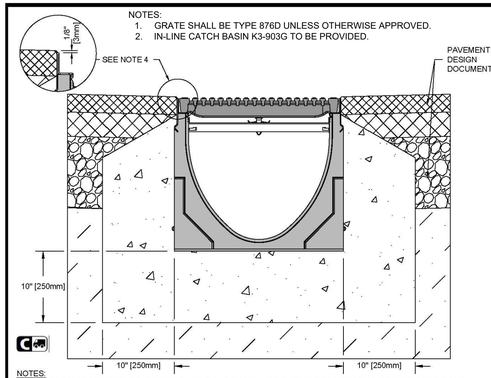
VINCENT J. HYNES CT. P.E. #0099100
LICENSED PROFESSIONAL ENGINEER
July 22, 2025
DATE

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-4

Comm. No.: 11071

7/18/2025 9:59 AM H:\Jobfiles2\11000\11000\11071\dwg\11071 Master 2.dwg



NOTES:
1. GRATE SHALL BE TYPE 876D UNLESS OTHERWISE APPROVED.
2. IN-LINE CATCH BASIN K3-903G TO BE PROVIDED.

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

SPECIFICATION CLAUSE

K300 KLASSIKDRAIN 'QUICKLOK' LOAD CLASS C

GENERAL
THE SURFACE DRAINAGE SYSTEM SHALL BE POLYMER CONCRETE K300 CHANNEL SYSTEM WITH GALVANIZED STEEL EDGE RAILS AS MANUFACTURED BY ACO POLYMER PRODUCTS, INC.

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

COMPRESSIVE STRENGTH:	14,000 PSI
FLEXURAL STRENGTH:	4,000 PSI
TENSILE STRENGTH:	1,500 PSI
WATER ABSORPTION:	0.07%
FROST PROOF	YES
DILUTE ACID AND ALKALI RESISTANT	YES
B117 SALT SPRAY TEST COMPLIANT	YES

THE SYSTEM SHALL BE 12" (300mm) NOMINAL INTERNAL WIDTH WITH A 14.2" (390mm) OVERALL WIDTH AND A BUILT-IN SLOPE OF 0.5%. CHANNEL INVERT SHALL HAVE DEVELOPED "V" SHAPE. ALL CHANNELS SHALL BE INTERLOCKING WITH A MALE/FEMALE JOINT.

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

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

K3-C-HAP	K300 - KLASSIKDRAIN - LOAD CLASS: C Haunched Asphalt Pavement	**ACO Polymer Products, Inc.**
DATE: 08/18/16	INSTALLATION DRAWING - ACO DRAIN	825 W. Beechcraft St, Casa Grande, AZ 85122, Tel: 520-421-9988, Fax: 520-421-9899 9470 Pinecone Dr., Mentor, OH 44060, Tel: 440-639-7230, Fax: 440-639-7235 4211 Pleasant Rd., Fort Mill, SC 29708, Tel: 440-639-7230, Fax: 803-802-1083

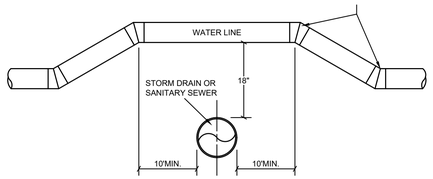
Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-543-4764

TRENCH DRAIN DETAIL
N.T.S.

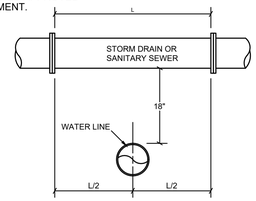
NOTE: FOR ANY CONDITIONS OTHER THAN SHOWN BELOW THE FOLLOWING REQUIREMENTS SHALL BE MET. THE JOINTS OF THE SANITARY SEWER OR STORM DRAIN SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.

NOTE: WHERE THE WATER LINE PASSES BENEATH THE SAN. SEWER OR STORM DRAIN, THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING AND THE SAN. SEWER SHALL BE CLASS 150 PRESSURE PIPE AND THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.

DEFLECTION OF PIPE AS PER MANUFACTURER'S RECOMMENDATION AND AS REQUIRED APPROVED BY ENGINEER OR WATER DEPARTMENT.



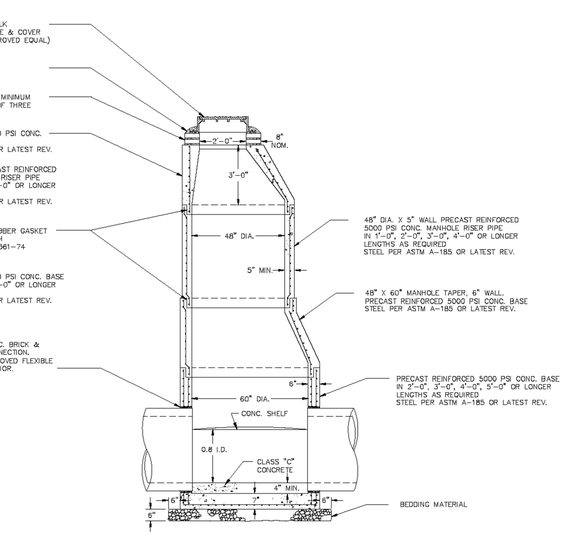
WATER LINE OVER SAN. OR STORM PIPE



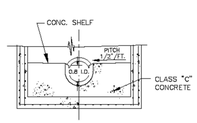
WATER LINE UNDER SAN. OR STORM PIPE

REQUIREMENTS AS STATED IN THE TWO NOTES ABOVE WILL ALSO APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE SEWER & WATER LINES IS LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18".

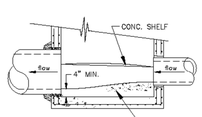
CROSSINGS OF WATER LINE AND SAN. & STORM PIPES
N.T.S.



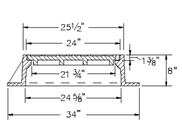
5'-0" DIAMETER MANHOLE DETAIL
1/2" = 1'-0"



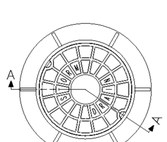
CONCRETE SHELF SECTION A-A
1/2" = 1'-0"



CONCRETE SHELF SECTION B-B



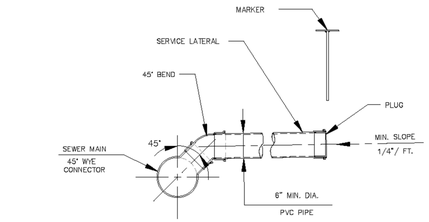
SECTION A-A



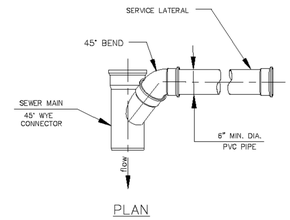
MANHOLE FRAME & COVER
1" = 1'-0"

NOTE:
MANHOLE FRAMES & COVERS SHALL BE PATTERN #1007D AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.

NORWALK DPW STORM MANHOLE DETAIL
(CITY RIGHT-OF-WAY)
N.T.S.

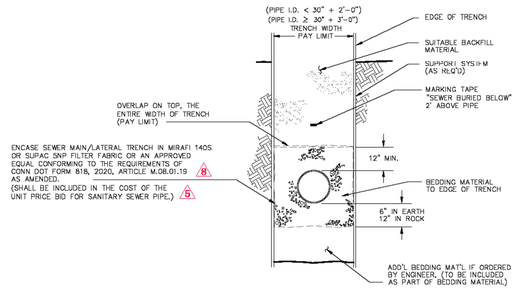


SECTION

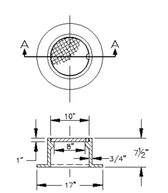


PLAN

NORWALK DPW SANITARY LATERAL CONNECTION DETAIL
N.T.S.



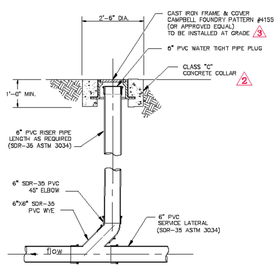
NORWALK DPW SANITARY SEWER TRENCH DETAIL
N.T.S.



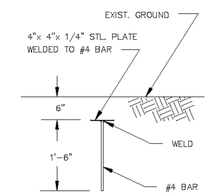
SECTION A-A

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

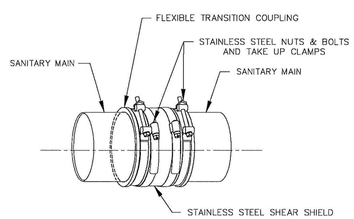
NOTE:
CLEAN OUT FRAMES & COVERS SHALL BE PATTERN #4155 AS MANUFACTURED BY THE "CAMPBELL FOUNDRY COMPANY" OF NORTH HAVEN, CONNECTICUT, OR APPROVED EQUAL.



NORWALK DPW SANITARY CLEANOUT DETAIL
N.T.S.



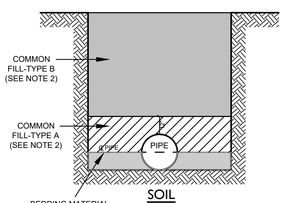
NORWALK DPW SANITARY LATERAL MARKER DETAIL
N.T.S.



REPAIR COUPLING
28.97" PIPE O.D. MAXIMUM

STRONG BACK RC SERIES
as manufactured by FERNCO INC.
(or Approved Equal)

NORWALK DPW SANITARY COUPLING DETAIL
N.T.S.



SOIL

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

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

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

a.a. ALL MATERIALS TO BE USED FOR BACKFILL, INCLUDING COMMON FILL AND BEDDING MATERIALS, SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH. ALL BACKFILL AND BEDDING MATERIALS WHETHER OBTAINED FROM THE TRENCH EXCAVATION OR FROM AN OFF-SITE SOURCE MUST BE TESTED AS DIRECTED BY THE ENGINEER.

a.b. SAMPLES OF THE MATERIALS SHALL BE SUBMITTED TO AN APPROVED TESTING AGENCY FOR ANALYSIS. THE TEST RESULTS AND REPORT STATING THAT THE MATERIALS MEET THE REQUIREMENTS THESE SPECIFICATIONS AND THE SPECIFICATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES (WHERE APPLICABLE) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACING THE MATERIALS IN THE PIPE TRENCH.

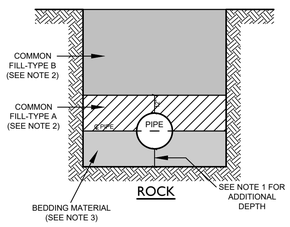
IF APPROVED MATERIAL OBTAINED FROM THE TRENCH EXCAVATON IS INSUFFICIENT TO COMPLETE THE BACKFILL, THE CONTRACTOR SHALL OBTAIN THE NECESSARY APPROVED COMMON FILL MATERIALS FROM AN OFF-SITE SOURCE.

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

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

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

4. REFER TO S.N.E.W. WATER RULES AND REGULATIONS FOR ADDITIONAL WATER COMPANY REQUIREMENTS.



ROCK — SEE NOTE 1 FOR ADDITIONAL DEPTH

WATER TRENCH BACKFILL MATERIALS
N.T.S.

No.	Date	Revision
1	07/22/2025	ORIGINAL ISSUE DATE

DETAILS
DEPICTING
79 SOUTH MAIN STREET
NORWALK, CT
PREPARED FOR
SOUND COMMUNITIES

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

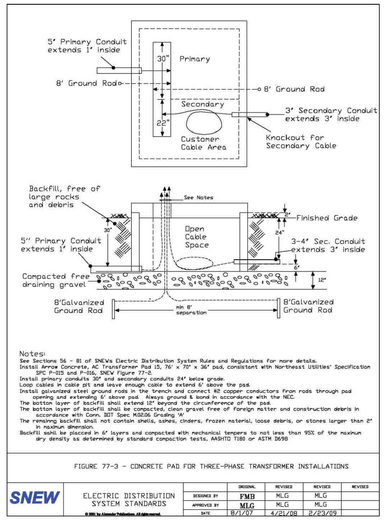
SCALE: N.T.S.
DRAWN BY: VJH CHECKED BY: CJF

STATE OF CONNECTICUT — VINCENT J. HYNES — No. 0030100 — REGISTERED PROFESSIONAL ENGINEER
July 22, 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.: 11071

7/18/2025 9:57 AM H:\Jobfiles\21100\11000\11071\Dwg\11071Master-2-.dwg



Notes:
See Sections 56 - 81 of SNEVs Electric Distribution System Rules and Regulations for more details.
Install a 6'-0"(W) x 8'-0"(L) Concrete Pad (3, 76" x 70" x 36" pad, consistant with Northeast Utilities' Specification for 1Ø 75-kVA and 1Ø 25-kVA, SNEV Figure 77-2.
Install primary conduits 30" and secondary conduits 24" below grade.
Loop cables in cable pit and leave enough cable to extend 6' above the pad.
Install galvanized steel ground rods in the trench and connect #2 copper conductors from rods through pad opening and extending 6' above pad. Always ground & bond in accordance with the NEC.
The bottom layer of backfill shall extend 12" beyond the circumference of the pad.
The bottom layer of backfill shall be compacted, clean gravel free of foreign matter and construction debris in accordance with Conn. DOT Spec M.02.06, Grading 'A'.
The remaining backfill shall not contain shells, ashes, cinders, frozen material, loose debris, or stones larger than 2" in maximum dimension.
Backfill shall be placed in 6" layers and compacted with mechanical tampers to not less than 95% of the maximum dry density as determined by standard compaction tests, AASHTO T180 or ASTM D698.

FIGURE 77-3 - CONCRETE PAD FOR THREE-PHASE TRANSFORMER INSTALLATIONS

SNEW	ELECTRIC DISTRIBUTION SYSTEM STANDARDS		ORIGINAL	REVISED	REVISED	REVISED
		DESIGNED BY	FMB	MLG		
		APPROVED BY	MLG	MLG		
		DATE	8/1/07	4/21/08	2/23/09	

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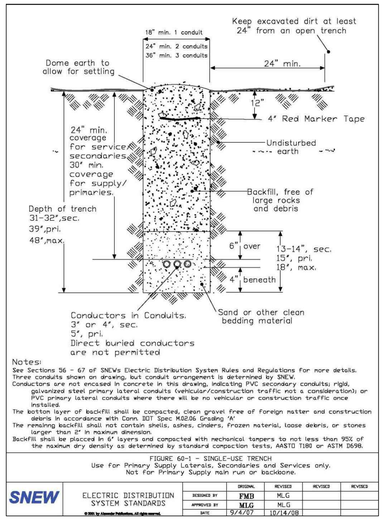

Notes:
See Sections 56 - 67 of SNEVs Electric Distribution System Rules and Regulations for more details.
Three conduits shown on drawing, but conduit arrangement is determined by SNEV.
Conductors are not encased in concrete in this drawing, indicating PVC secondary conduits; rigid, galvanized steel primary lateral conduits (vehicular/construction traffic not a consideration); or PVC primary lateral conduits where there will be no vehicular or construction traffic once installed.
The bottom layer of backfill shall be compacted, clean gravel free of foreign matter and construction debris in accordance with Conn. DOT Spec M.02.06, Grading 'A'.
The remaining backfill shall not contain shells, ashes, cinders, frozen material, loose debris, or stones larger than 2" in maximum dimension.
Backfill shall be placed in 6" layers and compacted with mechanical tampers to not less than 95% of the maximum dry density as determined by standard compaction tests, AASHTO T180 or ASTM D698.

FIGURE 60-1 – SINGLE-USE TRENCH
Use For Primary Supply Laterals, Secondaries and Services only.
Not For Primary Supply main run or backbone.

SNEV	ELECTRIC DISTRIBUTION SYSTEM STANDARDS		ORIGINAL	REVISED	REVISED	REVISED
		DESIGNED BY	FMB	MLG		
		APPROVED BY	MLG	MLG		
		DATE	9/4/07	10/14/08		

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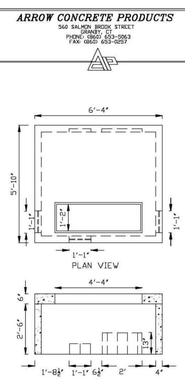
ARROW CONCRETE PRODUCTS

539 GRENNAN RD.
MILFORD, CT
PHONE: (203) 301-3091
FAX: (203) 301-3094

360 SALMON BROOK STREET
GRANBY, CT
PHONE: (860) 653-5063
FAX: (860) 653-0257

21 VERGASEN AVE.
NORWICH, CT
PHONE: (860) 889-2228
FAX: (860) 889-8480



NOTES:
1. CONCRETE-5000 PSI @ 28 DAYS
2. REINFORCEMENT-AST, A-615, GR. 60
3. 300-2500 KVA
4. CONSISTANT WITH NORTHEAST UTILITIES' SPECIFICATION SPC P-015 & P-016.
5. FOR USE WITH THREE-PHASE TRANSFORMERS ONLY.

P-015

FIGURE 77-2 ARROW CONCRETE P-015 CONCRETE PAD.

SNEV	ELECTRIC DISTRIBUTION SYSTEM STANDARDS		ORIGINAL	REVISED	REVISED	REVISED
		DESIGNED BY	FMB			
		APPROVED BY	MLG			
		DATE	8/15/07			

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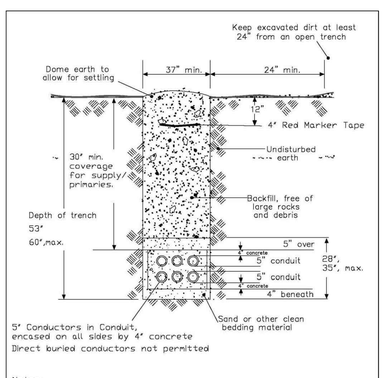

Notes:
See Sections 56 - 66 of SNEVs Electric Distribution System Rules and Regulations for more details.
The bottom layer of backfill shall be compacted, clean gravel free of foreign matter and construction debris in accordance with Conn. DOT Spec M.02.06, Grading 'A'.
The remaining backfill shall not contain shells, ashes, cinders, frozen material, loose debris, or stones larger than 2" in maximum dimension.
Backfill shall be placed in 6" layers and compacted with mechanical tampers to not less than 95% of the maximum dry density as determined by standard compaction tests, AASTO T180 or ASTM D698.
30" coverage for primary conductors is to the top of the conduit when not encased in concrete and the top of the concrete when encased in concrete.
Maintain 24" separation between concrete and other facilities in a joint-use trench.

FIGURE 61-2 – TRENCH, PRIMARY CONDUCTORS

SNEV	ELECTRIC DISTRIBUTION SYSTEM STANDARDS		ORIGINAL	REVISED	REVISED	REVISED
		DESIGNED BY	FMB			
		APPROVED BY	MLG			
		DATE	7/25/07			

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CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALLS IS 18 INCHES (450 mm) HDPE.
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLWB FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" [286 mm] AND HEIGHT OF 11.5" [292 mm]. THE SIDE PORTAL SHALL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES [311 mm].
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLWB FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³/ FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL SEVENTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PIA PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280HD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 30 INCHES (889 mm) WIDE.
17. THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 30 INCHES (889 mm) WIDE.
18. THE RECHARGER 280HD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE HVLV FC-24 MUST HAVE A SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTORS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).
25. THE INSTALLED CHAMBER SYSTEM SHALL BE STRUCTURALLY DESIGNED TO PROVIDE RESISTANCE TO LIVE LOADS AS DEFINED BY THE AASHTO H-20/HL-93 SPECIFICATION WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLVs FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC'S HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORAGE CHAMBERS.

CHAMBER PARAMETERS
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³/ FT (0.085 m³ / m) - WITHOUT STONE.
7. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
8. THE CHAMBER SHALL BE ARCHED IN SHAPE.
9. THE CHAMBER WILL BE OPEN-BOTTOMED.
10. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 16 INCHES (406 mm) TALL, 47 INCHES (1194 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³/ FT (0.085 m³ / m) - WITHOUT STONE.
12. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
13. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

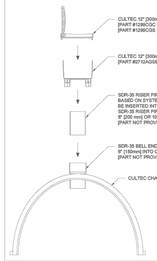
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTRACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (141 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 120 GALS/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

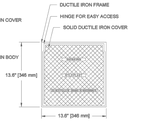
CULTEC AFAS-HPF™ WOVEN GEOTEXTILE
CULTEC AFAS-HPF WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE. THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 320 X 320 LBS (1,420 X 1,420 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 15 X 15% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 3,563 X 3,563 LBS/FT (52 X 52 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,500 LBS (6,670 N) PER ASTM D6241 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 120 X 120 LBS (540 X 540 N) PER ASTM D4533 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 30 US STD. SIEVE (0.60 MM) PER ASTM D4751 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.2 SEC-1 PER ASTM D4491 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 22 GPM/FT2 (900 LPM/M2) PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

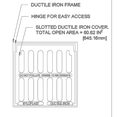
FINAL ASSEMBLY



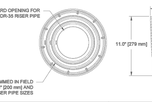
SOLID COVER OPTION



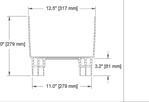
SLOTTED COVER OPTION



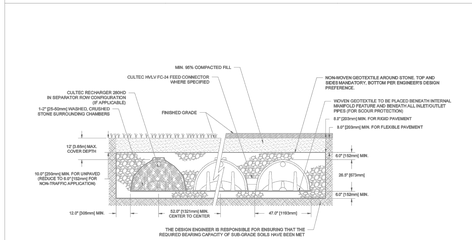
PVC BODY PLAN VIEW



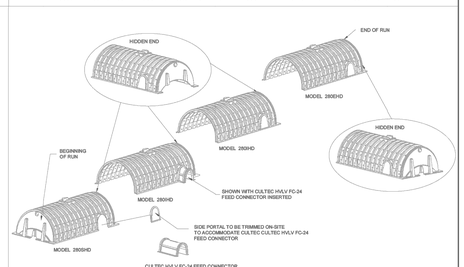
PVC BODY ELEVATION VIEW



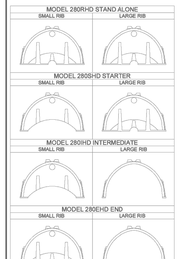
CULTEC UNIVERSAL INSPECTION PORT KIT DETAIL



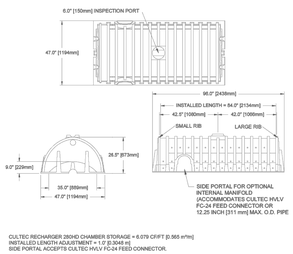
CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION



GENERAL NOTES

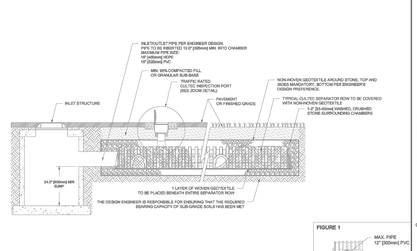


CULTEC RECHARGER 280HD CROSS SECTION



CULTEC RECHARGER 280HD CHAMBER STORAGE = 6.079 CF/FT [0.565 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.0' [0.3048 m]
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR.

CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK



CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW

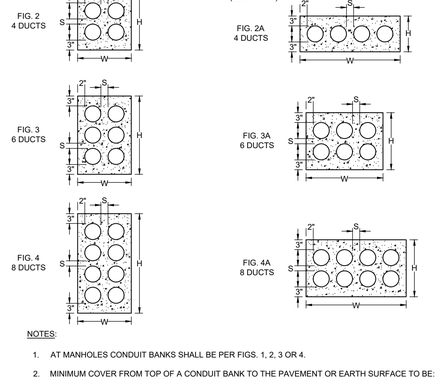
CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW

CULTEC INSPECTION PORT - ZOOM DETAIL

CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)

CULTEC SEPARATOR ROW - CULTEC INSPECTION PORT DETAIL (IF APPLICABLE)

INFILTRATION #1 DETAIL
N.T.S.

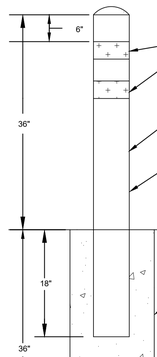


DUCT BANK DIMENSIONS

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

NOTES:
1. AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
2. MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
   a) STATE HIGHWAYS - 36"
   b) RAILROAD TRACKS - 60"
   c) ALL OTHER AREAS - 24"
3. IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
4. CONCRETE SHALL BE 2500 P.S.I. 1/2" MAXIMUM STONE, 6"-8" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS, BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
5. DUCTS SHALL BE SCHEDULE 40 PVC.

CONDUIT BANK CONSTRUCTION
N.T.S.



TYPICAL BOLLARD DETAIL
FOR USE AT TRANSFORMER/SWITCH GEAR PER S.N.E.W. REQUIREMENTS
N.T.S.

I	07/22/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

DETAILS
DEPICTING
79 SOUTH MAIN STREET
NORWALK, CT
PREPARED FOR
SOUND COMMUNITIES

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: VJH CHECKED BY: CJF
STATE OF CONNECTICUT VINCENT J. HYNES No. 0032100 REGISTERED PROFESSIONAL ENGINEER
DATE: July 22, 2025
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.
SHEET No: SE-6
Comm. No.: 11071

CULTEC STORMWATER CHAMBER
PROJECT NO: - | DATE: 09/2024
DESIGNED BY: TECH | CHECKED BY: DPG
SCALE: N.T.S. | SHEET NO: 1 OF 1

RECHARGER 280HD
DETAIL SHEET

CULTEC
Subsidiary of Bonsmara Holdings, Inc.
P.O. Box 280 | 878 Federal Road
Brookfield, CT 06804
PH: 1(800) 4-CULTEC
CT-tech@cultec.com

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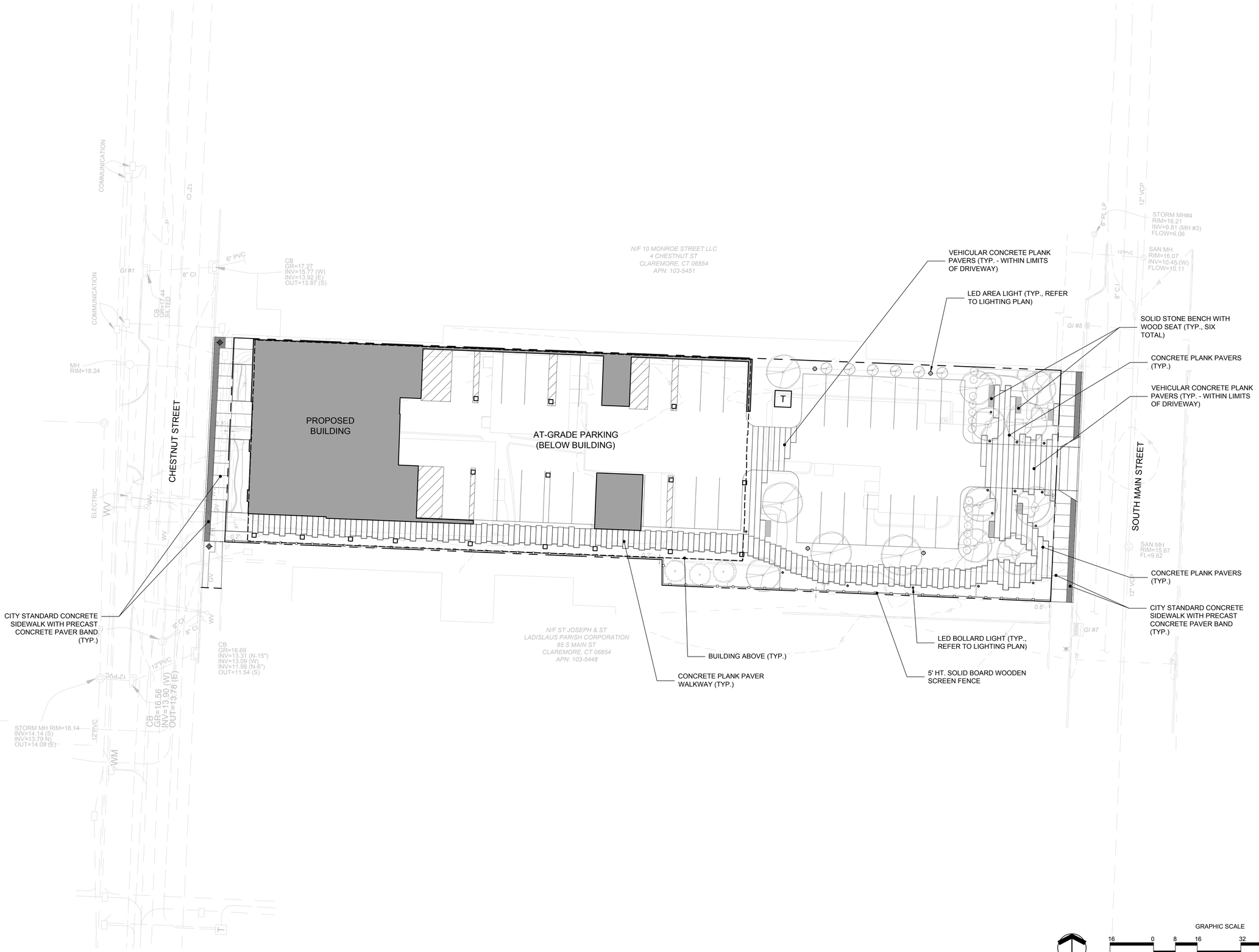
THE CULTEC R



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11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

NO.	ISSUE	DATE
7		
6		
5		
4	SITE PLAN REVIEW SUBMISSION	25.07.22
3	60% DESIGN DEVELOPMENT	25.07.03
2	MUNICIPAL REVIEW SUBMISSION	25.06.18
1	DRAFT MUNICIPAL REVIEW SUBMISSION	25.05.14

PROJECT
SOUND COMMUNITIES
79 SOUTH MAIN STREET
NORWALK, CT

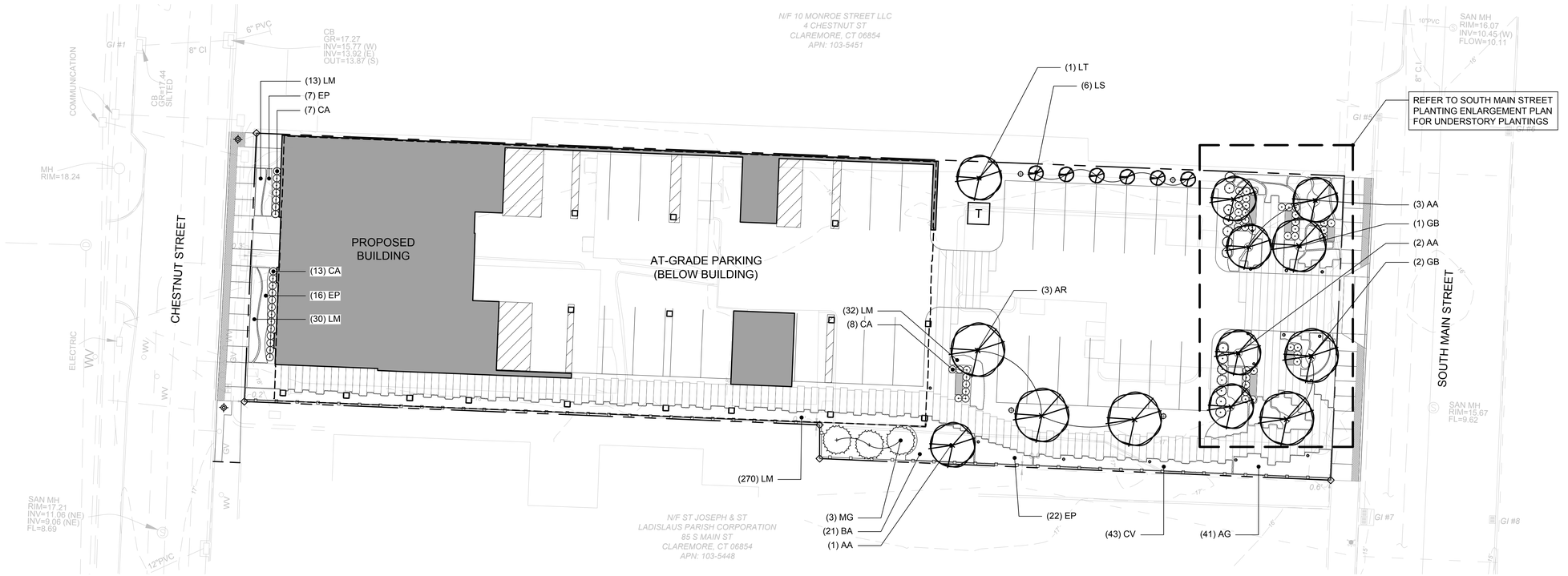
DWG TITLE
LANDSCAPE SITE MATERIALS PLAN

JOB NO.

DATE
2025.05.14

SCALE
1"=16'-0"

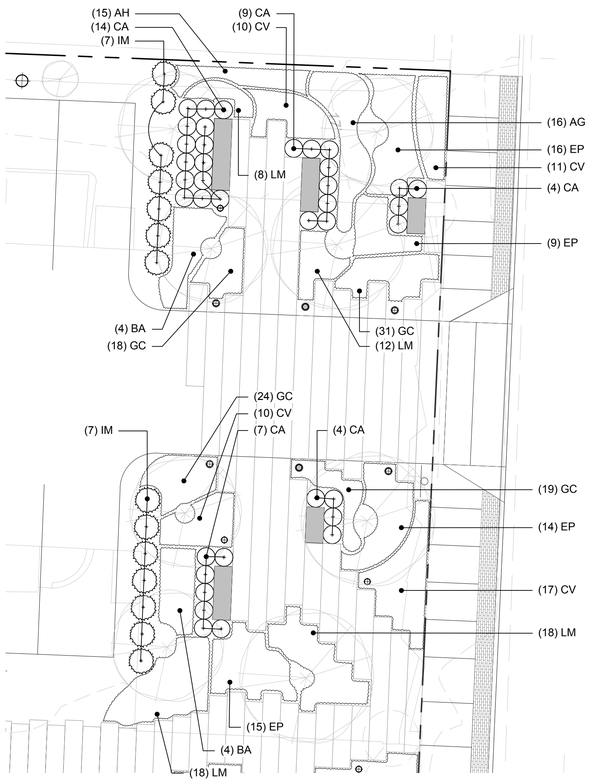
SPL-1.0



1 OVERALL SITE PLANTING PLAN

SCALE: 1"=16'-0"

0 8 16 32



2 PLANTING ENLARGEMENT PLAN: SOUTH MAIN STREET POCKET PARK

SCALE: 1"=8'-0"

0 4 8 16

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NO.	ISSUE	DATE
7		
6		
5		
4	SITE PLAN REVIEW SUBMISSION	25.07.22
3	60% DESIGN DEVELOPMENT	25.07.03
2	MUNICIPAL REVIEW SUBMISSION	25.06.16
1	DRAFT MUNICIPAL REVIEW SUBMISSION	25.05.14

STATE OF CONNECTICUT

SOUND COMMUNITIES

79 SOUTH MAIN STREET
NORWALK, CT

PROJECT

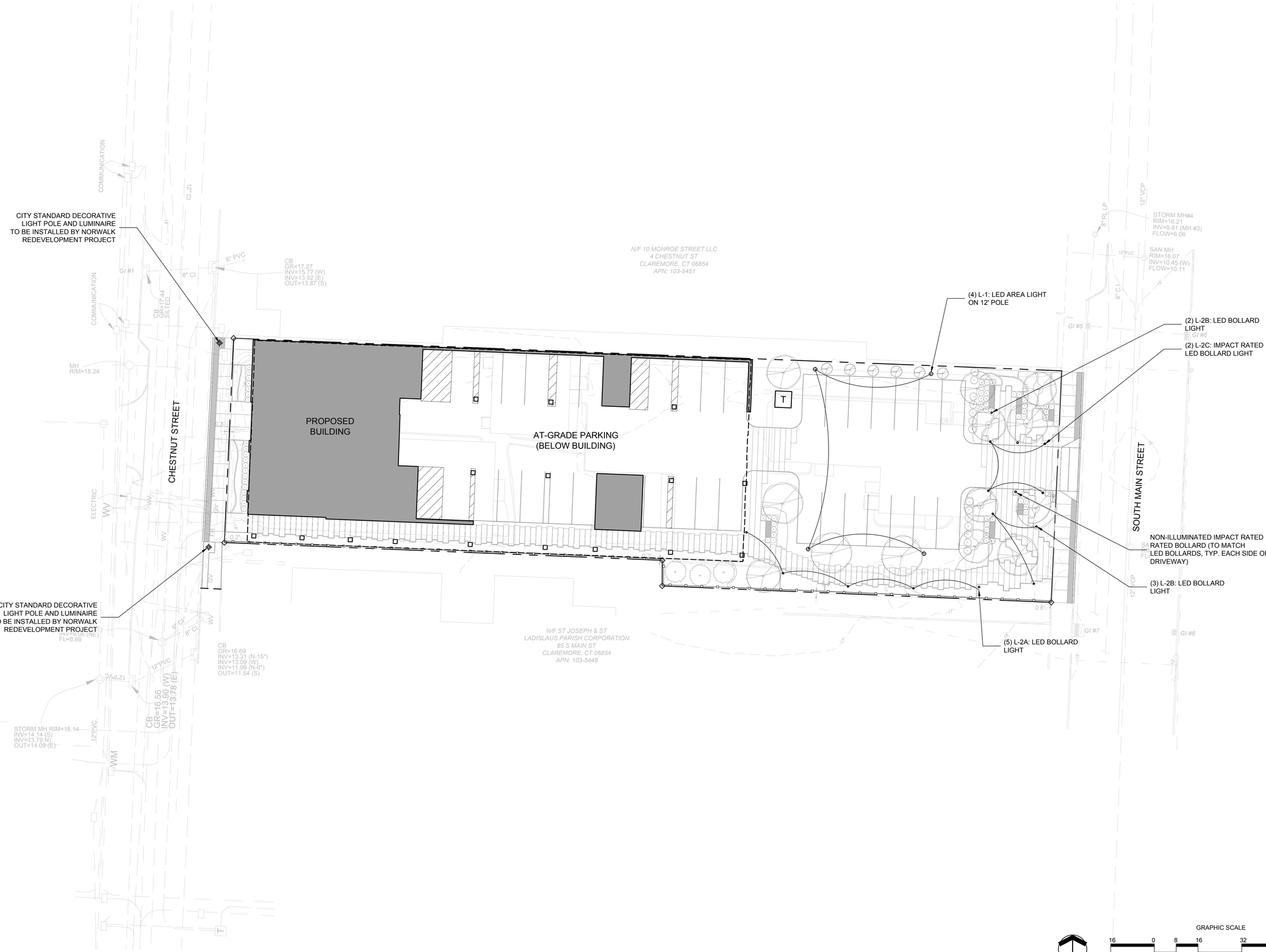
DWG TITLE
SITE PLANTING PLANS

JOB NO.

DATE
2025.05.14

SCALE
1"=16'-0"

SPL-2.0



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NO.	DATE	ISSUE
7		
6		
5		
4	25.07.22	SITE PLAN REVIEW SUBMISSION
3	25.07.03	60% DESIGN DEVELOPMENT
2	25.06.16	MUNICIPAL REVIEW SUBMISSION
1	25.05.14	DRAFT MUNICIPAL REVIEW SUBMISSION

PROJECT
SOUND COMMUNITIES
79 SOUTH MAIN STREET
NORWALK, CT

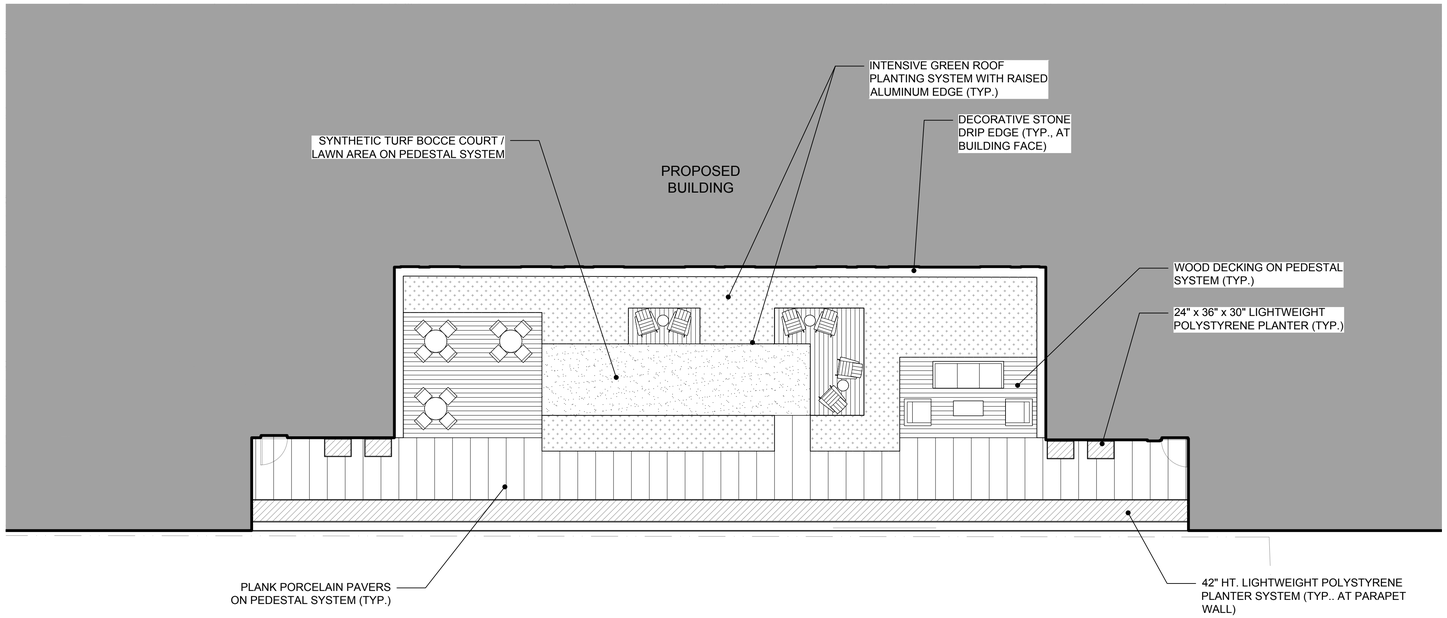
DWG TITLE
SITE LIGHTING PLAN

JOB NO.

DATE
2025.05.14

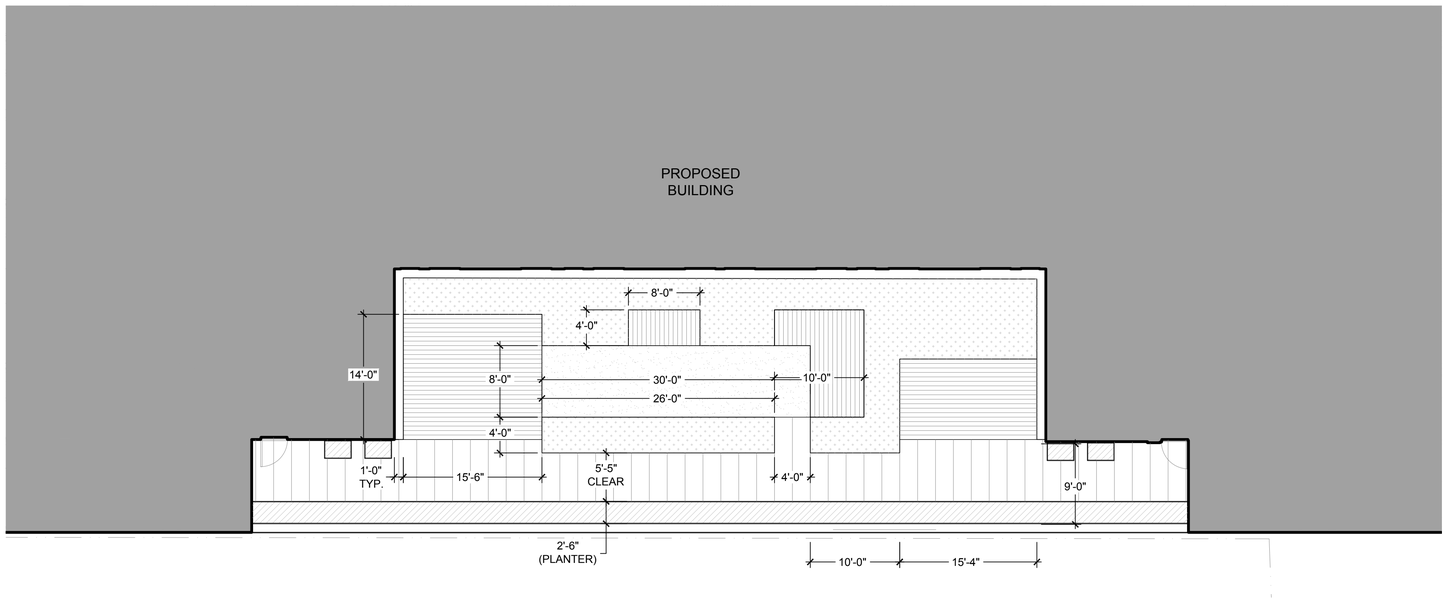
SCALE
1"=16'-0"

SPL-3.0



1 MATERIALS PLAN

SCALE: 1"=8'-0"



2 LAYOUT PLAN

SCALE: 1"=8'-0"

GRAPHIC SCALE

8 0 4 8 16 32

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

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erla

NO.	DATE	ISSUE
7	25.07.22	SITE PLAN REVIEW SUBMISSION
6	25.07.03	50% DESIGN DEVELOPMENT
5	25.06.16	MUNICIPAL REVIEW SUBMISSION
4	25.05.14	DRAFT MUNICIPAL REVIEW SUBMISSION
3		
2		
1		

PROJECT
SOUND COMMUNITIES
79 SOUTH MAIN STREET
NORWALK, CT

DWG TITLE
AMENITY COURTYARD PLANS

JOB NO.

DATE
2025.05.14

SCALE
1"=8'-0"

SPL-4.0

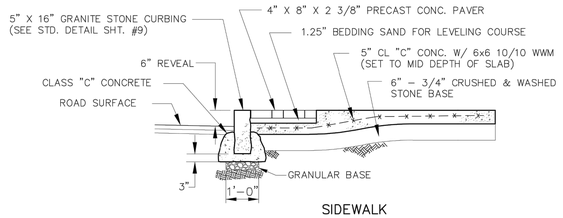
SITE MATERIALS SCHEDULE

SYM	DESCRIPTION
A	CONCRETE SIDEWALK: 4000 PSI
B	CITY STANDARD BRICK PAVER - TYPE: HOLLAND STONE, SIZE: 4" x 8" (NOM.). COLORS: RED AND CHARCOAL. DISTRIBUTED BY O&G INDUSTRIES, CONTACT ANDREW AMATURO, PHONE: 860-559-3400.
C	CONCRETE PLANK PAVERS - TYPE: INDUSTRIA SMOOTH. SIZE: 24" x 36" x 4" (NOM.) COLOR: GREYED NICKEL. BY TECHO-BLOC, CONTACT ANDREW AMATURO, PHONE: 860-559-3400.
D	STONE BENCHES - STONE TYPE: GRANITE. SEAT: IPE. SIZE: 24" x 20" x LENGTH VARIES. FINISH: THERMAL. CONTACT MOISES ANDRANI, PHONE: 917-993-5010.

SITE LIGHTING AND LUMINAIRE SCHEDULE

SYM	QTY	DESCRIPTION
L-1	4	LED POST TOP LUMINAIRE: UR20-24L-25-3K7-4W-UNV-TBD-TBD-BC. POLE: 12' HT. COLOR: BLACK. BY CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814
L-2A	5	LED BOLLARD LIGHT MODEL: PA7R-TBD-CH-3HS-12L-010-3K7-42A-TBD-UNV. COLOR: BLACK. BY CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814
L-2B	4	LED BOLLARD LIGHT MODEL: PA7R-TBD-CH-4-12L-010-3K7-42A-TBD-UNV. COLOR: BLACK. BY CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814
L-2C	4	LED BOLLARD LIGHT - IMPACT RATED MODEL: PA7R-TBD-CH-3-12L-010-3K7-TBD-TBD-UNV. COLOR: BLACK. BY CURRENT LIGHTING, CONTACT: CLIFF GILBERT. PHONE: 203-788-0814

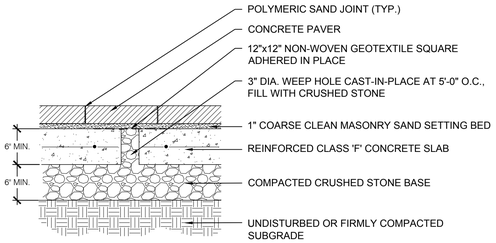
NOTES:
1. ALL PROPOSED SITE LIGHTING IS DARK SKY COMPLIANT. SITE LIGHTING POLES ARE FULL CUT-OFF WITH BACKLIGHT CONTROL. REFER TO PHOTOMETRIC PLAN FOR PROPOSED LIGHTING LEVELS AND ADDITIONAL INFORMATION.

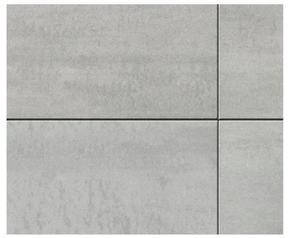


SIDEWALK
SECTION A–A

1 SIDEWALK SECTION (CITY STANDARD)

SCALE: NTS





PAVER COLOR REFERENCE

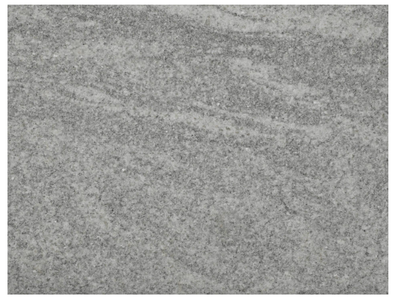
2 CONCRETE PLANK PAVERS - VEHICULAR

SCALE: NTS

PAVER COLOR REFERENCE

3 CONCRETE PLANK PAVERS - PEDESTRIAN

SCALE: NTS



4 STONE BENCH - MATERIAL / COLOR REFERENCE IMAGE

SCALE: NTS

UR20 - Post Top

ARCHITECTURAL AREA/SITE

FEATURES

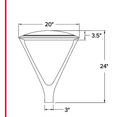
- 20" size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

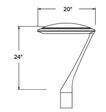
CONTROL TECHNOLOGY

LIGHTGRID

ouro



FM33



FMSA33/PTSA23
FMSA34, PTSA24, PTSA34

5 LED AREA LIGHT (TYPE L-1)

SCALE: NTS

PA7R

BOLLARD

FEATURES

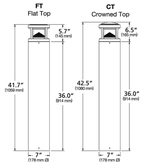
- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent

NU configurations in 3000K and warmer CCTs only

CONTROL TECHNOLOGY

Bluetooth DMX pharos

Pavilion™



6 LED BOLLARD (TYPE L-2A & L-2B)

SCALE: NTS

PA7R IMPACT RATED

BOLLARD

FEATURES

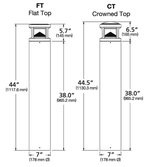
- ASTM F3016 S20 Impact Rated
- Elegant form factor blended with Performance Optics
- 44" OAH S20 Impact Rated Illuminated and Non-Illuminated Bollards
- IDA Dark Sky Compliant, No Up-light configuration
- Bluetooth enabled RGBW accent

NU configurations in 3000K and warmer CCTs only

CONTROL TECHNOLOGY

Bluetooth DMX pharos

Pavilion Impact



7 LED BOLLARD - IMPACT RATED (TYPE L-2C)

SCALE: NTS

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NO.	ISSUE	DATE
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4	SITE PLAN REVIEW SUBMISSION	25.07.22
3	60% DESIGN DEVELOPMENT	25.07.03
2	MUNICIPAL REVIEW SUBMISSION	25.06.18
1	DRAFT MUNICIPAL REVIEW SUBMISSION	25.05.14

PROJECT
SOUND COMMUNITIES
79 SOUTH MAIN STREET
NORWALK, CT

DWG TITLE
SITE MATERIALS AND LIGHTING DETAILS

JOB NO.

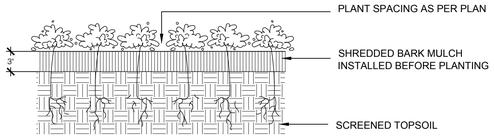
DATE
2025.05.14

SCALE
AS NOTED

SPL-5.0

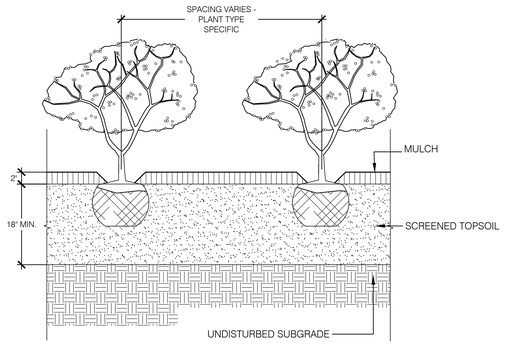
PLANTING SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	ROOT	MIN. SIZE	COMMENTS
TREE						
GB	3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginko	B&B	3.5 - 4" CAL.	Full, Nicely shaped - 7' clear trunk
LT	1	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	B&B	3.5 - 4" CAL.	Full, Nicely shaped
AR	3	Acer rubrum 'Red Sunset'	Red Sunset Maple	B&B	3.5 - 4" CAL.	Full, Nicely shaped
AA	6	Amelanchier × grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B	3 - 3.5" CAL.	Full, Nicely shaped - Single trunk
MG	3	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	B&B	6' - 8' HT.	Full, Nicely shaped
LS	6	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	B&B	3 - 3.5" CAL.	Full, Nicely shaped
SHRUB						
IM	14	Ilex x meserveae	Castle Wall Blue Holly	B&B	36 - 42" HT.	Full, Nicely shaped
PERENNIALS, FERNS AND GRASSES						
GC	92	Geranium x cantabrigiense 'Karmina'	Hardy Geranium	CONT.	#1	Full, Nicely shaped, 15-20in Spacing O.C.
LM	402	Liriope muscari	Blue Lily Turf	CONT.	#1	Full, Nicely shaped, Spacing 18" O.C.
CV	88	Coreopsis verticillata	Threadleaf Coreopsis	CONT.	#1	Full, Nicely shaped, Spacing 24" O.C.
EP	99	Echinacea purpurea	Purple Coneflower	CONT.	#1	Full, Nicely shaped, Spacing 24" O.C.
AG	57	Andropogon gerardii	Big Bluestream	CONT.	#1	Full, Nicely shaped, Spacing 24" O.C.
AH	15	Agastache	Hyssop	CONT.	#1	Full, Nicely shaped, Spacing 18" O.C.
BA	29	Baptisia australis	False Indigo	CONT.	#1	Full, Nicely shaped, Spacing 36" O.C.
CA	65	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	CONT.	#1	Full, Nicely shaped, Spacing 24" O.C.



1 GROUNDCOVER / PERENNIAL PLANTING (TYPICAL)

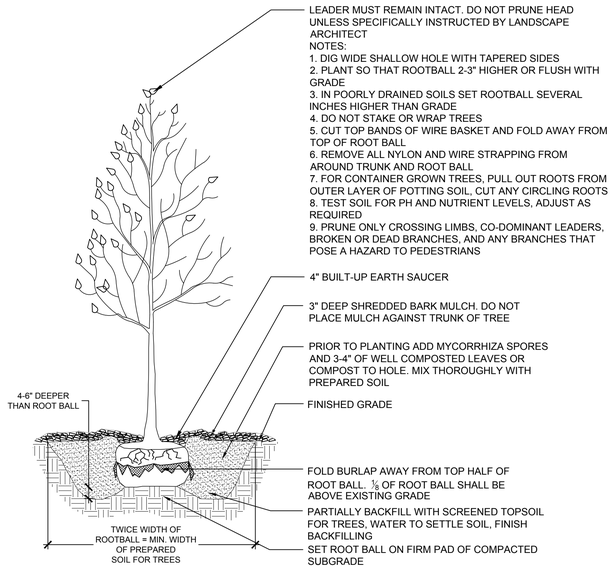
SCALE: NTS



NOTE: PLANTS ARE TO BE SPACED AS REQUIRED BY PLANTING SCHEDULE

2 SHRUB PLANTING (TYPICAL)

SCALE: NTS



3 TREE PLANTING (TYPICAL)

SCALE: NTS

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NO.	ISSUE	DATE
7		
6		
5	SITE PLAN REVIEW SUBMISSION	25.07.22
4	60% DESIGN DEVELOPMENT	25.07.03
3	MUNICIPAL REVIEW SUBMISSION	25.06.18
2	DRAFT MUNICIPAL REVIEW SUBMISSION	25.05.14
1		

PROJECT
SOUND COMMUNITIES
79 SOUTH MAIN STREET
NORWALK, CT

DWG TITLE
SITE PLANTING DETAILS

JOB NO.

DATE
2025.05.14

SCALE
AS NOTED

SPL-5.1

SOUND COMMUNITIES PUBLIC SPACES EXHIBIT

22 JULY 2025

erla e r i c r a i n s landscape architecture, llc
11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

BOUNDARY/TOPOGRAPHIC SURVEY

79 SOUTH MAIN STREET

6 & 8 CHESTNUT STREET

NORWALK, FAIRFIELD COUNTY, CONNECTICUT 06850

SITE INFORMATION

N/F: 79 SOUTH MAIN LP
79 SOUTH MAIN STREET
6 & 8 CHESTNUT STREET
NORWALK, CONNECTICUT 06850
APN: 103-5450
TOTAL AREA: 24,193 ± SQUARE FEET, OR 0.555 ± ACRES

REFERENCE DOCUMENTS

1. WARRANTY DEED, RECORDED IN NORWALK COUNTY, PER VOLUME 3795 PAGE 302.
2. MAP NO. 12153.

PARKING INFORMATION

REGULAR= 12
HANDICAP= 0
TOTAL= 12

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 09001C0531G, WHICH BEARS AN EFFECTIVE DATE OF 7/8/2013 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON CONNECTICUT SYSTEM, NAD83-2011; AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S87°44'42"E.
LATITUDE = 41°05'44.6241"
LONGITUDE = -73°25'09.7190"
CONVERGENCE ANGLE = -00°26'37.7870"

SIGNIFICANT OBSERVATIONS

A — BUILDING APPEARS TO CROSS EAST BOUNDARY LINE BY AS MUCH AS 0.1'.

INVERT INFORMATION

GI #1
RIM: 17.69'
UNABLE TO ACCESS
DUE TO PARKED CAR

GI #2
RIM: 17.50'
INVERT S - 15" RCP - 14.2'

GI #3
RIM: 16.62'
UNABLE TO ACCESS
DUE TO PARKED CAR

GI #4
RIM: 16.76'
UNABLE TO ACCESS
DUE TO PARKED CAR

GI #5
RIM: 15.43'
UNABLE TO ACCESS
DUE TO PARKED CAR

GI #6
RIM: 15.45'
UNABLE TO OPEN

GI #7
RIM: 14.93'
UNABLE TO OPEN

GI #8
RIM: 14.84'
UNABLE TO ACCESS
DUE TO PARKED CAR

SMH #1
RIM: 17.12'
UNABLE TO ACCESS
DUE TO HEAVY TRAFFIC

SMH #2
RIM: 15.77'
UNABLE TO ACCESS
DUE TO HEAVY TRAFFIC

SMH #3
RIM: 16.21'
UNABLE TO ACCESS
DUE TO HEAVY TRAFFIC

TEMPORARY BENCHMARK INFORMAION

TBM #1
SET MAG-NAIL
ELEVATION: 17.16'
NORTHING: 596320.83
EASTING: 815499.62

TBM #2
SET MAG-NAIL
ELEVATION: 17.83'
NORTHING: 596406.56
EASTING: 815271.53

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND CONNECTICUT 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: DS-20242100015

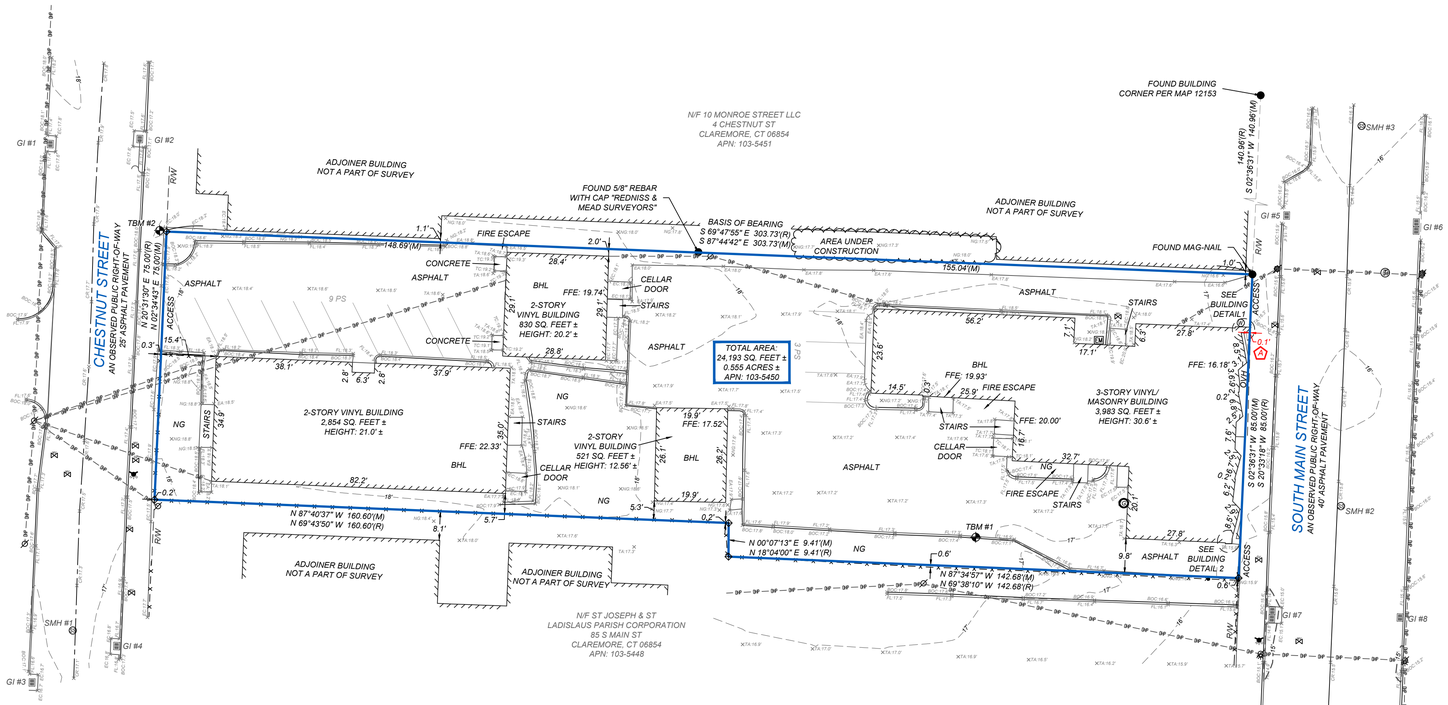
COMPANY:	CONTACT:
CABLEVISION OF CONNECTICUT	800-778-9140
CROWN CASTLE	800-654-3110
EVERSOURCE GAS	860-665-5820
FRONTIER COMMUNICATIONS	203-694-4183
MCI	800-624-9675
SOUTH NORWALK ELECTRIC	203-866-3366 EXT 290
SOUTH NORWALK ELECTRIC & WATER	203-866-3366 EXT 251

N

W E

S

SCALE: 1" = 20'
GRAPHIC SCALE
0 10' 20' 40'



BULDING DETAILS

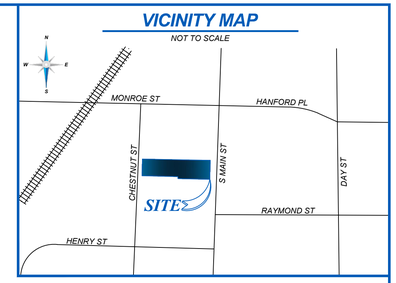
NOT TO SCALE

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
⊕	COMPUTED POINT
⊕	TEMPORARY BENCHMARK
☼	LIGHT
Ø	POWER POLE
EM	ELECTRIC METER
T	TELEPHONE MANHOLE
S	SANITARY MANHOLE
	FIRE HYDRANT
W	WATER METER
	WATER VALVE
	DRAIN GRATE
	GAS VALVE
G	GAS METER
OVH	OVERHANG
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION PER MAP 12153
N/F	NOW OR FORMERLY
BHL	BUILDING HEIGHT LOCATION
FFE	FINISH FLOOR ELEVATION
EC	EDGE OF CONCRETE
EA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
NG	NATURAL GROUND
FL	FLOW LINE
BOC	BACK OF CURB
RCP	REINFORCED CONCRETE PIPE
	BOUNDARY LINE
	TIE LINE
R/W	RIGHT-OF-WAY LINE
C/R	CROWN OF ROAD
— X — X —	FENCE LINE
— OHP — OHP —	OVERHEAD POWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
5. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM FAIRFIELD COUNTY GIS.
6. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
7. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
8. THE HORIZONTAL ACCURACY IS CLASS A-2.
9. THE TOPOGRAPHIC ACCURACY IS CLASS T-2.
10. THE BOUNDARY DETERMINATION CATEGORY IS A RESURVEY OF THE FOLLOWING DEED(S) AND/OR MAP(S): VOLUME 3795, PAGE 302 & MAP NO. 12153.
11. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
12. THE TYPE OF SURVEY IS A BOUNDARY/TOPOGRAPHIC SURVEY.
13. THIS SURVEY WAS PREFORMED WITHOUT THE BENEFIT OF CERTIFIED TITLE RESEARCH AND OR A TITLE COMMITMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY, MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY 30, 2024. THE CERTIFICATIONS ARE LIMITED TO THE PERSONS FOR WHOM THE MAP WAS PREPARED, THE TITLE COMPANY, GOVERNMENTAL AGENCY AND/OR LENDING INSTITUTION LISTED HEREIN, AND ARE NOT TRANSFERABLE.

DATE OF PLAT OR MAP: 06/04/2024

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

STATE OF CONNECTICUT · SCOTT A. PHETTEPLACE · No. 70440 · LICENSED LAND SURVEYOR

SCOTT A. PHETTEPLACE
LAND SURVEYOR NO. 70440
STATE OF CONNECTICUT
CONNECTICUT C.O.A.: LSC.0000112

DATE	REVISION HISTORY	BY

BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-2889	SURVEY DRAWN BY: TL - 06/04/2024
SURVEY REVIEWED BY: JMC	SHEET: 1 OF 1

20 N. Main Street, Suite 218
Norwalk, CT 06854
T: 203.286.7814
www.hardestyhanover.com

July 23, 2025

Ms. Lisa Endo
VP of Development
Norwalk Housing Authority
24½ Monroe Street
Norwalk, Connecticut 06856

Subject **Traffic and Parking Evaluation – Senior Affordable Housing Development – 79 South Main Street, Norwalk, Connecticut (F7015.00)**

Dear Ms. Endo:

As requested, we have conducted a Traffic and Parking Evaluation related to the proposed Senior Affordable Housing Development at 79 South Main Street. Currently on the site there are 3 retail storefronts totaling 1,709 square feet and 16 residential units. The proposal is to demolish the retail and residential and replace it with 68 dwelling units of senior affordable housing and 34 on-site parking spaces. Site access is proposed via a full-movement driveway to South Main Street. It is understood that 49 tenants currently at Leroy Downs on Monroe Street will be moving to the proposed development.

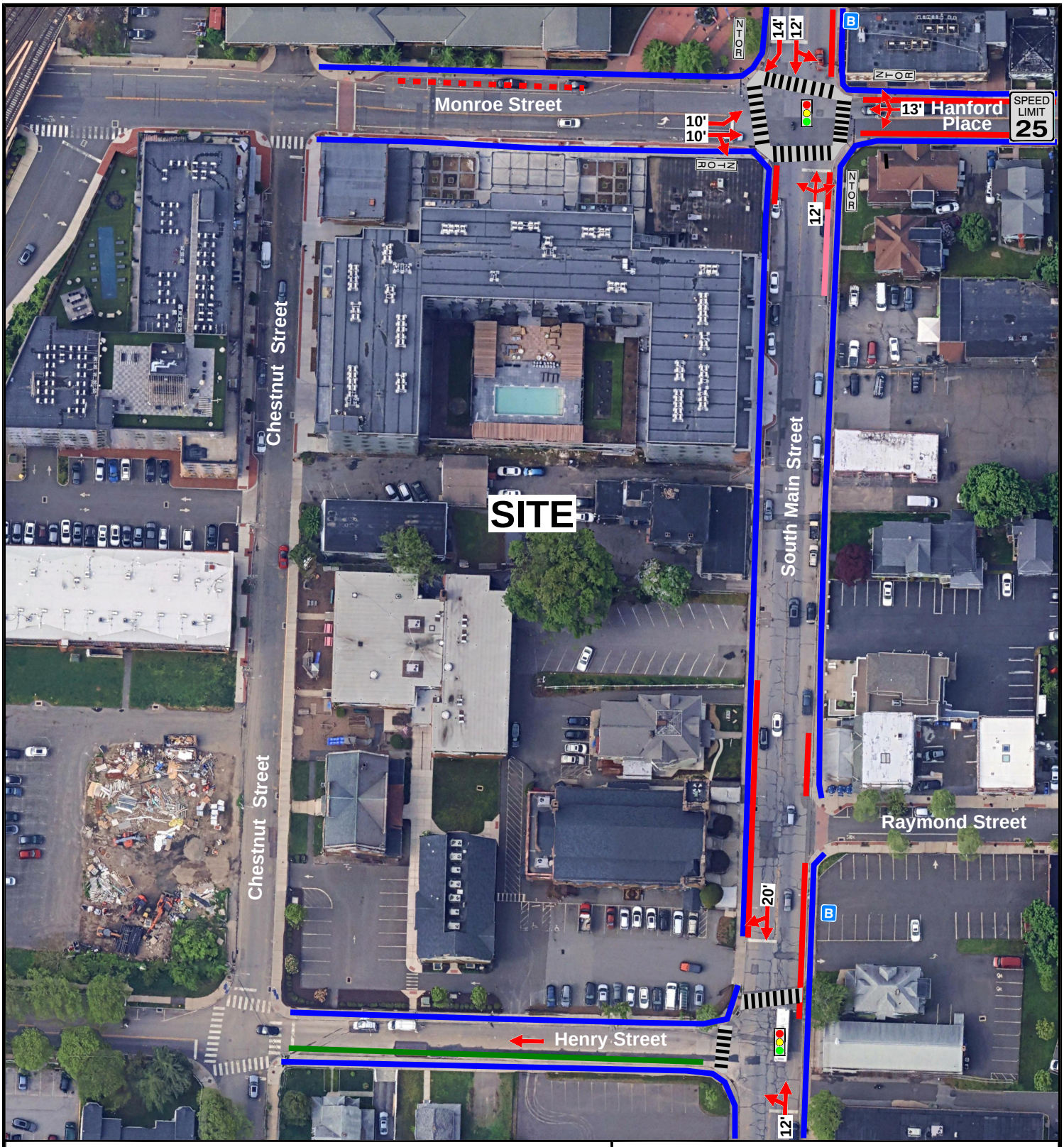
This Traffic and Parking Evaluation is suitable for submission to the City and provides a description and better understanding of potential traffic-related impacts to adjacent roadways, if any, with the proposed residential development on the Subject Property.

Roadways

The site is located on the west side of South Main Street, between the intersections of Monroe Street/Hanford Place and Raymond Street. South Main Street is a north-south, two-lane, two-way, City-maintained roadway. It begins at the signalized intersection with Washington Street as a continuation of North Main Street and continues south terminating at the intersection of Meadow Street. This road provides a double yellow centerline, curbing and sidewalks along both sides of the road. To the south of Monroe Street/Hanford Place, there is meter parking provided for a short distance on the easterly side of the road, otherwise parking is permitted with no restrictions along both sides of the road, with the exception of in front of St. Joseph's Church and in the vicinity of Raymond Street. Bus Stops are present on the easterly side of the road. The posted speed limit is 25 miles per hour. Land use is generally commercial and St. Joseph's Church. 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 South Main Street. For the section of South Main Street, between Monroe Street/Hanford Place and Raymond Street, there were a total of 11 crashes recorded during this three-year period. Data indicates that 82 percent of the crashes were limited to property damage and 18 percent involved injuries. The collision types were 28 percent involving a rear end collision, 18 percent involving an angle collision and head-on collision and 9 percent involving a sideswipe in



Legend

- Traffic Lane
- Traffic Signal
- Bus Stop
- Sidewalks
- No Parking
- No Parking - Police Vehicles Only
- Meter Parking
- No Parking During School Hours - 8 AM to 4 PM Mon Through Fri

Note: There is a Bike Lane provided in both directions on Monroe Street.

CURRENT STREET SYSTEM CHARACTERISTICS

Senior Affordable Housing Development
79 South Main Street
Norwalk, Connecticut

N

H&H

Not to Scale

1

7/23/25

the same direction, a rear to side collision, other collision and a bicyclist. The contributing factors were 28 percent for improper backing, 27 percent for failing to keep proper lane, 18 percent for failure to yield right-of-way and 9 percent for following too closely, improper turning and no contributing action. It was found that 73 percent of the crashes occurred during daylight hours and 64 percent occurred on dry road conditions. 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 demolish the 1,709 square feet of retail and 16 residential units and replace it with 68 dwelling units of senior affordable housing. Site traffic for the existing land uses are provided for comparative purposes only. Based on trip rates provided in "Trip Generation Manual," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021, the existing retail is estimated to have generated a total of 4 and 11 total trip ends, of which 1 and 2 is transit/rideshare trip ends and 3 and 9 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours.

It is estimated that the existing residential would have generated a total of 6 and 8 total trip ends, of which 1 and 2 is transit/rideshare trip ends and 5 and 6 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours. The total existing site would have generated a total of 10 and 19 total trip ends, of which 2 and 4 is transit/rideshare trip ends and 8 and 15 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours.

Review of ITE land uses indicated that Affordable Housing (Senior) (LUC #223) trip rates were lower, especially in the weekday afternoon peak hour, when compared to Senior Adult Housing – Multifamily (LUC #252). Therefore, to be conservative Senior Adult Housing – Multifamily trip rates were used. The proposed Senior Affordable Housing is estimated to generate a total of 14 and 17 total trip ends, of which 3 and 3 is transit/rideshare trip ends and 11 and 14 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours.

When compared to the existing land uses, the proposed Senior Affordable Housing will generate a total net difference of 4 and -2 total trip ends, of which 1 and -1 is transit/rideshare trip ends and 3 and -1 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours. Transit and Rideshare trips are applied due to the close proximity to the South Norwalk Train Station, as well as nearby bus stop on South Main Street. Table 2 illustrates the details of the site traffic generation and adjustments in more detail.

Parking Needs Analysis

The proposal is to provide a total of 34 on-site parking spaces. Based on the City of Norwalk Zoning Regulations Section 6.12.4.16, 0.5 spaces per unit are required (34 parking spaces). In addition, a parking needs analysis was conducted using the latest "Parking Generation" Manual 6th Edition published by Institute of Transportation Engineers (ITE). Parking rates for Affordable Housing (Senior), LUC #223, for general urban/suburban were utilized. No credits were taken for the close proximity to the Train Station and Bus Stop, to be conservative. The parking rate for this type of development is 0.44 spaces per unit (30 parking spaces).

Table 1
CRASH EXPERIENCE SUMMARY – SOUTH MAIN STREET
Senior Affordable Housing Development
79 South Main Street
Norwalk, Connecticut

ACCIDENT CHARACTERISTICS	SOUTH MAIN STREET Between Monroe Street/Hanford Place and Raymond Street	
	Total	%
Year		
▪ 2022	2	18
▪ 2023	2	18
▪ 2024	7	64
▪ Total	11	100
Accident Severity		
▪ Property Damage	9	82
▪ Injury	2	18
Collision Type		
▪ Rear End	3	28
▪ Angle	2	18
▪ Sideswipe-Same Dir.	1	9
▪ Rear to Side	1	9
▪ Head-On	2	18
▪ Other	1	9
▪ Bicyclist	1	9
Contributing Factor		
▪ Following Too Closely	1	9
▪ Failure to Yield R.O.W.	2	18
▪ Improper Backing	3	28
▪ Failed to Keep Proper Lane	3	27
▪ Improper Turning	1	9
▪ No Contributing Action	1	9
Light Condition		
▪ Daylight	8	73
▪ Dark-Lit	3	27
Surface Condition		
▪ Dry	7	64
▪ Wet	4	36
Weather Conditions		
▪ Clear	7	64
▪ Rain	3	27
▪ Blowing Snow	1	9

Source: Connecticut Crash Data Repository.

Notes: The latest available crash data is from January 1, 2022 to December 31, 2024.

Table 2
SITE TRAFFIC GENERATION AND ADJUSTMENT COMPARISON – PEAK HOURS
Senior Affordable Housing Development
79 South Main Street
Norwalk, Connecticut

LAND USE	SIZE	TRAFFIC DIRECTION	SITE TRAFFIC GENERATION AND ADJUSTMENTS					
			Total Trip Ends		Transit and Ride Sharing Trip Ends (20%)		External Vehicle Trip Ends	
			Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon
1) Existing Retail	1,709 S.F.	Enter	2	6	1	1	1	5
		Exit	2	5	0	1	2	4
		Total	4	11	1	2	3	9
2) Existing Residential	16 Dwelling Units	Enter	2	5	0	1	2	4
		Exit	4	3	1	1	3	2
		Total	6	8	1	2	5	6
3) Total Existing Site Traffic		Enter	4	11	1	2	3	9
		Exit	6	8	1	2	5	6
		Total	10	19	2	4	8	15
4) Proposed Senior Adult Housing - Multifamily	68 Dwelling Units	Enter	5	10	1	2	4	8
		Exit	9	7	2	1	7	6
		Total	14	17	3	3	11	14
Net Difference Site Traffic (4-3)		Enter	1	-1	0	0	1	-1
		Exit	3	-1	1	-1	2	0
		Total	4	-2	1	-1	3	-1

Source: "Trip Generation," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021 using Strip Retail Plaza, Land Use Code #822 Average Rates, Multifamily Housing (Low-Rise), Land Use Code #220 Average Rates and Senior Adult Housing - Multifamily, Land Use Code #252 Average Rates.

Note: **Transit and Ride Sharing Trip Ends:** A 20 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.

As noted above, it is understood that 49 tenants currently at Leroy Downs on Monroe Street will be moving to the proposed development. Currently these 49 tenants have a total of 21 vehicles parked, which equates to a parking rate of 0.43 spaces per unit. This rate is similar to the ITE parking rate, which requires a total of 30 parking spaces. Table 3 provides the parking needs analysis in more detail.

Findings

The proposed development change is estimated to generate a total of 3 more vehicle trips during the weekday morning peak hour and 1 less vehicle trip during the weekday afternoon peak hour compared to the existing retail and residential. The 68 new senior affordable housing units alone will generate a total of 8 and 15 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.

The proposed development is to provide 34 parking spaces, which is sufficient parking based on the City of Norwalk Zoning Regulations. In addition, a review of the latest ITE "Parking Generation" parking rates indicated that a total of 30 parking spaces is needed (4 less than proposed). Lastly, review of the existing parking demand at a similar site (Leroy Downs, Monroe Street) indicated a parking rate of 0.43 spaces per unit (30 parking spaces required). The proposed development will provide sufficient parking based on the Zoning Regulations, ITE parking rates, and a similar site's parking rates.

Respectfully submitted,

Steven T. Cipolla

Steven T. Cipolla, PE, PTOE
Principal Traffic Engineer
Hardesty & Hanover, LLC

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Table 3
PARKING NEEDS ANALYSIS
Senior Affordable Housing Development
79 South Main Street
Norwalk, Connecticut

		CITY CODE PARKING REQUIREMENTS		PARKING SUPPLY PROVIDED BY APPLICANT	ITE PARKING GENERATION MANUAL REQUIREMENTS				SIMILAR EXISTING DEVELOPMENT PARKING DEMAND		
LAND USES	INTENSITY	Ratio	Spaces		ITE Land Use Code	Peak Period	Weighted Average	Spaces	Intensity	Parking Demand	Parking Rate (Spaces per Unit)
Affordable Housing (Senior)	68 Dwelling Units	0.5 space per unit (Section 6.12.4.16)	34	34	223 (Senior, General Urban/ Suburban)	Weekday	0.44	30	49 Dwelling Units	21 Vehicles	0.43

Sources:

- City of Norwalk Zoning Regulations.
- "Parking Generation" Manual 6th Edition published by Institute of Transportation Engineers (ITE).
- Existing Parking Demand from similar site at Leroy Downs, Monroe Street.

Hardesty & Hanover, LLC
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7/23/2025

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 Text Format	Roadway Name	Landmark Description	Distance	First Harmful Event	Manner of Crash	Weather Condition	Light Condition	Road Surface
936000	5/4/2022	Wednesday	9:19:00	Property Damage Only	SOUTH MAIN ST	Monroe St	100 Feet S	Other Non-Fixed Object	Front to rear	Rain	Daylight	Wet
1015609	11/29/2022	Tuesday	13:42:00	Property Damage Only	SOUTH MAIN ST	Hanford Pl	100 Feet S	Other Non-Fixed Object	Rear to side	Clear	Daylight	Dry
1020435	2/2/2023	Thursday	18:57:00	Property Damage Only	SOUTH MAIN ST	Monroe Street	50 Feet S	Motor Vehicle in Operation	Front to rear	Clear	Dark-Lighted	Dry
1074518	7/31/2023	Monday	10:30:00	Property Damage Only	SOUTH MAIN ST	Monroe St	223 Feet S	Motor Vehicle in Operation	Angle	Clear	Daylight	Dry
1130900	1/19/2024	Friday	14:03:00	Property Damage Only	SOUTH MAIN ST	Monroe St	52 Feet S	Motor Vehicle in Operation	Front to rear	Blowing Snow	Daylight	Wet
1137110	2/26/2024	Monday	20:51:00	Property Damage Only	SOUTH MAIN ST	Monroe St.	75 Feet S	Motor Vehicle in Operation	Front to front	Clear	Dark-Lighted	Dry
1152797	4/24/2024	Wednesday	9:54:00	Property Damage Only	SOUTH MAIN ST	RAYMOND STREET	73 Feet N	Motor Vehicle in Operation	Other	Clear	Daylight	Dry
1156160	5/5/2024	Sunday	15:08:00	Property Damage Only	SOUTH MAIN ST	Monroe Street	45 Feet S	Motor Vehicle in Operation	Sideswipe, same direction	Rain	Daylight	Wet
1158451	5/9/2024	Thursday	13:57:00	Injury of any type (Serious, Minor, Possible)	SOUTH MAIN ST	Monroe Street	110 Feet S	Motor Vehicle in Operation	Angle	Clear	Daylight	Dry
1161006	5/15/2024	Wednesday	22:00:00	Injury of any type (Serious, Minor, Possible)	SOUTH MAIN ST	Monroe St	84 Feet S	Motor Vehicle in Operation	Front to front	Rain	Dark-Lighted	Wet
1201962	9/2/2024	Monday	12:46:00	Property Damage Only	SOUTH MAIN ST	Monroe St	150 Feet S	Pedalcycle/Pedalcyclist	Not Applicable	Clear	Daylight	Dry

Dataset: mmucc
Date From:01/01/2022
Date To:12/31/2024
Towns:Norwalk

CrashId	Driver Actions
936000	Unknown
936000	Improper Backing
1015609	No Contributing Action
1015609	Improper Backing
1020435	Improper Backing
1020435	Not Applicable
1020435	Not Applicable
1020435	Not Applicable
1020435	No Contributing Action
1020435	Not Applicable
1074518	Failed to Yield Right-of-Way
1074518	No Contributing Action
1130900	No Contributing Action
1130900	Not Applicable
1130900	Followed Too Closely
1137110	Failed to Keep in Proper Lane
1137110	No Contributing Action
1152797	Improper Turn
1152797	No Contributing Action
1156160	Failed to Keep in Proper Lane
1158451	Failed to Yield Right-of-Way
1158451	No Contributing Action
1161006	
1161006	No Contributing Action
1161006	Failed to Keep in Proper Lane
1201962	
1201962	No Contributing Action

SOUND COMMUNITIES DEVELOPMENT

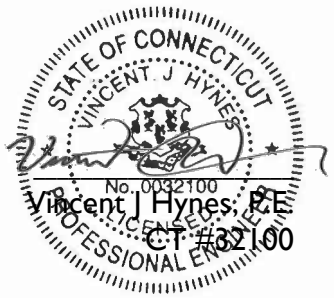
SITE ENGINEERING REPORT

Prepared For
Sound Communities
79 South Main Street and
Norwalk, CT

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

Issued on:

July 22, 2025



Vincent J Hynes, P.E.
CT #32100

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Sanitary Sewer Narrative.....6

APPENDICES

Drainage:

Appendix 1: Existing and Proposed On-Site Drainage Basin Maps

Appendix 2: Existing & Proposed On-Site Hydraulic Data

Appendix 3: Rainfall Intensity Data, Exfiltration Rate Data, Vegetated Roofs Adjusted CN Values, & NRCS Web Soil Survey

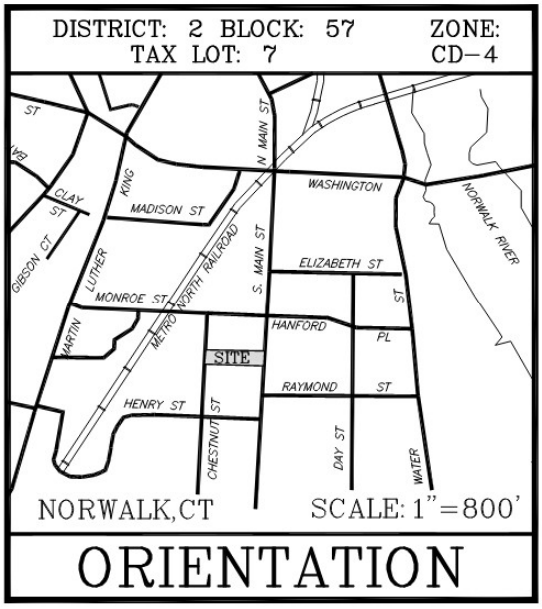
Appendix 4: USGS Quad Map

Sanitary Sewer:

Appendix 5: Sanitary Sewer Exhibit and Analysis

Appendix 6: Excerpt of Sanitary Sewer Flow Monitoring/Capacity Analysis prepared by Godfrey, Hoffman, & Hodge, LLC for 1 & 11 Chestnut Street (prepared January 16, 2019) and Flow Monitoring Report prepared by Flow Assessment Services (prepared November 29, 2018)

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

The applicant is proposing to redevelop the property at 79 South Main Street in Norwalk, CT. The redevelopment includes the demolition of the other existing structures and the construction of a new seven-story multi-family structure with covered, at-grade parking (34 spaces) and a rooftop courtyard (on the 2nd floor) and associated site improvements. The proposal will consist of 68 affordable residential units and associated amenity space.

The site is approximately 0.56 acres and is bounded by Chestnut Street to the west, a mixed-use development to the north, South Main Street to the east, and a church and school to the south. The site lies within the CD-4 District zone. The proposed development is not located within the regulatory floodplain of the Norwalk River or a flood hazard area as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0531G dated July 8, 2013. This report compares existing site characteristics and proposed site development and the effect on the storm water drainage system. Reference is made to the accompanying site development plans prepared by Redniss & Mead, Inc.

Existing Conditions

The site is approximately 24,193 sf (0.56 acres) and is currently developed with four buildings (mixed-use and multi-family uses), at-grade parking, sidewalks and landscaped area. In total, the site impervious coverage is 19,922 sf (approximately 82%). The topography of the site is generally flat and the site runoff generally sheet flows into the surrounding streets where it is collected via existing City-owned stormwater infrastructure. For the purposes of this report there are two site drainage basins that are studied: East Basin (area tributary to South Main Street) and West Basin (area tributary to Chestnut Street). Refer to appendix I for the Existing Conditions Drainage Basin Map.

The east basin tributary area is 16,935 sf (of which 13,907 sf is impervious coverage). There is no formal on-site stormwater infrastructure within the basin and runoff sheet flows toward South Main Street. The stormwater infrastructure within South Main Street consists of a 30" concrete pipe and a series of catch basins and manholes. This system ultimately ties into another stormwater system at Raymond Street prior to extending to and discharging into the Norwalk River.

The west basin tributary area is 7,258 sf (of which 6,015 sf is impervious coverage). There is no formal on-site stormwater infrastructure within this basin and runoff sheet flows into the catch basins within Chestnut Street. The stormwater infrastructure within Chestnut Street consists of a 15" concrete pipe and a series of catch basins and manholes.

Proposed Conditions

The owner is seeking approval to demolish and remove existing buildings and infrastructure on site and to construct a new 7-story multi-family building with at-grade parking (covered and non-covered), a pocket park and public realm space, and associated site improvements. In total, it is proposed to increase impervious coverage by approximately 120 sf as part of the property

redevelopment. Although this increase includes landscape areas on the 2nd floor courtyard, a reduced Curve Number (CN) is used as a 6" minimum soil depth will be provided. Water Quality improvements are provided, and peak rates of runoff will be reduced to the east and west basins. Reference is made to the site and utility plans prepared by Redniss & Mead, Inc. and to the Proposed Conditions Drainage Basin Exhibit within appendix I.

The east basin is split into two sub-basins under proposed conditions: Infiltration #1 basin and east bypass basin. Each basin is ultimately tributary to the existing 30" RCP within South Main Street. The bypass basin is approximately 750 sf (of which 392 sf is impervious coverage) and runoff sheet flows directly into the South Main Street right-of-way. Tributary area will consist of a portion of the driveway entrance and walk and landscape surfaces within the pocket park.

Tributary area to Infiltration #1 basin includes a majority of the building runoff, parking and drive surfaces, and walk and landscape surfaces within the pocket park. The total tributary area is 18,870 sf (of which 15,412 sf is impervious coverage). Infiltration system #1 consists of forty (40) Cultec R-280HD units and is sized to capture and treat 100% of the tributary water quality volume (WQV). The system is metered via a high overflow culvert with the invert set at elevation 13.90, which allows 1,325 cf of runoff to be treated prior to discharge into the South Main Street stormwater infrastructure (1,186 cf required for 100% WQV). Note: Although a reduced curve number is used for the landscaped areas of the second-floor courtyard (as a minimum 6" soil depth will be provided), the entire courtyard is considered impervious coverage for water quality purposes and the calculated WQV requirement is 48 cf. As a minimum 6" soil depth is provided, the WQV requirement is achieved.

The west basin tributary area is 4,574 sf (of which 4,237 sf is impervious coverage). The tributary area consists of a portion of building area and sidewalk area fronting along Chestnut Street. Based upon a reduction in total tributary area, the peak flows and volumes have been 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. Note that the rainfall rates used are based upon the National Oceanic and Atmospheric Administration (NOAA) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) for the area. The following tables depict the existing and proposed peak flows leaving each sub-basin of the site and their associated runoff volumes:

Table 1: Peak Rates of Runoff

		Chesnut Basin Peak Flow (cfs)				S Main Basin Peak Flows (cfs)			
Return Period (yrs)	Rainfall Rates (in)	Ex	Pr	Change	% Change	Ex	Pr	Change	% Change
2	3.49	0.47	0.31	-0.16	-34.0%	1.09	0.57	-0.52	-47.7%
5	4.50	0.62	0.40	-0.22	-35.5%	1.44	1.21	-0.23	-16.0%
10	5.33	0.74	0.48	-0.26	-35.1%	1.73	1.65	-0.08	-4.6%
25	6.48	0.91	0.58	-0.33	-36.3%	2.12	2.11	-0.01	-0.5%
50	7.34	1.04	0.66	-0.38	-36.5%	2.42	2.42	0.00	0.0%
100	8.26	1.17	0.74	-0.43	-36.8%	2.73	2.72	-0.01	-0.4%

Table 2: Runoff Volumes

		Chesnut Basin Runoff Volume (ac-ft)				S Main Basin Runoff Volume (ac-ft)			
Return Period (yrs)	Rainfall Rates (in)	Ex	Pr	Change	% Change	Ex	Pr	Change	% Change
2	3.49	0.040	0.027	-0.013	-32.5%	0.094	0.039	-0.055	-58.5%
5	4.50	0.054	0.036	-0.018	-33.3%	0.126	0.070	-0.056	-44.4%
10	5.33	0.066	0.043	-0.023	-34.8%	0.153	0.097	-0.056	-36.6%
25	6.48	0.081	0.053	-0.028	-34.6%	0.190	0.136	-0.054	-28.4%
50	7.34	0.093	0.061	-0.032	-34.4%	0.217	0.166	-0.051	-23.5%
100	8.26	0.106	0.069	-0.037	-34.9%	0.247	0.198	-0.049	-19.8%

Water Quality:

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

1. A portion of the proposed parking will be covered with those surfaces not exposed to rainfall and associated runoff. Should any drains be installed within the areas of covered parking, they will be tributary to an oil/grit separator prior to discharging into the sanitary sewer system.
2. Infiltration systems are proposed to collect the disturbed impervious coverage. The overflow elevation is set to provide 100% of the water quality volume. In addition, the second-floor courtyard will include planters with at least 6" of soil depth which provides water quality treatment for the tributary area.
3. Green roof trays and/or planters with 6" of soil depth minimum are proposed on the 2nd floor courtyard and will provide water quality treatment for the direct runoff.
4. 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 infiltration systems, reduction in uncovered parking, and landscaping improvements.

SANITARY SEWER SUMMARY

The applicant is proposing to redevelop the property at 79 South Main Street in Norwalk, CT. The redevelopment includes the demolition of the other existing structures and the construction of a new seven-story multi-family structure with covered and uncovered, at-grade parking (34 spaces) and a rooftop courtyard (on the 2nd floor) and associated site improvements. The proposal will consist of 68 affordable residential units and associated amenity space. Reference is made to the accompanying site & utility plans prepared by Redniss & Mead, Inc.

Under existing conditions, per the "Sanitary Sewer Flow Monitoring/Capacity Analysis" prepared by Godfrey Hoffman Hodge LLC and dated 1/16/2019, the site is assumed tributary to a 12" VCP within South Main Street. Based upon the usage assumptions provided in Appendix 5, the existing conditions total daily flow tributary to the South Main Street sewer is approximately 3,771 GPD. Ultimately, the above referenced sanitary sewer mains combine with sewer mains from Henry Street at Raymond Street (which consists of 12" pipe of varying materials). Refer to Appendix 6 for an excerpt of the analysis prepared by Godfrey, Hoffman, & Hodge, LLC for 1 & 11 Chestnut Street which includes the sanitary sewer shed of area tributary to the Raymond Street sanitary sewer main and flows to the same.

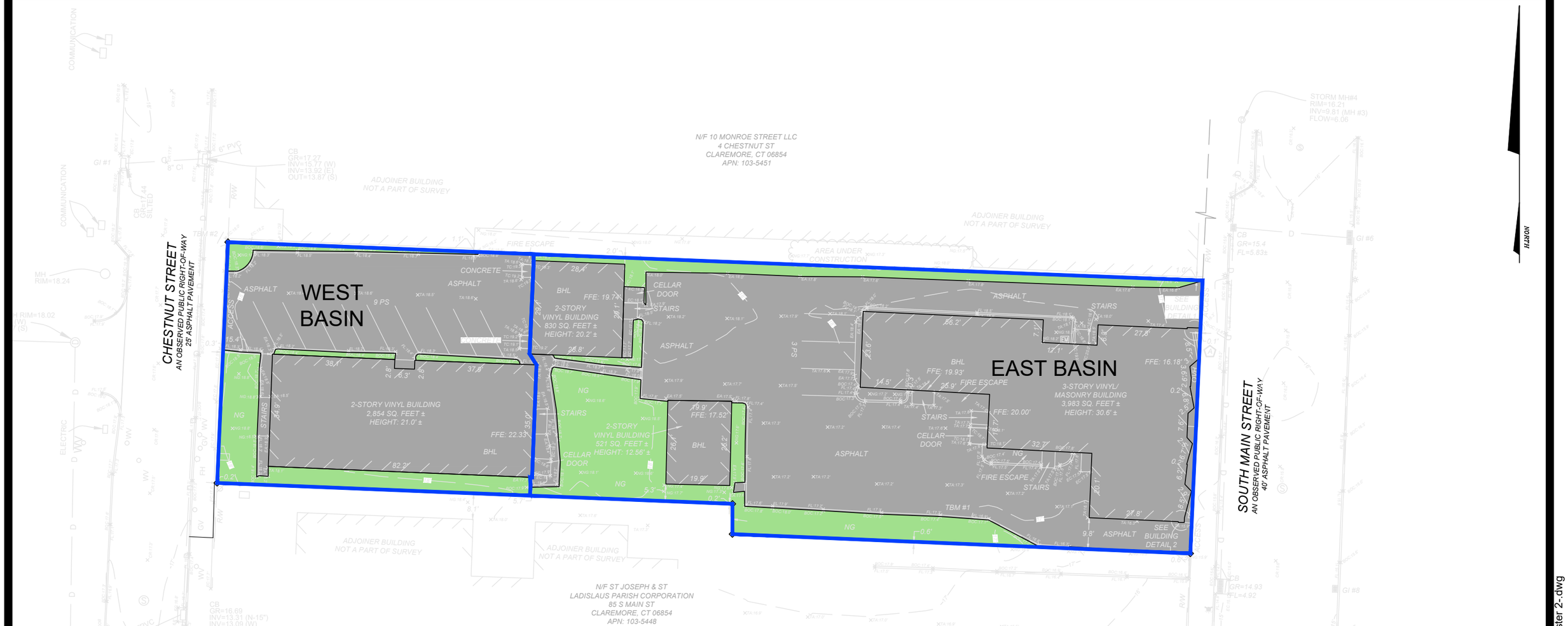
Under proposed conditions, the developer is seeking permission to construct a new seven-story building with 68 residential units (64 one-bed units and 4 two-bed units). It is proposed to connect the new building to the Chestnut Street sewer main, removing connections to the South Main sewer main. Using the CT Health Code guidelines, the proposed structure and usage of the site would result in a total average daily sewage flow of 10,800 GPD. Using a peak factor of 4, the peak sewage flow is 43,200 GPD (0.067 cfs). This represents a net increase in peak flow to the Chestnut Street system of 0.067 cfs and a net reduction in peak flows to the South Main Street system of 0.023 cfs.

In addition to the above referenced analysis prepared by Godfrey, Hoffman, & Hodge, LLC, further existing sanitary flow data on Raymond Street (in the manhole fronting 4 Raymond Street) was obtained from Norwalk WPCA via a flow monitoring report prepared by Flow Assessment Services (refer to Appendix 6 for the flow monitoring report data). The dates of the monitoring were 10/26/2018 to 11/28/2018 and the peak flow during that time period was 0.359 mgd (0.555 cfs). Using the above data, we have studied the pipe capacity of the sewer systems within Chestnut Street and Raymond Street.

Based upon the above and attached calculations, under proposed conditions the sewer system within Chestnut Street is operating between 20 and 31% of the total capacity and the sewer system within Raymond Street is operating between 34% and 61% of the total pipe capacity. Refer to Appendix 5 for a Sanitary Sewer Connection Exhibit, the proposed sanitary flow assumptions and pipe capacity calculations – note, the calculations include the flows attributed to new and approved developments at 1 and 11 Chestnut Street, 15 Chestnut Street, and 10 Monroe Street.

Based on the above information, it is our opinion that the City owned sanitary sewer system has sufficient capacity to accommodate the proposed development, and with proper implementation of the design drawings, the proposed development will not adversely impact the existing sanitary sewer system.

Appendix 1



LEGEND

SURFACE CONDITIONS	
LAWN	Drainage Basin Boundary
IMPERVIOUS (INC. PERMEABLE PAVERS)	

EXISTING DRAINAGE BASIN EXHIBIT

79 SOUTH MAIN STREET

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:
11071	07/22/2025
	SCALE: 1"=30'

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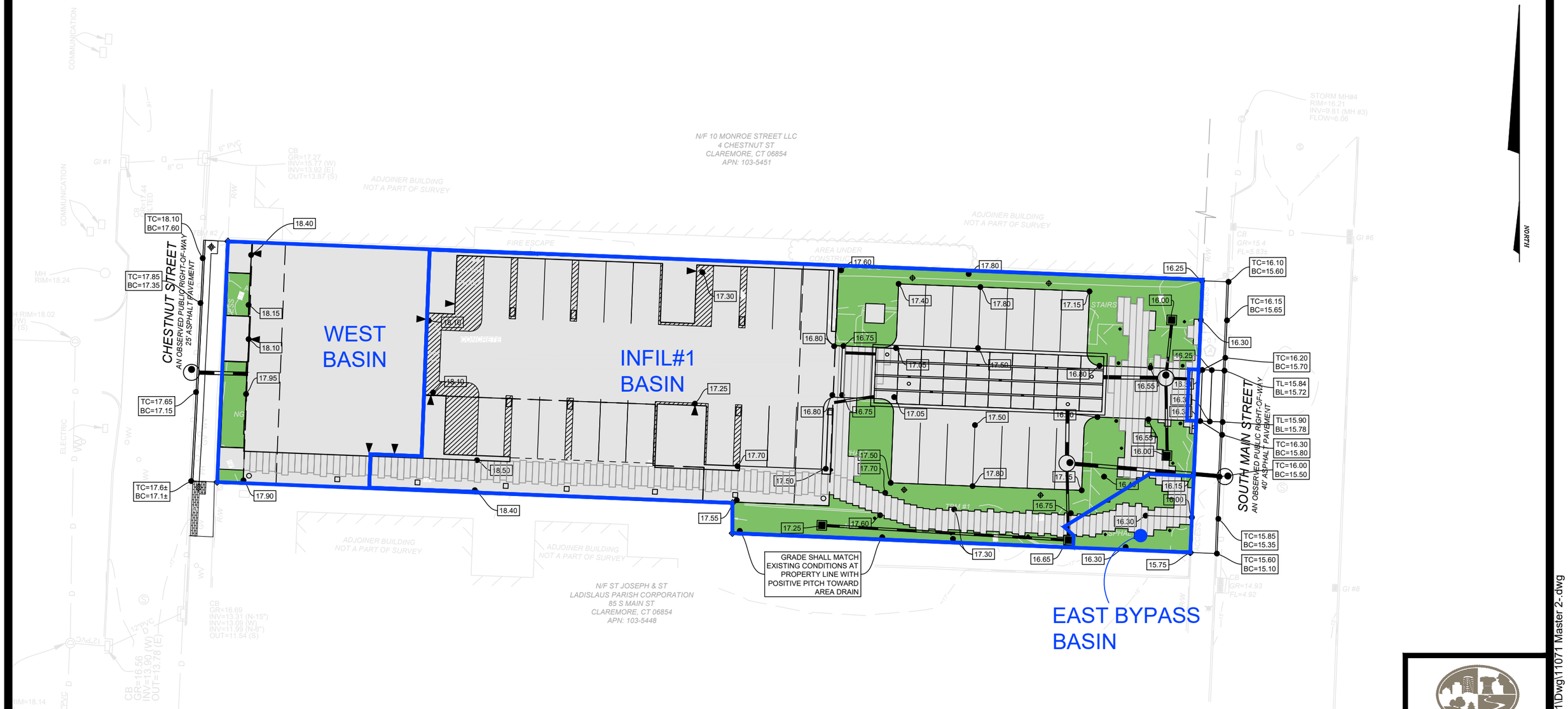

LEGEND

SURFACE CONDITIONS	
LAWN	Drainage Basin Boundary
IMPERVIOUS (INC. PERMEABLE PAVERS)	

PROPOSED DRAINAGE BASIN EXHIBIT

79 SOUTH MAIN STREET

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	SCALE: 1"=30'

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Appendix 2

Water Quality Volume Calculations

Project: *79 South Main Street*	**Project #:** *11071*	**Date:** *7/2/2025*
Location: *Norwalk, CT*	**By:** *VJH*	**Checked:** *CJF*

Infil #1 Basin

Area=	0.419	acres
Impervious Area=	0.340	acres
I=	0.811	[a]
R=	0.780	[b]
WQV=	0.027	ac. ft. [c]

WQV=	**1,186.2 ft.^{3} [d]**

Green Roof Area

Area=	0.014	acres
Impervious Area=	0.014	acres
I=	1.000	[a]
R=	0.950	[b]
WQV=	0.001	ac. ft. [c]

WQV=	**48.3 ft.^{3} [e]**

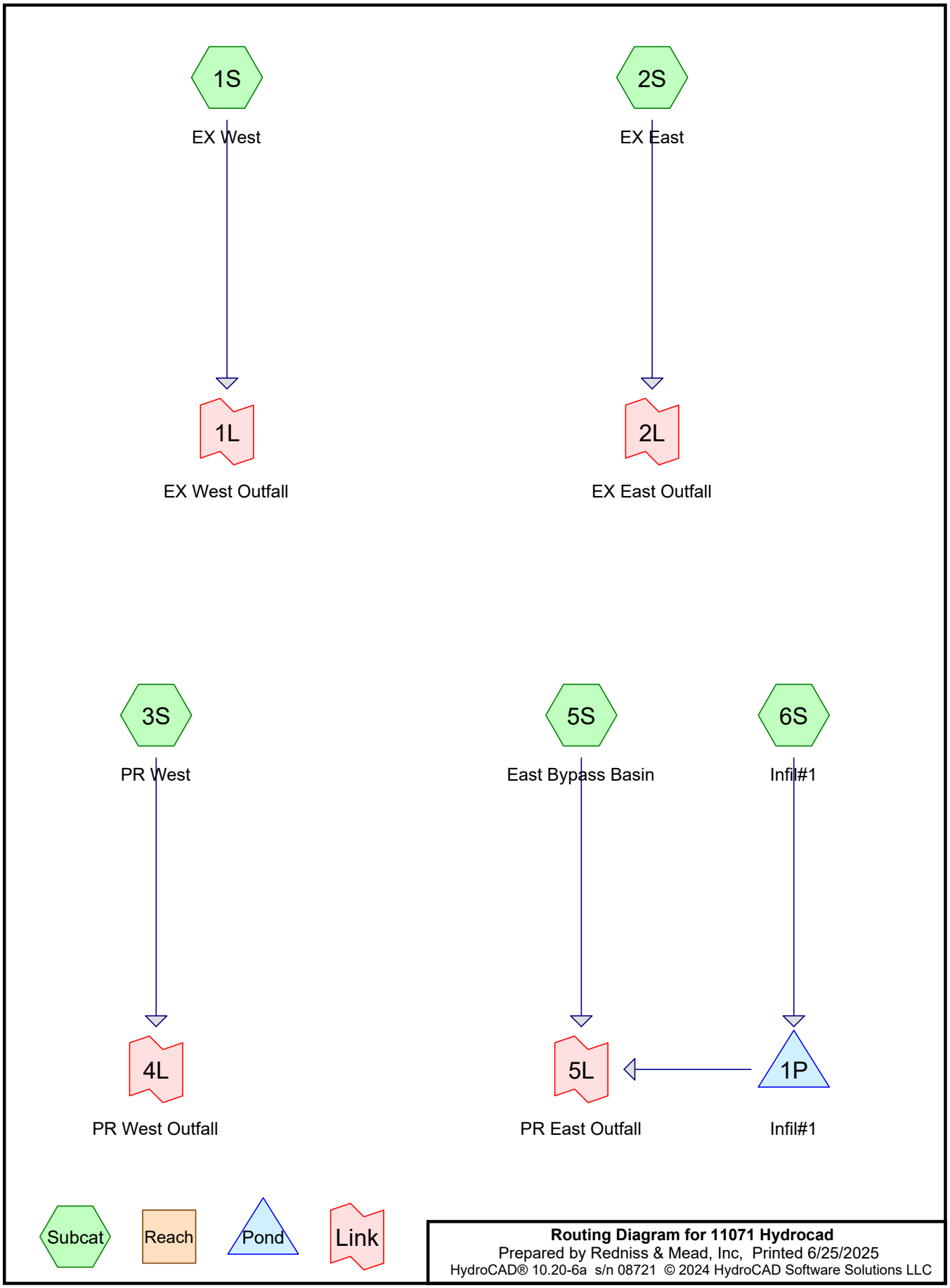
[a] I=Percent Impervious Coverage

[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

[d] Infil #1 provides 1,325 ft.^{3} of storage below the outlet at elevation 13.9. For the purposes of WQV, tributary area does not include green roof area which is treated via 6" minimum soil trays.

[e] 6" Min. Soil Trays provide 48.3 ft.^{3} of WQV treatment for green roof areas.


1S
EX West
2S
EX East
1L
EX West Outfall
2L
EX East Outfall
3S
PR West
5S
East Bypass Basin
6S
Infil#1
4L
PR West Outfall
5L
PR East Outfall
1P
Infil#1
Subcat
Reach
Pond
Link
Routing Diagram for 11071 Hydrocad
Prepared by Redniss & Mead, Inc, Printed 6/25/2025
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-yr	Type III 24-hr		Default	24.00	1	3.49	2
2	5-yr	Type III 24-hr		Default	24.00	1	4.50	2
3	10-yr	Type III 24-hr		Default	24.00	1	5.33	2
4	25-yr	Type III 24-hr		Default	24.00	1	6.48	2
5	50-yr	Type III 24-hr		Default	24.00	1	7.34	2
6	100-yr	Type III 24-hr		Default	24.00	1	8.26	2

Time span=0.00-24.00 hrs, dt=0.02 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX West Runoff Area=7,258 sf 82.87% Impervious Runoff Depth>2.91"
Tc=10.0 min CN=94.9 Runoff=0.47 cfs 0.040 af

Subcatchment2S: EX East Runoff Area=16,935 sf 82.12% Impervious Runoff Depth>2.90"
Tc=10.0 min CN=94.8 Runoff=1.09 cfs 0.094 af

Subcatchment3S: PR West Runoff Area=4,573 sf 92.65% Impervious Runoff Depth>3.11"
Tc=10.0 min CN=96.7 Runoff=0.31 cfs 0.027 af

Subcatchment5S: East Bypass Basin Runoff Area=750 sf 52.27% Impervious Runoff Depth>2.38"
Tc=10.0 min CN=89.4 Runoff=0.04 cfs 0.003 af

Subcatchment6S: Infil#1 Runoff Area=18,870 sf 78.44% Impervious Runoff Depth>2.86"
Tc=10.0 min CN=94.4 Runoff=1.21 cfs 0.103 af

Pond 1P: Infil#1 Peak Elev=14.27' Storage=1,726 cf Inflow=1.21 cfs 0.103 af
Discarded=0.04 cfs 0.044 af Primary=0.54 cfs 0.036 af Outflow=0.58 cfs 0.080 af

Link 1L: EX West Outfall Inflow=0.47 cfs 0.040 af
Primary=0.47 cfs 0.040 af

Link 2L: EX East Outfall Inflow=1.09 cfs 0.094 af
Primary=1.09 cfs 0.094 af

Link 4L: PR West Outfall Inflow=0.31 cfs 0.027 af
Primary=0.31 cfs 0.027 af

Link 5L: PR East Outfall Inflow=0.57 cfs 0.039 af
Primary=0.57 cfs 0.039 af

Total Runoff Area = 1.111 ac Runoff Volume = 0.268 af Average Runoff Depth = 2.90"
18.67% Pervious = 0.207 ac 81.33% Impervious = 0.903 ac

Time span=0.00-24.00 hrs, dt=0.02 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX West Runoff Area=7,258 sf 82.87% Impervious Runoff Depth>3.91"
Tc=10.0 min CN=94.9 Runoff=0.62 cfs 0.054 af

Subcatchment2S: EX East Runoff Area=16,935 sf 82.12% Impervious Runoff Depth>3.90"
Tc=10.0 min CN=94.8 Runoff=1.44 cfs 0.126 af

Subcatchment3S: PR West Runoff Area=4,573 sf 92.65% Impervious Runoff Depth>4.11"
Tc=10.0 min CN=96.7 Runoff=0.40 cfs 0.036 af

Subcatchment5S: East Bypass Basin Runoff Area=750 sf 52.27% Impervious Runoff Depth>3.33"
Tc=10.0 min CN=89.4 Runoff=0.06 cfs 0.005 af

Subcatchment6S: Infil#1 Runoff Area=18,870 sf 78.44% Impervious Runoff Depth>3.85"
Tc=10.0 min CN=94.4 Runoff=1.60 cfs 0.139 af

Pond 1P: Infil#1 Peak Elev=14.46' Storage=1,926 cf Inflow=1.60 cfs 0.139 af
Discarded=0.04 cfs 0.047 af Primary=1.16 cfs 0.066 af Outflow=1.20 cfs 0.113 af

Link 1L: EX West Outfall Inflow=0.62 cfs 0.054 af
Primary=0.62 cfs 0.054 af

Link 2L: EX East Outfall Inflow=1.44 cfs 0.126 af
Primary=1.44 cfs 0.126 af

Link 4L: PR West Outfall Inflow=0.40 cfs 0.036 af
Primary=0.40 cfs 0.036 af

Link 5L: PR East Outfall Inflow=1.21 cfs 0.070 af
Primary=1.21 cfs 0.070 af

Total Runoff Area = 1.111 ac Runoff Volume = 0.360 af Average Runoff Depth = 3.89"
18.67% Pervious = 0.207 ac 81.33% Impervious = 0.903 ac

Time span=0.00-24.00 hrs, dt=0.02 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX West Runoff Area=7,258 sf 82.87% Impervious Runoff Depth>4.73"
Tc=10.0 min CN=94.9 Runoff=0.74 cfs 0.066 af

Subcatchment2S: EX East Runoff Area=16,935 sf 82.12% Impervious Runoff Depth>4.72"
Tc=10.0 min CN=94.8 Runoff=1.73 cfs 0.153 af

Subcatchment3S: PR West Runoff Area=4,573 sf 92.65% Impervious Runoff Depth>4.93"
Tc=10.0 min CN=96.7 Runoff=0.48 cfs 0.043 af

Subcatchment5S: East Bypass Basin Runoff Area=750 sf 52.27% Impervious Runoff Depth>4.12"
Tc=10.0 min CN=89.4 Runoff=0.07 cfs 0.006 af

Subcatchment6S: Infil#1 Runoff Area=18,870 sf 78.44% Impervious Runoff Depth>4.67"
Tc=10.0 min CN=94.4 Runoff=1.92 cfs 0.169 af

Pond 1P: Infil#1 Peak Elev=14.58' Storage=2,039 cf Inflow=1.92 cfs 0.169 af
Discarded=0.04 cfs 0.049 af Primary=1.59 cfs 0.091 af Outflow=1.63 cfs 0.141 af

Link 1L: EX West Outfall Inflow=0.74 cfs 0.066 af
Primary=0.74 cfs 0.066 af

Link 2L: EX East Outfall Inflow=1.73 cfs 0.153 af
Primary=1.73 cfs 0.153 af

Link 4L: PR West Outfall Inflow=0.48 cfs 0.043 af
Primary=0.48 cfs 0.043 af

Link 5L: PR East Outfall Inflow=1.65 cfs 0.097 af
Primary=1.65 cfs 0.097 af

Total Runoff Area = 1.111 ac Runoff Volume = 0.436 af Average Runoff Depth = 4.71"
18.67% Pervious = 0.207 ac 81.33% Impervious = 0.903 ac

Time span=0.00-24.00 hrs, dt=0.02 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX West Runoff Area=7,258 sf 82.87% Impervious Runoff Depth>5.87"
Tc=10.0 min CN=94.9 Runoff=0.91 cfs 0.081 af

Subcatchment2S: EX East Runoff Area=16,935 sf 82.12% Impervious Runoff Depth>5.86"
Tc=10.0 min CN=94.8 Runoff=2.12 cfs 0.190 af

Subcatchment3S: PR West Runoff Area=4,573 sf 92.65% Impervious Runoff Depth>6.08"
Tc=10.0 min CN=96.7 Runoff=0.58 cfs 0.053 af

Subcatchment5S: East Bypass Basin Runoff Area=750 sf 52.27% Impervious Runoff Depth>5.24"
Tc=10.0 min CN=89.4 Runoff=0.09 cfs 0.008 af

Subcatchment6S: Infil#1 Runoff Area=18,870 sf 78.44% Impervious Runoff Depth>5.81"
Tc=10.0 min CN=94.4 Runoff=2.36 cfs 0.210 af

Pond 1P: Infil#1 Peak Elev=14.70' Storage=2,150 cf Inflow=2.36 cfs 0.210 af
Discarded=0.04 cfs 0.052 af Primary=2.03 cfs 0.128 af Outflow=2.07 cfs 0.180 af

Link 1L: EX West Outfall Inflow=0.91 cfs 0.081 af
Primary=0.91 cfs 0.081 af

Link 2L: EX East Outfall Inflow=2.12 cfs 0.190 af
Primary=2.12 cfs 0.190 af

Link 4L: PR West Outfall Inflow=0.58 cfs 0.053 af
Primary=0.58 cfs 0.053 af

Link 5L: PR East Outfall Inflow=2.11 cfs 0.136 af
Primary=2.11 cfs 0.136 af

Total Runoff Area = 1.111 ac Runoff Volume = 0.542 af Average Runoff Depth = 5.85"
18.67% Pervious = 0.207 ac 81.33% Impervious = 0.903 ac

Summary for Subcatchment 1S: EX West

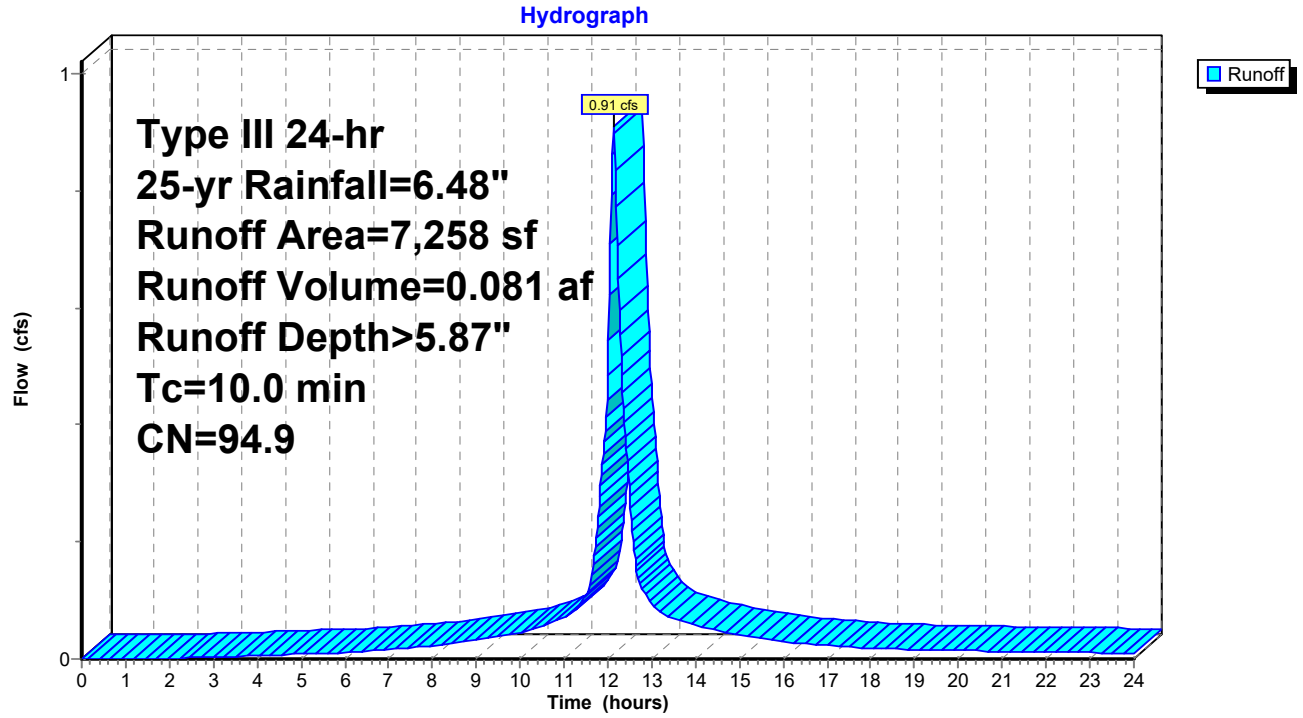
Runoff = 0.91 cfs @ 12.13 hrs, Volume= 0.081 af, Depth> 5.87"
Routed to Link 1L : EX West Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-yr Rainfall=6.48"

	Area (sf)	CN	Description
	1,243	80.0	>75% Grass cover, Good, HSG D
*	6,015	98.0	Paved parking, HSG D
	7,258	94.9	Weighted Average
	1,243		17.13% Pervious Area
	6,015		82.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, TC**
5.0	0	Total, Increased to minimum Tc = 10.0 min			

Subcatchment 1S: EX West



Summary for Subcatchment 2S: EX East

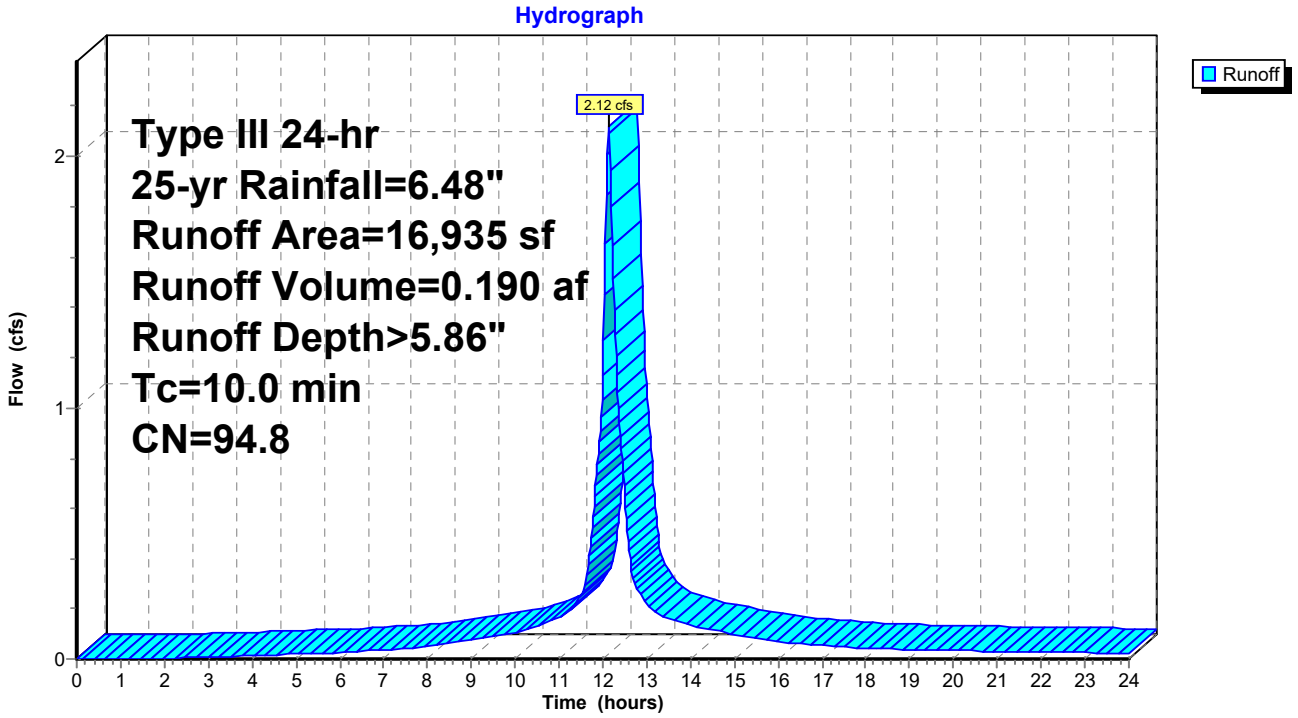
Runoff = 2.12 cfs @ 12.13 hrs, Volume= 0.190 af, Depth> 5.86"
Routed to Link 2L : EX East Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-yr Rainfall=6.48"

	Area (sf)	CN	Description
*	3,028	80.0	>75% Grass cover, Good, HSG D
*	13,907	98.0	Paved parking, HSG D
	16,935	94.8	Weighted Average
	3,028		17.88% Pervious Area
	13,907		82.12% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, TC**
5.0	0	Total, Increased to minimum Tc = 10.0 min			

Subcatchment 2S: EX East



Summary for Subcatchment 3S: PR West

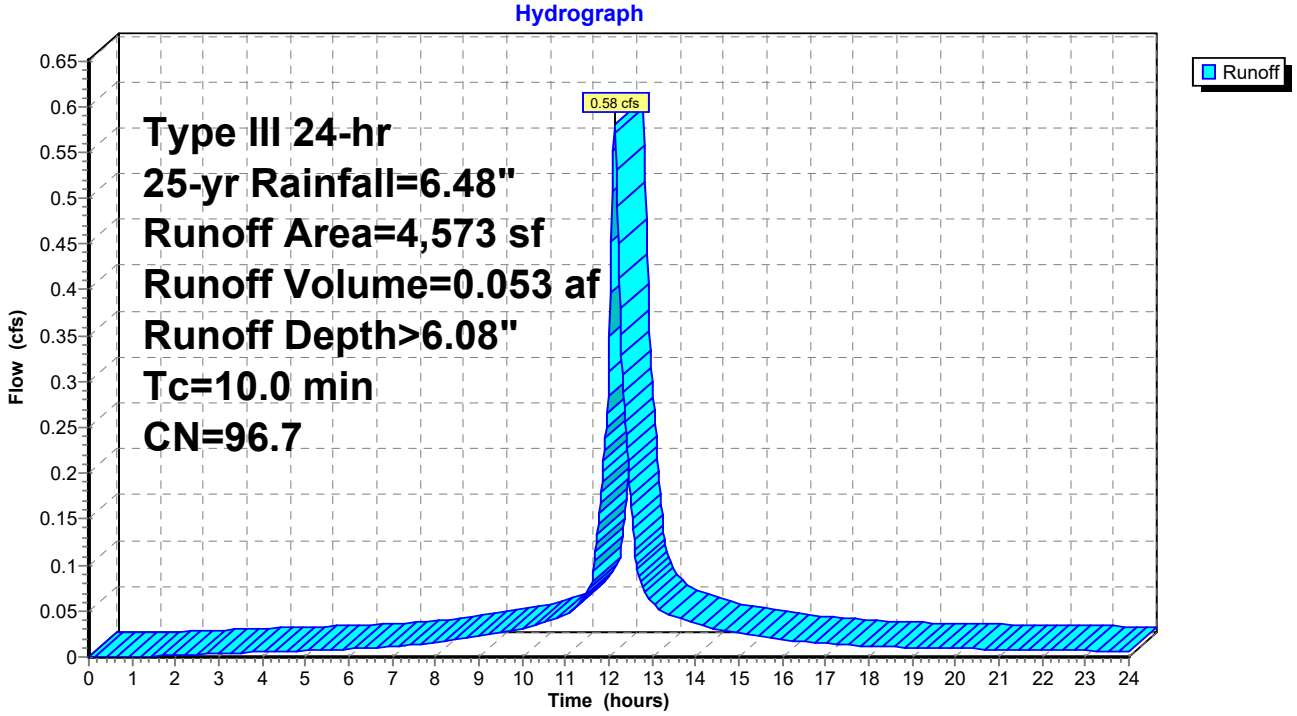
Runoff = 0.58 cfs @ 12.13 hrs, Volume= 0.053 af, Depth> 6.08"
Routed to Link 4L : PR West Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-yr Rainfall=6.48"

	Area (sf)	CN	Description
*	4,237	98.0	Paved parking, HSG D, onsite
	336	80.0	>75% Grass cover, Good, HSG D
	4,573	96.7	Weighted Average
	336		7.35% Pervious Area
	4,237		92.65% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, TC**
5.0	0	Total, Increased to minimum Tc = 10.0 min			

Subcatchment 3S: PR West



Summary for Subcatchment 5S: East Bypass Basin

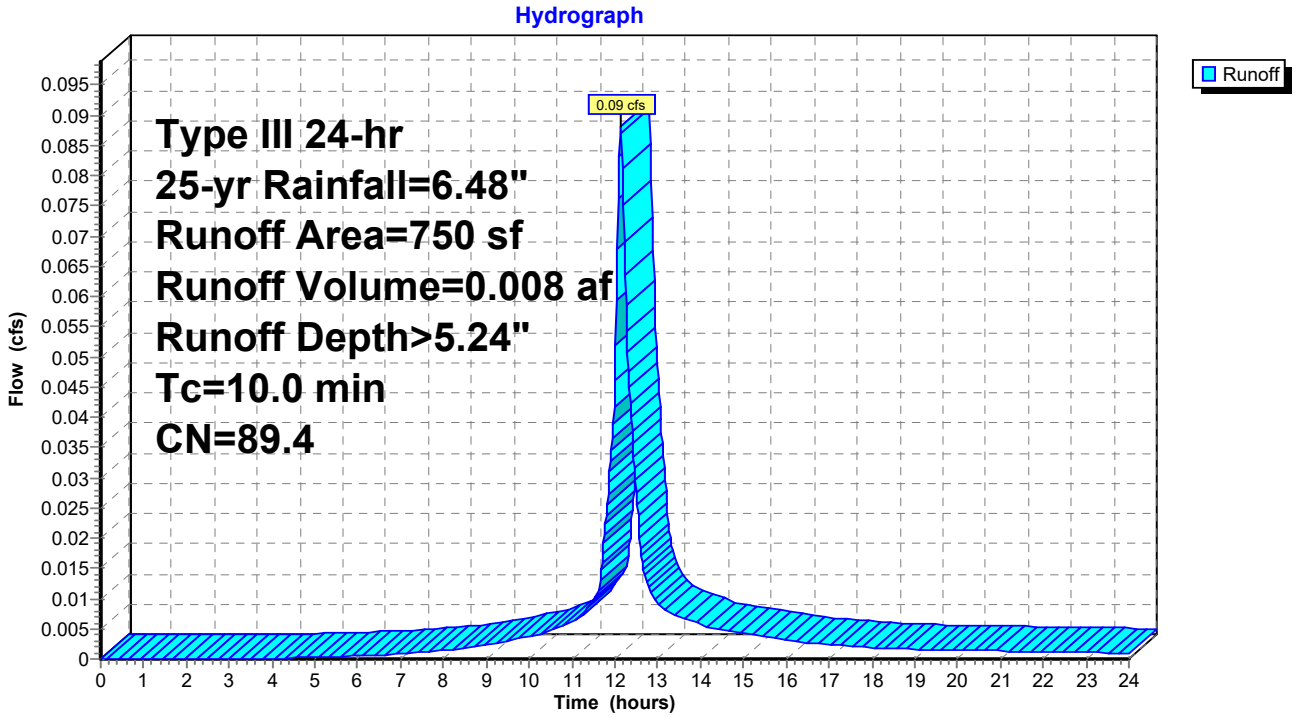
Runoff = 0.09 cfs @ 12.14 hrs, Volume= 0.008 af, Depth> 5.24"
Routed to Link 5L : PR East Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-yr Rainfall=6.48"

	Area (sf)	CN	Description
*	392	98.0	Paved parking, HSG D, onsite
	358	80.0	>75% Grass cover, Good, HSG D
	750	89.4	Weighted Average
	358		47.73% Pervious Area
	392		52.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, TC**
5.0	0	Total, Increased to minimum Tc = 10.0 min			

Subcatchment 5S: East Bypass Basin



Summary for Subcatchment 6S: Infil#1

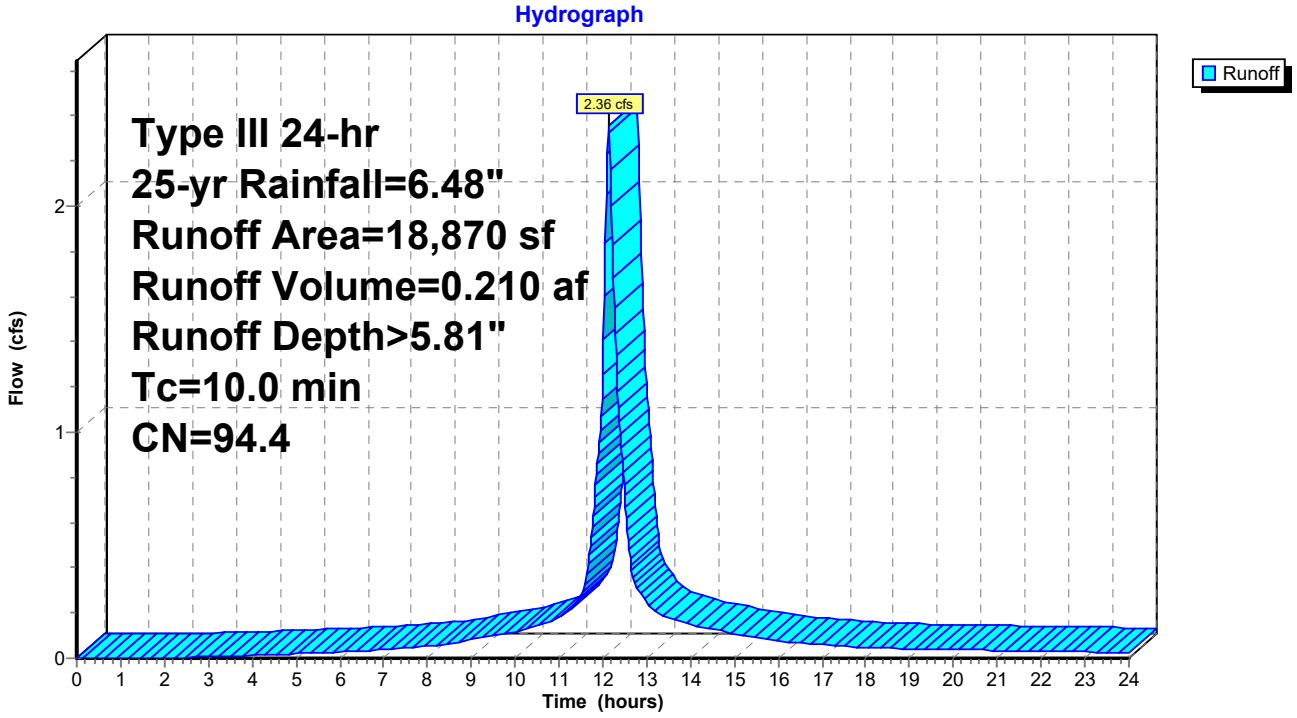
Runoff = 2.36 cfs @ 12.13 hrs, Volume= 0.210 af, Depth> 5.81"
Routed to Pond 1P : Infil#1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs
Type III 24-hr 25-yr Rainfall=6.48"

	Area (sf)	CN	Description
	14,802	98.0	Paved parking, HSG D
	3,458	80.0	>75% Grass cover, Good, HSG D
*	610	88.0	6" Green Roof Tray, HSG D
	18,870	94.4	Weighted Average
	4,068		21.56% Pervious Area
	14,802		78.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, TC**
5.0	0	Total, Increased to minimum Tc = 10.0 min			

Subcatchment 6S: Infil#1



Summary for Pond 1P: Infil#1

Inflow Area = 0.433 ac, 78.44% Impervious, Inflow Depth > 5.81" for 25-yr event
Inflow = 2.36 cfs @ 12.13 hrs, Volume= 0.210 af
Outflow = 2.07 cfs @ 12.19 hrs, Volume= 0.180 af, Atten= 12%, Lag= 3.4 min
Discarded = 0.04 cfs @ 12.19 hrs, Volume= 0.052 af
Primary = 2.03 cfs @ 12.19 hrs, Volume= 0.128 af
Routed to Link 5L : PR East Outfall

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs / 2
Peak Elev= 14.70' @ 12.19 hrs Surf.Area= 1,381 sf Storage= 2,150 cf

Plug-Flow detention time= 103.7 min calculated for 0.180 af (86% of inflow)
Center-of-Mass det. time= 42.3 min (809.8 - 767.4)

Volume	Invert	Avail.Storage	Storage Description
#1B	12.50'	1,082 cf	**18.92'W x 73.00'L x 3.21'H Field B** 4,430 cf Overall - 1,724 cf Embedded = 2,706 cf x 40.0% Voids
#2B	13.00'	1,724 cf	**Cultec R-280HD** x 40 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 4 rows
		2,807 cf	Total Available Storage

Storage Group B created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	13.90'	**12.0" Round Culvert** L= 44.0' Ke= 0.500 Inlet / Outlet Invert= 13.90' / 12.00' S= 0.0432 '/' Cc= 0.900 n= 0.010, Flow Area= 0.79 sf
#2	Discarded	12.50'	**0.750 in/hr Exfiltration over Surface area** Conductivity to Groundwater Elevation = 9.00'

Discarded OutFlow Max=0.04 cfs @ 12.19 hrs HW=14.69' (Free Discharge)
↑**2=Exfiltration** (Controls 0.04 cfs)

Primary OutFlow Max=2.03 cfs @ 12.19 hrs HW=14.69' (Free Discharge)
↑**1=Culvert** (Inlet Controls 2.03 cfs @ 3.03 fps)

Pond 1P: Infil#1 - Chamber Wizard Field B

Chamber Model = Cultec R-280HD (Cultec Recharger® 280HD)
Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf
Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap
Row Length Adjustment= +1.00' x 6.07 sf x 4 rows

47.0" Wide + 5.0" Spacing = 52.0" C-C Row Spacing

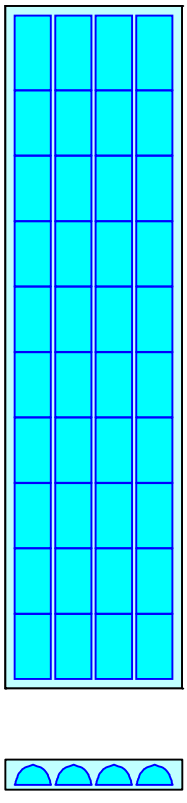
10 Chambers/Row x 7.00' Long +1.00' Row Adjustment = 71.00' Row Length +12.0" End Stone x 2 = 73.00' Base Length
4 Rows x 47.0" Wide + 5.0" Spacing x 3 + 12.0" Side Stone x 2 = 18.92' Base Width
6.0" Stone Base + 26.5" Chamber Height + 6.0" Stone Cover = 3.21' Field Height

40 Chambers x 42.5 cf +1.00' Row Adjustment x 6.07 sf x 4 Rows = 1,724.4 cf Chamber Storage

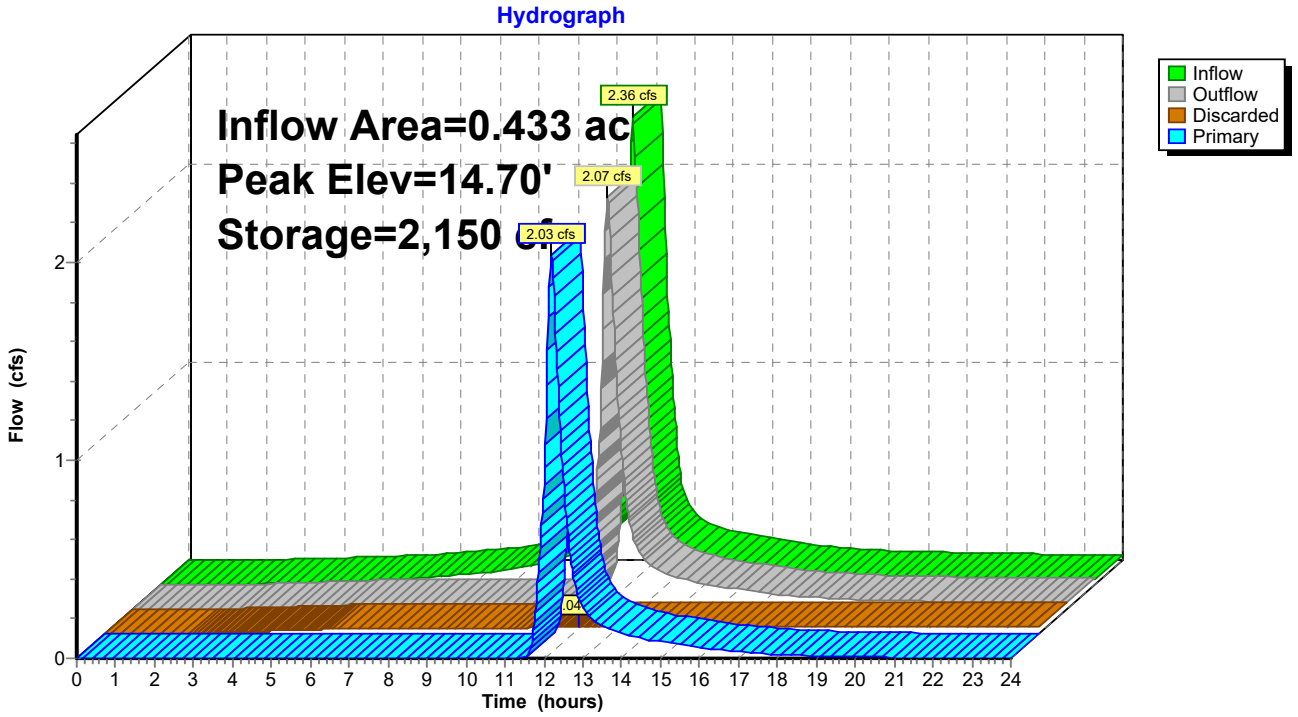
4,430.4 cf Field - 1,724.4 cf Chambers = 2,706.1 cf Stone x 40.0% Voids = 1,082.4 cf Stone Storage

Chamber Storage + Stone Storage = 2,806.8 cf = 0.064 af
Overall Storage Efficiency = 63.4%
Overall System Size = 73.00' x 18.92' x 3.21'

40 Chambers
164.1 cy Field
100.2 cy Stone



Pond 1P: Infil#1



Stage-Area-Storage for Pond 1P: Infil#1

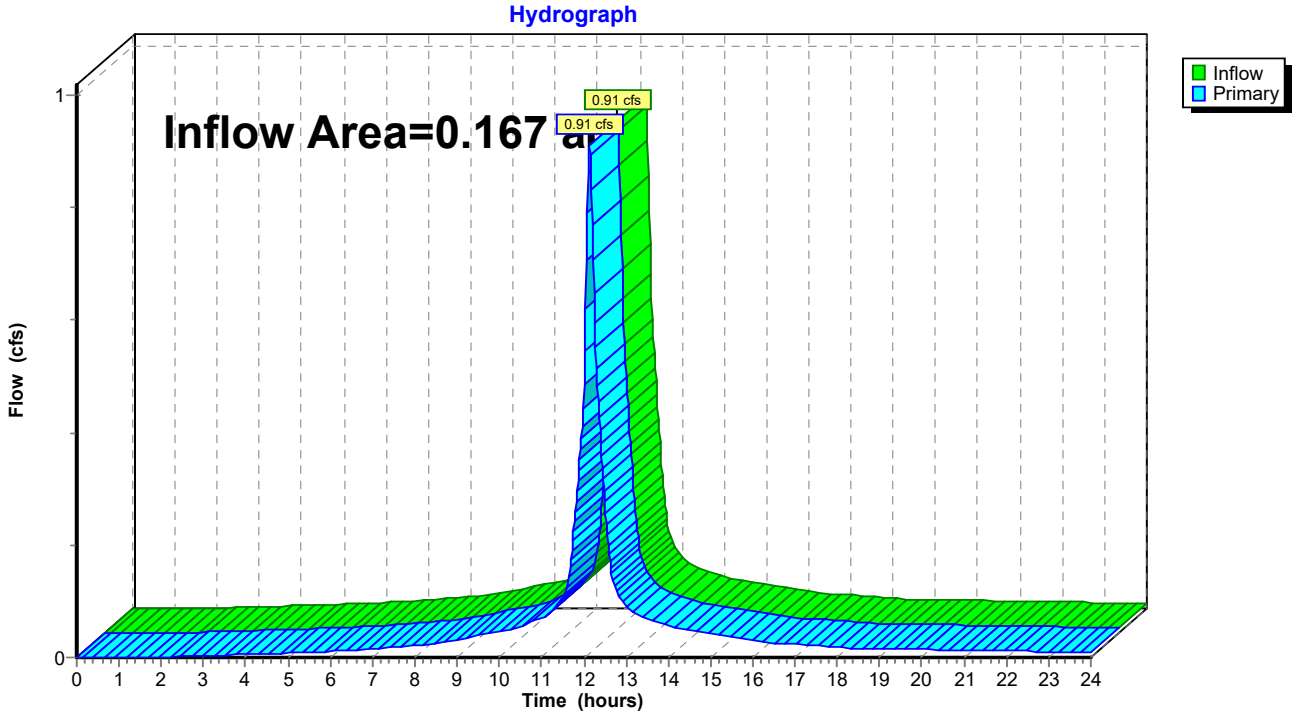
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
12.50	**1,381**	0
12.55	1,381	28
12.60	1,381	55
12.65	1,381	83
12.70	1,381	110
12.75	1,381	138
12.80	1,381	166
12.85	1,381	193
12.90	1,381	221
12.95	1,381	249
13.00	1,381	276
13.05	1,381	337
13.10	1,381	397
13.15	1,381	457
13.20	1,381	516
13.25	1,381	576
13.30	1,381	635
13.35	1,381	694
13.40	1,381	753
13.45	1,381	812
13.50	1,381	870
13.55	1,381	928
13.60	1,381	986
13.65	1,381	1,043
13.70	1,381	1,100
13.75	1,381	1,157
13.80	1,381	1,213
13.85	1,381	1,269
13.90	1,381	1,325
13.95	1,381	1,381
14.00	1,381	1,436
14.05	1,381	1,491
14.10	1,381	1,546
14.15	1,381	1,600
14.20	1,381	1,654
14.25	1,381	1,707
14.30	1,381	1,759
14.35	1,381	1,811
14.40	1,381	1,862
14.45	1,381	1,913
14.50	1,381	1,963
14.55	1,381	2,012
14.60	1,381	2,060
14.65	1,381	2,108
14.70	1,381	2,154
14.75	1,381	2,200
14.80	1,381	2,244
14.85	1,381	2,287
14.90	1,381	2,328
14.95	1,381	2,367
15.00	1,381	2,403
15.05	1,381	2,437
15.10	1,381	2,469
15.15	1,381	2,498
15.20	1,381	2,526
15.25	1,381	2,554
15.30	1,381	2,581
15.35	1,381	2,609
15.40	1,381	2,636
15.45	1,381	2,664
15.50	1,381	2,692
15.55	1,381	2,719
15.60	1,381	2,747
15.65	1,381	2,775
15.70	1,381	**2,802**

Summary for Link 1L: EX West Outfall

Inflow Area = 0.167 ac, 82.87% Impervious, Inflow Depth > 5.87" for 25-yr event
Inflow = 0.91 cfs @ 12.13 hrs, Volume= 0.081 af
Primary = 0.91 cfs @ 12.13 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 7L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs

Link 1L: EX West Outfall

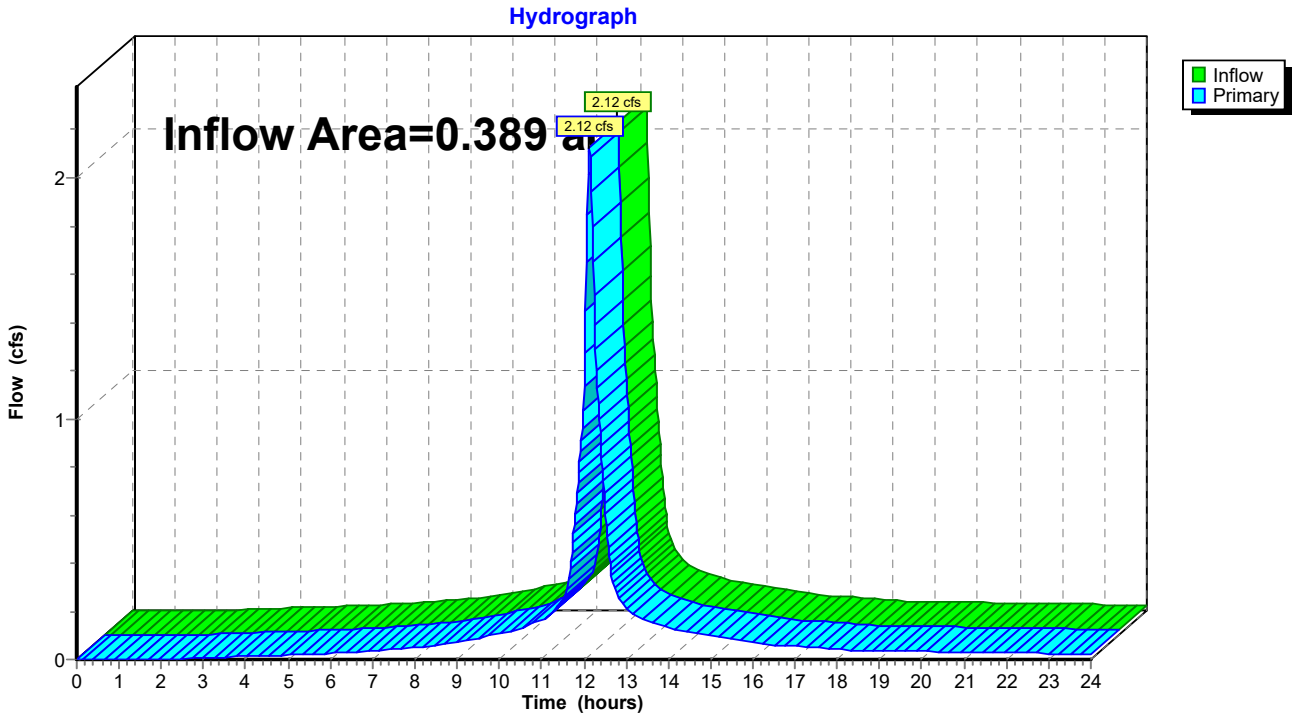


Summary for Link 2L: EX East Outfall

Inflow Area = 0.389 ac, 82.12% Impervious, Inflow Depth > 5.86" for 25-yr event
Inflow = 2.12 cfs @ 12.13 hrs, Volume= 0.190 af
Primary = 2.12 cfs @ 12.13 hrs, Volume= 0.190 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 7L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs

Link 2L: EX East Outfall

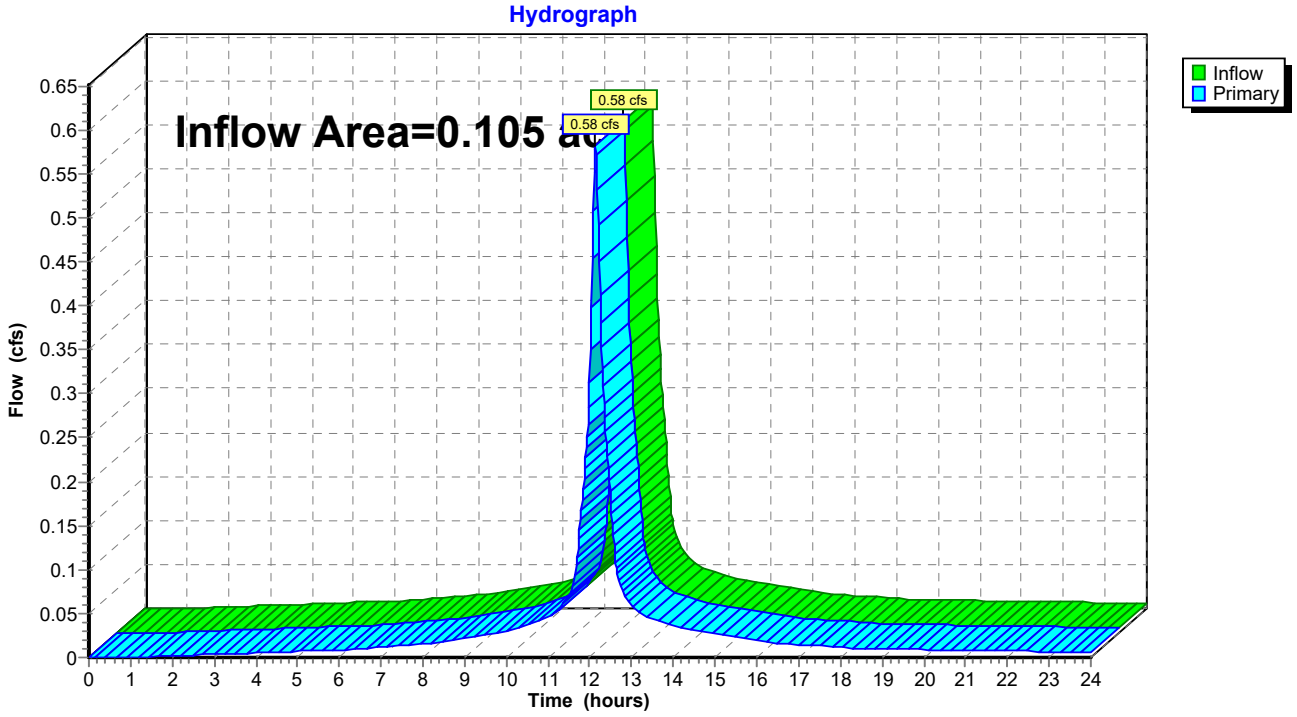


Summary for Link 4L: PR West Outfall

Inflow Area = 0.105 ac, 92.65% Impervious, Inflow Depth > 6.08" for 25-yr event
Inflow = 0.58 cfs @ 12.13 hrs, Volume= 0.053 af
Primary = 0.58 cfs @ 12.13 hrs, Volume= 0.053 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 8L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs

Link 4L: PR West Outfall

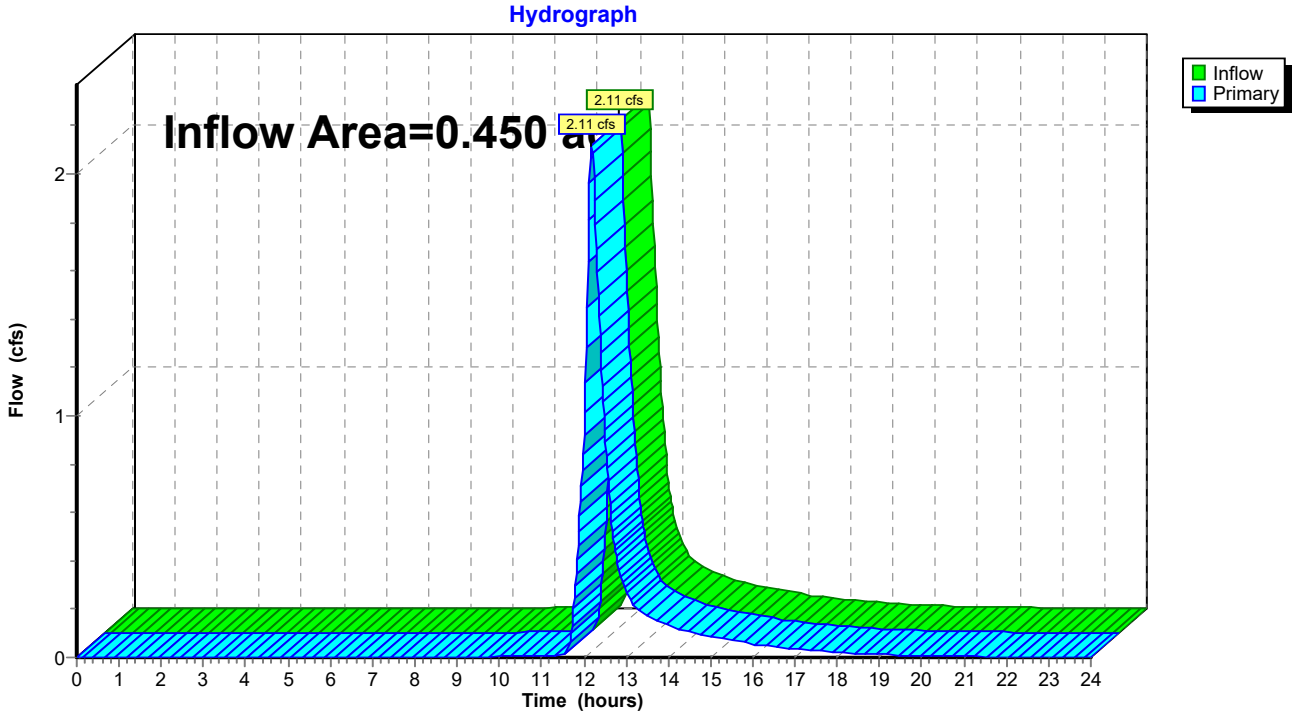


Summary for Link 5L: PR East Outfall

Inflow Area = 0.450 ac, 77.44% Impervious, Inflow Depth > 3.62" for 25-yr event
Inflow = 2.11 cfs @ 12.19 hrs, Volume= 0.136 af
Primary = 2.11 cfs @ 12.19 hrs, Volume= 0.136 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 8L

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.02 hrs

Link 5L: PR East Outfall



Time span=0.00-24.00 hrs, dt=0.02 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX West Runoff Area=7,258 sf 82.87% Impervious Runoff Depth>6.72"
Tc=10.0 min CN=94.9 Runoff=1.04 cfs 0.093 af

Subcatchment2S: EX East Runoff Area=16,935 sf 82.12% Impervious Runoff Depth>6.71"
Tc=10.0 min CN=94.8 Runoff=2.42 cfs 0.217 af

Subcatchment3S: PR West Runoff Area=4,573 sf 92.65% Impervious Runoff Depth>6.94"
Tc=10.0 min CN=96.7 Runoff=0.66 cfs 0.061 af

Subcatchment5S: East Bypass Basin Runoff Area=750 sf 52.27% Impervious Runoff Depth>6.08"
Tc=10.0 min CN=89.4 Runoff=0.10 cfs 0.009 af

Subcatchment6S: Infil#1 Runoff Area=18,870 sf 78.44% Impervious Runoff Depth>6.66"
Tc=10.0 min CN=94.4 Runoff=2.69 cfs 0.241 af

Pond 1P: Infil#1 Peak Elev=14.78' Storage=2,225 cf Inflow=2.69 cfs 0.241 af
Discarded=0.04 cfs 0.053 af Primary=2.33 cfs 0.157 af Outflow=2.37 cfs 0.210 af

Link 1L: EX West Outfall Inflow=1.04 cfs 0.093 af
Primary=1.04 cfs 0.093 af

Link 2L: EX East Outfall Inflow=2.42 cfs 0.217 af
Primary=2.42 cfs 0.217 af

Link 4L: PR West Outfall Inflow=0.66 cfs 0.061 af
Primary=0.66 cfs 0.061 af

Link 5L: PR East Outfall Inflow=2.42 cfs 0.166 af
Primary=2.42 cfs 0.166 af

Total Runoff Area = 1.111 ac Runoff Volume = 0.621 af Average Runoff Depth = 6.71"
18.67% Pervious = 0.207 ac 81.33% Impervious = 0.903 ac

Time span=0.00-24.00 hrs, dt=0.02 hrs, 1201 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: EX West Runoff Area=7,258 sf 82.87% Impervious Runoff Depth>7.64"
Tc=10.0 min CN=94.9 Runoff=1.17 cfs 0.106 af

Subcatchment2S: EX East Runoff Area=16,935 sf 82.12% Impervious Runoff Depth>7.63"
Tc=10.0 min CN=94.8 Runoff=2.73 cfs 0.247 af

Subcatchment3S: PR West Runoff Area=4,573 sf 92.65% Impervious Runoff Depth>7.85"
Tc=10.0 min CN=96.7 Runoff=0.74 cfs 0.069 af

Subcatchment5S: East Bypass Basin Runoff Area=750 sf 52.27% Impervious Runoff Depth>6.98"
Tc=10.0 min CN=89.4 Runoff=0.12 cfs 0.010 af

Subcatchment6S: Infil#1 Runoff Area=18,870 sf 78.44% Impervious Runoff Depth>7.58"
Tc=10.0 min CN=94.4 Runoff=3.03 cfs 0.274 af

Pond 1P: Infil#1 Peak Elev=14.87' Storage=2,306 cf Inflow=3.03 cfs 0.274 af
Discarded=0.04 cfs 0.055 af Primary=2.62 cfs 0.188 af Outflow=2.66 cfs 0.243 af

Link 1L: EX West Outfall Inflow=1.17 cfs 0.106 af
Primary=1.17 cfs 0.106 af

Link 2L: EX East Outfall Inflow=2.73 cfs 0.247 af
Primary=2.73 cfs 0.247 af

Link 4L: PR West Outfall Inflow=0.74 cfs 0.069 af
Primary=0.74 cfs 0.069 af

Link 5L: PR East Outfall Inflow=2.72 cfs 0.198 af
Primary=2.72 cfs 0.198 af

Total Runoff Area = 1.111 ac Runoff Volume = 0.705 af Average Runoff Depth = 7.62"
18.67% Pervious = 0.207 ac 81.33% Impervious = 0.903 ac

Appendix 3

NOAA Atlas 14, Volume 10, Version 3
Location name: Norwalk, Connecticut, USA*
Latitude: 41.0958°, Longitude: -73.4193°
Elevation: 18 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

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

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.366** (0.294-0.454)	**0.426** (0.342-0.529)	**0.524** (0.419-0.653)	**0.605** (0.481-0.759)	**0.717** (0.548-0.939)	**0.802** (0.599-1.07)	**0.890** (0.639-1.23)	**0.984** (0.670-1.41)	**1.11** (0.724-1.65)	**1.21** (0.769-1.85)
10-min	**0.518** (0.417-0.643)	**0.603** (0.484-0.749)	**0.742** (0.594-0.925)	**0.857** (0.681-1.08)	**1.02** (0.776-1.33)	**1.14** (0.847-1.52)	**1.26** (0.905-1.75)	**1.39** (0.948-1.99)	**1.58** (1.03-2.34)	**1.72** (1.09-2.62)
15-min	**0.610** (0.490-0.756)	**0.710** (0.570-0.881)	**0.873** (0.698-1.09)	**1.01** (0.802-1.27)	**1.20** (0.914-1.56)	**1.34** (0.997-1.79)	**1.48** (1.06-2.06)	**1.64** (1.12-2.35)	**1.85** (1.21-2.76)	**2.02** (1.28-3.08)
30-min	**0.847** (0.681-1.05)	**0.987** (0.793-1.23)	**1.22** (0.973-1.52)	**1.41** (1.12-1.76)	**1.67** (1.27-2.18)	**1.87** (1.39-2.49)	**2.07** (1.48-2.86)	**2.28** (1.55-3.26)	**2.56** (1.67-3.81)	**2.78** (1.76-4.23)
60-min	**1.08** (0.873-1.35)	**1.26** (1.02-1.57)	**1.56** (1.25-1.94)	**1.80** (1.43-2.26)	**2.14** (1.63-2.80)	**2.40** (1.78-3.20)	**2.66** (1.90-3.67)	**2.92** (1.99-4.18)	**3.28** (2.13-4.87)	**3.54** (2.24-5.39)
2-hr	**1.38** (1.12-1.70)	**1.64** (1.32-2.02)	**2.06** (1.66-2.55)	**2.40** (1.92-3.00)	**2.88** (2.22-3.76)	**3.25** (2.44-4.33)	**3.62** (2.62-5.01)	**4.03** (2.75-5.74)	**4.61** (3.01-6.82)	**5.08** (3.22-7.67)
3-hr	**1.58** (1.29-1.95)	**1.89** (1.54-2.33)	**2.40** (1.94-2.96)	**2.81** (2.26-3.49)	**3.39** (2.62-4.41)	**3.82** (2.88-5.08)	**4.28** (3.11-5.92)	**4.79** (3.28-6.79)	**5.52** (3.61-8.13)	**6.12** (3.89-9.21)
6-hr	**2.00** (1.63-2.43)	**2.40** (1.96-2.93)	**3.06** (2.49-3.74)	**3.60** (2.91-4.44)	**4.35** (3.38-5.63)	**4.91** (3.73-6.51)	**5.51** (4.04-7.60)	**6.19** (4.25-8.73)	**7.20** (4.72-10.5)	**8.03** (5.12-12.0)
12-hr	**2.47** (2.04-2.99)	**2.97** (2.44-3.60)	**3.79** (3.10-4.61)	**4.47** (3.64-5.47)	**5.40** (4.23-6.95)	**6.10** (4.66-8.04)	**6.84** (5.05-9.39)	**7.71** (5.31-10.8)	**8.98** (5.91-13.0)	**10.0** (6.42-14.9)
24-hr	**2.87** (2.38-3.46)	**3.49** (2.89-4.20)	**4.50** (3.71-5.44)	**5.33** (4.37-6.49)	**6.48** (5.11-8.29)	**7.34** (5.64-9.62)	**8.26** (6.13-11.3)	**9.34** (6.46-13.0)	**11.0** (7.23-15.8)	**12.3** (7.90-18.2)
2-day	**3.13** (2.62-3.74)	**3.88** (3.24-4.65)	**5.12** (4.25-6.14)	**6.14** (5.06-7.41)	**7.54** (5.98-9.60)	**8.58** (6.64-11.2)	**9.71** (7.27-13.2)	**11.1** (7.68-15.3)	**13.1** (8.70-18.8)	**14.9** (9.59-21.8)
3-day	**3.34** (2.80-3.97)	**4.16** (3.48-4.96)	**5.51** (4.59-6.59)	**6.63** (5.48-7.98)	**8.17** (6.50-10.4)	**9.31** (7.23-12.1)	**10.5** (7.92-14.3)	**12.0** (8.37-16.6)	**14.3** (9.50-20.5)	**16.3** (10.5-23.7)
4-day	**3.55** (2.98-4.21)	**4.42** (3.70-5.24)	**5.84** (4.88-6.96)	**7.01** (5.82-8.41)	**8.64** (6.89-10.9)	**9.84** (7.66-12.8)	**11.1** (8.38-15.1)	**12.7** (8.85-17.4)	**15.1** (10.0-21.5)	**17.1** (11.1-24.9)
7-day	**4.19** (3.54-4.94)	**5.12** (4.32-6.05)	**6.66** (5.59-7.89)	**7.93** (6.61-9.46)	**9.68** (7.75-12.1)	**11.0** (8.57-14.1)	**12.4** (9.32-16.6)	**14.0** (9.81-19.1)	**16.5** (11.0-23.3)	**18.5** (12.0-26.8)
10-day	**4.83** (4.09-5.68)	**5.81** (4.92-6.84)	**7.42** (6.25-8.76)	**8.75** (7.32-10.4)	**10.6** (8.49-13.2)	**12.0** (9.34-15.3)	**13.4** (10.1-17.8)	**15.1** (10.6-20.5)	**17.5** (11.7-24.7)	**19.5** (12.7-28.2)
20-day	**6.78** (5.79-7.92)	**7.88** (6.72-9.21)	**9.68** (8.21-11.4)	**11.2** (9.41-13.2)	**13.2** (10.6-16.3)	**14.8** (11.6-18.6)	**16.4** (12.3-21.4)	**18.1** (12.8-24.4)	**20.4** (13.7-28.6)	**22.3** (14.5-31.9)
30-day	**8.43** (7.22-9.80)	**9.61** (8.23-11.2)	**11.5** (9.84-13.5)	**13.2** (11.1-15.5)	**15.4** (12.4-18.8)	**17.1** (13.4-21.3)	**18.8** (14.1-24.3)	**20.5** (14.5-27.5)	**22.8** (15.4-31.8)	**24.6** (16.0-35.0)
45-day	**10.5** (9.03-12.1)	**11.8** (10.1-13.6)	**13.9** (11.9-16.1)	**15.6** (13.3-18.3)	**18.0** (14.6-21.9)	**19.9** (15.6-24.6)	**21.7** (16.3-27.8)	**23.5** (16.7-31.3)	**25.8** (17.4-35.7)	**27.4** (17.9-38.9)
60-day	**12.2** (10.5-14.1)	**13.6** (11.7-15.7)	**15.8** (13.6-18.3)	**17.7** (15.0-20.6)	**20.2** (16.4-24.4)	**22.2** (17.5-27.4)	**24.1** (18.1-30.7)	**25.9** (18.5-34.5)	**28.2** (19.1-39.0)	**29.8** (19.5-42.2)

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

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

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Table B-1. Requirements for Determining Field Infiltration Rates

Infiltration Design Method	NRCS Hydrologic Soil Groups			
	A	B	C	D
Static Method	Soil Textural Analysis	Soil Textural Analysis	Saturated Hydraulic Conductivity Testing	Infiltration Not Allowed
Simple Dynamic Method	Soil Textural Analysis	Soil Textural Analysis	Saturated Hydraulic Conductivity Testing	Infiltration Not Allowed
Dynamic Field Method	Saturated Hydraulic Conductivity Testing	Saturated Hydraulic Conductivity Testing	Saturated Hydraulic Conductivity Testing	Infiltration Not Allowed

Table B-2. Default (Rawls) Infiltration Rates

Texture Class	NRCS Hydrologic Soil Group (HSG)	Infiltration Rate Inches/Hour
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

Source: Rawls, Brakensiek and Saxton, 1982.

- The slowest of the Hydrologic Soil Groups determined to exist at the point where infiltration is proposed shall be used.
    - *Example:* Two samples are taken at a proposed infiltration bioretention system in the actual soil layer where recharge is proposed. One sample indicates sandy soils. The second sample indicates a sandy loam soil. The default infiltration rate used for the design analysis must use the sandy loam rate and not the sandy soil rate. Soils must not be composited for purposes of the soil textural analysis.

- When the "Dynamic Field" method is used to size the infiltration system (regardless of Hydrologic Soil Group) or infiltration is proposed within Hydrologic Soil Group C soils

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

VEGETATED ROOFS
ADJUSTED CN VALUES

DRAFT

Soil Depth (inches)	Storage Volume[1] (inches)	Storm Event ----->	WQV	1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
		24-Hour Rainfall Depth (inches)[2]	1.0	2.9	3.4	4.3	5.1	6.4	7.6	9.1
		Runoff Depth (inches)[3]	0.79	2.67	3.17	4.06	4.86	6.16	7.36	8.86
		Unadjusted CN Value[3]	98	98	98	98	98	98	98	98
2	0.4	Reduced Runoff Depth (inches)[4]	0.39	2.27	2.77	3.66	4.46	5.76	6.96	8.46
		Adjusted CN Value[4]	91	94	94	94	94	95	95	95
3	0.6	Reduced Runoff Depth (inches)[4]	0.19	2.07	2.57	3.46	4.26	5.56	6.76	8.26
		Adjusted CN Value[4]	86	92	92	92	93	93	93	93
4	0.8	Reduced Runoff Depth (inches)[4]	0.00	1.87	2.37	3.26	4.06	5.36	6.56	8.06
		Adjusted CN Value[4]	61	90	90	90	91	91	91	91
5	1.0	Reduced Runoff Depth (inches)[4]	0.00	1.67	2.17	3.06	3.86	5.16	6.36	7.86
		Adjusted CN Value[4]	61	87	88	88	89	89	90	90
6	1.2	Reduced Runoff Depth (inches)[4]	0.00	1.47	1.97	2.86	3.66	4.96	6.16	7.66
		Adjusted CN Value[4]	61	84	85	86	87	88	88	88
7	1.4	Reduced Runoff Depth (inches)[4]	0.00	1.27	1.77	2.66	3.46	4.76	5.96	7.46
		Adjusted CN Value[4]	61	81	83	84	85	86	86	86
8	1.6	Reduced Runoff Depth (inches)[4]	0.00	1.07	1.57	2.46	3.26	4.56	5.76	7.26
		Adjusted CN Value[4]	61	78	80	82	83	84	84	85
9	1.8	Reduced Runoff Depth (inches)[4]	0.00	0.87	1.37	2.26	3.06	4.36	5.56	7.06
		Adjusted CN Value[4]	61	74	77	80	81	82	83	83
10	2.0	Reduced Runoff Depth (inches)[4]	0.00	0.67	1.17	2.06	2.86	4.16	5.36	6.86
		Adjusted CN Value[4]	61	70	74	77	79	80	81	82
12	2.4	Reduced Runoff Depth (inches)[4]	0.00	0.27	0.77	1.66	2.46	3.76	4.96	6.46
		Adjusted CN Value[4]	61	61	66	72	74	76	77	78
15	3.0	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.17	1.06	1.86	3.16	4.36	5.86
		Adjusted CN Value[4]	61	61	61	62	67	70	72	74
18	3.6	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.00	0.46	1.26	2.56	3.76	5.26
		Adjusted CN Value[4]	61	61	61	61	61	64	67	69
24	4.8	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.00	0.00	0.06	1.36	2.56	4.06
		Adjusted CN Value[4]	61	61	61	61	61	61	61	61
30	6.0	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.00	0.00	0.00	0.16	1.36	2.86
		Adjusted CN Value[4]	61	61	61	61	61	61	61	61
36	7.2	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.00	0.00	0.00	0.00	0.16	1.66
		Adjusted CN Value[4]	61	61	61	61	61	61	61	61
42	8.4	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46
		Adjusted CN Value[4]	61	61	61	61	61	61	61	61
48	9.6	Reduced Runoff Depth (inches)[4]	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		Adjusted CN Value[4]	61	61	61	61	61	61	61	61

[1] It has been reported (Hunt, 2007) that green roofs can provide 0.20 inches of storage volume per inch of soil depth (E5DM, 2007).

[2] Town of Greenwich Drainange Manual February 2012 - Addendum 1 February 2014, Appendix L - 24-Hour Design Storm Rainfall Amounts.

[3] Interpolated from Table 2.1 of TR-55 - Urban Hydrology for Small Watersheds (NRCS, 1986).

[4] The adjusted CN values are computed by subtracting the storage volume from the TR-55 runoff depth provided at the top of this table and interpolating a new CN value using Table 2.1 of TR-55 based on 24-Hour Rainfall Depth and Reduced Runoff Depth (E5DM, 2007).

[5] Please note that minimum CN value used is 61 for all Reduced Runoff Depths equal to 0 and in the range where the calculated CN would be less than 61. CN value of 61 from Table 2-2a of TR-55 is for open space in good condition within hydrologic soil group B.

Map Scale: 1:536 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

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	0.7	100.0%
Totals for Area of Interest			**0.7**	**100.0%**

Description

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

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

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

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

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

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

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

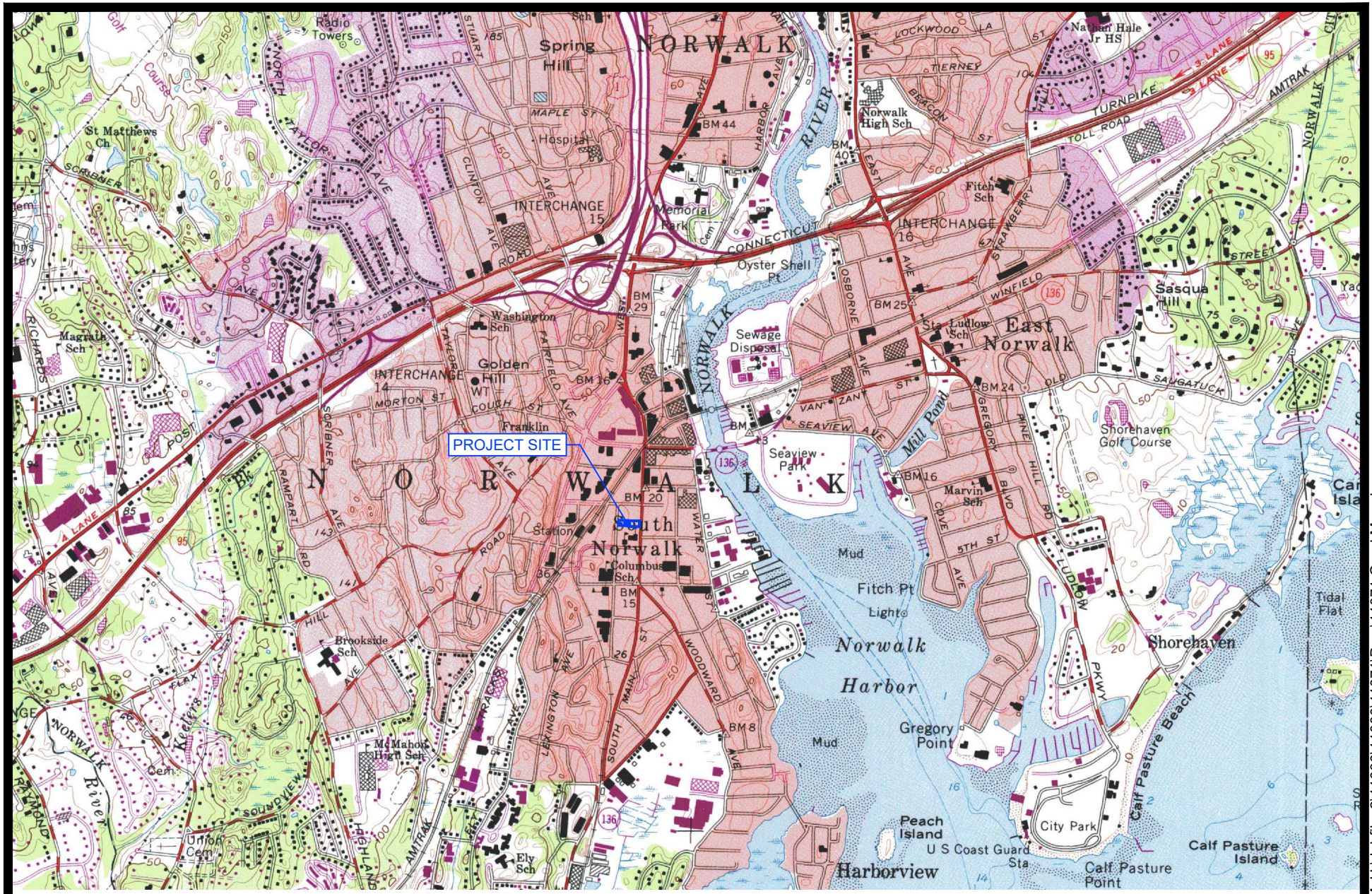
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix 4



MAP NAME: NORWALK SOUTH
MAP NUMBER: 114

USGS TOPOGRAPHIC QUAD MAP

79 SOUTH MAIN STREET
NORWALK, CT

COMM. NO.: 11071 DATE: 07/22/2025 SCALE: 1"=2000'

REDNISS & MEAD

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Appendix 5

Existing Sanitary Sewer Flow Estimates

Project: *79 South Main Street*	**Project #:** *11071*	**Date:** *5/14/2025*
Location: *Norwalk CT*	**By:** *VJH*	**Checked:** *CJF*

Pre-construction Flow Generated By Site				
Location	Building Use	Number of Bedrooms[2]	Design Flow (GPD/BED)[1]	Total Flow (GPD)
79 S Main St Bldg#2	Residential	11	150	1,650
79 S Main St Bldg#3	Residential	10	150	1,500
79 S Main St Bldg#4	Residential	3	150	450
Location	Building Use	Building Size (SF)[2]	Design Flow (GPD/Units)[1]	Total Flow (GPD)
79 S Main St Bldg#1	Commercial	1,709	0.10	170.90

South Main Street Sanitary Sewer		
Onsite Existing Sanitary Flow Tributary to South Main Street Sewer (GPD)	3,771	
Total Existing Sanitary Flow Tributary to South Main Street Sewer (GPD)	53,458	[3]
Peak Rate (CFS)	0.083	
Peaking Factor	4	
Total Existing Peak Flow Tributary to South Main Street Sewer (CFS)	**0.331**	

Raymond Street Sanitary Sewer		
Onsite Existing Sanitary Flow Tributary to Raymond Street Sewer (GPD)	3,771	
Total Existing Sanitary Flow Tributary to Raymond Street Sewer (GPD)	172,734	[4]
Peak Rate (CFS)	0.267	
Peaking Factor	4	
Total Existing Peak Flow Tributary to Raymond Sewer (CFS)	**1.069**	

[1] Per CT Health Code

[2] Per Godfrey Hoffman Hodge, LLC Capacity Analysis dated 1/16/2019

[3] Base existing flow as assumed in Godfrey Hoffman Hodge, LLC report (Flow tributary to MH#4 minus MH#3) + approved conditions at 10 Monroe Street (Site Engineering Report prepared by Redniss & Mead and date 3/18/2021)

[4] Base existing flow as assumed in Godfrey Hoffman Hodge, LLC report (Flow tributary to MH#5) + approved conditions at 10 Monroe Street and approved conditions at 15-17 Chestnut Street (Site Engineering Reports prepared by Redniss & Mead and dated 3/18/2021 and 8/30/2024)

Proposed Sanitary Sewer Flow Estimates

Project: *79 South Main Street*	**Project #:** *11071*	**Date:** *5/14/2025*
Location: *Norwalk CT*	**By:** *VJH*	**Checked:** *CJF*

Proposed Post-construction Flow Generated By Site				
Location	Building Use	Number of Bedrooms	Design Flow (GPD/BED)[1]	Total Flow (GPD)
79 S Main St New Bldg	Residential	72	150	10,800

South Main Street Sanitary Sewer		
Onsite Proposed Sanitary Flow Tributary to South Main Street Sewer (GPD)		
Total Proposed Sanitary Flow Tributary to South Main Street Sewer (GPD)	49,687	2
Peak Rate (CFS)	0.077	
Peaking Factor	4	
Total Proposed Peak Flow Tributary to South Main Street Sewer (CFS)	**0.308**	
Chestnut Street Sanitary Sewer		
Onsite Proposed Sanitary Flow Tributary to Chestnut Street Sewer (GPD)	10,800	
Total Proposed Sanitary Flow Tributary to Chestnut Street Sewer (GPD)	83,261	3
Peak Rate (CFS)	0.129	
Peaking Factor	4	
Total Proposed Peak Flow Tributary to Chestnut Street Sewer (CFS)	**0.515**	
Increase in Chestnut Street Sanitary Sewer (GPD)	10,800	
Peak Rate (CFS)	0.017	
Peaking Factor	4	
Increase in Chestnut Street Peak Flow (CFS)	**0.067**	

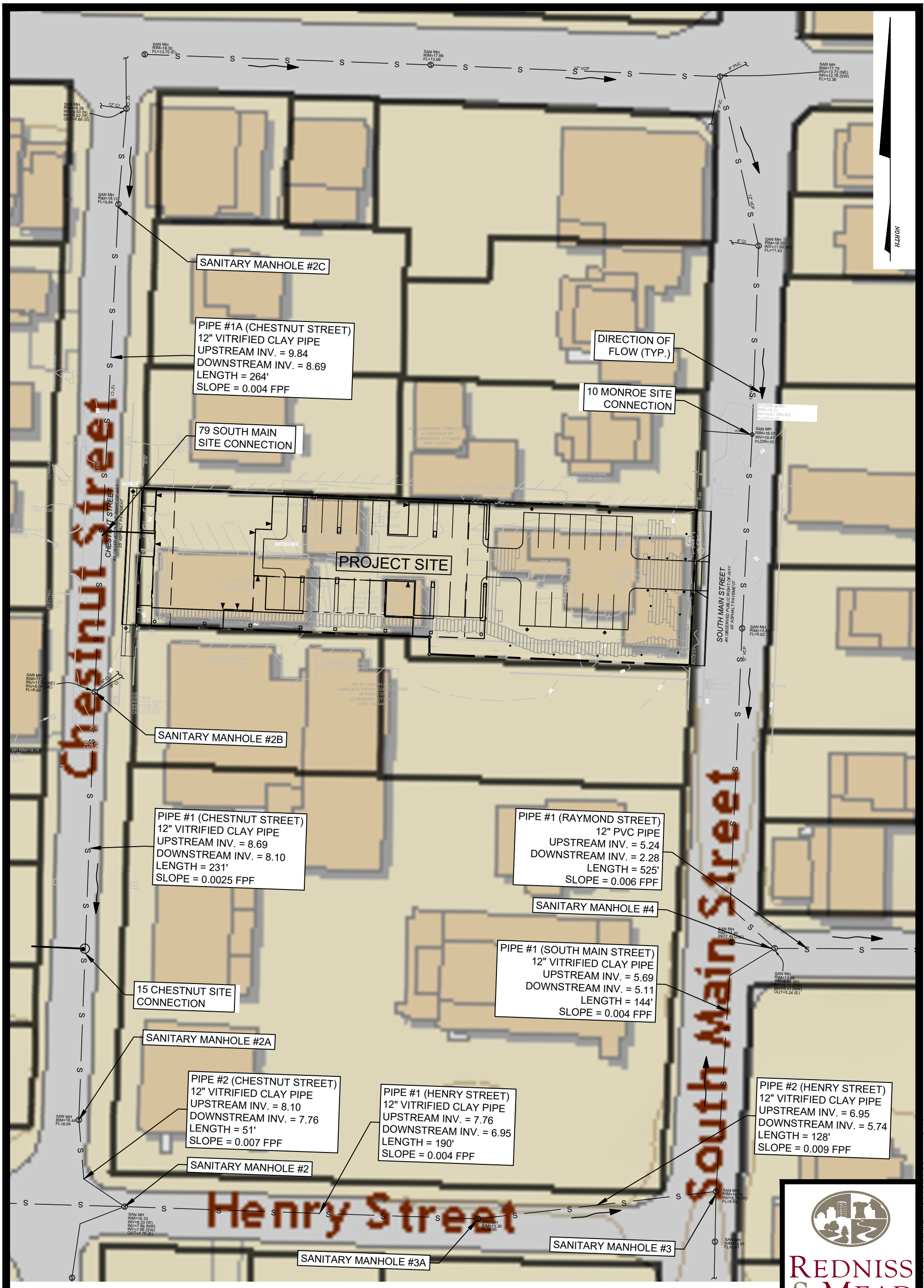
Raymond Street Sanitary Sewer		
Onsite Proposed Sanitary Flow Tributary to Raymond Street Sewer (GPD)	10,800	
Total Proposed Sanitary Flow Tributary to Raymond Street Sewer (GPD)	179,763	4
Peak Rate (CFS)	0.278	
Peaking Factor	4	
Total Proposed Peak Flow Tributary to South Main Street Sewer (CFS)	**1.113**	
Increase in Raymond Street Sanitary Sewer	7,029	
Peak Rate (CFS)	0.011	
Peaking Factor	4	
Increase in Raymond Street Peak Flow (CFS)	**0.044**	

[1] Per CT Health Code

[2] Ex. South Main Street Flow - Ex. Site Flow (Pr. Flow tributary to Chestnut S

[3] Ex. Chestnut Street Flow + Pr. Site Flow. (Existing flow = Proposed flow as described in Site Engineering Report prepared for 17 Chestnut Street development = 72,461 GPD)

[4] Ex. Raymond Street Flow - Ex. Site Flow + Pr. Site Flow



NOTE: SANITARY MANHOLES #2, 3, 4, 5, AND 6 AS INDICATED ON PLAN TITLED "SANITARY SEWER ANALYSIS PLAN" PREPARED BY GODFREY HOFFMAN & HODGES, LLC

SANITARY SEWER ANALYSIS EXHIBIT

(SHEET 1 OF 2)

79 SOUTH MAIN STREET DEVELOPMENT

NORWALK, CT

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

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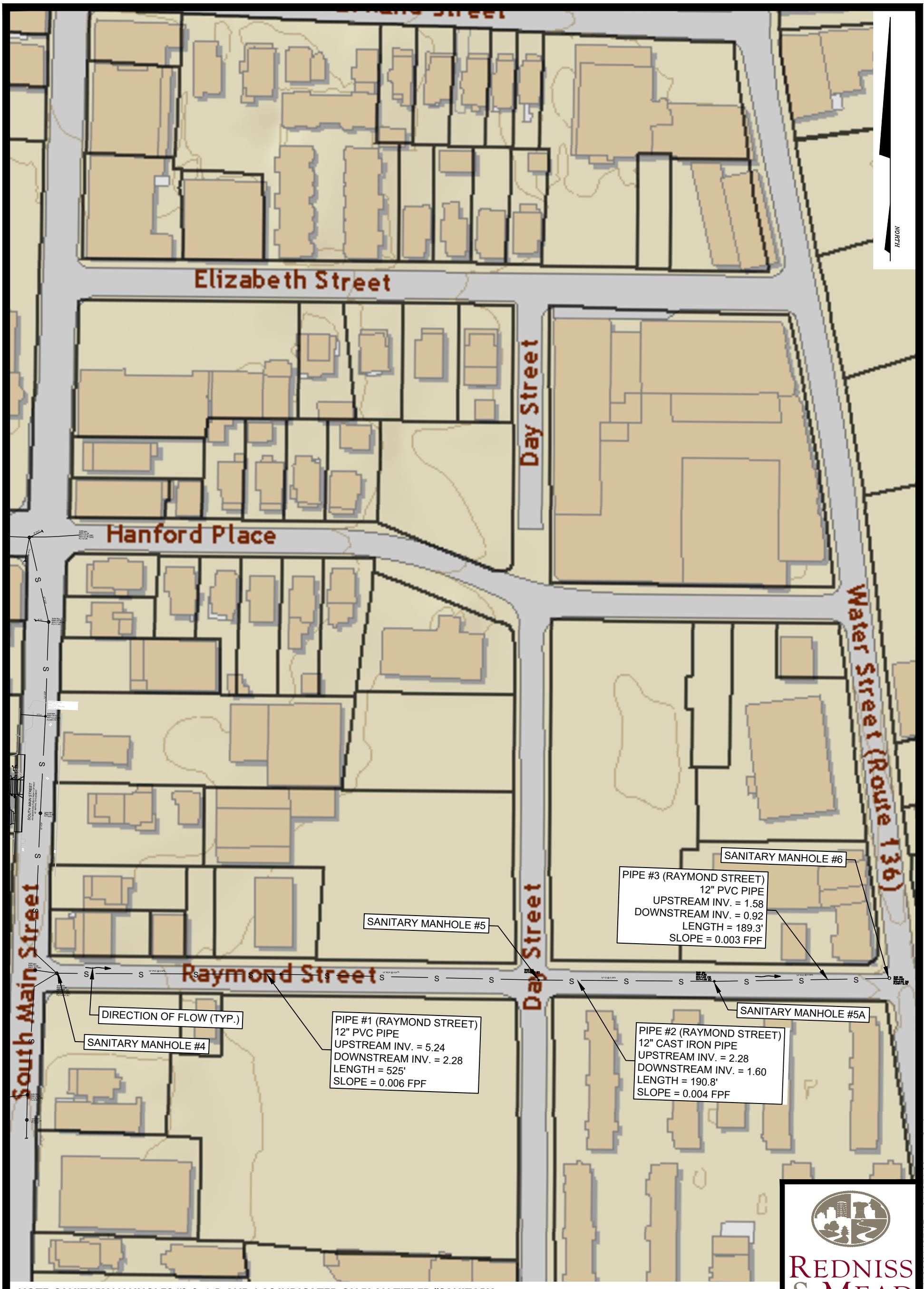

NOTE: SANITARY MANHOLES #2, 3, 4, 5, AND 6 AS INDICATED ON PLAN TITLED "SANITARY SEWER ANALYSIS PLAN" PREPARED BY GODFREY HOFFMAN & HODGES, LLC

SANITARY SEWER ANALYSIS EXHIBIT

(SHEET 2 OF 2)

79 SOUTH MAIN STREET DEVELOPMENT

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Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #1A (Chestnut St)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Vitrified sewer pipe		
Manning's n	0.014		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.0040 ft/ft		
Flow, Q_{full}	**2.09 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Existing Conditions Flow

Flow, Q	0.449 cfs[1]	
Flow to Flow Full, Q/Q_{fu}	**0.215**	**21.5%**

Proposed Conditions Flow Conditions Flow

Flow, Q	0.515 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.246**	**24.6%**	75.4% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed development at 17 Chestnut St.

[2] Existing Flow + Pr. Net Site Flow tributary to Chestnut Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #1 (Chestnut St)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Vitrified sewer pipe		
Manning's n	0.014		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.0025 ft/ft		
Flow, Q_{full}	**1.65 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Existing Conditions Flow

Flow, Q	0.449 cfs[1]	
Flow to Flow Full, Q/Q_{fu}	**0.271**	**27.1%**

Proposed Conditions Flow Conditions Flow

Flow, Q	0.515 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.311**	**31.1%**	68.9% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed development at 17 Chestnut St.

[2] Existing Flow + Pr. Net Site Flow tributary to Chestnut Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #2 (South Main Street)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Vitrified sewer pipe		
Manning's n	0.014		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.007 ft/ft		
Flow, Q_{full}	**2.77 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Calculate the percent of flow from Development.

Flow, Q	0.449 cfs[1]		
Flow to Flow Full, Q/Q_{fu}	**0.162**	**16.2%**	

Proposed Conditions Flow Conditions Flow

Flow, Q	0.515 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.186**	**18.6%**	81.4% Reserve Capacity

[1] Flow within Pipe #1 (Chestnut Street)

[2] Existing Flow + Pr. Net Site Flow tributary to Chestnut Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #1 (Henry St)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Vitrified sewer pipe		
Manning's n	0.014		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.004 ft/ft		
Flow, Q_{full}	**2.09 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Existing Conditions Flow

Flow, Q	0.584 cfs[1]	
Flow to Flow Full, Q/Q_{fu}	**0.279**	**27.9%**

Proposed Conditions Flow Conditions Flow

Flow, Q	0.651 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.311**	**31.1%**	68.9% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed development at 17 Chestnut St.

[2] Existing Flow + Pr. Net Site Flow tributary to Chestnut Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #2 (Henry St)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Vitrified sewer pipe		
Manning's n	0.014		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.009 ft/ft		
Flow, Q_{full}	**3.14 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Existing Conditions Flow

Flow, Q	0.584 cfs[1]		
Flow to Flow Full, Q/Q_{fu}	**0.186**	**18.6%**	

Proposed Conditions Flow Conditions Flow

Flow, Q	0.651 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.207**	**20.7%**	79.3% Reserve Capacity

[1] Flow within Pipe #1 (Henry Street)

[2] Existing Flow + Pr. Net Site Flow tributary to Chestnut Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #1 (South Main Street)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Vitrified sewer pipe		
Manning's n	0.014		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.004 ft/ft		
Flow, Q_{full}	**2.09 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Calculate the percent of flow from Development.

Flow, Q	0.686 cfs[1]		
Flow to Flow Full, Q/Q_{fu}	**0.328**	**32.8%**	

Proposed Conditions Flow Conditions Flow

Flow, Q	0.753 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.360**	**36.0%**	64.0% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed development at 17 Chestnut St.

[2] Existing Flow + Pr. Net Site Flow tributary to Chestnut Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #1 (Raymond Street)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	PVC		
Manning's n	0.011		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.006 ft/ft		
Flow, Q_{full}	**3.26 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Calculate the percent of flow from Development.

Flow, Q	1.069 cfs[1]	
Flow to Flow Full, Q/Q_{fu}	**0.328**	**32.8%**

Proposed Conditions Flow Conditions Flow

Flow, Q	1.113 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.341**	**34.1%**	65.9% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed developments at 17 Chestnut St and 10 Monroe St.

[2] Existing Flow + Pr. Net Site Flow tributary to Raymond Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #2 (Raymond Street)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	Cast Iron Pipe (CIP)		
Manning's n	0.013		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.004 ft/ft		
Flow, Q_{full}	**2.25 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Calculate the percent of flow from Development.

Flow, Q	1.325 cfs[1]	
Flow to Flow Full, Q/Q_{fu}	**0.59**	**58.8%**

Proposed Conditions Flow Conditions Flow

Flow, Q	1.369 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.608**	**60.8%**	39.2% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed developments at 17 Chestnut St and 10 Monroe St.

[2] Existing Flow + Pr. Net Site Flow tributary to Raymond Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Mannings Equation - Circular Pipe

Project:	*79 South Main Street*	**Project #:**	*11071*	**Date:**	*5/14/25*
Location:	*Norwalk, CT*	**By:**	*VJH*	**Checked:**	*CJF*

12" Sanitary Pipe - Pipe #3 (Raymond Street)

Calculate the maximum flow capacity using Manning's equation.

Pipe material	PVC		
Manning's n	0.011		
Pipe diameter, D	1 ft		
Area, A	0.79 ft^2	$A = \frac{\pi}{4} D^2$	
Wetted perimeter, P	3.14 ft	$P = \pi D$	
Hydraulic radius, R_h	0.25 ft	$R_h = \frac{A}{P}$	
Slope, S	0.003 ft/ft		
Flow, Q_{full}	**2.31 cfs**	$Q = \frac{1.486}{n} A R_h^{2/3} S^{1/2}$	

Calculate the percent of flow from Development.

Flow, Q	1.325 cfs[1]	
Flow to Flow Full, Q/Q_{fu}	**0.575**	**57.5%**

Proposed Conditions Flow Conditions Flow

Flow, Q	1.369 cfs[2]		
Flow to Flow Full, Q/Q_{fu}	**0.594**	**59.4%**	40.6% Reserve Capacity

[1] Flow as described in Site Engineering Report prepared by Redniss & Mead, dated August 30, 2024 for 17 Chestnut Street. Flow includes proposed developments at 17 Chestnut St and 10 Monroe St.

[2] Existing Flow + Pr. Net Site Flow tributary to Raymond Street (Refer to Proposed Sanitary Sewer Flow Estimates for further information)

Appendix 6

NORWALK, CT
FLOW MONITORING REPORT
OCTOBER – NOVEMBER 2018

FLOW
ASSESSMENT SERVICES

72 Priscilla Lane
Auburn, NH 03032
Ph:603.656.9799 Fx:603.656.0330
www.flowassessment.com

Godfrey, Hoffman & Hodge Associates, LLC
26 Broadway
North Haven, CT 06473
Attn: James Rotondo, P.E.

November 29, 2018

Re: Norwalk, CT
Flow Monitoring
October – November 2018

Dear Mr. Rotondo,

This letter is written to present the flow monitoring data collected in Norwalk, CT. The meter was installed on 10/26/18. This letter presents the data from 10/26/18 to 11/28/18. The meter was removed 10/28/18.

Site configuration information:

Site	Location	Meter
1	4 Raymond Street	Area Velocity Flow Meter installed in an existing 12" diameter line.

The Area Velocity Flow Meter senses both depth and velocity. This depth and velocity information is stored in the meter's memory. The recorded data is uploaded from the flow meters with a laptop computer. During the installation, maintenance visits and removal, the depth and velocity information is confirmed and calibration measurements are noted.

Appendix 1 contains a summary flow report and flow analysis graph for the meter site. The summary flow report presents minimum, peak and total daily flow based on the recorded 5-minute interval readings. The flow analysis graph data is presented averaged hourly to make it easier to visualize the overall flow pattern during the monitoring period. A PDF copy of the summary flow report and the flow analysis graph can be found on the data disk which accompanies this report.

Appendix 2 contains a daily flow report summarized in 15-minute intervals in PDF format. The final data is also included in Excel format in its recorded 5-minute intervals on the data disk.

Appendix 3 contains a meter site investigation sketches for the meter site. These are also included in PDF format on the included data disk.

No rainfall data was collected during this project.

If you have any questions or require anything additional, please feel free to contact me via email or phone.

Sincerely,

Lucas Chapman
Data Analyst/Project Manager

Appendix 1

Summary Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

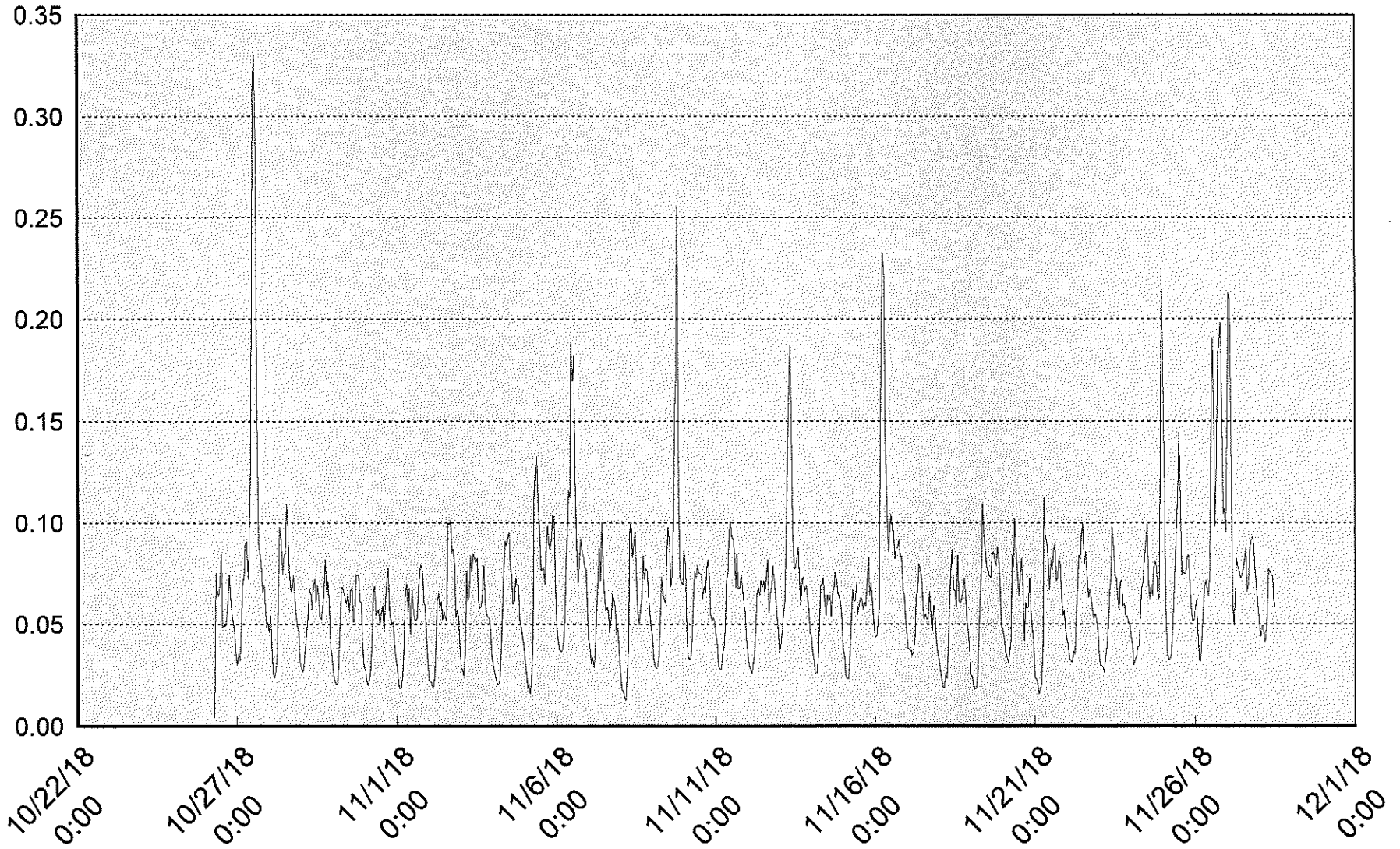
FLOW ASSESSMENT SERVICES

Date	Minimum Flow (mgd)	Peak Flow (mgd)	Total Daily Flow (mg)	Total Rain (in)	Peak Hourly Rain (in)	Peak Interval Rain (in)
10/26/2018 (Fri)	0.028	0.105	0.040			
10/27/2018 (Sat)	0.027	**0.359**	**0.108**			
10/28/2018 (Sun)	0.020	0.127	0.062			
10/29/2018 (Mon)	0.020	0.118	0.055			
10/30/2018 (Tue)	0.018	0.104	0.053			
10/31/2018 (Wed)	0.018	0.102	0.049			
11/1/2018 (Thu)	0.014	0.093	0.051			
11/2/2018 (Fri)	0.015	0.117	0.057			
11/3/2018 (Sat)	0.021	0.103	0.060			
11/4/2018 (Sun)	0.017	0.122	0.056			
11/5/2018 (Mon)	0.014	0.147	0.075			
11/6/2018 (Tue)	0.032	0.271	0.086			
11/7/2018 (Wed)	0.023	0.130	0.055			
11/8/2018 (Thu)	**0.009**	0.138	0.058			
11/9/2018 (Fri)	0.025	0.315	0.080			
11/10/2018 (Sat)	0.028	0.103	0.063			
11/11/2018 (Sun)	0.026	0.121	0.062			
11/12/2018 (Mon)	0.024	0.115	0.057			
11/13/2018 (Tue)	0.031	0.228	0.082			
11/14/2018 (Wed)	0.023	0.100	0.056			
11/15/2018 (Thu)	0.018	0.092	0.054			
11/16/2018 (Fri)	0.038	0.256	0.100			
11/17/2018 (Sat)	0.027	0.092	0.053			
11/18/2018 (Sun)	0.016	0.107	0.051			
11/19/2018 (Mon)	0.014	0.145	0.063			
11/20/2018 (Tue)	0.028	0.125	0.059			
11/21/2018 (Wed)	0.011	0.147	0.061			
11/22/2018 (Thu)	0.028	0.135	0.060			
11/23/2018 (Fri)	0.024	0.110	0.056			
11/24/2018 (Sat)	0.025	0.269	0.071			
11/25/2018 (Sun)	0.022	0.240	0.077			
11/26/2018 (Mon)	0.028	0.218	0.101			
11/27/2018 (Tue)	0.047	0.226	0.092			
11/28/2018 (Wed)	0.039	0.094	0.058			
		Total for period	2.220			
		Min:	0.009			
		Avg:	0.065			
		Max:	0.359			

Flow Graph

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

Flow (mgd) **Printed on:** 11/29/2018 **Period Covered:** 10/26/2018 - 11/29/2018 **Every** 1 Hour



Appendix 2

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
10/26/2018					
0:00					
0:15					
0:30					
0:45					
1:00					
1:15					
1:30					
1:45					
2:00					
2:15					
2:30					
2:45					
3:00					
3:15					
3:30					
3:45					
4:00					
4:15					
4:30					
4:45					
5:00					
5:15					
5:30					
5:45					
6:00					
6:15					
6:30					
6:45					
7:00					
7:15					
7:30					
7:45	0.96	0.20	0.018	0.000	
8:00	3.03	0.74	0.074	0.001	
8:15	3.18	0.81	0.088	0.002	
8:30	3.07	0.67	0.069	0.003	
8:45	3.06	0.68	0.070	0.003	
9:00	3.16	0.66	0.070	0.004	
9:15	3.20	0.73	0.079	0.005	
9:30	3.02	0.54	0.054	0.005	
9:45	3.07	0.59	0.060	0.006	
10:00	3.13	0.58	0.061	0.007	
10:15	3.10	0.61	0.063	0.007	
10:30	3.15	0.61	0.065	0.008	
10:45	3.10	0.64	0.067	0.009	
11:00	3.28	0.70	0.078	0.010	
11:15	3.20	0.63	0.069	0.010	
11:30	3.17	0.63	0.067	0.011	
11:45	3.20	0.64	0.070	0.012	
12:00	3.27	0.65	0.074	0.012	
12:15	3.08	0.82	0.083	0.013	
12:30	3.05	0.93	0.094	0.014	
12:45	2.94	0.89	0.087	0.015	
13:00	2.49	0.73	0.055	0.016	
13:15	2.40	0.60	0.043	0.016	
13:30	2.38	0.59	0.042	0.017	
13:45	2.53	0.68	0.053	0.017	
14:00	2.53	0.67	0.052	0.018	
14:15	2.56	0.69	0.055	0.018	
14:30	2.42	0.60	0.044	0.019	
14:45	2.43	0.64	0.047	0.019	
15:00	2.41	0.63	0.046	0.020	
15:15	2.40	0.66	0.048	0.020	
15:30	2.52	0.65	0.051	0.021	
15:45	2.53	0.65	0.051	0.021	
16:00	2.46	0.65	0.049	0.022	
16:15	2.47	0.62	0.046	0.022	
16:30	2.57	0.67	0.054	0.023	
16:45	2.65	0.74	0.061	0.024	
17:00	2.69	0.75	0.064	0.024	
17:15	2.60	0.72	0.058	0.025	
17:30	2.75	0.78	0.069	0.026	
17:45	2.67	0.72	0.061	0.026	
18:00	2.94	0.93	0.090	0.027	
18:15	2.83	0.82	0.075	0.028	
18:30	2.73	0.78	0.068	0.029	
18:45	2.65	0.76	0.064	0.029	
19:00	2.58	0.67	0.053	0.030	
19:15	2.67	0.71	0.060	0.030	
19:30	2.75	0.78	0.068	0.031	
19:45	2.75	0.78	0.069	0.032	
20:00	2.79	0.79	0.071	0.033	
20:15	2.48	0.61	0.046	0.033	
20:30	2.44	0.58	0.043	0.034	
20:45	2.59	0.71	0.058	0.034	
21:00	2.56	0.63	0.050	0.035	
21:15	2.50	0.63	0.048	0.035	
21:30	2.64	0.63	0.052	0.036	
21:45	2.59	0.64	0.052	0.036	
22:00	2.64	0.70	0.058	0.037	
22:15	2.52	0.63	0.049	0.037	
22:30	2.36	0.55	0.038	0.038	
22:45	2.33	0.54	0.037	0.038	
23:00	2.31	0.53	0.036	0.038	
23:15	2.23	0.51	0.033	0.039	
23:30	2.21	0.48	0.031	0.039	
23:45	2.29	0.54	0.036	0.040	
Daily Totals:				**0.040**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
10/27/2018					
0:00	2.20	0.46	0.030	0.000	
0:15	2.24	0.47	0.031	0.001	
0:30	2.22	0.48	0.031	0.001	
0:45	2.19	0.45	0.029	0.001	
1:00	2.24	0.50	0.033	0.002	
1:15	2.33	0.56	0.039	0.002	
1:30	2.33	0.51	0.035	0.002	
1:45	2.32	0.52	0.036	0.003	
2:00	2.32	0.49	0.034	0.003	
2:15	2.49	0.44	0.033	0.003	
2:30	2.43	0.42	0.031	0.004	
2:45	2.46	0.41	0.031	0.004	
3:00	2.46	0.43	0.032	0.004	
3:15	2.50	0.59	0.045	0.005	
3:30	2.53	0.69	0.054	0.005	
3:45	2.56	0.68	0.054	0.006	
4:00	2.56	0.71	0.056	0.007	
4:15	2.48	0.67	0.051	0.007	
4:30	2.62	0.76	0.063	0.008	
4:45	3.14	1.02	0.108	0.009	
5:00	3.06	0.98	0.100	0.010	
5:15	2.90	0.89	0.085	0.011	
5:30	2.59	0.75	0.061	0.011	
5:45	2.46	0.67	0.050	0.012	
6:00	2.37	0.61	0.044	0.012	
6:15	2.99	0.98	0.098	0.013	
6:30	3.20	1.01	0.110	0.015	
6:45	3.07	1.03	0.106	0.016	
7:00	3.12	1.02	0.107	0.017	
7:15	2.97	0.94	0.092	0.018	
7:30	2.92	0.93	0.088	0.019	
7:45	2.83	0.84	0.077	0.020	
8:00	2.66	0.78	0.065	0.020	
8:15	2.73	0.80	0.069	0.021	
8:30	2.77	0.82	0.073	0.022	
8:45	2.87	0.89	0.083	0.023	
9:00	3.12	1.02	0.107	0.024	
9:15	2.95	0.93	0.090	0.025	
9:30	2.89	0.88	0.083	0.025	
9:45	2.93	0.92	0.088	0.026	
10:00	3.02	1.02	0.102	0.027	
10:15	3.18	1.00	0.108	0.029	
10:30	3.43	1.09	0.130	0.030	
10:45	3.70	1.16	0.154	0.031	
11:00	3.88	1.20	0.170	0.033	
11:15	4.11	1.31	0.202	0.035	
11:30	4.73	1.28	0.238	0.038	
11:45	5.19	1.20	0.252	0.040	
12:00	5.65	1.18	0.277	0.043	
12:15	5.82	1.26	0.307	0.047	
12:30	6.02	1.31	0.333	0.050	
12:45	5.96	1.33	0.335	0.054	
13:00	5.95	1.33	0.334	0.057	
13:15	5.87	1.38	0.340	0.061	
13:30	5.75	1.34	0.324	0.064	
13:45	5.65	1.39	0.326	0.067	
14:00	5.40	1.38	0.307	0.071	
14:15	5.29	1.34	0.289	0.074	
14:30	5.05	1.39	0.282	0.076	
14:45	4.54	1.31	0.230	0.079	
15:00	4.24	1.22	0.196	0.081	
15:15	3.92	1.20	0.173	0.083	
15:30	3.63	1.14	0.148	0.084	
15:45	3.28	0.96	0.108	0.085	
16:00	3.13	0.91	0.096	0.086	
16:15	3.17	0.92	0.098	0.087	
16:30	3.03	0.87	0.087	0.088	
16:45	2.91	0.81	0.077	0.089	
17:00	3.01	0.84	0.084	0.090	
17:15	2.95	0.81	0.078	0.091	
17:30	3.12	0.87	0.091	0.092	
17:45	3.01	0.82	0.082	0.093	
18:00	2.91	0.80	0.076	0.093	
18:15	2.95	0.80	0.077	0.094	
18:30	3.01	0.81	0.081	0.095	
18:45	3.01	0.85	0.085	0.096	
19:00	2.87	0.75	0.070	0.097	
19:15	2.75	0.72	0.063	0.097	
19:30	2.86	0.73	0.068	0.098	
19:45	2.74	0.70	0.061	0.099	
20:00	2.77	0.76	0.067	0.099	
20:15	2.87	0.78	0.073	0.100	
20:30	2.87	0.79	0.073	0.101	
20:45	2.78	0.73	0.065	0.102	
21:00	2.75	0.68	0.060	0.102	
21:15	2.88	0.74	0.069	0.103	
21:30	2.87	0.63	0.059	0.103	
21:45	2.77	0.58	0.051	0.104	
22:00	2.77	0.58	0.051	0.105	
22:15	2.74	0.60	0.053	0.105	
22:30	2.65	0.51	0.042	0.106	
22:45	2.72	0.55	0.048	0.106	
23:00	2.78	0.63	0.056	0.107	
23:15	2.78	0.59	0.053	0.107	
23:30	2.75	0.56	0.049	0.108	
23:45	2.67	0.54	0.046	0.108	
Daily Totals:				**0.108**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
10/28/2018					
0:00	2.67	0.54	0.046	0.000	
0:15	2.62	0.51	0.042	0.001	
0:30	2.73	0.56	0.049	0.001	
0:45	2.82	0.54	0.049	0.002	
1:00	2.94	0.60	0.058	0.003	
1:15	2.92	0.57	0.055	0.003	
1:30	2.93	0.56	0.054	0.004	
1:45	2.81	0.54	0.049	0.004	
2:00	2.69	0.51	0.043	0.005	
2:15	2.66	0.51	0.043	0.005	
2:30	2.49	0.45	0.034	0.005	
2:45	2.41	0.42	0.030	0.006	
3:00	2.35	0.38	0.026	0.006	
3:15	2.31	0.39	0.027	0.006	
3:30	2.31	0.37	0.025	0.007	
3:45	2.27	0.36	0.024	0.007	
4:00	2.26	0.35	0.023	0.007	
4:15	2.23	0.35	0.023	0.007	
4:30	2.19	0.32	0.020	0.008	
4:45	2.34	0.40	0.028	0.008	
5:00	2.36	0.39	0.028	0.008	
5:15	2.28	0.37	0.025	0.008	
5:30	2.28	0.38	0.025	0.009	
5:45	2.37	0.44	0.031	0.009	
6:00	2.31	0.39	0.027	0.009	
6:15	2.34	0.41	0.029	0.010	
6:30	2.46	0.43	0.032	0.010	
6:45	3.08	0.50	0.052	0.010	
7:00	3.43	0.61	0.072	0.011	
7:15	3.49	0.58	0.071	0.012	
7:30	3.46	0.59	0.072	0.013	
7:45	3.66	0.69	0.090	0.014	
8:00	3.75	0.69	0.094	0.015	
8:15	3.33	1.03	0.118	0.016	
8:30	3.13	0.97	0.102	0.017	
8:45	2.90	0.82	0.077	0.018	
9:00	2.94	0.83	0.080	0.018	
9:15	3.12	0.86	0.090	0.019	
9:30	3.17	0.87	0.093	0.020	
9:45	3.17	0.95	0.102	0.021	
10:00	2.72	0.78	0.068	0.022	
10:15	2.70	0.81	0.069	0.023	
10:30	2.72	0.80	0.069	0.024	
10:45	2.96	0.93	0.091	0.025	
11:00	3.16	0.99	0.105	0.026	
11:15	2.96	0.90	0.087	0.027	
11:30	2.83	0.83	0.076	0.027	
11:45	2.76	0.80	0.070	0.028	
12:00	2.84	0.86	0.080	0.029	
12:15	2.91	0.89	0.085	0.030	
12:30	3.02	0.94	0.094	0.031	
12:45	2.86	0.86	0.079	0.032	
13:00	3.20	0.98	0.106	0.033	
13:15	3.34	1.03	0.119	0.034	
13:30	3.18	0.97	0.104	0.035	
13:45	3.20	0.99	0.108	0.036	
14:00	3.31	1.01	0.115	0.037	
14:15	3.14	0.96	0.102	0.038	
14:30	2.96	0.89	0.087	0.039	
14:45	2.91	0.85	0.081	0.040	
15:00	2.84	0.85	0.079	0.041	
15:15	2.89	0.88	0.083	0.042	
15:30	2.84	0.84	0.077	0.043	
15:45	2.66	0.76	0.064	0.043	
16:00	2.75	0.81	0.071	0.044	
16:15	2.74	0.77	0.067	0.045	
16:30	2.64	0.74	0.061	0.045	
16:45	2.71	0.81	0.069	0.046	
17:00	2.74	0.79	0.069	0.047	
17:15	2.82	0.81	0.074	0.048	
17:30	2.63	0.73	0.060	0.048	
17:45	2.58	0.74	0.059	0.049	
18:00	2.76	0.79	0.070	0.050	
18:15	2.93	0.91	0.087	0.050	
18:30	2.72	0.77	0.067	0.051	
18:45	2.77	0.82	0.073	0.052	
19:00	2.57	0.66	0.053	0.052	
19:15	2.68	0.77	0.065	0.053	
19:30	2.79	0.78	0.069	0.054	
19:45	2.75	0.76	0.067	0.055	
20:00	2.67	0.72	0.061	0.055	
20:15	2.63	0.71	0.058	0.056	
20:30	2.58	0.67	0.054	0.056	
20:45	2.52	0.64	0.050	0.057	
21:00	2.44	0.61	0.045	0.057	
21:15	2.56	0.65	0.052	0.058	
21:30	2.55	0.69	0.055	0.058	
21:45	2.46	0.60	0.045	0.059	
22:00	2.53	0.68	0.053	0.059	
22:15	2.43	0.64	0.047	0.060	
22:30	2.54	0.62	0.049	0.060	
22:45	2.39	0.53	0.038	0.061	
23:00	2.36	0.51	0.036	0.061	
23:15	2.32	0.54	0.037	0.062	
23:30	2.20	0.46	0.030	0.062	
23:45	2.13	0.42	0.025	0.062	
Daily Totals:				**0.062**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
10/29/2018					
0:00	2.10	0.43	0.026	0.000	
0:15	2.14	0.44	0.027	0.001	
0:30	2.19	0.47	0.030	0.001	
0:45	2.21	0.48	0.031	0.001	
1:00	2.20	0.49	0.032	0.002	
1:15	2.13	0.43	0.026	0.002	
1:30	2.11	0.41	0.025	0.002	
1:45	2.11	0.41	0.024	0.002	
2:00	2.20	0.48	0.031	0.003	
2:15	2.21	0.46	0.029	0.003	
2:30	2.19	0.49	0.031	0.003	
2:45	2.12	0.44	0.026	0.004	
3:00	2.11	0.53	0.032	0.004	
3:15	2.12	0.49	0.030	0.004	
3:30	2.51	0.59	0.046	0.005	
3:45	2.56	0.55	0.044	0.005	
4:00	2.67	0.57	0.048	0.006	
4:15	2.73	0.56	0.049	0.006	
4:30	2.77	0.56	0.050	0.007	
4:45	2.62	0.49	0.040	0.007	
5:00	2.62	0.50	0.041	0.007	
5:15	2.66	0.52	0.044	0.008	
5:30	3.04	0.64	0.065	0.009	
5:45	2.96	0.61	0.059	0.009	
6:00	2.93	0.64	0.061	0.010	
6:15	3.07	0.65	0.067	0.011	
6:30	3.12	0.64	0.067	0.011	
6:45	3.44	0.62	0.074	0.012	
7:00	3.59	0.65	0.083	0.013	
7:15	2.71	0.82	0.070	0.014	
7:30	2.50	0.67	0.051	0.014	
7:45	2.54	0.73	0.057	0.015	
8:00	2.43	0.66	0.048	0.015	
8:15	2.41	0.66	0.048	0.016	
8:30	2.55	0.72	0.057	0.016	
8:45	2.79	0.86	0.077	0.017	
9:00	2.76	0.78	0.069	0.018	
9:15	2.52	0.66	0.051	0.018	
9:30	2.75	0.82	0.072	0.019	
9:45	2.90	0.89	0.084	0.020	
10:00	2.86	0.85	0.079	0.021	
10:15	2.83	0.83	0.076	0.022	
10:30	2.65	0.73	0.061	0.022	
10:45	2.76	0.80	0.072	0.023	
11:00	2.70	0.75	0.064	0.024	
11:15	2.59	0.74	0.060	0.024	
11:30	2.62	0.71	0.058	0.025	
11:45	2.68	0.72	0.061	0.026	
12:00	2.81	0.85	0.077	0.026	
12:15	2.87	0.88	0.083	0.027	
12:30	2.68	0.76	0.064	0.028	
12:45	2.52	0.67	0.052	0.028	
13:00	2.91	0.87	0.083	0.029	
13:15	2.71	0.73	0.063	0.030	
13:30	2.60	0.69	0.056	0.031	
13:45	2.48	0.64	0.049	0.031	
14:00	2.42	0.61	0.045	0.032	
14:15	2.64	0.72	0.061	0.032	
14:30	2.63	0.69	0.057	0.033	
14:45	2.57	0.66	0.053	0.033	
15:00	2.63	0.70	0.058	0.034	
15:15	2.61	0.67	0.055	0.034	
15:30	2.47	0.63	0.047	0.035	
15:45	2.53	0.64	0.050	0.035	
16:00	2.61	0.70	0.057	0.036	
16:15	2.62	0.66	0.054	0.037	
16:30	2.74	0.73	0.063	0.037	
16:45	2.72	0.73	0.063	0.038	
17:00	2.69	0.80	0.068	0.039	
17:15	2.64	0.76	0.063	0.039	
17:30	2.66	0.76	0.063	0.040	
17:45	2.66	0.78	0.065	0.041	
18:00	3.02	0.99	0.099	0.042	
18:15	2.88	0.86	0.081	0.043	
18:30	2.89	0.83	0.078	0.043	
18:45	2.70	0.81	0.069	0.044	
19:00	2.68	0.82	0.069	0.045	
19:15	2.48	0.71	0.054	0.045	
19:30	2.65	0.77	0.064	0.046	
19:45	2.68	0.77	0.066	0.047	
20:00	2.86	0.84	0.078	0.048	
20:15	2.80	0.89	0.080	0.048	
20:30	2.69	0.78	0.066	0.049	
20:45	2.63	0.74	0.061	0.050	
21:00	2.68	0.79	0.067	0.050	
21:15	2.63	0.77	0.064	0.051	
21:30	2.50	0.72	0.055	0.052	
21:45	2.39	0.66	0.048	0.052	
22:00	2.38	0.64	0.046	0.053	
22:15	2.34	0.61	0.043	0.053	
22:30	2.20	0.54	0.034	0.053	
22:45	2.16	0.53	0.033	0.054	
23:00	2.10	0.50	0.030	0.054	
23:15	2.12	0.52	0.031	0.054	
23:30	2.33	0.64	0.045	0.055	
23:45	2.14	0.52	0.032	0.055	
Daily Totals:				**0.055**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
10/30/2018					
0:00	2.07	0.50	0.029	0.000	
0:15	2.02	0.46	0.026	0.001	
0:30	2.02	0.44	0.025	0.001	
0:45	1.98	0.42	0.023	0.001	
1:00	1.96	0.43	0.023	0.001	
1:15	1.95	0.40	0.022	0.002	
1:30	1.97	0.44	0.024	0.002	
1:45	1.91	0.40	0.021	0.002	
2:00	1.91	0.38	0.020	0.002	
2:15	1.93	0.44	0.023	0.002	
2:30	1.92	0.40	0.021	0.003	
2:45	1.89	0.37	0.019	0.003	
3:00	1.92	0.39	0.020	0.003	
3:15	1.94	0.39	0.021	0.003	
3:30	1.95	0.42	0.023	0.004	
3:45	1.91	0.37	0.019	0.004	
4:00	1.99	0.45	0.025	0.004	
4:15	2.07	0.42	0.025	0.004	
4:30	2.13	0.49	0.030	0.005	
4:45	2.17	0.50	0.032	0.005	
5:00	2.21	0.49	0.032	0.005	
5:15	2.36	0.64	0.045	0.006	
5:30	2.40	0.63	0.046	0.006	
5:45	2.66	0.78	0.066	0.007	
6:00	2.56	0.72	0.058	0.007	
6:15	2.66	0.78	0.065	0.008	
6:30	2.73	0.79	0.069	0.009	
6:45	2.84	0.87	0.080	0.010	
7:00	2.73	0.73	0.063	0.010	
7:15	2.75	0.76	0.066	0.011	
7:30	2.81	0.83	0.075	0.012	
7:45	2.75	0.78	0.069	0.013	
8:00	2.64	0.71	0.059	0.013	
8:15	2.54	0.68	0.054	0.014	
8:30	2.67	0.75	0.063	0.014	
8:45	2.98	0.87	0.086	0.015	
9:00	2.82	0.80	0.074	0.016	
9:15	2.62	0.68	0.055	0.017	
9:30	2.61	0.78	0.064	0.017	
9:45	2.60	0.69	0.056	0.018	
10:00	2.56	0.66	0.053	0.018	
10:15	2.56	0.64	0.051	0.019	
10:30	2.72	0.76	0.066	0.020	
10:45	2.69	0.84	0.071	0.020	
11:00	2.66	0.74	0.062	0.021	
11:15	2.65	0.75	0.063	0.022	
11:30	2.64	0.71	0.059	0.022	
11:45	2.82	0.83	0.076	0.023	
12:00	2.67	0.76	0.065	0.024	
12:15	2.57	0.72	0.058	0.024	
12:30	2.41	0.62	0.045	0.025	
12:45	2.57	0.71	0.057	0.025	
13:00	2.61	0.72	0.059	0.026	
13:15	2.67	0.77	0.065	0.027	
13:30	2.76	0.79	0.070	0.027	
13:45	2.77	0.83	0.073	0.028	
14:00	2.86	0.85	0.080	0.029	
14:15	2.98	0.91	0.090	0.030	
14:30	2.61	0.71	0.059	0.031	
14:45	2.39	0.63	0.045	0.031	
15:00	2.35	0.63	0.044	0.032	
15:15	2.52	0.67	0.052	0.032	
15:30	2.52	0.69	0.054	0.033	
15:45	2.52	0.70	0.054	0.033	
16:00	2.40	0.62	0.045	0.034	
16:15	2.45	0.65	0.048	0.034	
16:30	2.49	0.68	0.052	0.035	
16:45	2.69	0.71	0.061	0.035	
17:00	2.86	0.85	0.079	0.036	
17:15	2.78	0.80	0.071	0.037	
17:30	2.75	0.83	0.073	0.038	
17:45	2.79	0.81	0.073	0.038	
18:00	2.83	0.86	0.078	0.039	
18:15	2.90	0.88	0.084	0.040	
18:30	2.72	0.83	0.072	0.041	
18:45	2.57	0.79	0.063	0.041	
19:00	2.75	0.83	0.073	0.042	
19:15	2.91	0.87	0.082	0.043	
19:30	2.83	0.86	0.079	0.044	
19:45	2.69	0.75	0.064	0.045	
20:00	2.54	0.70	0.055	0.045	
20:15	2.66	0.73	0.061	0.046	
20:30	2.68	0.85	0.072	0.047	
20:45	2.58	0.73	0.058	0.047	
21:00	2.74	0.79	0.069	0.048	
21:15	2.52	0.73	0.057	0.048	
21:30	2.61	0.75	0.061	0.049	
21:45	2.58	0.69	0.055	0.050	
22:00	2.40	0.60	0.044	0.050	
22:15	2.27	0.57	0.038	0.051	
22:30	2.39	0.62	0.044	0.051	
22:45	2.24	0.57	0.037	0.051	
23:00	2.13	0.50	0.030	0.052	
23:15	2.13	0.50	0.031	0.052	
23:30	2.11	0.52	0.031	0.052	
23:45	2.07	0.46	0.027	0.053	
Daily Totals:				**0.053**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
10/31/2018					
0:00	2.02	0.44	0.025	0.000	
0:15	2.08	0.49	0.029	0.001	
0:30	2.09	0.48	0.028	0.001	
0:45	2.05	0.45	0.026	0.001	
1:00	1.97	0.42	0.023	0.001	
1:15	2.02	0.46	0.026	0.002	
1:30	1.89	0.39	0.020	0.002	
1:45	1.92	0.40	0.021	0.002	
2:00	1.93	0.41	0.021	0.002	
2:15	1.89	0.38	0.020	0.003	
2:30	1.92	0.37	0.019	0.003	
2:45	1.88	0.39	0.020	0.003	
3:00	1.96	0.40	0.022	0.003	
3:15	2.00	0.41	0.023	0.003	
3:30	1.93	0.39	0.021	0.004	
3:45	1.95	0.43	0.023	0.004	
4:00	2.11	0.51	0.031	0.004	
4:15	2.04	0.42	0.024	0.004	
4:30	2.10	0.47	0.028	0.005	
4:45	2.11	0.45	0.027	0.005	
5:00	2.17	0.53	0.033	0.005	
5:15	2.16	0.56	0.035	0.006	
5:30	2.31	0.60	0.041	0.006	
5:45	2.49	0.69	0.053	0.007	
6:00	2.56	0.73	0.058	0.007	
6:15	2.55	0.67	0.052	0.008	
6:30	2.63	0.78	0.064	0.008	
6:45	2.98	0.90	0.089	0.009	
7:00	2.81	0.87	0.079	0.010	
7:15	2.67	0.78	0.066	0.011	
7:30	2.54	0.76	0.060	0.012	
7:45	2.69	0.83	0.071	0.012	
8:00	2.58	0.70	0.056	0.013	
8:15	2.52	0.67	0.052	0.013	
8:30	2.58	0.70	0.056	0.014	
8:45	2.50	0.69	0.053	0.015	
9:00	2.55	0.69	0.054	0.015	
9:15	2.56	0.72	0.057	0.016	
9:30	2.44	0.69	0.051	0.016	
9:45	2.60	0.76	0.062	0.017	
10:00	2.40	0.71	0.051	0.017	
10:15	2.29	0.60	0.040	0.018	
10:30	2.63	0.77	0.064	0.019	
10:45	2.79	0.81	0.072	0.019	
11:00	2.47	0.68	0.052	0.020	
11:15	2.46	0.68	0.051	0.020	
11:30	2.41	0.71	0.052	0.021	
11:45	2.37	0.64	0.046	0.021	
12:00	2.51	0.73	0.057	0.022	
12:15	2.66	0.74	0.062	0.023	
12:30	2.54	0.71	0.055	0.023	
12:45	2.45	0.64	0.048	0.024	
13:00	2.62	0.78	0.064	0.024	
13:15	2.57	0.85	0.068	0.025	
13:30	2.46	0.73	0.054	0.026	
13:45	2.43	0.68	0.050	0.026	
14:00	2.39	0.71	0.051	0.027	
14:15	2.22	0.55	0.036	0.027	
14:30	2.37	0.70	0.050	0.028	
14:45	2.43	0.63	0.046	0.028	
15:00	2.53	0.71	0.055	0.029	
15:15	2.76	0.80	0.071	0.029	
15:30	2.73	0.79	0.069	0.030	
15:45	2.46	0.64	0.048	0.031	
16:00	2.54	0.69	0.054	0.031	
16:15	2.55	0.76	0.060	0.032	
16:30	2.93	0.85	0.083	0.033	
16:45	2.91	0.86	0.081	0.033	
17:00	2.83	0.83	0.076	0.034	
17:15	2.94	0.91	0.088	0.035	
17:30	2.93	0.89	0.086	0.036	
17:45	2.61	0.75	0.062	0.037	
18:00	2.52	0.68	0.053	0.037	
18:15	2.57	0.72	0.057	0.038	
18:30	2.65	0.79	0.066	0.039	
18:45	2.58	0.72	0.058	0.039	
19:00	2.60	0.74	0.060	0.040	
19:15	2.56	0.66	0.053	0.040	
19:30	2.49	0.70	0.053	0.041	
19:45	2.40	0.63	0.046	0.041	
20:00	2.42	0.70	0.051	0.042	
20:15	2.47	0.68	0.051	0.042	
20:30	2.41	0.60	0.044	0.043	
20:45	2.52	0.69	0.054	0.043	
21:00	2.52	0.72	0.055	0.044	
21:15	2.59	0.69	0.056	0.045	
21:30	2.46	0.64	0.048	0.045	
21:45	2.38	0.64	0.045	0.046	
22:00	2.33	0.61	0.042	0.046	
22:15	2.33	0.58	0.040	0.046	
22:30	2.30	0.58	0.039	0.047	
22:45	2.22	0.54	0.035	0.047	
23:00	2.19	0.56	0.036	0.048	
23:15	2.07	0.52	0.030	0.048	
23:30	2.04	0.52	0.030	0.048	
23:45	2.07	0.60	0.035	0.049	
Daily Totals:				**0.049**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/1/2018					
0:00	2.04	0.48	0.027	0.000	
0:15	2.13	0.59	0.036	0.001	
0:30	1.99	0.44	0.024	0.001	
0:45	2.00	0.46	0.025	0.001	
1:00	2.02	0.46	0.026	0.001	
1:15	1.92	0.40	0.021	0.002	
1:30	1.84	0.37	0.018	0.002	
1:45	1.81	0.33	0.016	0.002	
2:00	1.84	0.39	0.019	0.002	
2:15	1.82	0.39	0.019	0.002	
2:30	1.81	0.35	0.017	0.003	
2:45	1.79	0.37	0.017	0.003	
3:00	1.87	0.40	0.020	0.003	
3:15	1.82	0.35	0.017	0.003	
3:30	1.84	0.40	0.020	0.003	
3:45	1.80	0.36	0.017	0.004	
4:00	1.92	0.40	0.021	0.004	
4:15	1.86	0.40	0.020	0.004	
4:30	2.03	0.47	0.026	0.004	
4:45	2.11	0.51	0.031	0.005	
5:00	2.14	0.51	0.031	0.005	
5:15	2.16	0.52	0.032	0.005	
5:30	2.32	0.60	0.041	0.006	
5:45	2.52	0.75	0.058	0.006	
6:00	2.43	0.68	0.050	0.007	
6:15	2.54	0.71	0.056	0.007	
6:30	2.73	0.83	0.073	0.008	
6:45	2.82	0.84	0.077	0.009	
7:00	2.66	0.77	0.064	0.010	
7:15	2.81	0.81	0.074	0.010	
7:30	2.74	0.82	0.072	0.011	
7:45	2.70	0.81	0.069	0.012	
8:00	2.52	0.72	0.056	0.012	
8:15	2.35	0.64	0.045	0.013	
8:30	2.66	0.77	0.064	0.014	
8:45	2.60	0.74	0.060	0.014	
9:00	2.50	0.72	0.055	0.015	
9:15	2.75	0.80	0.071	0.015	
9:30	2.82	0.86	0.078	0.016	
9:45	2.68	0.80	0.067	0.017	
10:00	2.39	0.65	0.047	0.017	
10:15	2.31	0.64	0.044	0.018	
10:30	2.40	0.65	0.047	0.018	
10:45	2.36	0.61	0.043	0.019	
11:00	2.70	0.85	0.073	0.020	
11:15	2.84	0.84	0.077	0.020	
11:30	2.52	0.70	0.054	0.021	
11:45	2.64	0.76	0.063	0.022	
12:00	2.52	0.68	0.053	0.022	
12:15	2.63	0.77	0.064	0.023	
12:30	2.55	0.72	0.057	0.023	
12:45	2.59	0.73	0.059	0.024	
13:00	2.69	0.78	0.066	0.025	
13:15	2.52	0.70	0.055	0.025	
13:30	2.37	0.58	0.041	0.026	
13:45	2.39	0.66	0.047	0.026	
14:00	2.33	0.58	0.041	0.027	
14:15	2.49	0.70	0.053	0.027	
14:30	2.61	0.76	0.062	0.028	
14:45	2.42	0.71	0.052	0.028	
15:00	2.40	0.65	0.047	0.029	
15:15	2.54	0.74	0.058	0.030	
15:30	2.43	0.75	0.056	0.030	
15:45	2.47	0.69	0.052	0.031	
16:00	2.60	0.75	0.061	0.031	
16:15	2.76	0.83	0.074	0.032	
16:30	2.72	0.80	0.069	0.033	
16:45	2.73	0.80	0.070	0.034	
17:00	2.72	0.79	0.068	0.034	
17:15	2.85	0.85	0.079	0.035	
17:30	2.89	0.89	0.084	0.036	
17:45	2.86	0.85	0.079	0.037	
18:00	2.85	0.84	0.078	0.038	
18:15	2.89	0.89	0.084	0.038	
18:30	2.81	0.83	0.075	0.039	
18:45	2.84	0.87	0.080	0.040	
19:00	2.85	0.87	0.080	0.041	
19:15	2.90	0.86	0.081	0.042	
19:30	2.83	0.87	0.080	0.043	
19:45	2.57	0.74	0.059	0.043	
20:00	2.67	0.79	0.066	0.044	
20:15	2.58	0.76	0.061	0.044	
20:30	2.60	0.77	0.062	0.045	
20:45	2.48	0.72	0.055	0.046	
21:00	2.49	0.73	0.056	0.046	
21:15	2.59	0.80	0.064	0.047	
21:30	2.56	0.72	0.057	0.048	
21:45	2.56	0.73	0.058	0.048	
22:00	2.41	0.69	0.050	0.049	
22:15	2.28	0.58	0.039	0.049	
22:30	2.26	0.58	0.038	0.049	
22:45	2.34	0.64	0.044	0.050	
23:00	2.25	0.56	0.037	0.050	
23:15	2.15	0.54	0.033	0.051	
23:30	2.06	0.49	0.028	0.051	
23:45	1.94	0.44	0.024	0.051	
Daily Totals:				**0.051**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/2/2018					
0:00	1.96	0.45	0.025	0.000	
0:15	1.85	0.42	0.021	0.000	
0:30	1.92	0.42	0.022	0.001	
0:45	1.90	0.41	0.021	0.001	
1:00	1.89	0.42	0.022	0.001	
1:15	1.92	0.41	0.021	0.001	
1:30	1.89	0.42	0.021	0.002	
1:45	2.00	0.44	0.025	0.002	
2:00	1.95	0.42	0.023	0.002	
2:15	1.88	0.43	0.022	0.002	
2:30	1.83	0.37	0.018	0.003	
2:45	1.81	0.35	0.017	0.003	
3:00	1.78	0.34	0.016	0.003	
3:15	1.84	0.35	0.017	0.003	
3:30	1.85	0.47	0.023	0.003	
3:45	1.83	0.37	0.018	0.003	
4:00	1.93	0.41	0.021	0.004	
4:15	1.93	0.42	0.022	0.004	
4:30	2.01	0.46	0.026	0.004	
4:45	2.04	0.46	0.026	0.004	
5:00	2.07	0.47	0.027	0.005	
5:15	2.09	0.47	0.028	0.005	
5:30	2.38	0.63	0.045	0.006	
5:45	2.50	0.68	0.053	0.006	
6:00	2.36	0.61	0.043	0.006	
6:15	2.54	0.72	0.057	0.007	
6:30	2.66	0.78	0.065	0.008	
6:45	2.87	0.86	0.081	0.009	
7:00	2.71	0.78	0.067	0.009	
7:15	2.60	0.74	0.060	0.010	
7:30	2.62	0.76	0.062	0.011	
7:45	2.76	0.82	0.072	0.011	
8:00	2.64	0.76	0.063	0.012	
8:15	2.50	0.76	0.058	0.013	
8:30	2.47	0.66	0.049	0.013	
8:45	2.60	0.74	0.060	0.014	
9:00	2.77	0.82	0.073	0.014	
9:15	2.52	0.71	0.055	0.015	
9:30	2.54	0.72	0.056	0.016	
9:45	2.59	0.74	0.060	0.016	
10:00	2.55	0.73	0.058	0.017	
10:15	2.42	0.61	0.044	0.017	
10:30	2.43	0.70	0.052	0.018	
10:45	2.49	0.72	0.055	0.018	
11:00	2.68	0.79	0.066	0.019	
11:15	2.58	0.75	0.060	0.020	
11:30	2.54	0.71	0.056	0.020	
11:45	2.39	0.62	0.045	0.021	
12:00	2.53	0.73	0.057	0.021	
12:15	2.55	0.76	0.061	0.022	
12:30	2.44	0.68	0.050	0.023	
12:45	2.40	0.64	0.046	0.023	
13:00	2.55	0.74	0.059	0.024	
13:15	2.51	0.73	0.057	0.024	
13:30	2.33	0.68	0.047	0.025	
13:45	2.34	0.64	0.044	0.025	
14:00	3.02	0.89	0.089	0.026	
14:15	3.11	0.99	0.103	0.027	
14:30	3.15	0.98	0.104	0.028	
14:45	3.14	0.99	0.105	0.029	
15:00	3.04	0.94	0.095	0.030	
15:15	3.08	0.98	0.101	0.031	
15:30	3.09	1.00	0.103	0.033	
15:45	3.02	0.97	0.097	0.034	
16:00	3.10	0.99	0.103	0.035	
16:15	3.03	0.93	0.093	0.036	
16:30	3.07	0.96	0.098	0.037	
16:45	3.16	1.03	0.110	0.038	
17:00	3.16	1.01	0.108	0.039	
17:15	3.03	0.94	0.095	0.040	
17:30	2.67	0.80	0.068	0.041	
17:45	2.74	0.81	0.070	0.041	
18:00	2.89	0.87	0.082	0.042	
18:15	3.01	0.92	0.092	0.043	
18:30	2.92	0.93	0.089	0.044	
18:45	2.88	0.91	0.085	0.045	
19:00	2.81	0.87	0.079	0.046	
19:15	2.69	0.81	0.069	0.046	
19:30	2.90	0.89	0.085	0.047	
19:45	2.91	0.88	0.084	0.048	
20:00	2.57	0.75	0.059	0.049	
20:15	2.54	0.75	0.058	0.049	
20:30	2.49	0.71	0.054	0.050	
20:45	2.30	0.60	0.041	0.050	
21:00	2.42	0.66	0.049	0.051	
21:15	2.44	0.67	0.050	0.051	
21:30	2.66	0.75	0.063	0.052	
21:45	2.67	0.77	0.065	0.053	
22:00	2.49	0.68	0.052	0.053	
22:15	2.45	0.68	0.051	0.054	
22:30	2.56	0.73	0.058	0.054	
22:45	2.44	0.70	0.052	0.055	
23:00	2.40	0.64	0.046	0.055	
23:15	2.27	0.60	0.040	0.056	
23:30	2.19	0.56	0.036	0.056	
23:45	2.14	0.52	0.032	0.057	
Daily Totals:				**0.057**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/3/2018					
0:00	2.07	0.48	0.028	0.000	
0:15	2.10	0.53	0.032	0.001	
0:30	2.01	0.46	0.026	0.001	
0:45	2.07	0.49	0.029	0.001	
1:00	2.08	0.48	0.028	0.001	
1:15	2.07	0.50	0.029	0.002	
1:30	2.03	0.47	0.027	0.002	
1:45	1.97	0.45	0.025	0.002	
2:00	1.99	0.55	0.031	0.003	
2:15	1.94	0.41	0.022	0.003	
2:30	1.95	0.44	0.024	0.003	
2:45	1.92	0.42	0.022	0.003	
3:00	2.04	0.45	0.026	0.004	
3:15	2.06	0.48	0.028	0.004	
3:30	2.13	0.52	0.031	0.004	
3:45	2.53	0.73	0.057	0.005	
4:00	2.85	0.89	0.082	0.006	
4:15	2.79	0.84	0.075	0.006	
4:30	2.77	0.85	0.075	0.007	
4:45	2.72	0.83	0.071	0.008	
5:00	2.58	0.75	0.060	0.009	
5:15	2.45	0.69	0.052	0.009	
5:30	2.60	0.76	0.062	0.010	
5:45	2.77	0.83	0.073	0.011	
6:00	2.68	0.83	0.070	0.011	
6:15	2.66	0.77	0.065	0.012	
6:30	2.56	0.74	0.059	0.013	
6:45	2.61	0.76	0.062	0.013	
7:00	2.96	0.87	0.085	0.014	
7:15	3.08	0.92	0.095	0.015	
7:30	2.81	0.89	0.080	0.016	
7:45	2.82	0.82	0.074	0.017	
8:00	2.93	0.85	0.082	0.018	
8:15	2.78	0.81	0.072	0.018	
8:30	2.77	0.82	0.073	0.019	
8:45	2.84	0.83	0.077	0.020	
9:00	2.96	0.89	0.087	0.021	
9:15	3.00	0.93	0.093	0.022	
9:30	2.86	0.85	0.079	0.023	
9:45	2.85	0.85	0.079	0.023	
10:00	2.75	0.81	0.072	0.024	
10:15	2.95	0.92	0.089	0.025	
10:30	2.83	0.90	0.082	0.026	
10:45	2.99	0.90	0.089	0.027	
11:00	2.95	0.86	0.083	0.028	
11:15	2.64	0.76	0.062	0.028	
11:30	2.85	0.87	0.081	0.029	
11:45	3.07	0.93	0.095	0.030	
12:00	3.09	0.96	0.100	0.031	
12:15	2.76	0.88	0.077	0.032	
12:30	2.77	0.87	0.077	0.033	
12:45	2.72	0.87	0.075	0.034	
13:00	2.66	0.85	0.071	0.034	
13:15	2.58	0.80	0.064	0.035	
13:30	2.51	0.76	0.058	0.036	
13:45	2.52	0.71	0.055	0.036	
14:00	2.48	0.71	0.053	0.037	
14:15	2.49	0.67	0.051	0.037	
14:30	2.63	0.77	0.063	0.038	
14:45	2.61	0.78	0.063	0.039	
15:00	2.59	0.75	0.060	0.039	
15:15	2.58	0.74	0.059	0.040	
15:30	2.59	0.75	0.061	0.041	
15:45	2.54	0.71	0.056	0.041	
16:00	2.49	0.72	0.055	0.042	
16:15	2.69	0.81	0.070	0.042	
16:30	2.81	0.86	0.078	0.043	
16:45	2.53	0.74	0.058	0.044	
17:00	2.82	0.87	0.079	0.045	
17:15	2.93	0.90	0.086	0.046	
17:30	2.94	0.91	0.087	0.046	
17:45	2.64	0.76	0.063	0.047	
18:00	2.45	0.65	0.048	0.048	
18:15	2.53	0.72	0.056	0.048	
18:30	2.71	0.80	0.068	0.049	
18:45	2.71	0.81	0.069	0.050	
19:00	2.74	0.83	0.073	0.050	
19:15	2.49	0.70	0.053	0.051	
19:30	2.40	0.65	0.047	0.051	
19:45	2.41	0.66	0.048	0.052	
20:00	2.37	0.68	0.049	0.052	
20:15	2.43	0.70	0.052	0.053	
20:30	2.50	0.70	0.053	0.054	
20:45	2.61	0.74	0.061	0.054	
21:00	2.44	0.63	0.046	0.055	
21:15	2.45	0.69	0.051	0.055	
21:30	2.56	0.83	0.066	0.056	
21:45	2.40	0.67	0.049	0.056	
22:00	2.36	0.64	0.045	0.057	
22:15	2.38	0.69	0.049	0.057	
22:30	2.40	0.65	0.047	0.058	
22:45	2.38	0.68	0.048	0.058	
23:00	2.27	0.58	0.039	0.059	
23:15	2.23	0.58	0.037	0.059	
23:30	2.14	0.58	0.036	0.060	
23:45	2.06	0.48	0.028	0.060	
Daily Totals:				**0.060**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/4/2018					
0:00	2.10	0.52	0.031	0.000	
0:15	2.09	0.52	0.031	0.001	
0:30	2.08	0.49	0.029	0.001	
0:45	2.04	0.49	0.028	0.001	
1:00	1.99	0.45	0.025	0.002	
1:15	2.03	0.48	0.027	0.002	
1:30	2.07	0.48	0.028	0.002	
1:45	2.03	0.45	0.026	0.002	
2:00	1.99	0.45	0.025	0.003	
2:15	2.01	0.48	0.027	0.003	
2:30	1.95	0.38	0.020	0.003	
2:45	1.95	0.43	0.023	0.003	
3:00	1.94	0.42	0.023	0.004	
3:15	1.92	0.40	0.021	0.004	
3:30	1.90	0.40	0.021	0.004	
3:45	1.86	0.38	0.019	0.004	
4:00	1.91	0.41	0.021	0.004	
4:15	1.92	0.43	0.022	0.005	
4:30	1.85	0.37	0.018	0.005	
4:45	1.88	0.39	0.020	0.005	
5:00	1.88	0.41	0.021	0.005	
5:15	1.88	0.38	0.019	0.005	
5:30	1.95	0.46	0.025	0.006	
5:45	1.96	0.43	0.024	0.006	
6:00	2.02	0.47	0.027	0.006	
6:15	2.18	0.55	0.034	0.007	
6:30	2.16	0.55	0.034	0.007	
6:45	2.51	0.71	0.055	0.008	
7:00	2.60	0.75	0.061	0.008	
7:15	2.62	0.79	0.065	0.009	
7:30	2.41	0.68	0.049	0.009	
7:45	2.41	0.68	0.049	0.010	
8:00	2.48	0.70	0.053	0.010	
8:15	2.66	0.80	0.067	0.011	
8:30	2.94	0.95	0.091	0.012	
8:45	2.98	0.91	0.090	0.013	
9:00	2.81	0.87	0.079	0.014	
9:15	2.84	0.86	0.079	0.015	
9:30	2.95	0.93	0.090	0.016	
9:45	3.24	1.05	0.116	0.017	
10:00	3.12	1.09	0.115	0.018	
10:15	2.85	1.00	0.092	0.019	
10:30	2.70	0.86	0.074	0.020	
10:45	2.69	0.88	0.075	0.021	
11:00	2.78	0.91	0.081	0.021	
11:15	2.76	0.92	0.082	0.022	
11:30	2.85	0.97	0.090	0.023	
11:45	3.11	1.12	0.117	0.024	
12:00	2.91	1.03	0.099	0.025	
12:15	2.73	0.92	0.080	0.026	
12:30	3.00	1.05	0.105	0.027	
12:45	2.96	1.00	0.097	0.028	
13:00	2.90	0.99	0.094	0.029	
13:15	2.72	0.90	0.078	0.030	
13:30	2.60	0.78	0.063	0.031	
13:45	2.66	0.91	0.077	0.032	
14:00	2.80	0.91	0.082	0.032	
14:15	2.60	0.76	0.062	0.033	
14:30	2.71	0.85	0.074	0.034	
14:45	2.80	0.87	0.079	0.035	
15:00	2.62	0.84	0.069	0.035	
15:15	2.43	0.71	0.052	0.036	
15:30	2.56	0.80	0.063	0.037	
15:45	2.45	0.74	0.056	0.037	
16:00	2.41	0.74	0.054	0.038	
16:15	2.43	0.70	0.052	0.038	
16:30	2.64	0.88	0.073	0.039	
16:45	2.63	0.82	0.067	0.040	
17:00	2.78	0.91	0.082	0.041	
17:15	2.77	0.91	0.081	0.041	
17:30	2.60	0.82	0.067	0.042	
17:45	2.54	0.78	0.061	0.043	
18:00	2.38	0.68	0.049	0.043	
18:15	2.67	0.85	0.072	0.044	
18:30	2.86	0.92	0.086	0.045	
18:45	2.68	0.83	0.071	0.046	
19:00	2.60	0.78	0.064	0.046	
19:15	2.64	0.82	0.068	0.047	
19:30	2.70	0.89	0.076	0.048	
19:45	2.65	0.84	0.070	0.049	
20:00	2.50	0.80	0.062	0.049	
20:15	2.44	0.74	0.055	0.050	
20:30	2.34	0.66	0.046	0.050	
20:45	2.35	0.65	0.045	0.051	
21:00	2.40	0.67	0.049	0.051	
21:15	2.43	0.71	0.052	0.052	
21:30	2.39	0.70	0.050	0.052	
21:45	2.33	0.65	0.046	0.053	
22:00	2.26	0.62	0.041	0.053	
22:15	2.32	0.65	0.045	0.054	
22:30	2.34	0.65	0.045	0.054	
22:45	2.33	0.64	0.044	0.055	
23:00	2.22	0.60	0.039	0.055	
23:15	2.27	0.62	0.041	0.055	
23:30	2.24	0.71	0.046	0.056	
23:45	2.15	0.55	0.034	0.056	
Daily Totals:				**0.056**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/5/2018					
0:00	2.13	0.53	0.032	0.000	
0:15	2.10	0.54	0.032	0.001	
0:30	2.06	0.54	0.032	0.001	
0:45	2.05	0.51	0.029	0.001	
1:00	2.05	0.51	0.029	0.002	
1:15	1.95	0.41	0.022	0.002	
1:30	1.95	0.45	0.024	0.002	
1:45	1.97	0.55	0.030	0.002	
2:00	1.83	0.35	0.017	0.003	
2:15	1.83	0.39	0.019	0.003	
2:30	1.84	0.38	0.019	0.003	
2:45	1.82	0.37	0.018	0.003	
3:00	1.83	0.40	0.019	0.003	
3:15	1.88	0.40	0.020	0.004	
3:30	1.92	0.47	0.024	0.004	
3:45	1.84	0.38	0.019	0.004	
4:00	1.76	0.32	0.015	0.004	
4:15	1.74	0.34	0.015	0.004	
4:30	1.73	0.33	0.015	0.005	
4:45	1.82	0.37	0.018	0.005	
5:00	1.83	0.37	0.018	0.005	
5:15	2.04	0.47	0.027	0.005	
5:30	2.12	0.52	0.032	0.005	
5:45	1.96	0.42	0.023	0.006	
6:00	2.00	0.47	0.026	0.006	
6:15	2.23	0.60	0.039	0.006	
6:30	2.39	0.68	0.049	0.007	
6:45	2.48	0.73	0.056	0.007	
7:00	2.95	0.95	0.094	0.008	
7:15	3.26	1.12	0.125	0.010	
7:30	3.14	1.09	0.115	0.011	
7:45	3.21	1.09	0.119	0.012	
8:00	3.31	1.13	0.129	0.014	
8:15	3.32	1.14	0.130	0.015	
8:30	3.21	1.15	0.125	0.016	
8:45	3.26	1.11	0.124	0.018	
9:00	3.32	1.16	0.133	0.019	
9:15	3.32	1.13	0.129	0.020	
9:30	3.39	1.13	0.134	0.022	
9:45	3.38	1.15	0.135	0.023	
10:00	3.21	1.06	0.116	0.024	
10:15	3.19	1.07	0.116	0.025	
10:30	2.99	0.99	0.098	0.026	
10:45	3.09	1.07	0.110	0.028	
11:00	3.02	1.04	0.104	0.029	
11:15	3.04	1.04	0.105	0.030	
11:30	2.88	1.02	0.096	0.031	
11:45	2.80	0.92	0.083	0.032	
12:00	2.72	0.87	0.075	0.032	
12:15	2.68	0.84	0.071	0.033	
12:30	2.72	0.87	0.075	0.034	
12:45	2.80	0.93	0.084	0.035	
13:00	2.87	0.94	0.088	0.036	
13:15	2.63	0.82	0.067	0.036	
13:30	2.70	0.87	0.074	0.037	
13:45	2.75	0.92	0.081	0.038	
14:00	2.80	0.92	0.083	0.039	
14:15	2.75	0.91	0.080	0.040	
14:30	2.80	0.93	0.084	0.041	
14:45	2.60	0.80	0.065	0.041	
15:00	2.54	0.77	0.061	0.042	
15:15	2.61	0.81	0.066	0.043	
15:30	2.80	0.91	0.082	0.044	
15:45	2.65	0.84	0.070	0.044	
16:00	2.71	0.88	0.076	0.045	
16:15	2.85	0.95	0.088	0.046	
16:30	2.78	0.89	0.080	0.047	
16:45	2.91	1.06	0.101	0.048	
17:00	2.94	1.01	0.097	0.049	
17:15	2.96	1.01	0.099	0.050	
17:30	2.96	0.99	0.097	0.051	
17:45	2.96	1.03	0.100	0.052	
18:00	3.08	1.06	0.110	0.053	
18:15	2.83	0.93	0.085	0.054	
18:30	2.79	0.88	0.079	0.055	
18:45	2.82	0.94	0.085	0.056	
19:00	2.89	0.93	0.088	0.057	
19:15	2.83	0.94	0.086	0.057	
19:30	2.98	0.98	0.096	0.058	
19:45	2.78	0.86	0.077	0.059	
20:00	2.77	0.87	0.077	0.060	
20:15	2.86	0.92	0.085	0.061	
20:30	2.92	0.96	0.092	0.062	
20:45	3.19	1.08	0.116	0.063	
21:00	3.13	1.02	0.107	0.064	
21:15	3.06	0.96	0.098	0.065	
21:30	3.16	0.99	0.106	0.066	
21:45	3.15	0.97	0.103	0.067	
22:00	3.14	1.01	0.107	0.069	
22:15	3.12	1.04	0.109	0.070	
22:30	3.13	1.03	0.108	0.071	
22:45	2.92	0.95	0.091	0.072	
23:00	2.83	0.90	0.083	0.073	
23:15	2.71	0.82	0.071	0.073	
23:30	2.63	0.77	0.064	0.074	
23:45	2.56	0.75	0.060	0.075	
Daily Totals:				**0.075**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/6/2018					
0:00	2.49	0.73	0.056	0.001	
0:15	2.39	0.65	0.046	0.001	
0:30	2.38	0.67	0.048	0.002	
0:45	2.31	0.62	0.042	0.002	
1:00	2.31	0.63	0.043	0.002	
1:15	2.32	0.62	0.043	0.003	
1:30	2.24	0.60	0.039	0.003	
1:45	2.26	0.62	0.041	0.004	
2:00	2.22	0.56	0.037	0.004	
2:15	2.25	0.59	0.039	0.005	
2:30	2.23	0.58	0.038	0.005	
2:45	2.25	0.58	0.038	0.005	
3:00	2.23	0.63	0.041	0.006	
3:15	2.23	0.57	0.037	0.006	
3:30	2.19	0.55	0.035	0.006	
3:45	2.17	0.55	0.034	0.007	
4:00	2.15	0.55	0.034	0.007	
4:15	2.19	0.59	0.037	0.008	
4:30	2.20	0.56	0.035	0.008	
4:45	2.23	0.61	0.040	0.008	
5:00	2.20	0.58	0.037	0.009	
5:15	2.26	0.60	0.040	0.009	
5:30	2.36	0.64	0.045	0.010	
5:45	2.33	0.65	0.045	0.010	
6:00	2.38	0.66	0.047	0.011	
6:15	2.45	0.68	0.051	0.011	
6:30	2.60	0.77	0.062	0.012	
6:45	2.48	0.69	0.052	0.012	
7:00	2.76	0.87	0.077	0.013	
7:15	2.93	0.87	0.084	0.014	
7:30	2.79	0.88	0.079	0.015	
7:45	2.82	0.93	0.085	0.016	
8:00	2.72	0.89	0.077	0.017	
8:15	2.91	0.95	0.091	0.017	
8:30	2.98	1.00	0.099	0.018	
8:45	3.09	1.06	0.109	0.020	
9:00	3.10	1.02	0.106	0.021	
9:15	3.13	0.98	0.103	0.022	
9:30	3.23	1.03	0.113	0.023	
9:45	3.52	1.14	0.141	0.024	
10:00	3.40	1.11	0.132	0.026	
10:15	3.30	1.07	0.121	0.027	
10:30	3.19	1.02	0.111	0.028	
10:45	2.91	0.91	0.087	0.029	
11:00	3.11	1.00	0.105	0.030	
11:15	3.80	1.34	0.184	0.032	
11:30	4.21	1.55	0.246	0.035	
11:45	4.03	1.45	0.217	0.037	
12:00	3.64	1.28	0.168	0.039	
12:15	3.90	1.47	0.210	0.041	
12:30	3.61	1.31	0.169	0.043	
12:45	3.31	1.16	0.132	0.044	
13:00	3.23	1.12	0.123	0.045	
13:15	3.98	1.42	0.211	0.048	
13:30	3.99	1.48	0.220	0.050	
13:45	3.65	1.33	0.175	0.052	
14:00	3.70	1.36	0.183	0.054	
14:15	3.22	1.09	0.120	0.055	
14:30	2.95	1.00	0.097	0.056	
14:45	2.72	0.88	0.076	0.057	
15:00	2.98	0.98	0.096	0.058	
15:15	2.84	0.91	0.084	0.058	
15:30	2.92	0.92	0.089	0.059	
15:45	2.83	0.84	0.077	0.060	
16:00	2.85	0.85	0.078	0.061	
16:15	2.87	0.84	0.078	0.062	
16:30	2.67	0.72	0.061	0.062	
16:45	2.70	0.75	0.065	0.063	
17:00	2.86	0.84	0.078	0.064	
17:15	2.94	0.81	0.078	0.065	
17:30	2.91	0.86	0.082	0.066	
17:45	2.96	0.90	0.087	0.067	
18:00	2.91	0.96	0.092	0.067	
18:15	3.02	1.01	0.101	0.069	
18:30	2.84	0.96	0.088	0.069	
18:45	2.85	0.94	0.087	0.070	
19:00	2.90	0.96	0.091	0.071	
19:15	2.94	0.96	0.093	0.072	
19:30	2.81	0.88	0.080	0.073	
19:45	2.80	0.90	0.081	0.074	
20:00	2.84	0.91	0.083	0.075	
20:15	2.80	0.90	0.081	0.076	
20:30	2.83	0.90	0.082	0.077	
20:45	2.88	0.94	0.088	0.077	
21:00	2.67	0.81	0.068	0.078	
21:15	2.75	0.84	0.075	0.079	
21:30	2.87	0.94	0.088	0.080	
21:45	2.84	0.89	0.082	0.081	
22:00	2.81	0.87	0.079	0.081	
22:15	2.84	0.85	0.078	0.082	
22:30	2.84	0.88	0.081	0.083	
22:45	2.74	0.84	0.073	0.084	
23:00	2.66	0.80	0.067	0.085	
23:15	2.59	0.76	0.061	0.085	
23:30	2.47	0.68	0.051	0.086	
23:45	2.55	0.72	0.057	0.086	
Daily Totals:				**0.086**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/7/2018					
0:00	2.38	0.66	0.047	0.000	
0:15	2.34	0.58	0.040	0.001	
0:30	2.36	0.60	0.042	0.001	
0:45	2.32	0.61	0.042	0.002	
1:00	2.27	0.56	0.037	0.002	
1:15	2.22	0.60	0.038	0.003	
1:30	2.25	0.62	0.041	0.003	
1:45	2.17	0.55	0.034	0.003	
2:00	2.14	0.53	0.032	0.004	
2:15	2.10	0.50	0.030	0.004	
2:30	2.08	0.52	0.031	0.004	
2:45	2.07	0.49	0.029	0.005	
3:00	2.08	0.51	0.030	0.005	
3:15	2.30	0.66	0.045	0.005	
3:30	2.08	0.51	0.030	0.006	
3:45	2.06	0.49	0.028	0.006	
4:00	2.05	0.47	0.027	0.006	
4:15	2.03	0.47	0.027	0.007	
4:30	2.09	0.59	0.035	0.007	
4:45	2.06	0.45	0.026	0.007	
5:00	2.18	0.58	0.037	0.008	
5:15	2.18	0.56	0.035	0.008	
5:30	2.26	0.59	0.040	0.008	
5:45	2.25	0.60	0.040	0.009	
6:00	2.32	0.65	0.045	0.009	
6:15	2.45	0.69	0.052	0.010	
6:30	2.54	0.76	0.059	0.010	
6:45	2.70	0.81	0.069	0.011	
7:00	2.70	0.83	0.071	0.012	
7:15	2.66	0.84	0.070	0.013	
7:30	2.67	0.81	0.068	0.013	
7:45	2.82	0.90	0.082	0.014	
8:00	2.96	0.97	0.095	0.015	
8:15	2.88	0.96	0.090	0.016	
8:30	2.85	0.91	0.085	0.017	
8:45	2.82	0.88	0.080	0.018	
9:00	2.68	0.83	0.070	0.019	
9:15	2.65	0.84	0.070	0.019	
9:30	2.67	0.82	0.069	0.020	
9:45	2.77	0.86	0.077	0.021	
10:00	3.02	1.01	0.102	0.022	
10:15	3.19	1.10	0.119	0.023	
10:30	2.95	0.96	0.093	0.024	
10:45	2.88	0.93	0.087	0.025	
11:00	2.82	0.89	0.081	0.026	
11:15	2.77	0.87	0.077	0.027	
11:30	2.63	0.80	0.066	0.027	
11:45	2.68	0.83	0.070	0.028	
12:00	2.75	0.86	0.075	0.029	
12:15	2.64	0.77	0.064	0.029	
12:30	2.56	0.78	0.062	0.030	
12:45	2.51	0.74	0.057	0.031	
13:00	2.48	0.71	0.054	0.031	
13:15	2.67	0.83	0.070	0.032	
13:30	2.46	0.71	0.053	0.033	
13:45	2.41	0.70	0.051	0.033	
14:00	2.45	0.73	0.054	0.034	
14:15	2.58	0.80	0.065	0.034	
14:30	2.45	0.72	0.054	0.035	
14:45	2.57	0.76	0.061	0.036	
15:00	2.46	0.70	0.053	0.036	
15:15	2.53	0.75	0.058	0.037	
15:30	2.49	0.71	0.054	0.037	
15:45	2.43	0.78	0.057	0.038	
16:00	2.33	0.65	0.045	0.038	
16:15	2.29	0.61	0.041	0.039	
16:30	2.22	0.61	0.039	0.039	
16:45	2.50	0.76	0.058	0.040	
17:00	2.38	0.67	0.048	0.040	
17:15	2.33	0.66	0.046	0.041	
17:30	2.55	0.78	0.061	0.041	
17:45	2.54	0.76	0.060	0.042	
18:00	2.49	0.71	0.054	0.043	
18:15	2.54	0.76	0.060	0.043	
18:30	2.84	0.88	0.081	0.044	
18:45	2.65	0.79	0.065	0.045	
19:00	2.54	0.76	0.059	0.045	
19:15	2.43	0.71	0.052	0.046	
19:30	2.65	0.79	0.066	0.047	
19:45	2.65	0.86	0.072	0.047	
20:00	2.64	0.79	0.065	0.048	
20:15	2.46	0.72	0.054	0.049	
20:30	2.45	0.75	0.056	0.049	
20:45	2.44	0.75	0.055	0.050	
21:00	2.35	0.67	0.047	0.050	
21:15	2.35	0.64	0.045	0.051	
21:30	2.32	0.62	0.042	0.051	
21:45	2.32	0.66	0.045	0.052	
22:00	2.27	0.66	0.044	0.052	
22:15	2.44	0.65	0.049	0.053	
22:30	2.50	0.71	0.055	0.053	
22:45	2.39	0.64	0.046	0.054	
23:00	2.31	0.60	0.041	0.054	
23:15	2.20	0.56	0.036	0.054	
23:30	2.17	0.56	0.035	0.055	
23:45	2.11	0.51	0.031	0.055	
Daily Totals:				**0.055**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/8/2018					
0:00	2.04	0.46	0.026	0.000	
0:15	1.95	0.45	0.024	0.001	
0:30	2.02	0.51	0.029	0.001	
0:45	1.94	0.44	0.023	0.001	
1:00	1.85	0.38	0.019	0.001	
1:15	1.76	0.34	0.016	0.001	
1:30	1.83	0.40	0.019	0.002	
1:45	1.80	0.36	0.017	0.002	
2:00	1.75	0.39	0.018	0.002	
2:15	1.76	0.41	0.019	0.002	
2:30	1.76	0.40	0.018	0.002	
2:45	1.70	0.32	0.014	0.003	
3:00	1.65	0.31	0.013	0.003	
3:15	1.70	0.31	0.013	0.003	
3:30	1.66	0.31	0.013	0.003	
3:45	1.72	0.35	0.015	0.003	
4:00	1.60	0.28	0.011	0.003	
4:15	1.68	0.32	0.014	0.003	
4:30	1.67	0.29	0.012	0.003	
4:45	1.71	0.31	0.014	0.004	
5:00	1.81	0.36	0.017	0.004	
5:15	1.90	0.47	0.024	0.004	
5:30	2.03	0.52	0.030	0.004	
5:45	2.09	0.56	0.033	0.005	
6:00	2.09	0.49	0.029	0.005	
6:15	2.11	0.52	0.031	0.005	
6:30	2.29	0.65	0.045	0.006	
6:45	2.37	0.69	0.049	0.006	
7:00	2.41	0.70	0.051	0.007	
7:15	2.65	0.82	0.069	0.008	
7:30	3.28	1.14	0.128	0.009	
7:45	3.22	1.19	0.131	0.010	
8:00	3.15	1.06	0.112	0.011	
8:15	3.10	1.06	0.110	0.013	
8:30	2.92	1.00	0.095	0.014	
8:45	2.89	0.92	0.087	0.014	
9:00	2.90	0.96	0.091	0.015	
9:15	2.78	0.88	0.079	0.016	
9:30	2.74	0.86	0.075	0.017	
9:45	2.91	0.91	0.087	0.018	
10:00	2.82	0.86	0.078	0.019	
10:15	2.86	0.95	0.088	0.020	
10:30	3.02	0.99	0.099	0.021	
10:45	2.93	0.95	0.091	0.022	
11:00	2.86	0.90	0.084	0.023	
11:15	3.02	0.98	0.098	0.024	
11:30	3.07	1.00	0.102	0.025	
11:45	3.04	0.97	0.098	0.026	
12:00	2.84	0.89	0.082	0.026	
12:15	2.70	0.80	0.069	0.027	
12:30	2.64	0.79	0.065	0.028	
12:45	2.69	0.83	0.071	0.029	
13:00	2.64	0.79	0.065	0.029	
13:15	2.67	0.79	0.067	0.030	
13:30	2.38	0.63	0.045	0.030	
13:45	2.41	0.66	0.048	0.031	
14:00	2.35	0.65	0.046	0.031	
14:15	2.38	0.70	0.050	0.032	
14:30	2.58	0.71	0.057	0.033	
14:45	2.40	0.64	0.046	0.033	
15:00	2.24	0.61	0.040	0.033	
15:15	2.30	0.61	0.042	0.034	
15:30	2.58	0.75	0.063	0.035	
15:45	2.88	0.91	0.086	0.035	
16:00	2.67	0.81	0.068	0.036	
16:15	2.56	0.74	0.059	0.037	
16:30	2.54	0.71	0.056	0.037	
16:45	2.62	0.81	0.066	0.038	
17:00	2.74	0.86	0.075	0.039	
17:15	3.02	0.99	0.099	0.040	
17:30	2.82	0.93	0.085	0.041	
17:45	2.83	0.83	0.076	0.042	
18:00	2.79	0.90	0.080	0.042	
18:15	2.66	0.78	0.065	0.043	
18:30	2.70	0.86	0.073	0.044	
18:45	2.68	0.84	0.071	0.045	
19:00	2.73	0.85	0.074	0.045	
19:15	2.73	0.88	0.076	0.046	
19:30	2.81	0.90	0.082	0.047	
19:45	2.76	0.88	0.078	0.048	
20:00	2.68	0.86	0.073	0.049	
20:15	2.77	0.91	0.081	0.049	
20:30	2.76	0.92	0.081	0.050	
20:45	2.70	0.84	0.072	0.051	
21:00	2.66	0.82	0.068	0.052	
21:15	2.67	0.83	0.070	0.052	
21:30	2.58	0.79	0.063	0.053	
21:45	2.46	0.73	0.055	0.054	
22:00	2.39	0.68	0.049	0.054	
22:15	2.57	0.75	0.060	0.055	
22:30	2.57	0.80	0.064	0.055	
22:45	2.51	0.72	0.056	0.056	
23:00	2.41	0.68	0.049	0.057	
23:15	2.47	0.72	0.054	0.057	
23:30	2.38	0.66	0.047	0.058	
23:45	2.35	0.64	0.045	0.058	
Daily Totals:				**0.058**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/9/2018					
0:00	2.38	0.65	0.046	0.000	
0:15	2.33	0.64	0.044	0.001	
0:30	2.33	0.66	0.046	0.001	
0:45	2.29	0.61	0.042	0.002	
1:00	2.19	0.56	0.036	0.002	
1:15	2.14	0.56	0.035	0.003	
1:30	2.13	0.52	0.032	0.003	
1:45	2.08	0.52	0.030	0.003	
2:00	2.08	0.51	0.030	0.004	
2:15	2.09	0.52	0.031	0.004	
2:30	2.03	0.48	0.027	0.004	
2:45	2.05	0.52	0.030	0.004	
3:00	2.02	0.49	0.027	0.005	
3:15	2.04	0.48	0.027	0.005	
3:30	2.03	0.48	0.027	0.005	
3:45	2.05	0.54	0.031	0.006	
4:00	2.07	0.50	0.029	0.006	
4:15	2.09	0.53	0.031	0.006	
4:30	2.03	0.49	0.028	0.007	
4:45	2.05	0.52	0.030	0.007	
5:00	2.09	0.58	0.035	0.007	
5:15	2.08	0.52	0.031	0.008	
5:30	2.11	0.53	0.032	0.008	
5:45	2.21	0.59	0.038	0.008	
6:00	2.23	0.62	0.040	0.009	
6:15	2.24	0.61	0.040	0.009	
6:30	2.38	0.75	0.054	0.010	
6:45	2.64	0.80	0.066	0.010	
7:00	2.79	0.87	0.078	0.011	
7:15	2.69	0.86	0.073	0.012	
7:30	2.65	0.91	0.076	0.013	
7:45	2.62	0.81	0.066	0.013	
8:00	2.61	0.79	0.064	0.014	
8:15	2.62	0.79	0.065	0.015	
8:30	2.63	0.80	0.067	0.015	
8:45	2.57	0.78	0.062	0.016	
9:00	2.47	0.74	0.056	0.017	
9:15	2.68	0.83	0.070	0.017	
9:30	2.58	0.77	0.062	0.018	
9:45	2.58	0.80	0.064	0.019	
10:00	2.58	0.81	0.065	0.019	
10:15	2.48	0.75	0.057	0.020	
10:30	2.49	0.75	0.057	0.021	
10:45	2.57	0.77	0.062	0.021	
11:00	2.79	0.92	0.083	0.022	
11:15	2.59	0.79	0.064	0.023	
11:30	2.95	0.97	0.094	0.024	
11:45	2.96	0.94	0.092	0.025	
12:00	2.83	0.86	0.078	0.026	
12:15	3.03	0.95	0.096	0.027	
12:30	3.11	1.04	0.109	0.028	
12:45	3.09	1.03	0.107	0.029	
13:00	3.09	1.02	0.106	0.030	
13:15	2.78	0.91	0.081	0.031	
13:30	2.78	0.91	0.081	0.032	
13:45	2.87	0.94	0.088	0.032	
14:00	2.78	0.79	0.070	0.033	
14:15	2.70	0.80	0.068	0.034	
14:30	2.65	0.74	0.062	0.035	
14:45	2.80	0.83	0.075	0.035	
15:00	2.74	0.85	0.074	0.036	
15:15	2.71	0.81	0.070	0.037	
15:30	2.74	0.78	0.068	0.038	
15:45	2.89	0.90	0.085	0.038	
16:00	3.18	1.06	0.114	0.040	
16:15	3.14	0.98	0.104	0.041	
16:30	2.87	0.92	0.086	0.042	
16:45	2.98	0.96	0.095	0.043	
17:00	3.11	1.07	0.112	0.044	
17:15	3.11	1.07	0.112	0.045	
17:30	3.55	1.32	0.167	0.047	
17:45	4.08	1.51	0.230	0.049	
18:00	3.68	1.37	0.182	0.051	
18:15	3.36	1.24	0.144	0.052	
18:30	3.49	1.26	0.155	0.054	
18:45	3.83	1.41	0.198	0.056	
19:00	4.21	1.61	0.257	0.059	
19:15	4.22	1.57	0.251	0.061	
19:30	4.02	1.46	0.218	0.064	
19:45	4.47	1.70	0.294	0.067	
20:00	3.61	1.32	0.171	0.069	
20:15	3.08	1.10	0.114	0.070	
20:30	2.82	0.96	0.088	0.071	
20:45	2.73	0.88	0.077	0.071	
21:00	2.69	0.85	0.073	0.072	
21:15	2.71	0.87	0.075	0.073	
21:30	2.64	0.84	0.070	0.074	
21:45	2.64	0.87	0.073	0.074	
22:00	2.73	0.89	0.077	0.075	
22:15	2.65	0.84	0.070	0.076	
22:30	2.63	0.86	0.071	0.077	
22:45	2.60	0.80	0.065	0.077	
23:00	2.63	0.80	0.066	0.078	
23:15	2.61	0.80	0.065	0.079	
23:30	2.71	0.84	0.072	0.080	
23:45	2.82	0.83	0.075	0.080	
Daily Totals:				**0.080**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/10/2018					
0:00	2.82	0.84	0.077	0.001	
0:15	2.91	0.87	0.083	0.002	
0:30	3.04	0.90	0.091	0.003	
0:45	3.09	0.93	0.097	0.004	
1:00	2.96	0.89	0.087	0.005	
1:15	2.95	0.88	0.085	0.005	
1:30	2.84	0.87	0.080	0.006	
1:45	2.62	0.78	0.064	0.007	
2:00	2.52	0.74	0.058	0.008	
2:15	2.37	0.69	0.049	0.008	
2:30	2.25	0.60	0.040	0.008	
2:45	2.19	0.57	0.036	0.009	
3:00	2.15	0.60	0.037	0.009	
3:15	2.12	0.54	0.032	0.010	
3:30	2.11	0.59	0.036	0.010	
3:45	2.09	0.53	0.031	0.010	
4:00	2.09	0.55	0.032	0.011	
4:15	2.12	0.54	0.033	0.011	
4:30	2.10	0.52	0.031	0.011	
4:45	2.12	0.57	0.034	0.012	
5:00	2.09	0.52	0.031	0.012	
5:15	2.12	0.54	0.033	0.012	
5:30	2.18	0.57	0.036	0.013	
5:45	2.16	0.58	0.036	0.013	
6:00	2.14	0.58	0.036	0.013	
6:15	2.20	0.60	0.038	0.014	
6:30	2.26	0.61	0.040	0.014	
6:45	2.43	0.75	0.056	0.015	
7:00	2.44	0.69	0.051	0.015	
7:15	2.53	0.75	0.059	0.016	
7:30	2.61	0.81	0.066	0.017	
7:45	2.84	0.95	0.087	0.018	
8:00	2.87	0.93	0.087	0.018	
8:15	2.66	0.82	0.068	0.019	
8:30	2.67	0.81	0.068	0.020	
8:45	2.76	0.91	0.080	0.021	
9:00	2.78	0.88	0.078	0.021	
9:15	2.65	0.82	0.069	0.022	
9:30	2.63	0.81	0.067	0.023	
9:45	2.70	0.89	0.077	0.024	
10:00	2.86	0.93	0.086	0.025	
10:15	2.59	0.78	0.063	0.025	
10:30	2.68	0.87	0.073	0.026	
10:45	2.92	0.98	0.094	0.027	
11:00	2.74	0.88	0.077	0.028	
11:15	2.69	0.88	0.075	0.029	
11:30	2.75	0.89	0.079	0.029	
11:45	2.70	0.83	0.071	0.030	
12:00	2.66	0.86	0.072	0.031	
12:15	2.78	0.91	0.081	0.032	
12:30	2.80	0.91	0.082	0.033	
12:45	2.59	0.80	0.065	0.033	
13:00	2.61	0.83	0.068	0.034	
13:15	2.73	0.89	0.078	0.035	
13:30	2.71	0.85	0.073	0.036	
13:45	2.76	0.90	0.080	0.036	
14:00	2.71	0.83	0.071	0.037	
14:15	2.54	0.78	0.061	0.038	
14:30	2.55	0.74	0.058	0.038	
14:45	2.52	0.78	0.061	0.039	
15:00	2.62	0.83	0.068	0.040	
15:15	2.75	0.90	0.079	0.041	
15:30	2.58	0.76	0.061	0.041	
15:45	2.59	0.81	0.065	0.042	
16:00	2.73	0.85	0.074	0.043	
16:15	2.49	0.67	0.051	0.043	
16:30	2.61	0.82	0.067	0.044	
16:45	2.70	0.83	0.071	0.045	
17:00	2.78	0.90	0.081	0.045	
17:15	2.63	0.79	0.065	0.046	
17:30	2.68	0.86	0.073	0.047	
17:45	2.91	0.96	0.091	0.048	
18:00	2.87	0.93	0.087	0.049	
18:15	2.78	0.89	0.080	0.050	
18:30	2.78	0.88	0.078	0.050	
18:45	2.81	0.91	0.082	0.051	
19:00	2.75	0.95	0.083	0.052	
19:15	2.63	0.81	0.067	0.053	
19:30	2.63	0.84	0.069	0.054	
19:45	2.67	0.81	0.068	0.054	
20:00	2.47	0.71	0.053	0.055	
20:15	2.51	0.72	0.055	0.055	
20:30	2.56	0.74	0.059	0.056	
20:45	2.45	0.69	0.051	0.056	
21:00	2.49	0.73	0.056	0.057	
21:15	2.46	0.69	0.052	0.058	
21:30	2.42	0.69	0.050	0.058	
21:45	2.39	0.68	0.049	0.059	
22:00	2.51	0.72	0.055	0.059	
22:15	2.54	0.75	0.059	0.060	
22:30	2.49	0.70	0.053	0.060	
22:45	2.39	0.65	0.047	0.061	
23:00	2.46	0.69	0.052	0.061	
23:15	2.52	0.73	0.057	0.062	
23:30	2.43	0.74	0.054	0.063	
23:45	2.31	0.61	0.042	0.063	
Daily Totals:				**0.063**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/11/2018					
0:00	2.27	0.61	0.041	0.000	
0:15	2.31	0.63	0.043	0.001	
0:30	2.33	0.66	0.046	0.001	
0:45	2.39	0.67	0.048	0.002	
1:00	2.34	0.63	0.044	0.002	
1:15	2.27	0.63	0.042	0.003	
1:30	2.23	0.60	0.039	0.003	
1:45	2.20	0.57	0.037	0.004	
2:00	2.10	0.53	0.032	0.004	
2:15	2.08	0.50	0.030	0.004	
2:30	2.06	0.47	0.027	0.004	
2:45	2.11	0.48	0.029	0.005	
3:00	2.07	0.46	0.027	0.005	
3:15	2.07	0.47	0.027	0.005	
3:30	2.10	0.49	0.029	0.006	
3:45	2.12	0.47	0.028	0.006	
4:00	2.11	0.46	0.027	0.006	
4:15	2.10	0.45	0.027	0.006	
4:30	2.09	0.49	0.029	0.007	
4:45	2.10	0.48	0.029	0.007	
5:00	2.11	0.47	0.028	0.007	
5:15	2.18	0.48	0.030	0.008	
5:30	2.26	0.57	0.038	0.008	
5:45	2.38	0.60	0.043	0.009	
6:00	2.23	0.57	0.037	0.009	
6:15	2.19	0.53	0.034	0.009	
6:30	2.39	0.63	0.045	0.010	
6:45	2.29	0.55	0.038	0.010	
7:00	2.33	0.61	0.042	0.011	
7:15	2.47	0.69	0.052	0.011	
7:30	2.39	0.67	0.048	0.012	
7:45	2.39	0.67	0.048	0.012	
8:00	2.50	0.72	0.055	0.013	
8:15	2.68	0.85	0.072	0.013	
8:30	2.84	0.93	0.086	0.014	
8:45	2.69	0.82	0.070	0.015	
9:00	2.66	0.85	0.071	0.016	
9:15	2.64	0.82	0.068	0.017	
9:30	2.80	0.87	0.079	0.017	
9:45	2.88	0.93	0.087	0.018	
10:00	2.78	0.91	0.081	0.019	
10:15	2.82	0.95	0.087	0.020	
10:30	3.11	1.05	0.110	0.021	
10:45	3.00	1.00	0.099	0.022	
11:00	2.92	1.03	0.099	0.023	
11:15	2.93	0.99	0.096	0.024	
11:30	2.97	1.00	0.098	0.025	
11:45	3.09	1.07	0.111	0.026	
12:00	2.89	0.95	0.090	0.027	
12:15	2.98	1.03	0.101	0.028	
12:30	2.96	0.98	0.096	0.029	
12:45	2.84	0.93	0.085	0.030	
13:00	2.84	0.91	0.084	0.031	
13:15	2.90	0.95	0.090	0.032	
13:30	2.97	0.98	0.096	0.033	
13:45	3.01	1.00	0.100	0.034	
14:00	2.97	0.97	0.095	0.035	
14:15	3.04	1.01	0.102	0.036	
14:30	2.83	0.93	0.086	0.037	
14:45	2.57	0.75	0.060	0.038	
15:00	2.57	0.76	0.061	0.038	
15:15	2.68	0.83	0.071	0.039	
15:30	2.68	0.76	0.064	0.040	
15:45	2.74	0.88	0.077	0.040	
16:00	2.99	0.96	0.095	0.041	
16:15	2.97	1.01	0.099	0.042	
16:30	2.77	0.95	0.084	0.043	
16:45	2.53	0.77	0.060	0.044	
17:00	2.71	0.85	0.073	0.045	
17:15	2.65	0.84	0.070	0.045	
17:30	2.55	0.76	0.060	0.046	
17:45	2.60	0.81	0.066	0.047	
18:00	2.70	0.85	0.073	0.048	
18:15	2.68	0.86	0.073	0.048	
18:30	2.58	0.80	0.064	0.049	
18:45	2.55	0.79	0.062	0.050	
19:00	2.57	0.77	0.061	0.050	
19:15	2.82	0.93	0.084	0.051	
19:30	2.76	0.90	0.079	0.052	
19:45	2.70	0.85	0.073	0.053	
20:00	2.70	0.86	0.074	0.054	
20:15	2.67	0.86	0.072	0.054	
20:30	2.62	0.84	0.069	0.055	
20:45	2.49	0.76	0.058	0.056	
21:00	2.52	0.83	0.065	0.056	
21:15	2.56	0.81	0.065	0.057	
21:30	2.45	0.77	0.057	0.058	
21:45	2.43	0.75	0.055	0.058	
22:00	2.43	0.78	0.057	0.059	
22:15	2.55	0.81	0.064	0.059	
22:30	2.37	0.71	0.050	0.060	
22:45	2.40	0.73	0.053	0.060	
23:00	2.24	0.62	0.040	0.061	
23:15	2.32	0.68	0.047	0.061	
23:30	2.24	0.64	0.042	0.062	
23:45	2.26	0.64	0.042	0.062	
Daily Totals:				**0.062**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/12/2018					
0:00	2.17	0.57	0.036	0.000	
0:15	2.17	0.59	0.037	0.001	
0:30	2.08	0.57	0.034	0.001	
0:45	2.09	0.55	0.032	0.001	
1:00	2.04	0.52	0.030	0.002	
1:15	2.00	0.49	0.027	0.002	
1:30	2.05	0.54	0.031	0.002	
1:45	2.08	0.55	0.032	0.003	
2:00	2.00	0.50	0.028	0.003	
2:15	1.99	0.53	0.029	0.003	
2:30	2.00	0.50	0.028	0.004	
2:45	1.98	0.49	0.027	0.004	
3:00	1.98	0.48	0.026	0.004	
3:15	1.97	0.48	0.026	0.004	
3:30	1.95	0.46	0.025	0.005	
3:45	1.97	0.48	0.026	0.005	
4:00	1.98	0.48	0.026	0.005	
4:15	2.00	0.49	0.027	0.005	
4:30	2.03	0.51	0.029	0.006	
4:45	2.08	0.56	0.033	0.006	
5:00	2.15	0.59	0.037	0.007	
5:15	2.07	0.55	0.032	0.007	
5:30	2.11	0.58	0.035	0.007	
5:45	2.13	0.59	0.036	0.008	
6:00	2.14	0.57	0.035	0.008	
6:15	2.25	0.61	0.041	0.008	
6:30	2.45	0.76	0.057	0.009	
6:45	2.54	0.77	0.060	0.010	
7:00	2.46	0.69	0.052	0.010	
7:15	2.58	0.80	0.064	0.011	
7:30	2.67	0.86	0.073	0.012	
7:45	2.61	0.82	0.067	0.012	
8:00	2.84	0.89	0.082	0.013	
8:15	2.83	0.88	0.080	0.014	
8:30	2.50	0.71	0.055	0.015	
8:45	2.49	0.73	0.056	0.015	
9:00	2.53	0.74	0.058	0.016	
9:15	2.54	0.77	0.060	0.016	
9:30	2.68	0.82	0.070	0.017	
9:45	2.67	0.82	0.069	0.018	
10:00	2.53	0.77	0.060	0.018	
10:15	2.55	0.74	0.058	0.019	
10:30	2.86	0.89	0.083	0.020	
10:45	2.89	0.90	0.085	0.021	
11:00	2.74	0.81	0.071	0.022	
11:15	2.68	0.78	0.066	0.022	
11:30	2.61	0.76	0.062	0.023	
11:45	2.73	0.84	0.074	0.024	
12:00	2.74	0.82	0.072	0.024	
12:15	2.76	0.83	0.073	0.025	
12:30	2.70	0.83	0.071	0.026	
12:45	2.71	0.80	0.069	0.027	
13:00	2.72	0.84	0.072	0.027	
13:15	2.57	0.72	0.058	0.028	
13:30	2.52	0.74	0.058	0.029	
13:45	2.66	0.81	0.068	0.029	
14:00	2.89	0.92	0.087	0.030	
14:15	2.81	0.88	0.080	0.031	
14:30	2.53	0.78	0.061	0.032	
14:45	2.61	0.78	0.063	0.032	
15:00	2.76	0.85	0.075	0.033	
15:15	2.95	0.98	0.096	0.034	
15:30	2.87	0.92	0.086	0.035	
15:45	2.68	0.83	0.071	0.036	
16:00	2.70	0.82	0.070	0.036	
16:15	2.52	0.73	0.057	0.037	
16:30	2.31	0.65	0.045	0.037	
16:45	2.47	0.68	0.051	0.038	
17:00	2.56	0.76	0.060	0.039	
17:15	2.59	0.81	0.066	0.039	
17:30	2.69	0.84	0.071	0.040	
17:45	2.60	0.80	0.065	0.041	
18:00	2.59	0.81	0.066	0.041	
18:15	2.48	0.73	0.055	0.042	
18:30	2.64	0.83	0.070	0.043	
18:45	2.87	0.92	0.086	0.044	
19:00	2.77	0.86	0.076	0.044	
19:15	2.79	0.87	0.078	0.045	
19:30	2.89	0.92	0.087	0.046	
19:45	2.71	0.86	0.074	0.047	
20:00	2.65	0.79	0.066	0.048	
20:15	2.80	0.87	0.079	0.048	
20:30	2.77	0.86	0.077	0.049	
20:45	2.65	0.79	0.066	0.050	
21:00	2.48	0.79	0.060	0.051	
21:15	2.64	0.82	0.068	0.051	
21:30	2.60	0.80	0.065	0.052	
21:45	2.55	0.78	0.062	0.053	
22:00	2.60	0.79	0.064	0.053	
22:15	2.45	0.71	0.053	0.054	
22:30	2.44	0.71	0.053	0.054	
22:45	2.42	0.71	0.052	0.055	
23:00	2.52	0.70	0.055	0.055	
23:15	2.43	0.64	0.047	0.056	
23:30	2.37	0.62	0.044	0.056	
23:45	2.32	0.62	0.043	0.057	
Daily Totals:				**0.057**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/13/2018					
0:00	2.24	0.59	0.038	0.000	
0:15	2.22	0.54	0.035	0.001	
0:30	2.18	0.53	0.034	0.001	
0:45	2.21	0.56	0.036	0.001	
1:00	2.26	0.59	0.039	0.002	
1:15	2.30	0.62	0.042	0.002	
1:30	2.26	0.58	0.039	0.003	
1:45	2.23	0.58	0.038	0.003	
2:00	2.32	0.62	0.043	0.004	
2:15	2.45	0.67	0.050	0.004	
2:30	2.43	0.68	0.050	0.005	
2:45	2.37	0.64	0.046	0.005	
3:00	2.42	0.67	0.049	0.006	
3:15	2.51	0.72	0.056	0.006	
3:30	2.56	0.74	0.059	0.007	
3:45	2.61	0.74	0.060	0.007	
4:00	2.63	0.80	0.066	0.008	
4:15	2.56	0.72	0.057	0.009	
4:30	2.56	0.73	0.058	0.009	
4:45	2.65	0.78	0.065	0.010	
5:00	2.80	0.89	0.081	0.011	
5:15	2.84	0.93	0.085	0.012	
5:30	2.97	0.97	0.095	0.013	
5:45	3.15	1.02	0.108	0.014	
6:00	3.28	1.13	0.127	0.015	
6:15	3.35	1.18	0.137	0.017	
6:30	3.24	1.18	0.130	0.018	
6:45	3.27	1.18	0.132	0.019	
7:00	3.28	1.16	0.131	0.021	
7:15	3.61	1.31	0.168	0.022	
7:30	3.81	1.33	0.184	0.024	
7:45	3.47	1.21	0.148	0.026	
8:00	3.49	1.21	0.149	0.027	
8:15	3.83	1.41	0.198	0.030	
8:30	4.08	1.41	0.215	0.032	
8:45	3.74	1.38	0.186	0.034	
9:00	3.61	1.35	0.174	0.036	
9:15	3.51	1.31	0.161	0.037	
9:30	3.62	1.32	0.171	0.039	
9:45	3.36	1.15	0.134	0.040	
10:00	3.16	1.10	0.117	0.042	
10:15	2.99	1.02	0.100	0.043	
10:30	2.90	0.97	0.092	0.044	
10:45	2.77	0.88	0.078	0.044	
11:00	2.73	0.90	0.079	0.045	
11:15	2.74	0.88	0.077	0.046	
11:30	2.78	0.94	0.084	0.047	
11:45	2.69	0.82	0.070	0.048	
12:00	2.64	0.82	0.067	0.048	
12:15	2.69	0.86	0.074	0.049	
12:30	2.79	0.92	0.082	0.050	
12:45	2.86	0.95	0.088	0.051	
13:00	2.75	0.92	0.081	0.052	
13:15	2.79	0.88	0.079	0.053	
13:30	2.80	0.96	0.087	0.053	
13:45	2.79	0.91	0.082	0.054	
14:00	3.10	1.02	0.106	0.055	
14:15	2.78	0.89	0.080	0.056	
14:30	2.76	0.88	0.078	0.057	
14:45	2.87	0.94	0.087	0.058	
15:00	2.77	0.88	0.078	0.059	
15:15	2.61	0.80	0.065	0.059	
15:30	2.71	0.89	0.077	0.060	
15:45	2.56	0.83	0.066	0.061	
16:00	2.46	0.72	0.054	0.061	
16:15	2.49	0.76	0.058	0.062	
16:30	2.44	0.77	0.057	0.063	
16:45	2.57	0.85	0.068	0.063	
17:00	2.66	0.83	0.069	0.064	
17:15	2.68	0.82	0.069	0.065	
17:30	2.63	0.85	0.070	0.066	
17:45	2.78	0.91	0.081	0.066	
18:00	2.80	0.89	0.081	0.067	
18:15	2.62	0.75	0.062	0.068	
18:30	2.71	0.83	0.072	0.069	
18:45	2.78	0.88	0.078	0.069	
19:00	2.48	0.84	0.064	0.070	
19:15	2.60	0.79	0.064	0.071	
19:30	2.57	0.77	0.061	0.071	
19:45	2.75	0.87	0.077	0.072	
20:00	2.78	0.84	0.075	0.073	
20:15	2.62	0.81	0.066	0.074	
20:30	2.59	0.76	0.061	0.074	
20:45	2.73	0.85	0.074	0.075	
21:00	2.70	0.80	0.068	0.076	
21:15	2.59	0.73	0.059	0.076	
21:30	2.57	0.80	0.063	0.077	
21:45	2.71	0.80	0.069	0.078	
22:00	2.64	0.75	0.062	0.078	
22:15	2.58	0.77	0.062	0.079	
22:30	2.47	0.69	0.052	0.080	
22:45	2.49	0.71	0.054	0.080	
23:00	2.43	0.70	0.052	0.081	
23:15	2.33	0.65	0.045	0.081	
23:30	2.33	0.60	0.041	0.082	
23:45	2.29	0.66	0.045	0.082	
Daily Totals:				**0.082**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/14/2018					
0:00	2.33	0.64	0.044	0.000	
0:15	2.37	0.63	0.045	0.001	
0:30	2.38	0.66	0.047	0.001	
0:45	2.37	0.62	0.044	0.002	
1:00	2.26	0.58	0.039	0.002	
1:15	2.20	0.57	0.036	0.003	
1:30	2.21	0.54	0.035	0.003	
1:45	2.18	0.55	0.034	0.003	
2:00	2.21	0.56	0.036	0.004	
2:15	2.19	0.54	0.034	0.004	
2:30	2.14	0.52	0.032	0.004	
2:45	2.03	0.47	0.027	0.005	
3:00	1.99	0.46	0.025	0.005	
3:15	2.00	0.48	0.027	0.005	
3:30	2.01	0.46	0.026	0.006	
3:45	1.98	0.48	0.026	0.006	
4:00	2.01	0.46	0.026	0.006	
4:15	2.00	0.46	0.026	0.006	
4:30	1.99	0.47	0.026	0.007	
4:45	2.03	0.46	0.026	0.007	
5:00	2.13	0.53	0.033	0.007	
5:15	2.11	0.53	0.032	0.008	
5:30	2.15	0.52	0.032	0.008	
5:45	2.18	0.56	0.036	0.008	
6:00	2.17	0.54	0.034	0.009	
6:15	2.26	0.54	0.036	0.009	
6:30	2.58	0.75	0.060	0.010	
6:45	2.54	0.72	0.056	0.010	
7:00	2.60	0.78	0.063	0.011	
7:15	2.62	0.79	0.065	0.012	
7:30	2.74	0.81	0.071	0.012	
7:45	2.82	0.84	0.077	0.013	
8:00	2.68	0.78	0.066	0.014	
8:15	2.59	0.75	0.061	0.014	
8:30	2.75	0.87	0.076	0.015	
8:45	2.78	0.88	0.078	0.016	
9:00	2.59	0.78	0.063	0.017	
9:15	2.58	0.77	0.062	0.017	
9:30	2.80	0.87	0.078	0.018	
9:45	2.85	0.95	0.088	0.019	
10:00	2.84	0.85	0.078	0.020	
10:15	2.60	0.75	0.061	0.020	
10:30	2.44	0.74	0.055	0.021	
10:45	2.41	0.70	0.051	0.022	
11:00	2.41	0.63	0.046	0.022	
11:15	2.56	0.79	0.063	0.023	
11:30	2.51	0.69	0.053	0.023	
11:45	2.56	0.72	0.057	0.024	
12:00	2.63	0.78	0.064	0.025	
12:15	2.55	0.73	0.058	0.025	
12:30	2.57	0.78	0.062	0.026	
12:45	2.72	0.85	0.074	0.027	
13:00	2.60	0.76	0.062	0.027	
13:15	2.64	0.81	0.067	0.028	
13:30	2.55	0.74	0.058	0.028	
13:45	2.54	0.75	0.059	0.029	
14:00	2.48	0.73	0.056	0.030	
14:15	2.75	0.89	0.078	0.030	
14:30	2.70	0.83	0.071	0.031	
14:45	2.46	0.70	0.052	0.032	
15:00	2.55	0.78	0.062	0.032	
15:15	2.49	0.71	0.054	0.033	
15:30	2.45	0.64	0.048	0.033	
15:45	2.41	0.73	0.053	0.034	
16:00	2.67	0.86	0.073	0.035	
16:15	2.62	0.77	0.063	0.035	
16:30	2.62	0.78	0.064	0.036	
16:45	2.59	0.78	0.063	0.037	
17:00	2.59	0.78	0.063	0.037	
17:15	2.69	0.84	0.071	0.038	
17:30	2.62	0.80	0.065	0.039	
17:45	2.73	0.86	0.075	0.040	
18:00	2.86	0.93	0.087	0.041	
18:15	2.80	0.86	0.077	0.041	
18:30	2.70	0.81	0.070	0.042	
18:45	2.66	0.81	0.068	0.043	
19:00	2.75	0.83	0.073	0.044	
19:15	2.78	0.80	0.072	0.044	
19:30	2.80	0.81	0.073	0.045	
19:45	2.72	0.80	0.070	0.046	
20:00	2.75	0.82	0.072	0.046	
20:15	2.83	0.81	0.075	0.047	
20:30	2.61	0.74	0.060	0.048	
20:45	2.52	0.70	0.054	0.048	
21:00	2.57	0.72	0.058	0.049	
21:15	2.67	0.76	0.064	0.050	
21:30	2.72	0.80	0.069	0.050	
21:45	2.67	0.76	0.064	0.051	
22:00	2.64	0.77	0.064	0.052	
22:15	2.58	0.77	0.062	0.052	
22:30	2.51	0.72	0.055	0.053	
22:45	2.56	0.73	0.058	0.054	
23:00	2.58	0.81	0.065	0.054	
23:15	2.46	0.74	0.055	0.055	
23:30	2.41	0.68	0.049	0.055	
23:45	2.26	0.62	0.041	0.056	
Daily Totals:				**0.056**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/15/2018					
0:00	2.20	0.59	0.038	0.000	
0:15	2.21	0.60	0.039	0.001	
0:30	2.19	0.61	0.039	0.001	
0:45	2.19	0.56	0.035	0.002	
1:00	2.23	0.58	0.038	0.002	
1:15	2.18	0.63	0.040	0.002	
1:30	2.09	0.53	0.032	0.003	
1:45	1.99	0.48	0.027	0.003	
2:00	2.00	0.45	0.025	0.003	
2:15	2.02	0.49	0.028	0.004	
2:30	1.94	0.42	0.022	0.004	
2:45	1.95	0.46	0.024	0.004	
3:00	1.94	0.46	0.025	0.004	
3:15	1.92	0.41	0.021	0.004	
3:30	1.91	0.47	0.025	0.005	
3:45	1.92	0.42	0.022	0.005	
4:00	1.92	0.44	0.023	0.005	
4:15	1.93	0.43	0.023	0.005	
4:30	1.93	0.42	0.022	0.006	
4:45	2.00	0.45	0.025	0.006	
5:00	2.03	0.47	0.027	0.006	
5:15	2.15	0.61	0.038	0.007	
5:30	2.16	0.54	0.034	0.007	
5:45	2.08	0.48	0.028	0.007	
6:00	2.20	0.53	0.034	0.008	
6:15	2.27	0.54	0.036	0.008	
6:30	2.59	0.76	0.062	0.009	
6:45	2.58	0.79	0.063	0.009	
7:00	2.53	0.73	0.057	0.010	
7:15	2.79	0.88	0.079	0.011	
7:30	2.73	0.79	0.069	0.011	
7:45	2.64	0.77	0.064	0.012	
8:00	2.57	0.72	0.057	0.013	
8:15	2.63	0.74	0.061	0.013	
8:30	2.58	0.73	0.058	0.014	
8:45	2.72	0.81	0.070	0.015	
9:00	2.70	0.81	0.069	0.015	
9:15	2.68	0.77	0.065	0.016	
9:30	2.52	0.68	0.052	0.017	
9:45	2.51	0.76	0.059	0.017	
10:00	2.76	0.80	0.071	0.018	
10:15	2.79	0.83	0.075	0.019	
10:30	2.66	0.79	0.066	0.019	
10:45	2.67	0.78	0.066	0.020	
11:00	2.53	0.73	0.057	0.021	
11:15	2.39	0.66	0.047	0.021	
11:30	2.56	0.72	0.057	0.022	
11:45	2.56	0.73	0.058	0.022	
12:00	2.73	0.81	0.071	0.023	
12:15	2.56	0.69	0.055	0.024	
12:30	2.56	0.67	0.053	0.024	
12:45	2.64	0.74	0.061	0.025	
13:00	2.54	0.67	0.053	0.025	
13:15	2.85	0.81	0.075	0.026	
13:30	2.70	0.76	0.065	0.027	
13:45	2.64	0.72	0.060	0.028	
14:00	2.77	0.79	0.070	0.028	
14:15	2.61	0.70	0.057	0.029	
14:30	2.63	0.71	0.059	0.029	
14:45	2.69	0.76	0.065	0.030	
15:00	2.56	0.74	0.059	0.031	
15:15	2.47	0.69	0.052	0.031	
15:30	2.52	0.75	0.058	0.032	
15:45	2.60	0.76	0.061	0.033	
16:00	2.72	0.85	0.073	0.033	
16:15	2.51	0.71	0.055	0.034	
16:30	2.49	0.73	0.056	0.034	
16:45	2.56	0.75	0.059	0.035	
17:00	2.53	0.72	0.057	0.036	
17:15	2.57	0.73	0.058	0.036	
17:30	2.54	0.76	0.059	0.037	
17:45	2.63	0.76	0.063	0.038	
18:00	2.61	0.76	0.062	0.038	
18:15	2.60	0.79	0.064	0.039	
18:30	2.77	0.87	0.077	0.040	
18:45	2.80	0.86	0.077	0.040	
19:00	2.84	0.89	0.082	0.041	
19:15	2.88	0.90	0.085	0.042	
19:30	2.82	0.88	0.081	0.043	
19:45	2.88	0.91	0.085	0.044	
20:00	2.69	0.81	0.069	0.045	
20:15	2.58	0.73	0.059	0.045	
20:30	2.68	0.81	0.069	0.046	
20:45	2.59	0.76	0.061	0.047	
21:00	2.72	0.80	0.070	0.047	
21:15	2.66	0.78	0.065	0.048	
21:30	2.73	0.88	0.077	0.049	
21:45	2.66	0.83	0.069	0.050	
22:00	2.73	0.83	0.072	0.050	
22:15	2.54	0.74	0.058	0.051	
22:30	2.53	0.73	0.057	0.051	
22:45	2.41	0.68	0.049	0.052	
23:00	2.39	0.61	0.044	0.052	
23:15	2.45	0.68	0.051	0.053	
23:30	2.56	0.75	0.059	0.054	
23:45	2.49	0.72	0.055	0.054	
Daily Totals:				**0.054**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/16/2018					
0:00	2.41	0.70	0.051	0.001	
0:15	2.28	0.63	0.043	0.001	
0:30	2.27	0.61	0.040	0.001	
0:45	2.25	0.61	0.040	0.002	
1:00	2.27	0.62	0.042	0.002	
1:15	2.27	0.65	0.043	0.003	
1:30	2.30	0.66	0.045	0.003	
1:45	2.37	0.66	0.047	0.004	
2:00	2.41	0.70	0.051	0.004	
2:15	2.36	0.66	0.047	0.005	
2:30	2.36	0.66	0.047	0.005	
2:45	2.38	0.68	0.048	0.006	
3:00	2.45	0.70	0.052	0.006	
3:15	2.51	0.71	0.055	0.007	
3:30	2.55	0.72	0.057	0.007	
3:45	2.76	0.75	0.066	0.008	
4:00	3.44	1.06	0.129	0.009	
4:15	3.31	1.00	0.114	0.011	
4:30	3.54	1.11	0.139	0.012	
4:45	3.59	1.16	0.148	0.014	
5:00	3.75	1.23	0.166	0.015	
5:15	3.91	1.27	0.182	0.017	
5:30	4.06	1.29	0.195	0.019	
5:45	4.26	1.30	0.211	0.021	
6:00	4.36	1.30	0.216	0.024	
6:15	4.41	1.37	0.232	0.026	
6:30	4.49	1.35	0.235	0.029	
6:45	4.48	1.44	0.248	0.031	
7:00	4.44	1.44	0.246	0.034	
7:15	4.33	1.40	0.231	0.036	
7:30	4.22	1.38	0.220	0.038	
7:45	3.99	1.30	0.192	0.040	
8:00	3.80	1.26	0.174	0.042	
8:15	3.48	1.21	0.147	0.044	
8:30	3.29	1.11	0.126	0.045	
8:45	3.07	1.04	0.106	0.046	
9:00	3.01	1.00	0.099	0.047	
9:15	3.18	1.09	0.118	0.048	
9:30	3.05	0.99	0.101	0.049	
9:45	3.13	1.07	0.113	0.051	
10:00	2.95	0.96	0.093	0.052	
10:15	2.84	0.92	0.085	0.053	
10:30	2.87	0.94	0.088	0.053	
10:45	2.74	0.90	0.078	0.054	
11:00	2.86	0.93	0.087	0.055	
11:15	2.96	1.02	0.099	0.056	
11:30	2.98	1.00	0.098	0.057	
11:45	2.90	0.96	0.091	0.058	
12:00	3.00	0.99	0.098	0.059	
12:15	3.13	1.08	0.114	0.060	
12:30	3.11	1.04	0.109	0.061	
12:45	2.99	0.98	0.097	0.063	
13:00	2.93	0.96	0.093	0.063	
13:15	2.99	0.98	0.097	0.064	
13:30	3.00	0.99	0.098	0.065	
13:45	2.97	0.99	0.097	0.067	
14:00	2.98	0.96	0.094	0.067	
14:15	2.98	0.96	0.095	0.068	
14:30	3.10	1.05	0.109	0.070	
14:45	2.87	0.93	0.087	0.071	
15:00	2.86	0.93	0.086	0.071	
15:15	2.93	0.92	0.088	0.072	
15:30	2.79	0.90	0.080	0.073	
15:45	2.70	0.87	0.075	0.074	
16:00	2.73	0.86	0.075	0.075	
16:15	2.86	0.95	0.088	0.076	
16:30	2.94	0.95	0.092	0.077	
16:45	3.01	0.97	0.096	0.078	
17:00	2.91	0.97	0.093	0.079	
17:15	3.05	0.99	0.101	0.080	
17:30	2.84	0.90	0.083	0.080	
17:45	2.70	0.85	0.073	0.081	
18:00	2.72	0.87	0.075	0.082	
18:15	2.80	1.00	0.090	0.083	
18:30	2.97	0.99	0.097	0.084	
18:45	3.07	1.02	0.104	0.085	
19:00	2.97	0.98	0.096	0.086	
19:15	2.85	0.91	0.085	0.087	
19:30	2.74	0.83	0.073	0.088	
19:45	2.76	0.89	0.079	0.089	
20:00	2.76	0.85	0.075	0.089	
20:15	2.84	0.88	0.081	0.090	
20:30	2.91	0.92	0.088	0.091	
20:45	2.97	0.93	0.091	0.092	
21:00	2.62	0.79	0.065	0.093	
21:15	2.62	0.90	0.075	0.093	
21:30	2.62	0.76	0.062	0.094	
21:45	2.63	0.78	0.064	0.095	
22:00	2.74	0.82	0.072	0.096	
22:15	2.62	0.83	0.068	0.096	
22:30	2.58	0.75	0.060	0.097	
22:45	2.54	0.73	0.057	0.097	
23:00	2.46	0.73	0.055	0.098	
23:15	2.50	0.71	0.055	0.099	
23:30	2.44	0.70	0.052	0.099	
23:45	2.41	0.67	0.049	0.100	
Daily Totals:				**0.100**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/17/2018					
0:00	2.44	0.63	0.047	0.000	
0:15	2.34	0.59	0.041	0.001	
0:30	2.38	0.65	0.047	0.001	
0:45	2.37	0.60	0.042	0.002	
1:00	2.32	0.58	0.040	0.002	
1:15	2.24	0.56	0.037	0.003	
1:30	2.21	0.60	0.039	0.003	
1:45	2.18	0.58	0.036	0.003	
2:00	2.18	0.60	0.038	0.004	
2:15	2.23	0.58	0.038	0.004	
2:30	2.22	0.59	0.038	0.005	
2:45	2.18	0.59	0.037	0.005	
3:00	2.14	0.57	0.035	0.005	
3:15	2.20	0.62	0.040	0.006	
3:30	2.19	0.60	0.038	0.006	
3:45	2.15	0.59	0.036	0.007	
4:00	2.14	0.54	0.033	0.007	
4:15	2.13	0.57	0.035	0.007	
4:30	2.17	0.58	0.036	0.008	
4:45	2.14	0.56	0.034	0.008	
5:00	2.14	0.57	0.035	0.008	
5:15	2.18	0.58	0.036	0.009	
5:30	2.17	0.58	0.036	0.009	
5:45	2.20	0.62	0.039	0.010	
6:00	2.22	0.63	0.041	0.010	
6:15	2.32	0.64	0.044	0.010	
6:30	2.31	0.65	0.044	0.011	
6:45	2.39	0.66	0.047	0.011	
7:00	2.53	0.75	0.059	0.012	
7:15	2.69	0.85	0.073	0.013	
7:30	2.58	0.78	0.063	0.013	
7:45	2.54	0.76	0.060	0.014	
8:00	2.45	0.78	0.058	0.015	
8:15	2.52	0.78	0.061	0.015	
8:30	2.70	0.86	0.074	0.016	
8:45	2.72	0.85	0.073	0.017	
9:00	2.69	0.92	0.078	0.018	
9:15	2.73	0.87	0.075	0.018	
9:30	2.83	0.91	0.083	0.019	
9:45	2.85	0.90	0.083	0.020	
10:00	2.80	0.87	0.078	0.021	
10:15	2.71	0.85	0.073	0.022	
10:30	2.84	0.93	0.085	0.023	
10:45	2.70	0.86	0.073	0.023	
11:00	2.75	0.86	0.076	0.024	
11:15	2.78	0.86	0.076	0.025	
11:30	2.72	0.84	0.073	0.026	
11:45	2.60	0.81	0.066	0.026	
12:00	2.55	0.77	0.061	0.027	
12:15	2.55	0.76	0.060	0.028	
12:30	2.52	0.74	0.057	0.028	
12:45	2.45	0.73	0.055	0.029	
13:00	2.35	0.63	0.044	0.029	
13:15	2.39	0.69	0.050	0.030	
13:30	2.55	0.78	0.062	0.030	
13:45	2.49	0.71	0.055	0.031	
14:00	2.44	0.76	0.056	0.032	
14:15	2.37	0.68	0.048	0.032	
14:30	2.53	0.78	0.061	0.033	
14:45	2.45	0.73	0.055	0.033	
15:00	2.33	0.64	0.044	0.034	
15:15	2.46	0.72	0.054	0.034	
15:30	2.56	0.75	0.059	0.035	
15:45	2.46	0.68	0.051	0.035	
16:00	2.34	0.66	0.046	0.036	
16:15	2.63	0.78	0.064	0.037	
16:30	2.51	0.74	0.058	0.037	
16:45	2.32	0.62	0.043	0.038	
17:00	2.58	0.81	0.065	0.038	
17:15	2.82	0.90	0.082	0.039	
17:30	2.66	0.82	0.069	0.040	
17:45	2.37	0.67	0.048	0.040	
18:00	2.45	0.71	0.053	0.041	
18:15	2.45	0.69	0.051	0.041	
18:30	2.34	0.62	0.044	0.042	
18:45	2.56	0.76	0.060	0.043	
19:00	2.47	0.69	0.052	0.043	
19:15	2.35	0.60	0.042	0.044	
19:30	2.28	0.61	0.041	0.044	
19:45	2.44	0.69	0.051	0.044	
20:00	2.48	0.70	0.053	0.045	
20:15	2.58	0.78	0.063	0.046	
20:30	2.47	0.69	0.052	0.046	
20:45	2.69	0.81	0.069	0.047	
21:00	2.32	0.63	0.043	0.047	
21:15	2.47	0.71	0.054	0.048	
21:30	2.67	0.85	0.072	0.049	
21:45	2.37	0.73	0.053	0.049	
22:00	2.32	0.64	0.044	0.050	
22:15	2.27	0.59	0.040	0.050	
22:30	2.38	0.66	0.047	0.051	
22:45	2.31	0.65	0.044	0.051	
23:00	2.30	0.63	0.043	0.052	
23:15	2.22	0.56	0.036	0.052	
23:30	2.20	0.59	0.038	0.052	
23:45	2.10	0.46	0.027	0.053	
Daily Totals:				**0.053**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/18/2018					
0:00	2.17	0.57	0.036	0.000	
0:15	2.15	0.55	0.034	0.001	
0:30	2.09	0.51	0.030	0.001	
0:45	2.02	0.56	0.032	0.001	
1:00	2.03	0.47	0.026	0.002	
1:15	2.03	0.49	0.028	0.002	
1:30	2.08	0.50	0.029	0.002	
1:45	2.01	0.48	0.027	0.003	
2:00	2.05	0.47	0.027	0.003	
2:15	1.94	0.44	0.023	0.003	
2:30	1.91	0.42	0.022	0.003	
2:45	1.83	0.40	0.020	0.003	
3:00	1.86	0.41	0.020	0.004	
3:15	1.86	0.40	0.020	0.004	
3:30	1.83	0.40	0.019	0.004	
3:45	1.82	0.37	0.018	0.004	
4:00	1.81	0.35	0.017	0.004	
4:15	1.82	0.37	0.018	0.005	
4:30	1.86	0.38	0.019	0.005	
4:45	1.85	0.38	0.019	0.005	
5:00	1.95	0.44	0.024	0.005	
5:15	1.96	0.44	0.024	0.006	
5:30	2.00	0.46	0.026	0.006	
5:45	2.07	0.47	0.027	0.006	
6:00	1.93	0.42	0.022	0.006	
6:15	1.86	0.41	0.021	0.007	
6:30	1.94	0.49	0.026	0.007	
6:45	2.00	0.44	0.024	0.007	
7:00	2.08	0.49	0.029	0.007	
7:15	2.08	0.51	0.030	0.008	
7:30	2.25	0.62	0.041	0.008	
7:45	2.36	0.68	0.048	0.009	
8:00	2.22	0.63	0.040	0.009	
8:15	2.44	0.68	0.050	0.010	
8:30	2.56	0.79	0.063	0.010	
8:45	2.96	0.95	0.092	0.011	
9:00	2.97	0.97	0.095	0.012	
9:15	2.75	0.86	0.075	0.013	
9:30	2.63	0.83	0.068	0.014	
9:45	2.67	0.76	0.064	0.014	
10:00	2.88	0.95	0.089	0.015	
10:15	3.02	1.00	0.100	0.016	
10:30	2.90	0.93	0.089	0.017	
10:45	2.66	0.82	0.069	0.018	
11:00	2.63	0.83	0.068	0.019	
11:15	2.48	0.70	0.053	0.019	
11:30	2.77	0.88	0.078	0.020	
11:45	2.70	0.81	0.069	0.021	
12:00	2.74	0.87	0.076	0.021	
12:15	2.64	0.81	0.067	0.022	
12:30	2.71	0.86	0.074	0.023	
12:45	2.43	0.69	0.051	0.023	
13:00	2.41	0.67	0.050	0.024	
13:15	2.47	0.74	0.056	0.025	
13:30	2.59	0.78	0.063	0.025	
13:45	2.63	0.82	0.068	0.026	
14:00	2.79	0.87	0.078	0.027	
14:15	2.83	0.90	0.082	0.028	
14:30	2.92	0.98	0.094	0.029	
14:45	2.79	0.92	0.082	0.029	
15:00	2.56	0.77	0.061	0.030	
15:15	2.52	0.77	0.059	0.031	
15:30	2.71	0.84	0.072	0.031	
15:45	2.44	0.72	0.053	0.032	
16:00	2.55	0.75	0.059	0.033	
16:15	2.60	0.78	0.063	0.033	
16:30	2.60	0.78	0.064	0.034	
16:45	2.46	0.74	0.056	0.035	
17:00	2.57	0.73	0.058	0.035	
17:15	2.56	0.74	0.059	0.036	
17:30	2.52	0.73	0.057	0.036	
17:45	2.72	0.88	0.076	0.037	
18:00	2.66	0.82	0.069	0.038	
18:15	2.54	0.75	0.058	0.038	
18:30	2.60	0.80	0.064	0.039	
18:45	2.70	0.83	0.072	0.040	
19:00	2.86	0.92	0.086	0.041	
19:15	2.81	0.90	0.082	0.042	
19:30	2.56	0.77	0.061	0.042	
19:45	2.55	0.78	0.061	0.043	
20:00	2.58	0.81	0.065	0.044	
20:15	2.58	0.75	0.060	0.044	
20:30	2.63	0.77	0.064	0.045	
20:45	2.72	0.79	0.068	0.046	
21:00	2.54	0.69	0.054	0.046	
21:15	2.46	0.70	0.052	0.047	
21:30	2.42	0.65	0.048	0.047	
21:45	2.44	0.71	0.053	0.048	
22:00	2.31	0.62	0.042	0.048	
22:15	2.31	0.60	0.041	0.049	
22:30	2.48	0.69	0.053	0.049	
22:45	2.49	0.68	0.052	0.050	
23:00	2.32	0.58	0.040	0.050	
23:15	2.26	0.60	0.040	0.051	
23:30	2.26	0.60	0.040	0.051	
23:45	2.07	0.47	0.028	0.051	
Daily Totals:				**0.051**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/19/2018					
0:00	1.99	0.48	0.026	0.000	
0:15	2.01	0.42	0.024	0.001	
0:30	1.96	0.43	0.024	0.001	
0:45	2.02	0.49	0.028	0.001	
1:00	2.06	0.46	0.027	0.001	
1:15	2.07	0.44	0.026	0.002	
1:30	1.94	0.40	0.021	0.002	
1:45	1.99	0.41	0.023	0.002	
2:00	1.97	0.42	0.023	0.002	
2:15	1.96	0.40	0.021	0.003	
2:30	1.91	0.40	0.021	0.003	
2:45	1.80	0.35	0.017	0.003	
3:00	1.81	0.41	0.020	0.003	
3:15	1.79	0.34	0.016	0.003	
3:30	1.84	0.39	0.019	0.003	
3:45	1.81	0.35	0.017	0.004	
4:00	1.84	0.36	0.018	0.004	
4:15	1.87	0.37	0.019	0.004	
4:30	1.87	0.37	0.019	0.004	
4:45	1.91	0.38	0.020	0.004	
5:00	1.91	0.37	0.019	0.005	
5:15	1.89	0.36	0.019	0.005	
5:30	1.97	0.42	0.023	0.005	
5:45	2.17	0.51	0.033	0.005	
6:00	2.17	0.50	0.031	0.006	
6:15	2.22	0.50	0.033	0.006	
6:30	2.48	0.70	0.053	0.007	
6:45	2.54	0.67	0.053	0.007	
7:00	2.52	0.69	0.053	0.008	
7:15	2.63	0.71	0.059	0.008	
7:30	2.67	0.73	0.062	0.009	
7:45	2.82	0.84	0.077	0.010	
8:00	2.69	0.74	0.063	0.010	
8:15	2.75	0.80	0.070	0.011	
8:30	2.68	0.77	0.066	0.012	
8:45	3.35	1.08	0.125	0.013	
9:00	3.45	1.17	0.141	0.015	
9:15	3.20	1.05	0.115	0.016	
9:30	2.80	0.89	0.081	0.017	
9:45	3.01	1.00	0.100	0.018	
10:00	2.83	0.91	0.083	0.019	
10:15	2.95	0.99	0.096	0.020	
10:30	3.06	1.01	0.103	0.021	
10:45	2.92	0.94	0.090	0.022	
11:00	2.86	0.96	0.089	0.023	
11:15	2.84	0.90	0.083	0.023	
11:30	2.88	0.97	0.091	0.024	
11:45	2.83	0.90	0.082	0.025	
12:00	2.76	0.87	0.077	0.026	
12:15	2.78	0.86	0.077	0.027	
12:30	2.73	0.87	0.075	0.028	
12:45	2.86	0.91	0.084	0.028	
13:00	2.84	0.93	0.085	0.029	
13:15	2.77	0.89	0.079	0.030	
13:30	2.76	0.89	0.078	0.031	
13:45	2.60	0.78	0.063	0.032	
14:00	2.62	0.81	0.066	0.032	
14:15	2.72	0.90	0.078	0.033	
14:30	2.69	0.86	0.073	0.034	
14:45	2.78	0.88	0.078	0.035	
15:00	2.80	0.90	0.081	0.036	
15:15	2.78	0.88	0.079	0.036	
15:30	2.69	0.85	0.073	0.037	
15:45	2.53	0.76	0.060	0.038	
16:00	2.86	0.93	0.086	0.039	
16:15	2.85	0.94	0.087	0.040	
16:30	2.76	0.89	0.078	0.040	
16:45	2.84	0.96	0.088	0.041	
17:00	2.87	0.92	0.086	0.042	
17:15	2.78	0.89	0.079	0.043	
17:30	2.83	0.92	0.084	0.044	
17:45	2.95	0.96	0.093	0.045	
18:00	2.77	0.88	0.079	0.046	
18:15	2.77	0.86	0.077	0.046	
18:30	2.85	0.92	0.085	0.047	
18:45	2.89	0.92	0.087	0.048	
19:00	2.76	0.87	0.077	0.049	
19:15	2.81	0.87	0.079	0.050	
19:30	2.87	0.89	0.083	0.051	
19:45	2.81	0.86	0.078	0.052	
20:00	2.94	0.92	0.089	0.052	
20:15	3.03	0.95	0.096	0.053	
20:30	2.89	0.90	0.084	0.054	
20:45	2.89	0.89	0.084	0.055	
21:00	2.88	0.92	0.086	0.056	
21:15	2.98	0.99	0.097	0.057	
21:30	2.76	0.86	0.075	0.058	
21:45	2.72	0.85	0.073	0.059	
22:00	2.69	0.83	0.071	0.059	
22:15	2.65	0.79	0.066	0.060	
22:30	2.61	0.81	0.066	0.061	
22:45	2.52	0.81	0.062	0.061	
23:00	2.43	0.68	0.050	0.062	
23:15	2.44	0.66	0.049	0.062	
23:30	2.42	0.69	0.050	0.063	
23:45	2.36	0.62	0.044	0.063	
Daily Totals:				**0.063**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/20/2018					
0:00	2.41	0.69	0.050	0.001	
0:15	2.37	0.65	0.046	0.001	
0:30	2.36	0.65	0.046	0.001	
0:45	2.40	0.67	0.048	0.002	
1:00	2.33	0.64	0.044	0.002	
1:15	2.31	0.64	0.044	0.003	
1:30	2.33	0.62	0.043	0.003	
1:45	2.32	0.59	0.040	0.004	
2:00	2.26	0.58	0.038	0.004	
2:15	2.18	0.56	0.035	0.005	
2:30	2.18	0.59	0.037	0.005	
2:45	2.17	0.56	0.035	0.005	
3:00	2.15	0.60	0.037	0.006	
3:15	2.14	0.55	0.033	0.006	
3:30	2.19	0.55	0.035	0.006	
3:45	2.13	0.52	0.032	0.007	
4:00	2.11	0.49	0.029	0.007	
4:15	2.11	0.51	0.031	0.007	
4:30	2.09	0.52	0.031	0.008	
4:45	2.13	0.53	0.032	0.008	
5:00	2.14	0.54	0.033	0.008	
5:15	2.17	0.56	0.035	0.009	
5:30	2.25	0.59	0.039	0.009	
5:45	2.22	0.57	0.037	0.009	
6:00	2.25	0.59	0.039	0.010	
6:15	2.26	0.58	0.039	0.010	
6:30	2.23	0.54	0.035	0.011	
6:45	2.51	0.67	0.053	0.011	
7:00	2.74	0.80	0.070	0.012	
7:15	2.84	0.89	0.082	0.013	
7:30	2.99	0.99	0.098	0.014	
7:45	2.93	0.90	0.086	0.015	
8:00	2.83	0.90	0.082	0.016	
8:15	2.78	0.89	0.080	0.016	
8:30	2.74	0.84	0.073	0.017	
8:45	2.80	0.87	0.078	0.018	
9:00	3.20	1.00	0.109	0.019	
9:15	3.10	0.96	0.100	0.020	
9:30	2.92	0.92	0.089	0.021	
9:45	3.16	1.04	0.111	0.022	
10:00	3.12	1.00	0.105	0.023	
10:15	2.69	0.85	0.072	0.024	
10:30	2.72	0.82	0.071	0.025	
10:45	2.92	0.93	0.089	0.026	
11:00	3.01	0.97	0.097	0.027	
11:15	2.71	0.79	0.069	0.027	
11:30	2.63	0.83	0.069	0.028	
11:45	2.57	0.72	0.057	0.029	
12:00	2.49	0.72	0.055	0.029	
12:15	2.55	0.76	0.060	0.030	
12:30	2.68	0.81	0.068	0.031	
12:45	2.74	0.84	0.073	0.031	
13:00	2.71	0.80	0.069	0.032	
13:15	2.75	0.89	0.078	0.033	
13:30	2.74	0.84	0.074	0.034	
13:45	2.80	0.87	0.078	0.035	
14:00	2.82	0.88	0.080	0.035	
14:15	2.92	0.93	0.089	0.036	
14:30	2.86	0.88	0.081	0.037	
14:45	2.83	0.86	0.079	0.038	
15:00	2.82	0.89	0.081	0.039	
15:15	2.87	0.89	0.083	0.040	
15:30	2.46	0.68	0.052	0.040	
15:45	2.53	0.78	0.062	0.041	
16:00	2.40	0.66	0.048	0.041	
16:15	2.23	0.58	0.038	0.042	
16:30	2.17	0.57	0.036	0.042	
16:45	2.31	0.66	0.045	0.043	
17:00	2.54	0.80	0.063	0.043	
17:15	2.54	0.73	0.057	0.044	
17:30	2.58	0.75	0.060	0.044	
17:45	2.55	0.78	0.062	0.045	
18:00	2.50	0.72	0.055	0.046	
18:15	2.61	0.79	0.065	0.046	
18:30	2.55	0.73	0.058	0.047	
18:45	2.46	0.69	0.052	0.048	
19:00	2.41	0.63	0.046	0.048	
19:15	2.55	0.71	0.057	0.049	
19:30	2.63	0.72	0.059	0.049	
19:45	2.68	0.85	0.072	0.050	
20:00	2.55	0.74	0.058	0.051	
20:15	2.63	0.80	0.066	0.051	
20:30	2.78	0.84	0.075	0.052	
20:45	2.95	0.92	0.090	0.053	
21:00	2.56	0.74	0.059	0.054	
21:15	2.51	0.70	0.054	0.054	
21:30	2.53	0.74	0.058	0.055	
21:45	2.55	0.71	0.056	0.055	
22:00	2.46	0.72	0.054	0.056	
22:15	2.41	0.66	0.048	0.056	
22:30	2.39	0.59	0.043	0.057	
22:45	2.40	0.63	0.045	0.057	
23:00	2.37	0.62	0.044	0.058	
23:15	2.37	0.71	0.051	0.058	
23:30	2.30	0.56	0.039	0.059	
23:45	2.22	0.55	0.036	0.059	
Daily Totals:				**0.059**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/21/2018					
0:00	2.11	0.45	0.027	0.000	
0:15	2.04	0.43	0.025	0.001	
0:30	1.99	0.37	0.020	0.001	
0:45	2.01	0.41	0.023	0.001	
1:00	2.02	0.41	0.023	0.001	
1:15	1.94	0.42	0.022	0.001	
1:30	2.01	0.42	0.024	0.002	
1:45	2.05	0.40	0.023	0.002	
2:00	2.04	0.39	0.023	0.002	
2:15	1.92	0.33	0.018	0.002	
2:30	1.96	0.37	0.020	0.003	
2:45	1.94	0.46	0.024	0.003	
3:00	1.85	0.34	0.017	0.003	
3:15	1.79	0.29	0.014	0.003	
3:30	1.80	0.32	0.015	0.003	
3:45	1.85	0.34	0.017	0.003	
4:00	1.95	0.39	0.021	0.004	
4:15	1.92	0.33	0.017	0.004	
4:30	1.86	0.32	0.016	0.004	
4:45	1.87	0.34	0.017	0.004	
5:00	1.87	0.33	0.017	0.004	
5:15	1.94	0.37	0.019	0.005	
5:30	1.92	0.37	0.019	0.005	
5:45	2.06	0.42	0.024	0.005	
6:00	2.23	0.50	0.033	0.005	
6:15	2.17	0.49	0.031	0.006	
6:30	2.36	0.60	0.043	0.006	
6:45	2.53	0.66	0.051	0.007	
7:00	3.35	1.13	0.131	0.008	
7:15	3.19	1.05	0.114	0.009	
7:30	3.02	1.01	0.102	0.010	
7:45	3.05	1.01	0.103	0.011	
8:00	3.05	0.96	0.098	0.012	
8:15	2.97	0.95	0.093	0.013	
8:30	3.04	0.94	0.096	0.014	
8:45	2.92	0.92	0.088	0.015	
9:00	2.94	0.92	0.089	0.016	
9:15	2.96	0.96	0.094	0.017	
9:30	2.89	0.91	0.085	0.018	
9:45	2.97	0.95	0.093	0.019	
10:00	3.01	0.96	0.096	0.020	
10:15	3.04	0.94	0.096	0.021	
10:30	2.74	0.84	0.073	0.022	
10:45	2.57	0.80	0.064	0.022	
11:00	2.51	0.73	0.056	0.023	
11:15	2.71	0.86	0.075	0.024	
11:30	2.66	0.79	0.066	0.025	
11:45	2.70	0.84	0.072	0.025	
12:00	2.82	0.89	0.081	0.026	
12:15	2.85	0.89	0.082	0.027	
12:30	2.82	0.89	0.081	0.028	
12:45	2.83	0.90	0.082	0.029	
13:00	2.69	0.83	0.071	0.029	
13:15	2.73	0.86	0.074	0.030	
13:30	2.88	0.90	0.085	0.031	
13:45	2.78	0.87	0.077	0.032	
14:00	2.70	0.85	0.073	0.033	
14:15	2.93	0.94	0.090	0.034	
14:30	2.97	0.98	0.096	0.035	
14:45	2.89	0.90	0.085	0.035	
15:00	2.87	0.92	0.086	0.036	
15:15	2.96	0.92	0.089	0.037	
15:30	3.05	0.95	0.100	0.038	
15:45	2.85	0.91	0.084	0.039	
16:00	2.75	0.87	0.076	0.040	
16:15	2.71	0.83	0.072	0.041	
16:30	2.68	0.83	0.070	0.041	
16:45	2.66	0.82	0.068	0.042	
17:00	2.63	0.79	0.065	0.043	
17:15	2.72	0.86	0.074	0.044	
17:30	2.82	0.89	0.081	0.044	
17:45	2.67	0.84	0.071	0.045	
18:00	2.70	0.84	0.072	0.046	
18:15	2.79	0.90	0.081	0.047	
18:30	2.84	0.92	0.085	0.048	
18:45	2.89	0.95	0.090	0.049	
19:00	2.87	0.90	0.084	0.049	
19:15	2.90	0.94	0.089	0.050	
19:30	2.86	0.89	0.083	0.051	
19:45	2.61	0.78	0.064	0.052	
20:00	2.75	0.85	0.075	0.053	
20:15	2.60	0.78	0.063	0.053	
20:30	2.53	0.76	0.059	0.054	
20:45	2.54	0.76	0.060	0.055	
21:00	2.51	0.78	0.060	0.055	
21:15	2.47	0.70	0.053	0.056	
21:30	2.50	0.72	0.055	0.056	
21:45	2.43	0.66	0.049	0.057	
22:00	2.48	0.72	0.054	0.057	
22:15	2.54	0.76	0.060	0.058	
22:30	2.49	0.71	0.054	0.059	
22:45	2.49	0.75	0.057	0.059	
23:00	2.39	0.69	0.049	0.060	
23:15	2.36	0.64	0.045	0.060	
23:30	2.41	0.65	0.047	0.061	
23:45	2.41	0.64	0.047	0.061	
Daily Totals:				**0.061**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/22/2018					
0:00	2.39	0.66	0.047	0.000	
0:15	2.38	0.64	0.045	0.001	
0:30	2.26	0.60	0.040	0.001	
0:45	2.26	0.59	0.039	0.002	
1:00	2.22	0.66	0.043	0.002	
1:15	2.20	0.58	0.037	0.003	
1:30	2.20	0.58	0.037	0.003	
1:45	2.20	0.60	0.038	0.003	
2:00	2.14	0.54	0.033	0.004	
2:15	2.13	0.51	0.031	0.004	
2:30	2.15	0.53	0.033	0.004	
2:45	2.16	0.55	0.034	0.005	
3:00	2.14	0.53	0.032	0.005	
3:15	2.14	0.53	0.033	0.005	
3:30	2.16	0.52	0.032	0.006	
3:45	2.09	0.50	0.030	0.006	
4:00	2.12	0.51	0.031	0.006	
4:15	2.15	0.54	0.033	0.007	
4:30	2.09	0.49	0.029	0.007	
4:45	2.10	0.53	0.032	0.007	
5:00	2.11	0.50	0.030	0.008	
5:15	2.16	0.55	0.034	0.008	
5:30	2.33	0.65	0.045	0.009	
5:45	2.24	0.57	0.037	0.009	
6:00	2.16	0.50	0.031	0.009	
6:15	2.17	0.53	0.033	0.010	
6:30	2.24	0.60	0.039	0.010	
6:45	2.32	0.56	0.038	0.010	
7:00	2.42	0.63	0.046	0.011	
7:15	2.67	0.68	0.057	0.011	
7:30	2.82	0.74	0.068	0.012	
7:45	2.80	0.60	0.054	0.013	
8:00	2.90	0.66	0.062	0.013	
8:15	2.89	0.66	0.062	0.014	
8:30	3.00	0.76	0.075	0.015	
8:45	3.01	0.73	0.073	0.016	
9:00	3.05	0.76	0.077	0.016	
9:15	3.05	0.77	0.078	0.017	
9:30	3.16	0.81	0.087	0.018	
9:45	3.22	0.86	0.094	0.019	
10:00	3.10	0.75	0.079	0.020	
10:15	2.99	0.74	0.073	0.021	
10:30	3.16	0.83	0.089	0.022	
10:45	3.20	0.81	0.088	0.022	
11:00	3.20	0.82	0.089	0.023	
11:15	3.30	0.86	0.097	0.024	
11:30	3.22	0.81	0.089	0.025	
11:45	3.29	0.89	0.101	0.026	
12:00	3.46	1.00	0.121	0.028	
12:15	3.12	0.80	0.084	0.029	
12:30	3.21	0.87	0.095	0.030	
12:45	3.22	0.90	0.098	0.031	
13:00	2.93	0.72	0.069	0.031	
13:15	3.04	0.84	0.085	0.032	
13:30	3.07	0.84	0.086	0.033	
13:45	3.02	0.78	0.078	0.034	
14:00	3.13	0.88	0.093	0.035	
14:15	3.17	0.84	0.090	0.036	
14:30	3.02	0.75	0.075	0.037	
14:45	3.10	0.81	0.084	0.037	
15:00	3.12	0.81	0.085	0.038	
15:15	3.07	0.78	0.080	0.039	
15:30	2.98	0.73	0.072	0.040	
15:45	2.91	0.68	0.064	0.041	
16:00	2.97	0.72	0.070	0.041	
16:15	2.91	0.69	0.066	0.042	
16:30	2.81	0.63	0.057	0.043	
16:45	2.84	0.66	0.060	0.043	
17:00	2.84	0.68	0.062	0.044	
17:15	2.94	0.71	0.069	0.045	
17:30	3.10	0.74	0.075	0.045	
17:45	3.20	0.57	0.063	0.046	
18:00	2.94	0.68	0.065	0.047	
18:15	2.58	0.71	0.057	0.047	
18:30	2.71	0.76	0.066	0.048	
18:45	2.79	0.74	0.066	0.049	
19:00	2.71	0.66	0.056	0.049	
19:15	2.67	0.66	0.055	0.050	
19:30	2.77	0.74	0.065	0.050	
19:45	2.63	0.61	0.051	0.051	
20:00	2.64	0.64	0.053	0.052	
20:15	2.62	0.61	0.050	0.052	
20:30	2.65	0.62	0.052	0.053	
20:45	2.71	0.65	0.056	0.053	
21:00	2.66	0.64	0.054	0.054	
21:15	2.70	0.63	0.054	0.054	
21:30	2.74	0.68	0.060	0.055	
21:45	2.65	0.65	0.054	0.056	
22:00	2.61	0.59	0.048	0.056	
22:15	2.71	0.62	0.053	0.057	
22:30	2.75	0.61	0.054	0.057	
22:45	2.81	0.63	0.057	0.058	
23:00	2.65	0.59	0.049	0.058	
23:15	2.55	0.57	0.045	0.059	
23:30	2.58	0.56	0.045	0.059	
23:45	2.69	0.59	0.051	0.060	
Daily Totals:				**0.060**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/23/2018					
0:00	2.56	0.58	0.046	0.000	
0:15	2.40	0.48	0.035	0.001	
0:30	2.31	0.50	0.034	0.001	
0:45	2.28	0.45	0.030	0.002	
1:00	2.31	0.47	0.032	0.002	
1:15	2.24	0.44	0.029	0.002	
1:30	2.26	0.42	0.028	0.002	
1:45	2.28	0.45	0.030	0.003	
2:00	2.27	0.45	0.030	0.003	
2:15	2.28	0.45	0.030	0.003	
2:30	2.26	0.43	0.029	0.004	
2:45	2.24	0.46	0.030	0.004	
3:00	2.21	0.45	0.029	0.004	
3:15	2.20	0.47	0.030	0.005	
3:30	2.25	0.46	0.030	0.005	
3:45	2.16	0.43	0.027	0.005	
4:00	2.16	0.41	0.026	0.005	
4:15	2.16	0.41	0.025	0.006	
4:30	2.18	0.43	0.027	0.006	
4:45	2.15	0.43	0.027	0.006	
5:00	2.21	0.44	0.028	0.007	
5:15	2.42	0.51	0.037	0.007	
5:30	2.35	0.54	0.038	0.007	
5:45	2.40	0.51	0.037	0.008	
6:00	2.44	0.52	0.039	0.008	
6:15	2.44	0.52	0.038	0.009	
6:30	2.45	0.54	0.040	0.009	
6:45	2.42	0.53	0.039	0.009	
7:00	2.58	0.55	0.044	0.010	
7:15	2.62	0.55	0.045	0.010	
7:30	2.79	0.67	0.060	0.011	
7:45	2.68	0.59	0.050	0.011	
8:00	2.87	0.68	0.064	0.012	
8:15	2.89	0.69	0.065	0.013	
8:30	2.98	0.70	0.069	0.014	
8:45	2.99	0.71	0.070	0.014	
9:00	3.01	0.72	0.072	0.015	
9:15	3.09	0.72	0.075	0.016	
9:30	3.01	0.72	0.072	0.017	
9:45	3.09	0.72	0.074	0.017	
10:00	3.27	0.82	0.092	0.018	
10:15	3.46	0.86	0.104	0.019	
10:30	3.47	0.83	0.101	0.020	
10:45	3.34	0.82	0.095	0.021	
11:00	3.27	0.75	0.084	0.022	
11:15	3.43	0.79	0.094	0.023	
11:30	3.18	0.77	0.083	0.024	
11:45	3.22	0.78	0.085	0.025	
12:00	3.10	0.82	0.085	0.026	
12:15	3.03	0.78	0.079	0.027	
12:30	2.91	0.72	0.068	0.027	
12:45	2.80	0.69	0.062	0.028	
13:00	3.02	0.78	0.078	0.029	
13:15	3.04	0.76	0.077	0.030	
13:30	2.81	0.72	0.065	0.030	
13:45	2.93	0.76	0.073	0.031	
14:00	2.93	0.76	0.073	0.032	
14:15	2.75	0.71	0.062	0.033	
14:30	2.62	0.68	0.055	0.033	
14:45	2.81	0.73	0.066	0.034	
15:00	2.69	0.66	0.056	0.034	
15:15	2.66	0.66	0.056	0.035	
15:30	2.74	0.68	0.059	0.036	
15:45	2.68	0.67	0.057	0.036	
16:00	2.59	0.64	0.052	0.037	
16:15	2.91	0.76	0.073	0.037	
16:30	3.21	0.82	0.089	0.038	
16:45	2.94	0.71	0.069	0.039	
17:00	2.77	0.69	0.062	0.040	
17:15	2.73	0.77	0.067	0.040	
17:30	3.02	0.87	0.088	0.041	
17:45	2.72	0.80	0.070	0.042	
18:00	2.45	0.63	0.047	0.043	
18:15	2.54	0.73	0.058	0.043	
18:30	2.79	0.85	0.077	0.044	
18:45	2.55	0.69	0.055	0.045	
19:00	2.66	0.70	0.059	0.045	
19:15	2.67	0.75	0.063	0.046	
19:30	2.69	0.76	0.064	0.046	
19:45	2.54	0.69	0.054	0.047	
20:00	2.62	0.72	0.059	0.048	
20:15	2.51	0.67	0.052	0.048	
20:30	2.54	0.65	0.051	0.049	
20:45	2.57	0.65	0.052	0.049	
21:00	2.53	0.69	0.054	0.050	
21:15	2.57	0.71	0.057	0.050	
21:30	2.58	0.68	0.054	0.051	
21:45	2.52	0.66	0.051	0.052	
22:00	2.55	0.67	0.053	0.052	
22:15	2.51	0.63	0.048	0.053	
22:30	2.49	0.64	0.048	0.053	
22:45	2.53	0.67	0.052	0.054	
23:00	2.54	0.61	0.048	0.054	
23:15	2.57	0.66	0.053	0.055	
23:30	2.50	0.64	0.049	0.055	
23:45	2.45	0.62	0.046	0.056	
Daily Totals:				**0.056**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/24/2018					
0:00	2.40	0.59	0.043	0.000	
0:15	2.41	0.59	0.043	0.001	
0:30	2.34	0.57	0.040	0.001	
0:45	2.52	0.62	0.048	0.002	
1:00	2.38	0.56	0.040	0.002	
1:15	2.30	0.63	0.043	0.003	
1:30	2.35	0.59	0.041	0.003	
1:45	2.33	0.54	0.037	0.003	
2:00	2.23	0.53	0.035	0.004	
2:15	2.17	0.47	0.030	0.004	
2:30	2.13	0.45	0.028	0.004	
2:45	2.14	0.45	0.027	0.005	
3:00	2.17	0.48	0.030	0.005	
3:15	2.13	0.47	0.029	0.005	
3:30	2.25	0.51	0.034	0.006	
3:45	2.32	0.54	0.037	0.006	
4:00	2.25	0.50	0.033	0.006	
4:15	2.26	0.52	0.035	0.007	
4:30	2.23	0.51	0.033	0.007	
4:45	2.26	0.53	0.035	0.008	
5:00	2.26	0.53	0.035	0.008	
5:15	2.27	0.54	0.036	0.008	
5:30	2.38	0.57	0.041	0.009	
5:45	2.42	0.59	0.043	0.009	
6:00	2.33	0.54	0.037	0.010	
6:15	2.30	0.53	0.036	0.010	
6:30	2.40	0.58	0.042	0.010	
6:45	2.43	0.56	0.041	0.011	
7:00	2.52	0.60	0.047	0.011	
7:15	2.73	0.70	0.061	0.012	
7:30	2.70	0.72	0.061	0.013	
7:45	2.57	0.65	0.052	0.013	
8:00	2.62	0.70	0.058	0.014	
8:15	2.88	0.77	0.072	0.014	
8:30	2.86	0.87	0.081	0.015	
8:45	2.63	0.72	0.060	0.016	
9:00	2.59	0.76	0.062	0.017	
9:15	2.66	0.77	0.064	0.017	
9:30	2.75	0.82	0.072	0.018	
9:45	2.88	0.94	0.089	0.019	
10:00	2.84	0.85	0.079	0.020	
10:15	2.76	0.84	0.074	0.020	
10:30	2.88	0.88	0.083	0.021	
10:45	3.01	0.96	0.096	0.022	
11:00	3.08	0.94	0.097	0.023	
11:15	2.90	0.87	0.083	0.024	
11:30	2.98	0.92	0.090	0.025	
11:45	2.90	0.89	0.084	0.026	
12:00	3.32	1.06	0.121	0.027	
12:15	3.24	1.04	0.115	0.028	
12:30	2.88	0.90	0.084	0.029	
12:45	2.81	0.85	0.077	0.030	
13:00	2.91	0.89	0.085	0.031	
13:15	2.72	0.79	0.068	0.032	
13:30	2.67	0.74	0.063	0.032	
13:45	2.74	0.79	0.069	0.033	
14:00	2.75	0.80	0.070	0.034	
14:15	2.65	0.74	0.062	0.034	
14:30	2.47	0.63	0.048	0.035	
14:45	2.76	0.80	0.071	0.036	
15:00	2.75	0.84	0.074	0.036	
15:15	2.66	0.78	0.065	0.037	
15:30	2.75	0.82	0.072	0.038	
15:45	2.69	0.79	0.067	0.039	
16:00	2.55	0.73	0.057	0.039	
16:15	2.56	0.74	0.058	0.040	
16:30	2.69	0.78	0.066	0.041	
16:45	2.81	0.82	0.074	0.041	
17:00	2.73	0.85	0.074	0.042	
17:15	2.83	0.86	0.079	0.043	
17:30	2.84	0.84	0.077	0.044	
17:45	2.83	0.88	0.081	0.045	
18:00	2.69	0.75	0.064	0.045	
18:15	2.75	0.81	0.072	0.046	
18:30	2.99	0.94	0.093	0.047	
18:45	3.05	0.95	0.097	0.048	
19:00	2.81	0.91	0.082	0.049	
19:15	2.69	0.79	0.067	0.049	
19:30	2.76	0.84	0.075	0.050	
19:45	2.96	0.91	0.089	0.051	
20:00	2.65	0.78	0.065	0.052	
20:15	2.76	0.85	0.075	0.053	
20:30	2.63	0.77	0.064	0.053	
20:45	2.61	0.74	0.060	0.054	
21:00	2.67	0.74	0.062	0.055	
21:15	2.55	0.69	0.055	0.055	
21:30	2.60	0.74	0.060	0.056	
21:45	2.75	0.83	0.073	0.057	
22:00	2.90	0.92	0.087	0.057	
22:15	3.07	1.01	0.104	0.059	
22:30	3.40	1.10	0.130	0.060	
22:45	3.68	1.21	0.161	0.062	
23:00	3.86	1.35	0.190	0.064	
23:15	3.87	1.40	0.197	0.066	
23:30	4.28	1.53	0.248	0.068	
23:45	4.32	1.57	0.258	0.071	
Daily Totals:				**0.071**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/25/2018					
0:00	4.25	1.46	0.234	0.002	
0:15	3.79	1.29	0.177	0.004	
0:30	3.64	1.30	0.170	0.006	
0:45	3.23	1.08	0.119	0.007	
1:00	3.21	1.07	0.116	0.009	
1:15	3.51	1.21	0.150	0.010	
1:30	3.30	1.13	0.129	0.011	
1:45	2.91	0.99	0.094	0.012	
2:00	2.71	0.85	0.073	0.013	
2:15	2.55	0.76	0.060	0.014	
2:30	2.36	0.65	0.046	0.014	
2:45	2.35	0.63	0.044	0.015	
3:00	2.29	0.59	0.040	0.015	
3:15	2.25	0.58	0.038	0.016	
3:30	2.24	0.56	0.037	0.016	
3:45	2.21	0.55	0.036	0.016	
4:00	2.16	0.51	0.031	0.017	
4:15	2.15	0.53	0.033	0.017	
4:30	2.15	0.53	0.033	0.017	
4:45	2.15	0.54	0.033	0.018	
5:00	2.12	0.50	0.031	0.018	
5:15	2.13	0.58	0.035	0.018	
5:30	2.18	0.52	0.033	0.019	
5:45	2.13	0.53	0.032	0.019	
6:00	2.17	0.48	0.030	0.019	
6:15	2.17	0.54	0.034	0.020	
6:30	2.24	0.59	0.039	0.020	
6:45	2.21	0.56	0.036	0.020	
7:00	2.16	0.54	0.034	0.021	
7:15	2.26	0.61	0.041	0.021	
7:30	2.35	0.66	0.046	0.022	
7:45	2.53	0.74	0.057	0.022	
8:00	2.53	0.71	0.055	0.023	
8:15	2.51	0.73	0.057	0.023	
8:30	2.67	0.80	0.068	0.024	
8:45	2.65	0.81	0.068	0.025	
9:00	2.75	0.88	0.078	0.026	
9:15	2.69	0.83	0.071	0.026	
9:30	2.79	0.83	0.075	0.027	
9:45	2.93	0.94	0.090	0.028	
10:00	2.92	0.92	0.088	0.029	
10:15	3.08	0.97	0.100	0.030	
10:30	3.03	0.99	0.100	0.031	
10:45	2.95	0.93	0.091	0.032	
11:00	2.96	0.93	0.091	0.033	
11:15	3.01	0.94	0.094	0.034	
11:30	3.47	1.06	0.130	0.035	
11:45	3.59	1.12	0.143	0.037	
12:00	3.67	1.17	0.154	0.038	
12:15	3.68	1.16	0.154	0.040	
12:30	3.58	1.14	0.145	0.042	
12:45	3.41	1.06	0.126	0.043	
13:00	3.52	1.09	0.136	0.044	
13:15	3.40	1.13	0.133	0.046	
13:30	3.08	1.02	0.105	0.047	
13:45	2.91	0.94	0.089	0.048	
14:00	2.82	0.92	0.084	0.049	
14:15	2.78	0.85	0.076	0.049	
14:30	2.58	0.77	0.062	0.050	
14:45	2.74	0.87	0.077	0.051	
15:00	2.82	0.88	0.080	0.052	
15:15	2.76	0.86	0.076	0.052	
15:30	2.69	0.84	0.072	0.053	
15:45	2.78	0.88	0.079	0.054	
16:00	2.88	0.93	0.087	0.055	
16:15	2.68	0.81	0.068	0.056	
16:30	2.62	0.83	0.068	0.056	
16:45	2.78	0.84	0.075	0.057	
17:00	2.79	0.86	0.077	0.058	
17:15	2.72	0.83	0.072	0.059	
17:30	2.72	0.80	0.069	0.059	
17:45	2.84	0.92	0.084	0.060	
18:00	2.89	0.90	0.085	0.061	
18:15	2.91	0.91	0.086	0.062	
18:30	2.89	0.90	0.084	0.063	
18:45	2.80	0.86	0.077	0.064	
19:00	2.95	0.93	0.091	0.065	
19:15	2.92	0.94	0.090	0.066	
19:30	2.88	0.91	0.085	0.066	
19:45	2.67	0.84	0.071	0.067	
20:00	2.69	0.84	0.072	0.068	
20:15	2.73	0.84	0.073	0.069	
20:30	2.76	0.85	0.075	0.069	
20:45	2.56	0.76	0.061	0.070	
21:00	2.54	0.74	0.058	0.071	
21:15	2.52	0.72	0.056	0.071	
21:30	2.52	0.73	0.057	0.072	
21:45	2.61	0.78	0.064	0.073	
22:00	2.51	0.72	0.056	0.073	
22:15	2.44	0.69	0.051	0.074	
22:30	2.43	0.68	0.050	0.074	
22:45	2.49	0.66	0.050	0.075	
23:00	2.42	0.70	0.051	0.075	
23:15	2.51	0.73	0.056	0.076	
23:30	2.44	0.71	0.052	0.076	
23:45	2.40	0.66	0.048	0.077	
Daily Totals:				**0.077**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/26/2018					
0:00	2.45	0.70	0.052	0.001	
0:15	2.49	0.73	0.056	0.001	
0:30	2.57	0.75	0.060	0.002	
0:45	2.62	0.76	0.063	0.002	
1:00	2.62	0.75	0.062	0.003	
1:15	2.64	0.80	0.066	0.004	
1:30	2.61	0.74	0.060	0.004	
1:45	2.53	0.74	0.058	0.005	
2:00	2.44	0.69	0.051	0.005	
2:15	2.40	0.68	0.049	0.006	
2:30	2.28	0.61	0.041	0.006	
2:45	2.21	0.58	0.037	0.007	
3:00	2.16	0.55	0.034	0.007	
3:15	2.13	0.54	0.033	0.008	
3:30	2.11	0.53	0.032	0.008	
3:45	2.11	0.51	0.031	0.008	
4:00	2.09	0.50	0.030	0.008	
4:15	2.08	0.52	0.031	0.009	
4:30	2.16	0.54	0.034	0.009	
4:45	2.16	0.52	0.032	0.009	
5:00	2.21	0.57	0.036	0.010	
5:15	2.34	0.66	0.046	0.010	
5:30	2.46	0.73	0.054	0.011	
5:45	2.38	0.66	0.047	0.011	
6:00	2.45	0.73	0.054	0.012	
6:15	2.48	0.74	0.056	0.013	
6:30	2.52	0.74	0.057	0.013	
6:45	2.50	0.73	0.056	0.014	
7:00	2.66	0.83	0.069	0.014	
7:15	2.55	0.74	0.058	0.015	
7:30	2.65	0.79	0.066	0.016	
7:45	2.77	0.87	0.077	0.017	
8:00	2.72	0.82	0.071	0.017	
8:15	2.54	0.75	0.059	0.018	
8:30	2.87	0.88	0.083	0.019	
8:45	2.71	0.85	0.073	0.020	
9:00	2.63	0.77	0.064	0.020	
9:15	2.64	0.75	0.063	0.021	
9:30	2.66	0.79	0.066	0.022	
9:45	2.78	0.86	0.077	0.022	
10:00	2.63	0.79	0.065	0.023	
10:15	2.57	0.75	0.060	0.024	
10:30	2.66	0.79	0.066	0.024	
10:45	2.70	0.77	0.066	0.025	
11:00	2.81	0.86	0.079	0.026	
11:15	2.69	0.78	0.066	0.026	
11:30	2.73	0.82	0.072	0.027	
11:45	2.97	0.88	0.087	0.028	
12:00	3.07	0.93	0.096	0.029	
12:15	3.36	1.03	0.122	0.030	
12:30	3.74	1.15	0.156	0.032	
12:45	3.84	1.26	0.176	0.034	
13:00	3.83	1.24	0.173	0.036	
13:15	4.05	1.34	0.202	0.038	
13:30	4.08	1.32	0.200	0.040	
13:45	3.99	1.27	0.188	0.042	
14:00	3.86	1.24	0.175	0.044	
14:15	3.70	1.21	0.162	0.045	
14:30	3.56	1.17	0.147	0.047	
14:45	3.32	1.07	0.123	0.048	
15:00	3.08	0.95	0.098	0.049	
15:15	3.05	0.99	0.101	0.050	
15:30	3.04	0.96	0.097	0.051	
15:45	3.06	0.94	0.097	0.052	
16:00	3.32	1.10	0.126	0.054	
16:15	3.40	1.10	0.130	0.055	
16:30	3.42	1.16	0.138	0.056	
16:45	3.34	1.15	0.132	0.058	
17:00	3.62	1.30	0.167	0.059	
17:15	3.83	1.36	0.190	0.061	
17:30	3.64	1.32	0.171	0.063	
17:45	4.03	1.39	0.208	0.065	
18:00	3.88	1.39	0.197	0.067	
18:15	3.76	1.34	0.182	0.069	
18:30	3.74	1.33	0.180	0.071	
18:45	3.83	1.35	0.188	0.073	
19:00	3.99	1.44	0.212	0.075	
19:15	3.77	1.33	0.182	0.077	
19:30	3.87	1.37	0.193	0.079	
19:45	3.90	1.43	0.205	0.081	
20:00	3.83	1.38	0.192	0.083	
20:15	3.80	1.36	0.188	0.085	
20:30	3.37	1.18	0.138	0.087	
20:45	3.24	1.14	0.127	0.088	
21:00	3.11	1.04	0.109	0.089	
21:15	3.03	1.01	0.101	0.090	
21:30	3.04	1.02	0.103	0.091	
21:45	3.08	1.02	0.105	0.092	
22:00	3.21	1.10	0.120	0.094	
22:15	3.13	1.03	0.108	0.095	
22:30	2.97	0.99	0.097	0.096	
22:45	3.09	1.01	0.105	0.097	
23:00	3.02	0.98	0.098	0.098	
23:15	2.98	0.97	0.096	0.099	
23:30	2.97	0.94	0.092	0.100	
23:45	3.07	0.94	0.096	0.101	
Daily Totals:				**0.101**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/27/2018					
0:00	3.26	0.99	0.111	0.001	
0:15	3.55	1.10	0.138	0.003	
0:30	3.68	1.21	0.160	0.004	
0:45	3.89	1.26	0.179	0.006	
1:00	4.08	1.31	0.199	0.008	
1:15	4.13	1.34	0.207	0.010	
1:30	4.29	1.35	0.220	0.013	
1:45	4.28	1.38	0.224	0.015	
2:00	4.24	1.37	0.219	0.017	
2:15	4.25	1.34	0.215	0.019	
2:30	4.18	1.32	0.207	0.022	
2:45	4.09	1.29	0.198	0.024	
3:00	4.01	1.31	0.195	0.026	
3:15	3.74	1.22	0.165	0.027	
3:30	3.37	1.09	0.128	0.029	
3:45	3.07	0.97	0.099	0.030	
4:00	2.76	0.90	0.080	0.031	
4:15	2.57	0.81	0.064	0.031	
4:30	2.48	0.75	0.057	0.032	
4:45	2.42	0.71	0.052	0.032	
5:00	2.37	0.68	0.048	0.033	
5:15	2.38	0.70	0.050	0.033	
5:30	2.39	0.70	0.050	0.034	
5:45	2.41	0.68	0.050	0.035	
6:00	2.39	0.71	0.051	0.035	
6:15	2.53	0.74	0.058	0.036	
6:30	2.68	0.83	0.070	0.036	
6:45	2.72	0.84	0.073	0.037	
7:00	2.79	0.89	0.080	0.038	
7:15	2.89	0.93	0.088	0.039	
7:30	2.83	0.90	0.082	0.040	
7:45	2.80	0.88	0.079	0.041	
8:00	2.79	0.85	0.076	0.041	
8:15	2.88	0.92	0.086	0.042	
8:30	2.81	0.87	0.079	0.043	
8:45	2.67	0.84	0.071	0.044	
9:00	2.59	0.74	0.060	0.044	
9:15	2.74	0.89	0.077	0.045	
9:30	2.84	0.88	0.081	0.046	
9:45	2.84	0.93	0.086	0.047	
10:00	2.91	0.96	0.091	0.048	
10:15	2.64	0.79	0.066	0.049	
10:30	2.60	0.82	0.066	0.049	
10:45	2.64	0.80	0.067	0.050	
11:00	2.73	0.86	0.075	0.051	
11:15	2.65	0.84	0.070	0.052	
11:30	2.71	0.84	0.073	0.052	
11:45	2.86	0.85	0.079	0.053	
12:00	2.99	0.93	0.092	0.054	
12:15	2.86	0.89	0.083	0.055	
12:30	2.65	0.78	0.066	0.056	
12:45	2.68	0.78	0.066	0.056	
13:00	2.66	0.78	0.065	0.057	
13:15	2.97	0.97	0.095	0.058	
13:30	2.82	0.88	0.081	0.059	
13:45	2.91	0.91	0.087	0.060	
14:00	3.05	0.97	0.099	0.061	
14:15	2.91	0.95	0.090	0.062	
14:30	2.92	0.92	0.088	0.063	
14:45	2.77	0.81	0.072	0.063	
15:00	2.65	0.78	0.065	0.064	
15:15	2.63	0.78	0.065	0.065	
15:30	2.71	0.83	0.071	0.065	
15:45	2.64	0.78	0.065	0.066	
16:00	2.73	0.82	0.072	0.067	
16:15	2.77	0.81	0.072	0.068	
16:30	2.64	0.82	0.067	0.068	
16:45	2.68	0.81	0.069	0.069	
17:00	2.78	0.86	0.077	0.070	
17:15	2.96	0.93	0.091	0.071	
17:30	2.96	0.96	0.094	0.072	
17:45	2.83	0.89	0.081	0.073	
18:00	2.99	0.99	0.097	0.074	
18:15	3.03	0.94	0.095	0.075	
18:30	3.03	0.95	0.095	0.076	
18:45	2.78	0.85	0.076	0.076	
19:00	2.86	0.95	0.088	0.077	
19:15	3.08	0.99	0.102	0.078	
19:30	3.02	0.96	0.096	0.079	
19:45	2.84	0.95	0.087	0.080	
20:00	2.97	0.95	0.093	0.081	
20:15	3.11	1.00	0.105	0.082	
20:30	2.96	0.90	0.088	0.083	
20:45	2.69	0.79	0.067	0.084	
21:00	2.79	0.88	0.078	0.085	
21:15	2.72	0.81	0.070	0.085	
21:30	2.93	0.90	0.087	0.086	
21:45	2.71	0.81	0.069	0.087	
22:00	2.81	0.86	0.077	0.088	
22:15	2.63	0.77	0.064	0.089	
22:30	2.62	0.78	0.064	0.089	
22:45	2.62	0.75	0.061	0.090	
23:00	2.60	0.72	0.058	0.090	
23:15	2.59	0.72	0.058	0.091	
23:30	2.57	0.71	0.057	0.092	
23:45	2.56	0.76	0.060	0.092	
Daily Totals:				**0.092**	

Data reported every: 15 Minutes

Daily Flow Report

Site:
1
4 Raymond Street Norwalk, CT 12" Circular Line

FLOW ASSESSMENT SERVICES

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
11/28/2018					
0:00	2.52	0.71	0.055	0.001	
0:15	2.53	0.71	0.056	0.001	
0:30	2.42	0.65	0.047	0.002	
0:45	2.38	0.65	0.046	0.002	
1:00	2.33	0.63	0.044	0.003	
1:15	2.30	0.60	0.041	0.003	
1:30	2.34	0.64	0.044	0.003	
1:45	2.36	0.64	0.045	0.004	
2:00	2.37	0.67	0.047	0.004	
2:15	2.40	0.66	0.048	0.005	
2:30	2.42	0.67	0.049	0.005	
2:45	2.47	0.68	0.051	0.006	
3:00	2.49	0.70	0.053	0.007	
3:15	2.46	0.70	0.052	0.007	
3:30	2.41	0.65	0.047	0.008	
3:45	2.35	0.62	0.044	0.008	
4:00	2.33	0.61	0.042	0.008	
4:15	2.29	0.61	0.041	0.009	
4:30	2.28	0.59	0.040	0.009	
4:45	2.31	0.60	0.041	0.010	
5:00	2.31	0.62	0.042	0.010	
5:15	2.31	0.62	0.043	0.011	
5:30	2.32	0.64	0.044	0.011	
5:45	2.34	0.64	0.045	0.012	
6:00	2.39	0.68	0.049	0.012	
6:15	2.42	0.64	0.047	0.013	
6:30	2.54	0.73	0.058	0.013	
6:45	2.62	0.81	0.066	0.014	
7:00	2.75	0.81	0.072	0.015	
7:15	2.83	0.85	0.078	0.015	
7:30	2.84	0.88	0.080	0.016	
7:45	2.87	0.87	0.081	0.017	
8:00	2.84	0.89	0.082	0.018	
8:15	2.86	0.87	0.081	0.019	
8:30	2.77	0.83	0.073	0.020	
8:45	2.69	0.80	0.068	0.020	
9:00	2.72	0.84	0.072	0.021	
9:15	2.88	0.86	0.081	0.022	
9:30	2.78	0.81	0.073	0.023	
9:45	2.79	0.82	0.073	0.023	
10:00	2.80	0.80	0.072	0.024	
10:15	2.85	0.87	0.080	0.025	
10:30	2.69	0.80	0.068	0.026	
10:45	2.71	0.86	0.074	0.026	
11:00	2.69	0.79	0.067	0.027	
11:15	2.64	0.77	0.064	0.028	
11:30	2.64	0.75	0.062	0.028	
11:45	2.49	0.70	0.053	0.029	
12:00	2.59	0.80	0.064	0.030	
12:15	2.44	0.68	0.050	0.030	

Time	Depth (in)	Velocity (fps)	Flow (mgd)	Cumm Flow (mg)	Rain (in)
Daily Totals:				**0.030**	

Data reported every: 15 Minutes

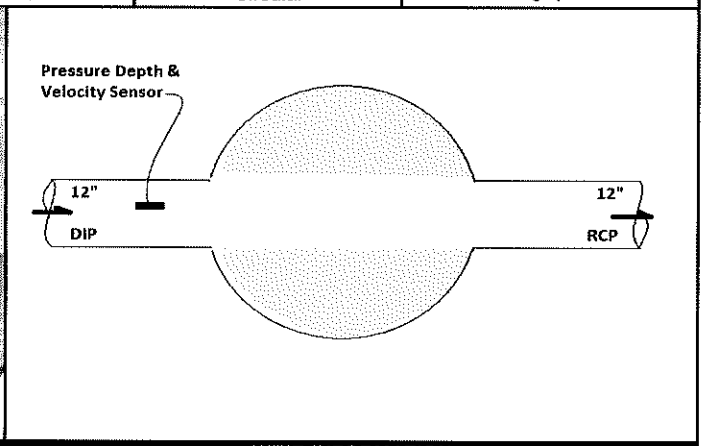
Appendix 3

FLOW
ASSESSMENT SERVICES

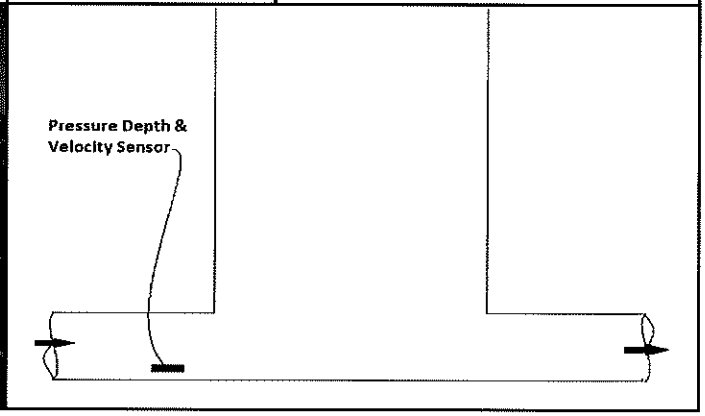
METER SITE INFORMATION FIELD LOG

PROJECT: Norwalk, CT	**DATE:** October 26, 2018	**JOB#:** 18110
LOCATION: 4 Raymond Street	**MH#:** ~	**METER SITE:** 1
GPS/COMMENTS: 41.095272, -73.416280		

	Size (")	Material	Flow Depth (")	Debris	Shape	MH Depth
Incoming	12	DIP	2.8	0	Circular	5' 0"
Incoming						
Incoming						
Outgoing	12	RCP	3	1	Circular	5' 1"



SURCHARGE INFORMATION	WEIR INFORMATION	
SURCHARGE NONE EVIDENT: X	**LENGTH:**	**HEIGHT ABOVE WEIR:**
SURCHARGED MARKS TO:	**BREADTH:**	**OVERFLOW OCCURS AT:**
SURCHARGE CURRENTLY TO:	**LEVEL:**	



GODFREY HOFFMAN HODGE, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

January 16, 2019

Mr. Ralph Kolb
Sr. Environmental Engineer
Norwalk WPCA
15 South Smith Street
Norwalk, CT 06855

Re: Sanitary Sewer Flow Monitoring/Capacity Analysis
SONO TOD
1 & 11 Chestnut Street

Dear Mr. Kolb:

Attached for your review are the flow monitoring results as well as the sanitary sewer capacity analysis of portions of Chestnut Street, Henry Street, South Main Street and Raymond Street. Flow monitoring occurred for a three (3) week period and a rainfall of greater than 0.25" was recorded during that time. Requests were made to DPW to provide as-built plans of the sewer analysis area. Plans that were available and provided did not cover the entire analysis area and were dated from 1977 with the system shown as combined sanitary and storm. To complete the analysis, we utilized the City of Norwalk GIS mapping showing the pipe locations and sizes. Slopes were not available so an assumption of the minimum allowable slope for a 12" pipe 0f 0.0022 ft/ft was used to determine pipe capacity. Based on the calculations, greater than 15% reserve capacity remains in the system throughout the analysis area.

Please call with any questions or if you would like to meet to discuss.

Sincerely yours,

James P. Rotondo, PE
Godfrey Hoffman Hodge, LLC

MAIN OFFICE: 26 Broadway North Haven, CT 06473 Phone: 203.239.4217
FARMINGTON OFFICE: 1783 Farmington Ave, Unionville, CT 06085 Phone 860.673.0444
www.godfreyhoffman.com

GODFREY HOFFMAN HODGE, LLC

PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS

JOB SONO TOD – 1 & 11 Chestnut Street
SHEET NO. 1 OF 2
CALCULATED BY JR DATE 1/16/2019
CHECKED BY JR DATE 1/16/2019
TITLE Sewer Capacity Analysis

Existing Peak Flow From Flow Monitoring Report

Peak Flow = 0.359 mgd x 1.54723 = 0.555 cfs

Existing Peak Flow + Estimated Peak Flow From Development

Estimated Peak Flow From Development = 0.094 mgd

0.359 mgd + 0.094 mgd = 0.453 mgd = 0.70 cfs

Sanitary Sewer Pipe Capacity calculated using Mannings Equation based on 12" pipe with "n" = 0.017 and a slope of 0.0022 ft/ft (min allowable) Q = 1.28 cfs

Estimated Peak Flow based on Peaking Factor of 4.0

Sewer Analysis Manhole #1

Estimated Peak Flow = 0.06 cfs ✓

Capacity 12" VCP = 1.28 cfs

Reserve Capacity = 95%

Sewer Analysis Manhole #2

Estimated Peak Flow = 0.32 cfs ✓

Capacity 12" VCP = 1.28 cfs

Reserve Capacity = 75%

Sewer Analysis Manhole #3

Estimated Peak Flow = 0.43 cfs ✓

Capacity 12" VCP = 1.28 cfs

Reserve Capacity = 66%

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Sewer Analysis Manhole #4

Estimated Peak Flow = 0.58 cfs ✓

Capacity 12" VCP = 1.28 cfs

Reserve Capacity = 55%

Sewer Analysis Manhole #5

Estimated Peak Flow = 0.64 cfs ✓

Capacity 12" VCP = 1.28 cfs

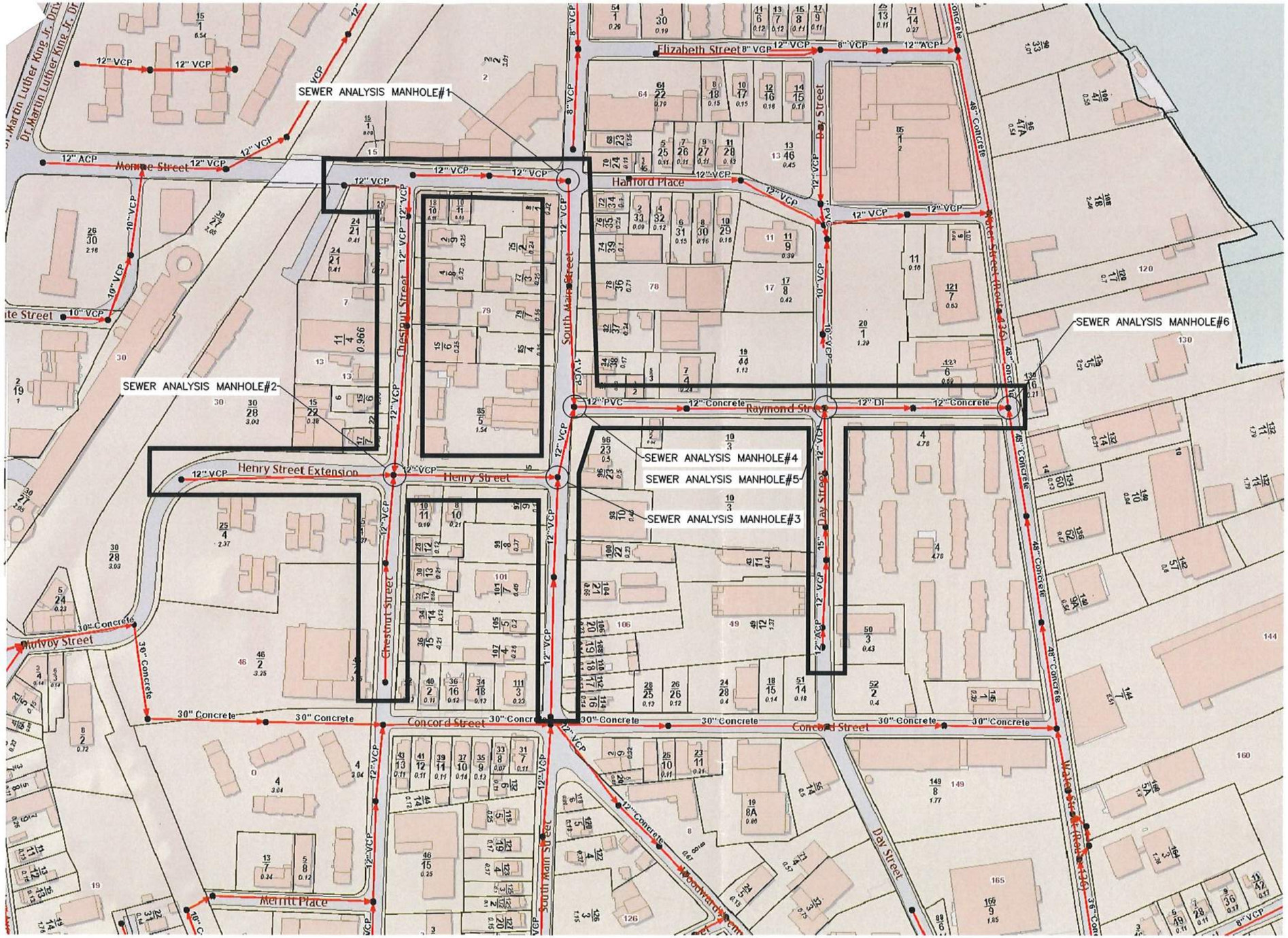
Reserve Capacity = 50%

Sewer Analysis Manhole #6

Estimated Peak Flow = 0.0.92 cfs ✓

Capacity 12" VCP = 1.28 cfs

Reserve Capacity = 28%



Revision Schedule

No.	Note	Date

GODFREY HOFFMAN ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
20 BRIDGEWAY NORWALK, CT 06853
TEL. 203.299.6317 FAX. 203.294.2038 WWW.GODFREYHOFFMAN.COM

SEAL

PROJECT
Chestnut Street
TOD Building-A

Chestnut & Monroe, Norwalk, CT

DWG TITLE
SANITARY SEWER
ANALYSIS PLAN

JOB NO.	18-048
DATE	10-05-2018
SCALE	NOT TO SCALE
DRAWN BY	MP

SSA

Tax Map ID	Location	Number of Bldgs	Stories	CNS_AREA_GROSS	LIVING_AREA	Bldg. Description	Total Rooms	Bedrooms	Bathrooms	Flow to MH Number	Office/Retail Design Flow	Design Flow	Estimated Flow
2-45-2-0	2 MONROE ST	1	3	119674	64675	Police Dept	0	0	0	1	323.38	20	6467.5
2-57-11-0	10 MONROE ST	1	2	6130	4378	Commercial - Office/Retail/Residential	6	2	2	1	212.80	150	512.8
2-57-10-0	18 MONROE ST	1	3	9491	6784	Commercial - Office/Retail/Residential	20	16	4	1	270.70	150	2670.7
ESTIMATED FLOW TO MANHOLE #1													9651
	1 CHESTNUT ST					Mixed-Use							20138
	11 CHESTNUT ST					Mixed-Use							3500
2-55-22-0	15 CHESTNUT ST	1	2	16353	15879	Industrial/Warehouse	0	0	0	2		0.1	1587.9
2-55-6-0	16 CHESTNUT ST	1	2.5	4977	2536	2 Family	13	9	3	2		150	1350
2-55-7-0	17 CHESTNUT ST	1	2.75	5618	3452	4 Family	11	7	3	2		150	1050
2-64-4-2G	25 CHESTNUT ST # 2G	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-1A	25 CHESTNUT ST #1A	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1B	25 CHESTNUT ST #1B	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1C	25 CHESTNUT ST #1C	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1D	25 CHESTNUT ST #1D	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1E	25 CHESTNUT ST #1E	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1F	25 CHESTNUT ST #1F	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1G	25 CHESTNUT ST #1G	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1H	25 CHESTNUT ST #1H	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1I	25 CHESTNUT ST #1I	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1J	25 CHESTNUT ST #1J	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1K	25 CHESTNUT ST #1K	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-1L	25 CHESTNUT ST #1L	1	1	1044	1044	Condominium/Residential	6	3	1	2		150	450
2-64-4-2A	25 CHESTNUT ST #2A	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2B	25 CHESTNUT ST #2B	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2C	25 CHESTNUT ST #2C	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2D	25 CHESTNUT ST #2D	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2E	25 CHESTNUT ST #2E	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2F	25 CHESTNUT ST #2F	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2H	25 CHESTNUT ST #2H	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2I	25 CHESTNUT ST #2I	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2J	25 CHESTNUT ST #2J	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2K	25 CHESTNUT ST #2K	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-2L	25 CHESTNUT ST #2L	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3A	25 CHESTNUT ST #3A	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3B	25 CHESTNUT ST #3B	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3C	25 CHESTNUT ST #3C	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3D	25 CHESTNUT ST #3D	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3E	25 CHESTNUT ST #3E	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3F	25 CHESTNUT ST #3F	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3G	25 CHESTNUT ST #3G	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3H	25 CHESTNUT ST #3H	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3I	25 CHESTNUT ST #3I	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3J	25 CHESTNUT ST #3J	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3K	25 CHESTNUT ST #3K	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-3L	25 CHESTNUT ST #3L	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4A	25 CHESTNUT ST #4A	1	1	960	960	Condominium/Residential	5	2	1	2		150	300

Tax Map ID	Location	Number of Bldgs	Stories	CNS_AREA_GROSS	LIVING_AREA	Bldg. Description	Total Rooms	Bedrooms	Bathrooms	Flow to MH Number	Office/Retail Design Flow	Design Flow	Estimated Flow
2-64-4-4B	25 CHESTNUT ST #4B	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4C	25 CHESTNUT ST #4C	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4D	25 CHESTNUT ST #4D	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4E	25 CHESTNUT ST #4E	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4F	25 CHESTNUT ST #4F	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4G	25 CHESTNUT ST #4G	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4H	25 CHESTNUT ST #4H	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4I	25 CHESTNUT ST #4I	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4J	25 CHESTNUT ST #4J	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4K	25 CHESTNUT ST #4K	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-64-4-4L	25 CHESTNUT ST #4L	1	1	960	960	Condominium/Residential	5	2	1	2		150	300
2-63-12-0	28 CHESTNUT ST	2	2.5	3845	2219	Apartments/Residential	13	6	4	2		150	900
2-63-13-0	30 CHESTNUT ST	2	2.75	6943	4178	Apartments/Residential	17	7	6	2		150	1050
2-63-17-0	32 CHESTNUT ST	1	2	2897	1764	2 Family	8	4	2	2		150	600
2-63-14-0	34 CHESTNUT ST	1	2.5	4061	2411	2 Family	10	3	2	2		150	450
2-63-15-0	36 CHESTNUT ST	1	2	6827	4130	4 Family	18	10	4	2		150	1500
2-55-28-0	30 MONROE ST	1	1	6573	5565	Municipal Bldg / Railroad Parking	0	0	0	2		0.1	556.5
2-57-5-0	85 SOUTH MAIN ST	5	2.75		6844	Bldg.#3 - Church	4	0	0	2		0.1	684.4
2-57-5-0	85 SOUTH MAIN ST	5	2.75		235	Bldg.#4 - School	17	0	0	2		9	2115
2-57-5-0	85 SOUTH MAIN ST	5	2.75			Bldg.#5 - School	12	0	0	2			0
ESTIMATED FLOW TO MANHOLE #2													51681.8
2-63-10-0	8 HENRY ST	1	2.25	3391	1692	Single Family	6	3	2	3		150	450
2-63-11-0	10 HENRY ST	1	2.5	6258	3610	3 Family	13	5	3	3		150	750
2-62-23-0	96 SOUTH MAIN ST	2	2.5	4323	2634	Bldg.#1 - Church/Residential	8	3	2	3		150	450
2-62-23-0	96 SOUTH MAIN ST	2	2.5		2464	Bldg.#2 - Church	3	0	0	3		0.1	246.4
2-63-9-0	97 SOUTH MAIN ST	null	0	0	0	Vacant Land	0	0	0	3			Vacant
2-62-10-0	98 SOUTH MAIN ST	1	2	21876	21456	Municipal Bldg / Community Center	23	18	0	3		0.1	2145.6
2-63-8-0	99 SOUTH MAIN ST	1	2	5393	2957	4 Family	14	5	4	3		150	750
2-62-22-0	100 SOUTH MAIN ST	2	2	5427	3448	Bldg.#1 - Residential	11	9	4	3		250	2250
2-62-22-0	100 SOUTH MAIN ST	2	2		6915	Bldg.#2 - Rooming House/Hospital	27	0	1	3		0.1	691.5
2-63-7-0	101 SOUTH MAIN ST	1	2	13930	9176	Church	5	0	0	3		0.1	917.6
2-62-21-0	104 SOUTH MAIN ST	3	3	11138	8323	Bldg.#1 - Residential Multi-family	38	20	7	3		15	300
2-62-21-0	104 SOUTH MAIN ST	3	3		3456	Bldg.#2 - Residential Multi-family	16	8	4	3		15	120
2-62-21-0	104 SOUTH MAIN ST	3	3		5376	Bldg.#3 - Residential Multi-family	24	12	6	3		15	180
2-63-5-0	105 SOUTH MAIN ST	2	2.75	4293	2813	Bldg.#1 - 4 Family Residential	16	7	4	3		150	1050
2-63-5-0	105 SOUTH MAIN ST	2	2.75		850	Bldg.#2 - Residential	6	3	3	3		150	450
2-62-20-0	106 SOUTH MAIN ST	1	2.5	5219	2587	4 Family Residential	11	3	4	3		150	450
2-63-4-0	107 SOUTH MAIN ST	1	2	9442	8464	Residential Multi-Family	36	16	16	3		150	2400
2-62-19-0	108 SOUTH MAIN ST	2	2.5	4565	2649	Bldg.#1 - Residential	10	6	2	3		150	900
2-62-19-0	108 SOUTH MAIN ST	2	2.5		1120	Bldg.#2 - Residential	3	1	1	3		150	150
2-62-18-0	110 SOUTH MAIN ST	1	2.5	4752	2688	3 Family - Residential	12	5	3	3		150	750
2-63-3-0	111 SOUTH MAIN ST	1	2	9829	6128	Commercial Residential 5 Units	0	0	5	3	30.64	20	612.8
2-62-17-0	112 SOUTH MAIN ST	1	2	3394	2416	Commercial - Residential & Retail	10	4	3	3	59.20	150	659.2
2-62-16-0	114 SOUTH MAIN ST	1	2.5	5152	2613	3 Family - Residential	12	6	3	3		150	900
ESTIMATED FLOW TO MANHOLE #3													69254.9

Tax Map ID	Location	Number of Bldgs	Stories	CNS_AREA_GROSS	LIVING_AREA	Bldg. Description	Total Rooms	Bedrooms	Bathrooms	Flow to MH Number	Office/Retail Design Flow	Design Flow	Estimated Flow
2-57-1-0	8 MONROE ST	1	1	9768	4728	Commercial - Retail/Office Strip	0	0	0	4	23.64	20	472.8
2-58-34-0	72 SOUTH MAIN ST	1	2	4217	2977	4 Family	16	8	4	4		150	1200
2-58-39-0	74 SOUTH MAIN ST	1	2.5	4890	3117	Apartments	20	10	5	4		150	1500
2-57-2-0	75 SOUTH MAIN ST	1	2	5080	3904	Apartments	21	9	6	4		150	1350
2-58-35-0	76 SOUTH MAIN ST	1	1	4784	4592	Commercial - Office/Warehouse	0	0	0	4	22.96	20	459.2
2-57-3-0	77 SOUTH MAIN ST	3	2.5	3690	2250	Bldg.#1 - 4 Family - Residential	12	4	4	4		150	600
2-57-3-0	77 SOUTH MAIN ST	3	2.5		748	Bldg.#2 - Residential	4	2	1	4		150	300
2-57-3-0	77 SOUTH MAIN ST	3	2.5		1664	Bldg.#3 - Commercial	0	0	0	4	8.32	20	166.4
2-58-36-0	78 SOUTH MAIN ST	2	1	2020	2020	Bldg.#1 - Commercial	0	0	0	4		0.1	202
2-58-36-0	78 SOUTH MAIN ST	2	1		9600	Bldg.#2 - Commercial - Warehouse	0	0	0	4	48.00	20	960
2-57-7-0	79 SOUTH MAIN ST	4	1	1709	1709	Bldg.#1 Commercial - Retail	0	0	0	4		0.1	170.9
2-57-7-0	79 SOUTH MAIN ST	4	1		4980	Bldg.#2 Residential	20	11	8	4		150	1650
2-57-7-0	79 SOUTH MAIN ST	4	1		5740	Bldg.#3 Residential	26	10		4		150	1500
2-57-7-0	79 SOUTH MAIN ST	4	1		1344	Bldg.#4 Residential	6	3	3	4		150	450
2-58-37-0	82 SOUTH MAIN ST	2	2	7038	4329	Bldg.#1 - 4 Family - Residential	13	6	3	4		150	900
2-58-37-0	82 SOUTH MAIN ST	2	2		4329	Bldg.#2 - Residential	4	2	1	4		150	300
2-58-38-0	84 SOUTH MAIN ST	1	2	5134	3164	Com / Res	4	2	1	4	192.00	150	492
2-57-4-0	85 SOUTH MAIN ST	null	0	0	0	Vacant Land	0	0	0	4			Vacant
2-57-5-0	85 SOUTH MAIN ST	5	2.75	11168	6640	Bldg.#1 - Dormitory/Church	20	3	3	4		150	450
2-57-5-0	85 SOUTH MAIN ST	5	2.75		5777	Bldg.#2 - Residential	17	5	5	4		150	750
2-58-1-0	86 SOUTH MAIN ST	2	2	8036	7484	Bldg.#1 - Residential	16	8	5	4		150	1200
2-58-1-0	86 SOUTH MAIN ST	2	2		620	Bldg.#2 - Commercial Conv. Store	1	0	1	4		0.1	62
ESTIMATED FLOW TO MANHOLE #4													94041.2
2-62-11-0	43 DAY ST	2	2	5620	5520	Church	3	1	1	5		0.1	552
2-62-12-201	49 DAY ST # 201	1	1	864	864	Condominium/Residential	3	2	1	5		150	300
2-62-12-202	49 DAY ST # 202	1	1	864	864	Condominium/Residential	4	2	1	5		150	300
2-62-12-205	49 DAY ST # 205	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-302	49 DAY ST # 302	1	1	832	700	Condominium/Residential	3	1	1	5		150	150
2-62-12-411	49 DAY ST # 411	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-111	49 DAY ST #111	1	1	1736	1736	Commercial Condo	0	0	0	5	8.68	20	173.6
2-62-12-112	49 DAY ST #112	1	1	1736	1736	Commercial Condo	0	0	0	5	8.68	20	173.6
2-62-12-113	49 DAY ST #113	1	1	1736	1736	Commercial Condo	0	0	0	5	8.68	20	173.6
2-62-12-114	49 DAY ST #114	1	1	1736	1736	Commercial Condo	0	0	0	5	8.68	20	173.6
2-62-12-115	49 DAY ST #115	1	1	1736	1736	Commercial Condo	0	0	0	5	8.68	20	173.6
2-62-12-116	49 DAY ST #116	1	1	1736	1736	Commercial Condo	0	0	0	5	8.68	20	173.6
2-62-12-203	49 DAY ST #203	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-204	49 DAY ST #204	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-206	49 DAY ST #206	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-207	49 DAY ST #207	1	1	400	400	Condominium/Residential	3	1	1	5		150	150
2-62-12-208	49 DAY ST #208	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-209	49 DAY ST #209	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-210	49 DAY ST #210	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-211	49 DAY ST #211	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-212	49 DAY ST #212	1	1	864	864	Condominium/Residential	4	2	1	5		150	300
2-62-12-213	49 DAY ST #213	1	1	864	864	Condominium/Residential	4	2	1	5		150	300
2-62-12-301	49 DAY ST #301	1	1	832	700	Condominium/Residential	3	1	1	5		150	150
2-62-12-303	49 DAY ST #303	1	1	528	528	Condominium/Residential	3	1	1	5		150	150

Tax Map ID	Location	Number of Bldgs	Stories	CNS_AREA_GROSS	LIVING_AREA	Bldg. Description	Total Rooms	Bedrooms	Bathrooms	Flow to MH Number	Office/Retail Design Flow	Design Flow	Estimated Flow
2-62-12-304	49 DAY ST #304	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-305	49 DAY ST #305	1	1	528	528	Condominium/Residential	2	1	1	5		150	150
2-62-12-306	49 DAY ST #306	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-307	49 DAY ST #307	1	1	400	400	Condominium/Residential	2	1	1	5		150	150
2-62-12-308	49 DAY ST #308	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-309	49 DAY ST #309	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-310	49 DAY ST #310	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-311	49 DAY ST #311	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-312	49 DAY ST #312	1	1	832	700	Condominium/Residential	3	1	1	5		150	150
2-62-12-313	49 DAY ST #313	1	1	832	700	Condominium/Residential	3	1	1	5		150	150
2-62-12-401	49 DAY ST #401	1	1	759	517	Condominium/Residential	2	1	1	5		150	150
2-62-12-402	49 DAY ST #402	1	1	759	517	Condominium/Residential	3	1	1	5		150	150
2-62-12-403	49 DAY ST #403	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-404	49 DAY ST #404	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-405	49 DAY ST #405	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-406	49 DAY ST #406	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-407	49 DAY ST #407	1	1	400	400	Condominium/Residential	2	1	1	5		150	150
2-62-12-408	49 DAY ST #408	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-409	49 DAY ST #409	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-410	49 DAY ST #410	1	1	528	528	Condominium/Residential	3	1	1	5		150	150
2-62-12-412	49 DAY ST #412	1	1	759	517	Condominium/Residential	3	1	1	5		150	150
2-62-12-413	49 DAY ST #413	1	1	759	517	Condominium/Residential	3	1	1	5		150	150
2-61-3-0	50 DAY ST	1	5	21824	21824	Commercial Office Bldg.	0	0	0	5	109.12	20	2182.4
2-58-2-0	3 RAYMOND ST	1	2	3648	3648	Commercial - Office/Warehouse	0	0	0	5	18.24	20	364.8
2-58-3-0	5 RAYMOND ST	null	0	0	0	Vacant Land	0	0	0	5			Vacant
2-58-4-0	7 RAYMOND ST	1	1	2738	2684	Church	1	0	0	5		0.1	268.4
2-62-2-0	8 RAYMOND ST	1	2	2752	1838	Church - Office Bldg	0	0	0	5	9.19	20	183.8
2-62-3-0	10 RAYMOND ST	null	0	0	0	Ryan Park	0	0	0	5			Parking
ESTIMATED FLOW TO MANHOLE #5													105084.2
2-61-4-0	RAYMOND ST	12	2	8014	7954	Housing Authority - Residential	47	23	12	6	276.00	150	41400
ESTIMATED FLOW TO MANHOLE #5													146484.2

STORMWATER OPERATIONS AND MAINTENANCE PLAN

79 South Main Street, Norwalk CT

July 22, 2025

The purpose of this Operations and Maintenance plan is to ensure that the drainage facilities proposed on site at 79 South Main Street (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.

Sound Communities and its successors or assigns agree to maintain the drainage facilities in a functioning condition by following the maintenance plan described below.

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

Catch Basins and Area Drains: Structures with an open grate top intended to collect rain water and direct it into the underground drainage pipes. Note that if sediment is allowed to build up it can greatly reduce the performance of the structure.

- Inspect yearly and remove accumulated debris, trash, and sediment with a vacuum truck as needed to insure proper working order.

Storm Drainage Piping and Junction Boxes/Manholes: Pipes are located beneath the surface and are used for piping stormwater out of the site. Junction boxes are square structures that are used as junctions for pipe intersections. There are two junction boxes located on site.

- All piping shall be completely cleaned of debris and accumulated sediment at the completion of constriction.
- Junction Boxes shall be inspected on an annual basis. Accumulated debris shall be removed and repairs shall be conducted as necessary.
- Video inspection of the storm drainage piping shall occur once every 10 years, unless the system performance indicates an issue.

Infiltration Systems: The infiltration systems are designed to store water and let it infiltrate back into the ground. There is one infiltration system proposed on site.

- The infiltration system shall be completely cleaned of accumulated debris at the completion of construction.
- Infiltration systems shall be inspected annually.
- Accumulated debris, trash and sediment shall be removed and repairs made as necessary.

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

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

Good Housekeeping:

1. Most domestic waste will be stored inside the trash room
2. No fertilizers, pesticides, or herbicides will be stored on site
3. No vehicle washing will be permitted on site
4. Lawn and garden areas will be kept in satisfactory condition maintaining ground stabilization and the pervious nature of landscaped areas.
5. In accordance with Sec. 2a-450 of CT General Statues spills of petroleum or chemicals will be reported to the CT DEEP's Oil & Chemical Response Division at (860) 424-3338, be contained as quickly as practical, and cleaned by a licensed contractor.

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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

ZONE CD-3

DR MARTIN LUTHER KING JR DRIVE

#15 Madison Street
6.77 AC

#2 Monroe Street
3.10 AC

ZONE CV

MONROE STREET

MONROE STREET

ELIZABETH STREET

#64 South Main Street
1.45 AC

#76 & #68 South Main Street
0.26 AC

#3 Hanford Place
0.04 AC

#5 Hanford Place
0.11 AC

#7 Hanford Place
0.11 AC

#9 Hanford Place
0.11 AC

#11 Hanford Place
0.13 AC

HANFORD PLACE

#13 Day Street
0.44 AC

ZONE CD-4

ZONE SD-MC

METRO NORTH

#10 Monroe Street
1.46 AC

#72 South Main Street
0.10 AC

#74 South Main Street
0.10 AC

#2 Hanford Place
0.09 AC

#4 Hanford Place
0.12 AC

#6 Hanford Place
0.15 AC

#8 Hanford Place
0.16 AC

#10 Hanford Place
0.16 AC

#11 Day Street
0.39 AC

#76 South Main Street
0.24 AC

#78 & #80 South Main Street
0.71 AC

#17 Day Street
0.42 AC

SOUTH MAIN STREET

DAY STREET

WATER STREET

SUBJECT PROPERTY

#79 South Main Street
0.34 AC

#1-11 Chestnut Street
1.52 AC

#82 South Main Street
0.34 AC

#19 Day Street
1.15 AC

#84 South Main Street
0.17 AC

#7 Raymond Street
0.24 AC

#86 South Main Street
0.12 AC

#85 South Main Street
2.05 AC

#15 Chestnut Street
0.77 AC

CHESTNUT STREET

RAYMOND STREET

#8 Raymond Street
0.04 AC

#96 South Main Street
0.5 AC

#10 Raymond Street
2.19 AC

HENRY STREET

#25 Chestnut Street
2.26 AC

#8 Henry Street
0.21 AC

#10 Henry Street
0.19 AC

#97 South Main Street
0.27 AC

#98 South Main Street
0.46 AC

ZONE CV

#28 Chestnut Street
0.12 AC

#99 South Main Street
0.36 AC

500' OFFSET

#100 & #102 South Main Street
0.23 AC

#30 Chestnut Street
0.21 AC

#101 South Main Street
0.45 AC

#104 South Main Street
0.66 AC

ZONE CD-3

ZONE CV

ZONE CD-3

ELY AVENUE

CONCORD STREET

ZONE CD-3

ZONE SD-LI

MAGNETIC

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

500' SITE VICINITY EXHIBIT
DEPICTING
79 SOUTH MAIN STREET
NORWALK, CT
PREPARED FOR
SOUND COMMUNITIES

SCALE: 1"=80' 0 80 160

SHEET No: EX-1

Comm. No.: 11071

7/18/2025 12:32 PM H:\Jobfiles\11000\11000\11071\Dwg\11071 Vicinity.dwg

August 4, 2025

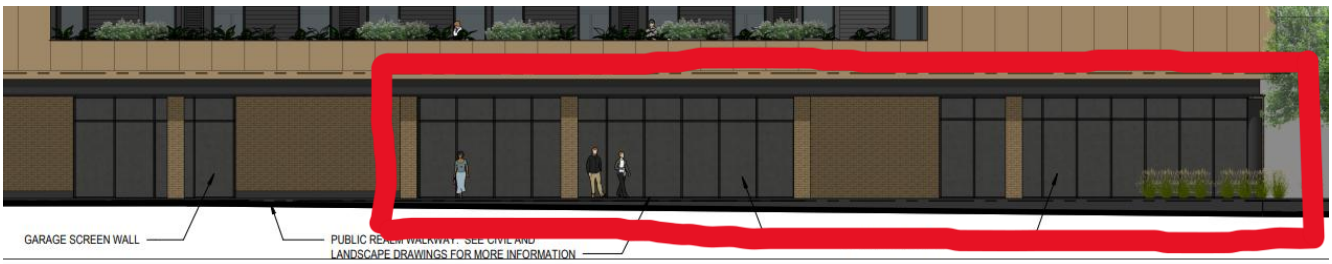
Memorandum
To: Elizabeth A.B. Suchy
From: Bryan Baker, AICP, Principal Planner
Re: #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Construction of a seven-story, 68-dwelling unit, mixed-use development

Dear Attorney Suchy,

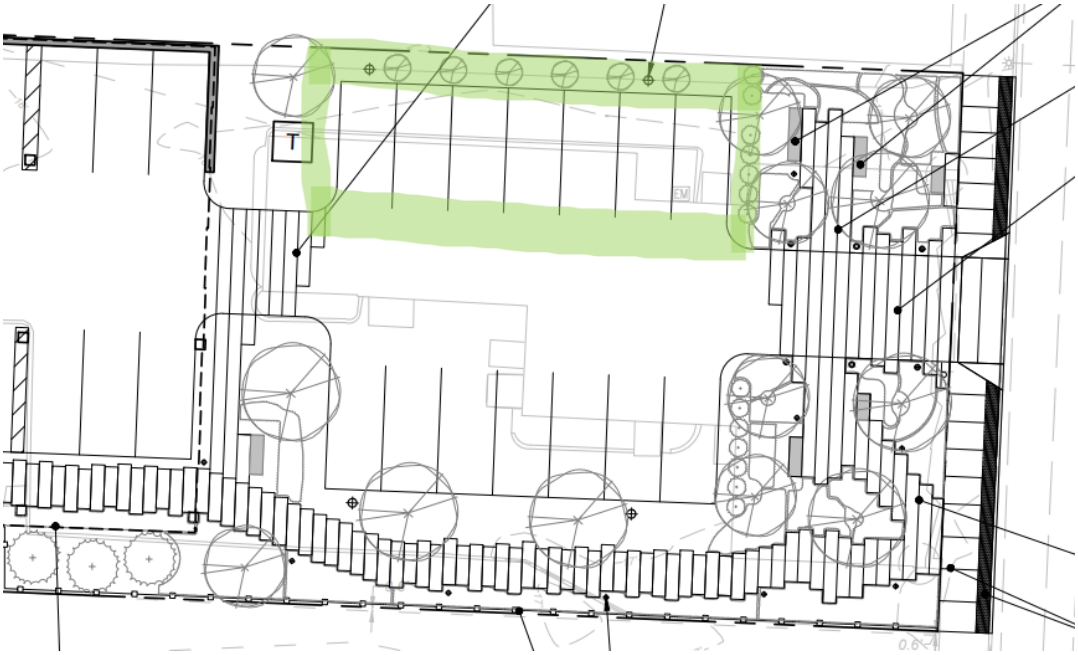
Please accept this letter as a preliminary review of the above referenced site plan review application.

1. Please provide a clarification on proposed color palette for the building, particularly from the Chestnut Street façade. The drawings on sheet A2.03 of the architectural plans show the building appearing much darker than the rendering on page A2.04.

2. Please provide documentation on the intent to comply with Section 8.4.5.N.2.g.
3. Please provide clarification on if the garage screen wall that is predominantly located along the southern façade of the building will be opaque or transparent. Staff would prefer the material to be transparent, or some other visually interesting alternatives be provided, to make the public realm walkway more inviting. Additionally, if the material is transparent, Staff recommends reviewing the possibility of including that material along a portion of the eastern façade as well.



4. Staff notes that the parking area located behind the pocket park includes different materials such as the concrete plank pavers to aesthetically improve the park and parking area. Staff recommends that the applicant consider some additional options to screen the parking such as a pergola over a row of parking spaces.



5. Staff recommends discussing the streetscape improvements with Transportation, Mobility & Parking (TMP) and the Department of Public Works (DPW) to ensure coordination and compliance with the Complete Streets Manual.

Additional comments may be forthcoming based on additional Staff review of the application and any changes and responses provided by the applicant.

Sincerely,

Bryan Baker

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

August 5, 2025

Memorandum
To: Elizabeth A.B. Suchy
From: Bryan Baker, AICP, Principal Planner
Re: #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage types

Dear Attorney Suchy,

Please accept this letter as a preliminary review of the above referenced text amendment application. Staff is recommending that the following changes be made to the proposed language for your consideration.

1. Revise Sec. 4.3.3.E to the following:

For Through lots or Building Sites, the Frontage and Front Setback regulations shall apply to both Frontages. **When Permitted by Table 4.3.7.A, a Pocket Park may be used as Private Frontage for one of the Lot or Building Site(s) Frontages and the Front Setback shall be measured from the Front Lot or Building Site Line to the front of the Pocket Park.**

2. If the change to Sec. 4.3.3.E as written above is acceptable, the front setback portion of Table 4.3.1-H would no longer need to be amended:

Front Setback, Principal Frontage	a. 0 ft. min., 12 ft. max from the property line or from the edge of any public improvements required as part of the Development, 50 ft. max. where the Principal Frontage is a Watercourse (once the min. Frontage buildout requirement is met, the max. Front Yard Setback shall not apply to additional Principal Structure(s)

3. Revise Table 4.3.1-H for Private Frontage Types to include Pocket Parks as follows:

Private Frontage Types			
Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	P
Forecourt	P	Commercial Porch	NP
Stoop	P	Boardwalk	NP
Stepfront	P	Loading Dockfront	NP
Shopfront	P	**Pocket Park**	**P**
See Table 4.3.7.A (Private Frontage Types)			

4. Revise Table 4.3.1-H Vehicular Parking Requirements – no comments on the proposed language.
5. Revise the Private Frontage Types in Table 4.3.7.A as follows:

POCKET PARK	TABLE 4.3.7.A PRIVATE FRONTAGE TYPES

Permitted Districts
CD-4

A Private Frontage type wherein the Façade is set back from the Frontage Line with a small (no smaller than 500sf, no larger than 0.5 acres) predominantly green open area for unstructured passive recreation. A Pocket Park shall only be permitted as a Private Frontage type for Through Lot or Building Site(s) and may only be used as Private Frontage for one of the Lot or Building Site(s) Frontages.

6. Lastly, Staff recommends including one additional amendment to Table 4.3.8.B Mid-Rise Principal Building Types to further distinguish types of development that may utilize the proposed changes, as follows:

Allowed Private Frontages			
Stoop	P	Terrace	P
Forecourt	P	Commercialfront	P
Terrace/Lightwell	P	Gallery[1]	P
Shopfront	P	Arcade[1]	P
Pocket Park	**P[2]**		
[1]May only be used in conjunction with a Shopfront or Commercialfront Frontage Type			
[2]May only be used in accordance with Table 4.3.7.A and Section 4.3.3.E			

More comments may be forthcoming based on Staff continuing to review the application, other city departments comments, and/or the applicant's response(s).

Sincerely,

Bryan Baker, AICP

Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

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

August 18, 2025

Sent via email to: esuchy@carmodylaw.com

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP

RE: 79 South Main Street (District 02, Block 57, Lot 07)
Proposed Multi-Family Residence (68 Units)
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 "Zoning Site Plan Depicting 79 South Main Street Norwalk, CT Prepared for Sound Communities," prepared by Redniss and Mead, Inc., dated 07/22/2025
- Engineering Report titled "Sound Communities Development Site Engineering Report," prepared by Redniss and Mead, Inc., dated 07/22/2025

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 the lot numbering, there are a different reference to 79 South Main Street, 6 & 8 Chestnut Street as the lot address.
2. Please ensure any sediment and erosion control as well as construction activities stay within the confines of the property limits, or proper easements and agreements shall be established.
3. The plans shall be revised to show the proposed roof discharge locations and any associated roof leaders. Please ensure all work stay within the confines of the property limits, or proper easements and agreements shall be established.
4. Storm drain systems within covered parking areas must be designed, inspected, and final acceptance signed and sealed by a professional engineer licensed in the State of Connecticut. The storm drain systems shall have pretreatment (i.e. oil/water separator) and discharge into the

sanitary sewer system in accordance with the State of Connecticut Department of Energy and Environmental Protection (CTDEEP) and City of Norwalk requirements. Please note, no floor drains that are proposed in covered parking areas shall be below the 100-year flood elevation, as to not overburden the City Sewer system. Storm drain system within uncovered parking areas shall be pretreated and discharge into the storm drain system. Please revise the plans accordingly.

5. Flow monitoring data appears to be from 2018–2019. Please verify that the analysis accounts for the proposed Chestnut Street development as well as any other projects constructed or approved since 2019 along Chestnut Street, Monroe Street, and surrounding areas.
6. DPW and WPCA recommend installing either an enlarged cleanout or a small manhole on the 8-inch sewer lateral within the property to facilitate future maintenance activities.
7. The Plan shall clarify the intend of the existing sanitary sewer lateral. Should the existing lateral be abandoned, then the plan shall include the proposed abandonment detail, in conformance with the City's Standard Detail Drawings.
8. Construction details, including but not limited to, sanitary sewer saddle connection, etc., in accordance with the City's Standard Detail Drawings.
9. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
    a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

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

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
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

WOFSEY ROSEN

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

APPLICATION TO THE NORWALK PLANNING & ZONING COMMISSION OF BPC CAPITAL MANAGEMENT VI, LLC FOR COASTAL SITE PLAN REVIEW FOR MULTIFAMILY RENTAL DEVELOPMENT AT 7 PARK STREET

LIST OF APPLICATION MATERIALS

1. Application form for coastal site plan review
2. Site plan review application
3. Authorization
4. Deed with legal description of property
5. Tax clearance
6. Location map
7. Narrative project description
8. Photographs of property and surrounding areas
9. Site & architectural plans, including cover sheet, zoning location survey, drainage site plan, detail sheet, architectural site plan, lighting and landscape plan, schematic floor plans and exterior elevations
10. Survey of existing conditions
11. Drainage report
12. Hydro CAD Report
13. Operations & maintenance plan
14. Workforce housing plan
15. Traffic impact analysis
16. Historic report

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: 7 Park Street **2.** D/B/L/U: 1/68/1/0

3. Proposed Work: Construction of eleven residential housing units. **4.** Zone: CD-3 & EAVD

5. Applicant Identification:

Applicant Name: BPC Capital Management VI, LLC c/o Bradford P. Craighead

Address: 20 Mill River Road, South Salem, NY 10590-0000

Phone Number: 1 (203) 964-7916 Email: bradfordcraighead@hotmail.com

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

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

Name: Adam J. Blank, Esq. (Wofsey, Rosen, Kweskin & Kuriansky, LLP)

Address: 600 Summer Street, 7th Floor, Stamford, CT 06901

Business Phone: 1 (203) 318-6936 Email: ablank@wrkk.com

6. Property Owner, if different than applicant:

Owner Name: Applicant information above.

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:

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

7. Site Information:

a) Street Address or Geographical Description:
corner of Lewis Street & Park Street - 7 Park Street

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

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

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:
To the north, an apartment building; to the west, a single-family residence; to the south, a church; and the east, Norwalk Town Green Park. The site is presently an improved commercial building.

e) Indicate the area of the project site: .46 acres **or** 20,105 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*):

Demolish a portion of the existing building; construct a 3-story building; covered walkways; reconfigure existing parking and driveway; install open plaza below grade; preserve building A; install stormwater management system. The buildings will house an 11-unit multifamily development in the Norwalk Green Historic District. All of the luxury one-, two-, and three-bedroom rental units are duplexes and are set on a parcel that centers upon a multilevel courtyard. The parking area will be porous asphalt housing a reservoir for stormwater detention.

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 Drainage Report prepared by Fairfield County Engineering, LLC, dated February 20, 2025, and revised to May 31, 2025.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

The property is located more than 709 feet from the tidal portion of the Norwalk River.

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):

The project is consistent with all applicable coastal use and activity policies and standards.

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*):

The property is well removed from the coast, but mitigation measures for increased stormwater runoff and water quality improvements are being proposed. Additionally, the proposed soil erosion and sediment control measures will prevent potential stormwater pollution during construction activities.

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 authorization. **DATE:** 7/9/2025

Agent's Signature: Adam J. Blank **DATE:** 7/9/2025

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

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

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land withing 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.
2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.
   When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.
3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.
   The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.
   Classified Advertising Manager
   The HOUR
   Phone: (203) 354-1100 or 846-3281
   Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.
Classified Advertising Manager
The HOUR
Phone: (203) 354-1100 or 846-3281
Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

_____
(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

_____

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing].**

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at https://www.norwalkct.gov/1746/Pending-Application-Materials. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

_____
Signature of applicant

Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Application Form Instructions:

6. Project Site Plans
It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

7. Site Information
Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

8. Description of Proposed Project or Activity
Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

9. Description of Proposed Stormwater Best Management Practices
Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

10. Identification of Applicable Coastal Resources and Coastal Resource Policies
Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas…."

11. Consistency with Applicable Coastal Resource Policies and Standards
Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

12. Identification of Applicable Coastal Use and Activity Policies and Standards
This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA.
Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity.
Please note that "*General Development* " is "pre-checked" as its policies apply to all activities in the coastal boundary.

13. Consistency with Applicable Coastal Use Policies and Standards
Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "*General Development*" policies, consistency must be addressed in every case.

14. Identification of Potential Adverse Impacts on Coastal Resources
This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

15. Identification of Potential Adverse Impacts on Future Water-dependent Uses:
Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

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

16. Mitigation of Potential Adverse Impacts
Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

17. Remaining Adverse Impacts
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.

Site Plan Review Application

City of Norwalk Planning & Zoning Commission
Phone: 203-854-7780
www.norwalkct.gov

Date Received:

Per Section 8.4.5 of the Norwalk Zoning Regulations, the purpose of Site Plan Reviews is to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with the Zoning Regulations.

1. **Address of Subject Property(s):**

7 Park Street, Norwalk, CT

2. District: 1, Block: 68, Lot(s): 1 **3.** Zone: CD-3, Overlay/Village District: EAVD

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

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

7. Existing Use of Property:

Improved Commercial Building

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

Large multi-family building (11 housing units).

Applicant Information

Applicant Name: BPC Capital Management VI, LLC c/o Bradford P. Craighead

Billing Address: c/o WRKK, Adam Blank: 600 Summer Street, 7th Floor, Stamford, CT 06901

Phone Number: 203-318-6936 Email: ablank@wrkk.com

Signature: Adam J. Blank

Property Owner Information and Authorization

Owner of Record: BPC Capital Management VI, LLC c/o Bradford P. Craighead

Billing Address: 20 Mill River Road, South Salem, NY 10590-0000

Phone Number: 1 (203) 964-7916 Email: bradfordcraighead@hotmail.com

Signature: ** See attached authorization.

**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.*

Site Plan Review Application

City of Norwalk Planning & Zoning Commission
Phone: 203-854-7780
www.norwalkct.gov

Application Information and Requirements

Sections 8.4.5 of the Norwalk Zoning Regulations detail items that are required for a Site Plan Review Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Site Plan Review application submission:

1. Three copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
    a) Each Site Plan shall be, include, show, or demonstrate, as applicable, the following:
        i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
        ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
        iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
        iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
        v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
        vi. Show and include the following:
            a. Lot or Building Site Width and Lot or Building Site Yards.
            b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
            c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
            d. Setbacks or Setback Areas.
            e. Encroachments.
            f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.
            g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.

h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
i. Driveway(s) and widths.
j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
m. Ground Floor Elevation above grade for each Building.
n. Existing Tree and Vegetation Plan and Survey:
    i. Showing all groupings of trees and how they will be incorporated into the proposed project.
    ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
    iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
    iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
o. Erosion and Sedimentation Control measures for the Development.
p. Topographic excavation and grading plans.
q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
s. Detailed Parking plan.

vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.

4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.I.7.g.
5. Architectural Plans/Drawings:
    a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
    b) Building Type(s).

   c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
   d) Private Frontage(s) and Façade Elements.
   e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
   a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
   a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

Fees

The Applicant shall pay to the City the fees established in the Fee Schedule Document available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to the pay the application fee at the time of submission of the Site Plan Review application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, www.norwalkct.gov.

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

Public Notification

Notice shall be provided in accordance with Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
   a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
   b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
   c. The letter shall contain the proposed action and street address for the property in question, including:
      i. The current zoning of the subject property.
      ii. A summary indicating the nature of the application.

Public hearings are discretionary for Site Plan Review Applications. If the Planning & Zoning Commission decides to hold a public hearing, the following steps shall be followed by the Applicant, in accordance with Section 8.4.4.D:

1. After a public hearing date has been established,
   the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
   a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
   b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
   c. The letter shall contain the proposed action and street address for the property in question, including:
      i. The current zoning of the subject property.
      ii. A summary indicating the nature of the application.
   d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
   e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.

end

AUTHORIZATION

To Whom It May Concern:

Please be advised that Adam Blank, Esq. and his firm, Wofsey, Rosen, Kweskin & Kuriansky, LLP, have been retained by the undersigned to act on BPC Capital Management VI, LLC's behalf in any and all land use applications and approvals concerning properties located at 7 Park Street, Norwalk, Connecticut. This authorization includes but is not limited to the preparation, filing and presentation of a Site Plan Application and a Coastal Site Plan Application for the above-referenced properties. A fax or copy of this Authorization shall be valid as an original.

BPC Capital Management VI, LLC

By: _____, duly authorized

Dated: 7-9-25

RECORD & RETURN TO:
Brody Wilkinson PC
2507 Post Road
Southport, CT 06890

INSTR # 2022000046
VOL 9399 PG 302
RECORDED 01/03/2022 12:29:04 PM
RICHARD A. MCQUAID
TOWN CLERK NORWALK CT
TOWN CONVEYANCE TAX $4,900.00
STATE CONVEYANCE TAX $12,250.00

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **7 PARK STREET, FLP,** a Connecticut limited partnership having a principal place of business at 7 Park Street, Norwalk, Connecticut 06851, for consideration paid of NINE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS ($980,000.00) and as part of an IRC 1031 Tax Deferred Exchange, grants to **BPC Capital Management VI, LLC** a Connecticut limited liability company corporation, having a principal place of business at 20 Mill River Road, South Salem, NY 10590 with WARRANTY COVENANTS all that certain real property known as **7 Park Street, Norwalk, CT**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.

2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.

3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed on this 29th day of December, 2021.

7 Park Street, FLP
By: Center Street, LLC, its General Partner

By: _____
Minas Lialios, its Managing Member, Grantor
duly authorized

Signed, sealed and delivered in the presence of or attested by:

Witness: _____
David W. Stergas

Witness: Jessica Kumar
Jessica Kumar

STATE OF Conecticut }
} ss. Norwalk
COUNTY OF Fairfield }

On this 29th day of December, 2021, before me, the undersigned officer, personally appeared Minas Lialios, who acknowledged himself to be the Managing Member of Center Street, LLC, a Connecticut limited liability company, that is itself the General Partner of 7 Park Street, FLP, a Connecticut limited partnership, and that he, as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of 7 Park Street, FLP, by Center Street, LLC., as Managing Member of Center Street, LLC, as General Partner of 7 Park Street, FLP, by himself, as Managing Member.

_____
David W. Stergas
Commissioner of the Superior Court

SCHEDULE A

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with any buildings and improvements thereon, situated in the City of Norwalk, County of Fairfield and State of Connecticut, in quantity two rods, more or less, and being bounded and described as follows:

NORTHERLY:	170 feet, more or less, by land now or formerly of Harry H.E. Chandler;
EASTERLY:	114.5 feet by a highway called Park Street;
SOUTHERLY:	168.2 feet by highway called Lewis Street; and
WESTERLY:	123.6 feet by land now or formerly of the Estate of Sarah C. Lewis.

Said premises are conveyed subject to the following:

1. City of Norwalk Historic District Ordinance dated November 10, 1981and recorded in Volume 1384 at Page 199 of the Norwalk Land Records.

2. Planning and Zoning Notice of Approval #97-0710-03 to Minas Lialios dated July 30, 1997 and recorded in Volume 3379 at Page 164 of the Norwalk Land Records.

3. Notes and conditions as shown on Map No. 11457 of the Norwalk Land Records.

CITY OF NORWALK

ASSESSOR'S PARCEL VERIFICATION & TAX CLEARANCE FORM

To verify payment of taxes, please bring the form to the tax collector's office.

Ownership and Mailing Address:

BPC CAPITAL MANAGEMENT VI LLC
20 MILL RIVER RD
SOUTH SALEM NY 10590 - 0000

Property Location: 7 PARK ST

District: 1

Map/Block/Lot: 1 68 1 0

Map/Block/Lot (subdivided lot/new lot):

Unique ID: 1-68-1-0

DFD
Assessor/Representative

6/6/2025
Date Signed

OFFICE OF THE TAX COLLECTOR

The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.

KWright
Tax Collector/Representative

PROPERTY TAXES
PAID THRU

JUN 3 0 2025

TAX COLLECTOR'S OFFICE
CITY OF NORWALK

6/6/25
Date Signed

Date Printed: 06/06/2025

N
W E
S

SCALE: 1" = 100'

0 50 100 200
Feet

Document Name: Aerial Image Request

7 PARK STREET
1-68-1-0

Aerial photographs taken April, 2019

WOFSEY ROSEN

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

BPC CAPITAL MANAGEMENT VI, LLC (7 Park Street)
NARRATIVE DESCRIPTION OF SITE PLAN REVIEW AND COASTAL AREA MANAGEMENT (CAM) APPLICATIONS

The property is approximately .46 acres (20,105 square feet) located at 7 Park Street (the "Property"). Located on the site currently is a historic home that has been used for commercial office purposes in recent years. BPC Capital Management VI, LLC (the "Applicant") would like to preserve and renovate the existing historic structure and develop the site with 11 residential apartments. Included in the project are 14 surface parking spaces and 2 garaged parking spaces, which include 1 handicapped space, all of which will be adequately screened. The proposed development represents a significant improvement to the current state of the Property, ensures the preservation and restoration of an important historic building, will provide much needed multifamily housing to the Park Street and East Avenue neighborhood, and is in scale with the neighboring development at 3 Park Street and the Norwalk Green area generally.

As this is a historic preservation project the Applicant may obtain waivers/modifications to the underlying zoning standards (See Regulations § 4.3.20); however, no such modifications are sought in this application as the plans fully comply with the underlying zoning regulations.

The Property is currently improved with a two and one-half (2 ½) story structure constructed in 1825 (the "Levi Clark House"), which had originally been the primary residence of Levi Clark, a silversmith, jeweler and watch repairer. The Levi Clark House is a wood-framed, Greek Revival house. Much of the exterior of the main portion of the house remains unchanged since its construction, although several twentieth century one- and two-story additions have been haphazardly cobbled onto the west side of the house over the last century. With this site plan review and CAM application, the Applicant proposes to replace these

additions with period-sensitive two-story multifamily additions on the western side of the historic structure, while retaining and rehabilitating the Levi Clark House, itself. See enclosed Historic Report.

The Applicant proposes to maintain and improve the historic integrity of the Levi Clark House and construct two (2) new additions ("Carriage House" and "Stables") in place of the existing additions on the western side of the historic structure. Within the Carriage House and the Stables, the Applicant proposes to construct a total of nine (9) one- and two-bedroom apartments, in addition to two (2) apartments on the second floor of the Levi Clark House, for a total of eleven (11) apartments. One (1) unit will be a Workforce Housing Unit at 80% of the state median income, and the applicant will pay an inclusionary zoning fee for the fractional remaining one (1) extra unit.

The site is currently covered by approximately 70% impervious surfaces. The redevelopment of the site will result in about a 6% decrease in impervious surfaces, and it will result in a more substantial landscaping plan for the site as depicted in the enclosed landscaping plans with a 2,700 sf recreation area (only 1,650 sf recreation area required). Further, with the installation of a new stormwater detention system and pervious pavers covering a foot-deep layer of aggregate, there will be a decrease in the peak storm water rate and runoff volume from the site and improvement of water quality.

As demonstrated by the attached traffic evaluation, compared to the site's current use, the development is proposed to generate approximately four (4) fewer new vehicle trip ends during weekday mornings and approximately two (2) more new vehicle trip ends during weekday

afternoons, and will not result in any significant roadway impacts at the intersections bordering the Property.

The Property is zoned CD-3 and within the East Avenue Village District overlay, and the proposed activities are fully permissible by Site Plan Review (not special permit) under Norwalk Zoning Regulations (the "Zoning Regulations").

The Property is in the Coastal Area Management (CAM) Zone. However, coastal resources were not identified within the boundary of the Property, nor is the Property located within the FEMA established coastal flood hazard area. The Property lies over 600 feet from the Norwalk River and is separated from the river by commercial and residential properties, sidewalks and even roads. As such, no adverse effects are expected regarding coastal resources and no specific mitigation plans are necessary. The Application is fully consistent with the stated goals and policies of the Coastal Area Management Act.

As this is a Site Plan review, the Zoning Regulations do not permit a denial or even a modification or condition on a Site Plan approval that complies with the applicable regulations. (*See* Zoning Regulations, p. 417.) Your regulations borrow language from Connecticut General Statutes § 8-3, which states, "[a] site plan may be modified or denied ***only*** if it fails to comply with requirements already set forth in these regulations." (emphasis added.) Case law has set forth the role of the Commission in its assessment of a site plan application: "In ruling upon a site plan application, the … commission acts in its ministerial capacity, rather than in its quasi-judicial or legislative capacity. It is given no independent discretion beyond determining whether the plan complies with the applicable regulations." *Allied Plywood, Inc. v. Planning & Zoning Comm'n of Town of S. Windsor*, 2 Conn. App. 506, 512 (1984). Therefore, "if the plan submitted

confirms to the[] regulations, the [commission] has no discretion or choice but to approve it." *Id*. (*citing RK Development Corp. v. Norwalk*, 156 Conn. 369, 375–76 (1968) (alterations added)).

We believe this Application fully complies with your regulations and that the project represents a wonderful addition to Park. We hope this Commission will look favorably upon it.

Respectfully submitted,
BPC CAPITAL MANAGEMENT VI, LLC,

By: *Adam J. Blank*

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

USA
3047

95
CT DEPARTMENT OF TRANSPORTATION
PROJECT FIELD OFFICE
I-95 RECONSTRUCTION PROJECT
NORWALK/WESTPORT

STOP

3 Park St

3 Park St

3 Park St

DELIVERY ENTRANCE
3 Park St

Norwalk Green Living Properties

❖ 7 Park Street, Norwalk,CT - East Avenue Village District❖

Levi Clark House- 1825

Levi Clark House (1825)
7 Park Street

DRAWING LIST/		DATE ISSUED
Dwg No.	Title	ISSUED FOR ZONING PERMIT 6-30-25
	Drawings	
A-0	COVER SHEET	X
1 SURVEY	PROPERTY SURVEY	X
CIVIL S-1	DRAINAGE PLAN CIVIL ENGINEER	X
CIVIL S-2	DRAINAGE PLAN DETAILS CIVIL ENGINEER	X
SP-1	ARCHITECTURAL SITE PLAN-LANDSCAPE-LIGHTING	X
A-SCH.1	DESIGN- FIRST FLOOR PLAN- LOWER GROUND LEVEL PLAN	X
A-SCH.2	DESIGN- SECOND AND THIRD FLOOR PLANS	X
A-SCH.3	PROPOSED DESIGN OF EXTERIOR ELEVATIONS	X
CAM 1	APPLICATION FOR CAM APPROVAL	X

BALANCE ARCHITECTURE

TITLE/COVER PAGE

EAST AVENUE VILLAGE DISTRICT

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Project:
7 PARK STREET MULTIFAMILY
NORWALK GREEN LIVING PROPERTIES
7 PARK STREET
NORWALK, CONNECTICUT

Revisions:

Date: 6.30.25
Proj. No.
Drawn by: FMD
Scale: NTS

ISSUED FOR ZONING PERMIT APPROVAL:

Seal:

STATE OF CONNECTICUT
FRANK M. DIURIZIO
NO. 8347
REGISTERED ARCHITECT

A-0

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

BPC CAPITAL MANAGEMENT VI, LLC

#7 PARK STREET, NORWALK, CONNECTICUT

SCALE: 1" = 20' DATE: APRIL 8, 2025

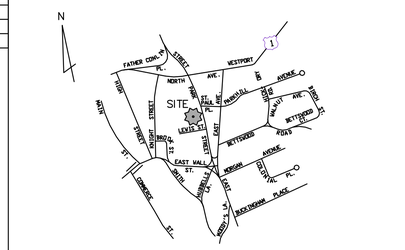
BY "ARCAMONE LAND SURVEYORS LLC"

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

MAP NORTH #11457 N.L.R.

DATE	DESCRIPTION	BY
06/17/25	PROPOSED PARKING	AAT
06/10/25	PROPOSED ADDITIONS & PARKING	AAT
05/12/25	PROPOSED ADDITIONS & PARKING	AAT

REVISIONS



LOCATION MAP
SCALE 1" = 1000'

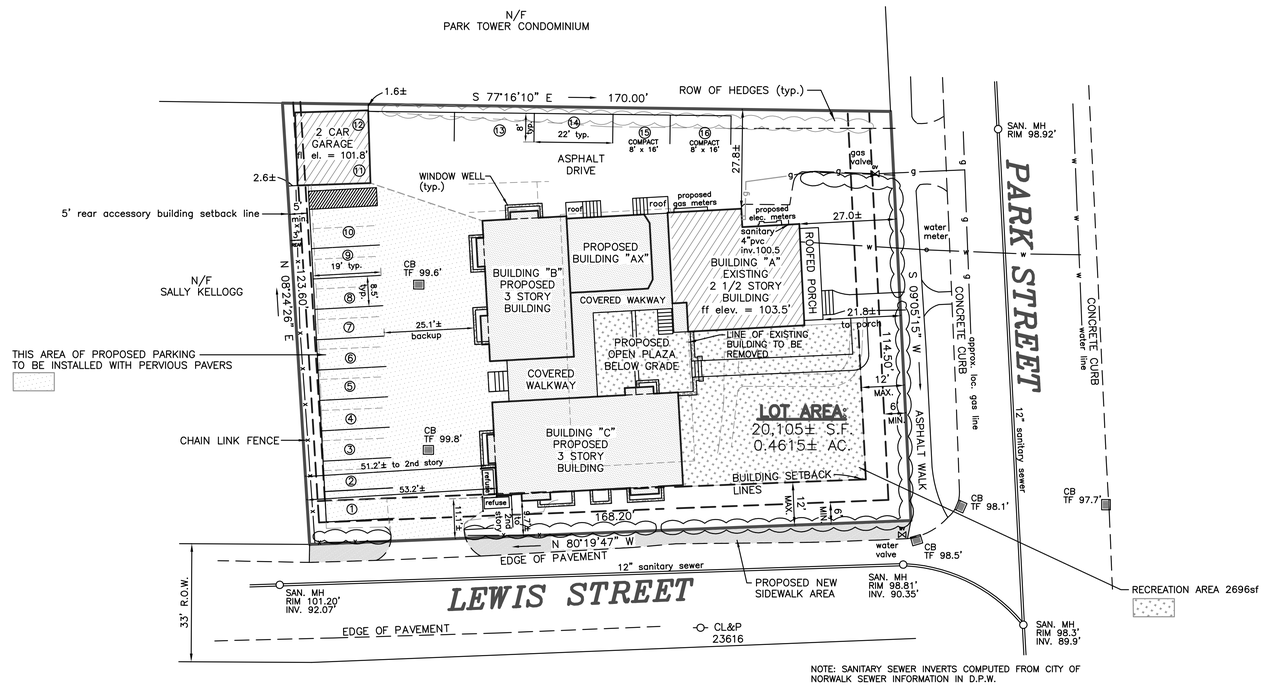
CD-3 ZONE REGULATIONS
WITH EAST AVENUE VILLAGE DISTRICT OVERLAY STANDARDS

NOTE: EXISTING BUILDINGS OVER 3 YEARS OLD

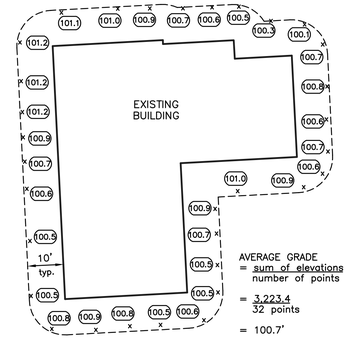
		REQUIRED/ALLOWED	EXISTING	PROPOSAL
FRONT SETBACK		6' MIN./12' MAX.	27.0'±	27.0'±
SECONDARY FRONT		6' MIN./12' MAX.	18.5'±	9.7'±
REAR		3' MIN.	74.7'±	51.2'±
SIDE		0' MIN.	27.8'±	27.8'±
LOT WIDTH	50' MIN./100' MAX.; 18' MIN for TOWNHOUSE		VARIES	VARIES
FRONTAGE BUILDOUT		60% MIN.		
LOT AREA		–	20,105sf	20,105sf
HEIGHT	PEAK ROOF	SEE STORIES	30.1'±*	32.2'±*
# OF STORIES		3 1/2 MAX.	2 1/2**	3**
IMPERVIOUS SURFACE COVERAGE :		60%/12,063sf MAX.	69.9%/14,045sf	51.2%/10,295sf
ACCESSORY BUILDINGS :				
FRONT SETBACK		26' MIN./32' MAX.	145.8'±	
SECONDARY FRONT		0' MIN.	100.2'±	
REAR		5' MIN.	2.6'±	
SIDE		0' MIN.	1.6'±	
HEIGHT	MID ROOF	15' MAX.	12.4'±	
	PEAK ROOF	20' MAX.	16.5'±	
# OF STORIES		1 1/2 MAX.	1	
DENSITY :	1 DWELLING UNIT PER 1,650sf	12 MAX.		11
RECREATION AREA :	150sf PER DWELLING UNIT	1650' MIN.		2696sf

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(101.8) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND BUILDING = 100.7'

** AVERAGE GRADE AT FRONT BUILDING = 101.1'
BASEMENT CEILING ELEVATION = 102.5'±
102.5'± – 101.1' = 1.4'± (DIFFERENCE)



NOTE: SANITARY SEWER INVERTS COMPUTED FROM CITY OF NORWALK SEWER INFORMATION IN D.P.W.



AVERAGE GRADE
= sum of elevations / number of points
= 3,223.4 / 32 points
= 100.7'

AVERAGE GRADE CALCULATION

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

X 100.8 DENOTES EXISTING SPOT ELEVATION – DATUM IS ASSUMED.

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

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

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

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

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALL DEPICTED.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 6396 & 11457 N.L.R.

TAX MAP 14NE DISTRICT 1 BLOCK 68 TAX LOT 1

PROPERTY IS LOCATED IN ZONE : "D-EAVD" EAST AVENUE VILLAGE DISTRICT OVERLAY

F.I.R.M. ZONE : "X" PANEL 531 of 626 MAP NO. 09001C0531G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

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

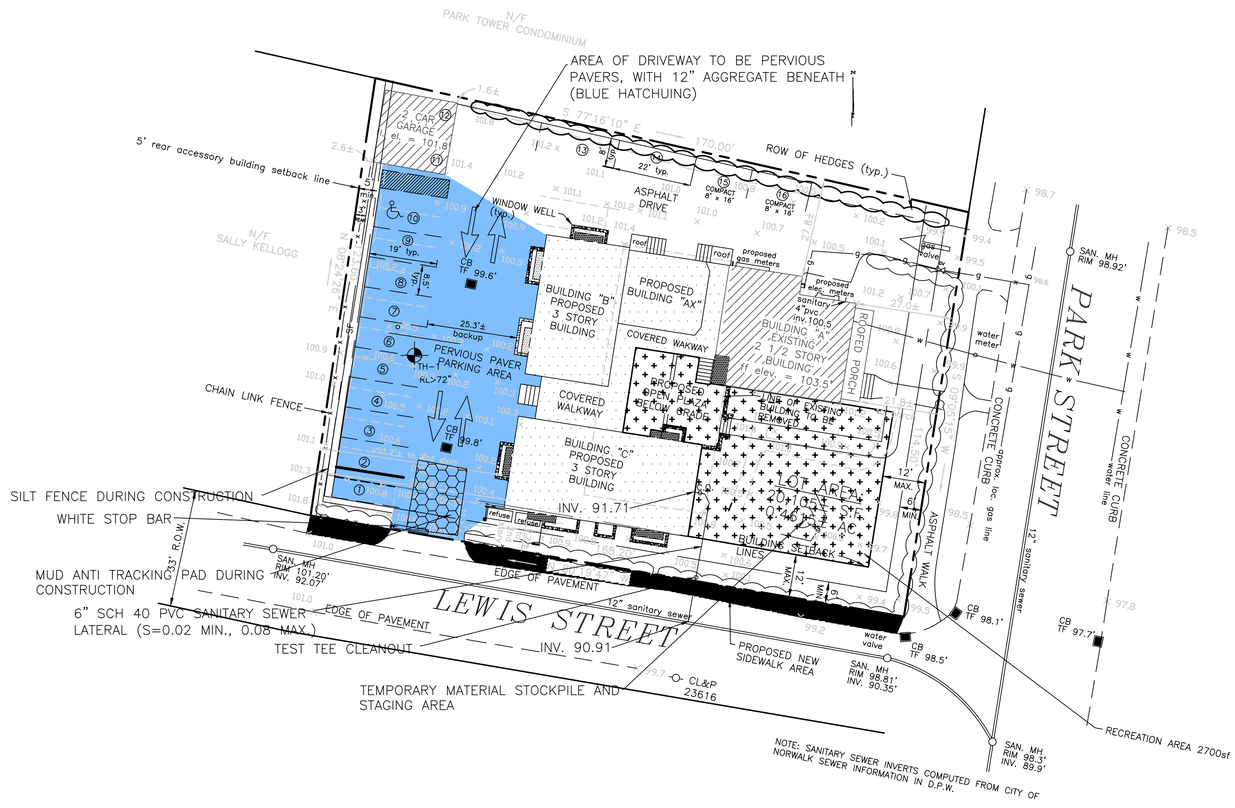
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

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

0' 20' 40' 60'

GRAPHIC SCALE

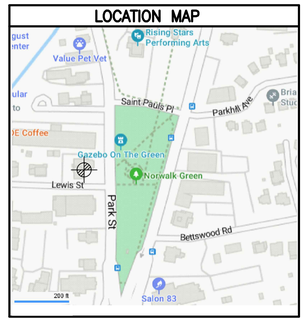
NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF ARCAMONE LAND SURVEYORS, LLC



GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ARCAMONE LAND SURVEYORS LLC TITLED "ZONING LOCATION SURVEY PREPARED FOR BPC CAPITAL MANAGEMENT VI, LLC", DATED APRIL 8, 2025.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.4615 ACRES

LOCATION MAP



SEDIMENTATION AND EROSION CONTROL NOTES

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

GRAPHIC SCALE

20 0 20 40

1 inch = 20 feet

STATE OF CONNECTICUT WAYNE T. DARLING No. 24877 LICENSED PROFESSIONAL ENGINEER

5-31-25
date

Fairfield County Engineering LLC

BPC CAPITAL MANAGEMENT VI LLC

7 PARK STREET NORWALK, CONNECTICUT

DRAINAGE PLAN

CIVIL ENGINEERS

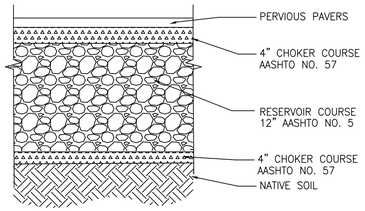
2570 project

1 OF 2 sheet

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

2570_250531Drainage

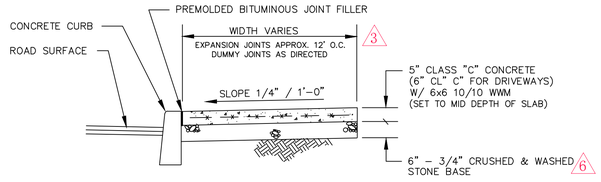
FCE Project #	2570	**Date Performed:**	3/3/25		
Client:	Bradford Craighead				
Location:	7 Park Street, Norwalk				
Observed by:	Wayne D'Avanzo				
Test Hole 1:					
	0-2"	Asphalt			
	2-7"	Process Aggregate			
	7-30"	Grey Silt			
	30-72"	Brown Gravel			
	No Ground Water				
	No Mottling				
	No Ledge				
	Roots to 36"				



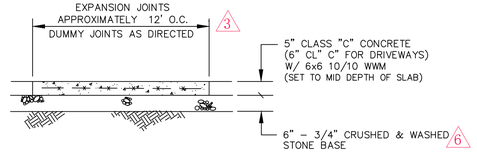
PERVIOUS PAVERS

NOT TO SCALE

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



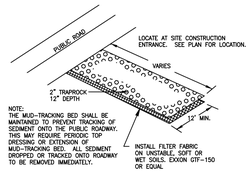
CROSS SECTION



LONGITUDINAL SECTION

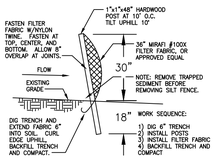
CONCRETE SIDEWALK
(CONCRETE DRIVEWAY)

N.T.S.



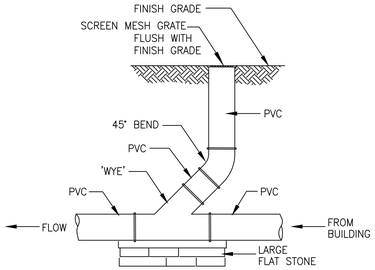
MUD-TRACKING BED

NOT TO SCALE



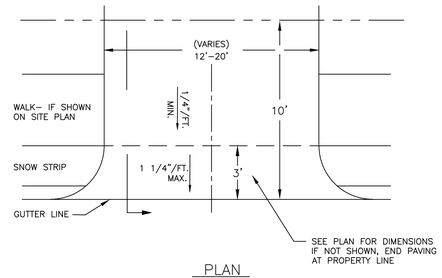
SILT FENCE

NOT TO SCALE

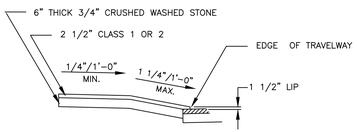


TYPICAL CLEANOUT

NOT TO SCALE



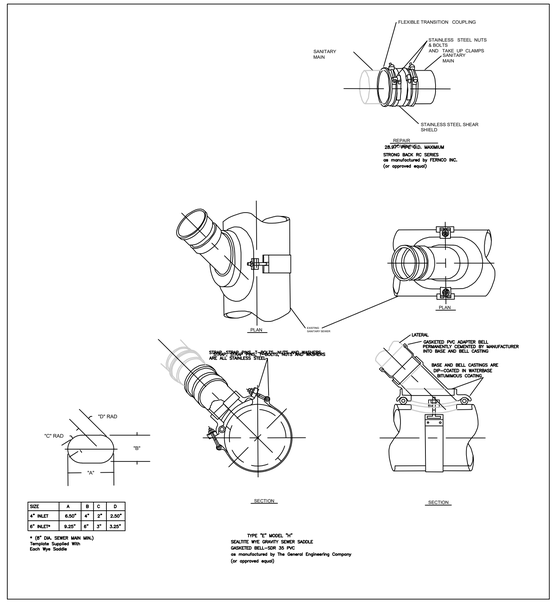
PLAN



SECTION

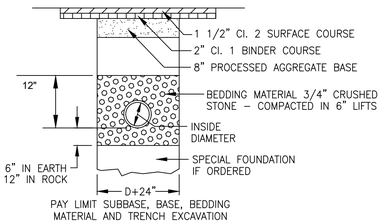
ASPHALT DRIVEWAY APRON

NOT TO SCALE



SIZE	A	B	C	D
4" INLET	6.50"	4"	3"	2.50"
6" INLET*	9.25"	6"	3"	3.25"

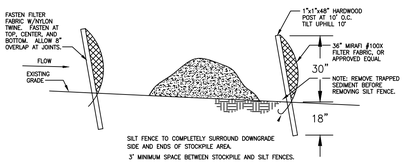
* (8" DIA. SEWER MAIN MIN.)
Template Supplied With Each Wye Saddle



PAY LIMIT SUBBASE, BASE, BEDDING MATERIAL AND TRENCH EXCAVATION

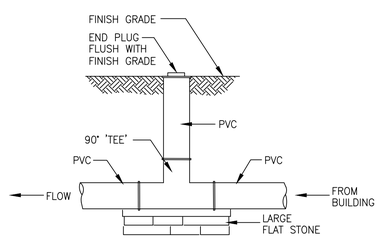
TYPICAL TRENCH SECTION

NOT TO SCALE



STOCKPILE PROTECTION

NOT TO SCALE



TEST TEE CLEANOUT

NOT TO SCALE

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

5-30-25
date

BPC CAPITAL MANAGEMENT VI LLC

7 PARK STREET NORWALK, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2570
project

2 OF 2
sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.

60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

PARK TOWER CONDOMINIUM

S 77°16'10" E — 170.00' — ROW OF HEDGES (typ.)

N 08°24'26" E — 23.60'

LINK FENCE

tback line

2.6±

1.6±

SAN. MH
RIM 101.20'
INV. 92.07'

EDGE OF PAVEMENT

LEWIS STREET

N 80°19'47" W — 168.20'

12" sanitary sewer

CL&P
23616

PROPOSED SIDEWALK AREA

EDGE OF PAVEMENT

MAX. 12'

MIN. 6'

BUILDING SETBACK LINES

LOT AREA
20,105± S.F.
0.4615± AC.

LINE OF EXISTING BUILDING TO BE REMOVED

ASPHALT DRIVE

ASPHALT WALK

CONCRETE CURB

PARK STREET

S 09°05'15" W

approx. loc. gas line

water meter

water valve

gas valve

gas

ONE WAY ACCESS

TWO WAY ACCESS

PAVED ENTRY

GRILL AREA ON GRAVEL

2 CAR GARAGE
fl el. = 101.8'

WINDOW WELL (typ.)

2 CAR GARAGE

1 2 3 4 5 6 7 8 9 10 11 12

19'-0"

8'-6" typ.

8.5' typ.

16'-0"

51.2'± to 2nd story

53.2'±

25.1'± backup

CB TF 99.6'

CB 24'-10 1/4" TF 99.8'

24'-6 1/2"

24'-0"

12'-6"

26'-0"

11'-6"

39'-4"

4'-0"

9'-0"

4'-6"

TRASH

TRAS

"STABLES" -BLDG-C
3 STORY BUILDING

"CARRIAGE" BLDG.-B
3 STORY BUILDING

COVERED WALKWAY

BUILDING "B" PROPOSED 3 STORY BUILDING

24'-4 3/4"

17'-11 1/4"

23'-6"

OPEN PLAZA LOWER GROUND

COVERED WAKWAY

PROPOSED BUILDING "ANNEX"

ANNEX BLDG.

PROPOSED PLAZA BELOW GRADE

BUILDING "C" PROPOSED 3 STORY BUILDING

52'-0"

168.20'

12'-4"

26'-0"

15'-1 1/2"

1'-6"

OUTDOOR SEATING AREA ON GRAVEL

11"

8'

ELEV. = 100.7
AVERAGE EXISTG. GRADE

BUILDING "A" EXISTING 2 1/2 STORY

BUILDING -A
2.5 STORY
CLARK HOUSE-HISTORIC BLDG.

ROOFED PORCH

ff elev. = 100.5

17'-10 1/4"

27.8'±

27.0±

21.8±

12'
MAX.

6'
MIN.

114.50'

to porch

proposed gas meters

GAS METERS SERVICE RISER

ELECTRIC METERS SERVICE PANEL

HVAC

Sanitary

roof

g

w

ev

13 8' typ.

14 22' typ. 22'-0"

8'-0"

15 COMPACT 8' x 16' COMP.

16 COMPACT 8' x 16' COMP.

AREA DATA : 7 PARK STREET

TOTAL AREA = 12,085 SF.

ONE BEDROOM 1-1/2 BATH UNITS = 2,920 SF.
APT-2: MODERATE-INC DUPX LGR. ANNEX. = 705SF.
APT-4: DUPLEX 2-2 FLR. BLDG.B = 705 SF.
APT-10: DUPLEX 2/3 FLR. BLDG. ANNEX = 720 SF.
APT-11: DUPLEX 2/3 FLR. BLDG. ANNEX = 790 SF.

TWO BEDROOM 2-1/2 BATH UNITS = 7,430 SF.
APT-3: 1ST-LGR. DUPLEX BLDG. B = 1,250 SF.
APT-7: 2-3 FLR. DUPLEX BLDG. B = 1,230 SF.
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APT-9: 2-3 FLR. DUPLEX BLDG.C = 1,230 SF.
APT-5: 1ST-LGR. DUPLEX BLDG. C = 1,245 SF.
APT-6: 1ST-LGR. DUPLEX BLDG. C = 1,245 SF.

THREE BEDROOM 3-1/2 BATH UNITS = 1,550 SF.
APT-1 : 3 BED DUPLEX BLDG.A = 1,550 SF.
ANNEX LOUNGE AREA = +/- 185 SF.

SITE LIGHTING :

OUTDOOR STREET LANTERNS, BLACK 7 FT. POST

OUTDOOR WALL LIGHTS

Westover Earth Black 20-Inch One-Light Outdoor Wall

Bellacor Number:	2033213	Brand:	Quoizel
Finish:	Earth Black	Shape:	Square
Width:	7"	Height:	20"
Length:	8.5"	Extension:	8.5"
Backplate:	4 1/2"W x 7"H	Weight:	9.5 Lbs
Voltage:	110 to 120 Volt	Bulb/Watt:	1 - 150 watt A21, E26 bulbs
Bulb/Gas Type:	Incandescent Bulb	Total # of Lights:	1
Certification:	ETL	Location Rating:	Wet Location
Material:	Steel	Style:	Mid Century Modern
Collection:	Westover	Warning:	Proposition 65
UPC:	611728286456	Brand SKU:	WVR8407EK
Features:	Outdoor		

Westover Earth Black One-Light Outdoor Pier Base with Transparent Beveled Glass

Bellacor Number:	2240781	Brand:	Quoizel
Finish:	Earth Black	Width:	7 1/2"
Height:	16"	Length:	7.5"
Extension:	7.5"	Depth:	7.5"
Weight:	5.7 Lbs	Voltage:	110 to 120 Volt
Bulb/Watt:	1 - 150 watt A19, A21 bulbs	Total # of Lights:	1
Certification:	ETL	Location Rating:	Wet Location
Material:	Steel	Style:	Transitional
Collection:	Westover	Assembly:	Assembly Required
Warning:	Proposition 65	UPC:	611728314050
Brand SKU:	WVR9106EK		

Westover Earth Black Two-Light Outdoor Flush Mount

Bellacor Number:	2143687	Brand:	Quoizel
Finish:	Earth Black	Shape:	Square
Width:	12"	Height:	4"
Extension:	12"	Depth:	12"
Weight:	5.0 Lbs	Voltage:	110 to 120 Volt
Bulb/Watt:	2 - 60 watt B10, E12 bulbs	Total # of Lights:	2
Certification:	ETL	Location Rating:	Damp Location
Material:	Steel	Style:	Transitional
Collection:	Westover	Assembly:	Assembly Required
Warning:	Proposition 65	UPC:	611728299722
Brand SKU:	WVR1612EK		

SUMMARY OF SITE PLAN IMPROVEMENTS

LANDSCAPING , PLANTINGS, STONEWORK -(IMPROVEMENTS) :

OPEN PATIO, WALKWAYS, GRILLING STATIONS, 2" NATURAL CLEFT STONE / BLUESTONE MATERIAL

ENTRY STEPS-THERMAL BLUESTONE TREADS OR SIMILAR

FOUNDATION PLANTINGS - SELECT USE OF ILEX (HOLLY) OR SIMILAR

GROUND COVER - PACHYSANDRA, VINCA MINOR (MYRTLE, PERIWINKLE) ,FERNS

SCREENING TO WEST EXPOSURE / SHADE TREES - PRUNUS (ORNAMENTAL CHERRY, ETC.) STYRAX (SNOWBELL) OR SIMILAR- ORNAMENTAL TREES AND EXISTING SHRUBBERY

SP-1

Seal:

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

Drawn by: FMD

Proj. No. 2024.19

Date: 6.30.25

Revisions:

Project:

7 PARK STREET MULTIFAMILY
NORWALK GREEN LIVING PROPERTIES

ADDITIONS & ALTERATIONS 7 PARK STREET

NORWALK, CONNECTICUT

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ARCH. SITE PLAN
SPECIAL PERMIT
GENERAL
LIGHTING & LANDACAPE

BALANCE ARCHITECTURE

AREA DATA : 7 PARK STREET

TOTAL AREA =12,085 SF.

ONE BEDROOM 1-1/ 2 BATH UNITS =2,920 SF.
APT-2:MODERATE-INC DUPX.LGR. ANNEX.=705SF.
APT-4: DUPLEX 1 / 2 FLR. BLDG.B = 705 SF.
APT-10: DUPLEX 2/ 3 FLR. BLDG. ANNEX =720 SF.
APT-11: DUPLEX 2/ 3 FLR. BLDG. ANNEX =790 SF.

TWO BEDROOM 2- 1/ 2 BATH UNITS =7,430 SF.
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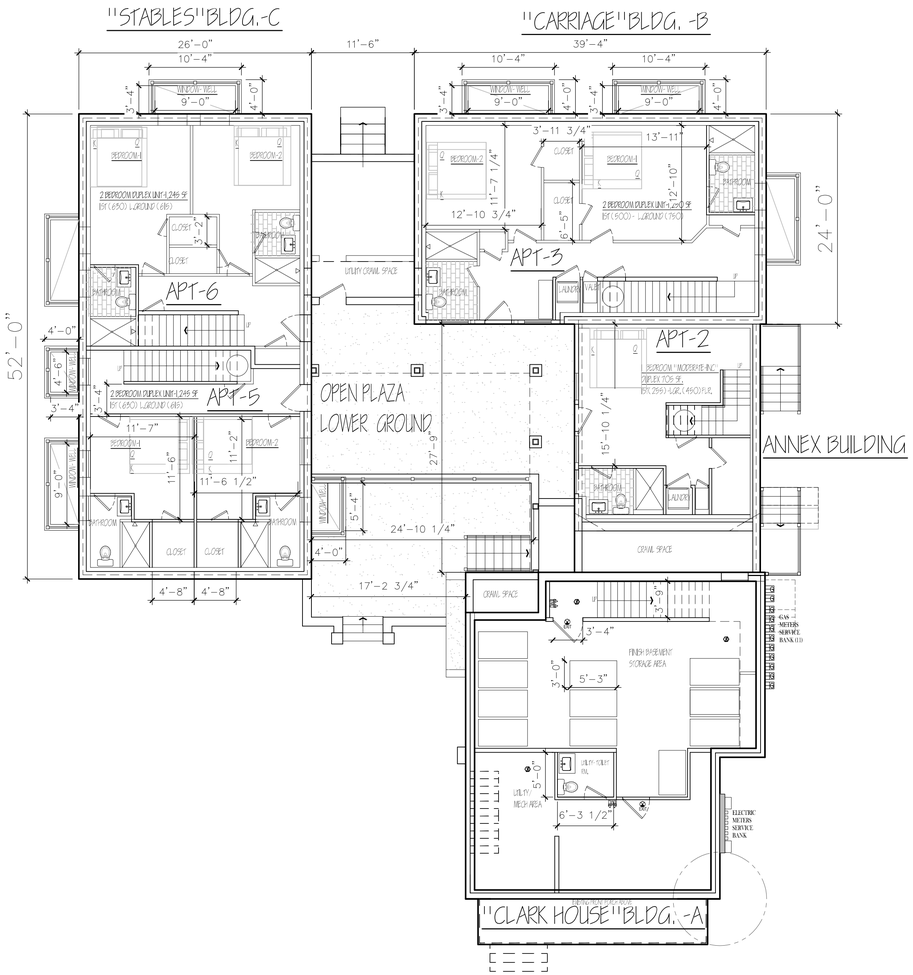
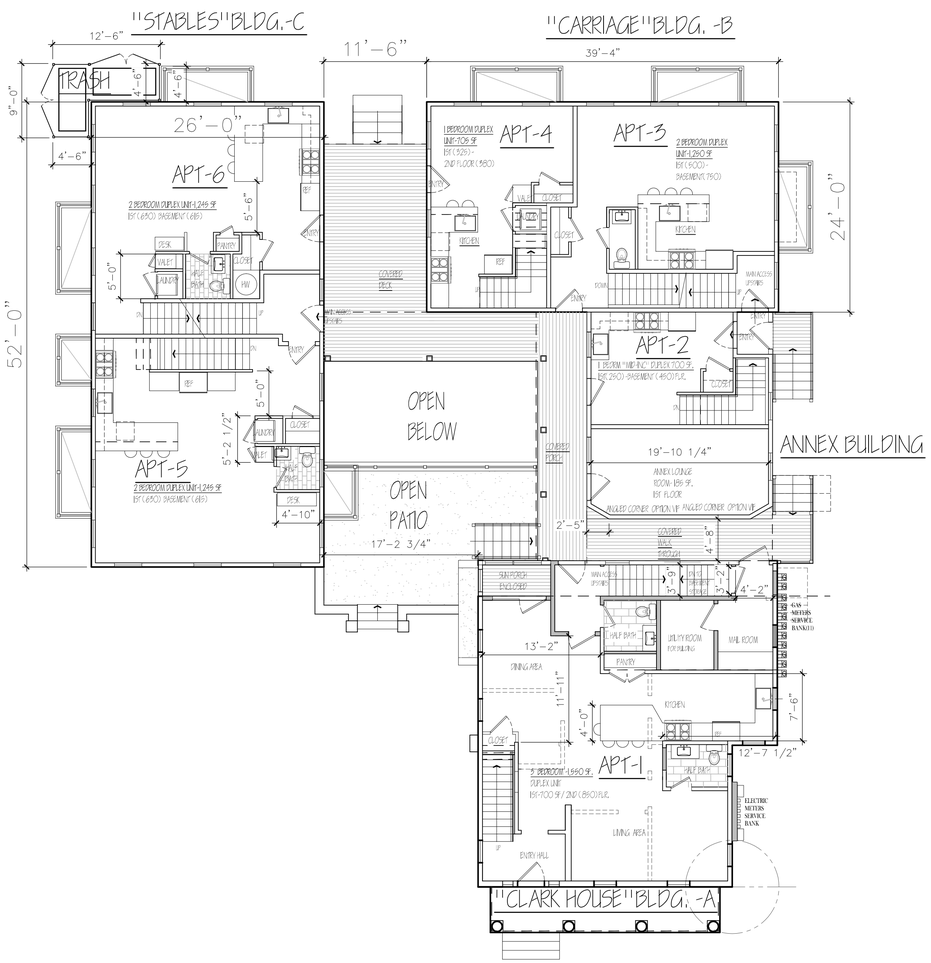
APT-9: 2-3 FLR. DUPLEX BLDG. C =1,230 SF.
APT-5: 1ST-LGR. DUPLEX BLDG. C =1,245 SF.
APT-6: 1ST-LGR. DUPLEX BLDG. C =1,245 SF.

THREE BEDROOM 3-1/ 2 BATH UNITS =1,550 SF.
APT-1 : 3 BED DUPLEX BLDG.A =1,550 SF.
ANNEX LOUNGE AREA = +/- 185 SF.



1 A-1.1 SCHEMATIC PLAN- LOWER GROUND LEVEL
SCALE: 1/8"=1'-0"



1 A-1.1 SCHEMATIC PLAN- FIRST FLOOR
SCALE: 1/8"=1'-0"

BALANCE ARCHITECTURE

SCHEMATIC
FLOOR PLANS
FIRST FLOOR
LOWER GROUND LEVEL

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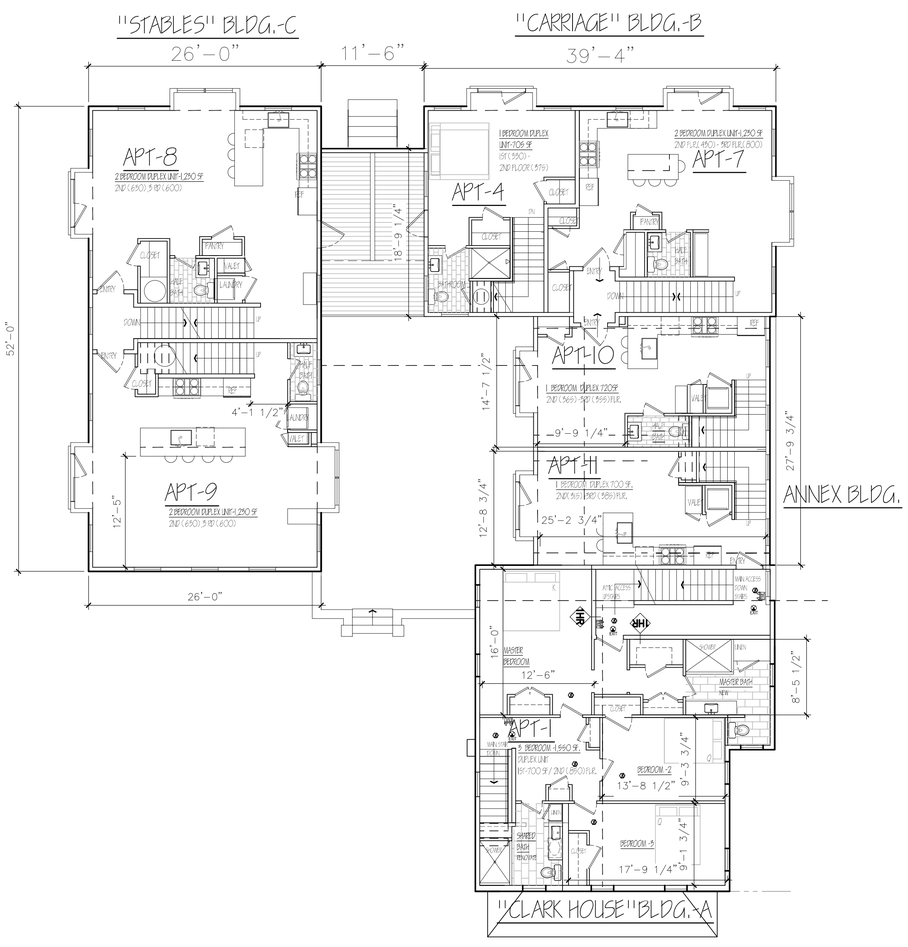
Project:
7 PARK STREET MULTIFAMILY
NORWALK GREEN LIVING PROPERTIES
ADDITIONS & ALTERATIONS 7 PARK STREET
NORWALK, CONNECTICUT

Revisions:

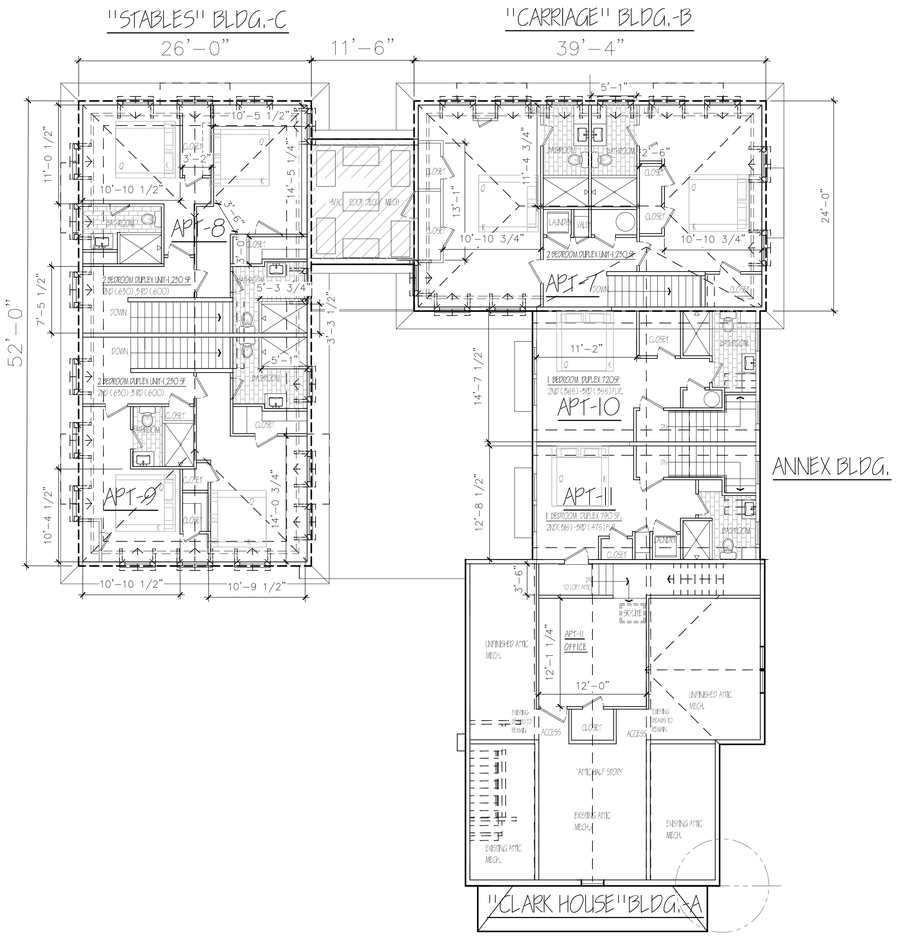
Date:	06.30.25
Proj. No.	2024.19
Drawn by:	FMD
Scale:	1/8"=1'-0"

Seal:

A.SCH-1



1 A-1.1 SCHEMATIC AREA SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



1 A-1.1 SCHEMATIC / LOFT FLOOR PLAN
SCALE: 1/8"=1'-0"

AREA DATA : 7 PARK STREET

TOTAL AREA = 12,085 SF.

ONE BEDROOM 1-1/ 2 BATH UNITS =2,920 SF.
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APT-1 : 3 BED DUPLEX BLDG.A =1,550 SF.
ANNEX LOUNGE AREA = +/- 185 SF.

BALANCE ARCHITECTURE

SCHEMATIC
FLOOR PLANS
2ND & LOFT FLOOR
PLANS

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Project:
7 PARK STREET MULTIFAMILY
NORWALK GREEN LIVING PROPERTIES
ADDITIONS & ALTERATIONS 7 PARK STREET
NORWALK, CONNECTICUT

Revisions:

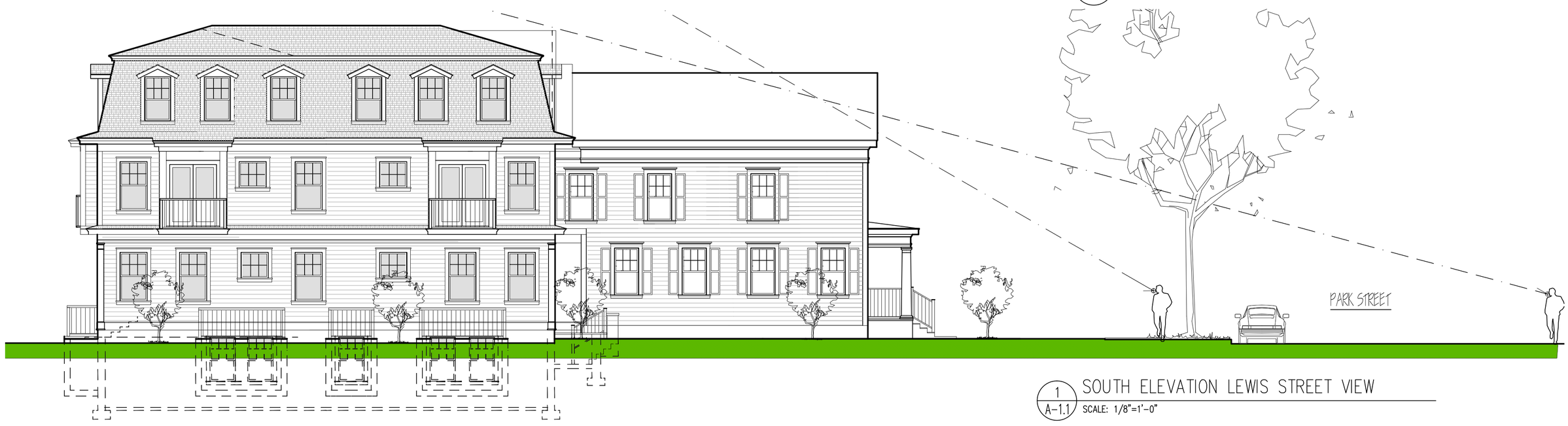
Date: 06.30.25
Proj. No. 2024.19
Drawn by: FMD
Scale: 1/8"=1'-0"

Seal:

A.SCH-2

1 A-1.1 NORWALK GREEN PARK STREET EAST ELEVATION

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



1 A-1.1 SOUTH ELEVATION LEWIS STREET VIEW

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

1 A-1.1 COURT YARD ELEVATION FACING NORTH

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

1 A-1.1 WEST ELEVATION

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

1 A-1.1 NORTH ELEVATION

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

A-SCH-3

Seal:

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

Drawn by: FMD

Proj. No. 2025.03

Date: 6.16.25

Revisions:

Project:

7 PARK STREET MULTIFAMILY NORWALK GREEN LIVING PROPERTIES

7 PARK STREET

NORWALK, CONNECTICUT

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SPECIAL PERMIT EXTERIOR ELEVATIONS

EAST AVENUE VILLAGE DISTRICT

NORTH

BALANCE ARCHITECTURE

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

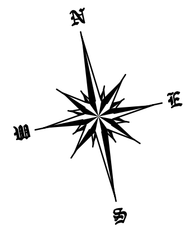
BPC CAPITAL MANAGEMENT VI, LLC

#7 PARK STREET, NORWALK, CONNECTICUT

SCALE: 1" = 20' DATE: APRIL 8, 2025

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

MAP NORTH #11457 N.L.R.



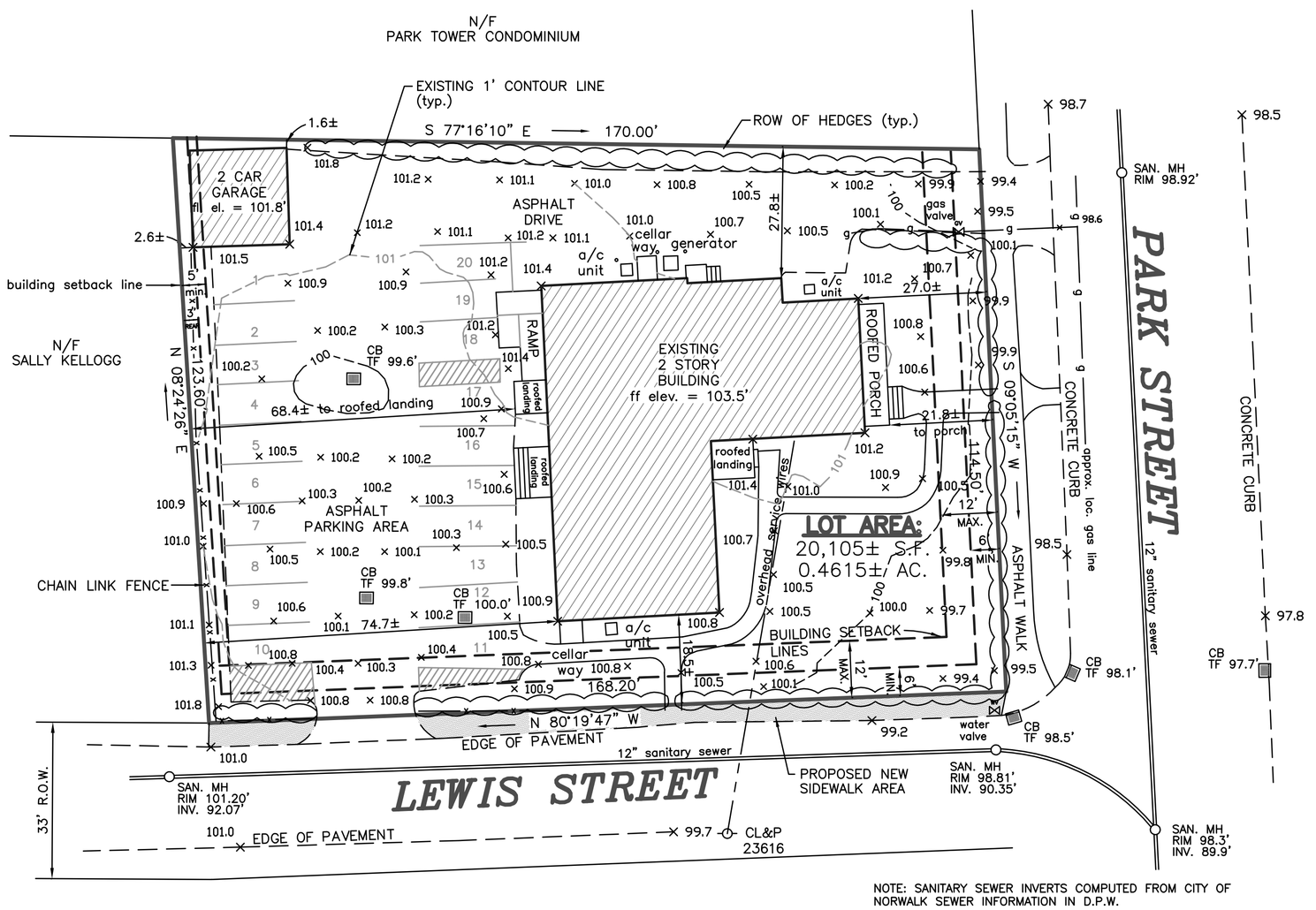
CD-3 ZONE REGULATIONS
WITH EAST AVENUE VILLAGE DISTRICT OVERLAY STANDARDS

NOTE: EXISTING BUILDINGS OVER 3 YEARS OLD

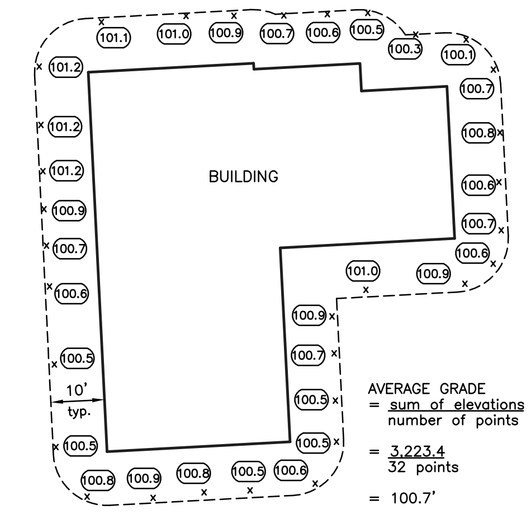
		REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK		6' MIN./12' MAX.	27.0'±	
SECONDARY FRONT		6' MIN./12' MAX.	18.5'±	
REAR		3' MIN.	74.7'±	
SIDE		0' MIN.	27.8'±	
LOT WIDTH	50' MIN./100' MAX.; 18' MIN for TOWNHOUSE		VARIES	
FRONTAGE BUILDOUT		60% MIN.		
LOT AREA		–	20,105sf	
HEIGHT	PEAK ROOF	SEE STORIES	30.1'±*	
# OF STORIES		3 1/2 MAX.	2**	
IMPERVIOUS SURFACE COVERAGE :		60%/12,063sf MAX.	69.9%/14,045sf	
ACCESSORY BUILDINGS :				
FRONT SETBACK		26' MIN./32' MAX.	145.8'±	
SECONDARY FRONT		0' MIN.	100.2'±	
REAR		5' MIN.	2.6'±	
SIDE		0' MIN.	1.6'±	
HEIGHT	MID ROOF	15' MAX.	12.4'±	
	PEAK ROOF	20' MAX.	16.5'±	
# OF STORIES		1 1/2 MAX.	1	
DENSITY :	1 DWELLING UNIT PER 1,650sf	12' MAX.		
RECREATION AREA :	150sf PER DWELLING UNIT	MIN.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.
(101.8) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND BUILDING = 100.7'

** AVERAGE GRADE AT FRONT BUILDING = 101.1'
BASEMENT CEILING ELEVATION = 102.5'±
102.5'± – 101.1' = 1.4'± (DIFFERENCE)



NOTE: SANITARY SEWER INVERTS COMPUTED FROM CITY OF NORWALK SEWER INFORMATION IN D.P.W.



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

X 100.8 DENOTES EXISTING SPOT ELEVATION – DATUM IS ASSUMED.

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

SURVEY TYPE : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

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

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

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALL DEPICTED.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 6396 & 11457 N.L.R.

TAX MAP 14NE DISTRICT 1 BLOCK 68 TAX LOT 1

PROPERTY IS LOCATED IN ZONE : "O-EAVD" EAST AVENUE VILLAGE DISTRICT OVERLAY

F.I.R.M. ZONE : "X" PANEL 531 of 626 MAP NO. 09001C0531G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

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

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

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

0' 20' 40' 60'
GRAPHIC SCALE

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

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

FCE #2570

7 PARK STREET

NORWALK, CONNECTICUT

February 20, 2025
Revised to May 31, 2025

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

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

NARRATIVE:

The subject of this report is a 0.462 acre parcel located at 7 Park Street in Norwalk. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located on the north side of Lewis Street, at its intersection with Park Street. The lot currently contains a building with associated parking and driveways and a detached garage. The lot is flat.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Agawam-Urban land complex, 0 to 8 percent slopes, which has a Hydrologic classification of "B".

The existing runoff as developed from a 100-Year rainfall event is 3.53 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to construct residential buildings and reconfigure the parking.

The proposed runoff (un-mitigated) from a 100-Year rainfall event is 3.60 c.f.s.

COMPUTATIONS:

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

Existing Conditions:

Building	2,526 s.f.	CN 98
Parking/Driveway	9,221 s.f.	CN 98
Garage	414 s.f.	CN 98
Walks	409 s.f.	CN 98
Lawn	7,535 s.f.	CN 69
Total -	20,105 s.f.	

Weighted CN - 87

Proposed Conditions:

Buildings	5,118 s.f.	CN 98
Parking/Driveway	7,840 s.f.	CN 98
Garage	414 s.f.	CN 98
Walks	378 s.f.	CN 98
Lawn	6,355 s.f.	CN 69
Total -	20,105 s.f.	

Weighted CN - 89

Water Quality Volume

I = (68.4 x 0.009) + 0.05 = 0.6656
WQV = (0.6656 (0.462 acres)/12) x 1.3 = 0.0333132 ac-ft = 1,451.1 ft^3.

Groundwater Recharge Volume
GWV = 1,451.1 ft^3 x 0.25 = 362.8 ft^3.

Water Quality Volume Increased Impervious surfaces
1,180 s.f. /12 x 1.3 = 127.8 $ft.^3$

SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	3.53 c.f.s.	3.08 c.f.s.	2.66	2.10	1.19
Proposed Runoff :	3.60 c.f.s.	3.16 c.f.s.	2.75	2.19	1.28
Runoff Retained:	0.83 c.f.s.	0.74 c.f.s.	0.65	0.53	0.35
Areas Bypassing Retention Plus overflow:	2.73 c.f.s.	2.38 c.f.s.	2.05	1.61	0.90

Volume difference (100 Year) = 11,624 ft^3 – 11,224 ft^3 = 400 ft^3

CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from a portion of the driveway and parking area will be routed to 12" of aggregate beneath the pervious pavers.

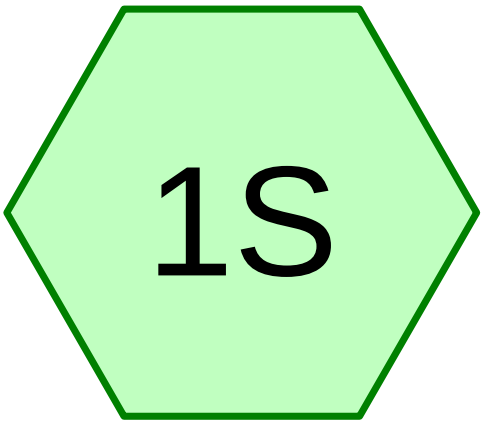
This system will decrease the net peak runoff during a 100 Year storm to 2.73 c.f.s.from its current peak of 3.53 c.f.s.

The proposed retention system provides 1,728 ft^3 of storage. This meets the Water Quality Volume and provides groundwater recharge. There is a decrease in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

There are two watersheds on the property, with the runoff being directed generally down one leg of the driveway to the east and down the other leg of the driveway to the south. The drainage pattern will not be altered by the proposed improvements.

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

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



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 2570Existing
Prepared by Fairfield County Engineering LLC, Printed 5/31/2025
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Summary for Subcatchment 1S: Existing Conditions

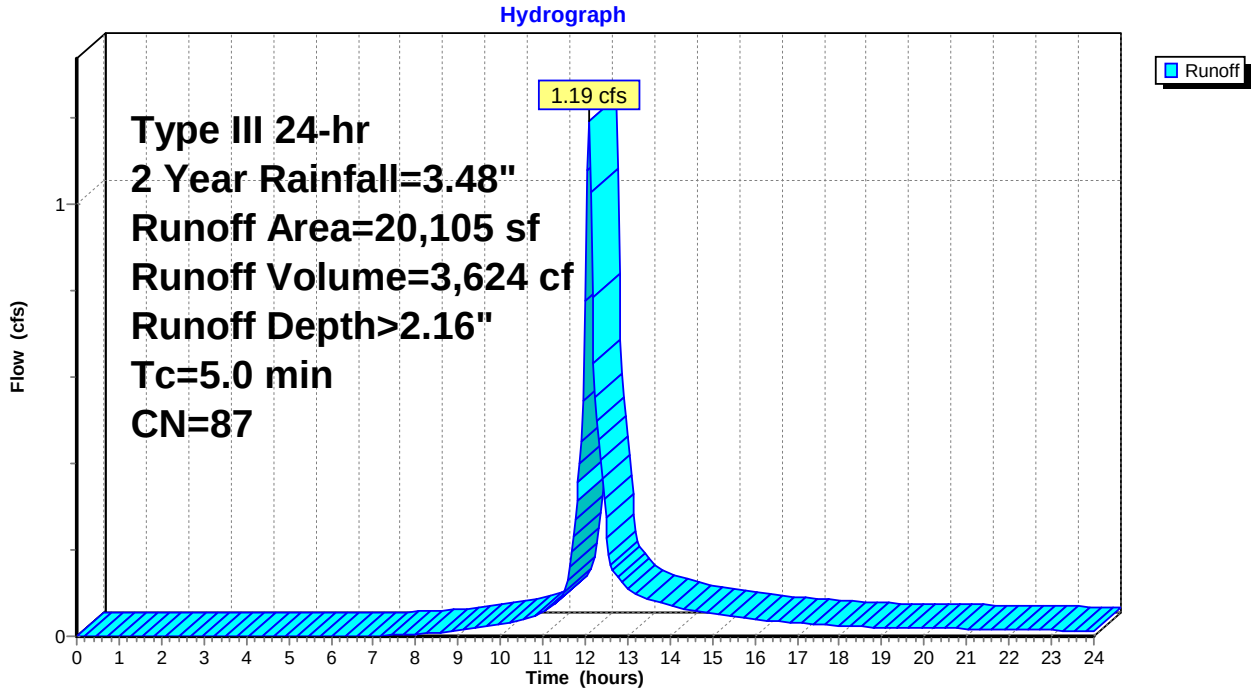
Runoff = 1.19 cfs @ 12.08 hrs, Volume= 3,624 cf, Depth> 2.16"

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

	Area (sf)	CN	Description
*	2,526	98	Building
*	9,221	98	Parking/Driveway
*	414	98	Garage
*	409	98	Walks
	7,535	69	50-75% Grass cover, Fair, HSG B
	20,105	87	Weighted Average
	7,535		37.48% Pervious Area
	12,570		62.52% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

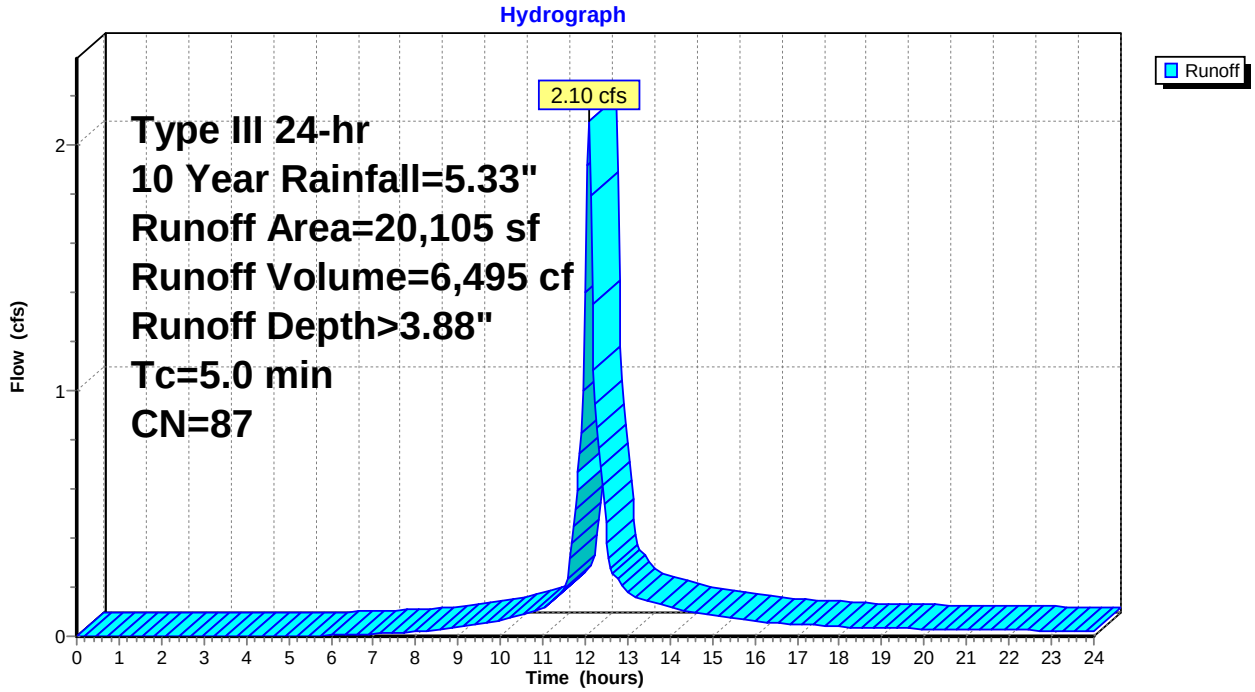
Runoff = 2.10 cfs @ 12.07 hrs, Volume= 6,495 cf, Depth> 3.88"

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

	Area (sf)	CN	Description
*	2,526	98	Building
*	9,221	98	Parking/Driveway
*	414	98	Garage
*	409	98	Walks
	7,535	69	50-75% Grass cover, Fair, HSG B
	20,105	87	Weighted Average
	7,535		37.48% Pervious Area
	12,570		62.52% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

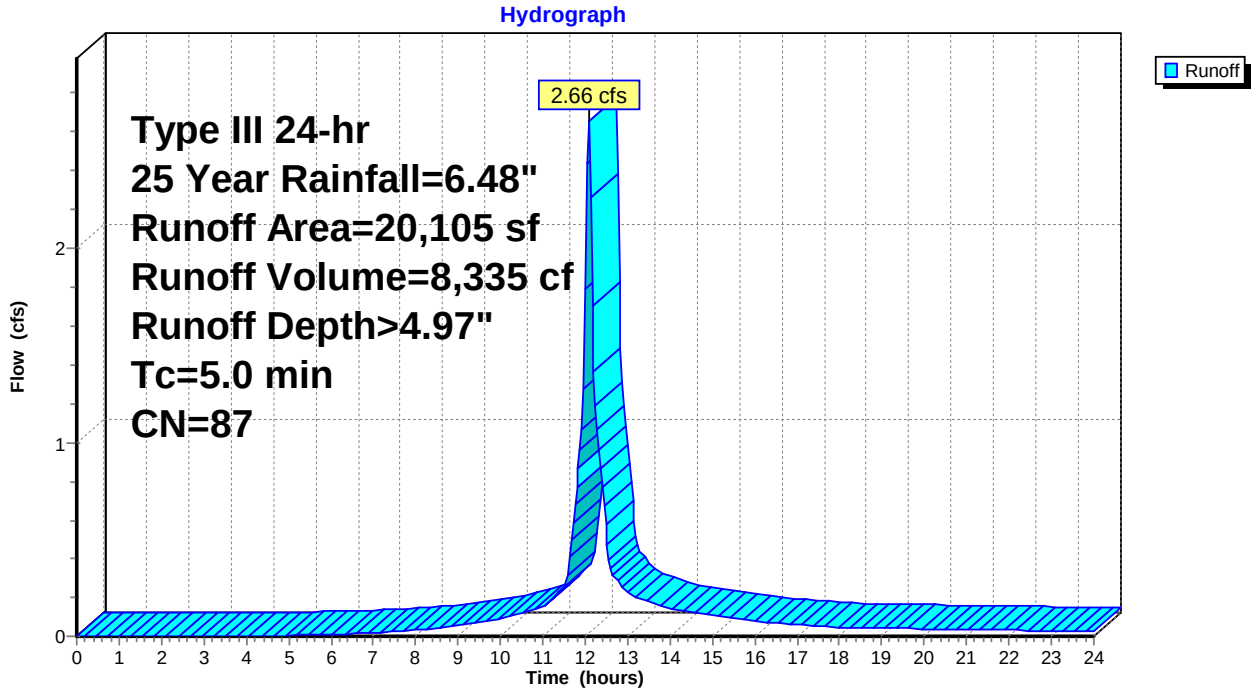
Runoff = 2.66 cfs @ 12.07 hrs, Volume= 8,335 cf, Depth> 4.97"

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

	Area (sf)	CN	Description
*	2,526	98	Building
*	9,221	98	Parking/Driveway
*	414	98	Garage
*	409	98	Walks
	7,535	69	50-75% Grass cover, Fair, HSG B
	20,105	87	Weighted Average
	7,535		37.48% Pervious Area
	12,570		62.52% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

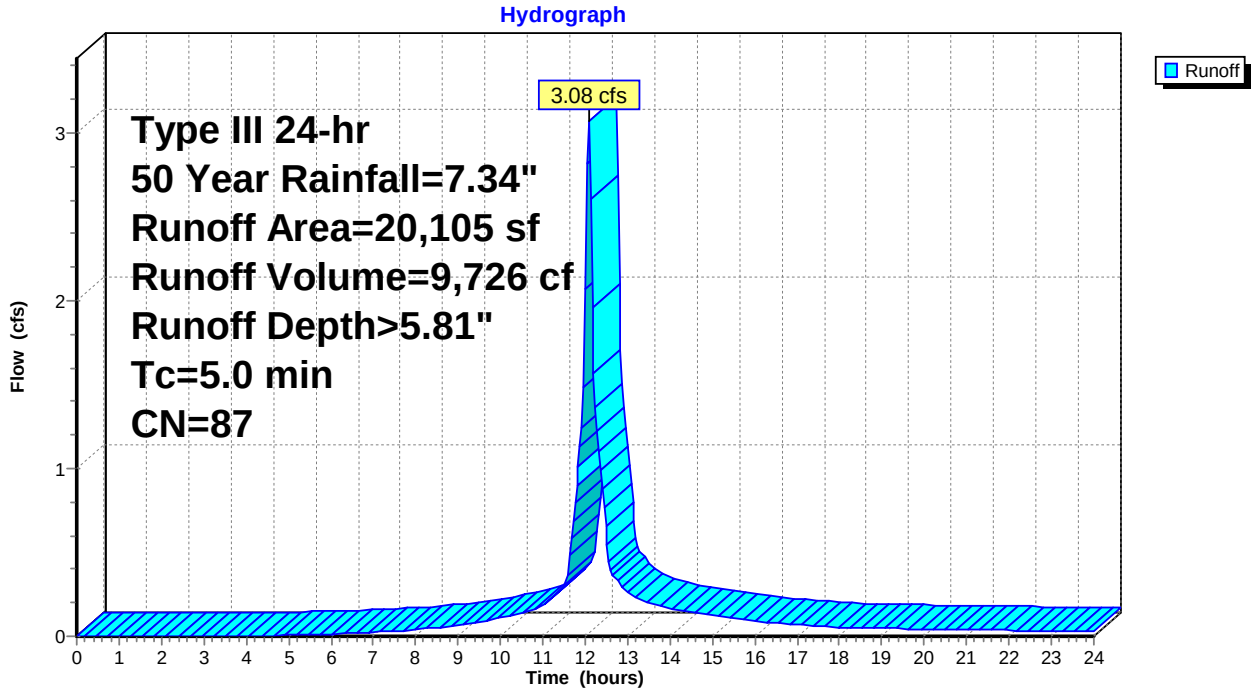
Runoff = 3.08 cfs @ 12.07 hrs, Volume= 9,726 cf, Depth> 5.81"

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

	Area (sf)	CN	Description
*	2,526	98	Building
*	9,221	98	Parking/Driveway
*	414	98	Garage
*	409	98	Walks
	7,535	69	50-75% Grass cover, Fair, HSG B
	20,105	87	Weighted Average
	7,535		37.48% Pervious Area
	12,570		62.52% Impervious Area

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

Subcatchment 1S: Existing Conditions



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Summary for Subcatchment 1S: Existing Conditions

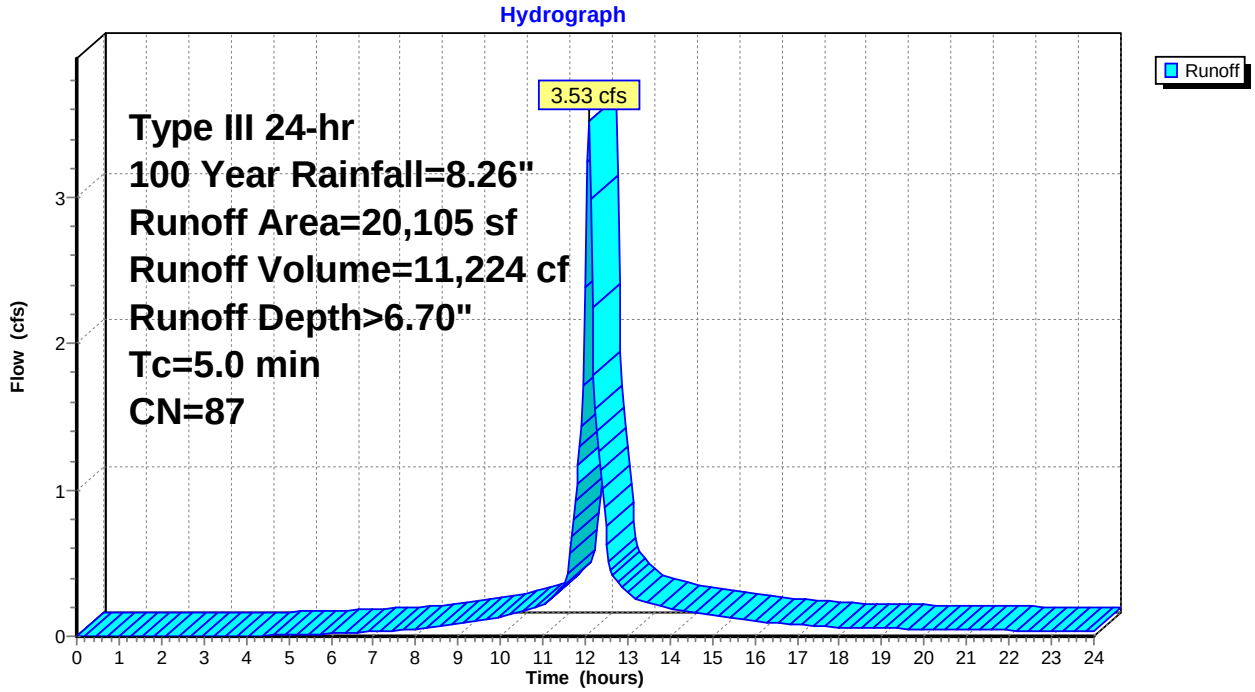
Runoff = 3.53 cfs @ 12.07 hrs, Volume= 11,224 cf, Depth> 6.70"

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

	Area (sf)	CN	Description
*	2,526	98	Building
*	9,221	98	Parking/Driveway
*	414	98	Garage
*	409	98	Walks
	7,535	69	50-75% Grass cover, Fair, HSG B
	20,105	87	Weighted Average
	7,535		37.48% Pervious Area
	12,570		62.52% Impervious Area

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

Subcatchment 1S: Existing Conditions



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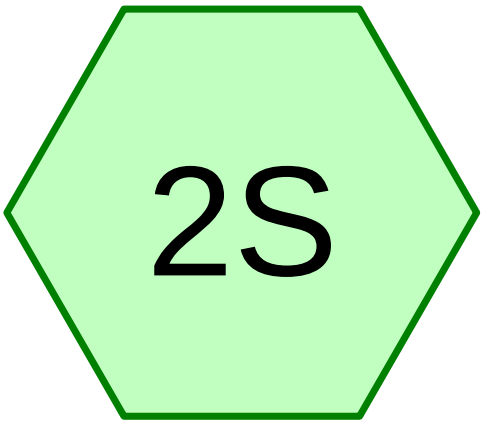

Proposed Conditions

Subcat Reach Pond Link

Routing Diagram for 2570Proposed
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Summary for Subcatchment 2S: Proposed Conditions

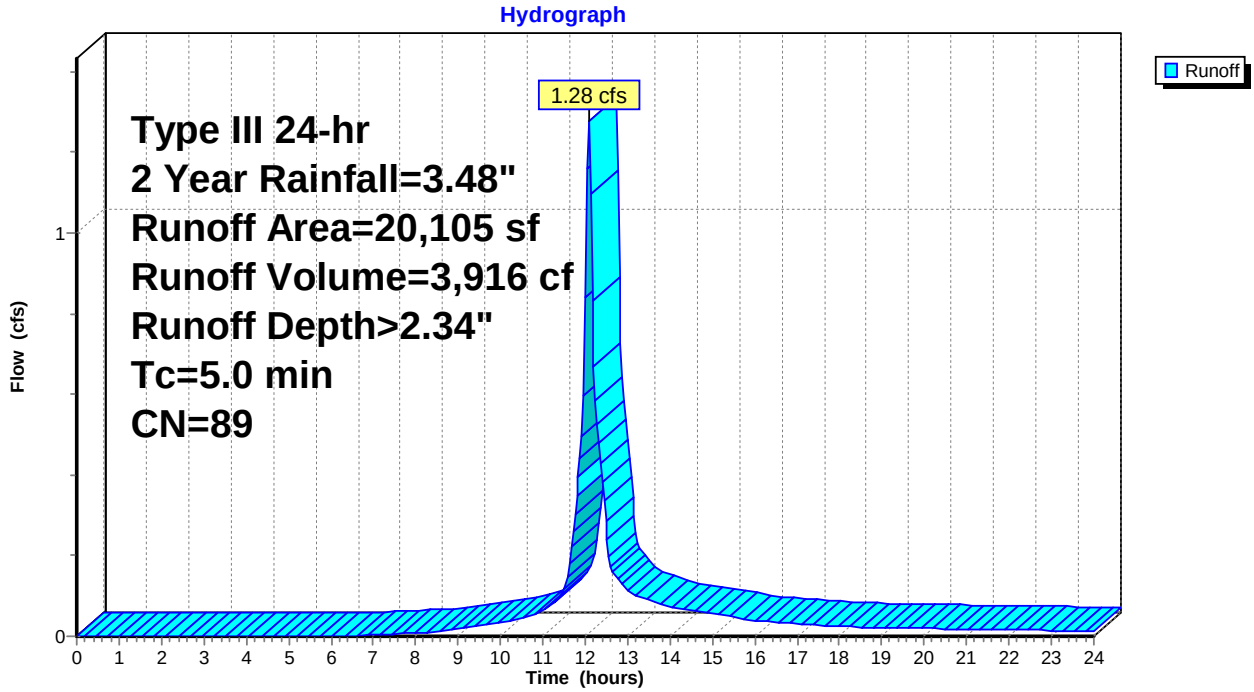
Runoff = 1.28 cfs @ 12.08 hrs, Volume= 3,916 cf, Depth> 2.34"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	7,840	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	20,105	89	Weighted Average
	6,355		31.61% Pervious Area
	13,750		68.39% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

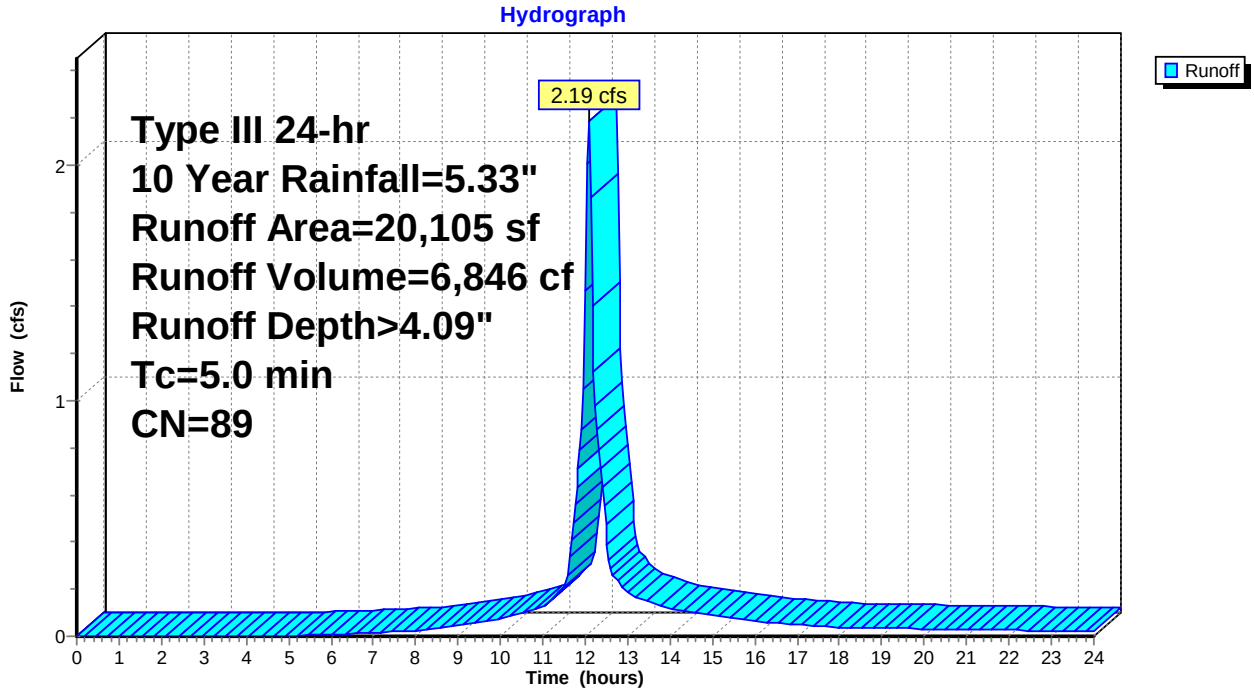
Runoff = 2.19 cfs @ 12.07 hrs, Volume= 6,846 cf, Depth> 4.09"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	7,840	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	20,105	89	Weighted Average
	6,355		31.61% Pervious Area
	13,750		68.39% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

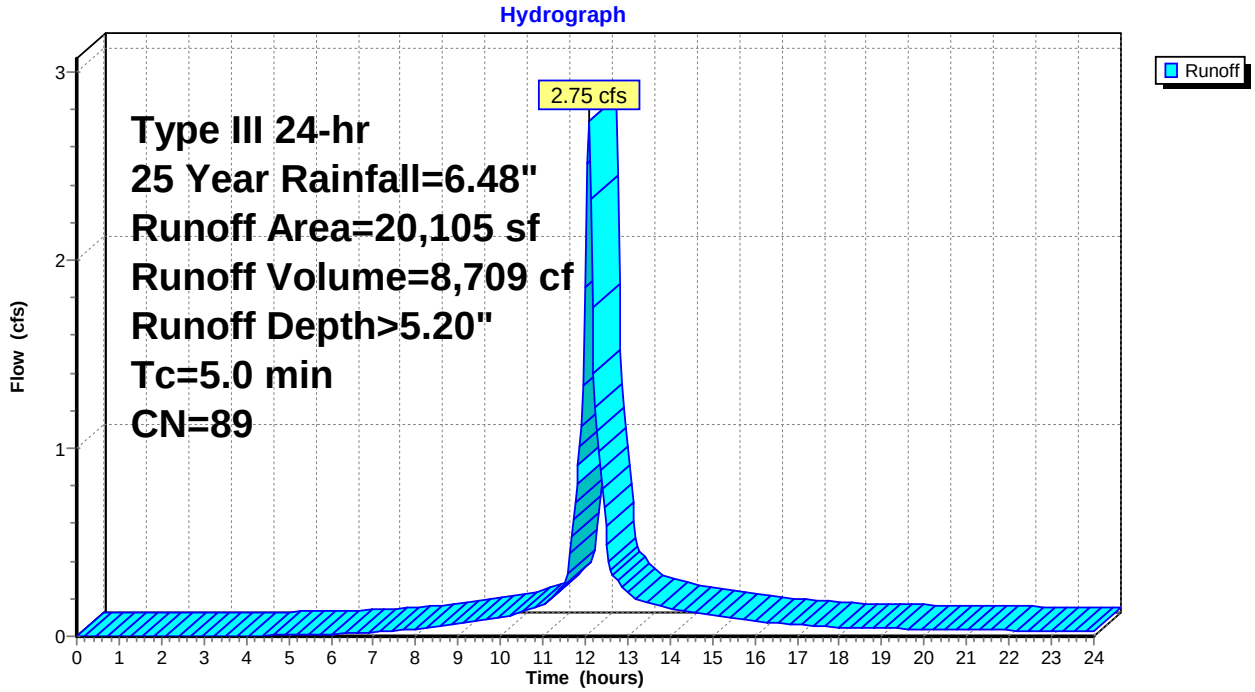
Runoff = 2.75 cfs @ 12.07 hrs, Volume= 8,709 cf, Depth> 5.20"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	7,840	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	20,105	89	Weighted Average
	6,355		31.61% Pervious Area
	13,750		68.39% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

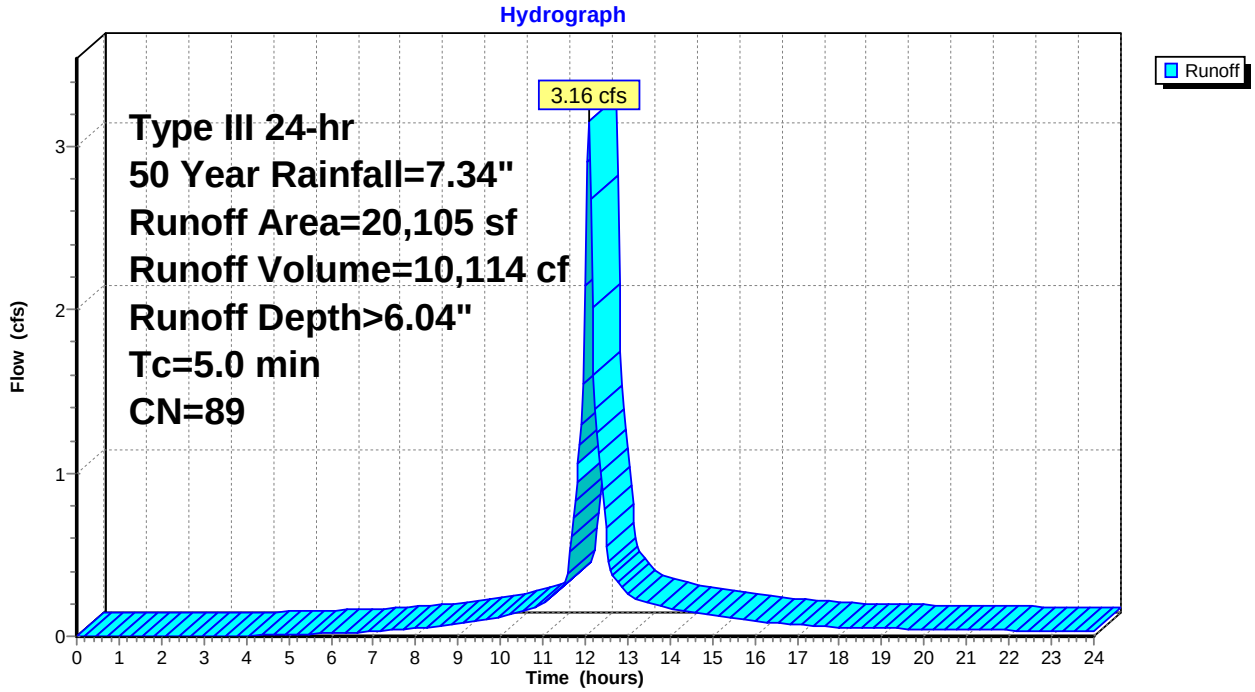
Runoff = 3.16 cfs @ 12.07 hrs, Volume= 10,114 cf, Depth> 6.04"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	7,840	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	20,105	89	Weighted Average
	6,355		31.61% Pervious Area
	13,750		68.39% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

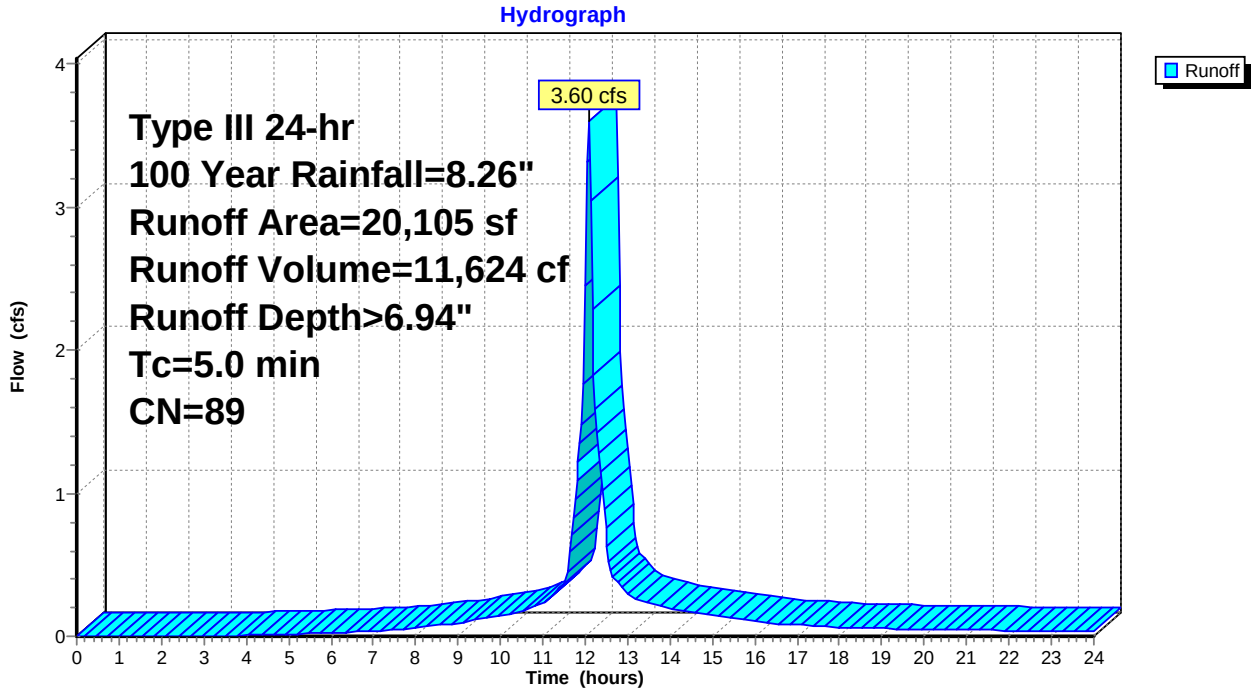
Runoff = 3.60 cfs @ 12.07 hrs, Volume= 11,624 cf, Depth> 6.94"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	7,840	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	20,105	89	Weighted Average
	6,355		31.61% Pervious Area
	13,750		68.39% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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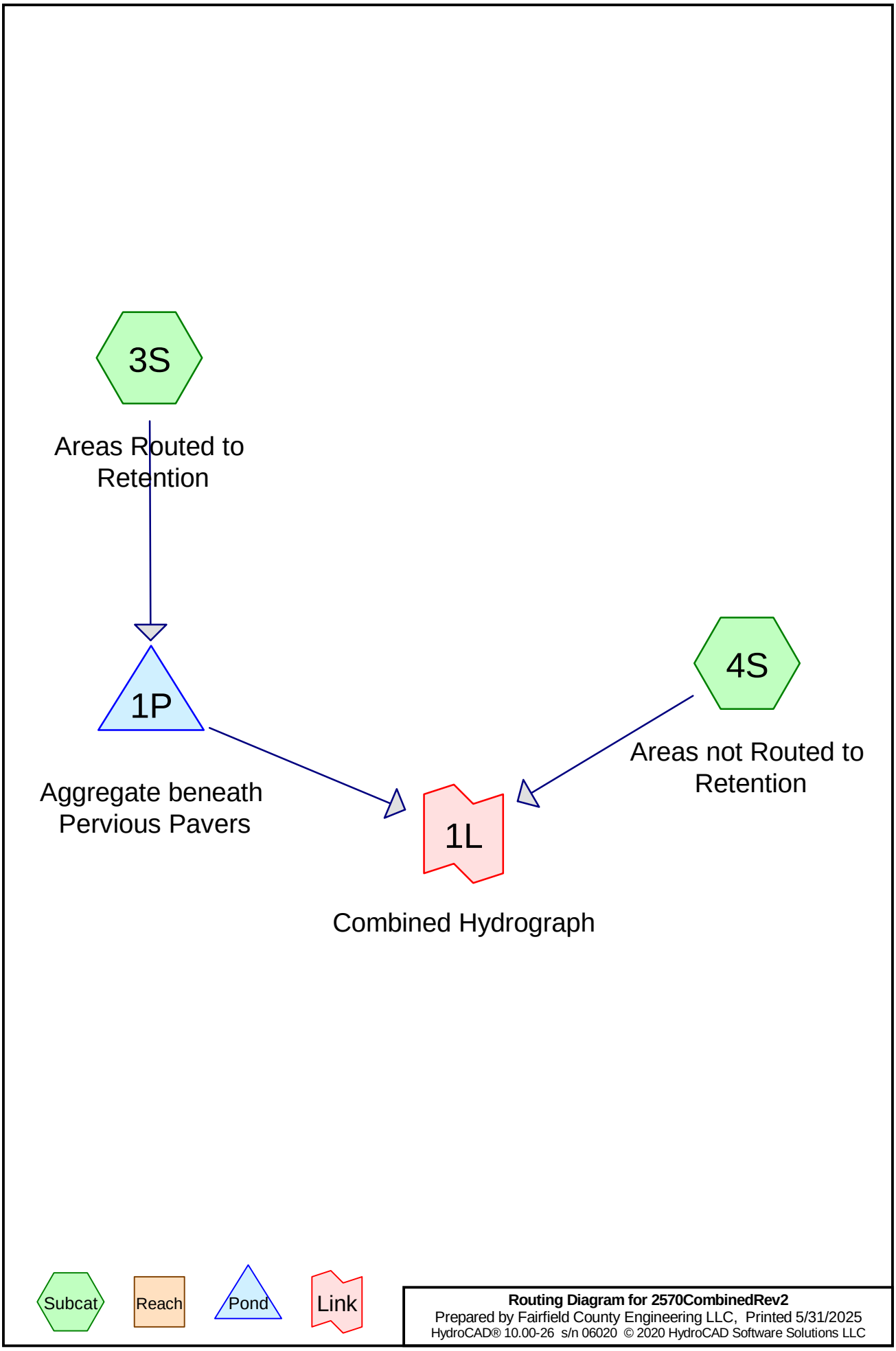

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Summary for Subcatchment 3S: Areas Routed to Retention

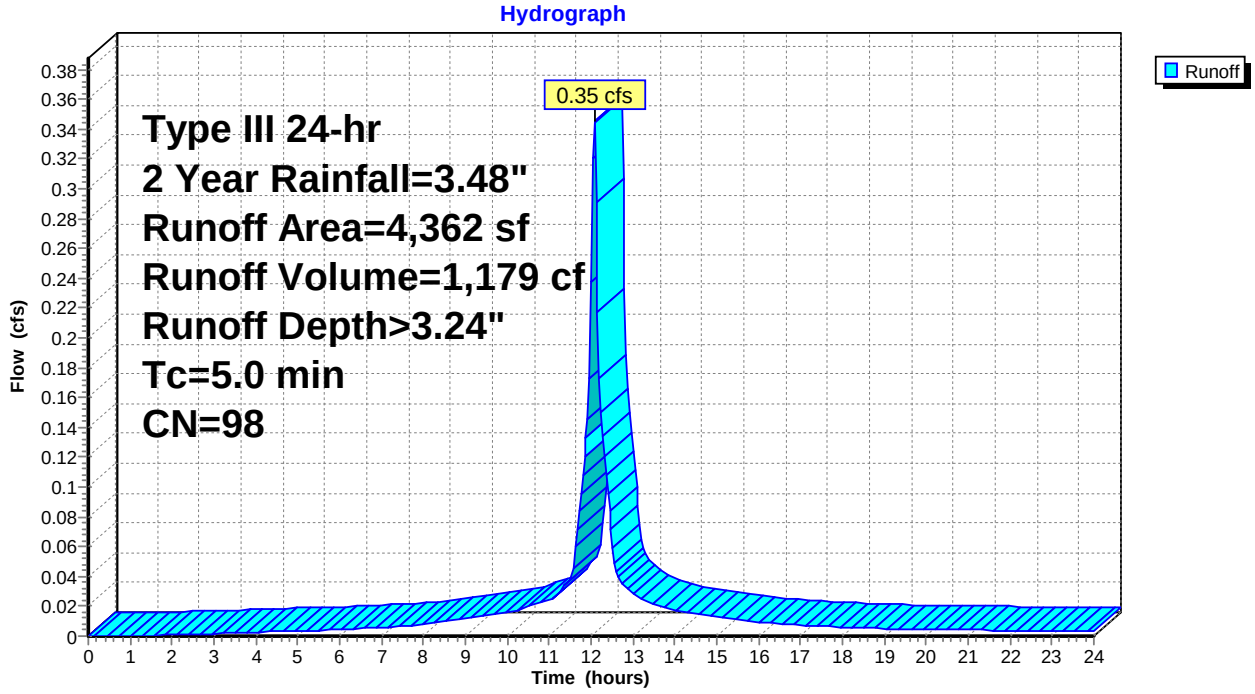
Runoff = 0.35 cfs @ 12.07 hrs, Volume= 1,179 cf, Depth> 3.24"

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

	Area (sf)	CN	Description
*	4,362	98	Portion of Parking/Driveway
	4,362		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

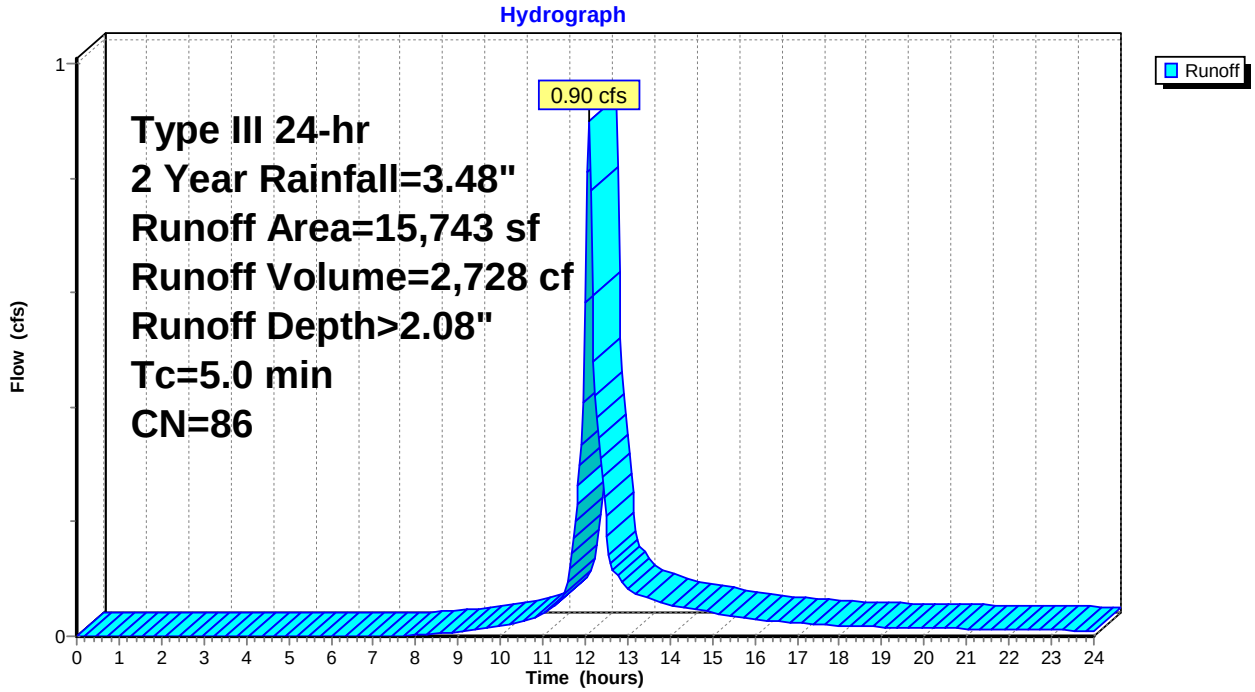
Runoff = 0.90 cfs @ 12.08 hrs, Volume= 2,728 cf, Depth> 2.08"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	3,478	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	15,743	86	Weighted Average
	6,355		40.37% Pervious Area
	9,388		59.63% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 1P: Aggregate beneath Pervious Pavers

Inflow Area = 4,362 sf,100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
Inflow = 0.35 cfs @ 12.07 hrs, Volume= 1,179 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 0.68' @ 24.00 hrs Surf.Area= 4,320 sf Storage= 1,179 cf

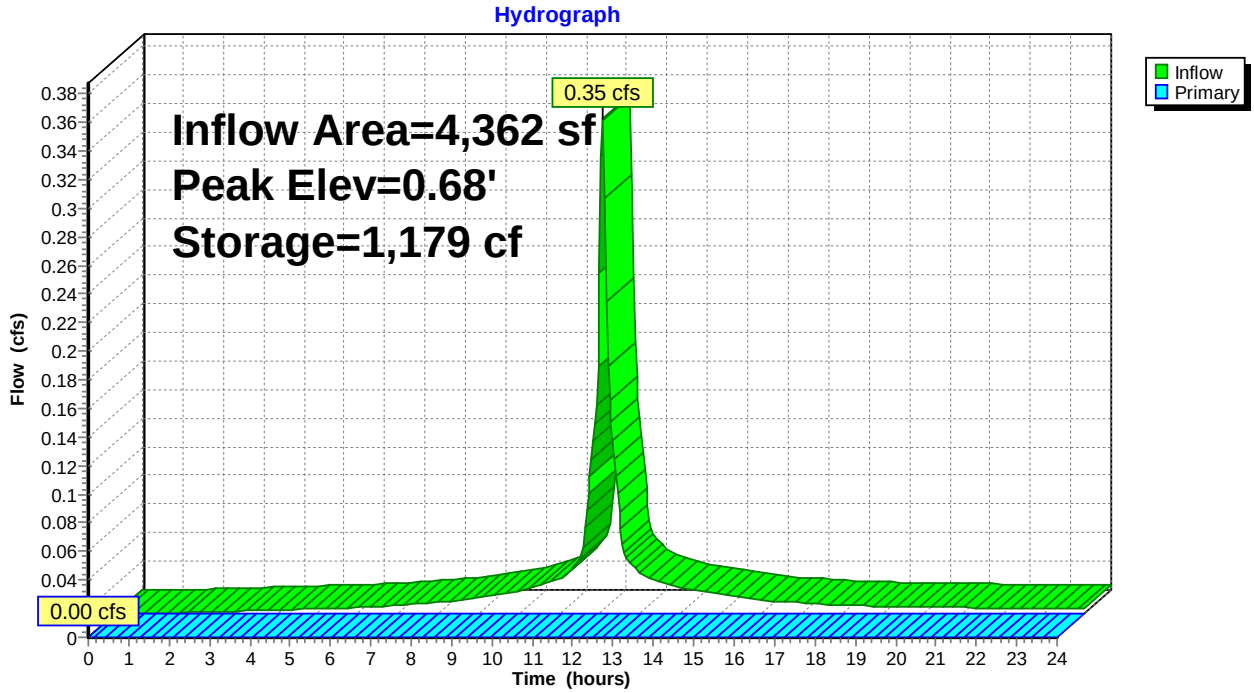
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,728 cf	**48.00'W x 90.00'L x 1.00'H Aggregate beneath Pervious Pavers** 4,320 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**1.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
1=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Aggregate beneath Pervious Pavers



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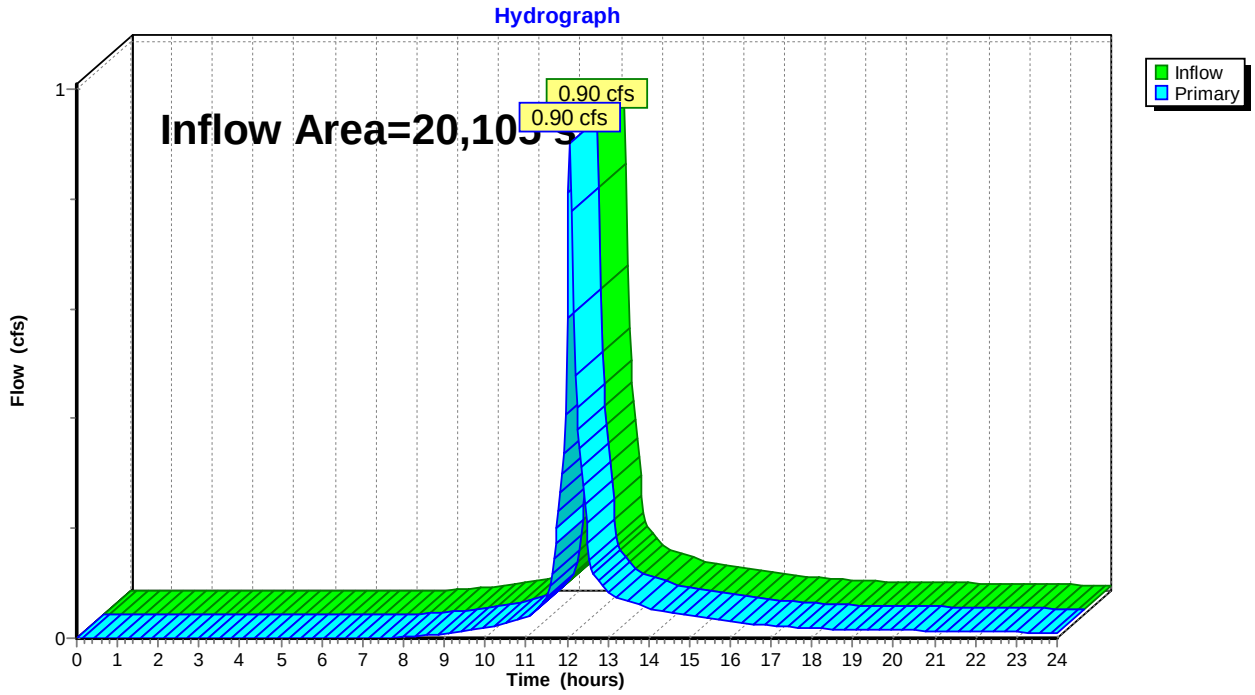
Summary for Link 1L: Combined Hydrograph

Inflow Area = 20,105 sf, 68.39% Impervious, Inflow Depth > 1.63" for 2 Year event
Inflow = 0.90 cfs @ 12.08 hrs, Volume= 2,728 cf
Primary = 0.90 cfs @ 12.08 hrs, Volume= 2,728 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

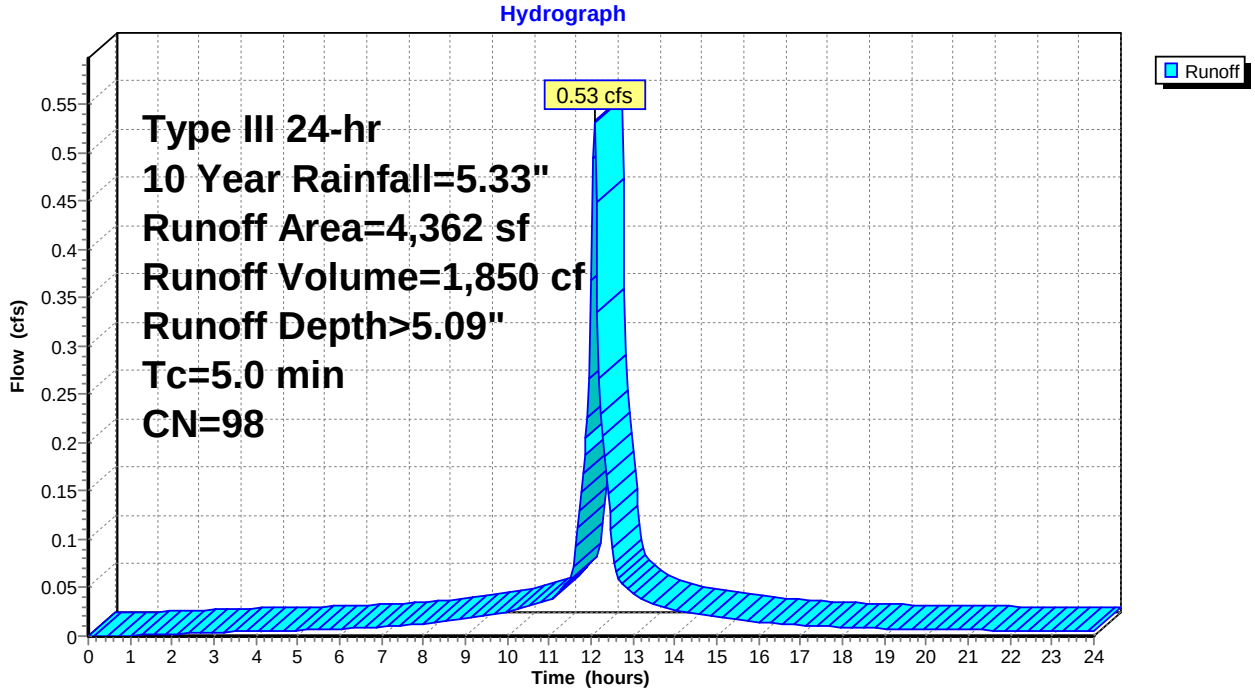
Runoff = 0.53 cfs @ 12.07 hrs, Volume= 1,850 cf, Depth> 5.09"

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

	Area (sf)	CN	Description
*	4,362	98	Portion of Parking/Driveway
	4,362		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

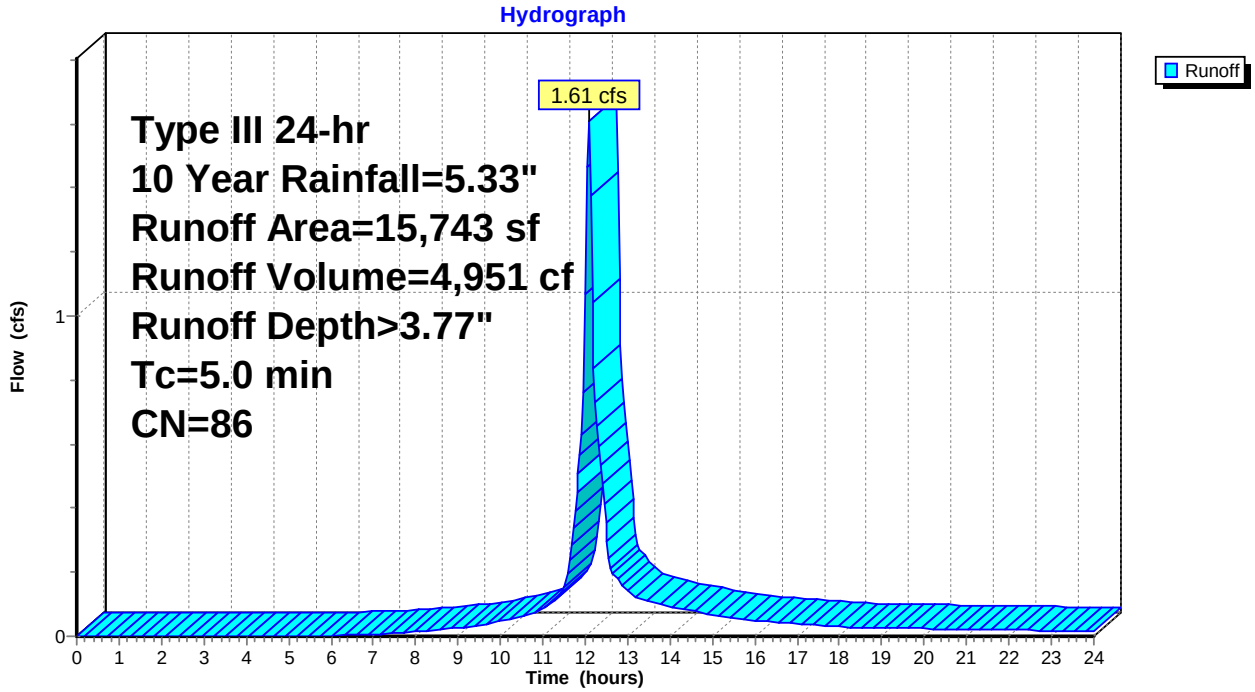
Runoff = 1.61 cfs @ 12.08 hrs, Volume= 4,951 cf, Depth> 3.77"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	3,478	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	15,743	86	Weighted Average
	6,355		40.37% Pervious Area
	9,388		59.63% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 1P: Aggregate beneath Pervious Pavers

Inflow Area = 4,362 sf,100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
Inflow = 0.53 cfs @ 12.07 hrs, Volume= 1,850 cf
Outflow = 0.01 cfs @ 18.64 hrs, Volume= 123 cf, Atten= 98%, Lag= 394.1 min
Primary = 0.01 cfs @ 18.64 hrs, Volume= 123 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 1.03' @ 18.64 hrs Surf.Area= 4,320 sf Storage= 1,728 cf

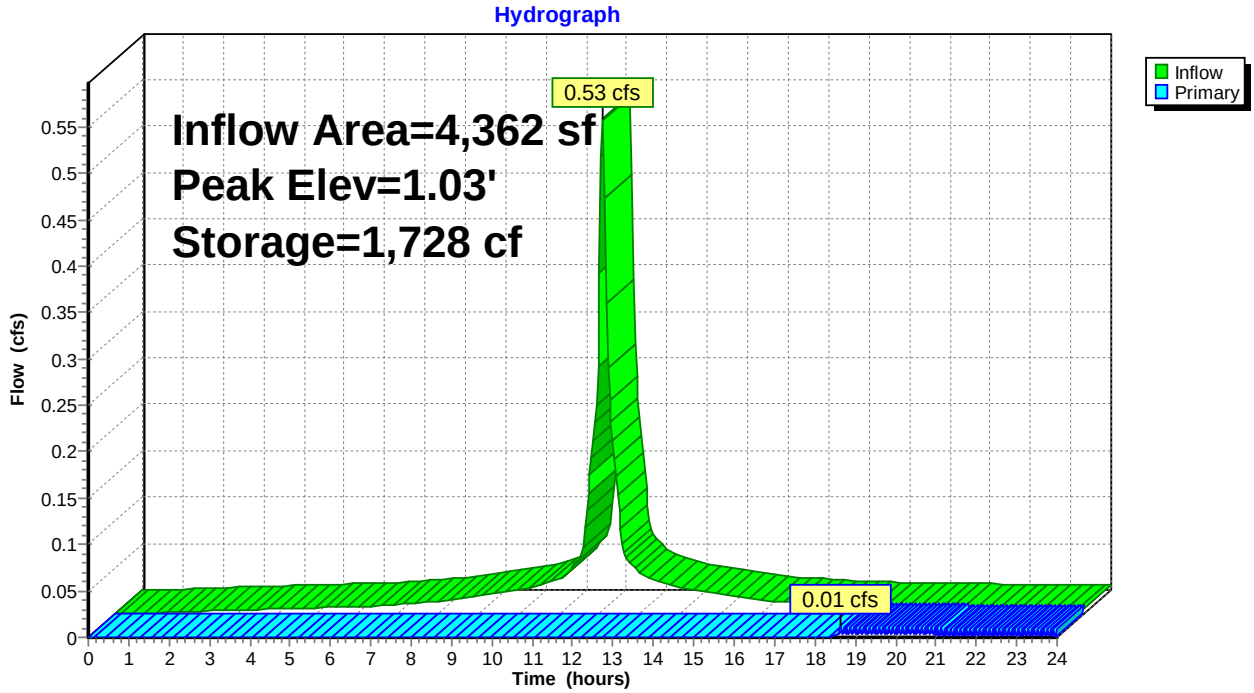
Plug-Flow detention time= 954.9 min calculated for 122 cf (7% of inflow)
Center-of-Mass det. time= 518.7 min (1,264.4 - 745.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,728 cf	**48.00'W x 90.00'L x 1.00'H Aggregate beneath Pervious Pavers** 4,320 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**1.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.01 cfs @ 18.64 hrs HW=1.03' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 0.01 cfs @ 0.44 fps)

Pond 1P: Aggregate beneath Pervious Pavers



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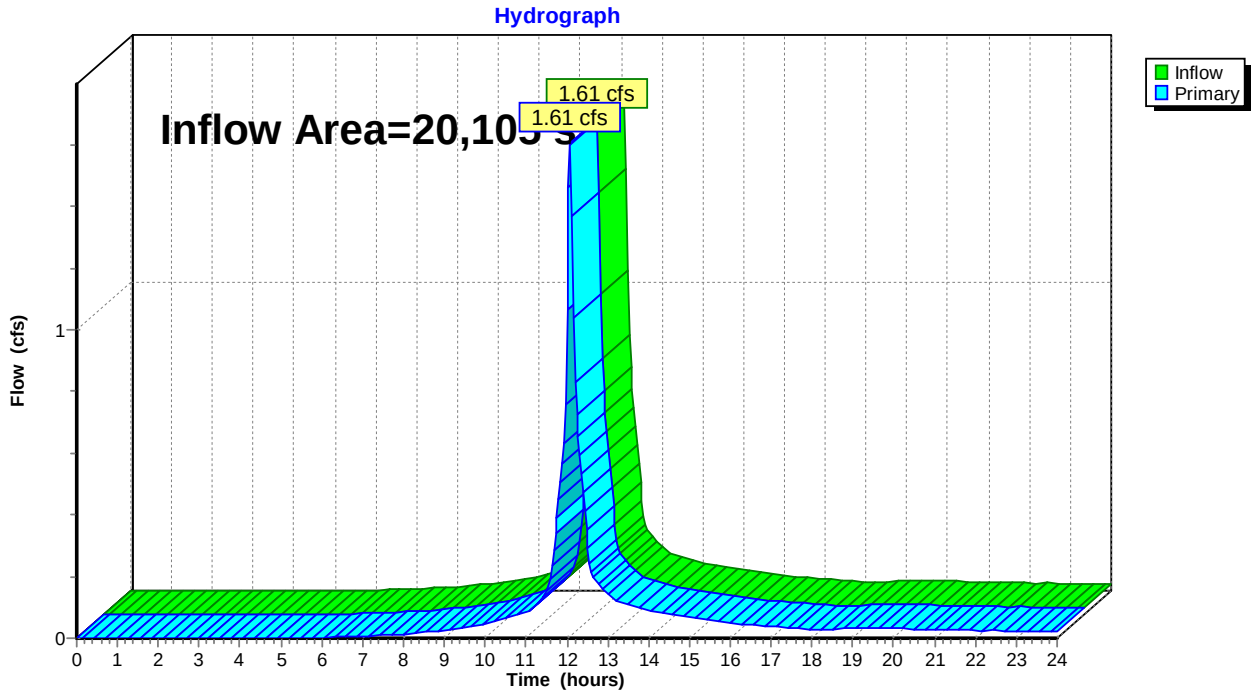
Summary for Link 1L: Combined Hydrograph

Inflow Area = 20,105 sf, 68.39% Impervious, Inflow Depth > 3.03" for 10 Year event
Inflow = 1.61 cfs @ 12.08 hrs, Volume= 5,073 cf
Primary = 1.61 cfs @ 12.08 hrs, Volume= 5,073 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

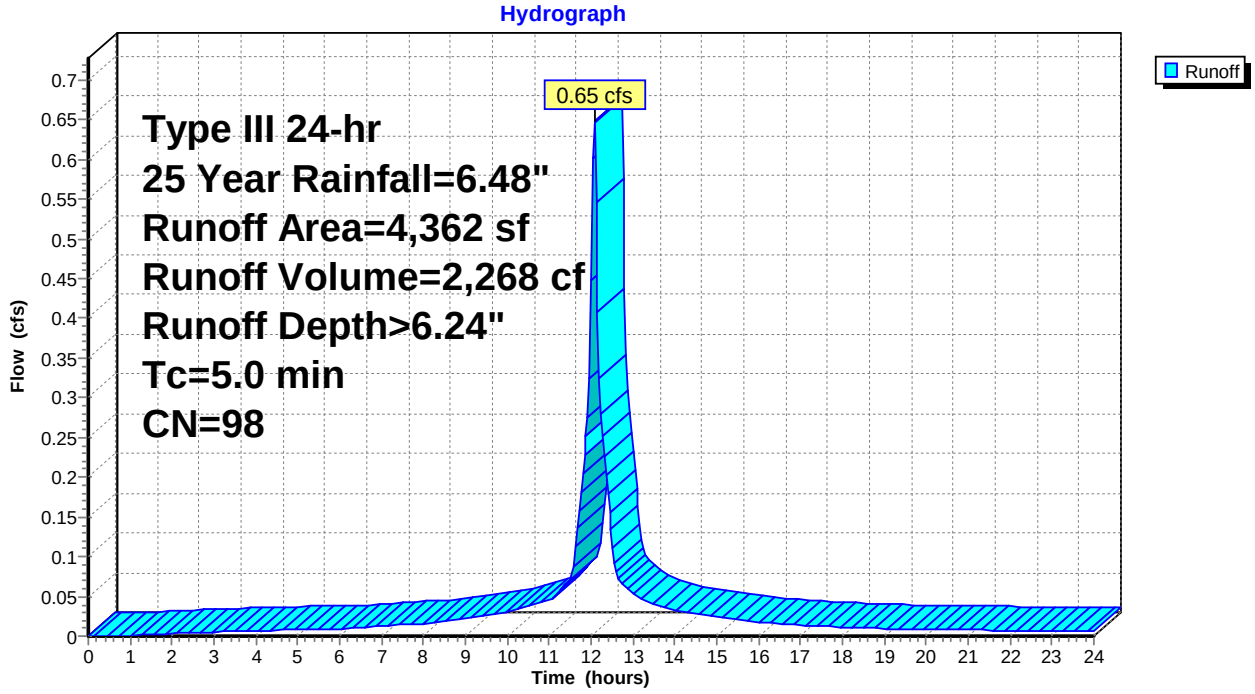
Runoff = 0.65 cfs @ 12.07 hrs, Volume= 2,268 cf, Depth> 6.24"

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

	Area (sf)	CN	Description
*	4,362	98	Portion of Parking/Driveway
	4,362		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

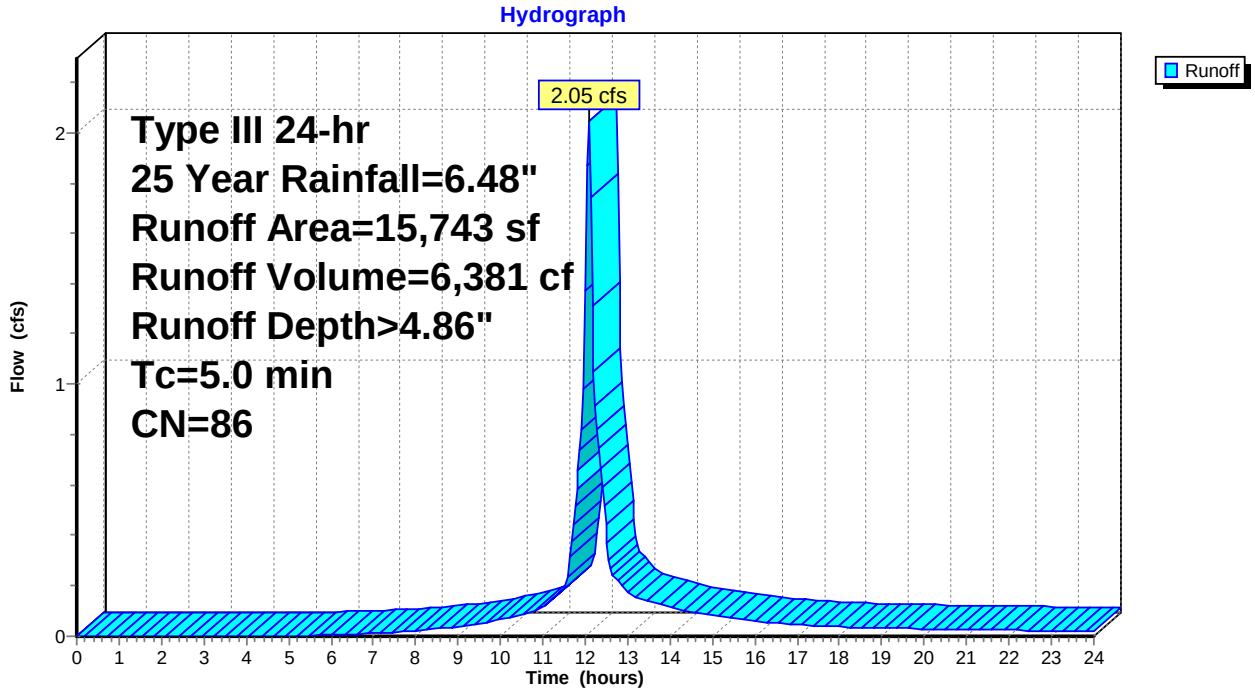
Runoff = 2.05 cfs @ 12.07 hrs, Volume= 6,381 cf, Depth> 4.86"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	3,478	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	15,743	86	Weighted Average
	6,355		40.37% Pervious Area
	9,388		59.63% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 1P: Aggregate beneath Pervious Pavers

Inflow Area = 4,362 sf,100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
Inflow = 0.65 cfs @ 12.07 hrs, Volume= 2,268 cf
Outflow = 0.07 cfs @ 13.40 hrs, Volume= 541 cf, Atten= 89%, Lag= 79.7 min
Primary = 0.07 cfs @ 13.40 hrs, Volume= 541 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 1.09' @ 13.40 hrs Surf.Area= 4,320 sf Storage= 1,728 cf

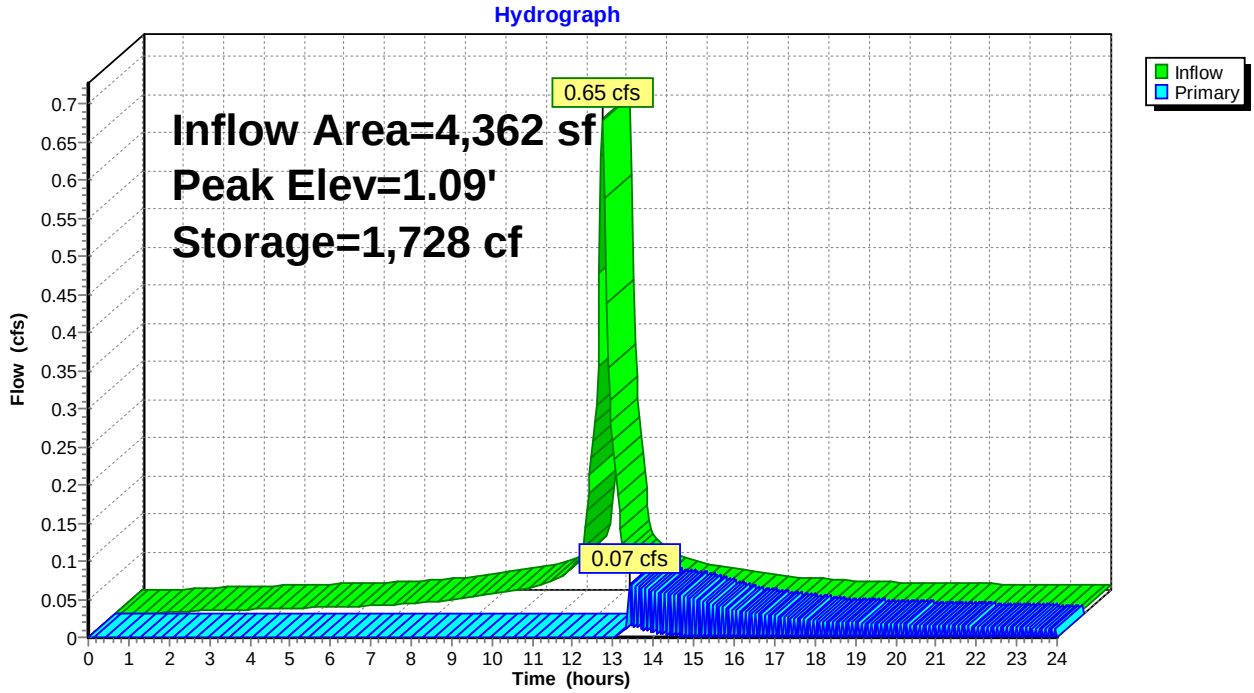
Plug-Flow detention time= 513.1 min calculated for 541 cf (24% of inflow)
Center-of-Mass det. time= 272.2 min (1,014.9 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,728 cf	**48.00'W x 90.00'L x 1.00'H Aggregate beneath Pervious Pavers** 4,320 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**1.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.07 cfs @ 13.40 hrs HW=1.09' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 0.07 cfs @ 0.79 fps)

Pond 1P: Aggregate beneath Pervious Pavers



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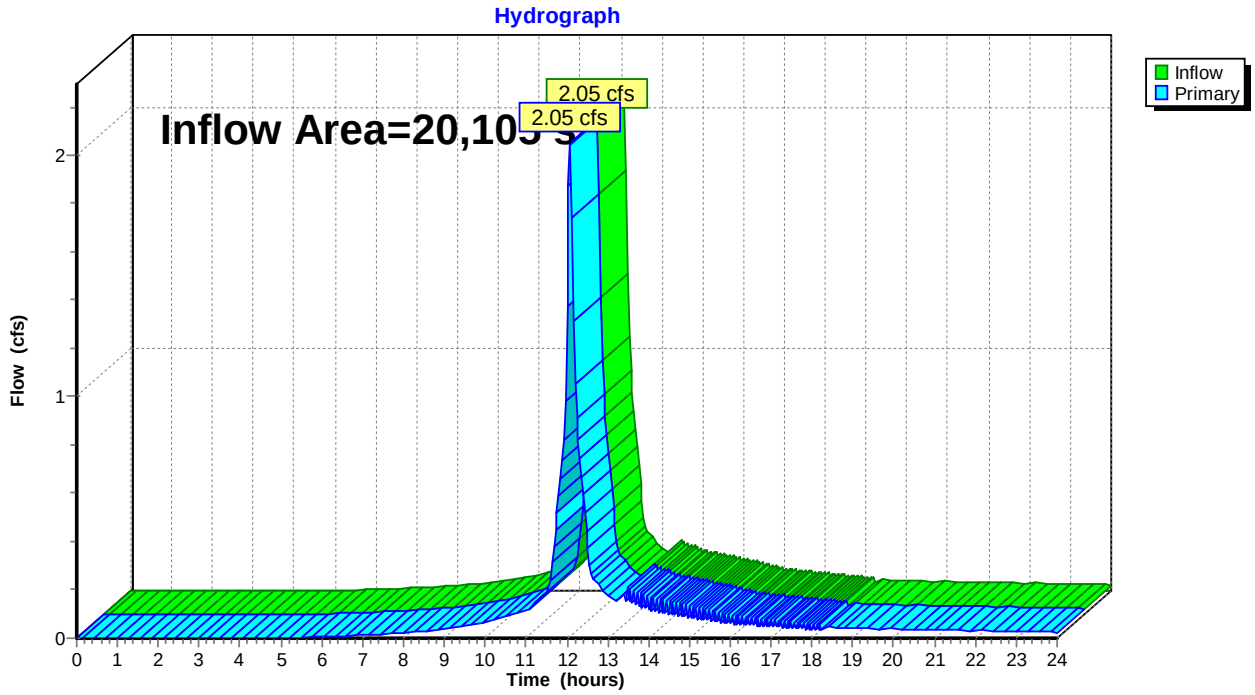
Summary for Link 1L: Combined Hydrograph

Inflow Area = 20,105 sf, 68.39% Impervious, Inflow Depth > 4.13" for 25 Year event
Inflow = 2.05 cfs @ 12.07 hrs, Volume= 6,922 cf
Primary = 2.05 cfs @ 12.07 hrs, Volume= 6,922 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

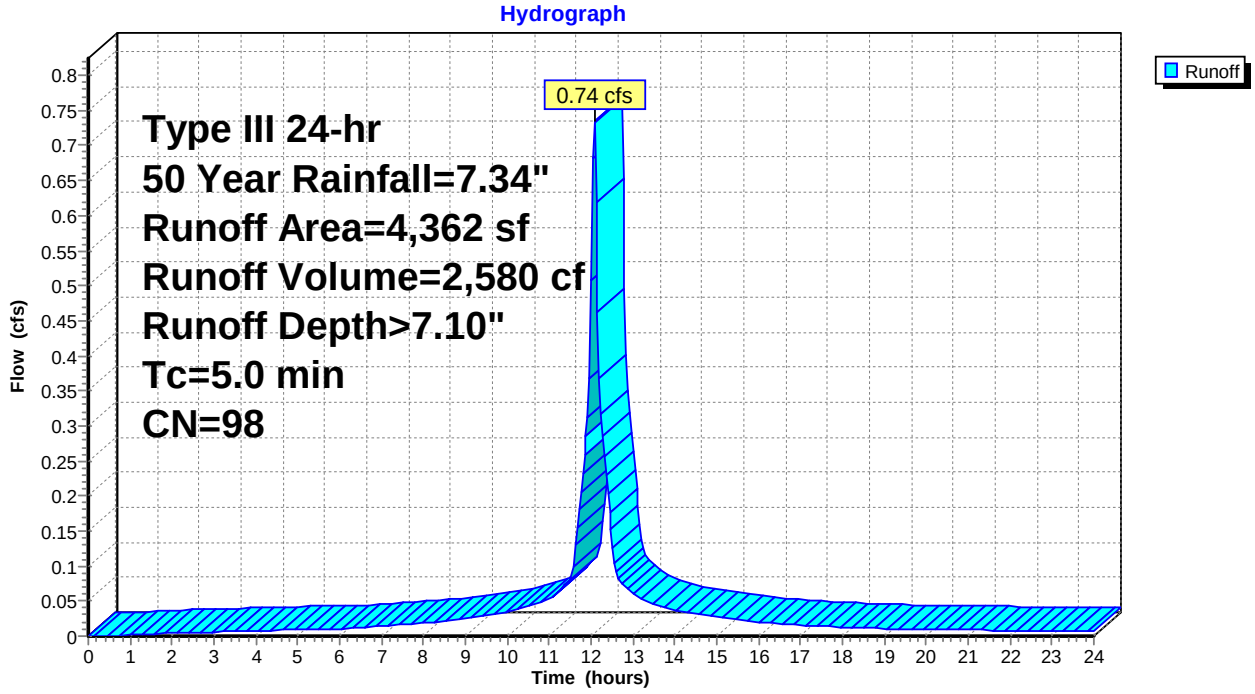
Runoff = 0.74 cfs @ 12.07 hrs, Volume= 2,580 cf, Depth> 7.10"

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

	Area (sf)	CN	Description
*	4,362	98	Portion of Parking/Driveway
	4,362		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

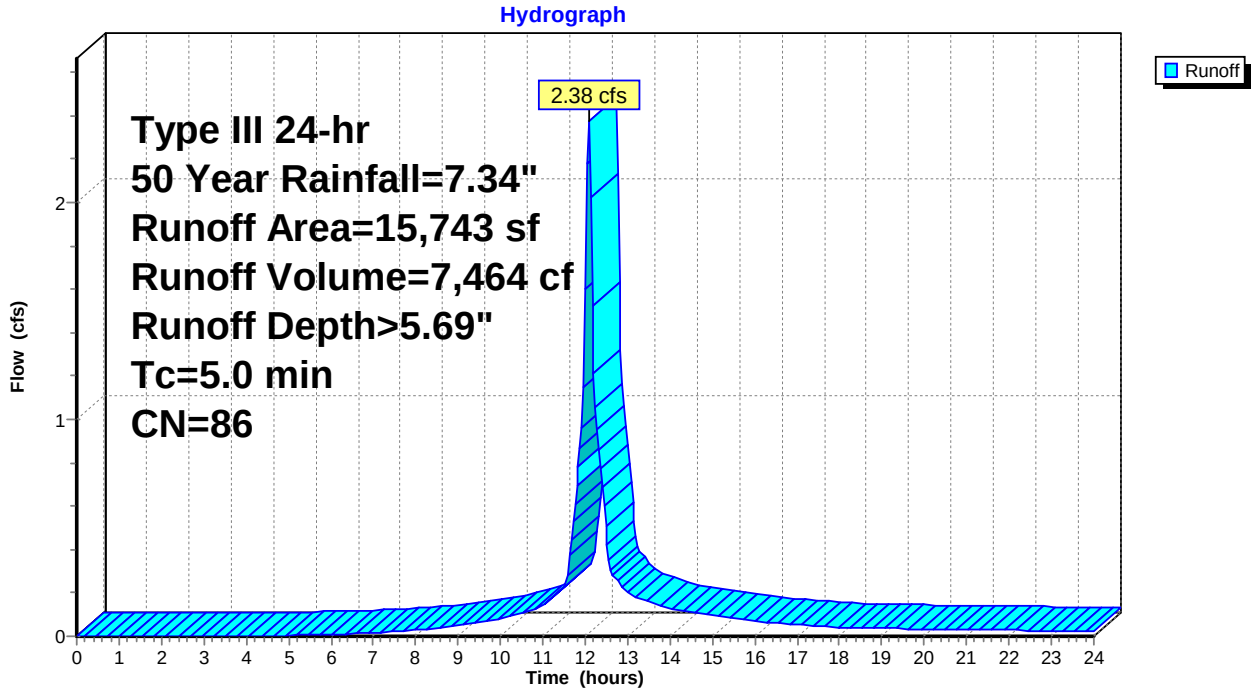
Runoff = 2.38 cfs @ 12.07 hrs, Volume= 7,464 cf, Depth> 5.69"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	3,478	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	15,743	86	Weighted Average
	6,355		40.37% Pervious Area
	9,388		59.63% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 1P: Aggregate beneath Pervious Pavers

Inflow Area = 4,362 sf,100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
Inflow = 0.74 cfs @ 12.07 hrs, Volume= 2,580 cf
Outflow = 0.21 cfs @ 12.48 hrs, Volume= 856 cf, Atten= 72%, Lag= 24.7 min
Primary = 0.21 cfs @ 12.48 hrs, Volume= 856 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 1.18' @ 12.49 hrs Surf.Area= 4,320 sf Storage= 1,728 cf

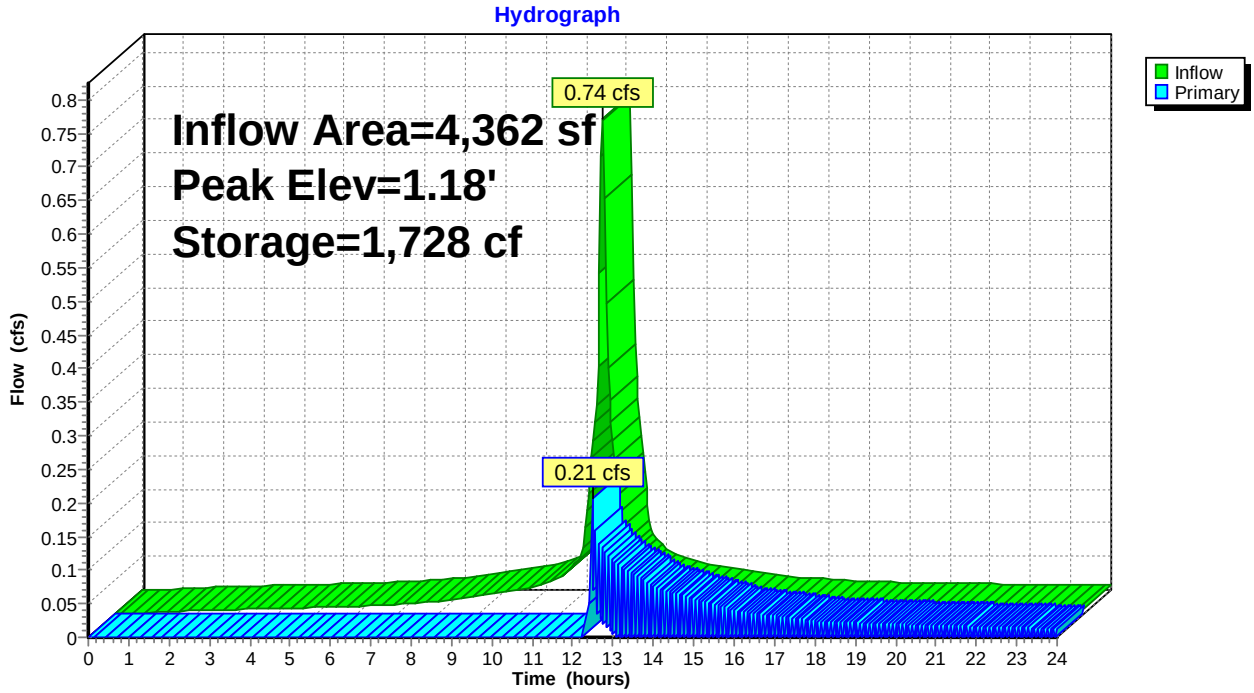
Plug-Flow detention time= 393.6 min calculated for 856 cf (33% of inflow)
Center-of-Mass det. time= 205.1 min (946.1 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,728 cf	**48.00'W x 90.00'L x 1.00'H Aggregate beneath Pervious Pavers** 4,320 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**1.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.19 cfs @ 12.48 hrs HW=1.17' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 0.19 cfs @ 1.11 fps)

Pond 1P: Aggregate beneath Pervious Pavers



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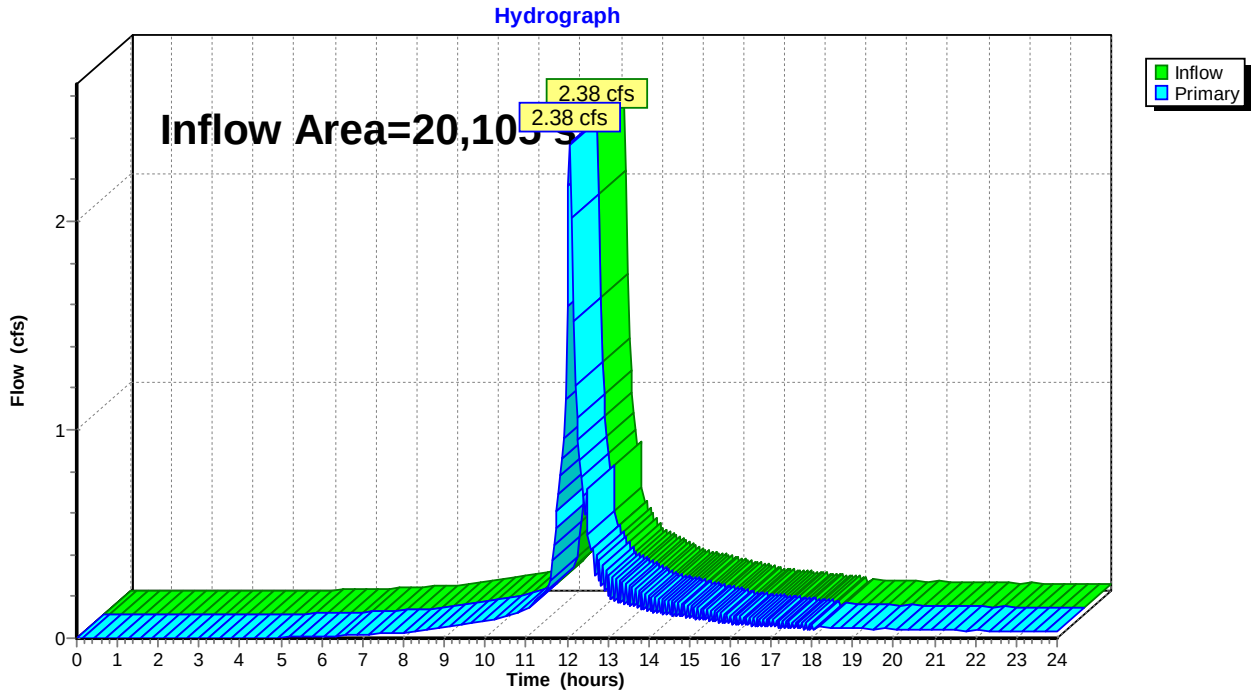
Summary for Link 1L: Combined Hydrograph

Inflow Area = 20,105 sf, 68.39% Impervious, Inflow Depth > 4.97" for 50 Year event
Inflow = 2.38 cfs @ 12.07 hrs, Volume= 8,320 cf
Primary = 2.38 cfs @ 12.07 hrs, Volume= 8,320 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

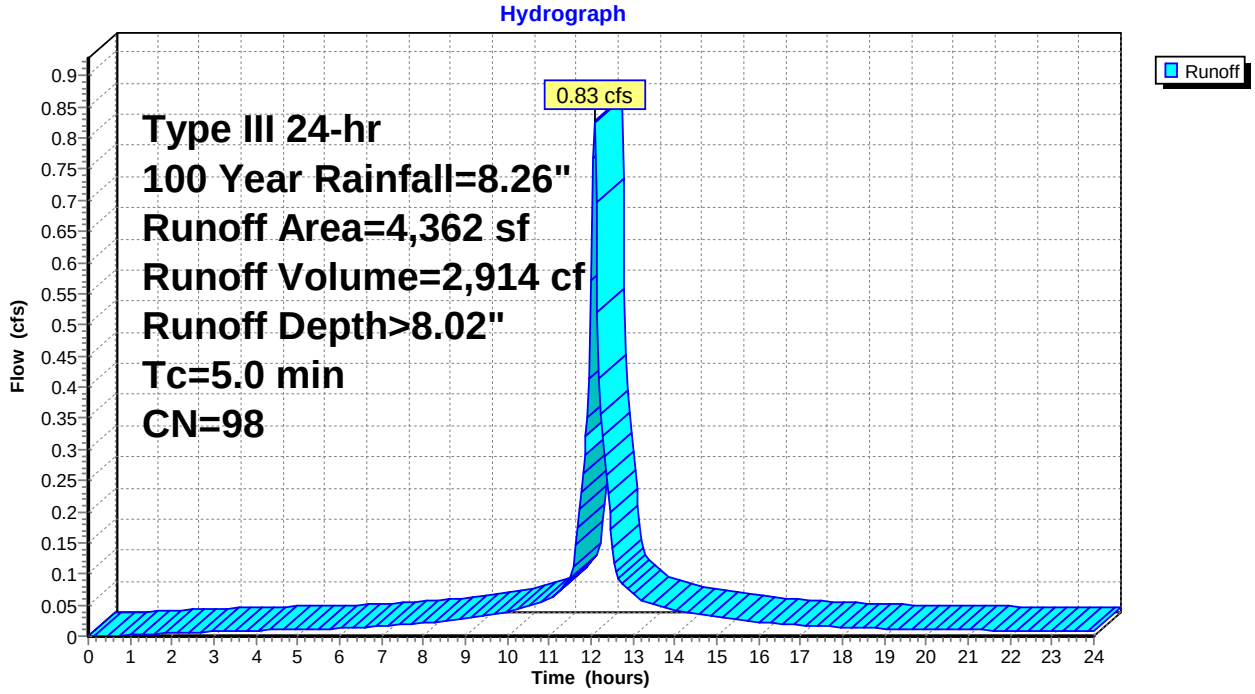
Runoff = 0.83 cfs @ 12.07 hrs, Volume= 2,914 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	4,362	98	Portion of Parking/Driveway
	4,362		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas not Routed to Retention

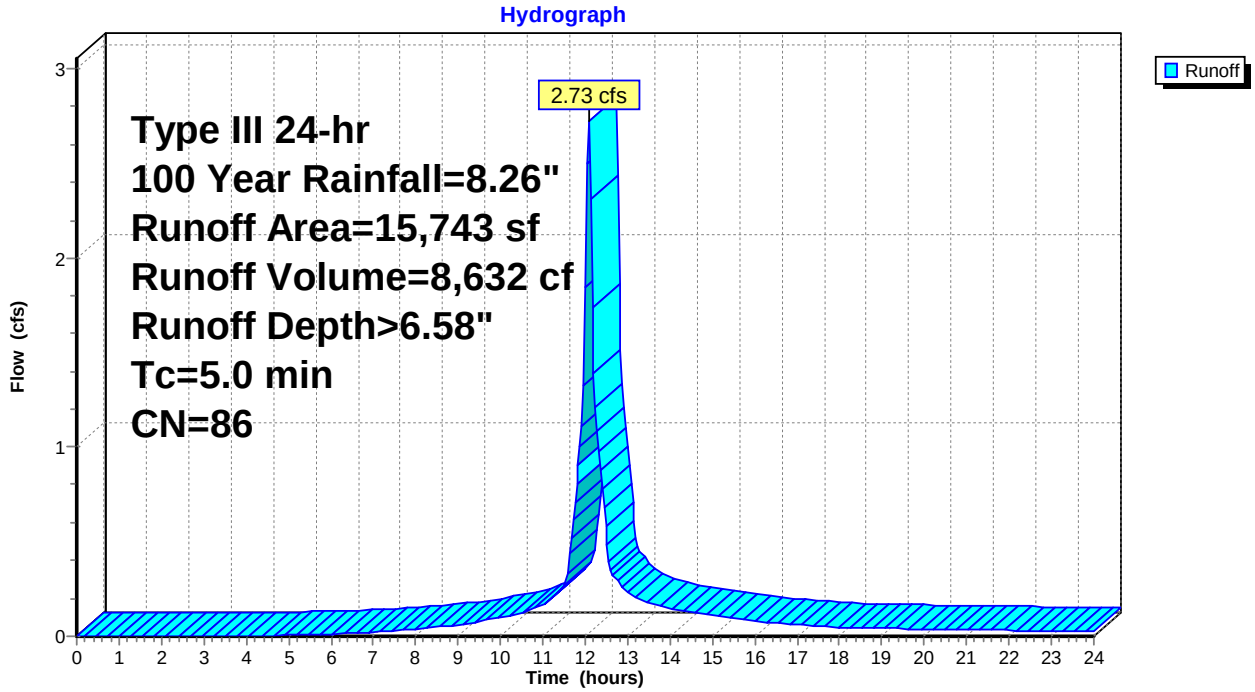
Runoff = 2.73 cfs @ 12.07 hrs, Volume= 8,632 cf, Depth> 6.58"

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

	Area (sf)	CN	Description
*	5,118	98	Buildings
*	3,478	98	Parking/Driveway
*	414	98	Garage
*	378	98	Walks
	6,355	69	50-75% Grass cover, Fair, HSG B
	15,743	86	Weighted Average
	6,355		40.37% Pervious Area
	9,388		59.63% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention



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Summary for Pond 1P: Aggregate beneath Pervious Pavers

Inflow Area = 4,362 sf,100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 0.83 cfs @ 12.07 hrs, Volume= 2,914 cf
Outflow = 0.41 cfs @ 12.28 hrs, Volume= 1,191 cf, Atten= 50%, Lag= 12.2 min
Primary = 0.41 cfs @ 12.28 hrs, Volume= 1,191 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 1.29' @ 12.28 hrs Surf.Area= 4,320 sf Storage= 1,728 cf

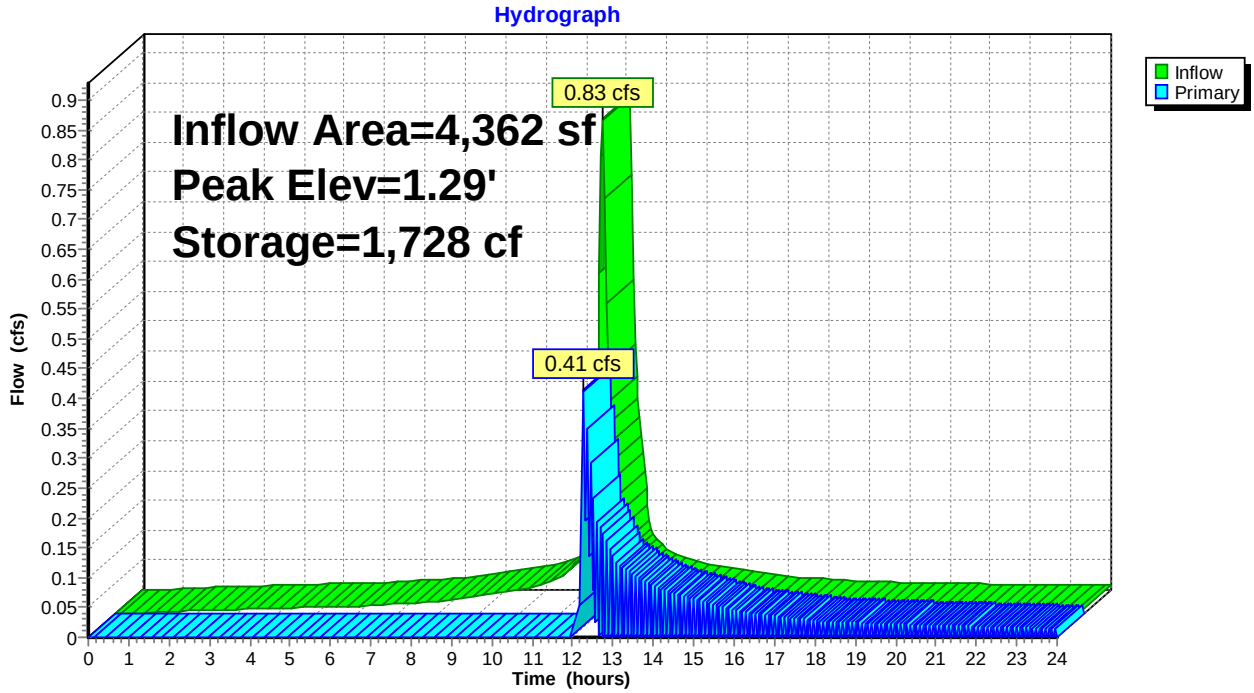
Plug-Flow detention time= 325.1 min calculated for 1,189 cf (41% of inflow)
Center-of-Mass det. time= 166.5 min (906.0 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1	0.00'	1,728 cf	**48.00'W x 90.00'L x 1.00'H Aggregate beneath Pervious Pavers** 4,320 cf Overall x 40.0% Voids

Device	Routing	Invert	Outlet Devices
#1	Primary	1.00'	**1.0' long x 20.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=0.40 cfs @ 12.28 hrs HW=1.28' (Free Discharge)
1=Broad-Crested Rectangular Weir (Weir Controls 0.40 cfs @ 1.42 fps)

Pond 1P: Aggregate beneath Pervious Pavers



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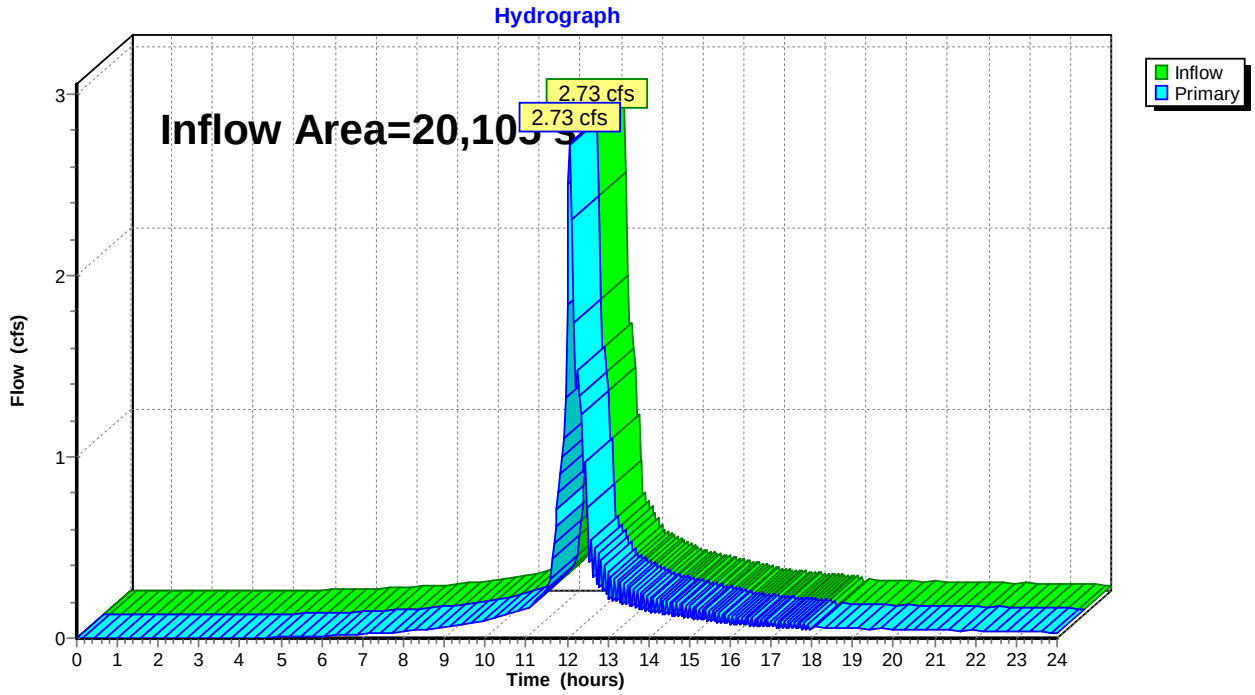
Summary for Link 1L: Combined Hydrograph

Inflow Area = 20,105 sf, 68.39% Impervious, Inflow Depth > 5.86" for 100 Year event
Inflow = 2.73 cfs @ 12.07 hrs, Volume= 9,823 cf
Primary = 2.73 cfs @ 12.07 hrs, Volume= 9,823 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Stormwater Facilities Maintenance Plan

BPC Capital Management VI LLC

7 Park Street, Norwalk, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 7 Park Street are maintained by the property owner in operational condition throughout the life of the project.

Recommended Frequency of Service:

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

Service Procedures:

1. Pervious Pavers: Clean and vacuum (Regenerative Air Vacuum for Permeable Interlocking Concrete Pavers) the porous pavement upon the completion of construction. Check for standing water on the surface of the pavement after a precipitation event. If standing water remains within 30 minutes after rainfall had ended, cleaning of porous pavement is recommended. Vacuum sweeper shall be used regularly to remove sediment and organic debris on the pavement surface. The sweeper may be fitted with water jets. Pavement vacuuming should occur during spring cleanup following the last snow event to remove accumulated debris, at a minimum. Pavement vacuuming should occur during fall cleanup to remove dead leaves, at a minimum. Power washing can be an effective tool for cleaning clogged areas. See manufacturer's specification. 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. Any additional maintenance required per the manufacturer's specifications shall also be completed.

Reporting:

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

7 Park Street
AFFORDABILITY PLAN

BPC CAPITAL MANAGEMENT VI, LLC owning property at 7 Park Street (hereafter the entity will be referred to as "BPC Capital") submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for development of a project located at 7 Park Street in Norwalk, Connecticut, in accordance with the Zoning Regulations of the City of Norwalk.

This plan describes how affordability will be determined, administered and maintained pursuant to the Article 6 Section 6.12 of the Zoning Regulations.

Definitions.

"Commission." The Norwalk Planning and 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 annually 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 annually 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.

1. Project Description.

BPC Capital proposes to create a total of eleven (11) units with associated site improvements, at 7 Park Street in Norwalk, Connecticut. BPC Capital proposes to designate a total of ten percent (10 %) of the rental units as Workforce Housing Units which meet the criteria under the Zoning Regulations for households whose annual income does not exceed eighty (80%) percent of the SMI in accordance with Article 6 Section 6.12 "Workforce Housing" of the City of Norwalk Zoning Regulations. In total, one (1) unit will be designated as a Workforce Housing Unit. The unit will be located on site.

BPC Capital has designated the specific unit that will be a Workforce Housing Unit on Appendix A. Designation of particular units may change over time, and updated schedules will

be provided to the Commission, or its designee, should that occur. The unit so designated shall be subject to the terms set out in this Plan and in Section 6.12 of the Norwalk Zoning Regulations.

2. 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 has been provided in comparable percentages to those in the market rate units.

3. Duration of Restrictions.

The Workforce Housing Unit shall be so designated in perpetuity, upon the issuance of a certificate of occupancy for the rental units on the Property and continuing for the life of each unit in accordance with the maximum housing payment calculations set out in Sec. 8-30g-8 of the regulations of 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 time of the unit's designation as set forth above, whichever is earlier to ensure affordability. The deed restriction will outline the rental restrictions, including the maximum rental price unit, the affirmative marketing procedures, residency requirements, reporting requirements, as well as remedies for breach.

4. Pro Rata Construction.

The Workforce Housing Units shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that the workforce housing units shall be developed simultaneously with or prior to the development of the market rate units.

5. Affirmative Fair Marketing.

BPC Capital or another similar agency ("BPC or other"), which will maintain a list of income/credit-qualified persons in accordance with Section 6.12.4.8 of the Norwalk Zoning Regulations. BPC or other will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants. BPC or other will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is incorporated into this document outlining selection systems and marketing strategy.

6. 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.

7. Administration and Compliance.

This Plan will be administered by BPC or other, or its successors and assigns ("Administrator"), who will be responsible for:

- Ensuring that households applying for Workforce Housing Units 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 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, the Administrator will provide forty-five (45) days prior written notice to the Commission or designee. The Commission shall be given a reasonable opportunity to object, but will not do so unreasonably.

8. Affirmative Fair Housing Marketing Plan and Notice of Initial Sale of Workforce Housing Units.

The availability of Workforce Housing Units 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.

Using the above-referenced State regulations as guidelines, dissemination of information about available Workforce Housing Units 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.

9. Tenant Eligibility.

Eligibility of families or households to rent Workforce Housing Units shall be determined by the Administrator in accordance with this Plan and the Regulations, as amended.

10. 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 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

[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.

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 § 6.12.4.7, 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.

11. Prioritization of Applicants for 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 priority 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 rental units. 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 §6.12.4.8 & 9, 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. Excluding initial priority given to those displace tenants, the priority categories shall be in effect for all subsequent Workforce Housing rentals in perpetuity.

12. <u>Maximum Monthly Rental Payment.</u>

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 Zoning Regulations §6.12.4.12 (definition of Workforce Housing Unit) and Connecticut Agencies Regulations §8-30g-8.

Calculation steps for rental of units at maximum of 80 percent of SMI.

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%) 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.

13. Principal Residence.

The Workforce Housing Unit shall be occupied only by the selected Workforce Household. Subleasing shall be prohibited.

14. 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 unit, allow the unit 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.

15. 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 the Norwalk Zoning Regulations. This development has been approved by the Planning and 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 Article 6 Section 6.12 concerning Workforce Housing.

16. 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.

17. Enforcement.

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Norwalk Planning and 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.

18. Binding Effect.

This Plan shall be binding on BPC Capital's successors, heirs and assigns.

APPENDIX A
(Unit to be provided prior to commencement of marketing)
(REFER TO ARCHITECTURAL PLAN SET FOR UNIT LOCATION)

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.

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);

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.

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.

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)

(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.

b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stock broker 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.

DEED RESTRICTION

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 2025 by _____, a Connecticut _____ with an office located at _____ in _____, Connecticut 068___, (the "**Declarant**").

RECITALS:

A. Declarant is the owner of a certain property known as 7 Park Street, Norwalk, Connecticut (District 1, Block 68, Lot 1) and more particularly described in Schedule A attached hereto (the "**Property**").

B. Declarant obtained approval from the Norwalk Planning and Zoning Commission (the "**Commission**") on _____, effective _____ in File _____ (the "**Approval**"), which Approval permits, *inter alia*, construction and occupancy of eleven (11) residential units on the Property.

C. Pursuant to the Approvals and to the Norwalk Zoning Regulations Article 6 Section 6.12, one (1) unit of the eleven (11) units are to be designated as "workforce housing units" as said term is defined in the Norwalk Zoning Regulations in effect on _____ 2025. The one (1) unit will be located on-site. There will be one (1) one-bedroom unit within the structure.

D. Declarant executes this Declaration of Restrictions and a Workforce Housing Affordability Plan with the intent to satisfy Condition of the Approval and the Norwalk Zoning Regulations Article 6 Section 6.12.5.4.

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 a "workforce housing unit" as that term is defined in City of Norwalk Code Article 6 Section 6.12 in effect on _____ 20___ and is therefore subject to limitations on the maximum annual income of the household that may rent the designated workforce housing units, and on the maximum rental that may be charged for such workforce housing units. 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 dwelling unit, 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 and 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 this document.

IN WITNESS WHEREOF, Declarant has set its hand and seal as of the date first above written.

BPC CAPITAL MANAGEMENT VI, LLC

_____ By:_____

Name:

Title: Manager

_____

STATE OF CONNECTICUT:
: ss: Norwalk _____, 20__
COUNTY OF FAIRFIELD :

Personally appeared _____, 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, before me.

_____
Commissioner of the Superior Court /
Notary Public

SLR International Corporation
195 Church Street, 7th Floor, New Haven, Connecticut, 06510

April 9, 2025

Mr. Brad Craighead
Norwalk Green Living Properties
20 Mill River Road
South Salem, NY 10590

SLR Project No.: 148.000042.00001

File No.: 20894.00002

RE: Trip Generation Assessment – Potential Site Redevelopment 7 Park Street, Norwalk, Connecticut

At your request, SLR International Corporation (SLR) has prepared this letter to assess trip generation changes that could occur from a potential redevelopment of 7 Park Street in Norwalk, Connecticut. We understand that this site, which contains a building of approximately 5,382 square feet (SF) that is currently used as offices, could be retrofitted/remodeled to instead be multi-family residential building with 11 dwelling units.

To quantify the amount of traffic that is currently generated by the offices at the site during weekday peak hours, the site's two driveways were counted on Wednesday April 2, 2025, from 7:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 6:00 p.m. It was found that the site's morning peak hour occurred from 7:00 a.m. to 8:00 a.m. when a total of nine vehicle trips entered/exited the site. The site's current afternoon peak hour occurred from 4:00 p.m. to 5:00 p.m. when a total of four vehicle trips entered/exited the site. Note that only around half of the office space at the building is currently occupied. Thus, these existing peak hour site traffic volumes could be approximately doubled to represent the building's amount of office site traffic at full occupancy.

To estimate the amount of weekday peak-hour site traffic that would be generated instead by a 11-unit multi-family residential development on the site, review was made of statistical data published by the Institute of Transportation Engineers (ITE)[1] for their Land Use Code (LUC) #220, Low-Rise Multifamily Housing. Based on this source, a residential development of this size would generate only around five total vehicle trips during the weekday morning peak hour, and six vehicle trips during the afternoon peak hour.

Table 1 compares the existing site traffic versus the potential future site traffic. As shown, the potential site redevelopment could generate around five to six vehicle trips during typical weekday peak hours according to ITE. The current office land use on the site generates more, or at least similar, traffic. Thus, the proposed site redevelopment from office to residential is expected to result in less traffic.

[1] *Trip Generation, 11th Edition*, Institute of Transportation Engineers, 2021

Table 1: Site-Generated Traffic Comparison

Land Use	Source	Number of Vehicle Trips					
		Weekday Morning Peak Hour 8:00 a.m. to 9:00 a.m.			Weekday Afternoon Peak Hour 4:00 p.m. to 5:00 p.m.		
		In	Out	Total	In	Out	Total
Existing Site Office (5,382 SF) **At approx. 50% occupancy**	Traffic Count Conducted on Wednesday April 2, 2025	8	1	**9**	2	2	**4**
Existing Site Office (5,382 square feet) **At approx. 100% occupancy**		16	2	**18**	4	4	**8**
Estimated Redevelopment Multifamily Housing, Low-Rise (11 units)	ITE Land Use #220	1	4	**5**	4	2	**6**

Trip Generation, 11th Edition. Institute of Transportation Engineers (ITE), 2021

Lastly, review was made of weekday peak-hour intersection traffic analyses that were readily available from a previously approved studies for another nearby development. For the intersections of Park Street at East Wall Street/Hubbell Lane/East Avenue and Park Street at North Avenue, traffic analysis was reviewed from the Knight Street/North Street Hartford Healthcare Traffic Study. Per that traffic study, these intersections operate at overall Level of Service (LOS) C or LOS D during peak hours. With the 7 Park Street redevelopment expected to generate little to no net new traffic, future traffic LOS operations at these intersections are not expected to be impacted by this development.

In summary, the proposed site redevelopment from office to residential is expected to result in less total site-generated traffic and not have perceptible traffic impact to the area roadway system.

We hope this letter is useful to you and the City of Norwalk in assessing the trip generation aspects of this proposed site redevelopment. If you have any questions or need any further information, please do not hesitate to contact us.

Regards,

SLR International Corporation

David G. Sullivan, PE
U.S. Manager of Traffic & Transportation Planning
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148. 20894.00002.a925.ltr.docx

Levi Clark House (1825)
7 Park Street

The Greek Revival house at 7 Park Street is a contributing asset to the Norwalk Green Historic District as the Levi Clark House. The house was built for Levi Clark (1801-1875) in 1825, shortly after his 1824 marriage to Fanny Stevens (1807-1855). He worked as a silversmith with James Starr Clark (1795-1866) in the firm of Clark and Brother. The "Clark Norwalk" hallmark appears on his coin silver cutlery. He is listed in the 1850 census as a jeweler, living with his wife, son, daughter and an Irish servant. The value of his real estate was $200. His wife passed

p 203.852.9788
c 203.246.4743
e tod@heritageresourcesct.com
w www.heritageresourcesct.com

away in 1855 and he never remarried. By 1860, he was still a jeweler, living with two female relatives, a married couple and two female Irish servants. The value of his real estate had increased to $6000.00. By 1870, the census listed him as a "watch repairer." He died on April 1, 1875, and is buried in Norwalk's Union Cemetery.

The Levi Clark House is a two and a half story, wood frame Greek Revival house. It has a characteristic triangular pediment with a local vernacular version of the typical pediment fanlight: a half-round glazed opening centered in a half-elliptical closed fan. It faces east toward the Norwalk Green. The exterior of the main block of the house remains almost unchanged since its construction. However, several twentieth century one- and two-story additions have been attached to the west elevation of the building. It was gutted at some time in the relatively recent past and nothing remains of its original interior.

The Applicant intends to retain and rehabilitate the original building, while removing the inappropriate twentieth century additions from its west elevation. The applicant intends to build new, sympathetic two-story multi-family additions to the west of the historic structure in place of the existing haphazard additions. They will not mimic the design of the existing building, and they will not loom over it. These units will be similar to those that the applicant has successfully built at 3 Park Street and they will be connected to the historic building at the second floor, using a method similar to that used at 3 Park Street. This approach will preserve the existing Park Street streetscape for years to come, as well as preserving the existing view from The Green. The applicant will convert existing office space in the Levi Clark House into apartments.

This project will provide needed residential density in one of Norwalk's most historic and sensitive areas. It will do so while enhancing the historic nature of The Green, rather than diminishing it. Levi Clark would still recognize his house.

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July 30, 2025

Memorandum
To: Adam Blank
From: Bryan Baker, AICP, Principal Planner
Re: #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic structure and change of use to 11 dwelling units

Dear Attorney Blank,

Please accept this letter as a preliminary review of the above referenced coastal site plan application.

1. On the proposed site plan the frontage buildout percentage is not provided. Please revise to add this percentage for each frontage. Staff notes that the percentage along each frontage under existing conditions will be zero and thus is pre-existing non-conforming. However, showing the new percentage, particularly along Lewis Street, should demonstrate a reduction in said non-conformity.
2. Staff recommends revising the circulation of the driveway to be entirely one-way, as cars entering via Lewis Street will have to turn around if no spaces are available in the parking spaces located along the western property line or will try to exit via the Park Street driveway which is one-way in the opposite direction, creating a conflict point. Staff recommends that the applicant discuss with the Transportation, Mobility & Parking Department (TMP) and provide a revised plan, if necessary, to the Commission for their review.
3. Should TMP agree that one-way circulation is the preferred plan, Staff recommends that the Lewis Street curb cut be reduced in width and that landscaping be considered to replace portions of the proposed pervious paver parking area nearest the proposed additions, provided that the minimum backup distance for the parking spaces is maintained.
4. Please provide more detail regarding the landscaping and screening of the parking, both from Lewis Street and from Park Street.
5. Staff recommends that the applicant consider moving the parallel parking spaces southward to create a larger buffer area between 7 Park Street and 9 Park Street for additional landscaping. Please note that compact parking spaces are no longer included within the zoning regulations and therefore would not count toward minimum parking requirements. Additionally, it does appear that there is adequate space to provide for additional landscaping in front of the spaces labeled as compact and the driveway entrance from Park Street. Staff recommends the applicant amend accordingly.
6. Please confirm with TMP and Public Works that the proposed new sidewalk area along Lewis Street will comply with all applicable city standards.
7. Please confirm that all utility connections, including electrical, will be installed underground.

More comments may be forthcoming based on Staff continuing to review the application, other city departments comments, and/or the applicant's response(s).

Sincerely,

Bryan Baker

Bryan Baker, AICP
Principal Planner
City of Norwalk

203-854-7705
bbaker@norwalkct.gov

BFJ Planning

MEMORANDUM

To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

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

Subject: Design Review of 7 Park Street, Norwalk, CT

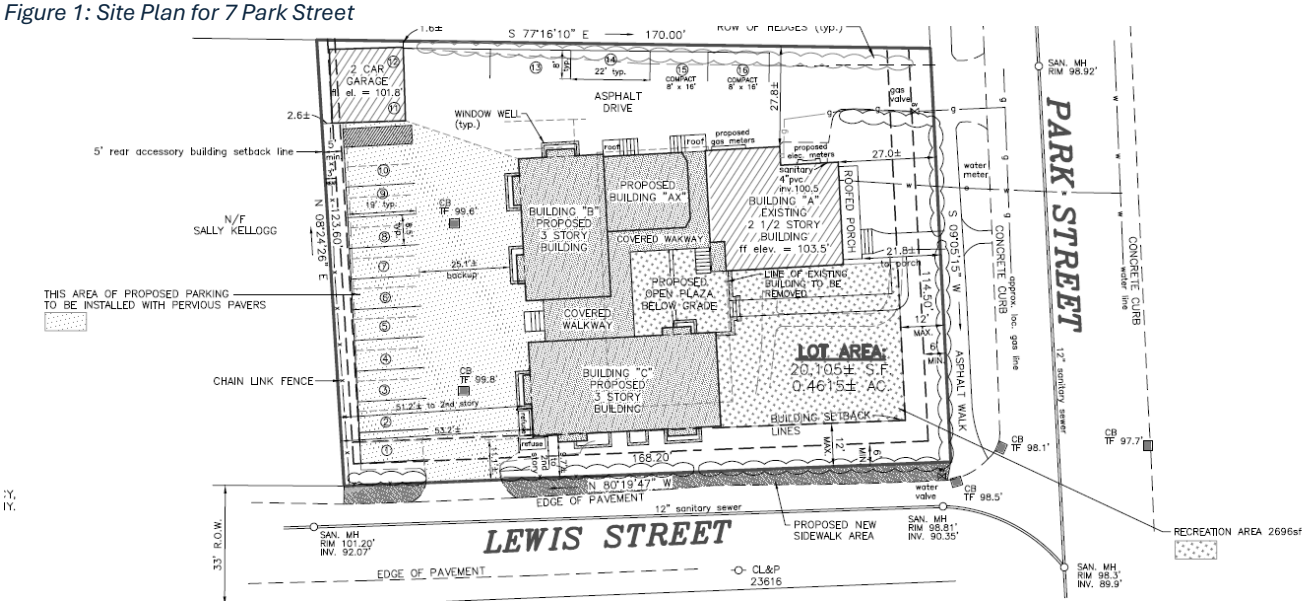
Date: July 30, 2025

Introduction:

BFJ Planning has been tasked with reviewing an application at 7 Park Street in Norwalk, CT. This site is located within the East Avenue Village District. There is currently a historic building on site, known as the "Levi Clark House," which has been used for commercial office purposes in recent years. The Levi Clark House is in the Greek Revival architectural style yet has undergone several additions to the western portion of the house over the last century. The Applicant proposes to replace these additions on the western side of the building with two-story multifamily additions, referred to as the "Carraige House" and "Stables." The Carriage House and Stables will consist of 11 residential units.

Overall, we believe the proposed building is well designed. The Greek Revival house is similar to the nearby 3 Park Street building and reflects an appropriate architectural approach. Although the proposed addition is in the Second Empire style, which differs from Greek Revival, it acceptable given that is a secondary structure and it aligns with architectural evolution over time. The following memo identifies recommendations and points of clarification for the Applicant.

Figure 1: Site Plan for 7 Park Street



1. Site Plan Review Application

It does not appear that the Site Plan Review Application includes the required information listed below.

Existing Trees

Section 3.a.vi.n states that the site plan must show an Existing Tree and Vegetation Plan and Survey:

i. Showing all groupings of trees and how they will be incorporated into the proposed project.
ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.

The site plan submitted by the Applicant does not show the existing street tree and Kousa Dogwood in front of the building. Existing vegetation should be clarified in the Site Plan.

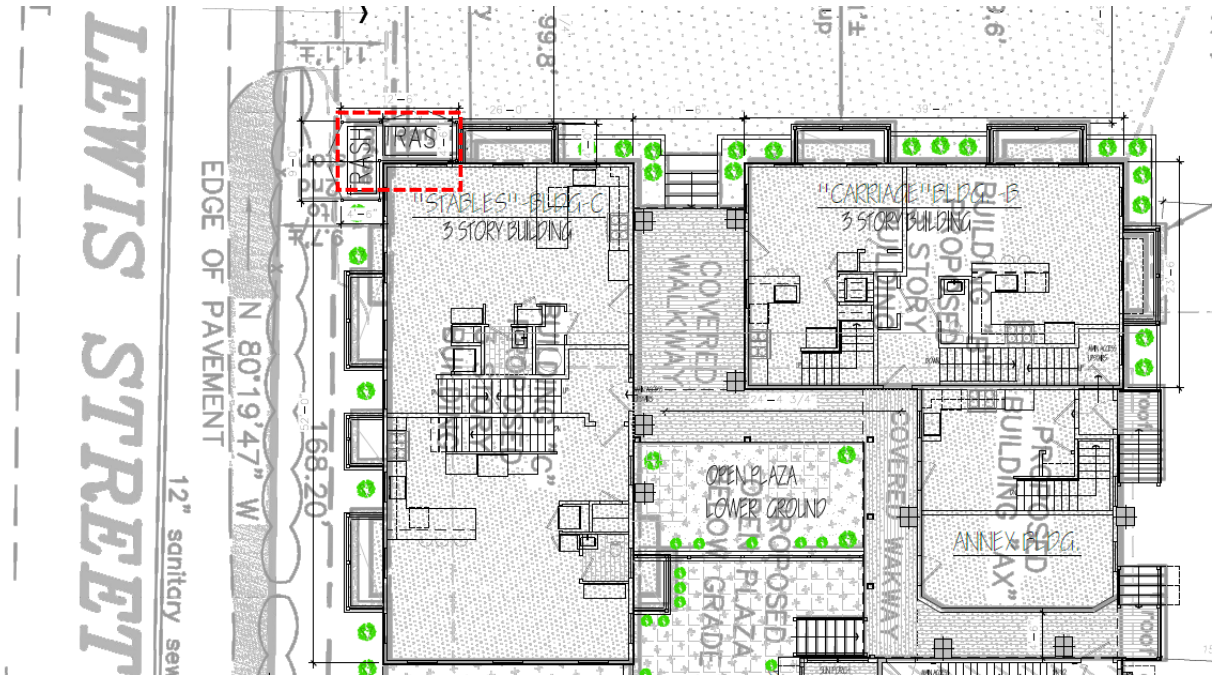
Lighting

It does not appear that there is lighting included in the rear parking area. This could negatively impact visibility at night.

Screening

Figure 2 shows the area labeled as "Trash." The Applicant should clarify whether there will be any screening provided in this area and if the containers will be adequately screened from Lewis Street. We also note that the Planning Department has requested more detail on screening from Lewis Street.

Figure 2: Trash Area



Architectural Rendering

Section 5.a states that the site plan application must include full color architectural renderings. These are not included in the submission.

2. Village District Standards

The following section references Section 4.3.1-E District Standards within the Norwalk Building & Lot/Building Site Standards. This section provides General Village District Review Standards, as well as specific standards for the East Avenue Village District Overlay (O-EAVD).

Specifically, the Village District Review Standards state that the "height, location, proportion of openings, roof treatments, building materials, and any proposed signs, accessory buildings, and lighting shall be consistent with the local architectural motif and with the unique elements of the District."

Landscape Elements

Signage

A signage program has not been provided. This would be useful to understand how users will identify and access the building.

Sidewalks

We recommend the construction of a sidewalk in front of the building. Concrete sidewalks would be more appropriate than asphalt and would match adjacent properties, such as 3 Park Street (see Figure 4).

Figure 3: Existing Asphalt Sidewalk in front of 7 Park Street

Figure 4: Example of Concrete Sidewalk in front of 3 Park Street

Additionally, sidewalks should be provided on Lewis Street. These will serve as a critical pedestrian connection between the proposed residential units and the Village Green. It will also create continuity between the existing concrete sidewalks on adjacent properties (see Figure 5).

Figure 5: Missing Sidewalk Connection on Lewis Street to Village Green

Required Open Space

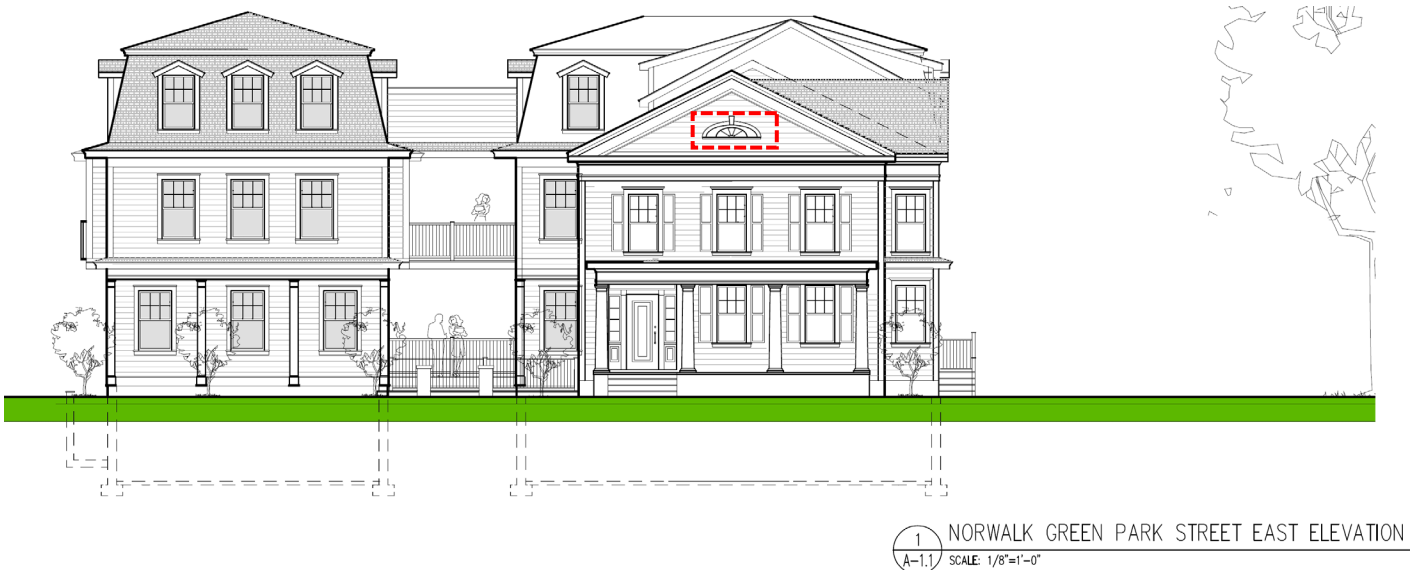
Sites within the O-EAVD are required to include a recreation area that is no less than 150 square feet per dwelling unit. It appears that the site plan meets the required recreation area. For the 11 units, the required recreation area is a minimum of 1,650 square feet. The site plan shows 2,696 square feet as a designated recreation area.

Building Design

Fanlight on Clark House

The fanlight in the pediment (outlined in red in Figure 6) should be restored. The entire opening should be glazed in a historically appropriate configuration. Currently, the opening is partially blocked, and a small stock fanlight has been inserted.

Figure 6: Fanlight on Clark House



Dormers on Carraige House

It is recommended that the Applicant considers removing the dormers shown in Figure 7 from the west elevation for a less busy composition. This is only a suggestion, as this feature is not visible from the street. It is a recommendation that is probably less expensive than what is proposed.

Figure 7: Dormers on West Elevation

Dormers on Stables

It is recommended that the Applicant removes the dormer shown in Figure 8 on both the east and west elevations, then moves the remaining dormers closer together for more restrained elevations. This design element is important, as this view is visible from the street.

Figure 8: Dormers on East Elevation

Fenestrations on South Elevation

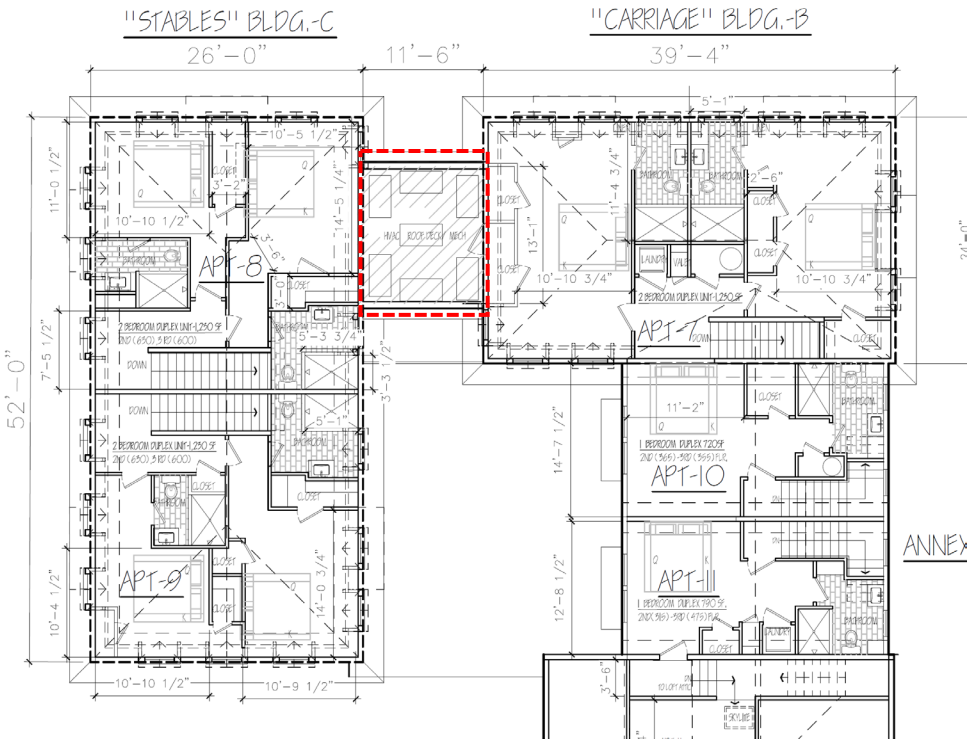
We suggest changing the two projecting second floor bay windows on the Lewis Street (south elevation) to match the bay window on the west elevation. The current bays include patio doors which are out of scale with the rest of the fenestrations on this façade. The replacement dormers have sash windows which are more appropriately scaled.

Figure 9: Fenestrations on South Elevation

Third Floor Roof Connection

It is not clear how the HVAC Roof Deck Mechanical Room would look and relate to the adjacent dormer windows. If there is another placement for the HVAC, the Applicant would not need the 3rd floor connection and the view from the street would be enhanced.

Figure 10: Third Floor Roof Connection

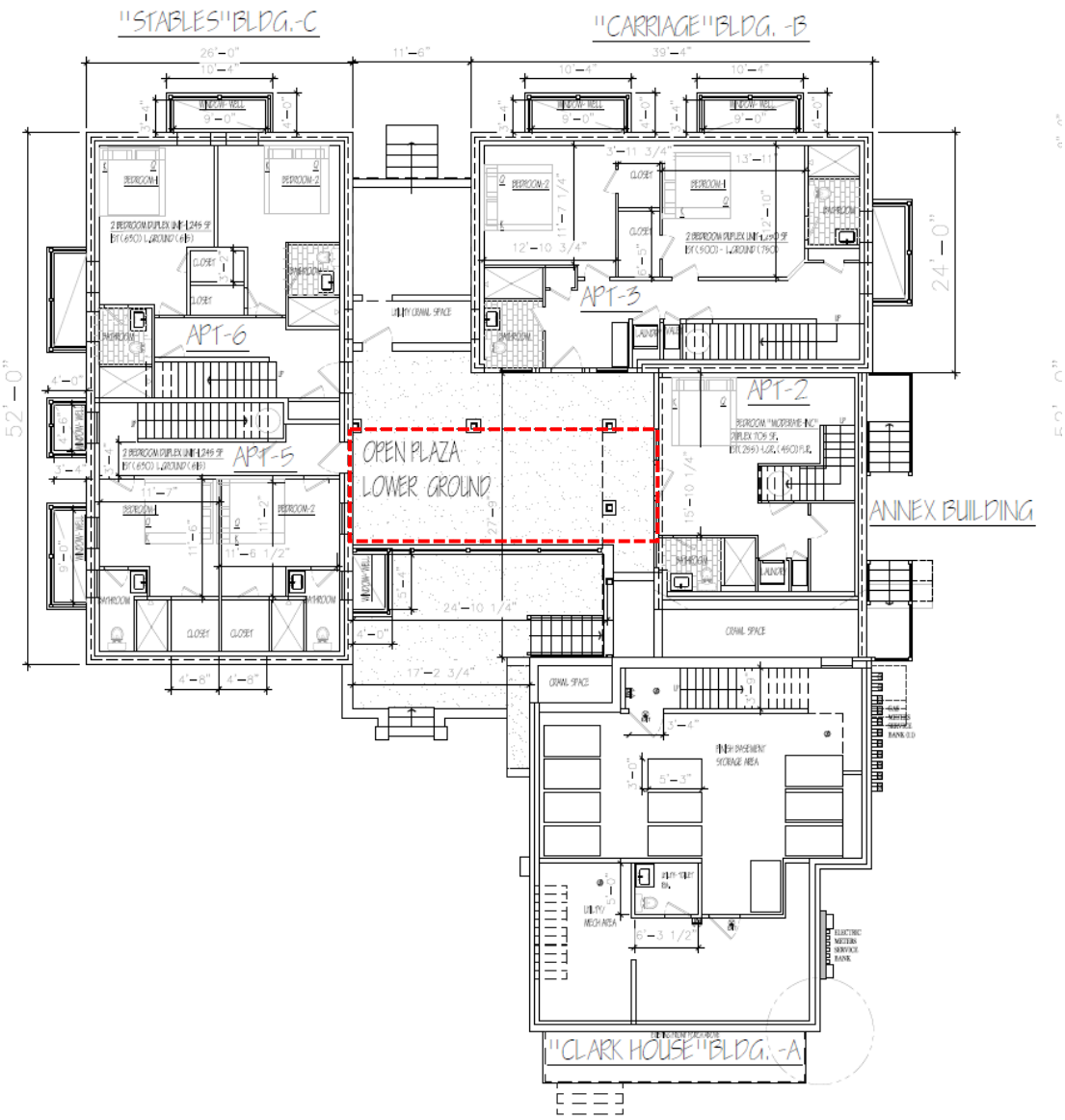


3. Miscellaneous Items

Access to the Open Plaza

There is currently no access point to the lower level plaza except through individual units. This lack of access will pose an issue for maintaining and servicing the open plaza.

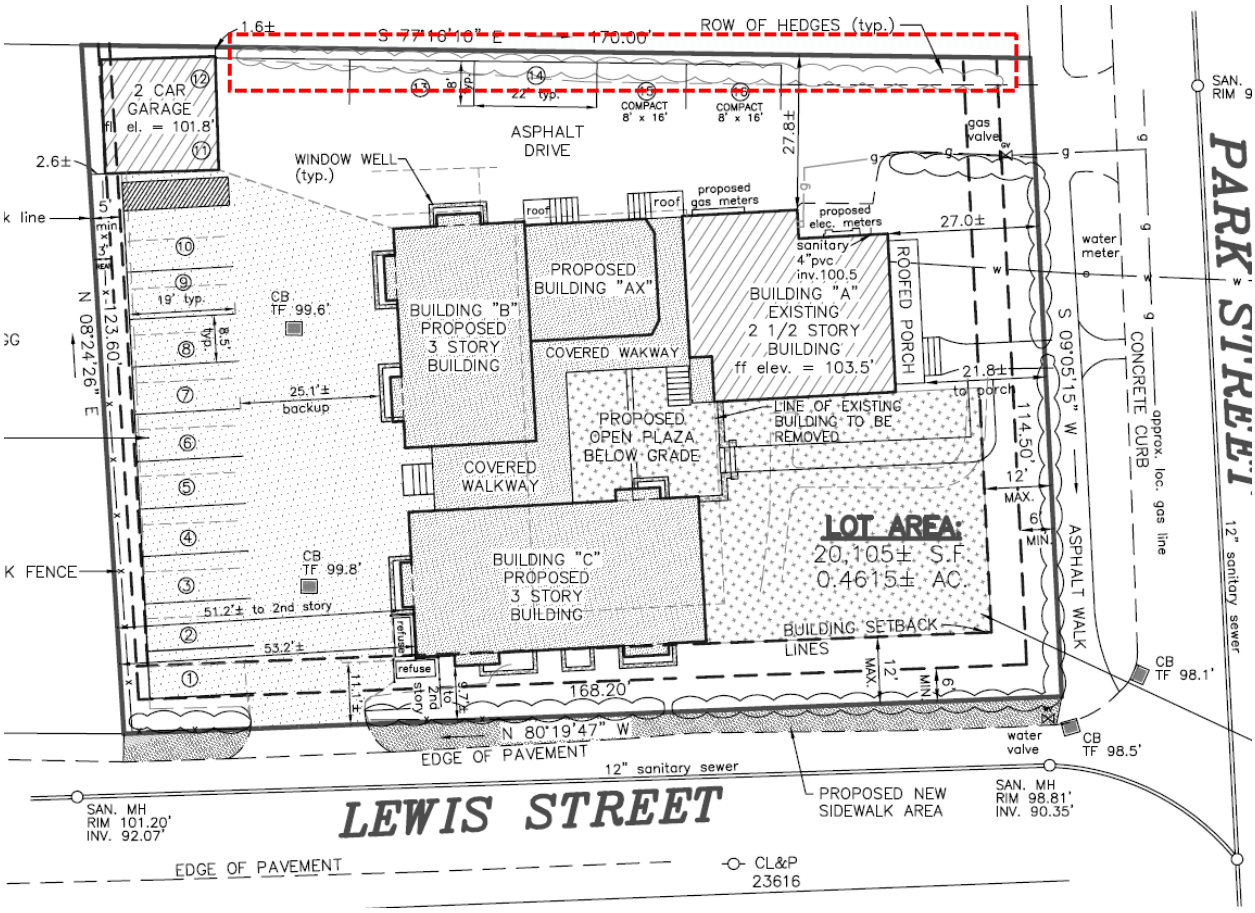
Figure 11: Lower Ground Open Plaza



Parking/Existing Hedges

The existing row of hedges, shown in Figure 12, appear to interfere with the proposed parallel parking spaces on the edge of the property. The Applicant should clarify the relationship between the row of hedges and proposed parking spaces.

Figure 12: Existing Hedges and Parking Spaces



Norwalk Water
Pollution Control
Authority
www.wpcanorwalk.org

M E M O R A N D U M

TO:	Adam Blank, Esq., Wofsey Rosen Kweskin & Kuriansky, LLC
FROM:	Ralph Kolb, P.E., Sr. Environmental Engineer, Water Pollution Control Authority
CC:	Steven Kleppin, Director, Department of Planning and Zoning William Ireland, Chief Building Official, Building and Code Enforcement Wilber Giron, P.E., Permit Engineer, Department of Engineering Mario Pizighelli, P.E., Stormwater Systems Manager, Water Pollution Control Authority
DATE:	August 7, 2025
REASON:	7 Park Street (District 01, Block 68, Lot 01) Proposed Multi-Family Residence (11-Units)

The Water Pollution Control Authority (WPCA) for the City of Norwalk has completed its review of the following project plans for the Proposed Multi-Family Residence (11-Units) to be located at 7 Park Street:

- Site Plan titled "Drainage Plan," prepared by Fairfield Country Engineers LLC., dated 05/31/2025

The WPCA has the following comment(s) requiring further information:

1. Residential parcels of 10 units or greater are required to conduct sanitary sewer flow monitoring and prepare a sewer capacity analysis report.
    a. Sanitary sewer flow monitoring shall be a minimum of 4 weeks (monitoring should include 2 rain events, with at least 1 a significant event of 0.5 inches or greater) of the sanitary sewer main as directed by the WPCA.
    b. A sewer capacity analysis is required to show that the existing and proposed peak flow will provide at least 25% reserve capacity remaining in each section of the sewer main as directed by the WPCA. Sewage flow calculations should be based on TR-16 "Guides for the Design of Wastewater Treatment Works", Connecticut Department of Public Health – Public Health Code, or other good engineering practice standards.
    c. WPCA would suggest having a flow meter installed into MH03-162.1 as shown below. The capacity analysis should include pipe segments 2903, 2901, 2904, 21975, and 21961. Please see image below for segment numbers.

Norwalk Water
Pollution Control
Authority
www.wpcanorwalk.org

☐ Approved

☒ Comments Attached (see above)

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

August 8, 2025

Sent via email to: ablank@wrkk.com

Adam Blank, Esq.
Wofsey Rosen Kweskin & Kuriansky, LLC

RE: 7 Park Street (District 01, Block 68, Lot 01)
Proposed Multi-Family Residence (11-Units)
Department of Engineering's Plan Review Comments

Dear Mr. Blank:

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 "Drainage Plan," prepared by Fairfield Country Engineers LLC., dated 05/31/2025
- Survey titled "Zoning Location Survey of Property Prepared for BPC Capital Management VI. LLC," prepared by Arcamone Land surveyors L.L.C, dated 04/08/2025
- Stormwater Report titled "Drainage Report Prepared for Existing and Proposed Conditions Located at: 7 Park Street," prepared by Fairfield Country Engineers L.L.C., dated 02/20/2025 and last revised 05/31/2025
- Engineering Report titled "Stormwater Facilities Maintenance Plan," prepared by Fairfield Country Engineers L.L.C.

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 project narrative references a 6% decrease in impervious area; however, the bulk zoning chart on the survey appears to indicate a more significant reduction. At the same time, the Curve Number (CN) has increased. Please clarify the actual change in impervious coverage resulting from the proposed project.
2. The plans shall be revised to include all existing utility information within the City's Right-of-Way along the property's boundaries, including but not limited to pipe size, material, and invert

elevations. Particular attention should be given to accurately depicting the existing drainage infrastructure. Additionally, an investigation of the property's existing on-site drainage and stormwater management systems should be conducted and reflected on the plans.

3. Confirm whether the sewer line shown on the plans is existing or proposed. Label accordingly on the plans and add any corresponding details in accordance with the City's Standard Detail Drawings.
4. Soil and erosion control measures, in compliance with the City's Drainage Manual Section 8, shall be adhered to throughout the construction of the project. In particular, inlet protection shall be installed.
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

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: edignoti@wrkk.com, ablank@wrkk.com

To: Emma Dignoti – Wofsey, Rosen, Kweskin & Kuriansky, LLP (WRKK)
Adam Blank, Esq. - WRKK

From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP

Date: August 7, 2025

Subject: 7 Park Street – Proposed Multi-Family Residential Development

---

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a preliminary review of the following documents related to the proposed multi-family residential development at 7 Park Street:

- Project Description Narrative for 7 Park Street, prepared by WRKK on behalf of BPC Capital Management VI, LLC, received July 17, 2025;
- "Site and Architectural Plans, 7 Park Street Multifamily Norwalk Green Living Properties", prepared by Balance Architecture, dated June 30, 2025, including:
  - "Zoning Location Survey of Property Prepared for BPC Capital Management VI, LLC, #7 Park Street, Norwalk, Connecticut", showing Proposed Improvements, prepared by Arcamone Land Surveyors LLC, dated April 8, 2025, revised June 17, 2025; and,
  - "Drainage Plan & Detail Sheet, 7 Park Street, Norwalk, Connecticut", prepared by Fairfield County Engineering LLC, dated May 31, 2025;
- "Zoning Location Survey of Property Prepared for BPC Capital Management VI, LLC, #7 Park Street, Norwalk, Connecticut", prepared by Arcamone Land Surveyors LLC, dated April 8, 2025; and,
- "Trip Generation Assessment – Potential Site Redevelopment, 7 Park Street, Norwalk, Connecticut", prepared by SLR International Corporation, dated April 9, 2025.

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

1. TMP supports Planning & Zoning staff recommendations for changing the driveway circulation to be entirely one-way, with all entries from the Park Street driveway and all exits onto Lewis Street (Comment #2 in July 30, 2025 memorandum).
2. Is trash and recycling pickup planned to take place off-street near the location marked "refuse" behind Building "C"? For larger residential developments such as this one, it is preferable that trash and recycling pickup take place off-street.
3. Please incorporate the following site frontage improvements into the site plans:
   a. New concrete sidewalk and new concrete curb along the Lewis Street frontage.
      i. For minimum roadway width, maintain at least the same curb-to-curb

roadway width as currently exists at the existing driveway apron on Lewis Street (approximately 21.5'). Maintain a consistent cross-section along the entire Lewis Street frontage.

ii. If the Applicant's intention is to retain the existing street-side hedges, the preferred sidewalk width of 5' may be reduced to 4' to support this goal.

b. Replacement of existing 4'-wide bituminous concrete sidewalk along the Park Street frontage with new 5'-wide concrete sidewalk.

i. Coordinate with City Arborist to determine appropriate offset of the new concrete sidewalk from the existing mature tree in the public ROW closer to the corner at Lewis Street. The sidewalk alignment may need to curve slightly around the tree. Consider the sidewalk treatment at 3 Park Street as an example. A narrowing of the sidewalk from 5' to 4' at just the section wrapping around the tree would be acceptable.

c. New concrete driveway aprons at both the Park Street entrance and Lewis Street exit. The cross slope of the sidewalk and pedestrian access route portion of the driveway aprons should be consistent, per City standards. This may require the running slope of the sidewalk along Lewis Street to ramp down slightly to meet the grade of the driveway apron.

d. Indicate how the new sidewalks will transition to the existing sidewalks at the ends of the site frontage, at both the southwest corner of the site on Lewis Street and the northeast corner of the site on Park Street.

4. Identify and label the narrowest drive aisle width dimension between the parallel parking spaces on the north side of the property and any obstruction alongside the building. Also, label the driveway width dimension at the back of the driveway apron. Widths of one-way drive aisles can be as low as 12', so consider this in accommodating a shift of parking spaces southward for a larger landscaping buffer area, per Planning & Zoning staff recommendations (Comment #5 in July 30, 2025 memorandum). But do also consider a couple feet of buffer on the passenger side of vehicles in those parallel parking spaces may be beneficial to allow for door opening and access.

5. Existing hedges along the north side of the property should be cut back or trimmed to ensure that Parking Space #12 in the garage is accessible and usable.

6. Show dimensions for handicap-accessible Parking Space #10. For ADA compliance, the space should be 11' wide and the buffer should be 5' wide.

7. The dimensions of the proposed compact spaces (#15 and #16) are not compliant with Norwalk Zoning Regulations. TMP recommends converting this area into just one standard parallel parking space, instead of two sub-standard spaces, assuming that the minimum number of parking spaces required by zoning can still be met.

8. The plan shall be revised to include a triangle measuring 10 feet along the centerline of the driveway from the edge of the travelled way and 30 feet along the edge of travelled way of the street from the centerline of the driveway, in both directions. These driveway sight triangles at the exit onto Lewis Street are to ensure no obstruction in excess of two (2) feet high are within the sight line triangle, in conformance with the City DPW Roadway Standards.

SUMMARY:

TMP does not have any comments on the traffic study 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, P.E., 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

Outlook

RE: 7 Park Street: CAM & Site Plan Application - Departmental Sign-Offs

From Donohue, Troy <TDonohue@norwalkct.gov>
Date Mon 8/11/2025 12:45 PM
To Emma Dignoti <edignoti@wrkk.com>
Cc Adam Blank <ablank@wrkk.com>; McDonald, Kirk <KMcDonald@norwalkct.gov>; Baker, Bryan <bbaker@norwalkct.gov>; Williams, Amelia <Amelia.Williams@norwalkct.gov>

Good afternoon, Emma

Thank you for the response, with that said – At this time the Norwalk Fire Marshal's Office has no issues with the proposed project at 7 Park St. Please feel free to reach out at any time with questions. Thank you

Respectfully,

Troy J. Donohue
Fire Marshal
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov

From: Emma Dignoti <edignoti@wrkk.com>
Sent: Monday, August 11, 2025 12:24 PM
To: Donohue, Troy <TDonohue@norwalkct.gov>
Cc: Adam Blank <ablank@wrkk.com>; McDonald, Kirk <KMcDonald@norwalkct.gov>; Baker, Bryan <bbaker@norwalkct.gov>; Williams, Amelia <Amelia.Williams@norwalkct.gov>
Subject: RE: 7 Park Street: CAM & Site Plan Application - Departmental Sign-Offs

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Fire Marshal Donohue,

Thank you for getting back to us. The proposed building will be NFPA compliant with Fire Alarm and Sprinkler systems, and the Fire sprinkler access connection will be at the entry to the property from Park Street. Even though the Applicant's plans refer to various "buildings," there will only be a total of one building on site (including the existing historic house) and these various "building" notations merely refer to different "areas" or

July 30, 2025

Memorandum
To: Adam Blank
From: Bryan Baker, AICP, Principal Planner
Re: #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic structure and change of use to 11 dwelling units

Dear Attorney Blank,

Please accept this letter as a preliminary review of the above referenced coastal site plan application.

APPLICANT RESPONSES IN RED INK – 8/12/25

OVERVIEW: Over the past ten years, the Applicant has completed eight different historic development projects in Norwalk, with six of the eight in the East Avenue Village District, located on and around the Norwalk Green. With a reputation for architectural integrity and excellence, Norwalk Green Living's business model centers upon the adaptive reuse of neglected historic buildings, converting them from commercial office use to multifamily dwelling units.

1. On the proposed site plan the frontage buildout percentage is not provided. Please revise to add this percentage for each frontage. Staff notes that the percentage along each frontage under existing conditions will be zero and thus is pre-existing non-conforming. However, showing the new percentage, particularly along Lewis Street, should demonstrate a reduction in said non-conformity.
   RESPONSE: The Applicant will submit revised plans reflecting the frontage buildout percentages in advance of the anticipated P&Z action currently scheduled for 8/20/25, if possible, or if not, the submission of such plans may be made a condition of approval.
2. Staff recommends revising the circulation of the driveway to be entirely one-way, as cars entering via Lewis Street will have to turn around if no spaces are available in the parking spaces located along the western property line or will try to exit via the Park Street driveway which is one-way in the opposite direction, creating a conflict point. Staff recommends that the applicant discuss with the Transportation, Mobility & Parking Department (TMP) and provide a revised plan, if necessary, to the Commission for their review.
   RESPONSE: The Applicant has been in touch with TMP, which is in support of the Applicant's plan to submit revised plans in advance of the anticipated P&Z action on 8/20/25, if possible, or if not possible, as a condition of approval, which plans will provide for one-way circulation through the property—cars will enter on Park Street and exit on Lewis Street.
3. Should TMP agree that one-way circulation is the preferred plan, Staff recommends that the Lewis Street curb cut be reduced in width and that landscaping be considered to replace portions of the proposed pervious paver parking area nearest the proposed additions, provided that the minimum backup distance for the parking spaces is maintained.
   RESPONSE: The Applicant agrees to reduce the curb cut's width at Lewis Street. The Applicant also agrees to plant a Yew Hedge at that location, with a narrower driveway exit.
4. Please provide more detail regarding the landscaping and screening of the parking, both from Lewis Street and from ParkStreet.
   RESPONSE: Additional detail will be provided on the revised plans that the Applicant will submit prior to the P&Z action anticipated on 8/20/25, if possible, or if not possible, as a

condition of approval. However, high-quality construction, landscaping, privacy and a sense of community are an important part of Norwalk Green Living's appeal to residents. A premium is placed on all materials—including landscaping, nursery stock and natural stone—with an emphasis on creating an attractive, established atmosphere that is consistent with the architecture of surrounding properties in the neighborhood. For example, rather than planting small saplings or shrubbery that take years to grow in, sizable nursery stock is selected that looks natural from the moment it's put into the ground. Supported by an irrigation network to promote growth, the outdoor space is also highlighted by carefully vetted lighting fixtures that provide both safety and subtle accents to the building's exterior, public space and parking areas. In essence, the vision for 7 Park Street is a residential-style property that is specifically designed to create and foster a welcoming, peaceful sense of community with an atmosphere of safety and privacy that's consistent with the character of the East Avenue Village District.

5. Staff recommends that the applicant consider moving the parallel parking spaces southward to create a larger buffer area between 7 Park Street and 9 Park Street for additional landscaping. Please note that compact parking spaces are no longer included within the zoning regulations and therefore would not count toward minimum parking requirements. Additionally, it does appear that there is adequate space to provide for additional landscaping in front of the spaces labeled as compact and the driveway entrance from Park Street. Staff recommends the applicant amend accordingly.
   RESPONSE: In advance of the P&Z action anticipated on 8/20/25, if possible, or if not, as a condition of approval, the Applicant will submit revised plans, which will not reflect any compact parking spaces, will depict a reduction in parking spaces to 15 (from the 16 originally proposed), will move the Park Street driveway entry five feet away from the boundary line with 9 Park Street (allowing additional room for the existing hedges), and will provide additional landscaping detail.
6. Please confirm with TMP and Public Works that the proposed new sidewalk area along Lewis Street will comply with all applicable city standards.
   RESPONSE: The Applicant has been in touch with TMP, and will continue to work with both TMP and Public Works to ensure that the Lewis Street sidewalk area will comply with all applicable city standards.
7. Please confirm that all utility connections, including electrical, will be installed underground.
   RESPONSE: Confirmed.

More comments may be forthcoming based on Staff continuing to review the application, other city departments comments, and/or the applicant's response(s).

Sincerely,

Bryan Baker

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

BFJ Planning

MEMORANDUM

To: Bryan Baker, Principal Planner
Steven Kleppin, Director
Norwalk Department of Planning and Zoning

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

Subject: Design Review of 7 Park Street, Norwalk, CT

Date: July 30, 2025

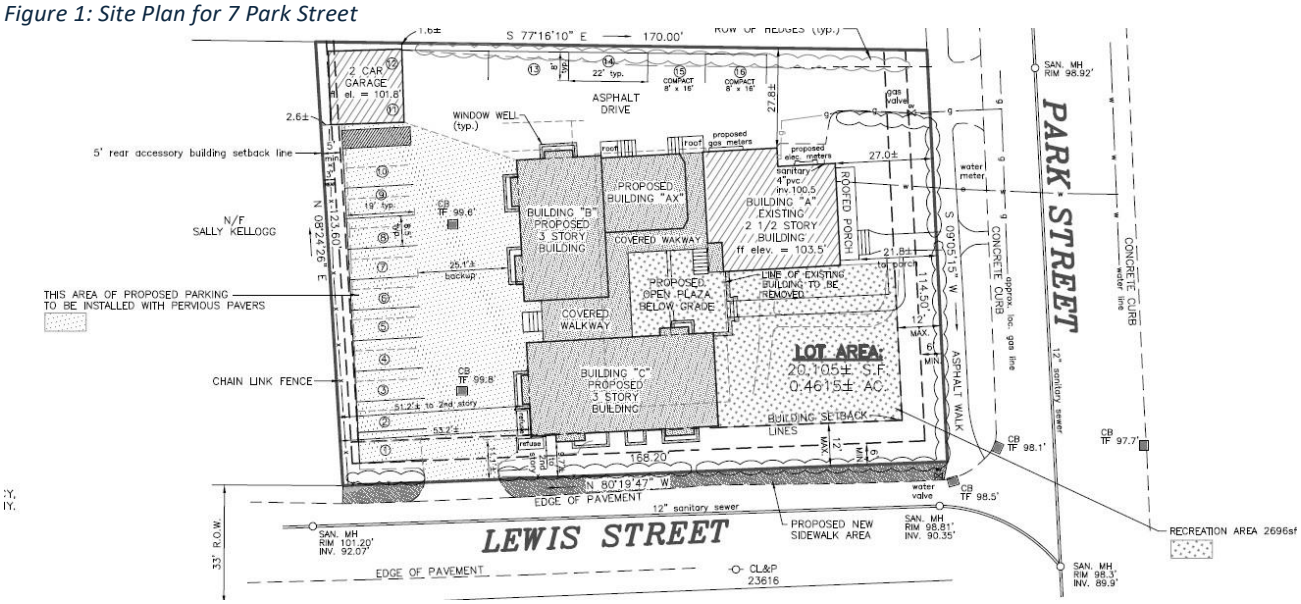
APPLICANT RESPONSES IN RED INK – 8/12/2025

Introduction:

BFJ Planning has been tasked with reviewing an application at 7 Park Street in Norwalk, CT. This site is located within the East Avenue Village District. There is currently a historic building on site, known as the "Levi Clark House," which has been used for commercial office purposes in recent years. The Levi Clark House is in the Greek Revival architectural style yet has undergone several additions to the western portion of the house over the last century. The Applicant proposes to replace these additions on the western side of the building with two-story multifamily additions, referred to as the "Carraige House" and "Stables." The Carriage House and Stables will consist of 11 residential units.

Overall, we believe the proposed building is well designed. The Greek Revival house is similar to the nearby 3 Park Street building and reflects an appropriate architectural approach. Although the proposed addition is in the Second Empire style, which differs from Greek Revival, it acceptable given that is a secondary structure and it aligns with architectural evolution over time. The following memo identifies recommendations and points of clarification for the Applicant.

Figure 1: Site Plan for 7 Park Street



1. Site Plan Review Application

It does not appear that the Site Plan Review Application includes the required information listed below.

Existing Trees

Section 3.a.vi.n states that the site plan must show an Existing Tree and Vegetation Plan and Survey:

i. Showing all groupings of trees and how they will be incorporated into the proposed project.
ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.

The site plan submitted by the Applicant does not show the existing street tree and Kousa Dogwood in front of the building. Existing vegetation should be clarified in the Site Plan.

RESPONSE: The Applicant will submit an updated Site Plan and Survey, including a Tree Protection Plan which will show the existing street tree and Kousa Dogwood, in advance of the anticipated P&Z action on 8/20/25, if possible, or if not, as a condition of approval.

Lighting

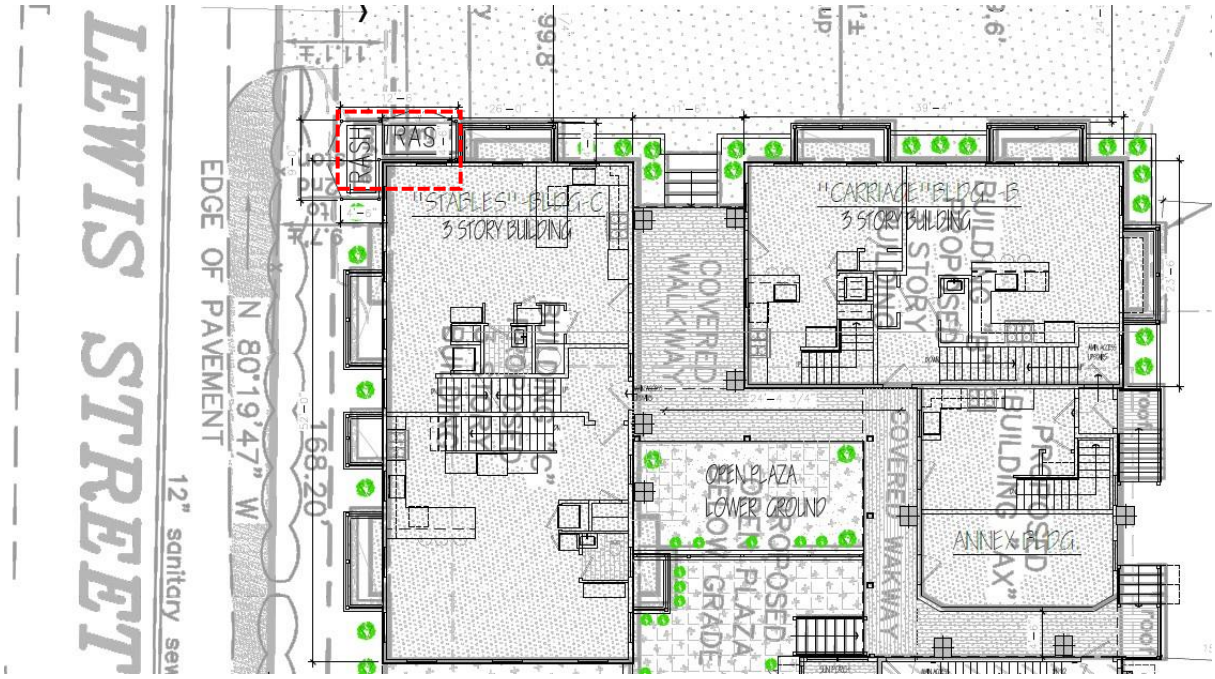
It does not appear that there is lighting included in the rear parking area. This could negatively impact visibility at night.

RESPONSE: Lighting is included in the rear parking area, and is depicted on sheet SP-1 of the Site Plan.

Screening

Figure 2 shows the area labeled as "Trash." The Applicant should clarify whether there will be any screening provided in this area and if the containers will be adequately screened from Lewis Street. We also note that the Planning Department has requested more detail on screening from Lewis Street.

Figure 2: Trash Area



RESPONSE: Trash containers will be adequately screened, with screening similar to that used by the Applicant at 3 Park Street. See attached photos of 3 Park Street refuse area.

Architectural Rendering

Section 5.a states that the site plan application must include full color architectural renderings. These are not included in the submission.

RESPONSE: Planning & Zoning Staff has informed the applicant that the color photos submitted of the nearby property, 3 Park Street, suffice for the color renderings as the proposed development at 7 Park Street will mirror that development.

2. Village District Standards

The following section references Section 4.3.1-E District Standards within the Norwalk Building & Lot/Building Site Standards. This section provides General Village District Review Standards, as well as specific standards for the East Avenue Village District Overlay (O-EAVD).

Specifically, the Village District Review Standards state that the "height, location, proportion of openings, roof treatments, building materials, and any proposed signs, accessory buildings, and lighting shall be consistent with the local architectural motif and with the unique elements of the District."

Landscape Elements

Signage

A signage program has not been provided. This would be useful to understand how users will identify and access the building.

RESPONSE: The Applicant will separately apply for a Zoning Permit for signage. The Applicant intends to display at least one sign with the Property's address in the front of the Property for wayfinding purposes. The existing sign at the Property will be depicted on the revised survey, which will be included with the plans submitted prior to the anticipated P&Z action on 8/20/25, if possible, or if not, as a condition of approval.

Sidewalks

We recommend the construction of a sidewalk in front of the building. Concrete sidewalks would be more appropriate than asphalt and would match adjacent properties, such as 3 Park Street (see Figure 4).

Figure 3: Existing Asphalt Sidewalk in front of 7 Park Street

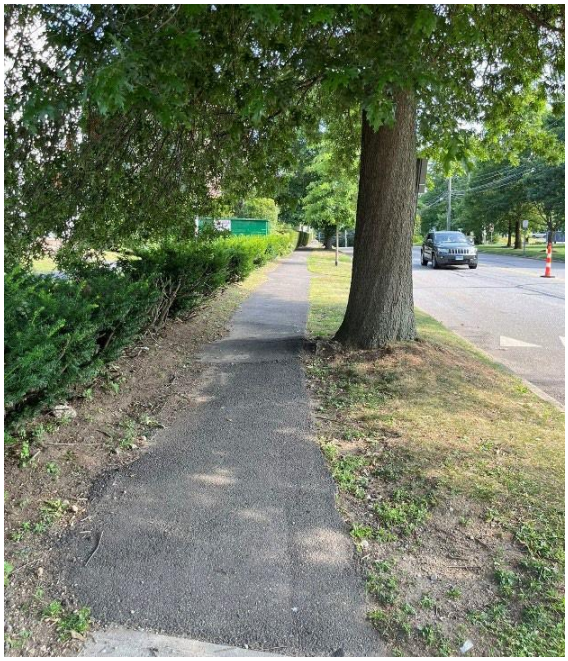


Figure 4: Example of Concrete Sidewalk in front of 3 Park Street

Additionally, sidewalks should be provided on Lewis Street. These will serve as a critical pedestrian connection between the proposed residential units and the Village Green. It will also create continuity between the existing concrete sidewalks on adjacent properties (see Figure 5).

Figure 5: Missing Sidewalk Connection on Lewis Street to Village Green

RESPONSE: The Applicant is working with TMP to address the sidewalks adjacent to the Property along Lewis Street and Park Street. The Applicant has agreed to install a 4-foot concrete sidewalk along Lewis Street, bordering the Property, and to re-surface a concrete sidewalk bordering the Property along Park Street.

Required Open Space

Sites within the O-EAVD are required to include a recreation area that is no less than 150 square feet per

dwelling unit. It appears that the site plan meets the required recreation area. For the 11 units, the required recreation area is a minimum of 1,650 square feet. The site plan shows 2,696 square feet as a designated recreation area.

RESPONSE: The submitted plans propose far more recreation area than is required.

Building Design

Fanlight on Clark House

The fanlight in the pediment (outlined in red in Figure 6) should be restored. The entire opening should be glazed in a historically appropriate configuration. Currently, the opening is partially blocked, and a small stock fanlight has been inserted.

Figure 6: Fanlight on Clark House

RESPONSE: The Applicant agrees to repair the existing fanlight on the Clark House to create a period-appropriate glass opening. To achieve a consistent standard of high-quality construction and presentation, the Applicant plans on restoring the historic fanlight crescent window located in the pediment of the façade of the Levi Clark House and also replacing each of the existing 6-over-1 light cut windows with more historically accurate 6-over-6 light cuts that will discretely complement the 1825 Greek Revival building.

Dormers on Carraige House

It is recommended that the Applicant considers removing the dormers shown in Figure 7 from the west elevation for a less busy composition. This is only a suggestion, as this feature is not visible from the street. It is a recommendation that is probably less expensive than what is proposed.

Figure 7: Dormers on West Elevation

RESPONSE: The Applicant will submit revised plans in advance of the anticipated P&Z action on 8/20/25, if possible, or if not, as a condition of approval, which will remove the dormers to create a more consistent elevation.

Dormers on Stables

It is recommended that the Applicant removes the dormer shown in Figure 8 on both the east and west elevations, then moves the remaining dormers closer together for more restrained elevations. This design element is important, as this view is visible from the street.

Figure 8: Dormers on East Elevation

RESPONSE: The Applicant will submit revised plans removing the dormers to simplify the façade in advance of the anticipated P&Z action on 8/20/25, if possible, or if not, as a condition of approval.

Fenestrations on South Elevation

We suggest changing the two projecting second floor bay windows on the Lewis Street (south elevation) to

match the bay window on the west elevation. The current bays include patio doors which are out of scale with the rest of the fenestrations on this façade. The replacement dormers have sash windows which are more appropriately scaled.

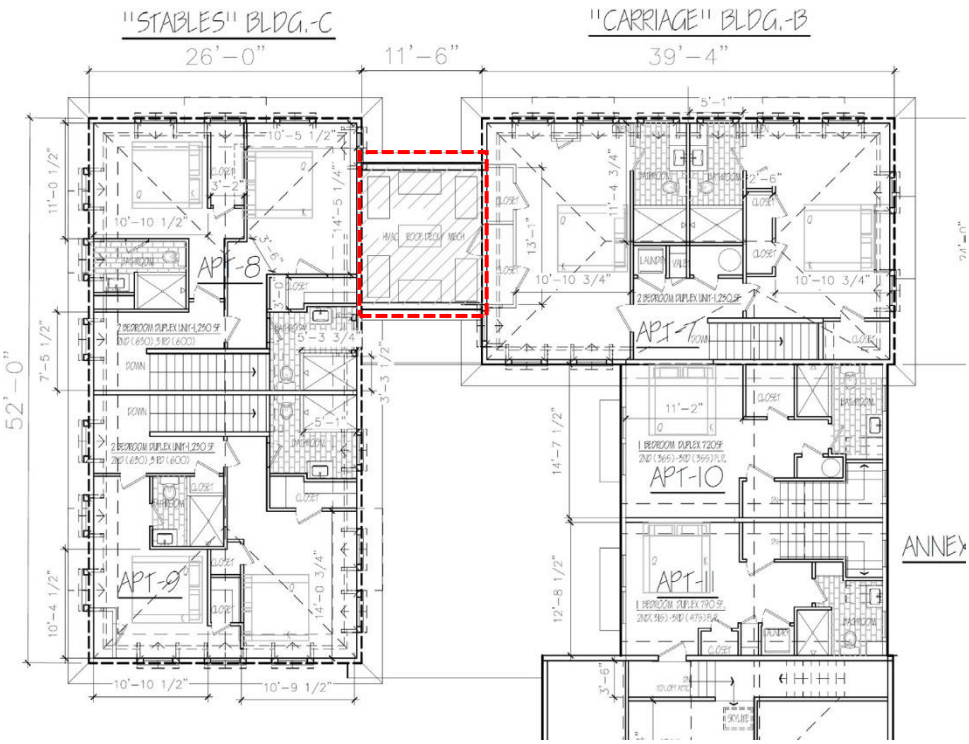
Figure 9: Fenestrations on South Elevation

RESPONSE: The Applicant intends to keep the Juliet-style balconies with box dormers on the façade, as these balconies will provide the only "outdoor space" for tenants in those two units. Similar balconies exist at the 3 Park Street property, as reflected in the photos submitted herewith.

Third Floor Roof Connection

It is not clear how the HVAC Roof Deck Mechanical Room would look and relate to the adjacent dormer windows. If there is another placement for the HVAC, the Applicant would not need the 3rd floor connection and the view from the street would be enhanced.

Figure 10: Third Floor Roof Connection



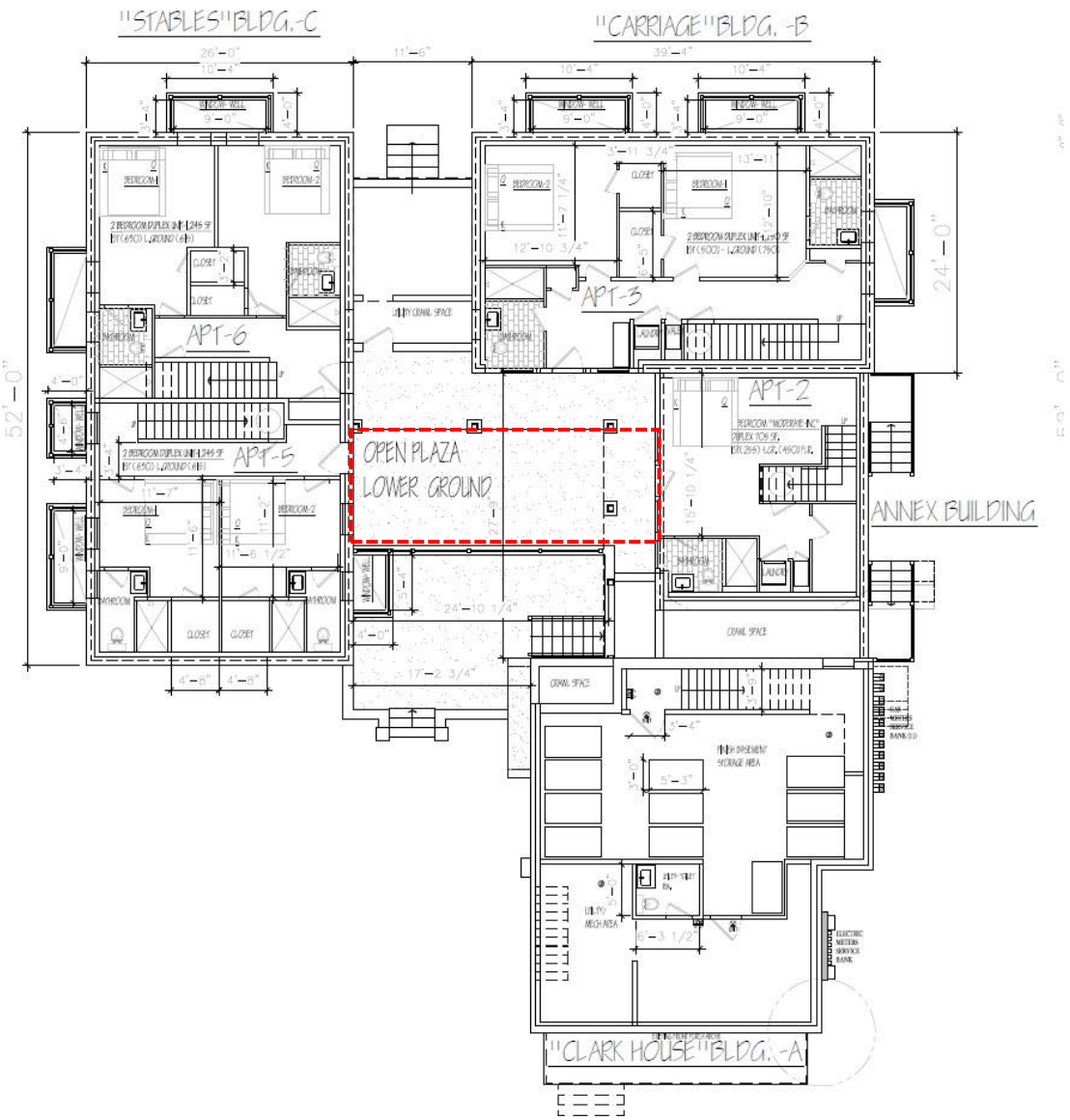
RESPONSE: There will be a wall on each side of the HVAC mechanical roof deck which screens the HVAC roof units. These units will not be visible from street below or from the rear parking area.

3. Miscellaneous Items

Access to the Open Plaza

There is currently no access point to the lower level plaza except through individual units. This lack of access will pose an issue for maintaining and servicing the open plaza.

Figure 11: Lower Ground Open Plaza

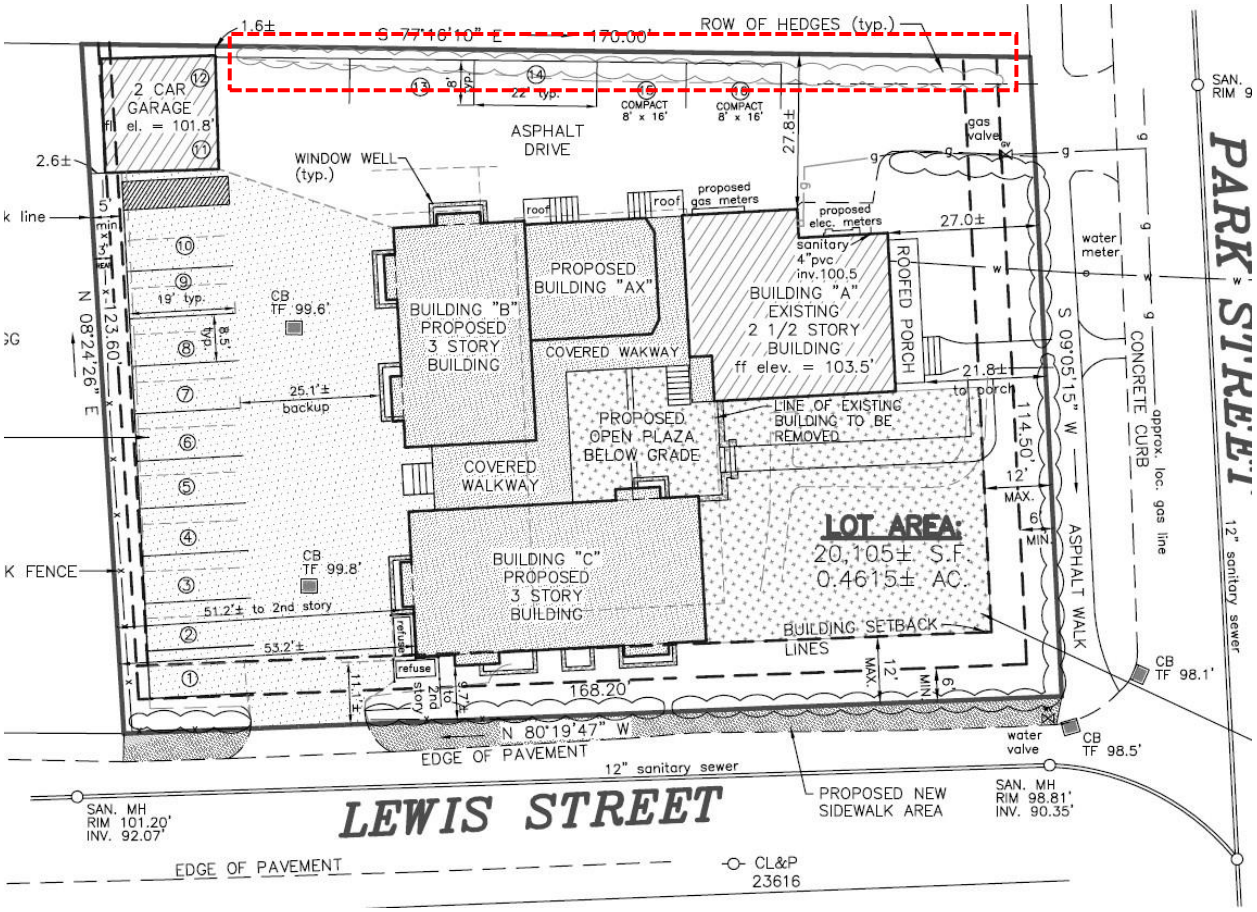


RESPONSE: The revised site plans to be submitted in advance of the anticipated P&Z action on 8/20/25, if possible, or if not, as a condition of approval, will include access via a stairwell on the ground floor plan, facing Park Street.

Parking/Existing Hedges

The existing row of hedges, shown in Figure 12, appear to interfere with the proposed parallel parking spaces on the edge of the property. The Applicant should clarify the relationship between the row of hedges and proposed parking spaces.

Figure 12: Existing Hedges and Parking Spaces



RESPONSE: The Applicant will submit revised plans in advance of the anticipated P&Z action on 8/20/25, if possible, or if not, as a condition of approval, that will move the Park Street driveway approximately five feet away from the adjacent property line and away from the hedges. Additionally, the hedges will be planted in a structure/container that prevents overgrowth at their base.

August 15, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

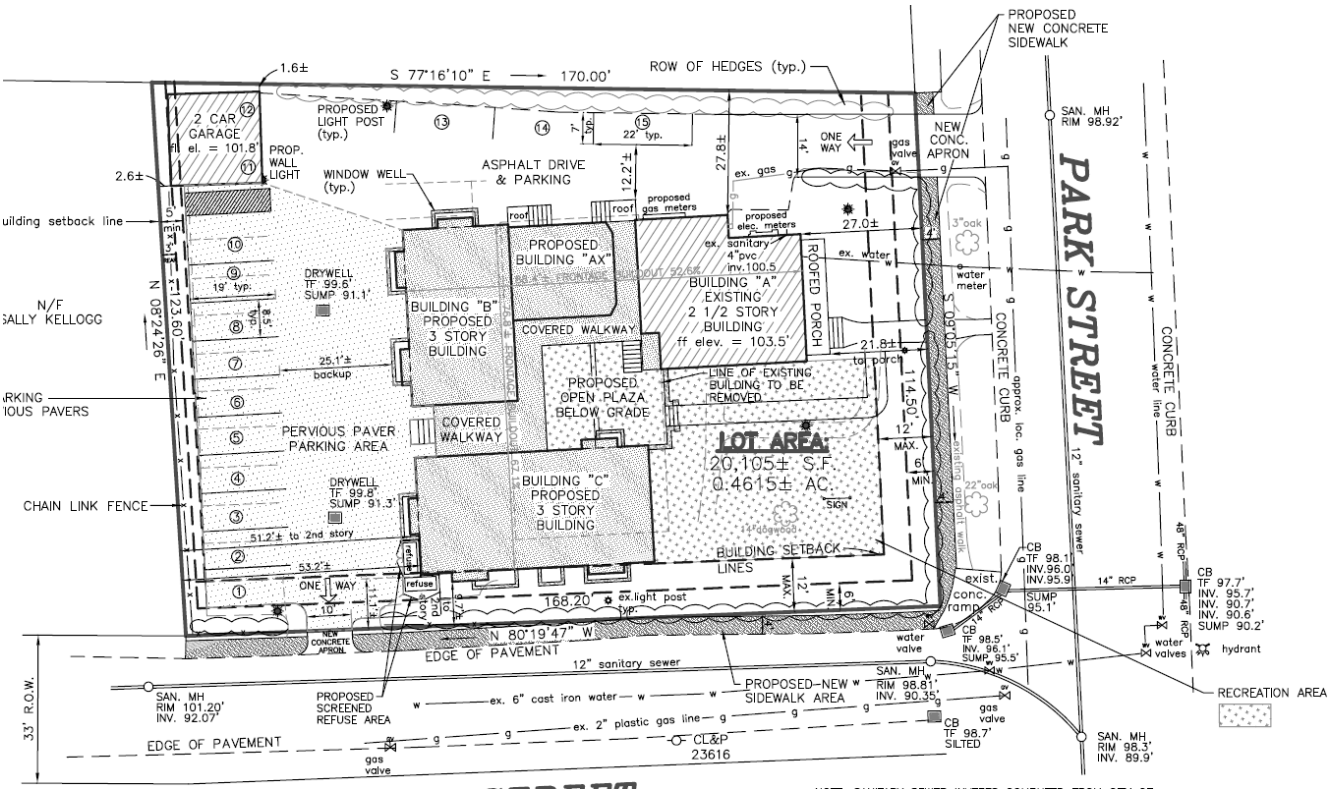
From: Bryan Baker, AICP, Principal Planner

Re: #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic structure and change of use to 11 dwelling units

Commissioners,

The applicant has submitted a coastal site plan review application to rehabilitate an existing historic structure located at 7 Park Street, construct an addition to the structure, and change the use of the property to an 11-unit apartment building. The property is located within the CD-3 zone and the East Avenue Village District (EAVD) overlay zone, which requires a village district review for new structures and substantial rehabilitation, which this project arises to. A village district review was provided by BFJ Planning for your review as well as the applicant's response to the review.

Additionally, Staff provided a preliminary review mostly related to suggestions and recommendations regarding the proposed site plan. Staff's review and the applicant's response has been provided for your review. Please note that the applicant has agreed to incorporate all comments, recommendations suggestions made by Staff which is reflected in the applicant's revised site plan.



The applicant is providing a total of one workforce housing unit(s) and will pay a fee on the remainder into the city's affordable housing fund. Additionally, the applicant has provided a historic report regarding the development concluding with the following statement, "The project will provide needed residential density in one of Norwalk's most historic sensitive areas. It will do so while enhancing the historic nature of The Green, rather than diminishing it."

Overall, this project is similar to other historic rehabilitation projects near the Norwalk Green. The application complies with all applicable zoning regulations and will not have any adverse impacts on coastal resources. Therefore, Staff recommends approval of the application and offers the following resolution:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic structure and change of use to 11 dwelling units be **APPROVED** subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:
    a. Per the zoning location survey detailing 7 Park Street prepared by Wayne J. Arcamone, dated 4/8/25; and
    b. Per site plans entitled "Drainage Plan," prepared by Fairfield County Engineering, LLC, dated 8/8/25; and
    c. Per architectural drawings entitled "7 Park Street Multifamily," prepared by Balance Architecture, dated 6/30/25; and
2. That the overhead service wires and all other utilities shall be installed underground; and
3. That the applicant has agreed to include all recommendations by Planning & Zoning Staff's memorandum dated 7/30/25 and Transportation, Mobility & Parking Staff's memorandum dated 8/7/25; and
    a. That item 3.b within TMP's memo shall apply to this approval; and
4. That the applicant has agreed to include all recommendations by BFJ Planning's village district review memorandum dated 7/30/25, except for BFJ's recommendation to remove the Juliet-style balconies; and
5. That a final Workforce Housing Plan showing a total of one (1) workforce housing unit shall be submitted to Staff for review and approval and shall include deed restriction documents, architectural floor plans and a breakdown of the number of bedrooms for each workforce housing unit provided. All such workforce housing units shall be deed restricted in perpetuity and meet all requirements of Section 118-1050, Workforce Housing Regulations; and
6. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
7. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
8. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and
9. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and

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

BE IT FUTHER RESOLVED that the effective date of this approval is August 29, 2025.

Sincerely,

Bryan Baker

Bryan Baker, AICP
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.gov

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):**
   284 New Canaan Avenue, Norwalk, CT
2. District: 5 Block: 46 Lot(s): 76 **3.** Zone: AAA, Overlay/Village District: _____
4. Historic Structure(s): ☑ No ☐ Yes **5.** Flood Hazard Zone ☑ No ☐ Yes, Flood Zone(s) _____
6. Coastal Area Management Zone: ☑ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____
7. Existing Use of Property:
   Contractor's Yard - Public Utilities
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   Contractor's Yard - Public Utilities

Applicant Information

Applicant Name: Enrico R. Costantini, Esq.
Billing Address: FLB LAW, PLLC, 315 Post Road West, Westport, CT 06880
Phone Number: 203-635-2200 Email: costantini@flb.law
Signature: _____

Property Owner Information and Authorization

Owner of Record: _____
Billing Address: _____
Phone Number: _____ Email: _____
Signature: _____

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

March 12, 2025

Norwalk Planning & Zoning Department
125 East Avenue, Room 129
Norwalk, CT 06856

Re: 284 New Canaan Avenue, Norwalk, Connecticut (the "Property")

To Whom It May Concern:

As the Owner of the Property, this letter is to advise you that Indian Hill RE, LLC hereby consents to the preparation, filing and presentation of any and all zoning, land use, or other applications seeking approvals in connection the Property by the law firm of FLB Law, PLLC, and the engineering firm of LandTech.

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

Sincerely,

Indian Hill RE, LLC

By:
Duly Authorized

APPLICANT'S PROJECT DESCRIPTION

PENNA CONSTRUCTION – 284 NEW CANAAN AVENUE

Penna Construction, by way of their attorneys, FLB Law, PLLC, (the "Applicant"), submits this application for a special permit (the "Application") pursuant to the Nowalk, Zoning Regulations (the "Regulations") for the property commonly known as 284 New Canaan Avenue, Norwalk, Connecticut (the "Property"), which is located in a CD-1L District. The goal of this Application is to correct the zoning violation related to Section 6.2.2. D (Article 6) of the Regulations. As part of this Application we are submitting the following documents:

- Restoration Plan, dated October 31, 2024, and revised as of April 2, 2025, prepared by LANDTECH for Indian Hill RE, LLC (the "Restoration Plan") (one full-size and two 11" x 17" hard copies);
- List of Abutters within one hundred feet (100') of the Property;

Additionally, the Applicant hereby seeks a waiver for the submission of the following documents:

- Certified Class A-2 Existing Conditions Survey;
- Environmental Impact Assessment;
- Architectural Plans and Drawings; and
- Traffic Impact Analysis – the proposed use at the Property will not generate over five hundred (500) vehicle trips per day, as set forth in Section 8.4.8.2.c of the Regulations.

BACKGROUND & PROPOSAL

On January 18, 2017, the Norwalk Zoning Commission (the "Commission") approved a Special Permit Application (the "2017 Special Permit") for the Property to repurpose said Property from a former state armory building to a public utility storage facility.[1] On October 24, 2024, the Applicant received a Notice of Zoning Violation: 284 New Canaan Ave (5-46-76-0) (the "Notice of Violation") from the Norwalk Deputy Zoning Inspector in the Planning & Zoning Department. In part, the Notice of Violation was related to the clear-cutting of more than 10,000 square feet in violation of Section 6.2.2.D(Article 6) of the Norwalk Zoning Regulations (the "Regulations"). The Notice of Violation also identified two other violations, specifically: (a) the non-compliance with the previously approved Special Permit conditions, and (c) the failure to obtain a Certificate of Zoning Compliance related to the previously approved Special Permit. At the direction of the Norwalk Planning & Zoning Section staff, the other two zoning violations identified in the Notice

[1] The 2017 Special Permit was subsequently modified in 2018 to permit the Applicant to swap an above-ground detention basin for an underground cultec system. Reference to the '2017 Special Permit' herein includes by reference the subsequent modification.

of Violation are being addressed by a separate special permit application which has been submitted simultaneously herewith.

The Applicant has already received approval from the Norwalk Conservation Commission ("NCC") on February 19, 20205 for the Restoration Plan for a Corrective Action Permit (#S24-648). The Restoration Plan addressed the restoration of a roughly 15,000 SF area (wetland and upland woodland) which was clear cut. The Restoration Plan, as approved by NCC and submitted herein, proposes to plant 60 trees, 240 shrubs and native see mix over the disturbed area.

The Applicant proposes to restore the affected area by replacing the various trees and shrubs that had been previously removed from the Property and to properly grade the Property to match natural contours and ensure appropriate drainage.

CONCLUSION

As proposed, the Restoration Plan provides a thorough response to the specific zoning violation related to the clear-cutting of more than 10,000 square feet and as such we respectfully request that this Commission approve this Application.

Neighbors within 100' of Subject Property

Piotr Suchocki
11 May Drive
Norwalk, CT 06850

Luis Alfredo Vallejo & Reyna Vallejo
4 Klim Lane
Norwalk, CT 06850

James William Mayfield
3 Klim Lane
Norwalk, CT 06850

Andrew John Frucci & Emily Schneider Frucci
156 Pocconock Trail
Norwalk, CT 06850

Alain & Alicja Chebeir
166 Pocconock Trail
Norwalk, CT 06850

Peter B. Wilson, Jr. & Karen P. Wilson
178 Pocconock Trail
Norwalk, CT 06850

Robert C. Kolodny, as Trustee
Robert C. Kolodny Revocable Trust of 1978
48 Carter Street
Norwalk, CT 06850

Elena Zaika & Marwan Saidi
46 Carter Street
Norwalk, CT 06850

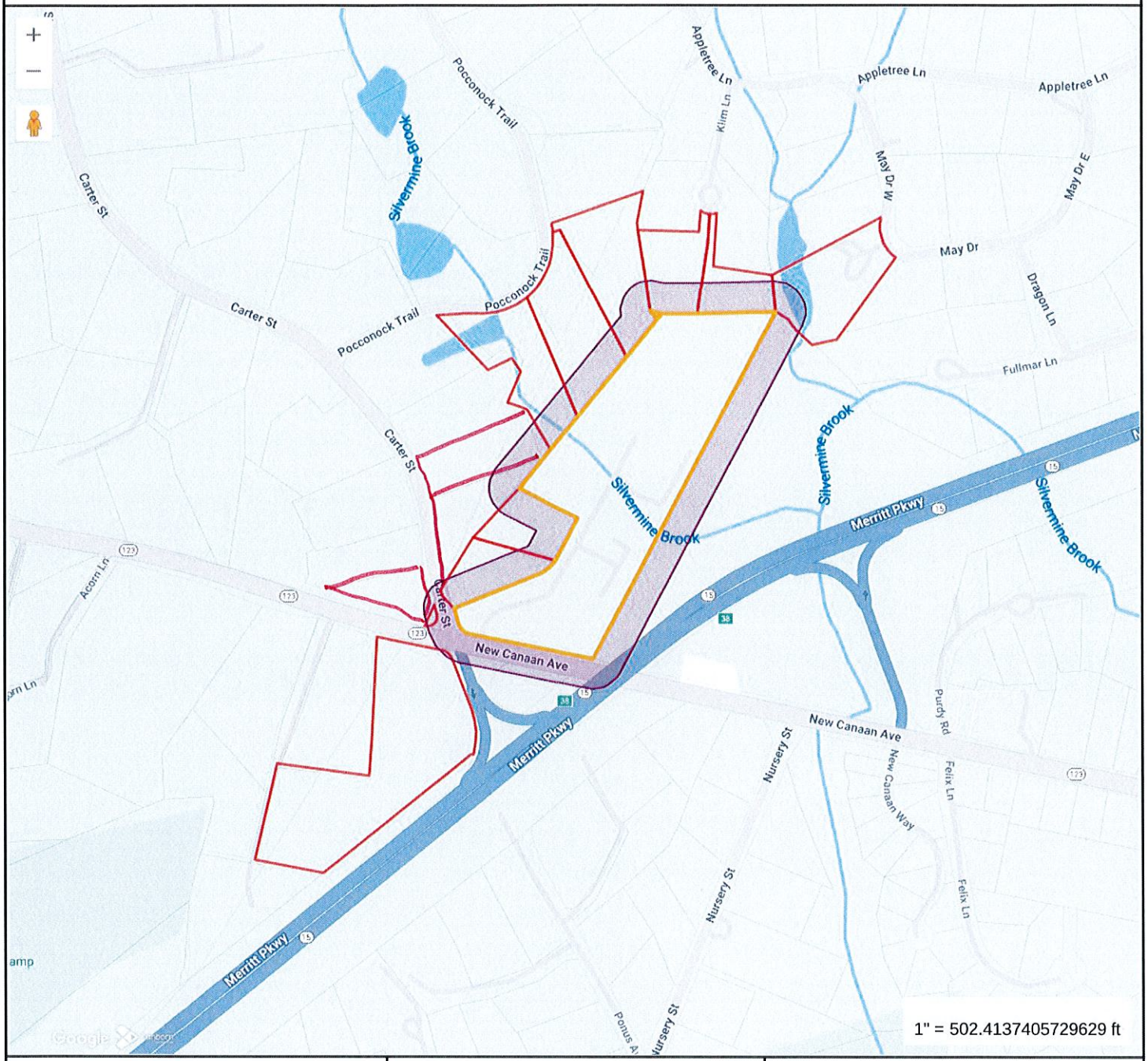
Andrew J. & Josephina Bell
293 New Canaan Avenue
Norwalk, CT 06850

Mauro A. Rojas
(For property located at Ponus Avenue, Norwalk, CT)
c/o: 845 Carter Street
New Canaan, CT 06840

Peter Hantes, Jr.
824 carter Street
New Canaan, CT 06840

Mauro A. Rojas
845 Carter Street
New Canaan, CT 06840

Jimmy Nguyen
830 Carter Street
New Canaan, CT 06840



Norwalk Information

ID	103-5-46-76-0
Site Address	284 NEW CANAAN AVE
Owner	INDIAN HILL RE LLC
Co-Owner	
Owner Address	46 INDIAN HILL RD

WESTCOG

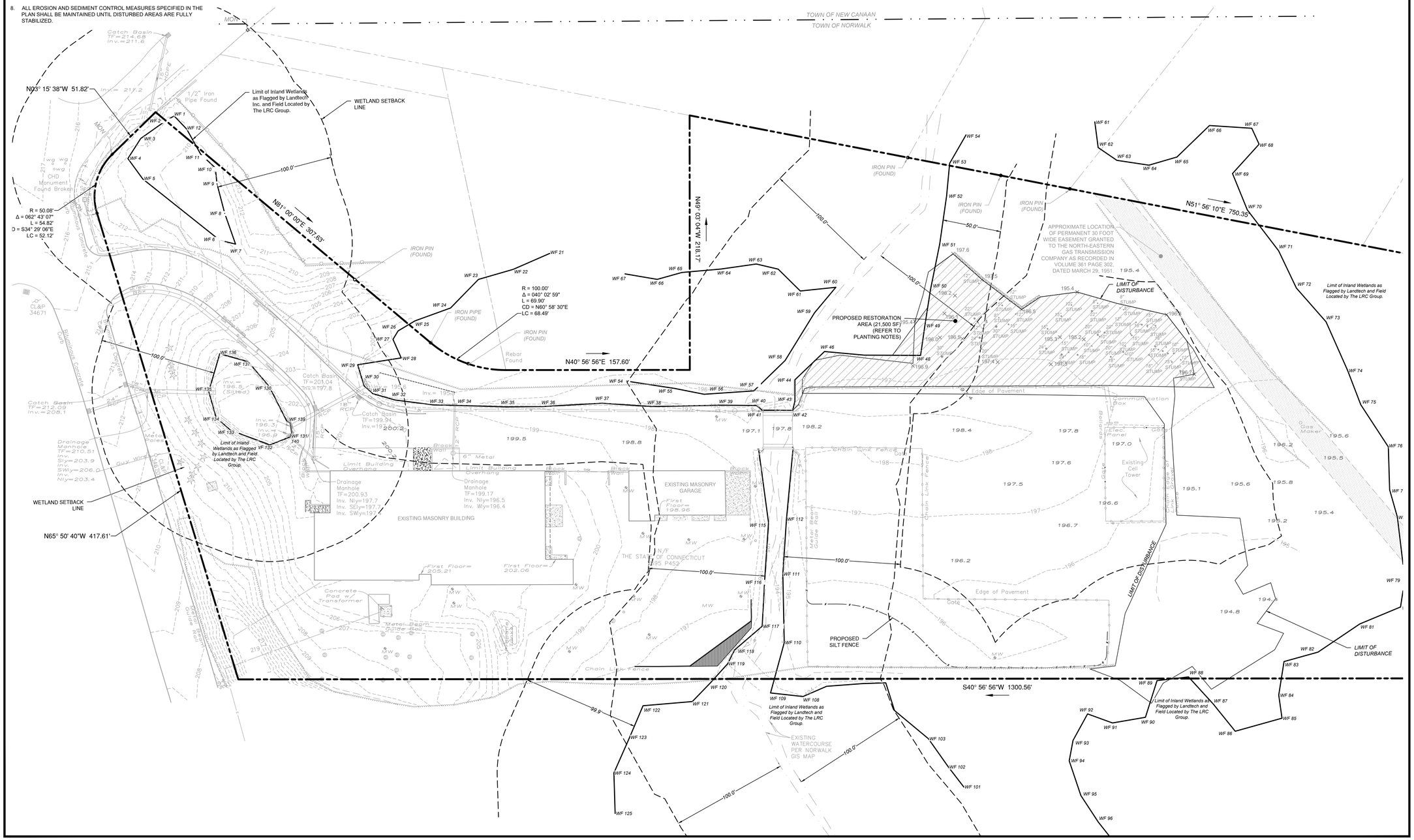
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

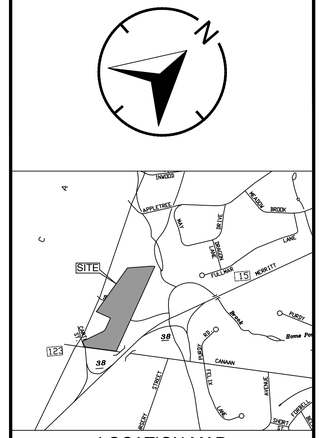
Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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 284 NEW CANAAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED SEPTEMBER 7.
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 ZONE "X" AS SHOWN ON FEMA FIRM PANEL No. 09001C0389F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPETEMBER 7, 2010.
7. A NEW BENCHMARK SHALL BE SET PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. ALL EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED IN THE PLAN SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE FULLY STABILIZED.





LOCATION MAP
(NTS)

REVISION DATE	ISSUE
04/02/2025	REVISED PLANTING PLAN
01/23/2025	REVISED PLANTING PLAN

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

CORRECTIVE ACTION
PERMIT #S24-648

DRAWING TITLE:

RESTORATION PLAN

PROJECT No. 23015-02

DATE: 10/31/2024 | DESIGNED BY: SM | CHECKED BY: BC

SCALE: 1" = 40'

IN FEET
0 40 80 120

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · SOUMEDIT · 27803 · LICENSED PROFESSIONAL ENGINEER

C-1.0

T:\1 - ACTIVE PROJECTS\2015-02 AJ FENCH, 284 NEW CANAAN AVE NWLK, BERNARD\HORSE\DRAWINGS\REVOLUTION\S24-648\284 NEW CANAAN - SITE PLAN.DWG

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
FESTUCA RUBRA	RED FESCUE	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
PANICUM VIRGATUM	SWITCH GRASS	FAC
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	FACW+
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM MACULATUM (EUTROCHIUM MACULATUM)	SPOTTED JOE PYE WEED	OBL
EUPATORIUM PERFOLIATUM	BONESET	FACW
ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM NOVAE-ANGLIA)	NEW ENGLAND ASTER	FACW-
SCIRPUS CYPERINUS	WOOL GRASS	FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro- seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended. APPLY: 35 LBS/ACRE :1250 sq ft/lb

WETLAND RESTORATION AREA

KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE	QTY
AR	*ACER RUBRUM*	RED MAPLE	Fast-growing tree (60-75') with fall foliage. Provides food for wildlife. Suitable for buffer areas with wetter and drier conditions (FAC).	4-6'	20
NS	*NYSSA SYLVATICA*	BLACK GUM	Medium to large tree (40-80'), horizontal branching habit. Fruit provides wildlife food. Thrives in buffer areas with moist soils (FAC).	4-6'	17
QB	*QUERCUS BICOLOR*	SWAMP WHITE OAK	Majestic, widely spreading crown (50-80'). Tolerates seasonal flooding, drought and some salinity. Acorns feed many birds and other animals.	4-6'	17
CA	*LINDERA BENZOIN*	COMMON SPICEBUSH	Medium shrub found in seasonal wetlands and moist woods. Red fruit important food source for many birds. The primary food of larval Spicebush Swallowtail butterflies. Fall foliage.	2-3'	54
AI	*ALNUS INCANA*	SPECKLED ALDER	A large shrub (15') that grows along stream edges and swamps. Has ability to fix nitrogen. Clumps of Alder form excellent wildlife cover. Good for bank stabilization. One of the most adaptable shrubs for difficult sites. (FACW)	2-3'	43
PM	*ARONIA ARBUTIFOLIA*	RED CHOKEBERRY	A medium-sized shrub (6-10') with small white to pinkish flowers in the spring. Persistent red berries are eaten by wildlife in winter. Very soil adaptable. (FACW)	2-3'	50
VA	*VIBURNUM ACERIFOLIUM*	MAPLELEAF VIBURNUM	Small shrub (4-6') that thrives in partial shade. Provides berries for birds and adds multi-season interest to the buffer zone.	2-3'	50
RD	*CORNUS SERICEA*	RED OSIER DOGWOOD	Large shrub (6-12') effective for erosion control and wildlife habitat. Its bright red stems provide winter interest. (FACW).	3-4'	53
PM	*PICEA MARIANA*	BLACK SPRUCE	An important tree of northern bogs and hilltops. This tree can withstand periodic flooding. Cones provide food for wildlife.	5-6'	11

WETLAND PLANTING STATUS TERMS	
OBL: Obligate Wetland Species	Plants that almost always grow in wetlands (estimated probability >99%), under natural conditions.
FACW: Facultative Wetland Species	Plants that usually grow in wetlands (estimated probability 67%-99%), but are occasionally found in non-wetlands areas.
FAC: Facultative Species	Plants equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66% in wetlands).
FACU: Facultative Upland Species	Plants usually found in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).
UPL: Obligate Upland Species	Plants almost always found in non-wetlands or upland sites (estimated probability >99%).

RESTORATION AND PLANTING NOTES

Project Overview and Goals

This upland review area restoration project at 284 New Canaan Avenue is designed to:

- **Reestablish ecological health** by introducing native plants adapted to local hydrology and soil conditions.
- **Implement erosion control measures**, stabilize soils, and support long-term habitat restoration.
- **Enhance wildlife habitat** by restoring a native overstory and shrub buffer to protect water quality and biodiversity.

Site Assessment and Preparations

Key Site Considerations:

1. **Soil Conditions**: Perform soil sampling to assess organic content, nutrient levels, and hydric properties. Amend soils with compost or wetland soils where needed to support native species.
2. **Hydrology**: Assess hydrologic conditions to ensure soil moisture levels support target wetland vegetation. Incorporate any necessary drainage adjustments or microtopography to enhance water retention in planting zones.

Restoration Sequence and Activities

1. Site Preparation

- **Invasive Species Control**: Remove identified invasive plants mechanically (using hand tools) to minimize soil disturbance. Apply selective herbicides only as necessary and under supervision.
- **Wood Chip Removal**: Transport all wood chips currently on-site to designated upland areas. Ensure no remnants remain within the wetland boundary to prevent interference with native seedbed conditions.

2. Erosion Control and Sediment Management

- **Silt Fencing**: Install silt fencing around the restoration perimeter, focusing on downgradient edges to block sediment migration into adjacent wetland areas.
- **Mulching and Stabilization**: Immediately apply straw mulch (1.5-2 tons/acre) to all newly seeded areas. Mulch should be lightly integrated with the soil to prevent it from displacing during rainfall.
- **Initial Cover Crops**: Sow quick-growing native cover crops, like riverbank wild rye, for temporary soil stabilization until slower-growing wetland plants take hold.

3. Native Plant Installation

Tree and Shrub Planting Layout

- Install a mix of red maple, black gum, swamp white oak, and spicebush to establish a layered canopy and buffer zone. These species are well-suited for wetland edge conditions.
- **Spacing and Depth**:
  - **Trees**: Space trees 15-20 feet apart. Ensure root flares are visible; plant at the nursery depth with no added soil over the root ball.
  - **Shrubs**: Space shrubs 4-6 feet apart to create a continuous buffer that reduces invasive regrowth and provides wildlife habitat.

Installation and Maintenance

- **Watering**: Water plants immediately post-planting. Apply a 2-3 inch mulch layer around plants, avoiding direct contact with trunks/stems to prevent rot.
- **Planting Season**: Complete planting in optimal growing seasons: between October 1 and the onset of frozen soil conditions or between April 15 and June 15.

Monitoring and Adaptive Management

1. Monitoring Schedule and Criteria

- **Vegetation Survival and Coverage**: Every six months, assess survival rates, vegetative cover, and growth. Replace any plants that fail to establish, maintaining target densities.
- **Invasive Species Monitoring**: Conduct quarterly inspections to detect any re-emergence of invasive species and address them mechanically as needed.
- **Soil and Erosion Controls**: Inspect and maintain erosion controls like silt fencing and mulch until stable vegetation cover is achieved.

2. Adaptive Management Actions

If restoration goals are not met, consider:

- **Soil Amendments**: Add organic material if growth is poor.
- **Hydrologic Adjustments**: Implement microtopography adjustments to improve water retention or adjust drainage patterns to enhance plant survivability.

3. Reporting and Data Sharing

Provide annual monitoring reports to the Norwalk Conservation Commission, summarizing project findings, monitoring data, and any adjustments made to support restoration success.

General Planting and Care Notes

1. **Plant Quality and Inspection**: Inspect all plants for damage before planting. Remove and replace substandard plants as needed.
2. **Field Adjustments**: Adjust plant locations to accommodate existing desirable vegetation and other field conditions. Any species changes should be approved by the landscape designer.
3. **Handling and Planting Techniques**: Install all plants by hand within the wetland restoration area. After fill removal, do not allow machinery to enter the wetland.
4. **Planting Depth and Mulching**: Plant nursery stock at the correct depth, ensuring root balls are well supported and surrounded by tamped soil to eliminate air pockets. Apply mulch around each plant, avoiding direct contact with stems or trunks.
5. **Seasonal Timing**: Complete all plantings between October 1 and the first frost or between April 15 and June 15.
6. **Deer Protection and Irrigation**: Ensure adequate irrigation during the establishment phase and install deer protection where necessary until plants are well established.
7. **Spacing for Shrubs and Plugs**: Space planting plugs 12 inches apart and shrubs 4-6 feet apart for optimal coverage.

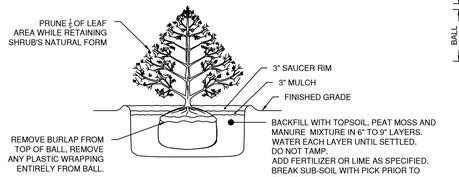
Seed Bed Preparation

1. **Site Preparation**: Clear the upland planting area of large roots and add up to 6 inches of topsoil.
2. **Grading and Soil Conditioning**: Fine grade and rake soil, removing stones over 2 inches in diameter. Apply limestone at a rate of 2 tons/acre or 90 lbs/1000 sq. ft.
3. **Seeding and Fertilizing**: Spread seed evenly by hand or with a cyclone seeder. Use slow-release fertilizer (e.g., Osmocote™ 18-6-12) at 300 lbs/acre. Lightly roll the seeded surface to ensure soil contact and cover seeds with a thin soil layer.
4. **Mulching**: Apply straw or hay mulch at 1.5-2 tons/acre, "tucking" it 2-3 inches into the soil surface to secure against wind and rain.

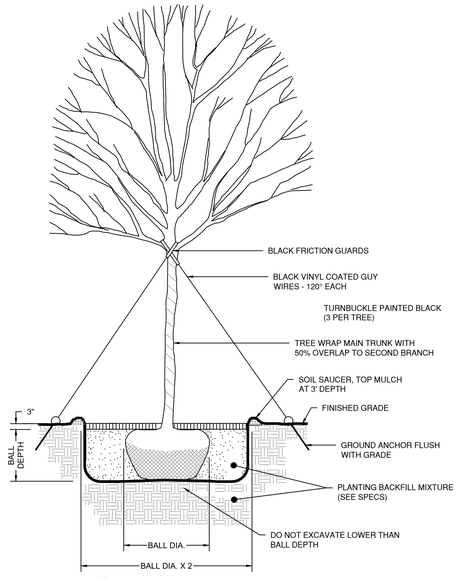
Tree Planting Notes

1. **Pruning**: Minimal pruning at planting, only to address any damage.
2. **Wire Basket Handling**: Remove the top 1/3 of any wire basket around the root ball before planting.
3. **Orientation and Planting Height**: Rotate trees so the north side faces north, if marked, and set the root ball flush with the soil grade or slightly higher in slower-draining soils.
4. **Pit Preparation**: When using a power auger, break vertical sides of the planting pit to prevent root circling. For hand-dug pits, scarify the pit sides.
5. **Mulching and Staking**: Apply a 2-3 inch mulch layer around each tree, keeping mulch away from the trunk. Stake trees only as needed per ISA guidelines.

This project-specific restoration and planting plan is designed to ensure successful wetland rehabilitation by following best practices for hydrology, soil stabilization, and native plant establishment.

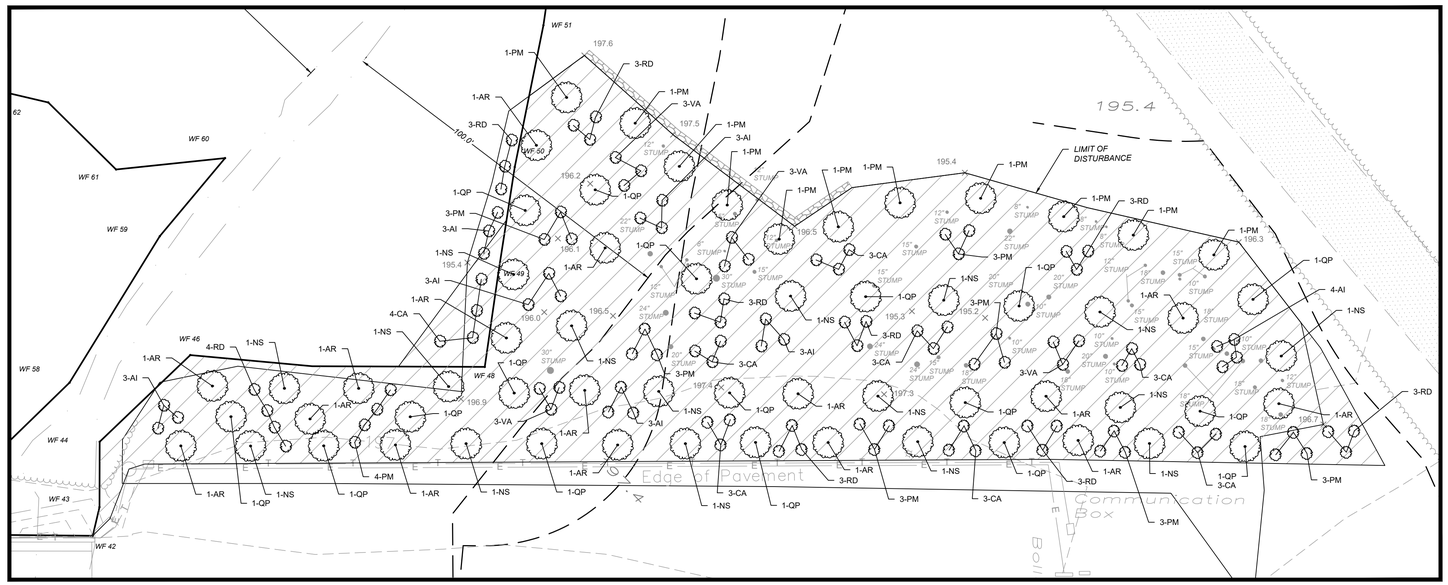


PLANTING DETAIL FOR SHRUBS
(NTS)

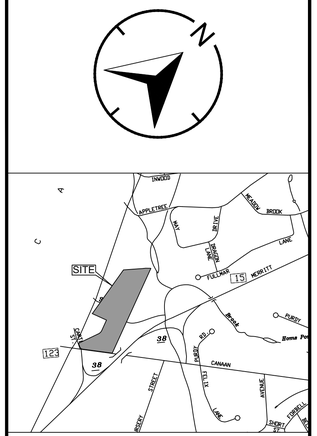


NOTE:
1. REMOVE ALL PLASTIC & WIRE TABS
2. DO NOT CUT BURLAP FROM SIDES OF BALL
3. REMOVE ALL PLASTIC CORDS FROM TREE BALL, IF PRESENT

TREE PLANTING
(NTS)



RESTORATION PLAN
SCALE: 1"=20'



LOCATION MAP
(NTS)

REVISION DATE	ISSUE
04/02/2025	REVISED PLANTING PLAN
01/23/2025	REVISED PLANTING PLAN

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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

CORRECTIVE ACTION
PERMIT #S24-648

DRAWING TITLE:

RESTORATION PLAN

PROJECT No. 23015-02

DATE:	DESIGNED BY:	CHECKED BY:
10/31/2024	SM	BC

SCALE: 1" = 20'

IN FEET
0 20 40 60

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT · BRIAN T. CARLSON · 27803 · LICENSED PROFESSIONAL ENGINEER

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LANDTECH

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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 8, 2025

Enrico R. Costantini, Esq.
FLB LAW, PLLC
315 Post Road West
Westport, CT 06880

Re: 284 New Canaan Avenue
Preliminary Review of Special Permit Application #2025-48
After-the-fact clearing of 15,000 square feet to be restored with plantings

Dear Attorney Costantini:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application and open the Public Hearing 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) Please provide proof of initial neighbor notification.

2) 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.

3) Staff suggest silt fence location be depicted on the site plan between the proposed planting area and the watercourse.

4) This application has been referred to the Town of New Canaan and the Western Connecticut Council of Governments. 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

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM August 13th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 - 48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings.

District: 5 **Block:** 46 **Lot:** 76 **Zone:** CD-1L

ZONING HISTORY:
The applicant applied for a Special Permit as directed by a Notice of Zoning Violation (NoV) issued 10/24/2024. One of the violations outlined in the NoV concerned the clearing of approximately 15,300 square feet of previously wooded area. Per section 6.2.2.D of the zoning regulations, clear-cutting (including removal of vegetative ground cover) of 10,000 square feet in area or more requires a Special Permit.

PROPOSED USE/STRUCTURE:
The application for restoration includes the planting of sixty-five (65) trees (4-6 foot height at time of planting), two hundred fifty (250) shrubs (2-3 foot height at time of planting) and native seed mix throughout the disturbed area. The total disturbed area (21,500 SF or a ½ acre) proposed for replanting as part of this permit application encompasses the 15,300 SF woodland area cited in the NoV as well as the 6,200 SF area between cleared area and the approved contractor's yard limit.

STAFF COMMENTS:
- Staff recommend the site plan be revised to include a silt fence between the proposed planting area and the watercourse.
- The related Corrective Action Wetland Permit can be found here.

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025 - 48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings be **APPROVED** subject to the following conditions:

1. That the site be developed in accordance with the following plan:

a. Per the site plan set titled “Restoration Plan” dated 10/31/2024 and revised 4/2/2025 prepared by LANDTECH, Westport, 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 the site plan be revised to include a silt fence between the proposed planting area and the watercourse; 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 all plantings be implemented prior to COZC; and

8. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

9. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission’s approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 29th, 2025.

You must obtain a zoning approval prior to any work on the site.

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application **:** #2025 - 48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings as

shown on the site plan set titled “Restoration Plan” dated 10/31/2024 and revised 4/2/2025 prepared by LANDTECH, Westport, C,T be **DENIED** subject to the following reasons:

1.
2.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 29th, 2025.

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 284 NEW CANAAN AVENUE TAKEN FROM ZONING LOCATION SURVEY & TOPOGRAPHIC SURVEY PREPARED BY LANDTECH DATED SEPTEMBER 7.
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.
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6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPETEMBER 7, 2010.
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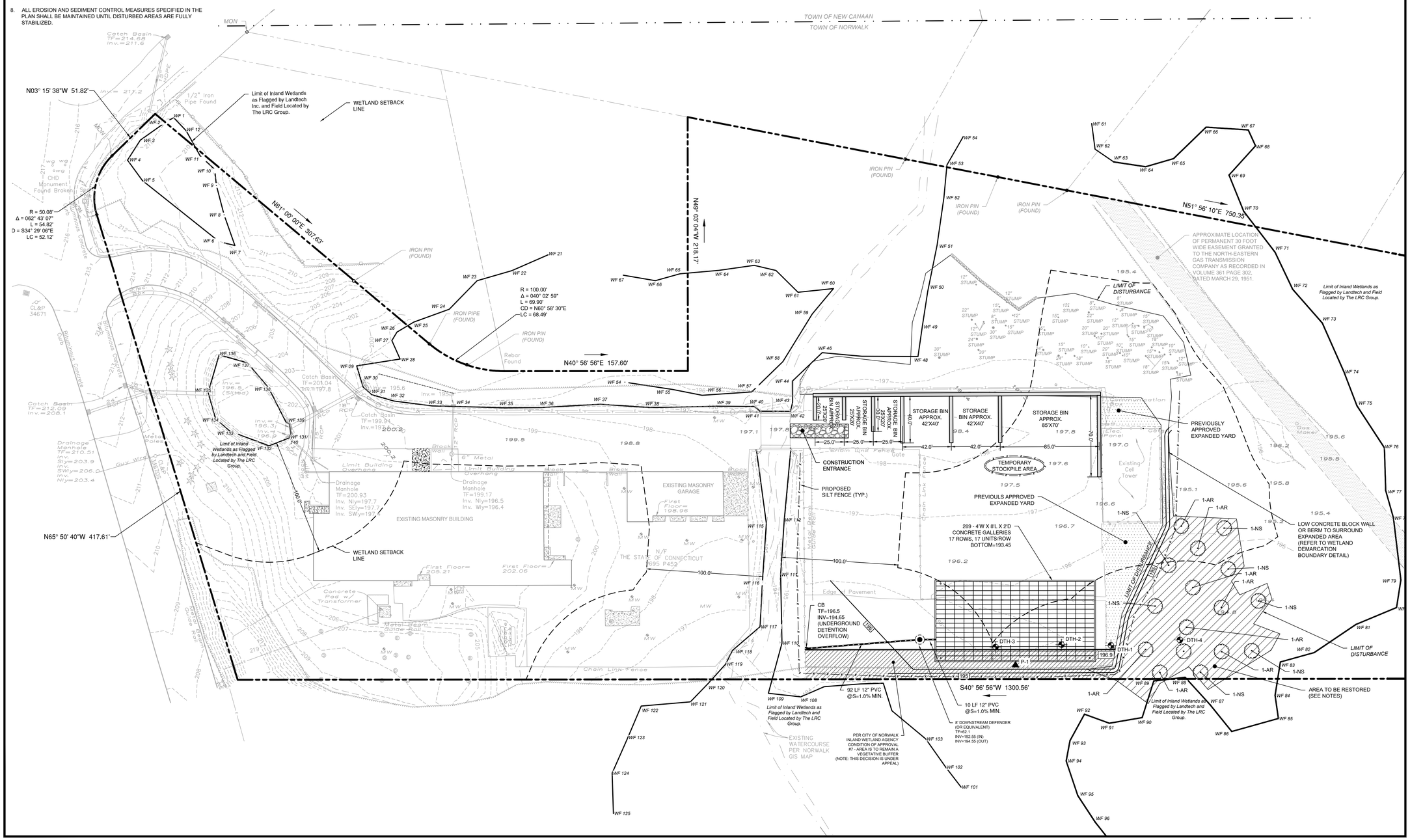

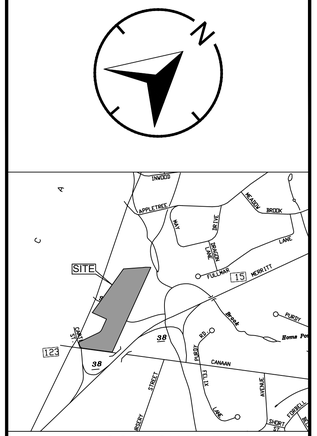

LOCATION MAP
(NTS)

REVISION DATE	ISSUE
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES

LANDTECH
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HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS

DRAWING TITLE:

SITE DEVELOPMENT PLAN

PROJECT No.		
23015-02		
DATE: 12/18/2024	DESIGNED BY: SM	CHECKED BY: BC

SCALE: 1" = 40'

IN FEET
0 40 80 120

PROJECT STATUS:

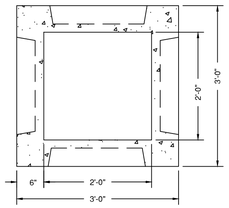
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-1.0

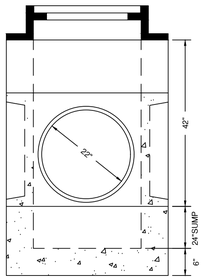
T:\1. ACTIVE PROJECTS\2023-02 ALFRENA 284 NEW CANAAN AVE NWLK, B\RENA\REVISIONS\REVISIONS_ATC\S19-499B 284 NEW CANAAN - SITE PLAN.DWG

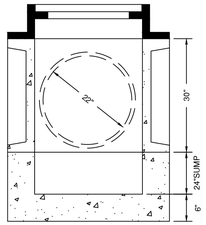
GENERAL EROSION AND SEDIMENT CONTROL NOTES

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 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.



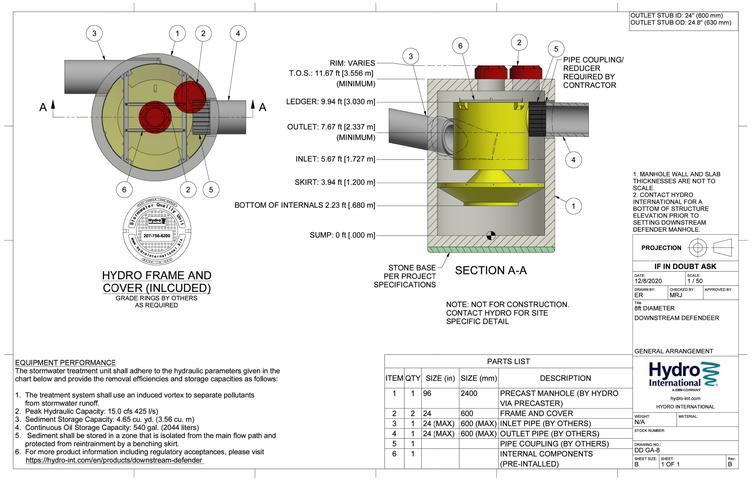
GRATE DETAIL





GENERAL NOTES
1. REINFORCED 6 X 6 X 10 GUAGE MESH OR TO SPECIFICATIONS.
2. GRATE - STEEL OR CAST IRON.
3. 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
4. APPROXIMATE WEIGHTS:
   3' - 2100 LBS.
   4' - 2800LBS.

2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)



EQUIPMENT PERFORMANCE
The stormwater treatment unit shall adhere to the hydraulic parameters given in the chart below and provide the removal efficiencies and storage capacities as follows:

1. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
2. Peak Hydraulic Capacity: 15.0 cfs 425 l/s)
3. Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
4. Continuous Oil Storage Capacity: 540 gal. (2044 liters)
5. Sediment shall be stored in a zone that is isolated from the main flow path and protected from reintrainment by a benching skirt.
6. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/downstream-defender

PARTS LIST					
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	96	2400	PRECAST MANHOLE (BY HYDRO VIA PRECASTER)
2	2	24	600	FRAME AND COVER
3	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1			PIPE COUPLING (BY OTHERS)
6	1			INTERNAL COMPONENTS (PRE-INTALLED)

PROJECTION

IF IN DOUBT ASK

DATE:	SCALE:	
12/8/2020	1 / 50	
DRAWN BY: ER	CHECKED BY: MRJ	APPROVED BY

Title: 8ft DIAMETER DOWNSTREAM DEFENDEER

GENERAL ARRANGEMENT

Hydro International
A Xylem brand
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT:	MATERIAL:
N/A	
STOCK NUMBER:	
DRAWING NO.: DD GA-8	
SHEET SIZE: B	SHEET: 1 OF 1
Rev: B	

Soil Test Pit Excavation Observations

DTH-1:

Depth	Color	Texture	Notes
0-17"	Gray	Sandy Gravel	Processed gravel
17-48"	Brown	Sandy Loam	
48-58"	Dark Gray	Sandy loam	with roots
58-60"	Brown	Sandy Loam	
60-72"	Brown and Gray	Silt loam	mottled

BOH = 84"
Groundwater discharge at 5 ft.

DTH-2:

Depth	Color	Texture	Notes
0-12"	Gray	Sandy Gravel	Processed gravel
12-38"	Brown	Sandy Loam	With cobble
38-48"	Dark brown	Sandy Loam	With roots
48-60"	Brown	Sandy Loam	
60-82"	Brown and Gray	Silt loam	mottled

BOH = 84"
Groundwater discharge at 6.8'

DTH-3:

Depth	Color	Texture	Notes
0-9"	Gray	Sandy Gravel	Processed gravel
9-24"	Brown	sand	
24 – 43"	Reddish	sand	
43-84"	Gray	sand	Depleted layer

BOH = 7'
GW @ 6'

DTH-4:

Depth	Color	Texture	Notes
0-20"	Dark Gray	Sandy Gravel	Processed bituminous gravel
20-38"	Yellowish brown	Fine sandy loam	Abundant roots
38-77"	Grayish brown	Silt loam	Mottling to bottom of hole

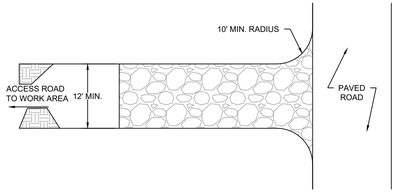
BOH = 6.5'
GW @ 5'

PERCOLATION TEST DATA

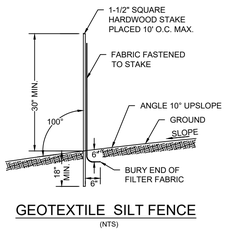
Perc Hole: 1 — Date: 1/21/2025
Depth: 30 in. — Presoak: 1 hr

Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
11:10	8.00			
11:20	12.00	4.00	00:10	2.50
11:30	15.50	3.50	00:10	2.86
11:40	19.00	3.50	00:10	2.86
11:50	20.50	1.50	00:10	6.67
12:00	22.00	1.50	00:10	6.67
12:10	23.00	1.00	00:10	10.00

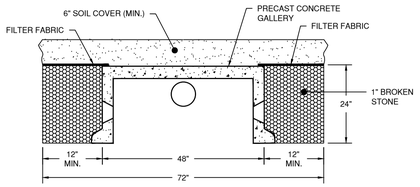
Final Rate: 1" in 10.00 minutes



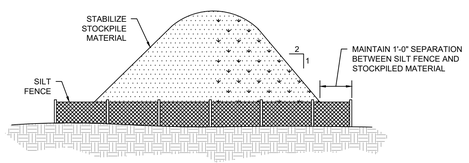
CONSTRUCTION ENTRANCE
(NTS)



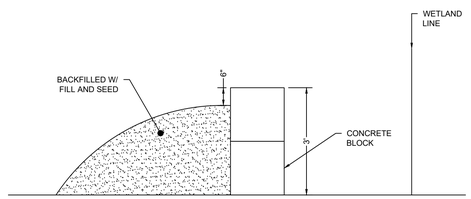
GEOTEXTILE SILT FENCE
(NTS)



24"x48" PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
(NTS)



STOCKPILE DETAIL
(NTS)



WETLAND DEMARCATION DETAIL
(NTS)

Restoration Plan for Disturbed Area at 284 New Canaan Avenue

1. **Removal of Materials**
   - All deposited concrete blocks and other materials present in the disturbed area will be removed as part of the corrective action.
2. **Site Grading**
   - The area will be properly graded to restore natural contours and ensure proper drainage.
3. **Soil Preparation**
   - All disturbed areas will be covered with topsoil to provide a suitable growing medium for vegetation.
   - The topsoil will be spread evenly and raked to achieve uniform coverage.
4. **Seeding and Vegetation Restoration**
   - The entire area will be seeded with a Conservation Wildlife Mix sourced from New England Plants to promote native habitat restoration.
   - The seed mix will include native grasses and wildflowers suitable for local wildlife and soil stabilization.
5. **Erosion Control Measures**
   - Temporary erosion control measures (such as straw mulch or erosion control blankets) will be applied to stabilize the soil until vegetation establishes.
   - Additional erosion control measures will be implemented as necessary to prevent soil displacement.
6. **Monitoring and Maintenance**
   - The restored area will be monitored for vegetation establishment.
   - Any bare or eroded spots will be reseeded as needed.
   - Regular inspections will ensure successful restoration, and additional corrective actions will be taken if necessary.

New England Conservation/Wildlife Mix

BOTANICAL NAME	COMMON NAME	INDICATOR STATUS
ELYMUS VIRGINICUS	VIRGINIA WILD RYE	FACW-
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
FESTUCA RUBRA	RED FESCUE	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
PANICUM VIRGATUM	SWITCH GRASS	FAC
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
DESMODIUM CANADENSE	SHOWY TICK TREFOIL	FAC
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM PURPUREUM (EUTROCHIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
RUDBECKIA HIRTA	BLACK EYED SUSAN	FACU-
ASTER PILOSUS (SYMPHYOTRICHUM PILOSUM)	HEATH (OR HAIRY) ASTER	UPL

APPLY: 25 LBS/ACRE :1750 SQ FT/LB

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES FOR BOTH GOOD EROSION CONTROL AND WILDLIFE HABITAT VALUE. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

REVISION DATE	ISSUE
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
INDIAN HILL RE, LLC

PROJECT LOCATION:
284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:
#S19-499B
SITE IMPROVEMENTS

DRAWING TITLE:
NOTES AND DETAILS

PROJECT No.: 23015-02

DATE:	DESIGNED BY:	CHECKED BY:
12/18/2024	SM	BC

SCALE: N.T.S.

PROJECT STATUS:
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-2.0

T:\1. ACTIVE PROJECTS\2023-02 (J.PERONA-284 NEW CANAAN AVE NWLK &ERNA NEIGHBORS\DRAWINGS\VOLATION S19-499B\284 NEW CANAAN - SITE PLAN.DWG

PLANTING LIST

KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	SIZE	QTY
AR	ACER RUBRUM	RED MAPLE	A fast-growing tree (60-75') with fall foliage. Seed, sap, and buds serve as food for wildlife. One of the most common trees in northeast wetlands.	4-6'	8
NS	NYSSA SYLVATICA	BLACK GUM, SOUR GUM, TUPELO, PEPPERIDGE	Medium to large tree (40-80') of forested wetlands and moist woods. Unusual horizontal branching habit. Partial shade to full sun. Fruit provides food for wildlife.	4-6'	8

New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
FESTUCA RUBRA	RED FESCUE	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
PANICUM VIRGATUM	SWITCH GRASS	FAC
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	FACW+
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU
BIDENS FRONDOSA	BEGGAR TICKS	FACW
EUPATORIUM MACULATUM (EUTROCHIUM MACULATUM)	SPOTTED JOE PYE WEED	OBL
EUPATORIUM PERFOLIATUM	BONESET	FACW
ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM NOVAE-ANGLIA)	NEW ENGLAND ASTER	FACW-
SCIRPUS CYPERINUS	WOOL GRASS	FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro- seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended. APPLY: 35 LBS/ACRE :1250 sq ft/lb

WETLAND PLANTING STATUS TERMS	
OBL: Obligate Wetland Species	Plants that almost always grow in wetlands (estimated probability >99%), under natural conditions.
FACW: Facultative Wetland Species	Plants that usually grow in wetlands (estimated probability 67%-99%), but are occasionally found in non-wetlands areas.
FAC: Facultative Species	Plants equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66% in wetlands).
FACU: Facultative Upland Species	Plants usually found in non-wetlands (estimated probability 67%-99%), but occasionally found in wetlands (estimated probability 1%-33%).
UPL: Obligate Upland Species	Plants almost always found in non-wetlands or upland sites (estimated probability >99%).

CONSTRUCTION NOTES

1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
2. AREA AS DICTATED ON THE SITE PLAN TO BE CLEARED AND GRUBBED PRIOR TO THE PREPARATION OF THE PLANTING AREA. ALL INVASIVE VEGETATION SHALL BE TREATED PER THE SITE-SPECIFIC INVASIVE MANAGEMENT PLAN PRIOR TO PREPARATION OF THE PLANTING AREA.
3. TREE PROTECTION LIMITS SHALL BE ESTABLISHED IN THE FIELD BY THE CONTRACTOR AROUND ALL OF THE TREES THAT ARE MARKED TO REMAIN AS PART OF THE PROJECT. ANY WORK COMPLETED WITHIN THE DRIP LINE OF THE EXISTING TREES SHALL BE COMPLETED BY HAND AND NOT WITH THE USE OF MECHANICAL EQUIPMENT. COMPACTION WITHIN THE DRIP LINE OF ANY TREES MARKED TO REMAIN SHALL BE KEPT TO A MINIMUM.
4. AREAS THAT ARE CLEARED AND GRUBBED SHALL BE RE-ESTABLISHED WITH THE ADDITION OF 6 INCHES. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT OF ORGANIC MATERIAL CONTENT; LESS THAN 3 PERCENT STONES ¼ INCH OR LARGER IN ANY DIMENSION AND ROOTS, PLANTS, SOD, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

PLANTING NOTES

GENERAL PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE NURSERY. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE PLANTING CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ALL PLANTINGS AND SEEDING WITHIN THE LIMITS OF THE WETLAND RESTORATION AREA SHALL BE COMPLETED BY HAND. NO MACHINERY SHOULD ENTER THE WETLAND AREA AFTER THE COMPLETION OF THE FILL REMOVAL IS COMPLETED.
2. PLANT LOCATIONS ARE SUBJECT TO FIELD REVISION BASED ON LOCATIONS OF EXISTING DESIRABLE PLANT SPECIES AND OTHER EXISTING CONDITIONS. ANY CHANGES TO PLANT LOCATION OR SPECIES SELECTION ARE TO BE REVIEWED BY THE LANDSCAPE DESIGNER.
3. ALL PLANTINGS SHALL BE PERFORMED AND COMPLETED BETWEEN OCTOBER 1 AND THE DATE AT WHICH FROZEN SOIL CONDITIONS EXIST, AND/OR BETWEEN APRIL 15 AND JUNE 15.
4. PLANT NURSERY STOCK BY DIGGING A SUFFICIENTLY LARGE ENOUGH HOLE TO ACCOMMODATE THE PLANTS AND ROOTS. THE PLANTING HOLE SHALL THEN BE FILLED WITH WATER SUFFICIENT TO SATURATE THE SURROUNDING SOIL. THE ROOTS SHALL BE SPREAD OUT ADEQUATELY TO PROMOTE GOOD GROWTH. ALL PLANTS SHALL BE SET AT THE LEVEL OF THE EXISTING GRADE.
5. THE PLANTING HOLE SHALL BE FILLED WITH SOIL AND FIRMED BY TAMPING TO FILL ANY VOIDS. APPLY ADEQUATE DEPTH OF MULCH AROUND SHRUBS AND TREES TO INHIBIT WEED GROWTH DURING THE PLANTS FIRST YEAR OF GROWTH.
6. PROVIDE ADEQUATE IRRIGATION AND PROTECTION FROM DEER UNTIL PLANTED AREAS ARE ESTABLISHED.
7. PLANTING PLUGS SHOULD BE PLANTED AT A SPACING OF 12" FEET OFF CENTER; SHRUBS SHOULD BE PLANTED AT A MINIMUM SPACING OF 4 TO 6" FEET OFF CENTER.

SEED BED PREPARATION

1. PREPARE UPLAND AREA BY REMOVING LARGE ROOTS. PLACE UP TO 6 INCHES OF TOP SOIL IN THE PROPOSED PLANTING AREA
2. FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ.FT.
3. SEED AND FERTILIZER APPLICATION
4. APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE™ 18-6-12 FERTILZER OR EQUIVALENT AT A RATE OF 300 LBS PER ACRE. LIGHTLY ROLL THE SEEDED SURFACE TO ENSURE GOOD CONTACT WITH SEDIMENTS. LIGHTLY DRAG THE TO SEEDED SURFACE TO COVER SEED WITH A THIN (LESS THAN 1/8 INCH) FILM OF SOIL. SEEDING SHOULD BE DONE BETWEEN APRIL 15 AND JUNE 1 OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE DESCRIBED BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING

IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. MULCH MATERIAL SHOULD BE "TUCKED" APPROXIMATELY 2"-3" INTO THE SOIL SURFACE.

TREE PLANTING NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNING SHOULD ONLY BE DONE TO CORRECT DAMAGE AT THE TIME OF PLANTING. USE CORRECTIVE PRUNING TECHNIQUES AFTER ESTABLISHMENT BASED ON ISA STANDARDS.
2. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, REMOVE ALL TWINE, ROPE, BURLAP, AND WIRE BASKET FROM TOP 1/3 OF ROOT BALL.
3. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
4. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.
5. IF PLANTING PITS ARE EXCAVATED USING A POWER AUGER, BREAK VERTICAL SIDES WITH A BALLING BAR OR SPADE TO INTERRUPT CONTINUOUS CURVE INFLUENCE ON ROOT DEVELOPMENT.
6. IF PLANTING PITS ARE HAND DUG, SCARIFY SIDES OF PIT.
7. 2" TO 3" INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING TO COVER EARTH SAUCER.
8. STAKE TREES ONLY AS NEEDED ACCORDING TO ISA GUIDELINES.
9. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL
10. TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
11. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

SOIL AMENDMENT PLAN FOR 27 ABBOTT AVENUE – DETAILED CONSTRUCTION SEQUENCE

1. INITIAL SITE PREPARATION

EXCAVATION OF EXISTING TOPSOIL:

- SCOPE: THE SITE INCLUDES PLANTING AREAS NEAR WETLAND BUFFERS AND URBAN LANDSCAPES. STRIP THE TOP 4-6 INCHES OF SOIL FROM THE DESIGNATED GARDEN AREAS AND BUFFER PLANTING ZONES, INCLUDING THE WILDFLOWER PLUGS AND TURF GRASS BLEND ZONES IDENTIFIED ON THE SITE PLAN (L-1.0).
- STORAGE: TRANSPORT THIS TOPSOIL TO A TEMPORARY STOCKPILE. KEEP IT COVERED WITH TARPS OR EROSION CONTROL BLANKETS TO PREVENT RUNOFF OR SEDIMENTATION INTO THE WETLAND AREA TO THE EAST.
- EROSION CONTROL: INSTALL SILT FENCES AS SHOWN ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN TO PROTECT THE WETLAND BUFFER DURING TOPSOIL EXCAVATION AND PREVENT EROSION. PLACE COIR LOGS ALONG THE STEEP AREAS, PARTICULARLY NEAR THE 75-FOOT UPLAND REVIEW AREA.

SOIL TESTING:

- TESTING AREA: TEST THE SOIL IN MULTIPLE LOCATIONS ACROSS THE SITE, FOCUSING ON BOTH THE WETLAND BUFFER AND UPLAND ZONES TO ENSURE THE SPECIFIC NEEDS OF DIFFERENT AREAS (E.G., MOISTURE RETENTION NEAR WETLANDS VS. DRAINAGE IN HIGHER ZONES).
- PARAMETERS: CONDUCT TESTS FOR PH, ORGANIC MATTER CONTENT, NITROGEN (N), PHOSPHORUS (P), POTASSIUM (K), AND SOIL TEXTURE. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE MOISTURE-RETENTION CAPABILITIES IN THE BUFFER AREA ADJACENT TO THE WETLANDS AND TO COMPACTION ISSUES IN AREAS THAT PREVIOUSLY HAD CONSTRUCTION TRAFFIC.

2. SUBSOIL LOOSENING

BREAKING SUBSOIL COMPACTION:

- EQUIPMENT: USE A TRACTOR-MOUNTED SUBSOILER OR HAND TOOLS IN MORE SENSITIVE AREAS (NEAR THE BUFFER) TO LOOSEN THE SUBSOIL TO A DEPTH OF 12-18 INCHES. THIS IS ESPECIALLY IMPORTANT IN AREAS ADJACENT TO THE EXISTING DRIVEWAY AND PARKING WHERE COMPACTION FROM CONSTRUCTION VEHICLES LIKELY OCCURRED.
- SITE-SPECIFIC LOCATIONS: FOCUS SUBSOIL LOOSENING EFFORTS ALONG THE GARDEN AREA AND WITHIN 50-100 FEET OF THE WETLAND LINE, WHERE COMPACTION CAN RESTRICT ROOT GROWTH FOR SPECIES SUCH AS RED CHOKEBERRY (*PHOTINIA MELANOCARPA*) AND RED MAPLE (*ACER RUBRUM*) THAT ARE PROPOSED FOR THESE ZONES.

AMEND SUBSOIL:

- AMENDMENTS FOR COMPACTION: IF SOIL TESTS INDICATE HEAVY COMPACTION IN SUBSOIL, APPLY GYPSUM AT A RATE OF 40-50 LBS PER 1,000 SQUARE FEET TO LOOSEN THE SOIL STRUCTURE. GYPSUM IS PARTICULARLY EFFECTIVE WHERE COMPACTION INTERFERES WITH DRAINAGE, SUCH AS THE SOUTHERN BUFFER AREA.
- DRAINAGE CONSIDERATION: FOR AREAS WITH POOR DRAINAGE (E.G., NEAR THE WETLAND BUFFER AND AREAS AT ELEVATIONS BELOW 205 FEET), INCORPORATE ORGANIC MATTER OR COARSE SAND TO IMPROVE PERMEABILITY. COMPOST AT 10-20% BY VOLUME IS RECOMMENDED FOR THE GARDEN ZONE, ENSURING DEEPER ROOT GROWTH FOR WETLAND-ADJACENT PLANTS.

3. SOIL AMENDMENT INCORPORATION

TOPSOIL ENRICHMENT:

- REAPPLY TOPSOIL: REINTRODUCE THE STORED TOPSOIL INTO PLANTING AREAS, ESPECIALLY WITHIN THE WILDFLOWER PLUG PLANTING AREAS AND AROUND THE NORTHERN SPICEBUSH AND AMERICAN HOLLY PROPOSED PLANTINGS NEAR THE BUFFER.
- COMPOST APPLICATION: INCORPORATE 3-4 INCHES OF ORGANIC COMPOST (CONTAINING HUMUS OR LEAF MOLD) INTO THE TOPSOIL TO IMPROVE STRUCTURE AND ORGANIC MATTER CONTENT. ENSURE A CONSISTENT MIX THROUGH ROTOTILLING TO A DEPTH OF 6-9 INCHES.
- PEAT MOSS ADDITION: IN THE UPLAND AREAS AND DRYER PORTIONS OF THE SITE (NEAR THE PARKING LOT AND DRIP LINE OF THE TREES), ADD PEAT MOSS TO IMPROVE WATER RETENTION.

PH ADJUSTMENT:

- BUFFER AND UPLAND ADJUSTMENT: APPLY AGRICULTURAL LIME IN AREAS THAT REQUIRE PH RAISING, PARTICULARLY FOR TURF GRASS BLENDS IN THE BUFFER AND GARDEN ZONES, WHERE PH SHOULD BE RAISED TO 6.5-7.0.
- BUFFER AREA TARGET: IN WETLAND-ADJACENT ZONES, MAINTAIN PH BETWEEN 5.5 AND 6.5. USE ELEMENTAL SULFUR IN AREAS IDENTIFIED WITH HIGHER PH NEAR THE BUFFER IF NEEDED (BASED ON SOIL TEST RESULTS). APPLY 10 LBS OF SULFUR PER 1,000 SQUARE FEET TO GRADUALLY LOWER THE PH.

4. FERTILIZER APPLICATION

STARTER FERTILIZER:

- FERTILIZER TYPE: USE A BALANCED, SLOW-RELEASE GRANULAR FERTILIZER SUCH AS 10-10-10 FOR NEWLY PLANTED TREES, SHRUBS, AND WILDFLOWER AREAS. THIS APPLIES TO BOTH THE WILDFLOWER CONSERVATION MIX ZONE AND THE GARDEN PLANTING AREA.
- APPLICATION RATE: APPLY AT A RATE OF 5 POUNDS PER 1,000 SQUARE FEET ACROSS THE SITE, WITH A FOCUS ON THE WILDFLOWER PLUGS, TURF GRASS, AND SHRUB ZONES (E.G., PLANTING ZONES WITH NORTHERN SPICEBUSH AND AMERICAN HOLLY).

SITE-SPECIFIC ADDITIVES:

- NITROGEN BOOST: IN AREAS WITH WILDFLOWER PLUGS NEAR THE PARKING LOT, ADD ADDITIONAL NITROGEN-BASED FERTILIZER (SUCH AS UREA) TO IMPROVE PLANT ESTABLISHMENT IN NUTRIENT-POOR SOILS.
- PHOSPHORUS AND POTASSIUM ADDITIVES: INCORPORATE PHOSPHORUS-HEAVY FERTILIZERS FOR ROOT ESTABLISHMENT IN THE WETLAND BUFFER PLANTING ZONE (APPLY SUPERPHOSPHATE AT 2 LBS PER 100 SQUARE FEET FOR DEEP-ROOTED SPECIES LIKE RED MAPLE).

5. MULCHING

MULCH PREPARATION:

- BUFFER AREA MULCH: IN THE WETLAND BUFFER (AS SHOWN ON THE PLAN), SPREAD A 3-INCH LAYER OF ORGANIC MULCH (SUCH AS SHREDDED HARDWOOD OR BARK) AROUND THE BASE OF TREES AND SHRUBS, ENSURING A CLEAR AREA OF 3-4 INCHES FROM TRUNKS AND STEMS.
- WILDFLOWER PLUG ZONE: FOR WILDFLOWER AREAS, USE COMPOSTED LEAF MULCH IN THE PLANTING BEDS TO ASSIST WITH MOISTURE RETENTION AND PROVIDE NUTRIENTS OVER TIME.

MULCH DISTRIBUTION:

- SLOPE PROTECTION: ON SLOPES LEADING TO THE WETLAND BUFFER, ENSURE MULCH IS APPLIED THICKLY (4 INCHES) TO HELP PREVENT EROSION.
- BUFFER SETBACK AREAS: SPREAD MULCH EVENLY IN THE UPLAND BUFFER SETBACK ZONE TO MAINTAIN SOIL MOISTURE AND SUPPRESS WEED GROWTH.

6. FINAL GRADING

FINE GRADING:

- AFTER SOIL AMENDMENTS AND MULCH ARE APPLIED, MICRO GRADE THE SURFACE USING A LANDSCAPE RAKE.
- ATTENTION TO SLOPE: ENSURE PROPER GRADING TOWARDS STORMWATER RUNOFF POINTS AND AWAY FROM STRUCTURES, PAYING PARTICULAR ATTENTION TO AREAS NEAR THE PERMEABLE DRIVEWAY AND WETLAND BUFFER TO PREVENT WATER ACCUMULATION.

7. MONITORING AND MAINTENANCE

SOIL TESTING POST-PLANTING:

- FIRST YEAR ASSESSMENT: RE-TEST THE SOIL IN BOTH THE WETLAND BUFFER AND GARDEN ZONES AFTER THE FIRST GROWING SEASON TO ADJUST FERTILIZER AND PH LEVELS AS NEEDED.
- ADJUST NUTRIENTS OR PH BASED ON THE HEALTH OF PLANTINGS, ESPECIALLY FOR AMERICAN HOLLY AND NORTHERN SPICEBUSH, WHICH ARE SENSITIVE TO SOIL NUTRIENT IMBALANCES.
-

MULCH AND COMPOST REAPPLICATION:

- REAPPLY ORGANIC MULCH ANNUALLY, PARTICULARLY IN AREAS WHERE EROSION IS EVIDENT, SUCH AS NEAR THE WILDFLOWER PLUG ZONE AND ALONG THE SLOPES NEAR THE BUFFER ZONE.
- TOP-DRESS WITH COMPOST AS NECESSARY TO MAINTAIN SOIL FERTILITY AND STRUCTURE IN THE GARDEN AND BUFFER PLANTING ZONES.

REVISION DATE	ISSUE
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS

DRAWING TITLE:

PLANTING NOTES

PROJECT No. 23015-02

DATE:	DESIGNED BY:	CHECKED BY:
12/18/2024	SM	BC

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

C-3.0

LANDTECH
T:\1 ACTIVE PROJECTS\23015-02 ALFRENNA 284 NEW CANAAN AVE NWLK BERNANE\GIS\RDS\SWMP\SWPPP\EROSION CONTROL\S19-499B 284 NEW CANAAN - SITE PLAN.DWG

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):**
   284 New Canaan Avenue, Norwalk, CT
2. District: 5 Block: 46 Lot(s): 76 **3.** Zone: AAA, Overlay/Village District: _____
4. Historic Structure(s): ☑ No ☐ Yes **5.** Flood Hazard Zone: ☑ No ☐ Yes, Flood Zone(s) _____
6. Coastal Area Management Zone: ☑ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____
7. Existing Use of Property:
   Contractor's Yard - Public Utilities
8. Proposed Use of Property as Identified per **Table 4.3.9.A:** Building, Lot & Building Site Principal Uses:
   Contractor's Yard - Public Utilities

Applicant Information

Applicant Name: Enrico R. Costantini, Esq.
Billing Address: FLB LAW, PLLC, 315 Post Road West, Westport, CT 06880
Phone Number: 203-635-2200 Email: costantini@flb.law
Signature: _____

Property Owner Information and Authorization

Owner of Record: _____
Billing Address: _____
Phone Number: _____ Email: _____
Signature: _____

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

March 12, 2025

Norwalk Planning & Zoning Department
125 East Avenue, Room 129
Norwalk, CT 06856

Re: 284 New Canaan Avenue, Norwalk, Connecticut (the "Property")

To Whom It May Concern:

As the Owner of the Property, this letter is to advise you that Indian Hill RE, LLC hereby consents to the preparation, filing and presentation of any and all zoning, land use, or other applications seeking approvals in connection the Property by the law firm of FLB Law, PLLC, and the engineering firm of LandTech.

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

Sincerely,

Indian Hill RE, LLC

By:
Duly Authorized

APPLICANT'S PROJECT DESCRIPTION

PENNA CONSTRUCTION – 284 NEW CANAAN AVENUE

Penna Construction, by way of their attorneys, FLB Law, PLLC, (the "Applicant"), submits this application for a special permit (the "Application") pursuant to the Nowalk, Zoning Regulations (the "Regulations") for the property commonly known as 284 New Canaan Avenue, Norwalk, Connecticut (the "Property"), which is located in a CD-1L District. The goal of this Application is to modify the existing Special Permit that the Applicant obtained on October 10, 2017, Permit #S16-499A (the "2017 Special Permit"). Along with this Project Description, the Application includes the following documents:

- Site Development Plan, dated December 18, 2024, revised as of March 11, 2025 (the "Site Plan");
- Stormwater Management Report for 284 New Canaan Avenue, dated December 18, 2024, revised as of March 11, 2025 (the "Drainage Report"); and
- Operations and Maintenance Plan, dated December 18, 2024 (the "O&M Plan").

Additionally, the Applicant seeks a waiver for the submission of the following documents required by the Regulations:

- Certified Class A-2 Existing Conditions Survey;
- Environmental Report;
- Architectural Plans and Drawings; and
- Traffic Impact Analysis – the proposed use at the Property will not generate over five hundred (500) vehicle trips per day, as set forth in Section 8.4.8.2.c of the Regulations.

BACKGROUND

On October 24, 2024, the Applicant received a Notice of Zoning Violation: 284 New Canaan Ave (5-46-76-0) from the Planning and Zoning Department Enforcement Office, related to: (a) the clearing of more than 10,000 square feet, (b) non-compliance with the previously approved Special permit conditions, and (c) the failure to obtain a Certificate of Zoning Compliance (the "Zoning Violation"). Please note that item (a), related to the clearing of more than 10,000 square feet, is being addressed by way of a separate special permit application, at the direction of the Norwalk Planning & Zoning Department staff, which has been filed simultaneously herewith.

In an effort to address the remaining two violations identified in the Zoning Violation, the Applicant is now requesting a modification to the 2017 Special Permit to implement a change to the stormwater management system (as detailed further below) and also to take corrective action for the unpermitted yard expansion and return the site to initial approved boundaries. Please also

note, the Applicant is not proposing to expand the boundaries of the yard area as approved under the 2017 Special Permit.

In the Applicant's 2017 Special Permit, the Planning and Zoning Commission approved the construction of an above-ground stormwater detention pond, which was intended to protect the Property and surrounding areas from experiencing heightened water flow in the event of rain or other precipitation. The Applicant is now seeking to modify the original approvals in order to construct a Subsurface Detention System utilizing Cultec chambers to better address the stormwater requirements outlined in the 2017 Special Permit. This proposal was recently approved by the Norwalk Inland Wetland Agency (Permit #S16-499B)[1]. Furthermore, this system will serve the same purpose as the originally approved detention pond, while providing the following benefits:

i. Optimized space for restoration;
ii. Improved water quality and management;
iii. Reduced visual impact and compliance with permitting requirements.

The Applicant seeks approval of the proposed corrective measures outlined in the Site Plan to correct the Zoning Violations. As such, and for the reasons set forth herein, the Applicant submits that the Application meets the standards set forth in the Regulations and requests approval for the work detailed herein. As set forth in the Site Plan, the construction of the Subsurface Detention System will require the Applicant to construct the following:

1. A silt fence along the rear of the Existing Masonry Garage;

2. A temporary stockpile area for materials to be used in the course of construction;

3. A low concrete block wall or berm to surround the expanded construction area in accordance with the Wetland Demarcation Boundary detail; and

4. The Subsurface Detention System itself.

Finally, the Applicant is also proposing to reconfigure the material storage bins on-site to allow for maximizing the usable space for yard activities within defined boundaries. The proposed change is depicted in the enclosed Site Plan.

[1] Please note, the Applicant has appealed the decision of the Norwalk Inland Wetland Agency as it related to the imposition of a specific condition requiring a twenty-five (25') buffer on the eastern property line.

SPECIAL PERMIT STANDARDS

Section 8.4.8 of the Regulations sets forth the requirements that must be met to obtain a Special Permit. The Applicant submits that it meets each of the requirements for the reasons set forth below:

Section 8.4.8.G.1.a – If the Special Permit if for a Use, the proposed Use must be listed as a Special Permit Use for the applicable District and conforms to all applicable standards listed in Section 4.3.9.F, for the proposed use.

The Applicant submits that this Section of the Regulations does not apply to this Application. The Applicant is seeking approval for the construction of the Subsurface Detention System instead of the originally approved above-ground retention pond. The Applicant is not proposing to change the Use, nor is the Applicant seeking any of the Temporary Uses set forth in Section 4.3.9.F of the Regulations.

Section 8.4.8.G.1.b – The proposed Use, Building, or Structure must be so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected.

The Subsurface Detention System will protect the public health, safety, and welfare by protecting from increased flows of stormwater discharge from the Property into the immediately surrounding area. As set forth in the Drainage Report, the Subsurface Detention System will retain excessive water that may result from storms and similar weather events. As with the originally approved above-ground detention pond, without the Subsurface Detention System there is a risk that flood-like events could occur due to stormwater run-off at the Property. Additionally, the Applicant will maintain the Subsurface Detention System in accordance with the O&M Plan so that the existing and proposed stormwater components installed at the Property are maintained in operational condition throughout the life of the project. The construction of the Subsurface Detention System will protect from such events and clearly promotes the public health, safety, and welfare of the citizens of Norwalk.

Therefore, the Applicant submits that the requirements of Section 8.4.8.1.b are met.

Section 8.4.8.G.1.c – The proposed Use, Building, or Structure must not adversely affect other property in the area in which it is located.

The Subsurface Detention System will not have any adverse effect on the other properties located in the area surrounding the Property. As set forth above, the proposal will provide a benefit, not a harm, by protecting from increased stormwater discharge that may occur in the future.

Section 8.4.8.G.1.d – The proposed Use, Building, or Structure must conform to all applicable provisions of these Regulations for the District in which it is to be located.

The Applicant submits that the proposed Subsurface Detention System complies and conforms with all applicable provisions of the Regulations that apply to CD-1L Districts.

Section 8.4.8.G.1.e – The Proposed Use, Building, or Structure must be in harmony with the general purpose and intent of these Regulations.

The Subsurface Detention System is in harmony with the general purpose and intent of the Regulations. First, the Regulations have been implemented to "protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community." (§1.5.1.A). As stated above, the Subsurface Detention System will protect the people and community from stormwater discharge. The Subsurface Detention System will allow for the orderly and beneficial development of the Property by allowing for the efficient and effective disposition of stormwater runoff, while increasing the total surface area of the Property that may be used for development by the Applicant. (§1.5.1.C). The proposal will also secure and provide protection from hazards such as flooding by providing for and ensuring that stormwater discharge does not impact the immediately area surrounding the Property. (§1.5.1.L). Similarly, the Subsurface Detention System will conserve the value of the land and buildings both at the Property and in the surrounding area by protecting said properties from water flows.

Taking all of this together, granting the Special Permit is in line with the clearly stated purposes of the Regulations.

Section 8.4.8.G.1.f – Except for Buildings designated as historic under a Local, State or National inventory, any proposed Building containing a Footprint of 5,000 square feet or more or a Floor Area of 20,000 square feet or more[.]

This Application does not seek approval to construct a new Building – therefore, the Applicant submits that Section 8.4.8.G.1.f does not apply to this Application.

CONCLUSION

As proposed, the Subsurface Detention System, if approved, will allow the Applicant to resolve the outstanding Zoning Violations and as such we respectfully request that this Commission approve this Application.

Neighbors within 100' of Subject Property

Piotr Suchocki
11 May Drive
Norwalk, CT 06850

Luis Alfredo Vallejo & Reyna Vallejo
4 Klim Lane
Norwalk, CT 06850

James William Mayfield
3 Klim Lane
Norwalk, CT 06850

Andrew John Frucci & Emily Schneider Frucci
156 Pocconock Trail
Norwalk, CT 06850

Alain & Alicja Chebeir
166 Pocconock Trail
Norwalk, CT 06850

Peter B. Wilson, Jr. & Karen P. Wilson
178 Pocconock Trail
Norwalk, CT 06850

Robert C. Kolodny, as Trustee
Robert C. Kolodny Revocable Trust of 1978
48 Carter Street
Norwalk, CT 06850

Elena Zaika & Marwan Saidi
46 Carter Street
Norwalk, CT 06850

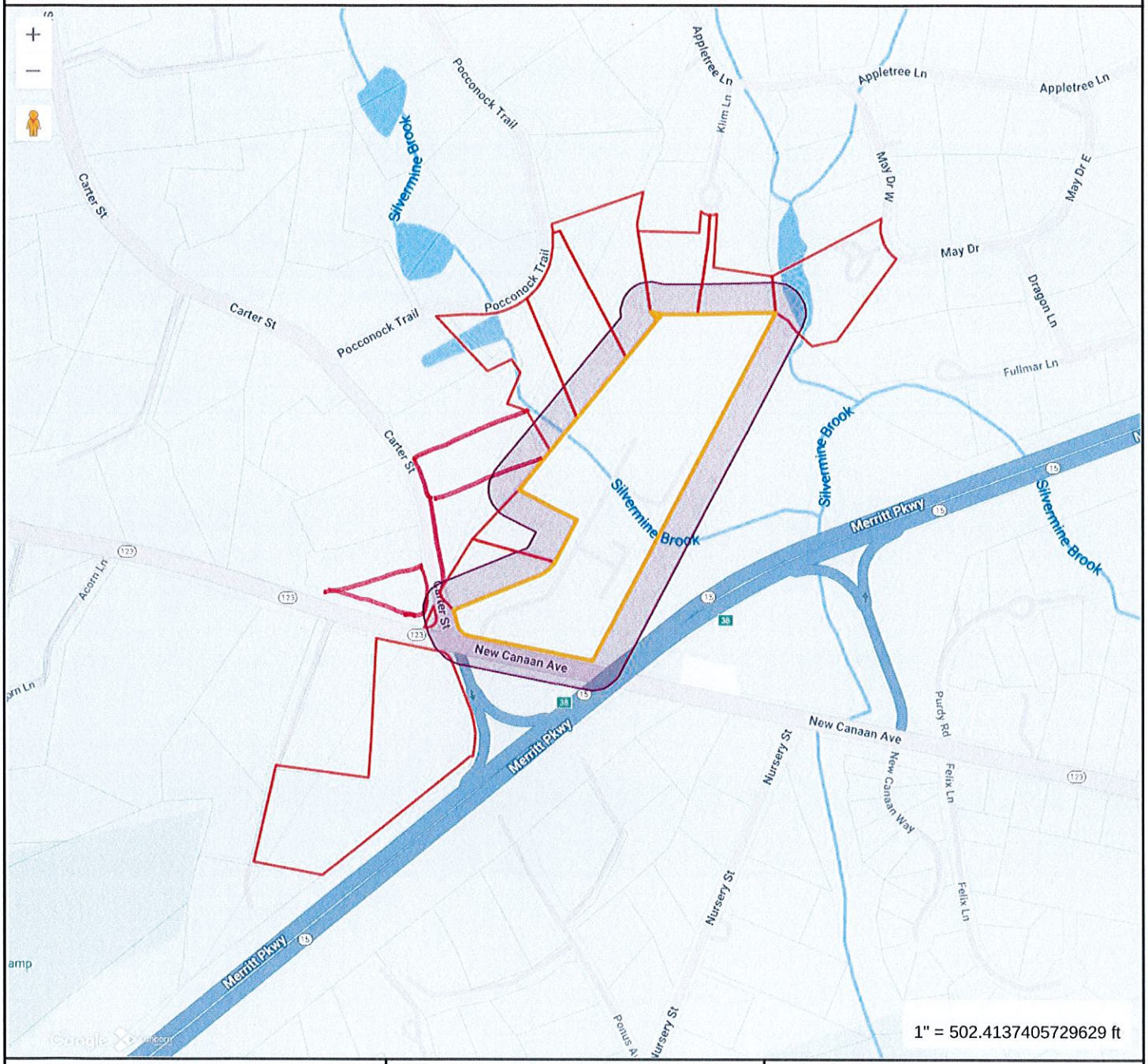
Andrew J. & Josephina Bell
293 New Canaan Avenue
Norwalk, CT 06850

Mauro A. Rojas
(For property located at Ponus Avenue, Norwalk, CT)
c/o: 845 Carter Street
New Canaan, CT 06840

Peter Hantes, Jr.
824 carter Street
New Canaan, CT 06840

Mauro A. Rojas
845 Carter Street
New Canaan, CT 06840

Jimmy Nguyen
830 Carter Street
New Canaan, CT 06840



Norwalk Information

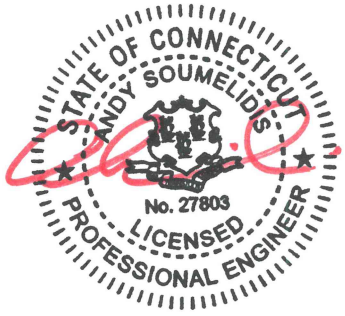
ID	103-5-46-76-0
Site Address	284 NEW CANAAN AVE
Owner	INDIAN HILL RE LLC
Co-Owner	
Owner Address	46 INDIAN HILL RD

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.

STORMWATER MANAGEMENT **REPORT** for **284 New Canaan Avenue** Norwalk, CT December 18, 2024 Revised: March 11, 2025	

Narrative:

The owner of 284 New Canaan Avenue, Norwalk, CT proposes to construct an addition to an existing contractor's yard and related improvements. 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 11.12 acres in size, it is located to the north of the Merritt Parkway. There are wetlands located throughout the property.

The NRCS soils map indicates the upland soils in the vicinity of the proposed improvements to be Scarboro Muck, a well-drained soil in Hydrologic Soil Group A/D. The site also contains Udorthents Urban Land and Canton and Charlton fine sandy loam which are well-drained soils in Hydrologic Soil Group B. The site also contains Leicester fine sandy loam which is a well-drained soil in Hydrologic Soil Group B/D. Based on field observation, an infiltration rate of 3"/hour (observed infiltration rate of 1" in 10 min.) was utilized in the design for the proposed drainage system. It is assumed that the underlying soils will allow the detained storm water to infiltrate within 72 hours, per CT DEEP guidance (requires a 0.50"/hour infiltration rate).

For the purposes of modeling the pre and post development conditions, we have analyzed one (1) drainage area in the pre-development conditions and two (2) subareas in the post-development conditions. Existing drainage area 1 currently sheet flows to the south towards the existing wetlands and contains the entire property including the existing buildings and parking/driveway areas.

Proposed subarea 1A contains the proposed expanded yard and a portion of the existing parking/driveway area and will be collected via a system of catch basin and collection piping and will discharge to a proposed water quality chamber that will discharge to a proposed underground detention system. The proposed underground detention system will discharge via the inlet catch basin. Proposed subarea 1B contains the remainder of the site including the existing buildings and the remainder of the existing parking/driveway areas and will discharge via sheet flow to the south towards the existing wetlands matching existing conditions.

The proposed underground detention system is only intended to capture runoff from the proposed expanded yard and a portion of the existing parking/driveway area. The proposed underground detention system is sized based on the required water quality volume as well as runoff control for the 2-yr, 10-yr, 25-yr, 50-yr, and 100-yr storm events.

Table 1 on the following page summarizes the required and proposed water quality volume (WQv) and runoff control for the design storm events in accordance with the City of Norwalk Drainage Manual.

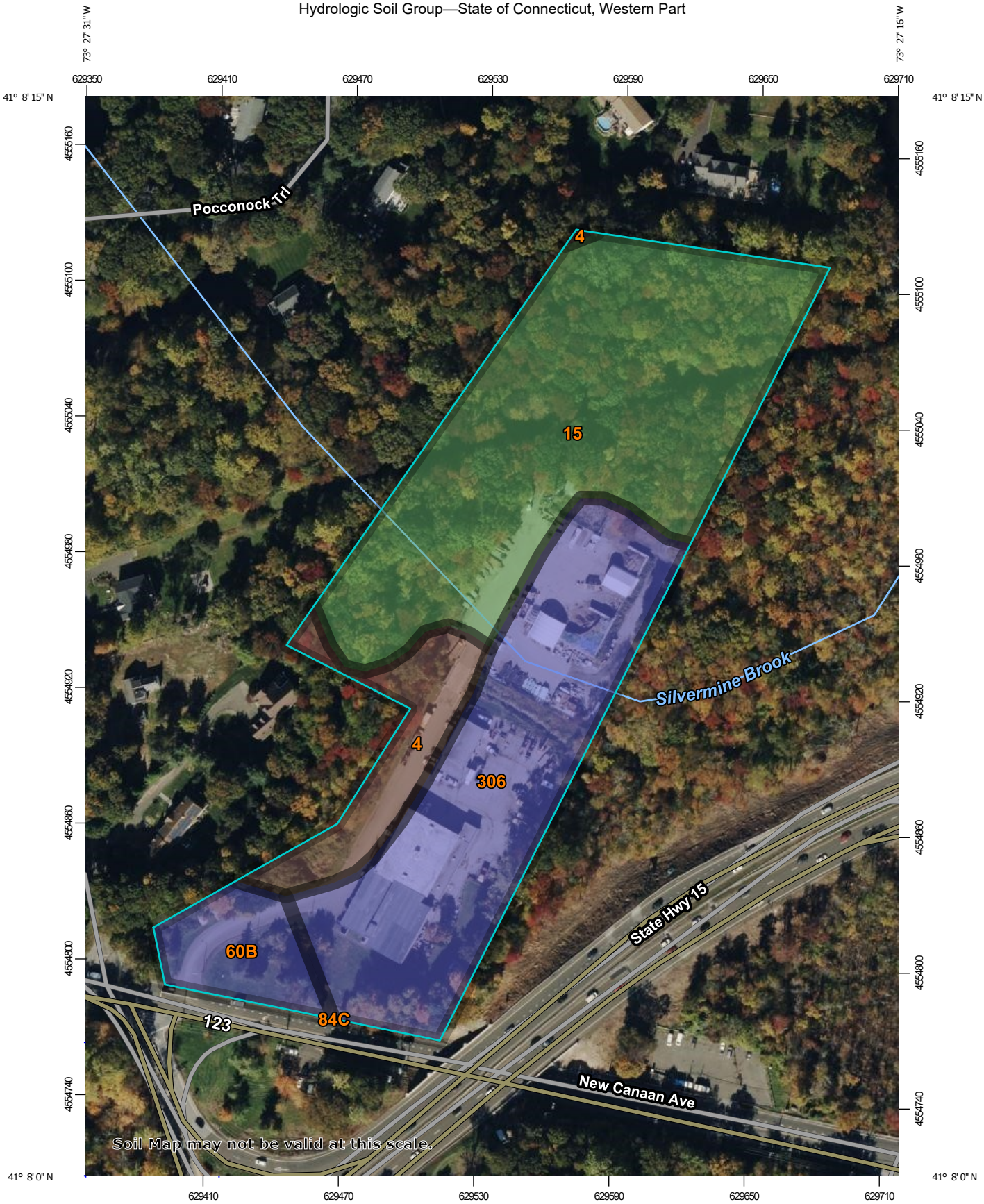
Storm Event	Drainage Area	Existing / Req.	Proposed	Δ	Δ (%)
2-YR	DA-1	2.5 cfs	0.7 cfs	-1.8	-72.0%
10-YR	DA-1	10.9 cfs	5.5 cfs	-5.4	-49.5%
25-YR	DA-1	17.8 cfs	11.0 cfs	-6.8	-38.2%
50-YR	DA-1	23.4 cfs	19.1 cfs	-4.3	-18.4%
100-YR	DA-1	29.8 cfs	19.8 cfs	-10.0	-33.6%
WATER QUALITY VOLUME (cf)		5510.70	22675.10		
WATER QUALITY FLOW (cf)		2.49	6.90		

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 adjacent neighbors or downstream drainage systems.

***Exhibits**:*

- NRCS Soils Report
- Watershed Maps
- Water Quality and Groundwater Recharge Volume
- Stormwater Runoff Computations

NRCS Soils Report



Map Scale: 1:2,330 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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 1, Sep 15, 2023

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
4	Leicester fine sandy loam	B/D	1.0	9.7%
15	Scarboro muck, 0 to 3 percent slopes	A/D	5.2	47.8%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	B	0.7	6.9%
84C	Paxton and Montauk fine sandy loams, 8 to 15 percent slopes	C	0.0	0.0%
306	Udorthents-Urban land complex	B	3.8	35.6%
Totals for Area of Interest			**10.8**	**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

Watershed Maps

LANDTECH

HSG "B" SOILS
HSG "A" SOILS

EX-DA-1
484,215 SF
CN=57
Tc=16.4

HSG "A" SOILS
HSG "B" SOILS

EXISTING WATERCOURSE PER NORWALK GIS MAP

SCALE IN FEET
0 100 200 300

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

T:\1. ACTIVE PROJECTS\23015-02 AJ PENNA 284 NEW CANAAN AVE NWLK BERM-NEIGHBORS\DRAWINGS\VIOLATION S16-4998\284 NEW CANAAN - SITE PLAN.DWG

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REVISION DATE	ISSUE

PREPARED FOR: INDIAN HILL RE, LLC
PROJECT LOCATION: 284 NEW CANAAN AVENUE NORWALK, CT
TITLE: SITE IMPROVEMENTS FOR A PROPOSED CONTRACTORS YARD EXISTING WATERSHED MAP

PROJECT No. 23015-02	
SCALE 1" = 100'	DATE 12/18/2024
DESIGNED BY: SM	CHECKED BY: AS

EX-WS

LANDTECH

HSG "B" SOILS
HSG "A" SOILS

PR-DA-1B
414,587 SF
CN=51
Tc=16.4

PR-DA-1A
69,628 SF
CN=98
Tc=5.0

HSG "A" SOILS
HSG "B" SOILS

EXISTING WATERCOURSE PER NORWALK GIS MAP

SCALE IN FEET
0 100 200 300

NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY PUBLIC AGENCIES ONLY

T:\1. ACTIVE PROJECTS\23015-02 A-J PENNA 284 NEW CANAAN AVE NWLK BERM-NEIGHBORS\D\RAWINGS\VIOLATION S16-499\B284 NEW CANAAN - SITE PLAN.DWG

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REVISION DATE	ISSUE

PREPARED FOR: INDIAN HILL RE, LLC
PROJECT LOCATION: 284 NEW CANAAN AVENUE NORWALK, CT
TITLE: SITE IMPROVEMENTS FOR A PROPOSED CONTRACTORS YARD
PROPOSED WATERSHED MAP

PROJECT No.	23015-02
SCALE: 1" =	DATE: 12/18/2024
DESIGNED BY: SM	CHECKED BY: AS

PR-WS

Water Quality and Groundwater Recharge Volume Calculations

Project:	**284 New Canaan Ave**	By:	**SM**	Date:	**12/18/2024**
	Norwalk, CT	Checked:	**AS**	Revised:	**2/28/2025**

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed	
Total Drainage Area, *A*	1.598	acres
Total Impervious Area	1.598	acres
Percentage of Impervious Area, *I*	100.0%	
Runoff Coefficient, *R*	0.950	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	1.598	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.127	acre-foot	
Water Quality Volume, *WQV*	**5,510.70**	**cf**	
WQV in Underground Detention	**22,675.10**	**cf**	***Provided***

Water Quality Volume provided > required

PROJECT	284 New Canaan Avenue	PREPARED BY	SM
DATE	2/28/2025	CHECKED BY	AS
SUBJECT	Water Quality Flow Calculations DA-1A		

SUBCATCHMENT AREAS

Inlet ID	Impervious Area	Grass Area	Wooded Area
DA-1A	1.598	0.000	0.000
	1.598	0.000	0.000

WATER QUALITY VOLUME (WQV) CALCULATION

Area (A) =	1.598	acres
Area (A) =	0.00250	square miles
Design Precipitation (P) =	1.5	inch
% Impervious Cover (I) =	100	
Volumetric Runoff Coefficient (R) =	0.950	

WQV =	**0.190**	**ac-ft**

WATER QUALITY FLOW (WQF) CALCULATION

RUNOFF CURVE NUMBER (CN)

Runoff Depth (Q) =	1.425	inches
CN =	99	Figure 2-1 (SWQM)

TIME OF CONCENTRATION (Tc), 10 minute minimum

Tc =	10	min
Tc =	0.17	hours

Initial Abstraction (I_a) =	0.128	Table 4-1 (SWQM)
I_a/P Calculation =	0.085333333	
Unit Peak Discharge (q_u) =	700	Exhibit 4-111 (SWQM)

WQF =	**2.49**	**cfs**

Performance Verification of Very Fine Sediment Removal with 50-Micron Silica Sand

The Downstream Defender® is an advanced Hydrodynamic Vortex Separator that removes sediment, oil and floatables from stormwater runoff. It has flow modifying internal components to stabilize the flow regime within the device, providing higher pollutant removal capabilities and protection from high scour velocities during intense storm events (Fig.1).

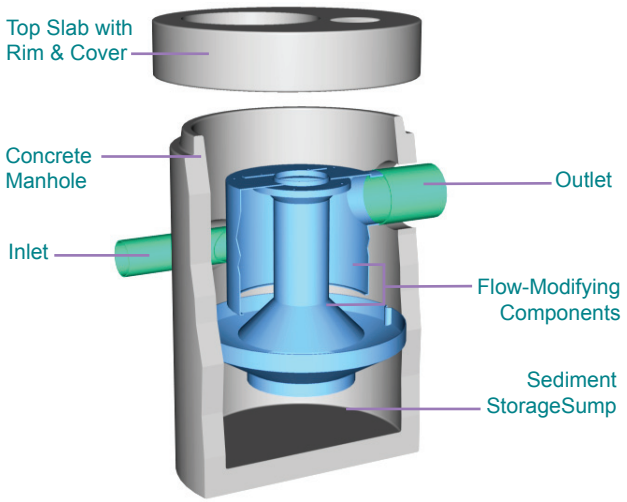


Fig.1 The flow modifying components stabilize the flow regime to provide higher pollutant removal capabilities.

Verification of Fine Sediment Removal

Although runoff from intense storm events has enough energy to mobilize large pollutants such trash and coarse sediments, small storm events tend to mobilize very fine sediment. To evaluate the ability of the Downstream Defender® to capture these pollutants, a full-scale 4-ft diameter unit was tested under controlled laboratory conditions (Fig.2).

Test procedures were based on requirements to obtain General Use Level Designation (GULD) for Pretreatment by the Washington Department of Ecology (WA DOE) and a Certificate of Technology Assessment under the New Environmental Technology Evaluation (NETE) Program by the Ontario Ministry of the Environment.

Clean water from a 23,000 gal reservoir was pumped to the Downstream Defender® for 4 test runs with target flow rates of 0.4 cfs to 2.2 cfs with no bypassed flows, and inlet concentrations of 200 to 300 mg/L (Fig.3). A very fine gradation of test sediment was produced by mechanically sieving U.S. Silica grade F-110 sand with a #200 sieve to ensure that all test sediment was less than 75-micron with an approximate mean particle size of 50-micron.

Five influent and effluent grab samples were collected per test run, for a total of 18 sample pairs. All samples were analyzed for Total Suspended Solids (TSS) by APHA SM2540D. Background influent and effluent samples were analyzed to ensure the reservoir supplied clean water. The average removal efficiency was calculated for each flow rate.

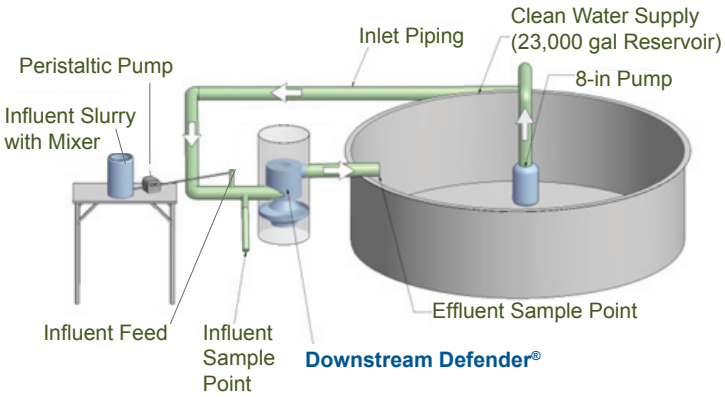


Fig.2 Hydro International's Portland, Maine test facility.

Fig.3 Grab samples were taken from the effluent discharge (pictured, left) and the influent to determine removal efficiency.

Downstream Defender®

Performance Testing Results

Test data demonstrates 80% removal of very fine sediment for all flows up to 1.2 cfs (Fig.4). As the Downstream Defender® does not incorporate an internal bypass, it will continue to capture sediment as flows increase. Whereas internally bypassing units will begin to discharge higher flows without any treatment, the test results project that the Downstream Defender® will continue to provide positive removal efficiencies up to its Peak Treatment Flow Rate of 3 cfs (Fig.4).

These results confirm the efficiency of the Dowstream Defender® over the wide range of tested flow rates and highlight the benefit of internal components that stabilize the flow regime and prevent bypassing of untreated flow.

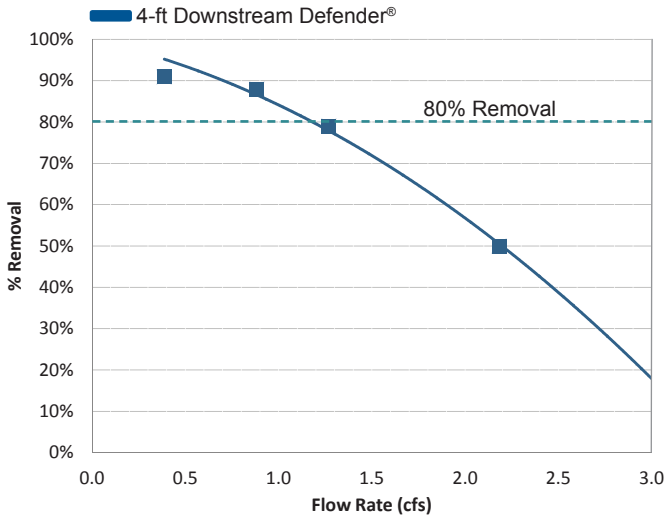


Fig.4 Results of the testing show 80% removal of the very fine test sediment up to 1.2 cfs.

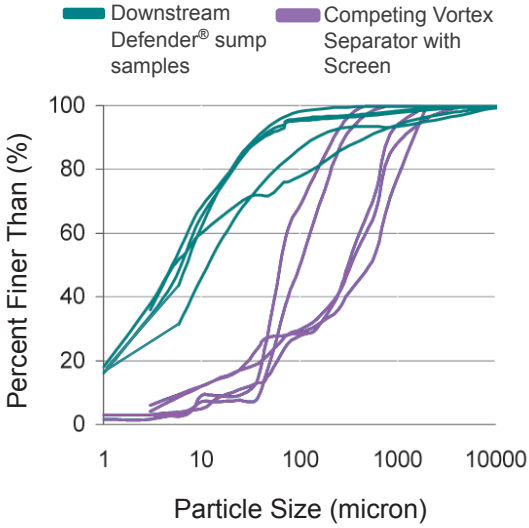
Downstream Defender® Sizing

Flow rates for the 6, 8, 10 and 12-ft diameter Downstream Defender® models for 80% removal of 50-micron sediment are shown in the table below.

Model Unit Diameter	Treatment Flow Rates (80% Removal)	Peak Treatment Flow Rates
(ft)	(cfs)	(cfs)
4	1.2	3.0
6	3.4	8.0
8	6.9	15.0
10	12.1	25.0
12	19.0	38.0

Field Samples Confirm Fine Sediment Removal Performance

The results from the 50-micron sediment removal laboratory testing are consistent with observations from field sampling of Downstream Defender® sump material at many different sites. Sediment captured and retained in the sumps of various Downstream Defender® installations has been shown to be significantly finer than the sediment captured and retained in other stormwater treatment chambers (Faram et al., 2007)[1]. This observation has been corroborated from comparing particle size distributions of sediments captured in a competing vortex separator installed at sites with equivalent land use. In most cases, at least 80% of the material in the Downstream Defender® sump samples was 20-micron or finer. Sump samples from the competing vortex separator showed much less capture and retention of fine material, with only 10 - 18% of sump material in the range of 20-micron or finer.



Gradation of Sediment Captured in Sump

References

1. Faram, M. G., Iwugo, K.O. and Andoh, R.Y.G., 2007, "A Field Study of Sediments Captured by Flow-Through Stormwater Interceptors", Novatech: 6th International Conference on Sustainable Techniques and Strategies in Urban Water Management, Lyon, France, 25-28 June, pp 641-648.

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Stormwater Solutions

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Project:	**284 New Canaan Avenue**	By:	**SM**	Date:	**12/18/2024**
	Norwalk, CT	Checked:	**AS**	Revised:	

1. Water Quality Volume

a. Compute volumetric runoff coefficient, R R = 0.05+0.009(*I*)

	Proposed		Existing	
Total Drainage Area, *A*	1.598	acres	1.598	acres
Total Impervious Area	1.598	acres	1.503	acres
Percentage of Impervious Area, *I*	100.0%		94.1%	
Runoff Coefficient, *R*	0.950		0.896	

b. Compute water quality volume, WQV WQV = [(1")(*R*)(*A*)]/12

Total Project Area, *A*	1.598	acres	
Runoff Coefficient, *R*	0.950		
Water Quality Volume, *WQV*	0.127	acre-foot	
Water Quality Volume, *WQV*	**5,510.70**	**cf**	***Required***
WQV in 24" High Concrete Galleries	**22,675.10**	**cf**	***Provided***

Water Quality Volume provided > required

2. Groundwater Recharge Volume

Compute the groundwater recharge volume (GRV) using the hydrologic soil group approach.

a. Read runoff depth to be recharged, *D* (Table 1-1 of 2017 Rev. City of Norwalk Stormwater Drainage Manual)

Runoff Depth to be recharged, *D*	0.6	inches	(A Soils)

b. Compute net increase in site imperviousness *I* (proposed) - *I* (existing

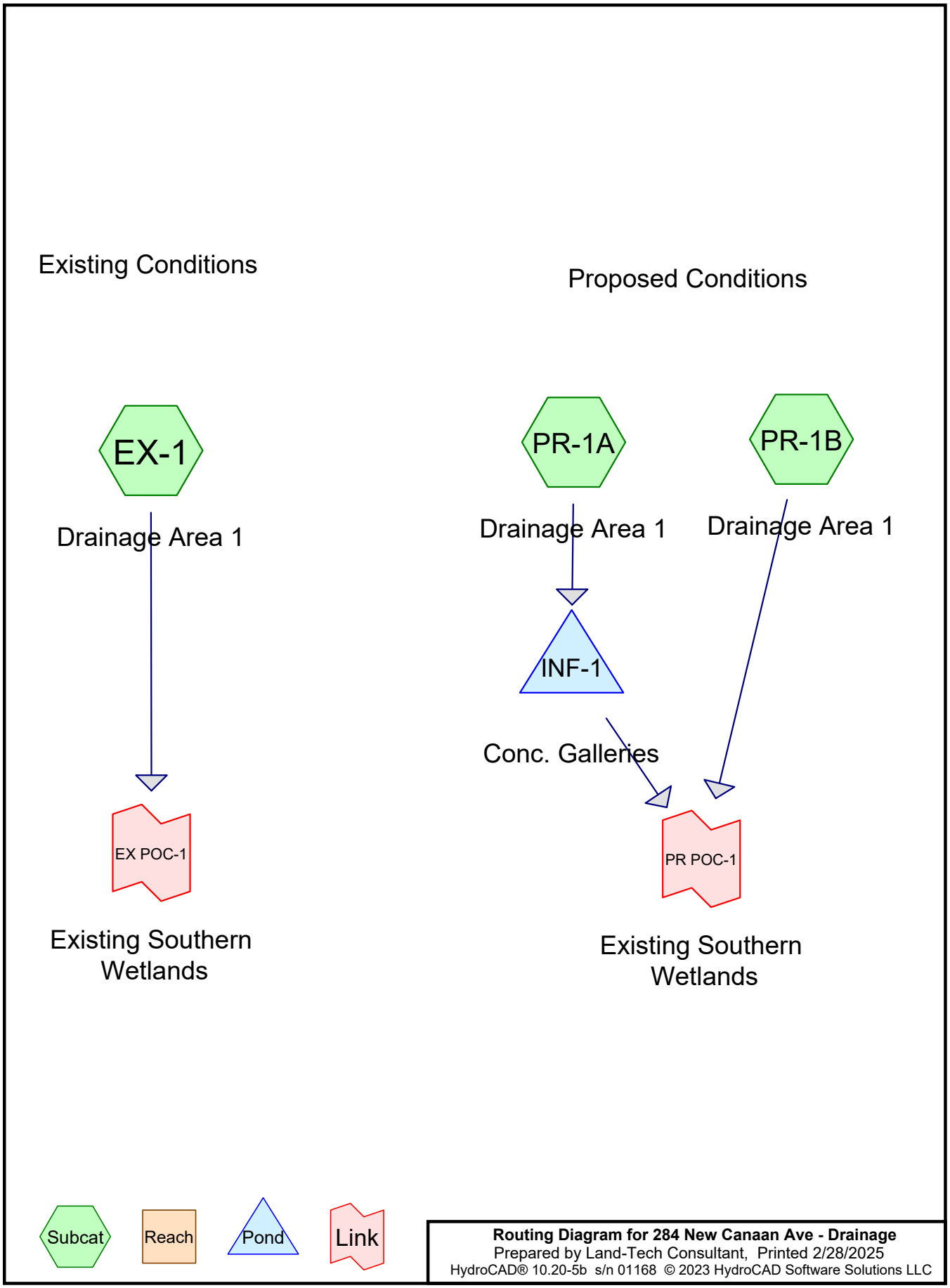
Net Increase, *Delta I*	0.054

c. Compute groundwater recharge volume, *GRV* *GRV* = [(*D*)(*A*)(*I*)]/12

Runoff Depth to be recharged, *D*	0.6	inches	
Total Drainage Area, *A*	1.598	acres	
Net Increase, *Delta I*	0.054		
GRV	0.00428	acre-foot	
GRV	**186**	**cf**	

Retention Volume provided = 22675 cf > 186 cf

Stormwater Runoff Computations


Existing Conditions
EX-1
Drainage Area 1
EX POC-1
Existing Southern Wetlands
Proposed Conditions
PR-1A
PR-1B
Drainage Area 1
Drainage Area 1
INF-1
Conc. Galleries
PR POC-1
Existing Southern Wetlands
Subcat
Reach
Pond
Link
Routing Diagram for 284 New Canaan Ave - Drainage
Prepared by Land-Tech Consultant, Printed 2/28/2025
HydroCAD® 10.20-5b s/n 01168 © 2023 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	3.56	2
2	10yr Storm	Type III 24-hr		Default	24.00	1	5.40	2
3	25yr Storm	Type III 24-hr		Default	24.00	1	6.55	2
4	50yr Storm	Type III 24-hr		Default	24.00	1	7.41	2
5	100yr Storm	Type III 24-hr		Default	24.00	1	8.33	2

Area Listing (selected nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
88,436	61	>75% Grass cover, Good, HSG B (EX-1, PR-1B)
44,316	98	Existing Buildings (EX-1, PR-1B)
240,838	98	Existing Parking/Driveway Areas (EX-1, PR-1A, PR-1B)
2,910	98	Existing Walks & Stairs (EX-1, PR-1B)
4,143	98	Previously Approved Parking/Driveway Areas (PR-1A)
441,090	30	Woods, Good, HSG A (EX-1, PR-1B)
146,697	55	Woods, Good, HSG B (EX-1, PR-1B)
968,430	**57**	**TOTAL AREA**

Summary for Subcatchment EX-1: Drainage Area 1

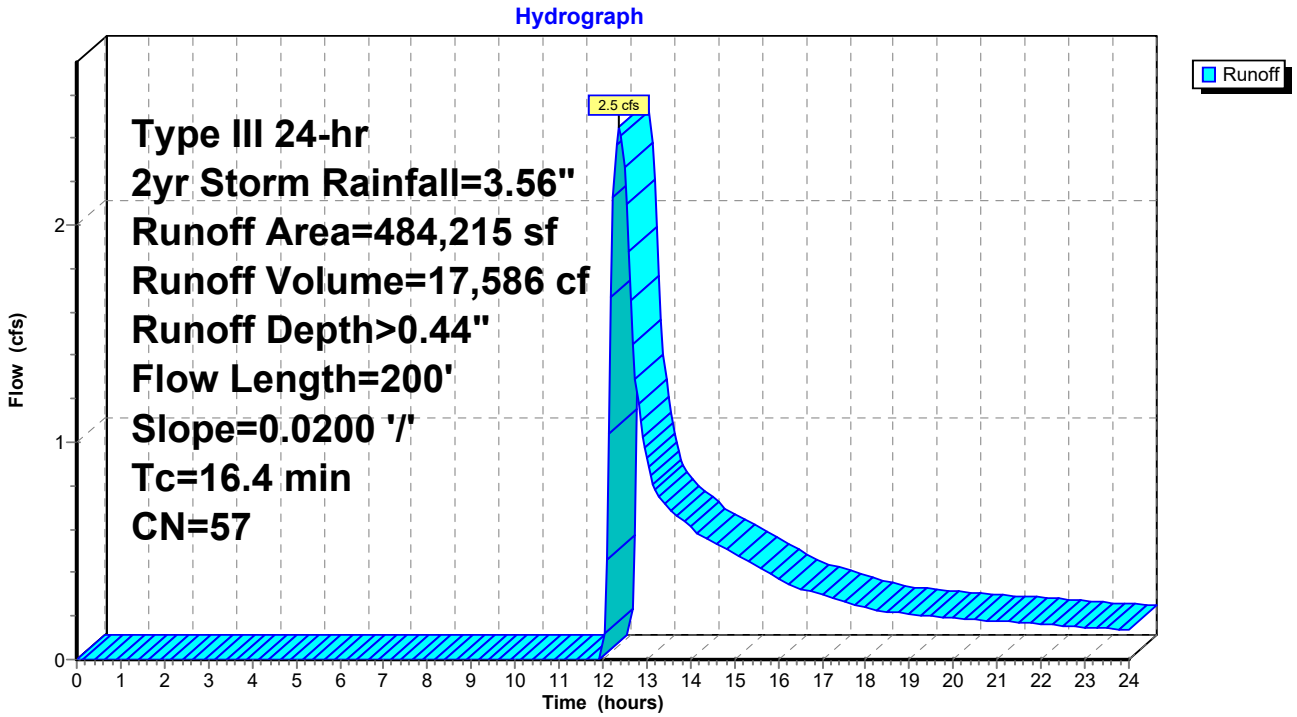
Runoff = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf, Depth> 0.44"
Routed to Link EX POC-1 : Existing Southern Wetlands

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=3.56"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1



Summary for Subcatchment PR-1A: Drainage Area 1

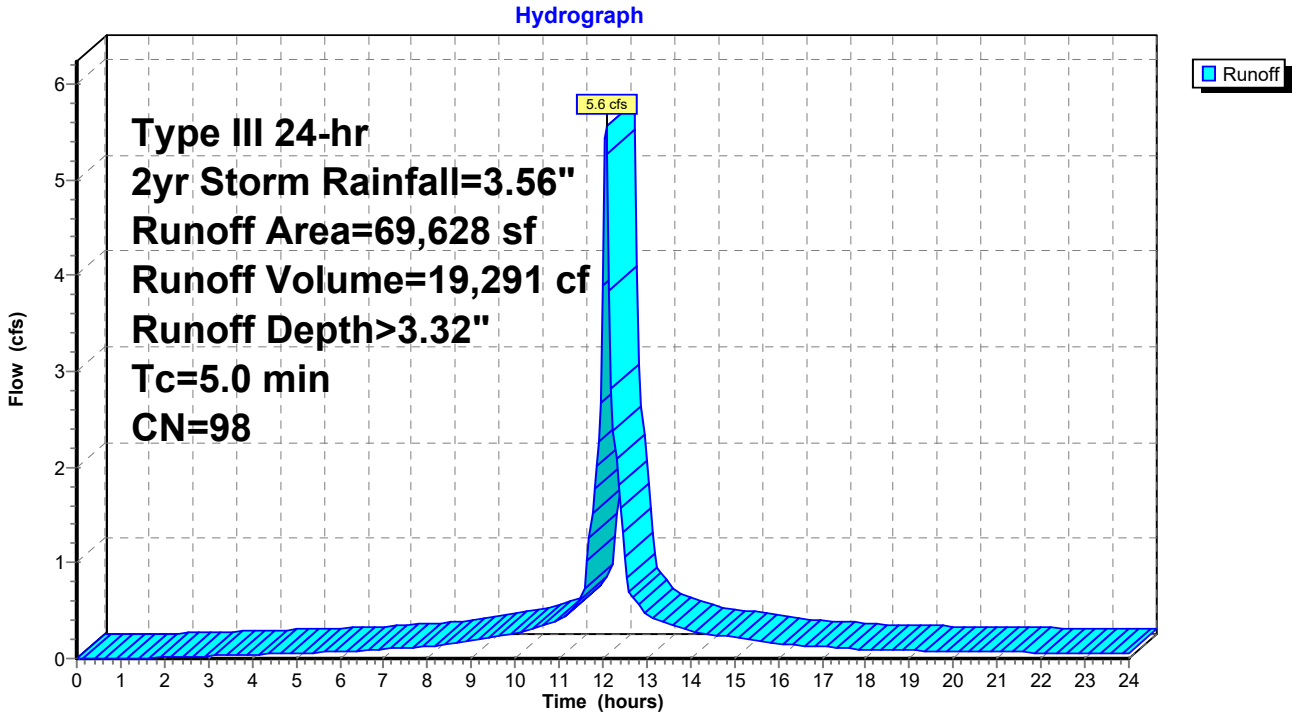
Runoff = 5.6 cfs @ 12.07 hrs, Volume= 19,291 cf, Depth> 3.32"
Routed to Pond INF-1 : Conc. Galleries

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=3.56"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



Summary for Subcatchment PR-1B: Drainage Area 1

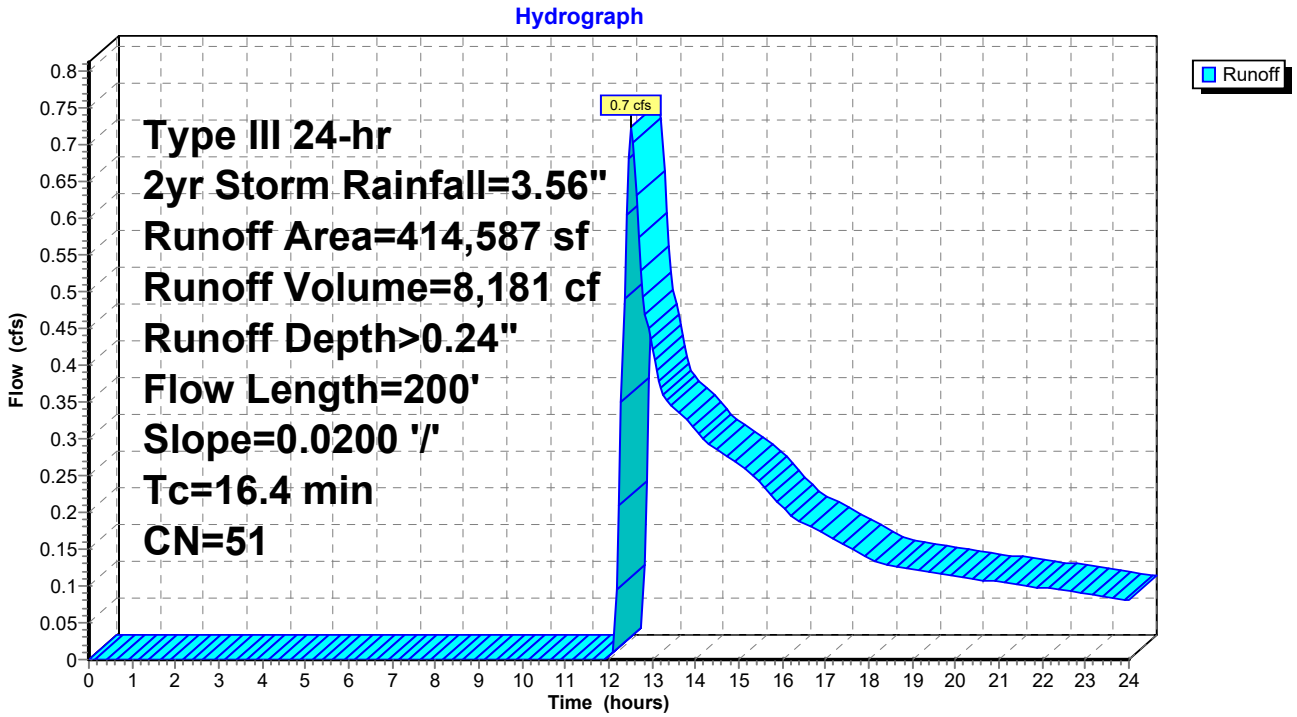
Runoff = 0.7 cfs @ 12.52 hrs, Volume= 8,181 cf, Depth> 0.24"
Routed to Link PR POC-1 : Existing Southern Wetlands

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=3.56"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1



Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf,100.00% Impervious, Inflow Depth > 3.32" for 2yr Storm event
Inflow = 5.6 cfs @ 12.07 hrs, Volume= 19,291 cf
Outflow = 0.6 cfs @ 11.60 hrs, Volume= 19,279 cf, Atten= 88%, Lag= 0.0 min
Discarded = 0.6 cfs @ 11.60 hrs, Volume= 19,279 cf
Primary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 194.25' @ 12.66 hrs Surf.Area= 9,248 sf Storage= 6,078 cf

Plug-Flow detention time= 61.2 min calculated for 19,239 cf (100% of inflow)
Center-of-Mass det. time= 60.7 min (813.6 - 753.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	**68.00'W x 136.00'L x 2.00'H Field A** 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	**Concrete Galley 4x8x2** x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	**24.0" x 24.0" Horiz. Catch Basin Overflow** C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	**3.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.6 cfs @ 11.60 hrs HW=193.47' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.6 cfs)

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=193.45' (Free Discharge)
↑—**1=Catch Basin Overflow** (Controls 0.0 cfs)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

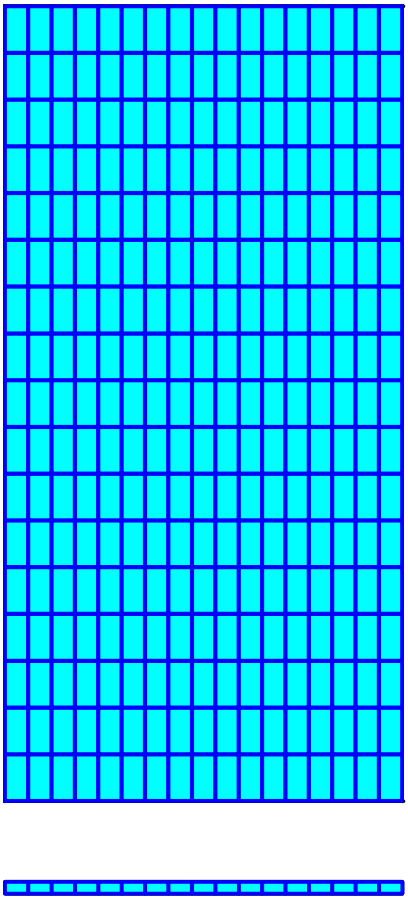
17 Chambers/Row x 8.00' Long = 136.00' Row Length
17 Rows x 48.0" Wide = 68.00' Base Width
24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage
289 Chambers x 63.4 cf = 18,311.0 cf Displacement

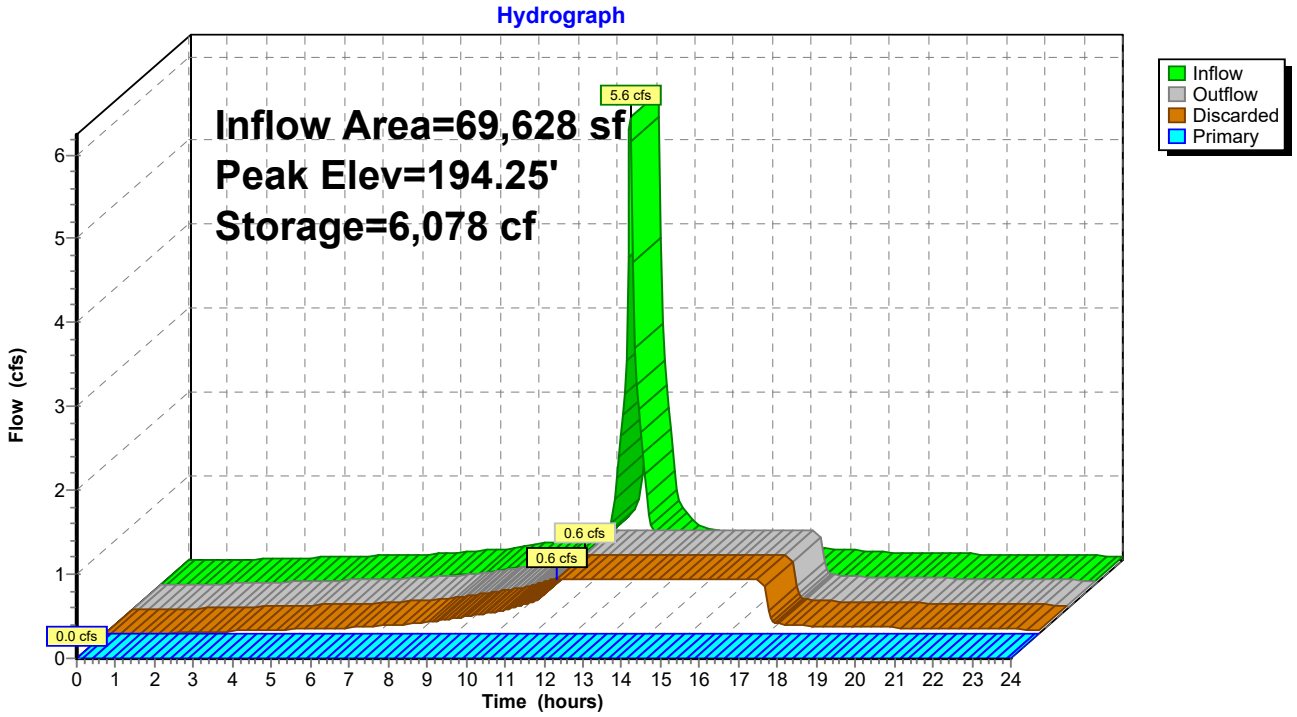
18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af
Overall Storage Efficiency = 71.2%
Overall System Size = 136.00' x 68.00' x 2.00'

289 Chambers
685.0 cy Field
6.9 cy Stone



Pond INF-1: Conc. Galleries

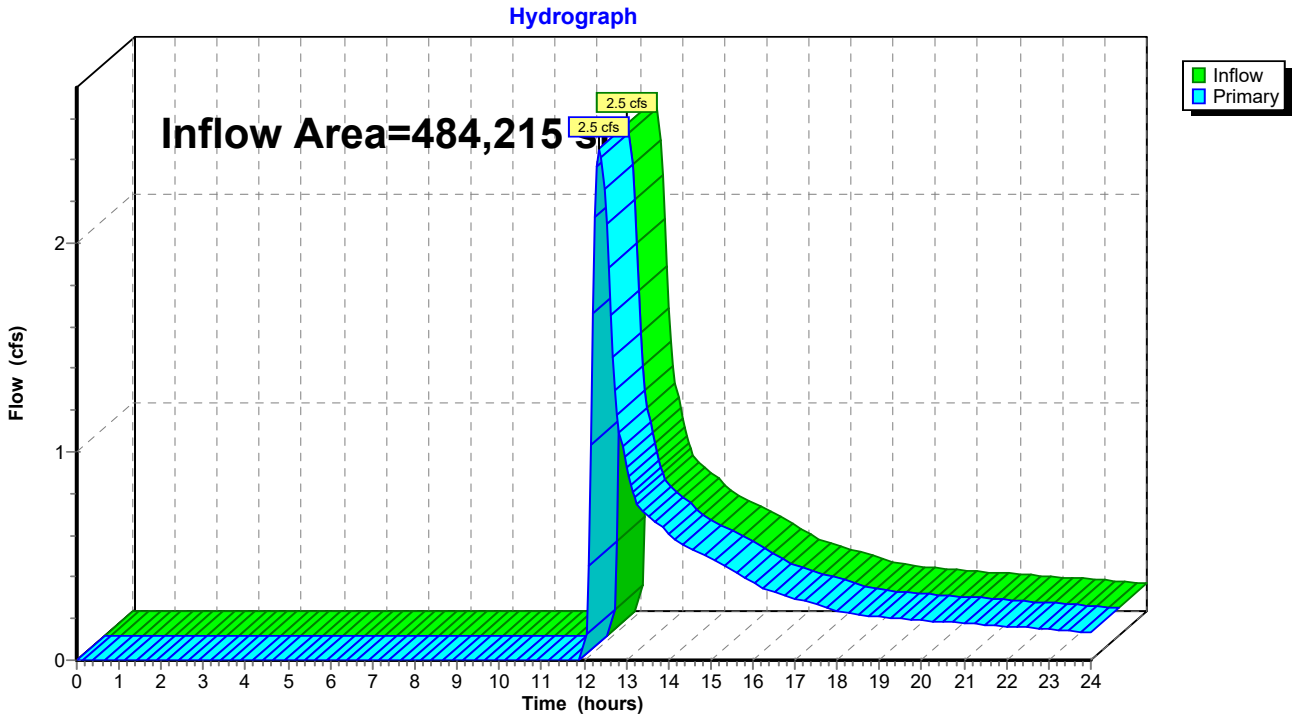


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 0.44" for 2yr Storm event
Inflow = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf
Primary = 2.5 cfs @ 12.37 hrs, Volume= 17,586 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: Existing Southern Wetlands

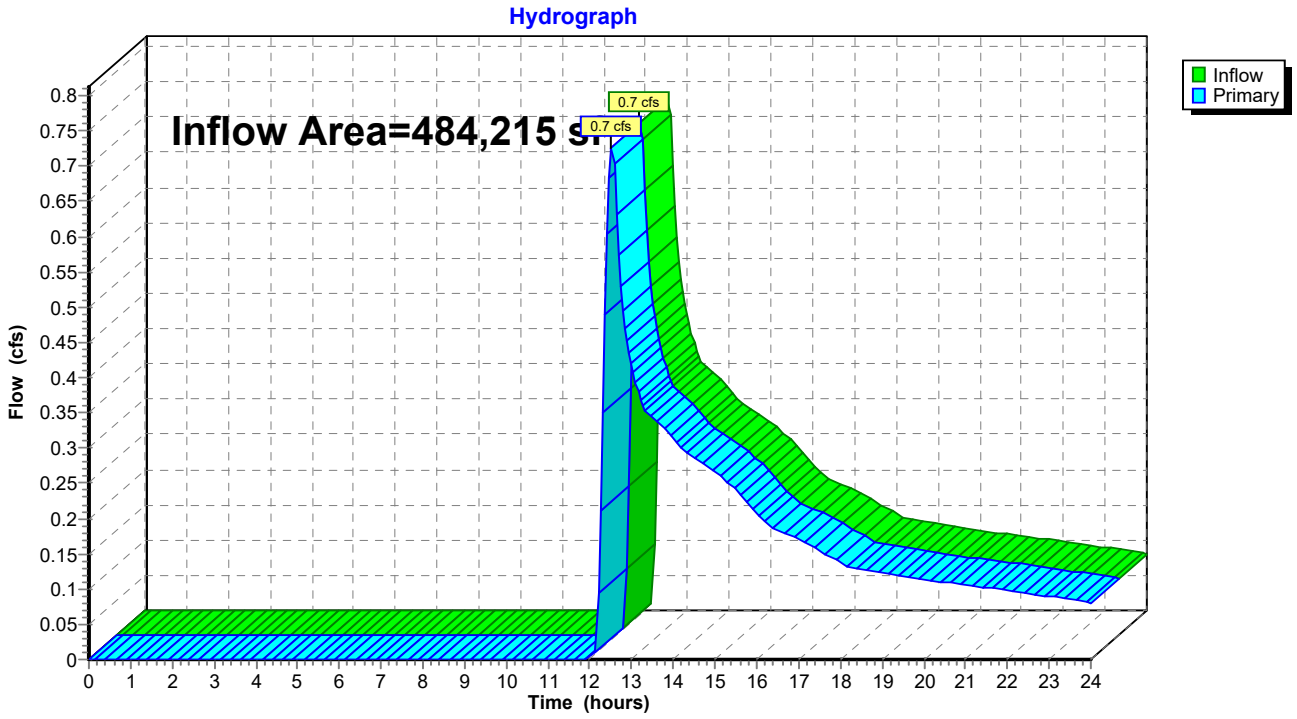


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 0.20" for 2yr Storm event
Inflow = 0.7 cfs @ 12.52 hrs, Volume= 8,181 cf
Primary = 0.7 cfs @ 12.52 hrs, Volume= 8,181 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

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

Link PR POC-1: Existing Southern Wetlands



Summary for Subcatchment EX-1: Drainage Area 1

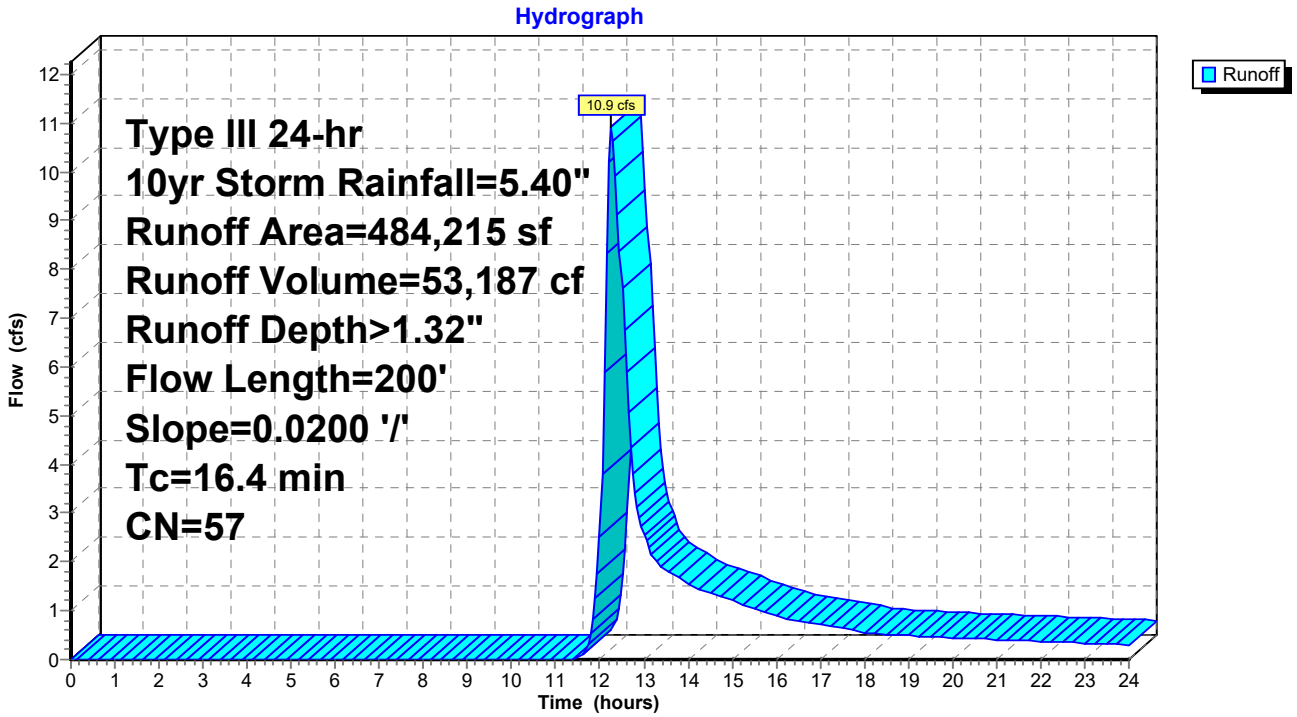
Runoff = 10.9 cfs @ 12.26 hrs, Volume= 53,187 cf, Depth> 1.32"
Routed to Link EX POC-1 : Existing Southern Wetlands

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=5.40"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1



Summary for Subcatchment PR-1A: Drainage Area 1

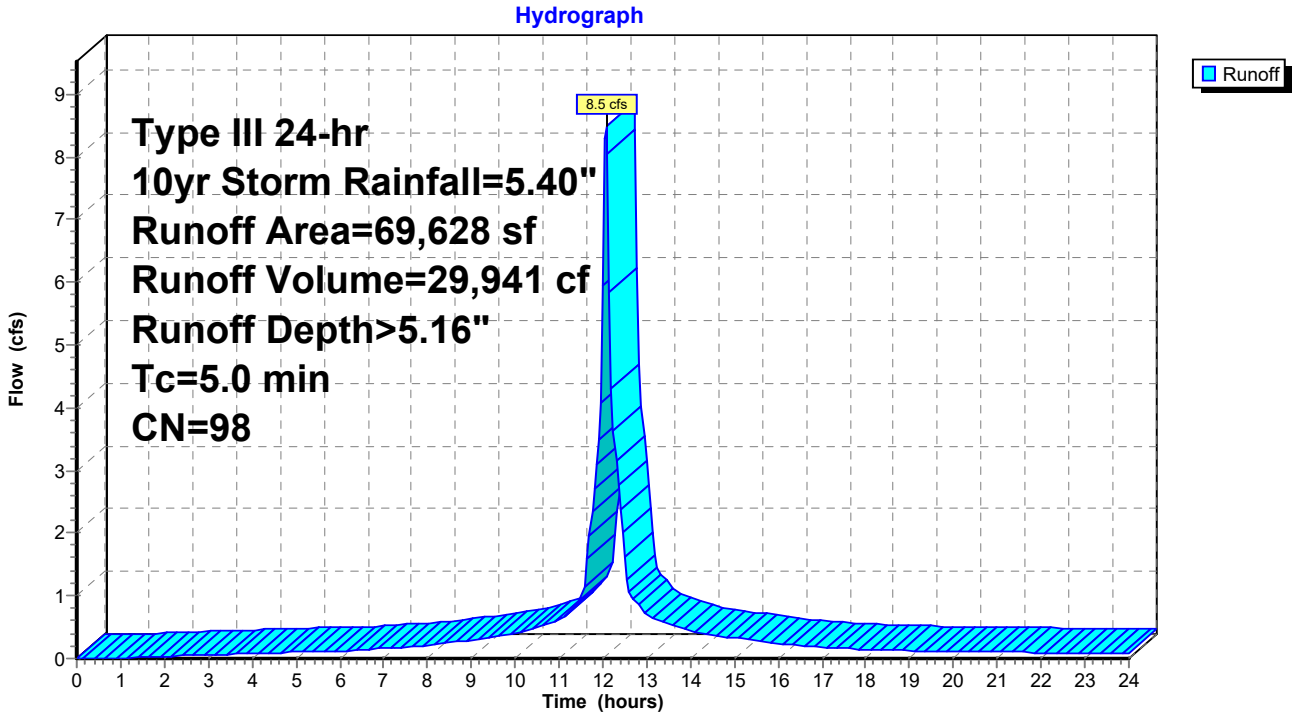
Runoff = 8.5 cfs @ 12.07 hrs, Volume= 29,941 cf, Depth> 5.16"
Routed to Pond INF-1 : Conc. Galleries

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=5.40"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



Summary for Subcatchment PR-1B: Drainage Area 1

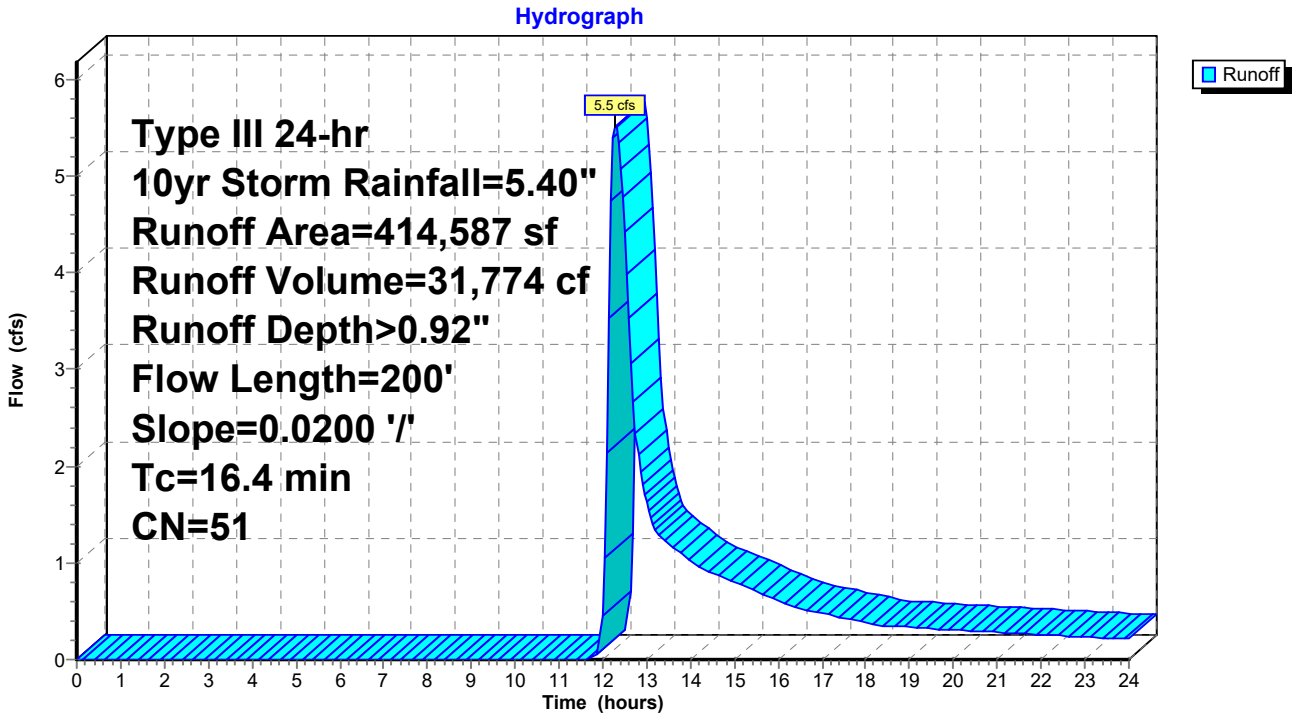
Runoff = 5.5 cfs @ 12.30 hrs, Volume= 31,774 cf, Depth> 0.92"
Routed to Link PR POC-1 : Existing Southern Wetlands

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=5.40"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1



Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf,100.00% Impervious, Inflow Depth > 5.16" for 10yr Storm event
Inflow = 8.5 cfs @ 12.07 hrs, Volume= 29,941 cf
Outflow = 0.6 cfs @ 11.15 hrs, Volume= 29,922 cf, Atten= 92%, Lag= 0.0 min
Discarded = 0.6 cfs @ 11.15 hrs, Volume= 29,922 cf
Primary = 0.0 cfs @ 0.00 hrs, Volume= 0 cf
Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 194.90' @ 13.08 hrs Surf.Area= 9,248 sf Storage= 11,089 cf

Plug-Flow detention time= 125.6 min calculated for 29,922 cf (100% of inflow)
Center-of-Mass det. time= 125.1 min (870.7 - 745.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	**68.00'W x 136.00'L x 2.00'H Field A** 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	**Concrete Galley 4x8x2** x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	**24.0" x 24.0" Horiz. Catch Basin Overflow** C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	**3.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.6 cfs @ 11.15 hrs HW=193.47' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.6 cfs)

Primary OutFlow Max=0.0 cfs @ 0.00 hrs HW=193.45' (Free Discharge)
↑—**1=Catch Basin Overflow** (Controls 0.0 cfs)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

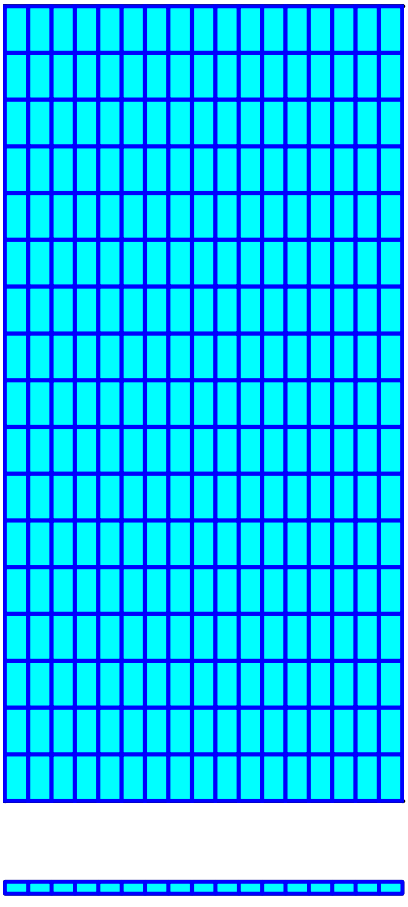
17 Chambers/Row x 8.00' Long = 136.00' Row Length
17 Rows x 48.0" Wide = 68.00' Base Width
24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage
289 Chambers x 63.4 cf = 18,311.0 cf Displacement

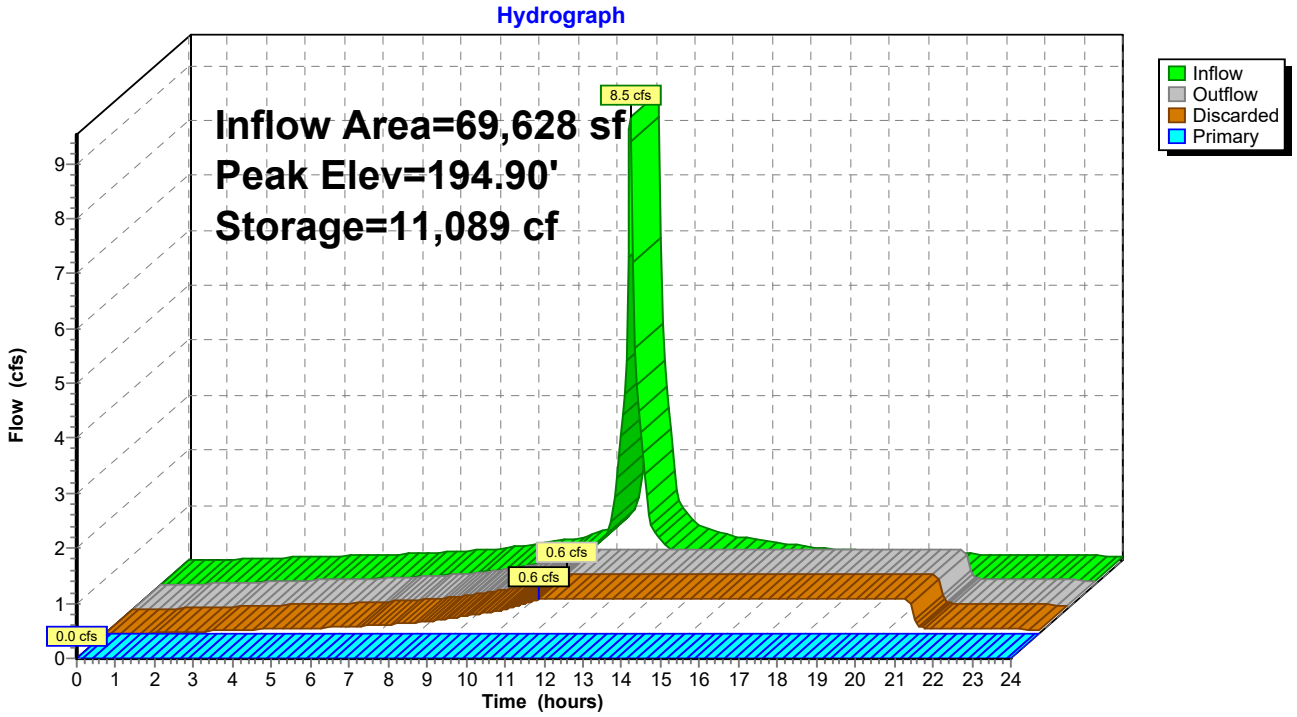
18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af
Overall Storage Efficiency = 71.2%
Overall System Size = 136.00' x 68.00' x 2.00'

289 Chambers
685.0 cy Field
6.9 cy Stone



Pond INF-1: Conc. Galleries

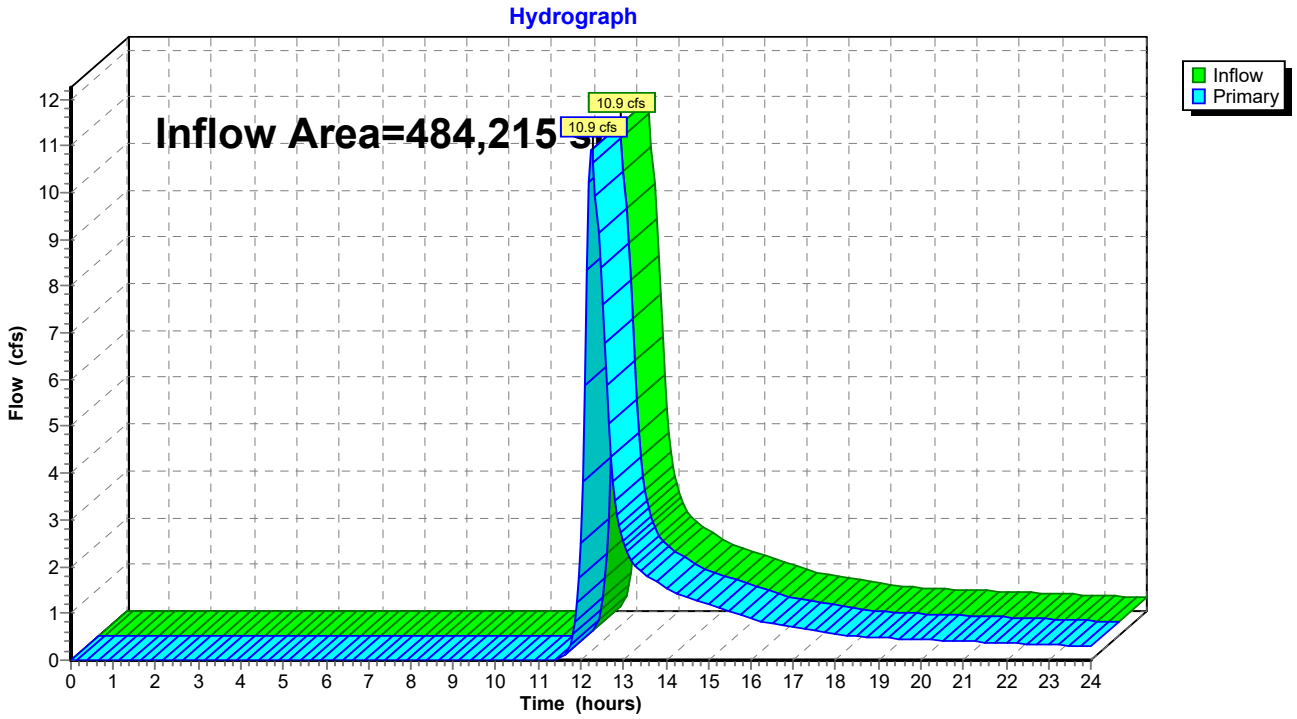


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 1.32" for 10yr Storm event
Inflow = 10.9 cfs @ 12.26 hrs, Volume= 53,187 cf
Primary = 10.9 cfs @ 12.26 hrs, Volume= 53,187 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: Existing Southern Wetlands

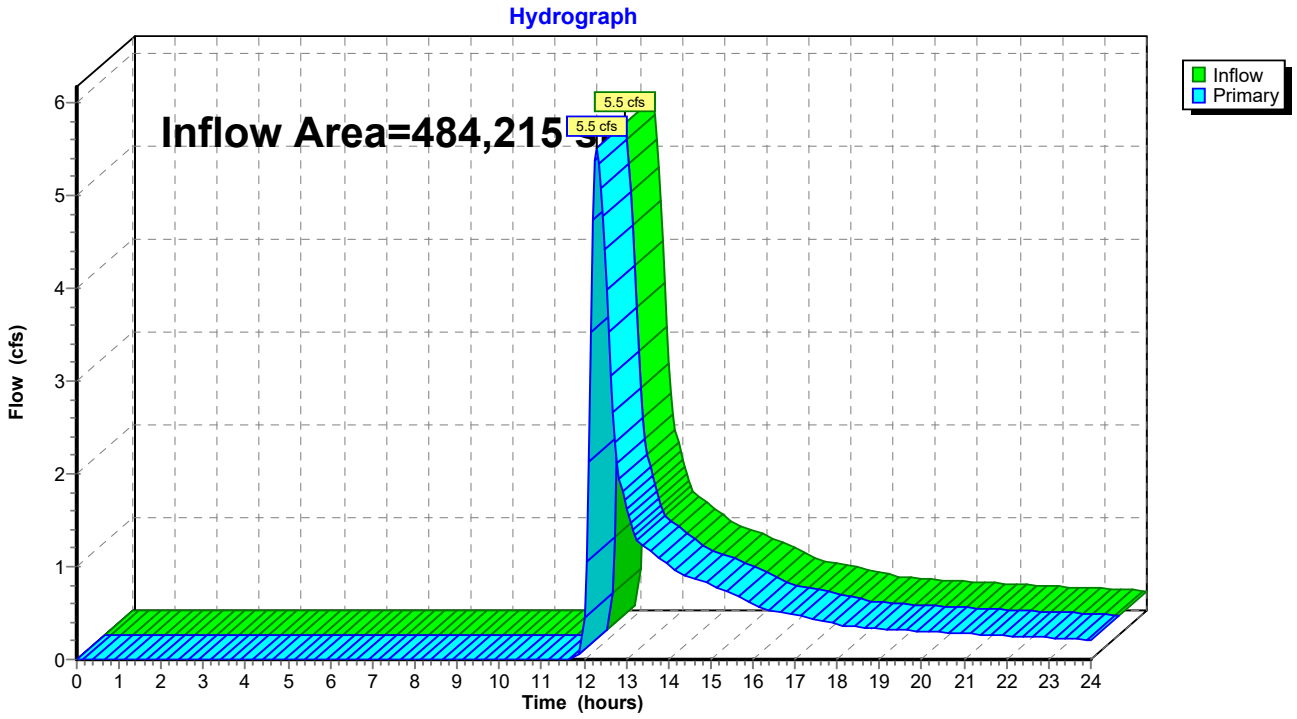


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 0.79" for 10yr Storm event
Inflow = 5.5 cfs @ 12.30 hrs, Volume= 31,774 cf
Primary = 5.5 cfs @ 12.30 hrs, Volume= 31,774 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

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

Link PR POC-1: Existing Southern Wetlands



Summary for Subcatchment EX-1: Drainage Area 1

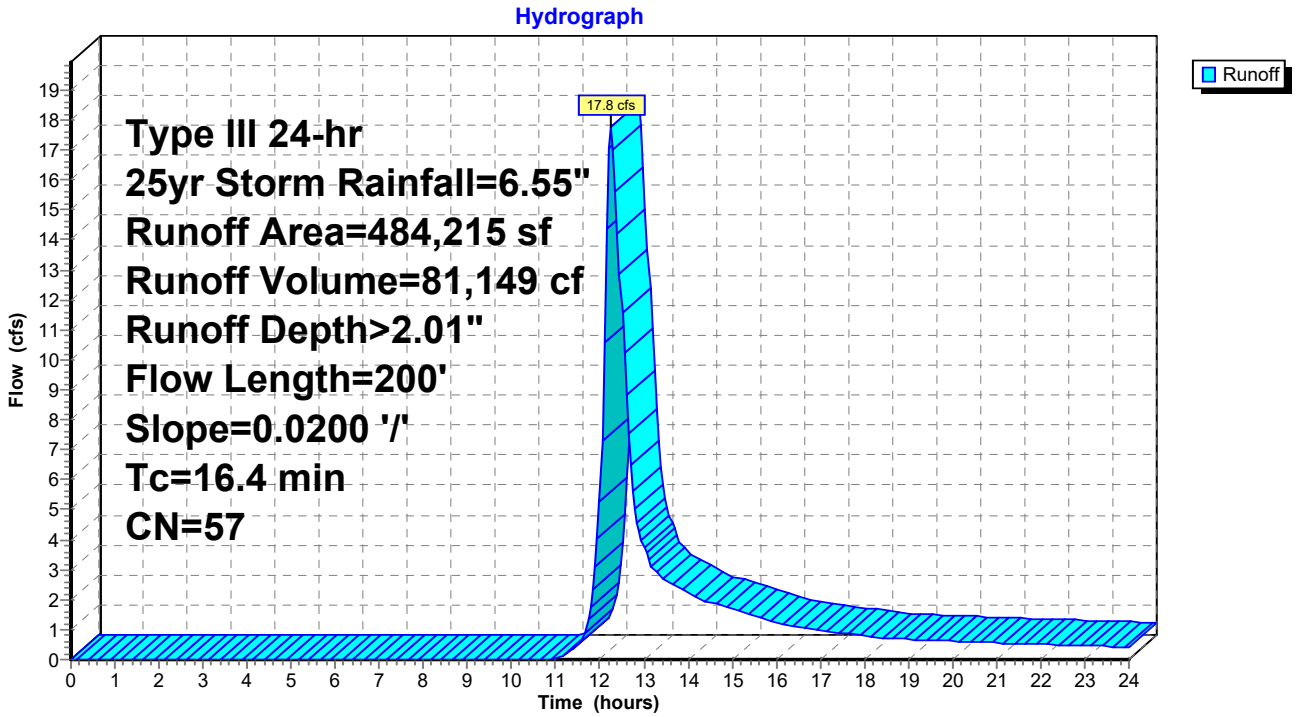
Runoff = 17.8 cfs @ 12.25 hrs, Volume= 81,149 cf, Depth> 2.01"
Routed to Link EX POC-1 : Existing Southern Wetlands

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=6.55"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1



Summary for Subcatchment PR-1A: Drainage Area 1

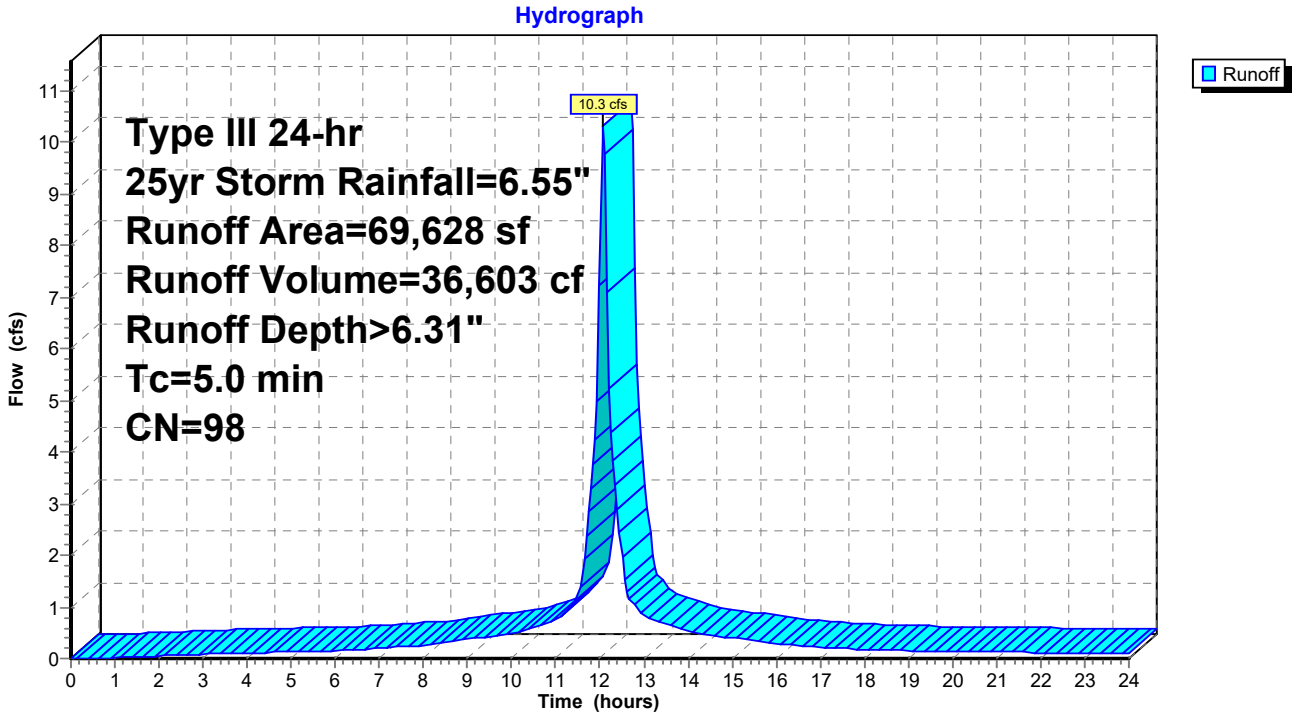
Runoff = 10.3 cfs @ 12.07 hrs, Volume= 36,603 cf, Depth> 6.31"
Routed to Pond INF-1 : Conc. Galleries

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=6.55"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



Summary for Subcatchment PR-1B: Drainage Area 1

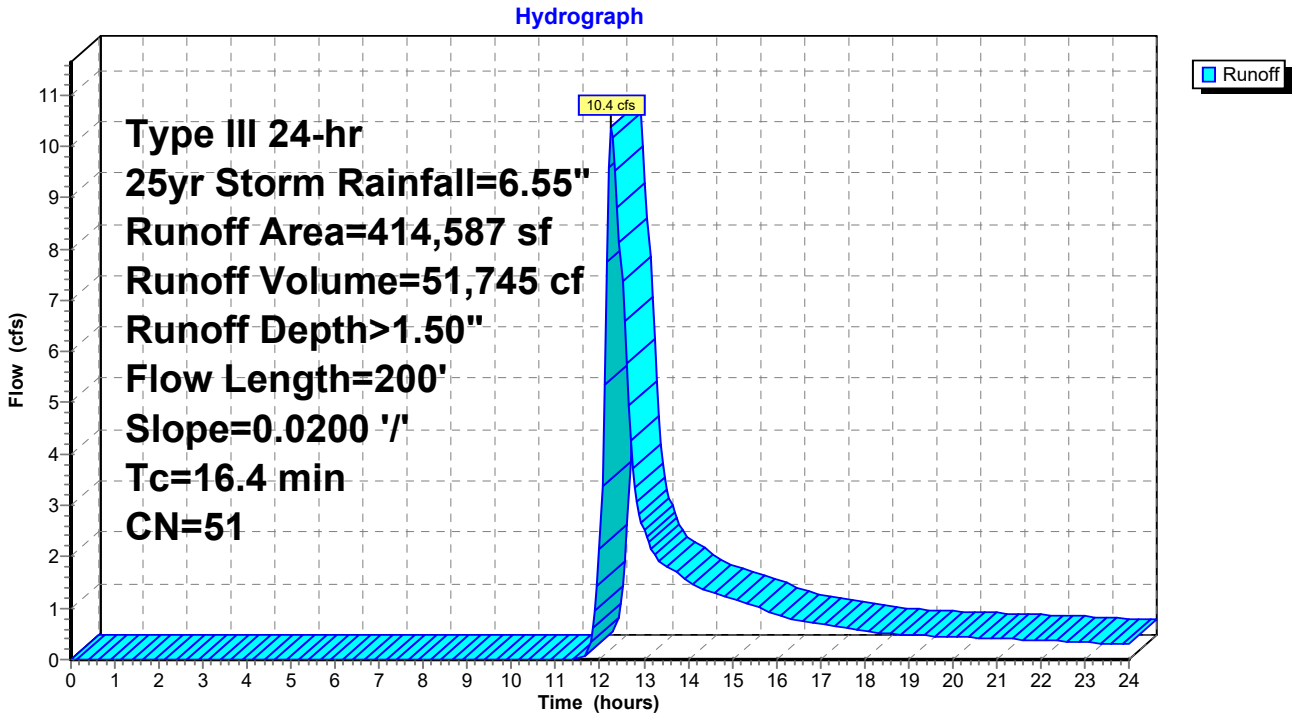
Runoff = 10.4 cfs @ 12.26 hrs, Volume= 51,745 cf, Depth> 1.50"
Routed to Link PR POC-1 : Existing Southern Wetlands

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=6.55"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1



Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf,100.00% Impervious, Inflow Depth > 6.31" for 25yr Storm event
Inflow = 10.3 cfs @ 12.07 hrs, Volume= 36,603 cf
Outflow = 3.7 cfs @ 12.47 hrs, Volume= 37,943 cf, Atten= 64%, Lag= 23.9 min
Discarded = 0.6 cfs @ 10.70 hrs, Volume= 35,085 cf
Primary = 3.1 cfs @ 12.47 hrs, Volume= 2,858 cf
Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 195.79' @ 12.47 hrs Surf.Area= 9,248 sf Storage= 13,166 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 144.4 min (887.1 - 742.6)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	**68.00'W x 136.00'L x 2.00'H Field A** 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	**Concrete Galley 4x8x2** x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	**24.0" x 24.0" Horiz. Catch Basin Overflow** C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	**3.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.6 cfs @ 10.70 hrs HW=193.47' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.6 cfs)

Primary OutFlow Max=2.7 cfs @ 12.47 hrs HW=195.72' (Free Discharge)
↑—**1=Catch Basin Overflow** (Weir Controls 2.7 cfs @ 1.54 fps)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

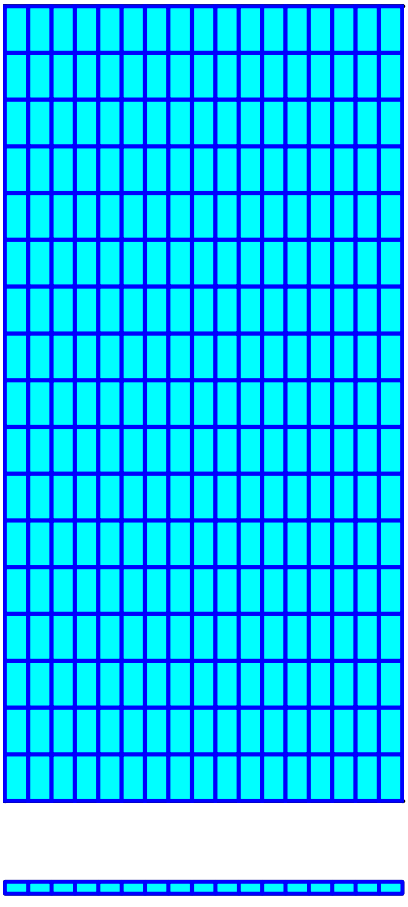
17 Chambers/Row x 8.00' Long = 136.00' Row Length
17 Rows x 48.0" Wide = 68.00' Base Width
24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage
289 Chambers x 63.4 cf = 18,311.0 cf Displacement

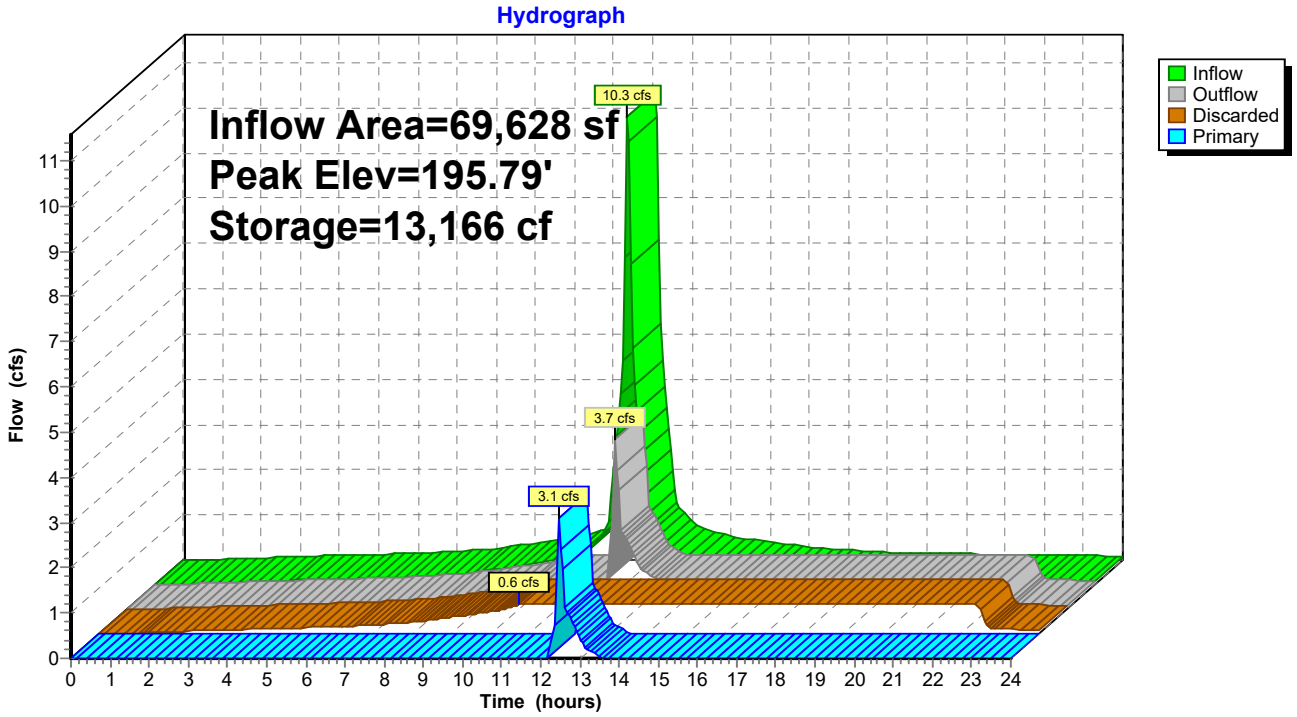
18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af
Overall Storage Efficiency = 71.2%
Overall System Size = 136.00' x 68.00' x 2.00'

289 Chambers
685.0 cy Field
6.9 cy Stone



Pond INF-1: Conc. Galleries

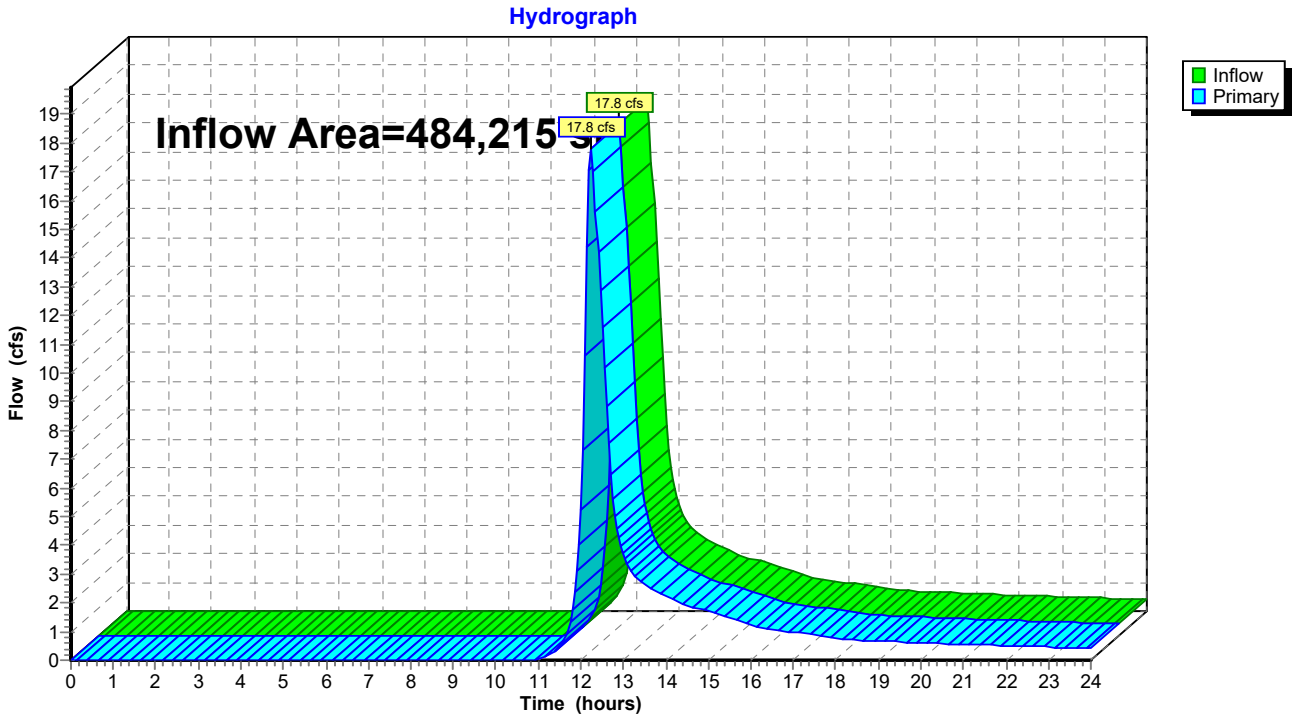


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 2.01" for 25yr Storm event
Inflow = 17.8 cfs @ 12.25 hrs, Volume= 81,149 cf
Primary = 17.8 cfs @ 12.25 hrs, Volume= 81,149 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: Existing Southern Wetlands

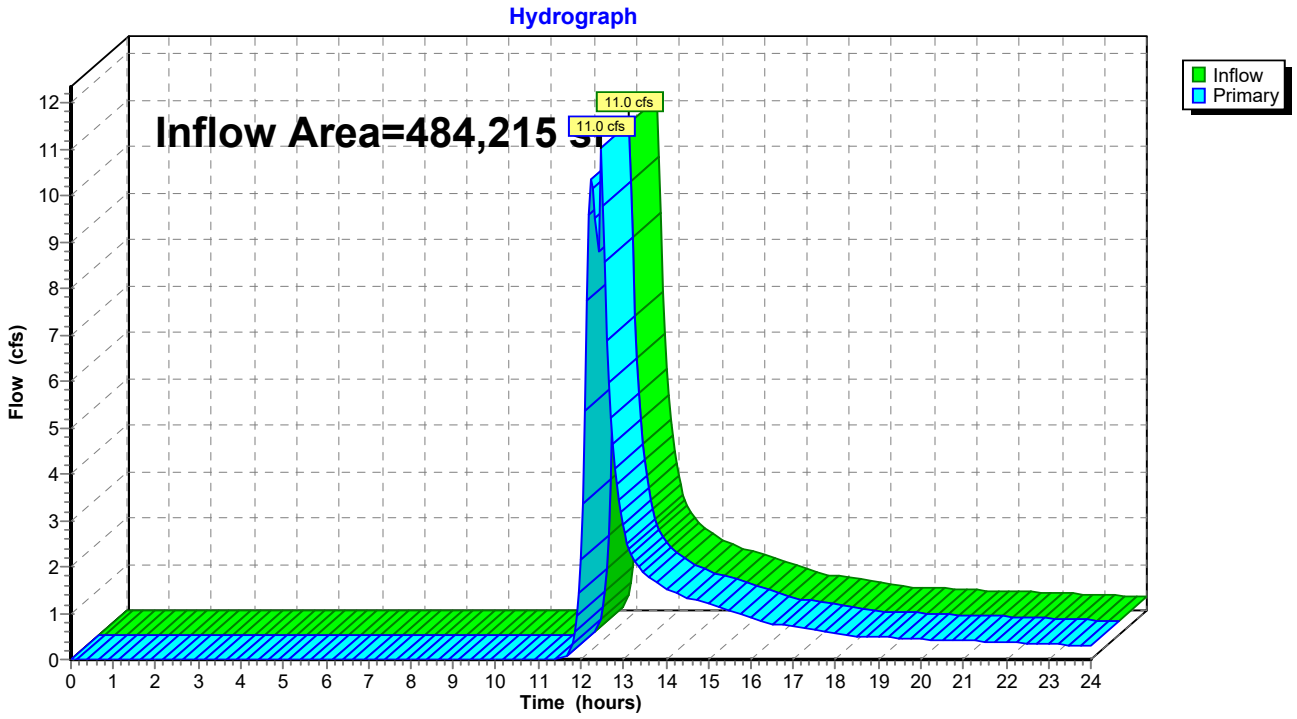


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 1.35" for 25yr Storm event
Inflow = 11.0 cfs @ 12.46 hrs, Volume= 54,603 cf
Primary = 11.0 cfs @ 12.46 hrs, Volume= 54,603 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

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

Link PR POC-1: Existing Southern Wetlands



Summary for Subcatchment EX-1: Drainage Area 1

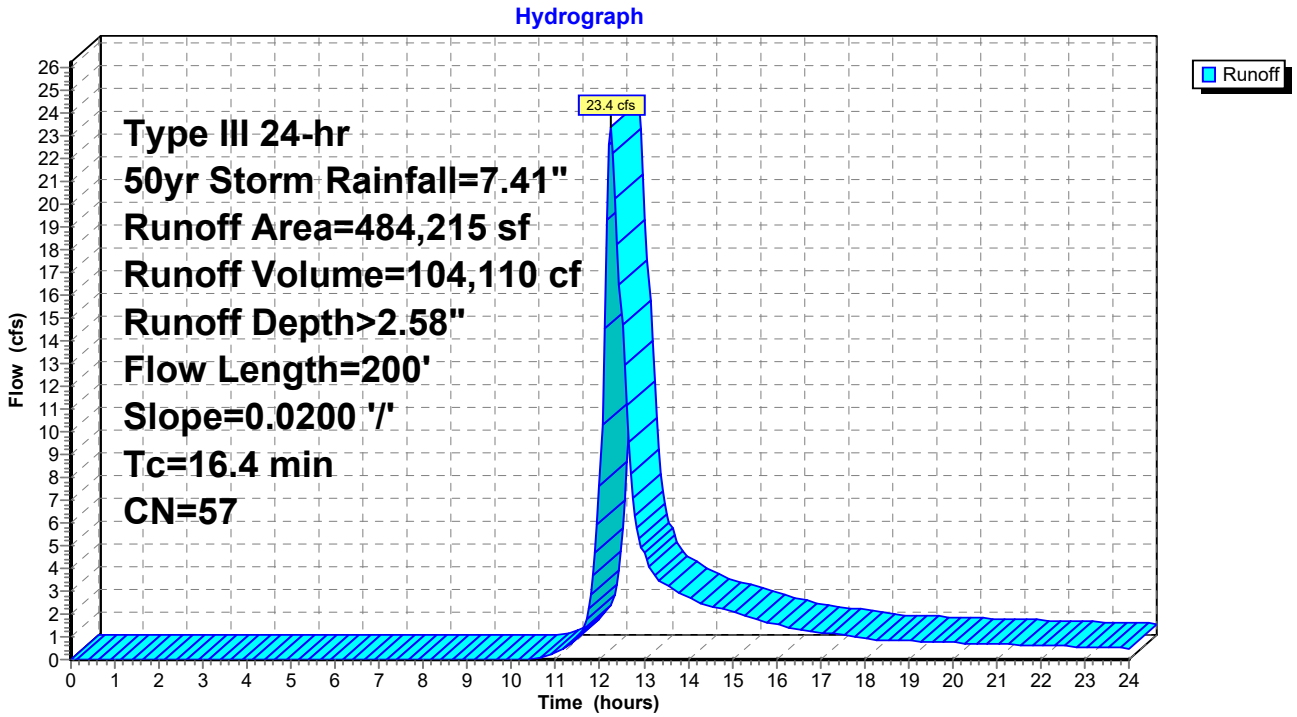
Runoff = 23.4 cfs @ 12.24 hrs, Volume= 104,110 cf, Depth> 2.58"
Routed to Link EX POC-1 : Existing Southern Wetlands

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=7.41"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1



Summary for Subcatchment PR-1A: Drainage Area 1

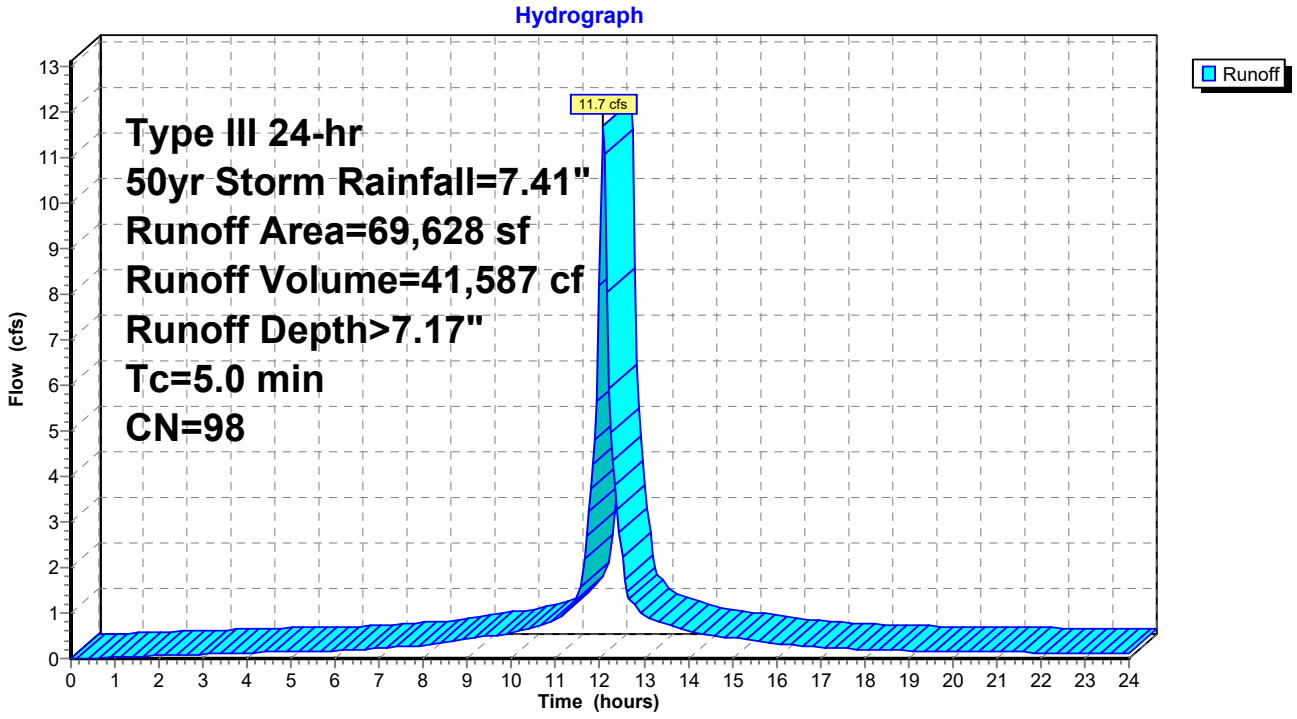
Runoff = 11.7 cfs @ 12.07 hrs, Volume= 41,587 cf, Depth> 7.17"
Routed to Pond INF-1 : Conc. Galleries

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=7.41"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



Summary for Subcatchment PR-1B: Drainage Area 1

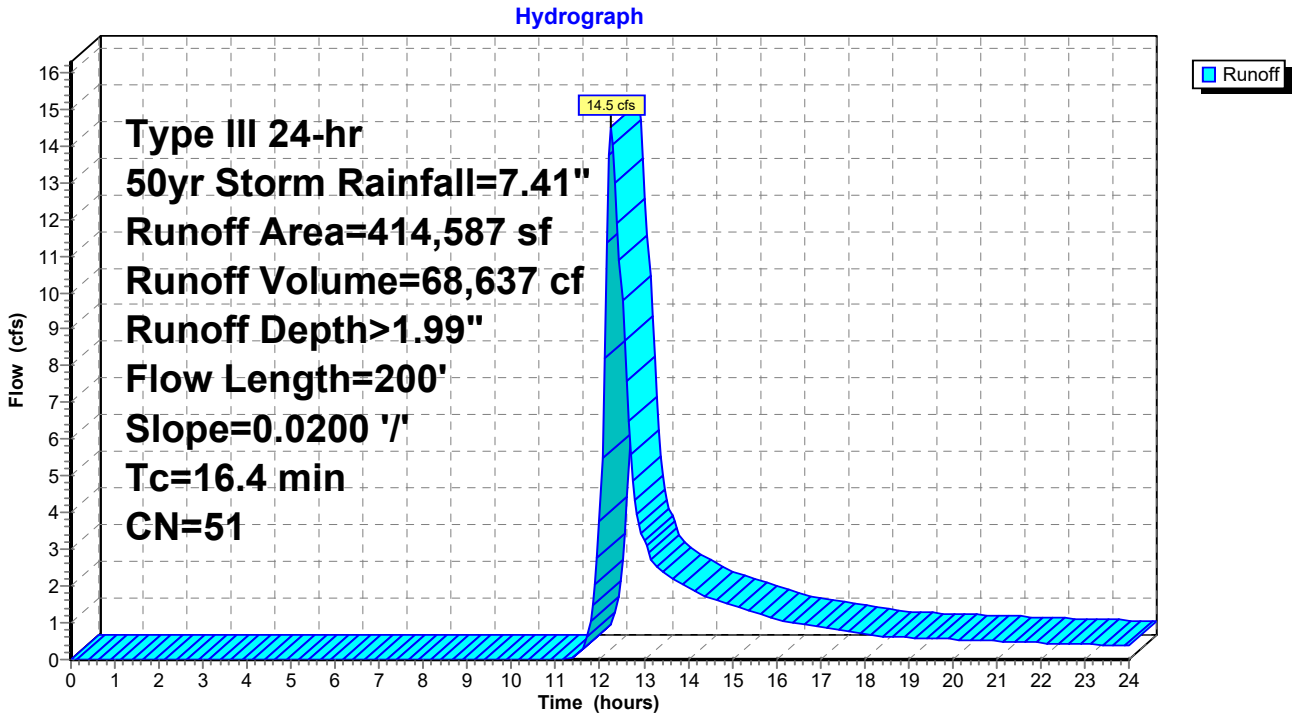
Runoff = 14.5 cfs @ 12.26 hrs, Volume= 68,637 cf, Depth> 1.99"
Routed to Link PR POC-1 : Existing Southern Wetlands

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=7.41"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1



Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf,100.00% Impervious, Inflow Depth > 7.17" for 50yr Storm event
Inflow = 11.7 cfs @ 12.07 hrs, Volume= 41,587 cf
Outflow = 5.2 cfs @ 12.27 hrs, Volume= 41,321 cf, Atten= 55%, Lag= 11.9 min
Discarded = 0.6 cfs @ 10.40 hrs, Volume= 37,144 cf
Primary = 4.6 cfs @ 12.27 hrs, Volume= 4,176 cf
Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 195.87' @ 12.27 hrs Surf.Area= 9,248 sf Storage= 13,166 cf

Plug-Flow detention time= 146.0 min calculated for 41,321 cf (99% of inflow)
Center-of-Mass det. time= 141.6 min (882.5 - 740.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	**68.00'W x 136.00'L x 2.00'H Field A** 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	**Concrete Galley 4x8x2** x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	**24.0" x 24.0" Horiz. Catch Basin Overflow** C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	**3.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.6 cfs @ 10.40 hrs HW=193.47' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.6 cfs)

Primary OutFlow Max=4.0 cfs @ 12.27 hrs HW=195.79' (Free Discharge)
↑—**1=Catch Basin Overflow** (Weir Controls 4.0 cfs @ 1.75 fps)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

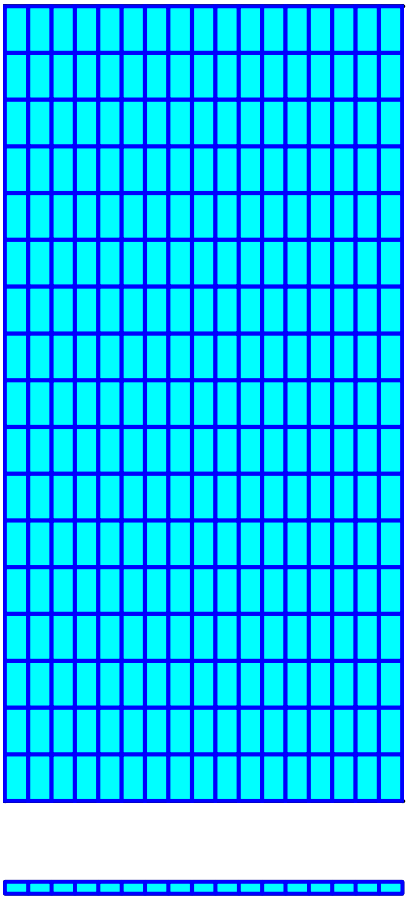
17 Chambers/Row x 8.00' Long = 136.00' Row Length
17 Rows x 48.0" Wide = 68.00' Base Width
24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage
289 Chambers x 63.4 cf = 18,311.0 cf Displacement

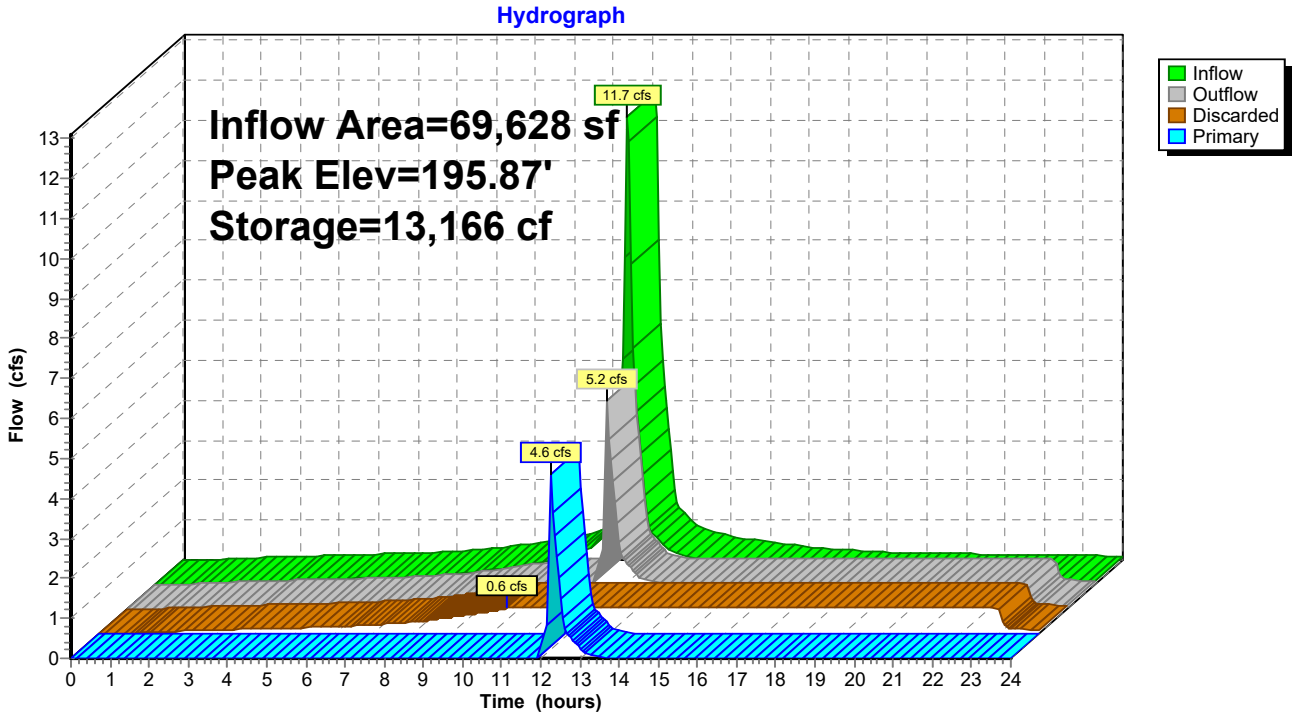
18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af
Overall Storage Efficiency = 71.2%
Overall System Size = 136.00' x 68.00' x 2.00'

289 Chambers
685.0 cy Field
6.9 cy Stone



Pond INF-1: Conc. Galleries

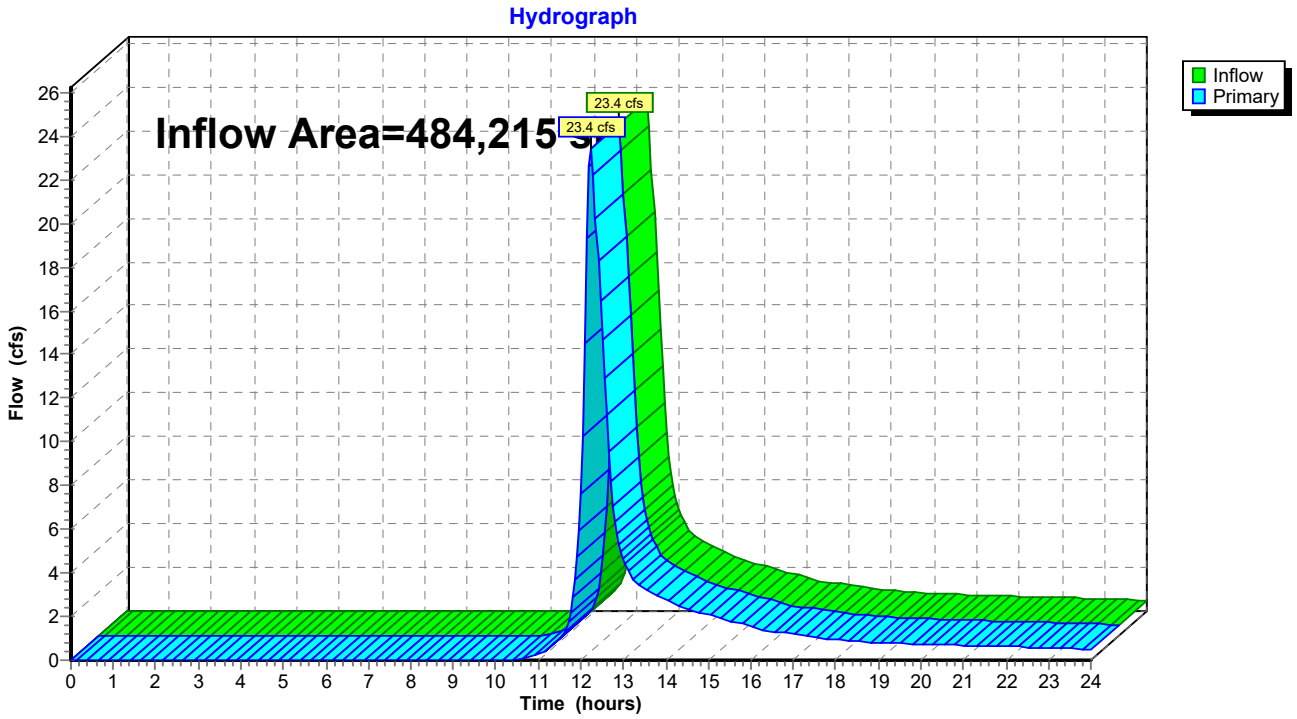


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 2.58" for 50yr Storm event
Inflow = 23.4 cfs @ 12.24 hrs, Volume= 104,110 cf
Primary = 23.4 cfs @ 12.24 hrs, Volume= 104,110 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: Existing Southern Wetlands

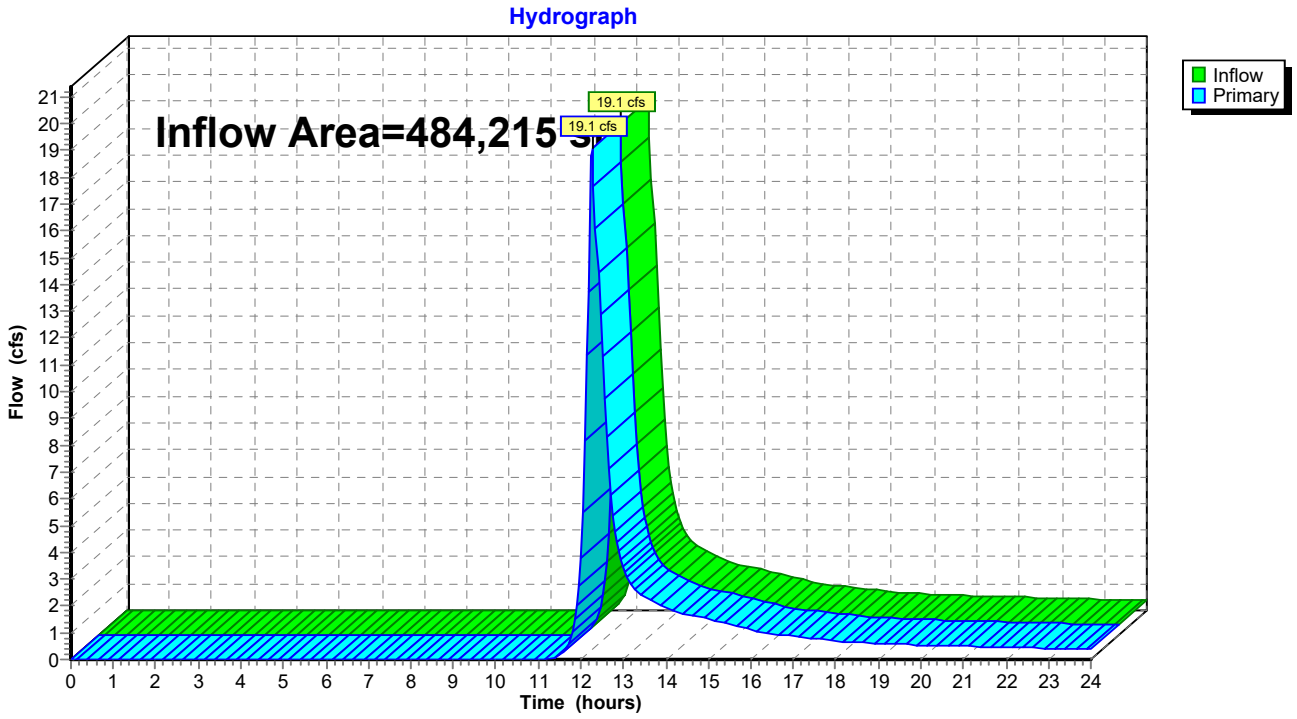


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 1.80" for 50yr Storm event
Inflow = 19.1 cfs @ 12.27 hrs, Volume= 72,814 cf
Primary = 19.1 cfs @ 12.27 hrs, Volume= 72,814 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

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

Link PR POC-1: Existing Southern Wetlands



Summary for Subcatchment EX-1: Drainage Area 1

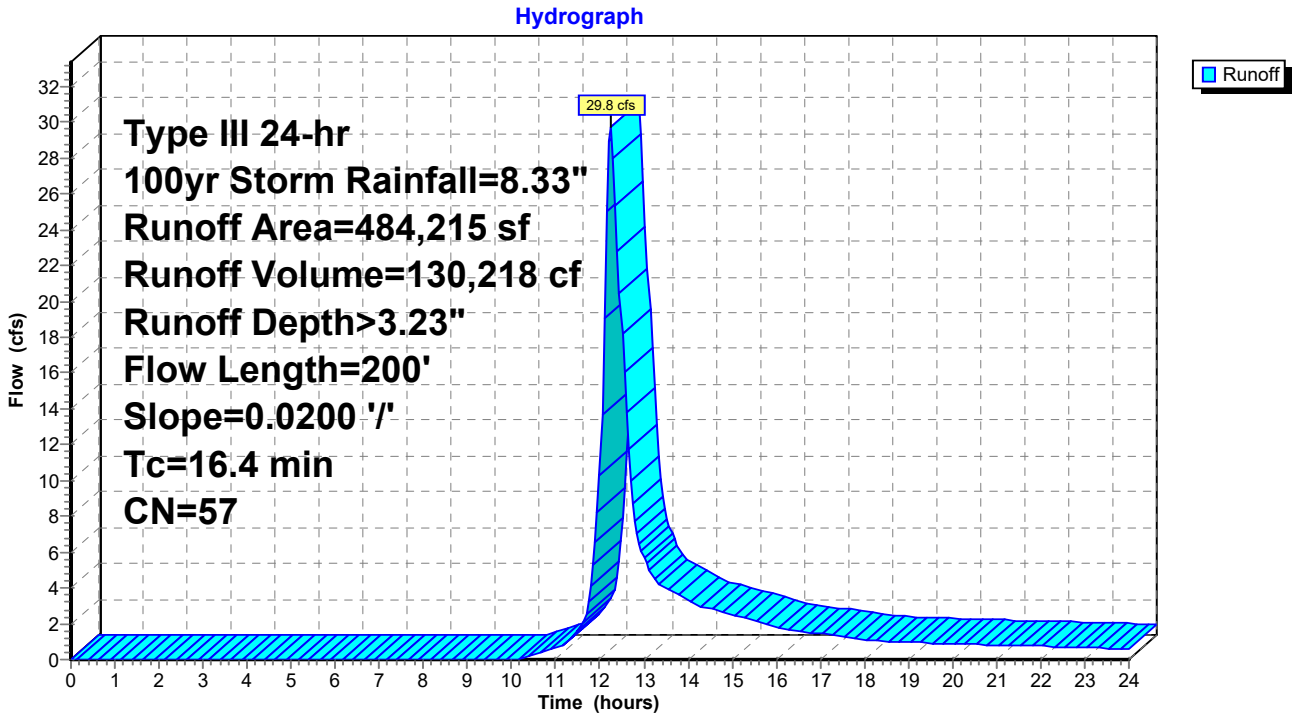
Runoff = 29.8 cfs @ 12.24 hrs, Volume= 130,218 cf, Depth> 3.23"
Routed to Link EX POC-1 : Existing Southern Wetlands

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=8.33"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	120,419	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	42,983	61	>75% Grass cover, Good, HSG B
	221,097	30	Woods, Good, HSG A
	76,103	55	Woods, Good, HSG B
	484,215	57	Weighted Average
	340,183		70.25% Pervious Area
	144,032		29.75% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment EX-1: Drainage Area 1



Summary for Subcatchment PR-1A: Drainage Area 1

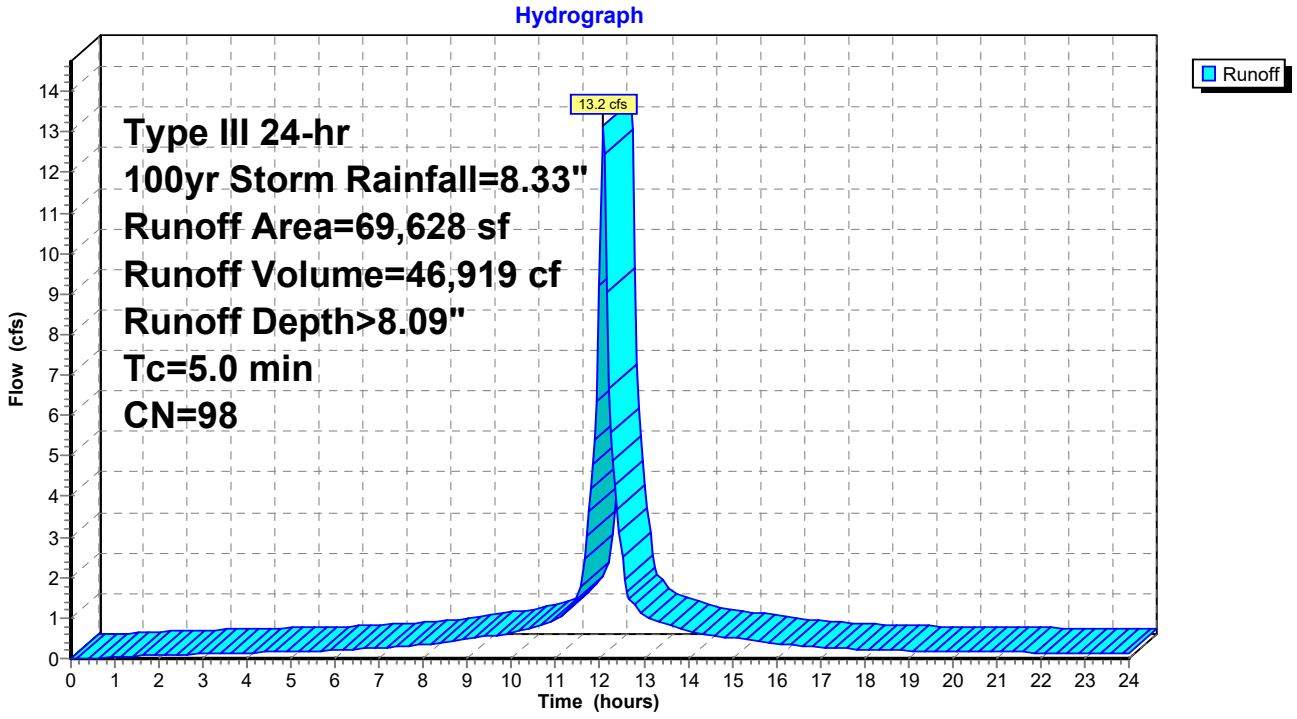
Runoff = 13.2 cfs @ 12.07 hrs, Volume= 46,919 cf, Depth> 8.09"
Routed to Pond INF-1 : Conc. Galleries

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=8.33"

	Area (sf)	CN	Description
*	65,485	98	Existing Parking/Driveway Areas
*	4,143	98	Previously Approved Parking/Driveway Areas
	69,628	98	Weighted Average
	69,628		100.00% Impervious Area

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

Subcatchment PR-1A: Drainage Area 1



Summary for Subcatchment PR-1B: Drainage Area 1

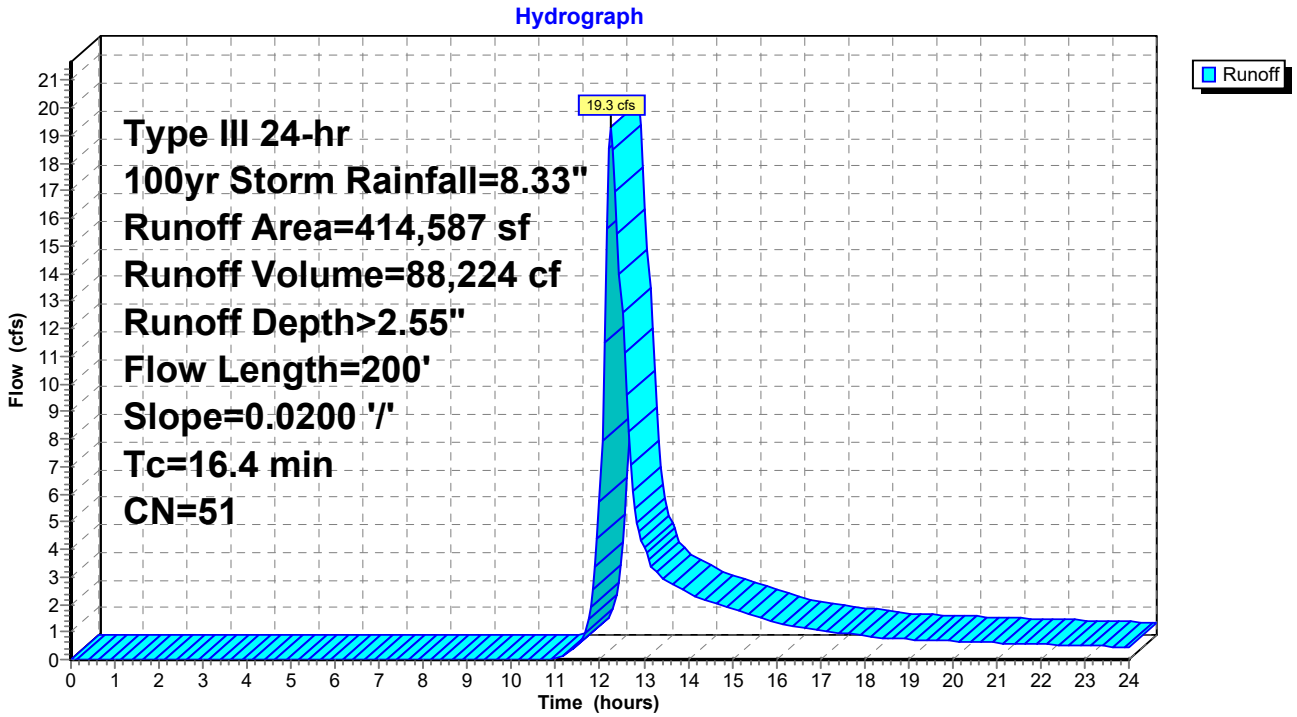
Runoff = 19.3 cfs @ 12.25 hrs, Volume= 88,224 cf, Depth> 2.55"
Routed to Link PR POC-1 : Existing Southern Wetlands

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=8.33"

	Area (sf)	CN	Description
*	22,158	98	Existing Buildings
*	54,934	98	Existing Parking/Driveway Areas
*	1,455	98	Existing Walks & Stairs
	45,453	61	>75% Grass cover, Good, HSG B
	219,993	30	Woods, Good, HSG A
	70,594	55	Woods, Good, HSG B
	414,587	51	Weighted Average
	336,040		81.05% Pervious Area
	78,547		18.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.4	200	0.0200	0.20		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.48"

Subcatchment PR-1B: Drainage Area 1



Summary for Pond INF-1: Conc. Galleries

Inflow Area = 69,628 sf,100.00% Impervious, Inflow Depth > 8.09" for 100yr Storm event
Inflow = 13.2 cfs @ 12.07 hrs, Volume= 46,919 cf
Outflow = 4.3 cfs @ 12.16 hrs, Volume= 40,139 cf, Atten= 67%, Lag= 5.1 min
Discarded = 0.6 cfs @ 10.10 hrs, Volume= 39,191 cf
Primary = 3.6 cfs @ 12.16 hrs, Volume= 948 cf
Routed to Link PR POC-1 : Existing Southern Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 195.83' @ 12.17 hrs Surf.Area= 9,248 sf Storage= 13,166 cf

Plug-Flow detention time= 218.4 min calculated for 40,056 cf (85% of inflow)
Center-of-Mass det. time= 154.9 min (894.4 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	193.45'	74 cf	**68.00'W x 136.00'L x 2.00'H Field A** 18,496 cf Overall - 18,311 cf Embedded = 185 cf x 40.0% Voids
#2A	193.45'	13,092 cf	**Concrete Galley 4x8x2** x 289 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 289 Chambers in 17 Rows
		13,166 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	195.50'	**24.0" x 24.0" Horiz. Catch Basin Overflow** C= 0.600 Limited to weir flow at low heads
#2	Discarded	193.45'	**3.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.6 cfs @ 10.10 hrs HW=193.47' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.6 cfs)

Primary OutFlow Max=3.3 cfs @ 12.16 hrs HW=195.75' (Free Discharge)
↑—**1=Catch Basin Overflow** (Weir Controls 3.3 cfs @ 1.64 fps)

Pond INF-1: Conc. Galleries - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x8x2 (Concrete Galley, UCPI 24" Low Profile Galley or equivalent)
Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf
Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf

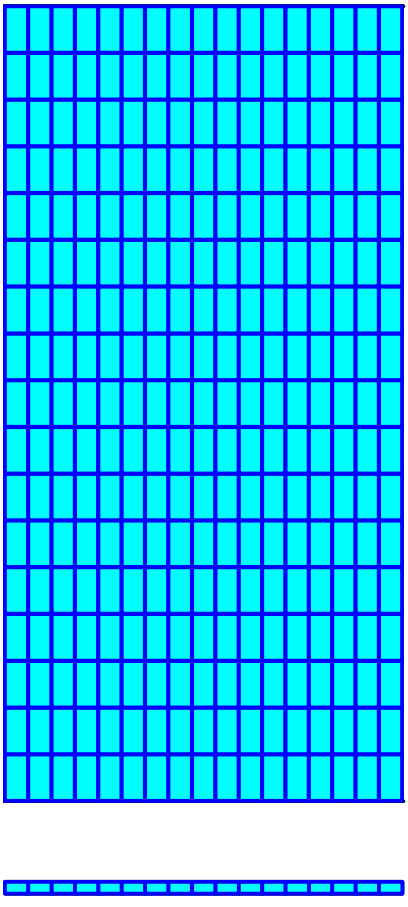
17 Chambers/Row x 8.00' Long = 136.00' Row Length
17 Rows x 48.0" Wide = 68.00' Base Width
24.0" Chamber Height = 2.00' Field Height

289 Chambers x 45.3 cf = 13,091.7 cf Chamber Storage
289 Chambers x 63.4 cf = 18,311.0 cf Displacement

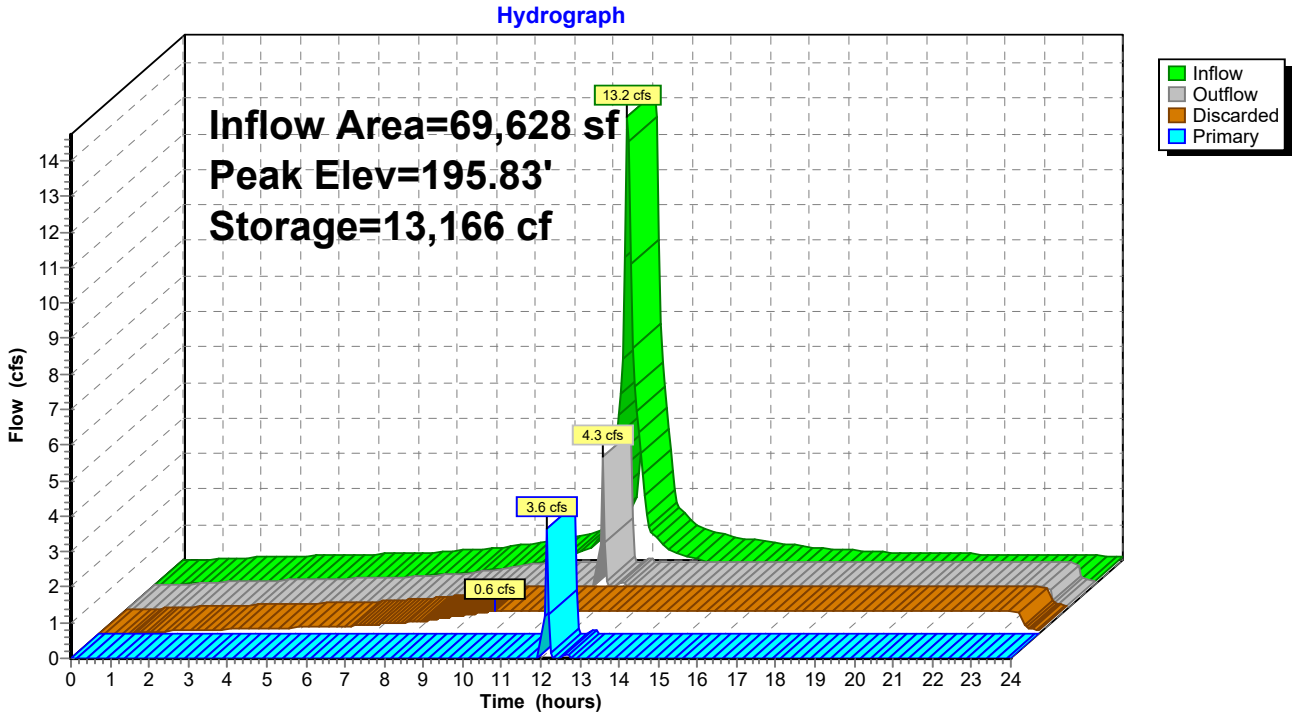
18,496.0 cf Field - 18,311.0 cf Chambers = 185.0 cf Stone x 40.0% Voids = 74.0 cf Stone Storage

Chamber Storage + Stone Storage = 13,165.7 cf = 0.302 af
Overall Storage Efficiency = 71.2%
Overall System Size = 136.00' x 68.00' x 2.00'

289 Chambers
685.0 cy Field
6.9 cy Stone



Pond INF-1: Conc. Galleries

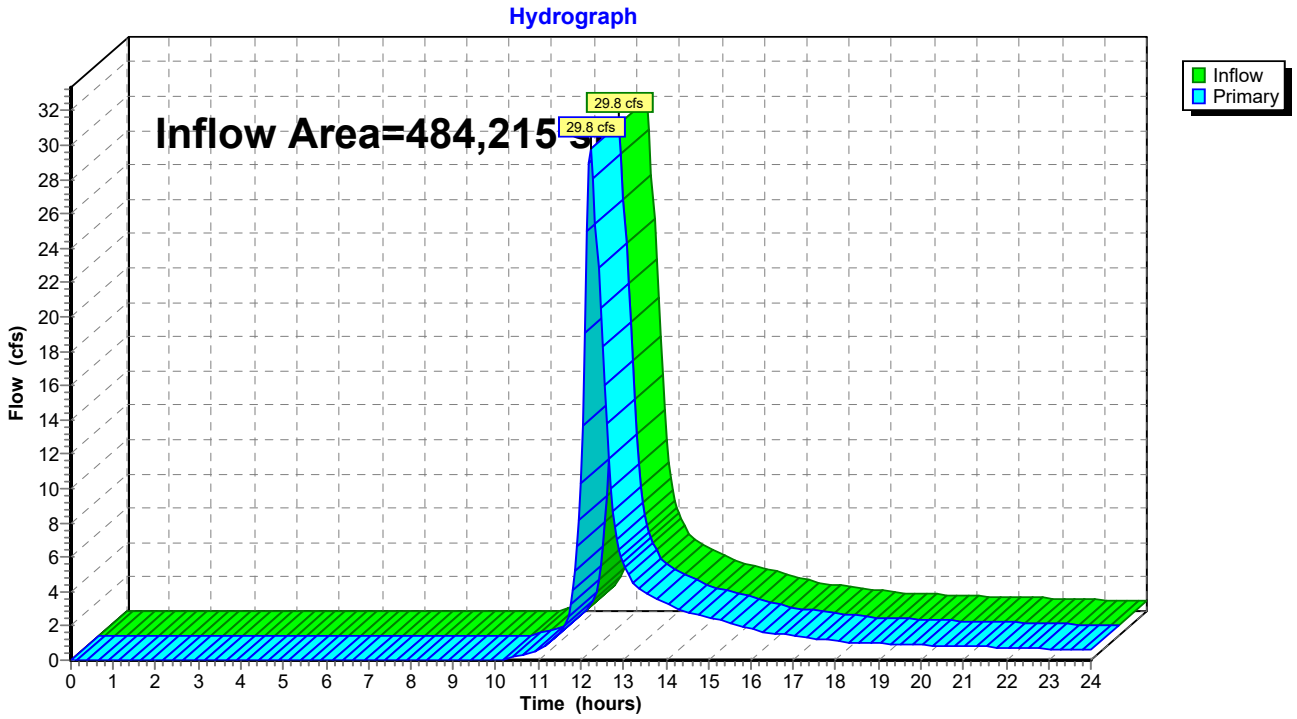


Summary for Link EX POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 29.75% Impervious, Inflow Depth > 3.23" for 100yr Storm event
Inflow = 29.8 cfs @ 12.24 hrs, Volume= 130,218 cf
Primary = 29.8 cfs @ 12.24 hrs, Volume= 130,218 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: Existing Southern Wetlands

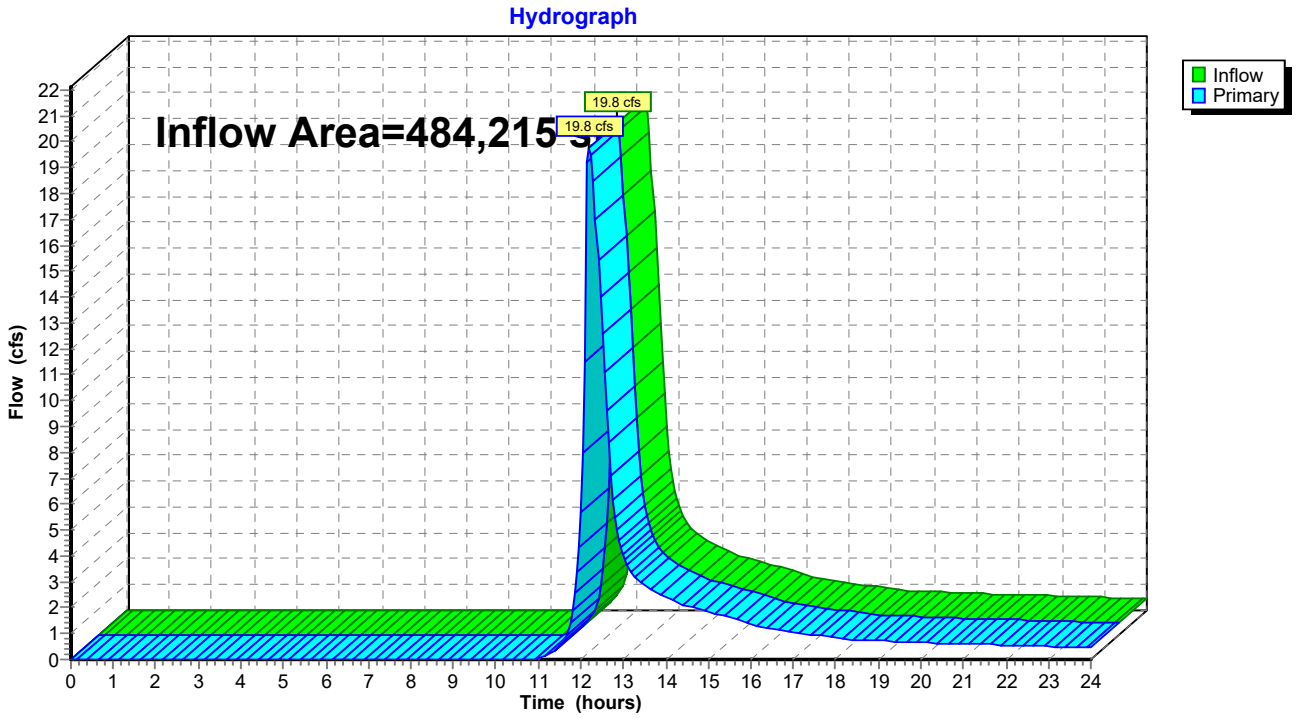


Summary for Link PR POC-1: Existing Southern Wetlands

Inflow Area = 484,215 sf, 30.60% Impervious, Inflow Depth > 2.21" for 100yr Storm event
Inflow = 19.8 cfs @ 12.21 hrs, Volume= 89,172 cf
Primary = 19.8 cfs @ 12.21 hrs, Volume= 89,172 cf, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 6L

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

Link PR POC-1: Existing Southern Wetlands



Operations and Maintenance Plan

284 New Canaan Avenue, Norwalk, CT
December 18, 2024

Scope:

The purpose of the Operations and Maintenance Plan is to ensure that the existing and proposed stormwater components installed at **284 New Canaan Avenue.** are maintained in operational condition throughout the life of the project. The service procedures associated with this plan shall be performed as required by the parties legally responsible for their maintenance.

Recommended Frequency of Service:

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

Qualified Inspector:

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

Service Procedures:

1. Catch Basins & Drainage Inlets:

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

2. Storm Drainage Piping and Manholes/Junction Boxes:

    a. All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
    b. Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
    c. Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
    d. Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

    a. All control structures (orifice, weir, etc.) shall be completely cleaned of accumulated debris and sediments at the completion of construction. Any repairs shall be performed.
    b. For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
    c. Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
    d. From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
    e. Accumulated debris shall be removed and repairs made as required.
    f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

4. Drywells and Infiltration Systems:

    a. All drywells/infiltrators shall be completely cleaned of accumulated debris and sediments upon the completion of construction.
    b. For the first year, the drywells/infiltrators shall be inspected on a quarterly basis.
    c. Any accumulated debris within the drywells/infiltrators shall be removed and any repairs made to the units as required.
    d. From the second year onward, visual inspection shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
    e. Accumulated debris within the units shall be removed and repairs made as required.
    f. Any additional maintenance required per the manufacturer's specifications shall also be completed.

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)

284 New Canaan Avenue, Norwalk, CT
December 18, 2024

Type of Inspection: ☐ Spring ☐ Fall ☐ Other

Inspector's Name:_____ Date of Inspection:_____

Affiliation:_____ Phone #:_____

Catch Basins & Drainage Inlets:

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

Notes:

Storm Drainage Piping and Manholes/Junction Boxes:

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

Notes:

Stormwater Control Structures:

- Has accumulated debris been removed? ☐ Yes ☐ No ☐ N/A
- Are any repairs required? (identify below): ☐ Yes ☐ No ☐ N/A
- Have orifices and weirs been cleaned of debris? ☐ Yes ☐ No ☐ N/A

Notes:

Operations and Maintenance Log (Page 2 of 3)

284 New Canaan Avenue, Norwalk, CT
December 18, 2024

Drywells and Infiltration Systems:

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

Notes:

Operations and Maintenance Log (Page 3 of 3)

284 New Canaan Avenue, Norwalk, CT
December 18, 2024

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 8, 2025

Enrico R. Costantini, Esq.
FLB LAW, PLLC
315 Post Road West
Westport, CT 06880

Re: 284 New Canaan Avenue
Preliminary Review of Special Permit Application #2025-49
Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management

Dear Attorney Costantini:

I have preliminarily reviewed the referenced plans. Tentatively, the Commission is scheduled to review the application and open the Public Hearing 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) Please provide proof of initial neighbor notification.

2) 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.

3) The site plan submitted has the most recent revision date of 3/11/25. However, the plan references the Inland Wetland Agency (IWA) permit issued on 5/13/25. Please revise the plan per the IWA permit, including the requirements of conditions #3 and #7, and update the revision date accordingly.

4) Does this request include the modification of condition #11 of SP 12-16 to remove "that the bins have sprinklers to control any dust, as shown on the submitted plan"?

5) Please specifically address how the elements cited in the October 24th, 2024, Notice of Zoning Violation that pertain to the Special Permit non-compliance will be

remedied. This includes, but is not limited to, issues with hours of operation, vehicle parking location, and noise ordinance.

6) The O&M report should be revised to be site specific.

7) This application has been referred to the Town of New Canaan and the Western Connecticut Council of Governments. Please provide comments/approvals from 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

CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM August 13th, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025 - 49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management.

District: 5 **Block:** 46 **Lot:** 76 **Zone:** CD-1L

ZONING HISTORY:

The applicant applied for a modification to Special Permit #12-16 as directed by a Notice of Zoning Violation (NoV) issued 10/24/2024. The violation concerned non-compliance with at least nine (9) conditions of the original Special Permit approval. The applicant also received enforcement orders from the Inland Wetland Agency, which have since been addressed. The non-compliance includes the expansion of the previously approved yard area and alterations to the approved stormwater management.

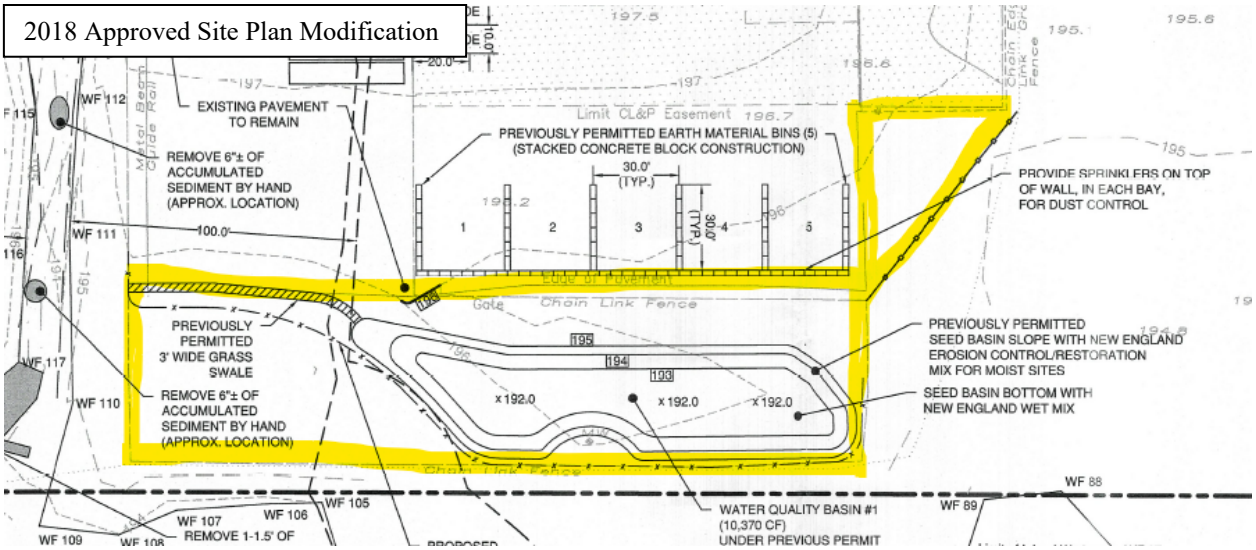
PROPOSED USE/STRUCTURE:

An expansion of the yard area to the East, where the previously permitted water quality basin #1 was to be located, is proposed. The applicant is also proposing to restore the area to the North that was used for material stockpiling without a permit. However, a portion of this area is proposed to remain yard area, though the submitted site plan erroneously indicates that it has been previously approved. Please find below snippets of the modified site plan approved in 2018 and the currently proposed modification, with the proposed areas of expansion highlighted. Also proposed is the layout change of the elements within the yard.

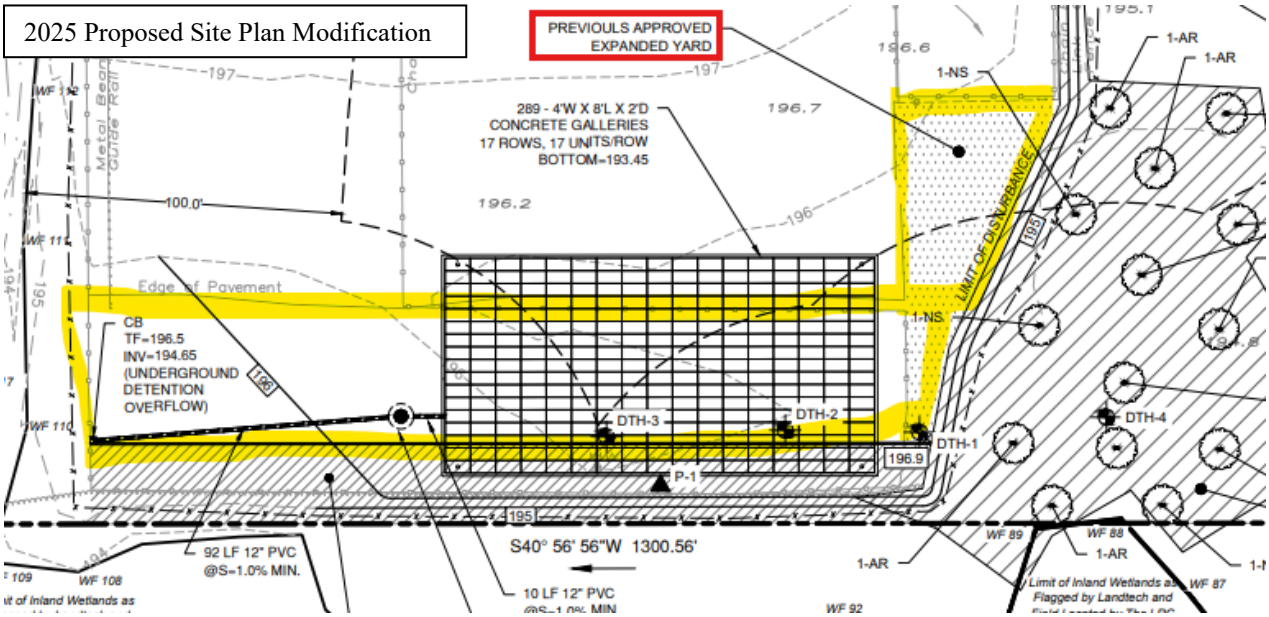
The applicant also proposes replacing the above-ground stormwater management system previously approved for the northern portion of the yard with an underground retention gallery system. The applicant seeks to use the 40-foot wide area above the proposed underground system in a similar manner to how it has been used since early 2021, as active yard area. The underground retention system has been signed off by DPW; they determined the proposed system meets the standards of the City's stormwater management standards.

The applicant has no yet addressed how they propose to comply with, or modify, the existing Special Permit conditions cited in the NoV.

2018 Approved Site Plan Modification



2025 Proposed Site Plan Modification



STAFF COMMENTS:

- Staff is still awaiting responses to the concerns outlined in the Preliminary Review Letter which can be found here. Items #3-7 have yet to be addressed.
- Staff would recommend opening the Public Hearing during the August 20th meeting and closing it during the September 3rd meeting, should the applicant sufficiently address items #3-7 in the Preliminary Review Letter. Staff will draft resolutions once compliance is determined.
- One of these items concerns consistency with the related Corrective Action Wetland Permit, which can be found here.

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

August 15, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chairwoman

From: Bryan Baker, AICP, Principal Planner

Re: #2025-63 R

Commissioners,

This memorandum details proposed changes to the Norwalk Zoning Regulations.

The zoning map can be found here:
https://www.norwalkct.gov/DocumentCenter/View/32441/ApprovedZoningMap_Effective2_19_24

The existing Zoning Regulations can be found here:
https://www.norwalkct.gov/DocumentCenter/View/34823/Zoning-Regulations_Rev_3_28_25?bidId=

For clarity:

- Each proposed revision will be under a separate page
- New/Proposed text is indicated in **red text**
- Deleted text is indicated ~~as struck-through text~~

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1. As part of the recent application for 40 Meadow Street, the applicant discussed with Staff that for industrial buildings that corrugated and/or sheet metal could be an appropriate facade material.

Modify Table 4.3.1-L District Standards for the SD-LI zone to include the following amendments:

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~~ **P***		
	Only Permitted on portions of a Building Façade that contain a Permitted Industrial & Utilities use as listed in Table 4.3.9.A			

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2. Under the old zoning regulations there was an expiration date of zoning permits if an applicant failed to obtain a building permit within one-year of the effective date of their zoning approval. Staff recommends language be added to maintain this policy so that zoning permits that never materialize into building permits do not remain open and active indefinitely.

Modify Section 8.4.10 Zoning Permits to include the following amendments:

L. Expiration

Zoning Permits that have been issued per Section 8.4.10 but under which a building permit has not been issued within one (1) year from the date of issuance of the Zoning Permit shall be determined to be expired and null and void.

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3. The Artist Live/Work and Live/Work uses are relatively similar in that they both consist of a small commercial space being located on the first floor of a building with a residential use either lofted above or on the second floor. Both uses presume that the person operating the commercial component will also be the tenant of the residential portion of the building. A special permit being required for an Arist Live/Work use is likely excessive in that the use is not very different from mixed-use buildings that are also permitted in the same zones. Additionally, these uses may be relatively niche and provide some level of de-facto affordable housing. Therefore, in addition to the expedition of the permitting process from special permit to administrative approval, Staff is recommending incentives such as counting the residential portion of the uses as half a dwelling unit and exempting the uses from the workforce housing section of the zoning regulations.

Modify Table 4.3.9.A Building, Lot & Building Site Principal Uses to include the following amendments:

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD-3	CD-3W	CD-4	CD-4W	SD -H	SD -IC	SD-LI	SD -HI	SD-MC	C V
Artist Live/Work	NP	NP	NP	NP	~~SPU -L~~ **PL**	~~SPU -L~~ **PL**	~~SPU -L~~ **PL**	~~SPU -L~~ **PL**	NP	NP	~~SPU -L~~ **PL**	NP	~~SPU -L~~ **PL**	P

f. **Artist Live/Work** shall be permitted in accordance with the applicable Use Table, subject to the following:

~~1) They are part of a rehabilitation, preservation or addition to an existing Structure listed on a local, state or national historic inventory;~~

~~2) The Commission shall refer the Application to the Arts Commission for review and consideration. If the Arts Commission does not endorse the Application, a 2/3 majority vote of the Planning & Zoning Commission is required for approval;~~

~~3) Each unit is consistent with the provisions of the Housing Code, Fire Marshal Code and Building Code;~~

~~4) Units are at least seven hundred fifty (750) square feet in size;~~

~~5) Artist Live/Work spaces are subject to Workforce Housing requirements in accordance with Section 6.12;~~

~~6) The Use, including storage of materials or products, shall occur only within an enclosed Building;~~

~~7) All noise, vibration, smoke, dust, or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors; and~~

~~8) Shall require approval of a Special Permit pursuant to Section 8.4.8.~~

1) When such Use is included as part of a new Development or Redevelopment it shall occur within a Live/Work Building;

2) **The Residential portion of the Artist Live/Work Use shall be located behind and/or above the workspace;**
3) **The Residential portion of the Artist Live/Work Use shall be included in the maximum allowable number of Dwelling Units on the Lot/Building Site provided that the Use shall count as ½ of a Dwelling Unit;**
4) **The Residential portion of the Artist Live/Work Use shall be exempt from Section 6.12, Workforce Housing;**
5) **All materials or products used shall be stored entirely within the Structure; and**
6) **All noise, vibration, smoke, dust, or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors**

Bv. Residential Portion of Live/Work Building Type shall be permitted in accordance with the applicable Use Table, subject to the following:

1) Such Use is not permitted on the ground Floor in SD-MC or SD-LI, **in all other zones shall be located behind and/or above the workspace**.

~~2) Within SD-LI:~~

~~a. The ground floor contains another permitted principal or Special Permit Use.~~
~~b. A minimum of 50% of the total Building gross floor area is dedicated to a Site Plan or Special Permit Use(s).~~
~~c. There is not more than one (1) Dwelling Unit per 1,650 square feet of Lot area; except that Artist Live/Workspace(s) shall be exempt from the density calculation, provided that the application is referred to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.~~
~~d. Dwelling Units are located within the same Structure(s) as the principal use on the property.~~
~~e. Such units are subject to workforce housing requirements.~~

3) **When such Use is included as part of a new Development or Redevelopment it shall occur within a Live/Work Building;**
4) **Shall be included in the maximum allowable number of Dwelling Units on the Lot/Building Site provided that the Use shall count as ½ of a Dwelling Unit;**
5) **The Residential portion of the Artist Live/Work Use shall be exempt from Section 6.12, Workforce Housing;**
6) **All materials or products used shall be stored entirely within the Structure; and**
7) **All noise, vibration, smoke, dust, or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors**

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4. Eaves, gutters or downspouts are common encroachments into certain setbacks, however, the regulation as written provides properties in the zones that have large setbacks, to encroach into the setbacks by an excessive amount. Therefore, Staff is recommending limiting the amount that such building features may encroach into the setbacks.

Modify Table 4.3.10 Encroachments to include the following amendments:

Encroachments – Required Setbacks*			
Encroachment Type	Front/street	Side	Rear
Eaves, gutters or downspouts	P By no more than 24 in. or 20% of Setback**,** **whichever is less**	P By no more than 24 in. or 20% of Setback**,** **whichever is less**	P By no more than 24 in. or 20% of Setback**,** **whichever is less**

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5. Various changes are proposed to the regulations in relation to variances.

a. The first change is to include language within the definition of "Variance" to reference the city's ordinances, which includes administrative information that is relevant once a variance has been granted.
b. The second change is to remove what is called, "the merger clause." This clause states that when two non-conforming lots abut one another and are in common ownership (the same property owner owns both lots), that they are automatically merged together into one lot, regardless of whether that was ever the intent of the property(s) owner. The intent of the clause is to remove non-conformities wherever and however possible, however, it also removes legitimate building lots and generates special exception applications which are generally almost always approved. Since such applications are generally always approved, Staff recommends removing this step and allowing non-conforming abutting properties under common ownership to remain as separate building lots.
c. The third change is to remove the reference to the Historic District Commission from both the variance and special permit sections of the regulations. There is not a Historic District in Norwalk and there is no Historic District Commission. Therefore, such a reference is not applicable.

Modify various sections related to Variances to include the following amendments:

Article 9 Definitions

Variance: relief granted by the Zoning Board of Appeals from a standard or requirement of these Regulations, which is specifically provided for in these Regulations or granted pursuant to the provisions of Article 8 (Administration, Procedure & Enforcement) **and Section 116-9 of the City of Norwalk Ordinances, as amended**.

Section 1.21.3.A.2

~~If two (2) or more adjoining parcels of land are in single ownership and are recorded in the Norwalk Land Records as separate legal building Lots before a Zoning Change, and if one (1) or more of the Lots does not conform to these Regulations, then such Lot or Lots shall be considered to be an undivided parcel for the purpose of these Regulations, and no portion of said parcel shall be used or sold so as to diminish conformance with these Regulations, except as may be granted by Special Exception by the Zoning Board of Appeals.~~

Section 8.4.8.F.2 and 8.4.9.E.3

~~If the subject property or part thereof is located within a Historic District, the Planning and Zoning Director shall transmit one copy of the Application and all supporting information to the Historic District Commission.~~

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6. Frontage Buildout is a requirement limited to the mixed-use zones that requires new buildings to occupy a minimum percentage of the lot frontage within the minimum and maximum front yard setbacks, however, this term is undefined.

Modify Article 9 Definitions to include the following amendments:

Frontage Buildout: The percentage of the Frontage occupied by Building Façade.

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7. Sport Field uses require additional review should new ones be proposed or existing ones modernize and/or add field lighting. Staff recommends requiring special permit applications for the use as well as listing some additional standards that applications must meet.

Modify Table 4.3.9.A Building, Lot & Building Site Principal Uses, Table 4.3.9.D Building, Lot & Building Site Accessory Uses, and Section 4.3.9.G Uses Permitted with Limitations to include the following amendments:

Principal Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Sport Field	~~P~~ **NP**	~~P~~ **NP**	NP	NP	~~P~~ **NP**	NP	NP	NP	~~NR~~ **NP**	~~NR~~ **NP**	NP	~~NR~~ **NP**	~~NR~~ **NP**	~~P~~ **SPU-L**

Accessory Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Sport Field	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**SP U-L**	**P L**

Sport Field shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All lighting shall:
- **a. Be Dark Sky compliant; and**
- **b. Not exceed 0.3 footcandles at any Lot or Building Site Line and confirmation of such shall be provided by a photometric plan; and**
- **c. Be directed away from any abutting Residential Property(s); and**
- **d. Be turned on no earlier than 7:00am and turned off no later than 10:00pm.**

(2) All audio systems shall be limited to the broadcast of the Sport Field event(s) and shall be limited in duration to the event, further provided that no audio system shall be turned on earlier than 7:00am and turned off no later than 10:00pm.

(3) When Permitted as an Accessory Use it must be accessory to the following Principal Use(s):
- **a. Park, Golf Club, College or University, Elementary or Secondary School, School or Institution for the disabled, or Trade or Vocational School**

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8. Historically we have regulated pools similarly to all other accessory structures, however, that practice is not explicitly clear in the new regulations. Staff recommends we continue to regulate all pools as accessory structures.

Modify Tables 4.3.1-A through 4.3.1-O District Standards to include the following amendments:

Non-Building Components			
~~Swimming Pools, Hot Tubs and Spas~~	~~NP~~	~~NP~~	~~P~~

Accessory Building or Structure: a Building or Structure that shares a Lot or Building Site with a Principal Building, Structure, or Use and that is customarily and clearly incidental and subordinate to the Principal Building, Structure, or Use. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may be attached to a Principal Building by means of a breezeway or a roofed passageway**, not exceeding __ feet in length,** with open or latticed sides. Where a Building shares a Wall with the Principal Building, it shall be considered a part thereof, and not an Accessory Building. **Swimming pools, hot tubs, and spas are considered Accessory Buildings or Structures.** *See* **Illustration 9.3.A-1 (Principal Building & Accessory Building).**

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9. There are certain uses where wider driveways may be needed to accommodate the types of vehicles that would regularly access such sites.

Modify Tables 4.3.1-G, L and M – District Standards to include the following amendments:

New Driveway/Vehicular Entrance Maximum Width	1. For Single-Family Detached Dwellings and Two-Family Detached Dwellings/Duplexes: 10ft. Max within 10 ft. Of Frontage Line **2. For Large-Scale Commercial Developments:** 3. For all other Uses: 24ft. Max in Front Yard, regardless of if shared or not

New Driveway/Vehicular Entrance Maximum Width	24ft. Max in Front Yard ~~if non-Residential~~, regardless of if shared or not, **unless located on an Urban Corridor street typology per the City of Norwalk Complete Streets Guide, as amended, then __ max**

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10. In some circumstances, there are non-conforming multifamily uses within residential zones that no longer receive trash service from the city. Some of these properties have acquired dumpsters for purposes of trash pickup, however, it is being stored in front of the property and unsightly.

Modify Table 4.3.1-D District Standards (CD-2) to include the following amendments:

Screens, Streetscreens & Buffers	
Additional Standards	
~~NR~~ **Screening of Dumpsters for refuse use**	**R** **Dumpsters for refuse use must be located in the Rear Yard and shall 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**

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11. The maximum height for fences located at the front of industrially zoned properties has caused some issues for safety concerns. Staff recommends allowing the height for fences to be increased to alleviate such concerns.

Modify Table 4.3.1-L and M (SD-LI and SD-HI) to include the following amendments:

Walls & Fencing (not including Screens)	
Height	~~3-3.5 ft. At Frontage; otherwise~~ 6 ft. Max **provided that at the Frontage it shall comply with Section 4.3.3.G;** height measured from avg. Undisturbed grade of Adjacent property at property line

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12. Within Article 6 is a requirement that new developments provide street trees, sidewalks, and/or planter strips along their frontage as part of their application. This regulation was revised earlier in 2025; however, Staff is recommending that this regulation not apply to new single-family residences.

Modify Section 6.8.1 Applicability (of Streetscape Repairs, Replacements & Improvements) to include the following amendments:

This Section applies to all Development **in which new Principal Building(s) are proposed** other than Buildings, Lots, or Building Sites within a Development Parcel**, Construction of Single-Family Detached Dwelling(s), and/or Developments that are part of an approved Subdivision where the inclusion of such elements has been waived by the Commission.**

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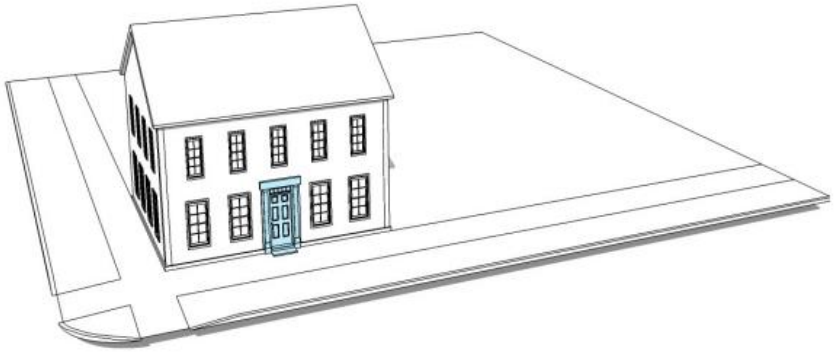
13. The private frontage types require revision to allow for additional types to be permitted for large multifamily buildings as well as for industrial buildings.

Modify Table 4.3.7.A Private Frontage Types – Stepfront to include the following amendments:

Permitted Districts					
CD-3	CD-3W	**CD-3C**	CD-4	CD-4W	SD-LI

STEPFRONT **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**



Modify Table 4.3.7.A Private Frontage Types – Shopfront to include the following amendments:

Permitted Districts					
CD-3	CD-3W	**CD-3C**	CD-4	CD-4W	SD-LI

SHOPFRONT **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**

Modify Table 4.3.7.A Private Frontage Types – Terrace/Lightwell to include the following amendments:

Permitted Districts					
CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W

TERRACE/LIGHTWELL **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**

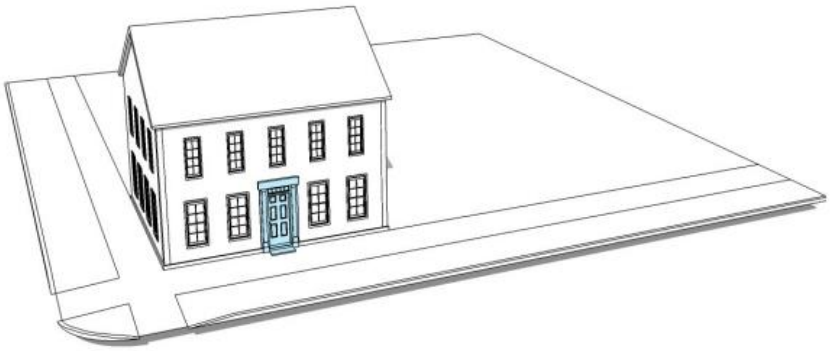
Modify Table 4.3.1-D District Standards (CD-2) to include the following amendments:

Private Frontage Types	
Terrace/Lightwell	~~NP~~ **P**

Modify Table 4.3.7.A Private Frontage Types as well as Article 9 Definitions to include the following amendments:

Stepfront: A Frontage wherein the Facade ~~is aligned very close to the Frontage Line. The~~ entrance is usually an exterior single step without a landing. This type is recommended for ground floor Residential/Retail/Personal Service/Art/Artisan Use**, however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**.

STEPFRONT **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**

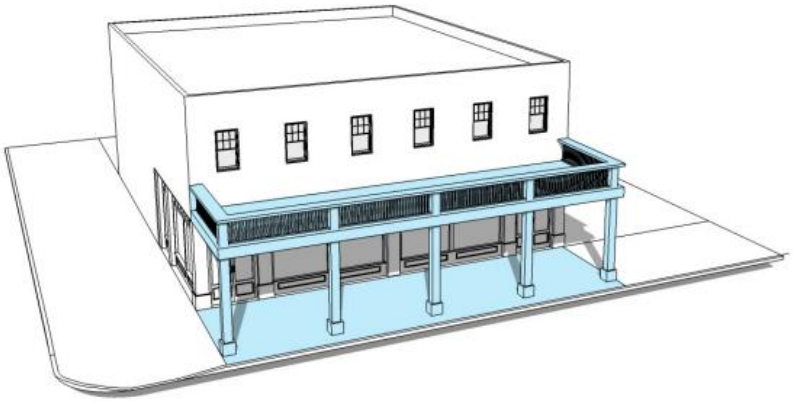


Shopfront: A Frontage conventional for Retail/Personal Service/Repair/Art/Artisan Use**, however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**, wherein the Facade ~~is aligned close to or at the Frontage Line with the~~ **and** Building entrance **are** at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include and awning extending over the Sidewalk.

SHOPFRONT **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**

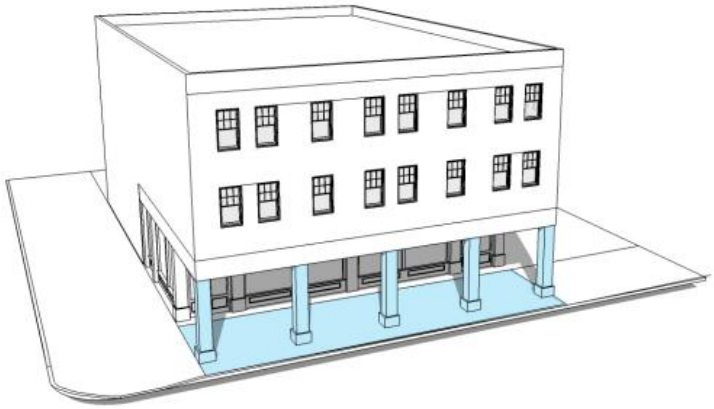
Gallery: A Private Frontage conventional for Retail/Personal Service/Repair/Art/Artisan Use**, however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**, wherein the Facade is ~~aligned close to the Frontage Line with~~ an attached cantilevered shed or lightweight colonnade extending over the Sidewalk.

GALLERY **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**



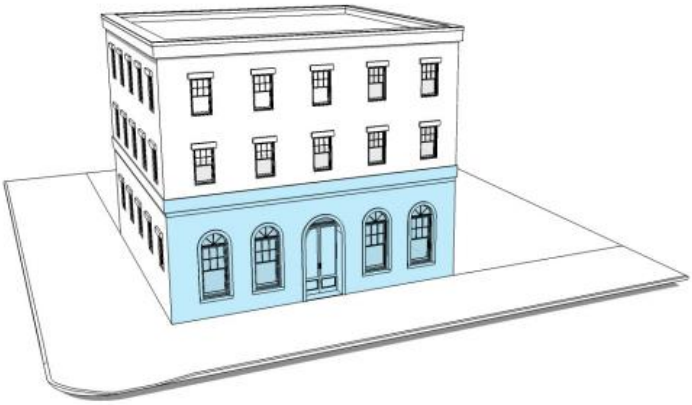
Arcade: A Private Frontage conventional for Retail/Personal Service/Repair/Art/Artisan Use**, however, it may used for any Permitted Use within the Zone including amenity and/or lobby space**, wherein a colonnade supporting habitable space in one or more upper levels extends over the Sidewalk, while the Facade at the first Story remains ~~at the Frontage Line~~ **setback**.

ARCADE **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**



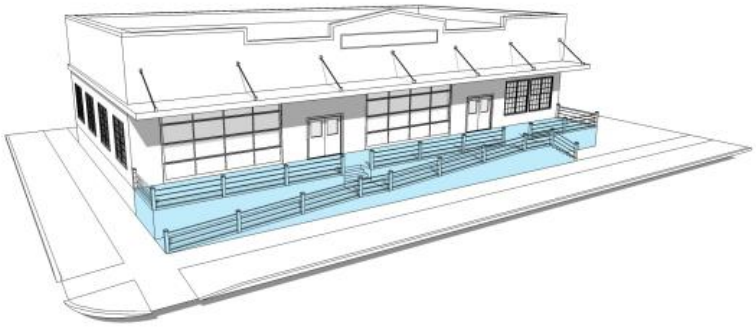
Commercialfront: A Frontage wherein the Facade ~~is aligned close to or at the Frontage Line with the~~ **and** Building entrance **are** at or above Sidewalk grade. This type is conventional for general Commercial/Office Use**, however, it may be used for any Permitted Use within the Zone including amenity and/or lobby space**. It may have substantial glazing on the Facade.

COMMERCIALFRONT **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**



Loading Dockfront: A Frontage ~~type~~ conventional for Industrial Use wherein a loading dock is attached to the Facade ~~at the Frontage Line~~. This type may be combined with a Shopfront Frontage.

LOADING DOCKFRONT **TABLE 4.3.7.A PRIVATE FRONTAGE TYPES**



Modify Table 4.3.8.B Principal Building Types – Large Multi-Family Building to include the following amendments:

Allowed Private Frontages	
Porch	P
Stoop	P
Forecourt	P
Terrace/Lightwell	P
Shopfront	**P**
Commercialfront	**P**
Arcade	**P**
Gallery	**P**

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CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
August 6, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Ana Tabachneck; Tammy Langalis (left at 7:35 pm); Jacquen Jordan-Byron

STAFF: Steve Kleppin; Amelia Williams

OTHERS: Atty Liz Suchy; Curt Lowenstein; Diane Lauricella; Chris Pagliaro; Shane Dushay; Tom Ryder

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately. Mr. Kleppin also explained to the applicants that there is an email scam, being sent to applicants, that there is money owed on their applications. It was not from the Planning & Zoning Department office.

II. ROLL CALL

Mr. Kleppin called the roll.

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

Ms. Wells opened the continuation of the public hearing.

Atty Elizabeth Suchy continued the presentation by explaining she would not go over what had been provided at the previous hearing. The Department of Public Works (DPW) has issued their approval. They anticipate receiving approval from Water Pollution Control Authority (WPCA). The sign in front of their property, as the notice of the public hearing, has remained up.

Ms. Wells seated both alternates for the public hearing, but Ms. Tabachneck said that she had not watched the video of the previous public hearing. She would not be able to vote on this application.

Curt Lowenstein, the engineer on the project, explained the changes that had been made including an easement which extended to the new fence. The sidewalk width had not changed. There would be 3 new street trees. The width of the driveway had not changed either. There had been some changes to the landscaping including the addition of new trees.

Atty Suchy noted that a recent change to the zoning regulations made the parking conforming.

Ms. Wells then invited members of the public to comment on the changes that had been discussed at this meeting.

Diane Lauricella, 21 Little Fox Lane, spoke about a staff memorandum dated August 1, 2025. She asked for a soil test underneath the building to be demolished.

There were no other members of the public that spoke on this application.

Atty Suchy began the rebuttal from comments made at the previous public hearing as well as tonight's hearing. When it was completed, the public hearing was closed.

**** MR. SCHULMAN MOVED: THEREFORE 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:
    1. Per the site plan set dated 6/2/2025 and revised 7/22/2025 prepared by LANDTECH, Westport, CT
    2. 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 these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

Ms. Langalis seconded.

There was then a discussion about the signoffs that had not been received as of the time of this public hearing. Ms. Williams said that they would confirm that all had been received before the Zoning approval had been released. There was a discussion about conditions #7.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron approved.
No one opposed.
No one abstained.

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

Atty Suchy explained the reason why the applicant needed an extension of time, one of which was due to an appeal. They were also fundraising through the sale of another property. This would be the applicant's second extension of time.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that a one year extension of time for application #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 be **APPROVED**.

Ms. Tabachneck seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Atty Suchy began the presentation with an introduction of the project team. She then described the property as it stands currently. It does not comply with current FEMA requirements. She then explained the proposed project, which would be elevated. She

also explained the variance that they had received. She also discussed the approvals that the applicant had received. She noted that this application was similar to another property that she had represented earlier in the year.

There was a discussion about the new pool being at grade but out of the VE zone. There was also a discussion about an impervious area being reduced, which Atty Suchy said that some was being added and some was being reduced so it would basically be the same. Ms. Williams said that she thought the project, as it was, met the requirements.

**** MR. SCHULMAN MOVED: THEREFORE 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:
    1. Per site plans dated 3/11/2025 and revised 7/16/2025 prepared by Redniss & Mead, Stamford, CT
    2. Per architectural plans dated 3/11/2025 and revised 6/30/2025 prepared by Oliver Cope • Architect, New York, NY
    3. Per landscape plans dated 3/11/2025 and revised 7/16/2025 prepared by Hollander Design, New York, NY
    4. 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 the landscape plan be revised to include a vegetative buffer along the seawall approved by Staff prior to issuance of zoning permit; and
   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 these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

Ms. Lenkowsky seconded.

The commissioners reviewed the draft resolution. Condition #9 was removed but #10 was kept. There was a concern about lifting the houses in this neighborhood.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Atty Suchy began the presentation by introducing the project team. She then gave a brief history of the application. She then showed the site plan of the current property and then described the proposed single family house.

Curt Lowenstein, the engineer on the project, continued the presentation with a description of the current property. No structures would be within the coastal area setback. He also explained the driveway.

Chris Pagliaro, the architect on the project, continued the project with a description of the breakaway walls, flat roof, etc. He said that they had met with the Planning & Zoning staff to confirm that the designs were compliant.

There was a discussion about whether the scale of the neighboring houses were to scale. There was a discussion about the materials used below the deck were pervious.

Shane Dushay, the landscape architect on the project, explained that there would be a patio underneath the deck and that the materials were pervious.

Atty Suchy said that some approvals had not been received.

There was also a discussion about some concerns in the staff's memorandum. Ms. Williams said that most of the application was in compliance at this point.

**** MS. LENKOWSKY MOVED: THEREFORE 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:
    1. Per site plans dated 7/10/2025 prepared by LANDTECH, Westport, CT
    2. Per architectural plans dated 8/1/2025 prepared Christopher Pagliaro Architects, Darien, CT
    3. Per planting plan dated 7/15/2025 prepared by ARTEMIS landscape architects, inc., Sandy Hook, CT
    4. 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 these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site.

Ms. Langalis seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Tom Ryder, the senior ecologist on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map and described what is currently on the property. He then told them about the application which was to replace the sea wall, using existing stone. He described how it would be done. He said that the wall in the beach area was fine. The work would be completed in 3 phases, in 3 years. He also showed them photographs of current structures including a deck and other areas that would be redone. He said that they also had an application with the Department of Energy and Environmental Protection (DEEP) which had been reviewing it for several months. They also appeared before the Shellfish Commission and Harbor Management Commission. He noted that they would like to start the construction in November or December of this year.

There was a discussion about a sea wall in front of the beach area. Mr. Ryder said that there were no plans to repair it and explained the purpose of it.

**** MS. LENKOWSKY MOVED: THEREFORE 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; an

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 these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval prior to any work on the site.

Mr. Schulman seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Tom Ryder, the senior ecologist on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then showed them the site plan. He also said that they had received a permit from DEEP and the Army Corps of Engineers for the residential dock. He said that they worked with the neighbors to angle the dock. He explained why the application was before the commission and that they would like to connect the dock to the shore.

There was a discussion about the notification of the neighbors. Mr. Ryder said that they were working with the neighbors who had concerns. There was also a discussion as to whether homes in the area had docks. There was a discussion about how far the dock was from the shore and whether it would be a navigational hazard.

**** MS. LENKOWSKY MOVED: THEREFORE 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 these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 15th, 2025.

You must obtain a zoning approval prior to any work on the site.

Mr. Schulman seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Atty Suchy began the presentation by explaining that this is a preliminary review to give them an idea of the project. She then showed them the current site plan and noted the zone. She then discussed the project which included the demolition of a building to construct a new building which would include affordable units. She also suggested that the commissioners drive by the site.

There was a discussion about the architectural peer review consultant. There was also a discussion of what currently existed on the lot. There was also a discussion about current tenants.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that an architectural peer review for application #2025-56 SPR/CAM – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44 be **APPROVED**.

Ms. Langalis seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Ms. Wells asked whether Wegmans had complied with the bond requirements to which Mr. Kleppin said that they had.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that the request for the release of the bond for application #2022-19 SP/SPR - Wegmans Food Markets, Inc. - 47 Richards Avenue and 677, 667 & 651 Connecticut Avenue be **APPROVED**.

Ms. Langalis seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

V. DISCUSSION

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

Mr. Kleppin said that they had sent out three memos. One of them explained how the proposed state legislation could be an impediment to home ownership via condo. They would like help on this from their legislative delegation. The second memo was about incentivizing grocery stores in areas of the city without any. He explained to them what New York is doing. The third one was about unpaid zoning liens. Those properties would be to allow non profits to have a chance to purchase these properties with a right of first refusal Massachusetts does something like this. He said there would be discussions with state representatives. He said that they had sent memos to the mayor, etc. before going to the state reps. There were no necessary actions at this time from the commission.

There was a discussion about non profit housing developers who were not building these types of projects in Norwalk. Ms. Tabachneck asked if they could find out why this was not happening.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: July 16, 2025

They didn't have enough commissioners so they would add this item to the next agenda.

VII. COMMENTS OF DIRECTOR

ADU language

There was also a discussion about what emails to keep since they have new city email addresses. Mr. Kleppin said that they could delete emails but would confirm that with the city's IT department. Some of the commissioners still did not have their city's email address yet.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.
Ms. Jordan-Byron seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Diana Palmentiero