



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JANUARY 7, 2026, 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. REVIEW AND ACTION ON APPLICATIONS**

- A. #2023-68 SP/MV/CAM – 24 Van Zant, LLC & P1 Motorcars – 24 Van Zant Street – Extension of time request for motor vehicle repair use within existing one-story building – Report & recommended action**
- B. #2025-92 CSPR – Thomas W. Thill – 13 Ridgewood Road – Construct a new single-family residence within the Coastal Area Management boundary – Report & recommended action**
- C. #2025-85 CSPR – LandTech – 95 Rowayton Avenue – Trenching landward of an existing Shoreline Flood and Erosion Control Structure (SFECS), and reconstruction of a deck – Report & recommended action**

- D. **#2025-84 CSPR – LandTech – 163 Gregory Boulevard – Retain a Shoreline Flood and Erosion Control Structure that was built without permits and construct a new residential dock – Report & recommended action**
- E. **#2025-71 CAM – Nicola Vona, High Street, LLC – 80 Main Street – Proposed Mixed-Use Addition to Residential Structure – Report & recommended action**
- F. **#2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential – Report & recommended action**

IV. PUBLIC HEARINGS

- A. **#2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision – Public hearing, report & recommended action**
- B. **#2025-86 SP – The Mid Fairfield AIDS Project – 9 Moore Place – Special Permit application for a Boarding or Rooming House use – Public hearing, report & recommended action**

V. DISCUSSION

- A. **Additional Zoning Regulation Changes**

VI. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: December 3, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

January 21, 2026

Elizabeth A.B. Suchy
Partner
Main: 203-425-4200
Direct: 203-252-2656
Fax: 203-325-8608
esuchy@carmodylaw.com

1055 Washington Boulevard
Stamford, CT 06901

December 8, 2025

Sent Via Email To: skleppin@norwalkct.gov and U.S. Mail To:

Steven Kleppin
Director
Department of Planning & Zoning
City of Norwalk
125 East Avenue
Norwalk, CT 06851

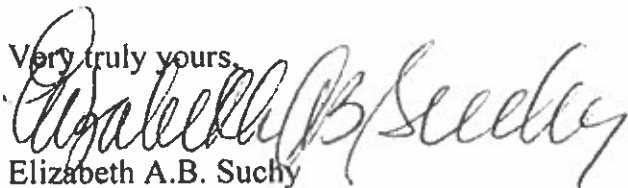
Re: #2023-68SP/MV/CAM – 24 Van Zant, LLC – 24 Van Zant Street, Norwalk, CT

Dear Mr. Kleppin:

As you are aware, this firm represents 24 Van Zant, LLC, which obtained the above-referenced approvals from the City of Norwalk Planning & Zoning Commission in January 2024 for a motor vehicle repairer facility at 24 Van Zant Street. This letter is written to respectfully request an extension of time to secure the building permit in connection with the underlying special permit, motor vehicle, and coastal area management approvals.

To date, my client has recorded the Mylar map of the approved site plan (Map #14391) and certificate of special permit (Volume 9716, Page 303) on the Norwalk Land Records on April 2, 2024. In addition, it secured a zoning permit on April 24, 2024. Certain electrical work has not yet been completed, which has prevented it from applying for a building permit.

In light of these circumstances and the fact that the one-year deadline to secure the building permit is rapidly approaching, it is necessary and prudent to request an extension of time to secure the building permit to protect the underlying approvals granted in January 2024. Kindly advise me of the date and time that the Planning & Zoning Commission will consider this request. Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS

cc: T. Passalaqua (via email)

4904-1547-2256, v. 1

carmodylaw.com

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

February 5th, 2025

Certified Mail No. .9589071052700980843540

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

RE: #2023-68 SP/MV/CAM – 24 Van Zant, LLC & P1 Motorcars – 24 Van Zant Street (District 3, Block 38, Lot 3) - Proposed motor vehicle repair use within existing one-story building (6,295+/-sf)

Dear Attorney Suchy,

At a regular meeting of the Norwalk Planning & Zoning Commission held on Wednesday, January 8th, 2025, the following resolution was adopted:

THEREFORE, BE IT RESOLVED by the Norwalk Planning and Zoning Commission, that application #2023-68 SP/MV/CAM - 24 Van Zant, LLC - 24 Van Zant Street - EXTENSION OF TIME REQUEST for proposed motor vehicle repair use within existing one-story building be **APPROVED**.

The applicant has filed the Special Permit certificate and mylar map of the approved site plan on the Norwalk Land Records. The applicant obtained a zoning permit April 24th, 2024. The extension of time authorizes the applicant until **January 12th, 2026** to obtain building permits. All original conditions of approval are still in effect.

If you have any questions regarding the above, please contact this office at (203) 854-7780.

Sincerely,



Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

January 5th, 2024

Certified Mail No.70211970000177787833

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

RE: #2023-68 SP/MV/CAM – 24 Van Zant, LLC & P1 Motorcars – 24 Van Zant Street (District 3, Block 38, Lot 3) - Proposed motor vehicle repair use within existing one-story building (6,295+/-sf)

Dear Attorney Suchy,

At a regular meeting of the Norwalk Planning & Zoning Commission held on Wednesday, January 3rd, 2024, the following resolution was adopted:

THEREFORE IT BE RESOLVED that the application #2023-68 SP/MV/CAM – 24 Van Zant, LLC & P1 Motorcars – 24 Van Zant Street (District 3, Block 38, Lot 3) - Proposed motor vehicle repair use within existing one-story building (6,295+/-sf) be **APPROVED** with the following conditions:

1. That the building and site will be developed in accordance with the following plans:
 - a. Per existing Zoning Location Survey dated 3/9/1971 prepared by Leonard Surveyors, LLC, Norwalk, CT as revised by the proposed landscape plan
 - b. Per architectural plans dated 7/28/2023 entitled “P1 MOTORCARS”
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That the applicant shall submit a landscape plan that includes removing the two street-abutting parking spaces not required for its use to be turned to landscaping with native, climate-tolerant species, be approved by Planning & Zoning staff prior to issuing the Zoning Permit; and
4. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
5. That any and all conditions from WPCA are applied to this approval; and
6. That any and all condition from DPW are applied to this approval; and
7. That all repairs be conducted within the building; and

8. That the applicant maintains the landscaping and striping in accordance with the staff approved plan; and
9. That there be no outdoor storage of parts or auto carcasses; and
10. That there shall be no on-street parking of repaired vehicles or vehicles pending repair; and
11. That there shall be parking only in the designated parking spaces; and
12. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
13. That all signage, existing, and proposed, be in compliance with the Zoning regulations; and
14. That a special permit certificate and mylar of the approved Site Plan be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
15. That the applicant's proposed lighting be fully shielded from neighboring property; and
16. That the applicant install rooftop solar panels on the entire building to the greatest extent possible and solar covered parking to the greatest extent possible. If solar cannot be installed the applicant shall provide Planning and Zoning Commission Staff with a feasibility report, indicating why solar panels could not be installed, prior to obtaining COZC; and

BE IT FURTHER RESOLVED that this proposal complies with Section 118-510, Section 118-1450, and Section 118-1460 of the Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 12th, 2024.

If you have any questions regarding the above, please contact this office at (203) 854-7780.

Sincerely,



Michelle Andrzejewski
Senior Planner
Norwalk Planning & Zoning Department



MEMORANDUM

January 2nd, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025-92 CSPR – Thomas W. Thill – 13 Ridgewood Road – Construct a new single-family residence within the Coastal Area Management boundary.

District: 6 **Block:** 20F **Lot:** 27

Zone: CD-1S

ZONING HISTORY:

The .24-acre lot currently contains a single-family residence (SFR) that will be demolished. The property is not in a flood zone and is more than 900 feet from any coastal resources; it is only thirty feet from the Coastal Area Management boundary. Prior to October 1st, 2025, municipalities were able to exempt the construction of SFRs from Coastal Site Plan Review- in Norwalk's case we did so if the construction was more than 100 feet away from any coastal resources. Public Act No. 25-33 no longer allows municipalities to exempt SFRs from CSPR, which is why this application is before you. Prior to last October, this would be an over-the-counter zoning permit.

PROPOSED USE/STRUCTURE:

The applicant proposes demolishing an existing SFR and constructing a new SFR in approximately the same location. A rear patio and reconfigured driveway are also proposed. A new stormwater management system will be implemented, and two trees will be removed due to their proximity to the area of work.

STAFF COMMENTS:

Staff recommend reducing impervious surface, if possible, by making the driveway and/or patio permeable. While compliant, the proposed increase is almost 10% from existing conditions. The materials submitted demonstrate compliance with the zoning regulations, apart from the driveway which will need to be slightly modified before a zoning permit can be issued. No adverse impacts to coastal resources are expected and the application is consistent with the Connecticut Coastal Management Act.

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

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

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025-92 CSPR – Thomas W. Thill – 13 Ridgewood Road – Construct a new single-family residence within the Coastal Area Management boundary be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per engineered site plan dated 8/13/2025 prepared by McChord Engineering Associates, Inc., Wilton, CT, revised per Staff comments
 - b. Per architectural plans dated 3/3/2025 prepared by Neil Hauck Architects, Darien, CT
 - c. Per zoning/location survey dated 12/8/2021 prepared by Walter H. Skidd - Land Surveyor LLC, Fairfield, CT, revised per Staff comments
2. That the driveway configuration be made compliant prior to issuance of any Zoning Permit; and
3. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and
6. That any changes to the plans be reviewed by Staff prior to implementation; and
7. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 16th, 2026.

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



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

#2025-92 CSOR

RECEIVED

DEC 11 2025

CITY OF NORWALK
PLANNING & ZONING

Date Stamp

Application Completion Date:

12/11/25

Official Receipt Date:

1/7/26

Fee Paid:

12/11/25

1. Property Address: 13 Ridgewood Road, Rowayton, CT 2. D/B/L/U: 6/20F/27/0

3. Proposed Work: Demolition of Existing Residence and Construction of New Single Family Residence. 4. Zone: CD-1S

5. Applicant Identification:

Applicant Name: Thomas W. Thill

Address: 13 Ridgewood Road, Rowayton, CT 06853

Phone Number: 203 912.4426 Email: pennewercker@aol.com

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

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

Name: McChord Engineering Associates, Inc.

Address: 1 Grumman Hill Road, Wilton, CT 06897

Business Phone: 203-834-0569 Email: tnelson@mcchordengineering.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:
13 Ridgewood Road, Rowayton, CT
- 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:
Five Mile River
- d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
The existing site is developed with a single family residence, driveway, lawn and landscaped area. The adjacent properties are also developed with single family residences. The property located approximately 960 ft from the Fivemile River and 660 ft from the 100-year flood zone at its closest point.
- e) Indicate the area of the project site: 0.2404 acres or 10,470 square feet
- f) Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Question #9 regarding proposed stormwater best management practices):
- ☐ Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*
 - ☒ Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*
 - ☐ Project or activity will not disturb any land area.
- g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)? ☐ Yes ☒ No

8. Description of Proposed Project or Activity:

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

The proposed project consists of the demolition of the existing single family residence and subsequent construction of a new single family residence in approximately the same location. The driveway will be reconfigured to accommodate the new house. A patio is also proposed in the back of the house. A stormwater management system has been designed to control runoff from the proposed roof and a portion of the driveway. Two large trees will be removed due to their proximity to the new development. The impervious coverage on the property will increase from 2,420 sf to 3,490 sf, an increase of 44%. The project is anticipated to commence in the spring of 2026 and should take approximately 1 year to complete.

9. Description of Proposed Stormwater Best Management Practices:

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

The majority of new impervious surfaces will be captured and treated by the proposed stormwater management system. Roof leaders from the new residence will direct roof runoff to an underground detention system located to the north of the house. A portion of the driveway will also be captured by a trench drain and directed to the detention system. The remaining driveway will sheet flow towards a catch basin on Ridgewood Road, matching existing drainage patterns. The new patio will sheet flow to the back lawn area, providing opportunity for filtration and infiltration. The detention system consists of 5 units of Cultec Recharger 330XLHD units surrounded by crushed stone with a total storage capacity of 518 cubic feet. During typical storm events, the underground detention systems will allow stormwater to infiltrate into the underlying soils and there will be no surface discharge. The underground detention is sized to mitigate peak runoff rates and to accommodate the Water Quality Volume (WQV) from the captured area. The WQV consists of the runoff from the initial 1.3" of runoff, also known as the "first flush", and is generally considered to contain the majority of pollutants. Collecting the first flush and allowing it to infiltrate into the soils provides filtration of the runoff and is an effective means of stormwater renovation. The detention system will also remove 90% of total suspended solids (TSS) from the captured runoff.

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*):

Shorelands - The redevelopment of the property maintains the existing residential use and meets the applicable zoning regulations. This is consistent with the policy to "regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources".

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):

The redevelopment of the property maintains the existing residential use and meets the applicable zoning regulations. The development is consistent with the adjacent properties and neighborhood. The project has been designed to minimize site impact and preserve the coastal resources.

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

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

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

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

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

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

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

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

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

n/a

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

16. Mitigation of Potential Adverse Impacts:

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

No adverse impacts to coastal resources are anticipated and there is no direct impact to coastal resources as a result of the proposed project. Soil and erosion controls, including silt fence, will be employed to protect coastal resources during construction. Site disturbance will be minimized by constructing the new house in approximately the same location as the existing house. A stormwater management system will be installed in order to treat runoff from the new house.

17. Remaining Adverse Impacts:

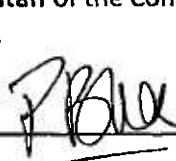
Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There are no remaining adverse impacts. The nature of the proposed development in conjuncture with the proposed mitigation measures should eliminate adverse impacts to coastal resources. The proposed project is consistent with the rights of private property owner and the capability of the land to support development without significantly disrupting either the natural environment or sound economic growth and is therefore consistent with the Connecticut Coastal Management Act.

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: _____

 Thomas Nelson
Permitting B. Wecker

DATE: 12-6-25

Agent's Signature: _____

Thomas Nelson, P.E.
McChord Engineering Associates, Inc

DATE: 12-5-25

THILL-WEICKER RESIDENCE

NORWALK, CONNECTICUT



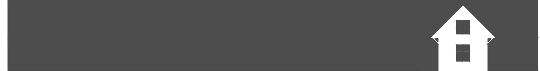
INDEX OF DRAWINGS

ISSUED FOR

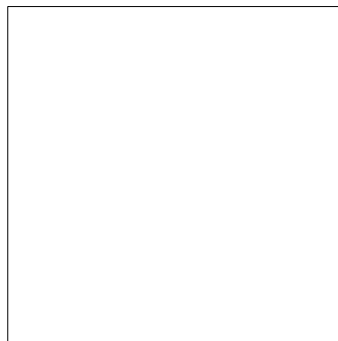
		PERMIT		
		10/30/25		
T	TITLE SHEET	X		
ASP	ARCHITECTURAL SITE PLAN	X		
	ZONING LOCATION SURVEY	X		
	SITE DEVELOPMENT PLAN	X		
A-100	BASEMENT FLOOR PLAN	X		
A-101	FIRST FLOOR PLAN	X		
A-102	SECOND FLOOR PLAN	X		
A-103	ATTIC PLAN	X		
A-104	ROOF PLAN	X		
A-200	ELEVATIONS	X		
A-201	ELEVATIONS	X		
A-300	SECTIONS	X		
A-301	SECTIONS	X		
A-400	TYP. WALL SECTION/DETAILS	X		
A-700	INTERIORS			
A-701	INTERIORS			
A-702	INTERIORS			
A-703	INTERIORS			
A-704	INTERIORS			
A-705	INTERIORS			
A-800	SCHEDULES	X		
E-101	BASEMENT & FIRST FLOOR ELECTRICAL PLANS	X		
E-102	SECOND FLOOR & ATTIC ELECTRICAL PLANS	X		
S-101	FIRST & SECOND FLOOR STRUCTURAL PLANS	X		
S-102	SECOND FLOOR & ATTIC STRUCTURAL PLANS	X		

ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
REVIEW/PRICING	5/13/2025
PERMIT	10/30/2025

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859 Post Road Darien, CT 06820
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PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT

TITLE
TITLE SHEET
LIST OF DRAWINGS

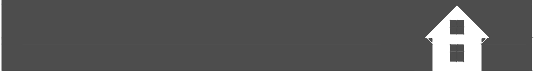
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DATE
10/30/25

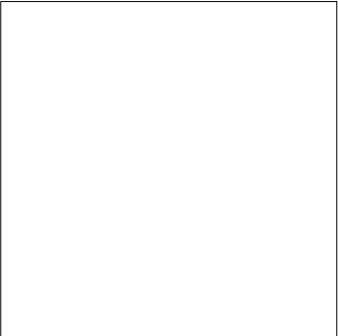
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ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
REVIEW/PRICING	5/13/2025
PERMIT	10/30/2025

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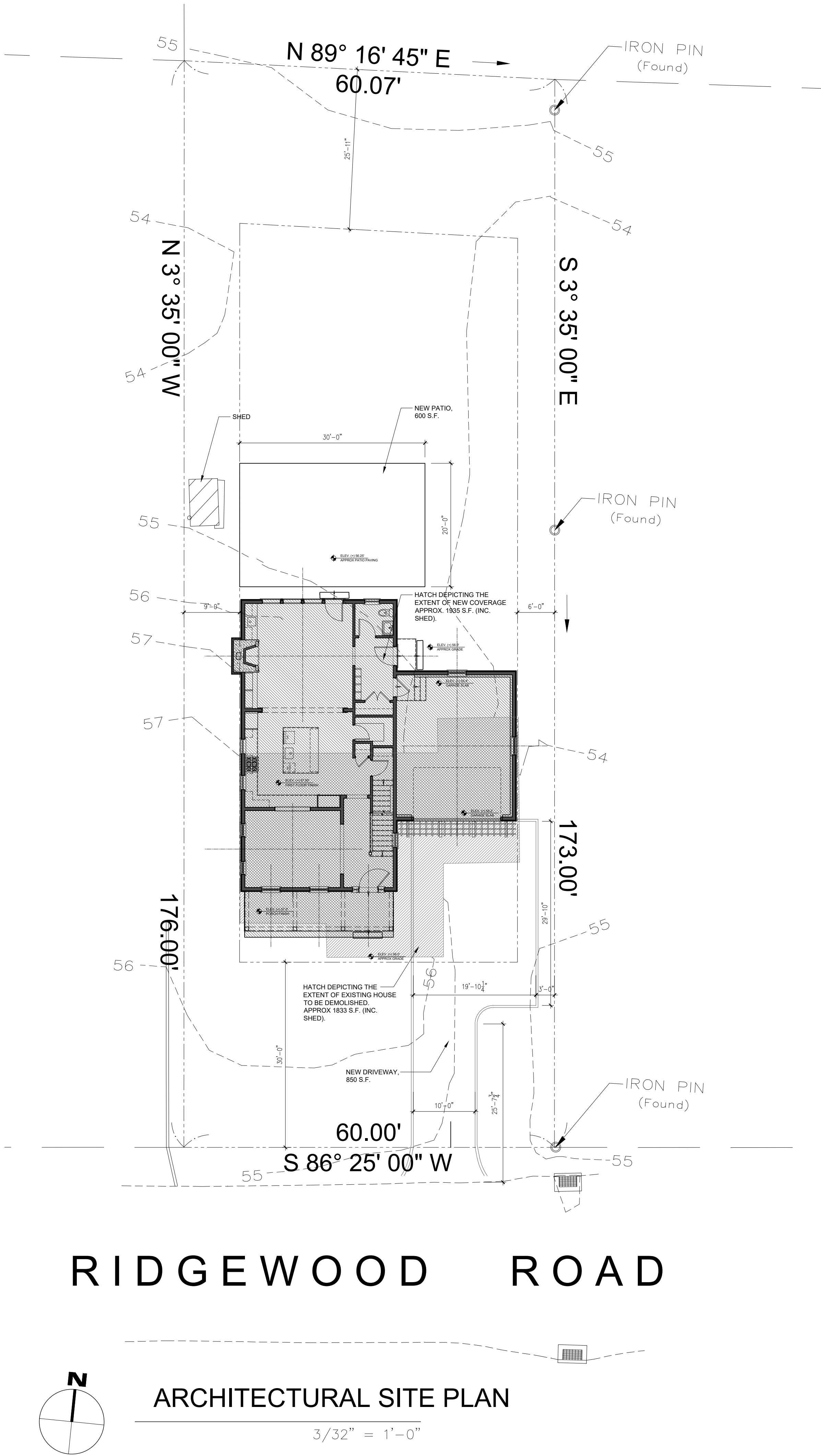
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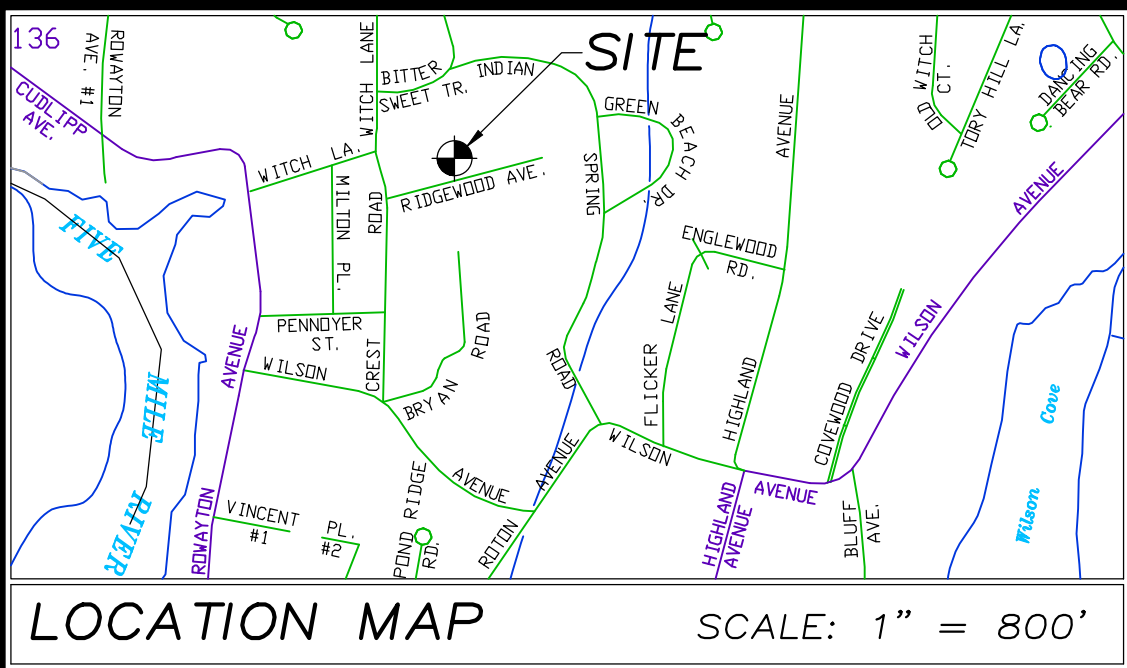


PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
ARCHITECTURAL
SITE PLAN

JOB NUMBER
2501
DATE
10/30/25

ASP



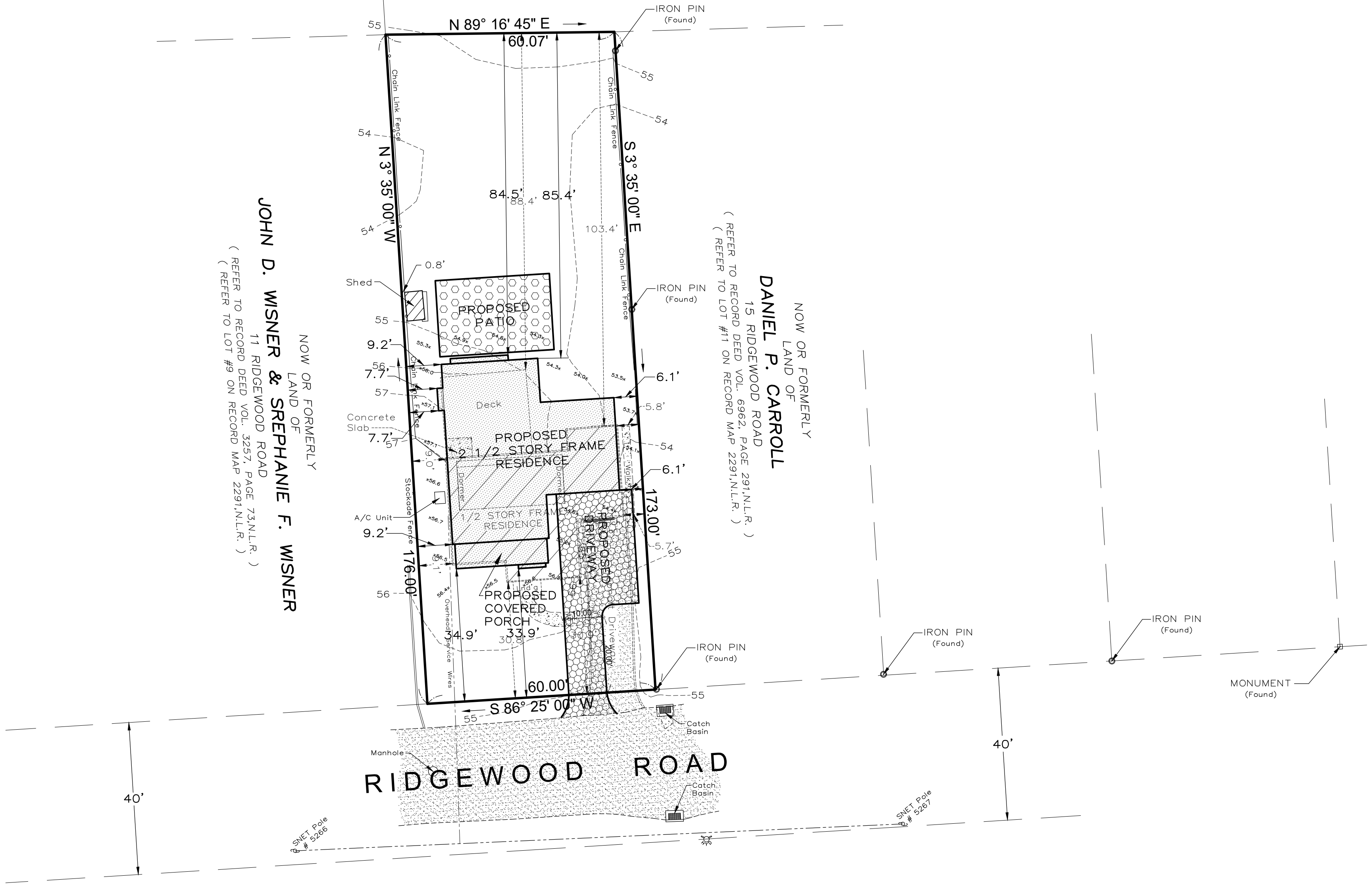


NOW OR FORMERLY
LAND OF
**SCOTT OAKFORD &
ALLISON OAKFORD**
4 BITTERSWEET TRAIL
(REFER TO RECORD DEED VOL. 9100, PAGE 294,N.L.R.)
(REFER TO LOT #2 ON RECORD MAP 1549,N.L.R.)

NOW OR FORMERLY
LAND OF
NATHANIEL FOWLER & ALISSA FOWLER
6 BITTERSWEET TRAIL
(REFER TO RECORD DEED VOL. 8852, PAGE 242,N.L.R.)
(REFER TO LOT #3 ON RECORD MAP 1549,N.L.R.)

NOW OR FORMERLY
LAND OF
JOHN D. WSNER & STEPHANIE F. WSNER
11 RIDGEWOOD ROAD
(REFER TO RECORD DEED VOL. 3257, PAGE 73,N.L.R.)
(REFER TO LOT #9 ON RECORD MAP 2291,N.L.R.)

NOW OR FORMERLY
LAND OF
DANIEL P. CARROLL
15 RIDGEWOOD ROAD
(REFER TO RECORD DEED VOL. 6962, PAGE 291,N.L.R.)
(REFER TO LOT #11 ON RECORD MAP 2291,N.L.R.)



- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996.
 - THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP. ZONING, THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
 - THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
 - THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO A CLASS T-2 STANDARDS, REFERS TO APPROXIMATE NAVD '88 DATUM.
 - THE SUBJECT PROPERTY IS SHOWN AS TAX LOT 27, BLOCK 20F, SIXTH DISTRICT.
 - THE SUBJECT PROPERTY IS LOCATED IN 'CD-1S' ZONE.
 - THE SUBJECT PROPERTY IS OWNED BY THOMAS W. THILL. REFER TO RECORD DEED VOL. 8515, PG. 171 ON FILE IN THE OFFICE OF THE NORWALK TOWN CLERK.

MAP REFERENCE:

RECORD MAP # 2291,N.L.R. ENTITLED "MAP DIBBLECREST AT ROWAYTON, NORWALK, CT. SCALE 1" = 30'. 1925 THE SAMUEL W. HOYT, JR., CO., INC." CERTIFIED SUBSTANTIALLY CORRECT BY FREDERICK P. STABELL, SURVEYOR.

RECORD MAP # 1549,N.L.R. ENTITLED "MAP FAIRMEADOW PREPARED FOR ALVAH B. KELLOGG AT ROWAYTON, NORWALK, CT. SCALE 1" = 30'. 1938 SAMUEL W. HOYT, JR., CO., INC." CERTIFIED SUBSTANTIALLY CORRECT BY FREDERICK P. STABELL, SURVEYOR.

LOT "10"
AREA = 10,470 SQ. FT.
or 0.2404 AC.

THIS SURVEY WAS PREPARED FOR A SPECIFIED PURPOSED. ANY USE OTHER THAN THAT WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OR SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.

THE DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR. THE DECLARATION IS NOT TRANSFERABLE.

THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE OR EMBOSSED SEAL.

EMBOSSED SEAL

CD-1S ZONE	Max./Min. Requirement	Existing Conditions	Proposed Conditions	Under Const. Conditions	As-Built Conditions
LOT OCCUPATION					
Lot/Building Site Width	50' Min.	60.00'	60.00'		
Lot/Building Site Area	6,250 S.F.	10,470 S.F.	10,470 S.F.		
LOT COVERAGE					
Building Coverage	3,029 S.F. Max.	1,833.2 S.F.	1,903.8 S.F.		
Impervious Surface Coverage	39.5 % Max.	22.43 %	31.79 %		
SETBACK					
Principal Building					
Front Setback (Principal Frontage)	30' Min.	35.8' to Res. 26.7' to Landing	34.9' to Porch 33.9' to Step		
Front Setback (Secondary Frontage)	20' Min.	—	—		
Side Setback (Each Side)	6' Min.	5.7' / 9.0'	6.1' / 7.7'		
Rear Setback	15' Min.	103.4' to Res. 88.4' to Deck	88.4' to Res. 84.5' to Step		
Accessory Building					
Front Setback (Principal Frontage)	20' Min.	100.6' Shed	100.6' Shed		
Front Setback (Secondary Frontage)	20' Min.	—	—		
Side Setback (Each Side)	6' Min.	0.8' Shed	0.8' Shed		
Rear Setback	5' Min.	67.3' Shed	67.3' Shed		
BUILDING HEIGHT					
Principal Building (Stories)	2 1/2 Max.	1 1/2	2 1/2		
Building Height	32' Max.	17.85'	26.60'		
Total Building Height	40' Max.	18.34'	32.71'		
Accessory Building (Stories)	1 1/2 Max.	1	1		
Building Height	15' Max.	—	—		
Total Building Height	20' Max.	—	—		

AVERAGE GRADE AROUND PROPOSED RESIDENCE:

55.3+54.9+54.6+54.3+54.3+54.0+53.5+53.7+54.1+54.5+54.4+54.6+55.2+56.3+56.6+56.5+56.4+56.5+56.7+56.6+57.1+57.1+56.0 = 1,273.2/23 = 55.36

ELEVATION OF PROPOSED ROOF RIDGE = 88.07
ELEVATION OF PROPOSED ROOF EAVE = 75.84
ELEVATION OF PROPOSED ROOF MIDPOINT = 88.07+75.84 = 163.91/2 = 81.96

PROPOSED BUILDING HEIGHT:

ELEVATION OF PROPOSED ROOF MIDPOINT - AVERAGE GRADE = 81.96-55.36 = 26.60 FEET

PROPOSED TOTAL BUILDING HEIGHT:

ELEVATION OF PROPOSED ROOF RIDGE - AVERAGE GRADE = 88.07-55.36 = 32.71 FEET

PROPOSED BUILDING COVERAGE:

RESIDENCE, COVERED PORCH & STEPS 1,860.9 SQ. FT.
SHED 42.9 SQ. FT.
TOTAL PROPOSED BUILDING COVERAGE 1,903.8 SQ. FT./10,470 SQ. FT. = 18.18 %

PROPOSED IMPERVIOUS COVERAGE:

TOTAL PROPOSED BUILDING COVERAGE 1,903.8 SQ. FT.
PROPOSED DRIVEWAY 825 SQ. FT.
PROPOSED PATIO 600 SQ. FT.
TOTAL PROPOSED IMPERVIOUS COVERAGE 3,328.8 SQ. FT./10,470 SQ. FT. 31.79 %

ZONING/LOCATION SURVEY
MAP OF PROPERTY

PREPARED FOR
Thomas W. Thill
13 RIDGEWOOD ROAD

ROWAYTON - NORWALK, CONNECTICUT

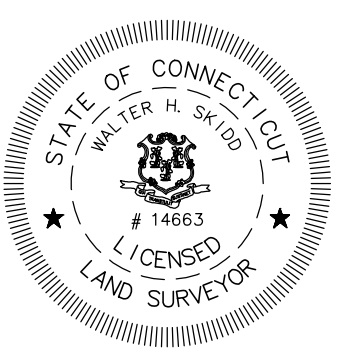
SCALE: 1" = 20' DECEMBER 8, 2021

GRAPHIC SCALE
10 0 10 20 40

WALTER H. SKIDD - LAND SURVEYOR LLC

To the best of my knowledge and belief this map is substantially correct as noted hereon.

WALTER H. SKIDD, L.S. Conn. Reg. # 14663
1992 STRATFIELD ROAD - FAIRFIELD, CONN.
TELEPHONE (203) 373-0401



NOTES:

- EXISTING STRUCTURES, TOPOGRAPHY, UTILITIES, AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE "ZONING/LOCATION SURVEY MAP OF PROPERTY" PREPARED FOR THOMAS W. THILL BY WALTER H. SKIDD LAND SURVEYOR LLC, DATED DECEMBER 8, 2021.
- LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSTRUED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR SHALL EXCAVATE TEST HOLES, CONTACT "CALL BEFORE YOU DIG", AND PERFORM WHATEVER ADDITIONAL VERIFICATION NECESSARY TO VERIFY THE EXISTING INFORMATION. THE PROJECT ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED STORMWATER MANAGEMENT, SITE GRADING, UTILITIES AND SOIL EROSION CONTROLS ASSOCIATED WITH THE CONSTRUCTION OF THE NEW HOUSE.
- THERE ARE NO RECORDS OF AN EXISTING SEPTIC SYSTEM ON THE PROPERTY. THE EXISTING SEWER LINE SHALL BE CAMERA INSPECTED TO DETERMINE IF A SEPTIC SYSTEM STILL EXISTS. IF A SEPTIC EXISTS, IT SHALL BE ABANDONED IN CONFORMANCE WITH LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF NORWALK STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 816, LATEST REVISION.
- SOIL AND EROSION CONTROL MEASURES SHOWN HEREON SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND BEFORE AND AFTER STORM EVENTS, AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, IF PROPERLY INSTALLED AND MAINTAINED, SHALL CONTROL THE STORMWATER RUNOFF FROM THE SITE IN ACCORDANCE WITH THE NORWALK DRAINAGE MANUAL.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.

EROSION AND SEDIMENT CONTROL NOTES:

- AS A MINIMUM, ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS LOCATED IN THE 2024 CONNECTICUT STORMWATER QUALITY MANUAL AND AS REQUIRED BY STATE AND FEDERAL LAWS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES. THIS COPY SHALL BE MADE AVAILABLE TO THE CITY UPON REQUEST.
- PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN ANY AREA NOT ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING. THE CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- THE CITY MUST BE NOTIFIED PRIOR TO DEWATERING OPERATIONS. WATER MUST BE PUMPED THROUGH AN APPROVED FILTERING DEVICE. THE CITY MAY SUSPEND DEWATERING OPERATIONS IF POLLUTION IS OBSERVED.
- THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL PERFORM ANY REPAIRS OR MAINTENANCE IMMEDIATELY IN ORDER TO ENSURE EFFECTIVE EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES AT THE PROJECT SITE. THIS RECORD SHALL BE MADE AVAILABLE TO THE CITY UPON REQUEST.

NOTE: DETAILS SHALL CONFORM TO LATEST CITY OF NORWALK STANDARDS.

LEGEND		
EXISTING	ITEM	PROPOSED
	CATCH BASIN	
	MANHOLE	
	DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	WATER SERVICE	
	CONTOUR	
	SPOT ELEVATION	
	SILT FENCE	
	DOUBLE SILT FENCE	
	TREE TO REMAIN	
	POLE	

AREA = 0.2404 ACRES

TEST RESULTS:

DEEP TEST 1

0"- 9" TOPSOIL
9"-30" TAN SILTY LOAM
30"-62" TAN HARDPAN SILTY LOAM

NO MOTTLING
NO LEDGE
NO GROUNDWATER
ROOTS TO 30"

PERCOLATION TEST A

DEPTH: 18"
DIAMETER: 7"

TIME	DEPTH	DROP
9:42	6 1/4"	-
9:52	11 1/4"	5"
10:02	13 1/2"	2 1/4"
10:12	15"	1 1/2"
10:22	16 1/2"	1 1/2"
10:32	DRY	-

DESIGN RATE: 1:6.67

DEEP TEST 2

0"- 8" TOPSOIL
8"-29" NATIVE FILL RED BROWN SILTY LOAM WITH ROCKS
29"-34" ORIGINAL TOPSOIL
34"-57" ORANGE BROWN SILTY LOAM
57"-68" COMPACT TAN SILTY LOAM

MOTTLING @ 57"
NO LEDGE
NO GROUNDWATER
ROOTS TO 57"

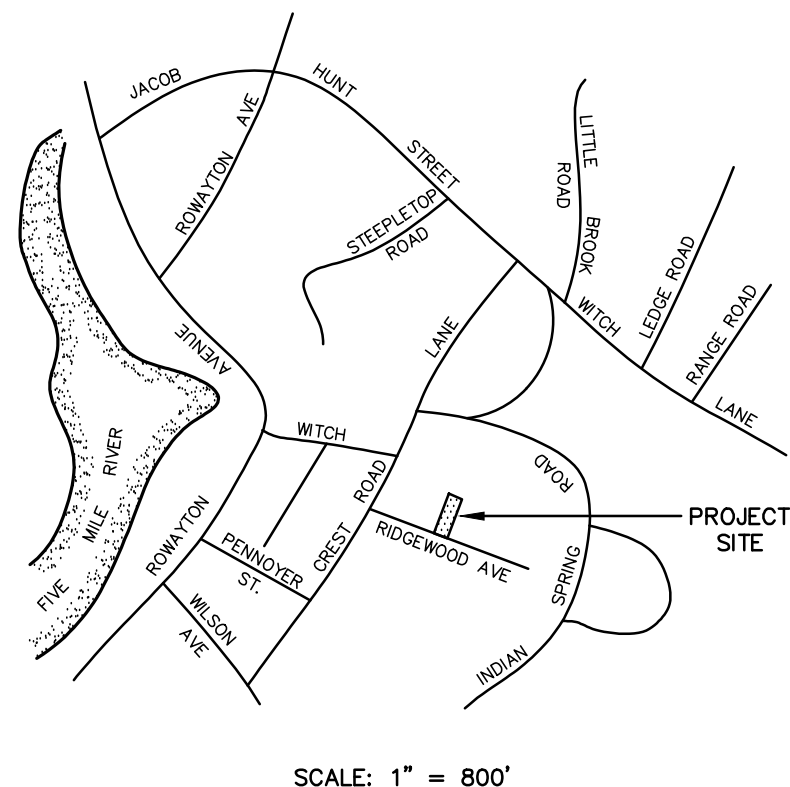
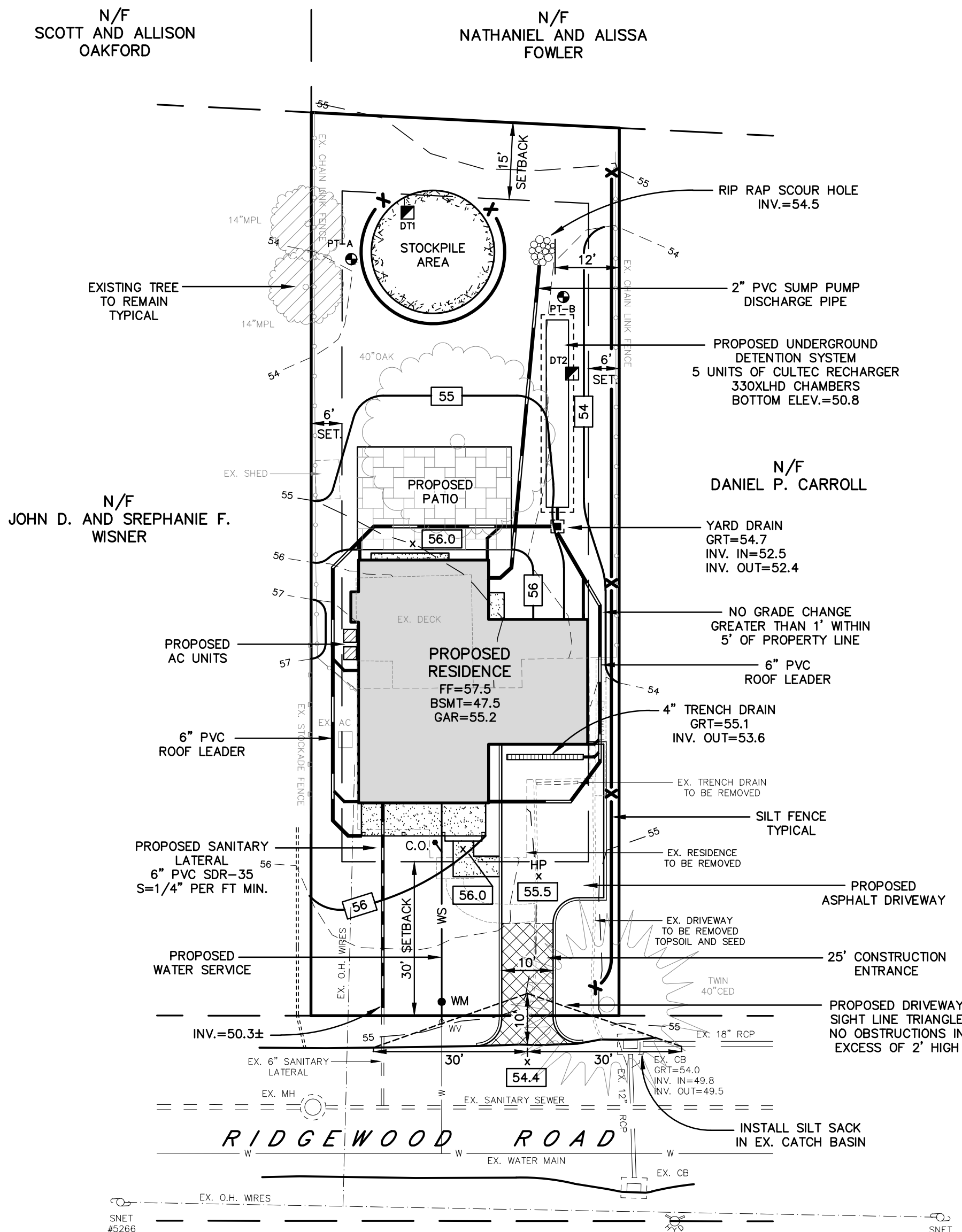
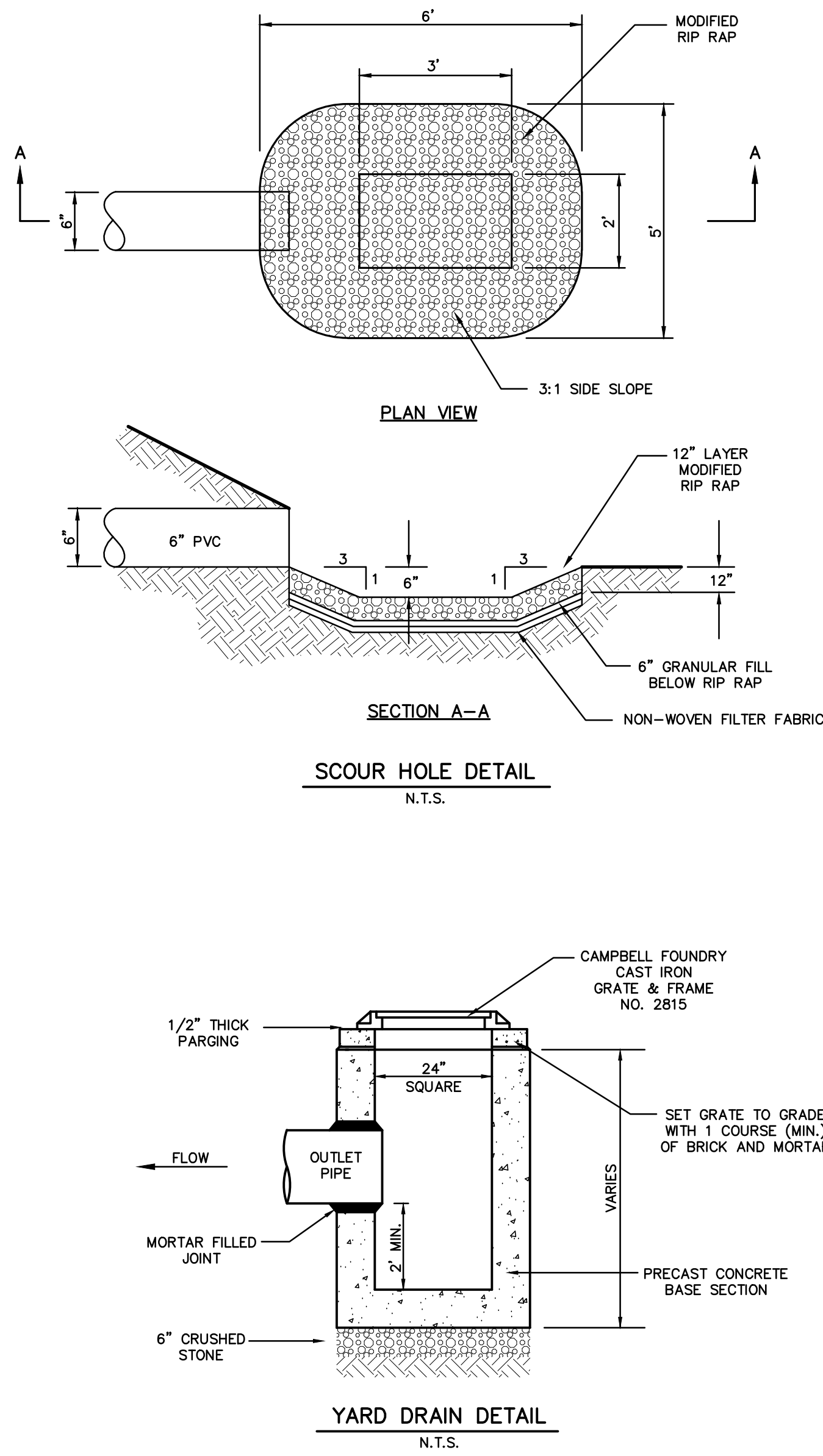
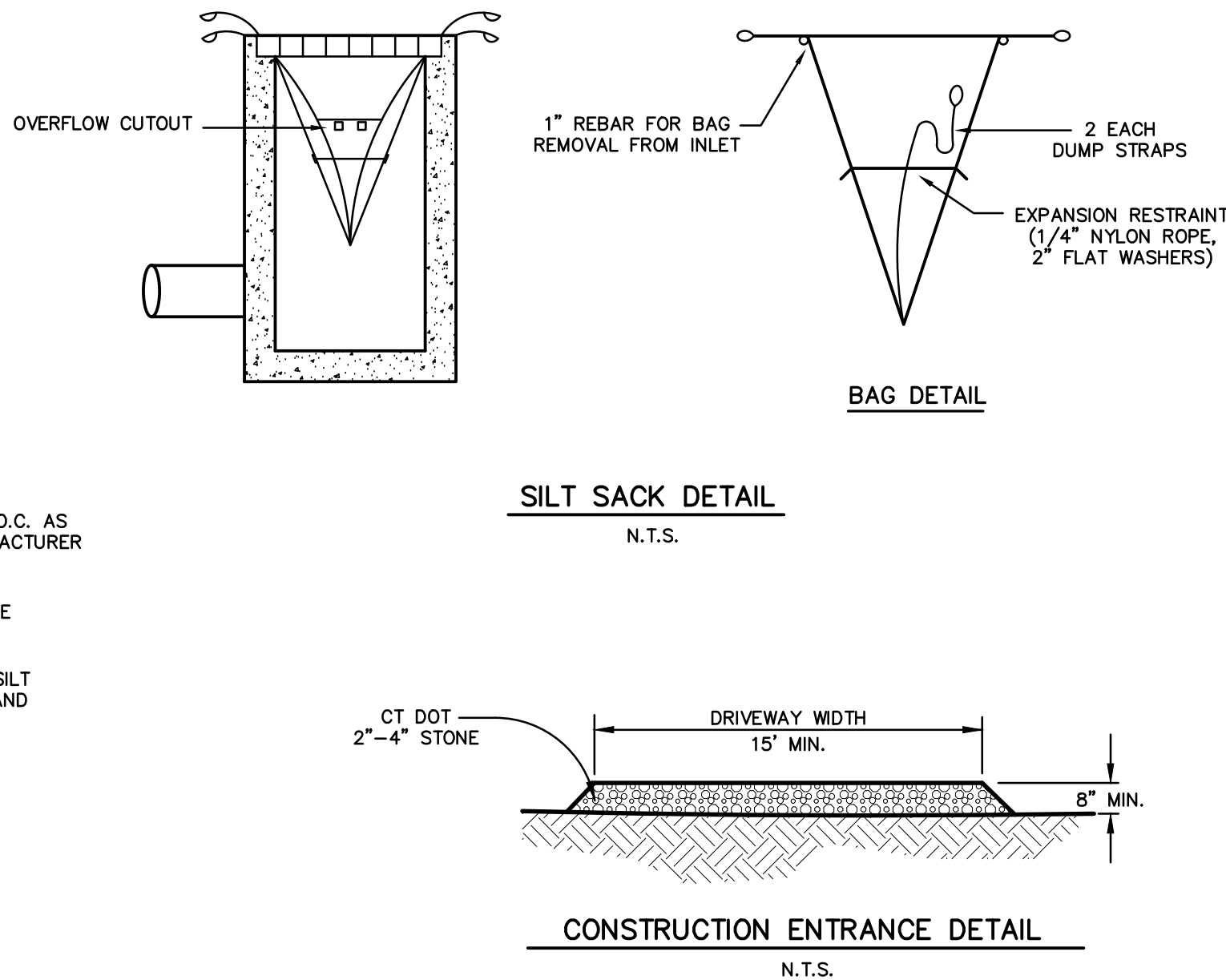
PERCOLATION TEST B

DEPTH: 25"
DIAMETER: 8"

TIME	DEPTH	DROP
9:43	13 1/2"	-
9:53	18"	4 1/2"
10:03	20"	2"
10:13	21 3/8"	1 3/8"
10:23	22 3/4"	1 3/8"
10:34	24 1/4"	1 1/2"
10:43	DRY	-

DESIGN RATE: 1:6.67

NOTE: ALL DEEP TEST WERE PERFORMED BY McCHORD ENGINEERING ASSOCIATES, INC. ON JULY 30, 2025. ALL PERCOLATION TESTS WERE PERFORMED BY McCHORD ENGINEERING ASSOCIATES, INC. ON JULY 31, 2025.



No.	Date	Revisions or Submissions
1	8-13-25	ISSUED FOR MUNICIPAL APPROVAL

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
THOMAS W. THILL
ROWAYTON, CONNECTICUT

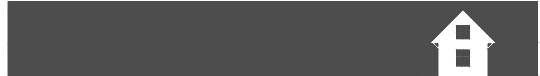
SITE DRAINAGE PLAN
13 RIDGEWOOD ROAD
ROWAYTON, CONNECTICUT

JOB NO.: 2408A-1 DATE: AUGUST 13, 2025
DRAWN BY: DRS CHECKED BY: TSN
SCALE: 1" = 20'

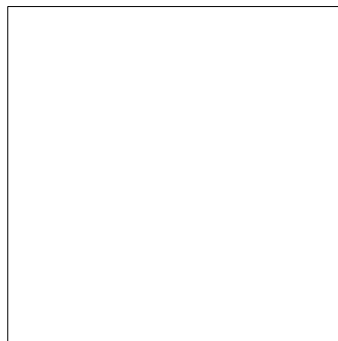
SIGNATURE: DRAWING NO.: SE1

ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
REVIEW/PRICING	5/13/2025
PERMIT	10/30/2025

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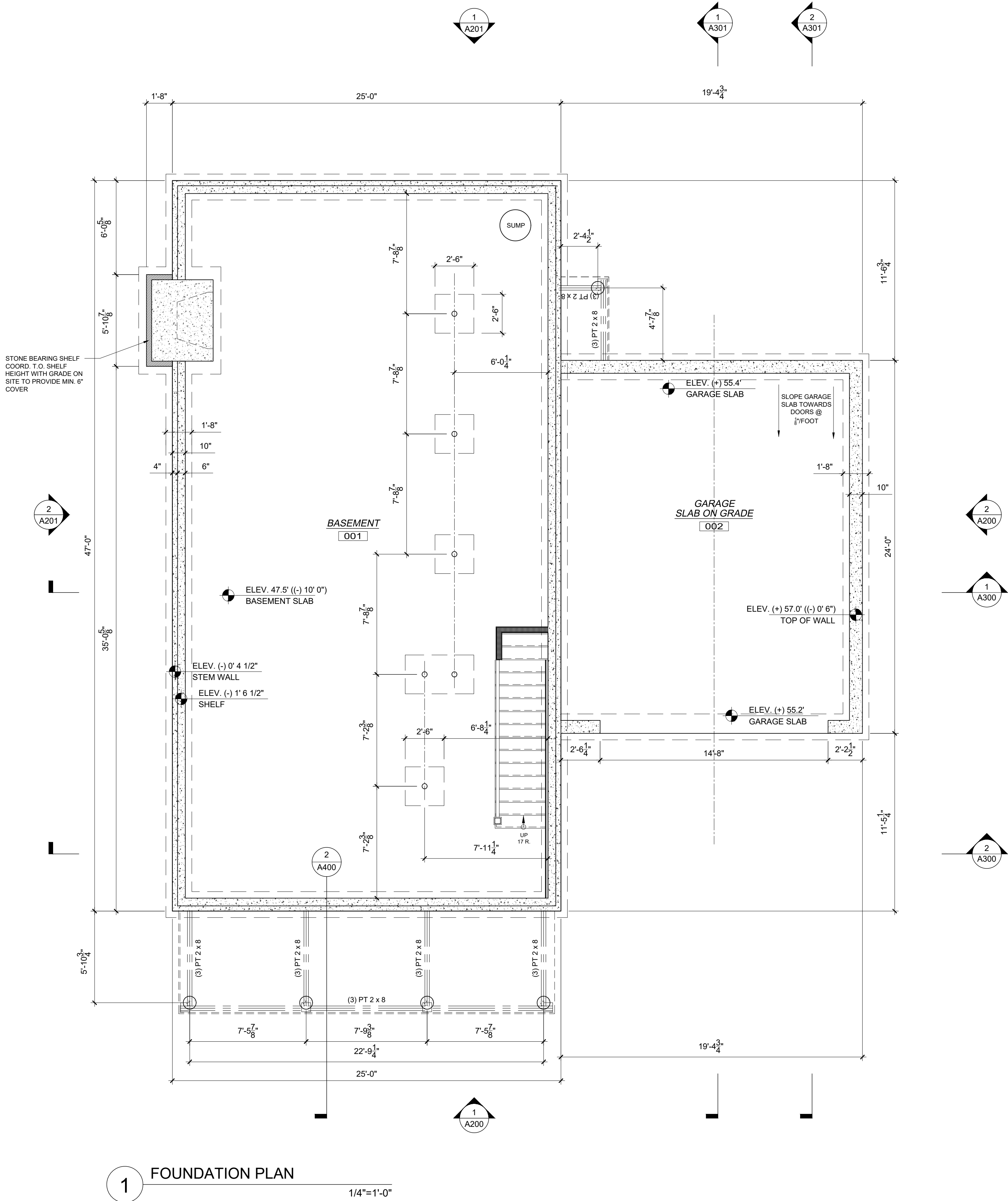


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neilhauckarchitects.com



PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
FOUNDATION PLAN

JOB NUMBER
2501
DATE
10/30/25
A-100



ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
REVIEW/PRICING	5/13/2025
PERMIT	10/30/2025

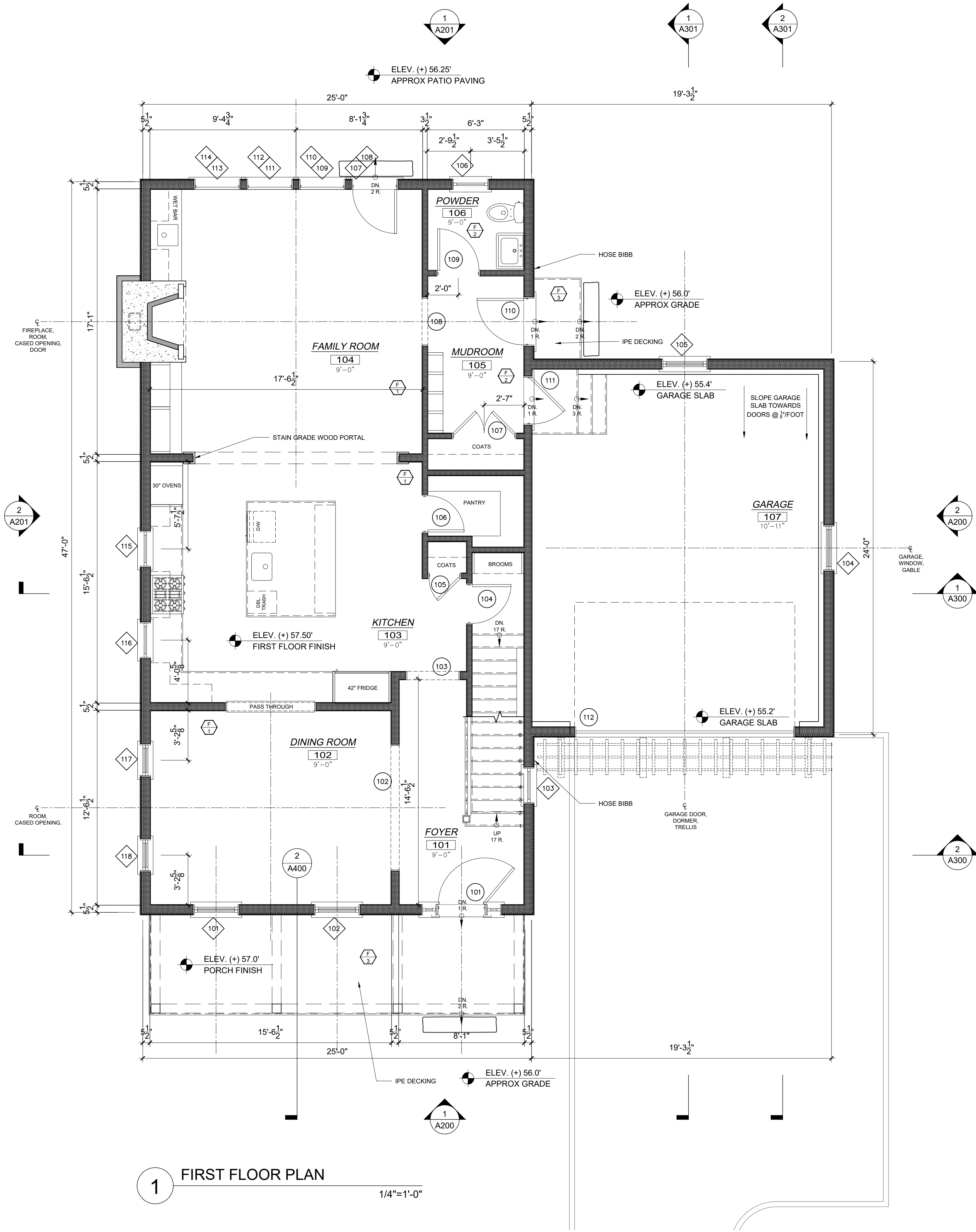
NEIL HAUCK ARCHITECTS



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859 Post Road Darien, CT 06820
neilhauckarchitects.com

PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
FIRST FLOOR PLAN

JOB NUMBER
2501
DATE
10/30/25
A-101



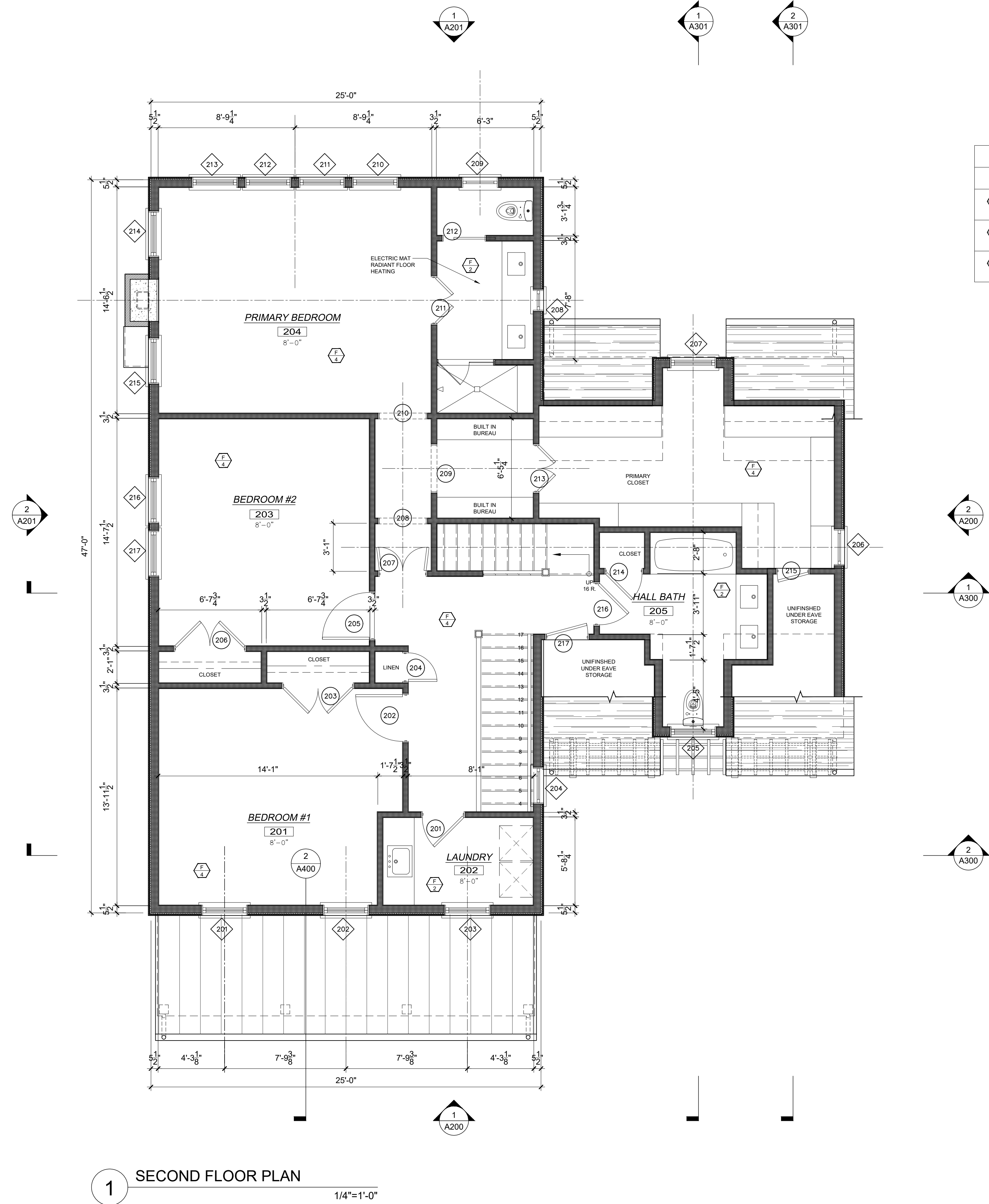
FLOORING SCHEDULE	
TAG	DESCRIPTION
F 1	6" WHITE OAK FLOORING, SELECT. MIN. LENGTHS OF 6' PICTURE FRAME HEARTH STONES. 2 COATS WATER BASED POLYURETHANE. PROVIDE FINISH SAMPLES ON SITE FOR OWNER/ARCH APPROVAL.
F 2	TILE TBD
F 3	4" WIDTH IPE DECKING, CONCEALED FASTENERS, PICTURE FRAME AT PERIMETER

ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
REVIEW/PRICING	5/13/2025
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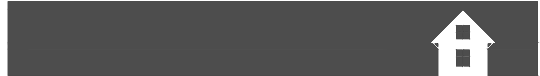
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2501

DATE
10/30/25

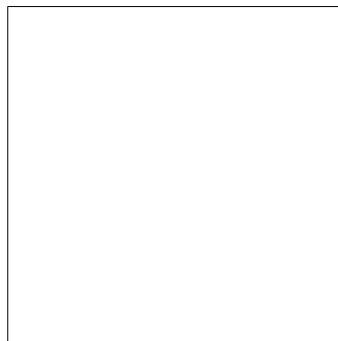


ISSUED FOR	DATE
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CLIENT REVIEW	5/8/2025
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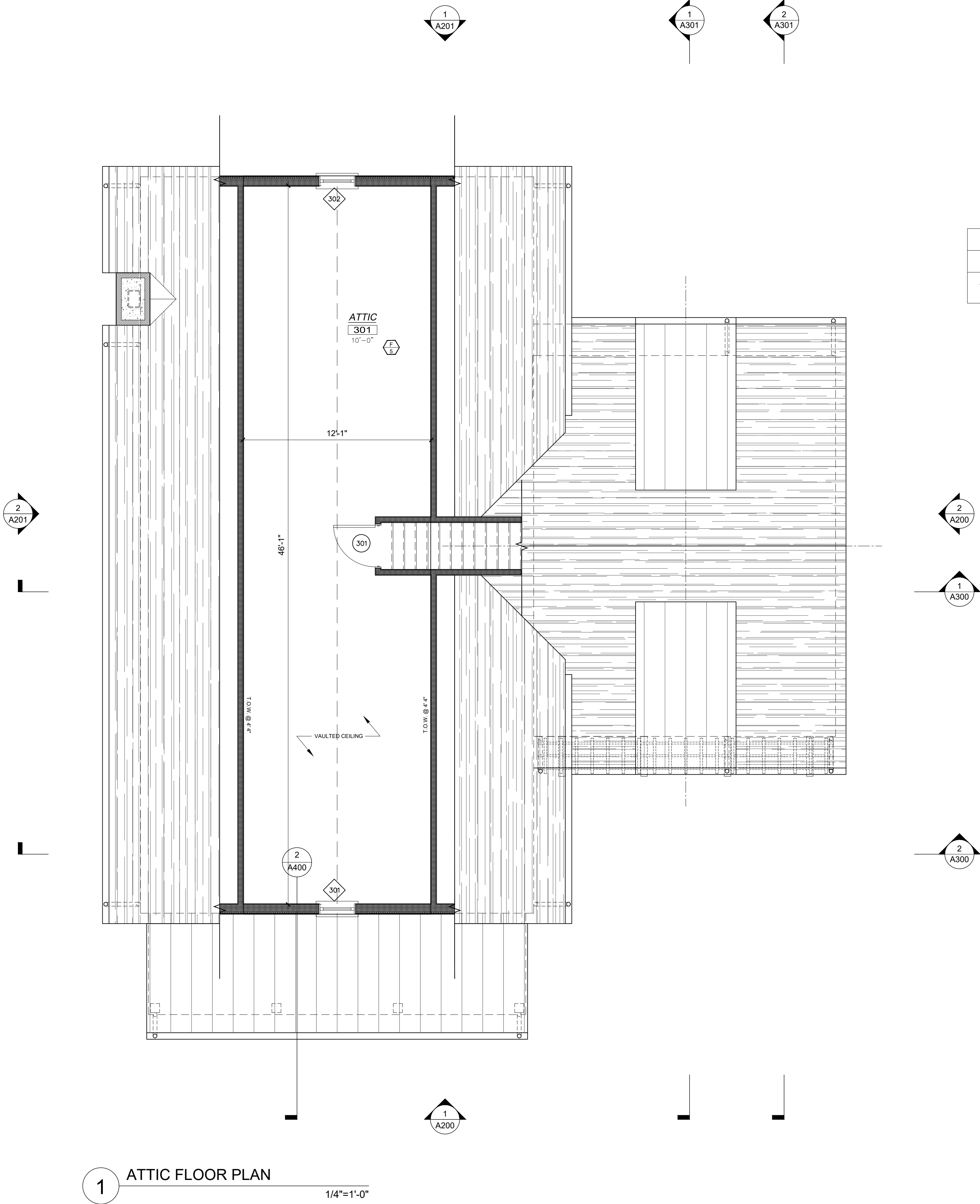
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PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
ATTIC PLAN

JOB NUMBER
2501
DATE
10/30/25

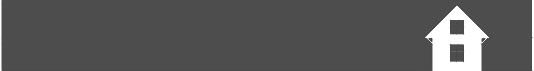
A-103



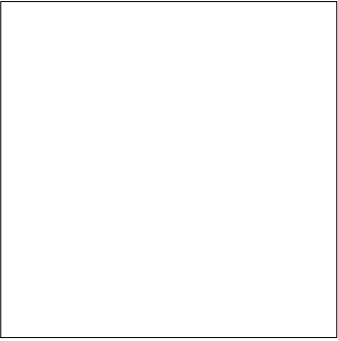
FLOORING SCHEDULE	
TAG	DESCRIPTION
	4" WHITE OAK FLOORING, SELECT, MIN. LENGTHS OF 6'. 3 COATS WATER BASED POLYURETHANE. PROVIDE FINISH SAMPLES ON SITE FOR OWNER/ARCH APPROVAL.

ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
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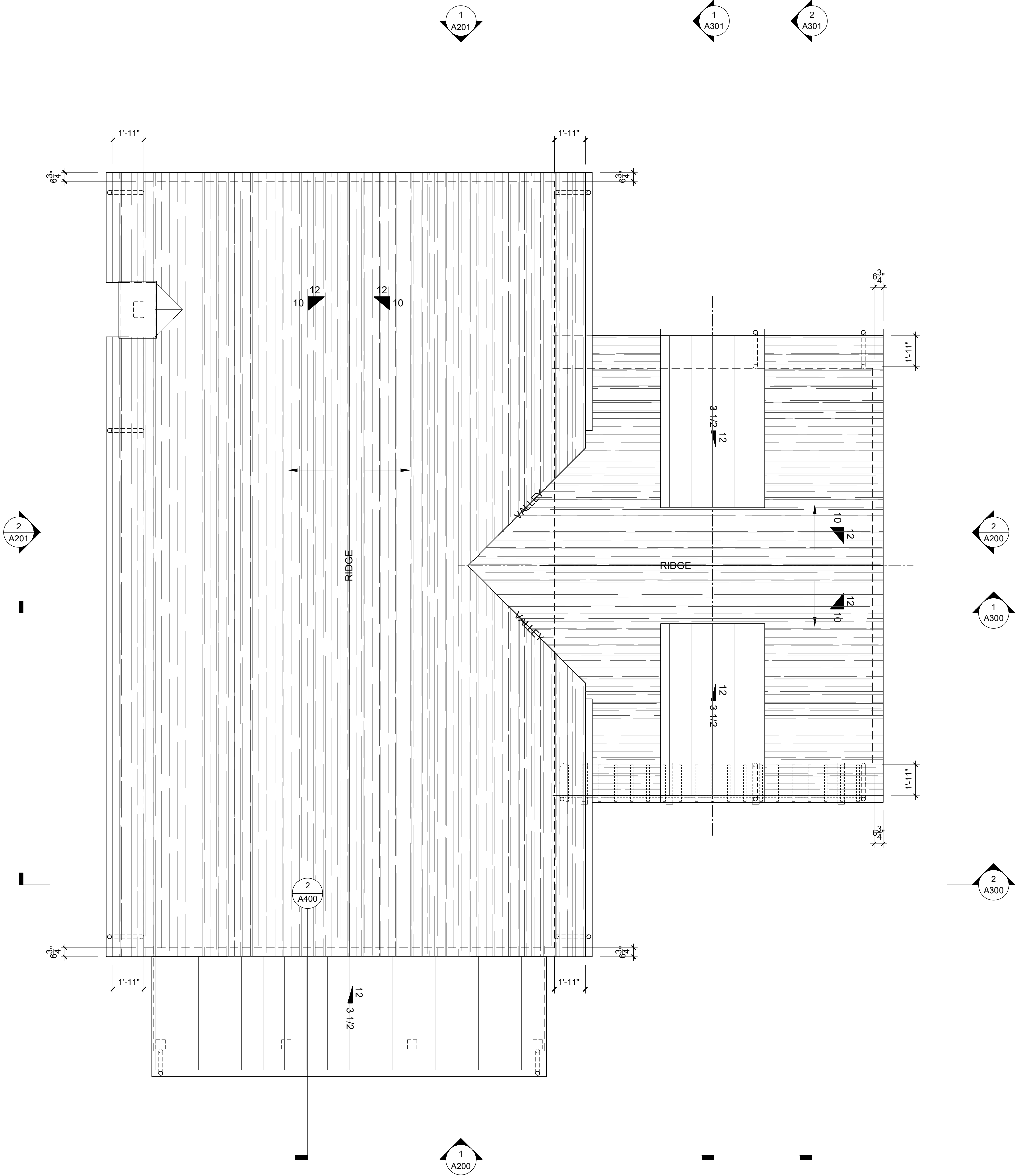


PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
ROOF PLAN

JOB NUMBER
2501

DATE
10/30/25

A-104

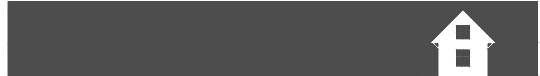


1 ROOF PLAN
1/4"=1'-0"

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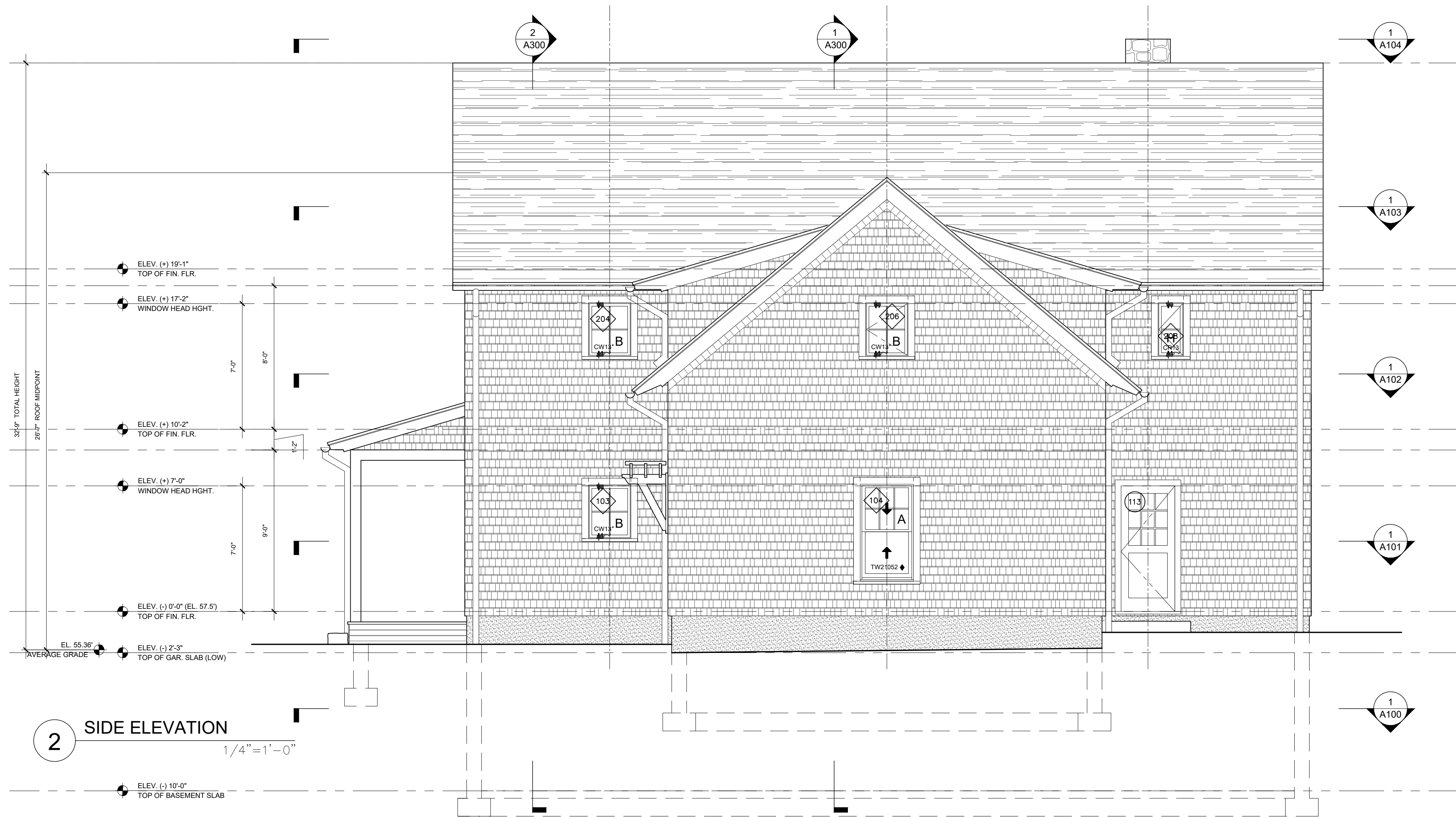
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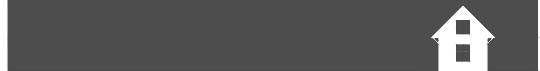
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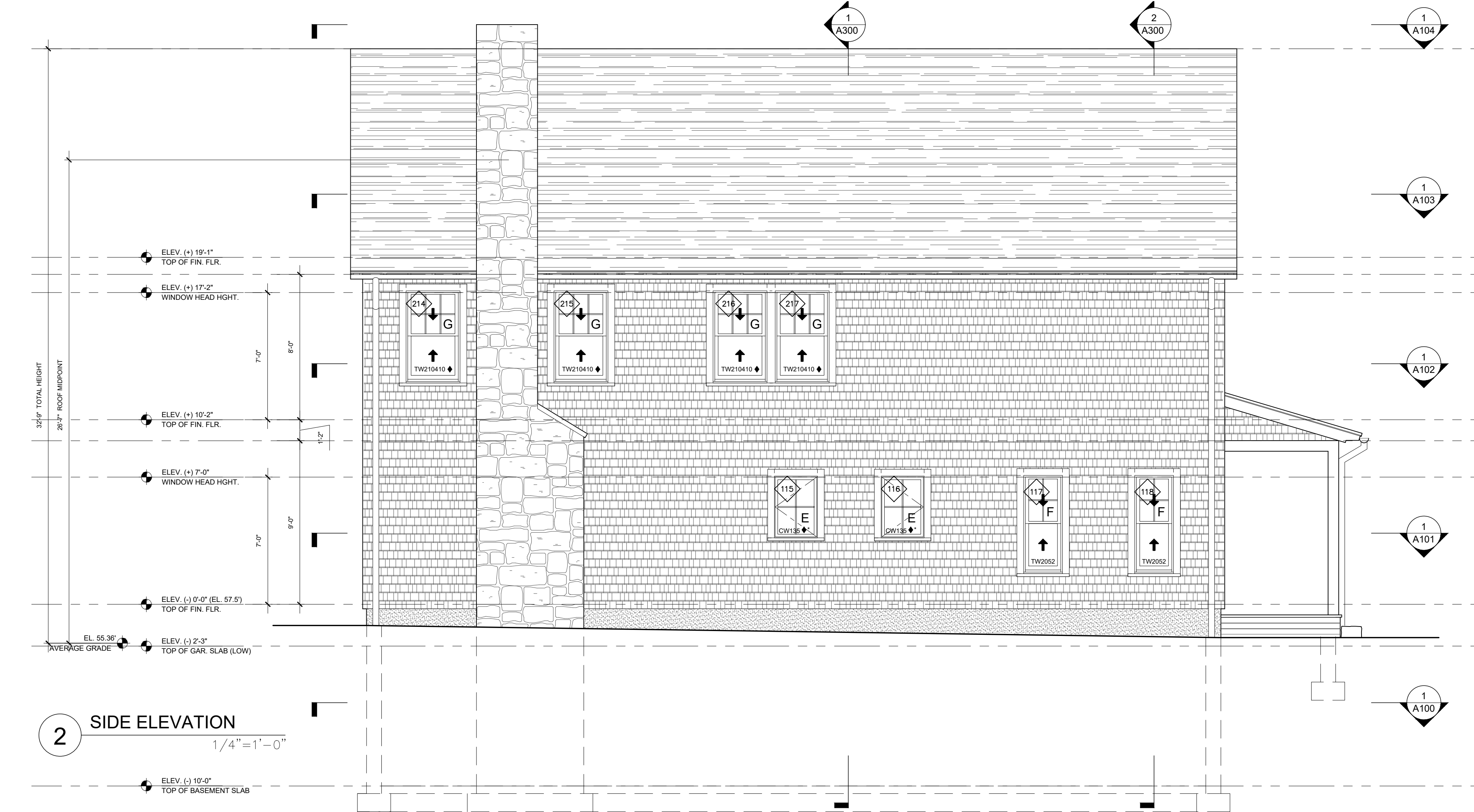
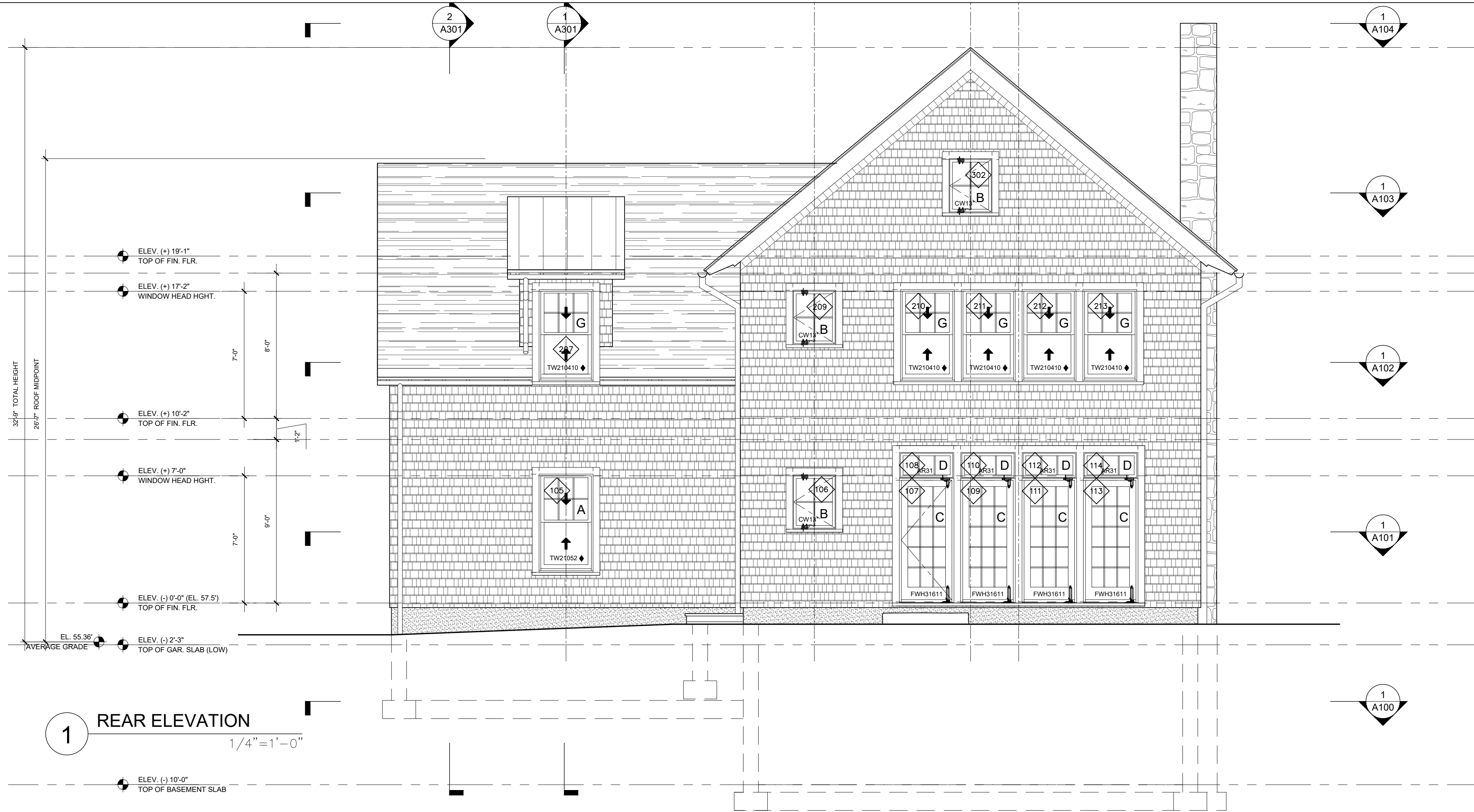
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PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
ELEVATIONS

JOB NUMBER
2501

DATE
10/30/25

A-201

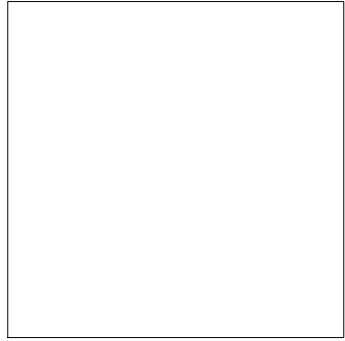


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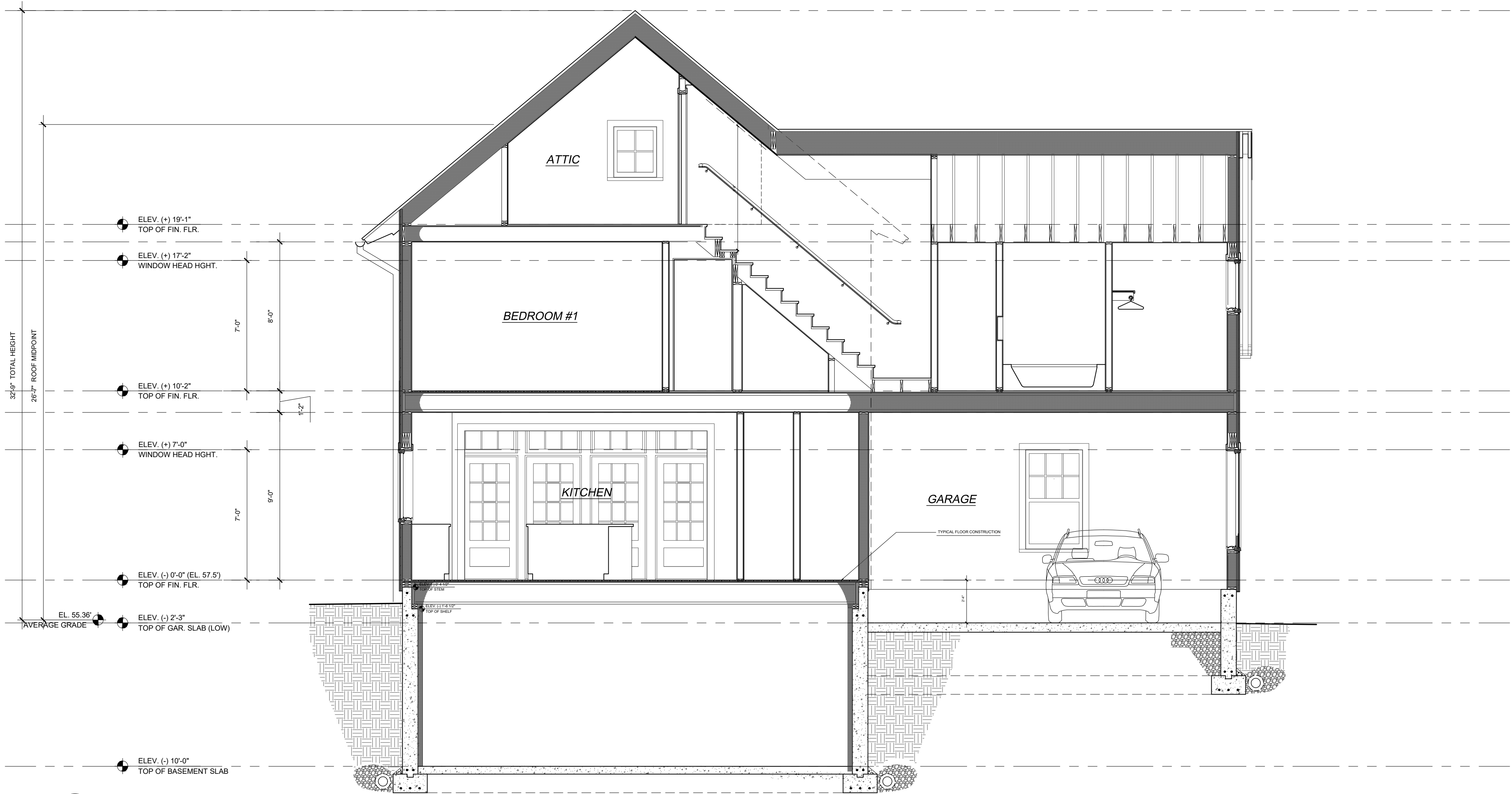
PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT

TITLE
SECTIONS

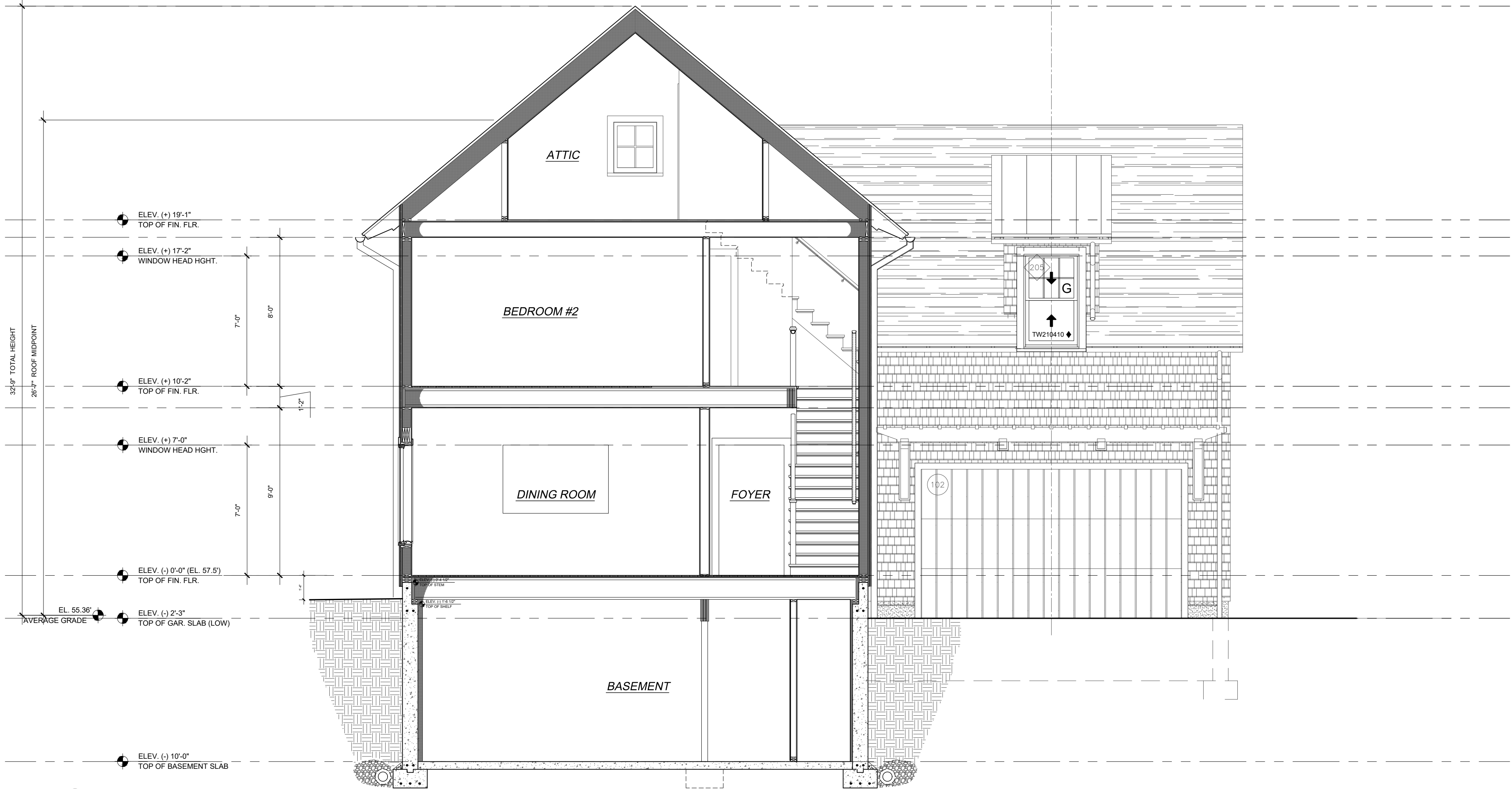
JOB NUMBER
2501

DATE
10/30/25

A-300



1 SECTION
1/4"=1'-0"



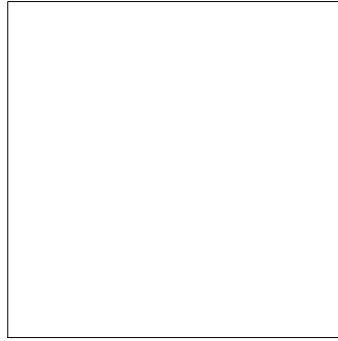
2 SECTION
1/4"=1'-0"

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CLIENT REVIEW	5/8/2025
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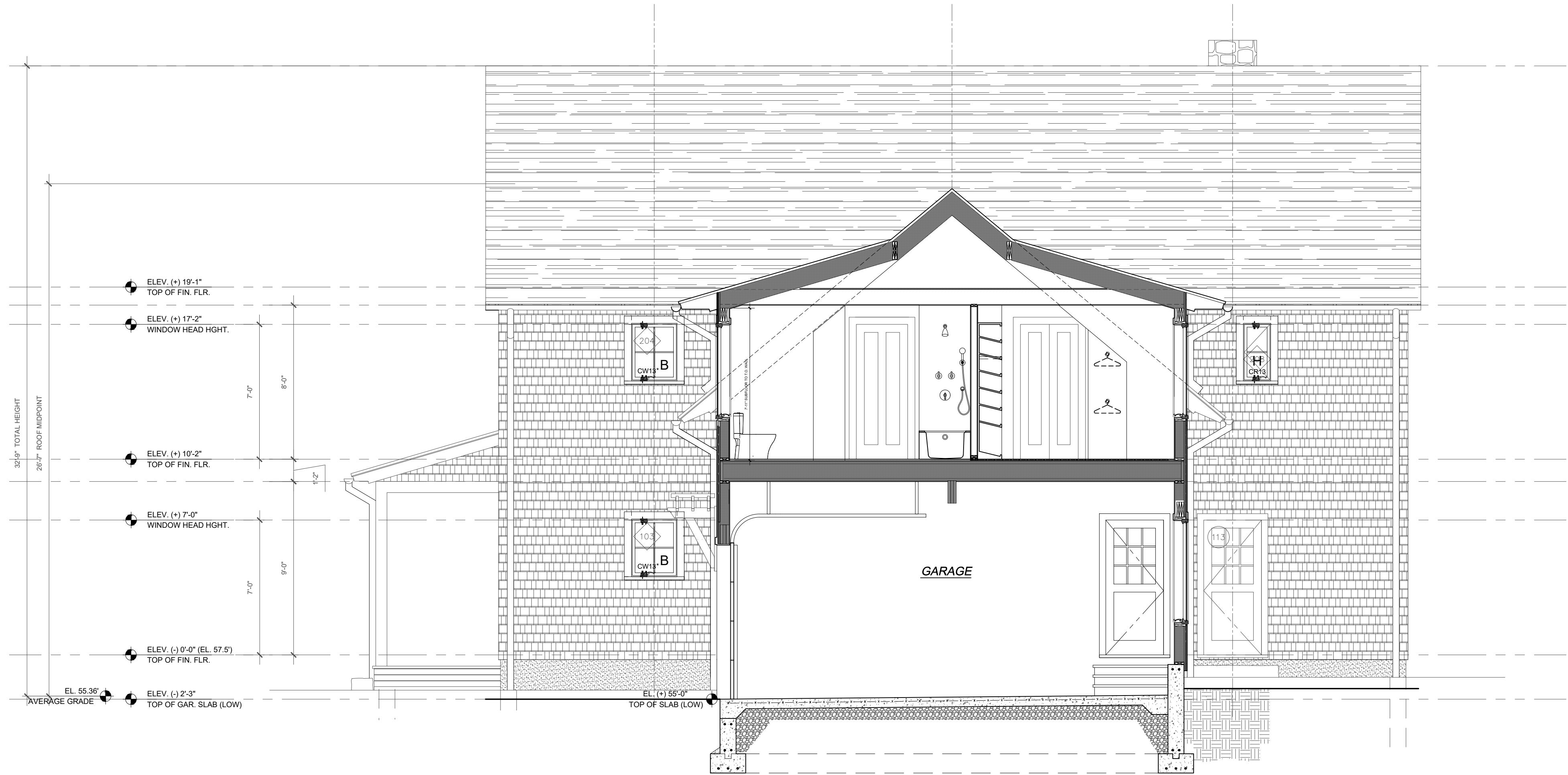


PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
SECTIONS

JOB NUMBER
2501

DATE
10/30/25

A-301



1 SECTION

1/4"=1'-0"



2 SECTION

1/4"=1'-0"

TYPICAL ROOF CONSTRUCTION

- 3/4" TIMBERLINE ICE ASPHALT ROOF SHINGLES, CONFIRM COLOR WITH OWNER/ARCH. ON SITE
- ICE & WEATHER WATCH
- 5/8" CDX PLYWOOD SHEATHING
- 2 X 12 RAFTERS @ 16" O.C.
- R-60 MIN. CLOSED CELL SPRAY FOAM INSULATION W/ FIRE-RETARDANT PAINT AS REQUIRED
- 1/2" GYPSUM WALL BOARD - (FINISHED SPACES ONLY)

TYP. EXT. WALL CONSTRUCTION

- WHITE CEDAR SHINGLES, 5" EXP. TO WEATHER
- 2" P-R SHEATHING 1 1/2" (R-6)
- 2 X 6 STUDS AT 16" O.C.
- R-20 MIN. CLOSED CELL SPRAY FOAM INSULATION
- 1/2" GYPSUM WALL BOARD

TYPICAL FLOOR CONSTRUCTION

- FINISHED FLOOR PER SCHEDULE
- 3/4" T & G ADVANTECH PLYWOOD SUBFLOOR BY HUBER
- SEE STRUCTURAL PLAN FOR SIZE AND SPACING OF FRMG.
- 1/2" GYPSUM WALL BOARD
- PROVIDE R-38 CLOSED CELL SPRAY FOAM INSULATION AT ALL EXT. WALLS A MIN. OF 24" FROM PERIMETER AND ENTIRELY OVER ANY UNCONDITIONED SPACE-PROVIDE FIRE-RETARDANT PAINT AS REQUIRED.

TYPICAL PORCH CONSTRUCTION

- FINISH STONE MATERIAL PER SCHEDULE

TYPICAL CONCRETE FOUND. WALL

- "WARM-N-DRY" INSUL. ON "TUFF-N-DRY" MEMBR.
- 10" THK. CONC. FOUND. WALL (2) #5 REBARS TOP AND BOTTOM, #4 BARS AT 1/2 HEIGHT - PROVIDE MIN. 2" COVER FOR BARS
- MIN. CONCRETE STRENGTH F'C 3000 PSI
- 2 X 4 WALL FURRING (FINISHED SPACES ONLY)

TYPICAL SLAB ON GRADE

- 5" THICK CONC. SLAB W/806 1010 WWM
- 6 MIL POLY VAPOR BARRIER
- 6" COMPACTED ITEM #4

TYPICAL CONCRETE FOOTING

- 12" X 24" CONC. FOOTING
- (3) #4 REBARS AT BOTTOM - PROVIDE MIN. 3" COVER FOR BARS
- BEAR FOOTING ON UNDISTURBED SOIL A MIN. OF 42" BELOW GRADE

TYP. PERIMETER DRAINAGE

- 4" PERFORATED PVC PIPE
- FILTER FABRIC
- GRAVEL

1 TYPICAL WALL SECTION @ DINING ROOM
1/2"=1'-0"

TYP. ASPHALT SHINGLE ROOF

2" THICK AZEK APPLIED RAFTER TAIL, COORDINATE SPACING IN THE FIELD TO DIVIDE GABLE RUNS INTO EQUAL BAYS OF APPROXIMATELY 16" O.C.

GALVALUME DRP EDGE

6" HALF ROUND GALVALUME GUTTER

AZEK V-GROOVE SOFFIT BOARDS

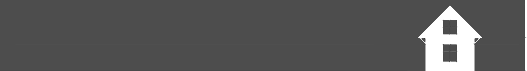
3" ROUND GALVALUME LEADER

2 TYPICAL EAVE
1/2"=1'-0"

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PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT

TITLE
TYPICAL WALL
SECTION

JOB NUMBER
2501

DATE
10/30/25

A-400

DOOR SCHEDULE - FIRST FLOOR														
LOCATION		TYPE		SLAB					HARDWARE		TRANSOM	REMARKS		
TAG #	ROOM NAME	LETTER	STYLE	WIDTH	HEIGHT	THK.	MATERIAL	CORE	RATING	FINISH				
101	FOYER	A	EXT - HINGED - SINGLE	5'-2"	7'-0"	1 3/4"	WOOD			PAINT	DEADBOLT			
102	DINING ROOM		INT - CASED - OPENING	8'-0"	7'-0"	NA								
103	FOYER		INT - CASED - OPENING	3'-4"	7'-0"	NA								
104	BASEMENT STAIR	D	INT - HINGED - SINGLE	2'-6"	7'-0"	1 3/4"								
105	KITCHEN	D	INT - HINGED - SINGLE	2'-0"	7'-0"	1 3/4"					DUMMY			
106	KITCHEN	D	INT - HINGED - SINGLE	2'-4"	7'-0"	1 3/4"								
107	MUDROOM		INT - HINGED - DOUBLE	4'-0"	7'-0"	1 3/4"					DUMMY			
108	MUDROOM		INT - CASED - OPENING	3'-0"	7'-0"	NA								
109	POWDER	D	INT - HINGED - SINGLE	2'-8"	7'-0"	1 3/4"					PRIVACY			
110	MUDROOM	B	EXT - HINGED - SINGLE	3'-0"	7'-0"	1 3/4"					DEADBOLT			
111	GARAGE	E	EXT - HINGED - SINGLE - OUTSWING	3'-0"	7'-0"	1 3/4"			20 MIN.					
112	GARAGE	C	EXT - OVERHEAD	14'-0"	8'-0"	1 3/4"								

DOOR SCHEDULE - SECOND FLOOR														
LOCATION		TYPE		SLAB					HARDWARE		TRANSOM	REMARKS		
TAG #	ROOM NAME	LETTER	STYLE	WIDTH	HEIGHT	THK.	MATERIAL	CORE	RATING	FINISH				
201	LAUNDRY		INT - HINGED - SINGLE	2'-8"	7'-0"	1 3/4"								
202	BEDROOM #1		INT - HINGED - SINGLE	3'-0"	7'-0"	1 3/4"								
203	BEDROOM #1		INT - HINGED - DOUBLE	4'-6"	7'-0"	1 3/4"								
204	HALL		INT - HINGED - SINGLE	1'-10"	7'-0"	1 3/4"								
205	BEDROOM #2		INT - HINGED - SINGLE	3'-0"	7'-0"	1 3/4"								
206	BEDROOM #2		INT - HINGED - DOUBLE	4'-6"	7'-0"	1 3/4"								
207	PRIMARY BEDROOM		INT - HINGED - DOUBLE	3'-0"	7'-0"	1 3/4"								
208	PRIMARY BEDROOM		INT - CASED - OPENING	3'-0"	7'-0"	NA								
209	PRIMARY BEDROOM		INT - CASED - OPENING	3'-0"	7'-0"	NA								
210	PRIMARY BEDROOM		INT - CASED - OPENING	3'-0"	7'-0"	NA								
211	PRIMARY BATH		INT - HINGED - DOUBLE	3'-0"	7'-0"	1 3/4"								
212	TOILET CUBBY		INT - POCKET - SINGLE	2'-6"	7'-0"	1 3/8"								
213	PRIMARY CLOSET		INT - HINGED - DOUBLE	3'-0"	7'-0"	1 3/4"								
214	HALL BATH		INT - HINGED - SINGLE	2'-4"	7'-0"	1 3/4"								
215	PRIMARY CLOSET		INT - HINGED - SINGLE	2'-0"	7'-0"	1 3/4"								
216	HALL BATH		INT - HINGED - SINGLE	2'-8"	7'-0"	1 3/4"								
217	HALL		INT - HINGED - SINGLE	2'-8"	7'-0"	1 3/4"								

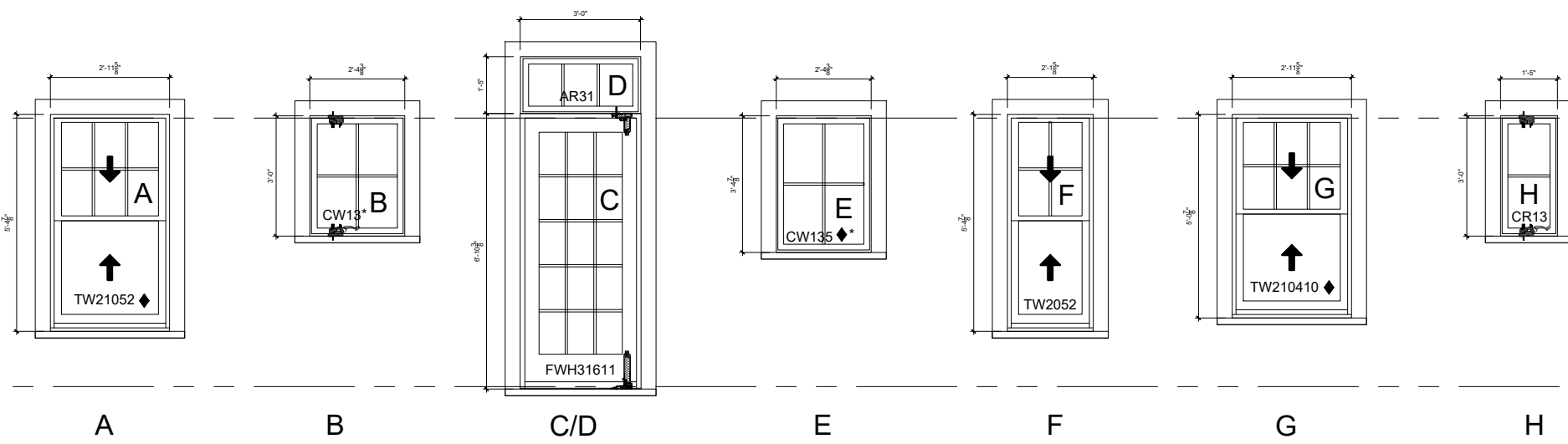
WINDOW SCHEDULE - FIRST FLOOR														
LOCATION		MODEL	TYPE		FRAME		GLAZING		FINISH		EGRESS	HARDWARE	SCREENS	REMARKS
TAG #	ROOM NAME		LETTER	STYLE	WIDTH	HEIGHT	MATERIAL	GLASS	TEMPERED	EXTERIOR				
101	DINING ROOM	ANDERSON 400 #TW21052	A	DOUBLE HUNG	2'-11 5/8"	5'-4 7/8"	WOOD			CLAD	PAINTED			YES
102	DINING ROOM	ANDERSON 400 #TW21052	A	DOUBLE HUNG	2'-11 5/8"	5'-4 7/8"	WOOD			CLAD	PAINTED			YES
103	FOYER	ANDERSON 400 #CW13	B	PICTURE	2'-4 3/8"	3'-0"	WOOD			CLAD	PAINTED			
104	GARAGE	ANDERSON 400 #TW21052	A	DOUBLE HUNG	2'-11 5/8"	5'-4 7/8"	WOOD			CLAD	PAINTED			YES
105	GARAGE	ANDERSON 400 #TW21052	A	DOUBLE HUNG	2'-11 5/8"	5'-4 7/8"	WOOD			CLAD	PAINTED			YES
106	POWDER	ANDERSON 400 #CW13	B	CASEMENT	2'-4 3/8"	3'-0"	WOOD			CLAD	PAINTED			
107	FAMILY ROOM	ANDERSON 400 #FWH31611	C	EXT - HINGED - SINGLE	3'-0"	6'-10 3/8"	WOOD		YES	CLAD	PAINTED			YES
108	FAMILY ROOM	ANDERSON 400 #AR31	D	PICTURE	3'-0"	1'-5"	WOOD			CLAD	PAINTED			
109	FAMILY ROOM	ANDERSON 400 #FWH31611	C	EXT - FIXED - SINGLE	3'-0"	6'-10 3/8"	WOOD		YES	CLAD	PAINTED			NO
110	FAMILY ROOM	ANDERSON 400 #AR31	D	PICTURE	3'-0"	1'-5"	WOOD			CLAD	PAINTED			
111	FAMILY ROOM	ANDERSON 400 #FWH31611	C	EXT - FIXED - SINGLE	3'-0"	6'-10 3/8"	WOOD		YES	CLAD	PAINTED			NO
112	FAMILY ROOM	ANDERSON 400 #AR31	D	PICTURE	3'-0"	1'-5"	WOOD			CLAD	PAINTED			
113	FAMILY ROOM	ANDERSON 400 #FWH31611	C	EXT - FIXED - SINGLE	3'-0"	6'-10 3/8"	WOOD		YES	CLAD	PAINTED			NO
114	FAMILY ROOM	ANDERSON 400 #AR31	D	PICTURE	3'-0"	1'-5"	WOOD			CLAD	PAINTED			
115	KITCHEN	ANDERSON 400 #CW13	E	CASEMENT	2'-4 3/8"	3'-4 7/8"	WOOD			CLAD	PAINTED			YES
116	KITCHEN	ANDERSON 400 #CW13	E	CASEMENT	2'-4 3/8"	3'-4 7/8"	WOOD			CLAD	PAINTED			YES
117	DINING ROOM	ANDERSON 400 #TW2052	F	DOUBLE HUNG	2'-1 5/8"	5'-4 7/8"	WOOD			CLAD	PAINTED			YES
118	DINING ROOM	ANDERSON 400 #TW2052	F	DOUBLE HUNG	2'-1 5/8"	5'-4 7/8"	WOOD			CLAD	PAINTED			YES

WINDOW SCHEDULE - SECOND FLOOR															
LOCATION		MODEL	TYPE		FRAME			GLAZING		FINISH		EGRESS	HARDWARE	SCREENS	REMARKS
TAG #	ROOM NAME		LETTER	STYLE	WIDTH	HEIGHT	MATERIAL	GLASS	TEMPERED	EXTERIOR	INTERIOR				
201	BEDROOM #1	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
202	BEDROOM #1	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
203	LAUNDRY	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
204	FOYER	ANDERSON 400 #CW13	B	CASEMENT	2'-4 3/8"	3'-0"	WOOD			CLAD	PAINTED			YES	
205	HALL BATH	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
206	PRIMARY CLOSET	ANDERSON 400 #CW13	B	CASEMENT	2'-4 3/8"	3'-0"	WOOD			CLAD	PAINTED				
207	PRIMARY CLOSET	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
208	PRIMARY BATHROOM	ANDERSON 400 #CR13	H	CASEMENT	1'-5"	3'-0"	WOOD			CLAD	PAINTED				
209	PRIMARY BATHROOM	ANDERSON 400 #CW13	B	CASEMENT	2'-4 3/8"	3'-0"	WOOD			CLAD	PAINTED				
210	PRIMARY BEDROOM	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD		YES	CLAD	PAINTED	YES		YES	
211	PRIMARY BEDROOM	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD		YES	CLAD	PAINTED	YES		YES	
212	PRIMARY BEDROOM	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD		YES	CLAD	PAINTED	YES		YES	
213	PRIMARY BEDROOM	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD		YES	CLAD	PAINTED	YES		YES	
214	PRIMARY BEDROOM	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
215	PRIMARY BEDROOM	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
216	BEDROOM #2	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	
217	BEDROOM #2	ANDERSON 400 #TW210410	G	DOUBLE HUNG	2'-11 5/8"	5'-0 7/8"	WOOD			CLAD	PAINTED	YES		YES	

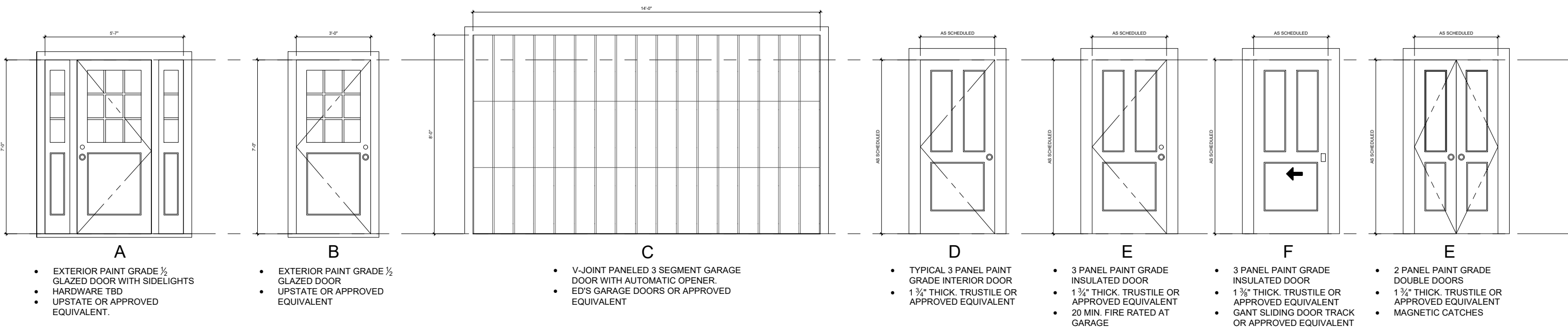
WINDOW SCHEDULE - THIRD FLOOR														
LOCATION		MODEL	TYPE		FRAME		GLAZING		FINISH		EGRESS	HARDWARE	SCREENS	REMARKS
TAG #	ROOM NAME		LETTER	STYLE	WIDTH	HEIGHT	MATERIAL	GLASS	TEMPERED	EXTERIOR				
301	ATTIC	ANDERSON 400 #CW13	B	CASEMENT	2'-4 3/8"	3"	WOOD			CLAD	PAINTED		YES	
302	ATTIC	ANDERSON 400 #CW13	B	CASEMENT	2'-4 3/8"	3"	WOOD			CLAD	PAINTED		YES	

WINDOW SCHEDULE NOTES

- Contractor shall submit order sheet and shop drawings to Architect prior to final acceptance.
- All rough openings shall be verified with manufacturer and field conditions.
- Provide extension jambs to suit project conditions.
- Contractor to confirm wall thickness at each window unit.
- Windows are to be tempered where required by code, including but not limited to, windows closer than 18" to the floor, in close proximity to the arc of any door, and within 36" of the walking surface of any stair.
- Provide high transparency screens for windows per schedule.
- All French doors to be tempered glass.
- All exterior casings, subills and drip caps to be Azek PVC or equivalent. Casing to be 4"x1" actual. G.C. to provide a filed mock up for Architect and owner review and comment.



1 WINDOW TYPES
1/4"=1'-0"



2 DOOR TYPES
1/4"=1'-0"

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ISSUED FOR DATE

CLIENT REVIEW 3/3/2025

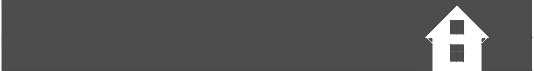
CLIENT REVIEW 5/2/2025

CLIENT REVIEW 5/8/2025

REVIEW/PRICING 5/13/2025

PERMIT 10/30/2025

NEIL HAUCK ARCHITECTS



203-655-9340 f:203-656-0213
859 Post Road Darien, CT 06820
neilhauckarchitects.com

PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
SCHEDULES

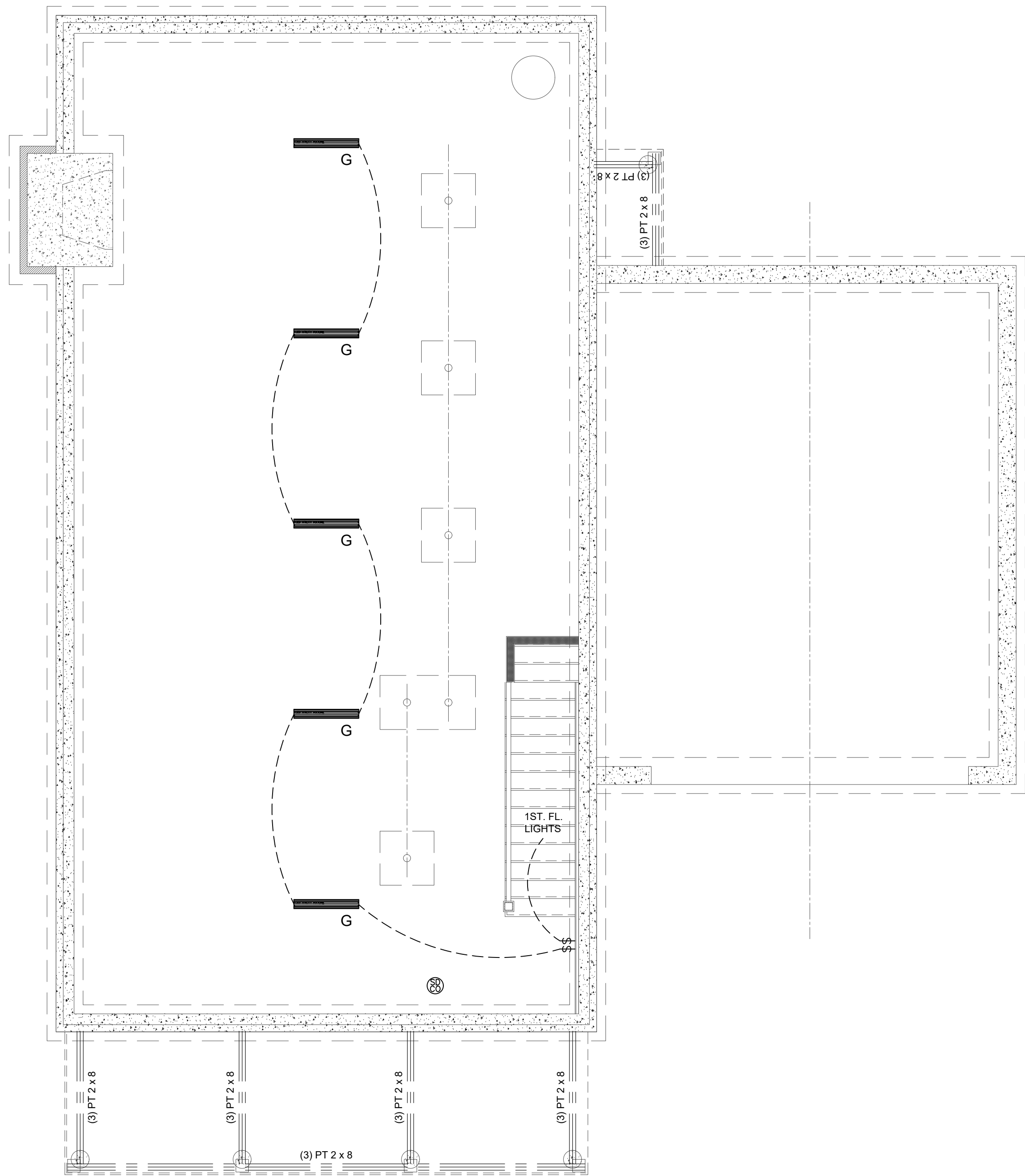
JOB NUMBER
2501

DATE
10/30/25

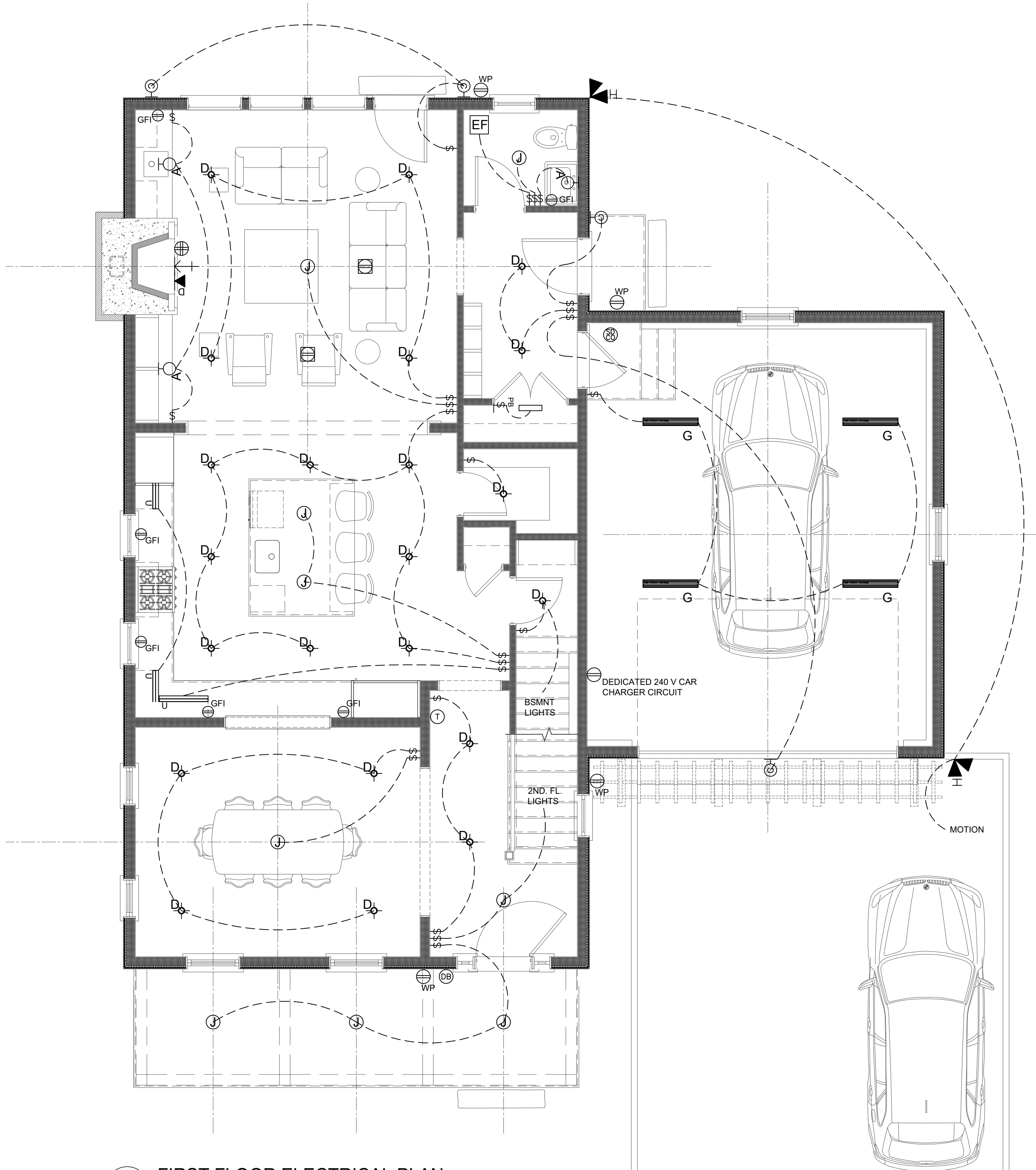
A-800

THILL-WEICKER RESIDENCE LIGHTING SCHEDULE						
SYMBOL	TYPE	DESCRIPTION	MANUFACTURER MODEL NUMBER	FINISH	LAMPING	REMARKS
	A	WALL SCONCE-INTERIOR	PROVIDED BY OWNER INSTALLED BY G.C.			
	B	PICTURE LIGHT	PROVIDED BY OWNER INSTALLED BY G.C.			
	C	WALL SCONCE EXTERIOR	PROVIDED BY OWNER INSTALLED BY G.C.			
	C	3" RECESSED LED DOWNLIGHT	CSL ED3-AIC-27-90-50-21S	WHITE	2700K LED	ADJ. GIMBAL
	D	3" RECESSED LED DOWNLIGHT ADJ.	CSL ED3-AIC-27-90-50-21S	WHITE	2700K LED	
	U	IN/UNDER CAB LIGHT	WAC INVISILED PRO 2	NA	2700K 4W LED/FT	REMOTE TRNSFRMR LENGTH BY G.C.
	EF	EXHAUST FAN	PANASONIC WHISPERFIT			
	H	FLOOD LIGHTS	RAB 'BULLET' DOUBLE	BRONZE	3000K	

ELECTRICAL SYMBOL SCHEDULE			
SYMBOL	DESCRIPTION		
	Duplex Outlet		Switch
	Duplex Outlet with Ground Fault Interrupt		Three-Way Switch
	Switched Duplex Outlet		Four-Way Switch
	Quad Outlet		Jamb Switch
	Weatherproof Duplex Outlet		Dimmer Switch
	Brass Floor Duplex Outlet, Flush to Finish Floor		Motion Sensor Switch
	Cable TV		Junction Box
	CAT-5		Smoke/CO Detector
	Telephone		Thermostat
	Switch		Doorbell



1 BASEMENT ELECTRICAL PLAN
1/4"=1'-0"



2 FIRST FLOOR ELECTRICAL PLAN
1/4"=1'-0"

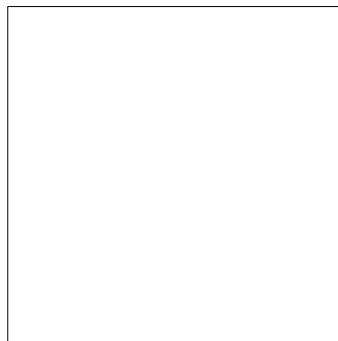
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NEIL HAUCK ARCHITECTS



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PROJECT
THILL-WEICKER
RESIDENCE
NORWALK, CT
TITLE
ELECTRICAL PLANS

JOB NUMBER
2501

DATE
10/30/25

E-100

Job Specific Requirements:

1. Shear wall # 1: (Exterior left side wall of family room, kitchen & dining room): 1/2" plywood with 8d nails at 6" on center at panel edges. Simpson HDU2 hold down each side of family room chimney.
2. Shear wall # 2: (Exterior right side wall of powder room & foyer): 1/2" plywood with 8d nails at 4" on center at panel edges. Simpson HDU11 hold down right side of mudroom door and right side of foyer window. (2) locations.
3. Shear wall # 3: (Exterior left side wall of garage): 1/2" plywood with 8d nails at 6" on center at panel edges. Simpson HDU11 hold down at front corner. (1) location.
4. Shear wall # 4: (Exterior back wall of family room & powder room): 1/2" plywood with 8d nails at 3" on center at panel edges. Simpson HDU11 hold down at corners, right side of family room window and left side of family room door. (4) locations.
5. Shear wall # 5: (Exterior back wall of garage): 1/2" plywood with 8d nails at 2" on center at panel edges. Simpson HDU11 hold downs are corners. (2) locations.
6. Shear wall # 6: (Exterior front wall of dining room & foyer): 1/2" plywood both sides with 8d nails at 3" on center at panel edges. Simpson HDU11 hold down at dining room left corner, foyer right corner and left side of foyer door. (3) locations.



JOB NUMBER
2501

DATE
10/30/25

E-100

ISSUED FOR	DATE
CLIENT REVIEW	3/3/2025
CLIENT REVIEW	5/2/2025
CLIENT REVIEW	5/8/2025
REVIEW/PRICING	5/13/2025
PERMIT	10/30/2025

E-102





CITY OF NORWALK
Christine Cardascia, P.E.
Assistant Engineer /
Department of Engineering
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Permits: (203) 854-4161
www.norwalkct.gov
ccardascia@norwalkct.gov
dpwpermits@norwalkct.gov

December 22, 2025

Sent via email to: tnelson@mcchordengineering.com

Thomas Nelson, P.E.
President
McChord Engineering Associates, Inc.

RE: 12 Ridgewood Road (District 06, Block 20F, Lot 27)
Proposed Reconstruction of Single-Family Residence
Department of Engineering's Plan Review Comments

Dear Mr. Nelson:

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

The following documents were provided and included in our review:

- Site Plan titled "Site Drainage Plan 13 Ridgewood Road Rowayton, Connecticut," prepared by McChord Engineering Associates, Inc., dated 08/13/2025
- Stormwater Report titled "Stormwater Management Report Prepared For Proposed Site Development 13 Ridgewood Road Rowayton, Connecticut," prepared by McChord Engineering Associates, Inc., dated 08/13/2025

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

1. The Drainage Report shall be updated to include backup for the calculation for the existing and proposed peak flows from the site for the 50, 10, 4, and 2 percent annual chance events, not just the 100-year storm.
2. The drainage report shall include a watershed map depicted the existing and proposed conditions.
3. Please revise the plans set to more clearly show the bottom elevation of chambers is 50.8' and bottom elevation of gravel is 50.3'.
4. The sanitary sewer lateral shall require a clean out to be installed at the property line.
5. Should the existing sewer lateral be re-utilized, a video sewer inspection of the existing lateral must be witnessed by and supplied to DPW prior to work of actual connection. The video shall

have narration stating the length, size and type of pipe. Otherwise, the abandoned lateral stub shall be capped within 2 feet of the sanitary sewer main.

6. Please confirm if any exterior gas work is proposed as part of the development. Should utility work be proposed, the plan shall be revised to include all existing and proposed utility information (i.e. pipe size, material, inverts, etc.) and proposed connection locations and abandonments along with the corresponding details.
7. As there is no full-height curbing abutting the property, any curbing along the driveway shall terminate 2 feet before the roadway.
8. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
 - a. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

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

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

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
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
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM

December 30th, 2025

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025-85 CSPR – LandTech – 95 Rowayton Avenue – Trenching landward of an existing Shoreline Flood and Erosion Control Structure (SFECS), and reconstruction of a deck.

District: 6 **Block:** 1D **Lot:** 14 **Zone:** CD-3W (RAVD Overlay) **Flood Zone:** VE-15

ZONING HISTORY:

This .22 acre property contains two buildings, an existing seawall, and a multi-slip dock. An application has been submitted to DEEP as a portion of the work will be conducted waterward of the Coastal Jurisdiction Line (CJL). Any activities involving SFECS are not exempt from Coastal Site Plan Review and require approval from the P&Z Commission with a referral to DEEP.

PROPOSED STRUCTURE:

The applicant proposes to construct a new +/- 136 linear feet long seawall waterward of the existing seawall, which is outside of City jurisdiction. However, the project requires trenching landward of the exiting wall, which does fall within City jurisdiction. The trenching, along with the replacement decking, are not exempt from Coastal Site Plan Review. There will be no change in impervious surface coverage or use. Staff does not anticipate the project to have adverse impacts on coastal resources if the proposed sedimentation and erosion controls are implemented. The application appears consistent with Connecticut Coastal Management Act (CCMA) goals and policies.

SIGN-OFFS:

The Five Mile River Commission 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 #2025-85 CSPR – LandTech – 95 Rowayton Avenue – Trenching landward of an existing Shoreline Flood and Erosion Control Structure (SFECS), and reconstruction of a deck be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per plan set dated 9/5/2025 prepared by Sound Engineering Associates, Fairfield, CT; 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 (such as turbidity curtains) 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 January 16th, 2026.

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



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. Property Address: 95 Rowayton Ave, Norwalk Ct 2. D/B/L/U: 6/1D/14/0

3. Proposed Work: Replace seawall 4. Zone: B3

5. Applicant Identification:

Applicant Name: LandTech

Address: 518 Riverside Avenue, Westport, CT 06880

Phone Number: 203-454-2110 Email: tryder@landtechconsult.com

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

6. Property Owner, if different than applicant:

Owner Name: Ninety-Five -B Rowayton Ave LLC & William Alexander Ely,

Address: 95 Rowayton Ave, Norwalk, CT 06854

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)

8. 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)

9. Site Information:

a) Street Address or Geographical Description:

95 Rowayton Ave, Norwalk, CT

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:

Five Mile River

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

~~The property contains two buildings, an approximate 171 foot long seawall and a multi-slip dock.~~ The remainder of the property is asphalt except for a 25 foot by 30 to 32 on grade concrete pad located in the northwest corner of the property. The property supports a boat sales facility and commercial space.

e) Indicate the area of the project site: 0.22± acres or _____ square feet

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

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

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

☒ Yes ☐ No

10. Description of Proposed Project or Activity:

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

The project is to replace the southern 136± lf section of the seawall. The new wall will be constructed waterward of the existing wall. The existing wall will remain in place. First a turbidity curtain will be installed along the waterside of the work area. The existing decking will be removed. Next, at low tide, an approximate 2 foot wide trench will be dug along the waterside of the existing wall. Then the steel piles will be driven vertically into the substrate using an excavator situated on land. Then starting at low tide, the wooden lagging will be installed between the beams. The waterward trench will then be backfilled using original material. Once the new wall is constructed, an excavator located on land will remove the top several feet of material from the landward side of the wall to expose the top portion of the original wall. Then a geotextile fabric and crushed stone will be placed in the void between the walls. The excavated pit on the landward side of the wall will then be backfilled using the stockpiled soil and then the area will be paved and the wooden deck will be rebuilt. This work is also being reviewed by the DEEP. The CJL and MHW lines are coincident with the waterward side of the wall placing the existing wall and landward activity within the City's jurisdiction. The focus of this application is the landward trenching, and the rebuilding of the deck. There will be no change in impervious coverage and no change in landuse.

11. 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*):

Project is for the replacement of a seawall, no modifications to stormwater is proposed.

12. 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

13. 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*):

Coastal Hazard Areas are those portions of the property which are below the 100 year flood elevation which for the wall is Elevation 15. The entire property is within the Coastal Hazard Area. The property is in good condition except for the seawall which is being replaced. The project is consistent with applicable policies as it replaces an existing seawall which protects the existing inhabited structures and it does not alter the existing sedimentation/erosion and circulation patterns of the shoreline.

Estuarine Embayments are those protected waters with a direct connection to the saline waters which receive measurable freshwater inputs. The Five Mile River is an estuarine embayment. The project is consistent with applicable policies as no introduction of pollution will occur and no impacts to the biological productivity or circulation of the river will occur.

Developed Shorefront - the property contains a seawall and multi-slip dock which is consistent with neighboring properties. The project is consistent with applicable policies as there is no change to landuse proposed so the property will continue to offer the marine related uses it does currently.

Shellfish Concentration Areas - this section of river is mapped as natural beds. No managed beds are mapped in the area. The project is consistent with applicable policies as it does not alter the habitat for wildlife or shellfish.

14. 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.

15. 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):

Water dependant uses - The property abuts the Five Mile River, the replacement of the seawall allows for the continued protection and use of the dock and the property.

Coastal Structures - The project is consistent with applicable polices as the new wall will be constructed along the waterward side of the existing wall to act as its replacement and will not alter circulation patterns, erosion/sedimentation patterns water quality or flooding.

16. 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)	☐	☒

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

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

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

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

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

The property contains rentable slips which provide water dependant uses however, the replacement of the seawall, which is the focus of this application does not offer any water-dependent uses.

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

18. Mitigation of Potential Adverse Impacts:

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

No potential adverse impacts were identified.

19. Remaining Adverse Impacts:

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

No adverse impacts remain.

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

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

Applicant's Signature: _____

DATE: _____

Agent's Signature: _____

DATE: _____

Thomas Rider Thomas Rider, LandTech

11/11/25
11/12/25
11/12/25
Page 8 of 8

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land within 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.

2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.

When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.

3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that William Alexander Ely and Blake Drexler has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: 95A and 95B Rowayton Ave, Norwalk, CT
Map 6, Block 1D, Lot 14
(Street name and number and District, Block and Lot numbers)

The proposal is for the construction of a replacement seawall
(Description of Proposal)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.



Thomas Ryder/LandTech

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing]**.

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

**Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)**

Application Form Instructions:

8. Project Site Plans

It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

9. Site Information

Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

10. Description of Proposed Project or Activity Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

11. Description of Proposed Stormwater Best Management Practices

Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

12. Identification of Applicable Coastal Resources and Coastal Resource Policies

Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the

identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas...."

13. Consistency with Applicable Coastal Resource Policies and Standards

Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

14. Identification of Applicable Coastal Use and Activity Policies and Standards

This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA. Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity. Please note that "*General Development*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

15. Consistency with Applicable Coastal Use Policies and Standards

Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "*General Development*" policies, consistency must be addressed in every case.

16. Identification of Potential Adverse Impacts on Coastal Resources

This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

17. Identification of Potential Adverse Impacts on Future Water-dependent Uses:

Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

18. Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

19. Remaining Adverse Impacts

Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.

R.G. ELY AND SONS, INC BULKHEAD REPLACEMENT PROJECT

DRAWING LIST			
DRAWING No.	DRAWING TITLE	DRAWING No.	DRAWING TITLE
1	TITLE SHEET & GENERAL NOTES	4	EXISTING SITE PLAN
2	VICINITY MAP	5	PARTIAL PROPOSED SITE PLAN
3	TAX ASSESSOR'S MAP	6	EXISTING & PROPOSED SECTIONS

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE FOR REGULATORY REVIEW ONLY.
2. VICINITY MAP TAKEN FROM USGS TOPO, NORWALK SOUTH QUADRANGLE, 7.5 MINUTE SERIES 2024.
3. ELEVATIONS REFERENCE NAVD88, UNLESS NOTED OTHERWISE.
4. THIS SITE INFORMATION HAS BEEN TAKEN FROM A DRAWING TITLED "PROPOSED IMPROVEMENTS FOR A BULKHEAD REPAIR, EXISTING CONDITIONS", PREPARED FOR R.G. ELY AND SONS, BY LANDTECH, DATED 1/20/2022.
5. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM BENCH MARK SHEET FOR TIDE STATION 8467150, CT BRIDGEPORT HARBOR FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

PROJECT TIDAL ELEVATIONS	NAVD 88 (FT) PROJECT DATUM	NGVD 29 (FT)	MLW (FT)
COASTAL JURISDICTIONAL LINE (CJL)	+5.5	+6.6	+9.3
HIGH TIDE LINE (HTL)	+4.7	+5.8	+8.5
MEAN HIGH WATER (MHW)	+3.3	+4.4	+7.1
NAVD 88	0.0	+1.1	+3.8
NGVD 29	-1.1	0.0	+2.7
MEAN LOW WATER (MLW)	-3.8	-2.7	0.0

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NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

 SEA Sound Engineering Associates	PROJECT: BULKHEAD REPLACEMENT PROJECT 95 ROWAYTON AVENUE NORWALK, CT 06853		REV:
	PREPARED FOR: R.G. ELY AND SONS, INC. 95A ROWAYTON AVENUE NORWALK, CT 06853		DATE: 09/05/2025
			SCALE: N/A
			DATUM: NAVD88
			PROJECT NO: 2025065
			DRAWING NO: 1 / 6

195 TUNXIS HILL RD, SUITE 203
FAIRFIELD, CT 06825

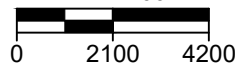
203-275-8506
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VALID ONLY WITH ENGINEER'S STAMP



VICINITY MAP

1" = 4200'



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195 TUNXIS HILL RD, SUITE 203
FAIRFIELD, CT 06825

PROJECT:

BULKHEAD REPLACEMENT PROJECT
95 ROWAYTON AVENUE
NORWALK, CT 06853

PREPARED FOR:

R.G. ELY AND SONS, INC.
95A ROWAYTON AVENUE
NORWALK, CT 06853



REV:

DATE:
09/05/2025

SCALE:
1" = 4200'

DATUM:
NAVD88

PROJECT NO:
2025065

DRAWING NO:
2 / 6

203-275-8506

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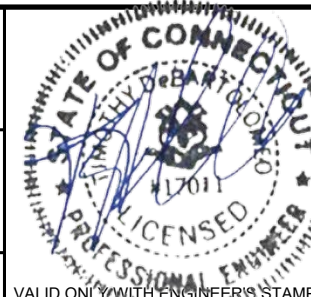
TAX ASSESSOR'S PARCEL ID 6-1D-14-0

ABUTTER INFORMATION

ADDRESS	PARCEL ID	OWNER OF RECORD
89 ROWAYTON AVE	6-1D-12-0	JEANNE VAN SCIVER 1580 POST ROAD, DARIEN, CT 06820
97 ROWAYTON AVE	6-1D-15-0	89 REALTY LLP 89 ROWAYTON AVENUE, NORWALK, CT 06853

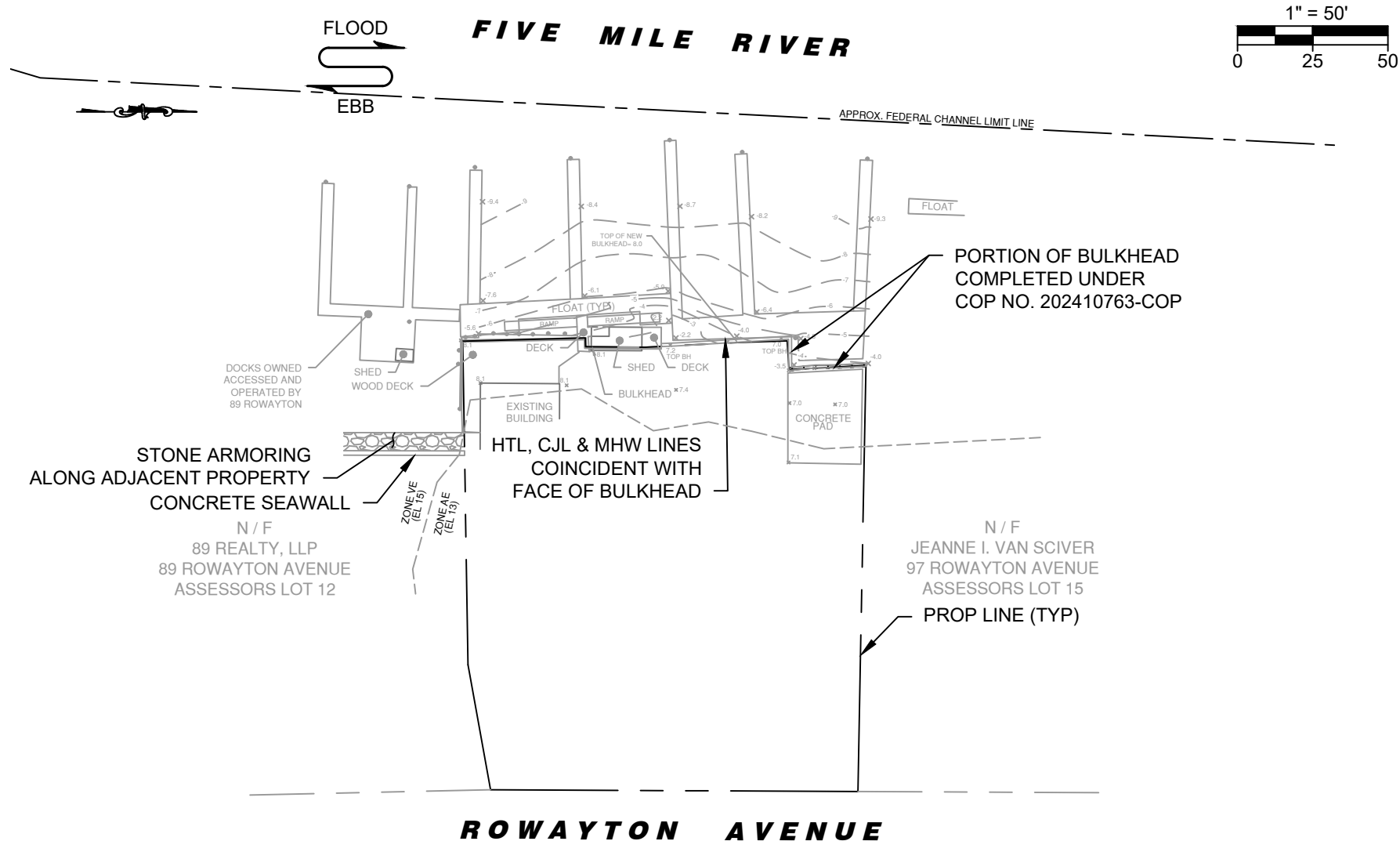
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 195 TUNXIS HILL RD, SUITE 203 FAIRFIELD, CT 06825	PROJECT: BULKHEAD REPLACEMENT PROJECT 95 ROWAYTON AVENUE NORWALK, CT 06853		REV:
	PREPARED FOR: R.G. ELY AND SONS, INC. 95A ROWAYTON AVENUE NORWALK, CT 06853		DATE: 09/05/2025 SCALE: 1" = 100' DATUM: NAVD88 PROJECT NO: 2025065 DRAWING NO: 3 / 6

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EXISTING SITE PLAN

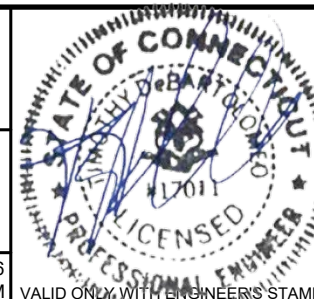


195 TUNXIS HILL RD, SUITE 203
FAIRFIELD, CT 06825

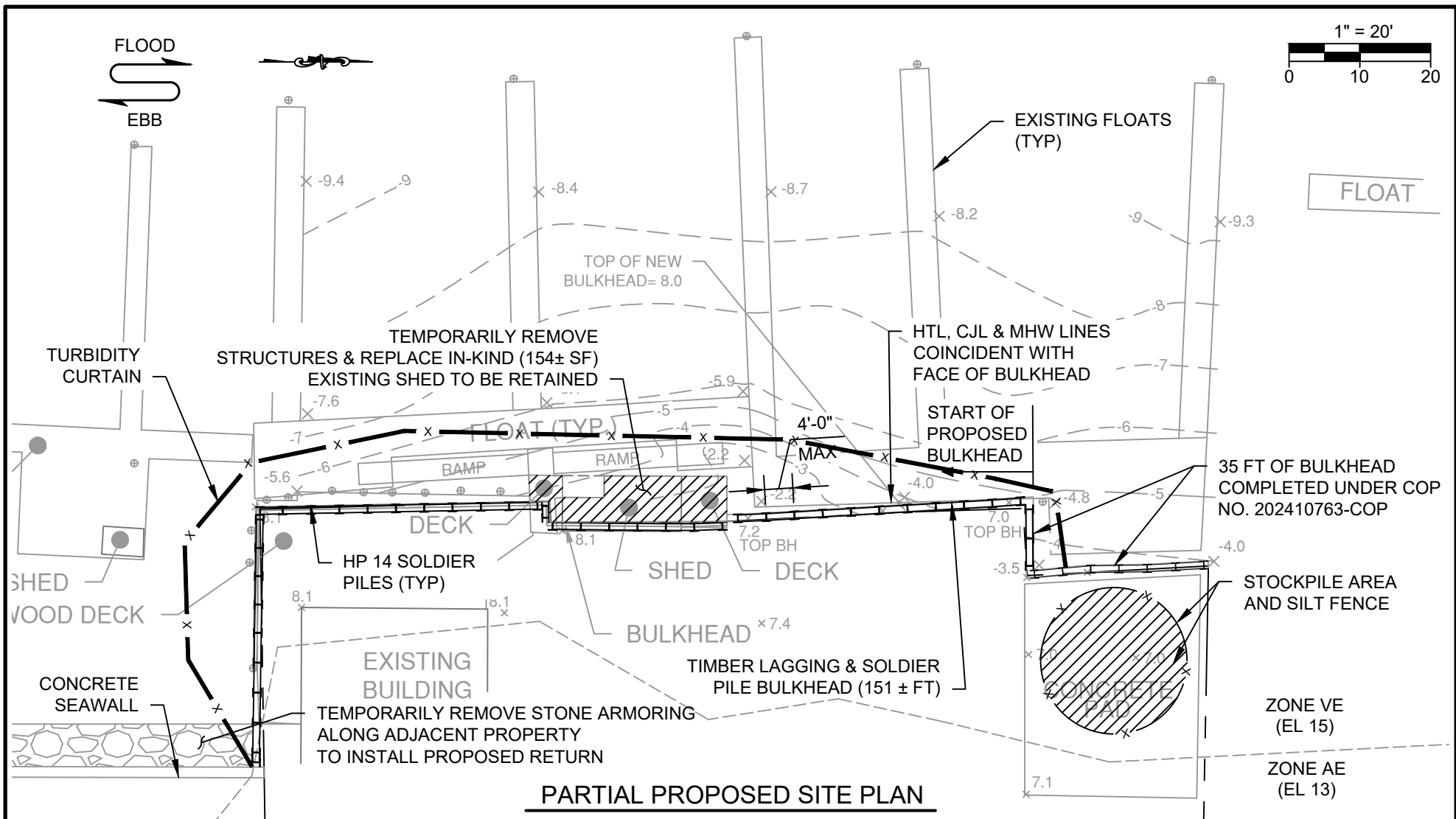
PROJECT:
BULKHEAD REPLACEMENT PROJECT
95 ROWAYTON AVENUE
NORWALK, CT 06853

PREPARED FOR:
R.G. ELY AND SONS, INC.
95A ROWAYTON AVENUE
NORWALK, CT 06853

203-275-8506
SOUNDENGINEERINGASSOCIATES.COM



REV:
DATE: 09/15/2025
SCALE: 1" = 50'
DATUM: NAVD88
PROJECT NO: 2025065
DRAWING NO: 4 / 6



PARTIAL PROPOSED SITE PLAN

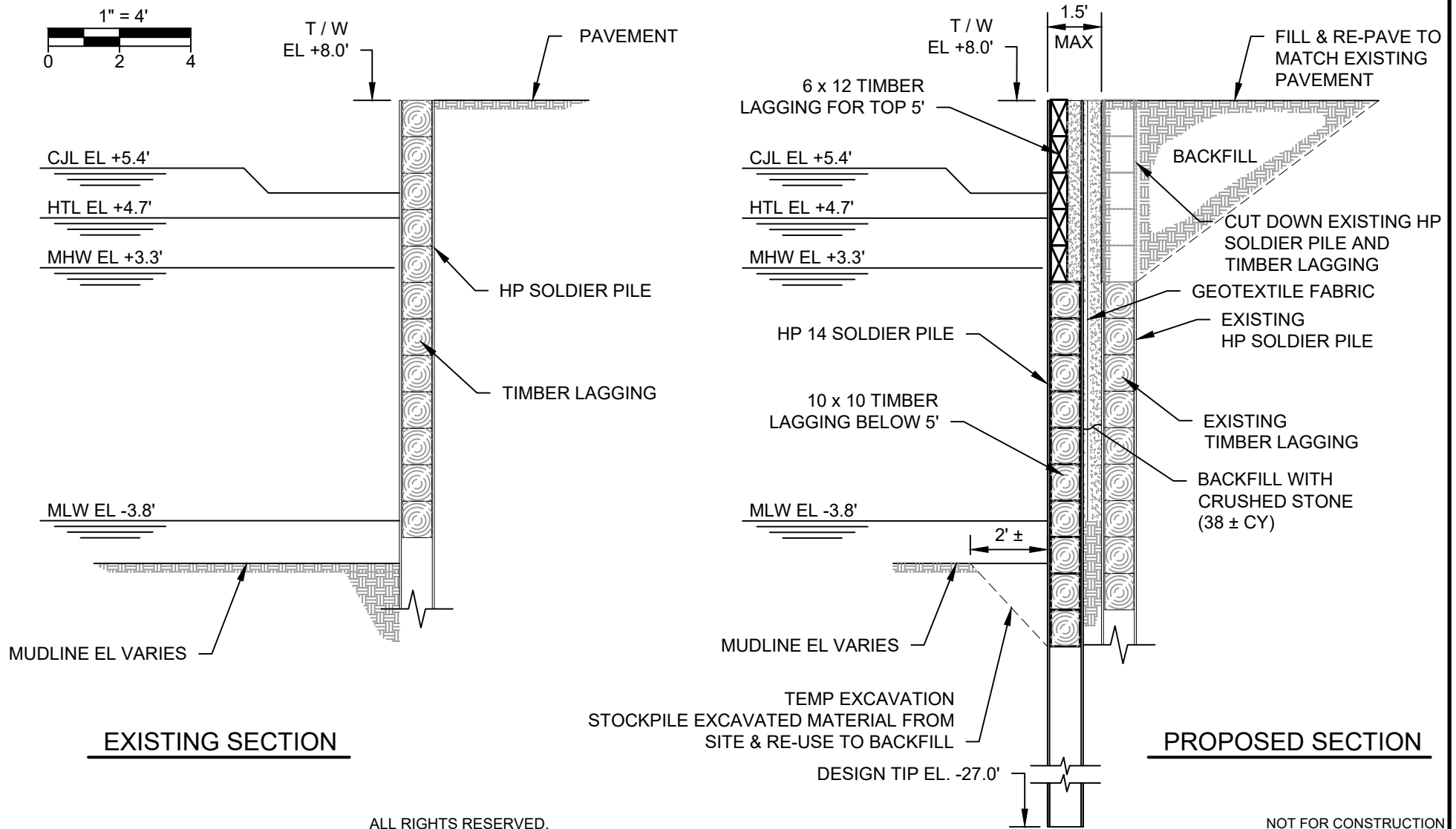
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 195 TUNXIS HILL RD, SUITE 203 FAIRFIELD, CT 06825	PROJECT: BULKHEAD REPLACEMENT PROJECT 95 ROWAYTON AVENUE NORWALK, CT 06853		REV: 1
	PREPARED FOR: R.G. ELY AND SONS, INC. 95A ROWAYTON AVENUE NORWALK, CT 06853		DATE: 11/11/2025 SCALE: 1" = 20' DATUM: NAVD88 PROJECT NO: 2025065 DRAWING NO: 5 / 6

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 195 TUNXIS HILL RD, SUITE 203 FAIRFIELD, CT 06825	PROJECT: BULKHEAD REPLACEMENT PROJECT 95 ROWAYTON AVENUE NORWALK, CT 06853		REV: 1
	PREPARED FOR: R.G. ELY AND SONS, INC. 95A ROWAYTON AVENUE NORWALK, CT 06853		DATE: 10/31/2025 SCALE: 1" = 4'-0" DATUM: NAVD88 PROJECT NO: 2025065 DRAWING NO: 6 / 6

203-275-8506
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VALID ONLY WITH ENGINEER'S STAMP



MEMORANDUM

January 2nd, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2025-84 CSPR – LandTech – 163 Gregory Boulevard – Retain a Shoreline Flood and Erosion Control Structure that was built without permits and construct a new residential dock.

District: 3 **Block:** 75 **Lot:** 35

Zone: CD-1S

Flood Zone: VE-14

ZONING HISTORY:

This .19 acre property contains a single family residence that was constructed in 2021. A Coastal Site Plan (colloquially known as a CAM) application was approved in 2020. A zoning permit, that aligned with the Commission approved plans, was issued the same year. In late 2021 our office received an inspection request to close the zoning permit and issue a Certificate of Zoning Compliance (COZC). Around the same time, our Assistant Director received an inquiry from DEEP about a recently constructed, large seawall that had not been referred to them. This is when DEEP informed our office that local review and regulation is needed for Shoreline Flood and Erosion Control Structures (SFECS) that are located, even partially, landward of the reach of Mean High Water. This is why the Commission has seen more applications for SFECS in recent years.

While a retaining wall was depicted on the proposed plans, it was never addressed in the CSPR or zoning approval. However, the wall that was constructed was discovered to be well beyond what was depicted on those plans. The final as-built survey shows the wall was constructed closer to the Coastal Jurisdiction Line and much taller than proposed. The proposed wall was only two feet tall, and it was constructed to range from five to six feet in height.

While technically a wall was approved as a part of application #05-20, it was not approved to be that tall or in its current location.

The Planning and Zoning Director sent a letter to the property owners in December 2021 advising them that a COZC/CO would not be issued until the change in scope of seawall work was approved.

In August 2025, the owners applied to DEEP for a dock and DEEP cited the unresolved wall issue. Engineers hired by the property owners reached out to Staff in October 2025 to rectify the issue and were forwarded a copy of the letter that states a CSPR approval must be obtained.

As a reminder, any activities involving SFECS cannot be exempt from Coastal Site Plan Review. The changes to the wall require approval from the P&Z Commission with a referral to DEEP.

As indicated in the December 2021 letter, Staff strongly recommend the property owners implement a less environmentally damaging alternative to a wall, such as a living shoreline design.

PROPOSED STRUCTURE:

The applicant proposes to retain the wall, which is a SFECS, and construct a new residential dock.

SIGN-OFFS:

DEEP comments have yet to be received but will be shared with the Commission as soon as they are. They have indicated their comments will likely reiterate ours, but a formal letter is pending. The Harbor Management Commission found the proposal consistent with the Harbor Management Plan.

ZONING BOARD OF APPEALS:

A variance is not needed for this wall.

VIOLATIONS:

Aside from non-compliance with the zoning approval, there are no known zoning violations currently on the property.

STAFF COMMENTS:

Per CGS Section 22a-109(a), a coastal site plan for a shoreline flood and erosion structure must be approved **ONLY** if the record demonstrates and the commission makes specific written findings that:

1. The shoreline flood and erosion control structure is **necessary** and **unavoidable** for the protection of 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, **AND**
2. There is no feasible, less environmentally-damaging alternative, **AND**
3. All reasonable mitigation measures and techniques are implemented to minimize adverse environmental impacts.

As the structure was built in 2021, the first finding would not apply to this proposal and does not warrant the Commission to approve it.

However, as the SFECS was inadvertently approved in 2020, the property owners cannot be required to remove it entirely. Staff would highly encourage a living shoreline design in place of any wall, but a denial of the application can only require the wall be restored to the previously “approved” conditions. The decision to be made relates to the expansion/relocation of the wall that deviates from the 2020 plans, and for that change to be approved there must be a clear and compelling demonstration that there is a threat to the use or structure from erosion or flooding, and that there are no feasible, less environmentally damaging alternatives, and that all reasonable mitigation measures and techniques have been provided to minimize adverse environmental impacts. Staff believe the wall, as constructed, is not consistent with CCMA goals and policies and it should be reverted to the conditions shown on the #05-20 CAM plans.

The following resolutions are offered:

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2025 – 84 CSPR – LandTech – 163 Gregory Boulevard – Retain a Flood and Erosion Control Structure that was constructed without permits and construct a new residential dock as shown on the as-built survey dated 7/2/2020 and revised 11/02/2021 prepared Arcamone Land Surveyors LLC, Norwalk, CT, be **DENIED** subject to the following reasons:

1. The proposal is inconsistent with CCMA goals and policies to
 - a. Discourage uses which do not permit continued natural rates of erosion [CGS Section 22a-92(b)(2)(A)].
 - b. 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)].
 - c. Maintain the natural relationship between eroding and depositional coastal landforms [CGS Section 22a-92(b)(2)(J)].
 - d. 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 SFECS must be restored to conditions shown on the site plan dated 7/31/2020 prepared by LandTech, Westport, CT, approved as a part of CAM application #05-20.

BE IT FURTHER RESOLVED that the effective date of this denial shall be January 16th, 2026.

DRAFT RESOLUTIONS TO APPROVE

BE IT RESOLVED that application #2025 – 84 CSPR – LandTech – 163 Gregory Boulevard – Retain a Flood and Erosion Control Structure that was constructed without permits and construct a new residential dock be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per as-built survey dated 7/2/2020 and revised 11/02/2021 prepared Arcamone Land Surveyors LLC, Norwalk, CT; and
 - b. Per dock construction plans dated 1/8/2025 and revised 10/8/2025 prepared LandTech, Westport, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That 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. That 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 January 16th, 2026.

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



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

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

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. **Property Address:** 163 Gregory Boulevard, Norwalk 2. **D/B/L/U:** 3-75-35-0

3. **Proposed Work:** Retain Seawall and Construct Dock 4. **Zone:** B

5. Applicant Identification:

Applicant Name: LandTech

Address: 518 Riverside Drive, Westport, CT

Phone Number: 203-454-2110 Email: tryder@landtechconsult.com

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

6. Property Owner, if different than applicant:

Owner Name: Peter Cotaling

Address: 163 Gregory Boulevard, Norwalk, CT

Phone Number: _____ Email: peter@cotalings.com

7. Project Information:

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

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

8. 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)

9. Site Information:

a) Street Address or Geographical Description:

163 Gregory Boulevard, Norwalk, CT

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:

Charles Creek

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

~~Property is single family residential, property to south is single family residential. Property to north is undeveloped consisting of maintained lawn. Subject and adjacent properties contain boulder seawalls along their entire shoreline.~~

e) Indicate the area of the project site: 0.19± acres or _____ square feet

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

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

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

☒ Yes ☐ No

10. Description of Proposed Project or Activity:

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

The application is to retain an existing seawall that was constructed when the property was developed around 2020. No work is proposed on the seawall. A two foot high retaining wall was included on the approved site plans for the site development. When the wall was constructed, they had to go a bit deeper into the soil to achieve the needed stability. The base of the wall has an average elevation of 5.7 in the southern half and 5.9 in the northern half. The wall was approved with a top elevation of 11.0 and was constructed with an average top elevation of 11.4 due to the irregularities of the boulders.

The project also includes the construction of a residential dock consisting of a 12' long by 4' wide pier supported by 6 piles, a 37.5' by 3' wide ramp, and a 20' by 5' float with a 6' by 5' landing float. Twelve feet of the pier or 48± sf is landward of the MHW line. Seven feet or 28± sf of the pier is proposed landward of the C.JL. The remainder of the dock is being reviewed by the DEEP and Army Corps of Engineers under separate applications. The piles for the dock will be driven using a vibratory hammer on an excavator situated on a barge at mid to high tides. The creek contains around 6 - 14 feet of water in the area where the barge will be working which provides more than adequate water depth for a barge. Once the piles are installed, the stringers, decking and railings of the pier will be installed by hand. The float and ramp will be constructed off site and then installed in place. The dock is expected to be constructed during the winter or early spring of 2026.

11. 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*):

Application is to retain an existing boulder retaining wall and construct a small residential dock. No Stormwater BMP's are applicable to this project.

12. 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

13. Consistency with Applicable Coastal Resource Policies and Standards:

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

See attached sheet.

14. 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.

15. Consistency With Applicable Coastal Use Policies and Standards:

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

See attached sheet.

16. 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)	☐	☒

Section 13 - Coastal Resource Policy Consistency

- General Coastal Resources
- Coastal Hazard Area – Coastal Hazard Areas are those areas which lie below the 100-year flood elevation. The property is primarily located in AE12 zone. A narrow section of the eastern southeastern property, containing the shoreline slope and tidal wetland is located in an AE 14 zone. The existing seawall straddles the line between AE12 and AE 14 zone. The entire property is in the Coastal Hazard Area. The project is consistent with applicable policies as no alteration to the existing seawall is proposed and the proposed dock will not alter the erosion/dispositional relationship or the water circulation patterns of the shoreline.
- Estuarine Embayments are those protected waters with a direct connection to tidal waters that receive measurable dilution from fresh water. Charles Creek is an estuarine embayment. The project is consistent with applicable coastal resource policies as it will not degrade water quality or alter circulation or drainage patterns within the creek. Water quality leaving the property will be improved through the installation of a stormwater management system where none exists today. Intertidal flats, wetlands, or other coastal resources will not be impacted by the proposed project nor will fishing or recreational boating be impeded.
- Shellfish Concentration Areas - Natural shellfish beds area mapped in the creek, no managed beds are present. Charles Creek is classified as prohibited. The project is consistent with applicable policies as no impact to water or sediment quality or aquatic habitat is expected.
- Tidal Wetlands are located along mid to lower slope of the shoreline which is dominated by *Spartina alterniflora*. Two piles for the pier will be located within the wetlands. The project is consistent with applicable policies as the functions and habitat of the tidal wetlands will be preserved and no changes to water quality will occur.

Section 15 - Coastal Use Consistency

- Water Dependent Uses - The property is private and does not contain public access and therefore, no water dependent uses are applicable to this property.
- Coastal Structures and Filling - the project is consistent with applicable policies as there is no soil disturbance. The wall was replaced as it was being maintained which is compliant with the Coastal Management Act. The wall was similar in design to the previous wall and with others in the area, so there is no impact to circulation or sedimentation patterns and water quality.
- Boating – The project will construct a dock for recreational boating but the policies in the Coastal Management Act focus on increasing the size of existing harbors or state-owned launching facilities and creating new boating facilities in natural harbors or newly created waters, so they do not apply to this application.
- Coastal Recreation and Access – Although the project does provide coastal access for recreational purposes, this use does not apply as applicable policies focus on public access to tidal waters by expansion or utilization of state-owned recreational facilities.

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

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

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

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

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

The property is private and does not offer public access and therefore, is not appropriate for water-dependent uses.

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

18. Mitigation of Potential Adverse Impacts:

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

The proposed project does not incur any of the adverse impacts outlined in the Connecticut Coastal Management Manual, as the project does not: degrade water quality; degrade circulation patterns; ~~degrade erosion or drainage patterns through the significant alteration of groundwater~~ flow; degrade natural features of public vistas or view points; increase the hazard of coastal flooding through the alteration of shoreline bathymetry; degrade wildlife, finfish or shellfish habitat, or alter or degrade tidal wetlands, beaches, or rocky shorefronts.

19. Remaining Adverse Impacts:

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

No adverse impact remain.

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

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

Applicant's Signature:

Peter Costello

DATE:

11/6/25

Agent's Signature:

[Signature]

DATE:

11/5/25

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land within 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.

2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.

When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.

3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing]**.

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Application Form Instructions:

8. Project Site Plans

It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

9. Site Information

Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

10. Description of Proposed Project or Activity Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

11. Description of Proposed Stormwater Best Management Practices

Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

12. Identification of Applicable Coastal Resources and Coastal Resource Policies

Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the

identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas...."

13. Consistency with Applicable Coastal Resource Policies and Standards

Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

14. Identification of Applicable Coastal Use and Activity Policies and Standards

This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA. Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity. Please note that "*General Development*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

15. Consistency with Applicable Coastal Use Policies and Standards

Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "*General Development*" policies, consistency must be addressed in every case.

16. Identification of Potential Adverse Impacts on Coastal Resources

This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

17. Identification of Potential Adverse Impacts on Future Water-dependent Uses:

Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

18. Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

19. Remaining Adverse Impacts

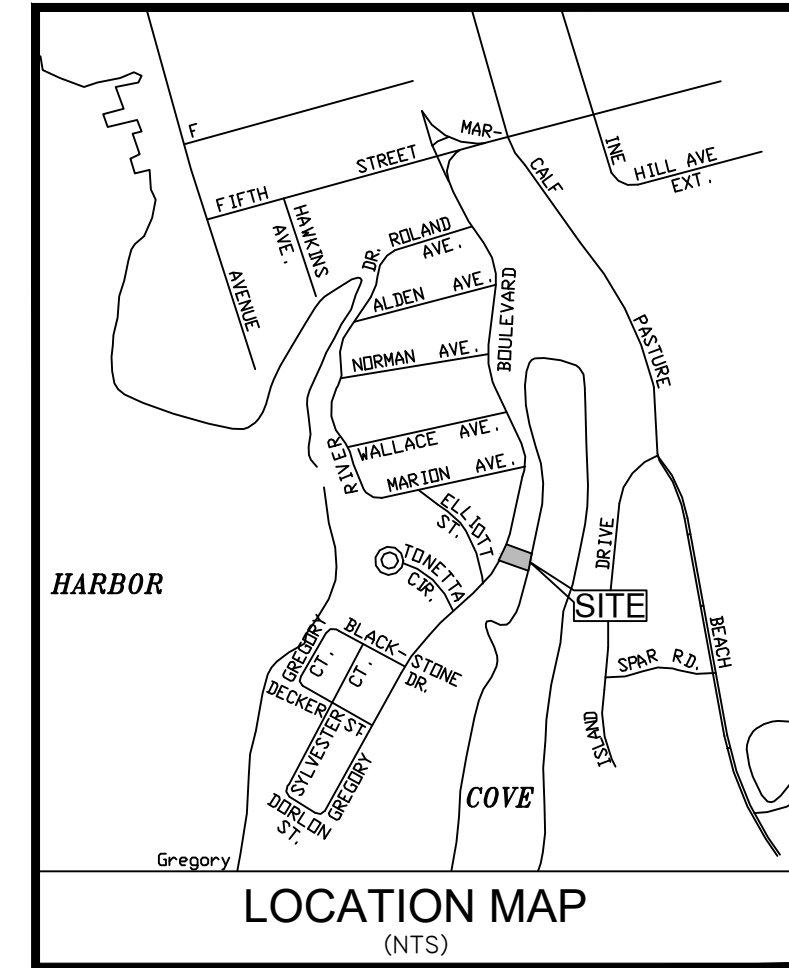
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

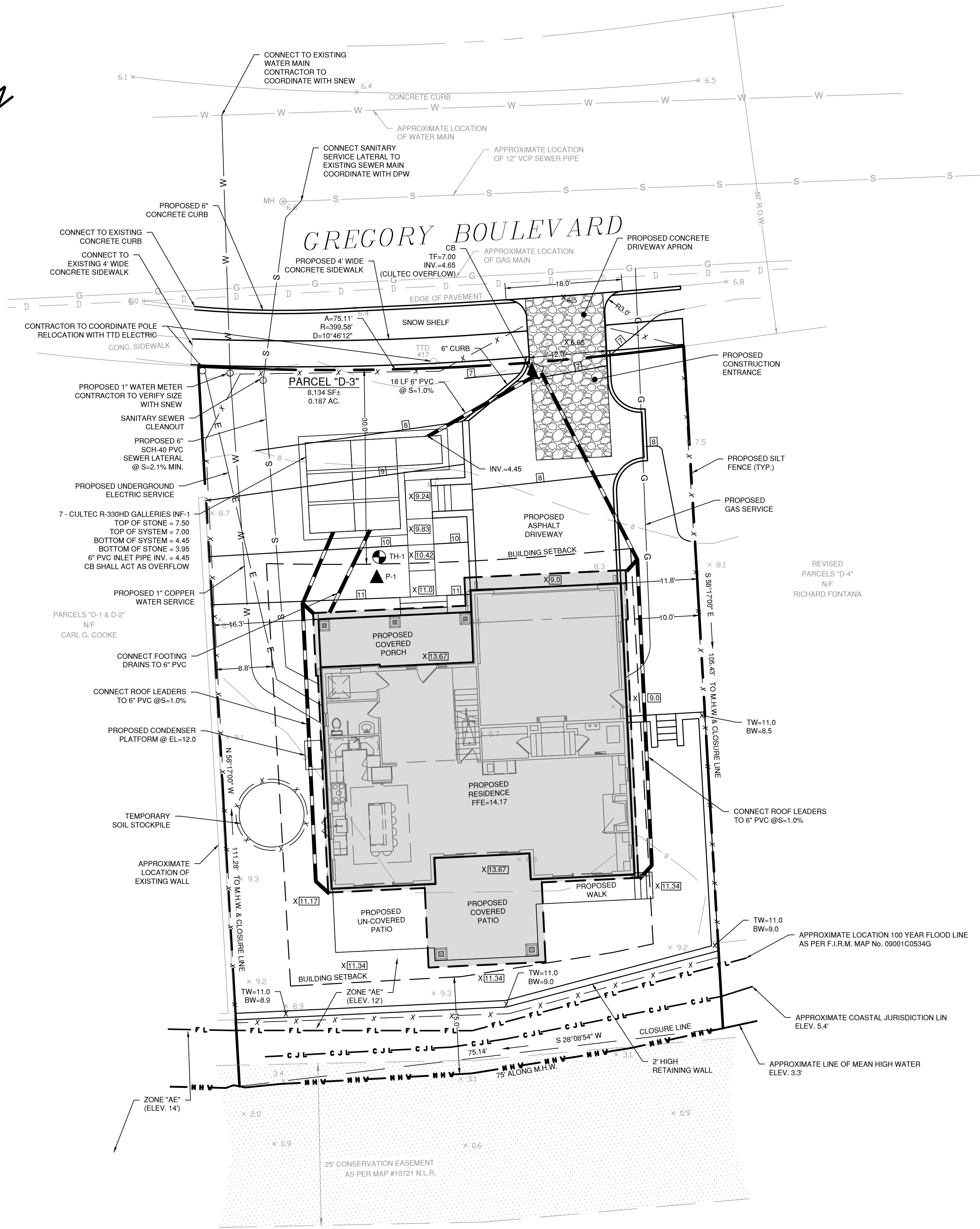
Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.



- GENERAL NOTES**
1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM ZONING LOCATION SURVEY PREPARED BY ARCAMONE LAND SURVEYORS DATED DECEMBER 5, 2019.
 2. THE PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - COMMUNITY No. 0900012, PANEL No. 534, SUFFIX G - EFFECTIVE DATE JULY 8, 2013 AND IS DEPICTED AS LYING COMPLETELY WITHIN THE 1% ANNUAL CHANCE FLOOD BOUNDARY, ZONE AE - ELEV 12. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. IT DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO EXISTING OR PROPOSED IMPROVEMENTS LOCATED OR TO BE LOCATED ON THIS PROPERTY.
 3. CONTRACTOR IS RESPONSIBLE FOR GETTING APPROVALS FROM CITY OF NORWALK WPCA FOR PROPOSED SEWER AND SNEW FOR PROPOSED WATER SERVICE.

- COASTAL RESOURCES**
1. GENERAL COASTAL RESOURCES
 2. COASTAL HAZARD AREA
 3. TIDAL WETLANDS
 4. SHELLFISH CONCENTRATION
 5. COASTAL WATERS

LEGEND	
EXISTING SYMBOLS:	PROPOSED SYMBOLS:
● Iron Pin (Found)	● (YD) Storm Yard Drain
□ Monument (Found)	● (MH) Storm Drain Manhole
○ Manhole	○ (CB) Catch Basin
□ "CB" Catch Basin	○ (SSMH) Sanitary Sewer Manhole
⊙ Utility Pole	▲ Perc Test Hole Location & Number
⊙ Light Pole	⊕ Deep Test Hole Location & Number
⊙ Water Gate	⊕ DTH-1
⊙ Gas Valve	⊕ Proposed Well
⊙ Gas Meter	
⊕ Existing Well	
EXISTING LINETYPES:	PROPOSED LINETYPES:
--- Property Line	--- S --- Sanitary Sewer
--- S --- Sanitary Sewer Line	--- E --- Electric Service
--- E --- U/G Elec. Line	--- W --- Water Service
--- W --- Water Line	--- T --- U/G Telephone Service
--- O/H --- Overhead Utilities	--- E/T --- Electric/Telephone Service
--- T --- U/G Tele. Line	--- Primary Septic
--- E/T --- U/G Electric/Telephone Line	--- Reserve Septic
--- Wood/Chain Link Fence	--- Retaining Wall
--- Stone Ret. Wall	--- Contour
--- Contour	--- Spot Elevation
--- Wetland Limit	--- Silt Fence (GSF)
--- Spot Elevation	--- Wood/Chain Link Fence
--- Watercourse Limit	--- Construction Fence
--- Drainage Line	--- Vegetative Buffer
--- Town/City Line	--- Wetland Limit (Flagged)
--- 25 Year Flood Line	
--- 100 Year Flood Line	
--- FEMA Flood Zone Line	
--- Floodway Boundary	
--- Mean High Water	
--- Coastal Jurisdiction Line	



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY

PROJECT LOCATION:	163 GREGORY BOULEVARD NORWALK, CT
TITLE:	PROPOSED SITE IMPROVEMENT PLAN FOR A NEW SINGLE FAMILY RESIDENCE
PREPARED FOR:	PETER AND DIANA COTALING
PROJECT No.	20000-01
SCALE:	1" = 10'
DATE:	7/31/20
DRAWN BY:	AS
CHECKED BY:	AS

C-1

ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

PETER COTALING

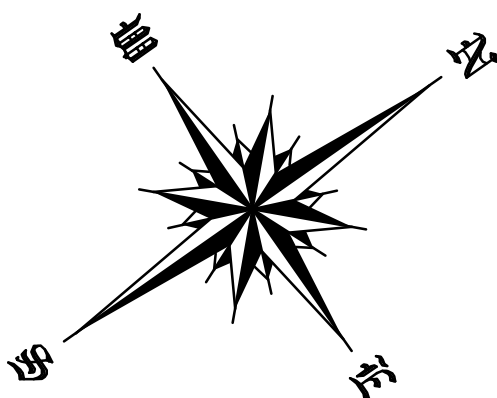
#163 GREGORY BOULEVARD, NORWALK, CONNECTICUT

SCALE: 1" = 10' DATE: JULY 2, 2020

BY "ARCAMONE LAND SURVEYORS LLC"

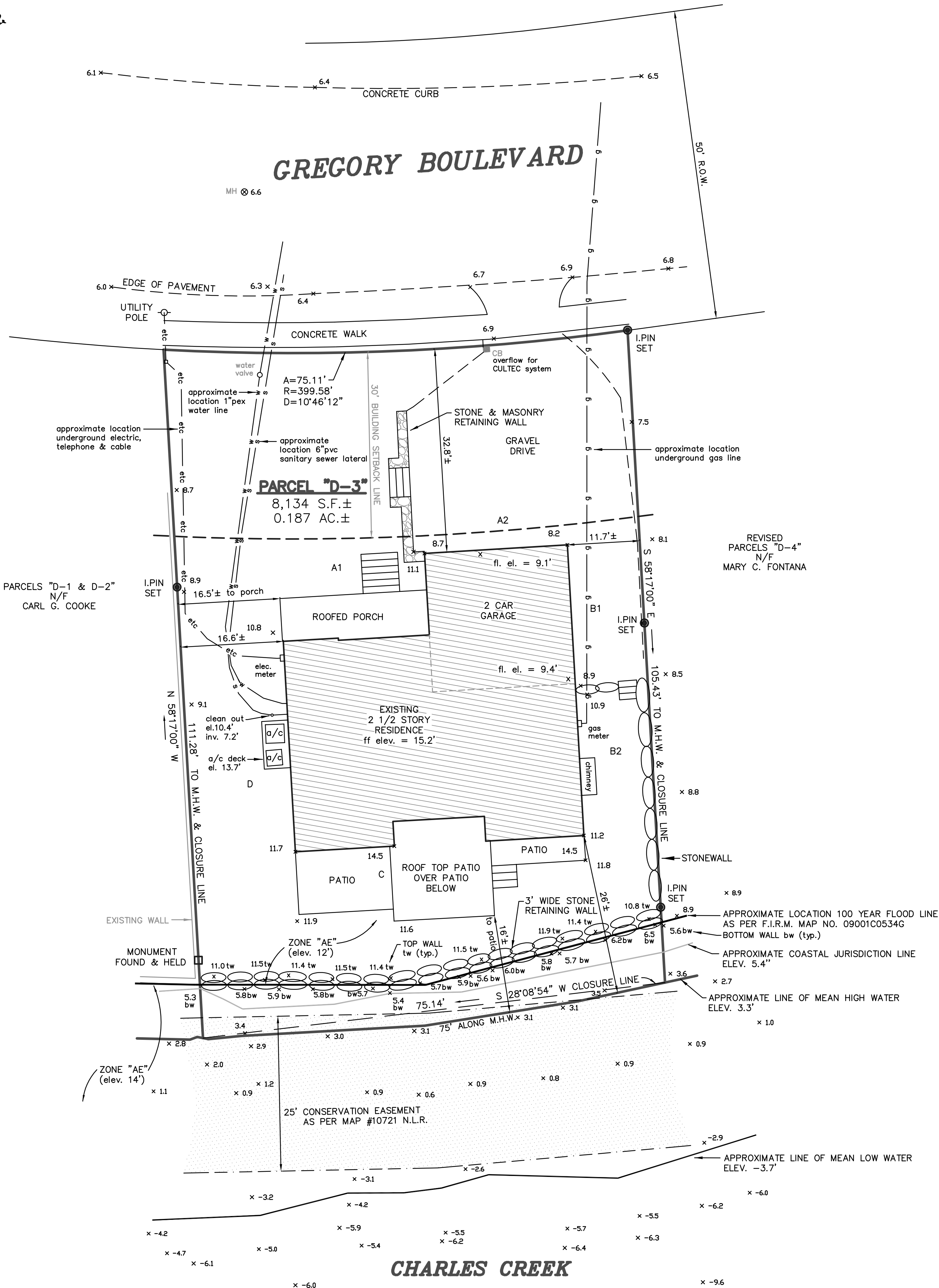
4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

MAP NORTH #10721 N.L.R.



	REQUIRED/ALLOWED	EXISTING	PROPOSED RESIDENCE	AS-BUILT
FRONT SETBACK	30' MIN.		33.0'±	32.8'±
REAR	15' MIN.		26'±	26'±
SIDE	6' MIN.		11.8'±	11.7'±
AGGREGATE SIDE (25% OF LOT WIDTH)	MIN.		28.5'±	28.3'±
LOT WIDTH	50' MIN.	VARIES	VARIES	VARIES
LOT AREA	6,250sf MIN.	8,134sf	8,134sf	8,134sf
HEIGHT (MID ROOF)	31' MAX.		29'±	30.2'±
HEIGHT (PEAK ROOF)	39' MAX.		36'±	36.9'±
# OF STORIES	2 1/2 MAX.		2 1/2	2 1/2
LOT COVERAGE: STRUCTURE	2752sf MAX.		2244sf *	2295sf *

* UNROOFED PATIO NOT INCLUDED IN LOT COVERAGE COMPUTATIONS



11/02/21	AS-BUILT UTILITIES	AAT
09/30/21	AS-BUILT FINAL	AAT
02/04/21	ELEVATIONS TOP & BOTTOM WALL	AAT
01/21/21	MEAN LOW WATER LINE	AAT
01/19/21	TOP OF FOUNDATION ELEVATIONS	AAT
12/29/20	AS-BUILT FOUNDATION	AAT
10/08/20	PROPOSED GARAGE	AAT
08/03/20	PROPOSED RESIDENCE	AAT
07/14/20	PROPOSED RESIDENCE	AAT
DATE	DESCRIPTION	BY
REVISIONS		

AVERAGE GRADE AROUND HOUSE					
WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y
A1	10.8	11.1	10.95	23.6'	258.42
A2	8.7	8.2	8.45	23.1'	195.20
B1	8.2	8.9	8.55	24.4'	208.62
B2	10.9	11.2	11.05	22.6'	249.73
C	14.5	14.5	14.5	46.7'	677.15
D	11.7	10.8	11.25	34.0'	382.50
TOTAL				174.4'	1971.62
Y + L = GRADE PLANE					GRADE PLANE = 11.3'

X 10.0 = 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 : ZONING LOCATION SURVEY
BOUNDARY DETERMINATION : RESURVEY

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

THE CERTIFICATION SHOWN 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 MAP No. 10721 N.L.R.

TAX MAP 24NW DISTRICT 3 BLOCK 75 TAX LOT 35

PROPERTY IS LOCATED IN ZONE : "B" RESIDENCE

F.I.R.M. ZONES : "AE" (el. 12') & "AE" (el. 14') PANEL 534 of 626 MAP NO. 09001C0534G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

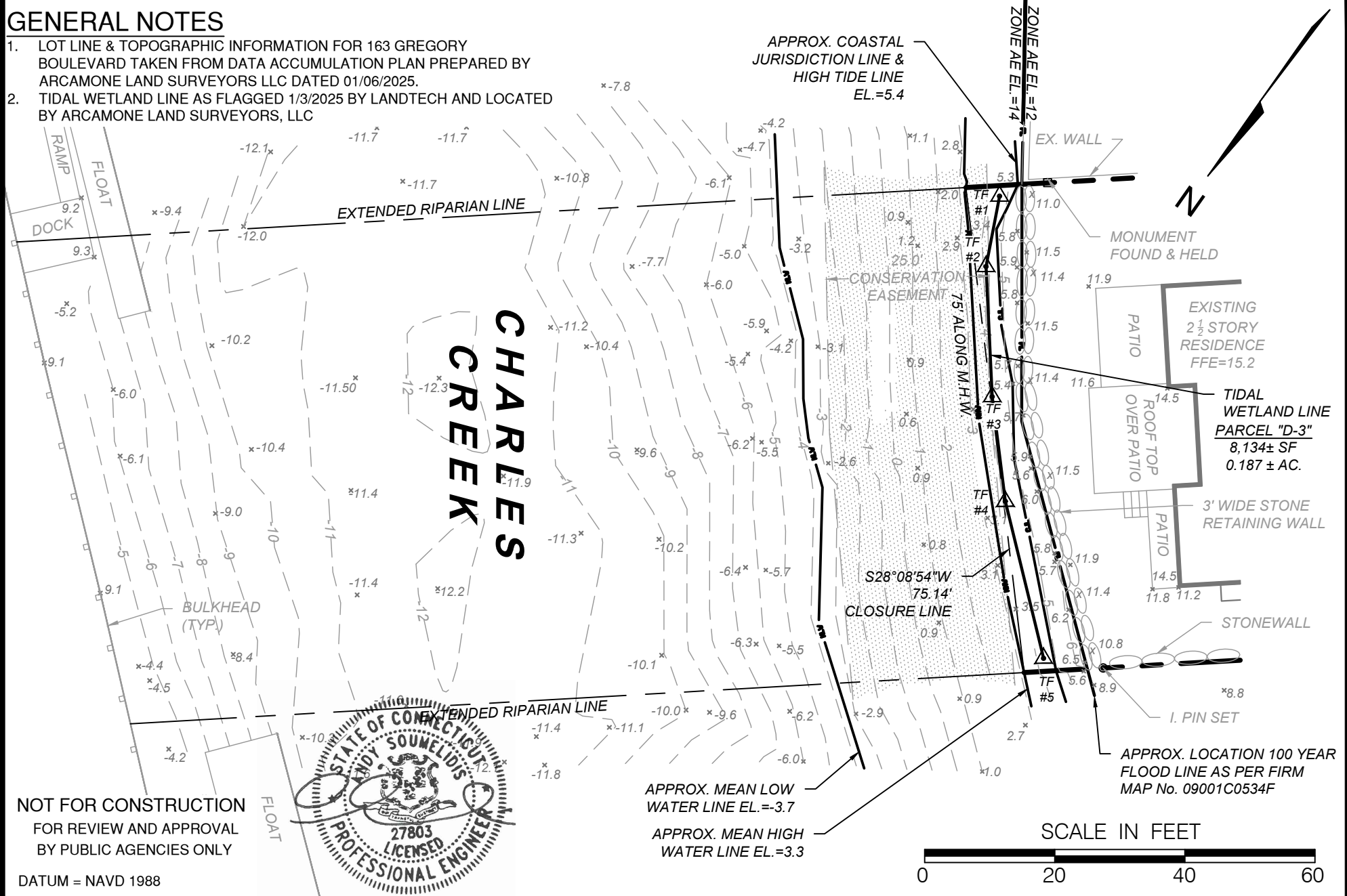
DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

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

CONNECTICUT REG # 15773
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
2. TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



T:1: ACTIVE PROJECTS\25000-01 COTALING - 163 GREGORY BLVD. NORWALK\DRAWINGS\163 GREGORY BLVD - DOCK FIGURES.DWG

FIG-3

SCALE	1"=20'
DATE	1/19/2025
BY	SM
CHK	TR

PREPARED FOR:	PETER COTALING
PROJECT LOCATION:	163 GREGORY BOULEVARD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR A NEW DOCK EXISTING CONDITIONS

LANDTECH

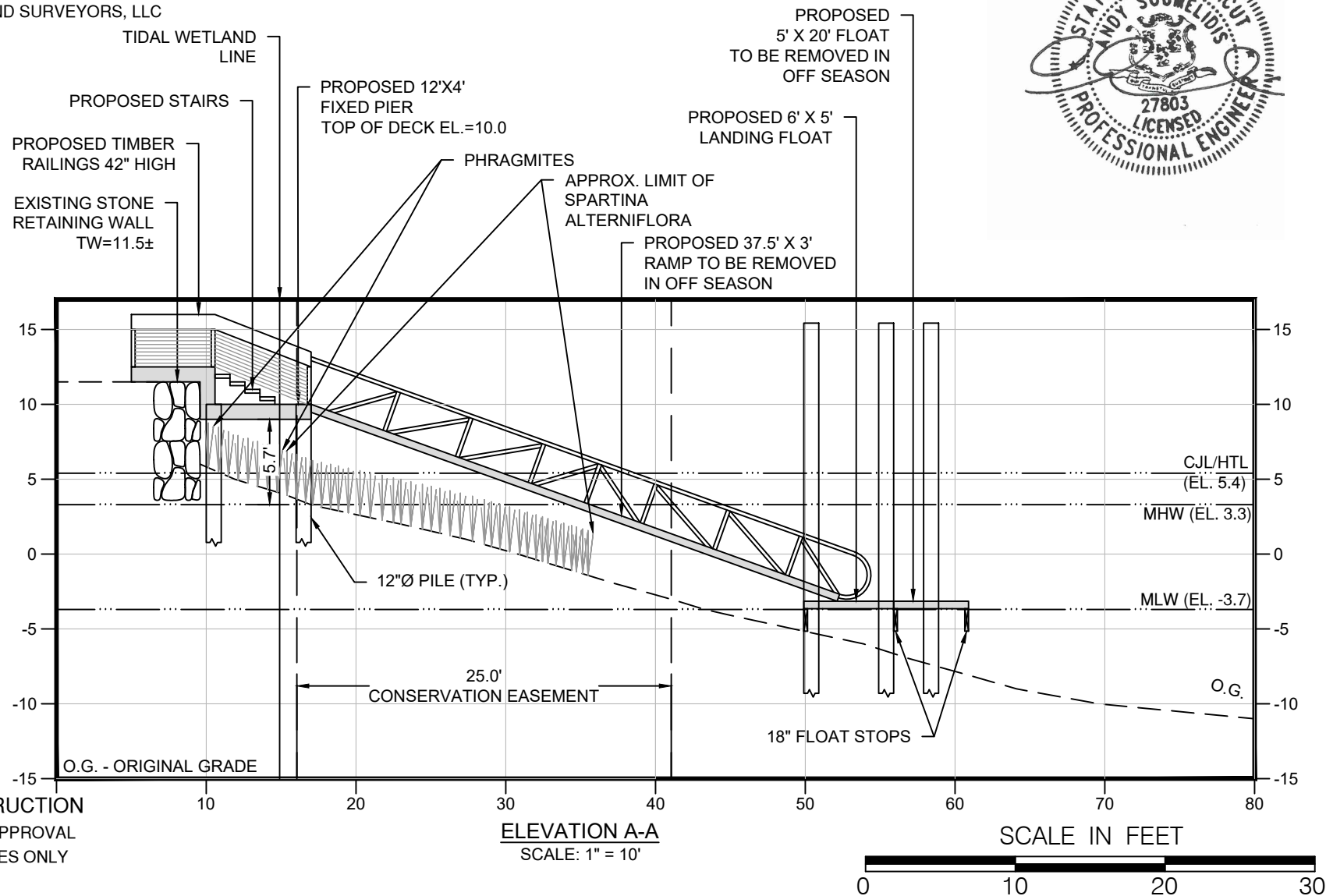
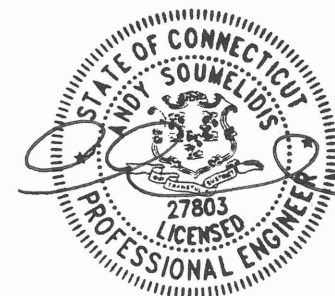
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

REVISION DATE	ISSUE

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
2. TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



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FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

FIG-5

SCALE	1" = 10'
DATE	7/19/2025
DESIGNED BY	TS
CHECKED BY	SM

PROJECT NO.	25000-01
-------------	----------

PREPARED FOR:	PETER COTALING
PROJECT LOCATION:	163 GREGORY BOULEVARD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR A NEW DOCK ELEVATION A-A

LANDTECH

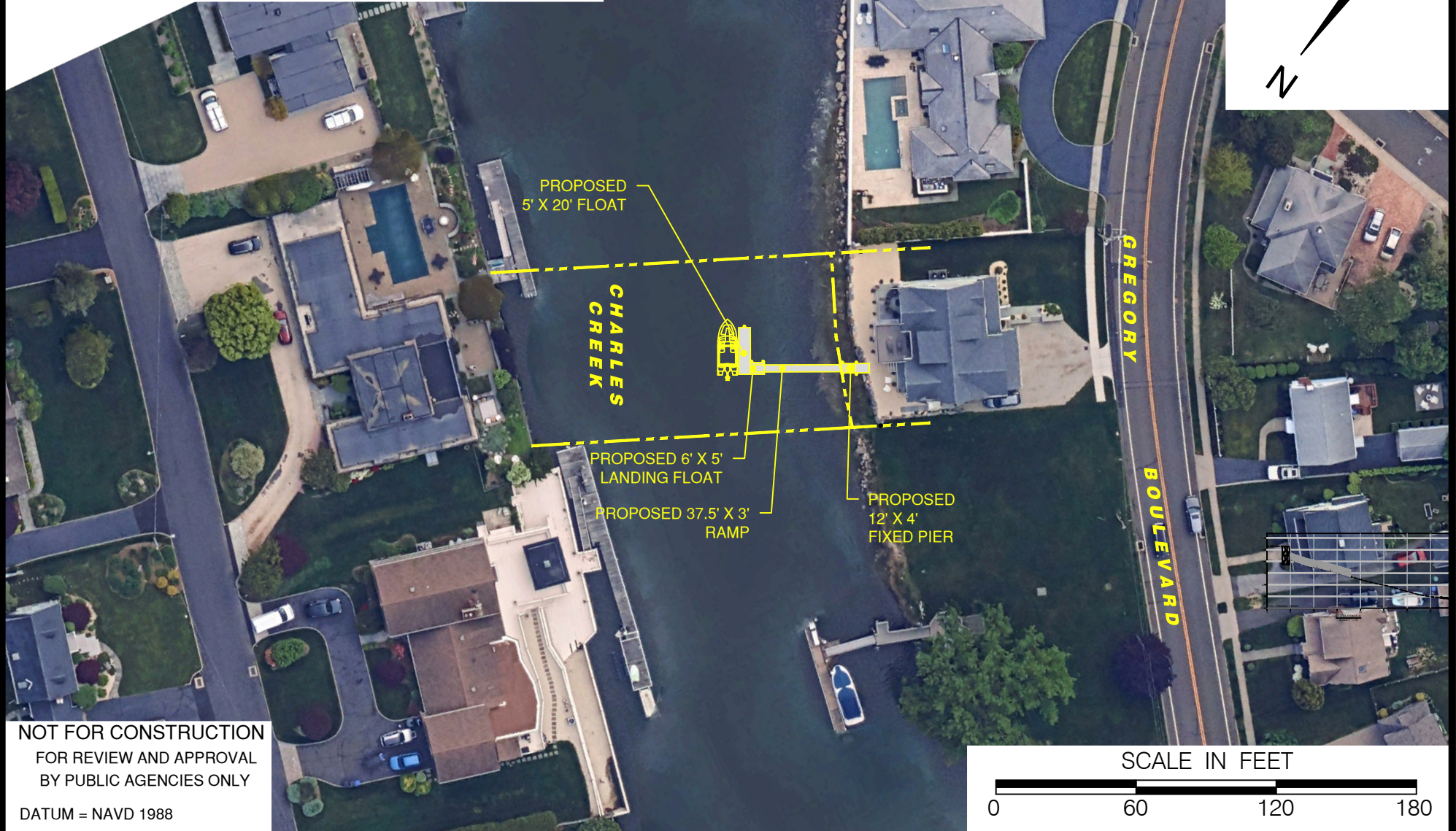
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REVISION DATE	ISSUE
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
2. TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



T:\1. ACTIVE PROJECTS\25000-01 COTALING - 163 GREGORY BLVD. NORWALK\DRAWINGS\163 GREGORY BLVD - DOCK FIGURES.DWG

FIG-6

SCALE	1" = 60'
DATE	7/22/25
DESIGNED BY	TR
CHECKED BY	

PROJECT NO.	25000-01
PREPARED FOR:	PETER COTALING
PROJECT LOCATION:	163 GREGORY BOULEVARD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR A NEW DOCK AERIAL VIEW

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Permit Coordinating & Management
Construction Management & Financing

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REVISION DATE	7/22/25
ISSUE	REVISED DOCK LAYOUT



125 East Avenue
Norwalk, Connecticut

January 2, 2026

Memorandum

To: Planning & Zoning Commission, Chapin Bryce Chair

From: Steve Kleppin, Planning & Zoning Director

**Re: #2025-71 CAM 80 Main St., Vona
Proposed Mixed-Use Addition to Residential Structure**

This application has been pending with the Commission for a while. The property is the northernmost property in the CAM boundary and the proposed activity triggers a Coastal Site Plan Review, even though there are no coastal resources within proximity to the subject property.

The initial submittal indicated several areas where the applicant did not comply with zoning, most significantly as it relates to the frontage buildout requirement. The initial proposal proposed a new stand-alone building fronting on Main Street. The modified proposal is an addition to the existing legally non-conforming structure. The proposed addition decreases the nonconformity and brings the site more into compliance with the frontage buildout. The other site plan and architectural items indicated in the prior memo have been addressed to the satisfaction of Staff, except for:

1. As part of the prior approval, the applicant provided one 3-bedroom dwelling unit as a workforce housing unit. The applicant is required to either provide one additional workforce housing unit or pay the fee for the fractional remaining portion.
2. The proposed public realm space meets the minimum dimensional requirements but is not accessible to the public.
3. Clarification/revision to demonstrate compliance with the form-based window requirements.
4. Verification how the proposal differs from the existing commercial building on the property as no identical Façade may exist more than once on a Block Face or within view of the same Façade.

Note: revised plans were received the morning of Jan 2nd and will be reviewed prior to the meeting.

It should be noted that the applicant is providing 15 parking spaces for the new addition, while the previous additions and new construction were exempt from providing parking and to complicate matters, may be exempt from providing parking in the future as well.

As you can see from the site plan, there have been several additions and new structures constructed, in addition to reconfiguring of the property lines. You may recall this site was previously included in a significant redevelopment known as Highpointe, which was never constructed and subsequently was not granted an additional extension request from the Commission, resulting in an expired approval. This has resulted in the current piecemeal development approach.

The resolution below is offered for your consideration.

END

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2025-71 CAM – 80 Main St., Vona – Proposed Mixed-Use Addition to Residential Structure be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per Improvement Location Survey, Parking Layout Plan (CE-1), Grading & Drainage Plan (CE-2), Utility Layout Plan (CE-3), Sediment & Erosion Control Plan (CE-4) and Emergency Vehicle Access Plan (CE-5), prepared by Kousidis Engineering, LLC, revised to 12.15.25.
 - b. Per Proposed First Floor Retail Plan/Existing Retail Plan (A.1), Proposed Second Floor Plan Residential (A.2), Proposed Third Floor Plan Residential (A.3), Proposed West (Front) Elevations (A.4), Proposed South & North Elevations (A.5), Proposed East Elevation (A.6) and Proposed Building Section/Proposed Use (A.7), prepared by Fishell Architecture, revised to 12.15.25.
2. That the foundation and siding materials and coloring be compliant with Article 4.3.1-H and as indicated on the South and North Elevations (A.4); and
3. That the commercial façade be revised to demonstrate compliance with the form-based window requirements.
4. That any changes to the plans be reviewed by Staff prior to implementation; and
5. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
6. That a revised Workforce Housing Plan be submitted to Staff for review and approval; or, a fee paid for the fractional units added as part of this phase of the development; and
7. A revised landscape plan be submitted showing publicly accessible and functional public realm space.
8. That all department sign-offs, including Fire Marshal, are obtained prior to issuance of any Zoning Permit; and



9. Any additional utilities comply with location and screening requirements; and
10. All proposed and required accessible spaces be ADA compliant; and
11. 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.

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 23rd, 2026.



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: 80 Main Street 2. D/B/L/U: 1/66/4/0

3. Proposed Work: Construction of a multi-family residence 4. Zone: CD-4

5. Applicant Identification:

Applicant Name: Nicola Vona, High Street, LLC

Address: 232 Dudley Road, Wilton, CT 06897

Phone Number: (203) 858-6563 Email: nickvona47@gmail.com

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

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

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

6. Project Site Plans:

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

- ☒ 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:
80 Main Street, Norwalk, CT
- 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:
Ferry Point Reach
- d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:
The subject property currently consists of a multi-family residential building and street level retail building. The surrounding properties primarily consist of mixed-use developments with retail at street level and residential above.
- e) Indicate the area of the project site: 0.7755 acres or 33,781 square feet
- f) Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Question #9 regarding proposed stormwater best management practices):
- ☐ Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*
 - ☒ Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*
 - ☐ Project or activity will not disturb any land area.
- g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)? ☐ Yes ☒ No

8. Description of Proposed Project or Activity:

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

The owner is proposing to construct a new multi-family residential building with commercial space below with associated parking area and driveway. The proposed grading has been limited to utilize the excavated materials on the property, with all excess materials being taken off-site; no additional fill will need to be imported. All activity will take place outside the FEMA flood zone and will have no impact to down gradient properties, or any coastal resources, should the sediment and erosion controls be implemented and maintained through the duration of the project

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*):

Stormwater detention systems have been proposed which have been designed to meet the City’s requirement of stormwater mitigation for the 2, 10, 25, 50, & 100-year storm events as well as provide groundwater recharge. The driveway inlets and roof leaders must be directed to the stormwater detention system, as depicted on the “Grading, Drainage & Utilities Plan” provided by Kousidis Engineering, LLC, dated May 01, 2024, last revised August 28, 2025.

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

Coastal Hazard Area: The entire property is located outside the Coastal Hazard Area, as defined by Federal

Emergency Management Agency (FEMA). 1,000 ft from the subject property lies Ferry Point Reach, an area within the Coastal Flood Hazard Area.

Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters: The tidal basin of Ferry Point Reach is approximately 1,000 ft to the south of the subject property, offsite, along Main Street. This portion of the Ferry Point Reach is in the tidally influenced region of Long Island Sound which is an Estuarine Embayment and contains Nearshore and Offshore Waters.

Developed Shorefront: There are several developed shorefronts near the subject property along Main Street that abut the tidal basin of Ferry Point Reach.

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):

In accordance with this policy and standard, the project is proposed in a manner that is
consistent with the capability of the land and water resources to support development,
preservation, and use without significantly disrupting the natural environment or sound
economic growth.

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.) *:

The subject property does not have any direct access to waterfront. Thus no water dependent uses exist.

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

16. Mitigation of Potential Adverse Impacts:

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

No adverse impacts to the coastal resources are anticipated within the scope of the proposed development. Temporary sediment and erosion control measures are proposed which include a silt fence along all down-gradient portions of the site to minimize sedimentation impacts to the stormwater infrastructure located in Main Street or the coastal resources in proximity to the subject property. In addition, a stormwater detention system has been proposed to mitigate the increase in stormwater runoff for the 2 through 50-year storm events. The stormwater detention system has the capacity to detain the water quality volume from the new impervious surfaces proposed on site. In addition to controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control pollution and provide groundwater recharge capacity.

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*):

All proposed activity is outside the FEMA 100-year flood zone and have no anticipated impact to coastal resources. In addition, a silt fence is proposed to be installed prior to any construction activity. The silt fence will run along the entire down-gradient portion of the property to mitigate any adverse impacts from sedimentation during construction. No adverse impacts to the coastal resources are anticipated within the scope of the proposed development.

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:** _____

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

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land withing 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.

2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.

When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.

3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that **[Applicant Name]** has applied for a Coastal Site Plan Review application for property located at the following address: **[Project Address – street name and number]** and **[District/Block/Lot number]**.

The proposal is for **[Description of Proposal]**.

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on **[Day, Date, Time, and Location of Public Hearing]**.

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Application Form Instructions:

6. Project Site Plans

It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

7. Site Information

Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

8. Description of Proposed Project or Activity

Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

9. Description of Proposed Stormwater Best Management Practices

Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

10. Identification of Applicable Coastal Resources and Coastal Resource Policies

Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the

identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas...."

11. Consistency with Applicable Coastal Resource Policies and Standards

Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

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

This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA. Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity. Please note that "*General Development*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

13. Consistency with Applicable Coastal Use Policies and Standards

Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "*General Development*" policies, consistency must be addressed in every case.

14. Identification of Potential Adverse Impacts on Coastal Resources

This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

15. Identification of Potential Adverse Impacts on Future Water-dependent Uses:

Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

16. Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

17. Remaining Adverse Impacts

Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.

December 15, 2025

Amelia Williams
Land Use Planner
Planning & Zoning Department
City of Norwalk
125 East Avenue
Norwalk, CT 06851

RE: 80 Main Street, Norwalk, CT
Letter addressing comments submitted by the Planning & Zoning Department

Dear Ms. Williams,

Enclosed please find revised materials for the proposed development at the address mentioned above:

- Letter to Amelia Williams., dated December 15, 2025.
- Site Development Plan Set, dated 05/01/2024, revised 12/15/2025.
- Email correspondence between Jim Lunney & Steven Kleppin, 12/08/2025 – 12/09/2025.

This is a follow up response to the comments issued on September 26, 2025, about the Site Development Plan for a Multi-family residence dated May 01, 2024, revised August 28, 2025, and further described in the Drainage Analysis. In response to the comments:

- 1) The application form has been revised with the requested information.
- 2) The email included in this submission provides confirmation from Steven Kleppin that the proposed 2-story addition allows for an exemption from the buildout requirement.
- 3) The zoning data chart has been revised to depict the information for the proposed building addition.
- 4) A parking requirement chart has been provided on the Parking Layout Plan.
- 5) The project architect will address this comment.
- 6) A landscape island has been provided for the interior parking row on the Parking Layout Plan.
- 7) A handicap ramp has been provided for access to the dwelling units for the building addition.
- 8) The electric & gas meters have been depicted to the rear of the building on the Utility Layout Plan.
- 9) An A/C pad has been depicted on the Utility Layout Plan.
- 10) The applicant has been made aware that separate permits will be required for all signage, including signs for the proposed commercial space.
- 11) The applicant has been made aware that separate permits will be required for future tenants of the commercial space(s) and must meet parking requirements.
- 12) Public realm space has been depicted on the Parking Layout Plan totaling at least 10% of the lot area.
- 13) Updated landscaping has been depicted on the Parking Layout Plan.
- 14) The bicycle storage area has been provided on the revised Architectural Plan Set.
- 15) The project architect will address this comment.
- 16) Amended materials have been provided to DPW & TMP for their respective reviews.
- 17) Retaining walls have been amended to not exceed 4' in height and have been identified as masonry walls.
- 18) No grade change is proposed within 5' of a side or rear property line.
- 19) The project architect will address this comment.
- 20) Amended materials have been provided to DPW, WPCA and the TMP department for their respective reviews.

Please feel free to contact me directly with any questions or comments.

Sincerely,



Jim Kousidis, P.E.,
CT Lic. #26830



CITY OF NORWALK
Planning and Zoning

www.norwalkct.gov

P: 203-854-7780

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

September 26, 2025

Nicola Vona
232 Dudley Road
Wilton, CT 06897

Re: 80 Main Street
Preliminary Review of Coastal Site Plan Application #2025-71
Construct a new mixed-use building with eight dwelling units on a property containing multiple multifamily buildings and a commercial building (eighteen dwelling units currently exist).

Dear Mr. Vona:

I have preliminarily reviewed the referenced plans. Once revised plans demonstrating compliance with the zoning regulations have been received, this application will be added to an upcoming Commission agenda. Please submit all revised materials together at one time. The below reflects my initial comments.

Please submit or comment on the following.

- 1) The application form is incomplete- the applicant email address and interest in property are blank on page 1, the site plan information is missing on page 2, there are many unchecked options on page 4, and the form is not signed on page 8.
- 2) Please provide the proposed frontage buildout, 80% minimum is required.
- 3) The zoning data chart on the parking layout site plan erroneously indicates 4 units as existing and 18 units as proposed, while 18 units are existing/approved and 26 total are proposed. The chart also erroneously lists the proposed number of stories as 2.5 while 3 are proposed, and the ceiling height of the first story as 9' while the 15' minimum height for commercial spaces is proposed.
- 4) Please provide a parking calculation chart, it appears 16 spaces are provided while only 15 are required. Any spaces provided beyond the required amount must be made pervious.

- 5) Floorplans of the existing commercial building are needed to determine if the total square footage of commercial area on the property exceeds 3,000 square feet and requires a loading space.
- 6) Interior Parking rows must be terminated at both ends with landscape islands per section 4.3.12.C.16.c of the regulations.
- 7) No stairs or curbs are permitted between a handicapped-accessible Parking Space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.
- 8) Electric and gas meters are required to be in the rear yard; those proposed on the grading site plan will need to be relocated to comply.
- 9) Are any other utilities, such as condensers proposed? If so, where will they be located?
- 10) Please note separate permits will be required for all signage, including signs for the proposed commercial spaces.
- 11) Separate permits will also be required for future tenants of the commercial spaces and must meet parking requirements.
- 12) Lots/Building Sites shall devote 10% of the Lot/Building Site Area to Public Realm space(s) in accordance with Section 4.3.19 (Public Realm Requirements).
- 13) Please provide a landscape plan or planting details to demonstrate compliance with Section 4.3.16 specifically subsections D and E.
- 14) Please provide details for the bicycle storage area, 5 bicycle parking spaces are required and they must be sheltered.
- 15) The architectural plans do not sufficiently demonstrate compliance:
 - a. Please provide a cross section of the building as well as floor plans of the attic/half-story.
 - b. Please provide the percentage of façade glazing and confirmation it is clear glass (70% min. of first Story Façade area for Shopfront Private Frontage Type).
 - c. Please confirm there is min. 3 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window.
 - d. A 12 in.-24 in. knee wall is required at Frontage.

- e. No identical Facade may exist more than once on a Block Face or within view of the same Façade – how does this proposal differ from the existing commercial building on the property?
 - f. Please confirm the 3 colors proposed and that foundation will be clad with brick or natural stone.
- 16) If TMP and DPW do not exempt this application from providing absent elements, you must provide them and refer the proposal to the City Arborist, Sarah Cruz, for review and approval of the plant strip/well locations and tree varieties.
- 17) The proposed retaining wall exceeds the 4 foot maximum height allowance and the material of the wall must be indicated.
- 18) Please confirm that finished grades blend with existing grades at the property lines and no grade change of 1 foot or more will occur within 5 feet of a side or rear property line.
- 19) Please identify how this application will comply with Workforce Housing requirements.
- 20) Please share this application with DPW, WPCA, TMP, the Health Department, etc. using the webpage found [here](#).

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

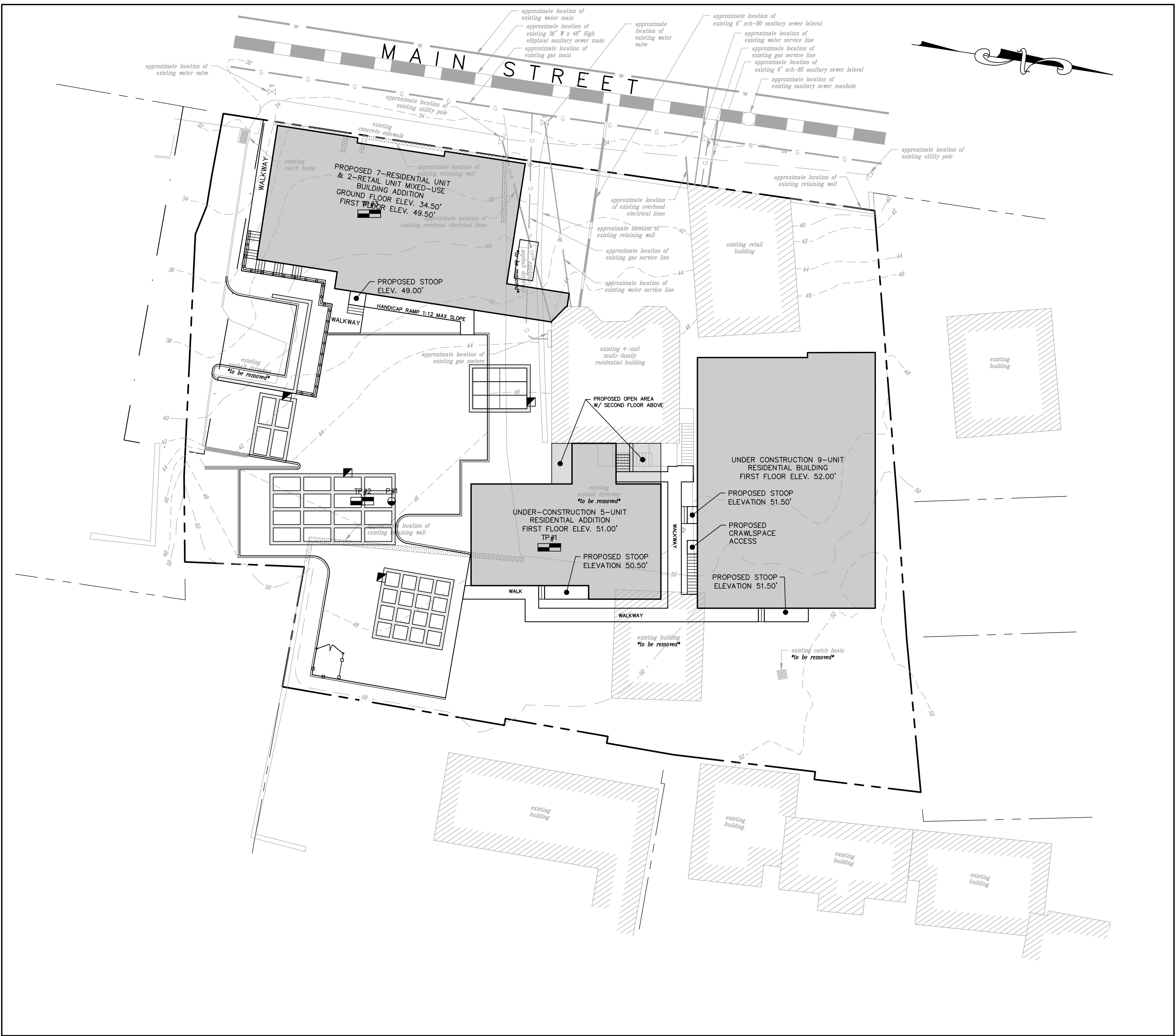
Sincerely,



Amelia Williams
Land Use Planner

PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR:

80 MAIN STREET, NORWALK, CT



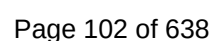
SCALE: 1" = 20'

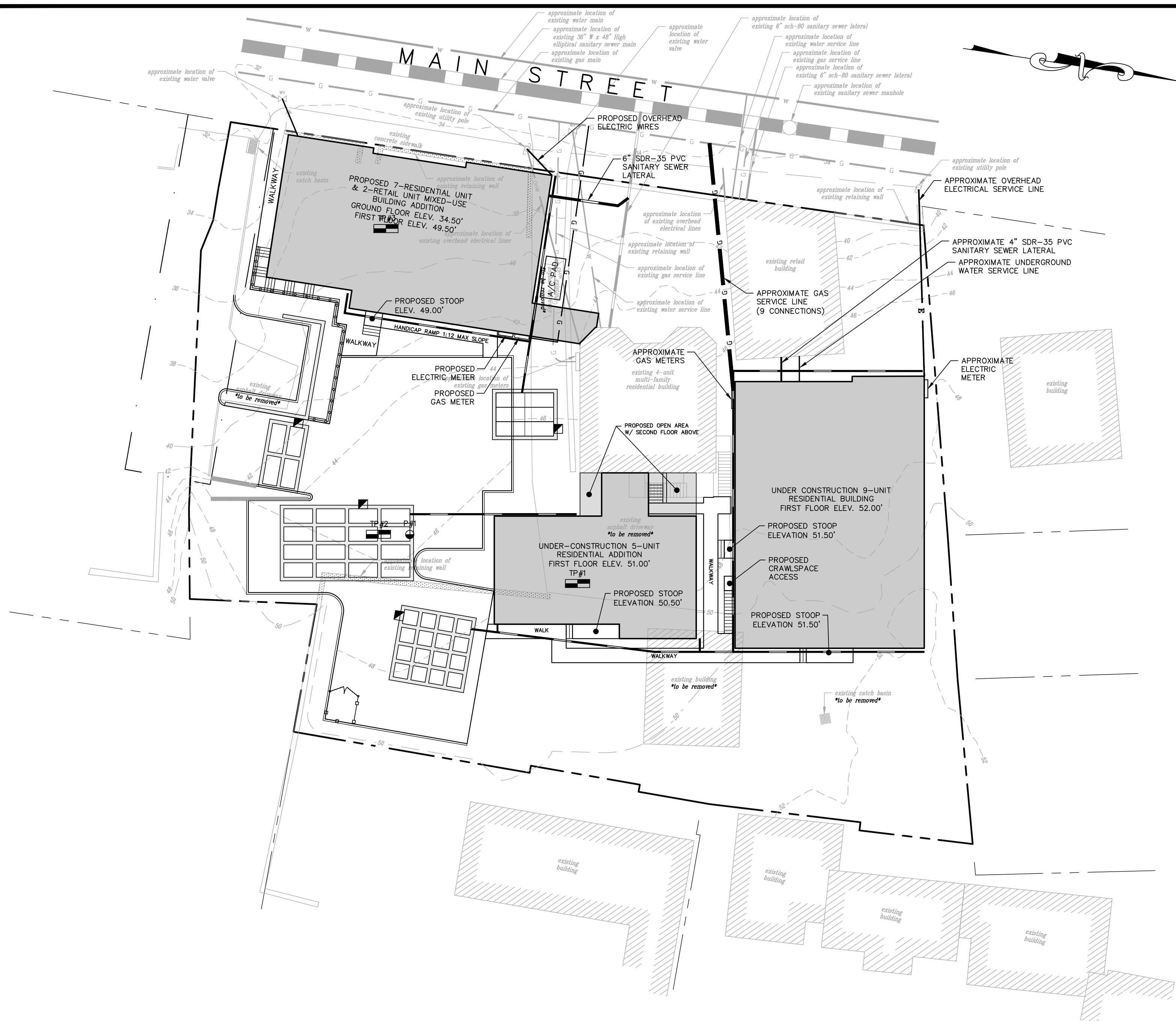
REFERENCE DRAWINGS:

- IMPROVEMENT LOCATION SURVEY
- CE 1 - PARKING LAYOUT PLAN
- CE 2 - GRADING & DRAINAGE PLAN
- CE 3 - UTILITY LAYOUT PLAN
- CE 4 - SEDIMENT & EROSION CONTROL PLAN
- CE 5 - EMERGENCY VEHICLE ACCESS PLAN
- FULL SET OF ARCHITECTURAL PLANS

LEGEND			
LIMIT OF PAVEMENT		ELECTRIC SERVICE	
CURBING		STORM GRAVITY SEWER	
RETAINING WALL		GAS SERVICE	
BLDG FOOTPRINT		CATCH BASIN (CB)	
WATER SERVICE		STORM DETENTION SYSTEM	
SANITARY GRAVITY SEWER			

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PERCOLATION TEST DATA:

P#1
PERFORMED BY: KOUSIDIS ENGINEERING, LLC
DATE: APRIL 15, 2024
DIAMETER: 8" SANITARIAN: N/A
DEPTH: 28" PRE SOAK TIME: 12:00

TIME INCREMENT	DEPTH TO WATER	DROP IN INCHES	PERC. RATE (MIN./INCH.)
1:00	-	13.00"	-
1:10	10.0 MIN.	18.00"	5.00"
1:20	10.0 MIN.	21.75"	3.75"
1:30	10.0 MIN.	24.00"	2.25"
REFILL	-	-	-
1:30	10.0 MIN.	14.50"	-
1:40	10.0 MIN.	19.00"	4.50"
1:50	10.0 MIN.	21.00"	2.00"
2:00	10.0 MIN.	23.00"	2.00"

DEEP TEST PIT LOG

CONDUCTED BY: KOUSIDIS ENGINEERING, LLC
DATE CONDUCTED: APRIL 15, 2024

TEST PIT #1

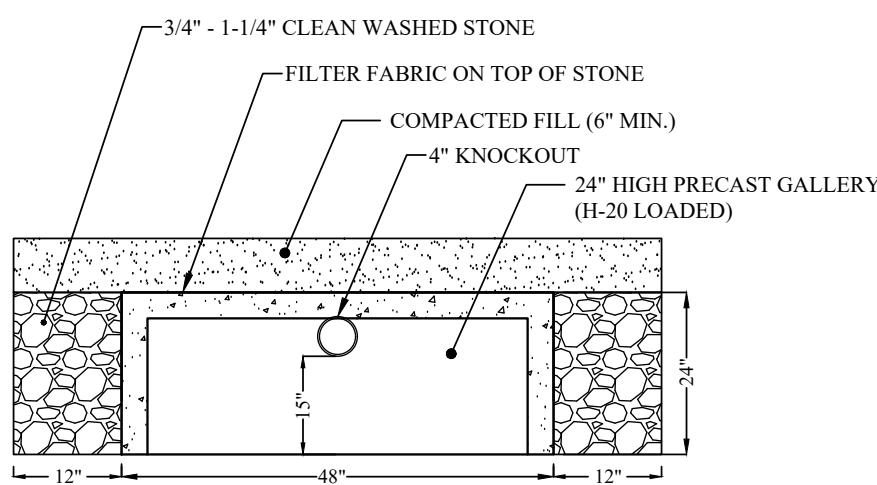
00-06" ORANGE BROWN SANDY LOAM
06-92" TAN COARSE SAND & COBBLES
*NO MOTTLING
*NO GROUND WATER
*NO LEDGE
*NO ROOTS

TEST PIT #2

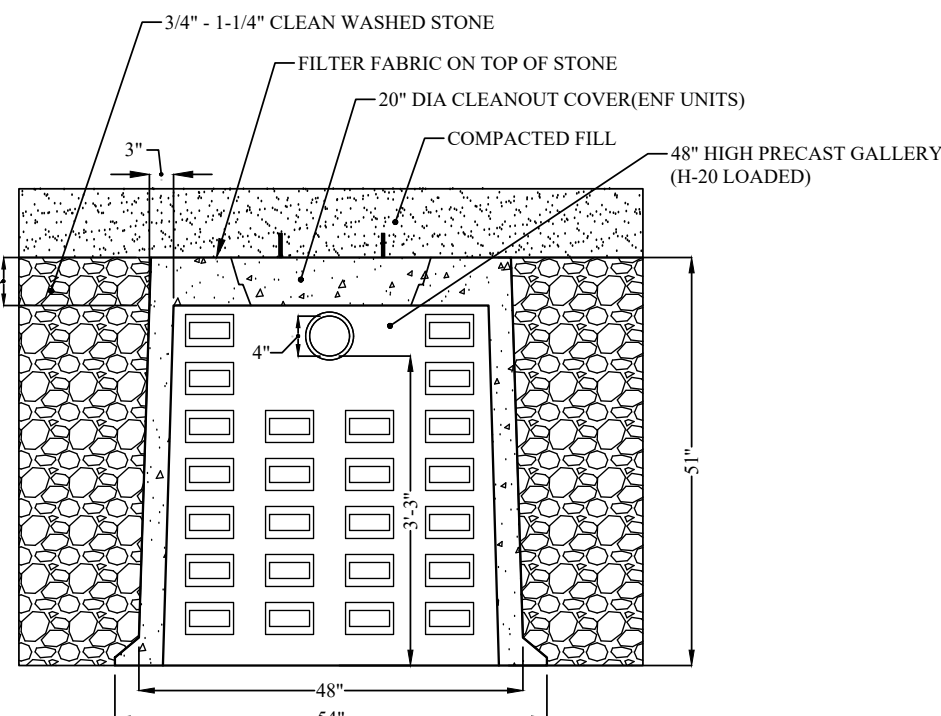
00-08" DRIVEWAY PROCESS
08-24" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES
24-90" TAN COARSE SAND & COBBLES
*NO MOTTLING
*NO GROUND WATER
*NO LEDGE
*NO ROOTS

TEST PIT #3

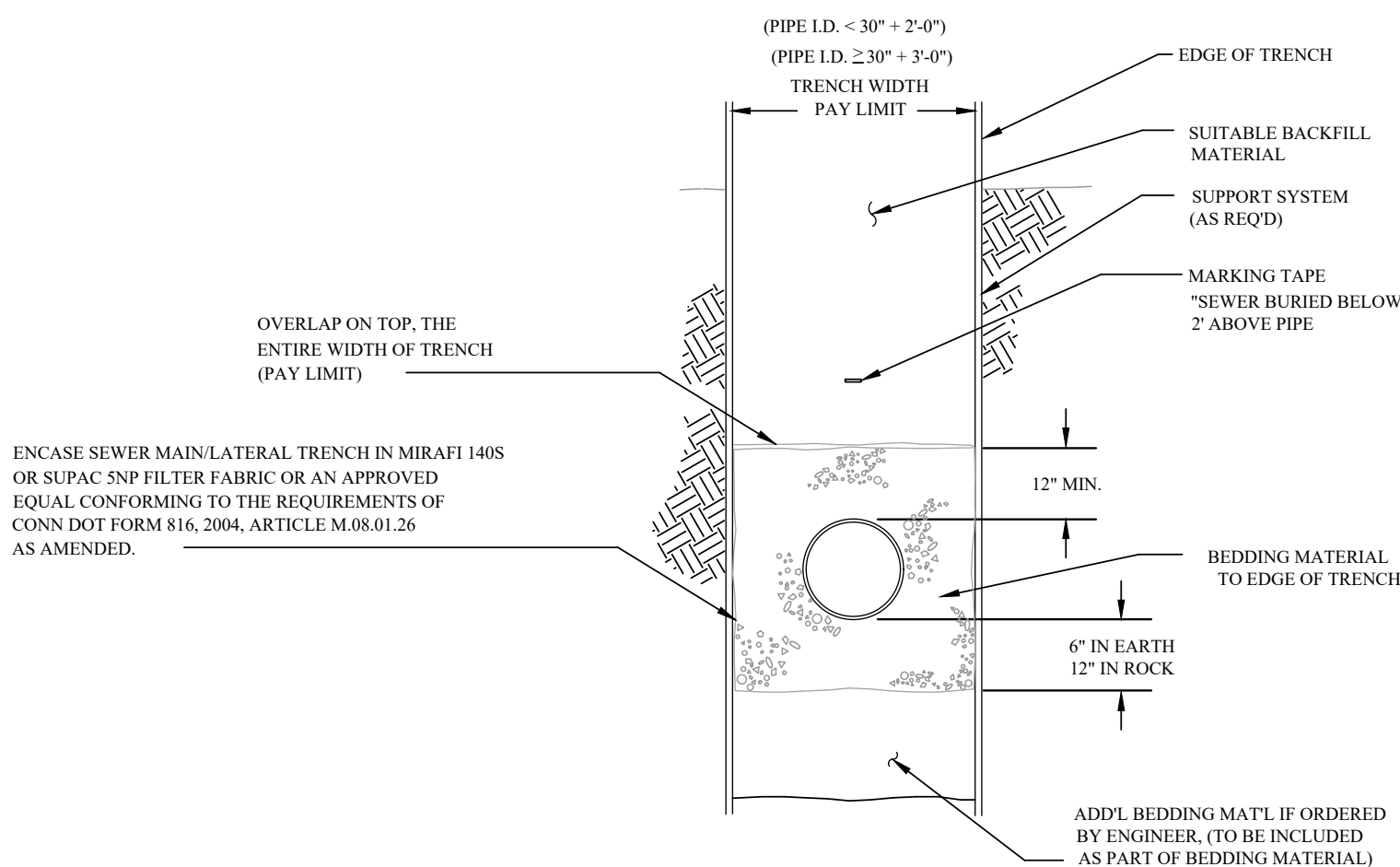
00-22" TOPSOIL
22-60" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES
60-92" TAN COARSE SAND & COBBLES
*NO MOTTLING
*NO GROUND WATER
*NO LEDGE
*NO ROOTS



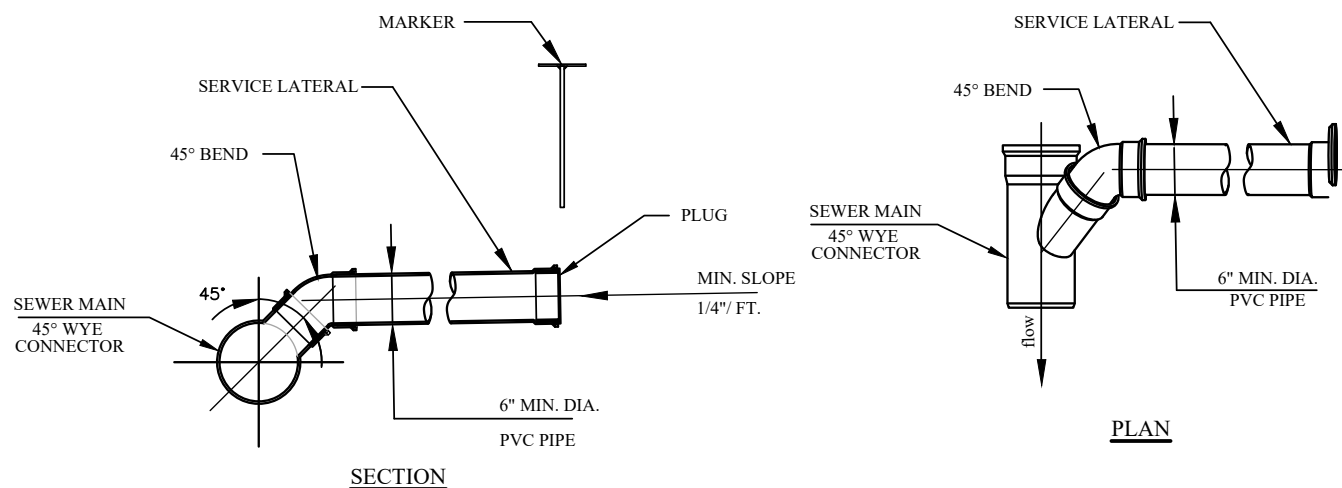
24" HIGH PRECAST GALLERY
(H-20 LOADED - DRAINAGE)
N.T.S.



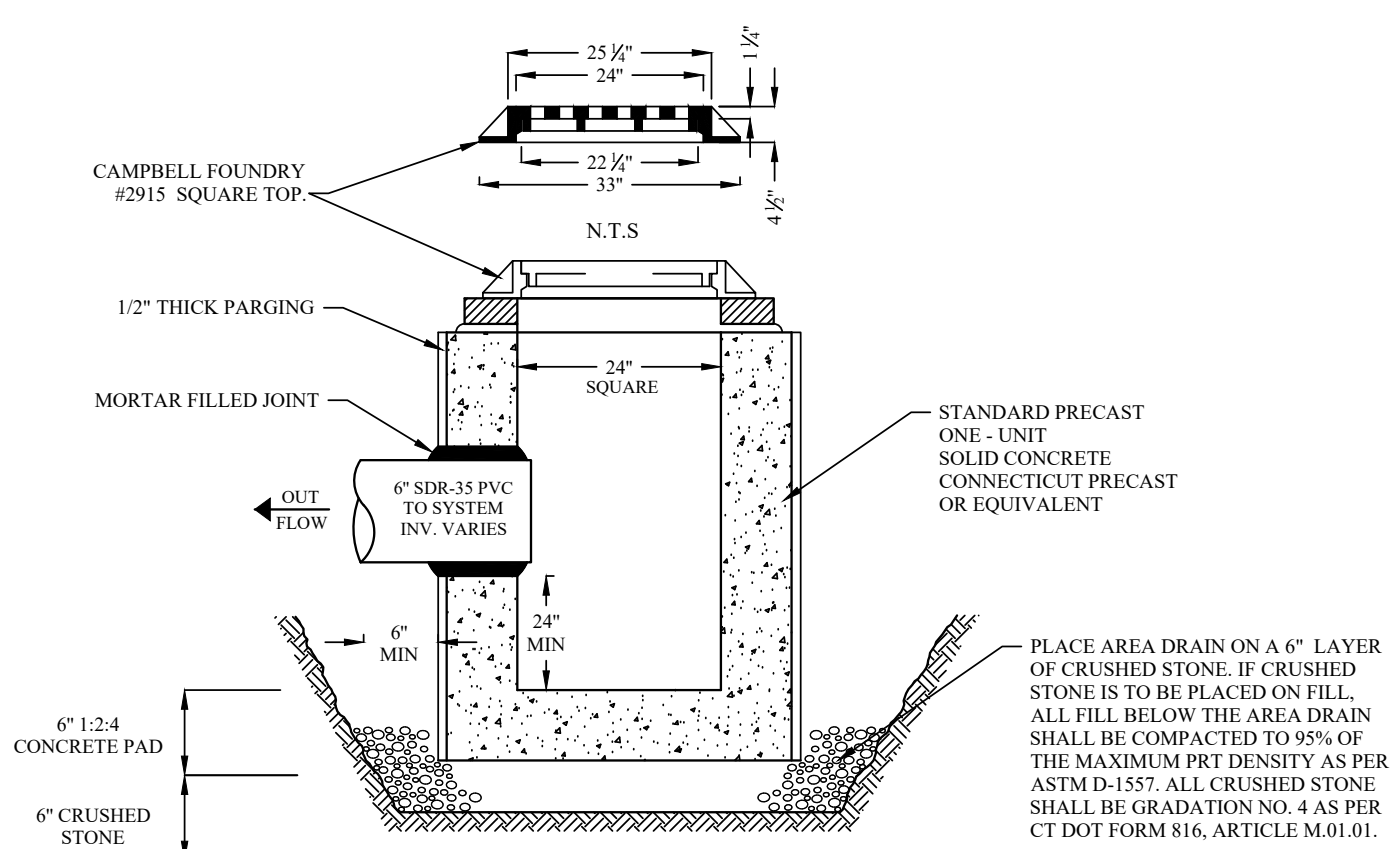
48" HIGH PRECAST GALLERY
(H-20 LOADED - DRAINAGE)
N.T.S.



TYPICAL TRENCH SECTION
SANITARY SEWER
N.T.S.



STANDARD SERVICE LATERAL CONNECTION
N.T.S.



NOTES:
1. ALL AREA DRAIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD. ALL JOINTS TO BE MORTARED. AREA DRAINS SHALL CONFORM TO ASTM C478.

CATCH BASIN
N.T.S.

GENERAL NOTES:

- ALL SURVEY DATA AND BOUNDARY LINES ARE FROM A "COMPILATION PLAN" PREPARED FOR HIGH STREET LLC AT 80 MAIN STREET, NORWALK, CT, PREPARED BY BRAUTIGAM LAND SURVEYORS, P.C., DATED JANUARY 10, 2024. ALL TOPOGRAPHY IS FROM THE CITY OF NORWALK GIS MAPPING SYSTEM, ACCESSED APRIL 29, 2024
- ALL CONSTRUCTION SHALL COMPLY WITH THE TOWN OF NORWALK REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE AND THE CONNECTICUT GUIDELINES FOR SOIL AND EROSION AND SEDIMENT CONTROL.
- INFORMATION OF EXISTING UTILITIES HAS BEEN COMPILED FROM VARIOUS SOURCES INCLUDING UTILITY COMPANY RECORDS, MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES.
- THE PROPERTY WILL BE SERVICED BY PUBLIC WATER AND MUNICIPAL SEWER SYSTEM.
- 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.
- REMOVE STUMPS AND BRUSH FROM SITE, OR CHIP AND USE DURING LANDSCAPING. DO NOT BURY STUMPS ON SITE.
- THE WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS UNLESS CHANGES HAVE BEEN APPROVED IN WRITING BY THE DESIGN ENGINEER PRIOR TO THE WORK BEING DONE.
- ALL DISTURBED AREAS SHALL BE MULCHED AND SEEDED AS SOON AS POSSIBLE.
- AREAS OF ASPHALT PAVEMENT THAT ARE DISTURBED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED IN ACCORDANCE WITH THE ASPHALT TRENCH 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%.
- A MINIMUM OF 6" OF CRUSHED STONE MUST BE INSTALLED UNDER ALL EXTERIOR PORCHES AND STAIRS.
- EARTHWORK & GRADING:
GRADE AWAY FROM BUILDING WALLS AT 2% MINIMUM (TYPICAL).
- PROPOSED EARTH SLOPES SHALL BE NO STEEPER THAN 5:1 (HORZ.:VERT.), UNLESS OTHERWISE DEPICTED ON SITE PLAN.
- GENERAL FILL BEYOND PAVED AREAS SHALL BE FREE OF BRUSH RUBBISH, STUMPS. FILL SHALL BE PLACED IN 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 COMPACTION, THE FILL SHALL BE 4" BELOW THE REQUIRED GRADE AS SHOWN ON THE PLAN.
- AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, THE SUBGRADE SHALL BE LOOSENEED BY SCARIFYING TO A DEPTH OF AT LEAST 2" TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.
- FILL OR TOPSOIL SHALL NOT BE PLACED NOR COMPACTED WHILE IN A FROZEN OR MUDDY CONDITION OR WHILE SUBGRADE IS FROZEN.
- ALL EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- STORM SEWER SYSTEMS:
ALL PIPE SHALL BE INSTALLED STRAIGHT AND AT THE VERTICAL AND HORIZONTAL ALIGNMENT SHOWN. NO 90° BENDS IN ALL PIPES.
- MINIMUM COVER ON ALL PIPES SHALL BE TWO FEET (2') UNLESS OTHERWISE NOTED.
- ALL POLY VINYL CHLORIDE PIPE (PVC) SHALL BE SDR 35 WITH RUBBER JOINTS AND MEET THE REQUIREMENTS ASTM D3 AND D3212.
- ALL AREA DRAINS SHALL HAVE A 2' SUMP.
- CONTACT THE DESIGN ENGINEER THREE DAYS PRIOR TO EXCAVATING FOR THE INFILTRATION SYSTEM. DURING THE EXCAVATION, THE DESIGN ENGINEER MAY REVISE THE ELEVATIONS OF THE SYSTEM IF FIELD CONDITIONS DICTATE.
- THE ENGINEER OF RECORD IS REQUIRED TO WITNESS THE INSTALLATION OF THE DRAINAGE SYSTEM PRIOR TO BACKFILLING.
- DIRECT THE ENTIRE NEW ROOF AREA AND THE DRIVEWAY INLET STRUCTURES TO THE PROPOSED DRAINAGE SYSTEMS AS DEPICTED.
- SEDIMENT & EROSION CONTROLS:
THE CONTRACTOR SHALL CONSTRUCT ALL EROSION AND SEDIMENT CONTROL MEASURES PER THE APPROVED PLAN AND SHALL HAVE THEM INSPECTED AND APPROVED BY THE SITE ENGINEER PRIOR TO ANY LAND DISTURBANCE. MINOR SEDIMENT CONTROL DEVICE LOCATION ADJUSTMENT MAY BE MADE IN THE FIELD WITH THE APPROVAL OF THE SITE ENGINEER.
- THE CONTRACTOR SHALL ENSURE THAT ALL RUNOFF FROM DISTURBED AREAS IS DIRECTED TO THE SEDIMENT CONTROL DEVICES AND SHALL NOT REMOVE ANY EROSION OR SEDIMENT CONTROL MEASURES WITHOUT PRIOR PERMISSION FROM THE SITE ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS TO PREVENT THE DEPOSITION OF MATERIALS ONTO PUBLIC OR PRIVATE ROADS. ALL MATERIALS DEPOSITED ONTO SUCH ROADS SHALL BE REMOVED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL INSPECT DAILY AND MAINTAIN CONTINUOUSLY IN AN EFFECTIVE OPERATING CONDITION ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL SUCH TIMES AS THEY REMOVED WITH PRIOR PERMISSION FROM THE SITE ENGINEER.
- ALL DISTURBED AREAS WITH A SLOPE STEEPER THAN 3:1 SHALL BE STABILIZED WITH SOD OR SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURE, AS SOON AS POSSIBLE BUT NO LATER THAN 5 CALENDAR DAYS.
- SEDIMENT TRAPS AND BASINS SHALL NOT BE CONSTRUCTED WITHIN 25' OF AN EXISTING FOUNDATION OR ONE THAT IS UNDER CONSTRUCTION.
- SEDIMENT REMOVED FROM TRAPS, SILTATION FENCES OR BASINS SHALL BE PLACED AND STABILIZED IN APPROVED AREAS BUT NOT WITHIN A FLOODPLAIN, WETLANDS OR TREE-SAVE AREAS.
- ALL WATER REMOVED FROM EXCAVATED AREAS SHALL BE PASSED THROUGH APPROVED DEWATERING PRACTICES OR PUMPED TO A SEDIMENT BASIN PRIOR TO DISCHARGE TO A FUNCTIONAL STORM DRAIN SYSTEM OR TO STABLE GROUND SURFACE.
- PRIOR TO REMOVAL OF SEDIMENT CONTROL MEASURES THE CONTRACTOR SHALL STABILIZE AND HAVE ESTABLISHED PERMANENT STABILIZATION FOR ALL DISTURBED AREAS USING SOD OR AN APPROVED SIX MIXTURE. AREAS BROUGHT TO FINISHED GRADE DURING THE SEEDING SEASON MUST BE STABILIZED WITH PERMANENT GROWTH AS SOON AS POSSIBLE. WHEN PROPERTY IS BROUGHT TO FINISHED GRADES DURING THE WINTER MONTHS WHEN PERMANENT STABILIZATION IS IMPRACTICAL THEN AN APPROVED TEMPORARY STABILIZATION SHALL BE DONE UNTIL THE SPRING MONTHS WHERE PERMANENT STABILIZATION IS POSSIBLE.

REVISED: 12/15/2025 - Per comments from the City of Norwalk Engineering, WPCA & Planning & Zoning Departments.
REVISED: 08/28/2025 - Added third building with associated driveway, grading and drainage adjustments.
REVISED: 03/31/2025 - Per Conditions of approval from the Norwalk Planning & Zoning Commission.
REVISED: 02/10/2025 - Per comments from the City of Norwalk Planning & Zoning Department dated December 20, 2024.
REVISED: 01/08/2025 - Per comments from the City of Norwalk Planning & Zoning Department dated December 20, 2024.
REVISED: 12/05/2024 - Per comments from the City of Norwalk WPCA & Planning & Zoning Departments.
REVISED: 11/01/2024 - Added Zoning Data Chart per feedback from the City of Norwalk Planning & Zoning Department.
REVISED: 10/16/2024 - Added second building and amended driveway layout with associated site adjustments, per client request.
REVISED: 08/01/2024 - Per comments from the City of Norwalk Engineering Department on July 31, 2024.
REVISED: 06/28/2024 - Per comments from the City of Norwalk Planning & Zoning Department on June 21, 2024.
REVISED: 05/28/2024 - Amended 12-unit residential building and driveway layout with associated site adjustments, per client request.

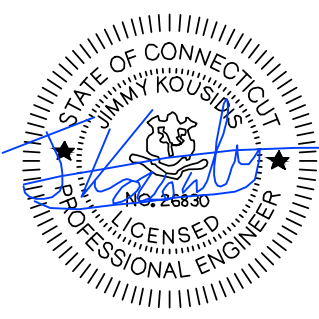
UTILITY LAYOUT PLAN

80 MAIN STREET

NORWALK, CT

Prepared for

NICK VONA



SCALE: 0 20 40
1" = 20'

DATED: 05/01/2024

JOB NO: NV24-1

SHEET NO: CE-3

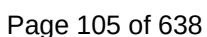
KOUSIDIS ENGINEERING, LLC

Land Development Consultants and Site Design

1525 Black Rock Turnpike, Fairfield, CT 06425 P: 203-557-8943

E: jim@kousidisengineering.com Web: www.kousidisengineering.com







DRAINAGE ANALYSIS

**LOCATED AT
80 MAIN STREET
NORWALK, CONNECTICUT**

**PREPARED FOR
NICK VONA**

May 01, 2024
Revised: May 29, 2024
Revised: October 16, 2024
Revised: December 05, 2024
Revised: August 28, 2025
Last Revised: December 15, 2025

Jim Kousidis, P.E.
CT License No. 26830

1. EXISTING CONDITIONS

This 33,781-sq. ft. mixed use property is currently developed with a retail building and multi-family residence, with an associated driveway. Test pits at the site indicate highly pervious soils that are adequate to accept a subsurface storm drain system. The topography of the property slopes to the south and west. According to the Web Soil Survey website (map and soil table attached) the soils in the subject area consist of Urban land, a well-drained soil with a Hydrologic Soil Group "D".

2. PROPOSED CONDITIONS

A new development is being proposed for the subject property. The owner is proposing to demolish an existing building and construct a new mixed-use building with a new driveway, including additional parking, with associated site improvements. The total proposed impervious surface is 17,500-sq.ft. A stormwater retention system will be installed to satisfy the City of Norwalk's requirement of zero increase in runoff for a 24-hour, type III rainfall, 2, 10, 25, 50 and 100-year storm events. The new roof area and the driveway drains must be directed to the proposed retention system.

3. DRAINAGE

The City's requirement for zero inch in runoff for the 2, 10, 25, 50 and 100-year storms is satisfied by collecting the majority of the proposed driveways and the entirety of the new buildings. Link "Overall Runoff" (see sub-catchment "OR") demonstrates that the peak discharge from the property with the drainage systems installed and a fully stabilized lot is less than existing conditions as reflected in the table below:

EXISTING vs PROPOSED CONDITIONS DRAINAGE SUMMARY TABLE
Peak Flows (cfs) & Runoff Volumes (cf)

Description	POC	Flow/Volume	Existing	Proposed	Δ	$\Delta\%$
2 yr	1	$Q(ft^3/sec)$	1.59	0.91	-0.68	-43%
		$V(ft^3)$	5,444	3,364	-2,080	-38%
10 yr	1	$Q(ft^3/sec)$	2.66	1.47	-1.19	-45%
		$V(ft^3)$	9,195	5,500	-3,695	-40%
25 yr	1	$Q(ft^3/sec)$	3.69	2.50	-1.19	-32%
		$V(ft^3)$	12,855	7,792	-5,063	-39%
50 yr	1	$Q(ft^3/sec)$	4.34	3.53	-0.81	-19%
		$V(ft^3)$	15,255	9,310	-5,945	-39%
100 yr	1	$Q(ft^3/sec)$	5.58	4.24	-1.34	-24%
		$V(ft^3)$	19,849	12,221	-7,628	-38%

The water quality volume calculations can be seen below. Subsurface drainage system #1 consists of 64 LF of 48" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Subsurface drainage system #2 consists of 128 LF of 24" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Subsurface drainage system #3 consists of 32 LF of 24" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Subsurface drainage system #4 consists of 48 LF of 24" high precast concrete galleries surrounded by 1 foot of clean crushed stone. Using the State of Connecticut 2024 Stormwater Quality Manual, the required Water Quality Volume for the new impervious surfaces directed to the drainage systems is 1,474.86 cf. The provided storage in the detention systems is 2,660 cf. The calculations are shown below:

$$\begin{aligned} &\text{Water Quality Volume :} \\ &WQV = (I'') * (R) * (A) / 12 \\ &R = 0.05 + (0.009 * I) \\ &R = \text{volumetric runoff coefficient} \\ &I = \text{Percent Impervious Cover (51.80\%)} \\ &A = \text{Site Area/Area of Concern (33,781 sq.ft.)} \\ &R = 0.05 + (0.009 * 51.80) = 0.5162 \\ &WQV = (1.3'' * 0.5162 * 33,781) / 12 = 1,889.23 \text{ C.F.} \\ &\text{Volume provided: } \mathbf{2,660 \text{ C.F.} > 1,889.23 \text{ C.F. Required}} \end{aligned}$$

4. CONCLUSION

The proposed development will decrease the amount of impervious area to this site, resulting in lower peak runoff rates and volumes. With the installation of the proposed stormwater retention system, the original flow patterns will be maintained, there will be no increase in peak runoff for the 2, 10, 25, 50 and 100-year storm events. In addition to controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control pollution and provide groundwater recharge capacity. The implementation of these techniques and the overall site design layout will result in a finished project that will minimize sediment and erosion impacts during construction and will have no adverse impacts to adjoining properties upon completion.

DEEP TEST PIT DATA

Conducted: April 15, 2024
by Kousidis Engineering, LLC

TEST PIT #1

00-06" ORANGE BROWN SANDY LOAM

06-92" TAN COARSE SAND & COBBLES

*NO MOTTLES

*NO GROUND WATER

*NO LEDGE

*NO ROOTS

TEST PIT #2

00-08" DRIVEWAY PROCESS

08-24" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES

24-90" TAN COARSE SAND & COBBLES

*NO MOTTLES

*NO GROUND WATER

*NO LEDGE

*NO ROOTS

TEST PIT #3

00-22" TOPSOIL

22-60" ORANGE BROWN SANDY LOAM W/ MEDIUM STONES

06-92" TAN COARSE SAND & COBBLES

*NO MOTTLES

*NO GROUND WATER

*NO LEDGE

*NO ROOTS

EXISTING DRAINAGE CONDITIONS

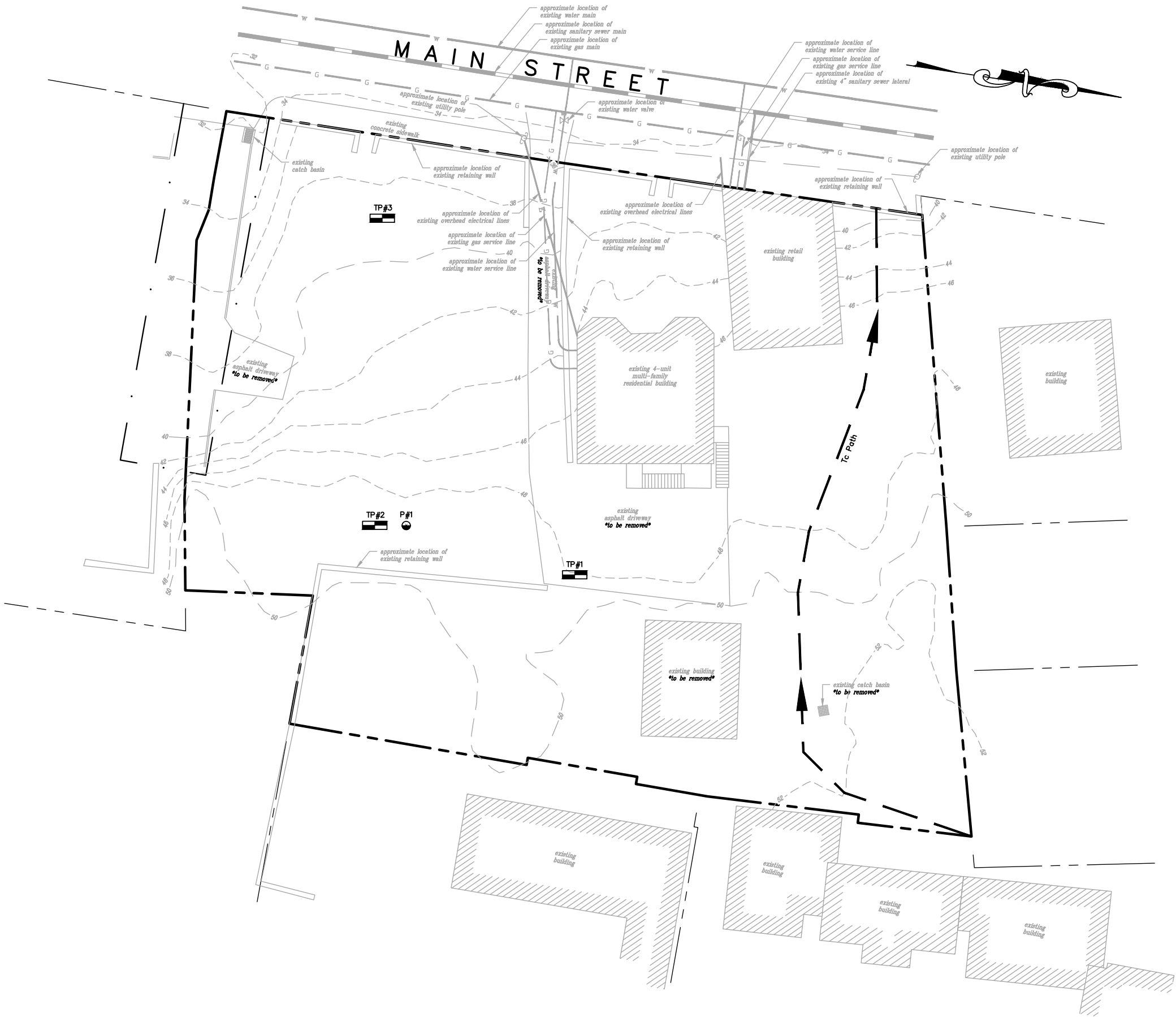
EXHIBIT "A"

80 MAIN STREET, NORWALK, CT
PREPARED FOR
NICK VONA



KOUSIDIS ENGINEERING, LLC

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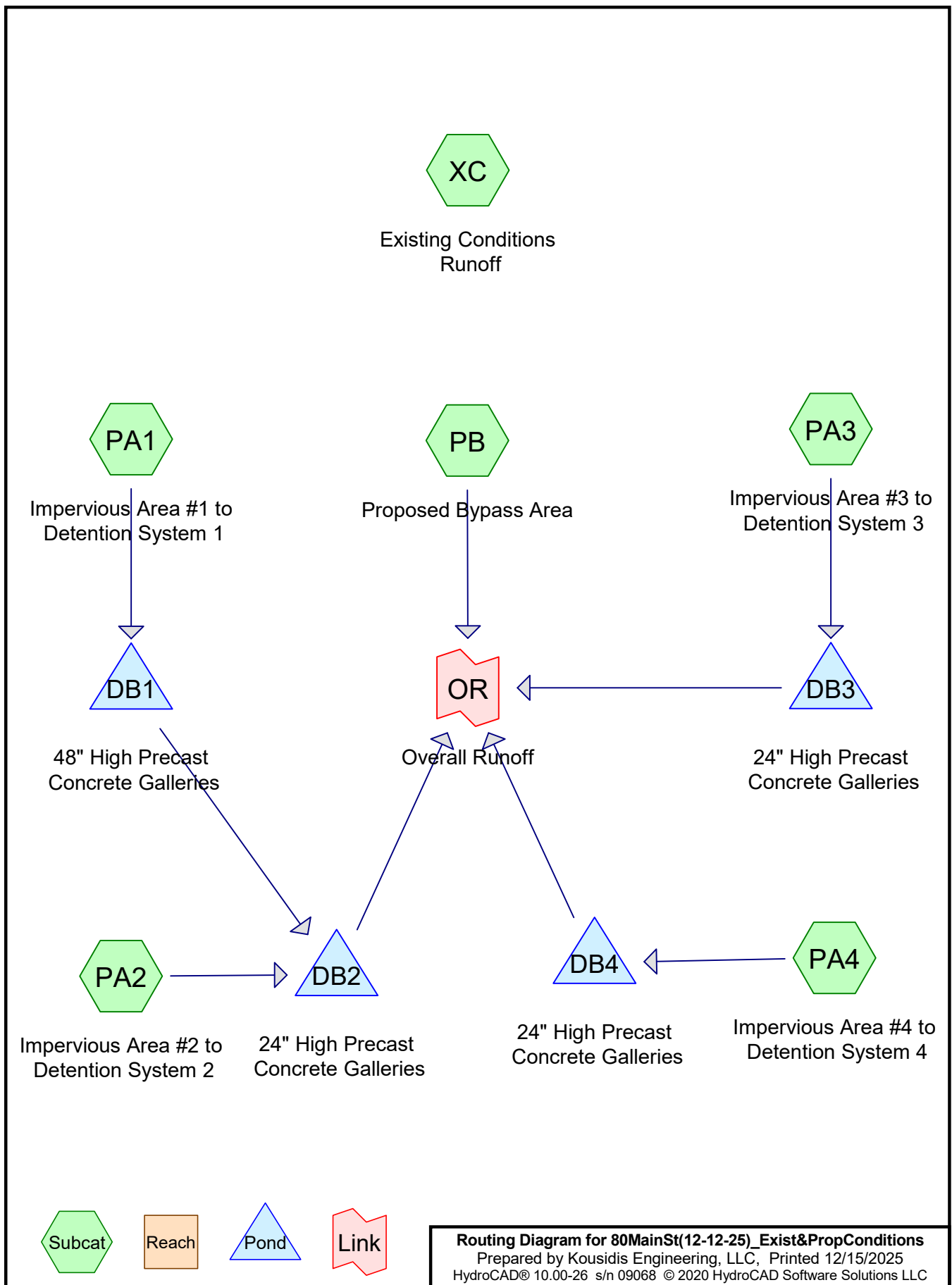
Flow Path: 207'
Sheet Flow: 100'
 $S=3.0/100=0.03$
 $T_c=8.2$ min.
Shallow Conc. Flow: 107'
 $S=11.0/107=0.1028$
 $T_c=0.4$ min.
Total $T_c=8.6$ min.

SCALE:
1" = 30'

NICK VONA

E: jim@kousidisengineering.com Web: www.kousidisengineering.com

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80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

Prepared by Kousidis Engineering, LLC

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

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.37 cfs 1,333 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,550 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.35 cfs 1,238 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.18 cfs 626 cf

Subcatchment PA4: Impervious Area #4 to Runoff Area=3,500 sf 100.00% Impervious Runoff Depth>3.26"
Tc=6.0 min CN=98 Runoff=0.27 cfs 952 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=18,531 sf 36.50% Impervious Runoff Depth>2.18"
Flow Length=172' Tc=11.0 min CN=87 Runoff=0.91 cfs 3,364 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>1.93"
Flow Length=207' Tc=8.6 min CN=84 Runoff=1.59 cfs 5,444 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=44.08' Storage=296 cf Inflow=0.37 cfs 1,333 cf
Discarded=0.11 cfs 1,332 cf Primary=0.00 cfs 0 cf Outflow=0.11 cfs 1,332 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=40.38' Storage=199 cf Inflow=0.35 cfs 1,238 cf
Discarded=0.13 cfs 1,236 cf Primary=0.00 cfs 0 cf Outflow=0.13 cfs 1,236 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=38.07' Storage=144 cf Inflow=0.18 cfs 626 cf
Discarded=0.05 cfs 625 cf Primary=0.00 cfs 0 cf Outflow=0.05 cfs 625 cf

Pond DB4: 24" High Precast Concrete Galleries Peak Elev=39.13' Storage=227 cf Inflow=0.27 cfs 952 cf
Discarded=0.07 cfs 951 cf Primary=0.00 cfs 0 cf Outflow=0.07 cfs 951 cf

Link OR: Overall Runoff Inflow=0.91 cfs 3,364 cf
Primary=0.91 cfs 3,364 cf

80MainSt(12-12-25)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Subcatchment PA1: Impervious Area #1 to Detention System 1

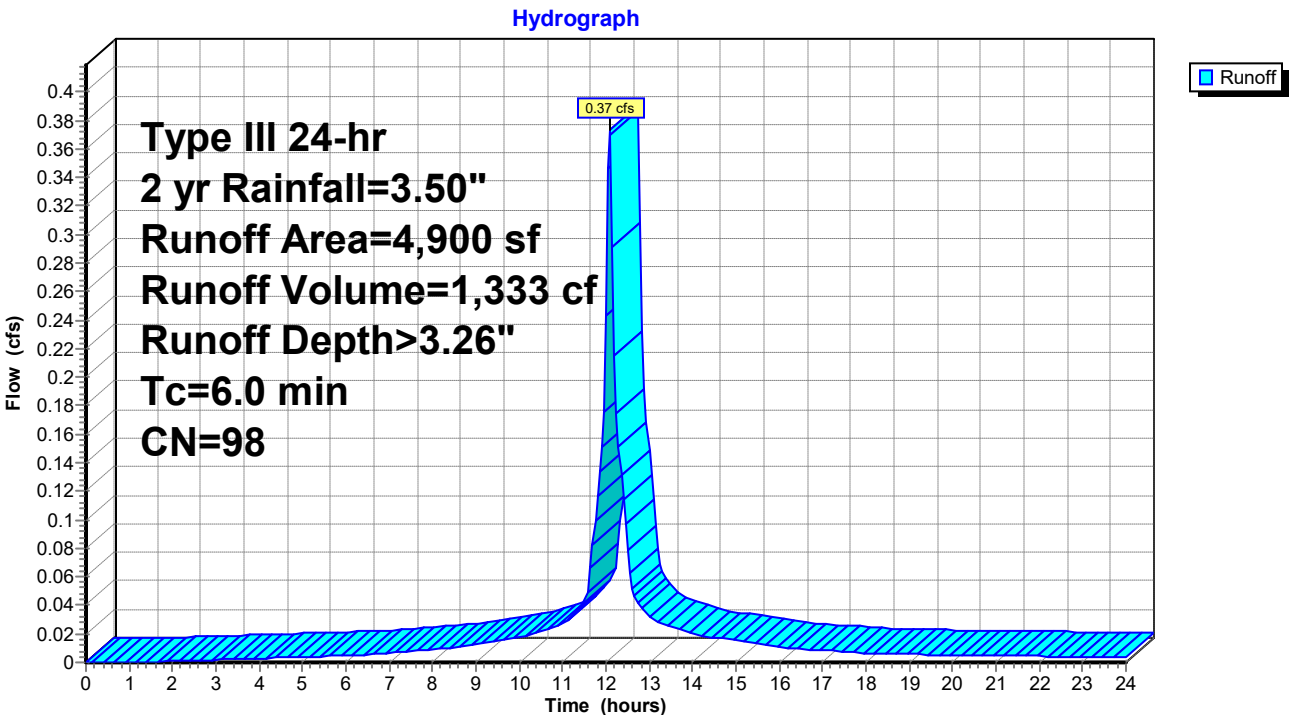
Runoff = 0.37 cfs @ 12.09 hrs, Volume= 1,333 cf, Depth> 3.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	4,900	98	Building
	4,900		100.00% Impervious Area

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

Subcatchment PA1: Impervious Area #1 to Detention System 1



80MainSt(12-12-25)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Subcatchment PA2: Impervious Area #2 to Detention System 2

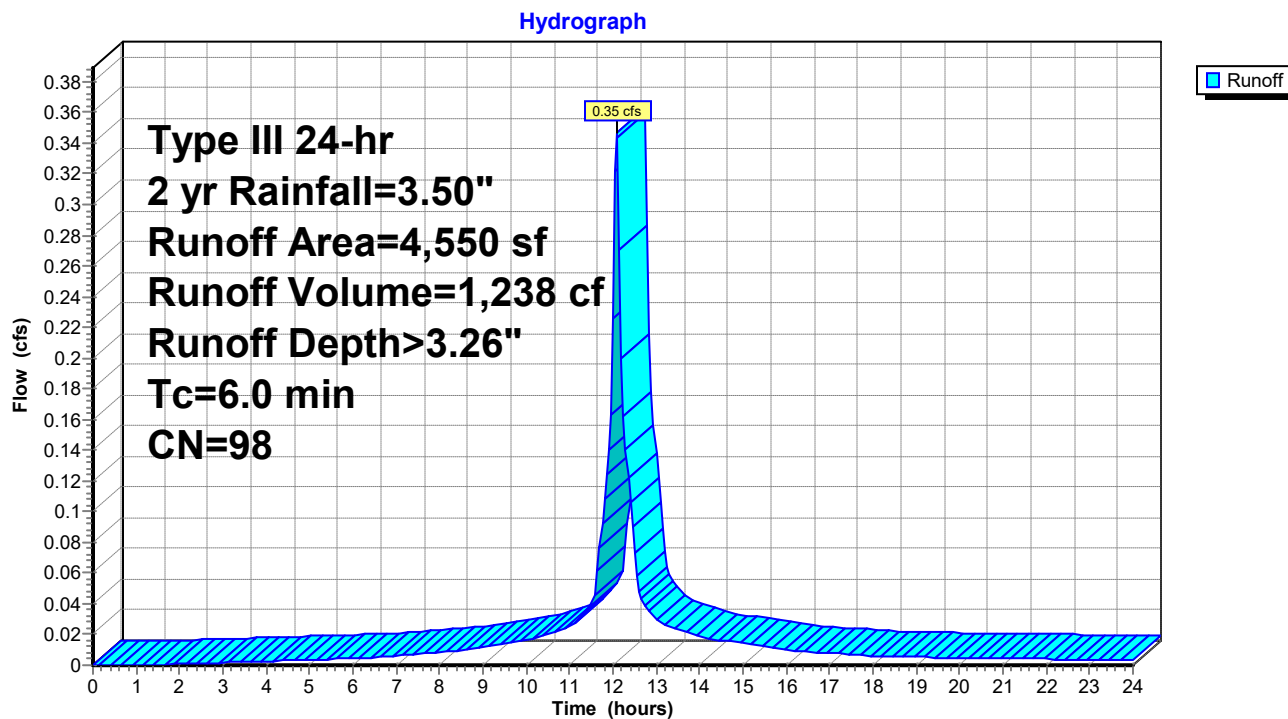
Runoff = 0.35 cfs @ 12.09 hrs, Volume= 1,238 cf, Depth> 3.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	1,350	98	Building
*	3,200	98	Driveway
	4,550	98	Weighted Average
	4,550		100.00% Impervious Area

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

Subcatchment PA2: Impervious Area #2 to Detention System 2



80MainSt(12-12-25)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Subcatchment PA3: Impervious Area #3 to Detention System 3

Runoff = 0.18 cfs @ 12.09 hrs, Volume= 626 cf, Depth> 3.26"

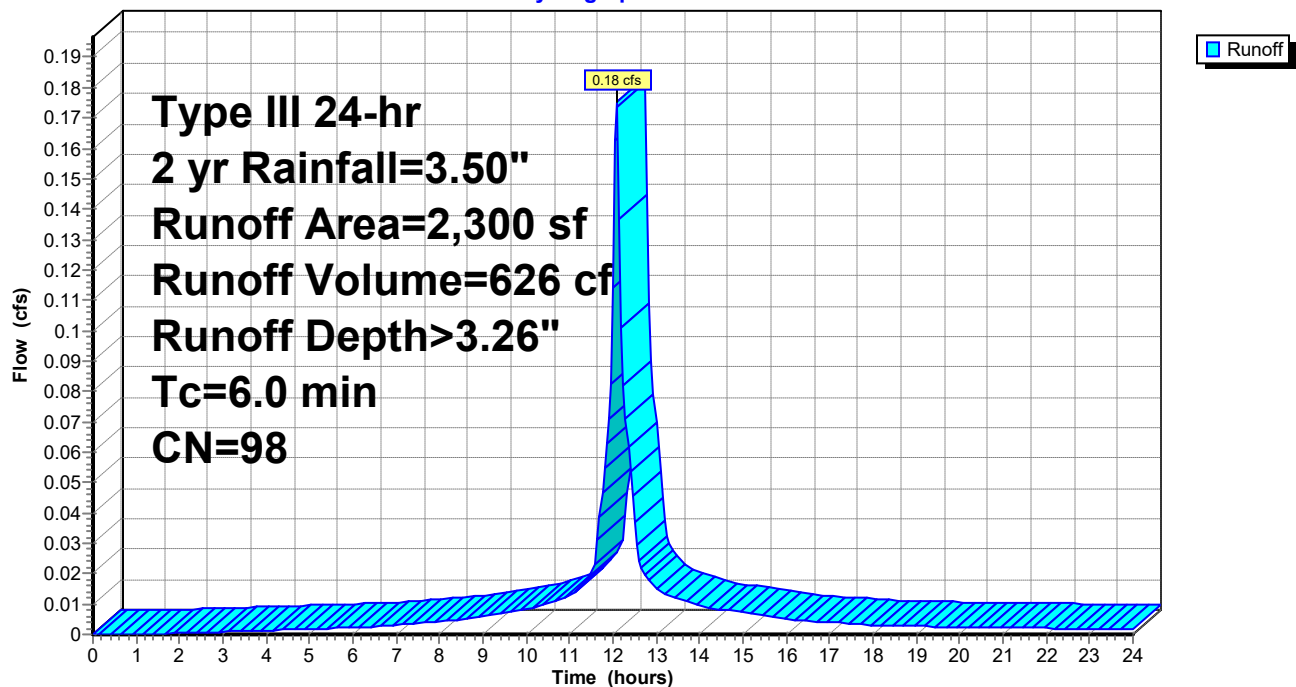
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	2,300	98	Driveway
	2,300		100.00% Impervious Area

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

Subcatchment PA3: Impervious Area #3 to Detention System 3

Hydrograph



80MainSt(12-12-25)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Subcatchment PA4: Impervious Area #4 to Detention System 4

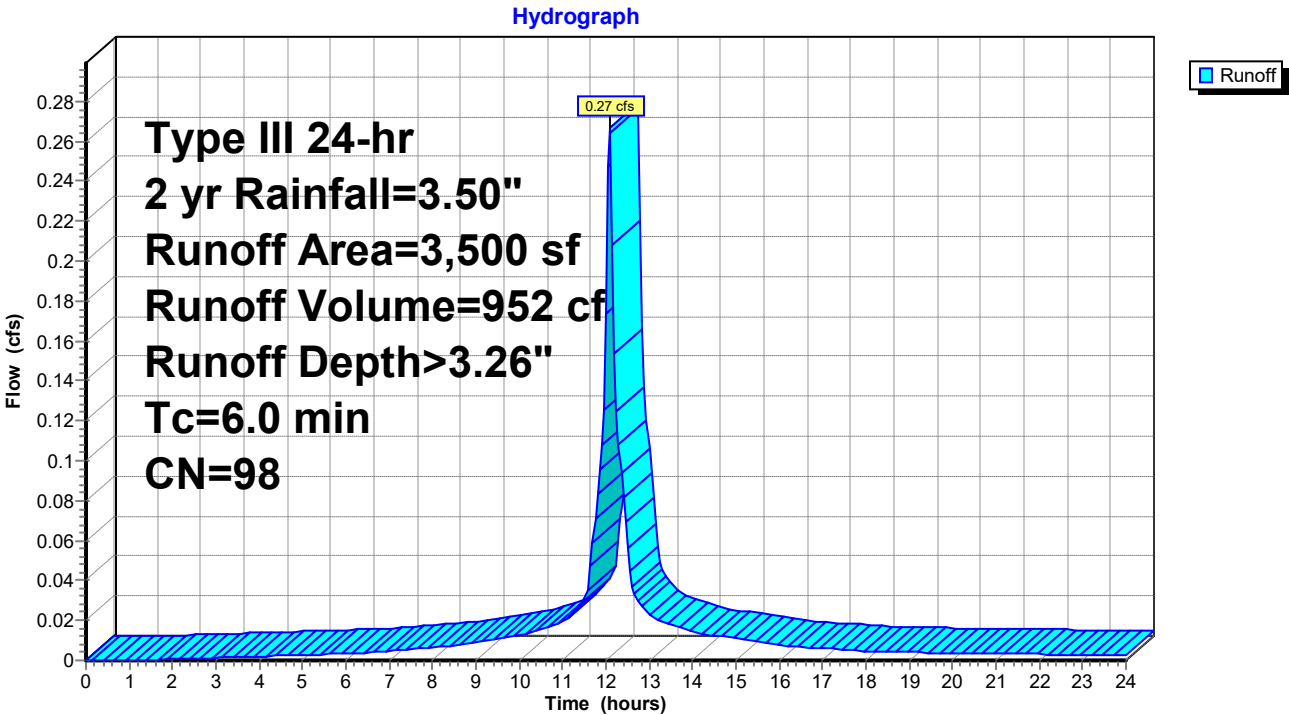
Runoff = 0.27 cfs @ 12.09 hrs, Volume= 952 cf, Depth> 3.26"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

	Area (sf)	CN	Description
*	3,500	98	Mixed-Use Building
	3,500		100.00% Impervious Area

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

Subcatchment PA4: Impervious Area #4 to Detention System 4



80MainSt(12-12-25)_Exist&PropConditions

Prepared by Kousidis Engineering, LLC

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Type III 24-hr 2 yr Rainfall=3.50"

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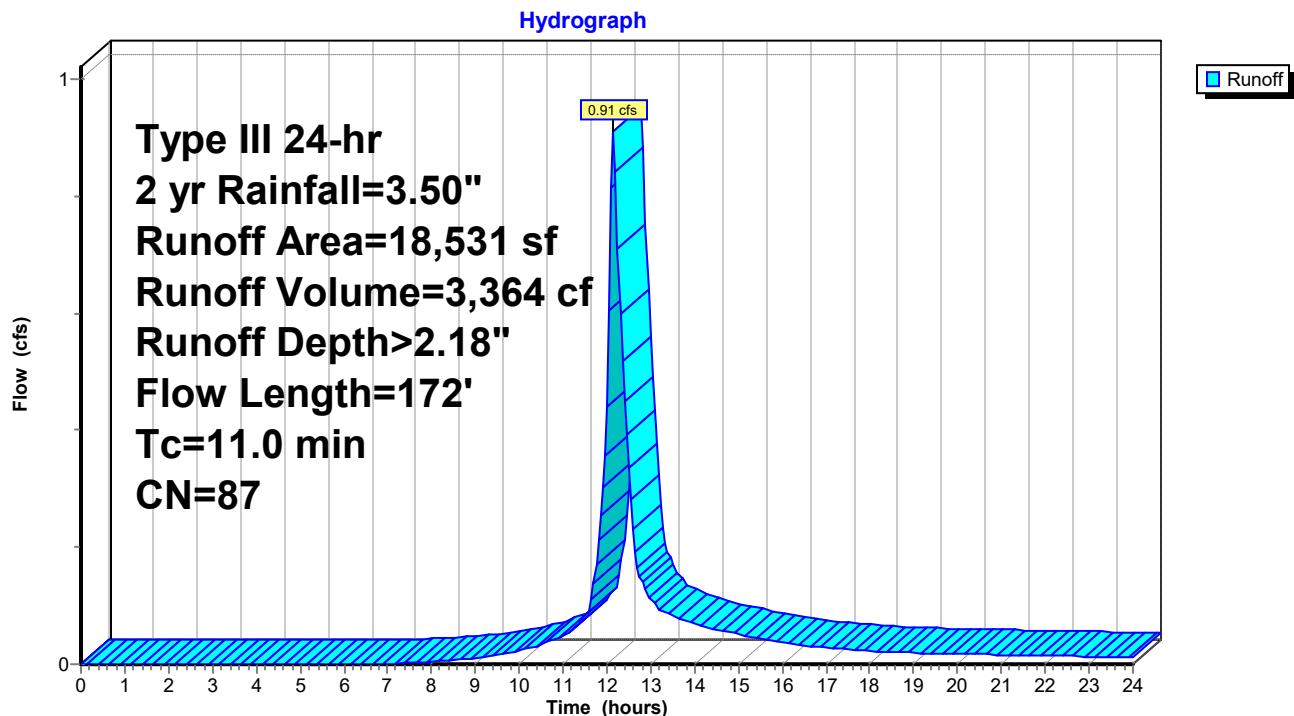
Summary for Subcatchment PB: Proposed Bypass Area

Runoff = 0.91 cfs @ 12.15 hrs, Volume= 3,364 cf, Depth> 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

Area (sf)	CN	Description
* 3,710	98	Existing Building
* 804	98	Common Driveway
* 750	98	Driveway
* 1,500	98	Patio/Walkways
11,767	80	>75% Grass cover, Good, HSG D
18,531	87	Weighted Average
11,767		63.50% Pervious Area
6,764		36.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.8	100	0.0150	0.15		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.30"
0.2	72	0.1736	6.25		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
11.0	172	Total			

Subcatchment PB: Proposed Bypass Area

80MainSt(12-12-25)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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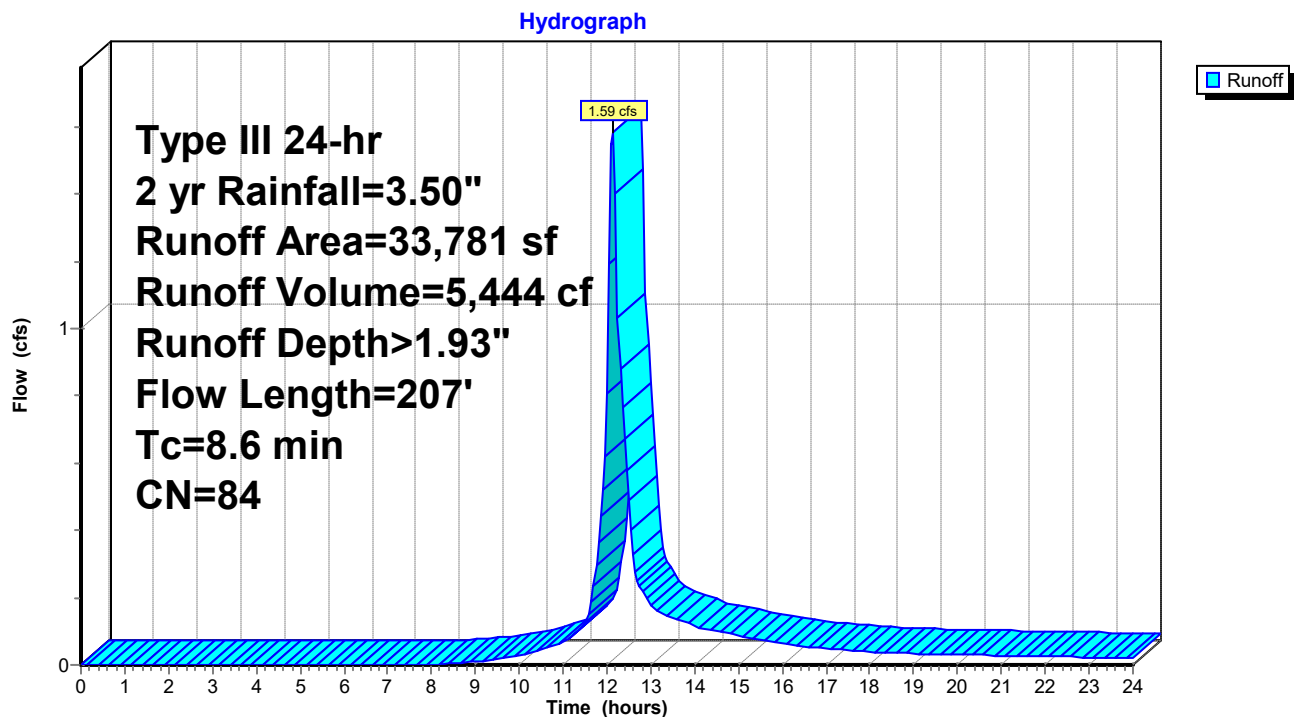
Summary for Subcatchment XC: Existing Conditions Runoff

Runoff = 1.59 cfs @ 12.12 hrs, Volume= 5,444 cf, Depth> 1.93"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 yr Rainfall=3.50"

Area (sf)	CN	Description
* 3,710	98	Building
* 2,826	98	Driveway
* 804	98	Comon Driveway
26,441	80	>75% Grass cover, Good, HSG D
33,781	84	Weighted Average
26,441		78.27% Pervious Area
7,340		21.73% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.2	100	0.0300	0.20		Sheet Flow, Sheet Flow
					Grass: Short n= 0.150 P2= 3.30"
0.4	107	0.1028	4.81		Shallow Concentrated Flow, Shallow Concentrated Flow
					Grassed Waterway Kv= 15.0 fps
8.6	207	Total			

Subcatchment XC: Existing Conditions Runoff

80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB1: 48" High Precast Concrete Galleries

Inflow Area = 4,900 sf, 100.00% Impervious, Inflow Depth > 3.26" for 2 yr event
 Inflow = 0.37 cfs @ 12.09 hrs, Volume= 1,333 cf
 Outflow = 0.11 cfs @ 12.42 hrs, Volume= 1,332 cf, Atten= 72%, Lag= 20.2 min
 Discarded = 0.11 cfs @ 12.42 hrs, Volume= 1,332 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 44.08' @ 12.42 hrs Surf.Area= 400 sf Storage= 296 cf

Plug-Flow detention time= 18.3 min calculated for 1,332 cf (100% of inflow)

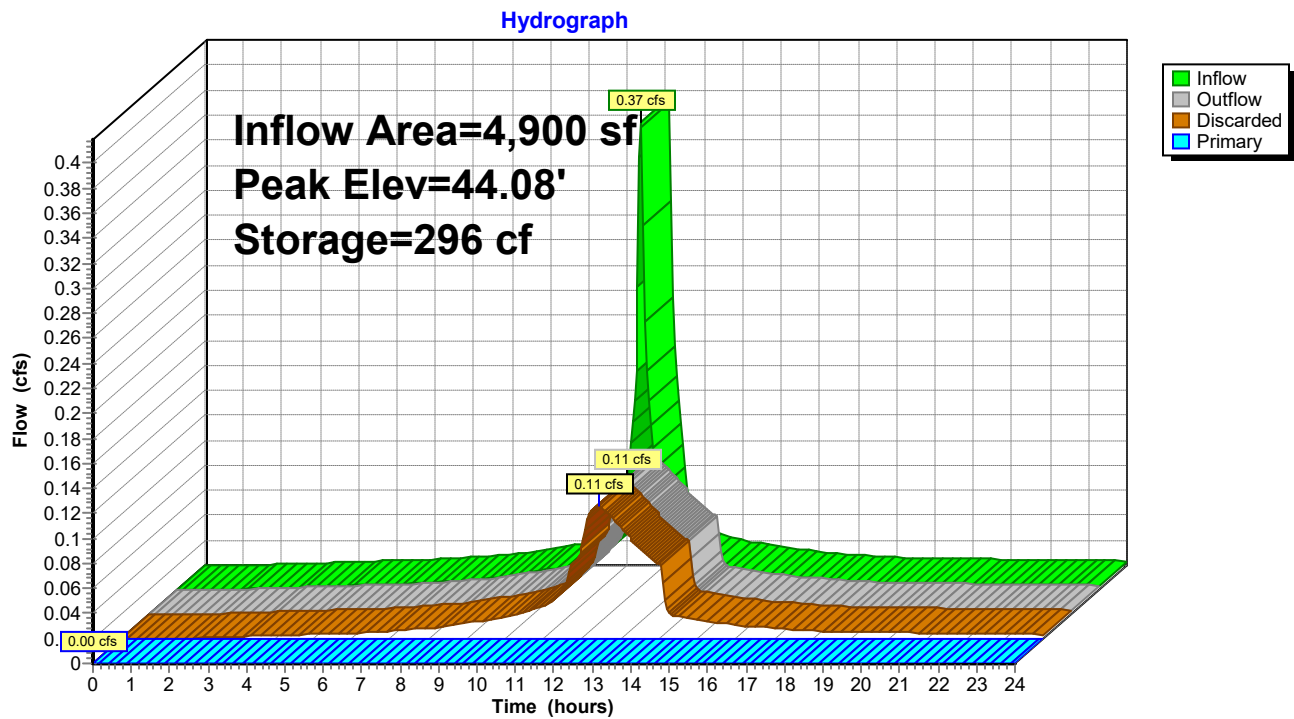
Center-of-Mass det. time= 17.9 min (772.0 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	43.00'	238 cf	6.00'W x 4.00'L x 4.00'H Stone Bed x 16 1,536 cf Overall - 942 cf Embedded = 594 cf x 40.0% Voids
#2	43.00'	710 cf	Concrete Galley 4x4x4 x 16 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf
#3	43.00'	80 cf	4.00'W x 4.00'L x 5.00'H Catch Basin
		1,027 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	43.00'	6.000 in/hr Exfiltration over Wetted area
#2	Primary	47.00'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Discarded OutFlow Max=0.11 cfs @ 12.42 hrs HW=44.08' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.11 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=43.00' (Free Discharge)↑**2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB1: 48" High Precast Concrete Galleries



80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB1: 48" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
43.00	400	0	45.60	1,274	712
43.05	417	13	45.65	1,290	726
43.10	434	27	45.70	1,307	739
43.15	450	40	45.75	1,324	753
43.20	467	54	45.80	1,341	767
43.25	484	67	45.85	1,358	780
43.30	501	81	45.90	1,374	794
43.35	518	95	45.95	1,391	807
43.40	534	109	46.00	1,408	821
43.45	551	122	46.05	1,425	835
43.50	568	136	46.10	1,442	848
43.55	585	150	46.15	1,458	862
43.60	602	164	46.20	1,475	875
43.65	618	178	46.25	1,492	889
43.70	635	191	46.30	1,509	902
43.75	652	205	46.35	1,526	916
43.80	669	219	46.40	1,542	930
43.85	686	233	46.45	1,559	943
43.90	702	246	46.50	1,576	957
43.95	719	260	46.55	1,593	970
44.00	736	274	46.60	1,610	980
44.05	753	288	46.65	1,626	984
44.10	770	302	46.70	1,643	988
44.15	786	315	46.75	1,660	992
44.20	803	329	46.80	1,677	995
44.25	820	343	46.85	1,694	999
44.30	837	357	46.90	1,710	1,003
44.35	854	370	46.95	1,727	1,007
44.40	870	384	47.00	1,744	1,011
44.45	887	398	47.05	1,745	1,012
44.50	904	411	47.10	1,746	1,013
44.55	921	425	47.15	1,746	1,014
44.60	938	439	47.20	1,747	1,014
44.65	954	453	47.25	1,748	1,015
44.70	971	466	47.30	1,749	1,016
44.75	988	480	47.35	1,750	1,017
44.80	1,005	494	47.40	1,750	1,018
44.85	1,022	507	47.45	1,751	1,018
44.90	1,038	521	47.50	1,752	1,019
44.95	1,055	535	47.55	1,753	1,020
45.00	1,072	548	47.60	1,754	1,021
45.05	1,089	562	47.65	1,754	1,022
45.10	1,106	576	47.70	1,755	1,022
45.15	1,122	589	47.75	1,756	1,023
45.20	1,139	603	47.80	1,757	1,024
45.25	1,156	617	47.85	1,758	1,025
45.30	1,173	630	47.90	1,758	1,026
45.35	1,190	644	47.95	1,759	1,026
45.40	1,206	658	48.00	1,760	1,027
45.45	1,223	671			
45.50	1,240	685			
45.55	1,257	699			

80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB2: 24" High Precast Concrete Galleries

Inflow Area = 9,450 sf, 100.00% Impervious, Inflow Depth > 1.57" for 2 yr event
 Inflow = 0.35 cfs @ 12.09 hrs, Volume= 1,238 cf
 Outflow = 0.13 cfs @ 12.33 hrs, Volume= 1,236 cf, Atten= 62%, Lag= 14.5 min
 Discarded = 0.13 cfs @ 12.33 hrs, Volume= 1,236 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 40.38' @ 12.33 hrs Surf.Area= 768 sf Storage= 199 cf

Plug-Flow detention time= 11.4 min calculated for 1,234 cf (100% of inflow)

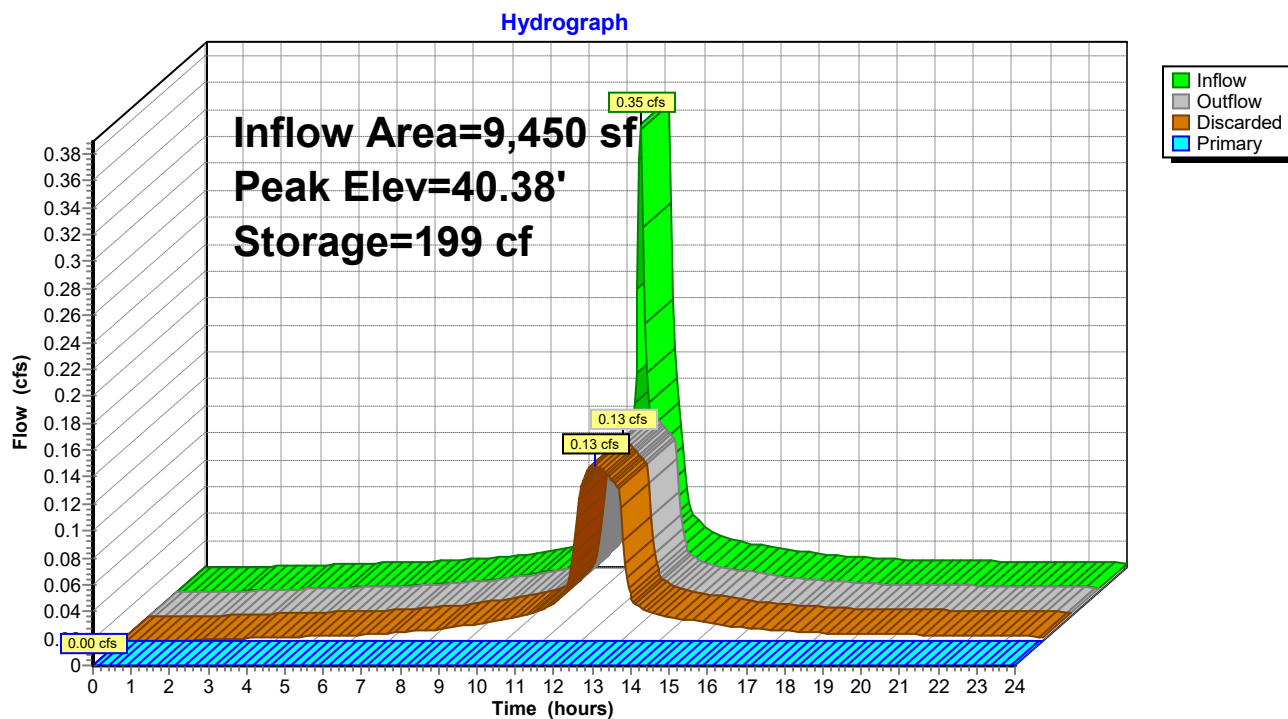
Center-of-Mass det. time= 10.6 min (764.7 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	40.00'	209 cf	6.00'W x 8.00'L x 2.00'H Stone Bed x 16 1,536 cf Overall - 1,014 cf Embedded = 522 cf x 40.0% Voids
#2	40.00'	725 cf	Concrete Galley 4x8x2 x 16 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf
#3	44.00'	80 cf	4.00'W x 4.00'L x 5.00'H Catch Basin
		1,014 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	40.00'	6.000 in/hr Exfiltration over Wetted area
#2	Primary	46.00'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Discarded OutFlow Max=0.13 cfs @ 12.33 hrs HW=40.38' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.13 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=40.00' (Free Discharge)↑ **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB2: 24" High Precast Concrete Galleries



80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB2: 24" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
40.00	768	0	45.20	1,699	953
40.10	813	52	45.30	1,701	954
40.20	858	105	45.40	1,702	956
40.30	902	157	45.50	1,704	958
40.40	947	210	45.60	1,706	959
40.50	992	262	45.70	1,707	961
40.60	1,037	315	45.80	1,709	962
40.70	1,082	367	45.90	1,710	964
40.80	1,126	420	46.00	1,712	966
40.90	1,171	472	46.10	1,714	967
41.00	1,216	524	46.20	1,715	969
41.10	1,261	577	46.30	1,717	970
41.20	1,306	629	46.40	1,718	972
41.30	1,350	682	46.50	1,720	974
41.40	1,395	734	46.60	1,722	975
41.50	1,440	787	46.70	1,723	977
41.60	1,485	838	46.80	1,725	978
41.70	1,530	885	46.90	1,726	980
41.80	1,574	913	47.00	1,728	982
41.90	1,619	923	47.10	1,730	983
42.00	1,664	934	47.20	1,731	985
42.10	1,664	934	47.30	1,733	986
42.20	1,664	934	47.40	1,734	988
42.30	1,664	934	47.50	1,736	990
42.40	1,664	934	47.60	1,738	991
42.50	1,664	934	47.70	1,739	993
42.60	1,664	934	47.80	1,741	994
42.70	1,664	934	47.90	1,742	996
42.80	1,664	934	48.00	1,744	998
42.90	1,664	934	48.10	1,746	999
43.00	1,664	934	48.20	1,747	1,001
43.10	1,664	934	48.30	1,749	1,002
43.20	1,664	934	48.40	1,750	1,004
43.30	1,664	934	48.50	1,752	1,006
43.40	1,664	934	48.60	1,754	1,007
43.50	1,664	934	48.70	1,755	1,009
43.60	1,664	934	48.80	1,757	1,010
43.70	1,664	934	48.90	1,758	1,012
43.80	1,664	934	49.00	1,760	1,014
43.90	1,664	934			
44.00	1,680	934			
44.10	1,682	935			
44.20	1,683	937			
44.30	1,685	938			
44.40	1,686	940			
44.50	1,688	942			
44.60	1,690	943			
44.70	1,691	945			
44.80	1,693	946			
44.90	1,694	948			
45.00	1,696	950			
45.10	1,698	951			

80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB3: 24" High Precast Concrete Galleries

Inflow Area = 2,300 sf, 100.00% Impervious, Inflow Depth > 3.26" for 2 yr event
 Inflow = 0.18 cfs @ 12.09 hrs, Volume= 626 cf
 Outflow = 0.05 cfs @ 12.45 hrs, Volume= 625 cf, Atten= 74%, Lag= 21.9 min
 Discarded = 0.05 cfs @ 12.45 hrs, Volume= 625 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 38.07' @ 12.45 hrs Surf.Area= 196 sf Storage= 144 cf

Plug-Flow detention time= 20.0 min calculated for 624 cf (100% of inflow)

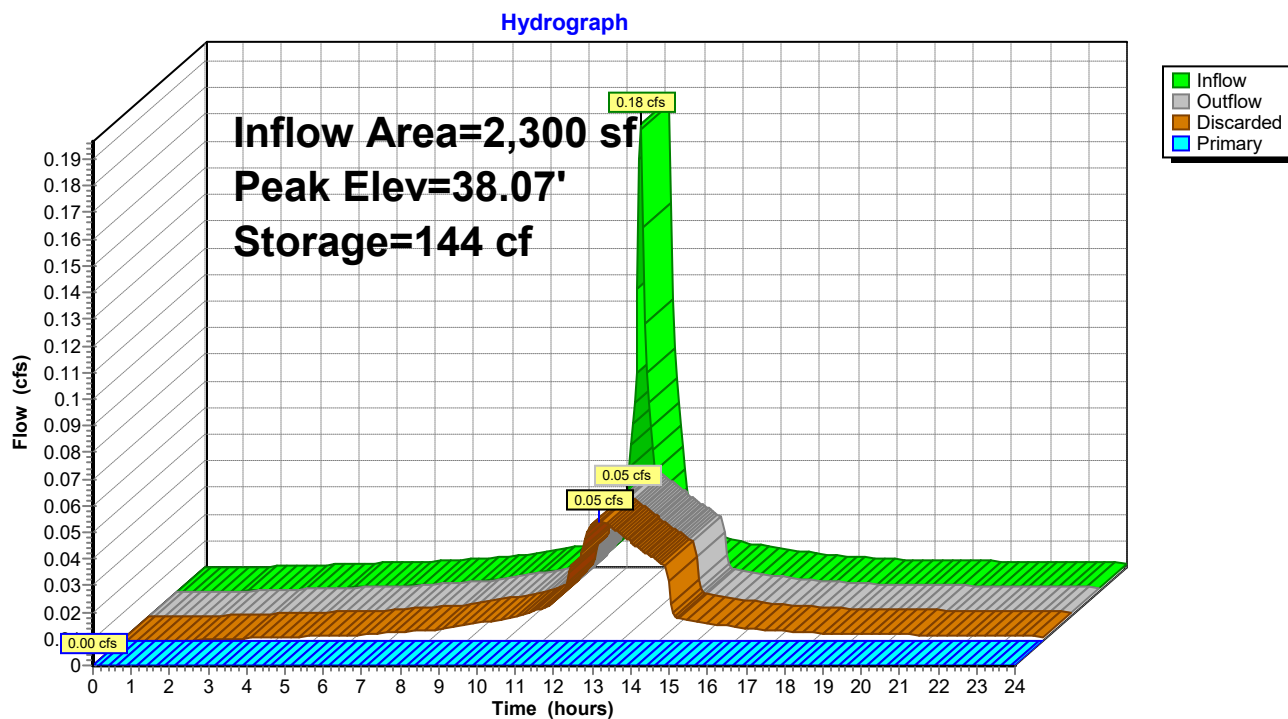
Center-of-Mass det. time= 19.6 min (773.8 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	37.00'	52 cf	6.00'W x 8.00'L x 2.00'H Stone Bed x 4 384 cf Overall - 253 cf Embedded = 131 cf x 40.0% Voids
#2	37.00'	181 cf	Concrete Galley 4x8x2 x 4 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf
#3	37.00'	16 cf	2.00'W x 2.00'L x 4.00'H Catch Basin
		249 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	37.00'	6.000 in/hr Exfiltration over Wetted area
#2	Primary	40.50'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Discarded OutFlow Max=0.05 cfs @ 12.45 hrs HW=38.07' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.05 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=37.00' (Free Discharge)↑ **2=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB3: 24" High Precast Concrete Galleries



80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB3: 24" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
37.00	196	0	39.60	441	244
37.05	202	7	39.65	441	244
37.10	208	14	39.70	442	244
37.15	214	20	39.75	442	244
37.20	220	27	39.80	442	245
37.25	226	34	39.85	443	245
37.30	232	41	39.90	443	245
37.35	238	47	39.95	444	245
37.40	244	54	40.00	444	245
37.45	250	61	40.05	444	246
37.50	256	68	40.10	445	246
37.55	262	74	40.15	445	246
37.60	268	81	40.20	446	246
37.65	274	88	40.25	446	246
37.70	280	95	40.30	446	247
37.75	286	101	40.35	447	247
37.80	292	108	40.40	447	247
37.85	298	115	40.45	448	247
37.90	304	122	40.50	448	247
37.95	310	128	40.55	448	248
38.00	316	135	40.60	449	248
38.05	322	142	40.65	449	248
38.10	328	149	40.70	450	248
38.15	334	155	40.75	450	248
38.20	340	162	40.80	450	249
38.25	346	169	40.85	451	249
38.30	352	176	40.90	451	249
38.35	358	182	40.95	452	249
38.40	364	189	41.00	452	249
38.45	370	196			
38.50	376	203			
38.55	382	209			
38.60	388	216			
38.65	394	222			
38.70	400	228			
38.75	406	234			
38.80	412	235			
38.85	418	237			
38.90	424	238			
38.95	430	240			
39.00	436	241			
39.05	436	242			
39.10	437	242			
39.15	437	242			
39.20	438	242			
39.25	438	242			
39.30	438	243			
39.35	439	243			
39.40	439	243			
39.45	440	243			
39.50	440	243			
39.55	440	244			

80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Summary for Pond DB4: 24" High Precast Concrete Galleries

Inflow Area = 3,500 sf, 100.00% Impervious, Inflow Depth > 3.26" for 2 yr event
 Inflow = 0.27 cfs @ 12.09 hrs, Volume= 952 cf
 Outflow = 0.07 cfs @ 12.45 hrs, Volume= 951 cf, Atten= 74%, Lag= 22.0 min
 Discarded = 0.07 cfs @ 12.45 hrs, Volume= 951 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 39.13' @ 12.45 hrs Surf.Area= 292 sf Storage= 227 cf

Plug-Flow detention time= 22.6 min calculated for 951 cf (100% of inflow)

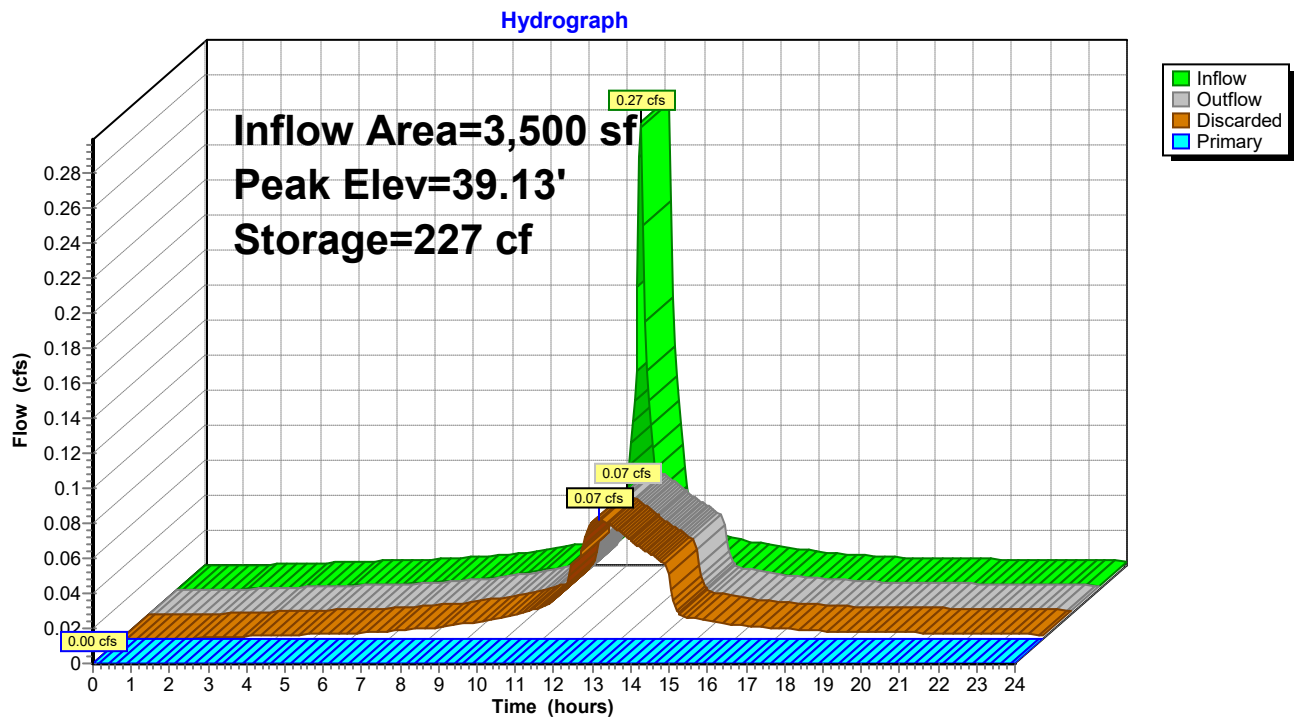
Center-of-Mass det. time= 21.9 min (776.0 - 754.1)

Volume	Invert	Avail.Storage	Storage Description
#1	38.00'	78 cf	6.00'W x 8.00'L x 2.00'H Stone Bed x 6 576 cf Overall - 380 cf Embedded = 196 cf x 40.0% Voids
#2	38.00'	272 cf	Concrete Galley 4x8x2 x 6 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf
#3	38.00'	20 cf	2.00'W x 2.00'L x 5.00'H Yard Drain
		370 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	46.00'	8.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#2	Discarded	38.00'	6.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.07 cfs @ 12.45 hrs HW=39.13' (Free Discharge)↑ **2=Exfiltration** (Exfiltration Controls 0.07 cfs)**Primary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=38.00' (Free Discharge)↑ **1=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond DB4: 24" High Precast Concrete Galleries



80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 2 yr Rainfall=3.50"

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Stage-Area-Storage for Pond DB4: 24" High Precast Concrete Galleries

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
38.00	292	0	43.20	668	370
38.10	310	20	43.30	668	370
38.20	327	40	43.40	668	370
38.30	345	60	43.50	668	370
38.40	362	80	43.60	668	370
38.50	380	100	43.70	668	370
38.60	398	120	43.80	668	370
38.70	415	140	43.90	668	370
38.80	433	161	44.00	668	370
38.90	450	181	44.10	668	370
39.00	468	201	44.20	668	370
39.10	486	221	44.30	668	370
39.20	503	241	44.40	668	370
39.30	521	261	44.50	668	370
39.40	538	281	44.60	668	370
39.50	556	301	44.70	668	370
39.60	574	321	44.80	668	370
39.70	591	339	44.90	668	370
39.80	609	350	45.00	668	370
39.90	626	354	45.10	668	370
40.00	644	358	45.20	668	370
40.10	645	359	45.30	668	370
40.20	646	359	45.40	668	370
40.30	646	359	45.50	668	370
40.40	647	360	45.60	668	370
40.50	648	360	45.70	668	370
40.60	649	361	45.80	668	370
40.70	650	361	45.90	668	370
40.80	650	361	46.00	668	370
40.90	651	362			
41.00	652	362			
41.10	653	363			
41.20	654	363			
41.30	654	363			
41.40	655	364			
41.50	656	364			
41.60	657	365			
41.70	658	365			
41.80	658	365			
41.90	659	366			
42.00	660	366			
42.10	661	367			
42.20	662	367			
42.30	662	367			
42.40	663	368			
42.50	664	368			
42.60	665	369			
42.70	666	369			
42.80	666	369			
42.90	667	370			
43.00	668	370			
43.10	668	370			

80MainSt(12-12-25)_Exist&PropConditions

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Type III 24-hr 2 yr Rainfall=3.50"

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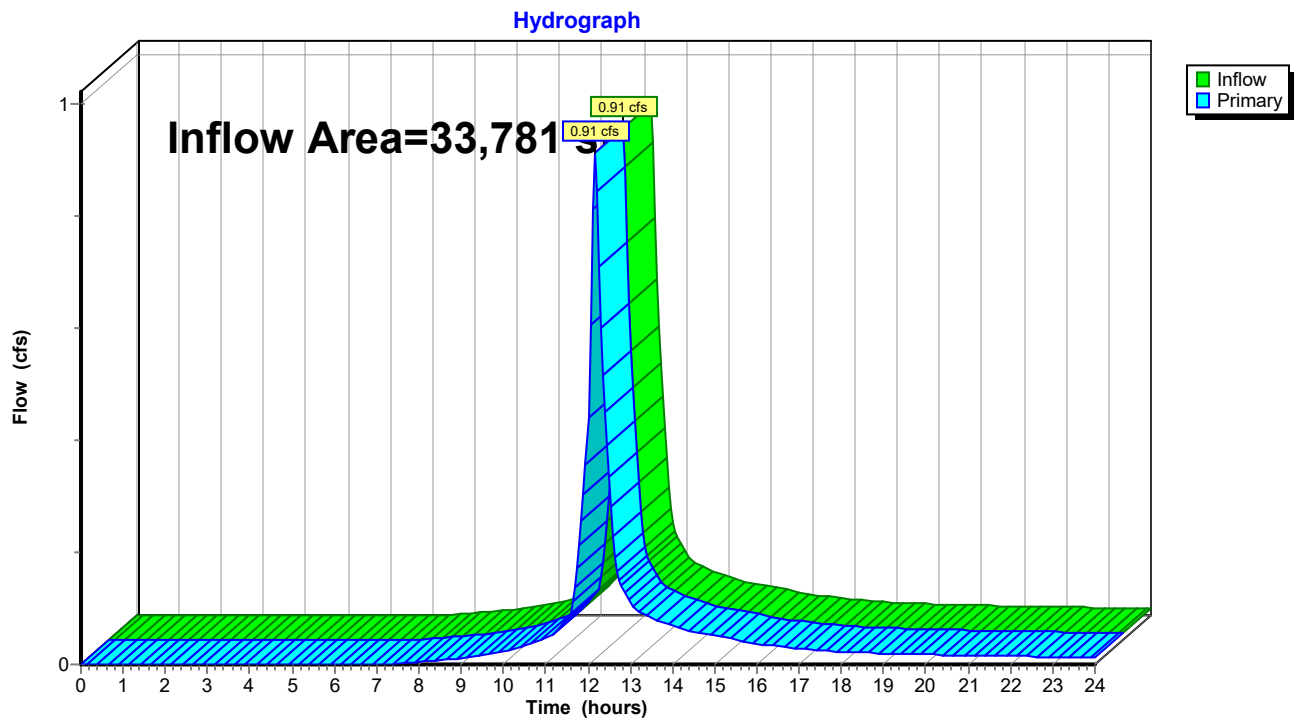
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Summary for Link OR: Overall Runoff

Inflow Area = 33,781 sf, 65.17% Impervious, Inflow Depth > 1.20" for 2 yr event
Inflow = 0.91 cfs @ 12.15 hrs, Volume= 3,364 cf
Primary = 0.91 cfs @ 12.15 hrs, Volume= 3,364 cf, Atten= 0%, Lag= 0.0 min

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

Link OR: Overall Runoff



80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 10 yr Rainfall=5.00"

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

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.54 cfs 1,944 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,550 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.50 cfs 1,805 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.25 cfs 912 cf

Subcatchment PA4: Impervious Area #4 to Runoff Area=3,500 sf 100.00% Impervious Runoff Depth>4.76"
Tc=6.0 min CN=98 Runoff=0.38 cfs 1,388 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=18,531 sf 36.50% Impervious Runoff Depth>3.56"
Flow Length=172' Tc=11.0 min CN=87 Runoff=1.47 cfs 5,500 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>3.27"
Flow Length=207' Tc=8.6 min CN=84 Runoff=2.66 cfs 9,195 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=44.76' Storage=483 cf Inflow=0.54 cfs 1,944 cf
Discarded=0.14 cfs 1,943 cf Primary=0.00 cfs 0 cf Outflow=0.14 cfs 1,943 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=40.69' Storage=362 cf Inflow=0.50 cfs 1,805 cf
Discarded=0.15 cfs 1,803 cf Primary=0.00 cfs 0 cf Outflow=0.15 cfs 1,803 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=38.86' Storage=237 cf Inflow=0.25 cfs 912 cf
Discarded=0.06 cfs 912 cf Primary=0.00 cfs 0 cf Outflow=0.06 cfs 912 cf

Pond DB4: 24" High Precast Concrete Galleries Peak Elev=42.16' Storage=367 cf Inflow=0.38 cfs 1,388 cf
Discarded=0.09 cfs 1,387 cf Primary=0.00 cfs 0 cf Outflow=0.09 cfs 1,387 cf

Link OR: Overall Runoff Inflow=1.47 cfs 5,500 cf
Primary=1.47 cfs 5,500 cf

80MainSt(12-12-25)_Exist&PropConditions*Type III 24-hr 25 yr Rainfall=6.40"*

Prepared by Kousidis Engineering, LLC

Printed 12/15/2025

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

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.69 cfs 2,514 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,550 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.64 cfs 2,335 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.32 cfs 1,180 cf

Subcatchment PA4: Impervious Area #4 to Runoff Area=3,500 sf 100.00% Impervious Runoff Depth>6.16"
Tc=6.0 min CN=98 Runoff=0.49 cfs 1,796 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=18,531 sf 36.50% Impervious Runoff Depth>4.89"
Flow Length=172' Tc=11.0 min CN=87 Runoff=1.99 cfs 7,556 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>4.57"
Flow Length=207' Tc=8.6 min CN=84 Runoff=3.69 cfs 12,855 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=45.42' Storage=664 cf Inflow=0.69 cfs 2,514 cf
Discarded=0.17 cfs 2,513 cf Primary=0.00 cfs 0 cf Outflow=0.17 cfs 2,513 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=41.01' Storage=527 cf Inflow=0.64 cfs 2,335 cf
Discarded=0.17 cfs 2,332 cf Primary=0.00 cfs 0 cf Outflow=0.17 cfs 2,332 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=40.55' Storage=248 cf Inflow=0.32 cfs 1,180 cf
Discarded=0.06 cfs 1,092 cf Primary=0.28 cfs 88 cf Outflow=0.35 cfs 1,180 cf

Pond DB4: 24" High Precast Concrete Galleries Peak Elev=46.05' Storage=370 cf Inflow=0.49 cfs 1,796 cf
Discarded=0.09 cfs 1,646 cf Primary=0.37 cfs 148 cf Outflow=0.46 cfs 1,794 cf

Link OR: Overall Runoff Inflow=2.50 cfs 7,792 cf
Primary=2.50 cfs 7,792 cf

80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 50 yr Rainfall=7.30"

Prepared by Kousidis Engineering, LLC

Printed 12/15/2025

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Page 24

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

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.79 cfs 2,881 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,550 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.73 cfs 2,676 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.37 cfs 1,352 cf

Subcatchment PA4: Impervious Area #4 to Runoff Area=3,500 sf 100.00% Impervious Runoff Depth>7.06"
Tc=6.0 min CN=98 Runoff=0.56 cfs 2,058 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=18,531 sf 36.50% Impervious Runoff Depth>5.76"
Flow Length=172' Tc=11.0 min CN=87 Runoff=2.33 cfs 8,896 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>5.42"
Flow Length=207' Tc=8.6 min CN=84 Runoff=4.34 cfs 15,255 cf

Pond DB1: 48" High Precast Concrete Galleries Peak Elev=45.86' Storage=784 cf Inflow=0.79 cfs 2,881 cf
Discarded=0.19 cfs 2,880 cf Primary=0.00 cfs 0 cf Outflow=0.19 cfs 2,880 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=41.21' Storage=636 cf Inflow=0.73 cfs 2,676 cf
Discarded=0.18 cfs 2,673 cf Primary=0.00 cfs 0 cf Outflow=0.18 cfs 2,673 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=40.57' Storage=248 cf Inflow=0.37 cfs 1,352 cf
Discarded=0.06 cfs 1,194 cf Primary=0.48 cfs 157 cf Outflow=0.54 cfs 1,352 cf

Pond DB4: 24" High Precast Concrete Galleries Peak Elev=46.09' Storage=370 cf Inflow=0.56 cfs 2,058 cf
Discarded=0.09 cfs 1,800 cf Primary=0.73 cfs 256 cf Outflow=0.82 cfs 2,056 cf

Link OR: Overall Runoff Inflow=3.53 cfs 9,310 cf
Primary=3.53 cfs 9,310 cf

80MainSt(12-12-25)_Exist&PropConditions

Type III 24-hr 100 yr Rainfall=9.00"

Prepared by Kousidis Engineering, LLC

Printed 12/15/2025

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Page 25

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

Subcatchment PA1: Impervious Area #1 to Runoff Area=4,900 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.97 cfs 3,575 cf

Subcatchment PA2: Impervious Area #2 to Runoff Area=4,550 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.90 cfs 3,319 cf

Subcatchment PA3: Impervious Area #3 to Runoff Area=2,300 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.46 cfs 1,678 cf

Subcatchment PA4: Impervious Area #4 to Runoff Area=3,500 sf 100.00% Impervious Runoff Depth>8.75"
Tc=6.0 min CN=98 Runoff=0.69 cfs 2,553 cf

Subcatchment PB: Proposed Bypass Area Runoff Area=18,531 sf 36.50% Impervious Runoff Depth>7.41"
Flow Length=172' Tc=11.0 min CN=87 Runoff=2.96 cfs 11,450 cf

Subcatchment XC: Existing Conditions Runoff Area=33,781 sf 21.73% Impervious Runoff Depth>7.05"
Flow Length=207' Tc=8.6 min CN=84 Runoff=5.58 cfs 19,849 cf

Pond DB1: 48" High Precast Concrete Peak Elev=47.00' Storage=1,011 cf Inflow=0.97 cfs 3,575 cf
Discarded=0.24 cfs 3,572 cf Primary=0.01 cfs 1 cf Outflow=0.25 cfs 3,573 cf

Pond DB2: 24" High Precast Concrete Galleries Peak Elev=41.62' Storage=848 cf Inflow=0.90 cfs 3,320 cf
Discarded=0.21 cfs 3,317 cf Primary=0.00 cfs 0 cf Outflow=0.21 cfs 3,317 cf

Pond DB3: 24" High Precast Concrete Galleries Peak Elev=40.59' Storage=248 cf Inflow=0.46 cfs 1,678 cf
Discarded=0.06 cfs 1,379 cf Primary=0.66 cfs 299 cf Outflow=0.73 cfs 1,677 cf

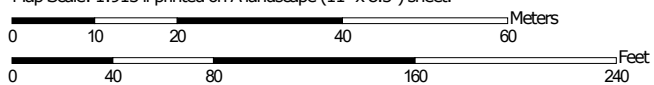
Pond DB4: 24" High Precast Concrete Galleries Peak Elev=46.10' Storage=370 cf Inflow=0.69 cfs 2,553 cf
Discarded=0.09 cfs 2,079 cf Primary=0.86 cfs 472 cf Outflow=0.95 cfs 2,551 cf

Link OR: Overall Runoff Inflow=4.24 cfs 12,221 cf
Primary=4.24 cfs 12,221 cf

Hydrologic Soil Group—State of Connecticut, Western Part (80 Main Street - WSS)



Map Scale: 1:915 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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	3.1	100.0%
Totals for Area of Interest			3.1	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



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 30, 2025

Sent via email to: avind@kousidisengineering.com

Avind Baur, P.E.
Project Manager
Kousidis Engineering, LLC

RE: 80 Main St (District 1, Block 66, Lot 4)
Proposed Mixed-Use Residence (Less than 2,500 sq.ft. of Retail Space & 44 Bedrooms)
Department of Engineering's and WPCA Plan Review Comments

Dear Mr. Baur:

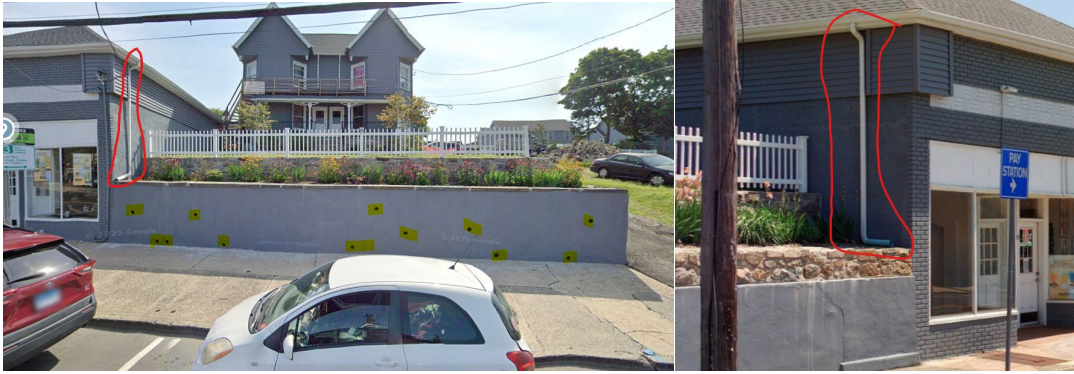
The Department of Engineering and the Water Pollution Control Authority (WPCA) for the City of Norwalk (City) have reviewed the supportive documents associated with the proposed development at the above-referenced property. The focus of our review has been to confirm the documents provided are in compliance with the City's current Drainage Manual, Roadway Standards, Standard Detail Drawings, and other applicable design standards.

The following documents were provided and included in our review:

- Site Plan titled "Proposed New Residential Development for: 80 Main Street, Norwalk, CT," prepared by Kousidis Engineering LLC, dated 05/01/2024 and last revised 08/28/2025
- Engineering Report titled "Drainage Analysis Located at 80 Main Street, Norwalk, Connecticut, prepared for Nick Vona," prepared by Kousidis Engineering LLC, dated 05/01/2024 and revised 08/28/2025
 - Operations and Maintenance Plan for 80 Main Street, dated 05/29/2024
- Engineering Report titled "Drainage Analysis Located at 80 Main Street, Norwalk, Connecticut, prepared for Nick Vona," prepared by Kousidis Engineering LLC, dated 05/01/2024 and revised 08/28/2025

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

1. Water should not be directly discharged to the City right-of-way. The applicant shall consider alternatives to the weep hole and roof leaders that would otherwise drain onto the ROW. The discharge should be re-routed to the maximum extent possible.



2. The City's preference is to allow a single sewer lateral connection per parcel. The subject lot currently has two existing lateral connections and is proposing an additional connection. The plans shall be revised to show the new service connection tying into an existing lateral within the property limits or explain the need for this additional lateral connection.
3. Please confirm if proposed wastewater discharge from the site requires a Connecticut Department of Energy and Environmental Protection Miscellaneous Industrial Users (MIU) or Significant Industrial Users (SIU) General Permit.
4. Please confirm if a Food Preparation Establishment (Class 2, 3 and 4) is proposed, and if so, please include any grease recovery units
5. Payment of the sewer connection fees for increased system burden is required. Please contact Dilene Byrd at (203) 854-3228 to fulfill this condition.
 - a. Submit the size and quantity of existing/proposed water meter(s) for the project.
6. Please note that the City does not permit point discharges in close proximity to neighboring properties. As currently proposed, the overflow catch basin is located in close proximity to the City right-of-way. The design shall be revised to provide a minimum separation distance of 12 feet.
 - a. Additionally, at its current location, the catch basin may conflict with the existing water service lines serving the 4-Unit Multi-Family Residence. Please ensure there will be no utility conflicts.
7. Please revise the plans to show all utility connections (i.e., water service, etc.) for the Proposed Mixed-Use Building.

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

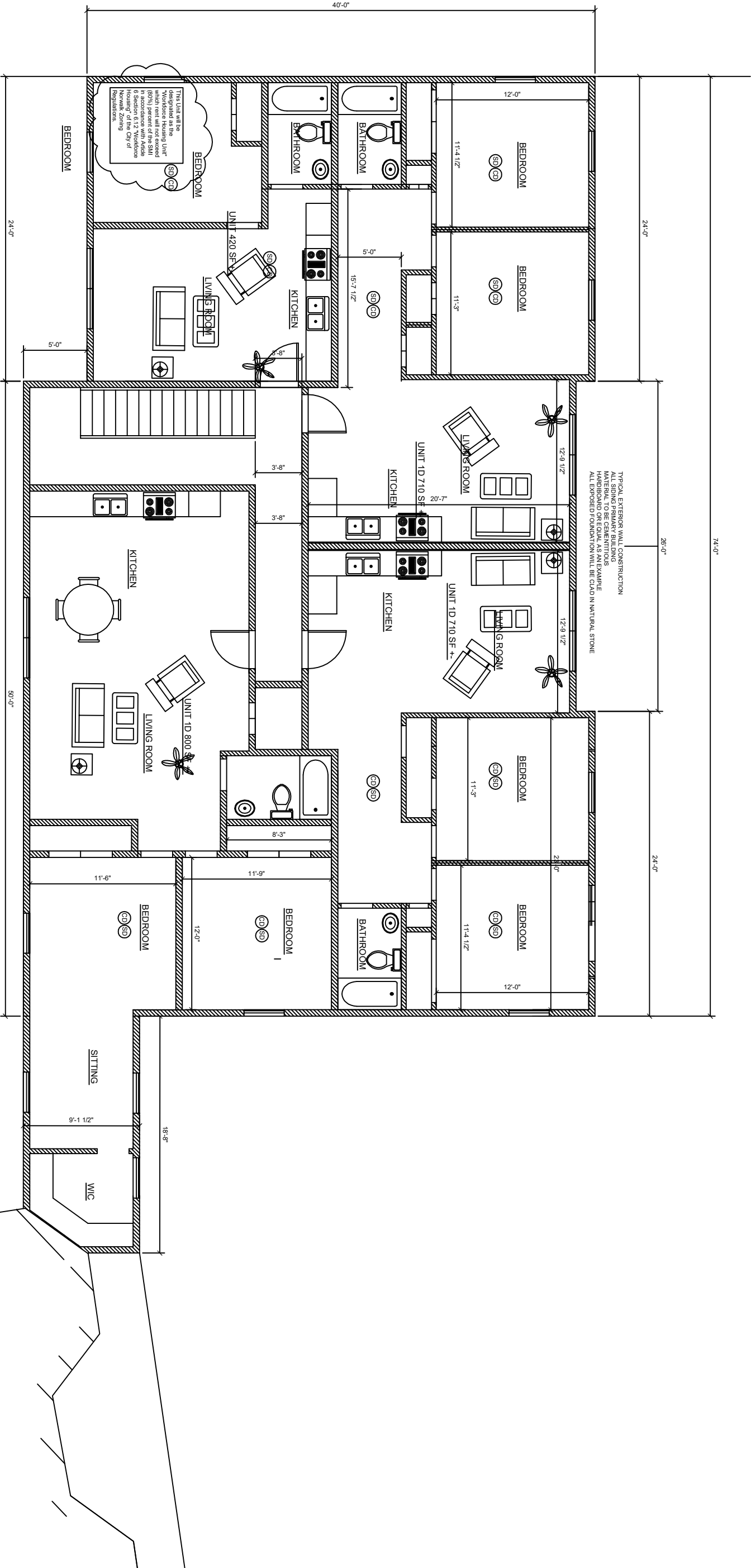
Should you have any questions, please do not hesitate to contact me.

Sincerely,

Christine Cardascia

Christine Cardascia, P.E.
Assistant Engineer

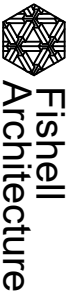
Cc: DPW Permits
James Meehan, P.E., Principal Engineer – Department of Engineering
Wilber Giron, P.E., Permit Engineer – Department of Engineering
Ralph Kolb, P.E., Sr. Environmental Engineer – Water Pollution Control Authority
Garrett Bolella, P.E., Assistant Director – Transportation, Mobility and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



FOR COASTAL AREA MANAGEMENT REVIEW ONLY
NOT FOR CONSTRUCTION

STRUCTURAL,
MECHANICAL,
ELECTRICAL DESIGN
TO BE DETERMINED
AFTER CAM APPROVAL
IS OBTAINED.

Proposed Floor Plans
80 Main Street
Building C
Prepared for
Vona Properties



Residential / Corporate
Commercial
36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner
80 Main Street
Building C
Norwalk, CT

Drawing Title
Proposed Third Floor Plan
Residential



NO.	REVISION/ISSUE	DATE
1	Second floor connection to existing	12/15/23

Scale: 1/8" = 1'-0"
Date: 12/15/23
Drawn By: LFF
Drawing No.: A.3

Engineer

 **Fishell
Architecture**

Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.
com

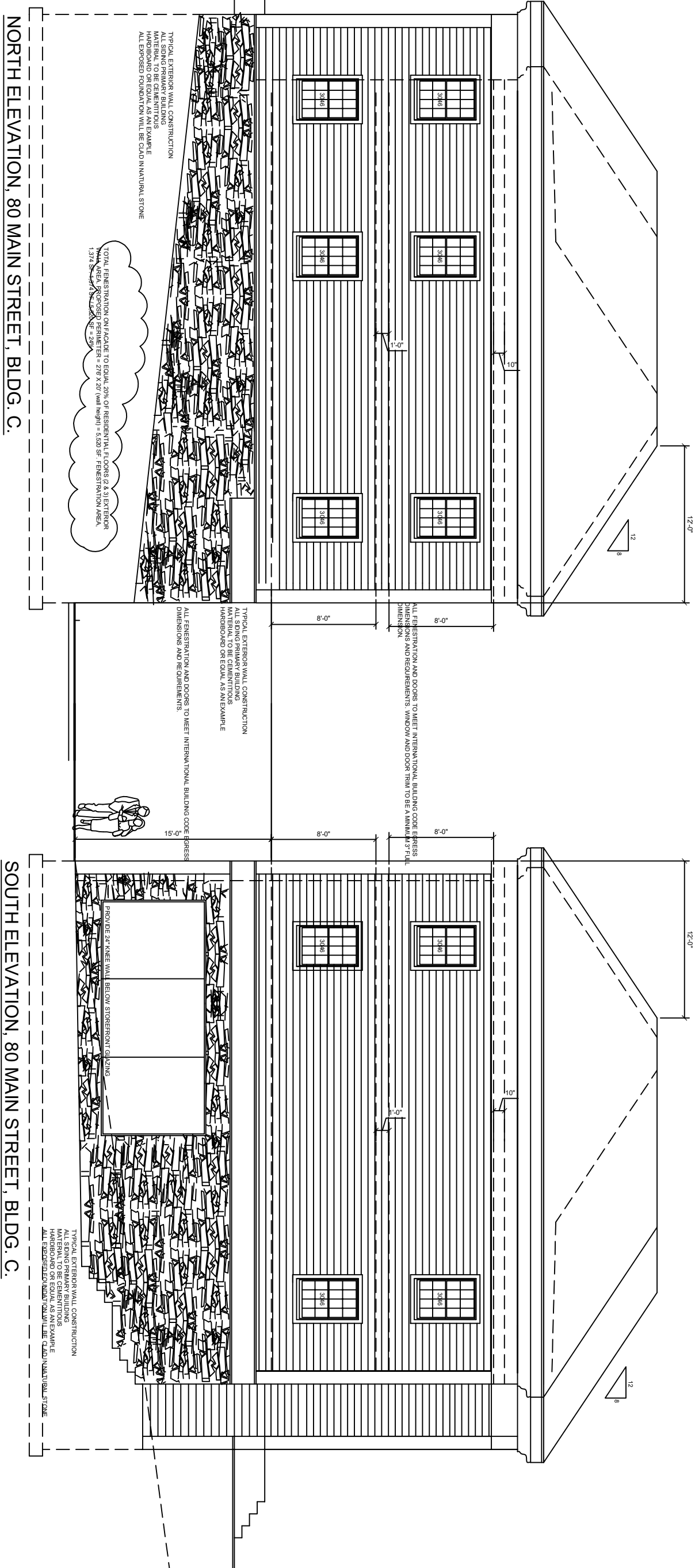
80 Main Street
Building C
Norwalk, CT

**Proposed West (Front)
Elevation**

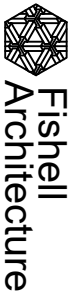
North Arrow

1	Correction to existing building	12.15.25
No	Revision/issue	Date

Scale	Drawing No.
$K = 1:0^*$	A.4
Date	
12.15.2025	
Drawn By	
FF	



Proposed Floor Plans
80 Main Street
Building C
Prepared for
Vona Properties



Residential / Corporate
Commercial
36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner
80 Main Street
Building C
Norwalk, CT

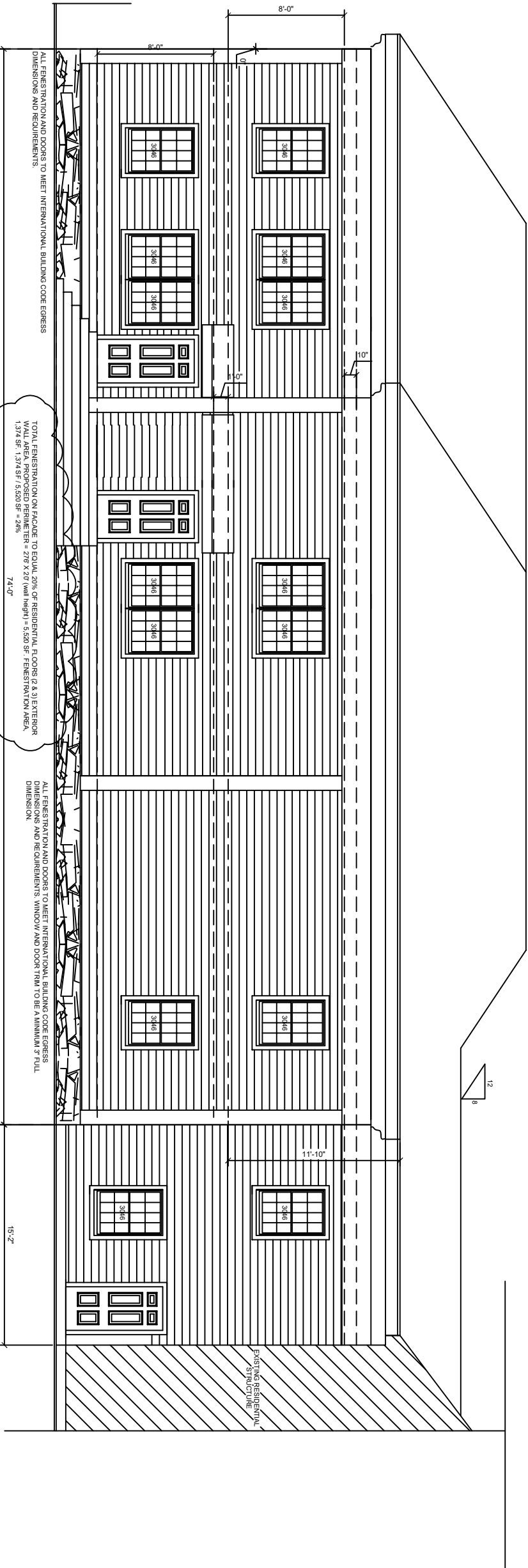
Drawing Title
Proposed South & North
Elevations

Signature: _____
North Arrow: _____

No.	Revision/Issue	Date
1	Elevation first notes	2/15/23

Scale: 1/8" = 1'-0"
Date: 12/19/2023
Drawn By: LFF
Drawing No.: A.5

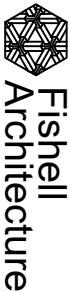
Proposed Floor Plans
80 Main Street
Building C
Prepared for
Vona Properties



PRELIMINARY ELEVATION, 80 MAIN STREET, BLDG. C.

SAMPLE OF FINISH MATERIALS WILL BE PROVIDED UPON REQUEST. COLORS TO BE DETERMINED FOR TRIM, SIDING, CORNER BOARDS AND ADJACENT TRIM.

FOR COASTAL AREA MANAGEMENT REVIEW ONLY
NOT FOR CONSTRUCTION



Residential / Corporate
Commercial

36 Givens Avenue
Stamford, CT 06902
Phone: (203) 554-2526
fishellarchitecture@yahoo.com

Owner
80 (74) Main Street
Norwalk, CT

Drawing Title
Proposed East Elevation

Signature:

North Arrow:



NO.	1	Correction to existing building	2/21/2025
REVISION/ISSUE			
DATE			

Scale:	1/8" = 1'-0"	Drawing No.	A.6
Date:	12/19/2025		
Drawn By:	LF		



125 East Avenue
Norwalk, Connecticut 06851

MEMORANDUM

January 2, 2026

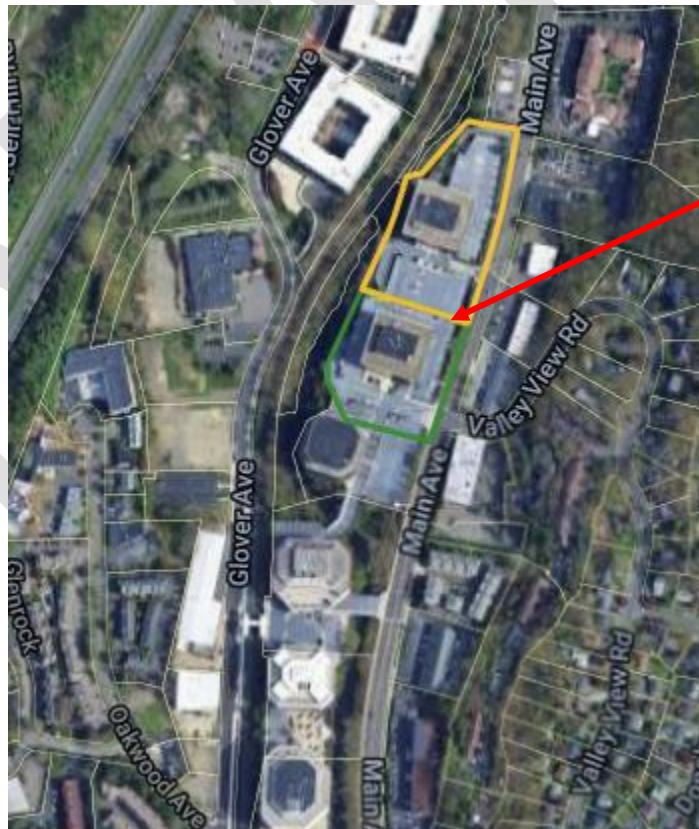
TO: Norwalk Planning & Zoning Commission; Chapin Bryce, Chairman

FROM: Steve Kleppin, Planning & Zoning Director

SUBJECT: #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential

Narrative

The applicant is proposing to convert 101-201 Merritt 7 from office use to 300 residential units. The subject properties, totaling 6.48 acres, are located in the CD-4 Zone. 101-201 Merritt 7 are the 2 northern most towers of the Merritt 7 development.



As we know the office market has been undergoing a very slow recovery since Covid. And even as that market recovers, many tenants are not returning to fulltime office occupation, often adopting a hybrid model.

Site Plan Compliance

Bulk & Height Standards: The existing structures are legally nonconforming to many of the standards of the zone. Since they are proposing to adaptively reuse the existing building, application of those standards is not applicable. The applicant has provided a zoning chart indicating the projects conformity or nonconformity with the CD-4 Zone.

ZONING INFORMATION TABLE

101 & 201 Main Avenue (Buildings 101 & 201 of Merritt Seven Corporate Park)

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
HEIGHT	MAXIMUM	6.5 stories	8 Stories w/ 2 levels of parking	No Change
	MINIMUM	2 stories	8 Stories	No Change
	ADDITIONAL	Height further limited via 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	0' (to 301 Main)	No Change
	REAR	3 feet		
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 1,038 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.

Density: The CD-4 Zone has a permitted density of 1 unit/500 SF of lot area. This development could legally support 564 dwelling units.

Workforce Housing: The applicant is proposing twenty-seven (27) workforce units consisting of 7 studio units, 14 1-bedroom units and 6 2-bedroom units. Note, the 2-bedroom units are counted as a total of 3 workforce units. The distribution of the workforce units is indicated in [sheet AS10](#) of the architectural plans.

Impervious Surface: The design and construction methodology utilized resulted in the properties in the Merritt 7 area being elevated and built on a podium, containing an extremely large amount of impervious surface. The applicant has managed to reduce the impervious surface by ~ 300 SF. [Zoning Site Plan 2, ZSP-2](#), provides a depiction of the existing and proposed conditions.

Parking: The regulations require 1.3 parking spaces/unit, which equates to 390 spaces for a 300-unit development. There are 1,038 existing parking, including 23 EV spaces, plus 30 sheltered bike spaces. Office, especially under the prior regulations, has a much higher parking ratio than residential developments.

Traffic: TMP provided a memorandum regarding the proposed development and traffic. Since full office occupation produces significantly more traffic, especially during peak hours, additional traffic review is not required.

Sustainability: The applicant submitted a Sustainability narrative and has indicated that the “*rooftops will be designed to accommodate photovoltaic solar panels, allowing for future onsite renewable energy generation depending on financial and policy considerations*”. It is incumbent on the applicant to demonstrate why they are exempt from 6.11.2.A & B.

Building Design: There are no separate design standards applicable to this zone, aside from the form-based standards applicable to the zone. While design aesthetics are subjective, Staff’s opinion is the applicant has done a nice job of updating and improving the building’s exterior.

Flood Zone

The existing structure is compliant with the flood zone regulations. In addition, the development has been approved by the Conservation Commission.

Public Act 164

[Public Act 25-164](#), which was signed into law on July 8, 2025 allows for the conversion of commercial building space to residential provided specific vacancy metrics are satisfied. If those metrics are satisfied, the Commission shall in essence treat the application similar to a Site Plan application. In addition, Public Act 25-164 does not allow the Commission to require the correction of any nonconformity. That is relevant to this application since they are adaptively reusing the existing building which is nonconforming to the number of stories, its distance to the street and also to Frontage Buildout. However, Staff’s position, regardless of the new legislation is that our regulations allow the conversion regardless. The notable impact of the legislation is that unlike an actual Site Plan Application, Public Act 25-164 does not allow you to hold a public hearing on the application.

The applicant has received “sign-offs” from TMP and Conservation. However, as of this writing, the Fire Marshal has indicated that there are questions about the structural integrity of the ramp that is needed to support the department’s fire apparatus. Prior use as office did not require the same standard since the building was not considered a 24/7 use containing sleeping quarters. Public Act 25-164 does not exempt them from complying with health and safety codes. In this instance, the development may be code compliant, but not satisfactory to Fire Marshal’s office.

Staff offers the following resolutions for your consideration:

RESOLUTION 1

WHEREAS, Public Act 25-164 was signed into law on July 8, 2025;

WHEREAS, Public Act 25-164 allows the conversion of office to residential provided that:

1. The subject building 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;

WHEREAS, the applicant provided sufficient supporting documentation to meet the vacancy requirements of Public Act 25-164;

WHEREAS, the application is consistent with applicable Site Plan criteria in Article 8.45.

BE IT RESOLVED, by the Norwalk Planning & Zoning Commission, that #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential, **be APPROVED**, subject to the following conditions:

1. The Development be built consistent with the following:
 - a. Architectural plans prepared by Granoff Architects dated 9.30.25
 - b. Civil plans prepared by Redniss & Mead dated 9.30.25
 - c. Site Engineering Report prepared by Redniss & Mead dated 9.30.25
 - d. Landscape plans prepared by Granoff Architects dated 9.30.25
2. 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. Any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
4. Any modifications to the approved Site Plan be reviewed and approved by City Staff prior to implementing; and
5. All rooftop mechanical equipment associated with the new development shall be screened with an acoustic and visual barrier, to the height of the equipment.
6. Prior to receipt of the Zoning Certificate of Compliance, a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards; and
7. The Affordability Plan Declaration shall be filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
8. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
9. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks and appropriately screened; and

BE IT FURTHER RESOLVED that the effective date of this action shall be January 16, 2026.

RESOLUTION 2

WHEREAS, Public Act 25-164 was signed into law on July 8, 2025;

WHEREAS, Public Act 25-164 allows the conversion of office to residential provided that the residential development complies with any applicable building code, fire safety code or fire prevention code;

WHEREAS, the Fire Marshal has determined that the existing structure and configuration do not meet the minimum standards necessary for all necessary Fire Department apparatus to safely access the property in case of an emergency;

BE IT FURTHER RESOLVED that the effective date of this action shall be January 7, 2026.

BE IT RESOLVED, by the Norwalk Planning & Zoning Commission, that #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential, **be DENIED**, based on non-compliance with the Fire Code.

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



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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}

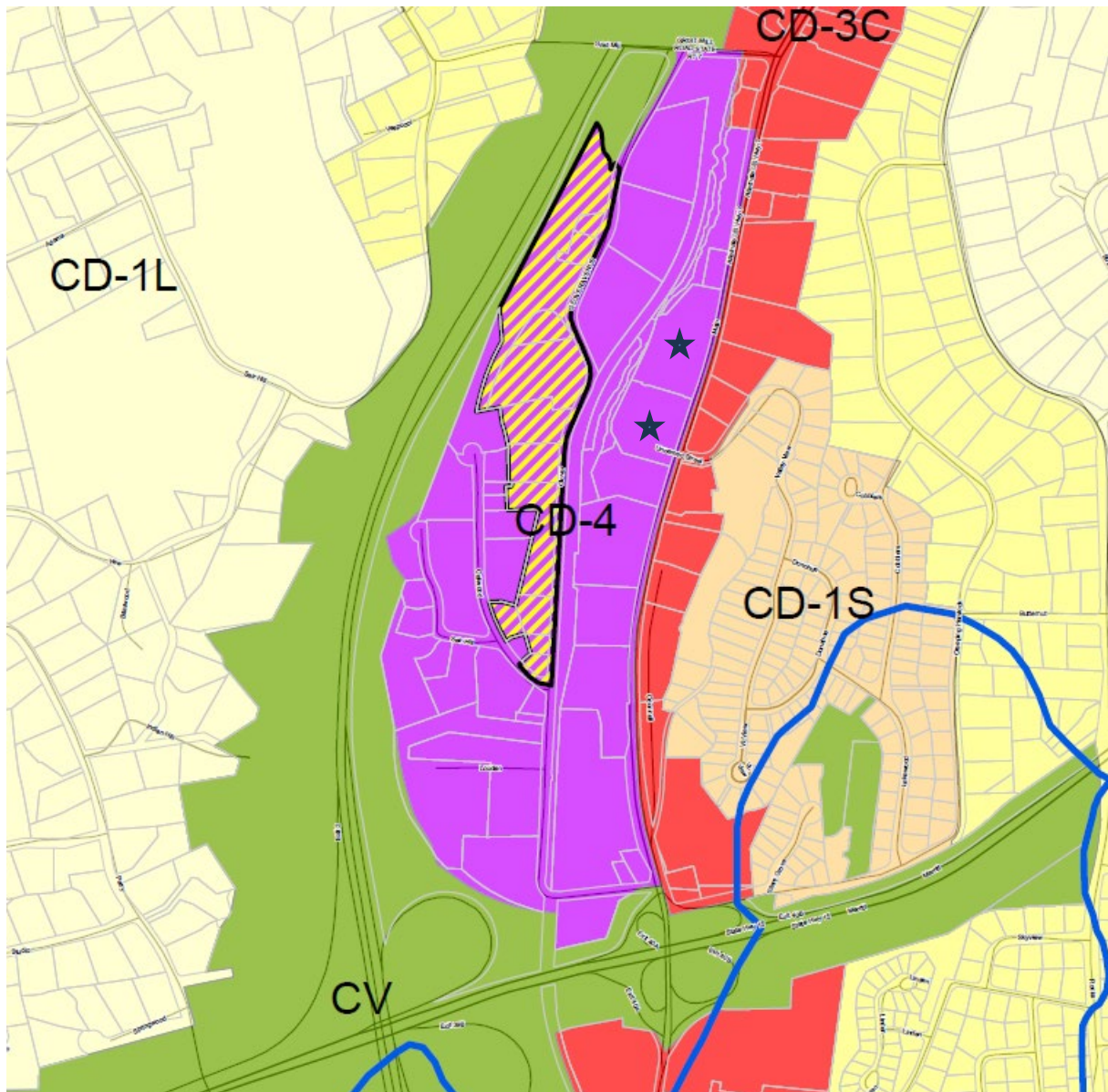
PARCEL 201

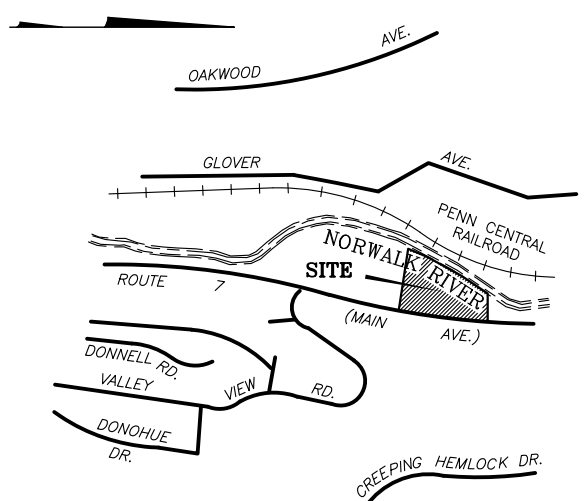
Beginning at a point along the westerly side of Main Avenue (CT Route 719) at its intersection with the southerly side of land now or formerly of Merritt 7 Venture LLC said land also known as 101 Merritt 7; thence, running generally southerly along said westerly side of Main Avenue the following courses: 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.

Schedule C
Aerial Map & Zoning Map of Property



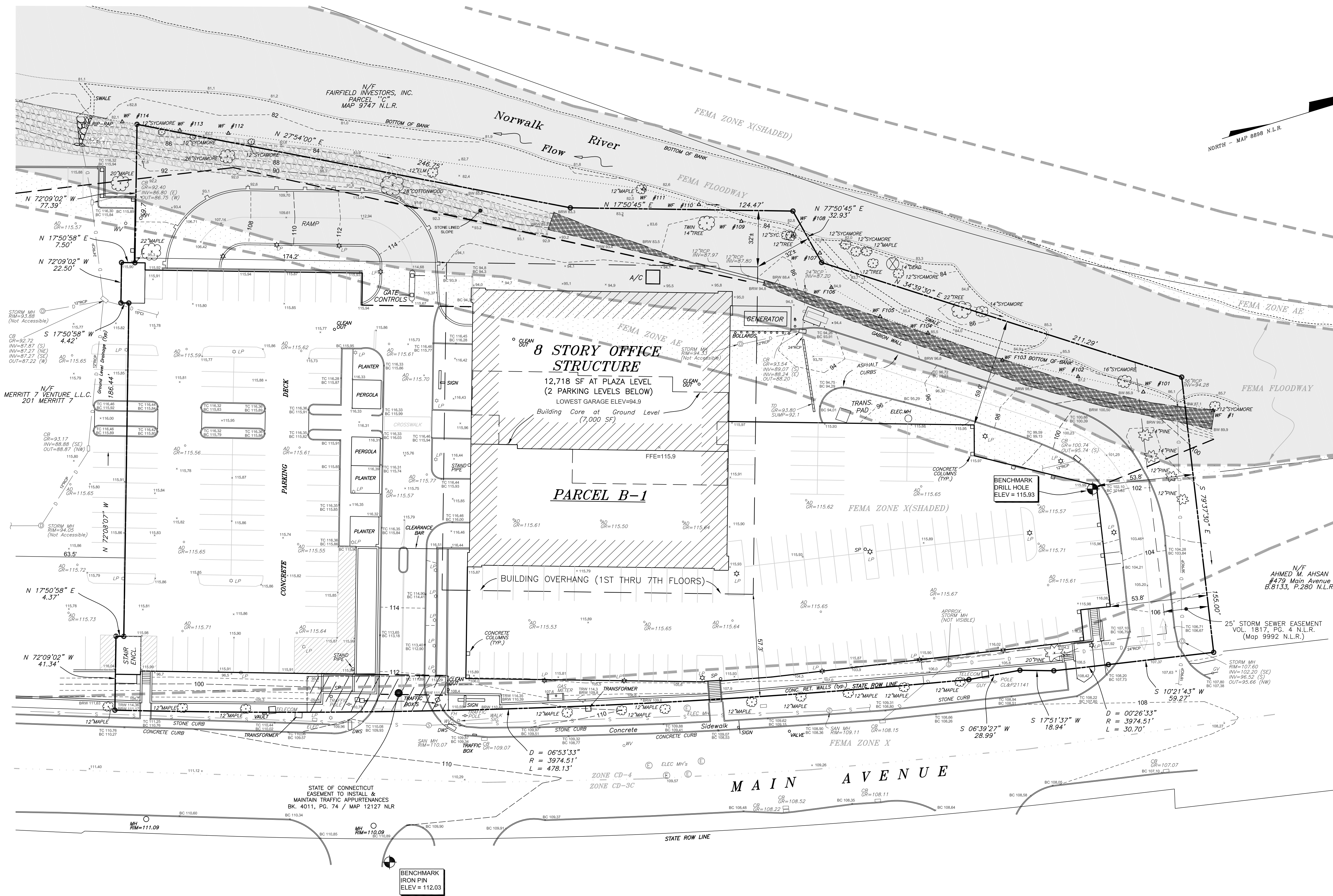




NORWALK, CT.

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/NPS 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



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.

George P. Pereira
GEORGE 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 hereon null & void.

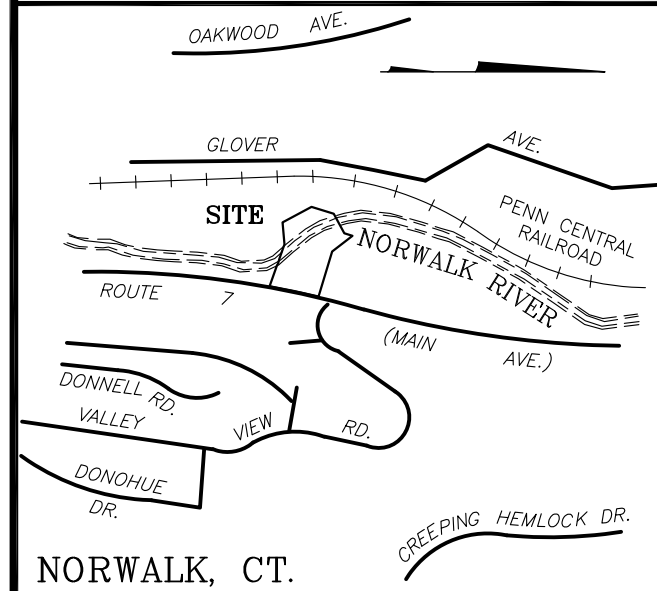
Sheet No:

PSTS
Comm. No.: 19762A-1

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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





ORIENTATION

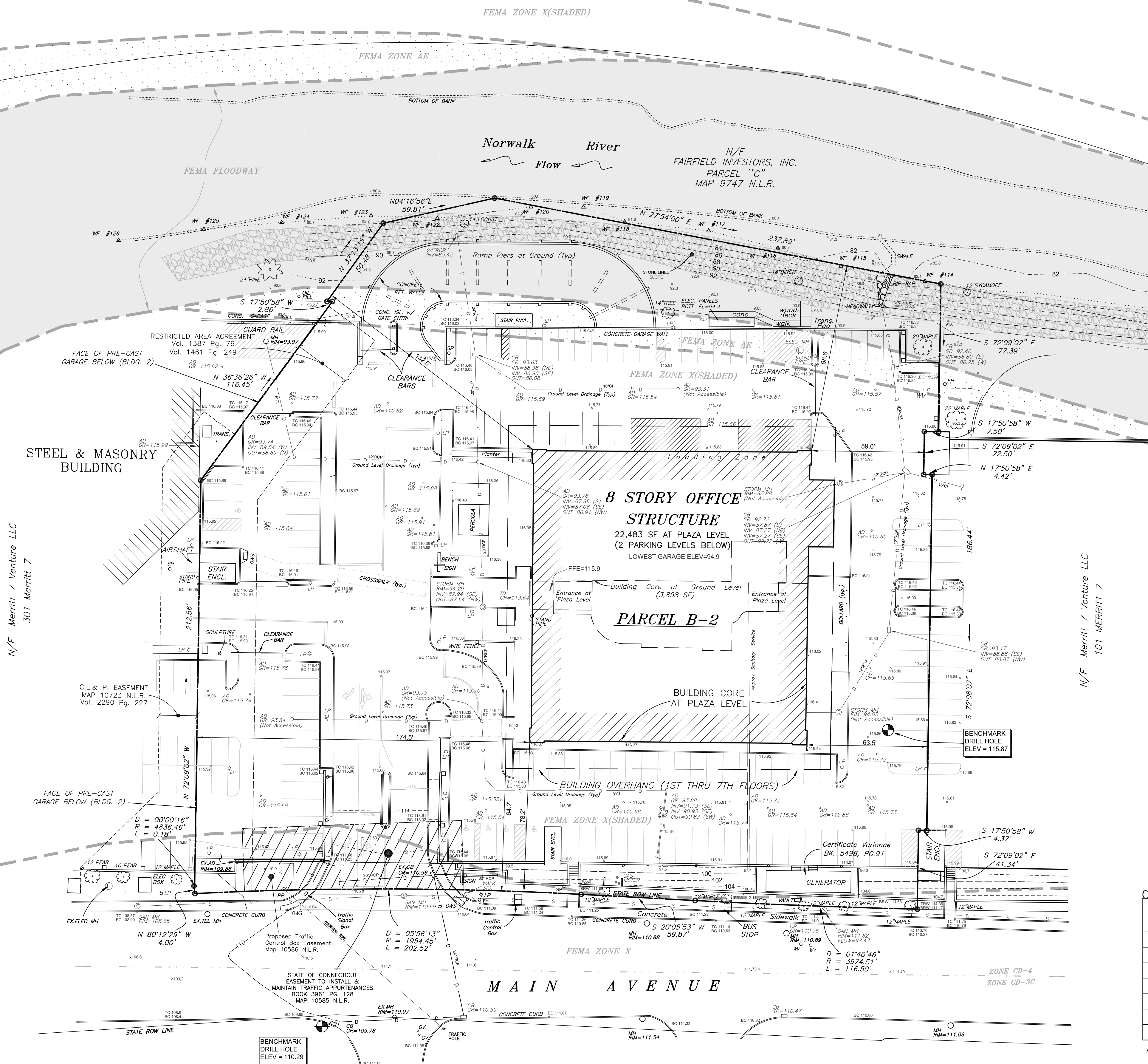
ZONE: CD-4

PARKING COUNTS

LEVEL	STANDARD	COMPACT	HANDICAP	LOADING
PLAZA	115	0	5	Areas Depicted
*P1	253	0	4	Specific
*P2	261	7 ELEC.	4	Spaces
*TOTAL	629	7 ELEC.	13	Not Designated

*Parking Counts taken from ALTA survey referenced in note 3.

NORTH - MAP 8898 N.L.R.



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-2, Map 10703 and to Maps 8898, 9040, 9041, 9318, 9450, 9462, 9842, 9936, 9937, 10566, 10610, 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. 5485, Pg. 46 N.L.R.
- Total Area of the Surveyed Parcel = 127,038 SF / 2.9164 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 Panel No. 393 of 626, Map No. 09007C03936, Effective Date October 16, 2013, 100-Year Flood Line Range (BFE 91.7'-92.7') 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.
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- 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.

ZONING DATA TABLE
(ZONE CD-4)

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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 201 (201 MAIN AVENUE)
MERRITT SEVEN CORPORATE PARK
NORWALK, CONNECTICUT
PREPARED FOR
LOFTS M7 LLC



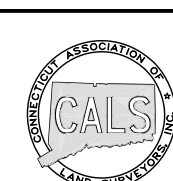
LAND SURVEYING
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PERMITTING

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.
George P. Perera
GEORGE P. PERERA 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



GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830
203.625.9460
WWW.GRANOFFARCHITECTS.COM

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB NUMBER: 25005

DATE: 09/30/25

SITE PLAN APPLICATION

Client/Owner
Lofts M7 LLC
555 Pleasantville Rd, Briarcliff Manor, NY
(914) 250-0600

Construction Manager
Pappa John Co.
66 Fort Point Street, Norwalk, CT
(203) 523-0303

Civil
Redniss & Mead
221st Street, Stamford, CT
(203) 327-0500

Traffic
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(646) 948-2110

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(203) 352-1717

Pool Engineer
Omega
237 E. Veterans Hwy, Jackson, NJ
(732) 255-0231

Code
Grew Design
241 Main Street S., Woodbury, CT
(203) 217-1074

Slab Scanning
Infra Repair Services
65 South Turnpike Rd. #B, Wallingford, CT
(973) 692-0002

CONSULTANTS

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 (973) 692-0002

Revisions

[illegible]

PHASE

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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DRAWN BY: **JG, RMB, AK** PROJ. MANAGER: **JG**

DATE: 09/30/2023 SCALE: AS NOTED

DRAWING TITLE

ARCHITECTURAL SITE PLAN - AERIAL MAP

DRAWING #

AS01

CONSULTANTS

Client/Owner
Lofts M7 LLC
555 Pleasantville Rd, Briarcliff Manor, NY
(914) 250-0600

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(973) 692-0002

Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

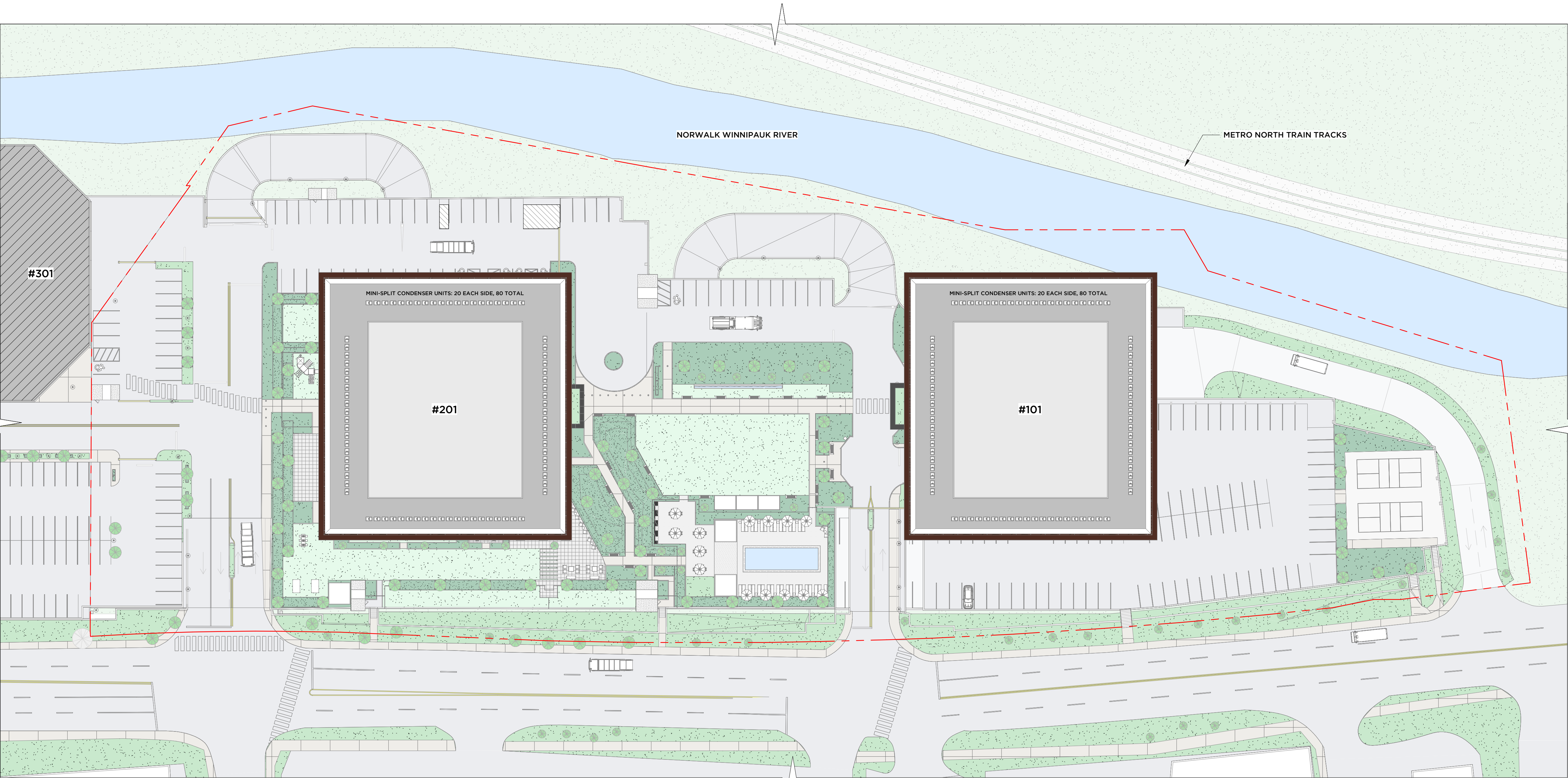
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JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

**ARCHITECTURAL SITE PLAN
- ROOF**

DRAWING #

AS02



1 SITE PLAN - ROOF
1" = 40'-0"

CONSULTANTS

Client/Owner
Lofts M7 LLC
555 Pleasantville Rd, Briarcliff Manor, NY
(914) 250-0600

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

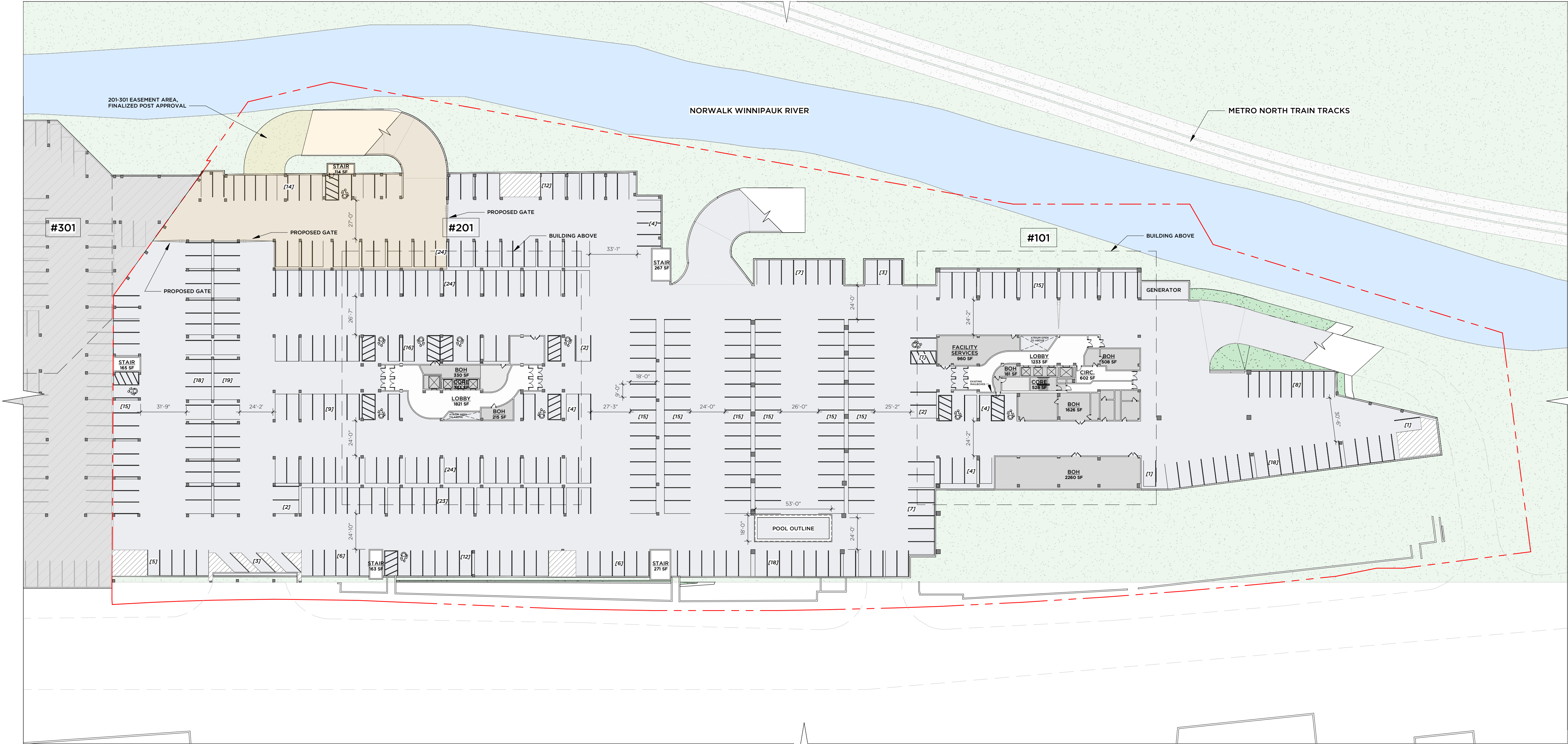
PROJECT NAME			
M7 LOFTS			
MERRITT 7 #101 & #201 NORWALK, CT 06851			
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

PARKING LEVEL - 2 PLAN

DRAWING #

AS03



1 PARKING LEVEL - 2 PLAN
1" = 40'-0"

CONSULTANTS

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Revisions			
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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
PARKING LEVEL - 1 PLAN

DRAWING #

AS04

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1 PARKING LEVEL - 1 PLAN
1" = 40'-0"

CONSULTANTS

Client/Owner
Lofts M7 LLC
555 Pleasantville Rd, Briarcliff Manor, NY
(914) 250-0600

Construction Manager
Pappa John Co.
66 Fort Point Street, Norwalk, CT
(203) 525-0303

Civil
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(203) 327-0500

Traffic
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213 Court Street, #110, Middletown, CT
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(203) 352-1717

Pool Engineer
Omega
237 E. Veterans Hwy, Jackson, NJ
(732) 255-0231

Code
Grew Design
241 Main Street S., Woodbury, CT
(203) 217-1074

Slab Scanning
Infra Repair Services
65 South Turnpike Rd. #B, Wallingford, CT
(973) 692-0002

Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

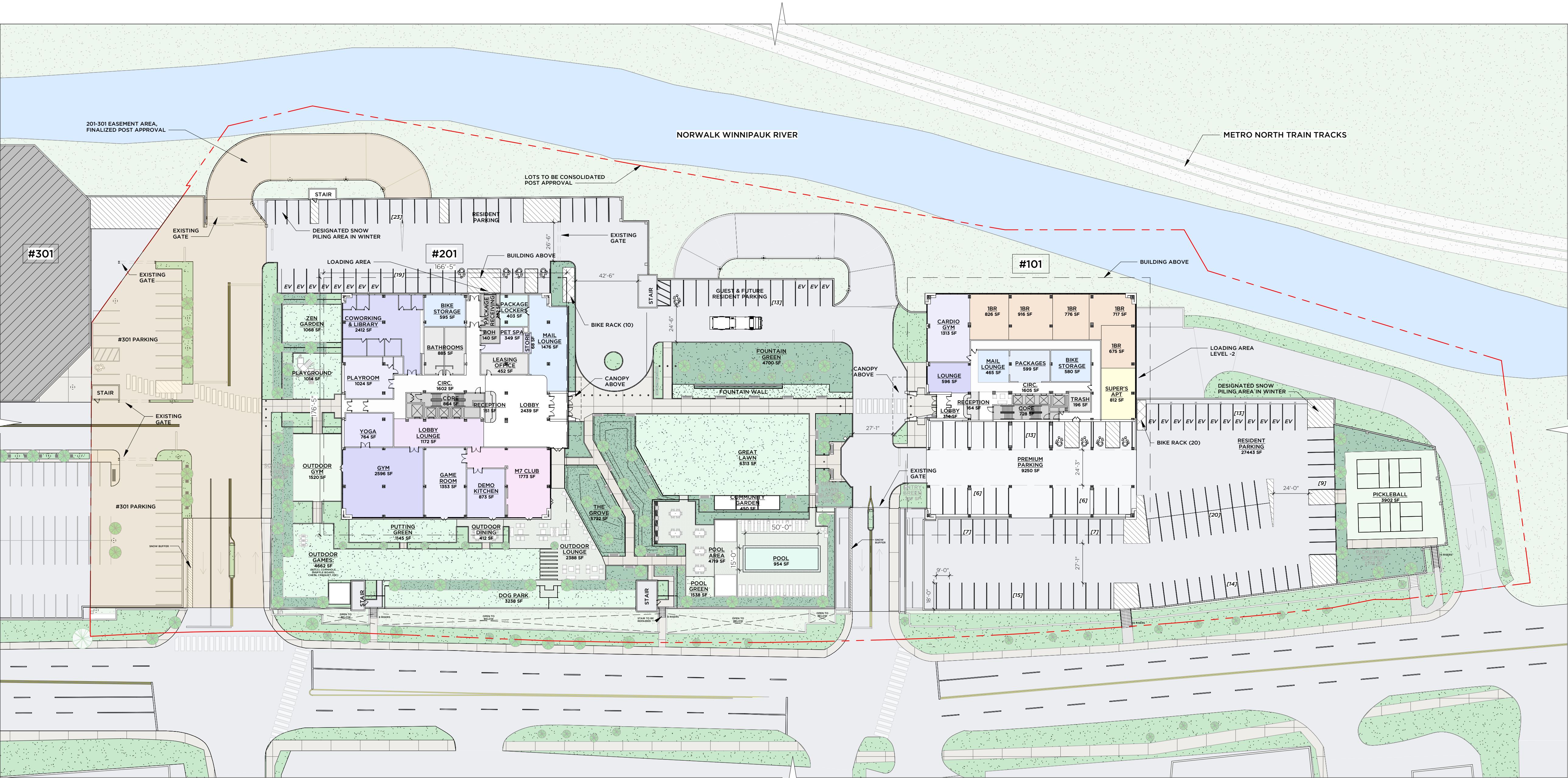
MERRITT 7 #101 & #201 NORWALK, CT 06851			
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

**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

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#	DATE	REVISION DESCRIPTION	BY:

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SITE PLAN APPLICATION

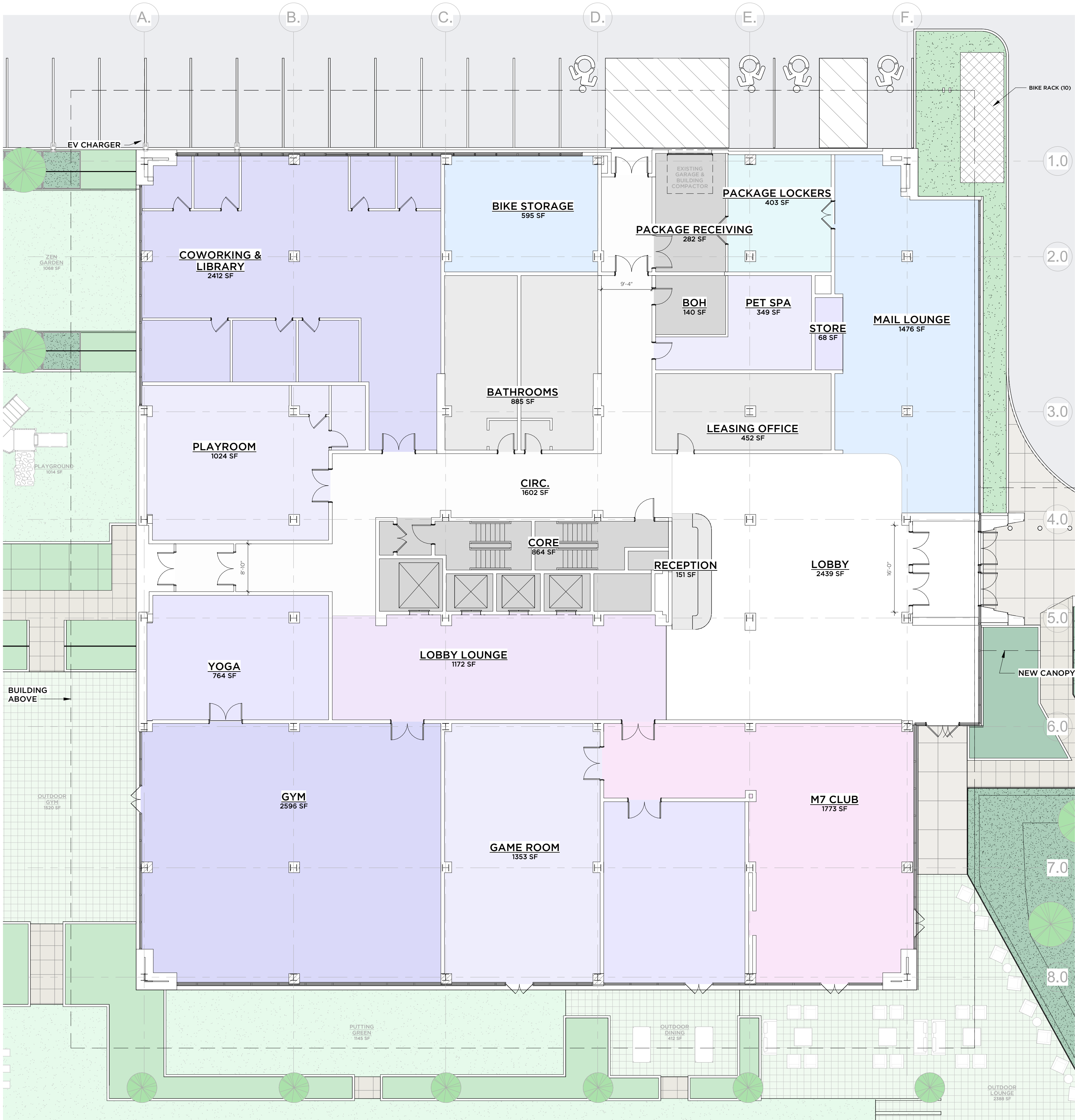
PROJECT NAME			
M7 LOFTS			
MERRITT 7 #101 & #201 NORWALK, CT 06851			
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

#201 - FIRST FLOOR PLAN

DRAWING #

AS06



1 201 - FL1
3/32" = 1'-0"

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

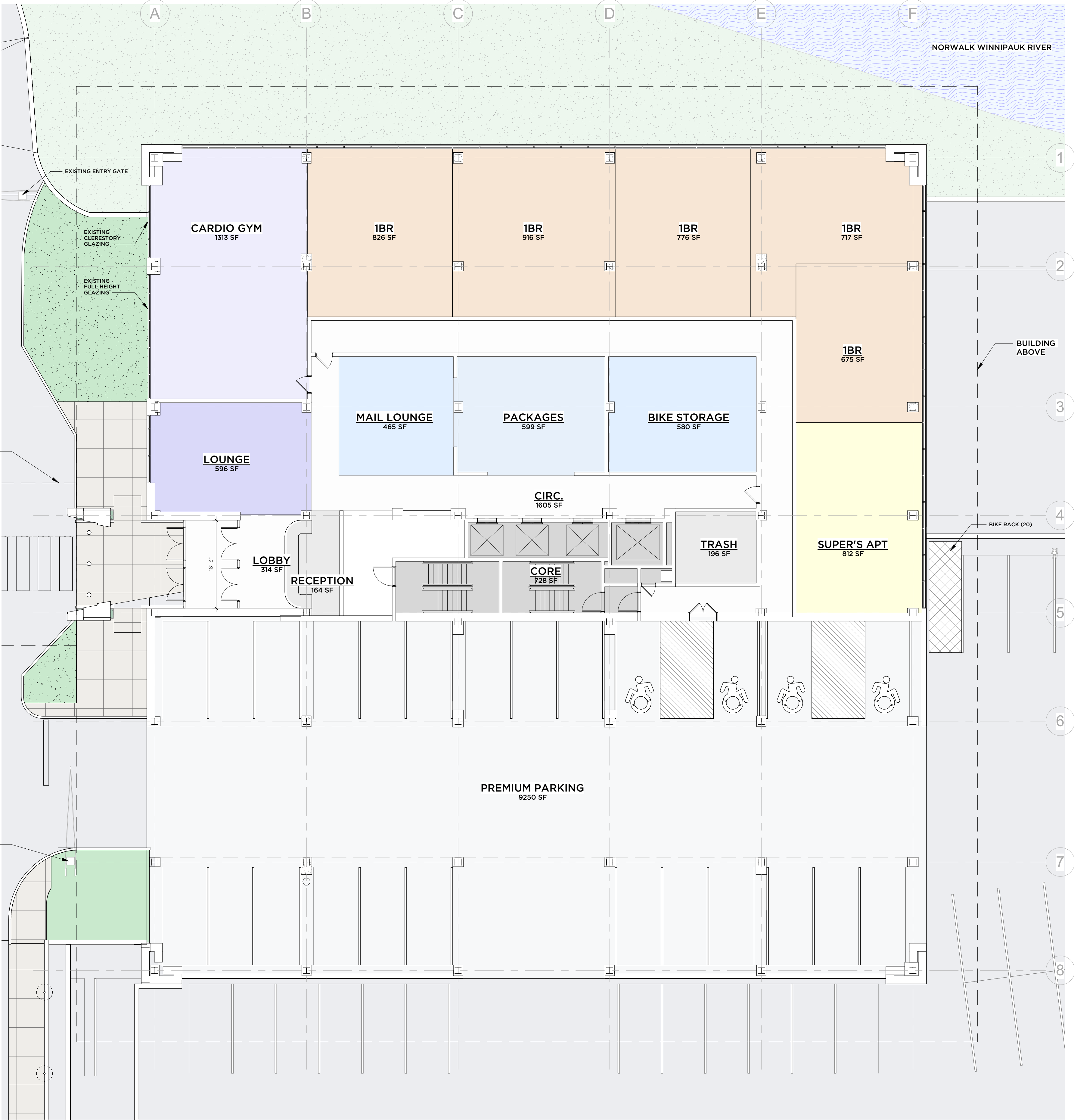
PROJECT NAME			
M7 LOFTS			
MERRITT 7 #101 & #201 NORWALK, CT 06851			
JOB #:	25005	ISSUE DATE:	09/30/25
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	09/30/2025	SCALE:	AS NOTED

DRAWING TITLE

#101 - FIRST FLOOR PLAN

DRAWING #

AS07



101 - FL1
3/32" = 1'-0"

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Revisions			
#	DATE	REVISION DESCRIPTION	BY:

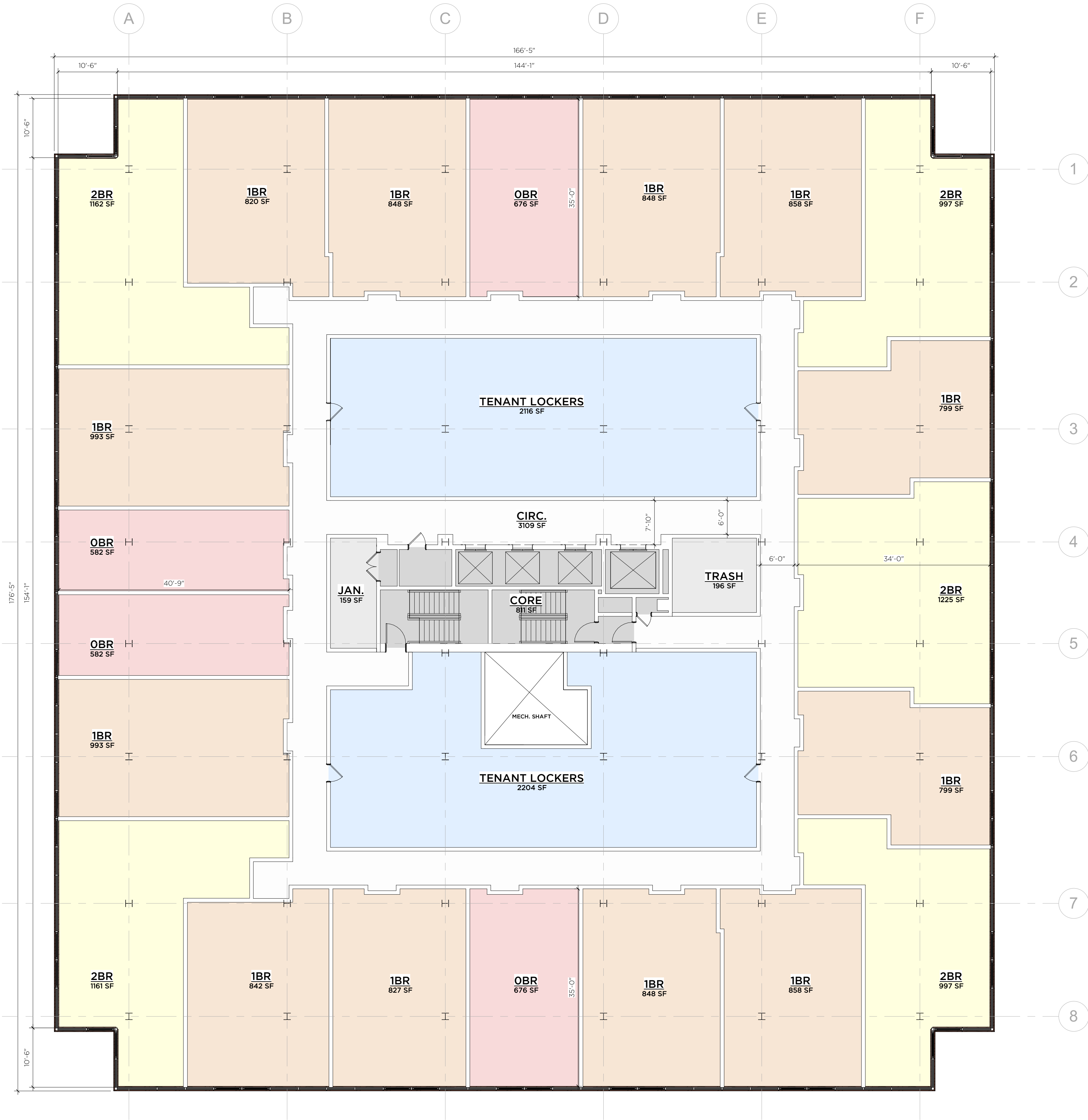
PHASE
SITE PLAN APPLICATION

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

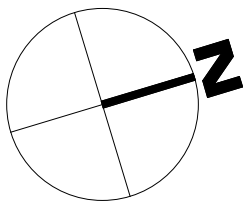
DRAWING TITLE
**#101 & #201 - SECOND AND
THIRD FLOOR PLAN**

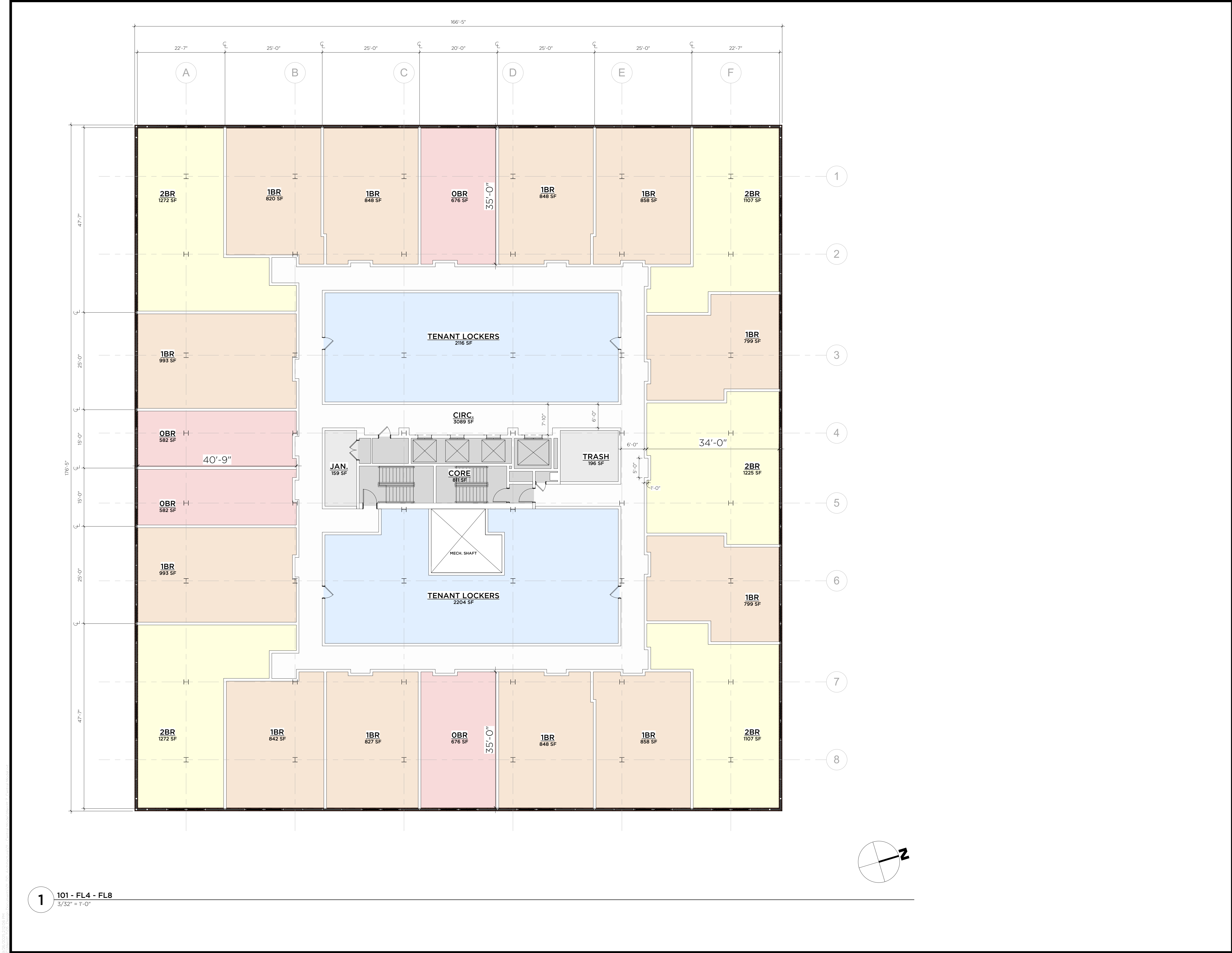
DRAWING #
AS08

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1 101 - FL2 - FL3
3/32" = 1'-0"





1 101 - FL4 - FL8
3/32" = 1'-0"

GA

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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 & #201 - FOURTH THRU EIGHTH FLOOR PLAN

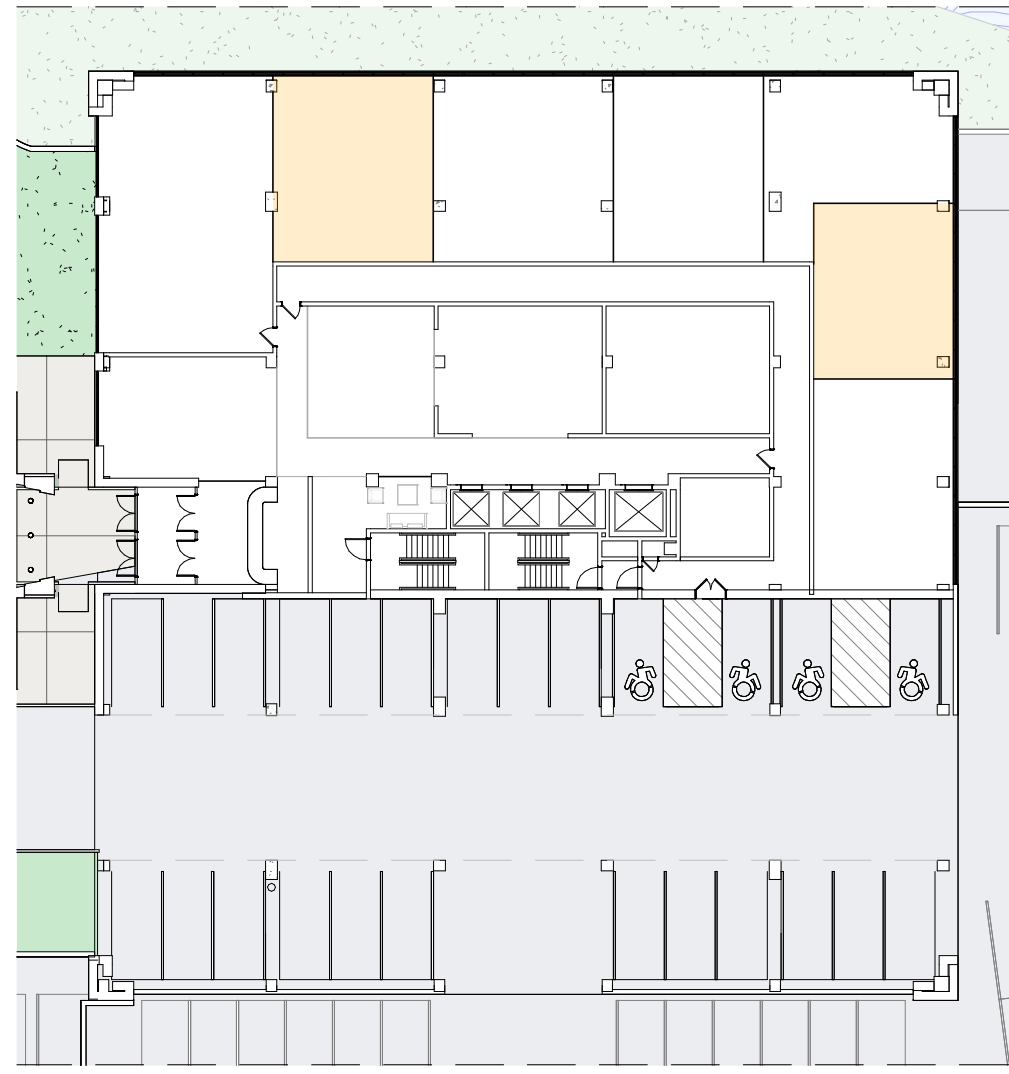
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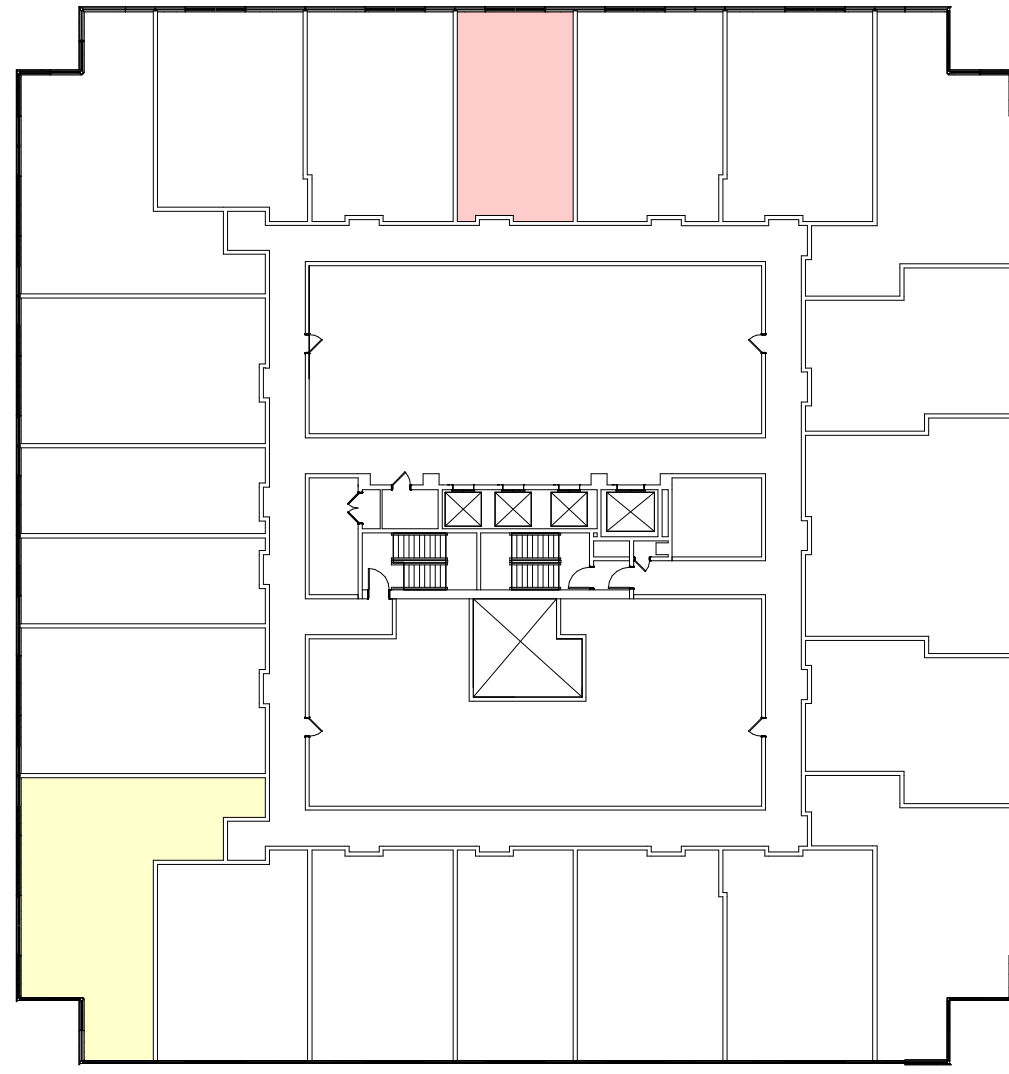
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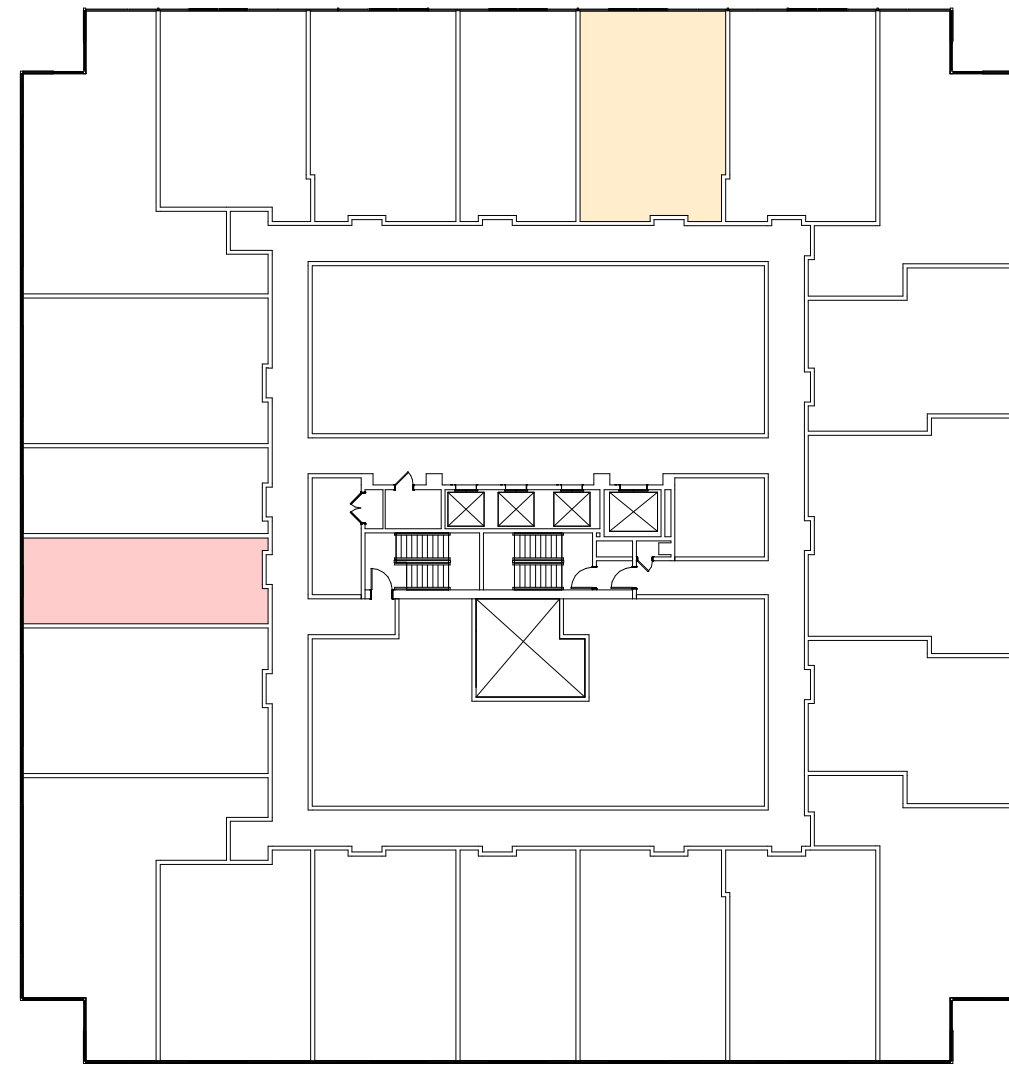
Page 182 of 638



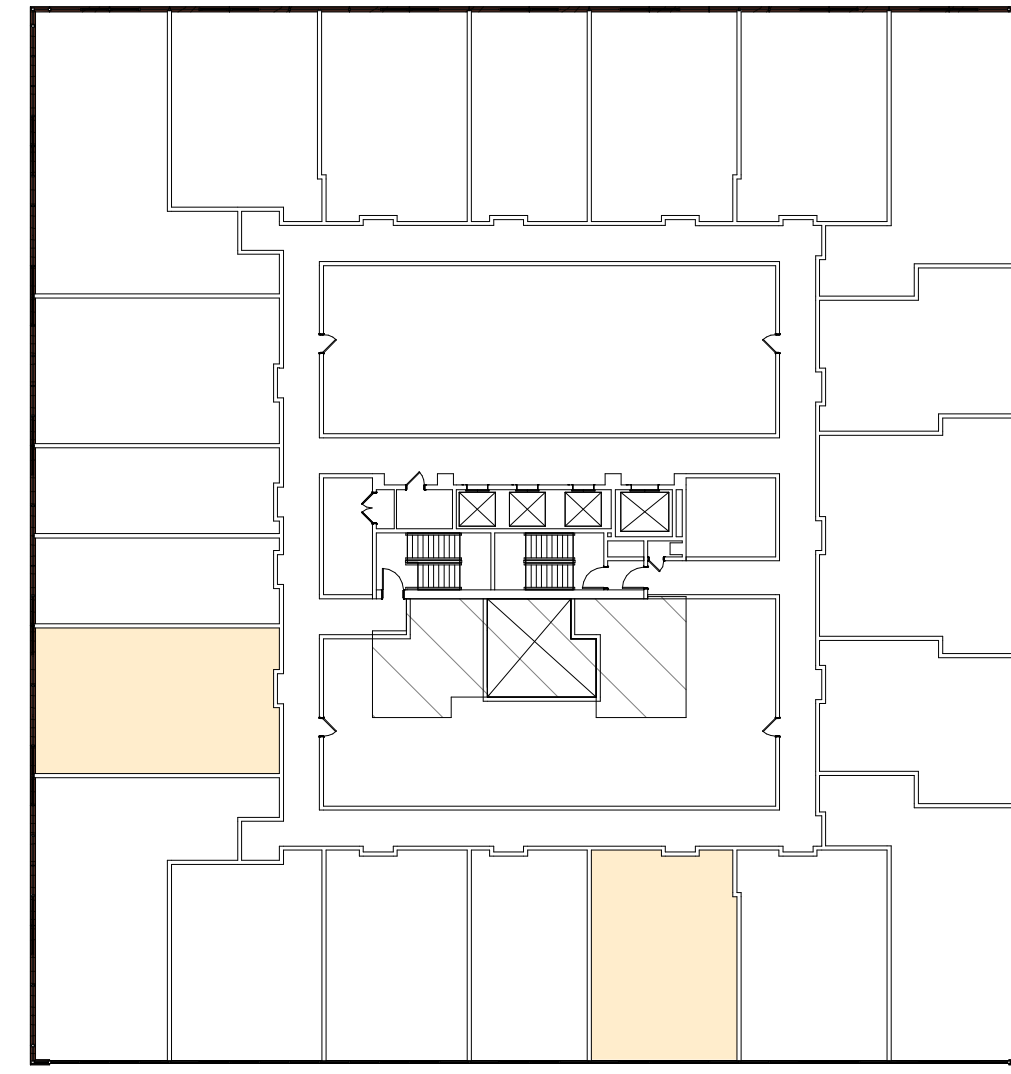
1 101 - FL1 - WORKFORCE HOUSING
1/32" = 1'-0"



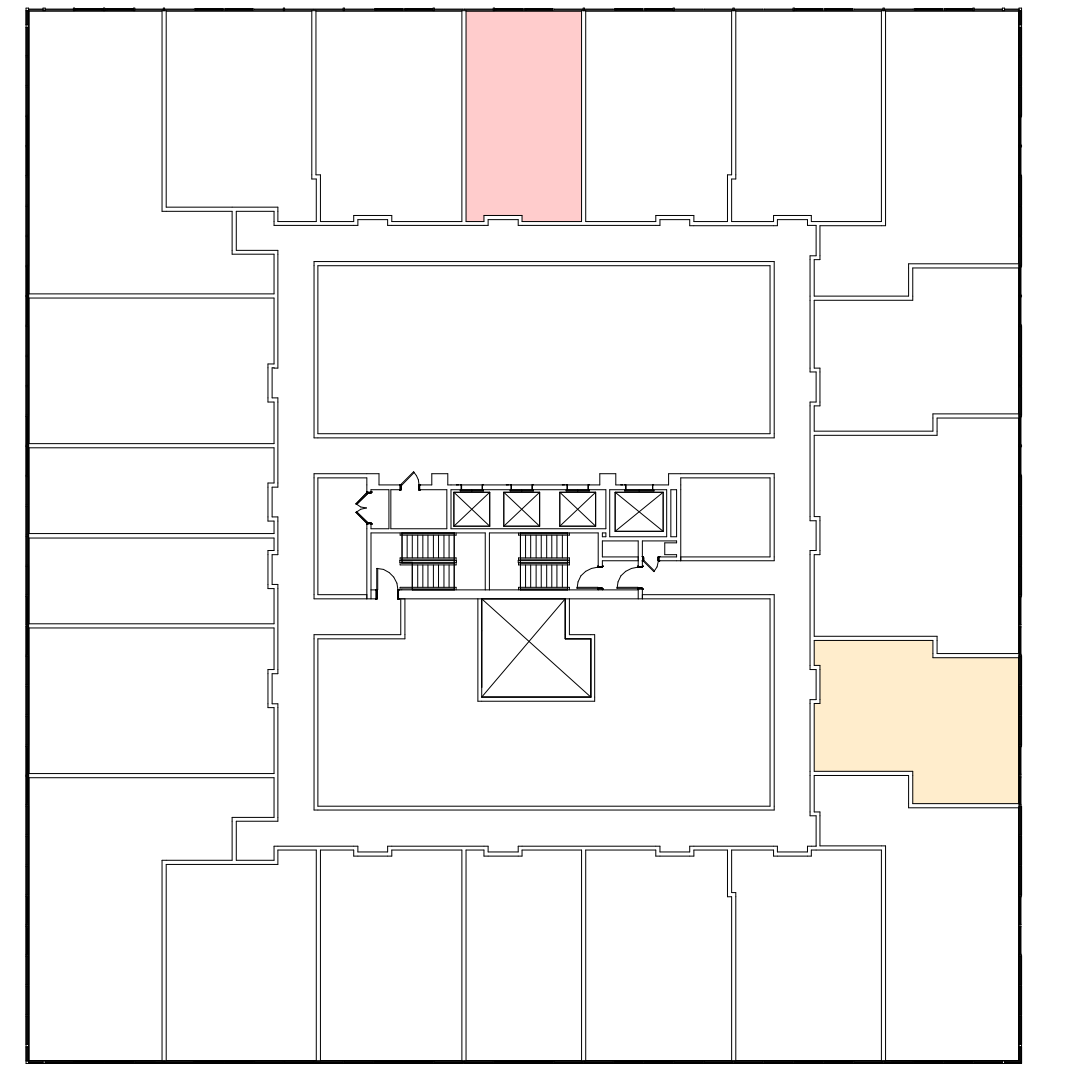
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1/32" = 1'-0"



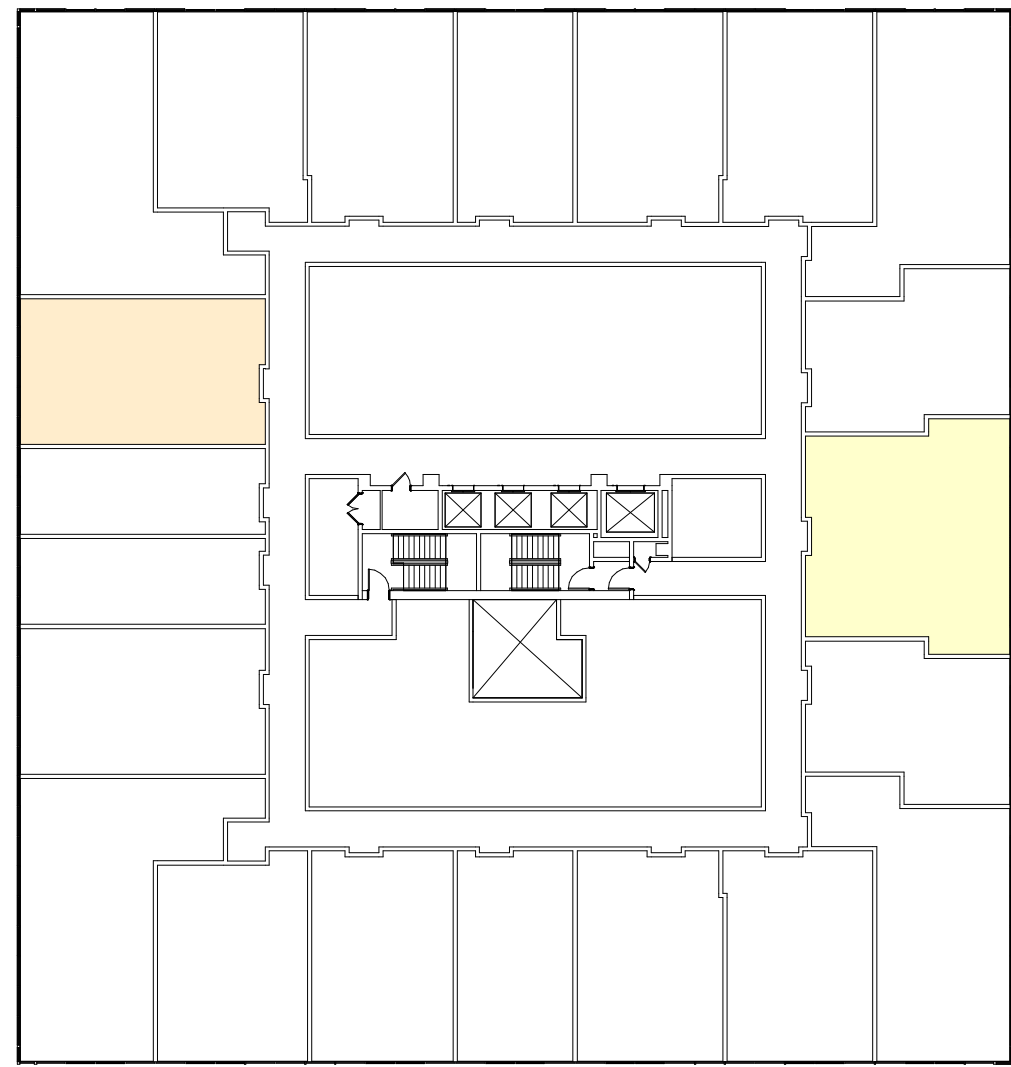
3 101 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



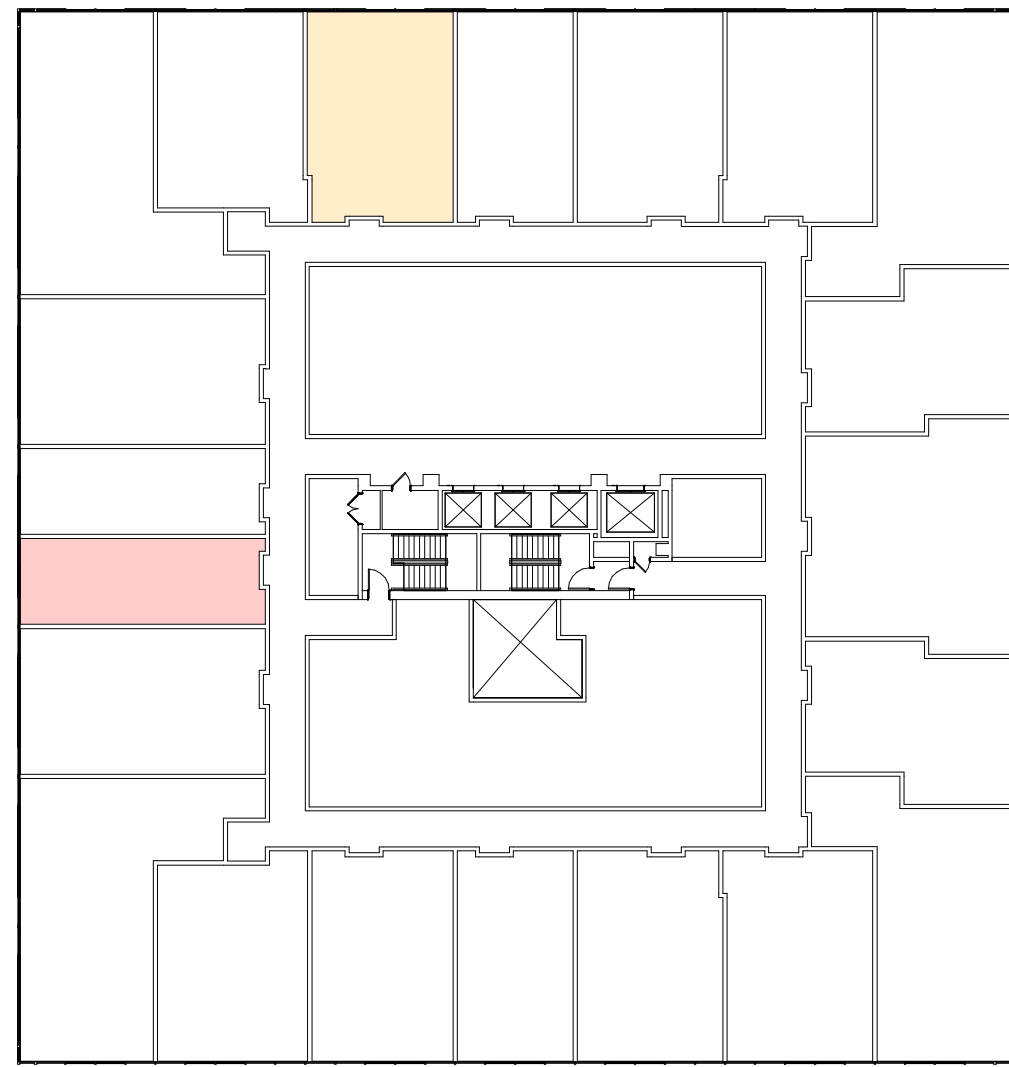
4 101 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



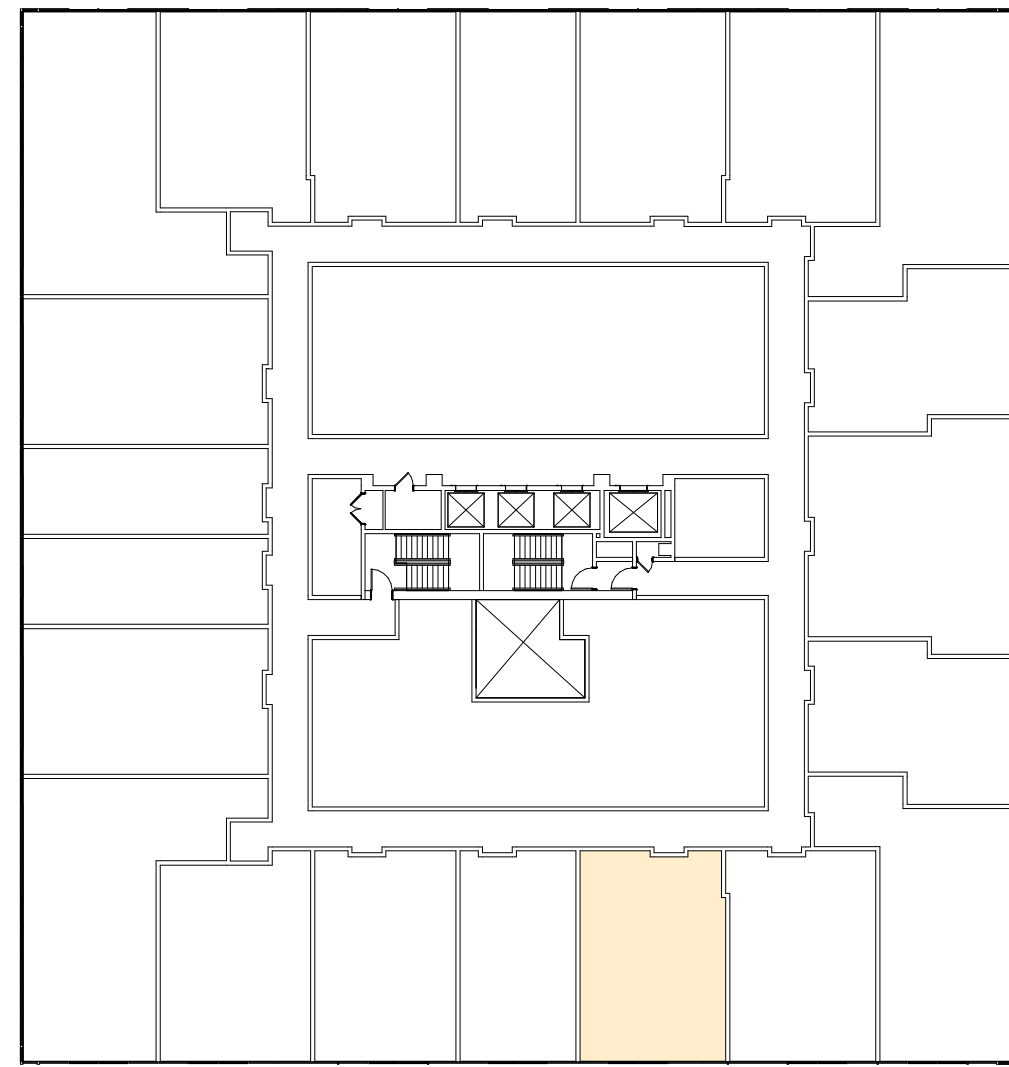
5 101 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



6 101 - FL6 - WORKFORCE HOUSING
1/32" = 1'-0"

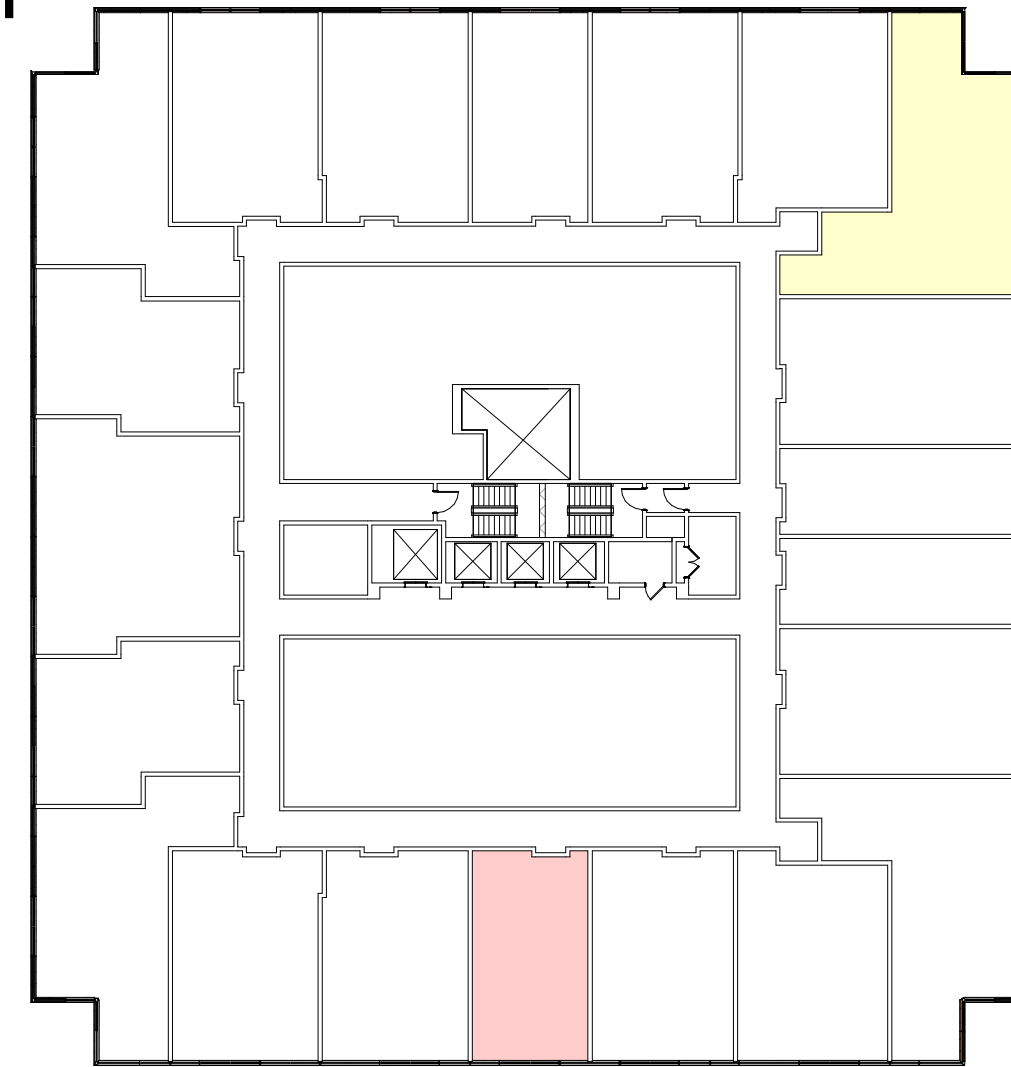


7 101 - FL7 - WORKFORCE HOUSING
1/32" = 1'-0"

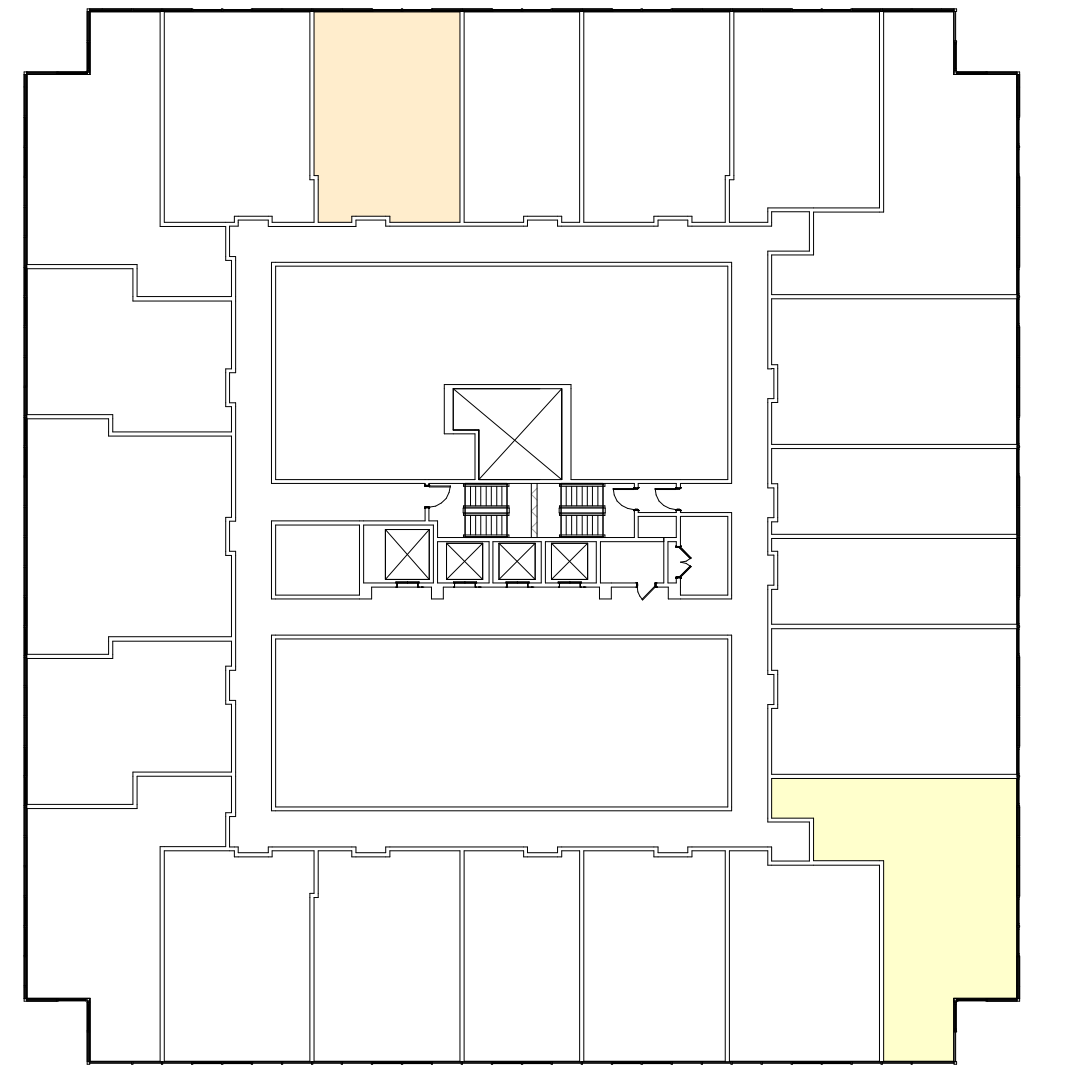


8 101 - FL8 - WORKFORCE HOUSING
1/32" = 1'-0"

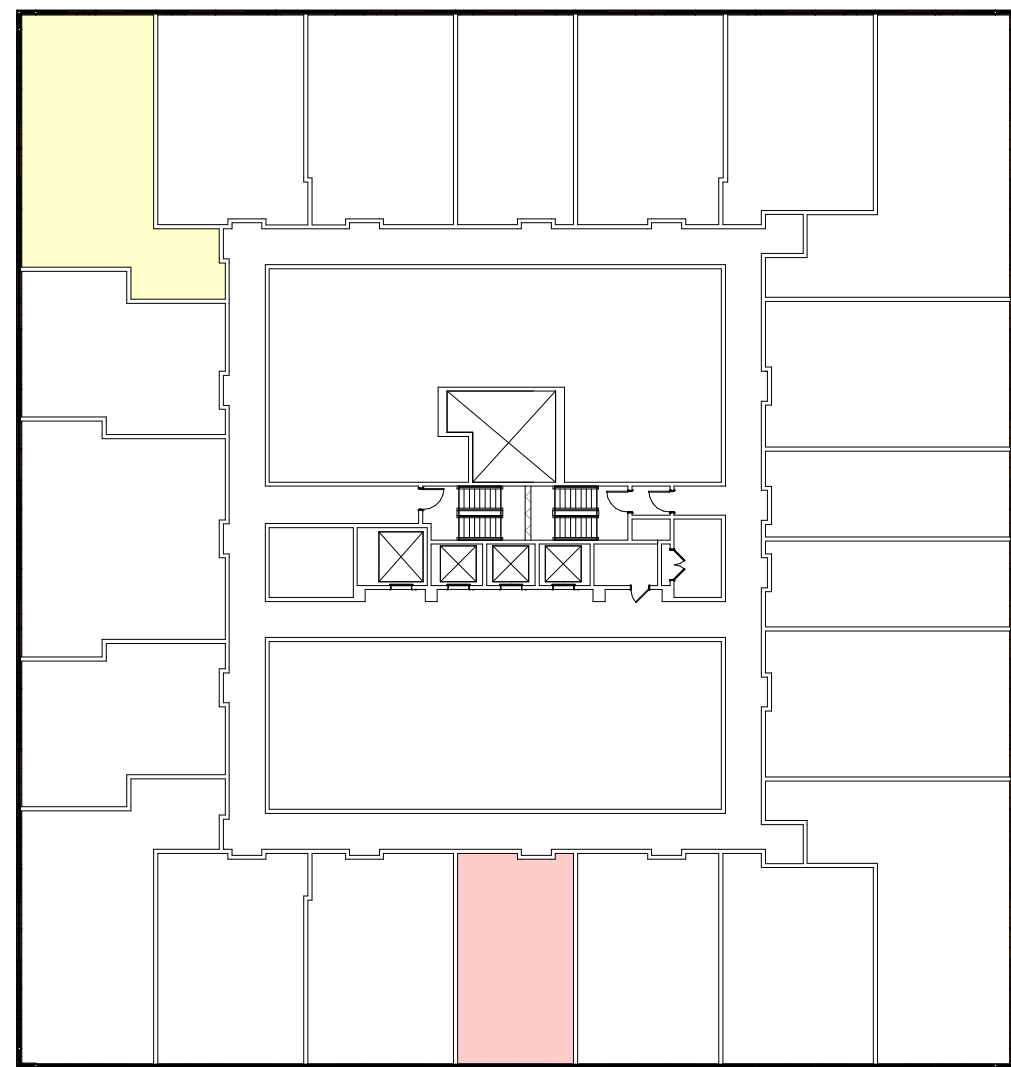
101 | 201



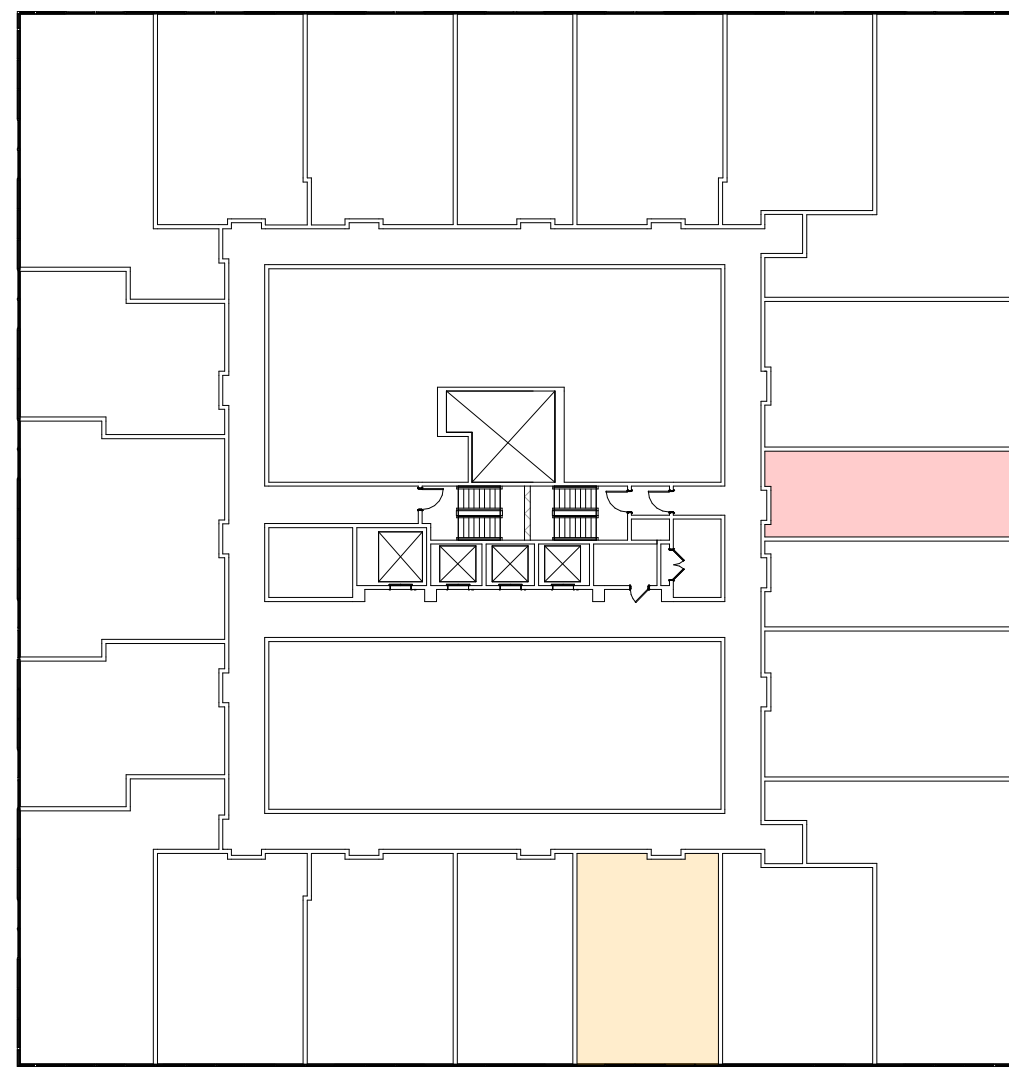
9 201 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



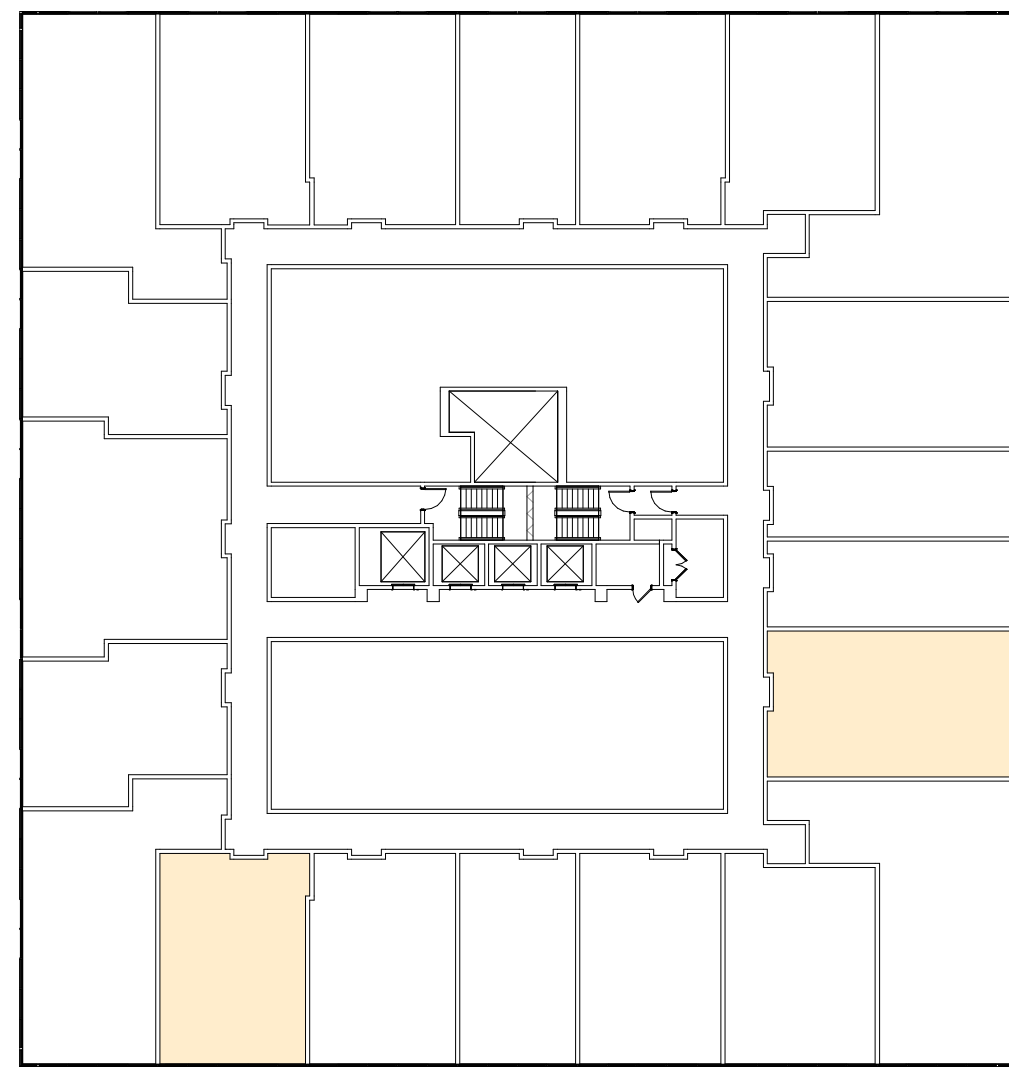
10 201 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



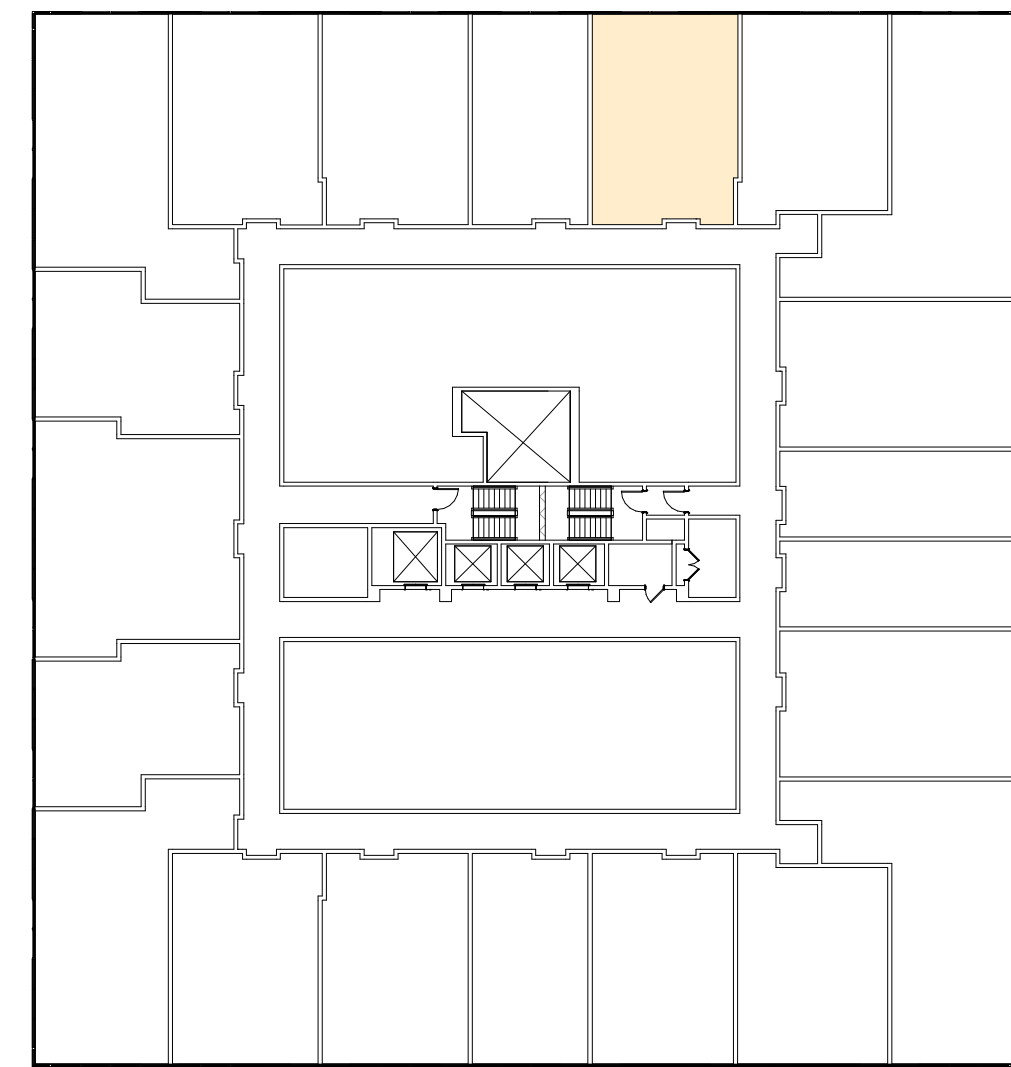
11 201 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



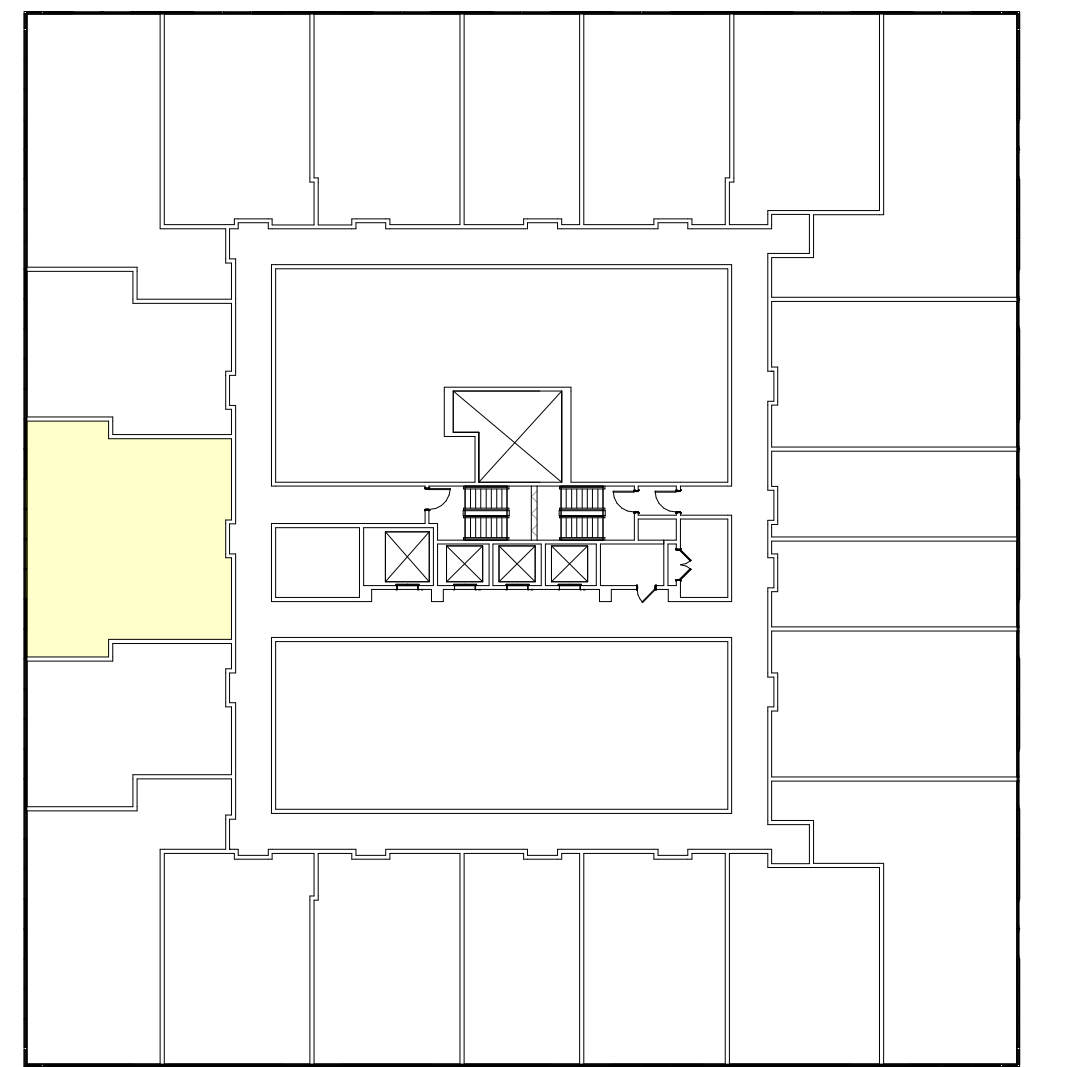
12 201 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



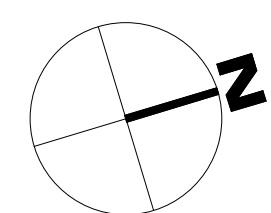
13 201 - FL6 - WORKFORCE HOUSING
1/32" = 1'-0"



14 201 - FL7 - WORKFORCE HOUSING
1/32" = 1'-0"



15 201 - FL8 - WORKFORCE HOUSING
1/32" = 1'-0"





SOUTH - POOL AREA FACING BUILDING 201

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 09/30/25

DRAWING #

AS15

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EXISTING



PROPOSED

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AS16

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M7 LOFTS

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SOUTH WEST - M7 FROM THE MAIN AVE

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 09/30/25

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AS18

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PROPOSED

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MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 09/30/25



EXISTING



PROPOSED

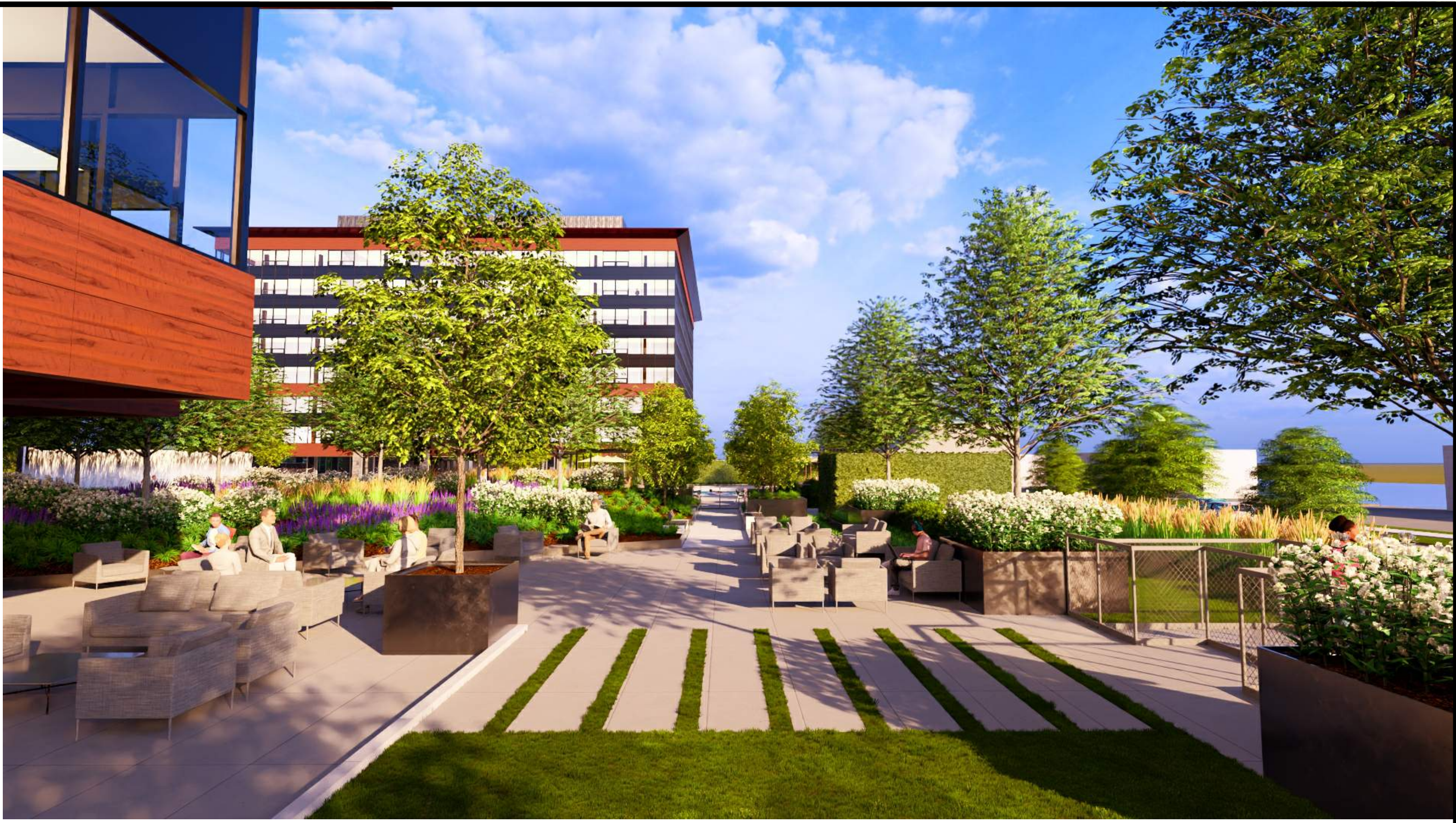
M7 LOFTS

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

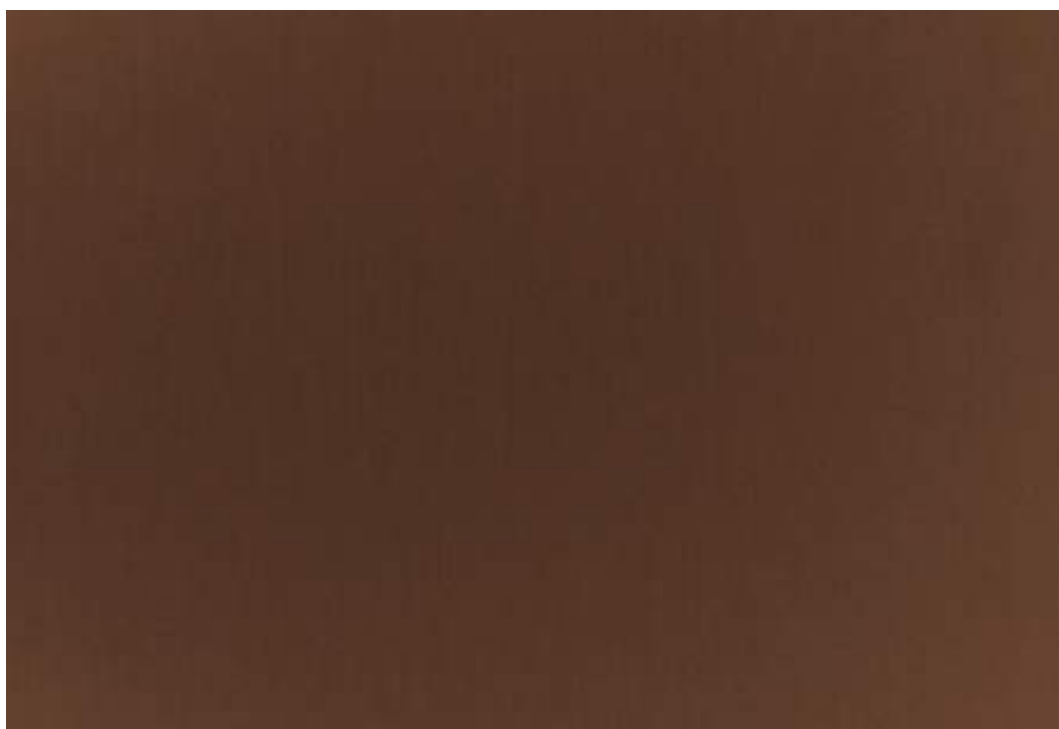
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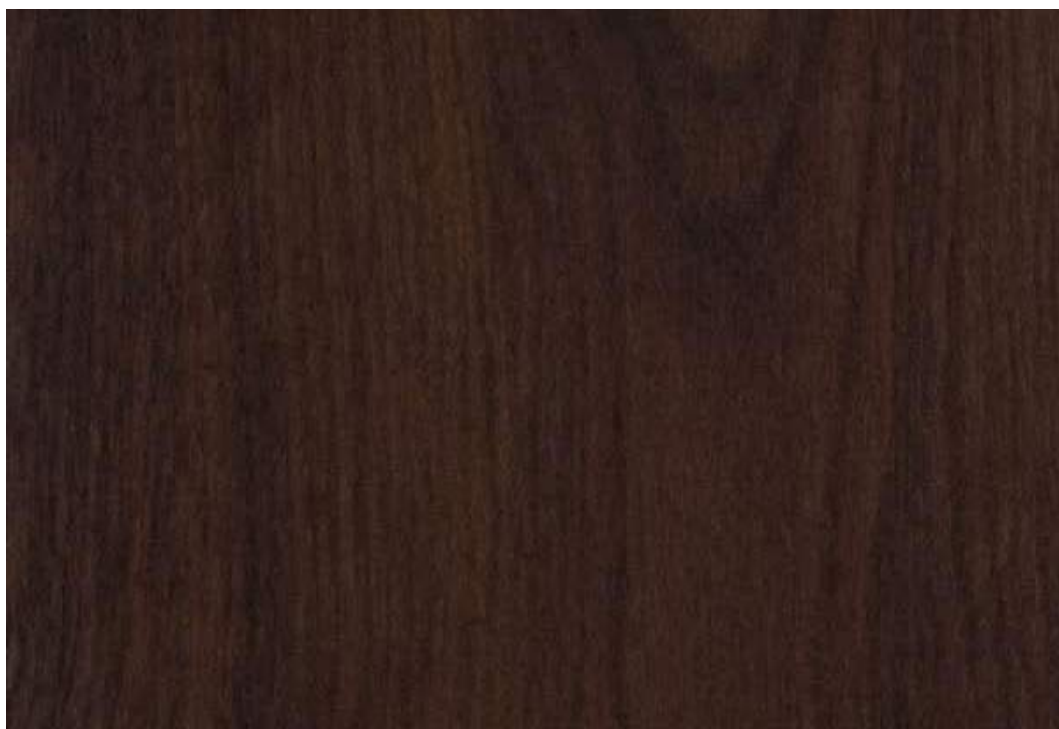
8



1 - MATTE BROWN ALUMINUM



5 - EXISTING SPANDREL GLASS



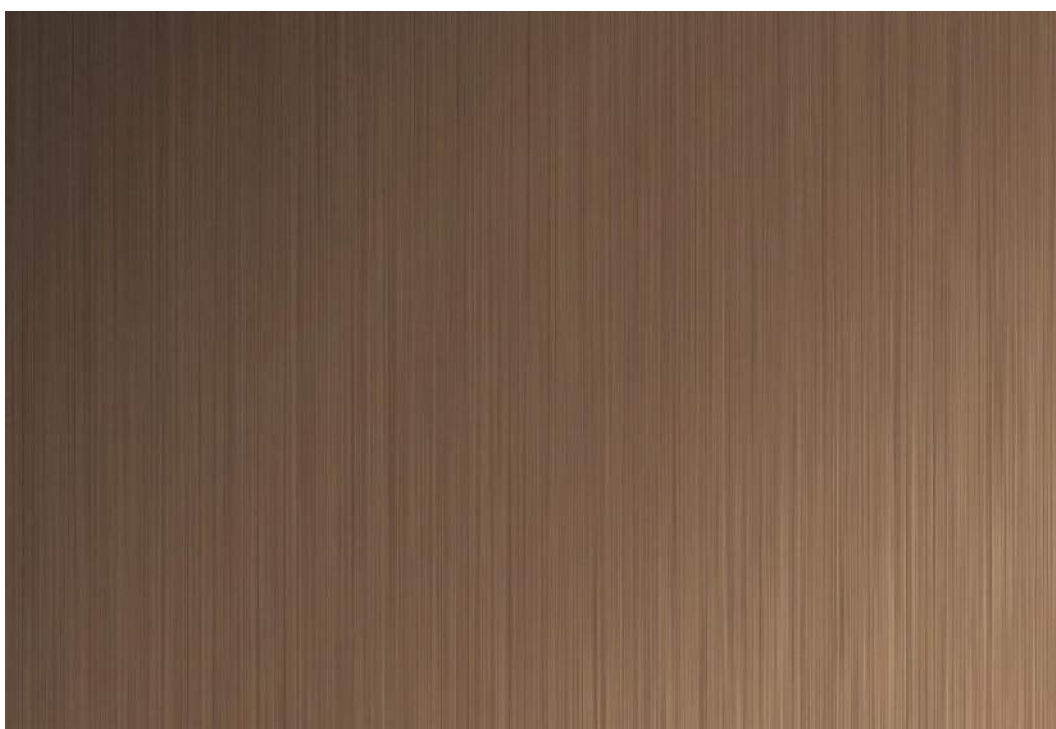
2 - WOOD TEXTURED PANEL



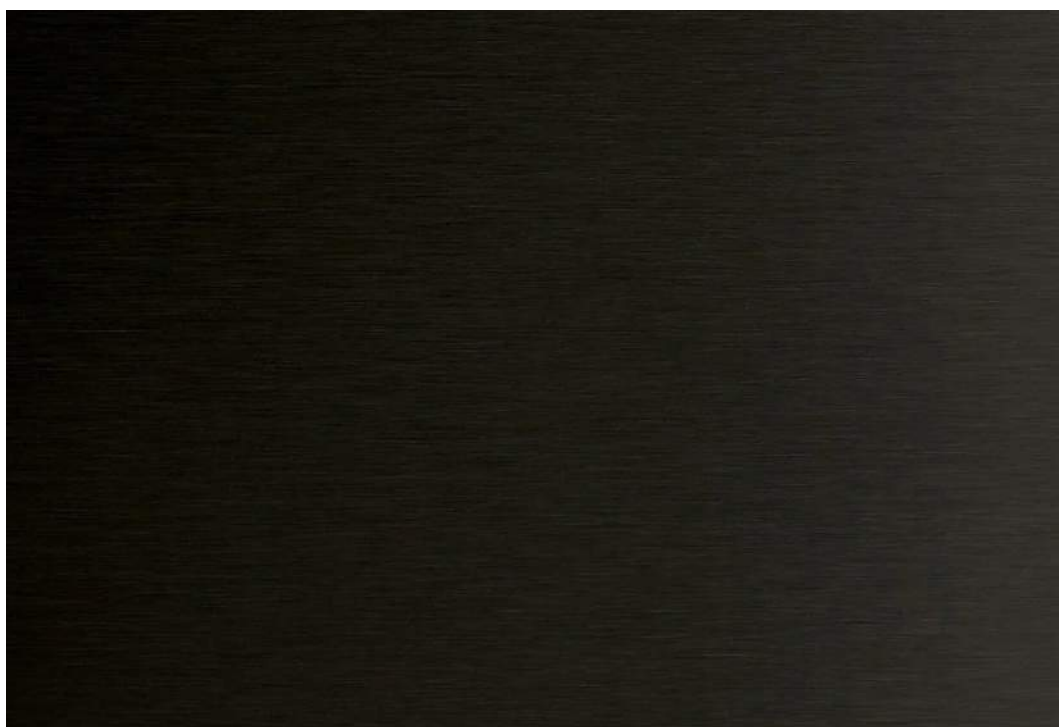
6 - OPERABLE AWNING WINDOW



3 - EXISTING VISION GLASS



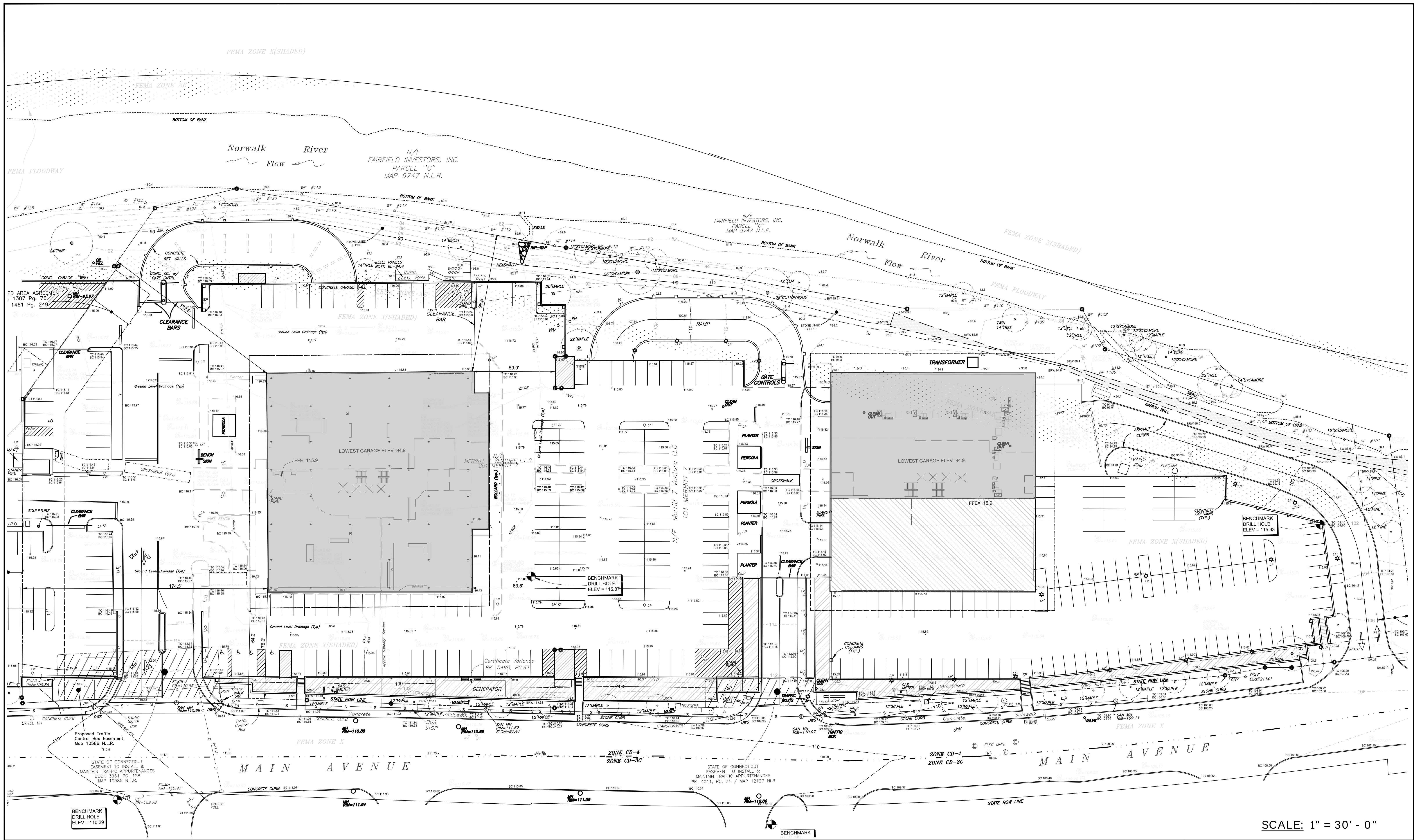
7 - BRUSHED BROWN ALUMINUM



4 - CHARCOAL ALUMINUM



8 - BLACK STONE PANEL



SCALE: 1" = 30' - 0"



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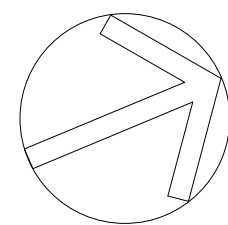
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LOFTS M7 LLC - EXISTING CONDITIONS

NORWALK, CT

DATE: 09/30/25



North

DRAWING NO.:

L01

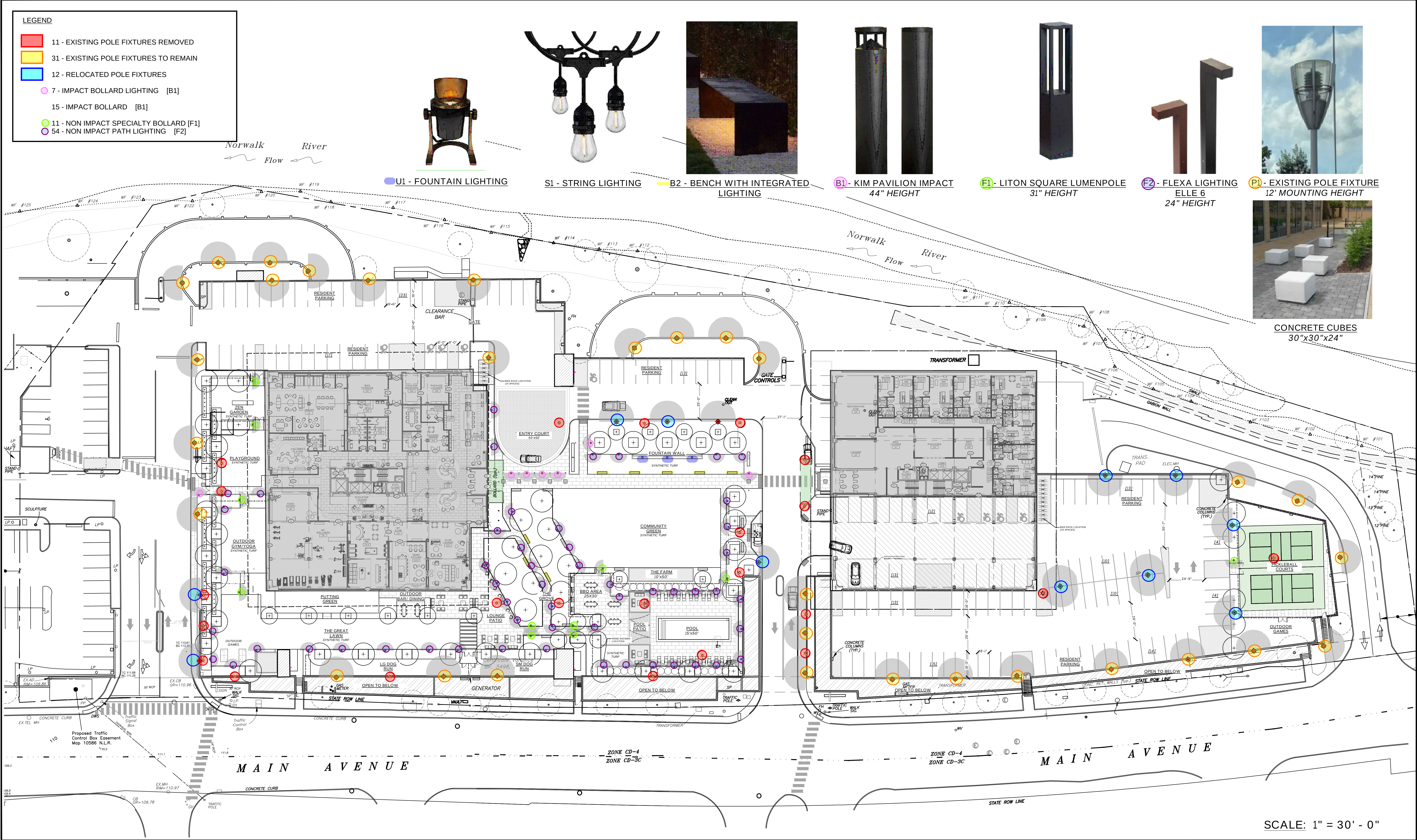
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EXISTING ACER RUBRUM 'ARMSTRONG' ACER RUBRUM 'OCTOBER GLORY' ULMUS AMERICANA 'PRINCETON' CERCIS CANADENSIS OSTRYA VIRGINIANA HYDRANGEA ANABELLE ILEX CRENATA EXISTING CALAMAGROSTIS (TRANSPLANTS) PANICUM V. 'SHENANDOAH' RUDBECKIA FULGIDA 'GOLDSTURM' LIATRIS SPICATA ECHINACEA PURPUREA 'WHITE SWAN' CAREX PENNSYLVANICA DESCHAMPSIA CESPITOSA SEDUM ALBUM 'MURALE'



SCALE: 1" = 30' - 0"



Luminaire Schedule									
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description	Tag		
7	B1	21.73	150.13	Single	0.900	Kim Pavilion T80-C16-125-020-3K7-40A-T80-LVW			
10	B2	N/A	133	GROUP	0.900	Acc ACE-K-200-3K6-1P07-7T1-AA-T-120M-SAC		TOP @ 17'6" AEG	
11	F1	42.02	472.33	Single	0.900	Liton BL202-31-T80-L14-S1W-W-T30-C2W			
14	F2	4.3	232.7	Single	0.900	Flexa Elle 6 BLP-K-30-T80			
3	U1	0	0	Single	0.010	CIP 010351MAMCALTVA2B			
Calculation Summary									
Label	Units	Avg	Max	Min	AvgMin	MaxMin	Grid Height		
Site	Fc	0.41	125.1	0.0	N/A	N/A	0		

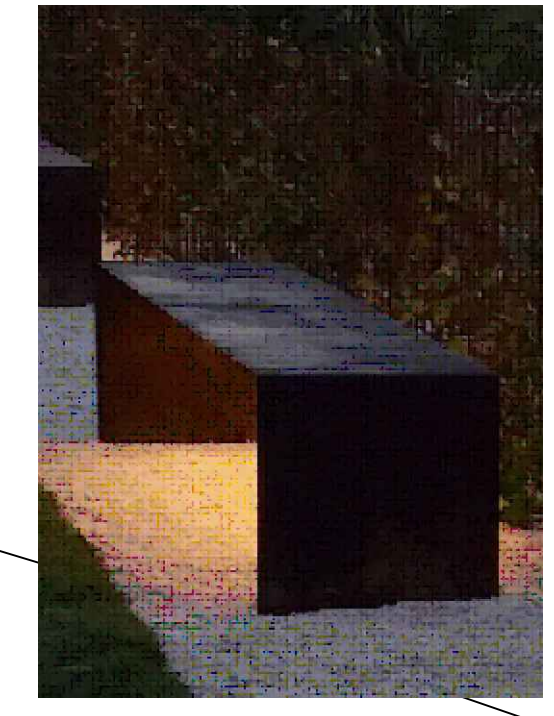
NOTE: PHOTOMETRICS SHOWN FOR PROPOSED LANDSCAPE LIGHTING PROVIDED BY ILLUMINATE. TO DEMONSTRATE THAT FOOT CANDLES DO NOT SPILL BEYOND PROPERTY LINE. CONTACT FOR FURTHER INFORMATION ON SPECIFICATIONS. COORDINATE CHANGES WITH OWNER, ARCHITECT AND LANDSCAPE ARCHITECT. EXISTING POLE FIXTURES TO REMAIN, RELOCATED OR REMOVED AS INDICATED ON SHEET L03



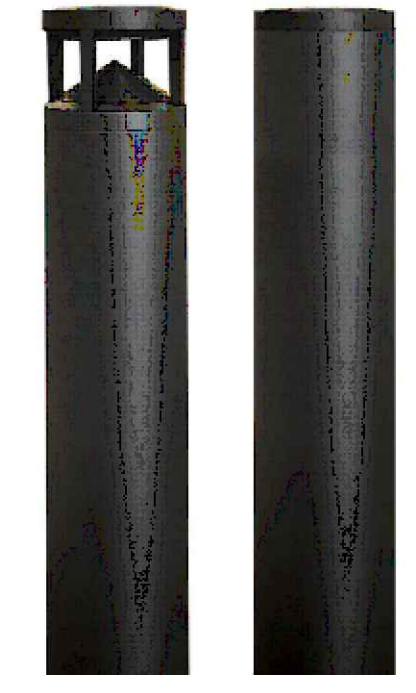
U1 - FOUNTAIN LIGHTING



S1 - STRING LIGHTING



B2 - BENCH WITH INTEGRATED LIGHTING



B1 - KIM PAVILION IMPACT 44" HEIGHT



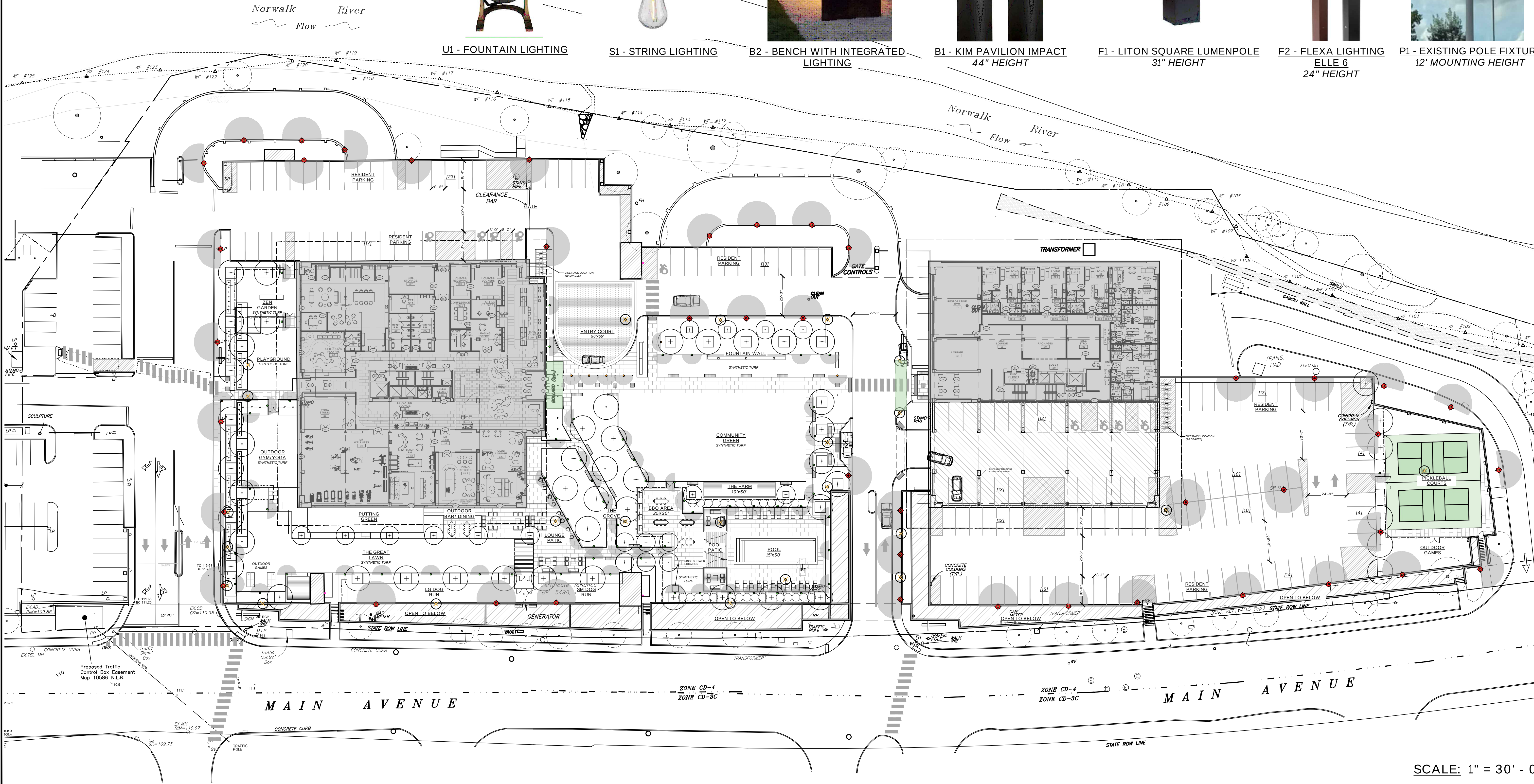
F1 - LITON SQUARE LUMENPOLE 31" HEIGHT



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

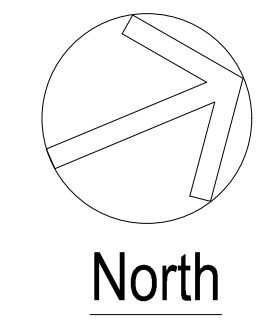
DATE: 09/30/25

Contact:
Cliff Gilbert
Specifications - Southern CT
(203) 788-0814
cgilbert@illuminate.com



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

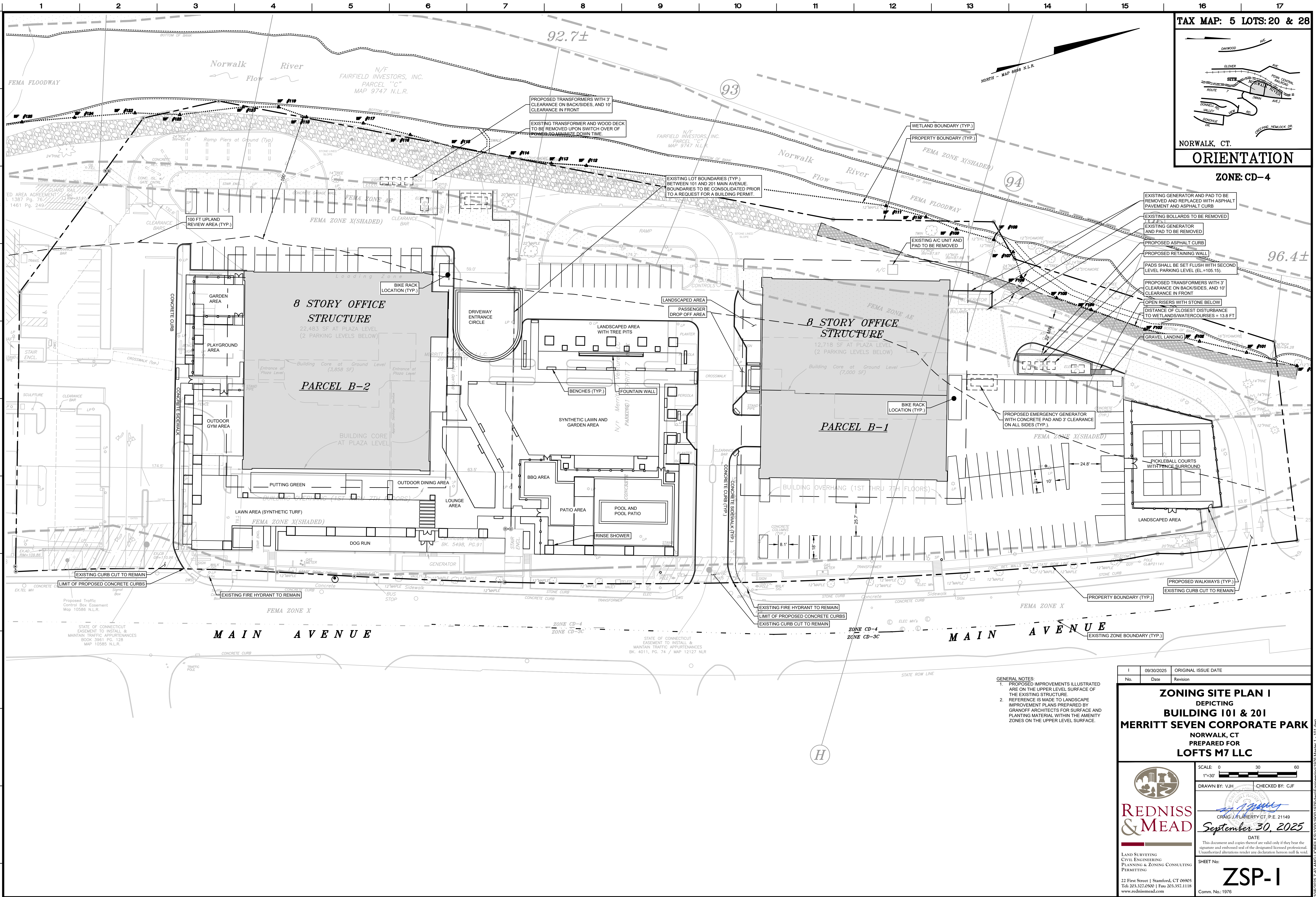
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597



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'

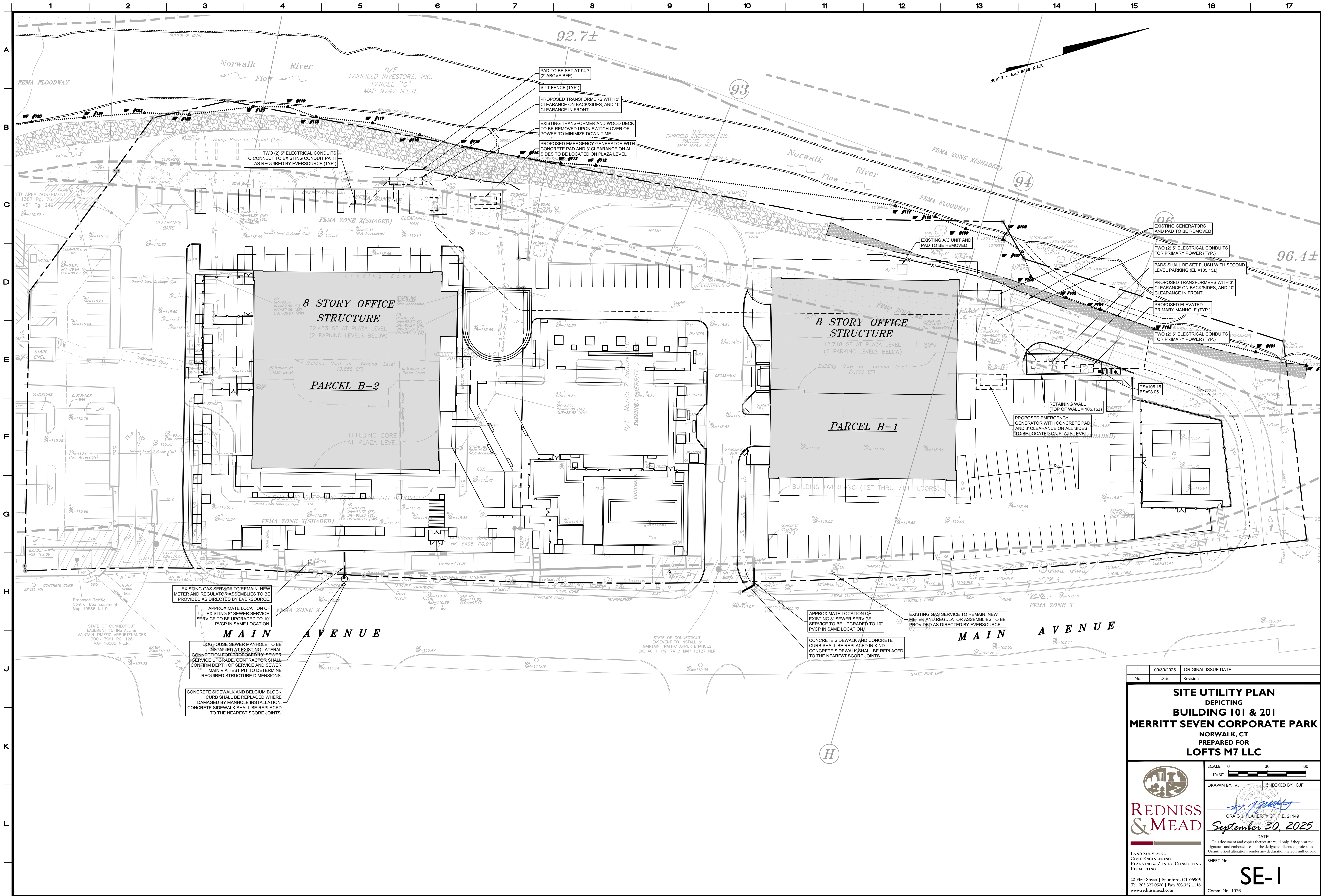
DRAWN BY: VJH CHECKED BY: CJF

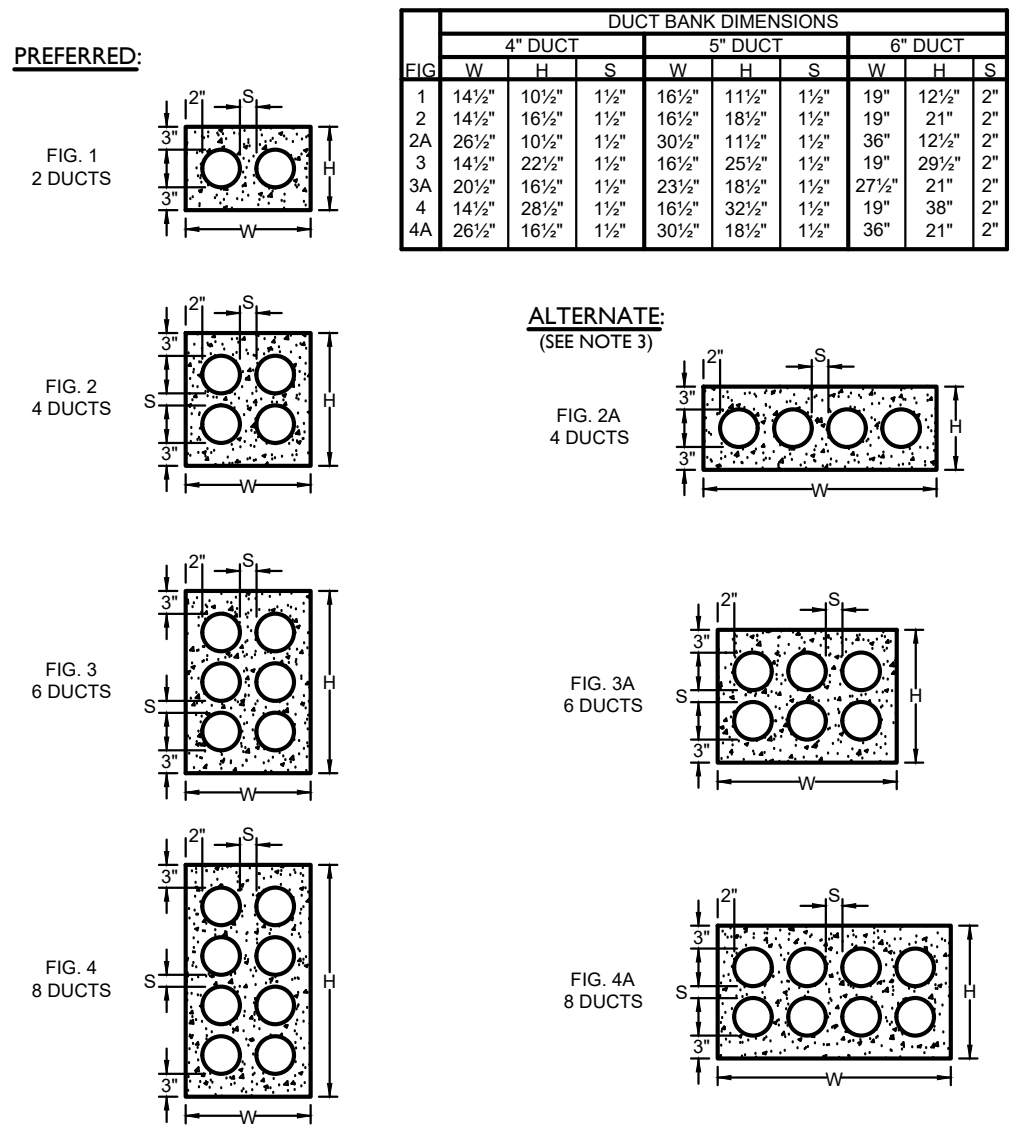
Craig J. Flaherty
CRAIG J. FLAHERTY, C.T. P.E. 21149
September 30, 2025
DATE

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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.



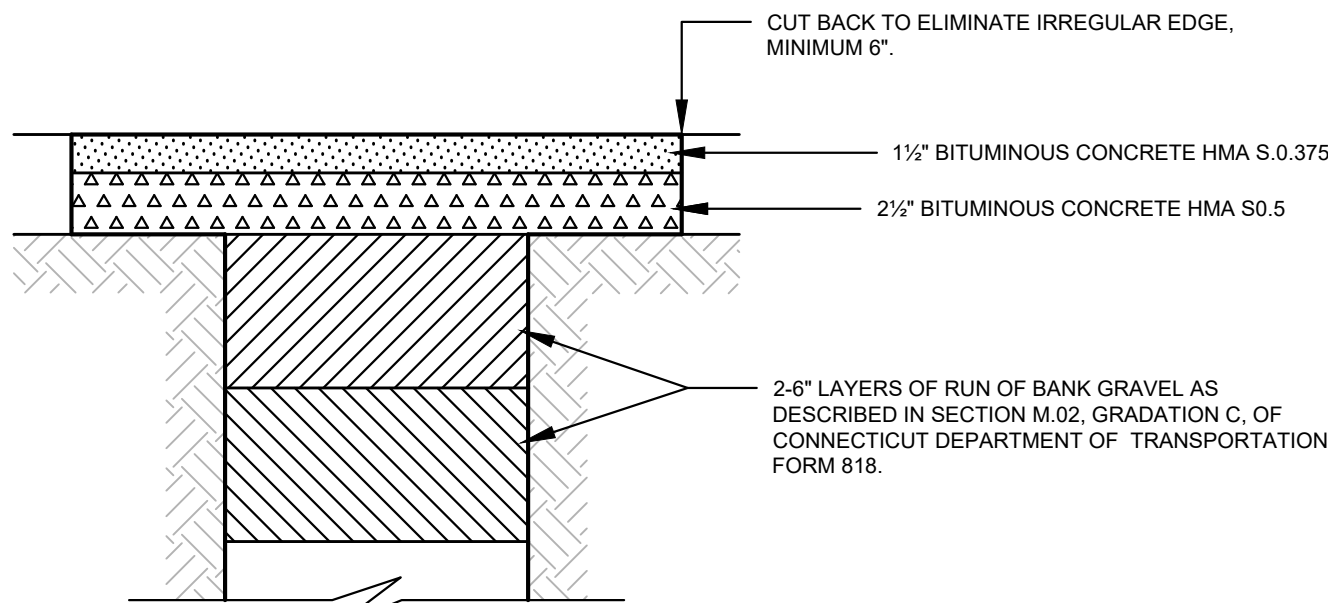


NOTES:

- 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

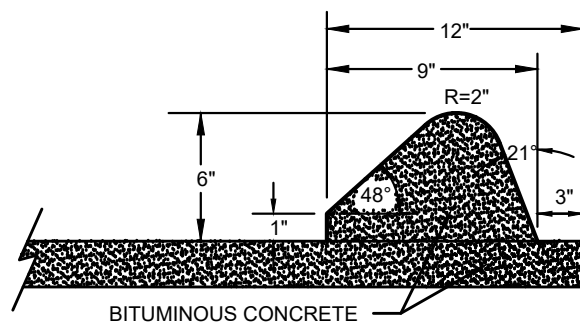
N.T.S.



ASPHALT TRENCH REPAIR

(ON-SITE PAVEMENT ONLY)

N.T.S.

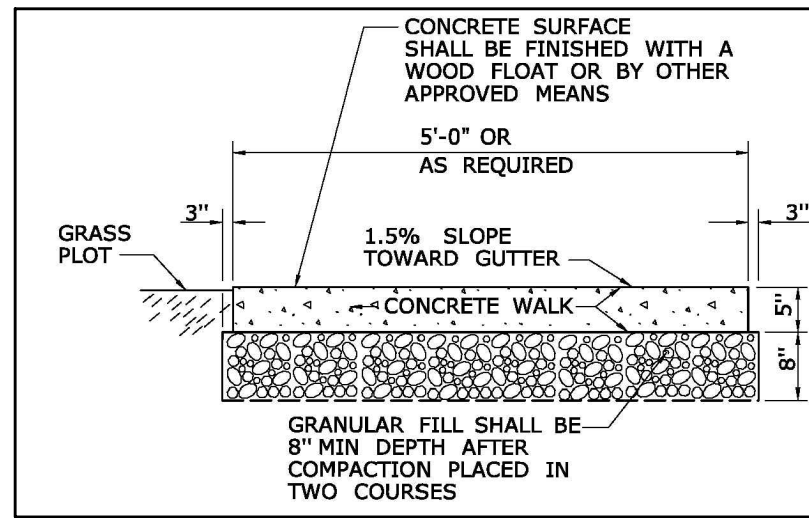


BITUMINOUS CONCRETE

LIP CURBING

(ON-SITE ONLY)

N.T.S.

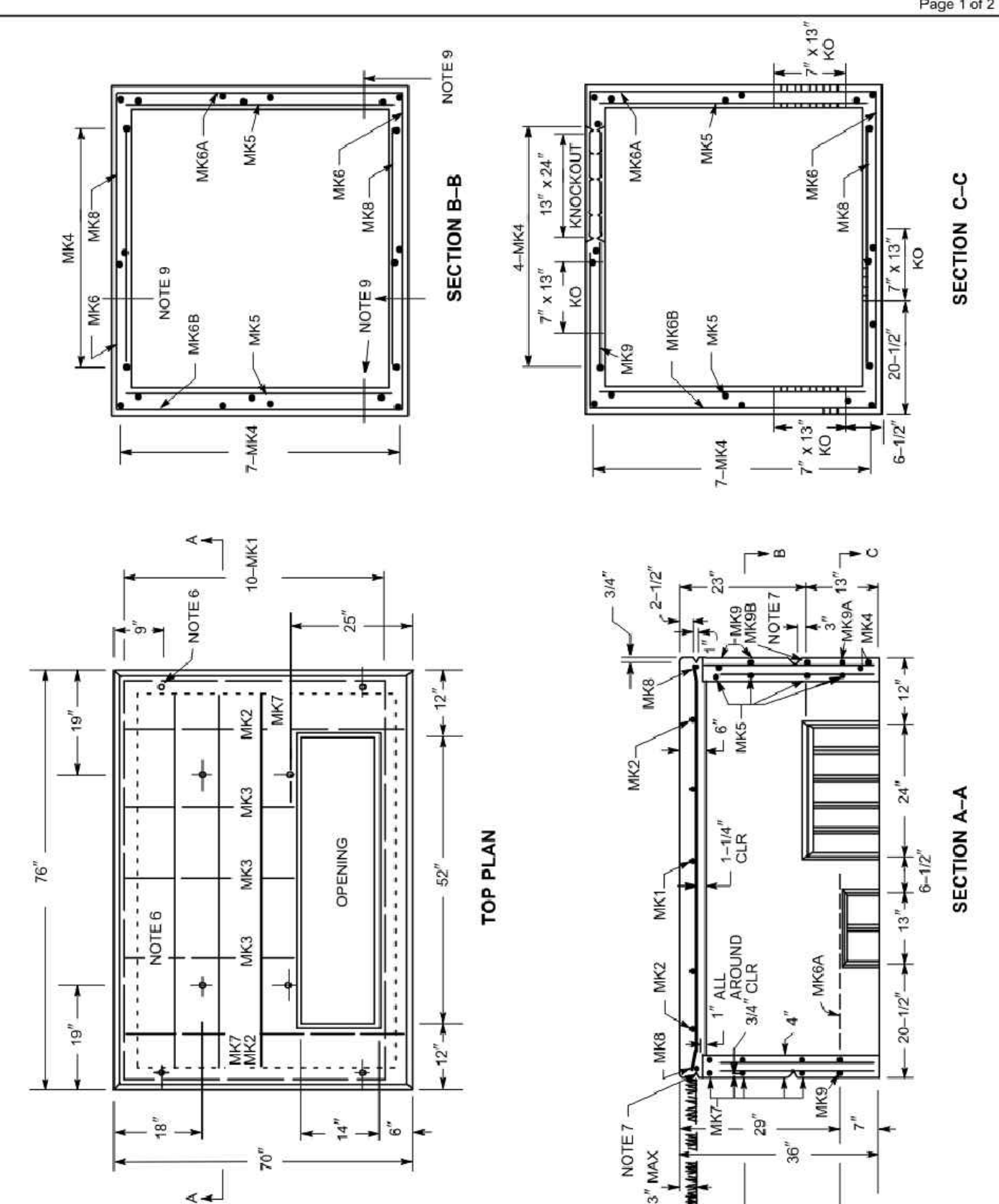


NOTE: CONTRACTOR TO PROVIDE CONTRACTION AND EXPANSION JOINTS IN ACCORDANCE WITH CT DOT REQUIREMENTS.

CT DOT SIDEWALK

(STATE SIDEWALK)

N.T.S.

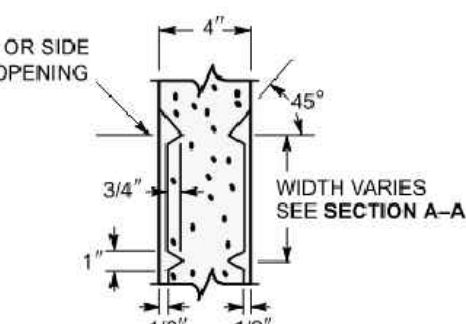


ORIGINAL 12/21/78	PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER			
APPROVED	500-2500 KVA - 76" x 70" x 36"			
3/102	NORTHEAST UTILITIES	MATERIAL SPECIFICATION	SPC P-015	7

TRANSFORMER DETAIL

N.T.S.

BAR SCHEDULE									
MARK NO	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK6B	MK7
SIZE	#6	#4	#4	#3	#4	#4	#4	#4	#4
NO OF BARS	10	2	3	22	8	7	1	1	2
DIMENSIONS	62" x 15"	56" x 15"	41" x 15"	29"	67"	74"	26" x 20"	38"	68"

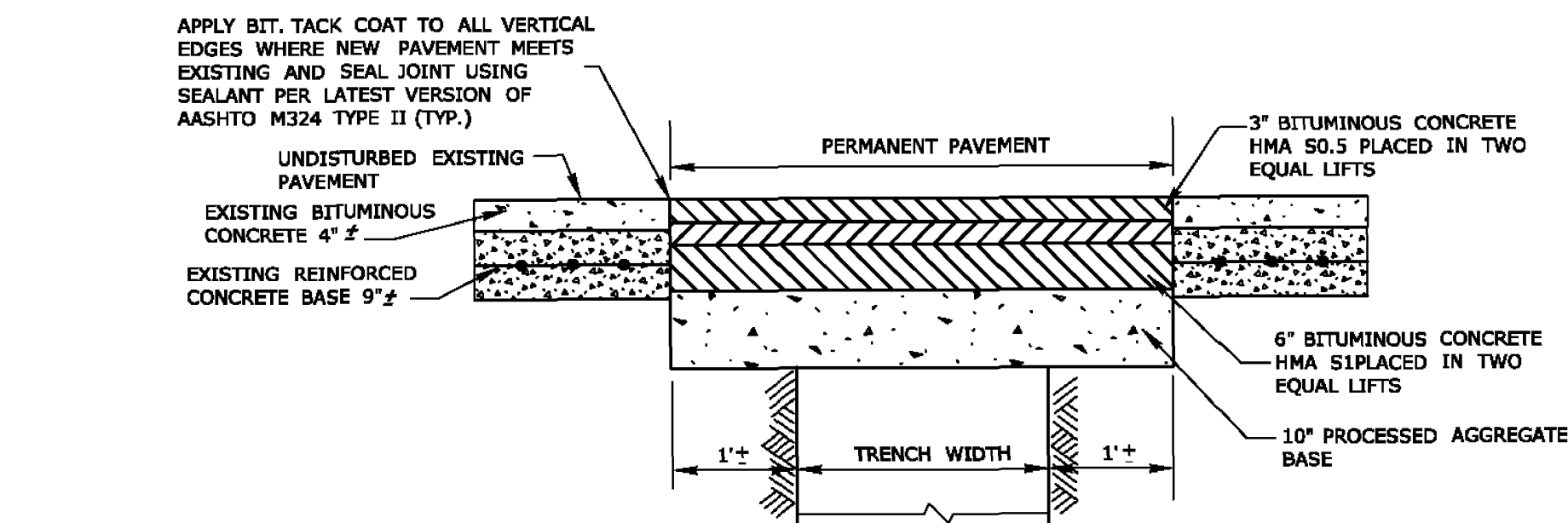


WINDOW KNOCKOUT DETAIL

Notes

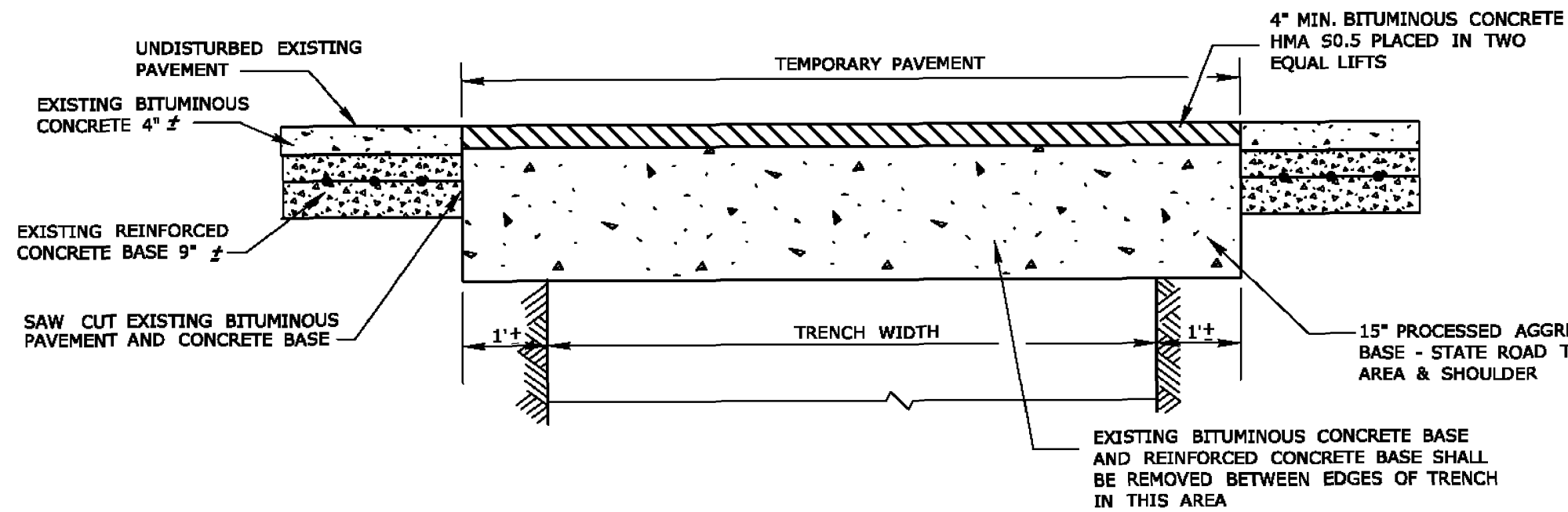
- Roof Design Load: 4000 lbs spread over 1-foot-square area anywhere on roof.
- Walls: Soil pressure of equivalent fluid pressure of 33 pcf. Surcharge of 2.5 feet of soil weighing 120 pcf.
- Concrete: 4000 psi at 28 days. Entrained air 6-9 percent.
- Steel: ASTM A615-1992, Grade 40.
- All concrete and 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 3/12/82	PAD - PRECAST CONCRETE - THREE-PHASE TRANSFORMER			
APPROVED	500-2500 KVA - 76" x 70" x 36"			
3/102	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

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SHEET No:

SE-3

Comm. No.: 1976

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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

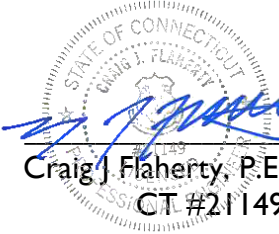

Craig J. Flaherty, P.E.
CT #21149



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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.

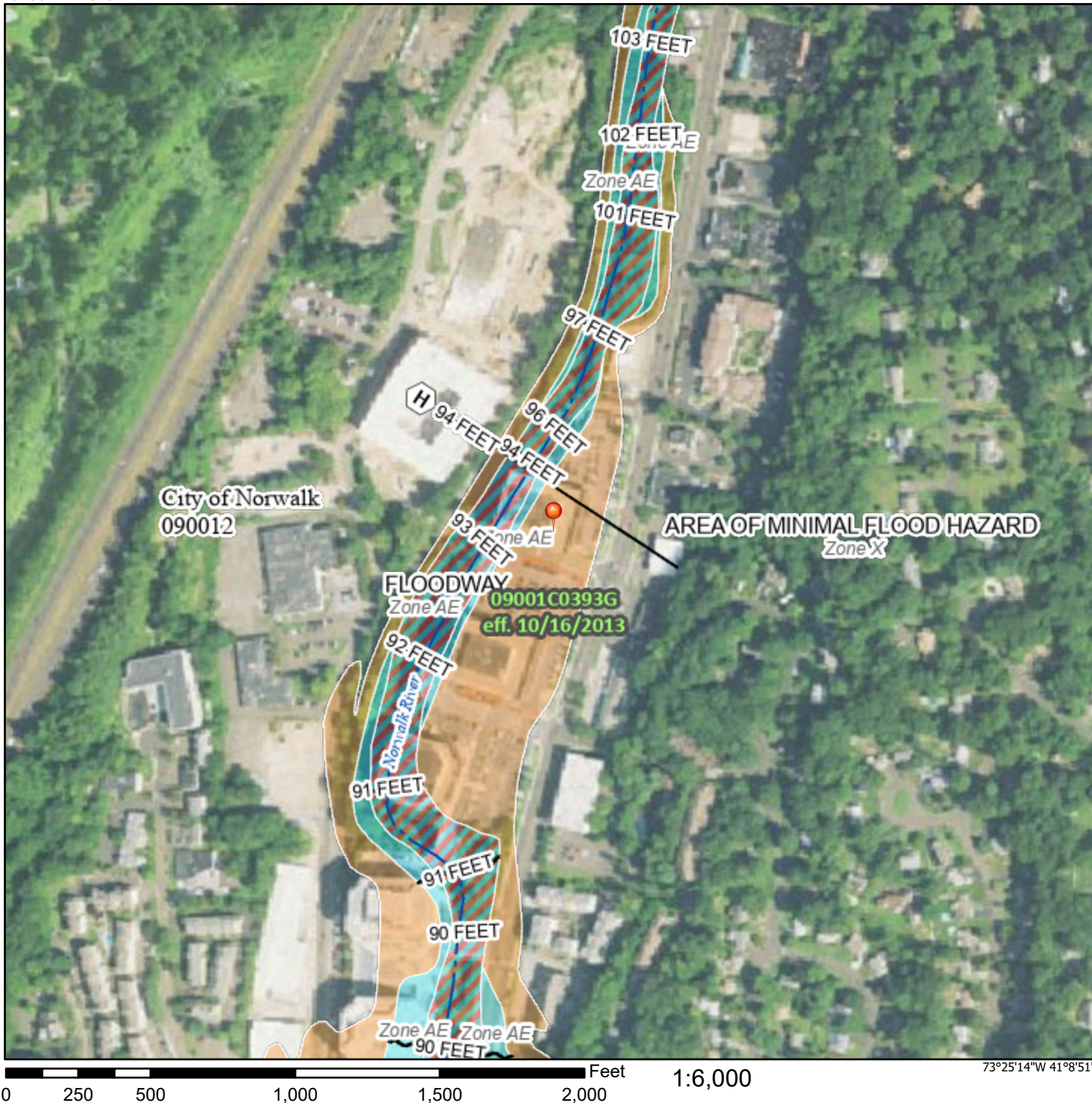
Existing City-owned sanitary sewer infrastructure, consisting of sewer manholes and 30” concrete sewer pipes, exist within Main Avenue. Based upon tax card records, under existing conditions, the site consists of 421,664 sf of office floor area. Utilizing this floor area, an approximate sanitary sewer 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

73°25'51"W 41°9'18"N



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

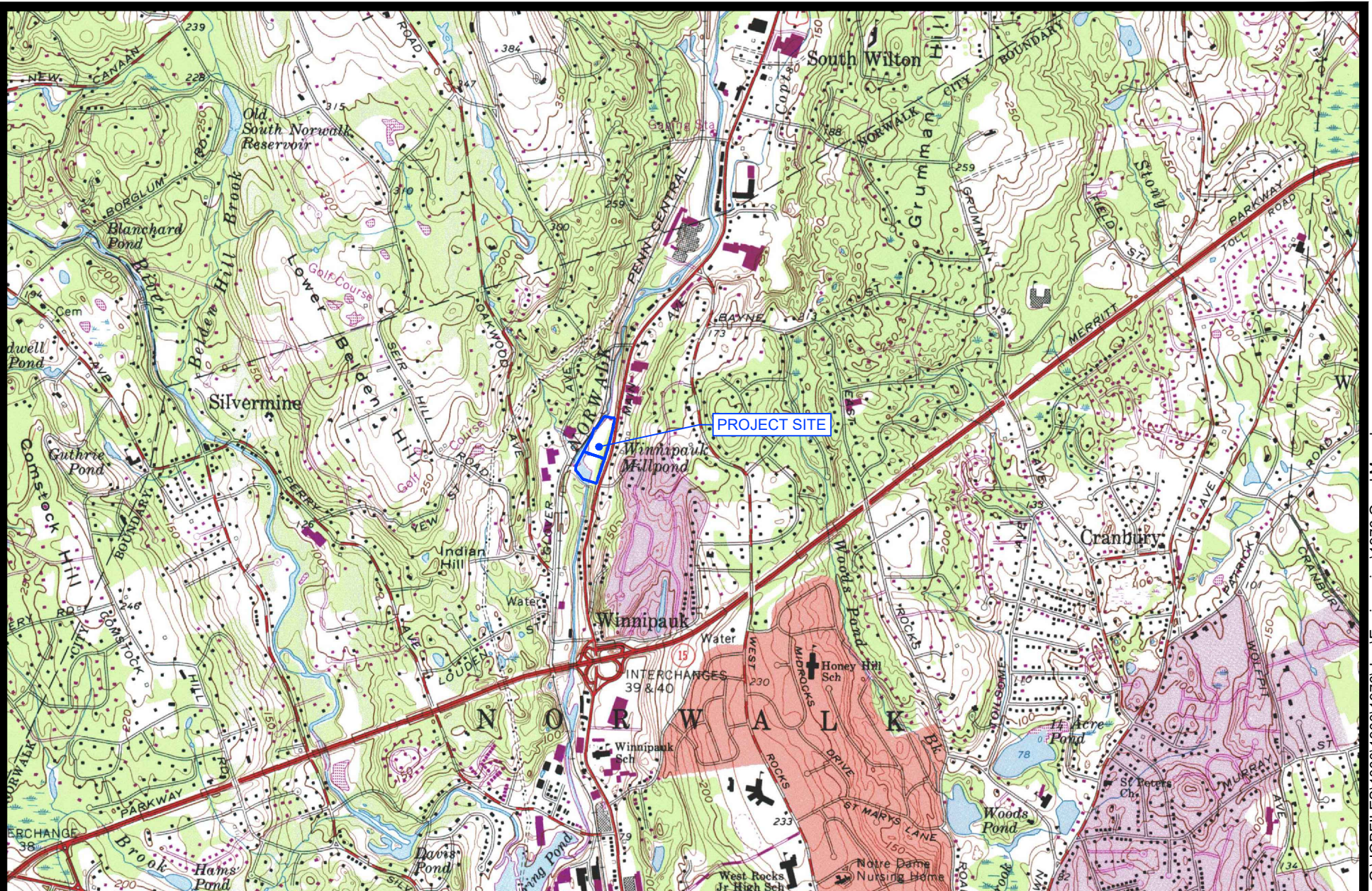
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage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

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 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

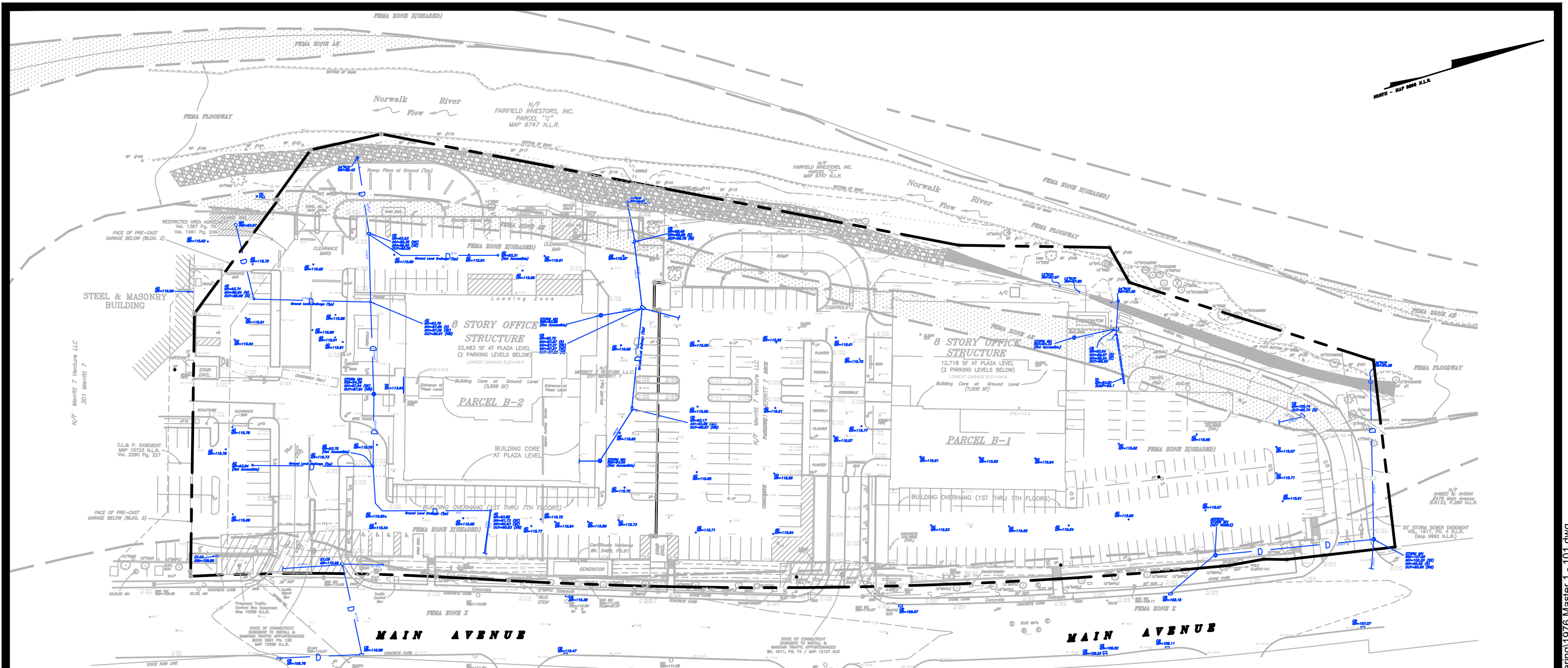
USGS TOPOGRAPHIC QUAD MAP

101 & 201 MAIN AVENUE

NORWALK, CT

REDNISS
& MEAD

Appendix 2



SITE DRAINAGE INFRASTRUCTURE EXHIBIT
BUILDINGS 101 & 201 MERRITT SEVEN CORPORATE PARK
NORWALK, CT



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COMM. NO.: 1976	DATE: 8/27/2025 SCALE: 1"=80'
--------------------	--

8/28/2025 11:36 AM G:\JOBFILES\1000\1900\1976\dwg\Engineering\1976 Master 1 - 101.dwg

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

Section 1 Study Overview**Section 2 Existing Conditions**

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Section 6 Conclusions & Recommendations**Section 7 Tables****Section 8 Figures****Appendix**

- A. Traffic Count Data
- B. Capacity Analysis Methodology
- C. Capacity Analysis Worksheets
- D. Collision History Summary

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 NRW-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 NRW-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.

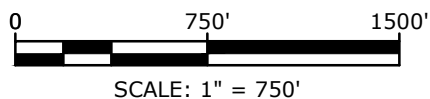
Net Vehicular Trips (Proposed minus Existing)			
Period	Enter	Exit	Total
Weekday Morning Peak Hour	-289	23	-266
Weekday Afternoon Peak Hour	-3	-231	-234
Weekday Total	-1,269	-1,270	-2,539
Saturday Midday Peak Hour	60	55	115

Section 8

Figures

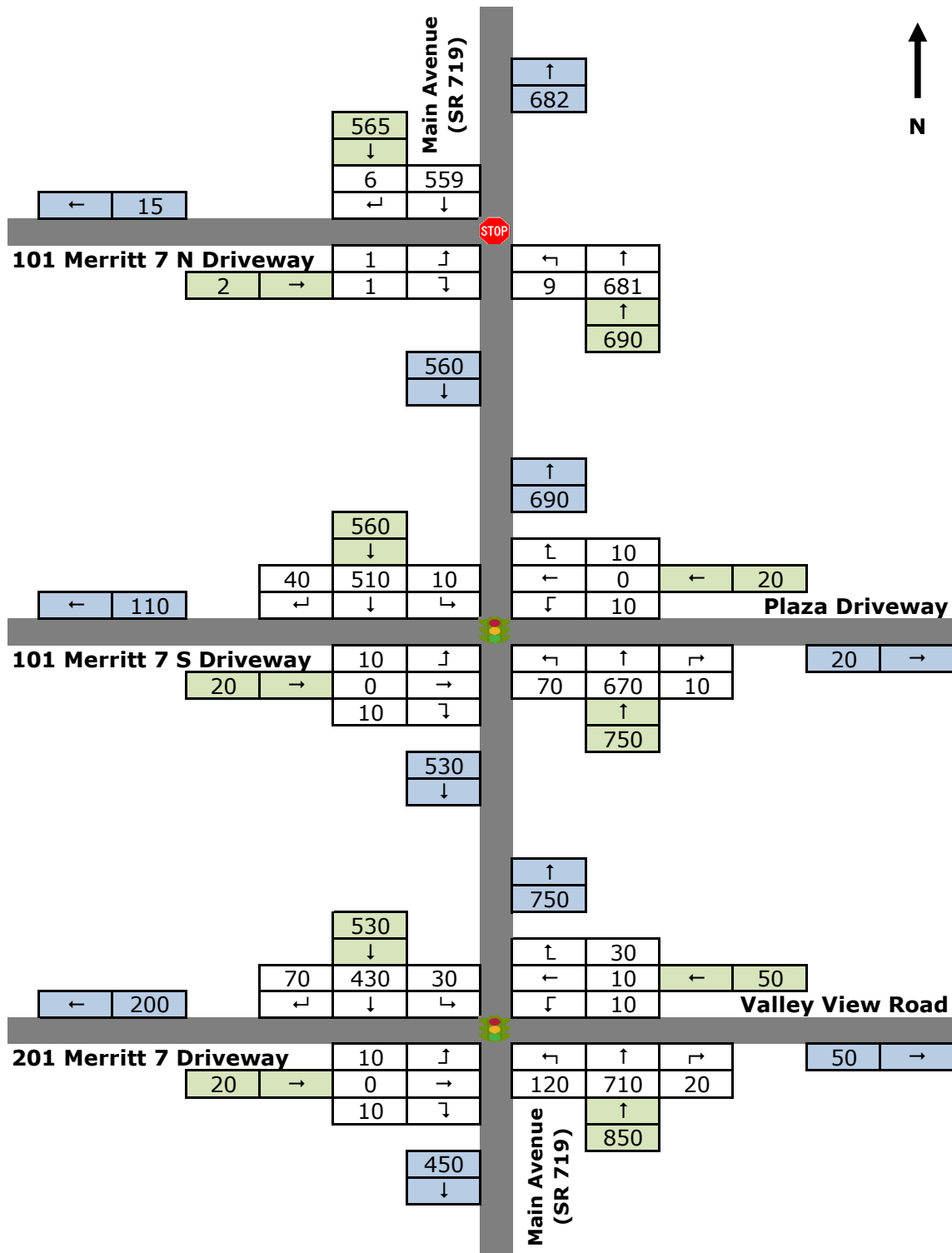


M7 LOFTS
NORWALK, CT

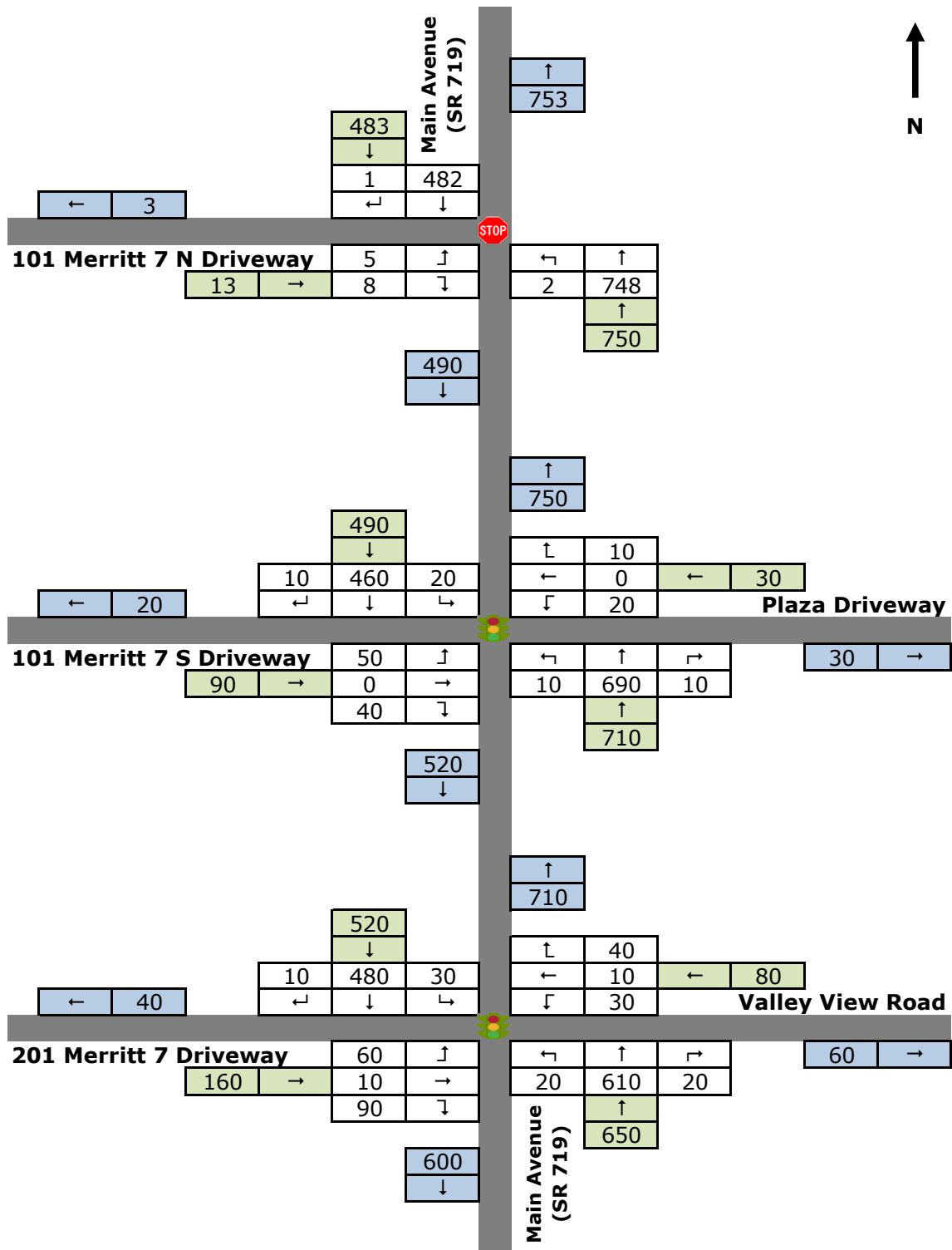


SITE LOCATION MAP

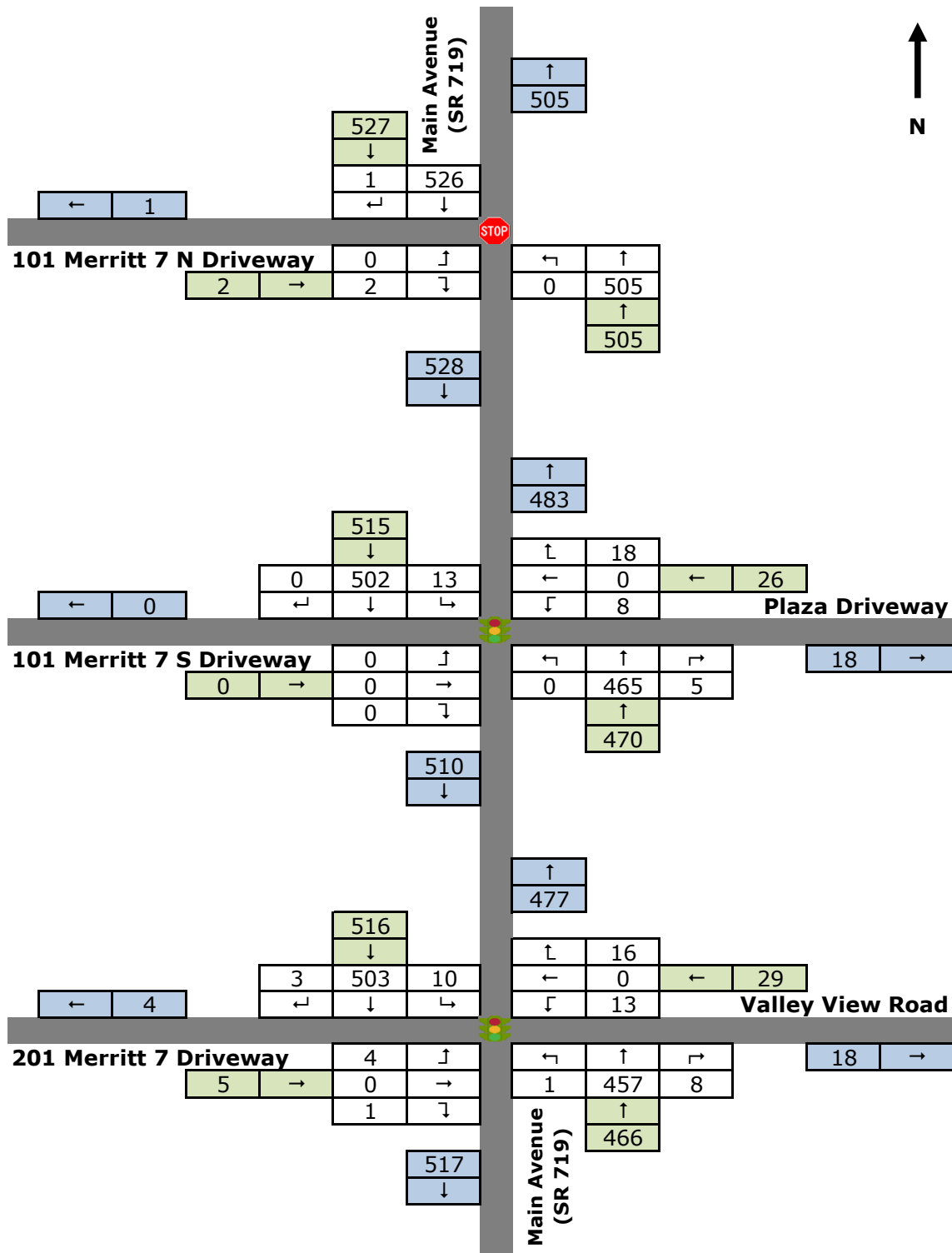
FIGURE 1



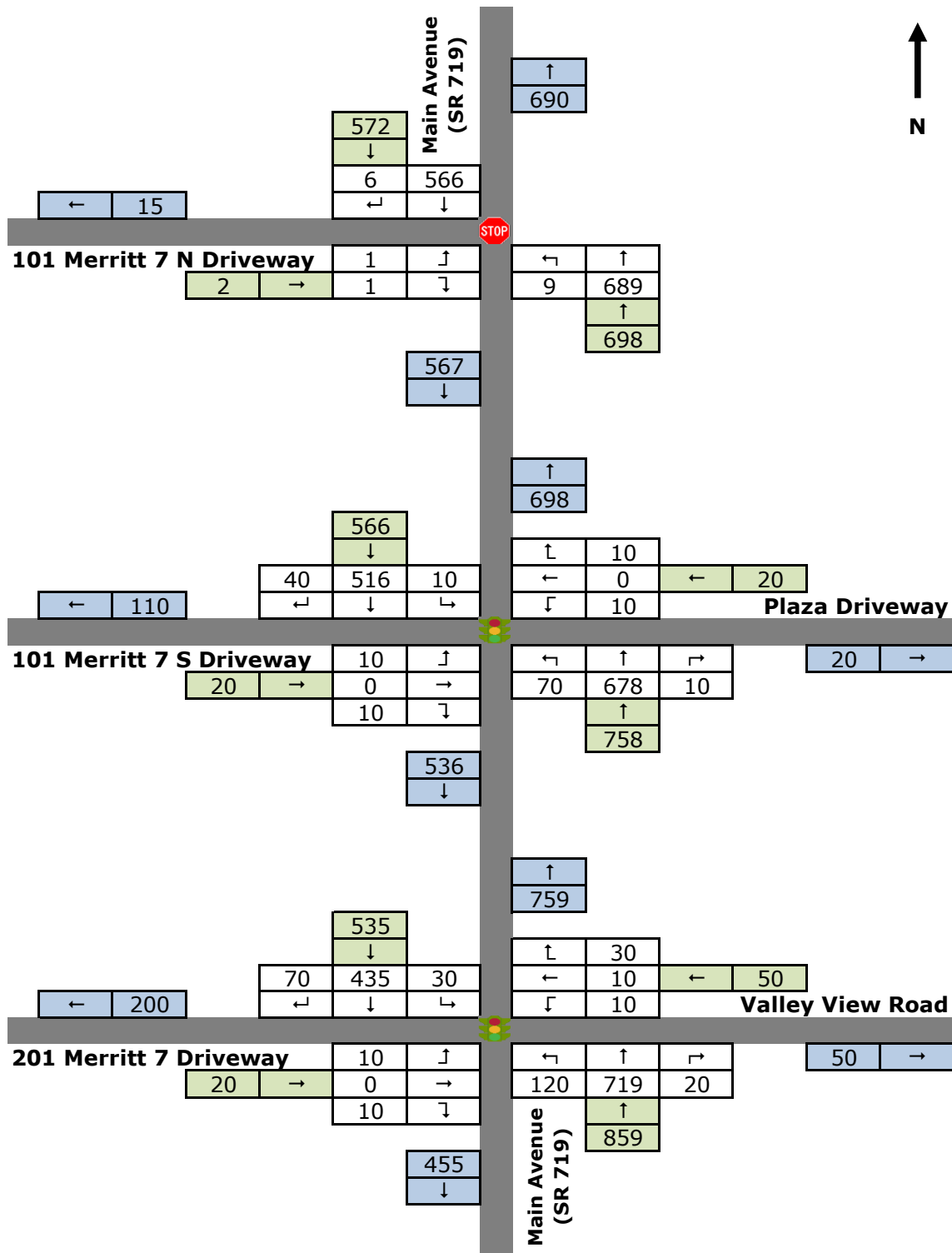
M7 Lofts
Existing Traffic Volumes
Weekday Morning Peak Hour
Figure 2



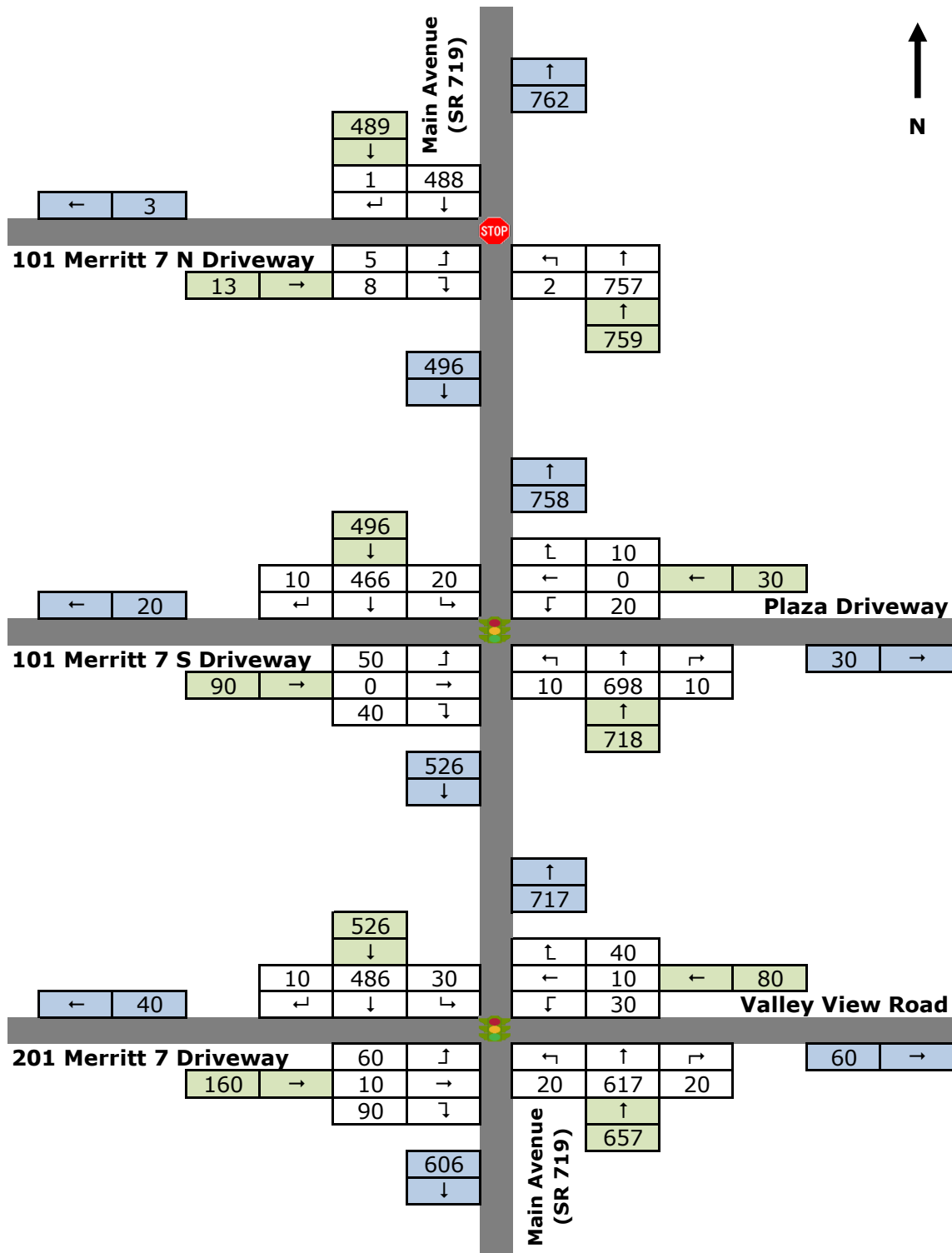
M7 Lofts
Existing Traffic Volumes
Weekday Afternoon Peak Hour
Figure 3



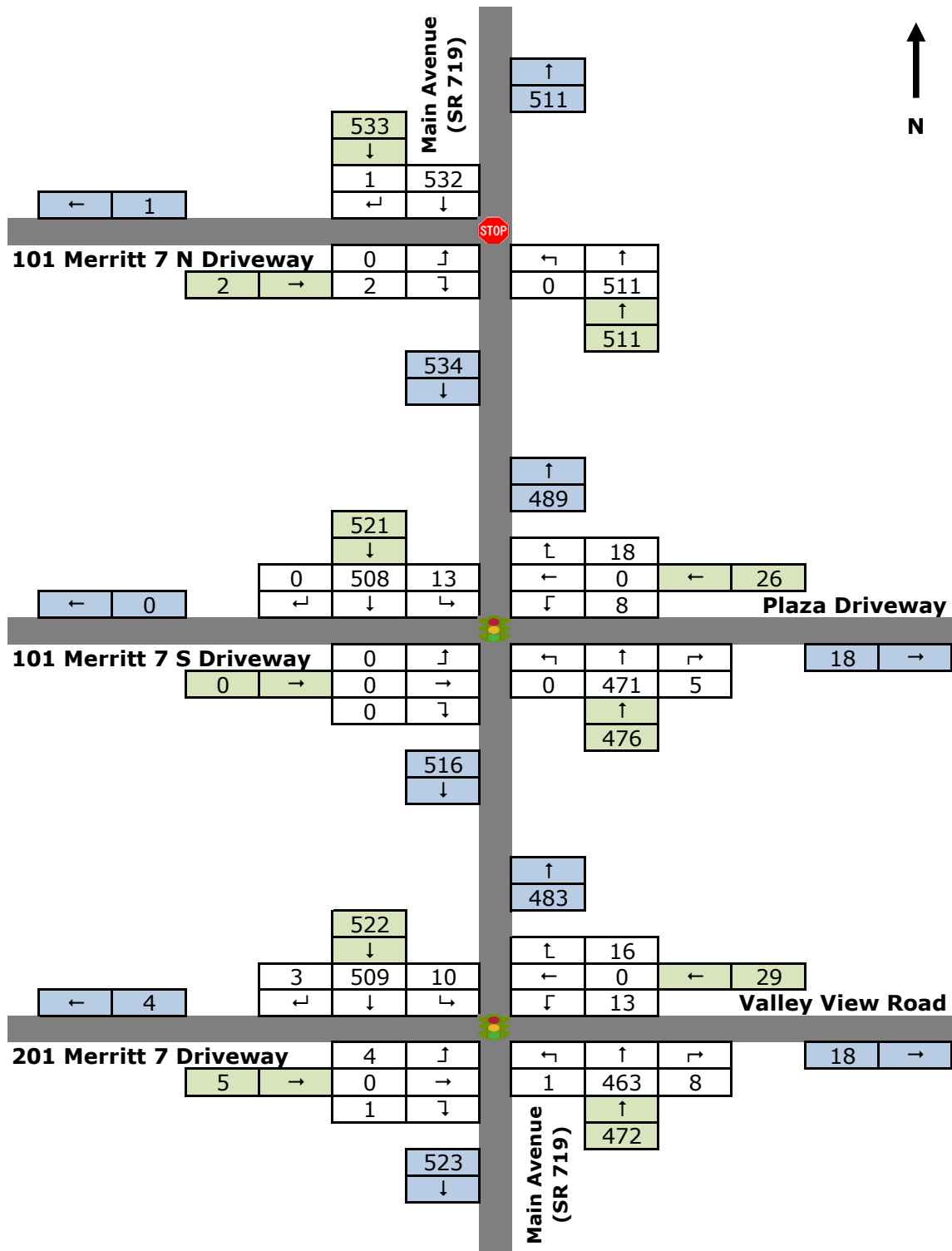
M7 Lofts
Existing Traffic Volumes
Saturday Midday Peak Hour
Figure 4



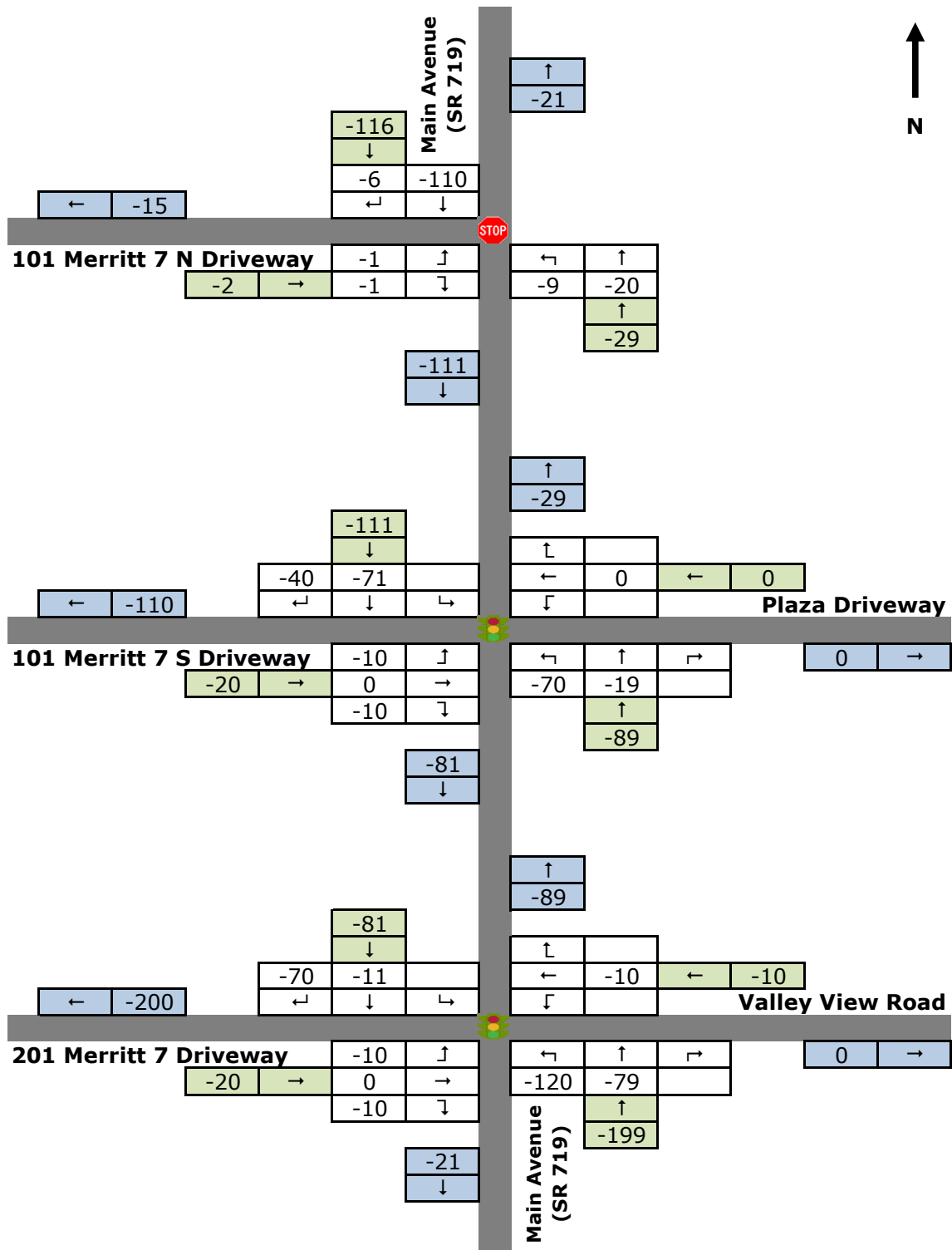
M7 Lofts
2027 Background Traffic Volumes
Weekday Morning Peak Hour
Figure 5



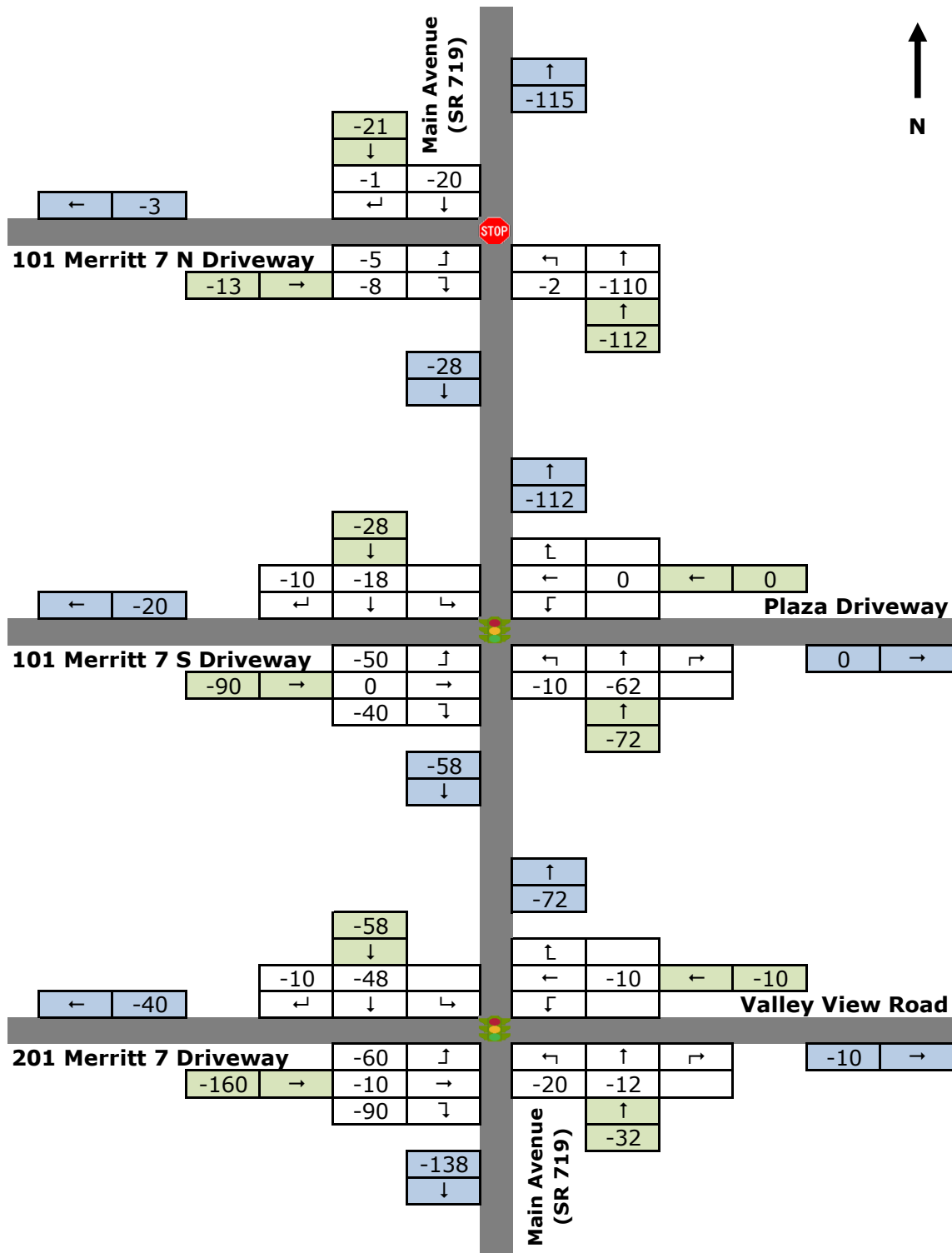
M7 Lofts
2027 Background Traffic Volumes
Weekday Afternoon Peak Hour
Figure 6



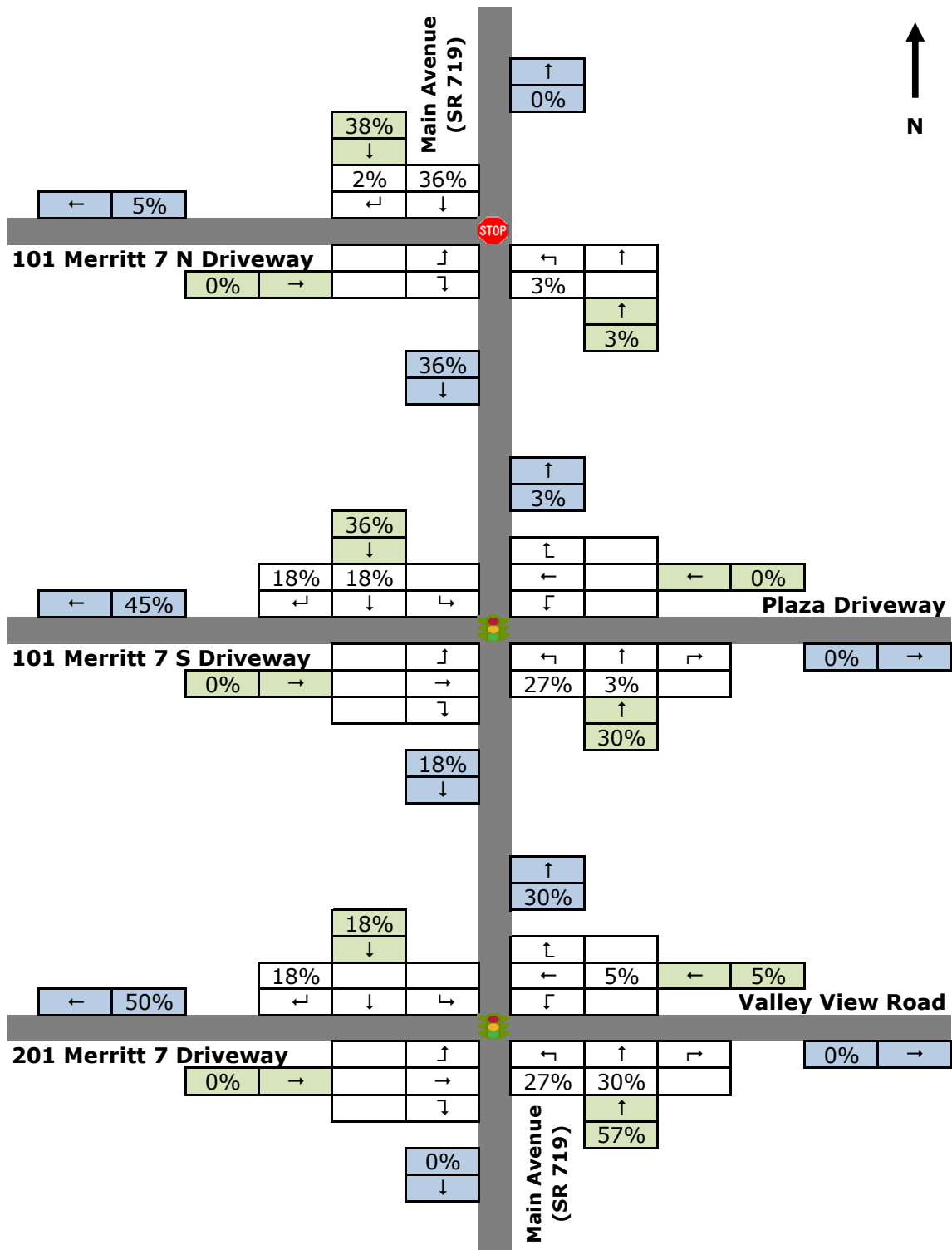
M7 Lofts
2027 Background Traffic Volumes
Saturday Midday Peak Hour
Figure 7



M7 Lofts
Existing Site-Oriented Traffic Volume Credits
Weekday Morning Peak Hour
Figure 8

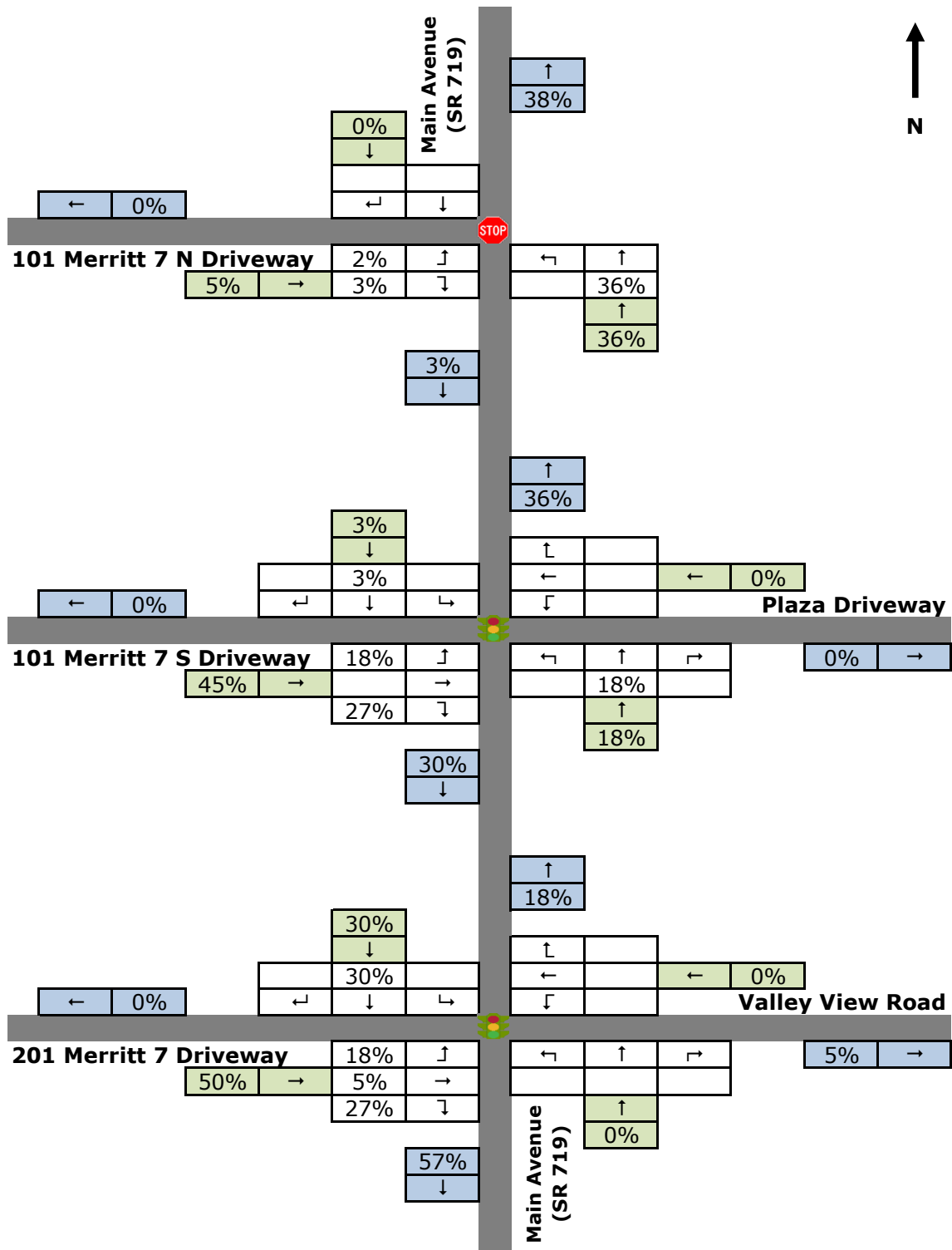


M7 Lofts
Existing Site-Oriented Traffic Volume Credits
Weekday Afternoon Peak Hour
Figure 9



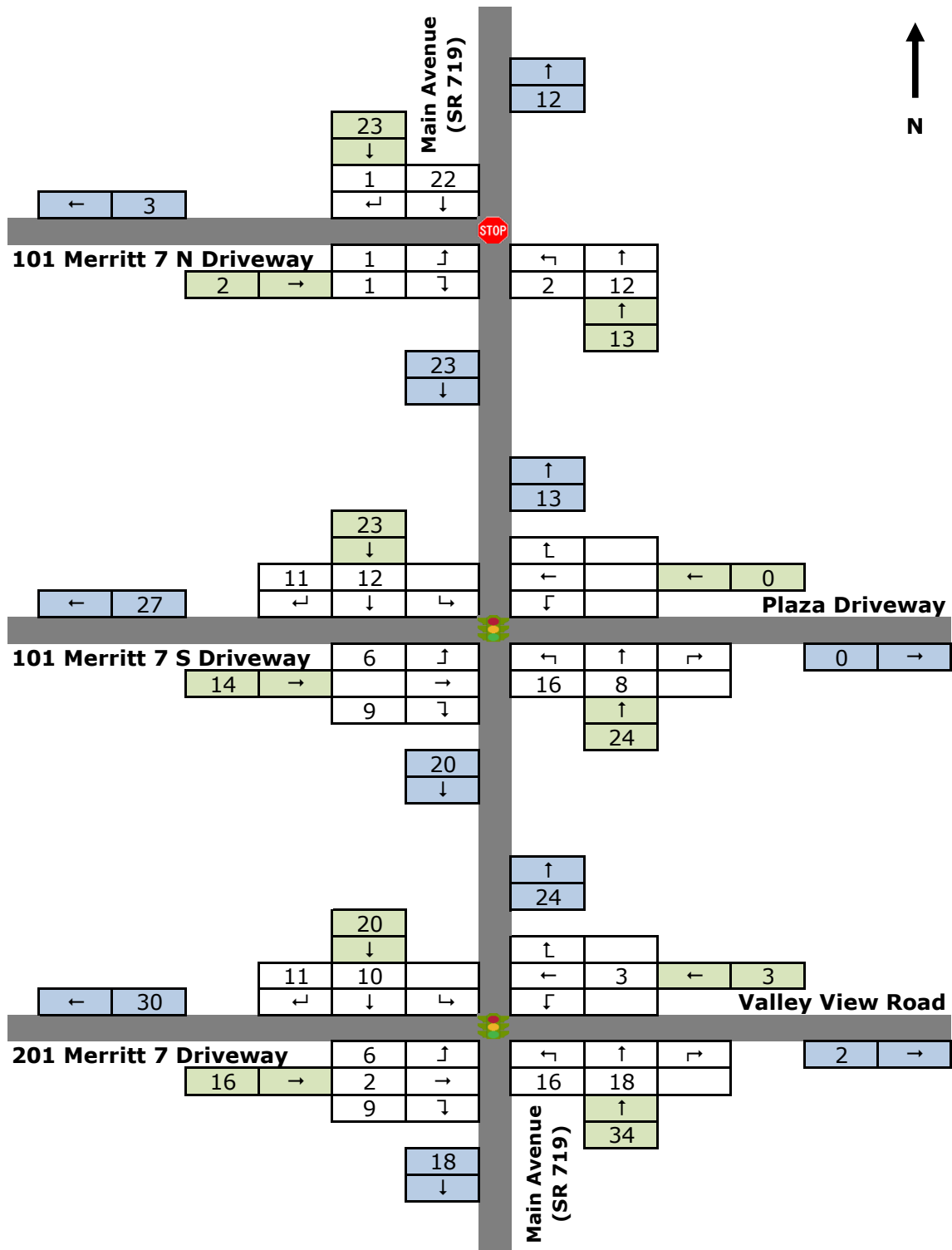
**M7 Lofts
Site Traffic Arrival Distribution**

Figure 11

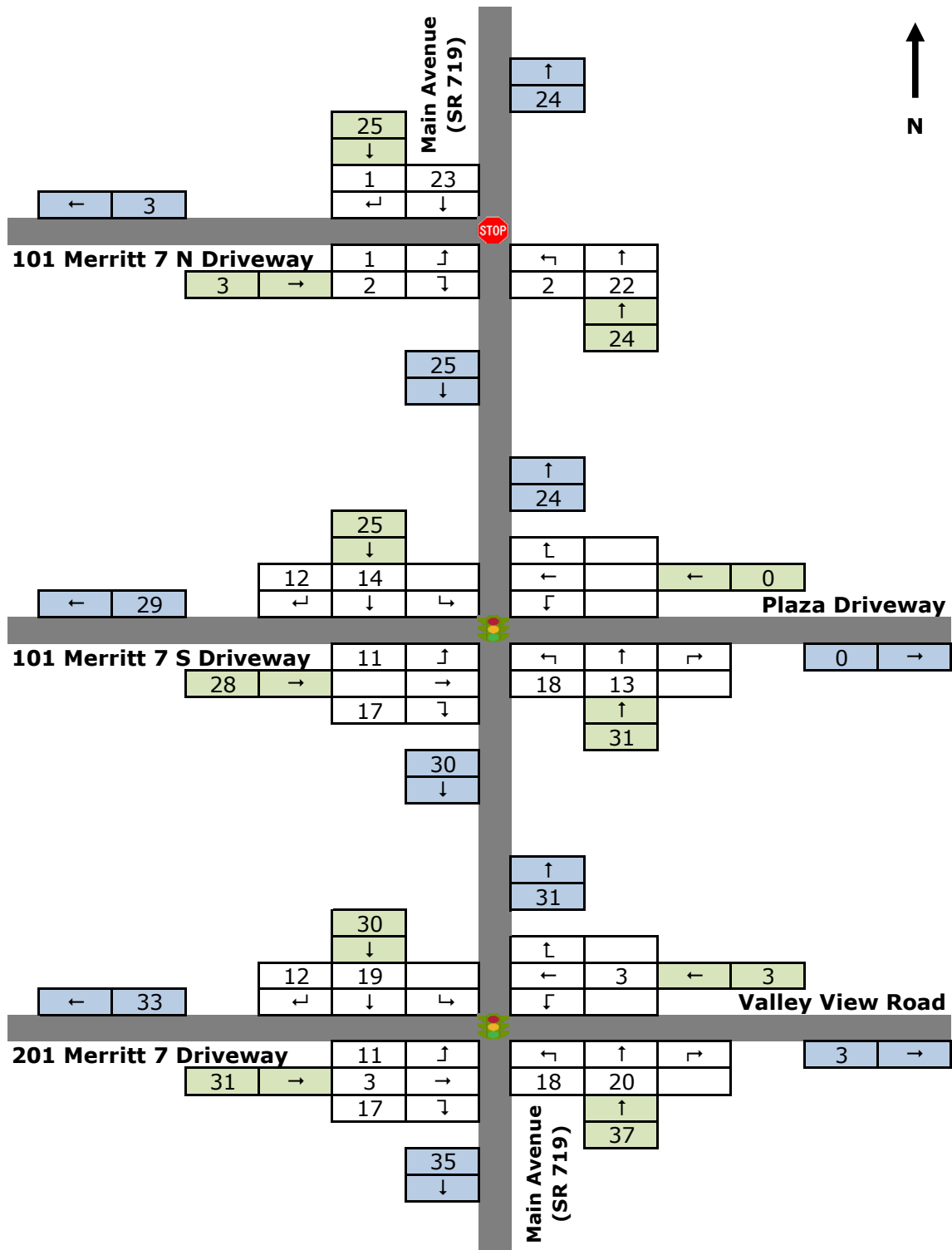


**M7 Lofts
Site Traffic Departure Distribution**

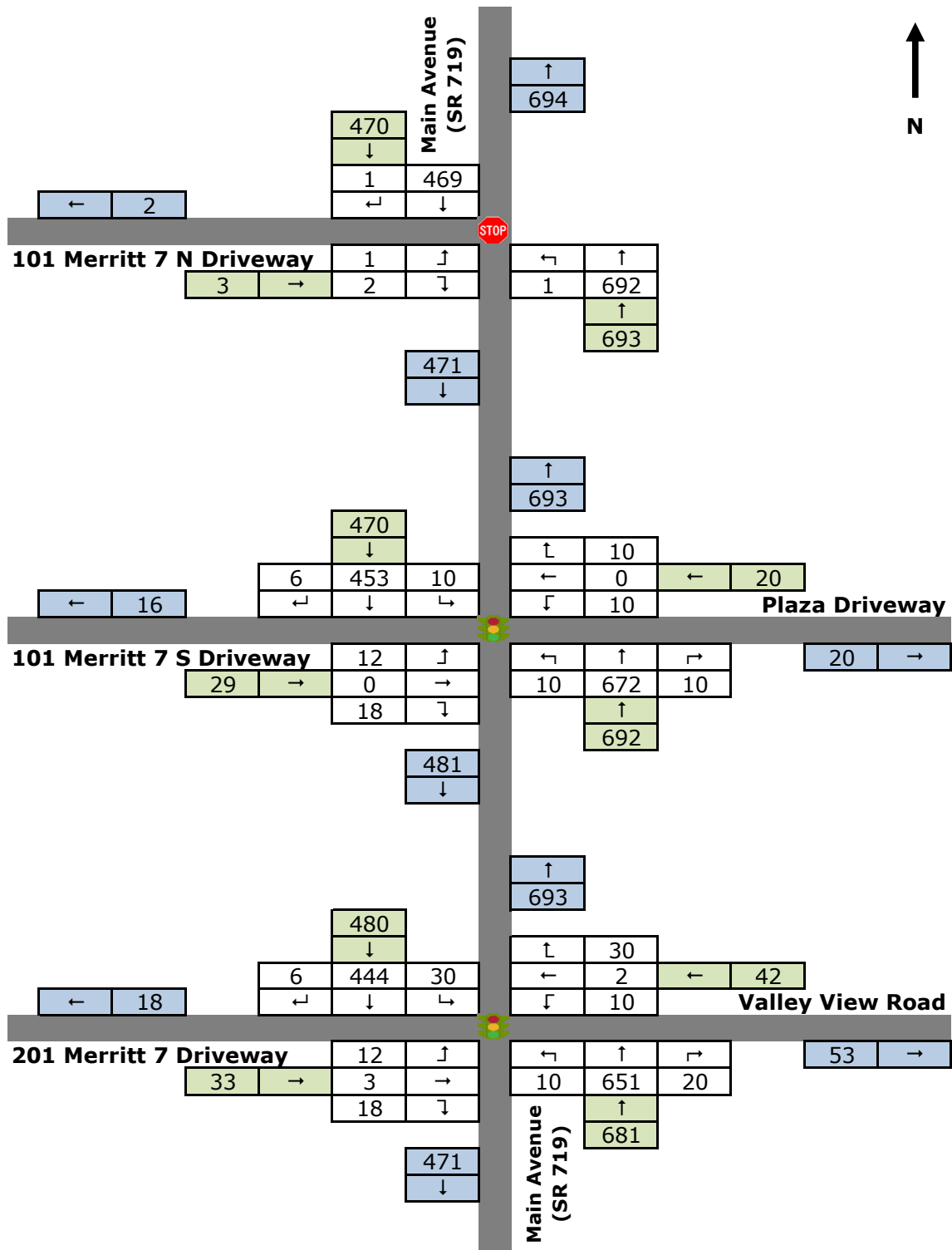
Figure 12



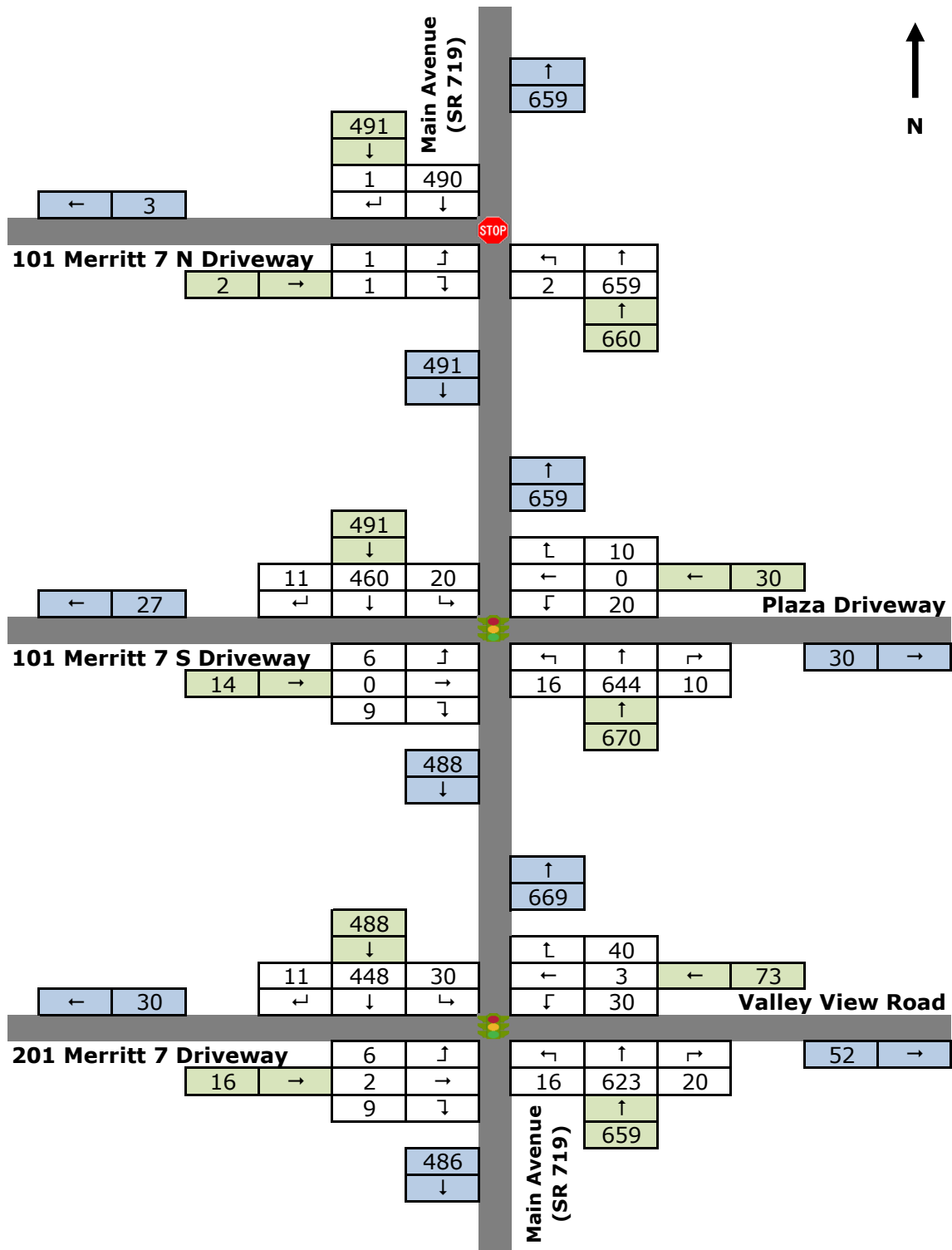
M7 Lofts
Site-Generated Traffic Volumes
Weekday Afternoon Peak Hour
Figure 14



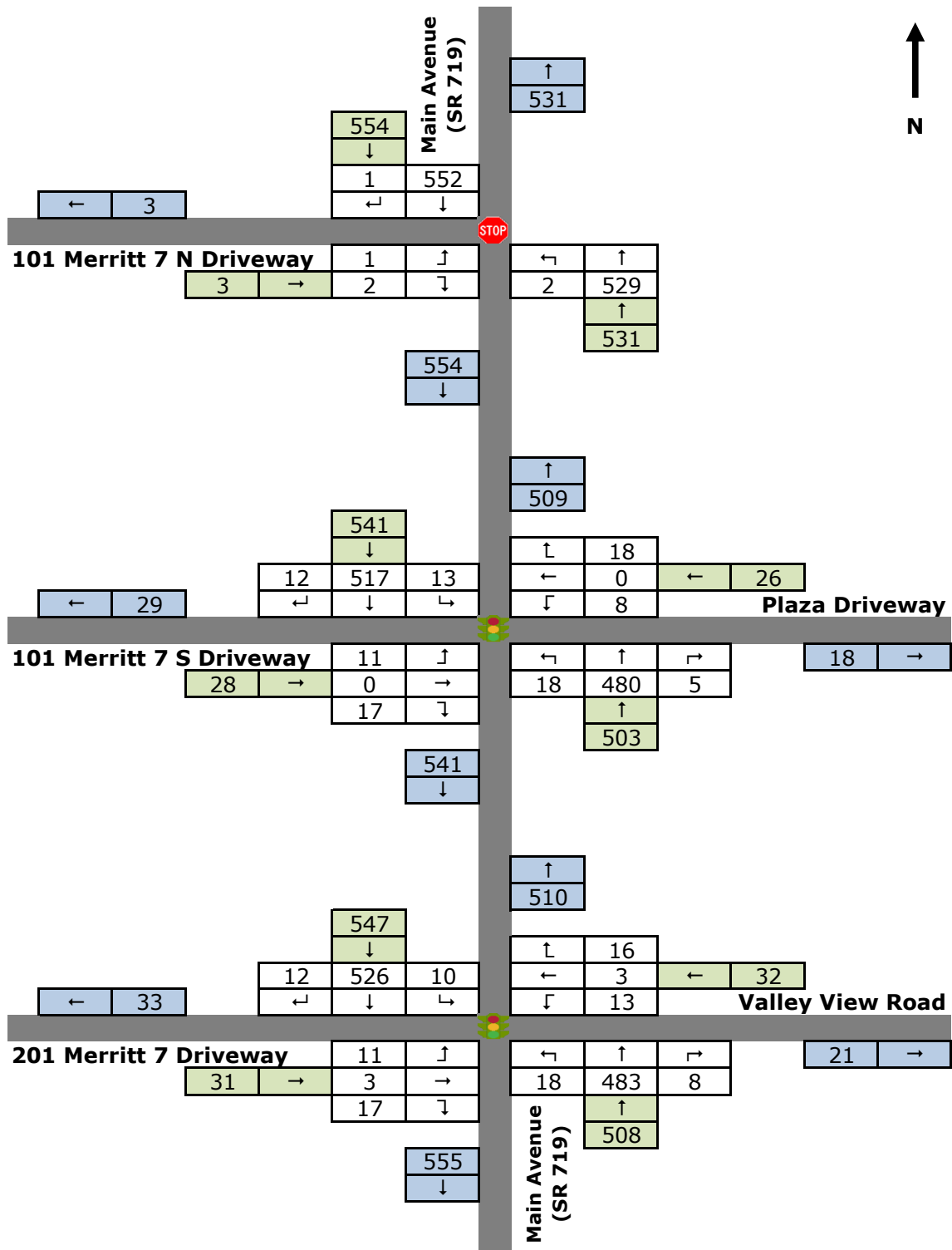
M7 Lofts
Site-Generated Traffic Volumes
Saturday Midday Peak Hour
Figure 15



M7 Lofts
2027 Combined Traffic Volumes
Weekday Morning Peak Hour
Figure 16



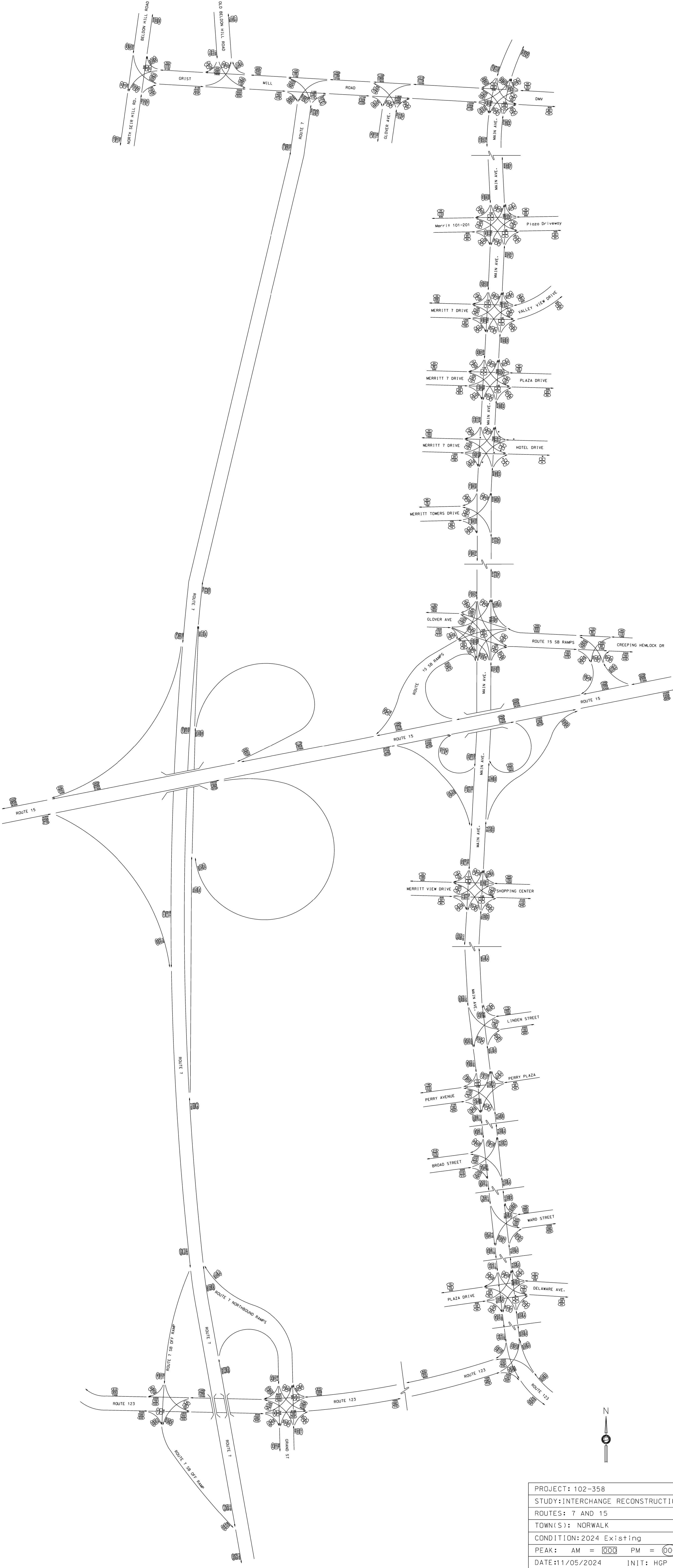
M7 Lofts
2027 Combined Traffic Volumes
Weekday Afternoon Peak Hour
Figure 17



M7 Lofts
2027 Combined Traffic Volumes
Saturday Midday Peak Hour
Figure 18

APPENDIX A

Traffic Volume Data



PROJECT: 102-358	
STUDY: INTERCHANGE RECONSTRUCTION	
ROUTES: 7 AND 15	
TOWN(S): NORWALK	
CONDITION: 2024 Existing	
PEAK: AM = 000	PM = 000
DATE: 11/05/2024	INIT: HGP

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

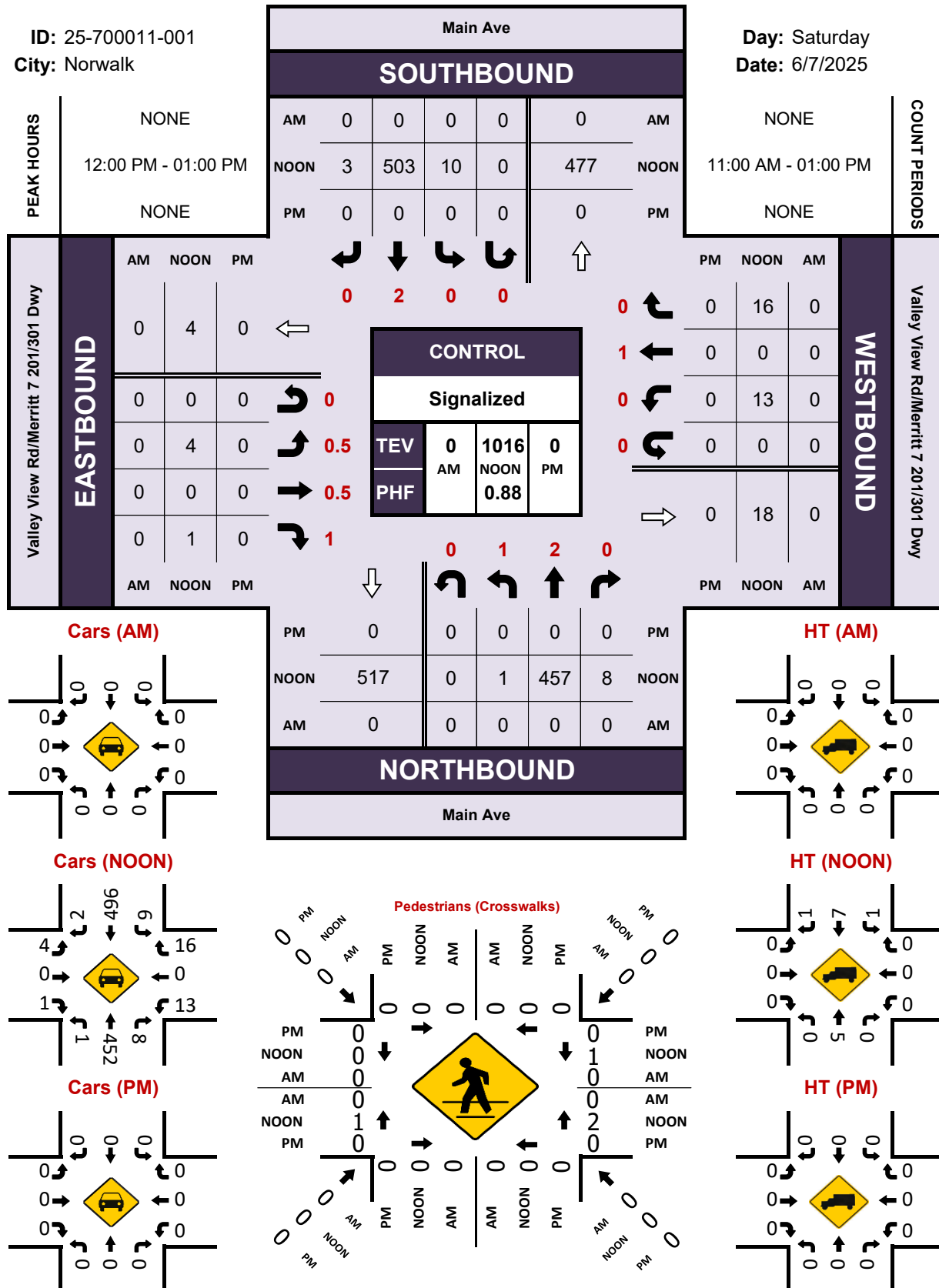
Location: Main Ave & Valley View Rd/Merritt 7 201/301 Dwy
City: Norwalk

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		

Day: Saturday
Date: 6/7/2025



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					

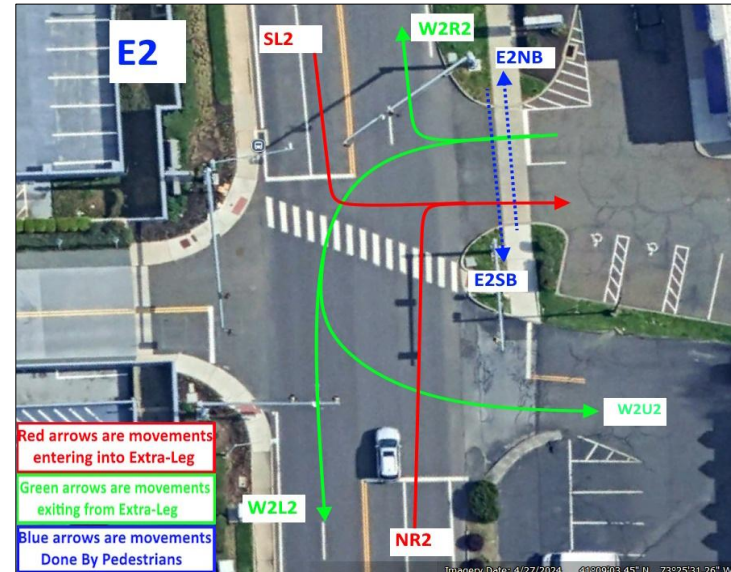
Explanation for extra leg movements

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			TOTAL
	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	
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

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				WESTBOUND2			
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	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	3
	0	2	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
11:00 AM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
11:15 AM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
11:45 AM	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:00 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:15 PM	0	0	0	0	0	0	3	0	0	0	0	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	0	0	0	0	0	3
12:45 PM	0	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
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	12	0	0	0	0	13	0	0	0	0	0	0	0	0	0	1	0	0	0	0	26
	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	
PEAK HR :	12:00 PM - 01:00 PM																					TOTAL
PEAK HR VOL :	0	4	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
PEAK HR FACTOR :	0.000	0.333	0.000	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	0.000	0.000	0.000	0.000	1.000
			0.333					0.667														

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
	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

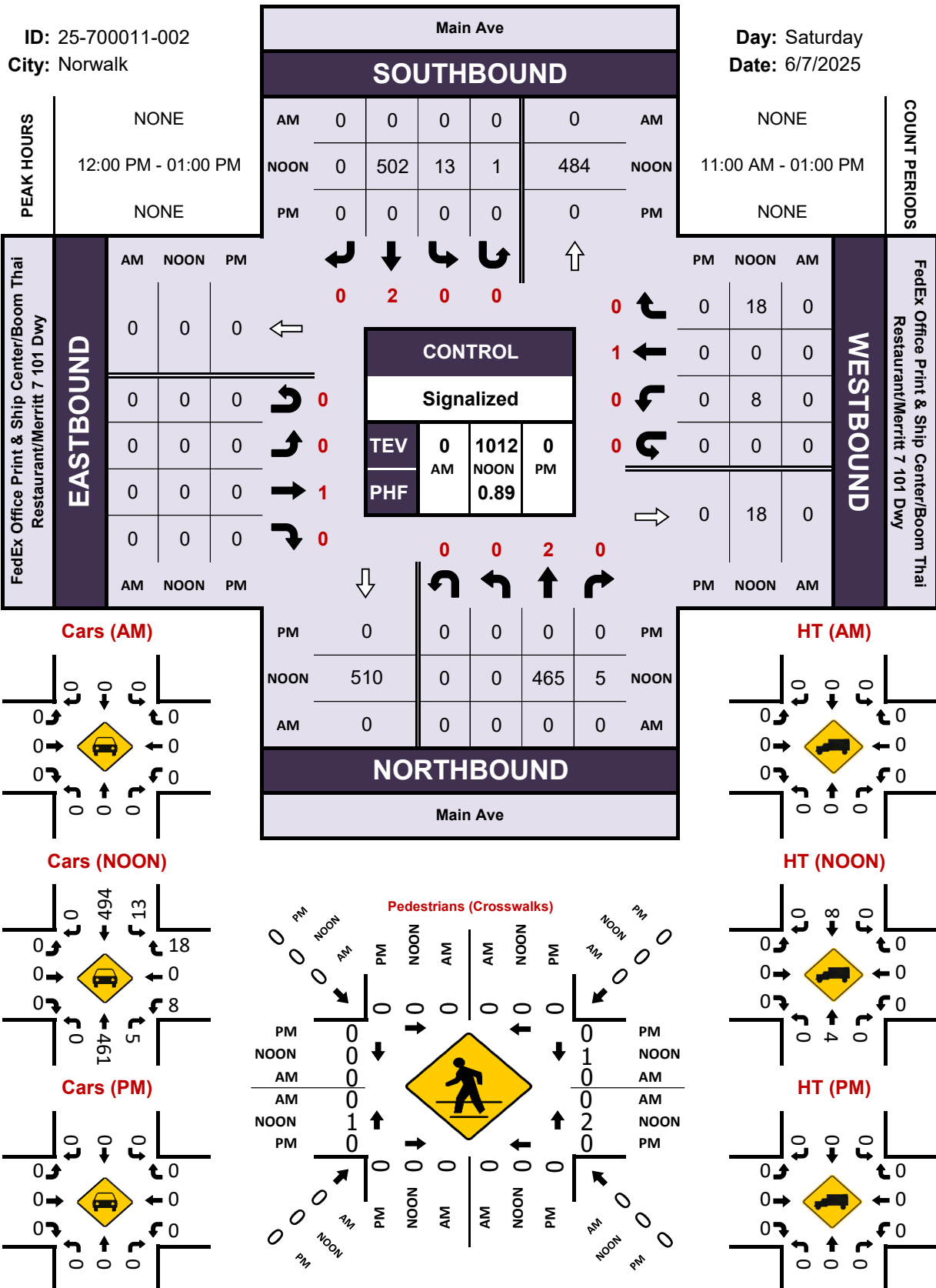
Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy
City: Norwalk

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	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)

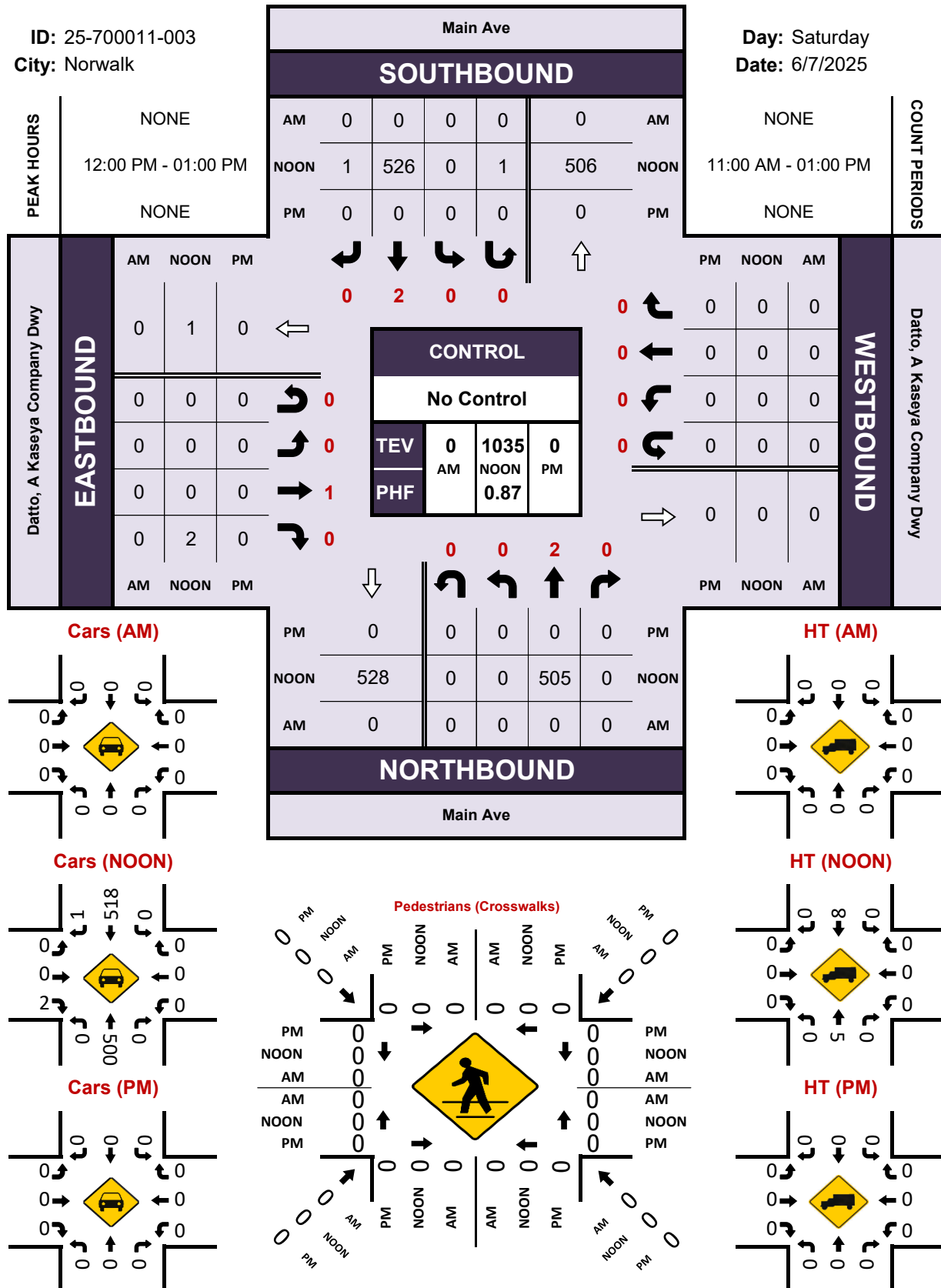
NS/EW Streets:	Main Ave		Main Ave		Datto, A Kaseya Company Dwy		Datto, A Kaseya Company Dwy		
NOON	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
11:00 AM	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	1	0	0	0	0	1
11:45 AM	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	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 :									

Main Ave & Datto, A Kaseya Company Dwy

Peak Hour Turning Movement Count

ID: 25-700011-003
City: Norwalk

Day: Saturday
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																										
	Main Ave Northbound						Main Ave Southbound						Datto, A Kaseya Company Dwy Eastbound						Datto, A Kaseya Company Dwy Westbound							
Start Time	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	Int. 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	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	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	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	0	223
Total	0	454	0	0	1	454	0	435	1	0	0	436	0	0	1	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	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	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	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	0	298
Total	0	505	0	0	0	505	0	526	1	1	0	528	0	0	2	0	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	0	1926
Apprch %	0.0	100.0	0.0	0.0	0.1		0.0	99.7	0.2	0.1	0.0		0.0	0.0	100.0	0.0	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			
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	0	1900
% Cars, PU, Vans	0.0	98.6	0.0	0.0		98.6	0.0	98.6	100.0	100.0		98.7	0.0	0.0	100.0	0.0	0.0	100.0	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	0	26
%Heavy trucks	0.0	1.4	0.0	0.0		1.4	0.0	1.4	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	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
 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

All Report Days

85th Percentile Speed.....47.8 MPH
 50th Percentile Speed.....40.9 MPH
 10 MPH Pace (55%).....36-45 MPH
 All Hours Total Vehicles.....13570
 In-Period Total Vehicles.....6477
 Omitted Vehicles Too Close (65%).....4189
 Omitted Vehicles Too Slow (0%).....16
 Sampled Vehicles (35%).....2272

Tuesday 18-Apr-2023

85th Percentile Speed.....47.7 MPH
 50th Percentile Speed.....40.9 MPH
 10 MPH Pace (53%).....39-48 MPH
 All Hours Total Vehicles.....3646
 In-Period Total Vehicles.....1368
 Omitted Vehicles Too Close (64%).....877
 Omitted Vehicles Too Slow (0%).....6
 Sampled Vehicles (35%).....485

Wednesday 19-Apr-2023

85th Percentile Speed.....47.2 MPH
 50th Percentile Speed.....40.8 MPH
 10 MPH Pace (56%).....36-45 MPH
 All Hours Total Vehicles.....6875
 In-Period Total Vehicles.....3294
 Omitted Vehicles Too Close (65%).....2153
 Omitted Vehicles Too Slow (0%).....7
 Sampled Vehicles (34%).....1134

Thursday 20-Apr-2023

85th Percentile Speed.....48.4 MPH
 50th Percentile Speed.....41.1 MPH
 10 MPH Pace (53%).....36-45 MPH
 All Hours Total Vehicles.....3049
 In-Period Total Vehicles.....1815
 Omitted Vehicles Too Close (64%).....1159
 Omitted Vehicles Too Slow (0%).....3
 Sampled Vehicles (36%).....653

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	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
12:00pm	x	x	x	x	x	x	x	x	x	x	x	x	x	x			
01:00pm	2	3	3	25	60	127	180	71	17	3	1	.	.	.		492	
02:00pm	1	5	7	28	39	99	168	54	27	3	1	1	1	1	.	434	
03:00pm	.	3	7	29	59	114	141	66	18	5	.	.	.	.	.	442	
04:00pm	3	3	5	36	46	111	154	70	14	4	.	.	.	.	.	446	
05:00pm	3	2	8	26	69	128	165	71	16	2	1	1	1	1	.	492	
06:00pm	6	3	12	33	40	79	128	51	20	5	1	1	1	1	.	379	
07:00pm	2	.	4	14	33	75	118	64	30	2	3	.	.	.	.	345	
08:00pm	6	.	4	22	32	68	84	33	22	5	1	1	1	1	.	278	
09:00pm	2	.	4	16	23	39	62	19	14	1	1	.	.	.	.	181	
10:00pm	1	.	2	7	10	21	33	28	9	1	.	.	.	.	.	112	
11:00pm	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			
Wednesday																	
19-Apr																	
12:00am	.	.	.	2	5	8	6	6	2	.	.	.	.	.	.	29	
01:00am	.	.	.	1	2	5	3	1	2	1	.	.	.	.	.	15	
02:00am	.	.	2	.	2	2	2	.	.	1	.	.	.	.	.	9	
03:00am	.	.	.	1	3	4	3	3	.	.	.	.	.	.	.	14	
04:00am	.	.	1	4	1	1	5	6	3	1	.	.	.	.	.	22	
05:00am	.	.	1	3	8	11	21	12	7	.	.	.	.	.	.	63	
06:00am	4	1	1	10	13	20	51	39	19	6	2	.	.	.	.	166	
07:00am	3	1	.	6	22	62	128	64	37	10	1	.	.	.	.	334	
08:00am	1	4	9	20	57	163	223	80	29	7	2	.	1	.	.	596	
09:00am	.	1	2	18	52	119	196	54	23	2	3	.	.	.	.	470	
10:00am	2	1	7	21	40	97	147	54	21	3	.	.	.	.	.	393	
11:00am	.	1	7	32	56	129	148	48	17	4	.	.	.	.	.	442	
12:00pm	.	4	6	28	62	158	177	69	30	1	.	.	.	.	.	535	
01:00pm	.	1	8	36	62	144	183	74	29	2	3	.	.	.	.	542	
02:00pm	3	1	10	36	51	123	158	71	19	5	1	.	.	.	.	478	
03:00pm	2	3	9	29	55	122	132	59	19	3	1	.	.	.	.	434	
04:00pm	1	.	4	25	46	112	161	73	21	1	1	3	.	.	.	448	
05:00pm	6	4	7	34	43	128	168	54	19	4	.	.	.	.	.	467	
06:00pm	7	2	8	24	36	86	133	75	21	3	2	.	1	.	.	398	
07:00pm	7	.	3	16	33	75	119	66	20	3	3	1	.	.	.	346	
08:00pm	5	.	9	32	43	76	88	34	14	1	1	1	1	1	.	305	
09:00pm	6	.	4	14	15	53	63	29	17	2	.	.	.	.	.	203	
10:00pm	1	.	2	2	14	19	29	23	9	1	1	1	1	1	.	103	
11:00pm	1	1	2	2	8	15	21	6	4	1	2	.	.	.	.	63	
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			
Thursday																	
20-Apr																	
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)												

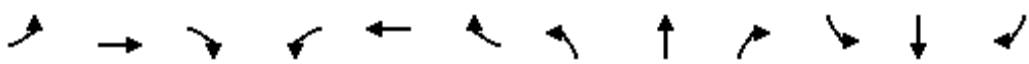
101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2025 Existing Conditions Weekday Morning Peak Hour

												
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 Effct 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

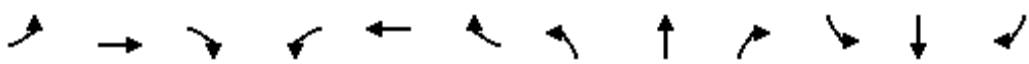
												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Base Capacity (vph)		454			447			2522			2428	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.10			0.31			0.22	

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		
Queue Length 95th (ft)	78			22			53			35		
Internal Link Dist (ft)	229			362			483			364		
Turn Bay Length (ft)							350					
Base Capacity (vph)	345			572			457			146		
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	0.29			0.23			0.25			0.15		

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												

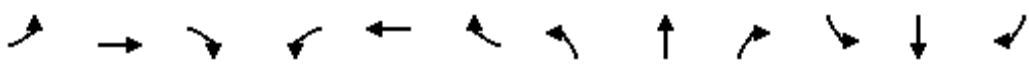
Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



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%

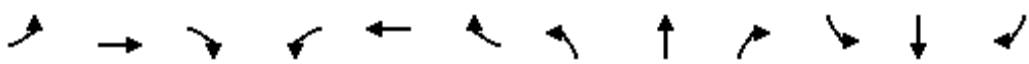
ICU Level of Service A

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	

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%

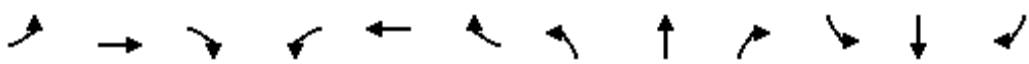
ICU Level of Service A

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 Effct 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		
Queue Length 95th (ft)	78			22			53			35		
Internal Link Dist (ft)	229			362			483			364		
Turn Bay Length (ft)							350					
Base Capacity (vph)	345			572			457			146		
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	0.29			0.23			0.25			0.15		

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	

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 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



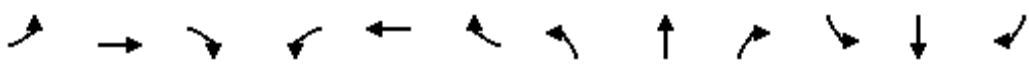
201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Background Conditions Saturday Midday Peak Hour

						
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)												

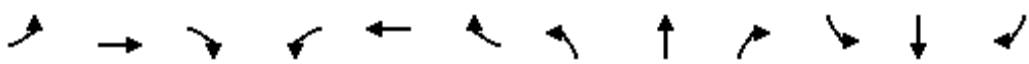
101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway
 2027 Combined Conditions Weekday Morning Peak Hour

												
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	

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			8			5			73		
Queue Length 95th (ft)	24			28			20			44		
Internal Link Dist (ft)	229			362			483			364		
Turn Bay Length (ft)							350					
Base Capacity (vph)	437			487			227			2849		
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			0.05			0.13			0.05		

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



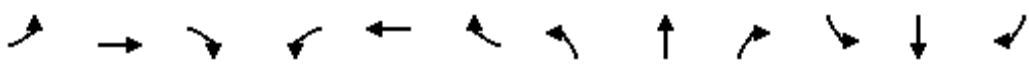
201: Main Avenue (SR 719) & 101 Merritt 7 North Driveway
2027 Combined Conditions Weekday Morning Peak Hour

						
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%

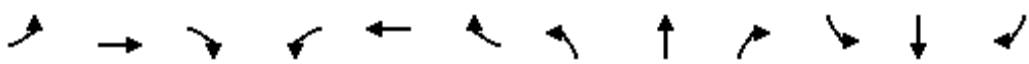
ICU Level of Service A

Analysis Period (min) 15

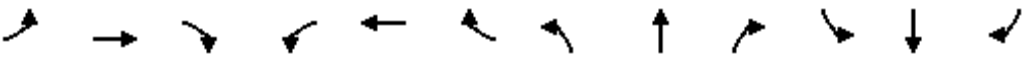
Splits and Phases: 101: Main Avenue (SR 719) & 101 Merritt 7 South Driveway/Plaza Driveway



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

												
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



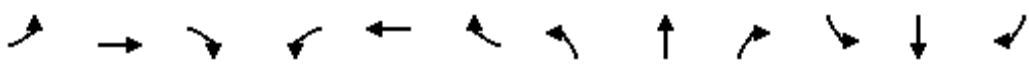
102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road
2027 Combined Conditions Saturday Midday Peak Hour

												
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	

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 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

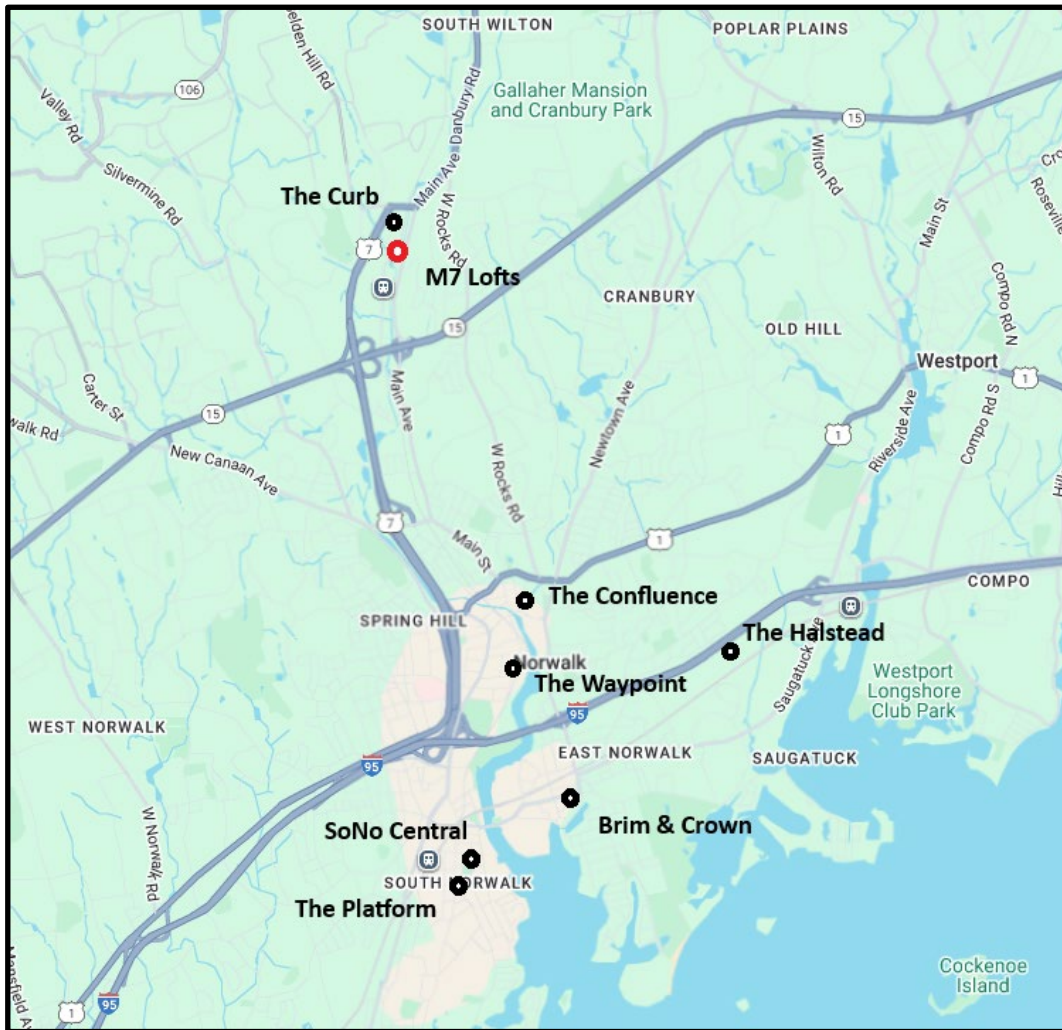


Exhibit 2. Comparable Project Locations

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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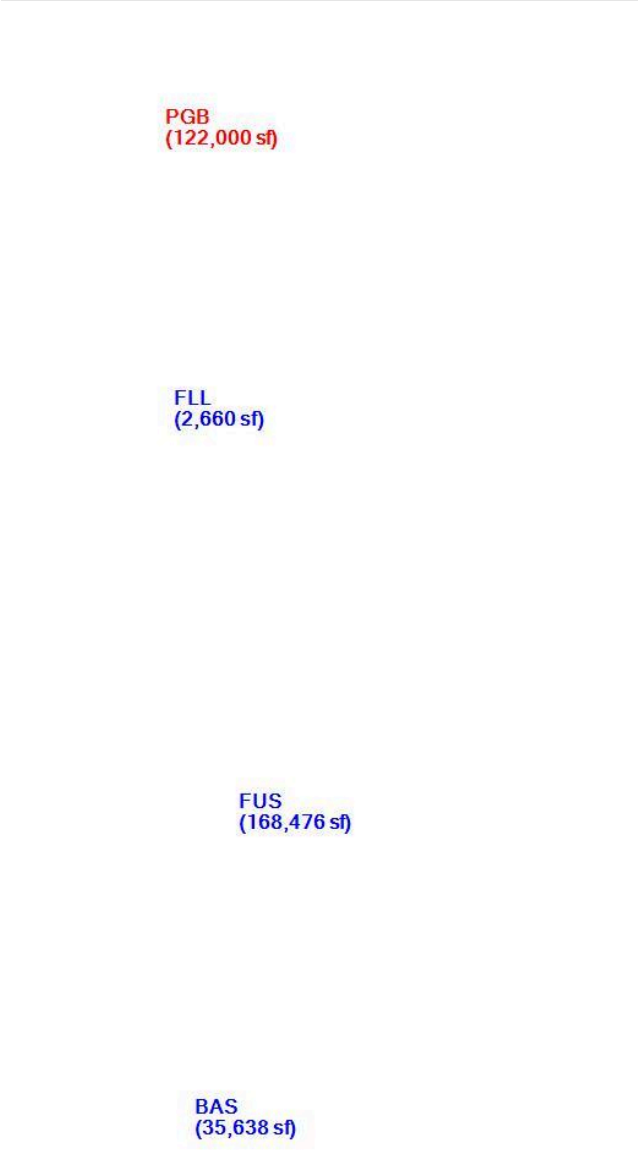
Building Attributes	
Field	Description
Style:	Class A Office
Model:	Commercial
Grade	B
Stories:	7.00
Occupancy	28.00
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	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

Use Code 201V
Description Commercial Improved
Zone EO
Neighborhood C111

Land Line Valuation

Size (Acres) 3.57
Assessed Value \$6,673,040
Appraised Value \$9,532,910

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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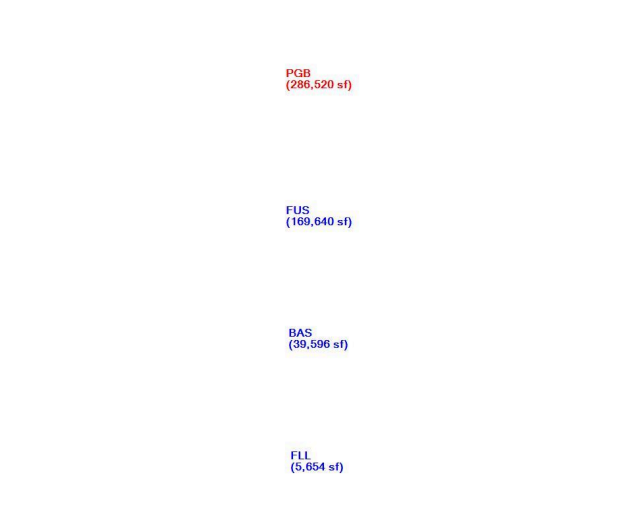
Building Attributes	
Field	Description
Style:	Class A Office
Model:	Commercial
Grade	C+
Stories:	7.00
Occupancy	1.00
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	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



(PhotoHandler.ashx?pid=15774&bid=15774)

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



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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

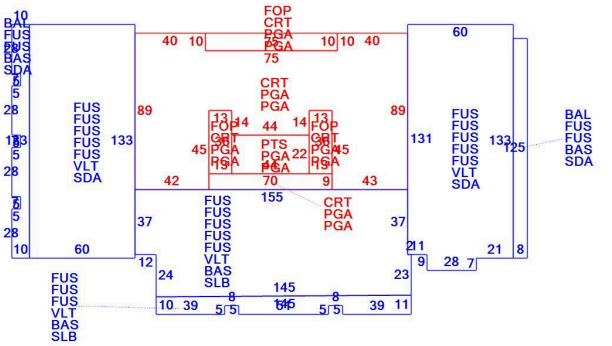
Year Built:	1980
Living Area:	4,728
Building Attributes : Bldg 2 of 3	

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

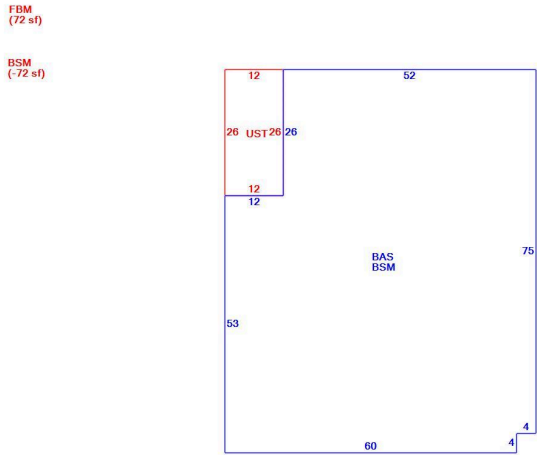
Building Attributes : Bldg 3 of 3	
Field	Description

Building Photo



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Building Layout



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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

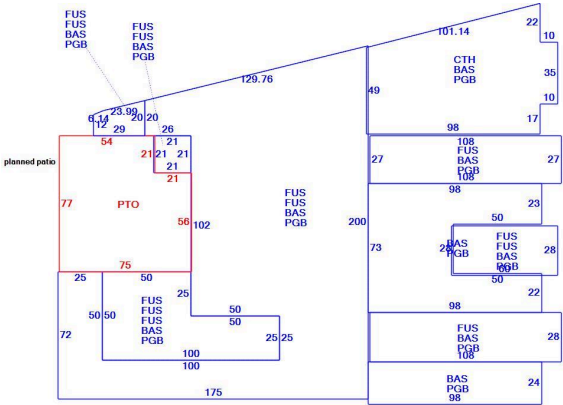
Year Built:	1927
Living Area:	15,633
Building Attributes : Bldg 2 of 3	

Building Photo



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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

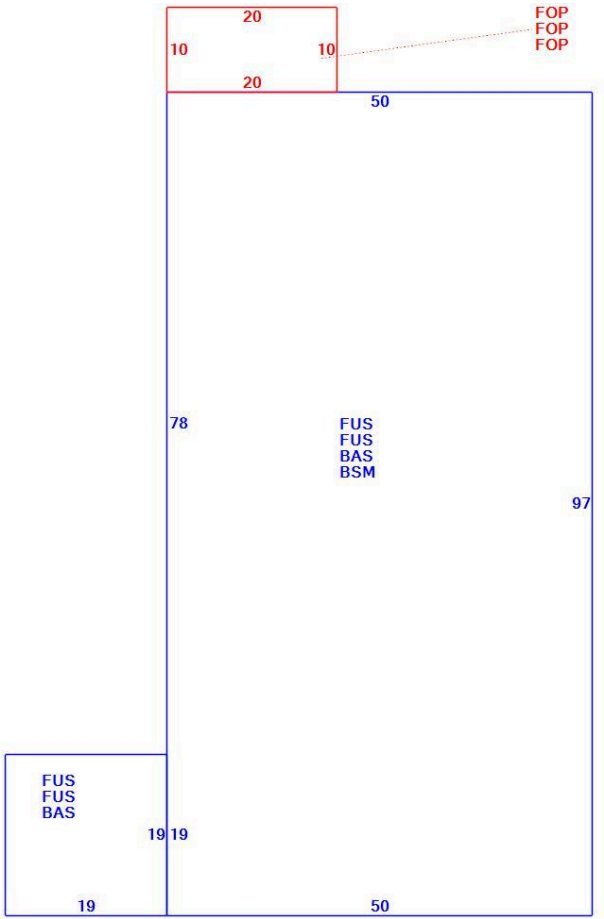
Field	Description
Style:	Apartment Com
Model:	Commercial
Grade	B+
Stories:	3.00
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Pre-finish Metl
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Vinyl
Heating 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

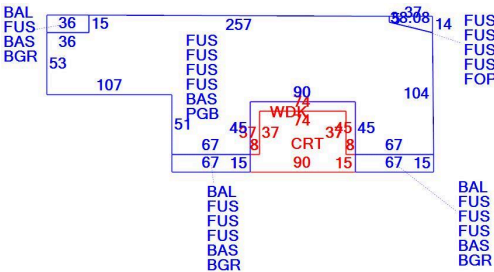
Building Attributes : Bldg 3 of 3	
Field	Description
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5
Occupancy	100.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	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



(PhotoHandler.ashx?pid=7863&bid=58640)

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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City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information



Taxpayer Information

Taxpayer Information			
Bill #	2024-1-0103700 (REAL ESTATE)	Town Benefit	
Unique ID	3-33-17-0	Elderly Benefit	
District/Flag	District: 3		
Name	BRIM & CROWN LLC	Assessment	34,996,470
Care of/DBA		Reduction due to phase in	1,355,705
Address		Net	33,640,765
Detail Information	230 EAST AVE	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	402,008.83	40,415.50		Tax/ Princ/ Bond Due	442,424.33
Inst #2	01/01/2026	402,008.83	40,415.50		Interest Due	0.00
Inst #3					Lien Due	0.00
Inst #4					Fee Due	0.00
Total Adjustments		0.00	0.00		Total Due Now	442,424.33
Total Installment + Adjustment		804,017.66	80,831.00		Balance Due	884,848.66
Total Payments		0.00				

***** 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

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

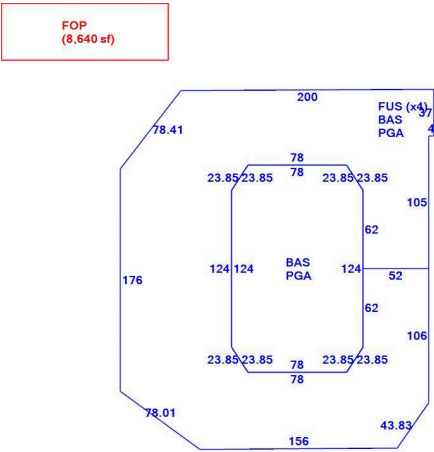
Year Built:	2010
Living Area:	178,230
Building Attributes : Bldg 2 of 2	
Field	Description

Building Photo



(PhotoHandler.ashx?pid=30249&bid=30249)

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

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



City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information



Taxpayer Information

Taxpayer Information			
Bill #	2024-1-0122398 (REAL ESTATE)	Town Benefit	
Unique ID	1-36-50-0	Elderly Benefit	
District/Flag	District: 1		
Name	RK NORWALK LLC 18% &	Assessment	68,329,800
Care of/DBA	LIVING NORWALK LLC 82%	Reduction due to phase in	7,217,695
Address		Net	61,112,105
Detail Information	26 BELDEN AVE	Mill Rate Town 23.90	
Volume/Page			

Bill Information As of 07/14/2025

Installment	Due Date	Town	Sewer Use		Total Due	
Inst #1	07/01/2025	730,292.71	61,901.50		Tax/ Princ/ Bond Due	786,012.19
Inst #2	01/01/2026	730,292.71	61,901.50		Interest Due	0.00
Inst #3					Lien Due	0.00
Inst #4					Fee Due	0.00
Total Adjustments		0.00	0.00		Total Due Now	786,012.19
Total Installment + Adjustment		1,460,585.42	123,803.00		Balance Due	1,578,206.40
Total Payments		6,182.02				

***** 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
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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

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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

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 394 of 638

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

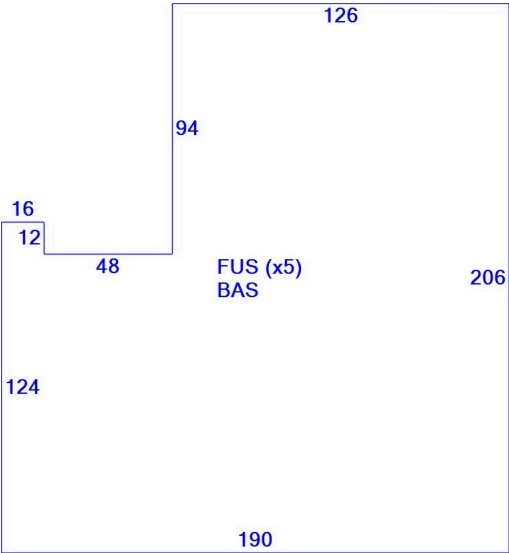
Building Attributes : Bldg 2 of 2	
Field	Description
Style:	Parking Garage
Model:	Commercial
Grade	C
Stories:	6
Occupancy	1.00
Exterior Wall 1	Precast Panel
Exterior Wall 2	Minimum
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior 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	

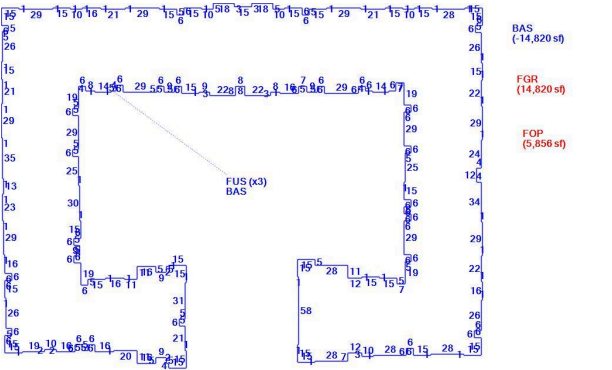
Field	Description
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	4.00
Occupancy	240.00
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick/Masonry
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	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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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.

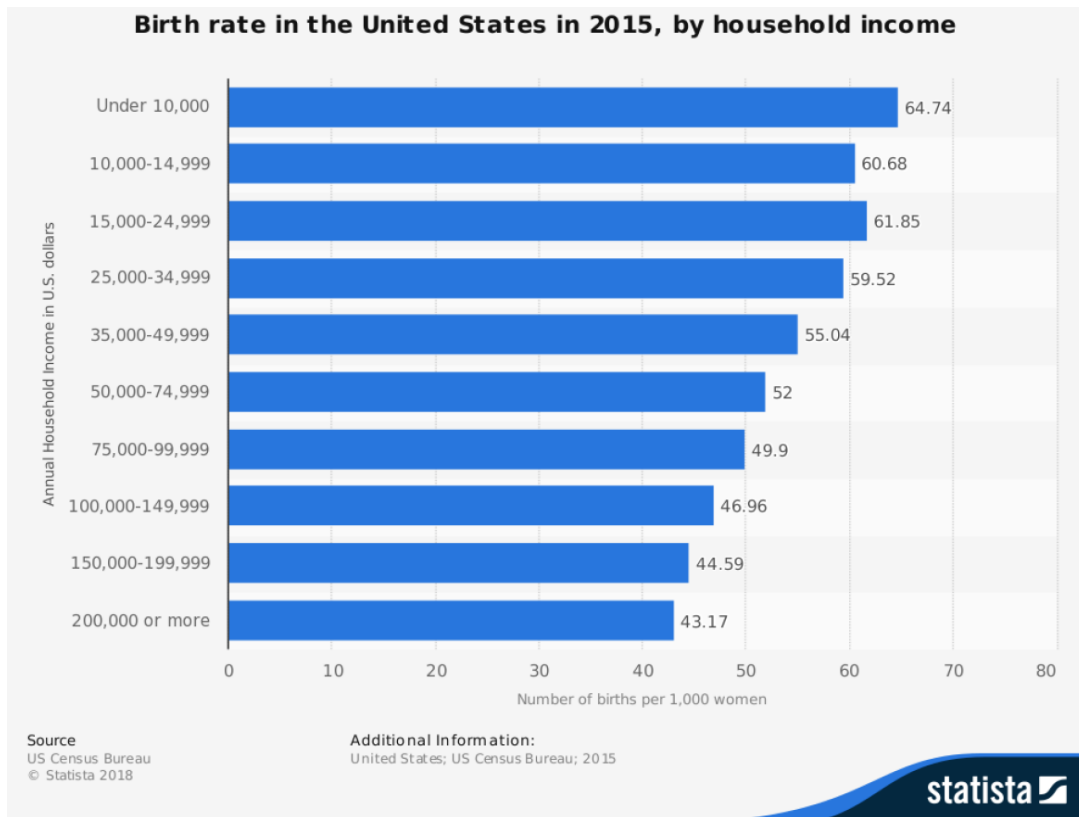
² The results in this data are computed using units built in any year. For the lowest-income category, columns 2 and 3, sample sizes are too small to compute this table using only data on units built after 2000. For the other income categories, columns 4-8, results are similar but not identical when 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

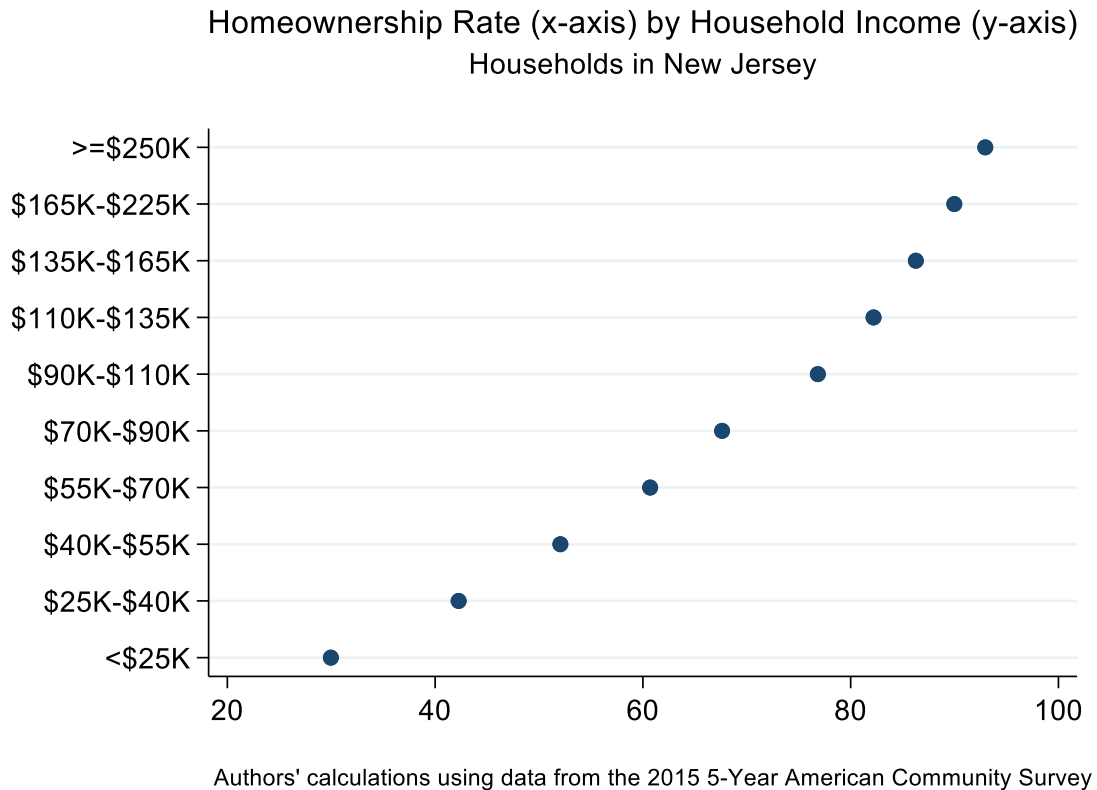
- 30 affordable units (15%): 6 one bedroom, 17 two bedroom, 7 three bedroom
- 170 market rate units: 85 one bedroom, 76 two bedroom, 9 three bedroom

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

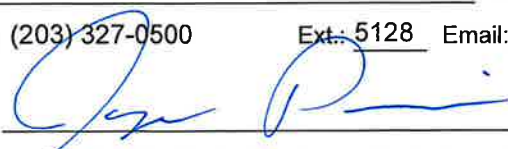
State: CT

ZIP Code: 06905

Telephone: (203) 327-0500

Ext.: 5128

Email: j.pereira@rednissmead.com

Signature: 

Date: 07/31/2025



Place Seal Here

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.

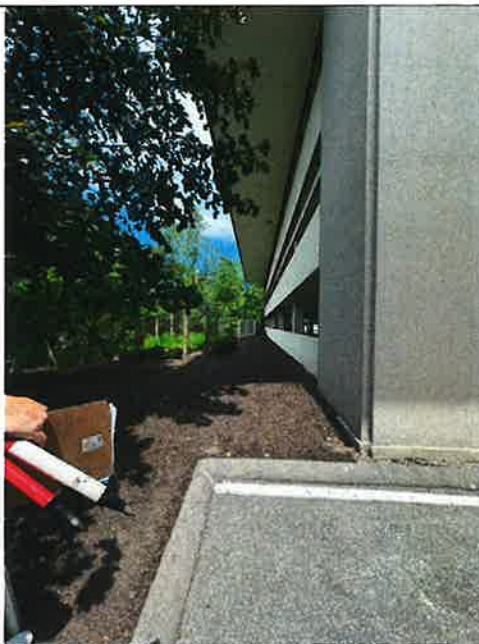


Photo Three

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)	FOR INSURANCE COMPANY USE
City: <u>Norwalk</u> State: <u>CT</u> ZIP Code: <u>06851</u>	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):	<u>94.6</u>	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	<u>105.5</u>	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>N/A</u>	☐ feet ☐ meters
d) Attached garage (top of slab):	<u>94.6</u>	☒ 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):	<u>94.4</u>	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	<u>93.9</u>	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	<u>110.9</u>	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>N/A</u>	☐ 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)

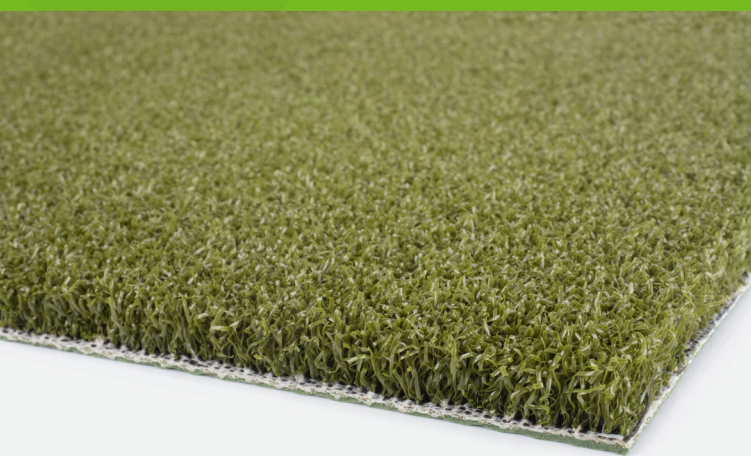
Clear Photo Four



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

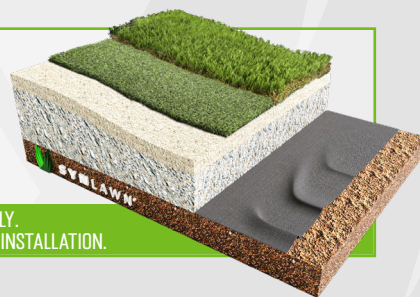
INSTALLATION DETAILS AVAILABLE AT



CADdetails

MasterSpec®

NOT TO SCALE. FOR ILLUSTRATION ONLY.
CONTACT YOUR LOCAL SYNLAWN FOR INSTALLATION.



Official Synthetic Surface

SPECIFICATIONS SUBJECT TO CHANGE Page 2 of 3



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



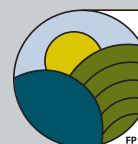
BIOMIMETIC™ TECHNOLOGY



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 462 of 5638



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

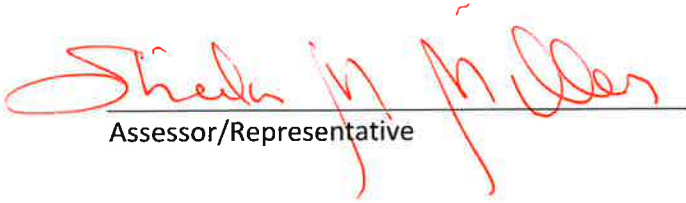
Property Location: 101 MERRITT 7

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

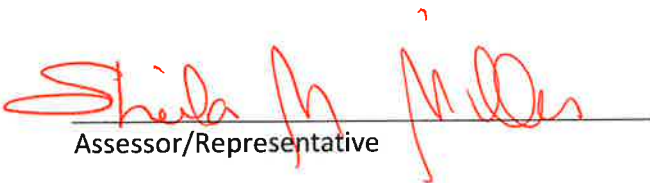
Property Location: 201 MERRITT 7

District: 4

Map/Block/Lot: 5 37 28 0

Map/Block/Lot (subdivided lot/new lot):

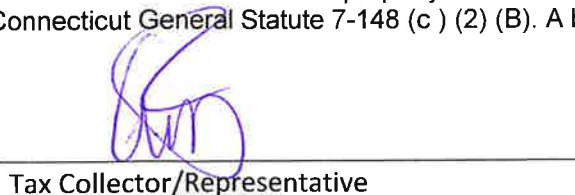
Unique ID: 5-37-28-0


Assessor/Representative


Date Signed

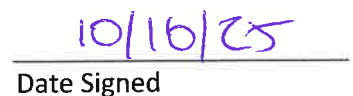
OFFICE OF THE TAX COLLECTOR

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.

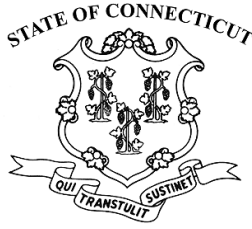

Tax Collector/Representative

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:

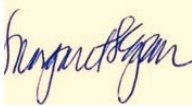
Merritt 7 Venture L.L.C., a Delaware limited liability company (the “Owner”) is the owner of the above-captioned Property. Clarion Partners functions as an advisor to the Owner and I am a Vice President of Merritt 7 Venture L.L.C. The Property is under contract to be sold to Saber-Hightower, LLC, a New 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

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.

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.

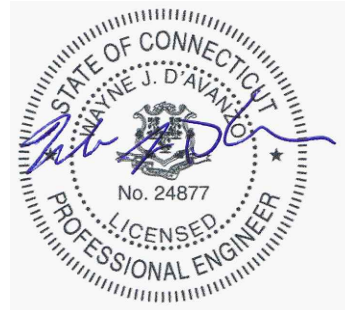
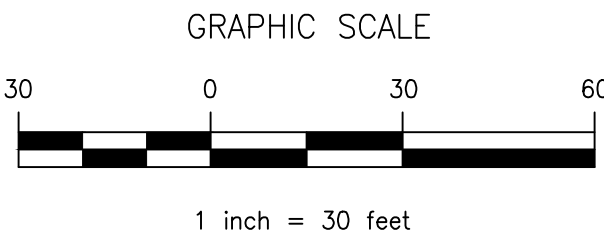
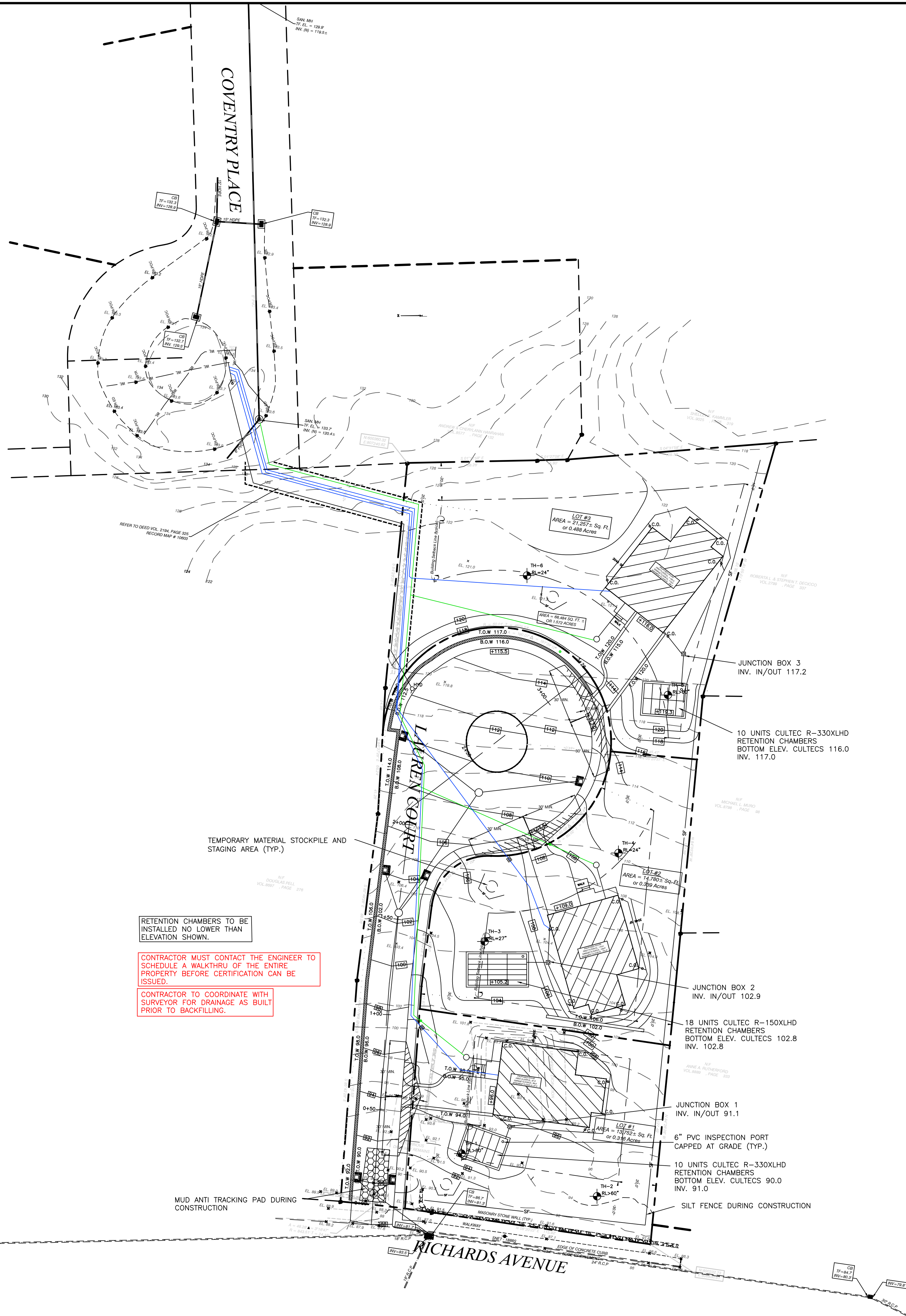
The existing site conditions are shown on the site survey entitled Improvement Location Survey Prepared for NIE Richards LLC, 210 Richards Avenue, Norwalk, CT, prepared by Land Surveying Services, dated August 15, 2025. The survey features the old foundation of the demolished residence and remnants of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

210 Richards Avenue, Norwalk, CT
three-lot subdivision

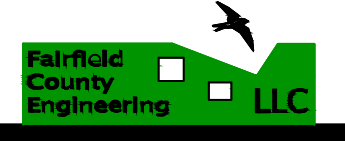
driveway. There is a remnant of an old foundation of a potential outbuilding or wall located within the northeastern corner. Stone walls delineate the property lines.

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.



6-12-25
date



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

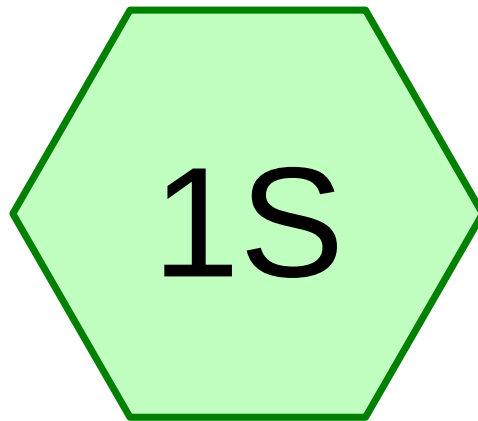
NIE RICHARDS LLC
210 RICHARDS AVENUE NORWALK, CONNECTICUT

DRAINAGE PLAN - LOTS

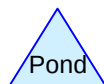
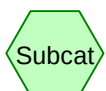
CIVIL ENGINEERS

2657
project

2 OF 4
sheet



Existing Conditions Lot 1



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

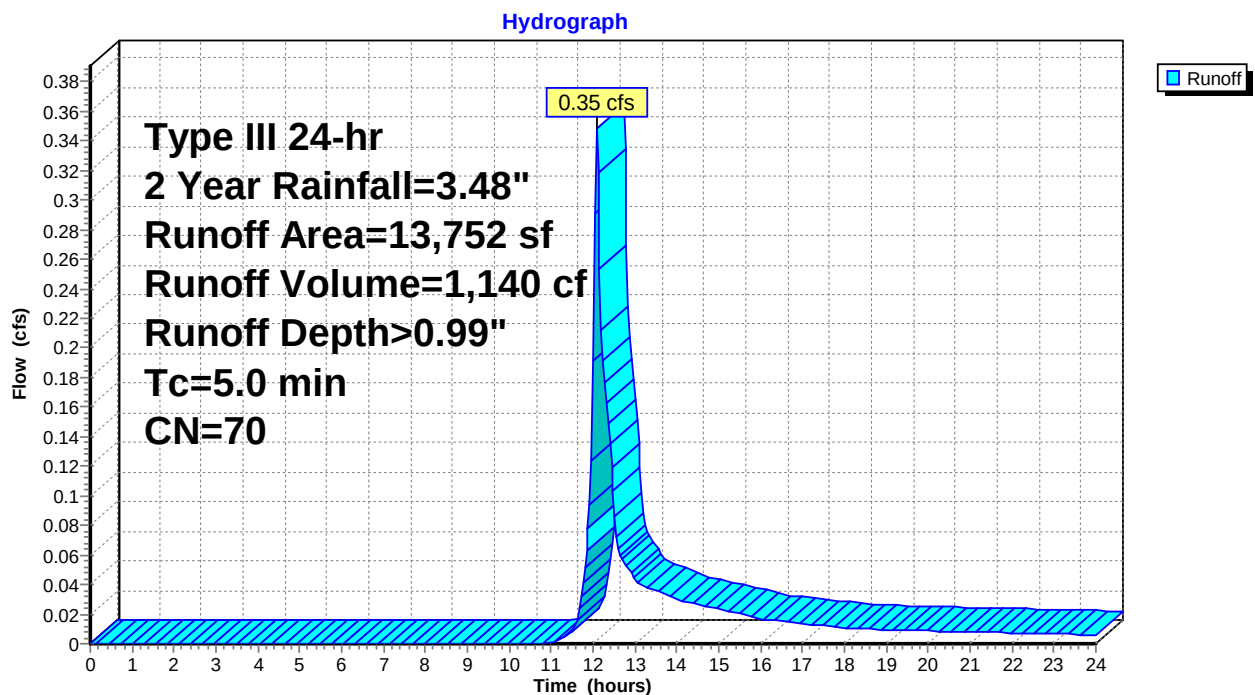
Summary for Subcatchment 1S: Existing Conditions Lot 1

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

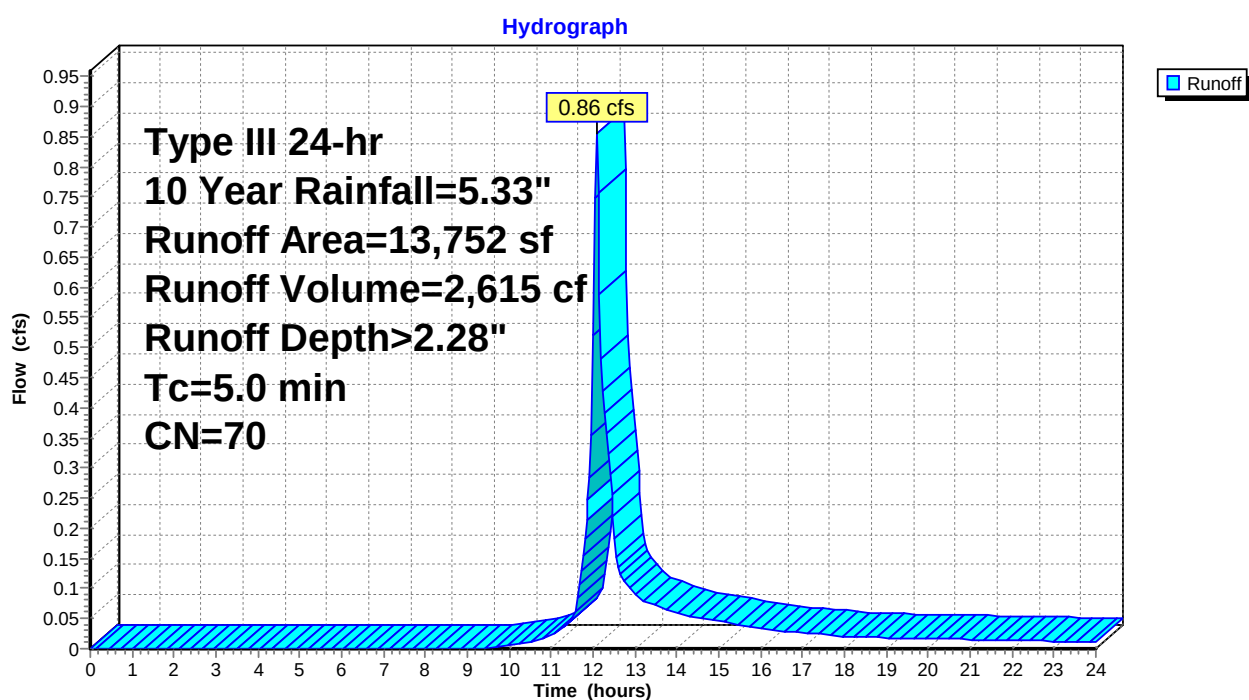
Summary for Subcatchment 1S: Existing Conditions Lot 1

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

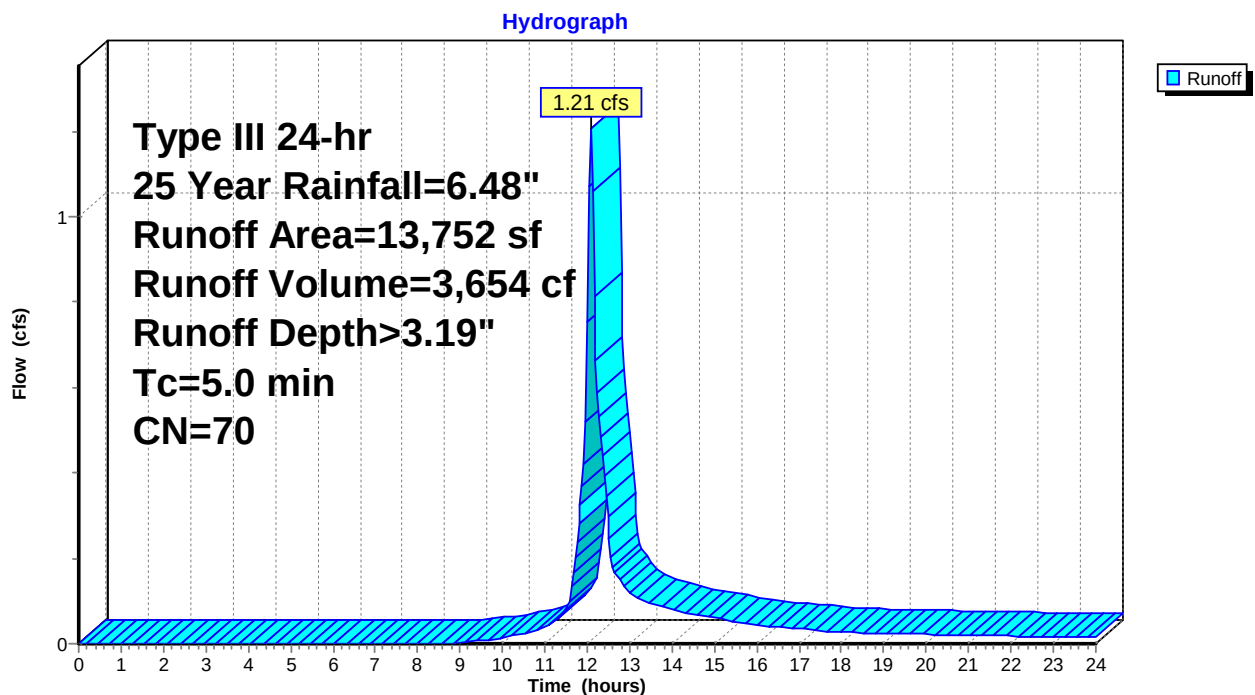
Summary for Subcatchment 1S: Existing Conditions Lot 1

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

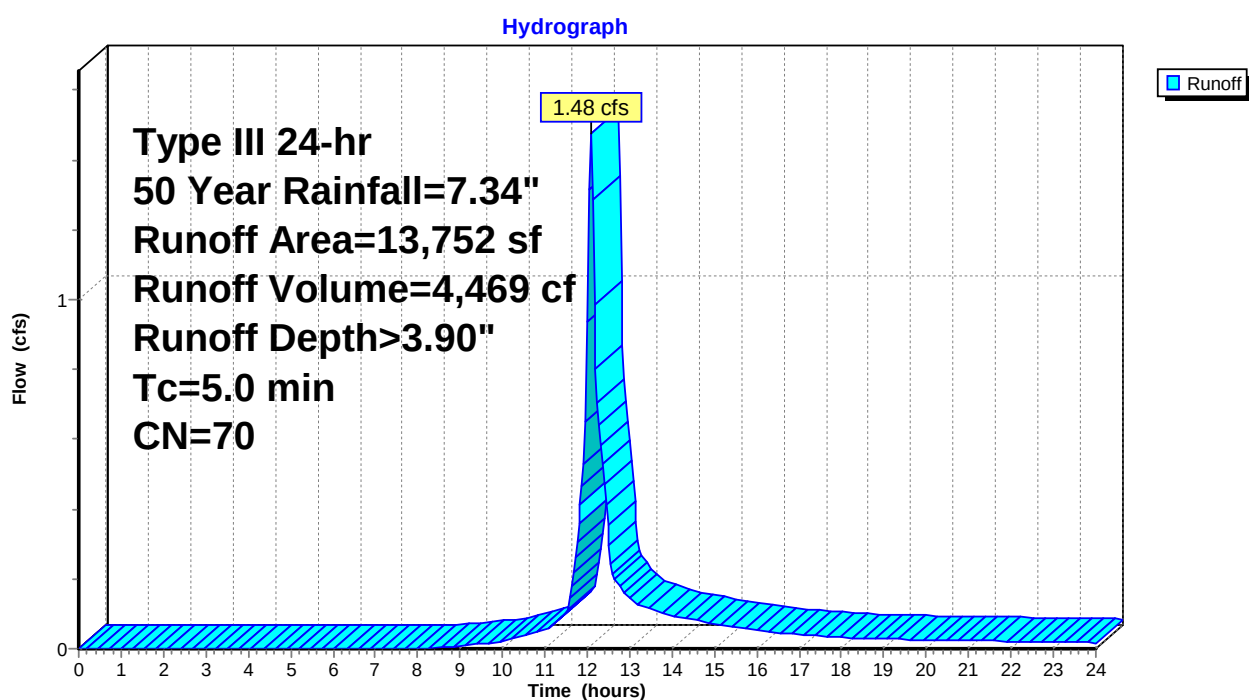
Summary for Subcatchment 1S: Existing Conditions Lot 1

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

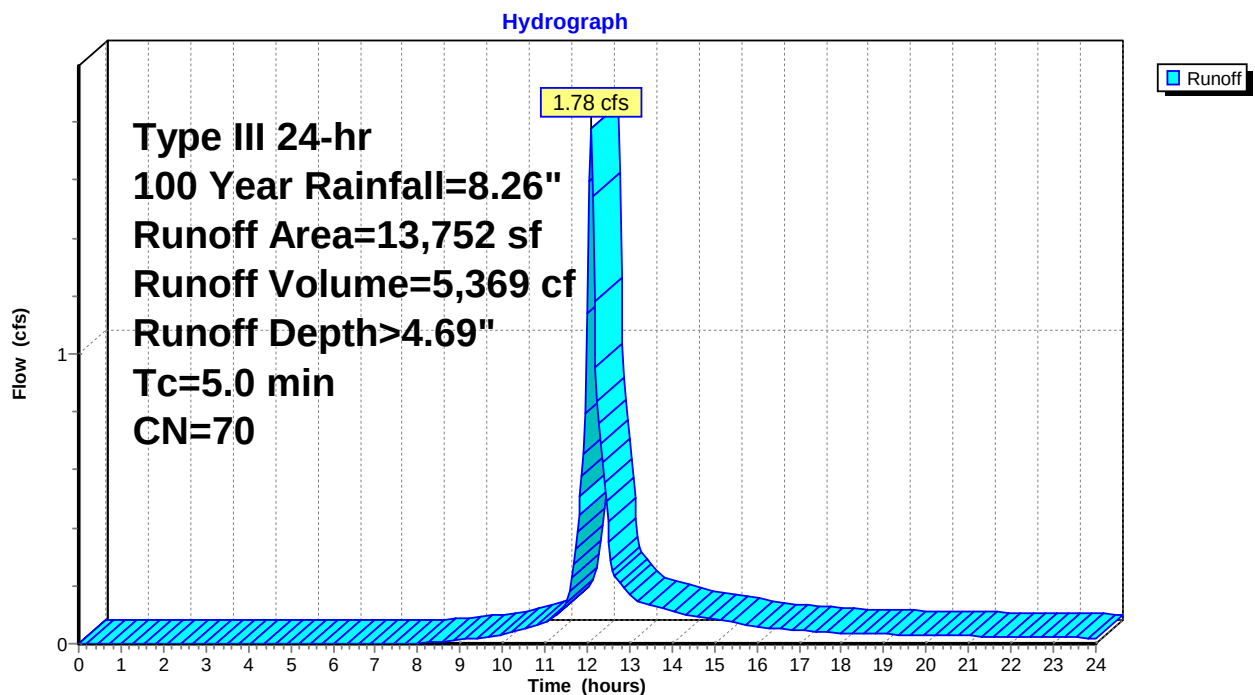
Summary for Subcatchment 1S: Existing Conditions Lot 1

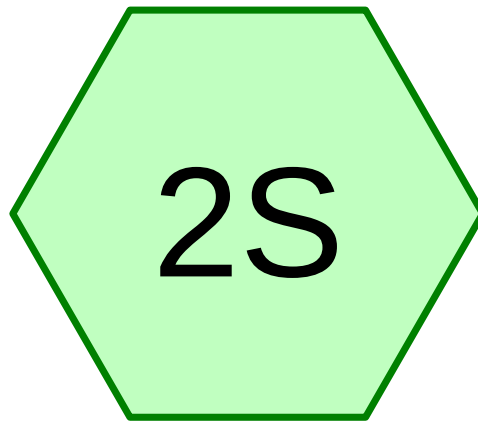
Runoff = 1.78 cfs @ 12.08 hrs, Volume= 5,369 cf, Depth> 4.69"

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"

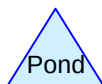
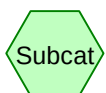
Area (sf)	CN	Description
* 294	98	Driveway
13,458	69	50-75% Grass cover, Fair, HSG B
13,752	70	Weighted Average
13,458		97.86% Pervious Area
294		2.14% Impervious Area

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

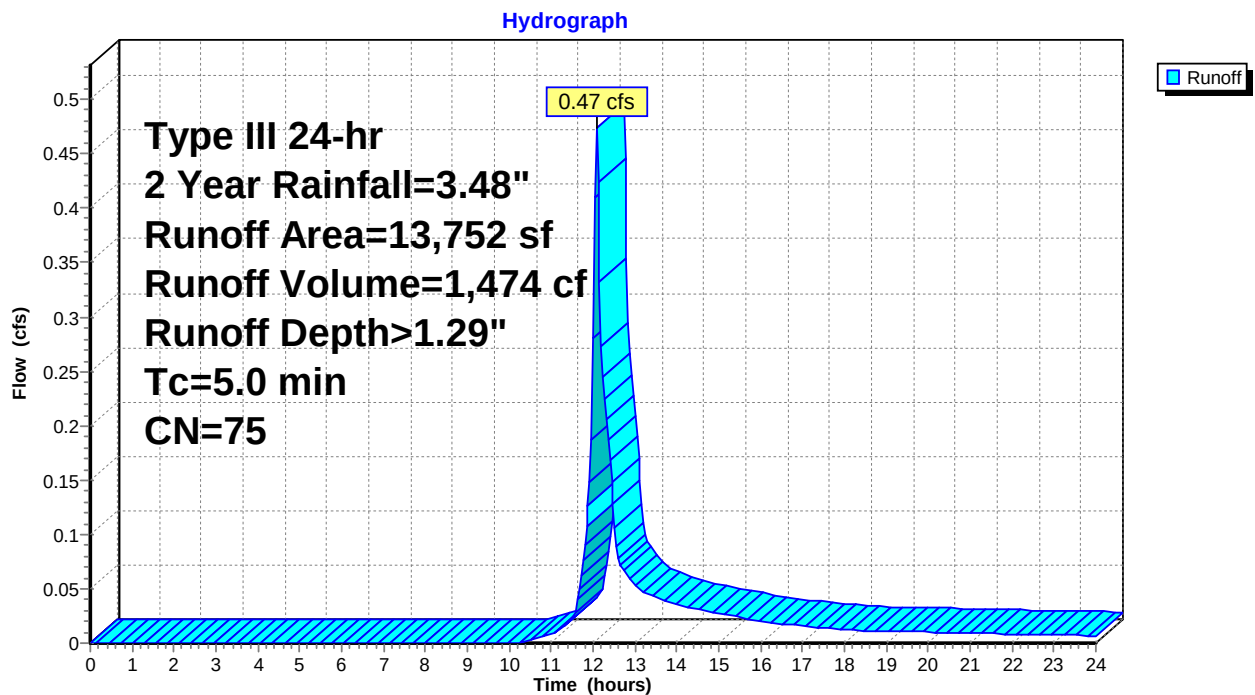
Summary for Subcatchment 2S: Proposed Conditions Lot 1

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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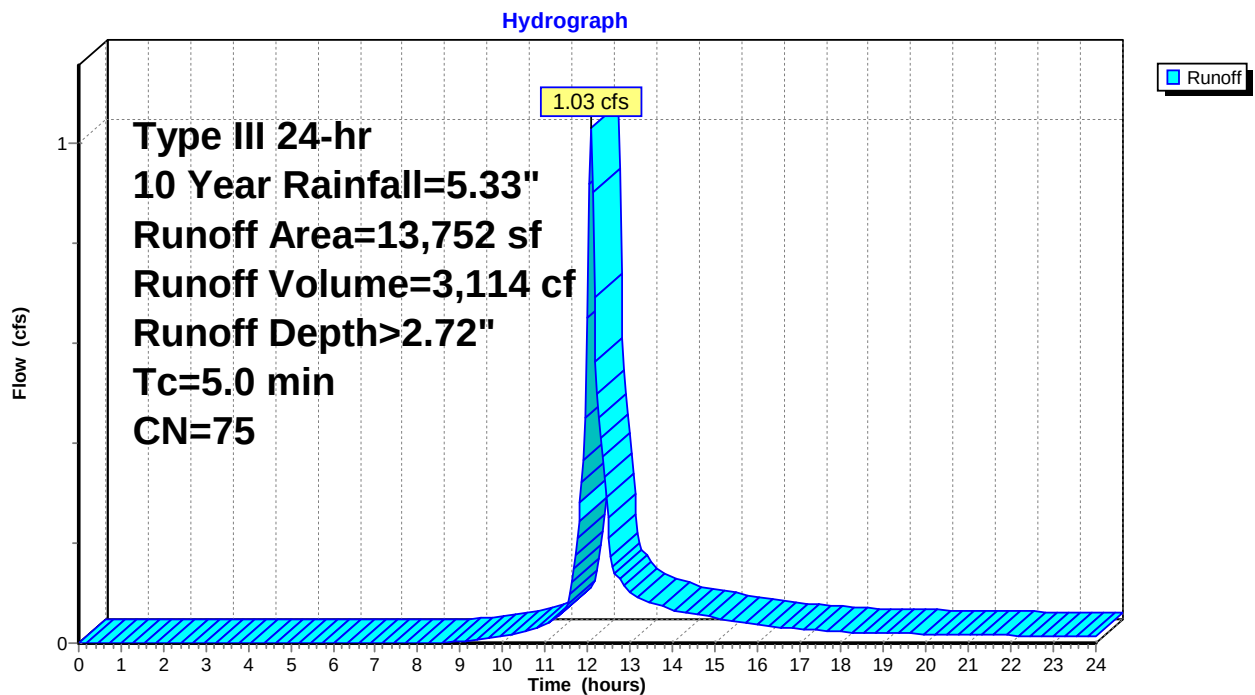
Summary for Subcatchment 2S: Proposed Conditions Lot 1

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

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

Type III 24-hr 25 Year Rainfall=6.48"

Printed 9/3/2025

Page 14

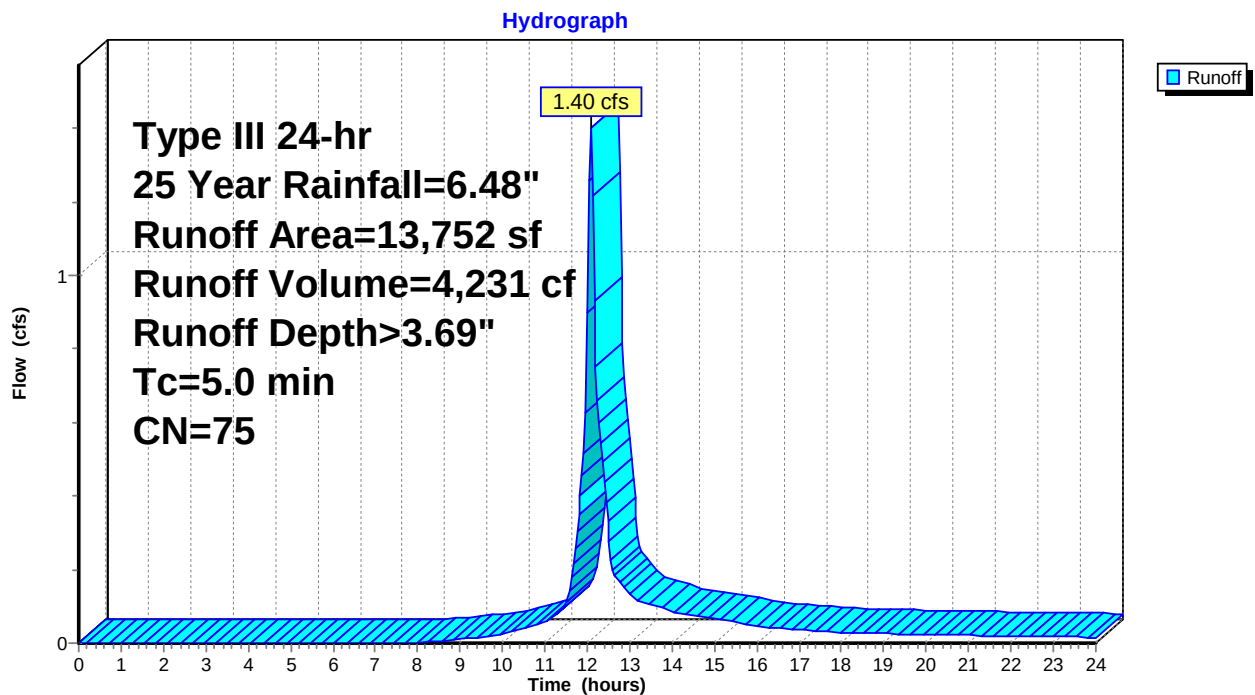
Summary for Subcatchment 2S: Proposed Conditions Lot 1

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

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

Type III 24-hr 50 Year Rainfall=7.34"

Printed 9/3/2025

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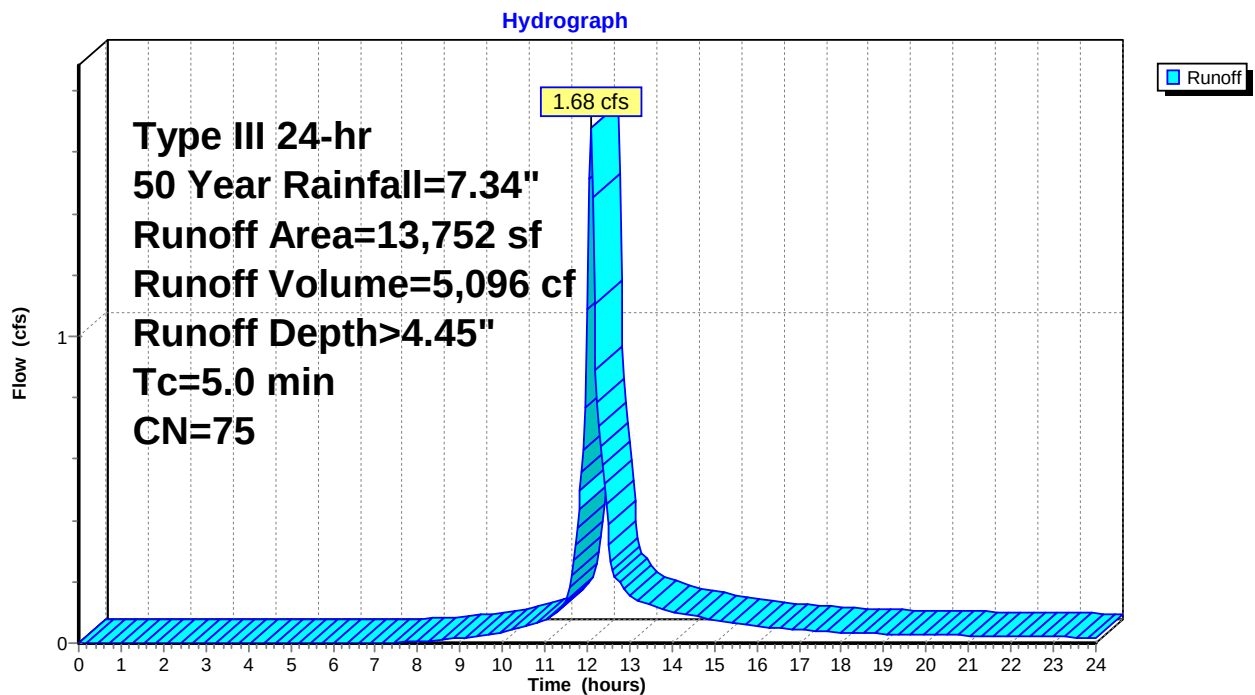
Summary for Subcatchment 2S: Proposed Conditions Lot 1

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

2623Proposed

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 100 Year Rainfall=8.26"

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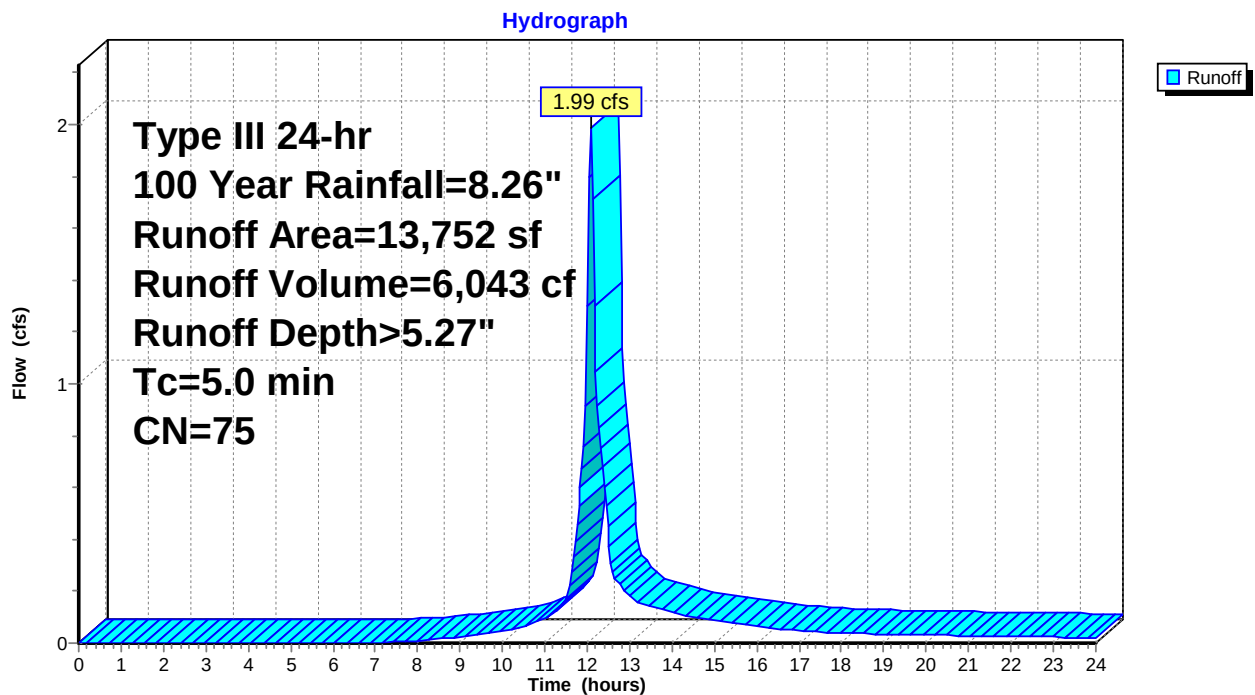
Summary for Subcatchment 2S: Proposed Conditions Lot 1

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"

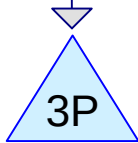
	Area (sf)	CN	Description
*	2,075	98	House
*	705	98	Driveway
*	28	98	Walk
	10,944	69	50-75% Grass cover, Fair, HSG B
	13,752	75	Weighted Average
	10,944		79.58% Pervious Area
	2,808		20.42% Impervious Area

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

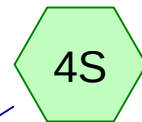
Subcatchment 2S: Proposed Conditions Lot 1



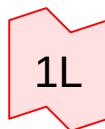
Areas Routed to
Retention Lot 1



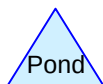
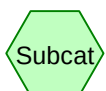
Cultec R-330XLHD



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

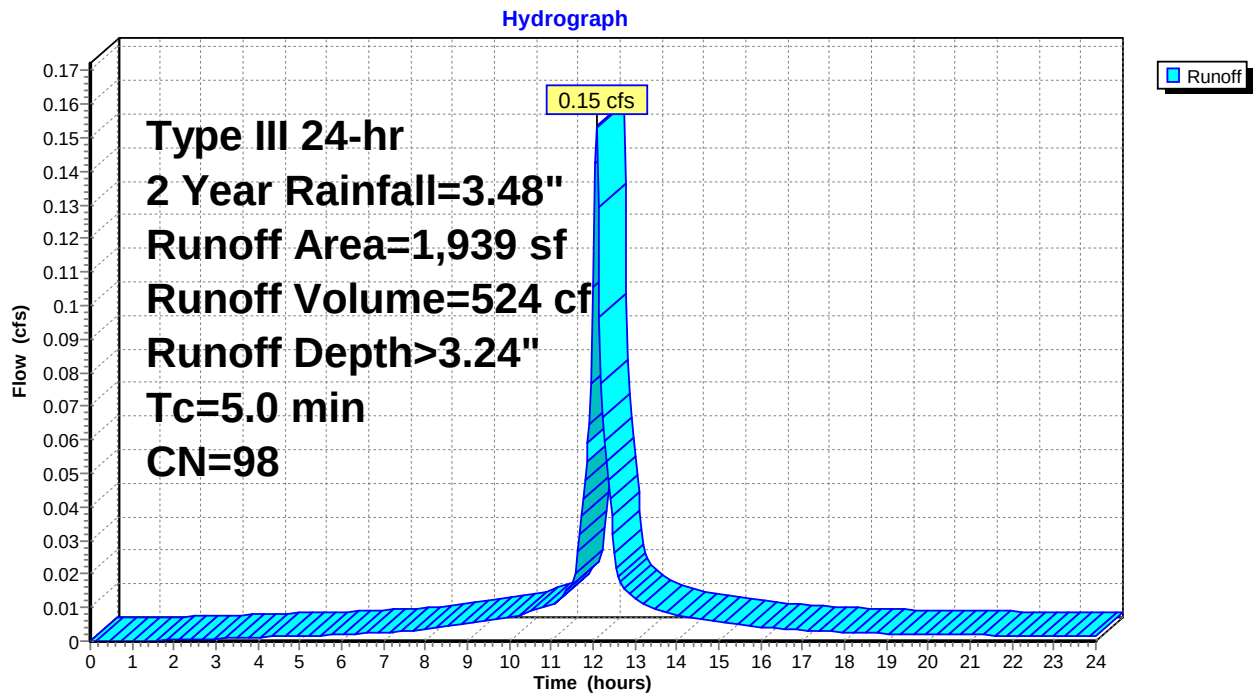
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

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

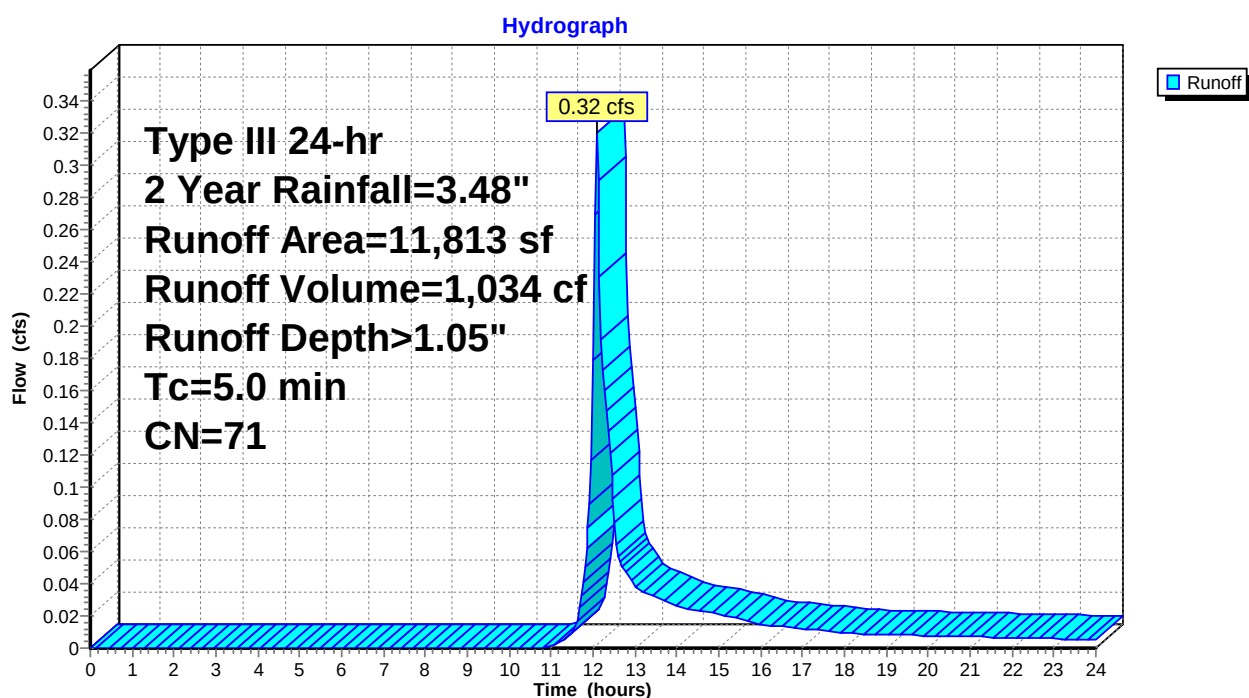
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

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)

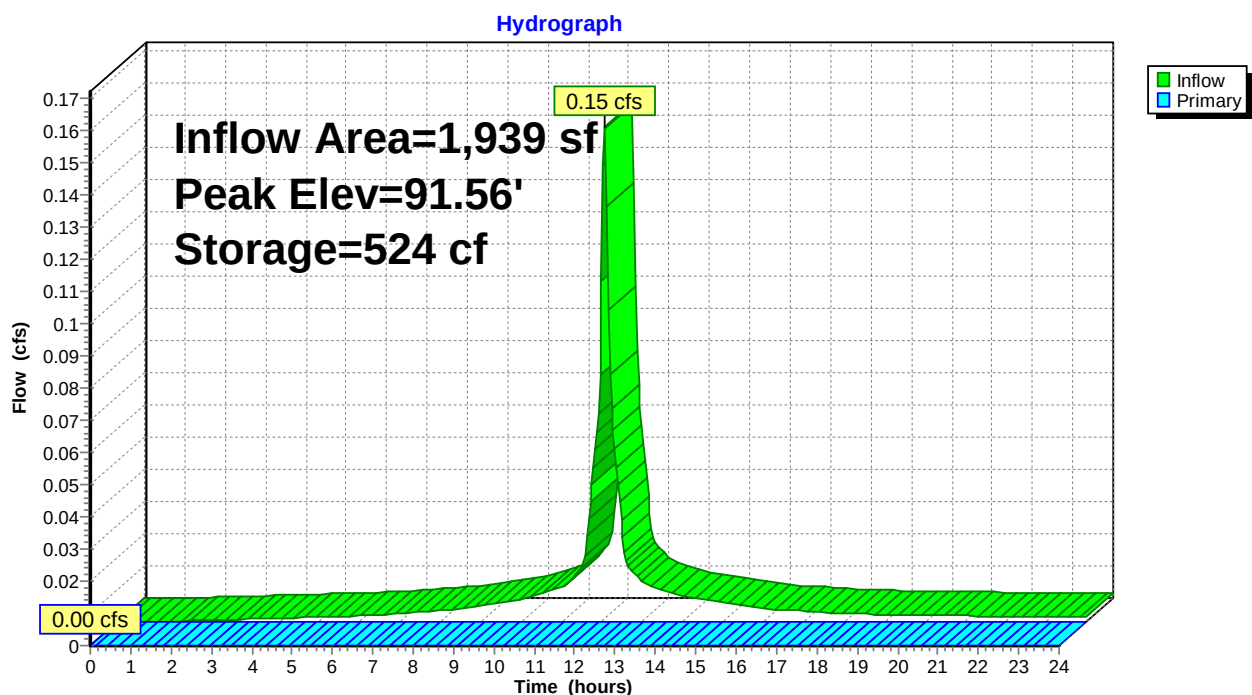
Center-of-Mass det. time= (not calculated: no outflow)

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

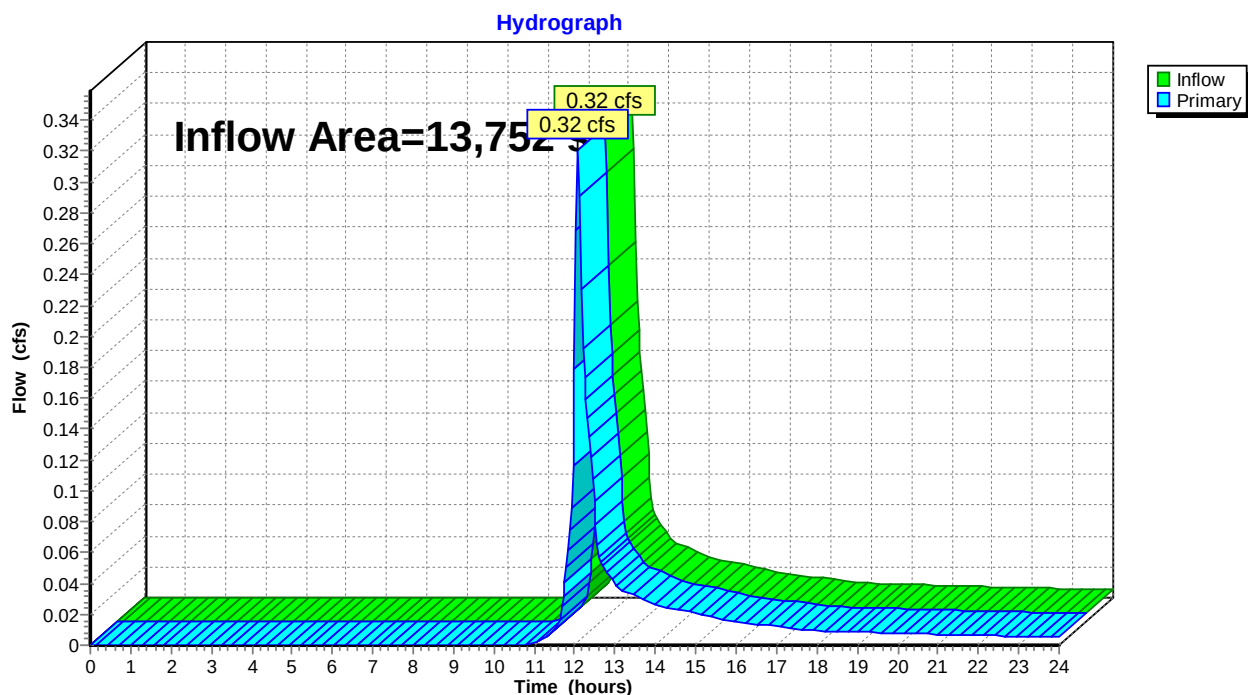
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=90.00' (Free Discharge)
 ↑ **1=Orifice/Grate** (Controls 0.00 cfs)

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

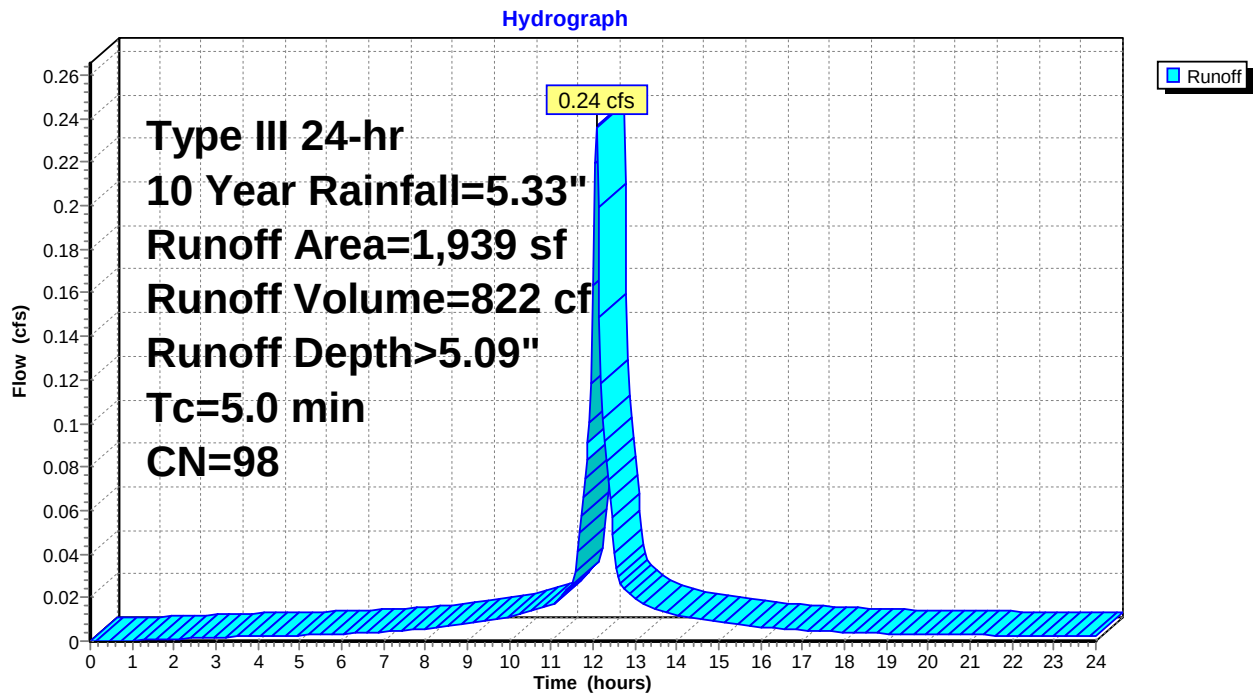
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

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

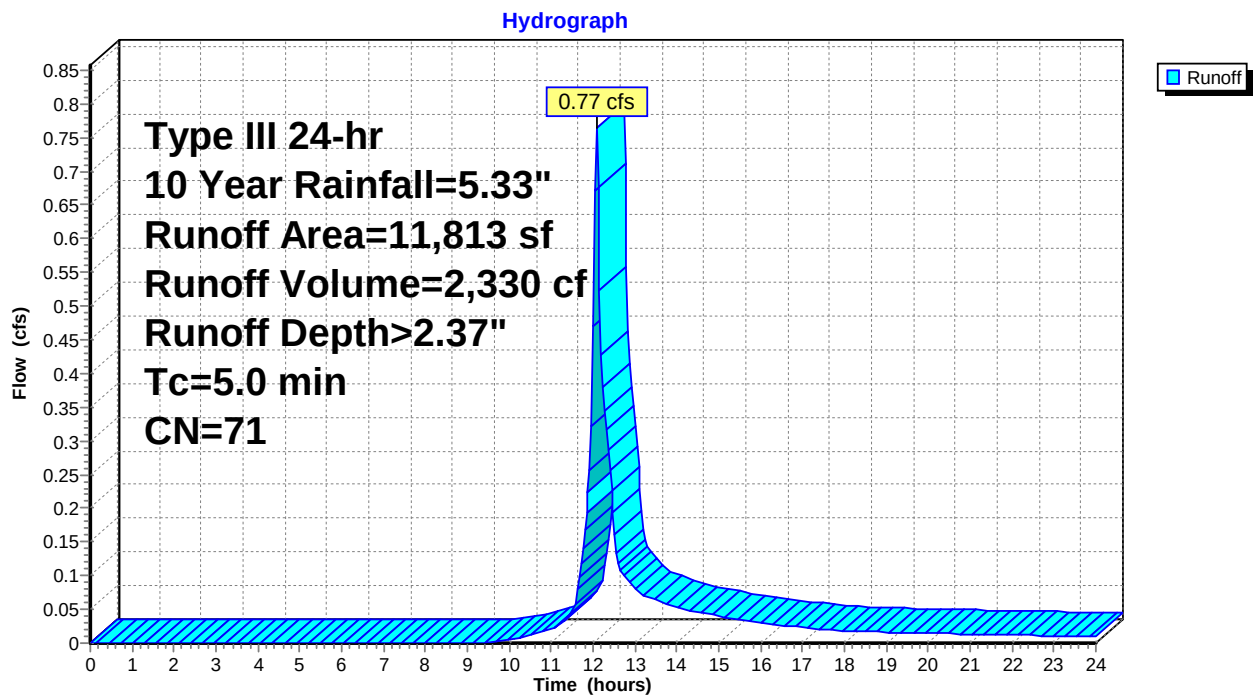
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

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

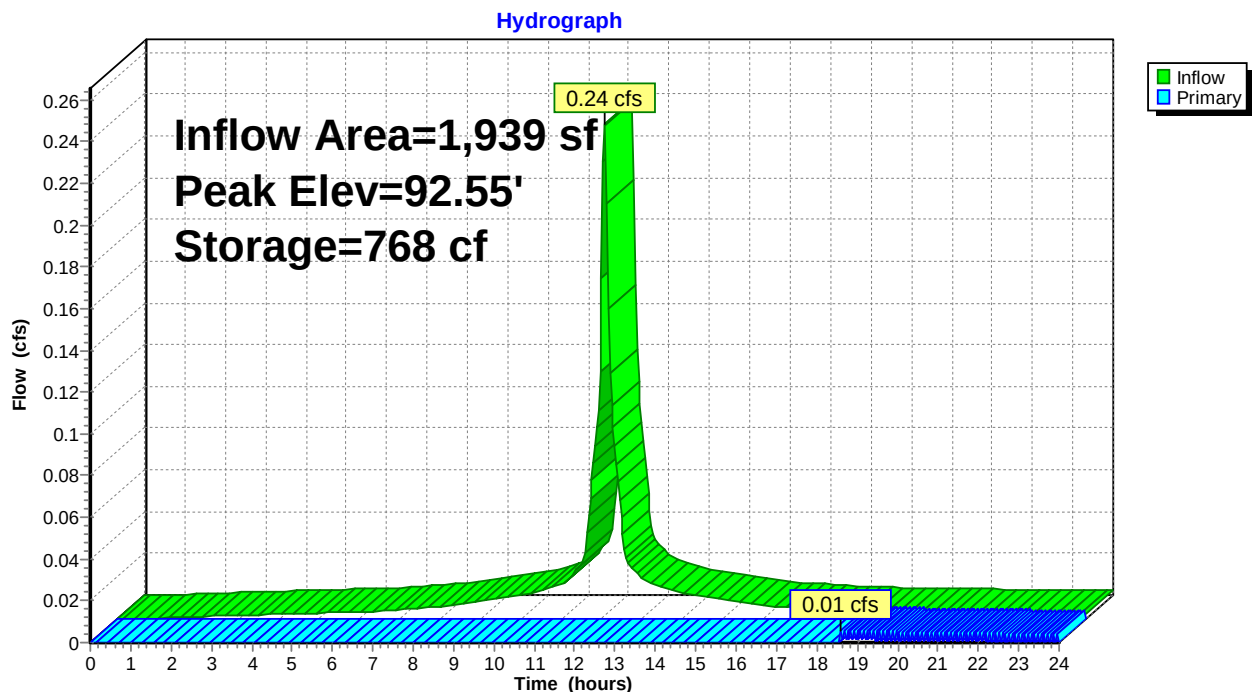
Plug-Flow detention time= 951.8 min calculated for 55 cf (7% of inflow)
 Center-of-Mass det. time= 516.3 min (1,262.0 - 745.7)

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

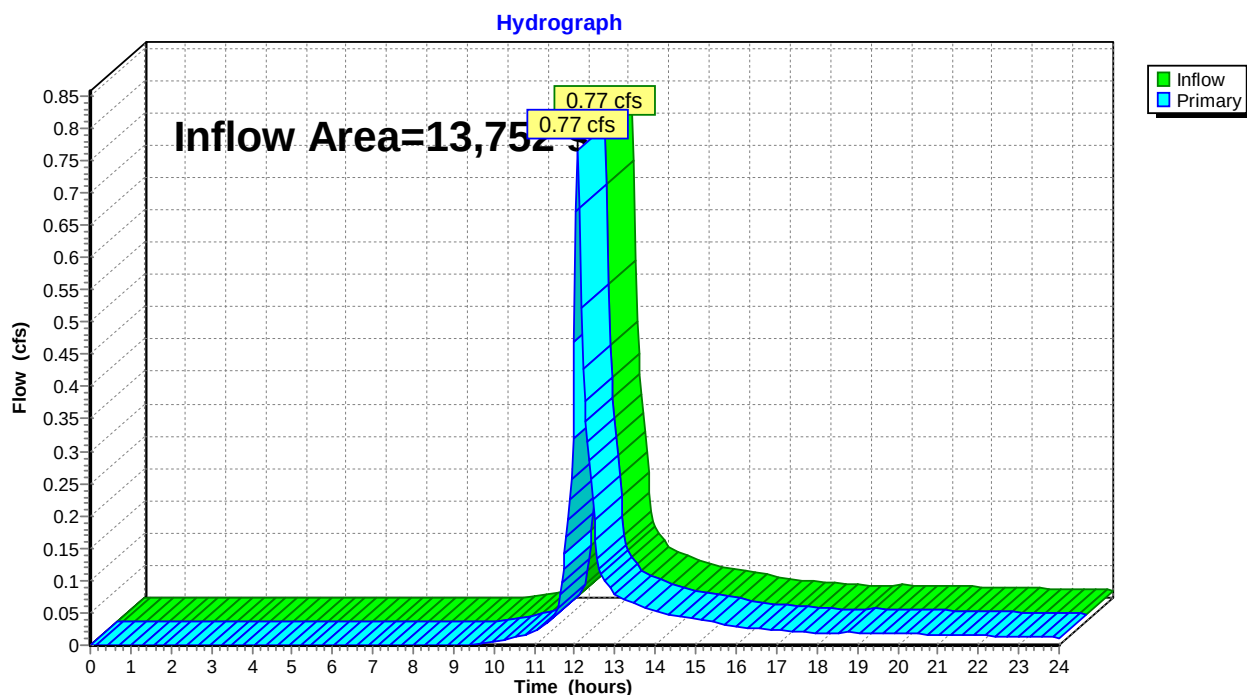
Summary for Link 1L: Combined Hydrograph

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

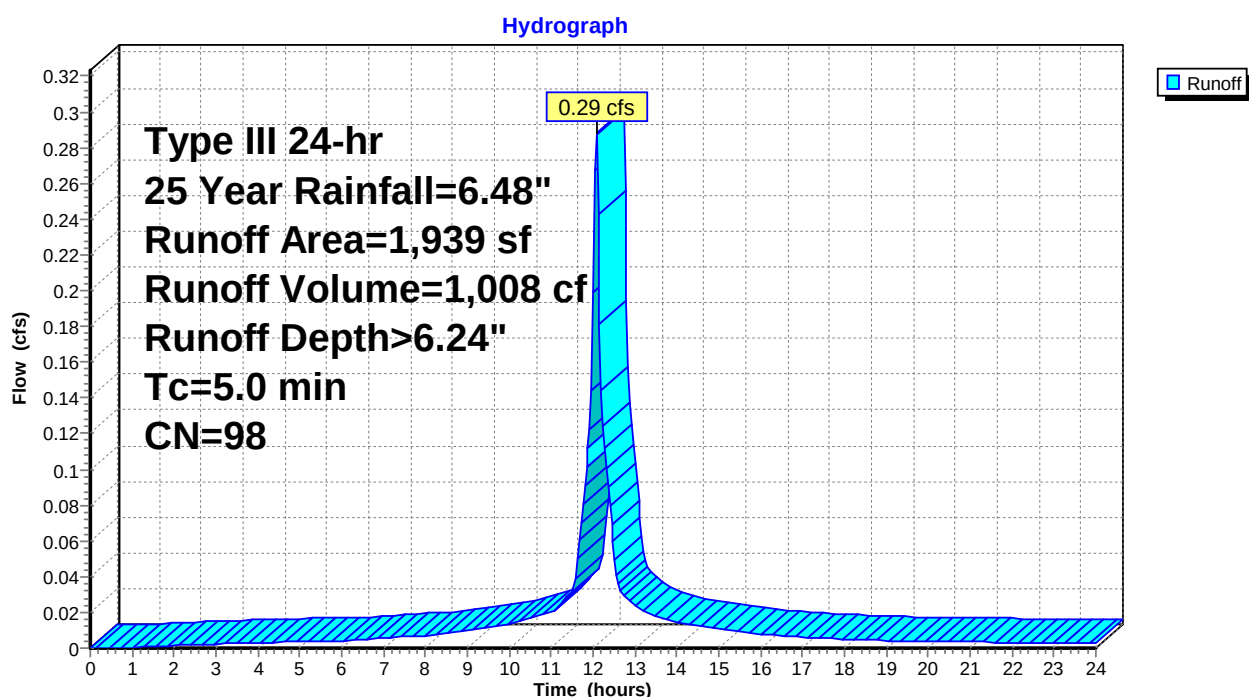
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

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

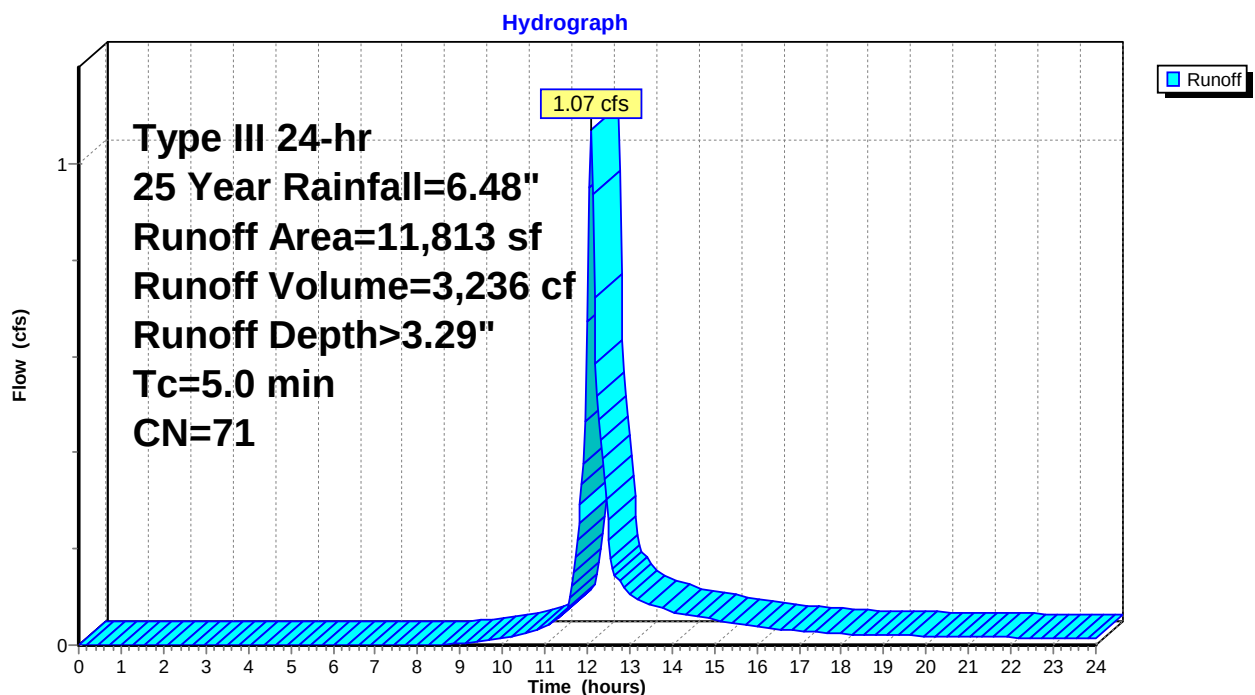
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

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)

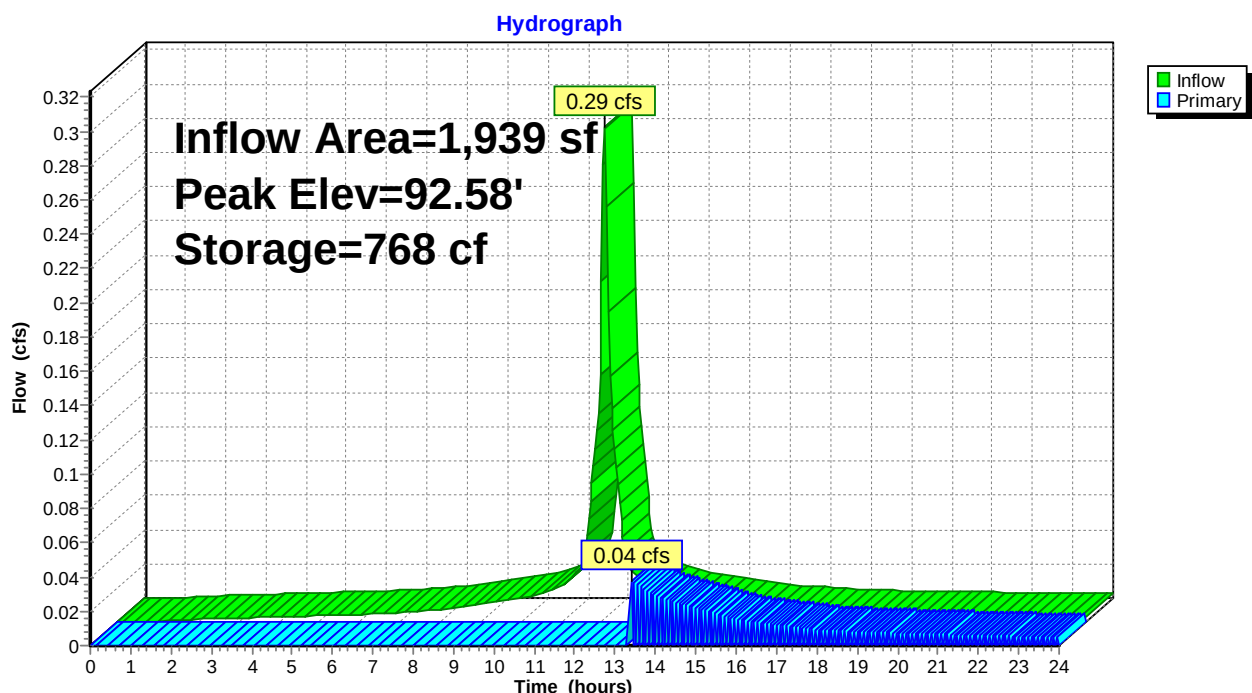
Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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

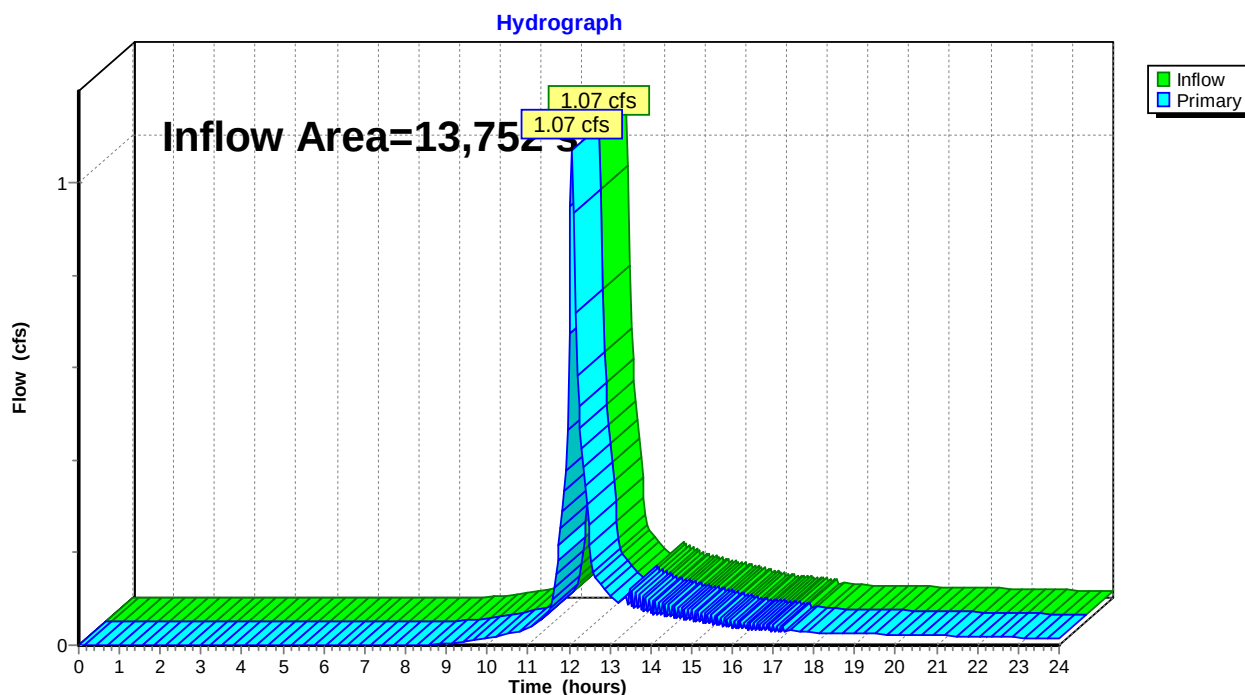
Summary for Link 1L: Combined Hydrograph

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

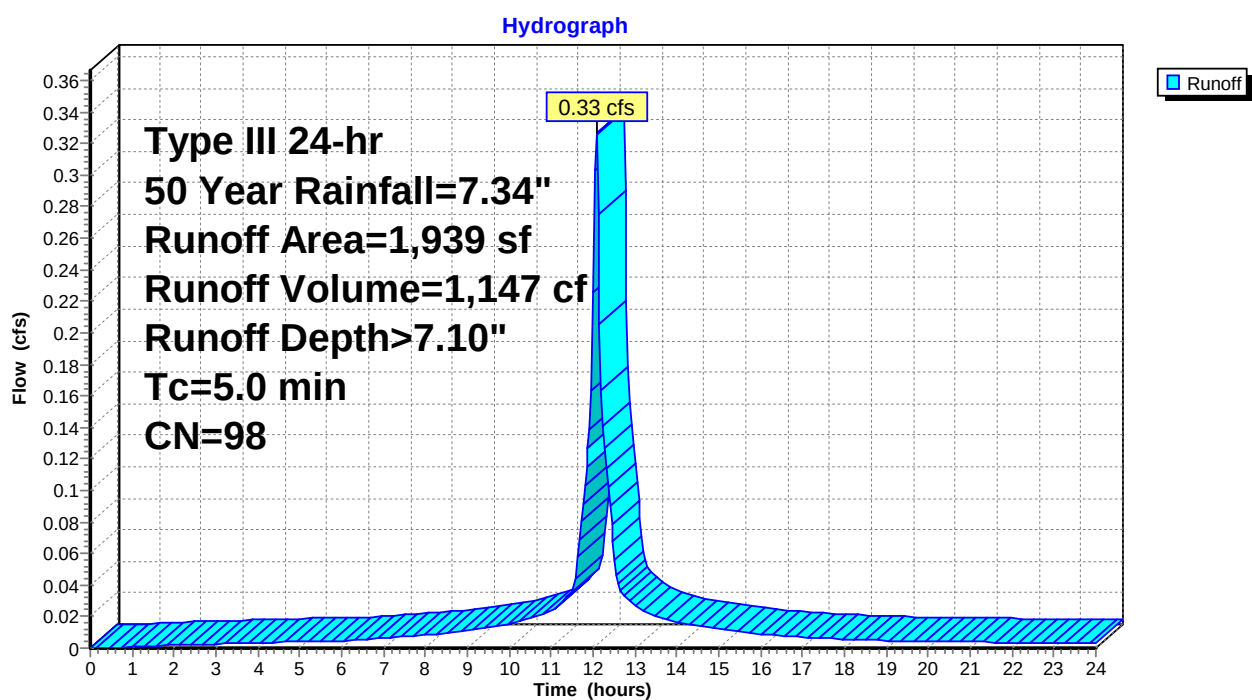
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

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

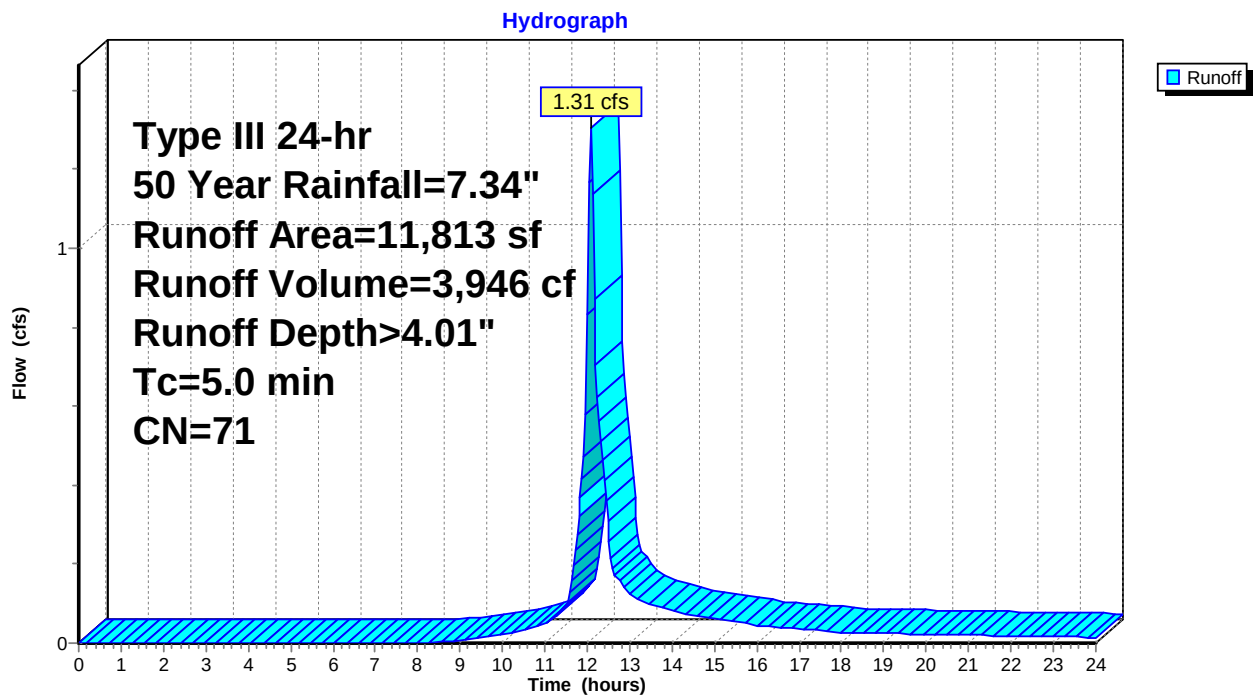
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

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)

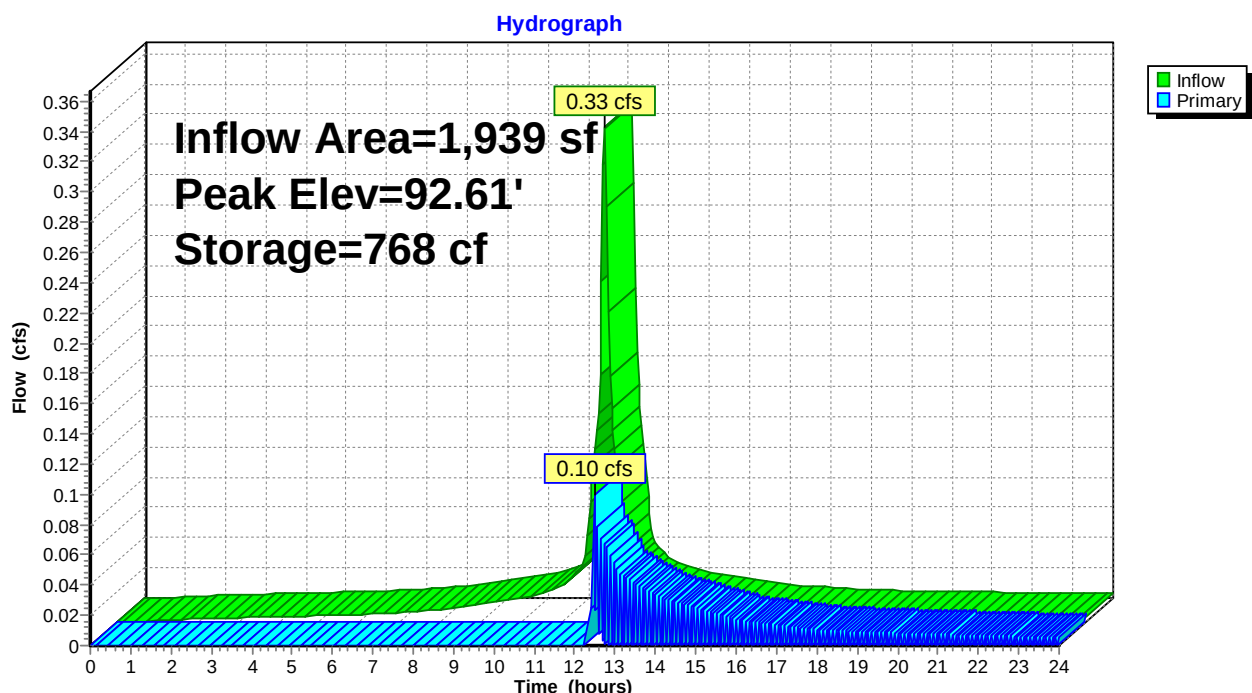
Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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

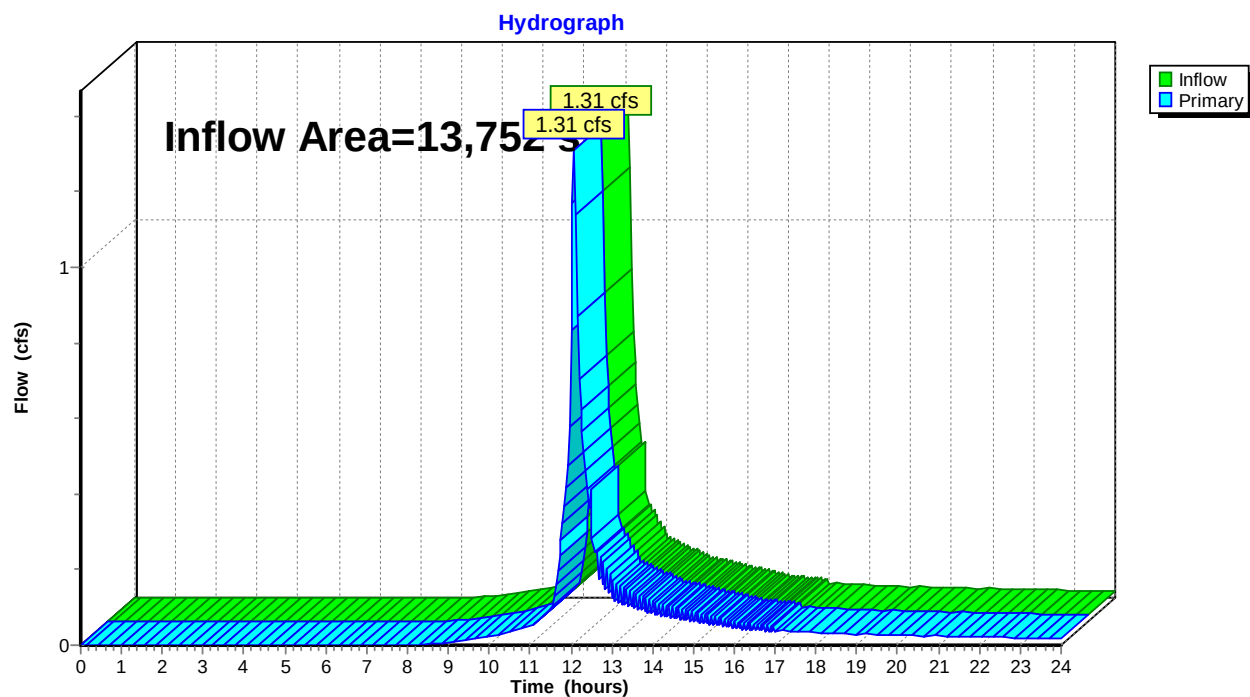
Summary for Link 1L: Combined Hydrograph

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

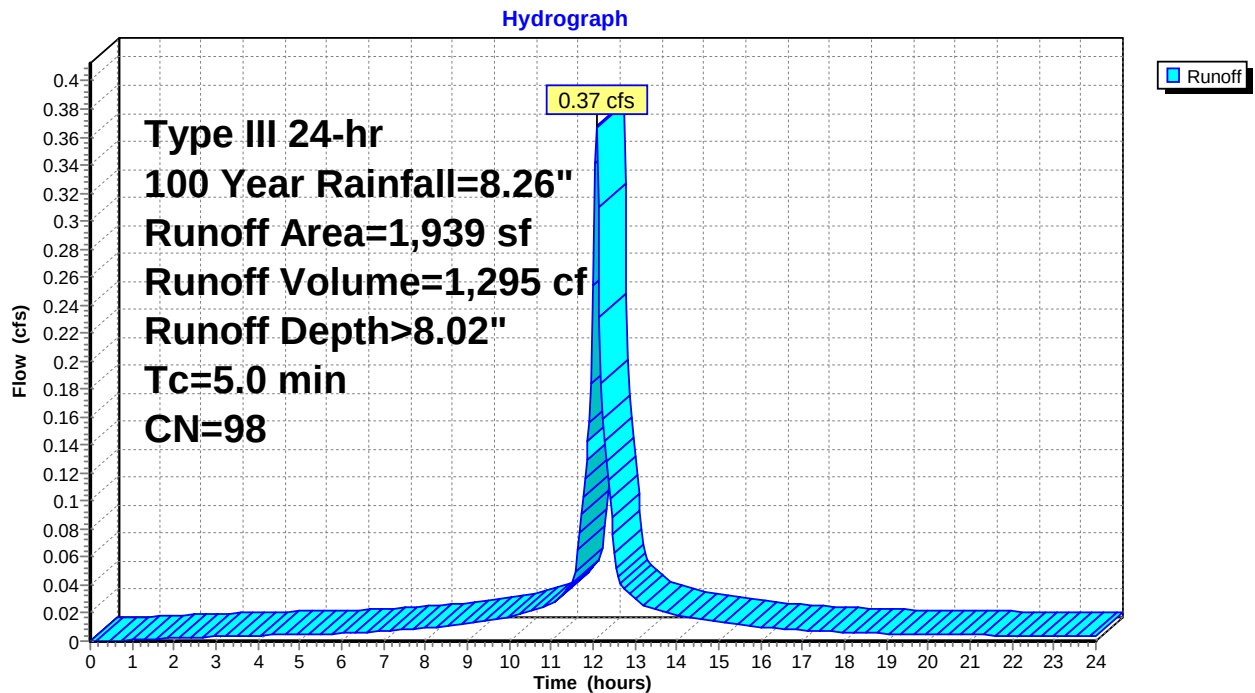
Summary for Subcatchment 3S: Areas Routed to Retention Lot 1

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

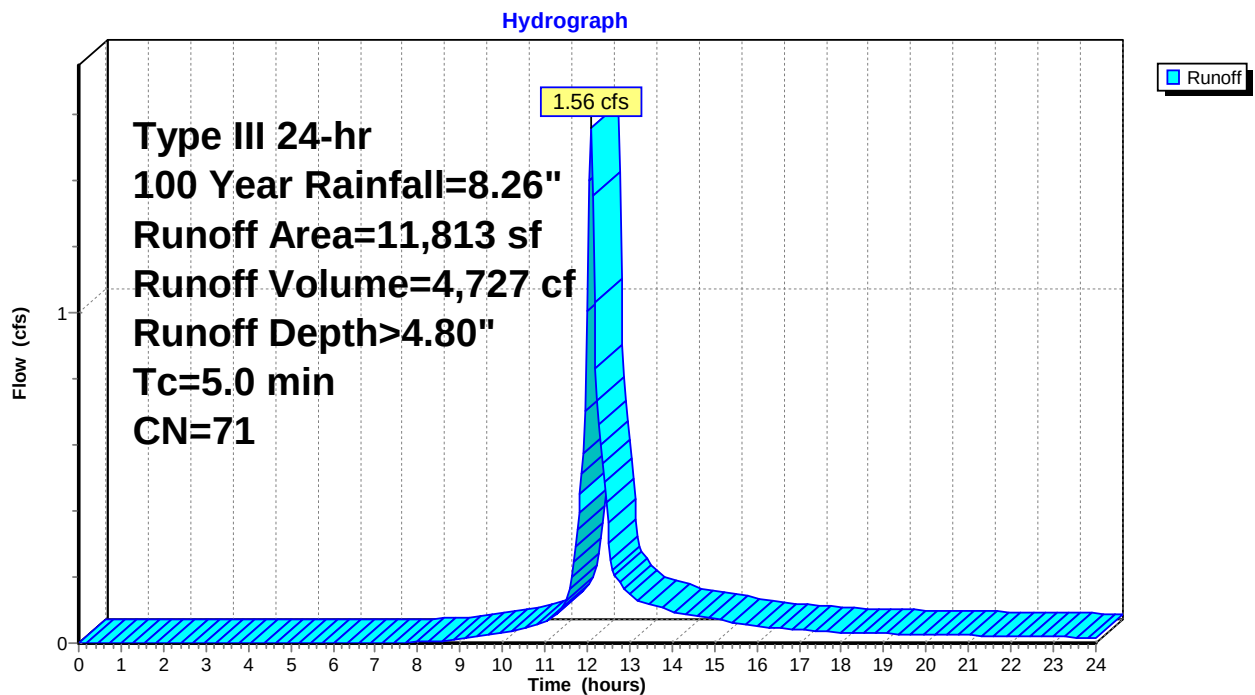
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 1

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)

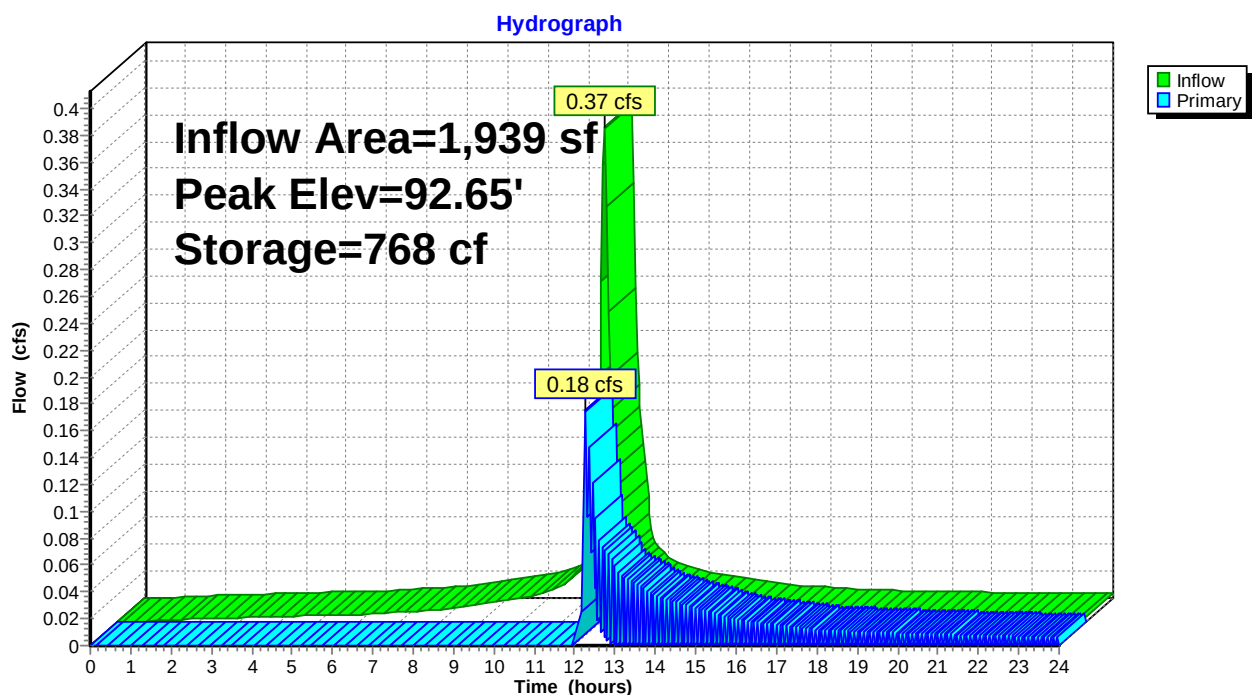
Volume	Invert	Avail.Storage	Storage Description
#1A	90.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	90.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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)

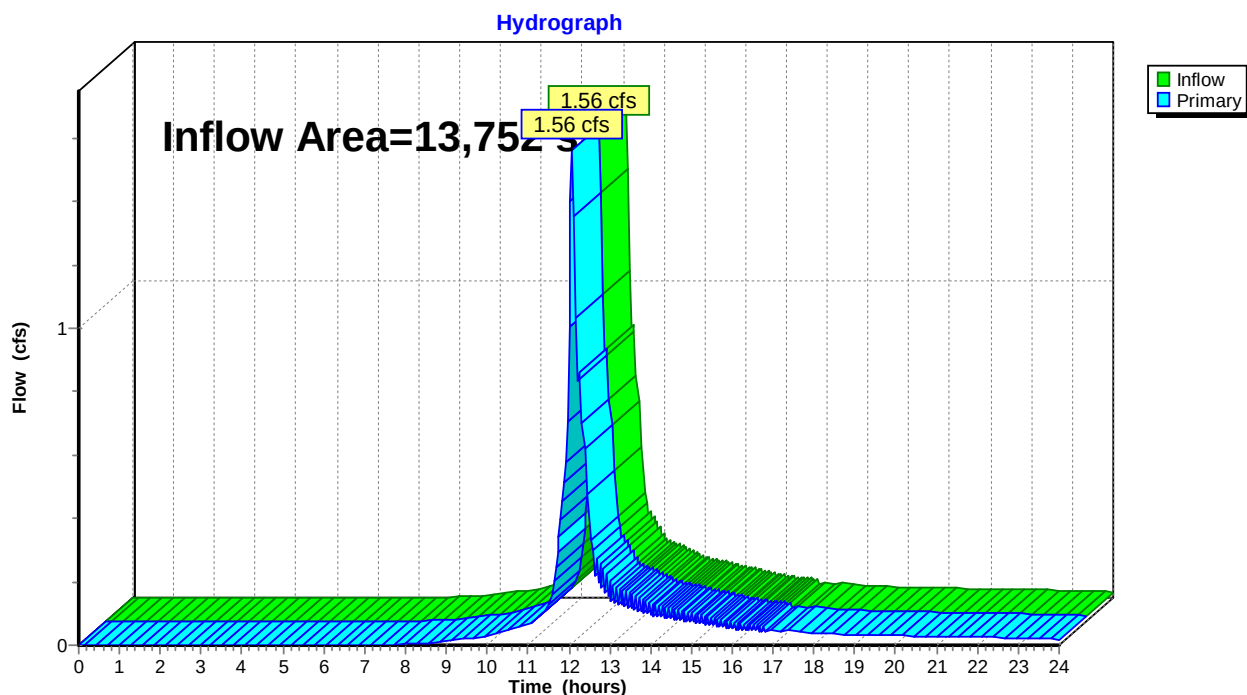
Pond 3P: Cultec R-330XLHD

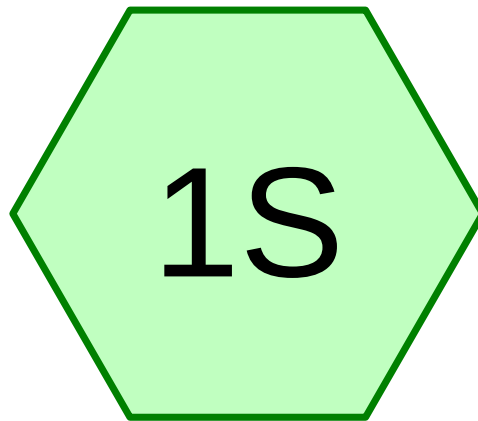


Summary for Link 1L: Combined Hydrograph

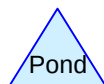
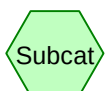
Inflow Area = 13,752 sf, 20.42% Impervious, Inflow Depth > 4.59" for 100 Year event
Inflow = 1.56 cfs @ 12.08 hrs, Volume= 5,255 cf
Primary = 1.56 cfs @ 12.08 hrs, Volume= 5,255 cf, Atten= 0%, Lag= 0.0 min

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

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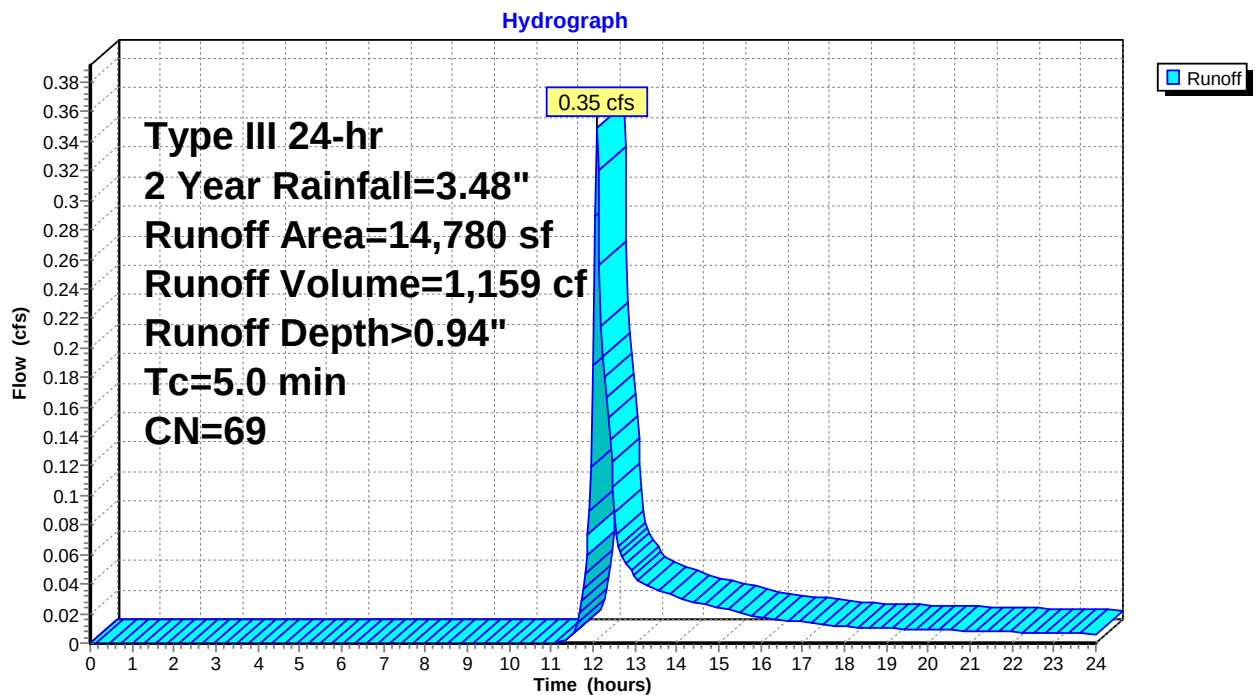
Summary for Subcatchment 1S: Existing Conditions Lot 2

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

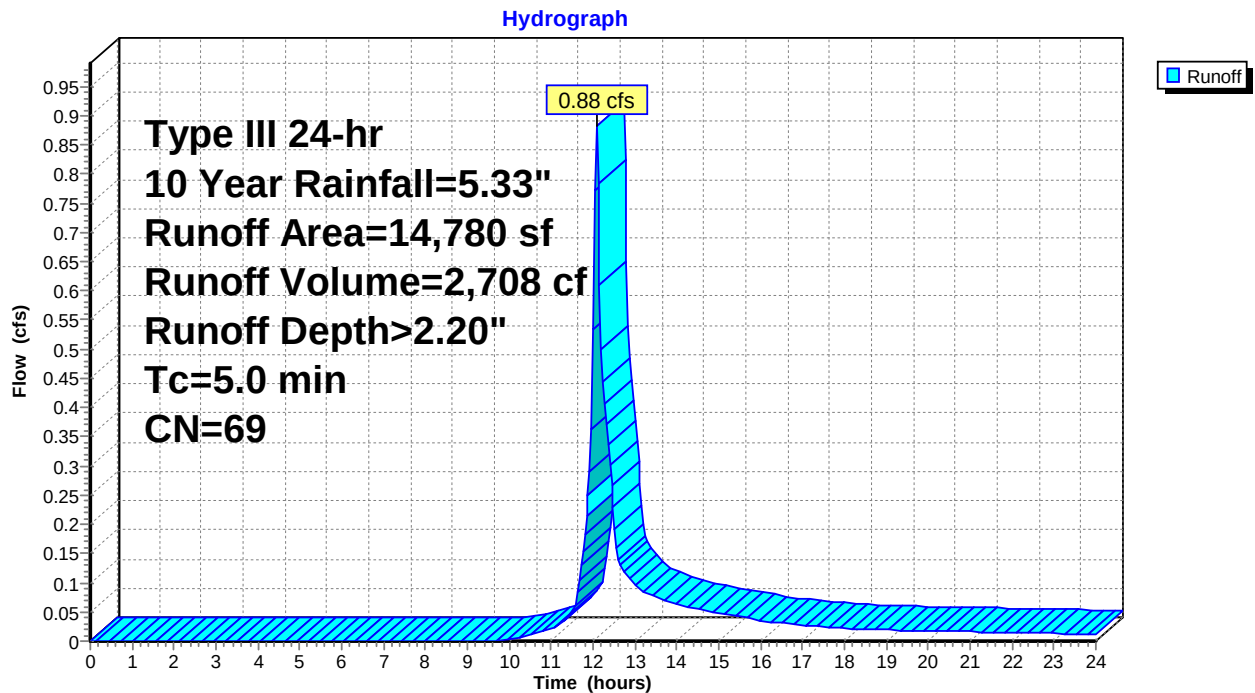
Summary for Subcatchment 1S: Existing Conditions Lot 2

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

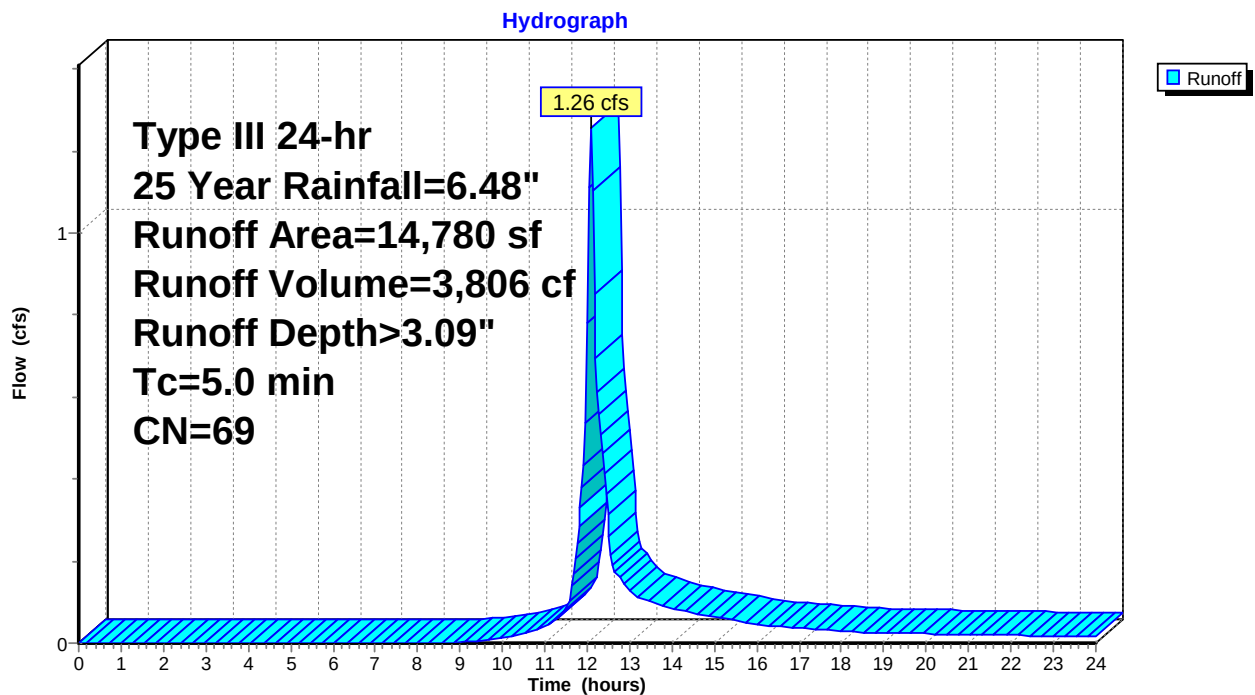
Summary for Subcatchment 1S: Existing Conditions Lot 2

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

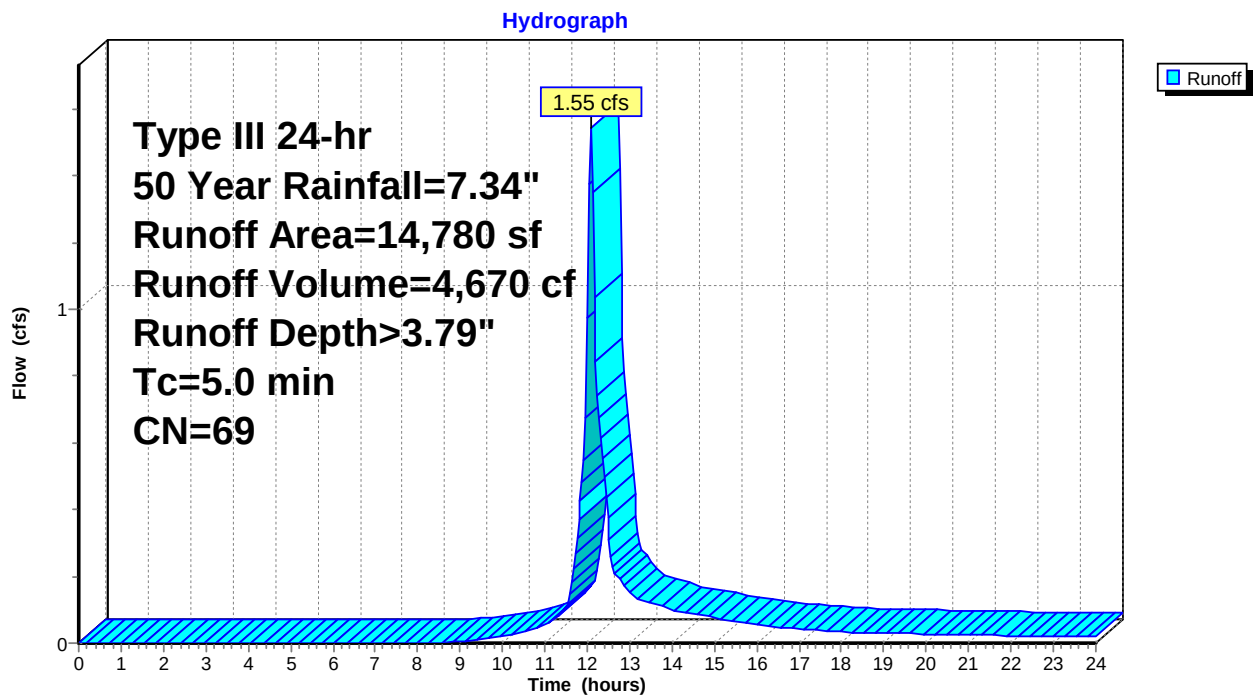
Summary for Subcatchment 1S: Existing Conditions Lot 2

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

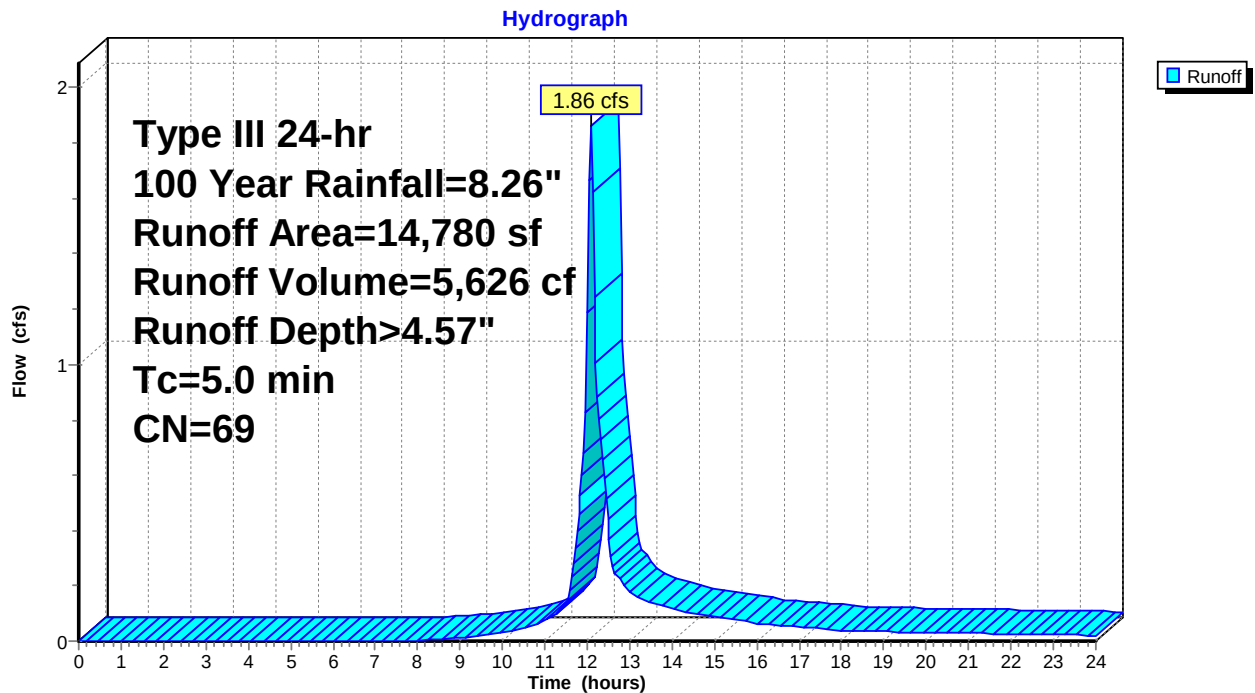
Summary for Subcatchment 1S: Existing Conditions Lot 2

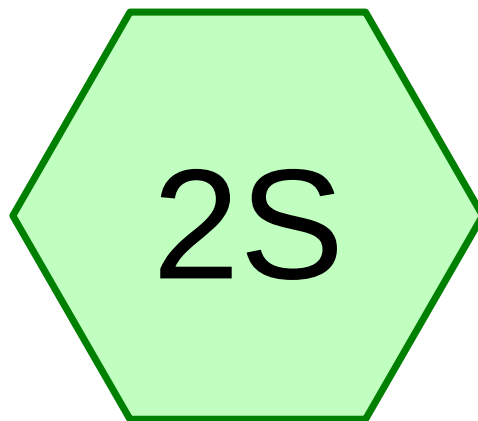
Runoff = 1.86 cfs @ 12.08 hrs, Volume= 5,626 cf, Depth> 4.57"

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"

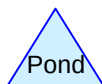
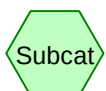
Area (sf)	CN	Description
14,780	69	50-75% Grass cover, Fair, HSG B
14,780		100.00% Pervious Area

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**

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2623Proposed

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Type III 24-hr 2 Year Rainfall=3.48"

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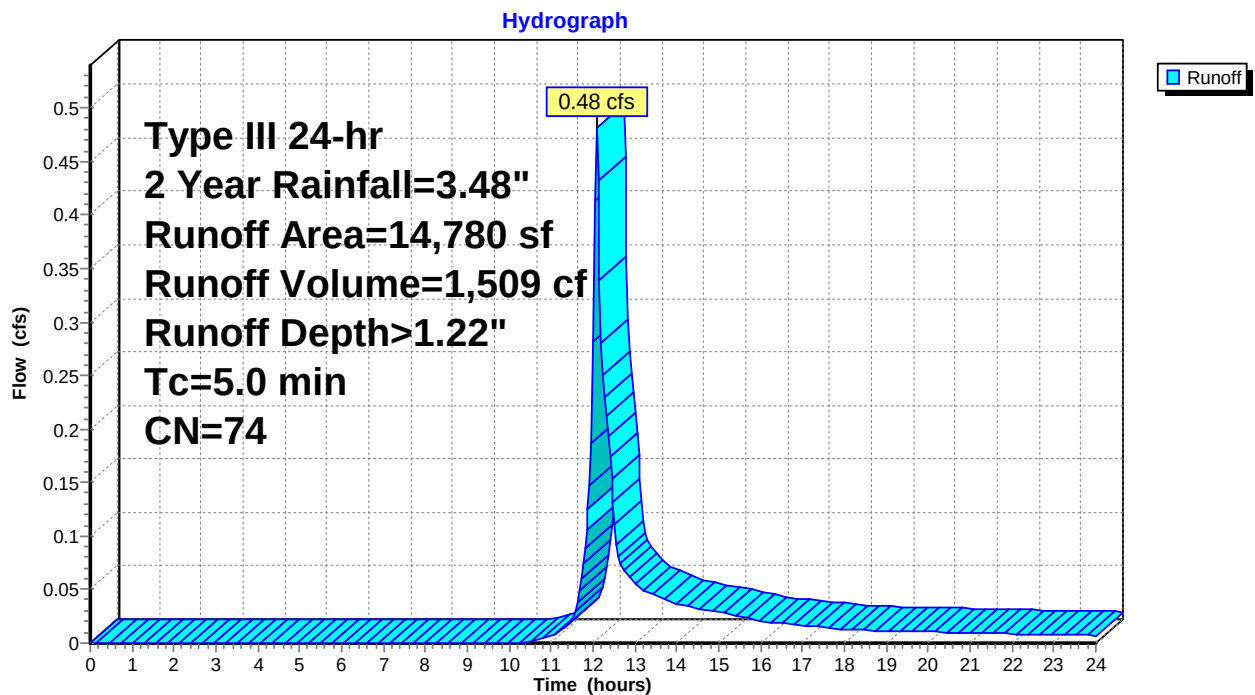
Summary for Subcatchment 2S: Proposed Conditions Lot 2

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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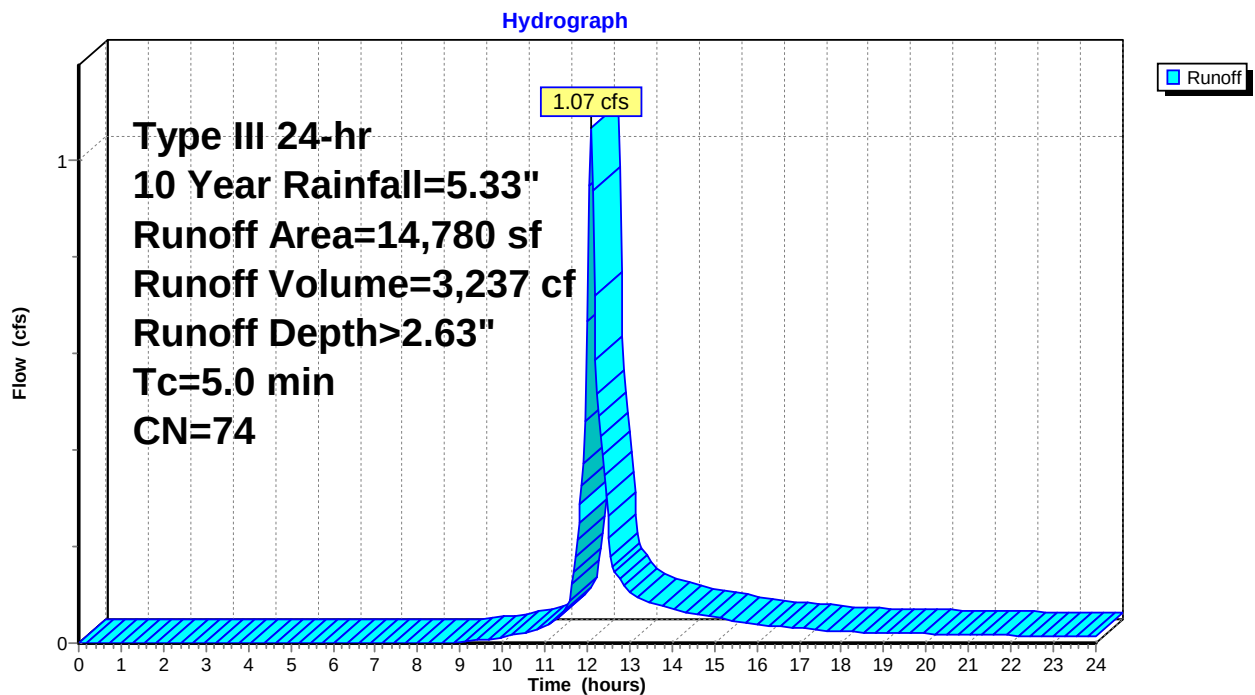
Summary for Subcatchment 2S: Proposed Conditions Lot 2

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

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Type III 24-hr 25 Year Rainfall=6.48"

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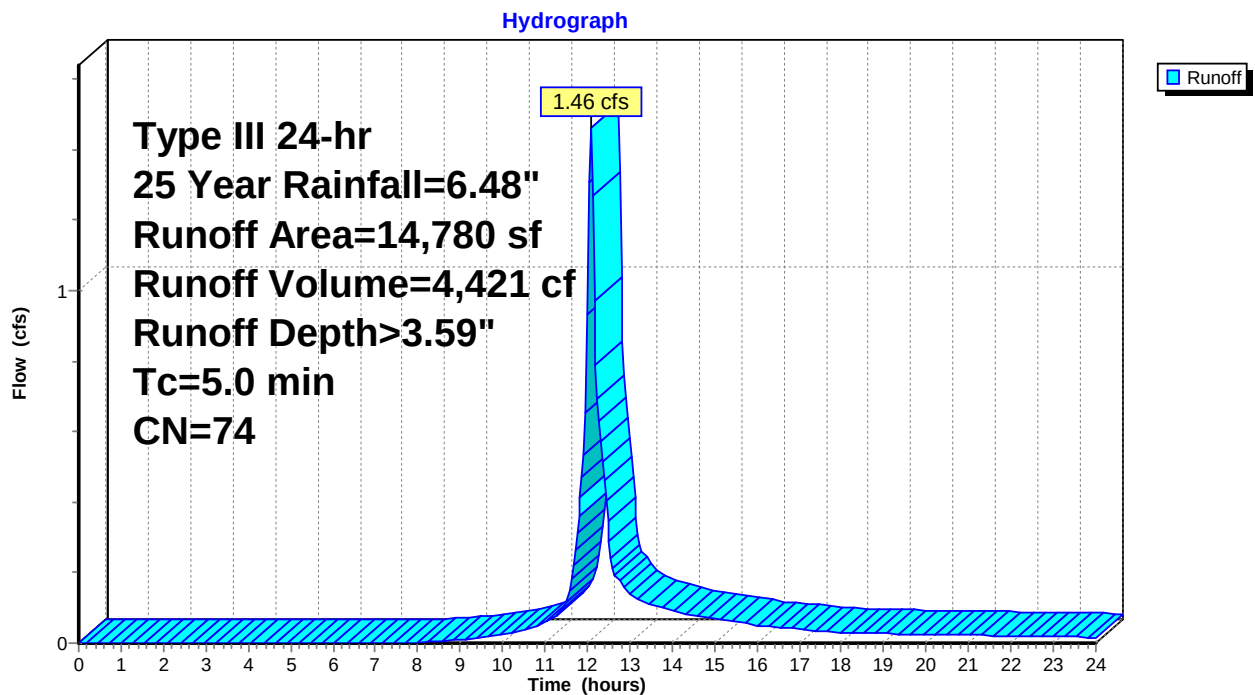
Summary for Subcatchment 2S: Proposed Conditions Lot 2

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

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Type III 24-hr 50 Year Rainfall=7.34"

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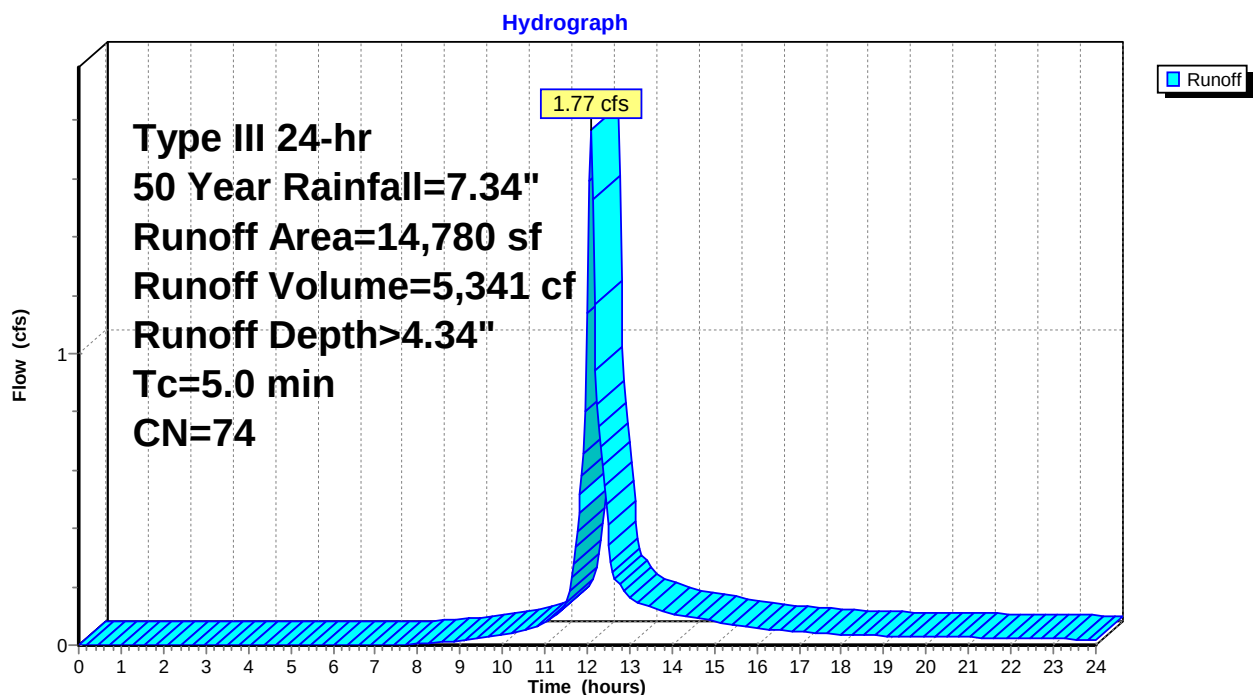
Summary for Subcatchment 2S: Proposed Conditions Lot 2

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

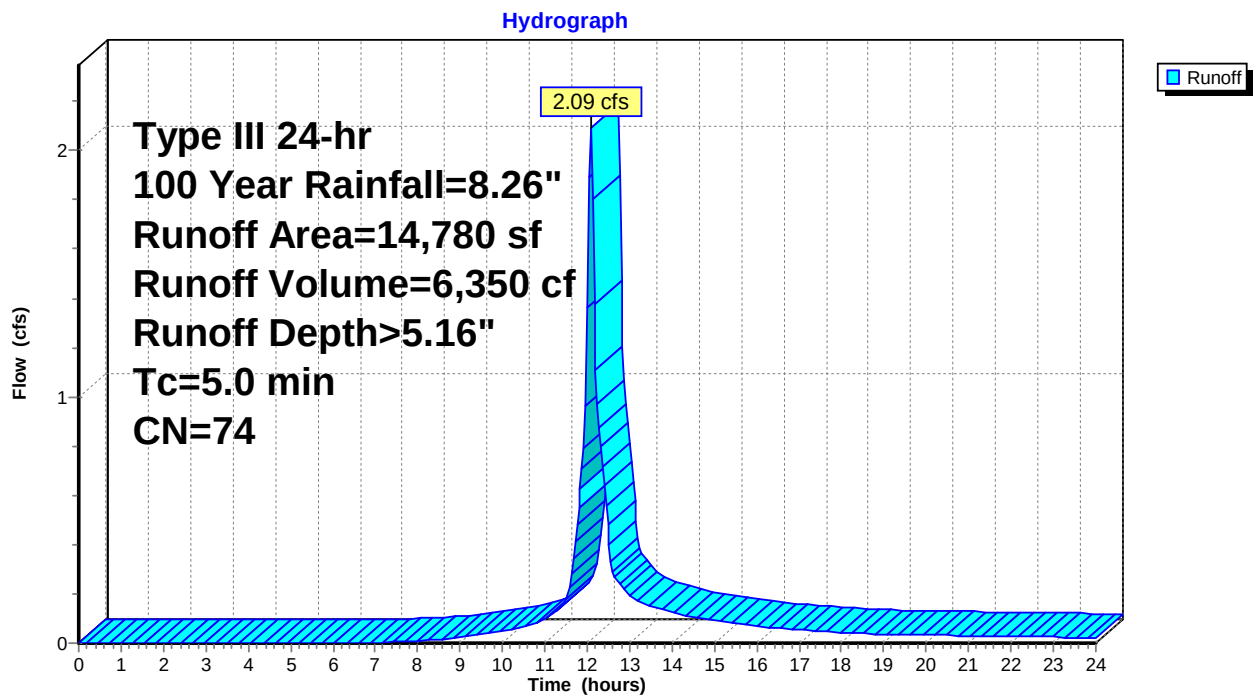
Summary for Subcatchment 2S: Proposed Conditions Lot 2

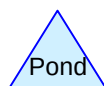
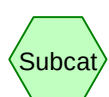
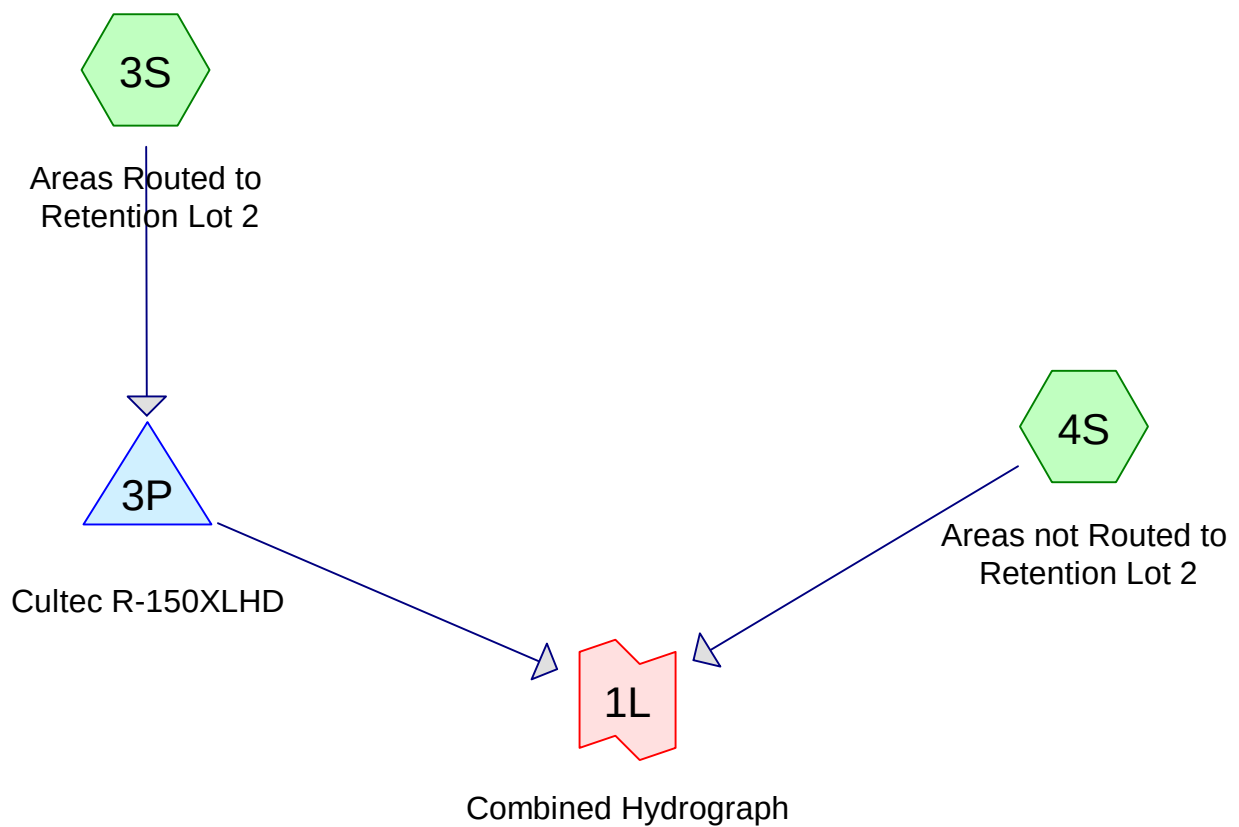
Runoff = 2.09 cfs @ 12.08 hrs, Volume= 6,350 cf, Depth> 5.16"

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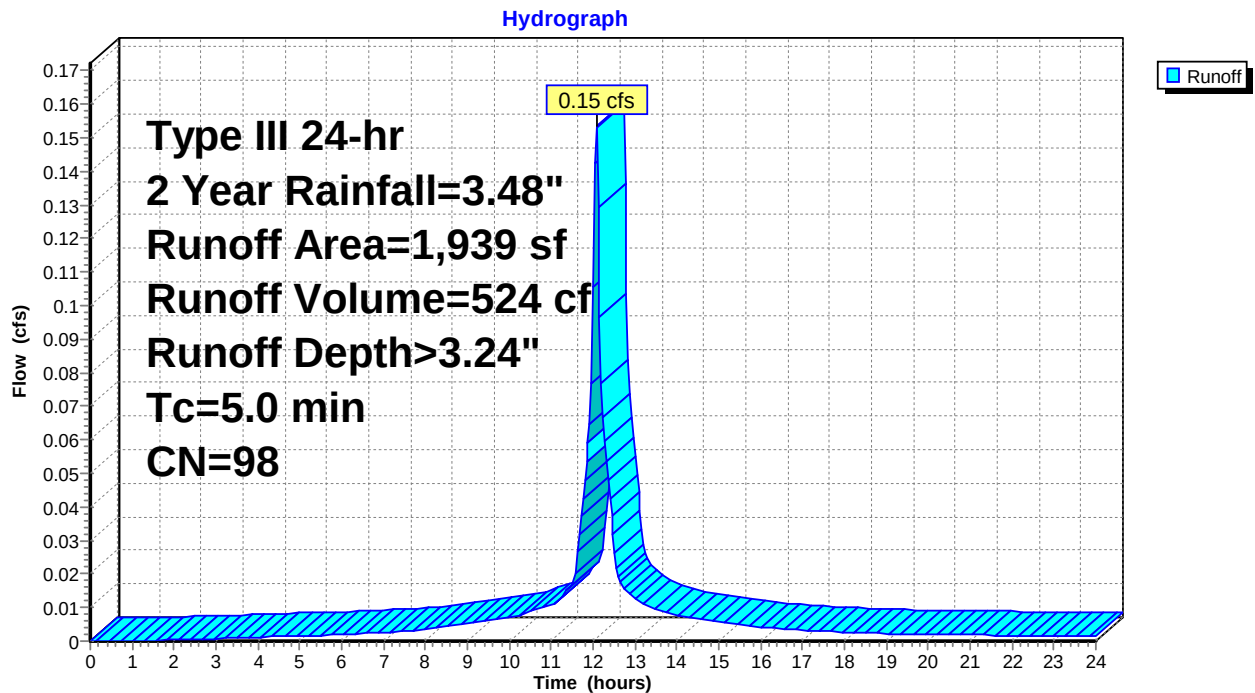
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

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

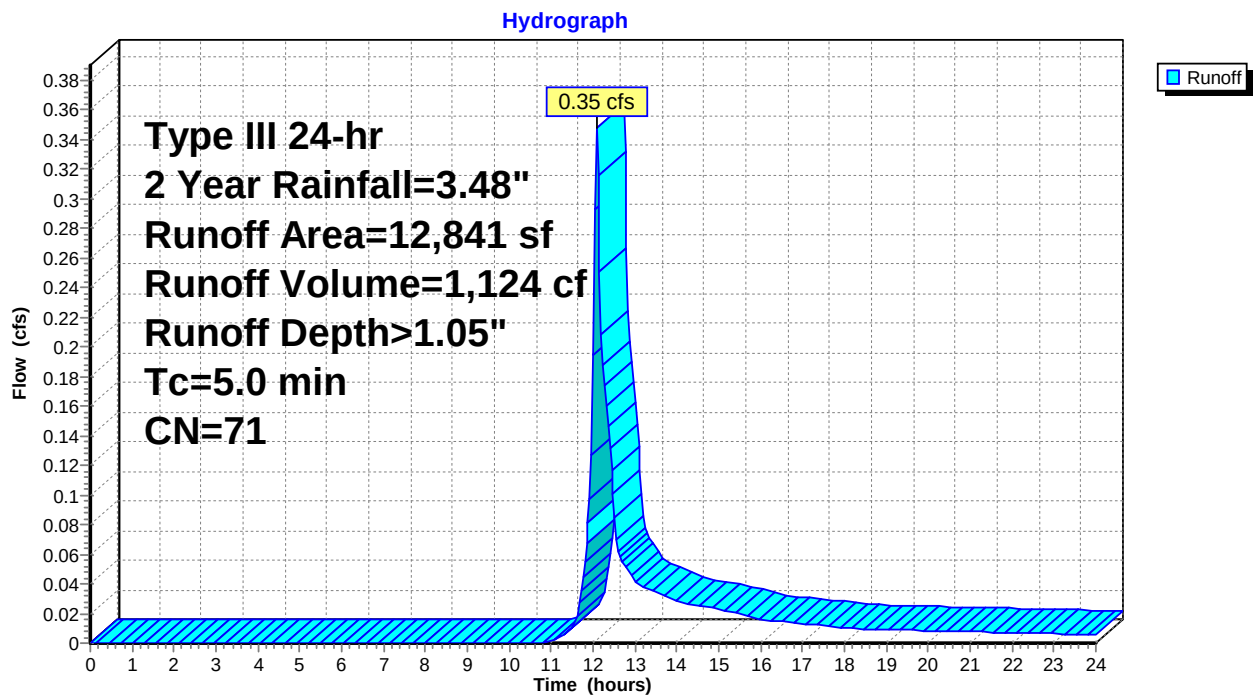
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

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)

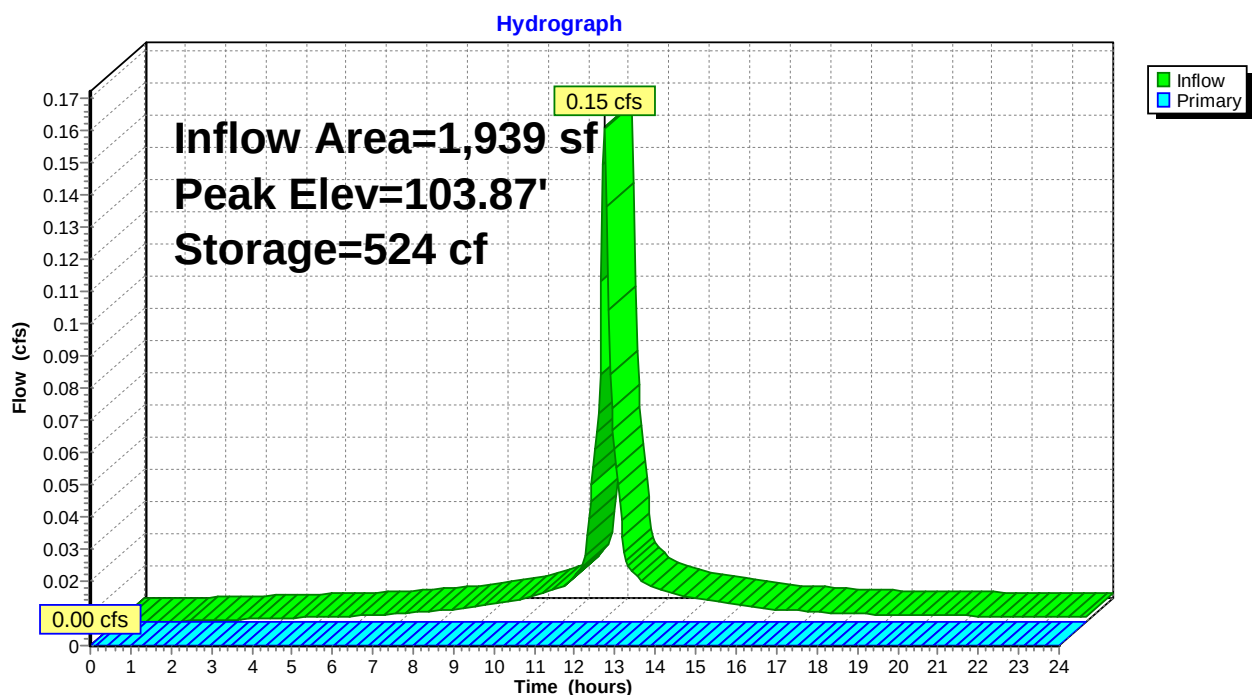
Center-of-Mass det. time= (not calculated: no outflow)

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)

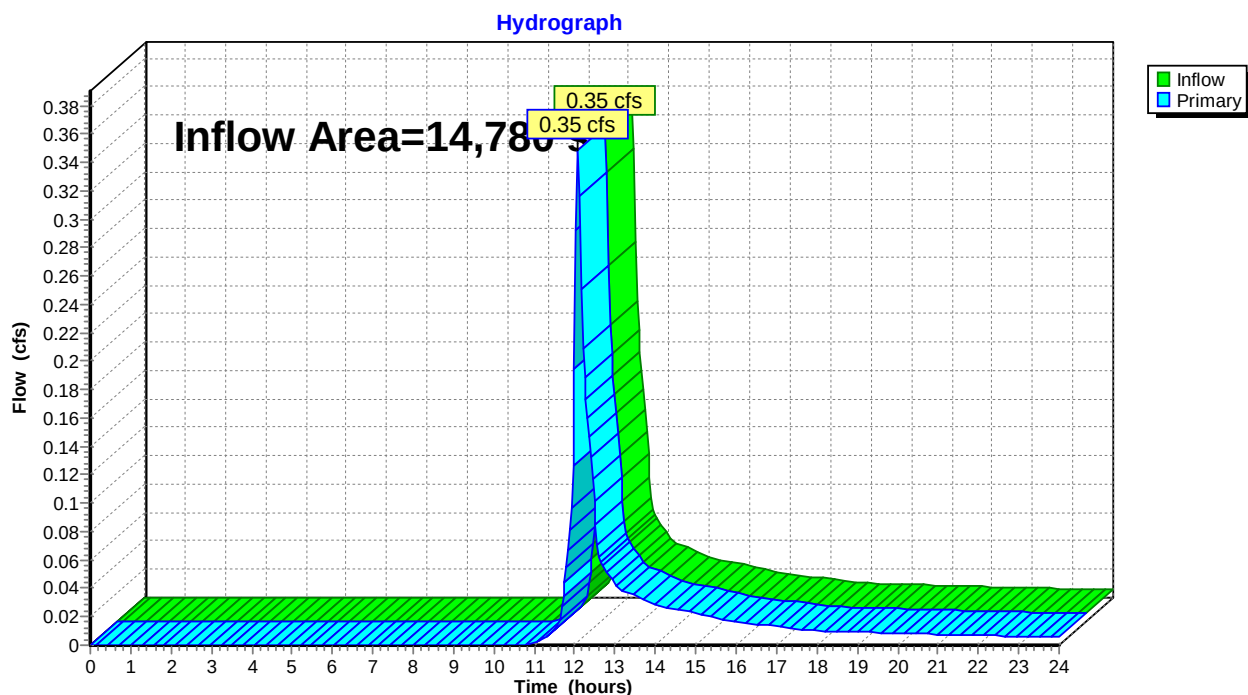
Pond 3P: Cultec R-150XLHD

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



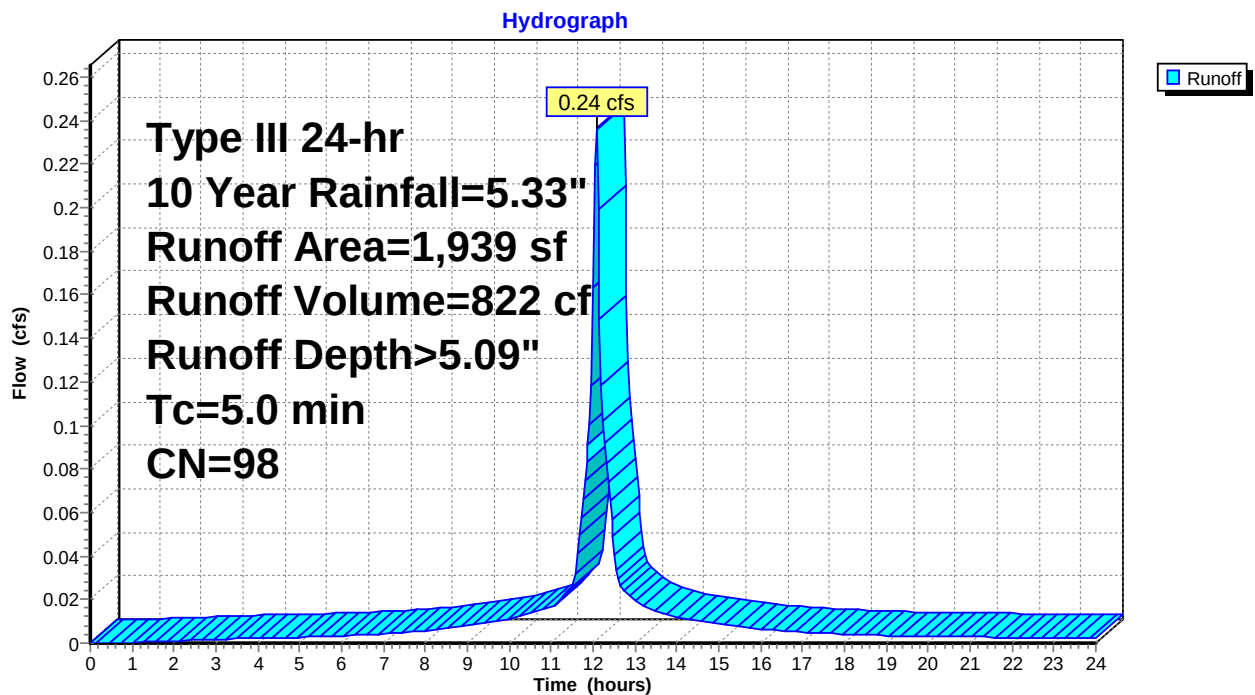
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

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

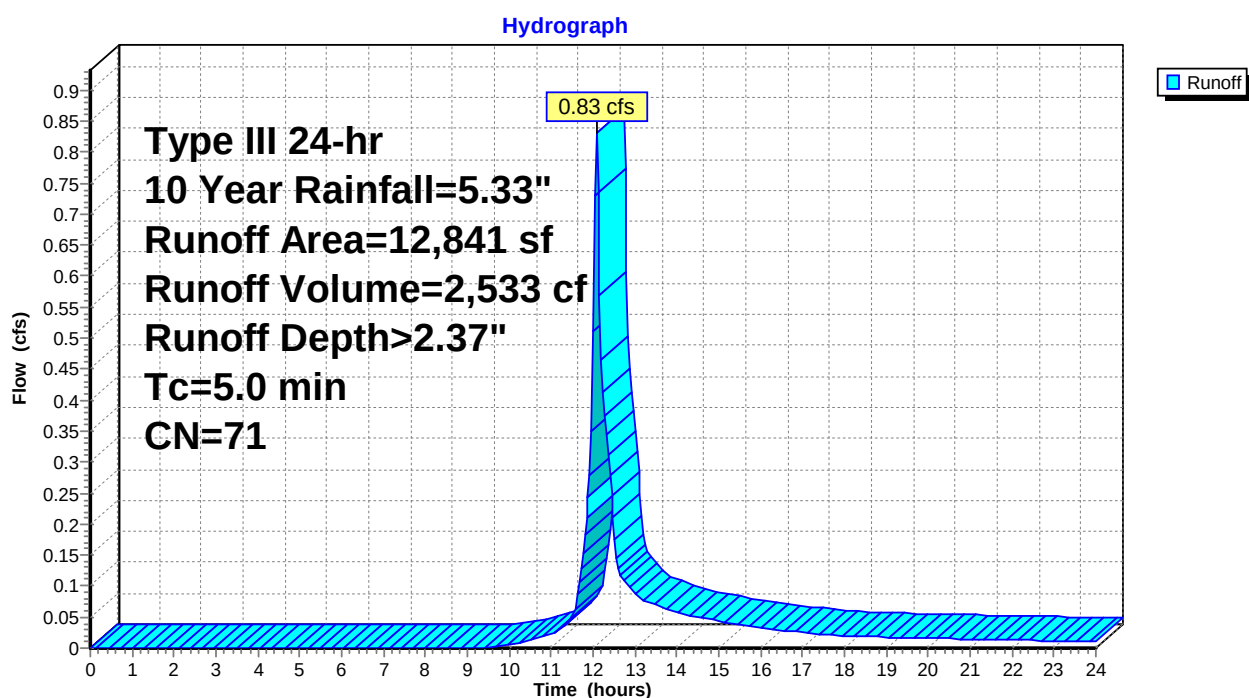
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

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)

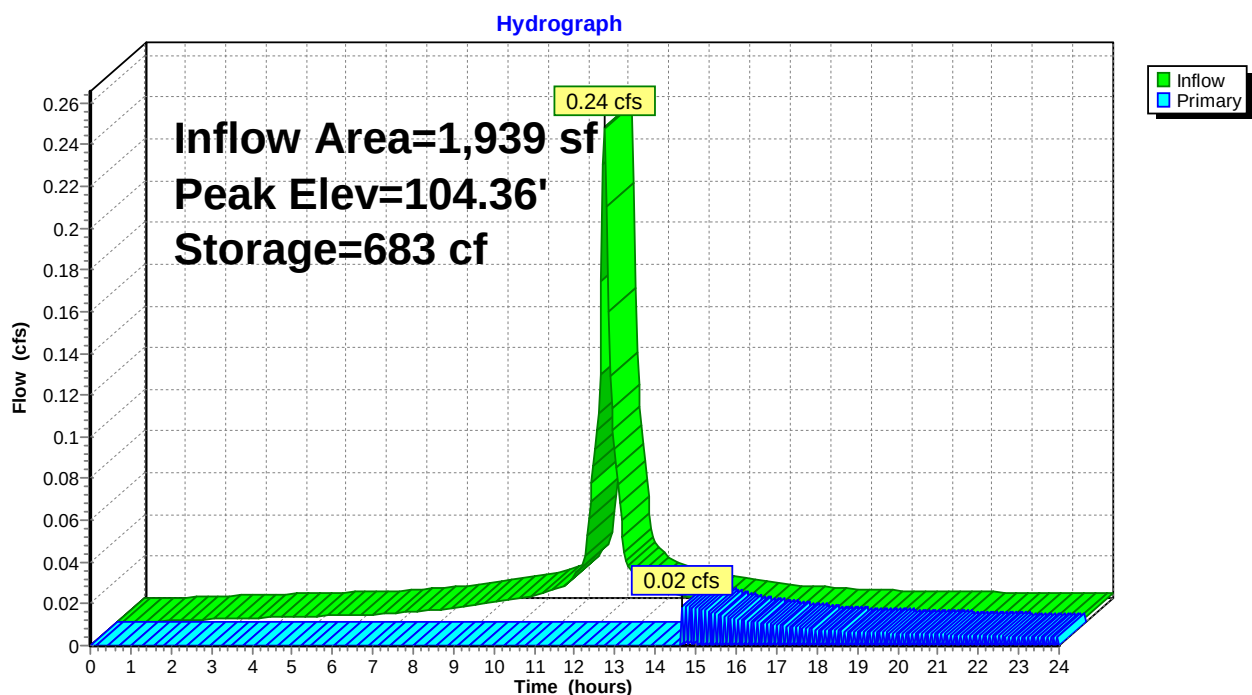
Center-of-Mass det. time= 342.1 min (1,087.8 - 745.7)

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

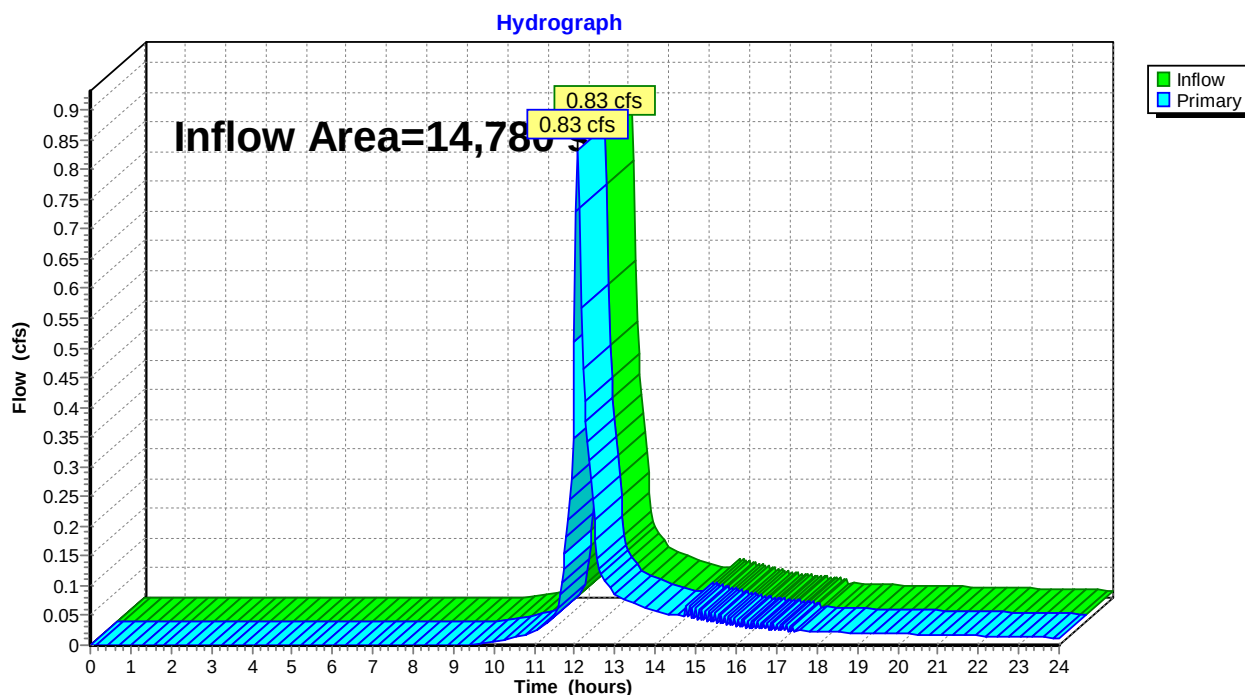
Summary for Link 1L: Combined Hydrograph

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

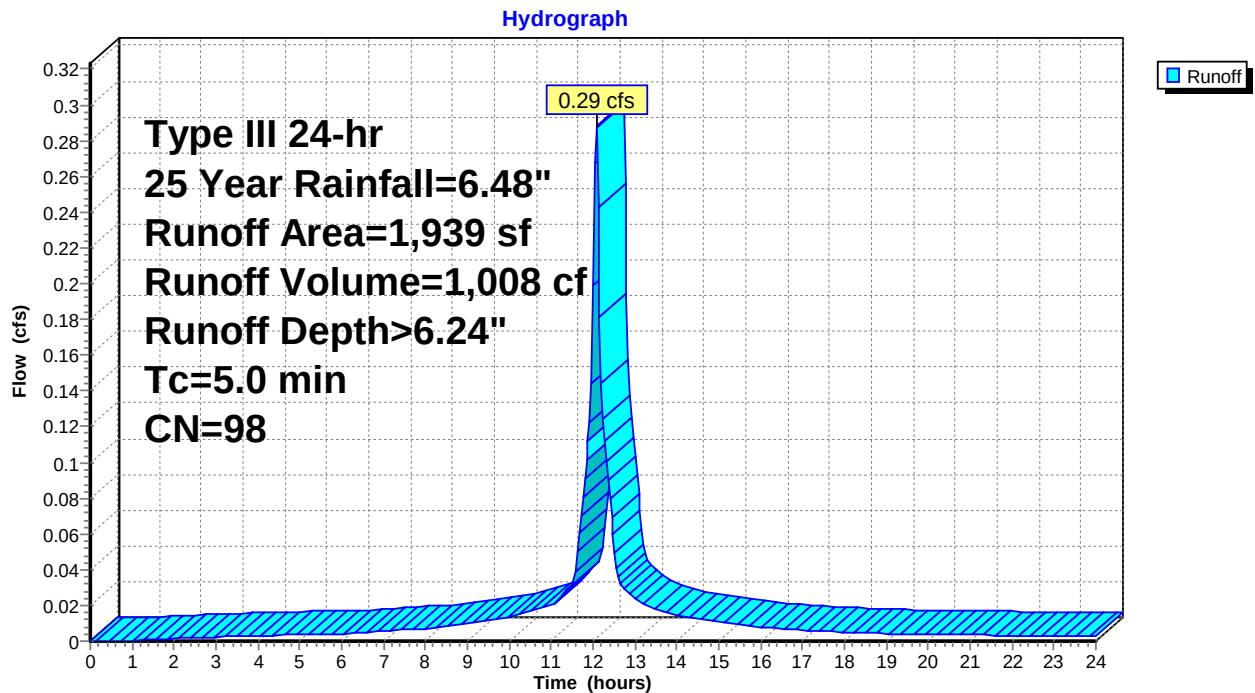
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

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

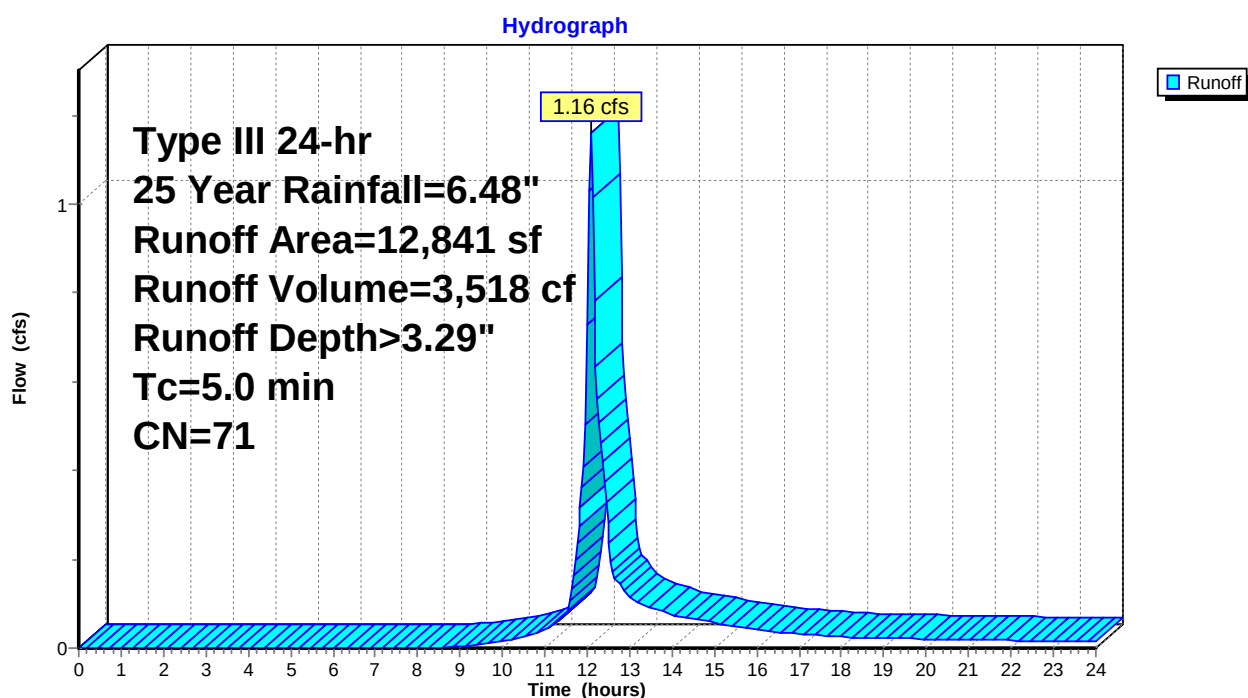
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

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)

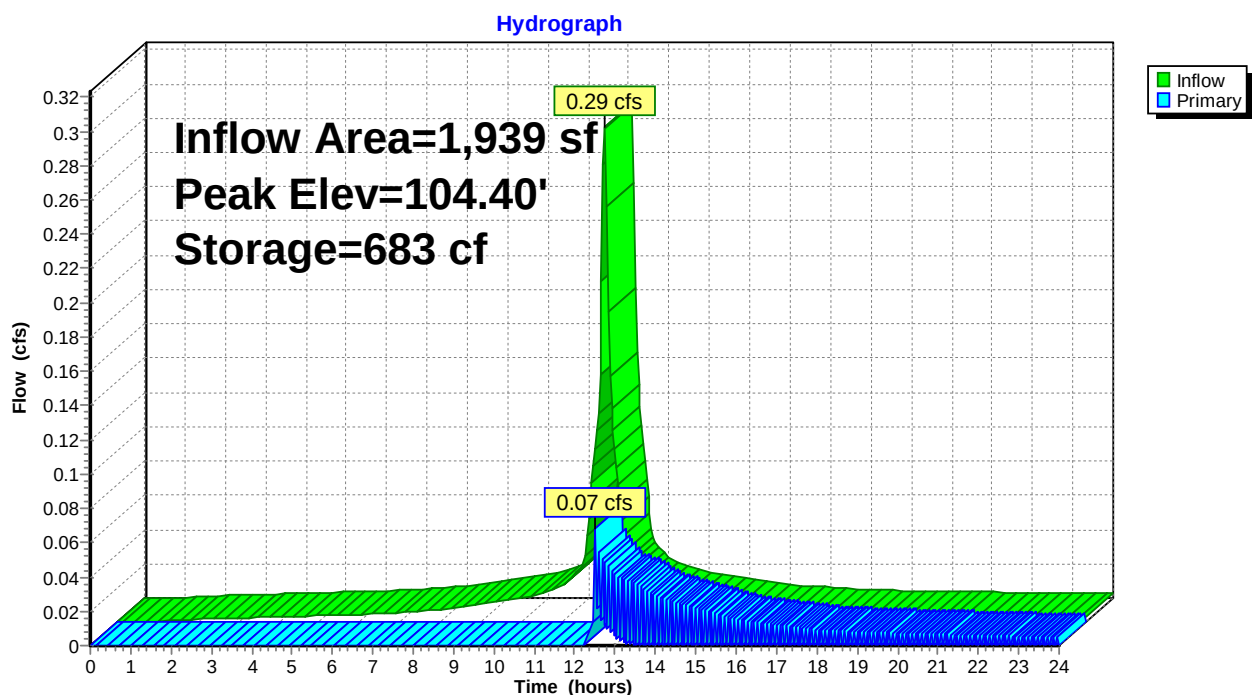
Center-of-Mass det. time= 208.3 min (951.0 - 742.7)

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

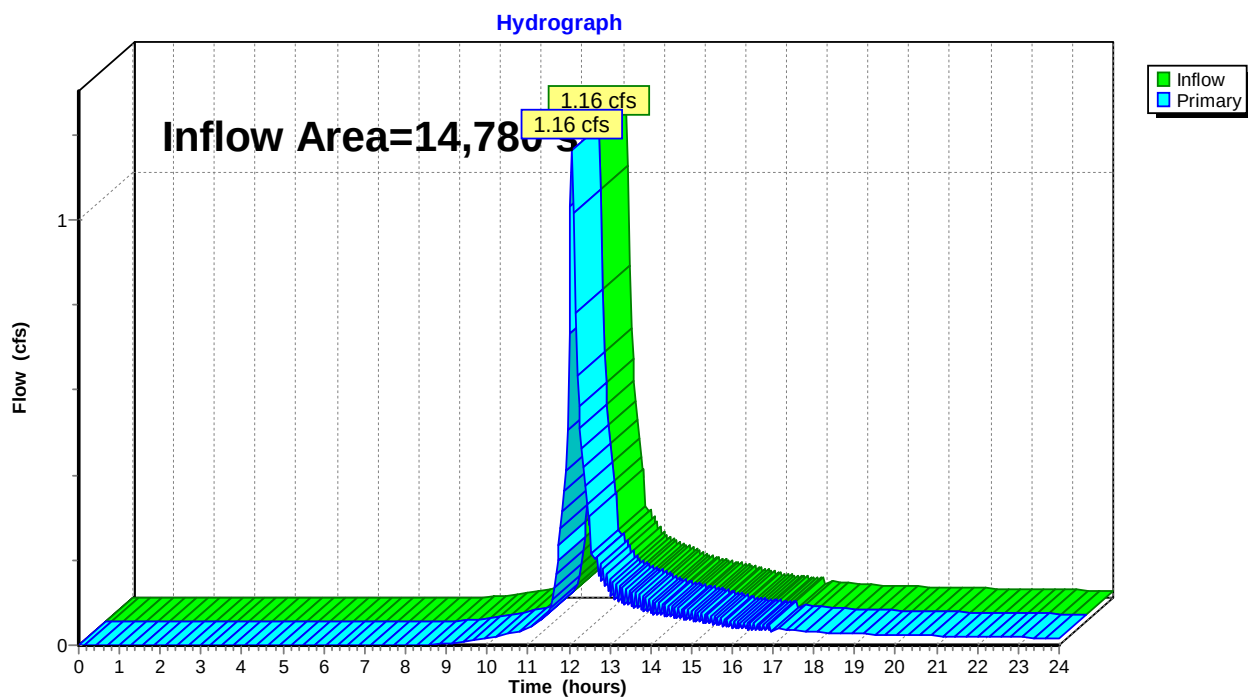
Summary for Link 1L: Combined Hydrograph

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

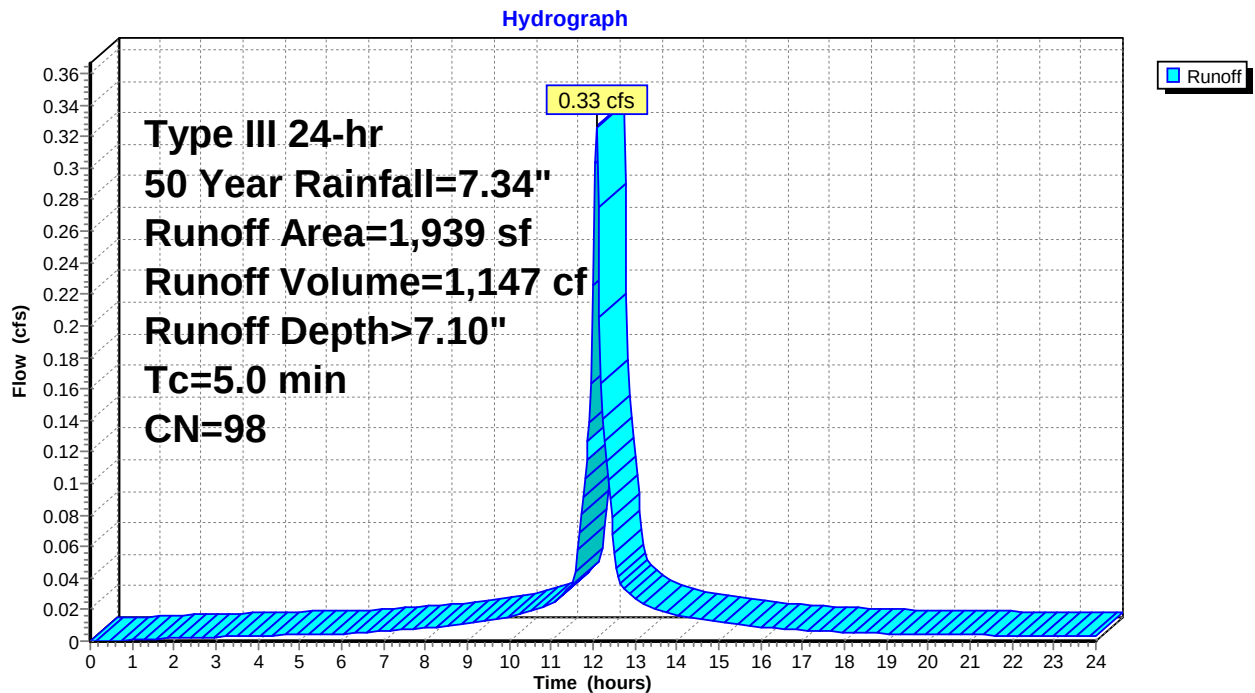
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

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

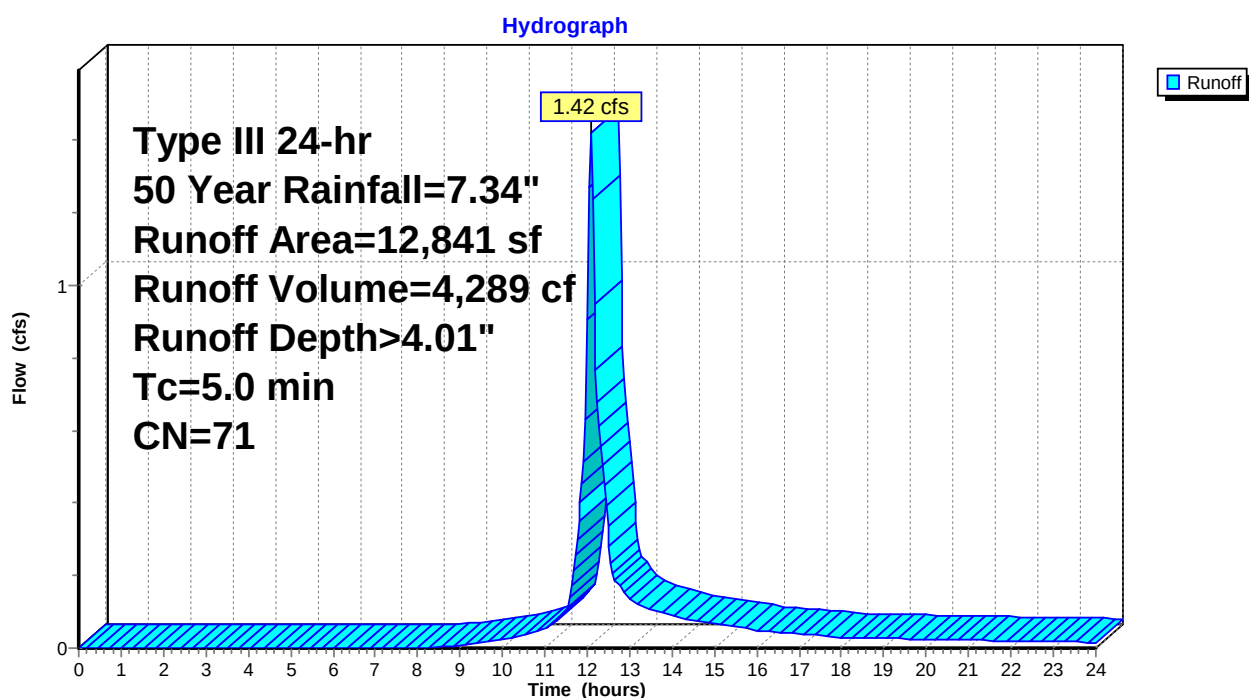
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

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)

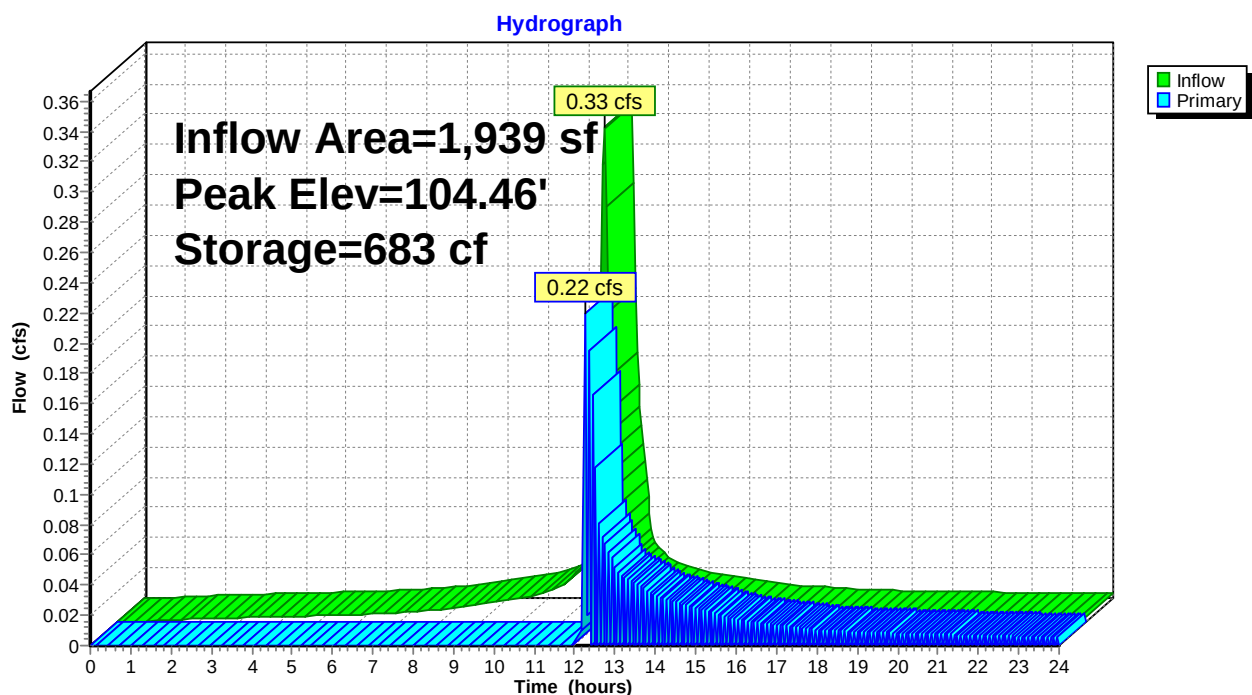
Volume	Invert	Avail.Storage	Storage Description
#1A	102.80'	182 cf	18.50'W x 33.50'L x 1.54'H Field A 955 cf Overall - 501 cf Embedded = 455 cf x 40.0% Voids
#2A	102.80'	501 cf	Cultec R-150XLHD x 18 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H 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



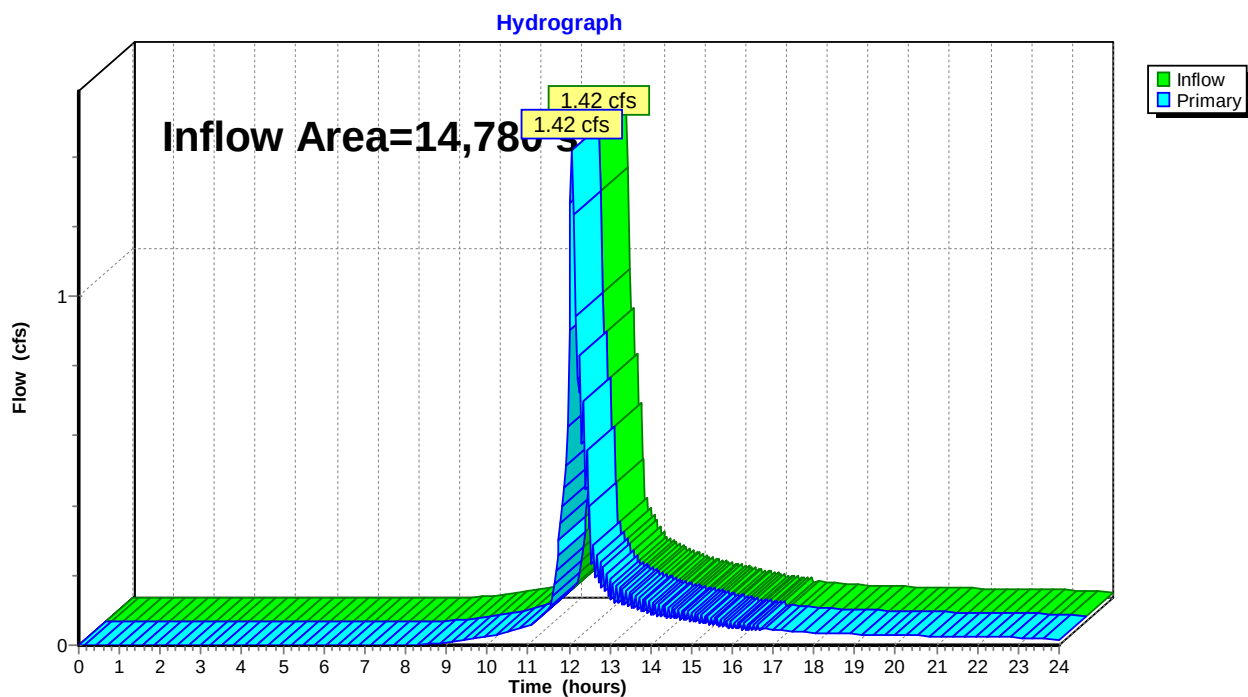
Summary for Link 1L: Combined Hydrograph

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

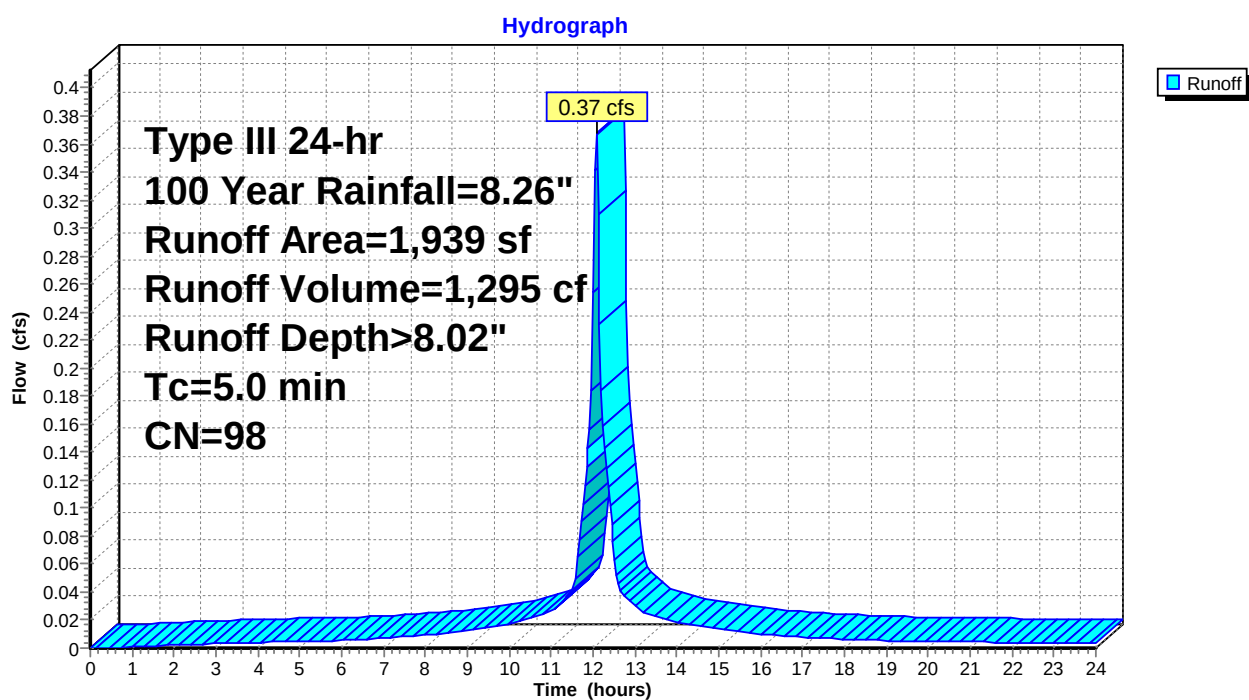
Summary for Subcatchment 3S: Areas Routed to Retention Lot 2

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

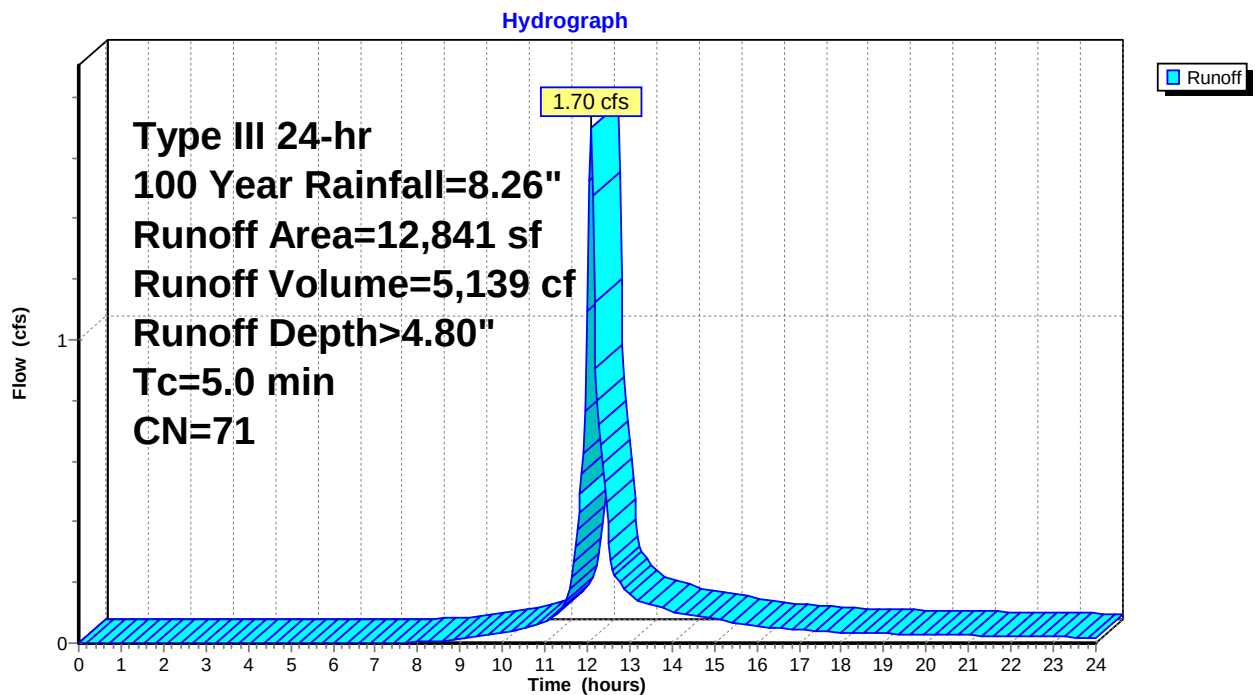
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 2

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

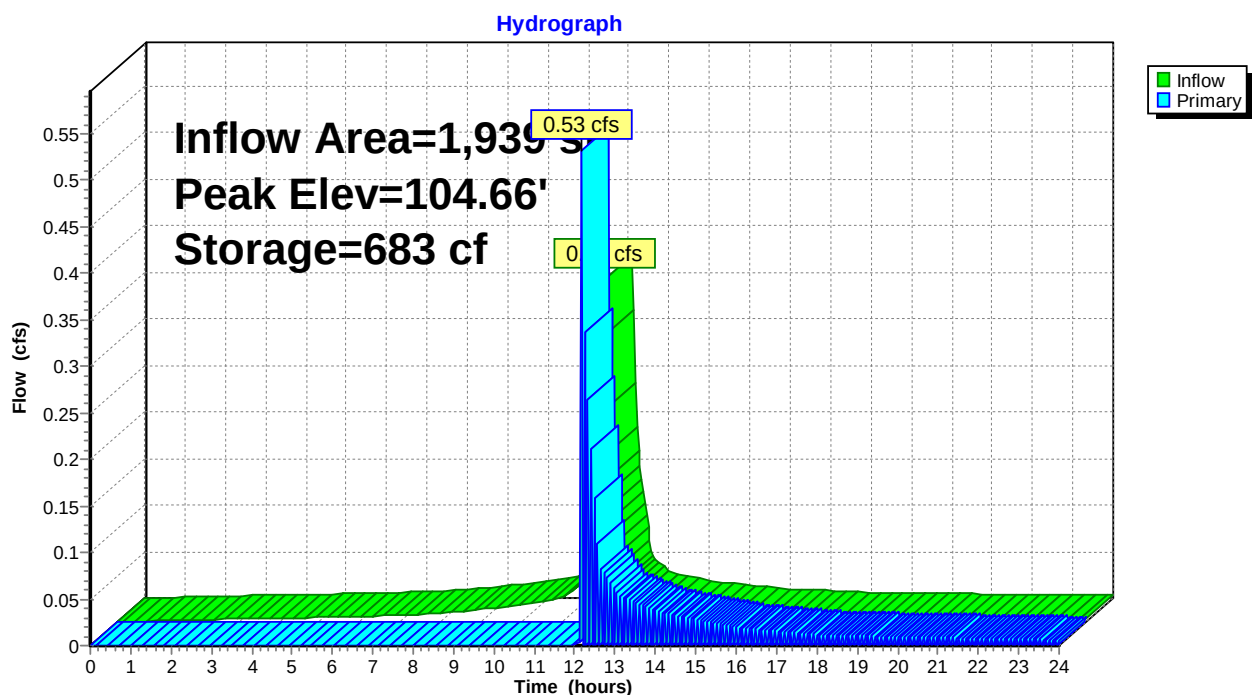
Storage Group A created with Chamber Wizard

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)

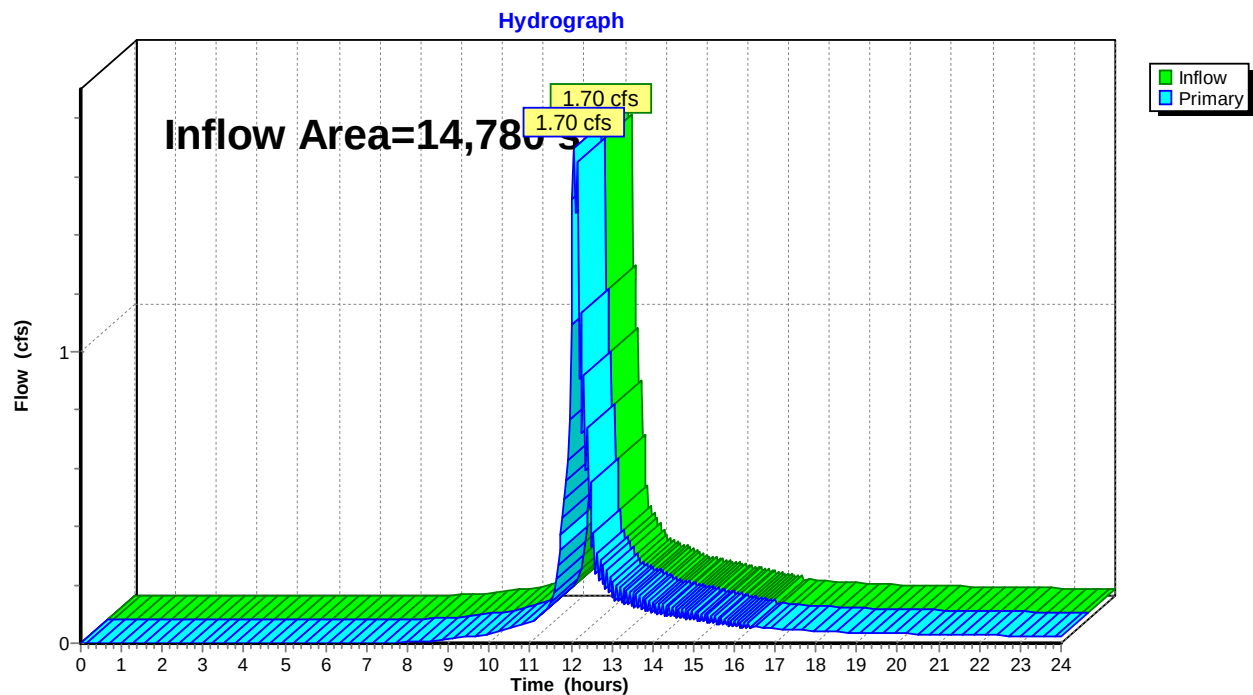
Pond 3P: Cultec R-150XLHD

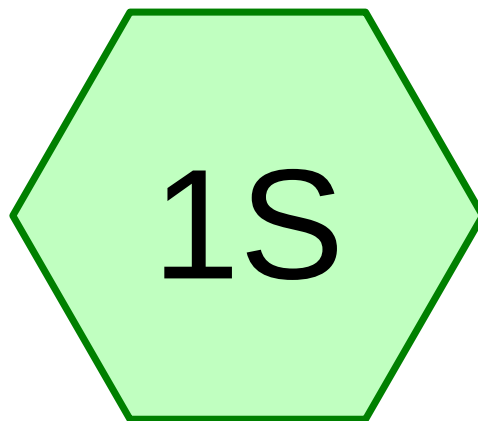


Summary for Link 1L: Combined Hydrograph

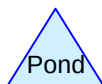
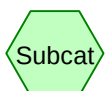
Inflow Area = 14,780 sf, 18.16% Impervious, Inflow Depth > 4.68" for 100 Year event
Inflow = 1.70 cfs @ 12.08 hrs, Volume= 5,766 cf
Primary = 1.70 cfs @ 12.08 hrs, Volume= 5,766 cf, Atten= 0%, Lag= 0.0 min

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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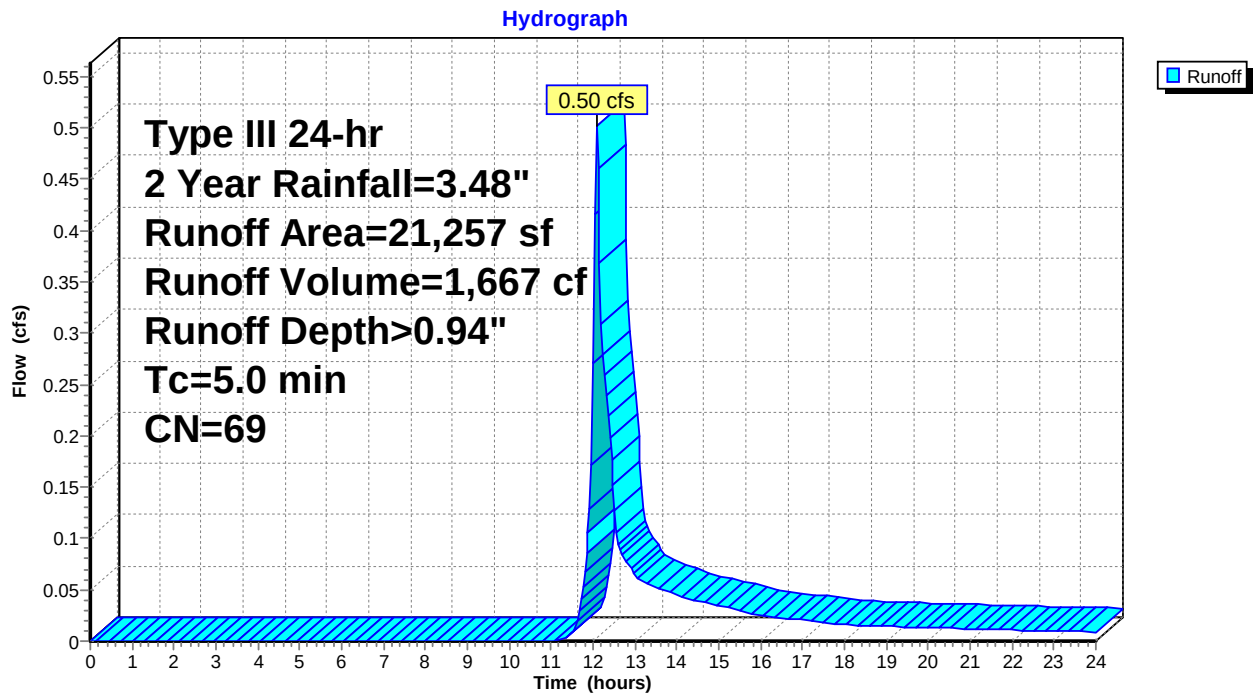
Summary for Subcatchment 1S: Existing Conditions Lot 3

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

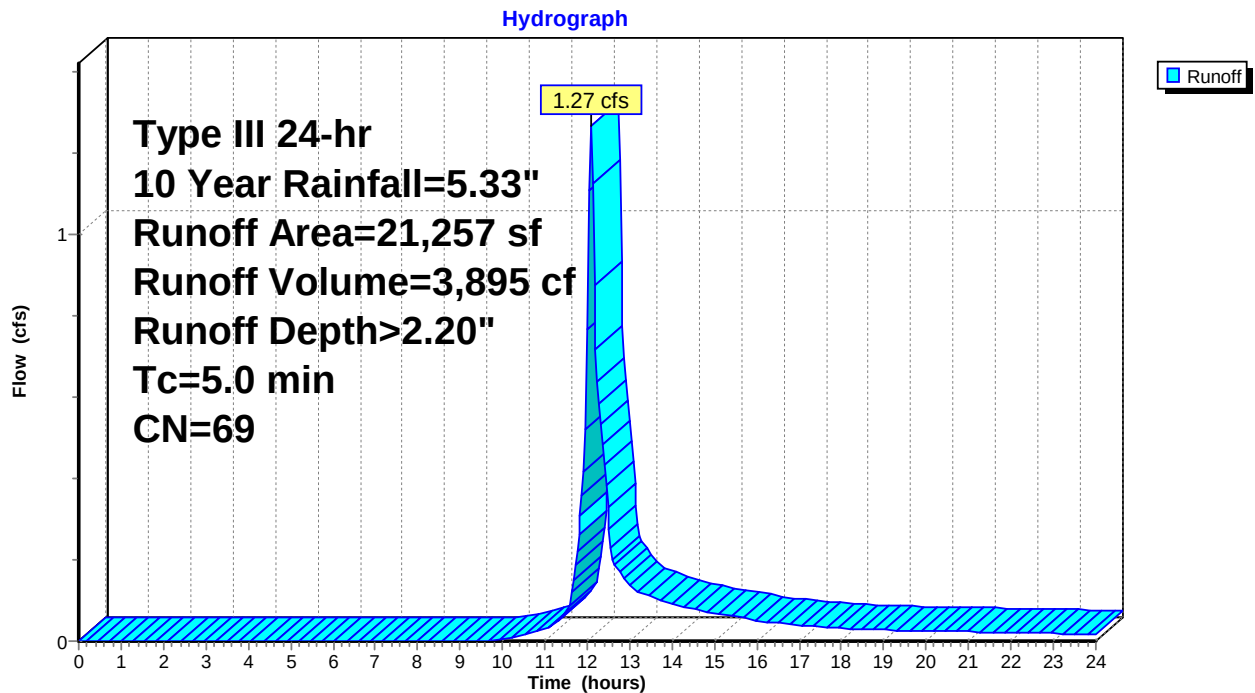
Summary for Subcatchment 1S: Existing Conditions Lot 3

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

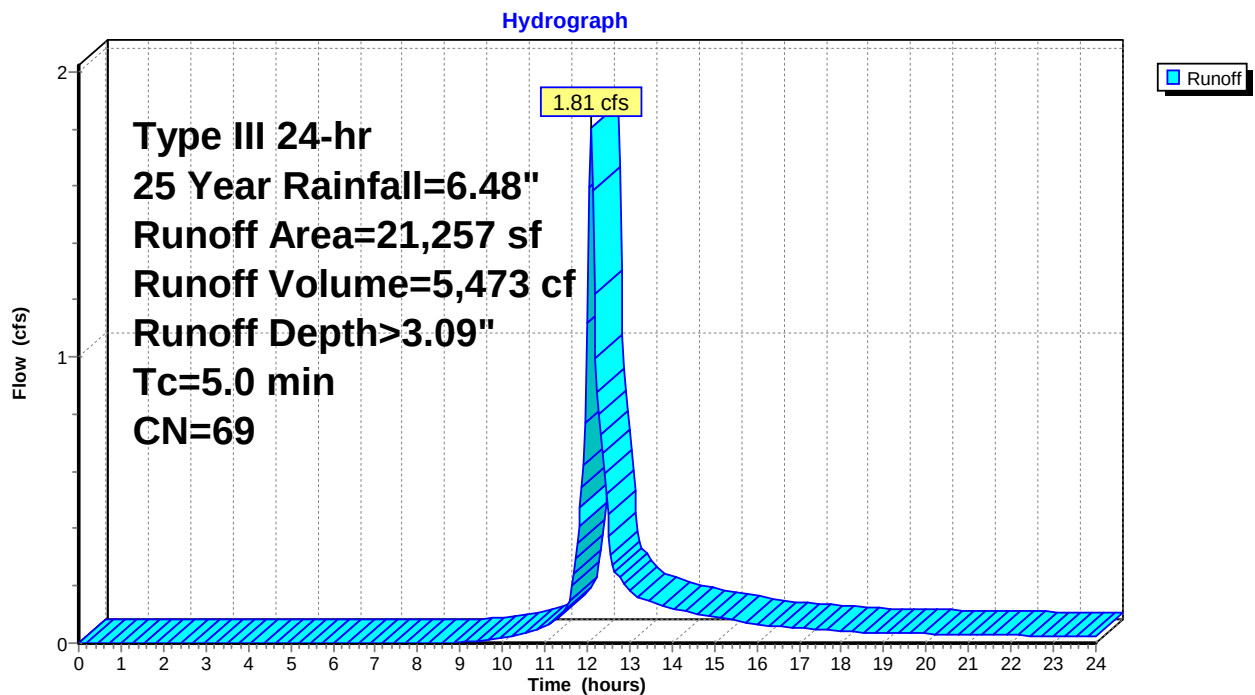
Summary for Subcatchment 1S: Existing Conditions Lot 3

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

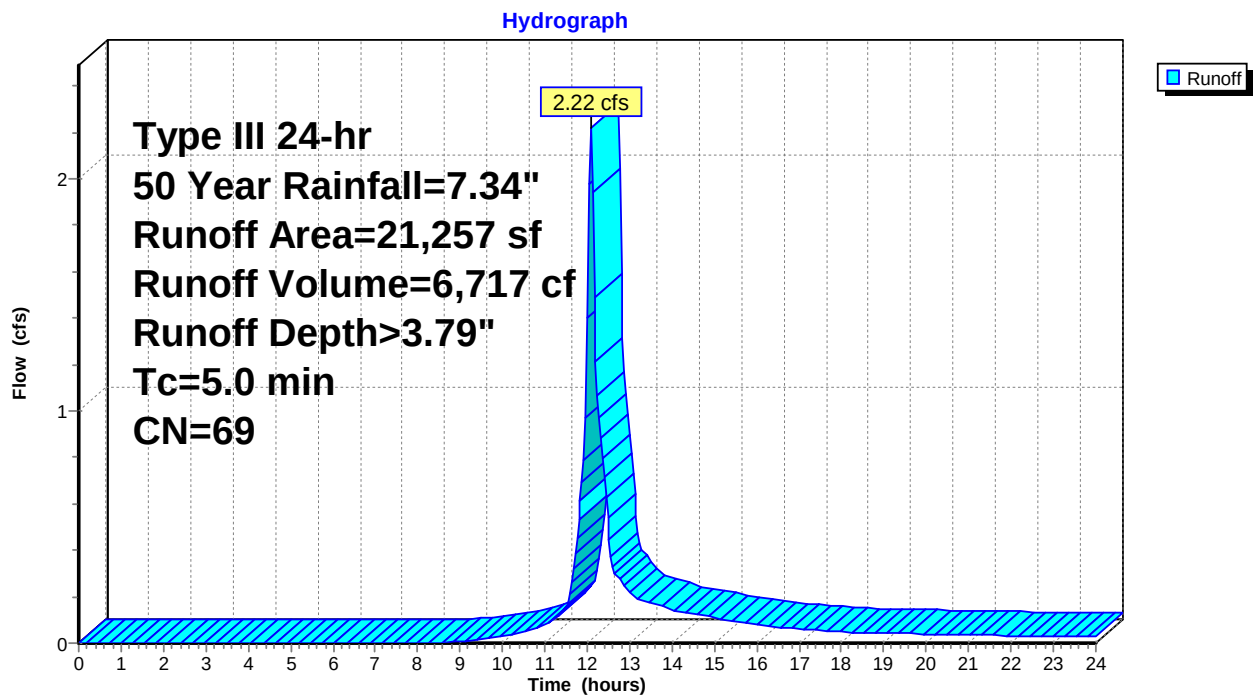
Summary for Subcatchment 1S: Existing Conditions Lot 3

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

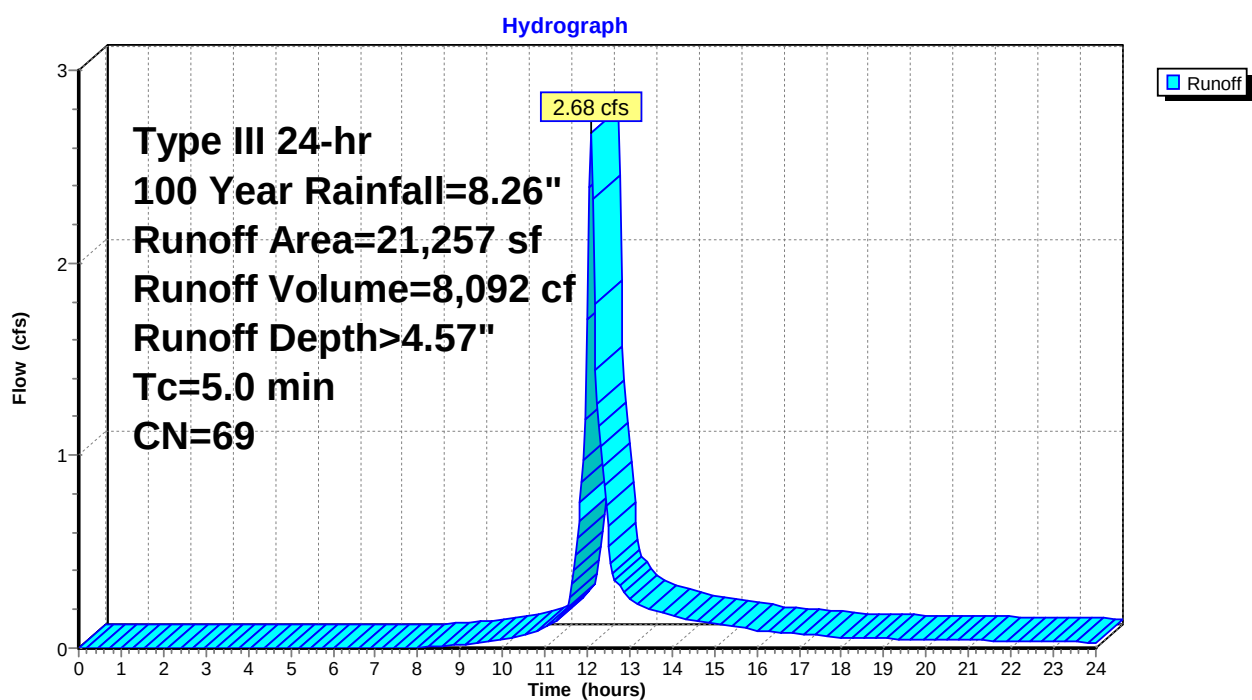
Summary for Subcatchment 1S: Existing Conditions Lot 3

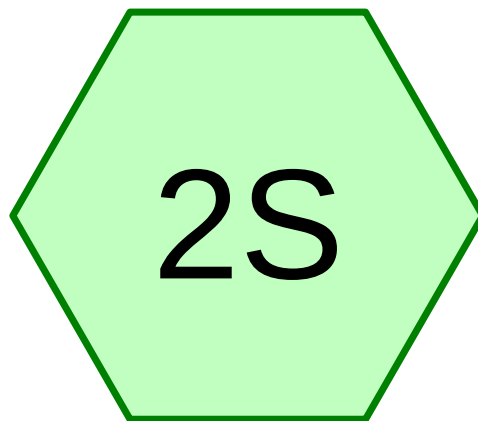
Runoff = 2.68 cfs @ 12.08 hrs, Volume= 8,092 cf, Depth> 4.57"

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"

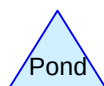
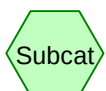
Area (sf)	CN	Description
21,257	69	50-75% Grass cover, Fair, HSG B
21,257		100.00% Pervious Area

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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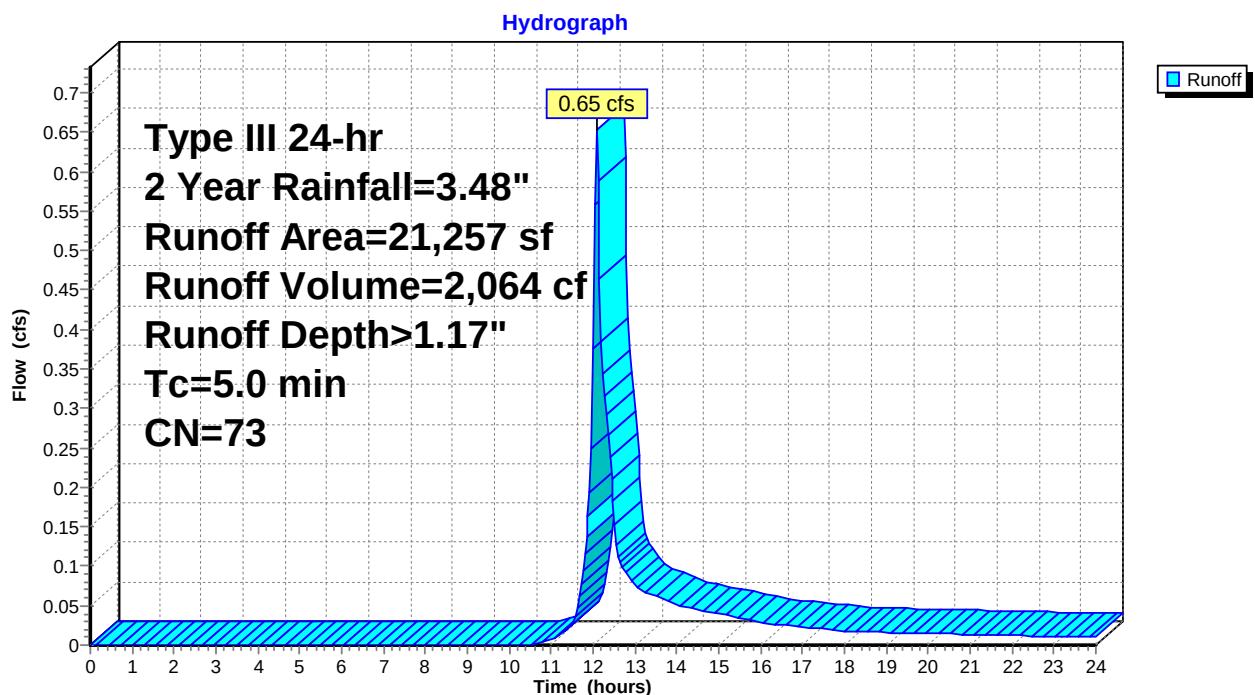
Summary for Subcatchment 2S: Proposed Conditions Lot 3

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

2623Proposed

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Type III 24-hr 10 Year Rainfall=5.33"

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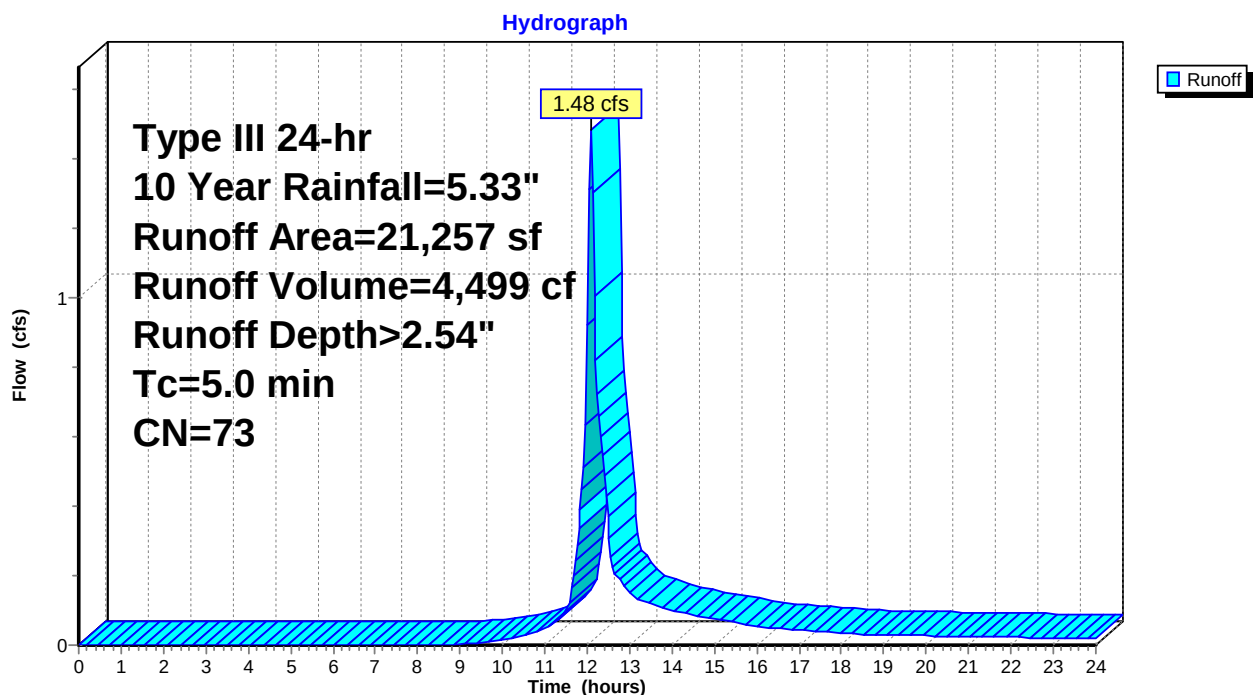
Summary for Subcatchment 2S: Proposed Conditions Lot 3

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

2623Proposed

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Type III 24-hr 25 Year Rainfall=6.48"

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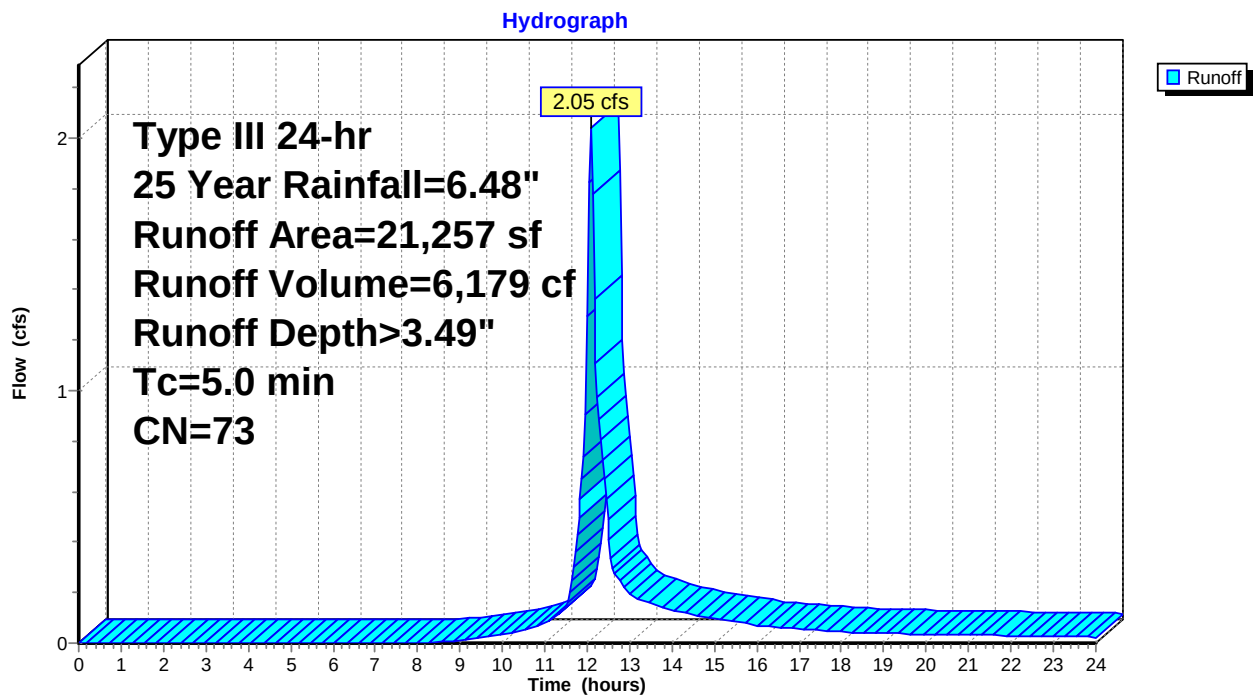
Summary for Subcatchment 2S: Proposed Conditions Lot 3

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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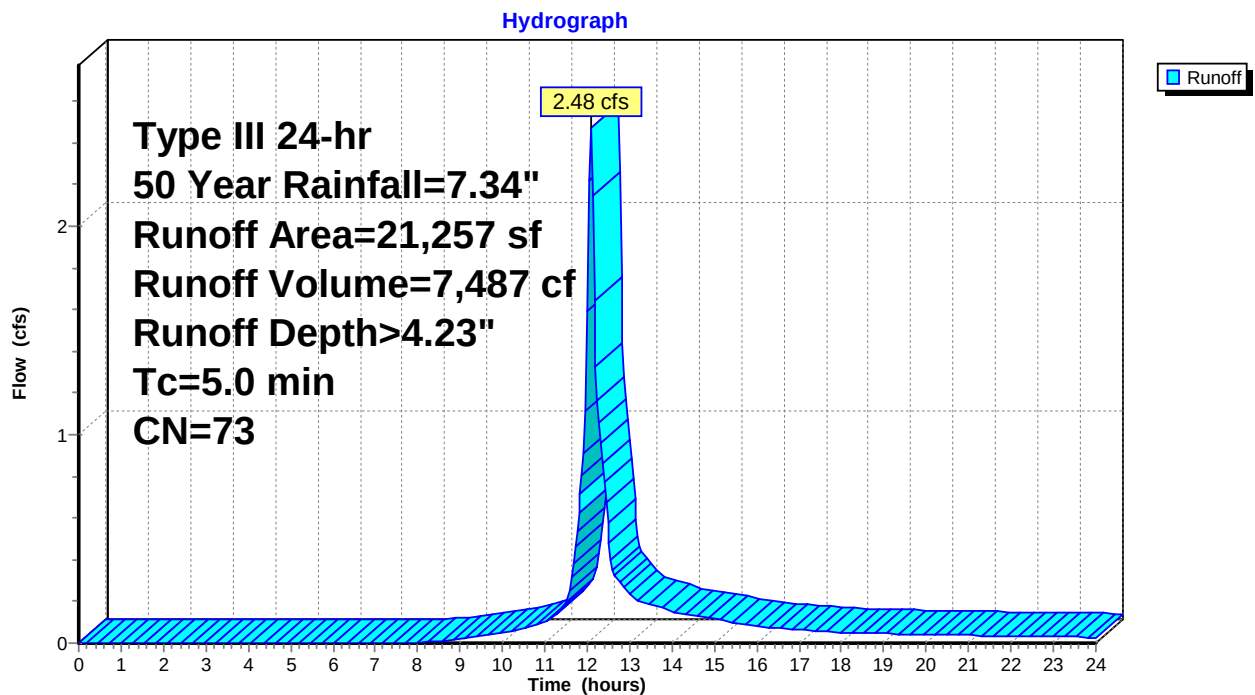
Summary for Subcatchment 2S: Proposed Conditions Lot 3

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

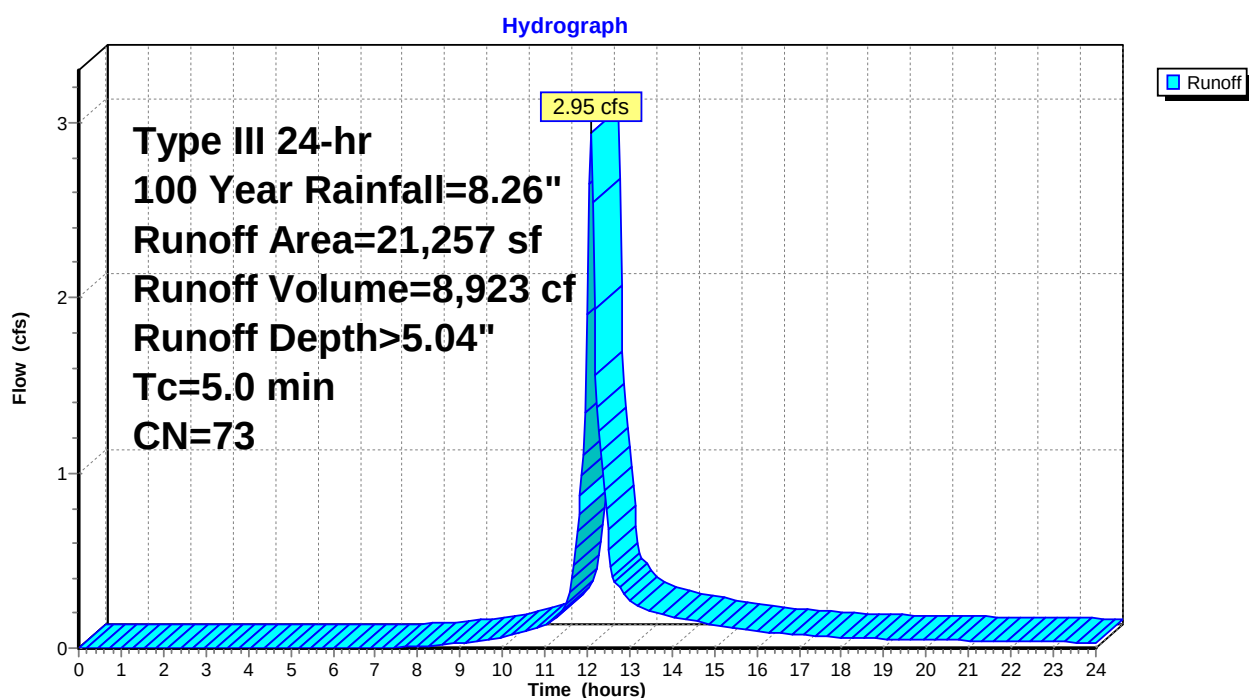
Summary for Subcatchment 2S: Proposed Conditions Lot 3

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"

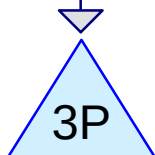
	Area (sf)	CN	Description
*	2,075	98	House
*	785	98	Driveway
*	28	98	Walk
	18,369	69	50-75% Grass cover, Fair, HSG B
	21,257	73	Weighted Average
	18,369		86.41% Pervious Area
	2,888		13.59% Impervious Area

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

Subcatchment 2S: Proposed Conditions Lot 3



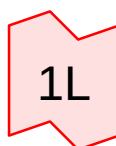
Areas Routed to
Retention Lot 3



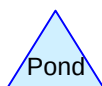
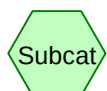
Cultec R-330XLHD



Areas not Routed to
Retention Lot 3



Combined Hydrograph



Routing Diagram for 2623Combined

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

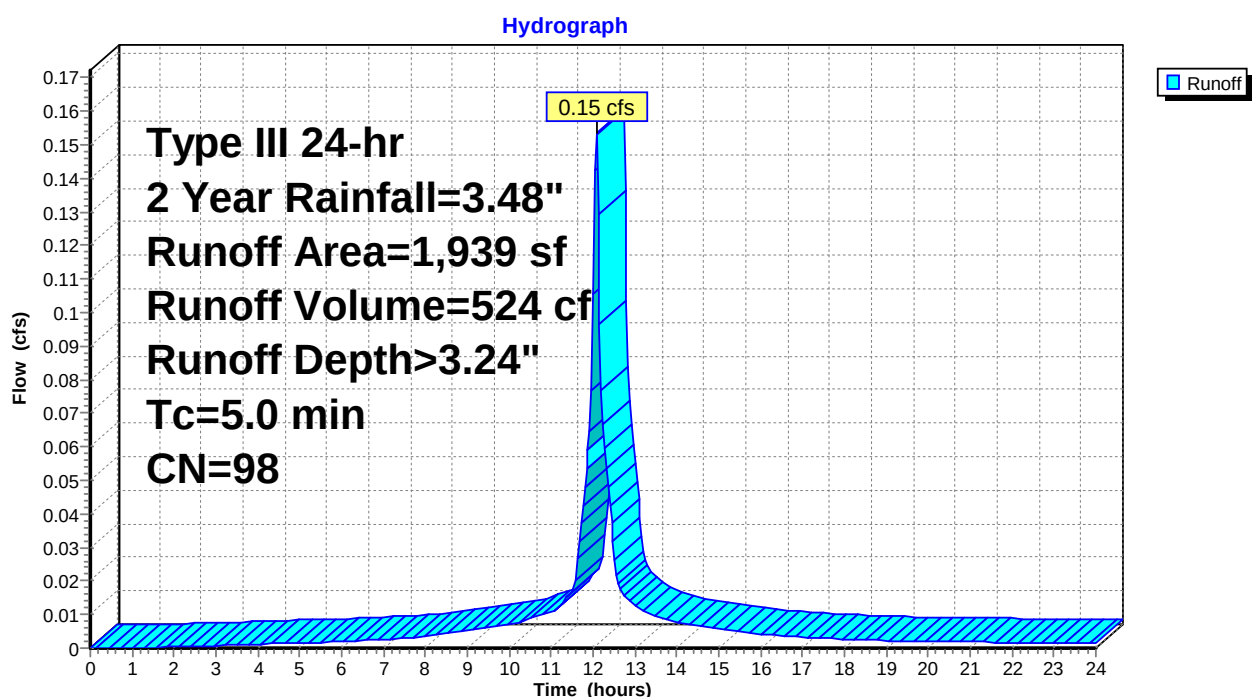
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

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

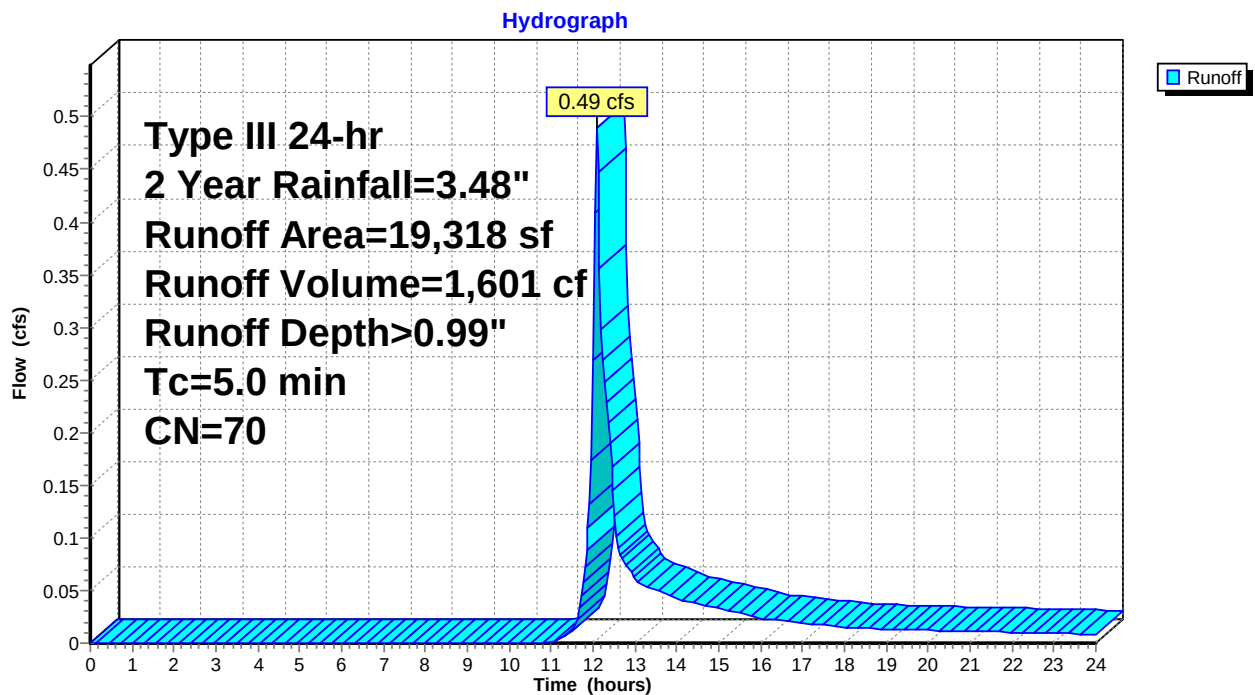
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

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)

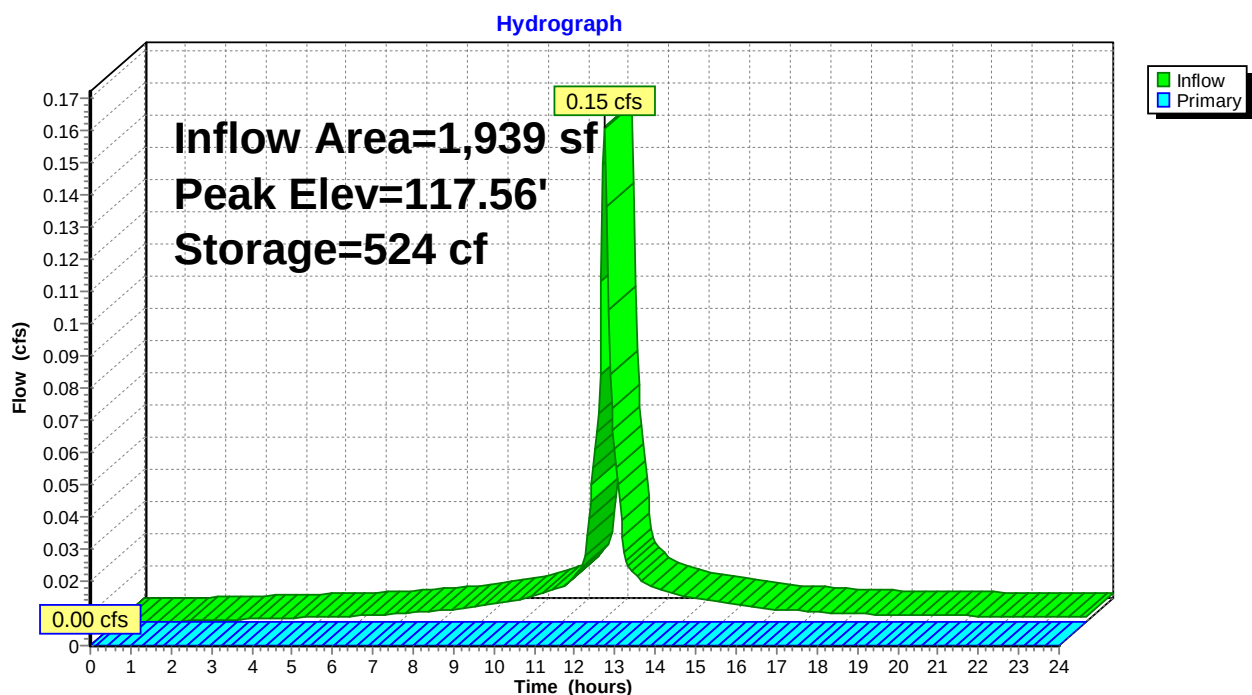
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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)

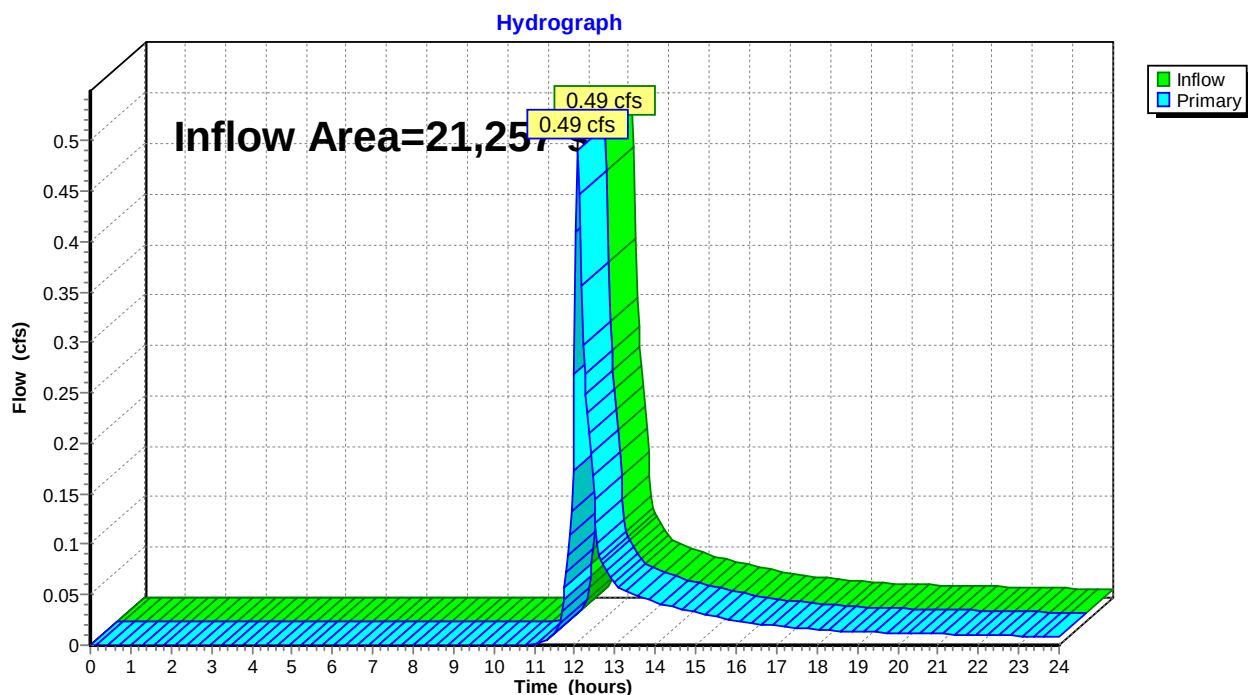
Pond 3P: Cultec R-330XLHD

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



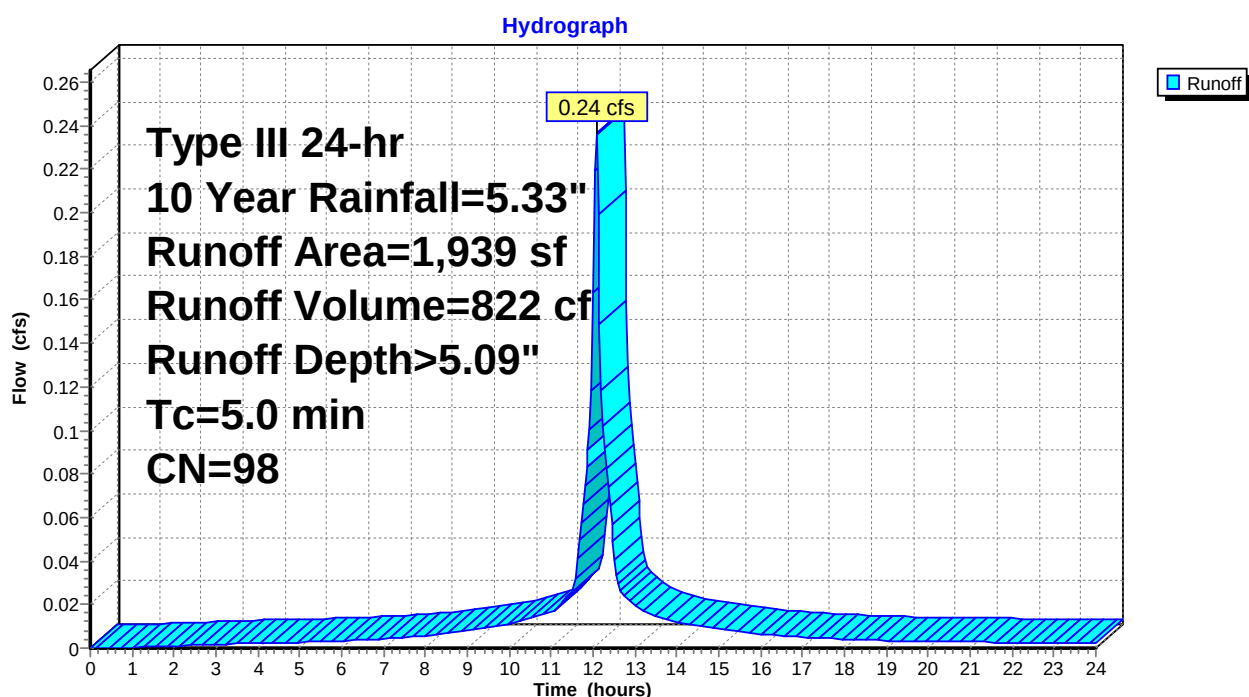
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

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

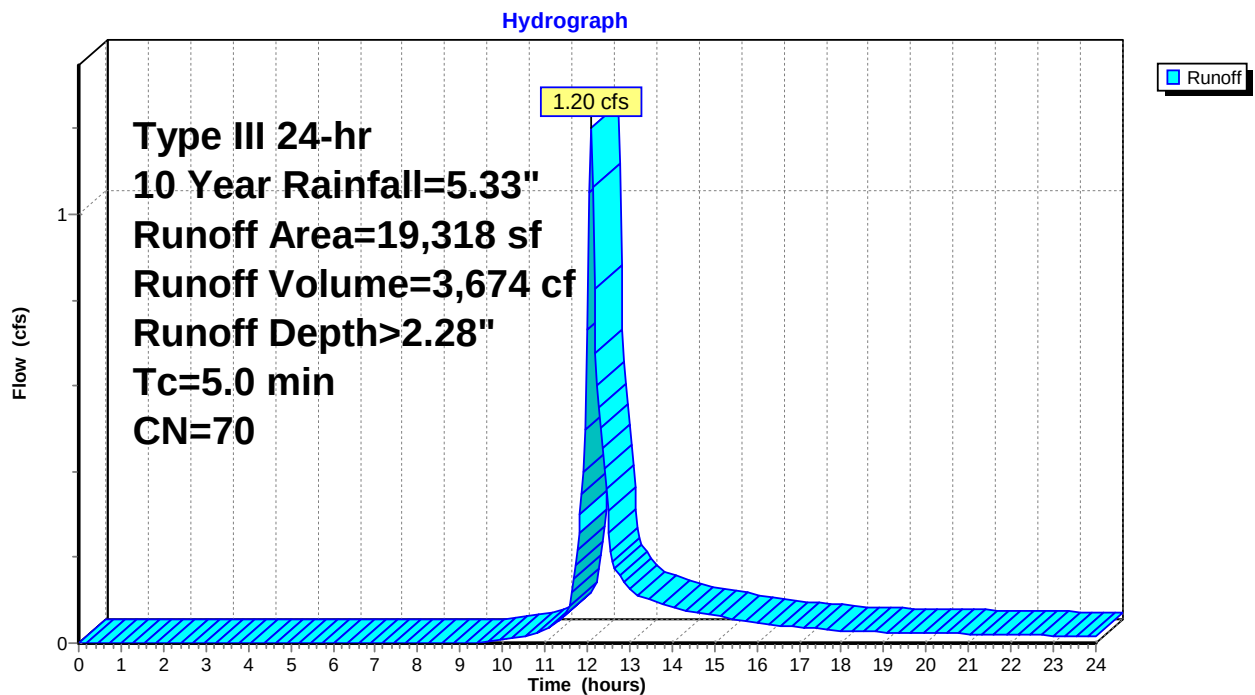
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

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)

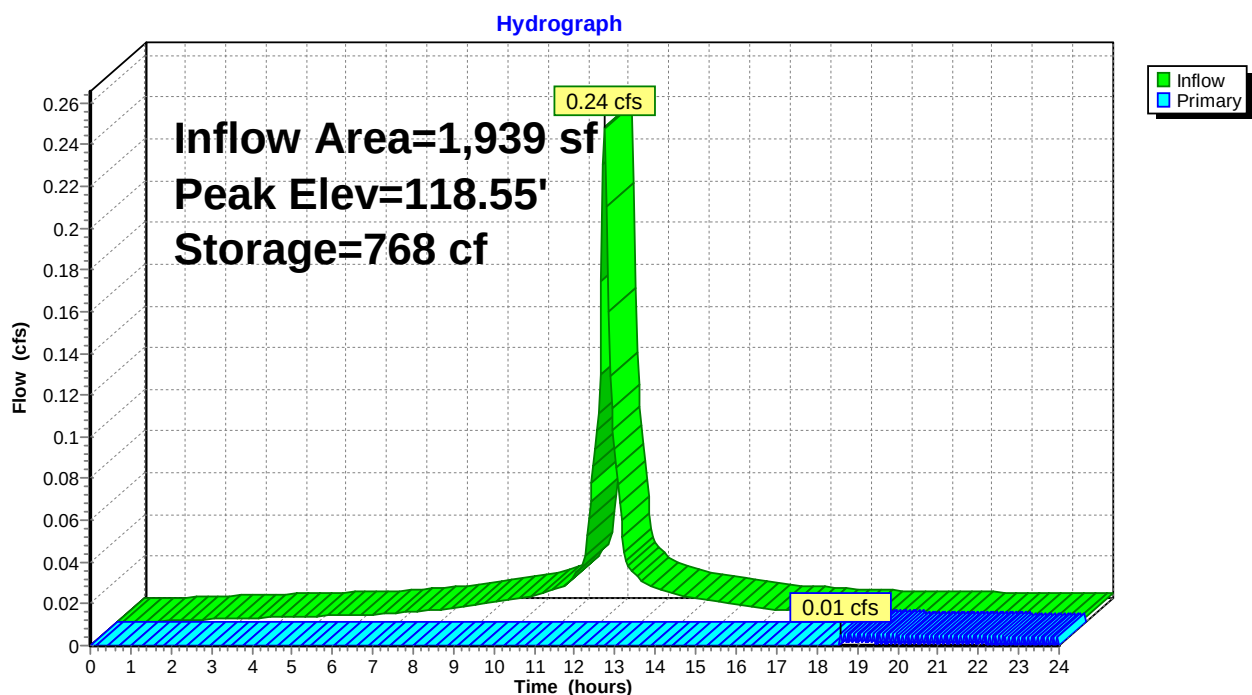
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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

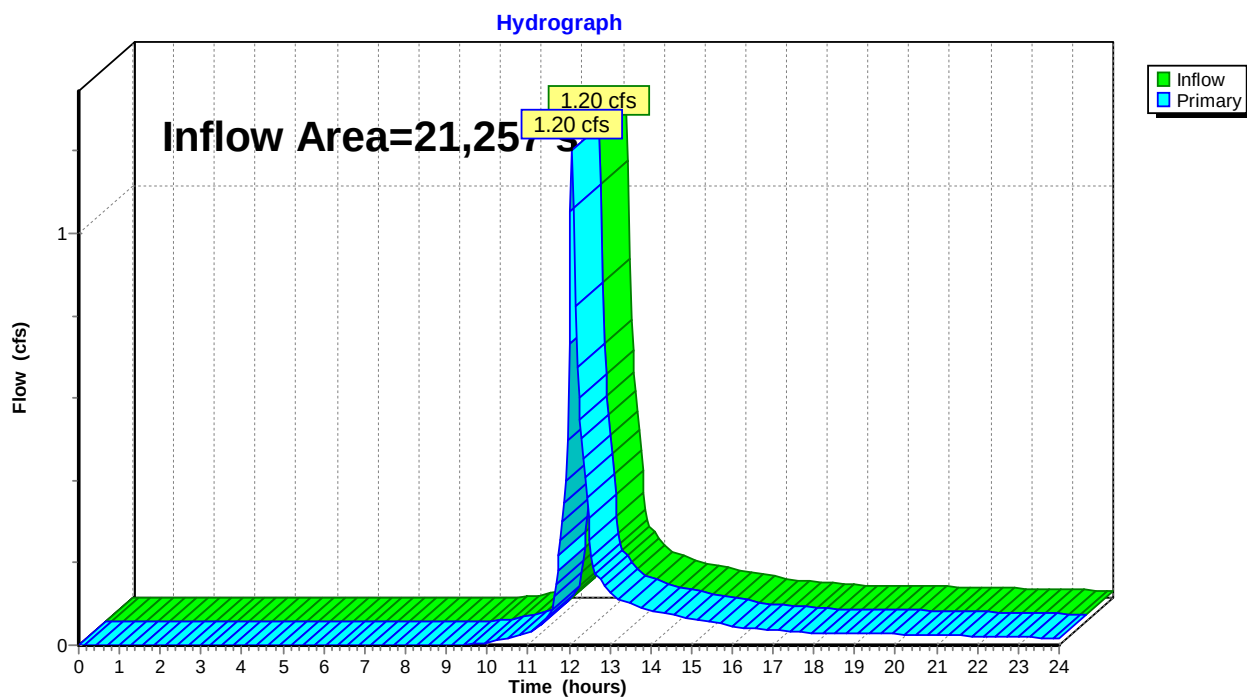
Summary for Link 1L: Combined Hydrograph

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

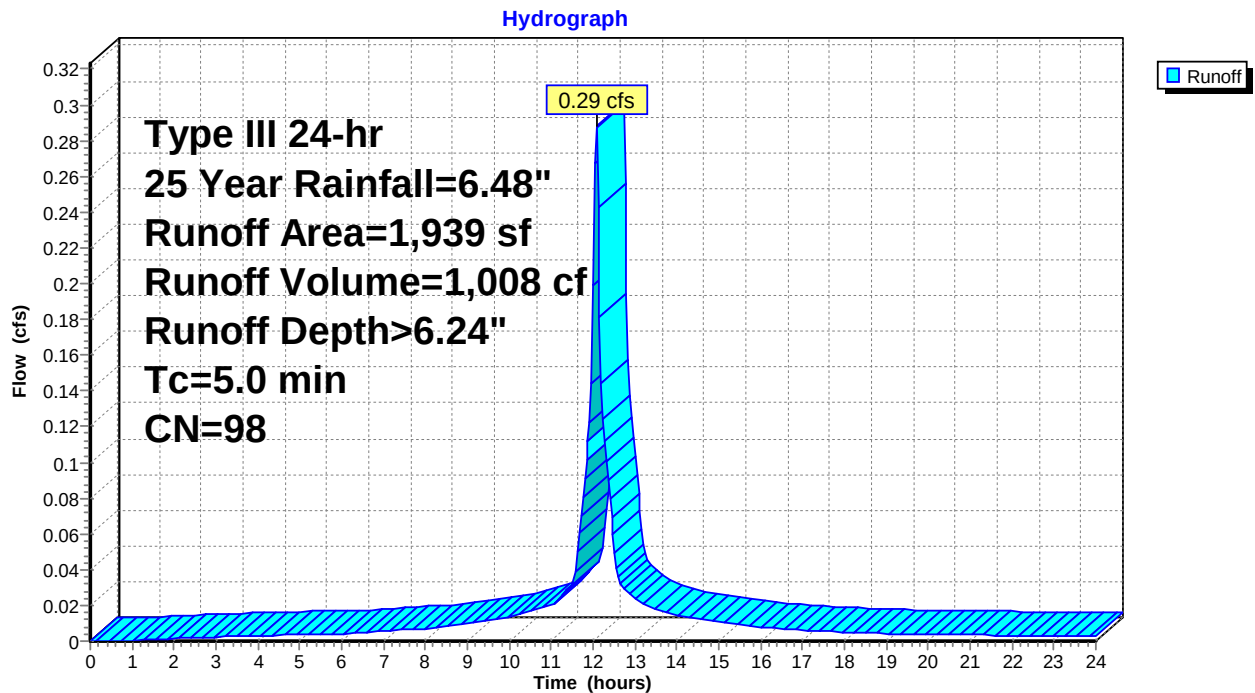
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

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

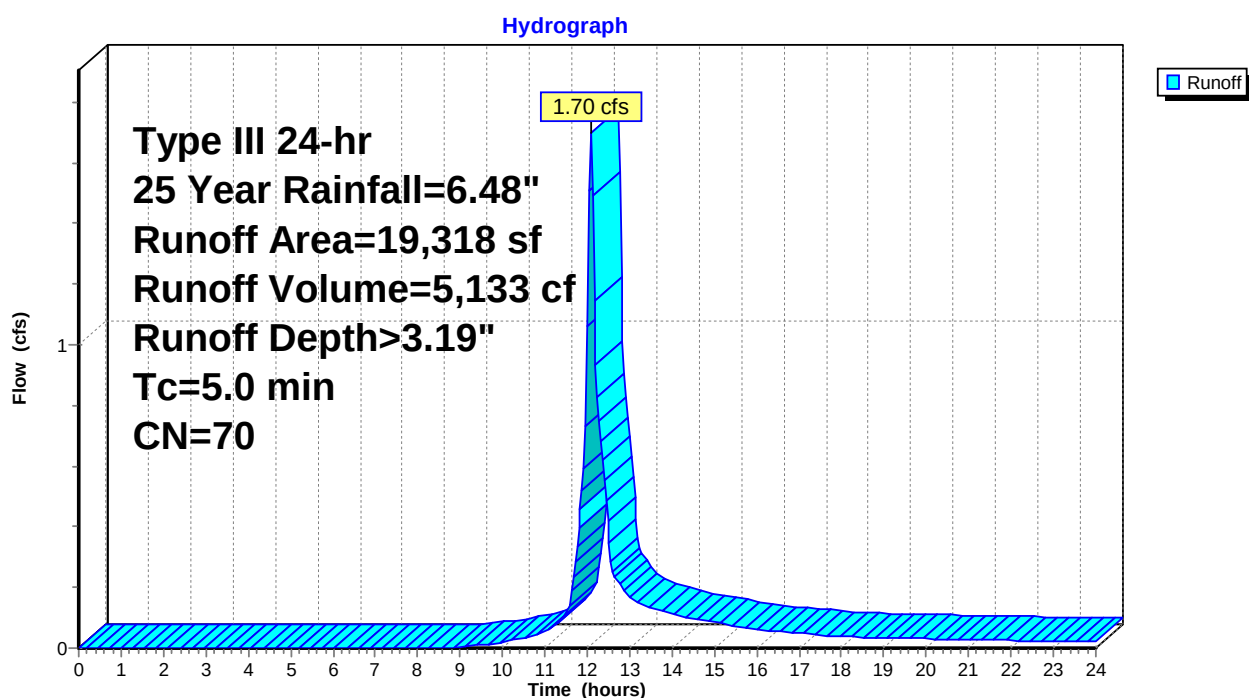
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

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)

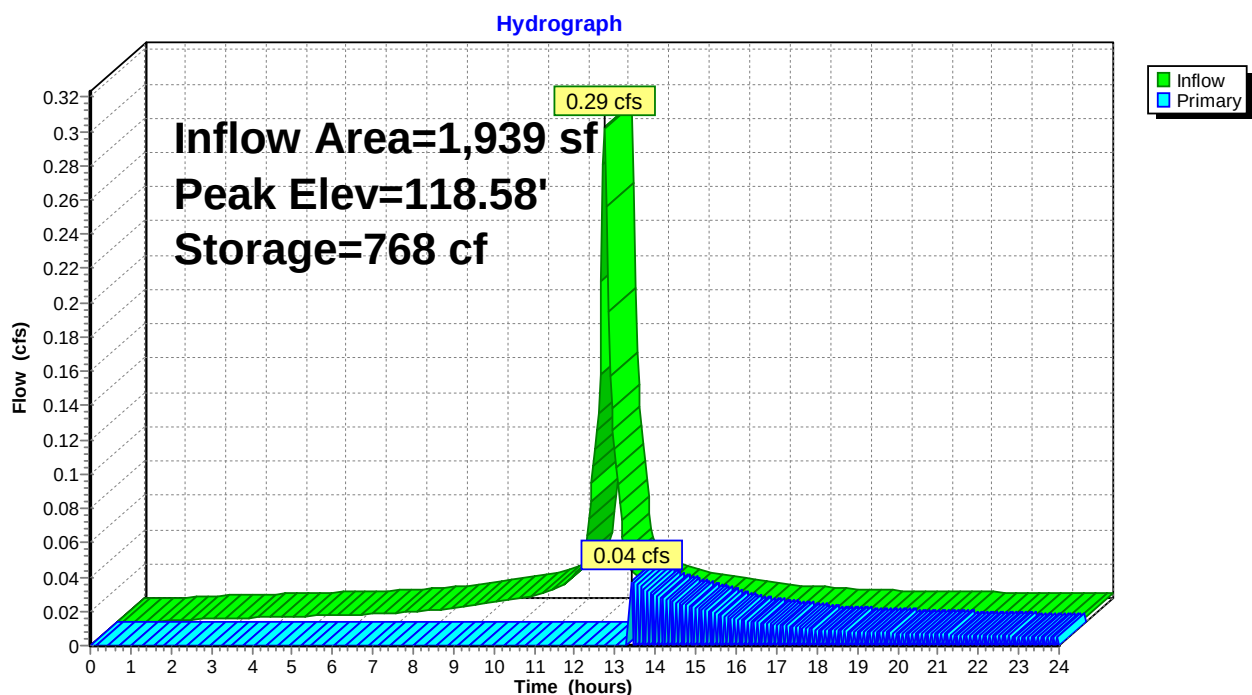
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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

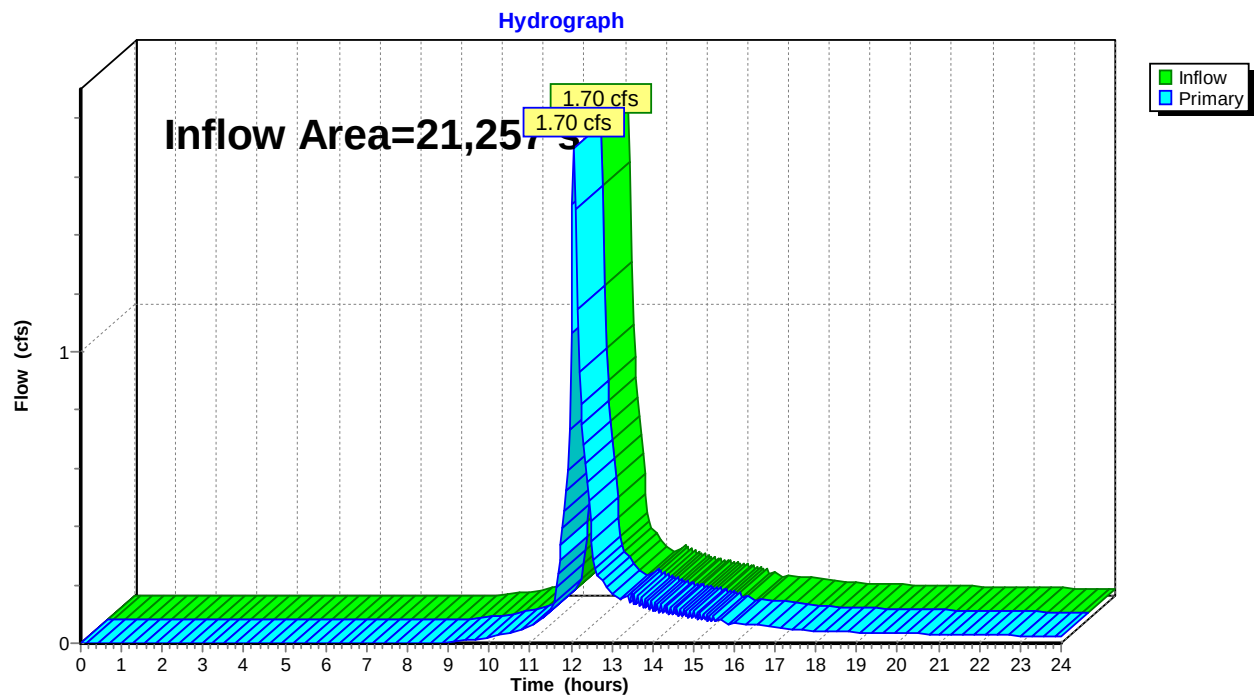
Summary for Link 1L: Combined Hydrograph

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

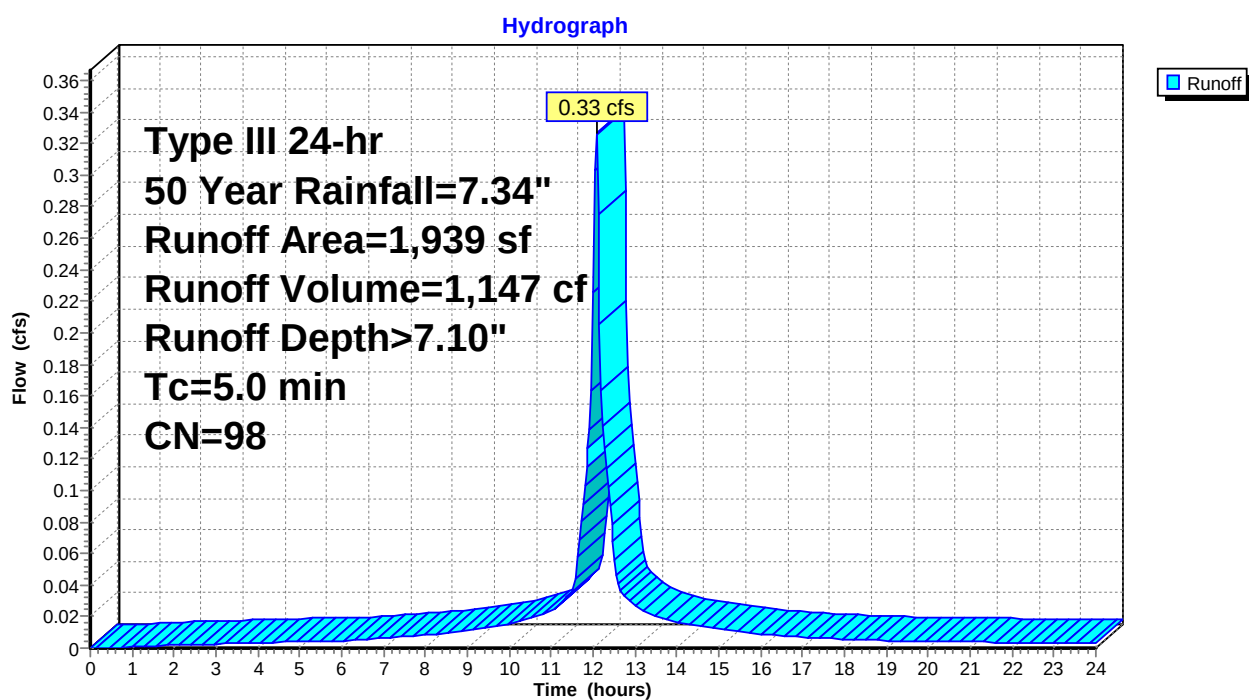
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

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

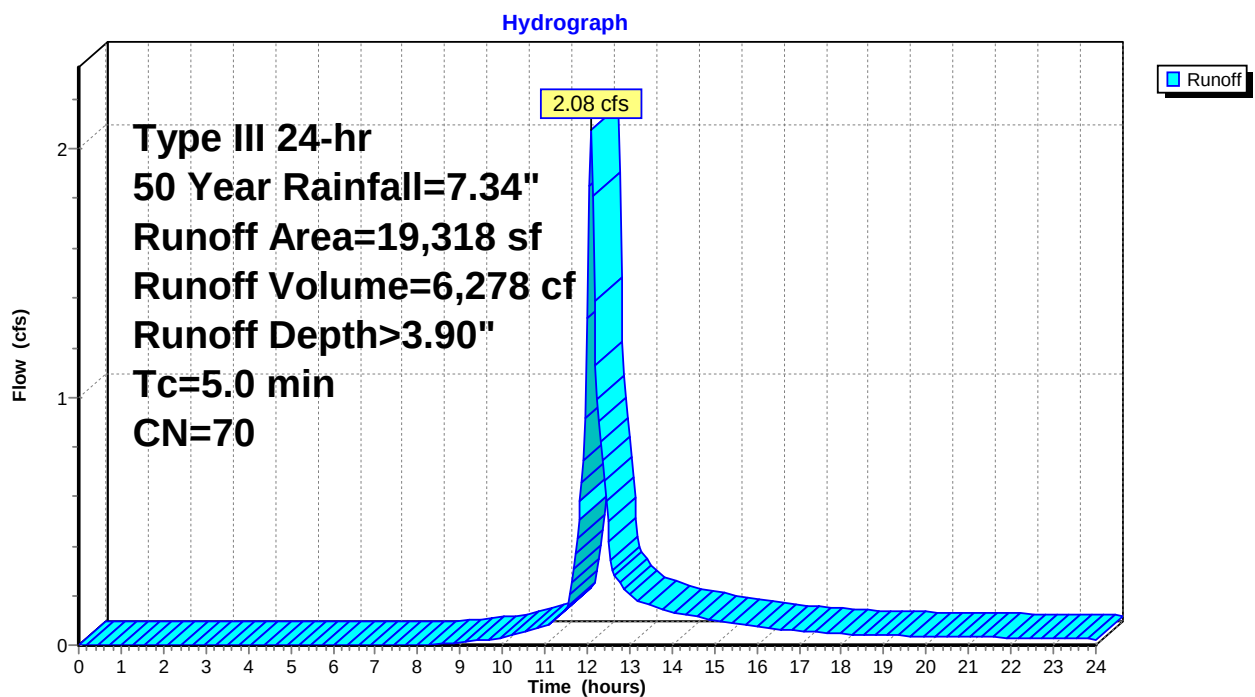
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

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)

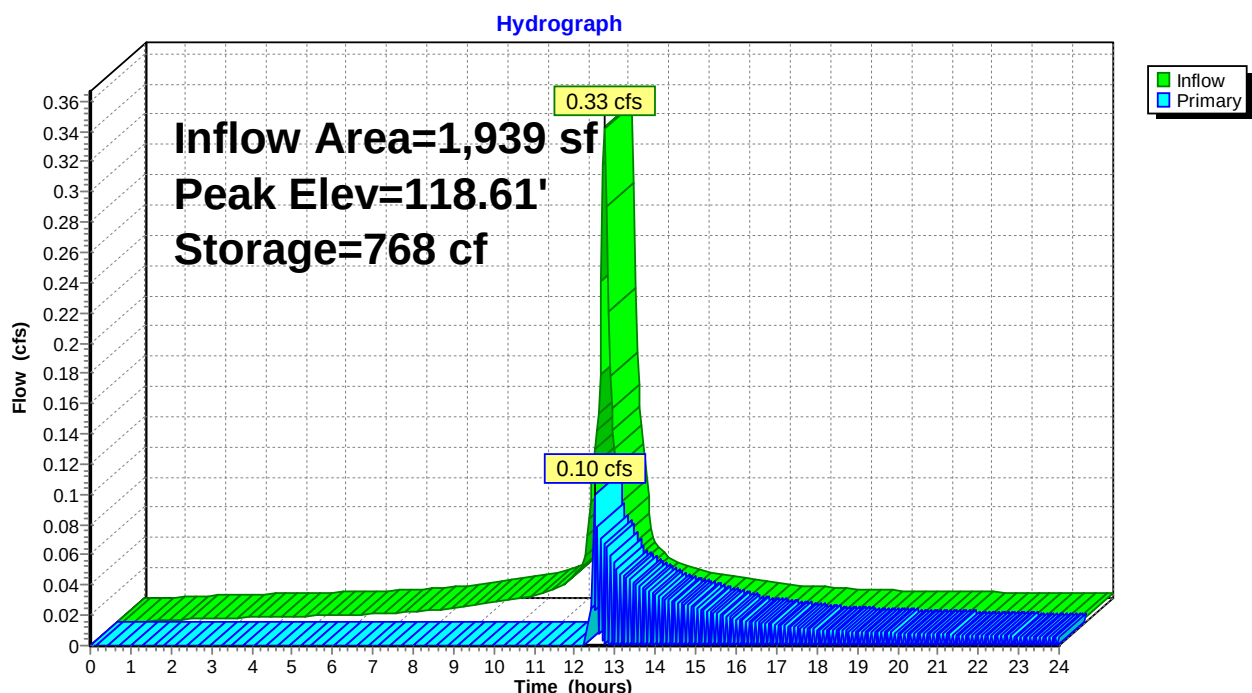
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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

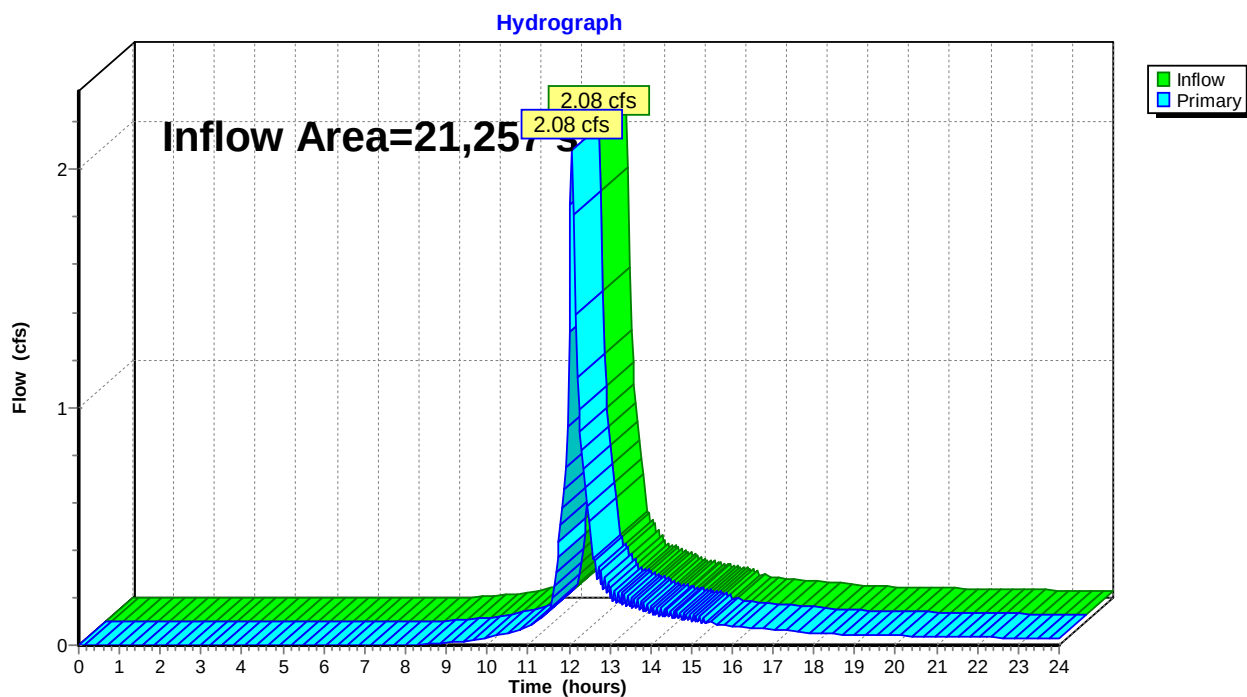
Summary for Link 1L: Combined Hydrograph

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

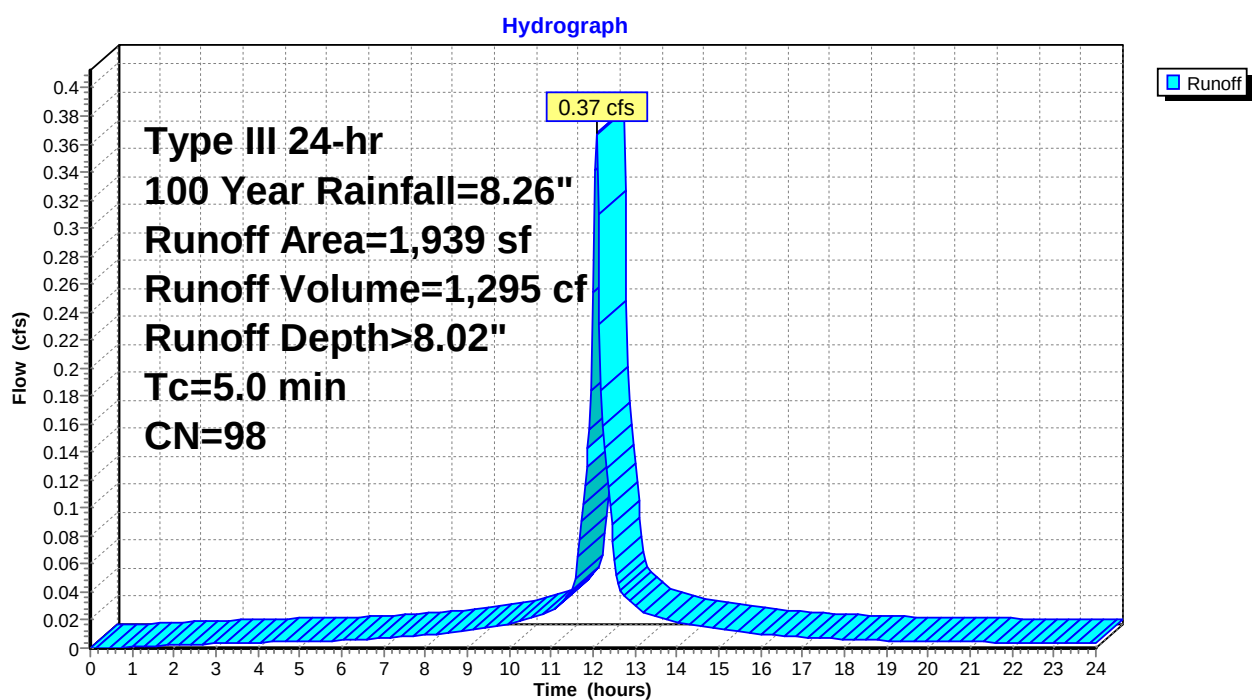
Summary for Subcatchment 3S: Areas Routed to Retention Lot 3

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

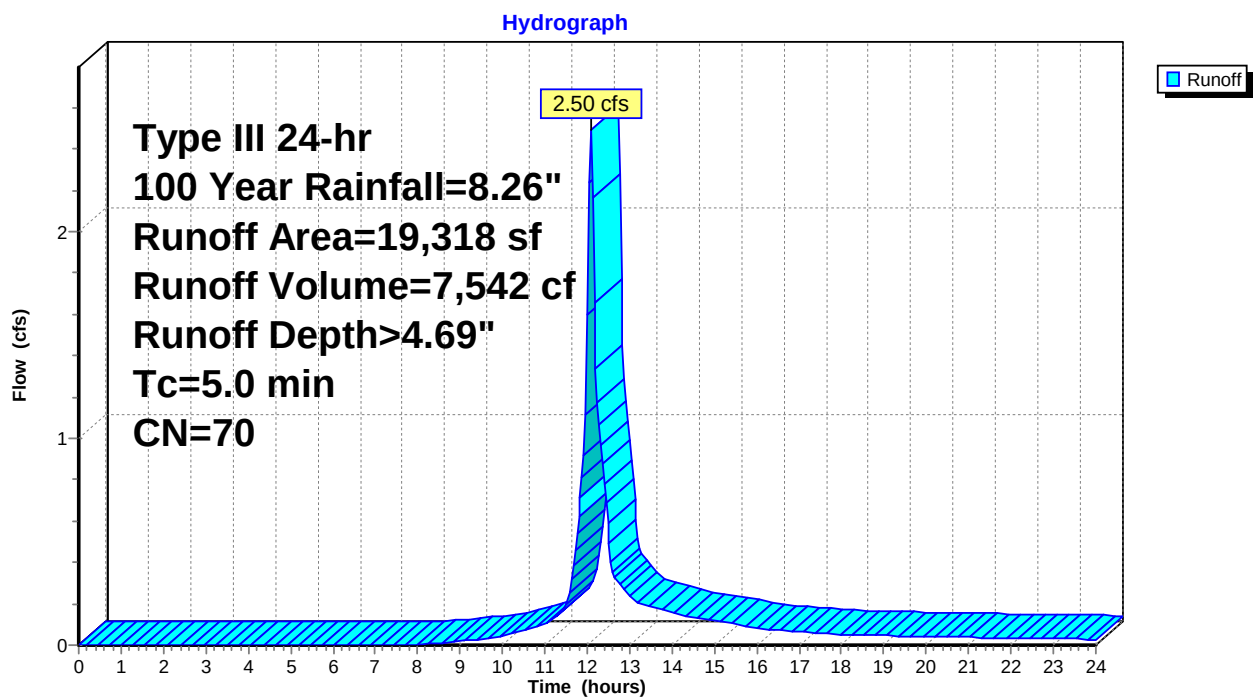
Summary for Subcatchment 4S: Areas not Routed to Retention Lot 3

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)

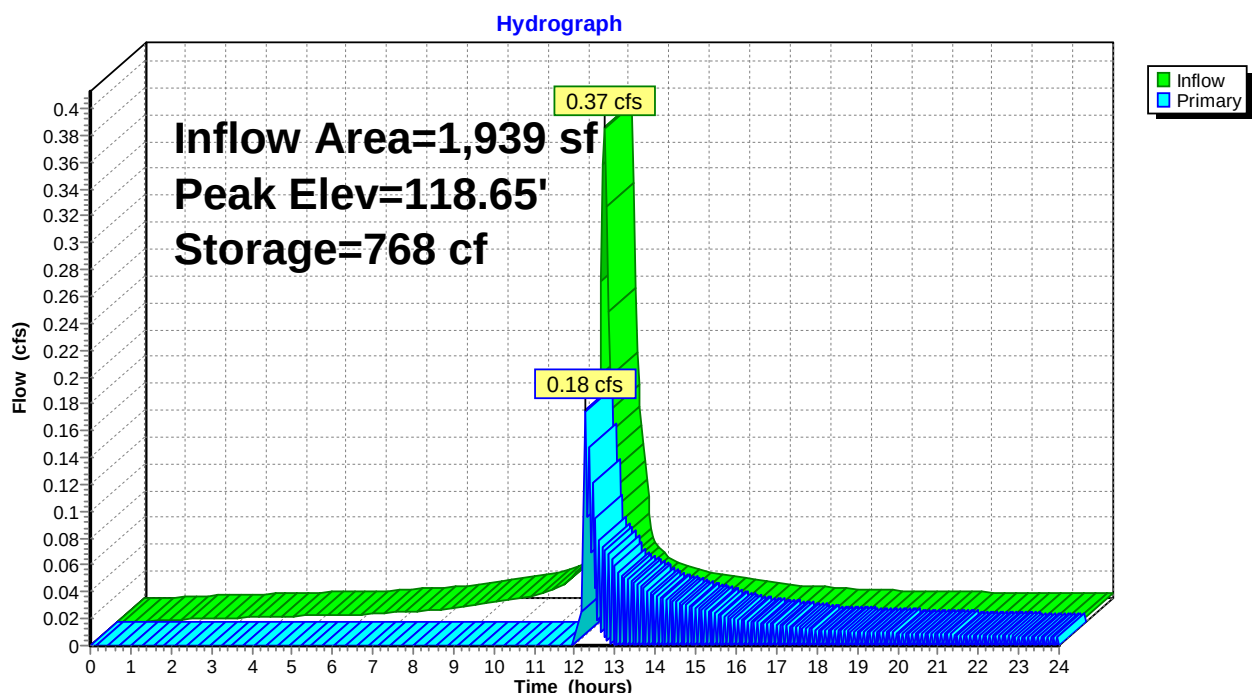
Volume	Invert	Avail.Storage	Storage Description
#1A	116.00'	190 cf	23.67'W x 17.50'L x 2.54'H Field A 1,053 cf Overall - 577 cf Embedded = 475 cf x 40.0% Voids
#2A	116.00'	577 cf	Cultec R-330XLHD x 10 Inside #1 Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf Overall Size= 52.0"W x 30.5"H 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)

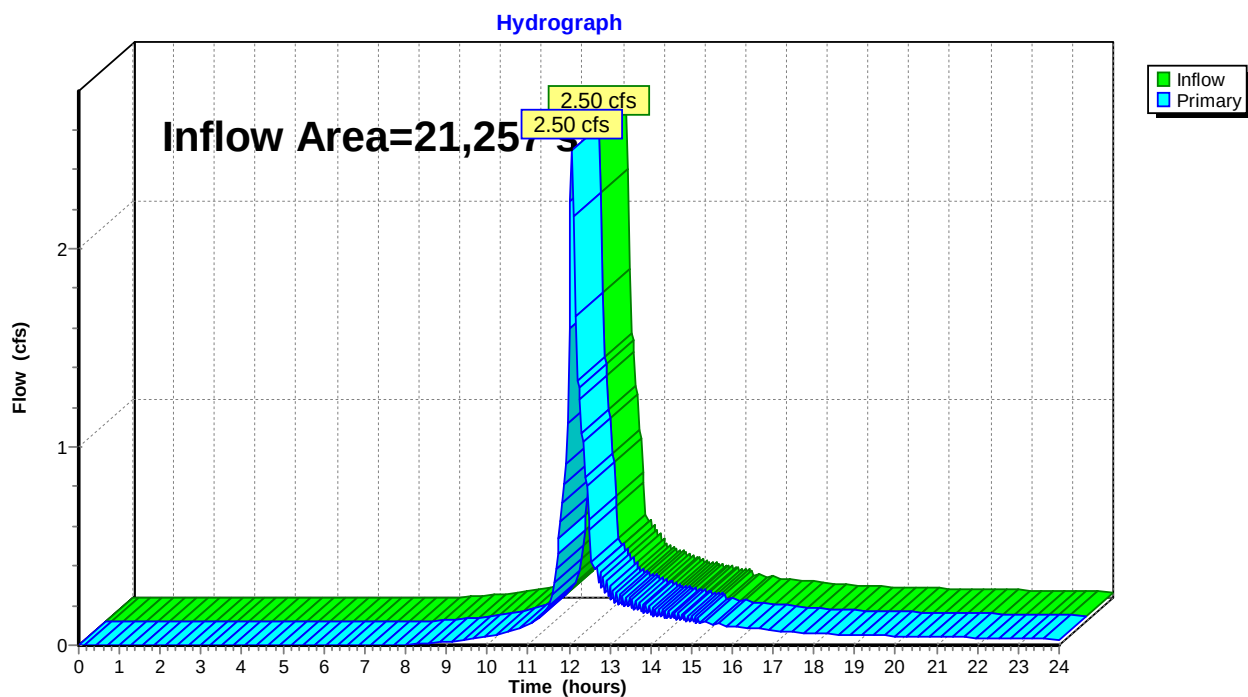
↑ **1=Orifice/Grate** (Weir Controls 0.17 cfs @ 1.05 fps)

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.

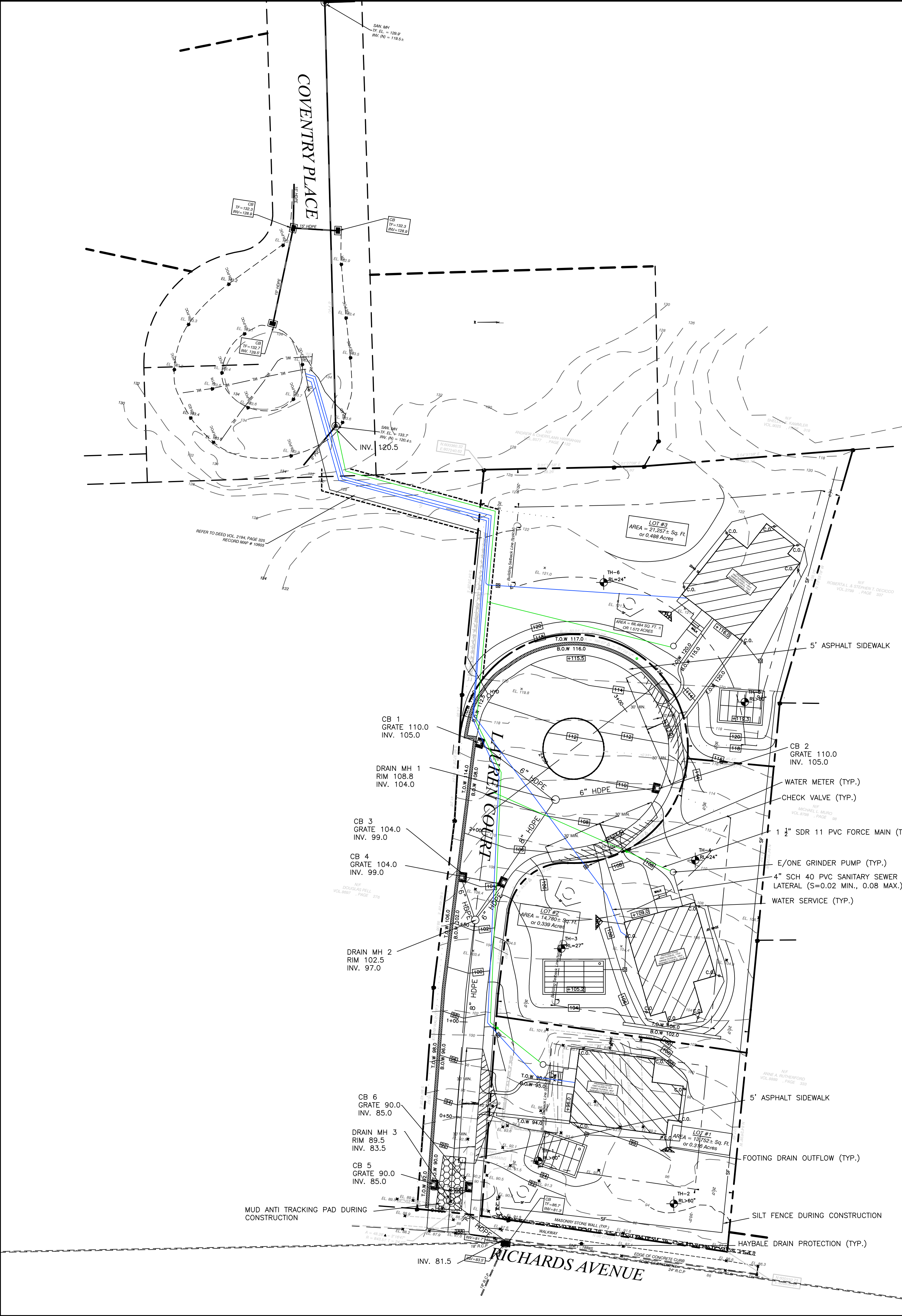
This system will decrease the net peak runoff during a 100 Year storm to 2.50 c.f.s. from its current peak of 2.68 c.f.s.

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.

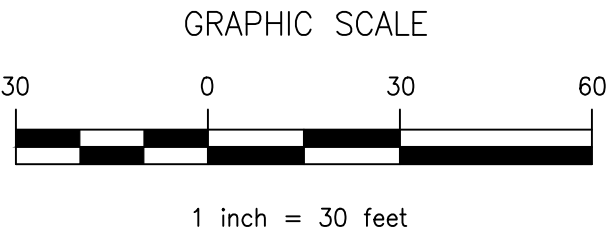


SEDIMENTATION AND EROSION CONTROL NOTES

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

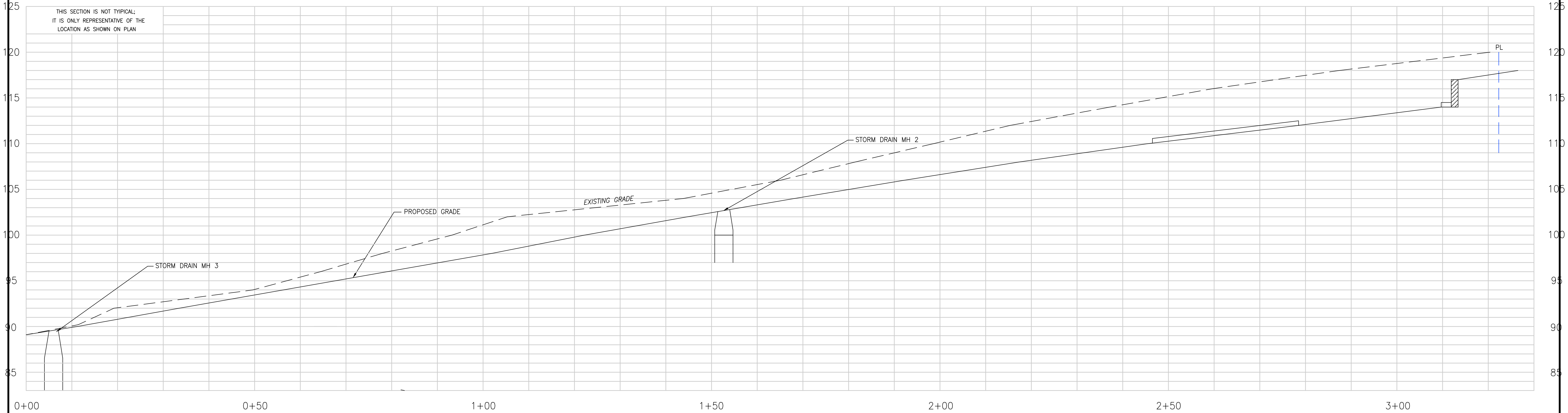
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 wayne@fairfieldce.com

NIE RICHARDS LLC
210 RICHARDS AVENUE NORWALK, CONNECTICUT

ROAD DRAINAGE PLAN

CIVIL ENGINEERS

2657 project
1 OF 4 sheet

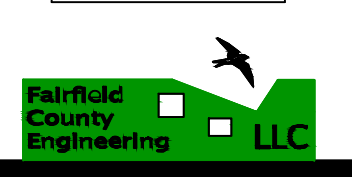


ROAD PROFILE

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



6-12-25
date



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

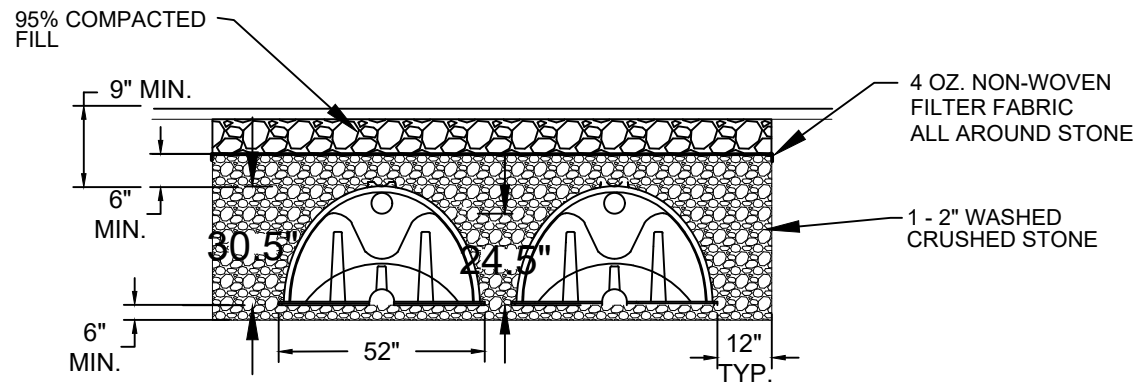
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210 RICHARDS AVENUE NORWALK, CONNECTICUT

ROAD PROFILE

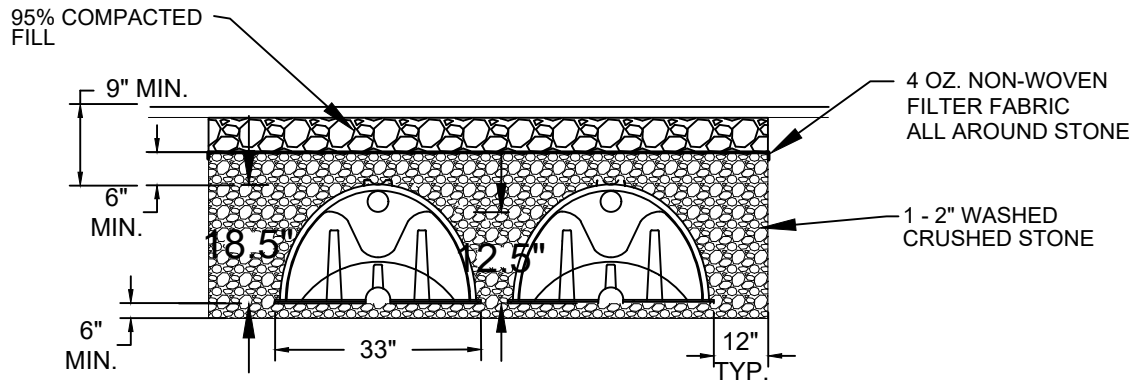
CIVIL ENGINEERS
2657 project

4 OF 4
sheet

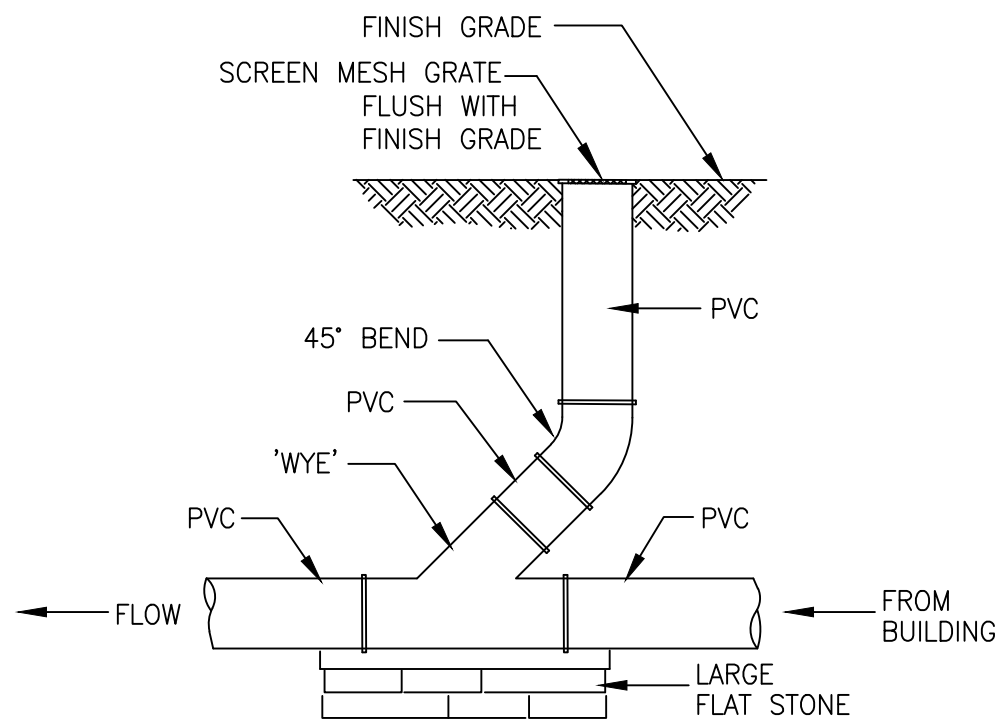
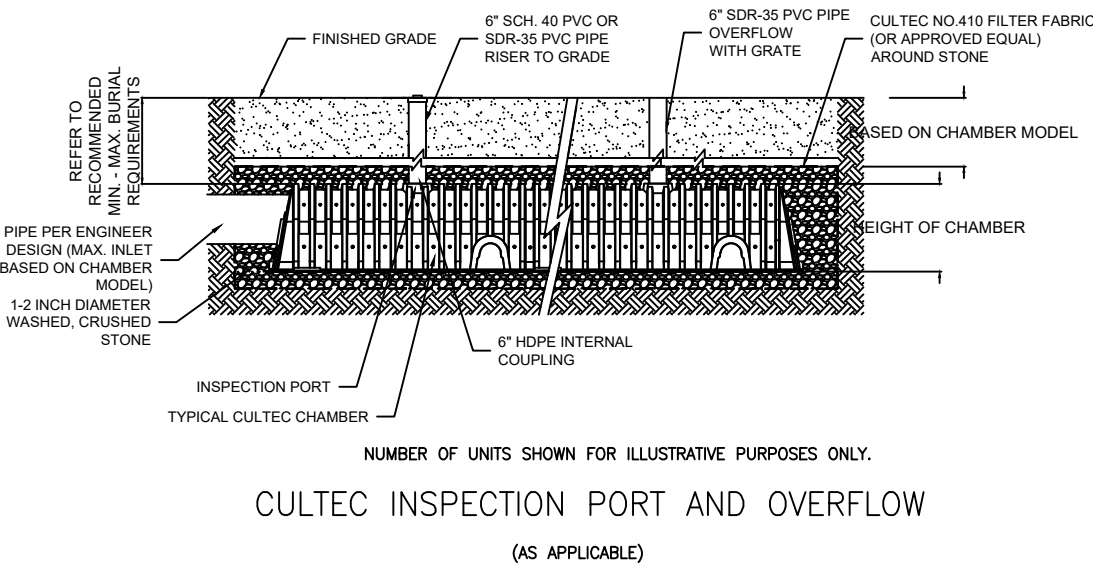
FCE Project #	2657	Date Performed:	6/12/2025
Client:	Ed Elysse		
Location:	210 Richards Avenue, Norwalk		
Observed by:	Wayne D'Avanzo		
Test Hole 1:	0-8" Topsoil 9-60" Brown Gravel with Silt No Ground Water No Motting No Ledge Roots to 48"		
Test Hole 2:	0-7" Topsoil 7-39" Brown Gravel with Silt 39-60" 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"		



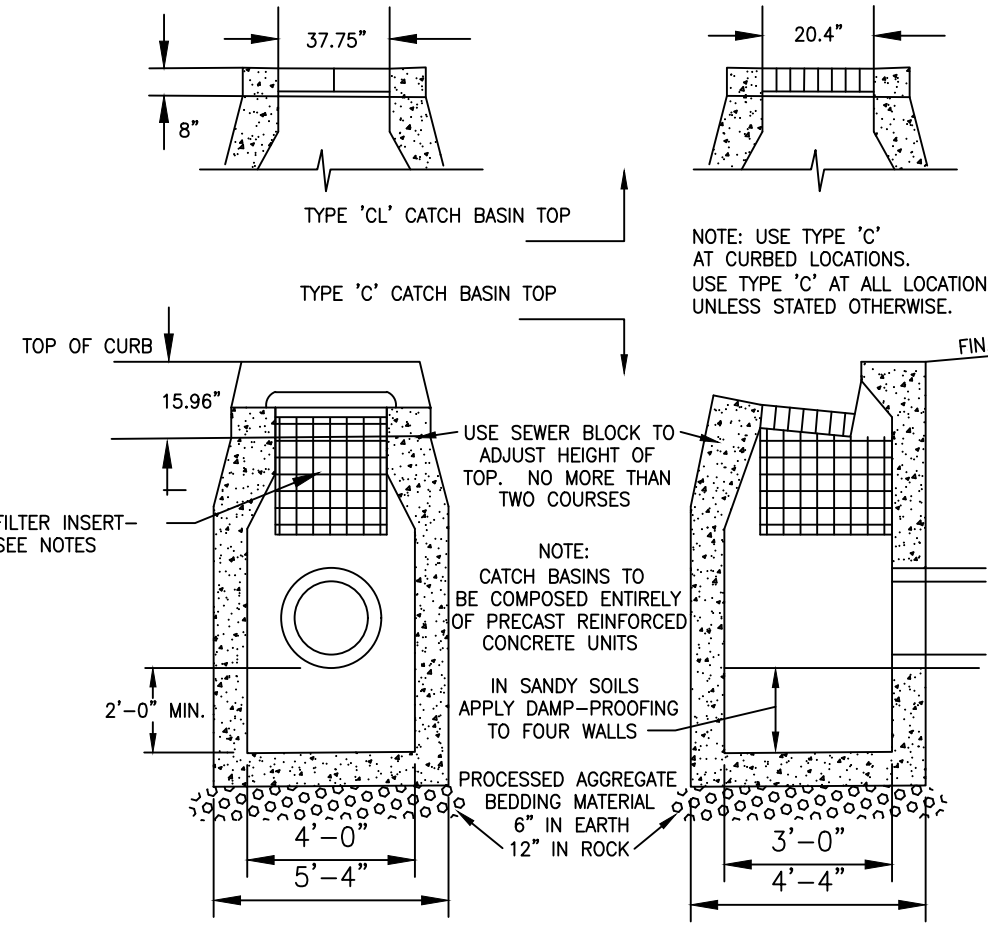
CULTEC RECHARGER 330XLHD
TYPICAL CROSS SECTION



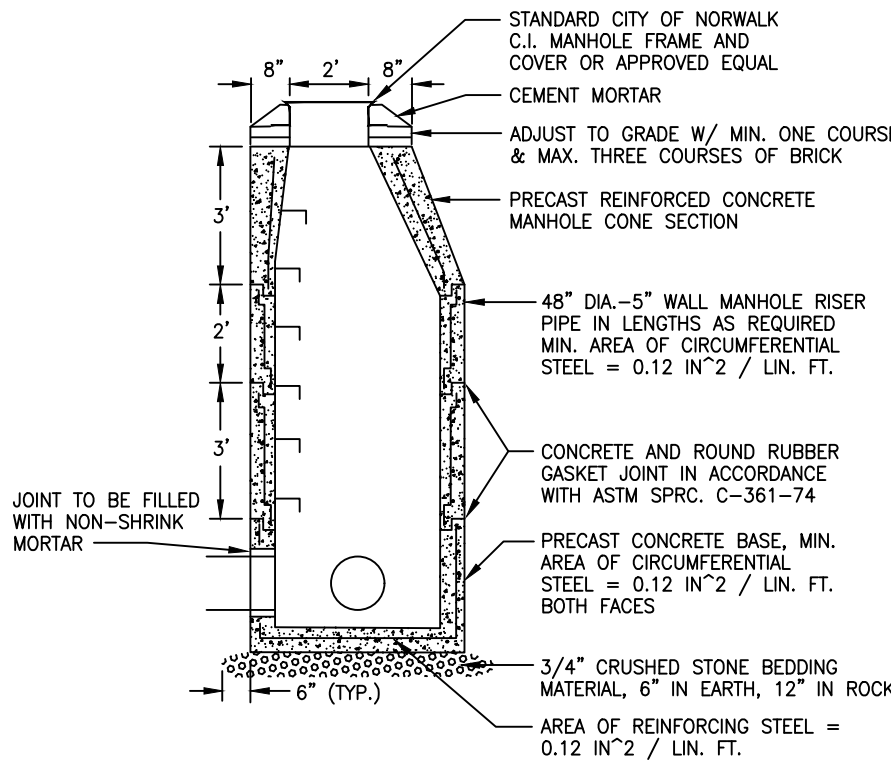
CULTEC RECHARGER 150XLHD
TYPICAL CROSS SECTION



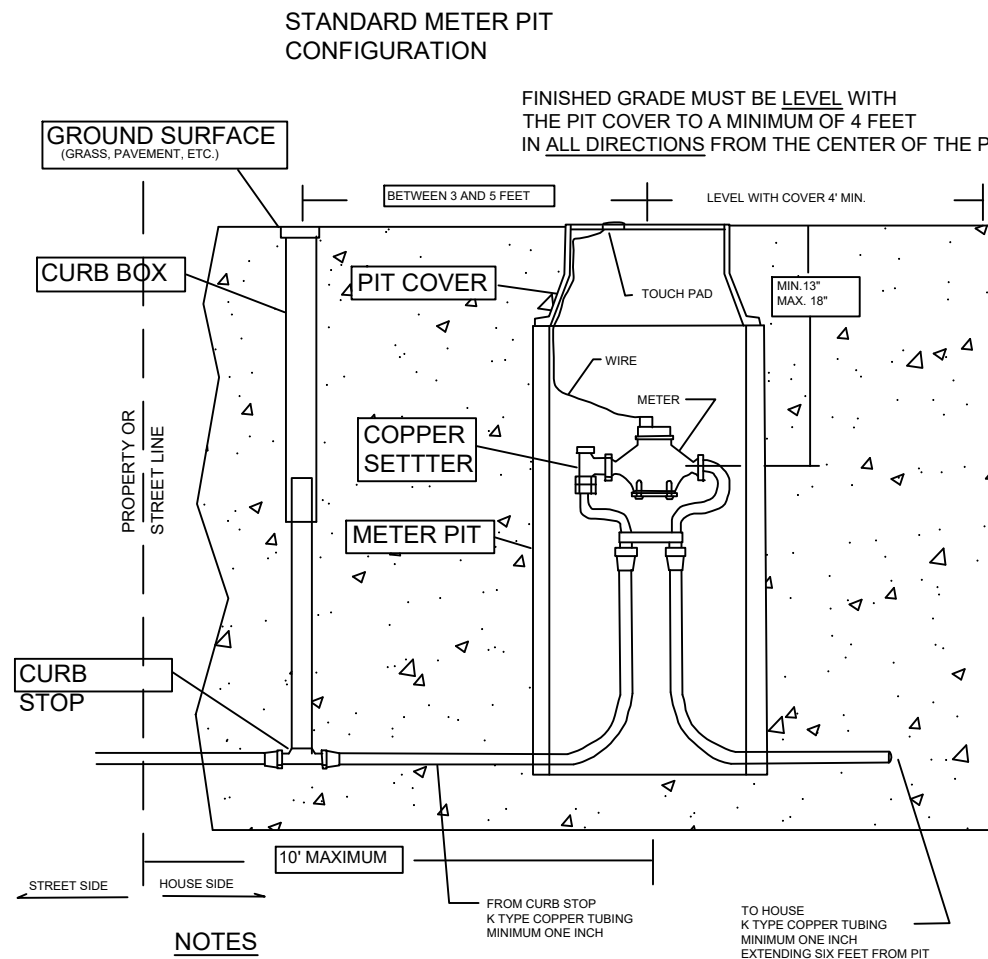
TYPICAL CLEANOUT
NOT TO SCALE



CATCH BASIN W/ FILTER INSERT
NOT TO SCALE



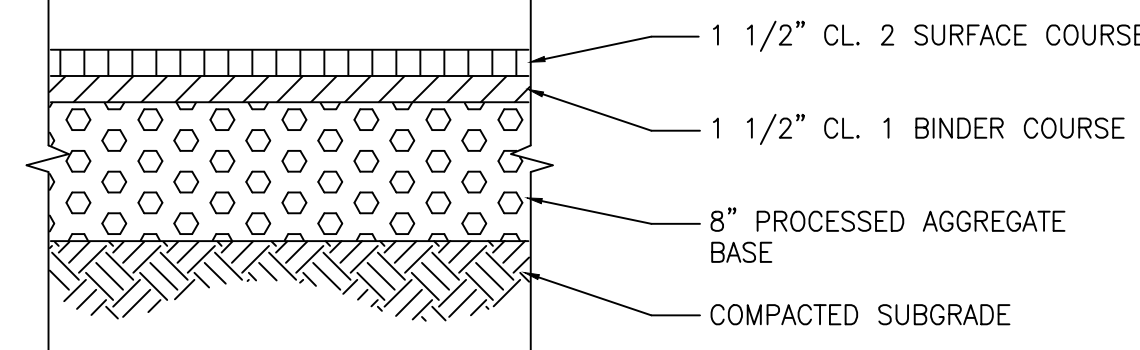
PRECAST CONCRETE
STORM MANHOLE
NOT TO SCALE



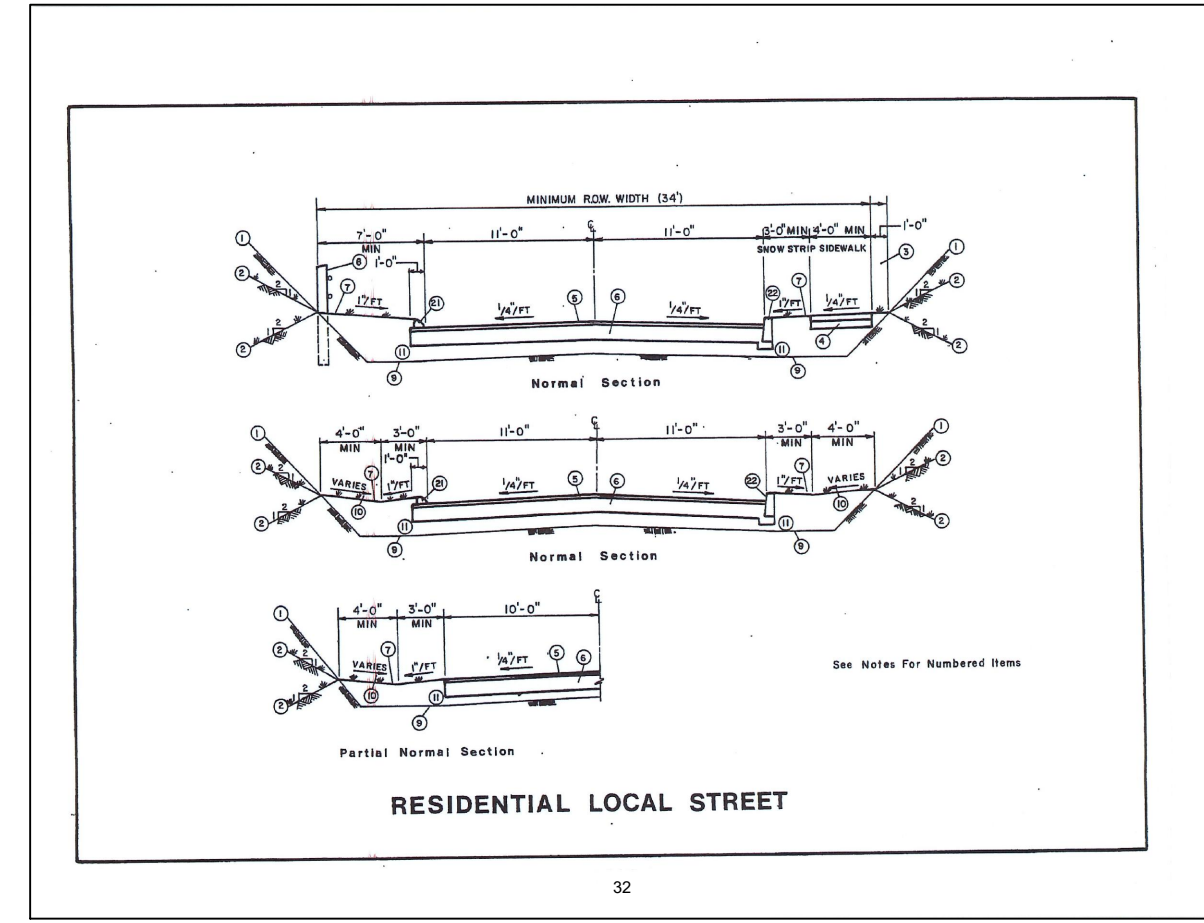
NOTES

THE METER PIT SHALL BE INSTALLED WITHIN TEN FEET (10') OF THE PROPERTY LINE-SEE STREET LINE.

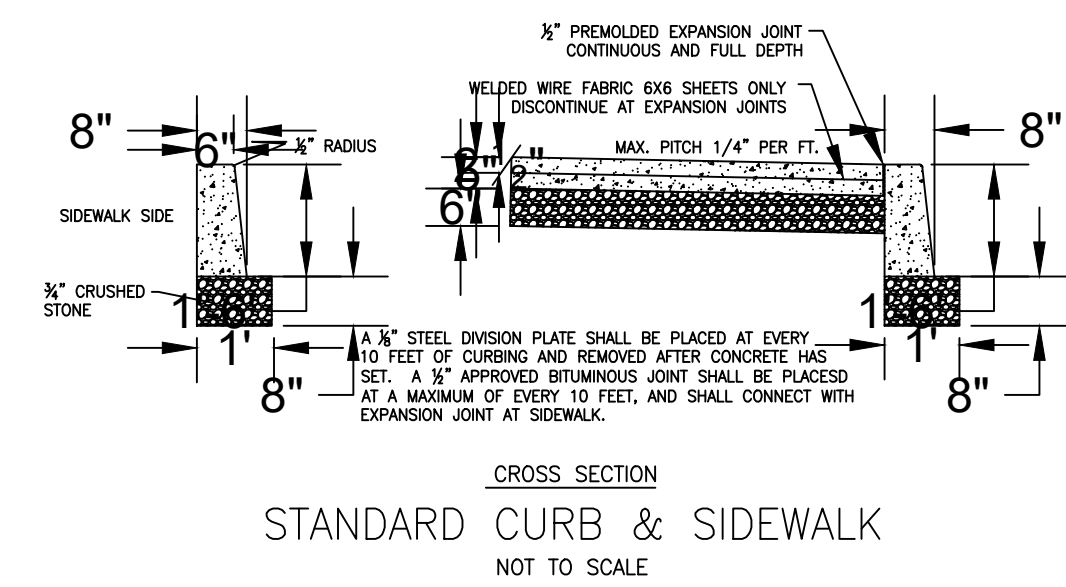
MINIMUM SERVICE PIPE COVER IS 18\"/>



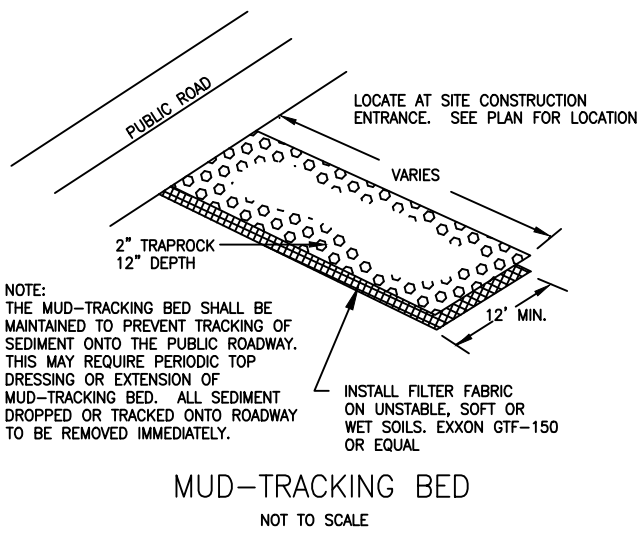
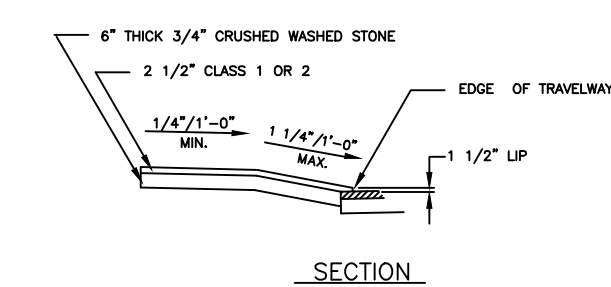
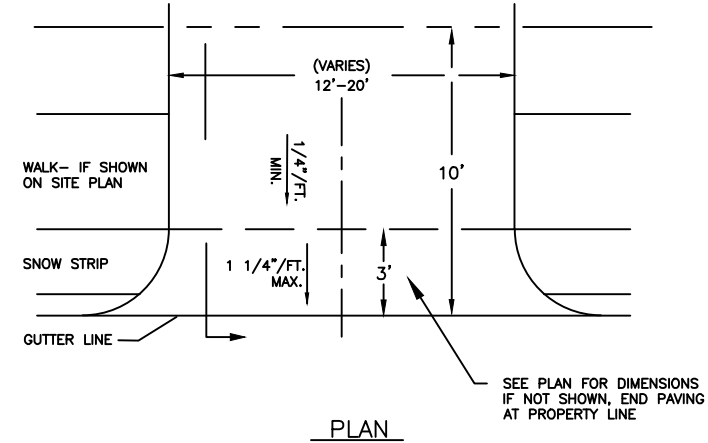
DRIVEWAY PAVEMENT
NOT TO SCALE



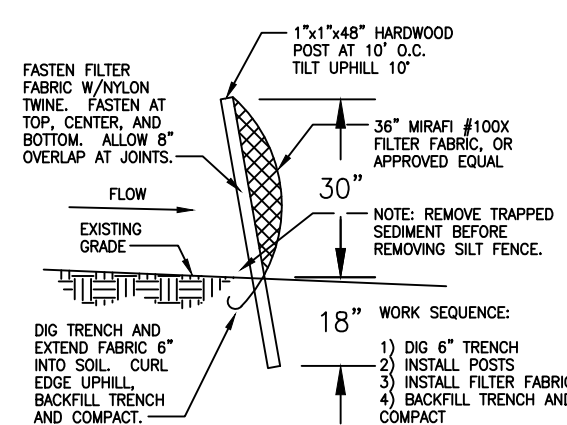
- 1 Rock Ledge - Slope to be determined by engineering analysis
 - 2 Earth Slope - Slope to original ground surface. Where disturbed slope extends beyond R.O.W. line, retaining walls shall be required unless slope rights are obtained.
 - 3 Desirable
 - 4 Sidewalks:
 - Bituminous Concrete
 - 2" Class 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 12" Processed Aggregate Base
 - 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 Shoulder to be constructed to arc of circle average cross slope 1/2" FT.
 - 22 Minimum cross slope 1/2" FT otherwise continuous roadway cross slope.
 - 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 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.



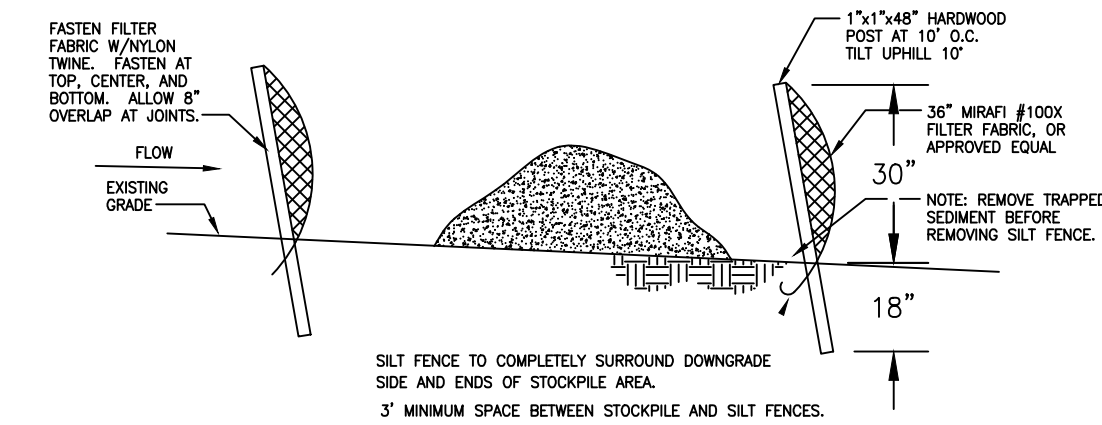
STANDARD CURB & SIDEWALK
NOT TO SCALE



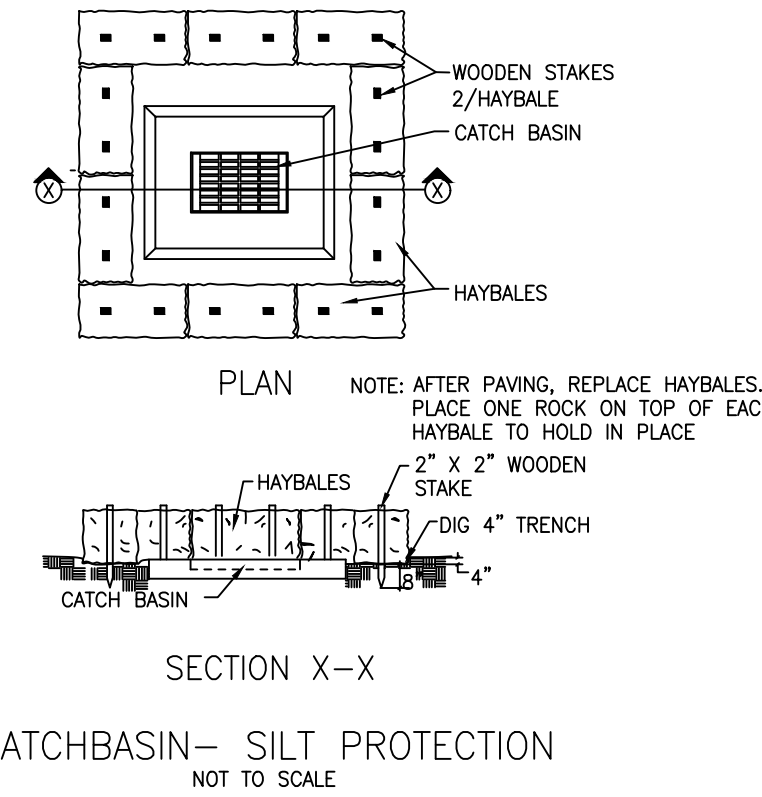
MUD-TRACKING BED
NOT TO SCALE



SILT FENCE
NOT TO SCALE



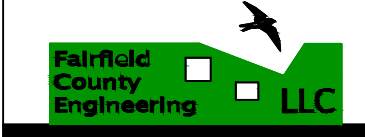
STOCKPILE PROTECTION
NOT TO SCALE



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

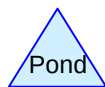
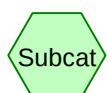
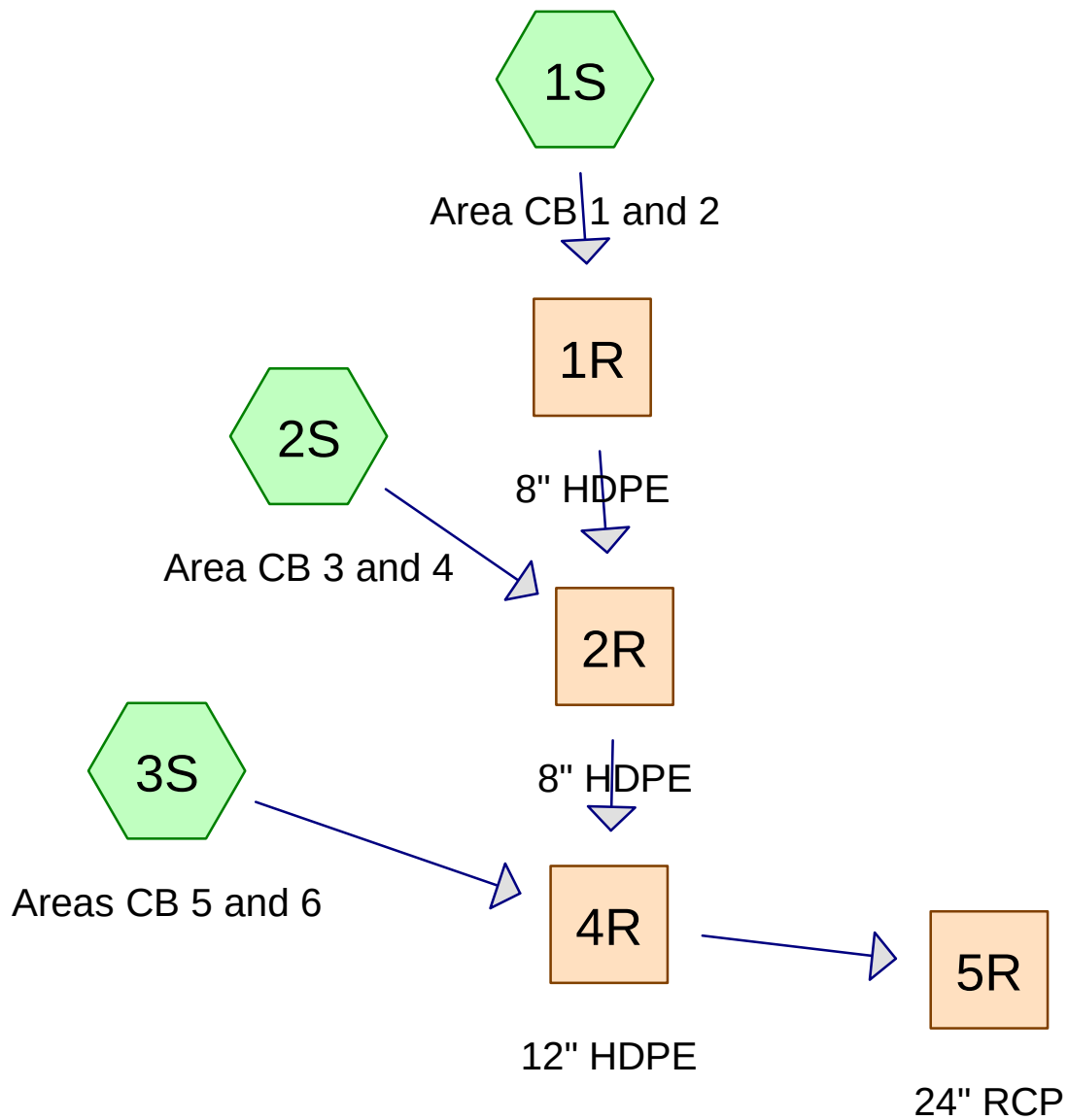
NIE RICHARDS LLC
210 RICHARDS AVENUE NORWALK, CONNECTICUT

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

Page 4

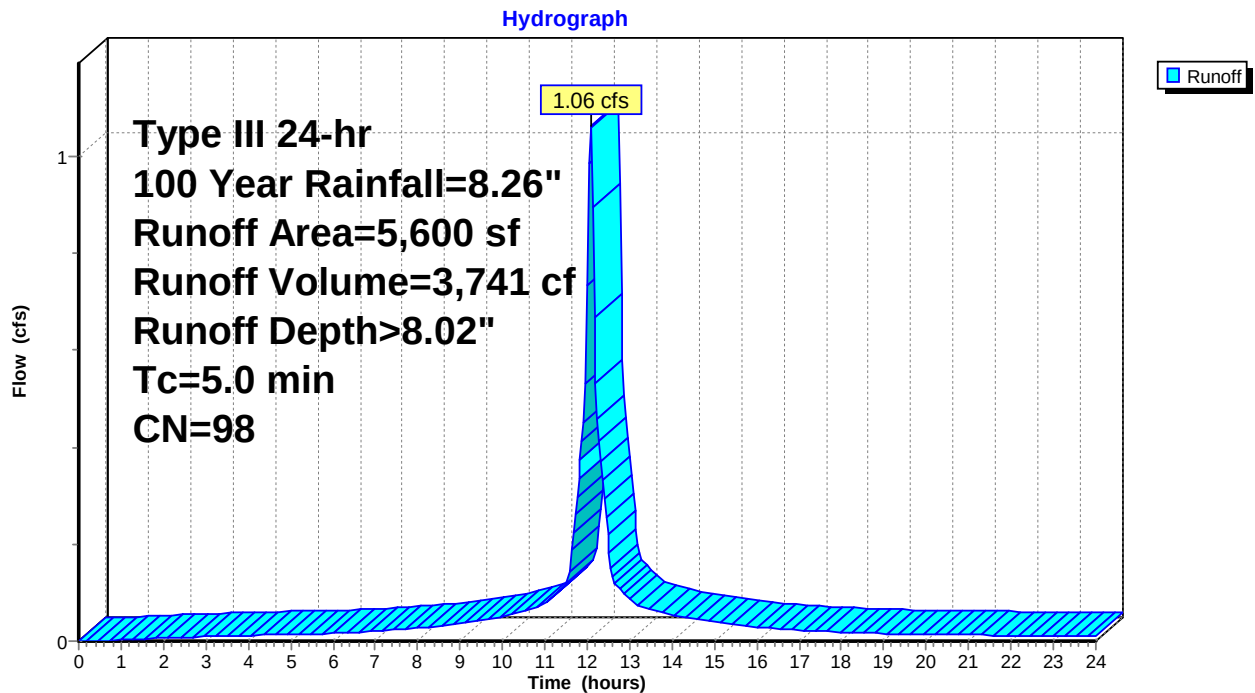
Summary for Subcatchment 1S: Area CB 1 and 2

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

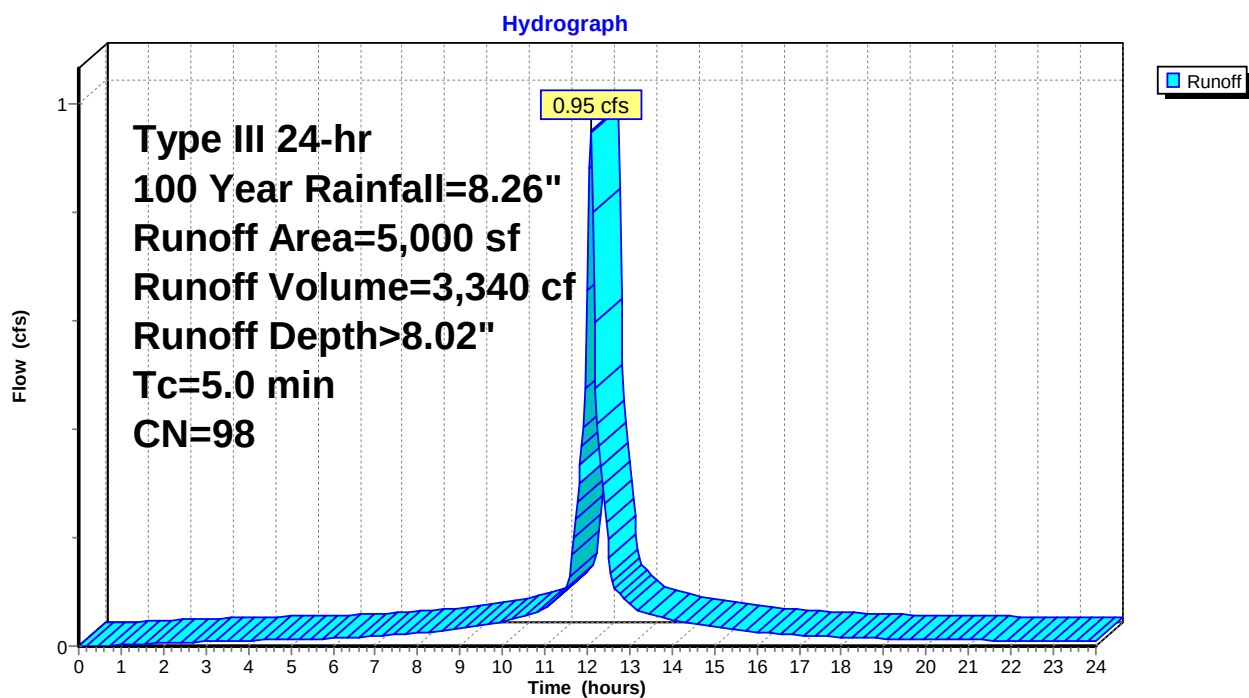
Summary for Subcatchment 2S: Area CB 3 and 4

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

2657StreetDrainage

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Type III 24-hr 100 Year Rainfall=8.26"

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Page 6

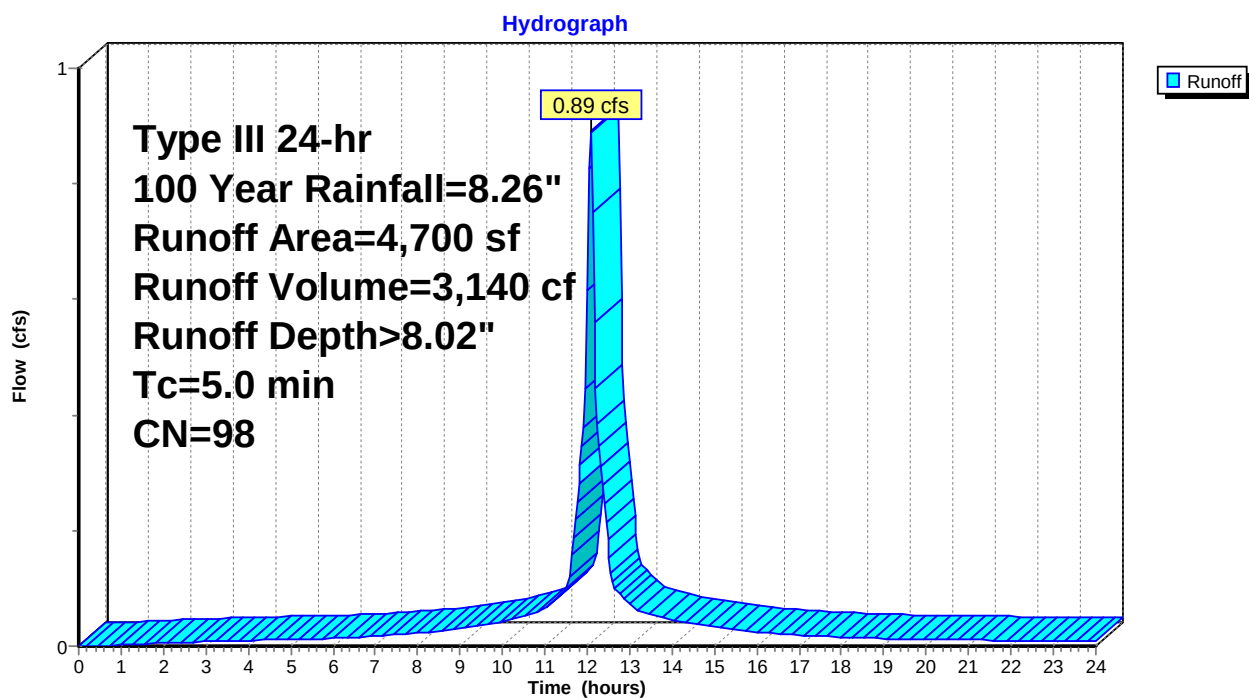
Summary for Subcatchment 3S: Areas CB 5 and 6

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

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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'

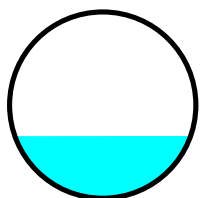
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 4.42 cfs

8.0" Round Pipe

n= 0.011

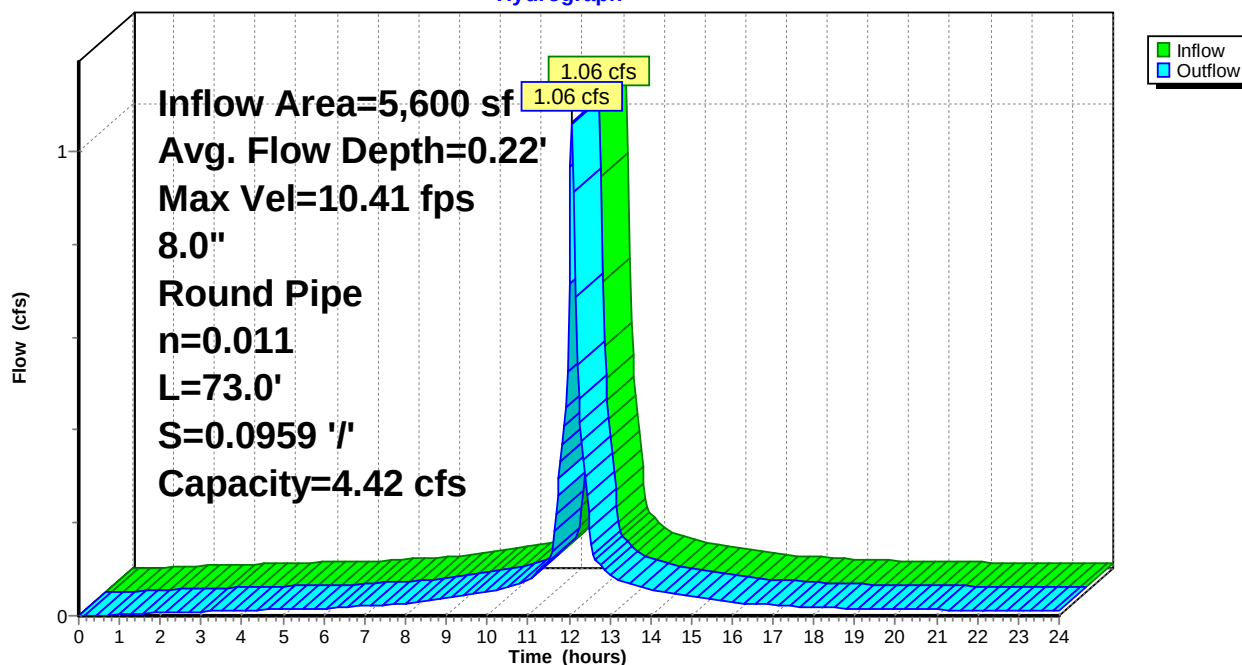
Length= 73.0' Slope= 0.0959 '/'

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"

Printed 9/19/2025

Page 8

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'

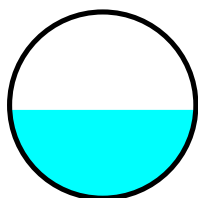
Bank-Full Depth= 0.67' Flow Area= 0.3 sf, Capacity= 4.37 cfs

8.0" Round Pipe

n= 0.011

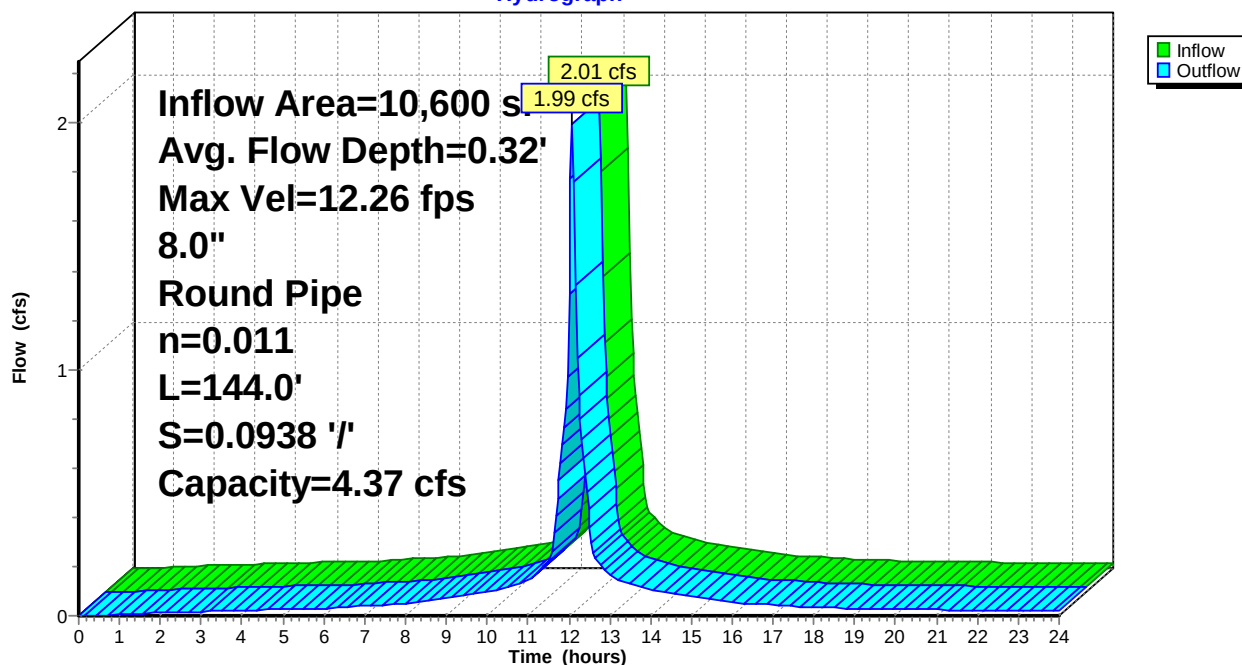
Length= 144.0' Slope= 0.0938 '/'

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"

Printed 9/19/2025

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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'

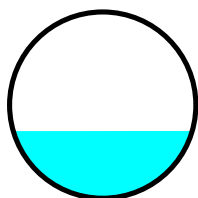
Bank-Full Depth= 1.00' Flow Area= 0.8 sf, Capacity= 10.21 cfs

12.0" Round Pipe

n= 0.011

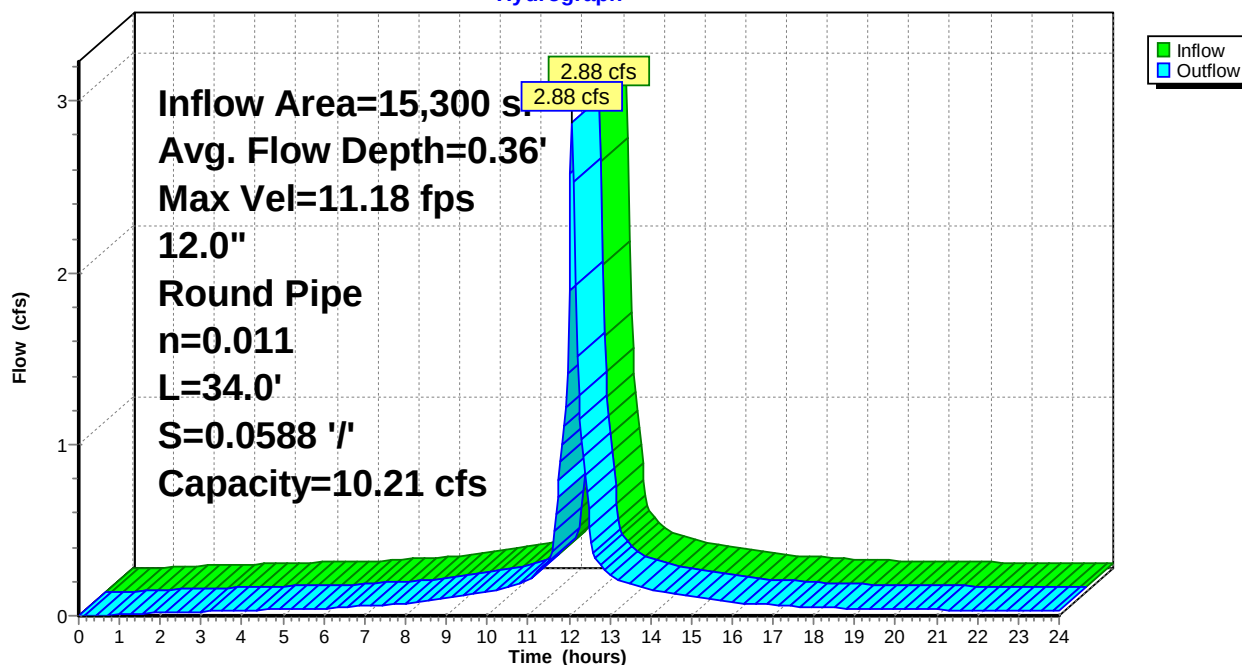
Length= 34.0' Slope= 0.0588 '/'

Inlet Invert= 83.50', Outlet Invert= 81.50'



Reach 4R: 12" HDPE

Hydrograph



2657StreetDrainage

Prepared by Fairfield County Engineering LLC

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Type III 24-hr 100 Year Rainfall=8.26"

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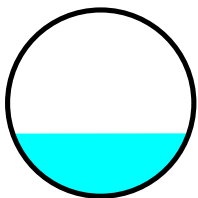
Summary for Reach 5R: 24" RCP

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

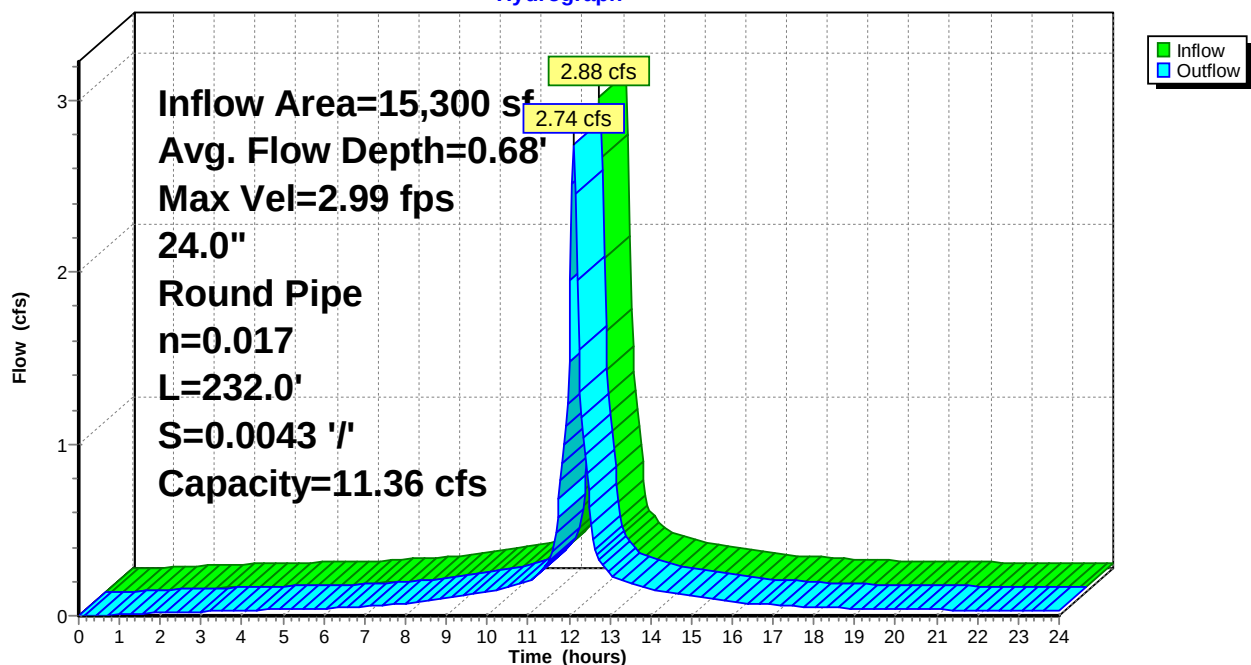
Peak Storage= 218 cf @ 12.09 hrs
Average Depth at Peak Storage= 0.68'
Bank-Full Depth= 2.00' Flow Area= 3.1 sf, Capacity= 11.36 cfs

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 "Bill Mooney".

Bill Mooney, RS
Assistant Director of Health, Environmental Health

December 22, 2025

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chair
From: Bryan Baker, AICP, Principal Planner
Re: #2025-86 SP – The Mid Fairfield AIDS Project – 9 Moore Place – Special Permit application for a Boarding or Rooming House use

Commissioners,

The applicant has applied for a special permit to change the use of the property located at 9 Moore Place from a two-family residence to a Boarding or Rooming House use.

9 Moore Place is a property in East Norwalk that is within the SD-LI (light industrial) zone and is currently improved with a two-family detached dwelling. The property has been owned by the Mid Fairfield AIDS Project for several years and has functionally served as a Boarding or Rooming House despite being designated as and complying with the two-family residence regulations. Therefore, the proposed change of use will not have any significant impacts compared to how the property has been used historically. Additionally, the Commission may recall that earlier in 2025, the applicant was granted a special permit for a Boarding or Rooming House use at 7 Moore Place, directly next to 9 Moore Place.

The applicant is proposing interior renovations to 9 Moore Place to create a total of eight bedrooms within the existing building. Including the nine bedrooms at 7 Moore Place, there will be a total of 17 bedrooms shared between the two properties, and a total of nine parking spaces, which is sufficient parking per the Zoning Regulations. Boarding or Rooming House use(s) require a minimum of ¼ parking space per guest bedroom and one parking space per three employees employed at one time. In discussions with the applicant, the applicant stated that the people that will be living within the building are formerly homeless and/or disabled and generally do not have their own personal automobiles.

Additionally, the change of use would provide a safer living environment for the tenants as well as abutting property owners, because the building(s) plans will be reviewed by the Fire Marshal and Health Department.

Affordable housing is a constant theme throughout the city's Plan of Conservation and Development (POCD) which also includes the goal of reducing and eliminating homelessness in the city. Staff finds that this application would support such goals.

Staff recommends approval of the application and offers the following resolution for consideration by the Commission:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission, that application #2025-86 SP – The Mid Fairfield AIDS Project – 9 Moore Place – Special Permit application for a Boarding or Rooming House use 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 "Proposed Floor Plans Renovations," prepared for Mid-Fairfield AIDS Project, 9 Moore Place, Norwalk, CT, and prepared by L.F. Garcia Architects, LLC, dated 12/30/13; and

2. That a certificate of special permit shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all conditions as required by the Norwalk Water Pollution Control Authority (WPCA) shall be applicable to this approval; and
4. That all conditions as required by the Norwalk Health Department shall be applicable to this approval; and
5. That all conditions as required by the Norwalk Department of Public Works (DPW) shall be applicable to this approval; and
6. That all conditions as required by the Norwalk Fire Marshal shall be applicable to this approval; and
7. That any revisions to the approved plans shall be submitted to Staff for review and approval prior to implementation, and that should any revisions be determined to be substantive by Staff, shall be submitted to the Commission for review and approval prior to implementation; and

BE IT FURTHER RESOLVED that the effective date of this action shall be January 16, 2026.

Bryan Baker, AICP
Principal Planner
City of Norwalk
125 East Avenue
Norwalk, Connecticut 06851
203-854-7705
bbaker@norwalkct.gov



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

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

Date Received:

1. Address of Subject Property(s):

9 Moore Place, Norwalk CT 06855, Norwalk, CT

2. District: 3 Block: 35 Lot(s): _____ 3. Zone: _____, Overlay/Village District: _____

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

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

7. Existing Use of Property:

2 Family house that we have used as a housing program for homeless and disabled over the past 12 years.

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

9 Moore Place has been used as a housing program for the past 11 years. It will continue to be the same but for zoning we must apply for a rooming house permit in order to do the needed renovation that is being funded by the sytate

Applicant Information

Applicant Name: The Mid Fairfield AIDS project, Inc

Billing Address: 618 West Avenue, Norwalk CT 06850

Phone Number: 203 855 9535 x101 Email: slane@mfap.com

Signature: _____

Property Owner Information and Authorization

Owner of Record: Mid Fairfield AIDS project, Inc

Billing Address: 618 West Avenue, Norwalk CT 06850

Phone Number: 203 855 9535 x101 Email: slane@mfap.com

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 and 8.4.8 of the Norwalk Zoning Regulations detail items that are required for a Special Permit 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 Special Permit Application submission:

1. Three (3) 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 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).



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Phone: 203-854-7780

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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 Special Permit 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

Per the Connecticut General Statutes, a public hearing is mandatory for all Special Permit Applications. Notice shall be provided per 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.

- iii. Notification that once a public hearing date has been established, another letter will be sent via certified U.S. Mail, with certificate of mailing, to the property owner alerting them of when and where the public hearing will be held.
 - iv. Notification that once a public hearing date has been established, that a physical sign will be posted on the subject property(s) detailing when and where the public hearing will be held.
2. After a public hearing date has been established, the Applicant shall post a physical sign on the subject property(s) which:
- a. Shall be constructed of a rigid waterproof material, such as plastic board or metal.
 - b. Shall have a minimum dimension of thirty-six inches (36") tall by forty-eight inches (48") wide and legs of sufficient length to raise the top of the sign thirty-six inches (36") above the Adjacent grade.
 - c. Shall be set back no more than ten feet (10') from the Front Lot Line or on the front face of any building or structure that is closer to the Front Lot Line.
 - d. Shall be placed at the mid-point of along the Frontage Line from which the site is addressed. If signs are not clearly visible at such mid-points, then they shall be placed at the clearest point of visibility as determined by the Planning & Zoning Director.
 - e. Shall be visible to the public and composed of letters with a minimum height of four inches (4").
 - f. Shall be supplied, installed, and maintained by the Applicant, securely fastened or staked.
 - g. Shall be posted at least fifteen (15) days prior to the hearing and may be removed the following day after the close and decision on the public hearing.
 - h. Shall state the following:

NOTICE OF PUBLIC HEARING

A Public Hearing for a Special Permit Application for this Site
is pending before the City of Norwalk's Planning & Zoning
Commission on:

[INSERT MEETING DATE AND MEETING TIME]

Hearing information can be found at:

<https://apps.norwalkct.org/meetingboard/meetinglist>

For further information contact the Norwalk Planning &
Zoning Office: (203) 854-7780

- i. The Applicant shall notify and submit a photograph to the Planning & Zoning Department when the sign has been installed.
- j. Failure of an Applicant to comply with this requirement may be grounds for denial of the Special Permit Application.
- k. Properties fronting on more than one (1) Street must have one (1) single-faced sign placed parallel to the property line fronting on each Street.



Special Permit Application

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Phone: 203-854-7780

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3. 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



December 5, 2025

History and usage of 9 Moore Place, Norwalk CT 06855

Nine Moore Place is a legal two family with 4 unrelated people, each in their own lockable room. We have operated as a shared housing program for 8 homeless and disabled men and women over the past ten years. The residents share four bathrooms and two kitchens. They pay \$300 per month and live in the house receiving food and services. We have three residence managers and access many outside services for our clients such as: substance misuse counseling, medical, and mental health counseling. The staff link clients to benefits for them to become self-sufficient. The goal at Moor Place is to stay for 24 to 30 months. During that time, we apply for subsidized housing anywhere in CT. This is because they will never have income great enough to afford independent housing as the rents and costs of living are too high. Eventually they will get into a housing subsidy and graduate from our program. They receive case management services until they are ready to move into a subsidized independent living situation. This was approved and permitted by the Zoning, Fire and Health Departments.

MFAP is a part of a collaborative which includes Open Doors, FCA, Norwalk Housing Authority and Norwalk City Social Services Dept as well as 25 agencies that make up the Open Doors Fairfield County Continuum of care.

In the ten years of operations at Moore Place we have never had a complaint or problem with the neighbors or community. 80 percent of our clients have successfully graduated from the program and moved into their own independent living apartments. The reason for the application for a boarding-house permit is due to the changes in zoning regulations since we first introduced the program. We need the rooming house designation to make physical changes to the building and become compliant with the current zone instead of being grand fathered.

Thank You

Stuart Lane
Executive Director MFAP

Mid Fairfield AIDS Project

618 West Avenue, Norwalk, CT 06850
203 855-9535 Fax: 203 642-3920 info@mfap.com
www.mfap.org

PROJECT NAME & LOCATION:

PROPOSED INTERIOR
RENOVATIONS FOR:

Mid-Fairfield AIDS Project

9 Moore Place
Norwalk CT.

PREPARED BY:

L.F. GARCIA
ARCHITECTS LLC.

15 BOND ST
E. NORWALK CT. 06855
PHONE (203) 981-5800



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REVISION	DATE	COMMENTS
1	12-30-13	REVISED

DRAWING TITLE:

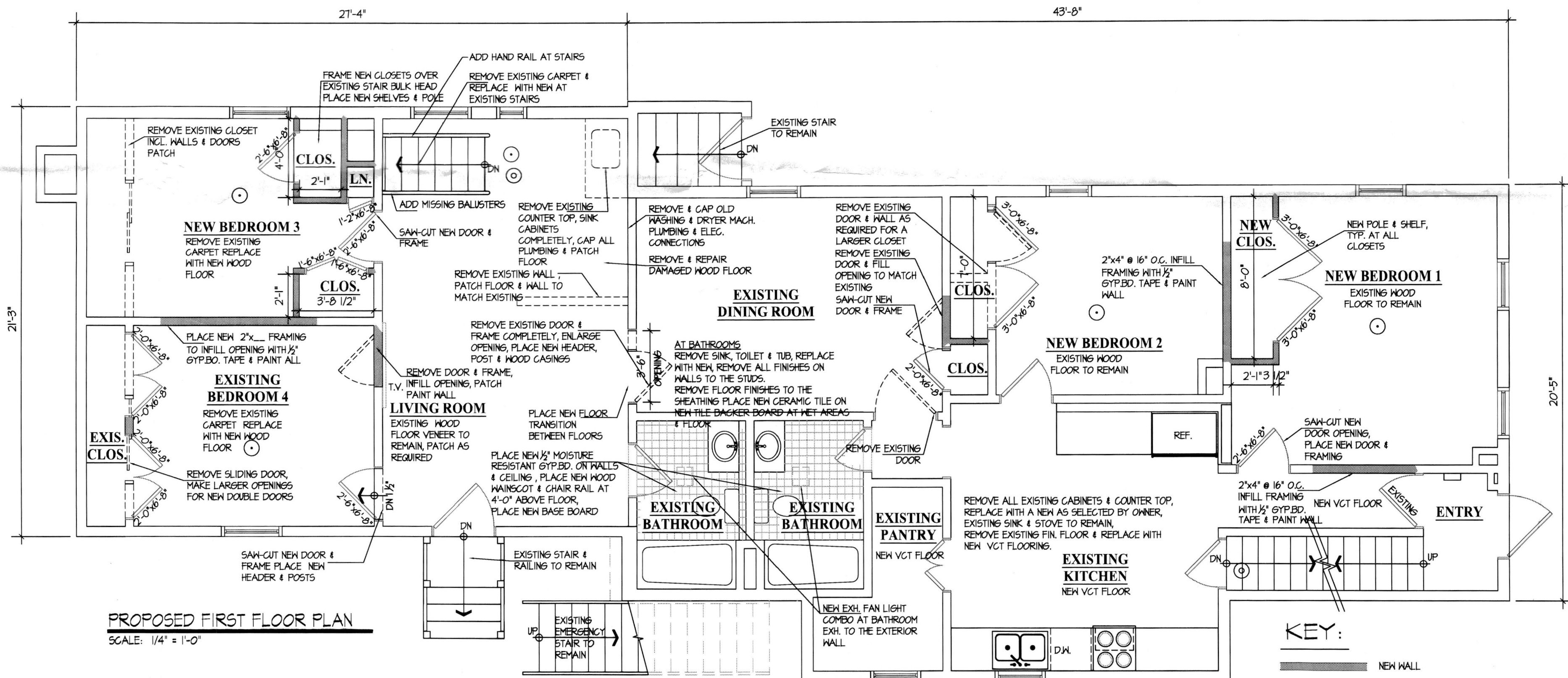
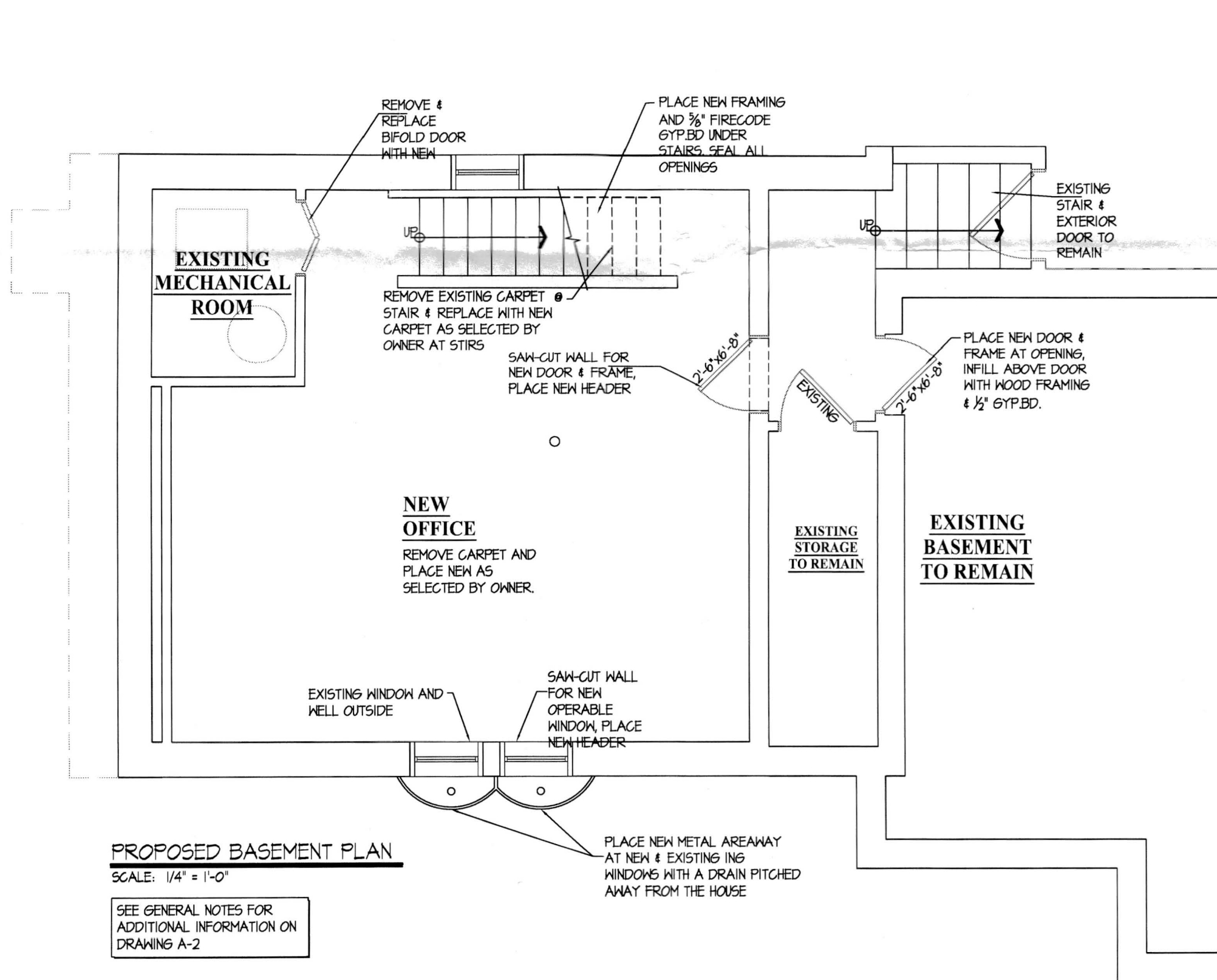
PROPOSED FLOOR PLANS
RENOVATIONS

SCALE:
AS SHOWN

DRAWING NO.

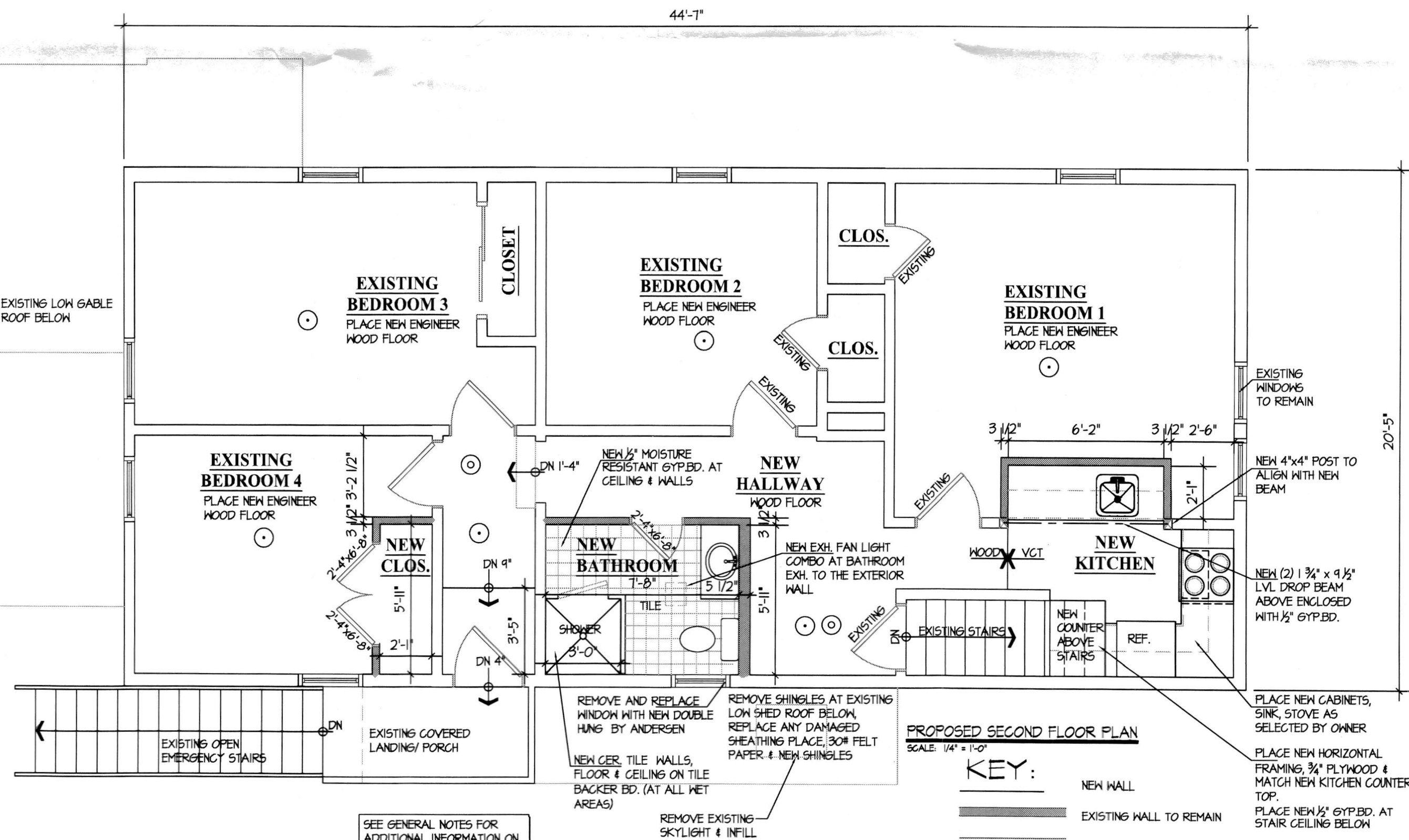
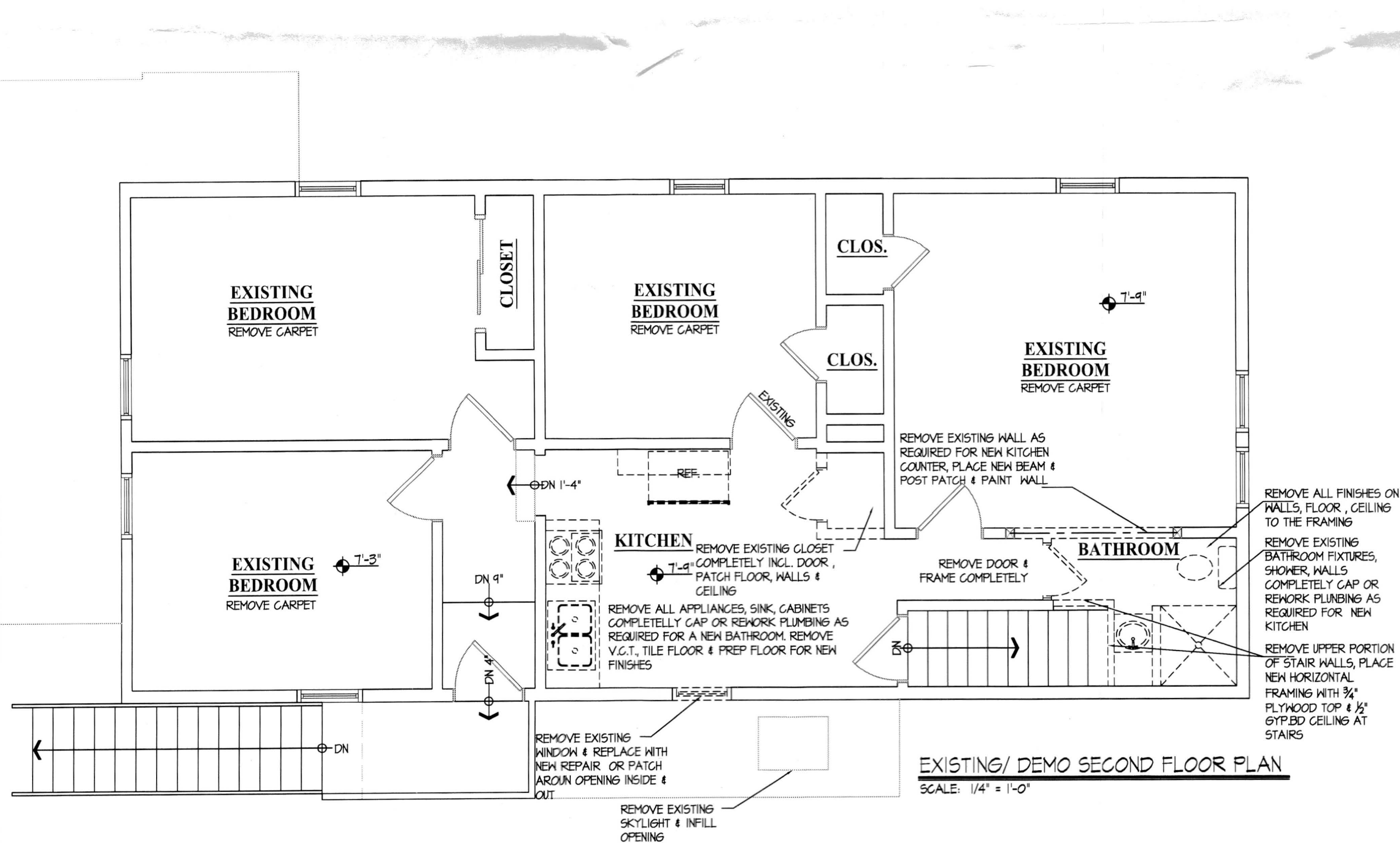
A-1

DATE:
12-30-13



KEY:

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- SMOKE DETECTOR
(HARD WIRED)
- CARBON MONOXIDE DETECTOR
(HARD WIRED)
- REFERENCE POINT

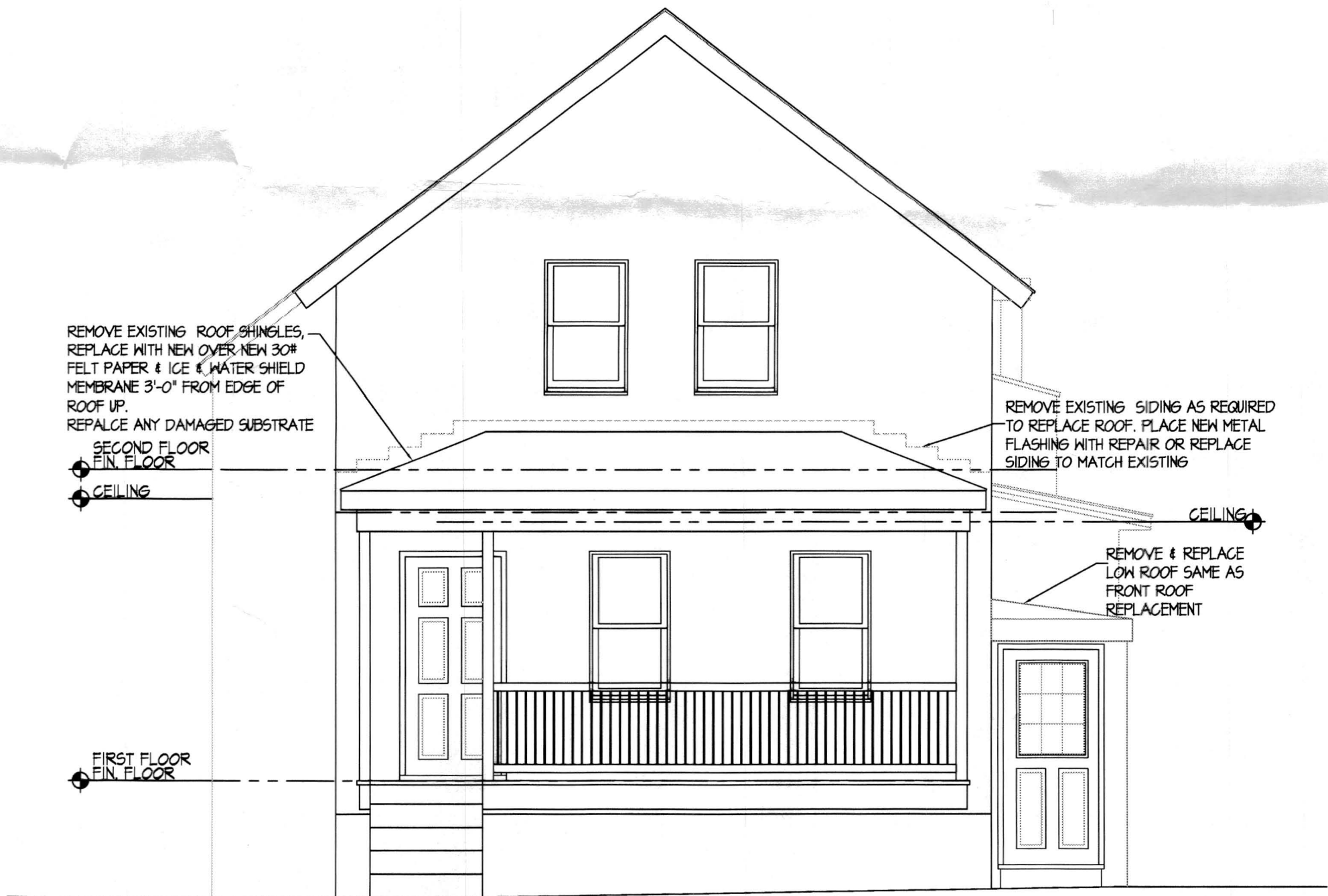


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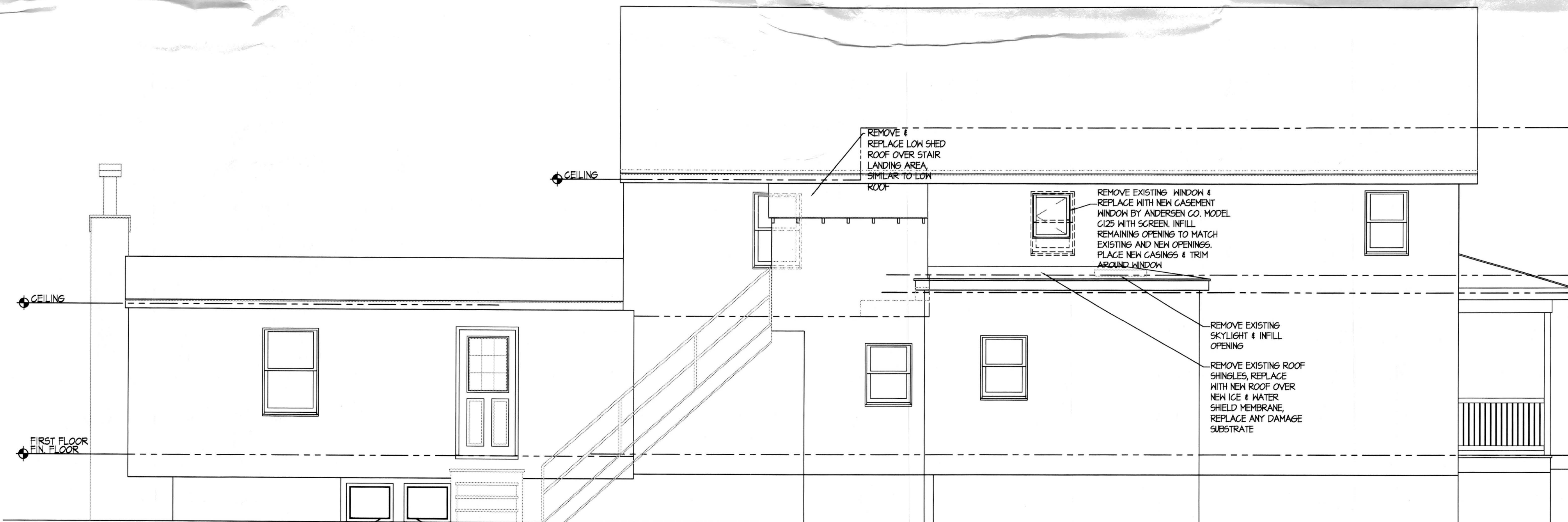
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- SMOKE DETECTOR
(HARD WIRED)
- CARBON MONOXIDE DETECTOR
(HARD WIRED)
- REFERENCE POINT

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE (IBC) WITH 2005 CT SUPPLEMENT WITH 2004 ADDENDUM 2003 IFC 2003 IMC 2005 NEC 2006 IECC ICC/ANSI 117.1 2003
2. ALL CONTRACTORS SHALL VISIT THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH ALL BUILDING AND WORKING CONDITIONS.
3. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
4. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE CONSTRUCTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE EXISTING BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION, INCLUDING MAINTAINING THE REQUIRED ACCESS TO STAIRWAYS AND PROPER EGRESS.
5. ALL GYPSUM BOARD TO BE 1/2" BEVELED EDGE, 3 COAT TAPING PER MANUFACTURER'S WRITTEN SPECIFICATIONS. GYPSUM BOARD TO BE SECURED WITH SCREWS AS REQUIRED FOR SPECIFIC DEPTH. TAPING SHALL BE DONE IN MINIMUM 10 DEGREES TEMPERATURE DURING 24 HOURS BEFORE AND DURING 24 HOURS AFTER INSTALLATION. PROVIDE TEMPERATURE HEAT AS REQUIRED.
6. COST PROPOSAL TO INCLUDE ALL WORK SHOWN ON THE DRAWING A1, AND A-2 ALONG WITH A CONTRACT BETWEEN OWNER AND CONTRACTOR FOR SMALL PROJECTS, PLUS ALL NEW ELECTRICAL WORK AS REQUIRED FOR THE OWNER'S FINAL AND PROPER USE OF THE PREMISES, (INCLUDING EQUIPMENT, MATERIALS, FITTINGS AND MANPOWER) PAINT ALL NEW AND EXISTING ROOMS AND CORRIDORS ON BOTH SIDES (PRIMER & TWO COATS) CONTRACTOR IS TO ALSO INCLUDE THE FOLLOWING SCOPE OF WORK TO THE BASE BID, COMPLETE FINISH TRIM FOR ALL NEW DOORS, ALL DOORS AND HARDWARE, ALL LIGHT FIXTURES (AS SELECTED BY THE OWNER) ENGINEER/ LAMINATE WOOD FLOOR, CARPET AND REDUCING STRIPS.
7. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES HAVING JURISDICTION, CONTRACTOR TO REVIEW REQUIREMENTS AND NEW LOCATIONS WITH OWNER PRIOR TO STARTING WORK, REMOVE LOW EXISTING OUTLETS AND REPLACE WITH NEW PER CODE, ADD NEW LIGHTS AND SWITCHES PER CODE AND OWNER'S REQUEST.
8. ALL PROPOSED HVAC INCLUDING NEW UNITS, DUCTWORK (SUPPLY AND RETURN) TO BE DONE BY THE OWNER UNDER A SEPARATE CONTRACT. L.F. GARCIA ARCHITECTS WILL NOT BE RESPONSIBLE FOR ANY NEW OR EXISTING HVAC AS REQUESTED BY THE OWNER'S REPRESENTATIVE.
9. ALL NEW ROOF SHINGLES TO MATCH EXISTING WITH A 30 YEAR WARRANTY AND AS SELECTED BY OWNER.
9. ALL NEW VINYL COMPOSITION TILE (VCT) TO BE BY ARMSTRONG OR APPROVED EQUAL TEXTURE AND COLOR TO BE SELECTED BY OWNER.
10. ALL DIMENSIONS ARE TO THE FACE OF STUD WALLS UNLESS OTHERWISE NOTED. DISPOSE OF ALL CONSTRUCTION DEBRIS IN A LEGAL MANNER.
11. ALL CONTRACTORS AND SUBCONTRACTORS SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE OWNER FOR REVIEW AND APPROVAL, PRIOR TO ANY ADDITIONAL WORK TO BE PERFORMED. NO ADDITIONAL WORK IS TO PROCEED WITHOUT A WRITTEN AUTHORIZATION FROM THE OWNER.



EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME & LOCATION:

Mid-Fairfield AIDS Project

9 Moore Place
Norwalk CT.

PREPARED BY:

L.F. GARCIA
ARCHITECTS LLC.

15 BOND ST
E. NORWALK CT. 06855
PHONE (203) 981-5800



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REVISION	DATE	COMMENTS
1	12-30-13	REVISED

DRAWING TITLE:

PROPOSED ELEVATIONS
REVISIONS& GENERAL
NOTES

SCALE:

AS SHOWN

DRAWING NO.

A-2

DATE:

12-30-13

ALTA/NSPS LAND TITLE SURVEY

OF PROPERTY PREPARED FOR

MFAP

#7 MOORE PLACE, NORWALK, CONNECTICUT

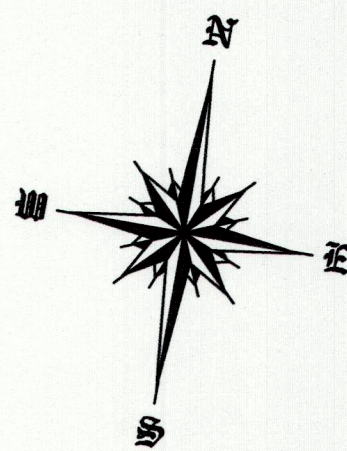
SCALE: 1" = 10'

DATE: JULY 29, 2025

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

MAP NORTH #10374 N.L.R.



NOTE: EXISTING BUILDINGS OVER 3 YEARS OLD

	REQUIRED/ALLOWED	EXISTING	PROPOSED
FRONT SETBACK	35' FROM CENTERLINE MIN.	33.7'±	
REAR	NONE	66.7'±	
SIDE	NONE	0.6'±/5.5'±	
LOT WIDTH	50' MIN.	38.50'	
LOT AREA	5,000sf MIN.	5,019sf	
HEIGHT	PEAK ROOF SEE STORIES	23.9'±*	
# OF STORIES	4 MAX.	2	
IMPERVIOUS SURFACE COVERAGE :	BUILDINGS 50%/2510sf MAX.	43.3%/2172sf	
	BUILDINGS & PARKING 90%/4517sf MAX.	85.7%/4301sf	
DENSITY	1 DWELLING UNIT PER 1,650sf		
ACCESSORY BUILDINGS :			
# OF STORIES	2 MAX.	2	

* 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.

(200) = SAMPLE ELEVATION USED
AVERAGE EXISTING GRADE AROUND HOUSE = 100.5'

** AVERAGE GRADE AT FRONT HOUSE = 100.3'
BASEMENT CEILING ELEVATION = 102.0'±
102.0'± - 100.3' = 1.7'± (DIFFERENCE)

LEGEND

— w — w — WATER LATERAL
— s — s — SANITARY SEWER LATERAL
— e — e — UNDERGROUND ELECTRIC, TELEPHONE & CABLE SERVICE
— g — g — GAS LINE
— stm — stm — STORMWATER DRAINAGE LINE

I HEREBY CERTIFY TO : CONNECTICUT DEPARTMENT OF HOUSING, 7 MOORE PLACE LLC, AND MID FAIRFIELD AIDS PROJECT, INC.

X 100.0 = EXISTING SPOT ELEVATION - DATUM IS ASSUMED.

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

SURVEY TYPE : ALTA/NSPS LAND TITLE SURVEY
BOUNDARY DETERMINATION : RESURVEY

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

THE CERTIFICATION SHOWN 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 MAP No. 10374 N.L.R.

TAX MAP 15NE DISTRICT 3 BLOCK 35 TAX LOT 27

PROPERTY IS LOCATED IN ZONE : "SD-LI" LIGHT INDUSTRIAL SPECIAL DISTRICT

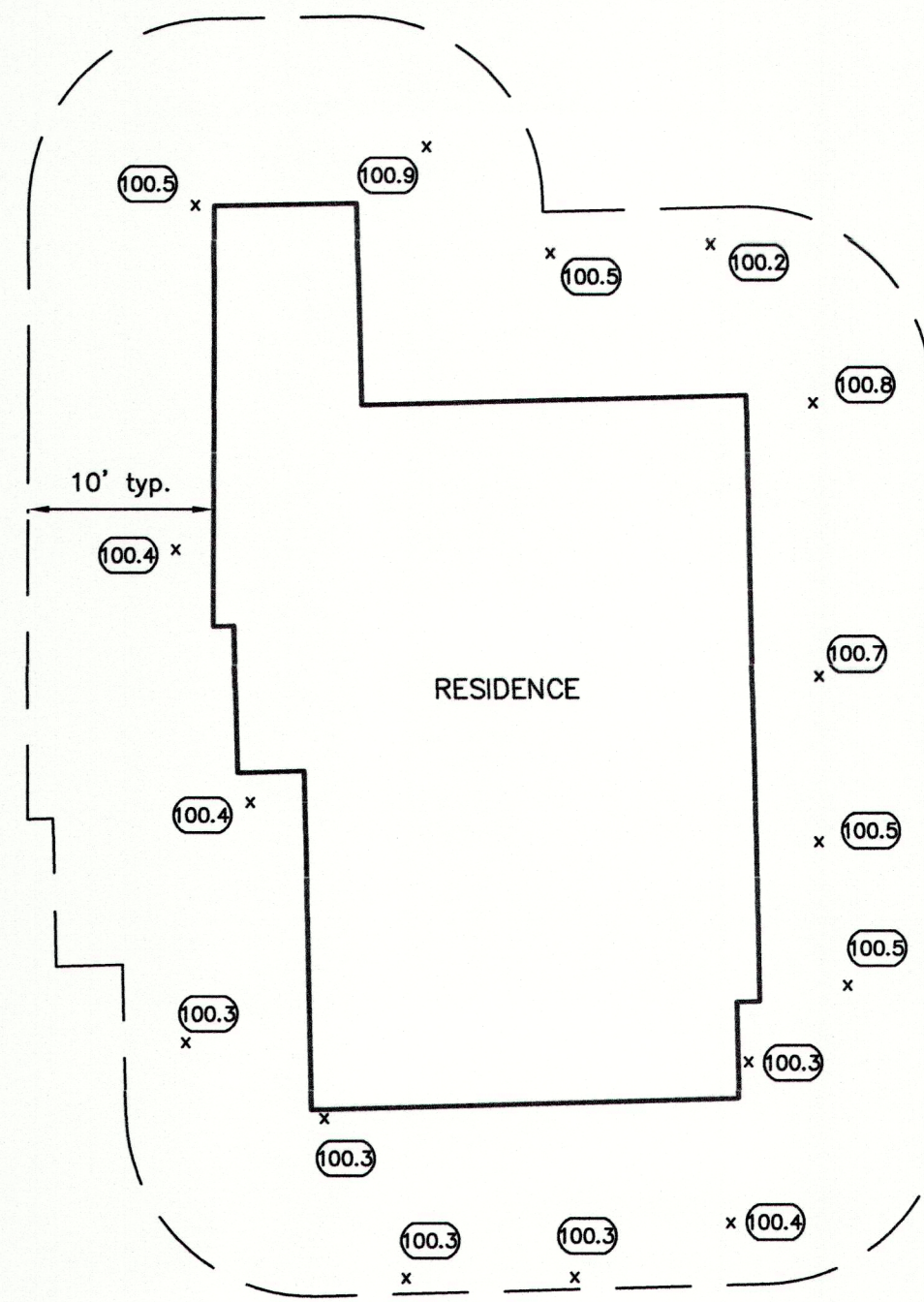
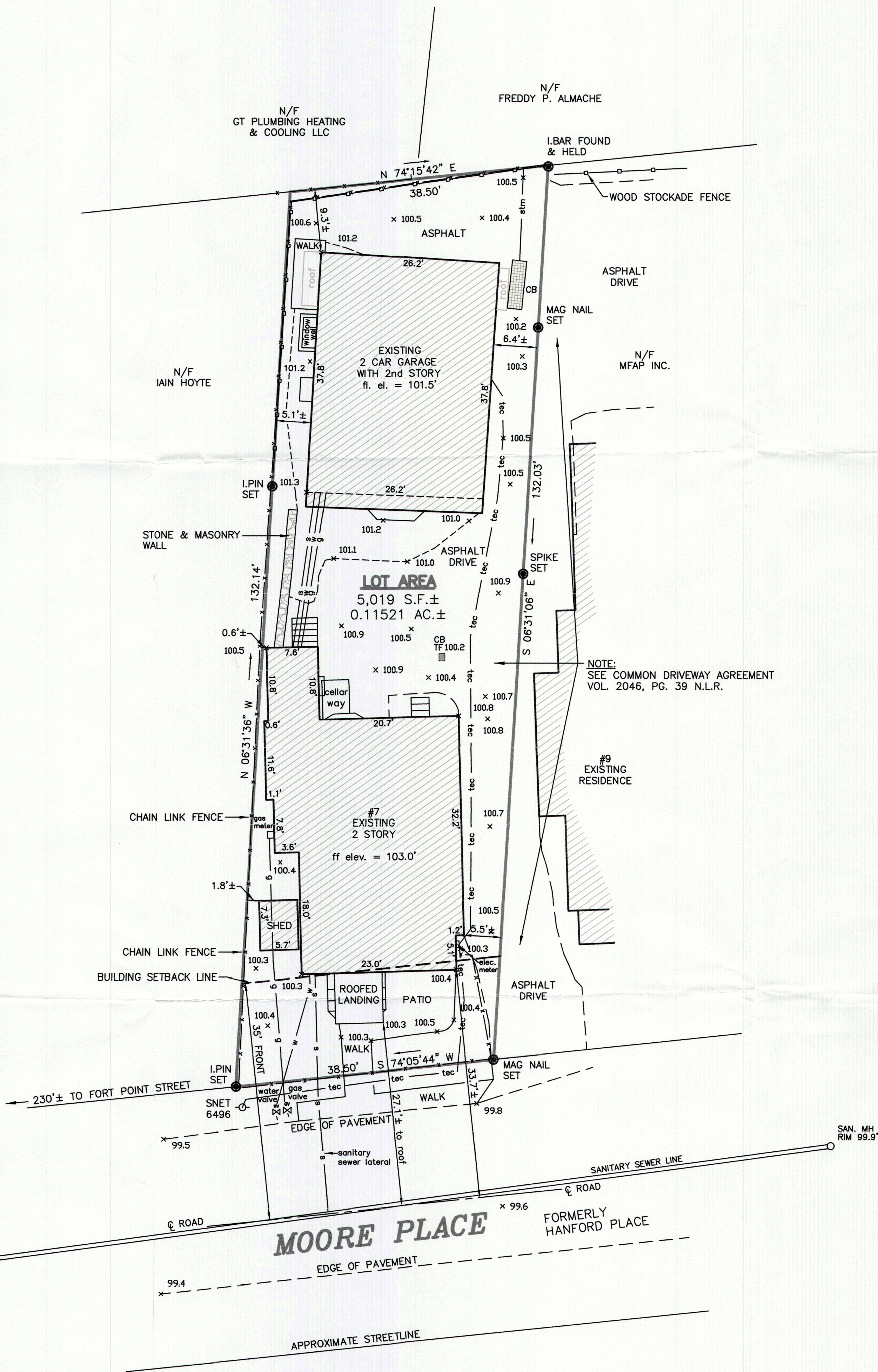
F.I.R.M. ZONE : "X" PANEL 531 of 626 MAP NO. 09001C0531G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

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

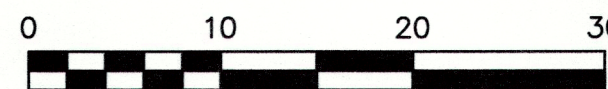
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN. CONNECTICUT REG # 15773



AVERAGE GRADE CALCULATION
= sum of elevations
number of points
= 1.607.3
16 points
= 100.5'

*AVERAGE FINISHED GRADE AROUND HOUSE DETAIL
SEE NOTES BELOW ZONING CHART



GRAPHIC SCALE

PROPERTY SURVEYED FOR:

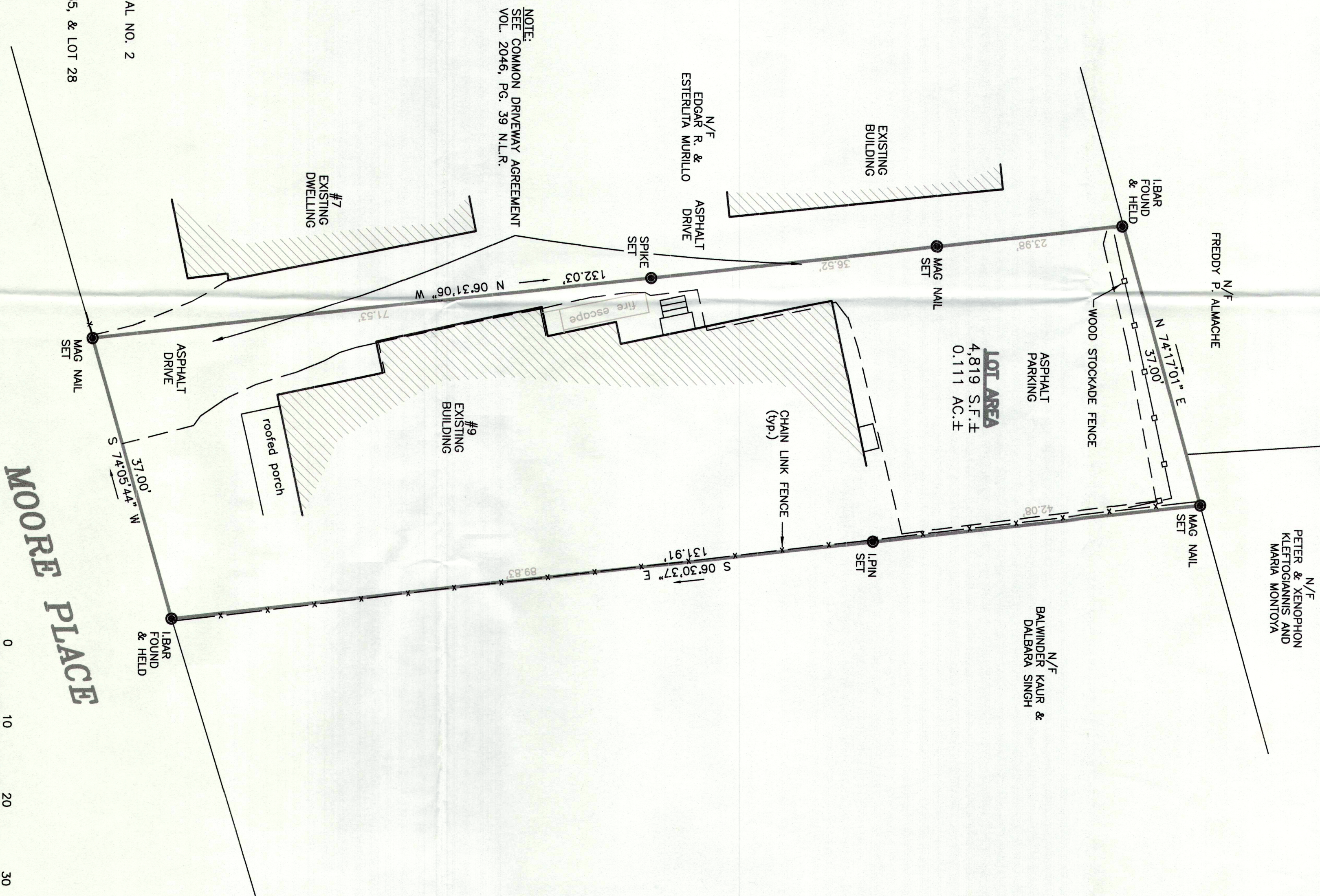
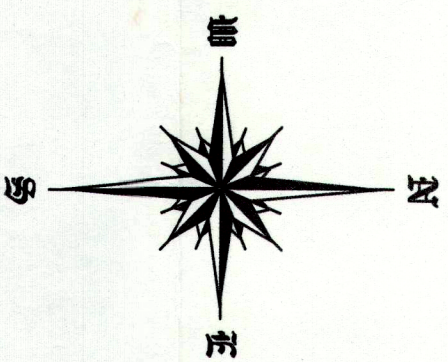
LOCATED AT:

SCALE: 1" = 10'

DATE: AUGUST 8, 2023

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.Arcamonesurveyors.com

MAP NORTH #10373 N.L.R.



PROPERTY IS LOCATED IN ZONE : "1-2" INDUSTRIAL NO. 2
REFER TO MAP NO. 10373 N.L.R.
TAX ASSESSORS MAP 15NE, DISTRICT 3, BLOCK 35, & LOT 28
CERTIFIED "SUBSTANTIALLY CORRECT"
CLASS "A-2" BOUNDARY STAKE-OUT SURVEY
RESURVEY

RESURVEY

WAYNE J. ARCAMONE L.S., CONN. LIC. #15773

GRAPHIC SCALE

10373-Moore9.DWG



125 East Avenue
Norwalk, Connecticut

January 2, 2026

Memorandum

To: Planning & Zoning Commission, Chapin Bryce Chair

From: Steve Kleppin, Planning & Zoning Director

Re: Draft Amendments to the Zoning Regulations

Continuing to tweak and improve the zoning regulations, Staff is proposing the following amendments to the regulations for your consideration.

Article 4: Modify Section 4.3.9.G Uses Permitted with Limitations and Article 9 Definitions to include the following amendments:

Accessory Dwelling Units (ADU) shall be permitted in accordance with the applicable Use Table, subject to the following:

1. The ~~Accessory Dwelling Unit~~ **ADU** is located on the same Lot as a Single-Family ~~Detached~~ Dwelling;
2. A ~~property~~ **Lot** shall be limited to one (1) ~~Accessory Dwelling Unit~~ **ADU**;
3. ~~Any proposed detached Accessory Dwelling Units require a Site Plan approval from the Planning and Zoning Commission as indicated in Section 8.4.5.1;~~
4. The Accessory Dwelling Unit shall not be located closer to the front Lot/Building Site Line than the Single-Family Dwelling;
5. ~~Shall meet the minimum Side and Rear Setbacks for Principal Structures within the District, except that detached Accessory Buildings in existence prior to the effective date of these Regulations that are within the Side and/or Rear Setback are permitted to be used as an Accessory Dwelling Unit provided that all other standards are met~~ **Principal Building setback requirements shall apply to attached ADUs;**
6. **Accessory Building Setbacks shall apply to detached ADUs, except that detached ADUs may comply with Principal Building Front Setback(s);**
7. **The Height, as to Building Structure for an attached ADU shall be in accordance with the maximum building height permitted within the applicable Zoning District;**
8. **The Height, as to Building Structure for a detached ADU shall not exceed twenty (20) feet and 1 ½ Stories;**
9. **Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area may be converted into an ADU provided that all other requirements under this section are met;**

10. The owner of the property must reside on the premises;
11. The minimum rental duration shall be no less than six (6) months;
12. Properties utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Properties utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;
13. ~~Accessory Dwelling Units shall not exceed fifteen (15) feet in height when located less than twenty (20) feet from a Side and Rear Lot/Building Site Line, or twenty (20) feet in height when located twenty (20) feet or more from a Side and Rear Lot/Building Site Line~~
14. ~~Attached Accessory Dwelling Units~~ The ADU shall not exceed 1,000 square feet in Floor Area;
15. ~~Detached Accessory Dwelling Units shall not exceed 700 square feet;~~
16. An ~~Accessory Dwelling Unit~~ ADU, whether attached or detached, shall be designed to maintain the architectural design, style, and appearance of the existing Single-Family ~~Detached~~ Dwelling located on the property;
17. ~~All Accessory Dwelling Units must be located on and affixed to a permanent foundation;~~
18. ~~Mobile homes, Recreational Vehicles, travel trailers, shipping containers, storage containers and any other wheeled or transportable Structures shall not be used as an Accessory Dwelling Unit~~ ADU;
19. ~~That one (1) additional off-street Parking space shall be provided for the Accessory Dwelling Unit and that no existing conforming Parking spaces that are required to meet the minimum parking requirements for the zone shall be removed as part of the application;~~
20. ~~Applications for Accessory Dwelling Units shall be subject to approval by the Planning and Zoning Director; and~~
21. A certificate in the form of an affidavit which verifies that the owner continues to reside on the premises, the minimum rental duration and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.

4.3.19 Public Realm Requirements. A. Exemptions.

1. ~~Within CD-4, Buildings~~ Residential Developments containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements.
2. Within the CD-3C Zone, ~~Developments and Multifamily or Mixed-Use Development~~ containing less than 30 Dwelling Units ~~is~~ are exempt from Public Realm requirements.

3. Within the CD-4 Zone, Developments containing less than 30 Dwelling Units and located on a Commercial Thoroughfare, Main Street, Neighborhood Connector or Urban Corridor can either provide the required Public Realm or pay a fee in-lieu of such requirement(s) paid to the **Downtown Public Spaces Fund** of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that **Census Block**, in an amount determined by the following formula: The total square footage required for public realm space times **\$225** square foot (value of public benefit) times 5% (FTA circular 9400.1A).

Article 6: Section 6.12.4 Regulations for Workforce Housing - Proposed Workforce Housing Inclusion:

Any Artist Live/Work Unit, designated as a Workforce Housing Unit, may count that Artist Live/Work Unit as two (2) Workforce Housing Units for purposes of complying with the ten percent (10%) requirement indicated in §6.12.4.2, provided that the aggregate number of Artist Live/Work units in such a Development that are counted as two affordable Dwelling Units shall not exceed the aggregate number of market-rate Artist Live/Work Units in such Development.
Annual affidavit about artist using space?

Article 7: SIGNS – Change location of Band Signs

ARTICLE 7: SIGN STANDARDS

BAND SIGN



Permitted Districts

CD-3 CD-3W CD-3C CD-4 CD-4W SD-LI SD-HI SD-MC CV

General Description	
A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.	
Dimensions	
Quantity (max)	1 per first floor business Frontage
Area	1.5 sf per linear ft of Facade
Width/Height	max 100% width of business Facade / max 3 ft
Depth / Projection	max 7 in
Clearance	min 7 ft

Additional Standards

In addition to all other applicable standards, each Band Sign allowed under this Article:

- a. shall be applied to the first story Facade and not project vertically above the roof line;
- b. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background; and
- c. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the business.

When attached to a Building Façade, shall be applied to the first story Façade and not project vertically above the roof line; or parapet, provided the parapet does not project more than five (5) feet above the roof line.

shall have letters individually attached to the wall or canopy, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background; and

Article 9: DEFINITIONS

Modify Section 9.3 Defined Terms to include the following amendment(s):

Accessory Dwelling Unit: a Dwelling Unit having ~~habitable space~~ **a Floor Area** not greater than 700 **1,000** square feet which shares ownership and utility connections with the Principal Building; ~~it~~ **and** may ~~or may not~~ be within an Accessory Building.

Dormer Definition

Existing:

~~Dormer: Any Structure whose framing projects out from a sloping roof to form a vertical wall designed to accommodate a window or other opening. When constructed as part of a Half Story, Dormers shall be setback a minimum of two (2) feet from all building faces. Dormers located on the front of the structure facing the street, shall occupy no more than fifty percent (50%) of the length of the second story roof and shall comply with the Story definition. When the gabled end of the Structure faces the street, dormers on both roof faces shall occupy no more than fifty percent (50%) of the length of the second Story roof and shall comply with the Story definition criteria.~~

Proposed:

Dormer: A projection from a sloping roof which may accommodate a window or other opening and is clearly subordinate in area and volume to the sloping roof. When constructed within a Half-Story, Dormers shall not span more than 50% of the sloping roof from which it projects.

Earth Processing and Contractor's Materials Storage Yard: A Lot or Building Site, with or without Structures, Used for the storage of equipment and materials Used in Construction, landscaping, ~~landscape nursery~~, masonry or arborist trade; including, but not limited to, excavation and earth moving equipment, dump trucks, bulldozers, backhoes and other similar equipment and/or stockpiles of construction or property improvement materials, such as topsoil, fill, concrete, gravel, woodchips, logs, plant stock, masonry supplies, and other similar materials.

Landscape Nursery: A Lot or Building Site, with or without Structures, Used for the storage of or growing of plants for transplanting, for use as stocks for budding and grafting, or for sale.

Allowed zones: SD-HI, SD-LI, CD-3C and CD-3 with Limitations:

??. Landscape Nursery shall be permitted in accordance with the applicable Use Table, subject to the following:

1. Any Accessory equipment used in association with the Landscape Nursery shall not be stored in the Front Yard and not visible from any adjoining properties.
2. Any Accessory retail sales of materials, such as topsoil, plant material, etc., is clearly incidental to the Principal Use;
3. Within the SD-HI Zone, all stockpiled materials shall be limited to a maximum Height of twenty feet (20') and covered when not in use. When in use, adequate measures to control dust must be employed;
4. When located in the SD-LI, CD-3C and **CD-3** Zones:
 - a. No more than two (2) materials storage bins are permitted for topsoil or mulch only.
 - b. Material bins are limited to 20'x20' in area and 10' in height.
 - c. Material bins shall be covered when not in use. When in use, adequate measures to control dust must be employed.
 - d. Within the CD-3 Zone a permanent ten (10) foot vegetative Screening, consist of Native Species shall be planted and maintained.
 - e. There shall be no screening or sorting of materials on-site.
 - f. Requires a Special Permit within the **CD-3** Zone.

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Earth Processing and Contractor's Materials Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU _L	NP	NP
Indoor Contractor Facility	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Junkyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU _L	NP	NP
Manufacturing & Processing, Boutique	NP	NP	NP	NP	SPU	SPU	PL	P	P	NP	NP	P	P	NP	NP
Manufacturing & Processing, Light	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Landscape Nursery	NP	NP	NP	NP	SPU _L	PL	PL	NP	NP	NP	NP	PL	PL	NP	NP

Patio: An improved area located at-grade, with no structural supports, including retaining walls or roof, whose surface is no higher than the adjacent grade. A Patio shall not be deemed a Structure.

Porch: A portion of a structure which has a roof and a floor and is open to the air without walls or screened-in or glassed-in openings. When used as a Private Frontage type, having a planted Frontage, the Facade is generally set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback or Setback Area. This may be used with or without a Fence to maintain street spatial definition. See Table 4.3.7.A (Private Frontage Types).

Stoop: A landing and/or steps to a door of a building without a roof of any kind. When used as a Private Frontage type wherein the first Story is elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types)

TABLE 4.3.10 ENCROACHMENTS

Encroachments – Required Setbacks*

**Encroachments shall not violate Section 4.3.3.G, Visibility.*

Encroachment Type	Front/street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including steps, and Stoops	P By no more than 10 ft.	NP	NP

Wetbar: An area distinct from the kitchen used for entertaining purposes; provided that:

- The counter area does not exceed eight (8) feet in length,
- Any sink does not exceed one (1) square foot,
- There are no cooking facilities,
- The only appliance is a small, under-counter, “mini fridge”.

Additional Standards for Village Overlays CD-3

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All Uses, Buildings and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. The Planning and Zoning Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Planning and Zoning Commission in making its decision.



2. Any Development within a Village District Overlay, that would otherwise be exempt from either CAM, Site Plan or Special Permit approval from the Commission is still subject to design review and must conform to applicable Village District Overlay design standards. The Commission shall authorize third-party peer review of the Development and upon verification from the third-party design reviewer that the Development is consistent with the Village District Overlay design standards, authorize the issuance of the Zoning Permit.

Amend EVTZ Design Guidelines

HOLD FOR TMP

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
December 3, 2025

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams

STAFF: Bryan Baker

OTHERS: Ed Elysee; Wayne D’Vanzo; Isiah Brown; Vince Hynes; Howard Kelly

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

Mr. Baker called the roll. Mr. Bryce noted that there was one application that would be moved to the commission’s January 7,2026 agenda. All commissioners were seated to vote on matters at this meeting.

III. PUBLIC HEARINGS

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

Ed Elysee, the developer for the project, began the presentation by noting that there are currently 2 lots that the applicant would subdivide into three lots. There would be 3 homes on the land which would fit the character of the neighborhood. The lot has been empty for a while. There had also been some blight issues on the property.

There was a discussion about comments from the Department of Public Works (DPW). Wayne D’Vanzo, the engineer on the project, said they would address and revise the plans. Mr. Bryce suggested that they continue the public hearing at the next meeting in January.

**** MR. JONES MOVED** to continue the public hearing for application #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision, to the Planning & Zoning Commission's next meeting on January 7, 2026.

Mr. Schulman seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

There was a discussion about having a sign in the front of the property as the notice for the public hearing. Mr. Baker noted that this application had been filed under the planning regulations so it was not required. They would have to revise the regulations for that.

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

Isiah Brown, the engineer on the project, began the presentation with an explanation of it. Some of the parking would be replaced with seasonal items, including mulch. There would also be outside storage with pallets and some restriping of the parking lot. He discussed the surplus of parking spaces on the site.

There was a discussion about materials, like the mulch, leaching into the city's water system.

**** MR. JONES MOVED: 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-stripping 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.

Ms. Lenkowsky seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

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

Vince Hynes, the engineer on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then showed them the site plan for the proposed project. He explained that the home would be raised to meet the city's regulations. He described the existing conditions which included an air conditioning unit that is currently on the ground. He also noted that the applicant had been before the Zoning Board of Appeals as well as the Harbor Management Commission. He said that it was 95% impervious coverage. There is no formal stormwater management system. He showed them the existing floor plans and then the proposed floor plans. He said that they would propose crushed stones for stormwater runoff.

There was a discussion about the patio area. There was also a discussion about how little the pervious area was. Mr. Hynes explained that it was grandfathered in. There was also a discussion about the elevation and a staircase down to the water.

Howard Kelly, the architect on the project, further discussed the height of the house and what was allowed.

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December 3, 2025

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**** MR. JONES MOVED: THEREFORE, 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:
 1. Per site development plan dated 8/13/2025 and revised 10/29/2025 prepared by Redniss & Mead, Stamford, CT
 2. Per architectural plans dated 10/29/2025 prepared by HK2 Architects, Norwalk, CT
 3. Per landscape plan dated 10/21/2025 and revised 10/29/2025 prepared by Eckerson Design Associates, Norwalk, CT
 4. 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.

Mr. Williams seconded.

There was a discussion about the height of the building which was above the regulated height.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

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

This item would be on the Planning & Zoning Commission's agenda for January 7, 2026.

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 19, 2025

**** MR. SCHULMAN MOVED to approve the November 19, 2025 minutes.**

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck approved.

No one opposed.

Nick Kantor and Darius Williams abstained.

VI. COMMENTS OF DIRECTOR

There were no comments from Mr. Baker.

VII. COMMENTS OF COMMISSIONERS

Ms. Tabachneck asked about Mill Pond and the monies set aside for public access. Mr. Baker said that Mr. Kleppin would have more information than he had.

Ms. Tabachneck said that she had toured Mill Pond with the property manager.. She had concerns about the non-optional building costs which included the application fee, etc. which not be affordable for anyone living in the affordable units. There was also a concern about the amount of parking on the property. The management thought they would have to look for additional parking for the residents. Ms. Tabachneck said that it looked very nice, but had these concerns. Mr. Bryce asked Mr. Baker if there was some way to address the concerns of the cost of the common charges, etc.

There was also a discussion about the new building on Maple and West Avenue. Ms. Langalis had some concerns about the industrial, metal doors on West and Maple Avenue which did not seem residential looking and looked more like fire doors. Mr. Baker was asked to look at the plans that had been approved, especially since there had been an architectural review. There was also a discussion about the colors of the facade.

VIII. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Diana Palmentiero

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