



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**DECEMBER 3, 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 AND SEATING OF ALTERNATES

III. PUBLIC HEARINGS

- A. #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision - Public hearing, report & recommended action**

IV. REVIEW AND ACTION ON APPLICATIONS

- A. #2025-76 SPR – One Hundred Norwalk, LLC – Proposed outdoor seasonal sales area and outdoor storage of products which includes re-stripping parking spaces - Report & recommended action**
- B. #2025-82 CSPR – Theresa & Buell Duncan – 6 Golden Court – Raise an existing single family residence to be FEMA flood compliant, construct a new entry with**

stairs, enclose the covered parking area, and reconstruct a rear deck - Report & recommended action

- C. #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential - Report & recommended action

V. ACCEPTANCE OF MINUTES

- A. Regular Meeting: November 19, 2025

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

January 7, 2026

APPENDIX C
[Amended 11/12/2008]

PLANNING COMMISSION
CITY HALL
125 EAST AVENUE P.O. BOX 5125
NORWALK, CT 06856-5125

APPLICATION FOR APPROVAL OF SUBDIVISION OR RESUBDIVISION MAP

Application is hereby made to the City Planning Commission for approval of a Subdivision or Resubdivision map entitled:

Subdivision Map Prepared for NIE Richards LLC, 210 Richards Avenue, Norwalk, CT by Land Surveying Services on August 15, 2025.

1. Name and address of persons submitting application: Aleksandra Moch
95 Halpin Avenue, Stamford, CT 06905 Telephone No. _____
Cell Phone No. 203 550 9373 Email: aleksandra_moch@yahoo.com
2. Name and address of owner of record at time of submission of plans: NIE Richards LLC
50 Pleasantview Ave Bridgeport, CT 06606-3763 Telephone No. _____
Cell Phone No. 203 307 0002 Email: elysee@drivenprop.com
3. Name and address of Engineer, Surveyor or Designer: Fairfield County Engineering LLC
and Land Surveying Services Telephone No. 203 831 8005
Cell Phone No. 203 209 4454 Email: wayne@fairfieldce.com
4. Address of Property 210 Richards Avenue, Norwalk, CT
5. Tax District 5 Tax Block 68 Tax Lot 18 CAM 0
6. Zoning Designation CD-1M Plan of Development Designation Residential Suburban Medium
7. Total area of proposed subdivision or resubdivision: 1.57 acres 68,484 square feet
- 7a. No. of lots proposed 3
8. Water Supply:
 - a. Is public water available within or at periphery of proposed subdivision or resubdivision?
Yes, at Coventry Place (~130 feet to the northwest)
 - b. If not, how far distant is public water available, measured along a public right-of-way?

 - c. Is the public water system to be extended to serve proposed subdivision or resubdivision?

9. Sewage Disposal:

- a. Is public sewage system available within or at periphery of proposed subdivision or resubdivision? Yes, at Coventry Place
- b. If not, how far distant is public sewage available, measured along a public right-of-way? _____
- c. Is the public sewage system to be extended to serve proposed subdivision or resubdivision? _____

10. Streets:

- a. List names of existing streets and widths of right-of-way and traveled roadway within or adjacent to proposed subdivision or resubdivision
Richards Avenue (~51') to the south, the access, and Coventry Place (~50') located ~100 feet to the northwest.
- b. List names of proposed streets and lengths: Lauren Court ~230 feet
- c. Can this application form be considered an offer of dedication to the City of Norwalk for public acceptance of the proposed streets contained in this subdivision or resubdivision upon proper completion thereof? Yes
If not, please explain: _____

11. Existing structures: Description: There are no structures at the site.

12. Does owner of record own or have any interest in a partnership or corporation owning abutting property? N/A

13. Has the Zoning Board of Appeals granted any variances or permits concerning this property?
N/A If so, full information must be attached. _____

14. Is any variance from the "Subdivision/Resubdivision Regulations" requested? No. If so, a letter stating reasons must be submitted herewith.

RECORD OWNER(S) SIGNATURE

A. Much

(If agent signs, a letter of authorization from the owner(s) must accompany this application).

APPLICATION AND INSPECTION (to be filled in by Planning Commission Staff)

1. Number of new building lots - including

remainder of tract: 3 X \$200. = 600 + \$30. State fee = 630

2. Minimum fee: \$400. + \$30.00 State fee: Total _____

PAID TO: _____
(Signature)

DATE: _____

NARRATIVE: Attach a narrative that gives a concise explanation of the proposed subdivision or resubdivision and how it meets or exceeds the subdivision and resubdivision regulations.

-3- Subd. Application Cont

List names and addresses of owners abutting and across the street from the property to be subdivided or resubdivided.

NORWALK PLANNING COMMISSION
CITY HALL
125 EAST AVENUE P.O. BOX 5125
NORWALK, CT 06856-5125

NAME:	The complete list is attached
ADDRESS:	
CITY& STATE:	
D/B/L:	
NAME:	
ADDRESS:	
CITY& STATE:	
D/B/L:	
NAME:	
ADDRESS:	
CITY& STATE:	
D/B/L:	
NAME:	
ADDRESS:	
CITY& STATE:	
D/B/L:	
NAME:	
ADDRESS:	
CITY& STATE:	
D/B/L:	
NAME:	
ADDRESS:	
CITY& STATE:	
D/B/L:	
NAME:	
ADDRESS:	
CITY& STATE:	
D/B/L:	

NIE Richards LLC is the owner of 210 Richards Avenue in Norwalk, CT. This vacant lot consists of 1.57 acres (68,484 sq. ft.). The property is located on the eastern side of Richards Avenue, approximately 249 feet north of the junction with Priscilla Road. The Property is designated as district/block/lot 5-68-18 and is zoned as CD-1M.

The owner seeks approval from the City of Norwalk Planning and Zoning Commission to subdivide the above property into three building lots. The proposed lots will fully conform to the minimum standards outlined in the City of Norwalk Zoning Regulations, including the Building, Lot & Building Site Standards for the CD-1M Zone.

The attached subdivision plan, entitled "Subdivision Map Prepared for NIE Richards LLC, 210 Richards Avenue, Norwalk, CT," by Land Surveying Services, dated August 15, 2025, shows three lots. The western Lot #1 consists of 13,752 sq. ft. or 0.316 acres. The middle Lot #2 comprises 14,780 sq. ft. or 0.339 acres. The eastern Lot #3 supports 21,257 sq. ft. or 0.488 acres. All three lots will have their frontage on a newly created road (Lauren Court). The area will be served by public water and sewer, which will be brought to the site from Coventry Place via a 15-foot-wide easement.

Each lot will be developed with a single-family residence, a driveway, and a stormwater management system. The submitted site plan, entitled "NIE Richards LLC, 210 Richards Avenue, Norwalk, CT, Drainage Plan - Lots," prepared by Fairfield County Engineering LLC, dated June 12, 2025, shows details of the proposed lot development. The proposed street follows the northern property line. The street was designed in compliance with requirements and specifications of the "City of Norwalk, Connecticut Department of Public Works Roadway Standards, May 1982" as amended. The street will be a dead-end street equipped with a turnaround. The proposed road will be 23 feet wide, and it will be dedicated as a public road.

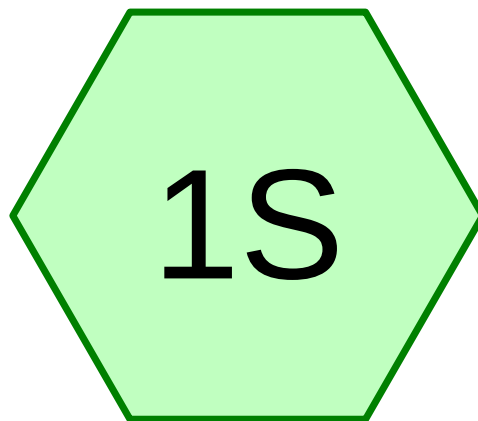
The existing site conditions are shown on the site survey entitled Improvement Location Survey Prepared for NIE Richards LLC, 210 Richards Avenue, Norwalk, CT, prepared by Land Surveying Services, dated August 15, 2025. The survey features the old foundation of the demolished residence and remnants of the old

210 Richards Avenue, Norwalk, CT
three-lot subdivision

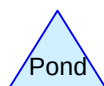
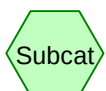
driveway. There is a remnant of an old foundation of a potential outbuilding or wall located within the northeastern corner. Stone walls delineate the property lines.

The property is maintained as a shrub-scrub ground cover with several areas being dominated by meadow, and a couple of tree stands were found within the central portion of the property. The perimeter is wooded. The existing vegetative cover is a result of past site disturbance. The disturbance is reflected in the presence of invasive species that dominate the new growth. This property will benefit from the proposed development. Site clearing and construction activities will help to eradicate the unwanted plants and prevent them from spreading throughout the neighborhood.

This property does not contain wetlands, watercourses, or any other natural resources or features. The proposed development will occur in an area that is already disturbed. Tree clearing will be limited to the ornamental ones growing within the central portion of the site. These trees were planted by the previous owner(s) and were a part of the past landscape envelope.



Existing Conditions Lot 1



Routing Diagram for 2623Existing
Prepared by Fairfield County Engineering LLC, Printed 9/3/2025
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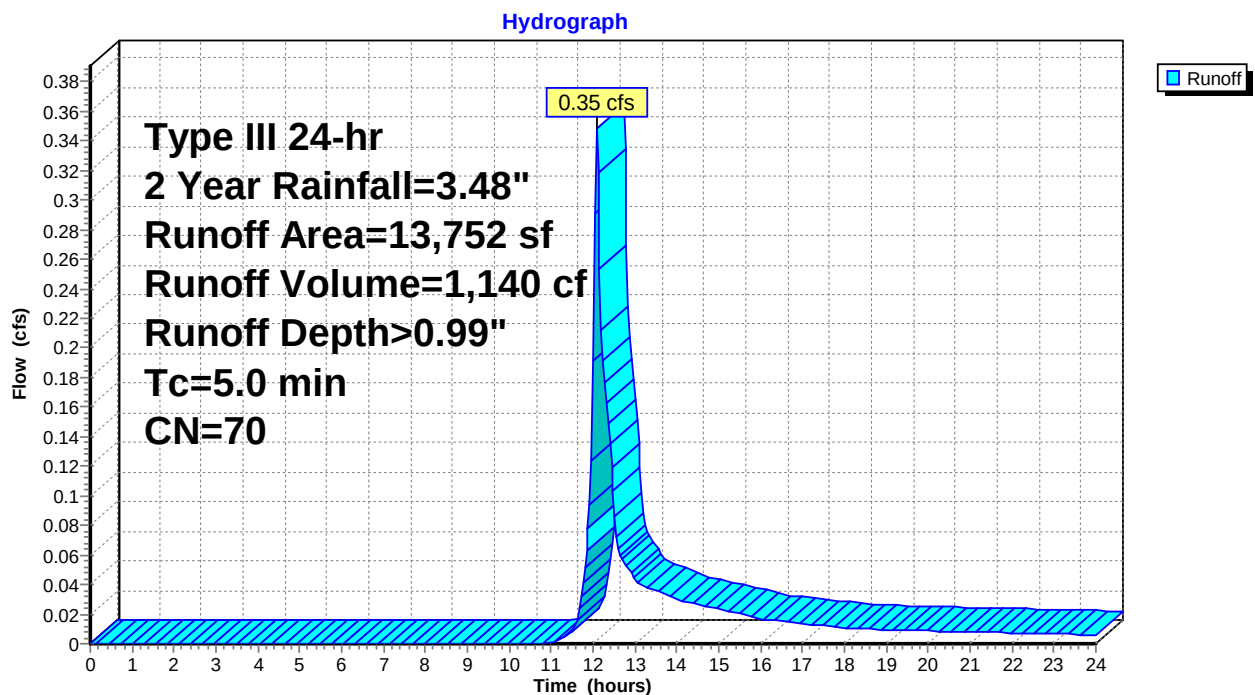
Summary for Subcatchment 1S: Existing Conditions Lot 1

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 1,140 cf, Depth> 0.99"

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

Area (sf)	CN	Description
* 294	98	Driveway
13,458	69	50-75% Grass cover, Fair, HSG B
13,752	70	Weighted Average
13,458		97.86% Pervious Area
294		2.14% Impervious Area

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

Subcatchment 1S: Existing Conditions Lot 1

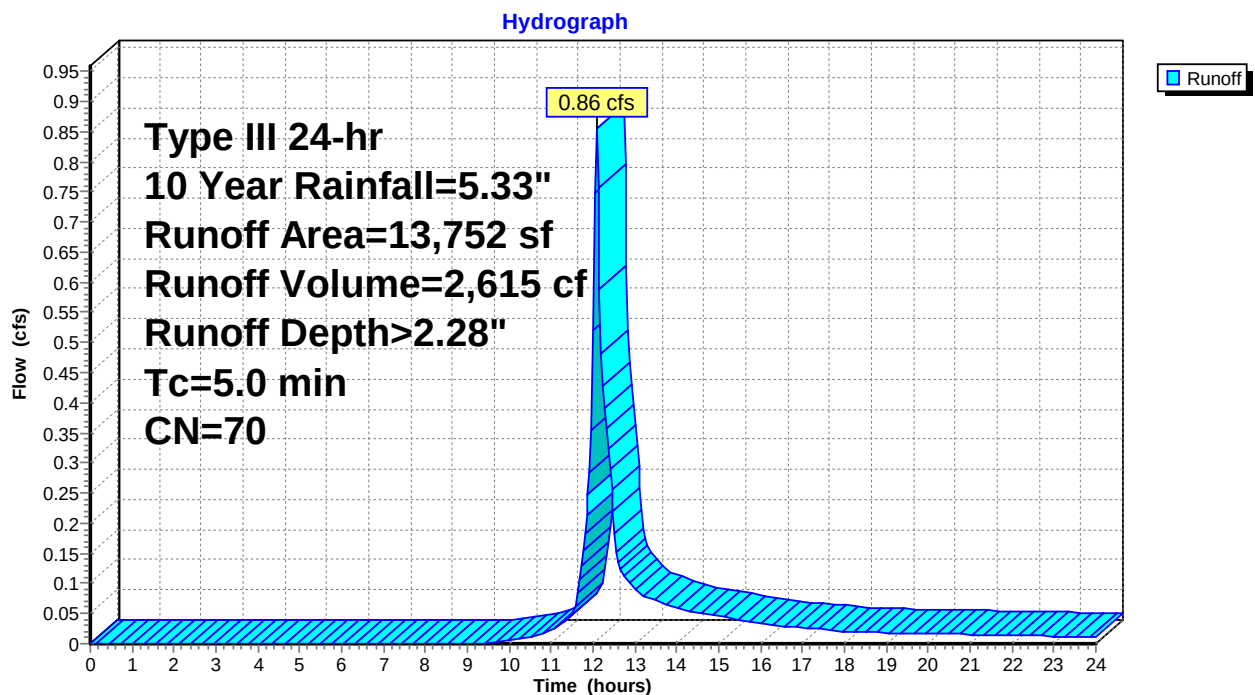
Summary for Subcatchment 1S: Existing Conditions Lot 1

Runoff = 0.86 cfs @ 12.08 hrs, Volume= 2,615 cf, Depth> 2.28"

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

Area (sf)	CN	Description
* 294	98	Driveway
13,458	69	50-75% Grass cover, Fair, HSG B
13,752	70	Weighted Average
13,458		97.86% Pervious Area
294		2.14% Impervious Area

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

Subcatchment 1S: Existing Conditions Lot 1

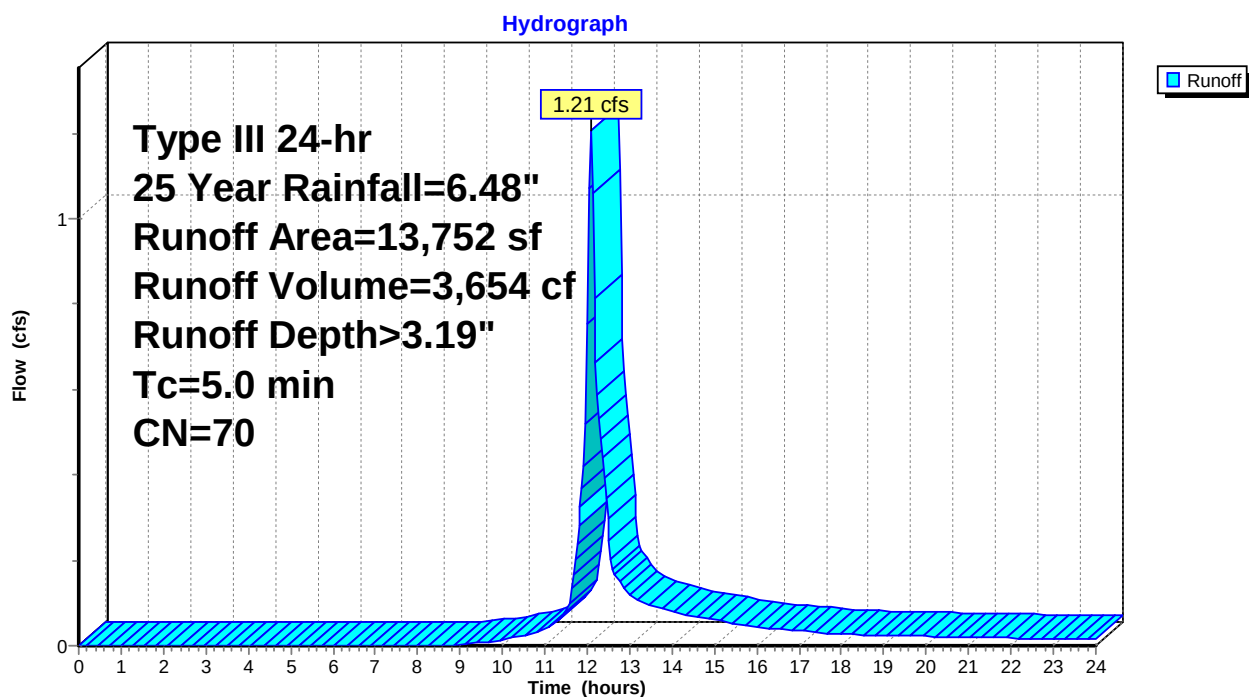
Summary for Subcatchment 1S: Existing Conditions Lot 1

Runoff = 1.21 cfs @ 12.08 hrs, Volume= 3,654 cf, Depth> 3.19"

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

Area (sf)	CN	Description
* 294	98	Driveway
13,458	69	50-75% Grass cover, Fair, HSG B
13,752	70	Weighted Average
13,458		97.86% Pervious Area
294		2.14% Impervious Area

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

Subcatchment 1S: Existing Conditions Lot 1

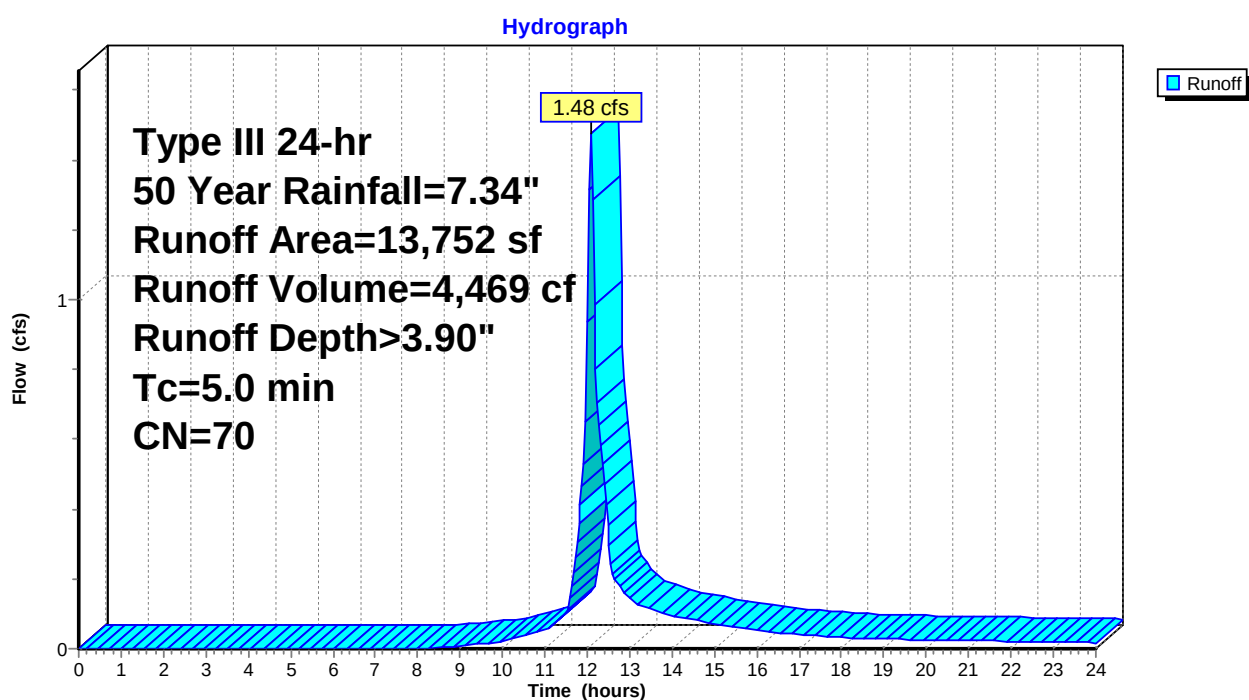
Summary for Subcatchment 1S: Existing Conditions Lot 1

Runoff = 1.48 cfs @ 12.08 hrs, Volume= 4,469 cf, Depth> 3.90"

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

Area (sf)	CN	Description
* 294	98	Driveway
13,458	69	50-75% Grass cover, Fair, HSG B
13,752	70	Weighted Average
13,458		97.86% Pervious Area
294		2.14% Impervious Area

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

Subcatchment 1S: Existing Conditions Lot 1

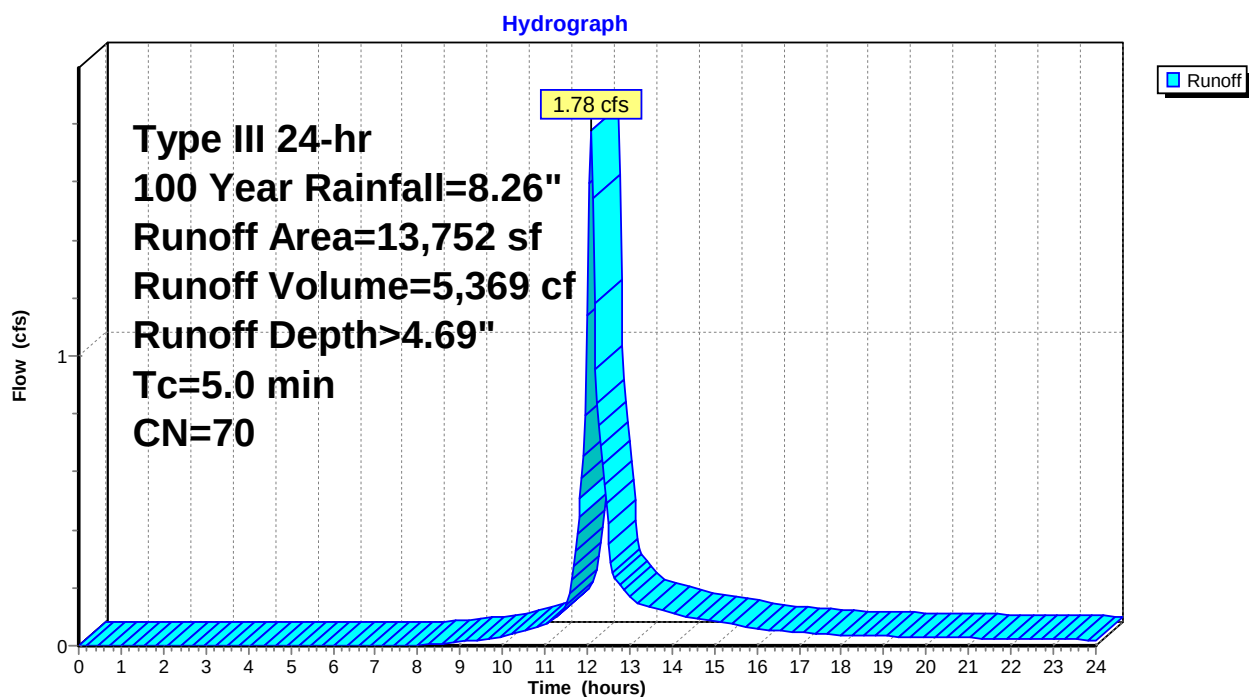
Summary for Subcatchment 1S: Existing Conditions Lot 1

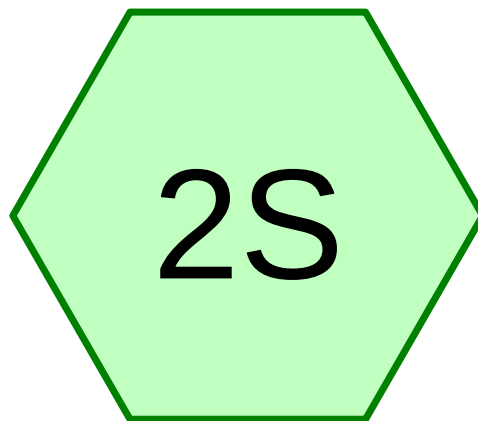
Runoff = 1.78 cfs @ 12.08 hrs, Volume= 5,369 cf, Depth> 4.69"

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

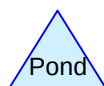
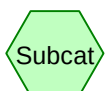
Area (sf)	CN	Description
* 294	98	Driveway
13,458	69	50-75% Grass cover, Fair, HSG B
13,752	70	Weighted Average
13,458		97.86% Pervious Area
294		2.14% Impervious Area

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

Subcatchment 1S: Existing Conditions Lot 1



Proposed Conditions Lot 1



Routing Diagram for 2623Proposed
Prepared by Fairfield County Engineering LLC, Printed 9/3/2025
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

2623Proposed

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2 Year Rainfall=3.48"

Printed 9/3/2025

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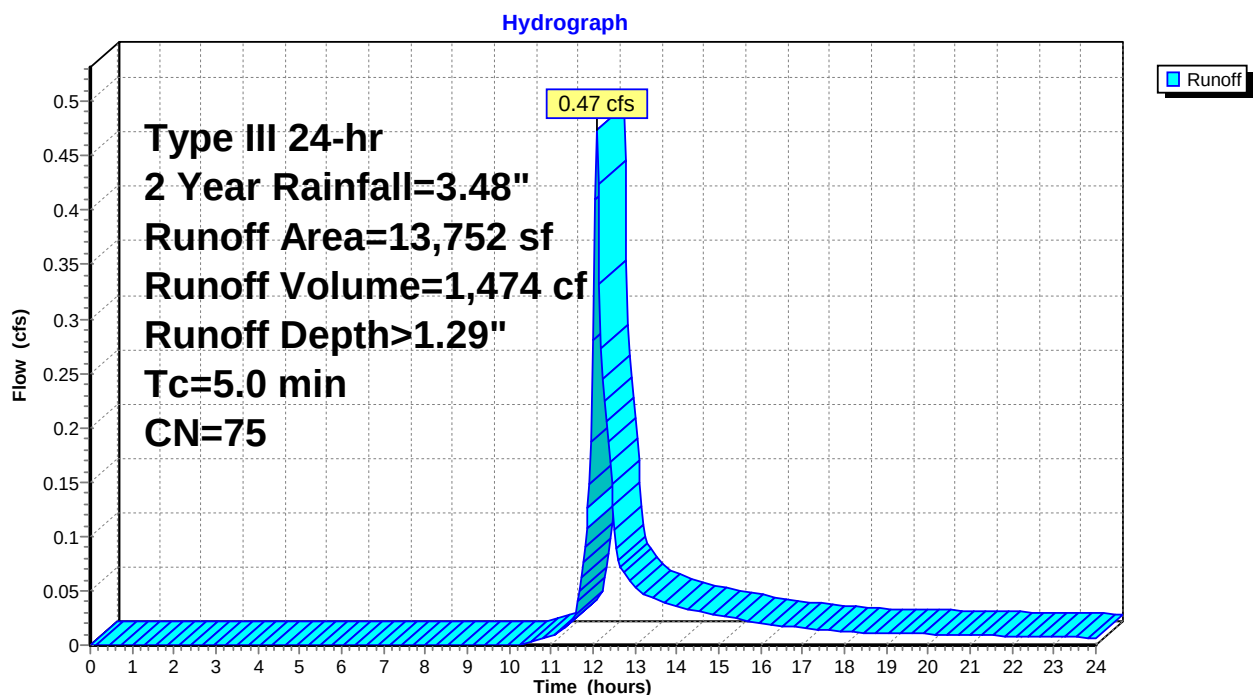
Summary for Subcatchment 2S: Proposed Conditions Lot 1

Runoff = 0.47 cfs @ 12.08 hrs, Volume= 1,474 cf, Depth> 1.29"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	13,752	75	Weighted Average
	10,944		79.58% Pervious Area
	2,808		20.42% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 1

2623Proposed

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 10 Year Rainfall=5.33"

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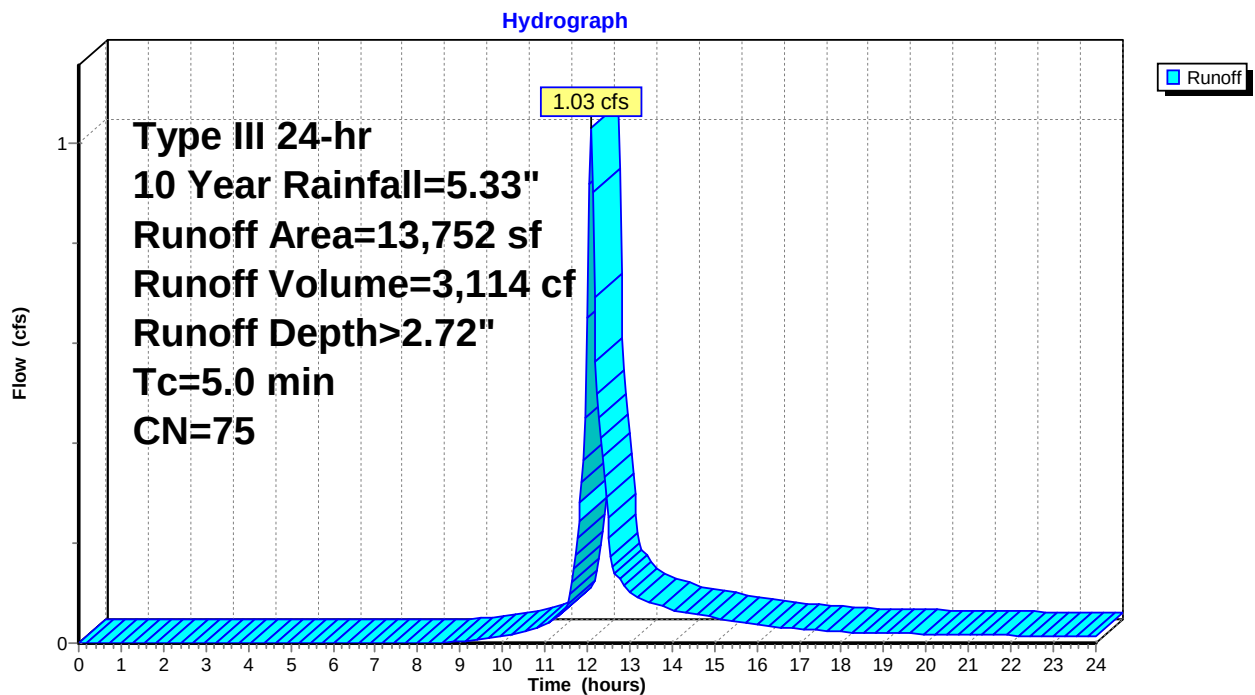
Summary for Subcatchment 2S: Proposed Conditions Lot 1

Runoff = 1.03 cfs @ 12.08 hrs, Volume= 3,114 cf, Depth> 2.72"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	13,752	75	Weighted Average
	10,944		79.58% Pervious Area
	2,808		20.42% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 1

2623Proposed

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 25 Year Rainfall=6.48"

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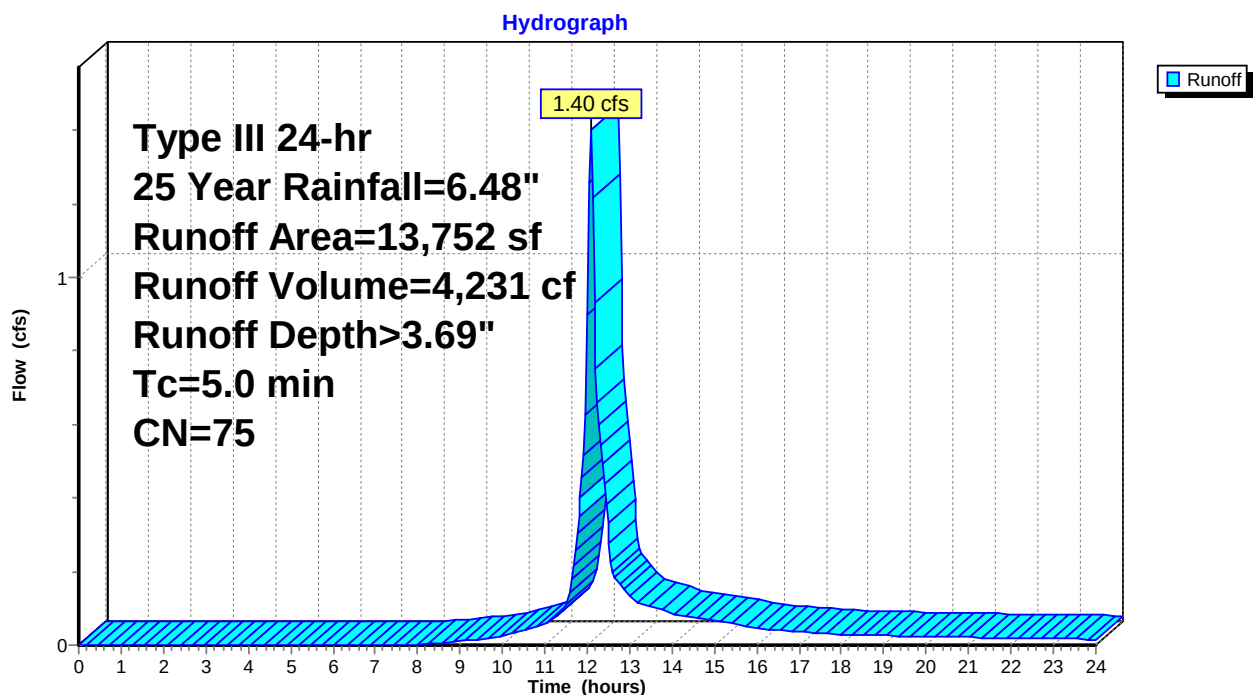
Summary for Subcatchment 2S: Proposed Conditions Lot 1

Runoff = 1.40 cfs @ 12.08 hrs, Volume= 4,231 cf, Depth> 3.69"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	13,752	75	Weighted Average
	10,944		79.58% Pervious Area
	2,808		20.42% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 1

2623Proposed

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 50 Year Rainfall=7.34"

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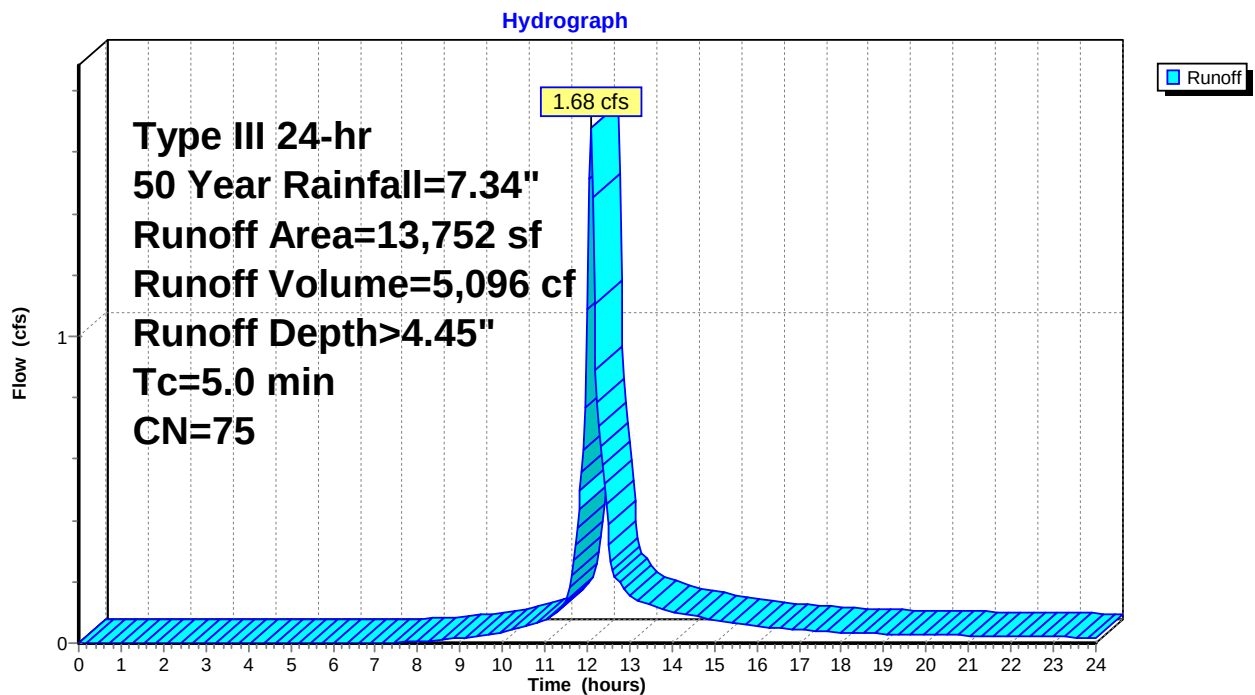
Summary for Subcatchment 2S: Proposed Conditions Lot 1

Runoff = 1.68 cfs @ 12.08 hrs, Volume= 5,096 cf, Depth> 4.45"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	13,752	75	Weighted Average
	10,944		79.58% Pervious Area
	2,808		20.42% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 1

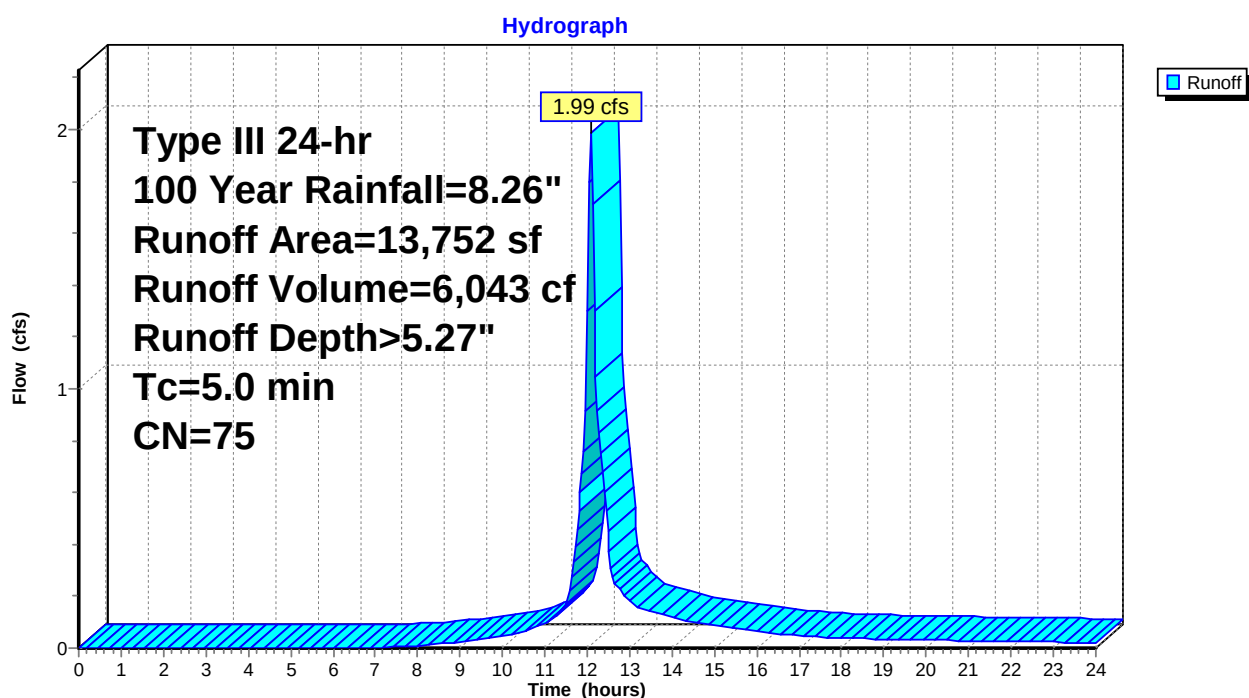
Summary for Subcatchment 2S: Proposed Conditions Lot 1

Runoff = 1.99 cfs @ 12.08 hrs, Volume= 6,043 cf, Depth> 5.27"

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

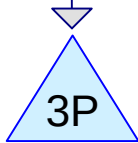
	Area (sf)	CN	Description
*	2,075	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	13,752	75	Weighted Average
	10,944		79.58% Pervious Area
	2,808		20.42% Impervious Area

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

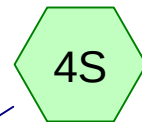
Subcatchment 2S: Proposed Conditions Lot 1



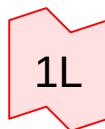
Areas Routed to
Retention Lot 1



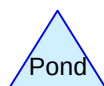
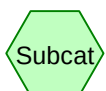
Cultec R-330XLHD



Areas not Routed to
Retention Lot 1



Combined Hydrograph



Routing Diagram for 2623Combined

Prepared by Fairfield County Engineering LLC, Printed 9/3/2025
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

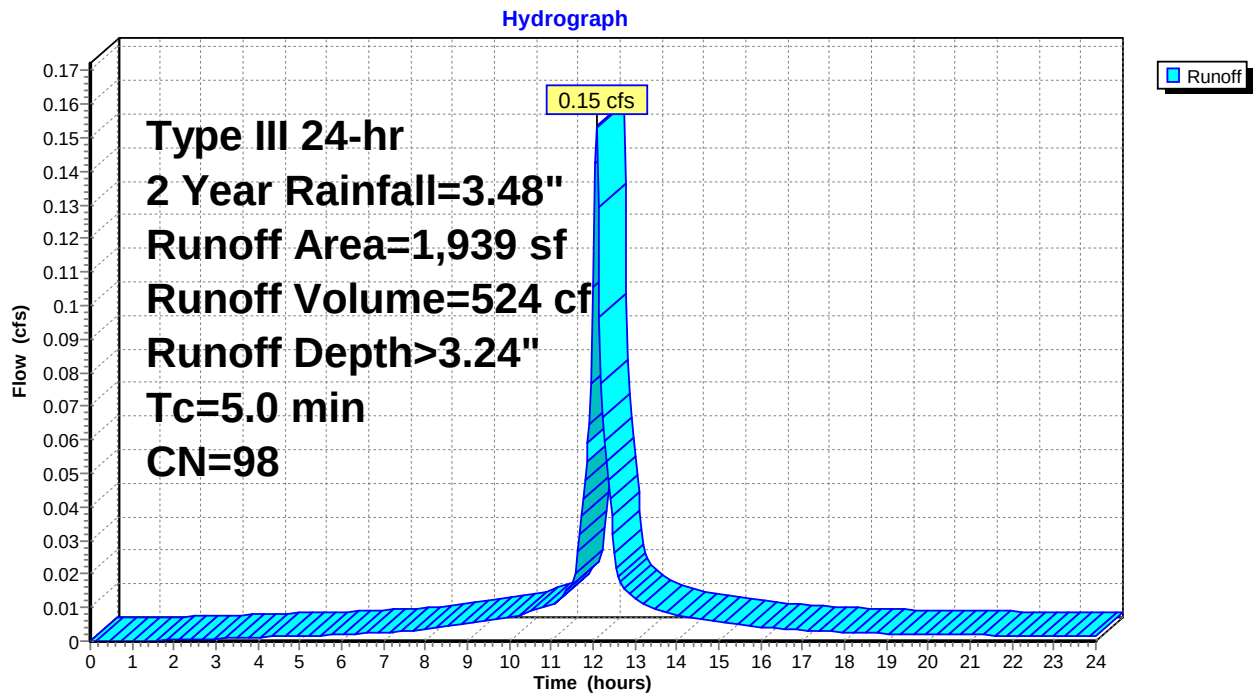
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

Runoff = 0.15 cfs @ 12.07 hrs, Volume= 524 cf, Depth> 3.24"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 1

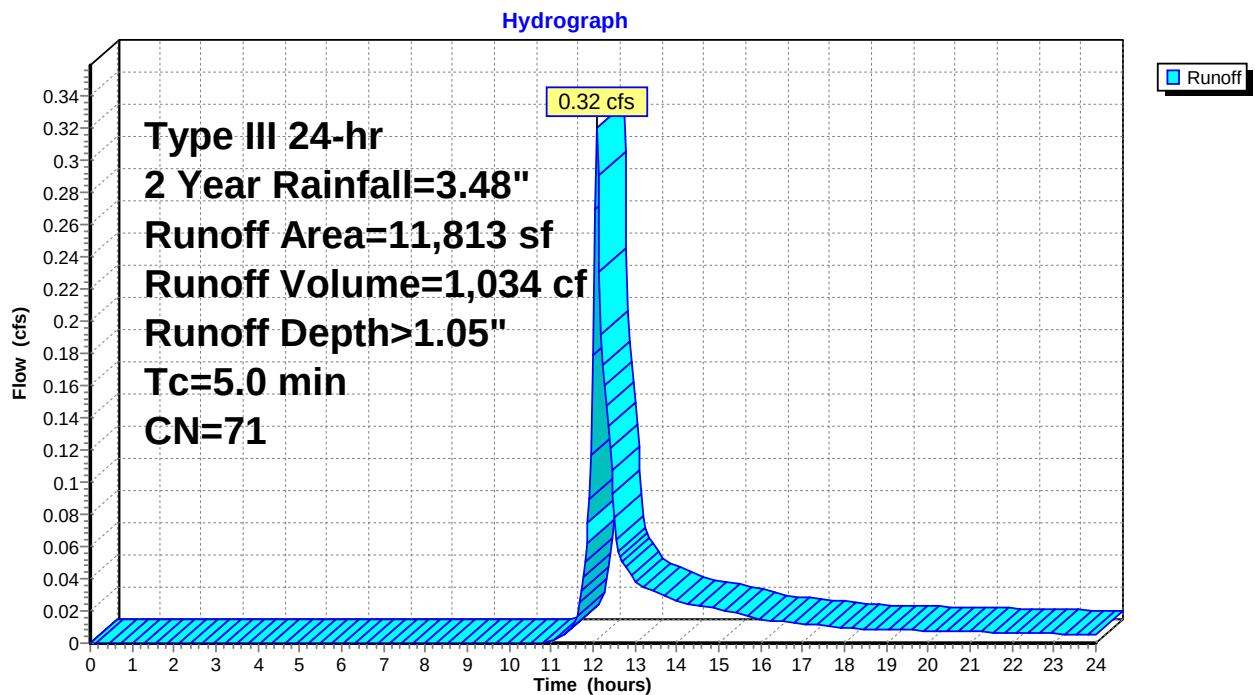
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

Runoff = 0.32 cfs @ 12.09 hrs, Volume= 1,034 cf, Depth> 1.05"

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

Area (sf)	CN	Description
* 136	98	House
* 705	98	Driveway
* 28	98	Walk
10,944	69	50-75% Grass cover, Fair, HSG B
11,813	71	Weighted Average
10,944		92.64% Pervious Area
869		7.36% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 1

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
 Inflow = 0.15 cfs @ 12.07 hrs, Volume= 524 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 91.56' @ 24.00 hrs Surf.Area= 414 sf Storage= 524 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

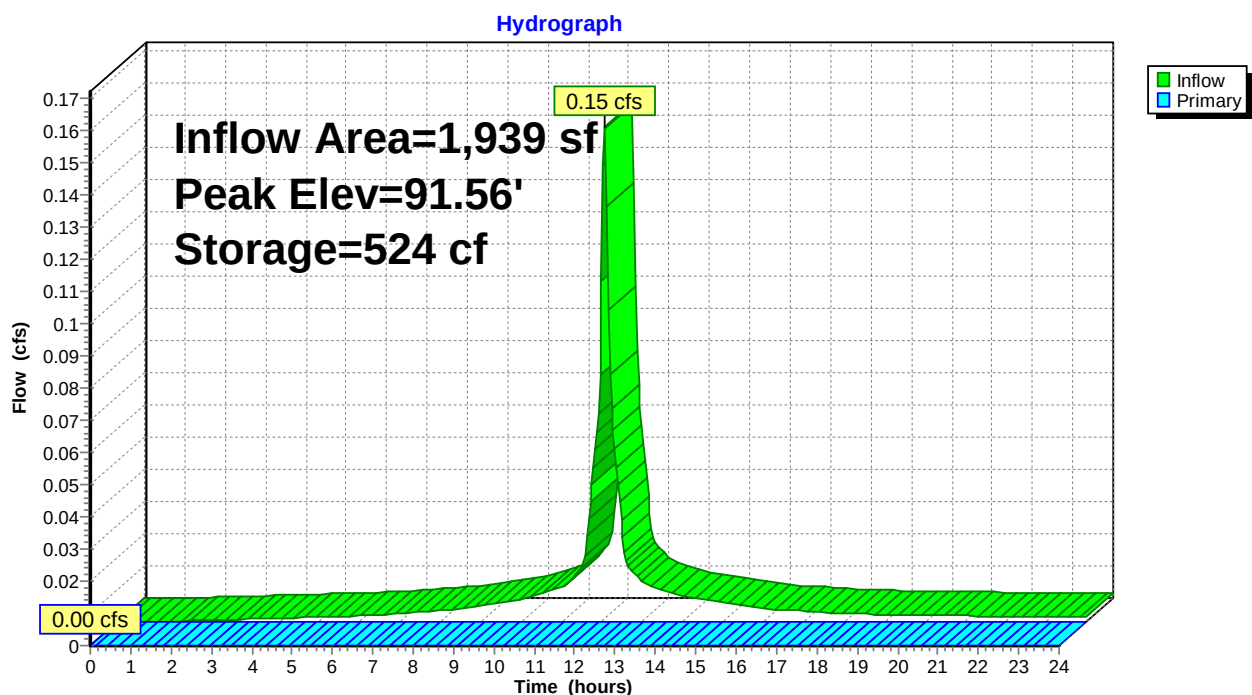
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

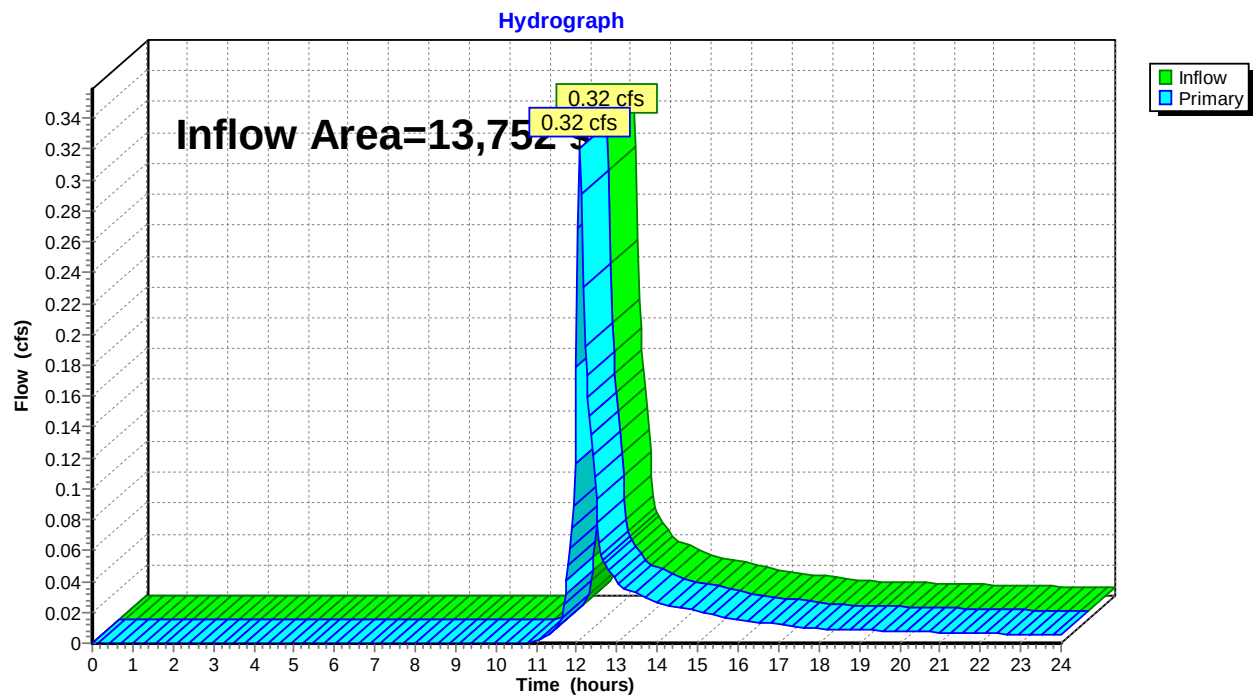
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=90.00' (Free Discharge)
 ↑ **1=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Cultec R-330XLHD

Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,752 sf, 20.42% Impervious, Inflow Depth > 0.90" for 2 Year event
Inflow = 0.32 cfs @ 12.09 hrs, Volume= 1,034 cf
Primary = 0.32 cfs @ 12.09 hrs, Volume= 1,034 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

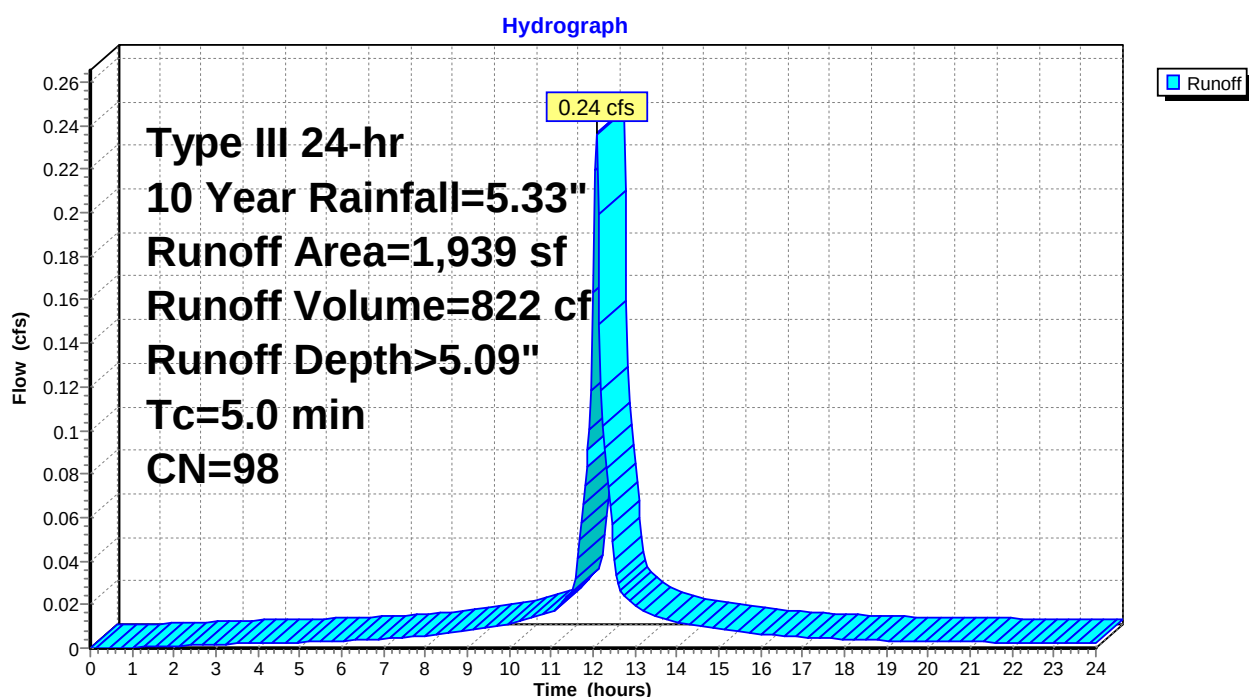
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

Runoff = 0.24 cfs @ 12.07 hrs, Volume= 822 cf, Depth> 5.09"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 1

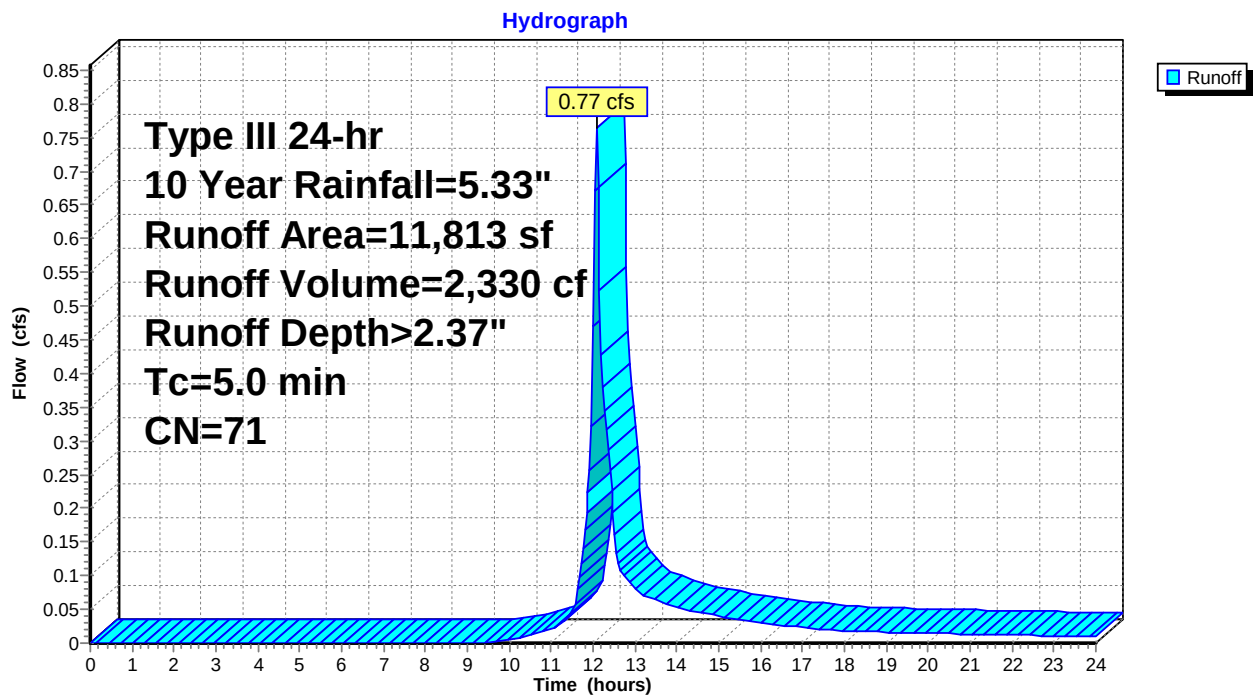
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

Runoff = 0.77 cfs @ 12.08 hrs, Volume= 2,330 cf, Depth> 2.37"

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

Area (sf)	CN	Description
* 136	98	House
* 705	98	Driveway
* 28	98	Walk
10,944	69	50-75% Grass cover, Fair, HSG B
11,813	71	Weighted Average
10,944		92.64% Pervious Area
869		7.36% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 1

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
 Inflow = 0.24 cfs @ 12.07 hrs, Volume= 822 cf
 Outflow = 0.01 cfs @ 18.60 hrs, Volume= 55 cf, Atten= 98%, Lag= 391.7 min
 Primary = 0.01 cfs @ 18.60 hrs, Volume= 55 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 92.55' @ 18.60 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 951.8 min calculated for 55 cf (7% of inflow)

Center-of-Mass det. time= 516.3 min (1,262.0 - 745.7)

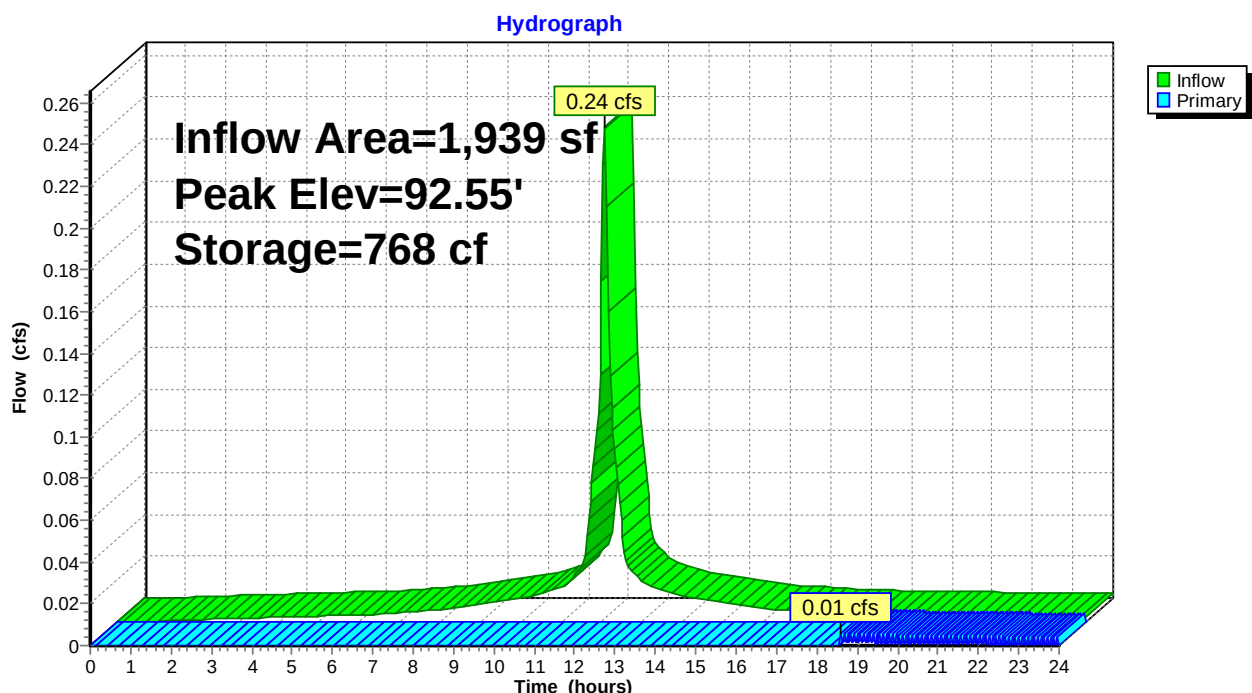
Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
			768 cf Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 18.60 hrs HW=92.55' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.29 fps)

Pond 3P: Cultec R-330XLHD

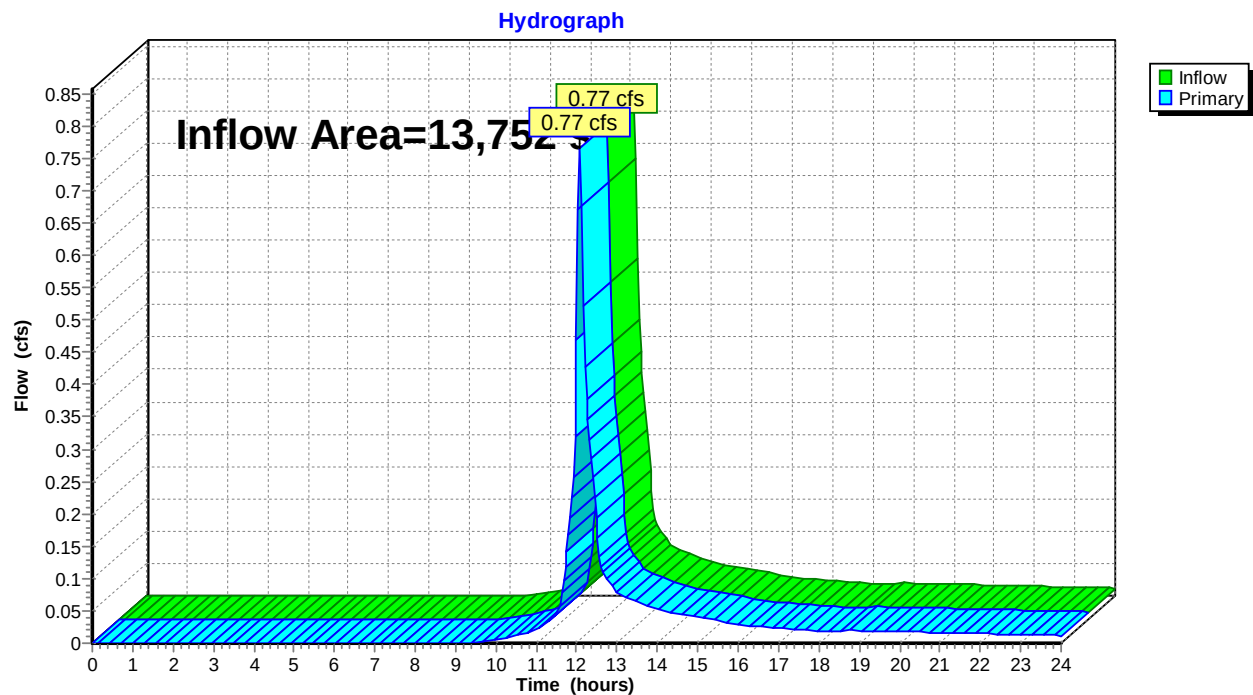
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,752 sf, 20.42% Impervious, Inflow Depth > 2.08" for 10 Year event

Inflow = 0.77 cfs @ 12.08 hrs, Volume= 2,385 cf

Primary = 0.77 cfs @ 12.08 hrs, Volume= 2,385 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

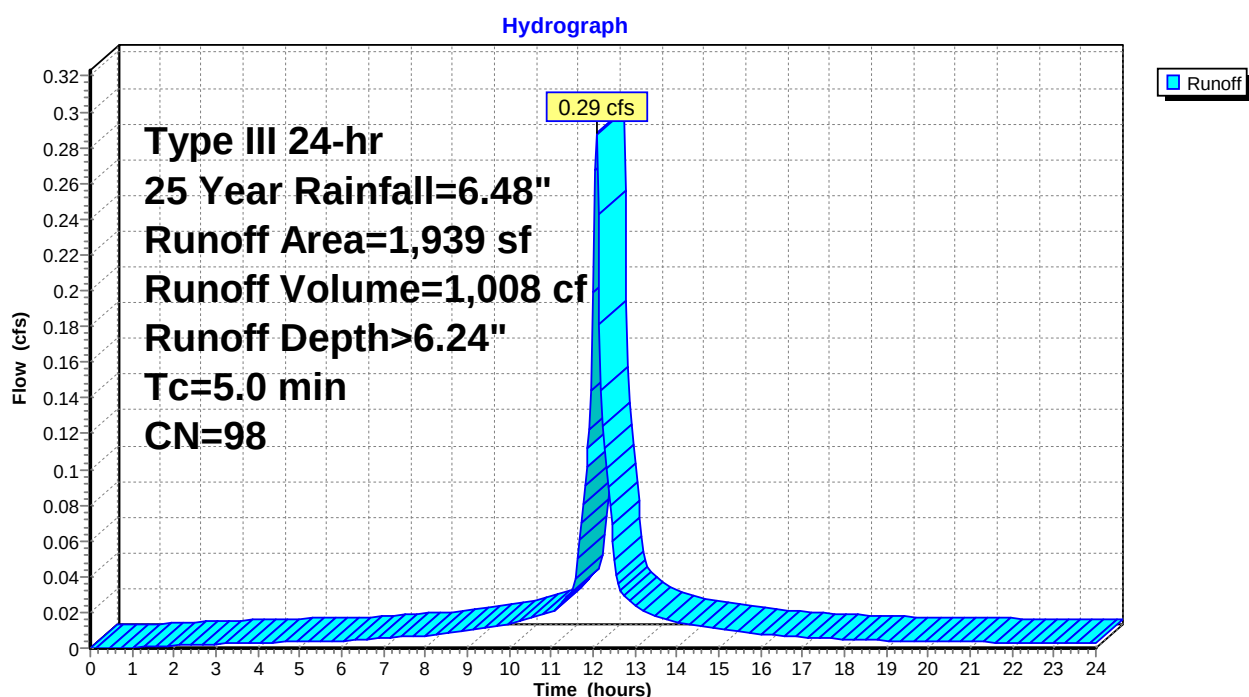
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

Runoff = 0.29 cfs @ 12.07 hrs, Volume= 1,008 cf, Depth> 6.24"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 1

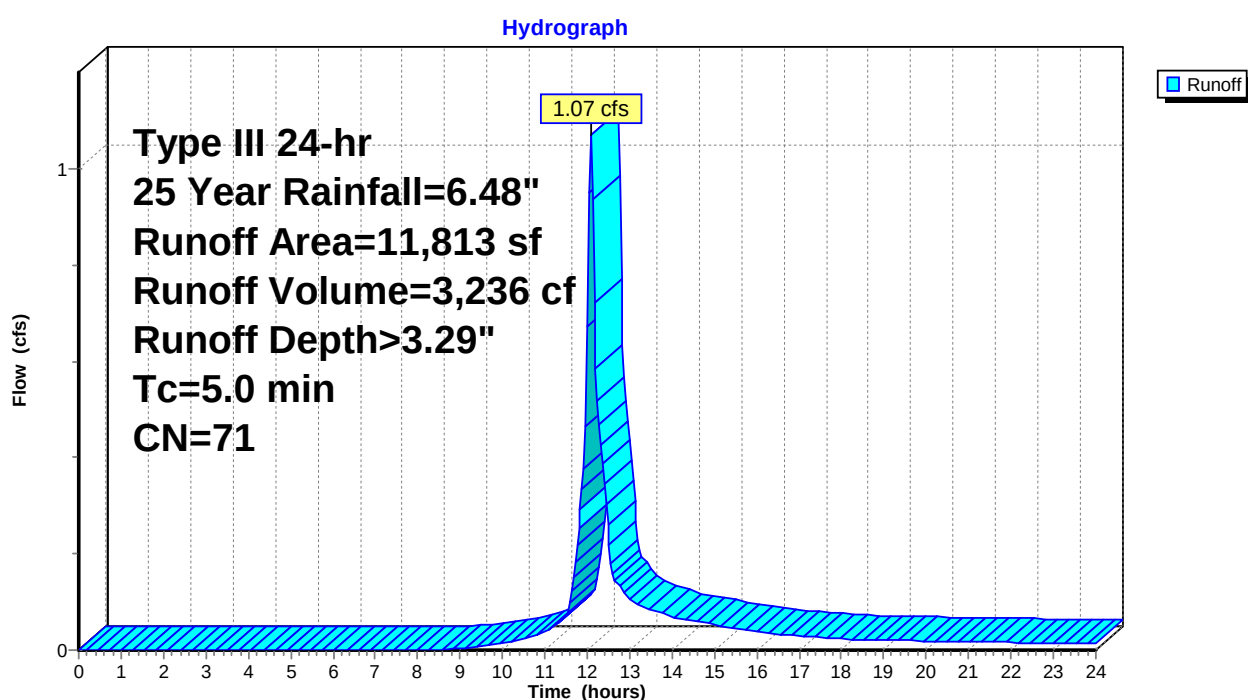
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

Runoff = 1.07 cfs @ 12.08 hrs, Volume= 3,236 cf, Depth> 3.29"

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

	Area (sf)	CN	Description
*	136	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	11,813	71	Weighted Average
	10,944		92.64% Pervious Area
	869		7.36% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 1

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
 Inflow = 0.29 cfs @ 12.07 hrs, Volume= 1,008 cf
 Outflow = 0.04 cfs @ 13.40 hrs, Volume= 240 cf, Atten= 87%, Lag= 79.7 min
 Primary = 0.04 cfs @ 13.40 hrs, Volume= 240 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 92.58' @ 13.40 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 512.3 min calculated for 240 cf (24% of inflow)

Center-of-Mass det. time= 271.7 min (1,014.4 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

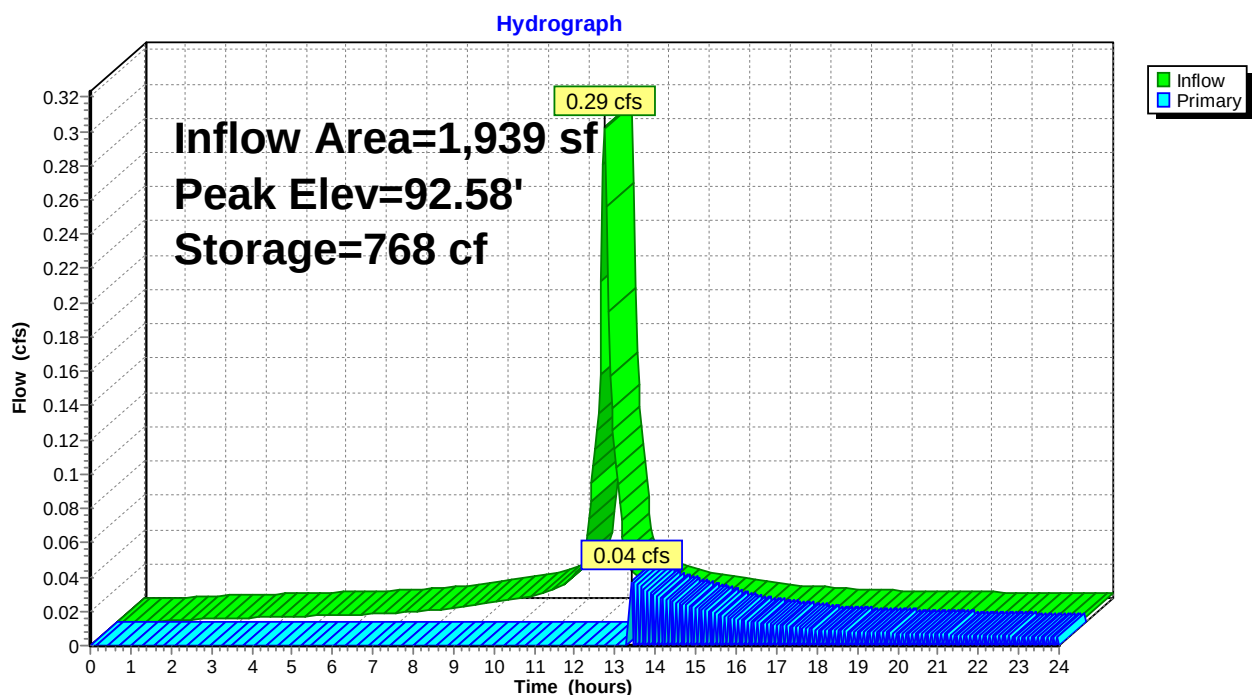
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 13.40 hrs HW=92.58' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.04 cfs @ 0.62 fps)

Pond 3P: Cultec R-330XLHD



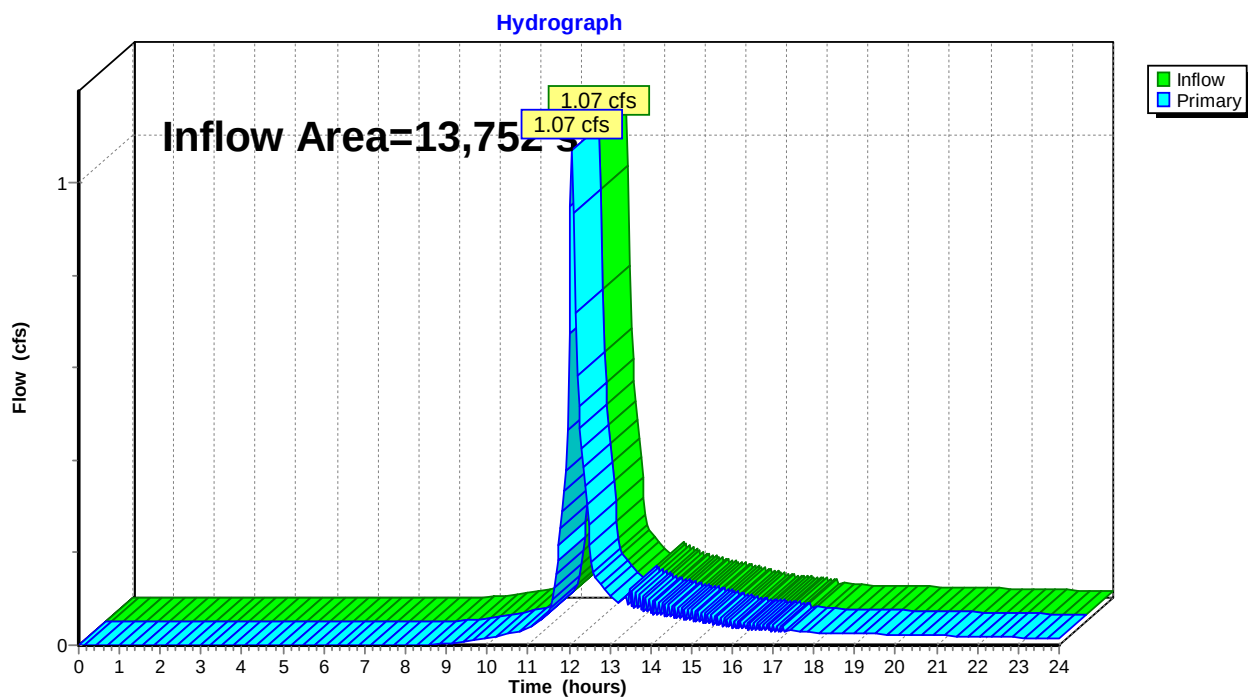
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,752 sf, 20.42% Impervious, Inflow Depth > 3.03" for 25 Year event

Inflow = 1.07 cfs @ 12.08 hrs, Volume= 3,477 cf

Primary = 1.07 cfs @ 12.08 hrs, Volume= 3,477 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

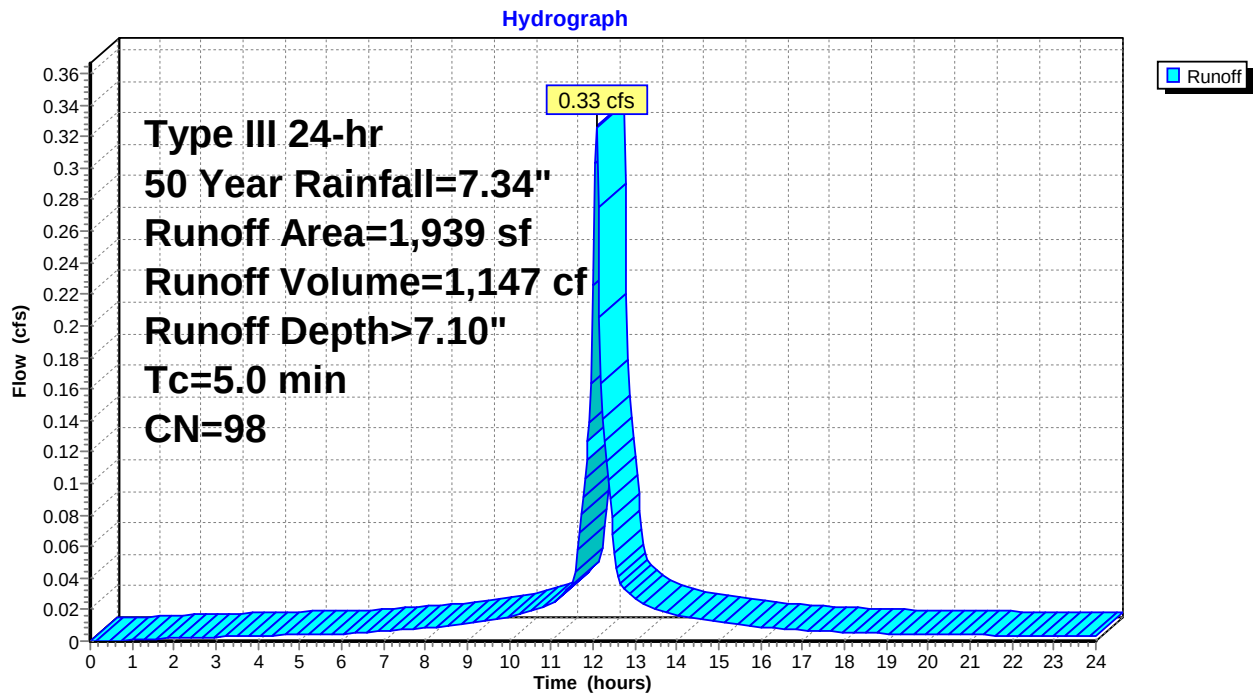
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

Runoff = 0.33 cfs @ 12.07 hrs, Volume= 1,147 cf, Depth> 7.10"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 1

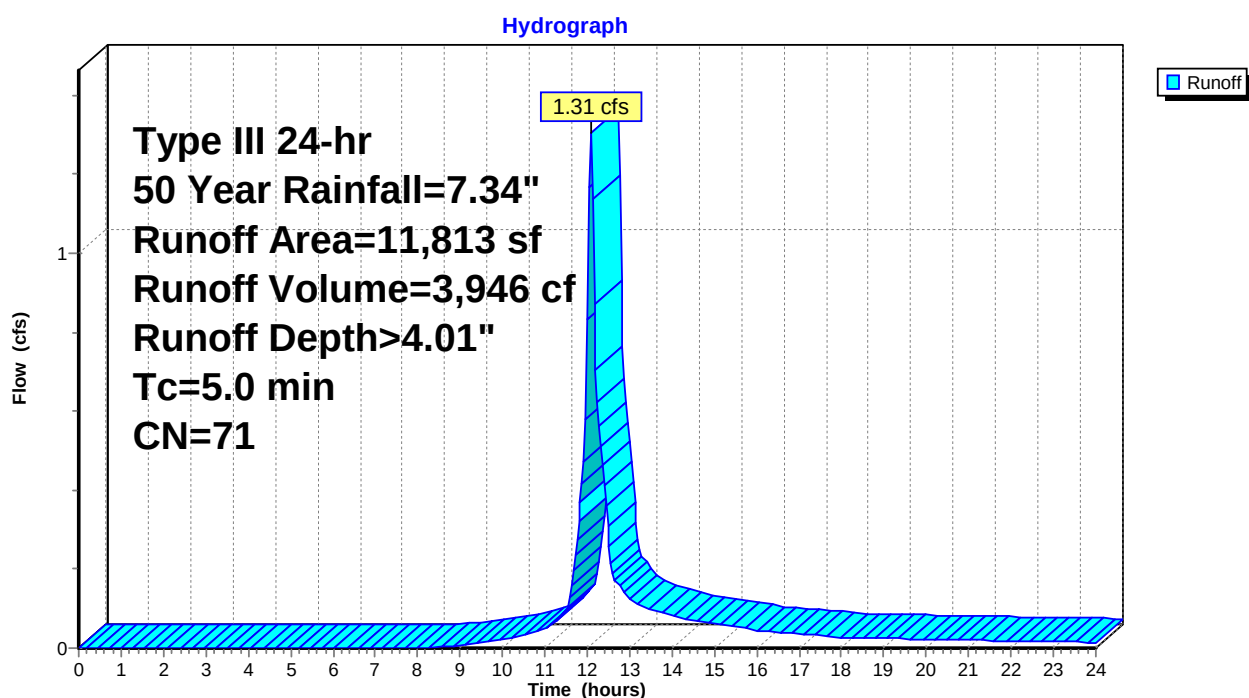
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

Runoff = 1.31 cfs @ 12.08 hrs, Volume= 3,946 cf, Depth> 4.01"

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

Area (sf)	CN	Description
* 136	98	House
* 705	98	Driveway
* 28	98	Walk
10,944	69	50-75% Grass cover, Fair, HSG B
11,813	71	Weighted Average
10,944		92.64% Pervious Area
869		7.36% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 1

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
 Inflow = 0.33 cfs @ 12.07 hrs, Volume= 1,147 cf
 Outflow = 0.10 cfs @ 12.48 hrs, Volume= 379 cf, Atten= 69%, Lag= 24.6 min
 Primary = 0.10 cfs @ 12.48 hrs, Volume= 379 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 92.61' @ 12.49 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 393.1 min calculated for 379 cf (33% of inflow)
 Center-of-Mass det. time= 204.8 min (945.8 - 741.0)

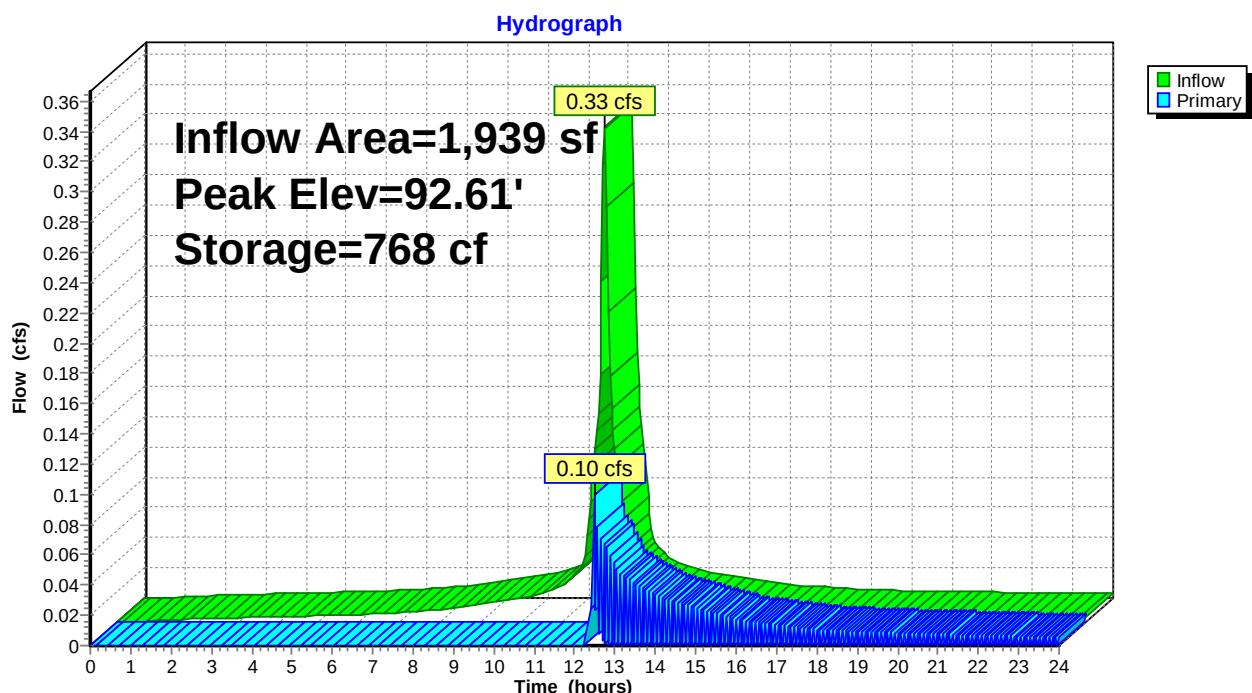
Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
			768 cf Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.09 cfs @ 12.48 hrs HW=92.61' (Free Discharge)
 ↑ **1=Orifice/Grate** (Weir Controls 0.09 cfs @ 0.86 fps)

Pond 3P: Cultec R-330XLHD



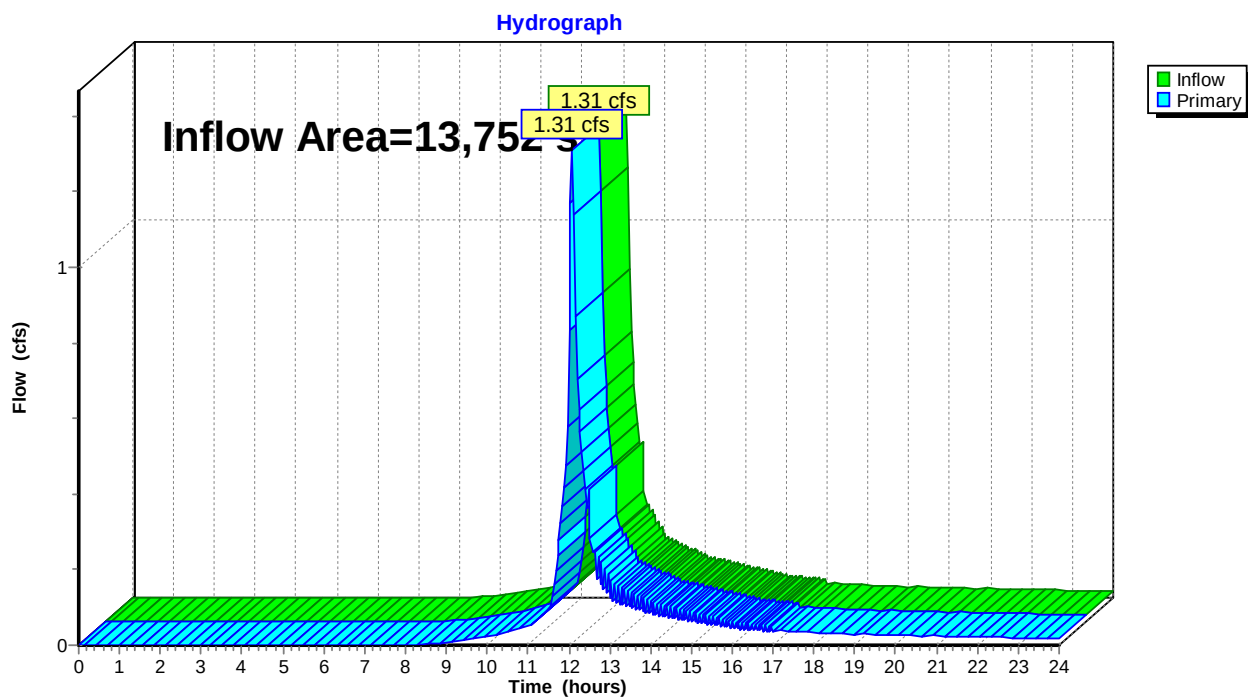
Summary for Link 1L: Combined Hydrograph

Inflow Area = 13,752 sf, 20.42% Impervious, Inflow Depth > 3.77" for 50 Year event

Inflow = 1.31 cfs @ 12.08 hrs, Volume= 4,325 cf

Primary = 1.31 cfs @ 12.08 hrs, Volume= 4,325 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

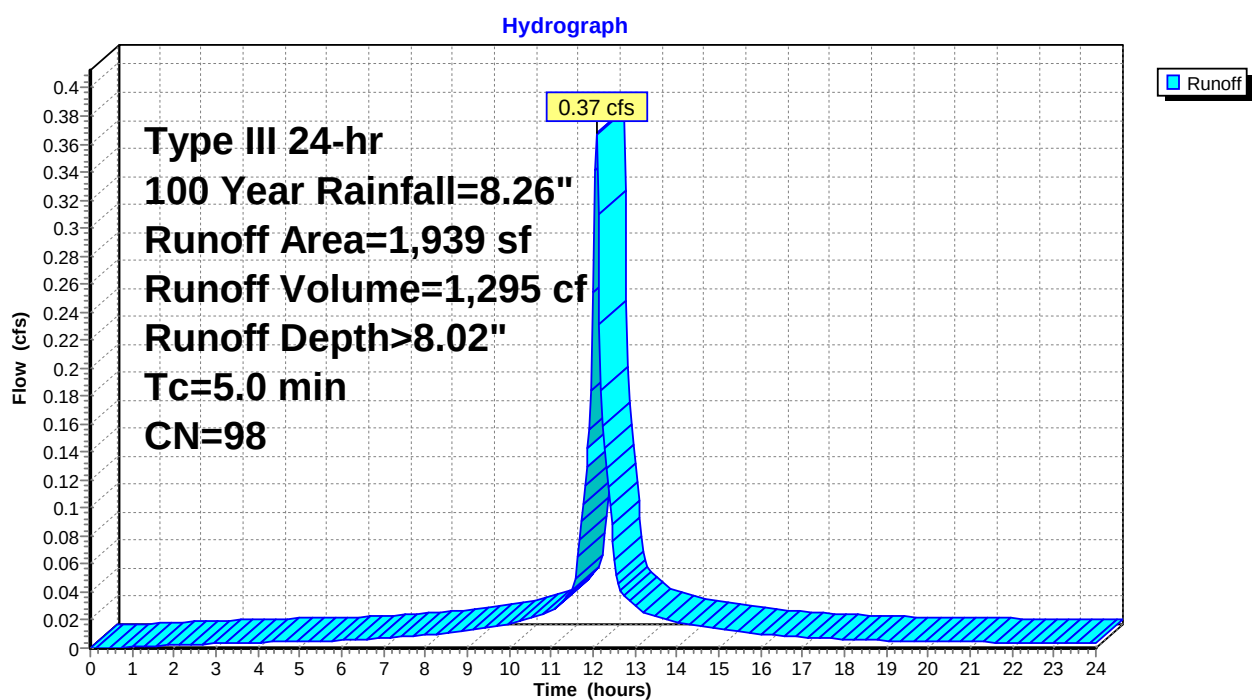
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

Runoff = 0.37 cfs @ 12.07 hrs, Volume= 1,295 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 1

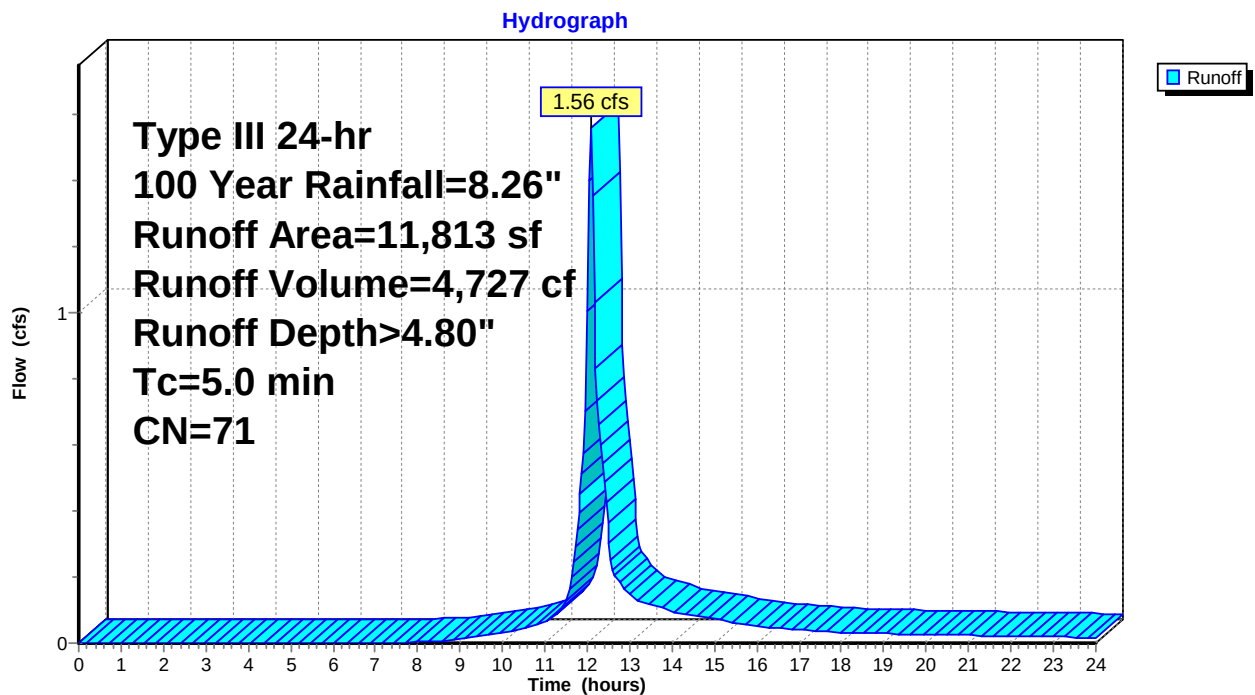
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

Runoff = 1.56 cfs @ 12.08 hrs, Volume= 4,727 cf, Depth> 4.80"

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

	Area (sf)	CN	Description
*	136	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	11,813	71	Weighted Average
	10,944		92.64% Pervious Area
	869		7.36% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 1

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
 Inflow = 0.37 cfs @ 12.07 hrs, Volume= 1,295 cf
 Outflow = 0.18 cfs @ 12.28 hrs, Volume= 528 cf, Atten= 52%, Lag= 12.2 min
 Primary = 0.18 cfs @ 12.28 hrs, Volume= 528 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 92.65' @ 12.27 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 326.3 min calculated for 528 cf (41% of inflow)

Center-of-Mass det. time= 166.5 min (906.0 - 739.5)

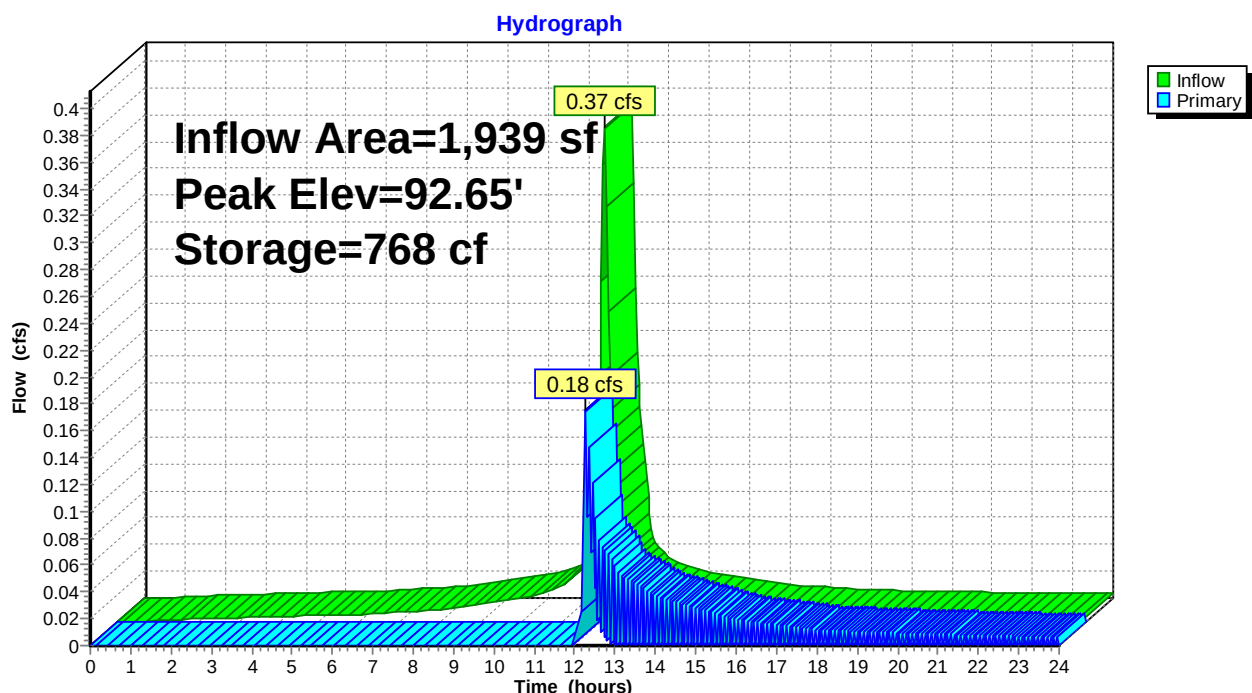
Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	92.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 12.28 hrs HW=92.64' (Free Discharge)
 ↑ **1=Orifice/Grate** (Weir Controls 0.17 cfs @ 1.05 fps)

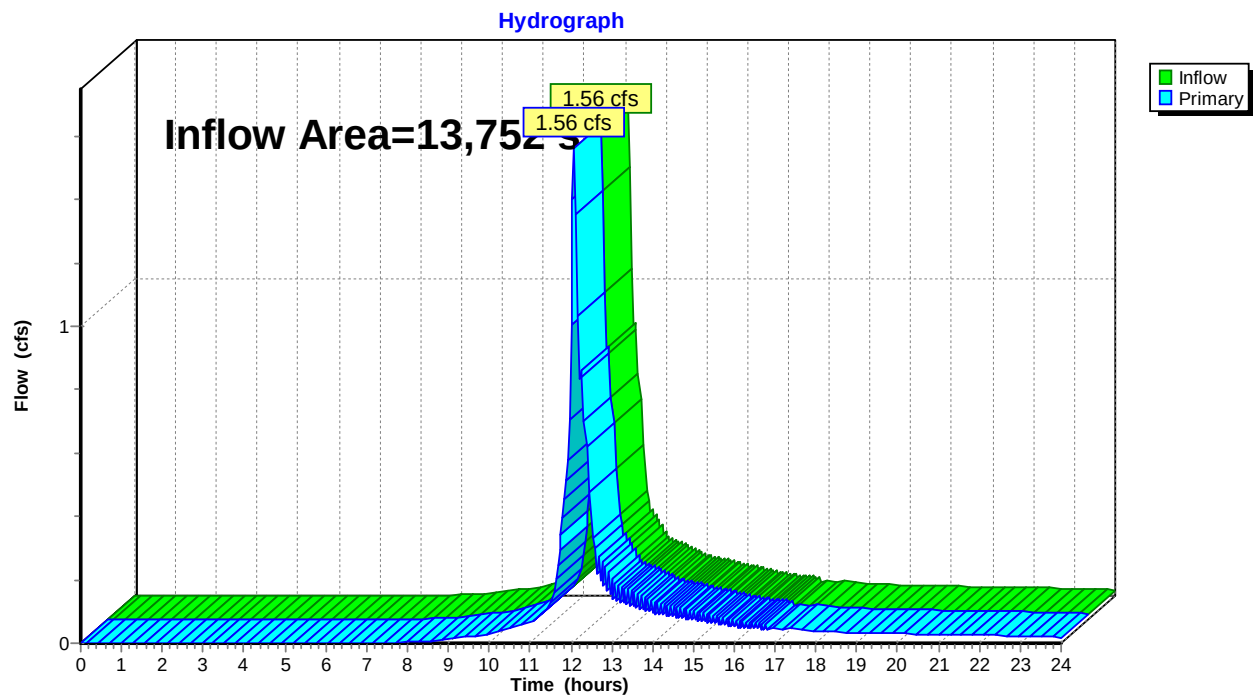
Pond 3P: Cultec R-330XLHD

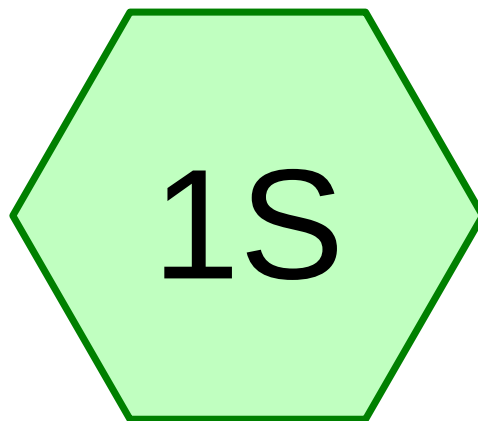


Summary for Link 1L: Combined Hydrograph

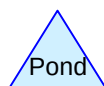
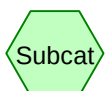
Inflow Area = 13,752 sf, 20.42% Impervious, Inflow Depth > 4.59" for 100 Year event
Inflow = 1.56 cfs @ 12.08 hrs, Volume= 5,255 cf
Primary = 1.56 cfs @ 12.08 hrs, Volume= 5,255 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



Existing Conditions Lot 2



Routing Diagram for 2623Existing

Prepared by Fairfield County Engineering LLC, Printed 9/3/2025
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

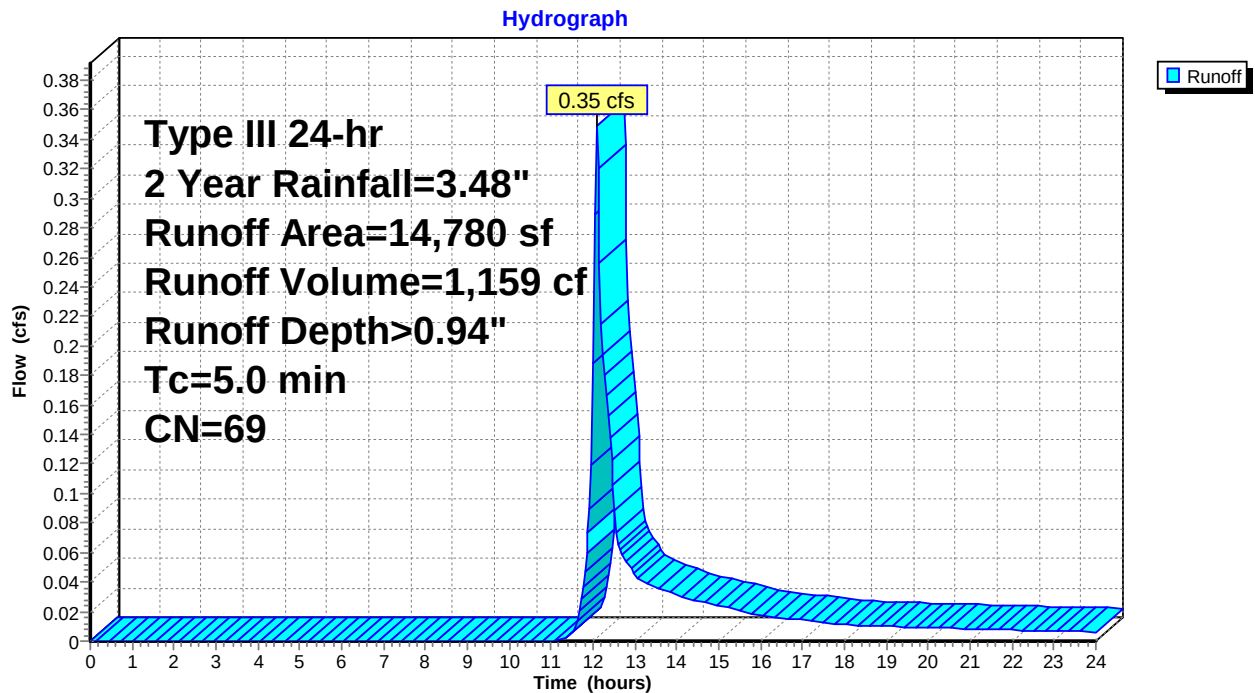
Summary for Subcatchment 1S: Existing Conditions Lot 2

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 1,159 cf, Depth> 0.94"

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

Area (sf)	CN	Description
14,780	69	50-75% Grass cover, Fair, HSG B
14,780		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 2

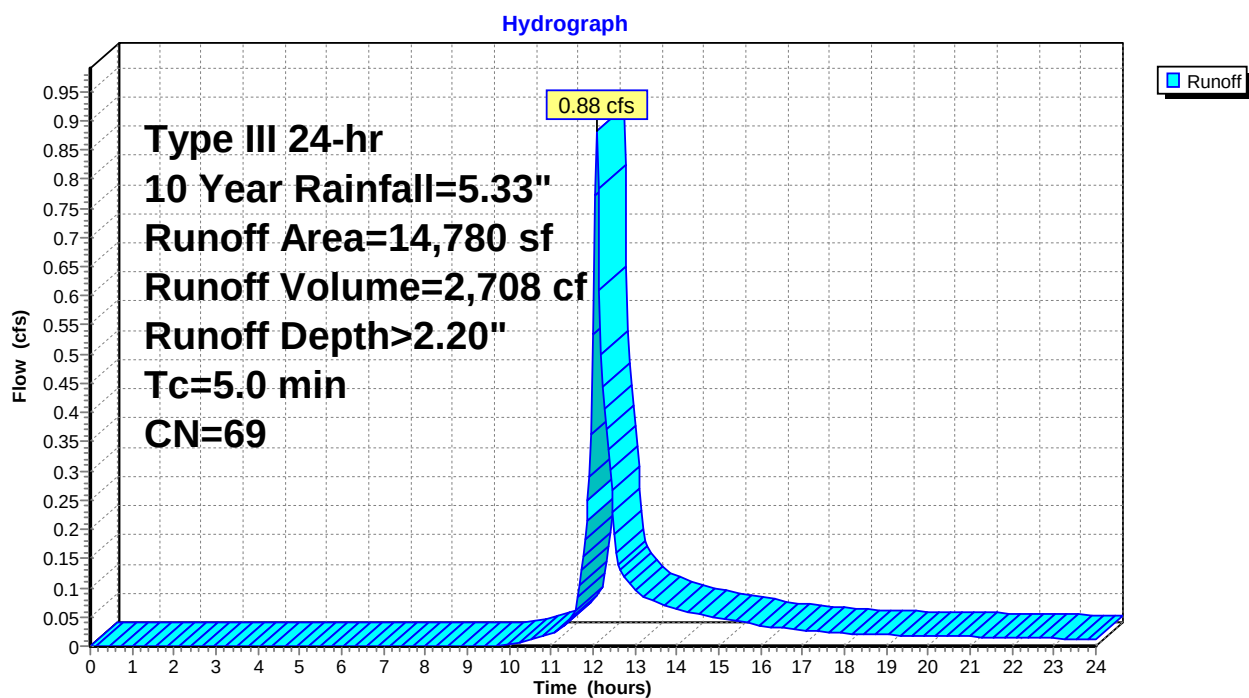
Summary for Subcatchment 1S: Existing Conditions Lot 2

Runoff = 0.88 cfs @ 12.08 hrs, Volume= 2,708 cf, Depth> 2.20"

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

Area (sf)	CN	Description
14,780	69	50-75% Grass cover, Fair, HSG B
14,780		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 2

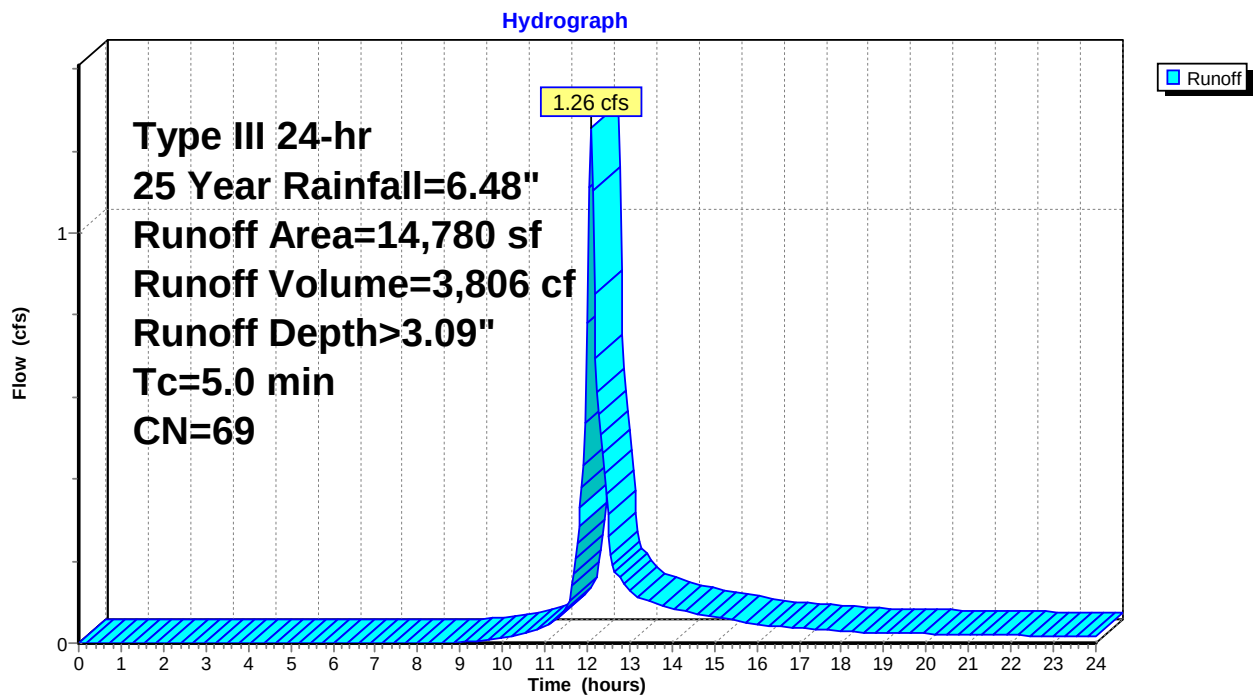
Summary for Subcatchment 1S: Existing Conditions Lot 2

Runoff = 1.26 cfs @ 12.08 hrs, Volume= 3,806 cf, Depth> 3.09"

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

Area (sf)	CN	Description
14,780	69	50-75% Grass cover, Fair, HSG B
14,780		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 2

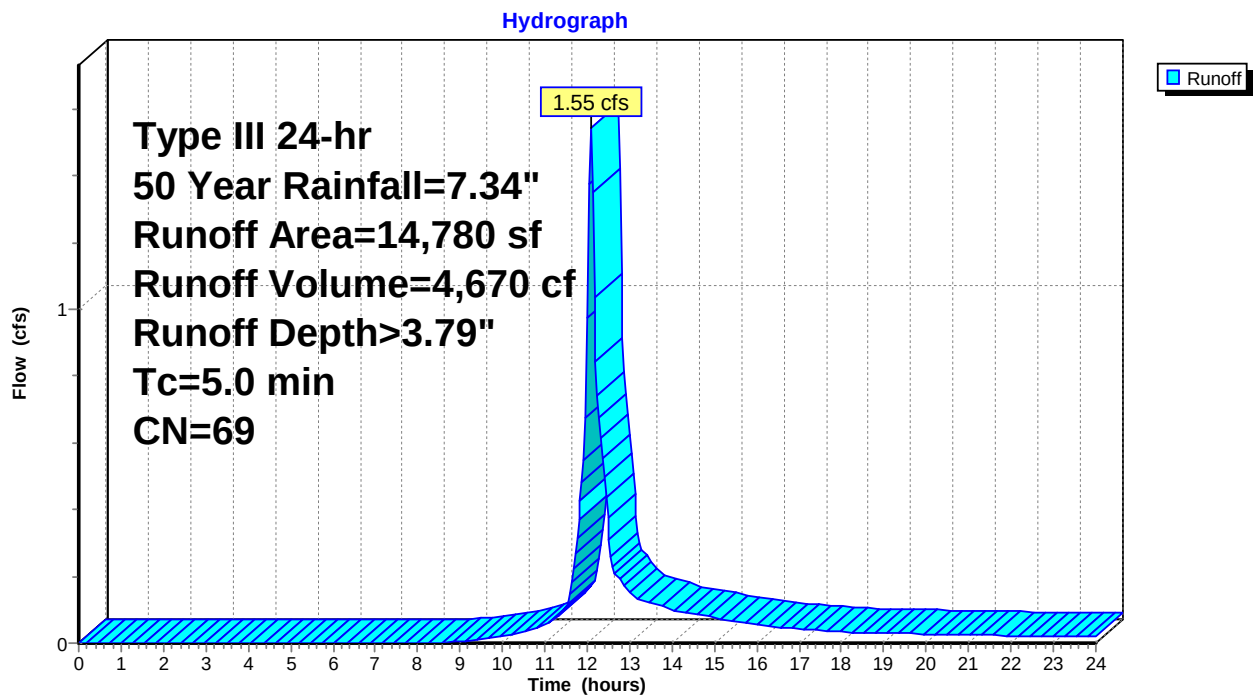
Summary for Subcatchment 1S: Existing Conditions Lot 2

Runoff = 1.55 cfs @ 12.08 hrs, Volume= 4,670 cf, Depth> 3.79"

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

Area (sf)	CN	Description
14,780	69	50-75% Grass cover, Fair, HSG B
14,780		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 2

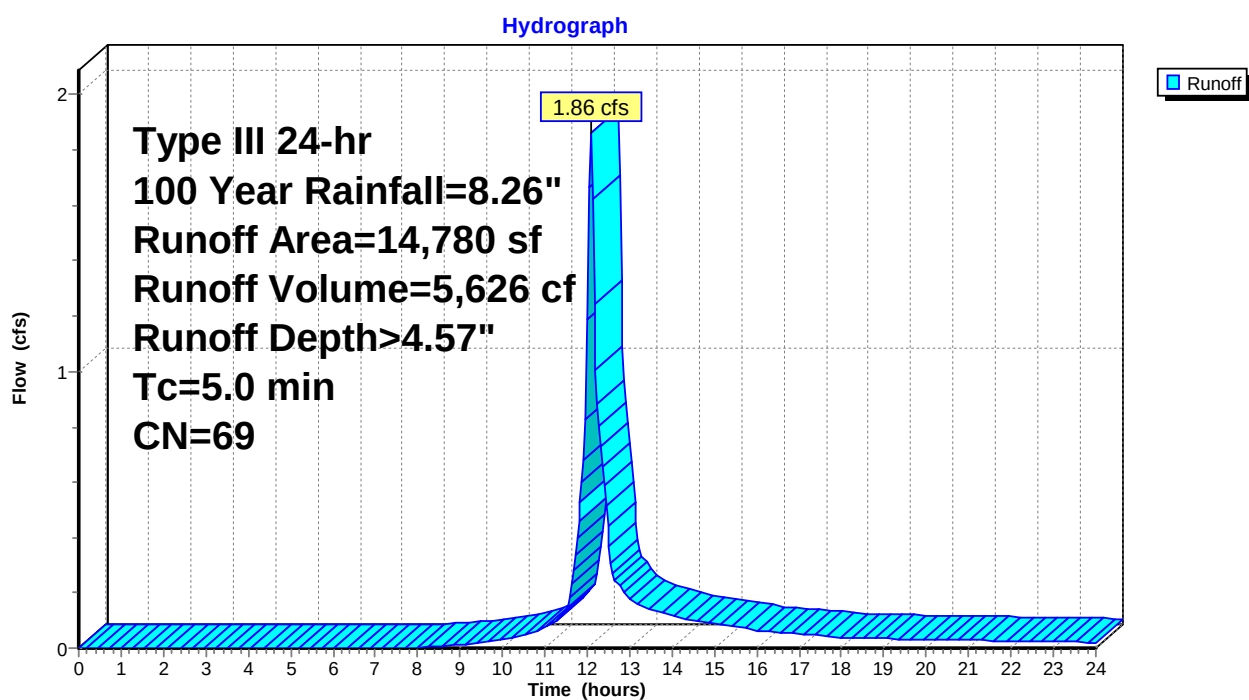
Summary for Subcatchment 1S: Existing Conditions Lot 2

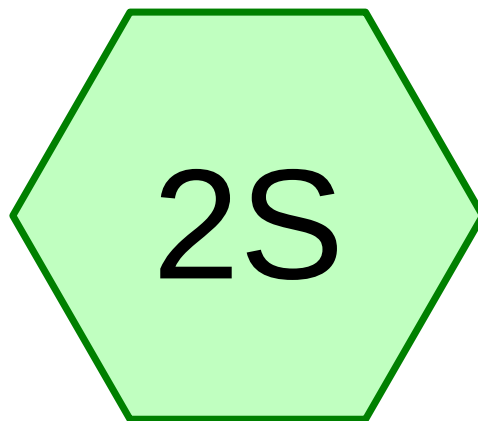
Runoff = 1.86 cfs @ 12.08 hrs, Volume= 5,626 cf, Depth> 4.57"

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

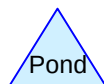
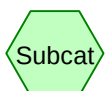
Area (sf)	CN	Description
14,780	69	50-75% Grass cover, Fair, HSG B
14,780		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 2



Proposed Conditions Lot 2



Routing Diagram for 2623Proposed
Prepared by Fairfield County Engineering LLC, Printed 9/3/2025
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2623Proposed

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 2 Year Rainfall=3.48"

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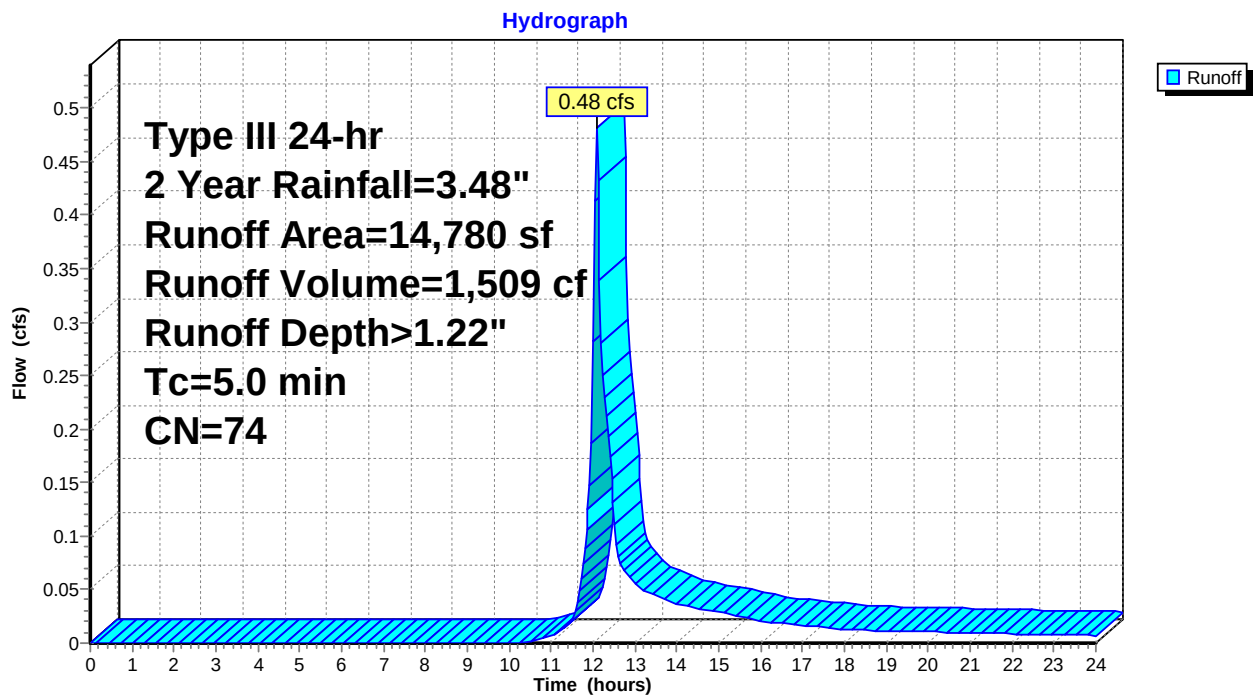
Summary for Subcatchment 2S: Proposed Conditions Lot 2

Runoff = 0.48 cfs @ 12.08 hrs, Volume= 1,509 cf, Depth> 1.22"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	14,780	74	Weighted Average
	12,096		81.84% Pervious Area
	2,684		18.16% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 2

2623Proposed

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Type III 24-hr 10 Year Rainfall=5.33"

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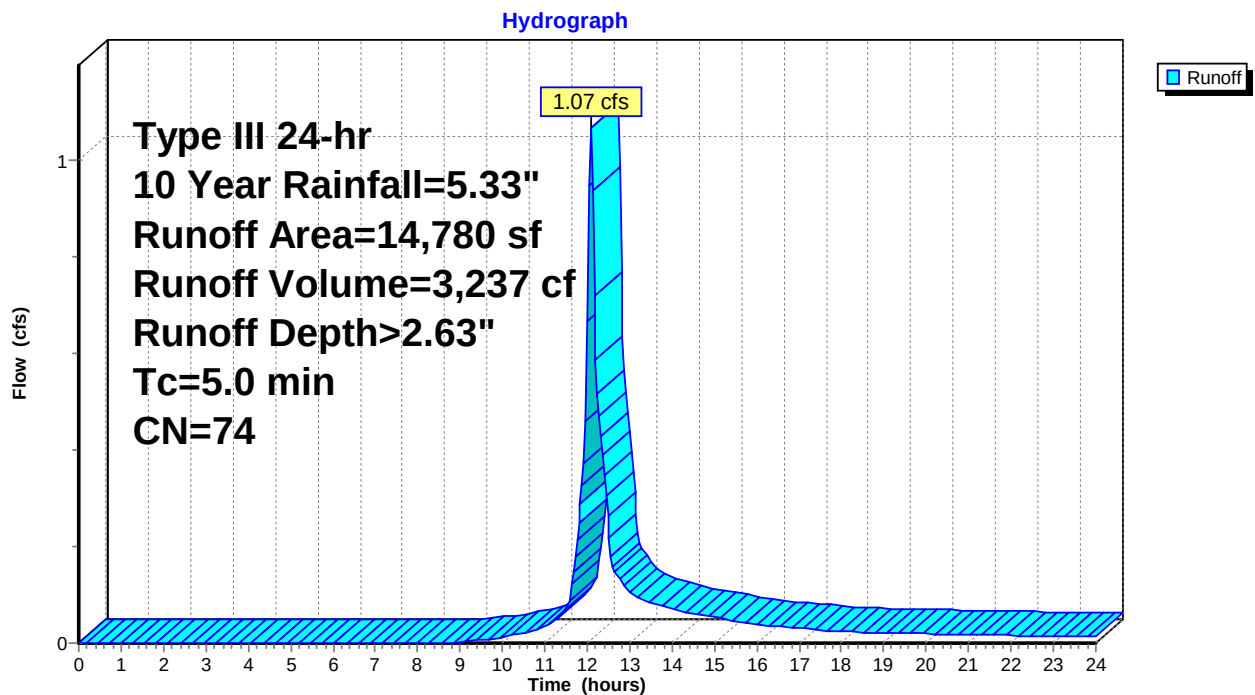
Summary for Subcatchment 2S: Proposed Conditions Lot 2

Runoff = 1.07 cfs @ 12.08 hrs, Volume= 3,237 cf, Depth> 2.63"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	14,780	74	Weighted Average
	12,096		81.84% Pervious Area
	2,684		18.16% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 2

2623Proposed

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 25 Year Rainfall=6.48"

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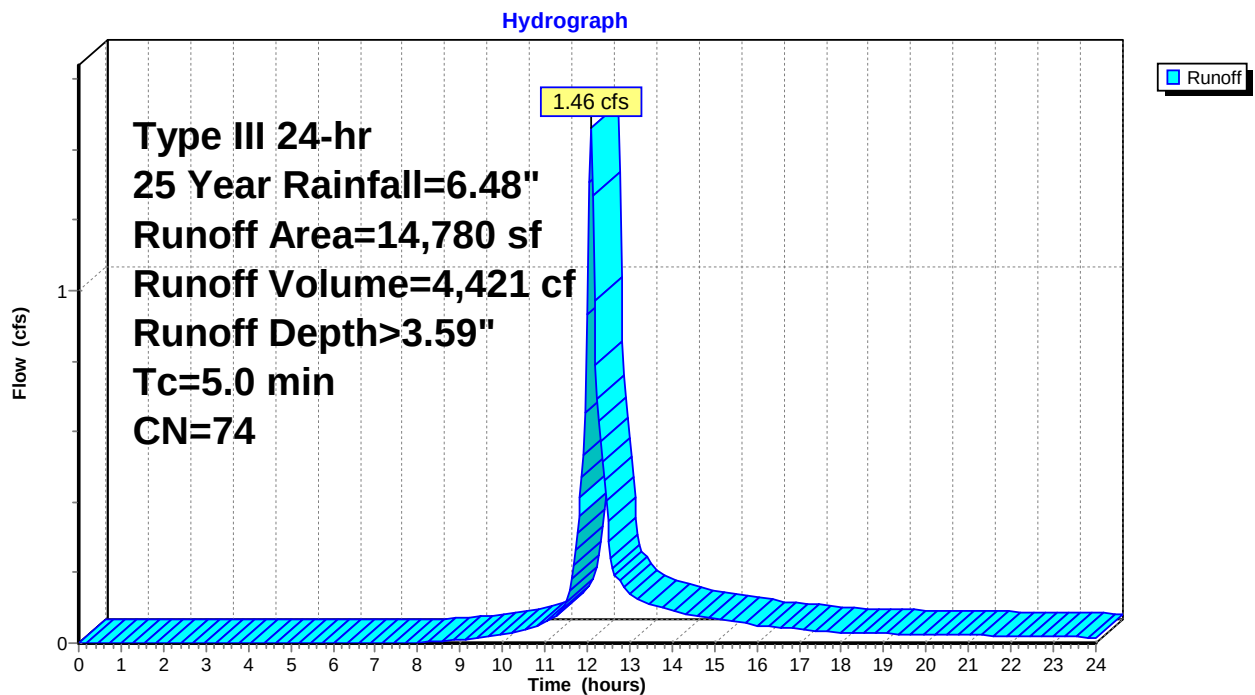
Summary for Subcatchment 2S: Proposed Conditions Lot 2

Runoff = 1.46 cfs @ 12.08 hrs, Volume= 4,421 cf, Depth> 3.59"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	14,780	74	Weighted Average
	12,096		81.84% Pervious Area
	2,684		18.16% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 2

2623Proposed

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Type III 24-hr 50 Year Rainfall=7.34"

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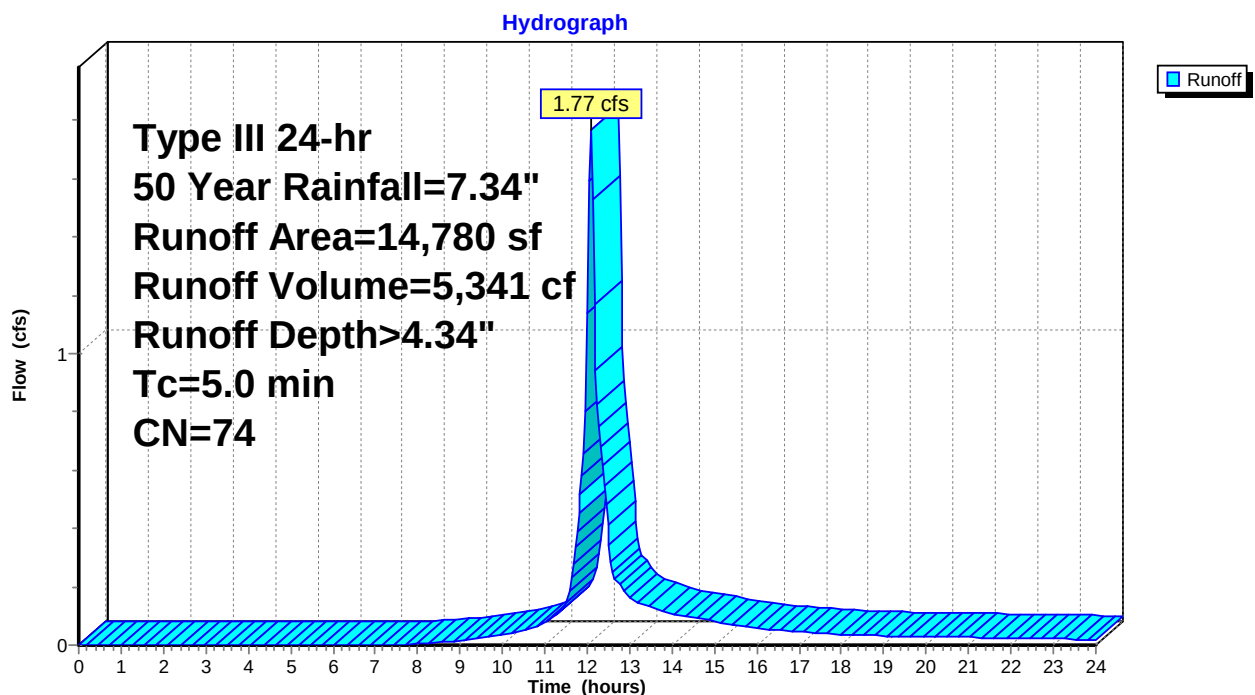
Summary for Subcatchment 2S: Proposed Conditions Lot 2

Runoff = 1.77 cfs @ 12.08 hrs, Volume= 5,341 cf, Depth> 4.34"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	14,780	74	Weighted Average
	12,096		81.84% Pervious Area
	2,684		18.16% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 2

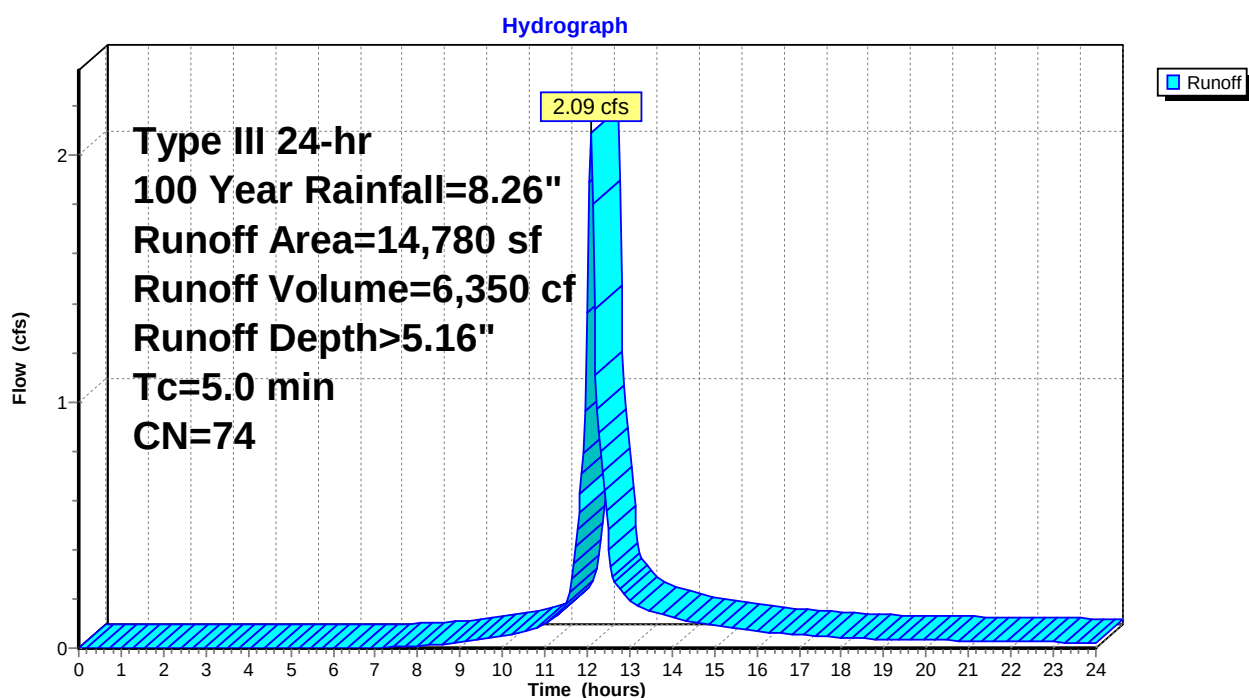
Summary for Subcatchment 2S: Proposed Conditions Lot 2

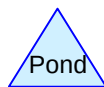
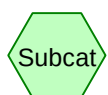
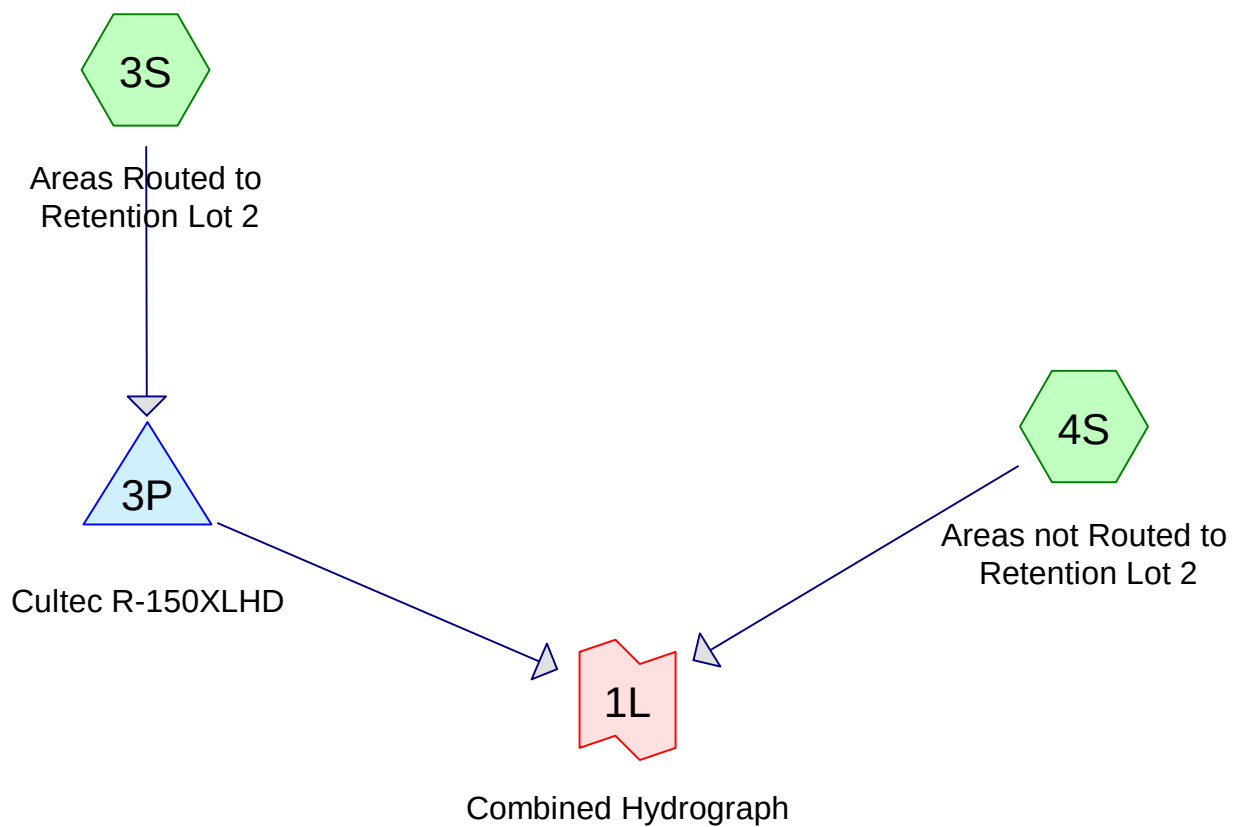
Runoff = 2.09 cfs @ 12.08 hrs, Volume= 6,350 cf, Depth> 5.16"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	14,780	74	Weighted Average
	12,096		81.84% Pervious Area
	2,684		18.16% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 2



Routing Diagram for 2623Combined
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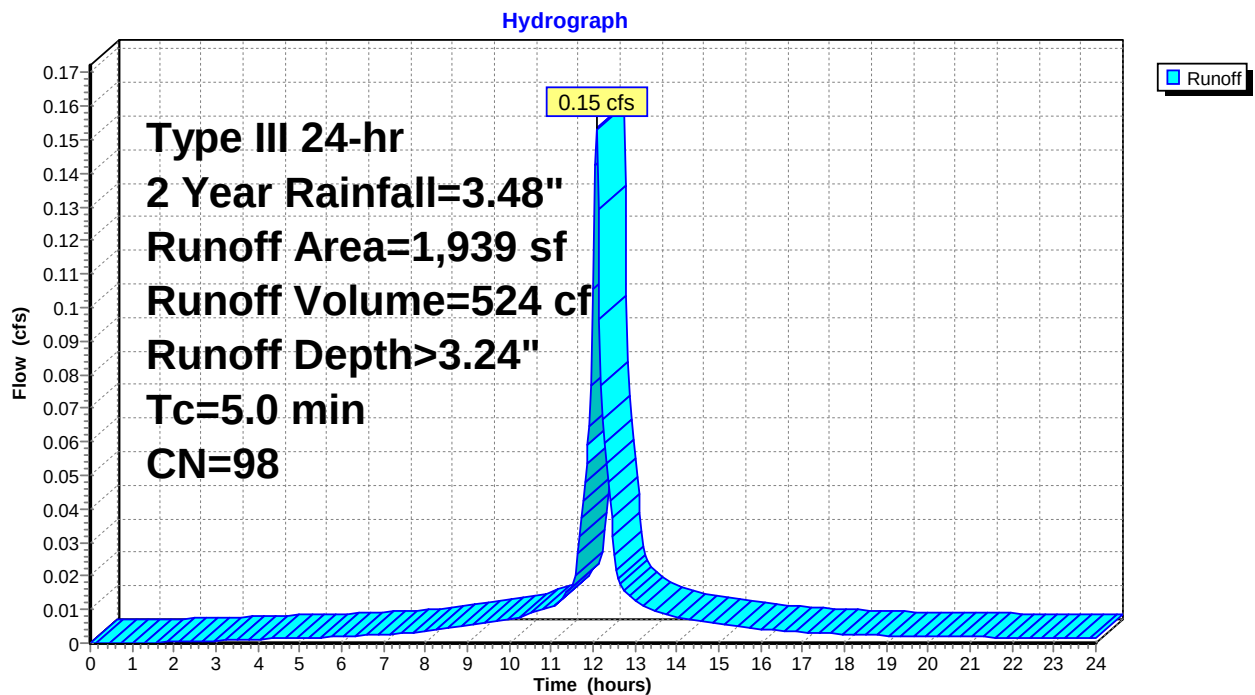
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

Runoff = 0.15 cfs @ 12.07 hrs, Volume= 524 cf, Depth> 3.24"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 2

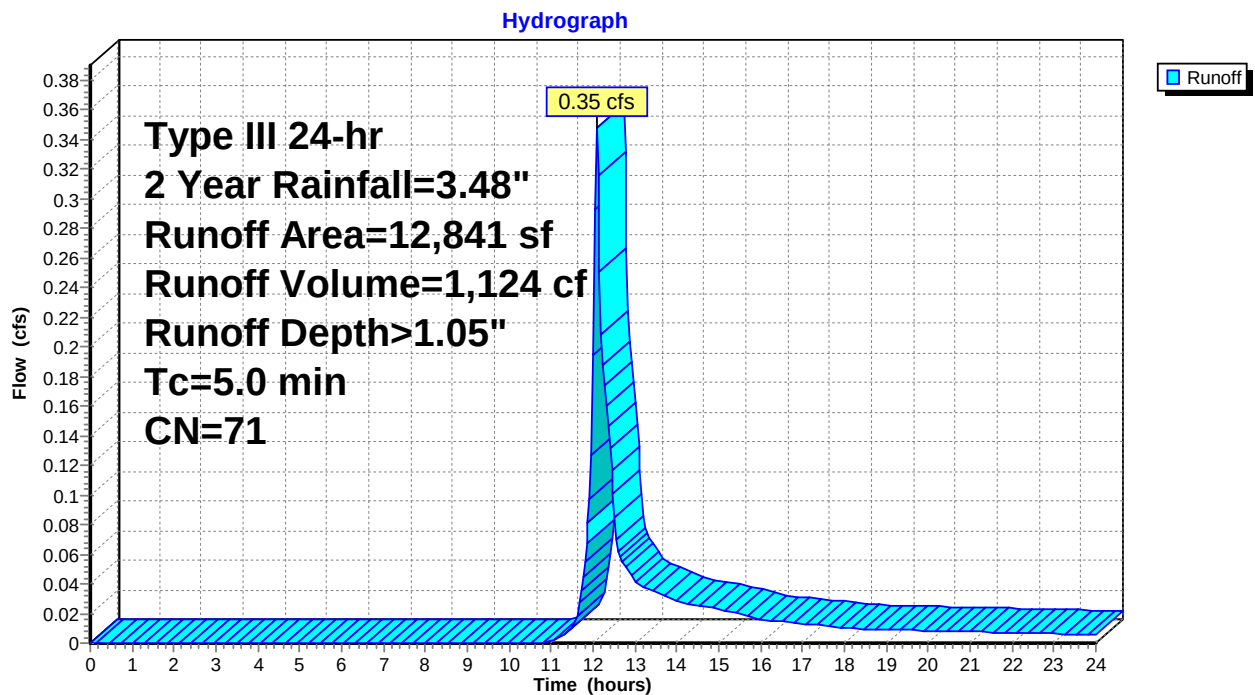
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 1,124 cf, Depth> 1.05"

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

Area (sf)	CN	Description
* 136	98	House
* 581	98	Driveway
* 28	98	Walk
12,096	69	50-75% Grass cover, Fair, HSG B
12,841	71	Weighted Average
12,096		94.20% Pervious Area
745		5.80% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 2

Summary for Pond 3P: Cultec R-150XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
 Inflow = 0.15 cfs @ 12.07 hrs, Volume= 524 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 103.87' @ 24.00 hrs Surf.Area= 620 sf Storage= 524 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

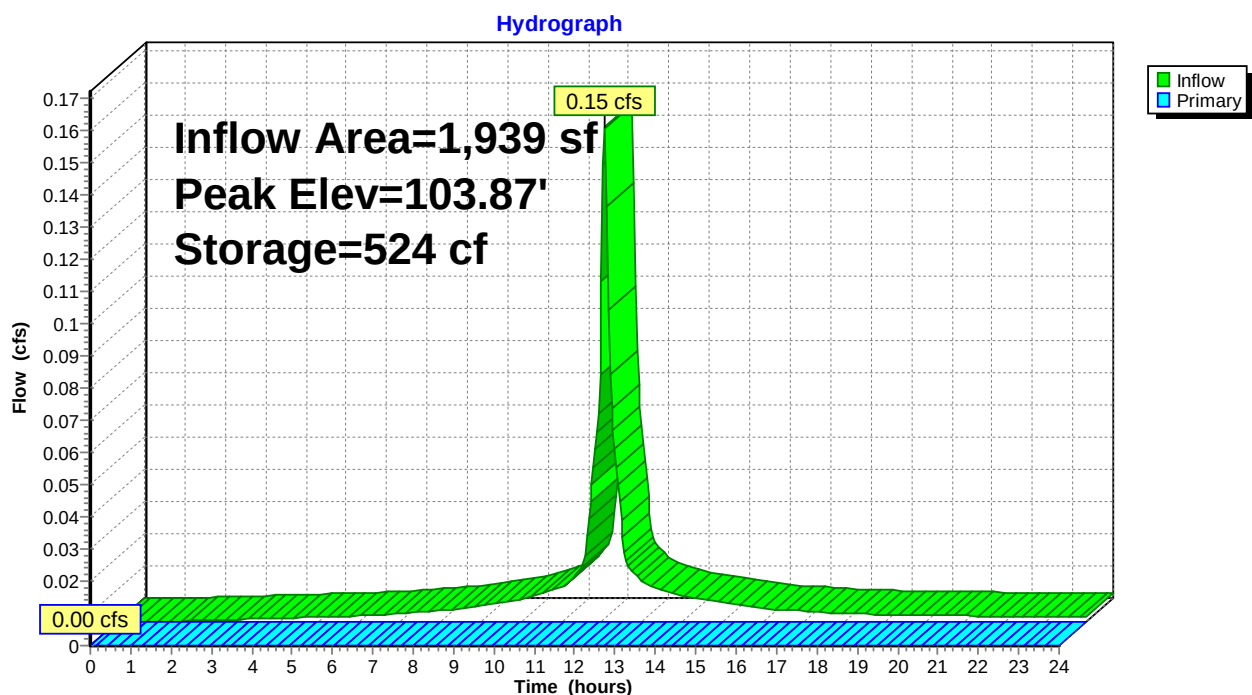
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1A	102.80'	182 cf	18.50'W x 33.50'L x 1.54'H Field A 955 cf Overall - 501 cf Embedded = 455 cf x 40.0% Voids
#2A	102.80'	501 cf	Cultec R-150XLHD x 18 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
		683 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	104.34'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

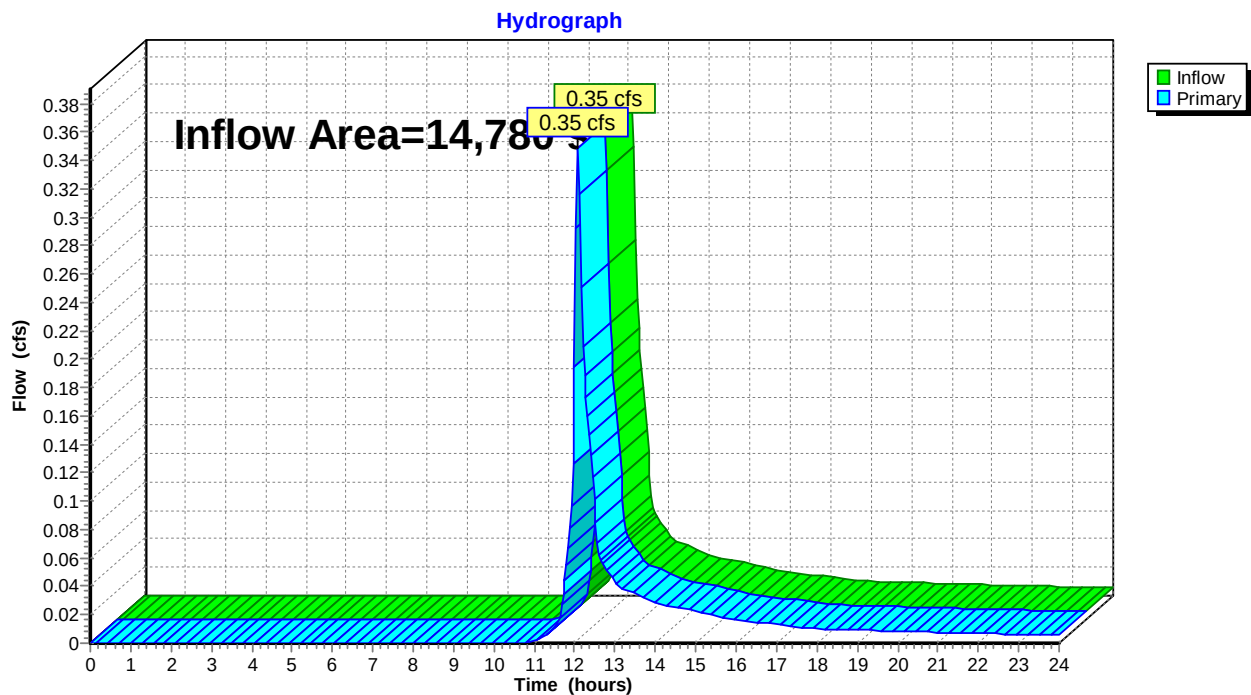
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=102.80' (Free Discharge)
 ↑ **1=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Cultec R-150XLHD

Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,780 sf, 18.16% Impervious, Inflow Depth > 0.91" for 2 Year event
Inflow = 0.35 cfs @ 12.09 hrs, Volume= 1,124 cf
Primary = 0.35 cfs @ 12.09 hrs, Volume= 1,124 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

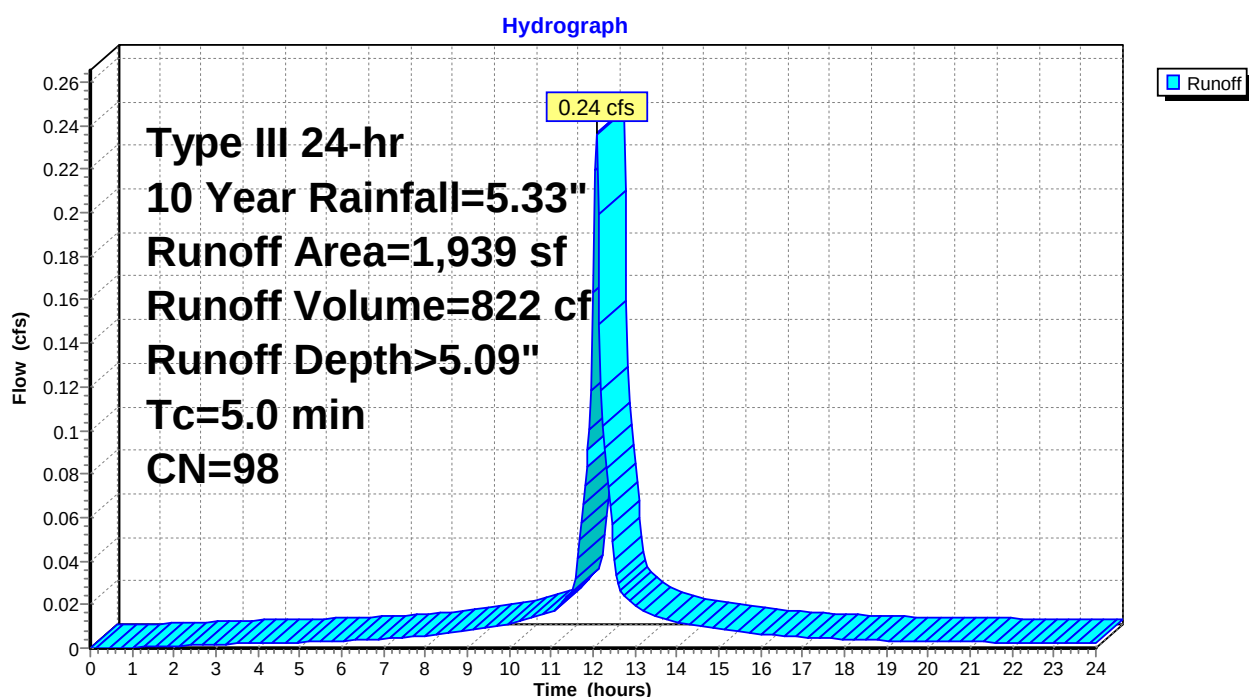
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

Runoff = 0.24 cfs @ 12.07 hrs, Volume= 822 cf, Depth> 5.09"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 2

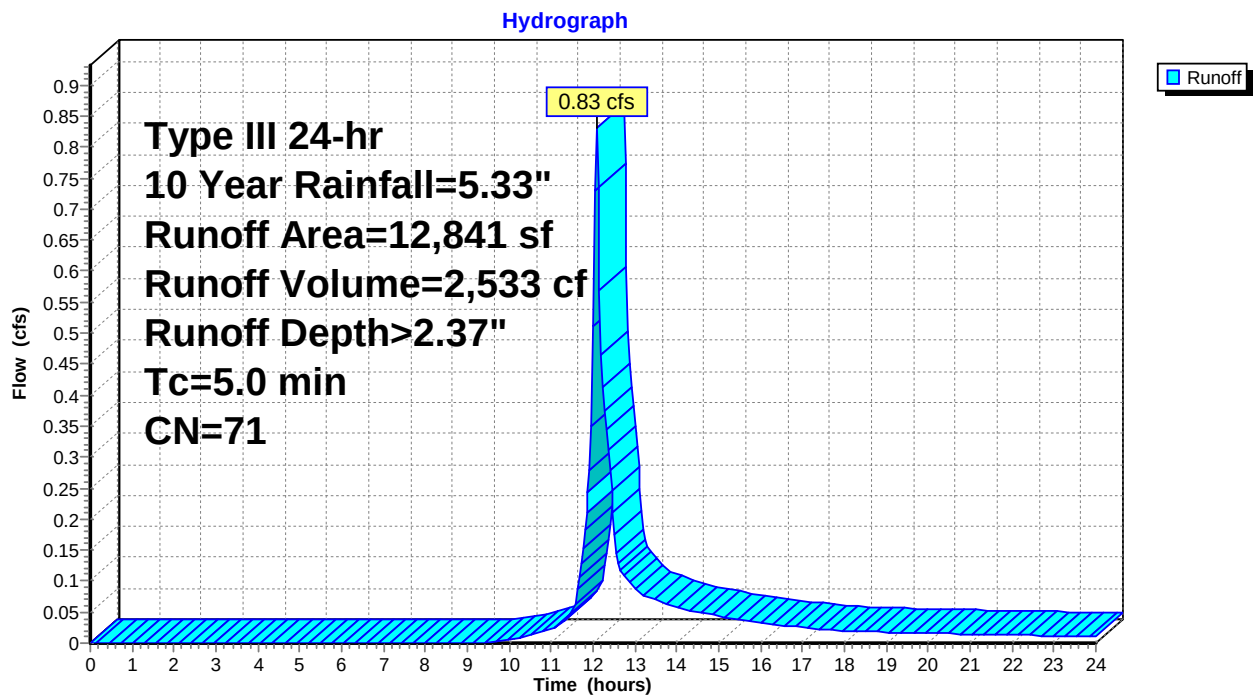
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

Runoff = 0.83 cfs @ 12.08 hrs, Volume= 2,533 cf, Depth> 2.37"

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

	Area (sf)	CN	Description
*	136	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	12,841	71	Weighted Average
	12,096		94.20% Pervious Area
	745		5.80% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 2

Summary for Pond 3P: Cultec R-150XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
 Inflow = 0.24 cfs @ 12.07 hrs, Volume= 822 cf
 Outflow = 0.02 cfs @ 14.68 hrs, Volume= 140 cf, Atten= 92%, Lag= 156.5 min
 Primary = 0.02 cfs @ 14.68 hrs, Volume= 140 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 104.36' @ 14.68 hrs Surf.Area= 620 sf Storage= 683 cf

Plug-Flow detention time= 633.7 min calculated for 140 cf (17% of inflow)

Center-of-Mass det. time= 342.1 min (1,087.8 - 745.7)

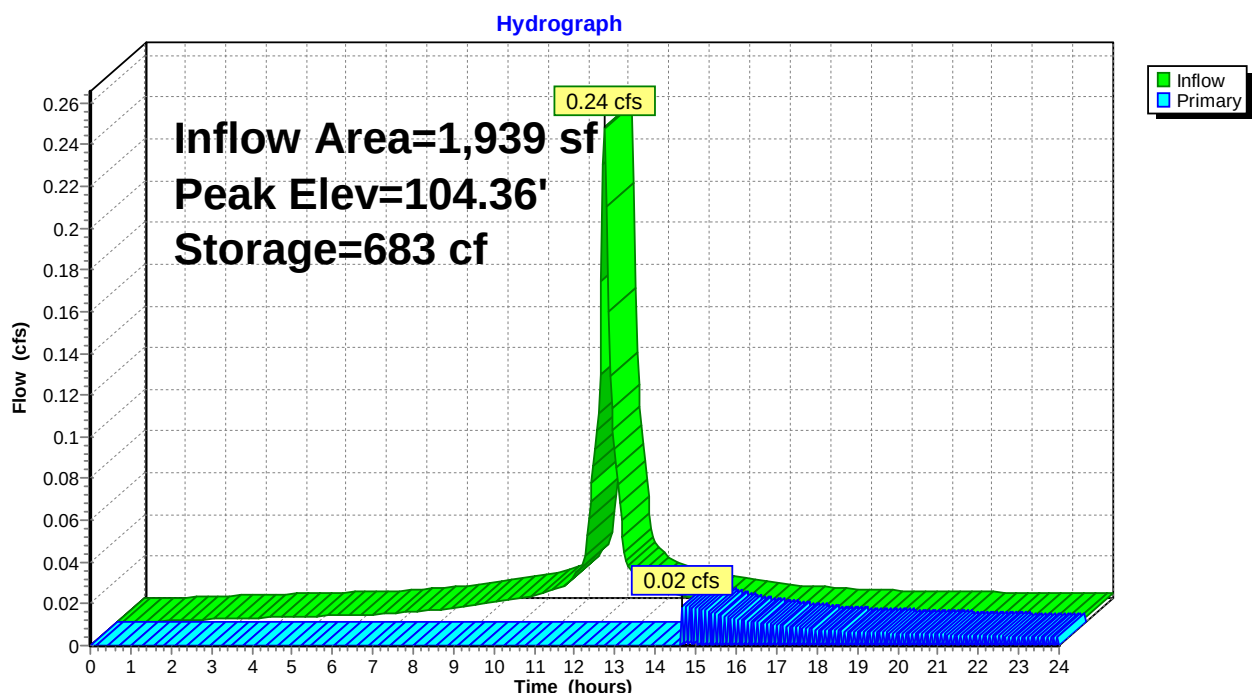
Volume	Invert	Avail.Storage	Storage Description
#1A	102.80'	182 cf	18.50'W x 33.50'L x 1.54'H Field A 955 cf Overall - 501 cf Embedded = 455 cf x 40.0% Voids
#2A	102.80'	501 cf	Cultec R-150XLHD x 18 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
683 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	104.34'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.02 cfs @ 14.68 hrs HW=104.36' (Free Discharge)
 ↑ **1=Orifice/Grate** (Weir Controls 0.02 cfs @ 0.50 fps)

Pond 3P: Cultec R-150XLHD



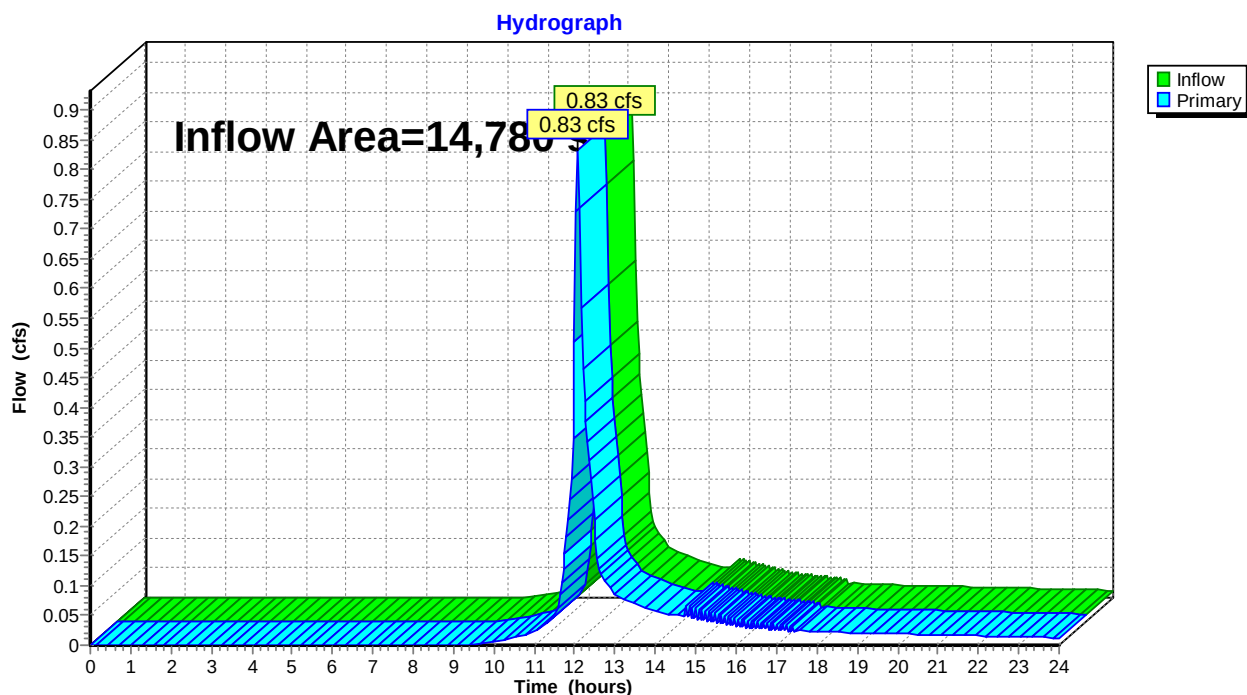
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,780 sf, 18.16% Impervious, Inflow Depth > 2.17" for 10 Year event

Inflow = 0.83 cfs @ 12.08 hrs, Volume= 2,673 cf

Primary = 0.83 cfs @ 12.08 hrs, Volume= 2,673 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

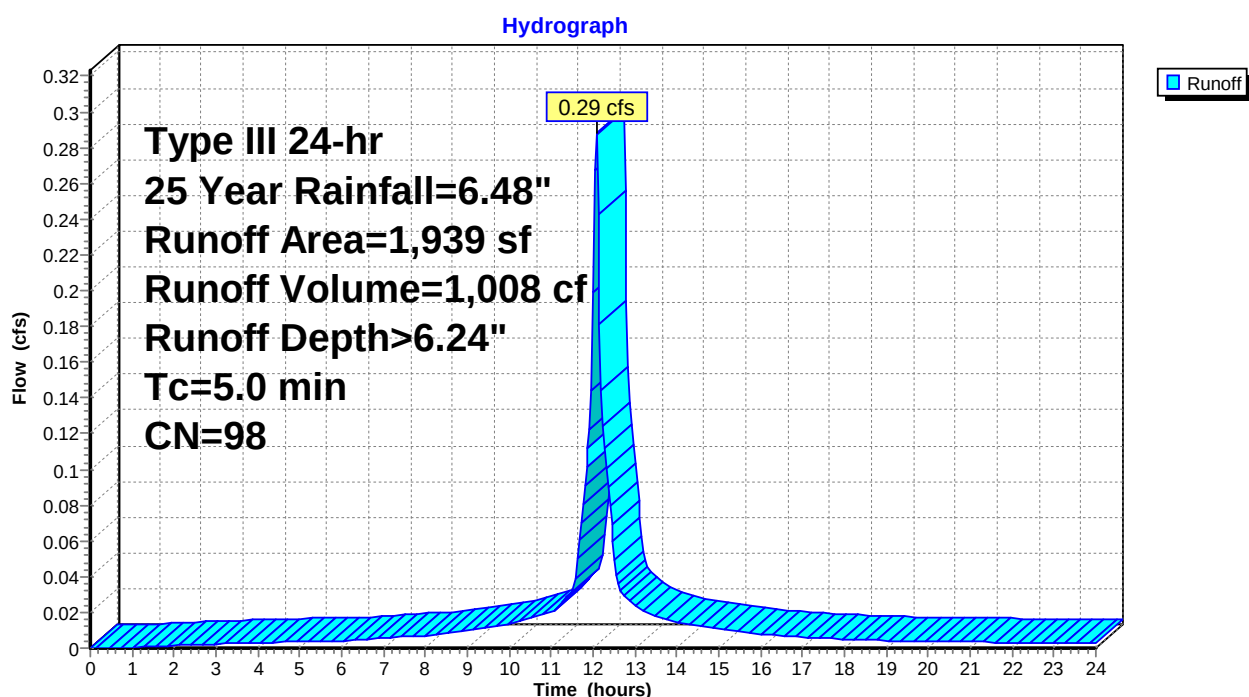
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

Runoff = 0.29 cfs @ 12.07 hrs, Volume= 1,008 cf, Depth> 6.24"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 2

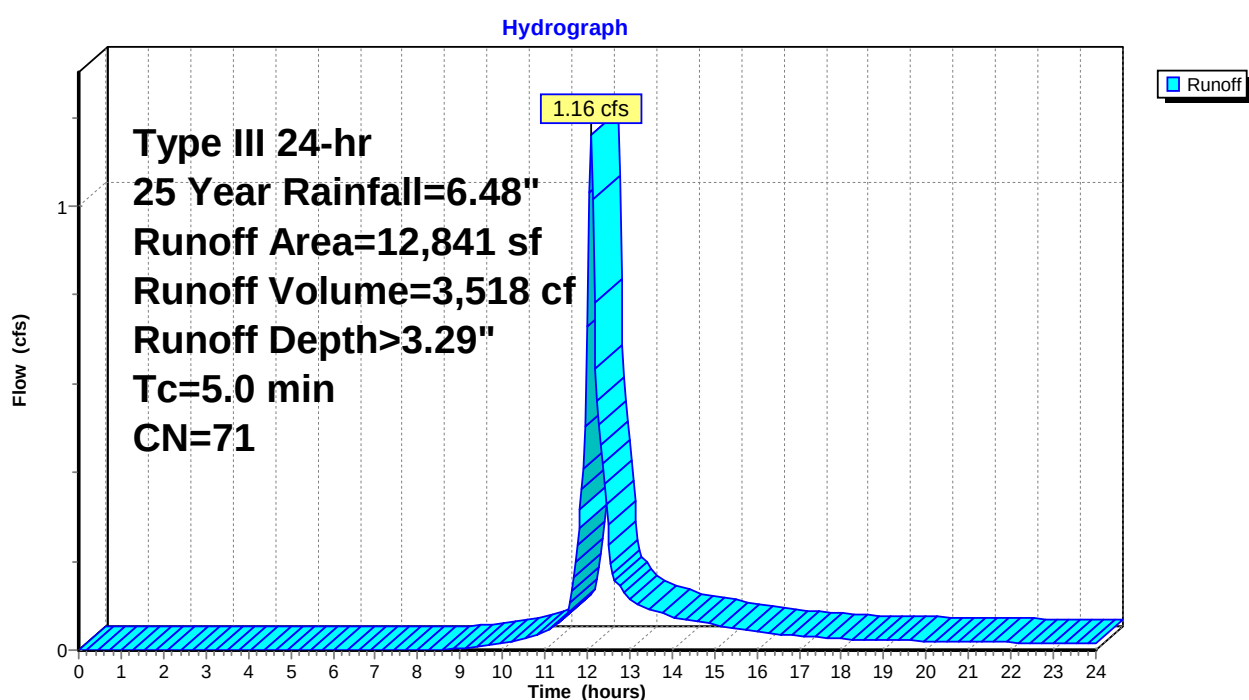
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

Runoff = 1.16 cfs @ 12.08 hrs, Volume= 3,518 cf, Depth> 3.29"

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

	Area (sf)	CN	Description
*	136	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	12,841	71	Weighted Average
	12,096		94.20% Pervious Area
	745		5.80% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 2

Summary for Pond 3P: Cultec R-150XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
 Inflow = 0.29 cfs @ 12.07 hrs, Volume= 1,008 cf
 Outflow = 0.07 cfs @ 12.52 hrs, Volume= 325 cf, Atten= 76%, Lag= 27.1 min
 Primary = 0.07 cfs @ 12.52 hrs, Volume= 325 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 104.40' @ 12.53 hrs Surf.Area= 620 sf Storage= 683 cf

Plug-Flow detention time= 398.1 min calculated for 325 cf (32% of inflow)

Center-of-Mass det. time= 208.3 min (951.0 - 742.7)

Volume	Invert	Avail.Storage	Storage Description
#1A	102.80'	182 cf	18.50'W x 33.50'L x 1.54'H Field A 955 cf Overall - 501 cf Embedded = 455 cf x 40.0% Voids
#2A	102.80'	501 cf	Cultec R-150XLHD x 18 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
683 cf			Total Available Storage

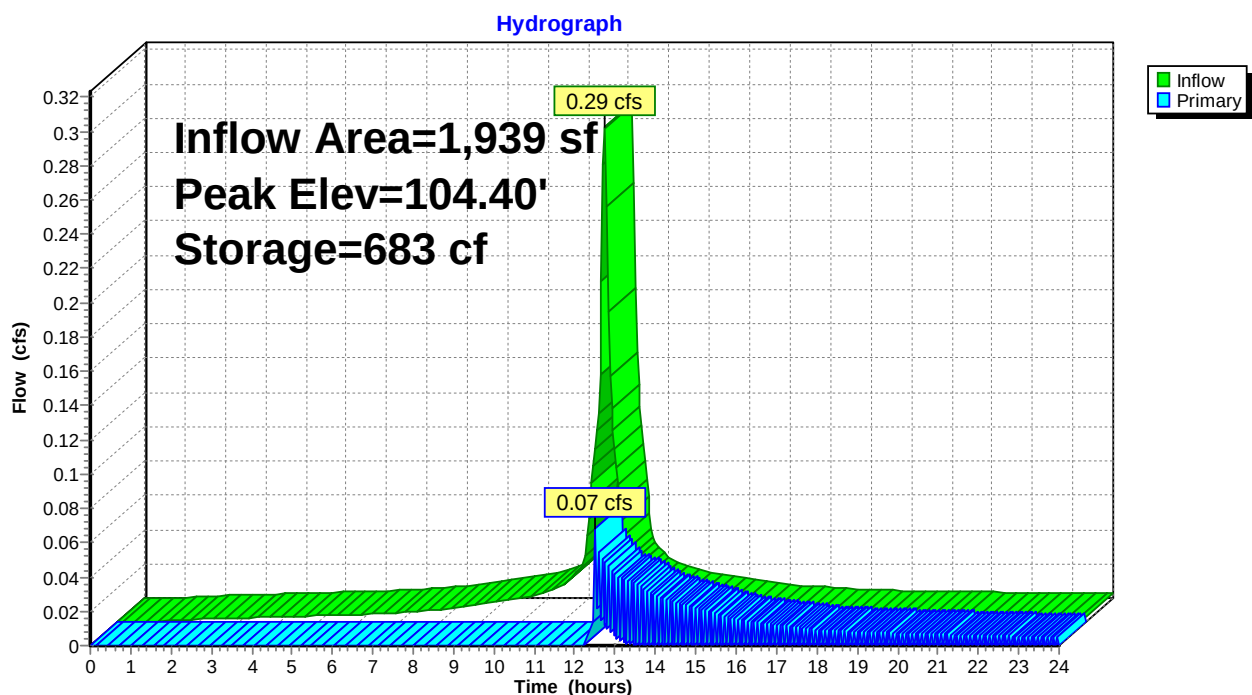
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	104.34'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.06 cfs @ 12.52 hrs HW=104.39' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.06 cfs @ 0.75 fps)

Pond 3P: Cultec R-150XLHD



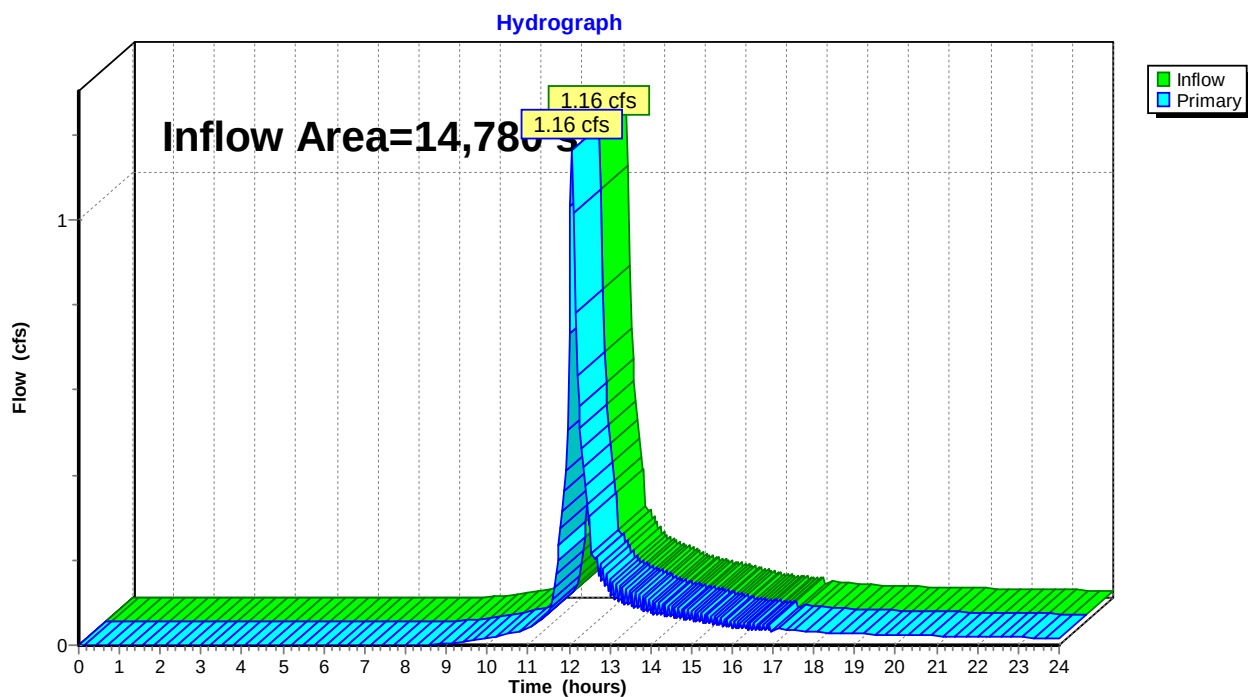
Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,780 sf, 18.16% Impervious, Inflow Depth > 3.12" for 25 Year event

Inflow = 1.16 cfs @ 12.08 hrs, Volume= 3,843 cf

Primary = 1.16 cfs @ 12.08 hrs, Volume= 3,843 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

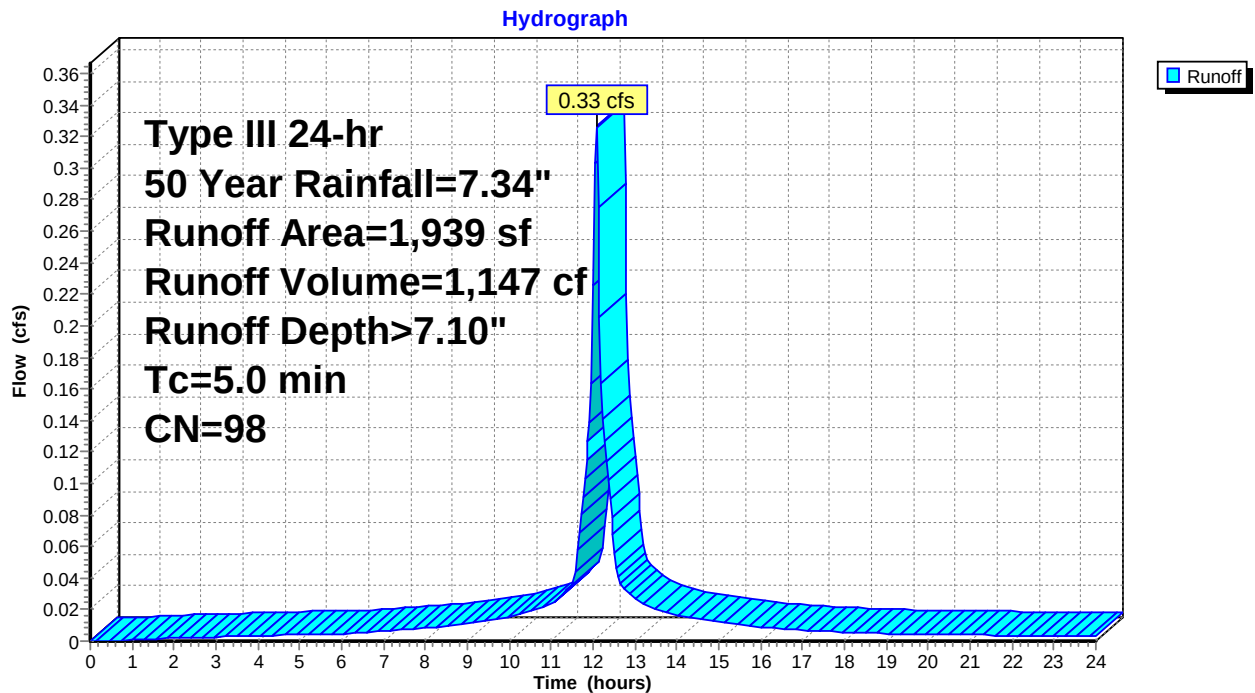
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

Runoff = 0.33 cfs @ 12.07 hrs, Volume= 1,147 cf, Depth> 7.10"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 2

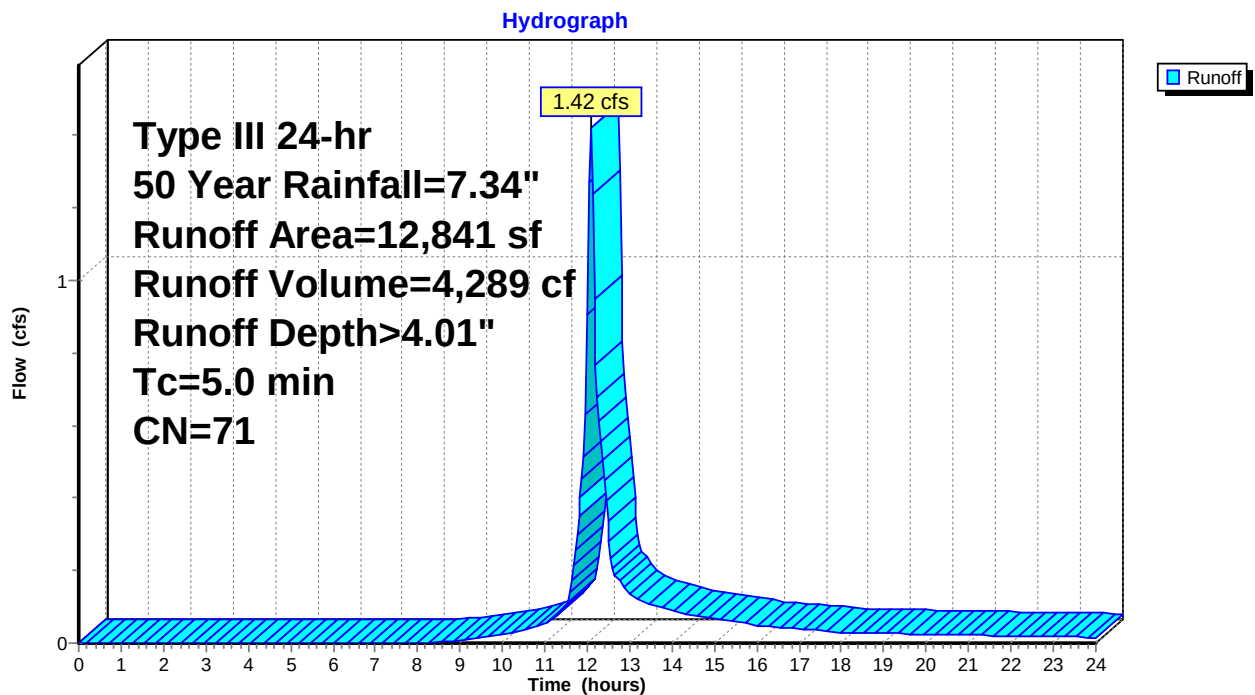
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

Runoff = 1.42 cfs @ 12.08 hrs, Volume= 4,289 cf, Depth> 4.01"

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

	Area (sf)	CN	Description
*	136	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	12,841	71	Weighted Average
	12,096		94.20% Pervious Area
	745		5.80% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 2

Summary for Pond 3P: Cultec R-150XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
 Inflow = 0.33 cfs @ 12.07 hrs, Volume= 1,147 cf
 Outflow = 0.22 cfs @ 12.28 hrs, Volume= 466 cf, Atten= 33%, Lag= 12.4 min
 Primary = 0.22 cfs @ 12.28 hrs, Volume= 466 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 104.46' @ 12.28 hrs Surf.Area= 620 sf Storage= 683 cf

Plug-Flow detention time= 324.2 min calculated for 465 cf (41% of inflow)

Center-of-Mass det. time= 166.1 min (907.1 - 741.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	102.80'	182 cf	18.50'W x 33.50'L x 1.54'H Field A 955 cf Overall - 501 cf Embedded = 455 cf x 40.0% Voids
#2A	102.80'	501 cf	Cultec R-150XLHD x 18 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
683 cf			Total Available Storage

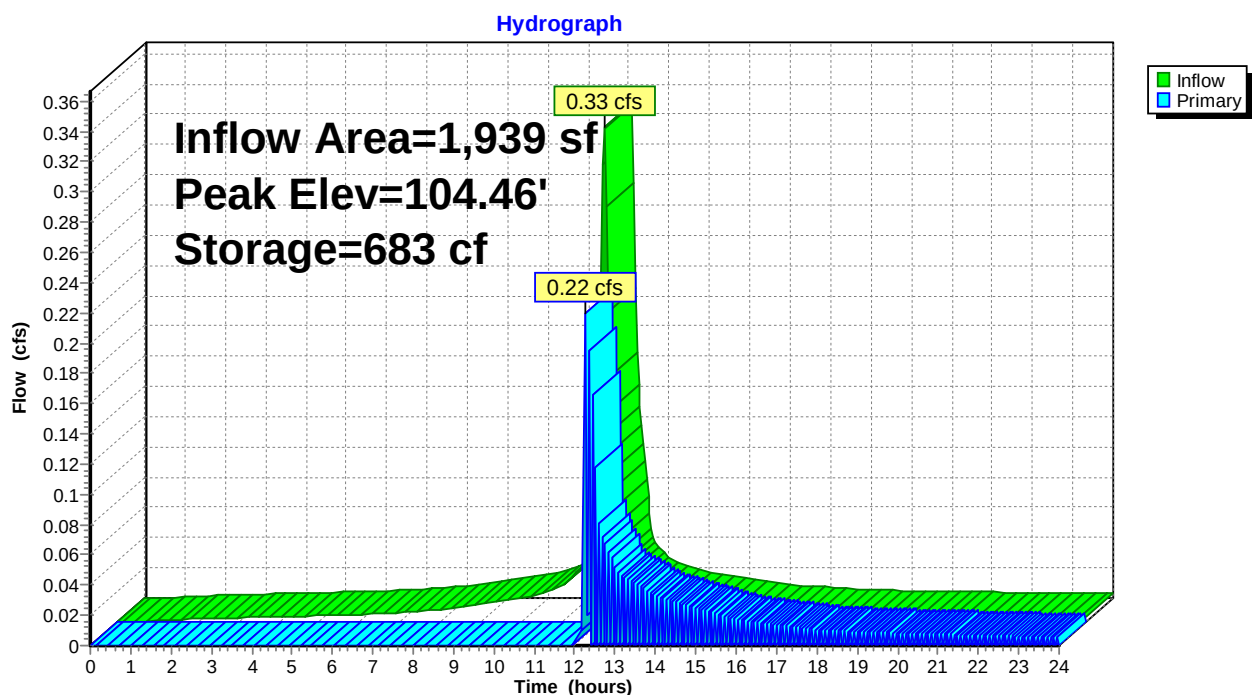
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	104.34'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.21 cfs @ 12.28 hrs HW=104.46' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.21 cfs @ 1.13 fps)

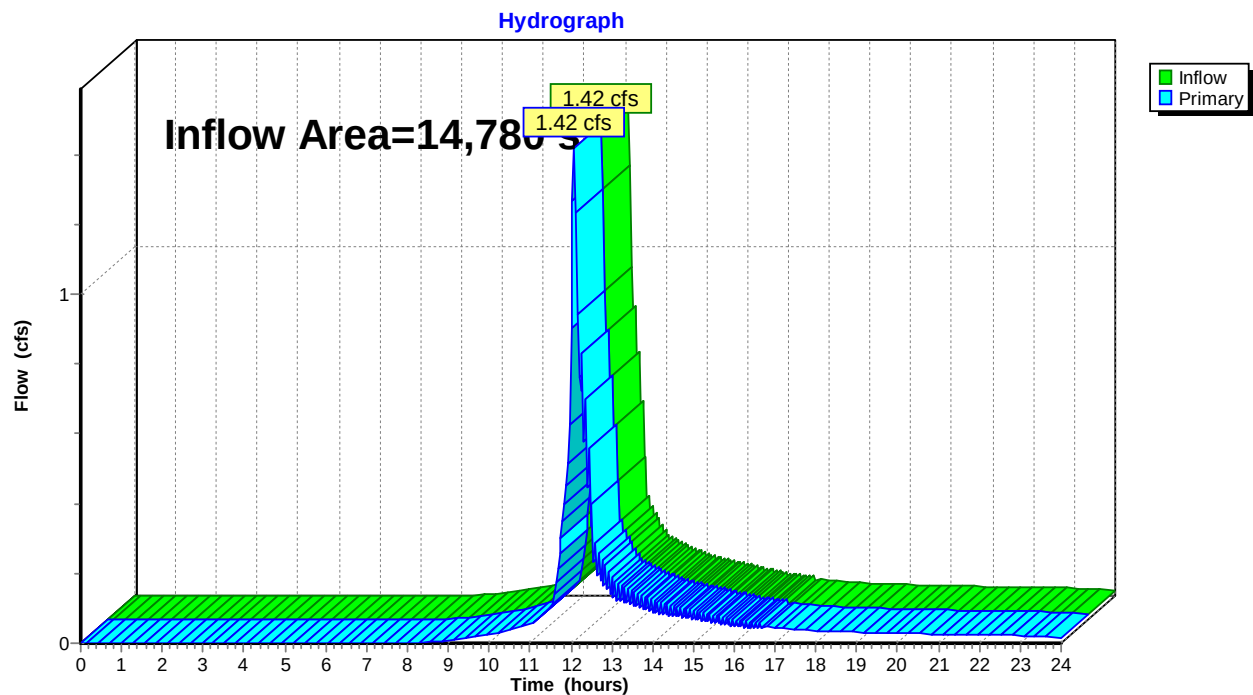
Pond 3P: Cultec R-150XLHD



Summary for Link 1L: Combined Hydrograph

Inflow Area = 14,780 sf, 18.16% Impervious, Inflow Depth > 3.86" for 50 Year event
Inflow = 1.42 cfs @ 12.08 hrs, Volume= 4,755 cf
Primary = 1.42 cfs @ 12.08 hrs, Volume= 4,755 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

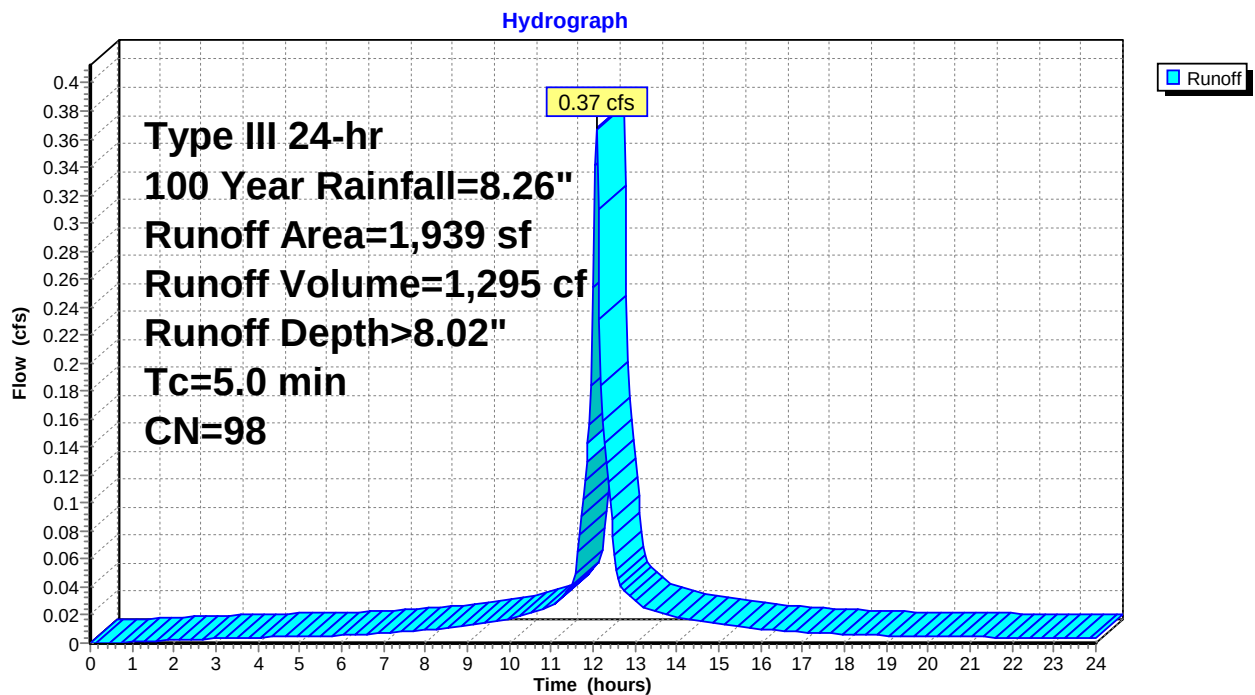
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

Runoff = 0.37 cfs @ 12.07 hrs, Volume= 1,295 cf, Depth> 8.02"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 2

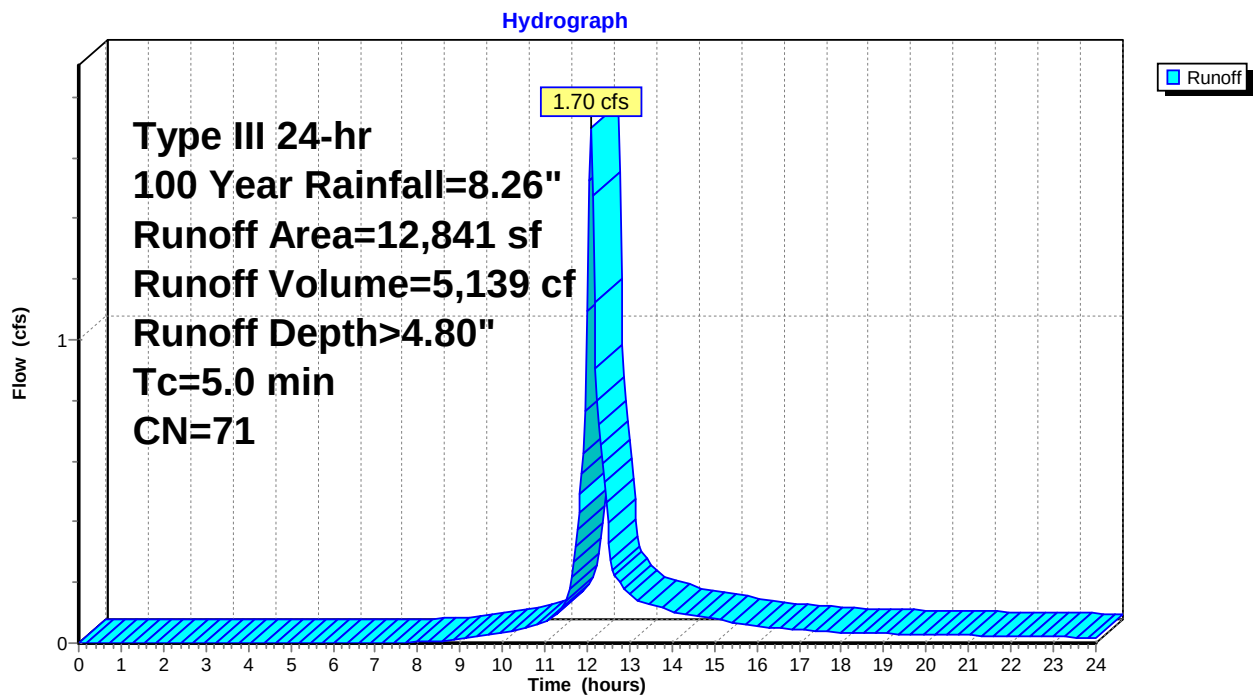
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

Runoff = 1.70 cfs @ 12.08 hrs, Volume= 5,139 cf, Depth> 4.80"

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

	Area (sf)	CN	Description
*	136	98	House
*	581	98	Driveway
*	28	98	Walk
	12,096	69	50-75% Grass cover, Fair, HSG B
	12,841	71	Weighted Average
	12,096		94.20% Pervious Area
	745		5.80% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 2

Summary for Pond 3P: Cultec R-150XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
 Inflow = 0.37 cfs @ 12.07 hrs, Volume= 1,295 cf
 Outflow = 0.53 cfs @ 12.16 hrs, Volume= 627 cf, Atten= 0%, Lag= 5.2 min
 Primary = 0.53 cfs @ 12.16 hrs, Volume= 627 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 104.66' @ 12.16 hrs Surf.Area= 620 sf Storage= 683 cf

Plug-Flow detention time= 275.7 min calculated for 626 cf (48% of inflow)

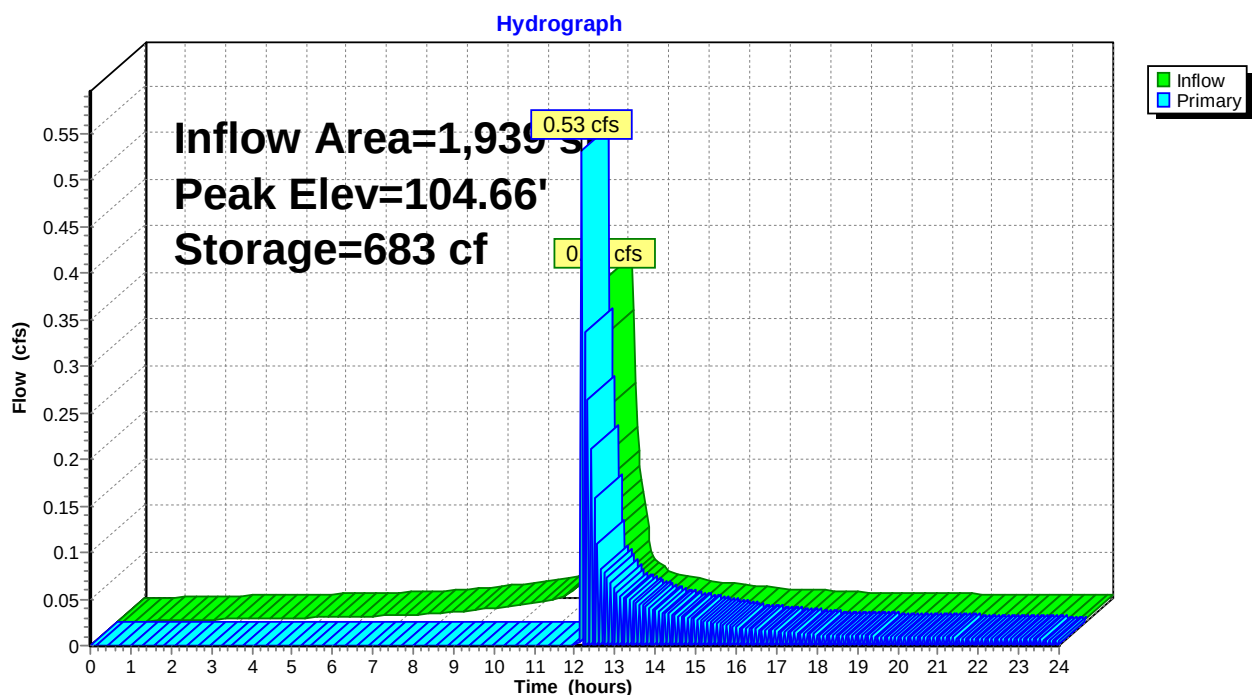
Center-of-Mass det. time= 139.2 min (878.7 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	102.80'	182 cf	18.50'W x 33.50'L x 1.54'H Field A 955 cf Overall - 501 cf Embedded = 455 cf x 40.0% Voids
#2A	102.80'	501 cf	Cultec R-150XLHD x 18 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
		683 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	104.34'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.53 cfs @ 12.16 hrs HW=104.65' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 0.53 cfs @ 2.70 fps)

Pond 3P: Cultec R-150XLHD

Summary for Link 1L: Combined Hydrograph

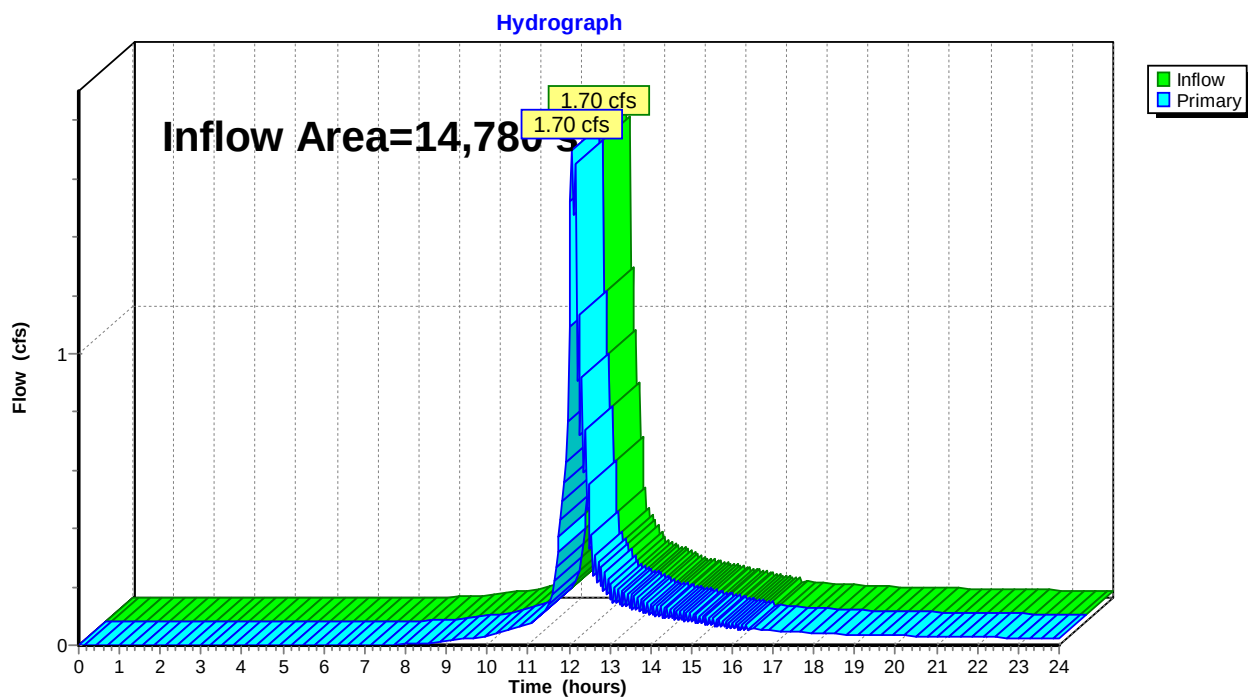
Inflow Area = 14,780 sf, 18.16% Impervious, Inflow Depth > 4.68" for 100 Year event

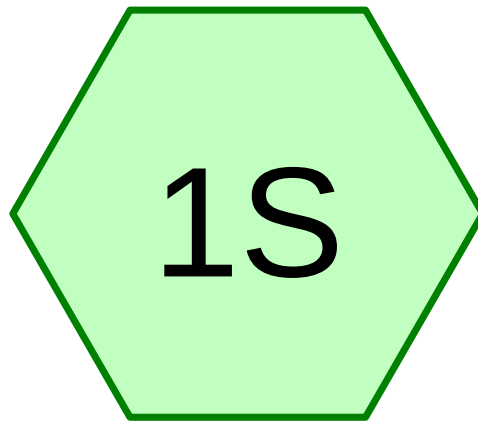
Inflow = 1.70 cfs @ 12.08 hrs, Volume= 5,766 cf

Primary = 1.70 cfs @ 12.08 hrs, Volume= 5,766 cf, Atten= 0%, Lag= 0.0 min

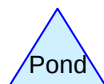
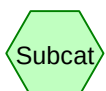
Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph





Existing Conditions Lot 3

**Routing Diagram for 2623Existing**

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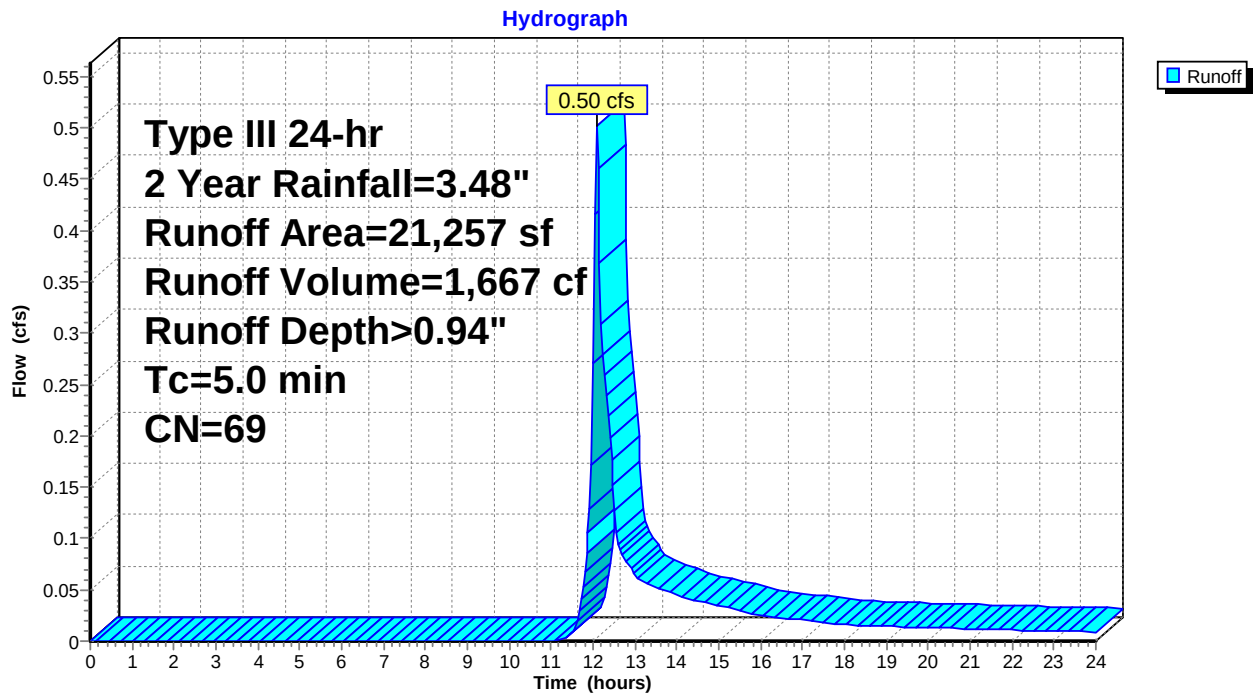
Summary for Subcatchment 1S: Existing Conditions Lot 3

Runoff = 0.50 cfs @ 12.09 hrs, Volume= 1,667 cf, Depth> 0.94"

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

Area (sf)	CN	Description
21,257	69	50-75% Grass cover, Fair, HSG B
21,257		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 3

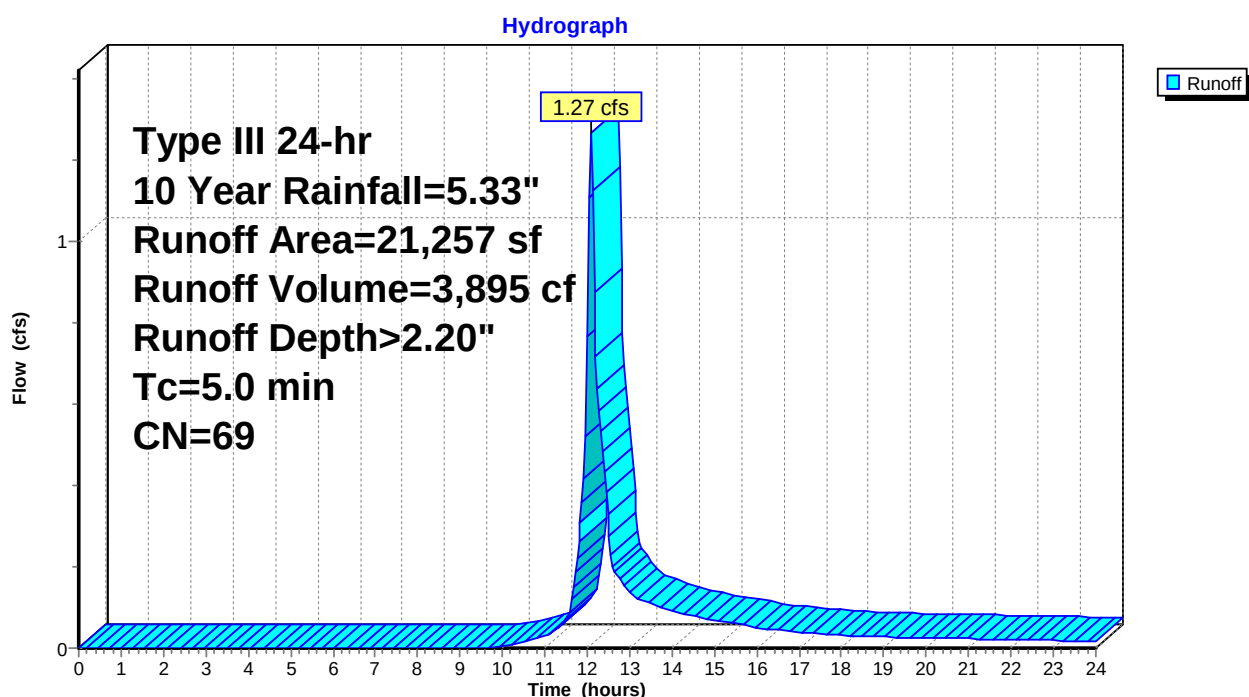
Summary for Subcatchment 1S: Existing Conditions Lot 3

Runoff = 1.27 cfs @ 12.08 hrs, Volume= 3,895 cf, Depth> 2.20"

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

Area (sf)	CN	Description
21,257	69	50-75% Grass cover, Fair, HSG B
21,257		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 3

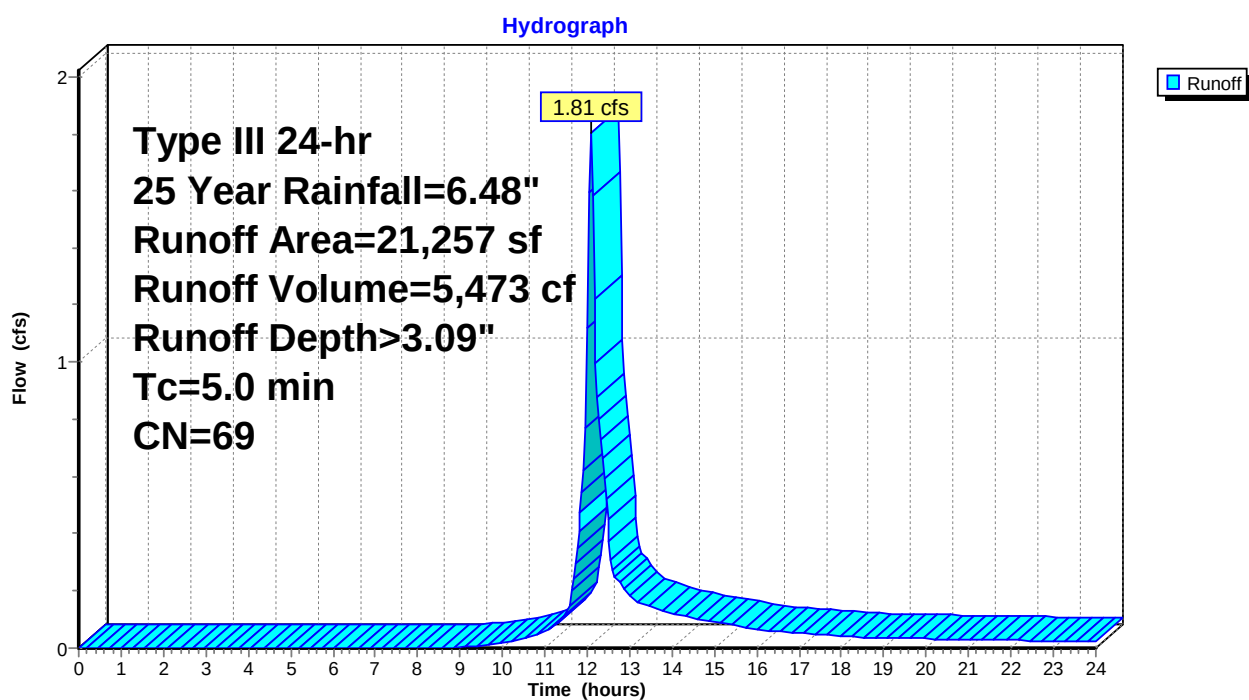
Summary for Subcatchment 1S: Existing Conditions Lot 3

Runoff = 1.81 cfs @ 12.08 hrs, Volume= 5,473 cf, Depth> 3.09"

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

Area (sf)	CN	Description
21,257	69	50-75% Grass cover, Fair, HSG B
21,257		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 3

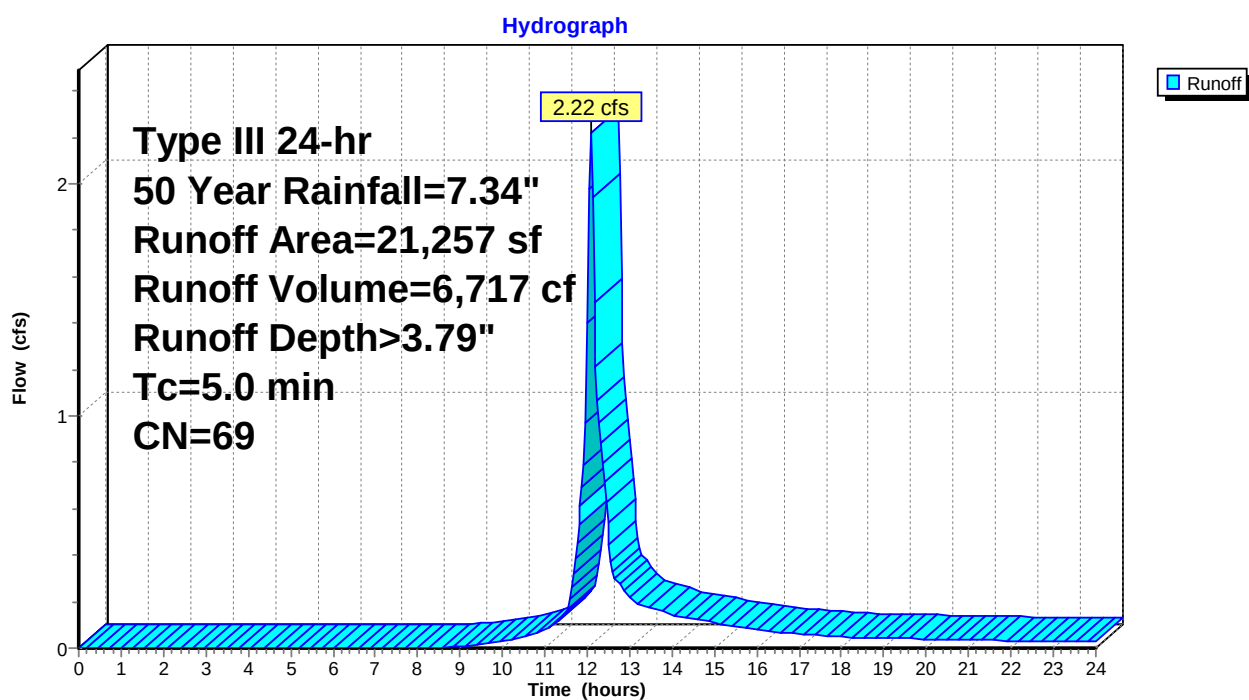
Summary for Subcatchment 1S: Existing Conditions Lot 3

Runoff = 2.22 cfs @ 12.08 hrs, Volume= 6,717 cf, Depth> 3.79"

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

Area (sf)	CN	Description
21,257	69	50-75% Grass cover, Fair, HSG B
21,257		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 3

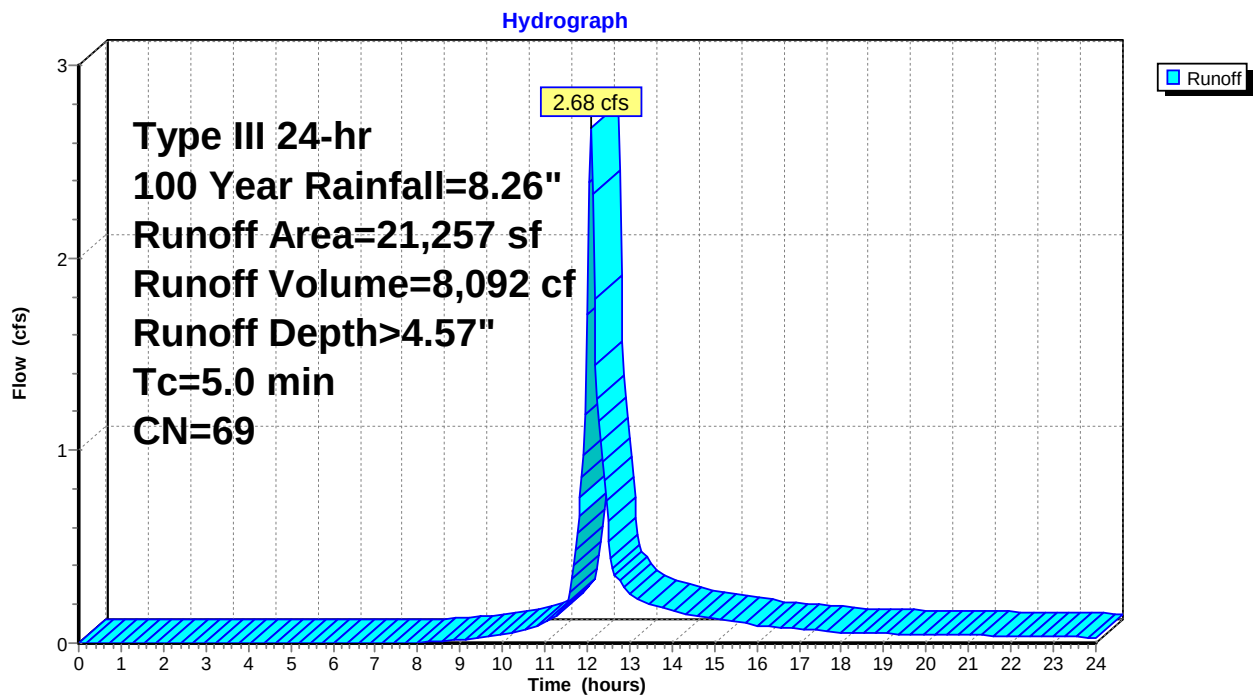
Summary for Subcatchment 1S: Existing Conditions Lot 3

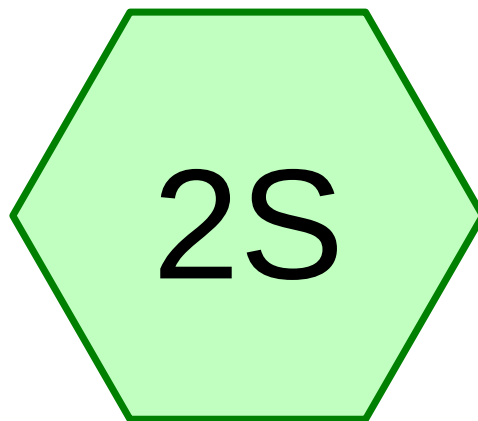
Runoff = 2.68 cfs @ 12.08 hrs, Volume= 8,092 cf, Depth> 4.57"

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

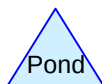
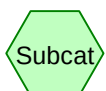
Area (sf)	CN	Description
21,257	69	50-75% Grass cover, Fair, HSG B
21,257		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions Lot 3



Proposed Conditions Lot 3



Routing Diagram for 2623Proposed
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2623Proposed

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Type III 24-hr 2 Year Rainfall=3.48"

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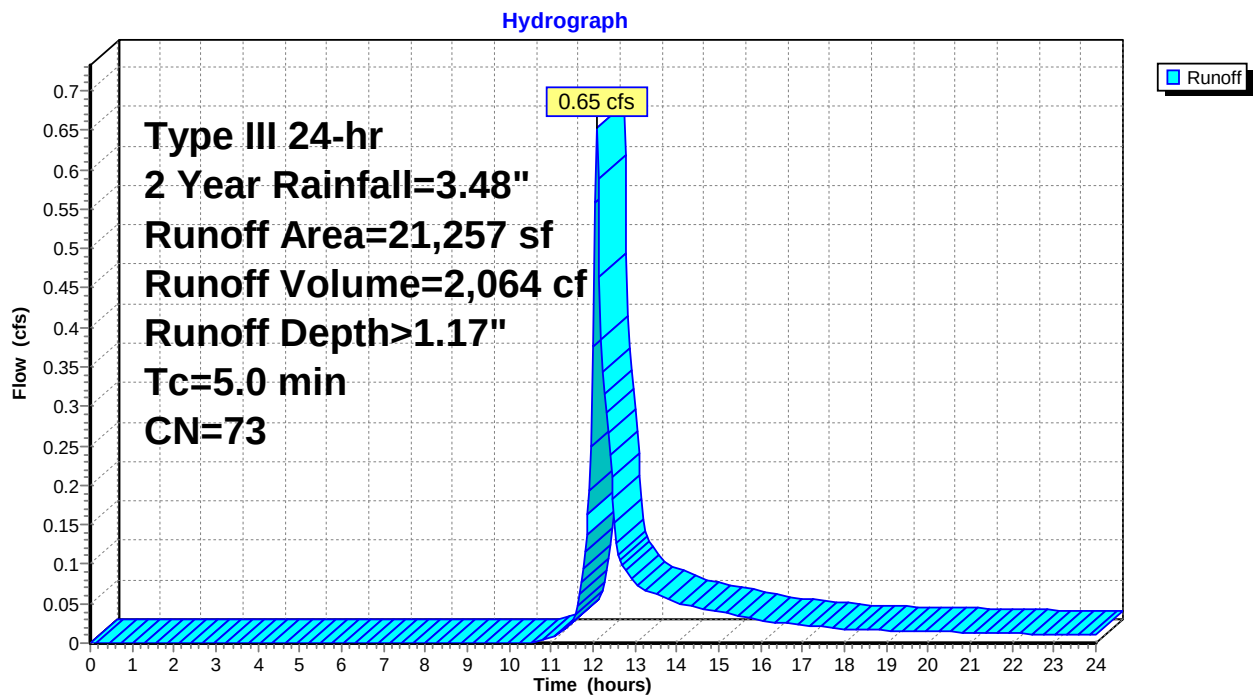
Summary for Subcatchment 2S: Proposed Conditions Lot 3

Runoff = 0.65 cfs @ 12.08 hrs, Volume= 2,064 cf, Depth> 1.17"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	21,257	73	Weighted Average
	18,369		86.41% Pervious Area
	2,888		13.59% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 3

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Type III 24-hr 10 Year Rainfall=5.33"

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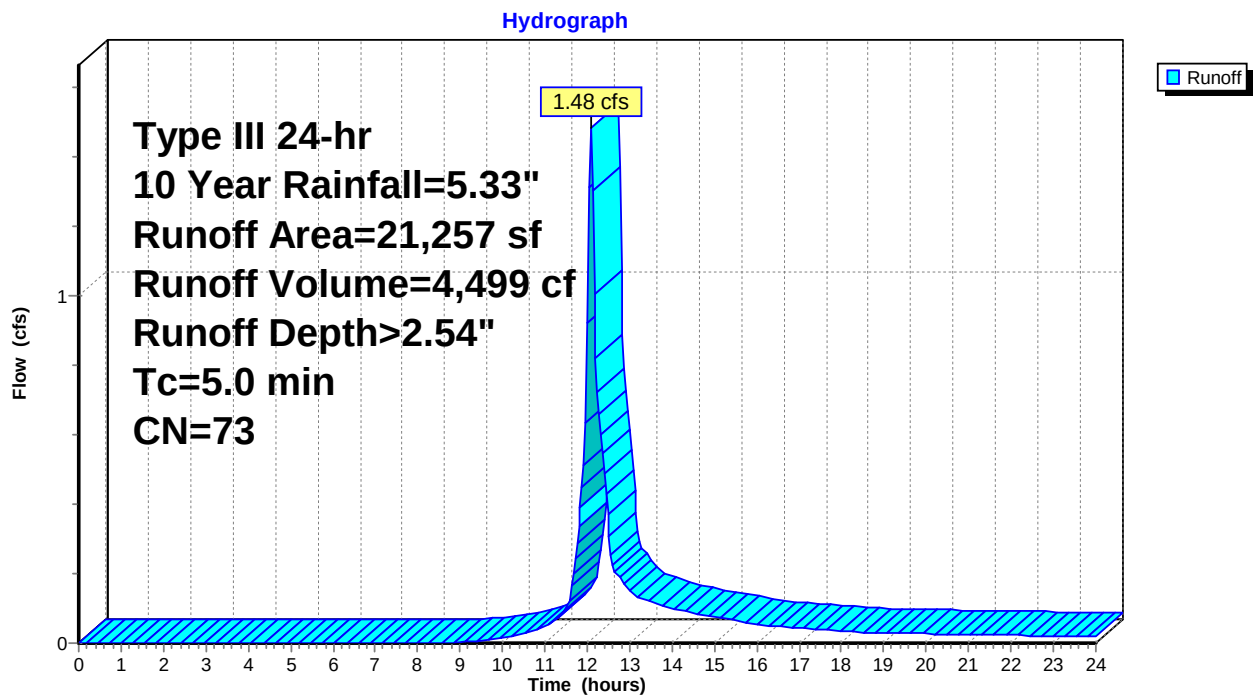
Summary for Subcatchment 2S: Proposed Conditions Lot 3

Runoff = 1.48 cfs @ 12.08 hrs, Volume= 4,499 cf, Depth> 2.54"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	21,257	73	Weighted Average
	18,369		86.41% Pervious Area
	2,888		13.59% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 3

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Type III 24-hr 25 Year Rainfall=6.48"

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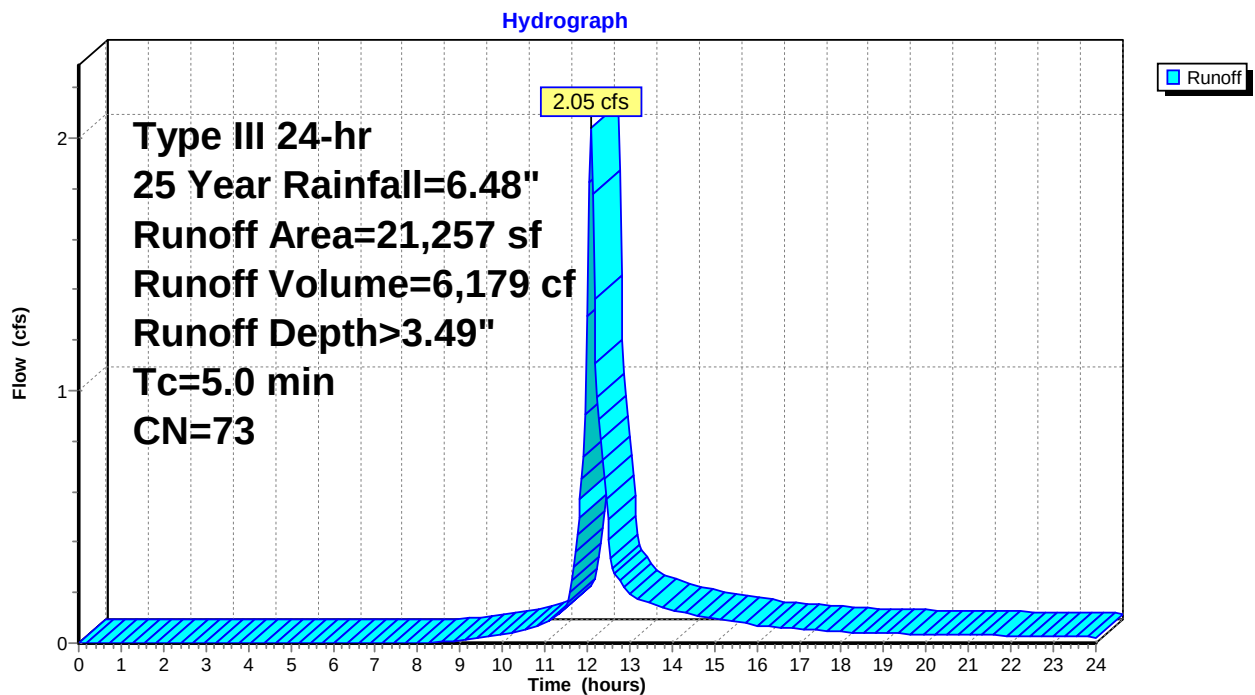
Summary for Subcatchment 2S: Proposed Conditions Lot 3

Runoff = 2.05 cfs @ 12.08 hrs, Volume= 6,179 cf, Depth> 3.49"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	21,257	73	Weighted Average
	18,369		86.41% Pervious Area
	2,888		13.59% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 3

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Type III 24-hr 50 Year Rainfall=7.34"

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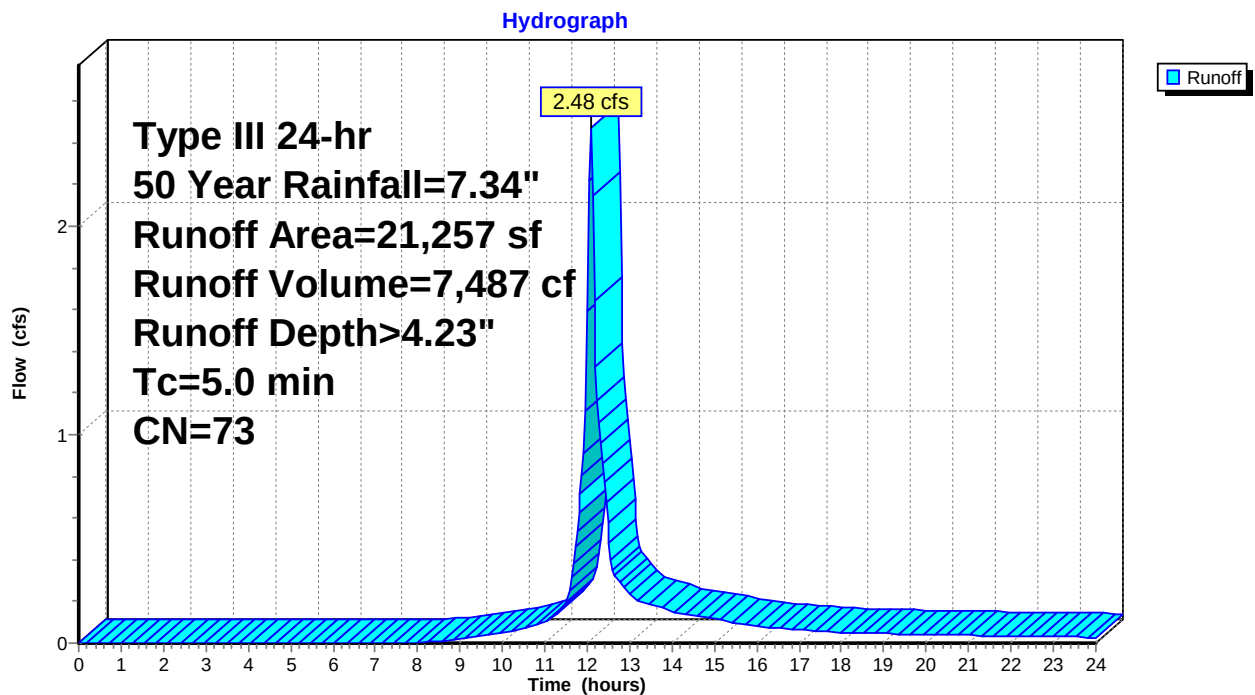
Summary for Subcatchment 2S: Proposed Conditions Lot 3

Runoff = 2.48 cfs @ 12.08 hrs, Volume= 7,487 cf, Depth> 4.23"

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

	Area (sf)	CN	Description
*	2,075	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	21,257	73	Weighted Average
	18,369		86.41% Pervious Area
	2,888		13.59% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 3

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Type III 24-hr 100 Year Rainfall=8.26"

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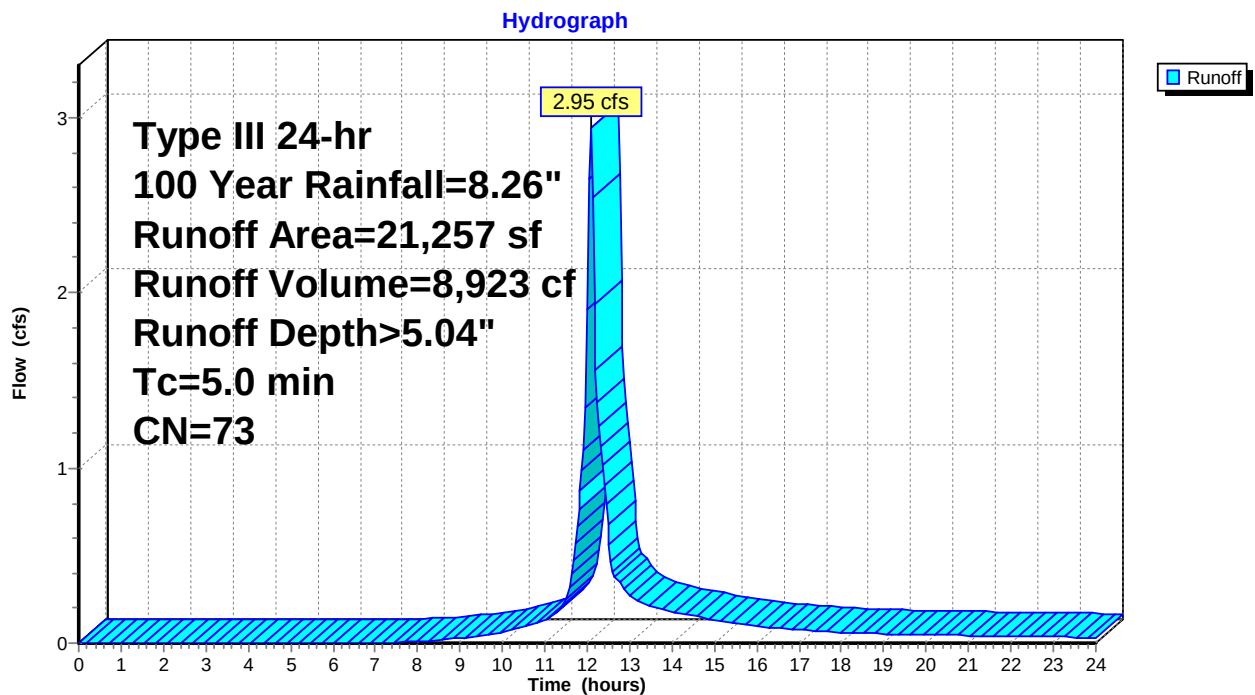
Summary for Subcatchment 2S: Proposed Conditions Lot 3

Runoff = 2.95 cfs @ 12.08 hrs, Volume= 8,923 cf, Depth> 5.04"

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

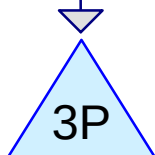
	Area (sf)	CN	Description
*	2,075	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	21,257	73	Weighted Average
	18,369		86.41% Pervious Area
	2,888		13.59% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 3



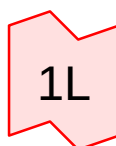
Areas Routed to
Retention Lot 3



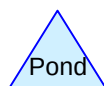
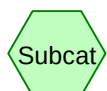
Cultec R-330XLHD



Areas not Routed to
Retention Lot 3



Combined Hydrograph



Routing Diagram for 2623Combined

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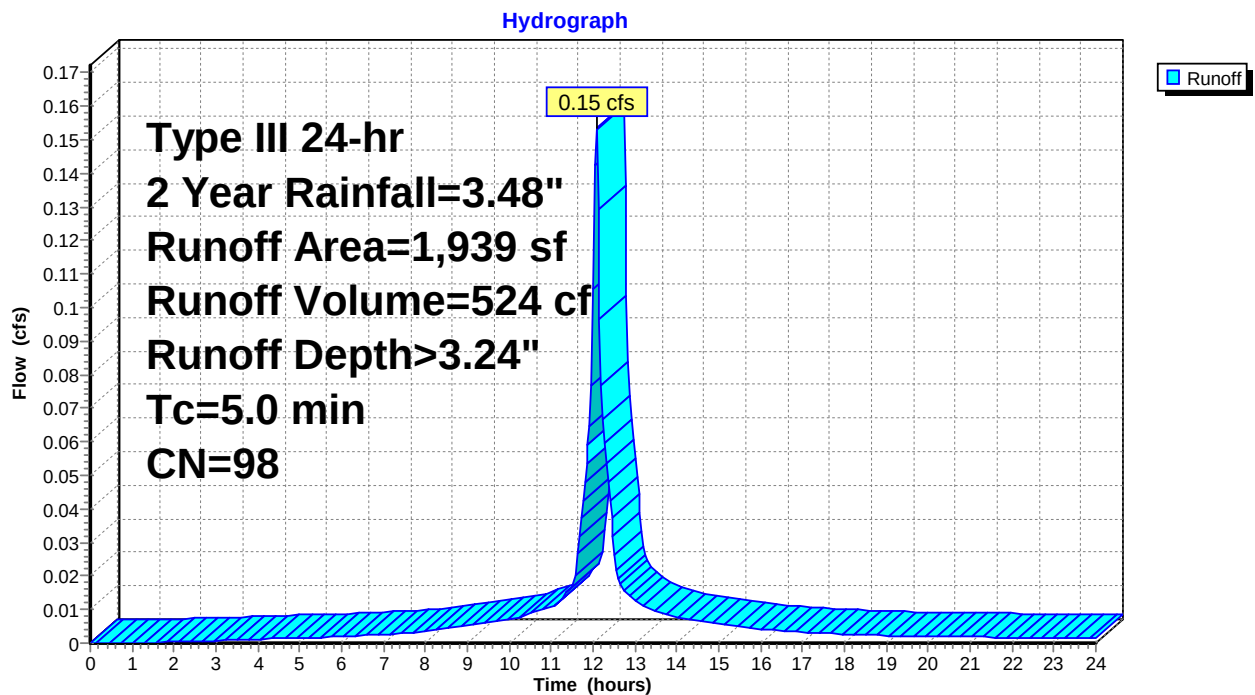
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

Runoff = 0.15 cfs @ 12.07 hrs, Volume= 524 cf, Depth> 3.24"

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

	Area (sf)	CN	Description
*	1,939	98	Portion of House roof
	1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 3

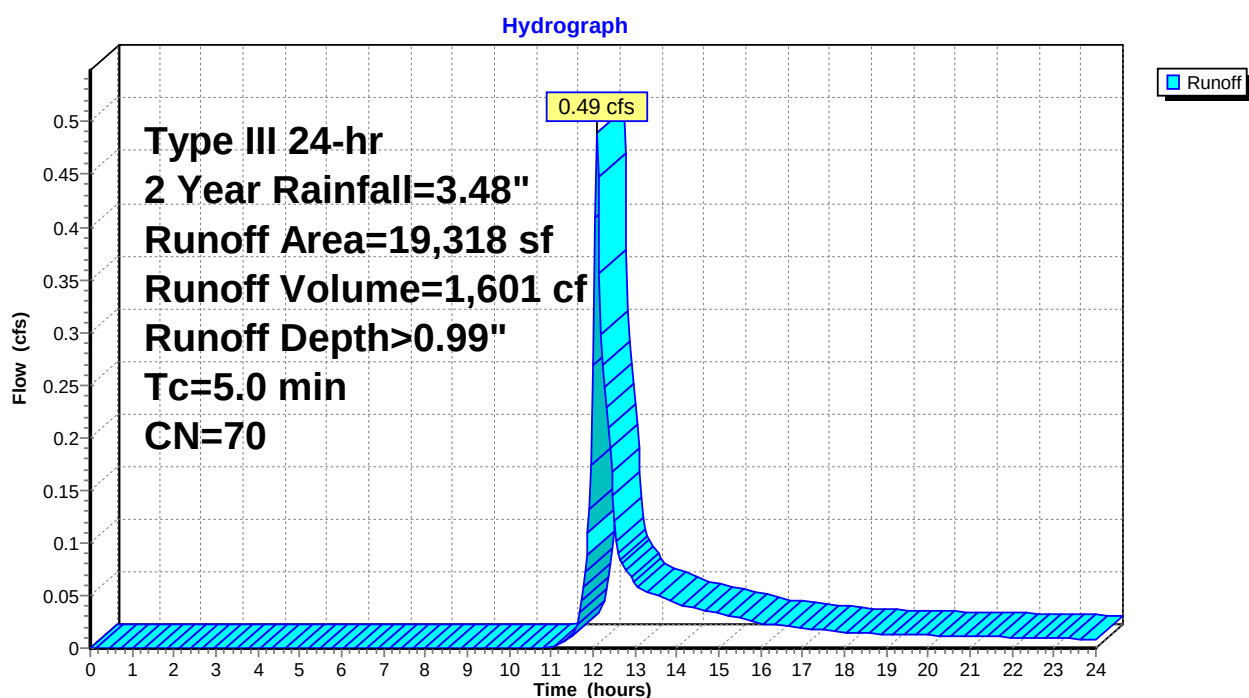
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

Runoff = 0.49 cfs @ 12.09 hrs, Volume= 1,601 cf, Depth> 0.99"

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

Area (sf)	CN	Description
* 136	98	House
* 785	98	Driveway
* 28	98	Walk
18,369	69	50-75% Grass cover, Fair, HSG B
19,318	70	Weighted Average
18,369		95.09% Pervious Area
949		4.91% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 3

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
 Inflow = 0.15 cfs @ 12.07 hrs, Volume= 524 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 117.56' @ 24.00 hrs Surf.Area= 414 sf Storage= 524 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

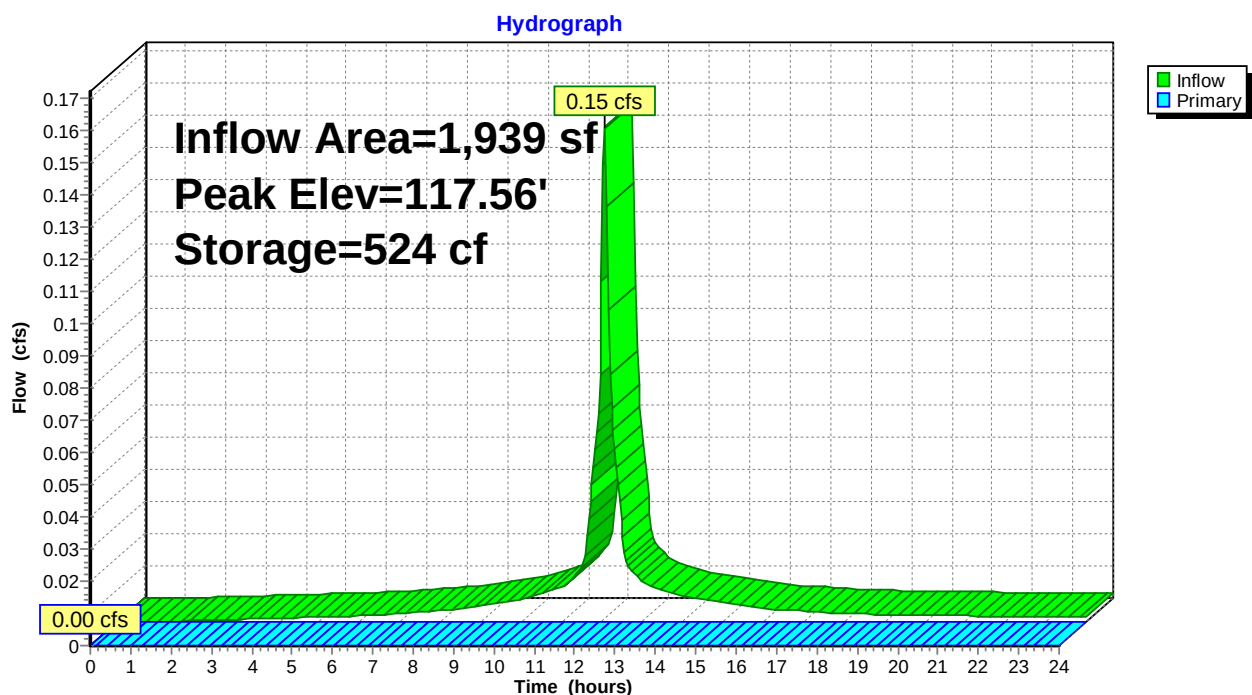
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=116.00' (Free Discharge)

↑ **1=Orifice/Grate** (Controls 0.00 cfs)

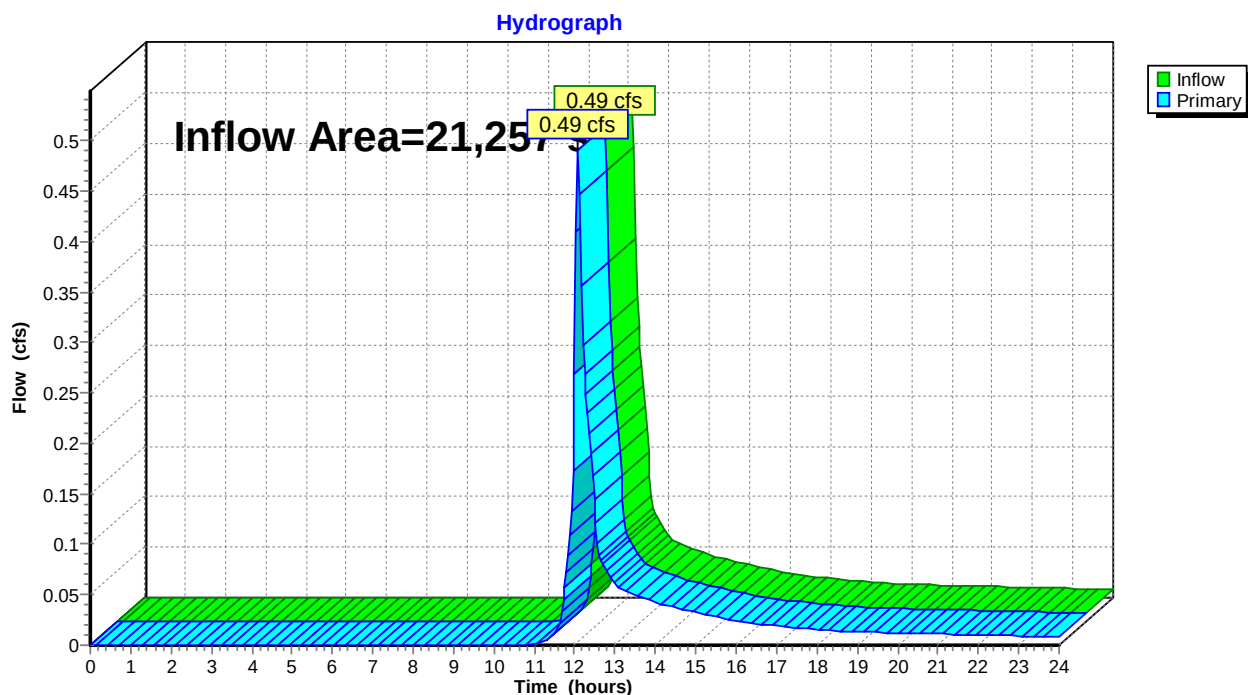
Pond 3P: Cultec R-330XLHD

Summary for Link 1L: Combined Hydrograph

Inflow Area = 21,257 sf, 13.59% Impervious, Inflow Depth > 0.90" for 2 Year event
Inflow = 0.49 cfs @ 12.09 hrs, Volume= 1,601 cf
Primary = 0.49 cfs @ 12.09 hrs, Volume= 1,601 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



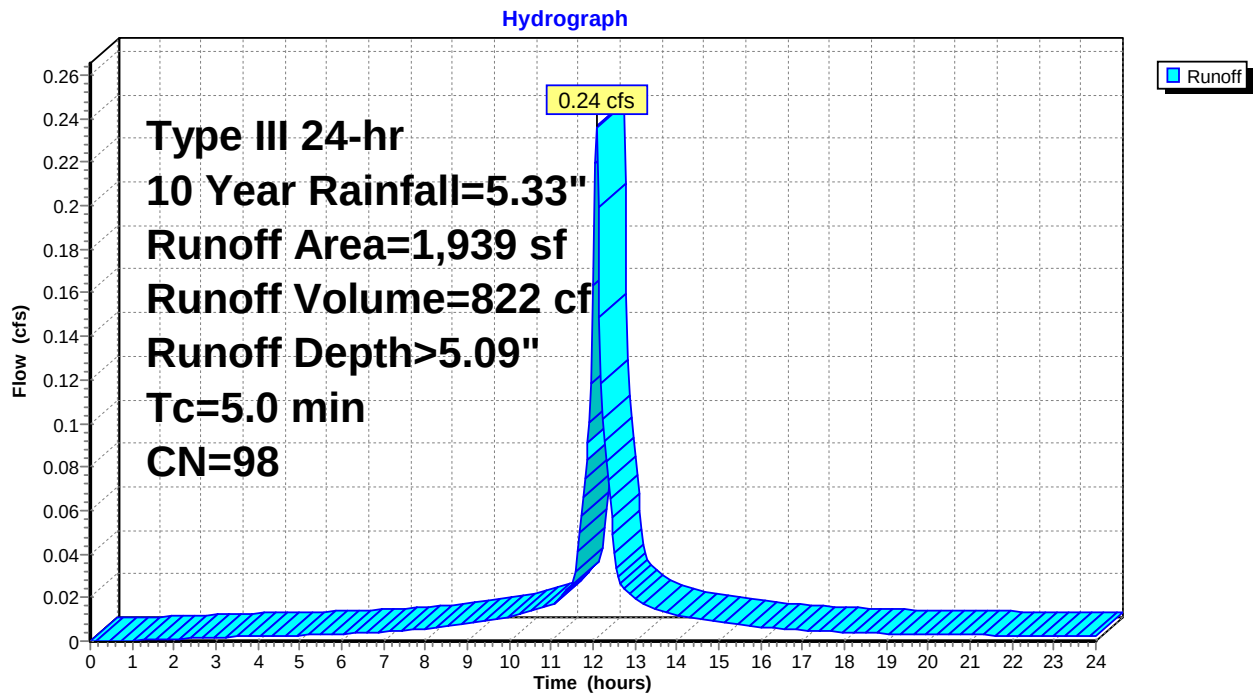
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

Runoff = 0.24 cfs @ 12.07 hrs, Volume= 822 cf, Depth> 5.09"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 3

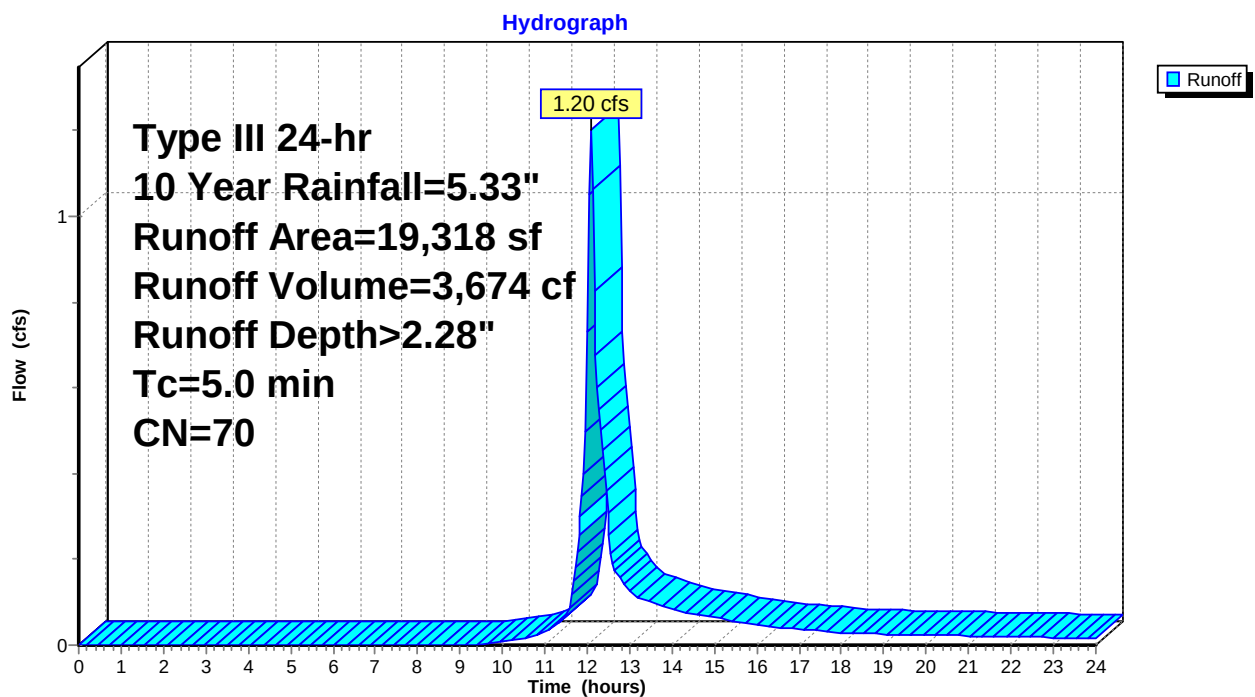
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

Runoff = 1.20 cfs @ 12.08 hrs, Volume= 3,674 cf, Depth> 2.28"

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

	Area (sf)	CN	Description
*	136	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	19,318	70	Weighted Average
	18,369		95.09% Pervious Area
	949		4.91% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 3

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
 Inflow = 0.24 cfs @ 12.07 hrs, Volume= 822 cf
 Outflow = 0.01 cfs @ 18.60 hrs, Volume= 55 cf, Atten= 98%, Lag= 391.7 min
 Primary = 0.01 cfs @ 18.60 hrs, Volume= 55 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 118.55' @ 18.60 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 951.8 min calculated for 55 cf (7% of inflow)

Center-of-Mass det. time= 516.3 min (1,262.0 - 745.7)

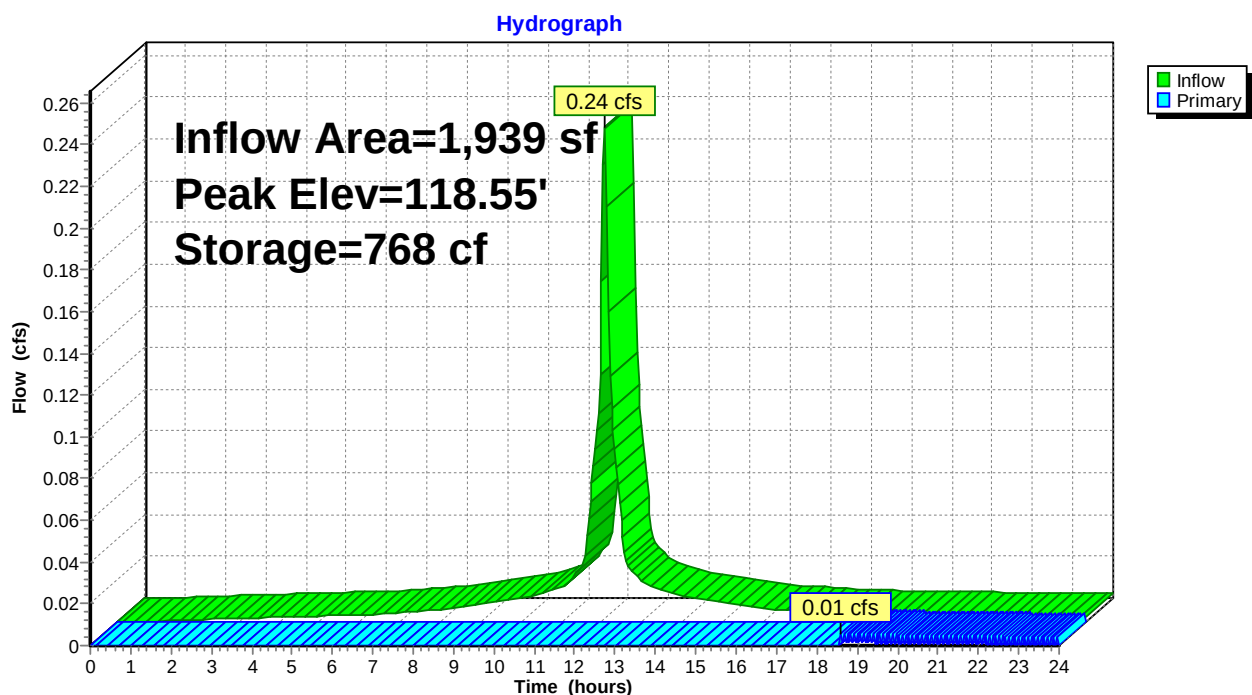
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
768 cf			Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 18.60 hrs HW=118.55' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.00 cfs @ 0.29 fps)

Pond 3P: Cultec R-330XLHD

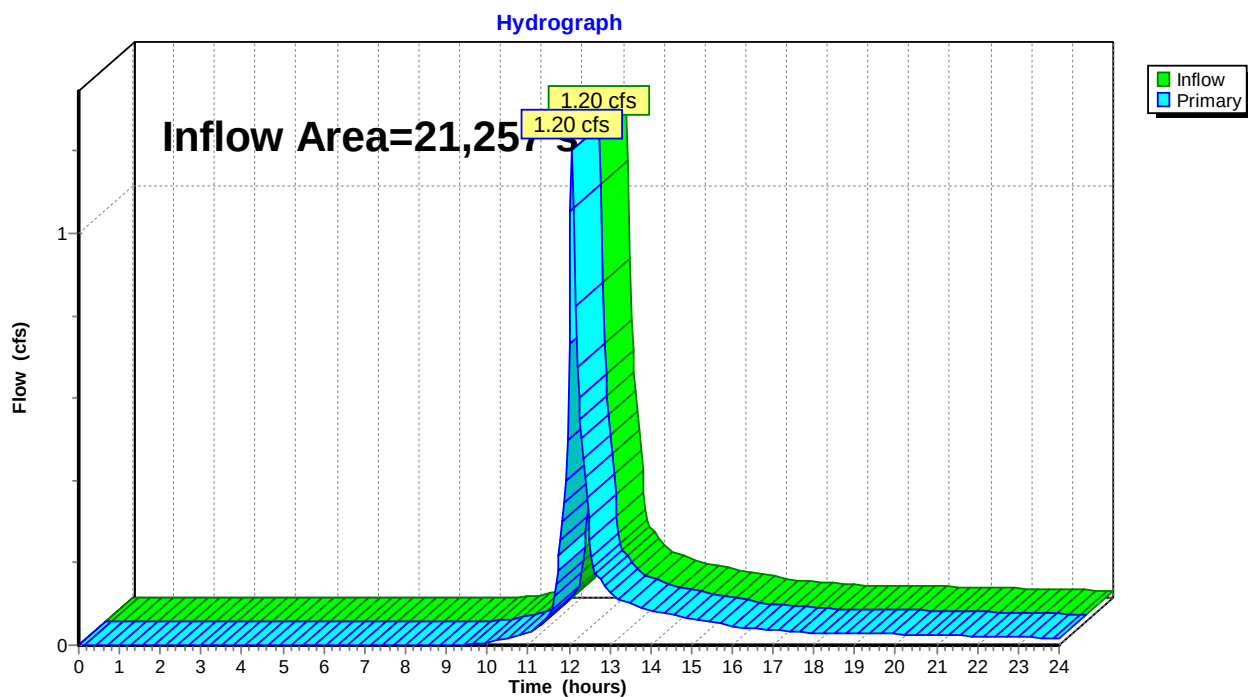
Summary for Link 1L: Combined Hydrograph

Inflow Area = 21,257 sf, 13.59% Impervious, Inflow Depth > 2.10" for 10 Year event

Inflow = 1.20 cfs @ 12.08 hrs, Volume= 3,729 cf

Primary = 1.20 cfs @ 12.08 hrs, Volume= 3,729 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

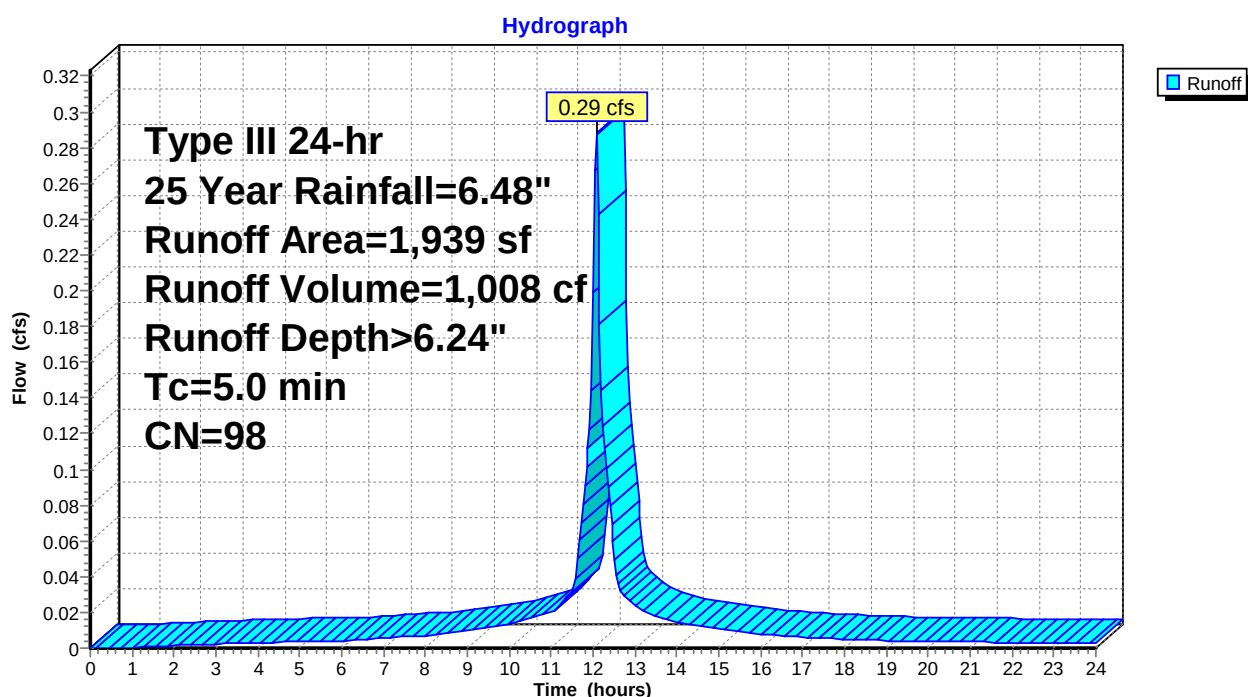
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

Runoff = 0.29 cfs @ 12.07 hrs, Volume= 1,008 cf, Depth> 6.24"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 3

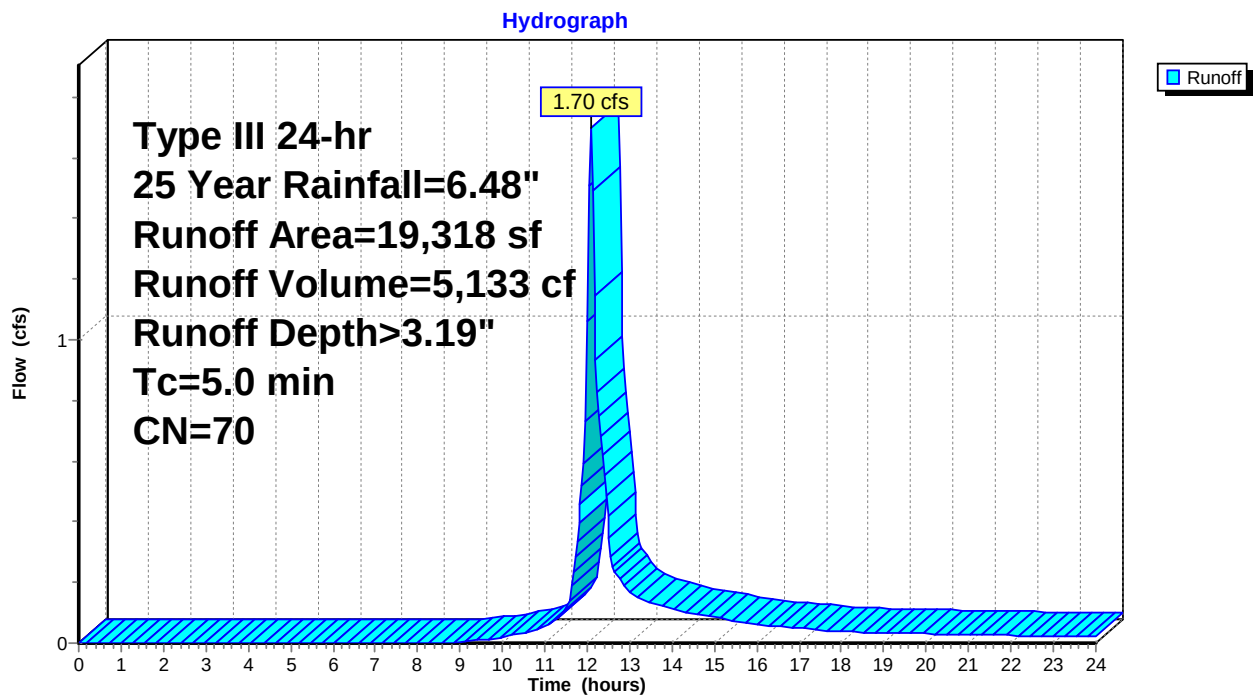
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

Runoff = 1.70 cfs @ 12.08 hrs, Volume= 5,133 cf, Depth> 3.19"

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

	Area (sf)	CN	Description
*	136	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	19,318	70	Weighted Average
	18,369		95.09% Pervious Area
	949		4.91% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 3

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
 Inflow = 0.29 cfs @ 12.07 hrs, Volume= 1,008 cf
 Outflow = 0.04 cfs @ 13.40 hrs, Volume= 240 cf, Atten= 87%, Lag= 79.7 min
 Primary = 0.04 cfs @ 13.40 hrs, Volume= 240 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 118.58' @ 13.40 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 512.7 min calculated for 240 cf (24% of inflow)

Center-of-Mass det. time= 271.7 min (1,014.4 - 742.7)

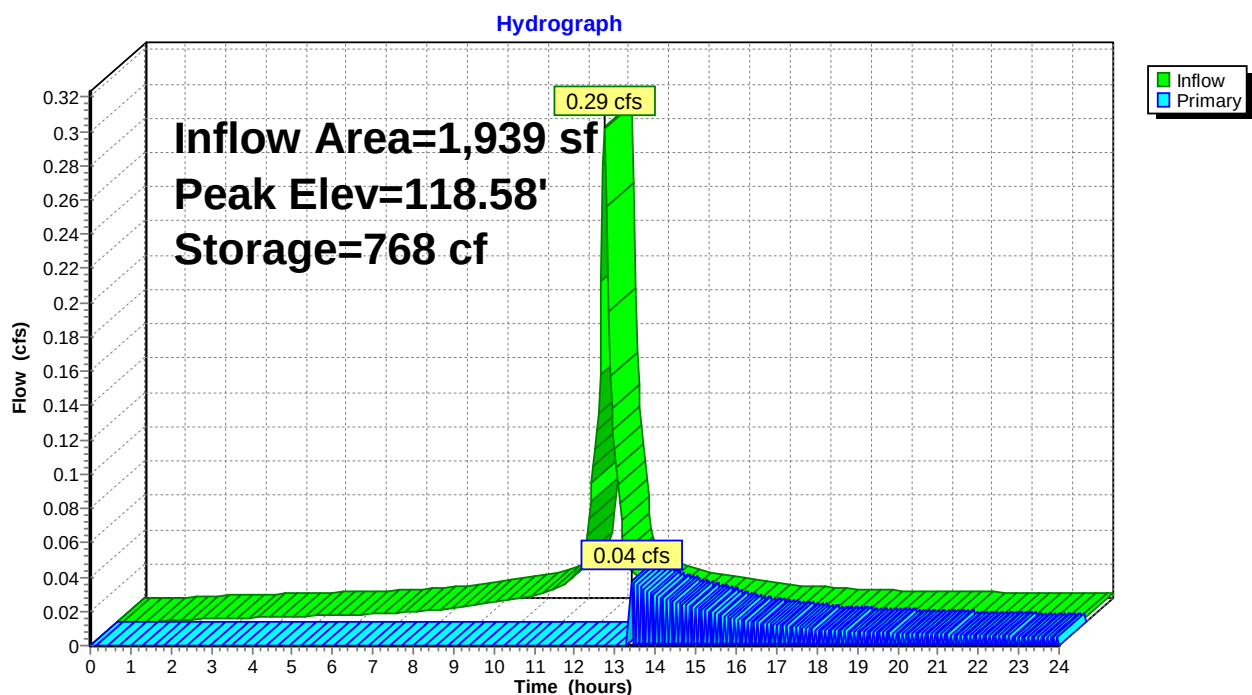
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.04 cfs @ 13.40 hrs HW=118.58' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.04 cfs @ 0.62 fps)

Pond 3P: Cultec R-330XLHD

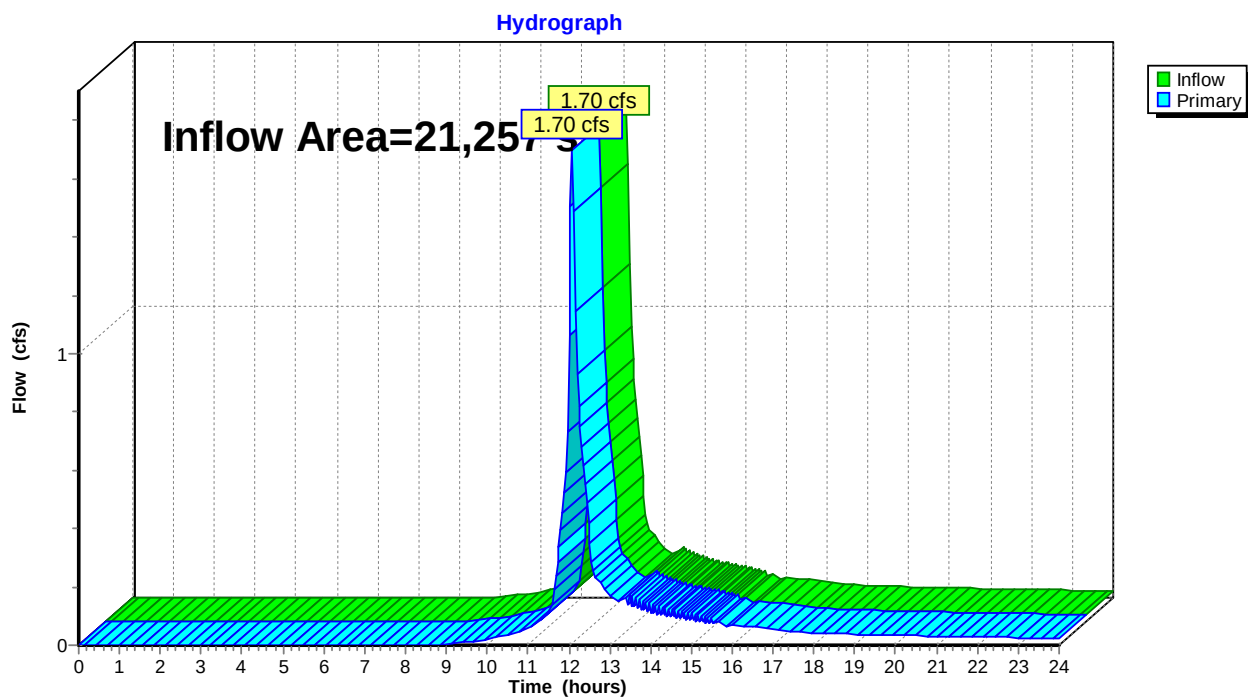
Summary for Link 1L: Combined Hydrograph

Inflow Area = 21,257 sf, 13.59% Impervious, Inflow Depth > 3.03" for 25 Year event

Inflow = 1.70 cfs @ 12.08 hrs, Volume= 5,373 cf

Primary = 1.70 cfs @ 12.08 hrs, Volume= 5,373 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

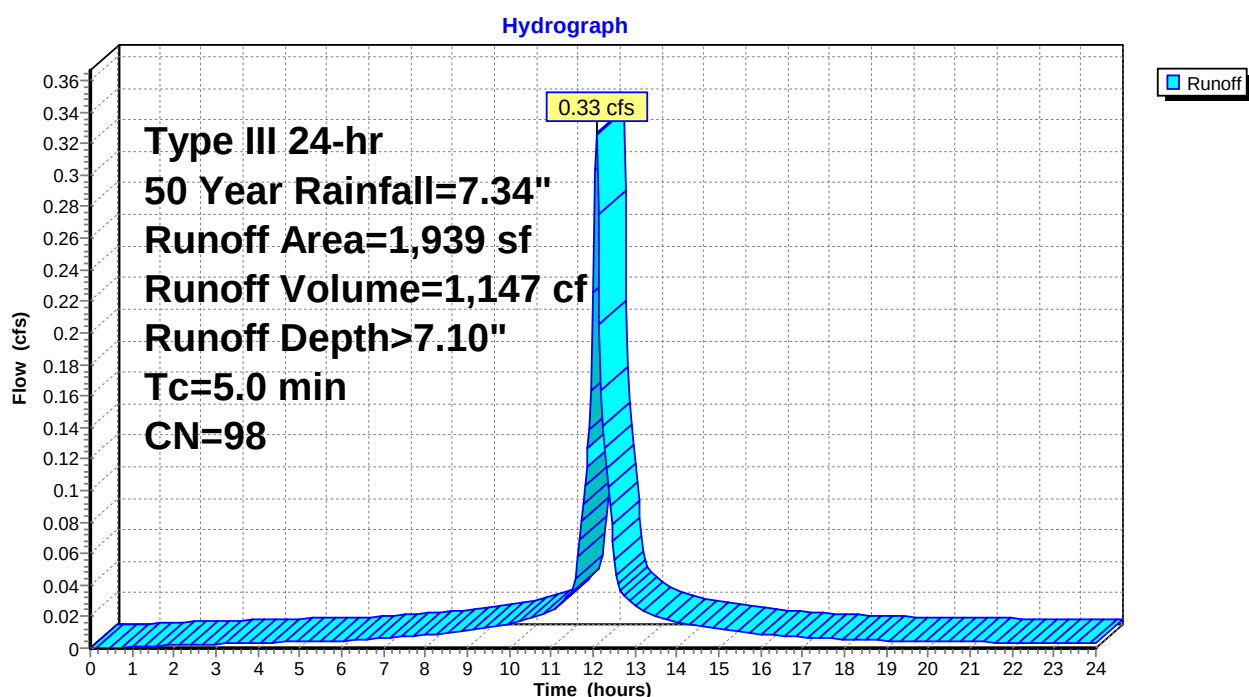
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

Runoff = 0.33 cfs @ 12.07 hrs, Volume= 1,147 cf, Depth> 7.10"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 3

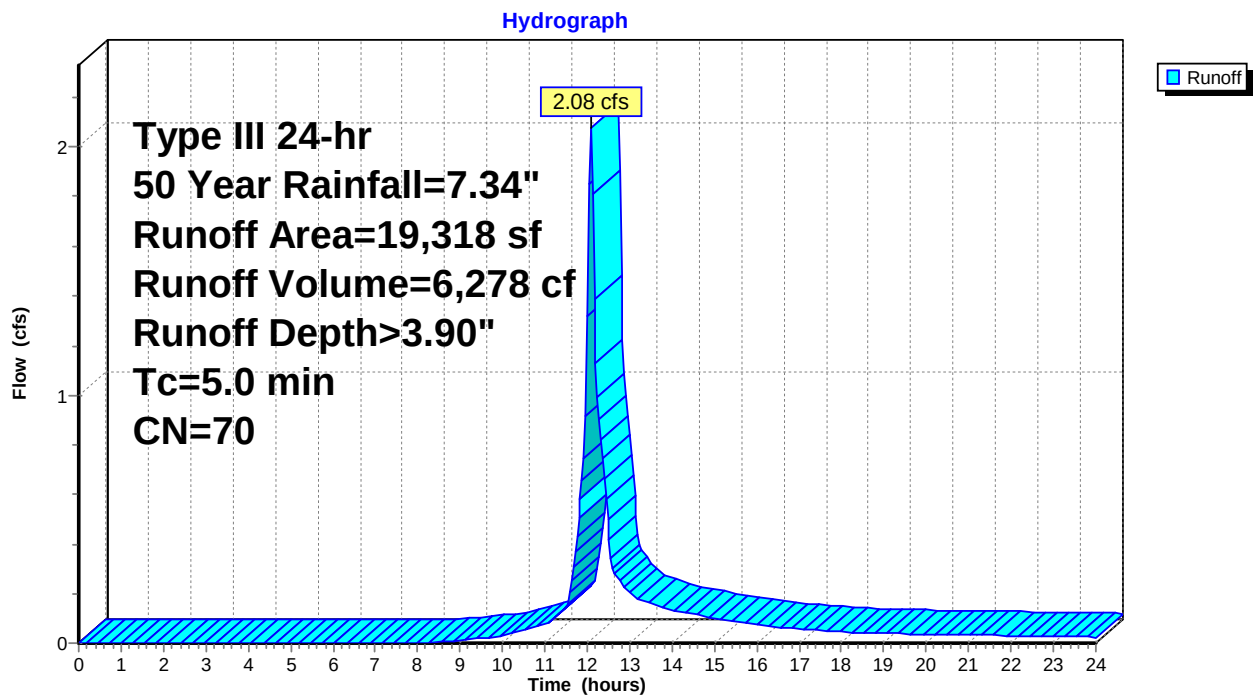
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

Runoff = 2.08 cfs @ 12.08 hrs, Volume= 6,278 cf, Depth> 3.90"

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

	Area (sf)	CN	Description
*	136	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	19,318	70	Weighted Average
	18,369		95.09% Pervious Area
	949		4.91% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 3

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
 Inflow = 0.33 cfs @ 12.07 hrs, Volume= 1,147 cf
 Outflow = 0.10 cfs @ 12.48 hrs, Volume= 379 cf, Atten= 69%, Lag= 24.6 min
 Primary = 0.10 cfs @ 12.48 hrs, Volume= 379 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 118.61' @ 12.49 hrs Surf.Area= 414 sf Storage= 768 cf

Plug-Flow detention time= 393.1 min calculated for 379 cf (33% of inflow)

Center-of-Mass det. time= 204.8 min (945.8 - 741.0)

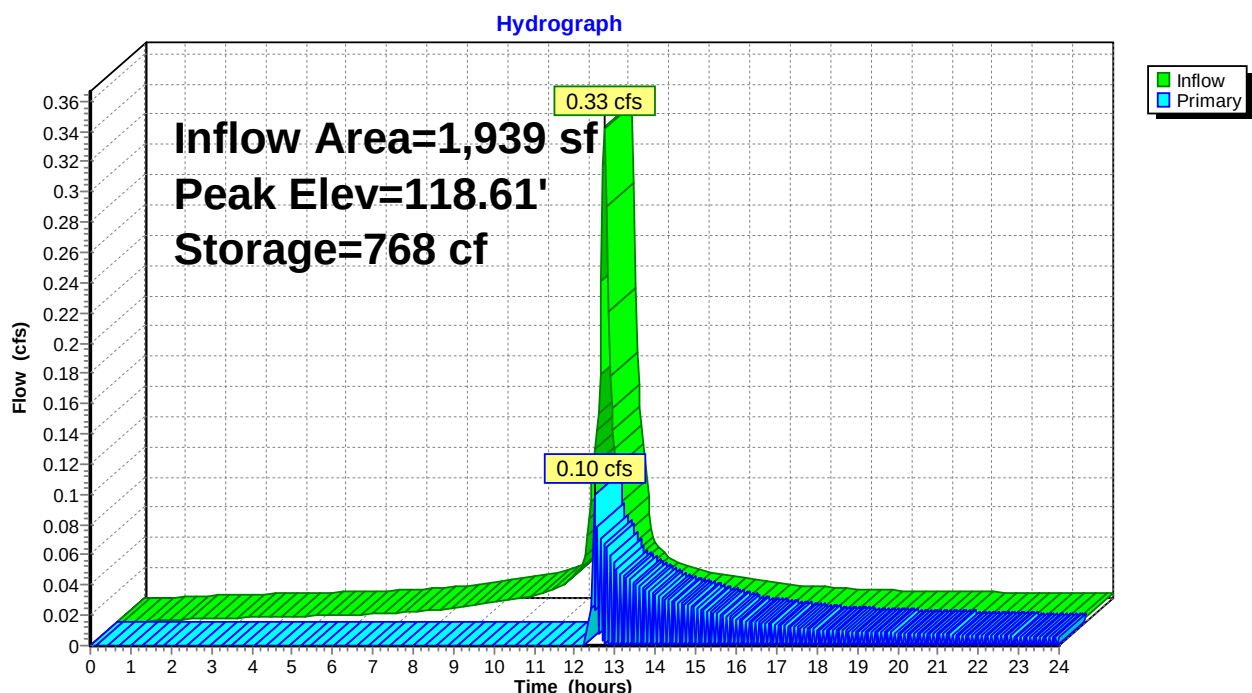
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.09 cfs @ 12.48 hrs HW=118.61' (Free Discharge)

↑ **1=Orifice/Grate** (Weir Controls 0.09 cfs @ 0.86 fps)

Pond 3P: Cultec R-330XLHD

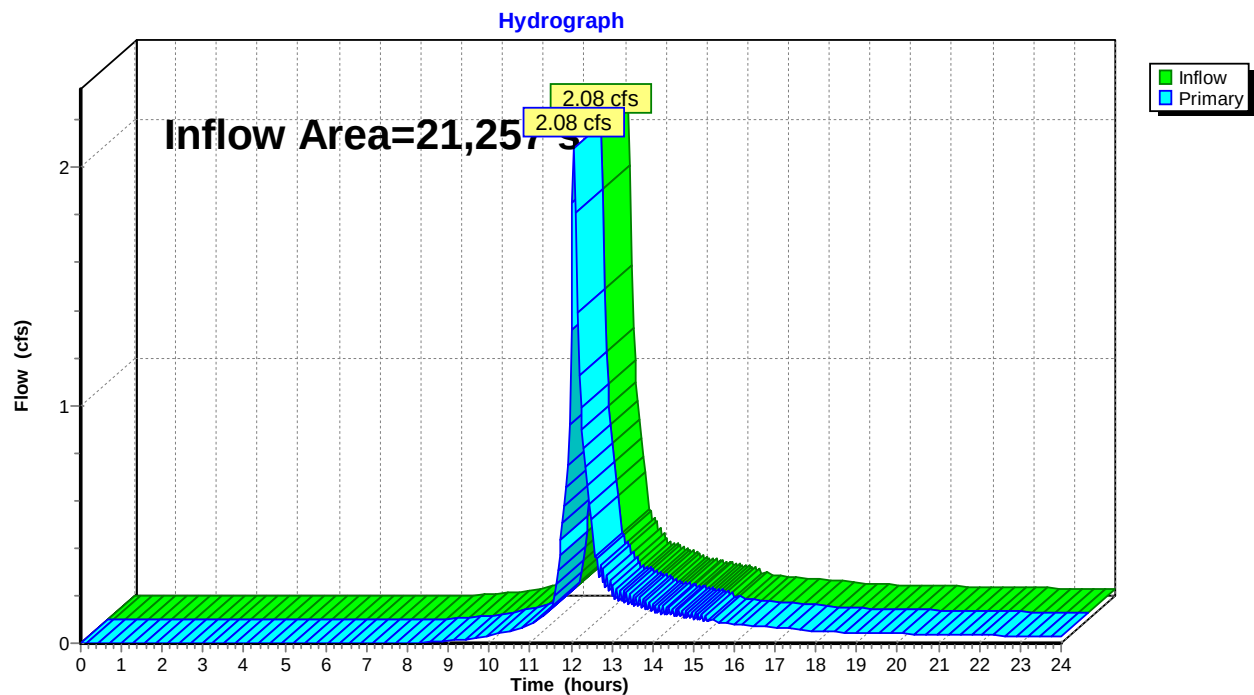
Summary for Link 1L: Combined Hydrograph

Inflow Area = 21,257 sf, 13.59% Impervious, Inflow Depth > 3.76" for 50 Year event

Inflow = 2.08 cfs @ 12.08 hrs, Volume= 6,657 cf

Primary = 2.08 cfs @ 12.08 hrs, Volume= 6,657 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph

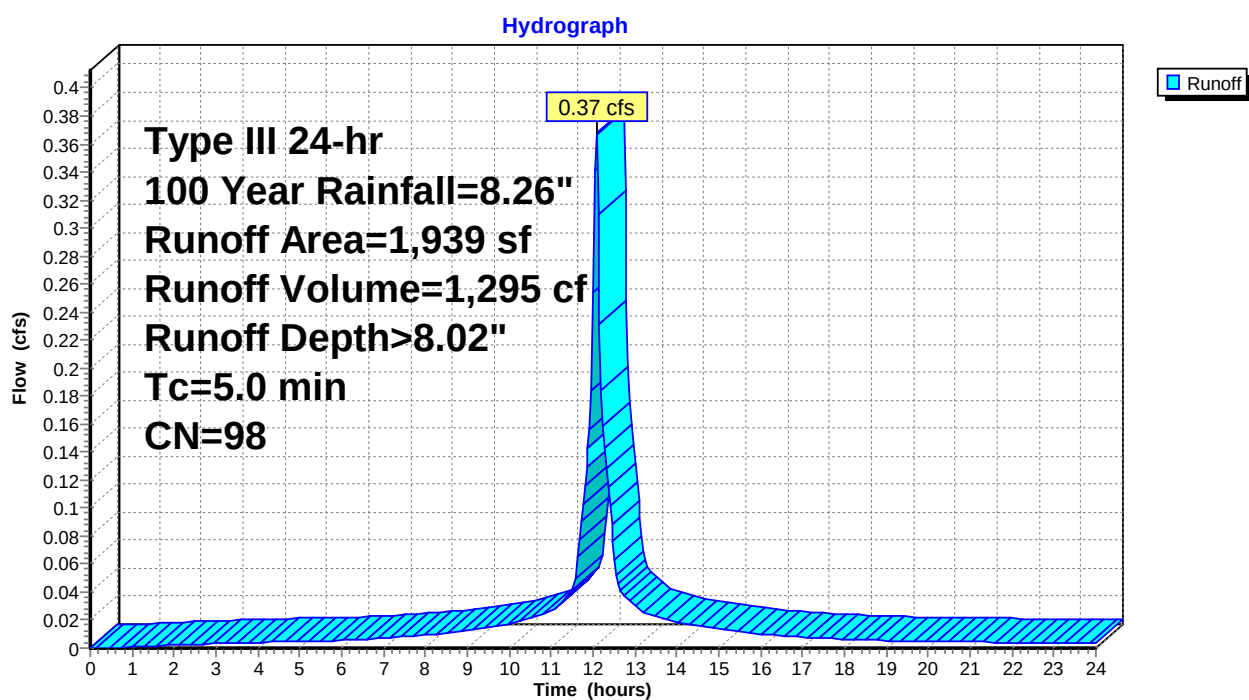
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

Runoff = 0.37 cfs @ 12.07 hrs, Volume= 1,295 cf, Depth> 8.02"

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

Area (sf)	CN	Description
* 1,939	98	Portion of House roof
1,939		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention Lot 3

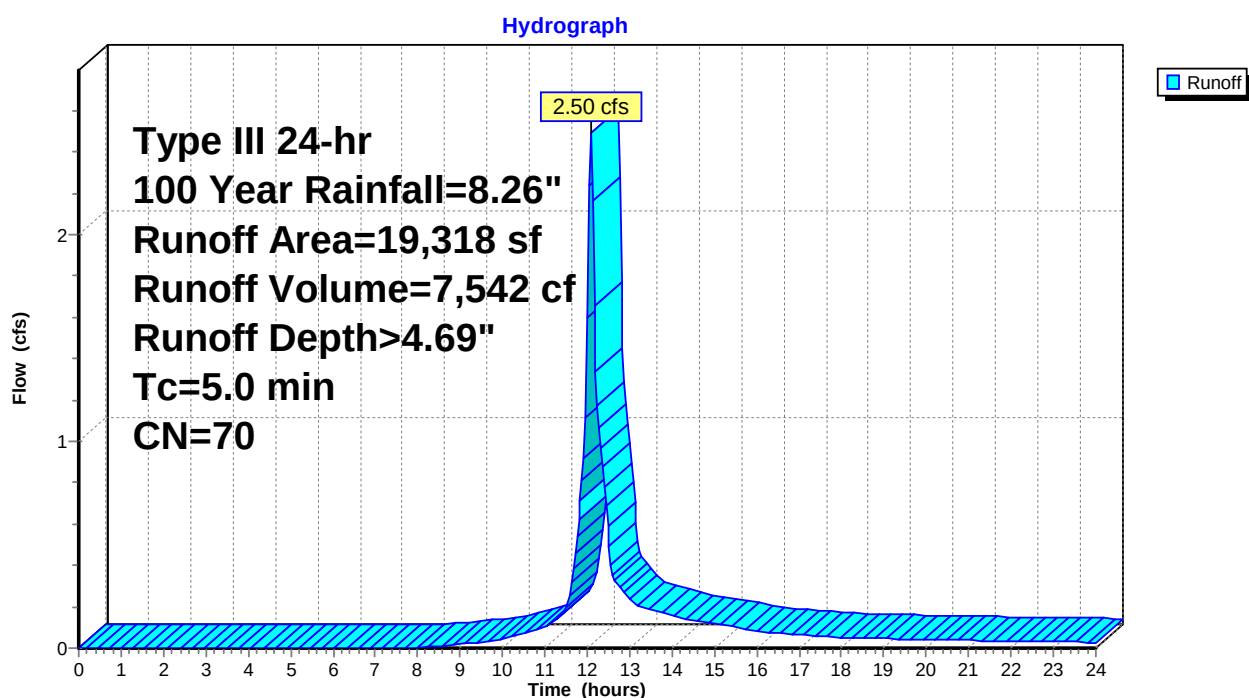
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

Runoff = 2.50 cfs @ 12.08 hrs, Volume= 7,542 cf, Depth> 4.69"

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

	Area (sf)	CN	Description
*	136	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	19,318	70	Weighted Average
	18,369		95.09% Pervious Area
	949		4.91% Impervious Area

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

Subcatchment 4S: Areas not Routed to Retention Lot 3

Summary for Pond 3P: Cultec R-330XLHD

Inflow Area = 1,939 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
 Inflow = 0.37 cfs @ 12.07 hrs, Volume= 1,295 cf
 Outflow = 0.18 cfs @ 12.28 hrs, Volume= 528 cf, Atten= 52%, Lag= 12.2 min
 Primary = 0.18 cfs @ 12.28 hrs, Volume= 528 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 118.65' @ 12.27 hrs Surf.Area= 414 sf Storage= 768 cf

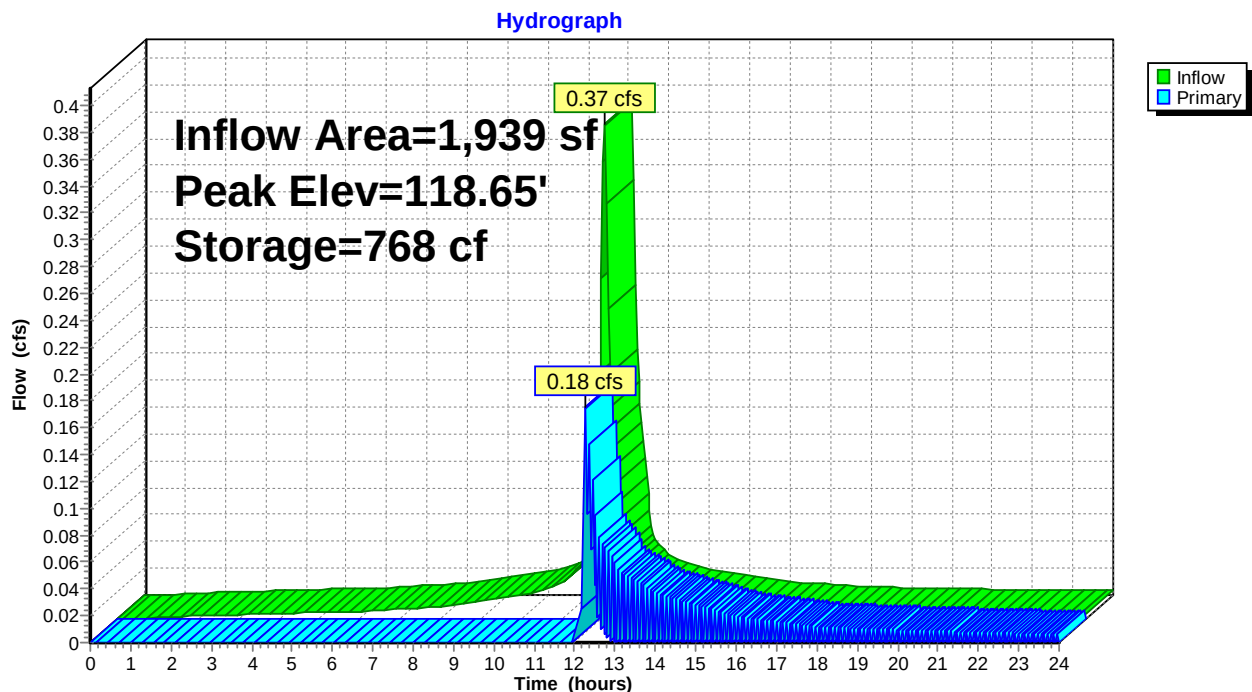
Plug-Flow detention time= 325.7 min calculated for 527 cf (41% of inflow)
 Center-of-Mass det. time= 166.5 min (906.0 - 739.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap Row Length Adjustment= +1.50' x 7.45 sf x 5 rows
		768 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	118.54'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 12.28 hrs HW=118.64' (Free Discharge)
 ↑ **1=Orifice/Grate** (Weir Controls 0.17 cfs @ 1.05 fps)

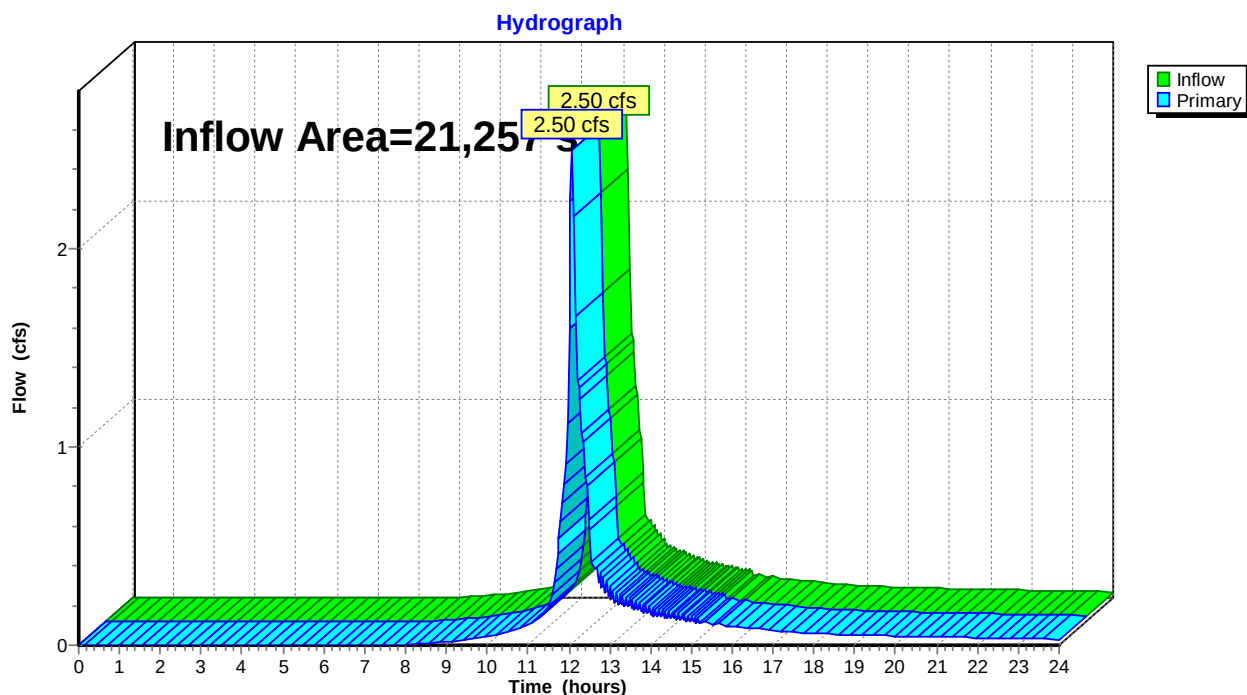
Pond 3P: Cultec R-330XLHD

Summary for Link 1L: Combined Hydrograph

Inflow Area = 21,257 sf, 13.59% Impervious, Inflow Depth > 4.56" for 100 Year event
Inflow = 2.50 cfs @ 12.08 hrs, Volume= 8,070 cf
Primary = 2.50 cfs @ 12.08 hrs, Volume= 8,070 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



Stormwater Facilities Maintenance Plan

Ed Elysee

210 Richards Avenue, Lot 1, Norwalk, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 210 Richards Avenue, Lot 1 are maintained by the property owner in operational condition throughout the life of the project.

Recommended Frequency of Service:

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

Service Procedures:

1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leader: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Junction box: The maintenance of the junction box shall be in accordance with the aforementioned schedule and shall include the inspection of the structure's integrity. Debris shall be removed from the inlet and outlet pipes. The sump shall be cleaned of any silt or other debris or sediment.

Reporting:

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

Stormwater Facilities Maintenance Plan

Ed Elysee

210 Richards Avenue, Lot 2, Norwalk, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 210 Richards Avenue, Lot 2 are maintained by the property owner in operational condition throughout the life of the project.

Recommended Frequency of Service:

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

Service Procedures:

1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leader: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Junction box: The maintenance of the junction box shall be in accordance with the aforementioned schedule and shall include the inspection of the structure's integrity. Debris shall be removed from the inlet and outlet pipes. The sump shall be cleaned of any silt or other debris or sediment.

Reporting:

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

Stormwater Facilities Maintenance Plan

Ed Elysee

210 Richards Avenue, Lot 3, Norwalk, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 210 Richards Avenue, Lot 3 are maintained by the property owner in operational condition throughout the life of the project.

Recommended Frequency of Service:

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

Service Procedures:

1. Cultec retention chambers: The maintenance of the Cultec chambers shall be in accordance with the aforementioned schedule. The units shall be inspected via the inspection port and removed of sediment and debris as needed. The overflow grate shall be cleared of any accumulated debris.
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.
3. Roof Leader: The maintenance of the roof leaders shall be in accordance with the aforementioned schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.
4. Junction box: The maintenance of the junction box shall be in accordance with the aforementioned schedule and shall include the inspection of the structure's integrity. Debris shall be removed from the inlet and outlet pipes. The sump shall be cleaned of any silt or other debris or sediment.

Reporting:

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

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

210 RICHARDS AVENUE
Lot 1

FCE #2657



NORWALK, CONNECTICUT

June 12, 2025

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

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



NARRATIVE:

The subject of this report is a 0.316 acre parcel located at 210 Richards Avenue in Norwalk. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located on the east side of Richards Avenue, approximately 500 feet from its intersection with Priscilla Road. The lot is part of a three lot subdivision. The lot currently contains an asphalt driveway. The lot slopes moderately diagonally down across its width, generally from the northeast to the southwest.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Charlton-Urban land complex, 15 to 25 percent slopes, which has a Hydrologic classification of "B".

The existing runoff on Lot 1 as developed from a 100-Year rainfall event is 1.78 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to subdivide the property into three lots and construct a new residence with associated driveways on each lot.

The proposed runoff (un-mitigated) on Lot 1 from a 100-Year rainfall event is 1.99 c.f.s.

COMPUTATIONS:

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

Existing Conditions:

Driveway	294 s.f.	CN 98
Lawn	13,458 s.f.	CN 69
Total -	13,752 s.f.	

Weighted CN - **70**

Proposed Conditions:

House	2,075 s.f.	CN 98
Driveway	705 s.f.	CN 98
Walk	28 s.f.	CN 98
Lawn	10,944 s.f.	CN 69
Total -	13,752 s.f.	

Weighted CN - **75**

Water Quality Volume

$$I = (20.4 \times 0.009) + 0.05 = 0.2336$$

$$WQV = (0.2336 (0.316 \text{ acres})/12) \times 1.3 = 0.00799690 \text{ ac-ft} = 348.3 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 348.3 \text{ ft}^3 \times 0.25 = 87.1 \text{ ft}^3.$$

Water Quality Volume Increased Impervious surfaces

$$2,514 \text{ s.f.} / 12 \times 1.3 = 272.4 \text{ ft}^3.$$

SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	1.78 c.f.s.	1.48 c.f.s.	1.21	0.86	0.35
Proposed Runoff :	1.99 c.f.s.	1.68 c.f.s.	1.40	1.03	0.47
Runoff Retained:	0.37 c.f.s.	0.33 c.f.s.	0.29	0.24	0.15
Areas Bypassing Retention Plus overflow:	1.56 c.f.s.	1.31 c.f.s.	1.07	0.77	0.32

Volume difference (100 Year) = $5,369 \text{ ft}^3 - 3,221 \text{ ft}^3 = 2,148 \text{ ft}^3$

CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from a portion of the roof of the house will be routed to 10 units of Cultec R-330XLHD retention chamber.

This system will decrease the net peak runoff during a 100 Year storm to 1.56 c.f.s. from its current peak of 1.78 c.f.s.

The proposed retention system provides 768 ft^3 of storage. This meets the Water Quality Volume for the added impervious surfaces and provides groundwater recharge. There is a decrease in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

There is one watershed on the property, with the runoff being directed generally from the northeast down to the southwest, diagonally across the width of the property. The drainage pattern will not be altered by the proposed improvements.

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

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

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

210 RICHARDS AVENUE
Lot 2

FCE #2657



NORWALK, CONNECTICUT

June 12, 2025

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

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



NARRATIVE:

The subject of this report is a 0.339 acre parcel located at 210 Richards Avenue in Norwalk. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located on the east side of Richards Avenue, approximately 500 feet from its intersection with Priscilla Road. The lot is currently vacant. The lot slopes moderately down across its width, generally from the north to the south.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Charlton-Urban land complex, 15 to 25 percent slopes, which has a Hydrologic classification of "B".

The existing runoff on Lot 2 as developed from a 100-Year rainfall event is 1.86 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to subdivide the property into three lots and construct a new residence with associated driveways on each lot.

The proposed runoff (un-mitigated) on Lot 2 from a 100-Year rainfall event is 2.09 c.f.s.

COMPUTATIONS:

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

Existing Conditions:

Lawn	14,780 s.f.	CN 69
Total -	14,780 s.f.	

Weighted CN - **69**

Proposed Conditions:

House	2,075 s.f.	CN 98
Driveway	581 s.f.	CN 98
Walk	28 s.f.	CN 98
Lawn	12,096 s.f.	CN 69
Total -	14,780 s.f.	

Weighted CN - **74**

Water Quality Volume

$$I = (18.2 \times 0.009) + 0.05 = 0.2138$$

$$WQV = (0.2138 (0.339 \text{ acres})/12) \times 1.3 = 0.00785180 \text{ ac-ft} = 342.0 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 342.0 \text{ ft}^3 \times 0.25 = 85.5 \text{ ft}^3.$$

Water Quality Volume Increased Impervious surfaces

$$2,684 \text{ s.f.} / 12 \times 1.3 = 290.8 \text{ ft}^3.$$

SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	1.86 c.f.s.	1.55 c.f.s.	1.26	0.86	0.35
Proposed Runoff :	2.09 c.f.s.	1.77 c.f.s.	1.46	1.07	0.48
Runoff Retained:	0.37 c.f.s.	0.33 c.f.s.	0.29	0.24	0.15
Areas Bypassing Retention Plus overflow:	1.70 c.f.s.	1.42 c.f.s.	1.16	0.83	0.35

Volume difference (100 Year) = $6,350 \text{ ft}^3 - 5,626 \text{ ft}^3 = 724 \text{ ft}^3$

CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from a portion of the roof of the house will be routed to 18 units of Cultec R-150XLHD retention chamber.

This system will decrease the net peak runoff during a 100 Year storm to 1.70 c.f.s. from its current peak of 1.86 c.f.s.

The proposed retention system provides 683 ft^3 of storage. This meets the Water Quality Volume for the added impervious surfaces and provides groundwater recharge. There is a decrease in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

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

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

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

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

210 RICHARDS AVENUE
Lot 3

FCE #2657



NORWALK, CONNECTICUT

June 12, 2025

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

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



NARRATIVE:

The subject of this report is a 0.488 acre parcel located at 210 Richards Avenue in Norwalk. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located on the east side of Richards Avenue, approximately 500 feet from its intersection with Priscilla Road. The lot is currently vacant. The lot slopes moderately down across its depth, generally from the west to the east.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Charlton-Urban land complex, 15 to 25 percent slopes, which has a Hydrologic classification of "B".

The existing runoff on Lot 3 as developed from a 100-Year rainfall event is 2.68 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to subdivide the property into three lots and construct a new residence with associated driveways on each lot.

The proposed runoff (un-mitigated) on Lot 3 from a 100-Year rainfall event is 2.95 c.f.s.

COMPUTATIONS:

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

Existing Conditions:

Lawn	21,257 s.f.	CN 69
Total -	21,257 s.f.	

Weighted CN - **69**

Proposed Conditions:

House	2,075 s.f.	CN 98
Driveway	785 s.f.	CN 98
Walk	28 s.f.	CN 98
Lawn	18,369 s.f.	CN 69
Total -	21,257 s.f.	

Weighted CN - **73**

Water Quality Volume

$$I = (13.6 \times 0.009) + 0.05 = 0.1724$$

$$WQV = (0.1724 (0.488 \text{ acres})/12) \times 1.3 = 0.00911421 \text{ ac-ft} = 397.0 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 397.0 \text{ ft}^3 \times 0.25 = 99.3 \text{ ft}^3.$$

Water Quality Volume Increased Impervious surfaces

$$2,888 \text{ s.f.} / 12 \times 1.3 = 312.9 \text{ ft}^3.$$

SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	2.68 c.f.s.	2.22 c.f.s.	1.81	1.27	0.50
Proposed Runoff :	2.95 c.f.s.	2.48 c.f.s.	2.05	1.48	0.65
Runoff Retained:	0.37 c.f.s.	0.33 c.f.s.	0.29	0.24	0.15
Areas Bypassing Retention Plus overflow:	2.50 c.f.s.	2.08 c.f.s.	1.70	1.20	0.49

Volume difference (100 Year) = $8,923 \text{ ft}^3 - 8,092 \text{ ft}^3 = 831 \text{ ft}^3$

CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from a portion of the roof of the house will be routed to 10 units of Cultec R-330XLHD retention chamber.

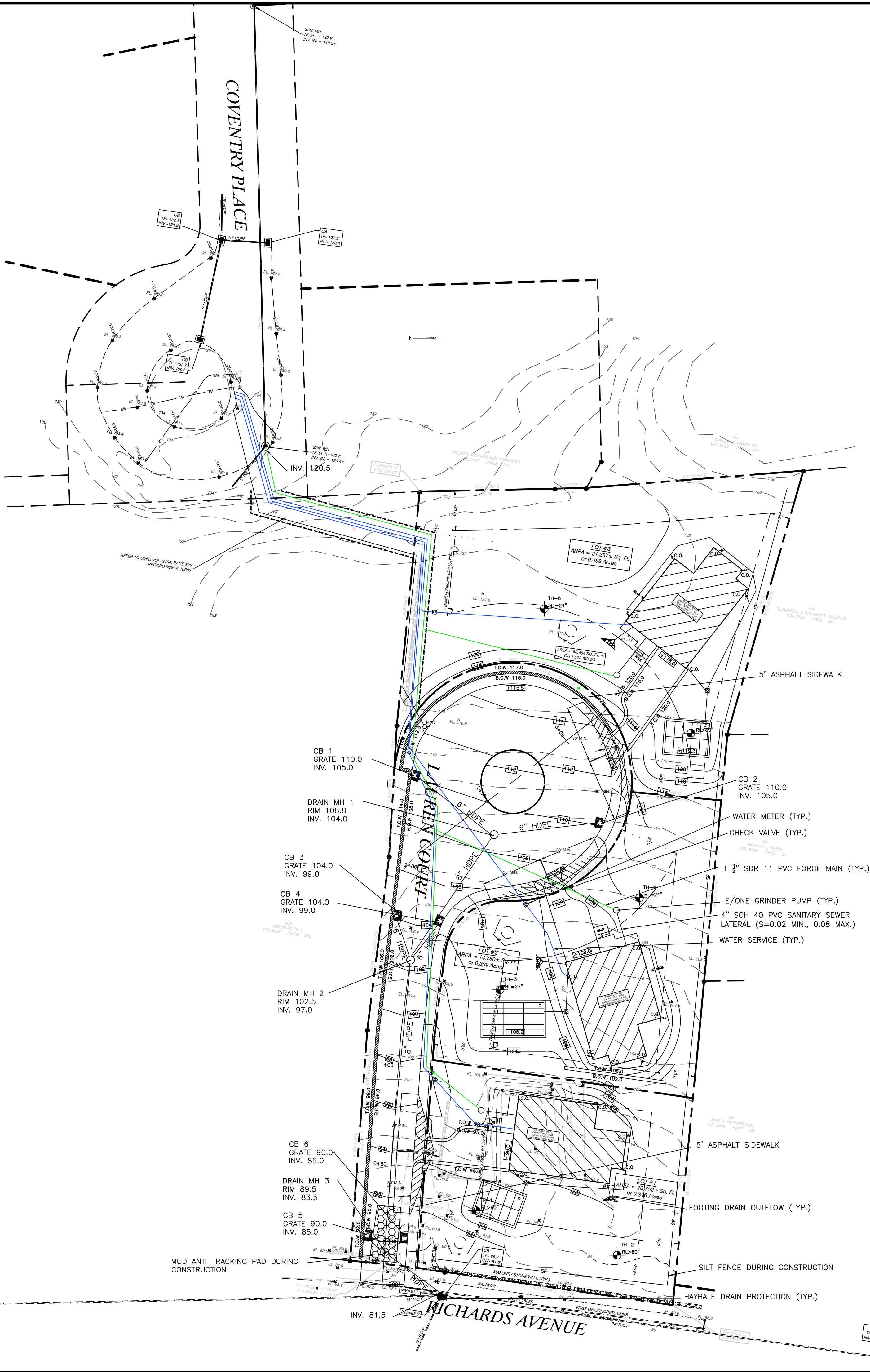
This system will decrease the net peak runoff during a 100 Year storm to 2.50 c.f.s. from its current peak of 2.68 c.f.s.

The proposed retention system provides 768 ft^3 of storage. This meets the Water Quality Volume for the added impervious surfaces and provides groundwater recharge. There is a decrease in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

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

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

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

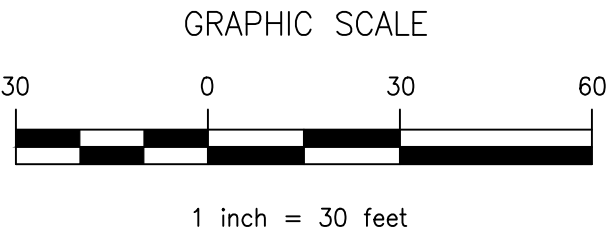


SEDIMENTATION AND EROSION CONTROL NOTES

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

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY LAND SURVEYING SERVICES TITLED "SUBDIVISION MAP PREPARED FOR NIE RICHARDS LLC", DATED AUGUST 15, 2025.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 1.572 ACRES
LOT 1 AREA = 0.316 ACRES
LOT 2 AREA = 0.339 ACRES
LOT 3 AREA = 0.488 ACRES



6-12-25
date

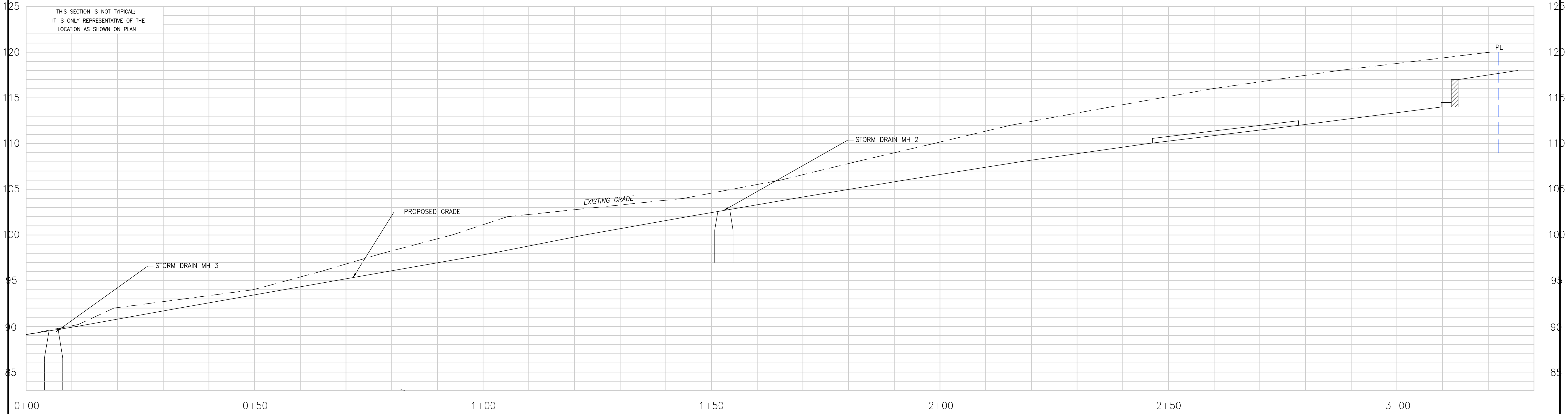
FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 wayne@fairfieldce.com

NIE RICHARDS LLC
210 RICHARDS AVENUE NORWALK, CONNECTICUT

ROAD DRAINAGE PLAN

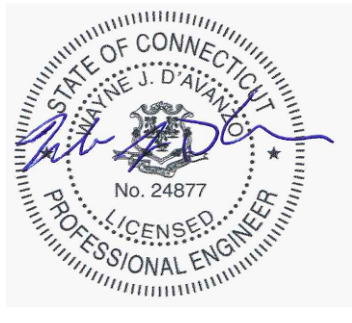
CIVIL ENGINEERS

2657 project
1 OF 4 sheet



ROAD PROFILE

SCALE- H: 1"=10'
V: 1"=5'



6-12-25
date



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60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

NIE RICHARDS LLC
210 RICHARDS AVENUE NORWALK, CONNECTICUT

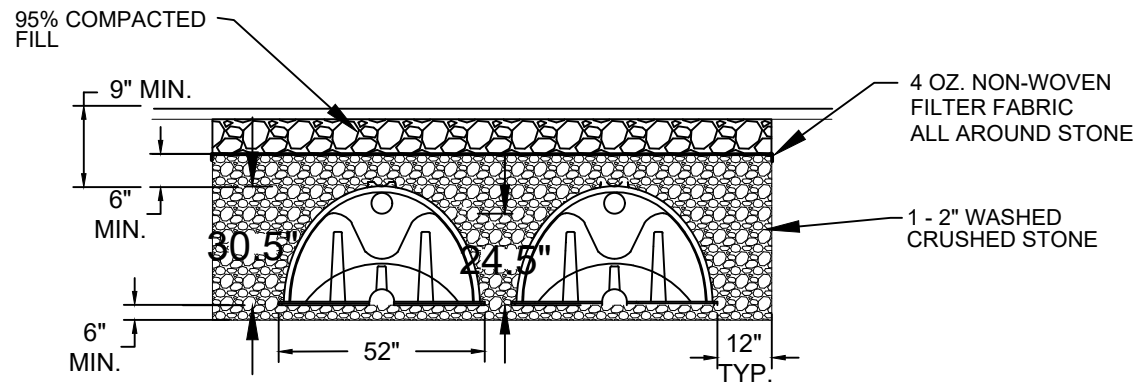
ROAD PROFILE

CIVIL ENGINEERS

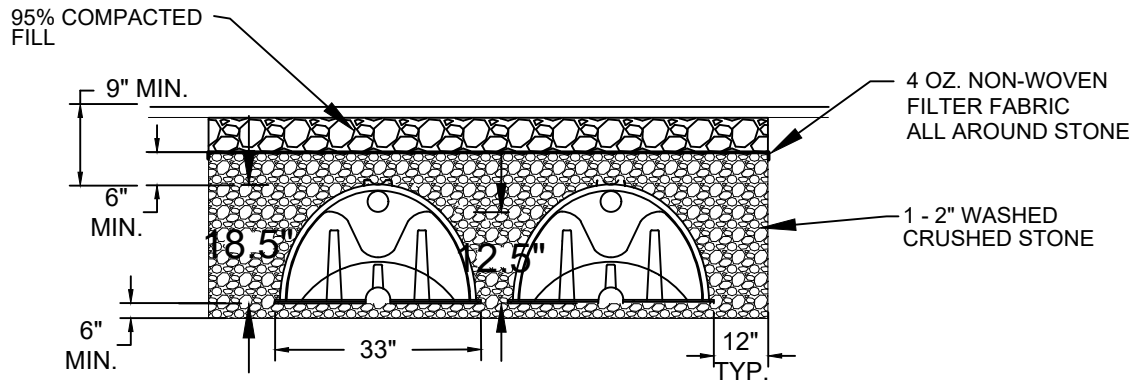
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project

4 OF 4
sheet

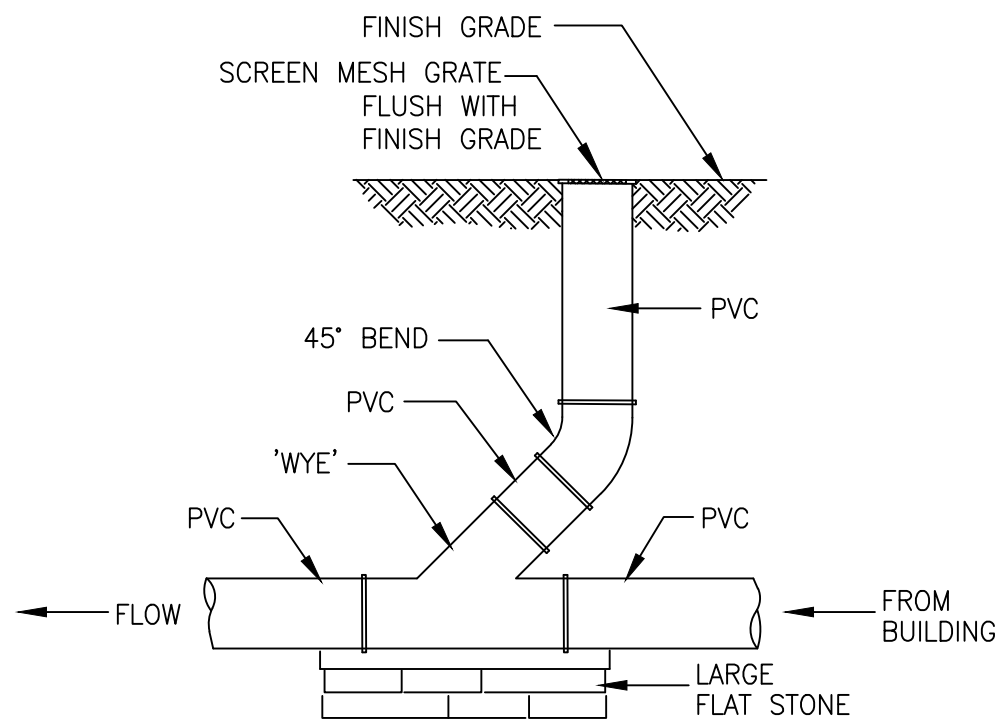
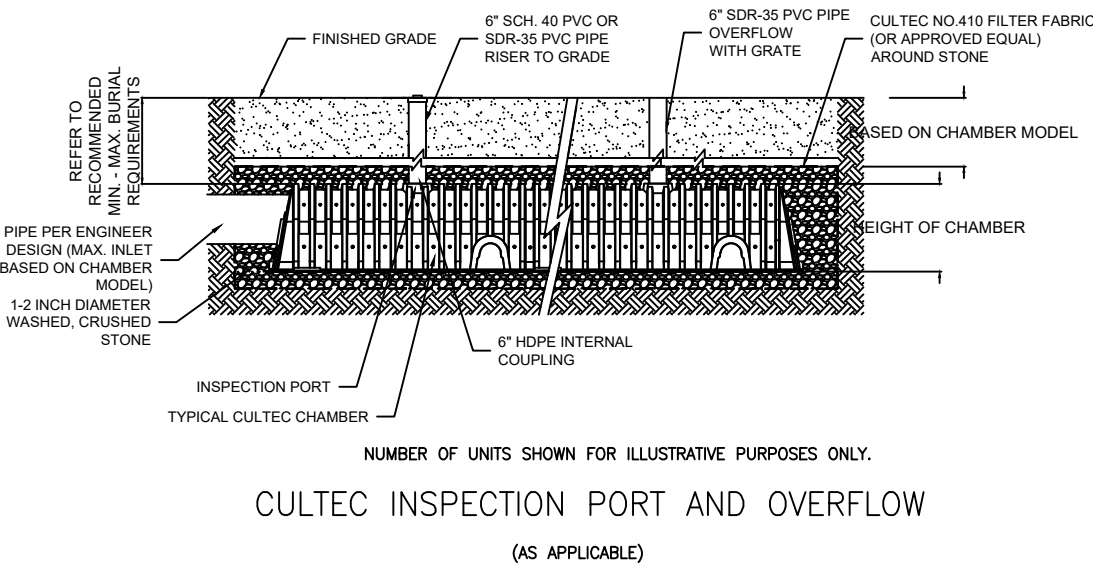
FCE Project #	2657	Date Performed:	6/12/2025
Client:	Ed Elysse		
Location:	210 Richards Avenue, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 1:	0-8" Topsoil 9-60" Brown Gravel with Silt No Ground Water No Motting No Ledge Roots to 48"		
Test Hole 2:	0-7" Topsoil 7-39" Brown Gravel with Silt 39-60" Grey Silt No Ground Water No Motting No Ledge Roots to 43"		
Test Hole 3:	0-8" Topsoil 8-27" Brown Silty Loam 27-60" Grey Sand with Silt No Ground Water No Motting No Ledge Hardpan @ 27" Roots to 27"		
Test Hole 4:	0-6" Topsoil 6-24" Brown Silty Loam 24-60" Grey Sand with Silt No Ground Water No Motting No Ledge Hardpan @ 24" Roots to 30"		
Test Hole 5:	0-8" Topsoil 8-30" Brown Silty Loam 30-60" Grey Sand with Silt No Ground Water No Motting No Ledge Roots to 30"		
Test Hole 6:	0-6" Topsoil 6-24" Brown Silty Loam 24-60" Grey Sand with Silt No Ground Water No Motting No Ledge Hardpan @ 24" Roots to 32"		



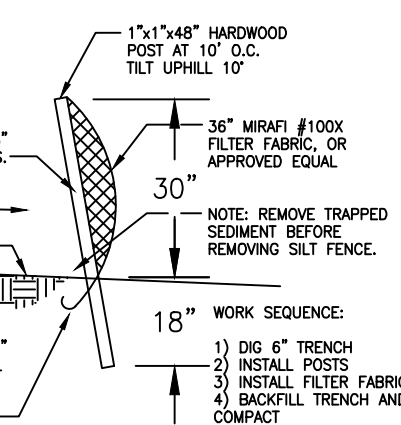
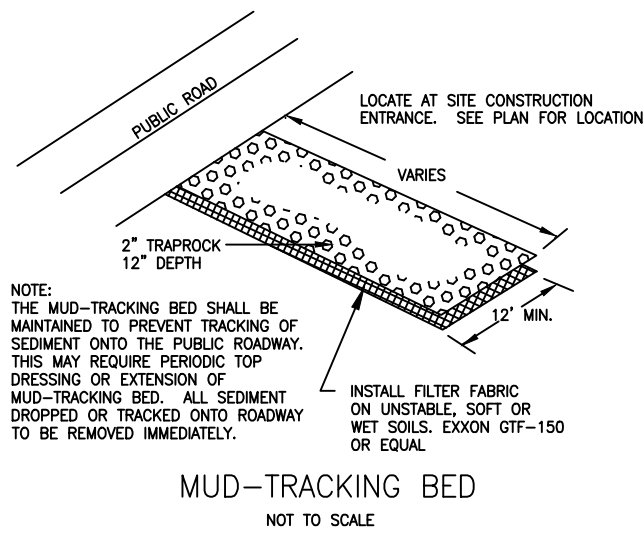
CULTEC RECHARGER 330XLHD
TYPICAL CROSS SECTION



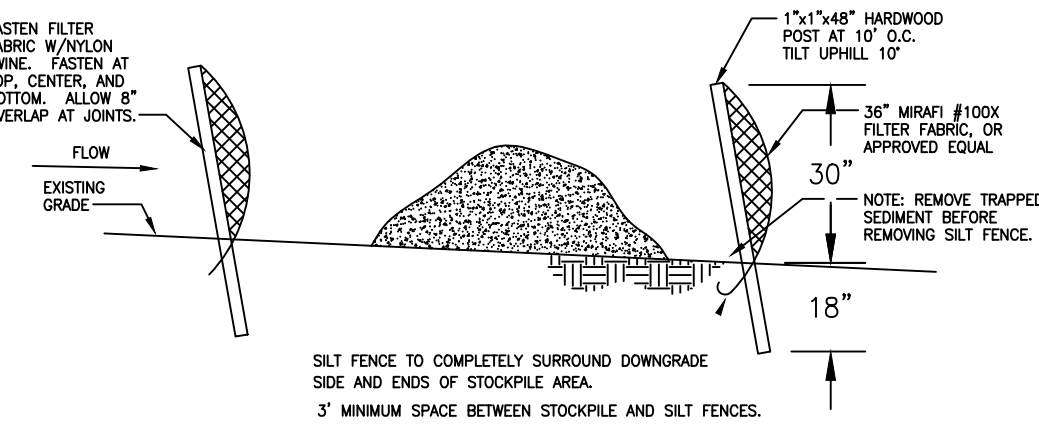
CULTEC RECHARGER 150XLHD
TYPICAL CROSS SECTION



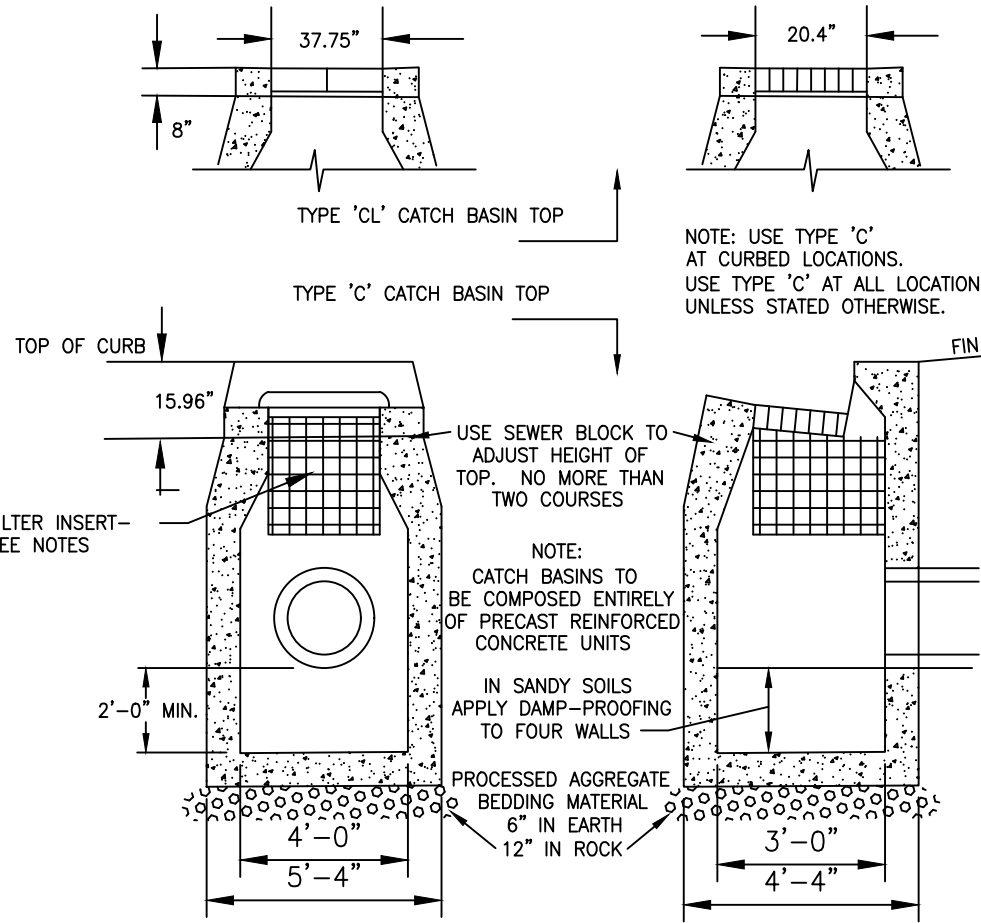
TYPICAL CLEANOUT
NOT TO SCALE



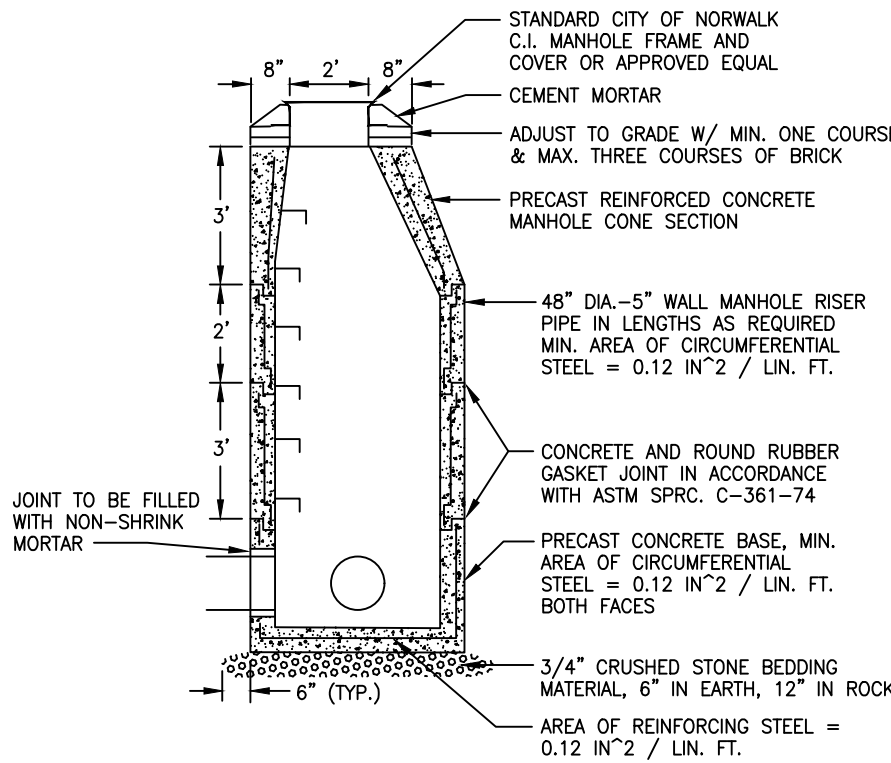
SILT FENCE
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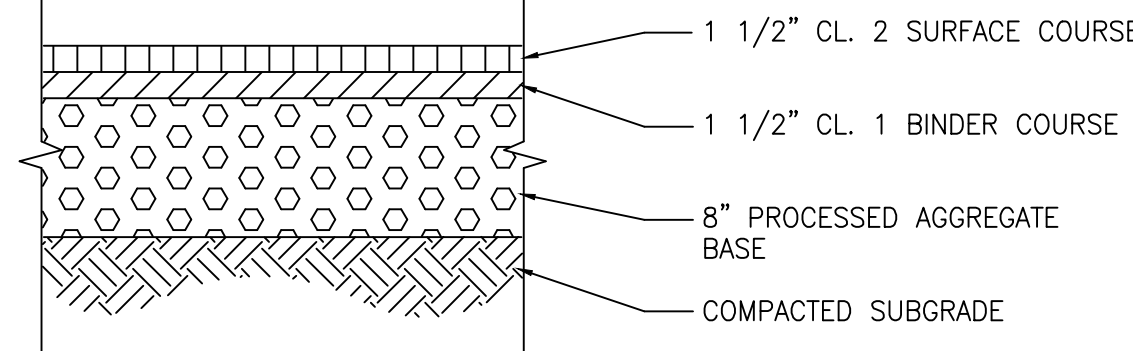
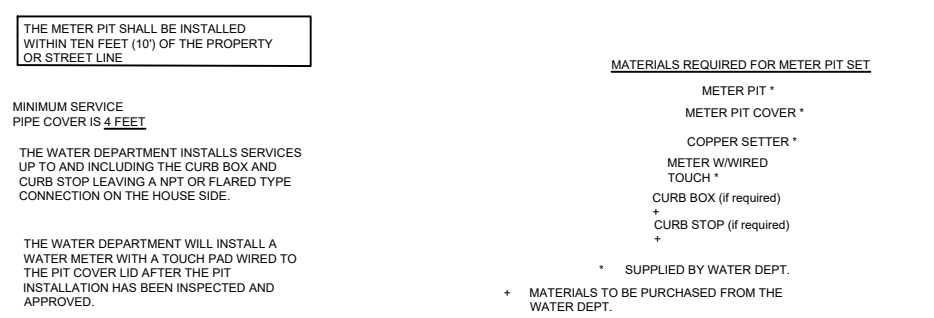
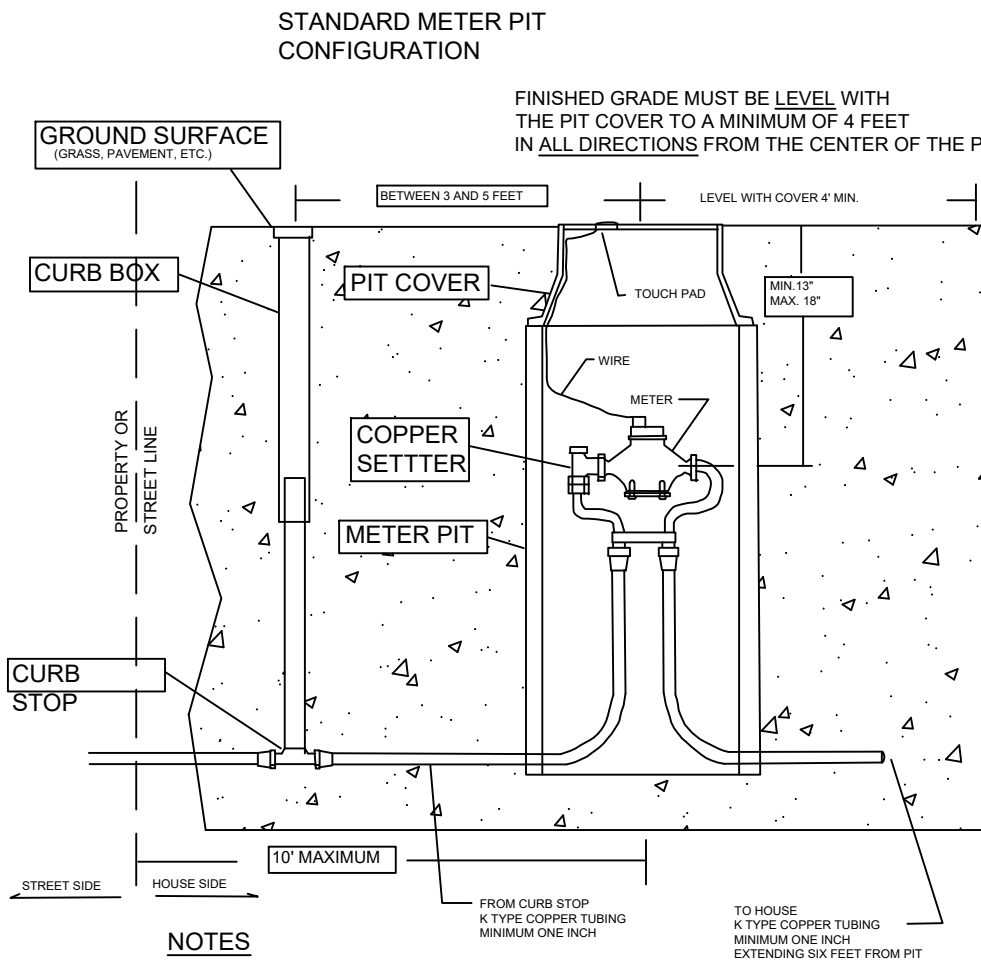
STOCKPILE PROTECTION
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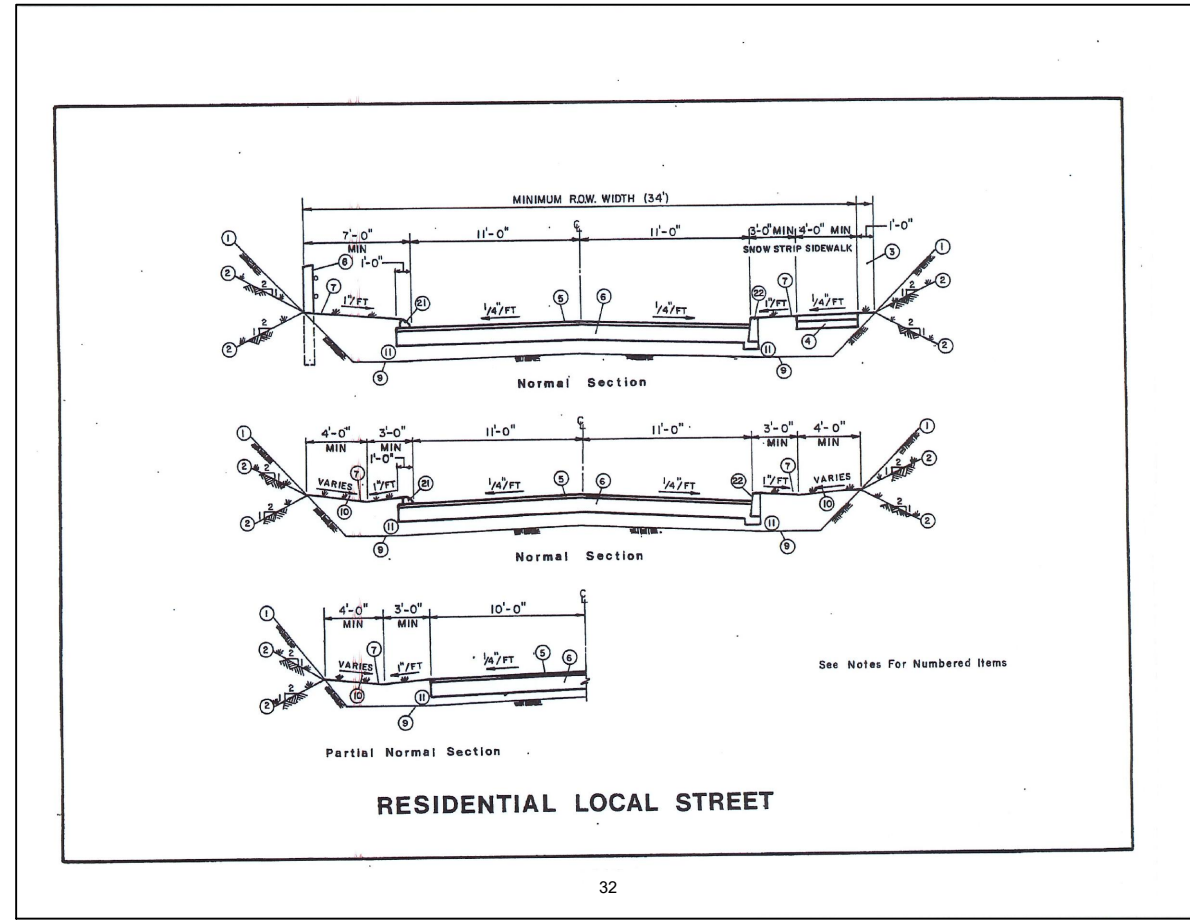
CATCH BASIN W/ FILTER INSERT
NOT TO SCALE



PRECAST CONCRETE
STORM MANHOLE
NOT TO SCALE

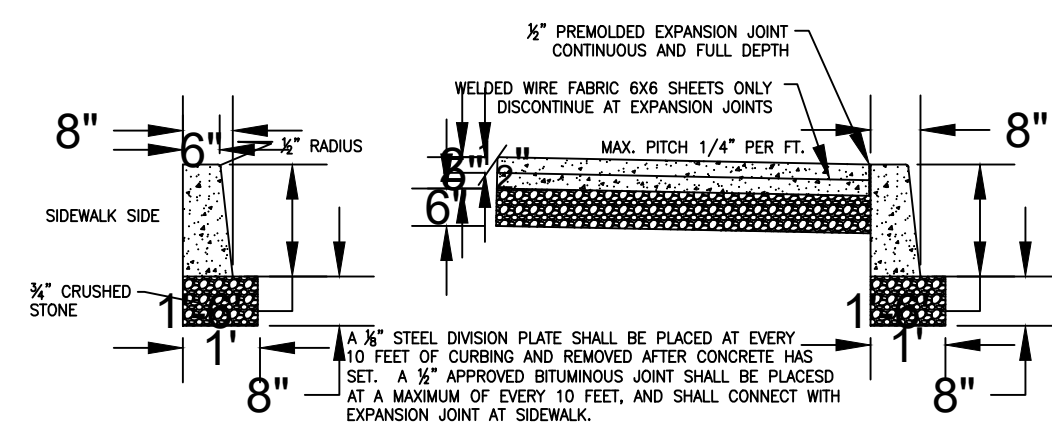


DRIVEWAY PAVEMENT
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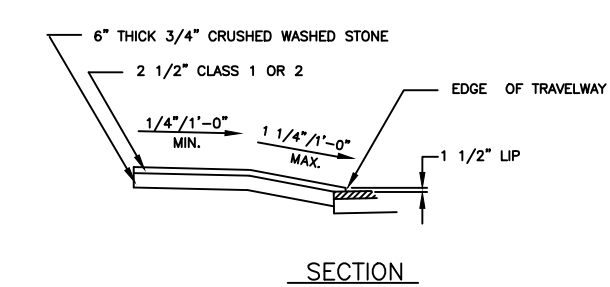
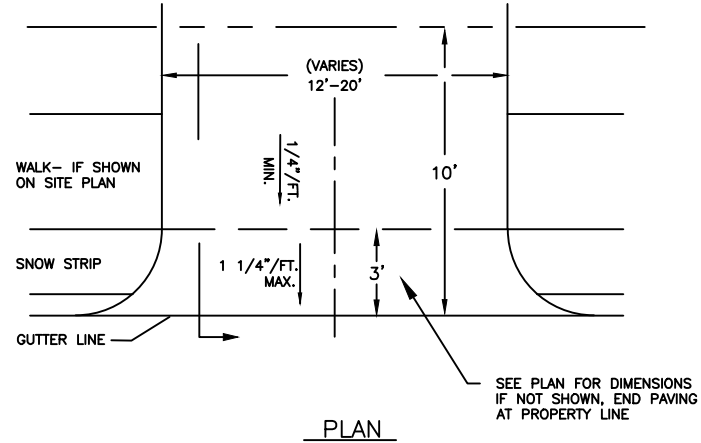


NOTES

- 1 Rock Ledge - Slope to be determined by engineering analysis
 - 2 Earth Slope - Slope to original ground surface. Where disturbed slope extends beyond R.O.W. line, retaining walls shall be required unless slope rights are obtained.
 - 3 Desirable
 - 4 Sidewalks:
 - Bituminous Concrete
 - 2" Class 2 for sidewalks and minor driveways
 - 3" for major driveways
 - 6" Processed Aggregate Base
 - Portland Cement Concrete
 - 5" Class "C" Concrete
 - 6" For Driveways
 - 6" Processed Aggregate Base
 - Expansion Joints Approximately 12'-0"
 - 5 1 1/2" HMA SD.375" Level 2 Surface Course
 - 6 1 1/2" HMA SD.375" Level 2 Binder Course
 - 7 6" Topsoil and seed
 - 8 Guide Rail
 - 9 Rock Excavation Line
 - 10 *Varies according to Drainage Requirements
 - 11 Underdrainage as Required by Department of Public Works
 - 12 1 1/2" HMA SD.375" Level 2 Surface Course
 - 13 1 1/2" HMA SD.375" Level 2 Binder Course
 - 14 6" HMA S1.0" Level 3 Base Course
 - 15 12" Processed Aggregate Base
 - 16 18" in Rock Cut
 - 17 2" HMA SD.50" Level 3 Surface Course
 - 18 2" HMA SD.50" Level 3 Binder Course
 - 19 14" Processed Aggregate base
 - 20 10" in Rock Cut
 - 21 18" Minimum cross slope 1/2"FT otherwise continuous roadway cross slope.
 - 22 Shoulder at high side of superelevated section must be at least 4'-0" wide.
 - 23 20 Minimum Median Width - 4'-0" Minimum
 - 24 Turf Median Width - 6'-0" Maximum Turf Median Width - 10'-0"
 - 25 Blumious Concrete Curb
 - 26 22 Granite or Concrete Curb
 - 27 1 1/2" HMA SD.375" Level 2 Surface Course
 - 28 2" HMA SD.50" Level 2 Binder Course
 - 29 3" HMA S1.0" Level 2 Base Course
- * See Supereave Design Level Information
- Supereave Level shall be as indicated unless directed otherwise by the Chief of Operations and Public Works.

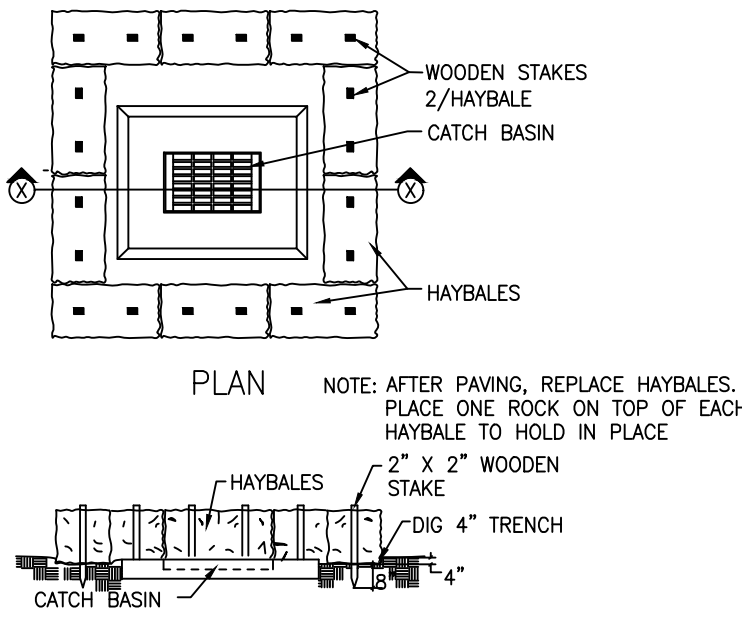


STANDARD CURB & SIDEWALK
NOT TO SCALE

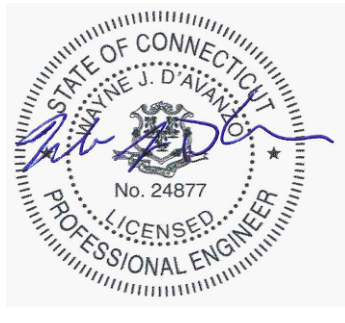


SECTION

ASPHALT DRIVEWAY APRON
NOT TO SCALE



CATCHBASIN- SILT PROTECTION
NOT TO SCALE



6-12-25
date



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

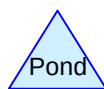
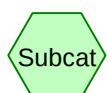
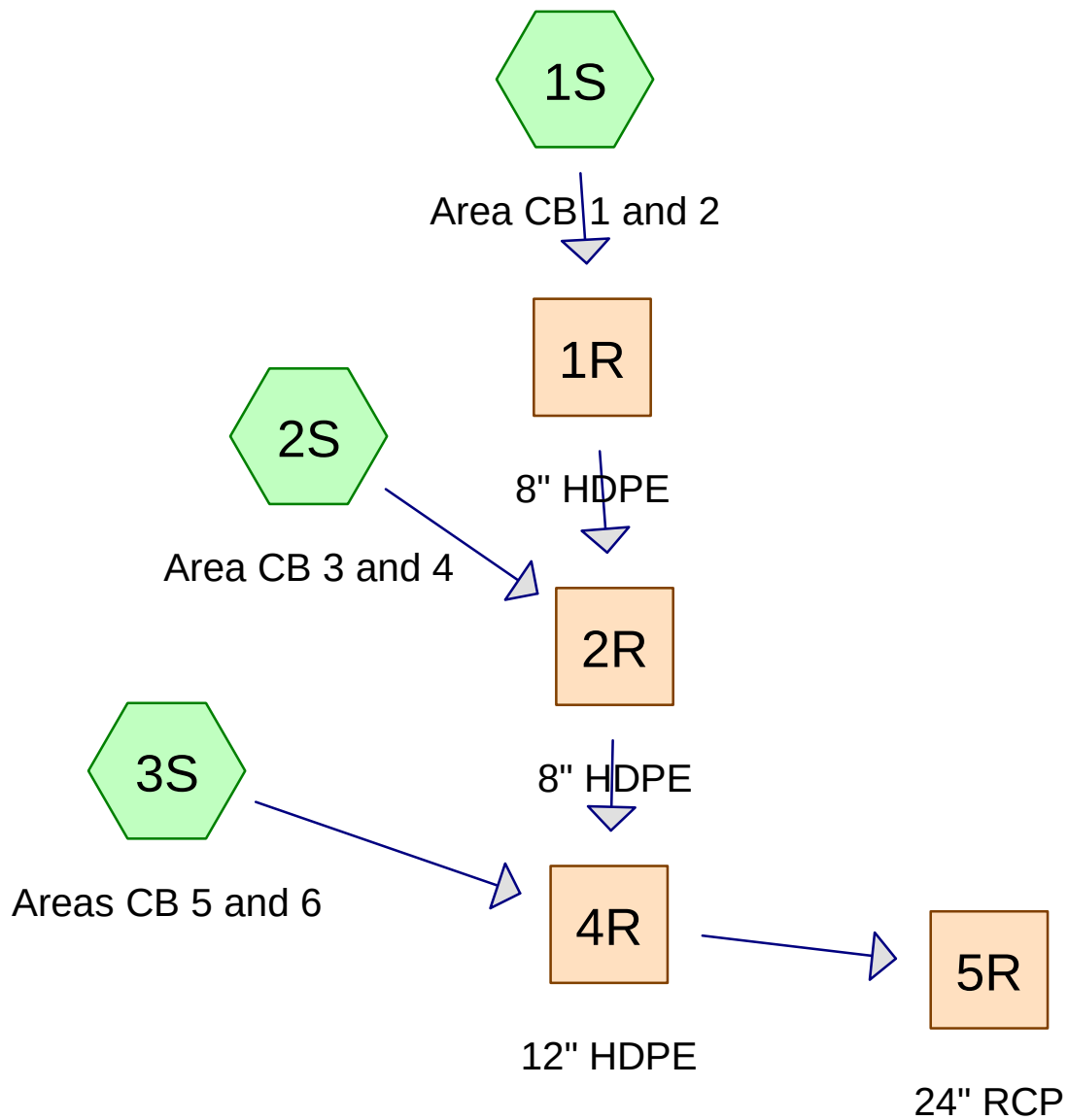
NIE RICHARDS LLC
210 RICHARDS AVENUE NORWALK, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2657
project

3 OF 4
sheet



Routing Diagram for 2657 Street Drainage
 Prepared by Fairfield County Engineering LLC, Printed 9/19/2025
 HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

2657StreetDrainage

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100 Year Rainfall=8.26"

Printed 9/19/2025

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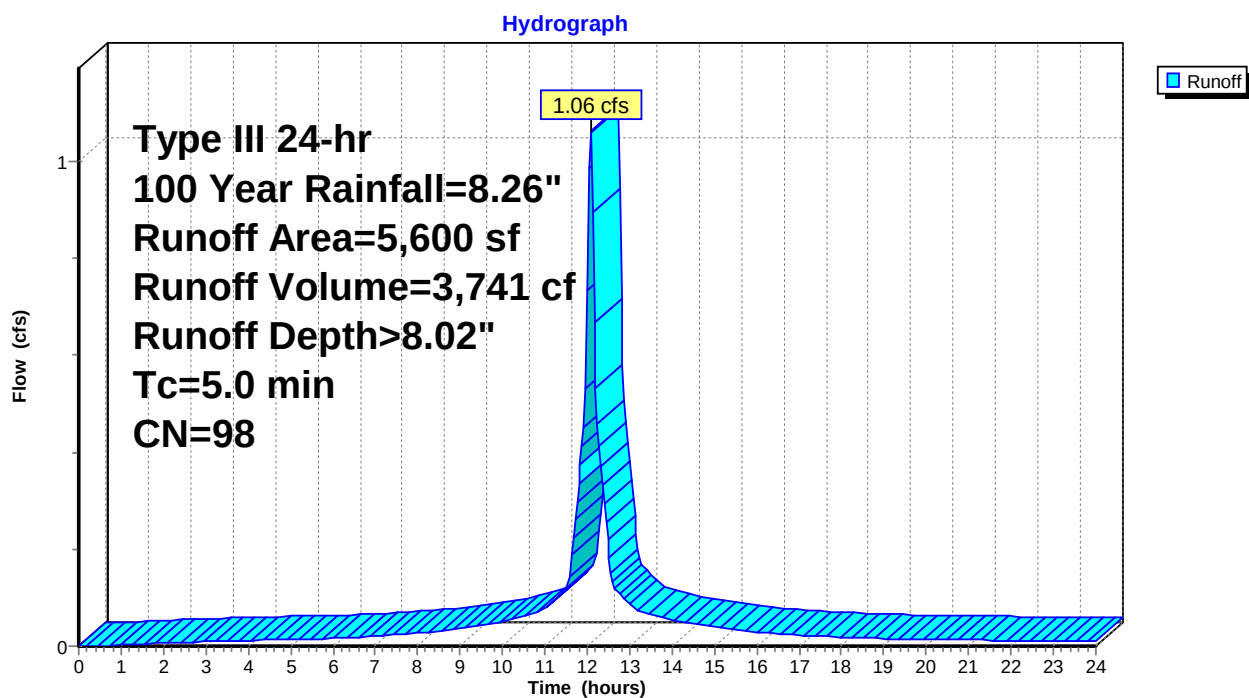
Summary for Subcatchment 1S: Area CB 1 and 2

Runoff = 1.06 cfs @ 12.07 hrs, Volume= 3,741 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	5,600	98	Road
	5,600		100.00% Impervious Area

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

Subcatchment 1S: Area CB 1 and 2

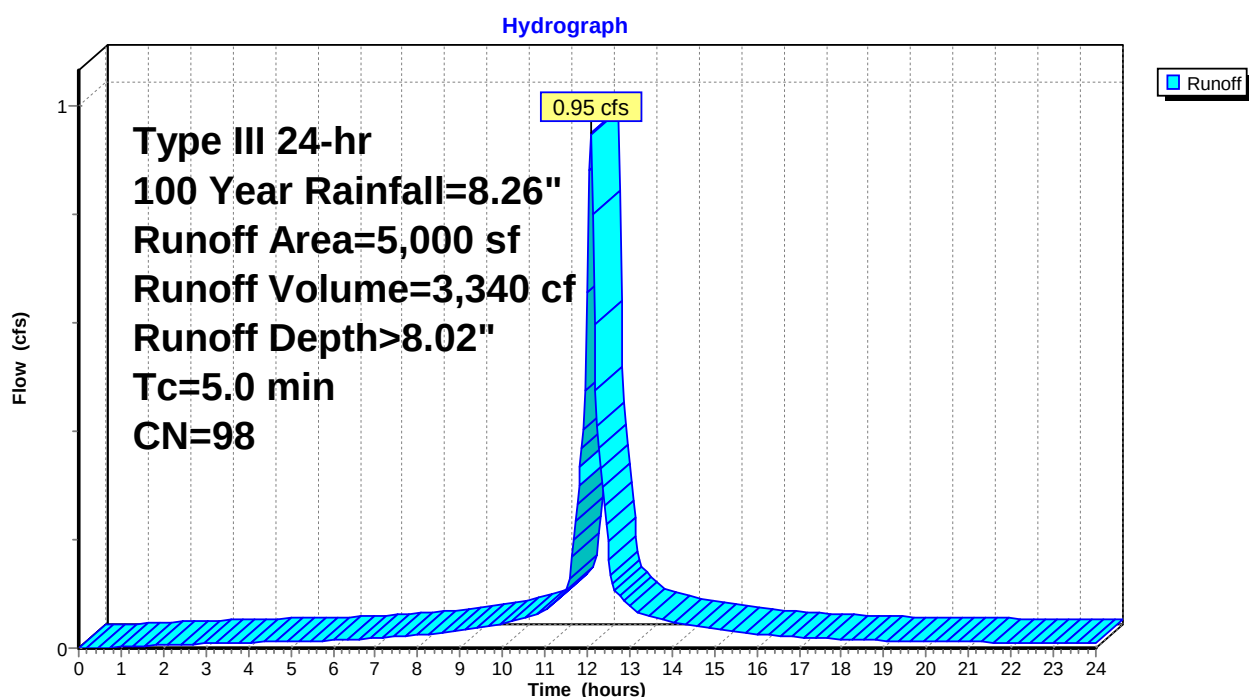
Summary for Subcatchment 2S: Area CB 3 and 4

Runoff = 0.95 cfs @ 12.07 hrs, Volume= 3,340 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	5,000	98	Road
	5,000		100.00% Impervious Area

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

Subcatchment 2S: Area CB 3 and 4

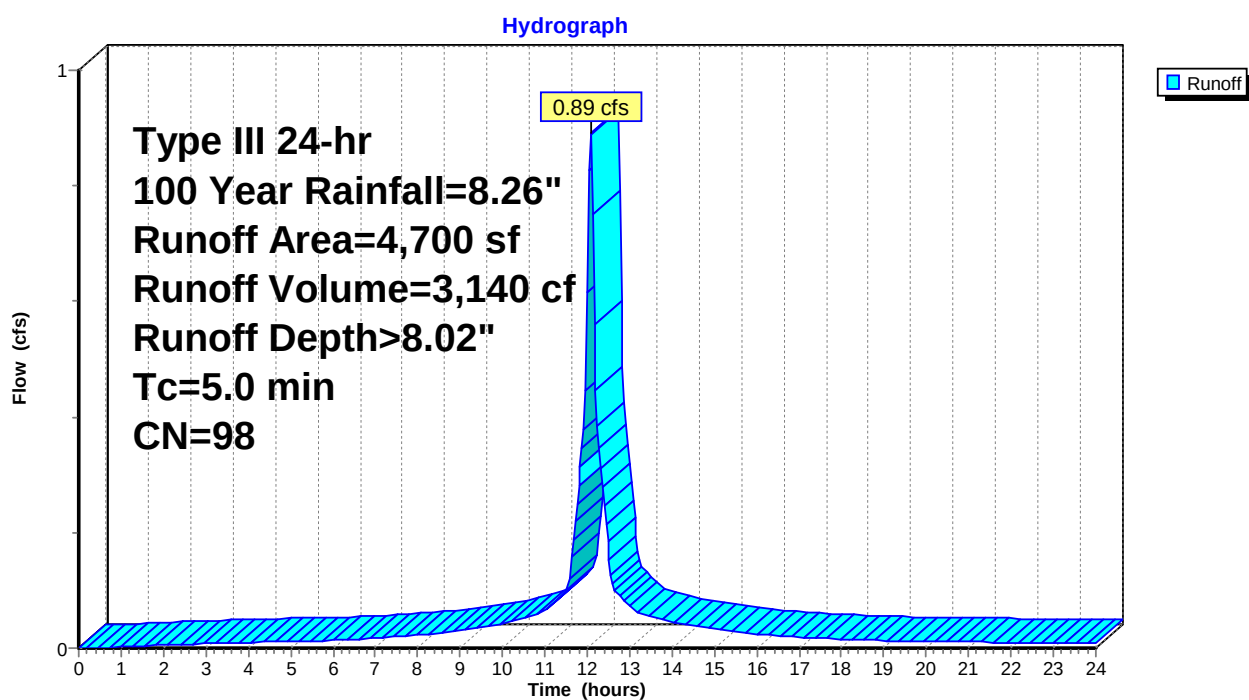
Summary for Subcatchment 3S: Areas CB 5 and 6

Runoff = 0.89 cfs @ 12.07 hrs, Volume= 3,140 cf, Depth> 8.02"

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

	Area (sf)	CN	Description
*	4,700	98	Road
	4,700		100.00% Impervious Area

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

Subcatchment 3S: Areas CB 5 and 6

2657StreetDrainage

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100 Year Rainfall=8.26"

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Summary for Reach 1R: 8" HDPE

Inflow Area = 5,600 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 1.06 cfs @ 12.07 hrs, Volume= 3,741 cf
Outflow = 1.06 cfs @ 12.08 hrs, Volume= 3,740 cf, Atten= 0%, Lag= 0.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Max. Velocity= 10.41 fps, Min. Travel Time= 0.1 min

Avg. Velocity= 3.47 fps, Avg. Travel Time= 0.4 min

Peak Storage= 7 cf @ 12.07 hrs

Average Depth at Peak Storage= 0.22'

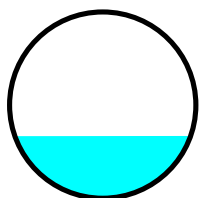
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 4.42 cfs

8.0" Round Pipe

n= 0.011

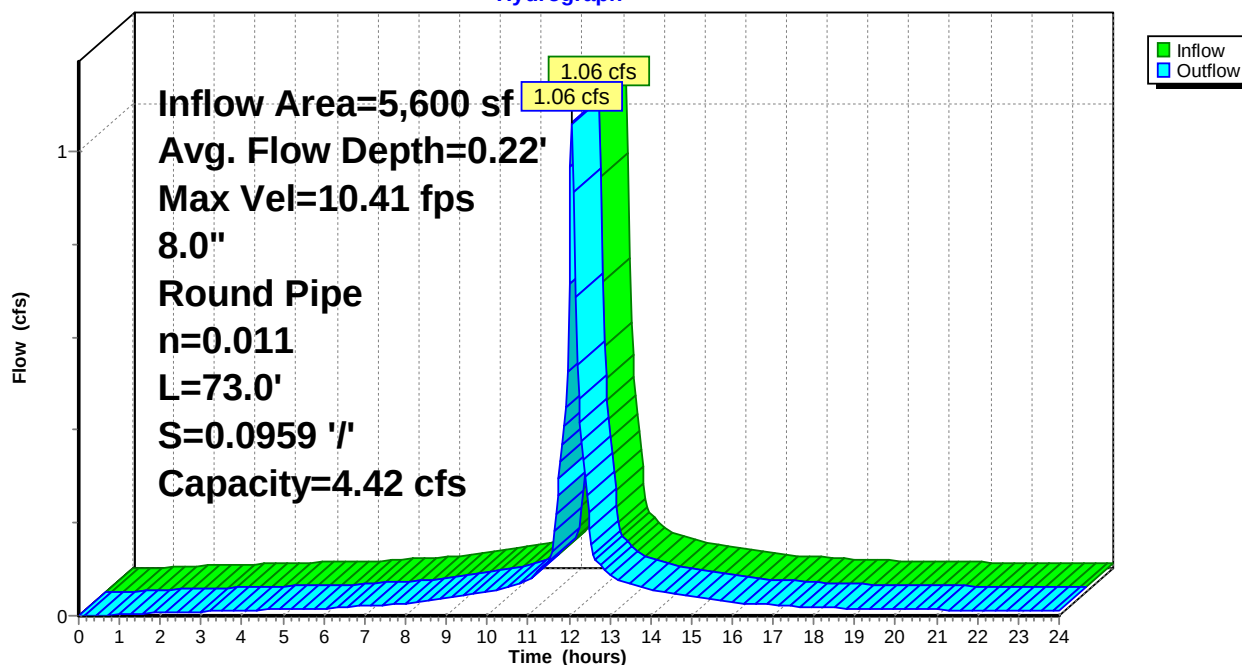
Length= 73.0' Slope= 0.0959 '/'

Inlet Invert= 104.00', Outlet Invert= 97.00'



Reach 1R: 8" HDPE

Hydrograph



2657StreetDrainage

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 100 Year Rainfall=8.26"

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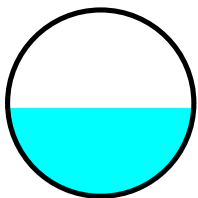
Summary for Reach 2R: 8" HDPE

Inflow Area = 10,600 sf, 100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 2.01 cfs @ 12.07 hrs, Volume= 7,080 cf
Outflow = 1.99 cfs @ 12.08 hrs, Volume= 7,079 cf, Atten= 1%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Max. Velocity= 12.26 fps, Min. Travel Time= 0.2 min
Avg. Velocity= 4.17 fps, Avg. Travel Time= 0.6 min

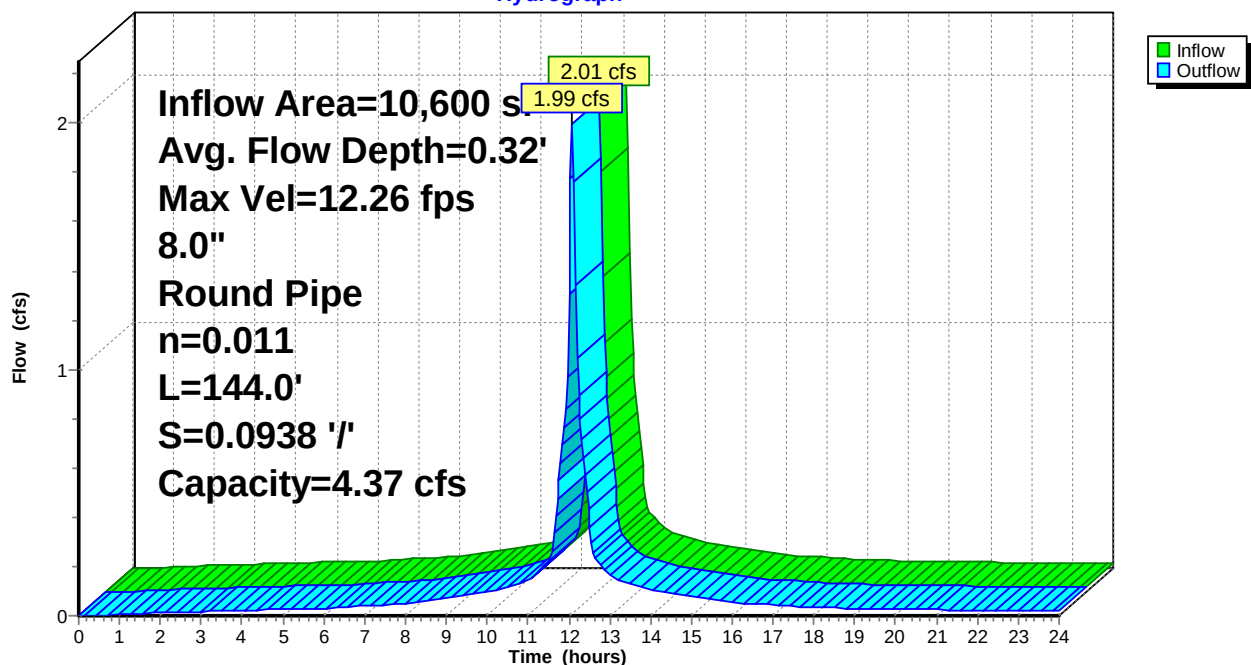
Peak Storage= 24 cf @ 12.08 hrs
Average Depth at Peak Storage= 0.32'
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 4.37 cfs

8.0" Round Pipe
n= 0.011
Length= 144.0' Slope= 0.0938 '/'
Inlet Invert= 97.00', Outlet Invert= 83.50'



Reach 2R: 8" HDPE

Hydrograph



2657StreetDrainage

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100 Year Rainfall=8.26"

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Summary for Reach 4R: 12" HDPE

Inflow Area = 15,300 sf, 100.00% Impervious, Inflow Depth > 8.01" for 100 Year event

Inflow = 2.88 cfs @ 12.08 hrs, Volume= 10,219 cf

Outflow = 2.88 cfs @ 12.08 hrs, Volume= 10,219 cf, Atten= 0%, Lag= 0.1 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Max. Velocity= 11.18 fps, Min. Travel Time= 0.1 min

Avg. Velocity= 3.75 fps, Avg. Travel Time= 0.2 min

Peak Storage= 9 cf @ 12.08 hrs

Average Depth at Peak Storage= 0.36'

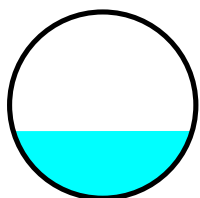
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 10.21 cfs

12.0" Round Pipe

n= 0.011

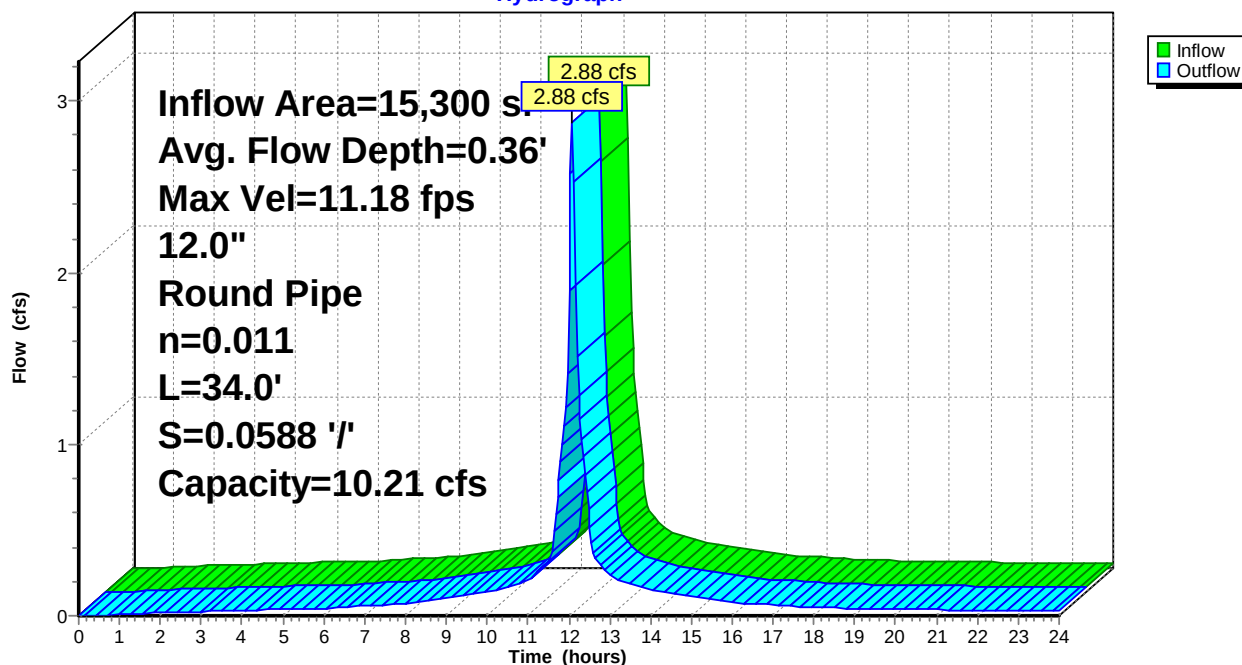
Length= 34.0' Slope= 0.0588 '/'

Inlet Invert= 83.50', Outlet Invert= 81.50'



Reach 4R: 12" HDPE

Hydrograph



2657StreetDrainage

Prepared by Fairfield County Engineering LLC

HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

Type III 24-hr 100 Year Rainfall=8.26"

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Summary for Reach 5R: 24" RCP

Inflow Area = 15,300 sf, 100.00% Impervious, Inflow Depth > 8.01" for 100 Year event
Inflow = 2.88 cfs @ 12.08 hrs, Volume= 10,219 cf
Outflow = 2.74 cfs @ 12.12 hrs, Volume= 10,209 cf, Atten= 5%, Lag= 2.4 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Max. Velocity= 2.99 fps, Min. Travel Time= 1.3 min
Avg. Velocity= 1.01 fps, Avg. Travel Time= 3.8 min

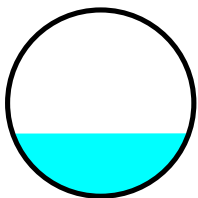
Peak Storage= 218 cf @ 12.09 hrs
Average Depth at Peak Storage= 0.68'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 11.36 cfs

24.0" Round Pipe

n= 0.017

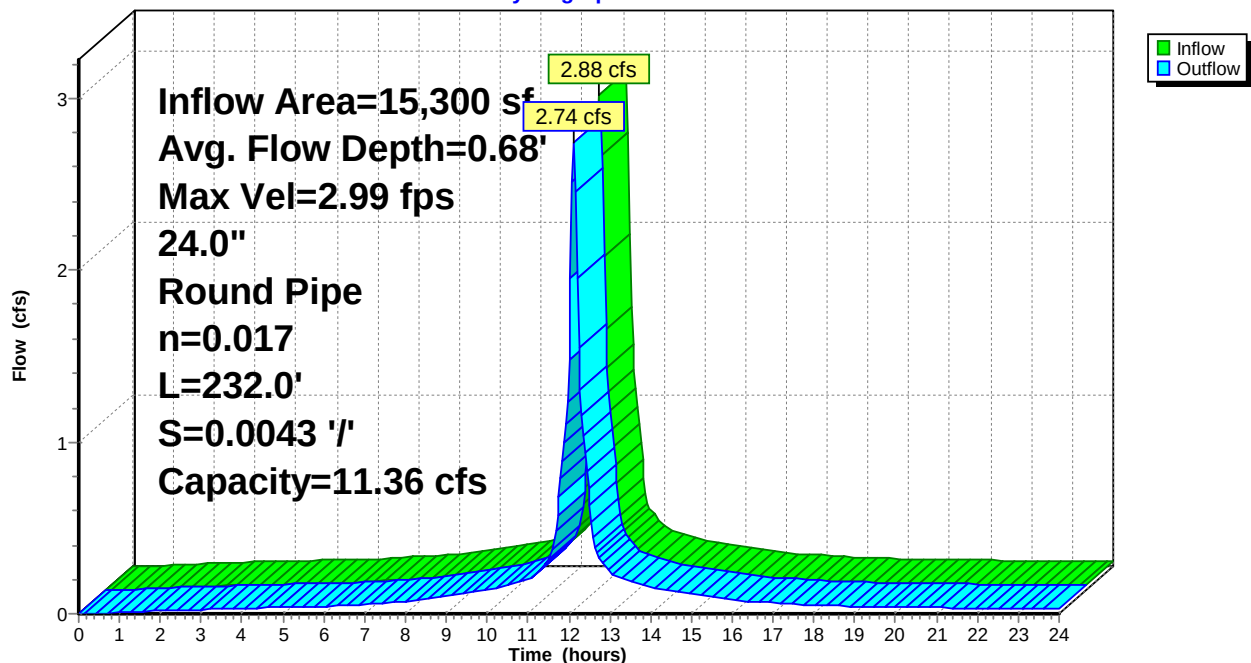
Length= 232.0' Slope= 0.0043 '/'

Inlet Invert= 81.30', Outlet Invert= 80.30'



Reach 5R: 24" RCP

Hydrograph





CITY OF NORWALK
Christine Cardascia, P.E.
Assistant Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7873
Permits: (203) 854-4161
www.norwalkct.gov
ccardascia@norwalkct.gov
dwpwpermits@norwalkct.gov

November 5, 2025

Sent via email to: Aleksandra_moch@yahoo.com

Aleksandra Moch
Applicant

RE: 210 Richards Avenue (District 05, Block 68, Lot 18) Lot 1, 2 & 3
Proposed Three (3) Single-Family Residences
Department of Engineering's Plan Review Comments

Dear Ms. Moch:

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

The following documents were provided and included in our review:

- Site Plan titled "Drainage Plan- Lots," prepared by Fairfield Country Engineers LLC., dated 06/12/2025
- Survey titled "Zoning Location Survey Showing Proposed Driveway," prepared by All Seasons Land Surveying, dated 07/31/2024
- Stormwater Report titled "Drainage Report Prepared for Existing and Proposed Conditions Located at: 210 Richards Avenue Lot 1," prepared by Fairfield Country Engineers L.L.C., dated 06/12/2025
- Stormwater Report titled "Drainage Report Prepared for Existing and Proposed Conditions Located at: 210 Richards Avenue Lot 2," prepared by Fairfield Country Engineers L.L.C., dated 06/12/2025
- Stormwater Report titled "Drainage Report Prepared for Existing and Proposed Conditions Located at: 210 Richards Avenue Lot 3," prepared by Fairfield Country Engineers L.L.C., dated 06/12/2025
- Engineering Report titled "Stormwater Facilities Maintenance Plan Ed Elysee 210 Richards Avenue, Lot 1, Norwalk, CT," prepared by Fairfield Country Engineers L.L.C.
- Engineering Report titled "Stormwater Facilities Maintenance Plan Ed Elysee 210 Richards Avenue, Lot 2, Norwalk, CT," prepared by Fairfield Country Engineers L.L.C.
- Engineering Report titled "Stormwater Facilities Maintenance Plan Ed Elysee 210 Richards Avenue, Lot 3, Norwalk, CT," prepared by Fairfield Country Engineers L.L.C.

The following are the Department of Engineering's review comments highlighting sections that will require revision or additional information prior to our departmental sign-off:

1. Richards Avenue has recently been repaved and is currently under a road moratorium. The moratorium prohibits non-emergency excavation work until October 9, 2026. Should road excavations be performed after the 2-year moratorium, the road restoration requirements will be determined at the time of permitting.
2. Should the proposed property subdivision, as depicted in the plans, be approved by Planning and Zoning and be assigned a new District, Block and Lot number, DPW shall review and approve the use of each new lot's address.
 - a. A Land Record Map depicting the approved property boundaries shall be recorded on the Land Records in the Office of Town Clerk.
3. Please confirm the agreement of the existing 15' Easement are met within this proposed plan.
4. The additional impervious area resulting from the roadway construction should be fully accounted for in the drainage design to ensure no increase in runoff is added to the City System.
5. A Utility Plan should be included in the Site Plan Set. The Utility Plan shall include the location of all existing utility mains, both in the property and the right-of-way, as well as the proposed location of the service connection(s). The Utility Plan shall also include all utility information such as pipe size, material, slopes, inverts, etc. for water, sewer, pumps and drainage infrastructure.
6. The sewer line shall be a minimum of 3' from the water line, please revise the plans accordingly.
7. All elements proposed within the new right-of-way shall include additional callouts and corresponding construction details on the plans.
8. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
 - a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received.

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

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Mario Pizighelli, P.E., Stormwater Systems Manager – Water Pollution Control Authority
William Mooney, Assistant Director of Health, Environmental Health – Health Department
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and Parking
Benjamin Yeung, P.E., Senior Traffic Engineer – Transportation, Mobility and Parking
Nathan Fankhanel, Junior Engineer – Transportation, Mobility and Parking
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning



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

Sent via email to: Aleksandra.moch@yahoo.com, elysee@driveprop.com, wayne@fairfieldce.com

To: Aleksandra Moch
NIE Richards LLC
Fairfield County Engineering LLC and Land Surveying Services

From: Benjamin Yeung, P.E. – Senior Traffic Engineer, TMP
James Travers – Director, TMP

Date: November 4, 2025

Subject: 210 Richards Avenue – Proposed Subdivision – TMP Preliminary Comments

The City of Norwalk Transportation, Mobility, and Parking (TMP) Department has completed a preliminary review of the following documents related to the proposed three-lot residential subdivision at 210 Richards Avenue:

- Project Narrative (210 Richards Avenue, Norwalk, CT), prepared by Aleksandra Moch, Environmental Consultant, dated September 3, 2025;
- "Improvement Location Survey Prepared for NIE Richards LLC, 210 Richards Avenue, Norwalk, Connecticut", prepared by Land Surveying Services, dated April 2, 2025;
- "Subdivision Map Prepared for NIE Richards LLC, 210 Richards Avenue, Norwalk, Connecticut", prepared by Land Surveying Services, dated August 15, 2025; and
- "Drainage Plan – Lots, NIE Richards LLC, 210 Richards Avenue, Norwalk, CT", prepared by Fairfield County engineering LLC, dated June 12, 2025.

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

GENERAL:

1. The design of the proposed Private Road should conform to the standards of the Norwalk Complete Streets Design Guide for Low Density Residential streets (PDF pages 41-42).

Site Plans:

2. A sidewalk/curb should be constructed along the south side of the roadway (adjacent to proposed residences) connecting from the sidewalk along the east side of Richards Ave to the driveway/access walk of the furthest rear lot (Lot #3).

3. 5' width is preferred for the sidewalk. A 3'-wide amenity zone (grassed/landscaped buffer strip) is also preferable between the sidewalk and curb. This provides space for street trees, lawn, mailbox posts, or other various street features. Note that the private roadway width may be narrowed to as low as 20' (curb to curb) on the straight section or 24' on the cul-de-sac (assuming minimum outside radius of 50 feet) to accommodate these features.
4. Sidewalk should be bituminous and curbing should be concrete to match the material of the existing sidewalk/curb along Richards Avenue.
5. The proposed private road (Lauren Court) approach to Richards Avenue must be STOP-controlled and include a STOP sign, and 24" wide stop bar pavement marking, per City of Norwalk standard details.
6. The pedestrian access route along the east side of Richards Avenue crossing the proposed private road (Lauren Court) must include crosswalk markings and ADA/PROWAG-compliant pedestrian curb ramps, per City of Norwalk standard details.
7. The proposed private road (Lauren Court) approach to Richards Avenue must conform to the intersection sight distance standards outlined in the AASHTO "A Policy on Geometric Design of Highways and Streets" 7th Edition (2018) and the sight triangles for both directions from the approach should be included on the roadway plans.

SUMMARY:

Please note this review is based on all documents submitted to date. TMP reserves the right to comment on forthcoming revised/updated site plans.

Sincerely,



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



James Travers, Director – TMP

Cc: DPW Permits

Jay Habansky - Chief of Economic and Community Development
 Garrett Bolella, P.E., PTOE, RSP1, Assistant Director – TMP
 Nathan Pankhanel, P.E., Junior Engineer – TMP
 Vanessa Valadares, P.E., Chief of Department of Public Works
 Wilber Giron, P.E., Permit Engineer – Department of Public Works
 Christine Cardascia, P.E., Assistant Engineer – Department of Public Works
 Steven Kleppin, Director – Planning and Zoning
 Bryan Baker, Principal Planner – Planning and Zoning
 Michelle Andrzejewski, Land Use Planner – Planning and Zoning
 Amelia Williams, Land Use Planner – Planning and Zoning
 William Ireland, Chief Building Official – Building and Code Enforcement
 Leo Guerrero, Assistant Building Official – Building and Code

Enforcement

Peter Kelly, Assistant Building Official – Building and Code Enforcement
 Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
 Mario Pizighelli, P.E., Stormwater Systems Manager – WPCA
 Christopher Cavaliere, Junior Engineer – WPCA
 Alexis Cherichetti, Senior Environmental Officer – Conservation Office
 William Mooney, Assistant Director of Health – Health Department
 Troy Donohue, Deputy Fire Marshal – Fire Department
 Kirk McDonald, Assistant Fire Marshal – Fire Department



CITY OF NORWALK
Health Department
137 East Avenue
Norwalk, CT 06851
Office: (203) 854-7776
www.norwalkct.gov/health

October 15, 2025

Bryan Baker
Principal Planner
Planning and Zoning
City of Norwalk

Re: 210 Richards Ave. Subdivision Plan

Bryan,

I have reviewed and have no issues pertaining to the plan as submitted. As both water and sanitary are to be on city infrastructure, the health department has no concerns. If this should change in the future, then we will need to conduct soil testing and proposals for septic systems.

Cordially,

A handwritten signature in blue ink that reads 'W.P. Mooney, Jr.'.

Bill Mooney, RS
Assistant Director of Health, Environmental Health

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

November 25, 2025

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chair
From: Bryan Baker, Principal Planner
Re: #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision

Commissioners,

The applicant has applied for a three-lot subdivision located at 210 Richards Avenue. The existing property is 68,484 square feet and the applicant is proposing to create three properties ranging from 13,752 square feet to 21,257 square feet. 210 Richards Avenue is in the CD-1M zone which is a single-family zone with a minimum lot size of 12,500 square feet.

The applicant is proposing to access the properties by constructing a new road, labeled as “Lauren Court” on the proposed subdivision site plan. The applicant has not identified whether sidewalks or curbs would be provided. The subdivision regulations grant the Commission the ability to waive such requirements, however, Staff agrees with the November 4, 2025, memorandum provided by the Transportation, Mobility & Parking Department (TMP), requesting the inclusion of sidewalks, curbs, and amenity zones, and therefore not in favor of granting a waiver.

The applicant has also received comments from the Department of Public Works (DPW) which contain significant details that should be addressed prior to a decision being made on the application. At the time of drafting this memorandum, DPW’s comments have not been addressed.

Staff recommends two options for consideration by the Commission: 1) wait for DPW’s comments to be addressed prior to acting, or 2) act on the application with DPW’s comments included as conditions.

The following resolution is offered:

Draft resolution to approve with conditions:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per site plans entitled “Subdivision Map prepared for NIE Richards LLC” of 210 Richards Avenue prepared by Land Surveying Services, LLC, dated August 15, 2025, as modified within these conditions per comments from the Department of Public Works (DPW) and Transportation, Mobility, and Parking (TMP); and
 - b. Per the plan entitled “Proposed Street Trees” for 210 Richards Avenue, prepared by Aleksandra Moch, Landscape Designer, dated November 24, 2025, provided that shade trees shall be planted no more than 30 feet apart and flowering trees shall be

- planted no more than 25 feet apart, subject to the location of driveways, cross streets, and walks; and
2. That any changes to the approved plans shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That the design of the proposed private road shall conform to the standards of the Norwalk Complete Streets Design Guide for Low Density Residential streets; and
4. That per TMP's memorandum dated November 4, 2025, the following modifications shall be made to the site plan:
 - a. That a sidewalk and curb shall be constructed along the south side of the roadway (adjacent to proposed residences) connecting from the sidewalk along the east side of Richards Avenue to the driveway/access walk of the furthest rear lot (Lot #3); and
 - b. That the sidewalk shall be at least five feet wide, and a three-foot-wide amenity zone (grassed/landscaped buffer strip) shall be between the sidewalk and curb; and
 - i. That the dimensions of the sidewalk and amenity zone can be adjusted in coordination with TMP and Planning & Zoning (P&Z) Staff, if necessary; and
 - c. That the sidewalk shall be bituminous and curbing shall be concrete; and
 - d. That the proposed private road, labeled Lauren Court, approach to Richards Avenue shall be STOP-controlled and include a STOP sign, and 24" wide stop bar pavement marking, per City of Norwalk standard details; and
 - e. That the pedestrian access route along the east side of Richards Avenue crossing the proposed private road (Lauren Court) must include crosswalk markings and ADA/PROWAG-compliant pedestrian curb ramps, per City of Norwalk standard details; and
 - f. That the proposed private road (Lauren Court) approach to Richards Avenue must conform to the intersection sight distance standards outlined in the AASHTO "A Policy on Geometric Design of Highways and Streets" 7th Edition (2018) and the sight triangles for both directions from the approach shall be included on the roadway plans; and
5. That per DPW's memorandum dated November 5, 2025, the following modifications shall be made to the site plan:
 - a. That a Utility Plan shall be provided, which shall include the location of all existing utility mains, both in the property and the right-of-way, as well as the proposed location of the service connection(s), and all utility information such as pipe size, material, slopes, inverts, etc., for water, sewer, pumps and drainage infrastructure; and
 - b. That the sewer line shall be a minimum of three feet from the water line; and
 - c. That all elements proposed within the new right-of-way shall include additional callouts and corresponding construction details on the plans; and
6. That the applicant has acknowledged the following comments from DPW's November 5, 2025, memorandum:
 - a. That Richards Avenue is under a road moratorium and non-emergency excavation work is prohibited until October 9, 2026; and
 - b. That DPW shall be responsible for reviewing and approving each new lot's address; and
 - c. That any existing trees that are to be removed within the City's right-of-way that are eight inches or greater in caliper, shall require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with City Code Chapter 112; and
7. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and
8. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

9. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be December 12, 2025.



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Date Received:

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

1. Address of Subject Property(s):

100 Connecticut Avenue, Norwalk, CT

2. District: 5, Block: 65, Lot(s): 1 3. Zone: CD-3C, Overlay/Village District: N/A

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

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

7. Existing Use of Property:

Retail sales via the Lowe's Home Improvement store.

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

Retail sales via the Lowe's Home Improvement store.

The proposed project does not propose to change the use of the existing parcel.

This application proposes the re-striping of a number of parking spaces across the existing parking lot, and proposes the dedication of outdoor storage and seasonal sales areas within the parking lot.

Applicant Information

Applicant Name: Lowe's Home Centers, LLC.

Billing Address: 1000 Lowe's Blvd. Mooresville, NC 28117

Phone Number: 661.523.4041 Email: todd.bartok@lowes.com

Signature: [Signature] TODD BARTOK

Property Owner Information and Authorization

Owner of Record: One Hundred Norwalk, LLC

Billing Address: One Linden Place, Great Neck NY, 11021

Phone Number: (516) 570-8500 Email: LHaKimi@HallinvestmentsLtd.com

Signature: [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.*

Application Information and Requirements

Sections 8.4.5 of the Norwalk Zoning Regulations detail items that are required for a Site Plan Review Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Site Plan Review application submission:

1. Three copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
 - a) Each Site Plan shall be, include, show, or demonstrate, as applicable, the following:
 - i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
 - ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
 - iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
 - iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
 - v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
 - vi. Show and include the following:
 - a. Lot or Building Site Width and Lot or Building Site Yards.
 - b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
 - c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
 - d. Setbacks or Setback Areas.
 - e. Encroachments.
 - f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.
 - g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.

- h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
- i. Driveway(s) and widths.
- j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
- k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
- l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
- m. Ground Floor Elevation above grade for each Building.
- n. Existing Tree and Vegetation Plan and Survey:
 - i. Showing all groupings of trees and how they will be incorporated into the proposed project.
 - ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
 - iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
 - iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
- o. Erosion and Sedimentation Control measures for the Development.
- p. Topographic excavation and grading plans.
- q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
- r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
- s. Detailed Parking plan.
- vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.
- 4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.1.7.g.
- 5. Architectural Plans/Drawings:
 - a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
 - b) Building Type(s).



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

- c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
- d) Private Frontage(s) and Façade Elements.
- e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
 - a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
 - a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

Fees

The Applicant shall pay to the City the fees established in the Fee Schedule Document available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to pay the application fee at the time of submission of the Site Plan Review application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, www.norwalkct.gov.

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

Public Notification

Notice shall be provided in accordance with Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
 - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
 - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
 - c. The letter shall contain the proposed action and street address for the property in question, including:
 - i. The current zoning of the subject property.
 - ii. A summary indicating the nature of the application.

Public hearings are discretionary for Site Plan Review Applications. If the Planning & Zoning Commission decides to hold a public hearing, the following steps shall be followed by the Applicant, in accordance with Section 8.4.4.D:



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

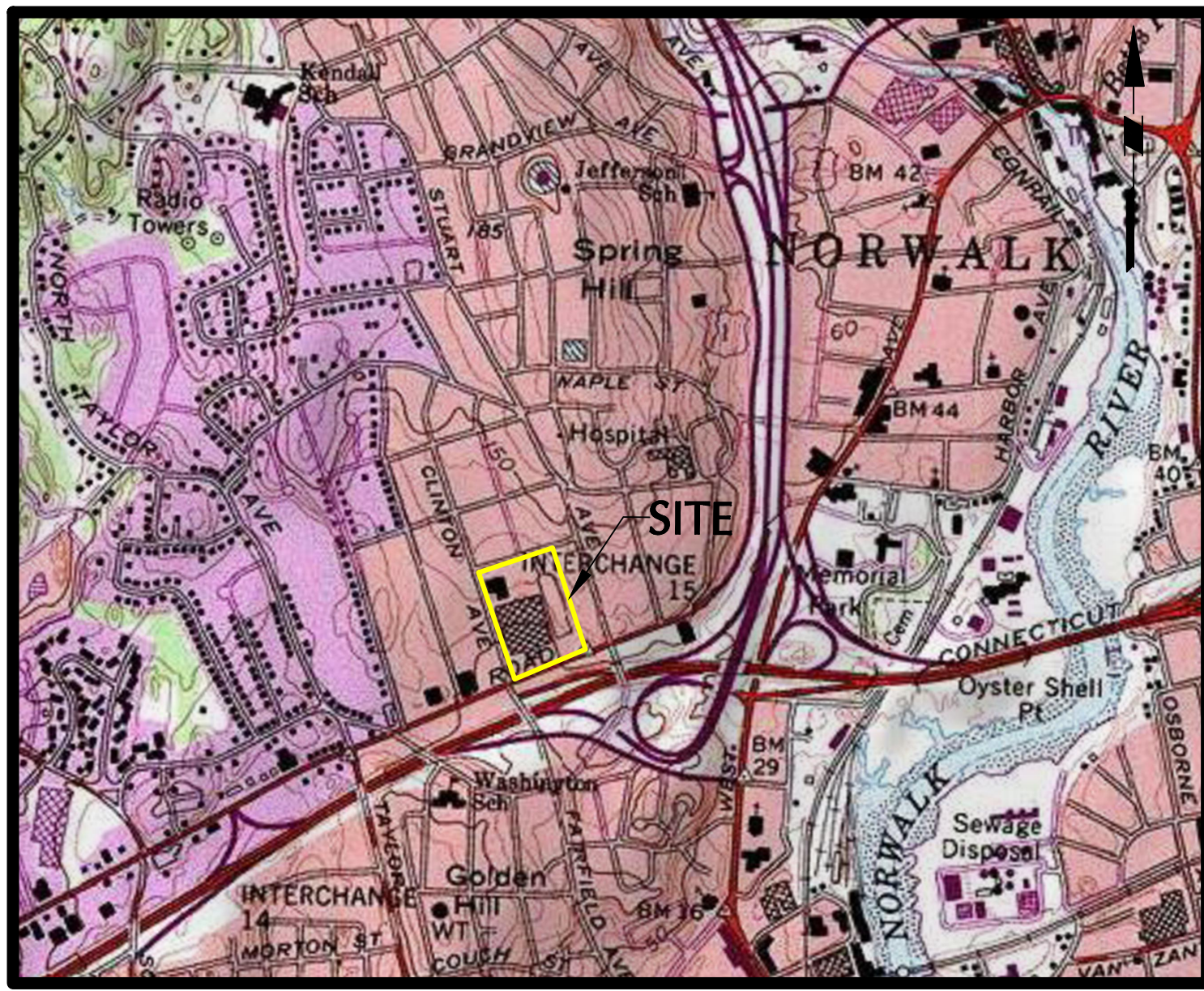
1. After a public hearing date has been established, the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
 - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
 - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
 - c. The letter shall contain the proposed action and street address for the property in question, including:
 - i. The current zoning of the subject property.
 - ii. A summary indicating the nature of the application.
 - d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
 - e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

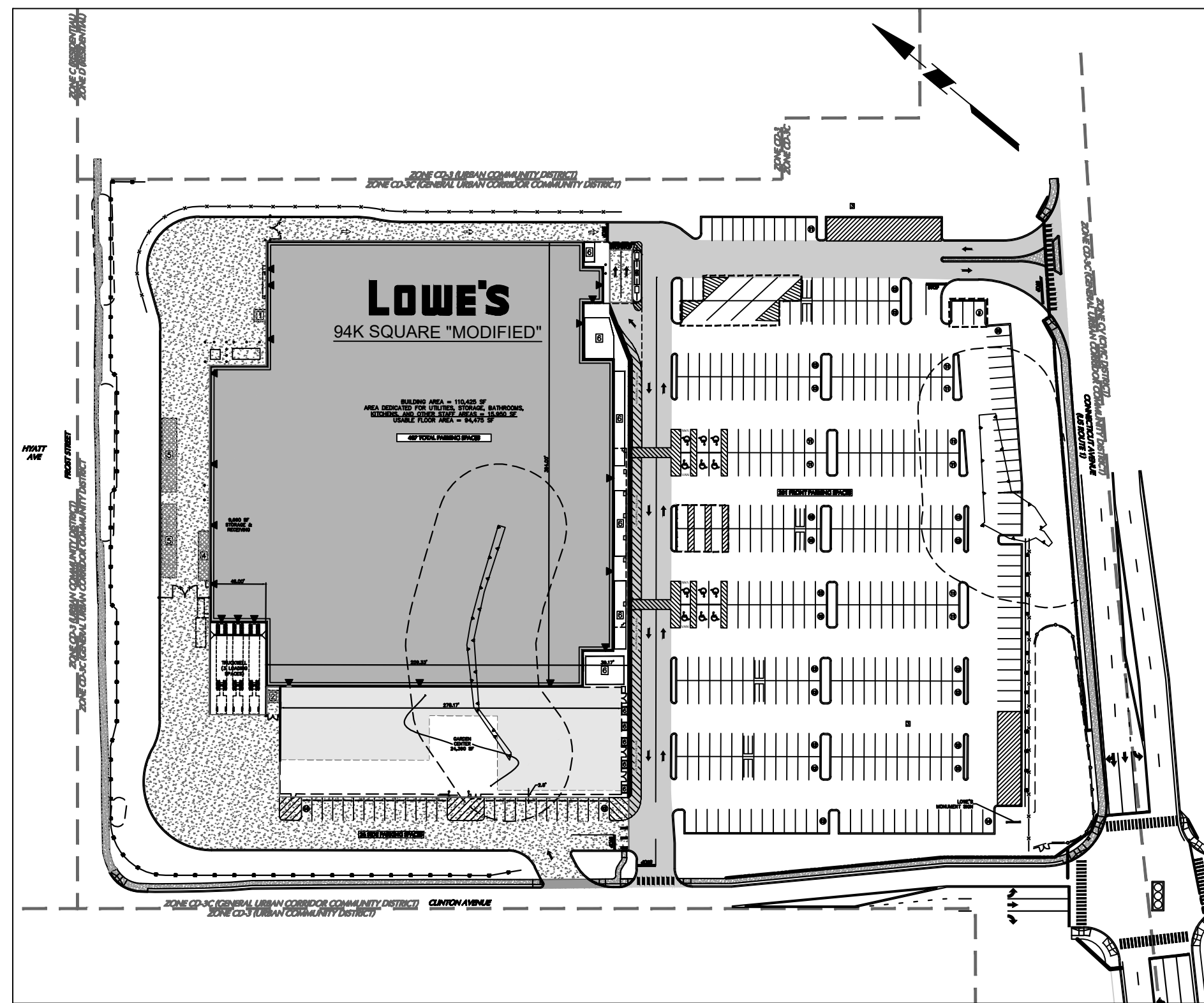
In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.

end

SITE PLAN REVIEW APPLICATION



1"=1000'

 $1'' = 100'$

DRAWING LIST

CS001	COVER SHEET	09/16/2025
EX101	EXISTING CONDITIONS PLAN	09/16/2025
CS101	SITE PLAN	09/16/2025

APPLICANT(S)
LOWE'S HOME CENTERS, LLC.
C/O TODD BARTOK
1000 LOWE'S BLVD.
MOORESVILLE, NORTH CAROLINA 28117
(661) 523-4041

OWNER
ONE HUNDRED NORWALK, LLC.
ONE LINDEN PLACE
GREAT NECK, NY 11021
(516) 571-8500

SURVEYOR, CIVIL, ENVIRONMENTAL, GEOTECHNICAL
TRAFFIC ENGINEER, & LANDSCAPE ARCHITECT

LANGAN ENGINEERING & ENVIRONMENTAL SERVICES, INC.
C/O TIMOTHY ONDERKO
555 LONG WHARF DRIVE
NEW HAVEN, CONNECTICUT 06511
(203) 562-5771

[illegible]

535 Long Wharf Drive, New Haven, CT 06511
T: 203.362.5771 F: 203.769.6142 www.langan.com

**NEW JERSEY NEW YORK CONNECTICUT PENNSYLVANIA OHIO
 ILLINOIS WASHINGTON DC FLORIDA NORTH DAKOTA CHIO
 ARIZONA**

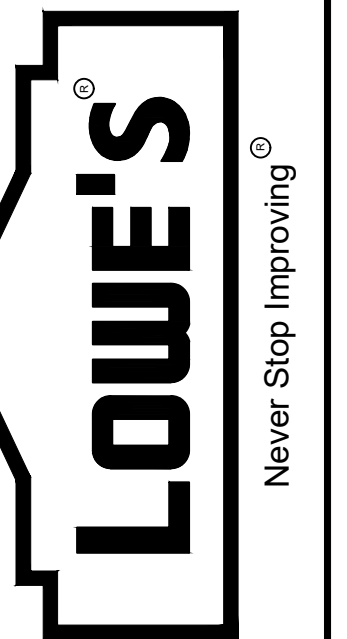
ABU DHABI ATHENS DOHA DUBAI ISTANBUL

Long Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
 Long Engineering and Environmental Services, Inc.
 Long International LLC
 Collectively known as Langan

E'S HOME CENTERS, LLC
5 CURTIS BRIDGE ROAD
WILKESBORO, NC 28697

38.4000 (V) 336.658.2527 (F)

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COVER SHEET

LOWE'S OF:

NORWALK

100 CONNECTICUT AVE. NORWALK, CONNECTICUT

PROJECT No. 140048501 | DRAWN BY: CJC | CHECKED BY: JIAB

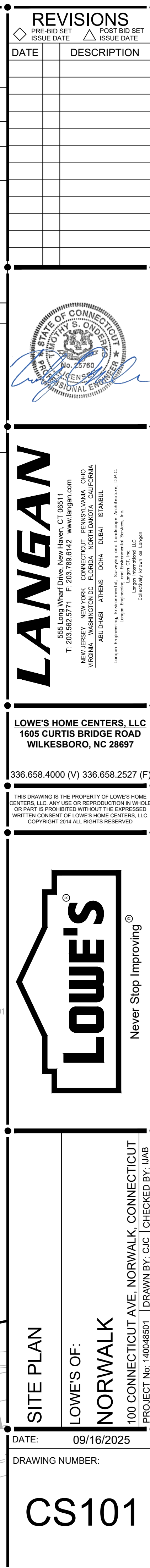
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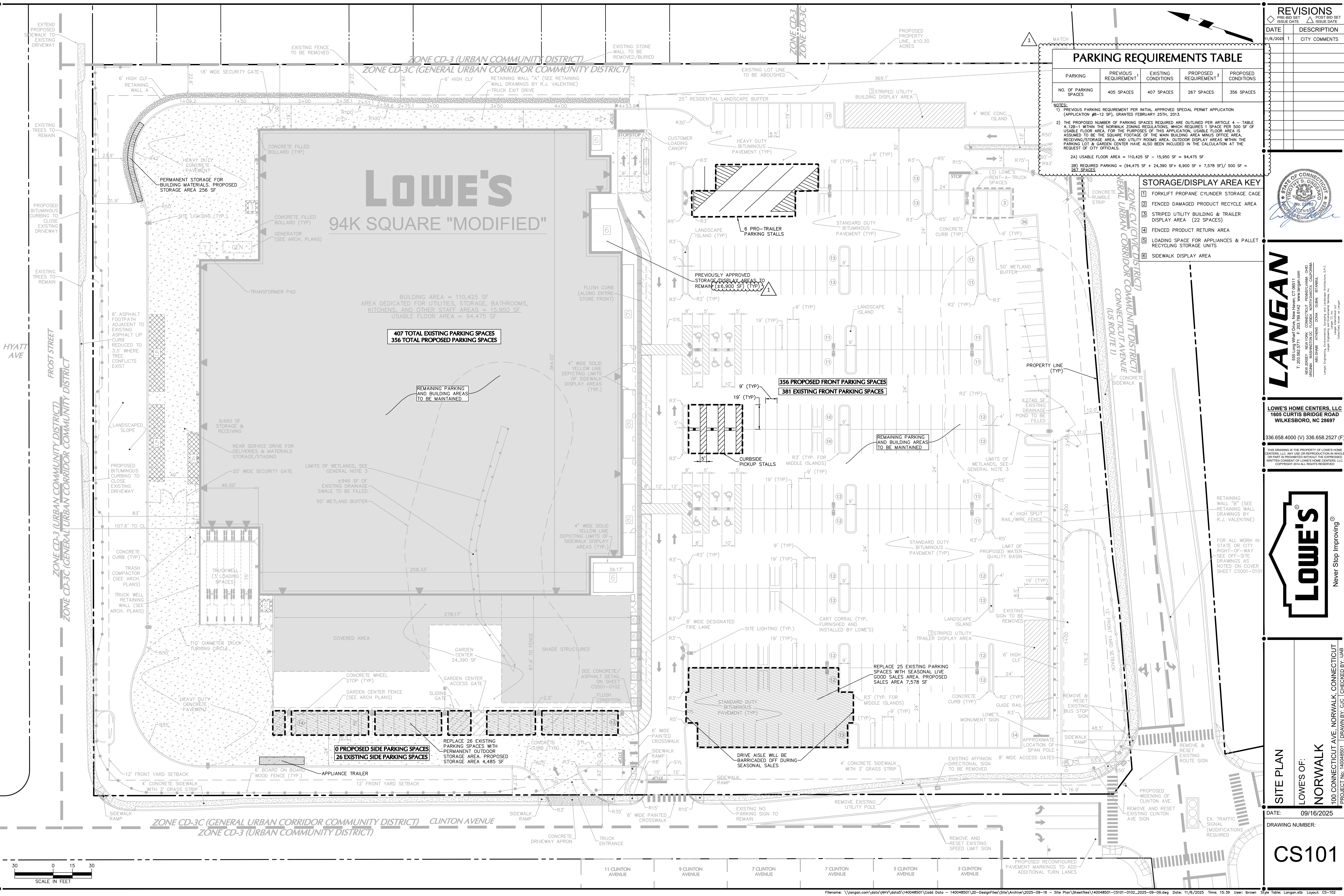
WING NUMBER:

CS001

LANGAN
ENGINEERING & ENVIRONMENTAL SERVICES







REVISIONS		
DATE	DESCRIPTION	CITY COMMENTS
1/6/2025	1	

PARKING REQUIREMENTS TABLE				
PARKING	PREVIOUS REQUIREMENT	EXISTING CONDITIONS	PROPOSED REQUIREMENT	PROPOSED CONDITIONS
NO. OF PARKING SPACES	405 SPACES	407 SPACES	267 SPACES	356 SPACES

NOTES:
1) PREVIOUS PARKING REQUIREMENT PER INITIAL APPROVED SPECIAL PERMIT APPLICATION (APPLICATION #8-12 SP), GRANTED FEBRUARY 25TH, 2013.
2) THE PROPOSED NUMBER OF PARKING SPACES REQUIRED ARE OUTLINED PER ARTICLE 4 - TABLE 4.12B-1 WITHIN THE NORWALK ZONING REGULATIONS, WHICH REQUIRES 1 SPACE PER 500 SF OF USABLE FLOOR AREA. FOR THE PURPOSES OF THIS APPLICATION, USABLE FLOOR AREA IS ASSUMED TO BE THE SQUARE FOOTAGE OF THE MAIN BUILDING AREA MINUS OFFICE AREA, RECEIVING/STORAGE AREA, AND UTILITY ROOMS AREA. OUTDOOR DISPLAY AREAS WITHIN THE PARKING LOT & GARDEN CENTER HAVE ALSO BEEN INCLUDED IN THE CALCULATION AT THE REQUEST OF CITY OFFICIALS.
2A) USABLE FLOOR AREA = 110,425 SF - 15,950 SF = 94,475 SF
2B) REQUIRED PARKING = (94,475 SF + 24,390 SF + 6,900 SF + 7,578 SF) / 500 SF = 267 SPACES

- STORAGE/DISPLAY AREA KEY**
- 1 FORKLIFT PROPANE CYLINDER STORAGE CAGE
 - 2 FENCED DAMAGED PRODUCT RECYCLE AREA
 - 3 STRIPED UTILITY BUILDING & TRAILER DISPLAY AREA (22 SPACES)
 - 4 FENCED PRODUCT RETURN AREA
 - 5 LOADING SPACE FOR APPLIANCES & PALLET RECYCLING STORAGE UNITS
 - 6 SIDEWALK DISPLAY AREA

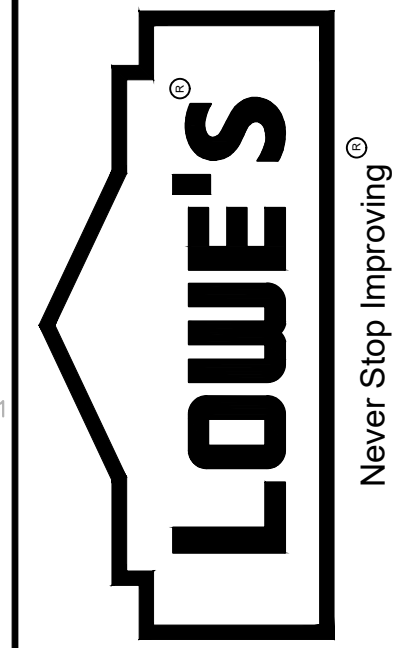


LANGAN

336.658.4000 (V) 336.658.2527 (F)

LOWE'S HOME CENTERS, LLC
1605 CURTIS BRIDGE ROAD
WILKESBORO, NC 28687

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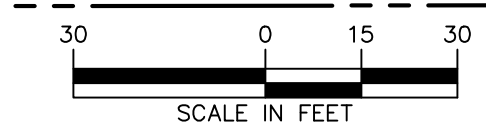
SITE PLAN

LOWE'S OF NORWALK

100 CONNECTICUT AVE. NORWALK, CONNECTICUT
PROJECT No. 14004801 | DRAWN BY: CJC | CHECKED BY: UAB

DATE: 09/16/2025

DRAWING NUMBER: **CS101**





CITY OF NORWALK
Christine Cardascia, P.E.
Assistant Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7873
Permits: (203) 854-4161
www.norwalkct.gov
ccardascia@norwalkct.gov
dpwpermits@norwalkct.gov

October 29, 2025

Sent via email to: todd.bartok@lowes.com

Todd Bartok
Applicant

RE: 100 Connecticut Avenue (District 05, Block 65, Lot 01)
Proposed Re-striping of an Existing Parking Lot
Department of Engineering's Plan Review Sign-Off

Dear Mr. Bartok:

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

The following documents were provided and included in our review:

- Site Plan titled "Lowe's of Norwalk 100 Connecticut Avenue City of Norwalk, Connecticut Site Plan Review Application," prepared by Langan Engineering & Environmental Services, Inc.,

Upon review of aforementioned document(s), it is our understanding the proposed project intends to re-stripe an existing lot, thus not increasing the imperviousness of the property. Therefore, the Department of Engineering has no objection to the project moving forward with the following condition(s):

1. A DPW Permit, in conformance with DPW's Permit Provisions, would be required for work in the City's right-of-way prior to the commencement of the work.
 - a. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
 - i. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.
2. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.
3. The following may be required prior to the issuance of a Certificate of Occupancy/Compliance.
 - a. An as-built plan confirming the construction has been built according to City standards

4. This sign-off shall be valid for a period of 12-months from the date stamped on the plan. Any permit issued on the basis of this sign-off must be issued within such 12-month period. Any renewal of the plan sign-off will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

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

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Senior Planner – Planning and Zoning
Amelia Williams, Land Use Planner – Planning and Zoning
Tammy Maldonado, Zoning Enforcement Officer – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement

Andrzejewski, Michelle

From: Donohue, Troy
Sent: Friday, October 31, 2025 8:11 AM
To: Andrzejewski, Michelle
Cc: ibrown@langan.com; McDonald, Kirk
Subject: 100 Connecticut Avenue Site Plan Review Application - Fire Marshal's Review - Proposed Project

Good morning, Michelle

At this time, the Fire Marshal's Office has no questions or concerns regarding the proposed project moving forward. Based on the submitted site plan, 360-degree access for emergency services is maintained, and water sources remain accessible.

Please feel free to reach out if you have any questions or require additional information. Thank you

Respectfully,

Troy J. Donohue
Fire Marshal
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov



From: McDonald, Kirk <KMcdonald@norwalkct.gov>
Sent: Thursday, October 9, 2025 3:08 PM
To: Andrzejewski, Michelle <mandrzejewski@norwalkct.gov>
Cc: Donohue, Troy <TDonohue@norwalkct.gov>
Subject: RE: 100 Connecticut Avenue Site Plan Review Application - Department Reviews

Good afternoon Michelle.
Going forward, please include our new Fire Marshal,
Troy Donohue in these plan review applications.

Troy, please see email and link below.

Thank you

Kirk McDonald
Assistant Fire Marshal

City of Norwalk
Fire Department
121 Connecticut Ave.
Norwalk, CT 06854
203-854-0249

From: Andrzejewski, Michelle <mandrzejewski@norwalkct.gov>
Sent: Thursday, October 9, 2025 11:30 AM
To: Mooney, William <WMooney@norwalkct.gov>; Yeung, Benjamin <BYeung@norwalkct.gov>; Cardascia, Christine <CCardascia@norwalkct.gov>; McDonald, Kirk <KMcDonald@norwalkct.gov>; Kolb, Ralph <RKolb@norwalkct.gov>; Cavaliere, Chris <CCavaliere@norwalkct.gov>; Cherichetti, Alexis <ACherichetti@norwalkct.gov>; Ireland, William <WIRELAND@norwalkct.gov>
Cc: ibrown@langan.com
Subject: 100 Connecticut Avenue Site Plan Review Application - Department Reviews

Hello,
Planning & Zoning received a Site Plan Review Application for Lowe's on Connecticut Avenue.
Linked here is the application materials: <https://www.norwalkct.gov/3733/100-Connecticut-Avenue---2025---76-SPR>
The applicant is copied to answer your questions. We anticipate this application appearing on the December 3rd Planning and Zoning Commission meeting. Please sign off if required by your agency.
Thank you,
Michelle

Michelle Andrzejewski | 203-854-7781
Senior Planner
City of Norwalk



Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

December 3rd, 2025

To: Planning & Zoning Commission – Chapin Bryce, Chairman
From: Michelle Andrzejewski, Senior Planner
Re: #2025-76 SPR – One Hundred Norwalk, LLC – Proposed outdoor seasonal sales area and outdoor storage of products which includes re-striping parking spaces.

Background/Overview: Lowe's received commission approval for a retail home improvement store in 2012 that coincided with an approved site plan. Since then, the applicant had made unapproved modifications that included outdoor seasonal sales area and storage of product within the existing parking lot. Once the applicant had been made aware they have resolved this issue and is now applying for the proper modification to the site plan to allow outdoor sales and storage. The loss of the parking spaces for this modification will not impact the overall parking requirement since the retail parking calculation had been lowered since 2012. There are no changes to the existing building.

Staff Comments: Staff does not have any major issues with the proposal. Staff believes the applicant is taking the proper steps to use their property. A few neighbors located on Frost Street had reached out to staff who were initially worried about a change in the access to the site from Frost which staff clarified that there will be no access or changes to traffic circulation. The second concern is regarding outdoor storage of products would go above the existing fence along Frost Street however, the applicant has indicated that there will not be any storage that would appear above the fence line.

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

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-76 SPR – One Hundred Norwalk, LLC – Proposed seasonal sales area and outdoor storage of products which includes re-striping parking spaces be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:
 - a. Per site plans entitled "Lowe's of: Norwalk" prepared by Langan, dated 9/16/2025 revised to 11/6/2025; and
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That any changes to the approved plans shall be submitted to the Commission's Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
4. That the stockade fence located along Frost Street remain in place and that storage of product does not exceed above the fence line; and
5. That any and all existing conditions of approval remain in place; and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be December 12th, 2025.

DRAFT RESOLUTION TO DENY

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2025-76 SPR – One Hundred Norwalk, LLC – Proposed seasonal sales area and outdoor storage of products which includes re-striping parking spaces be **DENIED** subject to the following reasons:

- 1.
- 2.

BE IT FURTHER RESOLVED that the effective date of this denial shall be December 12th, 2025.

October 29, 2025

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

RE: Application for Coastal Site Plan Review
Applicant: Theresa & Buell Duncan
Parcels: 6 Golden Court, Norwalk, CT

Dear Director Kleppin,

We are pleased to submit herewith an Application for Coastal Site Plan Review on behalf of our clients, Theresa & Buell Duncan, for site construction activities at 6 Golden Court, located in the Bell Island section of Rowayton/Norwalk, Connecticut. The applicant is seeking approval to elevate the existing dwelling to comply with both FEMA requirements and the City of Norwalk Zoning Regulations.

The property is approximately 0.09 acres and is classified as District 6, Block 36, Lot 75 located in the CD-1S Zoning District and further within the Coastal Area Management (CAM) Zone. It is improved with a single-family home (inclusive of a covered parking space), a driveway, walkways, patio area, and minimal landscaped areas. The parcel is bounded by Long Island Sound to the west, the common passway of Golden Court to the east, and residential parcels to the north and south. The parcel is located within the regulatory floodplain of Long Island Sound as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0541G dated July 8, 2013; the site lies within flood zones VE (Elev. 15).

The applicant proposes various changes to the existing single-family dwelling, mostly required as they seek approval to elevate the dwelling to comply with the Zoning Regulations. The changes will include new elevated entry doors and corresponding stairs, enclosing the covered parking space (with necessary flood venting) and reconstructing a rear deck. Per the plans, there will be a reduction in overall coverage and no change to total building area. Most significantly, the applicant plans to elevate the structure by just over six feet (6') so that the first floor, ductwork, and joists meet or exceed the minimum 15' flood elevation established by FEMA plus two feet (2'), as required by the zoning regulations.

As refence, on October 16, 2025, the City of Norwalk Zoning Board of Appeals granted several variances necessitated by the proposed elevation of the structure to meet the FEMA and zoning regulations relating to flood compliance (25-0918-03). This coastal site plan review application is submitted pursuant to Section 6.10.3.1c (coastal overlay) and Table 4.3.1-C (District Standards) of the

zoning regulations. Further, the application is submitted within the 30 days required by Section 116-9B of the City Code for projects where variance has been granted.

The applicant and design team have reviewed the materials and submit that the proposed plan and modifications to the existing single-family home comply with the zoning regulations and standards for review of coastal site plan applicants as set forth in Section 6.10.2B.3b as follows:

1. *Characteristics of the site, including location and condition of all coastal resources:*

The site is located adjacent to Long Island Sound with adjacent coastal resources including bluffs and escarpments and rocky shorefronts, which will be unaffected by the project proposal. The single-family use of the parcel is consistent with the neighborhood, which is composed almost exclusively of single-family homes.

2. *The potential effects, both beneficial and adverse, of the proposed activity on adjacent coastal systems and coastal resources:*

There are no adverse impacts anticipated by the proposed activities and all work proposed is landward of the existing seawall, therefore the project will have no impact on shorefront resources. The project proposes to elevate an existing single-family home to exceed the minimum FEMA and City standards relative to the BFE. Refer to the Coastal Area Management Report prepared by this office and included hereto for additional information.

3. *The potential effects, both beneficial and adverse, of the proposed activity on future water-dependent development opportunities:*

The proposed work is landward of the existing seawall, therefore there will be no impact to future water-dependent development opportunities.

4. *The potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal development:*

The finished floor elevation of the proposal is 18.8 feet, which is set above the FEMA base flood elevation of 15 feet plus 2 feet as required by Norwalk Zoning Regulations. Raising the elevation will bring the structure into compliance and therefore minimize the potential for loss of property and/or life. Further, reference is made to the wave impact analysis prepared by RACE Coastal Engineering in which RACE confirms that the proposed site improvements are in compliance with Article 6.9.5 of the Zoning Code and will not cause an increase in the effective FEMA designated BFE at the site or cause adverse impacts with respect to flooding or environmental resources.

5. *Preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat:*

The proposal will not impact the noted systems or conditions. Further, and as indicated within the project documentation, the proposed improvements will not create adverse impacts with respect to flood on the site or adjacent properties.

6. *The goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed development, use or activity and any goal or policy of the act:*

The goals of the project are to elevate an existing home to achieve the minimum zoning and FEMA compliance and will include reductions to site impervious coverages. With this in mind, the proposal meets the requirements of the CAM Act, adequately addresses coastal resources, and is consistent with general development goals referenced in CGS Section 22a-92.

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

Sincerely,



Vincent J Hynes, P.E.

copy: Theresa & Buell Duncan



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. Property Address: 6 Golden Court 2. D/B/L/U: 6/36/75/0

3. Proposed Work: Refer to the application cover letter for proposed scope. 4. Zone: CD-1S

5. Applicant Identification:

Applicant Name: Theresa B Duncan & Buell G Duncan, III

Address: 6 Golden Court, Norwalk, CT 06853

Phone Number: c/o Vincent J Hynes, P.E. (203-327-0500) Email: v.hynes@rednissmead.com

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

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

Name: Redniss & Mead, Inc. c/o Vincent J Hynes, P.E.

Address: 22 First St., Stamford, CT 06905

Business Phone: 203-327-0500 Email: v.hynes@rednissmead.com

6. Property Owner, if different than applicant:

Owner Name: Same as applicant.

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

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

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

6. Project Site Plans:

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

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

7. Site Information:

a) Street Address or Geographical Description:

6 Golden Court, Norwalk CT 06853

b) Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? ☒ YES ☐ NO

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

Long Island Sound

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

e) Indicate the area of the project site: 0.09± acres or 3,834 square feet

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

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

g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)?

☐ Yes ☒ No

8. Description of Proposed Project or Activity:

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

See Coastal Area Management and Site Engineering Reports by Redniss & Mead, attached hereto and made a part hereof.

9. Description of Proposed Stormwater Best Management Practices:

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

See Coastal Area Management and Site Engineering Reports by Redniss & Mead, attached hereto and made a part hereof.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

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

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

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

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

14. Identification of Potential Adverse Impacts on Coastal Resources: *(Must be completed for ALL projects.)*

Identify the adverse impact categories below that apply to the proposed project or activity.

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

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

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

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

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

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

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

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

16. Mitigation of Potential Adverse Impacts:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

17. Remaining Adverse Impacts:

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

See Coastal Area Management Report by Redniss & Mead, attached hereto.

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

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

Applicant's Signature:



DATE: 10/29/2025

Agent's Signature:



DATE: 10/29/2025



IMPROVEMENT LOCATION SURVEY – PROPOSED

OF PROPERTY PREPARED FOR

THERESA DUNCAN

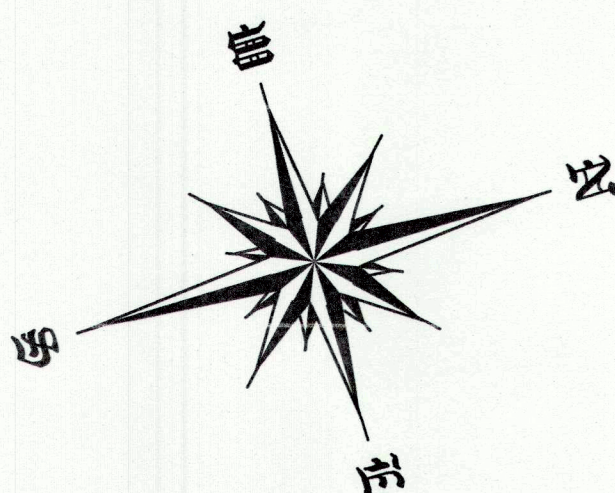
#6 GOLDEN COURT, NORWALK, CONNECTICUT

SCALE: 1" = 10'

DATE: SEPT. 9, 2020

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"

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



WATERS OF
"LONG ISLAND SOUND"

"SOUTH BEACH"

NOTE: EXISTING BUILDING OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSAL	
FRONT SETBACK (OPEN PORCH 20')	30'	14.2'±	14.2'±	
REAR	15'***	17'±	17'± / 8'±***	- VARIANCE REQUIRED PER ARTICLE 6.9.5.D(1)
SIDE	6'	2.2±/4.6'±	2.2±/4.6'±	
LOT WIDTH	50'	49.25'	49.25'	
LOT AREA	6,250sf	3,834sf±	3,834sf±	
HEIGHT	MID ROOF 32'	32.7'±*	38.5'*	- VARIANCE REQUIRED 6.5'
	PEAK ROOF 40'	41.0'±*	46.8'*	- VARIANCE REQUIRED 6.8'
# OF STORIES	2 1/2	2 1/2***	2 1/2***	
BUILDING SITE AREA :	35%/1342sf MAX.	41.2%/1579sf	41.2%/1579sf	
IMPERVIOUS SURFACE COVERAGE :	50%/1917sf MAX.	88.7%/3399sf	84.1%/3226sf	
ACCESSORY BUILDINGS :				
FRONT SETBACK	50'	MIN.		
REAR	5'	MIN.		
SIDE	6'	MIN.		
HEIGHT	MID ROOF 15'	MAX.		
	PEAK ROOF 20'	MAX.		
# OF STORIES	1 1/2	MAX.		

* USING FINISHED GRADE MEASURED BY AVERAGING THE LOWEST EXTERIOR GROUND ELEVATIONS ON THE SAME LOT OR BUILDING SITE WITHIN 10' OF DESIGNATED SAMPLE POINTS, SUCH SAMPLE POINTS BEING LOCATED APPROXIMATELY 5' APART ALONG A LINE LOCATED 10' OUTSIDE OF THE BUILDING AND/OR STRUCTURE.

(9.8) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 8.0'
AVERAGE PROPOSED GRADE AROUND HOUSE = 8.1'

** AVERAGE GRADE AT FRONT EXISTING HOUSE = 9.4'
CRAWLSPACE CEILING EXISTING ELEVATION = 11.8'±
11.8'± - 9.4' = 2.4'± (DIFFERENCE)

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

(7.0) = PROPOSED SPOT ELEVATION

X 8.0 = EXISTING SPOT ELEVATION – DATUM IS REFERENCED TO N.A.V.D. 1988

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

SURVEY TYPE : IMPROVEMENT LOCATION SURVEY – PROPOSED

BOUNDARY DETERMINATION : RESURVEY

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

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

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

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

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS No. 12486, 7804, 494, 152, 155 & 634 N.L.R.

TAX MAP 10SW DISTRICT 6 BLOCK 36 TAX LOT 75

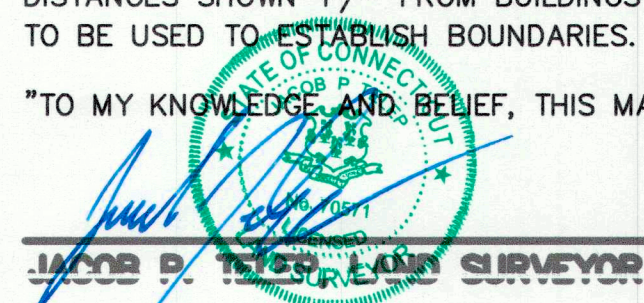
PROPERTY IS LOCATED IN ZONE : "CD-1S" SUB-URBAN SINGLE FAMILY COMMUNITY DISTRICT

F.I.R.M. ZONE : "VE" (elev. 15') PANEL 541 of 626 MAP NO. 09001C0541G DATE 7/8/13

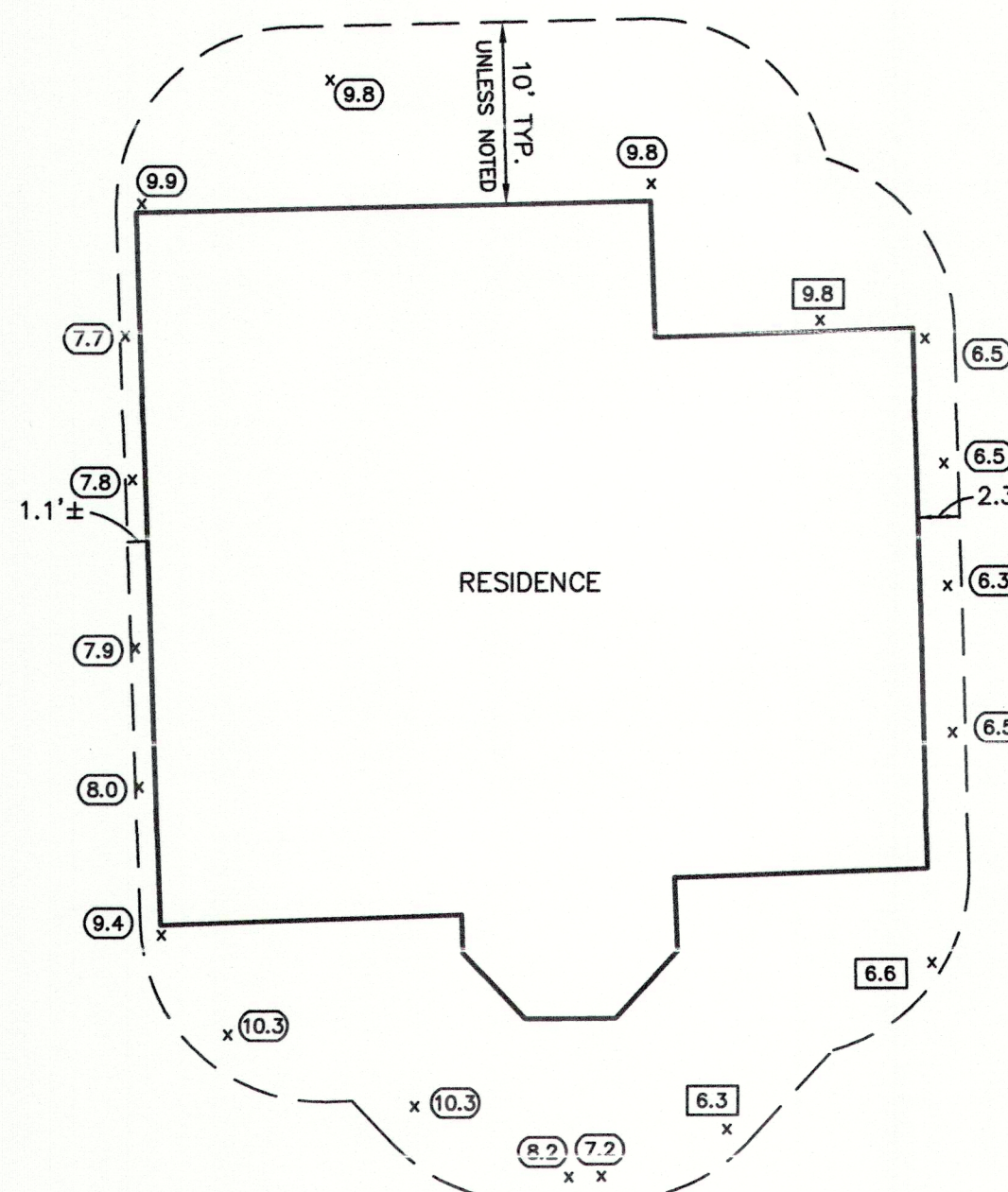
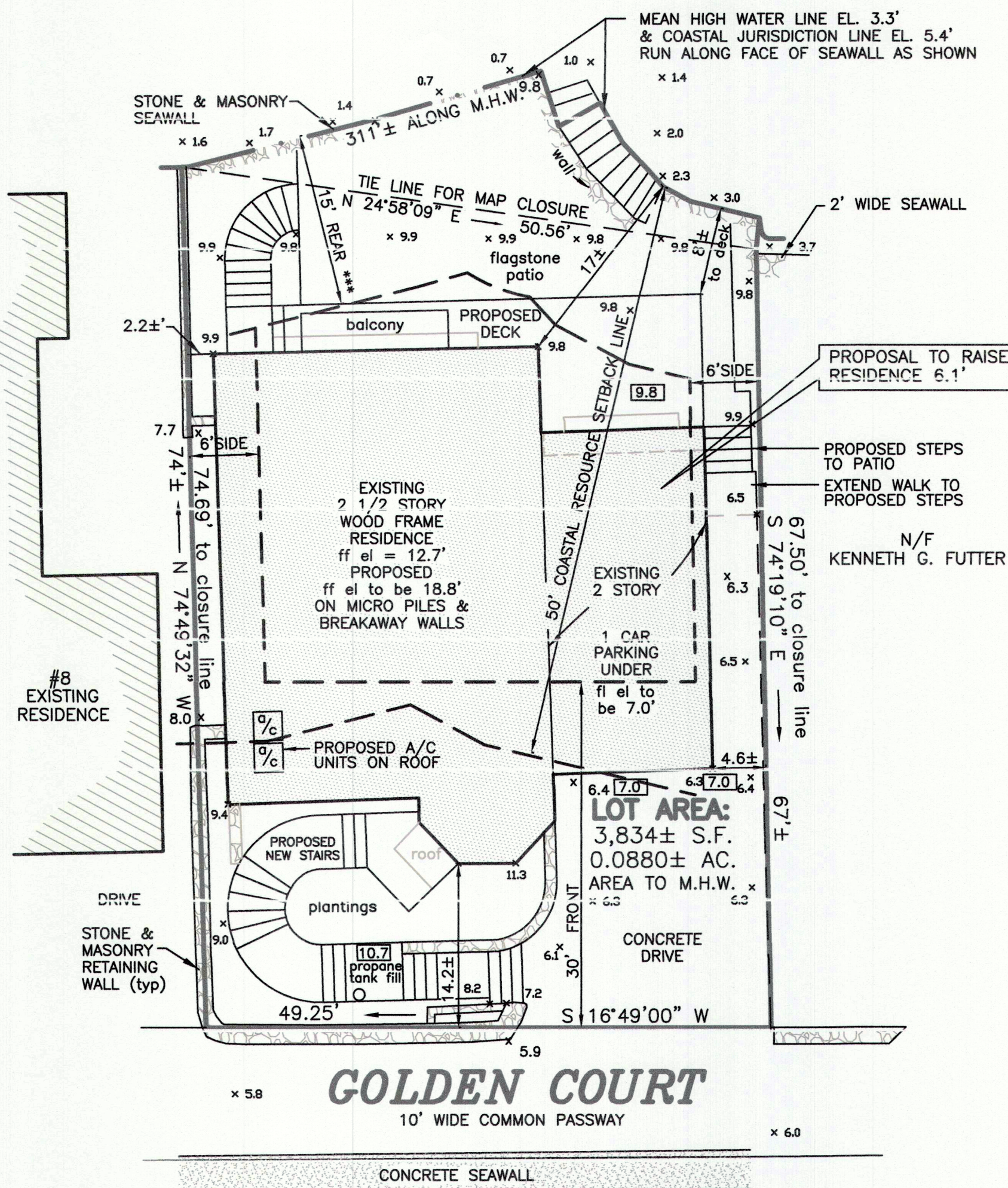
PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

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

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



CONNECTICUT REG # 70571

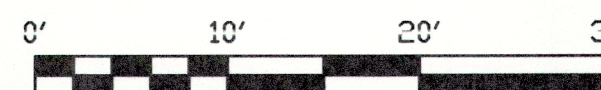


AVERAGE GRADE CALCULATION
= sum of elevations
number of points

= 154.8
19 points

= 8.1'

*AVERAGE EXISTING & PROPOSED GRADES AROUND HOUSE DETAIL
SEE NOTES BELOW ZONING CHART



GRAPHIC SCALE

GENERAL NOTES:

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

2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by Arcanone Land Surveyors LLC entitled Zoning Location Survey dated September 9, 2020, and last revised May 27, 2025. Elevations depicted or labeled are based on NAVD-88.

3. No Wetlands are depicted hereon.

4. Refer to drawings by Eckerson Design Associates for information and design of the proposed landscaping. These drawings depict site plans corresponding to the latest landscape architect plans received on 10/23/2025.

5. Refer to plans prepared by HK2 Architects for information and design of the building modifications / additions. These drawings depict site plans corresponding to the latest architectural plans received on 10/23/2025.

6. Property lies in a CD-1S zone.

7. The property lies within the FEMA VE-15 Flood Zones (NAVD-88). Flood zones as shown on the Flood Insurance Rate Map Community No. C090012 Panel 041 Suffix G, effective date July 8, 2013.

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

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

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

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

12. The property is served by public water and sewers and no changes are proposed to the services.

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

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

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

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

17. Building elevations are subject to change and shall be finalized prior to building permit.

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

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

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

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

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

PAYEMENT:

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

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

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

26. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.

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

EARTHWORK & GRADING:

1. Grade away from building walls at 2% minimum (typical).

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

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

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

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

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

7. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.

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

9. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.

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

11. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1726. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut, design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.

12. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

RETAINING WALLS:

13. All retaining walls greater than three feet are required to be designed, and inspected during construction by a Professional Engineer registered in the State of Connecticut.

14. Retaining walls with a grade difference equal to or greater than 2.5 feet may require a safety barrier on the top of the wall. Retaining walls and barriers are to be designed by others.

15. Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the City of Norwalk requirements.

FLOOD PROTECTION:

16. The property lies within Special Flood Hazard Area Zone VE. Base Flood Elevation (BFE) (100 year storm) is 15.0 NAVD-88 as depicted on FEMA Flood Insurance Rate Map, Panel 0541 of 626, dated July 8, 2013.
17. The construction of this development must follow the requirements set forth in the Federal Emergency Management Administration (FEMA) regulations for flood protection.
18. Refer to plans prepared by the project architect for information regarding flood protection and flood opening information.
19. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., meters, etc.) must be set one foot above the BFE or waterproofed.

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-1 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.
2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.
3. The contractor is assigned the responsibility for implementing this sediment and erosion control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan notifying the Zoning Department of any transfer of this responsibility, and that construction is to begin three (3) days prior to commencing work.
4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.
5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.
6. No material shall be stockpiled on site. Excavated material shall be removed from the site.
7. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.
8. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

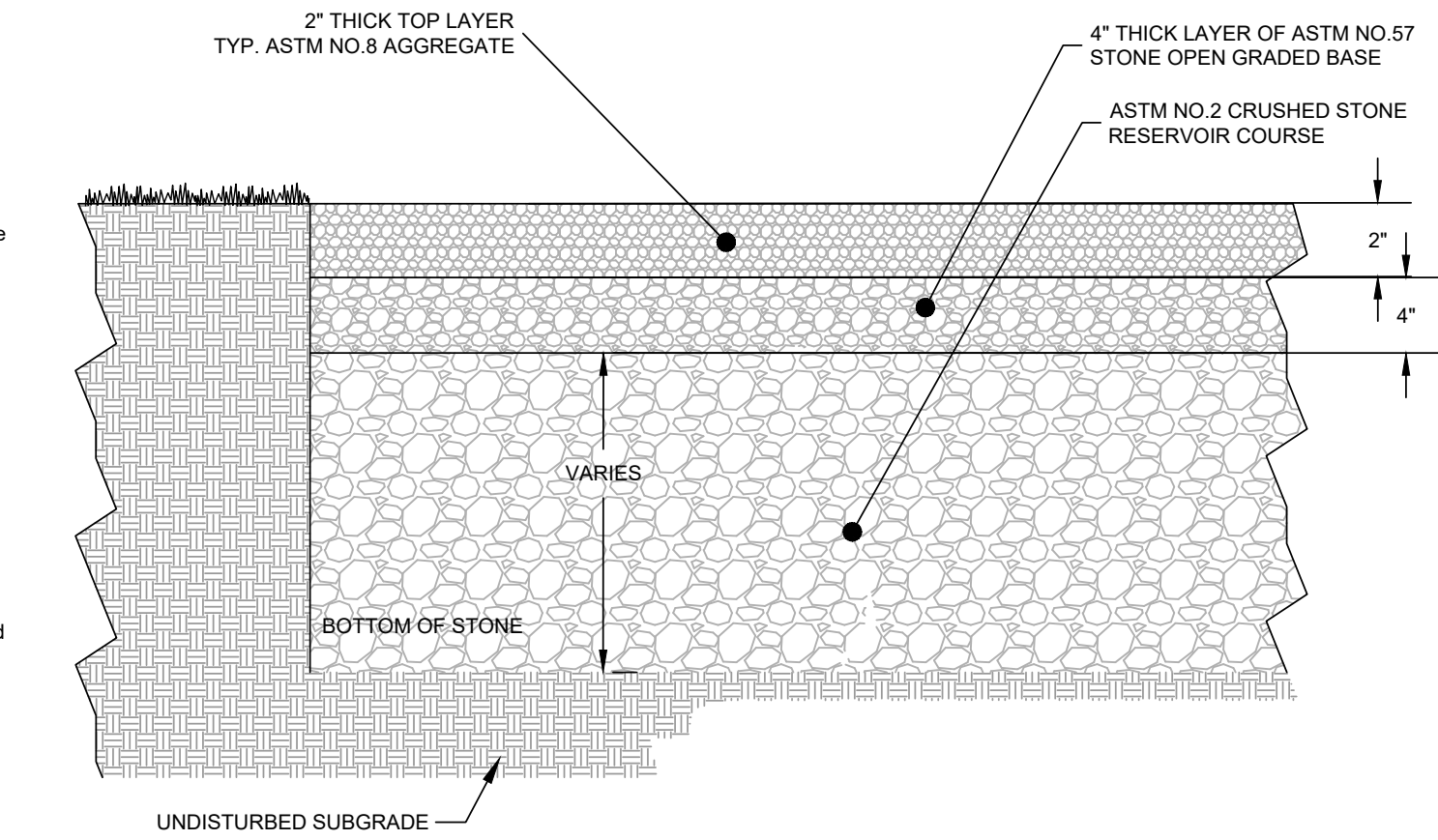
Temporary Seed Mix:		
Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf)
Permanent Lawns:		
Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf)

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

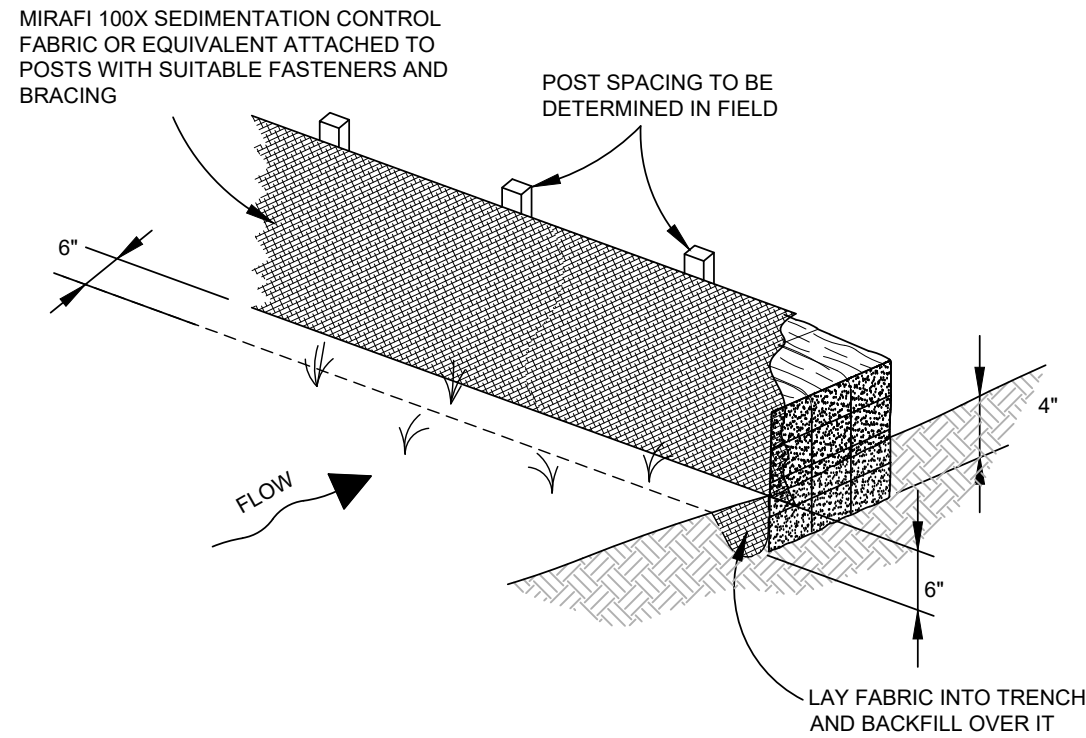
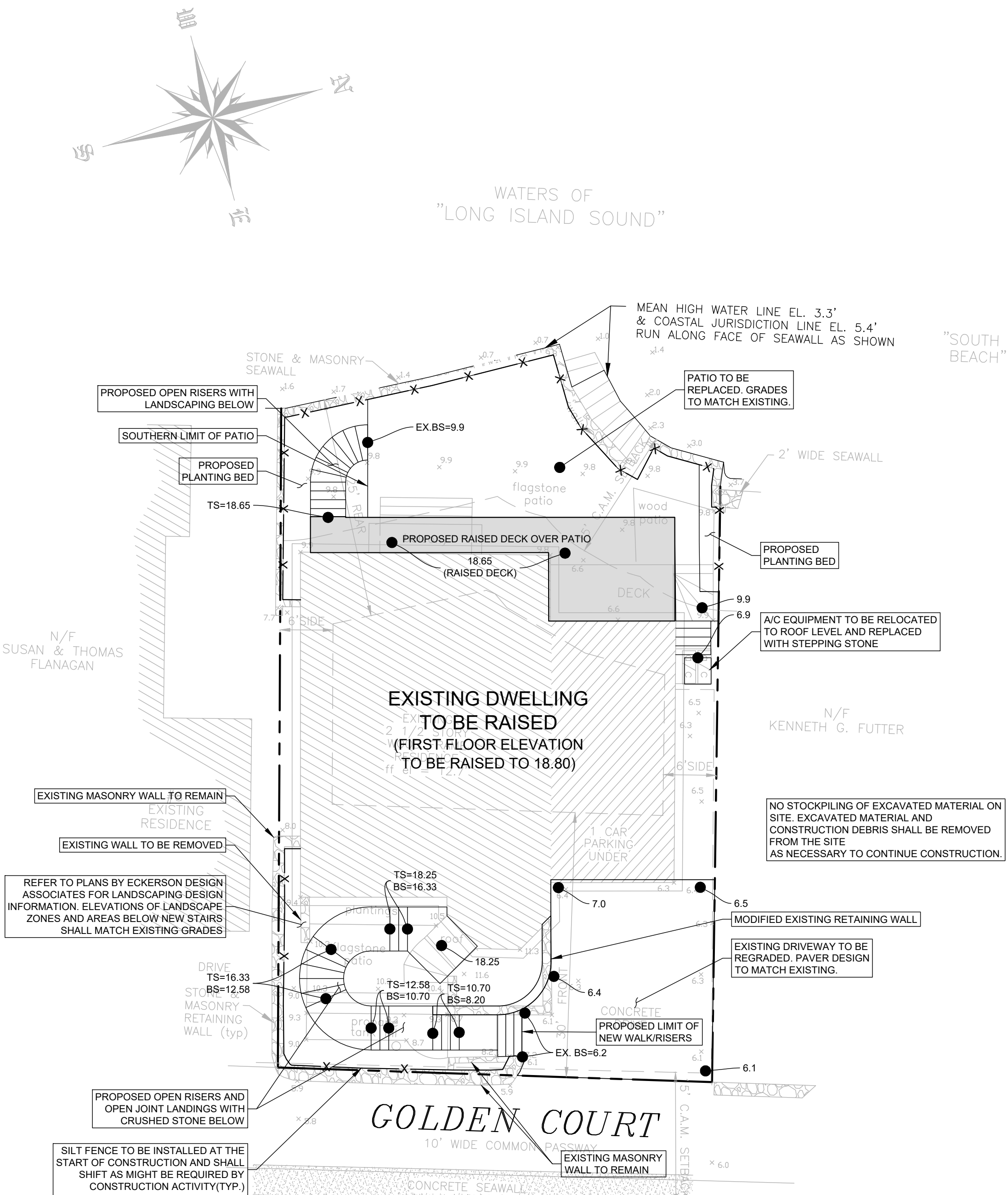
9. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.
10. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.
11. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.
12. If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.
13. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.
14. Pavement and curbing should be placed as soon as possible after drainage is installed.
15. Loaded trucks shall be covered as required to keep down dust.
16. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.
17. Dust control to be achieved with watering down disturbed areas as required.
18. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.
19. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.
20. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.
21. Periodically and upon completion of the job, clean silt from any affected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.

STONE RESERVOIR GENERAL NOTES:

1. The ASTM No. 2 stone subbase material should be spread in minimum 6 in. lifts. Compaction is done with a 10 ton steel vibratory roller or a 13,500 lbf plate compactor. Greater lift thicknesses are normal (i.e. 12 in.) when using either of these compactors. When using a roller, the first two passes are in vibratory mode and the last two are in static mode. Compaction is completed when no visible movement can be seen in the base when rolled by the compactor. Plate compactors with compaction indicators should be used to determine when compaction is completed. Stones will compact more completely if moistened during compaction. Aggregates shall not be crushed by the compactor.
2. The ASTM No. 57 base layer is spread and compacted as one 4 in. lift. The stone material should be moist during compaction for better consolidation. Like the subbase aggregate, the initial passes with the roller can be with vibration to consolidate the base material. The final passes should be without vibration. A 13,500 lbf plate compactor also can be used to compact the ASTM No. 57 base layer.
3. When subbase and base lifts are compacted the surface should then be topped with 2 in. thick layer of moist ASTM No. 8 crushed stone bedding layer. This layer is screened and leveled over the ASTM No. 57 base. Metal rails are placed on the compacted ASTM No. 57 layer and are used to guide screeding elevations. Various sizes of screeding equipment can be used ranging from hand tools, bucket screeds powered manually or by machine, or a modified asphalt spread that uses a laser guidance system to maintain elevations. The surface tolerance of the screeded ASTM No. 8 bedding material should be ± 3/8 in. over 10 ft. Construction equipment and foot traffic should be kept off the screeded layer.

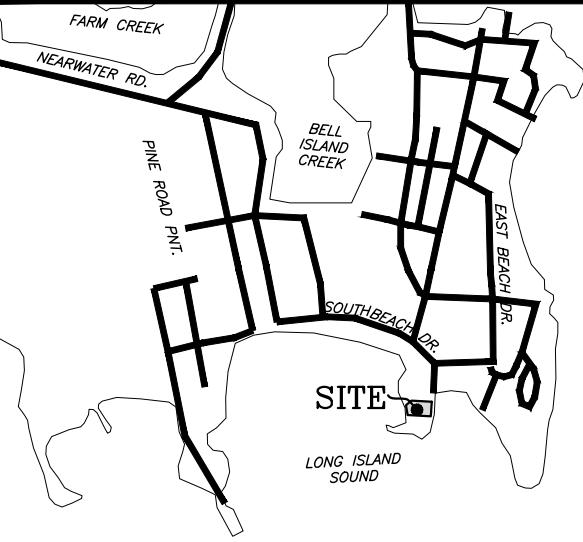


STONE RESERVOIR DETAIL
N.T.S.



FABRIC & POST SILTATION
BARRIER W/ HAY BALES
(SILT FENCE)
N.T.S.

ID: 6-36-75-0 ZONE: CD-1S



NORWALK, CT. 1"=800'
ORIENTATION

2	10/29/2025	CAM SITE PLAN APPLICATION
1	08/13/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

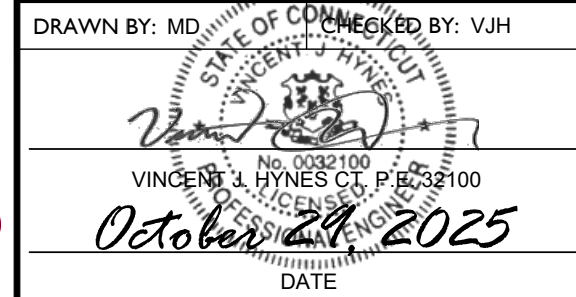
SITE DEVELOPMENT PLAN
DEPICTING
6 GOLDEN COURT
NORWALK, CT
PREPARED FOR
THERESA & BUELL DUNCAN



REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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



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

SHEET No:

SE-1

Comm. No.: 11121



DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

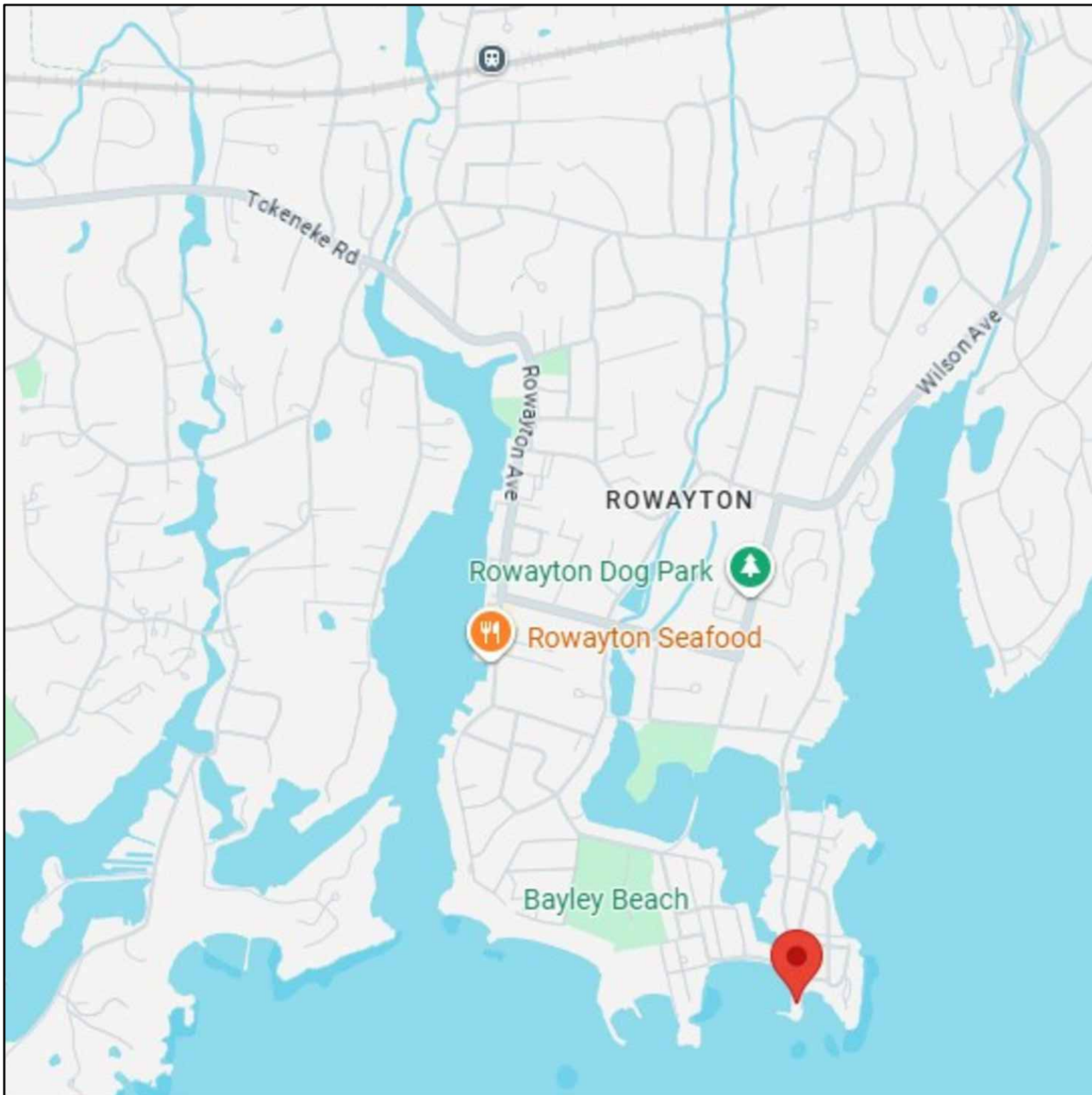
DUNCAN RESIDENCE

6 GOLDEN COURT
NORWALK, CT 06853

ISSUED FOR
CAM SITE PLAN APPLICATION

OCTOBER 29, 2025

LOCATION MAP



HK2 ARCHITECTS, LLC
www.hk2arch.com
howard@hk2arch.com
(203) 956-0348

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EXISTING/RENOVATED MAIN RESIDENCE DRAWINGS:

000	COVER SHEET
090	EXISTING FLOOR PLANS
099	ZONING DIAGRAMS
100	FIRST FLOOR & BASEMENT PLAN
101	SECOND FLOOR & ATTIC PLAN
200	EXTERIOR ELEVATIONS
201	EXTERIOR ELEVATIONS
202	EXTERIOR ELEVATIONS
203	EXTERIOR ELEVATIONS
300	SECTION

REVISION LOG

ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29



DRAWING TITLE:
COVER SHEET

000

SCALE: N/A



DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

REVISION LOG

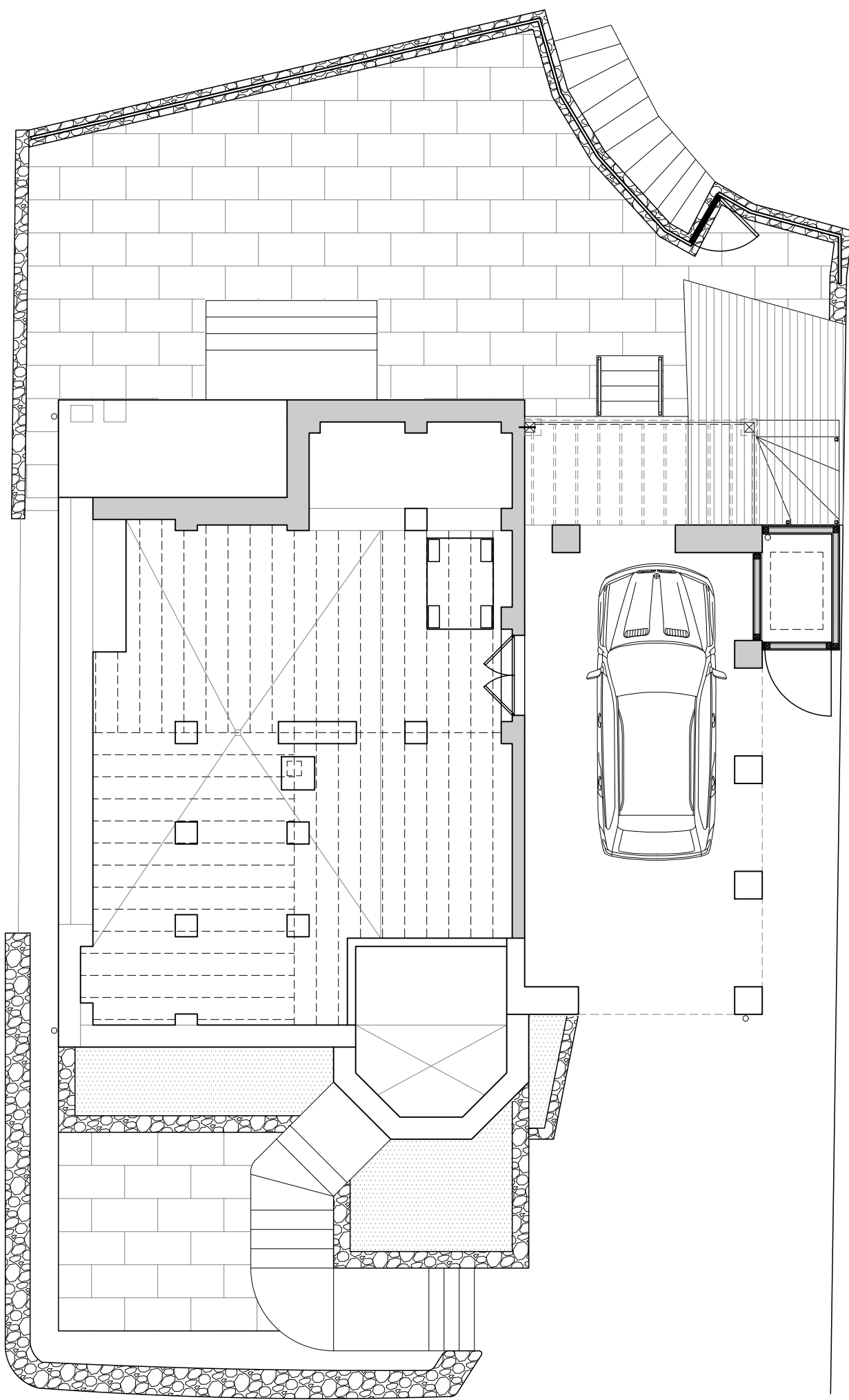
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APPLICATION:
2025-10-29



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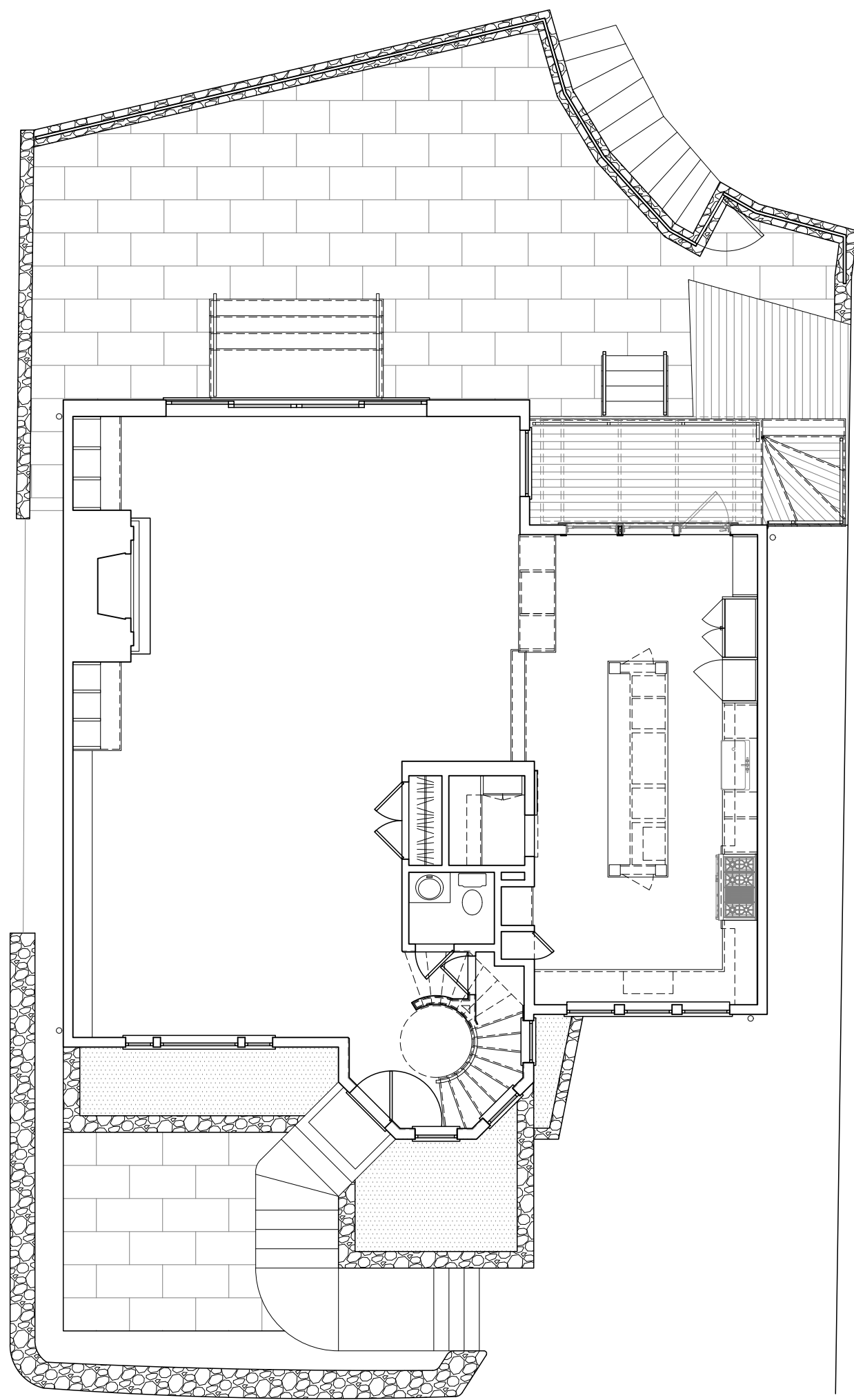
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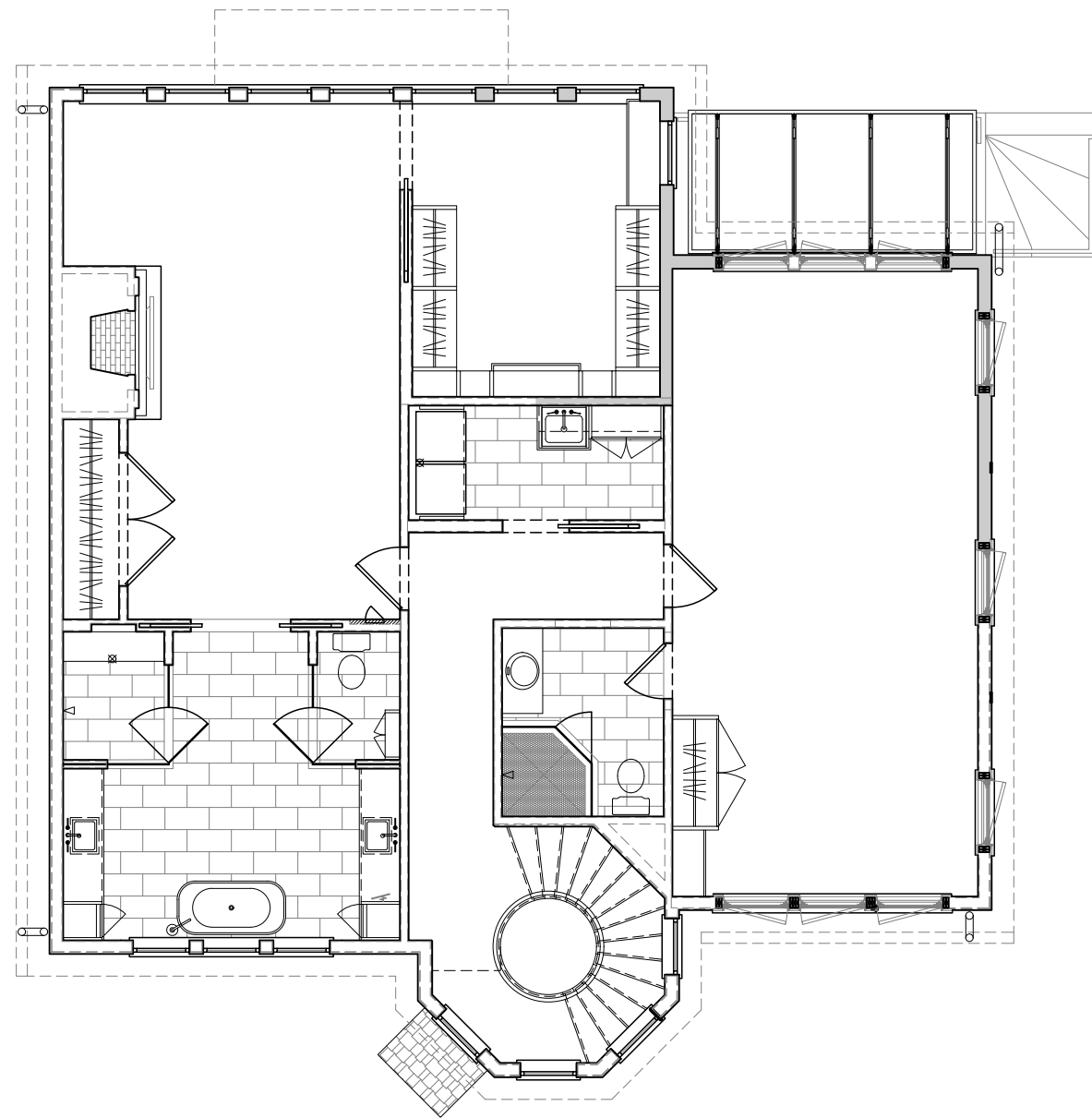
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BASEMENT PLAN
SCALE: 1/8" = 1'-0"



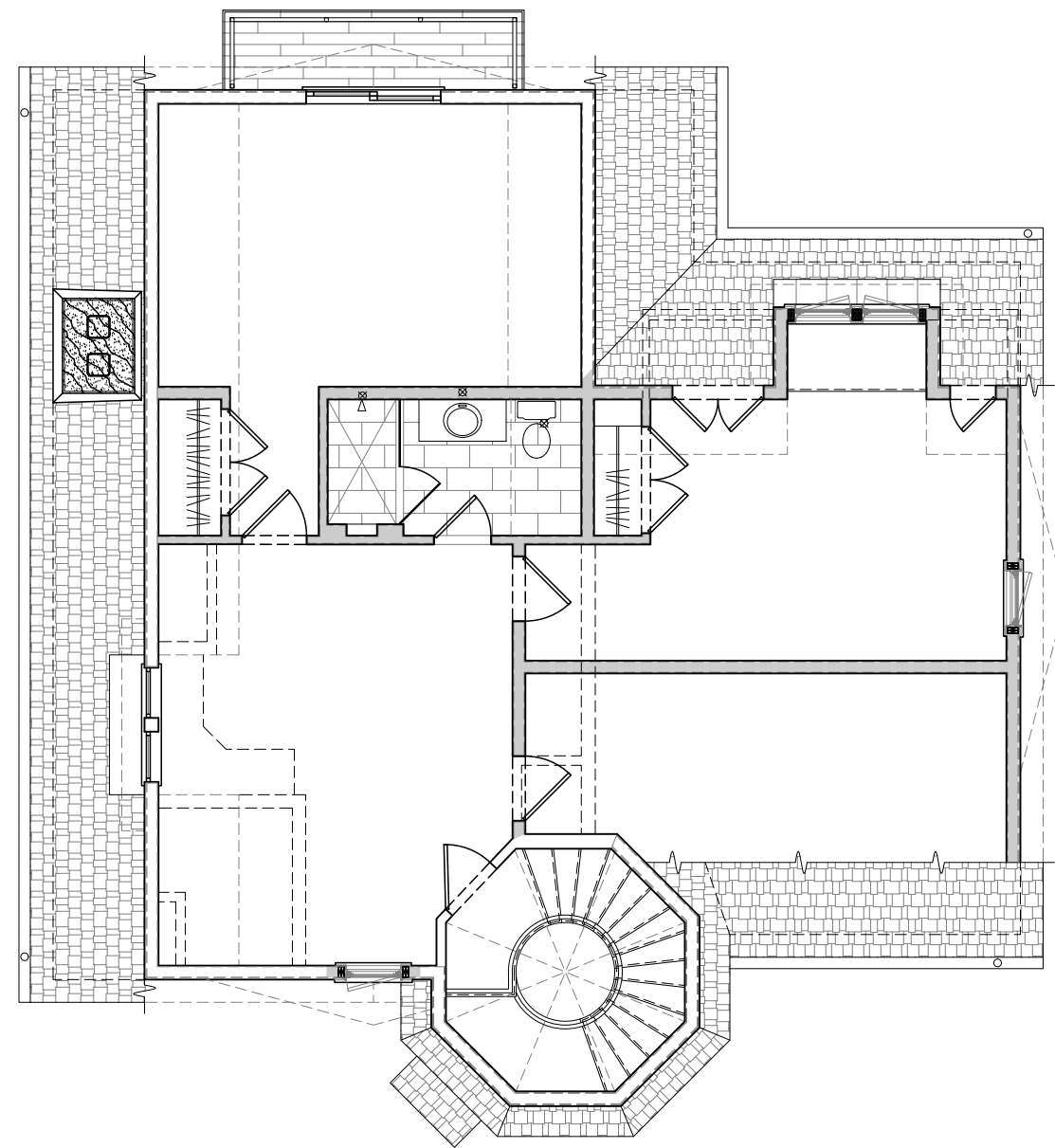
2

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



3

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



4

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



DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

REVISION LOG

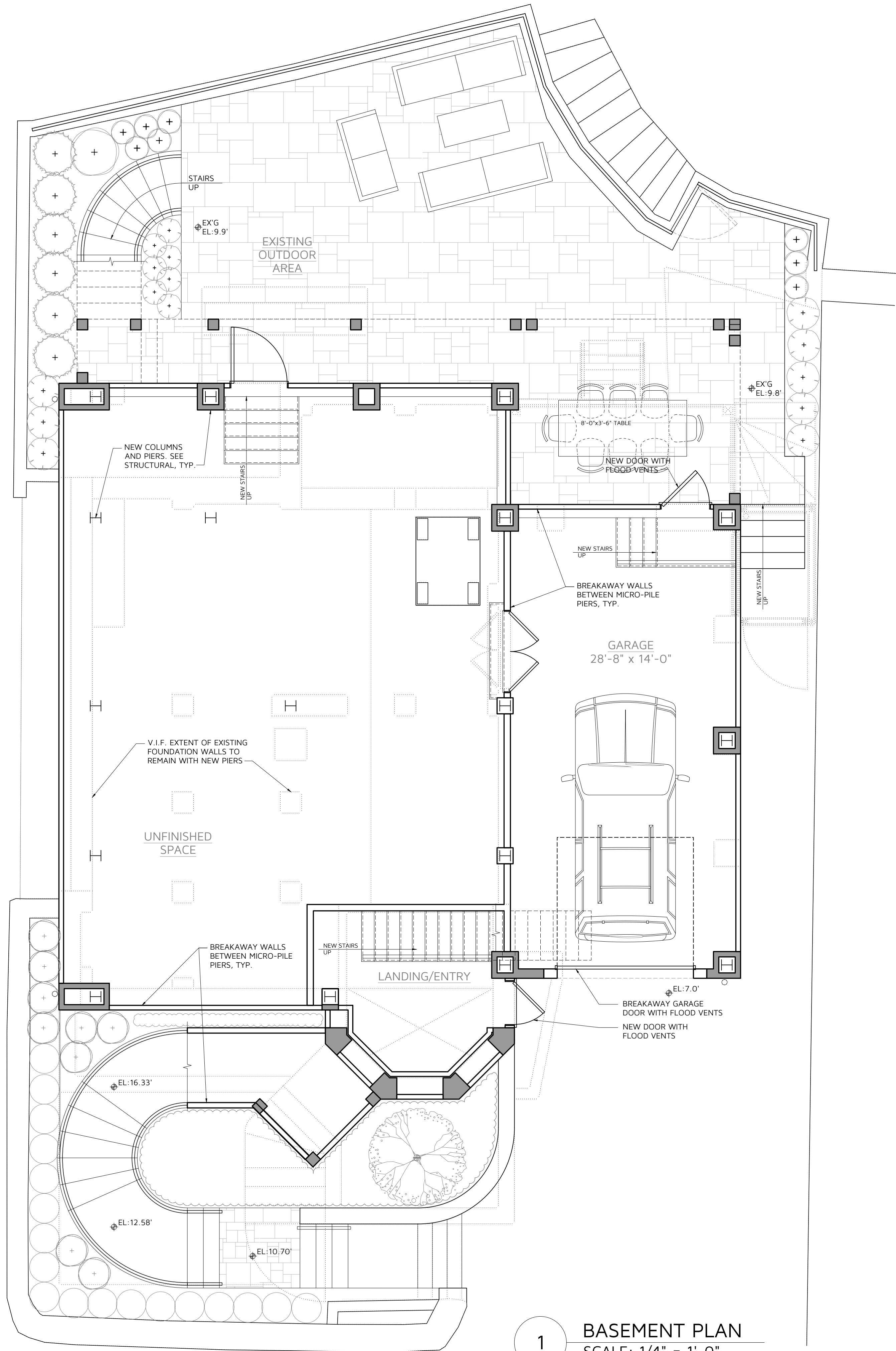
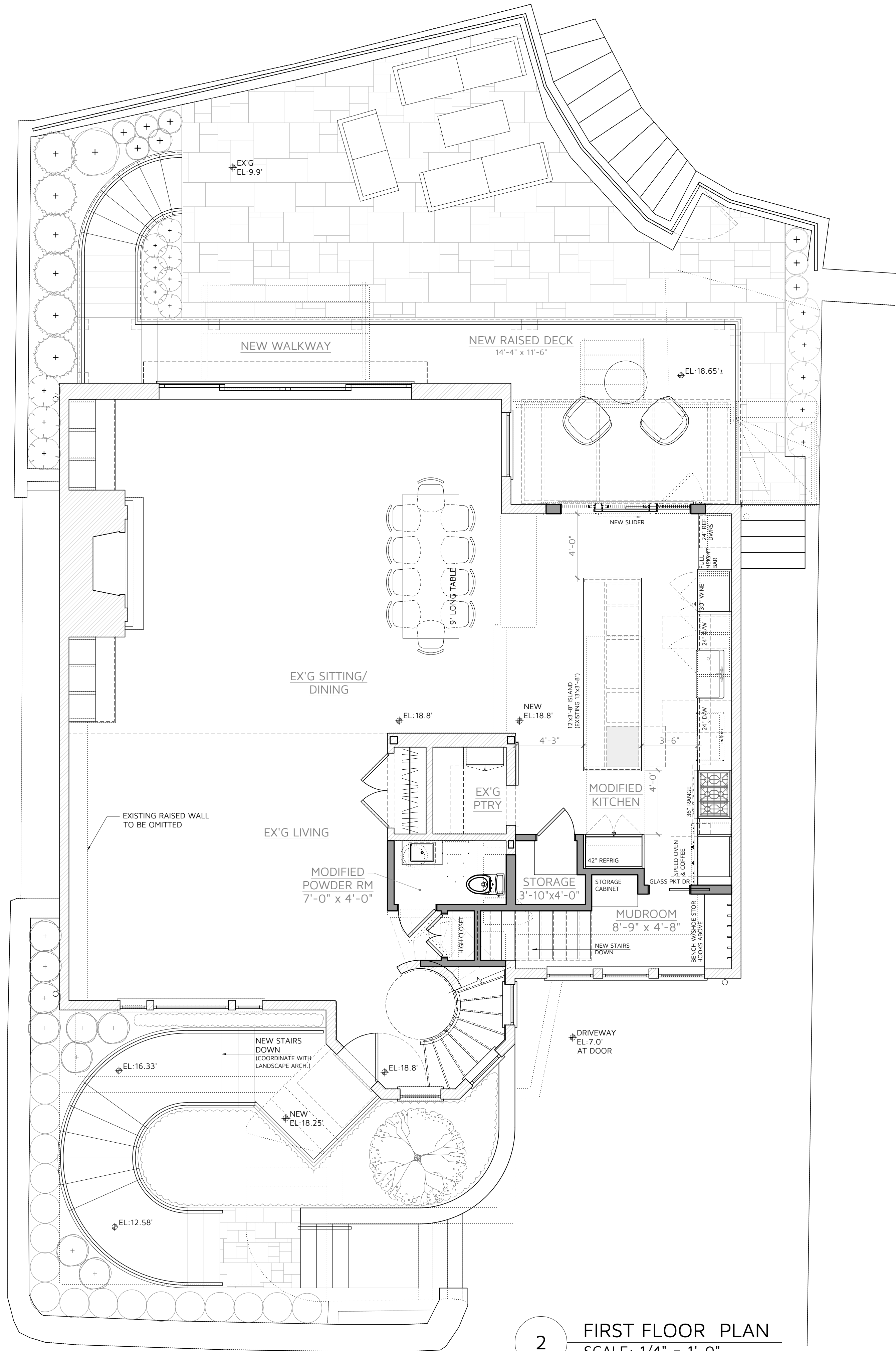
ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29



DRAWING TITLE:
FIRST FLOOR &
BASEMENT PLAN

100

SCALE: AS NOTED





DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

REVISION LOG

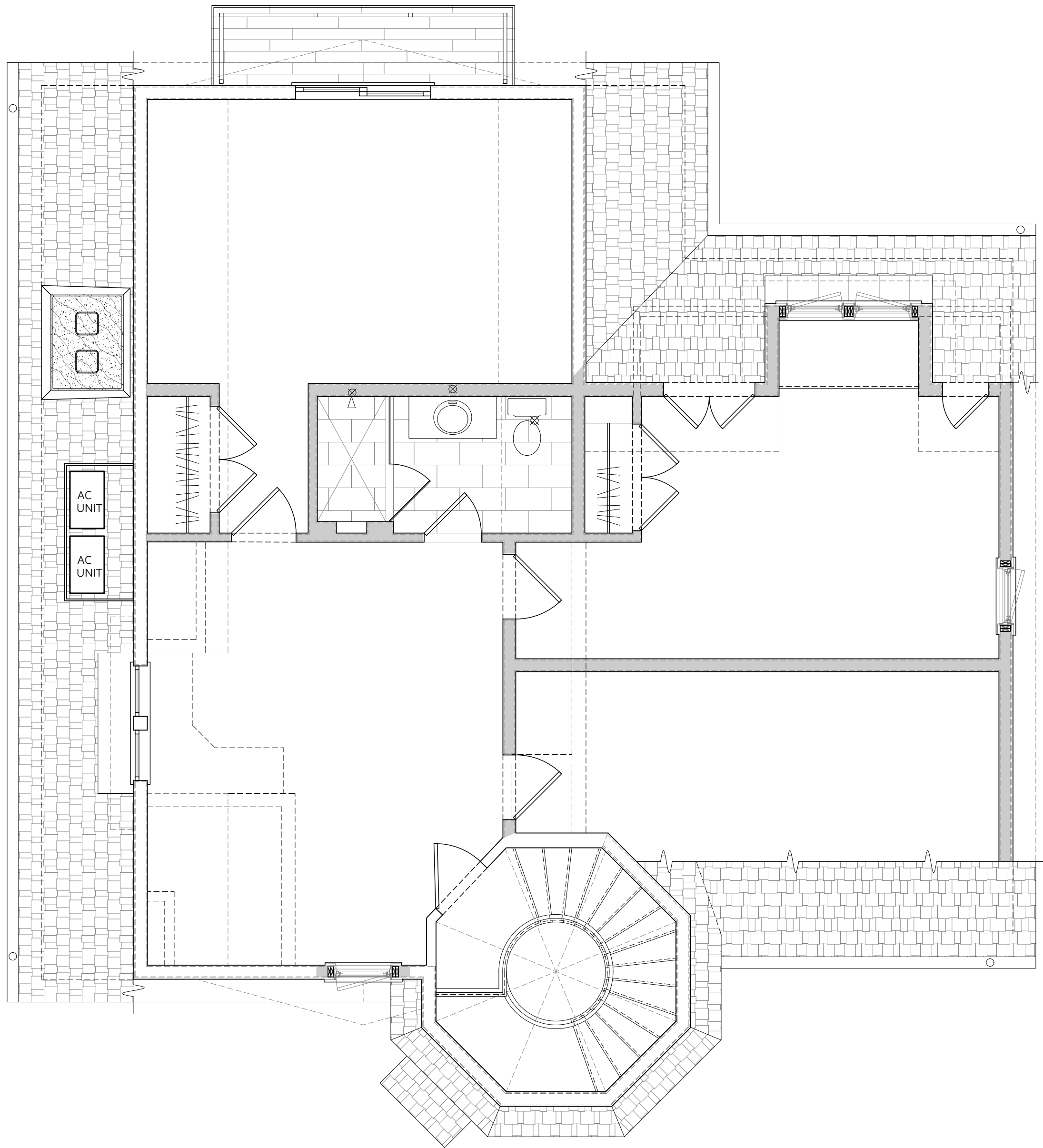
ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29



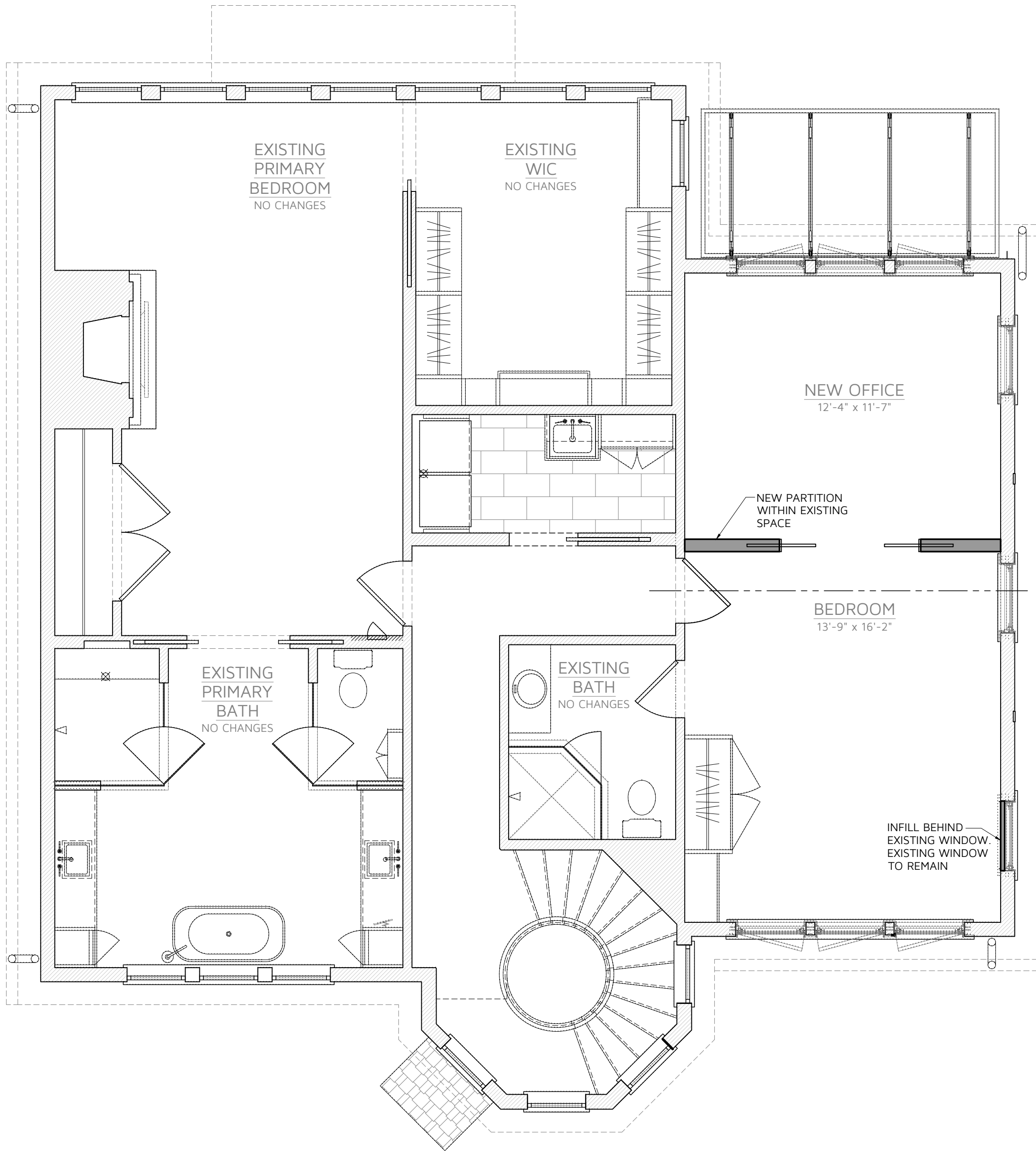
DRAWING TITLE:
SECOND FLOOR PLAN
& ATTIC

102

SCALE: AS NOTED



2 ATTIC PLAN
(NO INTERIOR SCOPE PROPOSED)
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

REVISION LOG

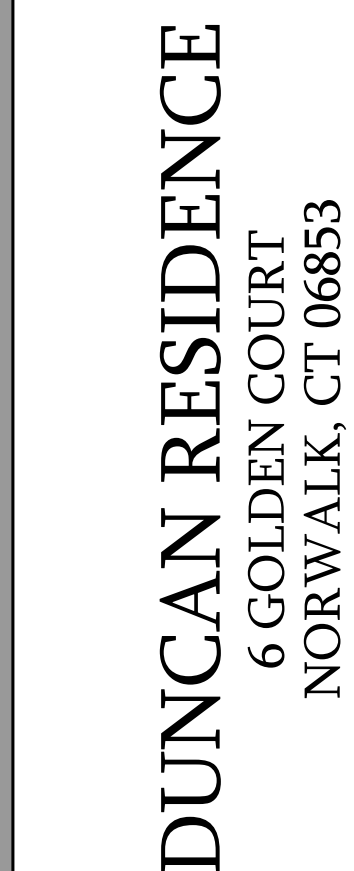
ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29



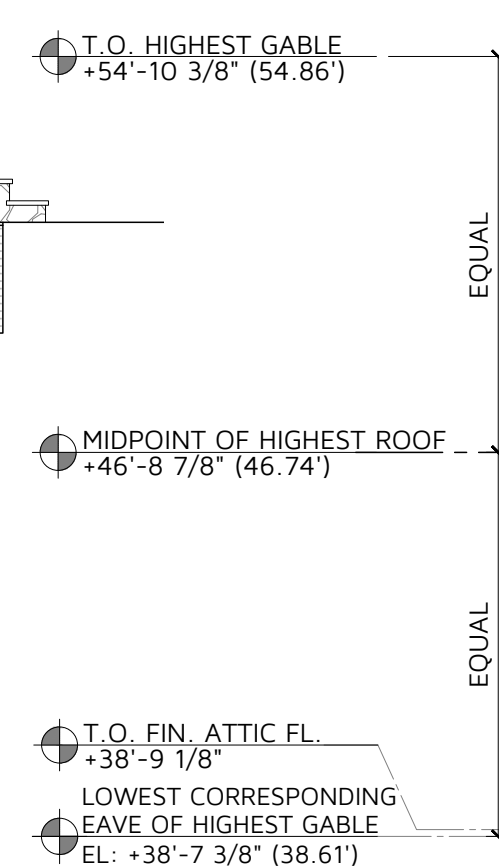
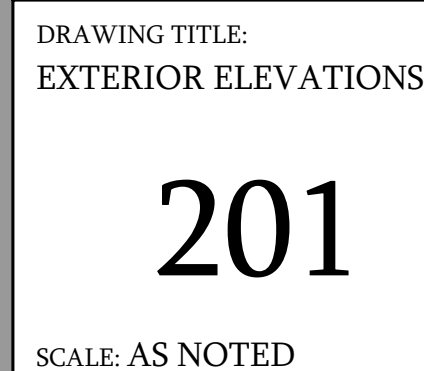
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EXTERIOR ELEVATIONS

200

SCALE: AS NOTED



ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29





DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

REVISION LOG

ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29



DRAWING TITLE:
EXTERIOR ELEVATIONS

202

SCALE: AS NOTED



EXISTING REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

0'-0" (0.0')



DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

REVISION LOG

ISSUED FOR CAM SITE PLAN
APPLICATION:
2025-10-29



DRAWING TITLE:
EXTERIOR ELEVATIONS

203

SCALE: AS NOTED



EXISTING LEFT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

0'-0" (0.0')

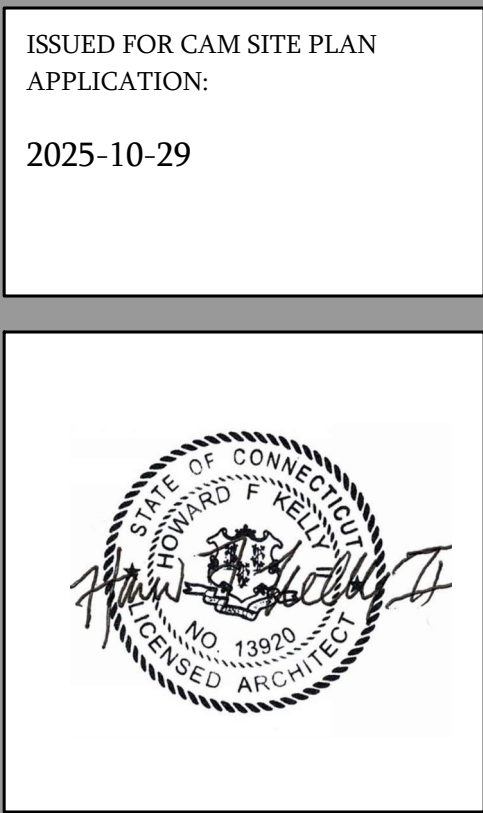


4 LEFT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



DUNCAN RESIDENCE
6 GOLDEN COURT
NORWALK, CT 06853

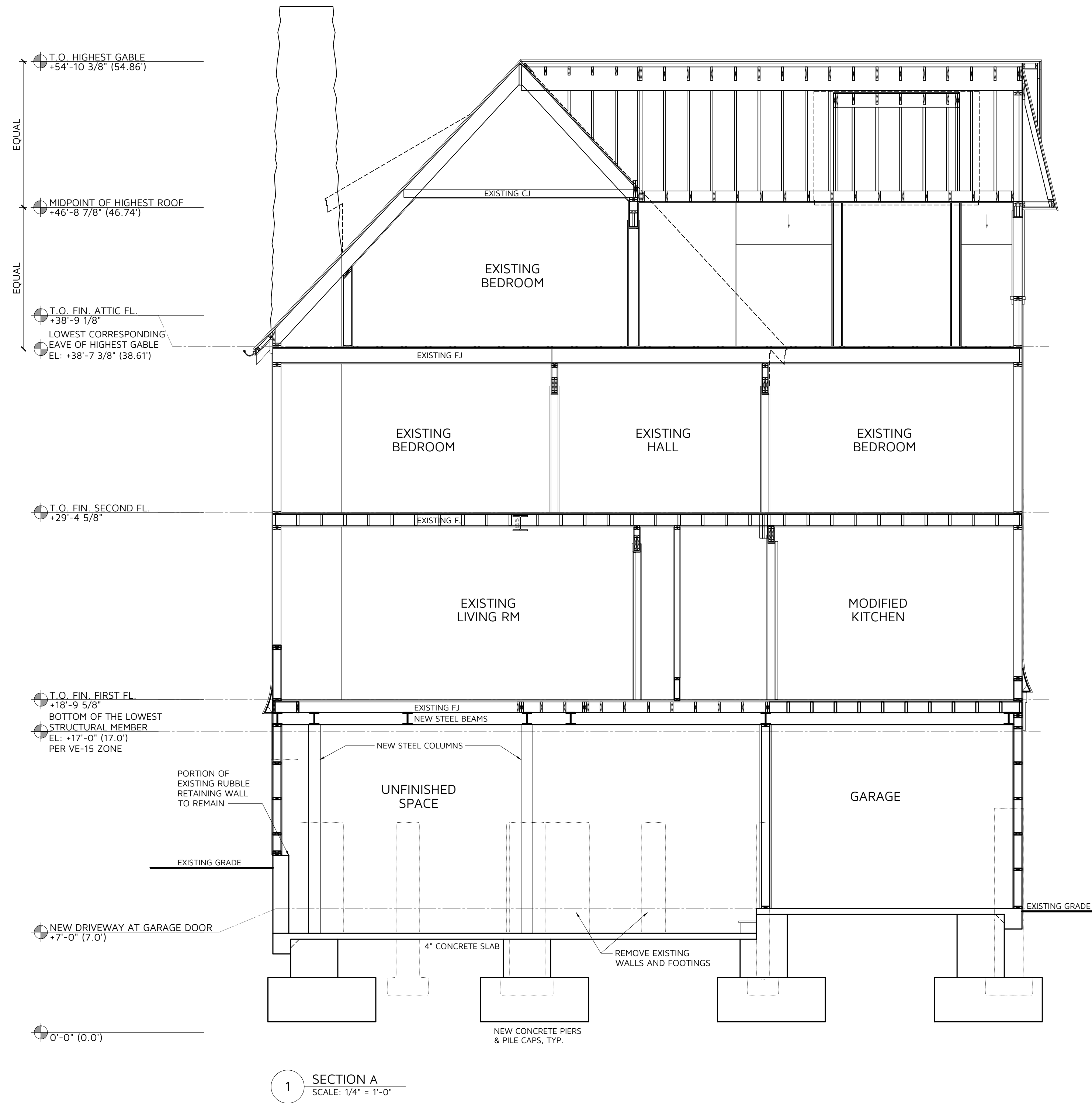
REVISION LOG
ISSUED FOR CAM SITE PLAN APPLICATION:
2025-10-29



DRAWING TITLE:
SECTION

300

SCALE: AS NOTED





CLIENT

TRACY AND BUELL DUNCAN
6 GOLDEN COURT,
ROWAYTON, CT 06853

[illegible]

1	ISSUED FOR CAM SITE PLAN APPLICATION	10/29/2011
No.	ISSUE OR REVISION	DATE

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PROJECT TITLE

**STRUCTURAL DESIGN FOR
HOUSE RAISING**
6 GOLDEN COURT,
ROWAYTON, CT 06853

DRAWING TITLE

PRELIMINARY DROPPED FIRST
FLOOR FRAMING, FOUNDATION
AND SLAB ON GRADE, AND PILE
NUMBER AND LOCATIONS PLANS

	SCALE	PROJECT NO.
	AS NOTED	25152.00
	DRAWN BY	DRAWING NO.
	TB, ML	S-1.0
	CHECKED BY	
	PJC	
DATE		
	10/29/25	

COASTAL AREA MANAGEMENT APPLICATION

Prepared For
6 Golden Court
Theresa & Buell Duncan
6 Golden Court
Norwalk, CT 06853

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

Issued on
October 29, 2025



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1.0 - INTRODUCTION

Redniss & Mead, Inc. has prepared this Coastal Area Management (CAM) application on behalf of Theresa & Buell Duncan in support of a site plan approval process for the proposed scope of work at 6 Golden Court in Norwalk, Connecticut. The property is located within the CD-IS zoning district and is bound by Long Island Sound to the west, the common passway of Golden Court to the east, and residential properties to the north and south. The CAM Application is required as the site is located within the Coastal Area Management (CAM) zone of the City of Norwalk. The following sections of this document present a project narrative and provide information required by the CAM application.

1.1 - Project Purpose

The applicant is proposing to raise the elevation of the existing dwelling structure (with façade improvements) and to construct associated site improvements (i.e. access stairs, deck, and landscape improvements). Reference is made to the site plans by Redniss & Mead, Inc. as well as a Site Engineering Report by Redniss & Mead, Inc.

1.2 - Existing Site Conditions

The property at 6 Golden Court is approximately 3,834 sf (0.09± acres) in size. The site is developed with a single-family residence, a driveway, a deck, walkways and patios, and other ancillary improvements typically found on single-family properties. The topography is such that the site stormwater runoff sheet flows from the site to the east and west, both of which ultimately discharge into Long Island Sound. The stormwater runoff within the west basin discharges to Long Island Sound via an existing access opening in the seawall. The stormwater runoff within the east basin sheet flows into Golden Court where it then discharges to Long Island Sound via a series of weep holes along the east side of the passway.

The image on the following page illustrates the location of the project site in relation to Long Island Sound, which is to the immediate west and east of the site. The neighborhood indicates in the image is located within the coastal zone boundary.

Location of Site in relation to the Coastal Boundary
Norwalk, CT



2.0 - COASTAL AND ENVIRONMENTAL RESOURCES

Redniss & Mead, Inc. conducted a review of coastal and environmental resources at the site and adjacent areas as required by the Coastal Area Management (CAM) application. This review was conducted to determine the potential for impacts associated with the proposed project and to ensure that the project design is consistent with applicable regulations and policies.

2.1 - Consistency with General Goals and Policies

The proposed project is consistent with the general goals and policies outlined in C.G.S. 22a-92(a), as follows:

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

The proposed project is consistent with the existing use of the site and therefore there will be no long-term disruption to the natural environment or sound economic growth of the area.

- (2) To preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446i, 446k, 447, 474 and 477.*

The proposed project will preserve and enhance the coastal resources in accordance with the policies established by the aforementioned chapters. The proposed project is consistent with the existing use of the site and work is landward of the existing seawall. Long term, the project will reduce the total impervious coverage of the site.

- (3) To give high priority and preference to uses and facilities which are dependent upon proximity to the water or the shorelands immediately adjacent to marine and tidal waters.*

The proposed project is consistent with the existing use of the site and will not interfere with existing waterfront uses adjacent to the site.

- (4) To resolve conflicts between competing uses on the shorelands adjacent to marine and tidal waters by giving preference to uses that minimize adverse impacts on natural coastal resources while providing long term and stable economic benefits.*

Given the existing use of the site, the proposed project will not create conflicts with competing coastal uses.

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

The proposed project includes raising the elevation of the existing dwelling to meet the BFE requirements of the City of Norwalk, which elevates the livable space above the flood zone elevations. Further reference is made to the Flood Zone Compliance Review memo prepared by RACE Coastal Engineering which indicates that the proposed site improvements will not create adverse impacts with respect to flooding at the site or adjacent properties when compared to the effective FEMA BFE.

- (6) *To encourage public access to the waters of Long Island Sound by expansion, development and effective utilization of state-owned recreational facilities within the coastal area that are consistent with sound resource conservation procedures and constitutionally protected rights of private property owners.*

The proposed scope of work will be located on private property and therefore will not adversely affect state-owned recreational facilities.

- (7) *To conduct, sponsor and assist research in coastal matters to improve the data base upon which coastal land and water use decisions are made.*

The proposed scope of work will not impede the goals of the State or efforts of third parties to conduct, sponsor or assist in research into coastal matters.

- (8) *To coordinate the activities of public agencies to insure that state expenditures enhance development while affording maximum protection to natural coastal resources and processes in a manner consistent with the state plan for conservation and development adopted pursuant to part I of chapter 297.*

State funding is not proposed.

- (9) *To coordinate planning and regulatory activities of public agencies at all levels of government to insure maximum protection of coastal resources while minimizing conflicts and disruption of economic development.*

The proposed project will not impede the duties of planning and regulatory activities of public agencies.

- (10) *To insure that the state and the coastal municipalities provide adequate planning for facilities and resources which are in the national interest as defined in section 22a-93 and to insure that any restrictions or exclusions of such facilities or uses are reasonable.*

The proposed project will not adversely affect any facilities which are defined as 'in the national interest' in accordance with 22a-93.

2.2 - Potential Effects on Coastal Resources

The subject site is located in a developed residential neighborhood that is adjacent to Long Island Sound. The residence is separated from Long Island Sound only by an existing sea wall; note, no work is proposed seaward of the sea wall. Based on a review of the City of Norwalk's Building Zone Map, the site is located within the Coastal Area Management Boundary. As part of this evaluation, Redniss & Mead, Inc. has reviewed available information regarding coastal resources in the vicinity of the site to determine whether they would be affected by the proposed project. In general, coastal resources include:

- A. General Resources
- B. Bluffs & Escarpments
- C. Rocky Shorefronts
- D. Beaches & Dunes
- E. Intertidal Flats
- F. Tidal Wetlands
- G. Freshwater Wetlands
- H. Coastal Hazard Areas
- I. Developed Shorefront
- J. Islands
- K. Shorelands
- L. Shellfish Concentrations
- M. Coastal Waters & Embayments
- N. Air Resources & Quality

Based on the Connecticut Department of Environmental Protection (CTDEP) Coastal Resources Map (dated 1979), coastal resources identified at or adjacent to the site include general resources, modified bluffs & escarpments, and rocky shorefronts and the site is located within the regulatory floodplain of Long Island Sound; the site lies within the VE zone (El. 15) as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0541G dated July 8, 2013. Based on the City of Norwalk Inland Wetlands and Watercourses Map (dated 2009), there are no mapped inland wetlands within 50 feet of the proposed activity.

The proposal will not have an adverse impact on the above identified resources. The work proposed is landward of the existing sea wall and will not have impact on the shorefront resources. Raising the elevation of the existing residence will bring the structure into compliance with respect to the base flood elevation (BFE) and will therefore minimize the potential for loss of property and/or life.

2.3 - Identification of Significant Natural Features

Given the existing development of the site and that proposed activities are landward of the existing sea wall, no significant natural features will be affected by the proposed development.

2.4 - Identification of Significant Historical and Cultural Resources

No significant cultural resources have been identified at the site.

2.5 - Identification of Applicable Coastal Policies Affected by Project

Redniss & Mead, Inc. has reviewed applicable coastal use policies which could be affected by the project, including:

- | | |
|---------------------------------|----------------------------------|
| A. General Development | J. Energy Facilities |
| B. Water and Dependent Use | K. Fuels, Chemicals, & Hazardous |
| C. Ports & Harbors | Material |
| D. Coastal Structures & Filling | L. Transportation |
| E. Dredging & Navigation | M. Solid Waste |
| F. Boating | N. Dams, Dikes & Reservoirs |
| G. Fisheries | O. Cultural Resources |
| H. Coastal Recreation & Access | P. Open Space & Agricultural |
| I. Sewer and Water Lines | |

Given the proposed work on site is landward of the existing sea wall, most of these policies are not affected by the project. However, the following may be affected:

- A. General Development - The proposed project is consistent with the existing use of the site and therefore there will be no long-term disruption to the natural environment or sound economic growth of the area.

The temporary activities of construction have the potential to produce noise, odor, fumes, and dust which will be mitigated via the prepared Sediment & Erosion Control Plan. The plan provides guidance for erosion control and dust control.

The proposed development will provide additional long term Water Quality benefits as described in the Site Engineering Report prepared by Redniss & Mead, Inc.

3.0 - SUMMARY AND CLOSING

Based on a review of the proposed development of 6 Golden Court, as well as information concerning coastal resources in the site vicinity and proper sediment and erosion control during construction no adverse coastal impacts are anticipated with the project. Activities will be conducted in accordance with all local, state, and federal requirements, including those for environmental remediation and management of stormwater. For these reasons and other stated above, the proposed use is consistent with state goals and policies for coastal management and should be acceptable to the City of Norwalk.

4.0 - LIMITATIONS

In completing this application, Redniss & Mead, Inc. has relied upon information provided by Theresa & Buell Duncan, their subcontractors, information contained in previously prepared documents and resource maps prepared by others.

This application was prepared specifically for the City of Norwalk on behalf of Theresa & Buell Duncan. No person or other body shall be entitled to rely upon or use information presented in this report without written consent of Theresa & Buell Duncan and Redniss & Mead, Inc.

5.0 - SIGNATURES OF REPORT AUTHORS

This report has been prepared by Redniss & Mead, Inc. The names listed below are the principal authors of this report. Requests for information regarding the content of this report should be directed to those individuals.



Vincent J. Hynes, P.E.
Senior Engineer



August 13, 2025

City of Norwalk
125 East Avenue
Norwalk, CT 06851

Attention: Bryan Baker, Principal Planner
Norwalk Planning and Zoning Commission

Reference: Flood Zone Compliance Review
6 Golden Court, Norwalk, CT
RACE Project No. 2025063

Dear Mr. Baker:

RACE COASTAL ENGINEERING (“**RACE**”) has performed an engineering assessment of the potential impacts upon coastal flood conditions that could result from the proposed site improvements at 6 Golden Court in Norwalk, CT. **RACE** reviewed the proposed site improvements for flood zone compliance with respect to FEMA guidelines and requirements. **RACE** also confirmed that the proposed work would not result in an increase in the Base Flood Elevations (BFEs) at the site or on adjacent properties, in compliance with the City of Norwalk Zoning Regulations – Article 6.9.5 Provisions for Flood Hazard Reduction. The proposed site improvements include renovations/elevating the existing dwelling, new stair structures to accommodate the increase in first floor elevation, at-grade patios and associated landscaping which are depicted on the following project plans:

- “Zoning Location Survey” Prepared by Arcamone Land Surveyors LLC, dated August 13, 2025.
- “Duncan Residence” Issued for ZBA Review, dated August 13, 2025 by HK2 Architects, LLC.
- Site Development Plan Depicting 6 Golden Court Norwalk, CT Prepared for Theresa & Buell Duncan” prepared by Redniss & Mead dated August 13, 2025.

The site, as well as the adjacent properties, is located entirely in the Special Flood Hazard Area (SFHA) on FEMA Flood Insurance Rate Map (FIRM) No.09001C0541G effective July 8, 2013. The flood zone designation for the site is Zone VE with a BFE of +15 feet (NAVD 88). The Zone

VE designation represents a Coastal High Hazard Area. The existing dwelling to be modified and elevated and at-grade patio areas and access stairs will remain in Zone VE.

To document that the proposed improvements would not adversely impact the effective FEMA Base Flood Elevation or cause increased flood impacts to adjacent properties, **RACE** performed the following analyses of the potential flooding impacts of the proposed improvements:

1. A wave crest analysis of proposed site conditions relative to the effective FEMA Base Flood Elevation.
2. A wave runup analysis of proposed site conditions relative to the effective FEMA Base Flood Elevation.
3. A wave reflection analysis of proposed site conditions relative to the effective FEMA Base Flood Elevation.

RACE utilized starting wave data from Transect 23 ($H = 9.42$ ft, $T = 4.81$ seconds, Wave set-up = 2.1 ft) of FEMA's FIS due to its proximity to the site. **RACE** employed FEMA's Coastal Hazard Analysis Modeling Program (CHAMP)'s Wave Height Analysis for Flood Insurance Studies (WHAFIS) model to calculate the wave crest elevations on site. One cross-sectional transect across the center of the property was analyzed for the proposed site condition and compared to the effective FEMA Base Flood Elevation. The WHAFIS results show that the proposed work does not increase the wave crest elevations on the site or adjacent properties.

Wave runup was analyzed for the proposed conditions using ACES's *Wave Runup and Overtopping on Impermeable Structures* application. The analysis demonstrated that there would be no increase in the effective FEMA BFE as a result of wave runup elevations on the site or adjacent properties.

Wave reflection was analyzed using ACES's *Combined Reflection and Diffraction by a Vertical Wedge* Application. The reflection analysis showed the effective FEMA BFE will not be increased at the site or adjacent sites due to reflected waves.

Based on our review, it is **RACE's** professional opinion that the proposed site improvements will not create adverse impacts with respect to flooding at the site or adjacent properties when compared to the effective FEMA BFE. **RACE** certifies that the proposed improvements will:

1. Not increase wave crest elevations on the site or adjacent properties.
2. Not increase wave runup elevations on the site or adjacent properties.
3. Not increase wave crest elevations on the site or adjacent properties due to reflected waves.

In addition to analysis of the proposed improvements relative to impacts to the flooding characteristics of the site, **RACE** reviewed the proposed dwelling modifications and additional site improvements for compliance with the NFIP and Article 6.9.5 of the Norwalk Zoning Code. The proposed dwelling will be located in Zone VE with a BFE of +15 feet. The dwelling meets the code requirements for first floor and utility elevations. Foundation elements of the dwelling below the BFE will consist of columns and will be appropriately designed and anchored to resist flood loads. Enclosed spaces in the Zone VE below the BFE will be utilized for a car port and building access and will be enclosed with breakaway walls as well as flood vents.

Based on our wave impact analyses and review of the site development design, **RACE** confirms that the proposed site improvements are in compliance with Article 6.9.5 of the Norwalk Zoning Code and will not cause an increase in the effective FEMA designated BFE at the site or cause adverse impacts with respect to flooding or environmental resources.

It is anticipated that this document is acceptable for your records. Should you have any questions, please contact the undersigned at 203-377-0663.

Very truly yours,

RACE COASTAL ENGINEERING



Azure Dee Sleicher, PE
Vice President – Coastal Engineering
CT PE License No. 23744



6 Golden Court

SITE ENGINEERING REPORT

Prepared For
Theresa & Buell Duncan
6 Golden Court
Norwalk, CT

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

Issued on:

August 13, 2025

Reissued on:

October 29, 2025



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APPENDICES

Drainage:

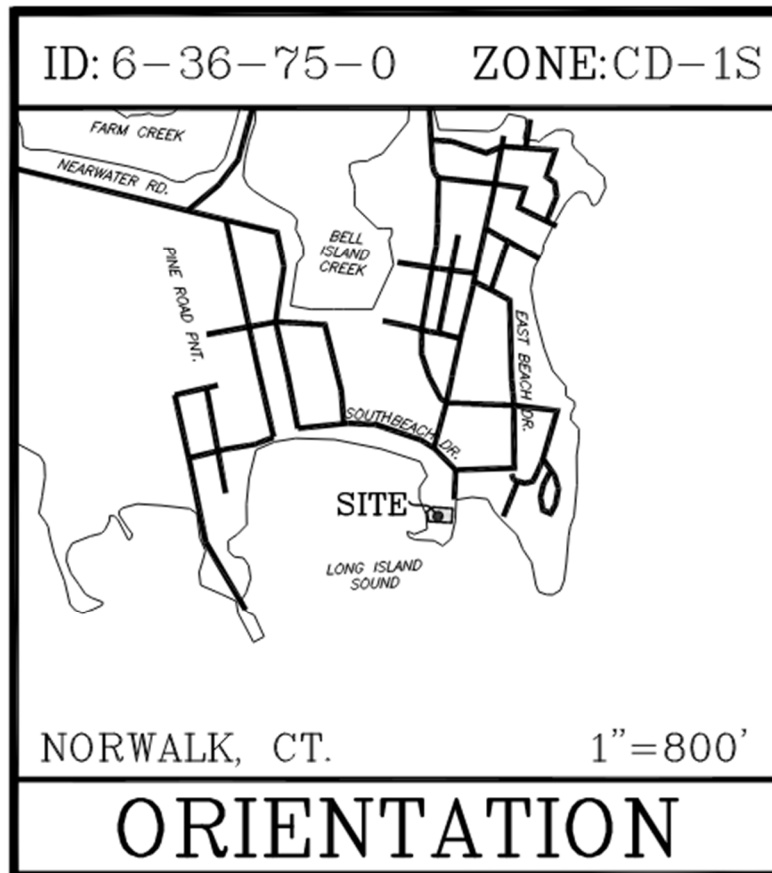
Appendix 1: Existing and Proposed Drainage Basin Maps

Appendix 2: HydroCAD Report

Appendix 3: Rainfall Intensity Data
NRCS Web Soil Survey

Appendix 4: FEMA Flood Insurance Map

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

The applicant is proposing construction activities for the property located at 6 Golden Court in Norwalk, CT. The project includes raising the elevation of the dwelling structure, construction of a new elevated deck, and associated site improvements.

The site is 3,834 square feet (sf) and is bounded by Long Island Sound to the west, the common passway of Golden Court to the east, and residential structures to the north and south. The site lies within the CD-IS zoning district and is within the Coastal Area Management (CAM) zone. The parcel is located within the regulatory floodplain of Long Island Sound as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0541G dated July 8, 2013; the site lies within flood zones VE (Elev. 15). This report compares existing site characteristics and proposed site development and the effect on the storm water drainage system. Reference is made to the accompanying site development plans prepared by Redniss & Mead, Inc.

Existing Conditions

The property is currently developed with a single-family residence and driveway, along with decks, walks and other ancillary improvements typically found on single family properties. Existing landscaping is minimal within the front yard with accent plants and shrubs.

There are no formal stormwater facilities on-site. Stormwater runoff discharges to the west directly to Long Island Sound and to the east into Golden Court. Stormwater within Golden Court is ultimately tributary to Long Island Sound via a series of weep holes along the east side of the passway. In total, there is 3,649 sf (95%) impervious coverage on the site; the west basin is approximately 1,967 sf in tributary area (100% impervious coverage) and the east basin is approximately 1,867 sf in tributary area (1,682 sf impervious coverage). Reference is made to the Existing Drainage Basin Map within Appendix I.

Proposed Conditions

The project includes raising the elevation of the existing structure, demolition of existing deck and stairs, and construction of a new raised deck and stairs, as well as other associated improvements. The improvements will result in a decrease in impervious coverage of ± 395 SF compared to existing conditions. Reference is made to the site plan prepared by Redniss & Mead, Inc. and to the Proposed Drainage Basin Map within Appendix I.

The west basin tributary area increases slightly to 1,982 sf, of which 1,827 sf is impervious coverage and the remainder is either landscaped or open jointed surfaces with landscaping beneath. Stormwater runoff flows and volumes are reduced with the increase in pervious coverage, which also provides water quality benefit for the tributary area.

The east basin tributary area decreases slightly to 1,852 sf, of which 1,427 sf is impervious coverage and the remainder is either landscaped or open jointed surfaces with stone beneath. Stormwater runoff flows and volumes are reduced with the increase in pervious coverage, which also provides water quality benefit for the tributary area.

Calculations were prepared using the methodologies provided in Technical Release 55: Urban Hydrology for Small Watersheds, published by the United States Department of Agriculture National Resources Conservation Service and HydroCAD software (Appendix 2). Note that the rainfall rates used are based upon the National Oceanic and Atmospheric Administration (NOAA) National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Server (PFDS) for the area (Appendix 3). The following tables depict the existing and proposed peak flows leaving each sub-basin of the site and their associated runoff volumes:

Table 1: Peak Rates of Runoff

		West Basin				East Basin			
		Peak Flow (cfs)				Peak Flows (cfs)			
Return Period (yrs)	Rainfall Rates (in)	Ex	Pr	Change	% Change	Ex	Pr	Change	% Change
2	3.50	0.15	0.15	0.00	0.0%	0.14	0.13	-0.01	-7.1%
5	4.51	0.20	0.19	-0.01	-5.0%	0.18	0.17	-0.01	-5.6%
10	5.35	0.23	0.23	0.00	0.0%	0.21	0.21	0.00	0.0%
25	6.51	0.29	0.29	0.00	0.0%	0.27	0.27	0.00	0.0%
50	7.37	0.35	0.35	0.00	0.0%	0.33	0.32	-0.01	-3.0%
100	8.29	0.42	0.42	0.00	0.0%	0.39	0.39	0.00	0.0%

Table 2: Runoff Volumes

		West Basin				East Basin			
		Runoff Volume (cf)				Runoff Volume (cf)			
Return Period (yrs)	Rainfall Rates (in)	Ex	Pr	Change	% Change	Ex	Pr	Change	% Change
2	3.50	519	481	-38	-7.3%	430	399	-31	-7.2%
5	4.51	666	628	-38	-5.7%	568	534	-34	-6.0%
10	5.35	797	759	-38	-4.8%	690	654	-36	-5.2%
25	6.51	1,009	972	-37	-3.7%	890	851	-39	-4.4%
50	7.37	1,206	1,170	-36	-3.0%	1,076	1,034	-42	-3.9%
100	8.29	1,451	1,417	-34	-2.3%	1,308	1,264	-44	-3.4%

Water Quality:

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

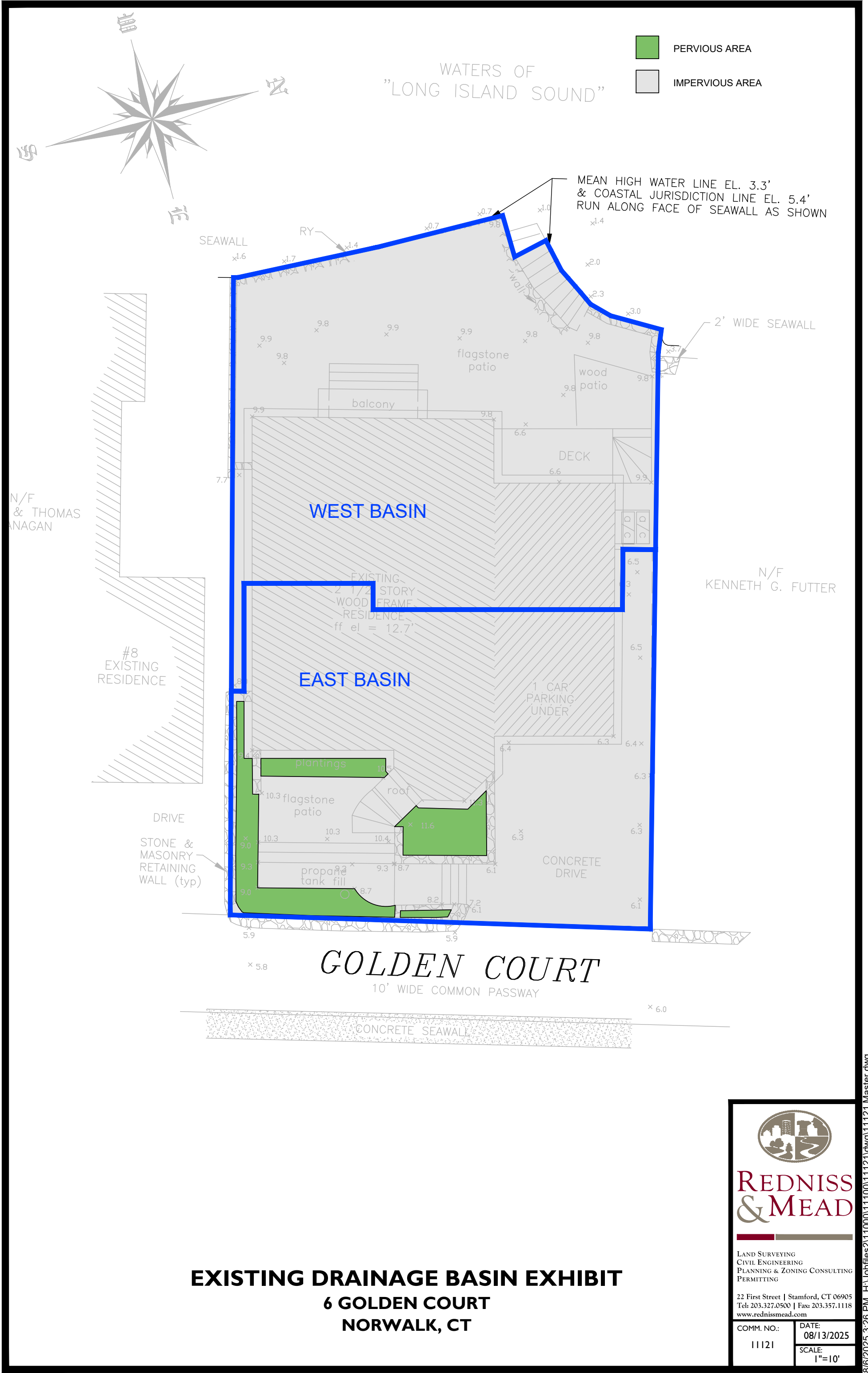
1. Impervious areas will be reduced and pervious areas, such as landscaping and gravel sitting areas, will be increased.
2. Sediment and Erosion Controls will be implemented during construction including a system of both temporary and permanent controls, designed to minimize erosion, and contain and properly dispose of any accumulation of sediment during construction.

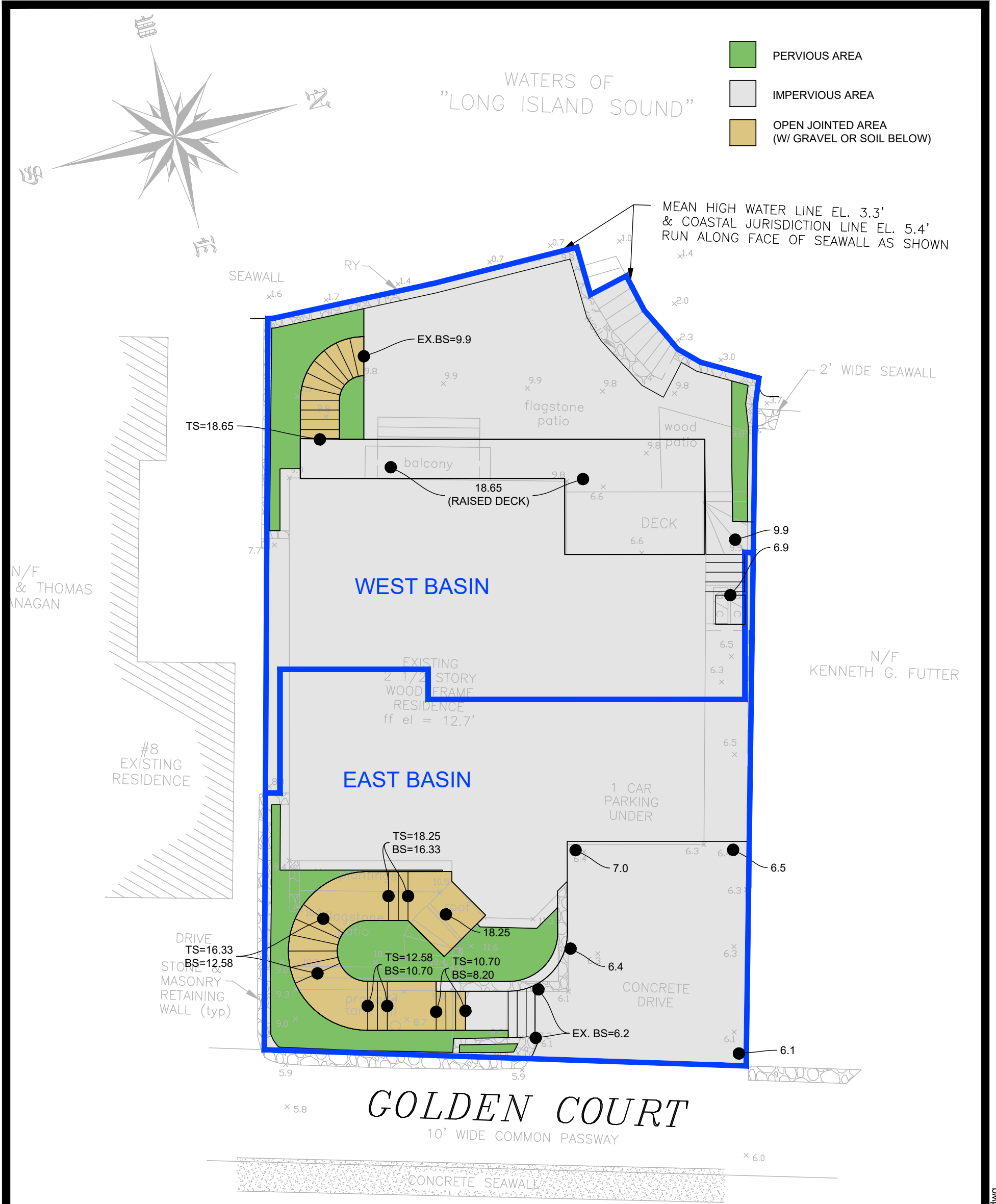
Conclusion:

Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities. Furthermore, water quality will be improved with the increase of landscaping improvements.

Appendix I

Existing & Proposed Drainage Basin Maps





PROPOSED DRAINAGE BASIN EXHIBITS
6 GOLDEN COURT
NORWALK, CT



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
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www.rednissmead.com

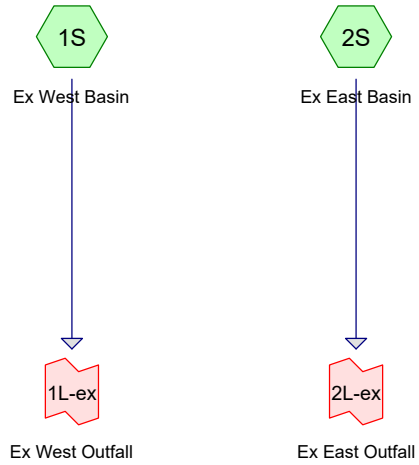
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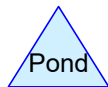
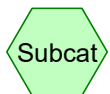
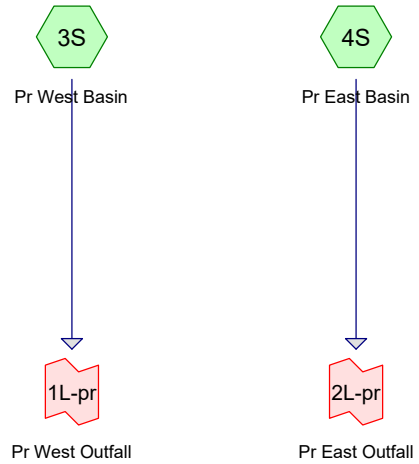
Appendix 2

HydroCAD Report

6 Golden Court
(Existing)



6 Golden Court
(Proposed)



Routing Diagram for 11121 EX PR HydroCAD Model

Prepared by Redniss & Mead, Inc, Printed 8/6/2025

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

11121 EX PR HydroCAD Model

Prepared by Redniss & Mead, Inc

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	Type III 24-hr		Default	24.00	1	3.40	2
2	5-Year	Type III 24-hr		Default	24.00	1	4.30	2
3	10-Year	Type III 24-hr		Default	24.00	1	5.10	2
4	25-Year	Type III 24-hr		Default	24.00	1	6.40	2
5	50-Year	Type III 24-hr		Default	24.00	1	7.60	2
6	100-Year	Type III 24-hr		Default	24.00	1	9.10	2

11121 EX PR HydroCAD Model*Type III 24-hr 2-Year Rainfall=3.40"*

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Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment1S: Ex West Basin	Runoff Area=1,967 sf 100.00% Impervious Runoff Depth>3.16" Tc=5.0 min CN=98.0 Runoff=0.15 cfs 519 cf
Subcatchment2S: Ex East Basin	Runoff Area=1,867 sf 90.09% Impervious Runoff Depth>2.77" Tc=5.0 min CN=94.3 Runoff=0.14 cfs 430 cf
Subcatchment3S: Pr West Basin	Runoff Area=1,982 sf 92.18% Impervious Runoff Depth>2.91" Tc=5.0 min CN=95.7 Runoff=0.15 cfs 481 cf
Subcatchment4S: Pr East Basin	Runoff Area=1,852 sf 77.05% Impervious Runoff Depth>2.59" Tc=5.0 min CN=92.5 Runoff=0.13 cfs 399 cf
Link 1L-ex: Ex West Outfall	Inflow=0.15 cfs 519 cf Primary=0.15 cfs 519 cf
Link 1L-pr: Pr West Outfall	Inflow=0.15 cfs 481 cf Primary=0.15 cfs 481 cf
Link 2L-ex: Ex East Outfall	Inflow=0.14 cfs 430 cf Primary=0.14 cfs 430 cf
Link 2L-pr: Pr East Outfall	Inflow=0.13 cfs 399 cf Primary=0.13 cfs 399 cf

Total Runoff Area = 7,668 sf Runoff Volume = 1,829 cf Average Runoff Depth = 2.86"
9.98% Pervious = 765 sf 90.02% Impervious = 6,903 sf

11121 EX PR HydroCAD Model*Type III 24-hr 5-Year Rainfall=4.30"*

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Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment1S: Ex West Basin	Runoff Area=1,967 sf 100.00% Impervious Runoff Depth>4.06" Tc=5.0 min CN=98.0 Runoff=0.20 cfs 666 cf
Subcatchment2S: Ex East Basin	Runoff Area=1,867 sf 90.09% Impervious Runoff Depth>3.65" Tc=5.0 min CN=94.3 Runoff=0.18 cfs 568 cf
Subcatchment3S: Pr West Basin	Runoff Area=1,982 sf 92.18% Impervious Runoff Depth>3.80" Tc=5.0 min CN=95.7 Runoff=0.19 cfs 628 cf
Subcatchment4S: Pr East Basin	Runoff Area=1,852 sf 77.05% Impervious Runoff Depth>3.46" Tc=5.0 min CN=92.5 Runoff=0.17 cfs 534 cf
Link 1L-ex: Ex West Outfall	Inflow=0.20 cfs 666 cf Primary=0.20 cfs 666 cf
Link 1L-pr: Pr West Outfall	Inflow=0.19 cfs 628 cf Primary=0.19 cfs 628 cf
Link 2L-ex: Ex East Outfall	Inflow=0.18 cfs 568 cf Primary=0.18 cfs 568 cf
Link 2L-pr: Pr East Outfall	Inflow=0.17 cfs 534 cf Primary=0.17 cfs 534 cf

Total Runoff Area = 7,668 sf Runoff Volume = 2,395 cf Average Runoff Depth = 3.75"
9.98% Pervious = 765 sf 90.02% Impervious = 6,903 sf

11121 EX PR HydroCAD Model*Type III 24-hr 10-Year Rainfall=5.10"*

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Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment1S: Ex West Basin Runoff Area=1,967 sf 100.00% Impervious Runoff Depth>4.86"
Tc=5.0 min CN=98.0 Runoff=0.23 cfs 797 cf

Subcatchment2S: Ex East Basin Runoff Area=1,867 sf 90.09% Impervious Runoff Depth>4.44"
Tc=5.0 min CN=94.3 Runoff=0.21 cfs 690 cf

Subcatchment3S: Pr West Basin Runoff Area=1,982 sf 92.18% Impervious Runoff Depth>4.59"
Tc=5.0 min CN=95.7 Runoff=0.23 cfs 759 cf

Subcatchment4S: Pr East Basin Runoff Area=1,852 sf 77.05% Impervious Runoff Depth>4.24"
Tc=5.0 min CN=92.5 Runoff=0.21 cfs 654 cf

Link 1L-ex: Ex West Outfall Inflow=0.23 cfs 797 cf
Primary=0.23 cfs 797 cf

Link 1L-pr: Pr West Outfall Inflow=0.23 cfs 759 cf
Primary=0.23 cfs 759 cf

Link 2L-ex: Ex East Outfall Inflow=0.21 cfs 690 cf
Primary=0.21 cfs 690 cf

Link 2L-pr: Pr East Outfall Inflow=0.21 cfs 654 cf
Primary=0.21 cfs 654 cf

Total Runoff Area = 7,668 sf Runoff Volume = 2,900 cf Average Runoff Depth = 4.54"
9.98% Pervious = 765 sf 90.02% Impervious = 6,903 sf

11121 EX PR HydroCAD Model*Type III 24-hr 25-Year Rainfall=6.40"*

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Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment1S: Ex West Basin Runoff Area=1,967 sf 100.00% Impervious Runoff Depth>6.16"
Tc=5.0 min CN=98.0 Runoff=0.29 cfs 1,009 cf

Subcatchment2S: Ex East Basin Runoff Area=1,867 sf 90.09% Impervious Runoff Depth>5.72"
Tc=5.0 min CN=94.3 Runoff=0.27 cfs 890 cf

Subcatchment3S: Pr West Basin Runoff Area=1,982 sf 92.18% Impervious Runoff Depth>5.89"
Tc=5.0 min CN=95.7 Runoff=0.29 cfs 972 cf

Subcatchment4S: Pr East Basin Runoff Area=1,852 sf 77.05% Impervious Runoff Depth>5.52"
Tc=5.0 min CN=92.5 Runoff=0.27 cfs 851 cf

Link 1L-ex: Ex West Outfall Inflow=0.29 cfs 1,009 cf
Primary=0.29 cfs 1,009 cf

Link 1L-pr: Pr West Outfall Inflow=0.29 cfs 972 cf
Primary=0.29 cfs 972 cf

Link 2L-ex: Ex East Outfall Inflow=0.27 cfs 890 cf
Primary=0.27 cfs 890 cf

Link 2L-pr: Pr East Outfall Inflow=0.27 cfs 851 cf
Primary=0.27 cfs 851 cf

Total Runoff Area = 7,668 sf Runoff Volume = 3,723 cf Average Runoff Depth = 5.83"
9.98% Pervious = 765 sf 90.02% Impervious = 6,903 sf

11121 EX PR HydroCAD Model

Prepared by Redniss & Mead, Inc

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Type III 24-hr 25-Year Rainfall=6.40"

Printed 8/6/2025

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Summary for Subcatchment 1S: Ex West Basin

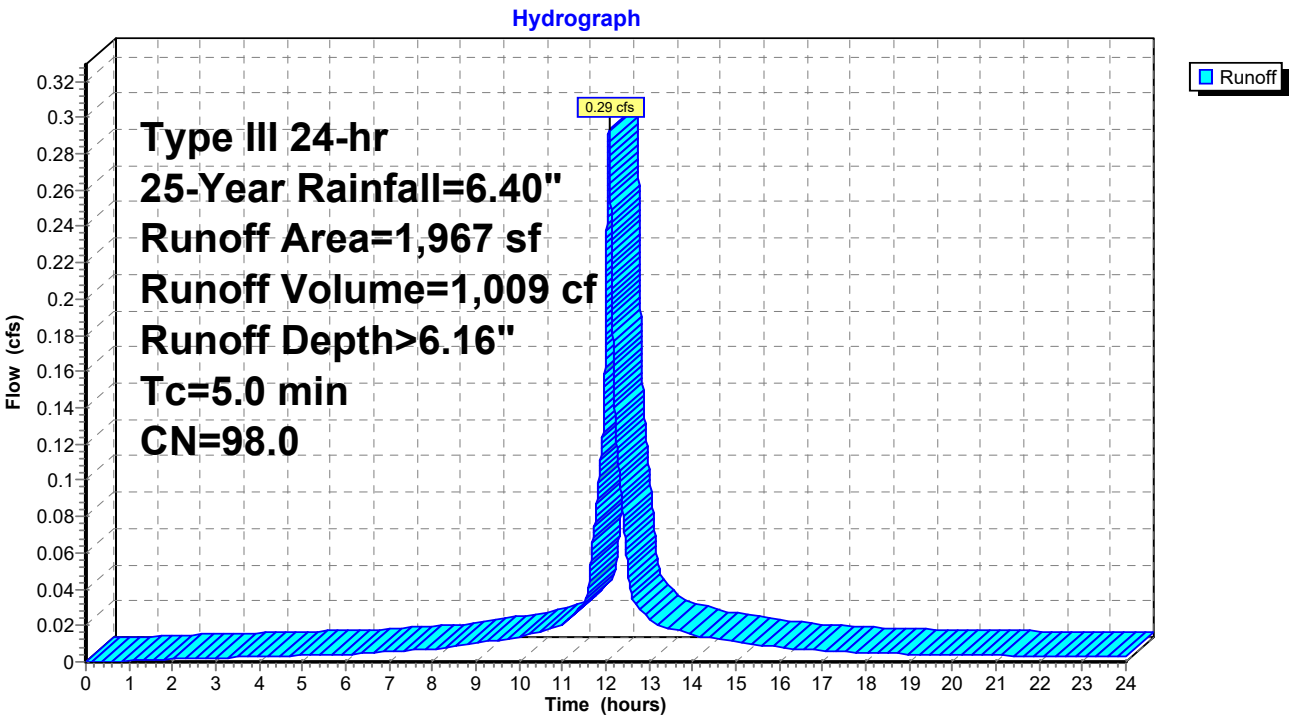
Runoff = 0.29 cfs @ 12.07 hrs, Volume= 1,009 cf, Depth> 6.16"
Routed to Link 1L-ex : Ex West Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.40"

Area (sf)	CN	Description
1,967	98.0	Paved parking, HSG B
1,967		100.00% Impervious Area

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

Subcatchment 1S: Ex West Basin



Summary for Subcatchment 2S: Ex East Basin

Runoff = 0.27 cfs @ 12.07 hrs, Volume= 890 cf, Depth> 5.72"
Routed to Link 2L-ex : Ex East Outfall

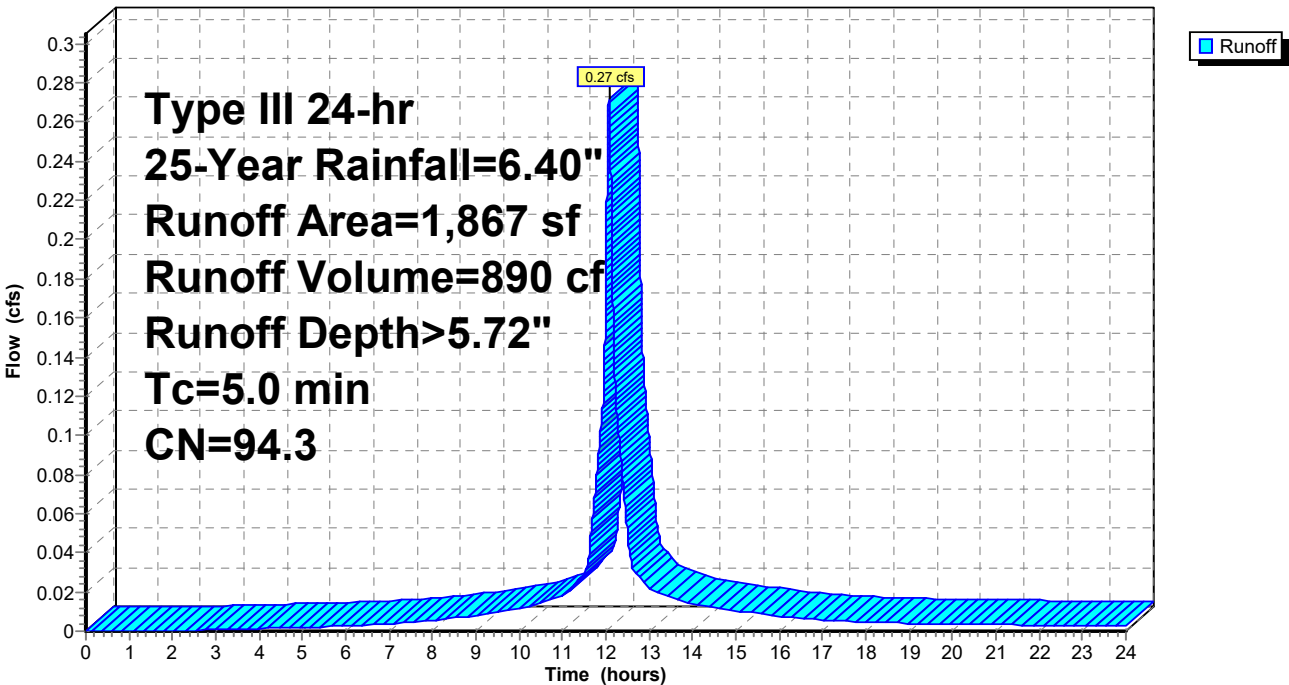
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.40"

Area (sf)	CN	Description
185	61.0	>75% Grass cover, Good, HSG B
1,682	98.0	Paved parking, HSG B
1,867	94.3	Weighted Average
185		9.91% Pervious Area
1,682		90.09% Impervious Area

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

Subcatchment 2S: Ex East Basin

Hydrograph



11121 EX PR HydroCAD Model

Prepared by Redniss & Mead, Inc

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

Type III 24-hr 25-Year Rainfall=6.40"

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Summary for Subcatchment 3S: Pr West Basin

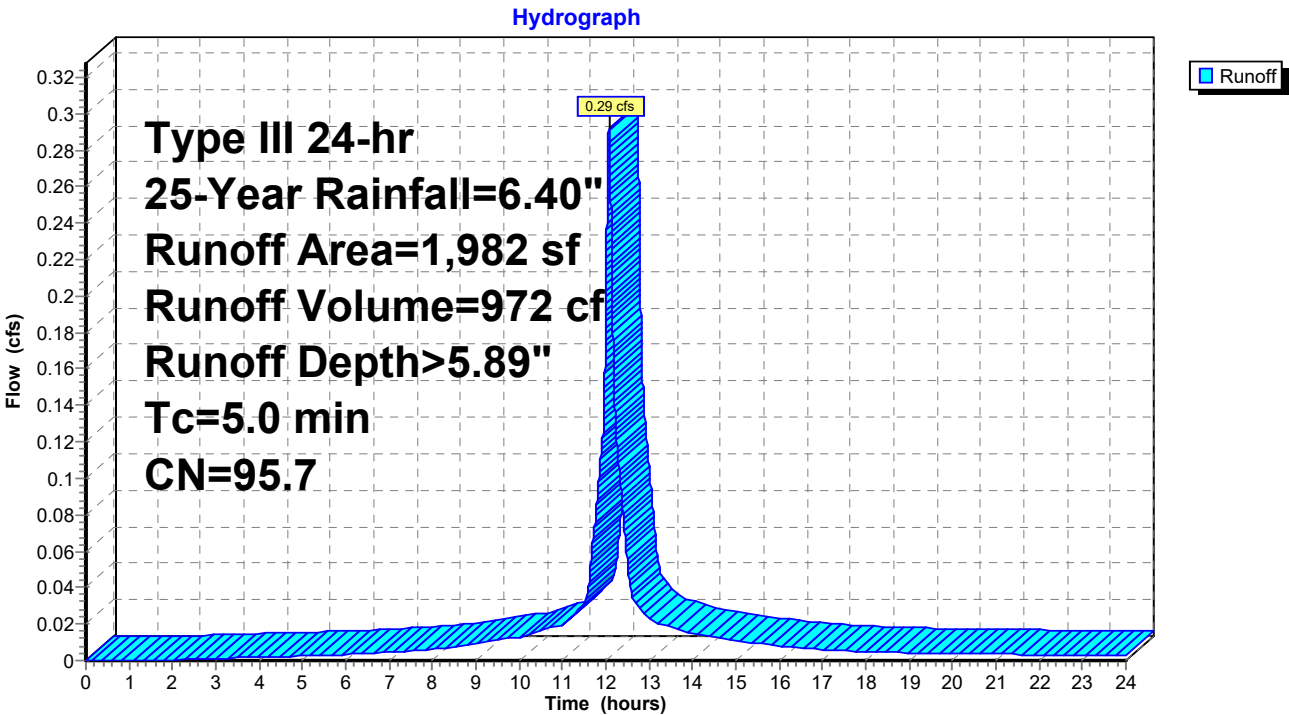
Runoff = 0.29 cfs @ 12.07 hrs, Volume= 972 cf, Depth> 5.89"
Routed to Link 1L-pr : Pr West Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.40"

Area (sf)	CN	Description
111	61.0	>75% Grass cover, Good, HSG B
1,827	98.0	Paved parking, HSG B
* 44	89.0	Open Jointed Surface, HSG B
1,982	95.7	Weighted Average
155		7.82% Pervious Area
1,827		92.18% Impervious Area

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

Subcatchment 3S: Pr West Basin



11121 EX PR HydroCAD Model

Prepared by Redniss & Mead, Inc
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Type III 24-hr 25-Year Rainfall=6.40"

Printed 8/6/2025
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Summary for Subcatchment 4S: Pr East Basin

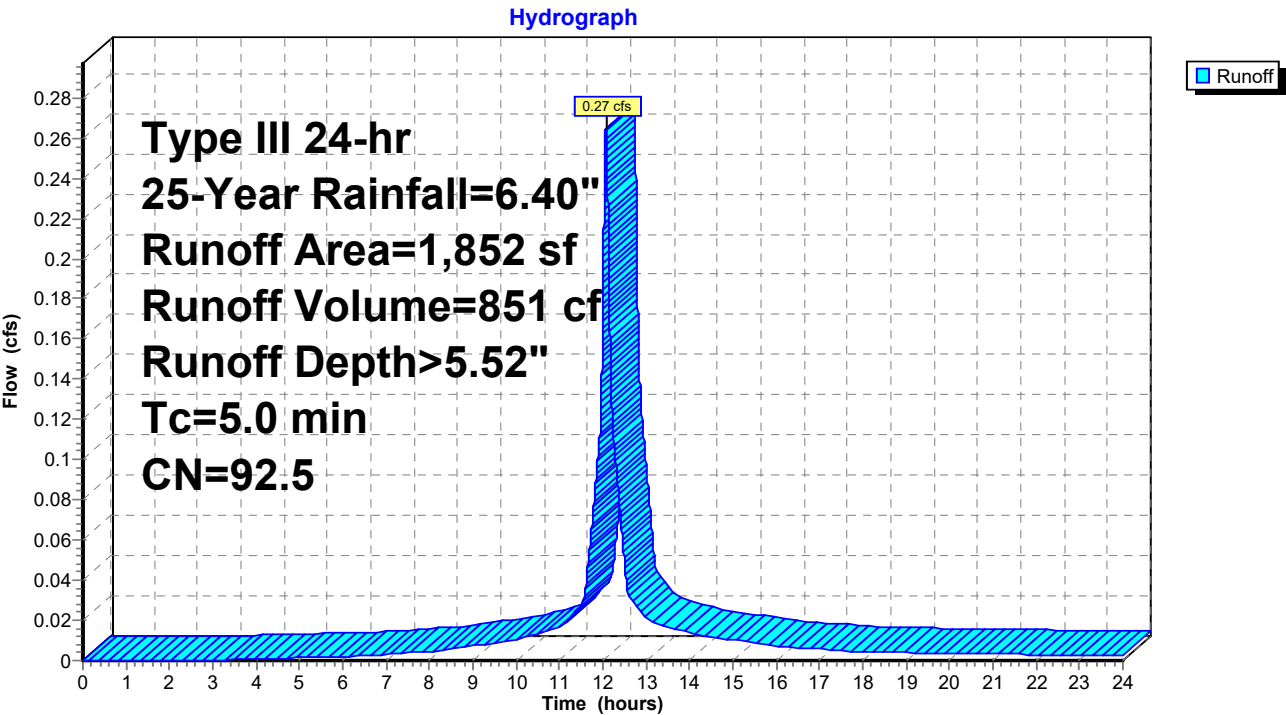
Runoff = 0.27 cfs @ 12.07 hrs, Volume= 851 cf, Depth> 5.52"
Routed to Link 2L-pr : Pr East Outfall

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs
Type III 24-hr 25-Year Rainfall=6.40"

Area (sf)	CN	Description
226	61.0	>75% Grass cover, Good, HSG B
1,427	98.0	Paved parking, HSG B
* 199	89.0	Open Jointed Surface, HSG B
1,852	92.5	Weighted Average
425		22.95% Pervious Area
1,427		77.05% Impervious Area

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

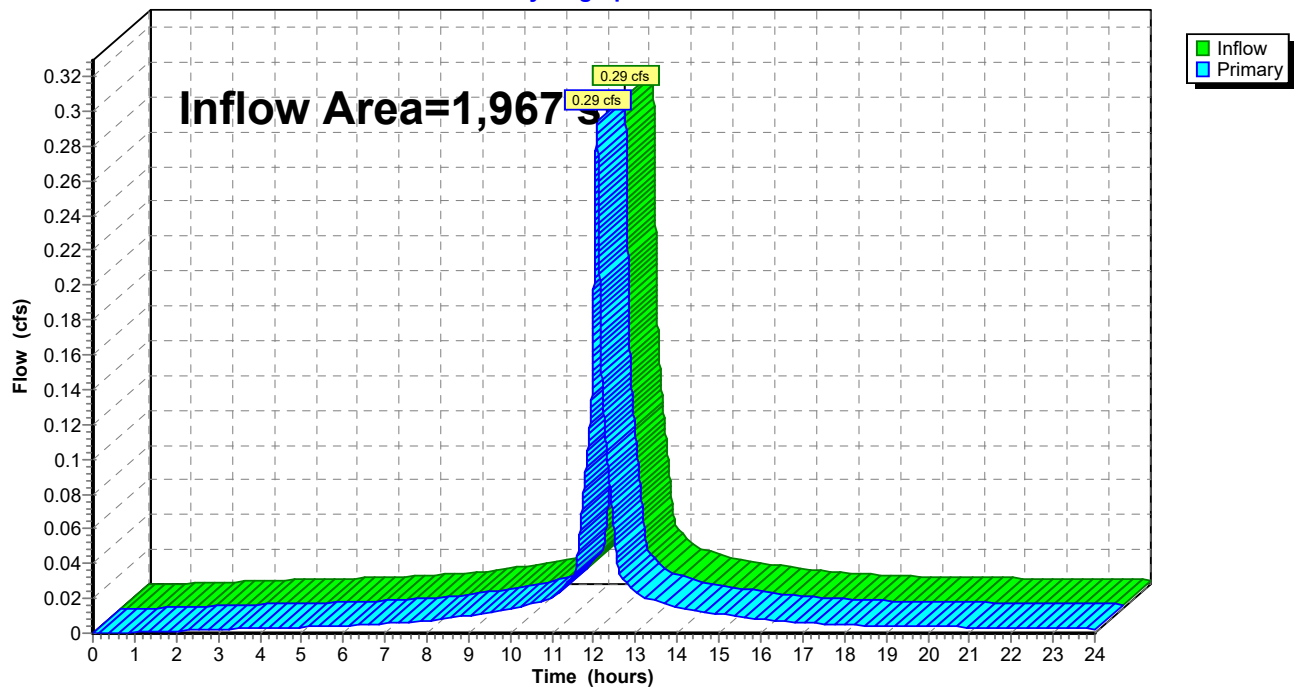
Subcatchment 4S: Pr East Basin



Summary for Link 1L-ex: Ex West Outfall

Inflow Area = 1,967 sf, 100.00% Impervious, Inflow Depth > 6.16" for 25-Year event
Inflow = 0.29 cfs @ 12.07 hrs, Volume= 1,009 cf
Primary = 0.29 cfs @ 12.07 hrs, Volume= 1,009 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

Link 1L-ex: Ex West Outfall**Hydrograph**

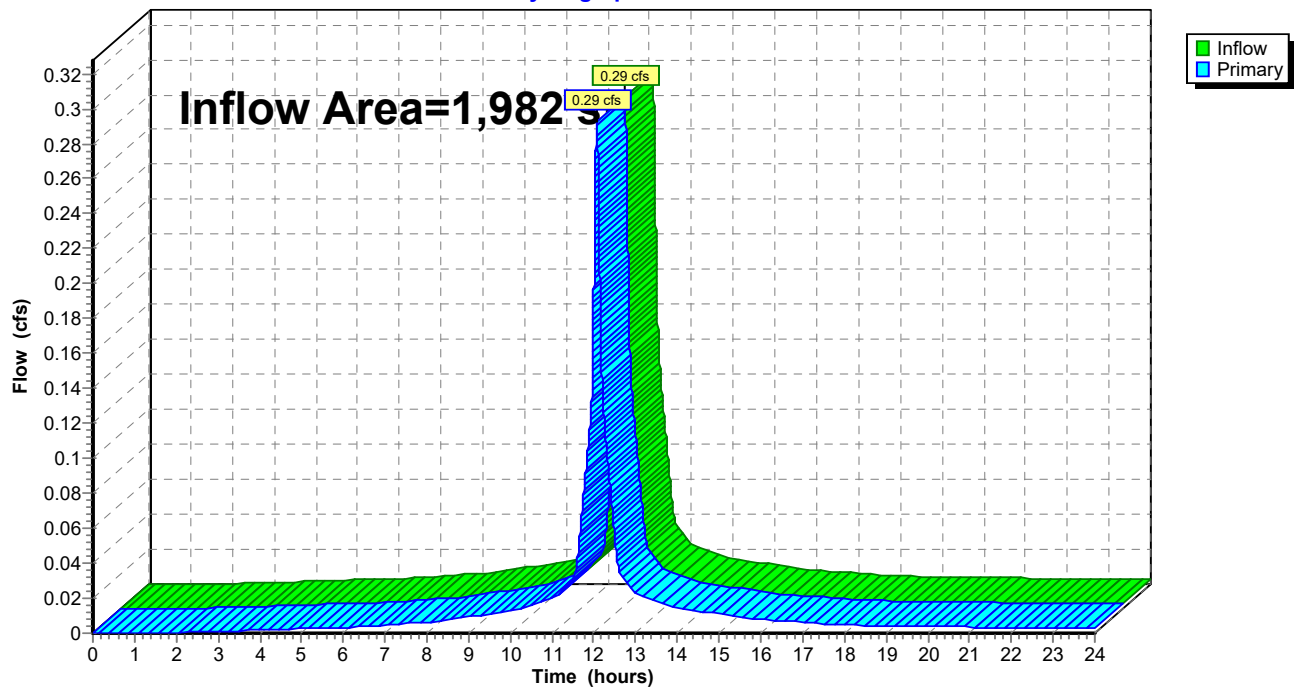
Summary for Link 1L-pr: Pr West Outfall

Inflow Area = 1,982 sf, 92.18% Impervious, Inflow Depth > 5.89" for 25-Year event
Inflow = 0.29 cfs @ 12.07 hrs, Volume= 972 cf
Primary = 0.29 cfs @ 12.07 hrs, Volume= 972 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

Link 1L-pr: Pr West Outfall

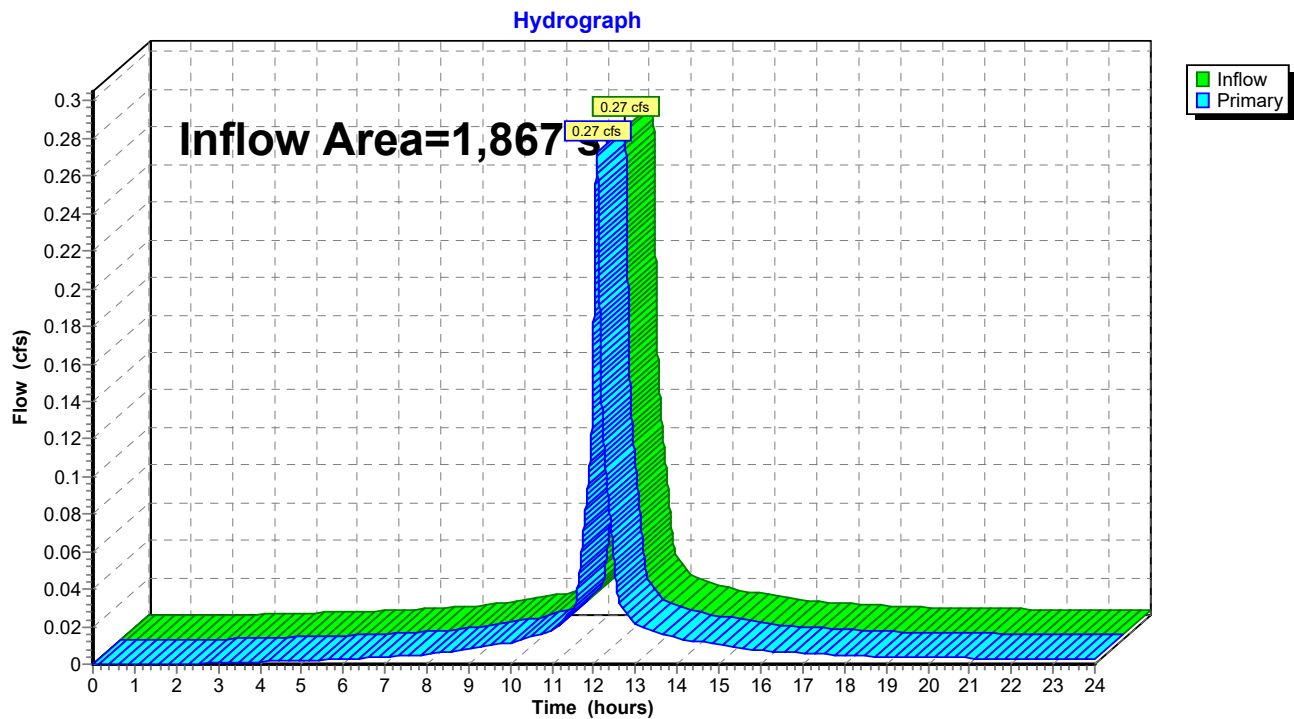
Hydrograph



Summary for Link 2L-ex: Ex East Outfall

Inflow Area = 1,867 sf, 90.09% Impervious, Inflow Depth > 5.72" for 25-Year event
Inflow = 0.27 cfs @ 12.07 hrs, Volume= 890 cf
Primary = 0.27 cfs @ 12.07 hrs, Volume= 890 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

Link 2L-ex: Ex East Outfall

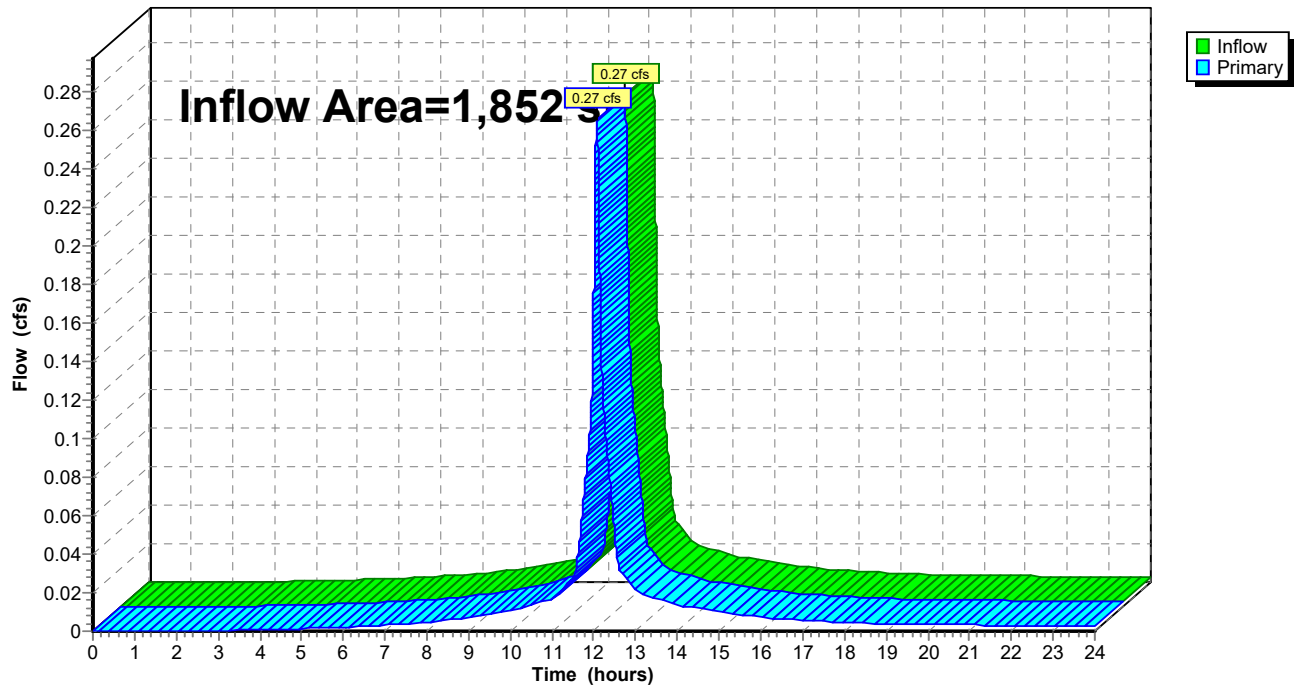
Summary for Link 2L-pr: Pr East Outfall

Inflow Area = 1,852 sf, 77.05% Impervious, Inflow Depth > 5.52" for 25-Year event
Inflow = 0.27 cfs @ 12.07 hrs, Volume= 851 cf
Primary = 0.27 cfs @ 12.07 hrs, Volume= 851 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.001 hrs

Link 2L-pr: Pr East Outfall

Hydrograph



11121 EX PR HydroCAD Model*Type III 24-hr 50-Year Rainfall=7.60"*

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Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment1S: Ex West Basin	Runoff Area=1,967 sf 100.00% Impervious Runoff Depth>7.36" Tc=5.0 min CN=98.0 Runoff=0.35 cfs 1,206 cf
Subcatchment2S: Ex East Basin	Runoff Area=1,867 sf 90.09% Impervious Runoff Depth>6.91" Tc=5.0 min CN=94.3 Runoff=0.33 cfs 1,076 cf
Subcatchment3S: Pr West Basin	Runoff Area=1,982 sf 92.18% Impervious Runoff Depth>7.08" Tc=5.0 min CN=95.7 Runoff=0.35 cfs 1,170 cf
Subcatchment4S: Pr East Basin	Runoff Area=1,852 sf 77.05% Impervious Runoff Depth>6.70" Tc=5.0 min CN=92.5 Runoff=0.32 cfs 1,034 cf
Link 1L-ex: Ex West Outfall	Inflow=0.35 cfs 1,206 cf Primary=0.35 cfs 1,206 cf
Link 1L-pr: Pr West Outfall	Inflow=0.35 cfs 1,170 cf Primary=0.35 cfs 1,170 cf
Link 2L-ex: Ex East Outfall	Inflow=0.33 cfs 1,076 cf Primary=0.33 cfs 1,076 cf
Link 2L-pr: Pr East Outfall	Inflow=0.32 cfs 1,034 cf Primary=0.32 cfs 1,034 cf

Total Runoff Area = 7,668 sf Runoff Volume = 4,485 cf Average Runoff Depth = 7.02"
9.98% Pervious = 765 sf 90.02% Impervious = 6,903 sf

11121 EX PR HydroCAD Model*Type III 24-hr 100-Year Rainfall=9.10"*

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Time span=0.00-24.00 hrs, dt=0.001 hrs, 24001 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment1S: Ex West Basin	Runoff Area=1,967 sf 100.00% Impervious Runoff Depth>8.85" Tc=5.0 min CN=98.0 Runoff=0.42 cfs 1,451 cf
Subcatchment2S: Ex East Basin	Runoff Area=1,867 sf 90.09% Impervious Runoff Depth>8.41" Tc=5.0 min CN=94.3 Runoff=0.39 cfs 1,308 cf
Subcatchment3S: Pr West Basin	Runoff Area=1,982 sf 92.18% Impervious Runoff Depth>8.58" Tc=5.0 min CN=95.7 Runoff=0.42 cfs 1,417 cf
Subcatchment4S: Pr East Basin	Runoff Area=1,852 sf 77.05% Impervious Runoff Depth>8.19" Tc=5.0 min CN=92.5 Runoff=0.39 cfs 1,264 cf
Link 1L-ex: Ex West Outfall	Inflow=0.42 cfs 1,451 cf Primary=0.42 cfs 1,451 cf
Link 1L-pr: Pr West Outfall	Inflow=0.42 cfs 1,417 cf Primary=0.42 cfs 1,417 cf
Link 2L-ex: Ex East Outfall	Inflow=0.39 cfs 1,308 cf Primary=0.39 cfs 1,308 cf
Link 2L-pr: Pr East Outfall	Inflow=0.39 cfs 1,264 cf Primary=0.39 cfs 1,264 cf

Total Runoff Area = 7,668 sf Runoff Volume = 5,439 cf Average Runoff Depth = 8.51"
9.98% Pervious = 765 sf 90.02% Impervious = 6,903 sf

Appendix 3

Rainfall Intensity Data
NRCS Web Soil Survey



POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

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

Highlighted Value's Below Utilized in
Project HydroCAD Model (App.3)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.364 (0.289-0.456)	0.425 (0.337-0.533)	0.525 (0.415-0.660)	0.607 (0.477-0.768)	0.721 (0.546-0.950)	0.807 (0.597-1.09)	0.896 (0.640-1.25)	0.992 (0.672-1.42)	1.13 (0.733-1.67)	1.23 (0.781-1.87)
10-min	0.516 (0.410-0.646)	0.602 (0.478-0.755)	0.743 (0.587-0.935)	0.860 (0.676-1.09)	1.02 (0.773-1.35)	1.14 (0.846-1.54)	1.27 (0.907-1.77)	1.41 (0.953-2.01)	1.60 (1.04-2.37)	1.75 (1.11-2.65)
15-min	0.607 (0.482-0.760)	0.708 (0.562-0.888)	0.874 (0.691-1.10)	1.01 (0.795-1.28)	1.20 (0.910-1.58)	1.34 (0.995-1.81)	1.49 (1.07-2.08)	1.65 (1.12-2.37)	1.88 (1.22-2.78)	2.06 (1.30-3.11)
30-min	0.845 (0.672-1.06)	0.988 (0.784-1.24)	1.22 (0.965-1.54)	1.41 (1.11-1.79)	1.68 (1.27-2.21)	1.88 (1.39-2.53)	2.09 (1.49-2.90)	2.31 (1.57-3.31)	2.61 (1.70-3.87)	2.84 (1.80-4.30)
60-min	1.08 (0.861-1.36)	1.27 (1.00-1.59)	1.57 (1.24-1.97)	1.82 (1.43-2.30)	2.16 (1.63-2.84)	2.42 (1.79-3.25)	2.69 (1.91-3.72)	2.96 (2.01-4.24)	3.34 (2.17-4.95)	3.63 (2.30-5.50)
2-hr	1.39 (1.11-1.73)	1.65 (1.32-2.05)	2.07 (1.65-2.58)	2.42 (1.91-3.04)	2.90 (2.21-3.80)	3.26 (2.43-4.37)	3.64 (2.62-5.05)	4.06 (2.76-5.78)	4.64 (3.03-6.84)	5.12 (3.25-7.70)
3-hr	1.59 (1.28-1.98)	1.90 (1.53-2.36)	2.41 (1.92-3.00)	2.83 (2.24-3.54)	3.40 (2.60-4.45)	3.84 (2.87-5.12)	4.29 (3.10-5.95)	4.80 (3.27-6.81)	5.53 (3.61-8.12)	6.13 (3.90-9.18)
6-hr	2.01 (1.62-2.47)	2.41 (1.94-2.97)	3.06 (2.46-3.79)	3.61 (2.88-4.48)	4.36 (3.36-5.67)	4.92 (3.70-6.54)	5.51 (4.02-7.62)	6.19 (4.24-8.73)	7.19 (4.71-10.5)	8.01 (5.11-11.9)
12-hr	2.48 (2.02-3.03)	2.98 (2.42-3.64)	3.80 (3.07-4.66)	4.47 (3.60-5.52)	5.41 (4.19-6.99)	6.11 (4.62-8.07)	6.85 (5.02-9.41)	7.71 (5.30-10.8)	8.98 (5.90-13.0)	10.0 (6.42-14.8)
24-hr	2.88 (2.36-3.50)	3.50 (2.86-4.26)	4.51 (3.68-5.50)	5.35 (4.33-6.56)	6.51 (5.08-8.37)	7.37 (5.62-9.69)	8.29 (6.12-11.3)	9.37 (6.46-13.0)	11.0 (7.25-15.8)	12.4 (7.93-18.2)
2-day	3.17 (2.62-3.82)	3.93 (3.24-4.74)	5.17 (4.24-6.26)	6.20 (5.05-7.55)	7.61 (5.98-9.74)	8.66 (6.65-11.4)	9.79 (7.29-13.4)	11.2 (7.72-15.4)	13.2 (8.75-18.9)	15.0 (9.65-21.9)
3-day	3.40 (2.81-4.08)	4.23 (3.50-5.08)	5.59 (4.60-6.74)	6.71 (5.49-8.15)	8.27 (6.52-10.5)	9.42 (7.25-12.3)	10.7 (7.96-14.5)	12.2 (8.43-16.7)	14.4 (9.57-20.6)	16.4 (10.6-23.8)
4-day	3.62 (3.01-4.34)	4.50 (3.73-5.39)	5.93 (4.90-7.13)	7.11 (5.84-8.61)	8.75 (6.91-11.1)	9.96 (7.69-13.0)	11.3 (8.42-15.3)	12.8 (8.92-17.6)	15.2 (10.1-21.6)	17.3 (11.2-25.0)
7-day	4.29 (3.58-5.11)	5.24 (4.37-6.24)	6.78 (5.63-8.11)	8.06 (6.65-9.70)	9.82 (7.79-12.4)	11.1 (8.62-14.4)	12.5 (9.39-16.8)	14.2 (9.90-19.4)	16.7 (11.1-23.6)	18.8 (12.2-27.0)
10-day	4.96 (4.16-5.88)	5.95 (4.98-7.06)	7.56 (6.30-9.01)	8.90 (7.37-10.7)	10.7 (8.55-13.5)	12.1 (9.41-15.6)	13.6 (10.2-18.1)	15.3 (10.7-20.8)	17.8 (11.8-25.0)	19.8 (12.8-28.4)
20-day	6.98 (5.89-8.22)	8.08 (6.82-9.54)	9.89 (8.30-11.7)	11.4 (9.49-13.6)	13.4 (10.7-16.7)	15.0 (11.7-19.0)	16.6 (12.4-21.8)	18.4 (12.9-24.7)	20.7 (13.9-28.9)	22.6 (14.7-32.3)
30-day	8.67 (7.35-10.2)	9.86 (8.35-11.6)	11.8 (9.95-13.9)	13.4 (11.2-15.9)	15.6 (12.5-19.2)	17.4 (13.5-21.8)	19.1 (14.2-24.7)	20.8 (14.7-27.9)	23.2 (15.6-32.2)	24.9 (16.2-35.4)
45-day	10.8 (9.17-12.6)	12.1 (10.3-14.1)	14.2 (12.0-16.6)	15.9 (13.4-18.8)	18.3 (14.7-22.4)	20.2 (15.8-25.2)	22.0 (16.4-28.3)	23.8 (16.9-31.8)	26.1 (17.6-36.1)	27.8 (18.2-39.3)
60-day	12.5 (10.7-14.6)	13.9 (11.9-16.2)	16.1 (13.7-18.9)	18.0 (15.2-21.2)	20.6 (16.6-25.0)	22.6 (17.6-28.0)	24.5 (18.3-31.3)	26.3 (18.7-35.0)	28.6 (19.4-39.4)	30.2 (19.8-42.6)

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

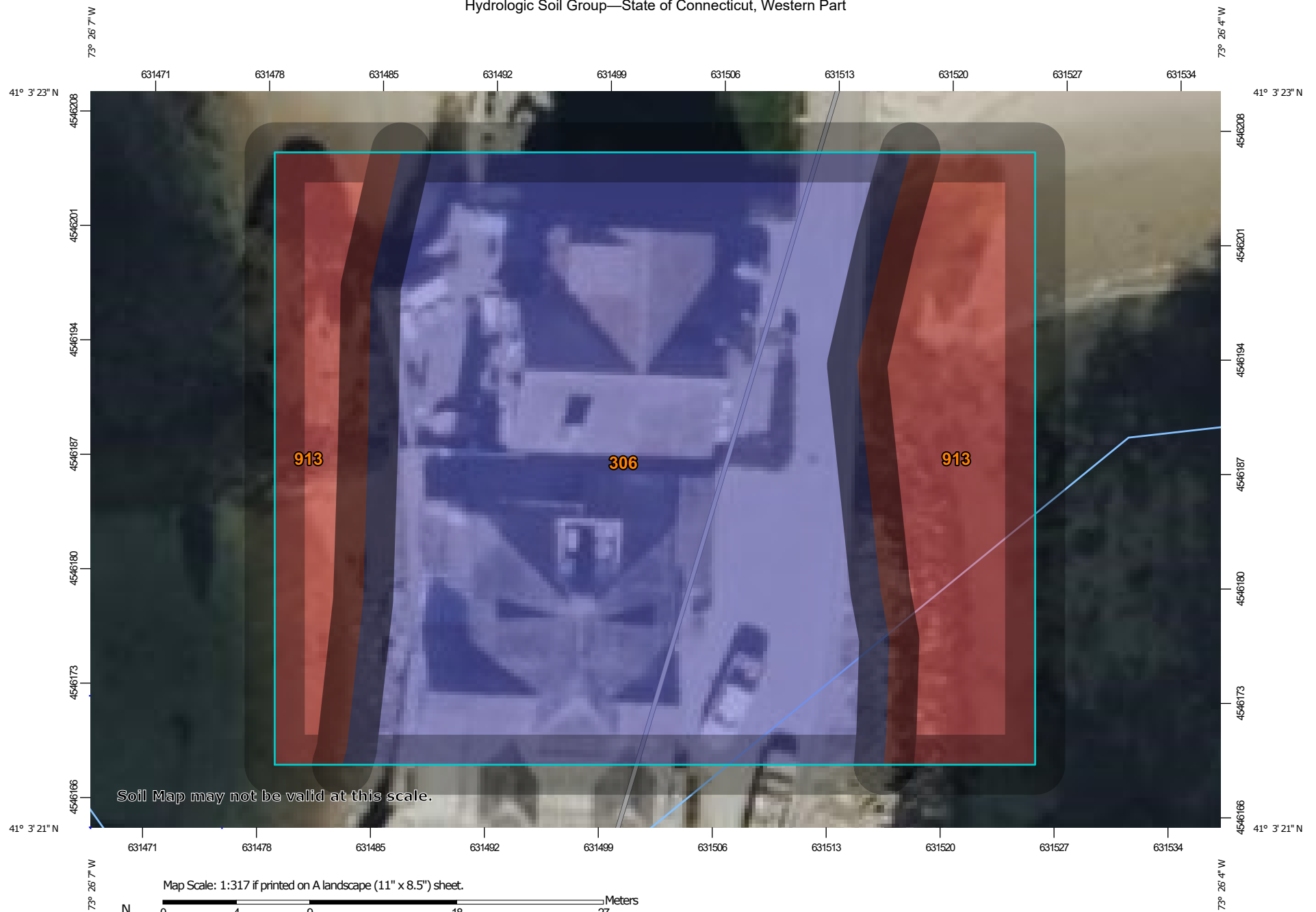
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper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

Please refer to NOAA Atlas 14 document for more information.

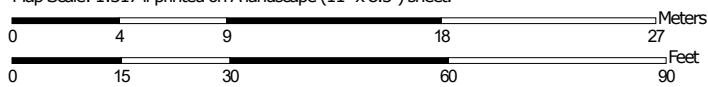
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PF graphical

Hydrologic Soil Group—State of Connecticut, Western Part



Map Scale: 1:317 if printed on A landscape (11" x 8.5") sheet.



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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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

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

Soil Rating Lines

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

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features
 Streams and Canals
Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
306	Udorthents-Urban land complex	B	0.3	67.2%
913	Niantic sand, intertidal	D	0.1	32.8%
Totals for Area of Interest			0.4	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix 4

FEMA Flood Insurance Map

National Flood Hazard Layer FIRMMette



73°26'25"W 41°3'36"N



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

Basemap Imagery Source: USGS National Map 2023

73°25'48"W 41°3'9"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, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/4/2025 at 12:52 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.



MEMORANDUM

November 24th, 2025

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025-82 CSPR – Theresa & Buell Duncan – 6 Golden Court – Raise an existing single family residence to be FEMA flood compliant, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck.

District: 6 **Block:** 36 **Lot:** 75

Zone: CD-1S

Flood Zone: VE (EL.15)

ZONING HISTORY:

The .09-acre property contains an existing non-conforming two and a half story single-family residence with an associated driveway, parking, and flagstone patio. Given the non-conformities on the property, the applicant has already gone to the ZBA to obtain the necessary variances for the project. There is an existing seawall along the Western property line that separates the property from the Long Island Sound. No stormwater management system currently exists on site. The entire property is within the Limit of Moderate Wave Action (LiMWA) and a high velocity flood zone.

PROPOSED USE/STRUCTURE:

The applicant is proposing to raise the existing residence, reconfigure the front entry steps, enclose the parking area below the residence, and expand the deck at the rear. All work proposed is compliant with VE flood zone standards; the house will be built on piers. Building and impervious surface coverage are non-conforming and the amount of impervious surface is proposed decrease by 173 square feet (4.6%).

STAFF COMMENTS:

- The Harbor Management Commission found this scope of work consistent with the Harbor Management Plan.
- Staff do not think this proposal will cause any adverse impacts to coastal resources and find it consistent with the goals and policies of the Connecticut Coastal Management act.

ZONING BOARD OF APPEALS: A variance application (#V25-0918-03) was approved in October of this year. The ZBA granted variances of Table 4.3.1-C for Building Height (32' required, 38.5' proposed) and Total Building Height (40' required, 46.8' proposed) and of Section 6.9.5.D.1 to allow a reconstructed patio, rear deck, planting beds, and a staircase all within 15' of the Coastal Jurisdiction Line.

SIGN-OFFS: The Harbor Management Commission found the proposal consistent with the Harbor Management Plan and DEEP had no comments.

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

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025-82 CSPR – Theresa & Buell Duncan – 6 Golden Court – Raise an existing single family residence to be FEMA flood compliant, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per site development plan dated 8/13/2025 and revised 10/29/2025 prepared by Redniss & Mead, Stamford, CT
 - b. Per architectural plans dated 10/29/2025 prepared by HK2 Architects, Norwalk, CT
 - c. Per landscape plan dated 10/21/2025 and revised 10/29/2025 prepared by Eckerson Design Associates, Norwalk, CT
 - d. Per zoning location survey dated 9/9/2020 and revised 10/7/2025 prepared by Telep & Arcamone Land Surveyors LLC, Norwalk, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and
5. That any changes to the plans be reviewed by Staff prior to implementation; and
6. That any utilities comply with setbacks and flood regulations; and
7. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
9. That all plantings be implemented prior to COZC; and

10. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
11. That no changes to the seawall are permitted without City review and DEEP approval; and
12. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 12th, 2025.

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

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025-82 CSPR – Theresa & Buell Duncan – 6 Golden Court – Raise an existing single family residence to be FEMA flood compliant, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck as shown on the site development plan dated 8/13/2025 and revised 10/29/2025 prepared by Redniss & Mead, Stamford, CT, architectural plans dated 10/29/2025 prepared by HK2 Architects, Norwalk, CT, landscape plan dated 10/21/2025 and revised 10/29/2025 prepared by Eckerson Design Associates, Norwalk, CT, and zoning location survey dated 9/9/2020 and revised 10/7/2025 prepared by Telep & Arcamone Land Surveyors LLC, Norwalk, CT be **DENIED** subject to the following reasons:

- 1.
- 2.

BE IT FURTHER RESOLVED that the effective date of this denial shall be December 12th, 2025.

October 16, 2025

VIA E-MAIL AND HAND DELIVERY

Bryan Baker
Principal Planner
Planning & Zoning Department
City of Norwalk
125 East Avenue, Room 129
Norwalk, CT 06856
BBaker@NorwalkCT.gov

**RE: Lofts M7 LLC
 Site Plan Application
 Merritt 7 Buildings 101 & 201, Norwalk, CT (5-37-20 & 5-37-28)**

Dear Mr. Baker:

Our firm represents Lofts M7 LLC (the “Applicant”), the assigned contract purchaser of certain property known as Merritt 7 Buildings 101 & 201 in the CD-4 Urban Center Community District (collectively, the “Property”). As you know, the Property includes just two (2) of the six (6) existing office buildings in the Merritt 7 corporate park. Today, the Property consists of two (2) separate parcels. If the enclosed application is approved, the Applicant will complete the purchase of the Property and consolidate same into a single site consisting of 6.48± acres.

The Applicant proposes to convert the existing office buildings into approximately 300 apartment homes with related amenities. For further details regarding the proposal, enclosed please find three (3) copies of the following materials:

- Letters of Authority from:
 - Lofts M7 LLC (contract purchaser)¹
 - Merritt 7 Venture L.L.C. (present owner)¹
- Site Plan Review Application and the following schedules:
 - Schedule A – Site Plan Project Narrative & Findings;
 - Schedule B – Property Description; and
 - Schedule C – Aerial Map & Zoning Map of Property;

¹ The contract has been assigned to the Applicant, Lofts M7 LLC, a single-purpose entity related to Saber-Hightower LLC..

- Survey prepared by Redniss & Mead, dated August 28, 2025, titled “Property & Topographic Survey Depicting Building 101 (101 Main Avenue) Merritt Seven Corporate Park Norwalk, Connecticut Prepared For Lofts M7 LLC;”
- Survey prepared by Redniss & Mead, dated August 28, 2025, titled “Property & Topographic Survey Depicting Building 201 (201 Main Avenue) Merritt Seven Corporate Park Norwalk, Connecticut Prepared For Lofts M7 LLC;”
- Architectural Plans prepared by Granoff Architects dated September 30, 2025, and titled:
 - AS01 Architectural Site Plan – Aerial Map
 - AS02 Architectural Site Plan – Roof
 - AS03 Parking Level – 2 Plan
 - AS04 Parking Level – 1 Plan
 - AS05 Architectural Site Plan – First Floor
 - AS06 #201 – First Floor Plan
 - AS07 #101 – First Floor Plan
 - AS08 #101 & #201 – Second and Third Floor Plan
 - AS09 #101 & #201 – Fourth Thru Eighth Floor Plan
 - AS10 Workforce Housing Diagram
 - AS11 101 – Exterior Elevation – South
 - AS12 101 – Exterior Elevation – West
 - AS13 101 – Exterior Elevation – North
 - AS14 101 – Exterior Elevation – East
 - AS15 South – Pool Area Facing Building 201
 - AS16 Existing/Proposed
 - AS17 Existing/Proposed
 - AS18 South West – M7 From The Main Ave
 - AS19 Existing/Proposed
 - AS20 Existing/Proposed
 - AS21 Amenity Space
 - AS22 Amenity Space
 - AS23 Façade Materials
- Landscaping & Lighting Plans prepared by Granoff Architecture dated September 30, 2025, and titled:
 - L01 Existing Conditions
 - L02 Landscape Improvements
 - L03 Site Lighting Improvements
 - L04 Site Lighting Photometrics
- Civil Engineering plans prepared Redniss & Mead and dated September 30, 2025, and titled:
 - ZSP-1 Zoning Site Plan 1

- ZSP-2 Zoning Site Plan 2
 - SE-1 Site Utility Plan
 - SE-2 Notes & Details
 - SE-3 Notes & Details
-
- Site Engineering Report prepared by Redniss & Mead and dated September 30, 2025;
 - Eversource Natural Gas and Electric “Will-Serve” Letters;
 - Traffic Study prepared by Tighe & Bond, dated September 2, 2025 titled “M7 Lofts Traffic Impact Study”;
 - Economic Evaluation Report prepared by Planning & Development Advisors dated September 10, 2025 (including Estimate of School-Aged Children in Multifamily Housing” prepared by Redniss & Mead, dated August 28, 2025);
 - Draft Affordability Plan dated August 2025;
 - Certification of Flood Elevations;
 - FEMA Elevation Certificate – 101;
 - FEMA Elevation Certificate – 201;
 - SYNLAWN Synthetic Grass Precision Putt Product Specifications;
 - SYNLAWN Synthetic Grass Roofdeck Product Specifications;
 - Sustainability Narrative prepared by Granoff Architects; and
 - Written Confirmation of Tax Status.

In addition to the above materials, I have also included a copy of Public Act 25-164 (An Act Concerning the Conversion of Commercial Real Property for Residential Use) which provides in part:

*Any zoning regulations adopted pursuant to section 8-2 of the general statutes may allow the conversion or partial conversion of any commercial building into a residential development **subject only to summary review**² if the owner of such building certifies in writing to the municipality, in a form and manner prescribed by the municipality, that such building has (1) been vacant, or (2) had an average*

² Pursuant to C.G.S. §8-2r, ...“summary review” means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted....

occupancy rate of less than fifty per cent, over the one-year period immediately preceding the application for such conversion or partial conversion.³

As you know, the Norwalk Zoning Regulations were adopted pursuant to section 8-2 of the general statutes and allow for the conversion of commercial buildings to residential development, as proposed here. I have also enclosed a letter prepared by the present owner of the Property, Merritt 7 Venture L.L.C., dated October 2, 2025, confirming the vacancy requirements delineated above. Based on this, we understand no public hearing will be required for this proposal.

Electronic copies of these materials were also transmitted today. I look forward to presenting these materials to the Planning & Zoning Commission at its next available meeting. Thank you for your time and attention regarding this matter.

Sincerely,



Lisa L. Feinberg

Enclosures.

³ Public Act 25-164, Section 1(b).

October 15, 2025

Steven Kleppin
Planning & Zoning Director
City of Norwalk
125 East Avenue
Norwalk, CT 06851

**Re: Letter of Authority – Site Plan Application
Merritt 7 Buildings 101 & 201, Norwalk, CT (the “Property”)**

Dear Mr. Kleppin:

Lofts M7 LLC is the assigned contract purchaser of the above-captioned Property. Please consider this letter as written confirmation that the undersigned has authorized the attorneys of Carmody Torrance Sandak & Hennessey, LLP, with offices located at 1055 Washington Boulevard, Stamford, Connecticut 06901, to file the enclosed Site Plan Application with the City of Norwalk on behalf of Lofts M7 LLC in connection with the Property. Thank you for your acknowledgement of said authority.

Sincerely,

Lofts M7 LLC



By: Greg Belew
Managing Member

September ²²____, 2025

Steven Kleppin
Planning & Zoning Director
City of Norwalk
125 East Avenue
Norwalk, CT 06851

**Re: Letter of Authority – Site Plan Application
Merritt 7 Buildings 101 & 201, Norwalk, CT (the “Property”)**

Dear Mr. Kleppin:

Merritt 7 Venture L.L.C. (the “Owner”) is the present owner of the above-referenced Property. Please consider this letter as written confirmation that Owner has authorized Saber-Hightower, LLC (the “Applicant”) (represented by Carmody Torrance Sandak & Hennessey, LLP, 1055 Washington Boulevard, Stamford, Connecticut 06901) to file the enclosed Site Plan Application for the Property with the City of Norwalk.

Sincerely,

Merritt 7 Venture L.L.C.



By: 
Duly Authorized Vice President



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:

1. Address of Subject Property(s):

101 & 201 Merritt 7, Norwalk, CT

2. District: 5, Block: 37, Lot(s): 20/28 3. Zone: CD-4, Overlay/Village District: N/A

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

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:

Both properties are currently improved with multi-tenanted commercial office buildings and structured parking.
See attached Schedule A for additional details.

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

Large Multifamily Building. See attached Schedule A for additional details.

Applicant Information

Applicant Name: Lofts M7 LLC

Billing Address: 555 Pleasantville Road, Briarcliff Manor, NY 10510

Phone Number: c/o Agent: Lisa Feinberg, 203-252-2677 Email: c/o Agent: Lisa Feinberg, LFeinberg@carmodylaw.com

Signature: Lisa Feinberg
By Carmody Torrance Sandak & Hennessey, their attorneys

Property Owner Information and Authorization

Owner of Record: Merritt 7 Ventures L.L.C.

Billing Address: 2323 Victory Avenue Suite 1500, Dallas, TX 75202

Phone Number: c/o Agent: Eric Apfel, CBRE - 1-719-330-1912 Email: c/o Agent: Eric Apfel, CBRE - Eric.Apfel@cbre.com

Signature: *See enclosed authorization

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



Application Information and Requirements

Sections 8.4.5 of the Norwalk Zoning Regulations detail items that are required for a Site Plan Review Application to be considered complete. All application requirements listed in Section 8.4.5.I. of the Norwalk Zoning Regulations may be required and are the responsibility of the Applicant to provide to the satisfaction of the Planning & Zoning Commission, for a decision to be made. The following items listed are considered minimum requirements for a Site Plan Review application submission:

1. Three copies of all applicable application materials shall be submitted at the time of application. One copy shall be the original, which shall include scalable plans and drawings as required within the Regulations. 11"x17" drawings and plans shall be included within the two remaining application sets. Hard copies of any additional or revised documents, plans or drawings shall be delivered to the Planning and Zoning Department. Any revised plans or drawings shall be scalable as required within the Regulations.
2. All application materials must also be submitted electronically in PDF format by the applicant. All information shall be sent in a singular package. Any additional or revised documents, plans or drawings shall also be sent electronically in PDF format.
3. Site Plan, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut, per Section 8.4.5.I of the Norwalk Zoning Regulations:
 - a) Each Site Plan shall be, include, show, or demonstrate, as applicable, the following:
 - i. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided for within the Zoning Regulations or except as otherwise approved in writing by the Planning and Zoning Director.
 - ii. The actual shape, location and dimensions of the overall project site and each Lot or Building Site.
 - iii. The shape, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site.
 - iv. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.
 - v. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.
 - vi. Show and include the following:
 - a. Lot or Building Site Width and Lot or Building Site Yards.
 - b. Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout).
 - c. Principal Building(s), Accessory Building(s) and other Accessory Structure(s).
 - d. Setbacks or Setback Areas.
 - e. Encroachments.
 - f. Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel.
 - g. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses.



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- h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
 - i. Driveway(s) and widths.
 - j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
 - k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
 - l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
 - m. Ground Floor Elevation above grade for each Building.
 - n. Existing Tree and Vegetation Plan and Survey:
 - i. Showing all groupings of trees and how they will be incorporated into the proposed project.
 - ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
 - iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
 - iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
 - o. Erosion and Sedimentation Control measures for the Development.
 - p. Topographic excavation and grading plans.
 - q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
 - r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
 - s. Detailed Parking plan.
 - vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.
4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.l.7.g.
5. Architectural Plans/Drawings:
- a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
 - b) Building Type(s).



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- c) Floor Area, Dimensions, Floor Elevations, Floor-to-Floor Ceiling Heights, and Height of each Building.
- d) Private Frontage(s) and Façade Elements.
- e) Building Roof Type(s) & Pitch.
6. Project Description and illustrative plan showing each Development and Building element regulated by the Zoning Regulations (i.e. Use, Building Type, Private Frontage Type, etc.):
 - a) Including the demonstration to the satisfaction of the Planning & Zoning Commission that the Site Plan complies with all applicable sections of the Norwalk Zoning Regulations.
7. If required by the Planning & Zoning Commission, a Traffic Impact Analysis:
 - a) Including a Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement.
8. If required by the Planning & Zoning Commission, an Environmental Impact Assessment.
9. If required by the Planning & Zoning Commission, any other information necessary to the satisfaction of the Commission for a decision to be determined.

Fees

The Applicant shall pay to the City the fees established in the Fee Schedule Document available from the Planning & Zoning Department in order to cover a portion of the costs associated with the administration of the Norwalk Zoning Regulations. Failure to pay the application fee at the time of submission of the Site Plan Review application shall render the application incomplete and delay the scheduling of the application to be heard by the Planning & Zoning Commission. Please find the Fee Schedule Document on the City of Norwalk's website, www.norwalkct.gov.

In addition to the administrative application fee, it is the responsibility of the Applicant to pay for all required legal notice fees, who will be billed for such fees directly by the publisher of such notice(s).

Public Notification

Notice shall be provided in accordance with Section 8.4.4.D of the Norwalk Zoning Regulations.

1. The Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, that a Special Permit Application has been submitted to the Planning & Zoning Department within ten (10) business days from the date of submission by mailed notice.
 - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
 - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
 - c. The letter shall contain the proposed action and street address for the property in question, including:
 - i. The current zoning of the subject property.
 - ii. A summary indicating the nature of the application.

Public hearings are discretionary for Site Plan Review Applications. If the Planning & Zoning Commission decides to hold a public hearing, the following steps shall be followed by the Applicant, in accordance with Section 8.4.4.D:



Site Plan Review Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

1. After a public hearing date has been established, the Applicant shall notify all property owners that are within one hundred (100) feet of the subject property(s) (including owners of individual condominium units), as indicated on the Assessor's records, by mailed notice, subject to the following requirements:
 - a. The letter shall be sent by the Applicant using certified U.S. Mail, with certificate of mailing.
 - b. The letter shall specify the street address, phone number, and website address for the Planning & Zoning Department.
 - c. The letter shall contain the proposed action and street address for the property in question, including:
 - i. The current zoning of the subject property.
 - ii. A summary indicating the nature of the application.
 - d. The letter shall include the date, time, and location of the meeting and the body before which the hearing shall take place.
 - e. The letter shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

In addition to the requirements listed above, it is the responsibility of the Applicant to pay for any required Legal Notice fees.

end

Schedule A Site Plan Project Narrative & Findings

Lofts M7 LLC (the “**Applicant**”), the contract purchaser of 101 and 201 Merritt 7 (the “**Property**”) requests Site Plan approval pursuant to Sections 4.2, 4.3.9.C.2, 4.3.9.G.4.bb.3.b¹, Table 4.3.9.A and 8.4.5 of the City of Norwalk, Connecticut Zoning Regulations (the “**Regulations**”) to facilitate the conversion of the existing office buildings on the Property into “Large Multifamily Buildings”.

I. THE PROPERTY & EXISTING USES

Today, the Property consists of two (2) separate parcels which collectively include 6.48± acres located in the CD-4 Urban Center Community District.² The CD-4 is a higher density, mixed-use zone permitting a variety of residential and commercial uses. It is bordered by commercial uses to the north, east and south and the Norwalk River to the west. The Curb development, consisting of three large apartment buildings, is across the river to the west. Today, Buildings 101 and 201 consist of more than 400,000± square feet of office space and 1,224 parking spaces.

The Merritt 7 Corporate Park, which consists of six (6) office buildings, was originally constructed by Albert D. Phelps between 1980 and 2002. Although somewhat of a pioneer at the time, Mr. Phelps’ success with Merritt 7 galvanized additional investment in this area resulting in the active corridor that exists today. However, the demand for suburban office space has dwindled as companies opt for more urban locations. The COVID-19 pandemic only exacerbated this trend as companies have moved to remote and hybrid work models, thereby decreasing the demand for physical office space and making the office market more competitive. Accordingly, the roughly 1.4 million square feet of office space comprising Merritt 7 Corporate Park has become unsustainable. Meanwhile, the need for additional housing has continued to grow. Thus, converting Buildings 101 and 201 to multifamily housing serves the dual purpose of facilitating the development of much-needed housing while increasing the demand for the office space that remains.

II. PROPOSED USE

The Applicant proposes to convert the existing office buildings into approximately 300 apartment homes. A mixture of studio (56), one-bedroom (182) and two-bedroom (62) units is currently proposed. As required by Section 6.12.4.2 of the Regulations, twenty-seven (27) of these units will be designated as workforce housing in perpetuity.³ As permitted by Section 6.12.4.2.b, these units will be affordable to families earning eighty percent (80%) of the state median income and an inclusionary zoning fee will be provided. In addition to a complete interior renovation, the exterior of the building will also be modernized. Above the parking garage, the base of the building

¹ The Applicant has included this reference in the avoidance of doubt notwithstanding the fact that the proposal is an adaptive reuse of an existing building and not new construction.

² If approved, the Applicant would consolidate the two parcels into a single lot.

³ The Applicant proposes seven (7) two-bedroom workforce housing units which count as 1.5 workforce housing units for purposes of calculating the ten percent (10%) requirement.

will be clad in a textured marble finish and wood textured panels will replace existing spandrel glass at various points on the upper floors. Operable window panels will also be incorporated, and the existing bulkhead will be painted black, converting a mechanical penthouse into an architectural enhancement.

However, perhaps the most impactful transformation will take place on the garage deck where the majority of the asphalt parking will be removed and replaced with approximately 55,000 square feet of outdoor resident amenity space.⁴ This is currently anticipated to include both active and passive space such as a pool, lawn area, dog park, playground, Zen garden, putting green and a pickleball court, among others.⁵ A significant amount of indoor amenity space, primarily in Building 201, is also provided including a gym, coworking, playroom and demo kitchen.

The existing asphalt parking deck will be significantly enhanced with a variety of trees, shrubs and perennials. Collectively, the Applicant proposes more than 3,000 new plantings. The site lighting will also be improved with the incorporation of decorative bollards and path lighting. The majority of the lighting will be utilized from 6pm to 10pm, with some security lighting remaining from dusk until dawn. For further details regarding the proposed landscaping and lighting, please refer to the submitted plans.

The existing three-level parking garage containing approximately 1,224 parking spaces will remain, but parking will be reduced by 163 spaces to a total of 1,061 spaces. Guest and future resident parking will be provided on the western side of the site between the two buildings. Although not required for an adaptive reuse project, twenty-three (23) of these spaces will be designated as EV. In conformance with Table 4.3.13 of the Regulations, a minimum of thirty (30) bicycle parking spaces will be provided beneath a canopy.

Vehicular access to the Property will continue to be served by the three (3) existing curb cuts, including the signalized intersection at Main Avenue and the site driveway. The change of use and reduction in onsite parking spaces will result in a significant reduction in peak hour vehicle trips during the work week as compared to current conditions.

III. CONFORMANCE WITH PLAN OF CONSERVATION & DEVELOPMENT

Suburban, highway focused office parks have been struggling throughout the country for some time, and while Merritt 7 weathered the storm longer than most, transitioning the Merritt 7 complex from a large, suburban office park to more of a mixed-use environment has been recognized as desirable.⁶ “The Merritt 7 area on Main Ave and Glover Avenue is critical to the economic and fiscal (tax revenue) success of Norwalk, and its continued vibrancy must be a priority for the city.”⁷ “[B]usiness location decisions are driven by workforce, and residential

⁴ Based on conversations with staff, the Applicant understands public realm space is not required for this adaptive reuse proposal.

⁵ The final amenity package is subject to change based on market demands.

⁶ Norwalk Citywide Plan: 2019-2029 (the “Comprehensive Plan”), pages 16-17.

⁷ Comprehensive Plan, page 18.

growth fully supports business growth by creating a cluster of talent proximate to businesses.”⁸
This is why strengthening the Merritt 7 area as a live-work ecosystem is so important.⁹

IV. SITE PLAN REVIEW CRITERIA

The criteria to be applied by the Commission in reviewing and approving a Site Plan and Application as the Decision-Making Authority shall be whether such Plan and Application comply with the applicable conditions, standards, and requirements of these Regulations.

... [T]he Planning and Zoning Commission shall determine:

- a. Whether the Development complies with Section 4.3.5 Building Standards; Section 4.3.16 Private Landscape Standards; Section 6.2 Grading, Tree Removal, and Drainage; Section 6.3 Import/Export of Earth Materials; Section 6.4 Soil Erosion & Sediment Control; and Section 6.9 Flood Hazard Zone Overlay;*

As a conversion of existing office buildings into residential dwelling units, most of the above referenced sections are not applicable. However, compliance with the Flood Hazard Zone Overlay is required. The Applicant has submitted Elevation Certificates prepared by Redniss & Mead and a Certification of Flood Elevations prepared by Granoff Architects LLC certifying that the proposal conforms to Section 6.9 of the Regulations.

- b. Whether 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;*

No new curb cuts are proposed in connection with this adaptive reuse proposal. Residents and guests will continue to utilize the signalized driveway and the northern driveway will be mostly limited to loading and other operational uses, while also serving as an alternate drive for residents. The southern driveway will be reserved for emergency access and otherwise dedicated to Building 301 to the south. Vehicular circulation has been reviewed with the Transportation, Mobility and Parking Department (TMP) and the Fire Marshal’s office. Moreover, as detailed in the Traffic Impact Study prepared by Tighe & Bond, the proposed conversion from office to residential is expected reduce weekday vehicle trips by 2,539 per day.

- c. Whether the Development complies with all applicable Development and site construction requirements;*

⁸ Comprehensive Plan, page 20.

⁹ Comprehensive Plan, page 49.

The proposal is an adaptive reuse of existing buildings and does not include new construction.

- 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 buildings are otherwise served by public water, sewer, and fire protection systems under existing conditions and will remain connected in proposed conditions. Further, the Applicant has submitted a Site Engineering Report, prepared by Redniss & Mead, that indicates, with proper implementation, the adaptive reuse will not adversely impact adjacent or downstream properties or existing city owned storm sewer and sanitary sewer systems. No changes are proposed to street signage and/or street lighting.

- e. Compliance with requirements for Easements or dedications;*

Approximately 119 parking spaces will be reserved for Building 301 on the Building 201 parcel. This area has been identified on the architectural plans and an easement agreement will be finalized prior to beginning construction.

- f. In reviewing Site Plans, the following standards shall be taken into consideration:*

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

No new curb cuts are proposed in connection with the conversion of the office buildings to residential dwelling units. Peak hour vehicle trips associated with the site will be significantly reduced during the week and Saturday peak traffic will be modest. The Applicant has worked closely with TMP on the studied intersections and believes TMP is supportive of the proposal. For all of these reasons, the Applicant submits the proposal will not adversely impact normal traffic flow or the safety of the roadways.

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

Overall, the proposed conversion from office to residential will result in a significant reduction in vehicle trips associated with the site. Please refer to the submitted Traffic Impact Study prepared by Tighe & Bond for additional details.

- (a) All proposed uses which will generate over five hundred (500) vehicle trips per day, or over fifty (50) vehicle trips in any peak hour, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan.*

A Traffic Impact Study prepared by Tighe & Bond has been submitted.

- (b) The Traffic Impact Analysis shall include the following information: the present roadway conditions, the street typology per the City of Norwalk Complete Streets Design Guide, as amended, and how the Development will benefit and/or adversely impact the goals of the City of Norwalk's Complete Streets ordinance, existing roadway capacity, traffic accidents for the previous three years, existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and, proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.*

Main Avenue is designated as a "Commercial Thoroughfare" which is a major arterial road in Norwalk. As a conversion project, no new development is proposed and no changes to Main Avenue are contemplated. Please refer to the submitted Traffic Impact Study prepared by Tighe & Bond for additional details.

- (3) Whether sanitary and storm sewers have been designed and certified by a civil engineer and approved by the Department of Public Works.*

The applicant has submitted a Site Engineering Report prepared by Redniss & Mead that indicates, with proper implementation, the adaptive reuse will not adversely impact adjacent or downstream properties or city infrastructure. No changes are anticipated to the existing storm sewer system. The sanitary sewer connections require an upgrade in size from 8" services to 10" services based upon code requirements for the number of fixture units.

- (4) Whether proper provision has been made for erosion and sedimentation control.*

Reference is made to the Site Development Plan package, as prepared by Redniss & Mead, which includes necessary sediment and erosion control provisions for the limited site work.

(5) Whether there is any existing zoning violation exists on the property.

The Applicant is not aware of any existing zoning violations.

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

N/A

V. CONCLUSION

The existing structures are legally-nonconforming and the application complies with all of the applicable requirements of the Norwalk Zoning Regulations. For all of the reasons set forth herein, the Applicants submit that the Commission should approve the proposed Site Plan Application.

Schedule B
Property Description¹⁰

ALL those certain pieces, parcel or tracts of land, together with the buildings and improvements thereon, situated in the City of Norwalk, County of Fairfield and State of Connecticut, and more particularly bounded and described as follows:

PARCEL 101

Beginning at a point along the westerly side of Main Avenue (CT Route 719) where the division line between land now or formerly of Leemilt's Petroleum Inc. and the herein described parcel of land intersects said westerly side of Main Avenue; thence, running generally southerly along said westerly side of Main Avenue the following courses: South 10 degrees 21' 43" West a distance of 59.27 feet; thence, along a clockwise curve the radius of which is 3974.51 feet and the central angle of which is 00 degrees 26' 33" for an arc distance of 30.70 feet; South 17 degrees 51' 37" West a distance of 18.94 feet; South 6 degrees 39' 27" West a distance of 28.99 feet; along a clockwise curve the radius of which is 3974.51 feet; the central angle of which is 6 degrees 53' 33" for an arc distance of 478.13 feet to land now or formerly of 201 Merritt, LLC; thence along 201 Merritt, LLC, the following courses: North 72 degrees 09' 02" West for a distance of 41.34 feet; North 17 degrees 50' 58" East for a distance of 4.37 feet; North 72 degrees 08' 07" West for a distance of 186.44 feet; South 17 degrees 50' 58" West for a distance of 4.42 feet; North 72 degrees 09' 02" West for a distance of 22.50 feet; North 17 degrees 50' 58" East for a distance of 7.50 feet and North 72 degrees 09' 02" West for a distance of 77.39 feet to land now or formerly of Fairfield Investors, Inc.; thence along land now or formerly of Fairfield Investors, Inc., the following courses: North 27 degrees 54' 00" East for a distance of 246.75 feet; North 17 degrees 50' 45" East for a distance of 124.47 feet; North 77 degrees 50' 45" East for a distance of 32.93 feet and North 34 degrees 39' 30" East for a distance of 211.29 feet to other land now or formerly of Fairfield Investors, Inc., thence South 79 degrees 37' 30" East for a distance of 155.00 feet, in part being along land now or formerly of Fairfield Investors, Inc. and being in part along land now or formerly of Leemilt's Petroleum Inc., to the aforesaid westerly side of Main Avenue and the point of beginning.

Together with the easement rights set forth in a Reciprocal Easement Agreement dated February 23, 1983 between Fairfield Investors, Inc. and First Merritt Seven Corp. recorded in Volume 1461 at Page 261 of the Norwalk Land Records.

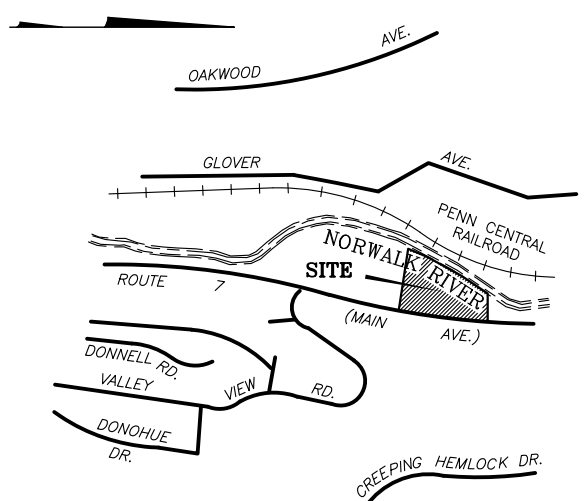
Together with the easement rights set forth in a deed from First Merritt Seven Corp. to Fairfield Investors, Inc. dated December 17, 1981 and recorded in Volume 1387 at Page 69 of the Norwalk Land Records.

¹⁰ Properties to be consolidated prior to issuance of a building permit for the proposed project.
{S7655496}

PARCEL 201

Beginning at a point along the westerly side of Main Avenue (CT Route 719) at its intersection with the southerly side of land now or formerly of Merritt 7 Venture LLC said land also known as 101 Merritt 7; thence, running generally southerly along said westerly side of Main Avenue the following courses: along a clockwise curve the radius of which is 3974.51 feet and the central angle of which is 01 degrees 40' 46" for an arc distance of 116.50 feet; South 20 degrees 05' 53" West a distance of 59.87 feet; along an anti-clockwise curve the radius of which is 1954.45 feet; the central angle of which is 5 degrees 56' 13" for an arc distance of 202.52 feet; and North 80 degrees 12' 29" West a distance of 4.00 feet to land now or formerly of Merritt 7 Venture LLC said land also known as 301 Merritt 7; thence along said Merritt 7 Venture LLC, the following courses: generally northerly along a clockwise curve the radius of which is 4,836.46 feet and the central angle of which is 00 degrees 00' 16" for an arc distance of 0.18 feet; North 72 degrees 09' 02" West for a distance of 212.56 feet; North 36 degrees 36' 26" West for a distance of 116.45 feet; and South 17 degrees 50' 58" West a distance of 2.86 feet to land now or formerly of Fairfield Investors, Inc. the following courses: North 37 degrees 13' 15" W a distance of 50.48 feet; North 04 degrees 16' 56" East a distance of 59.81 feet; and North 27 degrees 54' 00" East a distance of 237.89 feet to aforesaid land of 201 Merritt, LLC; thence running generally easterly along said 201 Merritt, LLC the following courses: South 72 degrees 09' 02" East a distance of 77.39 feet; South 17 degrees 50' 58" West a distance of 7.50 feet and South 72 degrees 09' 02" East a distance of 22.50 feet; North 17 degrees 50' 58" East a distance of 4.42 feet; South 72 degrees 08' 07" East a distance of 186.44 feet; South 17 degrees 50' 58" West a distance of 4.37 feet; and South 72 degrees 09' 02" East a distance of 41.34 feet to the aforesaid westerly side of Main Avenue and the point of beginning. Together with the easement rights set forth in a Reciprocal Easement Agreement dated February 23, 1983 between Fairfield Investors, Inc. and First Merritt Seven Corp. recorded in Volume 1461 at Page 261 of the Norwalk Land Records.

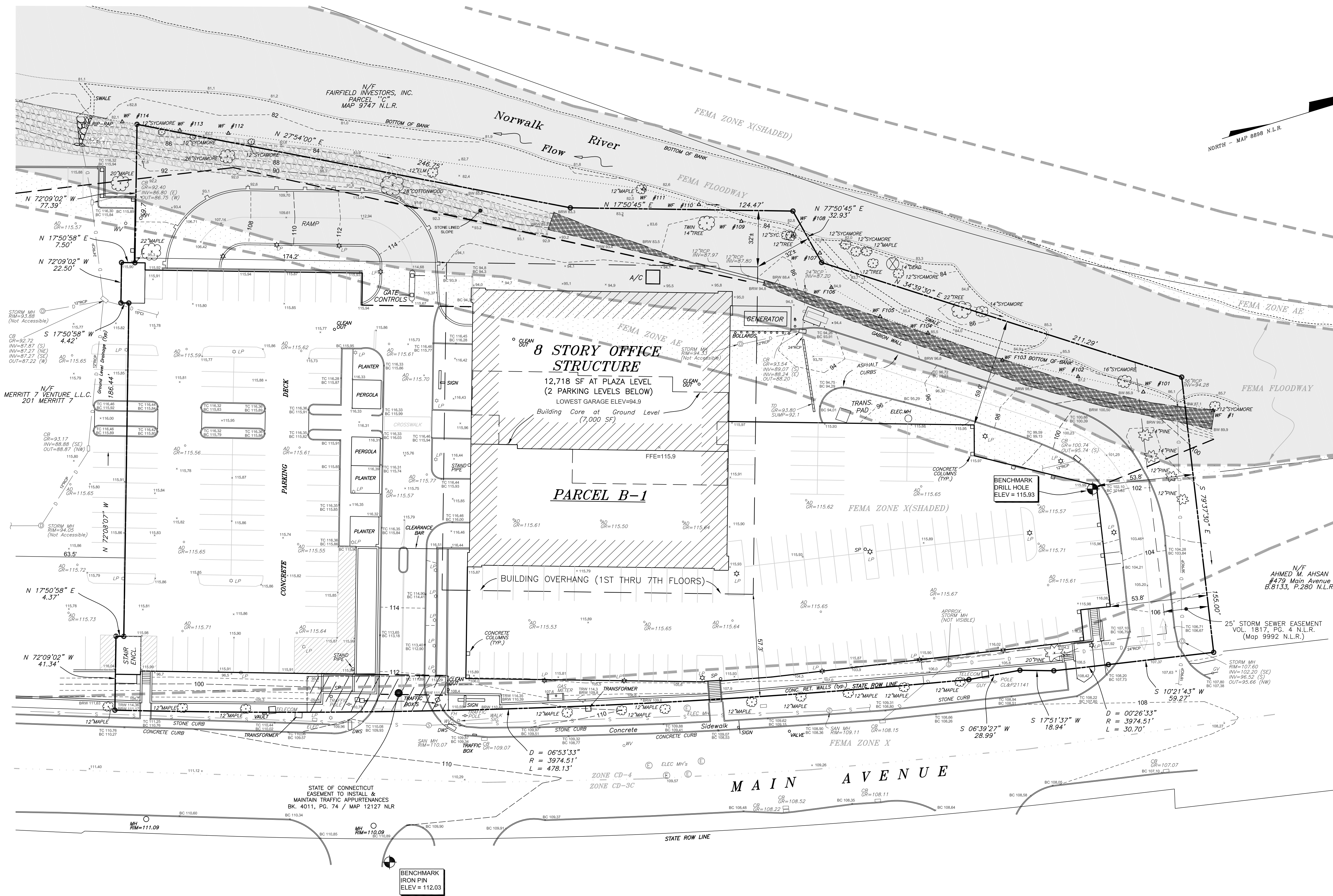
Together with the easement rights set forth in a deed from First Merritt Seven Corp. to Fairfield Investors, Inc. dated December 17, 1981 and recorded in Volume 1387 at Page 69 of the Norwalk Land Records.



NORWALK, CT.

ORIENTATION

ZONE: CD-4



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and the locations and elevations of which conform to Topographic Accuracy Class T-2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
- Reference is hereby made to Parcel B-1 on Map 8898 and to Maps 9040, 9041, 9318, 9450, 9462, 9842, 9936, 9937, 10586, 10610, 10703, 11586, 11778, 12127, 12272, 12490A & 12490B of the Norwalk Land Records (N.L.R.).
- Reference is made to the Deed of Record found in Vol. 3142, Pg. 286 N.L.R.
- Total Area of the Surveyed Parcel = 155,384 SF / 3.5671 Ac.
- Reference is made to ALTA/NSPS Land Title Survey depicting Building 101, Merritt Seven Corporate Park, Norwalk, CT., prepared for Merritt 7 Venture LLC., prepared by Redniss & Mead, dated 9/18/2017.
- Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 393 of 626, Map No. 09001C0393G, Effective Date October 16, 2013. 100-Year Flood Line Range (BFE 92.7'-96.4') per FEMA Flood Insurance Study (FIS) Profile 269P (Norwalk River).
- Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
- Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.
- Reference is made to Preliminary Report-10/05/2017 by Zoning - Info, Inc. for Merritt 7 Site #52450.
- Owner of Record: Merritt 7 Venture LLC.
- Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the site. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

PARKING COUNTS

LEVEL	STANDARD	COMPACT	HANDICAP	LOADING
PLAZA	194	0	0	-
*P1	237	0	4	-
*P2	164	0	0	-
*TOTAL	595	0	4	-

*Parking Counts taken from ALTA survey referenced in note 3.

ZONING DATA TABLE
(ZONE CD-4)

CRITERIA	MINIMUM/MAXIMUM ALLOWED
LOT AREA	NR
LOT WIDTH	300 ft max.
BUILDING HEIGHT	2 sty. min./6.5 sty. max
BUILDING AREA	80% IMP SFC.
SETBACK-Front	0 ft min./12 ft max.
SETBACK-Side	0 ft min.
SETBACK-Rear	3 ft min.

NR-Not Regulated

1 RJB 8/28/2025 Update notes.

No. By Date

PROPERTY & TOPOGRAPHIC SURVEY
 DEPICTING
BUILDING 101 (101 MAIN AVENUE)
MERRITT SEVEN CORPORATE PARK
 NORWALK, CONNECTICUT
 PREPARED FOR
LOFTS M7 LLC



REDNISS & MEAD
 LAND SURVEYING
 CIVIL ENGINEERING
 PLANNING & ZONING CONSULTING
 PERMITTING

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

Scale: 0 30 60

1" = 30'

Drawn By: RJB Checked By: JPP Date: 8/7/2025

To my knowledge and belief this map is substantially correct as noted hereon.

JORG P. PEREIRA CT. L.S. #70179

8/28/2025

DATE

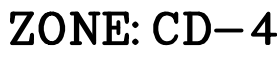
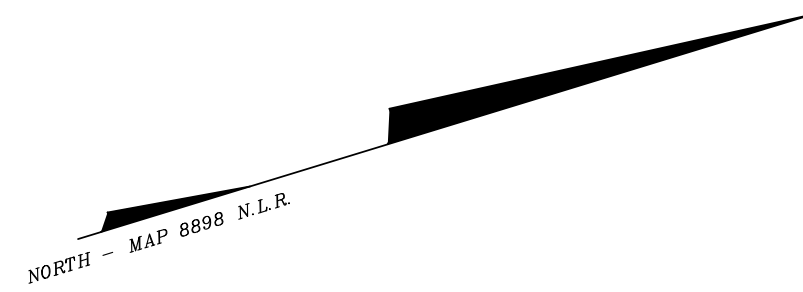
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration herein null & void.

Sheet No:

PSTS

Comm. No.: 19762A-1

*Parking Counts taken from ALTA survey referenced in note 3.



- # NOTES:
1. This survey has been prepared in accordance with Sections 20–300b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Preliminary and Topographic Survey, the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A–2 and the locations and elevations of which conform to Topographic Accuracy Class T–2. It is intended to depict property boundaries, locations and elevations of improvements and topographic features.
 2. Reference is hereby made to Parcel B–2, Map 10703 and to Maps 8599A, 904A, 904B, 9318, 9450, 9462, 9842, 9936, 9937, 10586, 10610, 11586, 11778, 12127, 12272, 12490A & 12490B of the Norwalk Land Records (N.L.R.).
 3. Reference is made to the Deed of Record found in Vol. 5485, Pg. 46 N.L.R.
 4. Total Area of the Surveyed Parcel = 127,038 SF / 2.9164 Ac.
 5. Reference is made to ALTA/NSPS Land Title Survey depicting Building 101, Merritt Seven Corporate Park, Norwalk CT, prepared for Merritt 7 Venture LLC., prepared by Redniss & Mead on 9/16/2017.
 6. Reference is made to FEMA Flood Insurance Rate Map Panel No. 393 of Norwalk, CT, 09601C0393C Effective Date of October 18, 2013, 100-Year Flood Line Profile Range (BFE 91.7'–92.7') per FEMA Flood Insurance Study (FIS) Line Range 269P (Norwalk River).
 7. Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD–88).
 8. Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.
 9. Reference is made to Preliminary Report–10/05/2017 by Zoning – Info, Inc. for Merritt 7 Site #52450.
 10. Owner of Record: Merritt 7 Venture LLC.
 11. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the property. The size, location and existence of all such features must be verified by the appropriate authorities prior to construction.

NR—Not Regulated

Page 256 of 578



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M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB NUMBER: 25005

DATE: 09/30/25

SITE PLAN APPLICATION

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Revisions

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #: 25005 ISSUE DATE: 09/30/25

DRAWN BY: **JG, RMB, AK** PROJ. MANAGER: **JG**

DATE: 09/30/2025 SCALE: AS NOTED

DRAWING TITLE

ARCHITECTURAL SITE PLAN

- AERIAL MAP

DRAWING #

AS01

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

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SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	25005	ISSUE DATE:	09/30/25
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DATE:	09/30/2025	SCALE:	AS NOTED

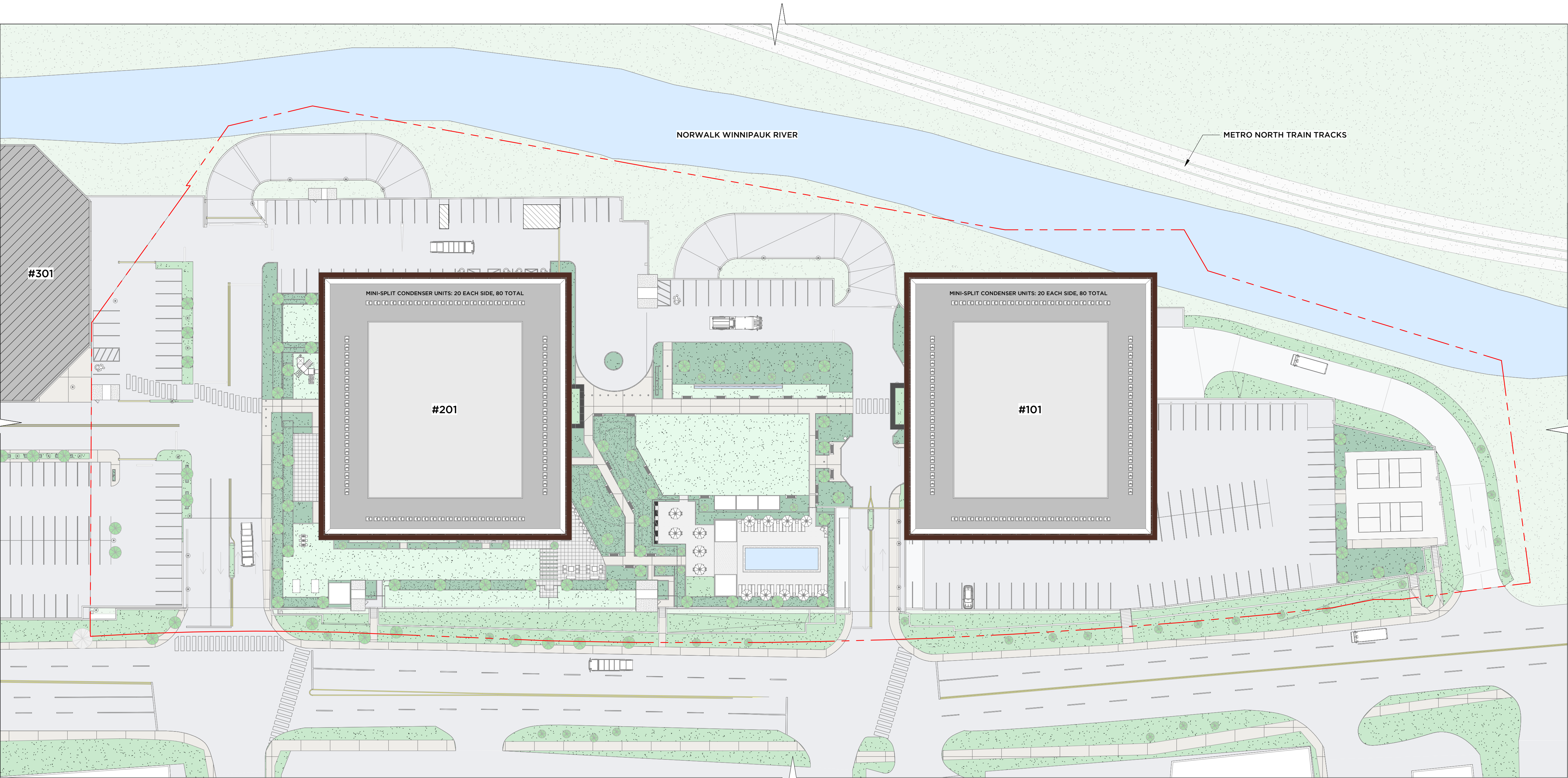
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**ARCHITECTURAL SITE PLAN
- ROOF**

DRAWING #

AS02

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1 SITE PLAN - ROOF
1" = 40'-0"

[illegible]

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

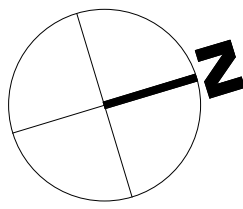
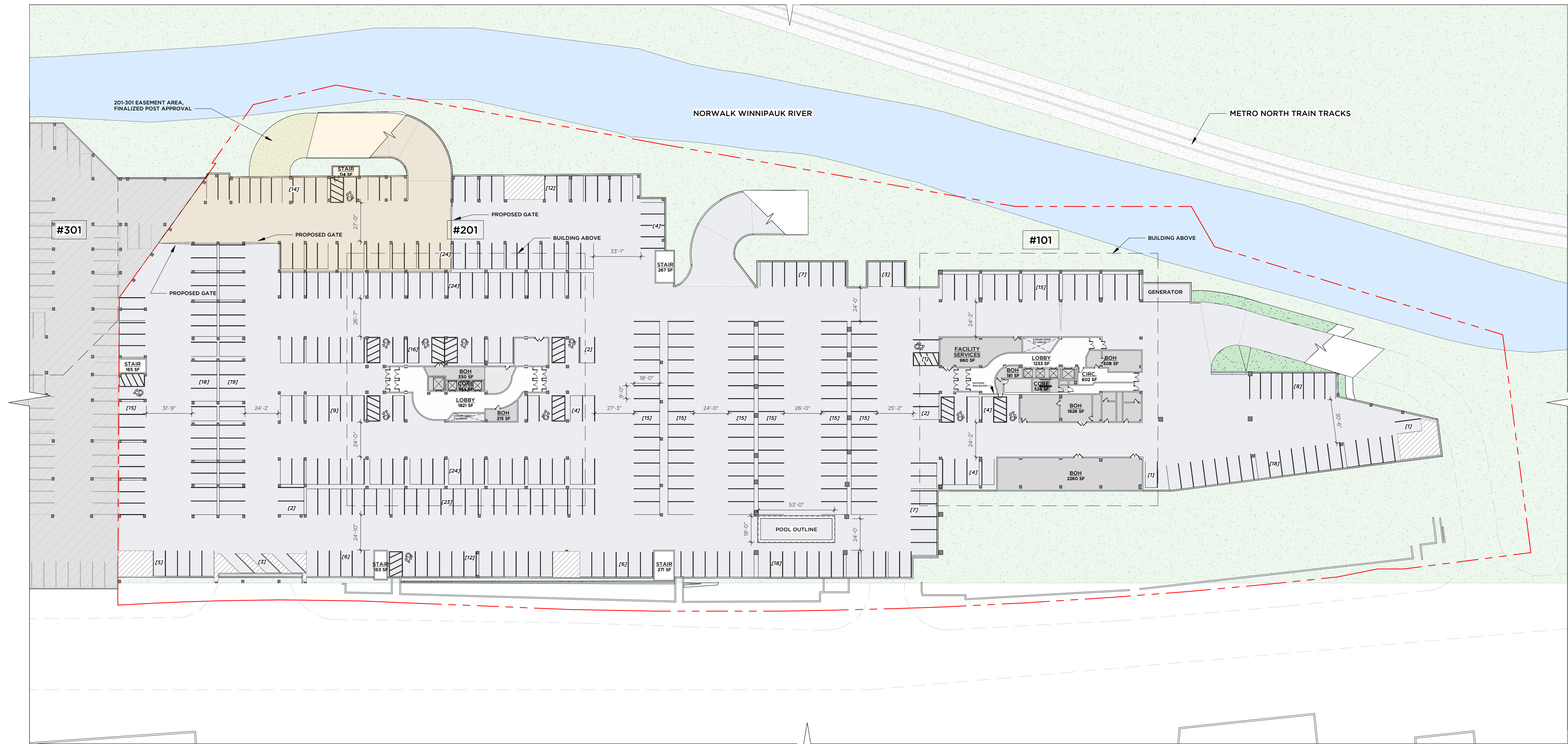
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PARKING LEVEL - 2 PLAN

DRAWING #

AS03

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1 PARKING LEVEL -2 PLAN

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

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PARKING LEVEL - 1 PLAN

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1 PARKING LEVEL - 1 PLAN
1" = 40'-0"

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

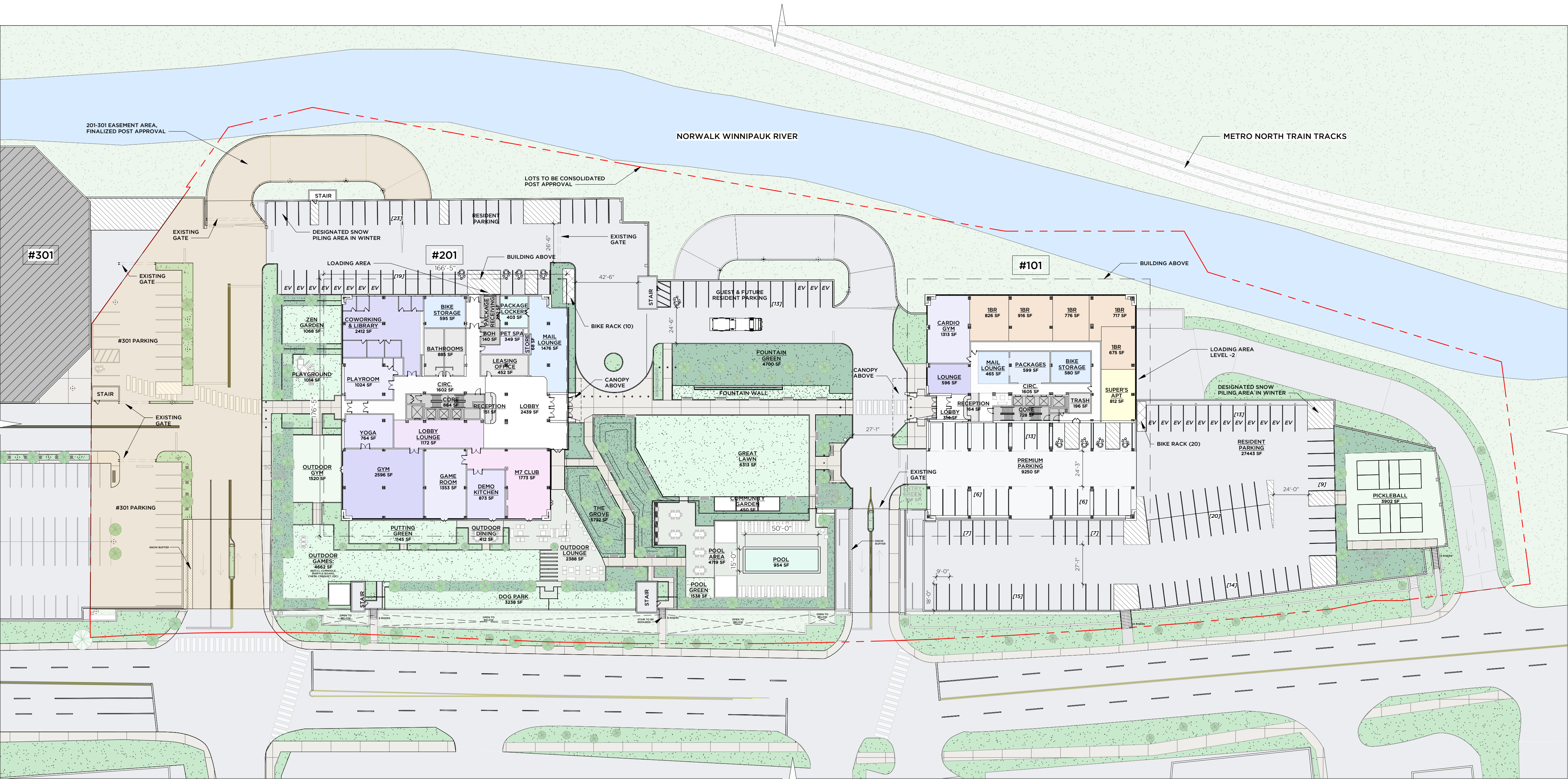
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

**ARCHITECTURAL SITE PLAN
- FIRST FLOOR**

DRAWING #

AS05



- SITE PLAN GRAPHICS LEGEND:
- | | | | |
|--|-------------------|--|------------------------------|
| | GRASS - SYNTHETIC | | SIDEWALK - PAVER |
| | GRASS - ORGANIC | | POOL DECK - DECORATIVE PAVER |
| | PLANTINGS | | PATIO - LINEAR PAVER |

1 SITE PLAN - FL1
1" = 40'-0"

CONSULTANTS

Client/Owner
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(203) 217-1074

Slab Scanning
Infra Repair Services
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(973) 692-0002

Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

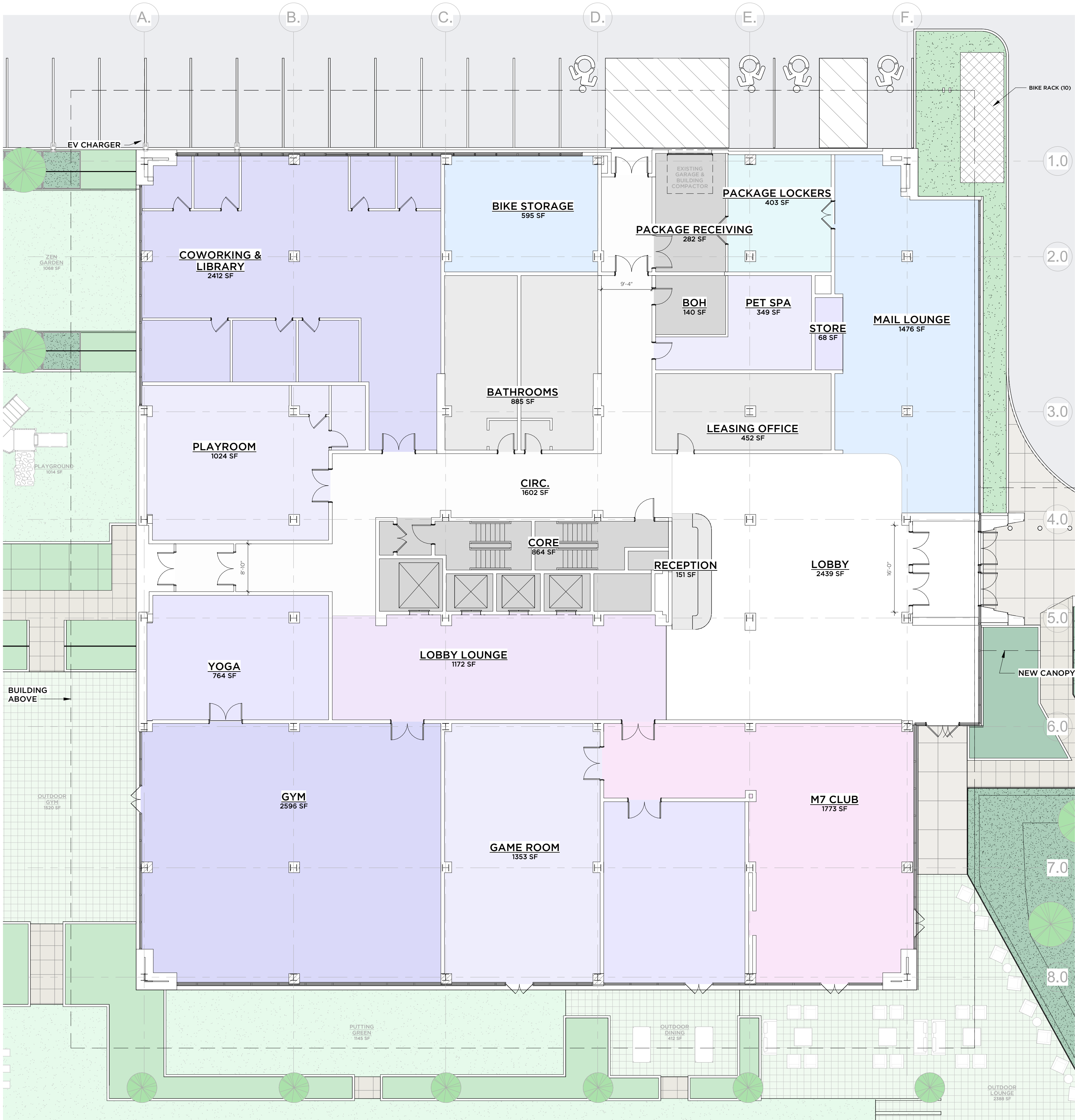
PROJECT NAME			
M7 LOFTS			
MERRITT 7 #101 & #201 NORWALK, CT 06851			
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

#201 - FIRST FLOOR PLAN

DRAWING #

AS06



1 201 - FL1
3/32" = 1'-0"

- CONSULTANTS
- Client/Owner

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- Construction Manager

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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:

25005

ISSUE DATE:

09/30/25

DRAWN BY:

JG, RMB, AK

PROJ. MANAGER:

JG

DATE:

09/30/2025

SCALE:

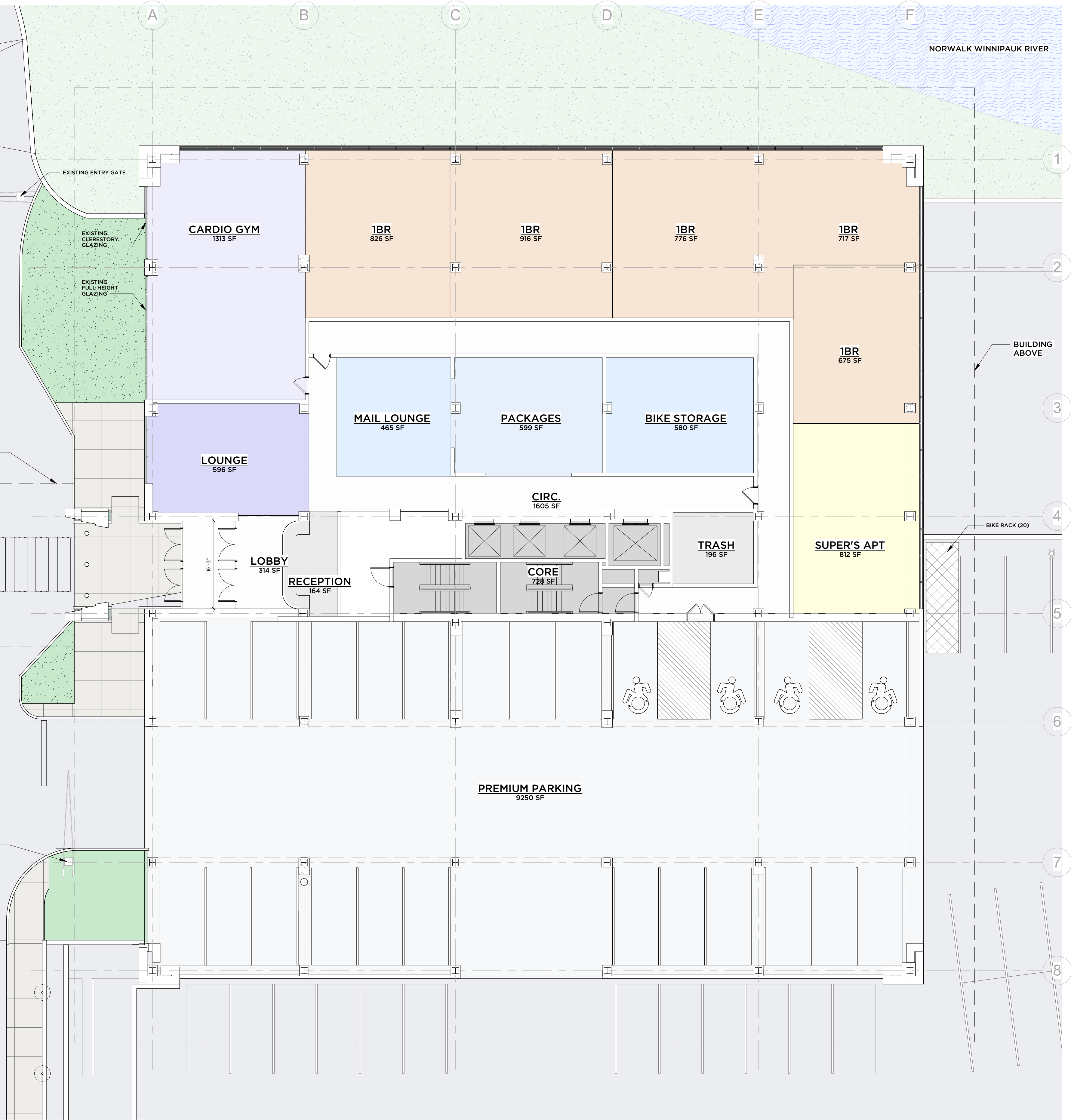
AS NOTED

DRAWING TITLE

#101 - FIRST FLOOR PLAN

DRAWING #

AS07



1

101 - FL1
3/32" = 1'-0"

CONSULTANTS

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#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

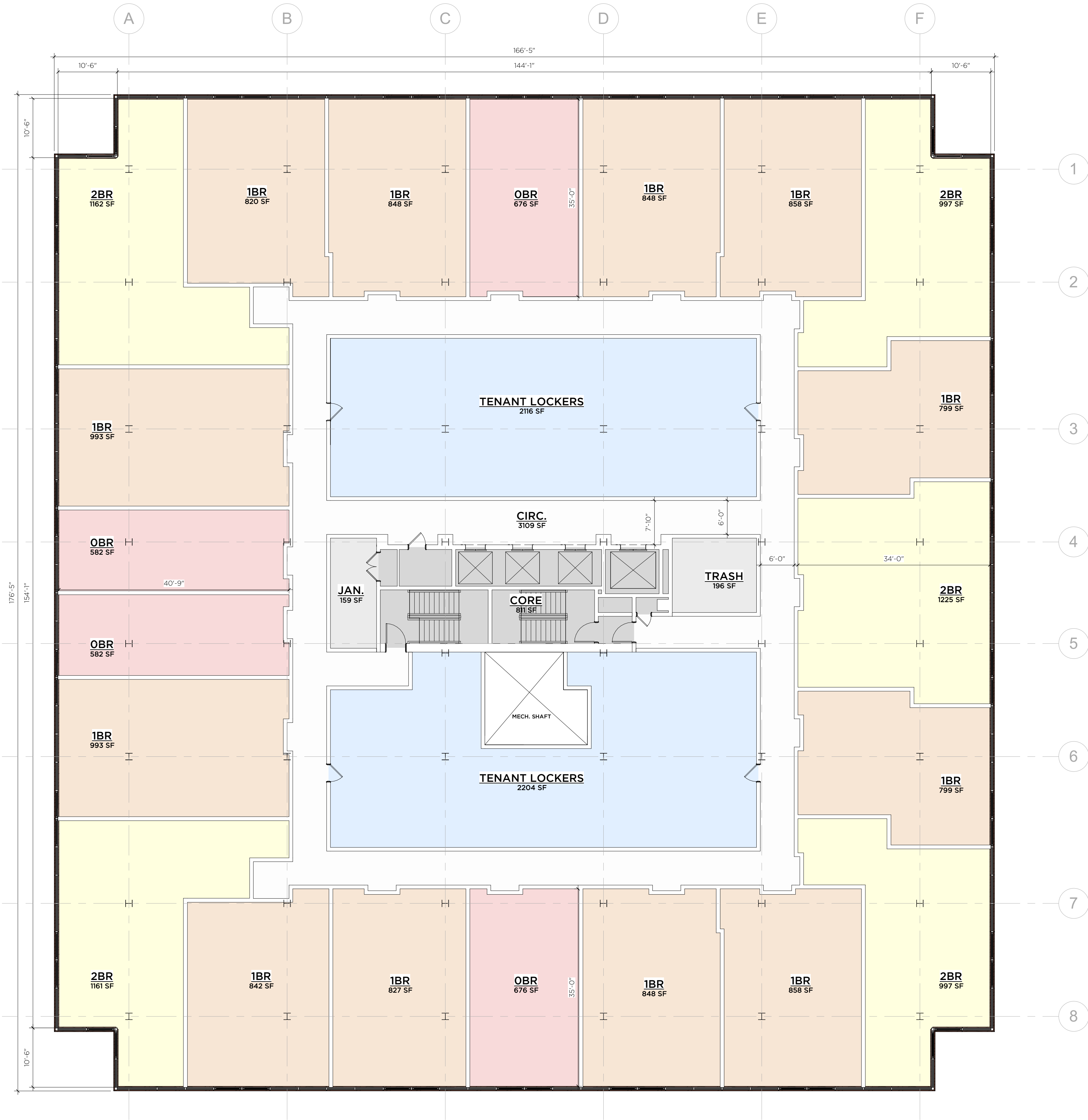
PROJECT NAME			
M7 LOFTS			
MERRITT 7 #101 & #201 NORWALK, CT 06851			
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

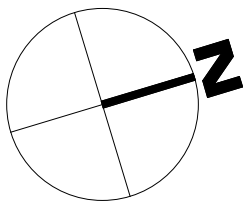
#101 & #201 - SECOND AND THIRD FLOOR PLAN

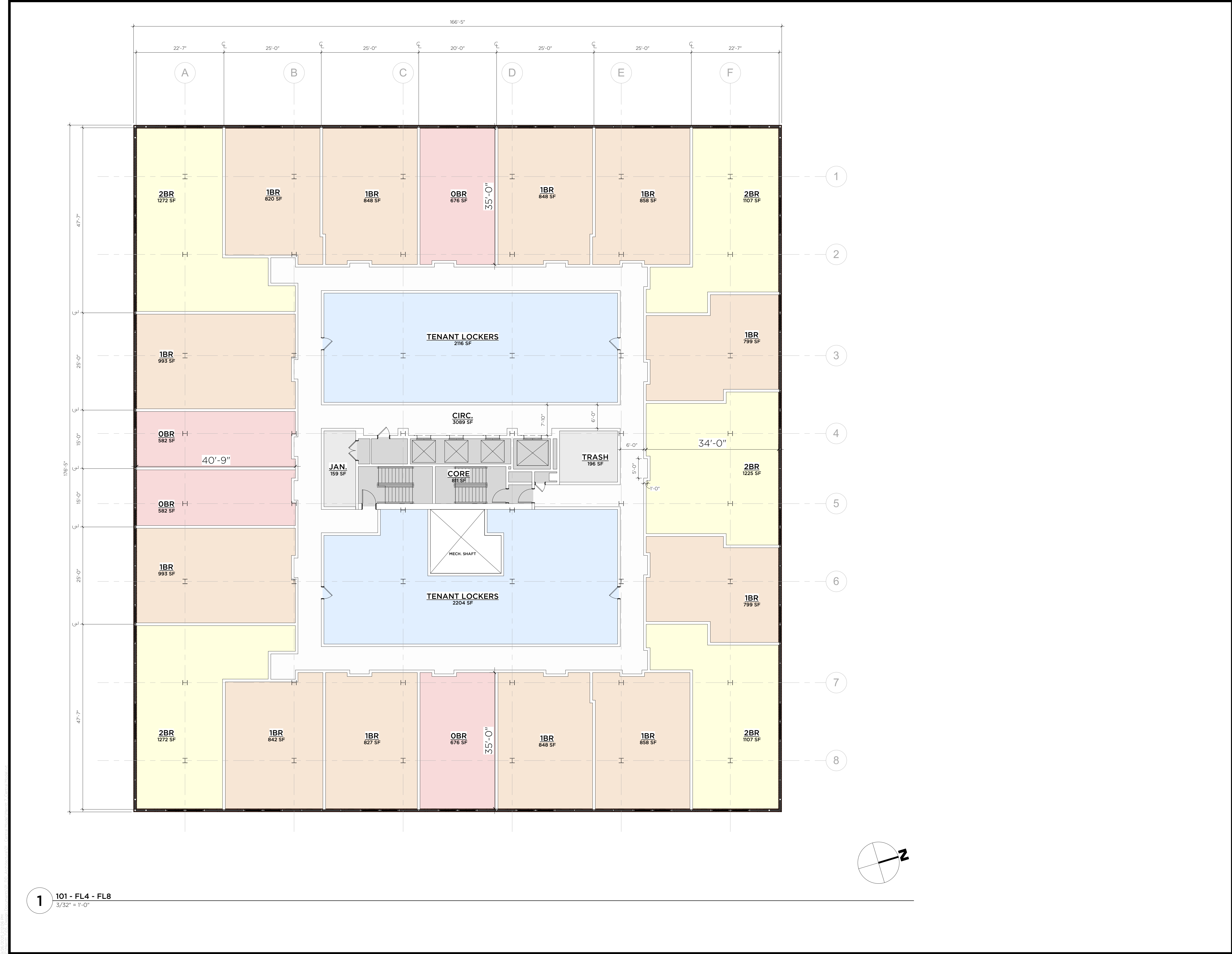
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AS08



1 101 - FL2 - FL3
3/32" = 1'-0"







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#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:

25005

ISSUE DATE:

09/30/25

DRAWN BY:

JG, RMB, AK

PROJ. MANAGER:

JG

DATE:

09/30/2025

SCALE:

AS NOTED

DRAWING TITLE

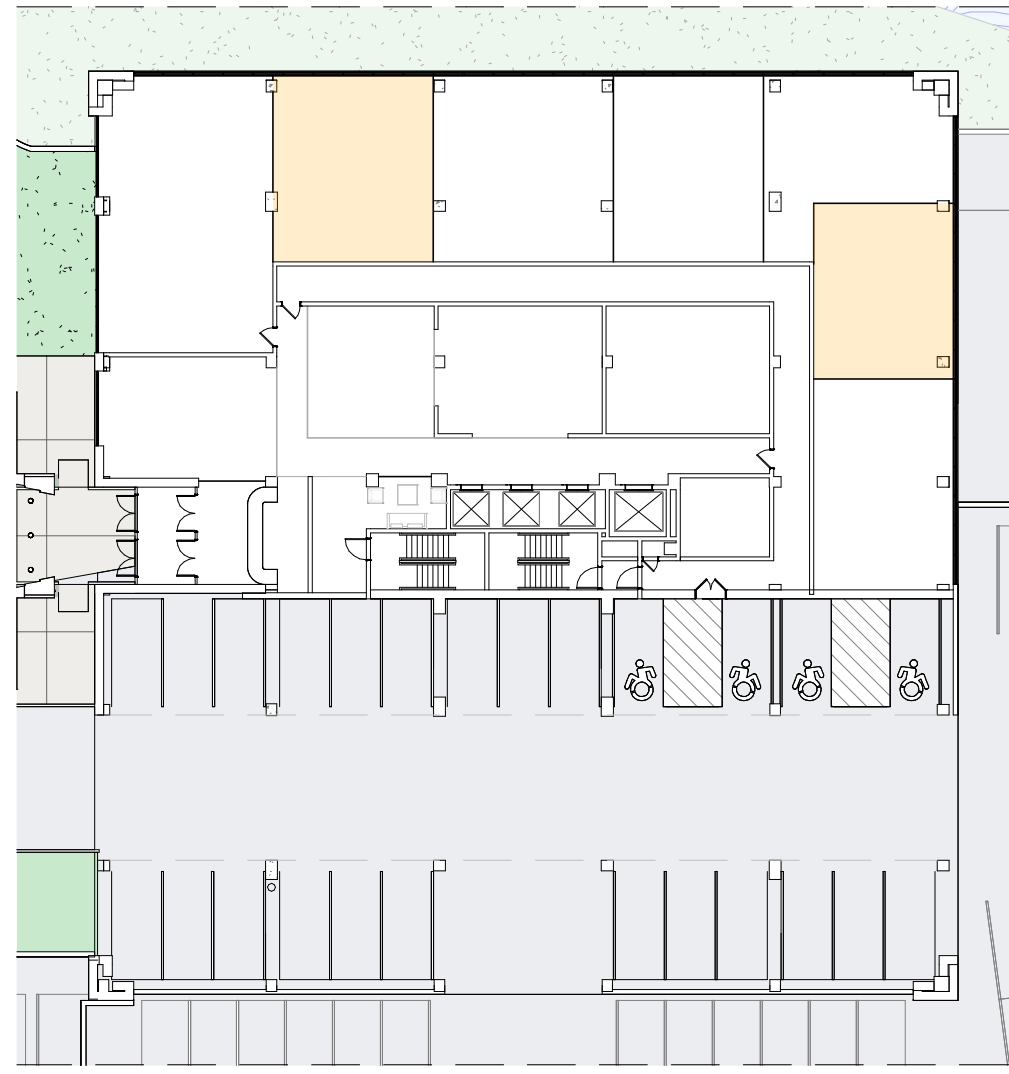
#101 & #201 - FOURTH THRU EIGHTH FLOOR PLAN

DRAWING #

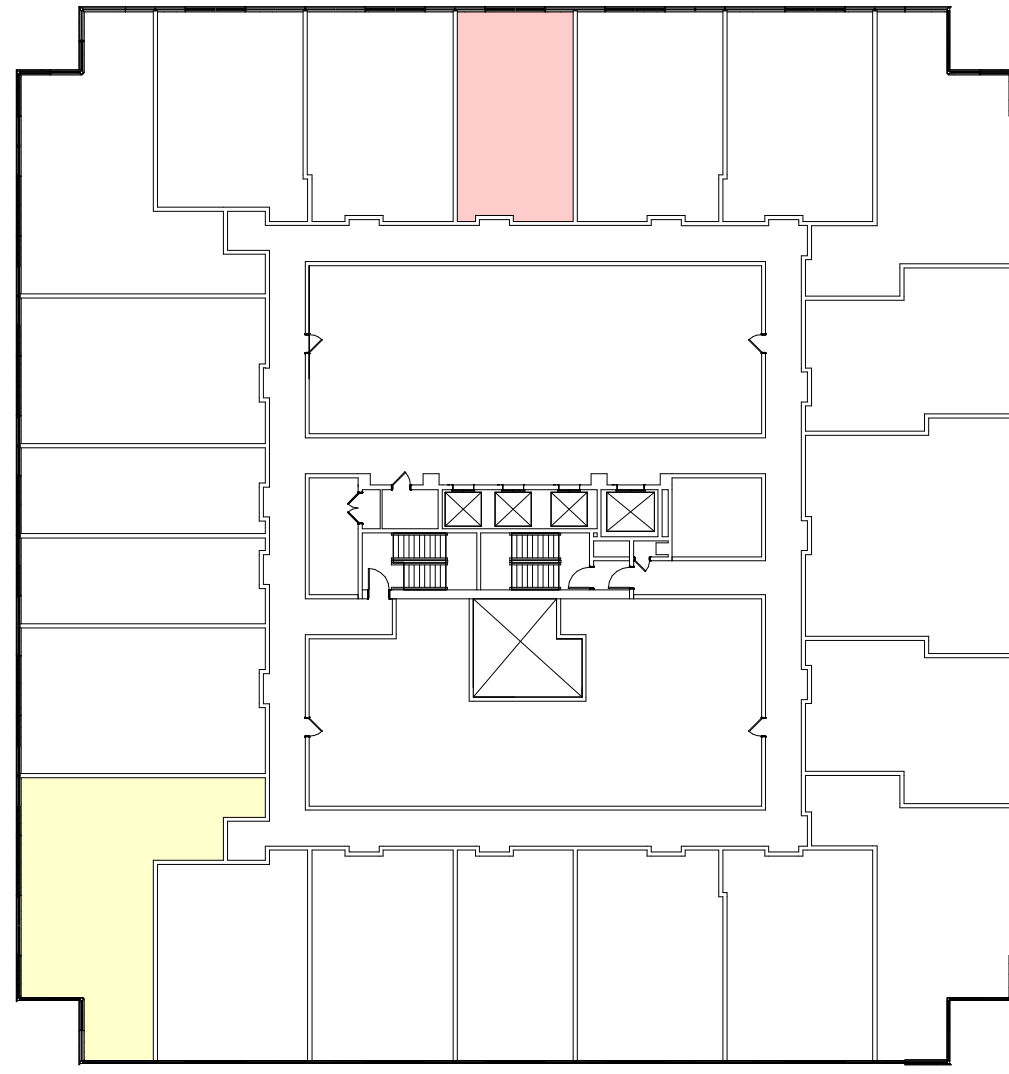
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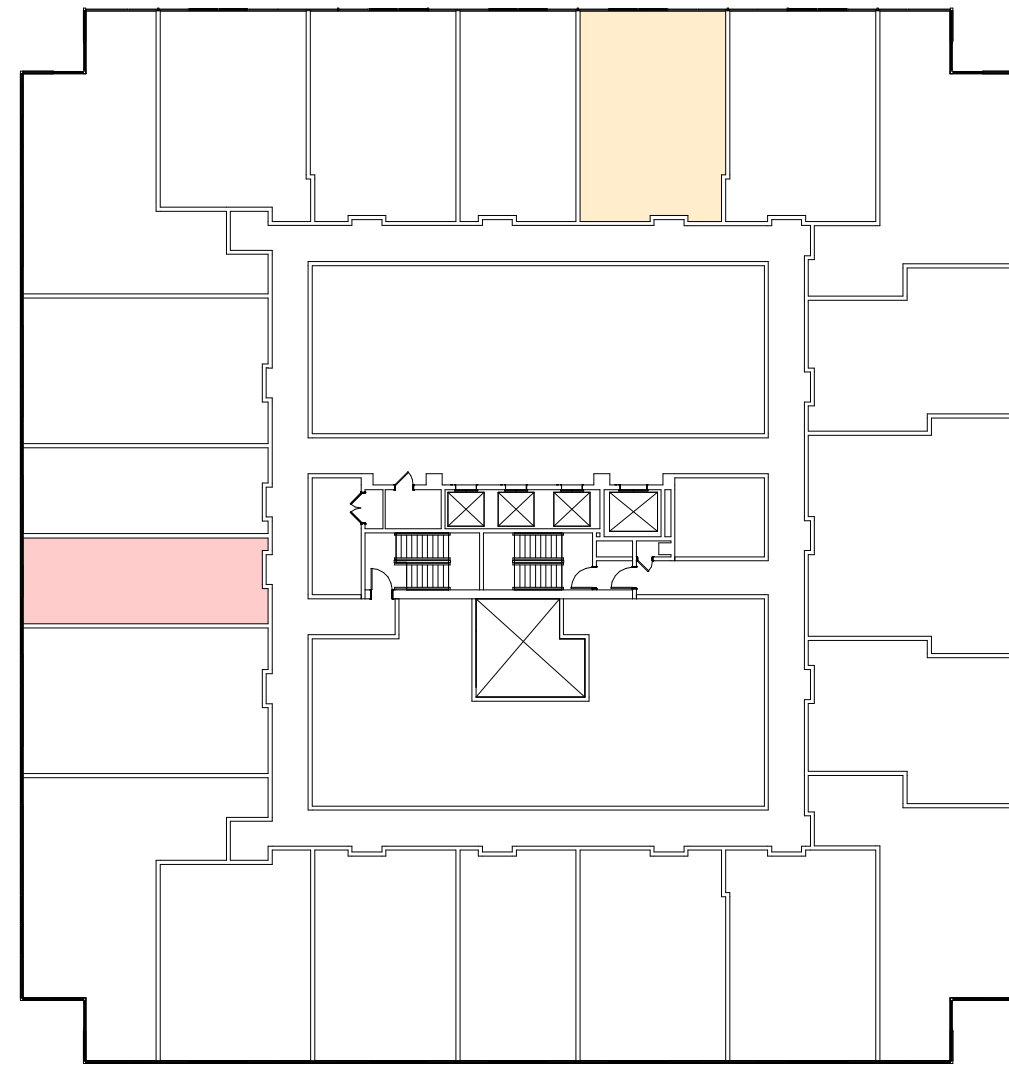
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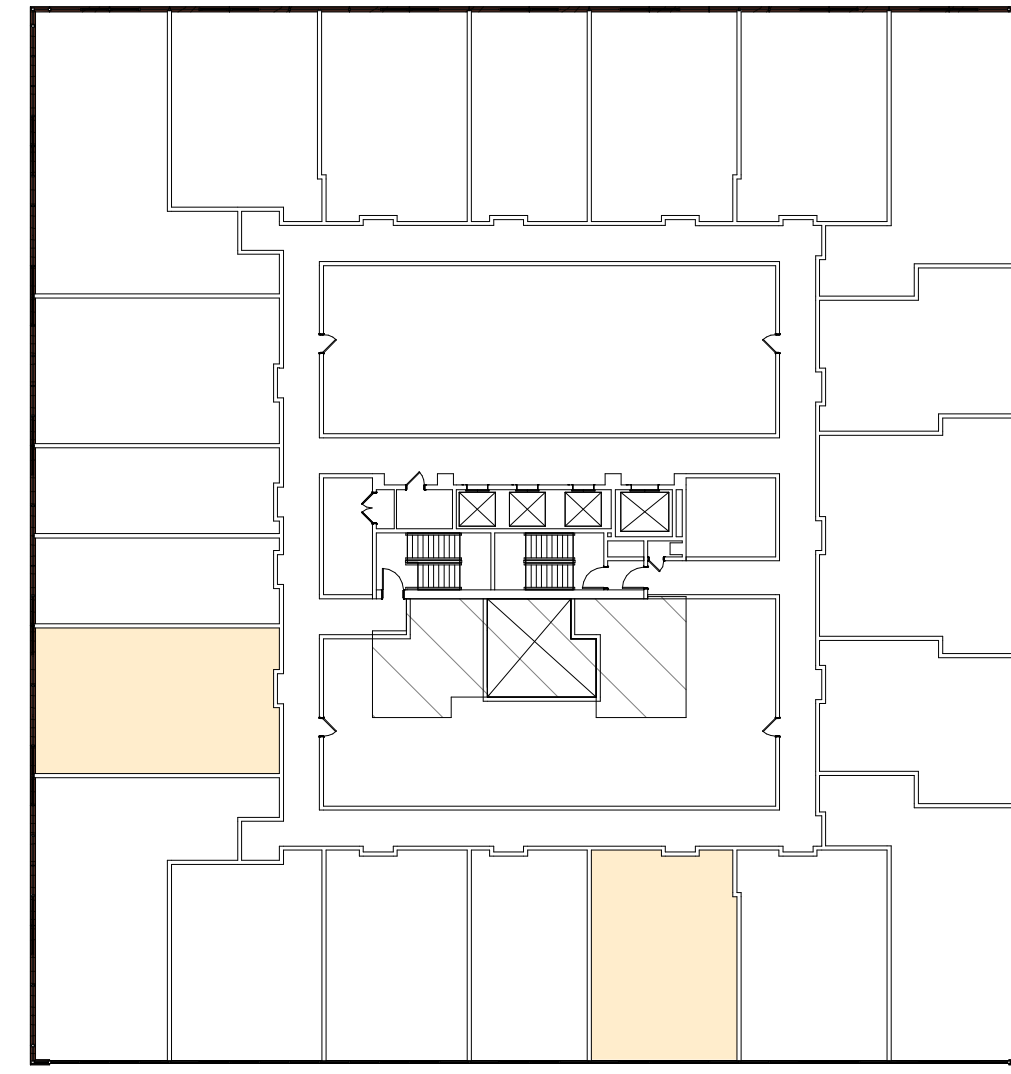
1 101 - FL1 - WORKFORCE HOUSING
1/32" = 1'-0"



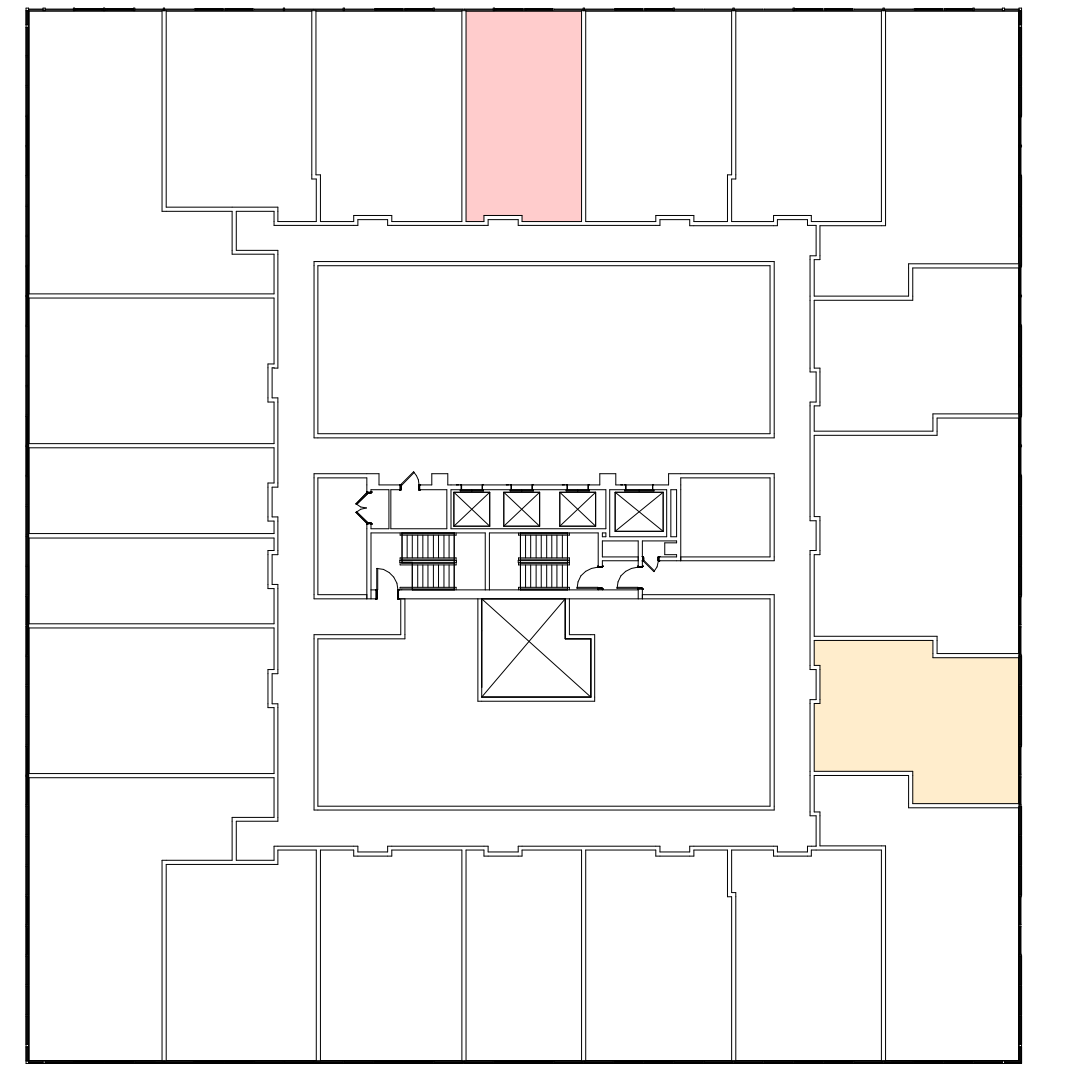
2 101 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



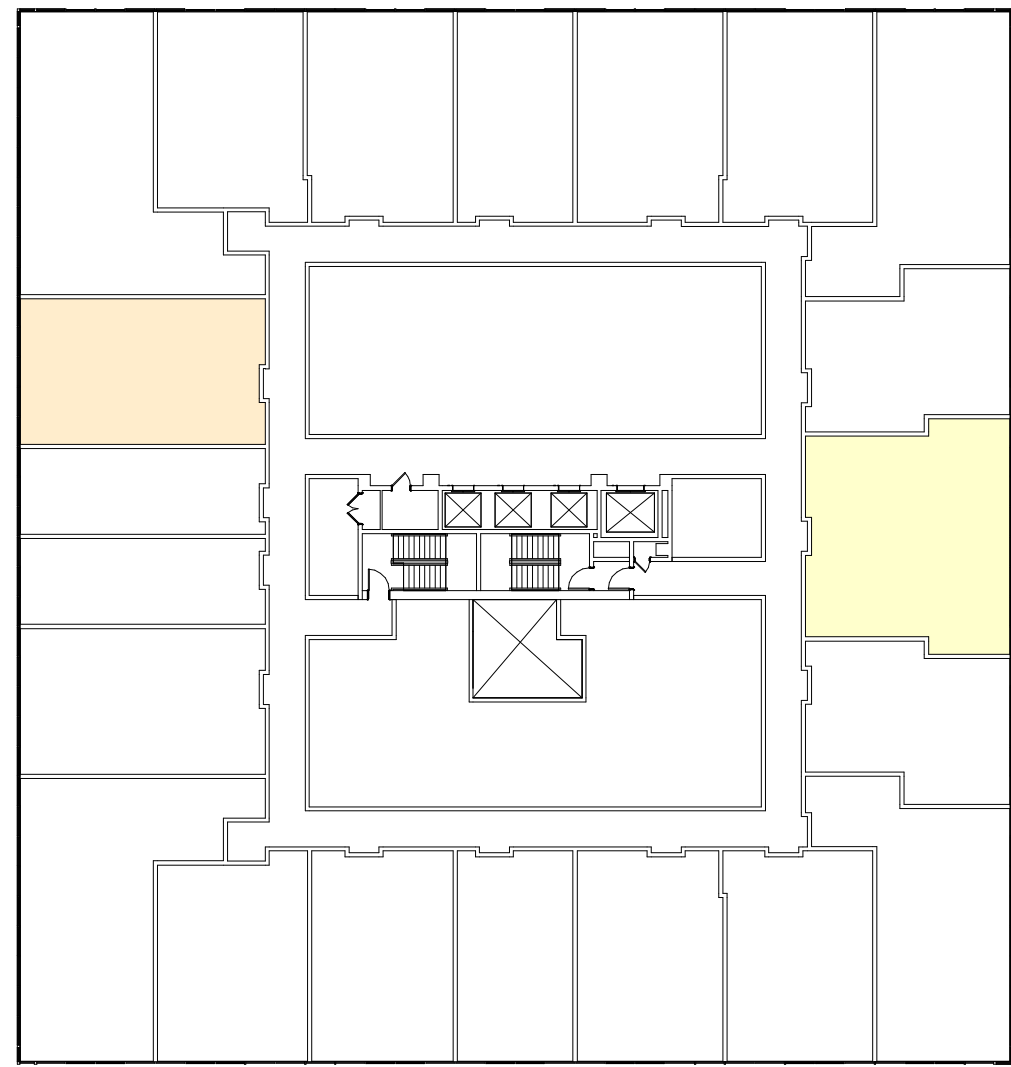
3 101 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



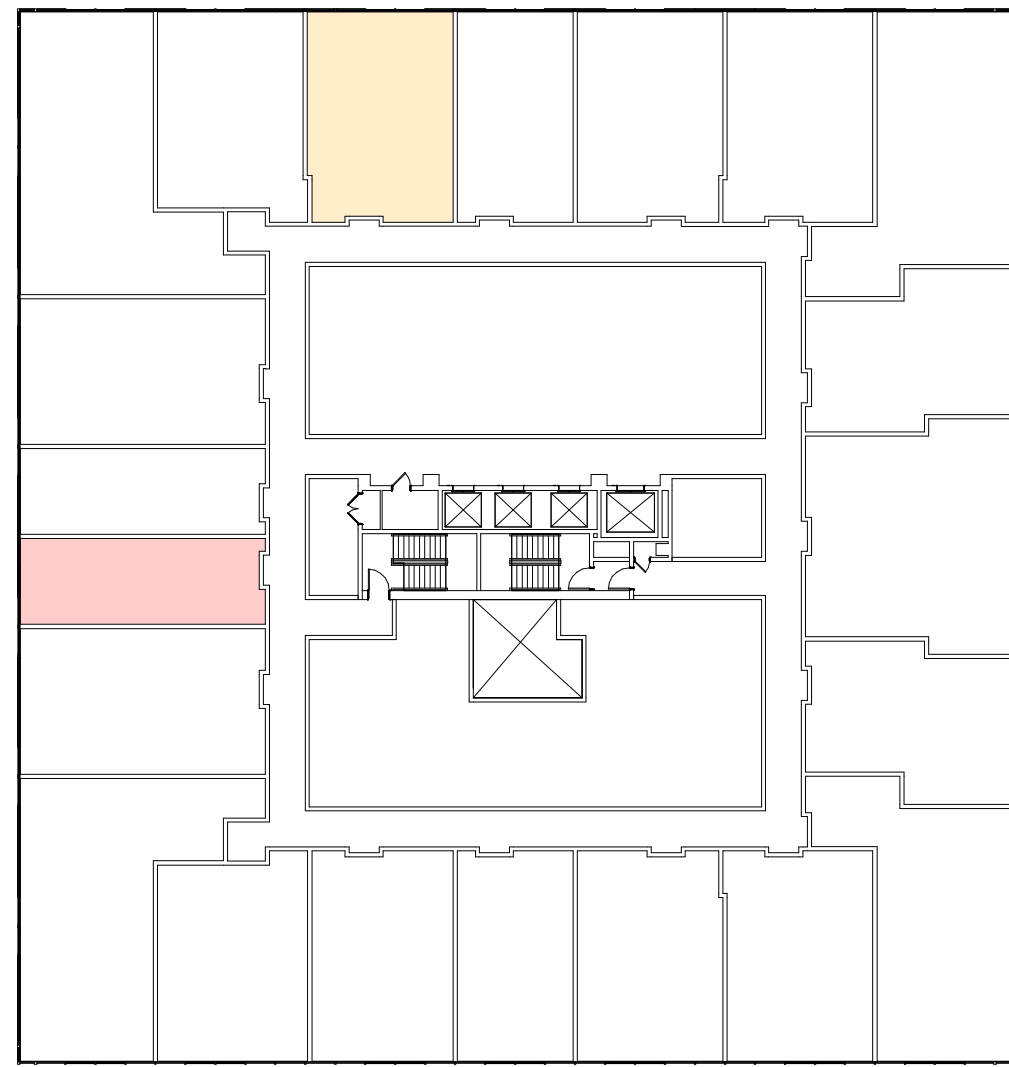
4 101 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



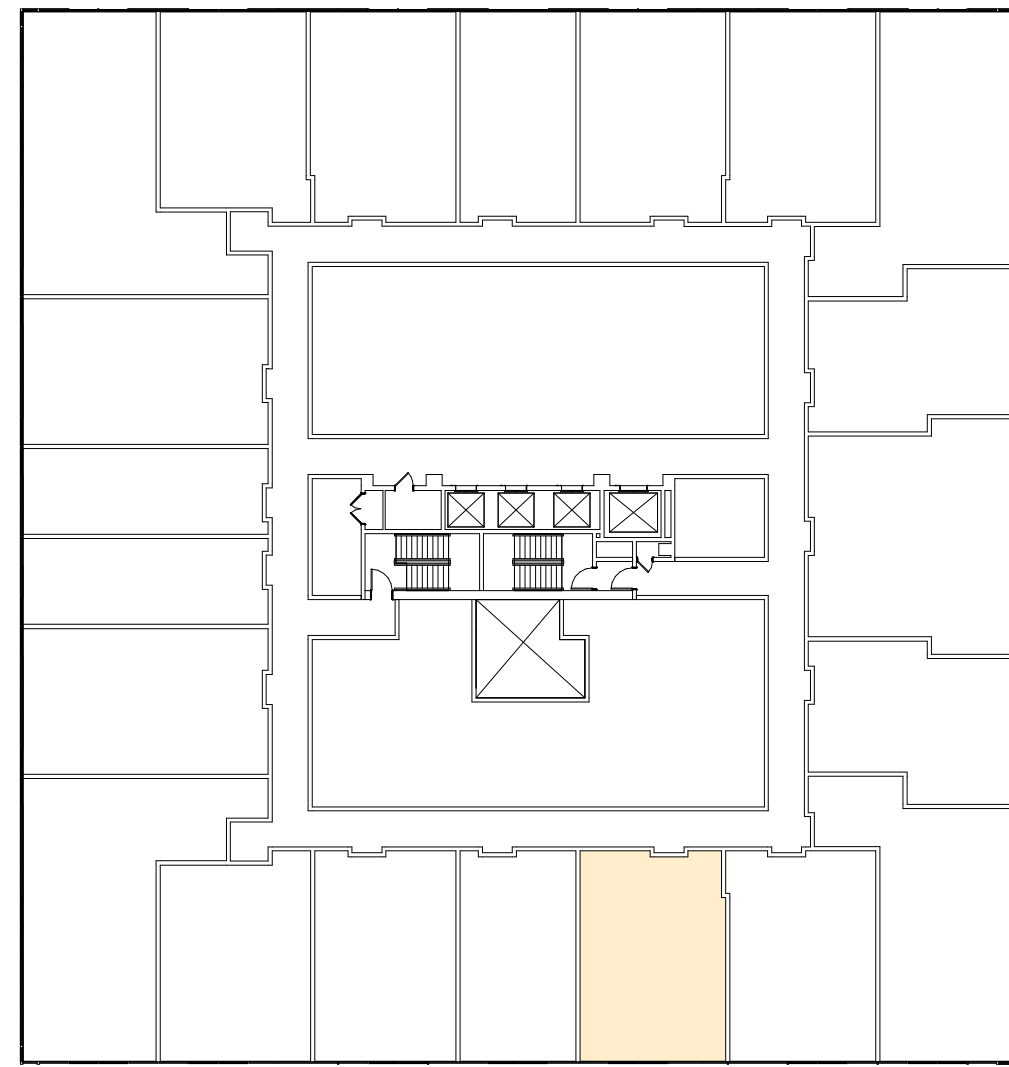
5 101 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



6 101 - FL6 - WORKFORCE HOUSING
1/32" = 1'-0"

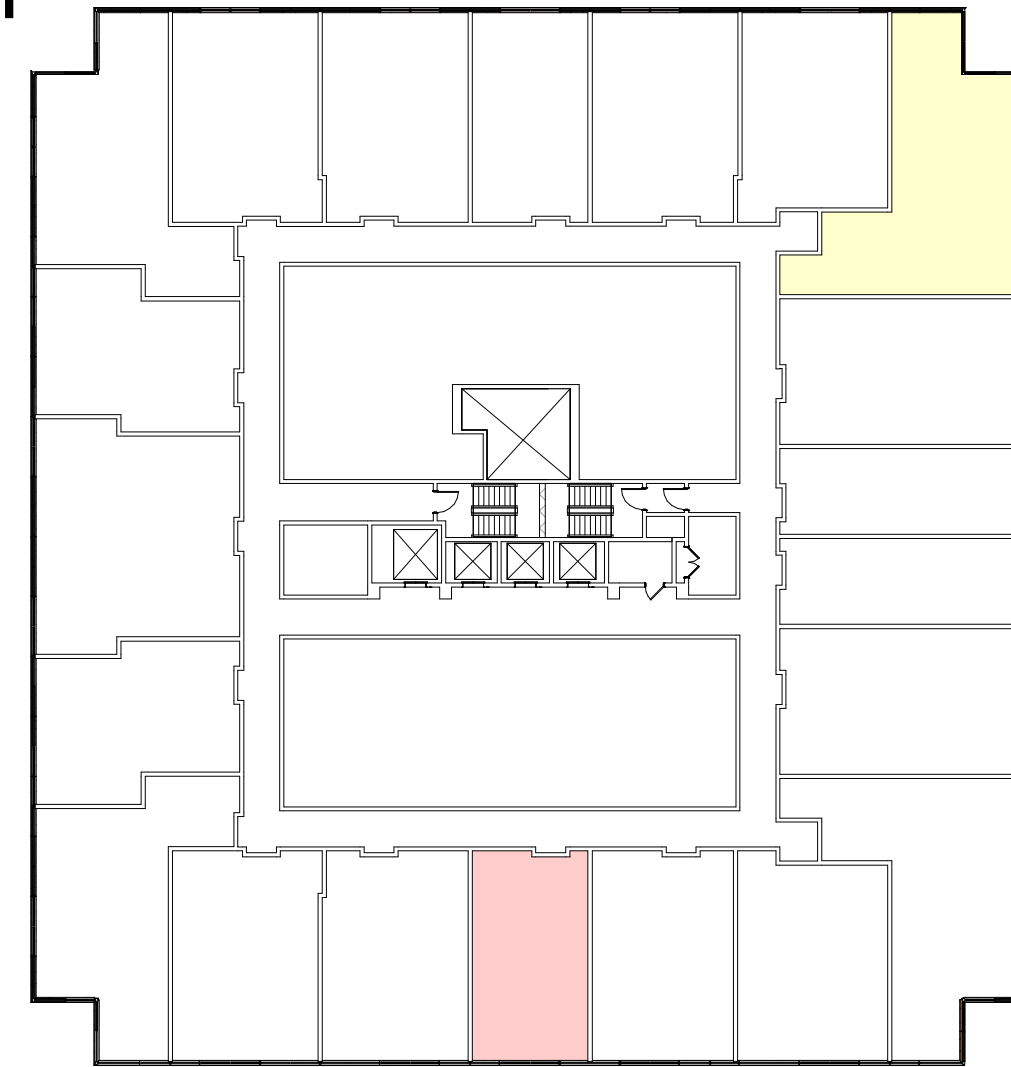


7 101 - FL7 - WORKFORCE HOUSING
1/32" = 1'-0"

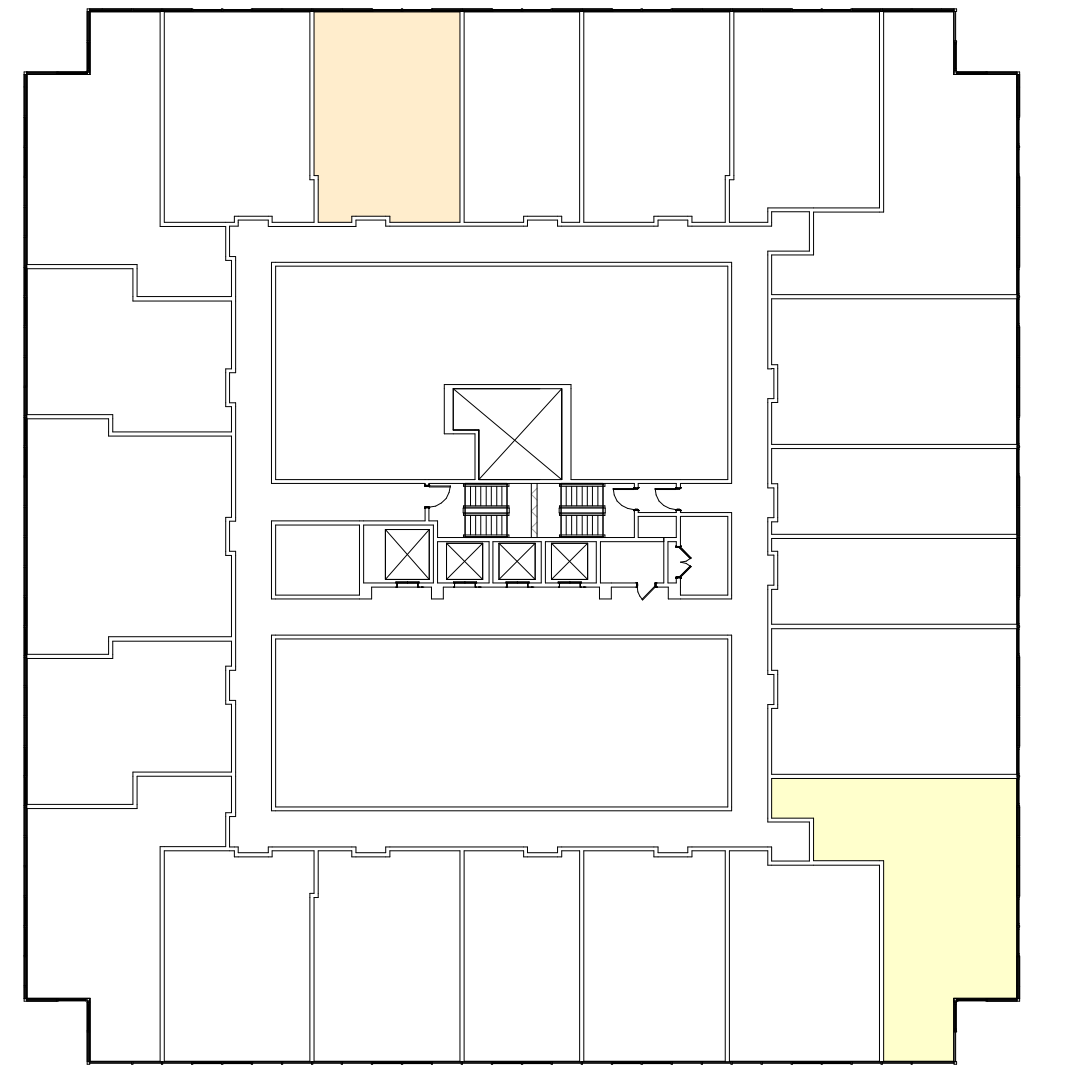


8 101 - FL8 - WORKFORCE HOUSING
1/32" = 1'-0"

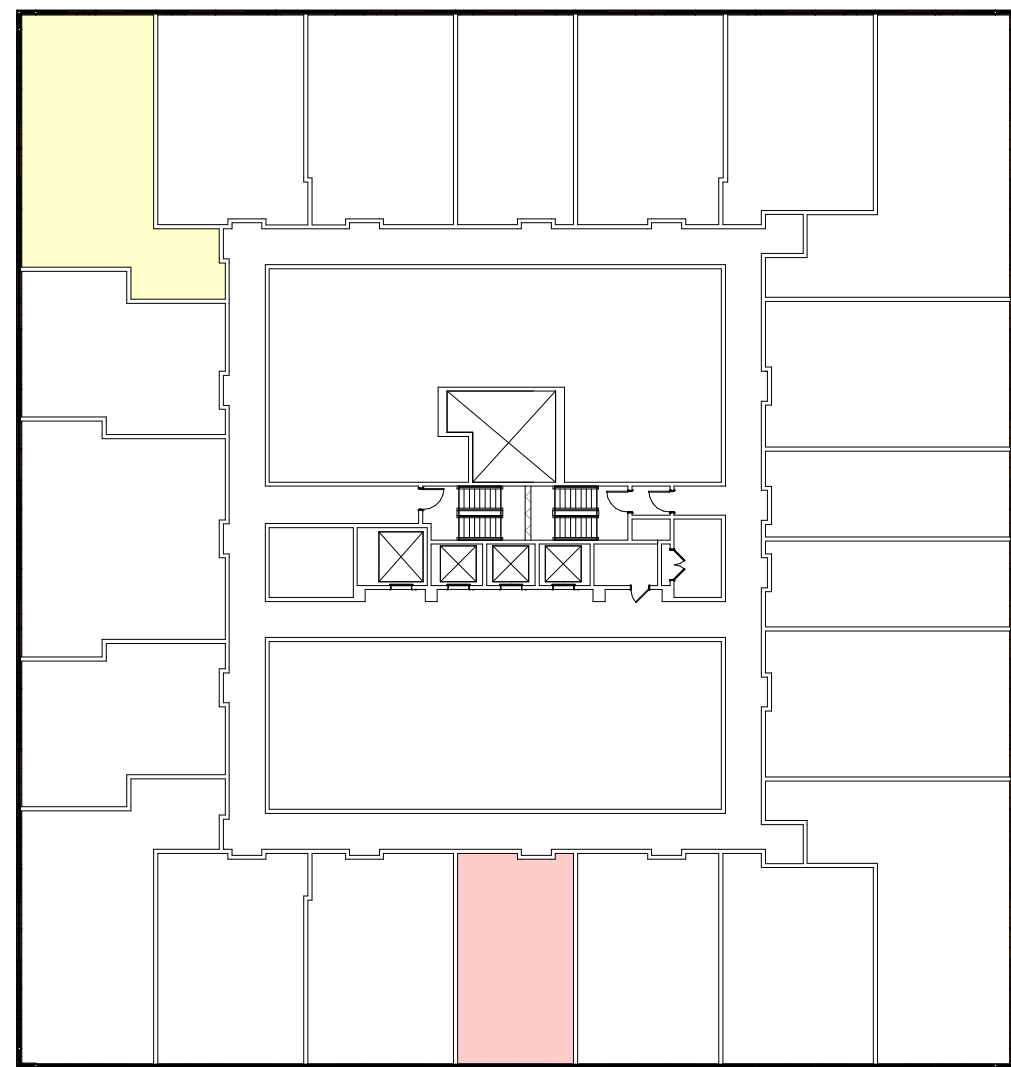
101 | 201



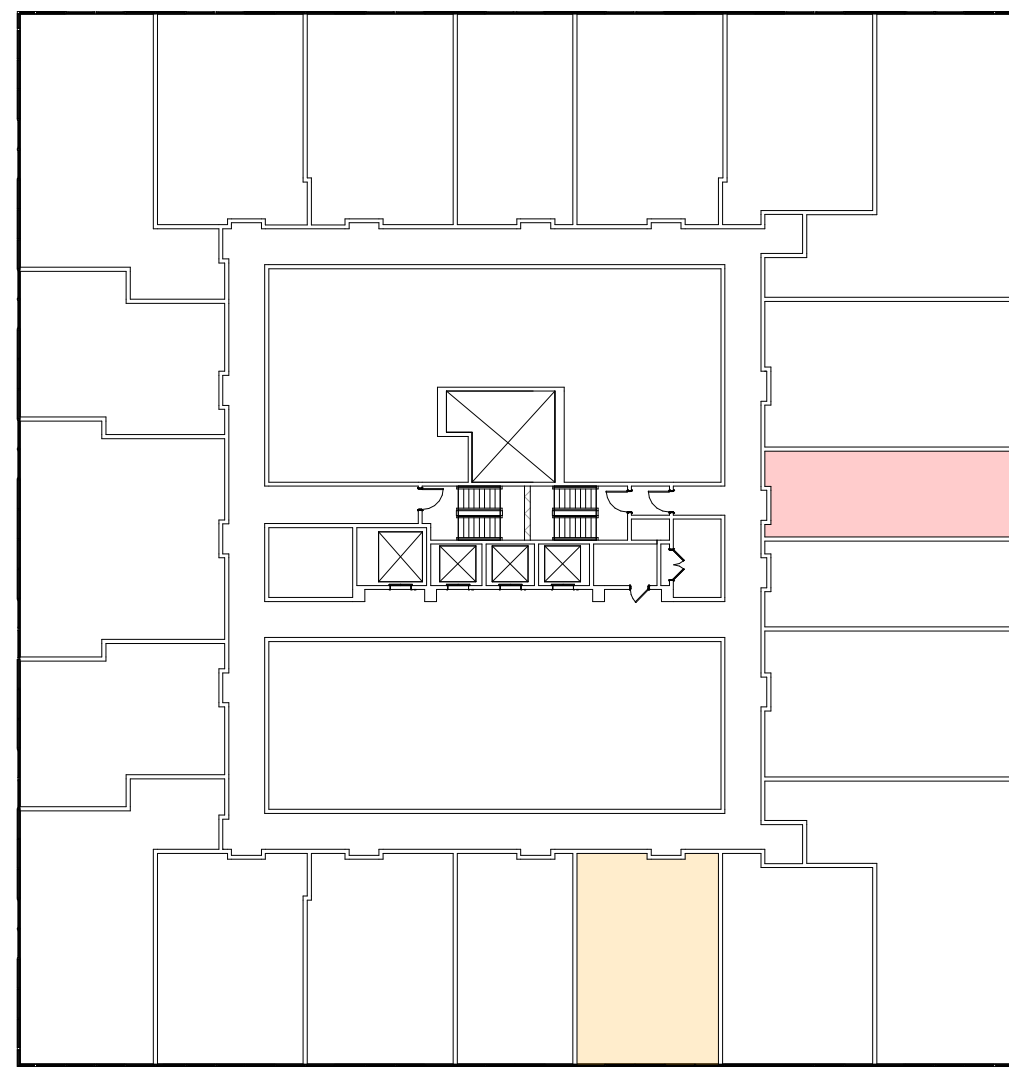
9 201 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



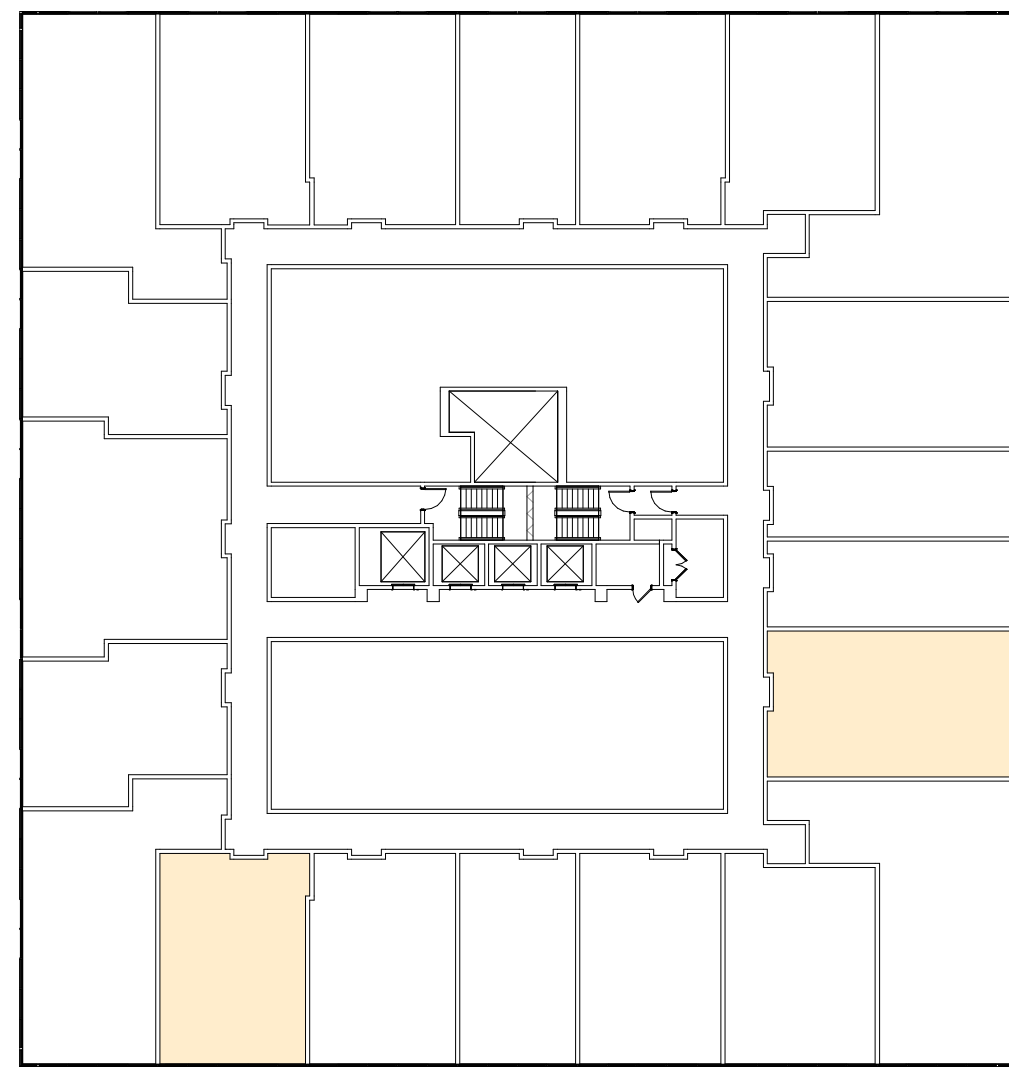
10 201 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



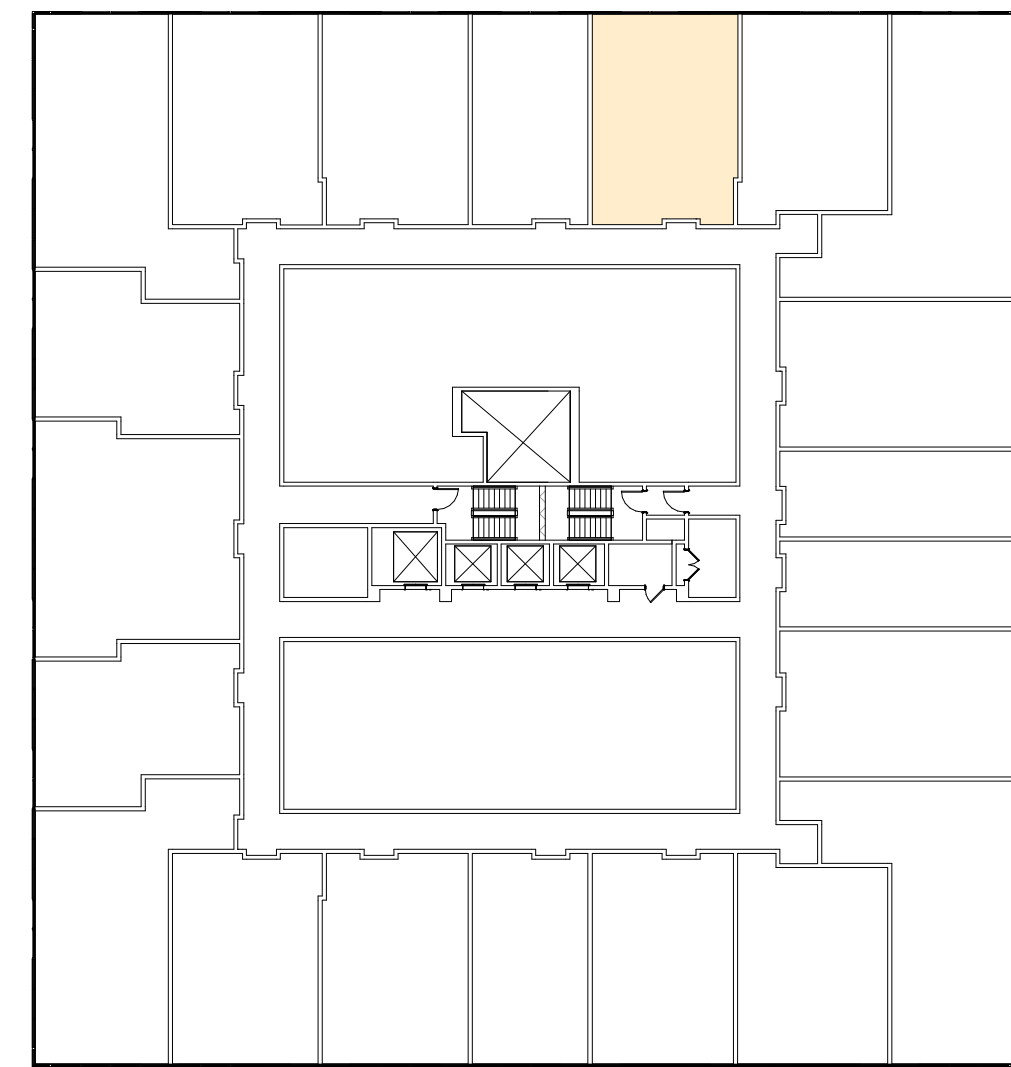
11 201 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



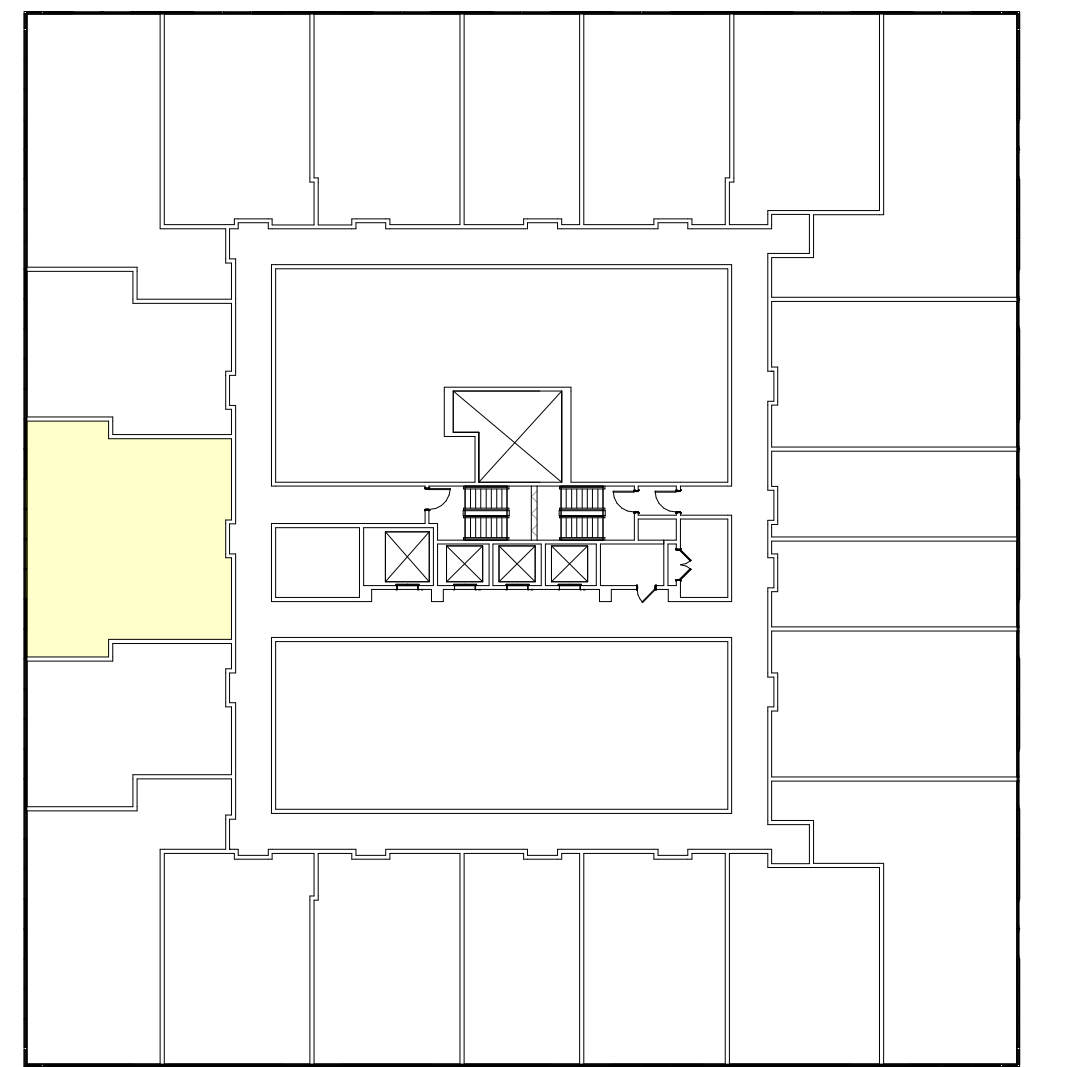
12 201 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



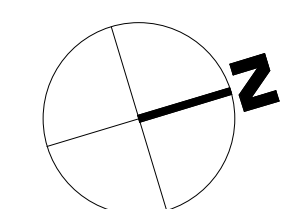
13 201 - FL6 - WORKFORCE HOUSING
1/32" = 1'-0"

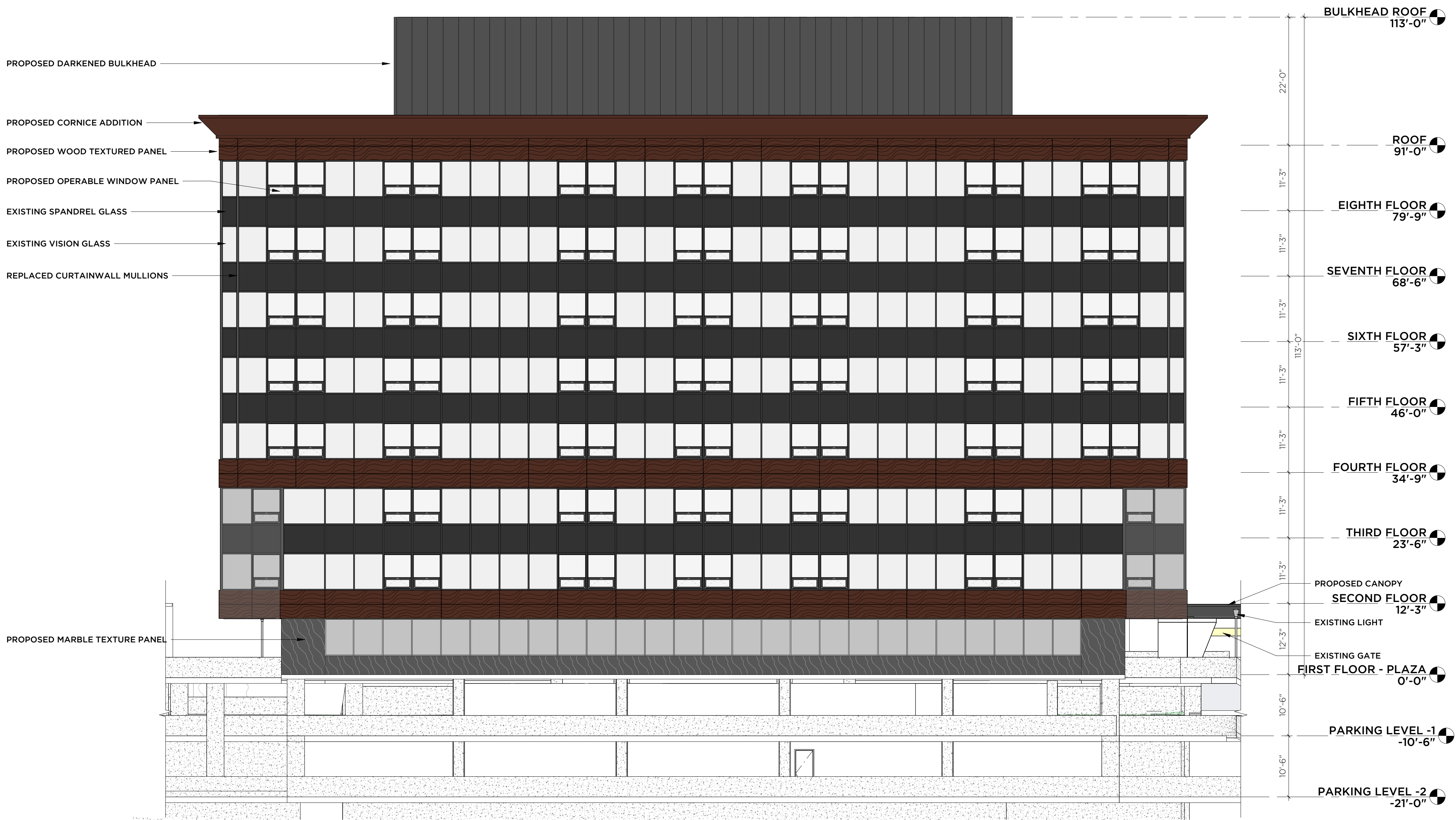


14 201 - FL7 - WORKFORCE HOUSING
1/32" = 1'-0"



15 201 - FL8 - WORKFORCE HOUSING
1/32" = 1'-0"





1 101 - WEST ELEVATION
3/32" = 1'-0"

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

101 - EXTERIOR ELEVATION - WEST

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SITE PLAN APPLICATION

PROJECT NAME			
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MERRITT 7 #101 & #201 NORWALK, CT 06851			
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DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

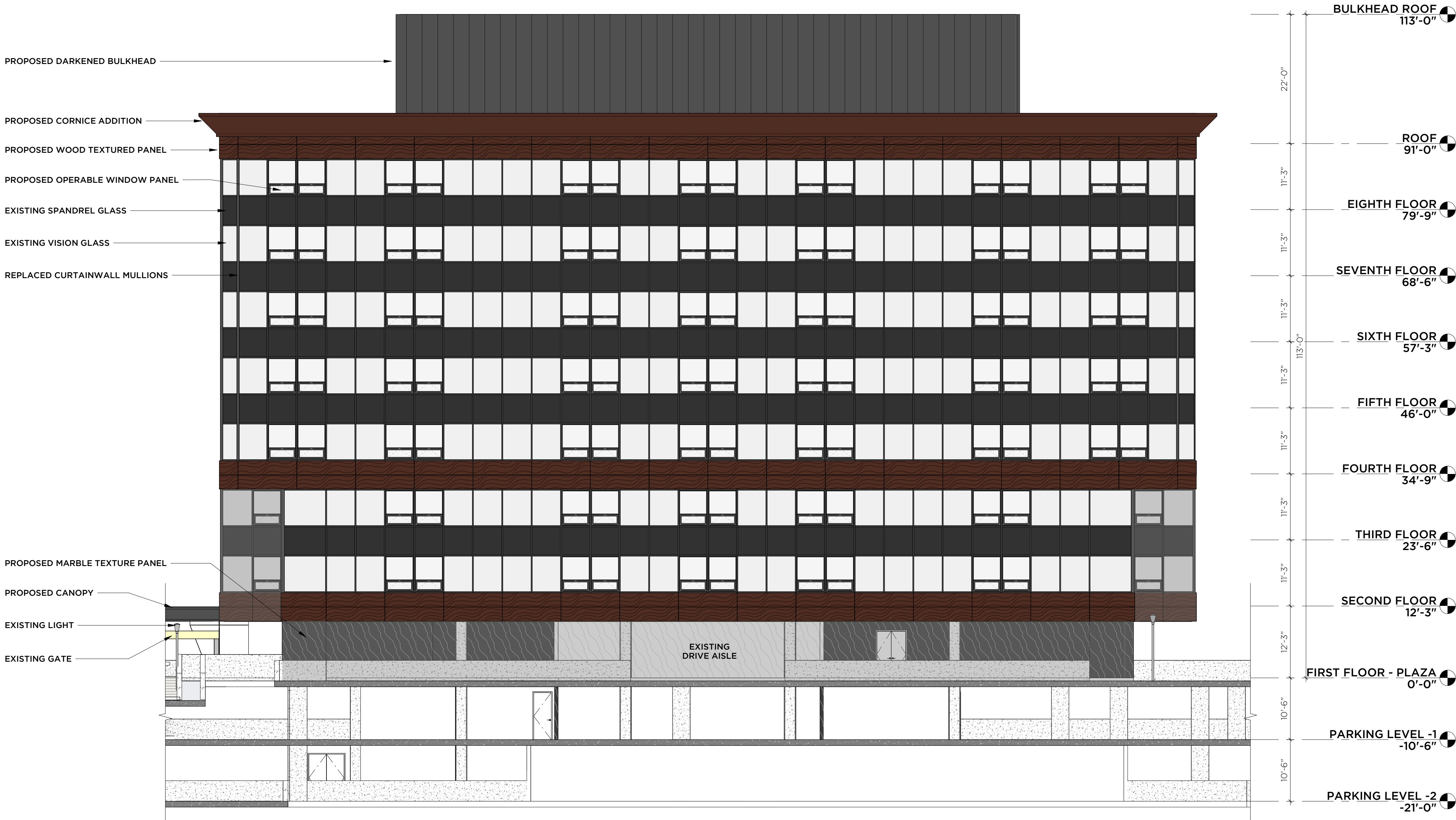
101 - EXTERIOR ELEVATION - EAST

DRAWING #

AS14

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1 101 - EAST ELEVATION
3/32" = 1'-0"



SOUTH - POOL AREA FACING BUILDING 201

M7 LOFTS

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EXISTING



PROPOSED



EXISTING



PROPOSED

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 09/30/25

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AS17

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SOUTH WEST - M7 FROM THE MAIN AVE

M7 LOFTS

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EXISTING



PROPOSED

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 09/30/25



EXISTING



PROPOSED

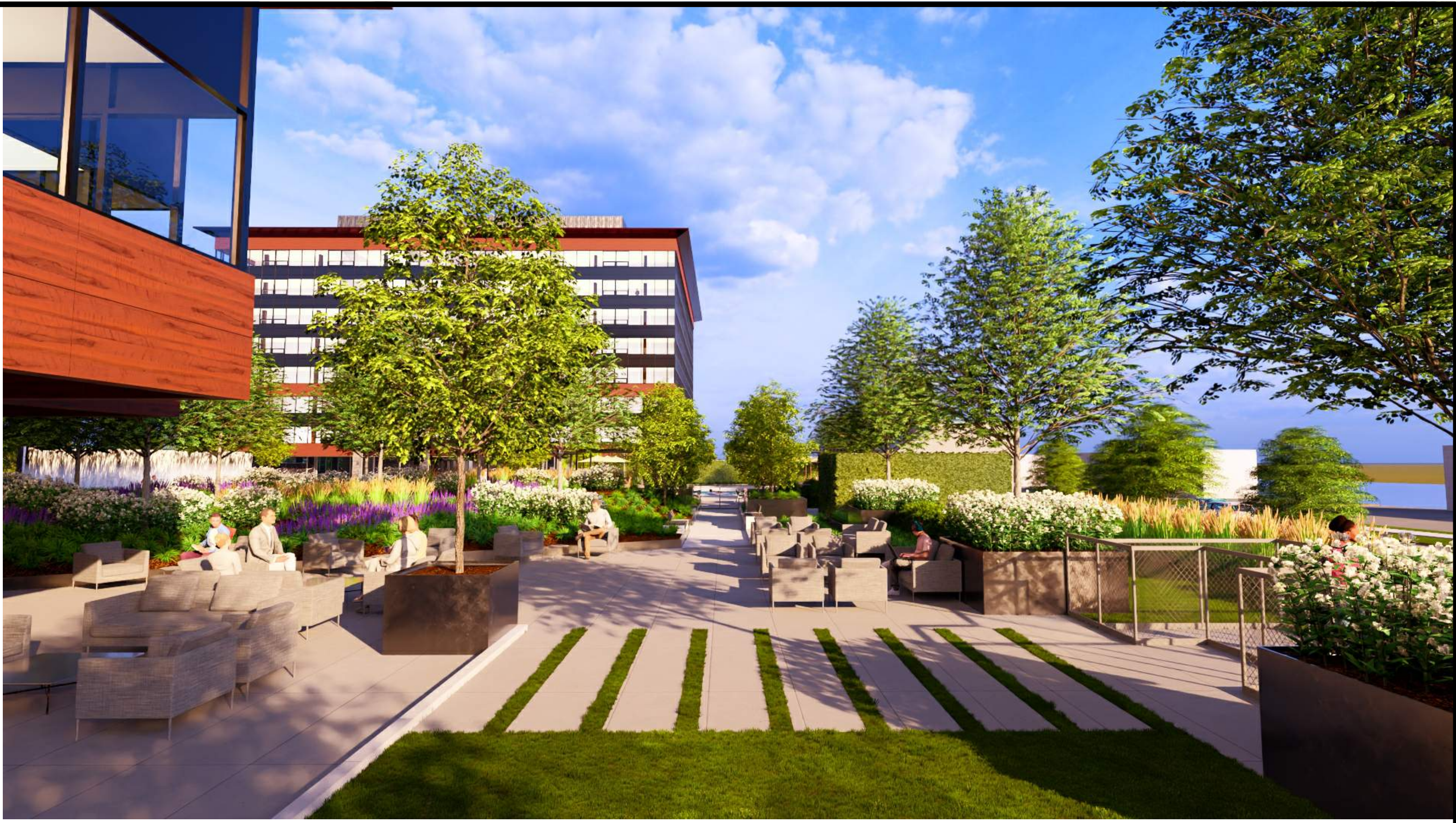
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 09/30/25



EAST - THE GROVE



NORTH - OUTDOOR LOUNGE



SOUTH - THE GROVE/OUTDOOR LOUNGE



WEST - EXTERIOR PLAZA



NORTHEAST - 201 RAMP



SOUTH - OUTDOOR GYM



EAST - COMMUNITY LAWN AND GARDEN



NORTHWEST - EXTERIOR PLAZA



1

2

3

4

5

6

2

7

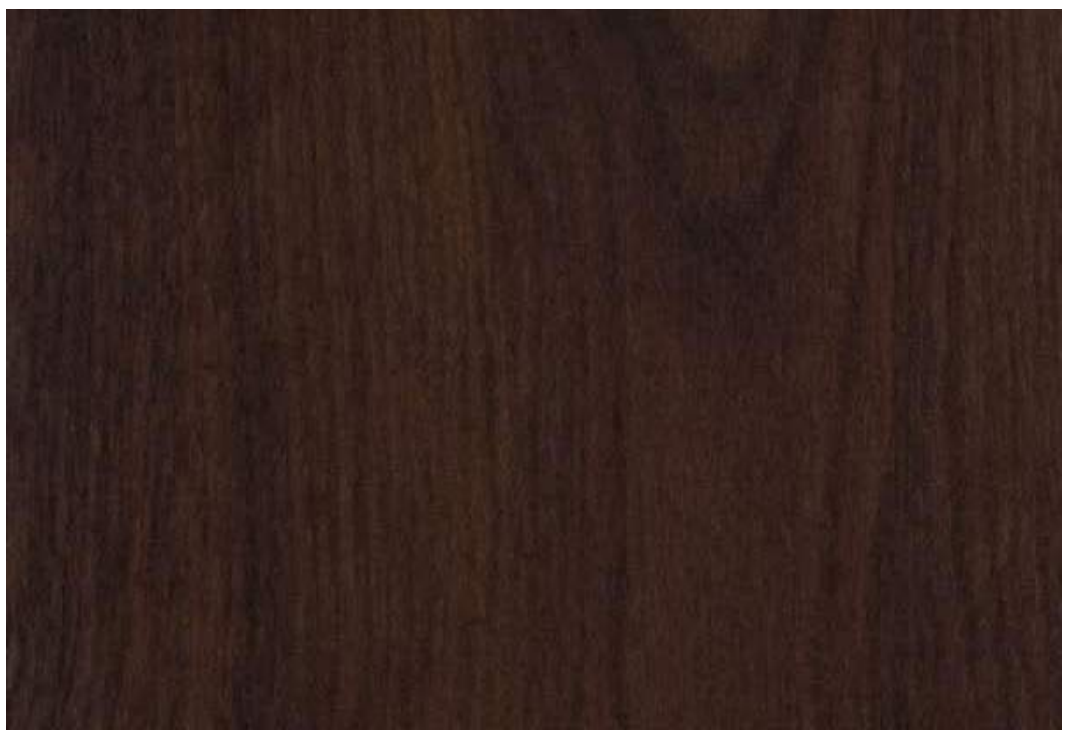
8



1 - MATTE BROWN ALUMINUM



5 - EXISTING SPANDREL GLASS



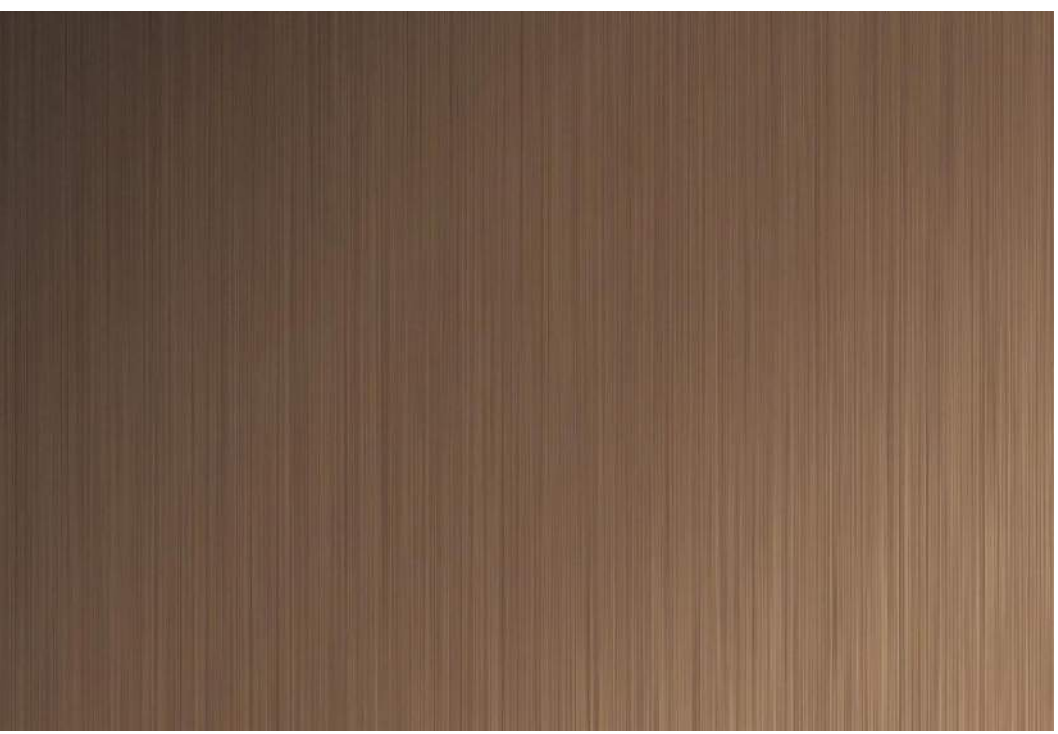
2 - WOOD TEXTURED PANEL



6 - OPERABLE AWNING WINDOW



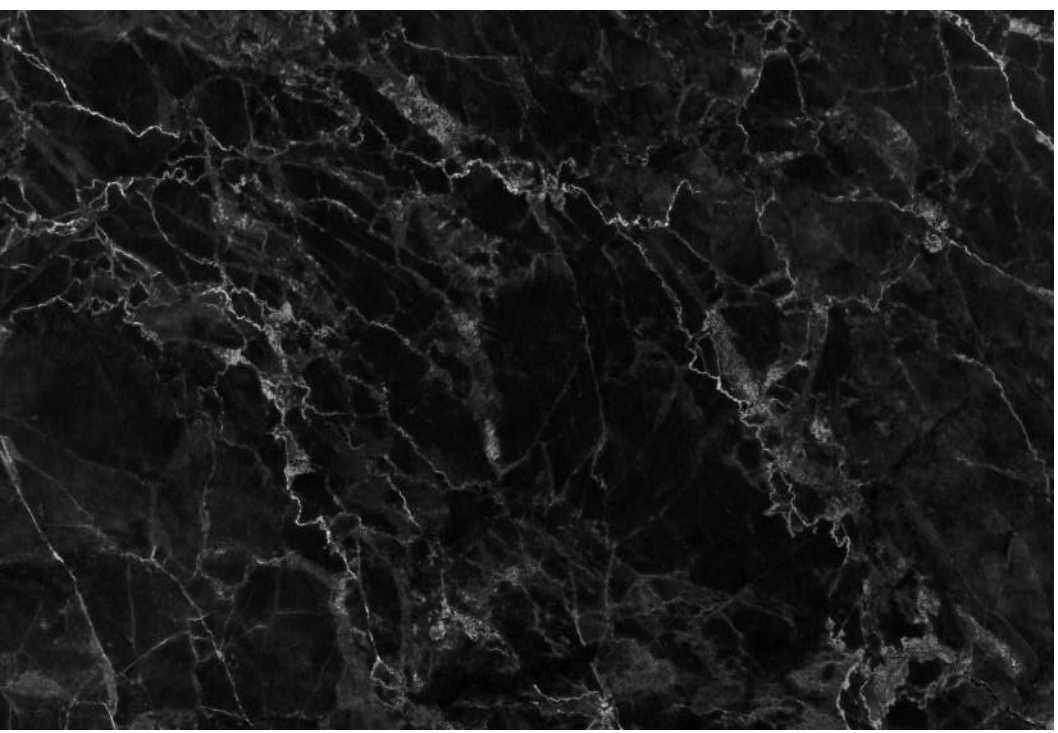
3 - EXISTING VISION GLASS



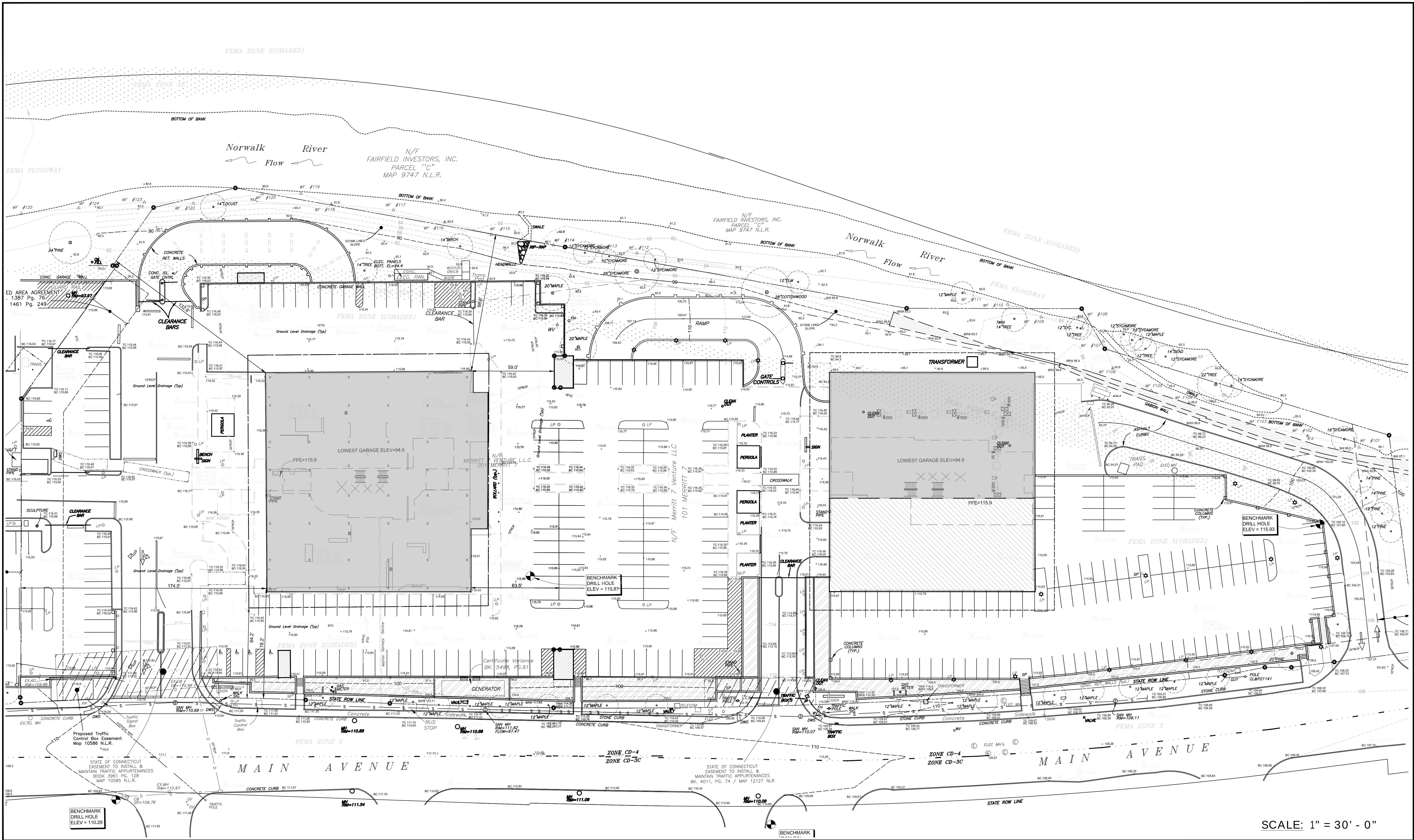
7 - BRUSHED BROWN ALUMINUM



4 - CHARCOAL ALUMINUM



8 - BLACK STONE PANEL



SCALE: 1" = 30' - 0"



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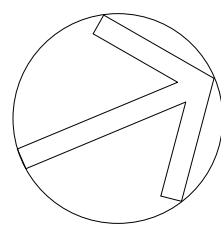
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LOFTS M7 LLC - EXISTING CONDITIONS

NORWALK, CT

DATE: 09/30/25



North

DRAWING NO.:

L01

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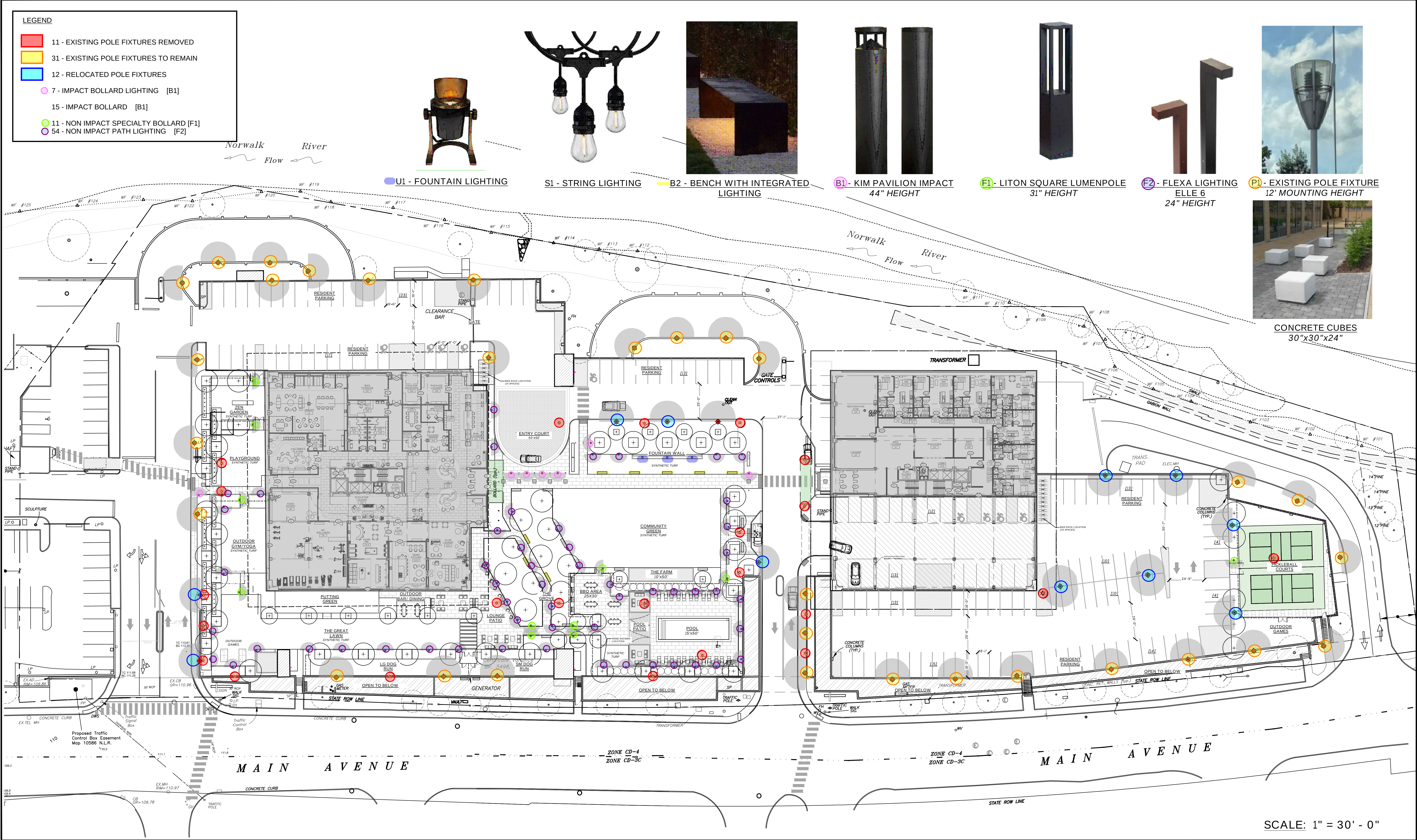


EXISTING ACER RUBRUM 'ARMSTRONG' ACER RUBRUM 'OCTOBER GLORY' ULMUS AMERICANA 'PRINCETON' CERCIS CANADENSIS OSTRYA VIRGINIANA HYDRANGEA ANABELLE ILEX CRENATA EXISTING CALAMAGROSTIS (TRANSPLANTS) PANICUM V. 'SHENANDOAH' RUDBECKIA FULGIDA 'GOLDSTURM' LIATRIS SPICATA ECHINACEA PURPUREA 'WHITE SWAN' CAREX PENNSYLVANICA DESCHAMPSIA CESPITOSA SEDUM ALBUM 'MURALE'



QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
68 TREES				
14	Acer rubrum 'Armstrong'	Red Maple	3" cal	X
26	Acer rubrum 'October Glory'	Red Maple	2-2.5" cal	X
6	Cercis canadensis	Redbud	1.5-2" cal	X
12	Ostrya virginiana	American Hornbeam	5/10"	X
10	Ulmus americana 'Princeton'	Princeton Elm	2-2.5" cal	X
99 SHRUBS				
29	Hydrangea arb. 'Annabelle'	Annabelle Hydrangea	3 gal	X
70	Ilex crenata 'Steddy'	Inkberry Holly	3 gal	
3152 PERENNIALS				
230	Calamagrostis 'Karl Foerster'	Feather Reed Grass	2 gal	
1015	Carex pensylvanica	Sedge	1 gal	X
395	Deschampsia cespitosa	Tufted Hair Grass	1 gal	X
235	Echinacea purpurea 'White Swan'	White Swan Coneflower	1 gal	X
200	Liatris spicata	Blazing Star	1 gal	X
325	Ranunculus virginicus 'Shenandoah'	Switchgrass	1 gal	X
27	Parthenocissus quinquefolia	Virginia Creeper	1 gal	X
185	Rudbeckia fulgida	Black Eye Susan	1 gal	X
225	Sedum ternatum	Sedum	1 gal	X
200	Sedum album 'Mural'	Creeper Sedum	1 gal	X
115	Sporobolus heterostachys	Prairie Dropseed	1 gal	X

SCALE: 1" = 30' - 0"



Luminaire Schedule									
Qty	Label	Luminaire	Total Watts	Arrangement	LLF	Description			Tag
7	B1	21.73	132.13	Single	0.800	Kim Pavilion T80-C16-120-307-40A-T80-LVW			
10	B2	N/A	133	GROUP	0.900	Acc ACE-K-200-30K-IP67-7FT-AA-T-120M-SAC			TOP @ 17ft AEG
11	F1	40.80	472.33	Single	0.900	Liton AL20-120-T80-LVW-S1W-W130-CW			
14	F2	4.3	232.7	Single	0.900	Flexa Elle 6 BLP-6-30-T80			
3	U1	0	0	Single	0.010	CIP 01035AMCALTVA2B			
Calculation Summary									
Label	Units	Avg	Max	Min	AvgMin	MaxMin	Grid Height		
Site	ft	34.3	125.1	0.0	N/A	N/A	0		

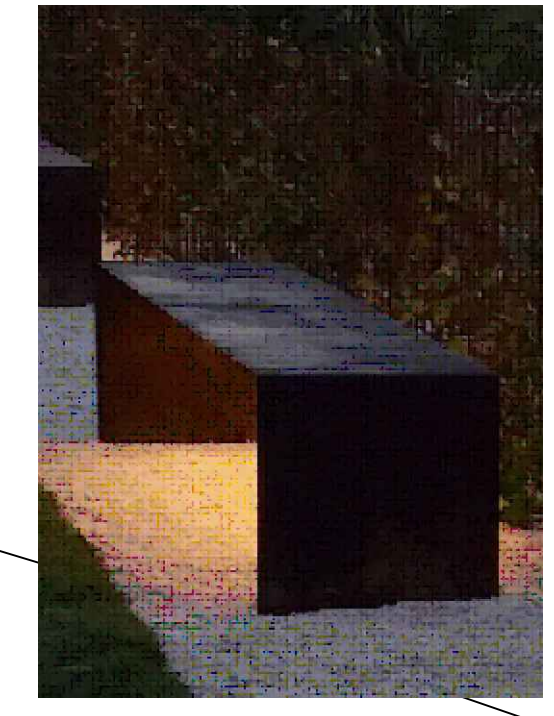
NOTE: PHOTOMETRICS SHOWN FOR PROPOSED LANDSCAPE LIGHTING PROVIDED BY ILLUMINATE. TO DEMONSTRATE THAT FOOT CANDLES DO NOT SPILL BEYOND PROPERTY LINE. CONTACT FOR FURTHER INFORMATION ON SPECIFICATIONS. COORDINATE CHANGES WITH OWNER, ARCHITECT AND LANDSCAPE ARCHITECT. EXISTING POLE FIXTURES TO REMAIN, RELOCATED OR REMOVED AS INDICATED ON SHEET L03



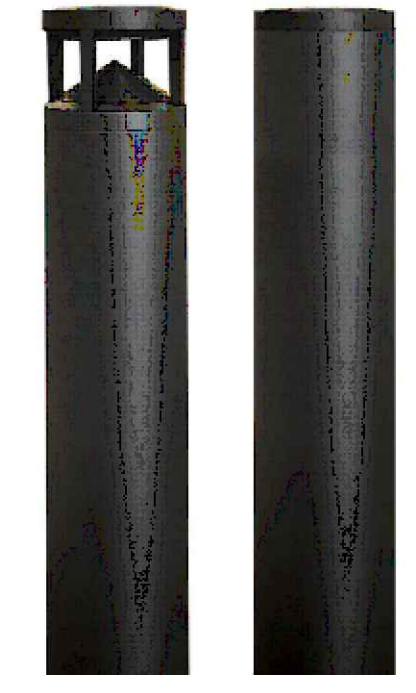
U1 - FOUNTAIN LIGHTING



S1 - STRING LIGHTING



B2 - BENCH WITH INTEGRATED LIGHTING



B1 - KIM PAVILION IMPACT 44" HEIGHT



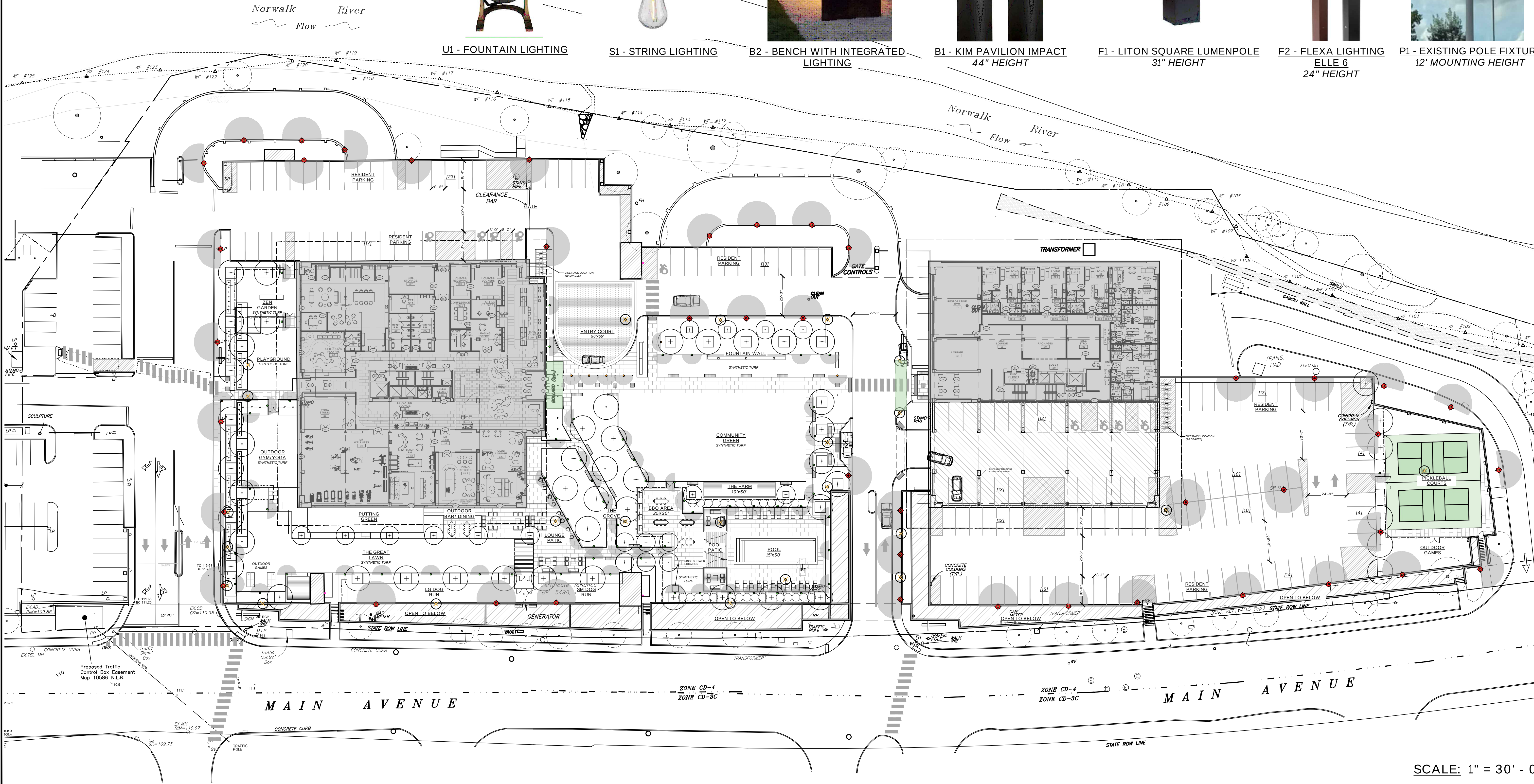
F1 - LITON SQUARE LUMENPOLE 31" HEIGHT



F2 - FLEXA LIGHTING ELLE 6 24" HEIGHT



P1 - EXISTING POLE FIXTURE 12' MOUNTING HEIGHT



SCALE: 1" = 30' - 0"



GRANOFF ARCHITECTS
330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

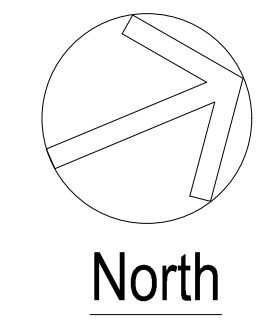
LOFTS M7 LLC - SITE LIGHTING PHOTOMETRICS
NORWALK, CT

DATE: 09/30/25

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminate.com



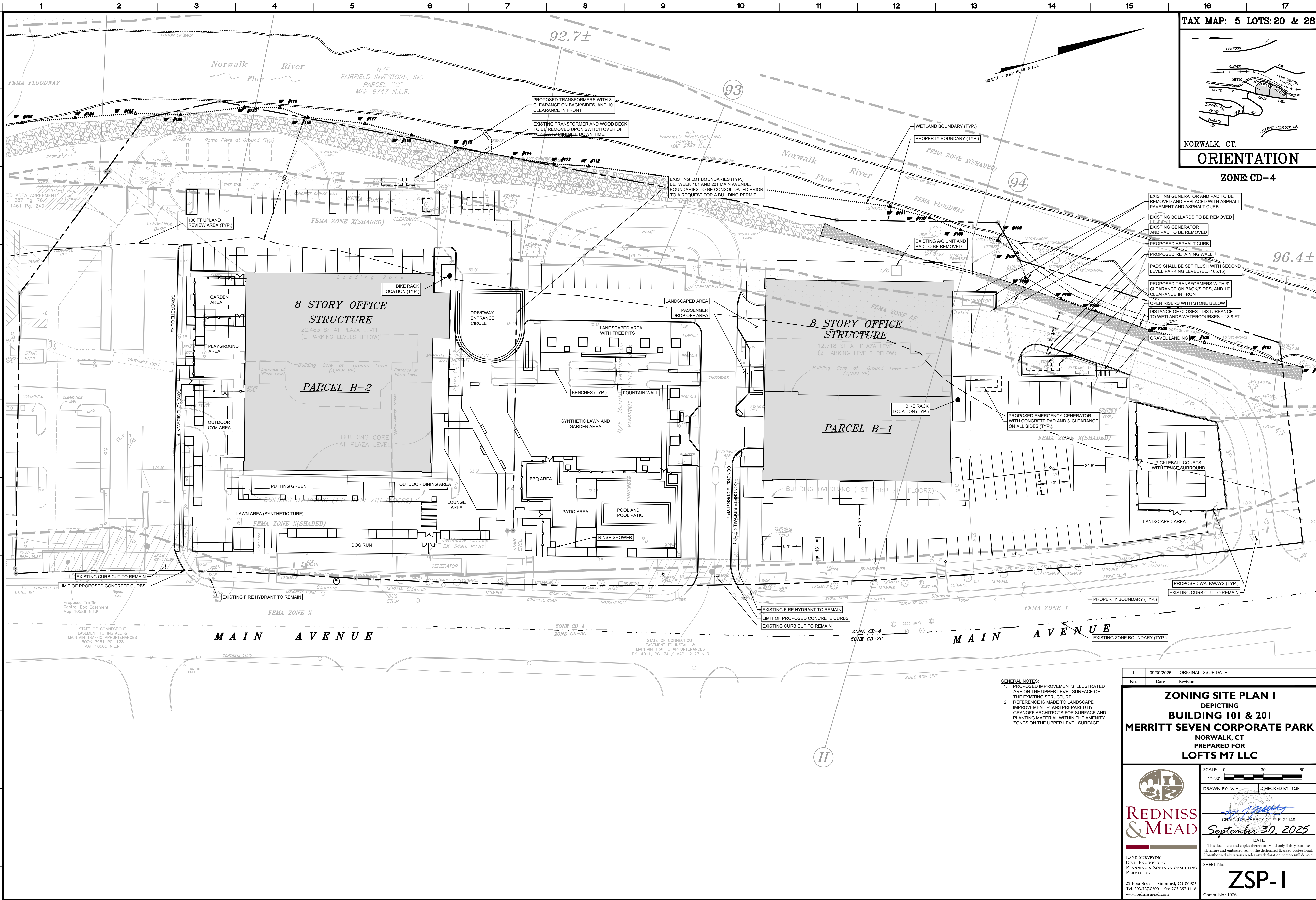
263 Winn Street
Burlington, MA 01803
(781) 935-8500
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597



DRAWING NO.:

L04

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TAX MAP: 5 LOTS:20 & 28

NORWALK, CT.
ORIENTATION
ZONE: CD-4

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

ZONING SITE PLAN I
DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
LOFTS M7 LLC

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

SCALE: 0 30 60
1"=30'

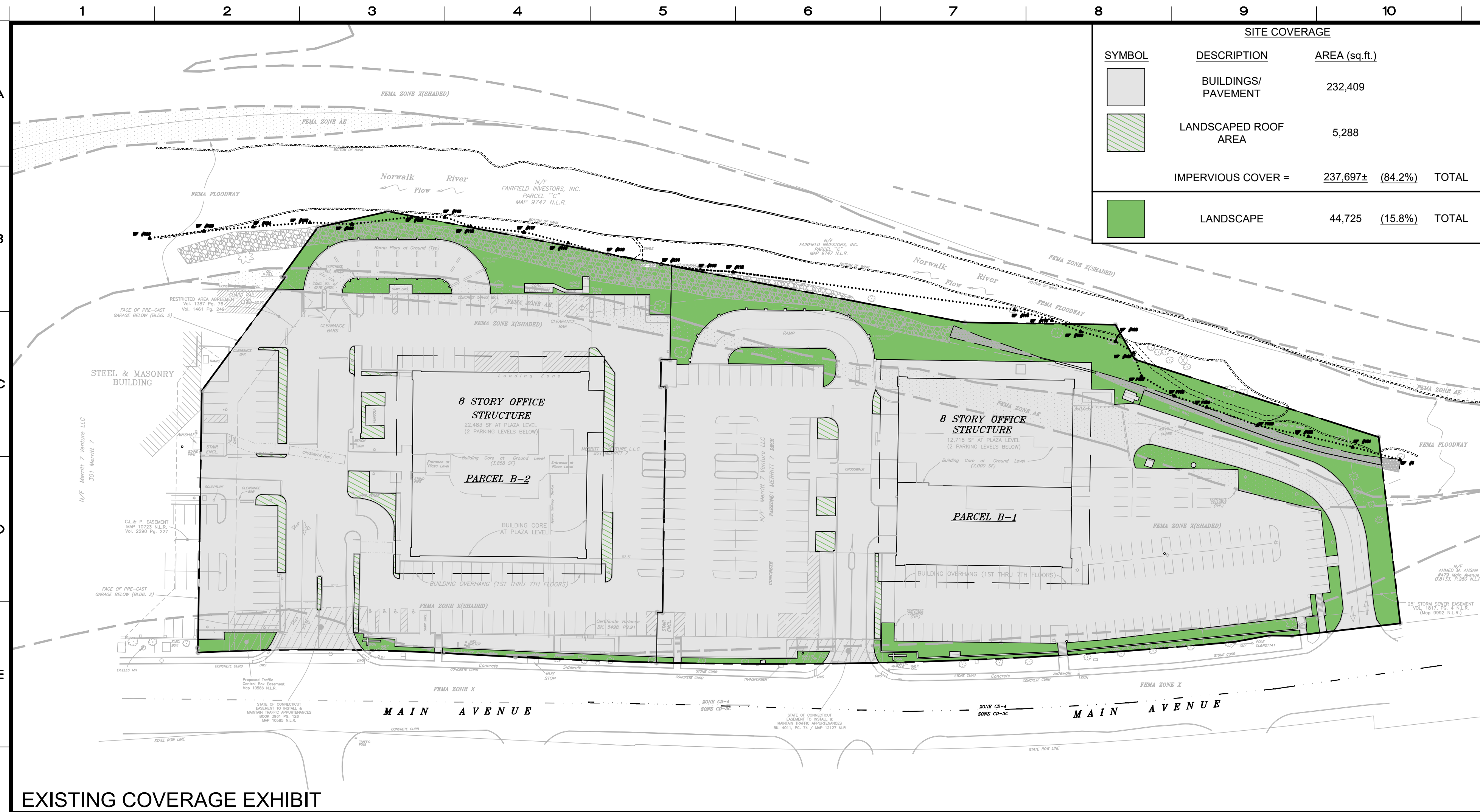
DRAWN BY: VJH CHECKED BY: CJF

Craig J. Flaherty
CRAIG J. FLAHERTY, C.T. P.E. 21149
September 30, 2025
DATE

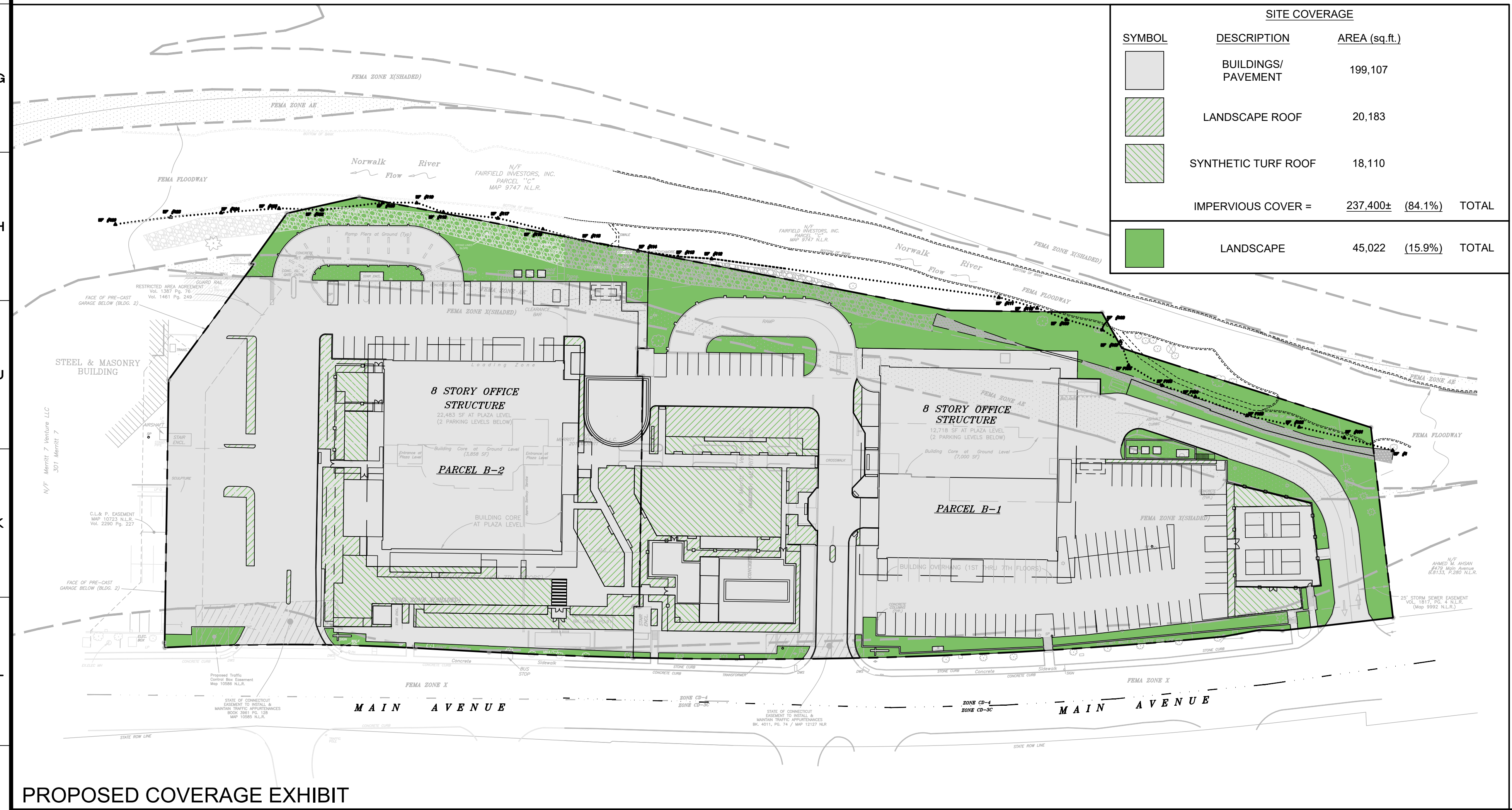
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SHEET No: **ZSP-I**
Comm. No.: 1976

GENERAL NOTES:
1. PROPOSED IMPROVEMENTS ILLUSTRATED ARE ON THE UPPER LEVEL SURFACE OF THE EXISTING STRUCTURE.
2. REFERENCE IS MADE TO LANDSCAPE IMPROVEMENT PLANS PREPARED BY GRANOFF ARCHITECTS FOR SURFACE AND PLANTING MATERIAL WITHIN THE AMENITY ZONES ON THE UPPER LEVEL SURFACE.



EXISTING COVERAGE EXHIBIT



PROPOSED COVERAGE EXHIBIT

9/30/2025		CD-4 Zone	Existing Development	Proposed Development
MINIMUM SIZE OF PLOT	AREA	Not regulated	101 Main: 155,384± SF (3.57± acres) 201 Main: 127,038± SF (2.92± acres) Consolidated Area: 282,422 ± SF (6.48± acres)	No Change
	MAXIMUM	6.5 stories	8 Stories w/ 2 levels of parking	No Change
HEIGHT	MINIMUM	2 stories	8 Stories	No Change
	ADDITIONAL	Height further limited by ceiling height requirements.*		Existing - No Change
	BUILDING COMPOSITION	For buildings that exceed 4 stories, the upper story facades commencing at either the third, fourth, or fifth floor must be setback a minimum of ten feet from the second floor building façade.		Existing - No Change
MINIMUM YARDS	FRONT	None / 12' max. to the property line or from the edge of any public improvement required as part of the development	57.3' (to occupied building) 2.2' (to garage structure walls)	No Change
	SIDE	None		No Change
	REAR	3 feet		No Change
BUILDING TYPE			Commercial	Large Multi-family (No Change to Building)
USE DESIGNATION			Office 421,664 SF**	Multi-family Residential 300 units
RESIDENTIAL DENSITY		1 Dwelling Unit per 500 sq. ft.	N/A	282,422 / 500 = 564 units allowed 300 units proposed (30 Workforce Housing Unit Equivalent***)
IMPERVIOUS SURFACE COVERAGE		80% MAX. except that impervious surface may be increased to 90% for Developments 30 or more dwelling units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.	237,697 sf (84%, including 2% green areas on the upper level of parking)	237,400 sf (84%, including 13% landscape and turf areas on the upper level of parking)
PUBLIC REALM		10% of Lot/Building Site Area	N/A	
PARKING		1.3 per dwelling unit 1 sheltered bicycle space per 10 dwelling units	1,224 spaces	1.3 x 300 = 390 spaces required 1,036 spaces provided 23 EV spaces provided 30 sheltered bicycle spaces provided

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

** Existing office floor area, as indicated on Tax Assessor Card = 206,774 sf (101) and 214,890 sf (201).

***Per Section 6.12.4.5, two-bedroom unit(s) designated as workforce housing units and complying with Sections 6.12.4.1 and 6.12.4.2 may count as one-and-a-half (1.5) workforce housing units for the purposes of complying with the ten percent requirement; Seven (7) 2-bedrooms units and twenty (20) 1-bedroom units = 30 equivalent units provided.

I09/30/2025ORIGINAL ISSUE DATE

NoDateRevision

ZONING SITE PLAN 2

DEPICTING

BUILDING 101 & 201

MERRITT SEVEN CORPORATE PARK

NORWALK, CT

PREPARED FOR

LOFTS M7 LLC

REDNISS
& MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

SCALE: 0 30 60
1"=30'

DRAWN BY: VJH
CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149

September 30, 2025

DATE

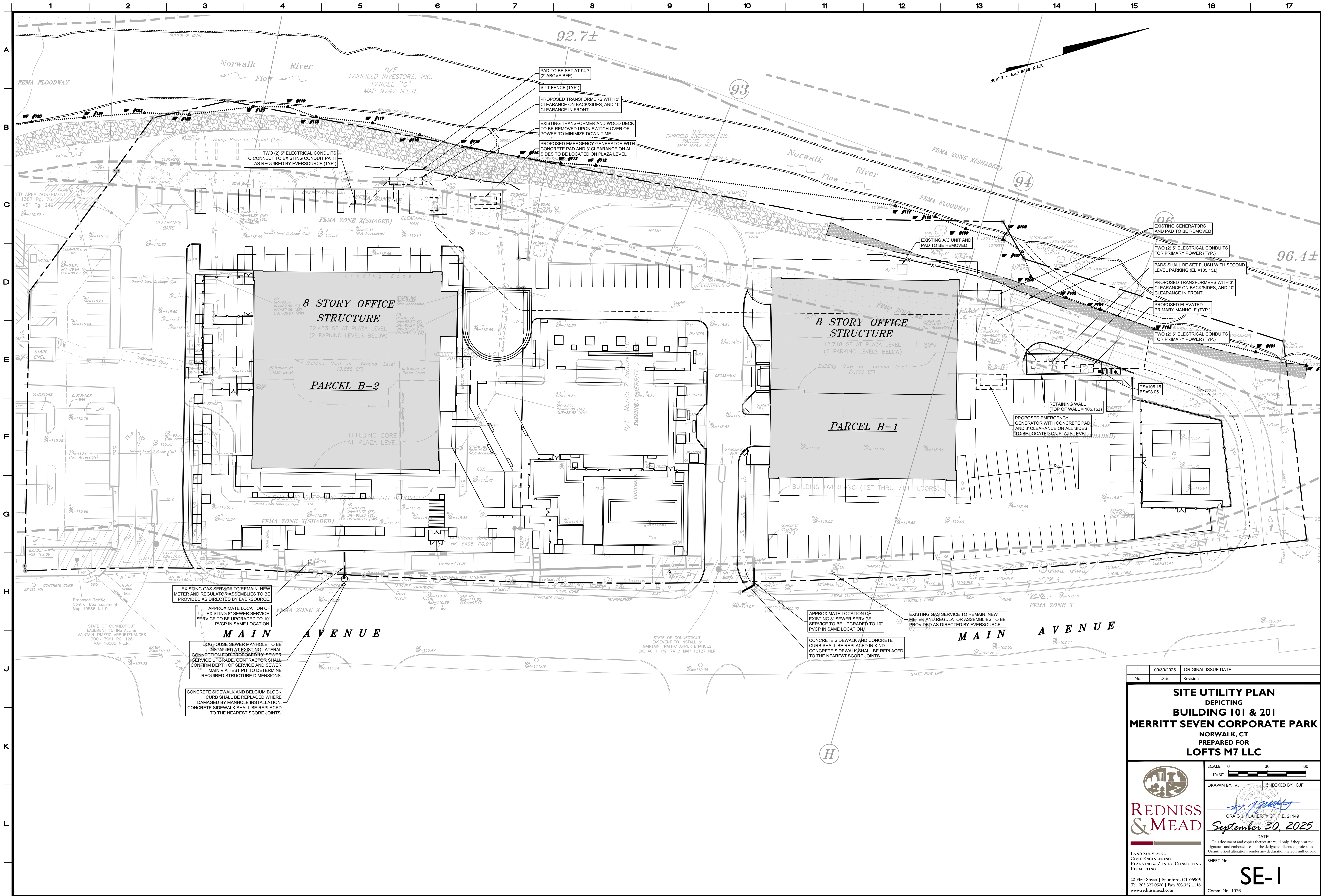
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SHEET No:

ZSP-2

Comm. No.: 1976

Page 286 of 578



- GENERAL NOTES:**
- These drawings are intended only to depict the design of site improvements and utilities. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
 - All survey data, boundary lines, topography, building locations and area calculations are from surveys prepared by Redniss & Mead, Inc. entitled "Property & Topographic Survey depicting Building 101" and "Property & Topographic Survey depicting Building 201", each last revised 8/28/2025. Elevations depicted or labeled are based on NAVD-88.
 - Refer to plans prepared by Granoff Architects for information and design of the building modifications. These drawings depict site plans corresponding to the latest architectural plans received on 9/5/2025.
 - Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.
 - Property lies in the CD-4 zoning district.
 - Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 393 of 626, Map No. 09001C0393G, effective date October 16, 2013. 100-year Flood Line Range (BFE 91.7' - 96.4') per FEMA Flood Insurance Study (FIS) Profile 269P (Norwalk River).
 - All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
 - All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with CITY standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical Standard Details.
 - Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
 - Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
 - The property is served by public water and sewers.
 - Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
 - It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.
 - When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
 - Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
 - Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
 - The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
 - The engineering division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
 - The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
 - No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.
 - A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

- Earth slopes shall be no steeper than 2:1 (horz:vert).
- General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
- General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
- Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
- Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
- Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
- Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing utilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
- During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

UTILITIES:

- Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
- Easements may be required in favor of the various utility companies.
- Electric services shall be installed in conformance to the requirements of the governing utility companies.
- It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
- All proposed utility facilities shall be raised or lowered to be flush with finished grade.
- Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
- Utility connections at building face shall be coordinated with the building contractors.
- The contractor must supply and install drag lines with all conduits.
- In general, each utility shall have a minimum clearance of three feet to any other underground utility.
- Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
- The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
- Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

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

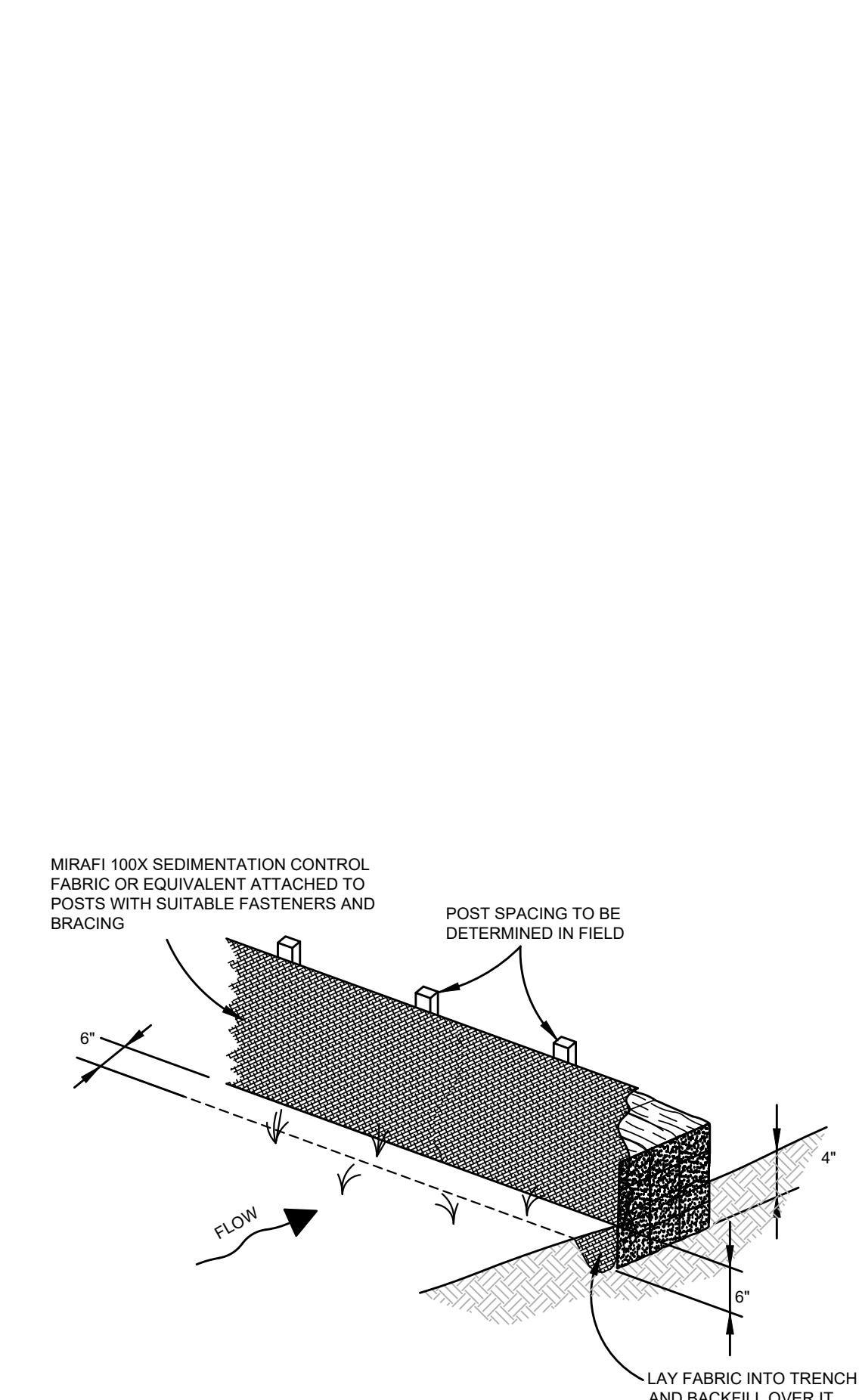
- Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

- Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
- Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
- Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.
- Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
- Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
- The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
- Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
- Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
- Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
- After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

- The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
- Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
- Finished grade shall be within 1/2 inch of that noted on the drawings.
- The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, scars, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
- Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
- Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.
- New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
- 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.
- All pavement striping and replacement shall conform to the City of Norwalk standards and the latest edition of AASHTO Highway Design Manual.

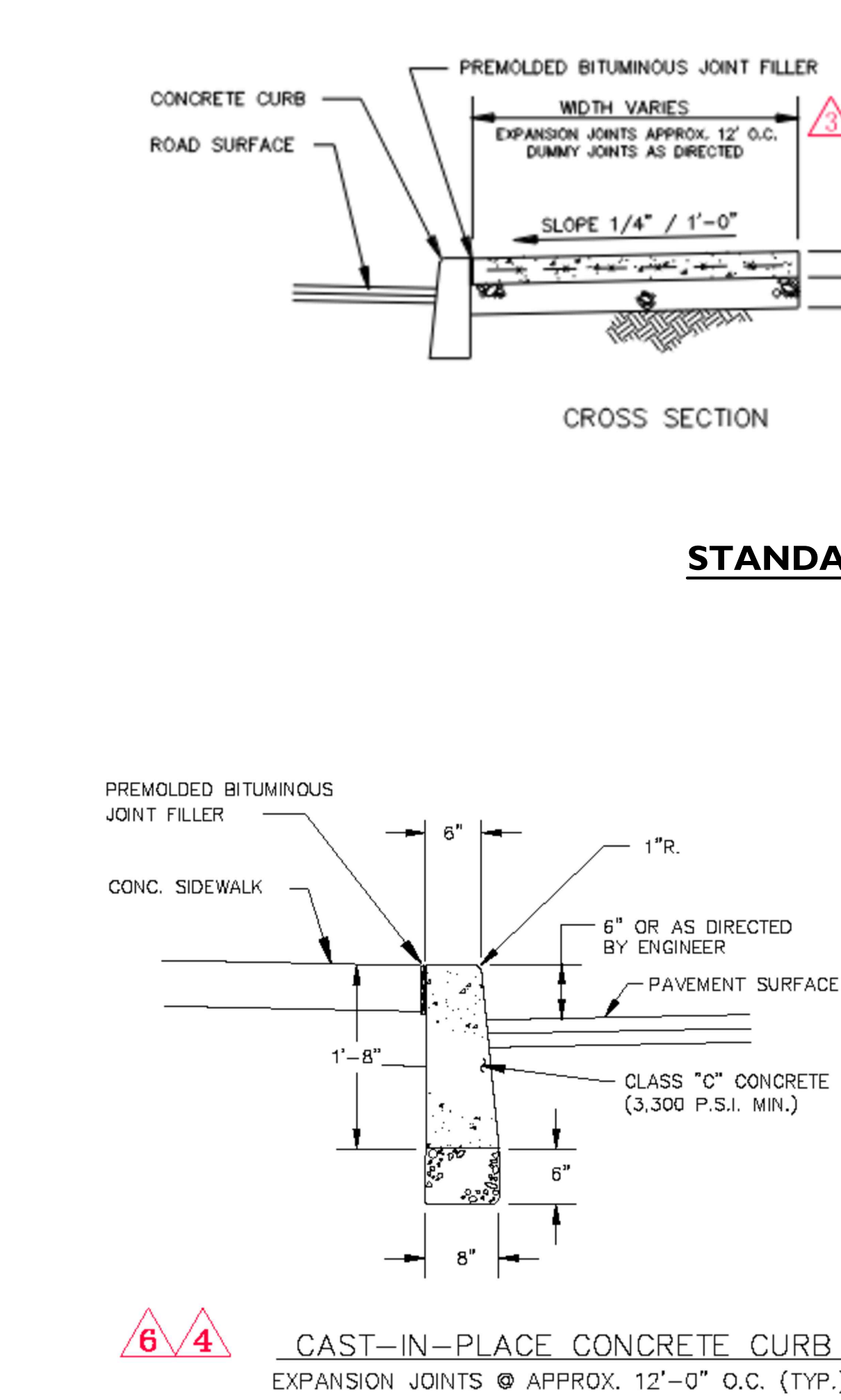
STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

N.T.S.



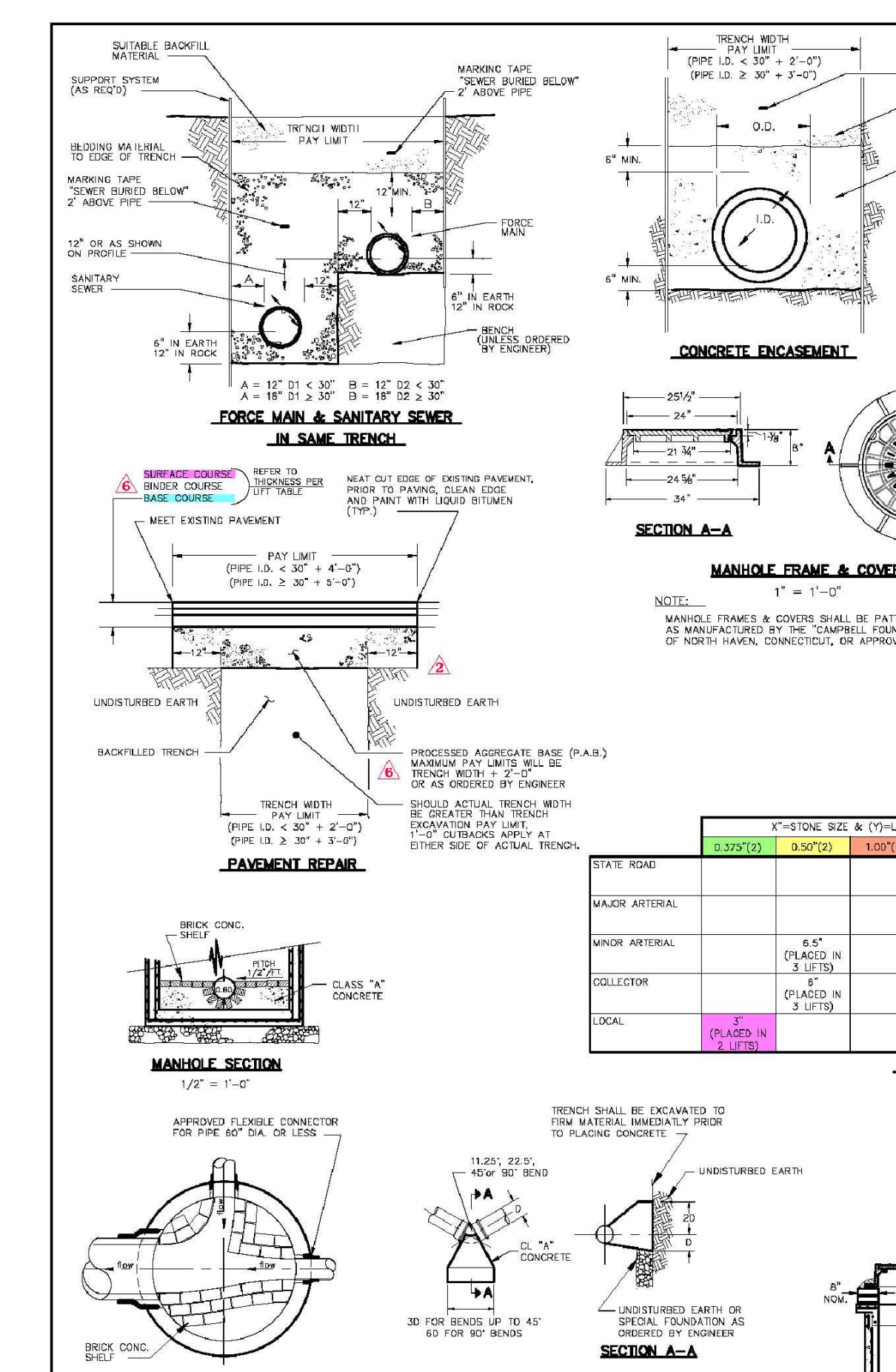
STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

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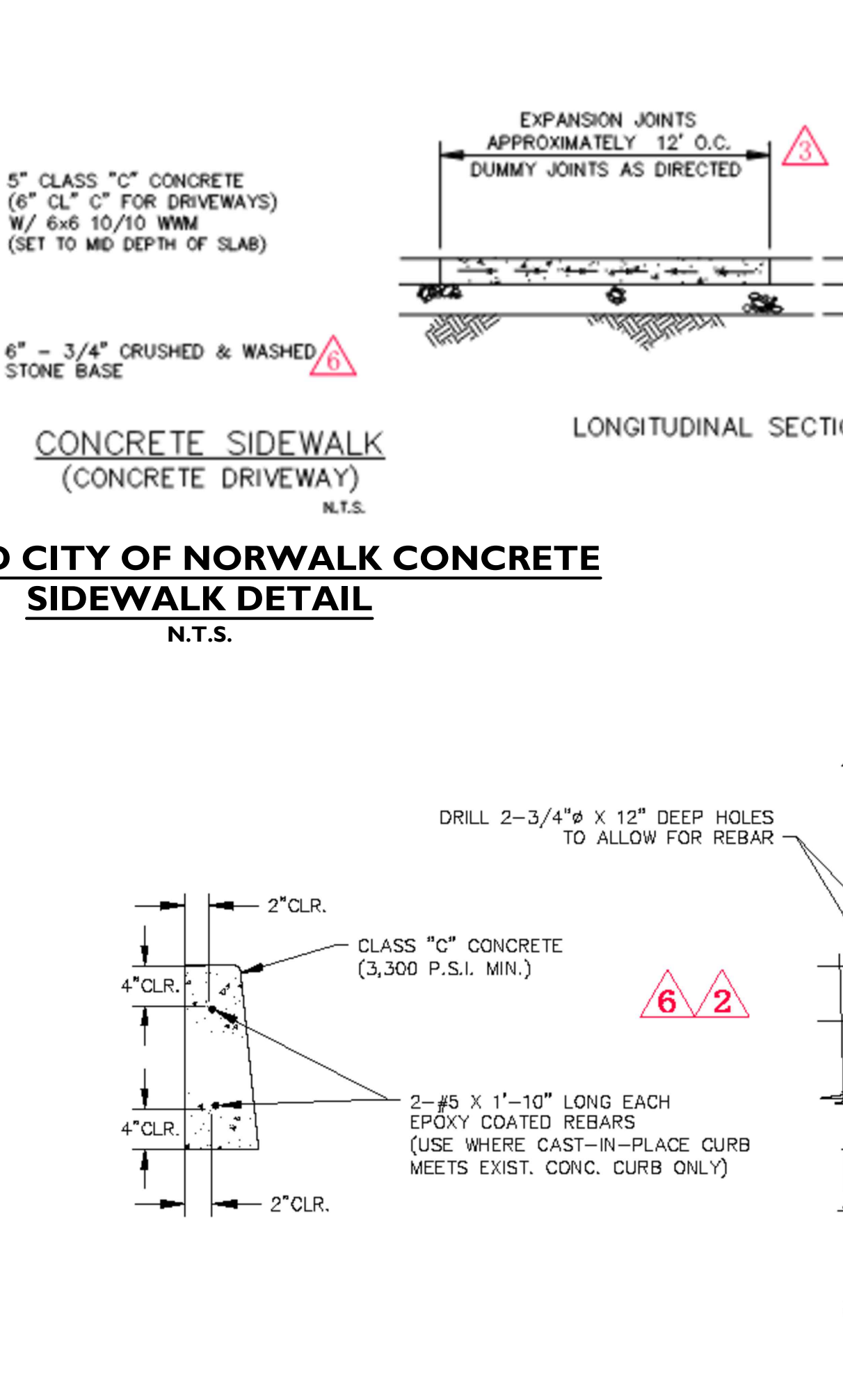
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N.T.S.



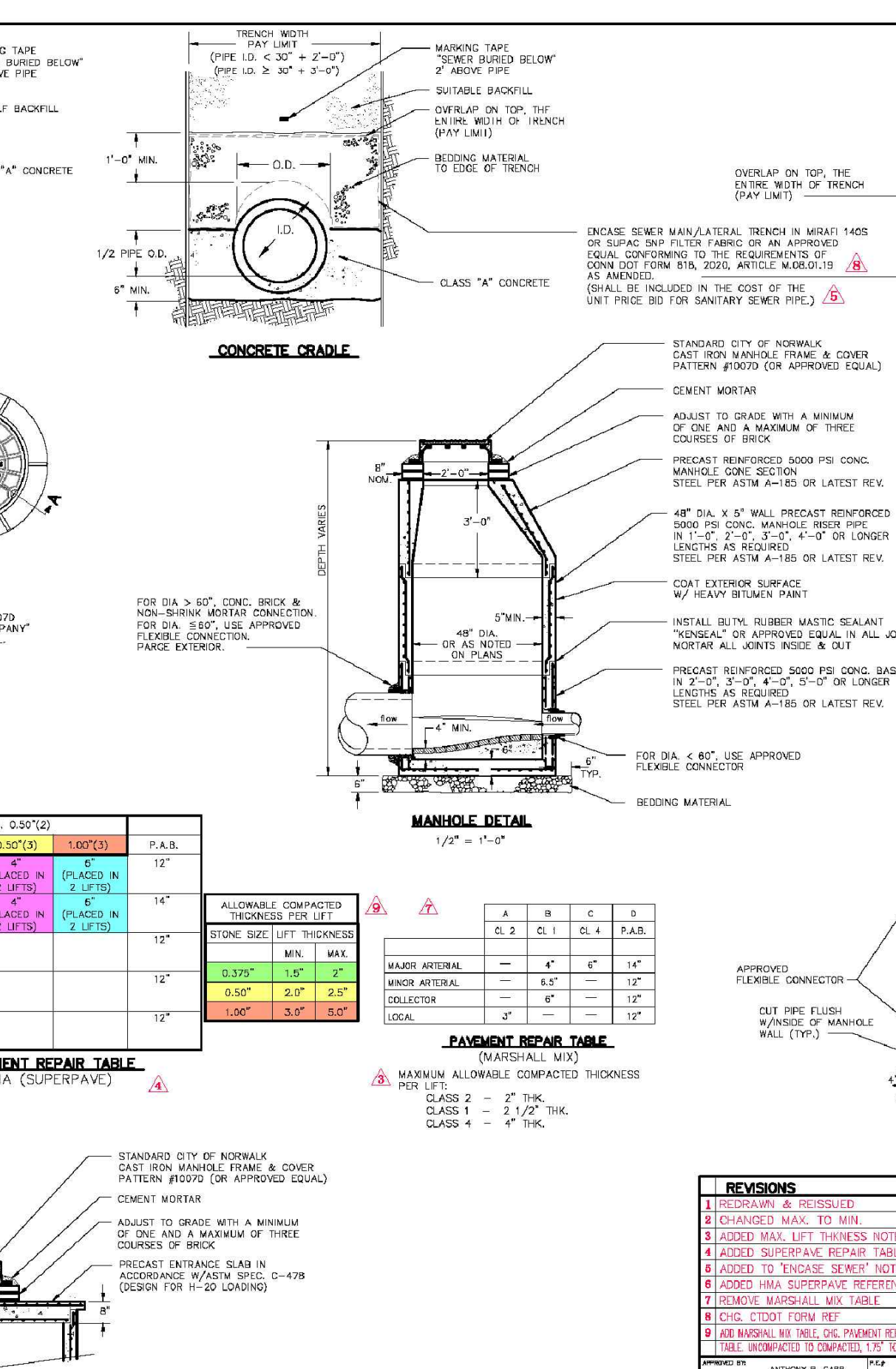
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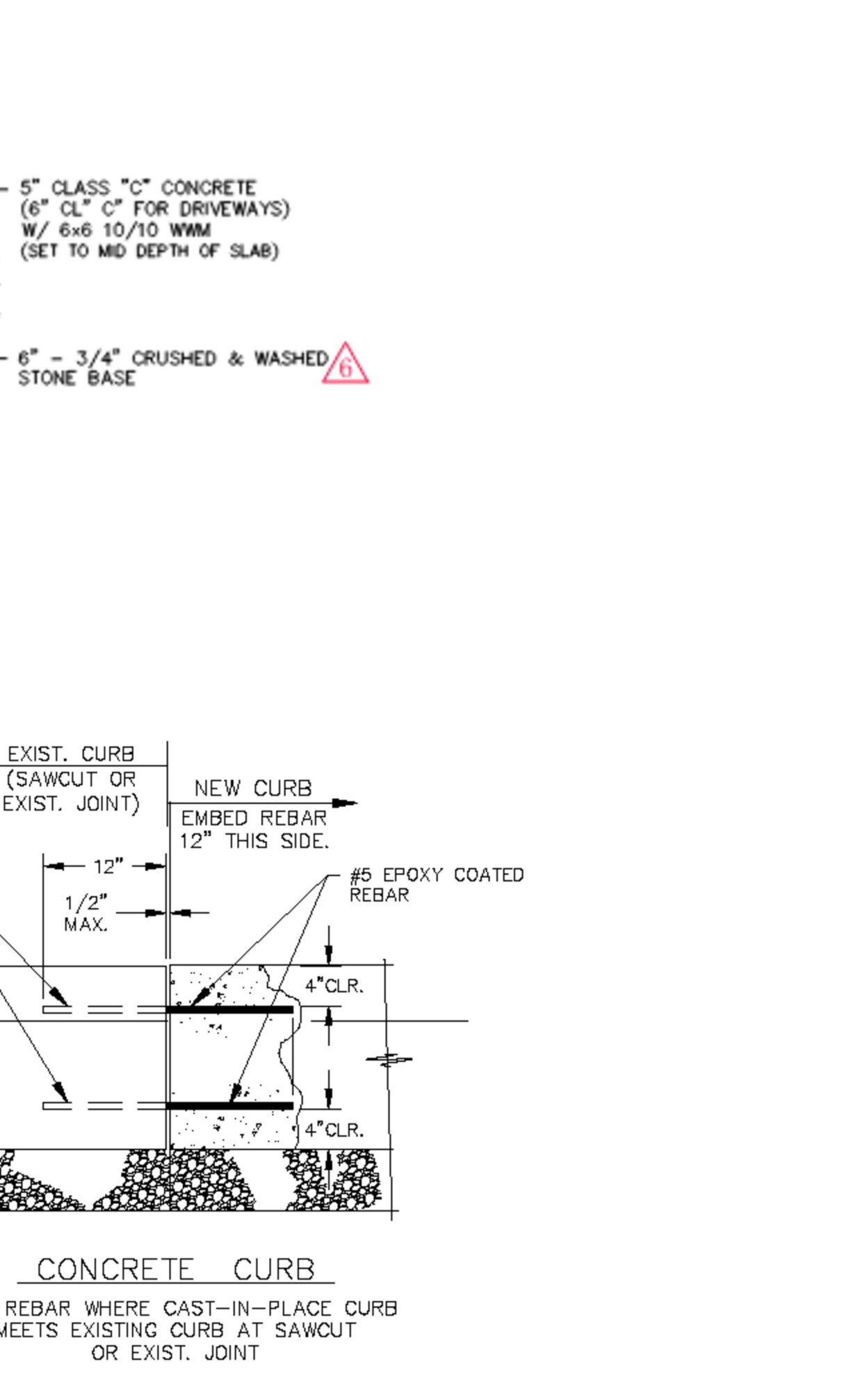
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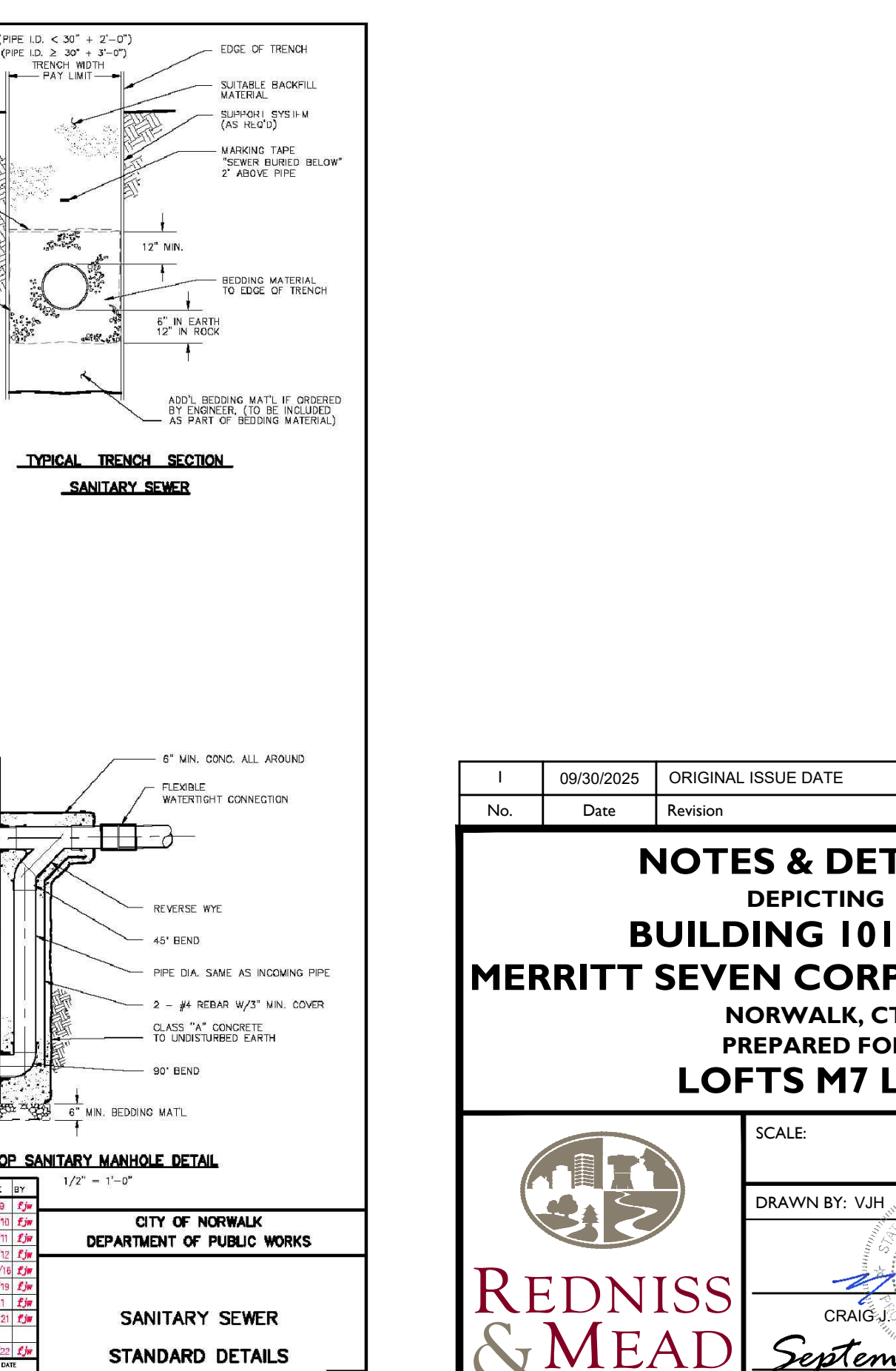
STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

N.T.S.



STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

N.T.S.



STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

N.T.S.

STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

N.T.S.

I	09/30/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

NOTES & DETAILS

DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
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LAND SURVEYING
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SCALE: N.T.S.

DRAWN BY: VJH CHECKED BY: CJF

CRAIG J. FLAHERTY C.T. P.E. 21149

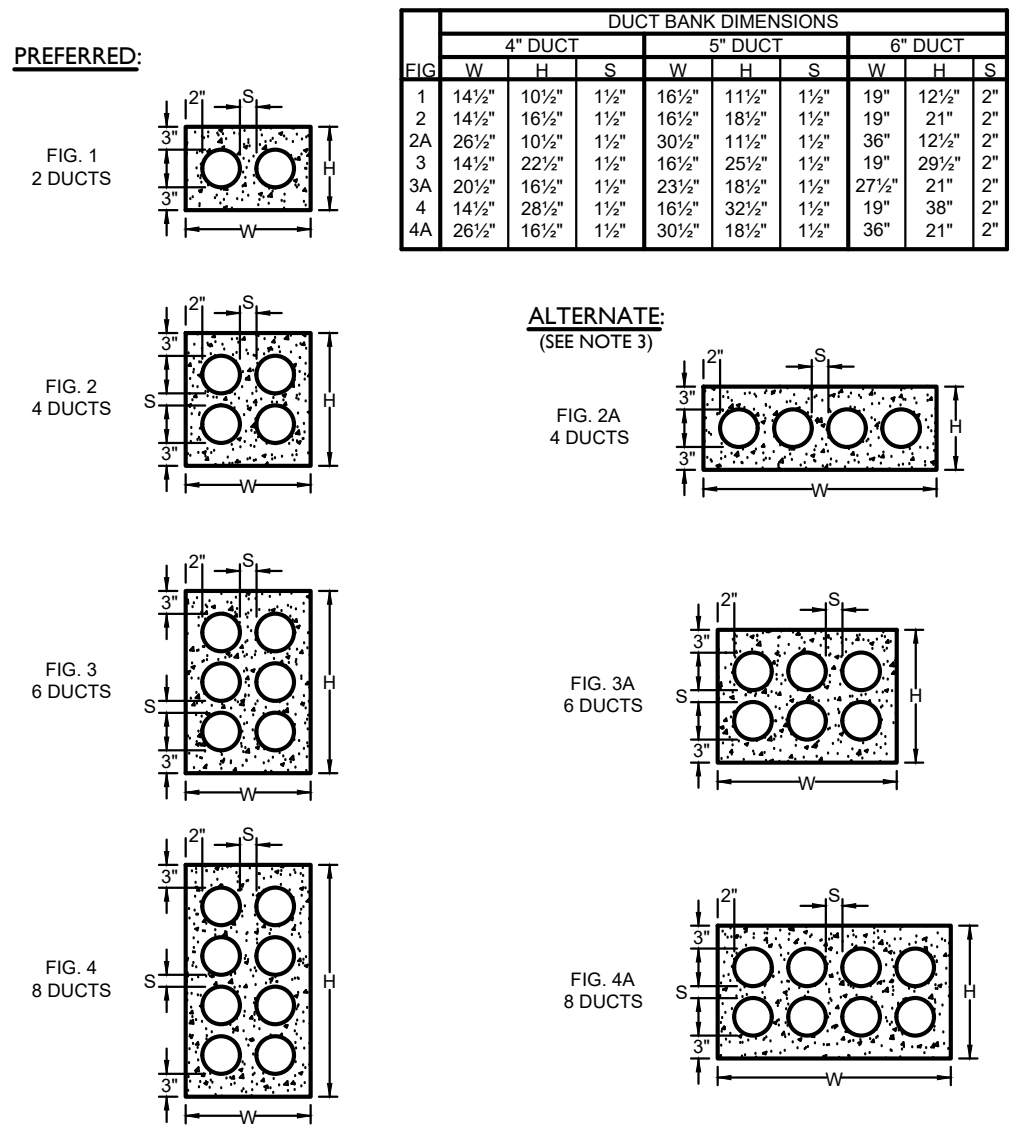
September 30, 2025

DATE

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SHEET No: **SE-2**

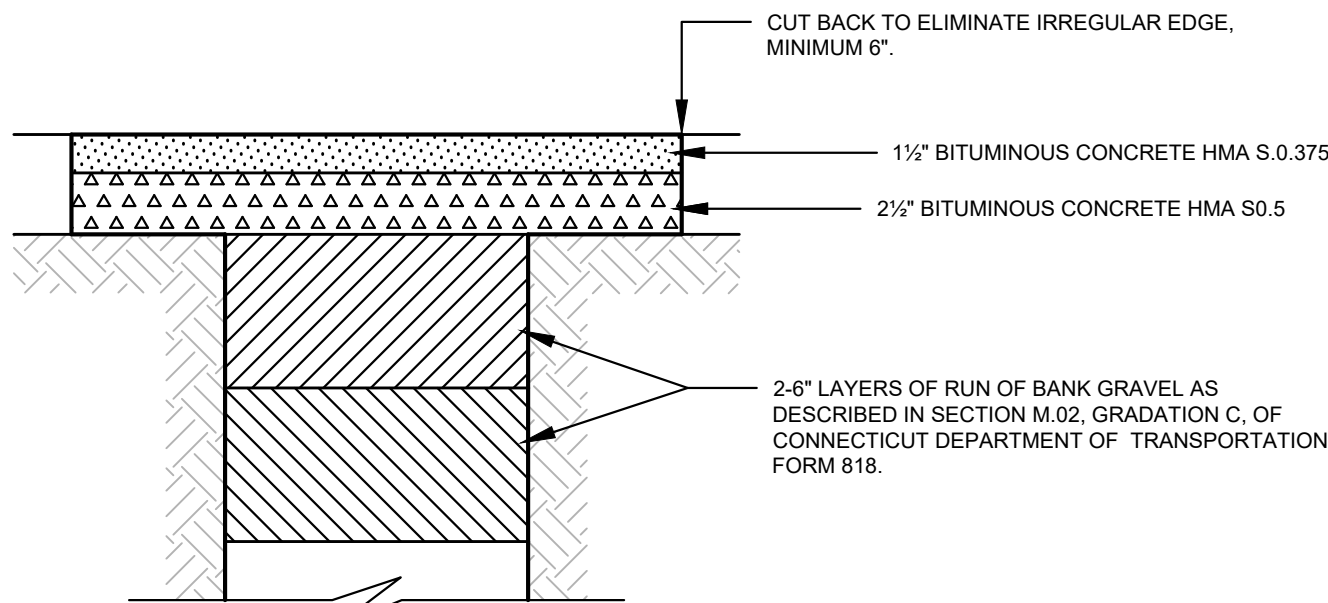
Comm. No.: 1976



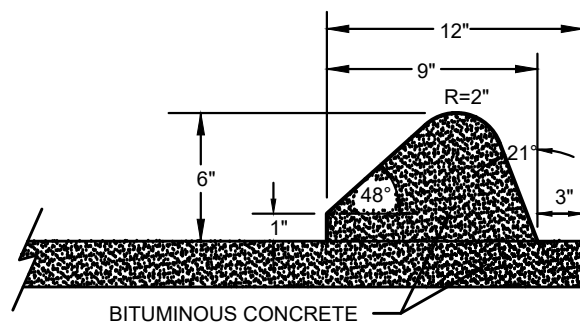
NOTES:

- AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
- MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
 - STATE HIGHWAYS - 36"
 - RAILROAD TRACKS - 60"
 - ALL OTHER AREAS - 24"
- IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
- CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-9" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS, BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
- DUCTS SHALL BE SCHEDULE 40 PVC.

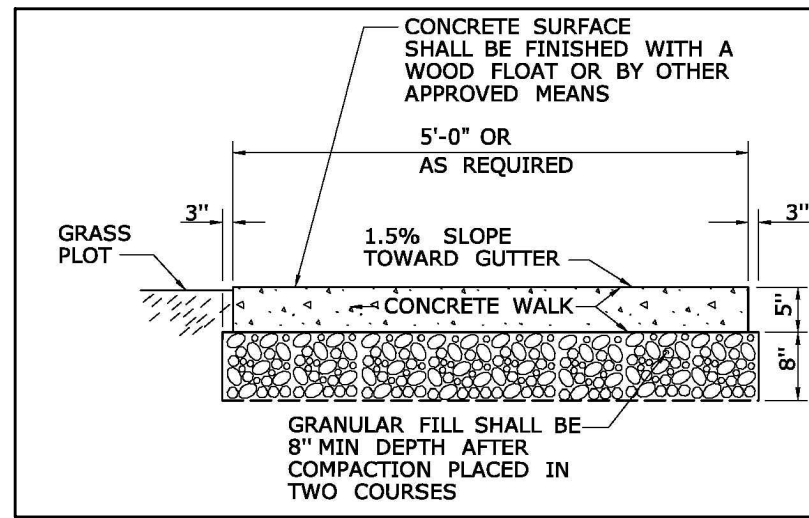
CONDUIT BANK CONSTRUCTION
N.T.S.



ASPHALT TRENCH REPAIR
(ON-SITE PAVEMENT ONLY)
N.T.S.

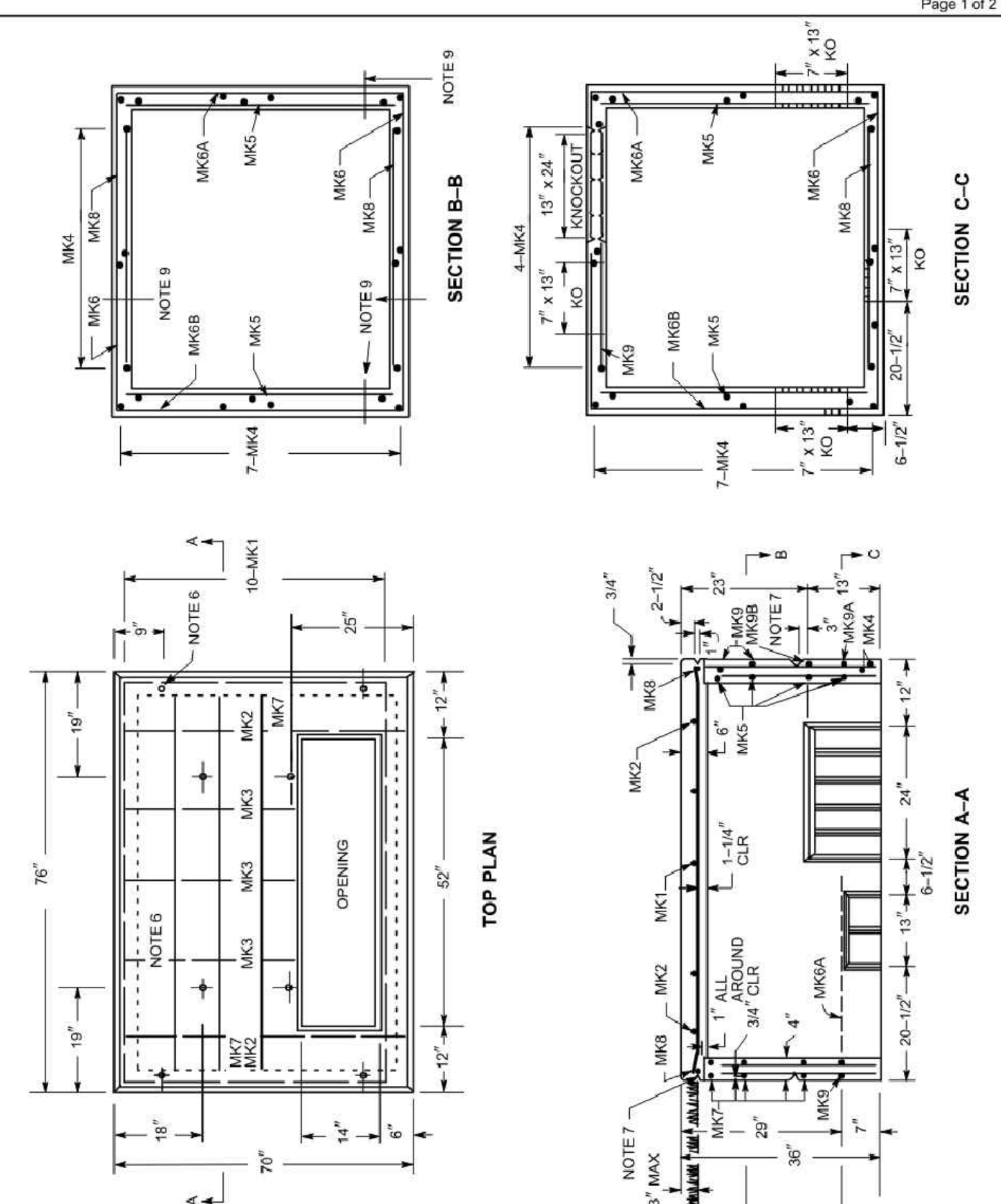


BITUMINOUS CONCRETE LIP CURBING
(ON-SITE ONLY)
N.T.S.

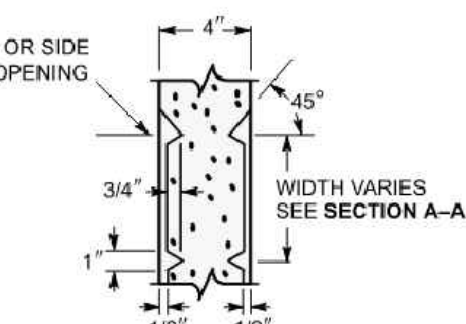


NOTE: CONTRACTOR TO PROVIDE CONTRACTION AND EXPANSION JOINTS IN ACCORDANCE WITH CT DOT REQUIREMENTS.

CT DOT SIDEWALK
(STATE SIDEWALK)
N.T.S.



BAR SCHEDULE										
MARK NO	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK6B	MK7	MK8
SIZE	#6	#4	#4	#3	#4	#4	#4	#4	#4	#4
NO OF BARS	10	2	3	22	8	7	1	1	2	7
DIMENSIONS	62" x 15" x 2"	56" x 15" x 2"	41" x 15" x 2"	29"	67"	74" x 20" x 2"	26" x 10" x 2"	38"	68"	56" x 29"



WINDOW KNOCKOUT DETAIL

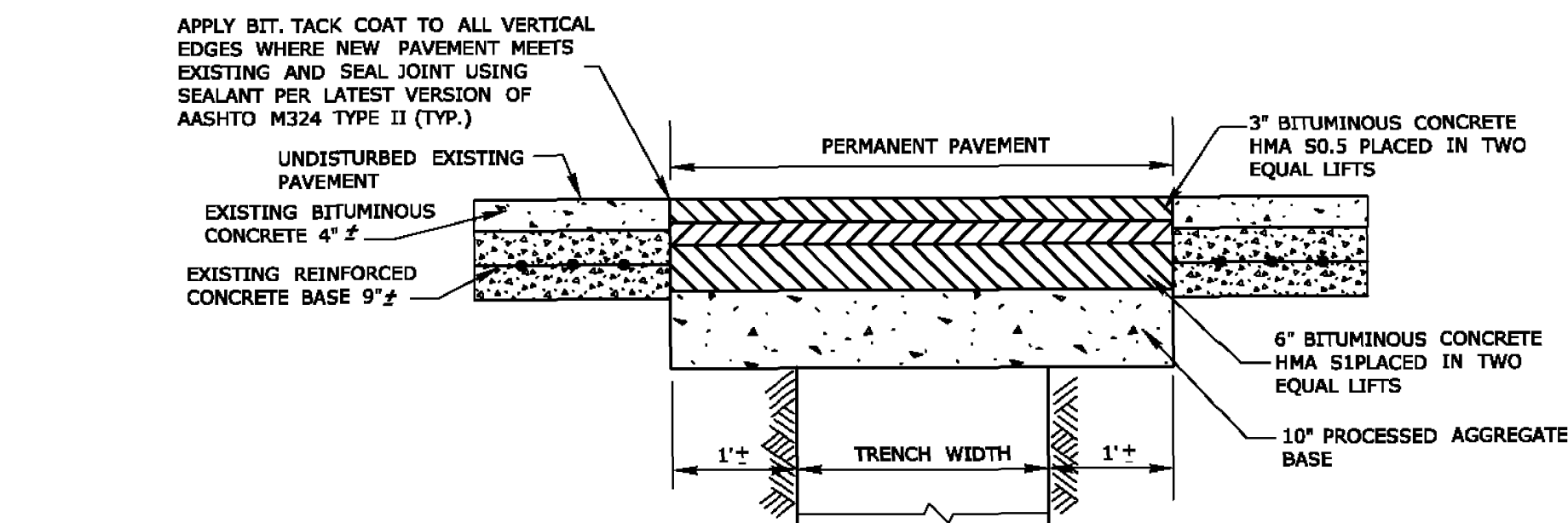
Notes

- Roof Design Load: 4000 lbs spread over 1-foot-square area anywhere on roof.
- Walls: Soil pressure of equivalent fluid pressure of 33 pcf. Surcharge of 2.5 feet of soil weighing 120 pcf.
- Concrete: 4000 psi at 28 days. Entrained air 6-9 percent.
- Steel: ASTM A615-1992, Grade 40.
- All concrete and reinforcement in accordance with ACI 318-1999.
- For lifting top or bottom sections, cast in four 3/4-inch-diameter Dayton Suregrip (or approved equal) coil loop inserts, galvanized, with T21 plastic setting plugs. Inserts are to be secured in place with rebar.
- Top: Catalog Type B16, 3/4 inch diameter x 4 inches long
- Bottom: Catalog Type B16, 3/4 inch diameter x 6 inches long
- Provide 3-inch-long groove (3/4 inch x 1 inch) for lifting sling at each corner, each side.
- Manufacturer's identification and month/year when manufactured shall be legibly marked in/on concrete in the side.
- Zinc alloy inserts 3/4 inch - 10 inches x 3 inches for cable pulling. To be located 4 inches above (7 inch x 13 inch) knockouts (four).

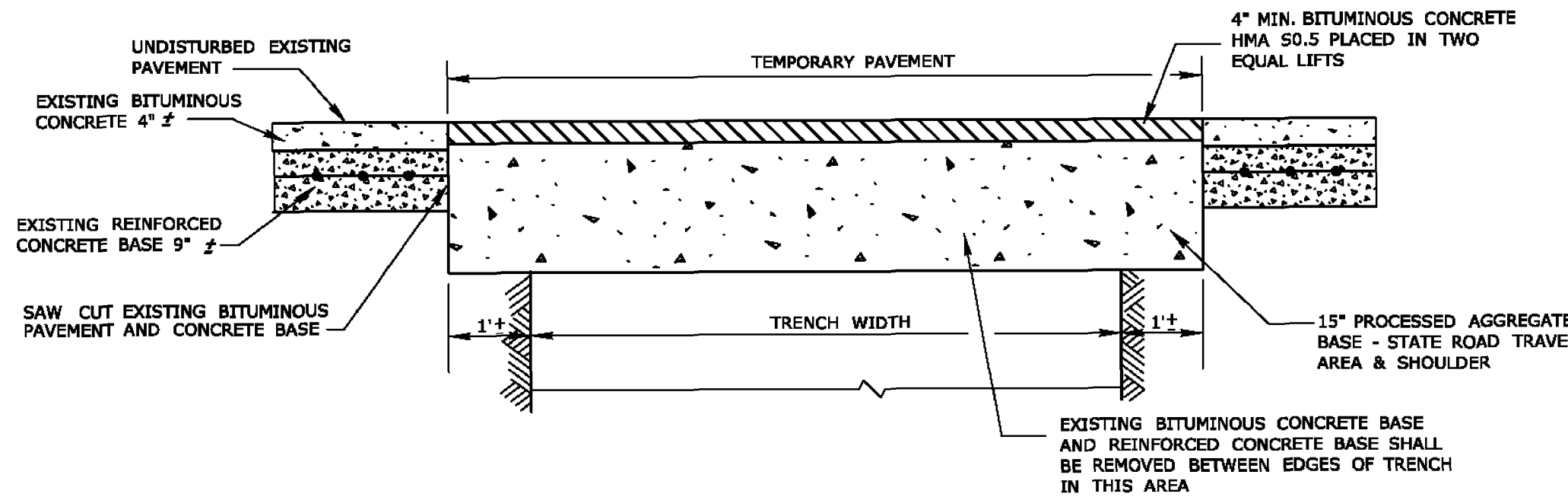
ORIGINAL	PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER			
12/21/78	500-2500 KVA - 76" x 70" x 36"			
APPROVED				
3/10/2	NORTHEAST UTILITIES	MATERIAL SPECIFICATION	SPC P-015	7

TRANSFORMER DETAIL
N.T.S.

ORIGINAL	PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER			
3/12/82	500-2500 KVA - 76" x 70" x 36"			
APPROVED				
3/10/2	NORTHEAST UTILITIES	MATERIAL SPECIFICATION	SPC P-016	7



PERMANENT PAVEMENT TRENCH DETAIL
TRENCH PARALLEL TO EDGE OF PAVEMENT



TEMPORARY PAVEMENT DETAIL
TRENCHES PERPENDICULAR TO EDGE OF PAVEMENT

NOTE:

- CT DOT DISTRICT 3 WILL REQUIRE PAVEMENT TO BE PURCHASED FROM A PREFERRED DOT VENDOR LIST FOR BASE MATERIAL AND ASPHALT PAVEMENT.
- CT DOT DISTRICT 3 AND CITY OF STAMFORD WILL REQUIRE SIEVE AND COMPACTION TESTING OF BASE MATERIAL AND EACH LAYER OF ASPHALT AS IT RELATES TO PERMANENT PAVEMENT AND TRENCH REPAIRS.

CT DOT TRENCH AND PAVEMENT REPAIR DETAIL
N.T.S.

I	09/30/2025	ORIGINAL ISSUE DATE
No.	Date	Revision

NOTES & DETAILS
DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
LOFTS M7 LLC

SCALE: N.T.S.

DRAWN BY: VJH
CHECKED BY: CJF

CRAIG J. FLAHERTY CT, P.E. 21149
September 30, 2025
DATE

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

SHEET No: **SE-3**

Comm. No.: 1976

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

SITE ENGINEERING REPORT

Prepared For
Lofts M7 LLC
Buildings 101 & 201
Merritt Seven Corporate Park
Norwalk, CT

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

Issued on:

September 30, 2025

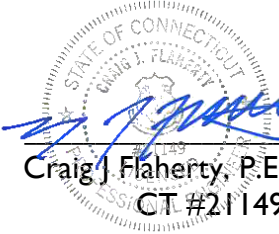

Craig J. Flaherty, P.E.
CT #21149



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APPENDICES

Drainage:

Appendix 1: FEMA Flood Insurance Map
USGS Topographic Quad Map

Appendix 2: Site Drainage Infrastructure Exhibit

Appendix 3: Sanitary Sewer Calculations

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

Lofts M7 LLC is proposing to convert the two office buildings at 101 and 201 Merritt Seven Corporate Park (Norwalk, CT) to multi-family structures consisting of 300 residential units. The proposed scope includes interior renovations, façade improvements, conversion of upper-level parking spaces into amenity space, and utility upgrades where required.

The combined site area is 6.48 acres and is bounded by Main Avenue to the east, commercial properties to the north and south, and the Norwalk River to the west. The site lies within the CD-4 zoning district. Portions of the site lie within the regulatory flood plain of the Norwalk River as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0393G, effective October 16, 2013; the 100-year flood boundary (BFE 92.7'-96.4' for 101 Merritt Seven and BFE 91.7'-92.7' for 201 Merritt Seven) is per FEMA Flood Insurance Study (FIS) Profile 269P (Norwalk River). Reference is made to the accompanying site development plan prepared by Redniss & Mead, Inc.

Existing Conditions

The site is approximately 6.48 acres and is currently developed with two 8-story office buildings over one combined 2-story parking structure, with a combination of covered and uncovered parking areas, driveways, sidewalks, and landscape improvements. Site drainage discharges to the Norwalk River in one of three ways: 1) landscaped areas that sheet flow toward the river, 2) driveway and building drains that are collected via an underground pipe network that discharge directly to the river at a series of rip-rap pads, and 3) portions of driveway curb cuts and landscaped areas that sheet flow to the Main Avenue right-of-way where the runoff is captured via State drainage infrastructure and piped to the river via an existing 25' storm sewer easement at the northern property boundary of 101 Merritt Seven. In total, the impervious coverage is 237,697 sf (of which 5,288 sf is planted areas on the upper-level parking deck). Based upon email communication from the City of Norwalk DPW, no known drainage issues or complaints have been reported for the site.

Proposed Conditions

The applicant is seeking approval to convert the existing structures from office space to 300 residential units. The proposed scope includes interior renovations, façade improvements, conversion of upper-level parking spaces into amenity space, and utility upgrades where required. There are no proposed changes to the site drainage patterns or to the drainage infrastructure, including the at-grade components that discharge to the river. While the building, inclusive of the amenity zones on the open-air deck, is fully impervious, there are water quality improvements to the structure; these include 1) reducing the number of uncovered parking spaces and 2) in place of parking, various rooftop areas will consist of green roof trays or other planting trays / surface materials consisting of at least 4" of soil or stone depth which provides water quality treatment for the direct runoff to those areas. The total green roof (or similar systems) area is 38,293 sf (13%± of the site area).

Conclusion:

Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities. Furthermore, water quality provisions are increased on a site where existing ground level improvements are remaining.

SANITARY SEWER SUMMARY

Lofts M7 LLC is proposing to convert the two office buildings at 101 and 201 Merritt Seven Corporate Park (Norwalk, CT) to multi-family structures consisting of 300 residential units (56 – studio units, 182 – 1-bed units, and 62 – 2-bed units). The proposed scope includes interior renovations, façade improvements, conversion of upper-level parking spaces into amenity space, and utility upgrades where required.

Existing City-owned sanitary sewer infrastructure, consisting of sewer manholes and 30” concrete sewer pipes, exist within Main Avenue. Based upon tax card records, under existing conditions, the site consists of 421,664 sf of office floor area. Utilizing this floor area, an approximate sanitary sewer flow estimate (Appendix 3) yields a total average daily flow of 42,180 gallons per day (GPD). Applying a peak factor of 4, the peak flow is 168,720 GPD or 0.261 cfs.

Under proposed conditions, the developer is seeking permission to convert the existing office buildings to multi-family apartments consisting of 300 residential units. The existing connections at 101 and 201 Merritt Seven require upgrades in size from 8” services to 10” services based upon code requirements for the number of fixture units. Using the CT Health Code guidelines, the proposed change in site usage results in a total average daily flow of 45,250 GPD. Applying a peak factor of 4, the peak flow is 181,000 GPD or 0.280 cfs. This represents a net increase in peak flow to the Main Avenue system of 0.019 cfs. Based upon the size of the sewer main and the minor increases, Norwalk DPW/WPCA confirmed that flow monitoring would not be required for this change in use.

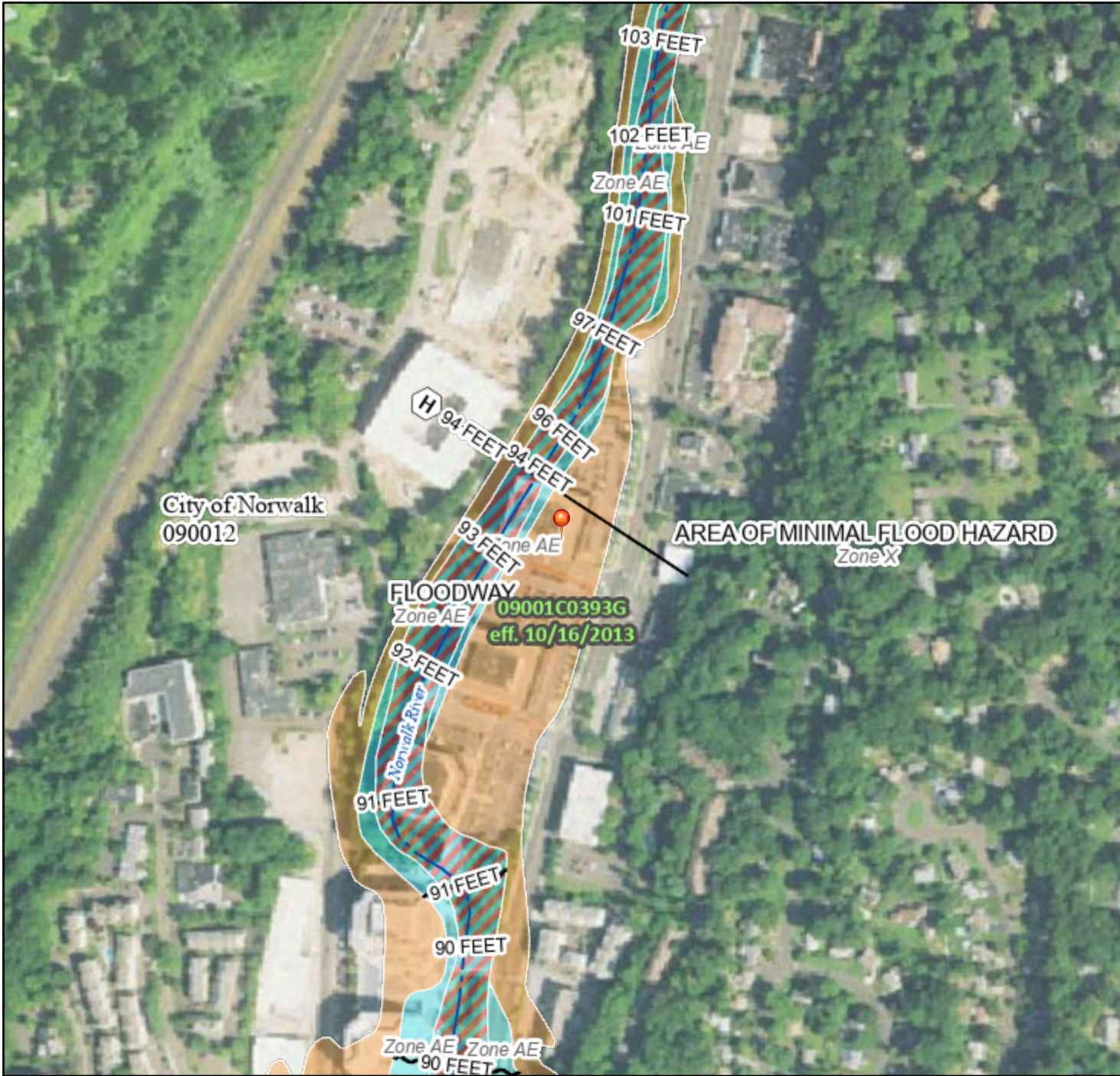
Based on the above information, it is our opinion that the proposed development, with proper implementation of the design drawings, will not adversely impact the existing sanitary sewer system.

Appendix 1

National Flood Hazard Layer FIRMMette



73°25'51"W 41°9'18"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, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

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

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

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

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

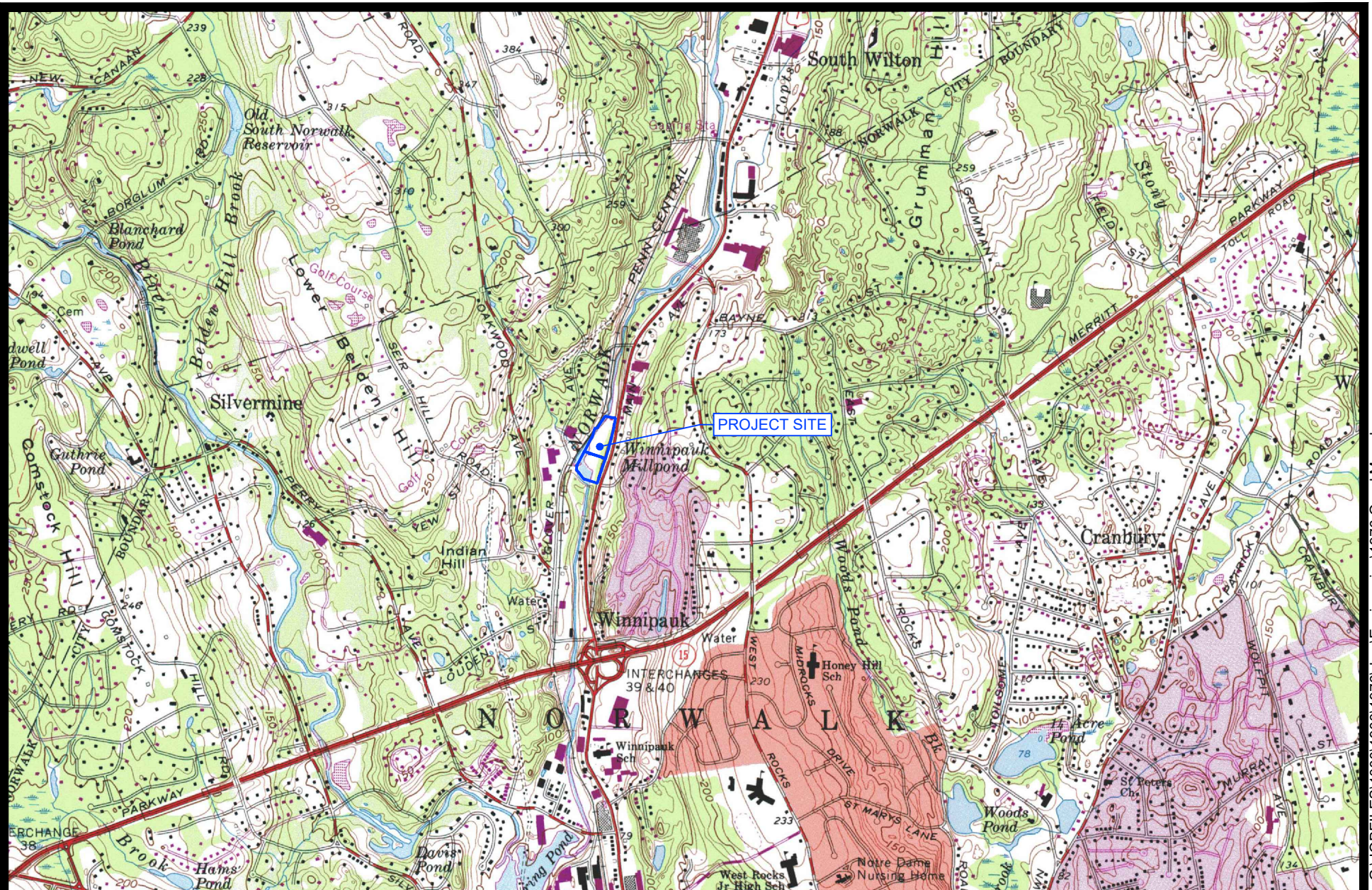


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/22/2025 at 1:53 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.



MAP NAME: NORWALK NORTH
MAP NUMBER: 114

USGS TOPOGRAPHIC QUAD MAP

101 & 201 MAIN AVENUE

NORWALK, CT

REDNISS
& MEAD

Appendix 2

Appendix 3

Sanitary Sewer Flow Estimates

Project: 101 & 201 Merritt 7	Project #: 1976	Date: 8/28/2025
Location: Norwalk, CT	By: VJH	Checked: CJF

Existing Theoretical Flow Generated By Site				
Building Use	Floor Area (sf) ¹	Employees / People ¹	Design Flow (GPD/Person) ¹	Total Flow (GPD)
Office	421,664	2,109	20	42,180

Existing Sanitary Sewer Flow	
Existing Sanitary Flow from Site (GPD)	42,180
Existing Sanitary Flow Rate from Site (CFS)	0.065
Peaking Factor	4
Total Existing Peak Sanitary Flow from Site (CFS)	0.2611

¹ Existing office floor area, as indicated on Tax Assessor Card = 206,774 sf (101) and 214,890 sf (201)

Office Flow = 20 GPD per employee (average 200 sf gross area / person)
Amount of employees/people = 421,664 sf / 200 sf/person = 2,109 people

Proposed Post-construction Flow Generated By Site				
Residential Building Use	# Units	Number of Bedrooms	Design Flow (GPD/BED) ¹	Total Flow (GPD)
Studio / 1-Bedroom	238	238	125	29,750
2-Bedroom	62	124	125	15,500

Proposed Sanitary Sewer Flow	
Proposed Sanitary Flow from Site (GPD)	45,250
Proposed Sanitary Flow Rate from Site (CFS)	0.070
Peaking Factor	4
Total Proposed Peak Sanitary Flow from Site (CFS)	0.2801
Increase in On-site Peak Sanitary Flow Rate (CFS)	0.0190

¹ Per CT Health Code

² Increase in on-site flow = Proposed Peak - Existing Peak

Monday September 15, 2025

Tyler Rich
Stantec
750 E Main St Suite 610
Stamford CT 06902-3872

Eversource Natural Gas Installation Will Serve Letter
Re: 101-201 Merritt 7 Norwalk, CT 06851

Dear Mr. Rich,

This letter is to advise that Eversource Gas has confirmed the ability to provide natural gas at 101, 201 Merritt 7 Norwalk, CT 06810 for the planned multi-family residential mix-use building development. Eversource plans to serve the buildings with natural gas for landlord house meters providing common area heating, various amenities and standby backup electrical generation as outlined in your gas load request letter. Additionally, Eversource can serve any commercial retail or office tenants as needed upon request.

Eversource plans to serve this location by installing individual service lines to each building from the existing 12" Poly Intermediate Pressure (IP) gas main located on Main Avenue.

Activation of the gas line is contingent upon completion of the New Canaan Road District Regulator Station in Wilton, which is expected to be commissioned in 2026.

Upon execution of the gas agreement, following completion of an infrastructure design and capital cost estimating, Eversource will conduct a financial analysis to determine if there would be any cost to the developer/property owner. If an easement is required to serve any building(s), easement costs will be the responsibility of the developer/property owner.

This letter is not an agreement to provide natural gas service and is solely for identifying gas availability to serve the project.

Sincerely,

A handwritten signature in cursive script that reads "Marcus J. Sherrod".

Marcus Sherrod
Operational Account Executive
Office: 203-854-6440
Cell: 203-969-5576
Email: marcus.sherrod@eversource.com
11 Harbor Avenue Norwalk, CT 06850



107 Selden Street, Berlin, CT 06037
P.O. Box 270, Hartford, CT 06141-0270

September 19, 2025

Lofts M7 LLC
555 Pleasantville Rd.
Briarcliff Manor, NY 10510

Re: Provision of Electric Service to 101 & 201 Main Ave. Norwalk CT.

Dear Sir:

I am responding to the recent inquiry you submitted to Eversource Energy ("Eversource"). You asked whether Eversource could provide electric service to the property known as 101 & 201 Main Ave. Norwalk CT. (the "Property").

This letter confirms that electric service can be provided to the Property under certain conditions, including but not limited to:

1. If any utility equipment that is necessary or appropriate to provide utility service to the Property must be installed on land owned by any third party, then the Property owner is responsible for obtaining (at the Property owner's sole cost and expense) necessary easements that authorize Eversource to install necessary utility equipment on land not exclusively owned by the Property owner. The form and content of the easements, including the survey map(s) showing the easement area(s), must be acceptable to Eversource and its legal counsel.
2. Eversource's tariffs, policies and procedures identify the costs and work that are the responsibility of Eversource and the Property owner, for the provision of utility service to the Property. The Property owner is responsible for timely payment of all costs owed to Eversource, and for timely the performance of the Property Owner's obligations required under Eversource's tariffs, policies and procedures.
3. The Property is within the territorial limits of Eversource's franchise as established by charter, Connecticut state statute or regulations or authority to furnish service, and the provision of service is consistent with the same.
4. If you require an estimate of the cost of providing utility service to the Property, please contact John Socci of Eversource Energy at 1-203-845-3432.

Sincerely,

John E. Socci
Field Engineering Design
Design Specialist

Eversource Energy
9 Tindall Ave.
Norwalk, Ct. 06851
(203) 845-3432



M7 Lofts

Traffic Impact Study

101 & 201 Merritt 7, Main Avenue
(State Route 719)
Norwalk, Connecticut

September 2, 2025

Tighe&Bond

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- A. Traffic Count Data
- B. Capacity Analysis Methodology
- C. Capacity Analysis Worksheets
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Section 1

Study Overview

This Traffic Impact Study evaluates the potential traffic impact of the proposed 300-residential-unit M7 Lofts development in the City of Norwalk, Connecticut. The site consists of two parcels, 101 Merritt 7 and 201 Merritt 7. The Site is bordered by Main Avenue (State Route 719) to the east, Glover Avenue and the Danbury Branch of the Metro-North Railroad New Haven Line to the west, Sinclair gas station to the north, and 301 Merritt 7 to the south. Additionally, the north terminus of the U.S. Route 7 expressway in Norwalk is located northwest of the site and the Route 15 (Merritt Parkway) Exit 40 interchange is located to the south. Figure 1 shows the Site location relative to the surrounding roadway network.

The site currently contains two office buildings at 101 and 201 Merritt 7. The proposed project will include converting the existing office space into apartment units. The development is currently anticipated to include resident amenities including, but not limited to, a gym, lounge, kitchen, game room, library, playroom, yoga room, and storage areas. The two floors of underground garage parking will remain. Site access will be provided via the three existing site driveways on Main Avenue. The project is expected to be completed in 2027.

Based on the analyses conducted, it is the professional opinion of Tighe & Bond that the changes in traffic patterns expected from the proposed conversion from office space to 300 residential units are not expected to have a significant impact to traffic operations or safety within the study area. Sections 5 and 6 provide a summary of the analyses performed and the results, which are the basis of this conclusion.

Section 2

Existing Conditions

2.1 Main Avenue (State Route 719)

Main Avenue (State Route 719) is a 2.02-mile road that runs north to south and is classified as an Other Principal Arterial by the Connecticut Department of Transportation (CTDOT). It connects U.S. Route 7 and South Wilton in the north with downtown Norwalk and U.S. Route 1 in the south. Within the study area, the roadway has a four-lane cross section with 10-12-foot lanes, 1-2-foot shoulders, and sidewalks on both sides of the roadway. There is a left-turn lane in the northbound direction at the 201 Merritt 7 south driveway and Valley View Road intersection. The posted speed limit on Main Avenue (State Route 719) is 35 miles per hour within the study area. Land use along the roadway is a mix of commercial and residential uses.

2.2 Study Area Intersections

In concurrence with the preferences of the City of Norwalk, the following existing site driveway intersections were included in the study area:

- Main Avenue (State Route 719) at 101 Merritt 7 North Driveway
- Main Avenue (State Route 719) at 101 Merritt 7 South Driveway
- Main Avenue (State Route 719) at 201 Merritt 7 Driveway

The Main Avenue (State Route 719) at 101 Merritt 7 North Driveway intersection is unsignalized with stop sign control on the site driveway approach and free-flow conditions on Main Avenue. The 101 Merritt 7 South Driveway and 201 Merritt 7 Driveway are at signalized intersections.

2.3 Traffic Volumes

The study analyses focus on the weekday morning, weekday afternoon, and Saturday midday peak hours, when commuter and/or site-related traffic are at their highest levels. Following approval from the City of Norwalk, weekday morning and weekday afternoon peak hour traffic volumes were taken from CTDOT SPN #102-358 – Routes 7 and 15 Interchange Reconstruction, dated November 5, 2024, and used as the baseline 2025 Existing Condition traffic volumes for these analyses. As the state project did not contain traffic volumes for the 101 Merritt 7 North Driveway, a portion (2-3%) of total site traffic at the other two site driveways was applied to the entering and exiting movements. The Saturday midday peak hour traffic volumes were collected using intersection Turning Movement Counts (TMCs) at the study area intersections on June 7, 2025. The 2025 Existing Condition traffic volumes for the weekday morning, weekday afternoon, and Saturday midday peak hours are shown in Figures 2 through 4.

According to data collected at CTDOT count station NRWA-415 in 2023, the Average Daily Traffic (ADT) on Main Avenue in the vicinity of the site is 13,500 vehicles per day (7,100 northbound, 6,400 southbound). Additionally, the 85th percentile speeds, also known as the operating speeds, were approximately 41 mph in the northbound direction and 48 mph in the southbound direction. The SPN #102-358 traffic volume figure, raw TMC data, and NRWA-415 ADT and speed data are provided in Appendix A.

2.4 Capacity and Queue Analyses - Existing Condition

Capacity and queue analyses were performed for the driveway intersections for the Existing Condition traffic volumes and traffic signal settings provided by CTDOT during the weekday morning, weekday afternoon, and Saturday midday peak hours using Trafficware Synchro Studio 11 – Traffic Analysis Software. The software conducts the analyses based on the methodology provided in the *Highway Capacity Manual (HCM)*, 6th Edition. The analysis results are categorized in terms of Level of Service (LOS), which describes the qualitative intersection operational conditions based on the calculated average delay per vehicle. A summary of the HCM capacity analysis methodology and a detailed definition of LOS is provided in Appendix B. The queue analysis results are summarized based on the length of vehicle queueing on an intersection approach. For unsignalized intersections, queues are quantified for 95th percentile (design queues). For signalized intersections, queues are quantified by 95th percentile (design) and 50th percentile (average) queues. Tables 1 and 2 summarize the capacity and queue analyses results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix C.

As shown in Table 1, the overall intersections operate at LOS A or B and most individual intersection approaches operate acceptably at LOS D or better during the peak hours, with the exception of the 201 Merritt 7 Driveway eastbound left-through egress movement, which operates at LOS E during the weekday afternoon peak hour. A review of the queuing results in Table 2 shows that all the design queues are accommodated within available storage at the intersections.

2.5 Collision History

Vehicle collision history from January 2022 through December 2024 was collected from the Connecticut Crash Data Repository at the study area intersections. Table 3 provides a summary of the collisions at each of the study intersections as well as the types and severity of the collisions. Appendix D includes detailed collision summaries for each of the intersections.

There were sixteen (16) reported motor vehicle collisions at the study area intersections within the period analyzed. The most frequent type of collision was angle (43.8% of the collisions), followed by rear-end and sideswipe, same direction (25% of the collisions). Additionally, one pedestrian collision was recorded (6.3%). There were 7 collisions at the Main Avenue at 101 Merritt 7 North Driveway intersection, 6 collisions at the Main Avenue at 201 Merritt 7 Driveway intersection, and 3 collisions at the Main Avenue at 101 Merritt 7 South Driveway intersection. Throughout the period analyzed, there were zero fatalities or serious injuries, 5 collisions reporting minor injuries, and 11 collisions reporting property damage only.

The collision analysis results do not identify a significant or notable pattern of collisions in the study area. The impact of the proposed development's site-generated traffic is not anticipated to significantly impact existing collision patterns or overall roadway safety.

2.6 Alternative Travel Modes

The study area is in an urban setting in the City of Norwalk where several multimodal travel options are readily available. The following summarizes the details of various alternative travel modes supported within the study area.

Pedestrian facilities are present throughout the study area and connect to and circulate within the site. Sidewalks exist on both sides of Main Avenue along the site frontage. Sidewalk ramps and crosswalk markings are present at the site driveway intersections.

Public transportation bus service is also available within the study area. Norwalk Transit District WHEELS Route 3, Main Ave Shuttle, and Merritt 7 – Glover Ave Commuter Shuttle provide weekday service to the site and the Main Ave Sunday Shuttle provides Sunday access to the site. These bus routes connect to downtown Norwalk and South Norwalk, which then connect to CT Transit routes that travel throughout Connecticut. Bus stops for all of these services are located immediately adjacent to 101 and 201 Merritt 7, providing a reliable and convenient alternative travel mode.

The Danbury Branch of the New Haven Line of Metro-North Railroad travels from South Norwalk to Danbury. There is a stop at Merritt 7 via the adjacent 401 Merritt 7 property which is accessible for pedestrians. Trains run frequently during the daily peaks, varying by direction, and run routinely during off-peak times and weekends.

Section 3

Background Conditions

The Background Condition represents the projection of traffic volumes and operating conditions without the anticipated additional site-generated traffic. The proposed development is scheduled to be completed in 2027, which was therefore used as the Background Condition year.

3.1 Background Traffic Volumes

To develop the traffic volumes for the 2027 Background Condition, when the proposed development is expected to be completed, the 2025 Existing Traffic volumes were grown by 0.6% per year to represent the general growth of traffic on the local roadway network. This growth rate was estimated based upon consultation with the CTDOT Bureau of Policy and Planning. Additionally, CTDOT and the City of Norwalk were also contacted about other planned/approved developments in the area that may add new traffic through the study area prior to 2027, and no such developments were identified. The 2027 Background traffic volumes are summarized in Figures 5 through 7.

3.2 Capacity and Queue Analyses – Background Conditions

Capacity and queue analyses were conducted for the 2027 Background Condition traffic volumes for the peak hours, using the methodology described in Section 2.4. Tables 1 and 2 summarize the capacity and queue results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix C.

Under the Background Conditions, all study area intersections continue operating at the same overall LOS as in the Existing Condition during the peak hours with minor increases in average delays and queue lengths due to the additional traffic in the Background Condition.

Section 4

Proposed Conditions

The proposed M7 Lofts project proposes to convert the two existing 101 and 201 Merritt 7 office buildings into 300 residential units with associated resident amenity spaces. The project is expected to be completed in 2027.

4.1 Site Access

Vehicular site access will be provided via the three existing site driveways on Main Avenue. The 101 Merritt 7 North Driveway is unsignalized with stop control on the driveway approach only. The 101 Merritt 7 South Driveway and the 201 Merritt 7 Driveway are both signalized, and the 201 Merritt 7 Driveway provides a northbound left-turn ingress lane as well as separate left-through and right egress lanes. The sites provide internal driveway and sidewalk connections for vehicle and pedestrian circulation within the site.

4.2 Trip Generation

As the existing general office space on the site will be converted to the proposed residential units, the Existing Condition traffic volumes described in Section 2.3 derived from SPN #102-358 and the TMC data (plus an assumed 101 Merritt 7 North Driveway volume) were taken as a traffic volume credit. Site-generated traffic volumes for the proposed M7 Lofts were estimated using rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021. Land Use – 221 [Multifamily Housing (Mid-Rise)] was chosen as it most closely represents the proposed residential units.

The proposed site-generated traffic is summarized in Table 4. The traffic analyses were performed using a conservative scenario based on an initial proposal of 316 residential units. Given that the proposed unit count has been reduced to 300, the actual trip generation from the site will be lower than the estimates used for the analysis. It is estimated that the proposed development will generate a total of 101 trips (36 entering, 65 exiting) during the weekday morning peak hour, 92 trips (60 entering, 32 exiting) during the weekday afternoon peak hour, 127 trips (65 entering, 62 exiting) during the Saturday midday peak hour, and 1,461 total weekday daily trips (731 entering, 730 exiting).

Subtracting the existing traffic volume credits yields net vehicular trip generation of -266 trips (-289 entering, +23 exiting) during the weekday morning peak hour, -234 trips (-3 entering, -231 exiting) during the weekday afternoon peak hour, +115 trips (+60 entering, +55 exiting) during the Saturday midday peak hour, and -2,539 total weekday daily trips (-1,269 entering, -1,270 exiting).

4.3 Arrival and Departure Distribution

The distribution of the proposed site-generated traffic entering and exiting the site was applied to the roadway network based on existing traffic patterns within the study area as well as the roadway layout. The following arrival/departure distributions are anticipated:

- 5% to/from Valley View Road east of the site
- 38% to/from Main Avenue (State Route 719) north of the site
- 57% to/from Main Avenue (State Route 719) south of the site

Figure 11 presents the arrival distributions and Figure 12 presents the departure distributions of the traffic through the study area by intersection movement. Figures 8 through 10 show the existing site-oriented traffic volume credits and Figures 13 through 15 show the proposed site-generated traffic volumes distributed to the study area roadways.

Section 5

Combined Conditions

The estimated site-generated traffic volumes associated with the M7 Lofts development were added to the 2027 Background Condition traffic volumes to develop the 2027 Combined Condition traffic volumes presented in Figures 16 through 18.

5.1 Capacity and Queue Analyses - Combined Condition

Capacity and queue analyses were conducted for the 2027 Combined Condition for the peak hours using the methodology described in Section 2.4. Tables 1 and 2 summarize the capacity and queue results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix C.

All of the study area intersections will continue to operate with efficient LOS, with minor improvements or negligible changes under the Combined Conditions when compared to the Background Conditions. Delays typically lessen and design queues typically shorten during the weekday peaks, and all intersections operate at overall LOS A during the peak periods. The previous LOS E movement reported during the weekday afternoon peak hour at the 201 Merritt 7 Driveway eastbound left-through movement improves to LOS D. Additionally, the unsignalized 101 Merritt 7 North Driveway movements operate at LOS A or B. Furthermore, all queues continue to fit within available storage. Given that the analyses are based on a conservative initial proposal of 316 units, the results are conservative and actual traffic operations on the roadway network are anticipated to be slightly improved relative to what is reported in this study. This further reinforces the conclusion that the development will not have a significant impact to traffic operations within the study area.

Section 6

Conclusions & Recommendations

1. The proposed M7 Lofts development will convert the existing office buildings at 101 and 201 Merritt 7 into 300 residential units. The development is expected to be completed in 2027.
2. The study area is well served by alternative transportation modes. Sidewalks and pedestrian infrastructure are present on both sides of Main Avenue and connect internally to the site. Multiple transit options—such as Norwalk Transit District bus service and the nearby Merritt 7 Metro-North train station—provide access to regional and local destinations.
3. Collision data from January 2022 through December 2024 indicate no significant patterns of safety concerns at the study area intersections. There were no fatalities or serious injuries during this period. With the expected reductions in weekday peak hour traffic volumes due to the conversion from office to residential use, no adverse safety impacts are anticipated.
4. Site access will be provided via the three existing site driveways along Main Avenue. The 101 Merritt 7 North Driveway is unsignalized, while the 101 Merritt 7 South Driveway and the 201 Merritt 7 Driveway are signalized with dedicated turn lanes at the 201 Merritt 7 intersection.
5. The proposed conversion from office space to residential units is expected to result in the following net site-generated vehicular trips:
 - a. -266 trips (-289 entering, +23 exiting) – Weekday Morning Peak Hour
 - b. -234 trips (-3 entering, -231 exiting) – Weekday Afternoon Peak Hour
 - c. +115 trips (+60 entering, +55 exiting) – Saturday Midday Peak Hour
 - d. -2,539 trips (-1,269 entering, -1,270 exiting) – Weekday Total Daily
6. The capacity and queue analyses under the 2027 Combined Conditions show that all study intersections will continue to operate at efficient levels of service (LOS A overall), with minor improvements or negligible changes compared to the Background Conditions. Additionally, all design queues fit within available storage.
7. Based on the results of the foregoing analysis, it is the professional opinion of Tighe & Bond that the change in site-generated traffic expected from the proposed conversion of office space to residential units is not expected to have a significant impact to traffic operations or safety within the study area.

Section 7

Tables

TABLE 1
Intersection Operation Summary - Capacity

Weekday Morning Peak Hour										Weekday Afternoon Peak Hour										Saturday Midday Peak Hour									
Lane Use	2025 Existing			2027 Background			2027 Combined			2025 Existing			2027 Background			2027 Combined			2025 Existing			2027 Background			2027 Combined				
	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C	LOS	Delay	V/C		
Traffic Signal - Main Avenue (SR 719) at 101 Merritt 7 South Driveway / Plaza Driveway																													
Overall	A	2.8	0.33	A	2.8	0.33	A	2.9	0.27	A	6.3	0.56	A	6.3	0.56	A	3.0	0.26	A	2.2	0.21	A	2.2	0.21	A	3.2	0.23		
101 Merritt 7 South Driveway	EB	C	24.1	0.16	C	24.1	0.16	C	21.3	0.23	C	32.9	0.56	C	32.9	0.56	C	25.2	0.13	A	0.0	0.00	A	0.0	0.00	C	24.5	0.23	
Plaza Driveway	WB	C	23.6	0.15	C	23.6	0.15	C	23.2	0.14	C	27.1	0.20	C	27.1	0.20	C	31.7	0.25	C	22.0	0.19	C	22.0	0.19	C	21.8	0.19	
Main Avenue (SR 719)	NB	A	2.1	0.33	A	2.2	0.33	A	1.8	0.27	A	2.9	0.31	A	2.9	0.31	A	1.7	0.26	A	1.5	0.17	A	1.5	0.17	A	1.8	0.21	
	SB	A	1.8	0.22	A	1.8	0.22	A	1.7	0.18	A	3.1	0.22	A	3.1	0.22	A	1.6	0.19	A	1.6	0.21	A	1.6	0.21	A	2.0	0.23	
Traffic Signal - Main Avenue (SR 719) at 201 Merritt 7 Driveway / Valley View Road																													
Overall	B	10.2	0.70	B	10.2	0.70	A	6.0	0.33	B	12.6	0.75	B	12.6	0.75	A	6.3	0.55	A	3.3	0.28	A	3.3	0.28	A	5.7	0.35		
201 Merritt 7 Driveway	EBLT	C	34.9	0.10	C	34.9	0.10	D	35.9	0.14	E	68.9	0.75	E	68.9	0.75	D	38.4	0.10	D	39.2	0.04	D	39.2	0.04	D	41.1	0.15	
	EBR	A	0.6	0.07	A	0.6	0.07	A	1.7	0.12	B	11.2	0.43	B	11.2	0.43	A	0.6	0.06	A	0.0	0.01	A	0.0	0.01	A	2.2	0.13	
Valley View Road	WB	C	23.4	0.37	C	23.4	0.37	C	21.0	0.33	C	29.6	0.54	C	29.6	0.54	C	30.9	0.55	B	12.5	0.28	B	12.5	0.28	C	30.2	0.35	
	NBL	D	54.1	0.70	D	54.1	0.70	C	33.1	0.07	D	41.0	0.16	D	41.0	0.16	D	40.6	0.13	D	38.0	0.01	D	38.0	0.01	D	42.2	0.17	
Main Avenue (SR 719)	NBTR	A	1.9	0.28	A	2.0	0.28	A	1.8	0.25	A	2.8	0.25	A	2.8	0.26	A	1.9	0.24	A	1.2	0.17	A	1.2	0.17	A	1.5	0.19	
	SB	A	9.7	0.29	A	9.7	0.29	A	8.5	0.25	B	10.4	0.28	B	10.5	0.28	A	5.6	0.24	A	4.1	0.23	A	4.1	0.23	A	5.2	0.26	
Unsignalized TWSC - Main Avenue (SR 719) at 101 Merritt 7 North Driveway																													
Main Avenue (SR 719)	NBL	A	8.8	0.01	A	8.8	0.01	A	8.4	0.00	A	8.5	0.00	A	8.5	0.00	A	8.5	0.00	A	0.0	0.00	A	0.0	0.00	A	8.8	0.00	
101 Merritt 7 North Driveway	EB	C	15.4	0.01	C	15.5	0.01	B	12.6	0.01	B	13.6	0.04	B	13.8	0.04	B	14.0	0.01	B	10.2	0.01	B	10.2	0.01	B	13.3	0.01	

Legend
LOS - Level of Service
Delay - average delay per vehicle in seconds
V/C - volume to capacity ratio

TABLE 2
Intersection Operation Summary - Queues (In Feet)

		Weekday Morning Peak Hour						Weekday Afternoon Peak Hour						Saturday Midday Peak Hour						
	Lane Use	Available Storage	2025 Existing		2027 Background		2027 Combined		2025 Existing		2027 Background		2027 Combined		2025 Existing		2027 Background		2027 Combined	
			50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th	50 th	95 th
Traffic Signal - Main Avenue (SR 719) at 101 Merritt 7 South Driveway / Plaza Driveway																				
101 Merritt 7 South Driveway	EB	105	6	21	6	21	8	26	45	65	45	65	5	19	0	0	0	0	8	27
Plaza Driveway	WB	50	6	21	6	21	6	21	15	31	15	31	15	34	6	25	6	25	6	25
Main Avenue (SR 719)	NB	345	43	58	44	59	37	51	38	73	40	74	35	51	24	33	25	33	25	36
	SB	370	28	41	29	41	24	35	30	61	30	61	25	39	28	38	29	38	30	42
Traffic Signal - Main Avenue (SR 719) at 201 Merritt 7 Driveway / Valley View Road																				
201 Merritt 7 Driveway	EBLT	110	7	18	7	18	10	24	56	78	56	78	6	18	3	11	3	11	11	26
	EBR	110	0	0	0	0	0	0	0	22	0	22	0	0	0	0	0	0	0	0
Valley View Road	WB	1000+	13	34	13	34	8	28	31	53	31	53	26	48	0	7	0	7	15	28
	NBL	350	63	119	63	119	5	20	12	35	12	35	9	29	1	5	1	5	11	32
Main Avenue (SR 719)	NBTR	480	33	52	34	53	30	44	36	70	36	71	28	55	20	27	20	27	21	33
	SB	345	86	130	87	132	73	111	66	147	68	150	45	95	49	81	50	83	52	98
Unsignalized TWSC - Main Avenue (SR 719) at 101 Merritt 7 North Driveway																				
Main Avenue (SR 719)	NBL	370	--	0	--	0	--	0	--	0	--	0	--	0	--	0	--	0	--	0
101 Merritt 7 North Driveway	EB	275	--	0	--	0	--	0	--	3	--	3	--	0	--	0	--	0	--	0

Legend
50th & 95th - 50th and 95th percentile queue lengths in feet

TABLE 3
Study Area Collision History Summary

COLLISION TYPE

	2022	2023	2024	Total	Percent
Angle	1	3	3	7	43.8%
Rear-End	1	1	2	4	25.0%
Sideswipe, Same Direction	2	2	0	4	25.0%
Pedestrian	0	0	1	1	6.3%
TOTAL	4	6	6	16	100%

COLLISION EVENT

	2022	2023	2024	Total	Percent
Motor Vehicle	4	6	5	15	93.8%
Pedestrian / Cyclist	0	0	1	1	6.3%
TOTAL	4	6	6	16	100%

SEVERITY

	2022	2023	2024	Total	Percent
Property Damage Only (PDO)	3	4	4	11	68.8%
Minor Injury	1	2	2	5	31.3%
Serious Injury	0	0	0	0	0.0%
Fatal	0	0	0	0	0.0%
TOTAL	4	6	6	16	100%

COLLISIONS BY STUDY AREA INTERSECTION

	2022	2023	2024	Total	Percent
Main Avenue at 101 Merritt 7 North Driveway	2	3	2	7	43.8%
Main Avenue at 201 Merritt 7 Driveway	2	1	3	6	37.5%
Main Avenue at 101 Merritt 7 South Driveway	0	2	1	3	18.8%
TOTAL	4	6	6	16	100%

TABLE 4
Site-Generated Traffic Summary

Existing Traffic Volumes			
Period	Enter	Exit	Total
Weekday Morning Peak Hour	325	42	367
Weekday Afternoon Peak Hour	63	263	326
Weekday Total	2,000	2,000	4,000
Saturday Midday Peak Hour	5	7	12

Sources: SPN #102-358 - Routes 7 and 15 Interchange Reconstruction 2024 Volumes
Turning Movement Counts Collected 6/7/2025

Notes: 1. Weekday morning, weekday afternoon, and weekday total volumes taken from SPN #102-358.
2. Saturday midday volumes taken from turning movement counts.
3. Weekday morning and weekday afternoon volumes increased by 2-3% per entering or exiting movement to account for 101 Merritt 7 North Driveway not included in SPN #102-358 volumes.

Proposed - 300-Unit Residential Development			
Period	Enter	Exit	Total
Weekday Morning Peak Hour	36	65	101
Weekday Afternoon Peak Hour	60	32	92
Weekday Total	731	730	1,461
Saturday Midday Peak Hour	65	62	127

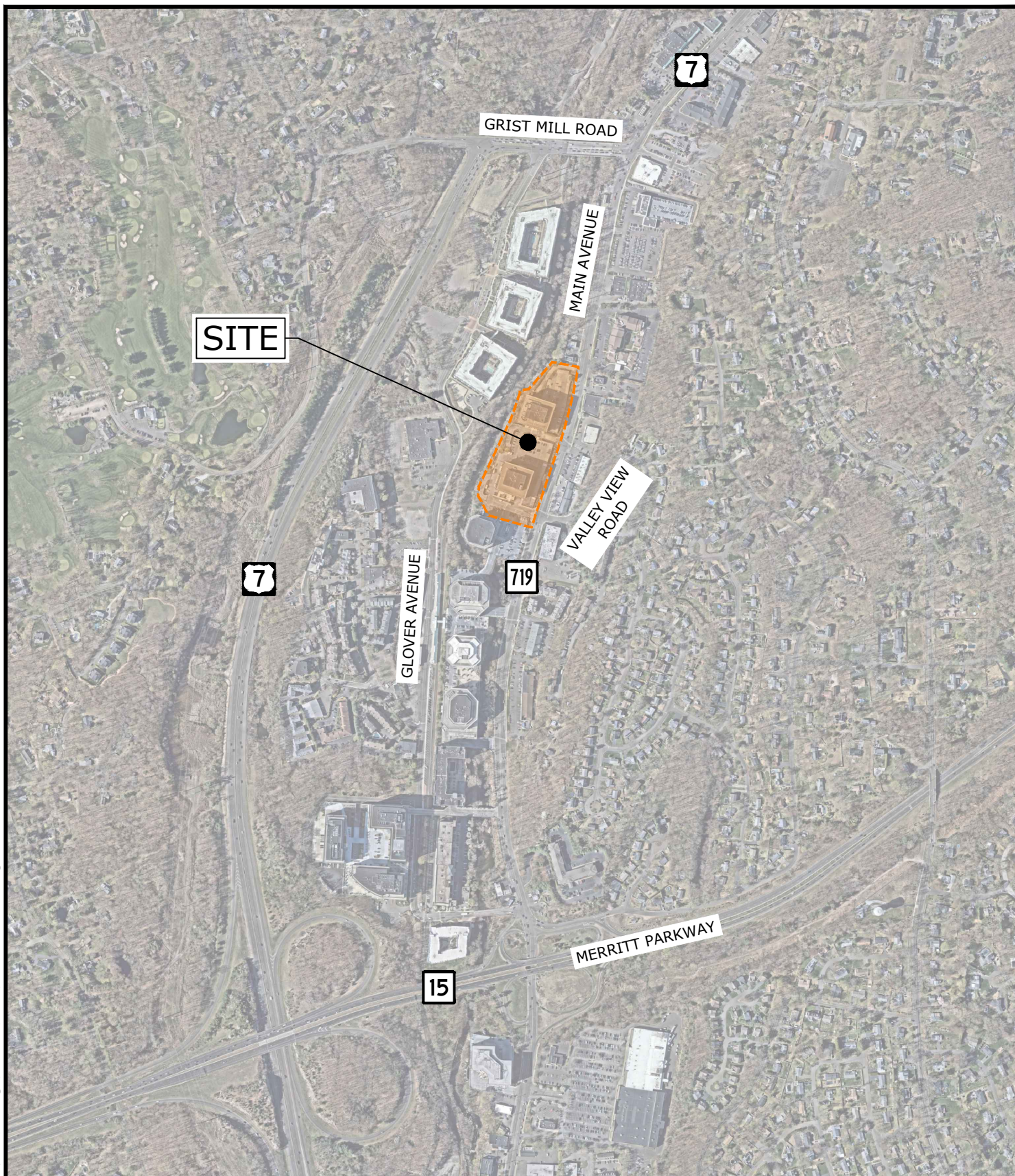
Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
Land Use - 221 [Multifamily Housing (Mid-Rise)]

Note: 1. Estimates are based on a conservative initial proposal of 316 units. Actual trip generation is anticipated to be lower.

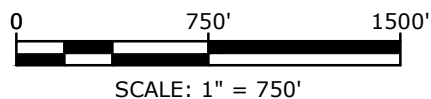
Net Vehicular Trips (Proposed minus Existing)			
Period	Enter	Exit	Total
Weekday Morning Peak Hour	-289	23	-266
Weekday Afternoon Peak Hour	-3	-231	-234
Weekday Total	-1,269	-1,270	-2,539
Saturday Midday Peak Hour	60	55	115

Section 8

Figures

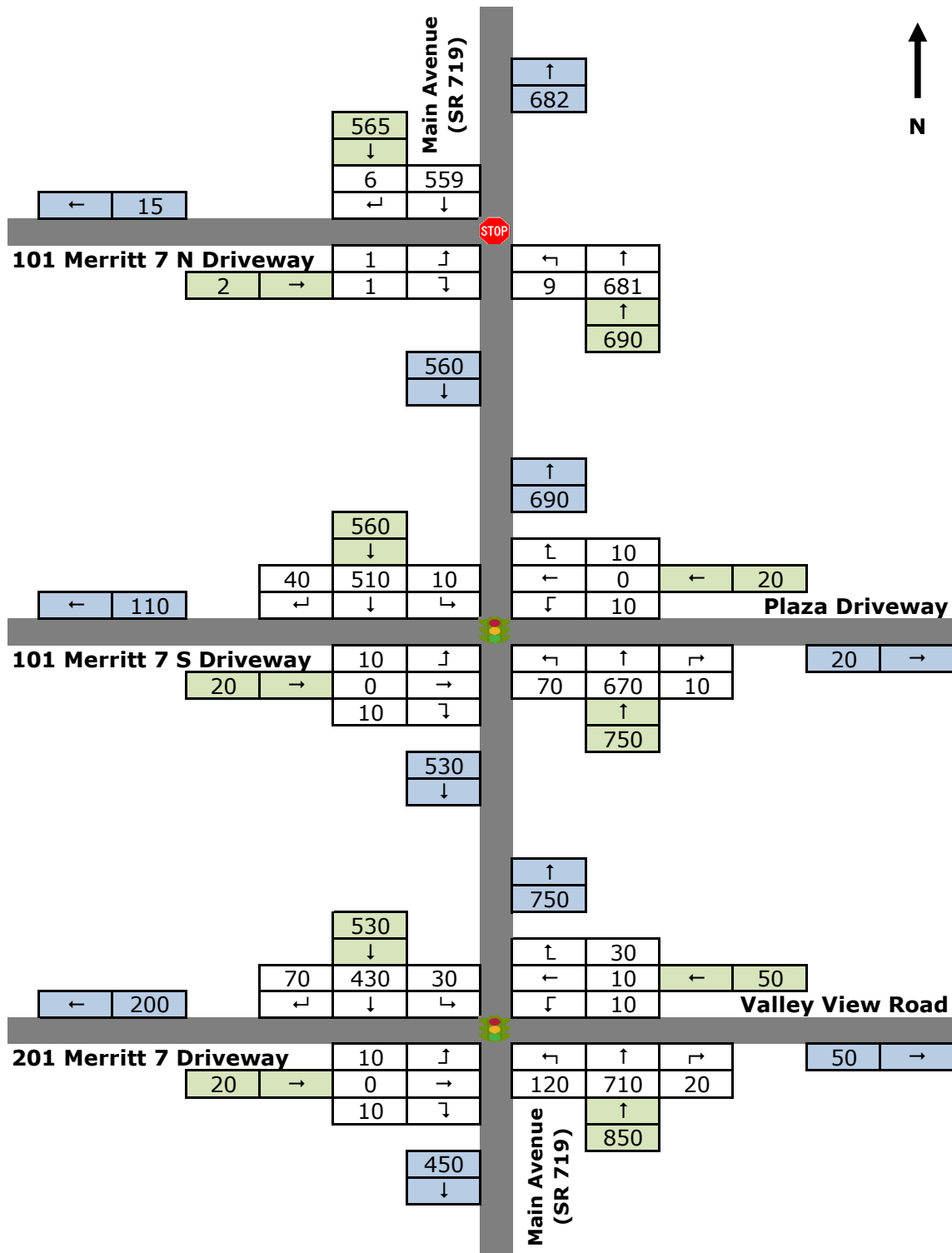


M7 LOFTS
NORWALK, CT

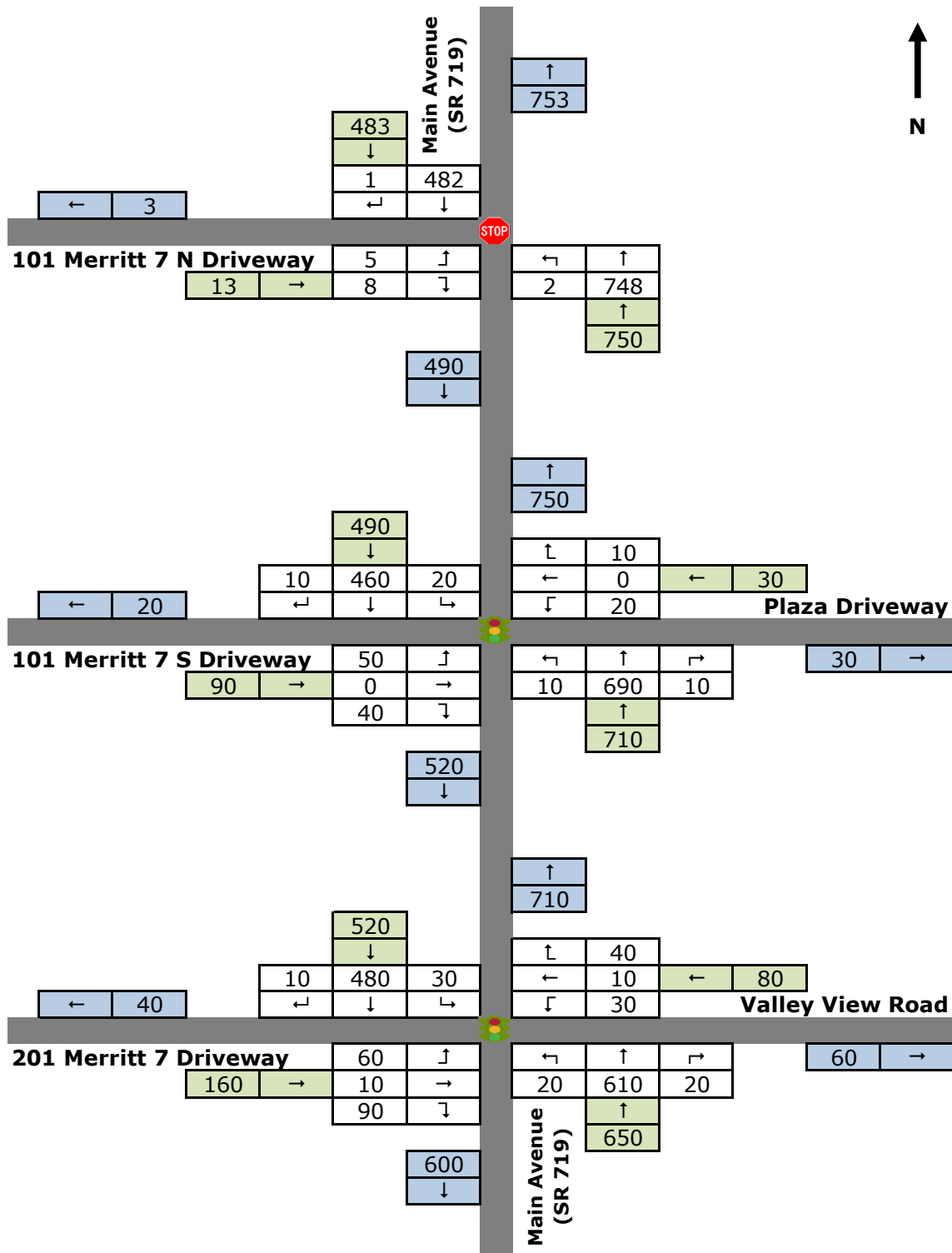


SITE LOCATION MAP

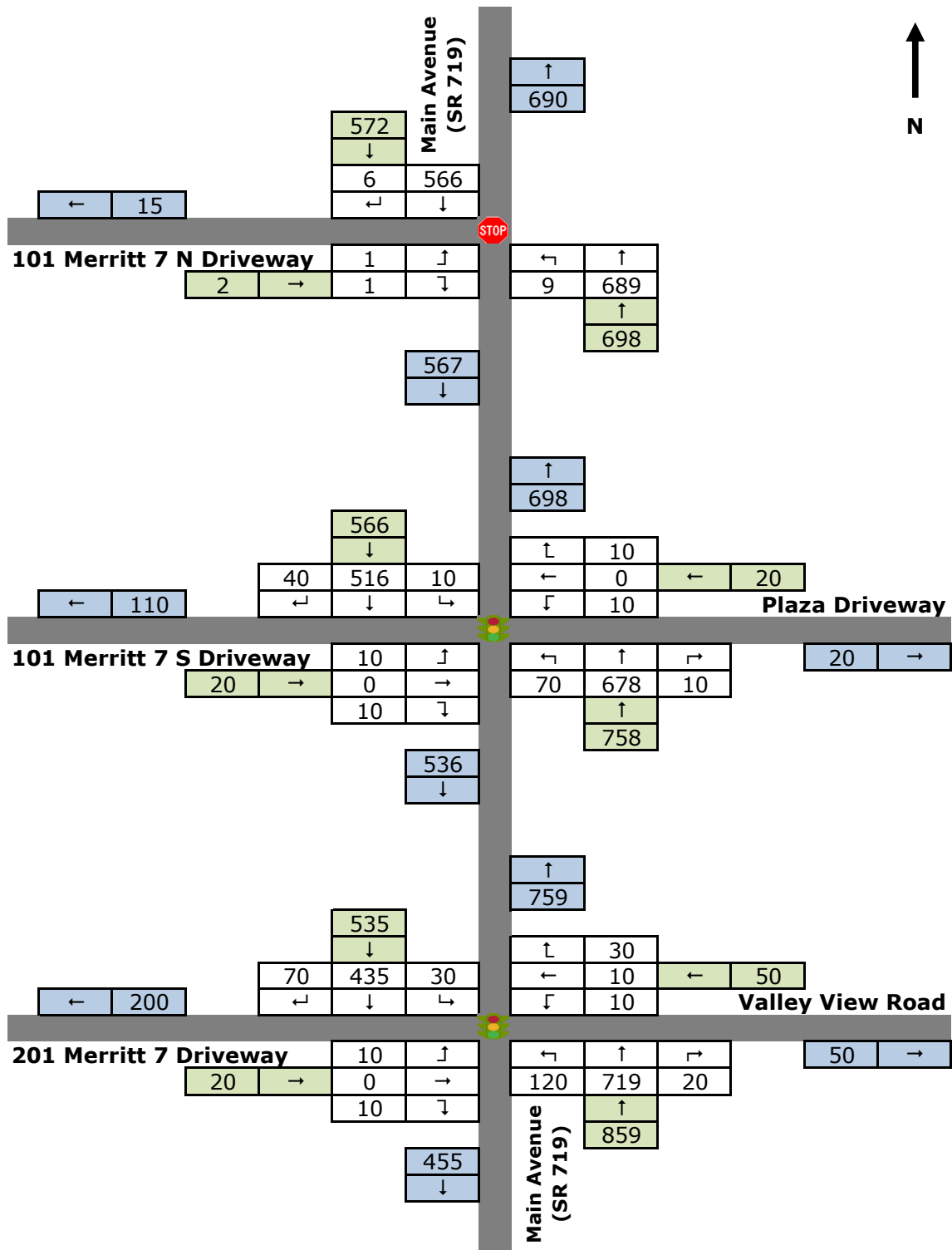
FIGURE 1



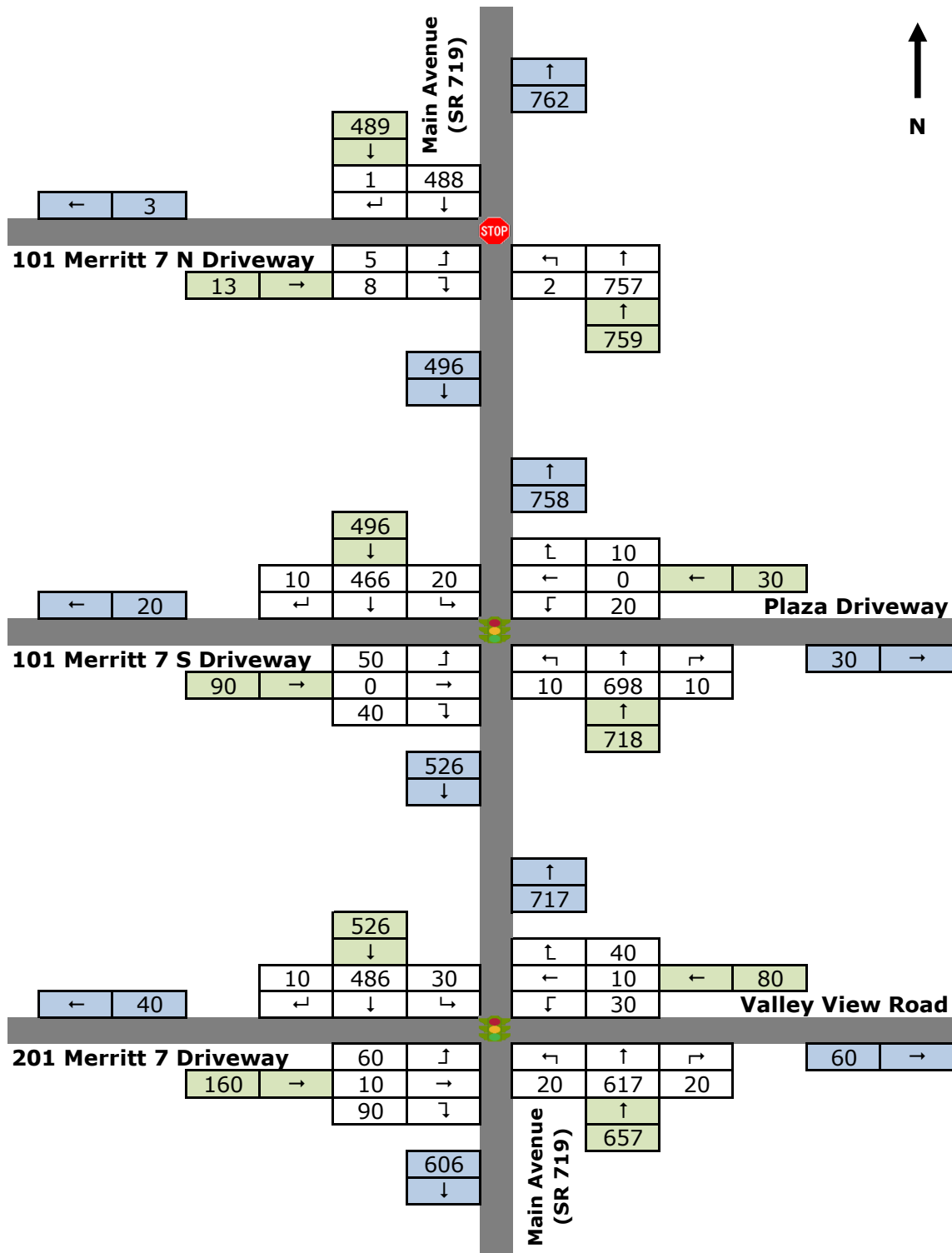
M7 Lofts
Existing Traffic Volumes
Weekday Morning Peak Hour
Figure 2



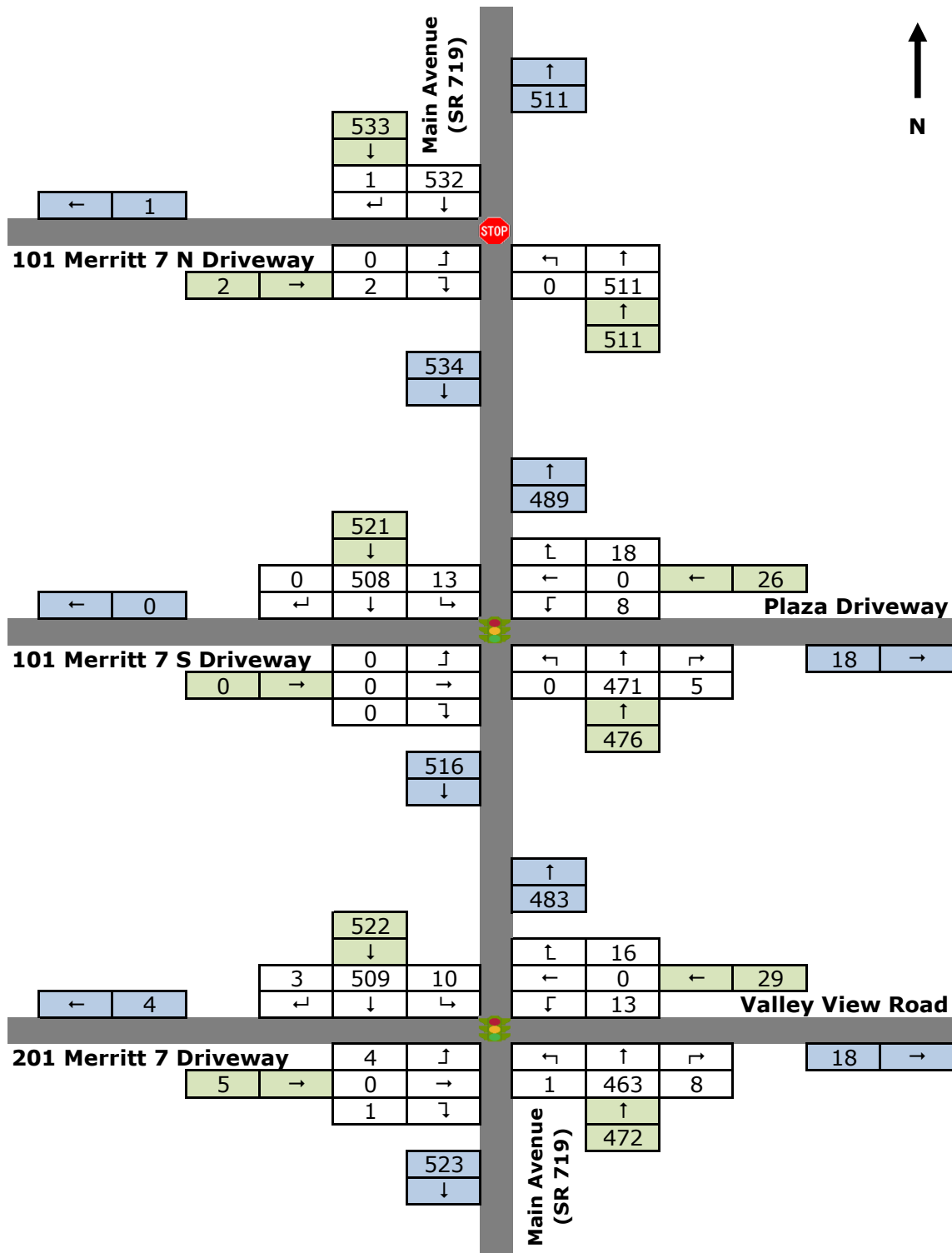
M7 Lofts
Existing Traffic Volumes
Weekday Afternoon Peak Hour
Figure 3



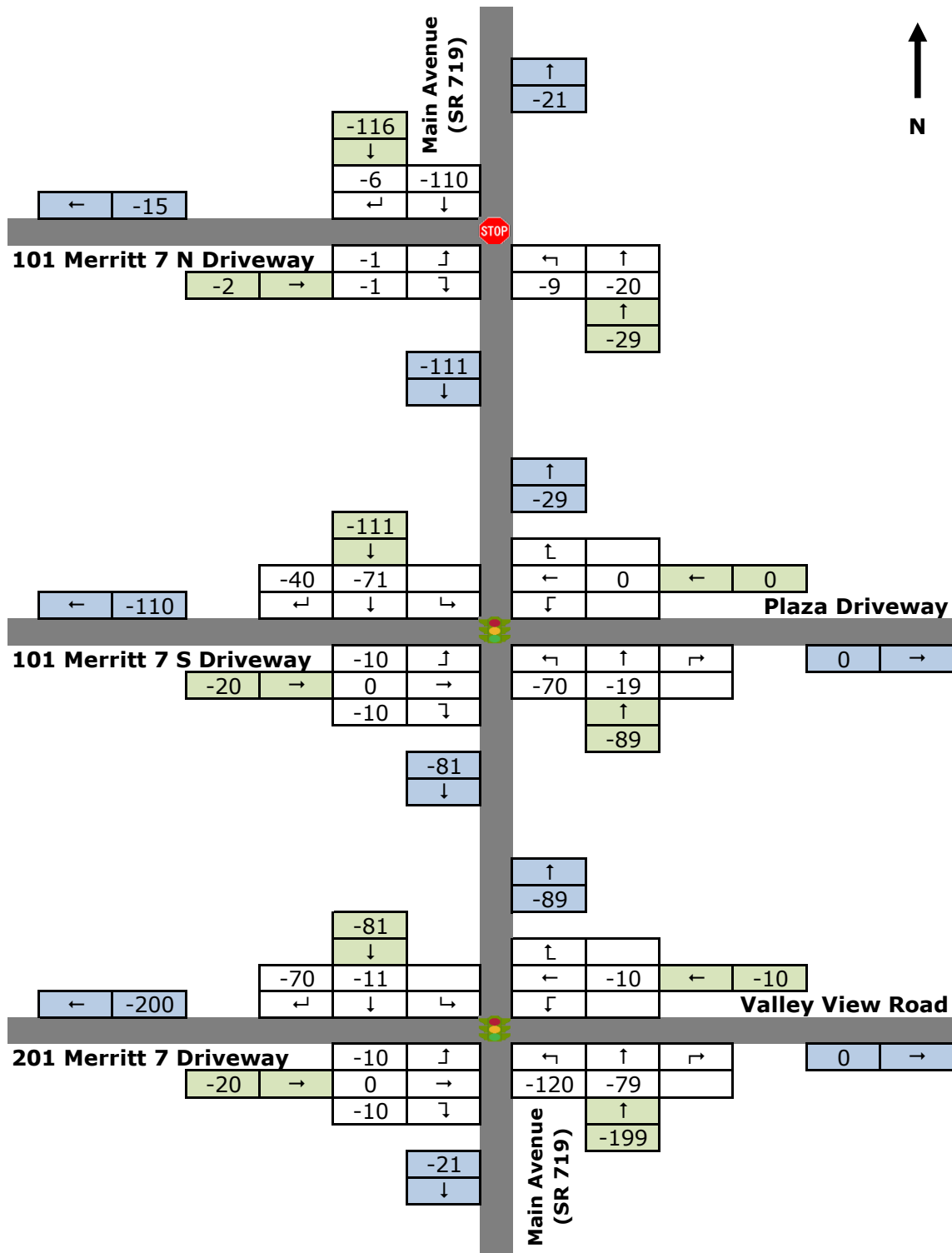
M7 Lofts
2027 Background Traffic Volumes
Weekday Morning Peak Hour
Figure 5



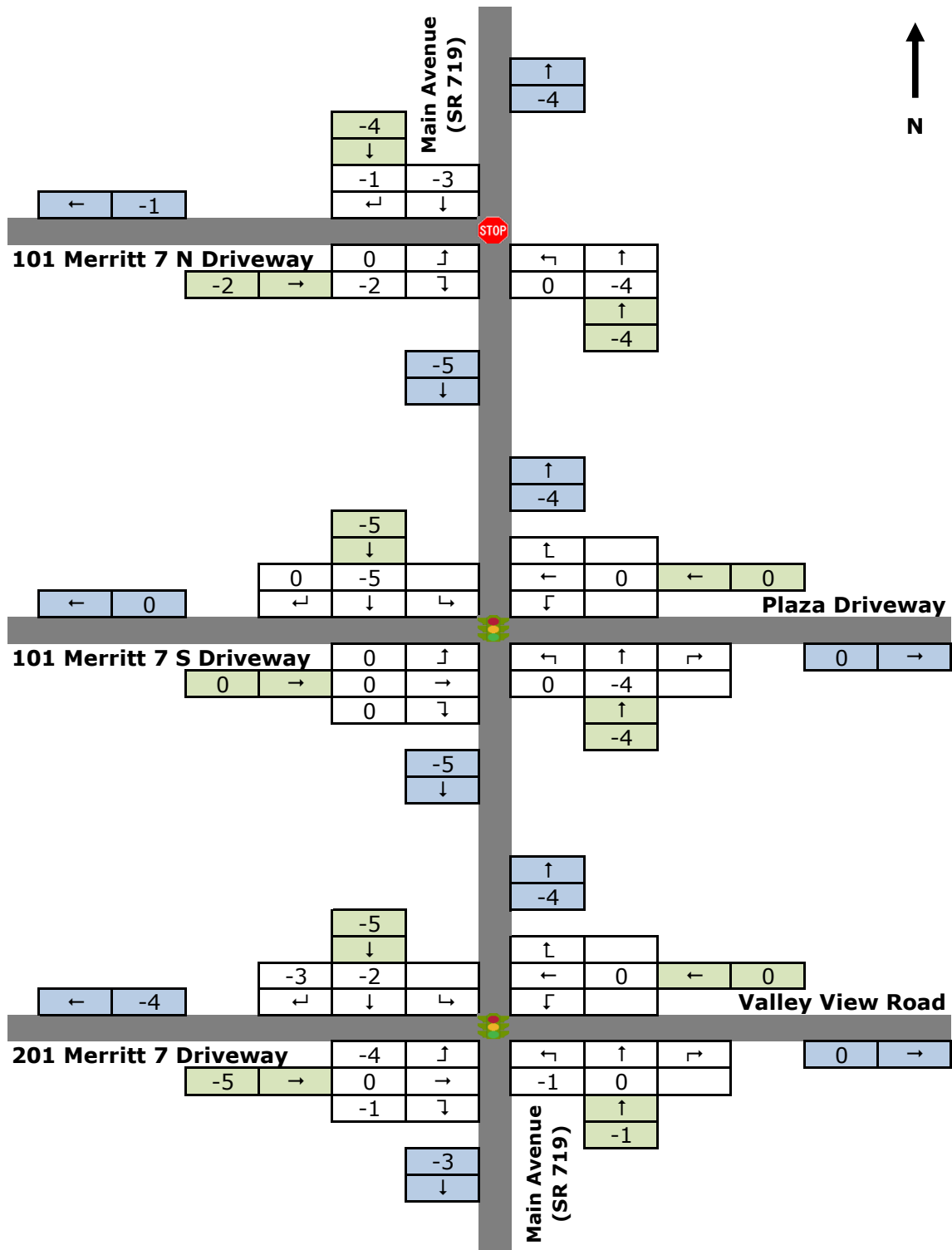
M7 Lofts
2027 Background Traffic Volumes
Weekday Afternoon Peak Hour
Figure 6



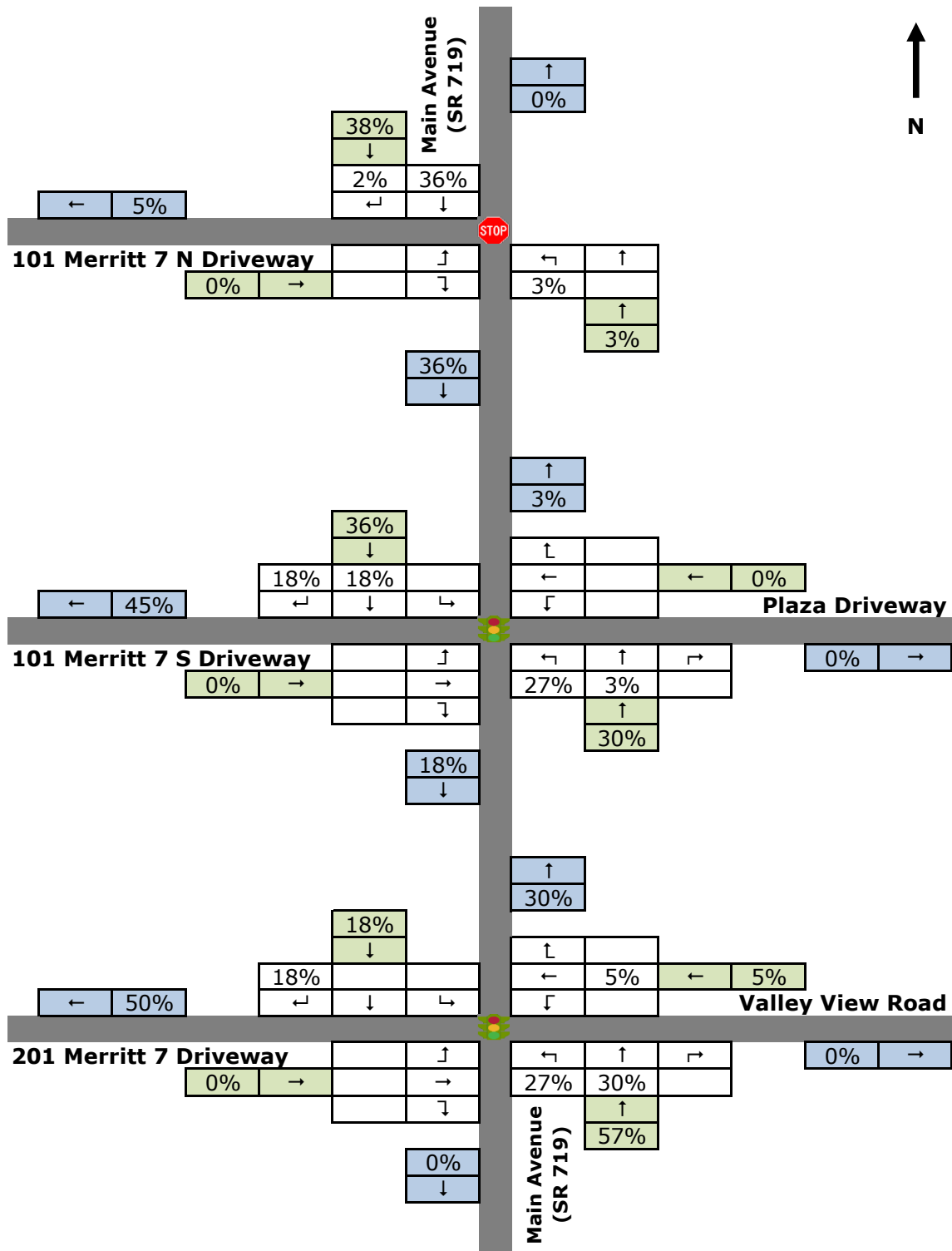
M7 Lofts
2027 Background Traffic Volumes
Saturday Midday Peak Hour
Figure 7



M7 Lofts
Existing Site-Oriented Traffic Volume Credits
Weekday Morning Peak Hour
Figure 8

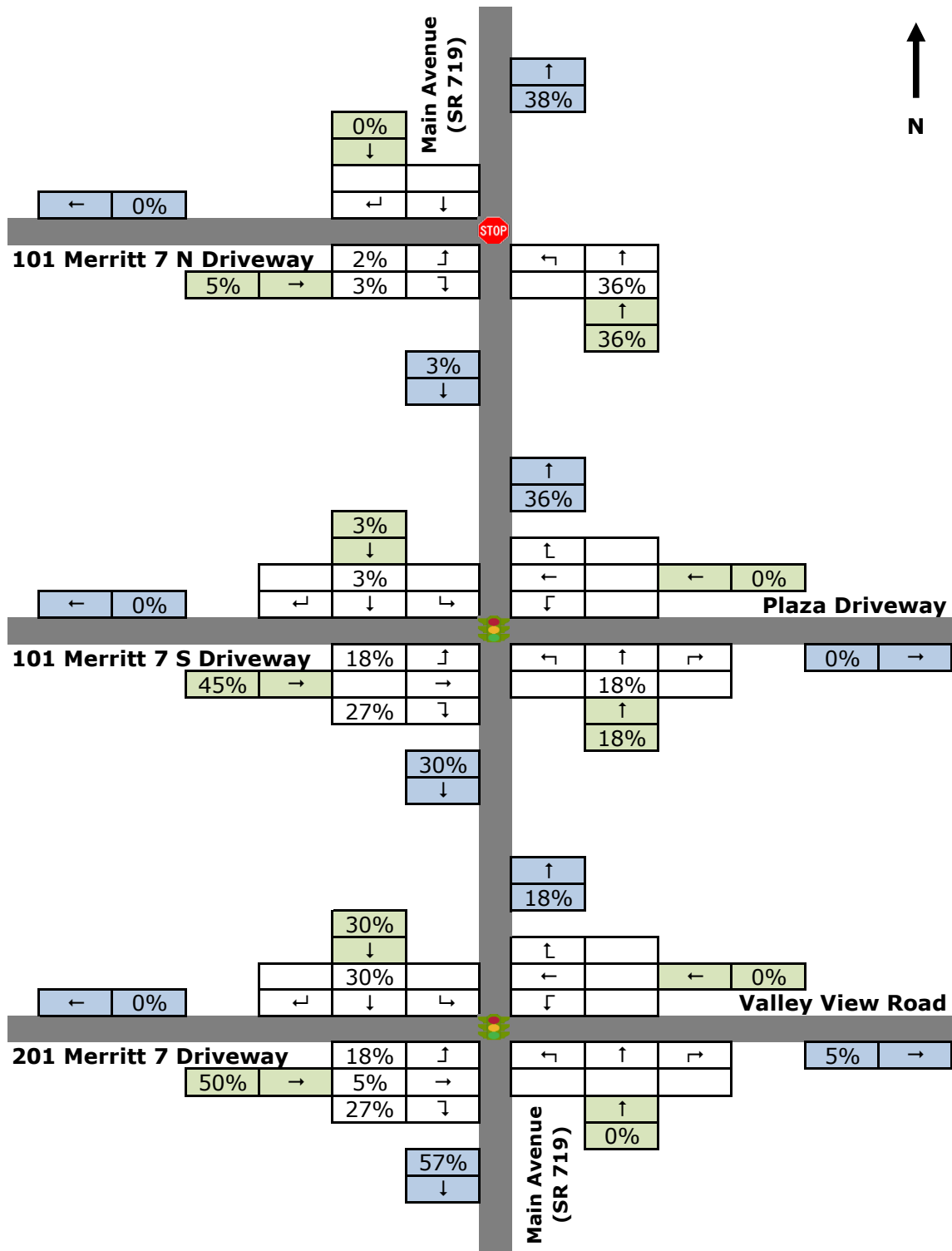


M7 Lofts
Existing Site-Oriented Traffic Volume Credits
Saturday Midday Peak Hour
Figure 10



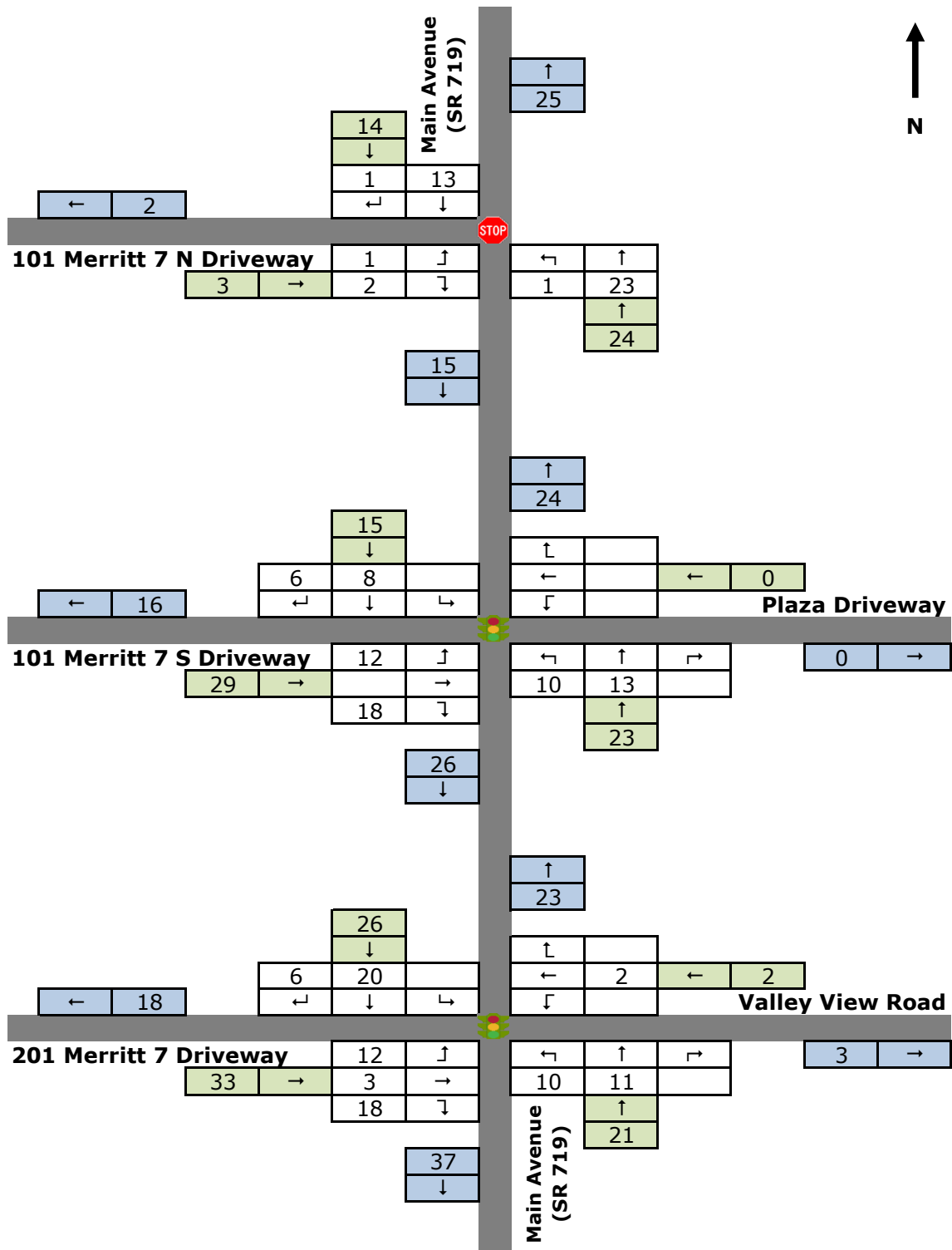
**M7 Lofts
Site Traffic Arrival Distribution**

Figure 11

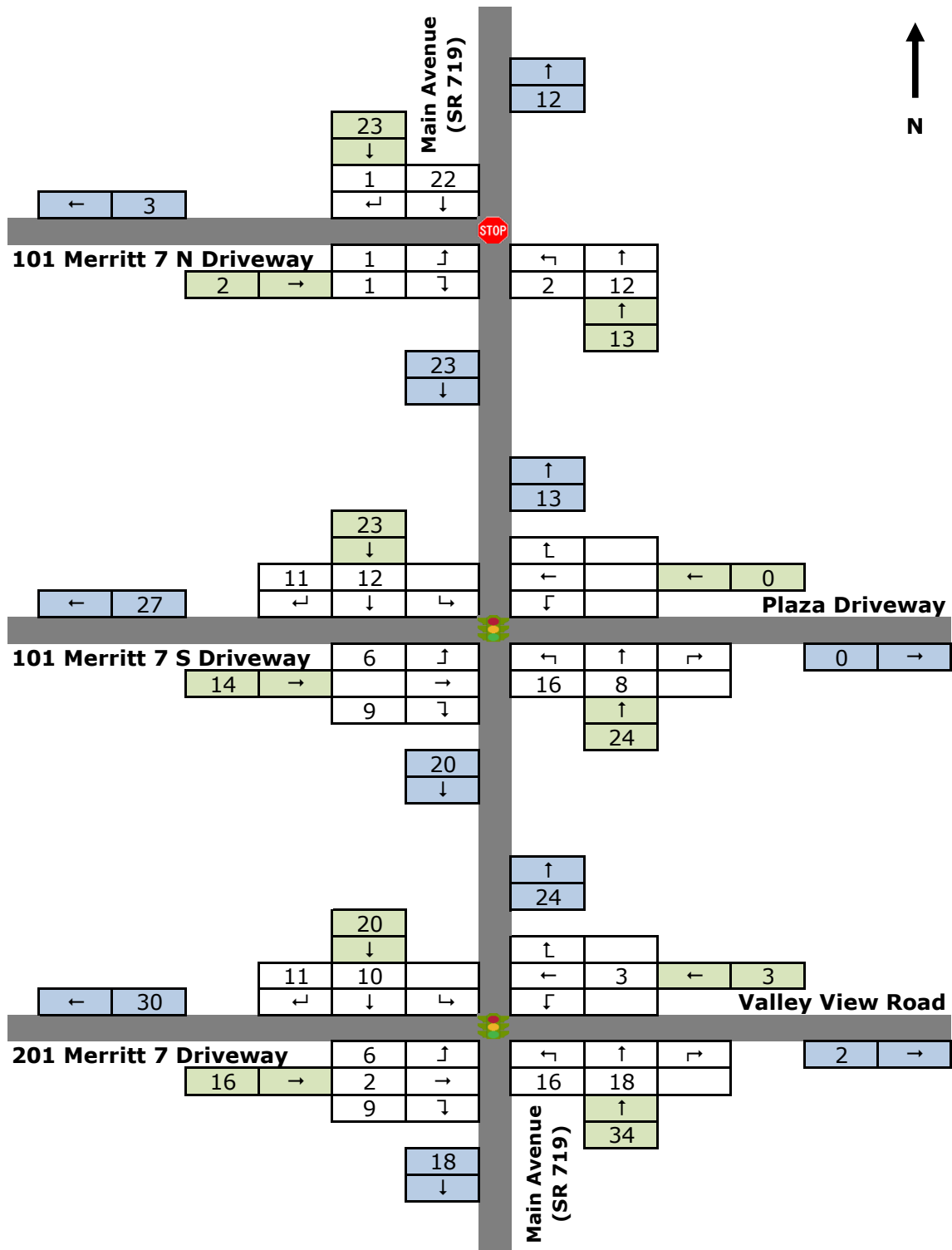


**M7 Lofts
Site Traffic Departure Distribution**

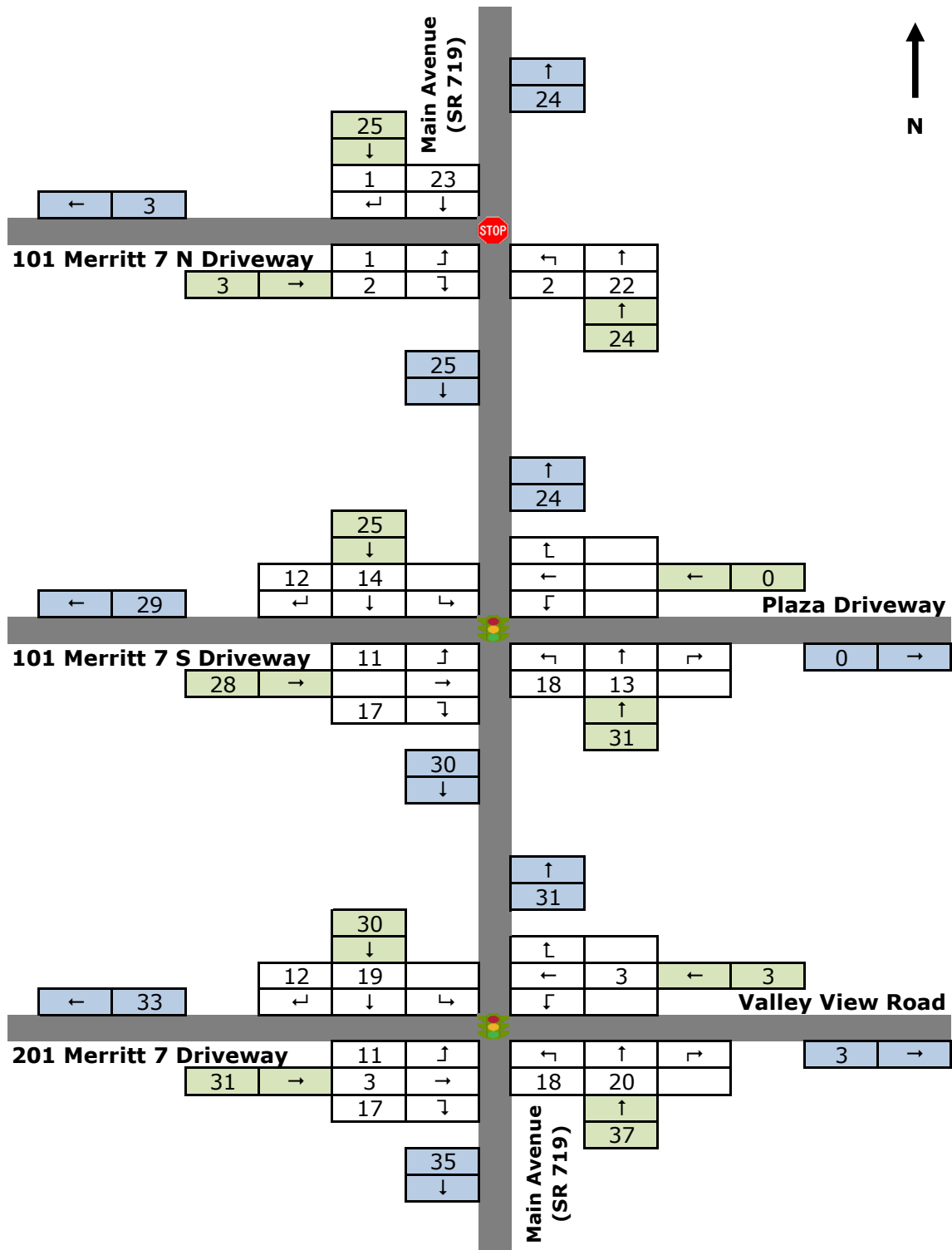
Figure 12



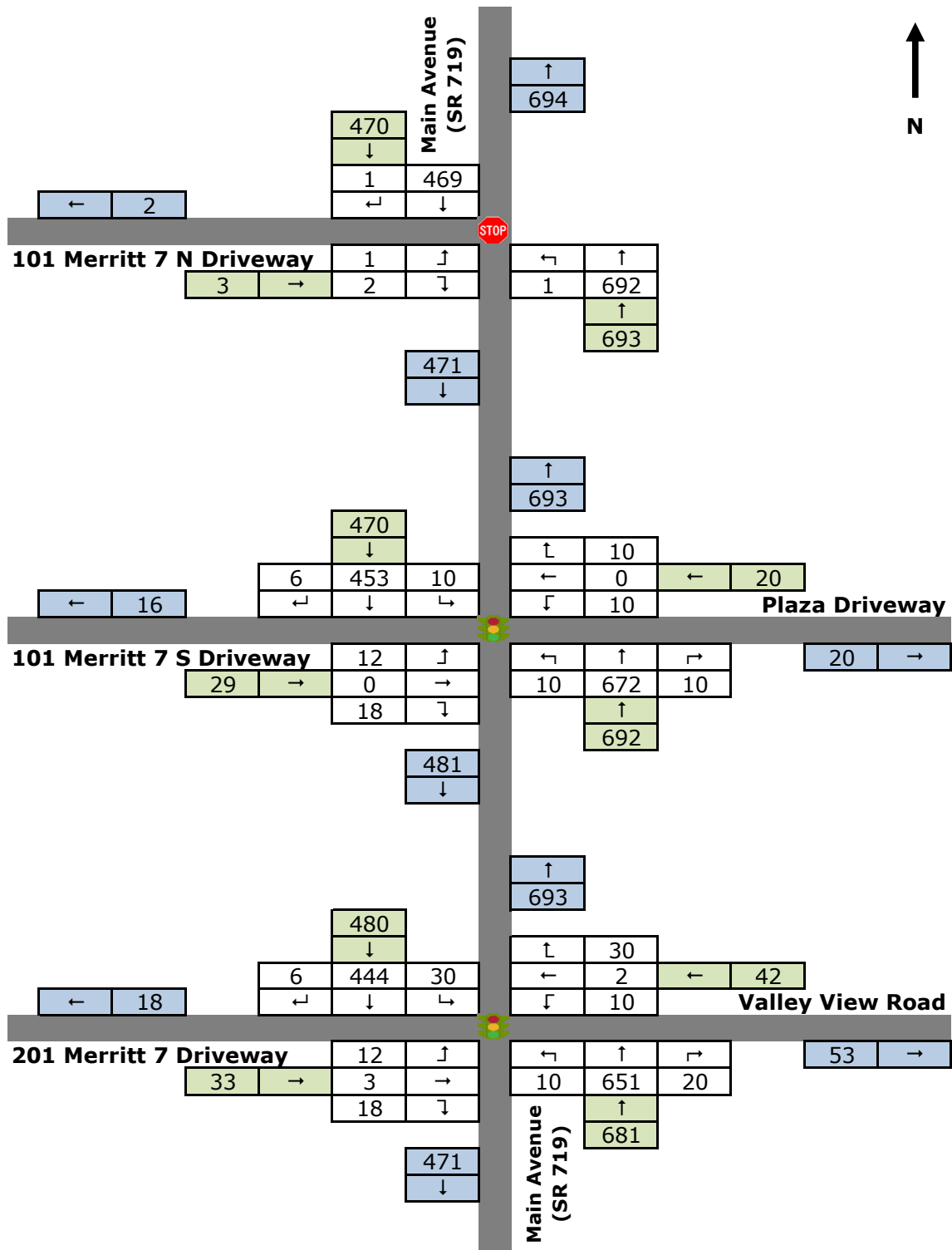
M7 Lofts
Site-Generated Traffic Volumes
Weekday Morning Peak Hour
Figure 13



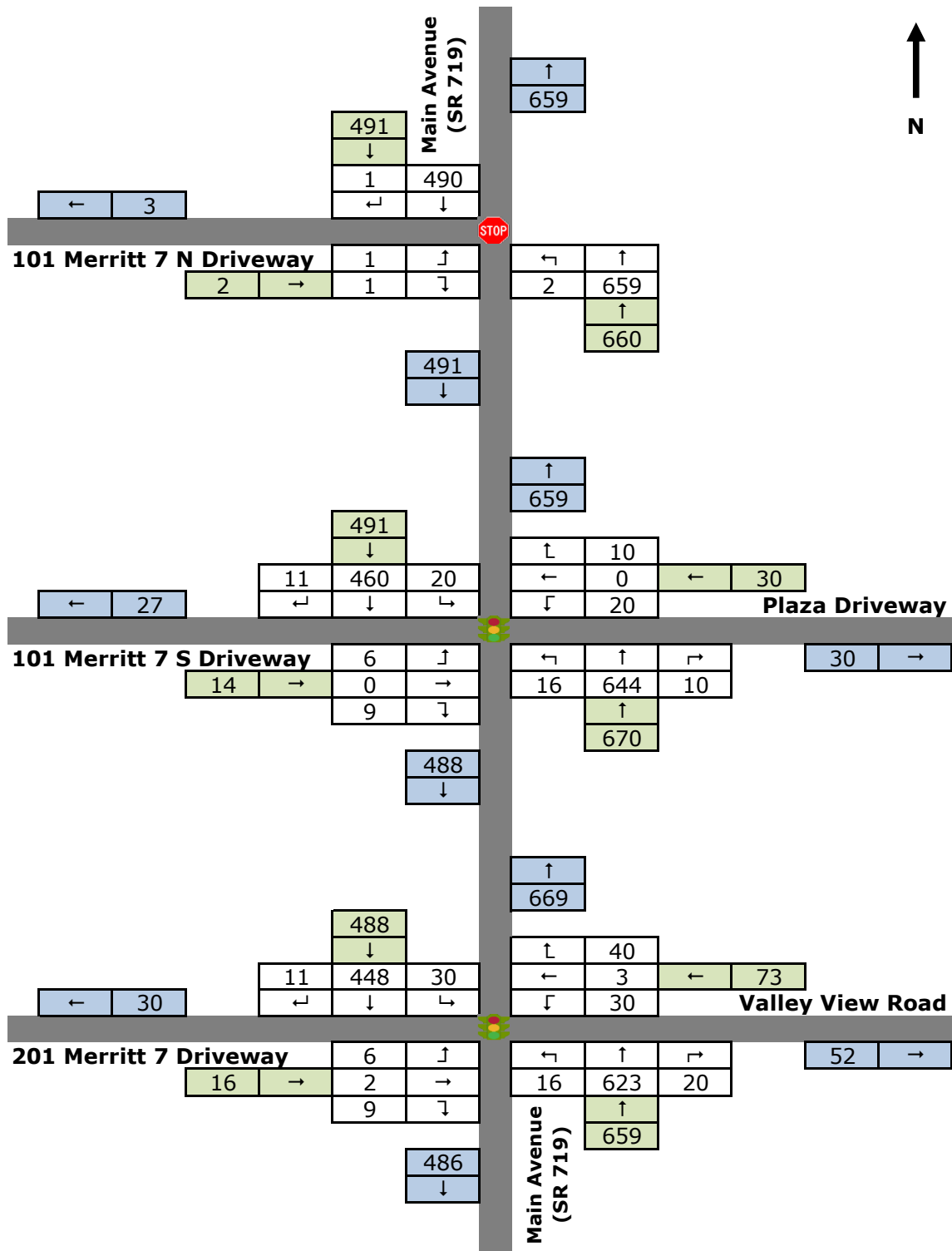
M7 Lofts
Site-Generated Traffic Volumes
Weekday Afternoon Peak Hour
Figure 14



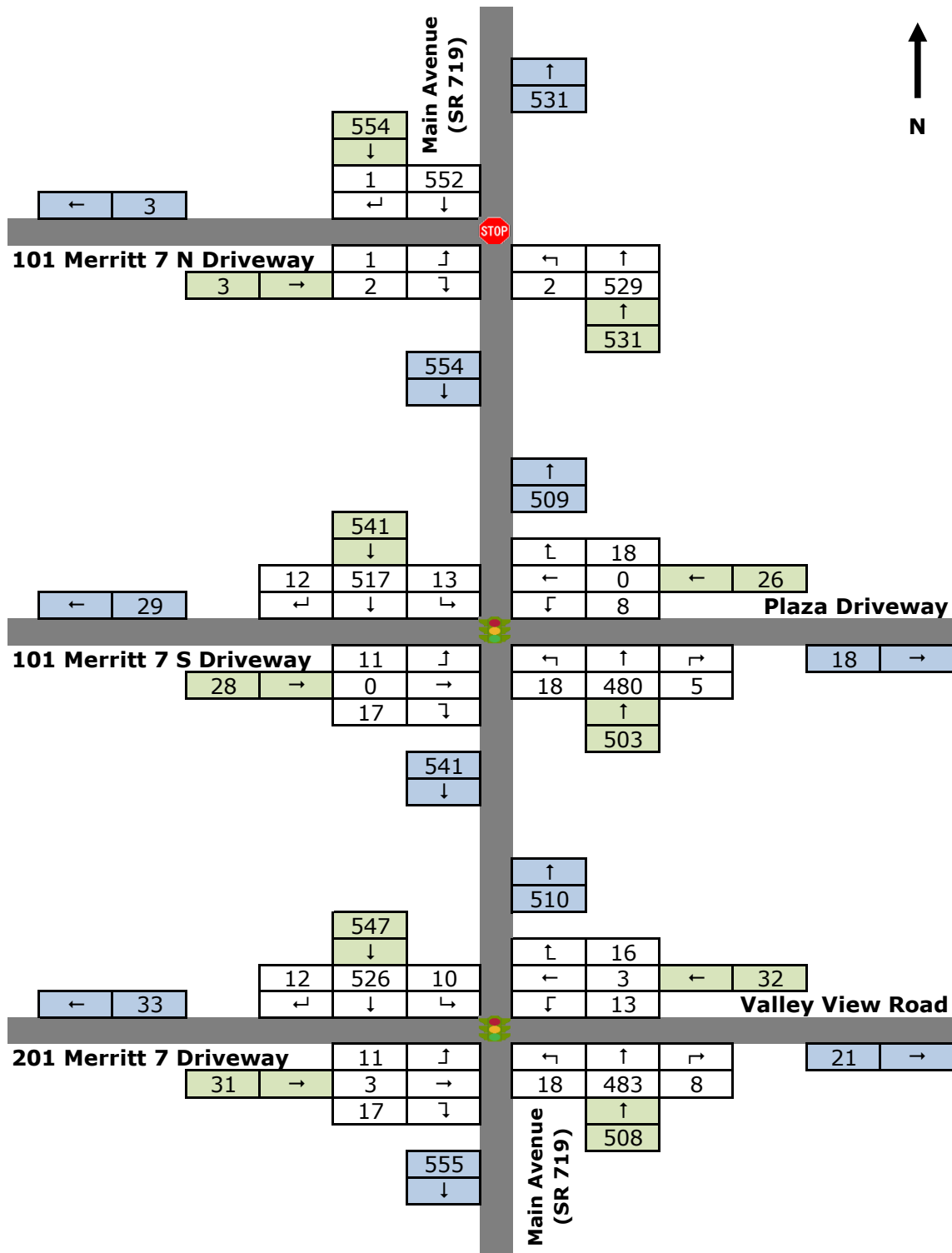
M7 Lofts
Site-Generated Traffic Volumes
Saturday Midday Peak Hour
Figure 15



M7 Lofts
2027 Combined Traffic Volumes
Weekday Morning Peak Hour
Figure 16



M7 Lofts
2027 Combined Traffic Volumes
Weekday Afternoon Peak Hour
Figure 17



M7 Lofts
2027 Combined Traffic Volumes
Saturday Midday Peak Hour
Figure 18

APPENDIX A

Traffic Volume Data

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-001
Date: 6/7/2025

Data - Total

NS/EW Streets:	Main Ave				Main Ave				Valley View Rd/Merritt 7 201/301 Dwy				Valley View Rd/Merritt 7 201/301 Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0.5 EL	0.5 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
11:00 AM	1	109	0	0	2	117	0	0	0	0	0	0	3	0	4	0	236
11:15 AM	1	118	4	0	6	91	0	0	0	0	0	0	3	0	8	0	231
11:30 AM	0	107	2	0	6	90	1	0	0	0	2	0	4	0	4	0	216
11:45 AM	0	101	1	0	4	112	1	0	0	0	0	0	4	0	1	0	224
12:00 PM	1	101	1	0	3	117	1	0	1	0	0	0	4	0	8	0	237
12:15 PM	0	103	0	0	3	125	1	0	1	0	0	0	1	0	2	0	236
12:30 PM	0	126	1	0	3	117	1	0	1	0	0	0	3	0	1	0	253
12:45 PM	0	127	6	0	1	144	0	0	1	0	1	0	5	0	5	0	290
TOTAL VOLUMES :	NL 3	NT 892	NR 15	NU 0	SL 28	ST 913	SR 5	SU 0	EL 4	ET 0	ER 3	EU 0	WL 27	WT 0	WR 33	WU 0	TOTAL 1923
APPROACH %'s :	0.33%	98.02%	1.65%	0.00%	2.96%	96.51%	0.53%	0.00%	57.14%	0.00%	42.86%	0.00%	45.00%	0.00%	55.00%	0.00%	
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	1	457	8	0	10	503	3	0	4	0	1	0	13	0	16	0	1016
PEAK HR FACTOR :	0.250	0.900	0.333	0.000	0.833	0.873	0.750	0.000	1.000	0.000	0.250	0.000	0.650	0.000	0.500	0.000	0.876
	0.876				0.890				0.625				0.604				

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-001
Date: 6/7/2025

Data - Cars

NS/EW Streets:	Main Ave				Main Ave				Valley View Rd/Merritt 7 201/301 Dwy				Valley View Rd/Merritt 7 201/301 Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0.5 EL	0.5 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
11:00 AM	1	109	0	0	2	115	0	0	0	0	0	0	3	0	4	0	234
11:15 AM	1	117	4	0	5	91	0	0	0	0	0	0	2	0	7	0	227
11:30 AM	0	103	2	0	6	89	1	0	0	0	2	0	4	0	4	0	211
11:45 AM	0	99	1	0	4	111	1	0	0	0	0	0	4	0	1	0	221
12:00 PM	1	100	1	0	2	115	1	0	1	0	0	0	4	0	8	0	233
12:15 PM	0	103	0	0	3	122	0	0	1	0	0	0	1	0	2	0	232
12:30 PM	0	123	1	0	3	117	1	0	1	0	0	0	3	0	1	0	250
12:45 PM	0	126	6	0	1	142	0	0	1	0	1	0	5	0	5	0	287
TOTAL VOLUMES :	NL 3	NT 880	NR 15	NU 0	SL 26	ST 902	SR 4	SU 0	EL 4	ET 0	ER 3	EU 0	WL 26	WT 0	WR 32	WU 0	TOTAL 1895
APPROACH %'s :	0.33%	98.00%	1.67%	0.00%	2.79%	96.78%	0.43%	0.00%	57.14%	0.00%	42.86%	0.00%	44.83%	0.00%	55.17%	0.00%	
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	1	452	8	0	9	496	2	0	4	0	1	0	13	0	16	0	1002
PEAK HR FACTOR :	0.250	0.897	0.333	0.000	0.750	0.873	0.500	0.000	1.000	0.000	0.250	0.000	0.650	0.000	0.500	0.000	0.873
	0.873				0.886				0.625				0.604				

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-001
Date: 6/7/2025

Data - HT

NS/EW Streets:	Main Ave				Main Ave				Valley View Rd/Merritt 7 201/301 Dwy				Valley View Rd/Merritt 7 201/301 Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0.5 EL	0.5 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
11:00 AM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
11:15 AM	0	1	0	0	1	0	0	0	0	0	0	0	1	0	1	0	4
11:30 AM	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	5
11:45 AM	0	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
12:00 PM	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	4
12:15 PM	0	0	0	0	0	3	1	0	0	0	0	0	0	0	0	0	4
12:30 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:45 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
TOTAL VOLUMES :	NL 0	NT 12	NR 0	NU 0	SL 2	ST 11	SR 1	SU 0	EL 0	ET 0	ER 0	EU 0	WL 1	WT 0	WR 1	WU 0	TOTAL 28
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	14.29%	78.57%	7.14%	0.00%					50.00%	0.00%	50.00%	0.00%	
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	0	5	0	0	1	7	1	0	0	0	0	0	0	0	0	0	14
PEAK HR FACTOR :	0.000	0.417	0.000	0.000	0.250	0.583	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.875
	0.417				0.563												

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-001
Date: 6/7/2025

Data - Bikes

NS/EW Streets:	Main Ave				Main Ave				Valley View Rd/Merritt 7 201/301 Dwy				Valley View Rd/Merritt 7 201/301 Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0.5 EL	0.5 ET	1 ER	0 EU	0 WL	1 WT	0 WR	0 WU	
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 0	NT 0	NR 0	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 0
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

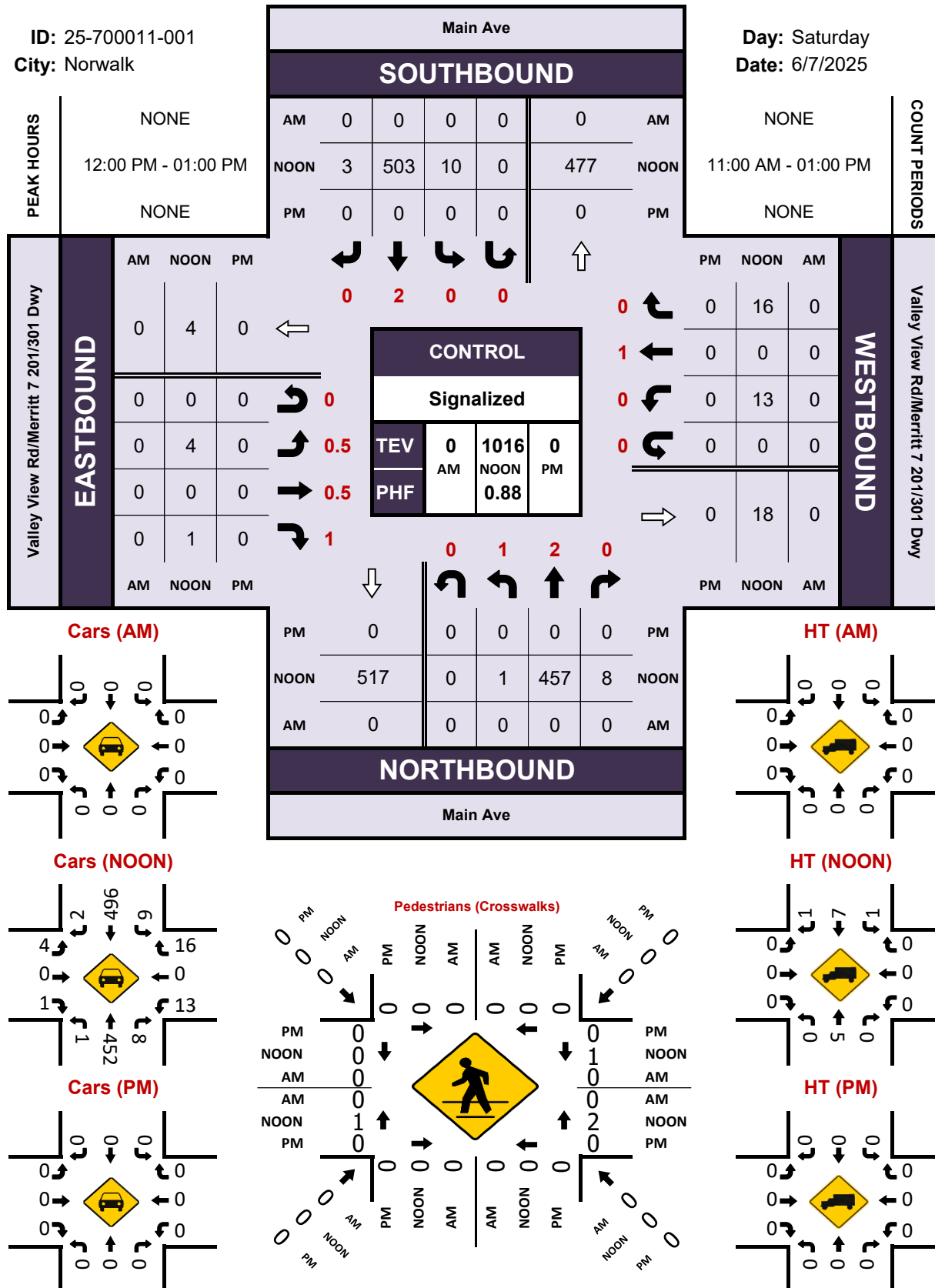
Intersection Turning Movement Count

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk

Project ID: 25-700011-001
Date: 6/7/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main Ave		Main Ave		Valley View Rd/Merritt 7 201/301 Dwy		Valley View Rd/Merritt 7 201/301 Dwy		
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
11:00 AM	0	0	0	0	0	3	0	0	3
11:15 AM	0	0	0	0	1	0	1	0	2
11:30 AM	2	1	0	0	0	1	2	1	7
11:45 AM	0	2	0	0	0	0	0	0	2
12:00 PM	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	1	1	0	2
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	2	0	0	0	2
TOTAL VOLUMES :	EB 2	WB 3	EB 0	WB 0	NB 3	SB 5	NB 4	SB 1	TOTAL 18
APPROACH %'s :	40.00%	60.00%			37.50%	62.50%	80.00%	20.00%	
PEAK HR :	12:00 PM - 01:00 PM								TOTAL
PEAK HR VOL :	0	0	0	0	2	1	1	0	4
PEAK HR FACTOR :					0.250	0.250	0.250		0.500
					0.375		0.250		



Project ID: 25-700011-001

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk

Day: Saturday
Date: 6/7/2025

Groups Printed - Cars, PU, Vans - Heavy Trucks

Start Time	Main Ave Northbound						Main Ave Southbound						Valley View Rd/Merritt 7 201/301 Dwy Eastbound						Valley View Rd/Merritt 7 201/301 Dwy Westbound						Int. Total
	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	
11:00 AM	1	109	0	0	0	110	2	117	0	0	0	119	0	0	0	0	0	0	3	0	4	0	3	7	236
11:15 AM	1	118	4	0	0	123	6	91	0	0	0	97	0	0	0	0	1	0	3	0	8	0	1	11	231
11:30 AM	0	107	2	0	0	109	6	90	1	0	3	97	0	0	2	0	3	2	4	0	4	0	1	8	216
11:45 AM	0	101	1	0	0	102	4	112	1	0	2	117	0	0	0	0	0	0	4	0	1	0	0	5	224
Total	2	435	7	0	0	444	18	410	2	0	5	430	0	0	2	0	4	2	14	0	17	0	5	31	907
12:00 PM	1	101	1	0	0	103	3	117	1	0	0	121	1	0	0	0	0	1	4	0	8	0	0	12	237
12:15 PM	0	103	0	0	0	103	3	125	1	0	0	129	1	0	0	0	1	1	1	0	2	0	1	3	236
12:30 PM	0	126	1	0	0	127	3	117	1	0	0	121	1	0	0	0	0	1	3	0	1	0	0	4	253
12:45 PM	0	127	6	0	0	133	1	144	0	0	0	145	1	0	1	0	0	2	5	0	5	0	2	10	290
Total	1	457	8	0	0	466	10	503	3	0	0	516	4	0	1	0	1	5	13	0	16	0	3	29	1016
BREAK																									
Grand Total	3	892	15	0	0	910	28	913	5	0	5	946	4	0	3	0	5	7	27	0	33	0	8	60	1923
Apprch %	0.3	98.0	1.6	0.0	0.0		3.0	96.5	0.5	0.0	0.5		57.1	0.0	42.9	0.0	71.4		45.0	0.0	55.0	0.0	13.3		
Total %	0.2	46.4	0.8	0.0	0.0	47.3	1.5	47.5	0.3	0.0	0.3	49.2	0.2	0.0	0.2	0.0	0.3	0.4	1.4	0.0	1.7	0.0	0.4	3.1	
Cars, PU, Vans	3	880	15	0		898	26	902	4	0		932	4	0	3	0		7	26	0	32	0		58	1895
% Cars, PU, Vans	100.0	98.7	100.0	0.0		98.7	92.9	98.8	80.0	0.0		98.5	100.0	0.0	100.0	0.0		100.0	96.3	0.0	97.0	0.0		96.7	98.5
Heavy trucks	0	12	0	0		12	2	11	1	0		14	0	0	0	0		0	1	0	1	0		2	28
%Heavy trucks	0.0	1.3	0.0	0.0		1.3	7.1	1.2	20.0	0.0		1.5	0.0	0.0	0.0	0.0		0.0	3.7	0.0	3.0	0.0		3.3	1.5

Project ID: 25-700011-001

Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy

City: Norwalk

PEAK HOURS

Day: Saturday

Date: 6/7/2025

NOON

	Main Ave Northbound					Main Ave Southbound					Valley View Rd/Merritt 7 201/301 Dwy Eastbound					Valley View Rd/Merritt 7 201/301 Dwy Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 11:00 AM - 01:00 PM																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	1	101	1	0	103	3	117	1	0	121	1	0	0	0	1	4	0	8	0	12	237
12:15 PM	0	103	0	0	103	3	125	1	0	129	1	0	0	0	1	1	0	2	0	3	236
12:30 PM	0	126	1	0	127	3	117	1	0	121	1	0	0	0	1	3	0	1	0	4	253
12:45 PM	0	127	6	0	133	1	144	0	0	145	1	0	1	0	2	5	0	5	0	10	290
Total Volume	1	457	8	0	466	10	503	3	0	516	4	0	1	0	5	13	0	16	0	29	1016
% App. Total	0.2	98.1	1.7	0.0	100	1.9	97.5	0.6	0.0	100	80.0	0.0	20.0	0.0	100	44.8	0.0	55.2	0.0	100	
PHF	0.876					0.890					0.625					0.604					0.876
Cars, PU, Vans	1	452	8	0	461	9	496	2	0	507	4	0	1	0	5	13	0	16	0	29	1002
% Cars, PU, Vans	100.0	98.9	100.0	0.0	98.9	90.0	98.6	66.7	0.0	98.3	100.0	0.0	100.0	0.0	100.0	100.0	0.0	100.0	0.0	100.0	98.6
Heavy trucks	0	5	0	0	5	1	7	1	0	9	0	0	0	0	0	0	0	0	0	0	14
%Heavy trucks	0.0	1.1	0.0	0.0	1.1	10.0	1.4	33.3	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-002
Date: 6/7/2025

Data - Total

NS/ EW Streets:		Main Ave					Main Ave					FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy				FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy							
NOON		NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				WESTBOUND2			
		0 NL	2 NT	0 NR	0 NU	0 NR2	0 SL	2 ST	0 SR	0 SU	0 SL2	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	0 W2L2	2 W2R2	0 W2U2	TOTAL
11:00 AM		0	111	1	0	1	2	118	0	0	1	0	0	0	0	0	0	2	0	0	1	1	238
11:15 AM		0	120	2	0	0	3	96	0	0	0	0	0	0	0	0	5	0	0	0	0	226	
11:30 AM		0	109	0	0	0	4	96	0	0	1	0	0	0	0	1	0	1	0	0	0	212	
11:45 AM		0	98	2	0	1	2	116	0	0	0	0	0	0	0	3	0	2	0	0	2	0	226
12:00 PM		0	108	1	0	1	3	116	0	0	1	0	0	0	0	0	0	5	0	1	1	0	237
12:15 PM		0	105	1	0	1	3	132	0	0	4	0	0	0	0	3	0	1	0	0	6	0	256
12:30 PM		0	123	2	0	0	2	114	0	1	2	0	0	0	0	2	0	7	0	0	1	0	254
12:45 PM		0	129	1	0	2	5	140	0	0	4	0	0	0	0	3	0	5	0	3	2	0	294
TOTAL VOLUMES :		NL 0	NT 903	NR 10	NU 0	NR2 6	SL 24	ST 928	SR 0	SU 1	SL2 13	EL 0	ET 0	ER 0	EU 0	WL 12	WT 0	WR 28	WU 0	W2L2 4	W2R2 13	W2U2 1	TOTAL 1943
APPROACH %'s :		0.00%	98.26%	1.09%	0.00%	0.65%	2.48%	96.07%	0.00%	0.10%	1.35%	30.00%	0.00%	70.00%	0.00%	30.00%	0.00%	70.00%	0.00%	22.22%	72.22%	5.56%	
PEAK HR :		12:00 PM - 01:00 PM																					TOTAL
PEAK HR VOL :		0	465	5	0	4	13	502	0	1	11	0	0	0	0	8	0	18	0	4	10	0	1041
PEAK HR FACTOR :		0.000	0.901	0.625	0.000	0.500	0.650	0.896	0.000	0.250	0.688	0.000	0.000	0.000	0.000	0.667	0.000	0.643	0.000	0.333	0.417	0.000	0.885
				0.898					0.884									0.722					

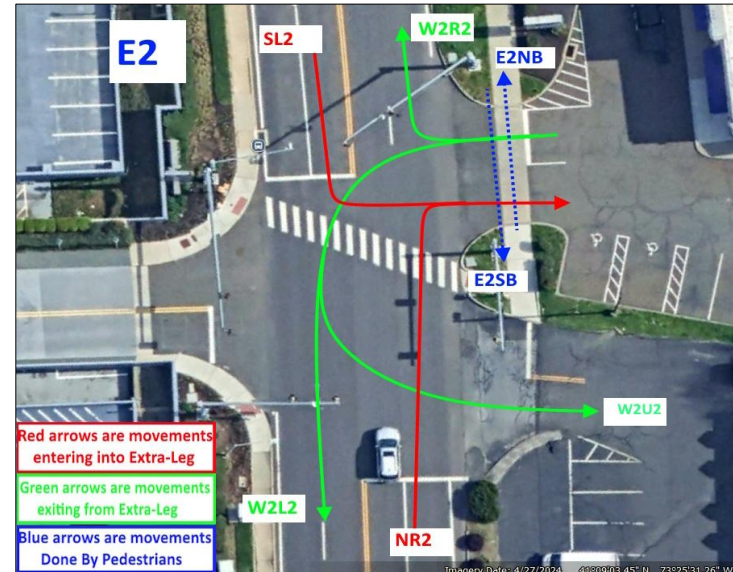
Explanation for extra leg movements

Movements entering the extra leg

NR2 Movements coming from NB on Main Ave entering into the Extra Leg (FedEx Office Print & Ship Center)
SL2 Movements coming from SB on Main Ave entering into the Extra Leg (FedEx Office Print & Ship Center)

Movements exiting the extra leg

W2R2 Movements exiting from Extra Leg (FedEx Office Print & Ship Center) entering into Main Ave NB.
W2L2 Movements exiting from Extra Leg (FedEx Office Print & Ship Center) entering into Main Ave SB.
W2U2 Movements exiting from Extra Leg (FedEx Office Print & Ship Center) entering into Boom Thai Restaurant EB.



Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-002
Date: 6/7/2025

Data - Cars

NS/EW Streets:	Main Ave					Main Ave					FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy				FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy							
NOON	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				WESTBOUND2			
	0 NL	2 NT	0 NR	0 NU	0 NR2	0 SL	2 ST	0 SR	0 SU	0 SL2	0 EL	1 ET	0 ER	0 EU	0 WL	1 WT	0 WR	0 WU	0 W2L2	0 W2R2	0 W2U2	TOTAL
11:00 AM	0	111	1	0	1	2	116	0	0	1	0	0	0	0	0	0	1	0	0	1	1	235
11:15 AM	0	118	2	0	0	3	94	0	0	0	0	0	0	0	0	0	5	0	0	0	0	222
11:30 AM	0	105	0	0	0	4	96	0	0	1	0	0	0	0	1	0	1	0	0	0	0	208
11:45 AM	0	96	2	0	1	2	115	0	0	0	0	0	0	0	3	0	2	0	0	2	0	223
12:00 PM	0	108	1	0	1	3	113	0	0	1	0	0	0	0	0	0	5	0	1	1	0	234
12:15 PM	0	105	1	0	1	3	129	0	0	4	0	0	0	0	3	0	1	0	0	6	0	253
12:30 PM	0	120	2	0	0	2	114	0	1	2	0	0	0	0	2	0	7	0	0	1	0	251
12:45 PM	0	128	1	0	2	5	138	0	0	4	0	0	0	0	3	0	5	0	3	2	0	291
TOTAL VOLUMES :	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
APPROACH %'s :	0	891	10	0	6	24	915	0	1	13	0	0	0	0	12	0	27	0	4	13	1	1917
	0.00%	98.24%	1.10%	0.00%	0.66%	2.52%	96.01%	0.00%	0.10%	1.36%	30.77%	0.00%	69.23%	0.00%	22.22%	0.00%	72.22%	0.00%	22.22%	72.22%	5.56%	
PEAK HR :	12:00 PM - 01:00 PM																				TOTAL	
PEAK HR VOL :	0	461	5	0	4	13	494	0	1	11	0	0	0	0	8	0	18	0	4	10	0	1029
PEAK HR FACTOR :	0.000	0.900	0.625	0.000	0.500	0.650	0.895	0.000	0.250	0.688	0.000	0.000	0.000	0.000	0.667	0.000	0.643	0.000	0.333	0.417	0.000	0.884
			0.897					0.883									0.722					

Nationwide Traffic Data, LLC
Intersection Turning Movement Count

Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-002
Date: 6/7/2025

Data - HT

[illegible]

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk
Control: Signalized

Project ID: 25-700011-002
Date: 6/7/2025

Data - Bikes

NS/EW Streets:	Main Ave					Main Ave					FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy				FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy							
NOON	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				WESTBOUND2			
	0	2	0	0	0	0	2	0	0	0	0	1	0	0	0	1	0	0	0	0	0	
	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
APPROACH %'s :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR :	12:00 PM - 01:00 PM					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0

Intersection Turning Movement Count

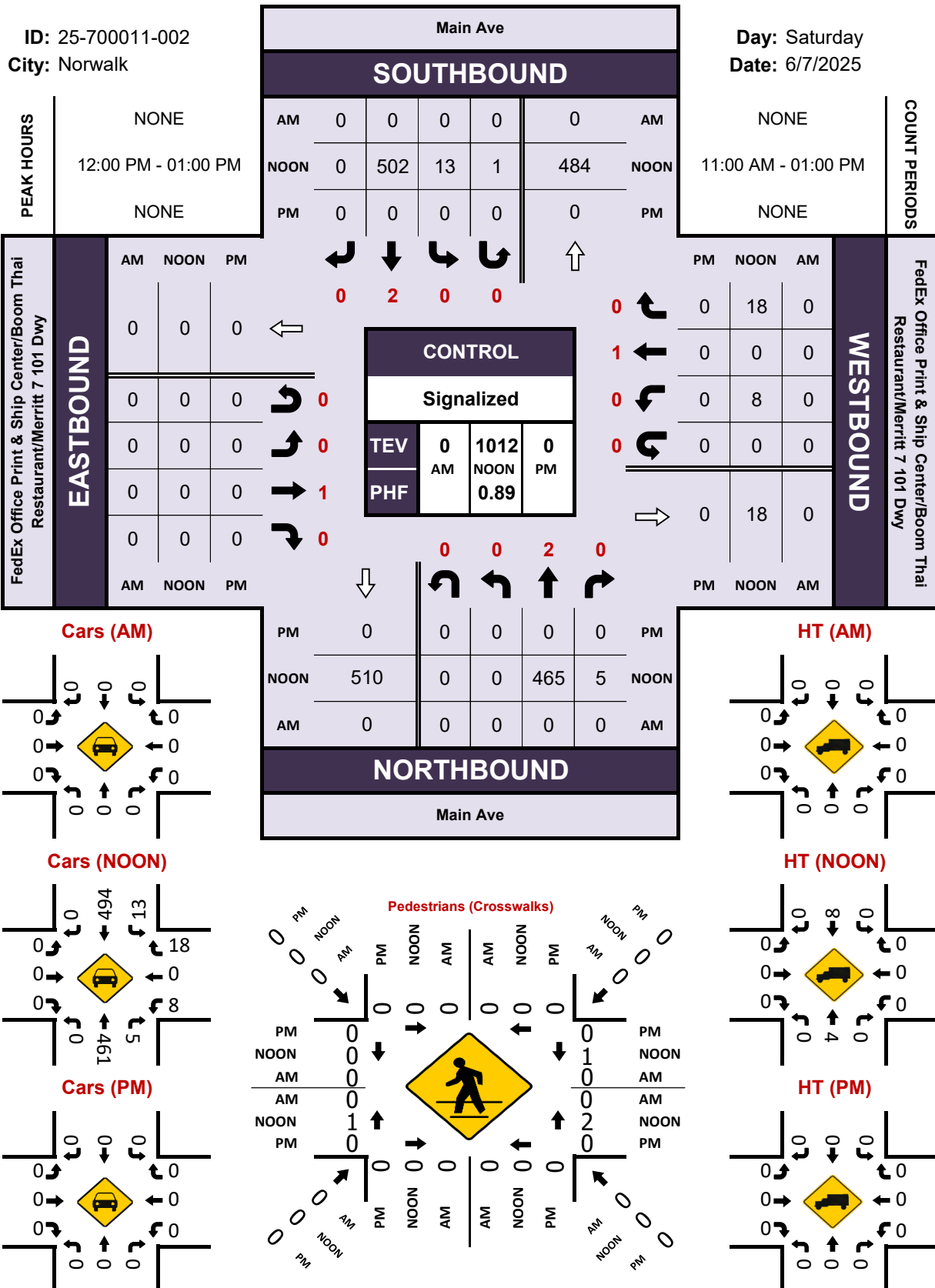
Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk

Project ID: 25-700011-002
Date: 6/7/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main Ave		Main Ave		FedEx Office Print & Ship Center/Boom Thai		FedEx Office Print & Ship Center/Boom Thai				
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		EAST LEG 2		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	
11:00 AM	0	0	0	0	0	2	0	0	0	2	4
11:15 AM	0	0	0	0	1	0	1	0	1	0	3
11:30 AM	1	0	0	0	0	2	0	0	0	1	4
11:45 AM	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	1	1	0	0	1	3
12:30 PM	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	2	0	0	0	2	0	4
TOTAL VOLUMES : APPROACH %'s :	EB 1 100.00%	WB 0 0.00%	EB 0	WB 0	NB 3 37.50%	SB 5 62.50%	NB 2 100.00%	SB 0 0.00%	NB 3 42.86%	SB 4 57.14%	TOTAL 18
	PEAK HR : 12:00 PM - 01:00 PM		0	0	2 0.250	1 0.250 0.375	1 0.250	0 0.250	2 0.250	1 0.250 0.375	TOTAL 7 0.438
PEAK HR VOL :											
PEAK HR FACTOR :											

Peak Hour Turning Movement Count



Project ID: 25-410091-002

Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk

Day: Saturday
Date: 6/7/2025

Groups Printed - Cars, PU, Vans - Heavy Trucks																										
	Main Ave Northbound						Main Ave Southbound						Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy Eastbound						Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy Westbound							
Start Time	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Left	Thru	Rgt	Uturn	Peds	App. Total	Int. Total	
11:00 AM	0	111	1	0	0	112	2	118	0	0	0	120	0	0	0	0	0	0	0	0	2	0	2	2	234	
11:15 AM	0	120	2	0	0	122	3	96	0	0	0	99	0	0	0	0	1	0	0	0	5	0	1	5	226	
11:30 AM	0	109	0	0	0	109	4	96	0	0	1	100	0	0	0	0	0	0	0	1	0	1	0	2	211	
11:45 AM	0	98	2	0	0	100	2	116	0	0	0	118	0	0	0	0	0	0	0	3	0	2	0	5	223	
Total	0	438	5	0	0	443	11	426	0	0	1	437	0	0	0	0	1	0	0	4	0	10	0	5	14	894
12:00 PM	0	108	1	0	0	109	3	116	0	0	0	119	0	0	0	0	0	0	0	0	0	5	0	0	5	233
12:15 PM	0	105	1	0	0	106	3	132	0	0	0	135	0	0	0	0	0	1	0	3	0	1	0	1	4	245
12:30 PM	0	123	2	0	0	125	2	114	0	1	0	117	0	0	0	0	0	0	0	2	0	7	0	0	9	251
12:45 PM	0	129	1	0	0	130	5	140	0	0	0	145	0	0	0	0	0	0	0	3	0	5	0	2	8	283
Total	0	465	5	0	0	470	13	502	0	1	0	516	0	0	0	0	0	1	0	8	0	18	0	3	26	1012
BREAK																										
Grand Total	0	903	10	0	0	913	24	928	0	1	1	953	0	0	0	0	2	0	12	0	28	0	8	40	1906	
Apprch %	0.0	98.9	1.1	0.0	0.0		2.5	97.4	0.0	0.1	0.1		0.0	0.0	0.0	0.0	0.0		30.0	0.0	70.0	0.0	20.0			
Total %	0.0	47.4	0.5	0.0	0.0	47.9	1.3	48.7	0.0	0.1	0.1	50.0	0.0	0.0	0.0	0.0	0.1	0.0	0.6	0.0	1.5	0.0	0.4	2.1		
Cars, PU, Vans	0	891	10	0		901	24	915	0	1		940	0	0	0	0		0	12	0	27	0		39	1880	
% Cars, PU, Vans	0.0	98.7	100.0	0.0		98.7	100.0	98.6	0.0	100.0		98.6	0.0	0.0	0.0	0.0		0.0	100.0	0.0	96.4	0.0		97.5	98.6	
Heavy trucks	0	12	0	0		12	0	13	0	0		13	0	0	0	0		0	0	0	1	0		1	26	
%Heavy trucks	0.0	1.3	0.0	0.0		1.3	0.0	1.4	0.0	0.0		1.4	0.0	0.0	0.0	0.0		0.0	0.0	3.6	0.0		2.5	1.4		

Project ID: 25-410091-002

Location: Main Ave & FedEx Office Print & Ship Center/Boom

City: Norwalk

PEAK HOURS

Day: Saturday

Date: 6/7/2025

NOON

	Main Ave Northbound					Main Ave Southbound					& Ship Center/Boom Thai Restaurant Eastbound					& Ship Center/Boom Thai Restaurant Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 11:00 AM - 01:00 PM																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	0	108	1	0	109	3	116	0	0	119	0	0	0	0	0	0	0	5	0	5	233
12:15 PM	0	105	1	0	106	3	132	0	0	135	0	0	0	0	0	3	0	1	0	4	245
12:30 PM	0	123	2	0	125	2	114	0	1	117	0	0	0	0	0	2	0	7	0	9	251
12:45 PM	0	129	1	0	130	5	140	0	0	145	0	0	0	0	0	3	0	5	0	8	283
Total Volume	0	465	5	0	470	13	502	0	1	516	0	0	0	0	0	8	0	18	0	26	1012
% App. Total	0.0	98.9	1.1	0.0	100	2.5	97.3	0.0	0.2	100	0.0	0.0	0.0	0.0	0	30.8	0.0	69.2	0.0	100	
PHF	0.898					0.884										0.722					0.885
Cars, PU, Vans	0	461	5	0	466	13	494	0	1	508	0	0	0	0	0	8	0	18	0	26	1000
% Cars, PU, Vans	0.0	99.1	100.0	0.0	99.1	100.0	98.4	0.0	100.0	98.4	0.0	0.0	0.0	0.0	0.0	100.0	0.0	100.0	0.0	100.0	98.8
Heavy trucks	0	4	0	0	4	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	12
%Heavy trucks	0.0	0.9	0.0	0.0	0.9	0.0	1.6	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Datto, A Kaseya Company Dwy
City: Norwalk
Control: No Control

Project ID: 25-700011-003
Date: 6/7/2025

Data - Total

NS/EW Streets:	Main Ave				Main Ave				Datto, A Kaseya Company Dwy				Datto, A Kaseya Company Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	0	117	0	0	0	117	1	0	0	0	0	0	0	0	0	0	235
11:15 AM	0	121	0	0	0	102	0	0	0	0	0	0	0	0	0	0	223
11:30 AM	0	110	0	0	0	99	0	0	0	0	1	0	0	0	0	0	210
11:45 AM	0	106	0	0	0	117	0	0	0	0	0	0	0	0	0	0	223
12:00 PM	0	116	0	0	0	113	1	1	0	0	2	0	0	0	0	0	233
12:15 PM	0	112	0	0	0	140	0	0	0	0	0	0	0	0	0	0	252
12:30 PM	0	130	0	0	0	122	0	0	0	0	0	0	0	0	0	0	252
12:45 PM	0	147	0	0	0	151	0	0	0	0	0	0	0	0	0	0	298
TOTAL VOLUMES :	NL 0	NT 959	NR 0	NU 0	SL 0	ST 961	SR 2	SU 1	EL 0	ET 0	ER 3	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 1926
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	99.69%	0.21%	0.10%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	0	505	0	0	0	526	1	1	0	0	2	0	0	0	0	0	1035
PEAK HR FACTOR :	0.000	0.859	0.000	0.000	0.000	0.871	0.250	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.868
		0.859				0.874					0.250						

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Datto, A Kaseya Company Dwy
City: Norwalk
Control: No Control

Project ID: 25-700011-003
Date: 6/7/2025

Data - Cars

NS/EW Streets:	Main Ave				Main Ave				Datto, A Kaseya Company Dwy				Datto, A Kaseya Company Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	0	116	0	0	0	115	1	0	0	0	0	0	0	0	0	0	232
11:15 AM	0	119	0	0	0	100	0	0	0	0	0	0	0	0	0	0	219
11:30 AM	0	106	0	0	0	99	0	0	0	0	1	0	0	0	0	0	206
11:45 AM	0	105	0	0	0	116	0	0	0	0	0	0	0	0	0	0	221
12:00 PM	0	115	0	0	0	110	1	1	0	0	2	0	0	0	0	0	229
12:15 PM	0	112	0	0	0	137	0	0	0	0	0	0	0	0	0	0	249
12:30 PM	0	127	0	0	0	122	0	0	0	0	0	0	0	0	0	0	249
12:45 PM	0	146	0	0	0	149	0	0	0	0	0	0	0	0	0	0	295
TOTAL VOLUMES :	NL 0	NT 946	NR 0	NU 0	SL 0	ST 948	SR 2	SU 1	EL 0	ET 0	ER 3	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 1900
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	99.68%	0.21%	0.11%	0.00%	0.00%	100.00%	0.00%					
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	0	500	0	0	0	518	1	1	0	0	2	0	0	0	0	0	1022
PEAK HR FACTOR :	0.000	0.856	0.000	0.000	0.000	0.869	0.250	0.250	0.000	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.866
		0.856				0.872					0.250						

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Datto, A Kaseya Company Dwy
City: Norwalk
Control: No Control

Project ID: 25-700011-003
Date: 6/7/2025

Data - HT

NS/EW Streets:	Main Ave				Main Ave				Datto, A Kaseya Company Dwy				Datto, A Kaseya Company Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
11:15 AM	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4
11:30 AM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
11:45 AM	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	2
12:00 PM	0	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	4
12:15 PM	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
12:30 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:45 PM	0	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	3
TOTAL VOLUMES :	NL 0	NT 13	NR 0	NU 0	SL 0	ST 13	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 26
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%									
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	0	5	0	0	0	8	0	0	0	0	0	0	0	0	0	0	13
PEAK HR FACTOR :	0.000	0.417	0.000	0.000	0.000	0.667	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.813
	0.417				0.667												

Nationwide Traffic Data, LLC

Intersection Turning Movement Count

Location: Main Ave & Datto, A Kaseya Company Dwy
City: Norwalk
Control: No Control

Project ID: 25-700011-003
Date: 6/7/2025

Data - Bikes

NS/EW Streets:	Main Ave				Main Ave				Datto, A Kaseya Company Dwy				Datto, A Kaseya Company Dwy				
NOON	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	0 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL 0	NT 0	NR 0	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 0	ER 0	EU 0	WL 0	WT 0	WR 0	WU 0	TOTAL 0
PEAK HR :	12:00 PM - 01:00 PM																TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	

Intersection Turning Movement Count

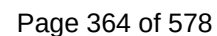
Location: Main Ave & Datto, A Kaseya Company Dwy
City: Norwalk

Project ID: 25-700011-003
Date: 6/7/2025

Data - Pedestrians (Crosswalks)

NS/EW Streets:	Main Ave		Main Ave		Datto, A Kaseya Company Dwy		Datto, A Kaseya Company Dwy		
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	1	0	0	0	0	1
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
APPROACH %'s :	0	0	0	1	0	0	0	0	1
			0.00%	100.00%					
PEAK HR :	12:00 PM - 01:00 PM								TOTAL
PEAK HR VOL :	0	0	0	0	0	0	0	0	0
PEAK HR FACTOR :									

Date: 6/7/2025



Project ID: 25-700011-003
Location: Main Ave & Datto, A Kaseya Company Dwy
City: Norwalk

Day: Saturday
Date: 6/7/2025

Groups Printed - Cars, PU, Vans - Heavy Trucks																									
Start Time	Main Ave Northbound						Main Ave Southbound						Datto, A Kaseya Company Dwy Eastbound						Datto, A Kaseya Company Dwy Westbound						Int. Total
	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	Left	Thru	Rgt	Utum	Peds	App. Total	
11:00 AM	0	117	0	0	0	117	0	117	1	0	0	118	0	0	0	0	0	0	0	0	0	0	0	0	235
11:15 AM	0	121	0	0	0	121	0	102	0	0	0	102	0	0	0	0	0	0	0	0	0	0	0	0	223
11:30 AM	0	110	0	0	1	110	0	99	0	0	0	99	0	0	1	0	0	1	0	0	0	0	0	0	210
11:45 AM	0	106	0	0	0	106	0	117	0	0	0	117	0	0	0	0	0	0	0	0	0	0	0	0	223
Total	0	454	0	0	1	454	0	435	1	0	0	436	0	0	1	0	0	1	0	0	0	0	0	0	891
12:00 PM	0	116	0	0	0	116	0	113	1	1	0	115	0	0	2	0	0	2	0	0	0	0	0	0	233
12:15 PM	0	112	0	0	0	112	0	140	0	0	0	140	0	0	0	0	0	0	0	0	0	0	0	0	252
12:30 PM	0	130	0	0	0	130	0	122	0	0	0	122	0	0	0	0	0	0	0	0	0	0	0	0	252
12:45 PM	0	147	0	0	0	147	0	151	0	0	0	151	0	0	0	0	0	0	0	0	0	0	0	0	298
Total	0	505	0	0	0	505	0	526	1	1	0	528	0	0	2	0	0	2	0	0	0	0	0	0	1035
BREAK																									
Grand Total	0	959	0	0	1	959	0	961	2	1	0	964	0	0	3	0	0	3	0	0	0	0	0	0	1926
Apprch %	0.0	100.0	0.0	0.0	0.1	49.8	0.0	99.7	0.2	0.1	0.0	50.1	0.0	0.0	100.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	
Total %	0.0	49.8	0.0	0.0	0.1	49.8	0.0	49.9	0.1	0.1	0.0	50.1	0.0	0.0	0.2	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	
Cars, PU, Vans	0	946	0	0	0	946	0	948	2	1	0	951	0	0	3	0	0	3	0	0	0	0	0	0	1900
% Cars, PU, Vans	0.0	98.6	0.0	0.0	0.0	98.6	0.0	98.6	100.0	100.0	0.0	98.7	0.0	0.0	100.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	98.7
Heavy trucks	0	13	0	0	0	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	26
%Heavy trucks	0.0	1.4	0.0	0.0	0.0	1.4	0.0	1.4	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3

Project ID: 25-700011-003

Location: Main Ave & Datto, A Kaseya Company Dwy

City: Norwalk

PEAK HOURS

Day: Saturday

Date: 6/7/2025

NOON

	Main Ave Northbound					Main Ave Southbound					Datto, A Kaseya Company Dwy Eastbound					Datto, A Kaseya Company Dwy Westbound					
Start Time	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Left	Thru	Rgt	Uturn	App. Total	Int. Total
Peak Hour Analysis from 11:00 AM - 01:00 PM																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	0	116	0	0	116	0	113	1	1	115	0	0	2	0	2	0	0	0	0	0	233
12:15 PM	0	112	0	0	112	0	140	0	0	140	0	0	0	0	0	0	0	0	0	0	252
12:30 PM	0	130	0	0	130	0	122	0	0	122	0	0	0	0	0	0	0	0	0	0	252
12:45 PM	0	147	0	0	147	0	151	0	0	151	0	0	0	0	0	0	0	0	0	0	298
Total Volume	0	505	0	0	505	0	526	1	1	528	0	0	2	0	2	0	0	0	0	0	1035
% App. Total	0.0	100.0	0.0	0.0	100	0.0	99.6	0.2	0.2	100	0.0	0.0	100.0	0.0	100	0.0	0.0	0.0	0.0	0	
PHF	0.859					0.874					0.250										0.868
Cars, PU, Vans	0	500	0	0	500	0	518	1	1	520	0	0	2	0	2	0	0	0	0	0	1022
% Cars, PU, Vans	0.0	99.0	0.0	0.0	99.0	0.0	98.5	100.0	100.0	98.5	0.0	0.0	100.0	0.0	100.0	0.0	0.0	0.0	0.0	0.0	98.7
Heavy trucks	0	5	0	0	5	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	13
%Heavy trucks	0.0	1.0	0.0	0.0	1.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3

Status: OK

North

Combined

South

Class

Speed

NRWA-415 - Combined - n/s

Route 719 - 1.98 mi South of Grist Mill Road

Town.....Norwalk	18-Apr	19-Apr	20-Apr
Station.....415	Tue	Wed	Thu
Location..... 41.154453,-73.42417	12:00am	53	54
Posted Speed Limit.....35 MPH	01:00am	31	26
A.K.A.....415 2415	02:00am	18	43
2015-Principal Arterial - Other 3...2015-Urban	03:00am	24	21
Start Report.....18-Apr-2023 01:00PM	04:00am	51	31
End Report.....20-Apr-2023 01:00PM	05:00am	170	143
Annualized ADT.....13500	06:00am	394	393
24-Hour Count.....14178 * G4(0.94) = 13327.3	07:00am	703	736
Day 1.....+14456 * G4(0.94) = 26916.0	08:00am	1172	1133
UnRounded AADT.....26916.0 / 2 = 13458.0	09:00am	893	907
OK 2023 Tue 18-Apr -this report-.....13500	10:00am	812	808
OK 2020 Tue 28-Jul10500	11:00am	895	869
OK 2017 Mon 16-Oct13400	12:00pm	x	1099
OK 2011 Mon 22-Aug13300	01:00pm	986	1067
OK 2008 Wed 16-Apr15300	02:00pm	863	957
Dataset Details.....2	03:00pm	907	939
	04:00pm	1041	1041
	05:00pm	1159	1178
	06:00pm	891	920
	07:00pm	708	723
	08:00pm	616	603
	09:00pm	381	388
	10:00pm	224	224
	11:00pm	87	101
	Totals	7863	14456
			6194

Status: OK

North

Combined

South

Class

Speed

NRWA-415 - North

Route 719 - 1.98 mi South of Grist Mill Road

Town.....Norwalk	18-Apr	19-Apr	20-Apr
Station.....415	Tue	Wed	Thu
Location..... 41.154453,-73.42417	12:00am	24	30
Posted Speed Limit.....35 MPH	01:00am	16	10
A.K.A.....415 2415	02:00am	9	23
2015-Principal Arterial - Other 3...2015-Urban	03:00am	10	12
Start Report.....18-Apr-2023 01:00PM	04:00am	29	20
End Report.....20-Apr-2023 01:00PM	05:00am	107	89
Annualized ADT.....7100	06:00am	228	220
24-Hour Count..... 7444 * G4(0.94) = 6997.4	07:00am	369	398
Day 1.....+ 7581 * G4(0.94) = 14123.5	08:00am	576	544
UnRounded AADT.....14123.5 / 2 = 7061.8	09:00am	423	434
OK 2023 Tue 18-Apr -this report-.....13500	10:00am	419	404
OK 2020 Tue 28-Jul10500	11:00am	453	441
OK 2017 Mon 16-Oct13400	12:00pm	x	564
OK 2011 Mon 22-Aug13300	01:00pm	494	525
OK 2008 Wed 16-Apr15300	02:00pm	429	479
Dataset Details.....2	03:00pm	465	505
	04:00pm	595	593
	05:00pm	667	711
	06:00pm	512	522
	07:00pm	363	377
	08:00pm	338	298
	09:00pm	200	185
	10:00pm	112	121
	11:00pm	42	38
	Totals	4217	7581
			3145

Status: OK

North

Combined

South

Class

Speed

NRWA-415 - South

Route 719 - 1.98 mi South of Grist Mill Road

Town.....Norwalk	18-Apr	19-Apr	20-Apr
Station.....415	Tue	Wed	Thu
Location..... 41.154453,-73.42417	12:00am	29	24
Posted Speed Limit.....35 MPH	01:00am	15	16
A.K.A.....415 2415	02:00am	9	20
2015-Principal Arterial - Other 3...2015-Urban	03:00am	14	9
Start Report.....18-Apr-2023 01:00PM	04:00am	22	11
End Report.....20-Apr-2023 01:00PM	05:00am	63	54
Annualized ADT.....6400	06:00am	166	173
24-Hour Count..... 6734 * G4(0.94) = 6330.0	07:00am	334	338
Day 1.....+ 6875 * G4(0.94) = 12792.5	08:00am	596	589
UnRounded AADT.....12792.5 / 2 = 6396.2	09:00am	470	473
OK 2023 Tue 18-Apr -this report-.....13500	10:00am	393	404
OK 2020 Tue 28-Jul10500	11:00am	x	442
OK 2017 Mon 16-Oct13400	12:00pm	x	535
OK 2011 Mon 22-Aug13300	01:00pm	492	542
OK 2008 Wed 16-Apr15300	02:00pm	434	478
Dataset Details.....2	03:00pm	442	434
	04:00pm	446	448
	05:00pm	492	467
	06:00pm	379	398
	07:00pm	345	346
	08:00pm	278	305
	09:00pm	181	203
	10:00pm	112	103
	11:00pm	45	63
	Totals	3646	6875
			3049

Status: OK

North

Combined

South

NRWA-415 - North

Route 719 - 1.98 mi South of Grist Mill Road

Town.....Norwalk
 Station.....415
 Location.....41.154453,-73.42417
 Posted Speed Limit.....35 MPH
 A.K.A.....415 2415
 2015-Principal Arterial - Other 3...2015-Urban
 Start Report.....18-Apr-2023 01:00PM
 End Report.....20-Apr-2023 01:00PM
 Dataset Details.....2

All Vehicles Average Speed..... 34 MPH
 Total Vehicles.....14943
 Percentile Sampling Period..... 9AM to 4PM
 Vehicle Too Close.....5 secs
 Vehicle Too Slow.....< 20 MPH
 Speed Lower Limit.....15 MPH below Posted

All Report Days

85th Percentile Speed.....41.2 MPH
 50th Percentile Speed.....35.1 MPH
 10 MPH Pace (61%).....31-40 MPH
 All Hours Total Vehicles.....14943
 In-Period Total Vehicles.....6555
 Omitted Vehicles Too Close (57%).....3750
 Omitted Vehicles Too Slow (0%).....24
 Sampled Vehicles (42%).....2781

Tuesday 18-Apr-2023

85th Percentile Speed.....42.0 MPH
 50th Percentile Speed.....35.6 MPH
 10 MPH Pace (60%).....33-42 MPH
 All Hours Total Vehicles.....4217
 In-Period Total Vehicles.....1388
 Omitted Vehicles Too Close (57%).....794
 Omitted Vehicles Too Slow (0%).....4
 Sampled Vehicles (43%).....590

Wednesday 19-Apr-2023

85th Percentile Speed.....40.9 MPH
 50th Percentile Speed.....35.0 MPH
 10 MPH Pace (62%).....31-40 MPH
 All Hours Total Vehicles.....7581
 In-Period Total Vehicles.....3368
 Omitted Vehicles Too Close (59%).....1973
 Omitted Vehicles Too Slow (0%).....12
 Sampled Vehicles (41%).....1383

Thursday 20-Apr-2023

85th Percentile Speed.....40.9 MPH
 50th Percentile Speed.....35.0 MPH
 10 MPH Pace (61%).....30-39 MPH
 All Hours Total Vehicles.....3145
 In-Period Total Vehicles.....1799
 Omitted Vehicles Too Close (55%).....983
 Omitted Vehicles Too Slow (0%).....8
 Sampled Vehicles (45%).....808

Hour	0-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76+	Total Da	Vol.	V
Tuesday																	
18-Apr																	
12:00am																	
01:00am																	
02:00am																	
03:00am																	
04:00am																	
05:00am																	
06:00am																	
07:00am																	
08:00am																	
09:00am																	
10:00am																	
11:00am																	
12:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
01:00pm	1	1	9	76	160	147	77	21	2	.	.	.	.	.		494	
02:00pm	1	4	10	57	131	130	67	27	1	1	.	.	.	.		429	
03:00pm	.	.	17	77	138	143	71	18	.	1	.	.	.	.		465	
04:00pm	5	8	28	118	192	143	82	15	4	.	.	.	.	.		595	
05:00pm	183	66	64	103	142	78	27	2	1	1	.	.	.	.		667	
06:00pm	3	3	28	81	150	158	78	10	1	.	.	.	.	.		512	
07:00pm	.	.	9	48	123	97	58	21	5	2	.	.	.	.		363	
08:00pm	.	.	10	42	112	107	49	17	1	.	.	.	.	.		338	
09:00pm	.	.	3	24	56	76	32	5	4	.	.	.	.	.		200	
10:00pm	.	.	3	18	31	39	13	7	1	.	.	.	.	.		112	
11:00pm	.	.	1	1	10	16	10	3	.	1	.	.	.	.		42	
Totals	193	82	182	645	1245	1134	564	146	20	6	0	0	0	0		4217	
Percent	4.58	1.94	4.32	15.30	29.52	26.89	13.37	3.46	0.47	0.14	0.00	0.00	0.00	0.00			
Wednesday																	
19-Apr																	
12:00am	.	.	.	2	5	4	12	.	.	.	1	.	.	.		24	
01:00am	.	.	1	1	7	3	1	2	.	.	1	.	.	.		16	
02:00am	.	.	.	2	1	2	3	1	.	.	.	.	.	.		9	
03:00am	.	.	2	.	1	5	.	1	1	.	.	.	.	.		10	
04:00am	.	.	5	3	6	4	7	3	1	.	.	.	.	.		29	
05:00am	1	.	.	7	15	32	35	14	3	.	.	.	.	.		107	
06:00am	.	.	4	12	51	82	53	17	9	.	.	.	.	.		228	
07:00am	1	1	9	43	105	96	80	26	4	4	.	.	.	.		369	
08:00am	9	17	44	119	180	136	56	14	1	.	.	.	.	.		576	
09:00am	1	1	24	66	132	133	45	20	1	.	.	.	.	.		423	
10:00am	.	4	27	84	143	104	47	7	3	.	.	.	.	.		419	
11:00am	1	8	19	83	132	132	60	13	3	2	.	.	.	.		453	
12:00pm	.	5	56	108	194	136	50	12	1	2	.	.	.	.		564	
01:00pm	8	16	36	99	164	144	48	7	3	.	.	.	.	.		525	
02:00pm	1	1	22	74	163	138	62	16	2	.	.	.	.	.		479	
03:00pm	1	1	17	81	171	148	68	14	4	.	.	.	.	.		505	
04:00pm	12	15	31	85	195	165	67	17	6	.	.	.	.	.		593	
05:00pm	145	87	104	133	116	86	32	7	1	.	.	.	.	.		711	
06:00pm	1	3	25	83	177	146	65	18	3	1	.	.	.	.		522	
07:00pm	1	2	12	49	128	130	39	12	4	.	.	.	.	.		377	
08:00pm	.	1	14	40	108	91	32	12	.	.	.	.	.	.		298	
09:00pm	.	.	6	24	50	59	34	9	2	1	.	.	.	.		185	
10:00pm	.	1	4	11	31	38	27	7	2	.	.	.	.	.		121	
11:00pm	.	.	1	6	10	9	9	1	1	.	1	.	.	.		38	
Totals	182	163	463	1215	2285	2023	932	250	55	10	3	0	0	0		7581	
Percent	2.40	2.15	6.11	16.03	30.14	26.69	12.29	3.30	0.73	0.13	0.04	0.00	0.00	0.00			
Thursday																	
20-Apr																	
12:00am	.	.	2	3	6	7	6	3	2	1	.	.	.	.		30	
01:00am	.	.	.	2	2	3	3	.	.	.	.	.	.	.		10	
02:00am	.	1	.	3	4	9	4	1	.	1	.	.	.	.		23	
03:00am	1	.	1	2	1	4	2	1	.	.	.	.	.	.		12	
04:00am	1	.	.	3	5	6	3	2	.	.	.	.	.	.		20	
05:00am	2	.	.	9	13	27	21	13	3	1	.	.	.	.		89	
06:00am	2	.	3	18	47	82	51	14	2	.	1	.	.	.		220	
07:00am	.	1	17	44	121	128	66	19	2	.	.	.	.	.		398	
08:00am	17	24	26	108	159	145	54	11	.	.	.	.	.	.		544	
09:00am	1	3	18	81	131	131	56	10	3	.	.	.	.	.		434	
10:00am	.	.	22	58	145	114	53	10	1	1	.	.	.	.		404	
11:00am	4	7	24	81	150	115	50	9	1	.	.	.	.	.		441	
12:00pm	.	5	25	97	178	145	55	10	5	.	.	.	.	.		520	
01:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
02:00pm																	
03:00pm																	
04:00pm																	
05:00pm																	
06:00pm																	
07:00pm																	
08:00pm																	
09:00pm																	
10:00pm																	
11:00pm																	
Totals	28	41	138	509	962	916	424	103	19	4	1	0	0	0		3145	
Percent	0.89	1.30	4.39	16.18	30.59	29.13	13.48	3.28	0.60	0.13	0.03	0.00	0.00	0.00			

Status: OK

North

Combined

South

NRWA-415 - South

Route 719 - 1.98 mi South of Grist Mill Road

Town.....Norwalk	Hour	MPH 0-15	MPH 16-20	MPH 21-25	MPH 26-30	MPH 31-35	MPH 36-40	MPH 41-45	MPH 46-50	MPH 51-55	MPH 56-60	MPH 61-65	MPH 66-70	MPH 71-75	MPH 76+	Total Da Vol.	V
Station.....415																	
Location.....41.154453,-73.42417																	
Posted Speed Limit.....35 MPH																	
A.K.A.....415 2415																	
2015-Principal Arterial - Other 3...2015-Urban																	
Start Report.....18-Apr-2023 01:00PM																	
End Report.....20-Apr-2023 01:00PM																	
Dataset Details.....2																	
All Vehicles Average Speed.....41 MPH																	
Total Vehicles.....13570																	
Percentile Sampling Period.....9AM to 4PM																	
Vehicle Too Close.....5 secs																	
Vehicle Too Slow.....< 20 MPH																	
Speed Lower Limit.....15 MPH below Posted																	
<u>All Report Days</u>																	
85th Percentile Speed.....47.8 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
50th Percentile Speed.....40.9 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
10 MPH Pace (55%).....36-45 MPH		2	3	3	25	60	127	180	71	17	3	1					492
All Hours Total Vehicles.....13570		1	5	7	28	39	99	168	54	27	3	1	1	1			434
In-Period Total Vehicles.....6477			3	7	29	59	114	141	66	18	5						442
Omitted Vehicles Too Close (65%).....4189		3	3	5	36	46	111	154	70	14	4						446
Omitted Vehicles Too Slow (0%).....16		3	2	8	26	69	128	165	71	16	2	1	1				492
Sampled Vehicles (35%).....2272		6	3	12	33	40	79	128	51	20	5	1	1				379
		2		4	14	33	75	118	64	30	2	3					345
		6		4	22	32	68	84	33	22	5	1	1				278
		2		4	16	23	39	62	19	14	1	1					181
		1		2	7	10	21	33	28	9	1						112
		1		1	5	5	6	11	12	3	1						45
Totals		27	19	57	241	416	867	1244	539	190	32	9	4	1	0		3646
Percent		0.74	0.52	1.56	6.61	11.41	23.78	34.12	14.78	5.21	0.88	0.25	0.11	0.03	0.00		
<u>Tuesday 18-Apr-2023</u>																	
85th Percentile Speed.....47.7 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
50th Percentile Speed.....40.9 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
10 MPH Pace (53%).....39-48 MPH		2	3	3	25	60	127	180	71	17	3	1					492
All Hours Total Vehicles.....3646		1	5	7	28	39	99	168	54	27	3	1	1	1			434
In-Period Total Vehicles.....1368			3	7	29	59	114	141	66	18	5						442
Omitted Vehicles Too Close (64%).....877		3	3	5	36	46	111	154	70	14	4						446
Omitted Vehicles Too Slow (0%).....6		3	2	8	26	69	128	165	71	16	2	1	1				492
Sampled Vehicles (35%).....485		6	3	12	33	40	79	128	51	20	5	1	1				379
		2		4	14	33	75	118	64	30	2	3					345
		6		4	22	32	68	84	33	22	5	1	1				278
		2		4	16	23	39	62	19	14	1	1					181
		1		2	7	10	21	33	28	9	1						112
		1		1	5	5	6	11	12	3	1						45
Totals		27	19	57	241	416	867	1244	539	190	32	9	4	1	0		3646
Percent		0.74	0.52	1.56	6.61	11.41	23.78	34.12	14.78	5.21	0.88	0.25	0.11	0.03	0.00		
<u>Wednesday 19-Apr-2023</u>																	
85th Percentile Speed.....47.2 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
50th Percentile Speed.....40.8 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
10 MPH Pace (56%).....36-45 MPH		2	3	3	25	60	127	180	71	17	3	1					492
All Hours Total Vehicles.....6875		1	5	7	28	39	99	168	54	27	3	1	1	1			434
In-Period Total Vehicles.....3294			3	7	29	59	114	141	66	18	5						442
Omitted Vehicles Too Close (65%).....2153		3	3	5	36	46	111	154	70	14	4						446
Omitted Vehicles Too Slow (0%).....7		3	2	8	26	69	128	165	71	16	2	1	1				492
Sampled Vehicles (34%).....1134		6	3	12	33	40	79	128	51	20	5	1	1				379
		2		4	14	33	75	118	64	30	2	3					345
		6		4	22	32	68	84	33	22	5	1	1				278
		2		4	16	23	39	62	19	14	1	1					181
		1		2	7	10	21	33	28	9	1						112
		1		1	5	5	6	11	12	3	1						45
Totals		27	19	57	241	416	867	1244	539	190	32	9	4	1	0		3646
Percent		0.74	0.52	1.56	6.61	11.41	23.78	34.12	14.78	5.21	0.88	0.25	0.11	0.03	0.00		
<u>Thursday 20-Apr-2023</u>																	
85th Percentile Speed.....48.4 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
50th Percentile Speed.....41.1 MPH		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
10 MPH Pace (53%).....36-45 MPH		2	3	3	25	60	127	180	71	17	3	1					492
All Hours Total Vehicles.....3049		1	5	7	28	39	99	168	54	27	3	1	1	1			434
In-Period Total Vehicles.....1815			3	7	29	59	114	141	66	18	5						442
Omitted Vehicles Too Close (64%).....1159		3	3	5	36	46	111	154	70	14	4						446
Omitted Vehicles Too Slow (0%).....3		3	2	8	26	69	128	165	71	16	2	1	1				492
Sampled Vehicles (36%).....653		6	3	12	33	40	79	128	51	20	5	1	1				379
		2		4	14	33	75	118	64	30	2	3					345
		6		4	22	32	68	84	33	22	5	1	1				278
		2		4	16	23	39	62	19	14	1	1					181
		1		2	7	10	21	33	28	9	1						112
		1		1	5	5	6	11	12	3	1						45
Totals		49	25	102	396	729	1732	2365	1000	382	62	23	6	4	0		6875
Percent		0.71	0.36	1.48	5.76	10.60	25.19	34.40	14.55	5.56	0.90	0.33	0.09	0.06	0.00		
<u>Thursday 20-Apr</u>																	
12:00am		1			3	1	5	7	2	3	2						24
01:00am						2	6	5	3								16
02:00am					2	6	4	5	2		1						20
03:00am		1			1	2	3	2									9
04:00am								7	2	2							11
05:00am					5	5	8	18	12	4		2					54
06:00am		2			3	22	19	52	49	19	7						173
07:00am			1	5	15	22	66	98	89	31	6	2	2	1			338
08:00am		4	2	4	30	76	135	188	104	32	10	2	1			1	589
09:00am			1	2	22	50	101	174	88	25	8	2					473
10:00am			1	8	24	49	104	132	60	18	7	1					404
11:00am		2	3	12	16	59	135	125	49	24	3						428
12:00pm		1	4	11	28	65	123	176	78	18	5	1					510
01:00pm		x	x	x	x	x	x	x	x	x	x	x	x	x	x		
02:00pm																	
03:00pm																	
04:00pm																	
05:00pm																	
06:00pm																	
07:00pm																	
08:00pm																	
09:00pm																	
10:00pm																	
11:00pm																	
Totals		11	12	42	149	359	709	989	538	176	49	10	3	1	1		3049
Percent		0.36	0.39	1.38	4.89	11.77	23.25	32.44	17.65	5.77	1.61	0.33	0.10	0.03	0.03		

APPENDIX B

Capacity Analysis Methodology

CAPACITY ANALYSIS METHODOLOGY

A primary result of capacity analysis is the assignment of levels of service to traffic facilities under various traffic flow conditions. The capacity analysis methodology is based on the concepts and procedures in the *Highway Capacity Manual* (HCM).¹ The concept of level of service (LOS) is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A level-of-service definition provides an index to quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six levels of service are defined for each type of facility. They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. Since the level of service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of levels of service, depending on the time of day, day of week, or period of year. A description of the operating condition under each level of service is provided below:

- *LOS A* describes conditions with little to no delay to motorists.
- *LOS B* represents a desirable level with relatively low delay to motorists.
- *LOS C* describes conditions with average delays to motorists.
- *LOS D* describes operations where the influence of congestion becomes more noticeable. Delays are still within an acceptable range.
- *LOS E* represents operating conditions with high delay values. This level is considered by many agencies to be the limit of acceptable delay.
- *LOS F* is considered to be unacceptable to most drivers with high delay values that often occur, when arrival flow rates exceed the capacity of the intersection.

Signalized Intersections

Levels of service for signalized intersections are also calculated using the operational analysis methodology of the HCM. The methodology for signalized intersections assesses the effects of signal type, timing, phasing, and progression; vehicle mix; and geometrics on average *control* delay. Control delay is used to establish the operating characteristics for an intersection or an approach to an intersection. Volume-to-capacity (v/c) ratios are also used to help signify the utilization of a lane group's capacity at an intersection. A v/c ratio of ≥ 1.00 represents conditions when the traffic signal cycle capacity is fully utilized and indicates a capacity failure. The level-of-service criteria for signalized intersections are shown in Table A-1.

¹*Highway Capacity Manual, 6TH Edition: A Guide for Multimodal Mobility Analysis*. Washington, D.C.: Transportation Research Board, 2016.

Unsignalized Intersections

Levels of service for unsignalized intersections are calculated using the operational analysis methodology of the HCM. The procedure accounts for lane configuration on both the minor and major street approaches, conflicting traffic stream volumes, and the type of intersection control (STOP, YIELD, or all-way STOP control). The definition of level of service for unsignalized intersections is a function of average *control* delay. Control delay at an unsignalized intersection is defined as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. This time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position.

Volume-to-capacity (v/c) ratios are also used to help signify the utilization of a movement's capacity at an intersection. A v/c ratio of ≥ 1.00 represents conditions when the movement is fully utilized and indicates a capacity failure. The capacity of the movements is based on the distribution of gaps in the major street traffic stream, the selection of gaps to complete the desired movement, and the follow-up headways for each driver in the queue. When an unsignalized intersection is located within 0.25 miles of a signalized intersection, traffic flows may not be random and some platoon structure may exist, thereby affecting the minor street operations. The level-of-service criteria for unsignalized intersections are shown in Table A-1.

TABLE A-1
Level-of-Service Criteria for Intersections

Level of Service	Signalized Intersection Criteria	Unsignalized Intersection Criteria	V/C Ratio $> 1.00^a$
	Average Control Delay (Seconds per Vehicle)	Average Control Delay (Seconds per Vehicle)	
A	≤ 10	≤ 10	F
B	> 10 and ≤ 20	> 10 and ≤ 15	F
C	> 20 and ≤ 35	> 15 and ≤ 25	F
D	> 35 and ≤ 55	> 25 and ≤ 35	F
E	> 55 and ≤ 80	> 35 and ≤ 50	F
F	> 80	> 50	F

Note: ^aFor approach-based and intersection-wide assessments, LOS is defined solely by control delay.

Source: *Highway Capacity Manual, 6th Edition: A Guide for Multimodal Mobility Analysis*. Washington, D.C.: Transportation Research Board, 2016. Exhibit 19-8, Pg. 19-16.

For signalized intersections, this delay criterion may be applied in assigning level-of-service designations to individual lane groups, to individual intersection approaches, or to the entire intersection. For unsignalized intersections, this delay criterion may be applied in assigning level-of-service designations to individual lane groups on the minor street approaches or to the left turns from the major street approaches.

APPENDIX C

Capacity Analysis Worksheets

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2025 Existing Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	0	10	10	0	10	70	670	10	10	510	40
Future Volume (vph)	10	0	10	10	0	10	70	670	10	10	510	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.932			0.932			0.998			0.989	
Flt Protected		0.976			0.976			0.995			0.999	
Satd. Flow (prot)	0	1694	0	0	1864	0	0	3397	0	0	3380	0
Flt Permitted		0.827			0.827			0.840			0.941	
Satd. Flow (perm)	0	1436	0	0	1579	0	0	2868	0	0	3184	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14			14			3			19	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	0	14	14	0	14	76	728	11	11	554	43
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	28	0	0	28	0	0	815	0	0	608	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	25.0	25.0		25.0	25.0		55.0	55.0		55.0	55.0	
Total Split (%)	31.3%	31.3%		31.3%	31.3%		68.8%	68.8%		68.8%	68.8%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)		9.0			9.0			69.8			69.8	
Actuated g/C Ratio		0.11			0.11			0.87			0.87	
v/c Ratio		0.16			0.15			0.33			0.22	
Control Delay		24.1			23.6			2.1			1.8	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		24.1			23.6			2.1			1.8	
LOS		C			C			A			A	
Approach Delay		24.1			23.6			2.1			1.8	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		6			6			43			28	
Queue Length 95th (ft)		21			21			58			41	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

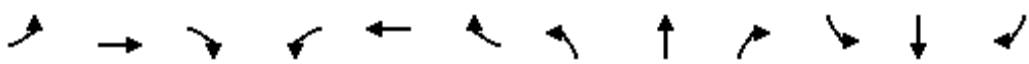
101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2025 Existing Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		387			424			2503			2780	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.07			0.07			0.33			0.22	
Intersection Summary												
Area Type:	Other											
Cycle Length: 80												
Actuated Cycle Length: 80												
Offset: 23 (29%), Referenced to phase 2:NBSB, Start of Green												
Natural Cycle: 40												
Control Type: Actuated-Coordinated												
Maximum v/c Ratio: 0.33												
Intersection Signal Delay: 2.8							Intersection LOS: A					
Intersection Capacity Utilization 54.0%							ICU Level of Service A					
Analysis Period (min) 15												

Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2025 Existing Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔		↖	↗			↔	
Traffic Volume (vph)	10	0	10	10	10	30	120	710	20	30	430	70
Future Volume (vph)	10	0	10	10	10	30	120	710	20	30	430	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		1.00	1.00			1.00	
Frt			0.850		0.918			0.996			0.980	
Flt Protected		0.950			0.990		0.950				0.997	
Satd. Flow (prot)	0	1888	1689	0	1782	0	1652	3405	0	0	3333	0
Flt Permitted		0.763			0.928		0.950				0.886	
Satd. Flow (perm)	0	1502	1665	0	1669	0	1646	3405	0	0	2962	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			68		43			7			27	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	0	14	14	14	43	130	772	22	33	467	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	14	14	0	71	0	130	794	0	0	576	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	1 2			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	1 2		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	25.0	25.0	25.0	25.0	25.0		15.0			40.0	40.0	
Total Split (%)	31.3%	31.3%	31.3%	31.3%	31.3%		18.8%			50.0%	50.0%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		7.3	7.3		7.3		9.0	67.7			54.0	
Actuated g/C Ratio		0.09	0.09		0.09		0.11	0.85			0.68	
v/c Ratio		0.10	0.07		0.37		0.70	0.28			0.29	
Control Delay		34.9	0.6		23.4		54.1	1.9			9.7	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		34.9	0.6		23.4		54.1	1.9			9.7	
LOS		C	A		C		D	A			A	
Approach Delay		17.7			23.4			9.3			9.7	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2025 Existing Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	B			C			A			A		
Queue Length 50th (ft)		7	0		13		63	33			86	
Queue Length 95th (ft)		18	0		34		#119	52			130	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		394	487		469		227	2852			2007	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.04	0.03		0.15		0.57	0.28			0.29	

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 16 (20%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 10.2

Intersection LOS: B

Intersection Capacity Utilization 57.3%

ICU Level of Service B

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2025 Existing Conditions Weekday Morning Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1	1	9	681	559	6
Future Volume (vph)	1	1	9	681	559	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.932				0.998	
Flt Protected	0.976			0.999		
Satd. Flow (prot)	1694	0	0	3418	3414	0
Flt Permitted	0.976			0.999		
Satd. Flow (perm)	1694	0	0	3418	3414	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	1	10	740	608	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	2	0	0	750	615	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	35.2%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2025 Existing Conditions Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1	9	681	559	6
Future Vol, veh/h	1	1	9	681	559	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	10	740	608	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1002	308	615	0	-	0
Stage 1	612	-	-	-	-	-
Stage 2	390	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	239	688	961	-	-	-
Stage 1	504	-	-	-	-	-
Stage 2	653	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	235	688	961	-	-	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	495	-	-	-	-	-
Stage 2	653	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	15.4	0.2		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	961	-	350	-	-	
HCM Lane V/C Ratio	0.01	-	0.008	-	-	
HCM Control Delay (s)	8.8	0.1	15.4	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2025 Existing Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	0	40	20	0	10	10	690	10	20	460	10
Future Volume (vph)	50	0	40	20	0	10	10	690	10	20	460	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.940			0.956			0.998			0.997	
Flt Protected		0.973			0.967			0.999			0.998	
Satd. Flow (prot)	0	1704	0	0	1894	0	0	3411	0	0	3404	0
Flt Permitted		0.835			0.773			0.947			0.912	
Satd. Flow (perm)	0	1462	0	0	1514	0	0	3233	0	0	3111	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		45			14			3			4	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	71	0	57	29	0	14	11	750	11	22	500	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	128	0	0	43	0	0	772	0	0	533	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	30.0	30.0		30.0	30.0		60.0	60.0		60.0	60.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%		66.7%	66.7%		66.7%	66.7%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)		11.8			11.8			70.2			70.2	
Actuated g/C Ratio		0.13			0.13			0.78			0.78	
v/c Ratio		0.56			0.20			0.31			0.22	
Control Delay		32.9			27.1			2.9			3.1	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		32.9			27.1			2.9			3.1	
LOS		C			C			A			A	
Approach Delay		32.9			27.1			2.9			3.1	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		45			15			38			30	
Queue Length 95th (ft)		65			31			73			61	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2025 Existing Conditions Weekday Afternoon Peak Hour

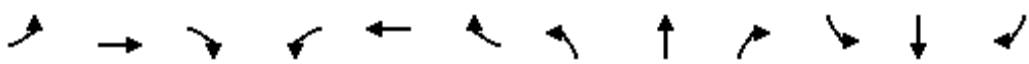
												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		454			447			2522			2428	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.10			0.31			0.22	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green	
Natural Cycle: 40	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.56	
Intersection Signal Delay: 6.3	Intersection LOS: A
Intersection Capacity Utilization 41.9%	ICU Level of Service A
Analysis Period (min) 15	

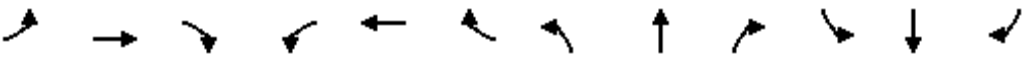
Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2025 Existing Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔		↖	↕			↕	
Traffic Volume (vph)	60	10	90	30	10	40	20	610	20	30	480	10
Future Volume (vph)	60	10	90	30	10	40	20	610	20	30	480	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		0.99	1.00			1.00	
Frt			0.850		0.932			0.995			0.997	
Flt Protected		0.959			0.981		0.950				0.997	
Satd. Flow (prot)	0	1905	1689	0	1795	0	1652	3402	0	0	3399	0
Flt Permitted		0.606			0.791		0.950				0.891	
Satd. Flow (perm)	0	1195	1664	0	1446	0	1643	3402	0	0	3038	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			129		56			7			3	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	86	14	129	43	14	57	22	663	22	33	522	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	100	129	0	114	0	22	685	0	0	566	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	2 1			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	2 1		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		12.0			48.0	48.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		13.3%			53.3%	53.3%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		10.2	10.2		10.2		7.3	71.8			60.5	
Actuated g/C Ratio		0.11	0.11		0.11		0.08	0.80			0.67	
v/c Ratio		0.75	0.43		0.54		0.16	0.25			0.28	
Control Delay		68.9	11.2		29.6		41.0	2.8			10.4	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		68.9	11.2		29.6		41.0	2.8			10.4	
LOS		E	B		C		D	A			B	
Approach Delay		36.4			29.6			4.0			10.4	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
 2025 Existing Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	D			C			A			B		
Queue Length 50th (ft)		56	0		31		12	36			66	
Queue Length 95th (ft)		78	22		53		35	70			147	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		345	572		457		146	2680			2042	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.29	0.23		0.25		0.15	0.26			0.28	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.75

Intersection Signal Delay: 12.6

Intersection LOS: B

Intersection Capacity Utilization 55.2%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2025 Existing Conditions Weekday Afternoon Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	5	8	2	748	482	1
Future Volume (vph)	5	8	2	748	482	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.917					
Flt Protected	0.981					
Satd. Flow (prot)	1676	0	0	3421	3421	0
Flt Permitted	0.981					
Satd. Flow (perm)	1676	0	0	3421	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.92	0.92	0.92	0.92
Adj. Flow (vph)	7	11	2	813	524	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	18	0	0	815	525	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	32.1%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2025 Existing Conditions Weekday Afternoon Peak Hour

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	2	748	482	1
Future Vol, veh/h	5	8	2	748	482	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	11	2	813	524	1

Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	936	263	525	0	-	0
Stage 1	525	-	-	-	-	-
Stage 2	411	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	264	735	1038	-	-	-
Stage 1	558	-	-	-	-	-
Stage 2	638	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	263	735	1038	-	-	-
Mov Cap-2 Maneuver	263	-	-	-	-	-
Stage 1	556	-	-	-	-	-
Stage 2	638	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1038	-	435	-	-
HCM Lane V/C Ratio	0.002	-	0.043	-	-
HCM Control Delay (s)	8.5	0	13.6	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2025 Existing Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	8	0	18	0	465	5	13	502	0
Future Volume (vph)	0	0	0	8	0	18	0	465	5	13	502	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt					0.906			0.998				
Flt Protected					0.985						0.999	
Satd. Flow (prot)	0	1863	0	0	1865	0	0	3448	0	0	3418	0
Flt Permitted					0.897						0.940	
Satd. Flow (perm)	0	1863	0	0	1699	0	0	3448	0	0	3216	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					25			2				
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.72	0.72	0.72	0.90	0.90	0.90	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	1%	1%	1%	2%	2%	2%
Adj. Flow (vph)	0	0	0	11	0	25	0	517	6	15	570	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	36	0	0	523	0	0	585	0
Turn Type				Perm	NA			NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	30.0	30.0		30.0	30.0		60.0	60.0		60.0	60.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%		66.7%	66.7%		66.7%	66.7%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)					9.0			79.8			79.8	
Actuated g/C Ratio					0.10			0.89			0.89	
v/c Ratio					0.19			0.17			0.21	
Control Delay					22.0			1.5			1.6	
Queue Delay					0.0			0.0			0.0	
Total Delay					22.0			1.5			1.6	
LOS					C			A			A	
Approach Delay					22.0			1.5			1.6	
Approach LOS					C			A			A	
Queue Length 50th (ft)					6			24			28	
Queue Length 95th (ft)					25			33			38	
Internal Link Dist (ft)		184			84			364			344	

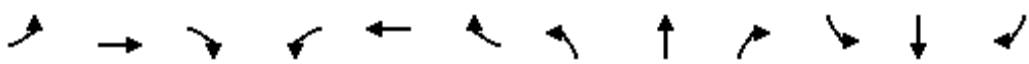
101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2025 Existing Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)												
Base Capacity (vph)				508			3057			2851		
Starvation Cap Reductn				0			0			0		
Spillback Cap Reductn				0			0			0		
Storage Cap Reductn				0			0			0		
Reduced v/c Ratio				0.07			0.17			0.21		
Intersection Summary												
Area Type:	Other											
Cycle Length: 90												
Actuated Cycle Length: 90												
Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green												
Natural Cycle: 40												
Control Type: Actuated-Coordinated												
Maximum v/c Ratio: 0.21												
Intersection Signal Delay: 2.2				Intersection LOS: A								
Intersection Capacity Utilization 37.4%				ICU Level of Service A								
Analysis Period (min) 15												

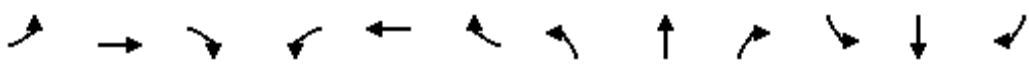
Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2025 Existing Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	0	1	13	0	16	1	457	8	10	503	3
Future Volume (vph)	4	0	1	13	0	16	1	457	8	10	503	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		0.99	1.00			1.00	
Frt			0.850		0.926			0.997			0.999	
Flt Protected		0.950			0.978		0.950				0.999	
Satd. Flow (prot)	0	1925	1723	0	1812	0	1668	3443	0	0	3414	0
Flt Permitted		0.952			0.853		0.950				0.945	
Satd. Flow (perm)	0	1909	1698	0	1578	0	1660	3443	0	0	3229	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			61		61			4			1	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.63	0.63	0.63	0.60	0.60	0.60	0.88	0.88	0.88	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	1%	1%	1%	2%	2%	2%
Adj. Flow (vph)	6	0	2	22	0	27	1	519	9	11	565	3
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	6	2	0	49	0	1	528	0	0	579	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	2 1			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	2 1		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		12.0			48.0	48.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		13.3%			53.3%	53.3%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		7.0	7.0		7.0		5.7	81.0			69.7	
Actuated g/C Ratio		0.08	0.08		0.08		0.06	0.90			0.77	
v/c Ratio		0.04	0.01		0.28		0.01	0.17			0.23	
Control Delay		39.2	0.0		12.5		38.0	1.2			4.1	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		39.2	0.0		12.5		38.0	1.2			4.1	
LOS		D	A		B		D	A			A	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
 2025 Existing Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		29.4			12.5			1.2			4.1	
Approach LOS		C			B			A			A	
Queue Length 50th (ft)		3	0		0		1	20			49	
Queue Length 95th (ft)		11	0		7		5	27			81	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		551	533		499		148	3034			2501	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.01	0.00		0.10		0.01	0.17			0.23	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.28

Intersection Signal Delay: 3.3

Intersection LOS: A

Intersection Capacity Utilization 39.7%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2025 Existing Conditions Saturday Midday Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	2	0	505	526	1
Future Volume (vph)	0	2	0	505	526	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.865					
Flt Protected						
Satd. Flow (prot)	1644	0	0	3455	3421	0
Flt Permitted						
Satd. Flow (perm)	1644	0	0	3455	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.25	0.25	0.86	0.86	0.87	0.87
Heavy Vehicles (%)	0%	0%	1%	1%	2%	2%
Adj. Flow (vph)	0	8	0	587	605	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	8	0	0	587	606	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	24.6%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2025 Existing Conditions Saturday Midday Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	2	0	505	526	1
Future Vol, veh/h	0	2	0	505	526	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	25	25	86	86	87	87
Heavy Vehicles, %	0	0	1	1	2	2
Mvmt Flow	0	8	0	587	605	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	900	303	606	0	-	0
Stage 1	606	-	-	-	-	-
Stage 2	294	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.12	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.21	-	-	-
Pot Cap-1 Maneuver	282	699	975	-	-	-
Stage 1	513	-	-	-	-	-
Stage 2	736	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	282	699	975	-	-	-
Mov Cap-2 Maneuver	282	-	-	-	-	-
Stage 1	513	-	-	-	-	-
Stage 2	736	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.2	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	975	-	699	-	-	
HCM Lane V/C Ratio	-	-	0.011	-	-	
HCM Control Delay (s)	0	-	10.2	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Background Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	0	10	10	0	10	70	678	10	10	516	40
Future Volume (vph)	10	0	10	10	0	10	70	678	10	10	516	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.932			0.932			0.998			0.990	
Flt Protected		0.976			0.976			0.995			0.999	
Satd. Flow (prot)	0	1694	0	0	1864	0	0	3397	0	0	3384	0
Flt Permitted		0.827			0.827			0.839			0.941	
Satd. Flow (perm)	0	1436	0	0	1579	0	0	2865	0	0	3187	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		14			14			3			19	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	0	14	14	0	14	76	737	11	11	561	43
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	28	0	0	28	0	0	824	0	0	615	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	25.0	25.0		25.0	25.0		55.0	55.0		55.0	55.0	
Total Split (%)	31.3%	31.3%		31.3%	31.3%		68.8%	68.8%		68.8%	68.8%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)		9.0			9.0			69.8			69.8	
Actuated g/C Ratio		0.11			0.11			0.87			0.87	
v/c Ratio		0.16			0.15			0.33			0.22	
Control Delay		24.1			23.6			2.2			1.8	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		24.1			23.6			2.2			1.8	
LOS		C			C			A			A	
Approach Delay		24.1			23.6			2.2			1.8	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		6			6			44			29	
Queue Length 95th (ft)		21			21			59			41	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2027 Background Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		387			424			2500			2783	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.07			0.07			0.33			0.22	
Intersection Summary												
Area Type:	Other											
Cycle Length: 80												
Actuated Cycle Length: 80												
Offset: 23 (29%), Referenced to phase 2:NBSB, Start of Green												
Natural Cycle: 40												
Control Type: Actuated-Coordinated												
Maximum v/c Ratio: 0.33												
Intersection Signal Delay: 2.8							Intersection LOS: A					
Intersection Capacity Utilization 54.4%							ICU Level of Service A					
Analysis Period (min) 15												

Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Background Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔		↖	↗			↖↗	
Traffic Volume (vph)	10	0	10	10	10	30	120	719	20	30	435	70
Future Volume (vph)	10	0	10	10	10	30	120	719	20	30	435	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		1.00	1.00			1.00	
Frt			0.850		0.918			0.996			0.980	
Flt Protected		0.950			0.990		0.950				0.997	
Satd. Flow (prot)	0	1888	1689	0	1782	0	1652	3405	0	0	3333	0
Flt Permitted		0.763			0.928		0.950				0.886	
Satd. Flow (perm)	0	1502	1665	0	1669	0	1646	3405	0	0	2962	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			68		43			7			27	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	14	0	14	14	14	43	130	782	22	33	473	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	14	14	0	71	0	130	804	0	0	582	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	1 2			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	1 2		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	25.0	25.0	25.0	25.0	25.0		15.0			40.0	40.0	
Total Split (%)	31.3%	31.3%	31.3%	31.3%	31.3%		18.8%			50.0%	50.0%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		7.3	7.3		7.3		9.0	67.7			54.0	
Actuated g/C Ratio		0.09	0.09		0.09		0.11	0.85			0.68	
v/c Ratio		0.10	0.07		0.37		0.70	0.28			0.29	
Control Delay		34.9	0.6		23.4		54.1	2.0			9.7	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		34.9	0.6		23.4		54.1	2.0			9.7	
LOS		C	A		C		D	A			A	
Approach Delay		17.7			23.4			9.2			9.7	

M7 Lofts
Tighe & Bond

Synchro 11 Report
Lanes, Volumes, Timings

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
 2027 Background Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	B			C			A			A		
Queue Length 50th (ft)		7	0		13		63	34			87	
Queue Length 95th (ft)		18	0		34		#119	53			132	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		394	487		469		227	2852			2007	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.04	0.03		0.15		0.57	0.28			0.29	

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 16 (20%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.70

Intersection Signal Delay: 10.2

Intersection LOS: B

Intersection Capacity Utilization 57.7%

ICU Level of Service B

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Weekday Morning Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1	1	9	689	566	6
Future Volume (vph)	1	1	9	689	566	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.932				0.998	
Flt Protected	0.976			0.999		
Satd. Flow (prot)	1694	0	0	3418	3414	0
Flt Permitted	0.976			0.999		
Satd. Flow (perm)	1694	0	0	3418	3414	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	1	10	749	615	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	2	0	0	759	622	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	35.4%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1	9	689	566	6
Future Vol, veh/h	1	1	9	689	566	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	10	749	615	7
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1014	311	622	0	-	0
Stage 1	619	-	-	-	-	-
Stage 2	395	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	235	685	955	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	231	685	955	-	-	-
Mov Cap-2 Maneuver	231	-	-	-	-	-
Stage 1	490	-	-	-	-	-
Stage 2	650	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	15.5	0.2		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	955	-	345	-	-	
HCM Lane V/C Ratio	0.01	-	0.008	-	-	
HCM Control Delay (s)	8.8	0.1	15.5	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Background Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	0	40	20	0	10	10	698	10	20	466	10
Future Volume (vph)	50	0	40	20	0	10	10	698	10	20	466	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.940			0.956			0.998			0.997	
Flt Protected		0.973			0.967			0.999			0.998	
Satd. Flow (prot)	0	1704	0	0	1894	0	0	3411	0	0	3404	0
Flt Permitted		0.835			0.773			0.947			0.912	
Satd. Flow (perm)	0	1462	0	0	1514	0	0	3233	0	0	3111	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		45			14			3			4	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	71	0	57	29	0	14	11	759	11	22	507	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	128	0	0	43	0	0	781	0	0	540	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	30.0	30.0		30.0	30.0		60.0	60.0		60.0	60.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%		66.7%	66.7%		66.7%	66.7%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)		11.8			11.8			70.2			70.2	
Actuated g/C Ratio		0.13			0.13			0.78			0.78	
v/c Ratio		0.56			0.20			0.31			0.22	
Control Delay		32.9			27.1			2.9			3.1	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		32.9			27.1			2.9			3.1	
LOS		C			C			A			A	
Approach Delay		32.9			27.1			2.9			3.1	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		45			15			40			30	
Queue Length 95th (ft)		65			31			74			61	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2027 Background Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		454			447			2522			2428	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.10			0.31			0.22	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.56

Intersection Signal Delay: 6.3

Intersection LOS: A

Intersection Capacity Utilization 42.1%

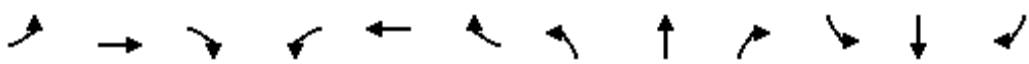
ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Background Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	10	90	30	10	40	20	617	20	30	486	10
Future Volume (vph)	60	10	90	30	10	40	20	617	20	30	486	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		0.99	1.00			1.00	
Frt			0.850		0.932			0.995			0.997	
Flt Protected		0.959			0.981		0.950				0.997	
Satd. Flow (prot)	0	1905	1689	0	1795	0	1652	3402	0	0	3399	0
Flt Permitted		0.606			0.791		0.950				0.891	
Satd. Flow (perm)	0	1195	1664	0	1446	0	1643	3402	0	0	3038	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			129		56			7			3	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	86	14	129	43	14	57	22	671	22	33	528	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	100	129	0	114	0	22	693	0	0	572	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	2 1			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	2 1		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		12.0			48.0	48.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		13.3%			53.3%	53.3%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effect Green (s)		10.2	10.2		10.2		7.4	71.8			60.4	
Actuated g/C Ratio		0.11	0.11		0.11		0.08	0.80			0.67	
v/c Ratio		0.75	0.43		0.54		0.16	0.26			0.28	
Control Delay		68.9	11.2		29.6		41.0	2.8			10.5	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		68.9	11.2		29.6		41.0	2.8			10.5	
LOS		E	B		C		D	A			B	
Approach Delay		36.4			29.6			4.0			10.5	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
 2027 Background Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	D			C			A			B		
Queue Length 50th (ft)		56	0		31		12	36			68	
Queue Length 95th (ft)		78	22		53		35	71			150	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		345	572		457		146	2679			2041	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.29	0.23		0.25		0.15	0.26			0.28	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.75

Intersection Signal Delay: 12.6

Intersection LOS: B

Intersection Capacity Utilization 55.6%

ICU Level of Service B

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



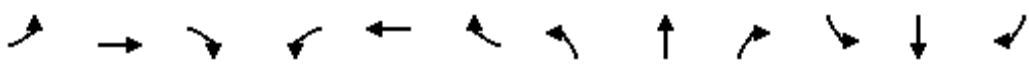
201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Weekday Afternoon Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	5	8	2	757	488	1
Future Volume (vph)	5	8	2	757	488	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.917					
Flt Protected	0.981					
Satd. Flow (prot)	1676	0	0	3421	3421	0
Flt Permitted	0.981					
Satd. Flow (perm)	1676	0	0	3421	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.92	0.92	0.92	0.92
Adj. Flow (vph)	7	11	2	823	530	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	18	0	0	825	531	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	32.3%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Weekday Afternoon Peak Hour

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	5	8	2	757	488	1
Future Vol, veh/h	5	8	2	757	488	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	11	2	823	530	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	947	266	531	0	-	0
Stage 1	531	-	-	-	-	-
Stage 2	416	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	259	732	1033	-	-	-
Stage 1	554	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	258	732	1033	-	-	-
Mov Cap-2 Maneuver	258	-	-	-	-	-
Stage 1	552	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	13.8	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1033	-	429	-	-	
HCM Lane V/C Ratio	0.002	-	0.043	-	-	
HCM Control Delay (s)	8.5	0	13.8	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Background Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (vph)	0	0	0	8	0	18	0	471	5	13	508	0
Future Volume (vph)	0	0	0	8	0	18	0	471	5	13	508	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt					0.906			0.998				
Flt Protected					0.985						0.999	
Satd. Flow (prot)	0	1863	0	0	1865	0	0	3448	0	0	3418	0
Flt Permitted					0.897						0.940	
Satd. Flow (perm)	0	1863	0	0	1699	0	0	3448	0	0	3216	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					25			2				
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.72	0.72	0.72	0.90	0.90	0.90	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	1%	1%	1%	2%	2%	2%
Adj. Flow (vph)	0	0	0	11	0	25	0	523	6	15	577	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	0	0	0	36	0	0	529	0	0	592	0
Turn Type				Perm	NA			NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	30.0	30.0		30.0	30.0		60.0	60.0		60.0	60.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%		66.7%	66.7%		66.7%	66.7%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)					9.0			79.8			79.8	
Actuated g/C Ratio					0.10			0.89			0.89	
v/c Ratio					0.19			0.17			0.21	
Control Delay					22.0			1.5			1.6	
Queue Delay					0.0			0.0			0.0	
Total Delay					22.0			1.5			1.6	
LOS					C			A			A	
Approach Delay					22.0			1.5			1.6	
Approach LOS					C			A			A	
Queue Length 50th (ft)					6			25			29	
Queue Length 95th (ft)					25			33			38	
Internal Link Dist (ft)		184			84			364			344	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2027 Background Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)												
Base Capacity (vph)				508			3057			2851		
Starvation Cap Reductn				0			0			0		
Spillback Cap Reductn				0			0			0		
Storage Cap Reductn				0			0			0		
Reduced v/c Ratio				0.07			0.17			0.21		
Intersection Summary												
Area Type:	Other											
Cycle Length: 90												
Actuated Cycle Length: 90												
Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green												
Natural Cycle: 40												
Control Type: Actuated-Coordinated												
Maximum v/c Ratio: 0.21												
Intersection Signal Delay: 2.2						Intersection LOS: A						
Intersection Capacity Utilization 37.5%						ICU Level of Service A						
Analysis Period (min) 15												

Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Background Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	0	1	13	0	16	1	463	8	10	509	3
Future Volume (vph)	4	0	1	13	0	16	1	463	8	10	509	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		1.00	1.00			1.00	
Frt			0.850		0.926			0.997			0.999	
Flt Protected		0.950			0.978		0.950				0.999	
Satd. Flow (prot)	0	1925	1723	0	1812	0	1668	3443	0	0	3414	0
Flt Permitted		0.952			0.853		0.950				0.945	
Satd. Flow (perm)	0	1909	1698	0	1578	0	1660	3443	0	0	3229	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			61		61			3			1	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.63	0.63	0.63	0.60	0.60	0.60	0.88	0.88	0.88	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	1%	1%	1%	2%	2%	2%
Adj. Flow (vph)	6	0	2	22	0	27	1	526	9	11	572	3
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	6	2	0	49	0	1	535	0	0	586	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	2 1			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	2 1		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		12.0			48.0	48.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		13.3%			53.3%	53.3%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		7.0	7.0		7.0		5.8	81.0			69.6	
Actuated g/C Ratio		0.08	0.08		0.08		0.06	0.90			0.77	
v/c Ratio		0.04	0.01		0.28		0.01	0.17			0.23	
Control Delay		39.2	0.0		12.5		38.0	1.2			4.1	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		39.2	0.0		12.5		38.0	1.2			4.1	
LOS		D	A		B		D	A			A	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
 2027 Background Conditions Saturday MIDDAY Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		29.4			12.5			1.3			4.1	
Approach LOS		C			B			A			A	
Queue Length 50th (ft)		3	0		0		1	20			50	
Queue Length 95th (ft)		11	0		7		5	27			83	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		551	533		499		148	3031			2498	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.01	0.00		0.10		0.01	0.18			0.23	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.28

Intersection Signal Delay: 3.3

Intersection LOS: A

Intersection Capacity Utilization 39.9%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Saturday Midday Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	0	2	0	511	532	1
Future Volume (vph)	0	2	0	511	532	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.865					
Flt Protected						
Satd. Flow (prot)	1644	0	0	3455	3421	0
Flt Permitted						
Satd. Flow (perm)	1644	0	0	3455	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.25	0.25	0.86	0.86	0.87	0.87
Heavy Vehicles (%)	0%	0%	1%	1%	2%	2%
Adj. Flow (vph)	0	8	0	594	611	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	8	0	0	594	612	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	24.7%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Saturday Midday Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	2	0	511	532	1
Future Vol, veh/h	0	2	0	511	532	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	25	25	86	86	87	87
Heavy Vehicles, %	0	0	1	1	2	2
Mvmt Flow	0	8	0	594	611	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	909	306	612	0	-	0
Stage 1	612	-	-	-	-	-
Stage 2	297	-	-	-	-	-
Critical Hdwy	6.8	6.9	4.12	-	-	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.8	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.21	-	-	-
Pot Cap-1 Maneuver	278	696	970	-	-	-
Stage 1	509	-	-	-	-	-
Stage 2	734	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	278	696	970	-	-	-
Mov Cap-2 Maneuver	278	-	-	-	-	-
Stage 1	509	-	-	-	-	-
Stage 2	734	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	10.2	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	970	-	696	-	-	
HCM Lane V/C Ratio	-	-	0.011	-	-	
HCM Control Delay (s)	0	-	10.2	-	-	
HCM Lane LOS	A	-	B	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Combined Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	0	18	10	0	10	10	672	10	10	453	6
Future Volume (vph)	12	0	18	10	0	10	10	672	10	10	453	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.918			0.932			0.998			0.998	
Flt Protected		0.981			0.976			0.999			0.999	
Satd. Flow (prot)	0	1678	0	0	1864	0	0	3411	0	0	3411	0
Flt Permitted		0.858			0.880			0.948			0.940	
Satd. Flow (perm)	0	1467	0	0	1681	0	0	3237	0	0	3210	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		26			14			4			3	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	17	0	26	14	0	14	11	730	11	11	492	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	43	0	0	28	0	0	752	0	0	510	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	25.0	25.0		25.0	25.0		55.0	55.0		55.0	55.0	
Total Split (%)	31.3%	31.3%		31.3%	31.3%		68.8%	68.8%		68.8%	68.8%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)		9.1			9.1			69.7			69.7	
Actuated g/C Ratio		0.11			0.11			0.87			0.87	
v/c Ratio		0.23			0.14			0.27			0.18	
Control Delay		21.3			23.2			1.8			1.7	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		21.3			23.2			1.8			1.7	
LOS		C			C			A			A	
Approach Delay		21.3			23.2			1.8			1.7	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		8			6			37			24	
Queue Length 95th (ft)		26			21			51			35	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2027 Combined Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		404			451			2821			2798	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.11			0.06			0.27			0.18	
Intersection Summary												
Area Type:	Other											
Cycle Length: 80												
Actuated Cycle Length: 80												
Offset: 23 (29%), Referenced to phase 2:NBSB, Start of Green												
Natural Cycle: 40												
Control Type: Actuated-Coordinated												
Maximum v/c Ratio: 0.27												
Intersection Signal Delay: 2.9							Intersection LOS: A					
Intersection Capacity Utilization 40.1%							ICU Level of Service A					
Analysis Period (min) 15												

Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	3	18	10	2	30	10	651	20	30	444	6
Future Volume (vph)	12	3	18	10	2	30	10	651	20	30	444	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.98		1.00	1.00			1.00	
Frt			0.850		0.903			0.995			0.998	
Flt Protected		0.961			0.988		0.950				0.997	
Satd. Flow (prot)	0	1909	1689	0	1745	0	1652	3402	0	0	3403	0
Flt Permitted		0.845			0.913		0.950				0.887	
Satd. Flow (perm)	0	1666	1665	0	1611	0	1646	3402	0	0	3027	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			68		43			8			2	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	17	4	26	14	3	43	11	708	22	33	483	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	21	26	0	60	0	11	730	0	0	523	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	1 2			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	1 2		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	25.0	25.0	25.0	25.0	25.0		15.0			40.0	40.0	
Total Split (%)	31.3%	31.3%	31.3%	31.3%	31.3%		18.8%			50.0%	50.0%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		7.1	7.1		7.1		7.3	67.9			55.8	
Actuated g/C Ratio		0.09	0.09		0.09		0.09	0.85			0.70	
v/c Ratio		0.14	0.12		0.33		0.07	0.25			0.25	
Control Delay		35.9	1.7		21.0		33.1	1.8			8.5	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		35.9	1.7		21.0		33.1	1.8			8.5	
LOS		D	A		C		C	A			A	
Approach Delay		17.0			21.0			2.3			8.5	

M7 Lofts
Tighe & Bond

Synchro 11 Report
Lanes, Volumes, Timings

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Weekday Morning Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		B			C			A			A	
Queue Length 50th (ft)		10	0		8		5	30			73	
Queue Length 95th (ft)		24	0		28		20	44			111	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		437	487		454		227	2849			2110	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.05	0.05		0.13		0.05	0.26			0.25	

Intersection Summary

Area Type: Other

Cycle Length: 80

Actuated Cycle Length: 80

Offset: 16 (20%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.33

Intersection Signal Delay: 6.0

Intersection LOS: A

Intersection Capacity Utilization 53.6%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



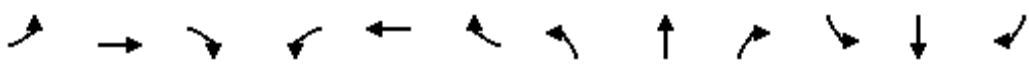
201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Weekday Morning Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1	2	1	692	469	1
Future Volume (vph)	1	2	1	692	469	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.899					
Flt Protected	0.988					
Satd. Flow (prot)	1655	0	0	3421	3421	0
Flt Permitted	0.988					
Satd. Flow (perm)	1655	0	0	3421	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	3	1	752	510	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	4	0	0	753	511	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	29.8%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Weekday Morning Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	1	692	469	1
Future Vol, veh/h	1	2	1	692	469	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	3	1	752	510	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	889	256	511	0	-	0
Stage 1	511	-	-	-	-	-
Stage 2	378	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	283	743	1050	-	-	-
Stage 1	567	-	-	-	-	-
Stage 2	663	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	282	743	1050	-	-	-
Mov Cap-2 Maneuver	282	-	-	-	-	-
Stage 1	566	-	-	-	-	-
Stage 2	663	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	12.6	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1050	-	481	-	-	
HCM Lane V/C Ratio	0.001	-	0.009	-	-	
HCM Control Delay (s)	8.4	0	12.6	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Combined Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	9	20	0	10	16	644	10	20	460	11
Future Volume (vph)	6	0	9	20	0	10	16	644	10	20	460	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.920			0.956			0.998			0.997	
Flt Protected		0.980			0.967			0.999			0.998	
Satd. Flow (prot)	0	1679	0	0	1894	0	0	3411	0	0	3404	0
Flt Permitted		0.904			0.784			0.940			0.915	
Satd. Flow (perm)	0	1549	0	0	1536	0	0	3210	0	0	3121	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		13			14			3			5	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	9	0	13	29	0	14	17	700	11	22	500	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	22	0	0	43	0	0	728	0	0	534	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	30.0	30.0		30.0	30.0		60.0	60.0		60.0	60.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%		66.7%	66.7%		66.7%	66.7%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effct Green (s)		9.2			9.2			79.6			79.6	
Actuated g/C Ratio		0.10			0.10			0.88			0.88	
v/c Ratio		0.13			0.25			0.26			0.19	
Control Delay		25.2			31.7			1.7			1.6	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		25.2			31.7			1.7			1.6	
LOS		C			C			A			A	
Approach Delay		25.2			31.7			1.7			1.6	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		5			15			35			25	
Queue Length 95th (ft)		19			34			51			39	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Combined Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		456			453			2839			2760	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.05			0.09			0.26			0.19	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.26

Intersection Signal Delay: 3.0

Intersection LOS: A

Intersection Capacity Utilization 43.8%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Weekday Afternoon Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	2	9	30	3	40	16	623	20	30	448	11
Future Volume (vph)	6	2	9	30	3	40	16	623	20	30	448	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		0.99	1.00			1.00	
Frt			0.850		0.926			0.995			0.997	
Flt Protected		0.964			0.980		0.950				0.997	
Satd. Flow (prot)	0	1915	1689	0	1780	0	1652	3402	0	0	3399	0
Flt Permitted		0.695			0.860		0.950				0.887	
Satd. Flow (perm)	0	1371	1664	0	1560	0	1643	3402	0	0	3024	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			61		57			7			4	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.70	0.70	0.70	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	9	3	13	43	4	57	17	677	22	33	487	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	13	0	104	0	17	699	0	0	532	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	2 1			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	2 1		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		12.0			48.0	48.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		13.3%			53.3%	53.3%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		8.0	8.0		8.0		6.9	77.0			65.3	
Actuated g/C Ratio		0.09	0.09		0.09		0.08	0.86			0.73	
v/c Ratio		0.10	0.06		0.55		0.13	0.24			0.24	
Control Delay		38.4	0.6		30.9		40.6	1.9			5.6	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		38.4	0.6		30.9		40.6	1.9			5.6	
LOS		D	A		C		D	A			A	
Approach Delay		18.7			30.9			2.8			5.6	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Weekday Afternoon Peak Hour

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	B			C			A			A		
Queue Length 50th (ft)		6	0		26		9	28			45	
Queue Length 95th (ft)		18	0		48		29	55			95	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		396	524		491		146	2861			2194	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.03	0.02		0.21		0.12	0.24			0.24	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.55

Intersection Signal Delay: 6.3

Intersection LOS: A

Intersection Capacity Utilization 54.5%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Weekday Afternoon Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1	1	2	659	490	1
Future Volume (vph)	1	1	2	659	490	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.932					
Flt Protected	0.976					
Satd. Flow (prot)	1694	0	0	3421	3421	0
Flt Permitted	0.976					
Satd. Flow (perm)	1694	0	0	3421	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1	1	2	716	533	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	2	0	0	718	534	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	29.6%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Weekday Afternoon Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	1	2	659	490	1
Future Vol, veh/h	1	1	2	659	490	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	2	716	533	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	896	267	534	0	-	0
Stage 1	534	-	-	-	-	-
Stage 2	362	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	280	731	1030	-	-	-
Stage 1	552	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	279	731	1030	-	-	-
Mov Cap-2 Maneuver	279	-	-	-	-	-
Stage 1	550	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	14	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1030	-	404	-	-	
HCM Lane V/C Ratio	0.002	-	0.007	-	-	
HCM Control Delay (s)	8.5	0	14	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Combined Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	0	17	8	0	18	18	480	5	13	517	12
Future Volume (vph)	11	0	17	8	0	18	18	480	5	13	517	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	12	12	11	12	12	11	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95	0.95
Frt		0.919			0.906			0.998			0.997	
Flt Protected		0.980			0.985			0.998			0.999	
Satd. Flow (prot)	0	1678	0	0	1865	0	0	3441	0	0	3408	0
Flt Permitted		0.864			0.898			0.927			0.940	
Satd. Flow (perm)	0	1479	0	0	1700	0	0	3196	0	0	3206	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		24			25			2			5	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		264			164			444			424	
Travel Time (s)		7.2			4.5			8.6			8.3	
Peak Hour Factor	0.70	0.70	0.70	0.72	0.72	0.72	0.90	0.90	0.90	0.88	0.88	0.88
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	1%	1%	1%	2%	2%	2%
Adj. Flow (vph)	16	0	24	11	0	25	20	533	6	15	588	14
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	40	0	0	36	0	0	559	0	0	617	0
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		4			4			2			2	
Permitted Phases	4			4			2			2		
Detector Phase	4	4		4	4		2	2		2	2	
Switch Phase												
Minimum Initial (s)	9.0	9.0		9.0	9.0		15.0	15.0		15.0	15.0	
Minimum Split (s)	13.0	13.0		13.0	13.0		19.0	19.0		19.0	19.0	
Total Split (s)	30.0	30.0		30.0	30.0		60.0	60.0		60.0	60.0	
Total Split (%)	33.3%	33.3%		33.3%	33.3%		66.7%	66.7%		66.7%	66.7%	
Yellow Time (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.0			4.0			4.0			4.0	
Lead/Lag												
Lead-Lag Optimize?												
Recall Mode	None	None		None	None		C-Max	C-Max		C-Max	C-Max	
Act Effect Green (s)		9.1			9.1			76.3			76.3	
Actuated g/C Ratio		0.10			0.10			0.85			0.85	
v/c Ratio		0.23			0.19			0.21			0.23	
Control Delay		24.5			21.8			1.8			2.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		24.5			21.8			1.8			2.0	
LOS		C			C			A			A	
Approach Delay		24.5			21.8			1.8			2.0	
Approach LOS		C			C			A			A	
Queue Length 50th (ft)		8			6			25			30	
Queue Length 95th (ft)		27			25			36			42	
Internal Link Dist (ft)		184			84			364			344	

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
2027 Combined Conditions Saturday Midday Peak Hour

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)												
Base Capacity (vph)		444			508			2709			2718	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.09			0.07			0.21			0.23	

Intersection Summary

Area Type:

Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green

Natural Cycle: 40

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.23

Intersection Signal Delay: 3.2

Intersection LOS: A

Intersection Capacity Utilization 40.7%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases:

101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway

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02 (R)

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04

60 s

30 s

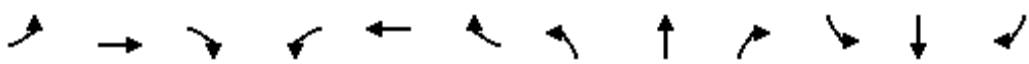
M7 Lofts
Tighe & Bond

Synchro 11 Report

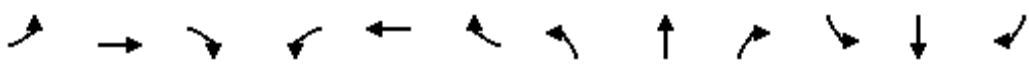
Lanes, Volumes, Timings

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102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	3	17	13	3	16	18	483	8	10	526	12
Future Volume (vph)	11	3	17	13	3	16	18	483	8	10	526	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	14	12	10	11	12	12	11	12
Storage Length (ft)	0		0	0		0	350		0	0		0
Storage Lanes	0		1	0		0	1		0	0		0
Taper Length (ft)	25			25			75			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	0.95	0.95	0.95
Ped Bike Factor		0.99	0.99		0.99		1.00	1.00			1.00	
Frt			0.850		0.932			0.998			0.997	
Flt Protected		0.962			0.980		0.950				0.999	
Satd. Flow (prot)	0	1911	1689	0	1829	0	1668	3447	0	0	3406	0
Flt Permitted		0.837			0.858		0.950				0.945	
Satd. Flow (perm)	0	1649	1664	0	1600	0	1660	3447	0	0	3222	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			61		27			3			3	
Link Speed (mph)		25			25			35			35	
Link Distance (ft)		309			442			563			444	
Travel Time (s)		8.4			12.1			11.0			8.6	
Confl. Peds. (#/hr)	9		2	2		9	2		3	3		2
Peak Hour Factor	0.70	0.70	0.70	0.60	0.60	0.60	0.88	0.88	0.88	0.89	0.89	0.89
Heavy Vehicles (%)	2%	2%	2%	0%	0%	0%	1%	1%	1%	2%	2%	2%
Adj. Flow (vph)	16	4	24	22	5	27	20	549	9	11	591	13
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	24	0	54	0	20	558	0	0	615	0
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Perm	NA	
Protected Phases		4			4		1	2 1			2	
Permitted Phases	4		4	4						2		
Detector Phase	4	4	4	4	4		1	2 1		2	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0		3.0			15.0	15.0	
Minimum Split (s)	25.0	25.0	25.0	25.0	25.0		7.0			19.0	19.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		12.0			48.0	48.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		13.3%			53.3%	53.3%	
Yellow Time (s)	3.0	3.0	3.0	3.0	3.0		3.0			3.0	3.0	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0			1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0				0.0	
Total Lost Time (s)		4.0	4.0		4.0		4.0				4.0	
Lead/Lag							Lead			Lag	Lag	
Lead-Lag Optimize?							Yes			Yes	Yes	
Recall Mode	None	None	None	None	None		None			C-Max	C-Max	
Act Effct Green (s)		7.2	7.2		7.2		6.3	77.8			66.7	
Actuated g/C Ratio		0.08	0.08		0.08		0.07	0.86			0.74	
v/c Ratio		0.15	0.13		0.35		0.17	0.19			0.26	
Control Delay		41.1	2.2		30.2		42.2	1.5			5.2	
Queue Delay		0.0	0.0		0.0		0.0	0.0			0.0	
Total Delay		41.1	2.2		30.2		42.2	1.5			5.2	
LOS		D	A		C		D	A			A	

102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Saturday Midday Peak Hour

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		19.9			30.2			2.9			5.2	
Approach LOS		B			C			A			A	
Queue Length 50th (ft)		11	0		15		11	21			52	
Queue Length 95th (ft)		26	0		28		32	33			98	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		476	524		481		148	2923			2388	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.04	0.05		0.11		0.14	0.19			0.26	

Intersection Summary

Area Type: Other

Cycle Length: 90

Actuated Cycle Length: 90

Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow

Natural Cycle: 55

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.35

Intersection Signal Delay: 5.7

Intersection LOS: A

Intersection Capacity Utilization 40.7%

ICU Level of Service A

Analysis Period (min) 15

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road



201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Saturday Midday Peak Hour

						
Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	1	2	2	529	552	1
Future Volume (vph)	1	2	2	529	552	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	11	11	12
Lane Util. Factor	1.00	1.00	0.95	0.95	0.95	0.95
Frt	0.899					
Flt Protected	0.988					
Satd. Flow (prot)	1655	0	0	3455	3421	0
Flt Permitted	0.988					
Satd. Flow (perm)	1655	0	0	3455	3421	0
Link Speed (mph)	25			35	35	
Link Distance (ft)	324			424	1291	
Travel Time (s)	8.8			8.3	25.1	
Peak Hour Factor	0.70	0.70	0.86	0.86	0.87	0.87
Heavy Vehicles (%)	2%	2%	1%	1%	2%	2%
Adj. Flow (vph)	1	3	2	615	634	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	4	0	0	617	635	0
Sign Control	Stop			Free	Free	
Intersection Summary						
Area Type:	Other					
Control Type:	Unsignalized					
Intersection Capacity Utilization	26.0%			ICU Level of Service A		
Analysis Period (min)	15					

201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Saturday Midday Peak Hour

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	2	529	552	1
Future Vol, veh/h	1	2	2	529	552	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	70	70	86	86	87	87
Heavy Vehicles, %	2	2	1	1	2	2
Mvmt Flow	1	3	2	615	634	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	947	318	635	0	-	0
Stage 1	635	-	-	-	-	-
Stage 2	312	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.12	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.21	-	-	-
Pot Cap-1 Maneuver	259	678	951	-	-	-
Stage 1	490	-	-	-	-	-
Stage 2	715	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	258	678	951	-	-	-
Mov Cap-2 Maneuver	258	-	-	-	-	-
Stage 1	489	-	-	-	-	-
Stage 2	715	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	13.3	0		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	951	-	440	-	-	
HCM Lane V/C Ratio	0.002	-	0.01	-	-	
HCM Control Delay (s)	8.8	0	13.3	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0	-	-	

APPENDIX D

Collision History Summary

Intersection: Main Avenue
at
101 Merritt 7 North Driveway

COLLISION TYPE					
	2022	2023	2024	Total	Percent
Rear-End	1	1	1	3	42.9%
Angle	0	1	1	2	28.6%
Sideswipe, Same Direction	1	1	0	2	28.6%
TOTAL	2	3	2	7	100%

COLLISION EVENT					
	2022	2023	2024	Total	Percent
Motor Vehicle	2	3	2	7	100.0%
Pedestrian / Cyclist	0	0	0	0	0.0%
TOTAL	2	3	2	7	100%

SEVERITY					
	2022	2023	2024	Total	Percent
Property Damage Only (PDO)	1	2	1	4	57.1%
Minor Injury	1	1	1	3	42.9%
Serious Injury	0	0	0	0	0.0%
Fatal	0	0	0	0	0.0%
TOTAL	2	3	2	7	100%

Intersection: Main Avenue
at
101 Merritt 7 South Driveway

COLLISION TYPE					
	2022	2023	2024	Total	Percent
Angle	0	1	1	2	66.7%
Sideswipe, Same Direction	0	1	0	1	33.3%
TOTAL	0	2	1	3	100%

COLLISION EVENT					
	2022	2023	2024	Total	Percent
Motor Vehicle	0	2	1	3	100.0%
Pedestrian / Cyclist	0	0	0	0	0.0%
TOTAL	0	2	1	3	100%

SEVERITY					
	2022	2023	2024	Total	Percent
Property Damage Only (PDO)	0	2	1	3	100.0%
Minor Injury	0	0	0	0	0.0%
Serious Injury	0	0	0	0	0.0%
Fatal	0	0	0	0	0.0%
TOTAL	0	2	1	3	100%

TABLE A-3
Intersection Collision History Summary

Intersection: Main Avenue
at
201 Merritt 7 Driveway

COLLISION TYPE

	2022	2023	2024	Total	Percent
Angle	1	1	1	3	50.0%
Pedestrian	0	0	1	1	16.7%
Rear-End	0	0	1	1	16.7%
Sideswipe, Same Direction	1	0	0	1	16.7%
TOTAL	2	1	3	6	100%

COLLISION EVENT

	2022	2023	2024	Total	Percent
Motor Vehicle	2	1	2	5	83.3%
Pedestrian / Cyclist	0	0	1	1	16.7%
TOTAL	2	1	3	6	100%

SEVERITY

	2022	2023	2024	Total	Percent
Property Damage Only (PDO)	2	0	2	4	66.7%
Minor Injury	0	1	1	2	33.3%
Serious Injury	0	0	0	0	0.0%
Fatal	0	0	0	0	0.0%
TOTAL	2	1	3	6	100%





September 10, 2025

To: Martin G. Berger, Managing Principal
From: David B. Smith
Re: Economic Evaluation M7 Lofts Redevelopment

Introduction

The following is a technical report on selected anticipated economic benefits from the conversion and redevelopment of two existing office buildings to a multi-family residential community consisting of a robust package of indoor and outdoor amenities that will set a new standard in the greater Norwalk market. The M7 Lofts are located on Route 7 in the City of Norwalk, and known locally as Section 5, Block 37, Lots 20 and 28 (the “Subject Site”), refer to Exhibit 1. This technical evaluation was prepared on behalf of Granoff Real Estate and Saber-Hightower (collectively the “Applicant”) as part of a site plan approval before the City. The proposal calls for the conversion of approximately 436,656 square feet of office uses in two separate buildings, 101 and 201 Merritt 7 (the “M7 Properties”) into a 300 multi-family residential community complete with on-site parking and numerous amenities. This economic evaluation is limited to is limited to the conversion of the M7 Properties from office to multi-family residential.

The new residential community is expected to attract single and young married professionals, as well as empty nesters and “baby boomers” who are downsizing from larger single-family homes and want to remain in the area to be near family and friends. The target market is attracted to social environments and commercial districts that tend to patronize local business and restaurants. The M7 Properties are located along the Main Avenue commercial corridor and less than 0.25 miles from the Merritt 7 Metro-North Train Station that provides mass transit to the New York City market. The proximity of these amenities means that this type of development is in keeping with Smart Growth and Transit Oriented Development goals and policies, including:

- Directing development towards communities with the existing infrastructure to support it;
- Fostering distinctive, attractive communities with a strong sense of place;
- Create walkable neighborhoods; and,
- Take advantage of existing transportation infrastructure.

It is noted that vacancy rate for office use in Fairfield County for 2025 is approximately 23 percent¹ which followed a surge in office to residential conversions. As noted in the Newmark article: Redevelopment and conversion of outdated office properties remain a practical solution to address supply, as owners of struggling assets increasingly pursue multifamily development opportunities².

¹ Fairfield County Office Market Overview, Newmark, Mid-year 2025

² Ibid.

Current Real Estate Property Tax

The currently under-utilized site (101 Merritt 7 and 201 Merritt 7) has a current total assessment of more than \$46.5 million for the 2024-2025 tax period with total tax revenue of slightly more than \$1 million annually.

Table 1a
Existing Real Estate Tax Revenue (2025)

Site	Assessment	Existing taxes
101 Merritt 7	\$20,446,340	\$482,357
201 Merritt 7	\$26,131,340	\$616,474
		\$1,098,831

Source: City of Norwalk Tax Receivers Office

It is noted that historically (2018) the M7 Properties had a significantly higher assessment and taxes paid, refer to Table 1b below, given that the buildings were nearly fully occupied. It is noted that all leases are set to expire by the end of 2025³.

Table 1b
2018 Real Estate Tax Revenue

Site	Assessment	Existing taxes
101 Merritt 7	\$42,700,000	\$997,642
201 Merritt 7	\$52,850,000	\$1,234,787
		\$2,232,429

Source: City of Norwalk Tax Receivers Office

Analysis Methodology

To arrive at rates that could be applied towards redevelopment of the M7 Properties, a desk-top survey method was applied which evaluated existing assessment values for seven contemporary multi-family residential communities in the City of Norwalk, refer to Exhibit 2 and Table 2.

³ CBRE Confidential Offering Memorandum

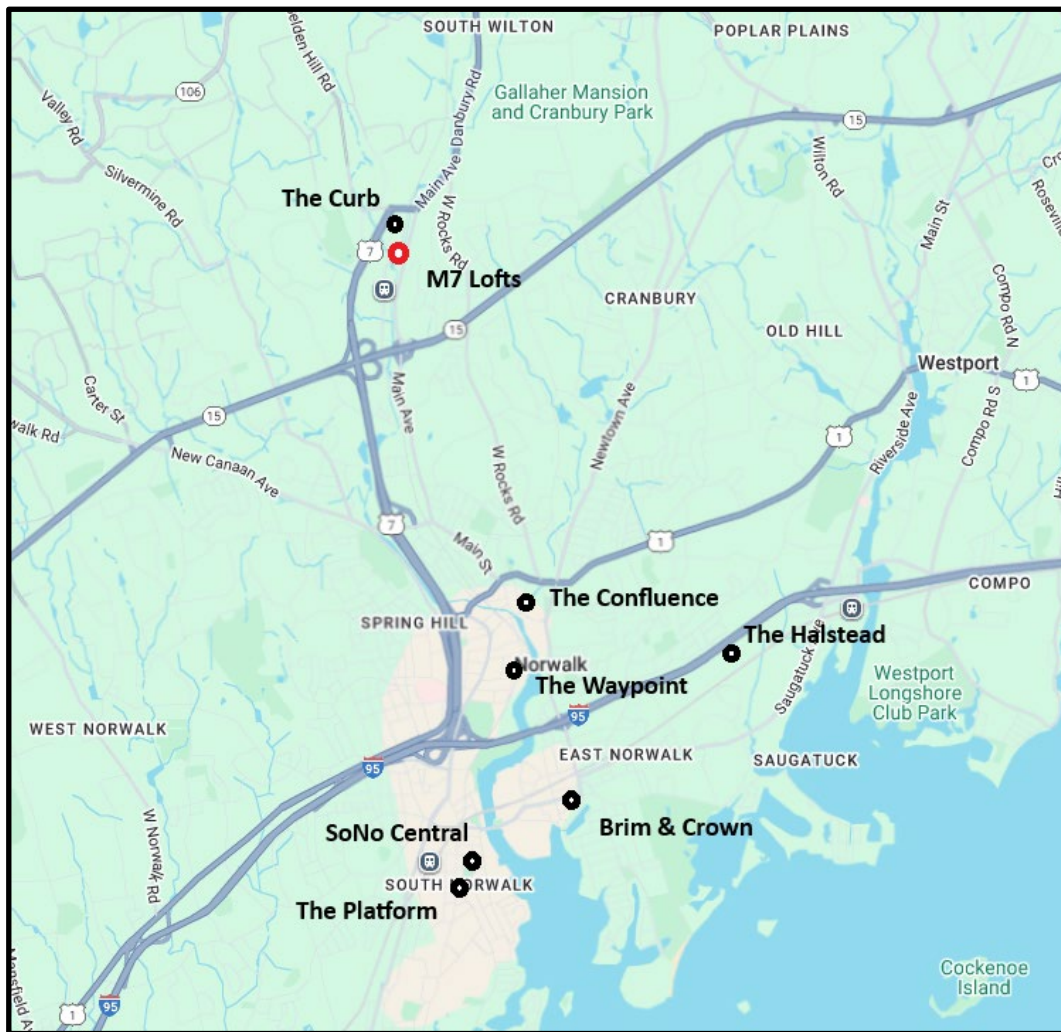


Exhibit 2. Comparable Project Locations

Documentation from the City's Tax Assessment and Tax Collection Offices were used to arrive at an average assessment per gross floor area which includes residential living area and other support uses such as parking, courtyards, porches, patios, etc., and an average assessment for land area (by acre), refer to Appendix A of this report for comparable projects. It is noted that gross floor area for the M7 Properties includes a substantial amount of parking and is in fact, way overparked for a residential use (approximately 1,319 parking spaces existing compared to 392 required⁴). Given that the site is significantly overparked, an adjustment has been made in the calculation of the real estate taxes to relative to the gross floor area and land area to reflect this condition. The average assessment was applied to the existing land area associated with the Subject Site and the gross floor area for the new residential community to arrive at an anticipated assessed value. The current mill rate was applied to the projected assessment to determine the anticipated municipal tax revenue. It is noted that the City also collects a sewer tax based on usage. This analysis does not include projections on sewer use tax nor taxes that might be associated with private property such as automobiles.

Table 2, Comparable Project Assessments, provides a breakdown of the average assessment calculations that are used to determine project tax revenue.

⁴ Table 4.3.12.B-1 Norwalk Building Regulations

Table 2
Comparable Project Assessments

	Size (acres)±	Building Size Living Area (square feet)	Building Size Gross Area (square feet)	Assessment total	Assessment land	Assessment Improvements	Assessment land/acre	Assessment Improvements/sf GFA
The Curb - 200 Glover Ave	3.06	254,126	498,512	\$53,639,360	\$9,112,240	\$44,527,120	\$2,977,856	\$89.32
SoNo Central - 10 Monroe St	1.46	166,334	248,936	\$26,988,200	\$1,089,500	\$25,896,700	\$746,233	\$104.03
Brim & Crown - 230 East Ave	3.62	154,318	193,928	\$34,966,470	\$3,061,810	\$31,934,660	\$845,804	\$164.67
The Confluence - 26 Belden Ave	4.4	264,108	338,796	\$69,380,070	\$4,317,090	\$65,062,980	\$981,157	\$192.04
The Platform - 11 Chestnut Street	1.52	94,213	129,026	\$25,030,080	\$1,527,020	\$23,503,060	\$1,004,618	\$182.16
The Waypoint - 515 West Ave	4.48	563,284	574,362	\$99,726,975	\$12,315,975	\$87,411,000	\$2,749,102	\$152.19
The Halstead - 8 Norden Place	38.37	269,100	289,776	\$7,527,810	\$15,652,760	\$41,875,050	\$407,943	\$144.51
Avg. Assessment							\$1,329,253	\$146.99

Source: City of Norwalk Assessors Office

Projected Fiscal Implications

Table 3 applies the average assessed value per acre and per gross floor area to the project as a whole with adjustments made, as noted above to reflect the significant overparking of the project site by almost 900 spaces. Based on the latest assessment data for other comparable projects within the City of Norwalk, it can be reasonably expected that the Proposed Project would generate approximately \$1.8 million annually in real estate taxes. It is noted that all of the comparable projects, refer to Appendix A, have some adjustment in tax payment related to project phase in. This analysis does take into account a reduction in taxes paid.

Table 3
Project Real Estate Taxes

M7 #101 & #102	Site Acreage	Avg. AV Land/acre	AV Land	Mill rate/\$1,000	Projected Taxes
	4.54	1,329,253	\$6,034,808		
	GFA	Avg. AV/GFA	AV Building		
	481,164	\$146.99	\$70,725,473		
Projected AV			\$76,760,281	\$23.90	\$1,834,571

Compiled by Planning & Development Advisors, adjustments made to reflect overparking associated with prior use.

Based on existing conditions, it is anticipated that the Proposed Project would yield an overall increase in tax revenue to the City of approximately \$0.735 million annually.

Projected Impact – School District

Based on the 2024-2025 Approved Operating Budget for the City of Norwalk, the portion of the School District budget supported by local tax revenue is \$223,265,344⁵. With an estimated enrollment of 11,500⁶, this translates to a projected annual cost of approximately \$19,400 per student. The Applicant has prepared an evaluation of the potential increase in the number of school age children that would be generated by the Proposed Project, refer to Appendix B of this report. Based on that evaluation it is anticipated that the development will generate approximately 14 public school age children. Based on the projected cost for education noted above the estimated annual cost to the school district from the project at full occupancy would be approximately \$271,600. The Applicant contends that the actual cost to the district would be incremental and not necessarily a straight-line projection and that the projected tax revenue the City would receive on behalf

⁵ City of Norwalk 2024-2025 Approved Operating Budget, page 137

⁶ Ibid., page 134

of the school district, see Table 3, (approximately \$1.83 million) would more than cover the anticipated costs to the district. It is the considered opinion of this office that the proposed Project would not have an appreciable impact to the Norwalk public school district.

Per Capita Projected Costs

Table 4, Projected Project Population, provides an estimate of the anticipated population from the Proposed Project.

Table 4
Projected Project Population

Unit type	#	Multiplier	Population (est.)	
Studio ¹	50	1.1	55	
Studio workforce ¹	6	1.1	7	
One Bedroom +	164	1.67	274	
One Bedroom + workforce	18	1.99	36	
Two Bedroom	0	2.31	0	
Two bedroom workforce	0	2.55	0	
Two Bedroom + ²	56	2.55	143	
Two bedroom + workforce ²	6	2.68	16	
	300		530	
Source: Rutgers University, Center for Urban Policy Research <i>Residential Demographic Multipliers</i> , June 2006				
1. The Rutgers figures do not have loft or studio results, based on unit size/configuration mostly single occupant is anticipated				
2. mix of 2 and 3 person households to account for den				

The Approved Operating Budget for the City of Norwalk breaks down appropriations for various City services and functions. Of the approximately \$436 million associated with the approved appropriations⁷ 86 percent is raised through tax revenue⁸. Taking out the appropriations associated with the School District as noted above leaves a balance of \$141 million to support municipal services of all kinds including police, fire, DPW, general government, etc. With a 2022 population of 91,404⁹ this equates to an estimated per capita cost of \$1,549. Applying the projected population with the per capita cost yields an estimated cost associated with the Proposed Project of approximately \$826,129 (\$1,549 x 530 = \$820,970). As noted above, project costs associated with Education is projected at \$271,600 and when per capita costs projections are added total cost is estimated at \$1,097,729. As noted in Table 3, estimated tax revenue is projected at \$1.835 million leaving a projected surplus of revenue over costs of approximately \$0.736 million.

Resident Spending

The proposed residential development of the M7 Properties will contribute to the local economy through the purchasing power of its residents. This analysis assesses the anticipated economic impact of resident spending

⁷ Ibid. pages 36-38

⁸ Ibid. page 40.

⁹ Ibid. page 23

by calculating the expected purchasing power of the proposed 300 new households associated with the proposed development.

As shown in Table 5, households in the in subject area can be expected to spend approximately 25 percent of pretax household income on goods and services, according to the 2022-2023 Consumer Expenditure Survey published by the U.S. Bureau of Labor Statistics¹⁰.

Based on industry standards and the City of Norwalk affordable housing regulations, all household incomes were determined based on housing cost being no more than 30 percent of income. Table 5, Projected Total Household Income, notes that household incomes are anticipated to range between \$69,700 and \$156,000 depending on unit size and configuration. Further, the proposed Project is anticipated to generate a total of slightly more that \$35 million annually.

Table 5
Projected Household Incomes

Unit type	#	Avg. s.f.	Rent/s.f.	Rent/unit	Household income	Total household Income
Studio	50	619	\$4.40	\$2,723.60	\$108,944.00	\$5,447,200.00
Studio workforce	6	619		\$1,744.15	\$69,766.00	\$418,596.00
One Bedroom +	164	846	\$3.31	\$2,800.26	\$112,010.40	\$18,369,705.60
One Bedroom + workforce	18	846		\$1,993.60	\$79,744.00	\$1,435,392.00
Two Bedroom	0	1200	\$3.17	\$3,804.00	\$152,160.00	\$0.00
Two bedroom workforce	0	1200		\$2,242.80	\$89,712.00	\$0.00
Two Bedroom +	56	1232	\$3.17	\$3,905.44	\$156,217.60	\$8,748,185.60
Two bedroom + workforce	6	1232		\$2,492.00	\$99,680.00	\$598,080.00
	300					\$35,017,159.20
Workforce calcs						
Persons	1	2	3	4		
2025 Max. Incomes	\$69,766	\$79,744	\$89,712	\$99,680		
Max. rent (30%)	\$1,744.15	\$1,993.60	\$2,242.80	\$2,492.00		
Source: https://norwalkct.gov/2756/Find-Affordable-Housing-in-Norwalk						

Compiled by Planning & Development Advisors

Table 6, Expected Purchasing Power, takes the information presented in Table 5 relative to household spending and applies it to the expected pre-tax income to arrive at anticipated purchasing power generated by the Proposed Project.

Table 6
Expected Purchasing Power

Expected Pretax Income of the Development	% Spent on goods and services	Expected Purchasing Power
\$35,017,159	25%	\$8,754,289

Based on figures from the US Census Bureau, households will typically spend approximately 25

¹⁰ US Census - Table 3104. Northeastern region by income before taxes: Average annual expenditures and characteristics, Consumer Expenditure Surveys, 2022-2023

percent of their pre-tax income on goods and services¹¹. For the Proposed Project this translates to an injection of approximately \$8.7 million into the local economy on goods and services that might be purchased locally, such as food, apparel, entertainment, personal care products and services. It is noted that not all of the goods and services will be spent in the greater Norwalk community, but given the presence of numerous shops, restaurants and like services within proximity to the Project Site, there is anticipated to be a positive effect of the M7 Lofts on the local economy. In addition, the M7 Properties could be considered a transit-oriented development (TOD) as it is located less than 0.25 miles from the Merritt 7 Metro-North Train Station as well as being on the Main Avenue bus route. As a general planning guideline, residents of a TOD would be less likely to rely on automobiles for daily activities than a conventional suburban household, and, as a result, could reasonably be expected to make more purchases within the walkable local area. Lastly, the majority of the unit types (studios and 1+-bedroom apartments) tend to target smaller households such as young professionals and empty nesters. As discussed in earlier sections, such households are more likely to spend on dining out, entertainment, and other activities available on Main Street.

Summary

The proposed Project takes currently under-utilized and under-performing properties and through significant investment of approximately \$105 million creates value that is translated into the following:

- Projected increase in real estate tax revenue estimated at roughly \$0.735 million for the City over existing conditions; and
- Injection of an annually projected \$8.7 million of discretionary spending into the greater City of Norwalk community economy which would be spent supporting the local business community.

¹¹ Table 3104. Northeastern region by income before taxes: Average annual expenditures and characteristics, Consumer Expenditure Surveys, 2022-2023

Appendix A
Existing M7 Properties Assessments
Comparable Project Assessments

101 MERRITT 7

Location	101 MERRITT 7	Mblu	5/ 37/ 20/ 0/
Acct#	15768	Owner	MERRITT 7 VENTURE LLC
Assessment	\$20,446,340	Appraisal	\$29,209,050
PID	15768	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$19,676,140	\$9,532,910	\$29,209,050
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$13,773,300	\$6,673,040	\$20,446,340

Owner of Record

Owner	MERRITT 7 VENTURE LLC	Sale Price	\$0
Co-Owner		Book & Page	3142/286
Address	301 MERRITT 7 NORWALK, CT 06851	Sale Date	11/27/1995

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MERRITT 7 VENTURE LLC	\$0	3142/286	11/27/1995
MERRITT 7 VENTURE LLC	\$0	3142/286	11/27/1995
FIRST MERRITT SEVEN CORP	\$0	14610/170	02/22/1983
FAIRFIELD INVESTORS INC	\$0	1461/170	02/22/1983
FIRST MERRITT SEVEN CORP	\$0	0/0	

Building Information

Building 1 : Section 1

Year Built:	1980
Living Area:	206,774

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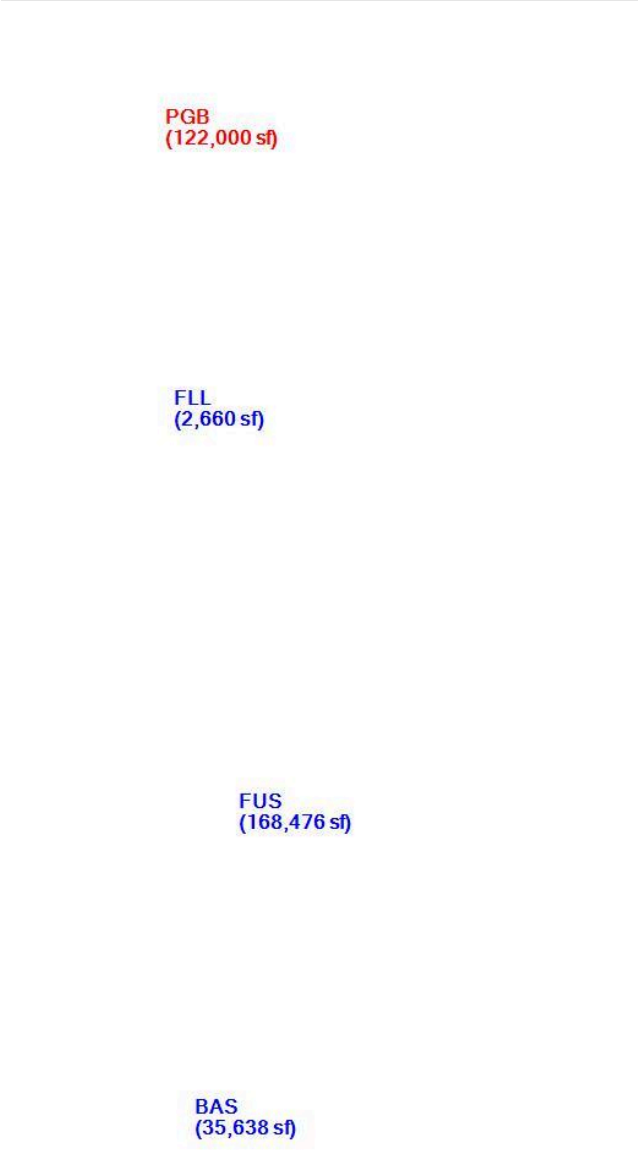
Building Attributes	
Field	Description
Style:	Class A Office
Model:	Commercial
Grade	B
Stories:	7.00
Occupancy	28.00
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
Full Baths	0
Half Baths	16
Extra Fixtures	0
FBM Area	2660
Heat/AC	Heat/AC Split
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	11.00
% Sprinkler	100.00
# of Heat Systems	1
Insulation	Typical
Electric	Typical

Building Photo



(PhotoHandler.ashx?pid=15768&bid=15768)

Building Layout



(ParcelSketch.ashx?pid=15768&bid=15768)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area

FUS	Finished Upper Story	168,476	168,476
BAS	First Floor	35,638	35,638
FLL	Finished Lower Level	2,660	2,660
PGB	Parking Garage Basement	122,000	0
		328,774	206,774

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
ELV1	Commercial	9.00 STOP	\$607,500	1
SPR	Sprinklers	206774.00 S.F.	\$1,023,530	1
SPR	Sprinklers	122000.00 S.F.	\$768,600	1
ELV2	Freight Elevator	9.00 STOP	\$222,750	1

Land

Land Use		Land Line Valuation	
Use Code	201V	Size (Acres)	3.57
Description	Commercial Improved	Assessed Value	\$6,673,040
Zone	EO	Appraised Value	\$9,532,910
Neighborhood	C111		

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
CEL2	Cell Rooftop			1.00 UNITS	\$70,130	1
PAV1	Paving Asph.			8940.00 S.F.	\$20,920	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$37,380,390	\$9,532,910	\$46,913,300
2022	\$52,356,830	\$8,643,170	\$61,000,000
2022	\$52,356,830	\$8,643,170	\$61,000,000
2021	\$52,356,830	\$8,643,170	\$61,000,000
2020	\$52,356,830	\$8,643,170	\$61,000,000
2019	\$52,356,830	\$8,643,170	\$61,000,000
2018	\$52,356,830	\$8,643,170	\$61,000,000

Assessment			
Valuation Year	Improvements	Land	Total

2023	\$26,166,270	\$6,673,040	\$32,839,310
2022	\$36,649,780	\$6,050,220	\$42,700,000
2022	\$36,649,780	\$6,050,220	\$42,700,000
2021	\$36,649,780	\$6,050,220	\$42,700,000
2020	\$36,649,780	\$6,050,220	\$42,700,000
2019	\$36,649,780	\$6,050,220	\$42,700,000
2018	\$36,649,780	\$6,050,220	\$42,700,000

201 MERRITT 7

Location	201 MERRITT 7	Mblu	5/ 37/ 28/ 0/
Acct#	15774	Owner	MERRITT 7 VENTURE LLC
Assessment	\$26,131,340	Appraisal	\$37,330,480
PID	15774	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$29,447,620	\$7,882,860	\$37,330,480
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$20,613,340	\$5,518,000	\$26,131,340

Owner of Record

Owner	MERRITT 7 VENTURE LLC	Sale Price	\$0
Co-Owner		Book & Page	5485/46
Address	301 MERRITT 7 NORWALK, CT 06851	Sale Date	07/08/2004

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MERRITT 7 VENTURE LLC	\$0	5485/46	07/08/2004
TWO HUNDRED ONE MERRITT LLC	\$0	4543/321	08/16/2002
KNICKERBOCKER MERRITT PROP LP	\$32,000,000	3392/69	08/29/1997
SECOND MERRITT SEVEN CORP	\$0	0/0	09/08/1981
FAIRFIELD INVESTORS INC	\$0	0/0	

Building Information

Building 1 : Section 1

Year Built:	1982
Living Area:	214,890

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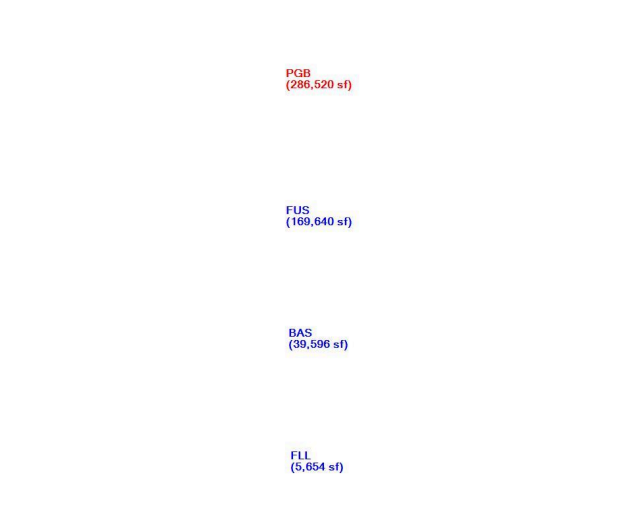
Building Attributes	
Field	Description
Style:	Class A Office
Model:	Commercial
Grade	C+
Stories:	7.00
Occupancy	1.00
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
Full Baths	2
Half Baths	16
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Split
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	11.00
% Sprinkler	100.00
# of Heat Systems	1
Insulation	Typical
Electric	Typical

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=15774&bid=15774)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	169,640	169,640
BAS	First Floor	39,596	39,596
FLL	Finished Lower Level	5,654	5,654
PGB	Parking Garage Basement	286,520	0
		501,410	214,890

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #

ELV1	Commercial	3.00 STOP	\$81,000	1
SPR	Sprinklers	214890.00 S.F.	\$1,276,450	1
SPR	Sprinklers	286520.00 S.F.	\$2,166,090	1
ELV2	Freight Elevator	3.00 STOP	\$97,200	1

Land

Land Use		Land Line Valuation	
Use Code	201V	Size (Acres)	2.91
Description	Commercial Improved	Assessed Value	\$5,518,000
Zone	EO	Appraised Value	\$7,882,860
Neighborhood	C111		

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$50,088,930	\$7,882,860	\$57,971,790
2022	\$68,352,870	\$7,147,130	\$75,500,000
2022	\$68,352,870	\$7,147,130	\$75,500,000
2021	\$68,352,870	\$7,147,130	\$75,500,000
2020	\$68,352,870	\$7,147,130	\$75,500,000
2019	\$68,352,870	\$7,147,130	\$75,500,000
2018	\$68,352,870	\$7,147,130	\$75,500,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$35,062,250	\$5,518,000	\$40,580,250
2022	\$47,847,010	\$5,002,990	\$52,850,000
2022	\$47,847,010	\$5,002,990	\$52,850,000
2021	\$47,847,010	\$5,002,990	\$52,850,000
2020	\$47,847,010	\$5,002,990	\$52,850,000
2019	\$47,847,010	\$5,002,990	\$52,850,000
2018	\$47,847,010	\$5,002,990	\$52,850,000

200 GLOVER AVE

Location	200 GLOVER AVE	Mblu	5/ 37/ 26/ 0/
Acct#	15773	Owner	166 GLOVER AVENUE LLC
Assessment	\$53,639,360	Appraisal	\$76,627,660
PID	15773	Building Count	1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$63,610,170	\$13,017,490	\$76,627,660
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$44,527,120	\$9,112,240	\$53,639,360

Owner of Record

Owner	166 GLOVER AVENUE LLC	Sale Price	\$0
Co-Owner		Book & Page	9403/137
Address	PO BOX 110295	Sale Date	01/10/2022
	STAMFORD, CT 06911-1295		

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
166 GLOVER AVENUE LLC	\$0	9403/137	01/10/2022
166 GLOVER AVENUE LLC	\$0	8388/178	08/11/2016
166 GLOVER AVENUE LLC	\$0	8388/175	08/11/2016
166 GLOVER AVENUE LLC	\$0	8388/172	08/11/2016
166 GLOVER AVENUE LLC	\$6,200,000	6379/93	11/22/2006

Building Information

Building 1 : Section 1

Year Built:	2019
Living Area:	254,126

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Building Attributes	
Field	Description
Style:	Apartments
Model:	Commercial
Grade	AA
Stories:	5
Occupancy	235.00
Exterior Wall 1	Precast Panel
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rubber
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Laminate
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Apartments - Com
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	100.00
# of Heat Systems	
Insulation	Typical
Electric	Typical

Building Photo



(PhotoHandler.ashx?pid=15773&bid=15773)

Building Layout



(ParcelSketch.ashx?pid=15773&bid=15773)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	203,328	203,328
BAS	First Floor	50,798	50,798
BGR	Basement Garage	139,288	0
NVS	No Value	87,644	0
PTO	Patio	15,454	0
		496,512	254,126

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	

ELV1	Commercial	7.00 STOP	\$189,000	1
TRB	Terrace/Balcony	12397.00 S.F.	\$974,700	1
SPR	Sprinklers	405714.00 S.F.	\$1,014,290	1

Land

Land Use		Land Line Valuation	
Use Code	108C	Size (Acres)	3.06
Description	Apartments - Com	Assessed Value	\$9,112,240
Zone	EO	Appraised Value	\$13,017,490
Neighborhood	C111		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	CR	Concrete	966.00 S.F.	\$104,330	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$63,610,170	\$13,017,490	\$76,627,660
2022	\$60,031,199	\$11,802,530	\$71,833,729
2022	\$60,031,199	\$11,802,530	\$71,833,729
2021	\$60,031,199	\$11,802,530	\$71,833,729
2020	\$60,031,200	\$11,802,530	\$71,833,730
2019	\$57,093,050	\$11,802,530	\$68,895,580
2018	\$4,200,000	\$12,333,890	\$16,533,890

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$44,527,120	\$9,112,240	\$53,639,360
2022	\$42,021,840	\$8,261,770	\$50,283,610
2022	\$42,021,840	\$8,261,770	\$50,283,610
2021	\$42,021,840	\$8,261,770	\$50,283,610
2020	\$42,021,840	\$8,261,770	\$50,283,610
2019	\$39,965,130	\$8,261,770	\$48,226,900
2018	\$2,940,000	\$8,633,720	\$11,573,720

10 MONROE ST

Location	10 MONROE ST	Mblu	2/ 57/ 11/ 0/
Acct#	5444	Owner	10 MONROE STREET LLC
Assessment	\$26,986,200	Appraisal	\$38,551,700
PID	5444	Building Count	3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$36,995,270	\$1,556,430	\$38,551,700
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$25,896,700	\$1,089,500	\$26,986,200

Owner of Record

Owner	10 MONROE STREET LLC	Sale Price	\$0
Co-Owner		Book & Page	9376/335
Address	1 NORTH WATER ST SUITE 100 NORWALK, CT 06854-0000	Sale Date	11/24/2021

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
10 MONROE STREET LLC	\$0	9376/335	11/24/2021
10 MONROE STREET LLC	\$438,150	9361/288	10/29/2021
COASTAL LOFTS SONO LLC	\$1,200,000	9361/237	10/29/2021
10 MONROE LLC	\$0	7961/287	02/20/2014
DRISCOLL JOHANNA J &	\$0	7242/222	09/02/2010

Building Information

Building 1 : Section 1

Year Built:	2024
Living Area:	166,334

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Building Attributes	
Field	Description
Style:	Apartments
Model:	Commercial
Grade	A
Stories:	6
Occupancy	151.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Carpet
Heating Fuel	Gas
Heating Type	Hydro Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	
Bedrooms	185
Full Baths	185
Half Baths	
Extra Fixtures	
FBM Area	
Heat/AC	Heat/AC Split
Frame	Wood
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	10.00
% Sprinkler	100.00
# of Heat Systems	
Insulation	
Electric	

Building 2 : Section 1

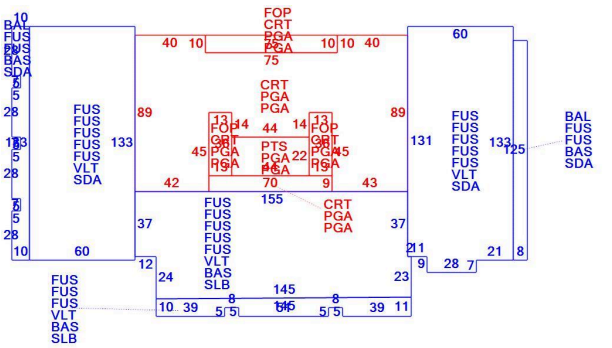
Year Built:	1980
Living Area:	4,728
Building Attributes : Bldg 2 of 3	

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=5444&bid=5444)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	135,164	135,164
SDA	Store Display Area	18,359	18,359
BAS	First Floor	12,811	12,811
BAL	Balcony	2,225	0
CRT	Court Yard	12,827	0
FOP	Framed Open Porch	1,686	0
PGA	Parking Garage above Grade	27,590	0
PTS	Patio - Stone	968	0
SLB	SLAB	10,586	0
VLТ	Vaulted Ceiling	26,720	0
		248,936	166,334

Field	Description
Style:	Retail/Office Strip
Model:	Commercial
Grade	C
Stories:	1
Occupancy	6.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Vinyl
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	7
Extra Fixtures	
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Masonry
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	10.00
% Sprinkler	100.00
# of Heat Systems	7
Insulation	Typical
Electric	Good

Building 3 : Section 1

Year Built: 1905
Living Area: 6,784

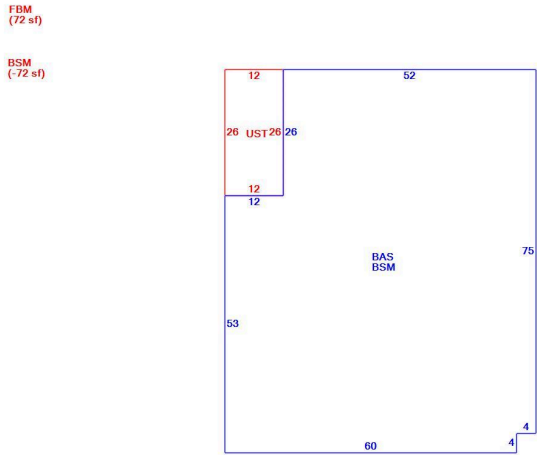
Building Attributes : Bldg 3 of 3	
Field	Description

Building Photo



(<https://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=5444&bid=58646)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,728	4,728
BSM	Basement	4,656	0
FBM	Finished Basement	72	0
UST	Utility Storage	312	0
		9,768	4,728

Land

Land Use		Land Line Valuation	
Use Code	201V	Size (Acres)	1.46
Description	Commercial Improved	Assessed Value	\$1,089,500
Zone	NB	Appraised Value	\$1,556,430
Neighborhood	C520		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			7500.00 S.F.	\$4,880	3
FN6	Fence 6'			100.00 L.F.	\$910	3
SPL1	InGround Pool	CRH	Heatd/Concrt	920.00 S.F.	\$41,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$6,760	\$1,556,430	\$1,563,190
2022	\$6,760	\$1,414,930	\$1,421,690
2022	\$6,760	\$1,414,930	\$1,421,690
2021	\$398,260	\$158,460	\$556,720
2020	\$398,260	\$158,460	\$556,720
2019	\$398,260	\$158,460	\$556,720
2018	\$398,260	\$158,460	\$556,720

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$4,740	\$1,089,500	\$1,094,240
2022	\$4,740	\$990,450	\$995,190
2022	\$4,740	\$990,450	\$995,190
2021	\$278,780	\$110,920	\$389,700
2020	\$278,780	\$110,920	\$389,700
2019	\$278,780	\$110,920	\$389,700
2018	\$278,780	\$110,920	\$389,700

230 EAST AVE

Location	230 EAST AVE	Mblu	3/ 33/ 17/ 0/
Acct#	7863	Owner	BRIM & CROWN LLC
Assessment	\$34,996,470	Appraisal	\$49,994,950
PID	7863	Building Count	3

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$45,620,930	\$4,374,020	\$49,994,950
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$31,934,660	\$3,061,810	\$34,996,470

Owner of Record

Owner	BRIM & CROWN LLC	Sale Price	\$0
Co-Owner		Book & Page	9524/95
Address	1 NORTH WATER ST STE 100	Sale Date	09/16/2022
	NORWALK, CT 06854-2260		

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BRIM & CROWN LLC	\$0	9524/95	09/16/2022
BRIM & CROWN LLC	\$0	9524/33	09/16/2022
230 EAST AVENUE LLC	\$0	8692/331	06/06/2018
230 EAST AVENUE LLC	\$14,580,000	8692/328	06/06/2018
NORWALK IMPROVEMENTS LLC	\$3,150,000	3032/222	01/23/1995

Building Information

Building 1 : Section 1

Year Built:	1927
Living Area:	112,217

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Building Attributes	
Field	Description
Style:	Office Bldg
Model:	Commercial
Grade	B-
Stories:	4.00
Occupancy	24.00
Exterior Wall 1	Concrete
Exterior Wall 2	Glass/Thermo.
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Prefab Panel
Interior Wall 2	Drywall
Interior Floor 1	Carpet
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	Hot Water
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	24
Extra Fixtures	4
FBM Area	
Heat/AC	Heat/AC Split
Frame	Masonry
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	14.00
% Sprinkler	100.00
# of Heat Systems	1
Insulation	None
Electric	Typical

Building 2 : Section 1

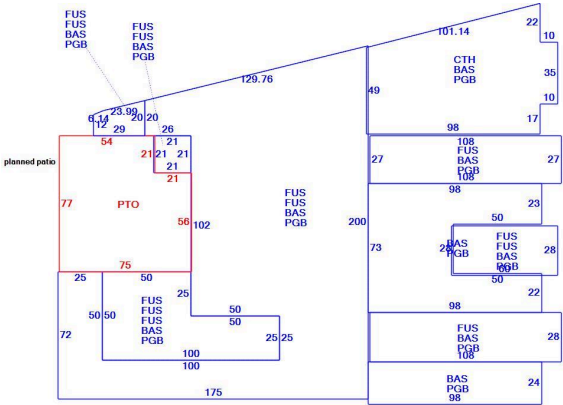
Year Built:	1927
Living Area:	15,633
Building Attributes : Bldg 2 of 3	

Building Photo



(PhotoHandler.ashx?pid=7863&bid=7863)

Building Layout



(ParcelSketch.ashx?pid=7863&bid=7863)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	64,426	64,426
BAS	First Floor	47,791	47,791
CTH	Cathedral	6,377	0
PGB	Parking Garage Basement	47,791	0
PTO	Patio	5,334	0
		171,719	112,217

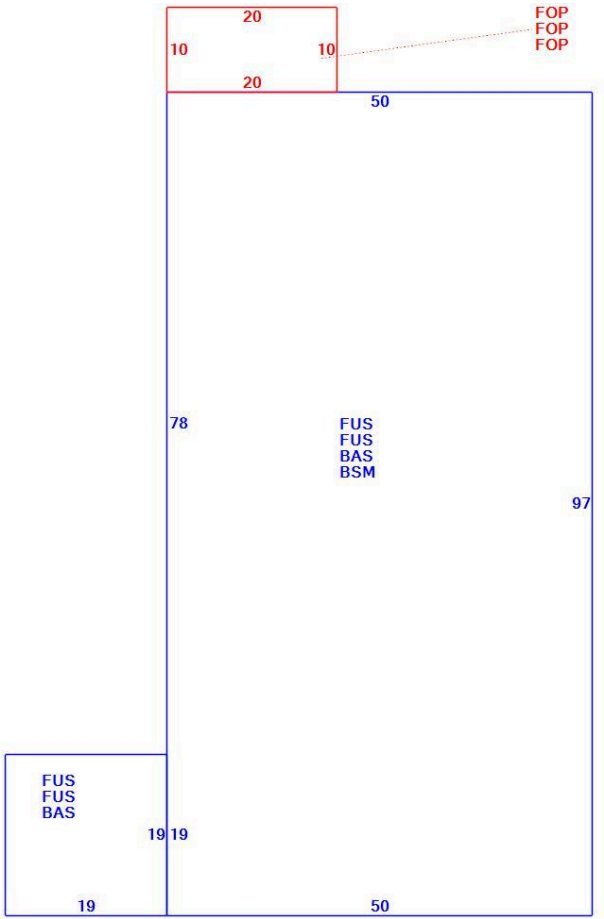
Field	Description
Style:	Apartment Com
Model:	Commercial
Grade	B+
Stories:	3.00
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Vinyl
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
Full Baths	2
Half Baths	1
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Masonry
Plumbing	Average
Foundation	Poured Conc
Partitions	Light
Wall Height	10.00
% Sprinkler	100.00
# of Heat Systems	1
Insulation	None
Electric	Typical

Building Photo



(PhotoHandler.ashx?pid=7863&bid=58305)

Building Layout



(ParcelSketch.ashx?pid=7863&bid=58305)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	10,422	10,422
BAS	First Floor	5,211	5,211
BSM	Basement	4,850	0
FOP	Framed Open Porch	600	0

		21,083	15,633
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Building 3 : Section 1

Year Built: 2021
Living Area: 154,318

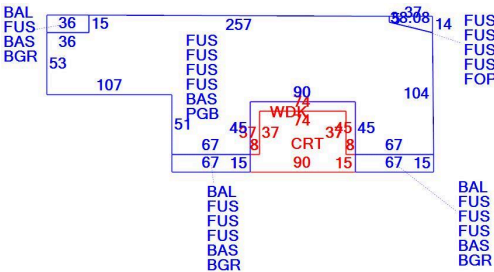
Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5
Occupancy	100.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	
Heat Percent	
Bldg Use	Commercial Improved
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
FBM Area	
Heat/AC	Heat/AC Split
Frame	Fireproof Stl
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	
% Sprinkler	
# of Heat Systems	
Insulation	
Electric	

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=7863&bid=58640)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	123,010	123,010
BAS	First Floor	31,308	31,308
BAL	Balcony	2,550	0
BGR	Basement Garage	2,550	0
CRT	Court Yard	4,088	0
FOP	Framed Open Porch	352	0
PGB	Parking Garage Basement	28,758	0
WDK	Wood Deck	1,312	0
		193,928	154,318

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
ELV1	Commercial	4.00 STOP	\$50,000	1
SPR	Sprinklers	108119.00 S.F.	\$405,450	1
SPR	Sprinklers	53245.00 S.F.	\$279,540	1
ELV1	Commercial	3.00 STOP	\$37,500	2
BAL	BALCONY	96.00 S.F.	\$259,200	3
GEN	Generator	1.00 UNITS	\$0	1
SPR	Sprinklers	20483.00 S.F.	\$51,210	2
SPR	Sprinklers	154318.00 S.F.	\$385,800	3
SPR	Sprinklers	31303.00 S.F.	\$109,560	3
GEN	Generator	1.00 UNITS	\$0	3

Land

Land Use		Land Line Valuation	
Use Code	201V	Size (Acres)	3.62
Description	Commercial Improved	Assessed Value	\$3,061,810
Zone	I1	Appraised Value	\$4,374,020
Neighborhood	C400		

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	Paving Asph.			5600.00 S.F.	\$7,280	1
CNP	Canopy		Loading Dock	234.00 S.F.	\$4,390	1
FN10	Fence 10'			80.00 L.F.	\$920	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$48,958,500	\$4,374,020	\$53,332,520
2022	\$42,133,440	\$3,988,070	\$46,121,510
2022	\$42,133,440	\$3,988,070	\$46,121,510
2021	\$35,812,770	\$3,988,070	\$39,800,840
2020	\$25,610,484	\$3,988,070	\$29,598,554
2019	\$11,678,650	\$3,988,070	\$15,666,720
2018	\$9,065,490	\$3,031,000	\$12,096,490

Valuation Year	Improvements	Land	Total
2023	\$34,270,950	\$3,061,810	\$37,332,760
2022	\$29,493,410	\$2,791,650	\$32,285,060
2022	\$29,493,410	\$2,791,650	\$32,285,060
2021	\$25,068,940	\$2,791,650	\$27,860,590
2020	\$17,927,342	\$2,791,650	\$20,718,992
2019	\$8,175,060	\$2,791,650	\$10,966,710
2018	\$6,345,840	\$2,121,700	\$8,467,540

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26 BELDEN AVE

Location	26 BELDEN AVE	Mblu	1/ 36/ 50/ 0/
Acct#	30249	Owner	RK NORWALK LLC 18% &
Assessment	\$69,380,070	Appraisal	\$99,114,380
PID	30249	Building Count	2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$92,947,110	\$6,167,270	\$99,114,380
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$65,062,980	\$4,317,090	\$69,380,070

Owner of Record

Owner	RK NORWALK LLC 18% &	Sale Price	\$103,000,000
Co-Owner	LIVING NORWALK LLC 82%	Book & Page	9243/122
Address	36 AIRPORT RD SUITE 307	Sale Date	05/17/2021
LAKEWOOD , NJ 08701-0000			

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
RK NORWALK LLC 18% &	\$103,000,000	9243/122	05/17/2021
AVALONBAY COMMUNITIES INC	\$9,840,250	6843/205	07/17/2008
RITZ REALTY CORP	\$0	3583/302	09/17/1998

Building Information

Building 1 : Section 1

Year Built:	2010
Living Area:	264,106
Building Attributes	
Field	Description

Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5.00
Occupancy	183.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Shaker Vinyl
Roof Structure	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Quarry Tile
Interior Floor 2	Laminate
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	605
Bedrooms	245
Full Baths	245
Half Baths	50
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	9.00
% Sprinkler	100.00
# of Heat Systems	185
Insulation	Typical
Electric	Good

Building 2 : Section 1

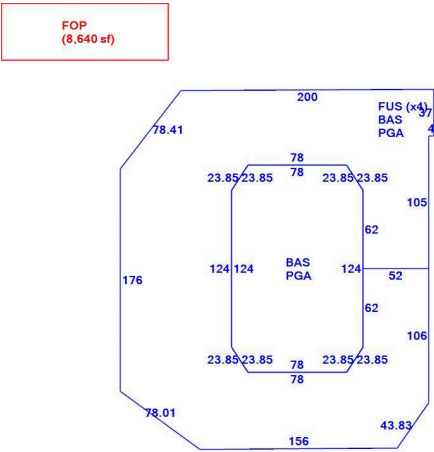
Year Built:	2010
Living Area:	178,230
Building Attributes : Bldg 2 of 2	
Field	Description

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=30249&bid=30249)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	198,056	198,056
BAS	First Floor	66,050	66,050
FOP	Framed Open Porch	8,640	0
PGA	Parking Garage above Grade	66,050	0
		338,796	264,106

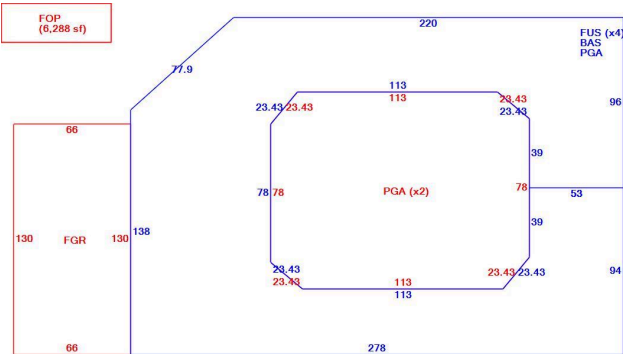
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5.00
Occupancy	131.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Shaker Vinyl
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Laminate
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	0
Bldg Use	Commercial Improved
Total Rooms	455
Bedrooms	193
Full Baths	187
Half Baths	0
Extra Fixtures	6
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	9.00
% Sprinkler	100.00
# of Heat Systems	
Insulation	Typical
Electric	Typical

Building Photo



(PhotoHandler.ashx?pid=30249&bid=51026)

Building Layout



(ParcelSketch.ashx?pid=30249&bid=51026)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	142,584	142,584
BAS	First Floor	35,646	35,646
FGR	Garage	8,580	0
FOP	Framed Open Porch	6,288	0
PGA	Parking Garage above Grade	66,978	0
		260,076	178,230

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR	Sprinklers	346893.00 S.F.	\$1,561,020	1
SPR	Sprinklers	82697.00 S.F.	\$520,990	1

ELV1	Commercial	6.00 STOP	\$270,000	1
SPR	Sprinklers	256560.00 S.F.	\$1,154,520	2
SPR	Sprinklers	90768.00 S.F.	\$571,840	2
ELV1	Commercial	1.00 STOP	\$45,000	2

Land

Land Use		Land Line Valuation	
Use Code	108C	Size (Acres)	4.44
Description	Apartments - Com	Assessed Value	\$4,317,090
Zone	CBDB	Appraised Value	\$6,167,270
Neighborhood	C440		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	FG	Fiberglass	1200.00 S.F.	\$33,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$92,947,110	\$6,167,270	\$99,114,380
2022	\$71,371,220	\$5,620,800	\$76,992,020
2022	\$71,371,220	\$5,620,800	\$76,992,020
2021	\$71,371,220	\$5,620,800	\$76,992,020
2020	\$71,371,220	\$5,620,800	\$76,992,020
2019	\$71,371,220	\$5,620,800	\$76,992,020
2018	\$71,371,220	\$5,620,800	\$76,992,020

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$65,062,980	\$4,317,090	\$69,380,070
2022	\$49,959,850	\$3,934,560	\$53,894,410
2022	\$49,959,850	\$3,934,560	\$53,894,410
2021	\$49,959,850	\$3,934,560	\$53,894,410
2020	\$49,959,850	\$3,934,560	\$53,894,410
2019	\$49,959,850	\$3,934,560	\$53,894,410
2018	\$49,959,850	\$3,934,560	\$53,894,410

15 CHESTNUT ST

Location

15 CHESTNUT ST

Mblu

2/ 55/ 22/ 0/

Acct#

5430

Owner

SONO TOD II LLC

Assessment

\$643,670

Appraisal

\$919,530

PID

5430

Building Count

1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$0	\$919,530	\$919,530
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$0	\$643,670	\$643,670

Owner of Record

Owner

SONO TOD II LLC

Sale Price

\$0

Co-Owner

C/O SPINNAKER REAL ESTATE PARTNERS LLC

Book & Page

9457/153

Address

1 NORTH WATER ST STE 100

Sale Date

04/21/2022

NORWALK, CT 06854-2260

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
SONO TOD II LLC	\$0	9457/153	04/21/2022
SONO TOD II LLC	\$1,575,000	8823/16	04/25/2019
SONO METRO LLC	\$0	7469/173	10/21/2011
CBA REALTY LLC	\$0	5159/209	10/17/2003
ARON RICHARD M	\$0	1830/129	04/04/1986

Building Information

Building 1 : Section 1

Year Built:

Living Area:

0

Building Attributes	
Field	Description
Style	Warehouse
Model:	
Grade	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Extra Kitchens	
Bsmt Garage	
FBM Area	
FBM Quality	
Fireplaces	
# of Heat Systems	
Central Vac	
Solar HW	
Electrical	
Int vs. Ext	
Building Lifted	

Building Photo



(https://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

Building Layout

 Building Layout (ParcelSketch.ashx?pid=5430&bid=5430)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
----------------	--------

No Data for Extra Features

Land

Land Use

Use Code 300
Description Industrial Vacant
Zone D
Neighborhood C520

Land Line Valuation

Size (Acres) 0.77
Assessed Value \$643,670
Appraised Value \$919,530

Outbuildings

Outbuildings

[Legend](#)

No Data for Outbuildings

Valuation History

Appraisal

Valuation Year	Improvements	Land	Total
2023	\$0	\$919,530	\$919,530
2022	\$0	\$835,940	\$835,940
2022	\$0	\$835,940	\$835,940
2021	\$0	\$570,570	\$570,570
2020	\$0	\$570,570	\$570,570
2019	\$0	\$570,570	\$570,570
2018	\$0	\$495,680	\$495,680

Assessment

Valuation Year	Improvements	Land	Total
2023	\$0	\$643,670	\$643,670
2022	\$0	\$585,160	\$585,160
2022	\$0	\$585,160	\$585,160
2021	\$0	\$399,400	\$399,400
2020	\$0	\$399,400	\$399,400
2019	\$0	\$399,400	\$399,400
2018	\$0	\$346,980	\$346,980



City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information



Taxpayer Information

Taxpayer Information			
Bill #	2024-1-0125001 (REAL ESTATE)	Town Benefit	
Unique ID	2-55-4-0	Elderly Benefit	
District/Flag	District: 2		
Name	SONO TOD LLC	Assessment	25,030,080
Care of/DBA		Reduction due to phase in	23,503,060
Address		Net	1,527,020
Detail Information	11 CHESTNUT ST	Mill Rate Town 23.90	
Volume/Page			

Bill Information As of 07/14/2025

Bill Information As of 07/14/2025						
Installment	Due Date	Town	Sewer Use		Total Due	
Inst #1	07/01/2025	18,247.97	14,892.00		Tax/ Princ/ Bond Due0.00 Interest Due0.00 Lien Due0.00 Fee Due0.00 Total Due Now0.00 Balance Due31,445.72	
Inst #2	01/01/2026	18,247.97	14,892.00			
Inst #3						
Inst #4						
Total Adjustments		0.00	0.00			
Total Installment + Adjustment		36,495.94	29,784.00			
Total Payments		34,834.22				

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

[illegible]

*** Total payments made to taxes in 2024

\$0.00

515 WEST AVE

Location	515 WEST AVE	Mblu	1/ 21/ 10/ 0/
Acct#	1283	Owner	BW WAYPOINTE LLC
Assessment	\$99,726,975	Appraisal	\$142,467,110
PID	1283	Building Count	2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$124,872,860	\$17,594,250	\$142,467,110
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$87,411,000	\$12,315,975	\$99,726,975

Owner of Record

Owner	BW WAYPOINTE LLC	Sale Price	\$208,420,500
Co-Owner	C/O BEACHWOLD RESIDENTIAL LLC	Book & Page	9472/55
Address	257 PARK AVE S FL 13	Sale Date	05/23/2022
NEW YORK, NY 10010-7358			

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BW WAYPOINTE LLC	\$208,420,500	9472/55	05/23/2022
WAYPOINTE I HOLDING UT LLC	\$157,000,000	9049/321	08/12/2020
CP IV WAYPOINTE BP I LLC	\$10,550,000	7756/256	02/01/2013
NW MFP NORWALK TOWN CENTER II LLC	\$300,000	7416/147	07/01/2011
ACTION HOUSING INC	\$75,000	1395/156	02/18/1982

Building Information

Building 1 : Section 1

Year Built:	2015
Living Area:	563,284

Page 478 of 578

Building Attributes	
Field	Description
Style:	Apartment Com
Model:	Commercial
Grade	B
Stories:	6
Occupancy	390.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	1350
Bedrooms	566
Full Baths	605
Half Baths	15
Extra Fixtures	610
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Fireproof Stl
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	9.00
% Sprinkler	100.00
# of Heat Systems	390
Insulation	Typical
Electric	Typical

Building Photo



(PhotoHandler.ashx?pid=1283&bid=1283)

Building Layout

FUS
(468,124 sf)

BAS
(95,160 sf)

WDK
(11,078 sf)

(ParcelSketch.ashx?pid=1283&bid=1283)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	468,124	468,124
BAS	First Floor	95,160	95,160
WDK	Wood Deck	11,078	0
		574,362	563,284

Year Built: 2013
Living Area: 199,896

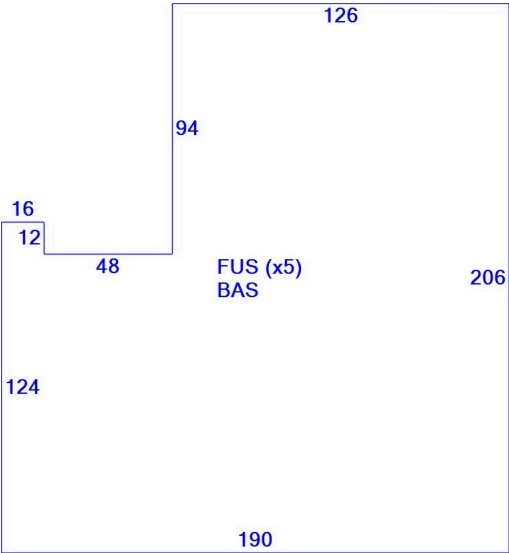
Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Parking Garage
Model:	Commercial
Grade	C
Stories:	6
Occupancy	1.00
Exterior Wall 1	Precast Panel
Exterior Wall 2	Minimum
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	
Heating Fuel	None
Heating Type	None
AC Percent	
Heat Percent	
Bldg Use	Commercial Improved
Total Rooms	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
FBM Area	
Heat/AC	None
Frame	Reinf Concrete
Plumbing	None
Foundation	Slab
Partitions	Average
Wall Height	9.00
% Sprinkler	
# of Heat Systems	
Insulation	
Electric	

Building Photo



(<https://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg>)

Building Layout



(ParcelSketch.ashx?pid=1283&bid=57122)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	166,580	166,580
BAS	First Floor	33,316	33,316
		199,896	199,896

Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
ELV1	Commercial	6.00 STOP	\$0	1
ELV1	Commercial	6.00 STOP	\$0	2
SPR	Sprinklers	563284.00 S.F.	\$0	1
SPR	Sprinklers	199896.00 S.F.	\$0	2

Land

Land Use		Land Line Valuation	
Use Code	108C	Size (Acres)	4.48
Description	Apartments - Com	Assessed Value	\$12,315,975
Zone	CBDB	Appraised Value	\$17,594,250
Neighborhood	C440		

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	CRH	Heatd/Concrt	1000.00 S.F.	\$0	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$124,872,860	\$17,594,250	\$142,467,110
2022	\$112,886,720	\$17,594,250	\$130,480,970
2022	\$112,886,720	\$17,594,250	\$130,480,970
2021	\$112,886,720	\$17,594,250	\$130,480,970
2020	\$112,886,720	\$17,594,250	\$130,480,970
2019	\$112,886,720	\$17,594,250	\$130,480,970
2018	\$112,886,720	\$17,594,250	\$130,480,970

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$87,411,000	\$12,315,975	\$99,726,975
2022	\$79,020,704	\$12,315,975	\$91,336,679
2022	\$79,020,704	\$12,315,975	\$91,336,679
2021	\$79,020,704	\$12,315,975	\$91,336,679
2020	\$79,020,704	\$12,315,975	\$91,336,679
2019	\$79,020,704	\$12,315,975	\$91,336,679
2018	\$79,020,704	\$12,315,975	\$91,336,679

8 NORDEN PL

Location 8 NORDEN PL

Mblu 3/ 17/ 144/ 0/

Acct# 29770

Owner NORDEN PLACE OWNER LLC

Assessment \$57,527,810

Appraisal \$82,182,580

PID 29770

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$59,821,490	\$22,361,090	\$82,182,580
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$41,875,050	\$15,652,760	\$57,527,810

Owner of Record

Owner	NORDEN PLACE OWNER LLC	Sale Price	\$88,636,981
Co-Owner	C/O DSF ADVISORS, LLC	Book & Page	9445/180
Address	341 NEWBURY ST 4TH FLR	Sale Date	03/29/2022
	BOSTON, MA 02115-2710		

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
NORDEN PLACE OWNER LLC	\$88,636,981	9445/180	03/29/2022
AVALON NORDEN PLACE LLC	\$9,910,000	7426/62	07/25/2011
NORDEN PLACE LLC	\$0	3996/62	11/17/2000
METROPOLITAN LIFE INSURANCE CO	\$0	0/0	

Building Information

Building 1 : Section 1

Year Built: 2013
Living Area: 269,100

Building Attributes

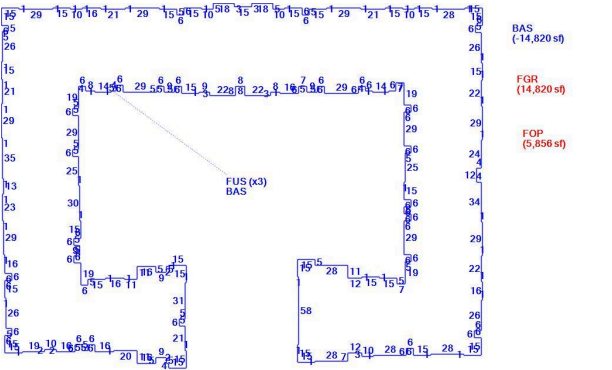
Field	Description
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	4.00
Occupancy	240.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick/Masonry
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
Full Baths	333
Half Baths	0
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Fireproof Stl
Plumbing	Average
Foundation	Slab
Partitions	Average
Wall Height	9.00
% Sprinkler	100.00
# of Heat Systems	240
Insulation	Typical
Electric	Extensive

Building Photo



(PhotoHandler.ashx?pid=29770&bid=29770)

Building Layout



(ParcelSketch.ashx?pid=29770&bid=29770)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	212,940	212,940
BAS	First Floor	56,160	56,160
FGR	Garage	14,820	0
FOP	Framed Open Porch	5,856	0
		289,776	269,100

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR	Sprinklers	283920.00 S.F.	\$0	1

ELV1	Commercial	4.00 STOP	\$0	1
ELV1	Commercial	4.00 STOP	\$50,000	1
ELV1	Commercial	4.00 STOP	\$50,000	1

Land

Land Use		Land Line Valuation	
Use Code	108C	Size (Acres)	38.37
Description	Apartments - Com	Assessed Value	\$15,652,760
Zone	RI	Appraised Value	\$22,361,090
Neighborhood	C450		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SPL1	InGround Pool	CR	Concrete	1575.00 S.F.	\$0	1
LT1	Light 1			55.00 UNITS	\$0	1
LT2	Light 2			6.00 UNITS	\$0	1
PAV1	Paving Asph.			130000.00 S.F.	\$0	1
PAV2	Paving Concrct			1500.00 S.F.	\$0	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$59,821,490	\$22,361,090	\$82,182,580
2022	\$50,388,910	\$22,361,090	\$72,750,000
2022	\$50,388,910	\$22,361,090	\$72,750,000
2021	\$50,388,910	\$22,361,090	\$72,750,000
2020	\$50,388,910	\$22,361,090	\$72,750,000
2019	\$50,388,910	\$22,361,090	\$72,750,000
2018	\$50,388,910	\$22,361,090	\$72,750,000

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$41,875,050	\$15,652,760	\$57,527,810
2022	\$35,272,240	\$15,652,760	\$50,925,000
2022	\$35,272,240	\$15,652,760	\$50,925,000
2021	\$35,272,240	\$15,652,760	\$50,925,000
2020	\$35,272,240	\$15,652,760	\$50,925,000
2019	\$35,272,240	\$15,652,760	\$50,925,000
2018	\$35,272,240	\$15,652,760	\$50,925,000

Appendix B
Estimated School Age Child
Generation Report

Estimate of School-Aged Children in Multifamily Housing

101 & 201 Merrit 7 Multi-Family Housing

Prepared For

Granoff Architects
330 Railroad Avenue
Greenwich, CT 06830

Prepared by

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

Issued on:

August 28, 2025

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Source Validation	Page 4
Excerpt from Rutger's Study	Appendix 1
School Age Children Source Materials.....	Appendix 2

Narrative

The applicant, Granoff Architects, is proposing to redevelop 101 & 201 Merritt 7, converting the two existing office buildings into residential apartment buildings. The proposed buildings consist of 300 units: 238 studio/one-bedroom units, and 62 two-bedroom units. Ten percent of the units are affordable as required by the Town of Norwalk Zoning Regulations.

An analysis projecting the number of school-age children potentially residing in the new development was developed using: **School-Age Children in Rental Units in New Jersey, July 2018, Davis, Frame, Ladell, & Tantleff, Rutgers Center for Real Estate**. The Rutgers study is based on robust data including 40,000+ units broken down by unit and building type and affordability. Table 1 below is excerpted from the study.

Table 1: School-Age Children per 100 Units

	Affordable All Units	Market Rate Units – Average HH Income						
		<\$50K*		\$50K - \$100K*		>\$100K*		
		High-rise or Mid-rise	Low-rise	High-rise or Mid-rise	Low-rise	High-rise	Mid-rise	Low-rise
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
studio or 1br	10.3	2.6	11.4	1.6	7.6	0.4	1.3	1.9
2br	72.1	43.6	126.4	13.4	56.7	2.2	8.9	28.2
3br and larger	108.9	100.0	137.9	17.6	63.0	4.3	23.9	61.8

* Values refer to the average household income of residents of market-rate units in the building.

Using the statistics from the chart above and accounting for the market rate and below market rate units would yield 14 school-age children in 101 & 201 Merritt 7.

Table 2: 101 & 201 Merritt 7 Anticipated School-Age Children Yield

	1 BR	1 BR BMR	2 BR	2 BR BMR	3 BR	3 BR BMR	Total
Rutgers Study School-Age Children per 100 Units ¹	0.016	0.026	0.134	0.436	0.176	1	-
101 & 201 Merrit 7 Unit Breakdown	214	24	56	6	0	0	300
Anticipated School- Age Children Yield	3.4	0.6	7.5	2.6	0	0	14

¹Midrise \$50k-\$100k values used for standard units and Mid-Rise <\$50k used for BMR units per Table 1

Source Validation

To determine the applicability and accuracy of the Rutgers Study to Fairfield County, it was tested against three occupied developments for which public school data was available.

Avalon Darien has 189 low-rise units (87 1BR, 72, 2BR, and 30 3BR) of which 30% are affordable. Using the Rutgers data, 90 school-aged children is projected for Avalon Darien. The 5-year average enrollment (15/16 to 20/21) of public-school students in Avalon Darien was 92 (Source: Enrollment Trends & Projections Update prepared for the Darien Public Schools by Milone & MacBroom. Dated November 10, 2020).

515 West Avenue in Norwalk, CT has 362 mid-rise units (173 1BR, 181 2BR, and 8 3BR) of which 10% are affordable. Using Rutgers data, 35 school-aged children are projected for 515 West Avenue. There were 26 school children in 515 West Avenue for the 20/21 school year (Source: Email from Johanna Zanvettor of the Norwalk Public School on October 3, 2020)

Darien Commons in Darien, CT has 122 mid-rise units (66 1BR, 56 2BR) of which 16 are affordable. Using the Rutgers data, 11 school-aged children are projected for Darien Commons. There were 10 school children in the Darien Commons for the 23/24 school year (Source: Email from Jeremy Ginsberg, Director of Land Use with the Town of Darien Planning and Zoning, on October 10, 2023)

Table 3: Source Validation Anticipated School-Age Children Yield

	1 BR	1 BR BMR	2 BR	2 BR BMR	3 BR	3 BR BMR	Total
Avalon, Darien: Low-Rise							
School-Age Children per 100 Units ¹	0.076	0.114	0.567	1.264	0.63	1.379	-
Unit Breakdown	61	26	50	22	21	9	189
Anticipated School-Age Children Yield	4.6	3.0	28.4	27.8	13.2	12.4	89
Confirmed Students at Avalon, Darien:							92
Mid-Rise							
School-Age Children per 100 Units ²	0.016	0.026	0.134	0.436	0.176	1	-
515 West Avenue, Norwalk							
Unit Breakdown	160	13	163	18	7	1	362
Anticipated School-Age Children Yield	2.6	0.3	21.8	7.8	1.2	1.0	35
Confirmed Students at 515 West Ave							26
Darien Commons							
Unit Breakdown	57	9	49	7	0	0	122
Anticipated School-Age Children Yield	0.9	0.2	6.6	3.1	0.0	0.0	11
Confirmed Students at Darien Commons							10

¹Low-Rise \$50k-\$100k values used for standard units and Low-Rise <\$50k used for BMR units per Table 1

²Mid-Rise \$50k-\$100k values used for standard units and Mid-Rise <\$50k used for BMR units per Table

Appendix 1

Excerpt from School-Age Children in Rental Units in New Jersey

Executive Summary

In this paper we provide new estimates of the number of school-age children associated with new developments of market-rate and affordable rental units in New Jersey. Given our knowledge of and relationships across the industry, we designed and conducted a large-scale survey completed by developers and property managers of multi-family rental buildings. Among other questions, we asked survey respondents to provide counts of market-rate and affordable units, children aged 5-17 (“school-age children”), and average household income.

Our data and analysis show that a one-size fits all approach is inappropriate for estimating the expected number of school-age children arising from a new development. Instead, we show the following variables are essential to accurately predict the number of school-age children arising from new development: (i) the distribution of the number of bedrooms, separately for affordable and market-rate units, (ii) the product type of the development – High-rise, Mid-rise or Low-rise¹ – and (iii) the expected household income of market-rate residents. With this information, the expected number of school-age children can be determined using the information in Table 1 below:²

Table 1: School-Age Children per 100 Units

	Affordable All Units	Market Rate Units – Average HH Income						
		<\$50K*		\$50K - \$100K*		>\$100K*		
		High-rise or Mid-rise	Low-rise	High-rise or Mid-rise	Low-rise	High-rise	Mid-rise	Low-rise
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
studio or 1br	10.3	2.6	11.4	1.6	7.6	0.4	1.3	1.9
2br	72.1	43.6	126.4	13.4	56.7	2.2	8.9	28.2
3br and larger	108.9	100.0	137.9	17.6	63.0	4.3	23.9	61.8

* Values refer to the average household income of residents of market-rate units in the building.

Each element of the table represents expected school-age children per 100 units for the specific characteristics listed.³ The rows of Table 1 refer to number of bedrooms. The first column refers to school-age children for affordable units only. Columns (2) through (8) are estimates for market-rate residents. Columns (2) and (3) are for developments with average income of residents of less than \$50 thousand per year, columns (4) and (5) are for developments with

¹ Low-rise is defined as a Townhome or a building with 1-3 floors, Mid-rise as 4-9 floors and High-rise as 10+ floors.

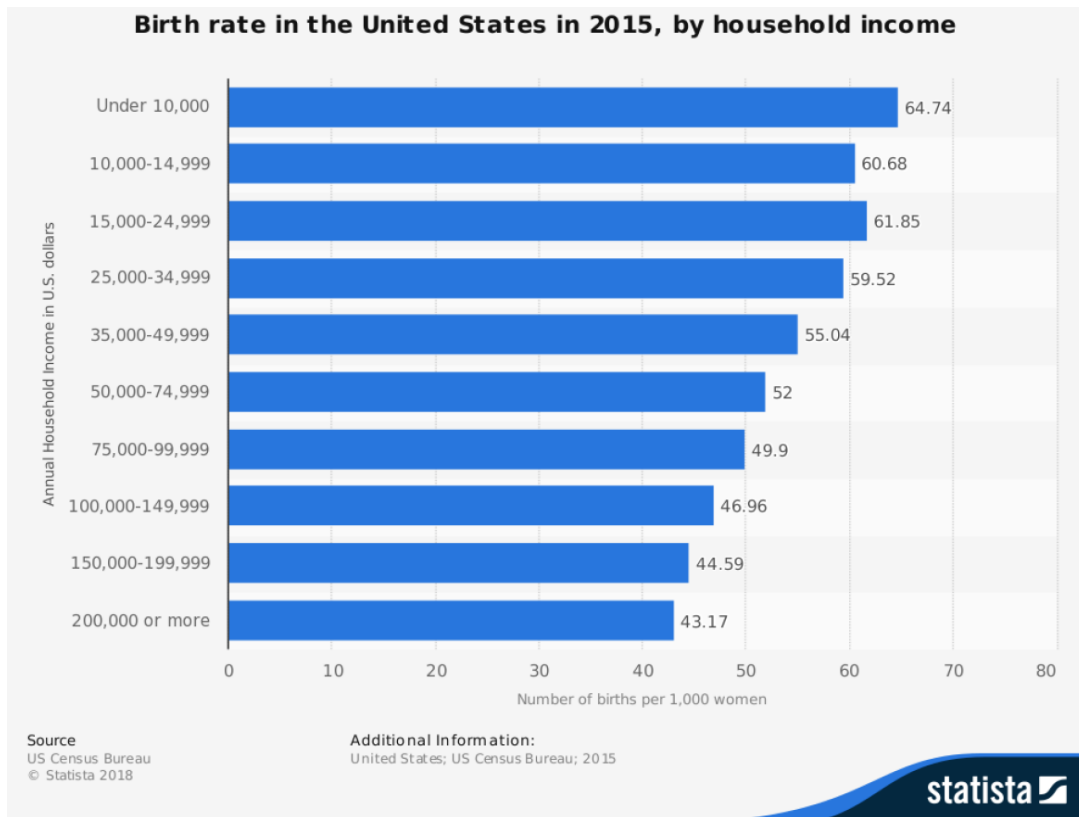
² The results in this data are computed using units built in any year. For the lowest-income category, columns 2 and 3, sample sizes are too small to compute this table using only data on units built after 2000. For the other income categories, columns 4-8, results are similar but not identical when we restrict the sample to units built after 2000.

³ Our analysis covers all school-age children attending either public or private schools. Data from the 2015 (5-Year) American Community Survey as collected by the United States Census Bureau suggests 12 percent of all school-age children attend private schools in New Jersey.

average income of residents between \$50 and \$100 thousand per year and columns (6) through (8) are for developments with an average income of residents of over \$100 thousand per year. This partition of income splits our sample roughly into thirds, although we demonstrate later the average income of the residents of more than 90% of the units built since 2000 is at least \$100,000 per year. Due to sample-size limitations, we combine High-rise and Mid-rise developments when the average income of the market-rate residents is less than \$100,000.

There are four fairly non-controversial results that are immediately apparent in Table 1. First, for any income level and building product type, the number of school-age children increases with the number of bedrooms. Second, for any given number of bedrooms and product type, the number of school-age children decreases as income increases. As can be seen in Figures 1 and 2 below, higher-income households have lower birthrates and are more likely to own (rather than rent) their homes. Third, holding income and number of bedrooms fixed, school-age children increases as the product type becomes less dense, i.e. there are more children in Low-rise than in High-rise developments. Finally, the results for affordable units and for market-units on buildings with average income less than \$50,000 per year are quite similar, adding credibility to the accuracy of the survey as residents living in affordable units are, by definition, low income households.

Figure 1



We illustrate how to use the information in Table 1 with two examples. These examples highlight the possibility of large differences in the estimated number of school-age children associated with different types of developments and residents.

Example 1 – High income, High-rise

A 200 unit High-rise project with average income of residents of market-rate units of \$125,000:

- 30 affordable units (15%): 6 one bedroom, 17 two bedroom, 7 three bedroom
- 170 market rate units: 85 one bedroom, 76 two bedroom, 9 three bedroom

The expected number of school-children is **23**, calculated as follows:

- Affordable units (use estimates in column 1): Expect 20.5 children
 - 6 one bedroom x (10.3 / 100) = 0.6
 - 17 two bedroom x (72.1 / 100) = 12.3
 - 7 three bedroom x (108.9 / 100) = 7.6
- Market units (use estimates in column 6): expect 2.4 children
 - 85 studio and one bedroom x (0.4 / 100) = 0.3
 - 76 two bedroom x (2.2 / 100) = 1.7
 - 9 three bedroom x (4.3 / 100) = 0.4

Given the building type, the income of the market-rate residents, and the distribution of bedrooms, the affordable units in this building are associated with **68.3 children per 100 units**, computed as $100 \times (20.5/30)$, and the market-rate units are associated with **1.4 children per 100 units**, computed as $100 \times (2.4/170)$.

Example 2 – Middle-income, Low-rise

A 200 unit Low-rise project with average income of residents of market-rate units of \$75,000.

Assume the number of units and the distribution of bedrooms is the same as with example 1

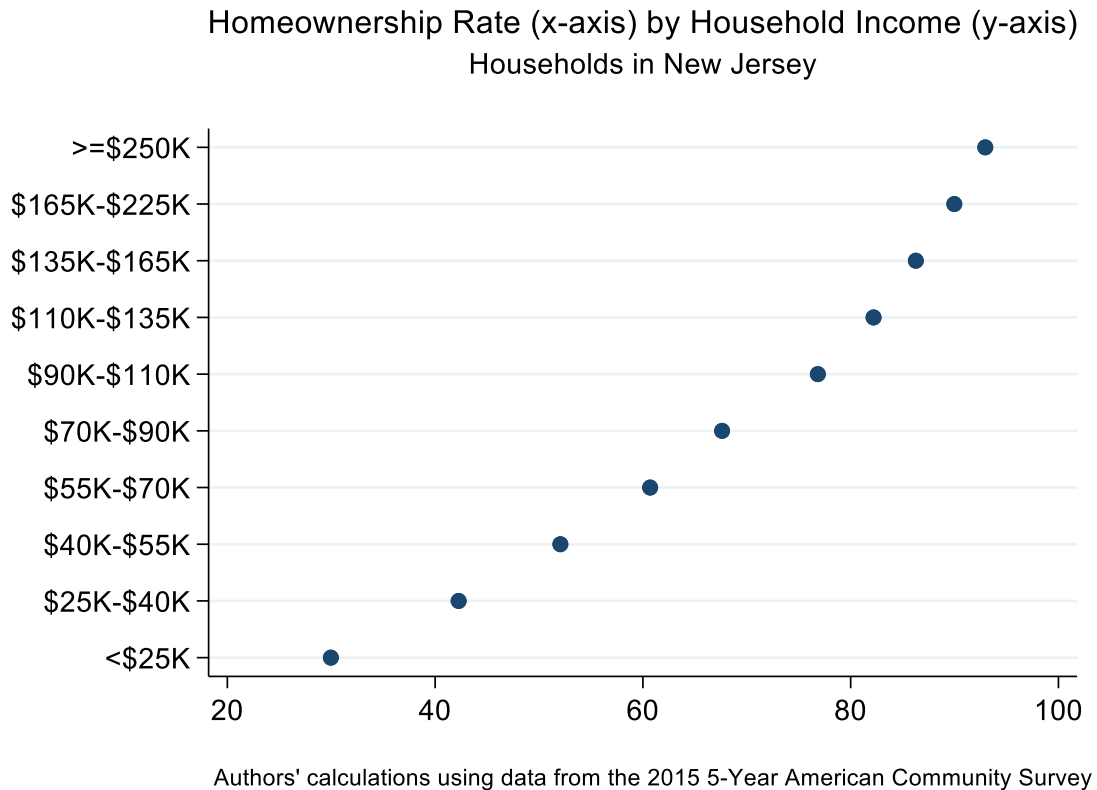
- 30 affordable units (15%): 6 one bedroom, 17 two bedroom, 7 three bedroom
- 170 market rate units: 85 one bedroom, 76 two bedroom, 9 three bedroom

The expected number of school-children is **75**, calculated as follows:

- Affordable units (use estimates in column 1): Expect 20.5 children, same as Example 1
 - 6 one bedroom x (10.3 / 100) = 0.6
 - 17 two bedroom x (72.1 / 100) = 12.3
 - 7 three bedroom x (108.9 / 100) = 7.6
- Market units (use estimates in column 5): expect 55.2 children
 - 85 studio and one bedroom x (7.6 / 100) = 6.5
 - 76 two bedroom x (56.7 / 100) = 43.0
 - 9 three bedroom x (63.0 / 100) = 5.7

Comparing examples 1 and 2 highlights the importance of controlling for product type, number of bedrooms, and income of market-rate residents when determining the expected number of school-age children. The market-rate units in example 2 are associated with **32.5 children per 100 units** (computed as $100 * 55.2/170$), a 23 times increase in the incidence of school-age children residing in market-rate units relative to the estimate provided in example 1.

Figure 2



Appendix 2

Data Validation Source Materials

Students Generated From Future Housing

Estimated Students Generated From Future Development					
Development Name	Total Units	Total Students Generated	Students Grades K-5 Generated	Students Grades 6-8 Generated	Students Grades 9-12 Generated
Noroton Heights Shopping Center (2024)	59	27	13	6	8
Federal Realty (2023)	122	56	27	12	17
Corbin District Project (2022)	116	53	26	11	16
Total	297	136	66	29	41

* Several smaller apartment style housing are approved. Base enrollment projections assume that housing construction will continue at the same rate as the last 4-5 years.

- Smaller developments are accounted for in the baseline projections. However, students generated from large multi-family projects need to be added to the projections
- Noroton Heights Shopping Center and Federal Realty are expected to break ground in 2021 with full completion by 2024 and 2023, respectively. Student multipliers for these projects are incorporated in the projections – assumes gradual phase in of occupancy starting in 2023-24 school year
- Corbin District Project student multipliers have also been incorporated, assuming first students generated in 2022-23 school year

Patrick Shurr

Subject: RE: Residence question

From: Johanna Zanvettor <zanvettorj@norwalkps.org>

Sent: Saturday, October 3, 2020 1:46 PM

To: Vincent Hynes <v.hynes@rednissmead.com>

Subject: RE: Residence question

Hi Vincent,

26 students are currently residing in this complex. Please let me know if you need further information. Thank you.

From: Vincent Hynes <v.hynes@rednissmead.com>

Sent: Thursday, September 24, 2020 7:55 AM

To: Johanna Zanvettor <zanvettorj@norwalkps.org>

Subject: [EXTERNAL] RE: Residence question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Johanna,

Yes, I'm a Civil Engineer and our client is proposing to build an apartment building similar in size to the Waypointe (515 West Avenue). The reason I had reached out was to see if the Board of Ed had any data as it relates to the number of BOE students that reside at 515 West Avenue. The reason for the request is that we have a pending application before the Zoning Commission and the Zoning Commission is curious as to how many school aged children live in large apartment buildings like the one our client is proposing. We would not need any names or any other private information, just a number of students (if the data is available).

Please feel free to reach out to me if you need any information from me to move forward on this request.

Thank you,

Vincent Hynes, P.E.

Project Engineer

203-327-0500 [x5162]

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PLANNING & ZONING CONSULTING | PERMITTING

From: Johanna Zanvettor <zanvettorj@norwalkps.org>

Sent: Wednesday, September 23, 2020 5:33 PM

To: Vincent Hynes <v.hynes@rednissmead.com>

Subject: Residence question

Patrick Shurr

Subject: RE: School Aged Children Study

From: Ginsberg, Jeremy <jginsberg@darienct.gov>
Sent: Tuesday, October 10, 2023 8:58 AM
To: Craig Flaherty <C.Flaherty@rednissmead.com>
Cc: Doneit, Fred <fdoneit@darienct.gov>
Subject: RE: School Aged Children Study

In response to your question, I have reached out to the Board of Ed folks...
The number that has been relayed to me for 102 and 140 Heights Road (Darien Commons) is 10. I have also heard the number 11 being tossed around, so we can assume somewhere in that range.
(This includes all grades PK through 12).
I have also heard that about half of those students were already going to school in Darien, but just changed addresses.

From: Craig Flaherty <C.Flaherty@rednissmead.com>
Sent: Thursday, September 14, 2023 1:14 PM
To: Ginsberg, Jeremy <jginsberg@darienct.gov>
Cc: Doneit, Fred <fdoneit@darienct.gov>
Subject: School Aged Children Study

Hi, Jeremy.

Now that Darien Commons is up and running and the school year has started, I was wondering if you would be willing to request of the Board of Education the total number of Darien Public School students listed with an address of 102 Heights Road as this may help inform future planning in Darien. No individual information is being requested, simply the number of students with Darien Commons listed as the primary address. I thought the request might be better received coming from your office.

Let me know.

Thanks!

CRAIG J FLAHERTY, P.E. 
PRESIDENT & SENIOR ENGINEER
[203.327.0500](tel:203.327.0500) X15111

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LOFTS M7 LLC DRAFT AFFORDABILITY PLAN SEPTEMBER 2025

Lofts M7 LLC (“M7”) submits this Workforce Housing Affordability Plan in conjunction with its application to the City of Norwalk Planning & Zoning Commission for approval of the adaptive reuse of the existing office buildings at 101 and 201 Merritt 7 in Norwalk, Connecticut (“Property”), in accordance with the Zoning Regulations of the City of Norwalk (“Zoning Regulations”).

This plan describes how affordability will be determined, administered and maintained pursuant to the Sec. 6.12 of Norwalk Zoning Regulations.

Definitions.

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

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

"Workforce Household." A household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) or one hundred percent (100%) of the State of Connecticut median income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U.S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in §8-30g-8 of the regulations of Connecticut State Agencies.

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

Project Description.

M7 proposes to convert the existing office buildings into approximately 300 apartment homes. A mixture of studio (56), one-bedroom (182) and two-bedroom (62) units is currently proposed. As required by §6.12.4.2 of the Regulations, twenty-seven (27) of these units will be designated as workforce housing in perpetuity.¹ The units will meet the criteria under the Zoning Regulations for households whose annual income does not exceed eighty (80%) percent of the SMI in accordance with §6.12.4 of the Zoning Regulations. M7 has designated the specific units that will be Workforce Housing Units on Appendix A. Designation of a particular unit may

¹ The Applicant proposes seven (6) two-bedroom workforce housing units which count as 1.5 workforce housing units for purposes of calculating the ten percent (10%) requirement.

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 §6.12 of the Zoning Regulations. In addition, M7 shall contribute the sum of \$10.00 per \$1,000.00 of construction costs of an additional workforce unit to the City of Norwalk in accordance with §6.12 of the Zoning Regulations.

Unit Standards.

The Workforce Housing 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.

Affirmative Fair Marketing.

M7 will market the Workforce Housing Units itself, or through the Housing Development Fund, Mutual Housing or another similar agency ("HDF or other"), which will maintain a list of income/credit-qualified persons in accordance with §6.12 of the Zoning Regulations. M7 or other agency will be retained to undertake all of the activities related to verifying the income/credit eligibility of applicants, in accordance with §6.12 of the Zoning Regulations. HDF or other will perform income/credit verifications and coordinate the applicant pool. An Affirmative Marketing Plan is attached to this document outlining selection systems and marketing strategy.

Affordability Calculation.

The rental price of the Workforce Housing Units will be calculated based upon 80% of the SMI in accordance with the State of Connecticut's Affordable Housing Appeals Procedures as defined in Section 8-30g of the Connecticut General Statutes. The maximum rental amounts will be adjusted annually in accordance with changes in the SMI and in accordance with the Connecticut Department of Economic and Community Development's Affordable Housing Appeals Procedure.

Administration and Compliance.

This Plan will be administered by M7 or others selected by M7, or its successors and assigns ("Administrator"), who will be responsible for:

- Ensuring that households applying for a Workforce Housing Unit qualify within applicable maximum income limits;
- Assuring the accuracy of rental prices, and providing documentation where necessary to buyers, sellers and financing institutions;
- Reporting compliance to the municipality; and
- Executing the affirmative fair housing marketing plan.

The Administrator shall submit a written status report to the Commission or its designee, regarding compliance with this Plan and the above-referenced factors annually on or before January 31. The role of the Administrator may be transferred or assigned to another entity. In the event of any such transfer or assignment, M7 will provide forty-five (45) days prior written notice to the Commission or its designee. The Commission shall be given a reasonable opportunity to object but will not do so unreasonably.

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

The availability of the Workforce Housing 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 Unit, the eligibility criteria for potential tenants and owners, the Maximum Rental Price (as hereinafter defined), and the availability of application forms and additional information.

Using the above-referenced State regulations as guidelines, dissemination of information about available Workforce Housing Units shall include, at a minimum:

- Analyzing census and other data to identify racial and ethnic groups least represented in the population;
- Announcements/advertisements in publications and other media that will reach minority populations;
- Announcements to social service agencies and other community contacts serving low-income minority families in the region (including churches, civil rights organizations, housing authorities, and legal services organization);
- Assistance to minority applicants in processing applications;
- Marketing efforts in geographic areas of high minority concentrations within the housing market area;
- Beginning marketing efforts prior to general marketing of units, and repeating during initial marketing, at 50% completion, and thereafter at reasonable intervals; and
- Collection of basic racial and ethnic information for all residents and persons on the wait list for the development.

All notices shall comply with the federal Fair Housing Act, 42 U.S.C. §§3601 et seq. and Connecticut General Statutes §§46a-64b and 64c.

Tenant Eligibility.

Eligibility of families or households to rent a Workforce Housing Unit shall be determined by the Administrator in accordance with this Plan and the Regulations, as amended.

Application Process.

A family or household seeking to rent a Workforce Housing Unit ("Applicant") must complete an application to determine eligibility. The application form and process shall comply with the Fair Housing Act.

A. Application Form.

The application form shall be provided by the Administrator and shall include an income certification form. In general, income for purposes of determining an Applicant's qualification shall include the Applicant family's total anticipated income from all sources for the twelve (12) month period following the date the application is submitted ("Application Date"). If the Applicant's financial disclosures indicate that the Applicant may experience a significant change

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. 2

B. Applicant Interview.

The Administrator shall interview an Applicant upon submission of the completed application. Specifically, the Administrator shall, during the interview, undertake the following:

1. Review with the Applicant all the information provided on the application.
2. Explain to the Applicant the requirements for eligibility, verification procedures, and the penalties for supplying false information.
3. Verify that all sources of family income and family assets have been listed in the application. Make clear that the term "family" includes all individuals who are to occupy the home, and that no relationship by blood or marriage is required.
4. Request the Applicant to sign the necessary release forms to be used in verifying income. Inform the Applicant of what verification and documentation must be provided before the application is deemed complete.
5. Inform the Applicant that a decision as to eligibility cannot be made until all items on the application have been verified.

C. Verification of Applicant's Income.

Where it is evident from the income certification form provided by the Applicant that the Applicant is not eligible, additional verification procedures shall not be necessary. However, if the Applicant appears to be eligible, the Administrator shall require verification of the Applicant's reported income. In accordance with § 118-1050.C(4), the annual income of workforce households shall be reviewed and certified by the Commission or its designee, in accordance with the procedure established in advance and approved by the Commission.

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

² See 24 C.F.R. § 5.609. Federal regulations are subject to change, and it is the intent of this Plan to use as guidelines HUD regulations with respect to income certification, as such regulations may be amended from time to time.

Prioritization of Applicants for Initial Rental.

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

A separate priority list shall be maintained for the Workforce Housing Unit. Each priority list shall be divided based upon the following priority categories: (1) Existing tenants displaced by the proposed new development or the immediate past tenants that previously occupied any of the properties where existing housing units are to be removed; (2) Employees of the City of Norwalk and the Norwalk Board of Education; (3) Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; (4) Persons employed in the City of Norwalk; and (5) all others. In the event that there are insufficient units available to satisfy the number of applicants in a particular priority category, the units shall be assigned by a lottery system approved in advance by the Commission. As specified in §6.12 of the Zoning Regulations, all qualified applicants in a given category of priority shall be exhausted prior to proceeding to a lower category of priority.

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

Maximum Monthly Rental Payment.

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

Calculation steps for rental of units at maximum of 80 percent of SMI, or 60% of SMI, if applicable.

1. Determine the SMI.
2. Adjust median income identified in Step 1 by family size by assuming that 1.5 persons will occupy each bedroom of a Workforce Housing Unit, except in the case of a studio or zero-bedroom unit, in which case 1.0 person shall be assumed. Family size adjustment shall be made with reference to the following percentages:
 - 1 Person in family: 70%
 - 2 Persons in family: 80%
 - 3 Persons in family: 90%
 - 4 Persons in family: 100% (BASE)

- 5 Persons in family: 108%
- 6 Persons in family: 116%
- 7 Persons in family: 124%
- 8 Persons in family: 132%

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

3. Calculate eighty percent (80%) [or 60% if applicable] of Step 2.
4. Calculate thirty percent (30%) of Step 3, representing that portion of household income deemed to be used for housing costs.
5. Divide Step 4 by twelve (12) months to determine the maximum monthly housing payment.
6. Determine the fair market rent for a unit with the same number of bedrooms in the subject municipality as published by the U.S. Department of Housing and Urban Development.
7. The maximum monthly housing payment for occupants of the subject rental unit shall be the lesser of the calculations on Steps 5 and 6.
8. Determine by reasonable estimate monthly expenses for heat and utility costs for which the tenant is directly responsible, excluding television, telecommunications, and information technology services, but including any other periodic fees for which the tenant is directly responsible, such as common charges in the case of a common interest ownership community.
9. Deduct the estimate of tenant-paid utilities and fees determined in Step 8 from the maximum monthly housing payment in Step 7, which will result in the maximum amount that the developer/owner may charge for this rental unit as the monthly contract rent.

Principal Residence.

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

Requirement To Maintain Condition.

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

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 §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 §6.12 concerning workforce housing."

Change in Income or Qualifying Status.

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

Enforcement.

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

Binding Effect.

This Plan shall be binding on M7, its successors, heirs and assigns.

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 Zoning Regulations Sec. 6.12:

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 202__ by Lofts M7 LLC, a liability company with an office located in _____ (the “**Declarant**”).

RECITALS:

A. Declarant is the owner of a certain property known as Merritt 7 Buildings 101 (District 5, Block 37, Lot 20) and 201 (District 5, Block 37, Lot 28) 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*, construction and occupancy of a total of 300 residential units on the Property.

C. Pursuant to the Approvals and to Norwalk Code §6.12, twenty-seven (27) of the residential units is to be designated as a “workforce housing unit” as said term is defined in the Norwalk Zoning Regulations in effect on _____, 2025. The workforce unit will be located on site and dispersed throughout the buildings on the Property.

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

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

1. This development contains twenty-seven (27) “workforce housing units” as that term is defined in City of Norwalk Building Zone Regulations (“Zoning Regulations”) §6.12 in effect on _____, 2025 and is therefore subject to limitations on the maximum annual income of the household that may rent the designated workforce housing unit, and on the maximum rental that may be charged for such workforce housing unit. These limitations shall be strictly enforced and may be enforced by the zoning enforcement authority of the City of Norwalk against the record owner of the development, or the person identified in the affordability plan as responsible for the administration of these limitations.

For the duration of this covenant or restriction, no less than ten (10%) percent of the dwelling units in this development, and no less than ___ studio units, ___ one-bedroom units and six (6) two-bedroom units shall be rented to persons and families whose annual income is less than or equal to eighty (80%) percent of the median income as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies, and such unit may be rented only at a rental equal to or less than the rental determined using the formula for maximum monthly rental amounted stated in §8-30g-8(d) of the Regulations of Connecticut State Agencies.

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

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

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

Lofts M7 LLC

By: _____
Its _____, duly authorized

STATE OF CONNECTICUT:

: ss: Norwalk _____, 202__

COUNTY OF FAIRFIELD :

Personally appeared, Lofts M7 LLC, a Connecticut limited liability company, acting herein by _____, its _____, duly authorized, signer and sealer of the foregoing instrument, who acknowledged the same to be his and its free act and deed and the free act and deed of Lofts M7 LLC, before me.

Notary Public
Commissioner of the Superior Court

EXHBIT A
LOCATION OF WORKFORCE HOUSING UNIT

DRAFT

SCHEDULE A
PROPERTY DESCRIPTION

DRAFT

CERTIFICATION OF FLOOD ELEVATIONS

Proposed Residential Structures

Special Flood Hazard Area
Zones A and AE

(NOTE: This Certification must be written verbatim on Connecticut Architect's or Engineer's Letterhead with original seal over original signature.)

I, RICHARD GRANOFF of GRANOFF ARCHITECTS LLC hereby certify that the *proposal* by LOFTS M7 LLC for M7 LOFTS OFFICE TO RESIDENTIAL CONVERSION which will be located at 101 MERRITT 7, NORWALK CT within the AE Special Flood Hazard Zone as designated by the Federal Emergency Management Agency (FEMA) as shown on the Flood Insurance Rate Map (FIRM) PANEL NO. 393 OF 626, MAP NO. 09001C0393G dated OCTOBER 16, 2013, will have the bottom of the lowest floor, including Basement, elevated to at least two (2.0) feet above the Base Flood Elevation (BFE) (92.7 FEET) as designated on the above referenced map. The bottom of all electrical, plumbing, machinery or other utility equipment (including ductwork) that service the structure will be elevated two (2.0) feet above the BFE and not located below the structure.

Furthermore, I hereby certify that the flood-proofing methods that will be utilized are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.

Additionally, I hereby certify that the building, as constructed, will be adequately anchored to prevent floatation, collapse or lateral movement of the structure and was constructed with materials and utility equipment resistant to flood damage.

Signature _____

Conn. License No. _____

ARI.9520



(REQUIRED SEAL OVER SIGNATURE)

(Refer to Section 6.9 Flood Hazard Zone Overlay)
Revised 2/16/2024

National Flood Insurance Program

Elevation Certificate and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Merrit 7 Venture LLC</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>101 Merritt 7 (Main Avenue)</u>		Company NAIC Number: _____
City: <u>Norwalk</u> State: <u>CT</u> ZIP Code: <u>06851</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Tax Map: 5, Block: 37, Lot: 20</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Non-Residential</u>		
A5. Latitude/Longitude: Lat. <u>41.15129</u> Long. <u>-73.42572</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84		
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>6</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>7,000</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.		
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1.a. NFIP Community Name: <u>Norwalk, City of</u>		B1.b. NFIP Community Identification Number: <u>090012</u>
B2. County Name: <u>Fairfield</u>	B3. State: <u>CT</u>	B4. Map/Panel No.: <u>0393</u>
B5. Suffix: <u>G</u>		
B6. FIRM Index Date: <u>10/16/2013</u>	B7. FIRM Panel Effective/Revised Date: <u>10/16/2013</u>	
B8. Flood Zone(s): <u>AE</u>		B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>92.7-96.4</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☒ FIS ☐ FIRM ☐ Community Determined ☐ Other: _____		
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____		
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA		
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No		

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

101 Merritt 7 (Main Avenue)

City: Norwalk

State: CT

ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: RM-12

Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

94.9

☒ feet ☐ meters

b) Top of the next higher floor (see Instructions):

105.5

☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions):

N/A

☐ feet ☐ meters

d) Attached garage (top of slab):

94.9

☒ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

94.9

☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished

94.0

☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished

106.0

☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

N/A

☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Jorge P. Pereira

License Number: #70179

Title: Senior Surveyor / Certified Floodplain Surveyor

Company Name: Redniss & Mead, Inc.

Address: 22 First Street

City: Stamford

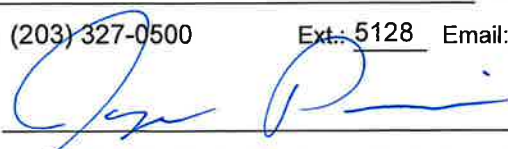
State: CT

ZIP Code: 06905

Telephone: (203) 327-0500

Ext.: 5128

Email: j.pereira@rednissmead.com

Signature: 

Date: 07/31/2025



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

"Enclosure" per C2(a) is the Building Core (EL=94.9). Building Core within Garage Structure.

Lowest elevation per C2(e) is a Trash Compactor on "Enclosure" Slab (EL=94.9).

Mechanical Room, Generator Room & Trash Compactor Room Located within Enclosure. Equipment all above slab.

Additional Exterior Equipment: Generators (EL=97.4 & 98.9) A/C unit (EL=95.3)

Next higher floor per C2(b) is a parking level (EL=105.5) Finished floor of the Office Building is (EL=115.9)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 101 Merritt 7 (Main Avenue)	FOR INSURANCE COMPANY USE
City: <u>Norwalk</u> State: <u>CT</u> ZIP Code: <u>06851</u>	Policy Number: _____
	Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
101 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
101 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
101 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View (7/18/2025)

Clear Photo One



Photo Two

Photo Two Caption: Rear View (7/18/2025)

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
101 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

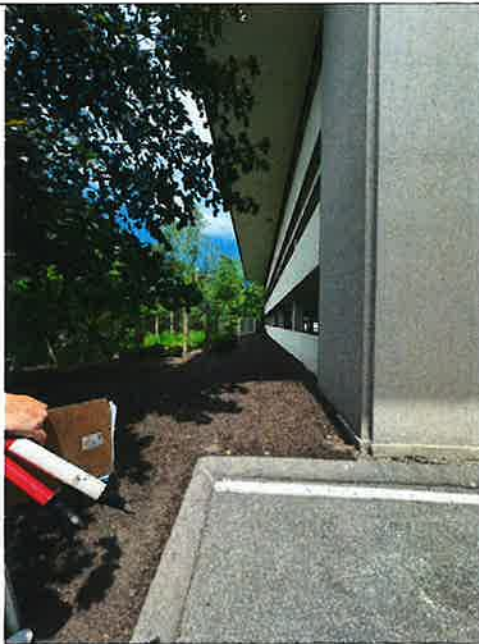


Photo Three

Photo Three Caption: Left Side View (7/18/2025)

Clear Photo Three



Photo Four

Photo Four Caption: Right Side View (7/18/2025)

Clear Photo Four

National Flood Insurance Program

Elevation Certificate and Instructions

2023 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Merrit 7 Venture LLC</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>201 Merritt 7 (Main Avenue)</u>	Company NAIC Number: _____
City: <u>Norwalk</u> State: <u>CT</u> ZIP Code: <u>06851</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tax Map: <u>5, Block: 37, Lot: 28</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Non-Residential</u>	
A5. Latitude/Longitude: Lat. <u>41.15025</u> Long. <u>-73.42615</u> Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>6</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>3,858</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☒ N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>Norwalk, City of</u>	B1.b. NFIP Community Identification Number: <u>090012</u>
B2. County Name: <u>Fairfield</u>	B3. State: <u>CT</u>
B4. Map/Panel No.: <u>0393</u>	B5. Suffix: <u>G</u>
B6. FIRM Index Date: <u>10/16/2013</u>	B7. FIRM Panel Effective/Revised Date: <u>10/16/2013</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>91.7-92.7</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☒ FIS ☐ FIRM ☐ Community Determined ☐ Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: RM-12 Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☒ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 94.6 ☒ feet ☐ meters

b) Top of the next higher floor (see Instructions): 105.5 ☒ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): N/A ☐ feet ☐ meters

d) Attached garage (top of slab): 94.6 ☒ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): 94.4 ☒ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 93.9 ☒ feet ☐ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 110.9 ☒ feet ☐ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: N/A ☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Jorge P. Pereira License Number: #70179

Title: Senior Surveyor / Certified Floodplain Surveyor

Company Name: Redniss & Mead, Inc.

Address: 22 First Street

City: Stamford State: CT ZIP Code: 06905

Telephone: (203) 327-0500 Ext.: 5128 Email: j.pereira@rednissmead.com

Signature: [Signature] Date: 07/31/2025



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

"Enclosure" per C2(a) is the Building Core (EL=94.9). Building Core within Garage Structure.

Lowest elevation per C2(e) are Elec. Panels located outside (EL=94.4).

Additional Exterior Equipment: Generator (EL=97.4) Transformer (EL=94.8)

Mechanical Room, Generator Room & Fire Pump Room Located within Enclosure. Equipment all above slab.

Next higher floor per C2(b) is another parking level (EL=105.5) Finished floor of the Office Building is (EL=115.9)

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 201 Merritt 7 (Main Avenue)	FOR INSURANCE COMPANY USE
City: Norwalk State: CT ZIP Code: 06851	Policy Number: _____
	Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom _____ ☐ feet ☐ meters ☐ above the LAG
floor (include above-grade floors only for buildings with
crawlspaces or enclosure floors) is:

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next _____ ☐ feet ☐ meters ☐ above the LAG
higher floor (i.e., the floor above basement, crawlspace, or
enclosure floor) is:

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View (7/18/2025)

Clear Photo One



Photo Two

Photo Two Caption: Rear View (7/18/2025)

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left Side View (7/18/2025)

Clear Photo Three



Photo Four

Photo Four Caption: Right Side View (7/18/2025)

Clear Photo Four



SYNLAWN®

Plant-Based Artificial Grass

PRODUCT SPECIFICATIONS



PRECISION PUTT™

Tour-pro tested and TGL-approved, Precision Putt™ sets the gold standard for performance and durability. This nylon turf delivers true ball roll, consistent speed, and a natural appearance. With its durable fibers and embossed rubber backing, it excels in putting, receiving approach shots, and handling high-traffic areas like golf courses and TrampleZones™.

SKU	SG326
Grass Zone Yarn/Color	Nylon / Verde
Grass Zone Denier	4,200 / 8
Thatch Zone Yarn/Color	-
Thatch Zone Denier	-
Grass Zone Yarn Shape	Textured Diamond
Finished Pile Height	3/8"
Finished Pile / Total Weight	47 oz. / 84 oz.
Backing	13PP/18PET 2pt / 20oz. Embossed Rubber
Tuft Gauge	3/16"
Tuft Bind	> 8 lbs.
Permeability	-
Features	HeatBlock UV Stabilizers
Test Data	CAL 1350, ASTM D2859, ASTM E-108, ASTM E1908, ASTM E648, ASTM E84, EN-71, ASTM F1551, ASTM F2765



LIMITED LIFETIME WARRANTY



100% NYLON W/HEATBLOCK TECHNOLOGY



REALISTIC BALL CHECK AND ROLL WITH CHIP AND PITCH SHOTS



STIMP METER SPEED: 10-12

INSTALLATION DETAILS AVAILABLE AT



CADdetails

MasterSpec®

NOT TO SCALE. FOR ILLUSTRATION ONLY.
CONTACT YOUR LOCAL SYNLAWN FOR INSTALLATION.



GOLF



Official Synthetic Surface



SPECIFICATIONS SUBJECT TO CHANGE Page 543 of 578



Official Synthetic Surface

Primary Yarn Polymer	Nylon	Primary Backing	13PP/18PET 2pt
Yarn Cross Section	Textured Diamond	Coating Type	20 oz. Embossed Rubber
Standard Color	Verde	PE Yarn Denier / Ends	4,200 / 8
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	-
Second Yarn Polymer Thatch	-	Warranty Period	Limited Lifetime
Secondary Yarn Color	-		

FINISH FABRIC	ENGLISH SYSTEM		ASTM TEST
	Nominal Specification	Value Units	Method
Pile Height (Nominal)	3/8	inches	D-5823
Face Weight	47	oz/yd ²	D-5848
Total Fabric Weight	84	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	20	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	4,200	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/16	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	-	-	-
Fabric Width	15	ft	-



SYNLAWN®

Plant-Based Artificial Grass

BIOMIMETIC™

PRODUCT SPECIFICATIONS



ROOFDECK PREMIUM

With an ASTM E-108 CLASS A FIRE RATING, this is the ideal turf for even the most demanding roof applications. Featuring the safety and benefits of Super Yarn™ Technology, this grass style will beautify any space while meeting the strictest safety code.

SKU	RFPRB
Grass Zone Yarn/Color	PE / Sport Green / Apple / Olive
Grass Zone Denier	9,900/9
Thatch Zone Yarn/Color	PE / Field Green/Beige
Thatch Zone Denier	5,000/8
Grass Zone Yarn Shape	Biomimetic™ U
Finished Pile Height	1 5/8"
Finished Pile / Total Weight	100 oz./128 oz.
Backing	13PP/18PET 2pt / 22oz. EnviroLoc+™
Tuft Gauge	3/8"
Tuft Bind	> 8 lbs.
Permeability	> 1,000 inches p/hr
Features	Sanitized®, EnviroLoc+™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers, Biomimetic™
Test Data	EN 12616, ASTM C518, CAL1350, ASTM D2859, ASTM D7138, ASTM E108, ASTM E648, ASTM E903, ASTM F1292, ASTM F1951, ASTM D2765, EN71, RCRA 8 TCLP, BS EN 13746



SUPER YARN™ TECHNOLOGY

SANITIZED®
ANTIMICROBIAL

DUALCHILL™
IR REFLECTIVE

STATBLOCK™
ANTI-STATIC



ASTM E108 CLASS A FIRE RATING



LIMITED LIFETIME WARRANTY



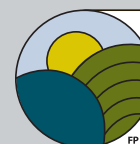
BIOMIMETIC™ TECHNOLOGY



SAFE FOR COMMERCIAL USE

ASK ABOUT OUR...

**USDA CERTIFIED
ORGANIC INFILL
SYSTEM**



**USDA
CERTIFIED
BIOBASED
PRODUCT**
PRODUCT 67%

Roofdeck Premium is a USDA Certified Bio-Based artificial grass system in combination with organic infill, able to display a unique USDA label highlighting its percentage of biobased content.



ROOF



Official Synthetic Surface



SPECIFICATIONS SUBJECT TO CHANGE Page 542 of 578



Primary Yarn Polymer	Polyethylene	Primary Backing	13 PP/18 PET 2pt
Yarn Cross Section	Biomimetic™ U	Coating Type	22 oz. EnviroLoc+
Standard Color	Sport Green/Apple/Olive	PE Yarn Denier / Ends	9,900/9
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,000/8
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green/Beige		

FINISH FABRIC	ENGLISH SYSTEM		ASTM TEST
<i>Nominal Specification</i>	<i>Value</i>	<i>Units</i>	<i>Method</i>
Pile Height (Nominal)	1 5/8	inches	D-5823
Face Weight	100	oz/yd ²	D-5848
Total Fabric Weight	128	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	22	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	14,900	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	> 1,000	in/hr	D-1551
Fabric Width	15	ft	-

Sustainability Narrative - M7 Lofts

Granoff Real Estate and Saber Hightower are committed to advancing sustainable development practices across their portfolios. At M7 Lofts, a transformative office-to-residential conversion project in Norwalk, CT, the development team is prioritizing environmental stewardship, community well-being, and long-term building performance. By reimagining an underutilized office complex into vibrant, energy-efficient housing, the project demonstrates how adaptive reuse can serve as one of the most impactful pathways toward sustainability.

Sustainability Measures

Sustainable Sites & Building Reuse

- **Conversion as Sustainability:** Repurposing existing office buildings rather than constructing new reduces demolition debris, limits the need for trucking, and minimizes material sent to landfills. The reuse of structural steel and concrete significantly cuts embodied carbon compared to new ground-up construction.
- **Landscaping & Stormwater:** The project will decrease impervious surface coverage by adding new vegetation and stormwater infiltration areas, reducing runoff and improving site resilience. Existing trees and significant landscape features will be preserved wherever possible. All new plantings will be native, non-invasive species adapted to the local climate.
- **Resident Amenities:** Outdoor features will include a community garden, composting area, and bicycle racks with dedicated bike storage rooms to encourage sustainable transportation and neighborhood connectivity.
- **Canopy Shading:** New architectural canopies at each building entry will provide shading to reduce solar heat gain at glass façades, lowering cooling loads and improving energy efficiency. These canopies also create comfortable, shaded areas for residents and their guests offering respite during hot weather and coverage during rain or snow. By enhancing thermal comfort and extending the usability of outdoor space, the canopy system contributes to both resident well-being and overall site sustainability.

Water Conservation

- **Efficient Fixtures:** All residential units will be equipped with low-flow faucets, showerheads, and dual-flush toilets to reduce potable water consumption.
- **Landscape Design:** Water demand will be minimized through the use of native plants, which require little to no irrigation once established.

Energy & Carbon Reduction

- **Energy Codes:** The project will comply with all applicable state and local energy codes, ensuring high performance standards.
- **Efficient Systems:** Heating and cooling will be provided by all-electric, high-efficiency heat pump systems. Energy Star-rated appliances will be installed throughout all residences.
- **Lighting:** All lighting will utilize LED fixtures with advanced controls. Exterior fixtures will meet Dark Sky compliance standards, reducing light pollution.
- **Renewable Readiness:** Rooftops will be designed to accommodate photovoltaic solar panels, allowing for future onsite renewable energy generation depending on financial and policy considerations.
- **Resiliency:** All building system upgrades will include flood-proofing measures to safeguard operations and extend equipment lifespan.

Materials & Waste

- **Recycled Materials:** Construction will emphasize the use of recycled and sustainably sourced materials.
- **Waste Diversion:** Separate recycling and trash chutes will be provided to residents, simplifying waste sorting and increasing diversion from landfill.

Transportation & Connectivity

- **Transit-Oriented Development:** M7 Lofts is repositioned as a transit-oriented community, offering easy access to nearby public transportation options, reducing reliance on cars and encouraging sustainable commuting.
- **EV Infrastructure:** Electric vehicle charging stations will be installed onsite to support the growing adoption of EVs.



Conclusion

Through adaptive reuse, efficient systems, water conservation, resilient design, and integration of green infrastructure, M7 Lofts represents a holistic approach to sustainability. The development team's commitment to reusing existing structures while implementing modern high-performance systems ensures that M7 Lofts will serve as a model for environmentally responsible urban living in Norwalk.

CITY OF NORWALK

ASSESSOR'S PARCEL VERIFICATION & TAX CLEARANCE FORM

To verify payment of taxes, please bring the form to the tax collector's office.

Ownership and Mailing Address:

MERRITT 7 VENTURE LLC
301 MERRITT 7
NORWALK CT 06851

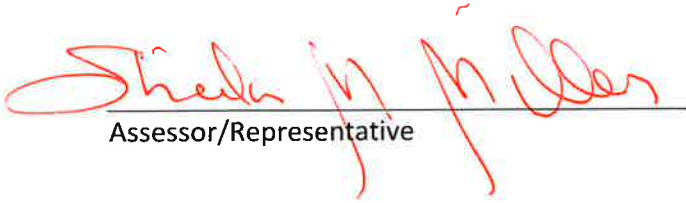
Property Location: 101 MERRITT 7

District: 4

Map/Block/Lot: 5 37 20 0

Map/Block/Lot (subdivided lot/new lot):

Unique ID: 5-37-20-0


Assessor/Representative


Date Signed

OFFICE OF THE TAX COLLECTOR

The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.


Tax Collector/Representative

TAXES PAID
DEC 31 2025
CERTIFIED BY TAX COLLECTOR
CITY OF NORWALK


Date Signed

Date Printed: 10/16/2025

CITY OF NORWALK

ASSESSOR'S PARCEL VERIFICATION & TAX CLEARANCE FORM

To verify payment of taxes, please bring the form to the tax collector's office.

Ownership and Mailing Address:

MERRITT 7 VENTURE LLC
301 MERRITT 7
NORWALK CT 06851

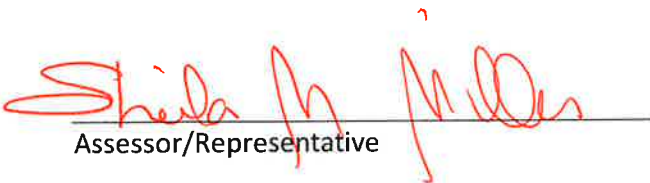
Property Location: 201 MERRITT 7

District: 4

Map/Block/Lot: 5 37 28 0

Map/Block/Lot (subdivided lot/new lot):

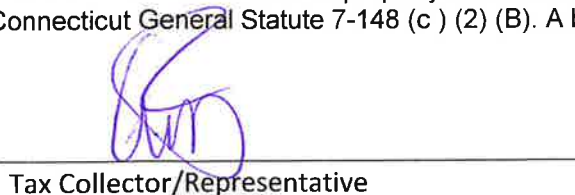
Unique ID: 5-37-28-0


Assessor/Representative


Date Signed

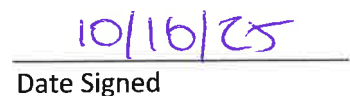
OFFICE OF THE TAX COLLECTOR

The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.

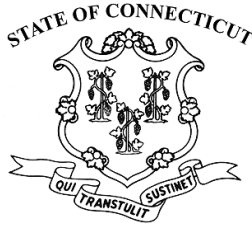

Tax Collector/Representative

TAXES PAID
DEC 31 2025

CERTIFIED BY TAX COLLECTOR
CITY OF NORWALK


Date Signed

Date Printed: 10/16/2025



Senate Bill No. 1444

Public Act No. 25-164

**AN ACT CONCERNING THE CONVERSION OF COMMERCIAL
REAL PROPERTY FOR RESIDENTIAL USE.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

(1) "Summary review" has the same meaning as provided in section 8-2r of the general statutes;

(2) "Commercial building" means a structure designed or used primarily for nonresidential purposes, including, but not limited to, hotels, retail space and office space. "Commercial building" does not include an industrial building;

(3) "Dwelling unit" has the same meaning as provided in section 47a-1 of the general statutes;

(4) "Industrial building" means a structure that is used primarily for industrial activity and is generally not open to the public, including, but not limited to, warehouses, factories and storage facilities; and

(5) "Residential development" means a structure or structures, or a portion of a structure, that contains one or more dwelling units.

(b) Any zoning regulations adopted pursuant to section 8-2 of the

Senate Bill No. 1444

general statutes may allow the conversion or partial conversion of any commercial building into a residential development subject only to summary review if the owner of such building certifies in writing to the municipality, in a form and manner prescribed by the municipality, that such building has (1) been vacant, or (2) had an average occupancy rate of less than fifty per cent, over the one-year period immediately preceding the application for such conversion or partial conversion.

(c) A municipality shall not condition the approval of the conversion or partial conversion of a commercial building into a residential development on the correction of a nonconforming use, structure or lot.

(d) Nothing in this section shall be interpreted or enforced to exempt the conversion or partial conversion of a commercial building into a residential development from the requirements of any applicable building code, fire safety code or fire prevention code. No municipality shall unreasonably delay any inspection required in connection with such conversion or partial conversion.

(e) The summary review application and review process for approval of the conversion or partial conversion of a commercial building into a residential development shall require that a decision on any such application be rendered not later than sixty-five days after receipt of such application by the applicable planning commission, zoning commission or combined planning and zoning commission, except that an applicant may consent to one or more extensions of not more than an additional sixty-five days or may withdraw such application.

(f) Notwithstanding the provisions of section 12-62 of the general statutes, no municipality shall subject a commercial building that has been converted or partially converted under this section to a revaluation, as defined in section 12-62 of the general statutes, for a period of three years from the date of issuance of a certificate of occupancy in connection with such conversion or partial conversion.

Senate Bill No. 1444

(g) A municipality that adopts zoning regulations pursuant to section 8-2 of the general statutes that allow for the conversion or partial conversion of any commercial building into a residential development pursuant to this section shall be given priority funding by the Commissioner of Economic and Community Development under the greyfield revitalization program established pursuant to section 99 of senate bill 1247 of the current session.

Governor's Action:
Approved July 8, 2025

Merritt 7 Venture L.L.C.
c/o Clarion Partners
One Madison Avenue, Suite 1400
New York, NY 10010

October 2, 2025

VIA E-MAIL: SKleppin@NorwalkCT.gov

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

**RE: 101-201 Merritt 7, Norwalk, CT 06851 (the “Property”)
Residential Conversion -Senate Bill 1444**

Dear Mr. Kleppin:

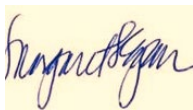
Merritt 7 Venture L.L.C., a Delaware limited liability company (the “Owner”) is the owner of the above-captioned Property. Clarion Partners functions as an advisor to the Owner and I am a Vice President of Merritt 7 Venture L.L.C. The Property is under contract to be sold to Saber-Hightower, LLC, a New York limited liability company (the “Buyer”) and a residential conversion is currently being contemplated by the Buyer. On behalf of the Owner, I am writing to state that Buildings 101 and 201 of the Property have had a combined weighted average leased rate of less than 50% between November 30, 2024 and September 30, 2025. By November 1, 2025, the trailing 12-month average weighted leased percentage will be below 50%.

Should you require any additional information in this regard, please do not hesitate to reach out to me at 212-883-2549 or margaret.egan@clarionpartners.com.

Sincerely,

Merritt 7 Venture L.L.C.

By:



Name Margaret Egan

Its: Vice President

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
November 19, 2025

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Richard Roina; Harvey Jones; Galen Wells; Ana Tabachneck; Jacquen Jordan-Byron (arrived after roll call); Nick Kantor (left the meeting at 7 pm); Darius Williams (left the meeting at 8:06 pm);

STAFF: Steve Kleppin; Bryan Baker

OTHERS: RobDuBree; Atty Liz Suchy; Atty Nathaniel Shipp; Jim DelGreco; Jim Clark; Diane Cece;

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF ALTERNATES

Ms. Andrzejewski called the roll. Mr. Rob DuBree apologized for his actions at the previous meeting. He said that they had his undivided attention for this meeting. Mr. Bryce noted that Ms. Lenkowsky would be seated first, Ms. Tabachneck would be seated second to vote on matters at this meeting.

III. PUBLIC HEARINGS

A. #2025-68 R – Paul & Mary Kokias – Proposed text amendment to modify building materials in CD-3W for single and duplex dwelling units - Public hearing, report & recommended action

Mr. Bryce opened the public hearing and explained the procedure for it.

Atty Liz Suchy began the presentation with a description of the application which was to amend the regulations to allow vinyl materials on the exterior of buildings in this zoning area. The materials are allowed in other zones but not in this one. She noted that staff had made modifications to the proposed text which the applicant had no objections to. She believed that this matter was an oversight during the zoning regulation re-write.

There was a discussion as to why this mattered to her clients.

Mr. Bryce opened the matter to the public to make comments on this application. There were no members of the public who spoke for or against this application.

Mr. Bryce closed the public hearing.

**** MS. LANGALIS MOVED: BE IT FURTHER RESOLVED** that the reasons for approving the zoning regulation text amendment is to achieve the following goals, policies, and objectives of the Plan of Conservation and Development:

1. *“As part of the zoning code rewrite, create zoning with design standards to achieve the desired outcomes for commercial and mixed-use projects as redevelopment occurs.”*
2. *“Neighborhood and corridor activity centers have urban design standards that promote walkability.”*
3. *“Continue implementation of transit-oriented development (TOD) and concentrate a range of mixed-use opportunities for sustainable live/work/play communities in the City.”*

BE IT FURTHER RESOLVED that the effective date of this action shall be **December 5, 2025**.

Ms. Wells seconded.

Mr. Baker explained that the application had been referred to other commissions, such as the WestCOG and the Harbor Management Commission. There was also a discussion about the materials being for the principal building and not for accessory structures.

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

No one opposed.

No one abstained.

B. #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3 - Public hearing, report & recommended action

Mr. Bryce opened the public hearing and explained the procedure for it.

Atty Nathaniel Shipp began the presentation with a description of the application. He noted that the property had been taxed as a three family structure. The seller had done some work without permits. The current owner had received notice that the premises were in violation as a 4 family structure. It had been suggested that she request a zone change. The applicant had made it affordable housing and it would be part of the TOD zoning. The rents were below market value and the owner is upgrading the property. The parking is both on the street and in the back of the structure. Density should become a non-issue after January 1, 2026, when a state law becomes effective. It is awaiting signature by the governor.

There was a discussion about the new law waiting for the governor's signature which would affect density in the transit districts. There was a discussion about how this would become effective through a map change. The notice of violation had been sent to the applicant in December 2024 and a citation was issued in July of 2025. There was a discussion about the fact that the zone change was being used to correct the violation. Atty Shipp noted that non-compliance due to density was brought to their attention the day before the public hearing. He also said that the citation notice had been mailed to the applicant's tenant so she had not received it right away. As soon as she did receive it, she worked with the city.

There was a discussion as to when the applicant received the notification of the violation. There was also a discussion about the illegal 3rd unit. Atty Shipp said that no one is living in that unit. There was also a discussion about whether there were plans for the interior units. Mr. Baker clarified that the 3rd unit is still illegal because there are no permits for it. There was a discussion about having the applicant withdraw the application until the bill becomes a law. There was also a discussion as to why the citation had not been issued earlier, as required by the regulations. Mr. Kleppin explained the zoning violation officer procedures about how to verify there is an illegal unit and the process that would follow. He did not know why there was a gap between the time the notice of violation was filed and the citation was issued.

Mr. Bryce opened the matter to the public to make comments on this application.

Jim DelGreco, 41 Elmwood Avenue, asked that the commission not approve this application. He was concerned about the zoning change being used by other absentee landlords. He also had concerns about the parking.

Jim Clark, 9 Golden Hill Street, said that he agreed with Mr. DelGreco. He said that he was president of the Golden Hill Association and that illegal apartments had been a problem for years.

Diane Cece, Olmstead Place, agreed with the previous speakers and asked that the commission deny the application.

Mr. Bryce said that Ms. Tabachneck would be seated for this application although Ms. Jordan-Byron had arrived at the beginning of the presentation.

Atty Shipp addressed the comments of the members of the public that had made comments on the application. He also noted that there are not a lot of affordable units and the applicant's rates are below market rate. There was a discussion about the field cards. There was some concern about how some city agencies worked in coordination with one another.

There was a discussion about what would happen if the commissioners denied the application. Mr. Kleppin noted that the applicant would have to remove the unit to be in compliance.

There was a discussion about whether there were any further records about the prior owner paying taxes as a 3 unit structure. The previous owner had purchased the property in 2022.

The commissioners discussed different options if they denied the application. There was a discussion about the city's documentation on this application. Most of them felt bad about the situation but that they did not believe they could approve the application.

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3 be **DENIED** for the following reasons:

1. That the application is not consistent with the Plan of Conservation and Development; and
2. That 9 Couch Street is currently in violation of Section 4.3.9 of the zoning regulations per the Notice of Violation dated 12/3/2024; and
3. That this application would not remedy the above referenced zoning violation; and

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.

Mr. Williams seconded.

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

No one opposed.

No one abstained.

C. #2025-63 R - Planning & Zoning Commission - Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and 9 regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and frontages

Before he opened the public hearing, Mr. Bryce said that the commission would take a break at 8 pm. There was also a discussion about whether they should start with this public hearing or save this to the last one. They decided to continue with the public hearing. Mr. Bryce seated Ms. Lenkowsky for this application.

Mr. Baker began the presentation with a description of the changes the zoning staff were recommending to the zoning regulations. These changes included the following: permitting siding materials, site plan expirations, Artist Live/Work spaces, encroachment tables, definitions to variances and merger of lots, referral to the Historic District Commission would be removed; changes to sport field uses, motor vehicle business uses, driveway widths, screening of dumpsters, exemption of sidewalks and street trees.

At this point, there was a discussion about the exemption of the sidewalks and street trees. There was a discussion about missing the opportunity to install sidewalks. They could object to certain sections when they vote.

Mr. Baker continued the presentation with changes to the private frontage types, maximum heights in the various zones.

Mr. Bryce opened the hearing to members of the public to make comments.

Diane Cece, Olmstead Place, had questions about the height in the CD zones, had concerns about the frontage, the storage of vehicles at the motor vehicle businesses, and Artist Live/Work spaces.

There were no other members of the public that spoke on this matter. Mr. Bryce closed the comment portion of the meeting.

Mr. Baker continued the presentation by addressing the comments from the public. Mr. Kleppin explained that the city is finalizing an arts and cultural district, and as part of the plan, they would like to preserve affordable artist housing.

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-63 R – Planning & Zoning Commission – Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and private frontages be **APPROVED** with the following changes:

1. That item 3. shall remove the language referencing an exemption to the workforce housing regulations for Artist Live/Work and Residential Portion of Live/Work Building Type; and

2. That item 8. shall be modified from a 60-day maximum timeframe to a 30-day maximum timeframe; and

3. That item 13. shall not be included as part of this application and shall be considered at a future date; and 4. That item 15. shall be modified to state that in no case shall a duplex exceed 3 ½ stories in addition to the proposed language; and

4. That item 15. shall be modified to state that in no case shall a duplex exceed 3 ½ stories in addition to the proposed language; and

BE IT FURTHER RESOLVED that this action is being made to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 12, Goal 1: “General guidelines guide land use decision making.”

a. Policy: "Promote urban design guidelines for walkability for development in urbanized parts of Norwalk."

b. Policy: "Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus)."

2. Chapter 12, Goal 2: "Neighborhood and corridor activity centers have urban design standards that promote walkability."

a. Policy: "Support mixed-use redevelopment along commercial corridors."

3. Chapter 12, Goal 3: "The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD."

a. Policy: "Support revision of the zoning ordinance to promote desired development and design patterns."

b. Policy: "Support permit streamlining for projects with desired characteristics."

i. Strategy A: "Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD."

1. Action i: "Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD."

BE IT FURTHER RESOLVED that it is the intent of this action to resolve minor inconsistencies in the Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.

Ms. Jordan-Byron seconded.

At this point, Mr. Baker made changes to the resolution as had been discussed with the commissioners. Ms. Langalis and Ms. Jordan-Byron confirmed that the changes were acceptable to them.

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

No one opposed.

No one abstained.

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At this point, the commissioners took a break and returned to the meeting at 8:20 pm.

IV. REVIEW AND ACTION ON APPLICATIONS

A. #2025-80 SPR - Heather McWilliam & Victor Autore - 129 West Norwalk Road - Site plan review application for the construction of a detached Accessory Dwelling Unit - Report & recommended action

Victor Autore began the presentation and said that he would like to add a detached accessory unit. It would be a miniature version of the main house. He noted that the plans met the zoning requirements and shared the elevations with the commissioners.

**** MS. WELLS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-80 SPR – Heather McWilliam & Victor Autore – 129 West Norwalk Road (District 5, Block 62, Lot 223) – Site plan review application for the construction of a detached Accessory Dwelling Unit be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per architectural drawings entitled “; and
 - b. Per site plans entitled “
2. That any changes to the approved plans shall be submitted to the Commission’s Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and
4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and
5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

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6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

7. That any and all conditions required by Norwalk DPW are applicable to this approval; and

8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be December 5, 2025.

Mr. Schulman seconded.

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

No one opposed.

No one abstained.

B. #2025-78 CAM – Charles Cove Condominium Association – 119 Gregory Boulevard – Construct a Shoreline Flood and Erosion Control Structure (slurry wall) in Charles Cove - Report & recommended action

Cory Attra, the professional engineer for this application, began the presentation by noting that he had worked on the condo's bulkhead projects for 15 years. He showed them the area that would be worked on in an aerial photo, as well as site plans. They would work on this in phases. He explained the slurry walls. He said that they had been before other agencies including the Department of Energy and Environmental Protection (DEEP). Mr. Baker said that DEEP did not have any comments on this application. There were no comments from the commissioners.

**** MR. JONES MOVED: BE IT RESOLVED** that application #2025 – 78 CAM – Charles Cove Condominium Association – 119 Gregory Boulevard – Construct a Shoreline Flood and Erosion Control Structure (slurry wall) in Charles Cove be **APPROVED** subject to the following conditions:

That the building and site will be occupied in accordance with the following plans:

1. Per plan set dated 10/2/2025 prepared by Gap Mountain Engineering, Jaffrey, NH; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. 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.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

C. #2025-74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits - Report & recommended action

Tessa Jucaite, the engineer on the project, began the presentation by explaining that although the applicant had approved additions to the house, there were certain aspects of the project that were not approved. Some fill had also been added. She also discussed construction to a retaining wall that never happened. She said that the contractor did not have access to the back of the house and the slopes are extremely

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steep. She explained the reason for the fill. She also discussed the rip wrap slope stabilization. Ms. Jucaite shared pictures of pre-existing conditions on the slope. She noted that the house had been constructed in the 1930s. She then discussed environmental conditions and where plantings would be done.

Ms. Jucaite showed them pictures of the current conditions. She discussed how the soil testing was done. After an inspection, it was noted that there were no permits for work being done. Ms. Jucaite confirmed that this house is also on the market to be sold. She noted that DEEP was concerned about the rip wrap stabilization which would be necessary for the addition. She said that her involvement was storm water management, soil erosion controls and grading.

Ms. Jucaite claimed that there was no intention in 2024 to have the rip wrap stabilization. None of the engineers or architects were involved in the contractor's decision to do this. There was a discussion about who should have known that permits were necessary for the rip wrap stabilization. There was also a discussion about the original presentation before the commission. There was a discussion about the consequence of denying the application. Mr. Baker explained the next steps if it was denied.

Mr. Bryce made some suggestions about how to move this application forward, including a peer review. There were other non-compliance issues which Ms. Jucaite believed were corrected. Mr. Kleppin confirmed that the landscaping and the wall are outstanding. Ms. Jucaite discussed plantings and the driveway extension. There was also a discussion about having a peer review of this application. Ms. Jucaite shared a few other recommendations on how the slope could be stabilized. She provided references to the Connecticut Soil and Erosion Manual.

There was further discussion about having a peer review for this application. It was also suggested that the staff speak with the owner of the property or they could deny the application.

**** MS. TABACHNECK MOVED: BE IT RESOLVED** that application #2025 – 74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits as shown on the as-built survey dated 7/11/2025 prepared Advanced Surveying, LLC, Westport, CT, be **DENIED WITHOUT PREJUDICE** subject to the following reasons:

1. The proposal is inconsistent with CCMA goals and policies to
 1. Discourage uses which do not permit continued natural rates of erosion [CGS Section 22a-92(b)(2)(A)].

2. Promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary to protect infrastructural facilities, water-dependent uses, commercial and residential structures and substantial appurtenances attached or integral thereto constructed as of January 1, 1995, or a cemetery or burial grounds [CGS Section 22a-92(b)(2)(F)].
3. Maintain the natural relationship between eroding and depositional coastal landforms [CGS Section 22a-92(b)(2)(J)].
4. Minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures [CGS Section 22a-92(b)(2)(J)].

The structure must be removed, and the property shall be made compliant with CAM approval #2024-36, including installation of the vegetative buffer and restoration to the approved grading and slope conditions. The shoreline should be restored as nearly as reasonably possible to its condition prior to the violation, and any debris must be removed from the tidal wetland in coordination with Staff.

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

Mr. Jones seconded.

There was a discussion about what happens since they could be denying the application, which Mr. Kleppin explained. He also suggested continuing the presentation and if the application was not fixed, the commission could deny it. Mr. Kleppin said that he did think a peer review was necessary. They discussed adding denying without prejudice so that the applicant could resubmit an application.

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

No one opposed.

Tammy Langalis abstained.

D. #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 - Report & recommended action

Mr. Bryce opened the presentation. Mr. Baker said that he had reviewed the discussion from the last meeting and made some changes to the language, including whether it should be a special permit or an over the counter permit. There was a

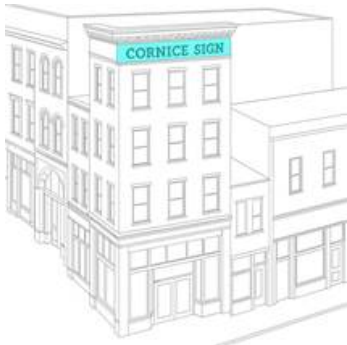
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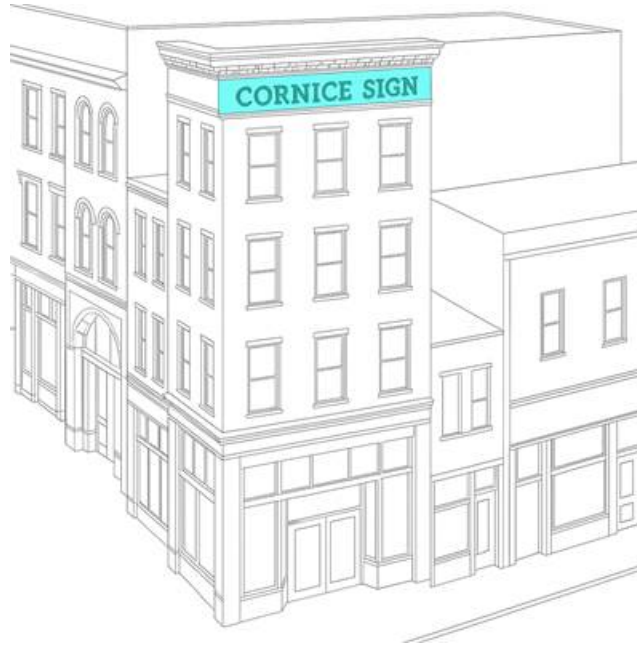
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discussion about the old regulations for cornice signs. Mr. Bryce asked whether Mr. Schulman and Mr. Roina could accept these changes since they had made the motion at the last meeting. There was a discussion about adding an amendment to the resolution. There was a discussion as to whether this should be an over the counter permit or a special permit. Since they were undecided, Mr. Bryce decided to poll the commissioners.

**** MR. SCHULMAN MOVED: 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.	 An architectural line drawing of a three-story building. A blue rectangular sign with the words "CORNICE SIGN" in white capital letters is mounted on the roofline of the building, extending over the edge.	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;
Dimensions		b. Shall have letters individually attached to the wall or printed or etched on

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Quantity (max)	One (1) per Street Frontage, not to exceed a total of two (2)		the same surface as the background; c. May be backlit or externally illuminated (See Section 7.1.8.B for more details); and
Area	1sf per linear foot of Facade		d. If backlit, shall be subject to a Special Permit in accordance with Section 8.4.8; and
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/48 in. max. height If vertical: 48 in. max width/20 feet maximum from top of the sign to bottom of the sign		e. Shall not obscure any architectural element of the Building
Depth/Projection	Max 12 in.		
Illumination	Max 200 nits		

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:

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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.”

BE IT FURTHER RESOLVED that the effective date of this action shall be October 31, 2025.

Mr. Roina seconded.

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

No one opposed.

No one abstained.

E. #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

Mr. Bryce noted that there had been a motion to approve at the last meeting. He also said that Mr. Jones could not participate in the deliberation. Ms. Jordan-Byron would not vote on this application either.

Mr. Kleppin summarized the outstanding issues, one of which was the noise ordinance being applicable to the site or the site of the emergency. He said that they made changes to the resolution due to this confirmation from Corporation Counsel. There was a discussion about tracking violations and complaints. Mr. Kleppin said that there are police reports. There was a discussion about other changes to the resolution. There was a discussion about the rock crusher. There was a discussion about the placement of storage bins.

Mr. Bryce asked Ms. Wells if she was fine with the changes which she was.

WHEREAS, the Commission finds the applicant's vehicles are not Emergency Vehicles as defined in the Noise Ordinance;

WHEREAS, the Commission finds that the Noise Ordinance definition of Emergency Work provides exemption from the Noise Ordinance at the site of the Emergency in Norwalk, not at 284 New Canaan Avenue;

WHEREAS, the "sifter" was not permitted as part of the applicant's initial approval.

**** MS. WELLS MOVED: 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:
 1. Per the site plan set titled "Site Development Plan" dated 12/18/2024 and revised 10/9/2025 prepared by LANDTECH, Westport, CT with the Eastern boundary of the yard area to remain as is, without expansion, and a barrier installed along the edge of pavement.
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 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
10. 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
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 the applicant comply with the Noise Ordinance; and
13. That no noise amplifying devices shall be utilized on site; and
14. That a log be kept of call types noting date, time, location, and duration of emergencies; and
15. That the Operations and Maintenance Plan dated August 15th, 2025, be adhered to; and
16. 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
17. That the employee manual be updated with a "No Tailgate Slamming" policy that includes training, warning, suspension, and termination provisions; and
18. That subcontractor agreements be updated with a "No Tailgate Slamming" policy that includes training, warning, suspension, and termination provisions; and
19. 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

20. That the employee manual be updated with a policy that vehicles returning from completed emergency calls outside of standard operating hours shall park and offload equipment and materials during standard operating hours (6:30 a.m. – 5:30 p.m.) only; and

21. That cameras be installed, with audio event capabilities and microphone capable of detecting and logging impulse noise events, to monitor gate slamming in locations approved by Staff; and

22. That the tenant provide quarterly reports/affidavits of operational compliance for the first year after issuance of COZC and thereafter by request of Staff; and

a. That such reports shall detail the calls reported to the dedicated call log as part of this approval, including the number of calls and what the calls were regarding and the log of impulse noise events recorded; and

23. That other than in the designated outdoor storage bins there be no storage of earth materials outside; and that the bins have sprinklers to control any dust, as shown on the submitted plan; and

24. That the volume of storage bins not be increased greater than 150% the volume indicated on the initial Site Plan (SP #12-16) and that all earth materials be stored only within the bins; and

25. 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

26. 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

27. 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

28. That sifter/screening operations be limited to occur between the hours of 8 a.m. through 5 p.m. Monday-Friday; and

29. That the sifter be relocated into the largest bin or located as close to the largest bin as possible; and
30. That a barrier be installed along the existing edge of pavement; and
31. That the applicant shall work with abutting property owners, over a period of time not to exceed 12 months from the issuance of a COZC, to provide vegetative screening within reason, if desired, on their property(s), in consultation with Staff; and
32. That the applicant work with Staff on providing alternate locations for additional storage bins utilized during emergency calls, which would provide additional relief to the neighbors; and
33. That all stockpiles be covered or a sprinkler run to prevent any erosion or sedimentation; and
34. 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
35. That all lighting shall be fully shielded and shall not trespass on adjacent properties; and
36. That parking of vehicles shall only occur in the locations designated on the approved Site Plan; and
37. 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
38. That deliveries, garbage pickup and recycling pickup be restricted to the hours of 7:00AM 6:00 PM; and
39. That any graffiti on the site, now or in the future, be removed immediately; and
40. 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
41. 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
42. 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

43. 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

44. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations; and

45. 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.

Mr. Roina seconded.

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

No one opposed.

No one abstained.

V. DISCUSSION

A. Approval of 2026 Meeting Calendar

There was a discussion about the Planning & Zoning Commission calendar for 2026.

**** MS. WELLS MOVED** to calendar for 20266 of the Planning & Zoning Commission.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: October 8, 2025, November 5, 2025

**** MS. LANGALIS MOVED** to approve the October 8, 2025 minutes.

Ms. Tabachneck seconded.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Darius Williams; Ms. Jordan-Byron approved.

No one opposed.

Harvey Jones abstained.

**** MR. SCHULMAN MOVED** to approve the November 8, 2025 minutes.

Ms. Langalis seconded.

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

No one opposed.

Ms. Jordan-Byron abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman asked if they could meet with the zoning hearing officers because they are too lenient. Mr. Kleppin suggested that they send them a letter. There was a discussion about the role of the zoning hearing officers. Mr. Bryce suggested not to disparage them during the review of applications.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

The meeting was adjourned at 10:14 p.m.

Respectfully submitted,

Diana Palmentiero