



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**NOVEMBER 5, 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 & SEATING OF ALTERNATES**
- III. **PUBLIC HEARINGS**
 - A. **#2025-56 SP/CAM – Alpha5MK 19 Day , LLC – 19 Day Street (District 2, Block 58, Lot 44) – Special permit for a proposed multifamily building with 32 units — Public hearing, report & recommended action**
 - B. **#2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones - Public hearing, report & recommended action**
- IV. **REVIEW AND ACTION ON APPLICATIONS**

- A. **#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 — Report & recommended action**

V. **DISCUSSION**

VI. **ACCEPTANCE OF MINUTES**

- A. **Regular Meeting: October 22, 2025**

VII. **COMMENTS OF DIRECTOR**

VIII. **COMMENTS OF COMMISSIONERS**

IX. **ADJOURNMENT**

UPCOMING MEETINGS

November 19, 2025; December 3, 2025



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

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

Date Received:

1. Address of Subject Property(s):

19 Day Street, Norwalk, CT

2. District: 2 Block: 58 Lot(s): 44 3. Zone: CD-4, Overlay/Village District: CAM

4. Historic Structure(s): ☐ No ☒ Yes 5. Flood Hazard Zone: ☐ No ☒ Yes, Flood Zone(s) AE11

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

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: Alpha5MK 19 Day, LLC

Billing Address: c/o E. Suchy, Esq., Carmody Torrance Sandak & Hennessey LLP - 1055 Washington Boulevard, Stamford, CT 06901

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

Property Owner Information and Authorization

Owner of Record: Alpha5MK 19 Day, LLC

Billing Address: c/o E. Suchy, Esq., Carmody Torrance Sandak & Hennessey LLP - 1055 Washington Boulevard, Stamford, CT 06901

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 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.*

**ALPHA5MK 19 DAY, LLC
19 DAY STREET, NORWALK, CT
APPLICATION FOR SPECIAL PERMIT FOR PARKING
Per Sec. 4.12.6 – Norwalk Zoning Regulations
NARRATIVE – SCHEDULE A**

BACKGROUND

Alpha5MK 19 Day, LLC (the “Applicant”) is the owner of real property located at 19 Day Street, Norwalk, CT (District 2, Block 58, Lot 44) (the “Property”) totaling 1.14± acres. The Property zoned CD-4 and is located within the boundary of the coastal area management (CAM) zone. It is bounded to the east by Day Street, to the south by Raymond Street, to the north by an on-grade parking lot and to the west by commercial and mixed-used sites. The Property is in the AE zone with a minimum flood elevation of 12 feet. (Refer to “Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut prepared for Maritime Village I LLC” dated Jan. 3, 2021 prepared by Rose Tiso & Co, LLC attached hereto and made a part hereof).

The Property is improved with three (3) structures. The first building is a 9,800± sq.ft. two-story brick and masonry structure constructed in 1945, which is occupied by Sono 1420 Artisan Distillers, LLC. The second building is five-story, 58,442± sq.ft. apartment with 57 units constructed in 2017. The third building is a 1,400± sq.ft. two-story, site front structure also constructed in 2017 which offers office and storage space. The Property has 74 on-grade parking spaces available for use by the residential and commercial tenants. There are two (2) existing curb cuts on Day Street.

PROPOSAL

The Applicant proposes to demolish the small, site front building and the site rear, two-story office, and construct a new, six-floor apartment containing 40 units. (Refer to “Site Plan (Sheet Number SP-1)” dated 5/27/2025 prepared by RoseTiso & Co. [“Site Plan”], attached hereto and made a part hereof). The existing apartment building on the southern portion of the Property will remain. The proposal contemplates 30 one-bedroom and 10 two-bedroom units. Four (4) units will be deed restricted as affordable in accordance with Sec. 6.12 of the City of Norwalk Zoning Regulations (“zoning regulations”).

Per the plans by RoseTiso and Beinfield Architecture that accompany this application, a total of 96 spaces plus 11 tandem spaces are proposed for this development, whereas 129 would be required for the 97 dwelling units proposed combined in both buildings. However, since the Property is within ¼ mile of South Norwalk Train Station, the 129 parking spaces can be reduced by 10% (12.9 spaces), to 113.5 (114) spaces.

Since 97 spaces are proposed rather than 114, the Applicant seeks a waiver of some of the required parking spaces per Sec. 4.12.6 of the zoning regulations, which allows for such a reduction in the CD-4 zone by special permit. Specifically, the Applicant seeks a waiver of 17 parking spaces, and accordingly, submits this application for special permit.

In connection therewith, the Applicant submits that this request complies with all of the requirements for such a waiver as follows:

1. The property is in the CD-4 or CD-4W zone – As noted above, the Property is in the CD-4 zone;
2. The property is within ½ mile of the South Norwalk Train Station – The property is about ¼ mile from the South Norwalk Train Station, which would be a 10-minute walk to the site;
3. The proposal will be referred by the Commission to Transportation, Mobility and Parking for consideration – The applicant has already referred site plan and coastal site plan applications for the underlying project to TMP and will deliver copies of this application to TMP for review and consideration; and
4. The applicant has demonstrated that:
 - a. The nature of the building or use and the factors which determine parking demand result in fewer parking spaces to meet the actual parking needs than those required by the Regulations. With an approval of this request to reduce the number of parking spaces required, the parking ratio will be one space per dwelling unit¹;
 - b. Physically locating all of the required number of parking spaces is impossible or impractical based on specific traits of the lot/building site. The site has an existing apartment building in the southern section of the property. Moreover, the additional regulatory requirements for building placement along the façade hinder the creation of all of the required spaces. Should the reduction not be approved, the number of units in the proposed structure would need to be significantly decreased, which would have an impact on the number of much-needed affordable units. Moreover, the spaces sought to be reduced would be logistically and economically infeasible due to site constraints. Lastly, the city has long-desired goals to reduce parking requirements in its urban center, to encourage residents to walk, to use ride-share options, to reduce dependence on automobiles, bike, and to take mass transportation, all in an effort to promote Norwalk as a “walkable” community.
 - c. Reduction or elimination of parking will not interfere with the orderly development of any abutting property. The reduction in parking has no impact on any abutting property, the majority of which are already developed.
 - d. The proposed Development will be beneficial to the community and is consistent with the intent of these Regulations. The development creates additional units (market rate and affordable) in the neighborhood, brings more residents to South Norwalk who will patronize businesses and further activates this street front.

As noted above, the total number of parking spaces required including any mixed-use credits is 114 spaces. The project proposes 97 plus 11 tandem onsite spaces, which includes three (3) ADA car and two (2) ADA van stalls. Provision has been made for the inclusion of nine (9) EV charging stations. The applicant seeks a waiver of 17 parking spaces.

¹The 11 tandem spaces proposed are not counted in this ratio.

ALPHA5MK 19 DAY, LLC
19 DAY STREET, NORWALK, CT
APPLICATION FOR SPECIAL PERMIT FOR PARKING
Per Sec. 4.12.6 – Norwalk Zoning Regulations
NARRATIVE – SCHEDULE A
Revised 9-11-25

BACKGROUND

Alpha5MK 19 Day, LLC (the “Applicant”) is the owner of real property located at 19 Day Street, Norwalk, CT (District 2, Block 58, Lot 44) (the “Property”) totaling 1.14± acres. The Property zoned CD-4 and is located within the boundary of the coastal area management (CAM) zone. It is bounded to the east by Day Street, to the south by Raymond Street, to the north by an on-grade parking lot and to the west by commercial and mixed-used sites. The Property is in the AE zone with a minimum flood elevation of 12 feet. (Refer to “Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut prepared for Maritime Village I LLC” dated Jan. 3, 2021 prepared by Rose Tiso & Co, LLC attached hereto and made a part hereof).

The Property is improved with three (3) structures. The first building is a 9,800± sq.ft. two-story brick and masonry structure constructed in 1945, which is occupied by Sono 1420 Artisan Distillers, LLC. The second building is five-story, 58,442± sq.ft. apartment with 57 units constructed in 2017. The third building is a 1,400± sq.ft. two-story, site front structure also constructed in 2017 which offers office and storage space. The Property has 74 on-grade parking spaces available for use by the residential and commercial tenants. There are two (2) existing curb cuts on Day Street.

PROPOSAL

The Applicant proposes to demolish the small, site front building and the site rear, two-story office, and construct a new, six-floor apartment containing 32 units. (Refer to “Site Plan (Sheet Number SP-1)” dated 5/27/2025 prepared by RoseTiso & Co. [“Site Plan”], attached hereto and made a part hereof). The existing apartment building on the southern portion of the Property will remain. In the new building, the proposal contemplates 17 one-bedroom, 11 two-bedroom units and 4 three-bedroom units. Two (2) units (one three-bedroom and one two-bedroom) will be deed restricted as affordable at 60% SMI in accordance with Sec. 6.12 of the City of Norwalk Zoning Regulations (“zoning regulations”).

Per the plans by RoseTiso and Beinfield Architecture that accompany this application, a total of 88 spaces plus 10 tandem spaces are proposed for this development, whereas 104.8 would be required for the 88 dwelling units proposed combined in both buildings.¹ However, since the Property is within ¼ mile of South Norwalk Train Station, the 104.8 parking spaces required can be reduced by 10% (10.4 spaces), to 94.4 (95) required spaces.

Since 88 spaces are proposed rather than 95, the Applicant seeks a waiver of some of the required parking spaces per Sec. 4.12.6 of the zoning regulations, which allows for such a reduction in the CD-4

¹The 56 units in the existing building require 72.8 spaces (56 x1.3) because the six (6) affordable units are at 80% SMI. Since the affordable units in the new structure will be at 60% SMI, they are calculated at a ratio of 1 space per unit, thus requiring 32 parking spaces. Therefore, the total number of spaces required for the 88 units is 104.8.

zone by special permit. Specifically, the Applicant seeks a waiver of seven (7)² parking spaces, and accordingly, submits this application for special permit. If the 1 tandem spaces are included, no parking waiver is necessary.

In connection therewith, the Applicant submits that this request complies with all of the requirements for such a waiver as follows:

1. The property is in the CD-4 or CD-4W zone – As noted above, the Property is in the CD-4 zone;
2. The property is within ½ mile of the South Norwalk Train Station – The property is less than ¼ mile from the South Norwalk Train Station, a 10-minute walk to the site;
3. The proposal will be referred by the Commission to Transportation, Mobility and Parking for consideration – The applicant has already referred site plan and coastal site plan applications for the underlying project to TMP and will deliver copies of this revised application to TMP for review and consideration; and
4. The applicant has demonstrated that:
 - a. The nature of the building or use and the factors which determine parking demand result in fewer parking spaces to meet the actual parking needs than those required by the Regulations. With an approval of this request to reduce the number of parking spaces required, the parking ratio will be one space per dwelling unit³;
 - b. Physically locating all of the required number of parking spaces is impossible or impractical based on specific traits of the lot/building site. The site has an existing apartment building in the southern section of the property. Moreover, the additional regulatory requirements for building placement along the façade hinder the creation of all of the required spaces. Should the reduction not be approved, the number of units in the proposed structure would need to be significantly decreased, which would have an impact on the number of much-needed affordable units. Moreover, the spaces sought to be reduced would be logistically and economically infeasible due to site constraints. Lastly, the city has long-desired goals to reduce parking requirements in its urban center, to encourage residents to walk, to use ride-share options, to reduce dependence on automobiles, and to take mass transportation, all in an effort to promote Norwalk as a “walkable” community.
 - c. Reduction or elimination of parking will not interfere with the orderly development of any abutting property. The reduction in parking has no impact on any abutting property, the majority of which are already developed.
 - d. The proposed Development will be beneficial to the community and is consistent with the intent of these Regulations. The development creates additional units (market rate and affordable) in the neighborhood, brings more residents to South Norwalk who will patronize businesses and further activates this street front. Moreover, parking reductions are codified in the regulations to advance these goals.

As noted above, the total number of parking spaces required including any mixed-use credits is 94.4 (95) spaces. The project proposes 88 plus 10 tandem onsite spaces, which includes three (3) ADA

²A greater parking waiver was originally requested with the initial application for special permit for parking waiver. But due to the reduction in the total number of dwelling units in the new apartment from 40 to 32, the parking waiver request has similarly been reduced from 17 to 7.

³The 10 tandem spaces proposed are not counted in this ratio.

car and two (2) ADA van stalls. Provision has been made for the inclusion of nine (9) EV charging stations. The applicant seeks a waiver of seven (7) parking spaces.



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

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.

Date Received:

RECEIVED

JUL 28 2025

CITY OF NORWALK
PLANNING & ZONING

1. Address of Subject Property(s):

19 Day Street, Norwalk, CT

2. District: 2, Block: 58, Lot(s): 44 3. Zone: CD-4, Overlay/Village District: No

4. Historic Structure(s): ☐ No ☒ Yes 5. Flood Hazard Zone: ☐ No ☒ Yes, Flood Zone(s) AE12/X

6. Coastal Area Management Zone: ☐ No ☒ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: submitted 7/25/25

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: Alpha5MK 19 Day LLC

Billing Address: 150 Purchase St., Suite 13, Rye, NY 10580

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: Alpha5MK 19 Day LLC

Billing Address: 150 Purchase St., Suite 13, Rye, NY 10580

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.

**ALPHA5MK 19 DAY, LLC
19 DAY STREET, NORWALK, CT
APPLICATION FOR SITE PLAN REVIEW
NARRATIVE - SCHEDULE A**

BACKGROUND

Alpha5MK 19 Day, LLC (the "Applicant") is the owner of real property located at 19 Day Street, Norwalk, CT (District 2, Block 58, Lot 44) (the "Property") totaling 1.14± acres. The Property zoned CD-4 and is located within the boundary of the coastal area management (CAM) zone. It is bounded to the east by Day Street, to the south by Raymond Street, to the north by an on-grade parking lot and to the west by commercial and mixed-used sites. The Property is in the AE zone with a minimum flood elevation of 12 feet. (Refer to "Improvement Location Survey of Property Located at 19 Day Street Norwalk, Connecticut prepared for Maritime Village I LLC" dated Jan. 3, 2021 prepared by Rose Tiso & Co, LLC attached hereto and made a part hereof).

The Property is improved with three (3) structures. The first building is a 9,800± sq.ft. two-story brick and masonry structure constructed in 1945, which is occupied by Sono 1420 Artisan Distillers, LLC. The second building is five-story, 58,442± sq.ft. apartment with 57 units constructed in 2017. The third building is a 1,400± sq.ft. two-story, site front structure also constructed in 2017 which offers office and storage space. The Property has 74 on-grade parking spaces available for use by the residential and commercial tenants. There are two (2) existing curb cuts on Day Street.

PROPOSAL

The Applicant proposes to demolish the small, site front building and the site rear, two-story office, and construct a new, six-floor apartment containing 40 units. (Refer to "Site Plan (Sheet Number SP-1)" dated 5/27/2025 prepared by RoseTiso & Co. ["Site Plan"], attached hereto and made a part hereof). The existing apartment building on the southern portion of the Property will remain. The proposal contemplates 30 one-bedroom and 10 two-bedroom units. Four (4) units will be deed restricted as affordable in accordance with Sec. 6.12 of the City of Norwalk Zoning Regulations ("zoning regulations").

The total number of parking spaces required including any mixed-use credits is 74 spaces. The project proposes 96 plus 11 tandem onsite spaces, which includes three (3) ADA car and two (2) ADA van stalls. Provision has been made for the inclusion of nine (9) EV charging stations. Accordingly, the proposed parking resource exceeds the required number of spaces and should be more than sufficient for all uses on the site. (Refer to "Parking" set forth on the Site "Typical Floor Plan (SD1.03)," "Sixth Floor Plan (SD1.05)," "Loft Plan (SD1.06)," "Roof Plan (SD1.07)," "Building Elevations (SD2.01)," "Building Elevations (SD2.02)," "Building Elevations (SD2.03)," "Building Elevations (SD2.04)," "Building Section (SD3.01)," "Typical Unit Plans (SD5.00)," "Aerial View (SD9.10)," "Aerial Views (SD9.11)," "Affordability Plan (SD9.13)," "Impervious Surface Coverage (SD9.14)," "Building Materials," "Building Materials" dated 7/2/2025 prepared by Beinfield Architecture PC, attached hereto and made a part hereof).

STANDARDS OF REVIEW

This site plan review application is submitted pursuant Sec. 8.4.5 (site plan review), Table 4.3.1-L (District Standards), Table 4.3.9A (Building, Lot & Building Site Principal Uses) and Table 4.3.9.D {S7649351}

(Building Lot & Building Site Accessory Uses) of the zoning regulations. The Applicant hereby submits that the proposed new multi-family residential building and associated site improvements comply with the zoning regulations and standards of review for site plan applications set forth in Sec. 8.4.5 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 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 Beinfield Architecture PC and RoseTiso & Co. Inc., 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 plan by RoseTiso and Beinfield Architecture, attached hereto and made a part hereof).
- c. The Development complies with all applicable Development and site construction requirements. (Refer to plans by RoseTiso and Beinfield Architecture, 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 plans and reports by RoseTiso, 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 plans by RoseTiso 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. (Refer to traffic study by Hardesty & Hanover, attached hereto and made a part hereof).

COASTAL RESOURCES

4.1 General coastal Resources General Coastal resources refer to the coastal resources as a whole, the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shore lands, both developed and undeveloped, that together form and integrated terrestrial and estuarine ecosystems (CGS Section 22a- 93(7)). The following general resource policies are applicable to the proposed project.

Policy: CGS Section 22a-92(a)(2)

To preserve and enhance coastal resources in accordance with the policies established by Chapters 439 (Environmental Protection Department and State policy, 440 (wetlands and Watercourses), 446l (water Resources), 446k (Water Pollution Control), 447 (State Parks and Forests), 474 (Pollution), and 477 (Flood Control and Beach Erosion).

Compliance

Norwalk Harbor is considered a "coastal water" as defined in the Coastal Management Act (Section 22A-93(5)) and is 870 feet from the easterly boundary of the subject property. Stormwater generated from the project site does not discharge to the harbor; it is contained on-site by various stormwater gallery systems. The stormwater is then retained on site and infiltrated via open-bottom concrete galleries throughout the site. No direct discharges of stormwater or changes in stormwater patterns are proposed.

Policy: CGS Section 22a-1 as referenced by CGS Section 22a-92(a)(2)

The general assembly hereby declares that the policy of the State of Connecticut is to conserve, improve and protect its natural resources and environment and to control air, land and water pollution in order to enhance the health, safety and welfare of the people of the State.

The site presently contains an apartment building and brew pub. No significant increase in air pollution is anticipated as a result of conducting the proposed development.

As discussed above, it is anticipated that the additional development of the site will not change the existing water quality or runoff from the site. We anticipate no change in the quality of stormwater discharged to the Norwalk Harbor because of the Apartment building addition.

Therefore, the proposed project is consistent with this policy.

Policy: CGS Section 22a-15 as referenced by CGS Section 22a-92(a)(2)

It is hereby found and declared that there is a public trust in the air, water and other natural resources of the State of Connecticut and that each person is entitled to the protection, preservation and enhancement of the same.

For the proposed development, soil erosion and sediment control will be installed per the soil erosion control plan and will comply with state and local requirements.

4.2 Coastal Flood Hazard Area

The Coastal Hazard Areas are defined as "those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner" (CGS Section 22a-93(7)(H)). According to the Federal Emergency Management Agency floodplain map for Norwalk (Figure 4), the easterly portion of the site is located in Zone AE, which is designated as an area located within the 100-year floodplain. The remainder of the site is located in Zone X, which is designated to be outside the 500-year floodplain. Based on our review of this FEMA map and the Flood Insurance Study it appears that the 100-year floodplain of the Norwalk Harbor in this area is el. 12.0 (NGVD 1988). The new addition will be constructed at least 2 feet above the flood elevation and is compliant to all FEMA regulations. The following coastal hazard policies are applicable to the proposed project.

Policy: CGS Section 22a-92(b)(2)(F)

To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized and to promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary; to protect existing inhabited structures, infrastructure facilities or water dependent uses.

Compliance

The existing project site is located within the 100-year coastal floodplain all structures on site are to be above the flood plain elevation and no hazard to life or property is anticipated as the project is FEMA compliant. Only a small portion of the parking lot of the proposed development is in danger of being inundated by the 100-year flood

Policy: CGS Section 22a-92(a)(5)

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

Compliance

The project site is adjacent to the Norwalk Harbor, a coastal water body as defined above. The layout for the proposed development does not change the topography of the site as it exists, also there are no topographic changes proposed within the floodway or floodplain of the Norwalk Harbor. The location of the 100 and 500-year floodplains is inside of the project site and has been considered in the design and allowing the project to comply with this policy.

COASTAL USES AND FEATURES

4.3 General Development

The General Development policies of the CCMA apply to all sites and uses within the coastal boundary. The following policy is applicable to the proposed project.

Policy: CGS Section 22a-92(a)(1)

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

Compliance

The activity on the site is consistent with the coastal resources and policies concerning General Development in that it permits the property in private ownership to be used in a manner that is in accordance with the capacity of existing water and land resources in the immediate area both on and surrounding the site. Additionally, as the area in which the site is located has traditionally, and continues to be, used for residential uses. Therefore, the proposed development is consistent with this coastal use policy.

8.0 IMPACTS ASSESSMENT

8.1 Potential Adverse Impacts

There are eight potential adverse impacts to coastal resources defined in the CCMA and summarized in the Connecticut Coastal Management Manual. Each of these potential adverse impacts is listed below, followed by a discussion of its applicability to the proposed development.

Impact: CGS 22a-93(1 r)(A)

Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxic, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity.

Applicability

The proposal added an apartment building addition over an existing parking lot, and will not change the character of existing use on site. This will result in a no change in impact to the quality of stormwater discharged to the Norwalk Harbor and nearby coastal waters of the Long Island Sound.

Proper maintenance of the proposed stormwater management system best management practices (BMP's) will significantly reduce sedimentation and pollutant loading (e.g., hydrocarbons and ethylene glycol) in the Norwalk Harbor. Therefore, changes to the current pH, dissolved oxygen, temperature, or the salinity of the receiving waters are not anticipated as a result of constructing the project as proposed.

Impact: CGS section 22a-93(15) (B)

Degrading existing circulation patterns of coastal through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basins characteristics and channel contours.

Applicability

Existing natural patterns of water circulation in the Norwalk Harbor will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to adjacent coastal waters of the Long Island Sound.

Impact: CGS school) 22a-93(15)(c)

Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source-reduction.

Applicability

Existing natural erosion patterns in the Norwalk Harbor will not be altered as a result of the proposed project. We also do not anticipate any adverse impacts to the adjacent coastal waters of the Long Island Sound.

Impact: (CGS Section 22a-93 (1 5)(D)

Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff.

Applicability

Little or no impacts will result to existing drainage patterns by the re-grading of the site and the overall effect to groundwater flow will be insignificant,

Impact: CGS Section 22a-93 (15)(E)

Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetric particularly within high velocity flood zones.

Applicability

The site is located in Zone AE, which is designated to be outside the 100-year floodplain. The proposed regarding within the subject site will not negatively impact 100-year floodplain and will not cause any effect on the base flood elevation. Thus, the project will not result in an increased hazard of coastal flooding and will not involve alterations to shoreline or bathymetry.

Impact: CGS Section 22a-93 (15)(F)

Degrading visual quality through significant alteration of the natural features of vistas and viewpoints.

Applicability

The redevelopment of the site will maintain the - character of the existing facility and should not significantly affect vista points to coastal resources from areas surrounding the project site.

Impact: CGS Section 22a-93 (15)(G)

Degrading or destroying essential wildlife, finnish or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat.

Applicability

The proposed development will not impact finfish or shellilfish populations, nor will it impact their habitat on-site or in the vicinity of the site, as the proposed development does not require any work within a tidal watercourse.

Impact: CGS Section 22a-93 (15)(H)

Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or function

Applicability

No tidal wetlands, dunes, beaches, dunes, rocky shorefronts, bluffs escarpments are located on the project site. Thus, no degradation of these resources will occur as a result of conducting the proposed activities.

8.2 Potential Beneficial Impacts

Beneficial impacts to water quality will result from creating and maintaining onsite stormwater controls and a water quality treatment train.

8.3 Proposed Mitigation Measures to Offset Adverse Impacts

The development's proposed stormwater management system will result in improvements to the quality of water reaching the Norwalk Harbor and the Long Island Sound during peak stormwater discharges.

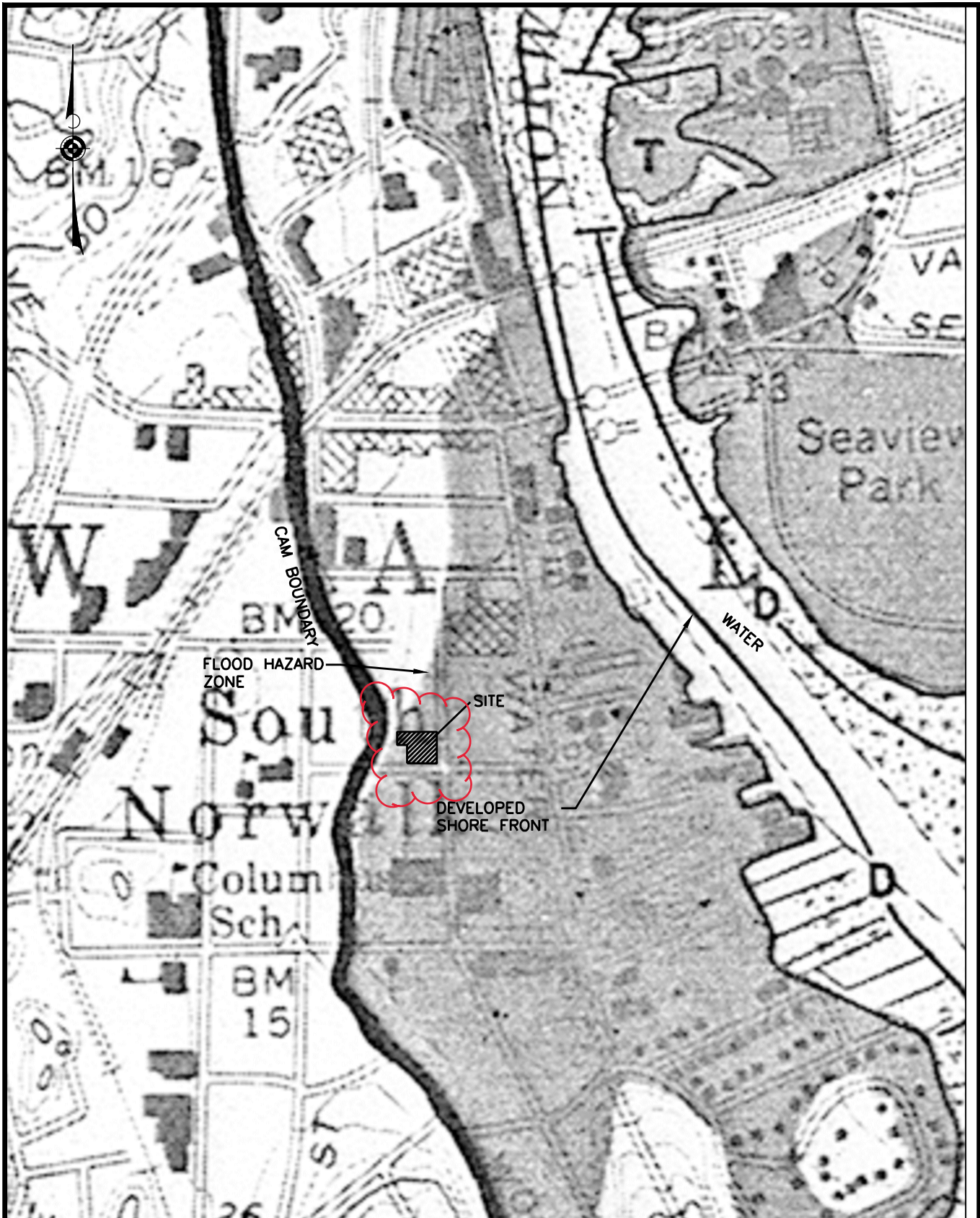
10.0 CONCLUSION

The proposed addition's consistency with the applicable coastal policies has been addressed in the text presented above. As demonstrated herein, the project is consistent with all the applicable coastal policies. The proposed reuse of the existing facility will not change the quality of stormwater reaching the Norwalk Harbor and the Long Island Sound. The project will be designed to avoid environmental impacts where possible and to minimize impacts to coastal systems and resources.

In summary, the proposed development will not adversely impact onsite or adjacent off-site coastal resources. The project is in compliance with Section 404 of the Clean Water Act, Section 401 of the Clean Water Act, Structures, Dredge and Fill, the Connecticut Coastal Management Act, the Connecticut Tidal Wetlands Act/Regulations, and the City of Norwalk Planning and Zoning Regulations. Therefore, we respectfully request approval of this Coastal Site Plan Application.

Appendix A

Figures



**ROSE
•TISO
& CO. LLC.**
ARCHITECTS • SURVEYORS • ENGINEERS

WWW.ROSETISO.COM
418 MEADOW STREET, SUITE 203, FAIRFIELD, CT 06824
TEL: (203) 10-6355 • FAX: (203) 10-6404

**CAM RESOURCES
ALPHA5MK 19 DAY LLC
19 DAY ST, NORWALK, CT**

DRAWN BY: MJS
CHECKED BY: MJS
CAD FILE: 2898
DESIGN BY: MJS
SCALE: 1" = 500'
DATE: 05/24/25

SHEET NO.

C-1

National Flood Hazard Layer FIRMette

73°25'22"W 41°5'58"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
Future Conditions 1% Annual Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone D

OTHER AREAS

NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs
Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/2/2025 at 7:26 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Feet
0 250 500 1,000 1,500 2,000 1:6,000

73°24'45"W 41°5'31"N

Basemap Imagery Source: USGS National Map 2023



3. "MAP OF PROPERTY PREPARED FOR MARITIME VILLAGE I LLC, NORWALK, CONNECTICUT." DATED APRIL 4, 2012, SCALE 1"=20", PREPARED BY DENNIS A. DEILUS, LAND SURVEYORS, NORWALK, CONN.
2. "MAP OF PROPERTY PREPARED FOR E & P ASSOCIATES LIMITED PARTNERSHIP, NORWALK, CONN." DATED NOV. 24, 1986, SCALE 1"=20", PREPARED BY DENNIS A. DEILUS, L.S. TOWN CLERK MAP #10331.
3. "MAP OF PROPERTY PREPARED FOR ROBERT GRODD, NORWALK, CONN." DATED MARCH 18, 1980, SCALE 1"=20", PREPARED BY DENNIS A. DEILUS, L.S. TOWN CLERK MAP #8810.
4. "MAP OF PROPERTY PREPARED FOR SARAH LESSIN, NORWALK, CT." DATED SEPT. 1944, SCALE 1"=20", PREPARED BY FRED B. DEILUS, C.E. TOWN CLERK MAP #2178.
5. "MAP OF PROPERTY PREPARED FOR SAINT PAUL'S CHURCH OF GOD IN CHRIST, NORWALK, CONNECTICUT." DATE APR. 14 1989, SCALE 1"=10", PREPARED BY ROGER K. GREGORY, L.S. TOWN CLERK MAP #11104.
6. "MAP OF PROPERTY PREPARED FOR MARGARET SIGSWAY ET AL, NORWALK, CONN." MAP DATED OCT. 1956, SCALE 1"=20", PREPARED BY FRED B. DEILUS, SURVEYOR. TOWN CLERK MAP #5017.
7. MAP OF PROPERTY AT 15-17 DAY STREET, SO, NORWALK, CONN., PREPARED FOR THE MAIN STREET REALTY COMPANY." DATED JULY 11, 1963, SCALE 1"=20", PREPARED BY CAHILL & LOUDON, ASSOCIATES, WESTPORT, CONN. TOWN CLERK MAP #6208.
8. "MAP OF PROPERTY PREPARED FOR THIRD NORWALK CORPORATION AT NORWALK, CONNECTICUT." DATED JULY 3, 1968, SCALE 1"=30", PREPARED BY BRYAN ASSOCIATES, NORWALK, CONN. TOWN CLERK MAP #7107.
9. "MAP SHOWING HANFORD PLACE EXTENTION, PREPARED FOR NORWALK REDEVELOPMENT AGENCY, NORWALK, CONN." DATED JAN. 28, 1988, LAST REVISED MAY 11, 1999, SCALE 1"=20", PREPARED BY LEO LEONARD, PE&LS. TOWN CLERK MAP #11943.
10. "MAP SHOWING SANITARY SEWER EASEMENT LOCATED AT HANFORD PLACE, PREPARED FOR THE CITY OF NORWALK, NORWALK, CONN." MAP DATED AUG. 8, 1999, SCALE 1"=20", PREPARED B.G. ROOT, SURVEYOR. TOWN CLERK MAP #12044.
11. "PROPERTY & TOPOGRAPHIC SURVEY, OF PROPERTIES LOCATED AT 10 DAY STREET, NORWALK, CONN. PREPARED FOR SPINNAKER REAL ESTATE PARTNERSHIP. DATED OCT. 16, 2012, REVISED JAN. 22, 2013, SCALE 1"=20", PREPARED BY ROSE-TISO & CO., LLC.

1. THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20, "THE MINIMUM STANDARDS FOR SURVEYS AND MAPS," AND THE STATE OF CONNECTICUT, ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEP. 26, 1996. THE TYPE OF SURVEY IS A PROPERTY & TOPOGRAPHIC SURVEY. IT IS A RESURVEY CONFORMING TO CLASS A=2 HORIZONTAL ACCURACY STANDARDS AND CLASS T=2 TOPOGRAPHIC ACCURACY STANDARDS.
2. ADDITIONAL PROPERTY CORNER MONUMENTATION NOT SET.
3. ELEVATIONS ARE REFERENCED TO NAVD 1988.
4. UTILITIES DEPICTED HEREON REPRESENT ACTUAL FIELD LOCATIONS OF ALL APPARENT FEATURES (I.E. MANHOLES, CATCH BASINS, GAS VALVES, WATER VALVES, ETC.). THE LOCATIONS OF UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM FIELD OBSERVATIONS WHENEVER POSSIBLE AND BY THE USE OF AVAILABLE SURVEYS AND RECORDS, AND THEREFORE MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION.
5. PROPERTIES ARE SITUATED IN ZONE AE (ELEV. 12) PER F.E.M.A. FLOOD INSURANCE RATE MAP FAIRFIELD COUNTY, CONN., PANEL 531 OF 618, MAP NO. 090010033G, EFFECTIVE DATE 07-08-2013.
6. ADJACENT CURB ENCROACHES ONTO SUBJECT PROPERTY.
7. VARIANCE DATED AUG. 30, 1988, RECORDED IN VOL. 2248, PG. 273 OF SET 1988 PLANNING SETBACK RECORDS.
8. DRIVEWAY CONFIGURATION AS DEPICTED HEREON IS TEMPORARY AND WILL BE REVISED TO ONE WAY IN / ONE WAY OUT PRIOR TO FINAL CERTIFICATE OF ZONING COMPLIANCE (CZC).
9. BUILDING A WILL BE FLOOD PROOFED AND BUILDING C HAS A NON RESIDENTIAL USE ON THE FIRST FLOOR.



RTSE & ISO
ARCHITECTS • SURVEYORS • ENGINEERS
ARCHITECTS • SURVEYORS • ENGINEERS

www.rtsesurvey.com
35 BRENTWOOD AVENUE, FAIRFIELD, CT 06424
TEL: (203) 102-8262 FAX: (203) 102-8264

DATE: JAN. 3, 2021

SCALE: 1" = 20'

DRAWN BY: LUC

CHECKED BY: PLT

SHEET 1 OF 1

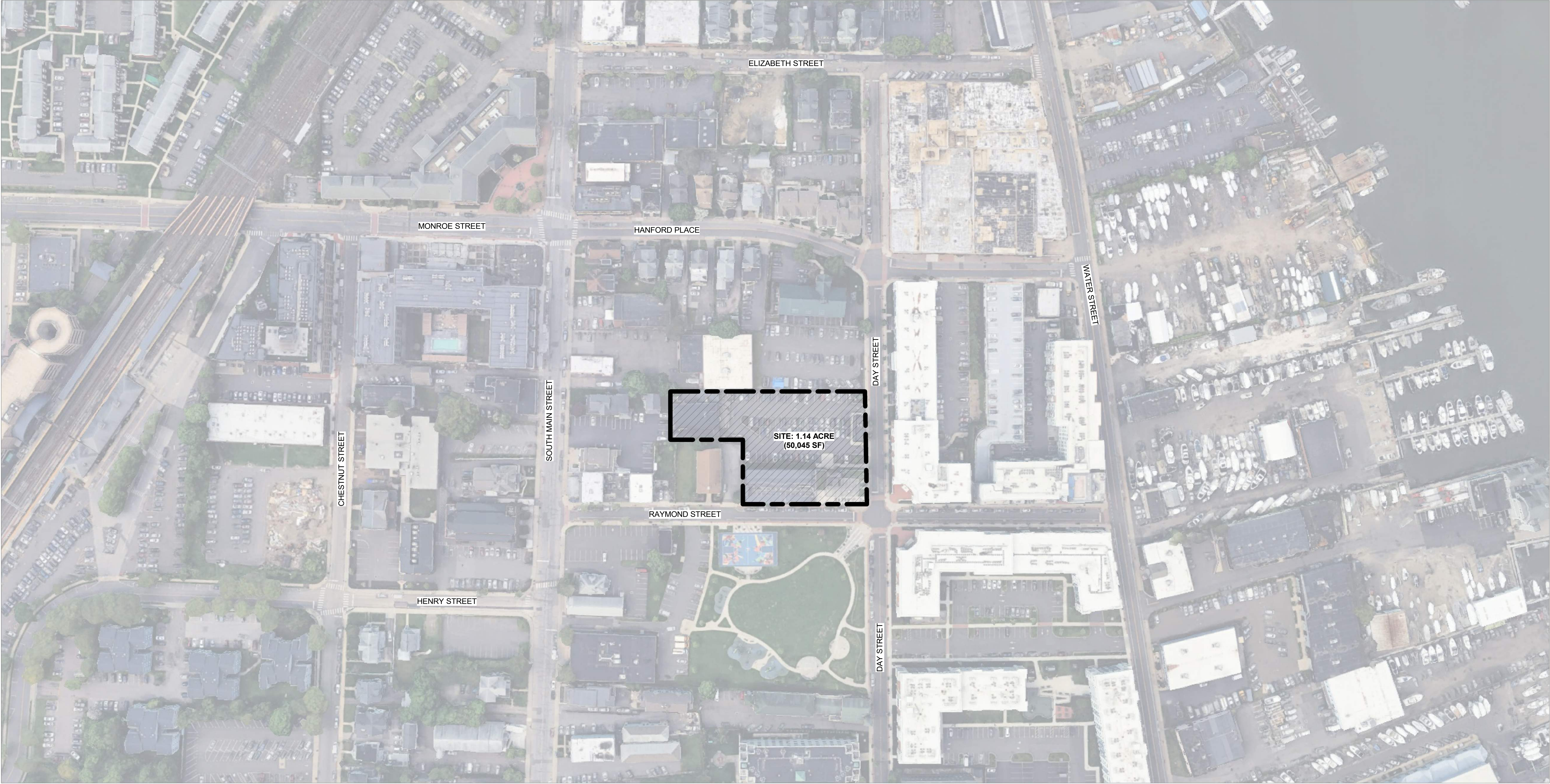
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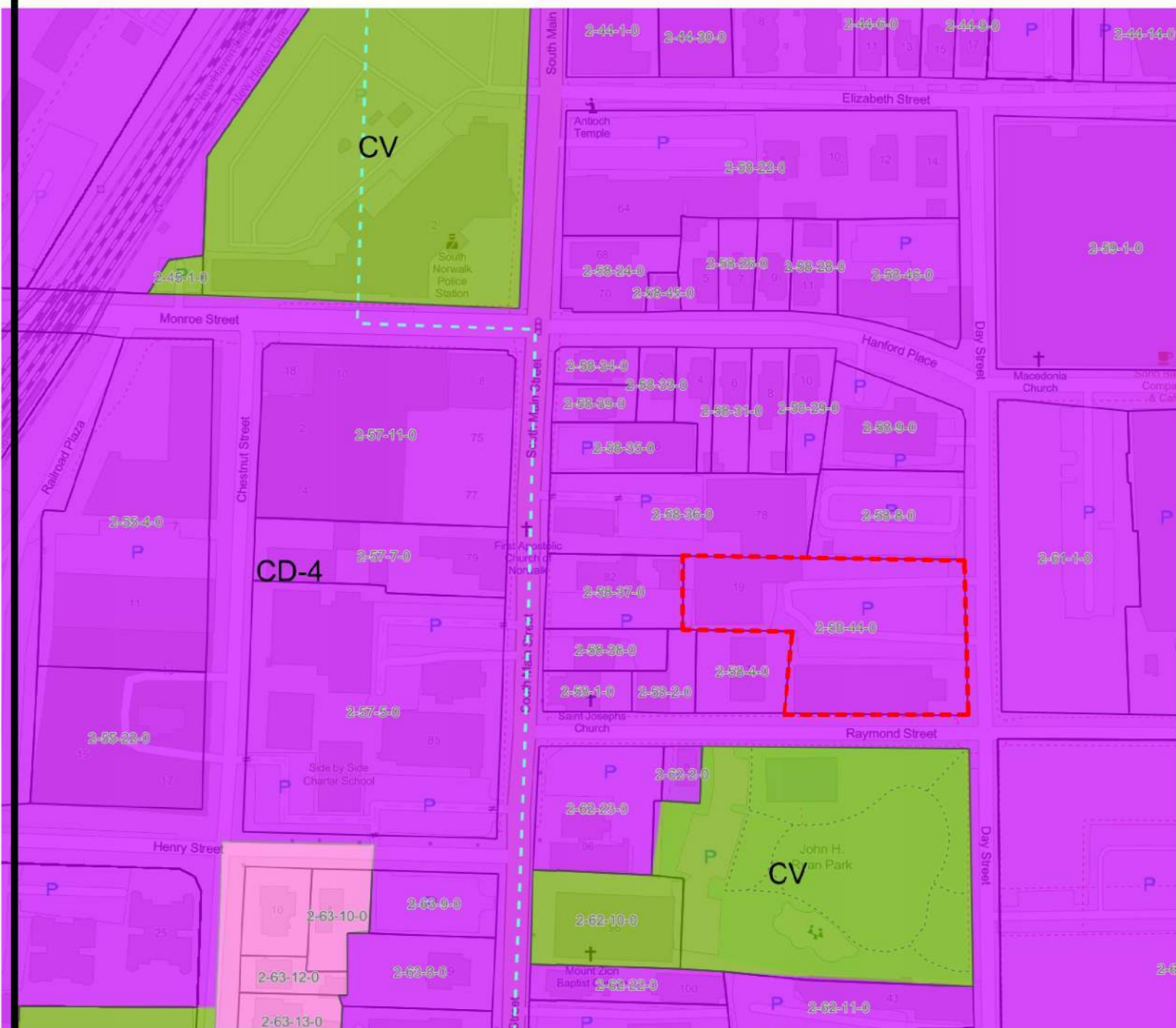
PATH:
S:\2478-DaySt-Norwalk-02-28-20

19 DAY STREET - PHASE 2

BEINFELD ARCHITECTURE

10-22-2025



ZONING MAP		BUILDING AREAS BY PROGRAM		
				
BUILDING SUMMARY				
UNIT MIX		LOT SIZE: 1.15 Acre (50,226 SF)		
UNIT TYPE	COUNT	PERCENTAGE		
1 BR LOFT	4	13%		
1 BR+	13	41%		
	17	53%		
2 BR	8	25%		
2 BR LOFT	3	9%		
	11	34%		
3 BR	4	13%		
	4	13%		
	32	100%		
EXIST BLDG UNIT COUNT: 56				
PROPOSED BUILDING SUMMARY				
GROSS SF	TOTAL NRSF	AMENITY SF	UNIT COUNT	PARKING COUNT
44,991	34,910	2640	32	88
PARKING SCHEDULE				
STALL TYPE		COUNT		
SURFACE				
ST - PARKING SPACE: 8' x 18' ADA VAN		2		
ST - PARKING SPACE: 8'-3" x 19 EV		10		
ST - PARKING SPACE: 8'-3"x19		55		
ST - PARKING SPACE: 8'x19'		19		
ST - PARKING SPACE: 10' x 18' ADA CAR		2		
		88		
TANDEM				
ST - PARKING SPACE: 8'-3" x 19 EV		1		
ST - PARKING SPACE: 8'x19'		9		
		10		
TOTAL PARKING SPACES		98		
PARKING RATIO				
PARKING COUNT	# OF UNITS		RATIO	
88	88		1	
1 to 1 parking acheived via Sec. 6.12.4.2a (1:1 parking at 60% SMI).				
Public Realm Requirements:				
10% of Building Site: 16,113 SF - 1611 sf of Public Realm required				





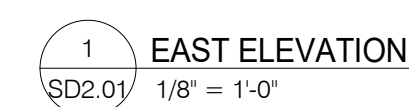




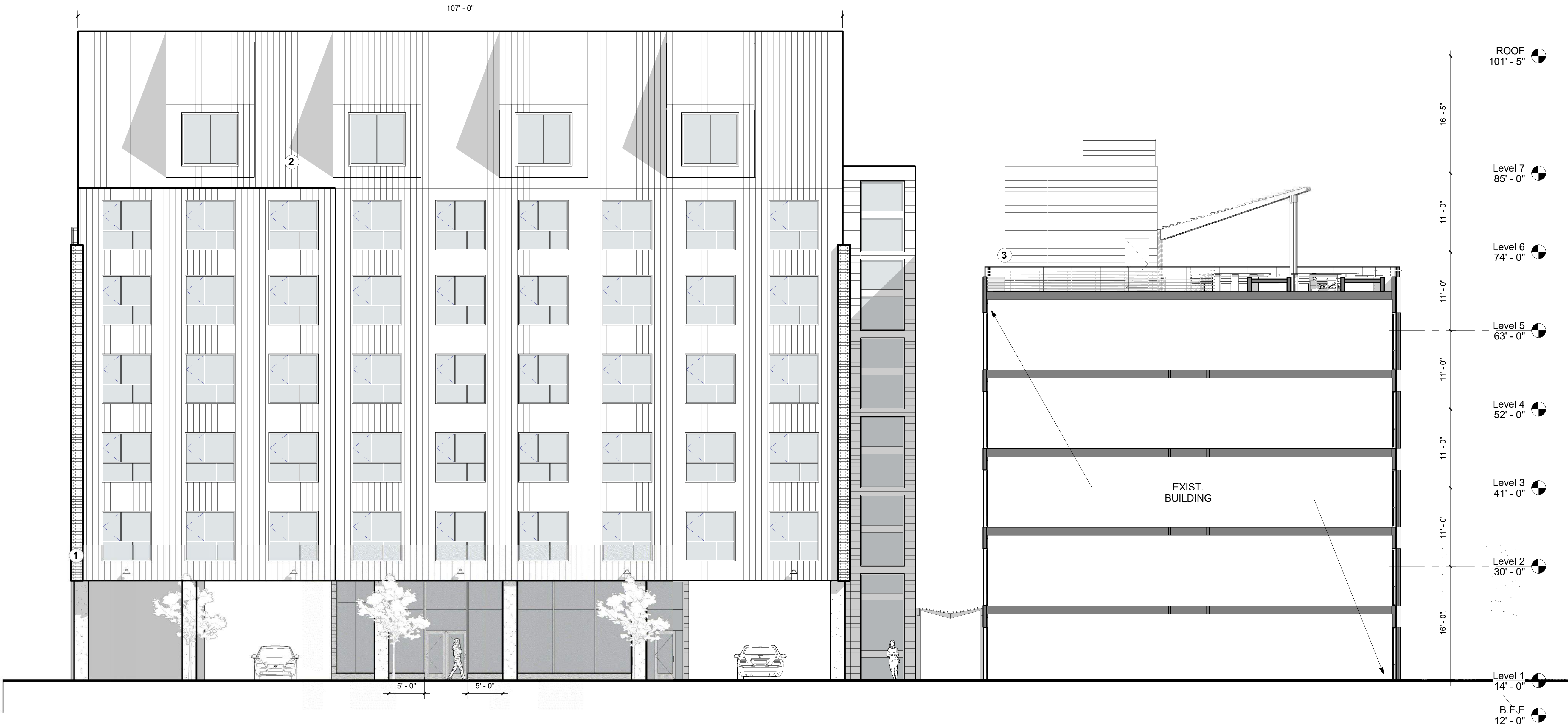




1 - GLEN GERY BRICK - GREY
2 - DARK GREY LINEAR RIBBED METAL PANEL
3 - CABLE RAIL
4 - FIBER CEMENT PANEL LIGHT GREY

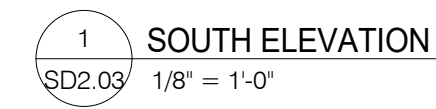


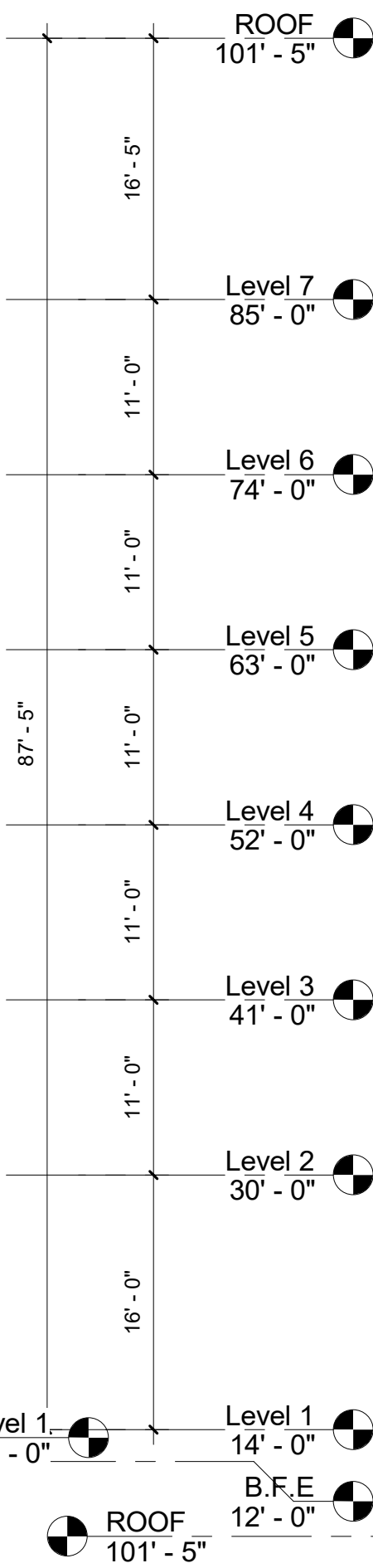
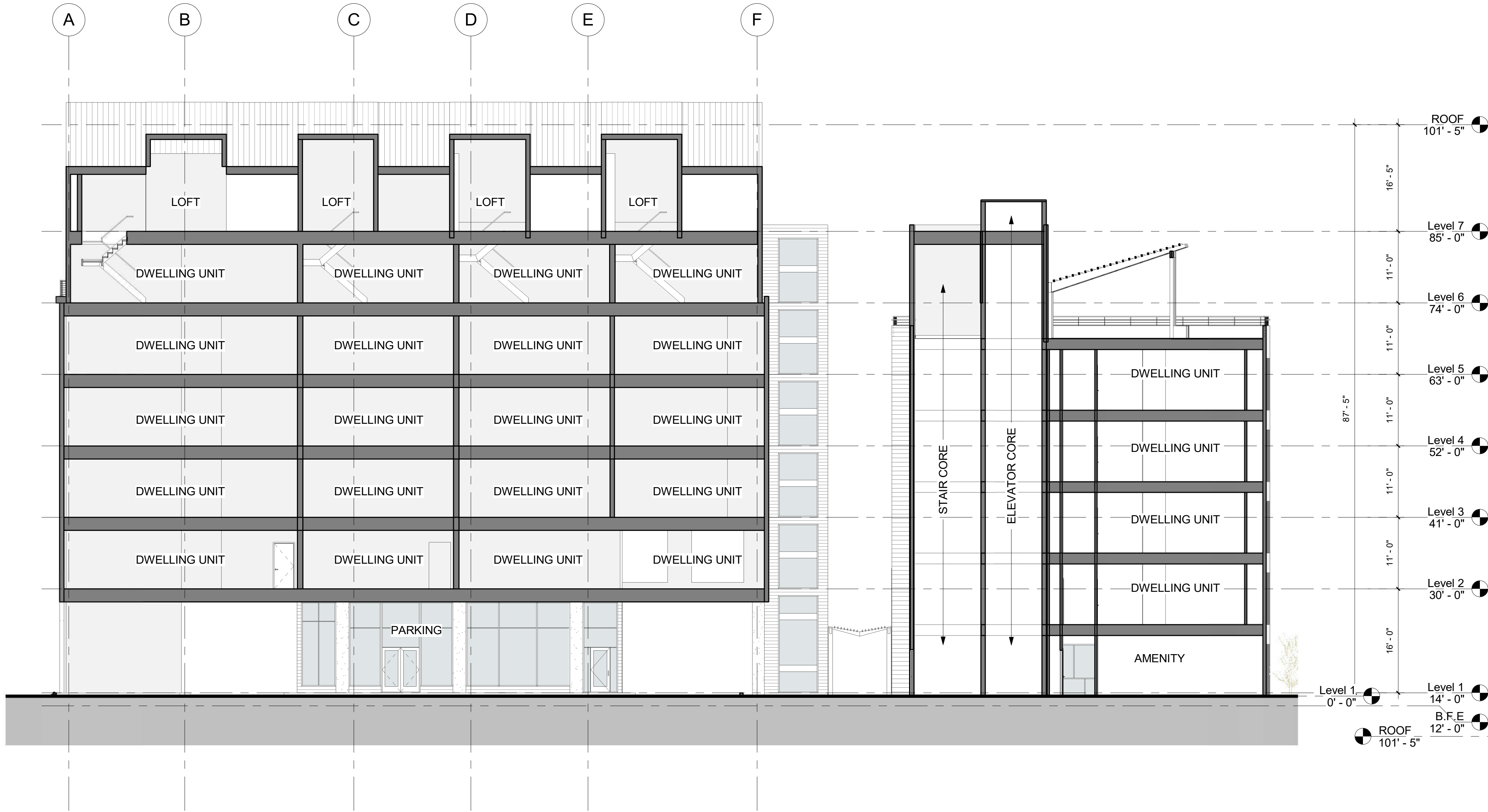
MATERIALS KEY
1 - GLEN GERY BRICK - GREY
2 - DARK GREY LINEAR RIBBED METAL PANEL
3 - CABLE RAIL



1 WEST ELEVATION
SD2.02 1/8" = 1'-0"

1 - GLEN GERY BRICK - GREY
2 - DARK GREY LINEAR RIBBED METAL PANEL
3 - CABLE RAIL

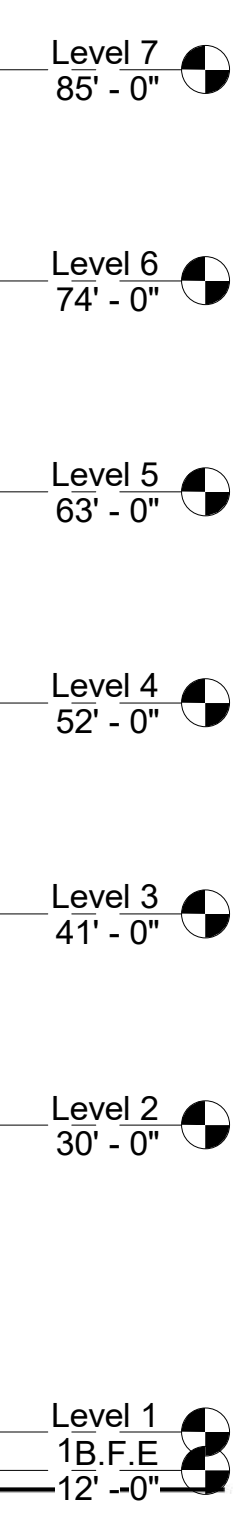
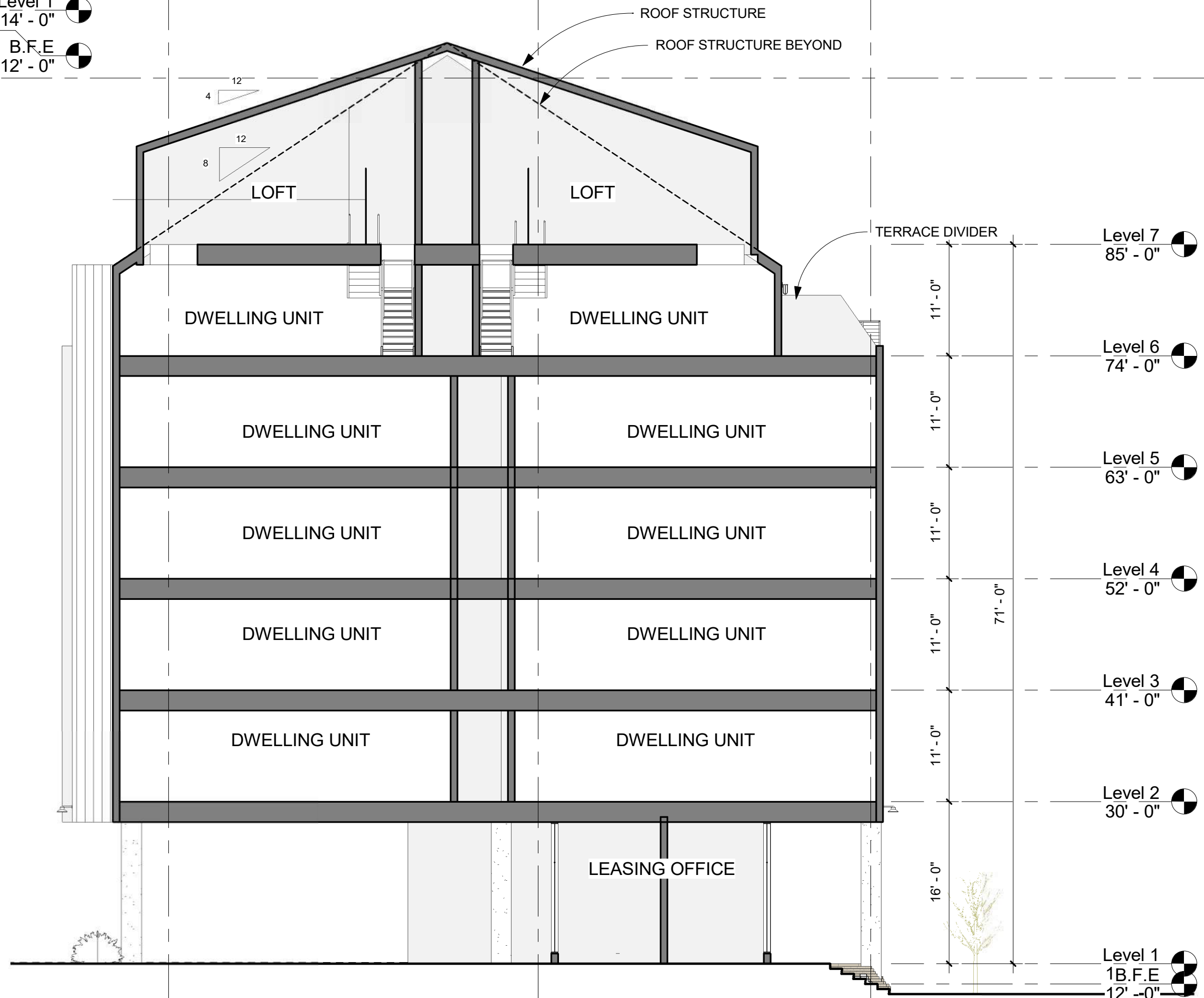




1

2

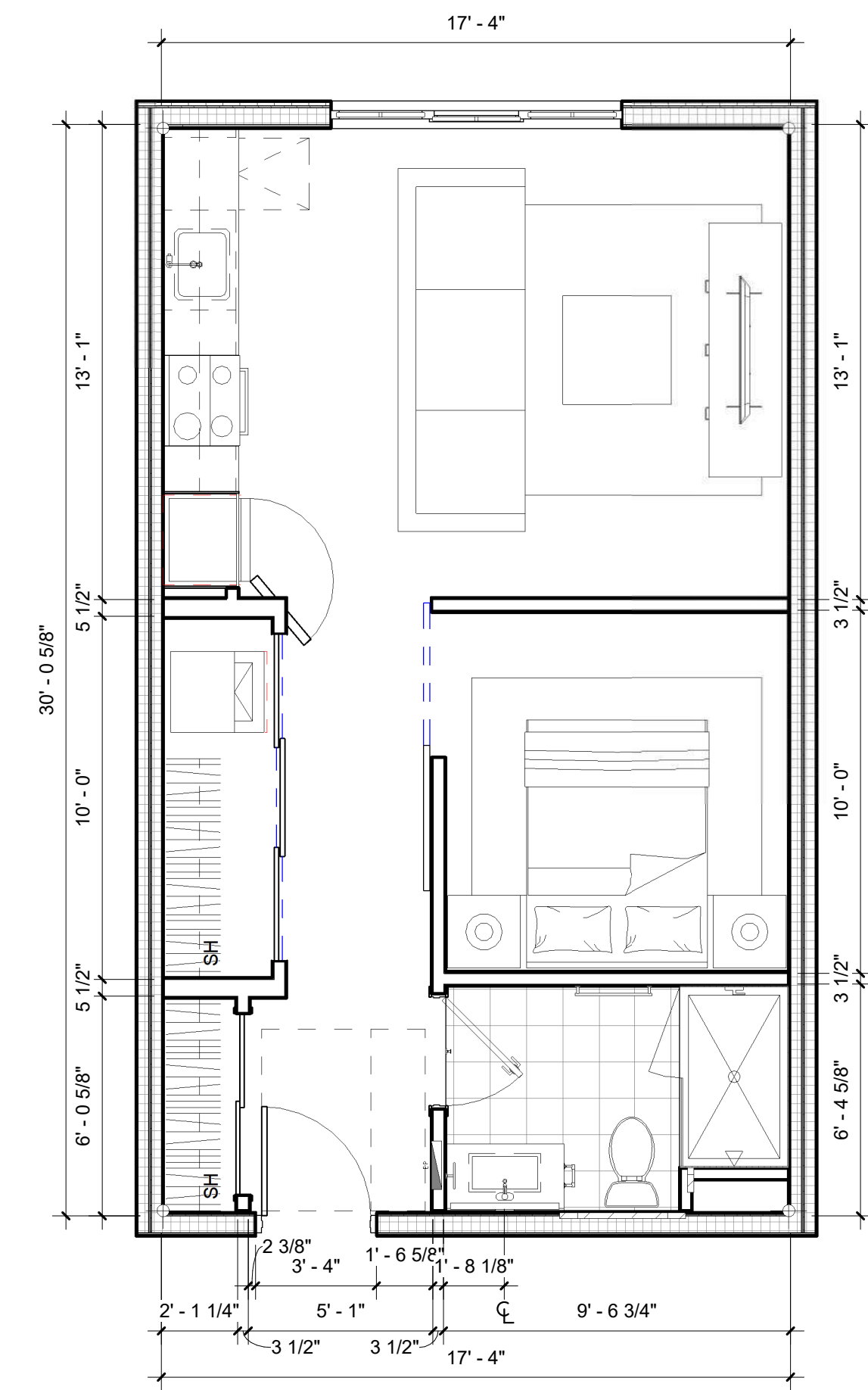
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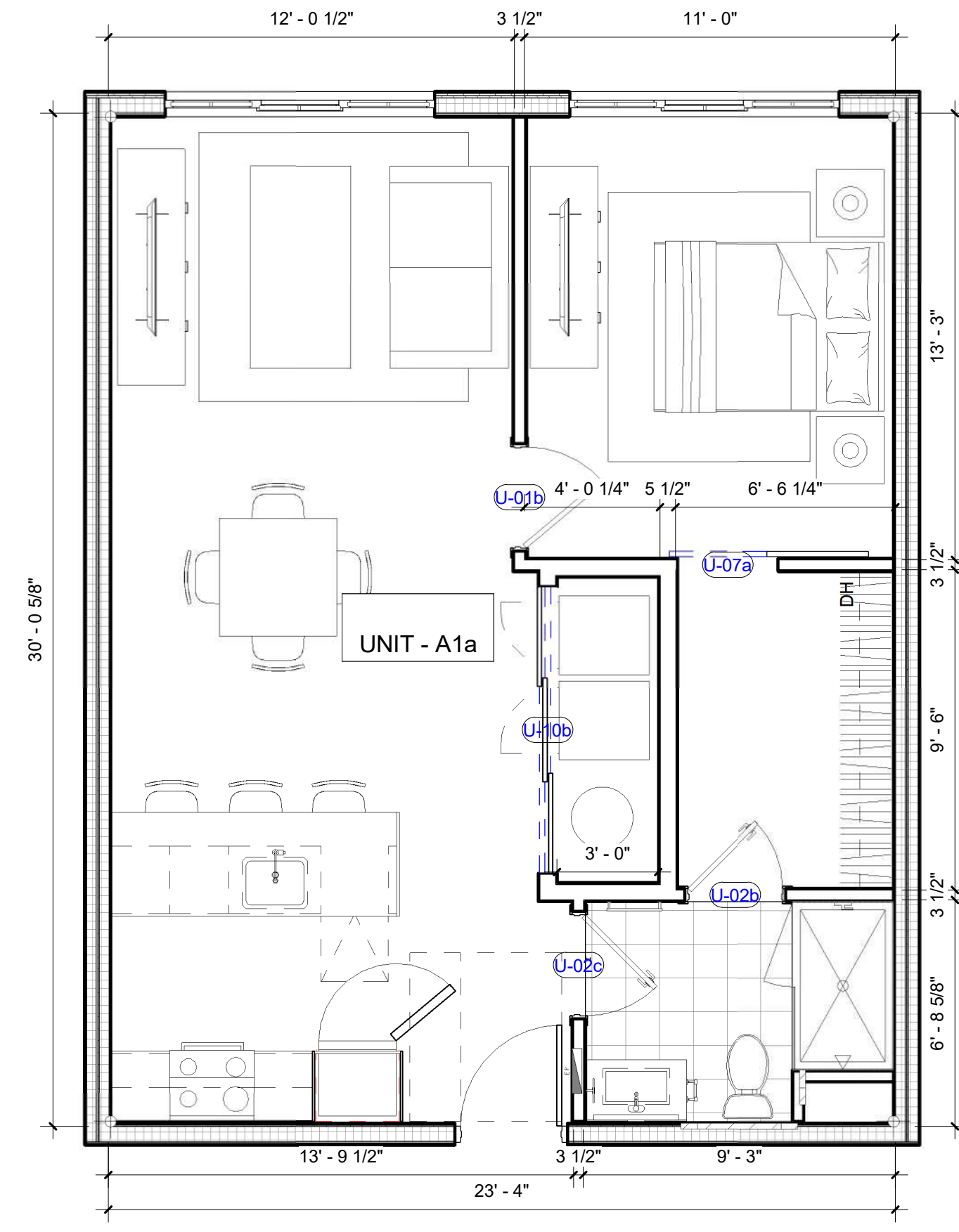
2

BUILDING SECTION E-W
1" = 10'-0"

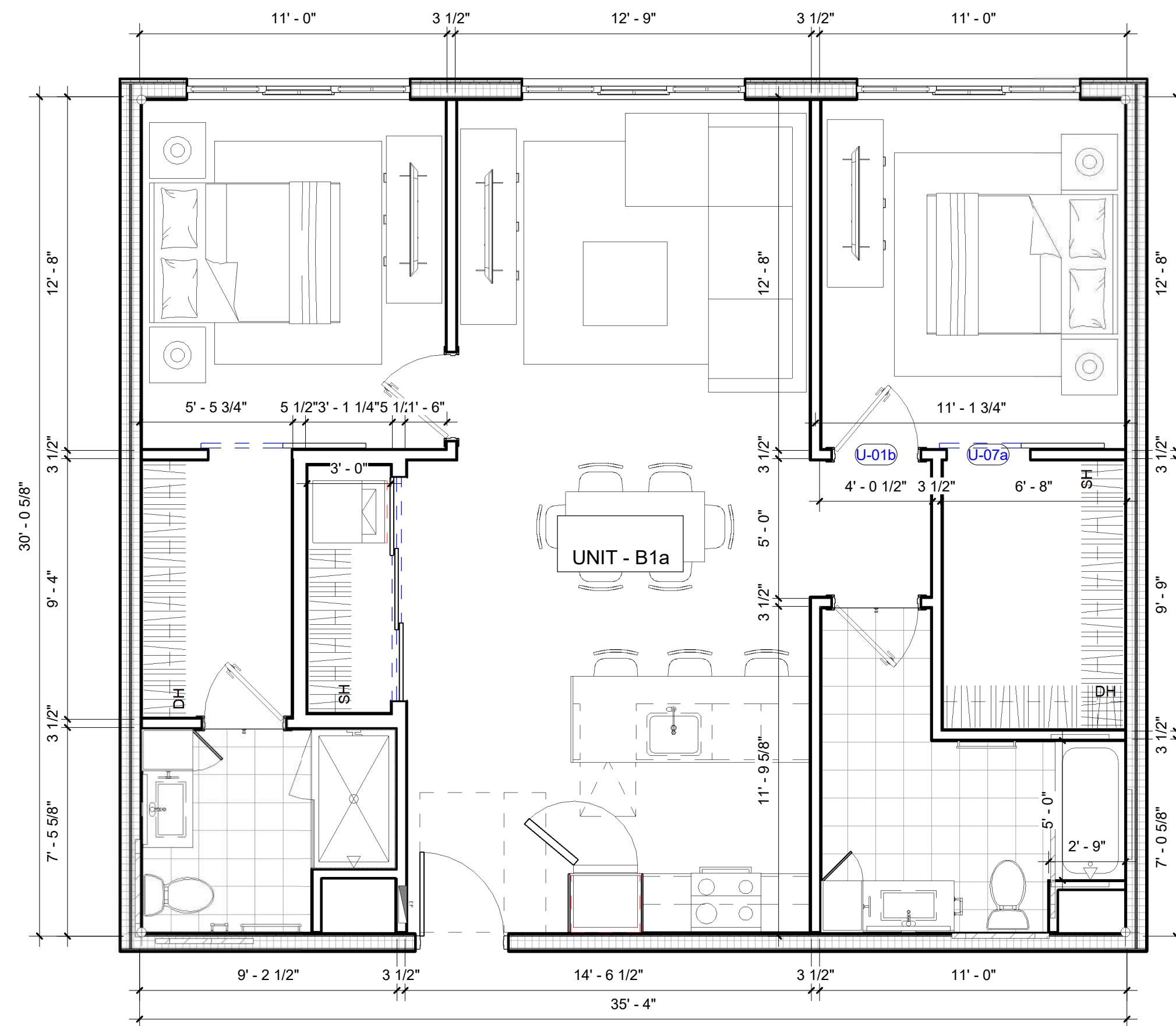
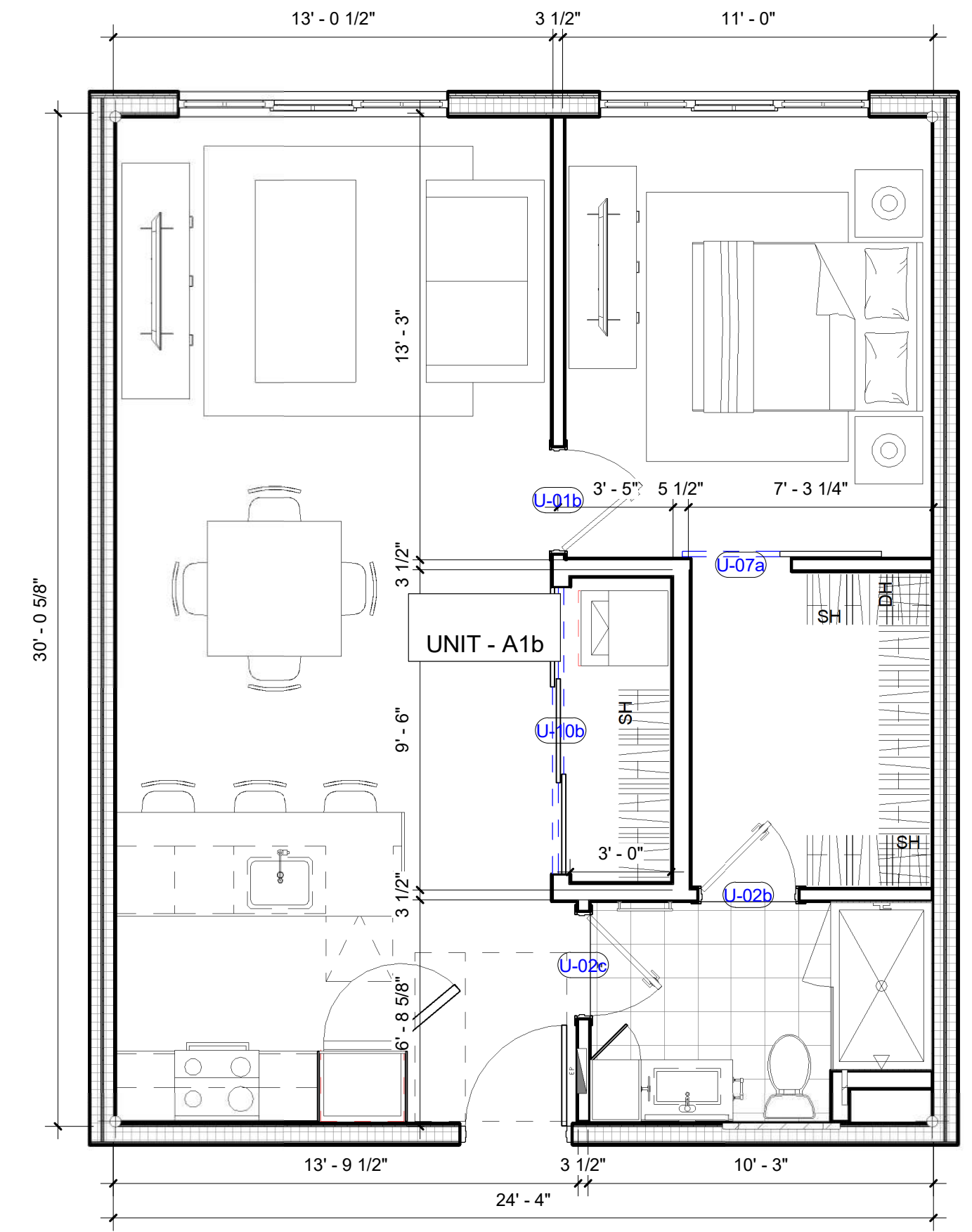
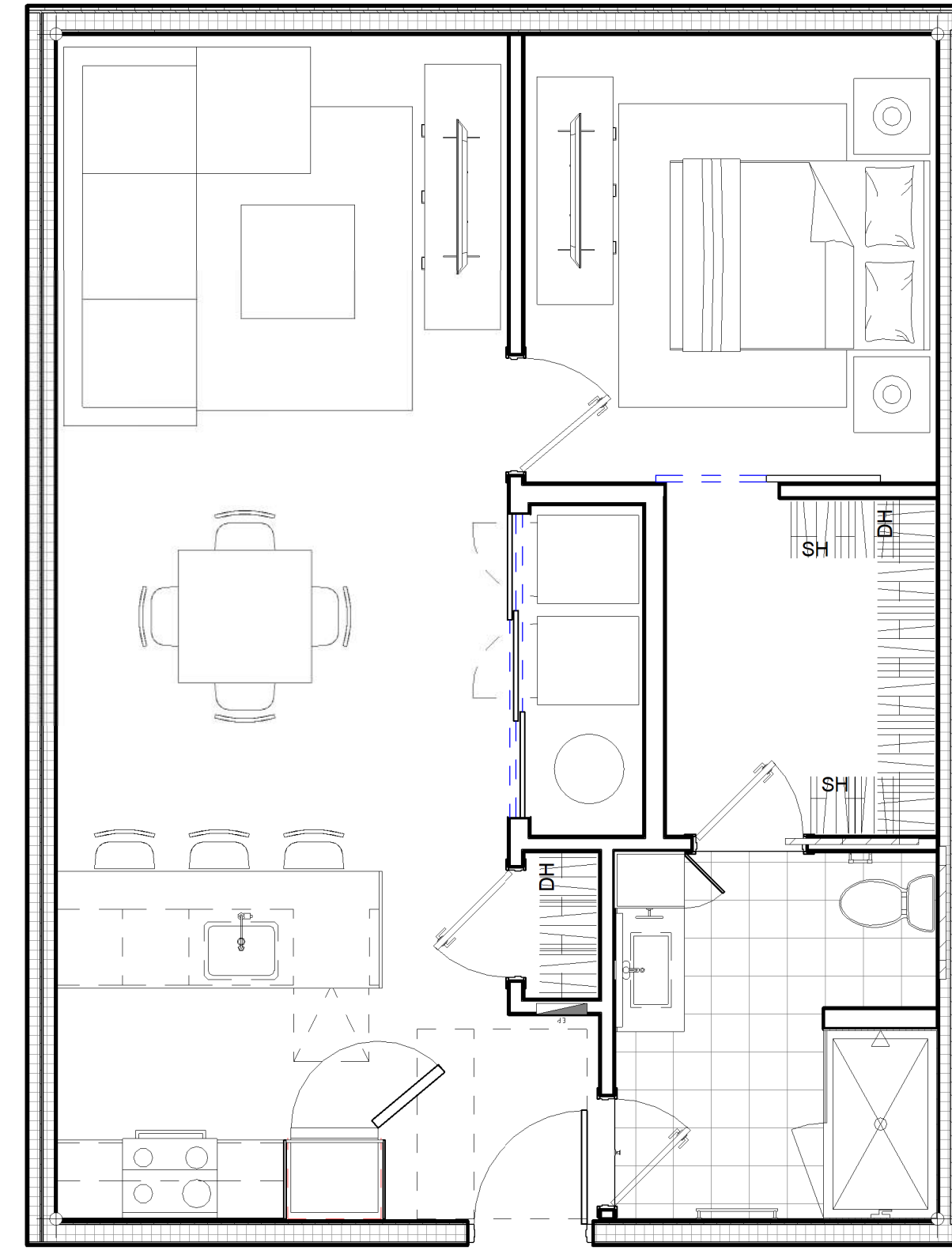
19 DAY STREET - PHASE 2 | 10-22-25 | BUILDING SECTION | SD3.01



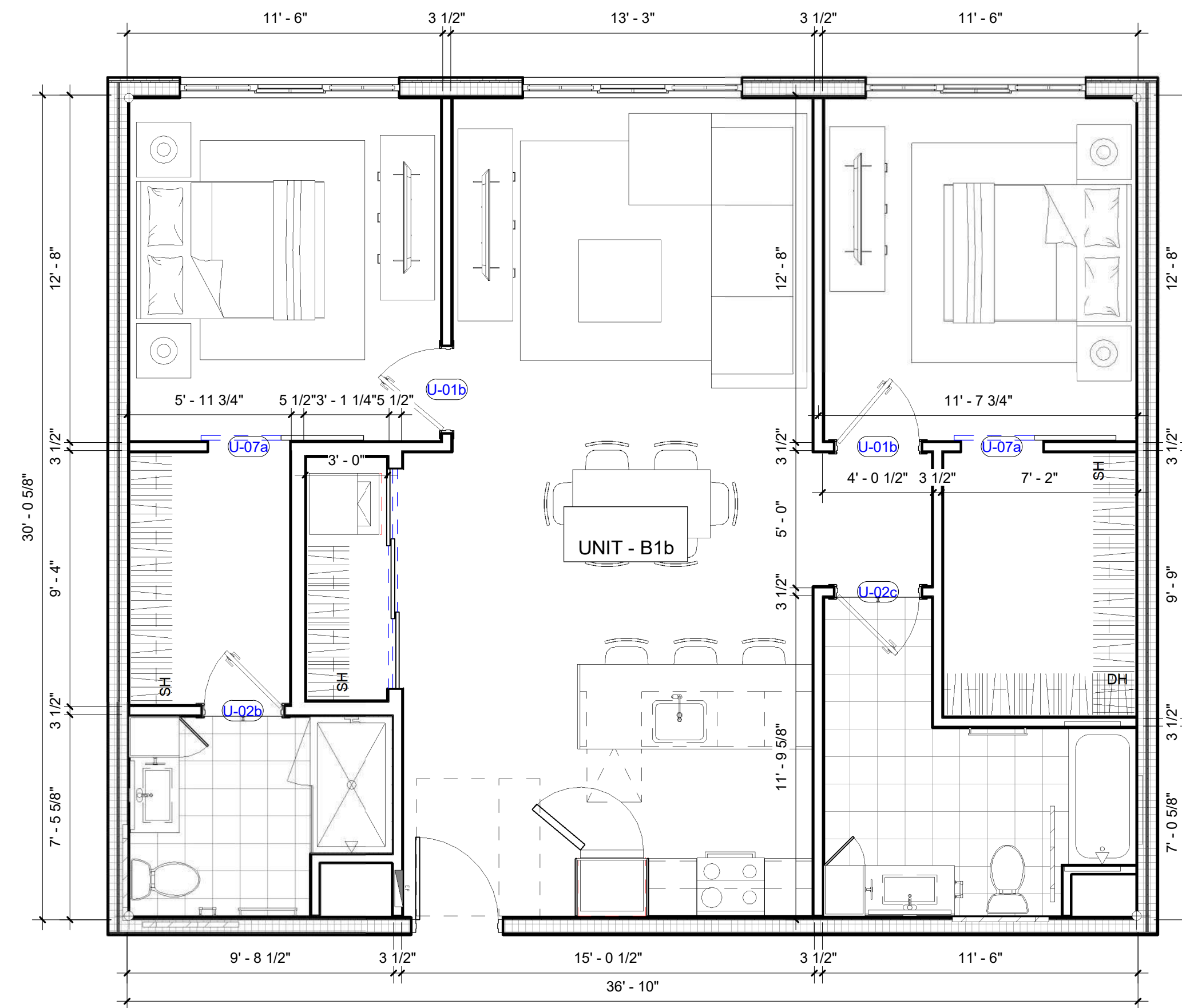
1 TYPICAL 0-STUDIO PLANS
SD5.00 1/4" = 1'-0"



2 TYPICAL 1-BEDROOM PLANS
SD5.00 1/4" = 1'-0"



3 TYPICAL 2-BEDROOM PLANS
SD5.00 1/4" = 1'-0"



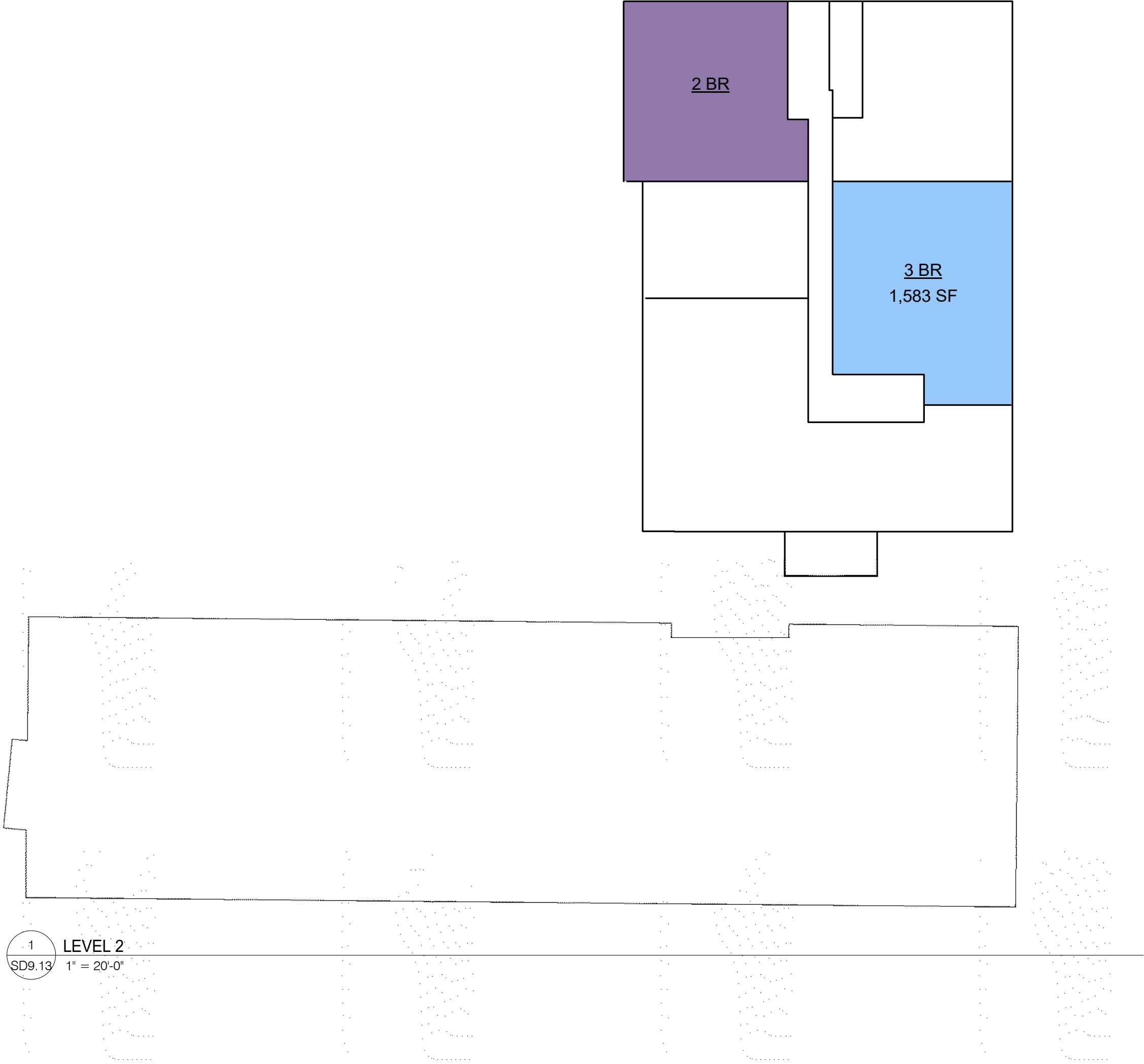


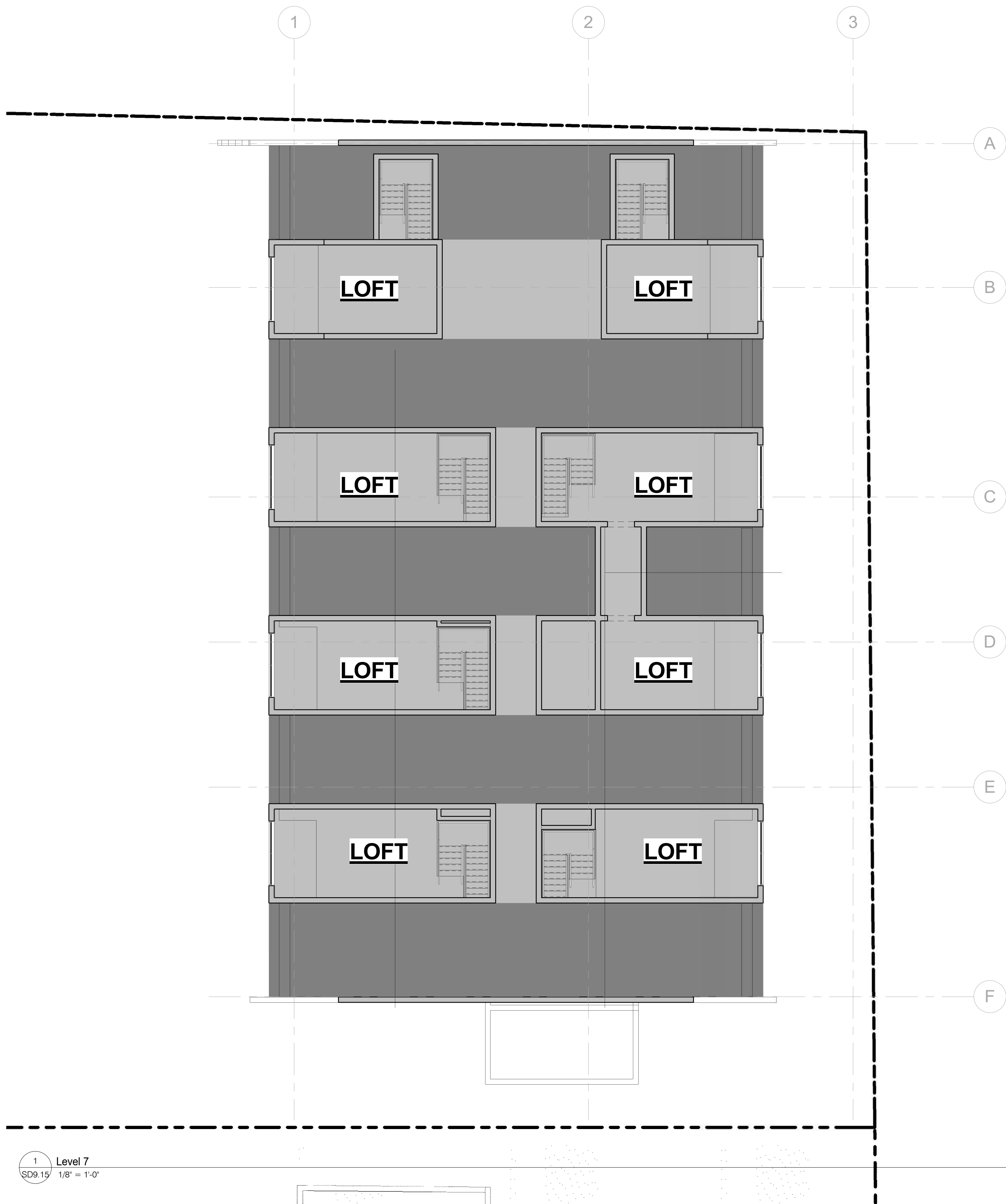
1
SD9.10

VIEW 1

UNIT SCHEDULE WORK FORCE HOUSING		
UNIT TYPE		COUNT
Level 2		
2 BR	1	
3 BR	1	
	2	
	2	

UNIT SCHEDULE		
UNIT TYPE		COUNT
Level 2		
1 BR+	1	
2 BR	2	
3 BR	1	
	4	
Level 3		
1 BR+	4	
2 BR	2	
3 BR	1	
	7	
Level 4		
1 BR+	4	
2 BR	2	
3 BR	1	
	7	
Level 5		
1 BR+	4	
2 BR	2	
3 BR	1	
	7	
Level 6		
1 BR LOFT	4	
2 BR LOFT	3	
	7	
	32	





Area Schedule (HALF STORY AREA)			
Area	Name	Comments	Percent
3,194 SF	OVER 7'-6"	DEFERS	51%
3,063 SF	UNDER 7'-6"	COMPLIES	49%

Schema 1 Legend

- OVER 7'-6"
- UNDER 7'-6"

1 Level 7
SD9.15 1/8" = 1'-0"



1. Dark Grey Linear Ribbed Metal Panel



2. Simulated Wood Grained Cladding



3. Grey Brick - Smooth



4. UPVC Windows



5. Cable Rail



6. Wall Mounted Light



1. Dark Grey Linear Ribbed Metal Panel



2. Simulated Wood Grained Cladding



3. Grey Brick - Smooth



4. UPVC Windows



5. Cable Rail



6. Wall Mounted Light

ZONE:	CD-4	
LOT AREA:	+/- 1.14 ACRE (+/- 50,045 SF)	
REQUIREMENT	ALLOWED	PROPOSED
HEIGHT MAX.	6.5 STORY	6.5 STORY
HEIGHT MIN.	2 STORY	N/A
MAX. SIZE OF PLOT WIDTH	300 ft	186.9 ft
FRONT SETBACK	12 ft or Less From Prop. Line	0'-0" (Building B)
SIDE SETBACK	0' MIN	
REAR SETBACK	3 FT MIN	Cornet Lot no Rear Lot Line
IMPERVIOUS COVERAGE	80%	76%
RES. DENSITY 1/500 sf of Lot Area	100 Units Max.	88 Units
% BUILDING AT FRONTAGE	80%	94%
PUBLIC REALM SPACE	16,131 X 10%= 1,613	1,614 SF

	STUDIO	1 BR	2 BR	3 BR	PROP. OFF.	TOTALS
BUILDING B	21 UNITS	19 UNITS	16 UNITS	0 UNITS	N/A	56 UNITS
BUILDING C	0 UNITS	17 UNITS	11 UNITS	4 UNITS	N/A	32UNIT
TOTALS	21 UNITS	36 UNITS	27 UNITS	4 UNITS	9,790 SF	88 UNITS
PARKING	1 / UNIT	1 / UNIT	1 / UNIT	1 / UNIT	1 / 334 SF	
PARKING REQUIRED	21 SPACES	36 SPACES	27 SPACES	8 SPACES	0 SPACES	88 SPACES *
MINIMUM 1.0 SPACES/UNIT	1 SPACE					88 SPACES
TOTAL REQUIRED						88 SPACES
PROVIDED ON-SITE	88 SPACES + 10 TANDEM =					98 SPACES

*88 PARKING SPACES – THIS IS ACHIEVED VIA SEC. 6.12.4.2.A. (1:1 PARKING AT 60% SMI)

Description	Qty
ADA Car Stall	2
ADA Van Stall	2
Standard Stall	94

EXISTING EDGE OF PAVEMENT

PROPERTY LINE

STREAM

WETLANDS

PROPOSED BUILDING

PROPOSED SPOT ELEVATION

EXISTING 2' CONTOUR

EXISTING 10' CONTOUR

PROPOSED 2' CONTOUR

EXISTING CATCH BASIN

PROPOSED CATCH BASIN

EXISTING MANHOLE

PROPOSED MANHOLE

EXISTING STORM PIPES

PROPOSED STORM PIPES

EXISTING SANITARY PIPES

PROPOSED SANITARY PIPES

HAYBALE CHECKDAMN

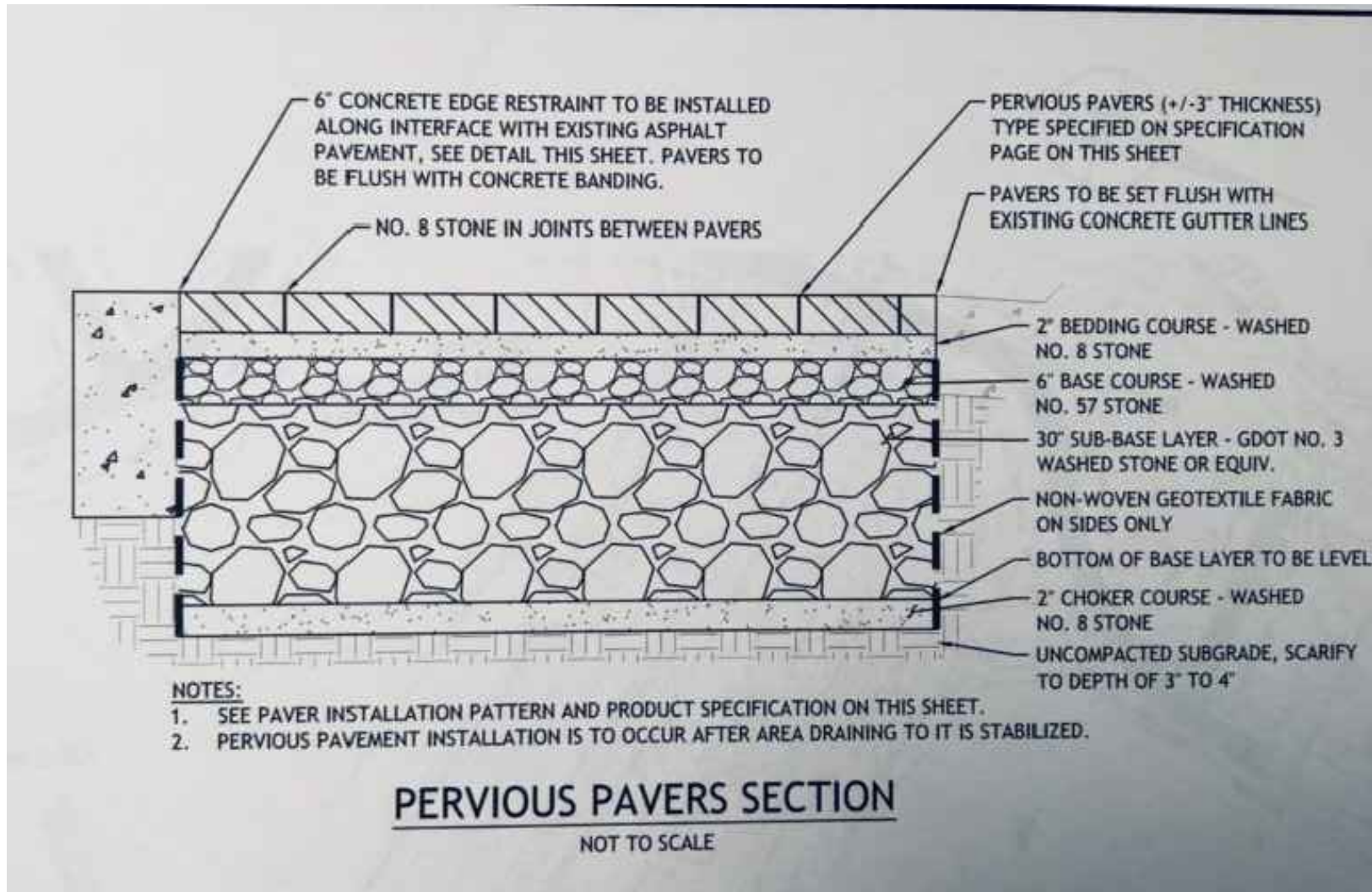
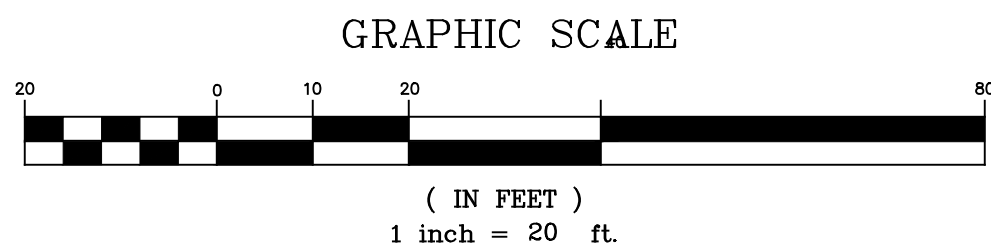
SILTSACK @ MANHOLES

SILTSACK @ CATCH BASINS

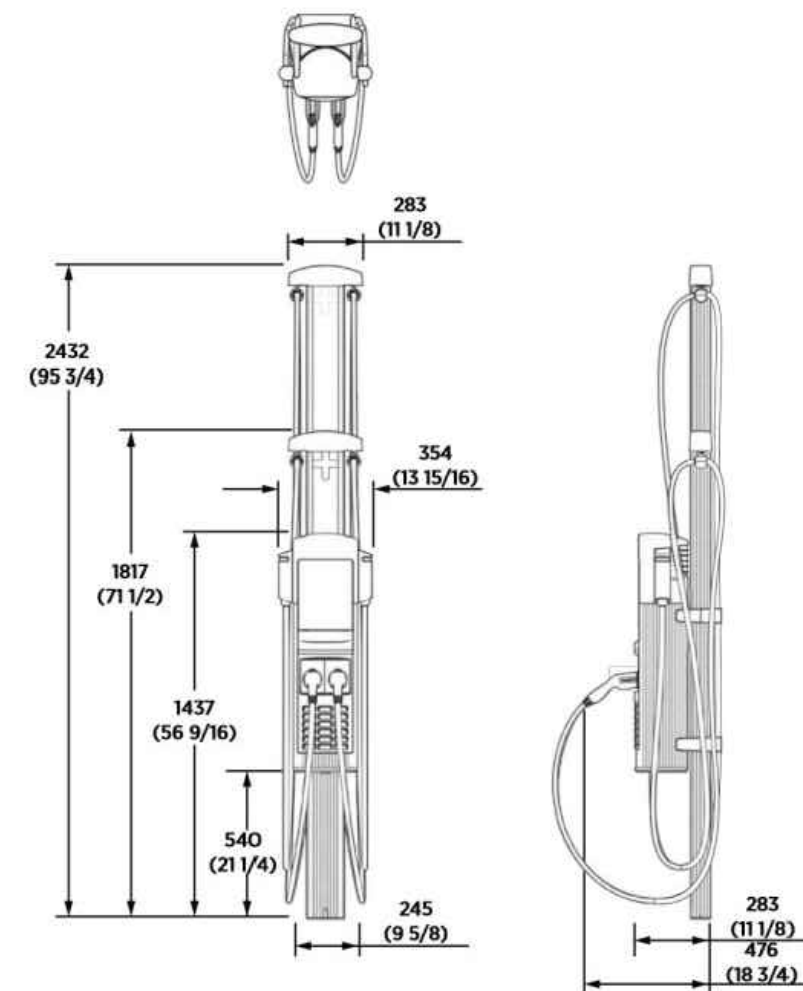
ANTI-TRACKING APRON

SILT FENCE

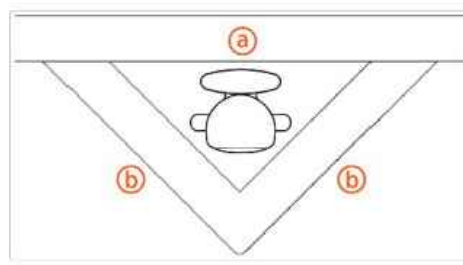
PROPOSED GRADE TO DRAIN



Note: Images are not to scale. Measurements appear in metric units (mm), followed by imperial equivalents (inches).

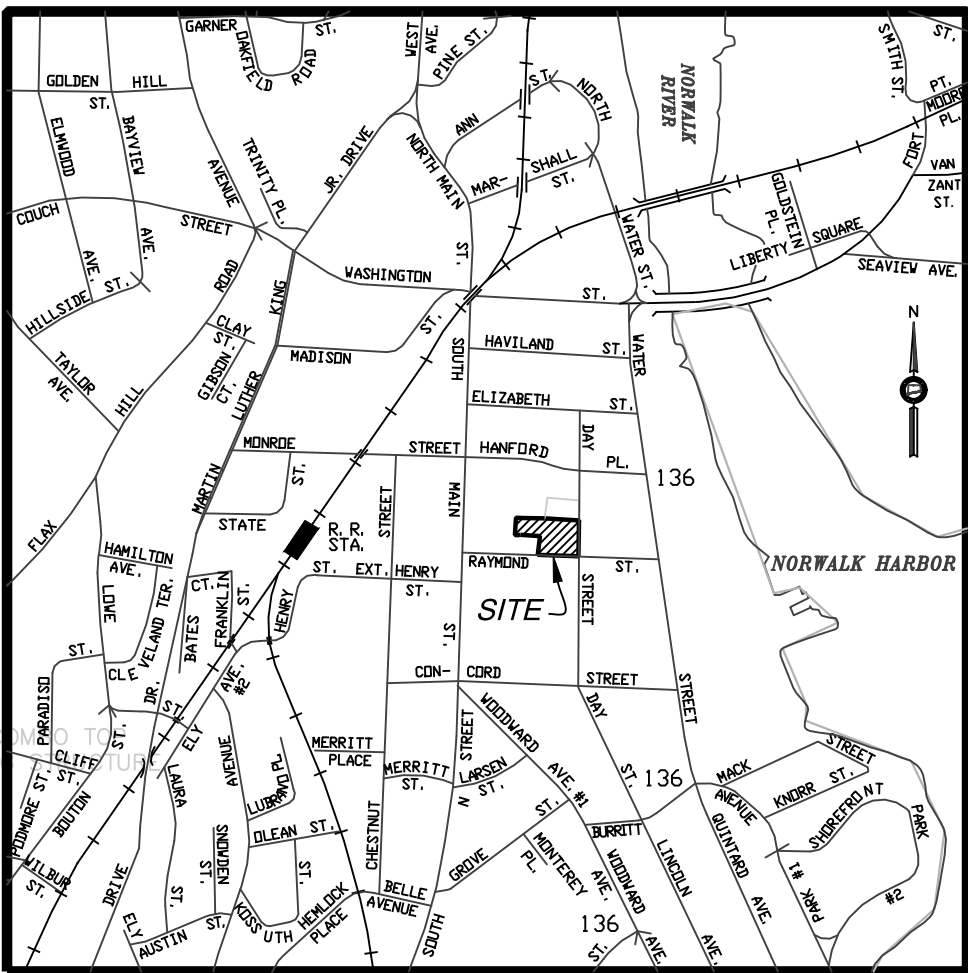
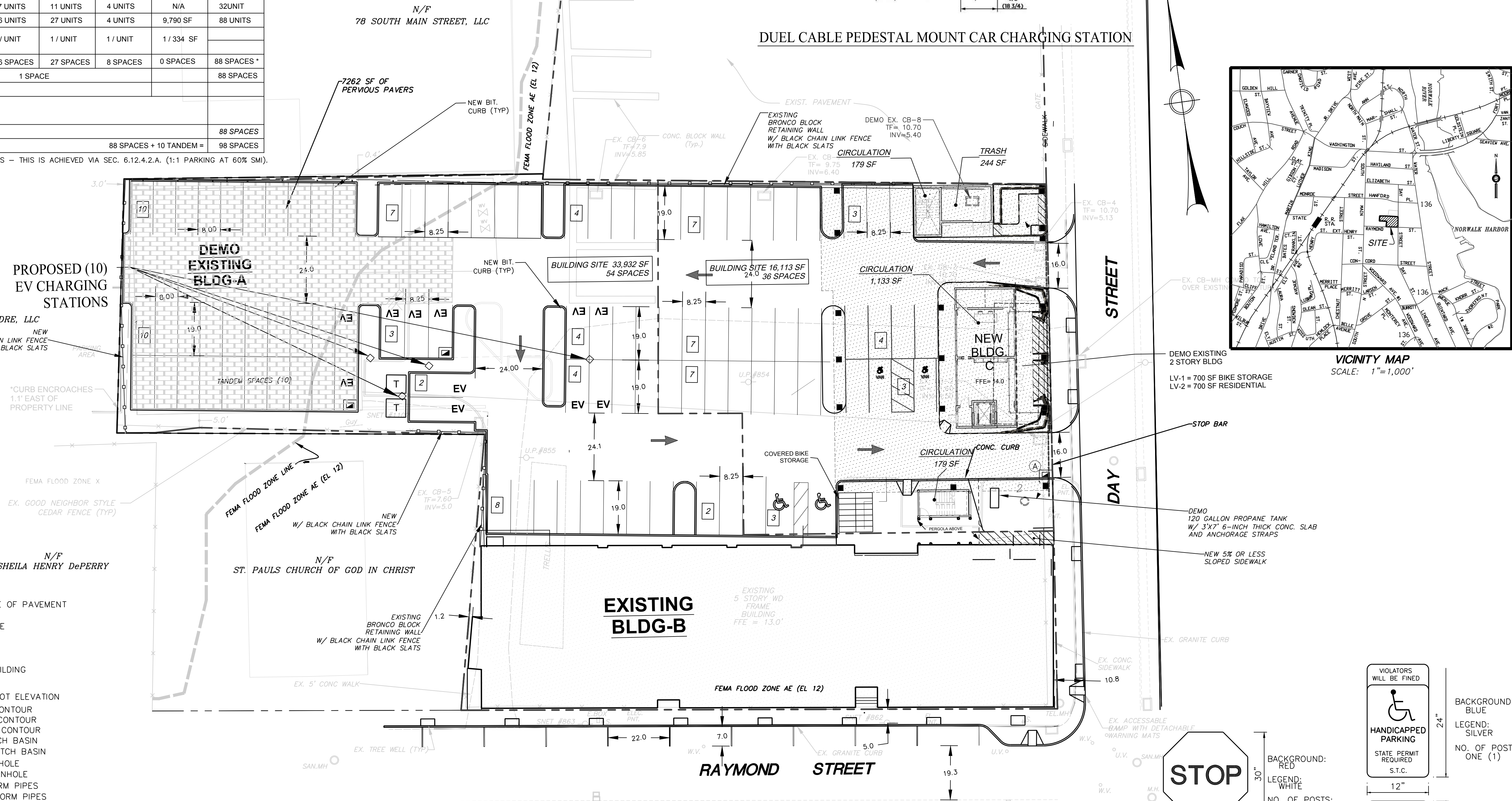


- In front of a curb (a) - Does not obstruct a pedestrian pathway or disturb landscaping.
900 mm (3 ft) on each side (b)
Area: 0.42 m^2 (4.5 ft^2)
Volume: 0.26 m^3 (9 ft^3)



- Behind a curb (a) in a planter or berm
600 mm (2 ft) on each side
Area: 0.37 m² (4 ft²)
Volume: 0.23 m³ (8 ft³)

SCALE: NTS



SCALE: 1"=1,000'

[illegible]

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

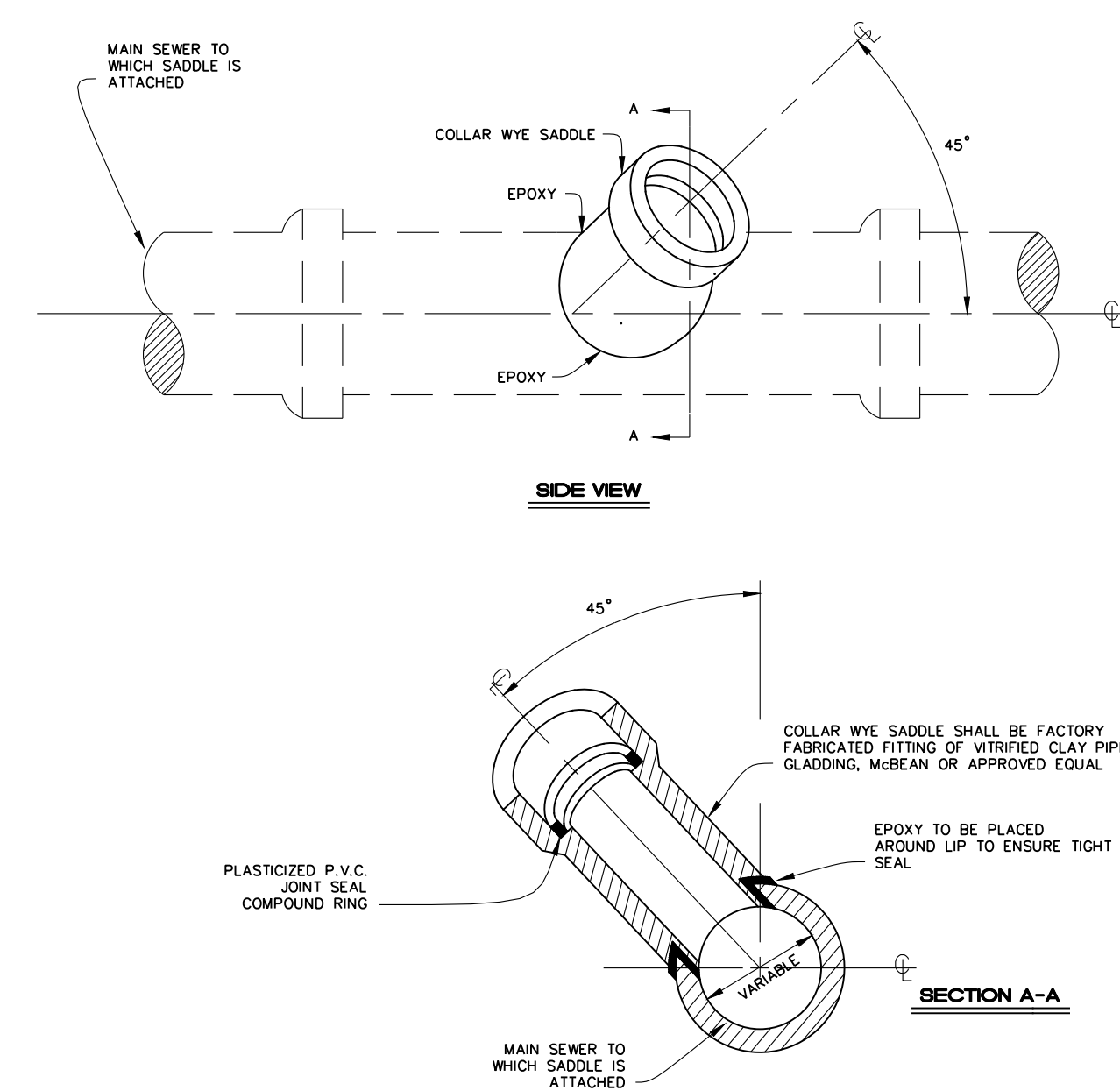
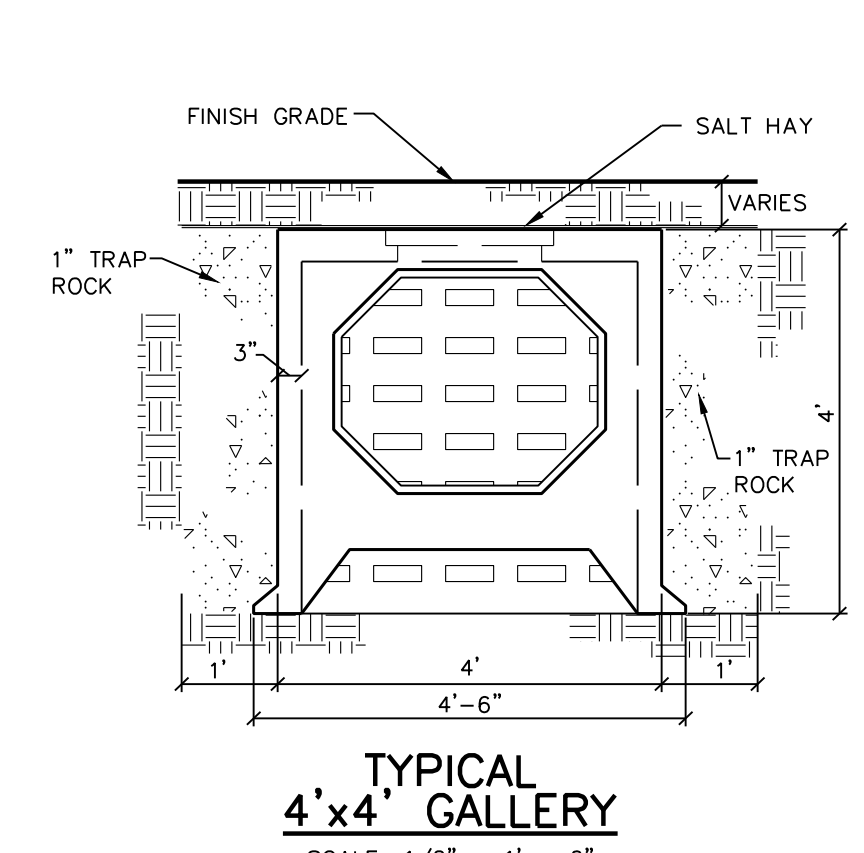
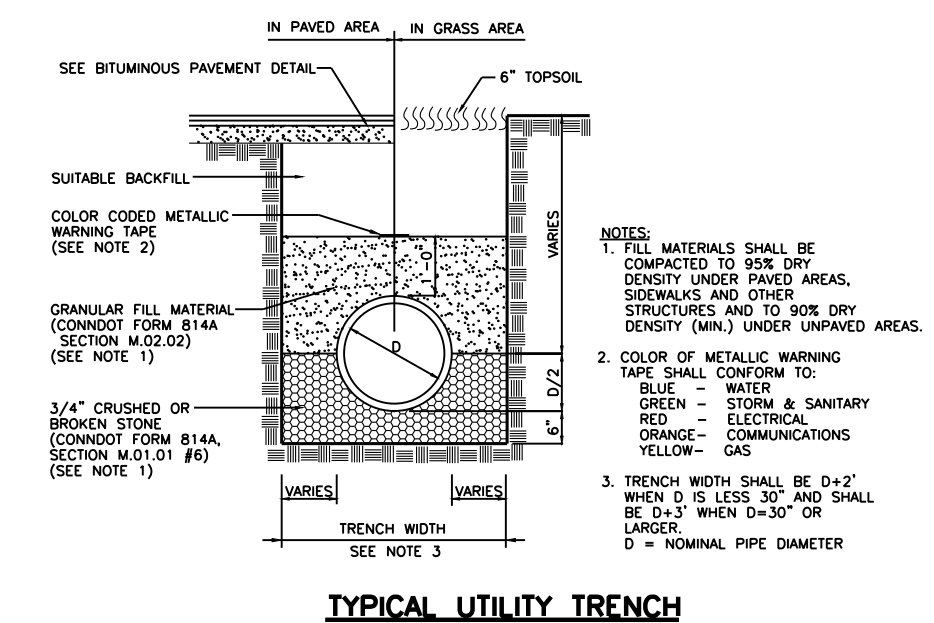
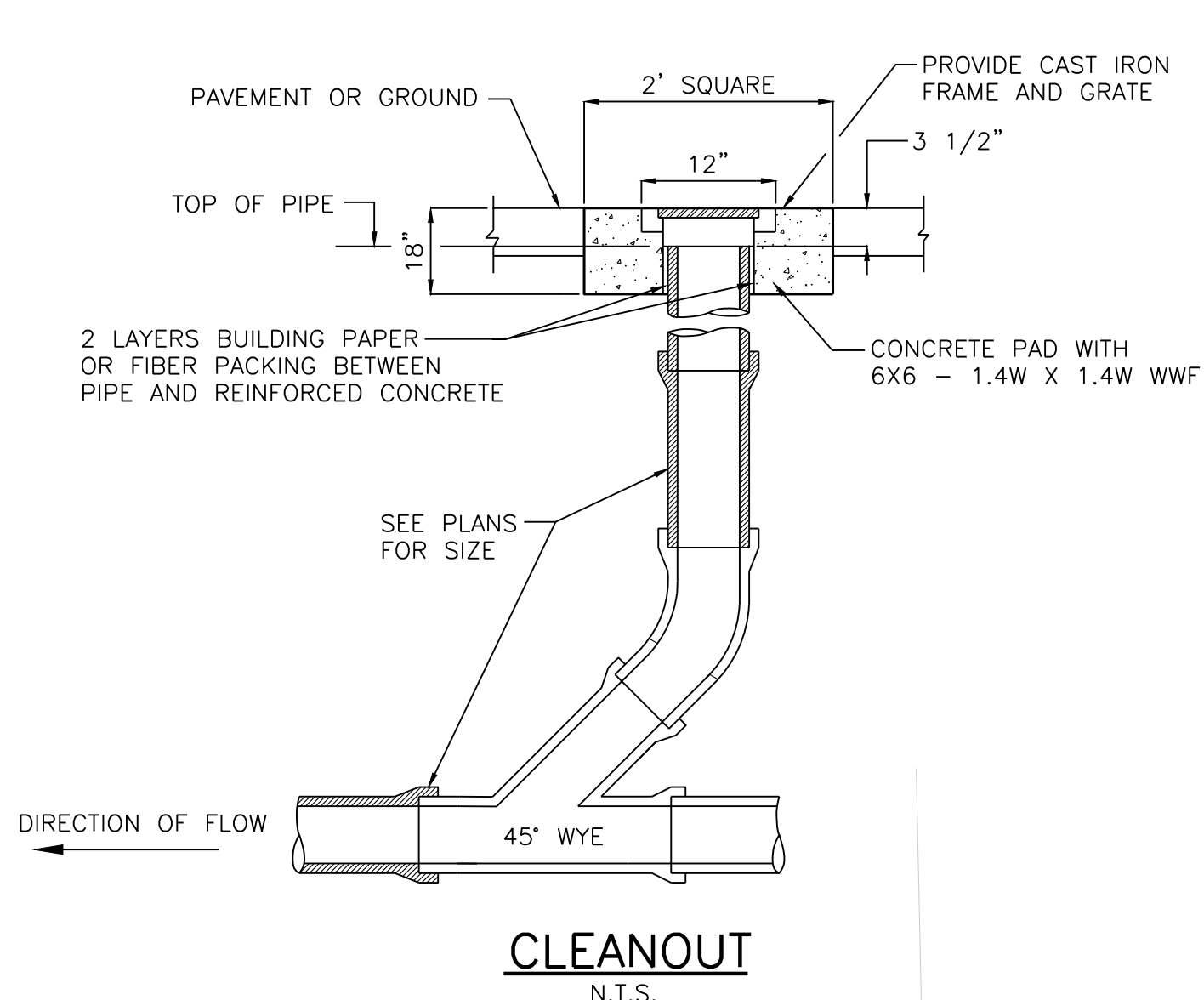
Prepared For:
ALPHA5MK 19 DAY LLC
50 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

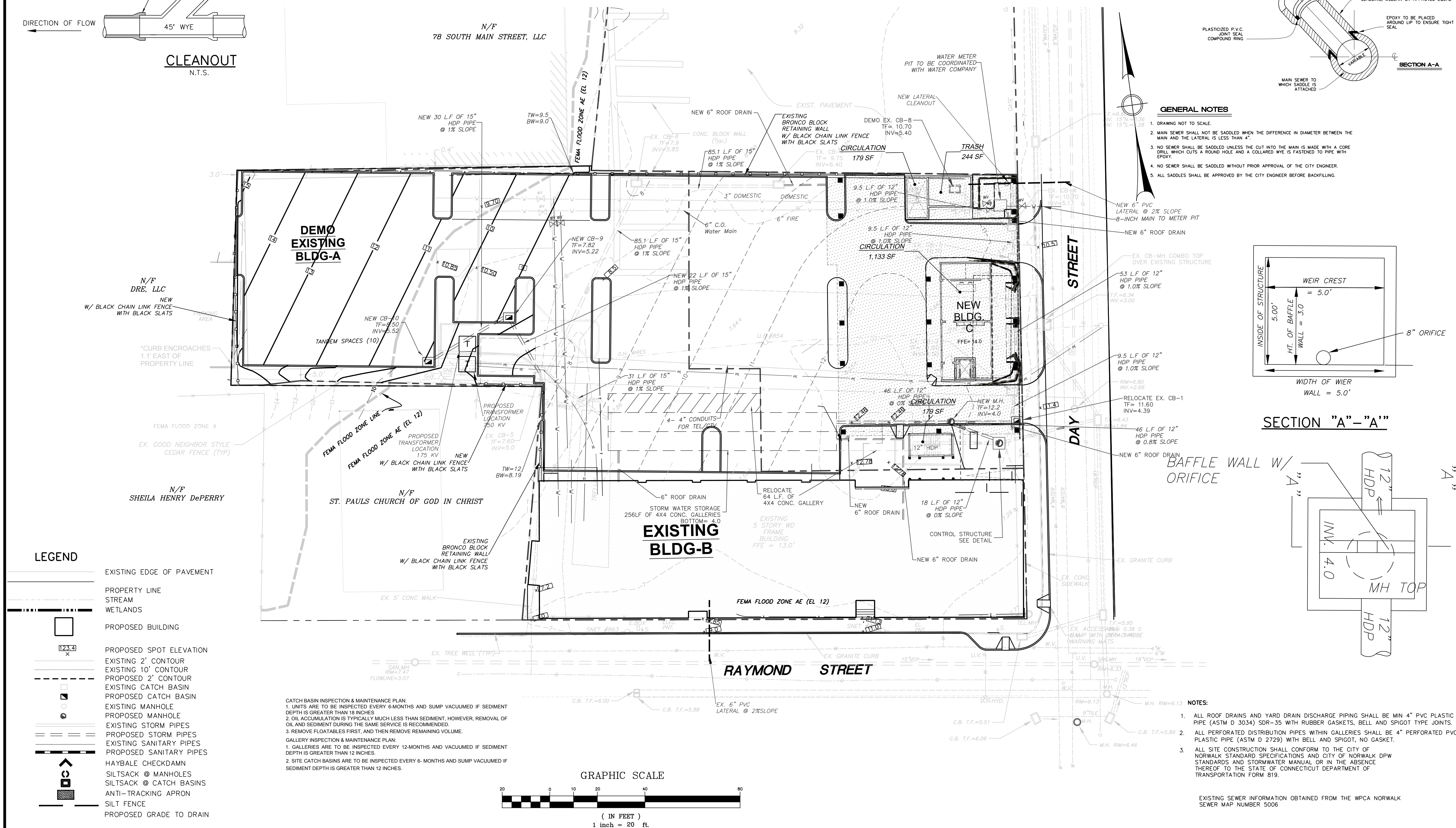
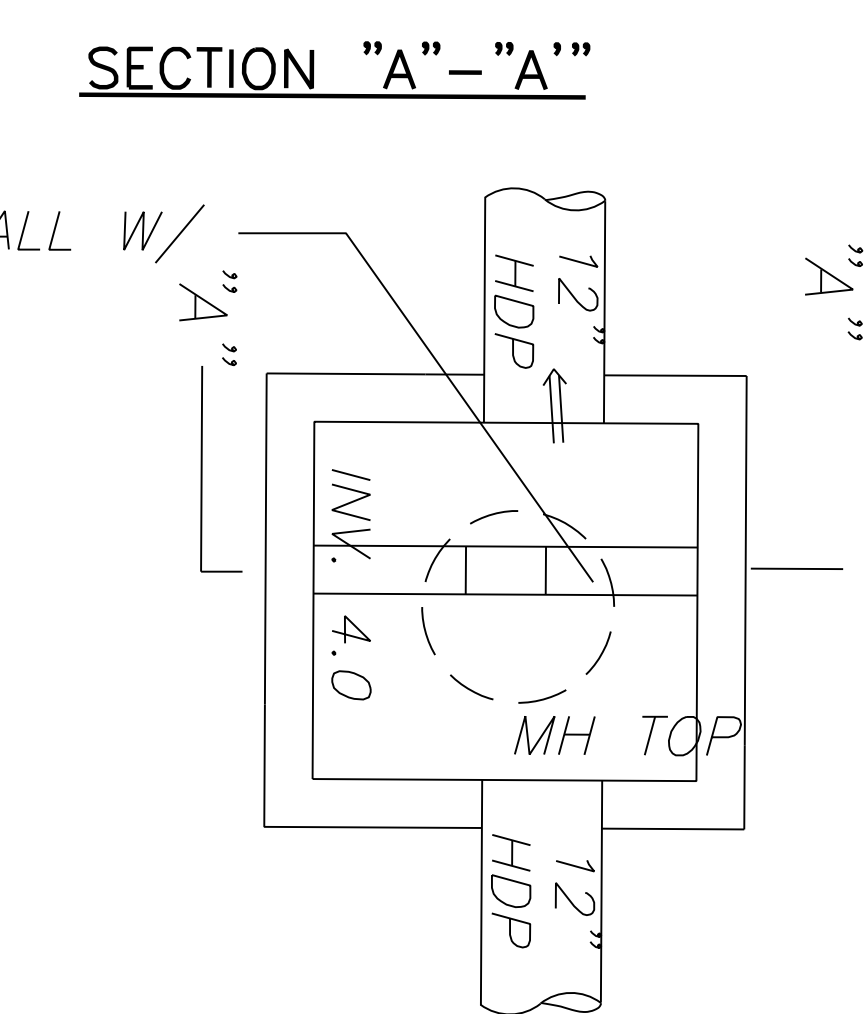
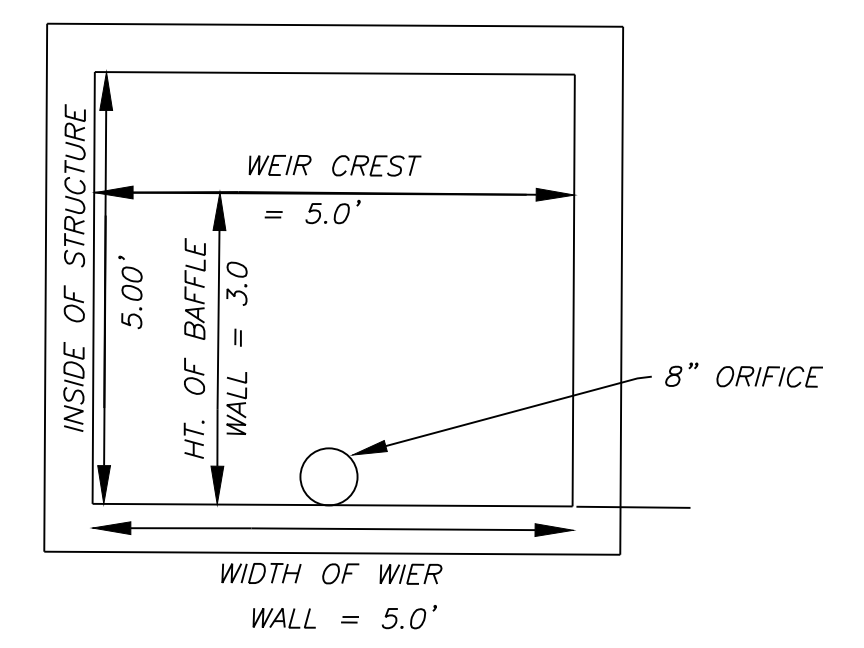
SITE PLAN

DESIGNED BY: MDS	SCALE: 1" = 20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	

SEAL	SHEET NUMBER
	SP-1

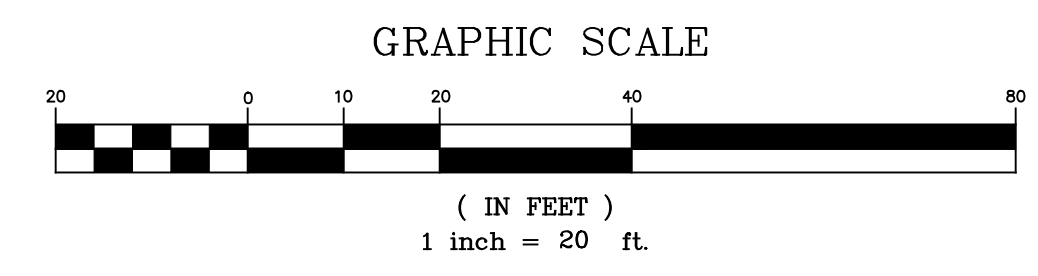


- GENERAL NOTES**
1. DRAWING NOT TO SCALE.
 2. MAIN SEWER SHALL NOT BE SADDLED WHEN THE DIFFERENCE IN DIAMETER BETWEEN THE MAIN AND THE LATERAL IS LESS THAN 4".
 3. NO SEWER SHALL BE SADDLED UNLESS THE CUT INTO THE MAIN IS MADE WITH A CORE DRILL WHICH CUTS A ROUND HOLE AND A COLLARED WYE IS FASTENED TO PIPE WITH EPOXY.
 4. NO SEWER SHALL BE SADDLED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.
 5. ALL SADDLES SHALL BE APPROVED BY THE CITY ENGINEER BEFORE BACKFILLING.



- LEGEND**
- EXISTING EDGE OF PAVEMENT
 - PROPERTY LINE
 - STREAM
 - WETLANDS
 - PROPOSED BUILDING
 - PROPOSED SPOT ELEVATION
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING CATCH BASIN
 - PROPOSED CATCH BASIN
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING STORM PIPES
 - PROPOSED STORM PIPES
 - EXISTING SANITARY PIPES
 - PROPOSED SANITARY PIPES
 - HAYBALE CHECKDAM
 - SILTSACK @ MANHOLES
 - SILTSACK @ CATCH BASINS
 - ANTI-TRACKING APRON
 - SILT FENCE
 - PROPOSED GRADE TO DRAIN

CATCH BASIN INSPECTION & MAINTENANCE PLAN:
1. UNITS ARE TO BE INSPECTED EVERY 6 MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 18 INCHES.
2. OIL ACCUMULATION IS TYPICALLY MUCH LESS THAN SEDIMENT, HOWEVER, REMOVAL OF OIL AND SEDIMENT DURING THE SAME SERVICE IS RECOMMENDED.
3. REMOVE FLOATABLES FIRST, AND THEN REMOVE REMAINING VOLUME.
GALLERY INSPECTION & MAINTENANCE PLAN:
1. GALLERIES ARE TO BE INSPECTED EVERY 12 MONTHS AND VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.
2. SITE CATCH BASINS ARE TO BE INSPECTED EVERY 6 MONTHS AND SUMP VACUUMED IF SEDIMENT DEPTH IS GREATER THAN 12 INCHES.



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TEL: (203) 610-6262 • FAX: (203) 610-6404

REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	MJS	08-29-25	STAFF COMMENTS

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

GRADING PLAN

DESIGNED BY: MDS	SCALE: 1"=20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898

CAD FILE: R:/2898/DWG/

SEAL

SHEET NUMBER

SP-2

- NOTES:**
1. ALL ROOF DRAINS AND YARD DRAIN DISCHARGE PIPING SHALL BE MIN 4" PVC PLASTIC PIPE (ASTM D 3034) SDR-35 WITH RUBBER GASKETS, BELL AND SPIGOT TYPE JOINTS.
 2. ALL PERFORATED DISTRIBUTION PIPES WITHIN GALLERIES SHALL BE 4" PERFORATED PVC PLASTIC PIPE (ASTM D 2729) WITH BELL AND SPIGOT, NO GASKET.
 3. ALL SITE CONSTRUCTION SHALL CONFORM TO THE CITY OF NORWALK STANDARD SPECIFICATIONS AND CITY OF NORWALK DPW STANDARDS AND STORMWATER MANUAL OR IN THE ABSENCE THEREOF TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 819.

EXISTING SEWER INFORMATION OBTAINED FROM THE WPCA NORWALK SEWER MAP NUMBER 5006

EROSION CONTROL NOTES

LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED

HAY BALE AND/OR FABRIC FILTERS WILL BE INSTALLED AT ALL CULVERT OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.

CATCH BASINS WILL BE PROTECTED WITH HAY BALE FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION

EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO CONSTRUCTION.

ALL EROSION CONTROL MEASURES WILL BE MAINTAINED DURING THE CONSTRUCTION PERIOD.

ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.

THE CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED, NOTIFY AUTHORIZED CITY AGENT 48 HOURS IN ADVANCE PRIOR TO START OF ANY PHASE OF SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE

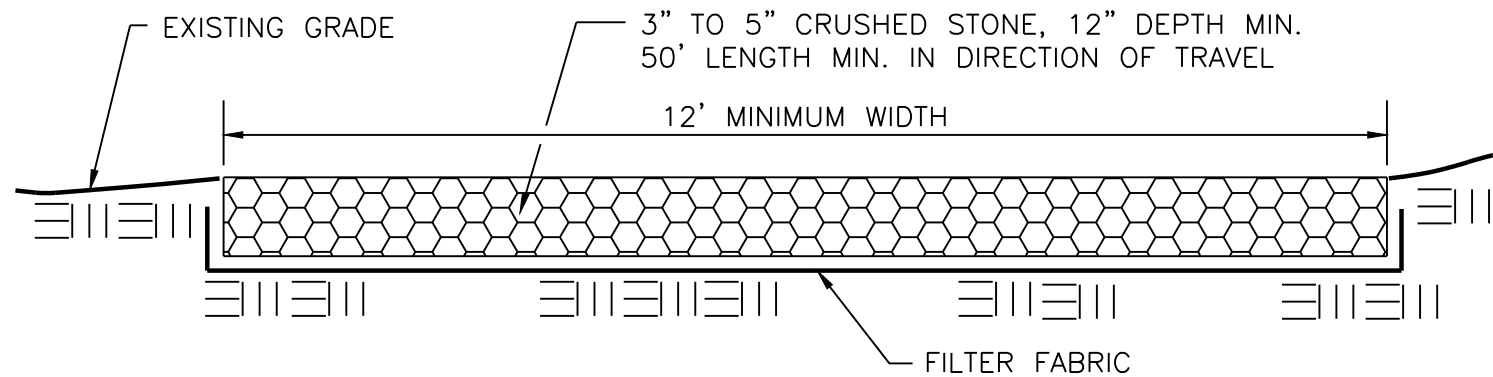
EROSION CONTROL NARRATIVE

THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CREATION OF A 40 APARTMENT UNIT MID-RISE BUILDING, AND WILL INCLUDE THE INSTALLATION OF ALL DRAINAGE STRUCTURES. THE SITE IS LOCATED AT 19 DAY STREET, IN NORWALK CONNECTICUT.

PROJECT START DATE SPRING 2025
PROJECT COMPLETION DATE FALL 2026

CONSTRUCTION SEQUENCE
INSTALL ALL EROSION CONTROL MEASURES TO THE EXTENT POSSIBLE IN THE FOLLOWING ORDER.

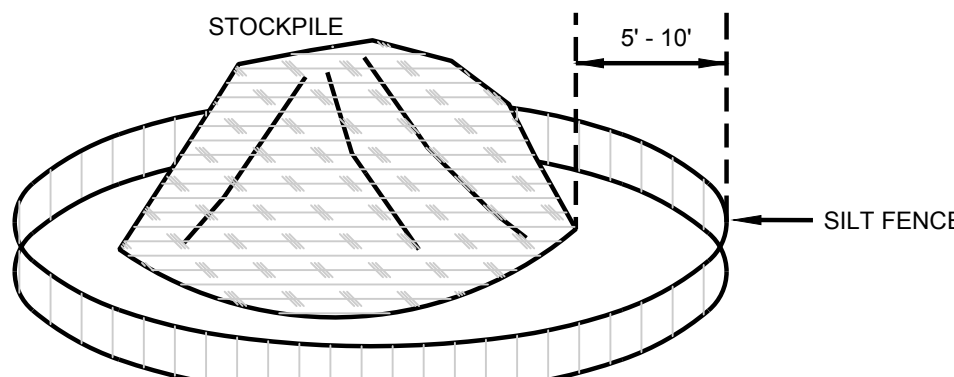
1. INSTALL SILT FENCE BEFORE ANY CONSTRUCTION.
2. INSTALL ANTI-TRACKING PAD, DOWNSTREAM DEFENDERS, DRAINAGE STRUCTURES/SYSTEM AND THERE ASSOCIATED PROTECTION.
3. ROUGH GRADE AS REQUIRED FOR CONSTRUCTION OF BUILDING AND RAMP. EXCESS FILL TO BE REMOVED FROM SITE.
4. INSTALL CURBING, SIDEWALKS, AND BITUMINOUS PAVEMENT AS SHOWN ON THE PLAN.
5. SPREAD TOPSOIL AND STABILIZE WITH SEED AS SOON AS POSSIBLE.
6. INSTALL LANDSCAPING AS SHOWN ON THE PLAN.
7. REMOVE ALL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE BUILDING HAS BEEN COMPLETED AND SITE IS STABILIZED WITH VEGETATED COVER.
8. CLEAN-UP.



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACEMENT OF STONE AND/OR ADDITIONAL APRON LENGTH. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.

ANTI-TRACKING APRON

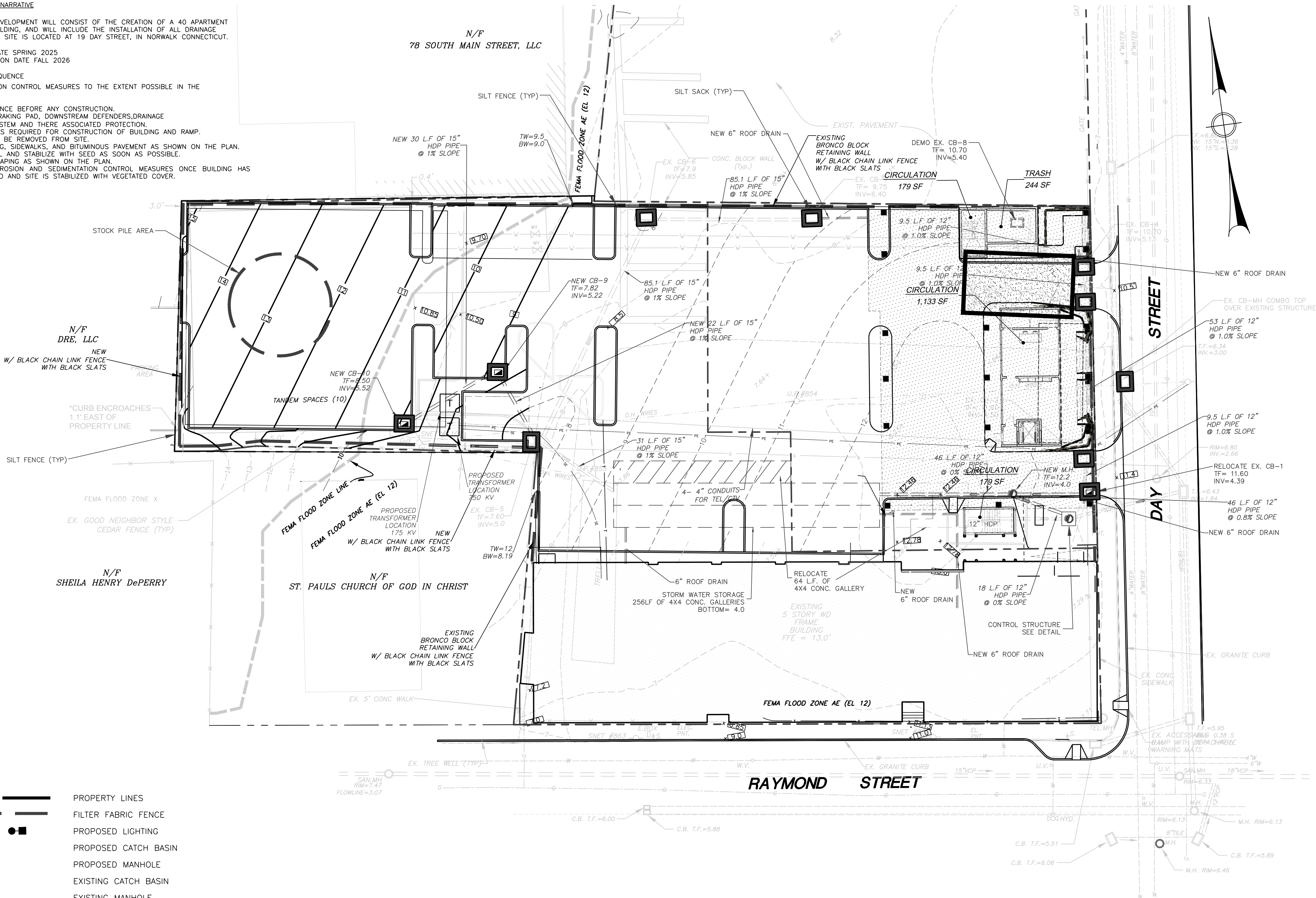
N.T.S.



INSTALL SILT FENCE AT BASE
APPLY MIXTURE OF PERENNIAL RYEGRASS,
ANNUAL RYEGRASS AND WINTER RYE AT A
RATE OF 10# PER 1000 SQ. FT.

STOCKPILE STABILIZATION

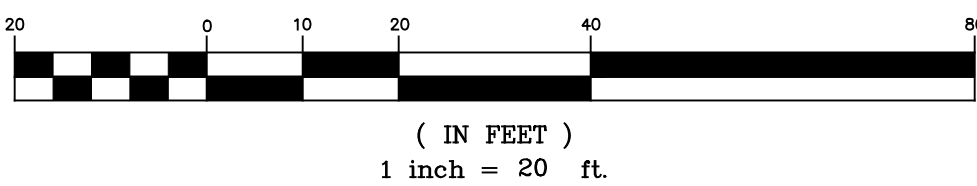
NTS



LEGEND

- PROPERTY LINES
- FILTER FABRIC FENCE
- PROPOSED LIGHTING
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- ANTI-TRACKING APRON
- SILTSACK @ CATCH BASINS
- SILTSACK @ MANHOLES
- HAYBALE CHECKDAMN

GRAPHIC SCALE



NOTES:

1. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED IN ACCORDANCE WITH CT DOT FORM 816 AND CT GUIDELINES FOR SOIL EROSION CONTROL REQUIREMENTS

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REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	MJS	08-29-25	STAFF COMMENTS

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

SOIL EROSION
CONTROL PLAN

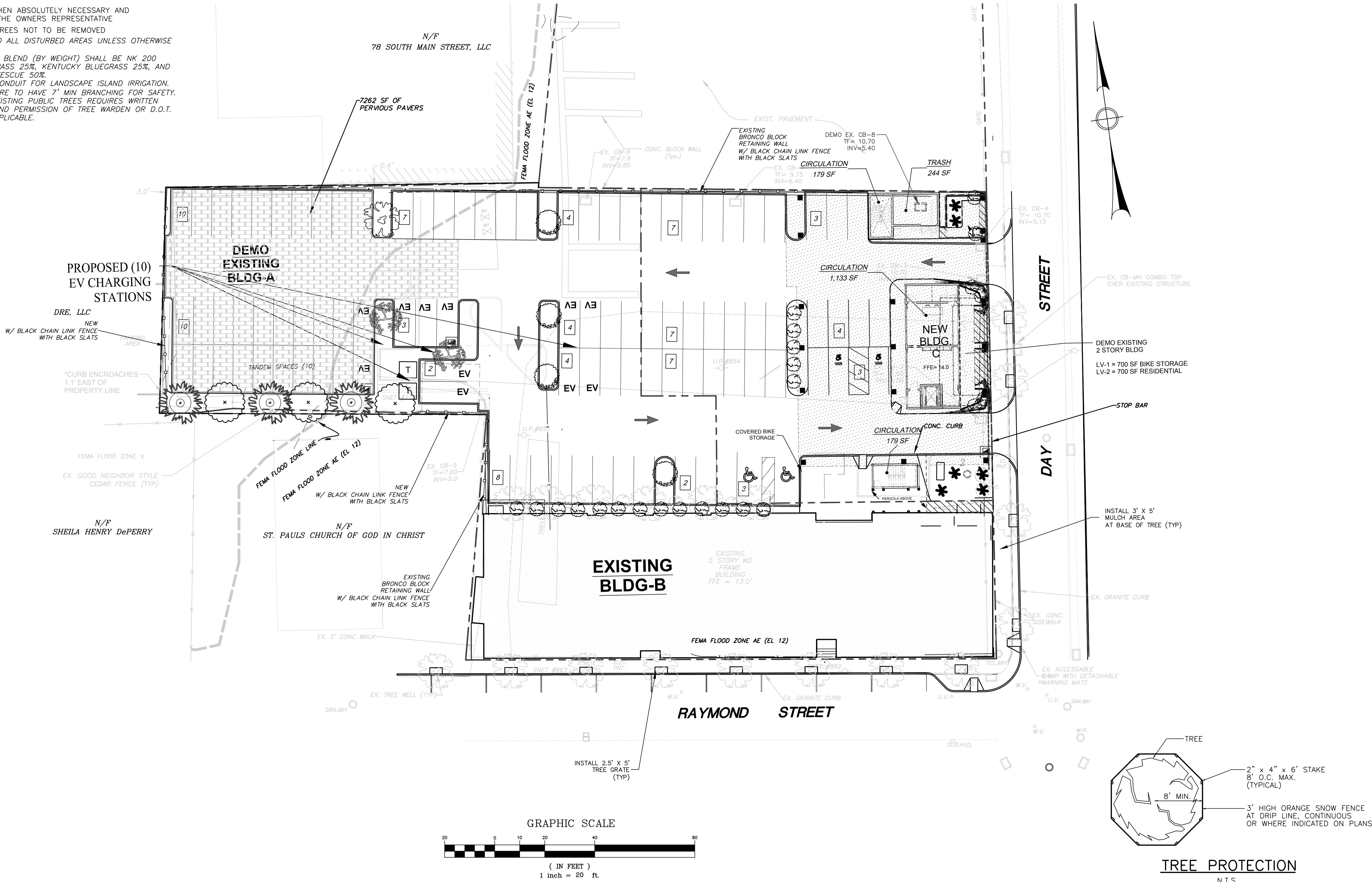
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DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	

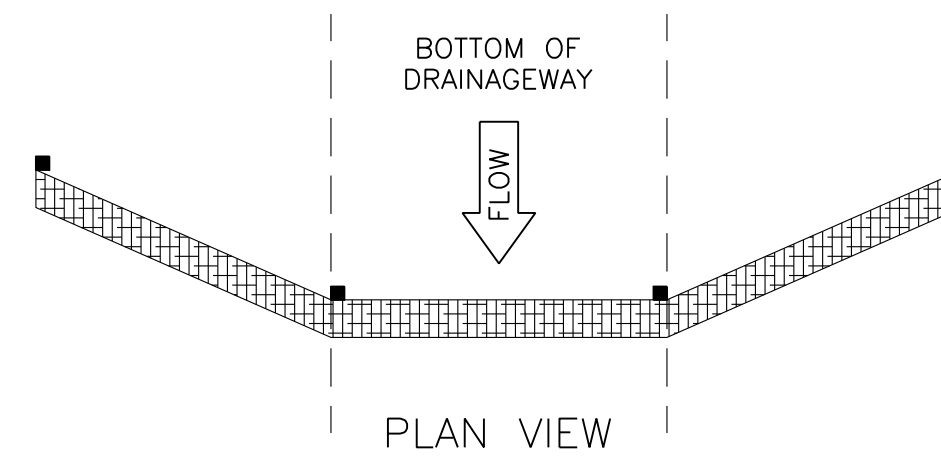
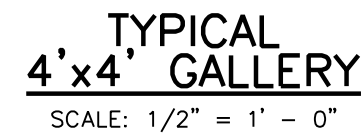
SEAL 	SHEET NUMBER SP-3
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PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES:					
	4	CORNUS FLORIDA	FLOWERING DOGWOOD	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	13	TILIA AMERICANA	BASSWOOD	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	2	ACER RUBRUM "OCTOBER GLORY"	RED MAPLE	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	0	QUERCUS PALUSTRIS	PIN OAK	3 1/2"- 4" CAL.	B&B NATIVE TO CT
	3	ABIES CONCOLOR	WHITE FIR	8-10 FT. HT.	B&B
	3	PINUS NIGRA	AUSTRIAN PINE	8-10 FT. HT.	B&B
SHRUBS:					
	25	TAXUS CANADENSIS	SPREADING YEW	18-24" HT.	B&B NATIVE TO CT
	6	KALMIA LATIFOLIA	MOUNTAIN LAUREL	18-24" HT.	B&B NATIVE TO CT

- NOTES:
1. STAKE ONLY WHEN ABSOLUTELY NECESSARY AND AS DIRECTED BY THE OWNERS REPRESENTATIVE
 2. PROTECT ALL TREES NOT TO BE REMOVED
 3. LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED.
 4. GRASS SEEDING BLEND (BY WEIGHT) SHALL BE NK 200 PERENNIAL RYE GRASS 25%, KENTUCKY BLUEGRASS 25%, AND PENN LAWN RED FESCUE 50%.
 5. PROVIDE PVC CONDUIT FOR LANDSCAPE ISLAND IRRIGATION.
 6. SHADE TREES ARE TO HAVE 7" MIN BRANCHING FOR SAFETY.
 7. REMOVAL OF EXISTING PUBLIC TREES REQUIRES WRITTEN NOTIFICATION OF AND PERMISSION OF TREE WARDEN OR D.O.T. DISTRICT 3, AS APPLICABLE.



[illegible]

PROJECT TITLE

19 DAY ST PHASE 2

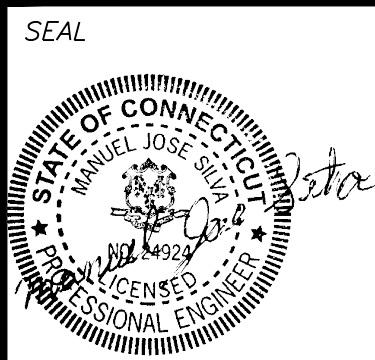
19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

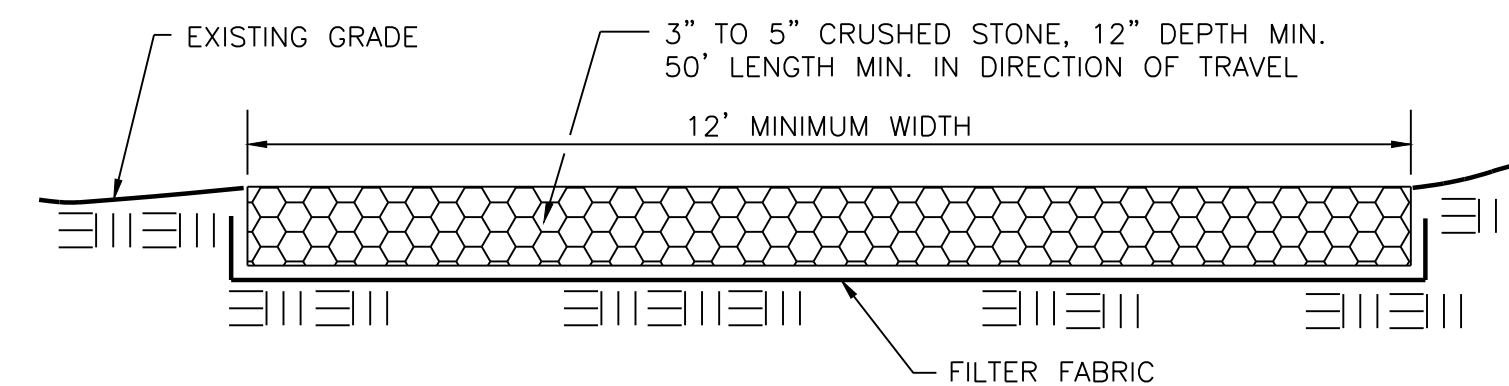
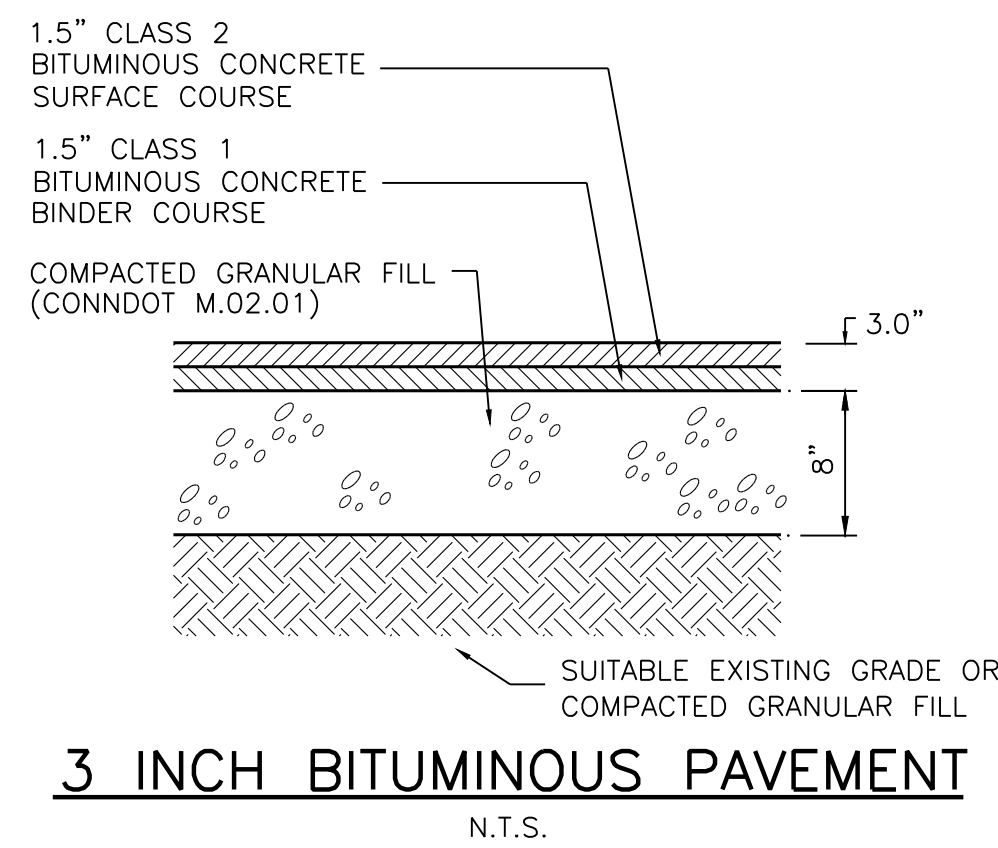
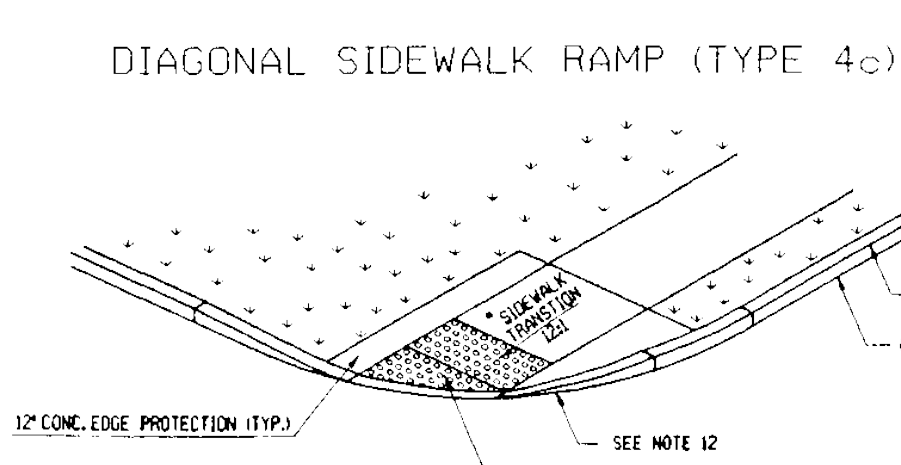
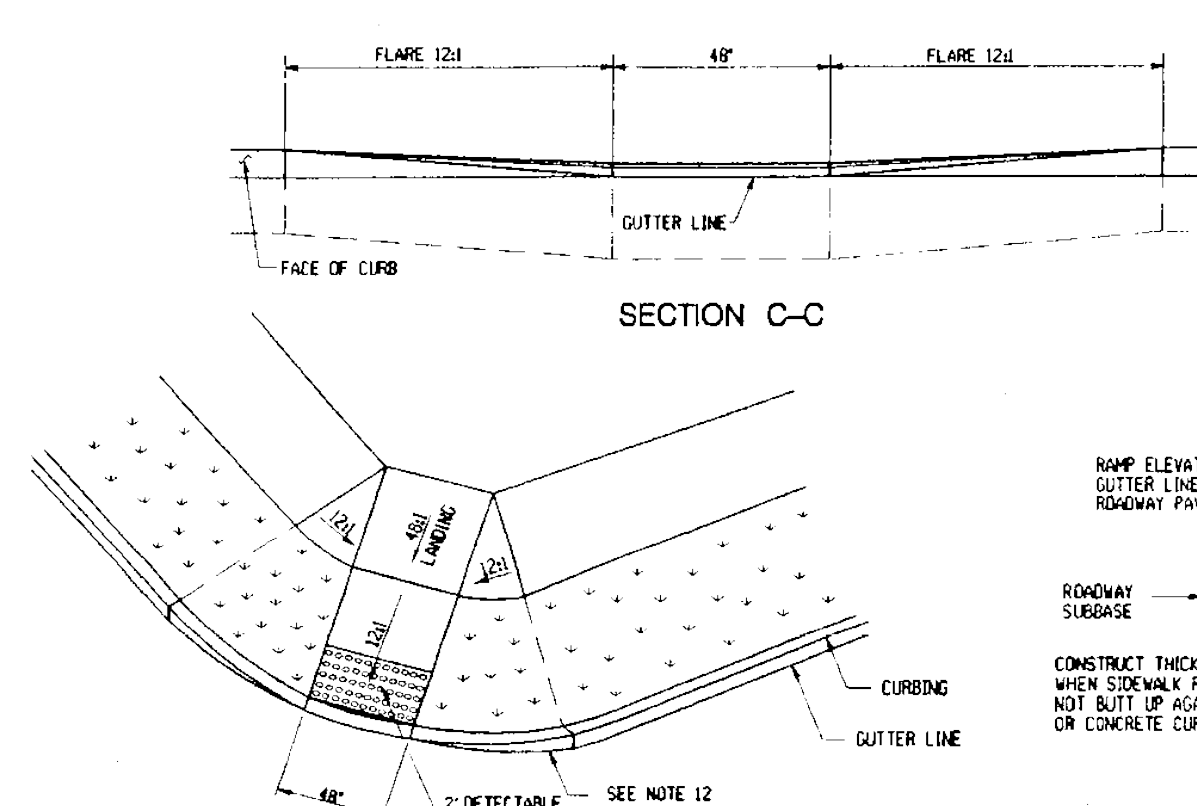
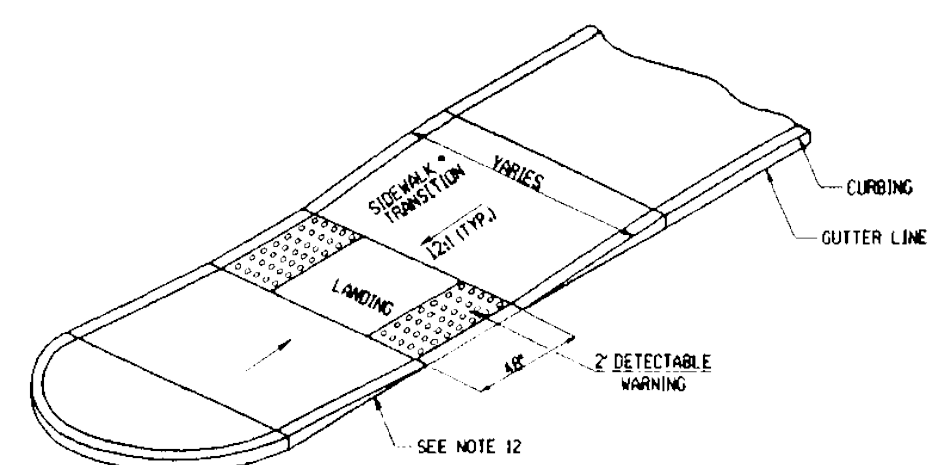
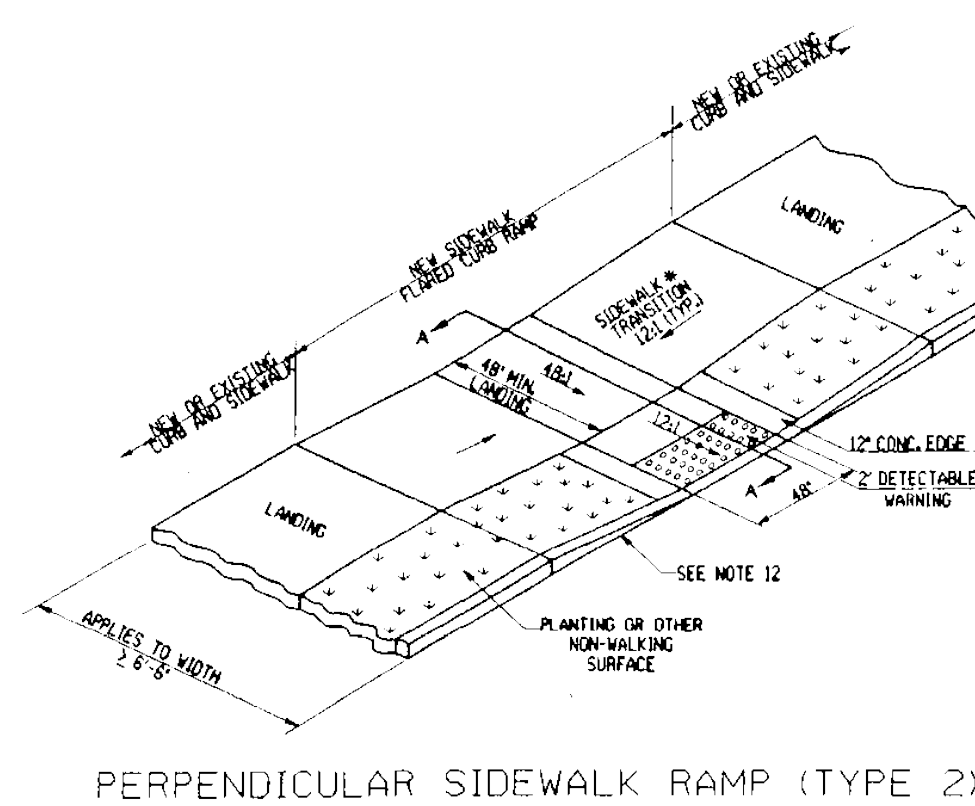
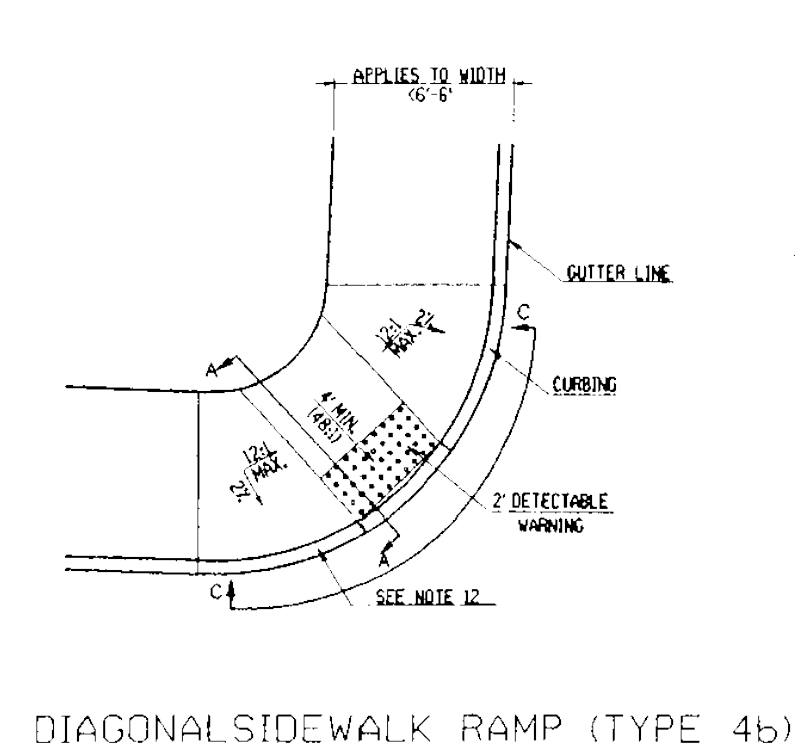
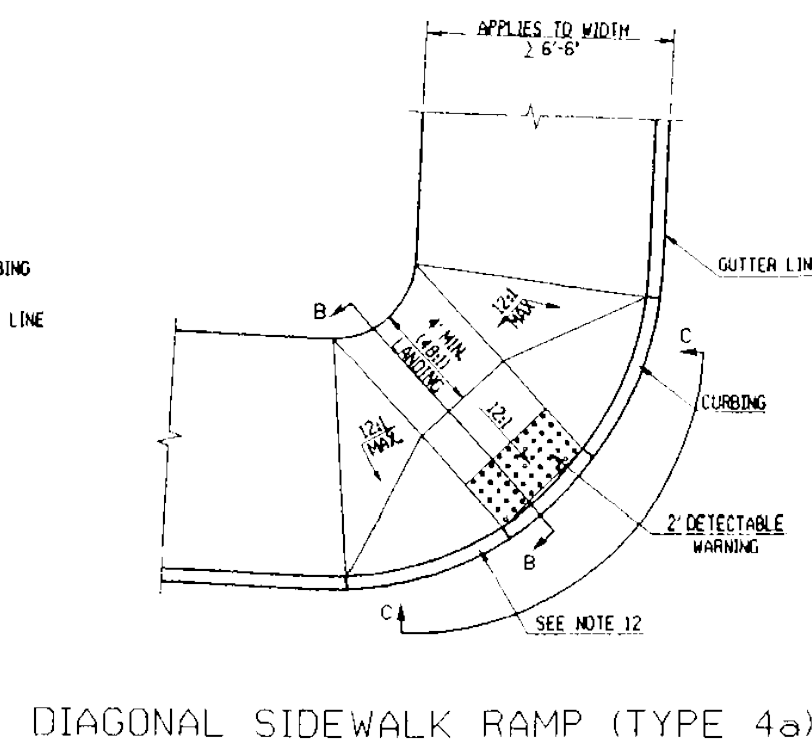
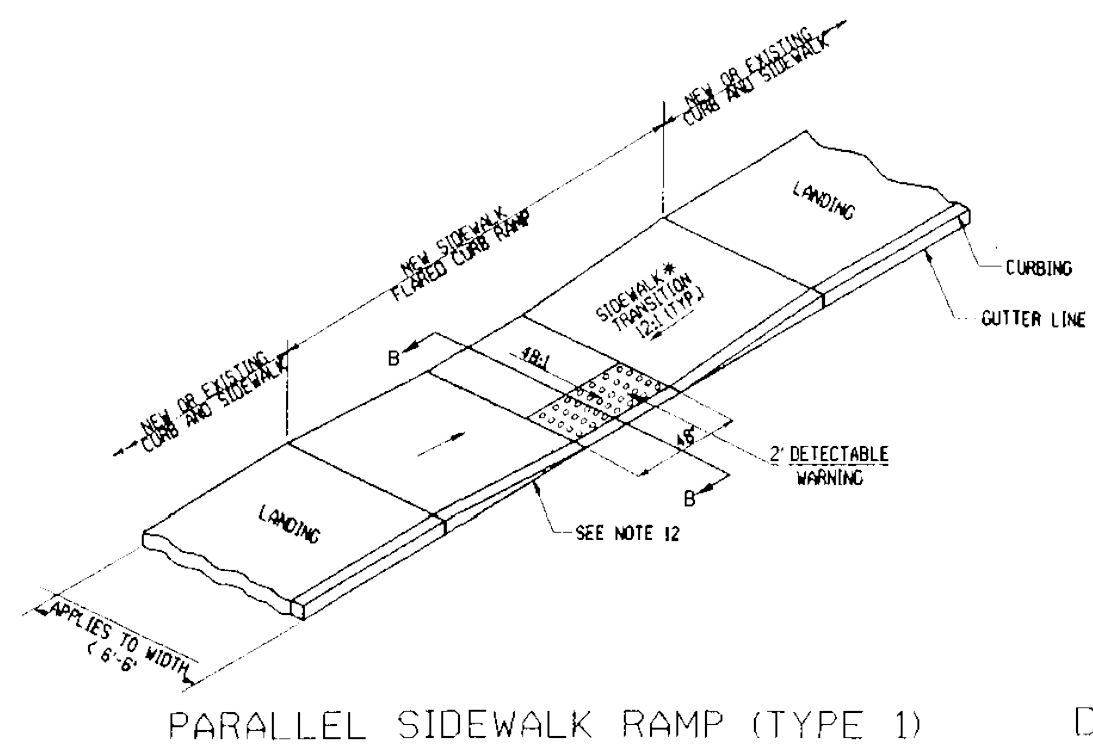
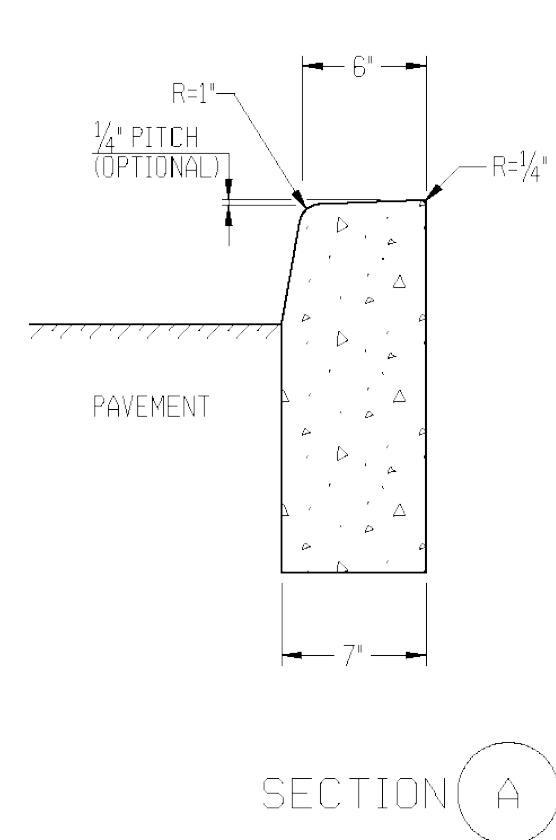
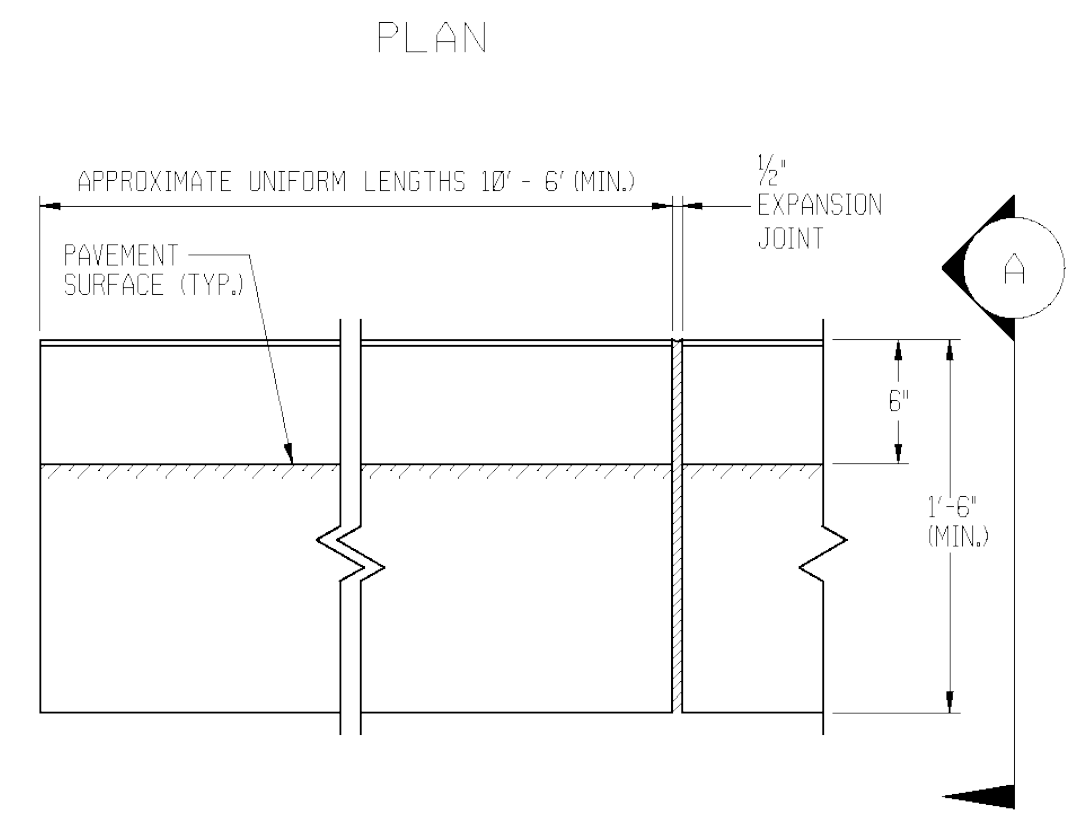
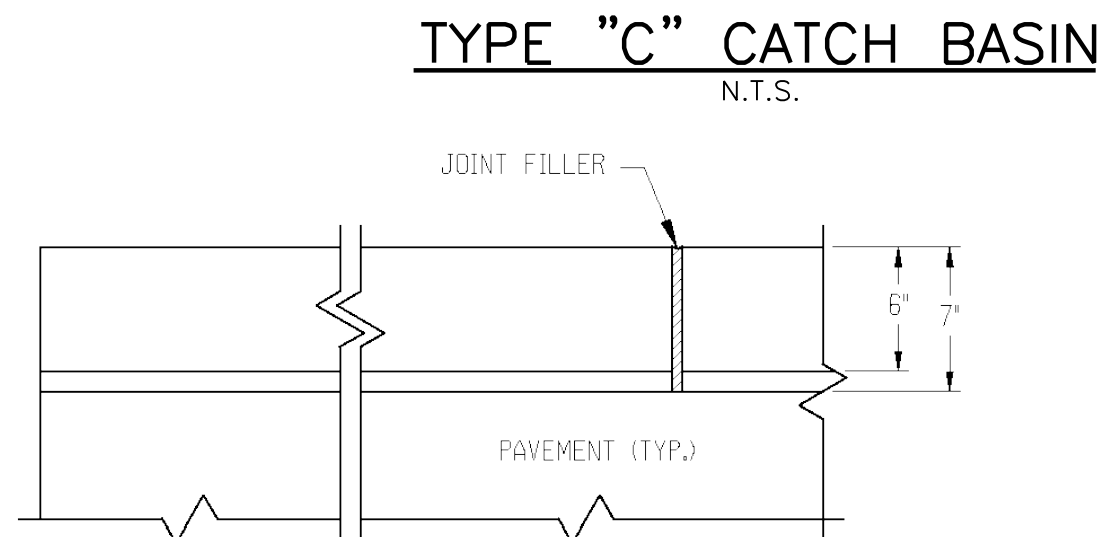
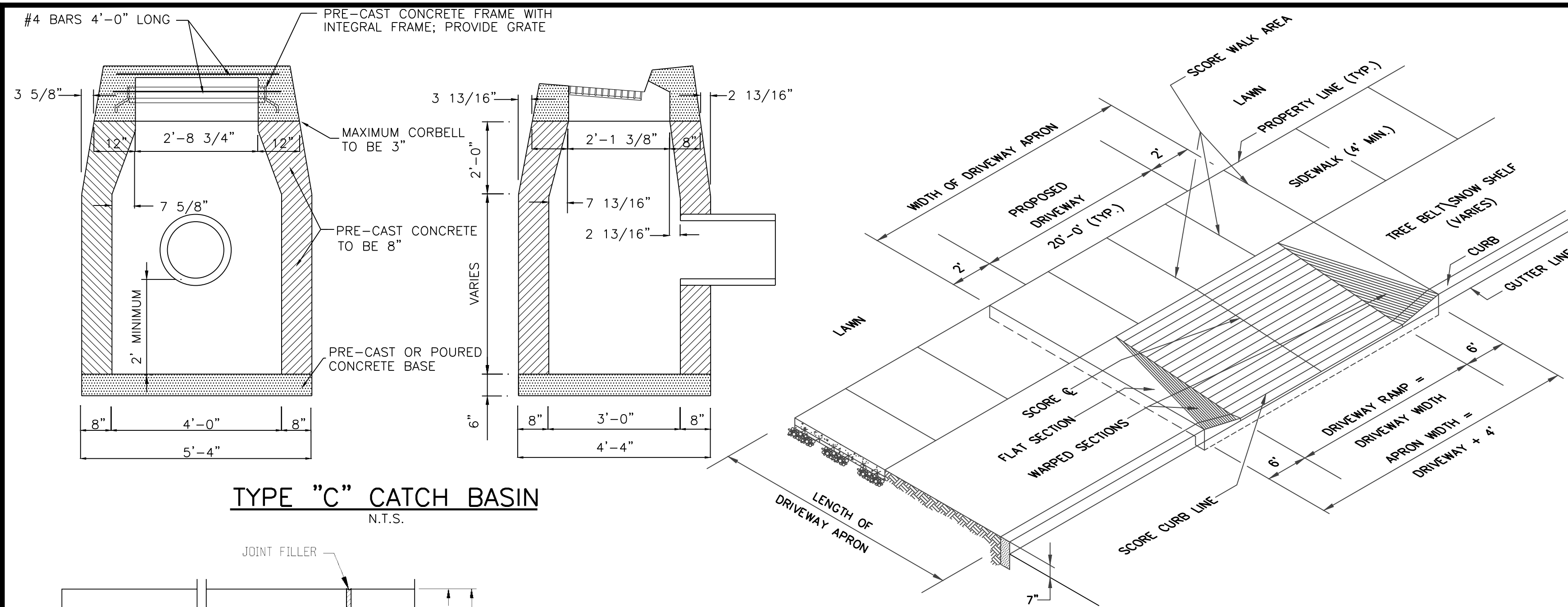
DETAIL PLAN

DESIGNED BY: MDS	SCALE: 1"=20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	



SHEET NUMBER

SP-5



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ANTI-TRACKING APRON
N.T.S.

CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD NOTES:

Removal of pavement markings along state roadways shall be completed by a non-destructive method in compliance with the State of Connecticut Department of Transportation Standard Specifications for Road, Bridges, and Incidental Construction Form 816 Section 12.11 as revised.

New pavement markings shall be painted with epoxy resin paint in compliance with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 816 Section 12.10 as revised.

New sign material and sheeting shall be made of reflective material in compliance with State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, and Incidental Construction Form 816 Section 12.08 as revised. Type 1 Reflective Sheeting shall be used for signs with white background, Type 3 Reflective Sheeting shall be used for signs with colored background except for signs with red background that shall be Type 8 or 9 Reflective Sheeting.

All signs and pavement markings installed along the state road must conform to the "Manual on Uniform Traffic Control Devices" the latest State of Connecticut Catalog of Signs and standard as revised.

Any damage to the existing curb, sidewalk or any other highway appurtenances during the development of the permitted site will be replaced by the contractor as directed by the District 3 Permit Section at no cost to the state.

All work within the state right of way will comply with the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction Form 816 with the latest Special Provisions and Typical State Standard Details.

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[illegible]

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:

ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUITE 13
RYE, NY, 10580-2141

SHEET TITLE

DETAIL PLAN

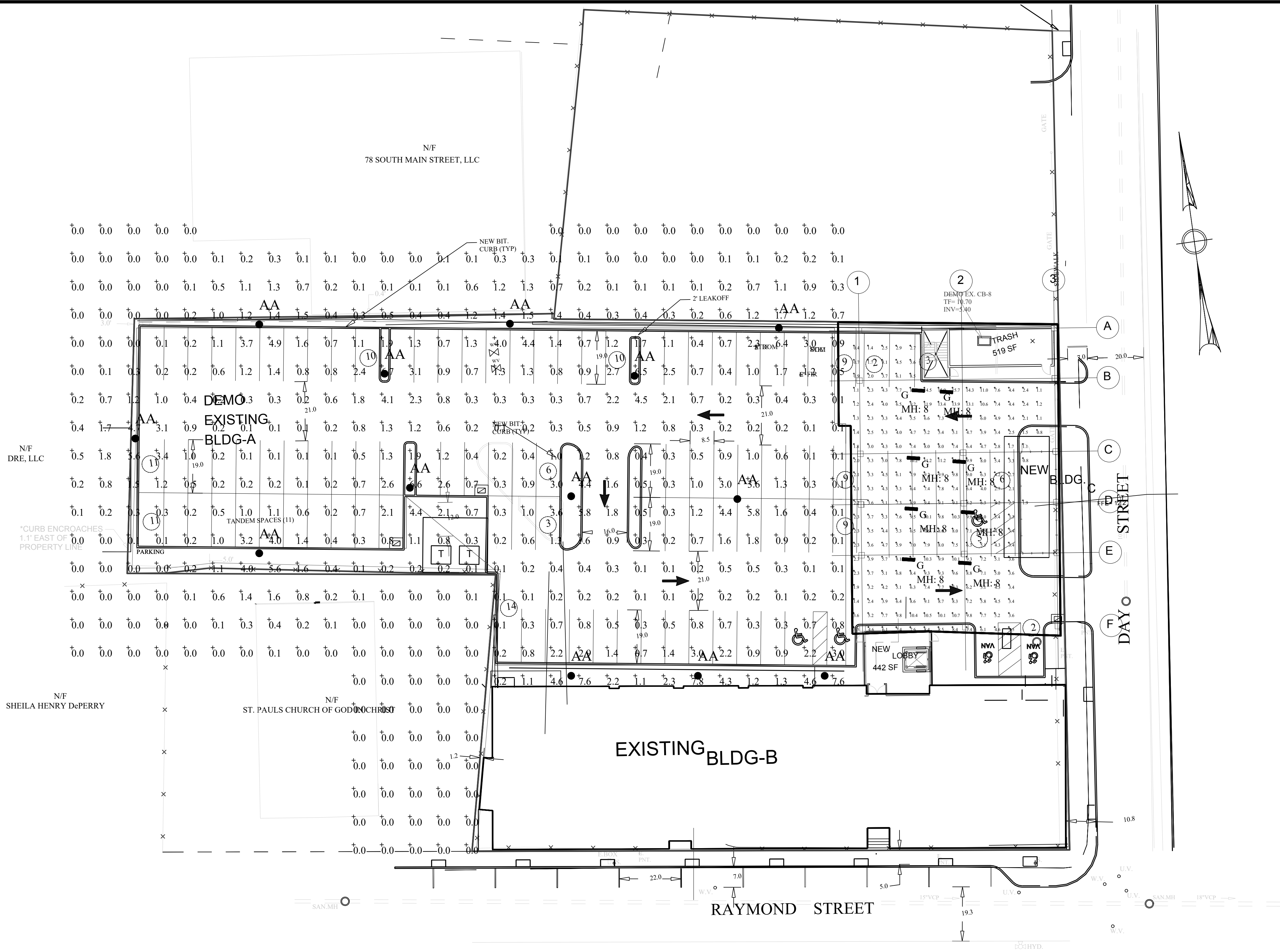
DESIGNED BY: MDS	SCALE: 1"=20'
DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898
CAD FILE: R:/2898/DWG/	

SEAL

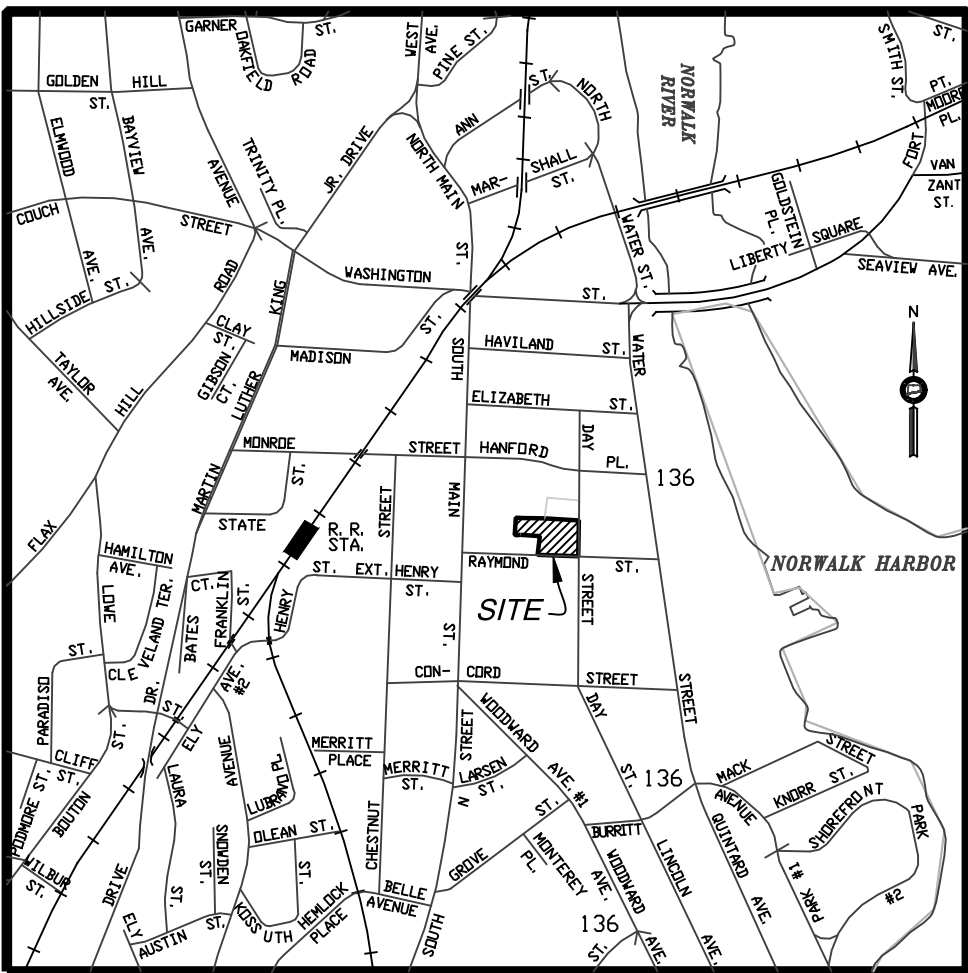
A circular professional engineer seal for the State of Connecticut. The outer ring contains the text "STATE OF CONNECTICUT" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside the ring, the name "MANUEL JOSE SOTO" is written in an arc. Below the name is a small emblem featuring a gear, a plumb line, and a compass. Underneath the emblem, the word "LICENSED" is printed. A handwritten signature, which appears to be "M. J. Soto", is scrawled across the center of the seal.

SHEET NUMBER

SP-6



SIGHT LIGHTING FIXTURE DETAIL



VICINITY MAP
SCALE: 1"=1,000'

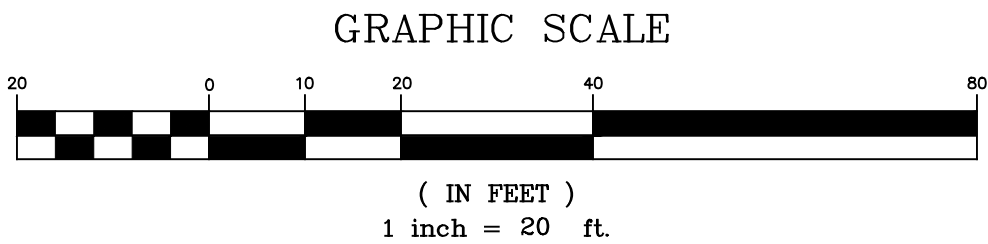
Filename: 19 Day Street - Phase 2 Site Lighting - Norwalk.AGI

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Luminaire Lumens	Lum. Watts	LLF	Mounting Height	Description
	13	AA	SINGLE	2688	35	1.290	14	Baselite AS24/41-LED35W-4000K-LDM20 - 4STP12
	8	G	Single	3846	23.81	0.900		Lithonia FEM L48 4000LM LPACL PGD MVOLT GZ10 40K 80CRI STSL

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpCLr	PtSpCb	
SITE	Illuminance	Fc	0.86	7.8	0.0	N.A.	N.A.	10	10	
PARKING	Illuminance	Fc	1.10	6.7	0.1	11.00	67.00			

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

website: www.lightingaffiliates.com
Email : gloda@lightingaffiliates.com



R

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REVISIONS			
NO.	BY	DATE	DESCRIPTION
1.	MJS	08-29-25	STAFF COMMENTS
2.	MJS	10-21-25	BFJ STAFF COMMENTS

PROJECT TITLE

19 DAY ST PHASE 2

19 DAY STREET
NORWALK, CT.

Prepared For:
ALPHA5MK 19 DAY LLC
150 PURCHASE ST SUIT 13
RYE, NY, 10580-2141

SHEET TITLE

LIGHTING PLAN

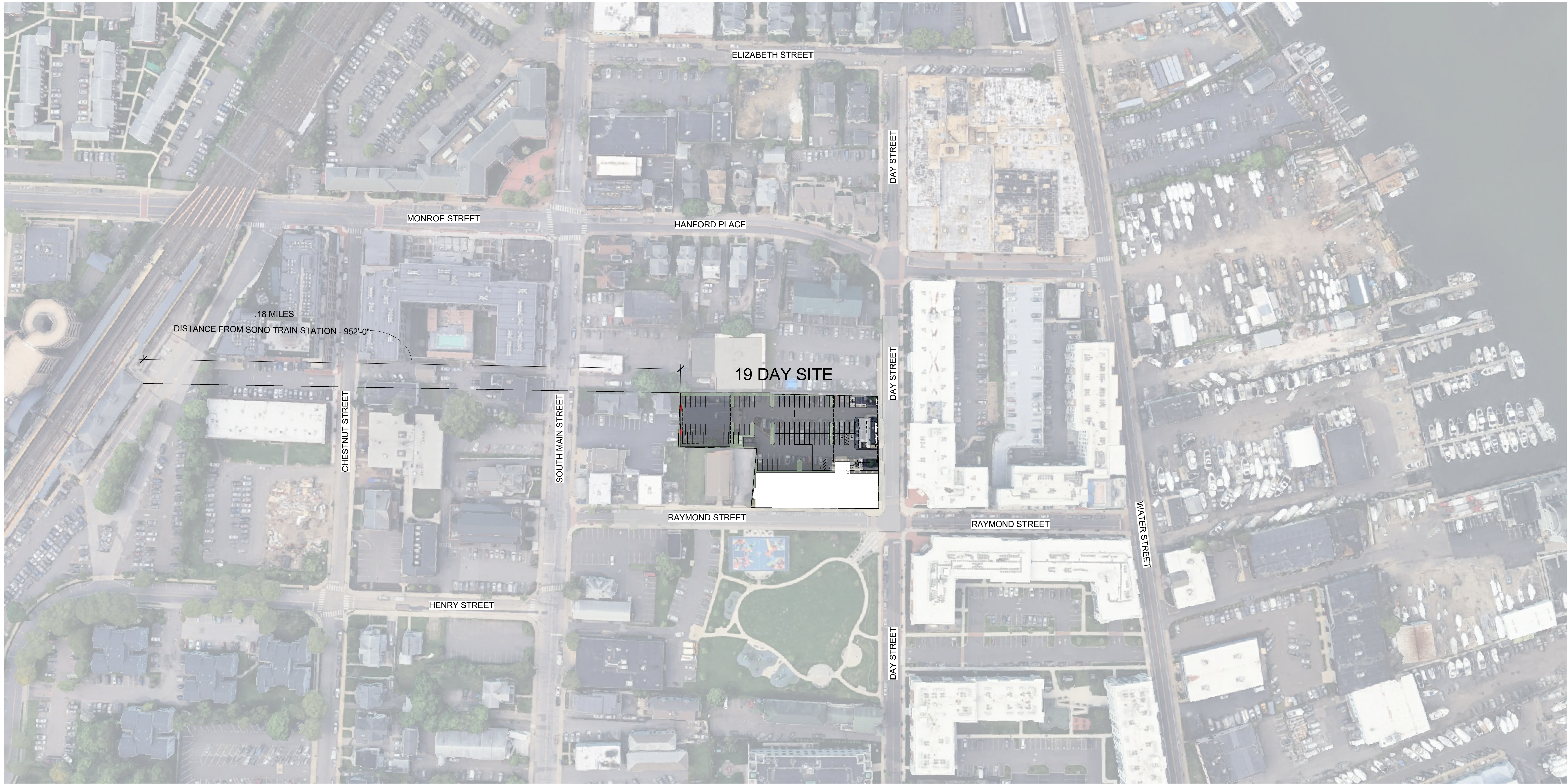
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DRAWN BY: MDS	DATE: 05/27/2025
CHECKED BY: MJS	PROJECT NUMBER: 2898

CAD
FILE: R:/2898/DWG/

SEAL

SHEET NUMBER

SP-7



ALPHA5MK 19 DAY, LLC
REVISED DRAFT AFFORDABILITY PLAN
SEPTEMBER 2025

Alpha5MK 19 Day (“Alpha5MK”) submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval for the redevelopment of 19 Day Street in Norwalk, Connecticut (“Property”), in accordance with the Building Zone Regulations of the City of Norwalk (“Zoning Regulations”).

This plan describes how affordability will be determined, administered and maintained pursuant to the Sec. 118-1050 of the City of Norwalk Building Zone Regulations.

Definitions.

"Commission." The Norwalk Planning & Zoning Commission, and its successors and assigns.

“Statewide Median Income (“SMI”).” The annual income for the State of Connecticut determined using the statistics published and periodically revised by the U.S. Department of Housing and Urban Development (“HUD”).

"Workforce Household." A household with an annual income which does not exceed sixty percent (60%) of the State of Connecticut median income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U.S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in §8-30g-8 of the regulations of Connecticut State Agencies.

"Workforce Housing Unit." A dwelling unit occupied by a workforce household where the maximum sales price or rent shall be restricted in perpetuity for the life of the unit in accordance with the maximum housing payment calculations as described in §8-30g-8 of the regulations of Connecticut State Agencies.

Project Description.

Alpha5MK proposes the construction, use and occupancy of one new structure on the Property offering 32 apartments. Alpha5MK proposes to designate a total of two (2) units as Workforce Housing Units in perpetuity, which meet the criteria under the Zoning Regulations for households whose annual income does not exceed sixty (60%) percent of the SMI in accordance with Sec. 6.12 "Workforce Housing Regulation" of the City of Norwalk Building Zone Regulations. There will be one three-bedroom unit (which counts as two (2) workforce units) and one two-bedroom unit (which counts as 1.5 workforce units). Alpha5MK has designated the specific units that will be Workforce Housing Units on Appendix A. Designation of a particular

unit may change over time, and updated schedules will be provided to the Commission, should that occur. The units so designated shall be subject to the terms set out in this Plan and in Sec. 6.12 of the zoning regulations.

Unit Standards.

The Workforce Housing Units shall be comparable in size, fit and finish to market-rate units and will be consistent with construction standards for new housing. The bedroom mix will be provided in comparable percentages to those in the market rate units.

Duration of Restrictions.

The Workforce Housing Units shall be so designated in perpetuity, beginning upon with the issuance of a certificate of occupancy for the rental units for the Property and continuing for the life of each unit in accordance with the maximum housing payment calculations set out in Section 8-30g-8 of the regulations of the Connecticut State Agencies. A deed restriction in substantially the form set forth in Appendix D attached or in such other form acceptable to the Commission, shall be recorded on the Norwalk Land Records, contemporaneously with the issuance of the certificate of occupancy or at the same time of the units' designation as set forth above, whichever is earlier, to ensure affordability. The deed restriction will outline the rental restrictions, including the maximum rental price per units, the affirmative marketing procedures, residency requirements, reporting requirements, as well as remedies for breach.

Pro Rata Construction.

The Workforce Housing Units shall be completed on a *pro rata basis* as construction proceeds. It is the intent of this Plan that at least one (1) Workforce Housing Unit will be completed and offered for rental within the time that ten (10) market rate units are completed and offered for rental.

Affirmative Fair Marketing.

Alpha5MK will market the Workforce Housing Units itself, or through the Housing Development Mutual Housing or another similar agency ("HDF or other"), which will maintain a list of income/credit-qualified persons in accordance with Sec. 6.12 of the zoning regulations. Alpha5MK or HDF or other agencies will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants, in accordance with Sec. 6.12 of the zoning regulations. Alpha5MK or HDF or other agencies will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is attached to this document outlining selection systems and marketing strategy.

Affordability Calculation.

The rental price of the Workforce Housing Units will be calculated based upon 60% of the SMI in accordance with the State of Connecticut's Affordable Housing Appeals Procedures as defined in Section 8-30g of the Connecticut General Statutes. The maximum rental amounts will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

Administration and Compliance.

This Plan will be administered by Alpha5MK others selected by Alpha5MK, 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 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, Alpha5MK will provide forty-five (45) days prior written notice to the Commission. The Commission shall be given a reasonable opportunity to object but will not do so unreasonably.

Affirmative Fair Housing Marketing Plan and Notice of Initial Sale of Workforce Housing Units.

The availability of 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 Units 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 Units, 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.

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.

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

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, the annual income of workforce households shall be reviewed and certified by the Commission or its designee, in accordance with the procedure established in advance and approved by the Commission.

If applicable, the Applicant shall provide to the Administrator the documentation listed in Appendix C attached hereto. This list is not exclusive, and the Administrator may require any other verification or documentation as the Administrator deems necessary.

¹ See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

Prioritization of Applicants for Initial Rental.

If, after publication of the Notice of Initial Rental, the number of qualified Applicants exceeds the number of Workforce Housing Units, the Administrator shall establish categories of applicants, subject to the applicant's income pre-certification eligibility and the preferences as established below.

A separate priority list shall be maintained for the Workforce Housing 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. If 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, all qualified applicants in a given category of priority shall be exhausted prior to proceeding to a lower category of priority.

These preference categories are set forth in the Zoning Regulations but are subject to revision as may be required by the federal Office of Fair Housing and Equal Opportunity. These preference categories shall apply to the initial rental, but not to subsequent rental, of the Workforce Housing Units.

Maximum Monthly Rental Payment.

Calculation of the Maximum Monthly Rental Payment shall be based upon the SMI. The Maximum Monthly Rental Payment shall be calculated using the following methodology, consistent with Zoning Regulations §6.12 and Connecticut Agencies Regulations §8-30g-8.

Calculation steps for rental of units at maximum of 60% of SMI, if applicable.

1. Determine the SMI.
2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of a Workforce Housing Unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:

- 1 Person in family: 70%
- 2 Persons in family: 80%
- 3 Persons in family: 90%
- 4 Persons in family: 100% (BASE)
- 5 Persons in family: 108%
- 6 Persons in family: 116%

- 7 Persons in family: 124%
- 8 Persons in family: 132%

The family size adjustment that involves a half person (such as 4.5 persons) shall be calculated by taking the midpoint between the relevant figures above and below the half. For example, the adjustment for a 4.5-person household is 104 percent.

3. Calculate eighty percent 60% of Step 2.
4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.
5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.
6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.
7. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations on Steps 5 and 6.
8. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.
9. Deduct the estimate of tenant-paid utilities and fees determined in Step 8 from the maximum monthly housing payment in Step 7, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.

Principal Residence.

Workforce Housing Units shall be occupied only by the selected Workforce Household. Subleasing shall be prohibited.

Requirement To Maintain Condition.

All owners and tenants of the Workforce Housing Units are required to maintain their unit. The owners and tenants shall not destroy damage or impair the units, allow the units to deteriorate, or commit waste on the units. When the Workforce Housing Units str offered again for rental, the Administrator shall cause the units to be inspected.

Standard Lease Provision.

Each lease for a Workforce Housing Unit will contain substantially the following provision:

"This apartment is being rented as a "workforce housing unit" as defined in Sec. 6.12 of the zoning regulations. This development has been approved by the Planning & Zoning Commission of the City of Norwalk based in part on the condition that a defined percentage of units will be rented as workforce housing units. The Property Manager is required by law to strictly enforce the Norwalk Zoning Regulations set out in Sec. 6.12.

Change in Income or Qualifying Status.

If a Workforce Household's income changes to exceed the qualifying maximum, or if the Workforce Household otherwise becomes disqualified, such tenant must provide notice to the Administrator within seven (7) days of the disqualification. Upon being disqualified, such tenant, following the procedures set forth below, shall have the option to vacate the unit within ninety (90) days, or to remain in the unit paying a market rate rent. Within fifteen (15) days of receiving notice of a Workforce Household's disqualification, the Administrator shall provide written notice to the tenant of the market rate rent for the unit. The tenant shall notify the Administrator within fifteen (15) days of receipt of such notice whether the tenant will accept the market rate rent or vacate. If the tenant elects to remain in the unit at the market rate, the Administrator shall offer the next available unit of the equivalent number of bedrooms as a Workforce Housing Unit, if necessary, in order for the development to comply with the minimum set aside for Workforce Housing Units. These procedures must be followed in order to ensure that the Project shall not be out of compliance with the ten percent (10%) minimum designated units.

Enforcement.

A violation of this Affordability Plan shall not result in a forfeiture of title, but the Norwalk Planning & Zoning Commission, or its designated agent, shall otherwise retain all enforcement powers granted by the General Statutes, including Section 8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the property and to examine the books and records of the Administrator to determine compliance of Workforce Housing Units with the Regulations.

Binding Effect.

This Plan shall be binding on Alpha5MK, its successors, heirs and assigns as long as the Property continues to be used as a mixed-use development with 14 residential units.

APPENDIX A

(Unit list to be provided prior to commencement of marketing)

[TO BE PROVIDED]

DRAFT

**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 stockbroker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

d. Real estate tax statements if tax authority uses approximate market value.

e. Copies of closing documents showing the selling price, the distribution of the sales proceeds and the net amount to the borrower.

f. Appraisals of personal property held as an investment.

g. Applicant's notarized statements or signed affidavits describing assets or verifying the amount of cash held at the Applicant's home or in safe deposit boxes.

10. Assets Disposed of for Less Than Fair Market Value ("FMV") During Two Years Preceding Application Date.

a. Applicant's certification as to whether it has disposed of assets for less than FMV during the two (2) years preceding the Application Date.

b. If the Applicant states that it did dispose of assets for less than FMV, then a written statement by the Applicant must include the following:

(1) A list of all assets disposed of for less than FMV;

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

(4) The market value to the asset(s) at the time of disposition.

11. Savings Account Interest Income and Dividends.

a. Account statements, passbooks, certificates of deposit, etc., if they show enough information and are signed by the financial institution.

b. Broker's quarterly statements showing value of stocks or bonds and the earnings credited the Applicant.

c. If an IRS Form 1099 is accepted from the financial institution for prior year earnings, the Affordable Housing Manager must adjust the information to project earnings expected for the next twelve (12) months.

12. Rental Income from Property Owned by Applicant. The following, adjusted for changes expected during the next twelve (12) months, may be used:

- a. IRS Form 1040 with Schedule E (Rental Income).
- b. Copies of latest rent checks, leases, or utility bills.
- c. Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).
- d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

- a. Written verification from the registrar's office or appropriate school official.
- b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

**APPENDIX D
DEED RESTRICTION**

The following document shall be executed and recorded in the office of the Town Clerk of the City of Norwalk in accordance with Conn. Agencies Regs. §8-30g-9 (a)(1) and the Norwalk Code 6.12:

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 202__ by Alpha5MK 19 Day, LLC, a liability company with an office located at 150 Purchase Street, Suite 13, Rye, NY 10580 (the “**Declarant**”).

RECITALS:

A. Declarant is the owner of a certain property known as 19 Day Street in Norwalk, Connecticut and more particularly described in Schedule A attached hereto (the “**Property**”).

B. Declarant obtained approval from the Norwalk Planning & Zoning Commission (the “**Commission**” and the “**Approval**”), which Approval permits, *inter alia*, the construction, use and occupancy of a total of 32 residential units within a new building on the Property.

C. Pursuant to the Approvals and to the City of Norwalk Zoning Regulations (“zoning regulations”) Sec. 6.12, three and one-half (3½) units (one three-bedroom unit (which counts as 2 units) and one two-bedroom unit (which counts as 1.5 units) are to be designated as “workforce housing units” as said term is defined in the Norwalk Code in effect on _____, 2025. The workforce units will be located on site and dispersed throughout the building on the Property.

D. Declarant executes this Declaration of Restrictions and a Workforce Housing Affordability Plan with the intent to satisfy Condition of the Approval and the zoning regulations Sec. 6.12.

NOW, THEREFORE, in consideration of \$1.00, the aforementioned Approval and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Declarant, Declarant hereby declares as follows:

1. This development contains two (2) “workforce housing units” (one three-bedroom and one two-bedroom units) as that term is defined in Sec. 6.12 of the zoning regulations in effect on 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 two (2) units shall be rented to persons and families whose annual income is less than or equal to sixty (60%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such unit may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

2. A violation of this Declaration of Restrictions or of the Workforce Housing Affordability Plan shall not result in a forfeiture of title, but the Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including §8-12, which powers include, but are not limited to, the authority, at any reasonable time, to inspect the workforce housing units and to examine the books and records of the Administrator to determine compliance of the workforce housing unit with the applicable affordable housing statutes and regulations.

3. A copy of the Workforce Housing Affordability Plan of this development is on file and available for inspection in the office of the Planning and Zoning Department of the City of Norwalk, 125 East Avenue, Norwalk, Connecticut.

4. This Declaration of Restrictions is perpetual for the life of the residential development on the Property and shall run with the land and be binding upon Declarant and its successors and assigns.

5. This Declaration of Restrictions shall not be modified or terminated without the express written permission of the Norwalk Planning & Zoning Commission, which shall be set out in an amendment to this Declaration, signed by authorized representatives of the parties hereto and filed on the Land Records, all in the same manner as is this document.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Declarant has set its hand and seal as of the date first above written.

Alpha5MK 19 Day, LLC

By: _____

Its _____, duly authorized

STATE OF CONNECTICUT:

:

ss: Norwalk _____, 202

COUNTY OF FAIRFIELD :

Personally appeared, Alpha5MK 19 Day, 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/her free act and deed and the free act and deed of Alpha5MK 19 Day, LLC, before me.

Commissioner of the Superior Court
Notary Public

My Commission expires:

EXHBIT A
LOCATION OF WORKFORCE HOUSING UNIT

DRAFT

SCHEDULE A
PROPERTY DESCRIPTION

DRAFT



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

July 1, 2025

Mr. Peter Kosann
Alpha5mk 19 Day, LLC
150 Purchase Street STE 11
Rye, New York 10580

Subject Traffic Evaluation – Residential Development Expansion – 19 Day Street, Norwalk, Connecticut (F7012.00)

Dear Mr. Kosann:

As requested, we have conducted a Traffic Evaluation related to the proposed Residential Development Expansion at 19 Day Street. Currently on the site there are 56 residential units, 4,024 square feet of office space and a 6,427 square-foot Distillery. The proposal is to remove the 4,024 square feet of office space and a 6,427 square-foot Distillery and replace it with 40 residential units. The proposed 40 residential units will connect to the existing 56 residential unit building for a total of 96 units. Currently there is a separate entrance and exit only driveways to Day Street, which will remain in the future.

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

Roadways

The site is located on the northwest corner of Day Street and Raymond Street. Day Street is generally a two-lane, two-way, City-maintained roadway in the Study Area. It begins to the south at the STOP-controlled intersection of Burritt Avenue and continues north past the site to Hanford Place, where it continues one-way northbound, terminating at Elizabeth Street. In the vicinity of the site, this roadway provides a double yellow centerline, curbing and sidewalks along both sides of the roadway. On-street parking is provided on the westerly side of the roadway to the south of Raymond Street. Lane widths are 11 feet and land use is a mix of residential and commercial.

Raymond Street is a one-lane, one-way eastbound, City-maintained roadway. It begins to the west at the intersection with South Main Street and continues east terminating at the intersection with Water Street, also designated State Route 136. In the vicinity of the site, this roadway provides curbing and sidewalks along both sides of the roadway. Parking is permitted generally along the north side of the roadway, with NO PARKING ANYTIME signs posted on the south side of the roadway. A bike lane is provided along the south side of the roadway. Land use is mostly residential, however there is a public park on the south side, and two nearby houses of worship. Figure 1 illustrates the current street system characteristics.

Crash Experience

The latest available crash data was obtained from the Connecticut Crash Data Repository (CCDR) for a period beginning January 1, 2022 through December 31, 2024 for Raymond Street and Day Street. There



Legend

-  Traffic Lane
-  STOP Sign
-  Sidewalk
-  No Parking/Bike Lane

CURRENT STREET SYSTEM CHARACTERISTICS

Residential Development Expansion
19 Day Street
Norwalk, Connecticut



Not to Scale



1

4/10/25

were no recorded crashes for the section of Raymond Street, between South Main Street and Day Street during this three-year period.

At the intersection of Day Street and Raymond Street, there were a total of two crashes recorded during this three-year period. Data indicates that 50 percent of the crashes were limited to property damage and 50 percent involved injuries. The collision types were an angle collision and one crash involving a pedestrian, with contributing factors of running a STOP sign and no contributing action. It was found that all of the crashes occurred during daylight hours and on dry road conditions.

There were no recorded crashes for the section of Day Street, between Raymond Street and Hanford Place during this three-year period. Table 1 provides a more detailed summary of the crash data. Data from the CCDR is included in the Appendix of this evaluation.

Site Traffic Generation

The proposal is to remove the 4,024 square feet of office space and a 6,427 square-foot Distillery and replace it with 40 residential units. The proposed 40 residential units will connect to the existing 56 residential unit building for a total of 96 units. Based on trip rates provided in "Trip Generation Manual," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021, the existing office building is estimated to have generated a total of 6 total trip ends, of which 1 is transit/rideshare trip ends and 5 are external vehicle trip ends during both the weekday morning and weekday afternoon peak hours.

Review of ITE land uses indicated that Brewery Tap Room (LUC #971) and Wine Tasting Room (LUC #970) were the most compatible for the existing distillery. The existing distillery operations would be most similar to a Wine Tasting Room, which has lower trip rates than a Brewery Tap Room; therefore, to be conservative our estimate for the existing distillery uses Wine Tasting Room. The existing distillery is closed during the weekday morning peak hour. The existing distillery is estimated to have generated a total of 47 total trip ends, of which 2 are internal to the site, 10 are transit/rideshare trip ends and 35 are external vehicle trip ends during weekday afternoon peak hour.

The proposed residential units are estimated to generate a total of 15 and 16 total trip ends, of which 3 and 3 are transit/rideshare trip ends and 12 and 13 are external vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively.

When compared to the existing office use and distillery traffic, the proposed 40 new residential units will generate a total net difference of 9 and -37 total trip ends, of which 0 and -2 are internal trip ends, 2 and -8 are transit/rideshare trip ends and 7 and -27 are external vehicle trip ends during the weekday morning and weekday afternoon peak hours, respectively.

Internal capture are trips made between the residence and the existing office and distillery. Transit and Rideshare trips are applied due to the close proximity to the South Norwalk Train Station, nearby bus stop on Water Street and South Main Street. Table 2 illustrates the details of the site traffic generation and adjustments in more detail.

Table 1
CRASH EXPERIENCE SUMMARY – RAYMOND STREET/DAY STREET
Residential Development Expansion
19 Day Street
Norwalk, Connecticut

ACCIDENT CHARACTERISTICS	RAYMOND STREET		DAY STREET			
	Between South Main Street and Day Street		At Raymond Street		Between Raymond Street and Hanford Place	
	Total	%	Total	%	Total	%
Year						
▪ 2022	0	0	2	100	0	0
▪ 2023	0	0	0	0	0	0
▪ 2024	0	0	0	0	0	0
▪ Total	0	0	2	100	0	0
Accident Severity						
▪ Property Damage	0	0	1	50	0	0
▪ Injury	0	0	1	50	0	0
Collision Type						
▪ Angle	0	0	1	50	0	0
▪ Pedestrian	0	0	1	50	0	0
Contributing Factor						
▪ Ran STOP Sign	0	0	1	50	0	0
▪ No Contributing Action	0	0	1	50	0	0
Light Condition						
▪ Daylight	0	0	2	100	0	0
Surface Condition						
▪ Dry	0	0	2	100	0	0
Weather Conditions						
▪ Clear	0	0	2	100	0	0

Source: Connecticut Crash Data Repository.

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

Hardesty & Hanover, LLC.

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4/8/2025

Table 2
SITE TRAFFIC GENERATION AND ADJUSTMENTS – PEAK HOURS
Residential Development Expansion
19 Day Street
Norwalk, Connecticut

SITE TRAFFIC GENERATION AND ADJUSTMENTS													
LAND USE	SIZE	TRAFFIC DIRECTION	Total Trip Ends			Internal Capture (5%)			Transit and Ride Sharing Trip Ends (20%)			External Vehicle Trip Ends	
			Weekday Morning	Weekday Afternoon	Weekday	Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon	Weekday Morning	Weekday Afternoon		
1) Existing Office to be Removed	4,024 S.F.	Enter Exit Total	5 1 6	1 5 6	0 0 0	0 0 0	1 0 1	0 1 1	0 1 1	4 1 5	1 4 5		
2) Existing Distillery to be Removed	6,427 S.F.	Enter Exit Total	0 0 0	24 23 47	0 0 0	1 1 2	0 0 0	0 0 0	5 5 10	0 0 0	18 17 35		
3) Proposed Multifamily Housing (Mid-Rise)	40 Dwelling Units	Enter Exit Total	3 12 15	10 6 16	0 0 0	0 0 0	1 2 3	2 1 3	2 1 3	2 10 12	8 5 13		
Total New Site Traffic (3-2-1)		Enter Exit Total	-2 11 9	-15 -22 -37	0 0 0	-1 -1 -2	0 2 2	-3 -5 -8	-2 9 7	-11 -16 -27			

Source: "Trip Generation," 11th Edition, published by the Institute of Transportation Engineers (ITE) in 2021 using General Office Building, Land Use Code #710 Average Rates, Wine Tasting Room, Land Use Code #970 Average Rates and Multifamily Housing (Mid-Rise), Land Use Code #221 Average Rates.

Note:

- 1) **Internal Capture:** A 5 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
- 2) **Transit and Ride Sharing Trip Ends:** A 20 percent credit was employed to the total trip ends as per Connecticut Department of Transportation Guidelines.
- 3) The existing Distillery is closed during the weekday morning peak hour.

Hardesty & Hanover, LLC.

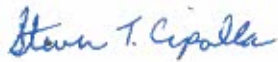
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4/10/2025

Mr. Peter Kosann
Page 3
July 1, 2025

Findings

The proposed development change is estimated to generate a total of 7 more vehicle trips during the weekday morning peak hour and 27 less vehicle trips during the weekday afternoon peak hour compared to the existing office space and distillery. The 40 new residential units alone will generate a total of 12 and 13 vehicle trips during the weekday morning and weekday afternoon peak hours, respectively. Both with and without the reduction for the existing land uses, the surrounding roadways and intersections are anticipated to operate similarly to existing conditions, with no anticipated significant impacts during the weekday morning and weekday afternoon, respectively.

Respectfully submitted,



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

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APPENDIX

CRASH HISTORY

Dataset: mnuacc															
Date From: 01/01/2022															
Date To: 12/31/2024															
Town: Norwalk															
CrashId	Date Of Crash	Day of the Week	Time of Crash	Crash Severity	Roadway Name	Intersecting Roadway Name	Landmark Description	Distance From	Unit Of Measure	Direction From	First Harmful Event	Manner of Collision	Weather Condition	Light Condition	Road Surface
927507	4/20/2022	Wednesday	16:35:00	Property Damage Only	DAY ST	RAYMOND ST					Motor Vehicle in Operation	Angle	Clear	Daylight	Dry
944888	6/5/2022	Thursday	19:56:00	Injury of any type (Serious, Minor, Possible)	RAYMOND ST	DAY ST					Pedestrian	Not Applicable	Clear	Daylight	Dry

Dataset: mmucc	
Date From:01/01/2022	
Date To:12/31/2024	
Towns:Norwalk	
CrashId	Driver Actions
927507	Ran Stop Sign
927507	No Contributing Action
944898	
944898	
944898	
944898	No Contributing Action

SITE ENGINEERING DESIGN REPORT

Proposed
19 Day St. Phase 2
Norwalk, Connecticut
Job No. 2898

Prepared For:
Alpha5MK 19 LLC

Prepared By:



5-23-25


Manuel J. Silva
Project Manager

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Proposed Storm water Drainage	3

FIGURES

Figure 1 - Existing Drainage Patterns	Attached as C-1
---------------------------------------	-----------------

TABLES

Table 1	2
Table 2	3

APPENDICES

Appendix A	Existing Storm water Runoff
Appendix B	Proposed Storm water Runoff

ATTACHMENTS

C-1 - Pre Development Drainage Patterns
C-2 - Post Development Drainage Patterns

INTRODUCTION:

Alpha5MK 19 LLC is proposing the construction of a new 40-unit residential addition and new parking area on a single parcel located at 19 Day Street, in Norwalk. The proposed development will replace Building A and Building C currently on site. The lots current surface condition is an existing parking lot for the 3 buildings.

The property contains a total area of approximately 68,514 square feet. Currently, the site is a developed urban area which is generally impervious. Topographically, the site slopes from the west to east. The maximum elevation is approximately 16 feet. The minimum elevation is approximately 7 feet.

EXISTING STORM WATER RUNOFF

For analysis purposes the site has been examined as a single drainage area (See Attached Sheet C-1). This single drainage area will be referred to as DA-EX for the balance of this report.

DA-EX drains storm water over land to a series of catch basins at the easterly end of the property on Day Street. The existing drainage structures on site are water quality snouts on all catch basin outlets, a 256 linear foot concrete gallery system which stores treated water, cools it, and slowly infiltrates it into the ground, and a control structure containing a weir wall with an 8 –inch orifice to control the rate of flow off site while promoting storm water infiltration into the ground. This reduced runoff is discharged via a 15” HDP pipe connected to an existing storm catch basin in Day Street. In addition, this infiltration system has been sized to collect the storm water quality volume required for the proposed site. The impervious area of the site is 46,676 square feet.

Peak rates of storm water runoff, for the 2-year, 10-year, 25-year, and 50-year storm event, have been calculated for this point of interest. The rates are depicted on Table 1. The supporting calculations are included as Appendix A. These calculations are based on U.S. Soil Conservation Service methodology (TR-55).

These existing flows will later be compared to post development flow as a means of assessing the impact of the proposed project on surrounding infrastructures.

TABLE 1

Existing Flows (CFS)
Existing Runoff from area to be developed

<u>Da-Ex</u>			
2-year	10-year,	25-year	50-year
1.897	2.590	3.734	5.822

PROPOSED STORM WATER DRAINAGE

Design details for the storm water control system are presented on Sheet SP-2 (part of the overall Project Documents). The system will drain the two roofs on site, all paved areas, sidewalks, and grassy areas that contribute runoff to the system. The roofs and parking lot will be the major elements of the total impervious area on the site which has been reduced slightly from 46,676 square feet to 46,046 square feet (Calculations included as Appendix B). The roof, grassy areas, sidewalks and driveways will contribute to the runoff totals seen in Table 2. Therefore, storm water volume control is required. Storm water flow will be controlled using 224 linear feet each for 4x4 concrete galleries (3,584 cubic feet) and a relocated row of 64 linear feet for a 4x4 concrete gallery (512 cubic feet) alongside the other two rows as the new lobby is being built above that area. (See calculations below). The existing control structure will continue to manage the flow of the storm water. Although there was more than a 600 square foot reduction in impervious area, it is not enough to change the proposed flows for the new condition.

TABLE 2

Proposed Flows (CFS) for new condition

2-year	10-year,	25-year	50-year
1.897	2.590	3.734	5.822

WATER QUALITY VOLUME COMPUTATION:

Site area= 50,094 SF or 1.15 ac

Impervious = 50,094 SF or 1.04 ac or 91%

$WQ_v = (P \cdot RV \cdot A)$; $RV = 0.05 + 0.009 \cdot I$

$R_v = 0.05 + 0.009 \cdot I = 0.87$ WATERSHED INCHES

$WQ_v = (0.87 \cdot 50,094) / 12 = 3,631$ CF REQUIRED

Volume Provided = 4,096 CF

SANITARY SEWER

Sanitary Sewer discharge will be through an existing 8-inch PVC sanitary sewer lines to an existing sanitary sewer on Raymond Street.

Using the technical standards of the Connecticut Public Health Code, the estimated sewage flow is 150 gallons per bedroom per day.

150 X 50 additional bedrooms = 7500 gallons per day average flow
Average Flow = 5.21 g.p.m.

Peak flow estimate = 5.21 x 5 (peaking factor)

= 26.05 g.p.m. Peak or 0.058 c.f.s.

Other Utilities

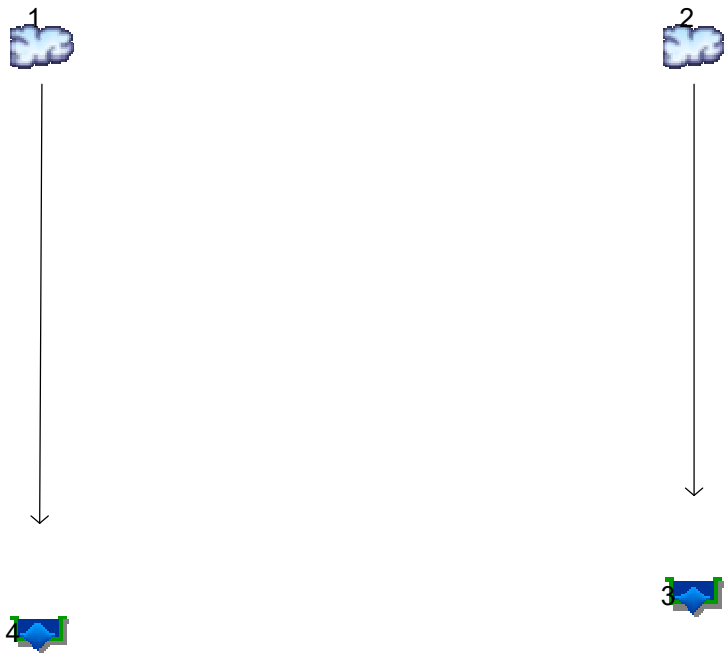
All proposed utilities to the site are through underground utility connections. Electrical service will be from existing underground electric on Day Street and water service will be from existing water main in Raymond Street.

APPENDIX A & B
STAGE HYDROGRAPHS

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Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022



Legend

Hyd.	Origin	Description
1	SCS Runoff	existing
2	SCS Runoff	proposed
3	Reservoir	from proposed site
4	Reservoir	from existing site

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	SCS Runoff	-----	-----	3.643	-----	4.903	5.779	6.650	7.517	-----	existing
2	SCS Runoff	-----	-----	3.643	-----	4.903	5.779	6.650	7.517	-----	proposed
3	Reservoir	2	-----	1.897	-----	2.320	2.590	3.734	5.822	-----	from proposed site
4	Reservoir	1	-----	1.897	-----	2.320	2.590	3.734	5.822	-----	from existing site

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

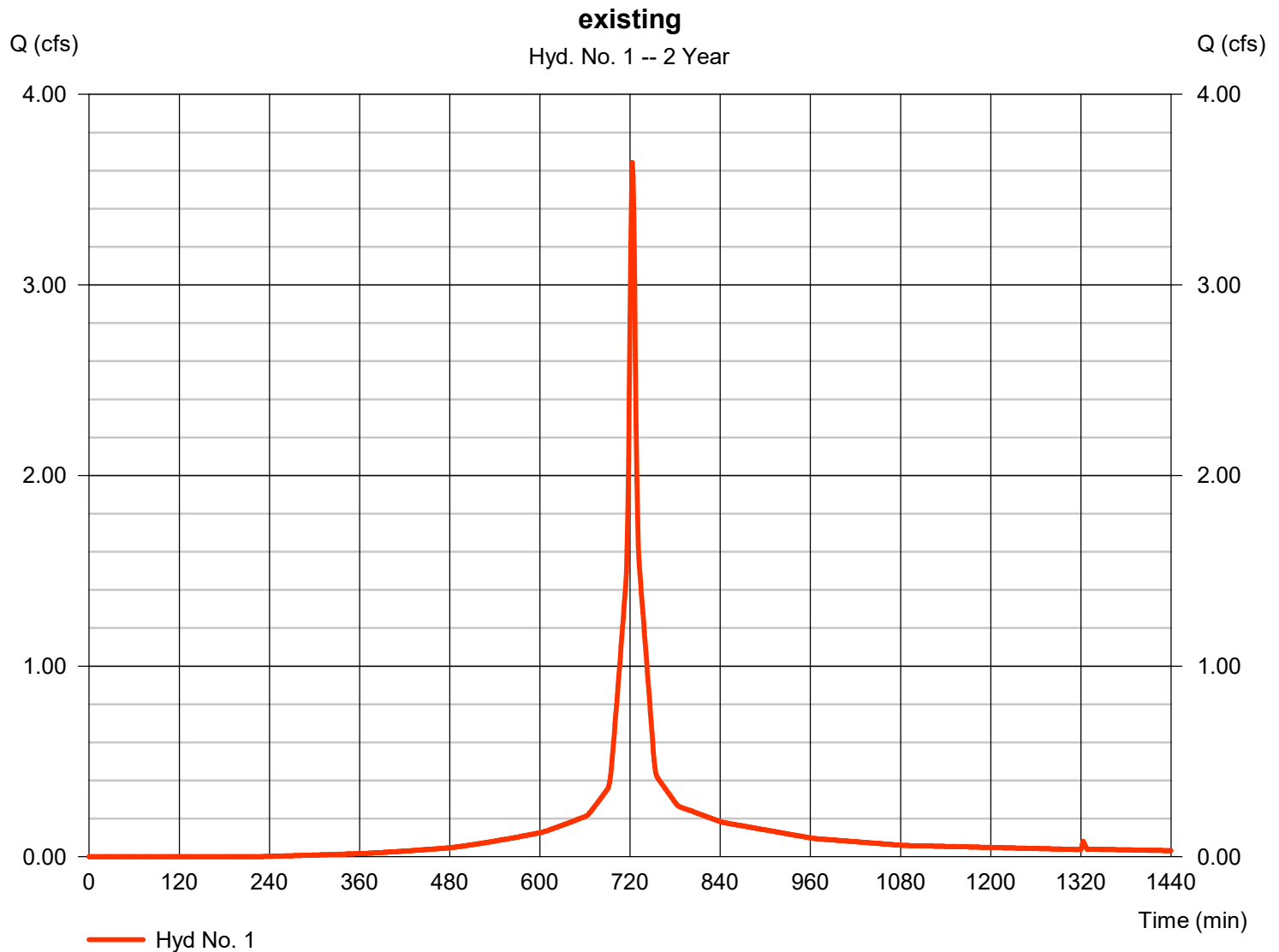
Friday, 05 / 23 / 2025

Hyd. No. 1

existing

Hydrograph type	= SCS Runoff	Peak discharge	= 3.643 cfs
Storm frequency	= 2 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 11,025 cuft
Drainage area	= 1.150 ac	Curve number	= 94*
Basin Slope	= 3.0 %	Hydraulic length	= 250 ft
Tc method	= LAG	Time of conc. (Tc)	= 3.50 min
Total precip.	= 3.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.040 \times 98) + (0.110 \times 61)] / 1.150$



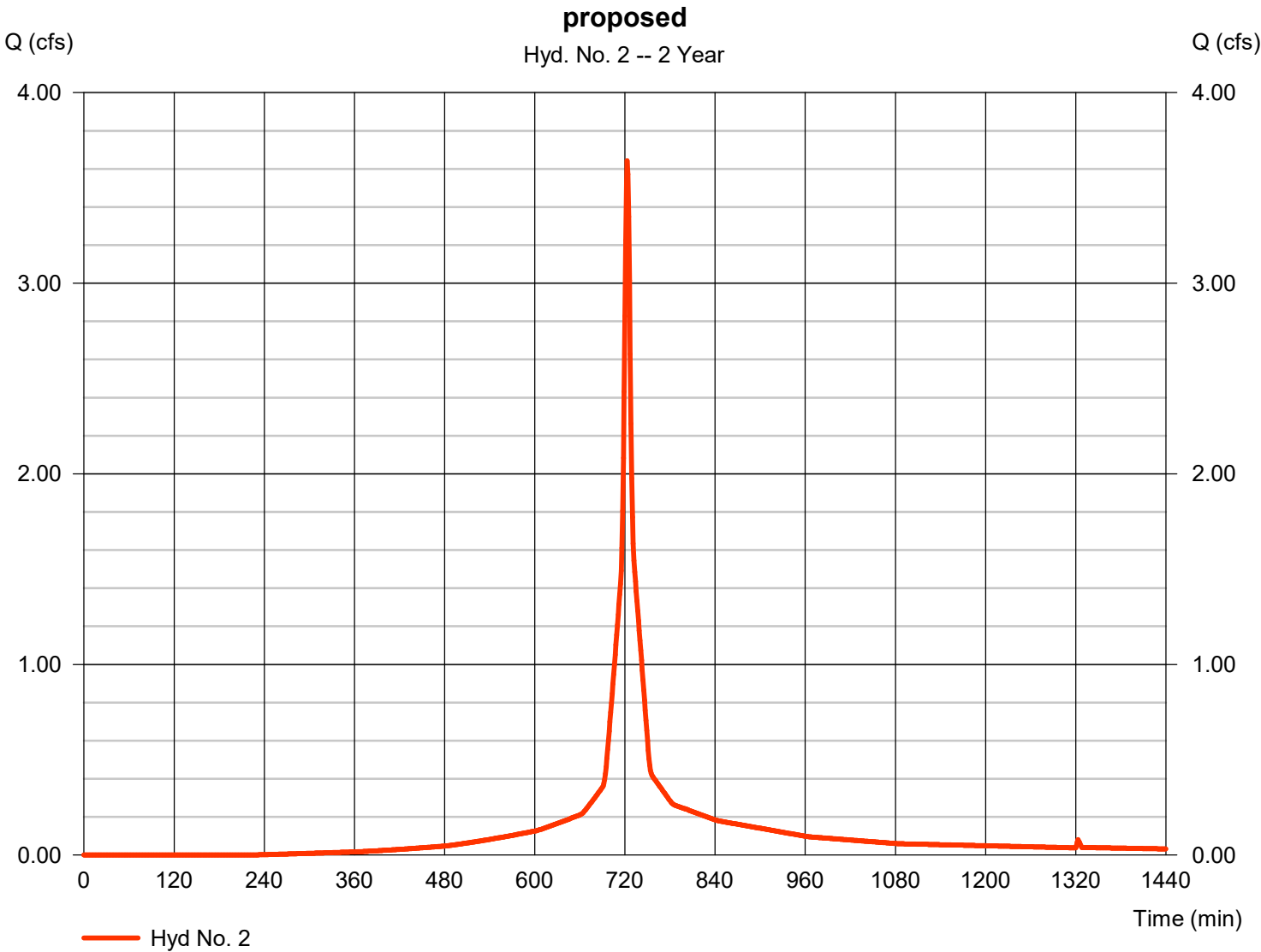
Hydrograph Report

Hyd. No. 2

proposed

Hydrograph type	=	SCS Runoff	Peak discharge	=	3.643 cfs
Storm frequency	=	2 yrs	Time to peak	=	723 min
Time interval	=	1 min	Hyd. volume	=	11,025 cuft
Drainage area	=	1.150 ac	Curve number	=	94*
Basin Slope	=	3.0 %	Hydraulic length	=	250 ft
Tc method	=	LAG	Time of conc. (Tc)	=	3.50 min
Total precip.	=	3.30 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

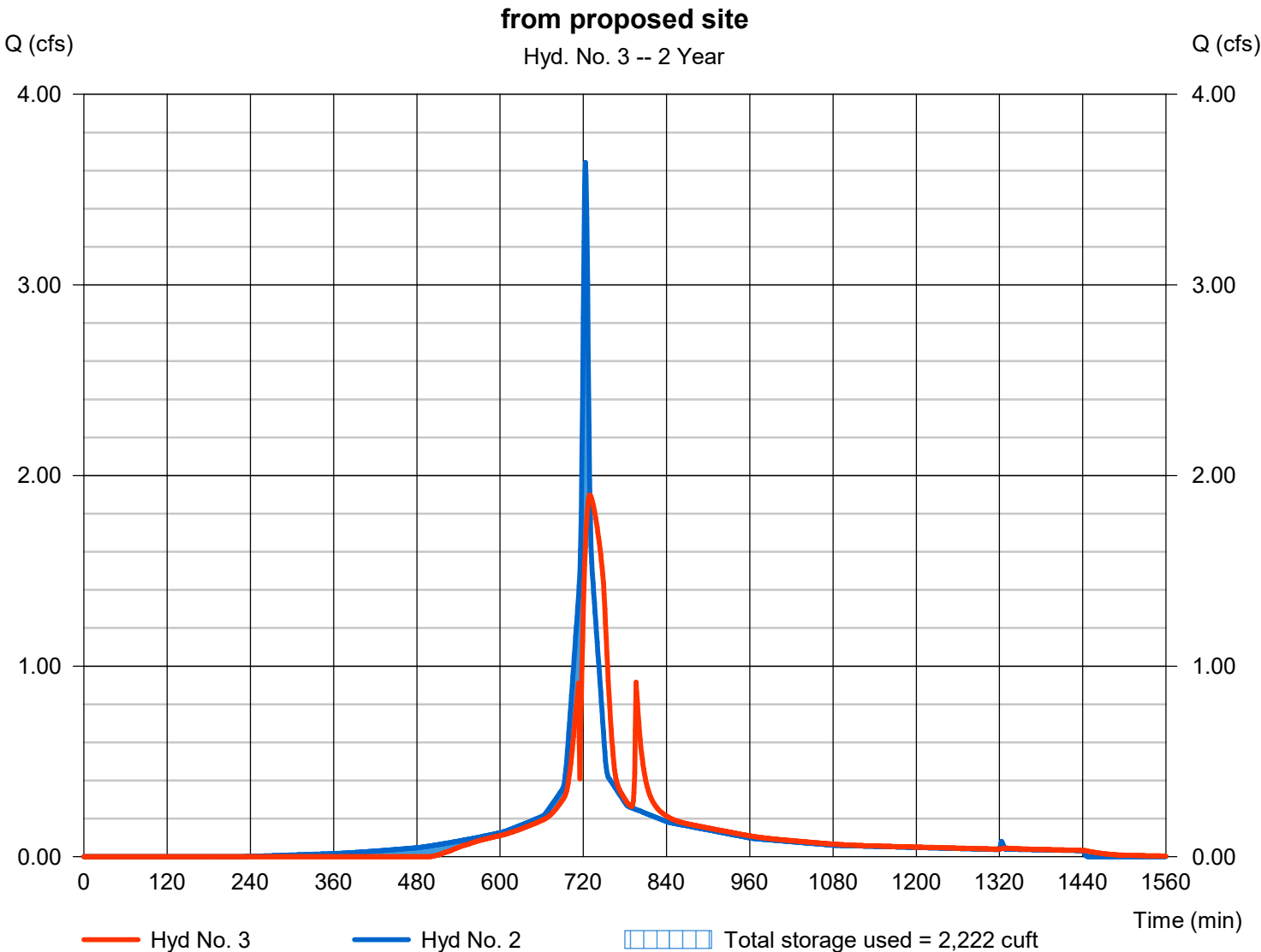
Friday, 05 / 23 / 2025

Hyd. No. 3

from proposed site

Hydrograph type	= Reservoir	Peak discharge	= 1.897 cfs
Storm frequency	= 2 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 10,679 cuft
Inflow hyd. No.	= 2 - proposed	Max. Elevation	= 3.61 ft
Reservoir name	= GALLERIES	Max. Storage	= 2,222 cuft

Storage Indication method used.



Pond No. 1 - GALLERIES

Pond Data

UG Chambers -Invert elev. = 2.10 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 128.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 1.60 ft, Width = 5.00 ft, Height = 4.50 ft, Voids = 66.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1.60	n/a	0	0
0.45	2.05	n/a	380	380
0.90	2.50	n/a	520	900
1.35	2.95	n/a	537	1,437
1.80	3.40	n/a	537	1,974
2.25	3.85	n/a	537	2,511
2.70	4.30	n/a	537	3,048
3.15	4.75	n/a	537	3,584
3.60	5.20	n/a	537	4,121
4.05	5.65	n/a	537	4,658
4.50	6.10	n/a	537	5,195

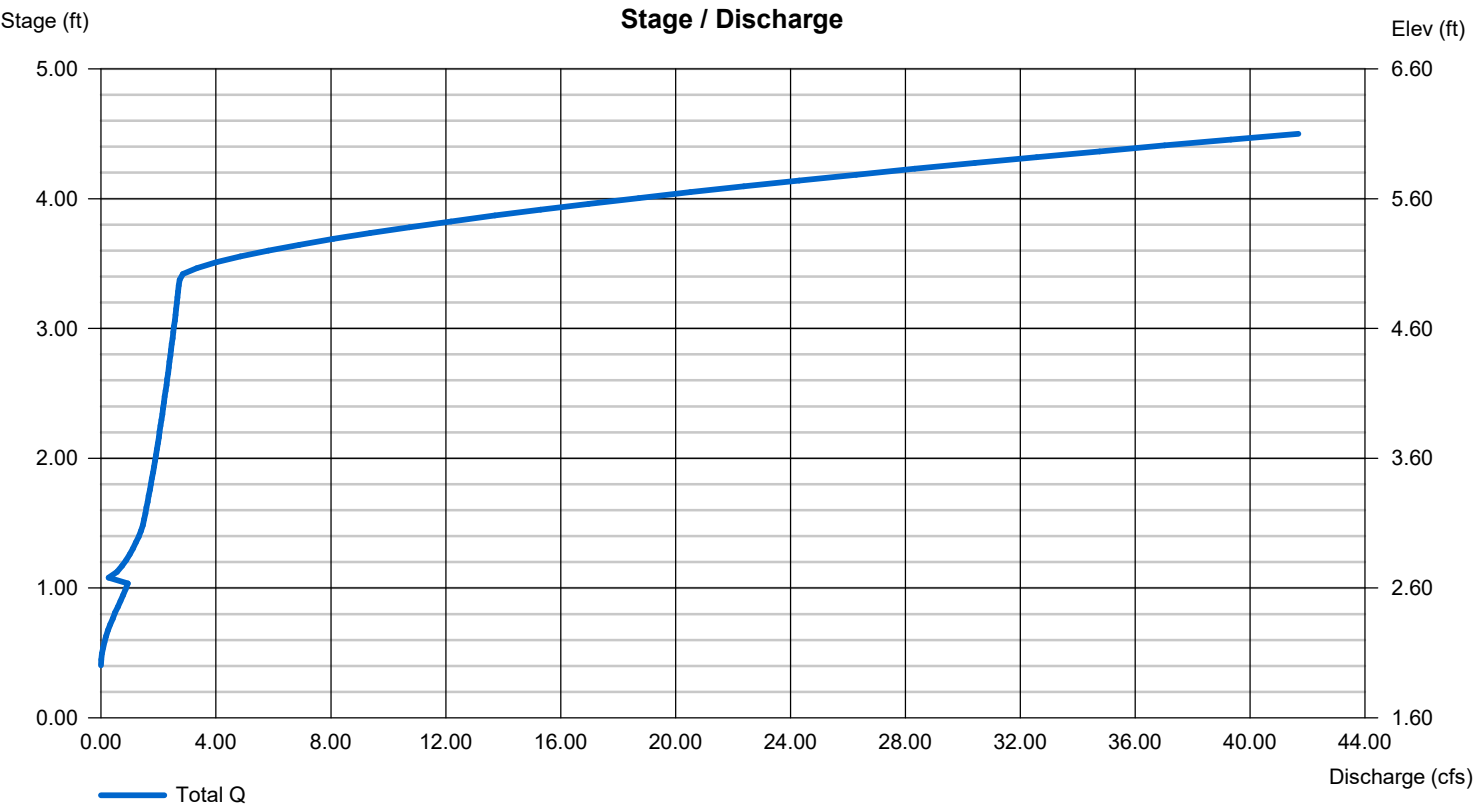
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	8.00	0.00	0.00
Span (in)	= 0.00	8.00	0.00	0.00
No. Barrels	= 0	1	0	0
Invert El. (ft)	= 0.00	2.00	0.00	0.00
Length (ft)	= 0.00	0.50	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.009	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	10.00	Inactive	Inactive
Crest El. (ft)	= 5.50	5.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 05 / 23 / 2025

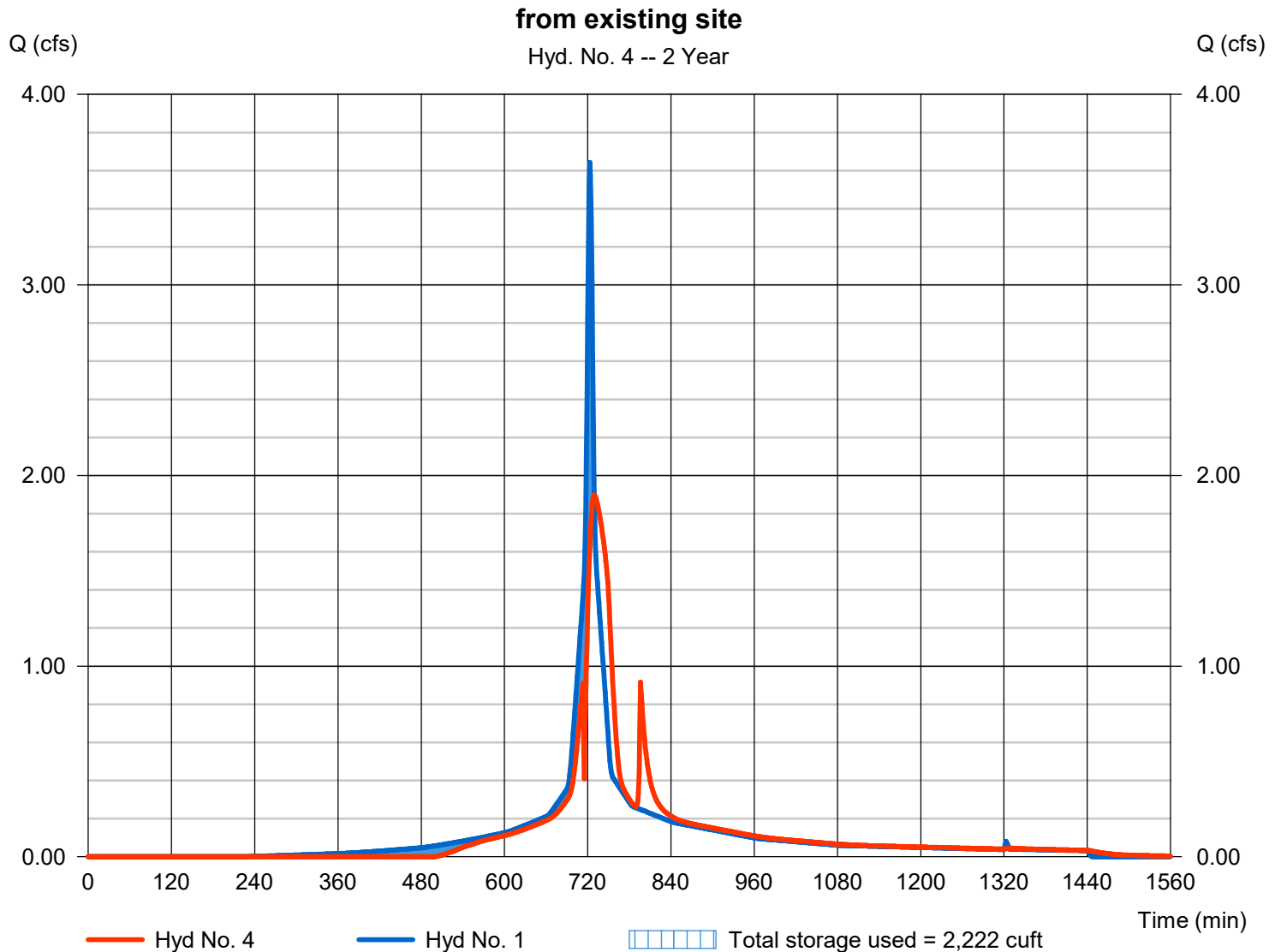
Hyd. No. 4

from existing site

Hydrograph type = Reservoir
 Storm frequency = 2 yrs
 Time interval = 1 min
 Inflow hyd. No. = 1 - existing
 Reservoir name = GALLERIES

Peak discharge = 1.897 cfs
 Time to peak = 729 min
 Hyd. volume = 10,679 cuft
 Max. Elevation = 3.61 ft
 Max. Storage = 2,222 cuft

Storage Indication method used.



Pond No. 1 - GALLERIES

Pond Data

UG Chambers -Invert elev. = 2.10 ft, Rise x Span = 4.00 x 4.00 ft, Barrel Len = 128.00 ft, No. Barrels = 2, Slope = 0.00%, Headers = No
Encasement -Invert elev. = 1.60 ft, Width = 5.00 ft, Height = 4.50 ft, Voids = 66.00%

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	1.60	n/a	0	0
0.45	2.05	n/a	380	380
0.90	2.50	n/a	520	900
1.35	2.95	n/a	537	1,437
1.80	3.40	n/a	537	1,974
2.25	3.85	n/a	537	2,511
2.70	4.30	n/a	537	3,048
3.15	4.75	n/a	537	3,584
3.60	5.20	n/a	537	4,121
4.05	5.65	n/a	537	4,658
4.50	6.10	n/a	537	5,195

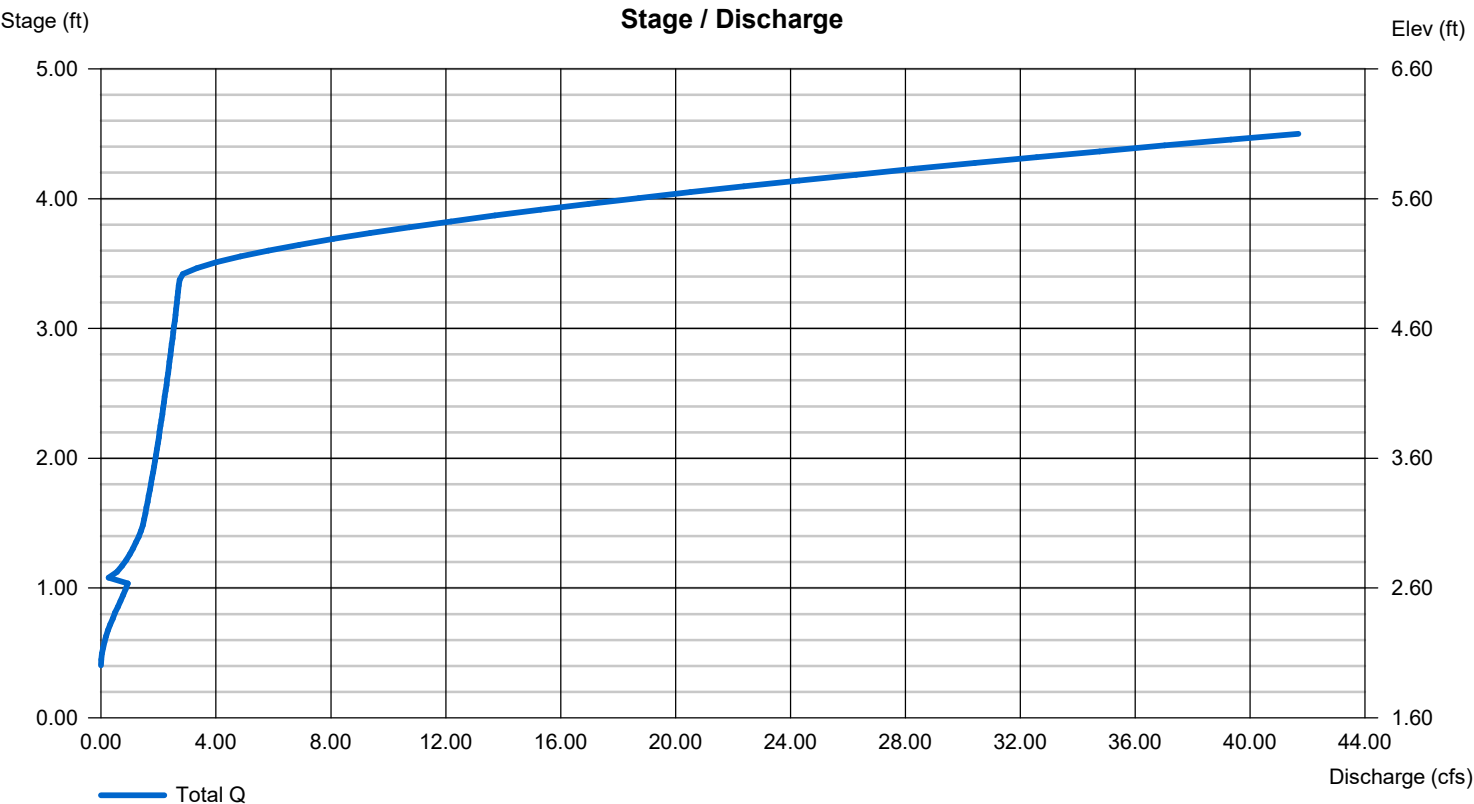
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	8.00	0.00	0.00
Span (in)	= 0.00	8.00	0.00	0.00
No. Barrels	= 0	1	0	0
Invert El. (ft)	= 0.00	2.00	0.00	0.00
Length (ft)	= 0.00	0.50	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.009	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	Inactive	10.00	Inactive	Inactive
Crest El. (ft)	= 5.50	5.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	Rect	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



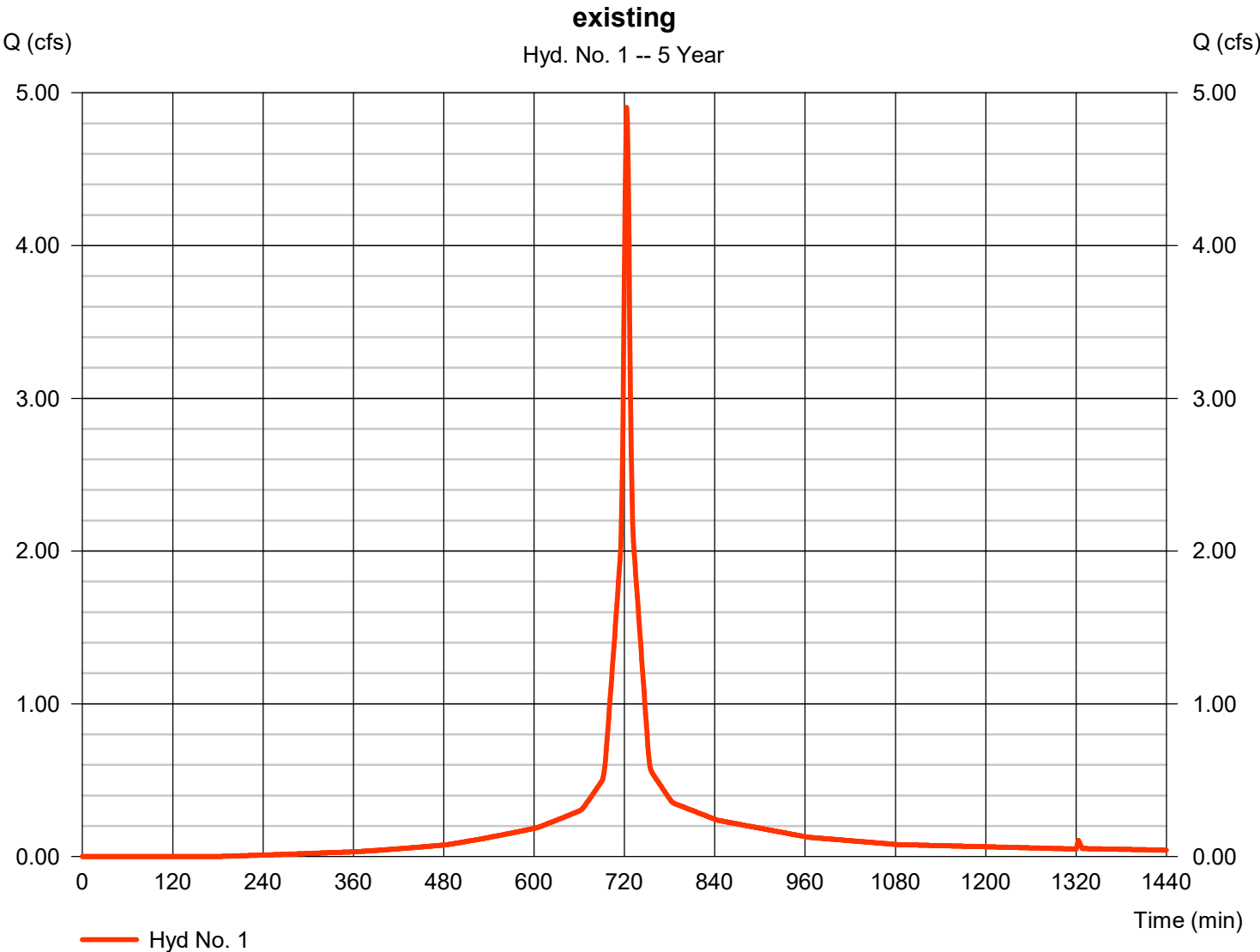
Hydrograph Report

Hyd. No. 1

existing

Hydrograph type	= SCS Runoff	Peak discharge	= 4.903 cfs
Storm frequency	= 5 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 15,106 cuft
Drainage area	= 1.150 ac	Curve number	= 94*
Basin Slope	= 3.0 %	Hydraulic length	= 250 ft
Tc method	= LAG	Time of conc. (Tc)	= 3.50 min
Total precip.	= 4.30 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

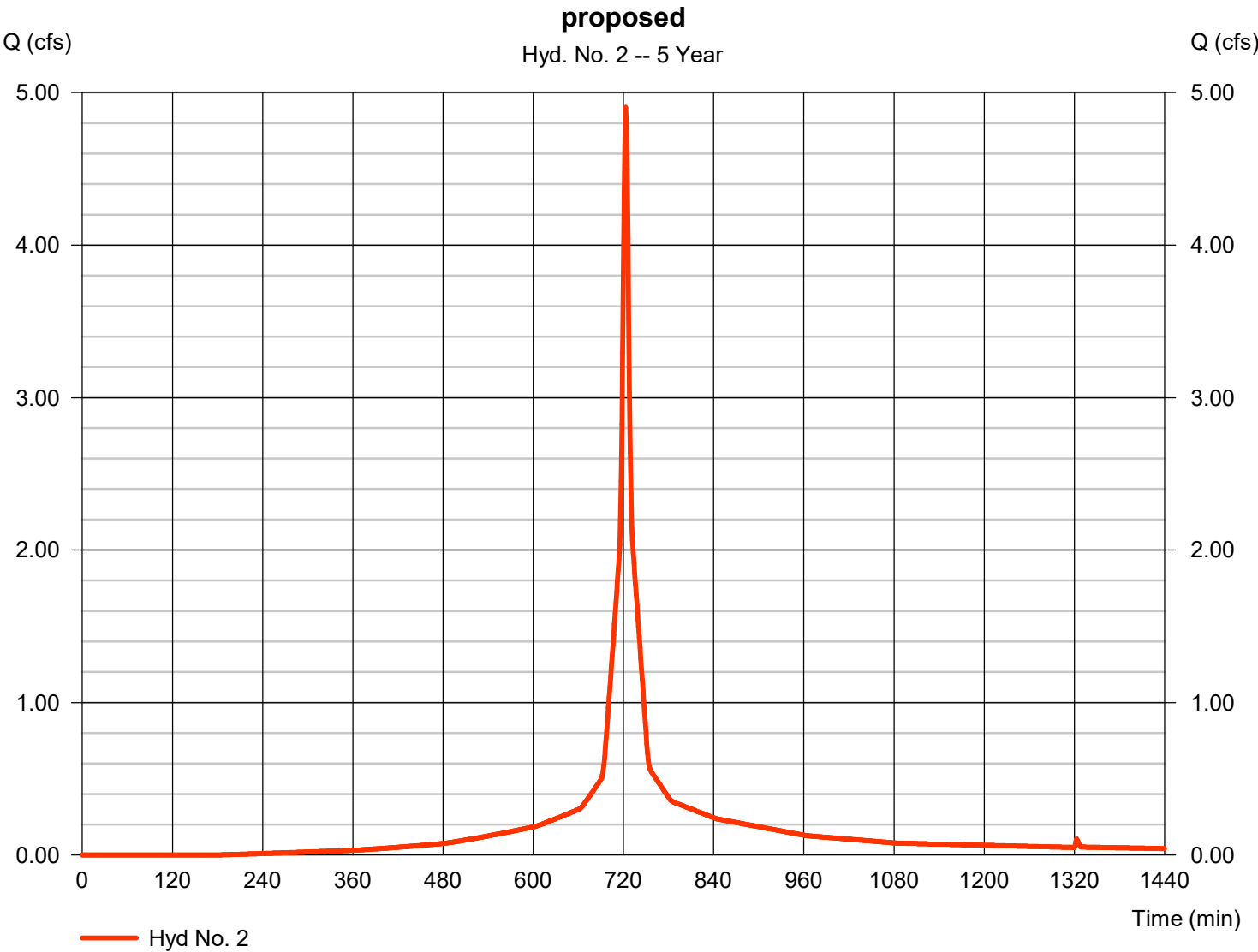
Friday, 05 / 23 / 2025

Hyd. No. 2

proposed

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.903 cfs
Storm frequency	=	5 yrs	Time to peak	=	723 min
Time interval	=	1 min	Hyd. volume	=	15,106 cuft
Drainage area	=	1.150 ac	Curve number	=	94*
Basin Slope	=	3.0 %	Hydraulic length	=	250 ft
Tc method	=	LAG	Time of conc. (Tc)	=	3.50 min
Total precip.	=	4.30 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



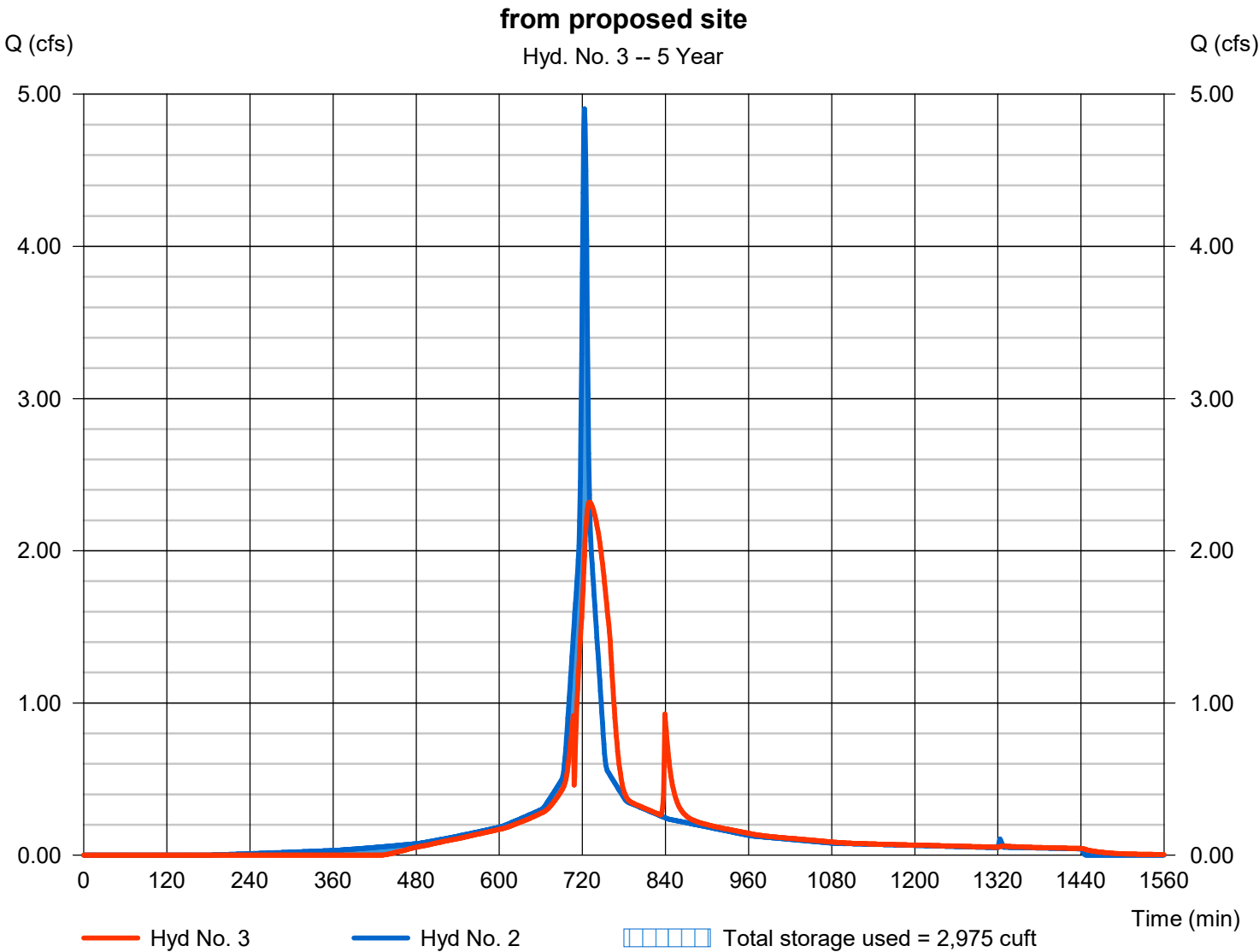
Hydrograph Report

Hyd. No. 3

from proposed site

Hydrograph type	= Reservoir	Peak discharge	= 2.320 cfs
Storm frequency	= 5 yrs	Time to peak	= 730 min
Time interval	= 1 min	Hyd. volume	= 14,760 cuft
Inflow hyd. No.	= 2 - proposed	Max. Elevation	= 4.24 ft
Reservoir name	= GALLERIES	Max. Storage	= 2,975 cuft

Storage Indication method used.



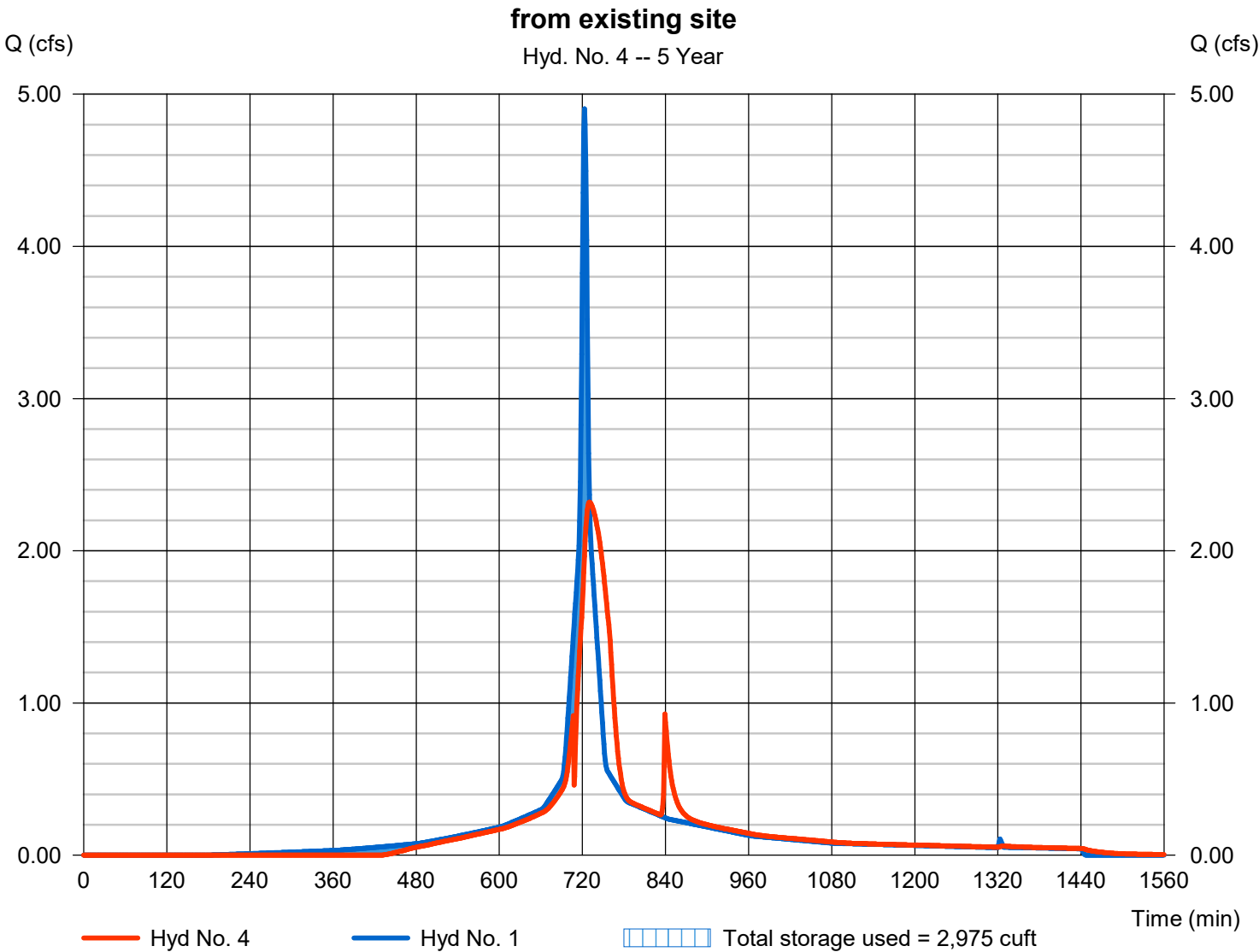
Hydrograph Report

Hyd. No. 4

from existing site

Hydrograph type	= Reservoir	Peak discharge	= 2.320 cfs
Storm frequency	= 5 yrs	Time to peak	= 730 min
Time interval	= 1 min	Hyd. volume	= 14,760 cuft
Inflow hyd. No.	= 1 - existing	Max. Elevation	= 4.24 ft
Reservoir name	= GALLERIES	Max. Storage	= 2,975 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

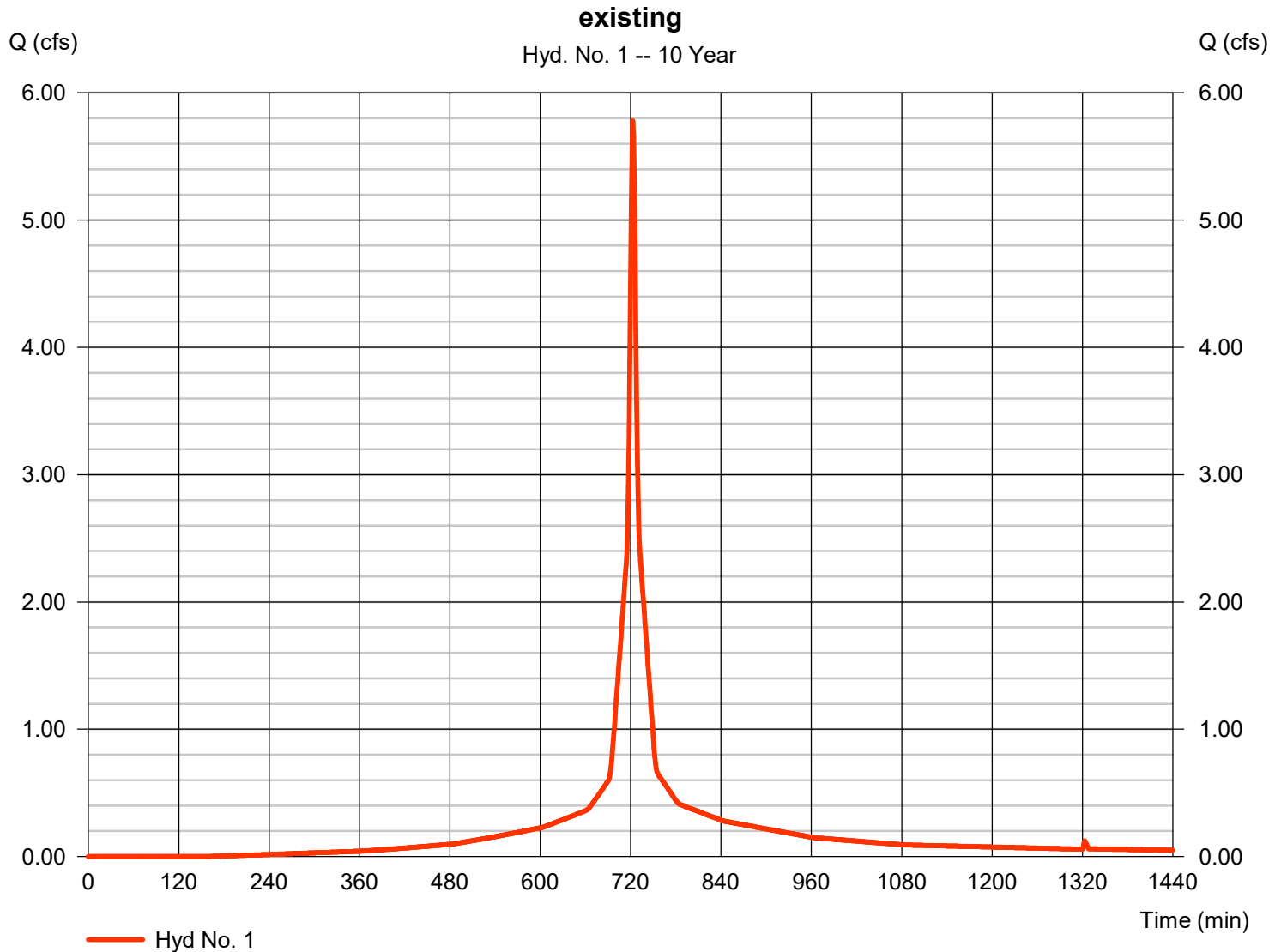
Friday, 05 / 23 / 2025

Hyd. No. 1

existing

Hydrograph type	= SCS Runoff	Peak discharge	= 5.779 cfs
Storm frequency	= 10 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 17,984 cuft
Drainage area	= 1.150 ac	Curve number	= 94*
Basin Slope	= 3.0 %	Hydraulic length	= 250 ft
Tc method	= LAG	Time of conc. (Tc)	= 3.50 min
Total precip.	= 5.00 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.040 \times 98) + (0.110 \times 61)] / 1.150$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

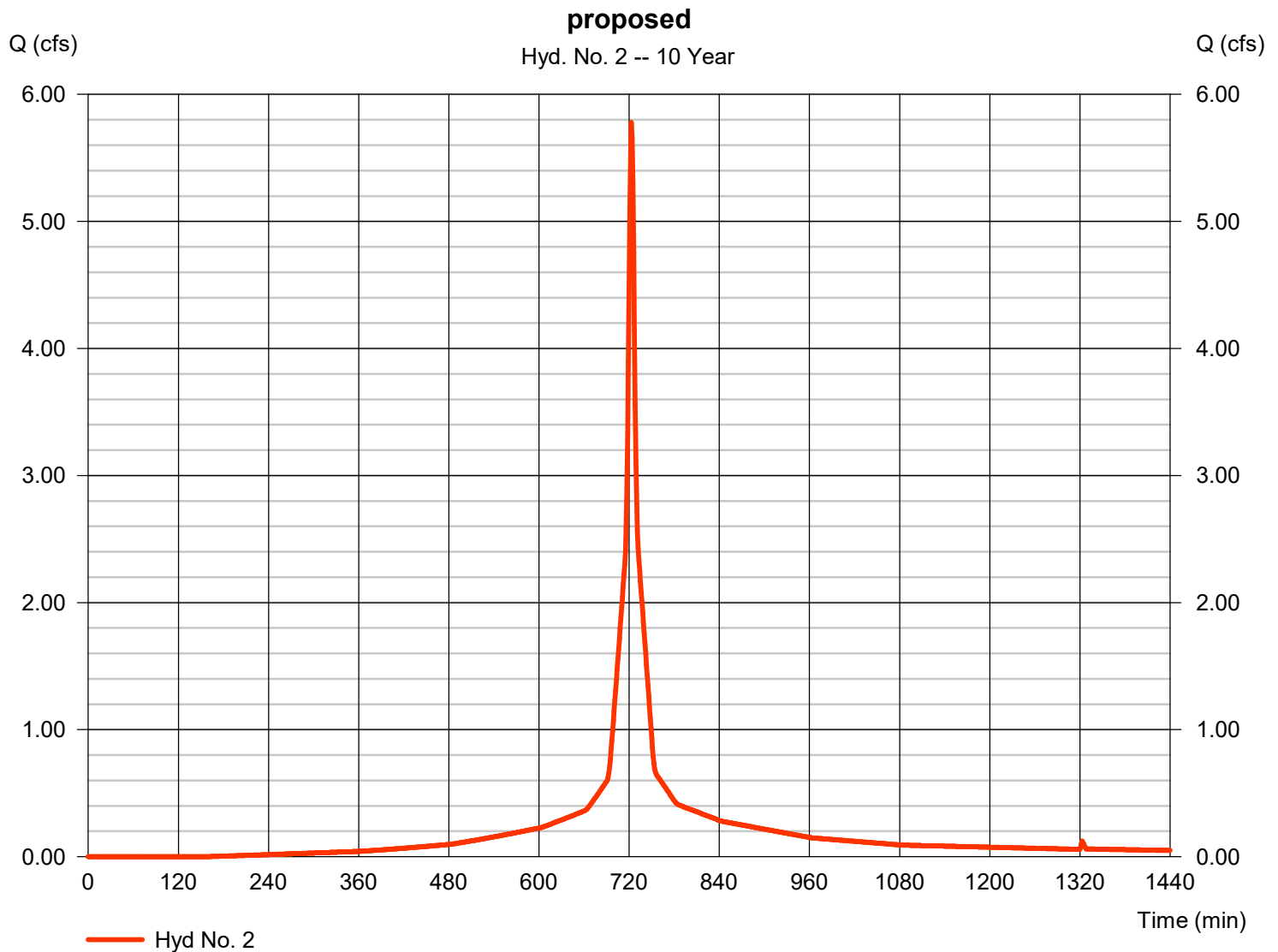
Friday, 05 / 23 / 2025

Hyd. No. 2

proposed

Hydrograph type	= SCS Runoff	Peak discharge	= 5.779 cfs
Storm frequency	= 10 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 17,984 cuft
Drainage area	= 1.150 ac	Curve number	= 94*
Basin Slope	= 3.0 %	Hydraulic length	= 250 ft
Tc method	= LAG	Time of conc. (Tc)	= 3.50 min
Total precip.	= 5.00 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(1.010 \times 98) + (0.140 \times 61)] / 1.150$



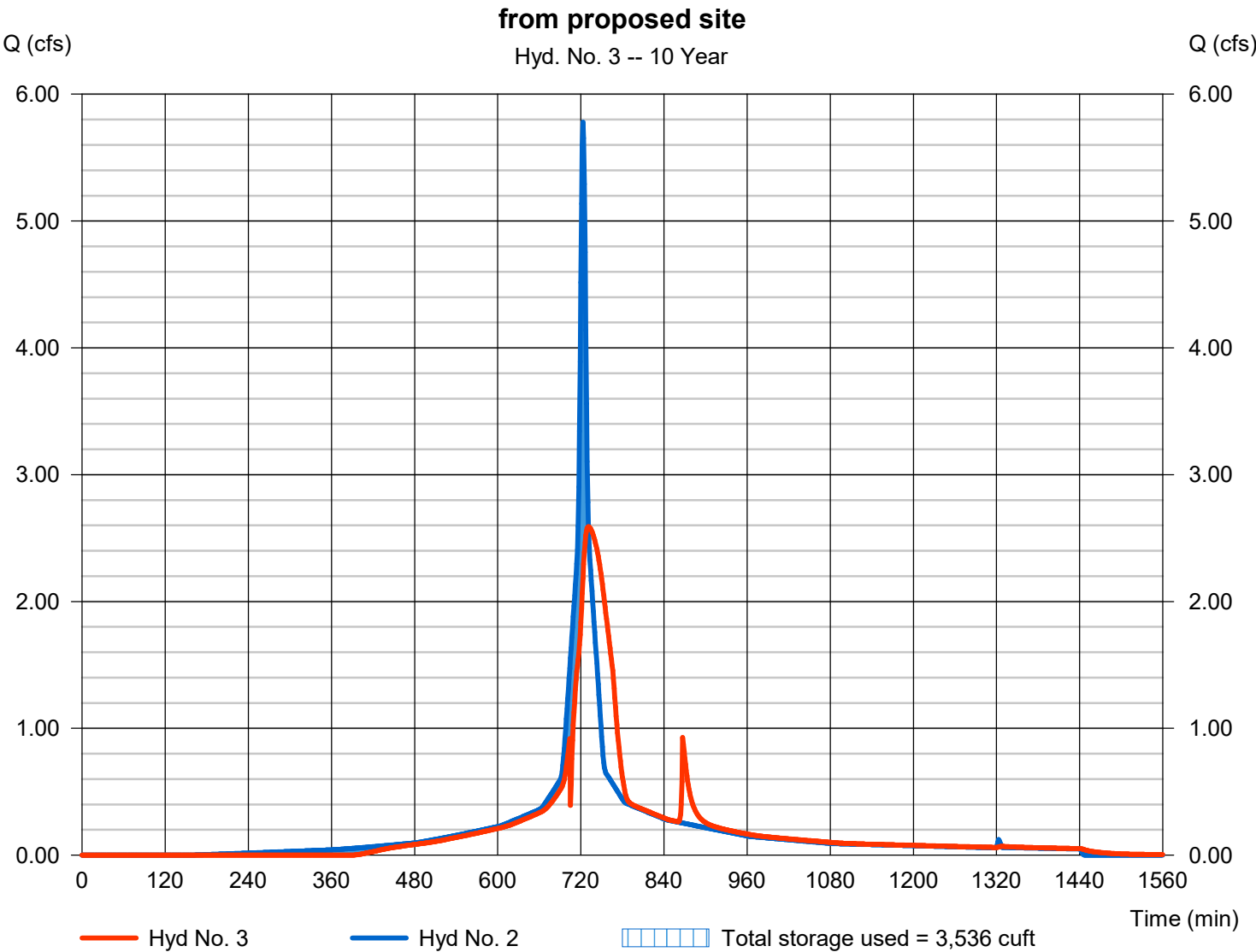
Hydrograph Report

Hyd. No. 3

from proposed site

Hydrograph type	= Reservoir	Peak discharge	= 2.590 cfs
Storm frequency	= 10 yrs	Time to peak	= 731 min
Time interval	= 1 min	Hyd. volume	= 17,638 cuft
Inflow hyd. No.	= 2 - proposed	Max. Elevation	= 4.71 ft
Reservoir name	= GALLERIES	Max. Storage	= 3,536 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

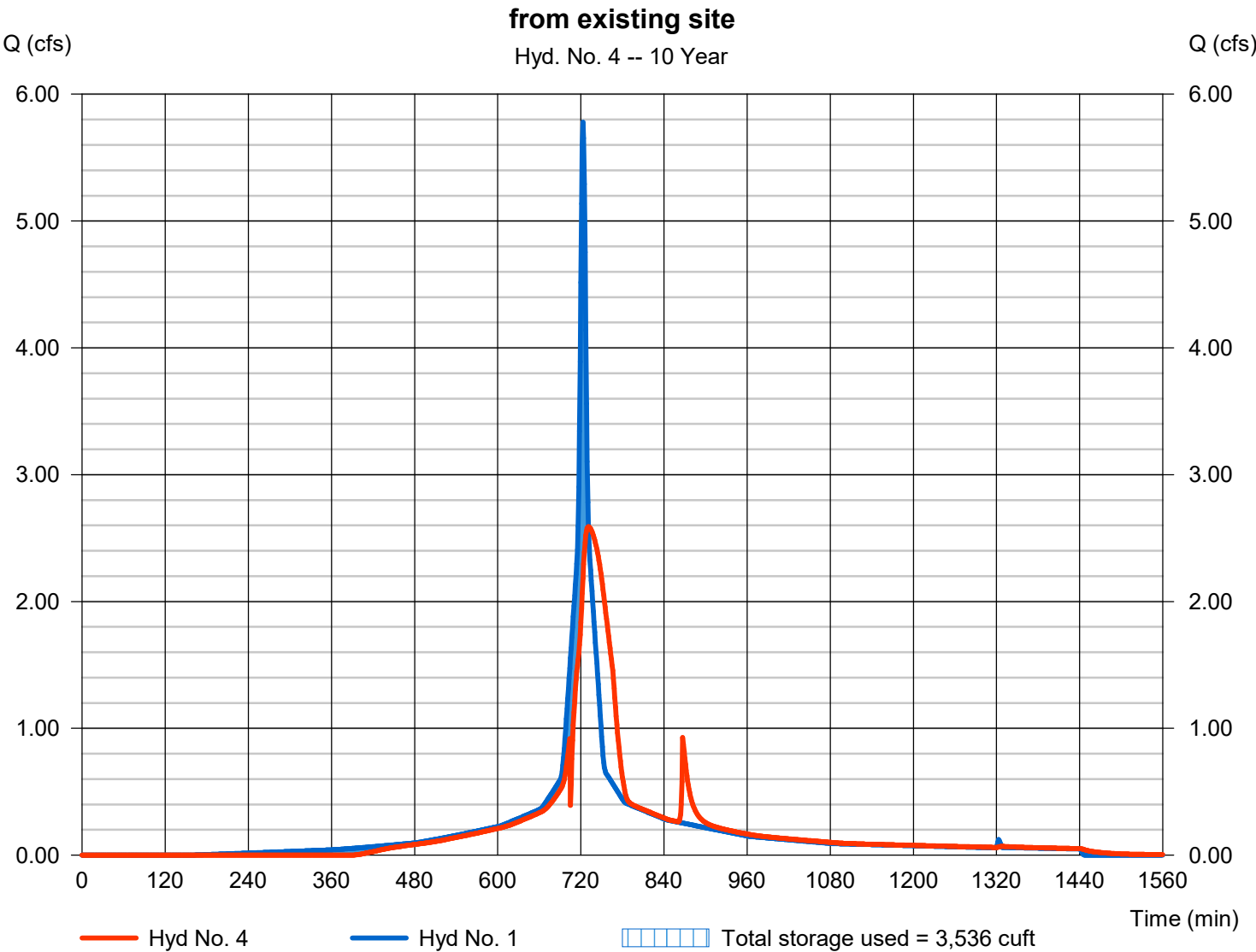
Friday, 05 / 23 / 2025

Hyd. No. 4

from existing site

Hydrograph type	= Reservoir	Peak discharge	= 2.590 cfs
Storm frequency	= 10 yrs	Time to peak	= 731 min
Time interval	= 1 min	Hyd. volume	= 17,638 cuft
Inflow hyd. No.	= 1 - existing	Max. Elevation	= 4.71 ft
Reservoir name	= GALLERIES	Max. Storage	= 3,536 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

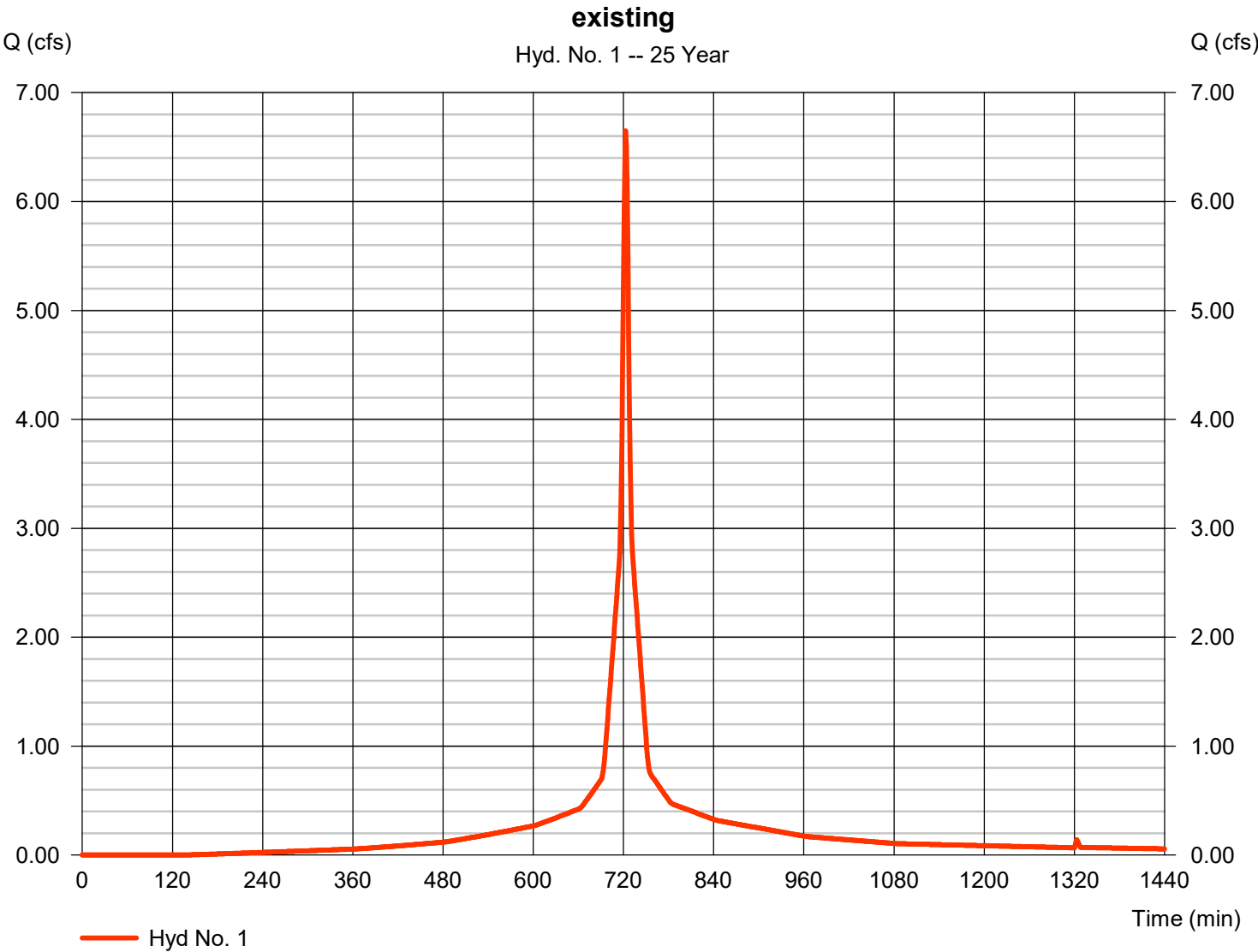
Friday, 05 / 23 / 2025

Hyd. No. 1

existing

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.650 cfs
Storm frequency	=	25 yrs	Time to peak	=	723 min
Time interval	=	1 min	Hyd. volume	=	20,871 cuft
Drainage area	=	1.150 ac	Curve number	=	94*
Basin Slope	=	3.0 %	Hydraulic length	=	250 ft
Tc method	=	LAG	Time of conc. (Tc)	=	3.50 min
Total precip.	=	5.70 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

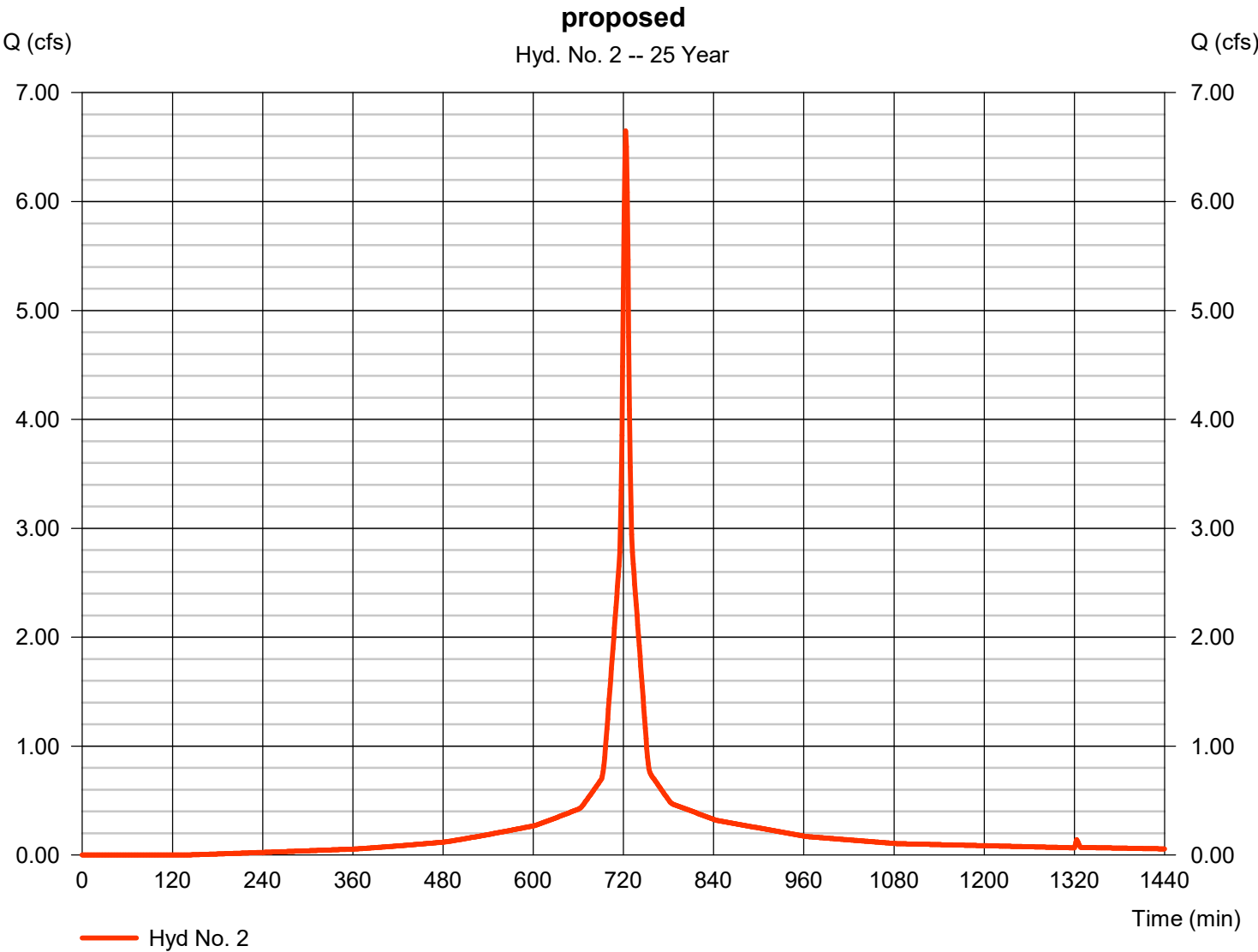
Friday, 05 / 23 / 2025

Hyd. No. 2

proposed

Hydrograph type	=	SCS Runoff	Peak discharge	=	6.650 cfs
Storm frequency	=	25 yrs	Time to peak	=	723 min
Time interval	=	1 min	Hyd. volume	=	20,871 cuft
Drainage area	=	1.150 ac	Curve number	=	94*
Basin Slope	=	3.0 %	Hydraulic length	=	250 ft
Tc method	=	LAG	Time of conc. (Tc)	=	3.50 min
Total precip.	=	5.70 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

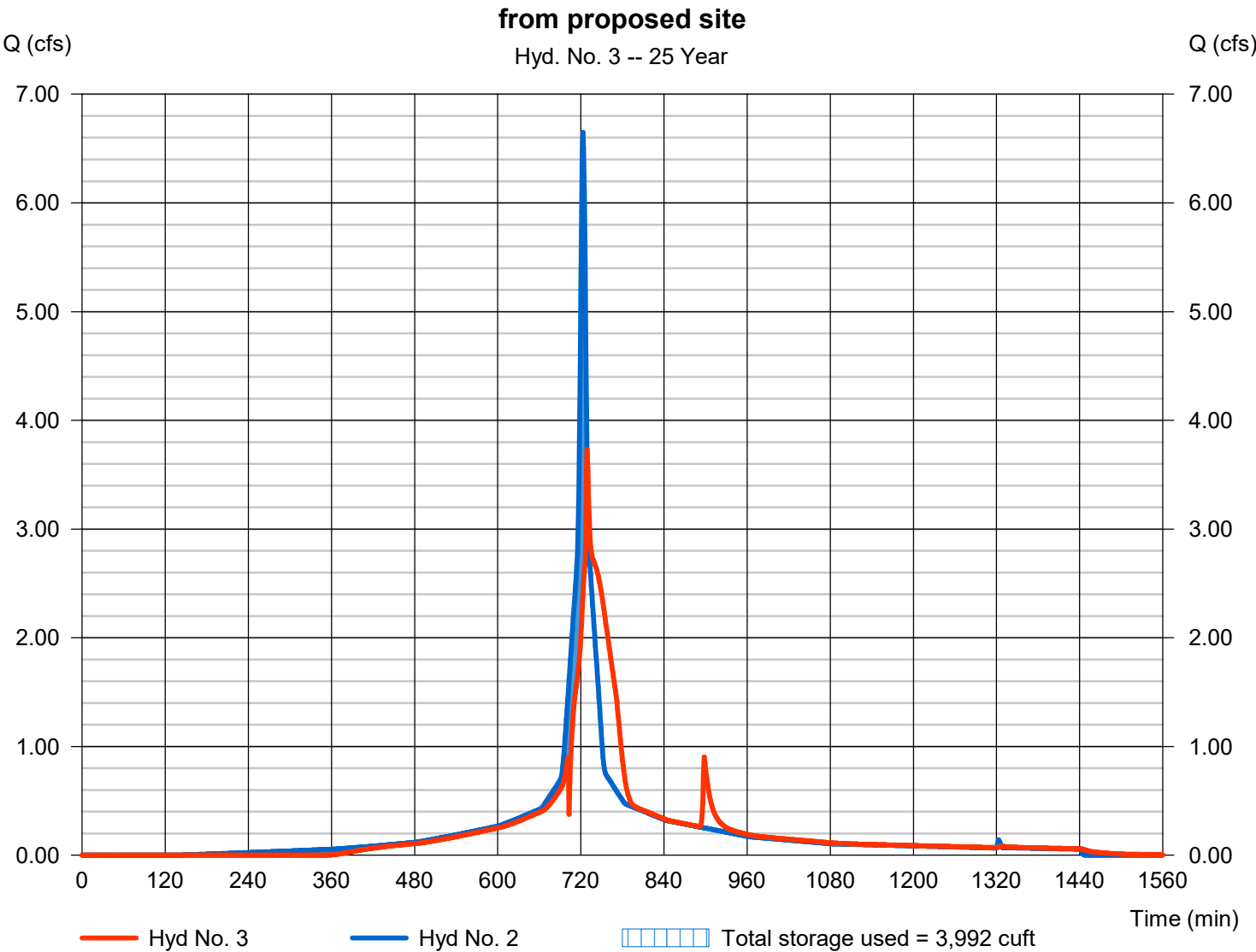
Friday, 05 / 23 / 2025

Hyd. No. 3

from proposed site

Hydrograph type	= Reservoir	Peak discharge	= 3.734 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 20,525 cuft
Inflow hyd. No.	= 2 - proposed	Max. Elevation	= 5.09 ft
Reservoir name	= GALLERIES	Max. Storage	= 3,992 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

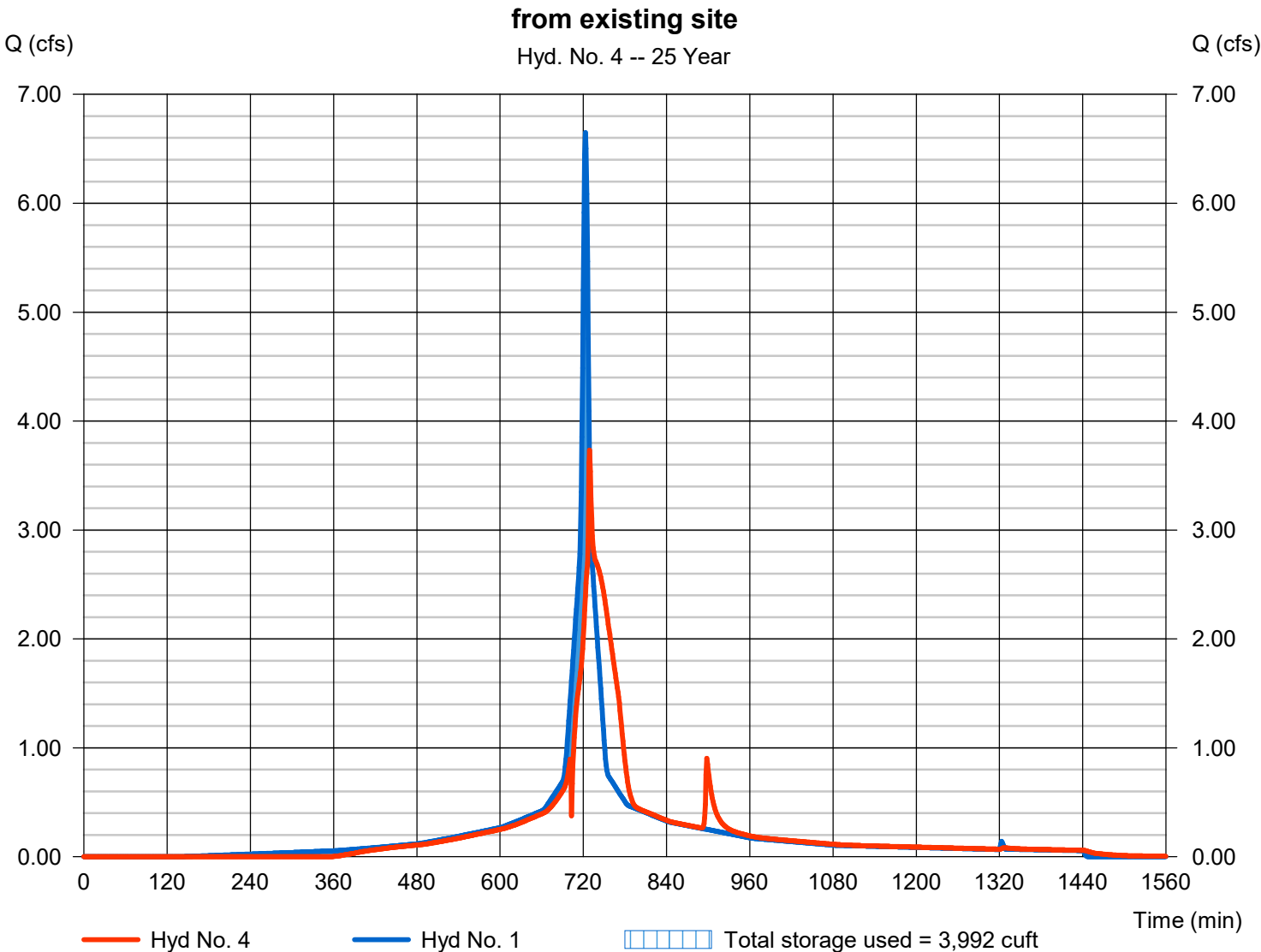
Friday, 05 / 23 / 2025

Hyd. No. 4

from existing site

Hydrograph type	= Reservoir	Peak discharge	= 3.734 cfs
Storm frequency	= 25 yrs	Time to peak	= 729 min
Time interval	= 1 min	Hyd. volume	= 20,525 cuft
Inflow hyd. No.	= 1 - existing	Max. Elevation	= 5.09 ft
Reservoir name	= GALLERIES	Max. Storage	= 3,992 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

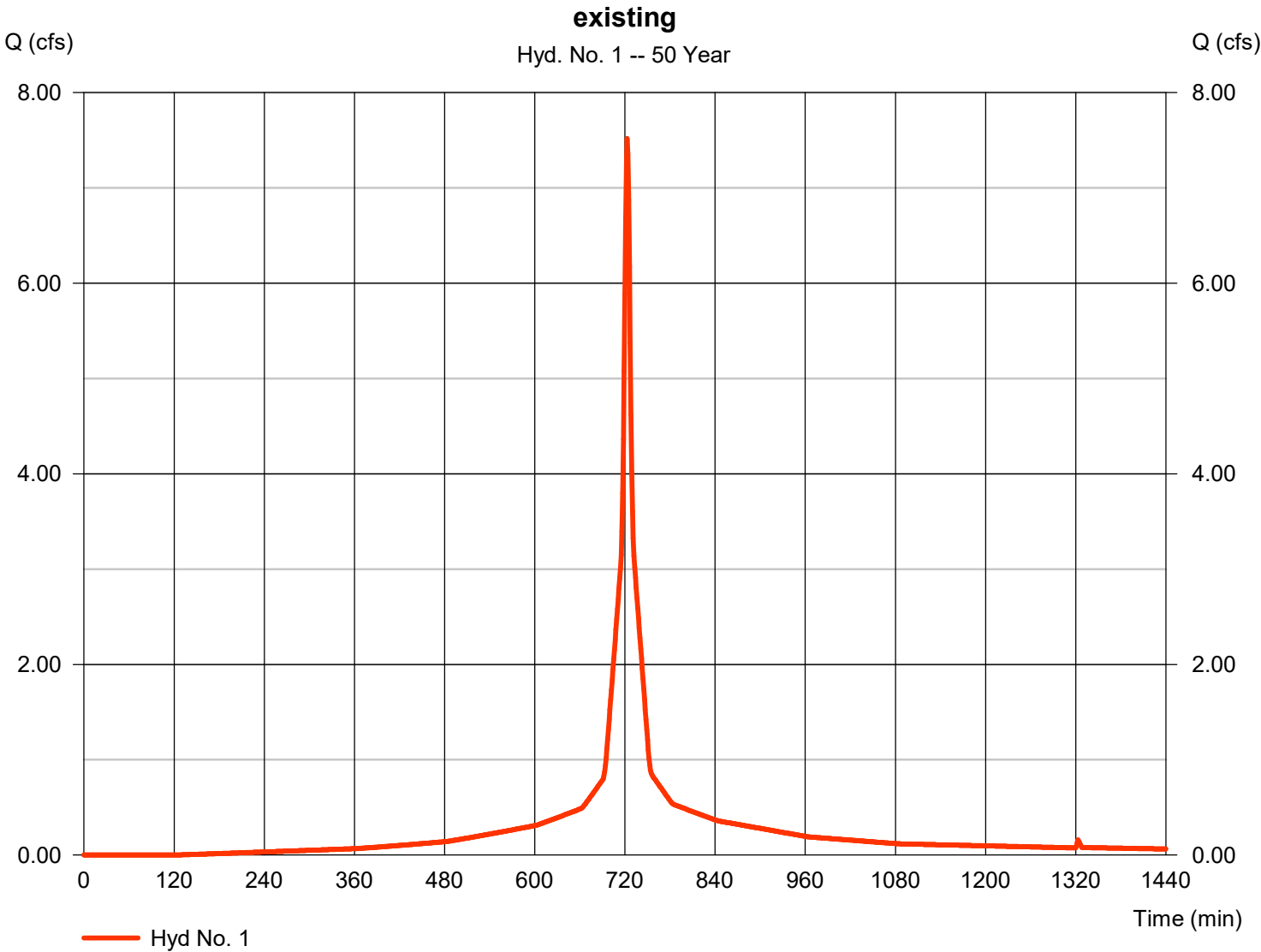
Friday, 05 / 23 / 2025

Hyd. No. 1

existing

Hydrograph type	=	SCS Runoff	Peak discharge	=	7.517 cfs
Storm frequency	=	50 yrs	Time to peak	=	723 min
Time interval	=	1 min	Hyd. volume	=	23,765 cuft
Drainage area	=	1.150 ac	Curve number	=	94*
Basin Slope	=	3.0 %	Hydraulic length	=	250 ft
Tc method	=	LAG	Time of conc. (Tc)	=	3.50 min
Total precip.	=	6.40 in	Distribution	=	Type III
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(1.040 x 98) + (0.110 x 61)] / 1.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

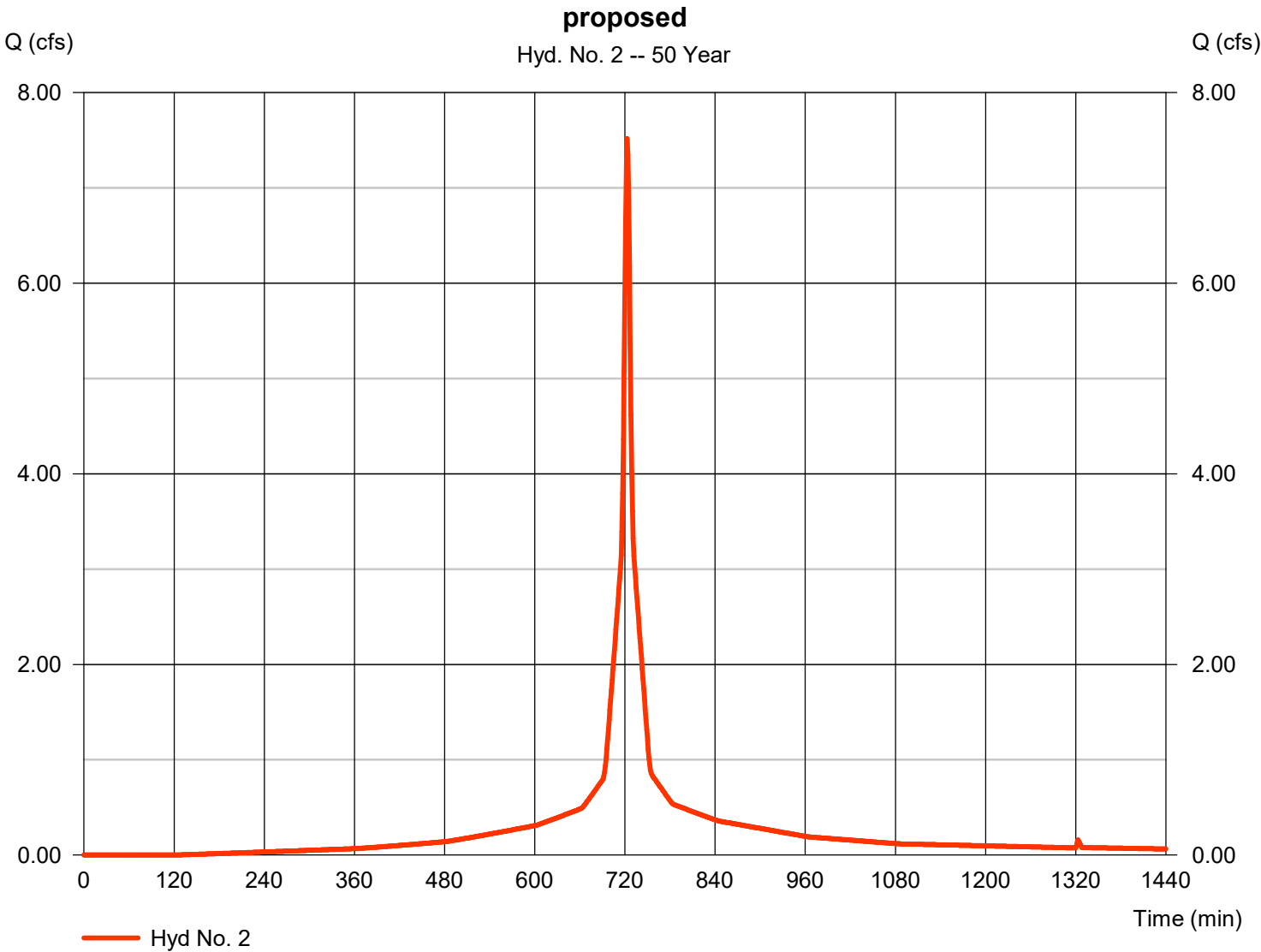
Friday, 05 / 23 / 2025

Hyd. No. 2

proposed

Hydrograph type	= SCS Runoff	Peak discharge	= 7.517 cfs
Storm frequency	= 50 yrs	Time to peak	= 723 min
Time interval	= 1 min	Hyd. volume	= 23,765 cuft
Drainage area	= 1.150 ac	Curve number	= 94*
Basin Slope	= 3.0 %	Hydraulic length	= 250 ft
Tc method	= LAG	Time of conc. (Tc)	= 3.50 min
Total precip.	= 6.40 in	Distribution	= Type III
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = [(1.010 x 98) + (0.140 x 61)] / 1.150



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

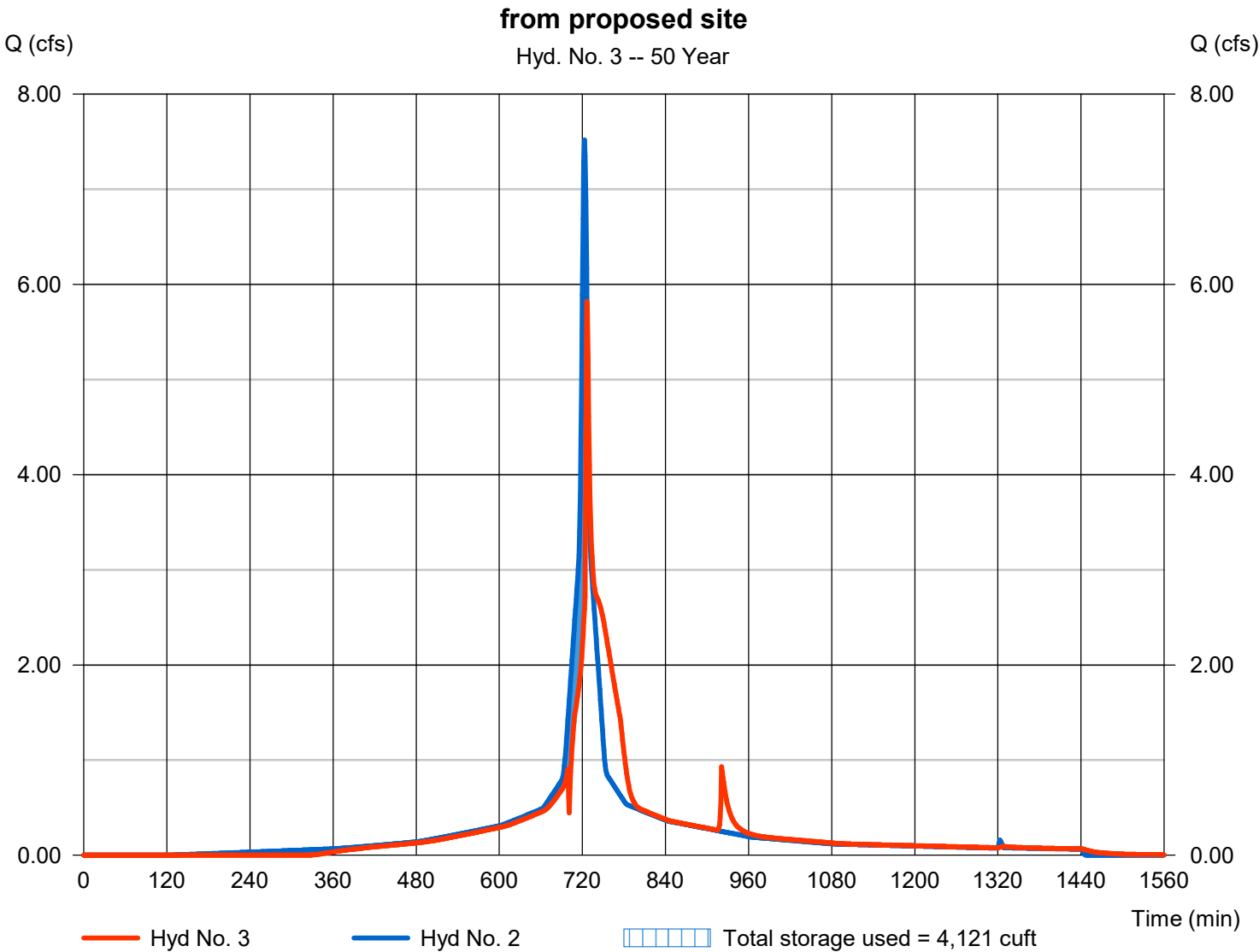
Friday, 05 / 23 / 2025

Hyd. No. 3

from proposed site

Hydrograph type	= Reservoir	Peak discharge	= 5.822 cfs
Storm frequency	= 50 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 23,419 cuft
Inflow hyd. No.	= 2 - proposed	Max. Elevation	= 5.20 ft
Reservoir name	= GALLERIES	Max. Storage	= 4,121 cuft

Storage Indication method used.



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

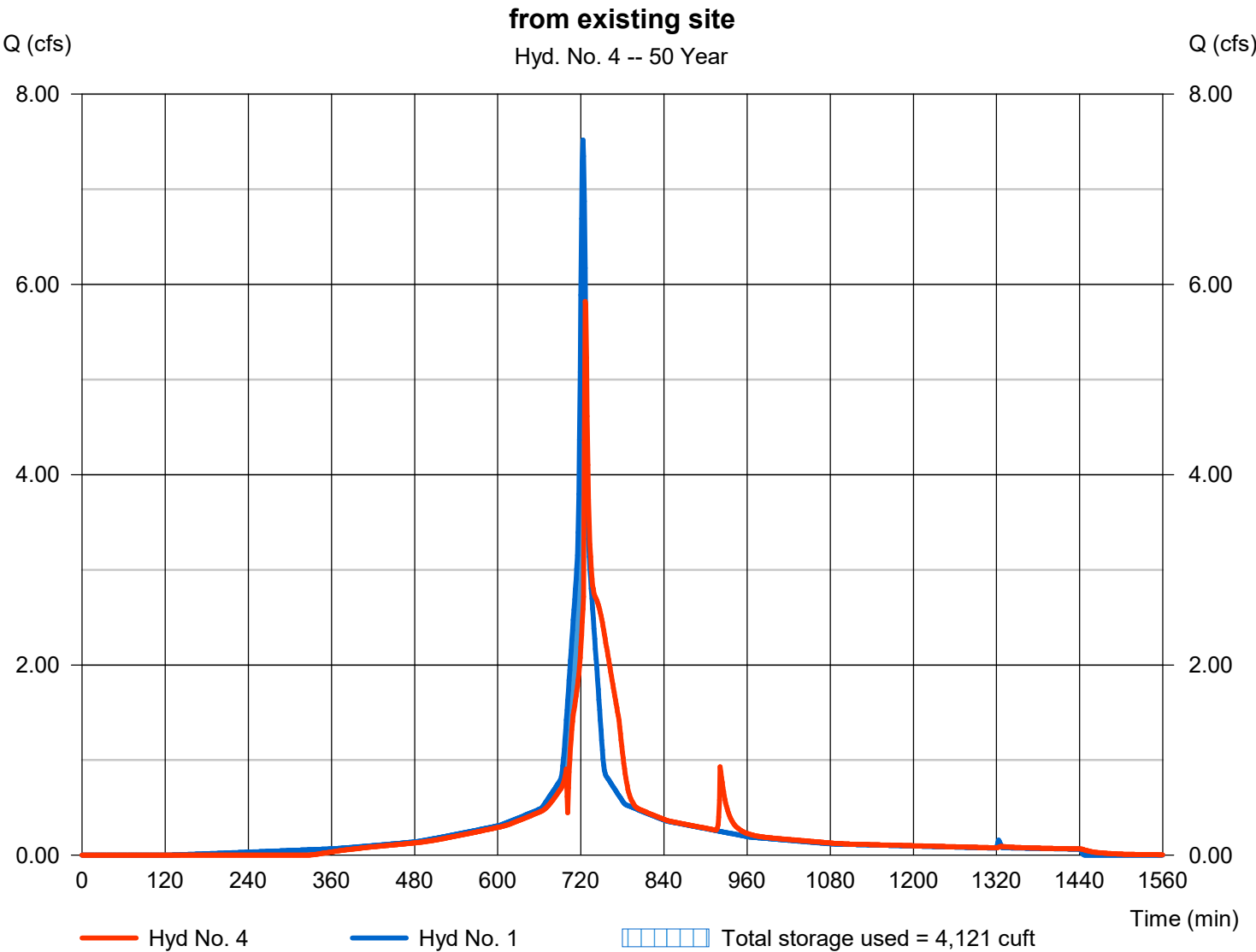
Friday, 05 / 23 / 2025

Hyd. No. 4

from existing site

Hydrograph type	= Reservoir	Peak discharge	= 5.822 cfs
Storm frequency	= 50 yrs	Time to peak	= 726 min
Time interval	= 1 min	Hyd. volume	= 23,419 cuft
Inflow hyd. No.	= 1 - existing	Max. Elevation	= 5.20 ft
Reservoir name	= GALLERIES	Max. Storage	= 4,121 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Friday, 05 / 23 / 2025

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	37.7795	9.5000	0.8133	-----
3	0.0000	0.0000	0.0000	-----
5	99.3592	15.3000	0.9554	-----
10	69.0361	11.6000	0.8412	-----
25	182.6736	18.0000	1.0144	-----
50	118.5118	13.6000	0.8977	-----
100	133.2439	13.2000	0.8997	-----

File name: Newhaven.idf

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	4.29	3.37	2.80	2.41	2.12	1.90	1.72	1.58	1.46	1.36	1.28	1.20
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	5.60	4.54	3.82	3.30	2.91	2.60	2.35	2.15	1.98	1.83	1.71	1.60
10	6.50	5.21	4.37	3.78	3.34	3.00	2.73	2.50	2.32	2.16	2.02	1.90
25	7.59	6.22	5.26	4.56	4.02	3.60	3.26	2.97	2.73	2.53	2.35	2.20
50	8.59	6.94	5.84	5.05	4.46	4.00	3.63	3.32	3.07	2.85	2.66	2.50
100	9.79	7.87	6.60	5.70	5.03	4.50	4.08	3.73	3.44	3.20	2.98	2.80

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	2.70	3.30	0.00	4.30	5.00	5.70	6.40	7.20
SCS 6-Hr	0.00	2.35	0.00	2.95	3.45	4.00	4.55	5.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

To: Steven Kleppin, Director
Bryan Baker, Principal Planner
Michelle Andrzejewski, Senior Planner
Norwalk Department of Planning and Zoning

Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish FAICP, Principal
Suzanne Goldberg AICP, Senior Planner
BFJ Planning
Robert Rich, Design Advisor

Subject: Design Review of 19 Day Street, Norwalk, CT

Date: October 20, 2025

Introduction:

BFJ Planning has been tasked with reviewing an application at 19 Day Street in Norwalk, CT and its compliance with the South Norwalk TOD Redevelopment Area. BFJ reviewed two previous applications and submitted design review memos to the City on September 12, 2025 and October 8, 2025.

The following memo includes recommendations and points of clarification based on the most recent submission dated October 15, 2025.

1. Street Frontage and Landscaping

Section 5.4.2.7.A of the SoNo TOD Redevelopment Plan Design Guidelines states, “Entry and gateway landscape should be used to define site access and reinforce a sense of arrival and layout of circulation on the site.”

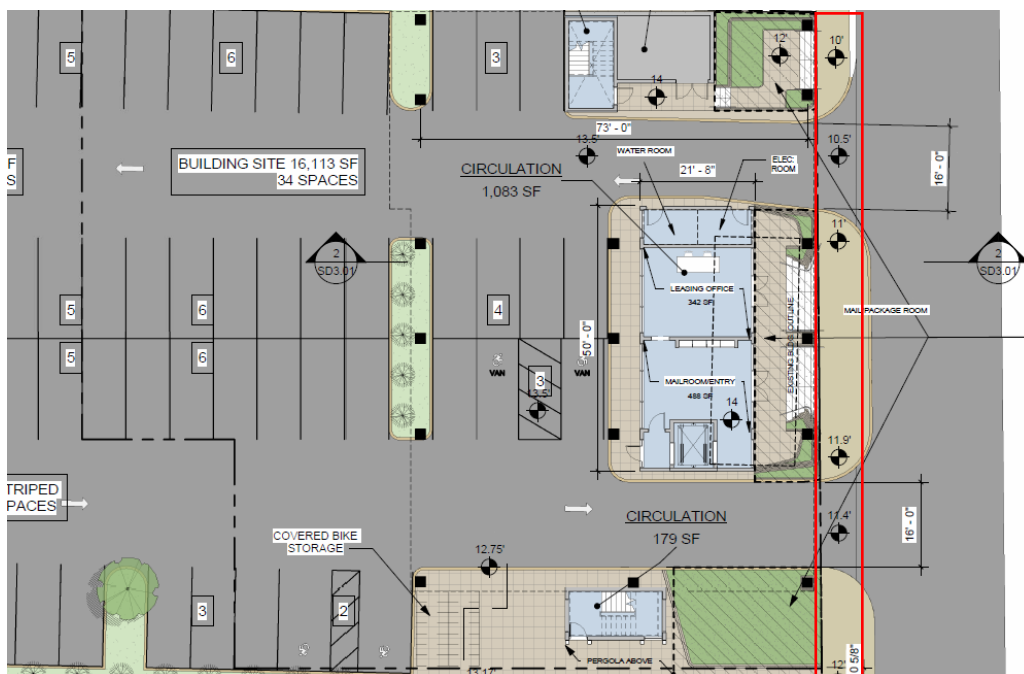
Landscaping along the Day Street frontage should be enhanced. The Landscape Plan currently identifies the green areas beneath the building as grass (see Figure 1). However, grass alone does not create a sense of arrival at the building’s main entrance. To improve the visual impact and align with the design guidelines, other plantings, such as shrubs, as well as planters and benches should be incorporated across the entire façade. Additionally, grass is unlikely to thrive beneath the building in these plaza areas. Shade-tolerant plants would be better suited for this location.

Figure 1: Frontage on Day Street (Aerial View)



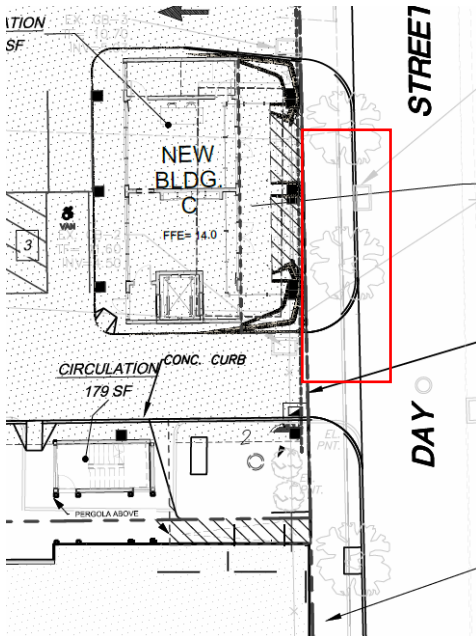
Additionally, there are discrepancies between the new Landscape Plan and First Floor Plan (SD1.01). The First Floor Plan does not show the existing trees on Day Street (see Figure 2). All existing trees should be consistent in both drawings

Figure 2: Frontage on Day Street (First Floor Plan)



The Landscape Plan does not include tree wells for two of the existing trees on Day Street, even though tree wells are shown for all other trees. To ensure consistency, the Landscape Plan should be revised to include tree wells for the trees in front of the new building.

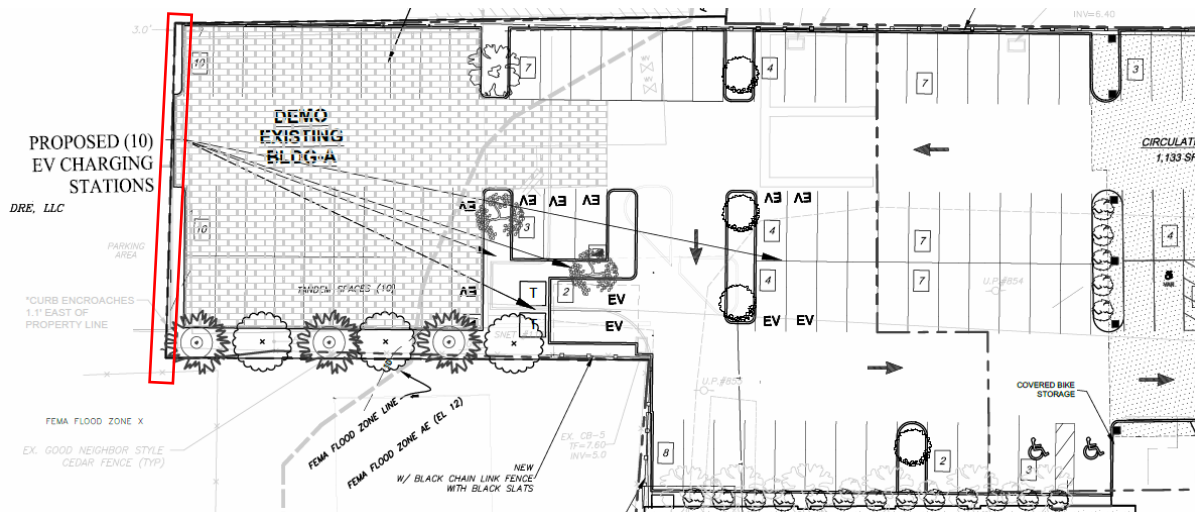
Figure 3: Existing Trees without Tree Wells on Day Street



2. Screening and Landscaping

We commend the Applicant on showing fencing in the new Landscape Plan and adding back in the trees adjacent to the existing church. We are also pleased to see that both the tree calipers and height have been increased to provide better screening. We do note, however, that there is no fence or landscape buffer shown on the western side of the property. The Applicant should include screening in this area to minimize the visual impact of parking from adjacent properties.

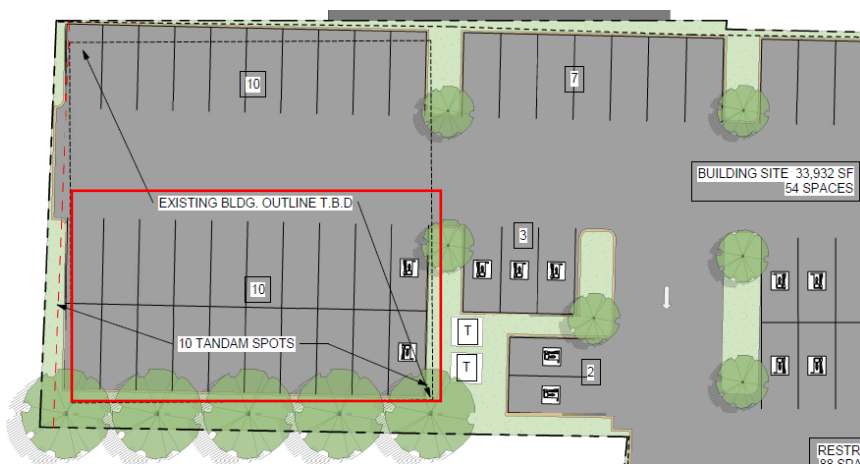
Figure 4: Potential Screening Area



Section 5.4.2.7.F states that “Landscape buffers and wooden fencing should be used to conceal dumpsters, recycling areas, staging areas, utilities and other outdoor equipment or service uses from pedestrian views.” Wooden fencing should be added around the transformers to conform with the Design Guidelines.

Additionally, as noted in our previous memo, the 10 tandem spaces are not included in the total of 88 spaces and are not required. This issue was not addressed in the Applicant’s response. We request that the Applicant clarify why the tandem spaces remain in the design and whether some or all could be eliminated. In our experience, tandem spaces are an inefficient layout, as they only function when both vehicles belong to the same unit with assigned parking. Otherwise, they are difficult to coordinate. To maximize efficiency, no spaces should be assigned. Removing the tandem spaces would allow for additional landscaping, consistent with the design guidelines, and help reduce the heat island effect.

Figure 5: Tandem Parking Spaces



3. Signage

The Applicant identified a potential signage location (see Figure 6). However, it is approximately 15 feet high and will not be legible. It is also placed above the trash room, which could cause confusion for visitors and deliveries. The signage should clearly identify the building from the street and sidewalk. It should be located above the main entrance doorway and/or as a freestanding sign in the green space, indicating the direction to each building. The inclusion of awnings above the doorway could also help bring the scale down to pedestrian level and distinguish the entryway. All signage should comply with Section 5.4.4 Signage Guidelines.

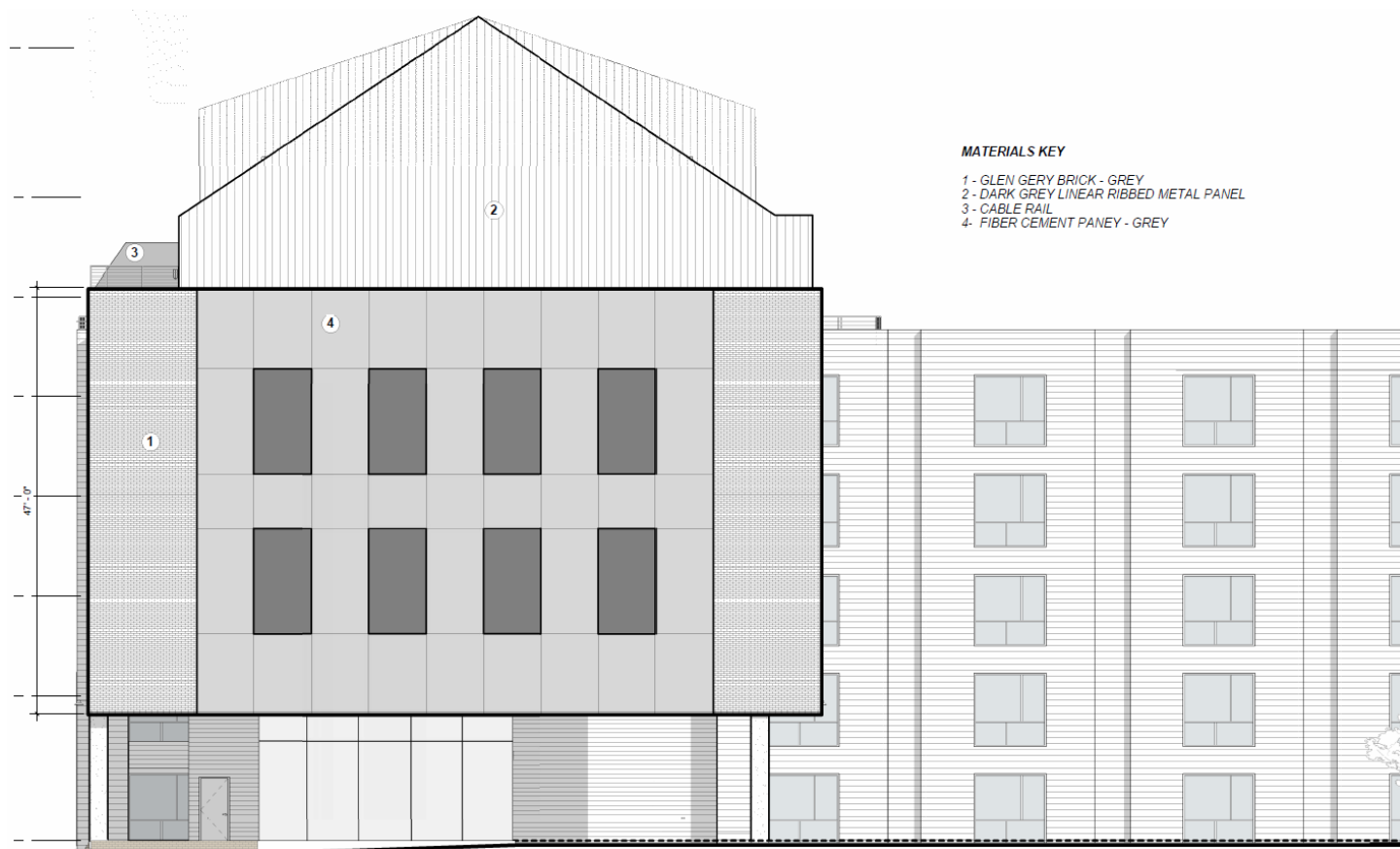
Figure 6: Proposed Signage Location



4. Building Materials

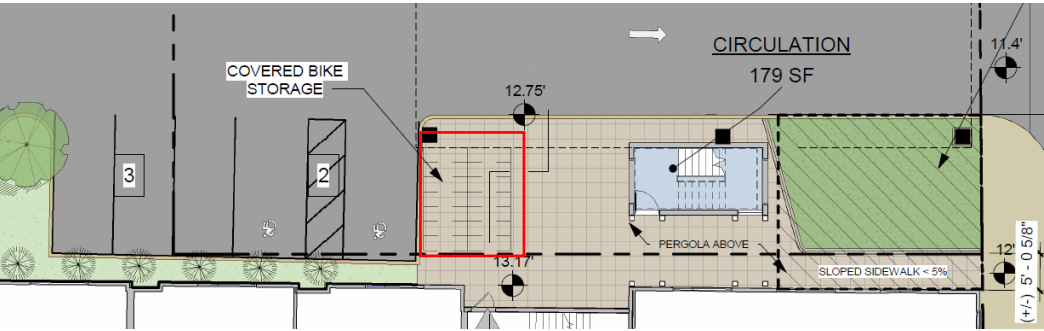
We appreciate that the Applicant provided more clarity on the façade composition shown in the North Elevation. However, the material of the eight dark panels is not labeled. There should be a fifth material listed which describes these panels. Additionally, the Applicant should label the material on the ground floor level trash room as fiber cement panel.

Figure 7: Façade Composition on North Elevation



The Applicant should clarify the area indicated as “Covered Bike Storage,” as this will have a significant visual impact (see Figure 8). The covered outdoor bike racks should be defined and a design for the shelter shown. Additionally, the proposed location seems to block the adjacent handicapped parking space and is directly in front of the entrance to the existing building. The Applicant could move the bike storage area to occupy a portion of the office space, with access provided from the parking lot.

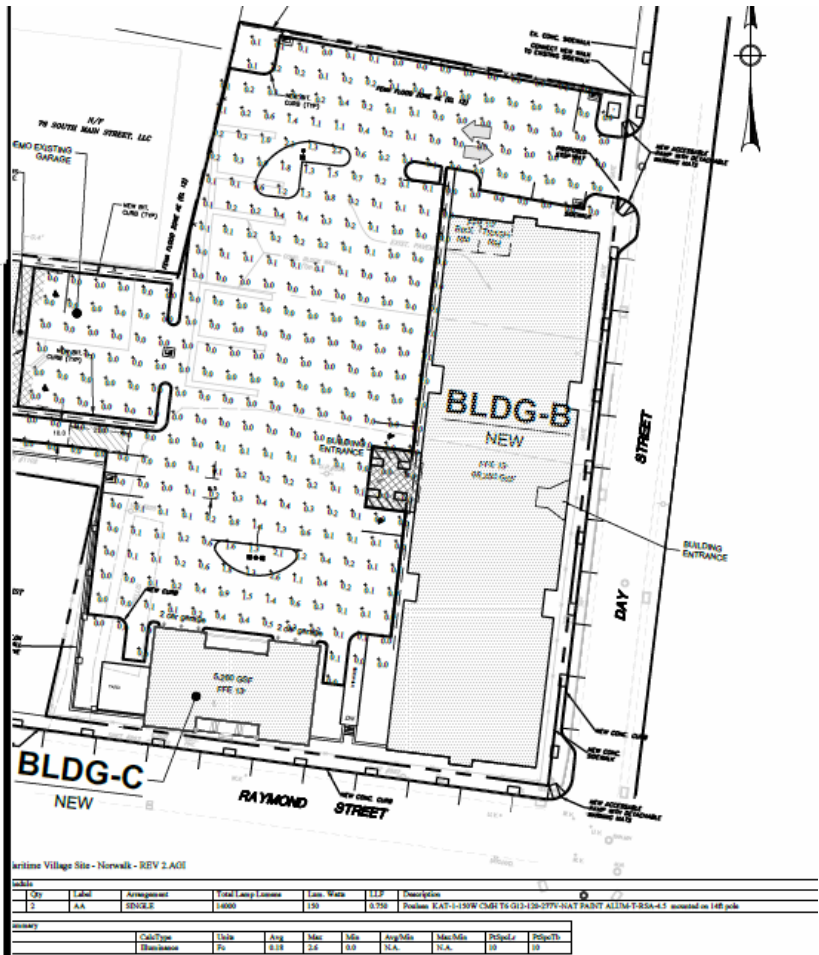
Figure 8: Covered Bike Storage Area



5. Lighting

The new Lighting Plan has two drawings which both appear inaccurate. One drawing is labeled as “Maritime Village Site.” It seems that this is from a different plan and should be deleted (see Figure 9). The other drawing shows an outdated site layout (see Figure 10). The Applicant should update the Lighting Plan to reflect the updated layout. Additionally, a separate plan should be provided that indicates where the light fixtures will be located.

Figure 9: Lighting Plan (Drawing 1)



[illegible]

Taking into consideration the points of clarification outlined in this memo, BFJ recommends approval of this application subject to the following items provided by the Applicant:

- 7

To: Steven Kleppin, Director
Bryan Baker, Principal Planner
Michelle Andrzejewski, Senior Planner
Norwalk Department of Planning and Zoning
Jonathan Hopkins, Director of Program Development
Norwalk Redevelopment Agency

From: Frank Fish FAICP, Principal
Jonathan Martin Ph.D., AICP, Associate Principal
Suzanne Goldberg AICP, Senior Planner
BFJ Planning

Subject: Design Review of 19 Day Street, Norwalk, CT

Date: September 12, 2025

Introduction:

BFJ Planning has been tasked with reviewing an application at 19 Day Street in Norwalk, CT and its compliance with the South Norwalk TOD Redevelopment Area. Currently, the site contains residential units, office space, and a distillery. The Applicant proposes removing the office space and distillery and replacing them with additional residential units. The previously submitted plan, which connected to the existing residential building, included 40 units. The revised proposal indicates 32 units in a new freestanding structure. However, the Zoning & Building Metrics sheet references both 40 and 32 units. The Applicant should clarify this discrepancy.

[Discrepancy fixed on building metrics sheet. All total unit numbers show 32 units.](#)

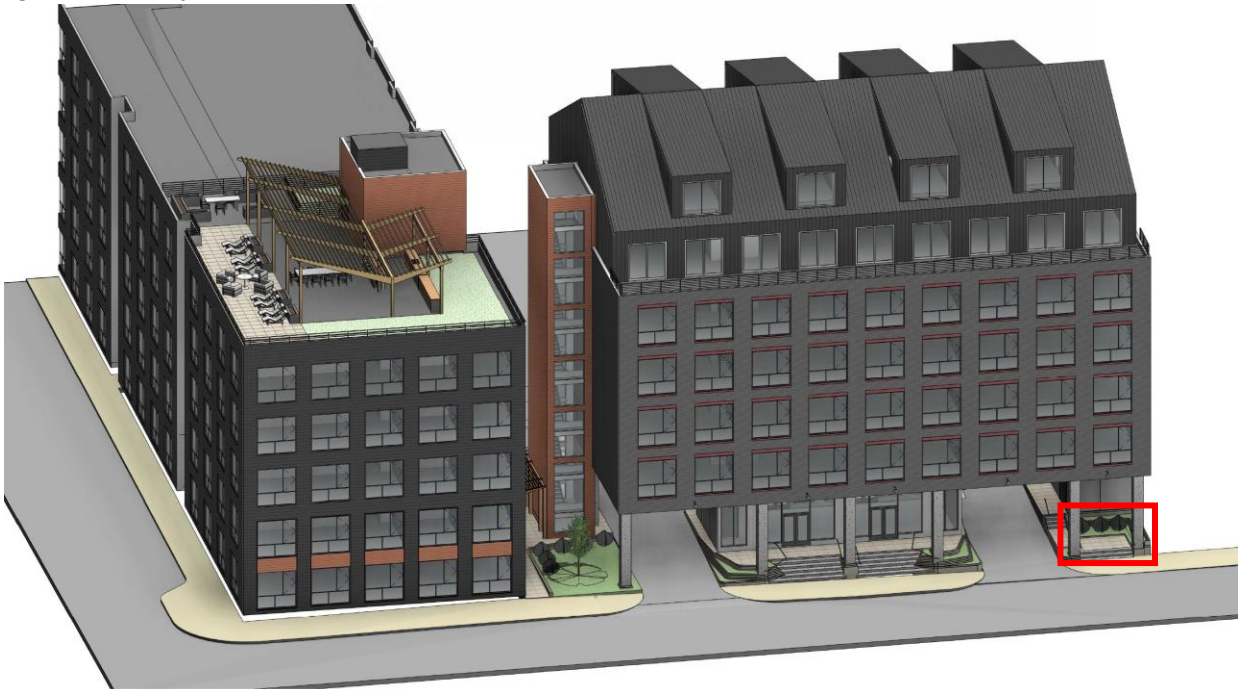
Overall, the new proposed building provides a more prominent public plaza, lobby, and pedestrian entrance to the building. This is a significant improvement. The following memo identifies further recommendations and points of clarification for the Applicant.

1. Street Frontage and Connectivity

As mentioned above, the addition of new green areas and pedestrian plazas in front of the building is a positive improvement. There is a question regarding the maintenance and watering of these spaces, particularly the green area to the north of the site (highlighted in red in Figure 1), which is recessed, covered, and located beneath the building. The Applicant should specify the plant types in the Landscape Plan and provide information on the maintenance and watering plan to ensure viability.

[Plant type specificity and watering plan will be provided by landscape/civil and show viability of plant materials.](#)

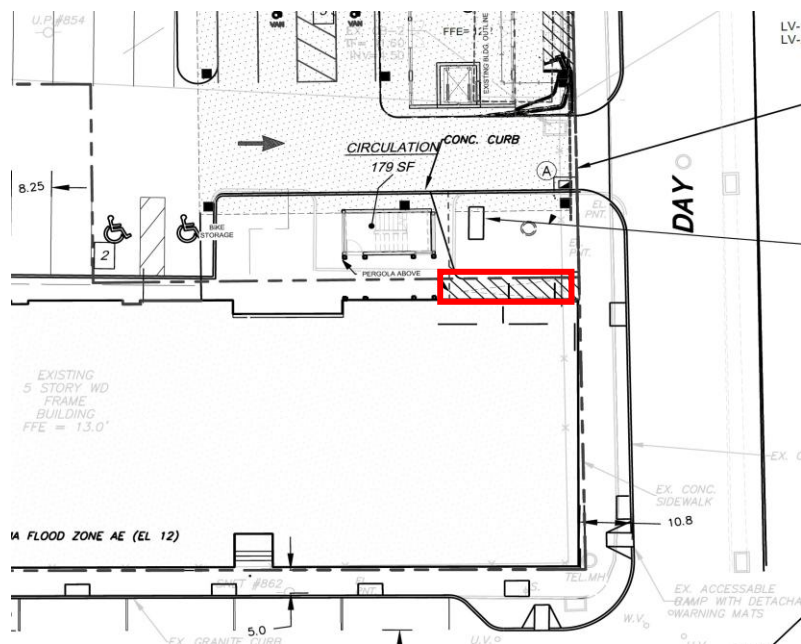
Figure 1: Entrance from Aerial View



There is also a question regarding the pedestrian walkway to the building, highlighted in red in Figure 2. The Applicant should provide dimensions for this walkway. It should be widened to at least 5 or 6 feet to ensure accessibility and provide a more prominent entryway for pedestrians.

Walkway is 5'. A dimension to the plan has been added to make it clear. See drawings sheet SD1.01 (forthcoming) and updated civil drawings.

Figure 2: Pedestrian Walkway



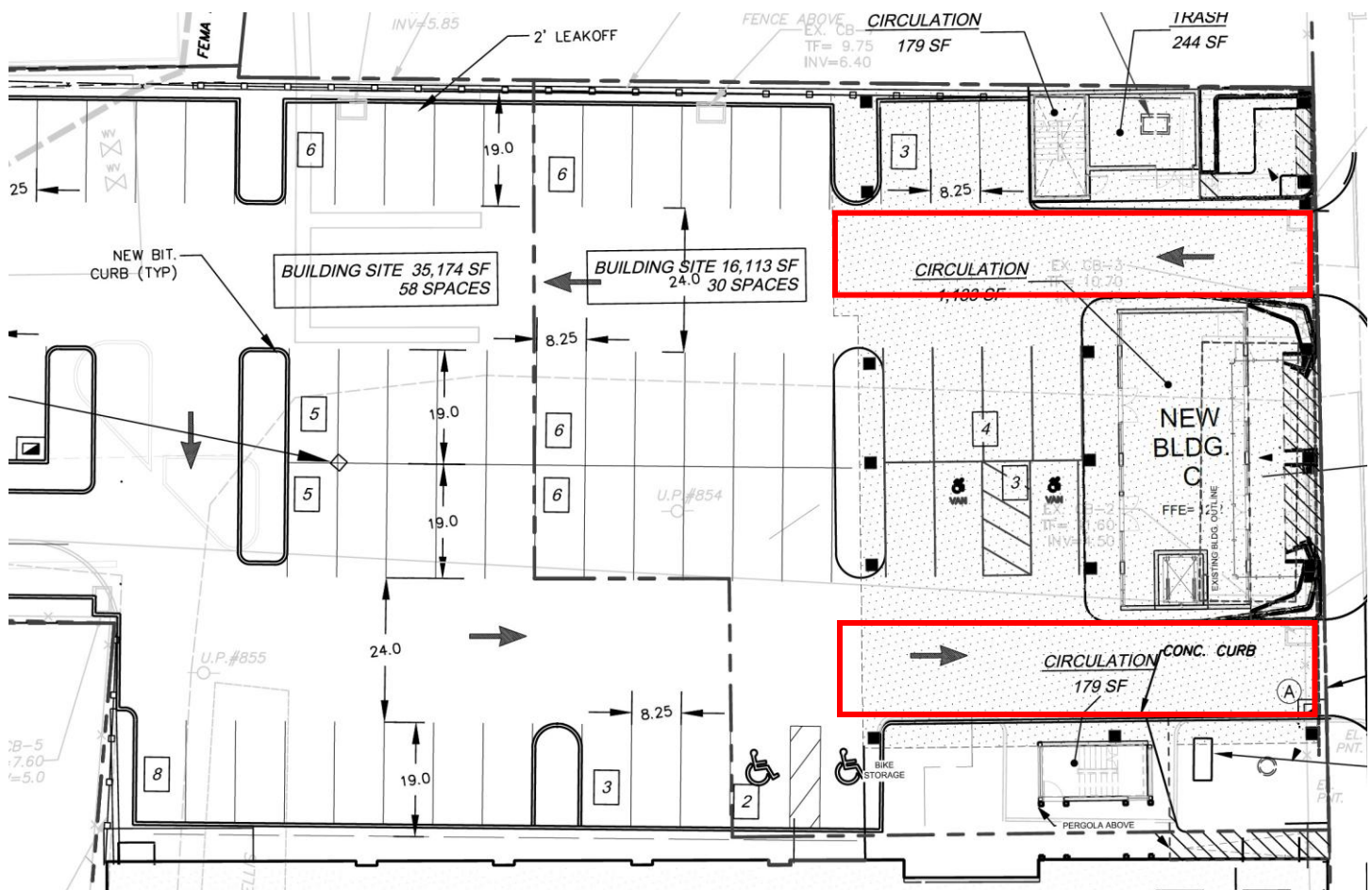
2. Vehicular Circulation

The Applicant should provide dimensions for the vehicular entrance and exit, highlighted in red in Figure 3.

The Applicant should clarify how package and mail delivery trucks will work and whether they will park in the exit area near the lobby. The Applicant should also show where garbage trucks will park and whether a car would still be able to pass around them. There is a concern that garbage and delivery trucks will park on Day Street. This street is very narrow and this would block traffic.

Ingress and egress drives have been dimensioned at 16'. A full internal circulation look has been provided. The 24' drive aisle will allow vehicles to pass while trash is being serviced. Property management to coordinate pickup locations with service providers and have all activities occur on site.

Figure 3: Vehicular Entrance and Exit to Site



3. Landscaping and Screening

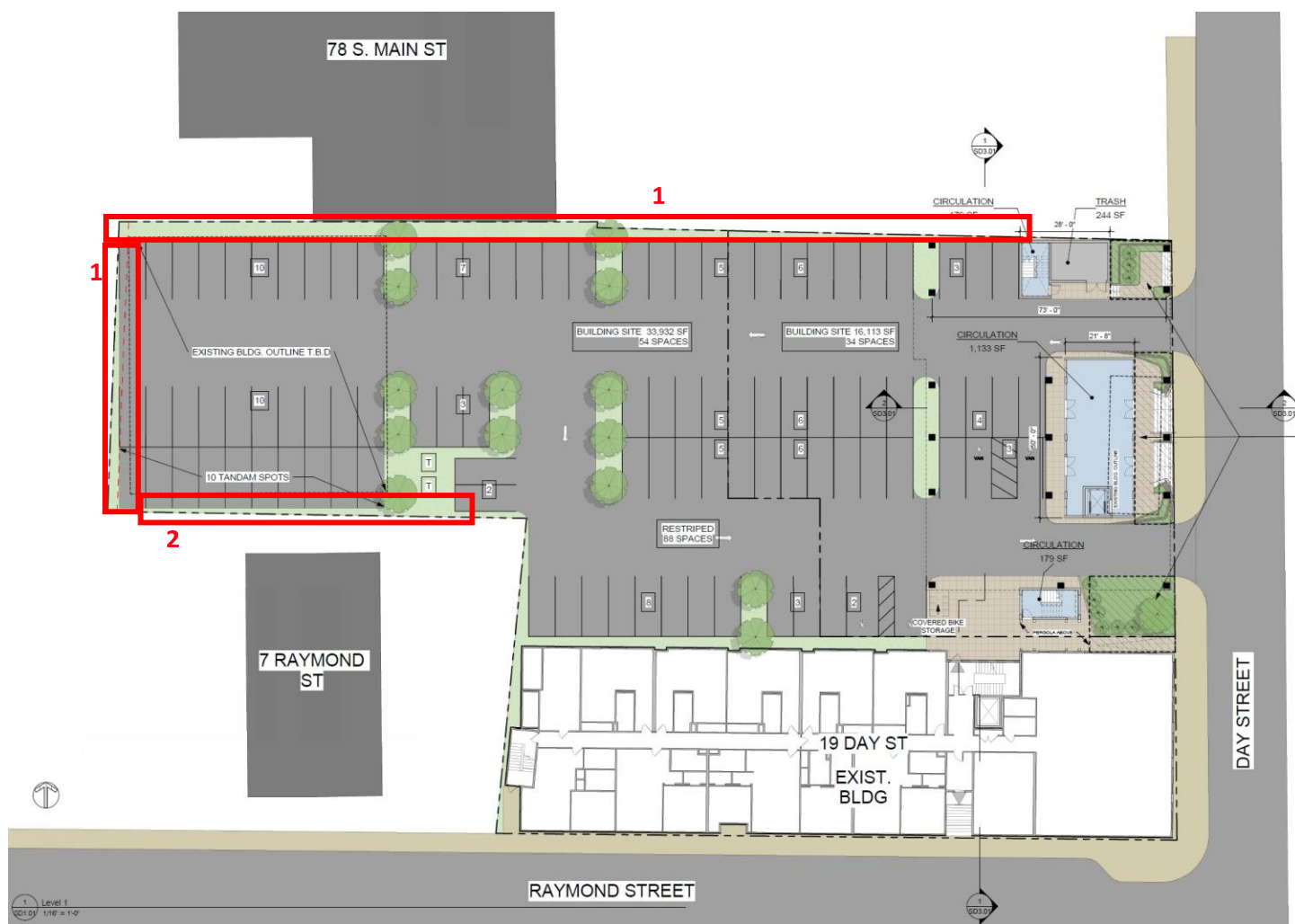
Section 5.4.2.7.F-G states that "Landscape buffers and wooden fencing should be used to conceal dumpsters, recycling areas, staging areas, utilities and other outdoor equipment or service uses from pedestrian views." Additionally, Section 4.3.2.1.B states, "Site layout should be designed to minimize the visibility and impact of parking, service and utility-oriented functions of the property."

Landscape buffers and/or fencing should be added to the north and west of the property to create screening between adjacent sites, shown in Figure 4 as Item 1. The recommended screening on the west of the site would result in the removal of three parking spaces, however, the proposal already exceeds the required parking minimum.

The previously submitted plan showed 6 trees on the south side of the parking lot adjacent to 7 Raymond St, shown as Item 2 in Figure 4. We would like to clarify if these have been removed. If they have been removed, there should be some sort of landscaping or fencing to screen the parking area from the adjacent property.

Spaces must remain at 88 per zoning regulations. A fence system is shown within the buffer provided in the civil drawings. Trees shown on civil/landscape plan.

Figure 4: Screening from Parking Area



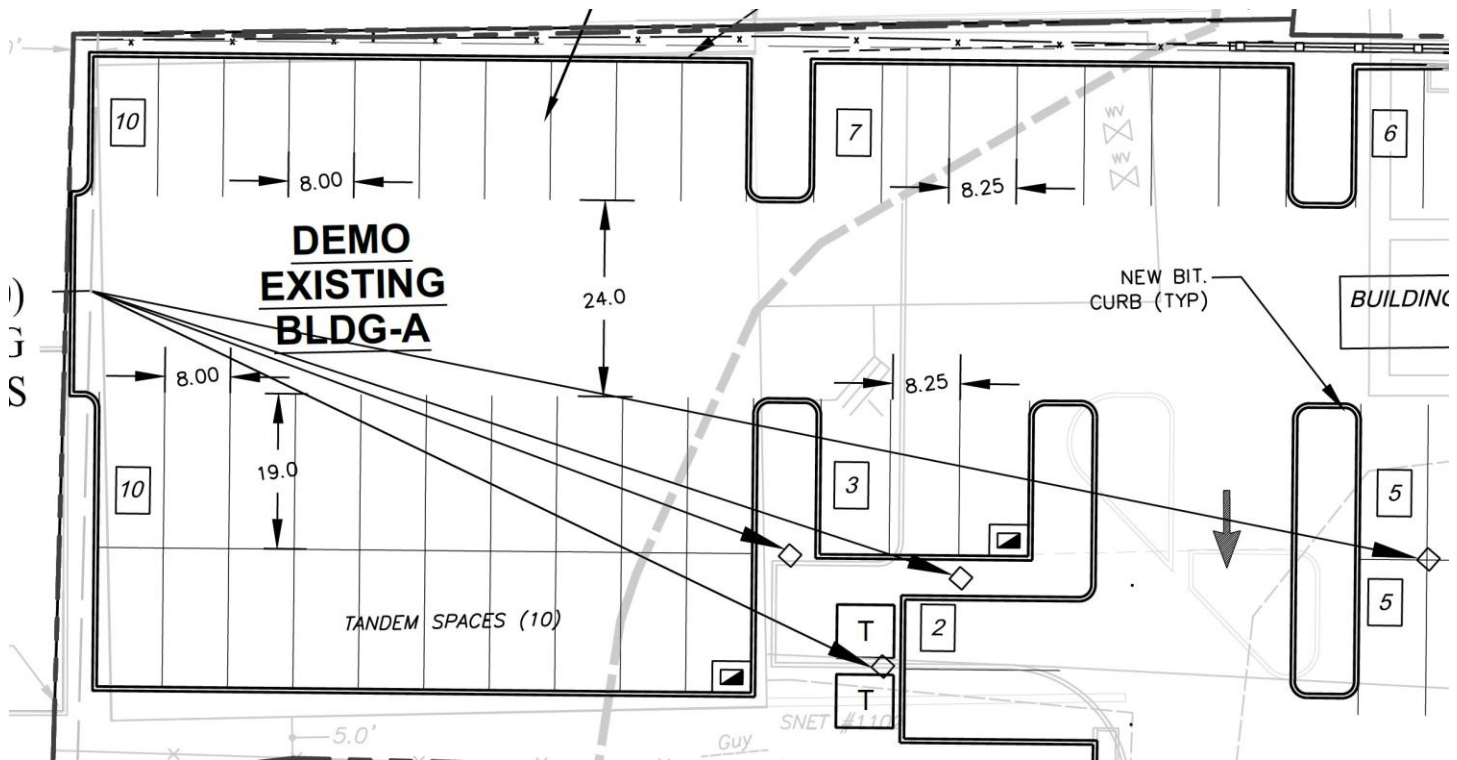
4. Parking

While we defer to TMP on this issue, the parking spaces do not appear wide enough. Each space should be a minimum of 8.5 feet wide. They are currently shown as 8.25 and 8 feet (Figure 5).

The Applicant should also provide dimensions for the tandem spaces. They appear to be 19 feet and 17 feet long. Should these be aligned at 18 feet each?

The current zoning regs specify parking space width as a range of 8-9ft and a stall depth of 19' (See section 4.3.12.B-4). Spaces to be adjusted to meet current regulations as required.

Figure 5: Parking Area



5. Signage

The Applicant should provide a signage program in accordance with 5.4.4 Signage Guidelines. Signage should be added to the building entrance and clearly articulate the street number from Day Street.

No signage is currently proposed, any future signage will be a supplemental application.

6. Lobby

The Applicant should provide details on the layout of the lobby. For example, will package and mail delivery take place in the lobby? If so, how will this occur?

Package and mail will take place in the front lobby. See Drawing SD.1.01 (forthcoming)

7. Lighting

The Applicant should provide details on lighting in the pedestrian areas in front of the building. There appears to be wall mounted lights on the façade, however, the Applicant should ensure there is also sufficient lighting in the plaza areas located beneath the building.

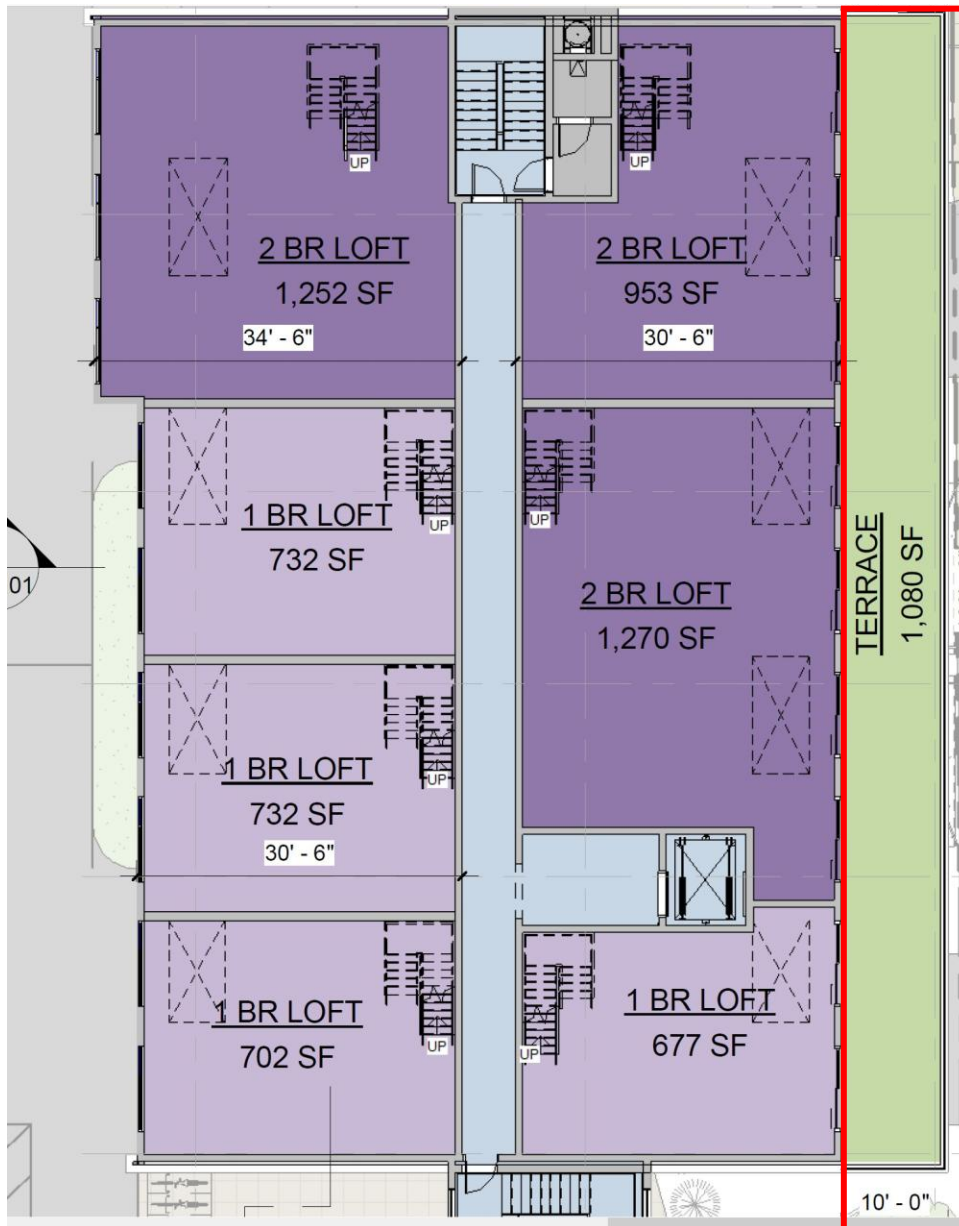
Photometric plan will be updated to include building mounted lights over the parking area.

8. Terrace

The Applicant should clarify terrace access (Figure 6). The floor plans do not show doors to access the terrace. Additionally, the Applicant should clarify whether there will be unit dividers on the terrace. It could present a privacy issue if people can approach unit windows facing the terrace. The dividers are also important to clarify, as they will be visible from the street. Lastly, the Applicant should specify whether there will be a lighting system on the terrace and what that would look like.

Terrace dividers are shown. Access to terrace is via glass sliders. Lighting is shown as per SD1.05

Figure 6: Terrace



9. Building Materials

The Applicant should clarify the window glazing materials, including glass and frames. The Applicant should also provide information on the material for the building columns.

Building column materials will be concrete. Window is clear glass and frame is UPVC.

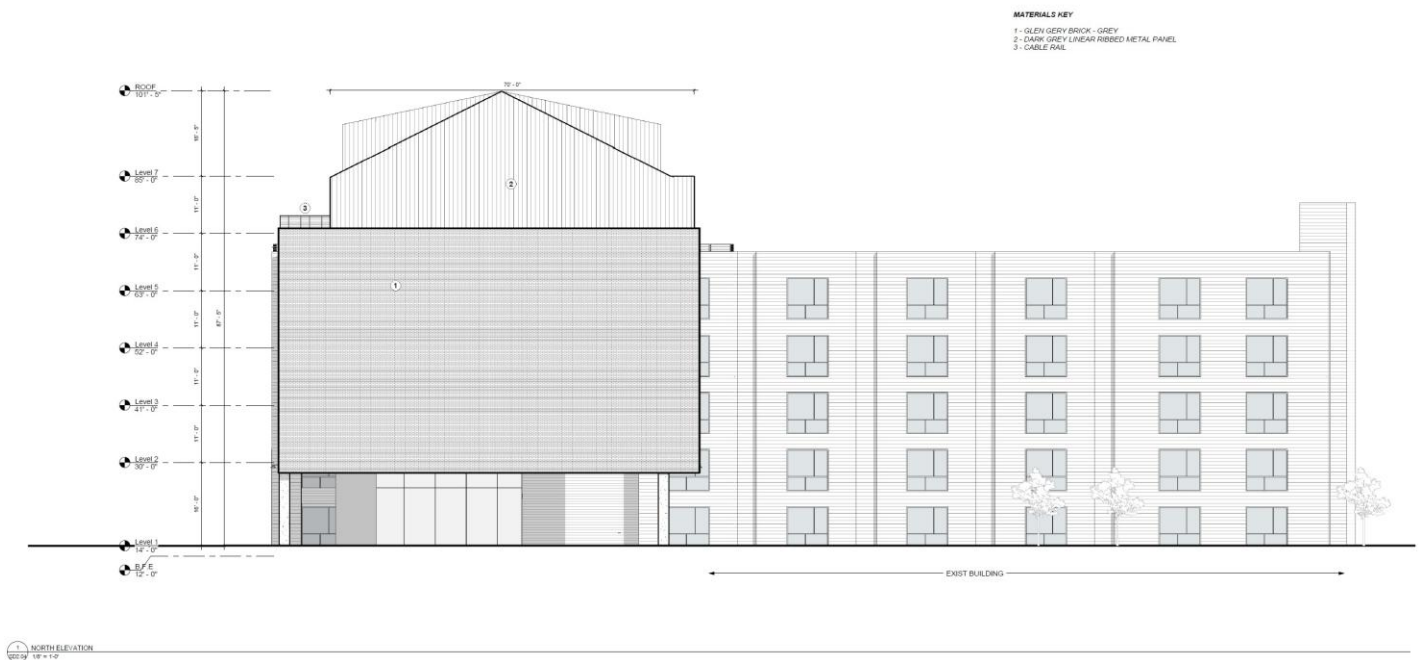
10. Façade Composition

Section 5.4.3.2.B of the Architectural Guidelines states, "A building façade should be broken into vertical and horizontal parts that reinforce a rhythm and pattern." Additionally, Section 5.4.3.2.B states, "Sections of continuous, uninterrupted, or blank building façades typically should not exceed 50 feet."

The North Elevation (Figure 7) shows a large blank façade. The Applicant should include vertical or horizontal components to break up the large expanse of blank wall.

Option A is to commission art on this façade. Option B is to create material patterning using panels. See drawings sheet SD2.04

Figure 7: North Elevation



11. Electrical and Mechanical Rooms

Are there electrical and/or mechanical rooms included in the plan? The Applicant should specify where mechanical, electrical, and HVAC systems will be located and clearly show them in the plan.

Potential utility service rooms are located on the first floor (See plan SD1.01 forthcoming). Dwelling units have their own environmental controls.

Andrzejewski, Michelle

From: Emily Kelting <emily.kelting@gmail.com>
Sent: Sunday, October 19, 2025 11:41 PM
To: Andrzejewski, Michelle
Subject: More questions for the Parking Relief hearing by Alpha 5MK on Wednesday, October 22

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from emily.kelting@gmail.com. [Learn why this is important](#)

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Hi Michelle,

I am looking forward to being at the hearing this Wednesday. Since I last wrote you, I have a few more questions that I hope can be addressed at the hearing. I hope I will be given the opportunity to speak on these issues.

1. a.) There are currently 57 rental apartment units at 19 Day Street. In our leases, every unit is guaranteed a space in the parking lot. Where there are two people with cars--either couples or friends in one unit--my understanding is that these people pay an additional fee for the extra car to park in the parking lot. When they pay the fee, they are also guaranteed a spot. So of the 57 units, I'm estimating (and we'd need numbers from Alpha 5MK) that at 19 Day Street currently, there may be 10 or 20 two-car units of the 57 units. Let's just say it's 15 apartments with 2 cars. That makes 42 single occupancy units with one car. And 15 units with 2 cars. That would mean we currently need 74 spaces in the parking lot for our cars. (Even now, with just one residential building, it is sometimes hard to find a place to park.)

Now let's say the new 40-unit building is likely to have 30 single occupancy units and 10 units with 2 cars. That's another 50 spaces needed.

So the total number of spaces we'll need for both buildings is 124 spaces. So with the 78 spaces I've counted on the site plan, there is no way there will be adequate parking for all residents of both buildings, tenants who have guaranteed spaces written into our leases. Any way you cut it, Alpha 5MK will not be in compliance with the parking spots guaranteed in our leases after the new building is finished.

1b. Of these 124 spaces, I'm sure that legally Alpha 5MK is required to provide more handicapped spaces than the 4 we have now. How many handicapped spaces will there be? Also, I believe there will be 9 spaces reserved for electric car charging, while there are 2 spaces reserved for it now. Is that correct?

1c. Having the trash area moved to under the new building by the entrance to the parking lot on the right side will be another nightmare. To me, the space doesn't look big enough for garbage trucks to maneuver sideways to pick up the garbage. It's too confined a space. Anyone trying to enter the parking lot when they are there will have to wait--, whereas the trash is now located in an out-of-the-way spot that doesn't impact our comings and goings. And I wonder if other tall vehicles like moving vans will be too big to drive under the new building. We need to clarify the plans for the delivery cars and trucks too.

1c. Day Street is a narrow street. During construction, it will be a nightmare with the construction vehicles added to school busses, cars and trucks. And cars and trucks parked along Day Street will further add to the traffic issues and possibly create visibility problems too.

1d. In our current parking situation, visitors must park on the street. Doesn't every other recently-built apartment building in Sono provide designated parking spaces for visitors?

2. Also, Alpha 5MK proposes using the current parking lot as a staging area for their construction vehicles and equipment. Which means the current residents won't be able to use our parking lot. There's very limited street parking nearby. We will be greatly inconvenienced by having to try to find spaces or parking lots—for which we may have to pay— a few blocks away.

3. How long will we be living in a construction zone? We would like to get an estimate for how long they anticipate it will take to build this new 40 unit, 6 story building and finish the paving and landscaping. Every tenant currently living here has a right to know.

As for Tenant's right's protections, as per our leases, we are entitled to "the quiet enjoyment of our apartment." My understanding is that this applies to both the landlord and the tenants. This will clearly not be the case with the noise created by this project (demolishing two buildings, jackhammering down 42 inches for the foundation of the new building, jackhammering existing asphalt, sawing rebar and pipes and more). The noise will be deafening all day, and for those like me who work at home, this will impact our ability to work. Also the rubble and dust created by the construction right outside our windows will certainly affect the enjoyment of our apartments. As will our utilities inevitably being cut off during construction.

4. There is a buyout clause in all our leases, should we decide to leave early. With the noise, dust, and lack of parking availability both during construction and afterwards, we can all make the case that this clause is null and void. There may be a potential problem for Alpha 5MK with a mass exodus of tenants who choose to find quiet enjoyment in a new apartment elsewhere rather than live through a long construction project that impacts our lives so great.

Lastly, It's one thing for a developer to buy a large vacant lot in Sono near the railroad station, or buy a bank site in East Norwalk on Cemetery Street, and construct new buildings there. I get it that this is part of the transportation plan to increase the housing density near railroad stations. But it is another thing entirely to shoehorn a new building into a small existing complex. (That's why many of us residents chose to live here—there are only 57 units.) That's the unique situation we're in here at 19 Day Street. I hope that if Alpha 5 MK decides to build here in Sono, they'll find a more feasible location than this one. Somewhere that will not disrupt the lives of existing tenants, and will provide enough parking spaces for all residents to easily park without driving in circles trying to find a spot.

Thank you.

Emily Kelting
19 Day Street Apt. 502
Norwalk, CT 06854
(203) 219-8295

"Life is short, and we do not have much time to gladden the hearts of those who make this earthly pilgrimage with us. So be swift to love and make haste to do kindness."

Andrzejewski, Michelle

From: Emily Kelting <emily.kelting@gmail.com>
Sent: Wednesday, October 1, 2025 4:55 PM
To: Andrzejewski, Michelle
Subject: Alpha 5MK Plan to expand 19 Day Street

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Hi Michelle,

I am a resident of 19 Day Street, and I was able to get the plans submitted by our management company to demolish two buildings on site and build a new 40-unit, 6 story apartment building.

I have several concerns about this project, as do other residents who I have told of this plan.

1). Parking: It's sometimes hard to find a parking space in the lot right now. There are 57 units in the building and many are occupied by couples, who each have cars. If you add another 40 units (and no doubt many of those new occupants will be couples), there will be a real parking crunch.

I know the building where Sono 1420 currently occupies will be demolished, and more spaces added. But not enough spaces... and that tandem parking idea is crazy. Plus because the new building will be a lot wider than the current bike room, we'll be losing spaces near the street.

There is no way that 88 spaces would be the right number for 97 residents, and that's if everyone is a single person. Also nine of those spaces are reserved for electric vehicle charging, so that reduces the number of spaces for gas-powered cars like mine. I really feel strongly that the management needs to provide parking spaces for every resident, not every unit. And believe me, there is no other available parking near here, as the street parking fills up, and we are not allowed to park in neighboring garages. There also needs to be spaces allotted to delivery trucks.

2). Construction of the New Building: As I understand it, the new building will span the whole available frontage along Day Street, with the entrance and exits to and from the parking lot on street level with the apartment building rising 5 floors above it. How is the new building going to be constructed without obstructing our entrance and exits to and from the parking lot? We have no other way to access the parking lot! Also, residents who live in apartments facing the parking lot will find that they will have no view out their apartment windows, other than that tower that is attached to the side of the new building. And those of us who use the roof deck will now have a view of the new building on one side, whereas we have a panoramic view of Norwalk now. Couldn't the new building be 5 stories rather than 6, so we could have maintained our view? Also with the demolition of the building on Day Street, we are also losing our bike room. I, for one, have no where in my apartment to store my bike, and the building provides no storage units. I'm not alone in objecting to the loss of that bike room. I see there is an amenity room in the new building. If so, maybe they could turn one of the current amenity rooms downstairs in 19 Day into a bike room.... It would be much appreciated.

3). Trash area and Congestion on Day Street: I see that the trash receptacles will now be located under the building by the right side entrance. That will block residents from entering the parking lot when the garbage and recycling trucks are picking up the garbage and recycling. I have a problem with that, as do other residents. Also Day Street is a narrow street. If residents and delivery trucks can't park in the parking lot, there will be more trucks and residents trying to park on Day Street. Which will make it more difficult for the visibility in residents entering and exiting the parking lot.

4). Construction and Debris Materials: Where will these trucks and/or containers be placed when the current buildings are being demolished and new ones built? It better not be in our parking lot!

5.) Excessive Noise and Huge Inconveniences: This is going to severely impact all current residents quality of living here at 19 Day Street. We all need to know ASAP how long this construction will last and when it will start. Many current residents, just learning of this project now, may choose not to renew their leases to avoid living through the construction, and we all need time to find other places to live if we choose to vacate. IMHO, it is gross negligence on the part of Alpha 5 MK to not let the residents know of this proposed project in advance. I only found out about it because my friend, Marco Perry is a neighbor of 19 Day Street, and legally he and his had to be informed. And Marco told me.

I would greatly appreciate you addressing all of my concerns (which are shared by all the residents here) ASAP.

Thank you.

Emily Kelting
19 Day Street Apt. 502
Norwalk, CT 06854
(203) 219-8295

"Life is short, and we do not have much time to gladden the hearts of those who make this earthly pilgrimage with us. So be swift to love and make haste to do kindness."

Andrzejewski, Michelle

From: Baker, Bryan
Sent: Tuesday, October 7, 2025 1:22 PM
To: Nicholas Kantor; Richard Roina; galenwells; darius.williams1029@outlook.com; jjbyron1@hotmail.com; serelle21@gmail.com; diana.lenkowsky@gmail.com; Schulman, Louis; Bryce, Chapin; Williams, Darius; Lenkowsky, Diana; Wells, Galen; Kantor, Nick; Roina, Richard; Tabachneck, Ana; Langalis, Tammy; Jordan-Byron, Jacquen
Cc: Andrzejewski, Michelle; Kleppin, Steven
Subject: Fw: 19 Day Street Development Plan

Please see email below (this application will be on your 10/22 agenda).

Bryan Baker, AICP
Principal Planner

City of Norwalk
125 East Avenue
Norwalk, CT 06856
Phone: (203) 854-7705
www.norwalkct.gov
bbaker@norwalkct.gov



From: tmahonct@icloud.com <tmahonct@icloud.com>
Sent: Tuesday, October 7, 2025 1:12 PM
To: Baker, Bryan <bbaker@norwalkct.gov>; Rilling, Harry <hrilling@norwalkct.gov>
Cc: 'Mary Beth Mahon' <mbmahon@icloud.com>; Tim Mahon <tmahonct@icloud.com>
Subject: 19 Day Street Development Plan

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Dear Members of the Norwalk Planning and Zoning Commission,

I am writing to you as a concerned resident of 19 Day Street in Norwalk to express my strong objections to the proposed development at this location. As someone directly impacted by the ongoing challenges in our neighborhood, I urge the Commission to carefully consider the potential negative effects on the community, particularly in relation to parking and resident notification.

One of my primary concerns is the inadequate parking provisions outlined in the proposal. Parking in this area is already notoriously difficult, with limited street spaces and high demand from existing residents and visitors. The proposed number of parking spots falls far short of what would be necessary to accommodate the additional units planned for the development. This shortfall will exacerbate the current issues, leading to increased congestion, frustration, and potential safety hazards as people compete for spots or resort to illegal parking.

Furthermore, it is deeply troubling that existing residents, including many seniors in the building, were not properly informed about this proposed development when initiating or renewing their leases. This lack of transparency has left vulnerable individuals unprepared for the disruptions ahead. Seniors like my wife and I, rely on convenient and reliable parking for mobility, medical appointments, and daily necessities. The added hardship from reduced parking availability could significantly diminish their quality of life and independence.

Compounding these issues, the landlord/developer has provided no proposals for alternative parking solutions, either during the construction phase or post-completion. Without a clear plan to mitigate these impacts—such as off-site parking arrangements, shuttle services, or expanded on-site facilities—the project risks creating unnecessary burdens on the community.

I respectfully request that the Commission deny approval for the development in its current form or, at minimum, require substantial revisions to address these parking deficiencies and ensure proper resident notifications in the future. Protecting the well-being of current residents, especially our senior population, should be a priority in any planning decision.

Thank you for your time and consideration. I would appreciate the opportunity to discuss these concerns further and can be reached at 203-830-9354 or TMahonCT@icloud.com.

Sincerely,
Tim Mahon
19 Day Street #305
Norwalk, CT 06854
203-830-9354
tmahonct@icloud.com

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

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

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

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

2. **Applicant's name and address**
RMS Real Estate Group, LLC
148 Broad Street
Stamford, CT 06901

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.**

370 & 394 West Avenue, 2 Maple Street
Norwalk, Connecticut 06854
Assessor's Map No. – 15E
District 1, Block 8, Lots 10, 13 & 40B

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 Schedules A and 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.**
See Schedule C attached hereto and made a part hereof.

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.**

To be provided.

8. **Provide a map of the city showing all zones affected by the zoning amendment including a calculation of the areas involved.**

Refer to highlighted copies of City of Norwalk Zoning Map attached hereto and made a part hereof as Schedule D. Three (3) copies submitted herewith.

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 (Rom 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.**

Submitted herewith.

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. This text amendment application is not accompanied by a site plan or special permit application, so no notice to neighbors is required.

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).**

Applicant seeks a waiver of these requirements because the text amendment relates to building signage which does not affect traffic generation or patterns nor onsite drainage.

Respectfully submitted this the 24th day of July 2025.

RMS Real Estate Group, LLC

By 
Carmody Torrance Sandak & Hennessey LLP
Elizabeth A.B. Suchy, Esq.
1055 Washington Boulevard, 4th Floor
Stamford, CT 06901
Phone: (203) 425-4200
Fax: (203) 325-8608
Counsel for the Applicant

RMS REAL ESTATE GROUP, LLC
370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
NARRATIVE – REASONS FOR REQUESTED AMENDMENT
SCHEDULE A

I. BACKGROUND

RMS 394 West Avenue, LLC (“RMS”) is the owner/developer of consolidated parcels of real property located at 370 West Avenue at the corner of Maple Street in Norwalk, Connecticut (the “Property”).¹ Construction is currently underway for the use and occupancy of a mixed-use development approved in 2023 containing residential units and amenity space, restaurant space, and associated parking and site improvements. The Property is currently zoned CD-4.²

Specifically, the project offers 204 apartments (37 studio, 100 one-bedroom, and 67 two-bedroom units) along with first-floor restaurant space and on-site amenities including bike racks, courtyards, rooftop terrace, solar charging stations, electric vehicle charging stations, indoor resident amenity space, and an outdoor pool. Of the 204 units, 20 (four (4) studio, ten (10) one-bedroom, and six (6) two-bedroom units) will be deed restricted as affordable in perpetuity in accordance with the city’s workforce housing regulations, along with a fee paid pursuant to the former Sec. 118-1050D.(2)(c) of the City of Norwalk Building Zone Regulations (“zoning regulations”). A total of 261 parking spaces are required for all uses and 270 parking spaces will be provided in an on-site structured parking garage. In addition, 20,400 sq.ft. of recreation area is required and 33,616± sq.ft. of recreation area is proposed.

II. PROPOSAL

The Applicant proposes an amendment to the Zoning Regulations of the City of Norwalk (“zoning regulations”) to permit cornice signs on structures containing four (4) or more stories under certain limited circumstances in the CD-4 and CD-3C zones.³ Specifically, the Applicant proposes the following language:

To Sec. 9.3 (“Defined Terms”) and Table 7.1.2.B-1 of the zoning regulations, add the following new definition:

¹Formerly District 1, Block 8, Lots 10, 13 and 40B.

²Previously, the Property had been zoned CDB.

³Prior to the citywide zoning rewrite in 2023 for which a new zoning map and regulations became effective on February 19 2024, cornice signs were permitted in the city’s business and industrial zones, and was enacted in response to signage proposed at 535 Connecticut Avenue. Specifically, cornice signs were defined as “a sign which copy depicts the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building as permitted by Section 118-1294(B)(5).” Sec. 118-1294B(5) specified that cornice signs were permitted “[in lieu of otherwise permitted wall signs specified in Subsection A(1) herein, buildings in excess of five (5) stories shall be permitted one (1) cornice sign which shall be located within ten (10) feet of the main roofline directly above the sign and one (1) building street number sign not to exceed twenty (20) square feet. Such cornice sign shall consist of letters or logo no larger than thirty-six (36) inches in height and a total sign area calculated at one and one-half (1.5) square feet in area for each linear foot of building frontage on one street, not to exceed two hundred and fifty square feet in area regardless of the size of the building, and may be installed on two (2) sides of such building. Such cornice sign shall not project more than twelve (12) inches from the wall to which it is attached, nor shall it extend beyond the corners of the building or above the cornice of the building. Such sign may be illuminated, but shall not be flashing, animated or have the capacity for changeable copy. Cornice signs shall be permitted only by site plan review or modification of same, as per Section 118-1451.”

“Cornice Sign – a sign placed horizontally or vertically at or near the roofline of structures containing four (4) or more stories, identifying the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building. A maximum of two (2) cornice signs may be installed per building measured at 1 sq.ft. per linear foot of building frontage upon which the sign is to be installed, in lieu of all other signs, except that structures with four (4) or more stories may install signage for street level commercial tenants in accordance with these regulations. Cornice signs shall comply with illumination requirements set forth in Sec. 7.1.8B”

In addition, the Applicant proposes to include in the zoning regulations a new table identified as “Cornice” in Table 7.1.2.B-2 (Sign Types).

The Applicant’s multi-story, multi-family mixed use structure is nearing completion and serves as a gateway building into the West Avenue corridor and is visible from I-95 and the Route 7 Connector. Cornice signs with the name of the building on the southern and western elevations would not only identify the building, but also serve as wayfinding signage. An example of the Applicant’s proposed cornice sign is attached hereto as Exhibit A.

This is a reasonable and rational amendment that addresses several issues. First, the proposed cornice signs would be limited in number, size and illumination, but make clear the location of this noteworthy structure at the entrance to West Avenue, as well as other prominent buildings in the CD-4 and CD-3C zones. Secondly, the proposed signage would serve as a guidepost/wayfinding for motorists and pedestrians alike. In addition, the proposed text amendment would likely render *conforming*, many of the existing cornice signs in the CD-3C and CD-4 zones which were rendered *nonconforming* as a result of the enactment of the new regulations in 2023-24. This is due to the fact that cornice signs were eliminated in the new regulations.

The proposed text amendment is consistent with overarching goals of the City of Norwalk’s advisory Plan of Conservation & Development (POCD) which was 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).

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.

RMS REAL ESTATE GROUP, LLC
370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
PROPOSED TEXT
SCHEDULE B

“Cornice Sign – a sign placed horizontally or vertically at or near the roofline of structures containing four (4) or more stories, identifying the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building. A maximum of two (2) cornice signs may be installed per building measured at 1 sq.ft. per linear foot of building frontage upon which the sign is to be installed, in lieu of all other signs, except that structures with four (4) or more stories may install signage for street level commercial tenants in accordance with these regulations. Cornice signs shall comply with illumination requirements set forth in Sec. 7.1.8B”

**RMS REAL ESTATE GROUP, LLC
APPLICATION FOR ZONE TEXT AMENDMENT
HISTORY OF PARCELS AT 370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
SCHEDULE C**

Current zoning classification	CD-4
Prior classifications	Central Business District Central Business Design District Subarea B

Zoning Map Effective January 31, 2025

Wilton

New Canaan

Westport

Legend

- Aquifer Protection Area
- CAM Boundary
- Overlay Zones and Village Districts**
 - ▨ EAVD
 - ▨ EVTZ
 - ▨ MSVDQZ
 - ▨ 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

Darien

0 0.28 0.55 1.1 Miles

N

WATER

SD-IC

SD-IC

SD-IC

Zoning Map Effective January 31, 2025

Wilton

New Canaan

Westport

Legend

- Acquifer Protection Area
- CAM Boundary
- Overlay Zones and Village Districts
 - EA/D
 - EV12
 - MSVDO2
 - RAVD
 - STVD
- Zoning Map
 - 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

Darien

WATER

500'
approx

0 0.25 0.55 1.1 Miles

N

**RMS REAL ESTATE GROUP, LLC
370 & 394 WEST AVENUE, 2 MAPLE STREET, NORWALK, CT
APPLICATION FOR ZONE TEXT AMENDMENT
PROPOSED CORNICE SIGN
EXHIBIT A**



July 30, 2025

Memorandum

To: Elizabeth A.B. Suchy

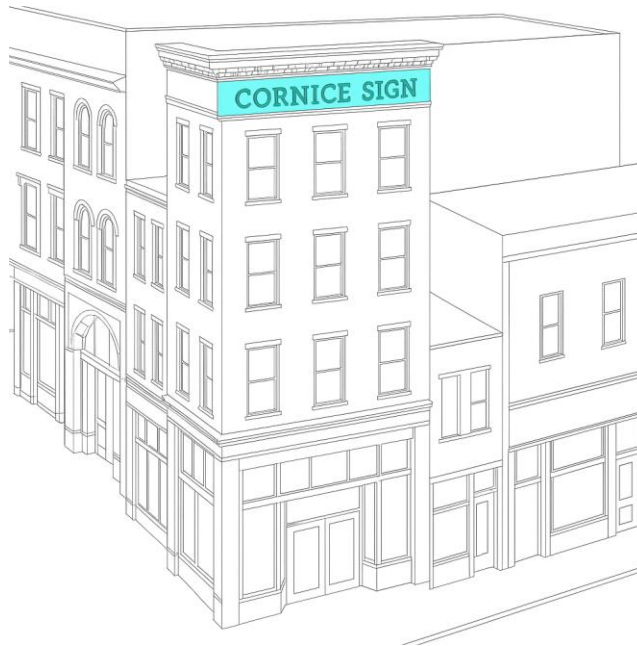
From: Bryan Baker, AICP, Principal Planner

Re: #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones

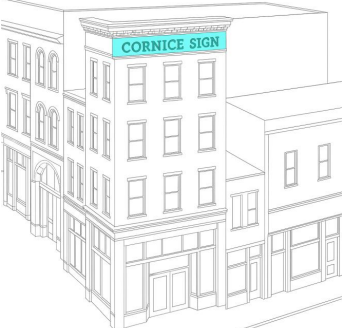
Dear Attorney Suchy,

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.

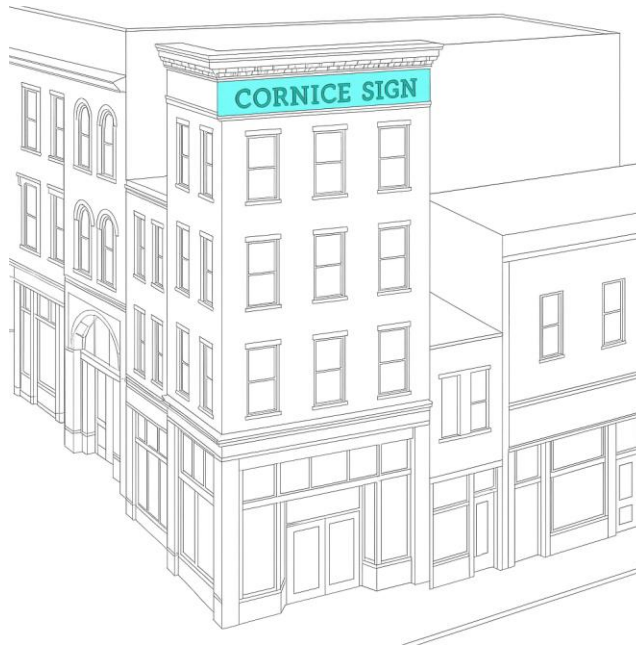
1. Like the other signs that are permitted within the zoning regulations, a graphic/illustration is included. Staff recommends that a graphic, shown below, be added to the proposed application and placed similarly to the other sign types:



2. As proposed, the definition of “Cornice Sign” contains some language that may be appropriately placed within Article 7 (signage section) rather than Article 9 (definitions section). Therefore, Staff recommends the following modifications to the application:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts
Cornice Sign A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		CD-3C and CD-4

CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts
CD-3C CD-4

General Description		Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		In addition to all other applicable standards, each Cornice Sign allowed under this Article: Shall be applied to the top Story Façade and not project vertically above the roof line; Shall have letters individually attached to the wall or printed

Dimensions			or etched on the same surface as the background; c. May be internally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Quantity (max)	1 per Street Frontage		
Area	1sf per linear foot of Facade		
Width/Height	???		
Depth/Projection	Max 7 in		

Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

3. Staff recommends that the applicant consider proposing a maximum height for the letters.
4. Staff recommends that the applicant consider proposing a maximum measurement for the illumination of the letters.

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

QWIK MOD™ 12V 12 VDC

12V LED channel letter illumination



Specifications

Qwik Mod

Dimensions L × W × H Qwik Mod 1 1.4" × 0.69" × 0.25"
 Qwik Mod 2 2.2" × 0.69" × 0.25"
 Qwik Mod 3 3.14" × 0.69" × 0.25"
 Qwik Mod 4 1.77" × 1.7" × 0.25"

Beam angle 170° Ultra-wide low dome batwing optic
 with diamondback optic lens technology

Mounting options Peel & Stick and mechanical screw hole

Operating temp -30° C to +60° C

Environment IP68

Spacing Qwik Mod 1 2.5 mods/ft
 (fully-stretched) Qwik Mod 2 1.7 mods/ft
 Qwik Mod 3 & 4 1.5 mods/ft

Qwik
Mod 4

Qwik
Mod 3

Qwik
Mod 2

Qwik
Mod 1

**Qwik Release
Tab reduces
labor time**



Wire color Whites White solid (+) /
 White/Black stripe (-)*
 Colors Gray, Red, Green, or Blue
 solid (+) / White/Black stripe (-)

Warranty 10-Year Product / 5-year Limited Labor

Product	Max. mods (series)	CCT/Wavelength	SKU	Intensity	Efficacy	Packaging	UL number
Qwik Mod 1	75 mods (30 ft)	7100 K	M-QMSX0-71	47.2 lm/mod (118 lm/ft)	118 lm/W	Mods per bag: 150 (60 ft) Mods per case: 1500 (600 ft)	PL-QM1-TW110-P
		5000 K	M-QMSX0-50				PL-QM1-NW110-P
		4100 K†	M-QMSX0-41				PL-QM1-MW110-P
Qwik Mod 2	38 mods (22.35 ft)	7100 K	M-QMDX0-71	94.1 lm/mod (160 lm/ft)	118 lm/W	Mods per bag: 76 (44.7 ft) Mods per case: 912 (536.52 ft)	PL-QM2-TW150-P
		5700 K†	M-QMDX0-57				PL-QM2-WN150-P
		5000 K	M-QMDX0-50				PL-QM2-NW150-P
		4100 K†	M-QMDX0-41				PL-QM2-MW150-P
		3500 K†	M-QMDX0-35				PL-QM2-WW150-P
		3000 K	M-QMDX0-30				PL-QM2-DW150-P
		2700 K	M-QMDX0-27				PL-QM2-IW150-P
		Red (625 nm)	M-QMDX0-RD	22 lm/mod (37.4 lm/ft)	27.5 lm/W		PL-QM2-RD37-P
		Amber (589 nm)	M-QMDX0-AM	20.4 lm/mod (34.68 lm/ft)	22.93 lm/W		PL-QM2-AM150-P
		Red-Orange (613 nm)	M-QMDX0-RO	29.97 lm/mod (50.95 lm/ft)	34 lm/W		PL-QM2-RO150-P
		Orange (617 nm)	M-QMDX0-OR	25.66 lm/mod (43.62 lm/ft)	29.68 lm/W		PL-QM2-OR37-P
		Green (525 nm)	M-QMDX0-GR	44 lm/mod (75 lm/ft)	53.51 lm/W		PL-QM2-GR75-P
		Blue (460 nm)	M-QMDX0-BL	10 lm/mod (17 lm/ft)	12.31 lm/W		PL-QM2-BL17-P
Qwik Mod 3	25 mods (16.67 ft)	7100 K	M-QMTX0-71	136.7 lm/mod (205 lm/ft)	114 lm/W	Mods per bag: 50 (33.3 ft) Mods per case: 750 (500 ft)	PL-QM3-TW200-P
		5000 K	M-QMTX0-50				PL-QM3-NW200-P
		4100 K†	M-QMTX0-41				PL-QM3-MW200-P
		Red (625 nm)	M-QMTX0-RD	34 lm/mod (51 lm/ft)	28.33 lm/W		PL-QM3-RD51-P
		Amber (593 nm)	M-QMTX0-AM	33.44 lm/mod (50.16 lm/ft)	26.42 lm/W		PL-QM3-AM200-P
		Red-Orange (610 nm)	M-QMTX0-RO	67.86 lm/mod (101.78 lm/ft)	52.5 lm/W		PL-QM3-RO200-P
		Orange (612 nm)	M-QMTX0-OR	63.77 lm/mod (95.66 lm/ft)	50.06 lm/W		PL-QM3-OR200-P
		Green (525 nm)	M-QMTX0-GR	86 lm/mod (129 lm/ft)	68.61 lm/W		PL-QM3-GR129-P
		Blue (460 nm)	M-QMTX0-BL	18 lm/mod (27 lm/ft)	14.81 lm/W		PL-QM3-BL27-P
Qwik Mod 4	19 mods (12.67 ft)	7100 K	M-QMQX0-71	180 lm/mod (270 lm/ft)	113 lm/W	Mods per bag: 38 (25.3 ft) Mods per case: 912 (608 ft)	PL-QM4-TW260-P
		5000 K	M-QMQX0-50				PL-QM4-NW260-P
		4100 K†	M-QMQX0-41				PL-QM4-MW260-P

* Check module for polarity.
 † Available in limited supply.



Specifications subject to change without notice.



QWIK MOD™ 12V ¹²VDC

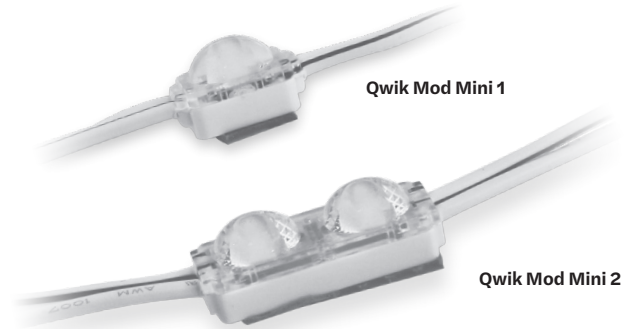
12V LED channel letter illumination



Specifications

Qwik Mod Mini

Dimensions L × W × H	Qwik Mod Mini 1, ..0.55" × 0.35" × 0.35"
	Qwik Mod Mini 1 HD
	Qwik Mod Mini 2...1.02" × 0.35" × 0.35"
Beam angle	180° × 140° Low dome diamondback optic
Mounting options	Peel & Stick, silicone required (Peel & Stick for temporary placement only)
Operating temp	-25° C to +60° C
Environment	IP67
Spacing	Qwik Mod Mini 1 ...4.14 mods/ft
(fully-stretched)	Qwik Mod Mini 1 HD6.1 mods/ft
	Qwik Mod Mini 2...3.33 mods/ft
Wire color	WhitesWhite solid (+) / White/Black stripe (-)*
	Colors.....Gray, Red, Green, or Blue solid (+) / White/Black stripe (-)
Warranty	10-Year Product / 5-year Limited Labor



Product	Max. mods (series)	CCT/Wavelength	SKU	Power	Intensity	Efficacy	Packaging	UL number
Qwik Mod Mini 1	240 mods (58 ft)	7000 K	M-QMM10-70	0.24 W/mod (0.99 W/ft)	25 lm/mod (103.5 lm/ft)	104.2 lm/W	Mods per bag: 240 (58 ft) Mods per case: 4,800 (1,160 ft)	PL-MN1-QM70-P
		2700 K*	M-QMM10-27					PL-MN1-QM27-P
Qwik Mod Mini 1 HD	240 mods (39.34 ft)	7000 K	M-QMM1H-70	0.24 W/mod (1.46 W/ft)	25 lm/mod (152.5 lm/ft)	104.2 lm/W	Mods per bag: 240 (39.34 ft) Mods per case: 4,800 (786.89 ft)	PL-MN1-QM70-P (HD)
		5700 K*	M-QMM1H-57					PL-MN1-QM57-P (HD)
		5000 K*	M-QMM1H-50					PL-MN1-QM50-P (HD)
		4100 K*	M-QMM1H-41					PL-MN1-QM41-P (HD)
		3500 K*	M-QMM1H-35		PL-MN1-QM35-P (HD)			
		3000 K*	M-QMM1H-30		PL-MN1-QM30-P (HD)			
		2700 K*	M-QMM1H-27		PL-MN1-QM27-P (HD)			
		Red (667 nm)	M-QMM1H-RD		3 lm/mod (18.3 lm/ft)	14.4 lm/W		PL-MN1-QMRD-P (HD)
		Green (508 nm)	M-QMM1H-GR		19 lm/mod (115.9 lm/ft)	73.5 lm/W		PL-MN1-QMGR-P (HD)
		Blue (453 nm)	M-QMM1H-BL		4 lm/mod (24.4 lm/ft)	9.56 lm/W		PL-MN1-QMBL-P (HD)
Qwik Mod Mini 2	120 mods (36 ft)	7000 K	M-QMM20-70	0.48 W/mod (1.60 W/ft)	50 lm/mod (166.5 lm/ft)	104.2 lm/W	Mods per bag: 120 (36 ft) Mods per case: 3,000 (900 ft)	PL-MN2-QM70-P
		Red (629 nm)	M-QMM20-RD		9.45 lm/mod (31.47 lm/ft)	20.68 lm/W		PL-MN2-QMRD-P
		Ruby Red (637 nm)	M-QMM20-RR		7.1 lm/mod (23.64 lm/ft)	15.72 lm/W		PL-MN2-QMRR-P
		Amber (593 nm)	M-QMM20-AM		8.9 lm/mod (29.64 lm/ft)	18.39 lm/W		PL-MN2-QMAM-P
		Red-Orange (616 nm)	M-QMM20-RO		15.321 lm/mod (51.02 lm/ft)	30.60 lm/W		PL-MN2-QMRO-P
		Orange (617 nm)	M-QMM20-OR		14.46 lm/mod (48.15 lm/ft)	29.54 lm/W		PL-MN2-QMOR-P
		Green (517 nm)	M-QMM20-GR		48.87 lm/mod (162.74 lm/ft)	84.28 lm/W		PL-MN2-QMGR-P
		Blue (462 nm)	M-QMM20-BL		9.5 lm/mod (31.64 lm/ft)	18.27 lm/W		PL-MN2-QMBL-P

* Available in limited supply.



Specifications subject to change without notice.

Recommended Coverage Chart (Channel Letters)

Qwik Mod

Model	Depth	Mods/ft	Single stroke width	Multi-row on-center spacing
Qwik Mod 1	2"	3	6"	4"
	3"		8"	7"
	4"	2.5	12"	9"
	5"			11"
Qwik Mod 2	3"	3	8"	7"
	4"	1.7	12"	12"
	5"		16"	13"
	6"		18"	14"
	3"	3	8"	7"
	4"	1.7	12"	12"
	5"		16"	13"
	3"	3	8"	7"
Qwik Mod 3	4"	1.5	13"	12"
	5"		16"	13"
	6"		18"	14"
	7"		22"	16"
	8"		24"	18"
	3"	2	8"	7"
	4"	1.5	13"	12"
	5"		16"	13"
	6"		18"	14"
	7"		20"	16"
	8"		22"	18"
Qwik Mod 4	3"	3	8"	7"
	4"	1.5	13"	12"
	5"		16"	13"
	6"		18"	14"
	7"		22"	16"
	8"		24"	18"

Product and depth may vary depending on face material and desired brightness.

All spacing guidelines in this chart were done using 7328 White Acrylic faces. Other materials, thicknesses, and color can affect these guidelines in your sign. To ensure accuracy, it is recommended that you test the product in your specific application in a dark setting prior to installation. If you have concerns or questions about the materials you are using for your application please contact us for assistance.

Qwik Mod Mini

Model	Depth	Max. stroke (single row)	Multi-row on-center spacing
Qwik Mod Mini 1	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
Qwik Mod Mini 1 HD	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
Qwik Mod Mini 2	1"	2.5" at 7.5 mods/ft	1.5" at 7.5 mods/ft
	2"	4"	3"
	3"	6"	5"

Power Supply Options

Qwik Mod

Product	60 W		20 W	
	Watts/Mod [‡]	Max. Mods	Watts/Mod [‡]	Max. Mods
Qwik Mod 1	0.4	150	0.42	47
Qwik Mod 2	0.8	76	0.84	23
Qwik Mod 3	1.2	50	1.26	15
Qwik Mod 4	1.6	38	1.68	11

[‡] Watts per mod may vary depending on run footage.



SUPERIOR 60 W, 12 VDC POWER SUPPLY (100-277VAC)



Superior Series

Specifications

SKU.....H60W-SD-12
Warranty.....10-year product/5-year limited labor

Performance

Input voltage.....100~277 VAC
Input current.....0.8A/110 VAC | 0.3A/277VAC
Input frequency.....50~60 Hz
Efficiency..... $\geq 86\%$
Power factor..... ≥ 0.95
Power input.....0.8 A max.
Output voltage.....DC 12V $\pm 2.5\%$
Output current.....5 A
Output power.....60 W

Safety

Protective characteristics.....Over-current/short-circuit/
over-voltage/over-temperature
Safety rating.....IP68, Class 2
Dielectric Strength (Hi-Pot).....I/P-O/P 3KVac/10mA/60S
I/P-Case 1.8KVac/10mA/60S
Insulation Resistance.....100MOhm Max/500Vdc/3S
Grounding Resistance..... $<0.1\Omega$
EMC.....FCC part 15 class B EN55015

*High performance superior
power supply*



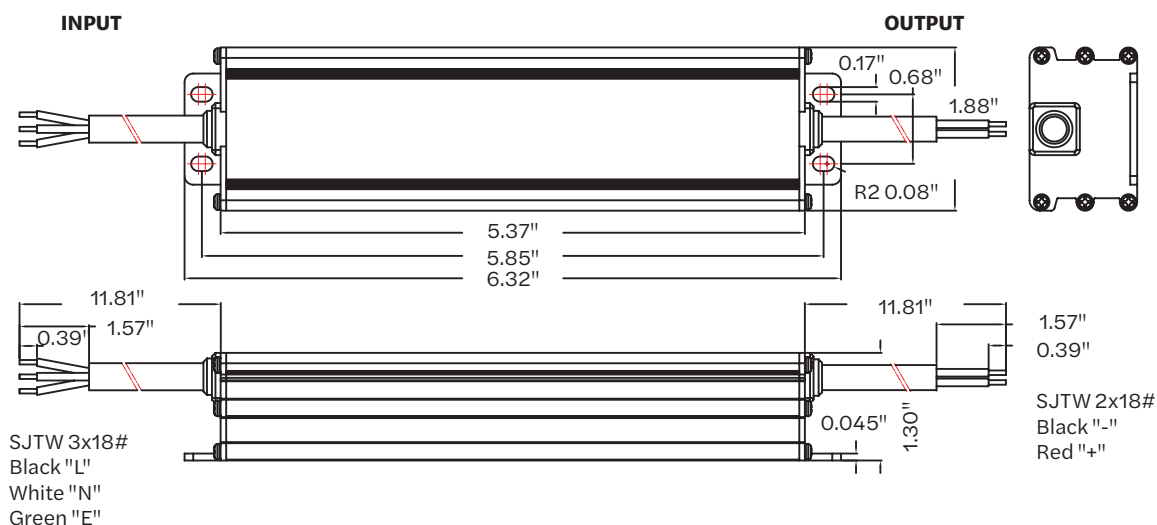
**UL Retrofit Kit
Classified**

Environmental

Operating temperature..... $-40^{\circ}\sim+60^{\circ}\text{C}$
Storage temperature..... $-40^{\circ}\sim+85^{\circ}\text{C}$
Relative humidity.....20~95% RH, non-cond.
Vibration.....10 ~ 500HZ, 5G, 30 minutes
(for X, Y, Z each axis)



Dimensions



Specifications subject to change without notice.

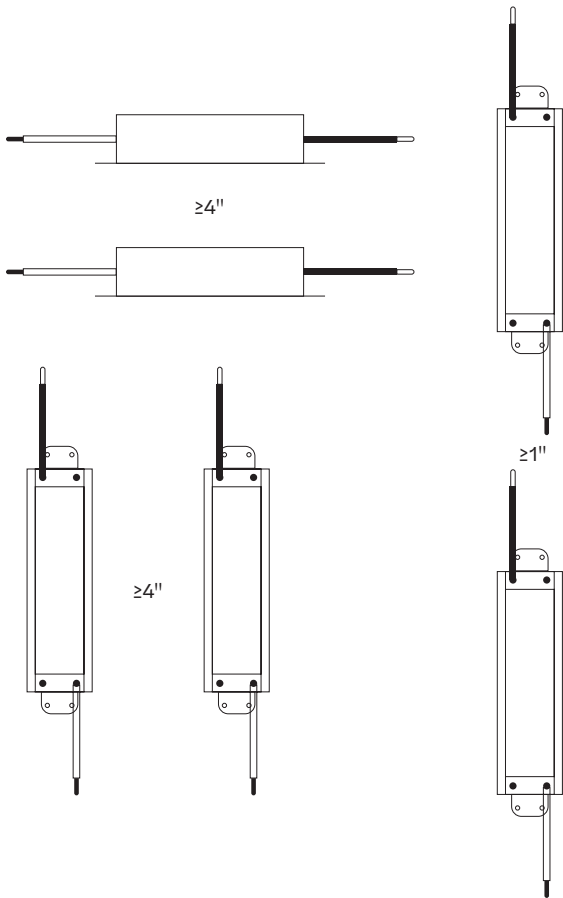
**PRINCIPAL
SLOAN**
A Principal Industries Company

SUPERIOR 60 W, 12 VDC POWER SUPPLY (100-277VAC)



Superior Series

Spacing Between Power Supplies



- Ensure that the ground wire is properly grounded and ensure it does not come into contact with the neutral wire.
- Ensure the power supply position has sufficient airflow.
- Operating temperature must be between -40° C to +60° C.
- Do not overload the power supply with multiple appliances.
- Power supply operates at high temperature.
To avoid injury, do not touch while in use.
- Do not install with power connected or during an electrical disturbance.
- Do not attempt to install by yourself.
Please contact the supplier with any questions.
- Please read and follow the instructions carefully before installing.
Ensure all contact points are in good working order.
- Please pay attention to the environment, and check for any unsafe conditions.

UL 48 Standard requires spacing between LED power supplies shall be at least 1 inch from end to end and 4 inches from side to side. This is to ensure adequate heat dissipation. Greater spacing may be required when heat ventilation in the sign or power supply enclosure is not adequate.

Recommended drivers per enclosure:

60 W = 2 max
100 W = 1 max
96 W = 1 max
120 W = 1 max
150 W = 1 max
180 W = 1 max
192 W = 1 max
240 W = 1 max

 principalsloan.com
 325.227.4577
 3490 Venture Dr., San Angelo, TX 76905



October 17, 2025

Memorandum

To: Planning & Zoning Commission – Galen Wells, Chair

From: Bryan Baker, AICP, Principal Planner

Re: #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones

Commissioners,

The applicant is requesting an amendment to Article 7 (signs) and Article 9 (definitions) of the zoning regulations to create a new sign type, “cornice signs” with additional language on what zones and type of buildings that the signs would be permitted in/on. If you will recall, the applicant is in the process of constructing the new mixed-use building located at 370-394 West Avenue (the former YMCA site) and it is their intent to have a cornice sign that includes the name of the building.

Prior to the zoning regulation re-write, cornice signs were permitted and defined as follows:

CORNICE SIGN -- A sign which copy depicts the name of the building to which it is attached or, in the alternative, the name of a corporate tenant located within the building as permitted by Section 118-1294(B)(5). [Added effective 2-25-2005]

(5) Cornice signs: In lieu of otherwise permitted wall signs specified in Subsection A(1) herein, buildings in excess of five (5) stories shall be permitted one (1) cornice sign which shall be located within ten (10) feet of the main roofline directly above the sign and one (1) building street number sign not to exceed twenty (20) square feet. Such cornice sign shall consist of letters or logo no larger than thirty-six (36) inches in height and a total sign area calculated at one and one-half (1.5) square feet in area for each linear foot of building frontage on one street, not to exceed two hundred and fifty square feet in area regardless of the size of the building, and may be installed on two (2) sides of such building. Such cornice sign shall not project more than twelve (12) inches from the wall to which it is attached, nor shall it extend beyond the corners of the building or above the cornice of the building. Such sign may be illuminated, but shall not be flashing, animated or have the capacity for changeable copy. Cornice signs shall be permitted only by site plan review or modification of same, as per Section 118-1451. [Added effective 2-25-2005]

The applicant is proposing to re-allow cornice signs with some changes from how they were permitted under the old zoning regulations.

- The first change is to allow the signs to be placed horizontally or vertically. Under the old regulations, generally, the signs could only be placed horizontally because of the requirement that they be within 10 feet of the main roofline.
- The second change is to allow cornice signs on structures that are at least four stories tall whereas the old regulations only allowed them on structures that were more than five stories. This change is logical because in the CD-3C zone, the maximum permitted height for structures is four-and-a-half (4 ½) stories.

- The third change is a reduction in the overall square footage that the sign can be from one-and-one-half (1.5) square feet per linear foot of building frontage to one (1) square foot per linear foot of building frontage.

Staff has offered modifications to the language proposed by the applicant which is detailed later in this memorandum. If the Commission finds the concept of allowing cornice signs reasonable, there are some outstanding items to be considered:

1. Illumination – should cornice signs be allowed to be illuminated and if so, what should the maximum measurement of the illumination be and what method of illumination would be permissible? The only signs that are permitted to be internally illuminated or backlit are marquee and large projecting signs, however, backlighting for a cornice sign may be reasonable. Here are images showing the difference between internally illuminated signs and backlit signs:



Internally illuminated/front-lit



Backlit

2. Permitting procedure – what type of application should be required for cornice signs? The old regulations required a site plan review application; however, it is Staff's opinion that a site plan review application is not the most appropriate and would prefer either for cornice signs to be a special permit application or over the counter. Overall, the special permit application is likely the preferred option so that any impacts from lighting on neighboring or nearby properties can be taken into consideration by the Commission.

Staff recommended language:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts
Cornice Sign A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		CD-3C and CD-4

CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts
CD-3C CD-4

General Description		Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		In addition to all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roof line; b. Shall have letters individually attached to the wall or printed or etched on the same surface as the background; c. May be backlit or externally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Dimensions		
Quantity (max)	One (1) per Street Frontage, not to exceed a total of two (2)	
Area	1sf per linear foot of Façade	
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/36 in. max. height If vertical: 36 in. max width/20 feet maximum from top of the sign to bottom of the sign	

Depth/Projection	Max 12 in.		
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Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Staff offers the following draft resolutions for consideration by the Commission:

Draft resolution to approve:

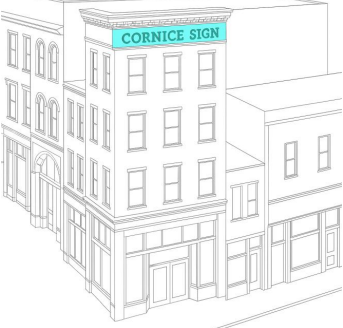
THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 1: “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”
2. Chapter 3, Goal 2: “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”
 - a. Policy: “Seek to retain, grow and attract a wide range of businesses to increase Norwalk’s competitiveness and the grand list.”
3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
4. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”

Draft resolution to approve with Staff modifications:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **APPROVED** with the following changes:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts

Cornice Sign A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		CD-3C and CD-4
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CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts
CD-3C CD-4

General Description			Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.			In addition to all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roof line; b. Shall have letters individually attached to the wall or printed or etched on the same surface as the background;
Dimensions			
Quantity (max)	One (1) per Street Frontage, not to		

	exceed a total of two (2)		c. May be backlit or externally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Area	1sf per linear foot of Facade		
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/36 in. max. height If vertical: 36 in. max width/20 feet maximum from top of the sign to bottom of the sign		
Depth/Projection	Max 12 in.		

Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

BE IT FURTHER RESOLVED that the application be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 1: “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”
2. Chapter 3, Goal 2: “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”
 - a. Policy: “Seek to retain, grow and attract a wide range of businesses to increase Norwalk’s competitiveness and the grand list.”
3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
4. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”

Draft resolution to deny:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **DENIED** for the following reasons:

1.

Sincerely,

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")

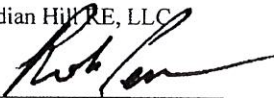
To Whom It May Concern:

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 Norwalk, 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 is for a Use, the proposed Use must be listed as a Special Permit Use for the applicable District and conforms to all applicable standards listed in Section 4.3.9.F, for the proposed use.

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

Peter Hantes, Jr.
824 carter Street
New Canaan, CT 06840

Luis Alfredo Vallejo & Reyna Vallejo
4 Klim Lane
Norwalk, CT 06850

Mauro A. Rojas
845 Carter Street
New Canaan, CT 06840

James William Mayfield
3 Klim Lane
Norwalk, CT 06850

Jimmy Nguyen
830 Carter Street
New Canaan, CT 06840

Andrew John Frucci & Emily Schneider Frucci
156 Pocconock Trail
Norwalk, CT 06850

Alain & Alicja Chebeir
166 Pocconock Trail
Norwalk, CT 06850

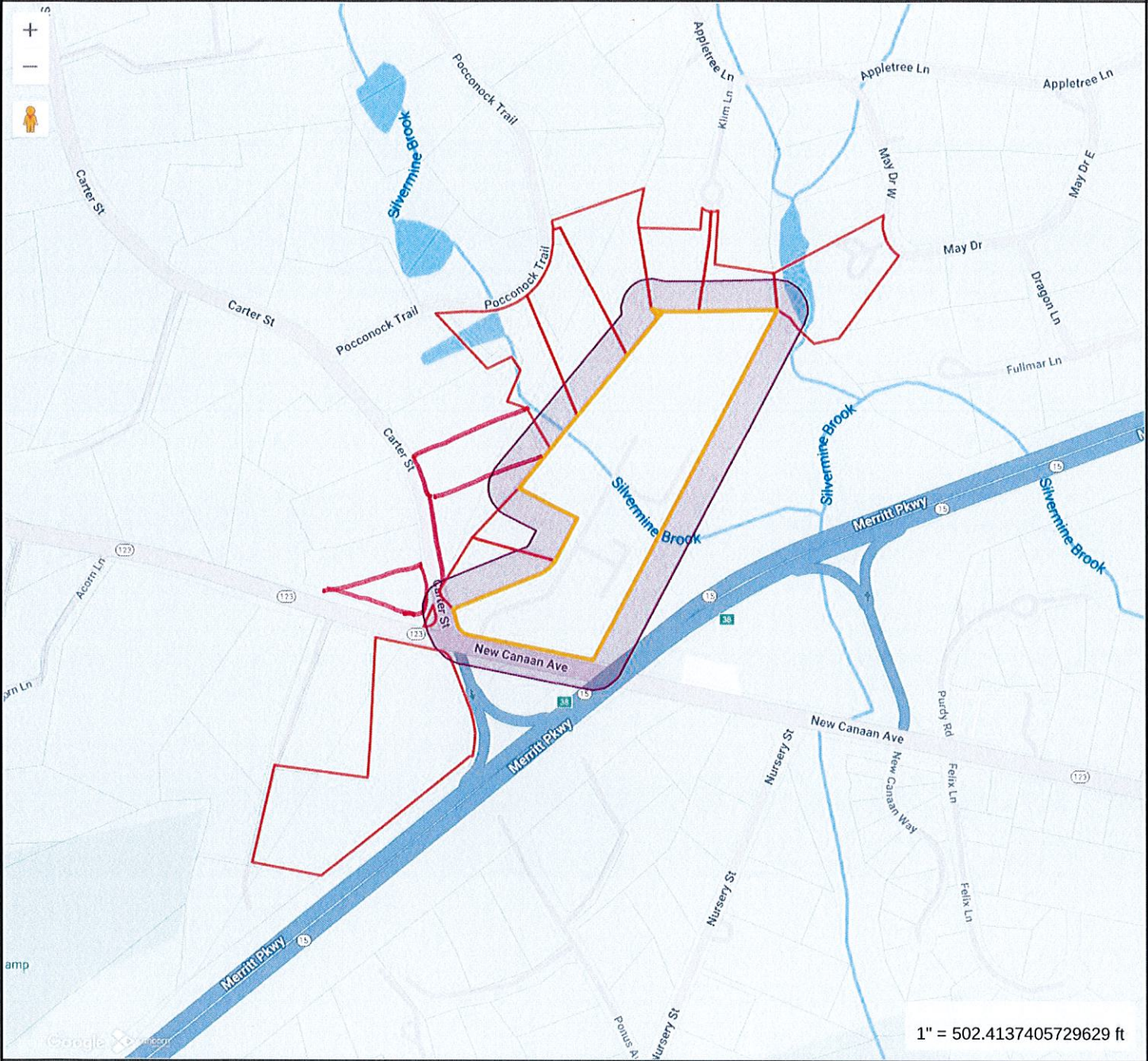
Peter B. Wilson, Jr. & Karen P. Wilson
178 Pocconock Trail
Norwalk, CT 06850

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



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



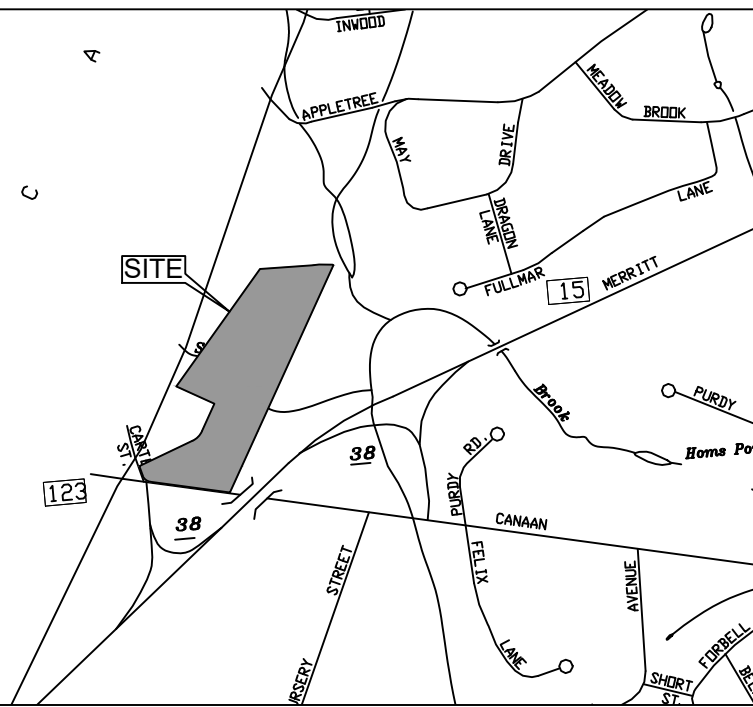
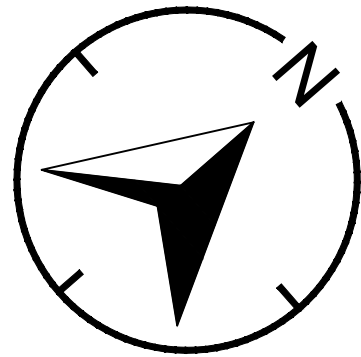
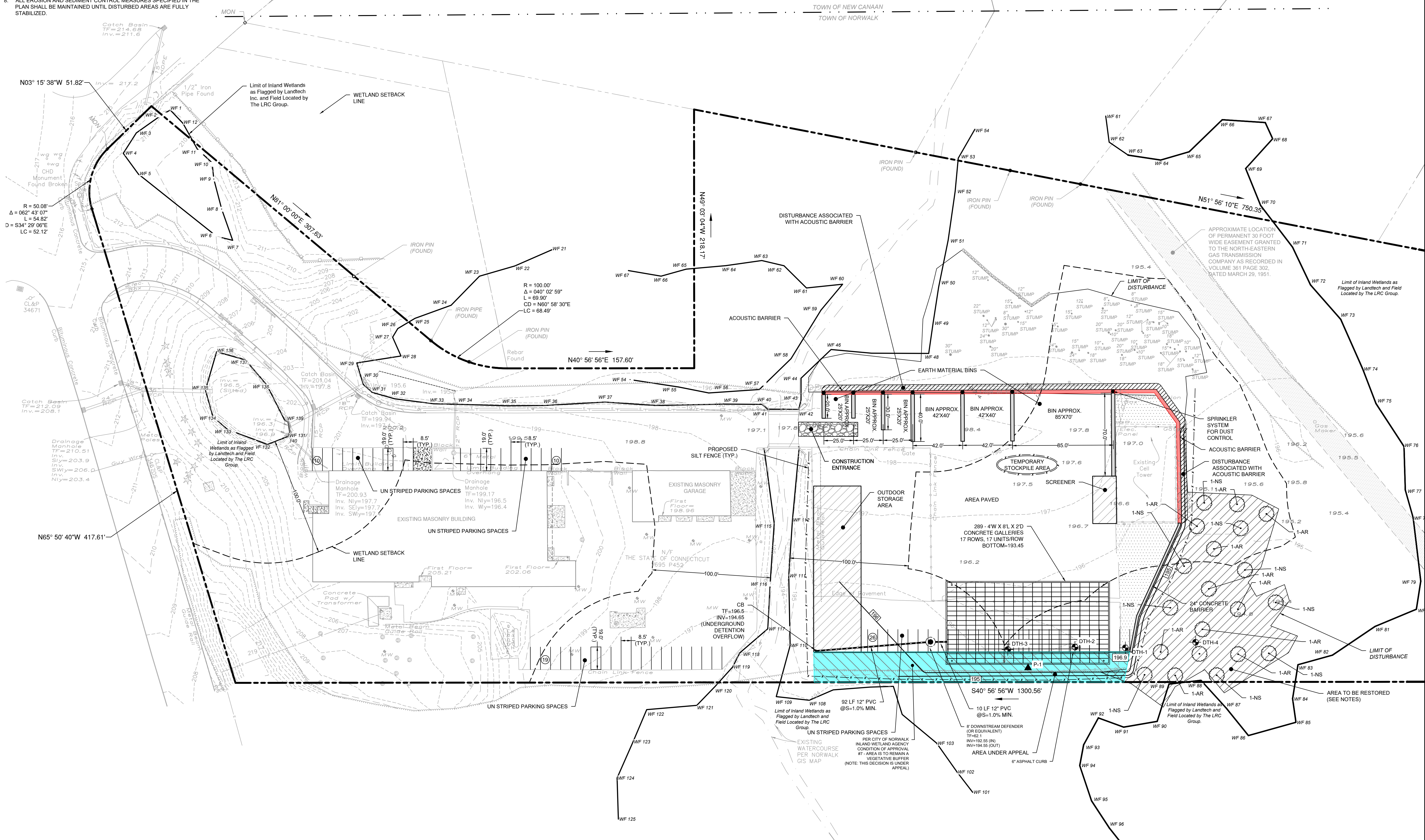
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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. 19001C0389F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPTEMBER 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)

10/9/2025	REVISED PER ZONING COMMENTS
09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPW COMMENTS
01/23/2025	PLANTINGS AND NOTES
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
INDIAN HILL RE, LLC

PROJECT LOCATION:
**284 NEW CANAAN AVENUE
NORWALK, CT**

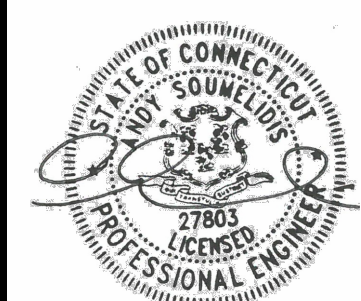
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

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

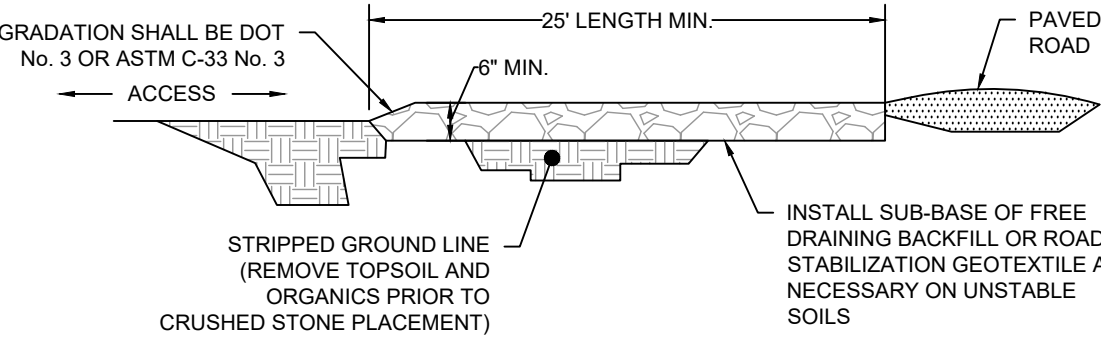
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



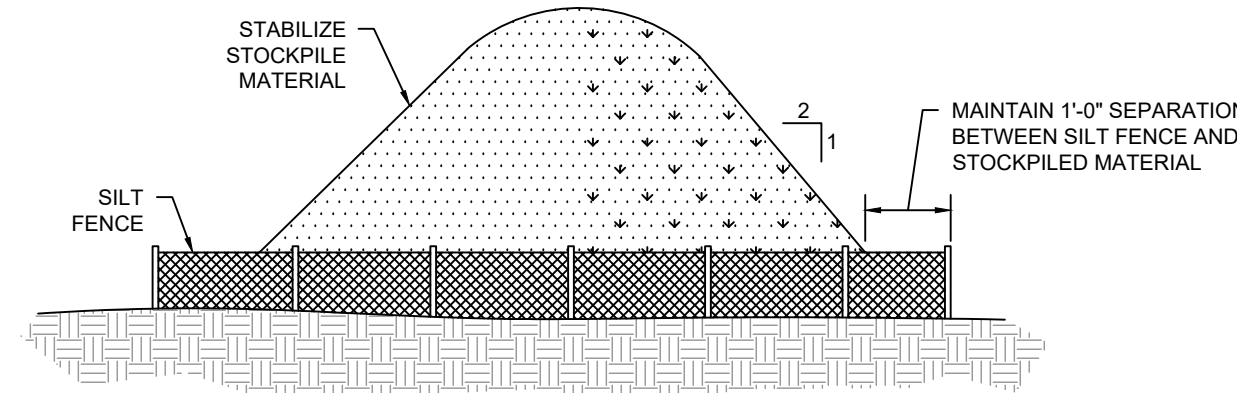
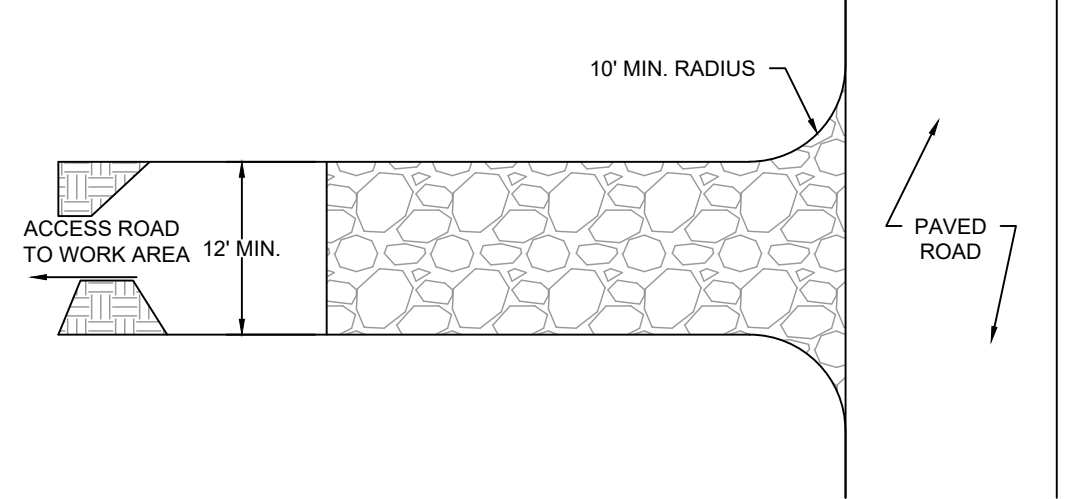
C-1.0

GENERAL EROSION AND SEDIMENT CONTROL NOTES

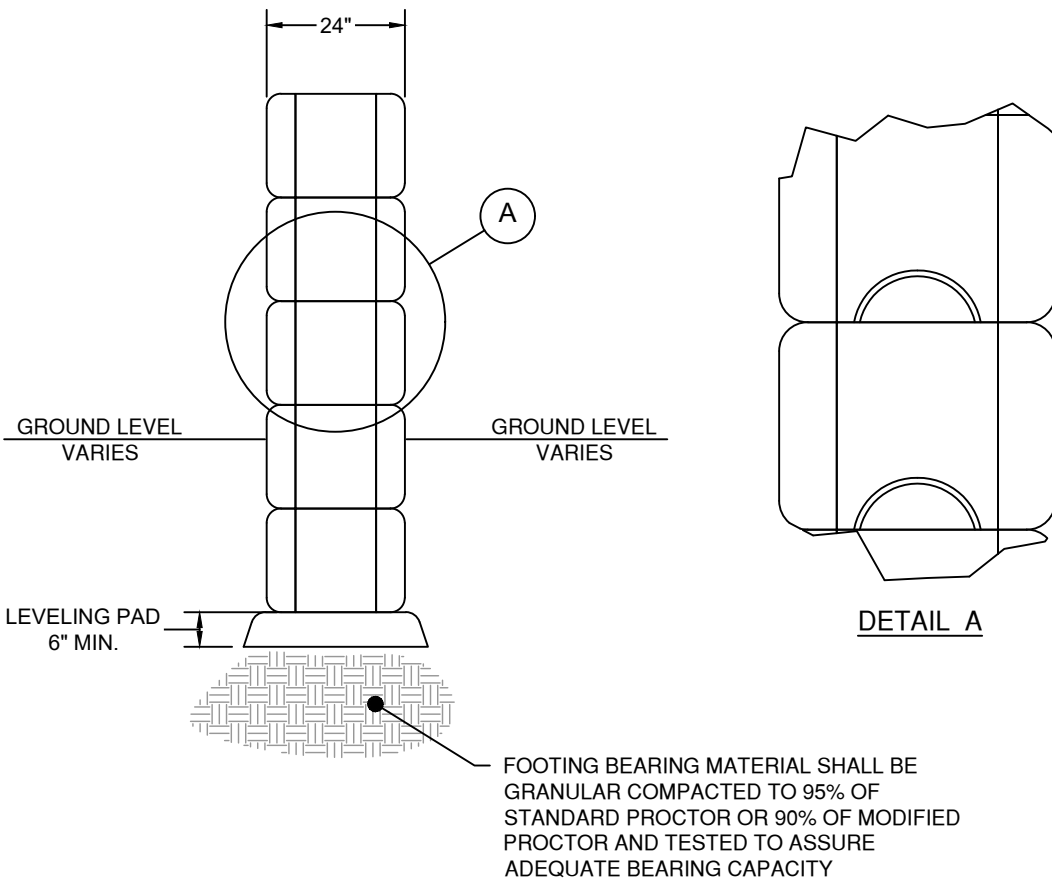
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- 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.
- ANY EXCAVATIONS THAT MUST BE DEWATERED WILL BE PUMPED INTO A 15'X15' DIRT BAG 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' DIRT BAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO $\frac{1}{4}$ TO $\frac{1}{2}$ THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- 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.
- 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.



CONSTRUCTION ENTRANCE
(NTS)



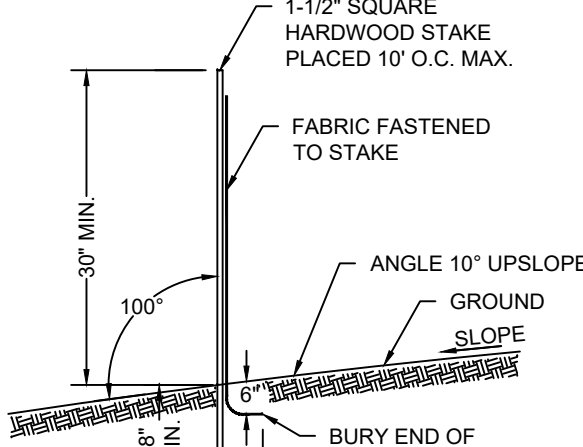
STOCKPILE DETAIL
(NTS)



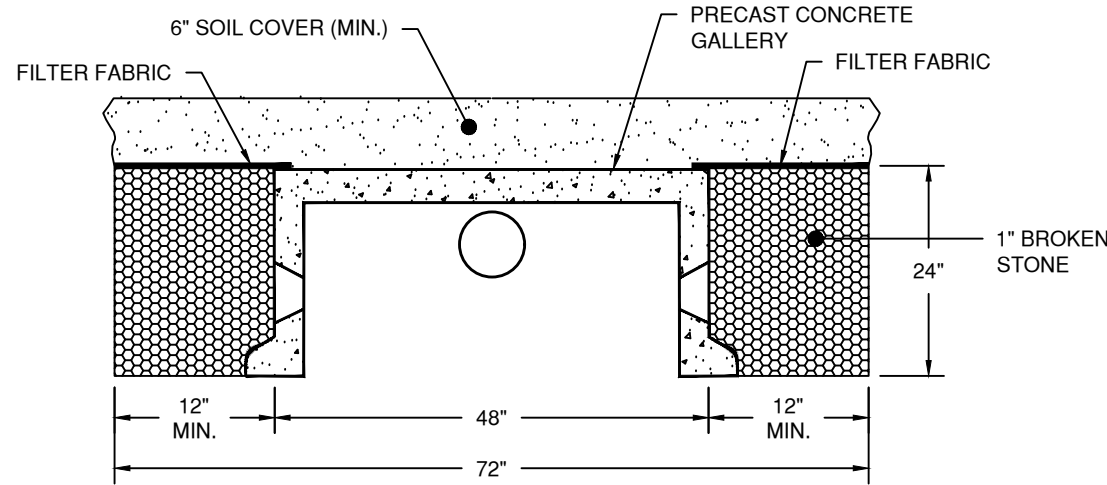
CONCRETE BLOCK WALL DETAIL
(NTS)

- GENERAL NOTES
- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 - GRATE - STEEL OR CAST IRON.
 - 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 - APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.

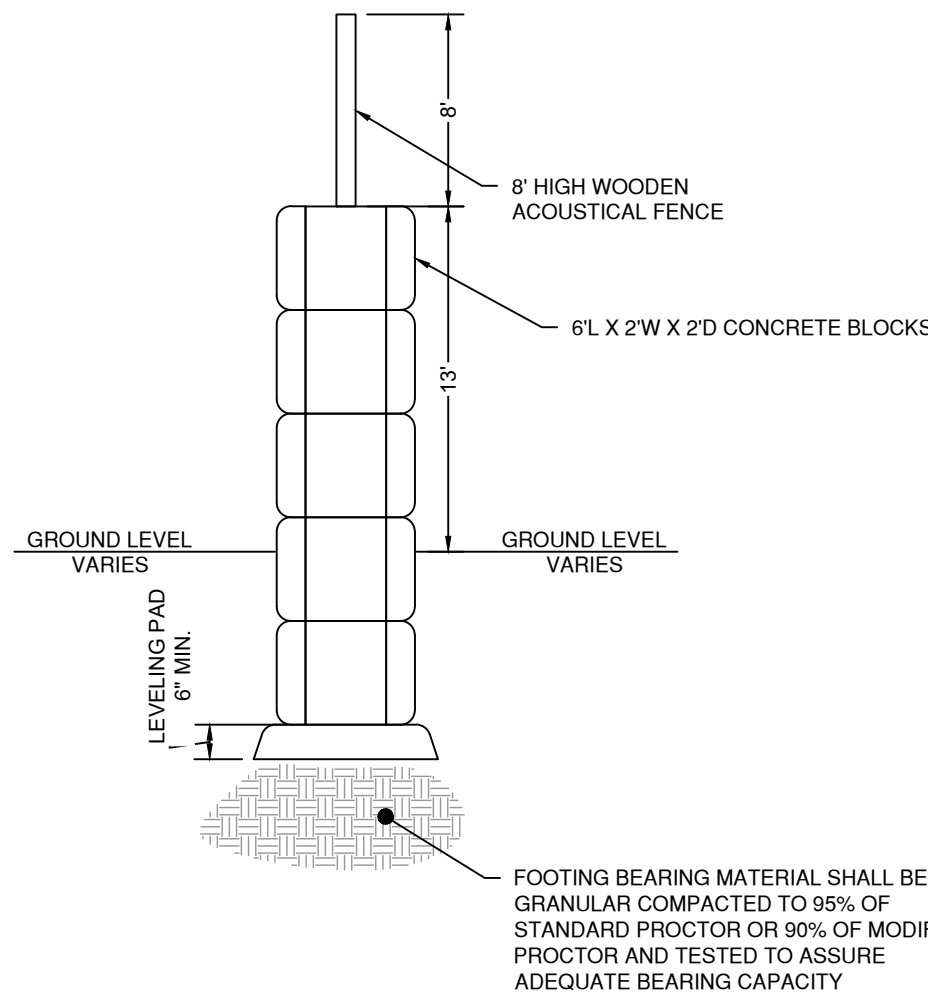
2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)



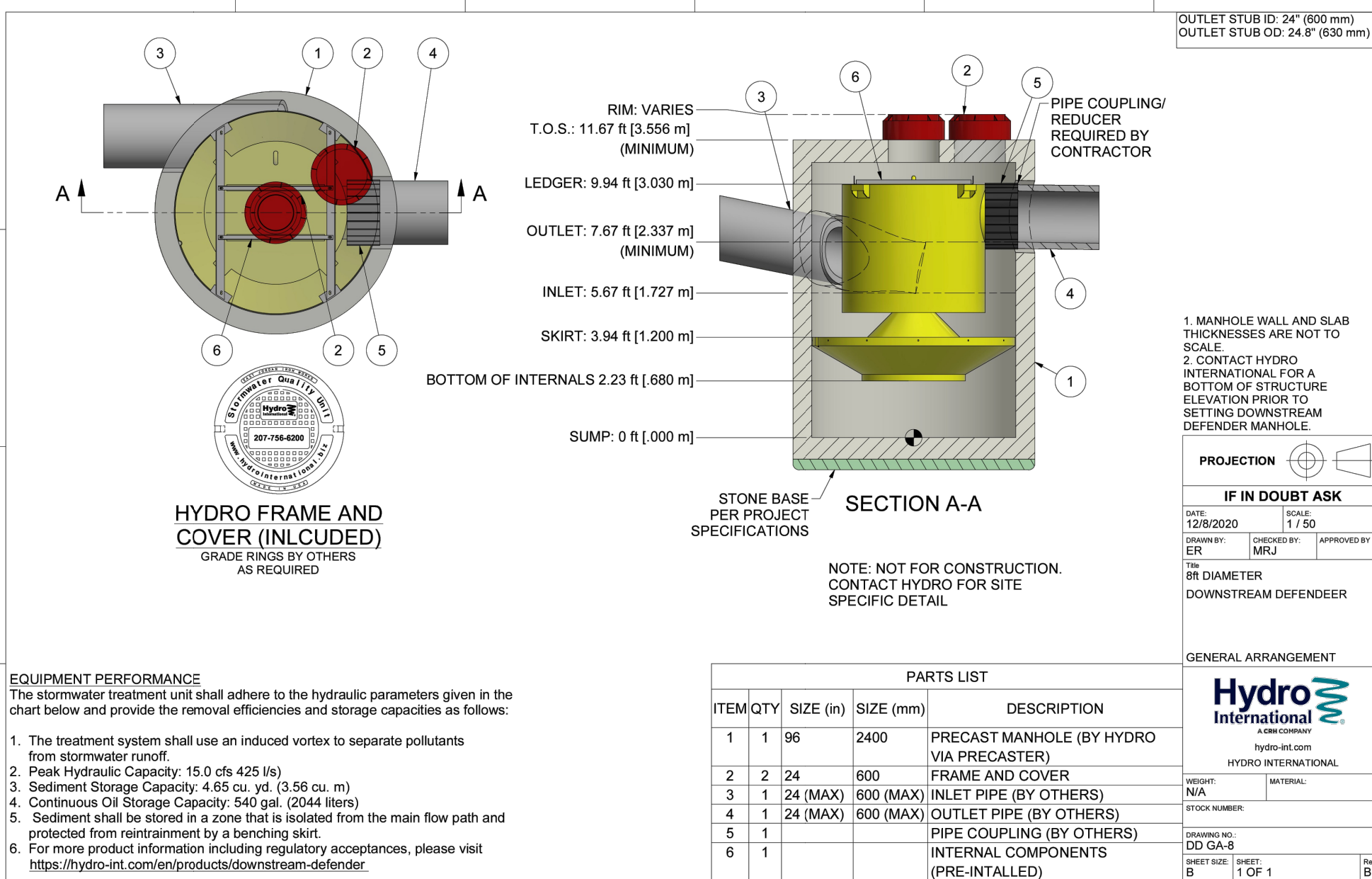
GEOTEXTILE SILT FENCE
(NTS)



24\"/>



ACOUSTIC BARRIER
(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:
- The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 - Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 - Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
 - Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 - Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 - For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>.

PARTS LIST			
ITEM	QTY	SIZE (in)	DESCRIPTION
1	1	96	2400
2	2	24	600
3	1	24 (MAX)	600 (MAX)
4	1	24 (MAX)	600 (MAX)
5	1		
6	1		

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

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

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

Groundwater discharge at 6.8'

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

Groundwater discharge at 6.5'

PERCOLATION TEST DATA

Perco Hole: 1		Date: 1/21/2025	
Depth:	30 in.	Drop (in.)	Interval (min.)
Time	Depth (in.)	Drop (in.)	Rate (min./in.)
11:10	8.00	4.00	00:10
11:20	12.00	3.50	00:10
11:30	15.50	3.50	00:10
11:40	19.00	3.50	00:10
11:50	20.50	1.50	00:10
12:00	22.00	1.50	00:10
12:10	23.00	1.00	00:10
Final Rate:		1" in	10.00 minutes

Restoration Plan for Disturbed Area at 284 New Canaan Avenue

- Removal of Materials**
 - All deposited concrete blocks and other materials present in the disturbed area will be removed as part of the corrective action.
- Site Grading**
 - The area will be properly graded to restore natural contours and ensure proper drainage.
- 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.
- 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.
- 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.
- 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
RUBROCKIA 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, WILDOFLOWERS, 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.

10/9/2025 REVISED PER ZONING COMMENTS

09/9/2025 REVISED PER ZONING COMMENTS

08/19/2025 REVISED PER ZONING COMMENTS

03/11/2025 REVISED PER REVIEW COMMENTS

02/28/2025 REVISED PER DPW COMMENTS

01/23/2025 PLANTINGS AND NOTES

REVISION DATE ISSUE

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

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PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD

DRAWING TITLE:

NOTES AND DETAILS

PROJECT No. 23015-02

DATE: 12/18/2024 DESIGNED BY: SM CHECKED BY: BC

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

STATE OF CONNECTICUT
LANDTECH
PROFESSIONAL ENGINEER
27803

C-2.0

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'	10
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'	10

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 (EUTROCHUM MACULATUM)	SPOTTED JOE PYE WEED	OBL
EUPATORIUM PERFOLATUM	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

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- 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.
- 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.
- 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 ¾ 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

- 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.
- 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.
- 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.
- 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.
- 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.
- PROVIDE ADEQUATE IRRIGATION AND PROTECTION FROM DEER UNTIL PLANTED AREAS ARE ESTABLISHED.
- 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

- PREPARE UPLAND AREA BY REMOVING LARGE ROOTS. PLACE UP TO 6 INCHES OF TOP SOIL IN THE PROPOSED PLANTING AREA.
- 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.
- SEED AND FERTILIZER APPLICATION
- APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE™ 18-6-12 FERTILIZER 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:

- 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.
- 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.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.
- 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.
- IF PLANTING PITS ARE HAND DUG, SCARIFY SIDES OF PIT.
- 2" TO 3" INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING TO COVER EARTH SAUCER.
- STAKE TREES ONLY AS NEEDED ACCORDING TO ISA GUIDELINES.
- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- 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.

10/9/2025	REVISED PER ZONING COMMENTS
09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
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PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD

DRAWING TITLE:

PLANTING NOTES

PROJECT No. 23015-02

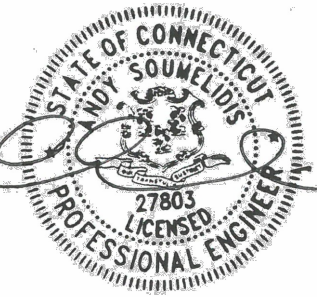
DATE: 12/18/2024 DESIGNED BY: SM CHECKED BY: BC

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-3.0

Operations and Maintenance Plan

284 New Canaan Avenue, Norwalk, CT

8.15.2025

Scope:

The purpose of this Operations and Maintenance (O&M) Plan is to establish clear procedures to ensure the long-term functionality, reliability, and compliance of the stormwater management system installed at 284 New Canaan Avenue, Norwalk, Connecticut.

Stormwater management systems are designed to control the quantity and quality of stormwater runoff, reduce pollutant loading, and protect downstream water resources, including wetlands and watercourses located adjacent to the site. To remain effective, these systems require regular inspection, preventative maintenance, and corrective actions when deficiencies are identified.

This O&M Plan provides a framework for:

- **Protecting Public and Environmental Resources:** Ensuring that stormwater discharges from the site meet the performance standards required by the City of Norwalk Inland Wetlands Agency and the Connecticut Department of Energy and Environmental Protection (CTDEEP), thereby protecting wetlands, groundwater, and surface waters.
- **Maintaining System Performance:** Outlining inspection schedules and service procedures necessary to sustain the intended hydraulic capacity, pollutant removal efficiency, and infiltration capability of system components such as catch basins, underground detention galleries, the hydrodynamic separator (Downstream Defender), and drywell/infiltration units.
- **Ensuring Regulatory Compliance:** Meeting conditions of approval issued by the City of Norwalk, including ongoing monitoring, recordkeeping, and reporting requirements associated with the site's Special Permit and Inland Wetland approvals.
- **Preventing System Failures:** Reducing the risk of flooding, erosion, clogging, or bypassing caused by sediment buildup, debris blockage, or lack of timely maintenance.
- **Supporting Accountability:** Defining the roles and responsibilities of the Owner (Indian Hill RE, LLC), contractors, and qualified inspectors in carrying out inspections and documenting all maintenance activities.

By following this Plan, the Owner ensures that the stormwater management system will remain in good working condition throughout the life of the project, protect the health and safety of the community, and preserve the environmental integrity of the surrounding watershed.

Recommended Frequency of Service:

As further defined below, all stormwater components at 284 New Canaan Avenue must be checked on a periodic basis and kept in full working order. The frequency of inspection and service will depend on runoff volumes generated from the paved contractor's yard, pollutant loading (sediment, hydrocarbons, and debris from vehicle and material storage areas), and clogging due to leaves and litter.

At a minimum:

- Twice per year inspections (once in spring, once before winter).
- First year after construction: Quarterly inspections of all structures.

- **Every 5 years:** Comprehensive inspection by a licensed Professional Engineer.
- **Every 10 years:** Video inspection of underground detention galleries and storm drain piping

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:

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

2. Storm Drainage Piping and Manholes/Junction Boxes:

- All storm drainage piping shall be completely flushed of debris and accumulated sediment at the completion of construction.
- Manholes/Junction Boxes shall be inspected and repaired on an annual basis.
- Unless system performance indicates degradation of piping, comprehensive video inspection of storm drainage piping shall occur once every ten years.
- Any additional maintenance required per the manufacturer's specifications shall also be completed.

3. Stormwater Control Structures:

- 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.
- For the first year, control structures (orifice, weir, etc.) shall be inspected on a quarterly basis.
- Any accumulated debris shall be removed and any repairs made to the control structures (orifice, weir, etc.) as required.
- From the second year onward, visual inspections shall occur twice per year, once in the spring and once in the fall, after fall cleanup of leaves has occurred.
- Accumulated debris shall be removed and repairs made as required.
- 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 Owner, Indian Hill RE, LLC, shall maintain complete records of all inspections, cleanings, repairs, and disposal activities. Records may include inspection logs, photographs, vacuum truck manifests, and engineering reports. These records must be retained for a minimum of five (5) years and be made available to the City of Norwalk Planning & Zoning Department and the Inland Wetlands Agency upon request.

5. Dust Control (Sprinkler System)

- All outdoor material storage bins are equipped with sprinklers for dust suppression.
- Sprinklers shall be inspected monthly during the active season (April–October) to confirm functionality.
- During extended dry periods, sprinklers shall be operated daily as needed to minimize airborne dust.
- Any deficiencies (broken heads, clogged nozzles, or low pressure) shall be repaired immediately.
- Records of sprinkler inspections, repairs, and operational logs shall be maintained with the site's O&M files.

6. Spill Prevention and Response (Spill Kit)

- A spill kit containing absorbent materials (Speedy Dry or equivalent), pads, booms, and disposal bags shall be maintained on site at all times.
- In the event of hydraulic fluid, oil, or fuel drips on unpaved or non-hardscaped areas:
 1. Absorbent material will be applied immediately to contain and soak up the spill.
 2. Contaminated absorbent and any petroleum-stained soils will be excavated and placed in a covered waste receptacle.
 3. Waste materials will be disposed of through a licensed disposal facility in accordance with CTDEEP regulations.
- The site manager will document all spill events, cleanup actions, and disposal manifests in the O&M inspection logs.

- Preventive measures include: designated fueling/servicing areas, drip pans under stationary equipment, and routine inspection of equipment for leaks.

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:

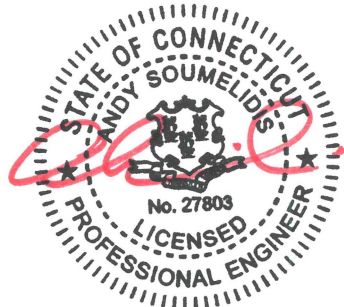
Operations and Maintenance Log (Page 3 of 3)

*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:

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		

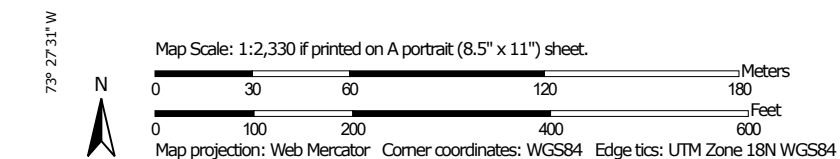
It is our professional opinion that upon construction of the proposed improvements, stormwater discharge from the site will comply with the applicable rules and regulations of the City of Norwalk and will not result in any adverse impacts to adjacent neighbors or downstream drainage systems.

Exhibits:

- NRCS Soils Report
- Watershed Maps
- Water Quality and Groundwater Recharge Volume
- Stormwater Runoff Computations

NRCS Soils Report

Hydrologic Soil Group—State of Connecticut, Western Part



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features
 Streams and Canals
Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: State of Connecticut, Western Part
 Survey Area Data: Version 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



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY

PROJECT No. 23015-02	
SCALE 1" = 100'	DATE 12/18/2024
DESIGNED BY: SM	CHECKED BY: AS

EX-WS



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FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY

[illegible]

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SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

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
Norwalk, CT

By: SM
Checked: AS

Date: 12/18/2024
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
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Water Quality Volume provided > required

PROJECT 284 New Canaan Avenue
 DATE 2/28/2025
 SUBJECT Water Quality Flow Calculations DA-1A

PREPARED BY SM
 CHECKED BY AS

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).

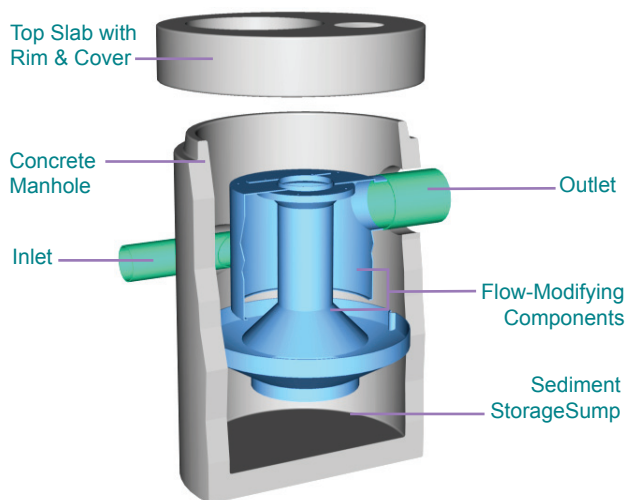


Fig.1 The flow modifying components stabilize the flow regime to provide higher pollutant removal capabilities.

Verification of Fine Sediment Removal

Although runoff from intense storm events has enough energy to mobilize large pollutants such as 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.

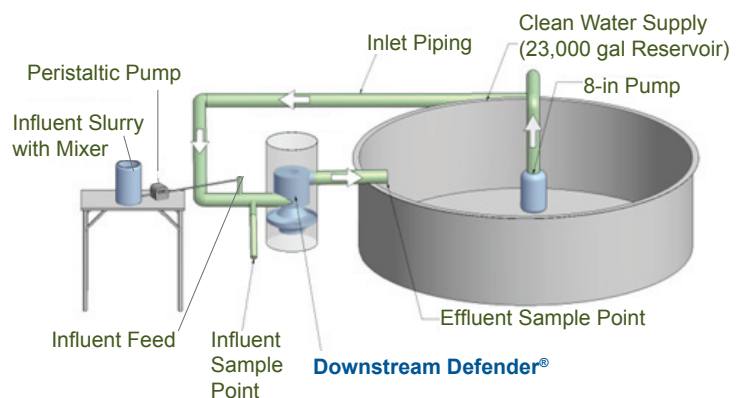


Fig.2 Hydro International's Portland, Maine test facility.



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 Downstream 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.

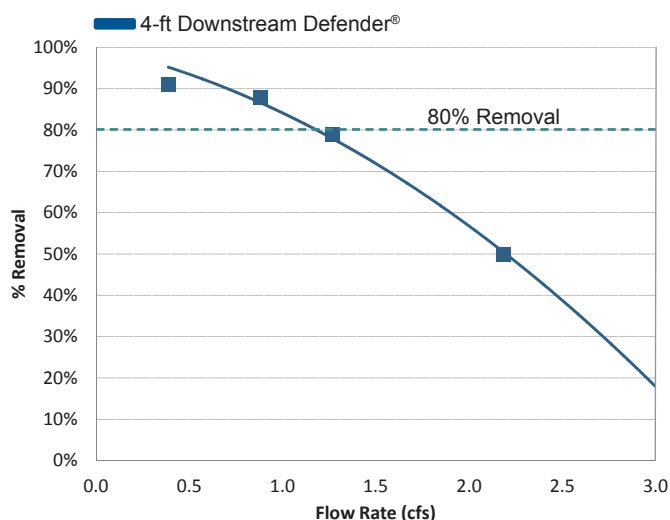


Fig.4 Results of the testing show 80% removal of the very fine test sediment up to 1.2 cfs.

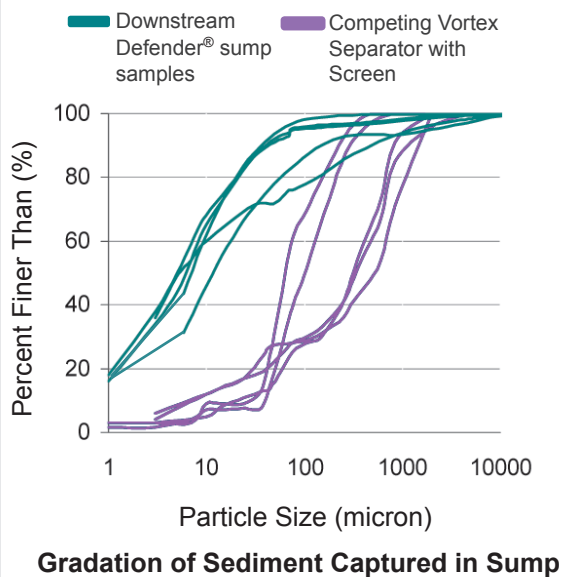
Downstream Defender® Sizing

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.



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.

Project: **284 New Canaan Avenue**
Norwalk, CT

By: **SM**
Checked: **AS**

Date: **12/18/2024**
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

$$I \text{ (proposed)} - I \text{ (existing)}$$

Net Increase, ΔI 0.054

c. Compute groundwater recharge volume, GRV

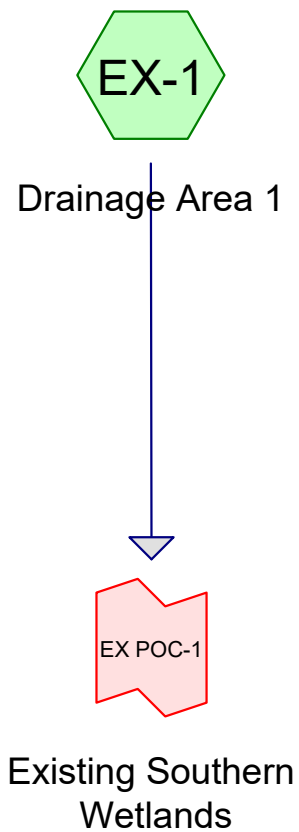
$$GRV = [(D)(A)(I)]/12$$

Runoff Depth to be recharged, D	0.6 inches
Total Drainage Area, A	1.598 acres
Net Increase, ΔI	0.054
GRV	0.00428 acre-foot
GRV	186 cf

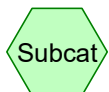
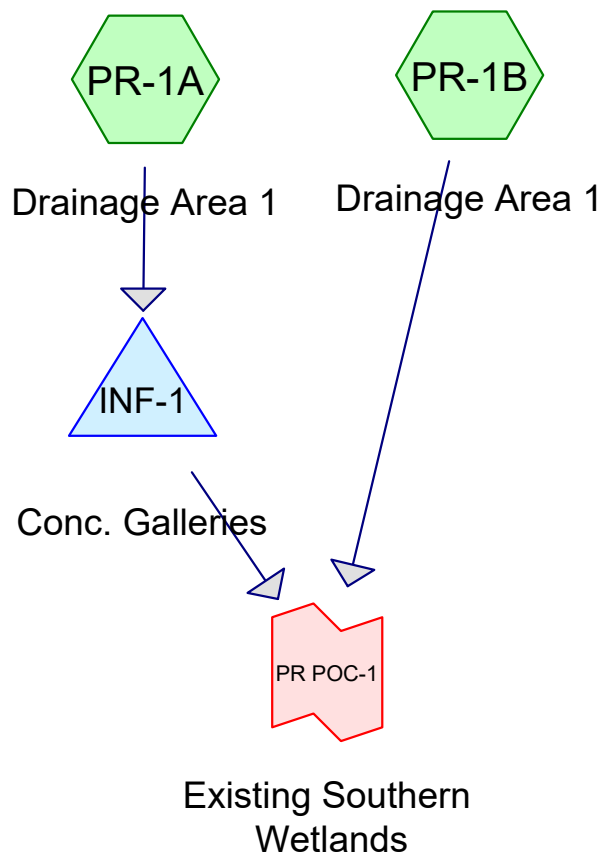
Retention Volume provided = 22675 cf > 186 cf

Stormwater Runoff Computations

Existing Conditions



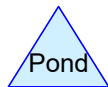
Proposed Conditions



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

284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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Printed 2/28/2025

Page 2

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

284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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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

284 New Canaan Ave - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.56"

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Summary for Subcatchment EX-1: Drainage Area 1

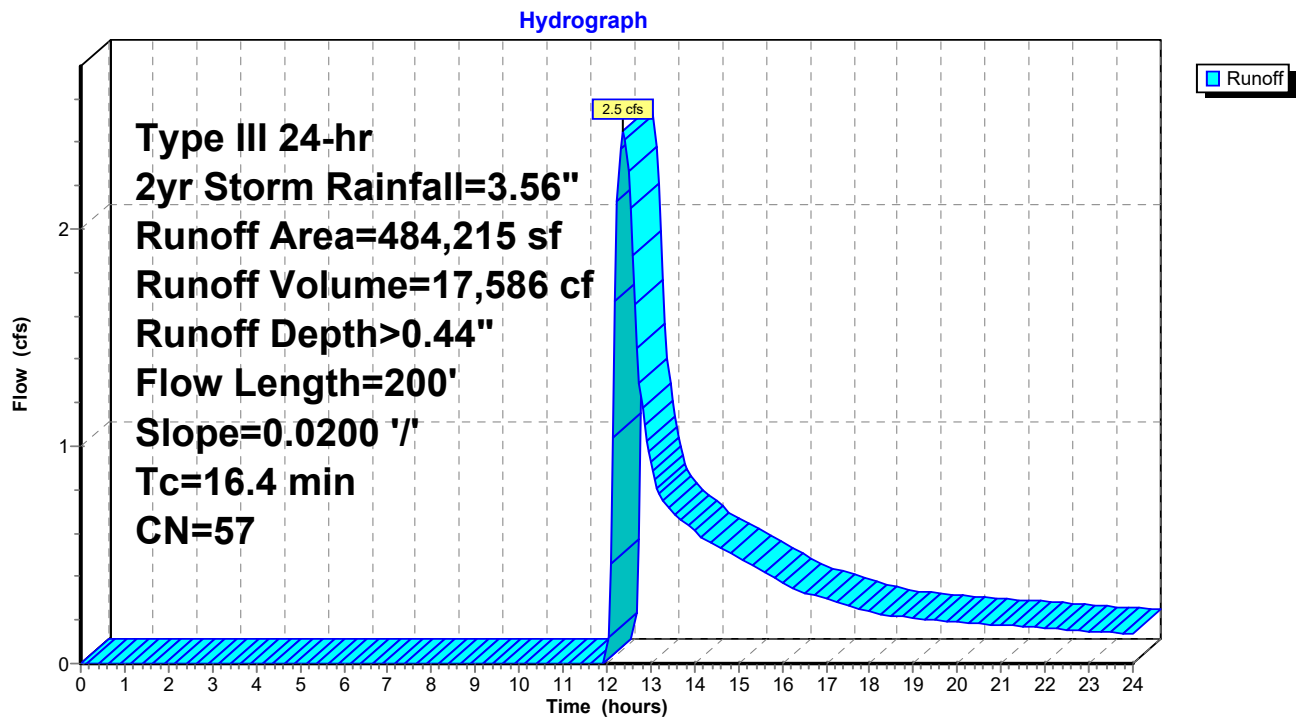
Runoff = 2.5 cfs @ 12.37 hrs, Volume= 17,586 cf, Depth> 0.44"
Routed to Link EX POC-1 : Existing Southern Wetlands

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



284 New Canaan Ave - Drainage

Prepared by Land-Tech Consultant

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Type III 24-hr 2yr Storm Rainfall=3.56"

Printed 2/28/2025

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Summary for Subcatchment PR-1A: Drainage Area 1

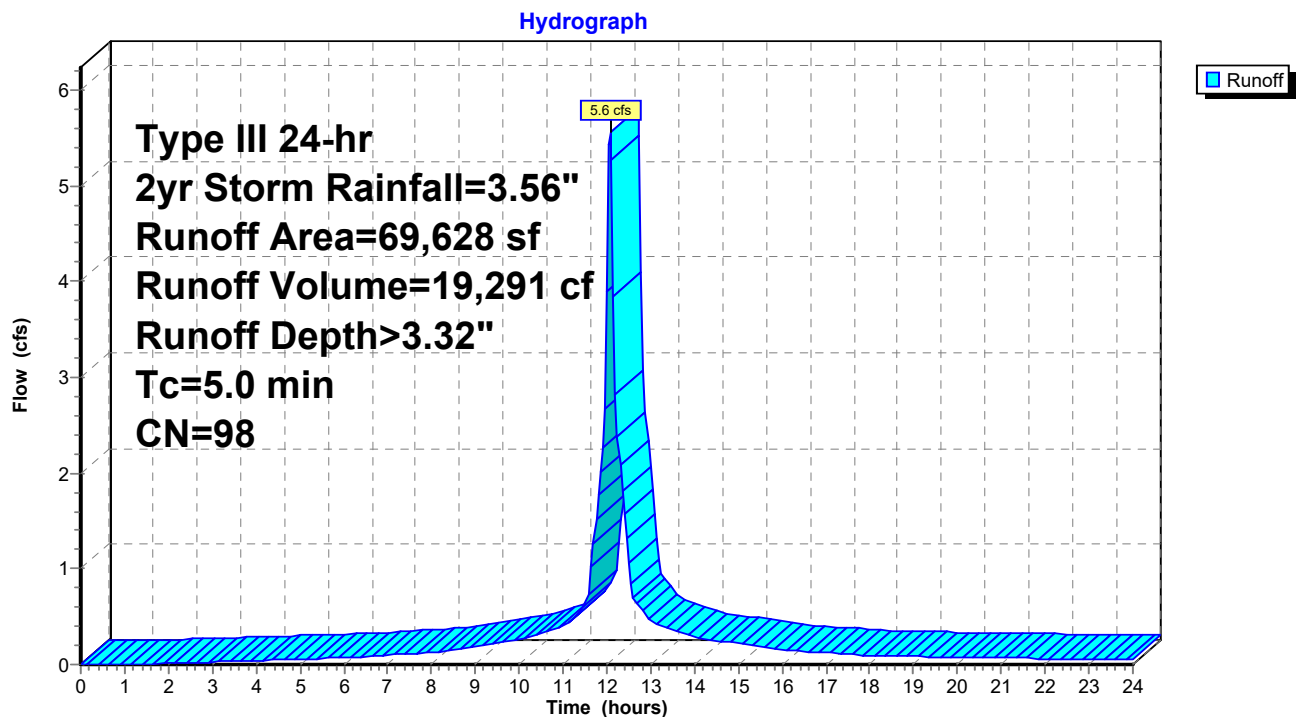
Runoff = 5.6 cfs @ 12.07 hrs, Volume= 19,291 cf, Depth> 3.32"
Routed to Pond INF-1 : Conc. Galleries

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



284 New Canaan Ave - Drainage

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Type III 24-hr 2yr Storm Rainfall=3.56"

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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

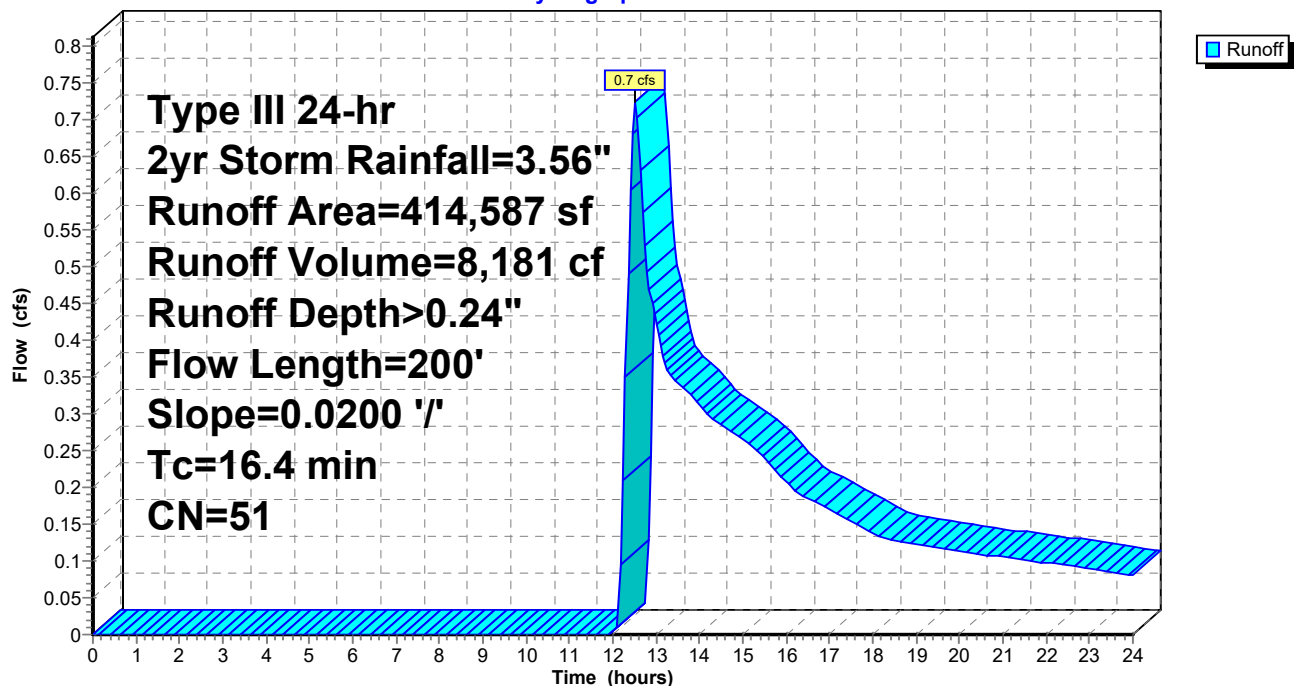
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2yr Storm Rainfall=3.56"

	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

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 2yr Storm Rainfall=3.56"

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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

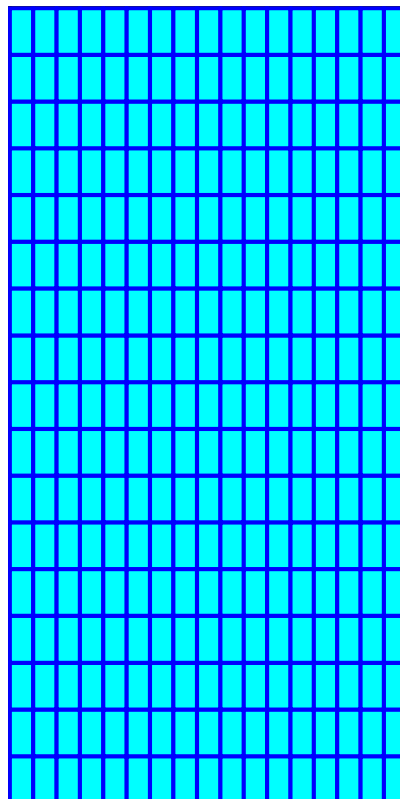
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

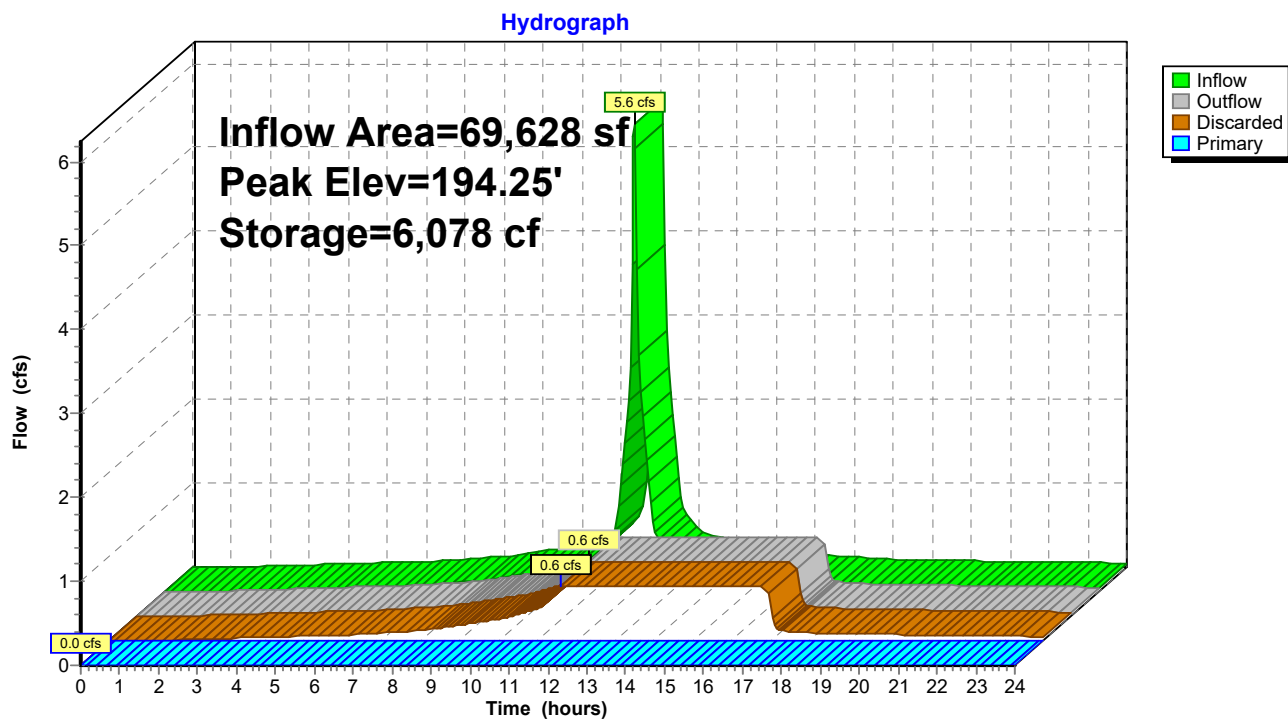
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

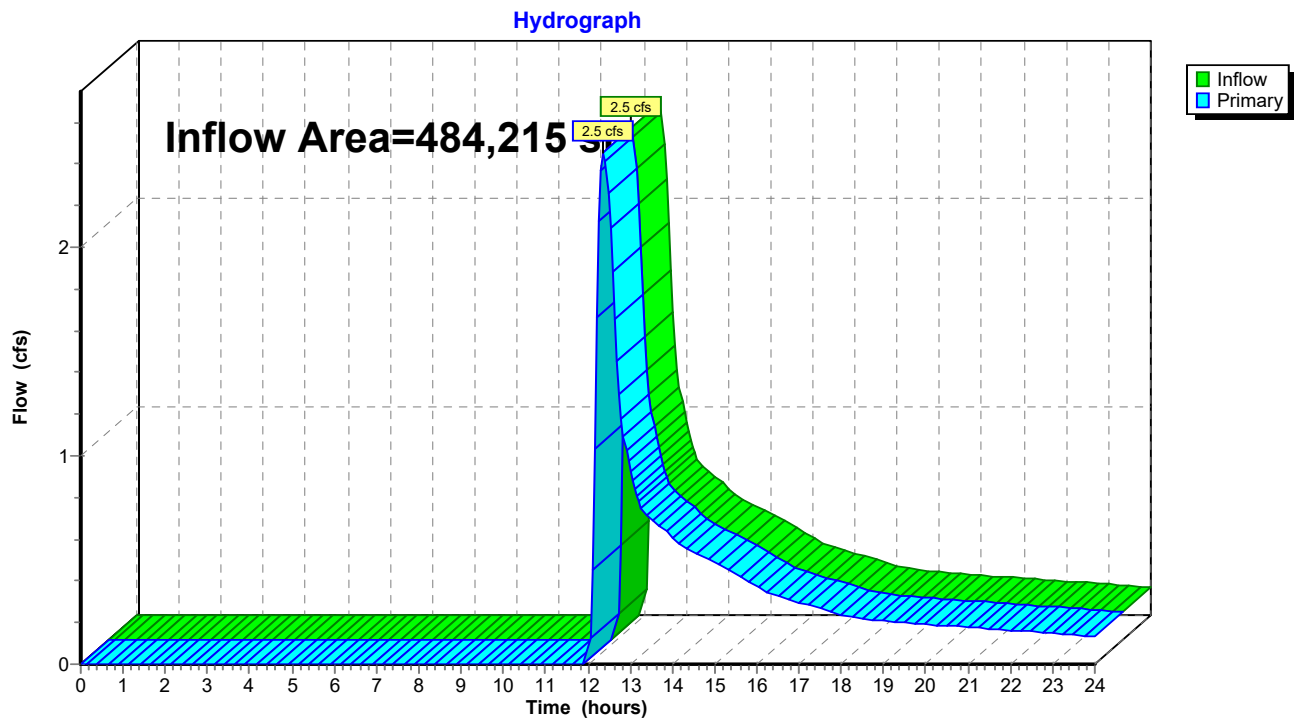


Summary for Link EX POC-1: Existing Southern Wetlands

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

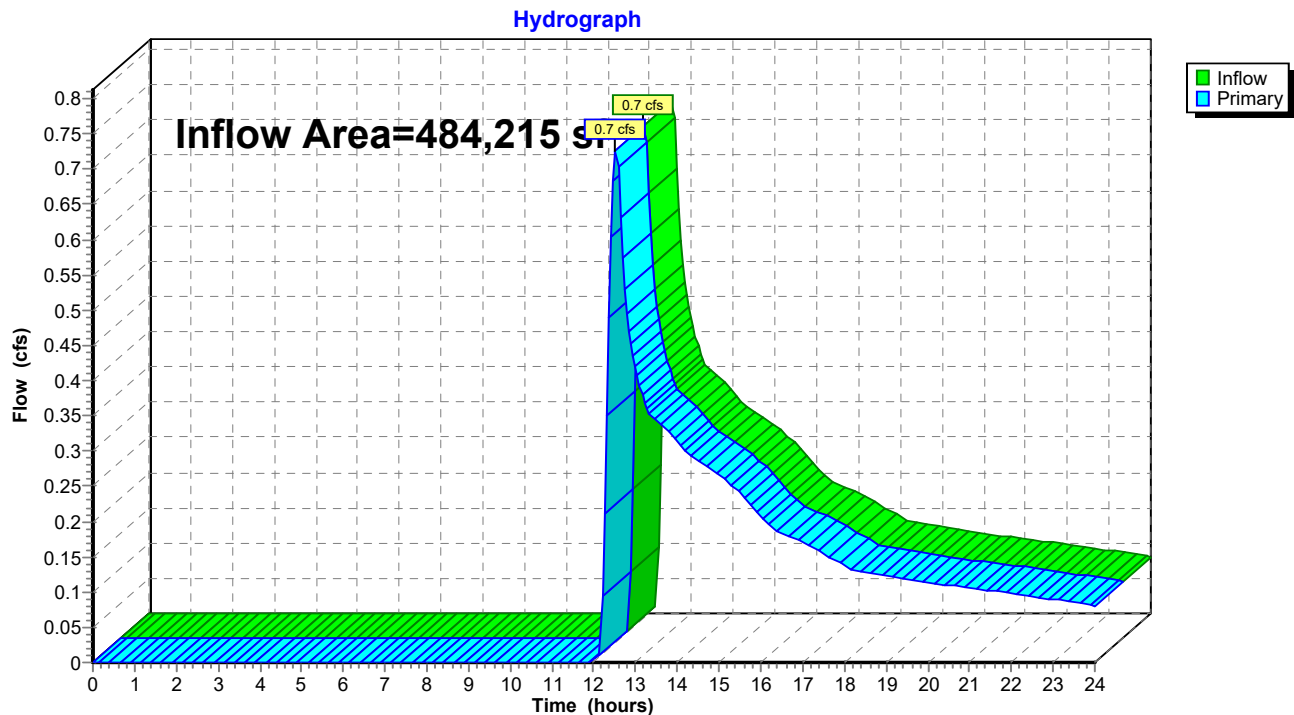
Link EX POC-1: Existing Southern Wetlands



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

284 New Canaan Ave - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.40"

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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

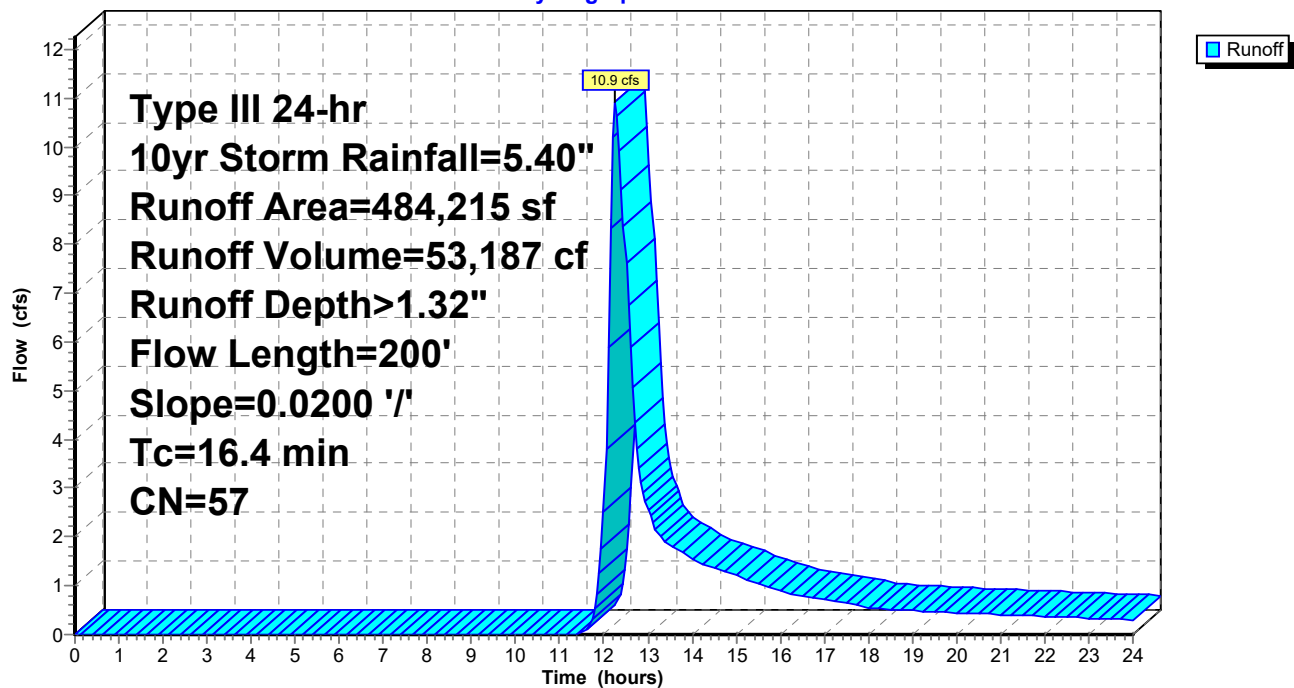
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	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

Hydrograph



284 New Canaan Ave - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.40"

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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

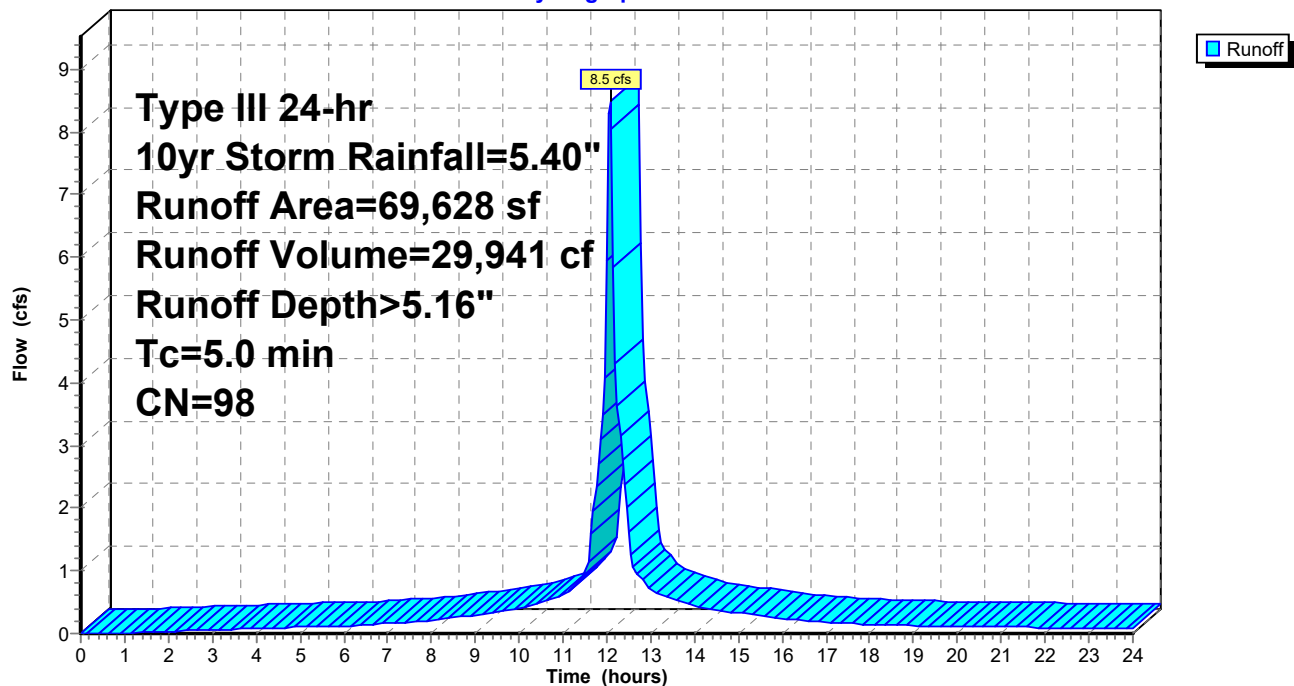
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	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

Hydrograph



284 New Canaan Ave - Drainage

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Type III 24-hr 10yr Storm Rainfall=5.40"

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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

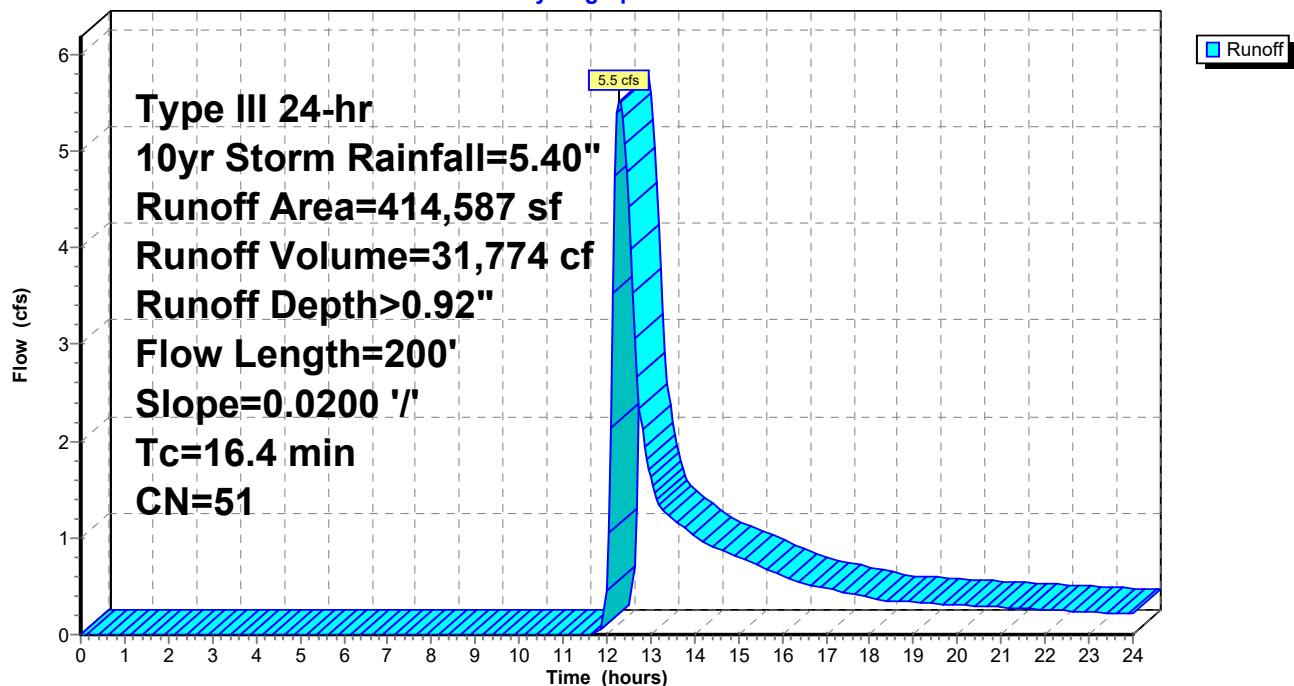
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10yr Storm Rainfall=5.40"

	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

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 10yr Storm Rainfall=5.40"

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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

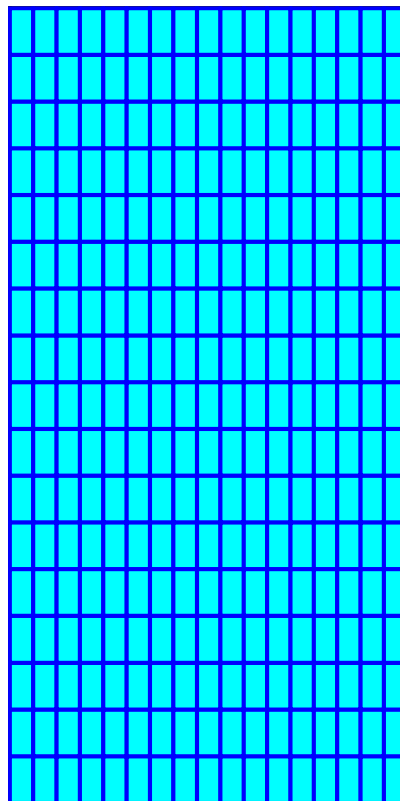
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

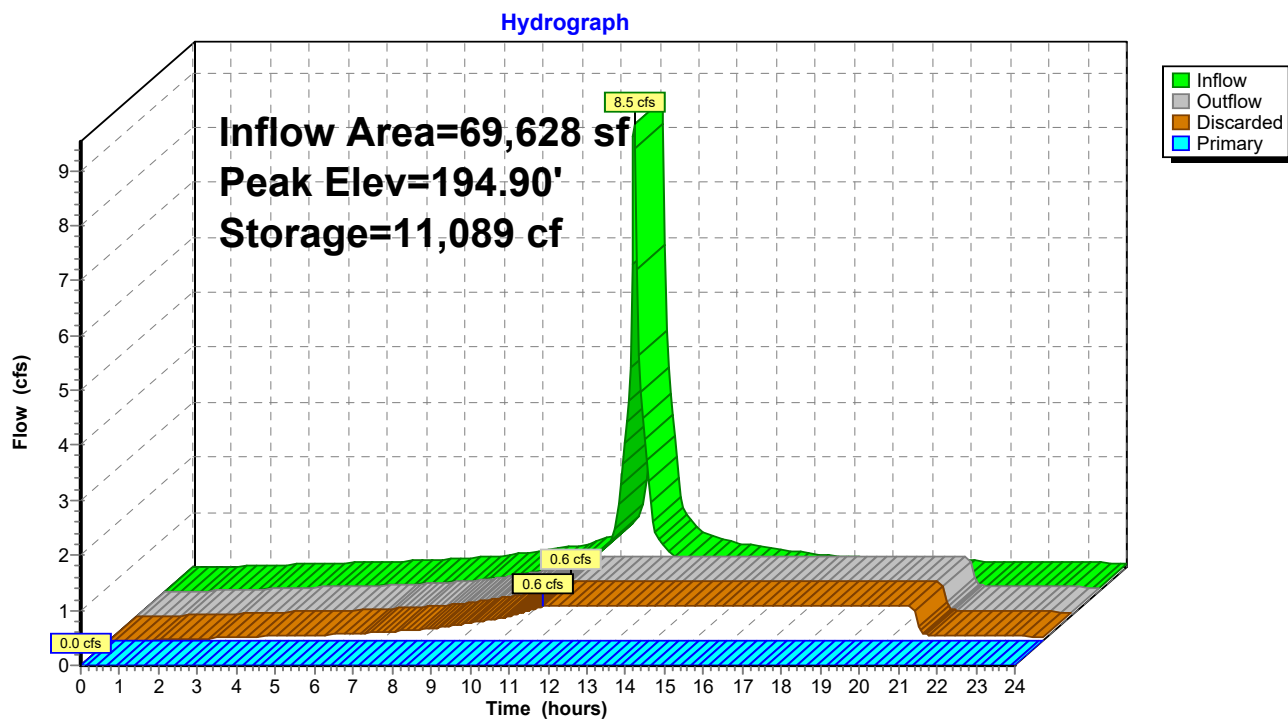
289 Chambers

685.0 cy Field

6.9 cy Stone



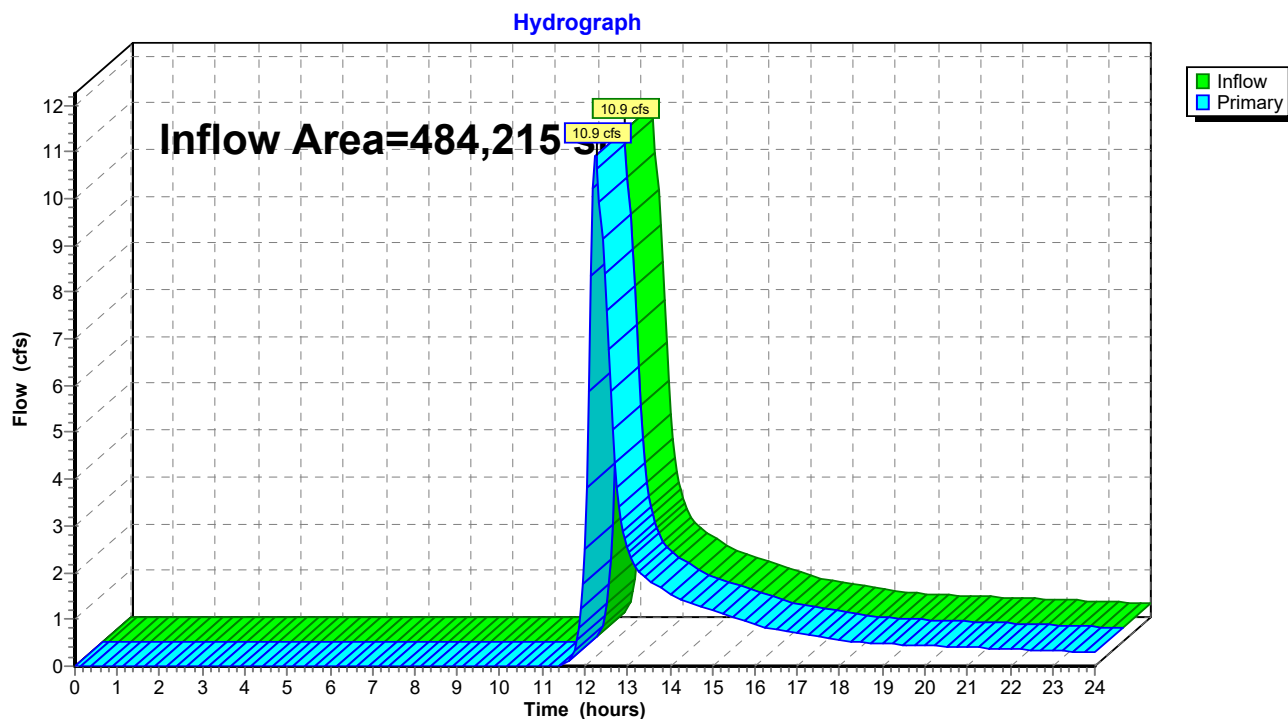
Pond INF-1: Conc. Galleries



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

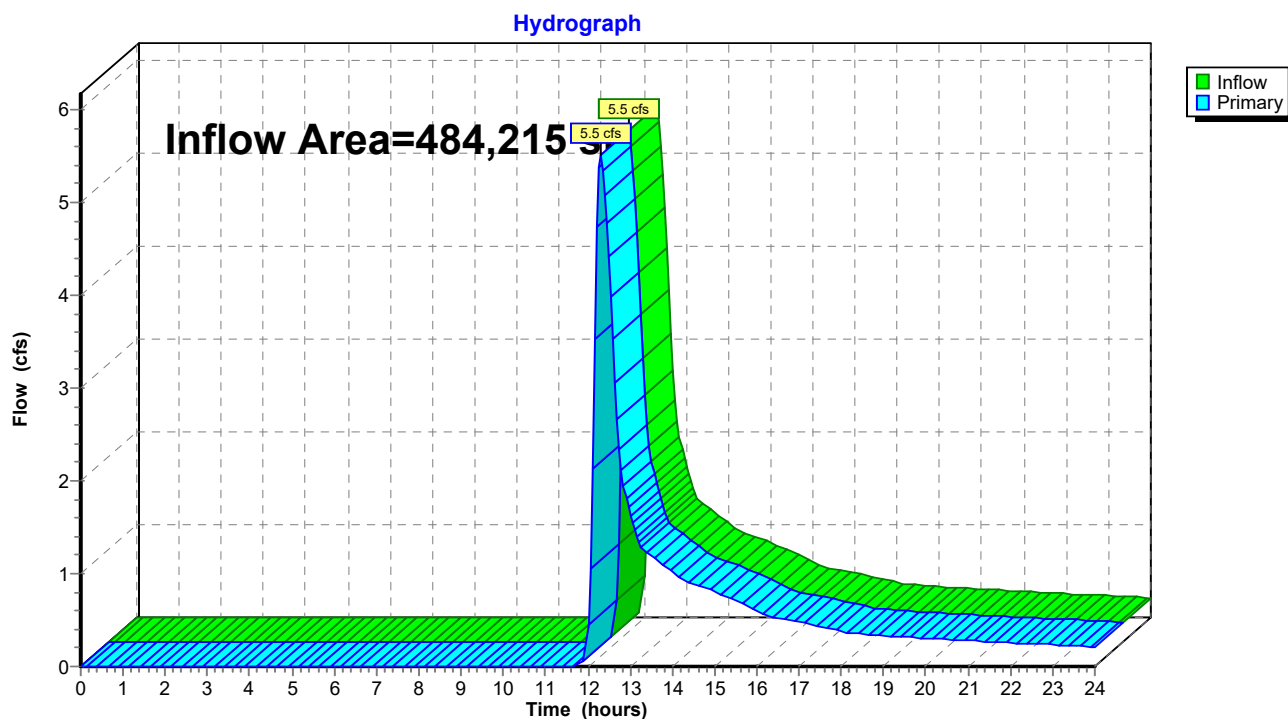
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

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

284 New Canaan Ave - Drainage

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Type III 24-hr 25yr Storm Rainfall=6.55"

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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

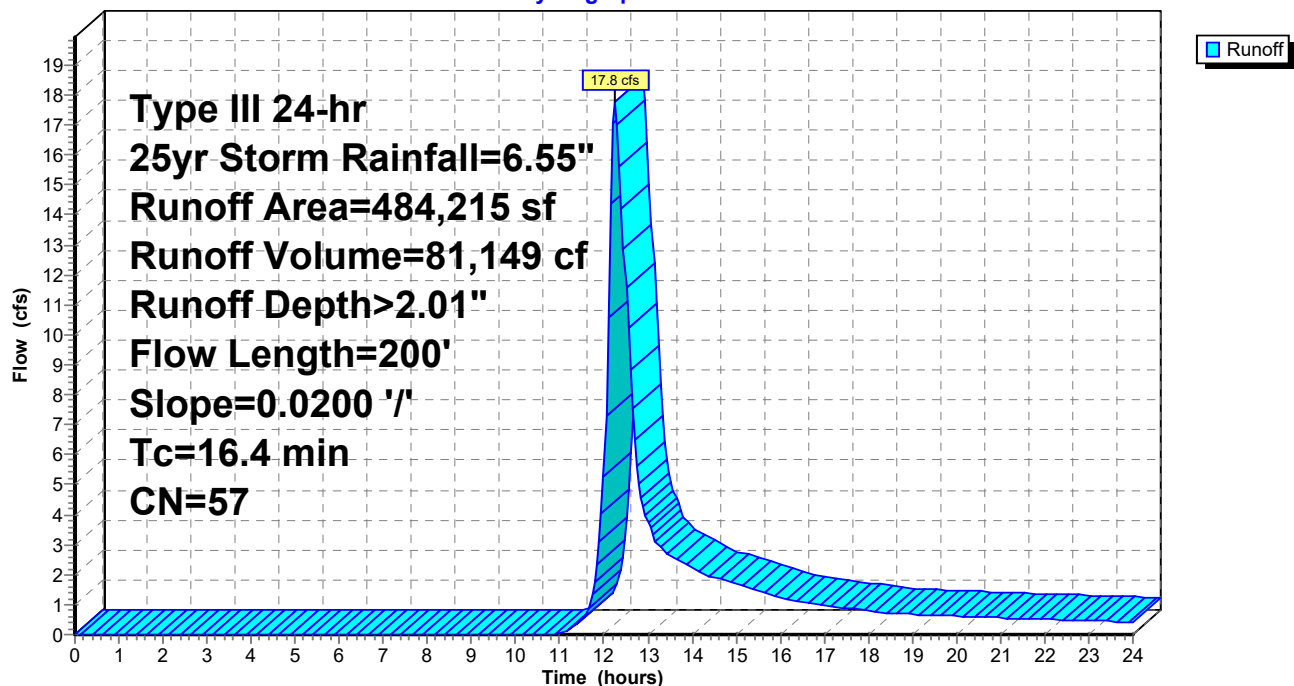
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	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

Hydrograph



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Type III 24-hr 25yr Storm Rainfall=6.55"

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Summary for Subcatchment PR-1A: Drainage Area 1

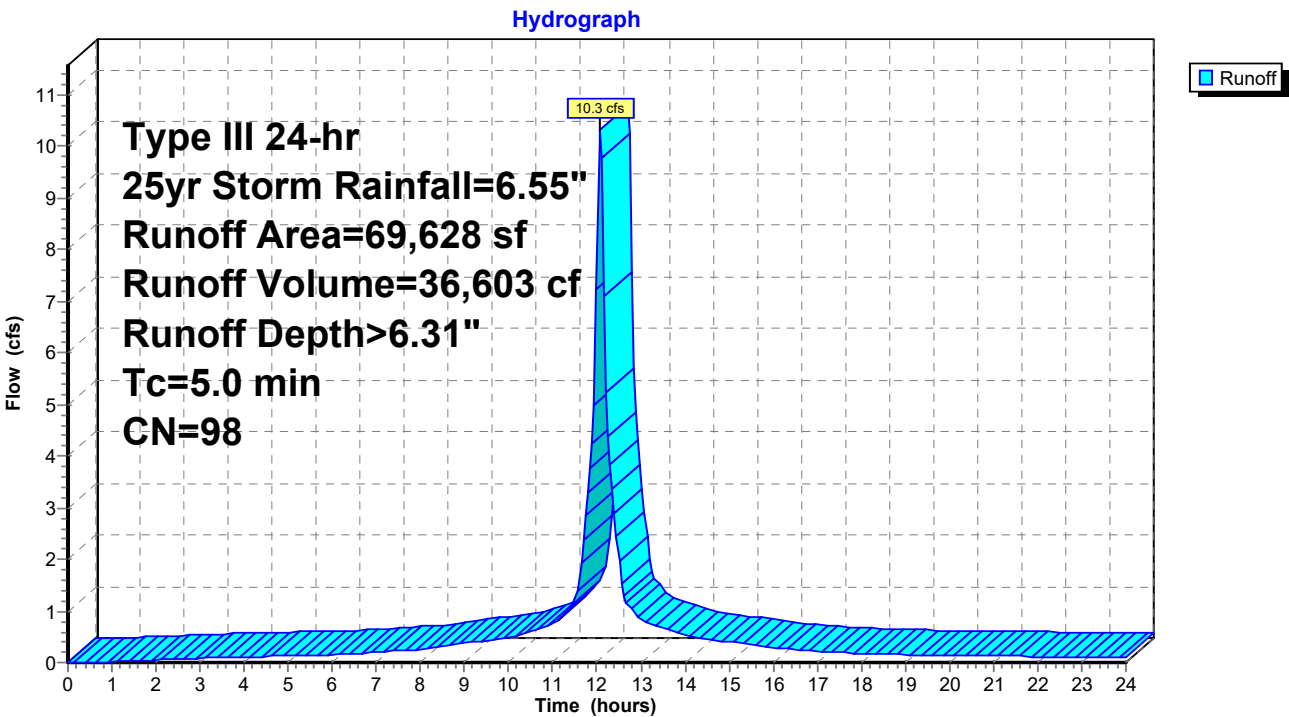
Runoff = 10.3 cfs @ 12.07 hrs, Volume= 36,603 cf, Depth> 6.31"
Routed to Pond INF-1 : Conc. Galleries

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



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Type III 24-hr 25yr Storm Rainfall=6.55"

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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

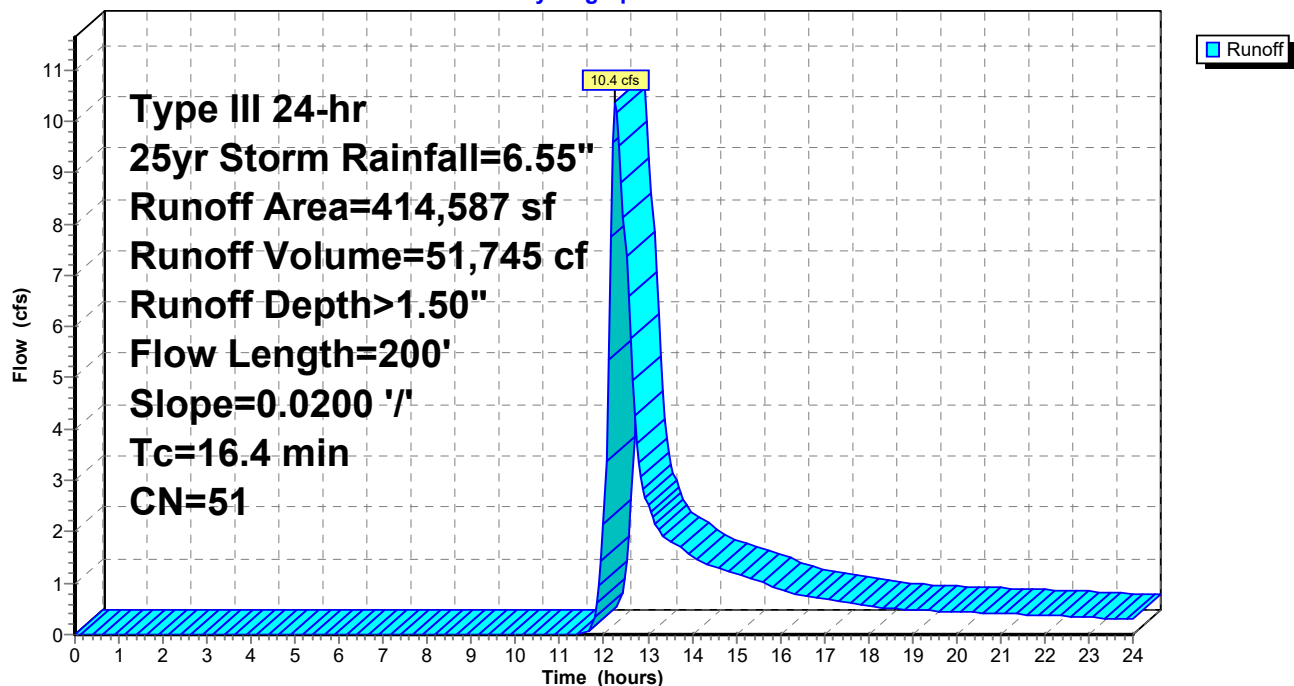
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 25yr Storm Rainfall=6.55"

	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

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 25yr Storm Rainfall=6.55"

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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

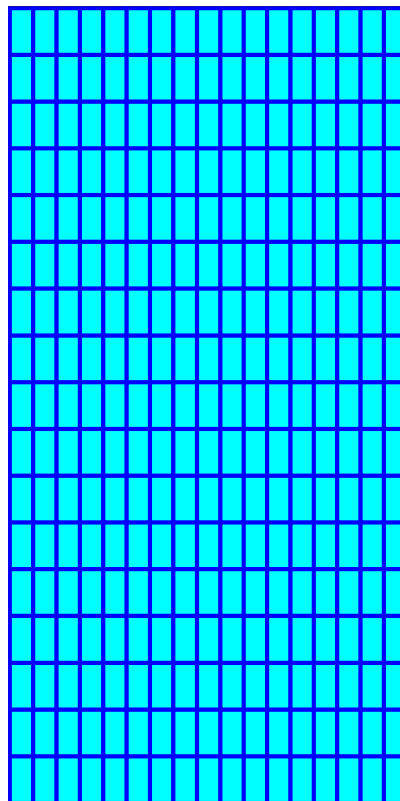
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

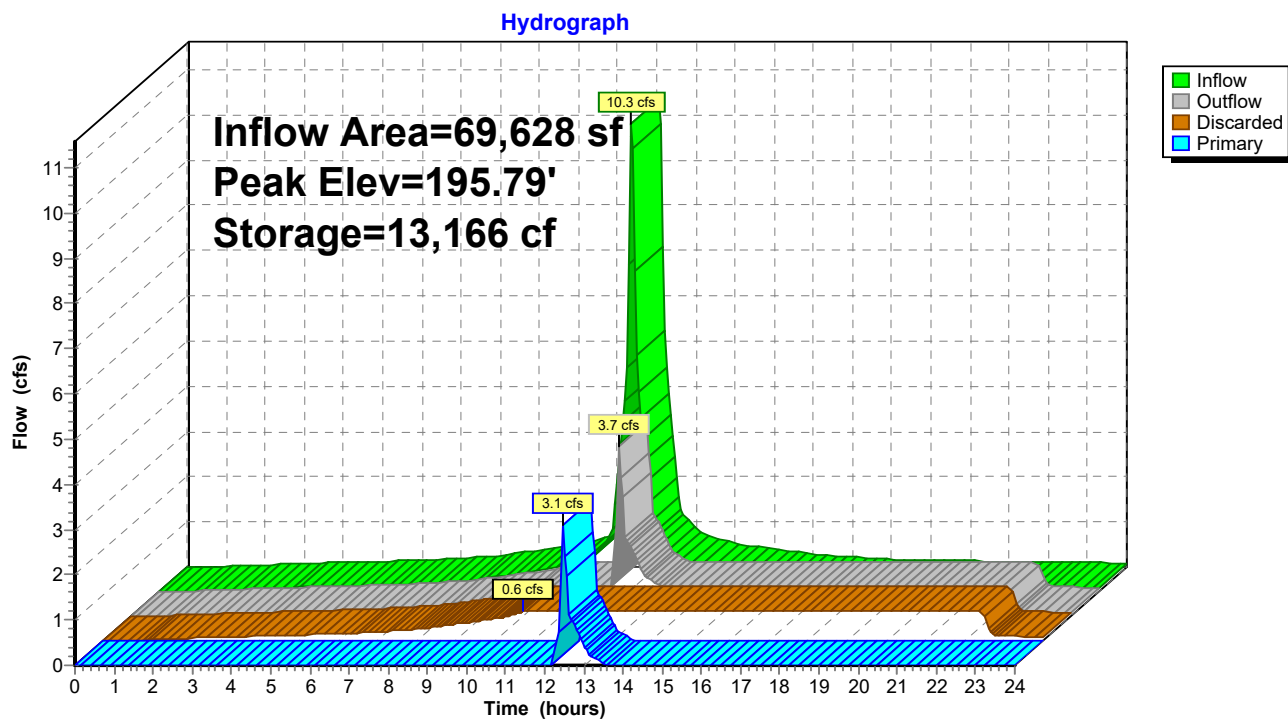
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

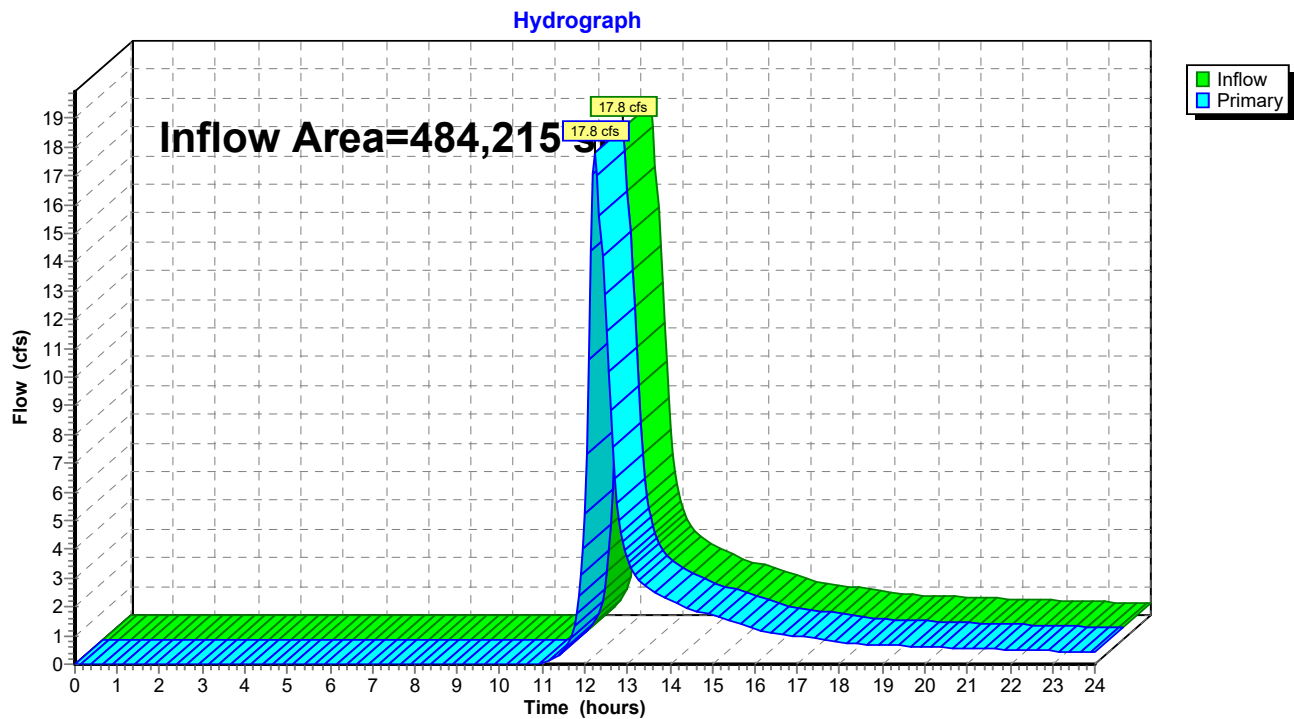


Summary for Link EX POC-1: Existing Southern Wetlands

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

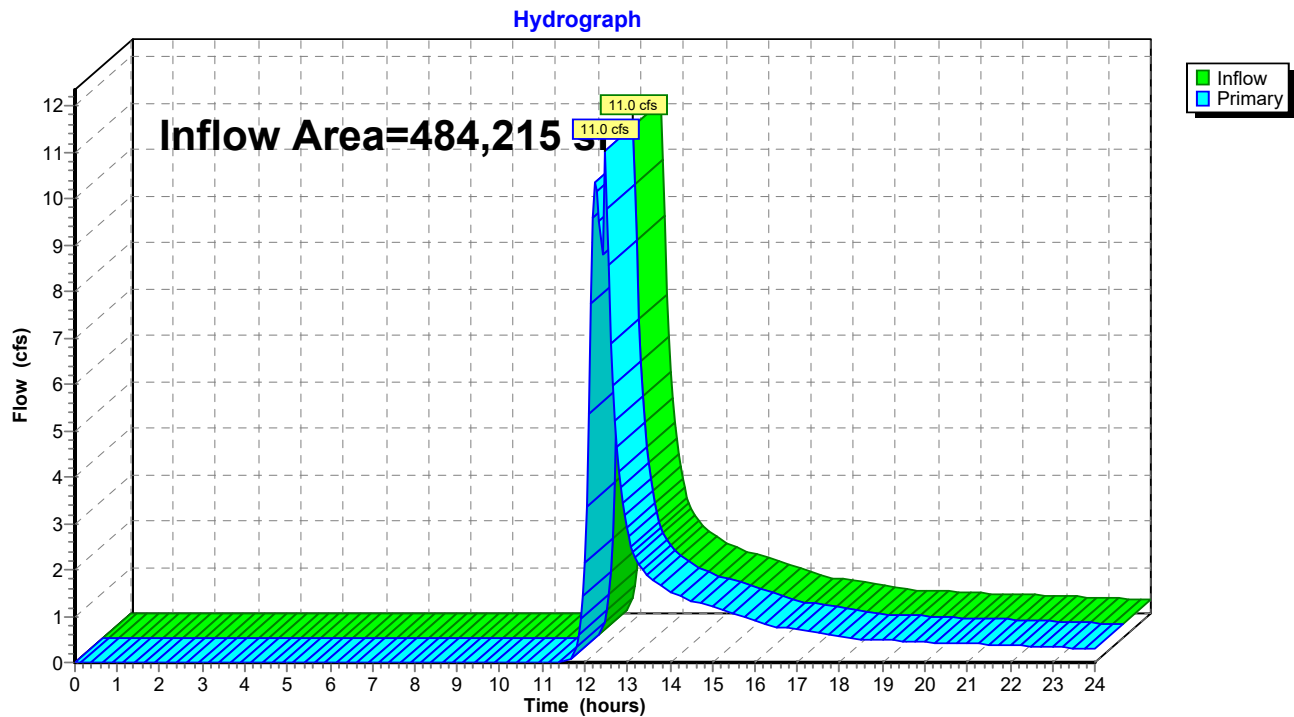


Summary for Link PR POC-1: Existing Southern Wetlands

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



284 New Canaan Ave - Drainage

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Type III 24-hr 50yr Storm Rainfall=7.41"

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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

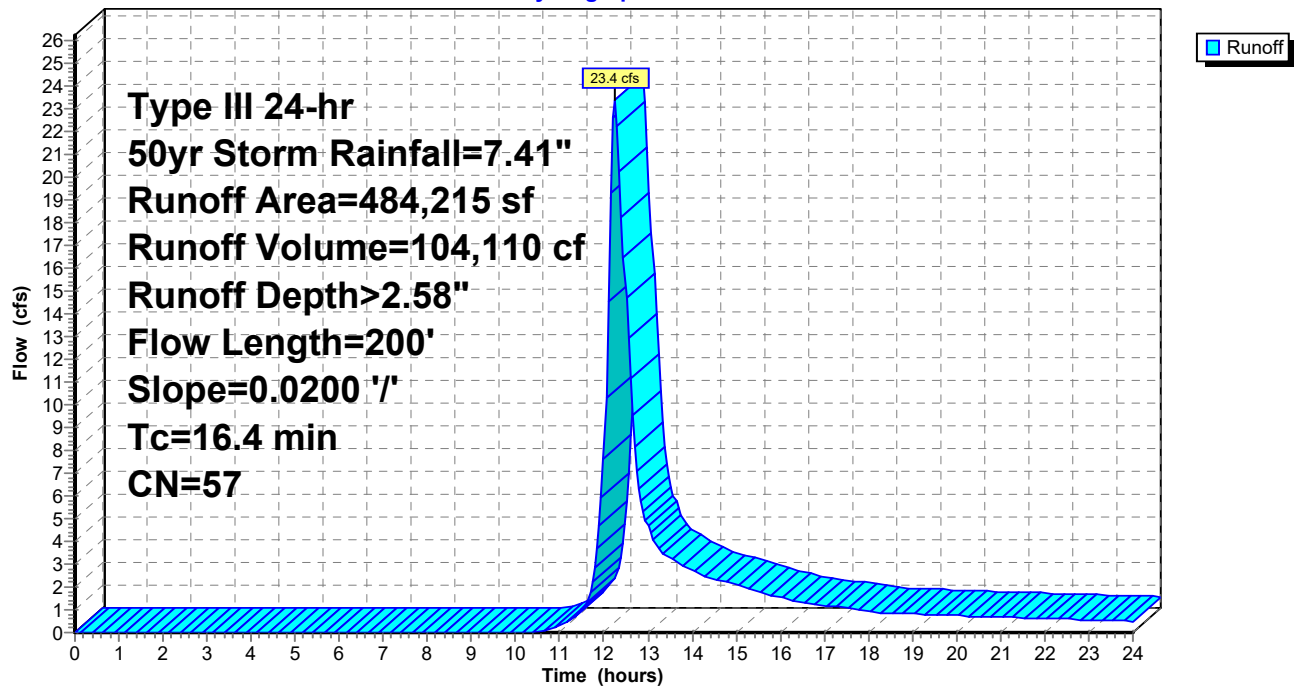
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50yr Storm Rainfall=7.41"

	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

Hydrograph



284 New Canaan Ave - Drainage

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Type III 24-hr 50yr Storm Rainfall=7.41"

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Summary for Subcatchment PR-1A: Drainage Area 1

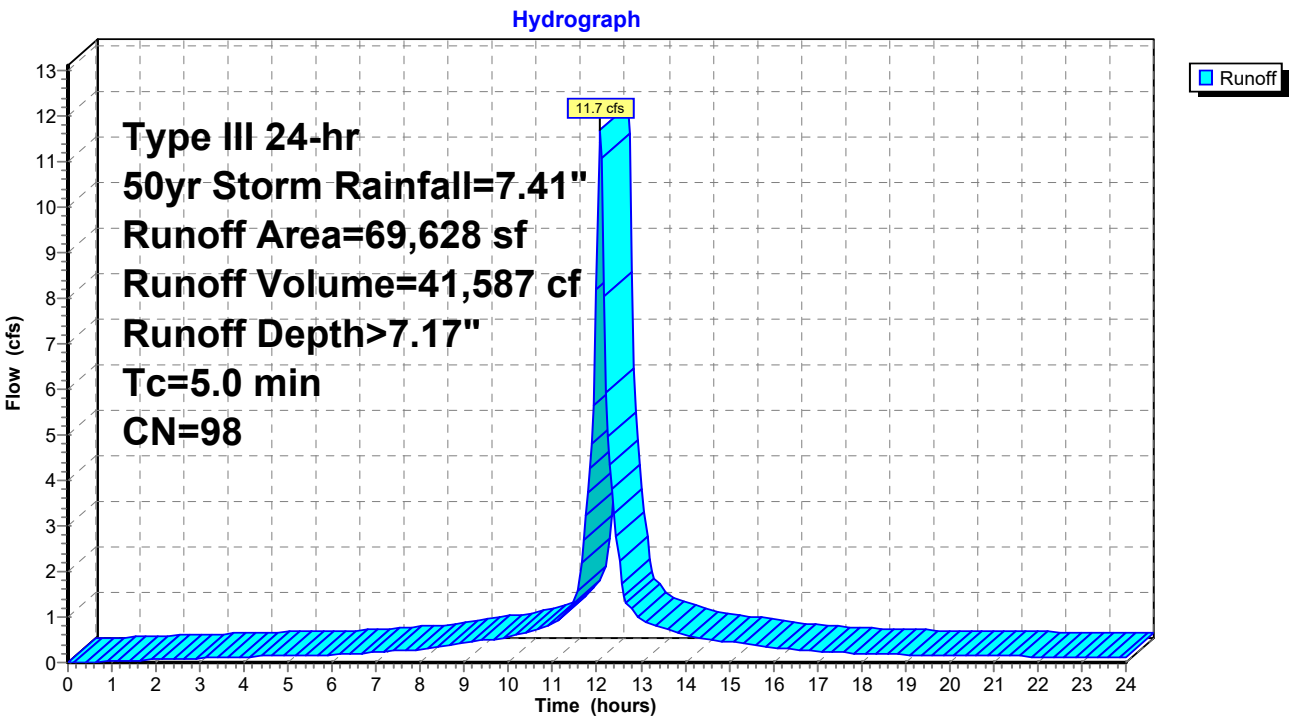
Runoff = 11.7 cfs @ 12.07 hrs, Volume= 41,587 cf, Depth> 7.17"
Routed to Pond INF-1 : Conc. Galleries

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



284 New Canaan Ave - Drainage

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Type III 24-hr 50yr Storm Rainfall=7.41"

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Summary for Subcatchment PR-1B: Drainage Area 1

Runoff = 14.5 cfs @ 12.26 hrs, Volume= 68,637 cf, Depth> 1.99"

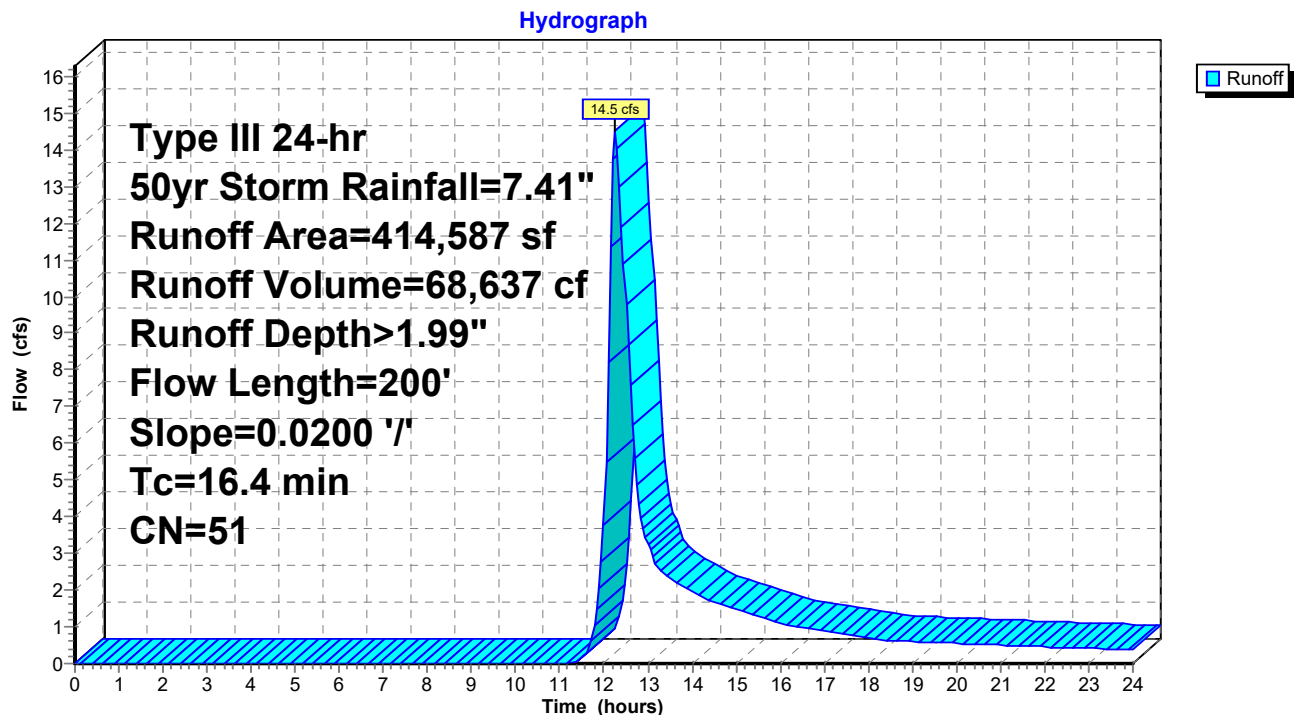
Routed to Link PR POC-1 : Existing Southern Wetlands

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



284 New Canaan Ave - Drainage

Type III 24-hr 50yr Storm Rainfall=7.41"

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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

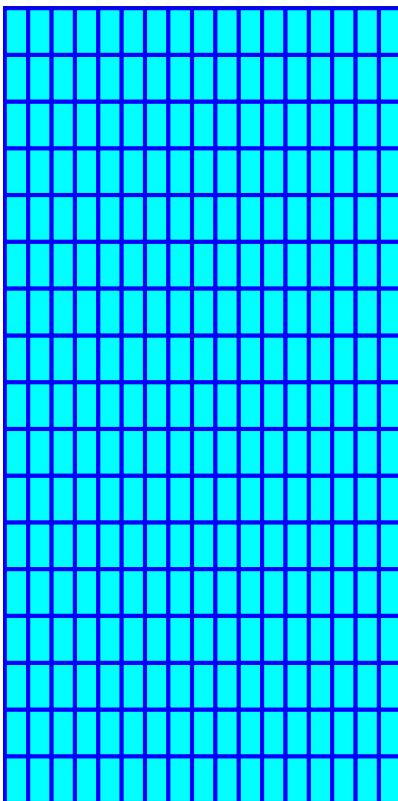
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

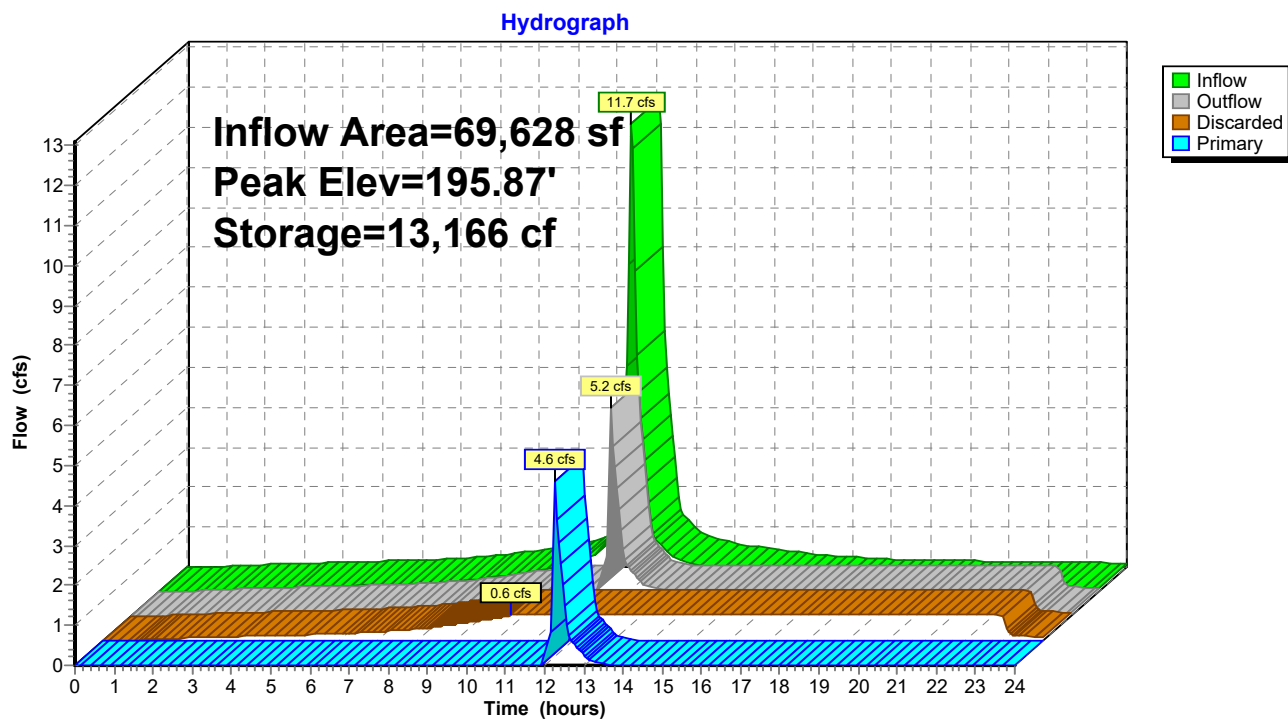
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

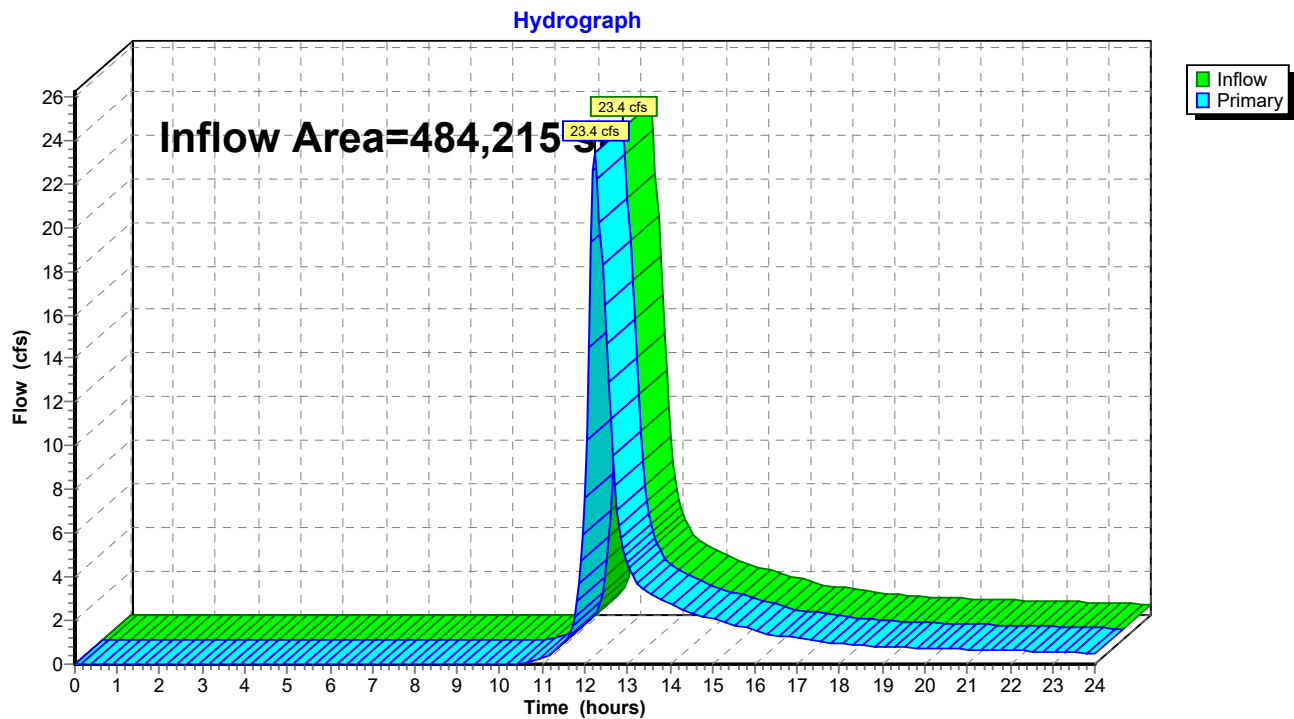


Summary for Link EX POC-1: Existing Southern Wetlands

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

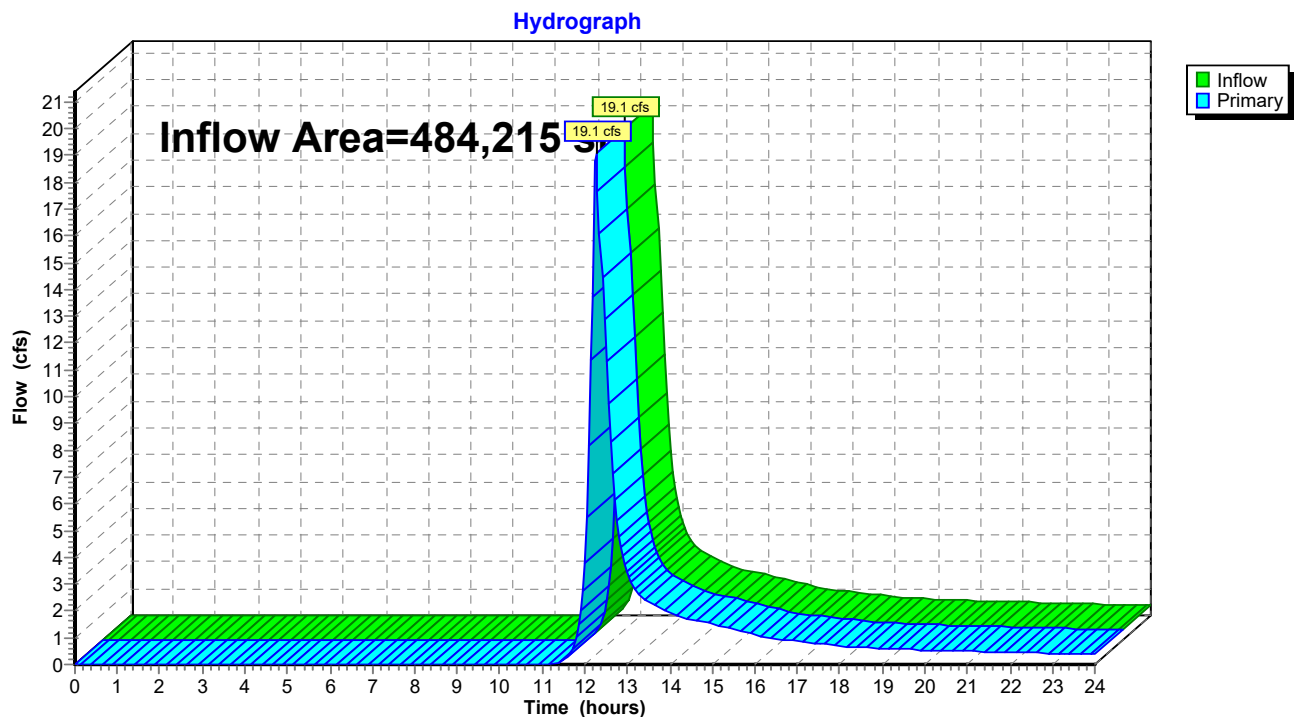


Summary for Link PR POC-1: Existing Southern Wetlands

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



284 New Canaan Ave - Drainage

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Type III 24-hr 100yr Storm Rainfall=8.33"

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Summary for Subcatchment EX-1: Drainage Area 1

Runoff = 29.8 cfs @ 12.24 hrs, Volume= 130,218 cf, Depth> 3.23"

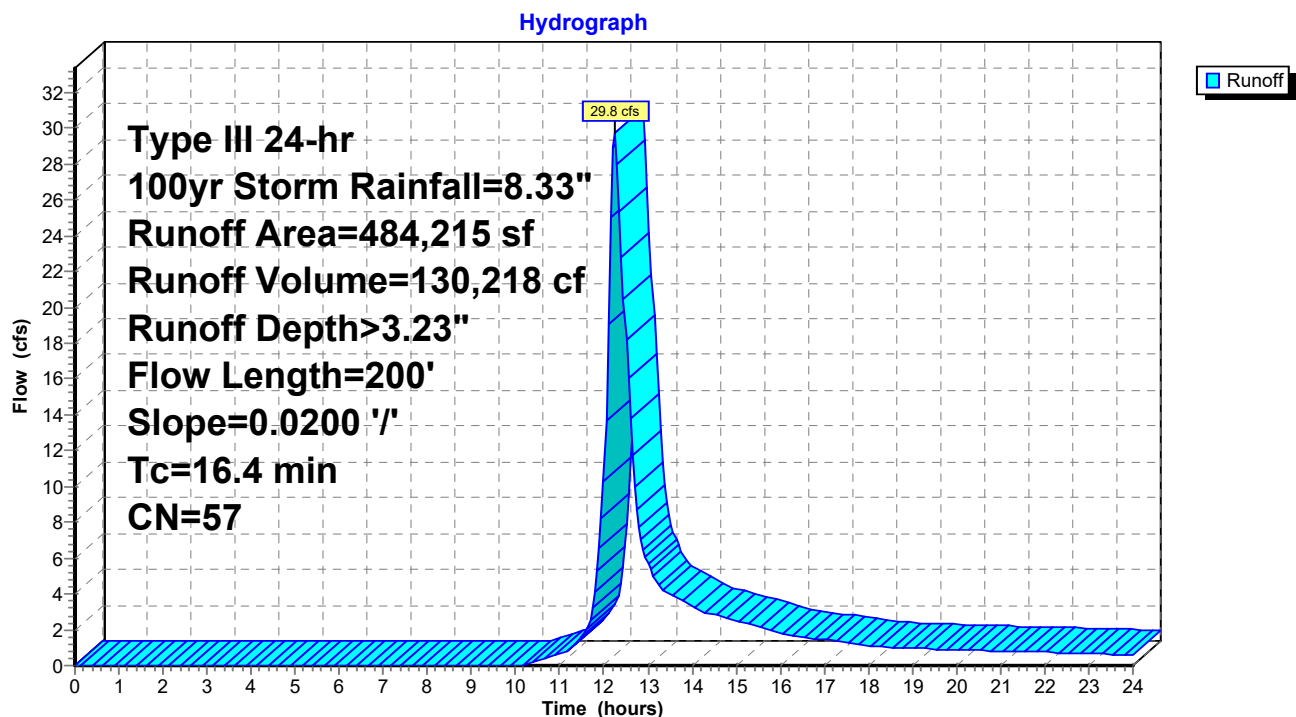
Routed to Link EX POC-1 : Existing Southern Wetlands

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



284 New Canaan Ave - Drainage

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Type III 24-hr 100yr Storm Rainfall=8.33"

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Summary for Subcatchment PR-1A: Drainage Area 1

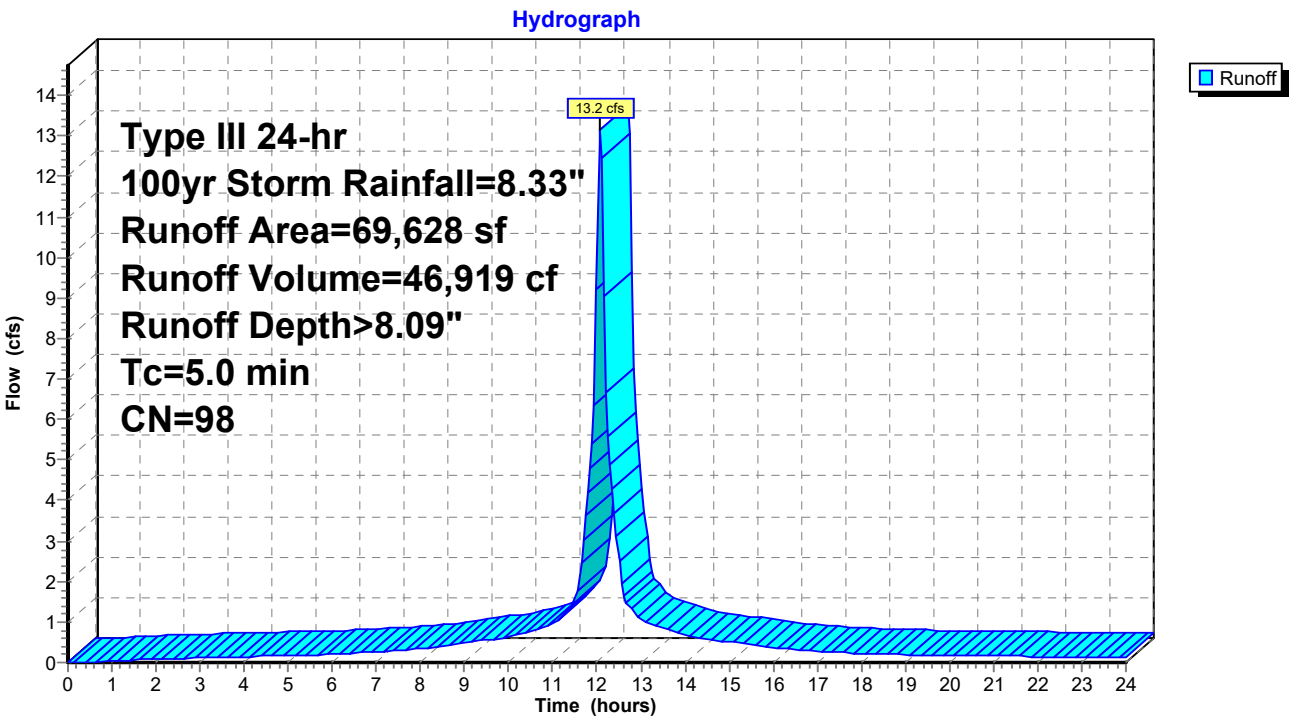
Runoff = 13.2 cfs @ 12.07 hrs, Volume= 46,919 cf, Depth> 8.09"
Routed to Pond INF-1 : Conc. Galleries

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



284 New Canaan Ave - Drainage

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Type III 24-hr 100yr Storm Rainfall=8.33"

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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

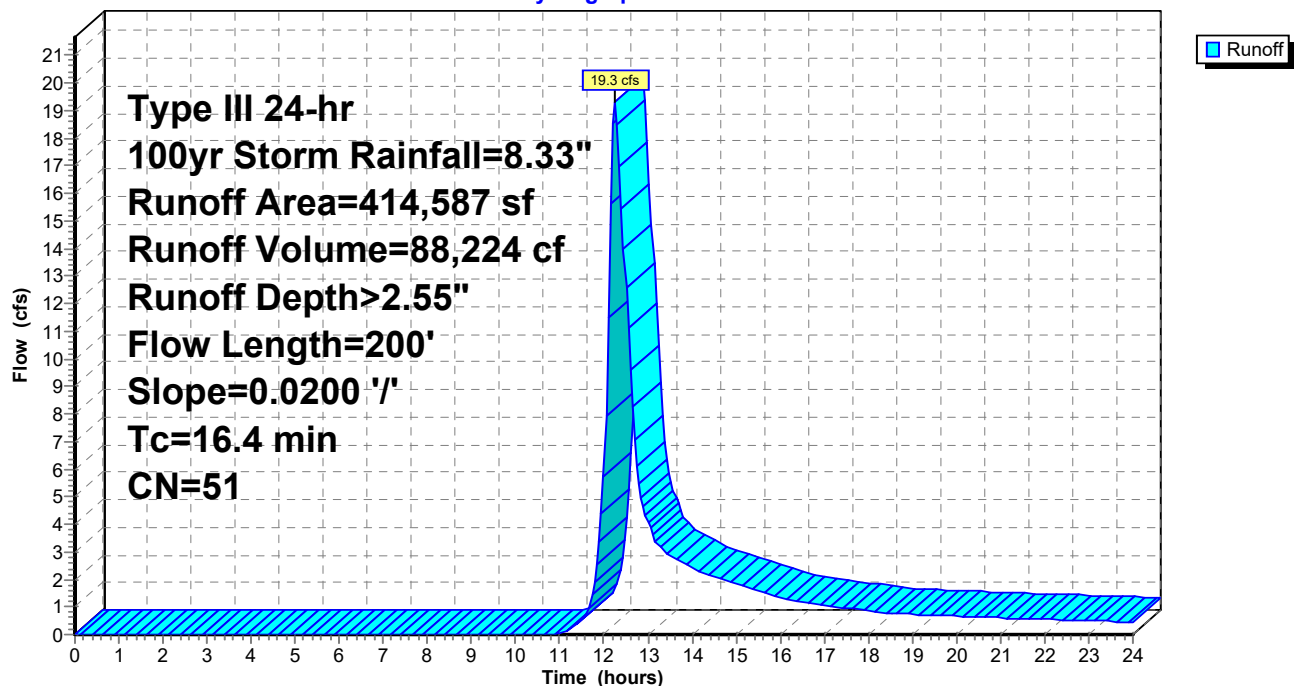
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100yr Storm Rainfall=8.33"

	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

Hydrograph



284 New Canaan Ave - Drainage

Type III 24-hr 100yr Storm Rainfall=8.33"

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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

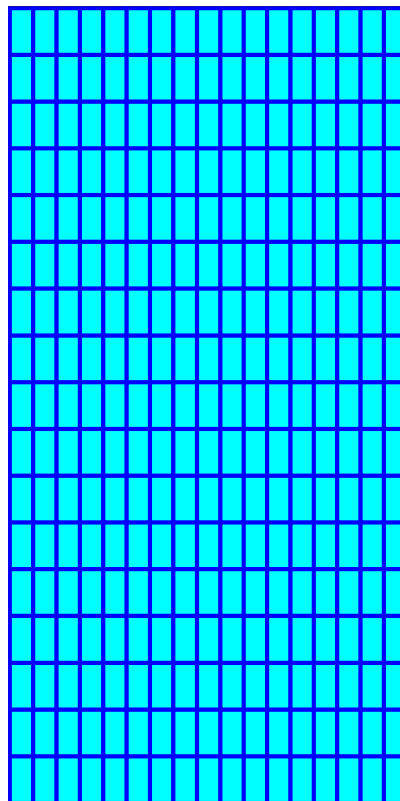
Overall Storage Efficiency = 71.2%

Overall System Size = 136.00' x 68.00' x 2.00'

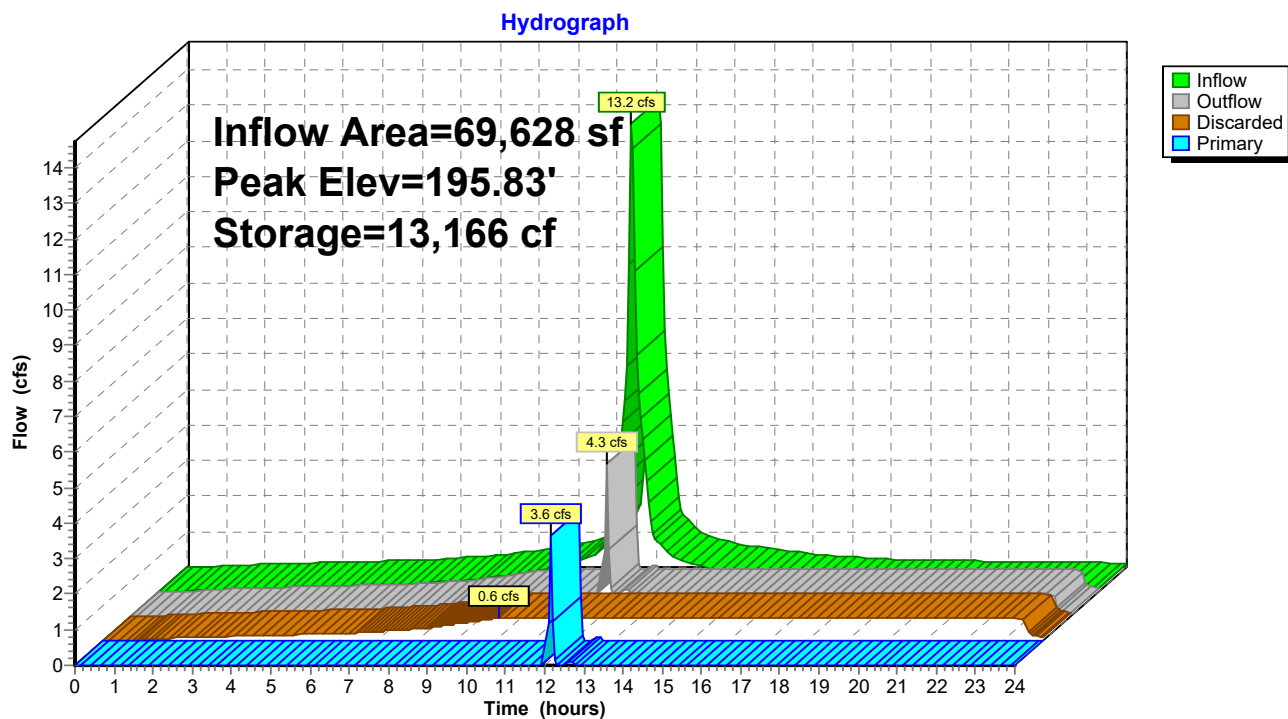
289 Chambers

685.0 cy Field

6.9 cy Stone



Pond INF-1: Conc. Galleries

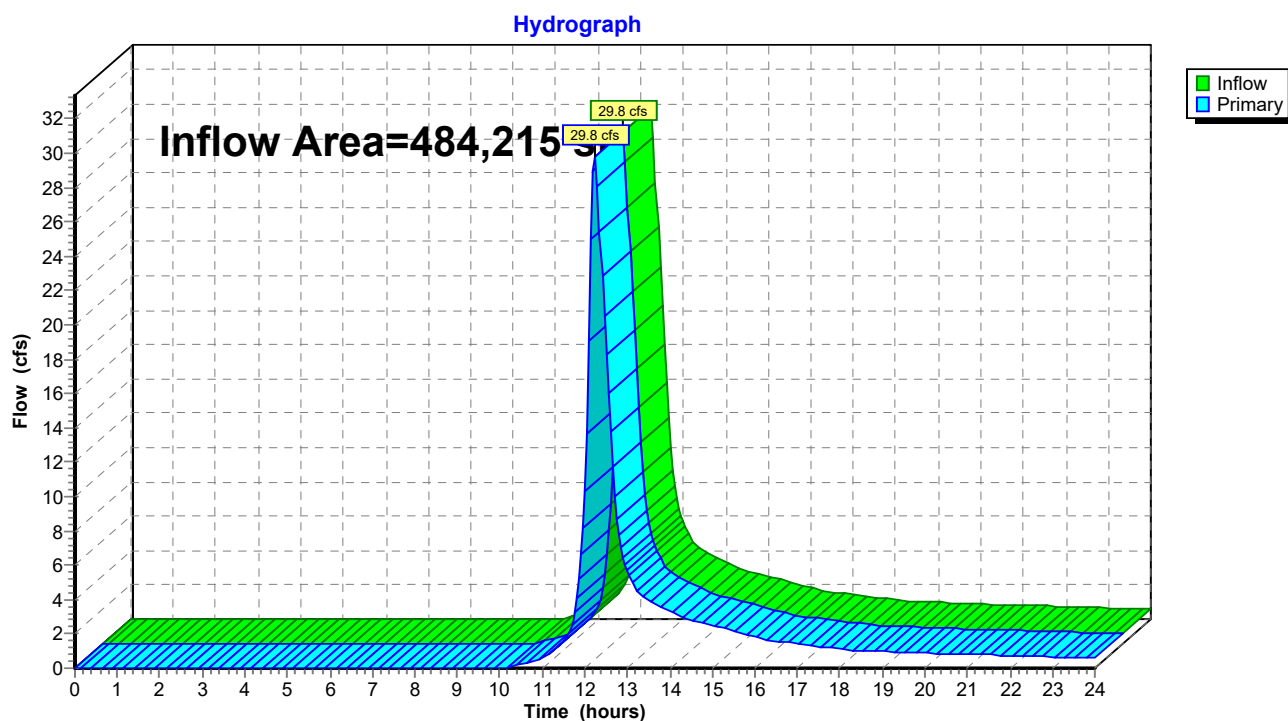


Summary for Link EX POC-1: Existing Southern Wetlands

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

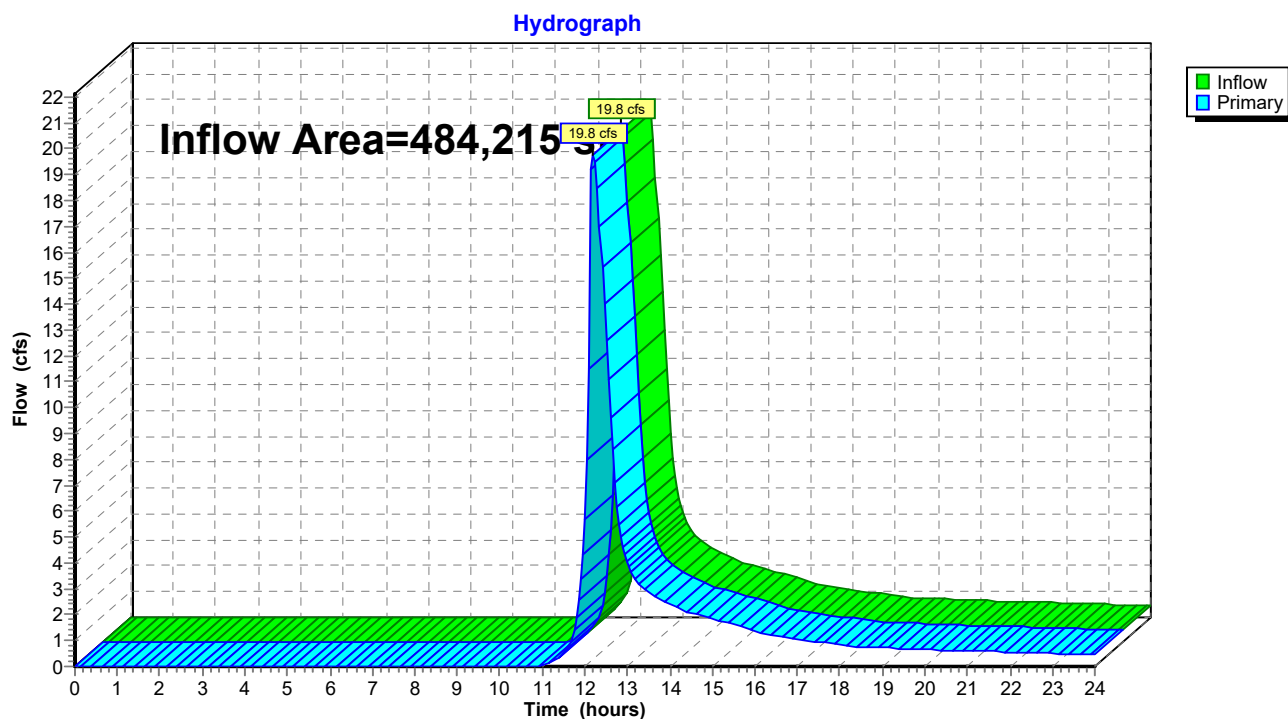


Summary for Link PR POC-1: Existing Southern Wetlands

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





Acoustic Evaluation Report for AJ Penna and Son



October 2, 2025

SH Acoustics, LLC
263 Tresser Blvd, Floor 9, Stamford, CT 06901
T: (203) 877-6340 | F: (203) 286-1427
W: www.shacoustics.com

Introduction and Background

SH Acoustics (SHA) conducted an acoustic evaluation from July 6th -13th, 2023, at the AJ Penna & Son property located at 284 New Canaan Avenue, Norwalk, CT. The purpose of this study was to measure and analyze noise generated by excavation and trucking equipment, and to assess its impact on neighboring residences.

It is our understanding that occupants of nearby residential properties have raised concerns regarding noise from the construction yard. AJ Penna & Son, in coordination with LANDTECH, sought to explore mitigation strategies. An initial concept of constructing a large earth berm was considered, however, the approach later changed to the design of a large, constructed barrier.

SHA performed site visits to collect both long-term measurements, as well as representative noise data during typical operations and intentional test conditions. These measurements form the basis for predicting the effectiveness of the proposed barrier and evaluating noise transmission from property to property.

This report provides a summary of our analysis, recommendations for mitigation, relevant noise regulations, measured sound pressure levels of the equipment, and anticipated outcomes of the proposed barrier design.

Measurement and Evaluation Procedure

SHA conducted a week-long monitoring program (July 6–13, 2023) at both the AJ Penna & Son property and the nearest residential yard. Typical site activities include sifting, excavation, truck loading/unloading, and backup alarms. Controlled on-site tests were performed on July 13th to capture representative noise signatures and verify long-term measurement data.

Measurement Equipment

Noise data was recorded using two Larson Davis 831 Sound Level Meters (SLMs), each fitted with an EPS21 environmental protection kit. One unit was placed on the AJ Penna property, and the other was positioned at the nearest residential property line, located in the backyard of 178

Poconock Trail. Prior to the start of measurements, all microphones were calibrated and weatherproofed to ensure accuracy and reliability of the recordings.



Figure 1: Testing Equipment Located at AJ Penna & Son Property



Figure 2: Testing Equipment Located at Neighboring Property

Results and Analysis

Measurements were taken both during non-working (ambient) conditions and typical construction activities at the AJ Penna & Son site. Data was collected continuously over a one-week period, with additional targeted measurements taken during intentional noise events.

Ambient Noise Measurements

To establish a baseline, SHA measured sound levels at the neighboring property during non-working hours over one week. Background noise from sources such as the Merrit Parkway, local streets, wind, and wildlife typically ranged from 40–58 dBA. The quietest hour occurred between 3:00–4:00 AM on July 11th, with an overall level of 35 dBA (Figure 3). This value was used as the representative background level for conservative analysis, recognizing that higher ambient conditions provide greater masking of construction noise. Figure 3 shows the frequency spectrum for the quietest hour.

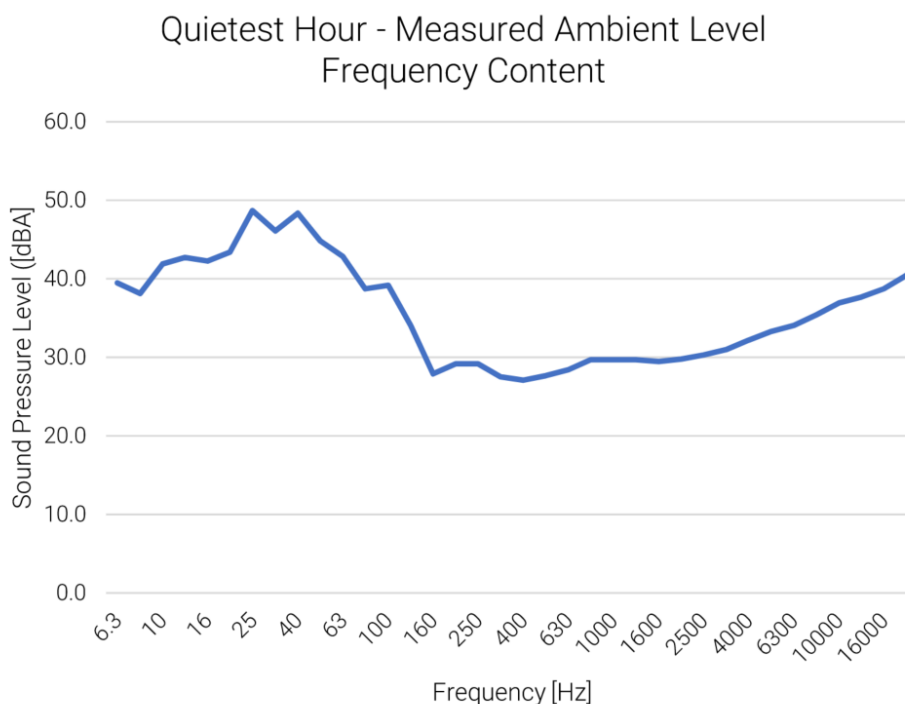


Figure 3: Tuesday, July 11th, 3:00-4:00AM Ambient Sound Level Spectrum

For a conservative analysis, the background noise value from this hour has been taken as the typical background noise level. The higher the background noise level at any given time, the greater the masking effect on discrete construction sound.

Event Noise Measurements

Noise levels from intentional events were compared against Connecticut State Noise Regulations, which limit average sound pressure levels to 61 dBA (day) and 51 dBA (night) at nearby residences, with additional limits on impulse events.



Figure 4: AJ Penna & Son Construction Yard Sifter



Figure 5: AJ Penna & Son Construction Yard Truck with Slamming Tailgate

Table 1 summarizes the average and maximum sound levels measured at the residential property for each activity. In some cases, the intentional events represented the loudest occurrences during the week. In other cases, naturally occurring events were louder and are reflected in the maximum column.

Table 1: Measured Loudest Sound Levels at Residential Property per Activity

	Average SPL	Maximum SPL
Sifter (without gravel)	57.7 dBA	71.1 dBA
Sifter (with gravel)	59.0 dBA	73.3 dBA
Scraping loader bucket	56.8 dBA	75.5 dBA
Reverse alarm (beeps)	64.3 dBA	71.1 dBA
Slamming tailgate	80.9 dBA	112.3 dBA

With the exception of the reverse alarms and tailgate slamming, the measured levels fall within the Connecticut State Noise Code's allowable maximum for daytime hours (61 dBA). However, all exceed the nighttime limit (51 dBA). Importantly, even when within daytime limits, these noises remain audible at neighboring properties since they rise above the ambient levels.

Recommendations

Constructed Acoustic Barrier

In our 2023 report, SHA recommended a 20' earthen berm with densely planted evergreens to maximize acoustic shielding for neighboring residences. Since this approach is no longer feasible, we have developed an alternate solution: a constructed barrier consisting of Mafia Blocks stacked to 13' with an 8' acoustical wooden fence extension, for a total height of 21' (Figure 6 and Figure 7). This barrier will be both incorporated into the rear-side construction of relocated material bins to the west of the Construction Yard and wrap around to the north side of the Yard as well.

The extent of this barrier is shown in LandTech's related submission package entitled, "Site Improvements for a Contractor's Yard," specifically on **Sheet C-1.0 – Site Development Plan** (dated 12/18/2024, revised through 10/02/2025)

While expected to provide slightly less reduction than the berm (12 dB vs. 14 dB), the barrier remains sufficient to achieve compliance with Connecticut State Noise Regulations.

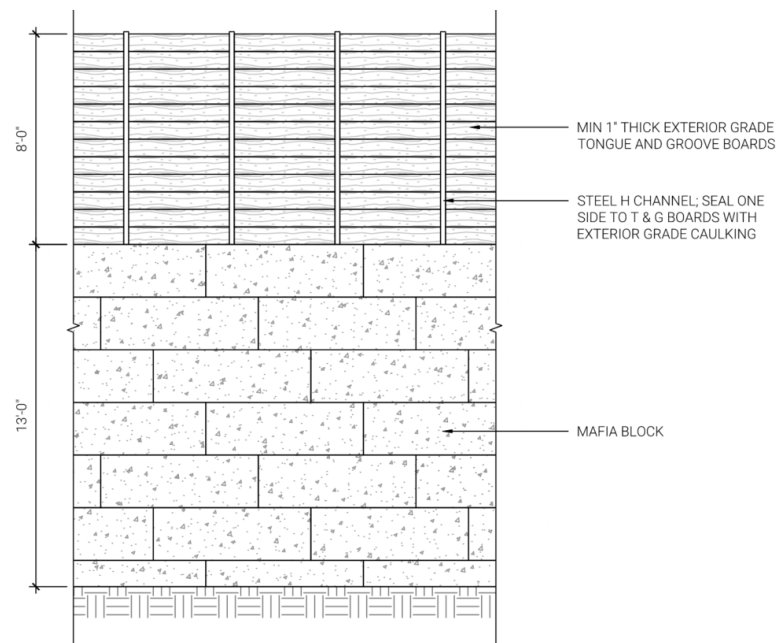


Figure 6: Acoustic Barrier Section View

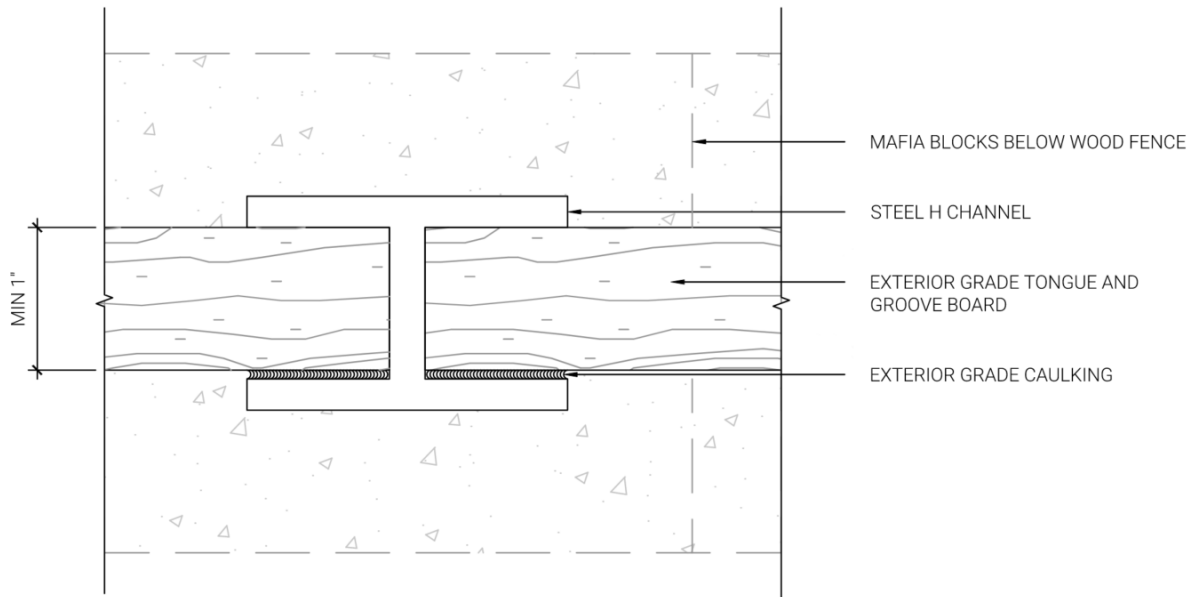


Figure 7: Acoustic Barrier Plan View

Table 2 compares the predicted noise levels at the residential property for both the earthen berm and the constructed acoustic barrier.

Table 2: Predicted Sound Levels at Residential Property per Activity

	Average SPL (Berm)	Average SPL (Barrier)	Max SPL (Berm)	Max SPL (Barrier)
Sifter (without gravel)	43.5 dBA	45.8 dBA	56.9 dBA	59.2 dBA
Sifter (with gravel)	44.8 dBA	47.1 dBA	59.1 dBA	61.4 dBA
Scraping load bucket	42.6 dBA	44.9 dBA	61.5 dBA	63.8 dBA
Reverse alarms	50.1 dBA	52.4 dBA	56.9 dBA	59.2 dBA
Slamming tailgate*	66.7 dBA	69.0 dBA	98.1 dBA	100.4 dBA

With the installation of the constructed acoustic barrier, sound levels are significantly reduced and are compliant with state noise regulations, including nighttime limits. Additionally, the contractor bins placed directly against the barrier will likely provide further attenuation due to the added mass of the material stored within them.

This solution will provide meaningful noise reduction for the neighboring residences and reduce the audibility of on-site activity.

** Slamming of tailgates will remain above the daytime SPL limit regardless of barrier type. Mitigation strategies for this source are addressed later in this report.*

Figure 8 illustrates the sifter frequency spectrum, showing greatest effectiveness at mid and high frequencies, where human hearing is most sensitive.

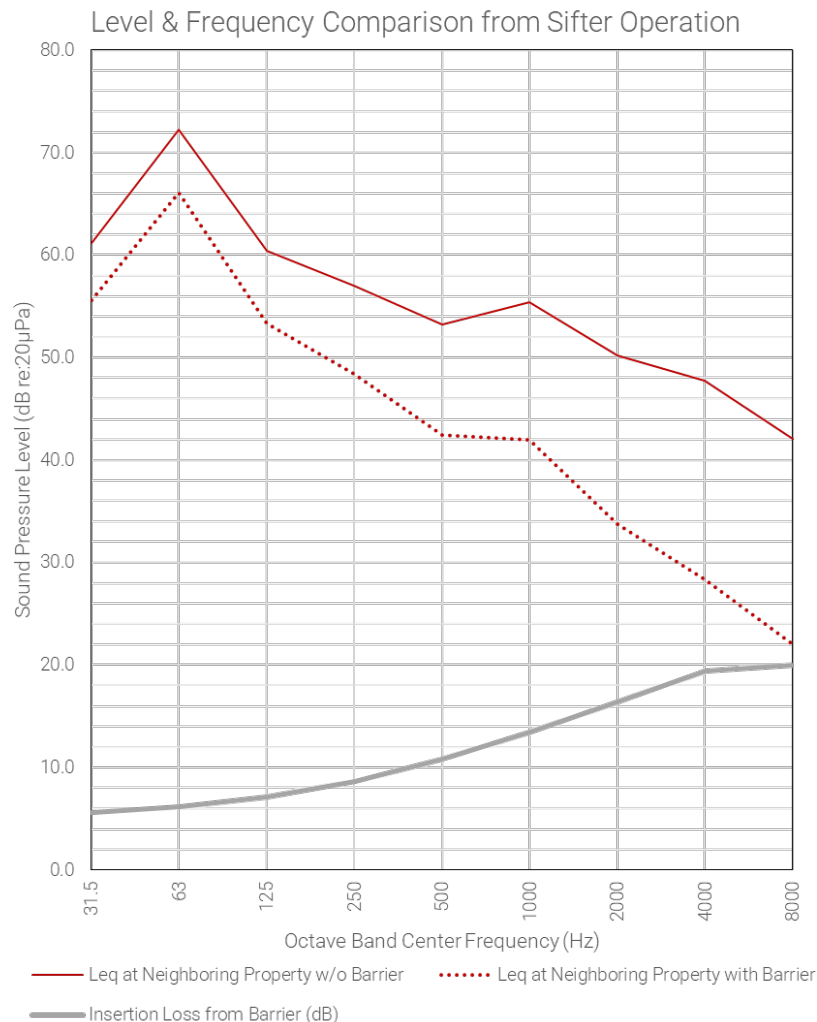


Figure 8: Graph Depicting Estimated Levels Produced by Sifter with Barrier

Additional Mitigation Strategies

Backup Alarms

As recommended in our previous report, backup alarms should be replaced with broadband, self-adjusting models such as the Brigade Electronics BBS-TEK series. We understand that some action has already been taken to replace alarms, though vehicles that are not equipped with broadband alarms still visit the site regularly. Prioritizing replacement on vehicles that operate at the site most frequently will meaningfully reduce the number of impactful noise events experienced by neighboring residences.

Tailgates

We understand that our prior recommendations regarding the strict enforcement of rules against slamming tailgates have been implemented. This has been effective in reducing the number of disruptive noise events. Continued enforcement of this rule is strongly encouraged.

Limiting Hours

Restricting operation of the sifter to begin no earlier than 8:00AM will allow background noise levels to rise before equipment activity begins. This will make the sifter noise less noticeable to neighboring residences, regardless of strict compliance with code limits.

Conclusions

Our evaluation confirms that noise generated at the AJ Penna & Son site, particularly from sifters, trucks, and tailgate impacts, is audible at neighboring residences. While daytime levels for most activities fall within the allowable limits set by the Connecticut State Noise Regulation, they remain perceptible due to the low level of background noise at neighboring properties.

The proposed constructed acoustic barrier, comprising of a 13' base topped with an 8' wooden acoustic wooden barrier, will provide meaningful noise reduction and achieve compliance with both daytime and nighttime noise code limits. Placement of contractor bins against the barrier will provide additional attenuation beyond our modeled predictions.

To further reduce the impact of noise produced on-site, we strongly recommend implementing the following supplemental measures:

- Replacement of tonal backup alarms with broadband, self-adjusting alarms on all site-dedicated vehicles
- Continued enforcement of rules prohibiting tailgate slamming
- Limiting sifter operations to begin no earlier than 8:00AM, allowing background noise levels to rise prior to activity

In conjunction, the barrier construction along with the additional mitigation strategies will provide substantial improvements to the acoustic environment at neighboring residences, ensuring compliance with applicable regulations while reducing the audibility and impact of site operations.

We trust that you will find the information in this report to be useful. Please feel free to reach out with any questions you may have.

Kind regards,



Jesse Kaye
Acoustic & Audio Consultant
SH Acoustics

Memorandum

To: Steven Kleppin,
 c/o City of Norwalk Planning Board

From: AKRF, Inc.

Date: October 21, 2025

Re: AJ Penna and Sons Acoustical Peer Review

This technical memorandum summarizes AKRF's review of the *Acoustic Evaluation Report for AJ Penna and Son* report, dated October 2, 2025 and prepared by SH Acoustics, LLC, on behalf of the City of Norwalk in connection with the Request to modify Special Permit #12-16 application. In addition to reviewing the October 2, 2025 report, AKRF also reviewed the *AJ Penna and Son Acoustic Evaluation Report*, dated September 12, 2023 as well as visited the AJ Penna and Son site located at 284 New Canaan Avenue, Norwalk, Connecticut to observe site operations on October 17, 2025.

Our review comments are as follows:

SUMMARY

Overall, the administrative controls recommended by SH Acoustics to limit backup alarms, tailgate slamming, and early morning use of the sifter are expected to provide significant relief to nearby residences. Implementation and/or continued enforcement of these administrative controls is strongly encouraged. Since these administrative controls are effective only if enforced, AKRF requests information on the procedures implemented by the Applicant to ensure these administrative controls are followed.

The proposed noise control barrier along the property line represents good acoustical planning. The proposed location along the site property line has potential to block line of sight to all nearby receptors if the barrier is sufficiently tall. The wooden section of the noise barrier, however, has potential to be a weak link if it is not sufficiently massive. As such, additional information on the noise control barrier as well as the noise modeling approach is requested for further evaluation.

In addition to the property line barrier, there may be opportunities for a targeted noise control approach. Potential opportunities identified by AKRF include a dedicated noise control barrier for the sifter and reconfiguration of bins to be larger with longer, taller side walls, which will force noise sources to be in closer proximity to barriers, thereby reducing noise emissions further. Sufficient bin depth will be needed to ensure that fill does not encroach in a way that negates the effect of the side walls and sufficient bin width will be needed for equipment to safely back up and turn around within bins. AKRF recommends SH Acoustics explore such options for additional noise control.

GENERAL

1. Please provide information on the frequency of emergency operations during nighttime hours.
2. Please provide information on the anticipated surface weights of each section of the proposed noise control barrier.
3. Please document administrative controls implemented or intended to be implemented by the applicant to minimize the potential for tailgate slamming. Since tailgate slamming generates the highest sound pressure levels on site, and due to the nature of this activity as impulse sound, it is not well represented by the average sound level metric. This activity has the greatest potential to result in complaints.

4. Please confirm whether the applicant has agreed to implement other administrative controls recommended by SH Acoustics.
5. Please comment on the methods used to remove excess material from truck beds without tailgate slamming, if any.
6. Please clarify whether the location of the sifter is expected to be permanent or change depending on site needs. Regardless of location, a dedicated noise control barrier should be implemented for this piece of equipment. Barrier construction may utilize a concrete jersey barrier as the base with noise control elements above, should a mobile barrier be needed.
7. Please clarify if the wooden noise control barrier will be implemented on the bin sidewalls, in addition to the property line barrier. A smaller number of larger bins, with longer side walls and a noise barrier atop, may be helpful to provide additional noise reduction since noise sources will be forced to be in closer proximity to walls.

NOISE EMISSIONS EVALUATION CRITERIA

8. The State of Connecticut defines impulse noise as “noise of short duration (generally less than one second), especially of high intensity, abrupt onset and rapid decay, and often rapidly changing spectral composition”, and limits such noise to 80 dBA at Class A Noise Zones. Please clarify which site noise sources fit this criteria.
9. The State of Connecticut noise code cautions against using compliance with said noise regulations to dismiss claims of nuisance. AKRF understands that there are or were complaints directed at site operations from nearby residential properties and efforts must be made to resolve complaints to the extent feasible. If complaints currently persist, additional criteria should be developed to minimize the potential for complaints, and site noise emissions should be evaluated against this criteria.

AMBIENT NOISE SURVEY

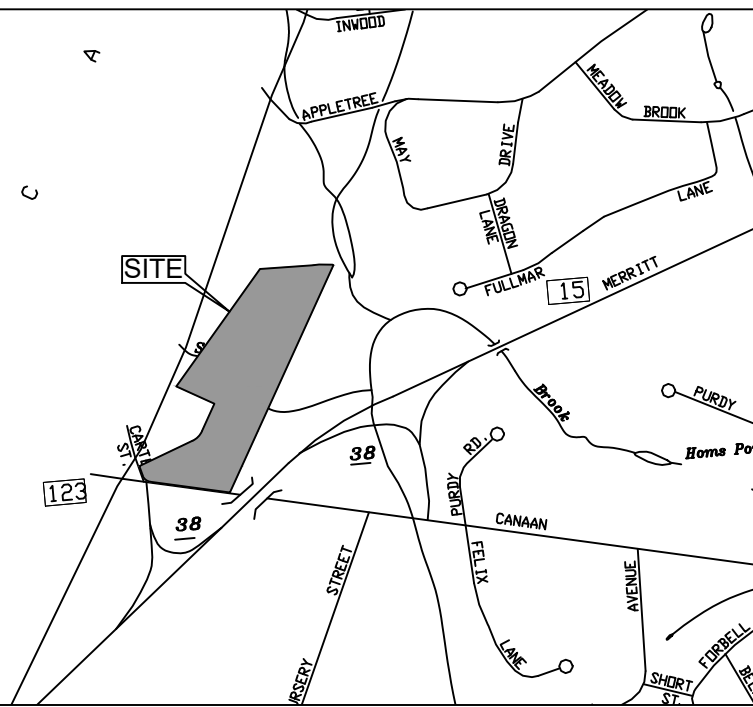
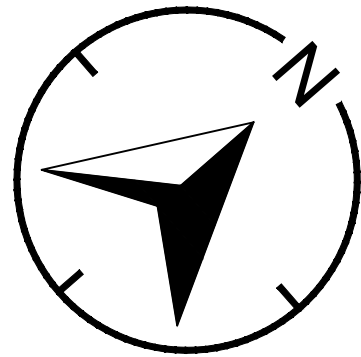
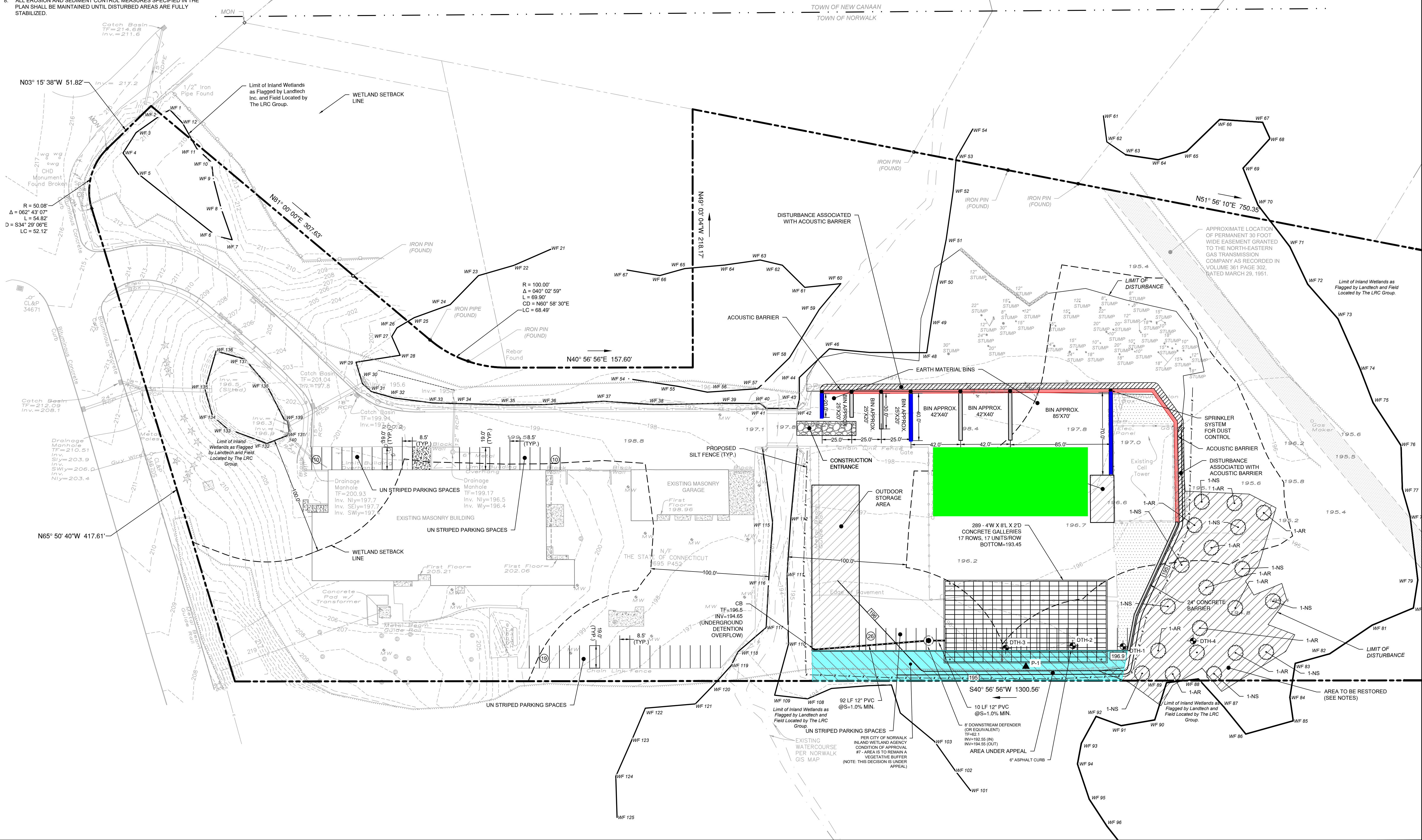
10. Please provide a figure/markup showing where ambient sound levels were measured.
11. Please provide a table showing hourly ambient noise level survey results with the relevant statistical noise level metrics (L_{min} , L_{90} , L_{eq} , L_{10} , and L_{max}) with the site in operation and not in operation.

NOISE EMISSIONS MODELING

12. The “Average SPL” values shown in the table titled “Measured Loudest Sound Levels @ Residential Property per Activity” suggest that results relied on time averaging over significant durations, given the “Maximum SPL” values. Please provide clarification on the duration of each noise source and whether noise sources were operating continuously or intermittently during the measurement period.
13. Please provide information on modeling approach used to evaluate noise emissions and the insertion loss performance of proposed noise barrier (heights of sources, location of sources on site, computer modeling vs calculations, etc.).
14. Please provide markup showing modeled locations of noise sources used for property line noise barrier evaluation and potential areas of operation on site, especially those sources that are mobile.
15. While State and Local noise measurement guidelines discuss that indicate that sound emissions, should be measured near property boundaries, the City of Norwalk noise code states that it “shall be unlawful for any person to emit or cause to be emitted any noise beyond the boundaries of his/her premises in excess of the noise levels established”. Therefore, additional analyses should be carried out to evaluate sound emissions at the point of reception of an affected individual. For nighttime sound emissions, this would be at residential facades, including upper story windows. For daytime sound emissions, this would be at an outdoor patio for example.

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. 19001C0389F, EFFECTIVE JUNE 18, 2010.
6. WETLANDS FLAGS AS TAKEN FROM MAP PREPARED BY LRC GROUP, DATED SPTEMBER 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)

10/9/2025	REVISED PER ZONING COMMENTS
09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPM COMMENTS
01/23/2025	PLANTINGS AND NOTES
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
INDIAN HILL RE, LLC

PROJECT LOCATION:
**284 NEW CANAAN AVENUE
NORWALK, CT**

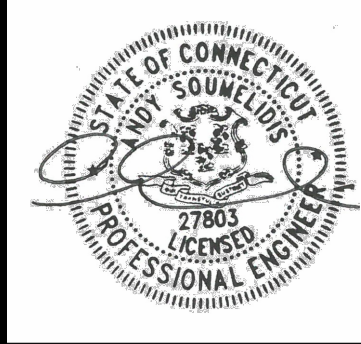
PROJECT TITLE:
**#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD**

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

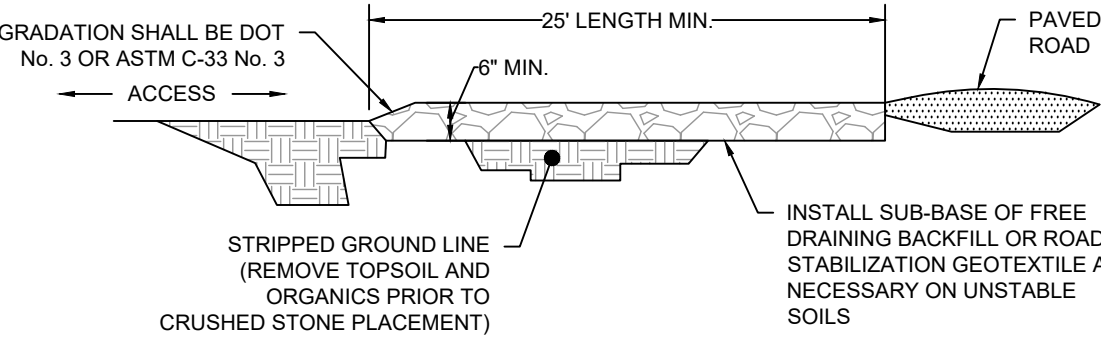
PROJECT STATUS:
**DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION**



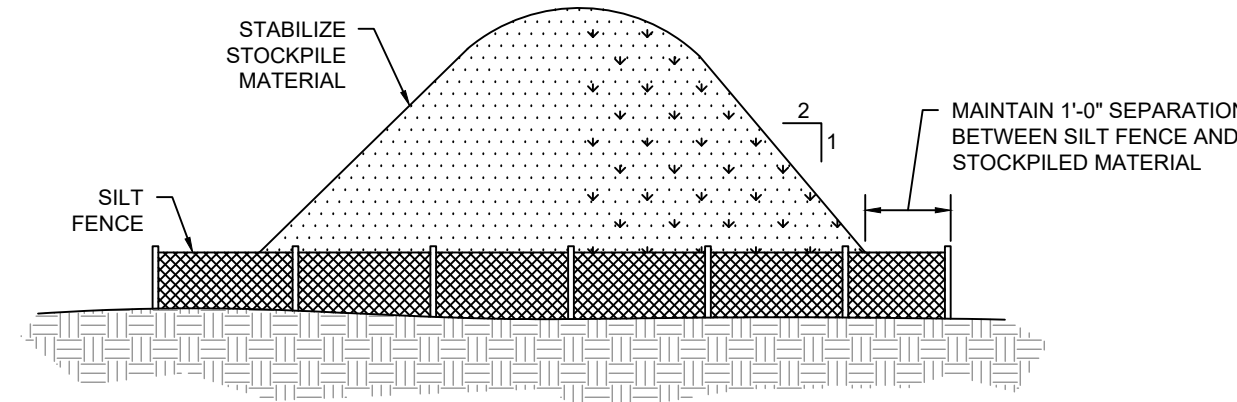
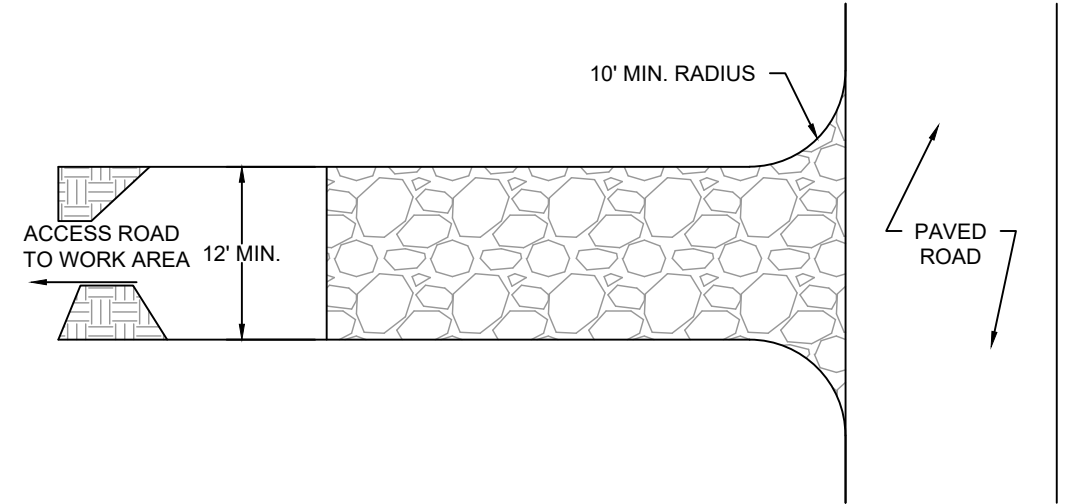
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GENERAL EROSION AND SEDIMENT CONTROL NOTES

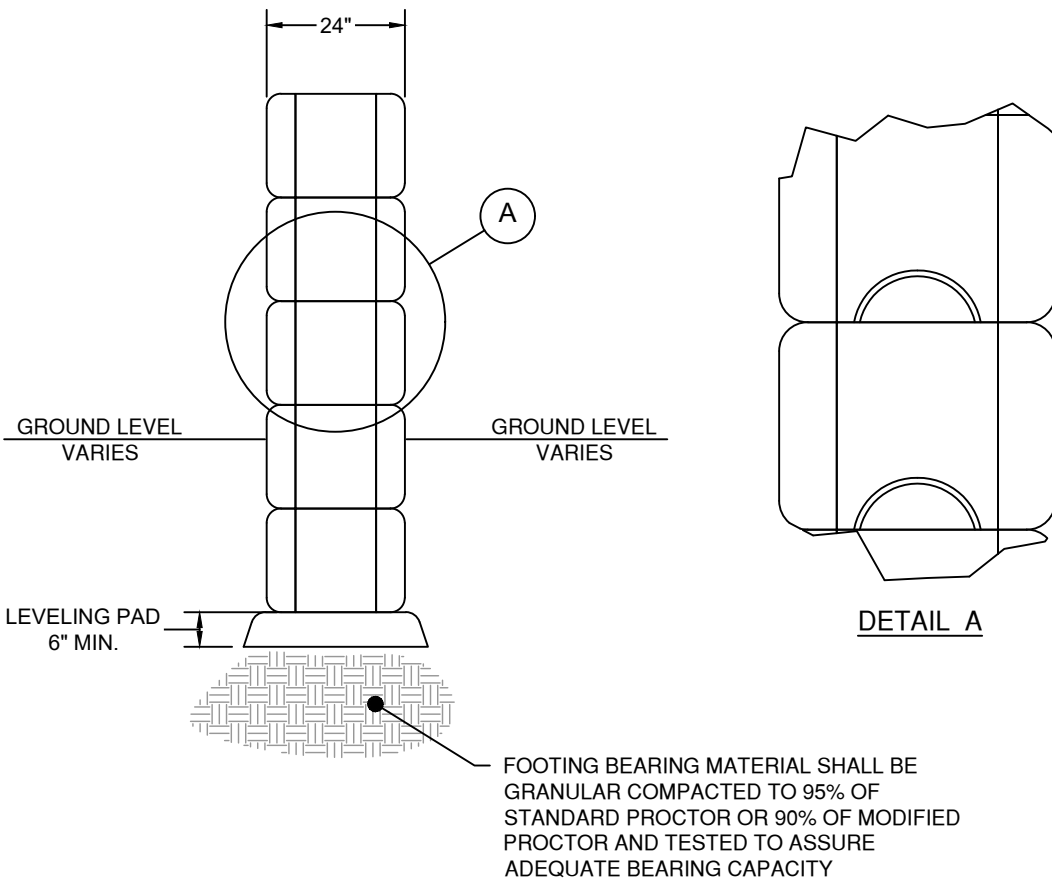
- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS POSSIBLE.
- SILT FENCE WILL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE STATE OF CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL 2002.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- 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.
- ANY EXCAVATIONS THAT MUST BE Dewatered WILL BE PUMPED INTO A 15'x15' DIRT BAG 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' DIRT BAGS ON-SITE THROUGHOUT THE EXCAVATION OF PROPOSED FOUNDATIONS.
- WATER AND CALCIUM CHLORIDE SHALL BE APPLIED TO UNPAVED ACCESSWAYS TO PREVENT WIND GENERATED SEDIMENTS AND DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH INTENT OF THE PLAN.
- SILT FENCES SHALL HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/4 TO 1/2 THE HEIGHT OF THE FENCE. FENCES SHALL BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- ANTI-TRACKING PADS AND GRAVEL CHECK DAMS SHALL BE REPLACED WHEN VOID SPACES ARE FULL OR STRUCTURES ARE BREACHED, AS APPLICABLE.
- 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.
- 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.



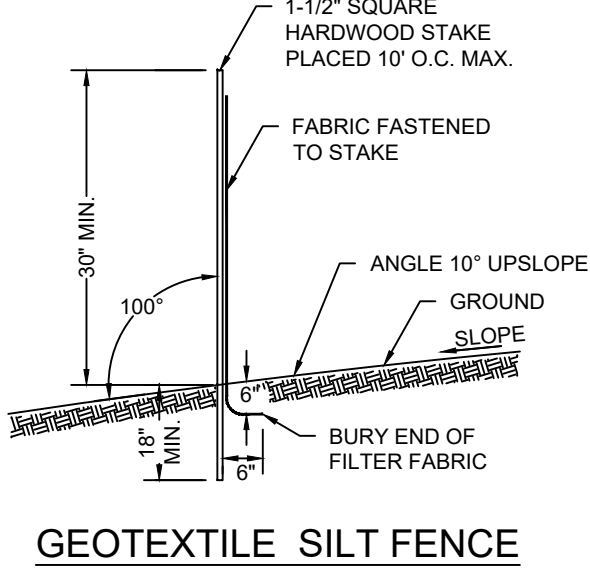
CONSTRUCTION ENTRANCE
(NTS)



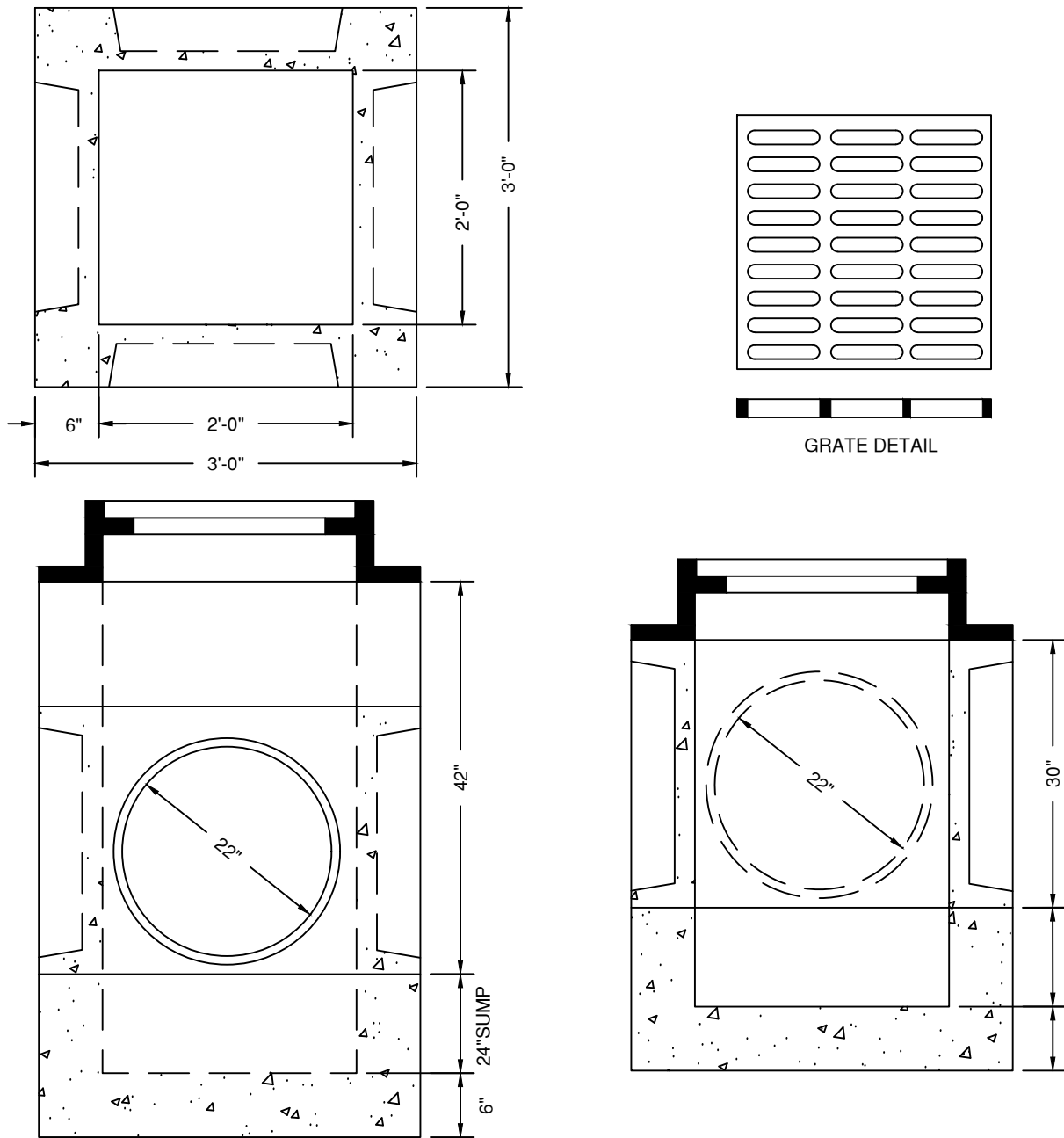
STOCKPILE DETAIL
(NTS)



CONCRETE BLOCK WALL DETAIL
(NTS)

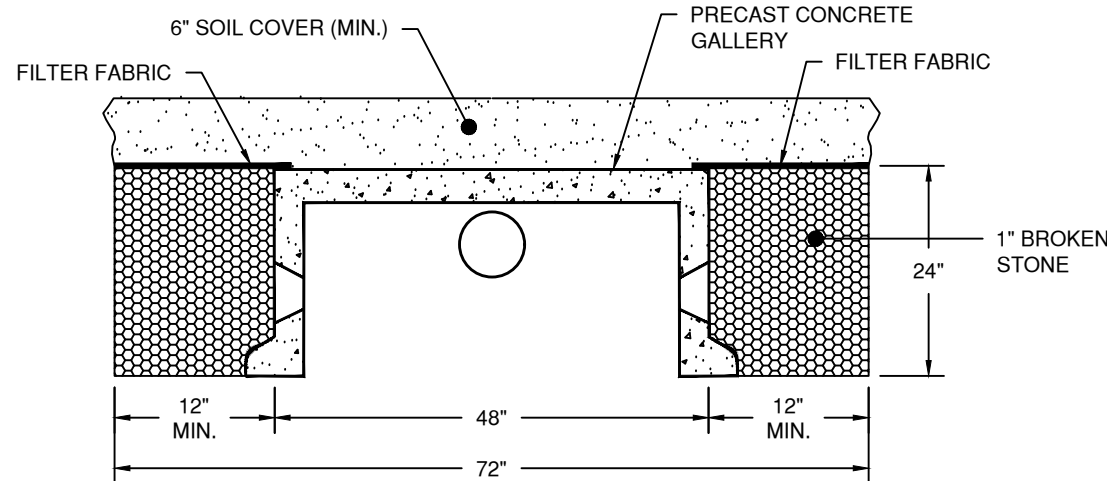


GEOTEXTILE SILT FENCE
(NTS)

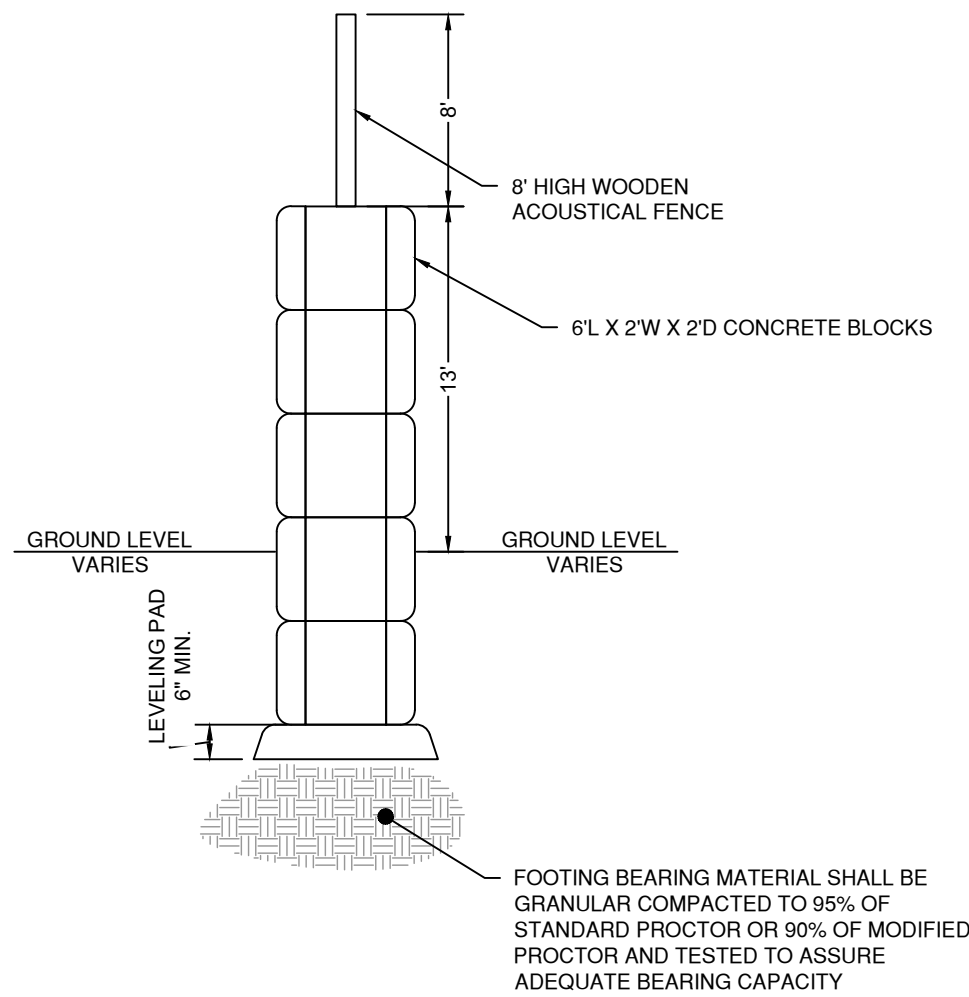


- GENERAL NOTES
- REINFORCED 6 X 6 X 10 GAUGE MESH OR TO SPECIFICATIONS.
 - GRATE - STEEL OR CAST IRON.
 - 4' HIGH SUMP HAS TWO KNOCKOUTS LOW AND 2 KNOCKOUTS UP HIGH.
 - APPROXIMATE WEIGHTS:
3' - 2100 LBS.
4' - 2800 LBS.

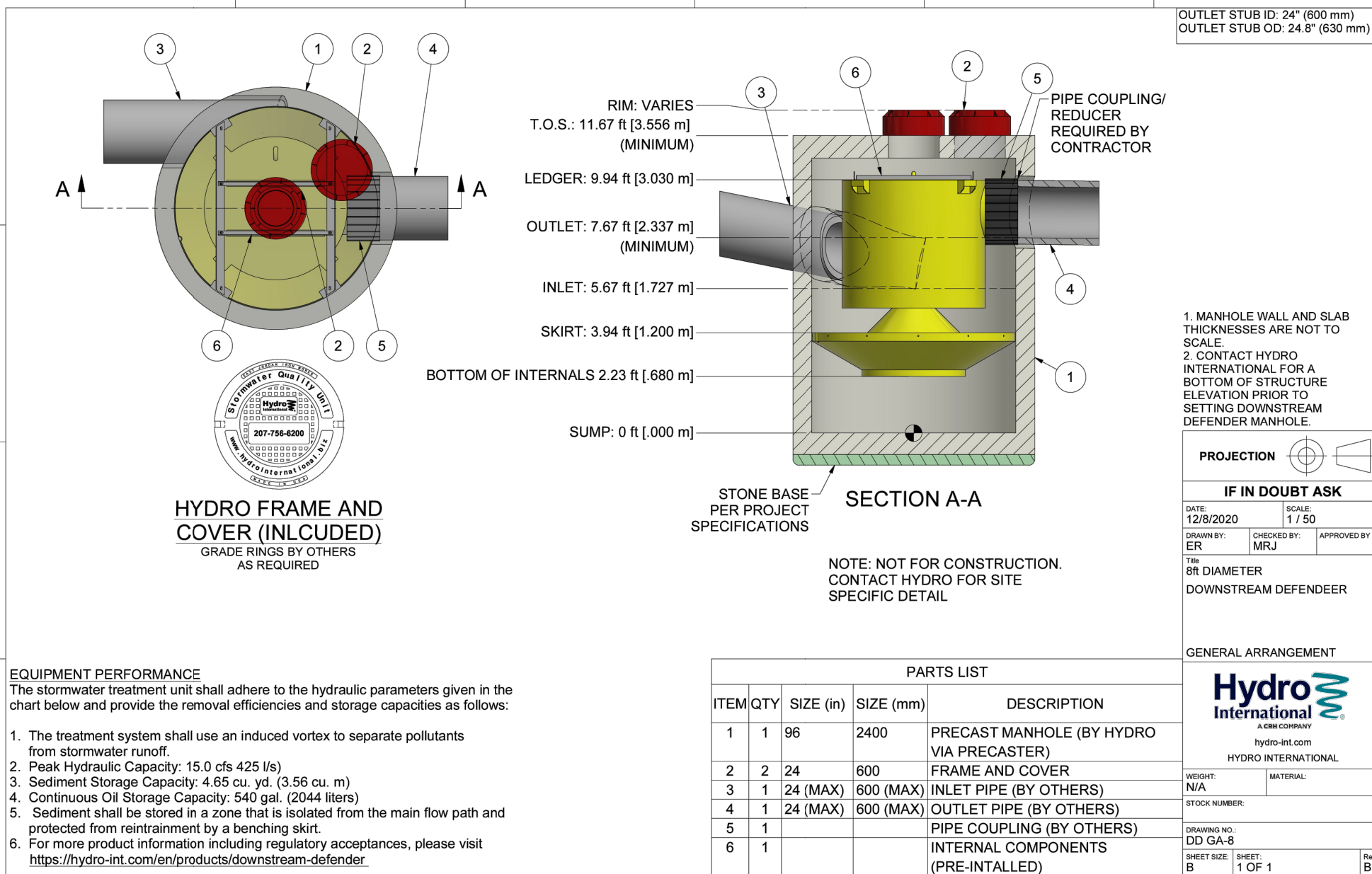
2' X 2' PRECAST CONCRETE CATCH BASIN
(NTS)



24'x48' PRECAST CONCRETE GALLERY TYPICAL CROSS SECTION
(NTS)



ACOUSTIC BARRIER
(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:
- The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
 - Peak Hydraulic Capacity: 15.0 cfs (425 l/s)
 - Sediment Storage Capacity: 4.65 cu. yd. (3.56 cu. m)
 - Continuous Oil Storage Capacity: 540 gal. (2044 liters)
 - Sediment shall be stored in a zone that is isolated from the main flow path and protected from reentrainment by a benching skirt.
 - For more product information including regulatory acceptances, please visit <https://hydro-int.com/en/products/downstream-defender>.

PARTS LIST			
ITEM	QTY	SIZE (in)	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-INSTALLED)

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

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

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

Groundwater discharge at 6.8'

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

Groundwater discharge at 6.5'

PERCOLATION TEST DATA

Perco Hole: 1		Date: 1/21/2025	
Depth:	30 in.	Drop (in.)	Interval (min.)
Time	Depth (in.)	Drop (in.)	Rate (min./in.)
11:10	8.00		
11:20	12.00	4.00	00:10
11:30	15.50	3.50	00:10
11:40	19.00	3.50	00:10
11:50	20.50	1.50	00:10
12:00	22.00	1.50	00:10
12:10	23.00	1.00	00:10
Final Rate:	1" in	10.00	minutes

Restoration Plan for Disturbed Area at 284 New Canaan Avenue

- Removal of Materials**
 - All deposited concrete blocks and other materials present in the disturbed area will be removed as part of the corrective action.
- Site Grading**
 - The area will be properly graded to restore natural contours and ensure proper drainage.
- 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.
- 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.
- 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.
- 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
RUBROCKIA 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.

10/9/2025 REVISED PER ZONING COMMENTS

09/9/2025 REVISED PER ZONING COMMENTS

08/19/2025 REVISED PER ZONING COMMENTS

03/11/2025 REVISED PER REVIEW COMMENTS

02/28/2025 REVISED PER DPM COMMENTS

01/23/2025 PLANTINGS AND NOTES

REVISION DATE ISSUE

LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING

518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110

HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

INDIAN HILL RE, LLC

PROJECT LOCATION:

284 NEW CANAAN AVENUE
NORWALK, CT

PROJECT TITLE:

#S19-499B
SITE IMPROVEMENTS FOR AN
CONTRACTORS YARD

DRAWING TITLE:

NOTES AND DETAILS

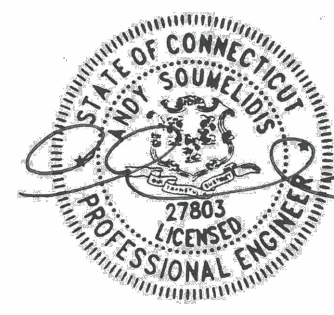
PROJECT No. 23015-02

DATE: 12/18/2024 DESIGNED BY: SM CHECKED BY: BC

SCALE: N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-2.0

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'	10
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'	10

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 (EUTROCHUM 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

- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.
- 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.
- 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.
- 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 ¾ 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

- 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.
- 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.
- 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.
- 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.
- 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.
- PROVIDE ADEQUATE IRRIGATION AND PROTECTION FROM DEER UNTIL PLANTED AREAS ARE ESTABLISHED.
- 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

- PREPARE UPLAND AREA BY REMOVING LARGE ROOTS. PLACE UP TO 6 INCHES OF TOP SOIL IN THE PROPOSED PLANTING AREA.
- 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.
- SEED AND FERTILIZER APPLICATION
- APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE™ 18-6-12 FERTILIZER 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:

- 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.
- 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.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
- SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.
- 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.
- IF PLANTING PITS ARE HAND DUG, SCARIFY SIDES OF PIT.
- 2" TO 3" INCHES OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MULCH RING TO COVER EARTH SAUCER.
- STAKE TREES ONLY AS NEEDED ACCORDING TO ISA GUIDELINES.
- PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
- 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.

10/9/2025	REVISED PER ZONING COMMENTS
09/9/2025	REVISED PER ZONING COMMENTS
08/19/2025	REVISED PER ZONING COMMENTS
03/11/2025	REVISED PER REVIEW COMMENTS
02/28/2025	REVISED PER DPM COMMENTS
01/23/2025	PLANTINGS AND NOTES
REVISION DATE	ISSUE

LANDTECH

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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 FOR AN
CONTRACTORS YARD

DRAWING TITLE:

PLANTING NOTES

PROJECT No. 23015-02

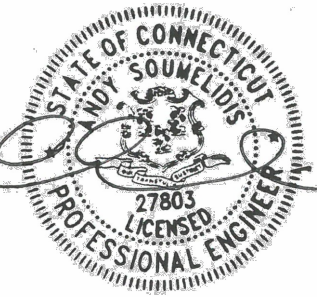
DATE: 12/18/2024 DESIGNED BY: SM CHECKED BY: BC

SCALE:

N.T.S.

PROJECT STATUS:

DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION



C-3.0



MEMORANDUM

October 31, 2025

TO: Norwalk Planning & Zoning Commission; Galen Wells, Chairman

FROM: Steve Kleppin, Planning & Zoning Director

SUBJECT: #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Ave. (District 5, Block 46, Lots 76,) – Request to modify Special Permit #12-16 to expand the area of the previously approved contractors' yard and change the stormwater management

WHEREAS, the Commission received Intervenor's Petitions, consistent with CGS §22a-19(a)(1); and

WHEREAS, the conditions proposed by the Commission, in conjunction with the remedial measures undertaken per Application #2025-48-SP and the conditions imposed by the Conservation Commission will mitigate any concerns raised by the Intervenor; and

WHEREAS, other than statements to that effect, there was no conclusive, credible, expert testimony or evidence that adverse environmental impact would likely be caused by the proposal.

NOW THEREFORE BE RESOLVED, that the Planning and Zoning Commission, upon public hearing duly noticed and held and following review of the record, finds that the application as submitted will not have the effect of unreasonably polluting, impairing or destroying the public trust in the air, water or other natural resource of the state.



MEMORANDUM

October 31st, 2025

TO: Planning and Zoning Commission – Galen Wells, Chair

FROM: Amelia Williams, Land Use Planner; Steve Kleppin, Director of Planning and Zoning

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 not sufficiently addressed how they propose to comply with, or modify, the existing Special Permit conditions cited in the NoV.

STAFF COMMENTS:

Three (3) separate notices of intervention have been received, and the filing of an intervention petition requires the agency to make findings, in addition to its decision on the application itself.

- In order to evaluate the merits of these petitions, the Commission should first make an explicit finding regarding whether or not the activity resulting from the approval of the application is “reasonably likely” that the project will cause “unreasonable” pollution, impairment or destruction of the public trust in the natural resource at issue. Not all pollution, impairment, or destruction is “unreasonable”. This finding should be explicitly made by the Commission in addition to the Commission’s decision to approve the application on its underlying merits
- Second, if, and only if, the Commission answers the first question in the affirmative, then the Commission should make a finding “considering all relevant surrounding circumstances and factors, there is no feasible and prudent alternative to the defendant’s conduct and that such conduct is consistent with the reasonable requirements of the public health, safety and welfare.”

A draft intervenor resolution was sent by Steve Kleppin, Planning & Zoning Director on October 22nd, 2025.

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #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 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 “Site Development Plan” dated 12/18/2024 and revised 10/9/2025 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 all departmental sign-offs are submitted prior to the issuance of a Zoning Permit; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction and maintained until the project is completed and stabilized; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That a surety, in an amount to be determined by Staff, be submitted to guarantee installation of the required soil sedimentation and erosion controls; and

7. That any changes to the plans be reviewed by Staff prior to implementation; and
8. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
9. That other than in the designated outdoor storage bins there be no storage of materials outside; and that the bins have sprinklers to control any dust, as shown on the submitted plan; and
10. That the modified bin design be implanted per AKRF's recommendation, including extending the perpendicular bin to further provide sound attenuation to the Carter Street neighbors, including the installation of the 8' acoustic fence; and
11. That SH Acoustics is engaged to ensure the acoustical barrier is built pursuant to specifications and recommendations, to perform a new sound test on a prototypical day after all improvements are completed and report back to the Commission within three months after the approved site plan is implemented, and to evaluate the trucks themselves to determine whether the metal-to-metal impact points can be acoustically-damped in any safe manner that does not impede vehicle operations. Any practical findings must be implemented by Penna Construction; and
12. That a log be kept of call types noting date, time, location, and duration of emergencies; and
13. That the Operations and Maintenance Plan dated August 15th, 2025, be adhered to; and
14. That cameras be installed to monitor gate slamming in locations approved by Staff; and
15. That a light indicating noise level be installed and implemented on site so that site workers are aware when the noise levels are acceptable (green light), approaching unacceptable levels (yellow light), and exceeding acceptable levels (red light); and
16. That tonal backup alarms will be replaced with broadband, self-adjusting backup alarms on all site-dedicated vehicles including subcontractors who regularly are on site; and
17. That training be implemented for employees and subcontractors to educate on how to operate within the site without tailgate slamming (i.e., avoiding creating an impulse noise, as defined under the Norwalk Noise Ordinance); and
18. That the employee manual be updated with a "No Tailgate Slamming" policy that includes training, warning, suspension, and termination provisions; and
19. That subcontractor agreements be updated with a "No Tailgate Slamming" policy that includes training, warning, suspension, and termination provisions; and
20. That sifter/screening operations be limited to occur between the hours of 8 a.m. through 5 p.m. Monday-Friday; and

21. That the tenant provide quarterly affidavits of operational compliance; and
22. That a phone number be provided for neighbors to call if and when there is a noise complaint, at any hour of the day. The number must be monitored 24 hours a day, 7 days a week. All complaints must be immediately dispatched to the on-call supervisor so that the complaint can be properly addressed; and
23. That all stockpiles be covered or a sprinkler run to prevent any erosion or sedimentation; and
24. That any activity, horn blowing, idling of trucks, and exhaust discharge be in compliance with Chapter 68 [§68-6 Prohibited Activities] - Noise Ordinance of the City Code of Norwalk; and
25. That no noise amplifying devices shall be utilized on site; and
26. That no work, storage or expansion, temporary or permanent, is allowed into any areas of the site, beyond what is shown on the above referenced plans; and
27. That all lighting shall be fully shielded and shall not trespass on adjacent properties; and
28. That parking of vehicles shall only occur in the locations designated on the approved Site Plan; and
29. That the total number of vehicles (pickup trucks, dump trucks, box trucks, etc.) on the site (inside and outside) not exceed forty-five (45); and
30. That the hours of operation be generally Monday - Friday from 6:30 AM - 5:30 PM; although the facility may operate later seasonally or on weekends (during utility emergencies) be made part of this approval; to
31. That deliveries, garbage pickup and recycling pickup be restricted to the hours of 7:00AM 6:00 PM; and
32. That any graffiti on the site, now or in the future, be removed immediately; and
33. That there be only one tenant on the site and that the site not be rented for storage of any kind nor any additional occupants of the buildings; and
34. That no snow plowing services shall be conducted out of the site, except for what is necessary to clear the approved tenant's site; and
35. That a licensed Connecticut engineer certify that all of the required improvements were installed in accordance with City standards prior to the issuance of a Certificate of Zoning Compliance; and

36. That the plans comply with the terms and conditions contained in the Inland Wetland Agency (IWA) Permit # S16-499B, dated May 13, 2025, and that these permits be made part of this approval; and

37. 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 December 1st, 2025.

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

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #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 as shown on the site plan set titled "Site Development Plan" dated 12/18/2024 and revised 10/2/2025 prepared by LANDTECH, Westport, CT be **DENIED** subject to the following reasons:

1. The applicant has not demonstrated consistency with Special Permit standards of preventing adverse impact from noise, odor, fumes, dust etc., impact on neighborhood properties, and adequacy of yards, open space, screening, and buffering; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 1st, 2025.

hot CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
October 22, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Chapin Bryce; Harvey Jones; Richard Roina; Ana Tabachneck (left the meeting at 10:25 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Liz Suchy; Atty Eric Bernheim; Brian Carey; Steve Haas; Daniel Abatemarco; John Torrioli; Atty Jay Klein; Alain Chabert; Alicia Chabert; Peter Wilson; Soulafreda Valazquez; Marway Saidi; Peter Hantes; Bill DeMarzo; Vinny Penna; Manny Silva; Colin Grotheer; Greg DelRio; Frank Fish; Emily Kleting; Lisa Fandel; Mateo Flores; Amy Couch; Linda Cavanaugh; Trent Regenbach; Tommy Gordon

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:07 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately, as well as in Council Chambers at 125 East Avenue, Norwalk, CT.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Kleppin called the roll. Ms. Wells noted that both Ms. Lenkowsky and Ms. Tabachneck were in attendance at this meeting.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2024 – 43 SP/CAM – 50 Day Street, LLC – 165 Water Street – Extension of time request for Robot Competition Venue within existing two story, 54,000 sqft building - Report & recommended action

Atty Liz Suchy welcomed the new commissioner, Harvey Jones and then introduced the Director of Operations at avid Robotics League. She said that they are awaiting a signoff from one of the churches to use their property during tournaments. She requested an extension of one year.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that an extension of time of 1 year for #2024 – 43 SP/CAM – 50 Day Street, LLC – 165 Water Street - Robot Competition Venue within existing two story, 54,000 sqft building be **APPROVED.**

Ms. Langalis seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Ana Tabachneck; Tammy Langalis; Chapin Bryce; Harvey Jones; Richard Roina approved.

No one opposed.

No one abstained.

IV. PUBLIC HEARINGS

A. #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 contractors yard and change the stormwater management - Continuation of public hearing, report & recommended action

Ms. Wells opened the public hearing.

Atty Eric Bernheim, the attorney for the applicant, introduced the Penas and the site manager, as well as the project team. He gave a background of the applicant's business in the greater Norwalk area. He noted that they have to respond to emergencies within 2 hours from calls from utility providers. He showed a slide of newspaper headlines from the last few years. They have been in business for over 60 years. He then noted that their business had been moved to their current location, due to a taking for the Walk Bridge project in Norwalk. They have realized that they needed to revise the operations on the site, in order to function fully. They would build an acoustical barrier which he described as well as a wooden fence on top of the barrier. They have inland/wetlands approval as well. He oriented the commissioners as to the location of the property on an aerial map. He then showed them the original site plans. He also showed them the proposed underground stormwater system. He spoke briefly about the noise mitigation. He showed them a chart about noise levels with and without the noise barrier. He also discussed the letter which revised the neighbors request for the sound wall, which they wanted to be even higher than previously requested. He then discussed additional mitigation strategies. He noted that they complied with Norwalk's noise ordinance and that there were exclusions. Since they are an emergency public utility provider, he said that they should be excluded.

Brian Carey, the professional wetland scientist on the project, continued the presentation and noted that they had received approvals from the Inland/Wetland Agency. He also said that the restoration plan has been completed and the Conservation Department is reviewing it. He then explained the major change to the site layout. He said they are trying to correct issues that they have noticed since they moved there a few years ago. He noted that they had placed the detention basin underground. They had provided an operation and maintenance plan which is part of the record and would be placed on the land records. He said that they had agreed with the proposed conditions of approval. He noted that they would be appealing an area of property which the Inland/Wetland Agency had requested changes.

Steve Haas, the acoustics expert on the project team, continued the presentation by explaining how the study had been completed. He said that they reviewed the acoustical barrier that the applicant is proposing. He also discussed backup alarms for the vehicles. He said that these noise levels would meet state and city requirements. He believed the 21 ft. barrier would meet all of the noise regulations. He said that the sifter is noisy but it would be pushed closer to the barrier to shield the noise from the neighbors. He also discussed perpendicular barriers on the bins.

There was a discussion about 1st and 2nd floor sounds. There was a discussion about the height of the barrier.

At this point, Daniel Abatemarco, the peer review acoustical consultant, said that they agreed with the recommendations in the applicant's report. He had no concerns about the height of the barrier. He then discussed the bin wall tops. He thought that there could be some additional shielding for the neighbors. They did not do a full technical peer review, but are in agreement with the applicant's controls.

There was a discussion about the slamming of tailgates. John Torrioli, the site manager on the property, explained why it was happening. He explained that sometimes they were slammed to help empty the body of the truck. Going forward they could use shovels to remove materials or wait until a more appropriate time to remove them. He said that there are supervisors on site to monitor if a particular operator is slamming the tailgates. There have also been HR trainings as well as signs and warnings to the operator which Mr. Torrioli said had helped the situation. There was also a discussion about the changes to the backup noises from the vehicles. There was a discussion about the types of vehicles that had tailgates.

There was a discussion about whether the application was an expansion of the yard. Atty Bernheim said that it was the area where the above ground detention basin had been. Since it would now be underground the applicant was asking for it to be part

of the site. There was also a discussion about the increase of the size of the bins. Atty Bernheim noted that when the bins were full, they would act like an acoustical barrier which was what the berm would have done. It seemed that there were more materials on the site.

There was a discussion about the height of dump trucks, Atty Bernheim said that the backup sounds are required. They are hoping that with better circulation there would be less backup of trucks. There was a discussion about making the barrier higher. Mr. Carey said that the plantings will grow over the next year which would help with screening.

There was a discussion about whether supervisors were on site 24 hours. Mr. Torrioli said that there were not. There was a discussion about the violations of the tailgate requirements. Atty Bernheim said that they could install cameras to monitor the site, if necessary. He believed that if there were consequences, people would take things more seriously. Atty Bernheim said that suspensions and firings were proposals to address the neighbors' concerns. He noted that the applicant was modifying the original permit with the acoustical barrier. There was a discussion about complying with the noise ordinance which Atty Bernheim said that the applicant had not received any citations from the police.

At this point, Ms. Wells opened the hearing to the public for comments.

Atty Jay Klein, representing 178 Pocconock Trail, the Wilsons, noted that the noises made it seem that the work on the site was in their backyard. There are well-documented violations. At this point, they showed the commissioners the original site plan and special permit application. He then shared the regulations in place at the time of the original permit and then discussed the revised regulations. He also discussed responses received from the applicant under the original application regarding questions from Ms. Dori Wilson of the Planning & Zoning Department. He discussed the notice of violation and that this application was to correct the violations. He then showed them a video of a dump truck putting material into a processing machine. He discussed the hours of operation but noted that there were times when there was noise from the site at night. He then suggested conditions for the resolution. He also discussed the waiver of the environmental analysis as part of the application.

Alain Chabert, 166 Pocconock Trail, spoke about the waiver of the environmental analysis. He also said that the noise levels are high during the day. He believed that the owner had been in violation for years.

Alicia Chabert, 166 Pocconock Trail, thought that this might not be the right place for this business. She also had concerns about the health of the neighbors, due to the dust from the site.

Peter Wilson, 178 Pocconock Trail, said that they had been awakened 5 times the previous night. He showed them aerials of the site from 2016 and a recent aerial. He discussed the comments made by the owner during the original permit process.

Soulafreda Valazquez, 824 Carter Street, discussed the clear-cutting of the wetlands on the Friday of Memorial Day weekend. She noted the times when she heard noises the previous night. She also heard noises while she was on the Zoom call that evening.

Ms. Valazquez read a letter from Sarah Nguyen, 830 Carter Street, into the record.

Marway Saidi, 46 Carter Street, discussed the expansion of the property. He did not believe that the applicant had paid any of their fines. He also said that there is a neighborhood spreadsheet in which neighbors list any issues from the site. He discussed the banging of tailgates and the noises from the heavy equipment. Neighbors have seen more than 60 vehicles on the site. He is thinking of selling his house.

Peter Hantes, 824 Carter Street, said that the site operated like a construction site. He said that the special permit is not being followed and that they are not acting as good neighbors.

Bill DeMarzo, 1 Lane, said that he was supporting his neighbors and agreed with the previous speakers. He had concerns about the eastern portion of the property and thought it was being used as a staging area. He discussed neighbors on May Drive. He also believed that the requirements of the 2017 permit should be upheld by the applicant. He had concerns about the sound barrier.

Ms. Wells closed the public portion of the meeting.

At this point, the applicant, Mr. Penna, addressed the commissioners. He discussed how his business had been started by his father and that in 1956 the state took a portion of their property to build I-95. The state told his father to go out of business but they survived. In recent years they had to move from their property in Norwalk because of the Walk Bridge project. He had looked for 2 years for another property. He said that he had planted trees on the Wilson's property. He also said he had suspended his

grandson for slamming a tailgate. He said that he would work with the neighbors and they should come to his office.

Mr. Torrioli said that they had spoken with neighbors about taking down trees. He also discussed the berm and that they were trying to be neighborly.

Atty Bernheim addressed comments from the public. They said that they were trying to find a solution and he did not think the original permit was well thought out. He said that they should build the wall and see if it works for the noise issues. He reminded them that the site was approved as a contractor's yard so there would be noise. He discussed why they requested the environmental waiver.

There was a discussion about having Mr. Penna meet the requirements of the original permit, as well as addressing the slamming and backup noises. They could then return to the commission in 6 months. Mr. Kleppin had concerns about not authorizing parts of the application which would be modifications to the original approval. There was also a discussion about how the wall would absorb sound that was closer to it. Mr. Kleppin suggested that they let the experts confirm.

Mr. Kleppin said that the paving for construction vehicles was to help with collecting water from them to be sent to the detention basins. There was a discussion about the environmental analysis. Mr. Kleppin suggested a proposed timeline for modifications could be completed and some that the applicant could complete in the future.

Atty Bernheim noted that they had been through the Conservation Commission but are appealing a part of the approval for a 25-foot buffer adjacent to where their underground water detention system was proposed. He said that they would honor that buffer at this time. He also said that the stormwater drainage system that they were adding was better than what was originally approved. He said that they would like to have the wall up before the holidays. The commission had concerns that the underground detention basin would allow for an expansion of the property.

Mr. Carey discussed the detention system. Although the above-ground basin is less expensive there could be problems with it. He discussed the proposed system. He explained that the building on the property needed significant improvements when they first moved into it. The above ground detention system helped to defray some of the applicant's costs. Since the area where the detention system would be located would be paved it would be better for managing dust.

There was a discussion about the bins and what would be stored in them. Mr. Carey said it was mostly inert materials that would be brought to job sites. Mr. Kleppin had concerns that it is a tight site.

Mr. Carey said that there were records of when emergencies were happening which could be provided. Atty Bernheim said that they could do a quarterly affidavit. He also said that some of the work that the applicant did was planned.

There was a discussion about the assessed fines. Mr. Kleppin said that there had not been any assessed fines. There was a discussion about consequences to those that violate the zoning regulations and that the commission should discuss this matter at a later date. Atty Bernheim said that Mr. Penna would make a donation to a Norwalk charity since no fines had been imposed. Atty Bernheim requested that the commission approve the plan as presented with reasonable conditions.

There was a discussion on reducing the amount of backups. Mr. Torrioli explained how the backup beeping could be modified. There was a discussion about the turns and backups from vehicles. Atty Bernheim said that the vehicles would park and unload in the morning when they had gone out to emergencies during the night.

Mr. Kleppin suggested that the commission close the public hearing but that they did not vote on it that evening. Atty Bernheim made closing remarks. The commissioners discussed possible conditions for the staff when drafting the resolution.

Ms. Wells closed the public hearing.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that the public hearing for application **#2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue** be closed and further action to be taken at the next meeting of the Planning & Zoning Commission.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Ana Tabachneck; Tammy Langalis; Chapin Bryce; Richard Roina approved.

No one opposed.

Harvey Jones abstained.

At this point, the commissioners took a break until 9:30 pm.

B. #2025-56 SP/CAM – Alpha5MK 19 Day , LLC – 19 Day Street (District 2, Block 58, Lot 44) – Special permit for a proposed multifamily building with 32 units - Public hearing, report & recommended action

Ms. Wells opened the public hearing. Atty Suchy began the presentation with an introduction of the project team. She then gave a background of the application and that the neighbors were notified of the public hearing. The certificates were provided to the Planning & Zoning Department. A sign, notifying the public of the hearing, was posted in front of the property and was still up at the time of the meeting. She described the property and showed the commissioners the existing condition site plan. She also described the existing structures, one of which is bicycle storage, an existing commercial building and a 5 story residential building. She discussed the proposed application and showed the site plan. There would be 32 residential units and there would be an increase in parking spaces. She described the affordable housing units. There would be one unit to one parking space. However, the other building had different parking requirements. She discussed how they arrived at the number of parking spaces on site. She said that there would be a deficiency of spaces as well as some tandem spaces. She also noted that the city's goal is to increase the use of public transportation. She said that they had received signoffs from various city agencies. She addressed the comments that they had received from tenants. They would work with the tenants in the other buildings. They would demolish the rear building first.

There was a discussion about the tandem parking spaces.

Manny Silva, the engineer on the project, continued the presentation by showing the commissioners an aerial view of the property. He showed them a current street view as well as the proposed site plan. He said building A would be demolished and there would be more parking at this place. There would be EV parking spaces. He then discussed the drainage, but there would be some modifications. He discussed the erosion controls during construction. He discussed the landscaping plan as well as the lighting plan.

Colin Grotheer, the architect on the project, continued the presentation by showing the commissioners the renderings of the building. He showed the plans for the interior as well as the public realm. The renderings showed the massing of the building.

Greg DelRio, the traffic engineer, continued the presentation by showing the commissioners a chart of the traffic generation. He noted that there would actually be a reduction of the numbers since the study was done based on 40 units and not the proposed 32 units. He did not include the distillery on the property.

Frank Fish, the city's peer review consultant, continued the presentation by discussing the memos that they had sent to the commission. He discussed the final issues. One issue was the street frontage and landscaping. He described how it could be improved. He had notes on screening and landscaping. He did not think the tandem spaces would not work and thought more landscaping or a park area would be better. He also discussed the signage, which the applicant had responded to in revised plans. He discussed the materials that the applicant was proposing. He said that they had suggested adding the lights on the site plan.

There was a discussion about the increased use of ebikes and the Fire Department's response. There was an additional discussion about the materials to be used on the building. Mr. Silva said that they had added some different plantings, including mountain laurels. He also discussed the fencing, the transformers, tree wells, and handicapped spaces. He showed them the lighting plan. Mr. Fish asked that there be two separate plans, the engineering plan and the site civil plan, so that the shrubs could be shown on the site civil plan.

There was a discussion as to why there would be tandem parking spaces as opposed to regular parking spaces. There was a discussion about the bike storage that is currently in a building that will be demolished. There would be a new bike storage available for residents on a first come, first serve basis.

At this point, Ms. Wells opened the hearing up to the public for comments.

Emily Kleting, 19 Day Street, Apt. 502, began the presentation by thanking the commissioners for their work. She said that she and other residents of the building were opposing this application. She asked them to stand up for the commissioners. They felt that they were the last to know about what is proposed. She asked where they will be able to park during construction. She thought she would have to work outside of her apartment. She had concerns about the demolition of the distillery, as well as about the number of parking spaces. She had concerns about the tandem spaces.

Lisa Fandel, 19 Day Street, Apt. 504, said that the application should not go forward. She had concerns about the current residents not having parking spaces which they are guaranteed in their lease. Some people are paying for two parking spaces, so how the owner would meet their obligations during construction. She said she had not heard them discuss this. She also discussed how she had renewed her lease but was not told about these plans. She had concerns about the dust from the construction since her apartment would face the construction. She also noted that she had not received a letter about this application, unlike nearby property owners. She also had concerns about

the new units only having 1 parking space, as well as the number of parking spaces. It was unclear to her if there would be enough and she didn't see them on the plans.

Ted Dumbault, 26 Cove Avenue, the founder and owner of Sono 1420 Distilleries, began with a brief history of how his business started at 19 Day Street. He said he signed a 15 year lease in 2017. He noted that he had not found out about the application from the landlord, but rather, from a reporter. His landlord told him not to worry about it. However, after reviewing documents, he believed that the landlord had known about it since January 2021. He cautioned the commission about the promises this applicant was making to them.

Mateo Flores, 19 Day Street, Apt. 104, said that his apartment would be facing the construction and was concerned about the dust. He said that they were not properly informed of the construction. He also had concerns about the parking.

Amy Couch, 19 Day Street, Apt. 407, said that they received no communication from building management. She also had concerns about the loss of Sono 14220 and it was important to the residents. She also said that they had just found out about the plans which seemed to be further along than they realized.

Linda Cavanaugh, 102 Alton Road, said she was the marketing and PR Director for Sono 1420 and they were the last to know. She said that it would not be easy to find another spot, especially since they are near the water. They have many layers to their business, food service, making products as well as a bar.

Trent Regenbach, 19 Day Street, Apt. 208, spoke about his concerns about the construction as well as the parking.

Tommy Gordon said that he appreciated the commissioners for listening to them and wanted to keep Lobstercraft in South Norwalk. He said he understood that progress is progress.

There were no other commenters. Because of the late night, Mr. Kleppin suggested how to proceed. Ms. Wells closed the public portion of the meeting.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that the public hearing for application **#2025-56 SP/CAM – Alpha5MK 19 Day , LLC – 19 Day Street (District 2, Block 58, Lot 44)** be closed and further action to be taken at the next meeting of the Planning & Zoning Commission.

Mr. Bryce seconded.

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Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Harvey Jones; Tammy Langalis; Chapin Bryce; Richard Roina approved.
No one opposed.
No one abstained.

C. #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones - Public hearing, report & recommended action

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that the public hearing for application **#2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones** be opened and continued at the next meeting of the Planning & Zoning Commission on November 5, 2025.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Harvey Jones; Tammy Langalis; Chapin Bryce; Richard Roina approved.
No one opposed.
No one abstained.

V. ELECTION OF OFFICERS

Ms. Lenkowsky said since Mr. Kantor, the chair of the nominating committee, could not be at the meeting, she would present the new slate of officers, as President, Mr. Bryce, Vice President, Galen Wells and Secretary Louis Schulman.

Ms. Langalis then nominated Mr. Roina to be the chair. Mr. Schulman said that he would like to see younger leadership and would like to see Mr. Bryce as chair. Mr. Roina said would decline the nomination.

**** MR. ROINA MOVED that the new slate of officers should be:** as Chair, Chapin Bryce, Vice Chair, Galen Wells and Secretary Louis Schulman.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Harvey Jones; Tammy Langalis; Chapin Bryce; Richard Roina approved.
No one opposed.
No one abstained.

VI. DISCUSSION

There was no discussion

VII. ACCEPTANCE OF MINUTES

A. Regular Meeting: October 8, 2025

This item was tabled for the commission's next meeting.

VIII. COMMENTS OF DIRECTOR

Due to the late hour, there were no comments from the director.

IX. COMMENTS OF COMMISSIONERS

Due to the late hour, there were no comments from the commissioners.

X. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Mr. Williams seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Harvey Jones; Tammy Langalis; Chapin Bryce; Richard Roina approved.

No one opposed.

No one abstained.

The meeting was adjourned at 11:28 p.m.

Respectfully submitted,

Diana Palmentiero