REGULAR MEETING – PLANNING AND ZONING COMMISSION
AGENDA

FEBRUARY 18, 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. 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. #2026-11 SA - City of Norwalk - Special capital appropriation from the Historical Commission for design work for the Conservatory at the Lockwood Mathews Mansion - Report & recommended action

B. #2026-04 CSPR – Keith & Eileen Cavanagh – 4 ½ Seaside Place – Construct a new single-family residence within the Coastal Area Management boundary - Report & recommended action

C. #2026-01 CSPR – Norwalk Cove Marina – 48 Calf Pasture Beach Road – Repair an existing Shoreline Flood and Erosion Control Structure (SFECS) - 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. **#2026-10 – Norwalk Hospital Association – 34 Maple Street – Modifications to Norwalk Hospital Sign Manual - Report & recommended action**

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

IV. ACCEPTANCE OF MINUTES

A. **Regular Meeting: February 4, 2026 (Regular and Special Meetings)**

V. COMMENTS OF DIRECTOR

VI. COMMENTS OF COMMISSIONERS

VII. ADJOURNMENT

UPCOMING MEETINGS

March 4, 2026

I ♥ NORWALK
FINANCE DEPARTMENT

City of Norwalk
Tom Ellis
Director of Management & Budgets
tellis@norwalkct.gov

Office: 203-854-7708

125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

MEMORANDUM

February 9th, 2026

To: Members of the Board of Estimate & Taxation
Members of the Planning & Zoning Commission
Members of the Common Council

From: Tom Ellis, Director of Management & Budgets

Re: Special Capital Appropriation Request from the Historical Commission for design work for the Conservatory at the Lockwood Mathews Mansion

The Conservatory at the Lockwood Mathews Mansion is in danger of collapsing due to extensive rot in all of the primary supports in the structure. Temporary supports have been installed to prevent collapse at present. A capital request of $1.75MM for the replacement of the structure is currently in the FY2026-27 capital budget and, if approved, will not be available until July 1, 2026. In order to expedite the work, the Historical Commission is recommending a special capital appropriation request in the amount of $275,000 to be forwarded to the Council for approval. If approved, this will allow research, design, and engineering work to commence this spring given the dire situation with the conservatory structure.

Funding for this special appropriation is proposed to come from a transfer of remaining funds from the Combined Dispatch Capital Project.

RESOLUTION TO TRANSFER UNEXPENDED FUNDS TO A NEW PROJECT

BE IT RESOLVED, that a special capital appropriation of $275,000 is hereby transferred from the Combined Dispatch Capital Project for the Communications Upgrade (account # 092-13610-5777-C0638) to the City's Office of Building Management Department (on behalf of the Historical Commission) for the Conservatory project referenced below.

BE IT FURTHER RESOLVED, that a special capital appropriation of $275,000 is hereby transferred to the City's Office of Building Management Department (on behalf of the Historical Commission) for the research, design, and engineering work associated with the Conservatory at the Lockwood Mathews Mansion. Funds will be appropriated to a new account established upon final approval from the City Council. Project specifics are detailed and described in Exhibit A, attached hereto.

Finance recommends approval.

CITY OF NORWALK
Office of the Mayor

P: 203-854-7701/ F: 203-854-7939

125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

MEMORANDUM

February 9th, 2026

To: Members of the Board of Estimate & Taxation
Members of the Planning Commission
Members of the Common Council

From: Barbara C. Smyth, Mayor -- City of Norwalk BCS

Re: Special Capital Appropriation Request from the Historical Commission for design work for the Conservatory at the Lockwood Mathews Mansion

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January 26, 2026

Dana Laird
Chairperson
Historical Commission
City of Norwalk
125 East Ave
Norwalk, CT 06851

Dear Chairperson Laird:

As we have discussed at the last Historical Commission meeting in December, the Conservatory at the Lockwood Mathews Mansion is in danger of collapsing, due to extensive rot in all of the primary supports in the structure. We have placed temporary supports to prevent collapse.

We have submitted a capital request of $1.75M for the replacement of the structure in the FY2026-27 capital budget, that if approved, will not be available until July 1, 2026.

In order to expedite the work, I recommend that the Historical Commission vote to approve a special appropriation request in the amount of $275,000 to be forwarded to the Council for approval, so that we may begin the research, design, and engineering work this spring, given the dire situation with the conservatory structure.

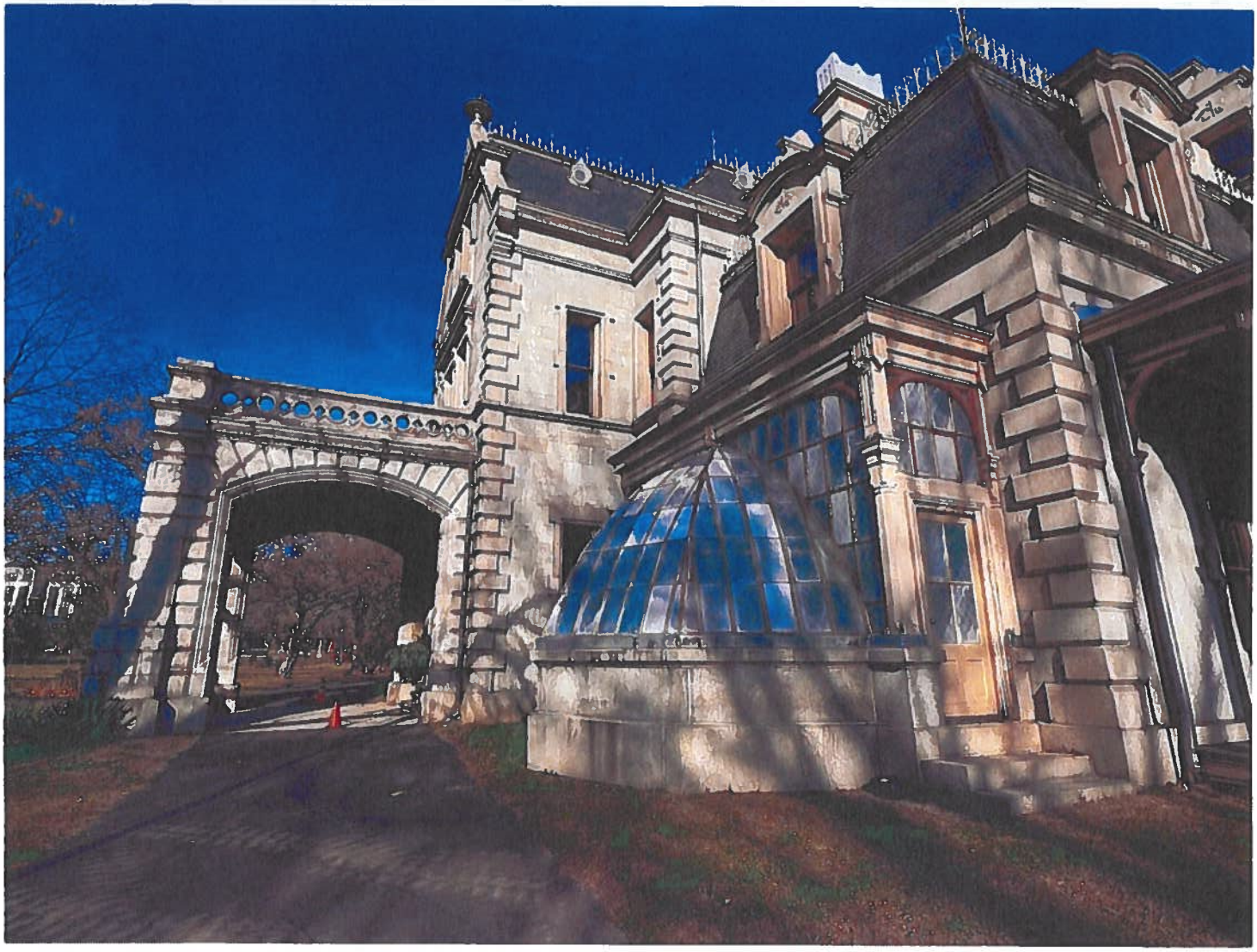
Please consider this request under the new business section of the agenda at the commission meeting scheduled for this Wednesday, January 28, 2026.

Please let me know of any questions or comments.

Sincerely yours,

David Westmoreland
Commissioner

cc: M. Andrzejewski







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:** 4-1/2 Seaside Place Norwalk, Ct 06885 **2.** D/B/L/U: 3, 60, 20

3. Proposed Work: NEW 2-1/2 Story Single Family Home w 2+ garages **4.** Zone: CD-1s

5. Applicant Identification:

Applicant Name: Keith & Eileen Cavanagh

Address: P.O. Box 1141 Darien, CT 06820

Phone Number: (203)943-0287 Email: KLCAVANAGH@outlook.com

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

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

Name: _____

Address: _____

Business Phone: _____ Email: _____

6. Property Owner, if different than applicant:

Owner Name: _____

Address: _____

Phone Number: _____ Email: _____

7. Project Information:

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

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

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:

- [X] Project location — See Architectural Plans Location Map on Title Page and A2 Survey by Seymour Associates
- [X] Existing and proposed conditions, including buildings and topography — See Engineering Plans AND Architect's Site Plan S-1
- [X] **All** coastal resources on and contiguous to the site
- [X] High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- [X] Soil erosion and sediment controls
- [X] Storm water management & treatment practices
- [X] Ownership and type of use on adjacent properties
- [X] Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- [X] Landscaping and planting plan (existing & proposed)
- [X] Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- [X] Easements (utility, sight preservation, conservation, pedestrian)

9. Site Information:

a) Street Address or Geographical Description:

4-1/2 Seaside Place - Latitude: 41.0969, N Longitude: 73.4438

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:

Norwalk River & Harbor...West and South of Project Site. Nearest point at 200' +/-

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:

1-1/2 to 2-1/2 story Traditional & Vernacular Style; Single Family Homes in existing residential neighborhood.

Project Site is currently moderately wooded lot.

e) Indicate the area of the project site: .201 acres **or** 8,779 +/- 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 Proposed Project is a new 2-1/2 Story Beach-style House with attached 2-1/2 Garages. The house is designed without a Basement or Crawl Space to eliminate the possibility of the "Bath-tub" effect during flooding events. This approach also minimizes disruption to the Site. The only excavation will be for perimeter trenching of 42" deep frost walls, interior footings, and preparation of sub-slab ground. There are some additional frost walls outside of the house perimeter for Terraces and Entry Landings. Existing Topsoil will be stockpiled and re-used. Some Clean Fill and Clean Crushed stone will be imported for use under the 1st floor concrete slab and garage slabs, and compacted to 90" natural density as required.

Approximately 90% of existing trees on the Project Site will be removed & stumped in order to situate the house. 3 Major existing trees will remain to "frame" the house visually. Lot areas from the house to the street will be re-graded with a very gentle 2% slope from the house down to the lot perimeter. No materials are expected to leave the site except from tree-clearing and possible poor soils under footings/house.

The Main House Finish Floor is at Elevation 14.0'. There are 2 Flood Vents required in the garage area, which is 7" lower than the main house Finished Floor. Final lawn Grading will rise gently from perimeter of lot at an average slope of 2% and intersect house perimeter about 24" below top of Frost Wall Skirt Veneer. Elevation of grading at the house varies 6-8" for Entry Doors and Landings.

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*):

See Engineering Plans and Drainage Reports prepared by Wayne D'Avanzo P.E. of Fairfield County Engineering, LLC 60 Winfield St, Norwalk, Ct. 06855:

1. **Drainage Plan & Details Sheet - Subgrade Retention Chambers, etc.**
2. **Drainage Report & Narrative - Existing and Proposed Conditions**
3. **Hydro Cad Report - Existing and Proposed Conditions**
4. **Storm Water Facilities Maintenance Plan**

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)	☐	☐	X	☐
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	☐	☐	☐	X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	☐	☐	☐	X
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)	X	X	X	☐
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)	☐	☐	X	☐
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	☐	☐	X	☐
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	☐	☐	☐	X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	☐	☐	☐	X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	☐	☐	☐	X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	☐	☐	X	☐
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	☐	☐	☐	X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	☐	☐	X	☐
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)	☐	☐	X	☐

* 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*):

The Project Site is approximately 216' plus from the edge of the neighborhood's sea-wall "Revetment/Boundary"...an intermittent but defined perimeter on the westerly and southerly sides of the Seaside Place Neighborhood comprised of loose-laid stones & rip-rap, varying in height and continuity. This revetment boundary marks the extent of the tidal foreshore at the edge of the Norwalk River/Harbor. The westerly side of the boundary also allows access to the river via several small docks and moorings. Situated across Seaside Place from the Project Site, are 14 developed residential lots all with single family homes. The street and the homes surround the Project Site and are between it and any coastal resources.

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:

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

* General Development policies are applicable to all proposed activities

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

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):

Within the category of of General Development, the Proposed Project does not exceed the natural carrying capacity of the surrounding Coastal Areas Resources of the Harbor/River, Stonewall Revetment, Tidal Shoreline, etc. The Proposed project aligns with zoning and state coastal regulations and standards.

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)	☐	X
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)	☐	X
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)	☐	X
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)	☐	X
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)	☐	X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	☐	X
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)	☐	X
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)	☐	X

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)	☐	X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	☐	X
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)	☐	X

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.) *:

There are no "Water Dependent Uses" proposed.

*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*):

Since there are no potential adverse impacts on coastal resources, or future water-dependent opportunities or activities....no mitigation is required.

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*

There are no remaining adverse impacts from the proposed activity requiring mitigation.

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:** _____

FLOOD VENT WORKSHEET
for Enclosures Below BFE on New Construction and Substantial Improvements

LCO Section 1131.15 (b)(4) regulates enclosures below the base flood elevation (BFE) on new construction and substantial improvements where the low floor is not elevated to above the BFE. The following provisions apply:

- The enclosed area below BFE shall be for building access, vehicle parking, and/or incidental or accessory storage of materials of a low damage potential or that are easily moved, *but the enclosure area shall not be inhabitable.*
- Service facilities such as electrical and heating equipment cannot be located in the enclosure unless elevated above the BFE;
- Heating ductwork and other lines must be above the BFE;
- Materials used to construct the enclosure must be flood-resistant materials;
- The enclosure must be built to automatically equalize hydrostatic flood forces on the exterior walls. Designs for meeting this requirement must meet one of the following:
  1. Be certified by a registered professional engineer or architect; or,
  2. Meet or exceed the following criteria:
     a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area;
     b. The bottom of the openings shall be no higher than one foot above grade; and,
     c. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry of floodwaters.

PROPOSED USE OF ENCLOSED AREA:

The enclosed area will be used for the following purpose: 3 Car Garage attached to 2-1/2 story single family dwelling.

Garage slabs are 1'-5" above the BFE of 12.0', and 7" below Main House 1st Floor at DBFE 14.0'.

CALCULATION FOR REQUIRED FLOOD VENT OPENINGS:

Area in square feet of Enclosure below BFE / **Effective** opening in square inches of vents to be used = 3 Garages - 637 FT2 / 400/vent = 2 Openings Needed

Smart Vent Model # 1540-511
Coverage area = 400 ft2 each

Number of openings needed, Rounded to the next higher integer.

NOTE: The effective opening of the flood vent is the net area of the vent cover or grate. Net areas can be found on the manufacturer's specifications or calculated.

LOCATION OF FLOOD VENTS ALONG ENCLOSURE WALLS:

If not already included with the permit submittal, provide a plan view drawing of the foundation showing the location of the flood vents and each vents effective opening, include a north arrow, and include an arrow depicting the direction of the flood flows.

PROPERTY OWNER'S CERTIFICATION:

1/We hereby certify that the information submitted is true and accurate to the best of my/our knowledge. The walls of the enclosed area shall be equipped and remain equipped with vents as approved in this Permit. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost of the insurance, or may subject the Owner to legal action.

Signature of Property Owner

Date

SMART VENT® - Model: 1540-510



Dual Function SMART VENT®

Superior Flood Protection and Natural Air Ventilation

ICC-ES Evaluated and FEMA Accepted Foundation Flood Vents

- Potential savings on homeowner's NFIP premiums
- Preserves aesthetic beauty of a home by requiring 2/3 less vents
- Each vent certified to protect 200 sq. ft. of your home
- Code Compliant, FEMA accepted, ICC-ES Evaluated
- All Stainless Steel construction meets or exceeds flood and corrosion resistance code requirements
- Patented automatic floats release bi-directional flood door
- Temperature controlled louvers automatically open in warm weather and close in cold weather

One 16" x 8" vent is certified to cover 200 square feet of enclosed area for flood protection and 51 square inches for ventilation

SMART VENT® models are certified to provide flood protection and ventilation. This model is used for a home with a crawl space or any enclosed area that desires natural air ventilation and flood protection. All stainless steel construction resists weather and pest.

SMART VENT

www.smartvent.com • 877-441-8368

SMART VENT® - Model: 1540-510

1540-511

Flood Protection: 400 sq. ft.



MODEL #

1540-511

FIND DEALER

FLOOD COVERAGE
400 SQ. FT.

AIR VENTILATION
102 SQ. IN

VENT SIZE
16"W X 16"H x 3"D

ROUGH OPENING
16.25"W X 16.375"H

AVAILABLE COLORS
STAINLESS STEEL, WHITE, BLACK, GRAY, & WHEAT

CERTIFICATE OF FLOOD ELEVATION

For Residential Structures

Flood Hazard Zone AE (EL-12)

I, Joseph Matto an architect licensed in the State of Connecticut, certify that the proposed single family house for Keith and Eileen Cavanagh located at 4-1/2 Seaside Place, Norwalk, Ct., within the "AE (EL-12)" Flood Hazard Zone as designated by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map (FIRM) Panel# 09001C05334G effective 7/8/2013, is designed so that the lowest floor, except for entry landings and garages, is elevated to 14.0' above Mean Sea Level, and is 2' above the BFE of 12', as required by the City of Norwalk.

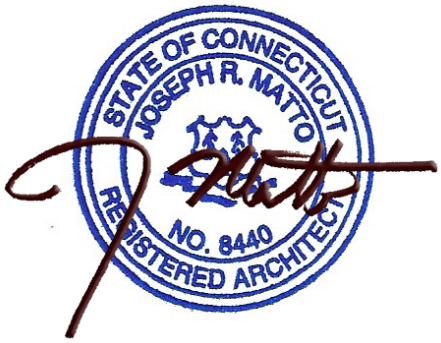
Furthermore, I certify that the Flood-Proofing methods specified are adequate to withstand flood depths, pressures, velocities, impact and uplift forces and other factors or considerations associated with design for the Base Flood Elevation.

Additionally, I certify that where required construction and anchorage methods are specified for the prevention of floatation, collapse, or lateral movement of the structure, and are in accordance with accepted standards of practice and applicable provisions of the Flood Hazard Code, and that all materials and utility equipment below the Base Flood Level are so specified so as to be resistant to flood damage.

Joseph Matto, AIA

Connecticut Architect - License #8440

October 10, 2025



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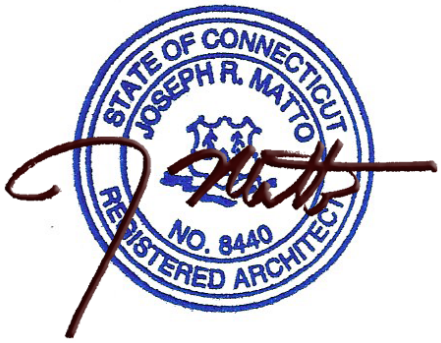
Joseph Matto, AIA
Connecticut Architect - License #8440
October 3, 2025



Site Zoning Data

4-1/2 Seaside Place, Norwalk, Ct.

Building Zone - CD-1S (Community District Small Lots)
Existing Lot Area - **8,779** +/-

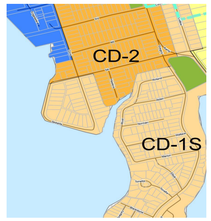
Maximum Building Area (Item 2a page 70) **..... 3,436** ft2
2,186 + (20% of (8,779 - 6,251)) = 2,186 + 505.6 = 2,674 ft2

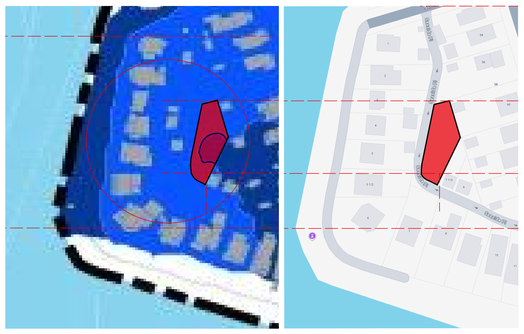
Proposed Building Area 2,598 ft2 3,4
ft2 less than Max Allowed

Maximum Impervious Area 4,126 ft2
(Item 2b page 70); 50% of lot size minus 1% for every 400ft2 up to 12,499
(12,499 - 8,779)/400=9.3 x 1% = 9.3% :: 50%-9.3% = 40.7% = 4,126 ft2

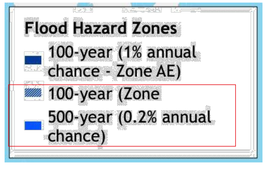
Proposed Impervious Area 3,067 ft2
4,126 - 3,067 = **1059 ft2 less than** Max Allowed

House & Garage - 2,598 ft2
Family Room South Terrace - 433 ft2
Front Entry - 36 ft2





Subject Property Straddles both
100 Year & 500 year Flood Hazard Zones.
After completion the Project Site will be elevated above the 500 year flood zone elevations into the 100 year zone. (dark blue to light blue)



Model 1540-511 Smart-Vent Stacked 1w x 2h
400 ft2 Coverage
For Garage Area only.

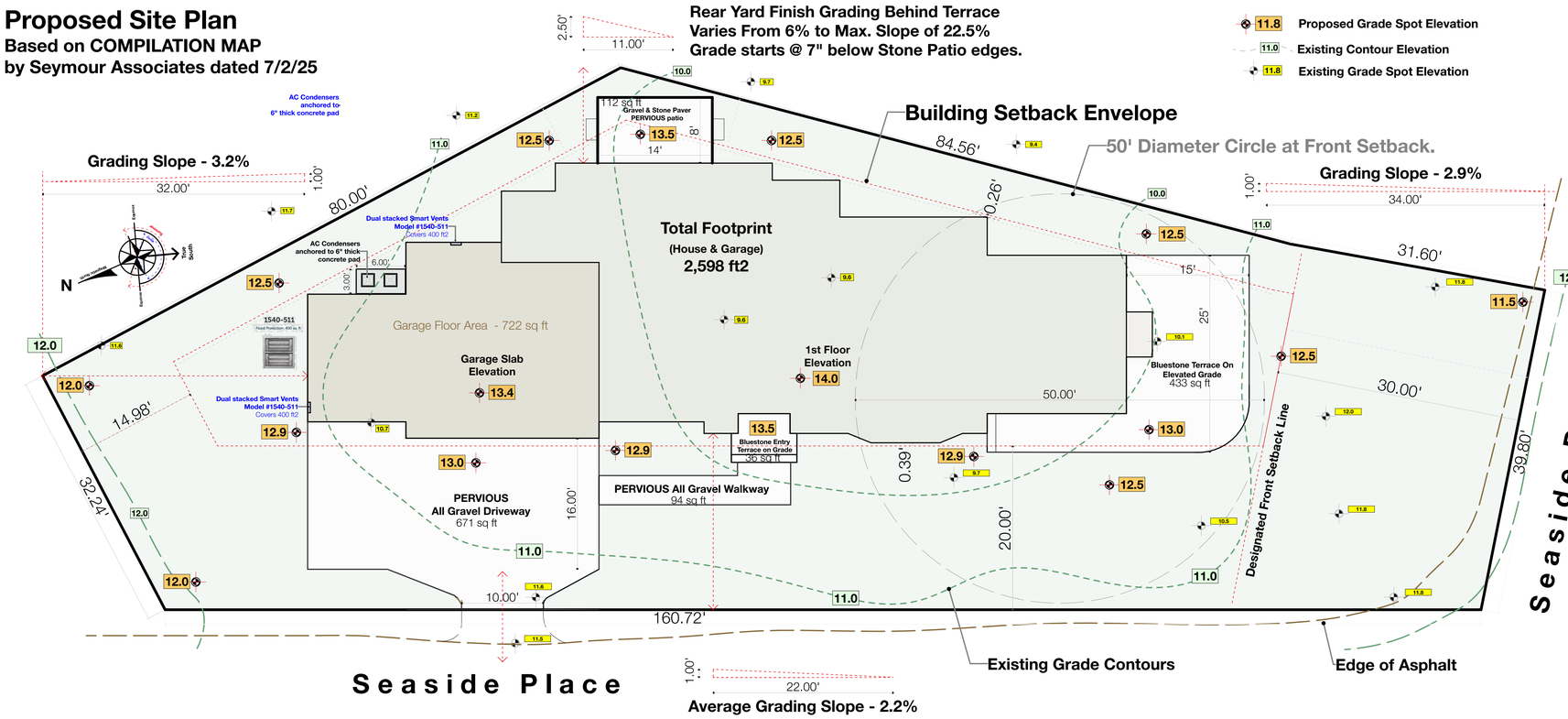


Proposed Site Plan

Based on COMPILATION MAP
by Seymour Associates dated 7/2/25

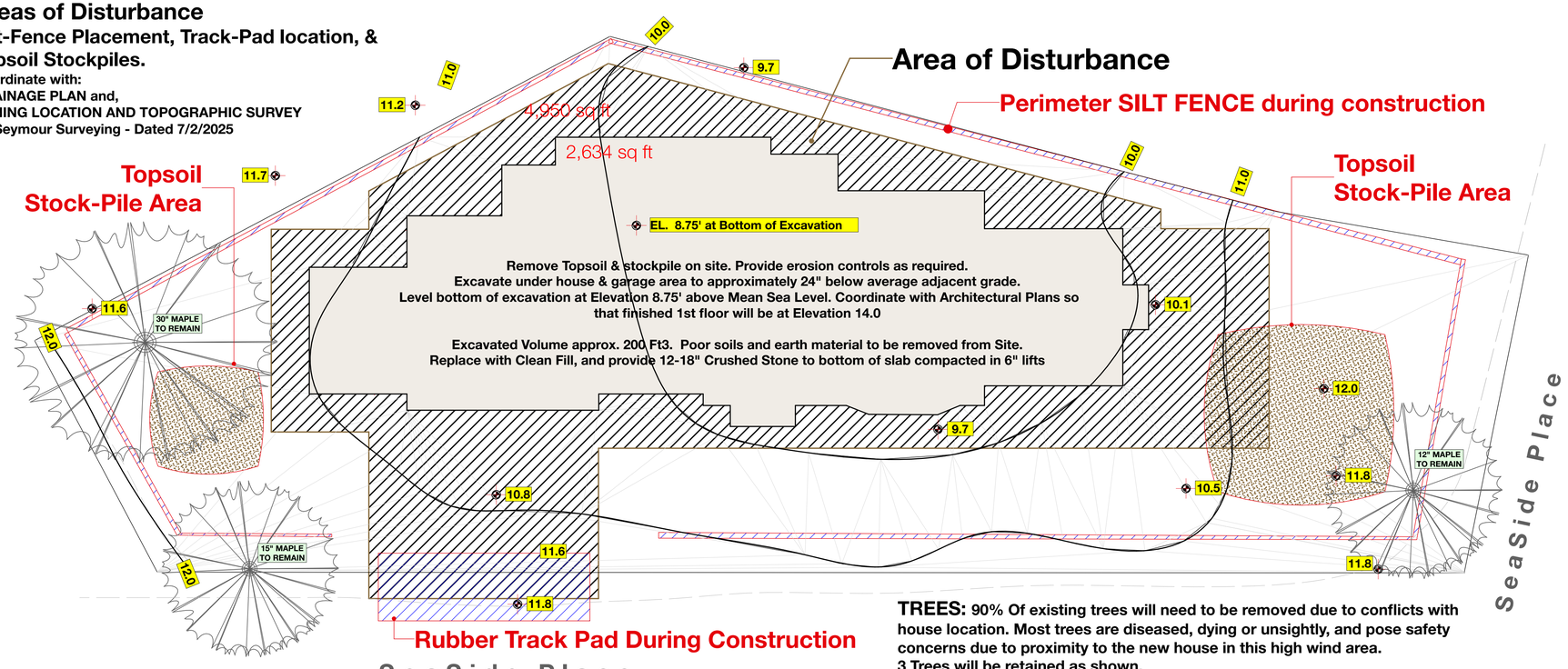
Rear Yard Finish Grading Behind Terrace
Varies From 6% to Max. Slope of 22.5%
Grade starts @ 7" below Stone Patio edges.

11.8 Proposed Grade Spot Elevation
11.0 Existing Contour Elevation
11.8 Existing Grade Spot Elevation



Areas of Disturbance

Silt-Fence Placement, Track-Pad location, & Topsoil Stockpiles.
Coordinate with:
DRAINAGE PLAN and,
ZONING LOCATION AND TOPOGRAPHIC SURVEY
By Seymour Surveying - Dated 7/2/2025



TREES: 90% Of existing trees will need to be removed due to conflicts with house location. Most trees are diseased, dying or unsightly, and pose safety concerns due to proximity to the new house in this high wind area.
3 Trees will be retained as shown.

Issue Date
1/6/26

Revisions

Architect's Site Plan

Scale (s)
1/8" = 1'-0", 1/16" = 1'-0", 1:90.909

72 Bridge Street Shelton, Ct 06484

Joseph Matto Architects AIA

Keith & Eileen Cavanagh - Seaside Place

Page
S1

ZONING DATA CHART 'CD-1S SUB-URBAN SMALL LOT COMMUNITY DISTRICT'

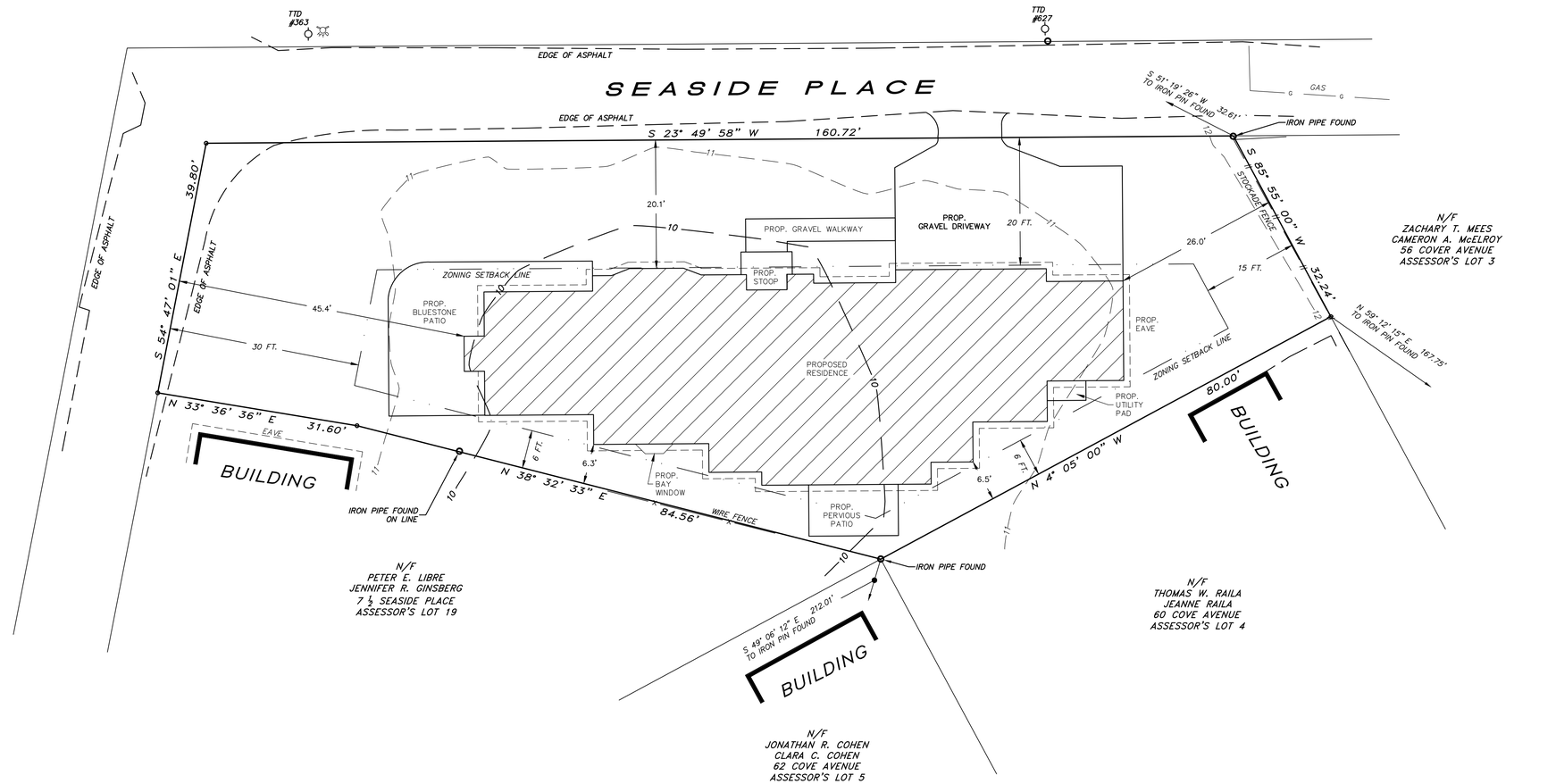
	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	6,250 SQ. FT.	8,779± SQ. FT.	NO CHANGE
LOT WIDTH	50 FT. MIN.	39.80 FT.	NO CHANGE
FRONT YARD, PRINCIPAL	30 FT. MIN.	VACANT LOT	45.4 FEET
FRONT YARD, SECONDARY	20 FT. MIN.	VACANT LOT	20.1 FEET
SIDE YARD	6 FT. MIN.	VACANT LOT	6.3 FEET
REAR YARD	15 FT. MIN.	VACANT LOT	26.0 FEET
BUILDING HEIGHT (STORIES)	2 1/2 MAX.	N/A	SEE ARCHITECTURALS
BUILDING HEIGHT (FEET)	32 FT. MAX. 40 FT. MAX. (TOTAL)	N/A	22.9 FT. 33.7 FT. (TOTAL)
BUILDING COVERAGE LOTS 6,251–12,499 SQ. FT.	2,187 SQ. FT. +20% OF EVERY ADDITIONAL 400 SQ. FT. OF LOT OR BUILDING SITE AREA UP TO 12,499 SQ. FT. ALLOWED = 2,907 SQ. FT.	N/A	2,682 SQ. FT.
IMPERVIOUS COVERAGE LOTS 6,251–12,499 SQ. FT.	50% MINUS 1% OF EVERY ADDITIONAL 400 SQ. FT. OF LOT OR BUILDING SITE AREA UP TO 12,499 SQ. FT. ALLOWED = 40%	1.48±% (130± SQ. FT.)	37.5± (3,295 SQ. FT.)

PROPOSED BUILDING HEIGHT CALCULATION (PER ARCHITECTURALS)

PROPOSED FINISHED GRADE = 11.0
PROPOSED HIGHEST PEAK ELEVATION = 44.7
PROPOSED LOWEST CORRESPONDING EAVE ELEVATION = 23.2

PROPOSED BUILDING HEIGHT = 22.9
PROPOSED TOTAL BUILDING HEIGHT = 33.7

DISTRICT 3, BLOCK 60, LOT 20



AREA = 8,779± SQ.FT.
OR 0.2015± ACRE

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

VERTICAL DATUM: N.A.V.D. 1988

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" IN THE STATE OF CONNECTICUT AS AMENDED ON OCTOBER 26, 2018.

IT IS A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A – 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

IT IS A TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY CLASS 'V – 2' AND TOPOGRAPHIC ACCURACY CLASS 'T – 2'. IT IS INTENDED TO DEPICT THE CONFIGURATION OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

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

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/– FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A CD-1S SUB-URBAN SMALL LOT COMMUNITY DISTRICT.

REFER TO PLOT B, MAP 1118 OF THE NORWALK LAND RECORDS.

REFER TO WARRANTY DEED RECORDED IN BK. 7663, PG. 119 OF THE NORWALKLAND RECORDS.

INLAND WETLANDS, IF ANY, NOT DEPICTED HEREON.

SUBJECT PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD INSURANCE RATE MAP NO. 09001C0534G – EFFECTIVE: JULY 8, 2013 AND IS DEPICTED AS LYING ENTIRELY WITHIN A ONE PERCENT ANNUAL CHANCE FLOOD HAZARD BOUNDARY (ZONE AE, ELEV. 12). THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

SUBJECT PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT JURISDICTION.

REVISION	DATE	INT.
PROPOSED COND. ADDED	12/1/25	DAW

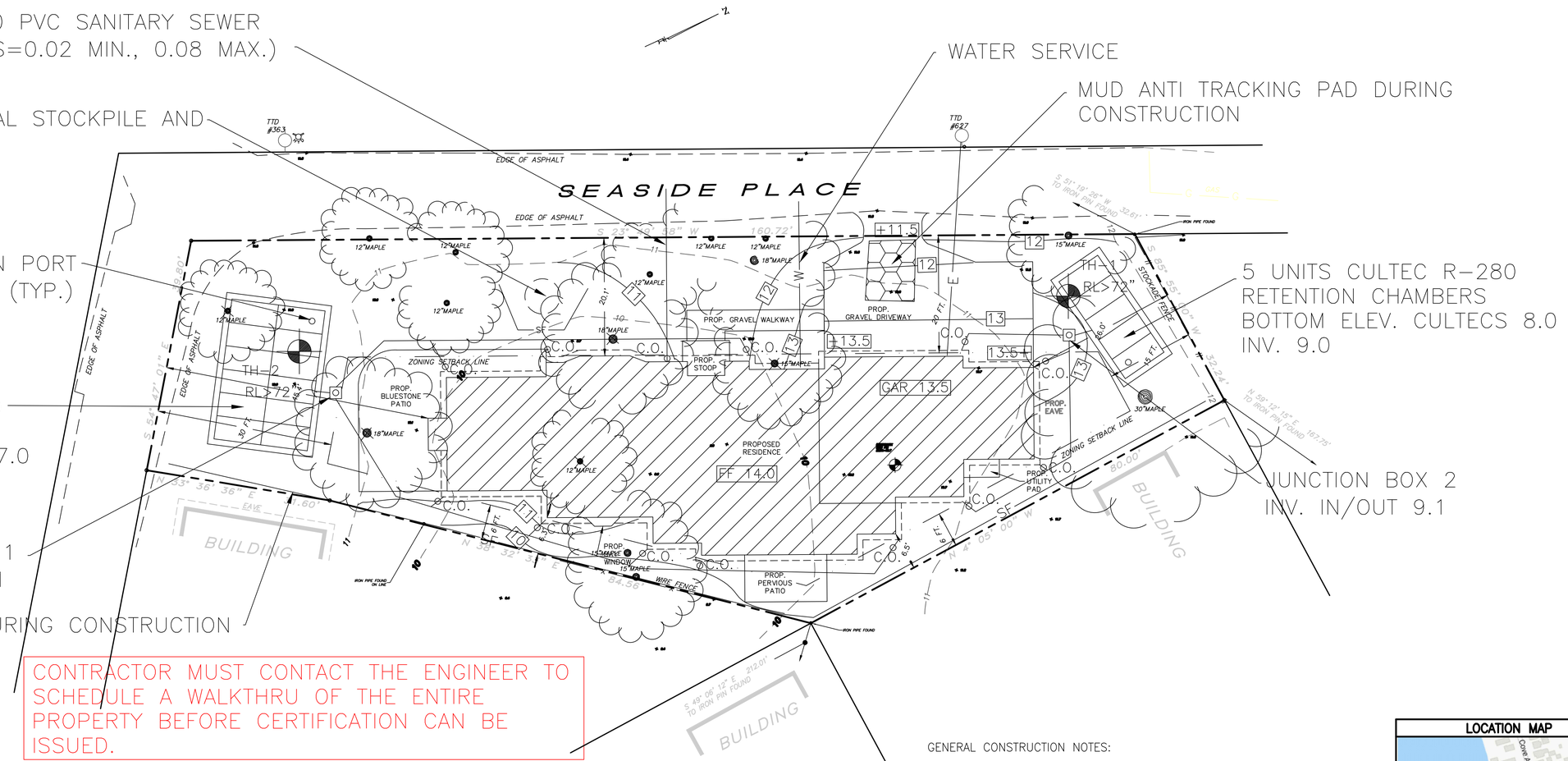
SEYMOUR
SURVEYING
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©
WWW.WWS-LS.COM ~ INFO@SEYMOURSURVEYING.COM

ZONING LOCATION & TOPOGRAPHIC SURVEY
4 1/2 SEASIDE PLACE
NORWALK, CONNECTICUT
PREPARED FOR
KEITH L. CAVANAGH

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

Paul A. Brautigam CT LS #15166

SCALE: 1" = 10'	DATE: 07/02/2025
DRAWN BY: DAW	CHECKED BY: PAB
DWG. NO: 22-38 ZLSTP AP	



CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED.

CONTRACTOR TO COORDINATE WITH SURVEYOR FOR DRAINAGE AS BUILT PRIOR TO BACKFILLING.

ALL PIPES ARE TO BE 6" PVC (S=0.01 MIN.) UNLESS OTHERWISE INDICATED.

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.

2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2023 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.

4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.

5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.

6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.

7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

GRAPHIC SCALE

10 0 10 20

1 inch = 10 feet

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. THE CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED BEFORE CERTIFICATION.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY SEYMOUR SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR KEITH CAVANAGH", DATED DECEMBER 1, 2025.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.202 ACRES

LOCATION MAP



STATE OF CONNECTICUT
WAYNE J. D'AVANZO
No. 24877
LICENSED PROFESSIONAL ENGINEER

12-2-25
date

Fairfield County Engineering LLC

KEITH AND EILEEN CAVANAGH

4 1/2 SEASIDE PLACE NORWALK, CONNECTICUT

DRAINAGE PLAN

CIVIL ENGINEERS

2751 project

1 OF 2 sheet

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

Site Zoning Data

4-1/2 Seaside Place, Norwalk, Ct.

Building Zone - CD-1S (Community District Small Lots)
Existing Lot Area - **8,779** +/-

Maximum Building Area (Item 2a page 70) **..... 3,436** ft2
2,186 + (20% of (8,779 - 6,251)) = 2,186 + 505.6 = 2,674 ft2

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ft2 less than Max Allowed

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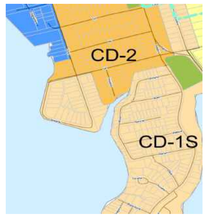
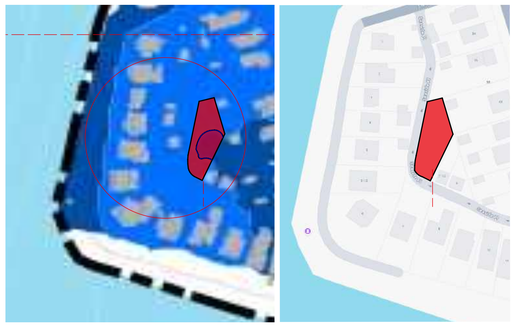




Subject Property Straddles both 100 Year & 500 year Flood Hazard Zones.
After completion the Project Site will be elevated above the 500 year flood zone elevations into the 100 year zone. (dark blue to light blue)

Flood Hazard Zones
- 100-year (1% annual chance - Zone AE)
- 100-year (Zone
- 500-year (0.2% annual chance)

Model 1540-511 Smart-Vent Stacked 1w x 2h 400 ft2 Coverage
For Garage Area only.

1540-511
Flood Protection: 400 sq. ft.

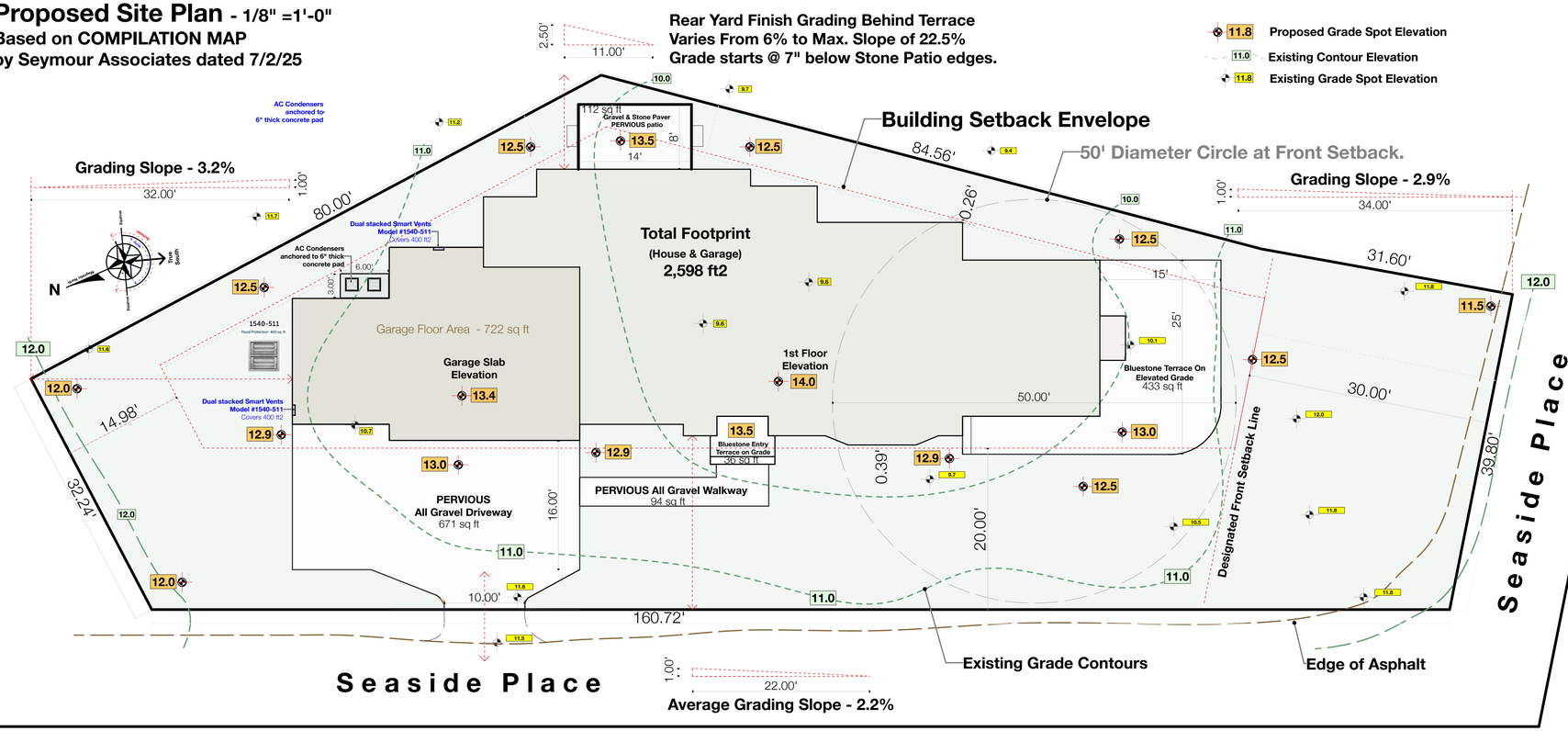


Proposed Site Plan - 1/8" =1'-0"

Based on COMPILATION MAP by Seymour Associates dated 7/2/25

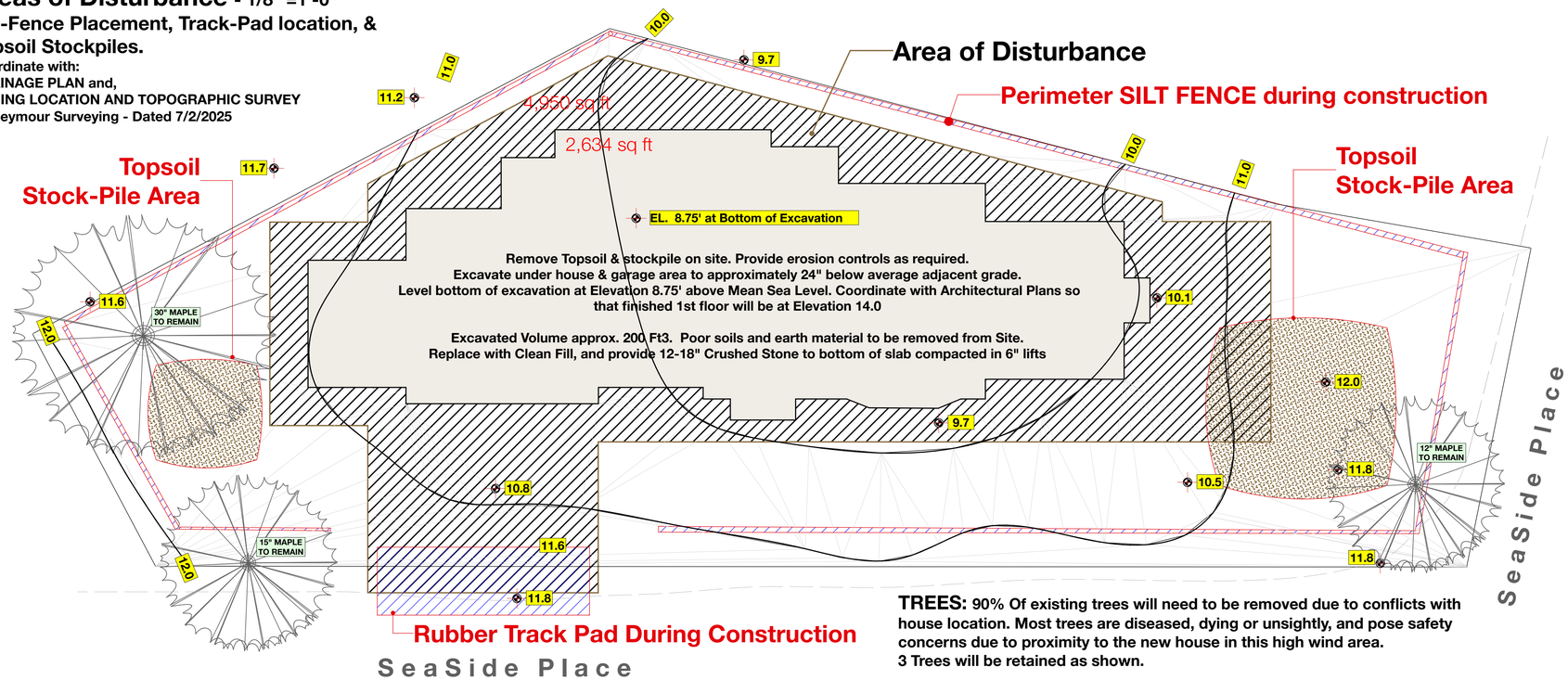
Rear Yard Finish Grading Behind Terrace Varies From 6% to Max. Slope of 22.5% Grade starts @ 7" below Stone Patio edges.

11.8 Proposed Grade Spot Elevation
11.0 Existing Contour Elevation
11.8 Existing Grade Spot Elevation



Areas of Disturbance - 1/8" =1'-0"

Silt-Fence Placement, Track-Pad location, & Topsoil Stockpiles.
Coordinate with:
DRAINAGE PLAN and,
ZONING LOCATION AND TOPOGRAPHIC SURVEY
By Seymour Surveying - Dated 7/2/2025



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Issue Date
1/14/26

Revisions

Architect's Site Plan

Scale as Shown
1/8" - 1'-0"

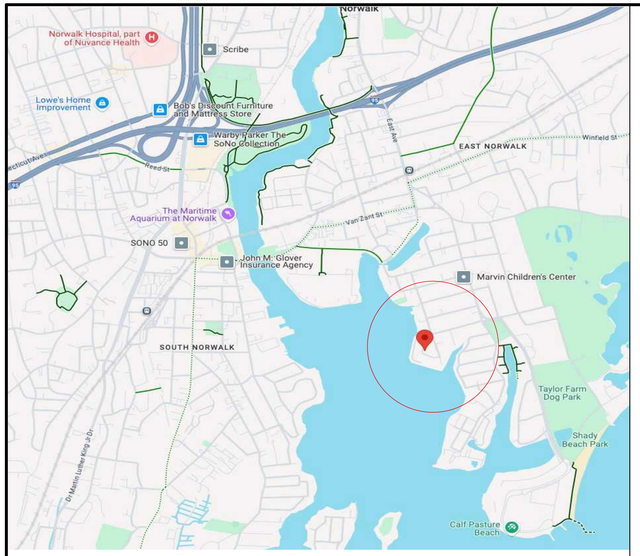
Joseph Matto Architects AIA
72 Bridge Street
Shelton, Ct
06484

Keith & Eileen Cavanagh - Seaside Place

Page
1 S1

Cavanagh Residence
New House Construction

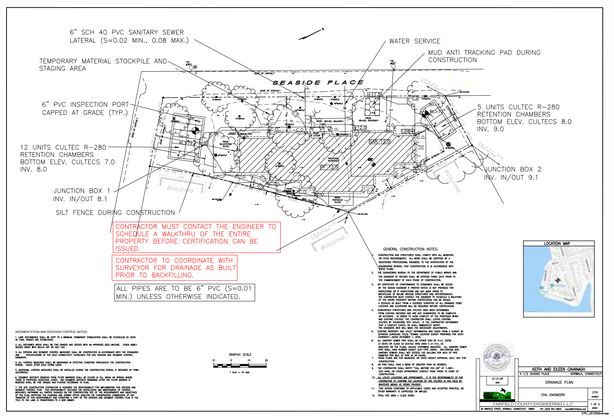
4-1/2 Seaside Place East Norwalk, Ct



Property Location Map

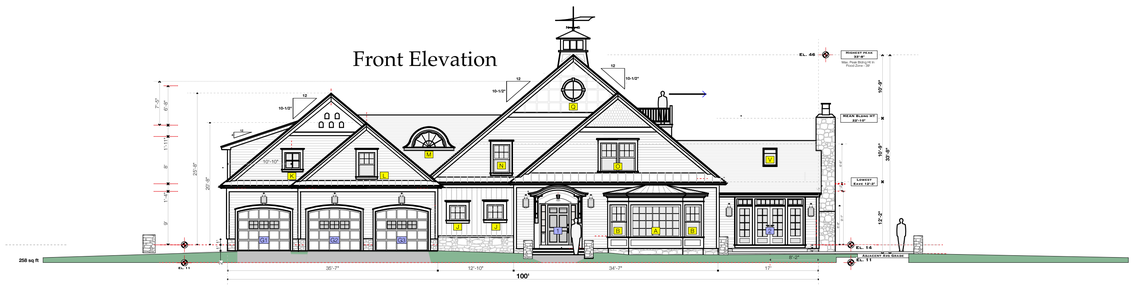


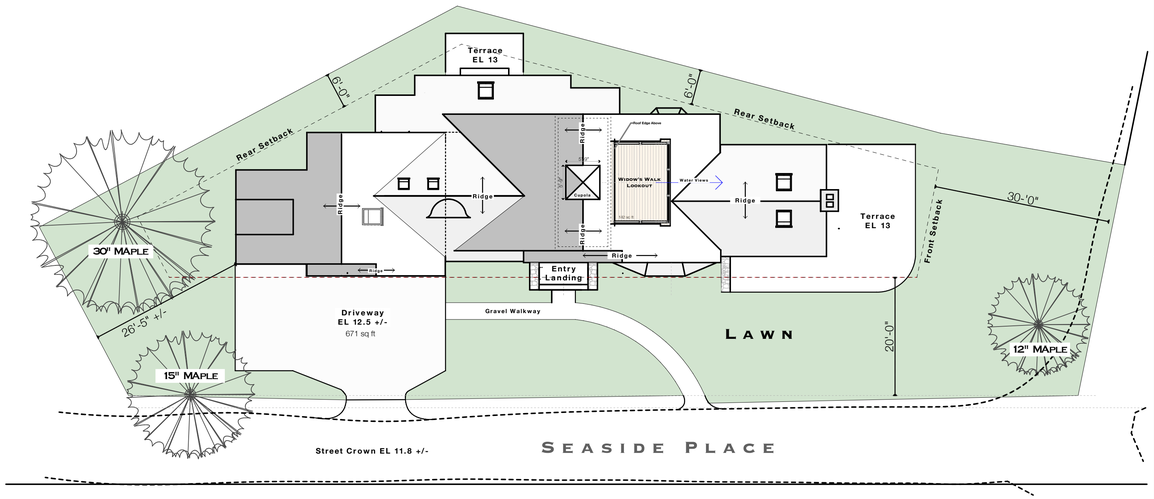
Flood Hazard Zone AE (EL 12)



See Surveyor's Site Plans

Front Elevation





Drawings Index

1 S1	Architect's Site Plan
A1	Title Page
A2	Front & Rear Elevation
A3	Side Elevations
A4	1st & 2nd Floor Plan
A5	2nd & 3rd Floor Plan
A6	3rd Floor & Roof Plan
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Project Data:

Address:
4-1/2 Seaside Place
East Norwalk, Ct.

District....3
Block.....60
Lot.....20

Applicant:
Keith Cavanagh

USE:
Single Family Dwelling

Drawing Date:
1/8/26

Prepared By:
Joseph Matto Architect

First Issue
8/18/256

Current Revision
1/8/25

STATE OF CONNECTICUT · JOSEPH R. MATTO · NO. 8440 · REGISTERED ARCHITECT

Scale & Printing of Drawings
Drawings will "Scale" as indicated when printed onto 24" x 36" Arch-D size paper.
Details & Conditions shown at a larger scale supersede accuracy and intention of those at a lesser scale.

Accuracy of Drawings
All dimensions & conditions depicted in these drawings are for the purpose of Defining the Scope of Work and the Design Intention for the Project. Any discrepancies between these drawings and actual Existing or Built field conditions must be reported promptly to the Architect prior to proceeding with construction. Any changes to the Design while under construction must also be reported to the Architect so that the Record Drawings can be updated and changes reviewed for code compliance and possible design conflicts.

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Building Code References

Use Group R-3

Construction Type 5B

Town of Norwalk, Ct
Zoning Regulations
And
THE CONNECTICUT STATE BUILDING CODE

- **2022 Connecticut State Building Code**
- **2022 Connecticut State Fire Safety Code**
- **2022 Connecticut State Fire Prevention Code**
- **2021 International Building Code (IBC) by ICC**
  - 2021 International Existing Building Code (IEBC) by ICC
  - 2021 International Mechanical Code (IMC) by ICC
  - 2021 International Plumbing Code (IPC) by ICC
  - 2021 International Residential Code (IRC) by ICC
  - 2020 NFPA 70 National Electrical Code (NEC) by NFPA
  - 2021 International Fire Code (IFC) by ICC
  - 2021 NFPA 101 - Life Safety Code by the NFPA
  - 2021 NFPA 1 - Fire Code by the NFPA

General Building Design Criteria

Design Loads: Max Deflection L/360

1st Floor - 45 PSF Live Load, 15 PSF Dead Load
2nd Floor - 35 PSF Live Load, 15 PSF Dead Load
3rd Floor - 35 PSF Live Load, 15 PSF Dead Load
Roof - 30 PSF Snow Load, 15 PSF Dead Load

Insulation Design Values
Prescriptive Method

Under Slab R10
Slab Edge R10
Exterior Walls R30
Roof ..... R49 /R60

Reminder - Call Before You Dig! 1-800-922-4445
The Presence & Location of all underground utilities & structures must be determined prior to construction and verified by the appropriate Utility Company or regulatory agency.

Joseph Matto Architect AIA

Builder & General Contractor	K. Cavanagh & R. Krieger	
Project Consultants	Seymour Surveying	(203) 655-3331 Info@SeymourSurveying.com
Project Data	**Keith & Eileen Cavanagh - New Home** 4 1/2 Seaside Place Norwalk, Ct	Phone:_____ Email: _____ Project Year 2025

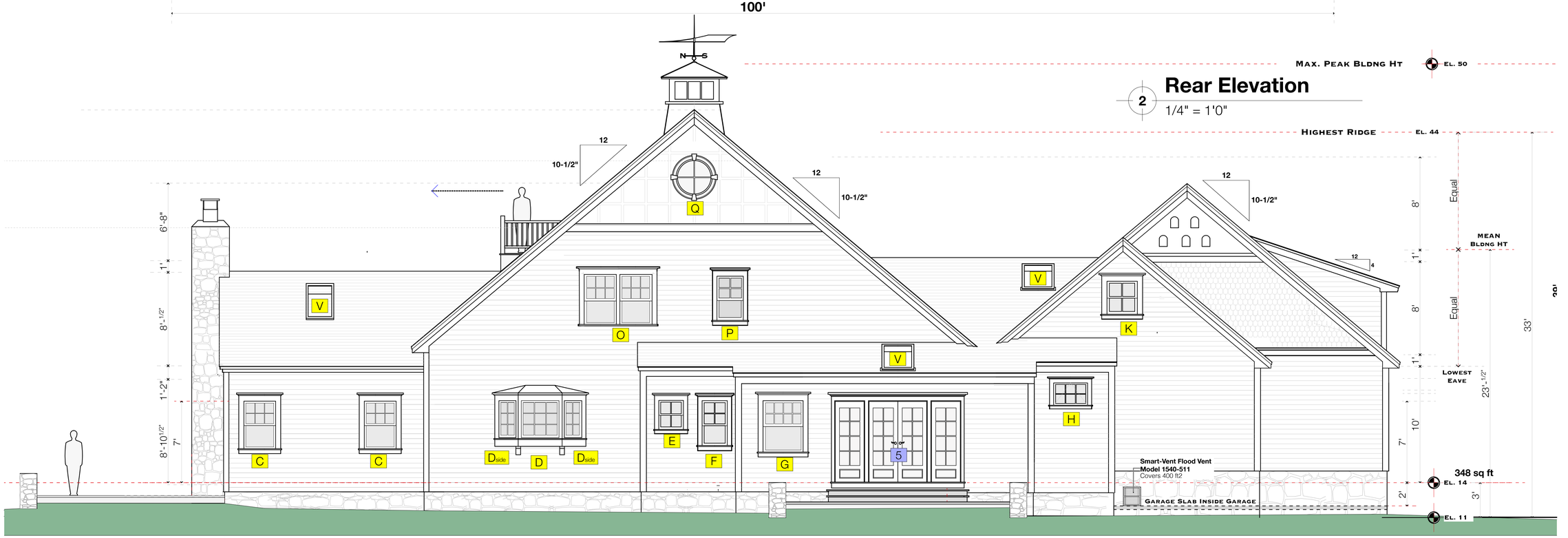
Front Elevation

1 — 1/4" = 1'0"



Rear Elevation

2 — 1/4" = 1'0"



Issue Date

1/14/26

Revisions

Front & Rear Elevation

Scale as Shown

72 Bridge Street
Shelton, CT
06484

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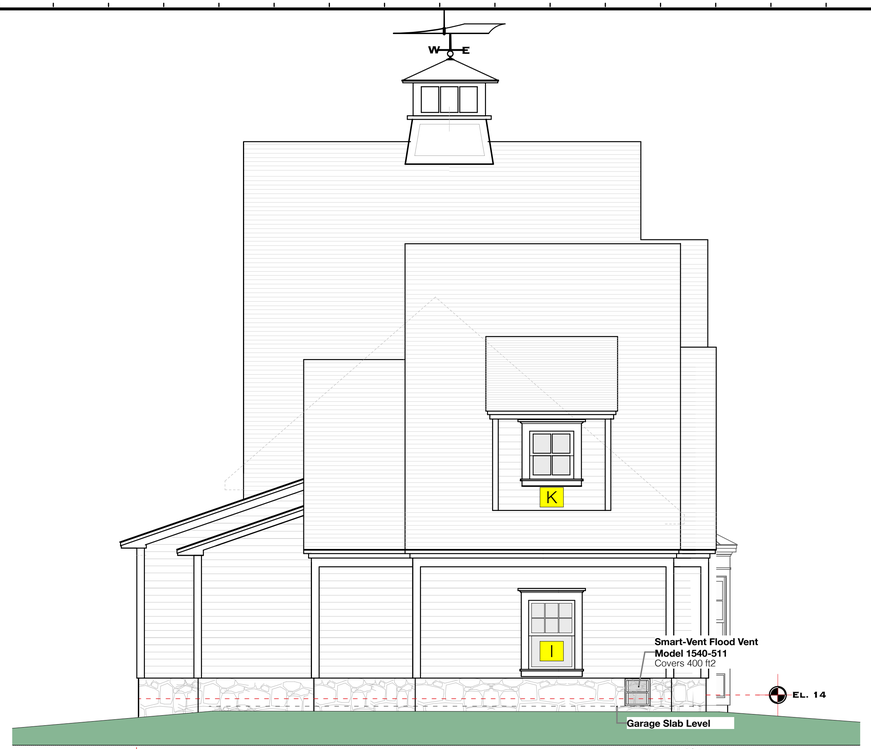
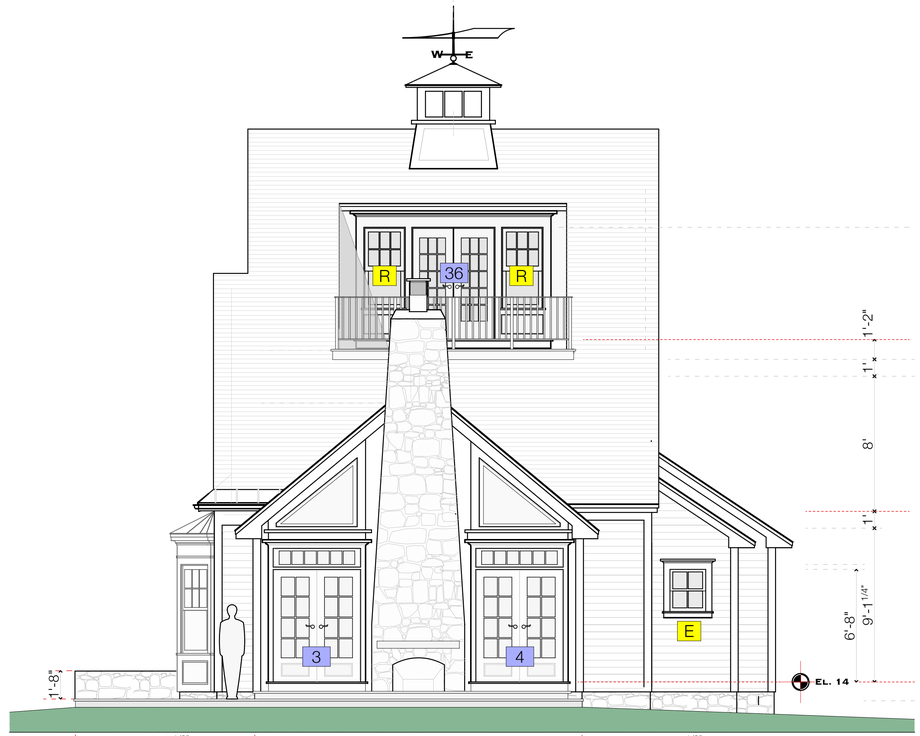


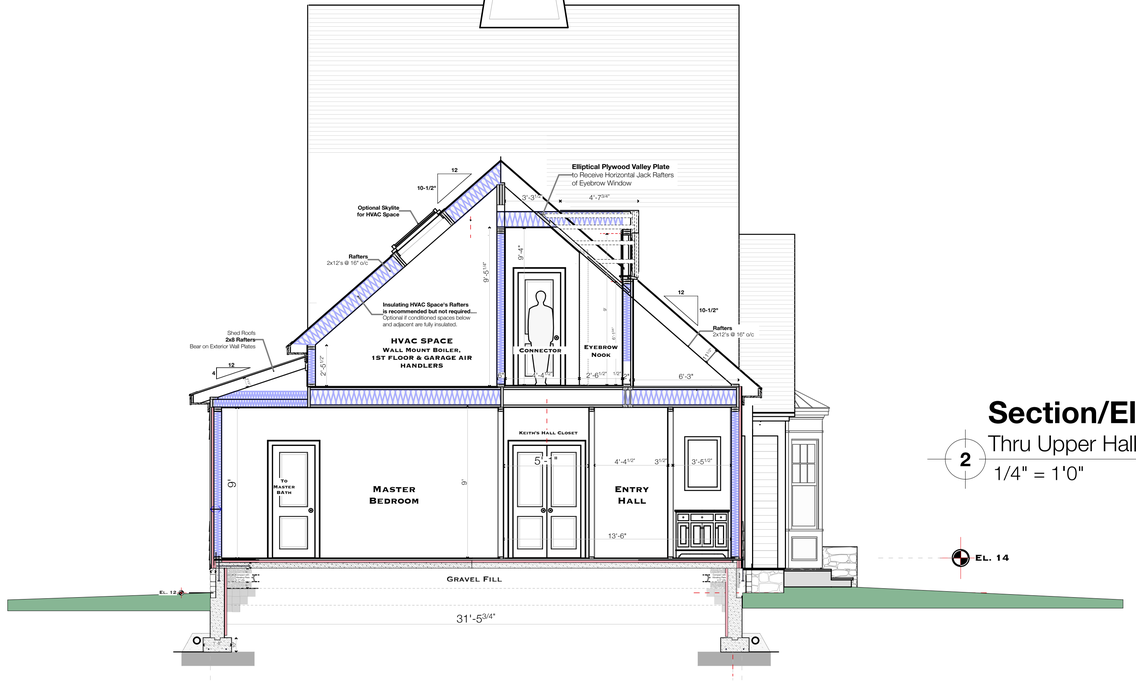
3 North Elevation

1/4" = 1'0"



1 South Elevation

1/4" = 1'0"



Section/Elevation

Thru Upper Hall Connector, MBR, 1/2 Bath

1/4" = 1'0"

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Revisions

Side Elevations

Scale as Shown

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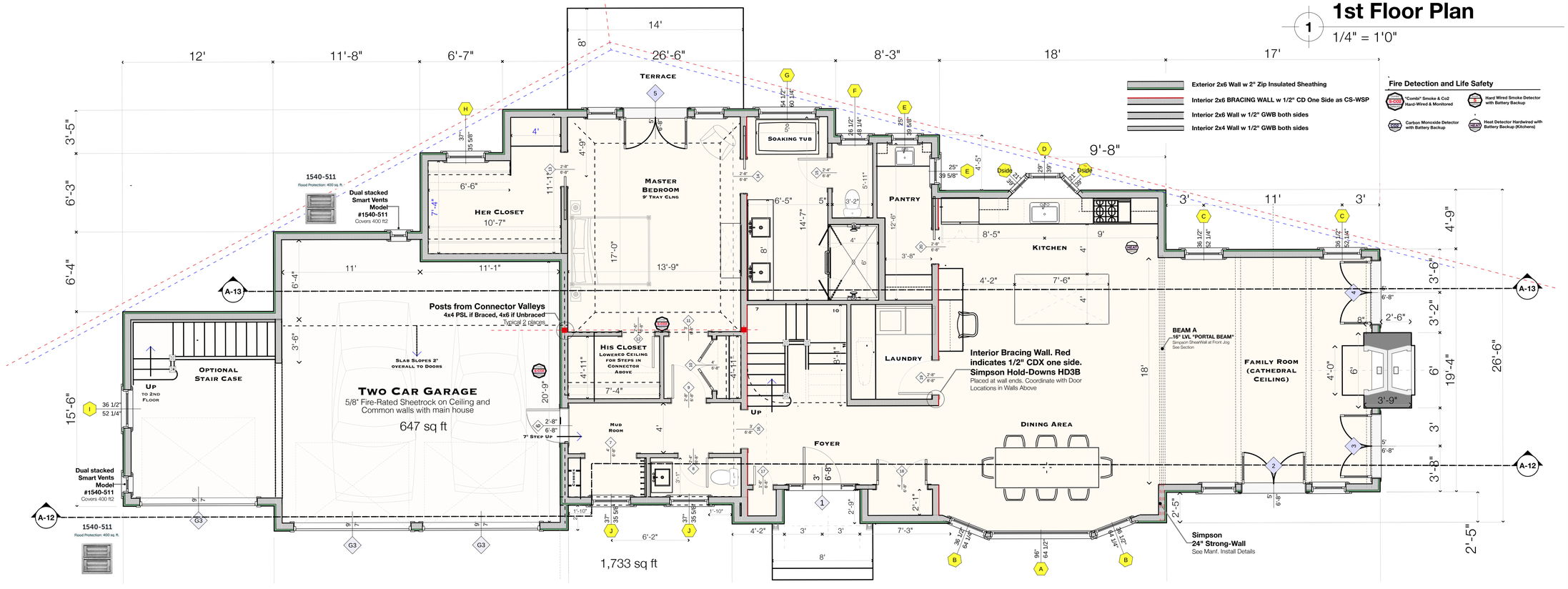
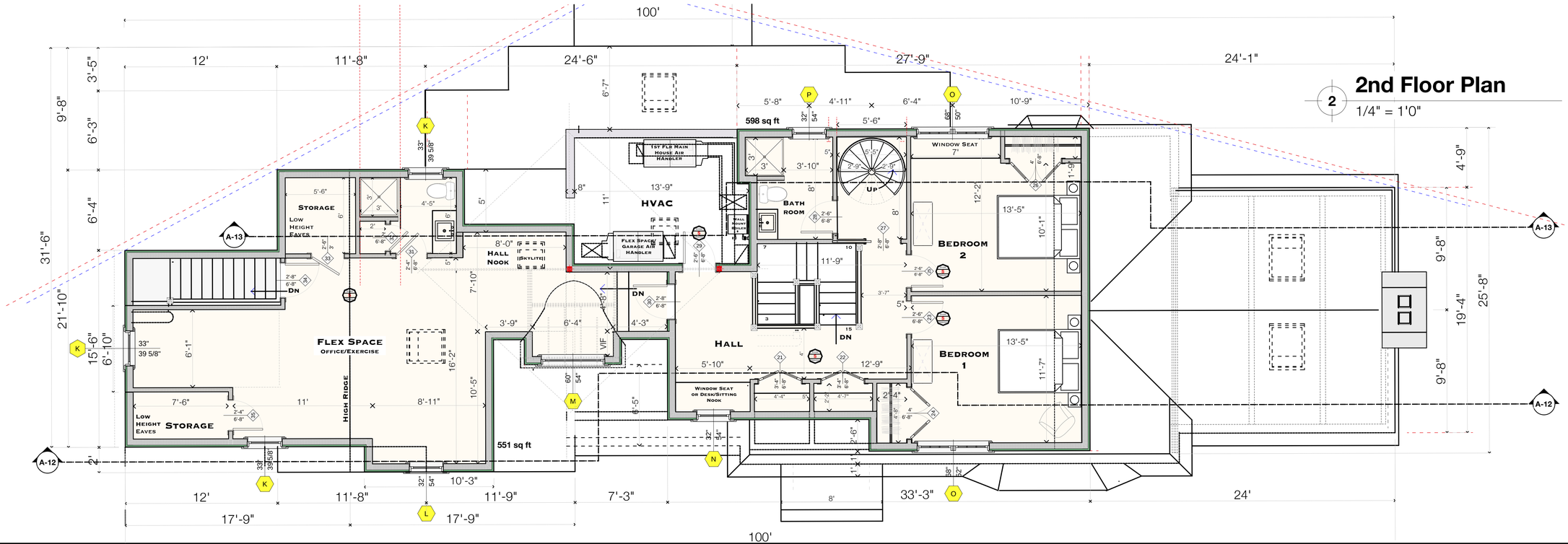
1st Floor Plan

1 — 1/4" = 1'0"



2nd Floor Plan

2 — 1/4" = 1'0"



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1st & 2nd Floor Plan

Scale as Shown

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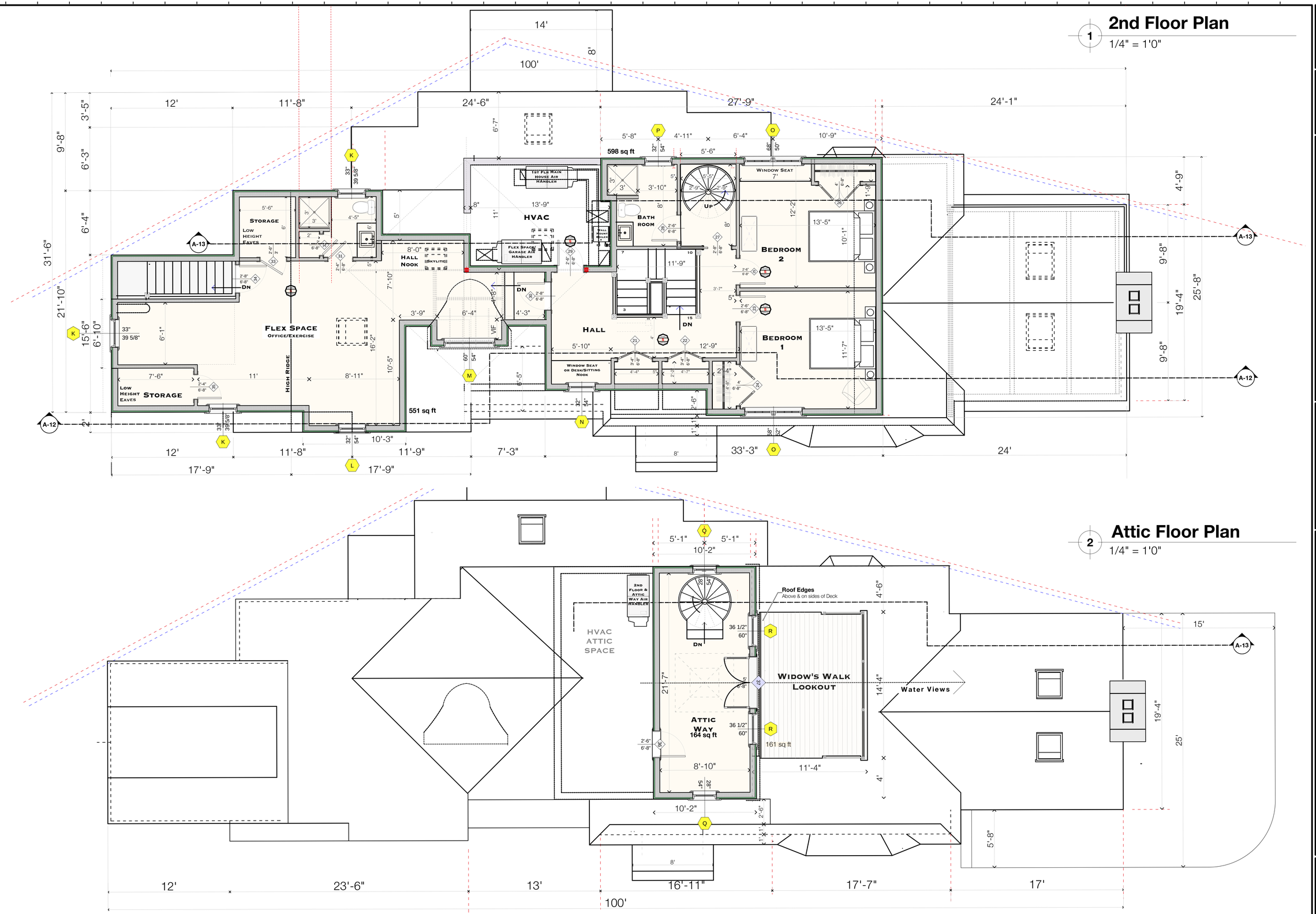
1 2nd Floor Plan

1/4" = 1'0"



2 Attic Floor Plan

1/4" = 1'0"

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2nd & 3rd Floor Plan

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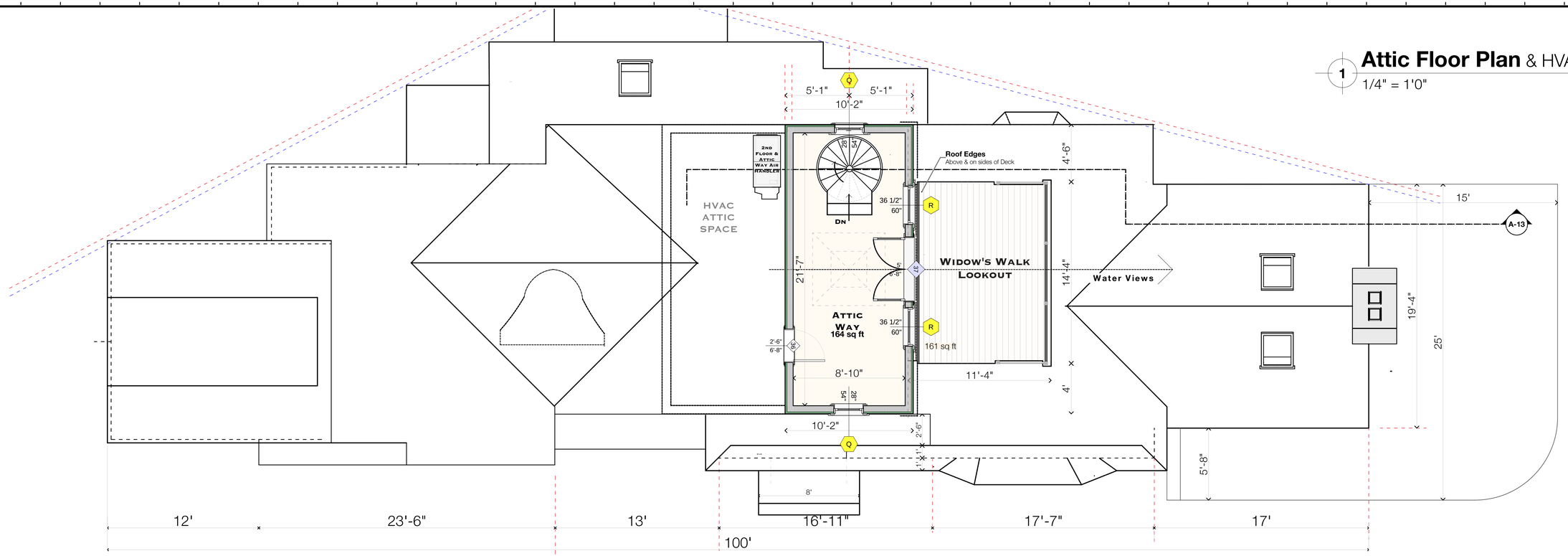
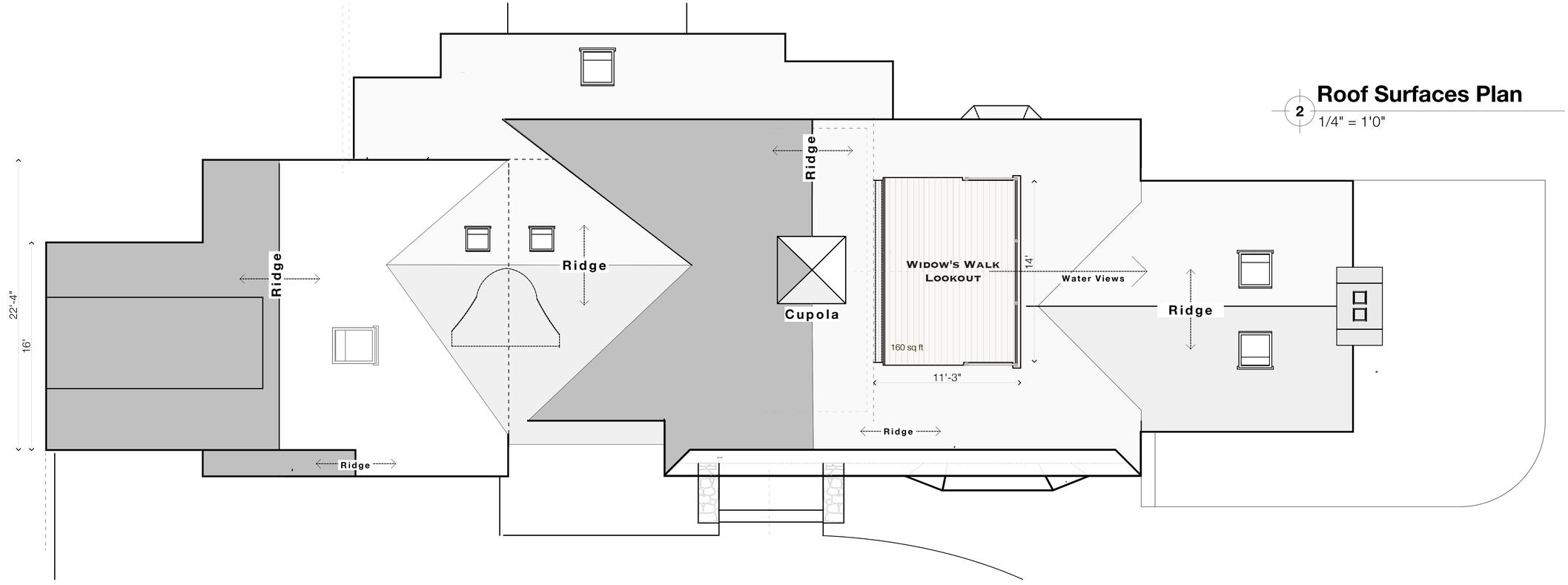
1 Attic Floor Plan & HVAC
1/4" = 1'0"



2 Roof Surfaces Plan
1/4" = 1'0"



Issue Date
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Revisions

3rd Floor & Roof Plan

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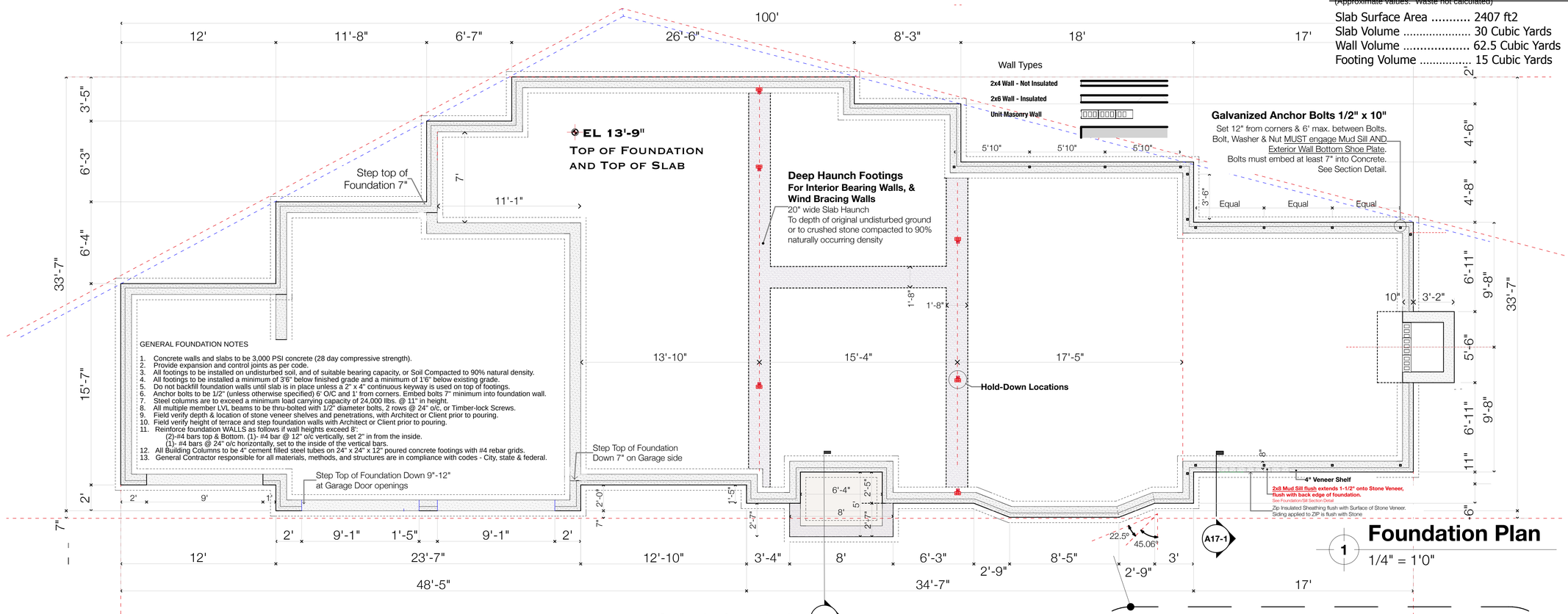
Foundation Material Quantities

(Approximate values. Waste not calculated)

Slab Surface Area 2407 ft2
Slab Volume ..... 30 Cubic Yards
Wall Volume ..... 62.5 Cubic Yards
Footing Volume ..... 15 Cubic Yards

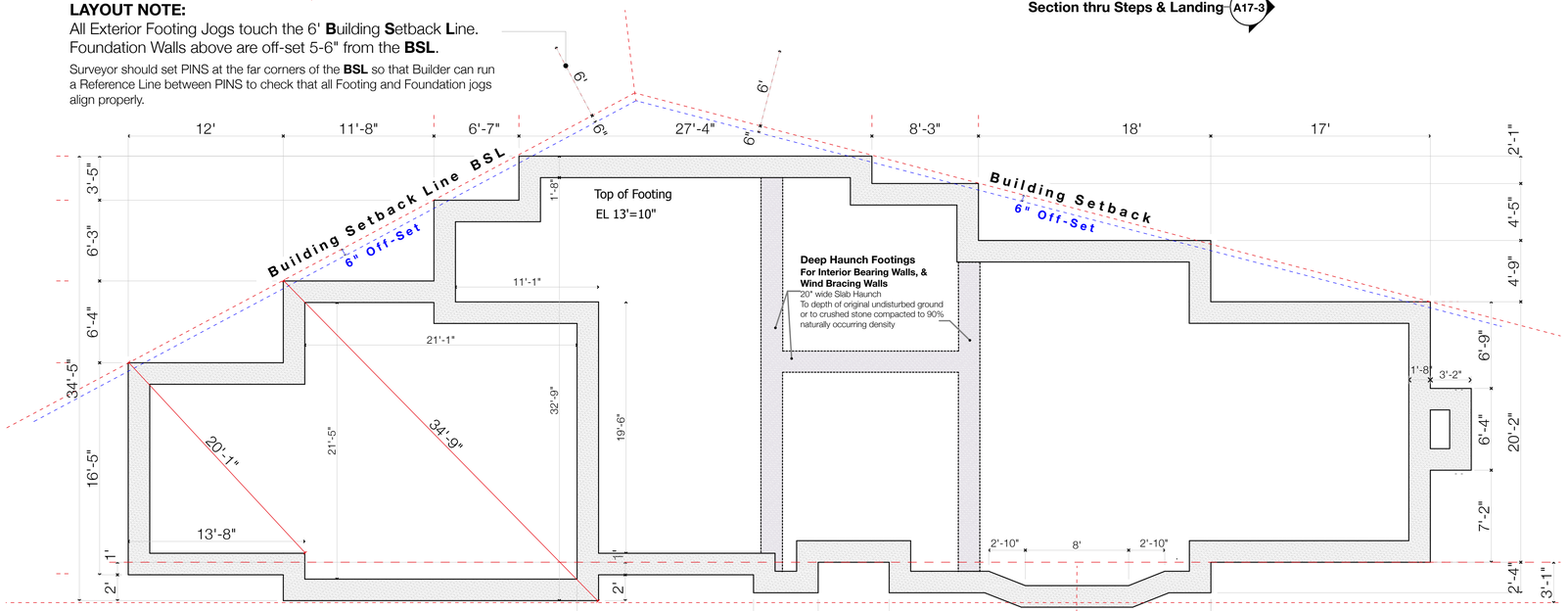


Foundation Plan

1 — 1/4" = 1'0"

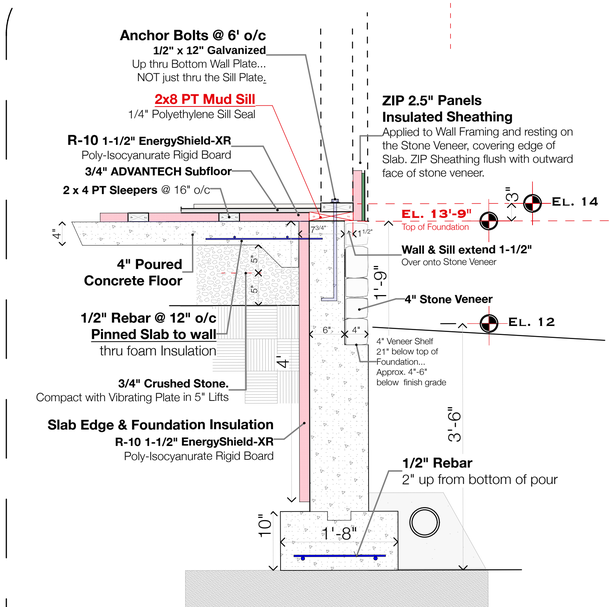
LAYOUT NOTE:
All Exterior Footing Jogs touch the 6' **B**uilding **S**etback **L**ine.
Foundation Walls above are off-set 5-6" from the **BSL**.

Surveyor should set PINS at the far corners of the **BSL** so that Builder can run a Reference Line between PINS to check that all Footing and Foundation jogs align properly.



Footing Plan

3 — 1/4" = 1'0"



Slab to Foundation Section Detail

2 — 1" = 1'0"

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1/14/26

Revisions

Foundation Plan

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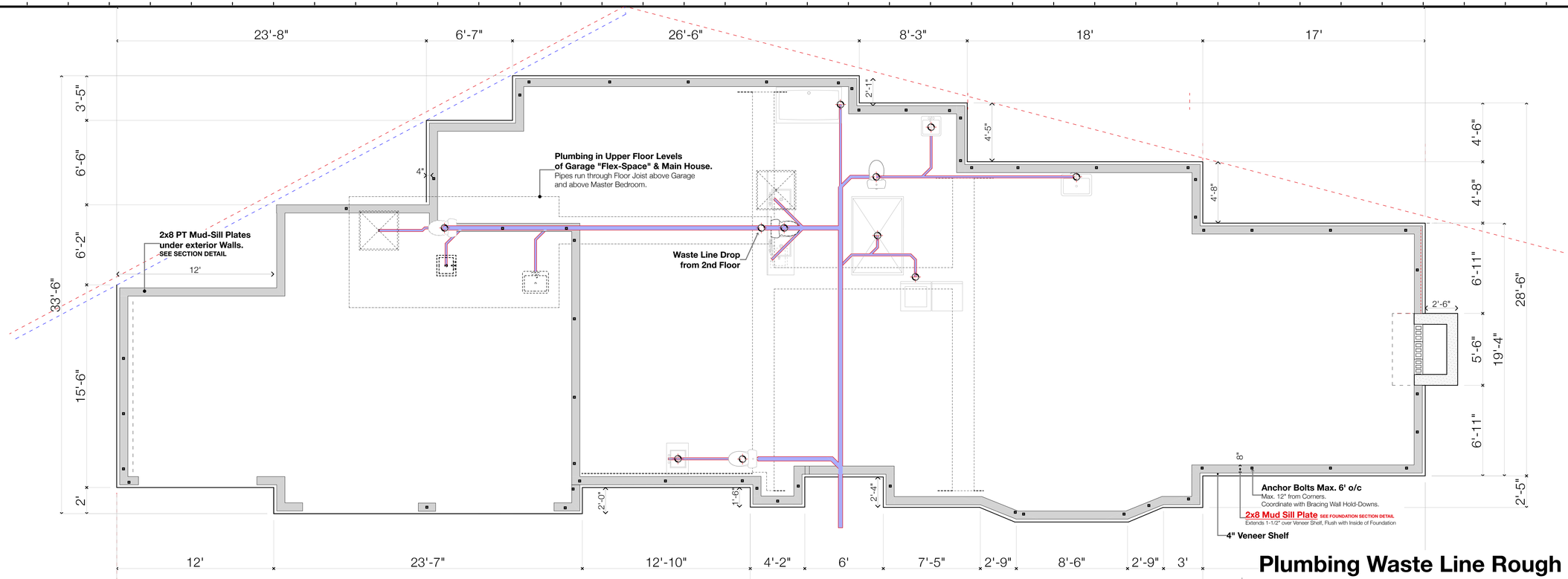
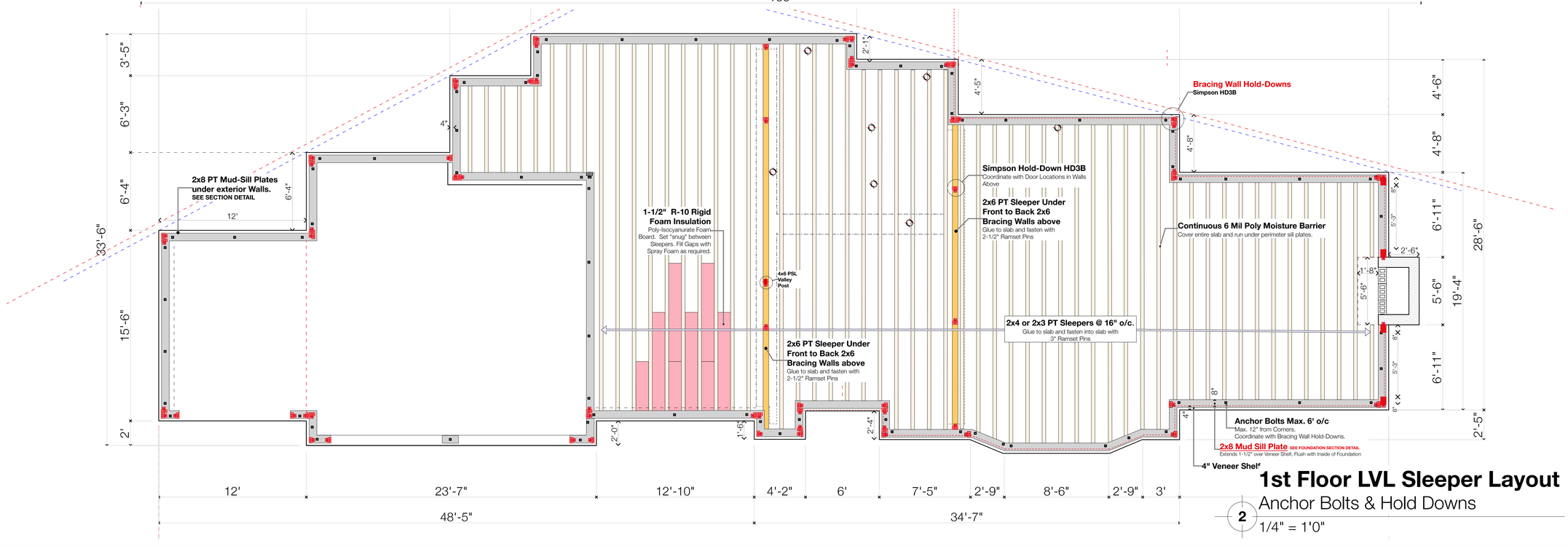


Plumbing Waste Line Rough

Sub Slab & in 2nd Floor Joists

1 1/4" = 1'0"



1st Floor LVL Sleeper Layout

Anchor Bolts & Hold Downs

2 1/4" = 1'0"

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Revisions

Sub-Slab Plumbing Rough & 2x6PT Sleepers

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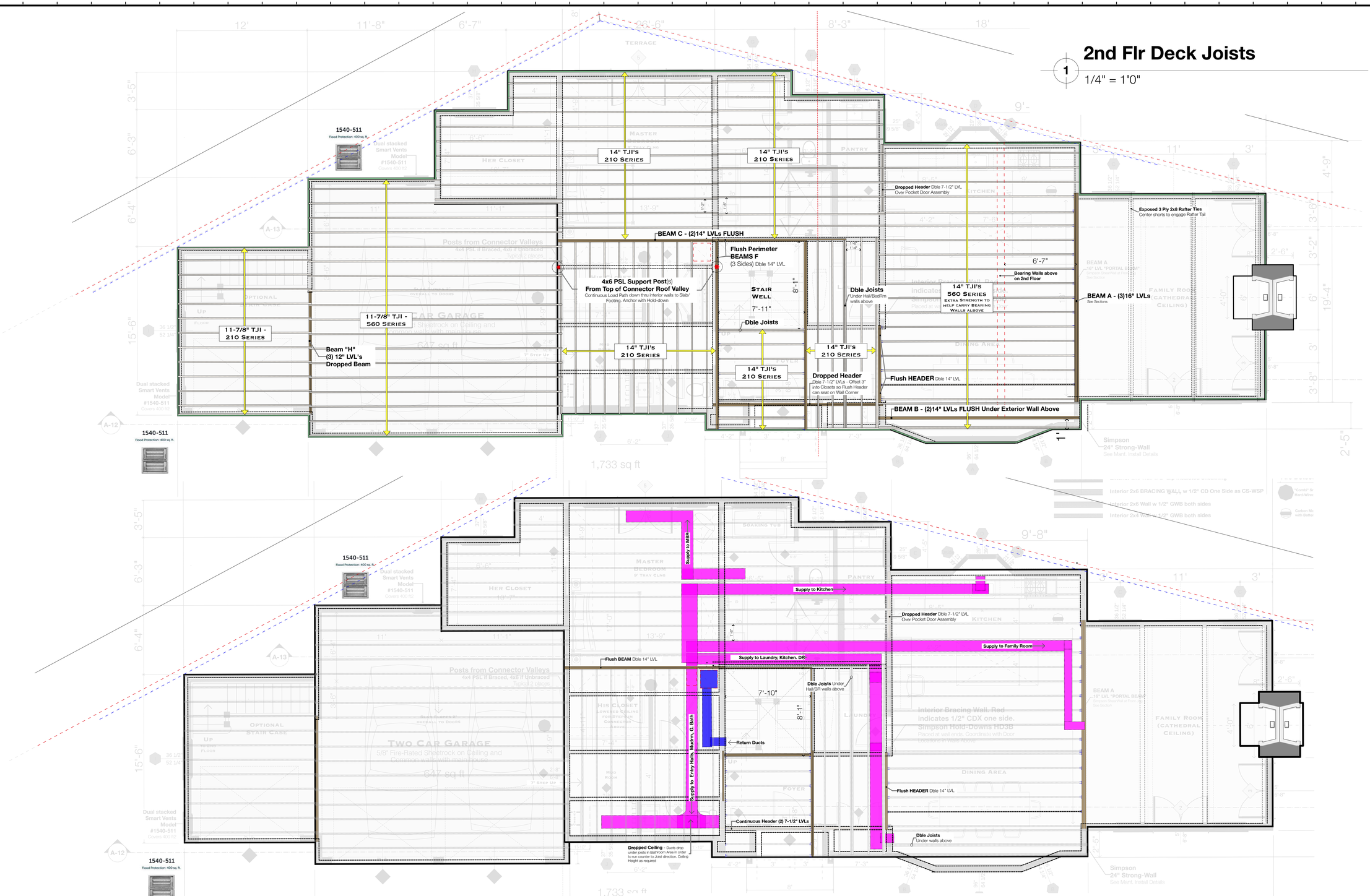
2nd Flr Deck Joists

1 — 1/4" = 1'0"



HVAC Duct Layout - 1st Floor Distribution

Ducts run in Ceiling Joists between Floors. Closets, Pantry, Bathroom & Laundry Ceilings may be lowered to Accommodate Ducts

2 — 1/4" = 1'0"

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2nd Floor Framing & Duct Layout

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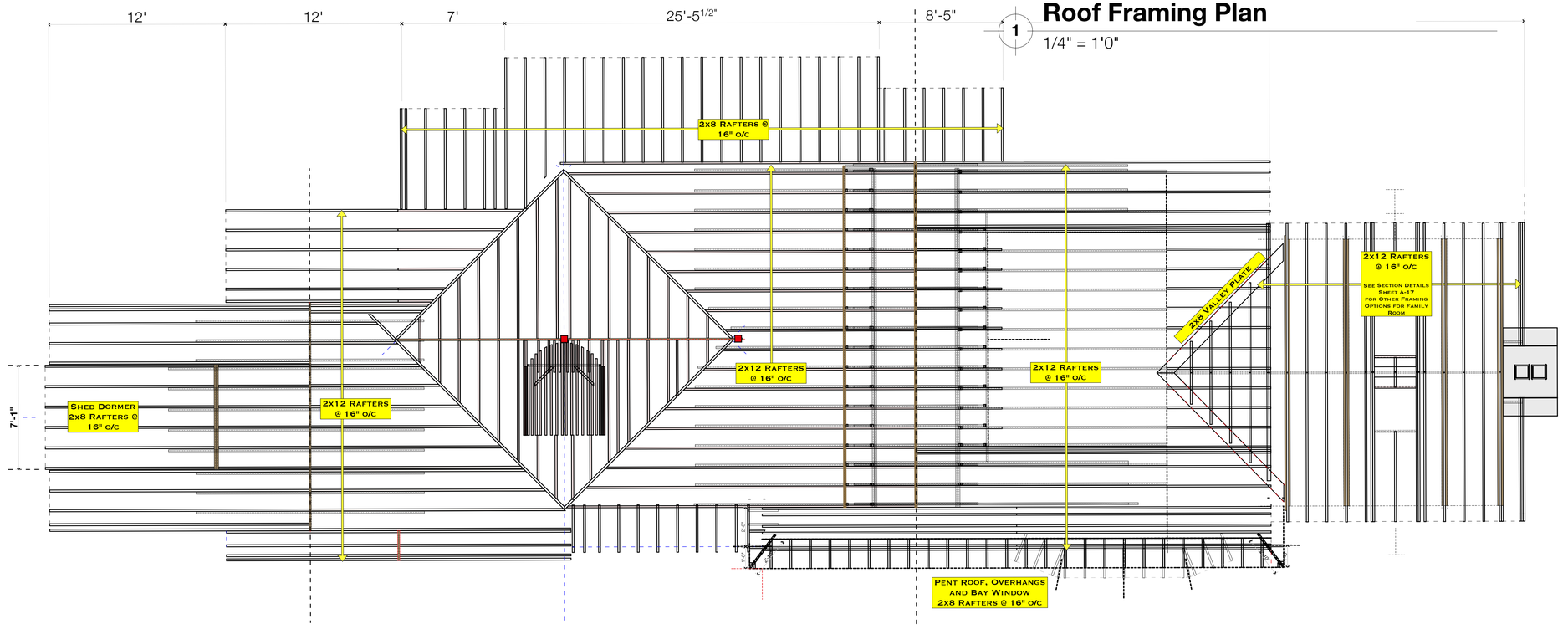
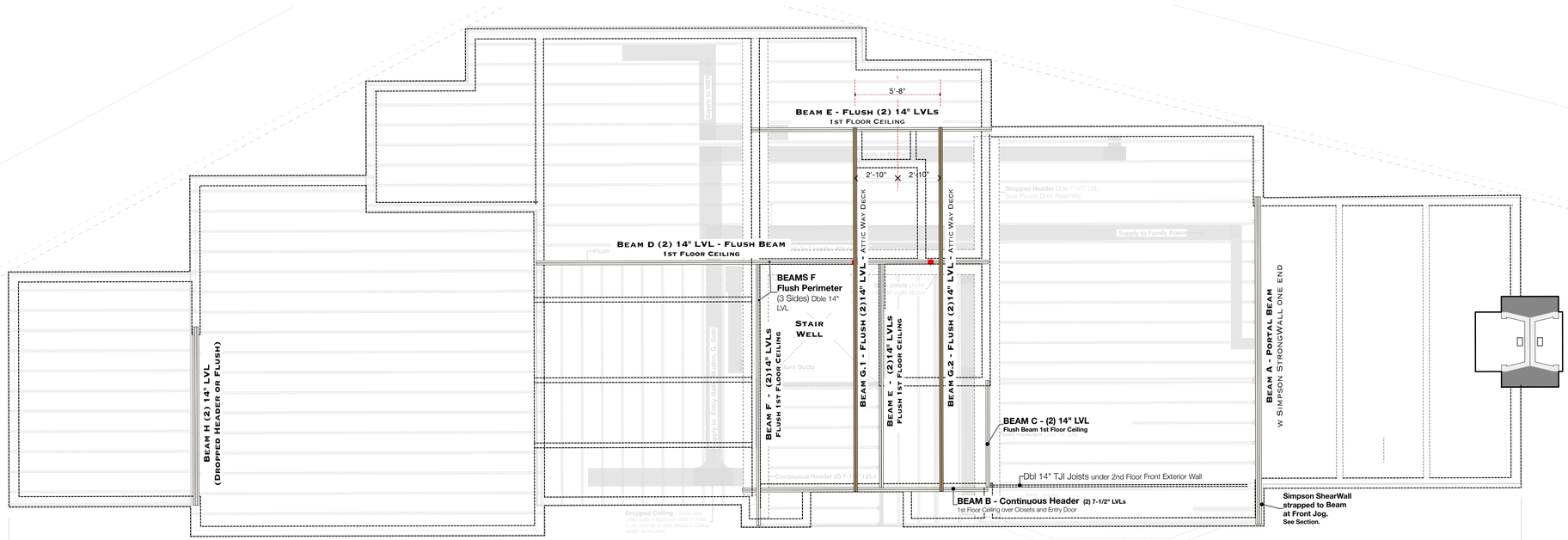
Roof Framing Plan

1 — 1/4" = 1'0"



Main Beams - A, B, C, D, E, F, G, H

2 — All Floors Juxtaposed — 1/4" = 1'0"



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Revisions

Roof Framing Plan

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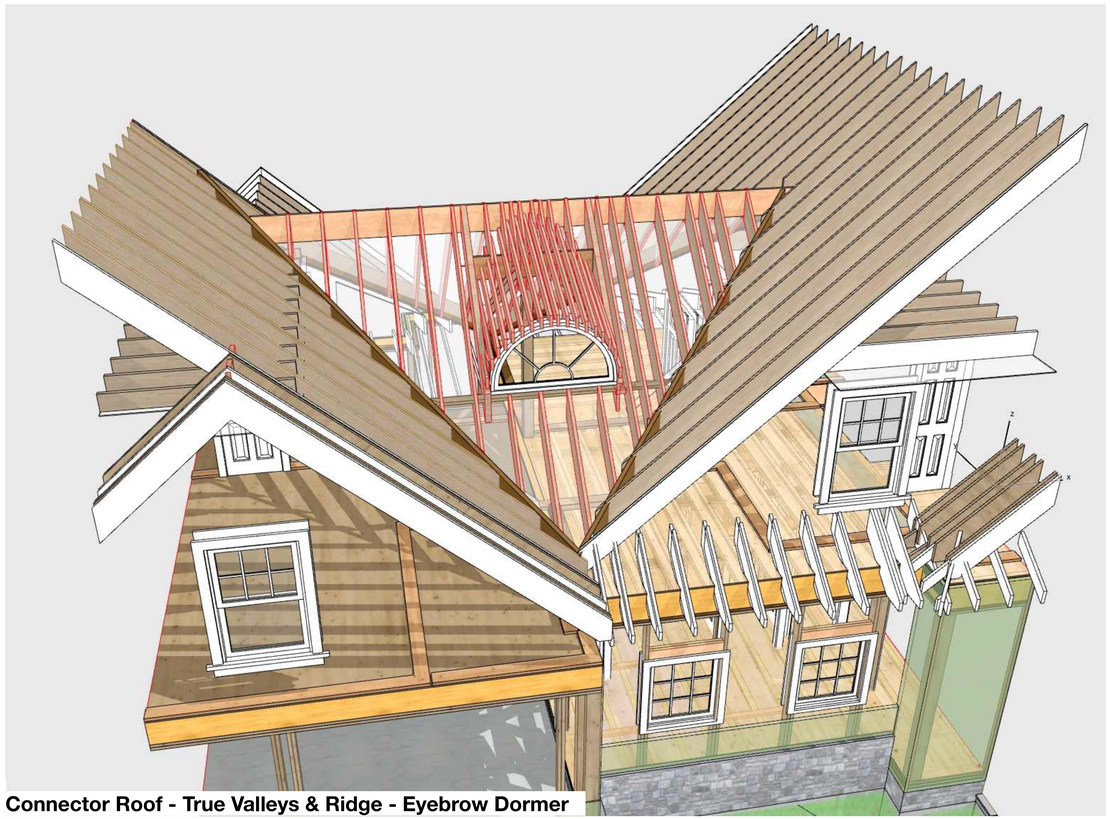
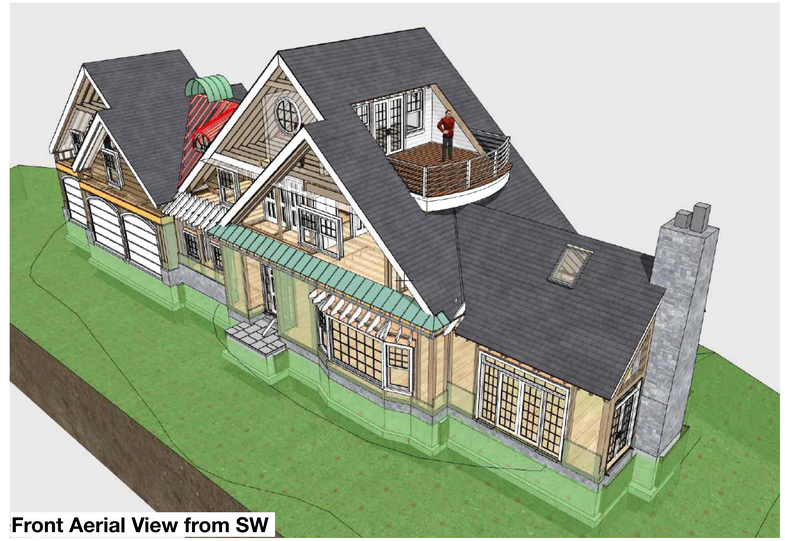
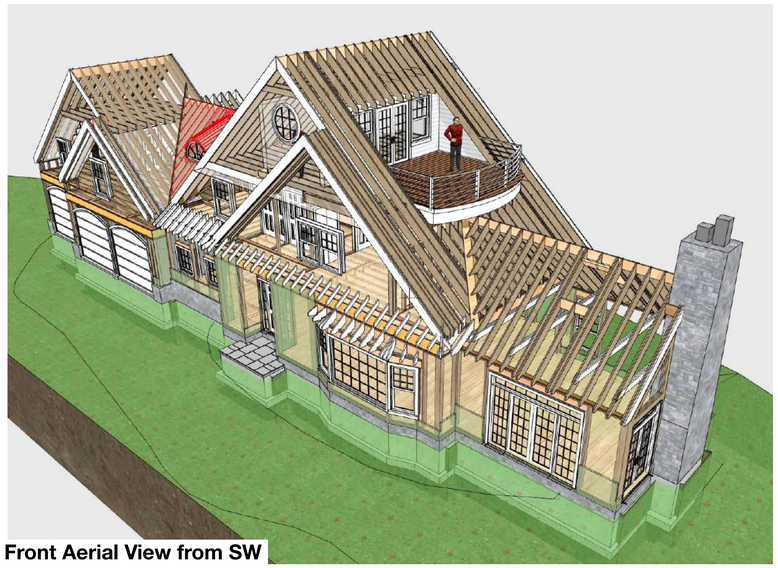


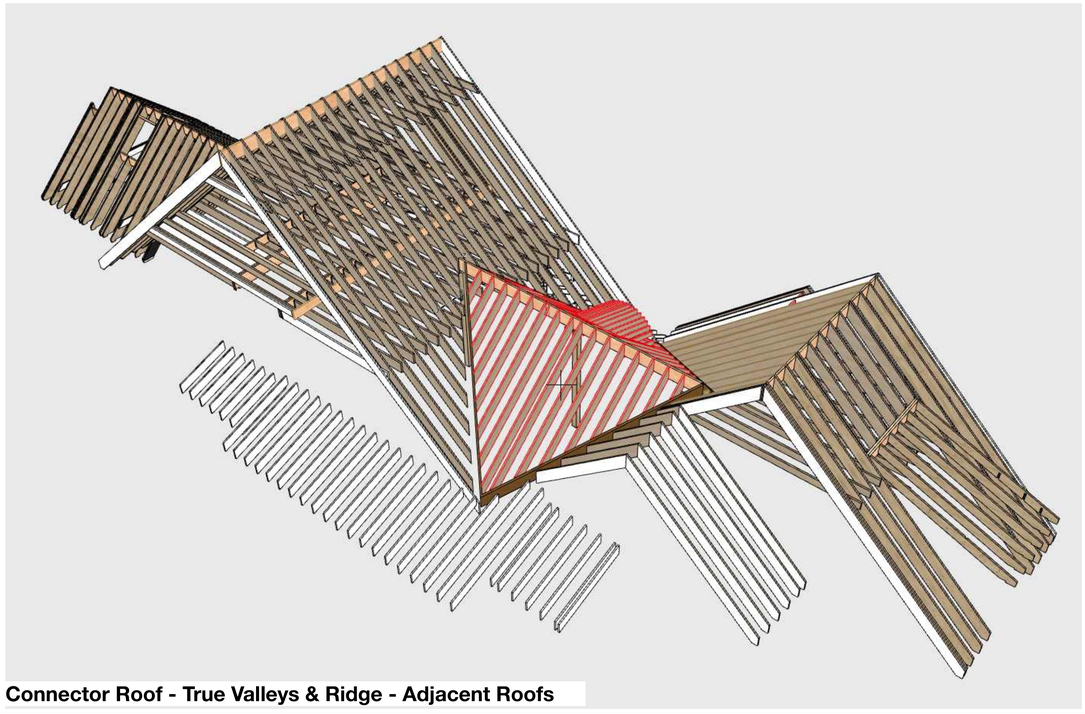
Connector Roof - True Valleys & Ridge - Eyebrow Dormer



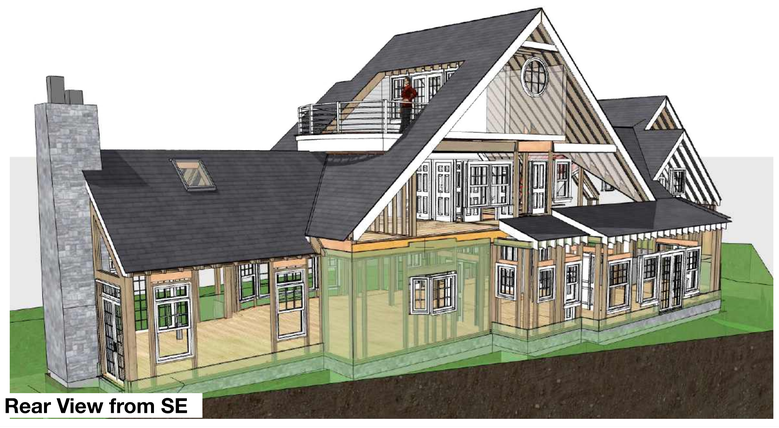
Front Aerial View from SW



Front Aerial View from SW



Connector Roof - True Valleys & Ridge - Adjacent Roofs



Rear View from SE

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3D Roof Framing Studies

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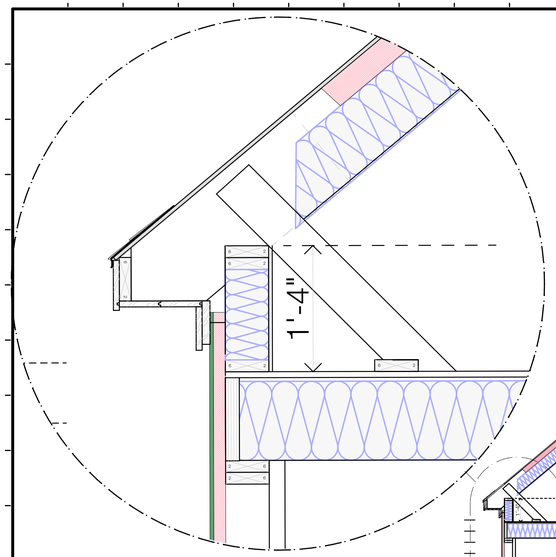
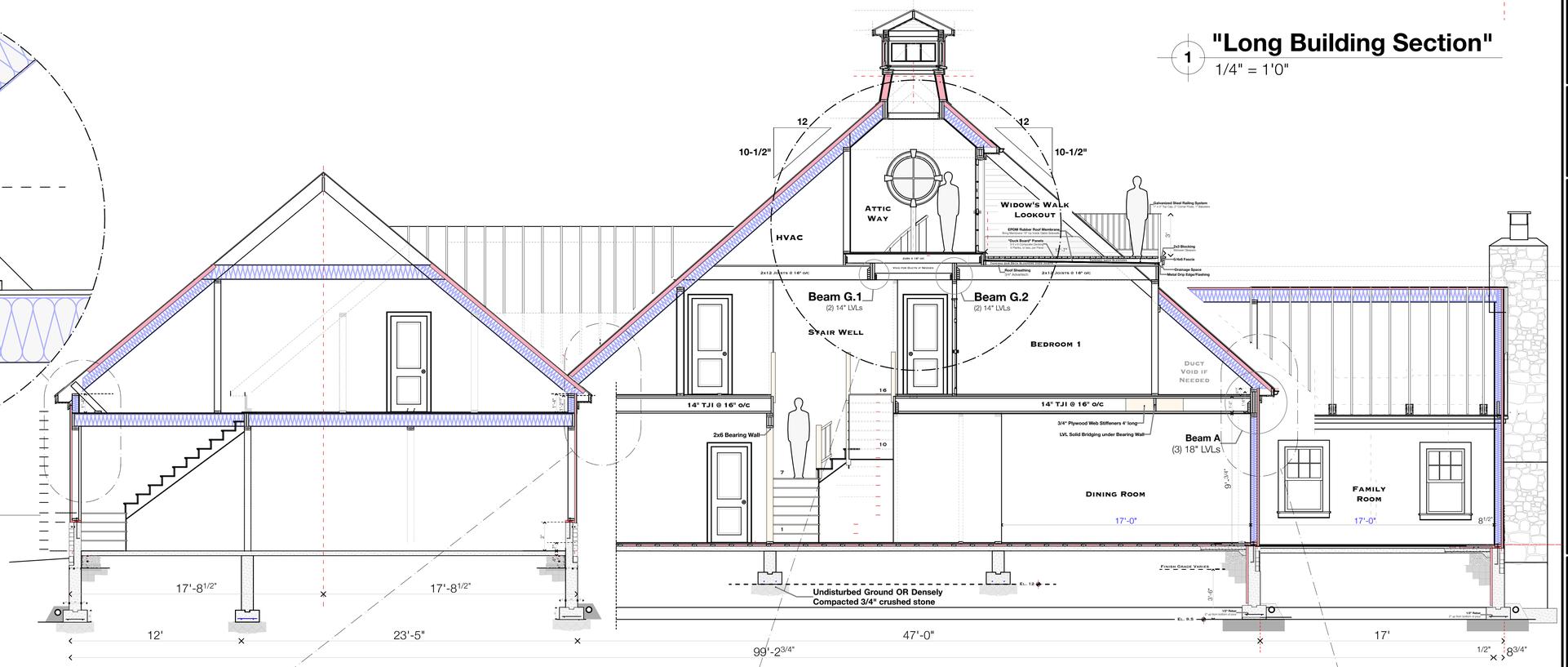
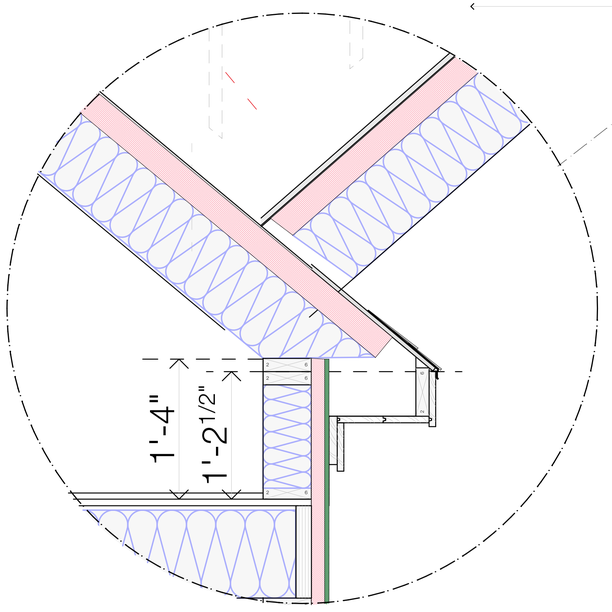


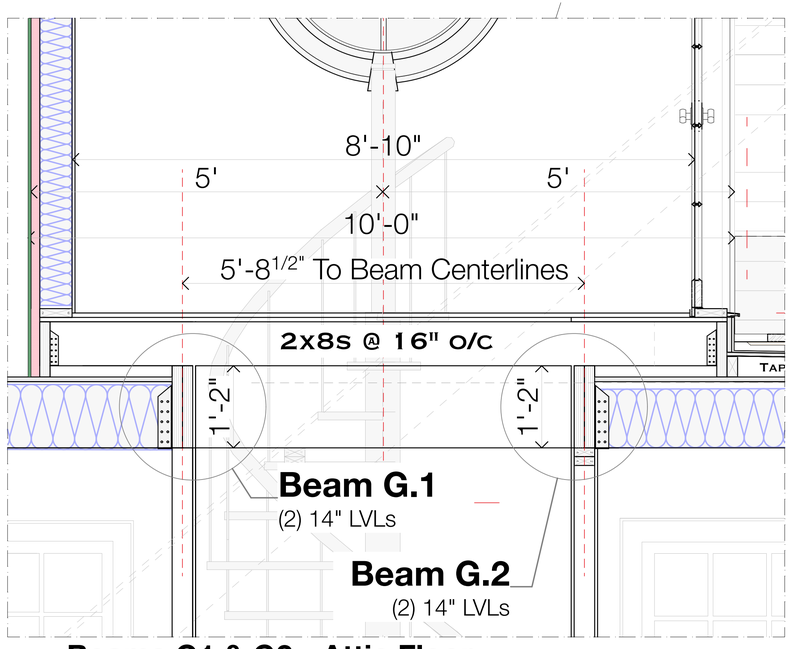
Knee Wall-to-Rafter
Garage North Wall
5
1-1/2" = 1'0"



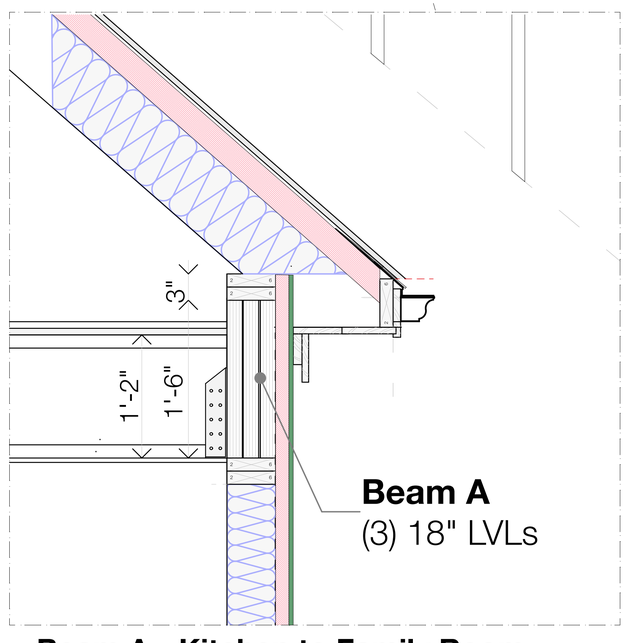
"Long Building Section"
1
1/4" = 1'0"



Knee Wall-to-Rafter
Front Right Garage Jog at Connector
4
1-1/2" = 1'0"



Beams G1 & G2 - Attic Floor
3
1-1/2" = 1'0"



Beam A - Kitchen to Family Room
2
1-1/2" = 1'0"

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Revisions

Long Section Thru Foyer

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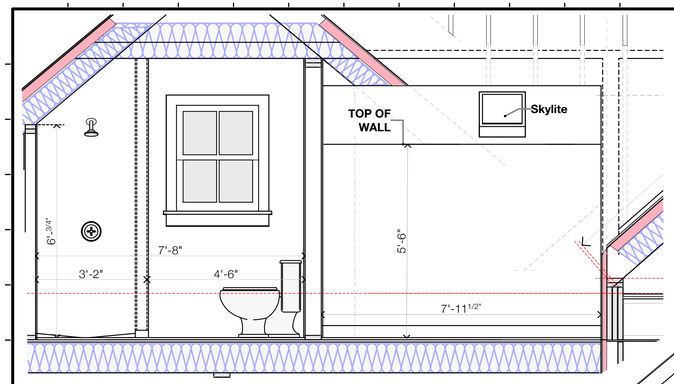
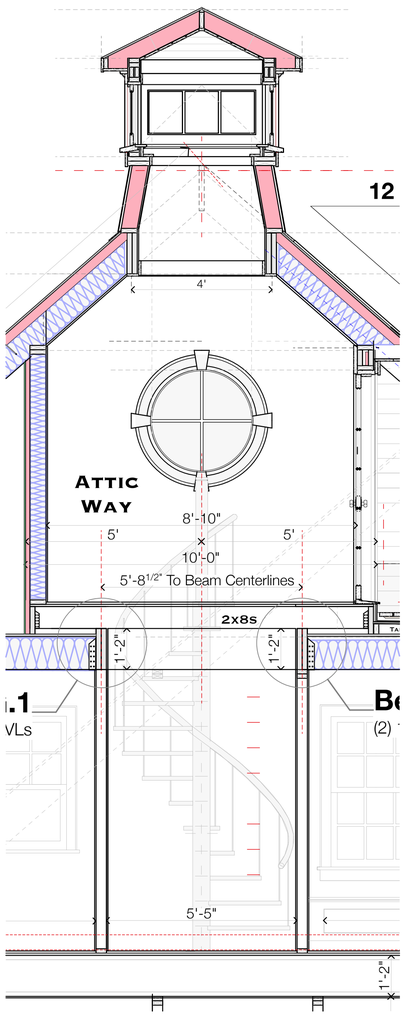
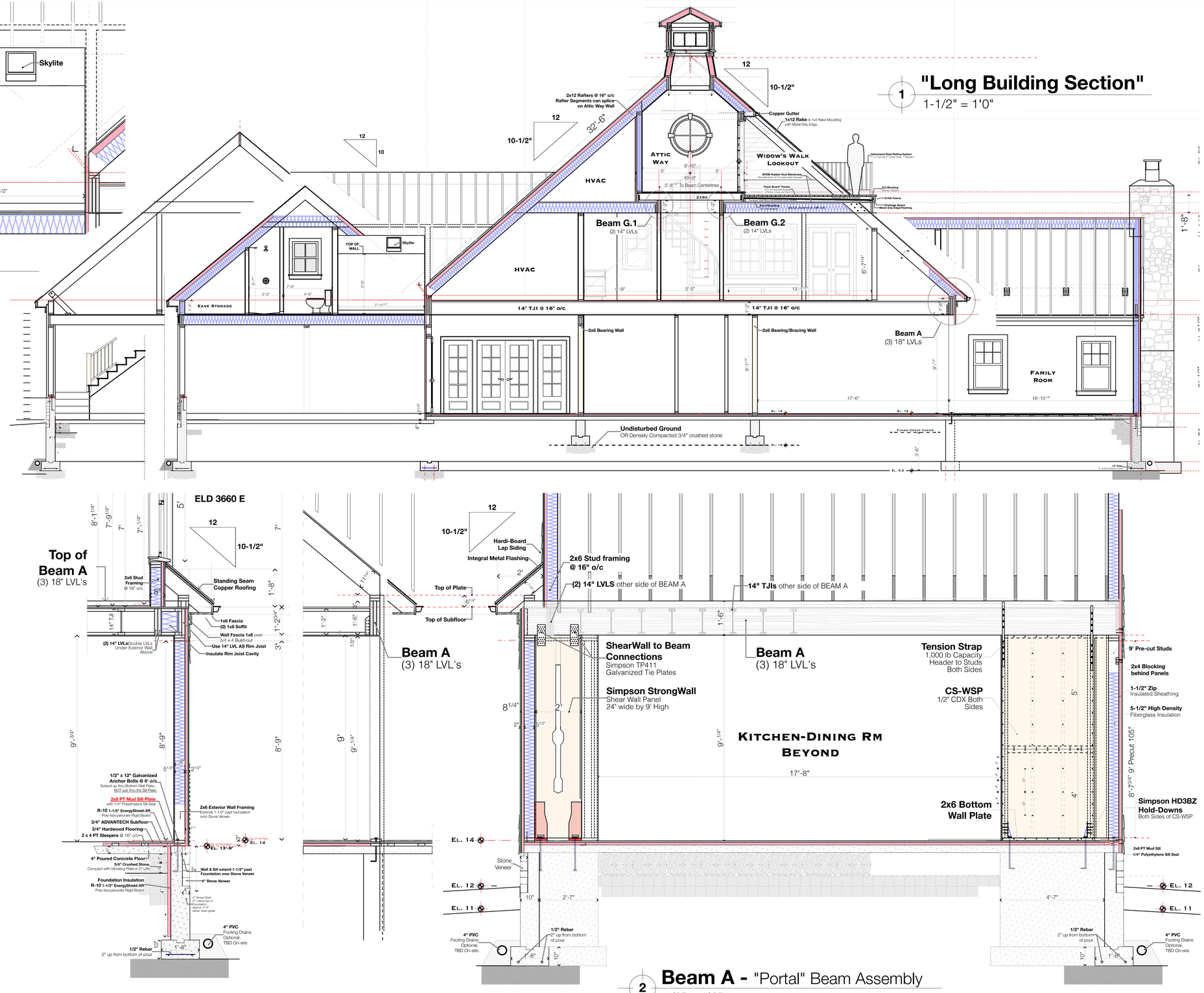


4 Bathroom & Hall Nook
1/2" = 1'0"



3 Spiral Staircase Tower
1/2" = 1'0"



1 "Long Building Section"
1-1/2" = 1'0"

2 Beam A - "Portal" Beam Assembly
1/2" = 1'0"

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1/14/26

Revisions

Long Section Thru Spiral Stairs & Lookout

Scale as Shown

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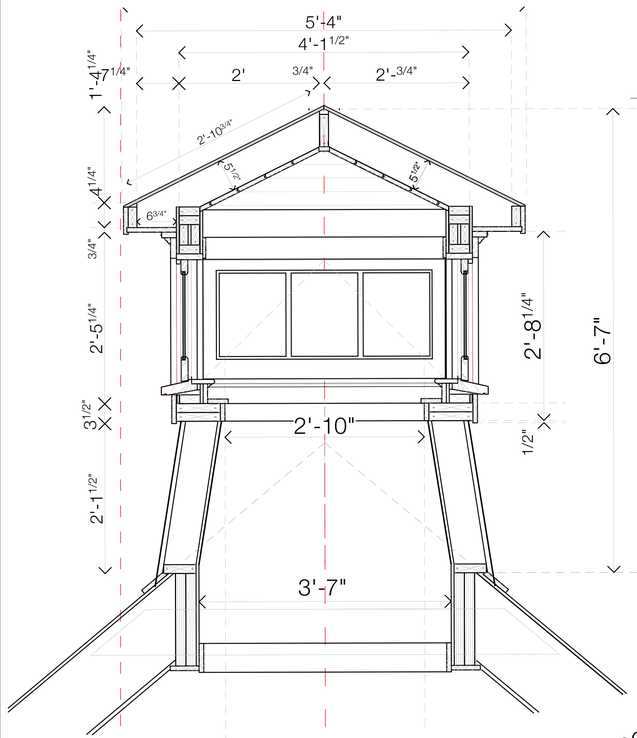
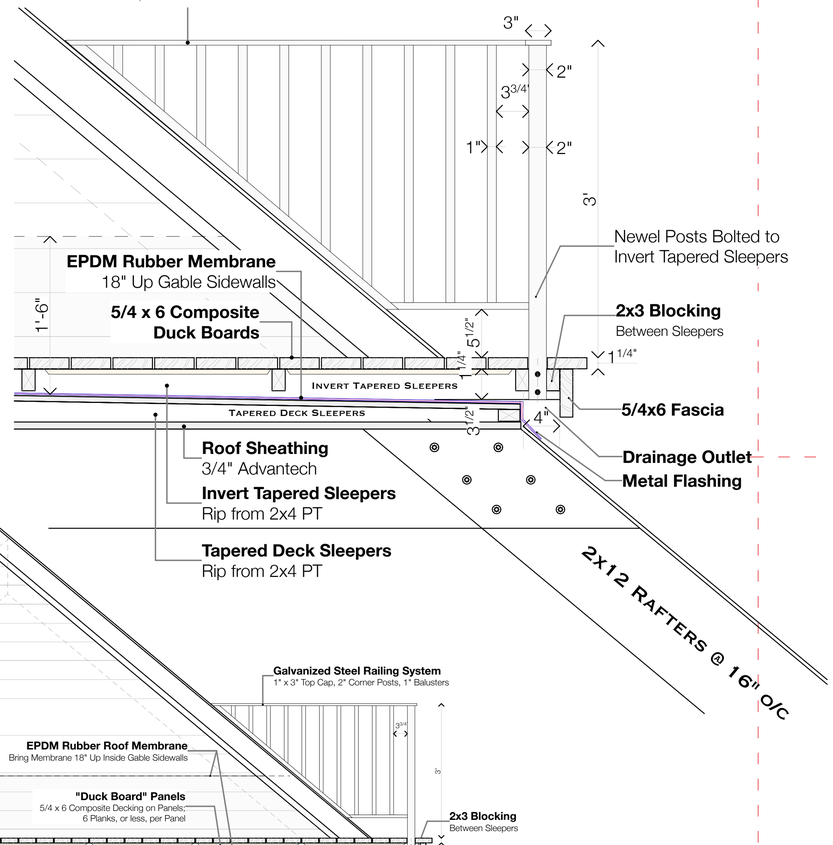
3 Cupola
1" = 1'0"



1 Attic Way, Lookout & Railings
1-1/2" = 1'0"



2 Spiral Stairs & Twin Beams
Not To Scale

Issue Date
1/14/26

Revisions

Attic-Way & Cupola Sections

Scale as Shown

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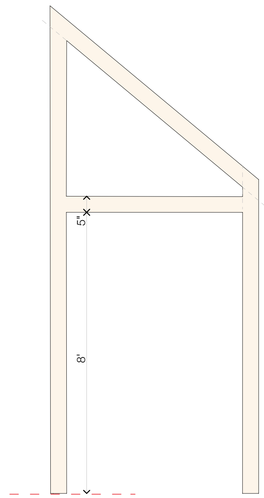
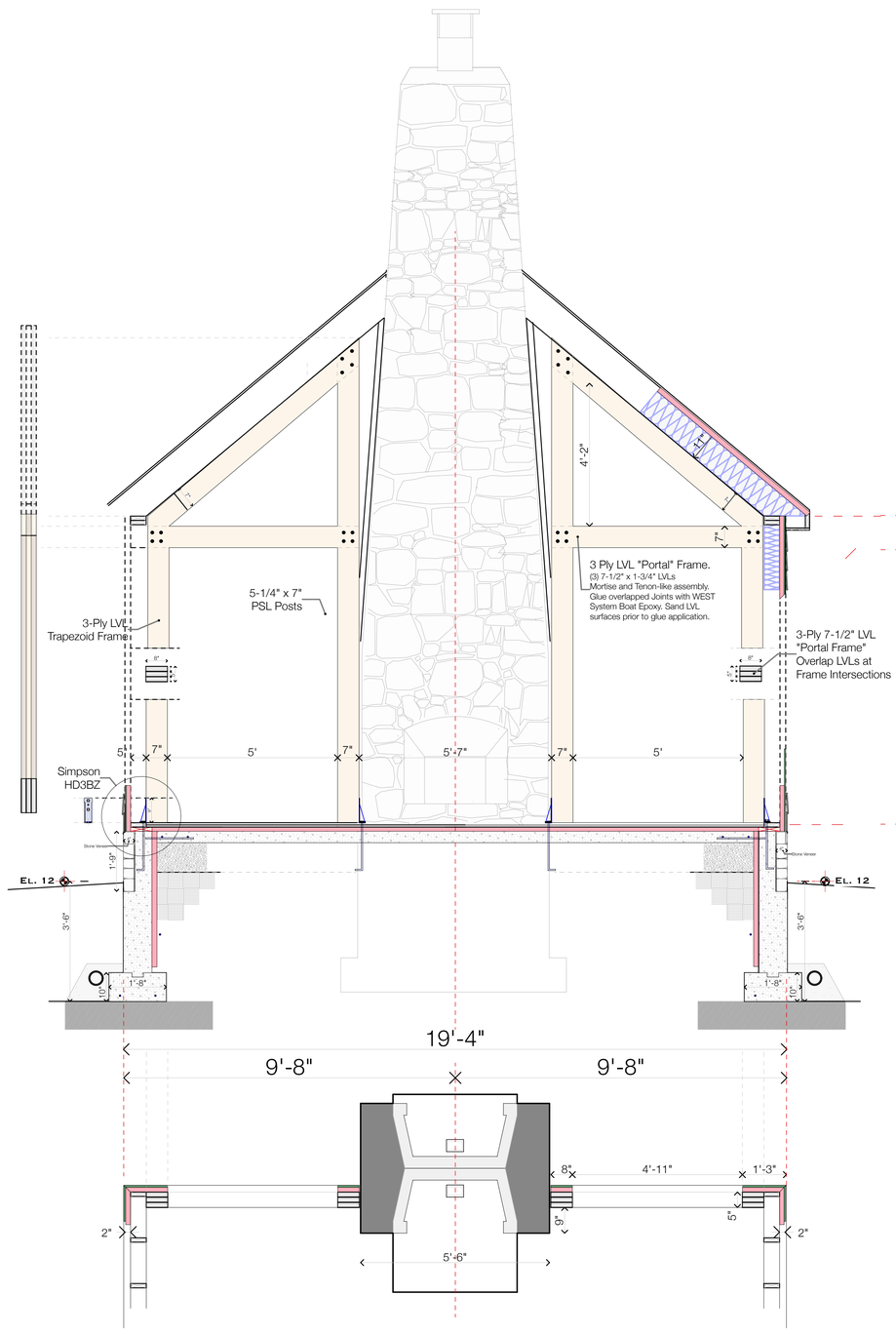
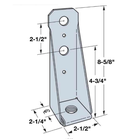






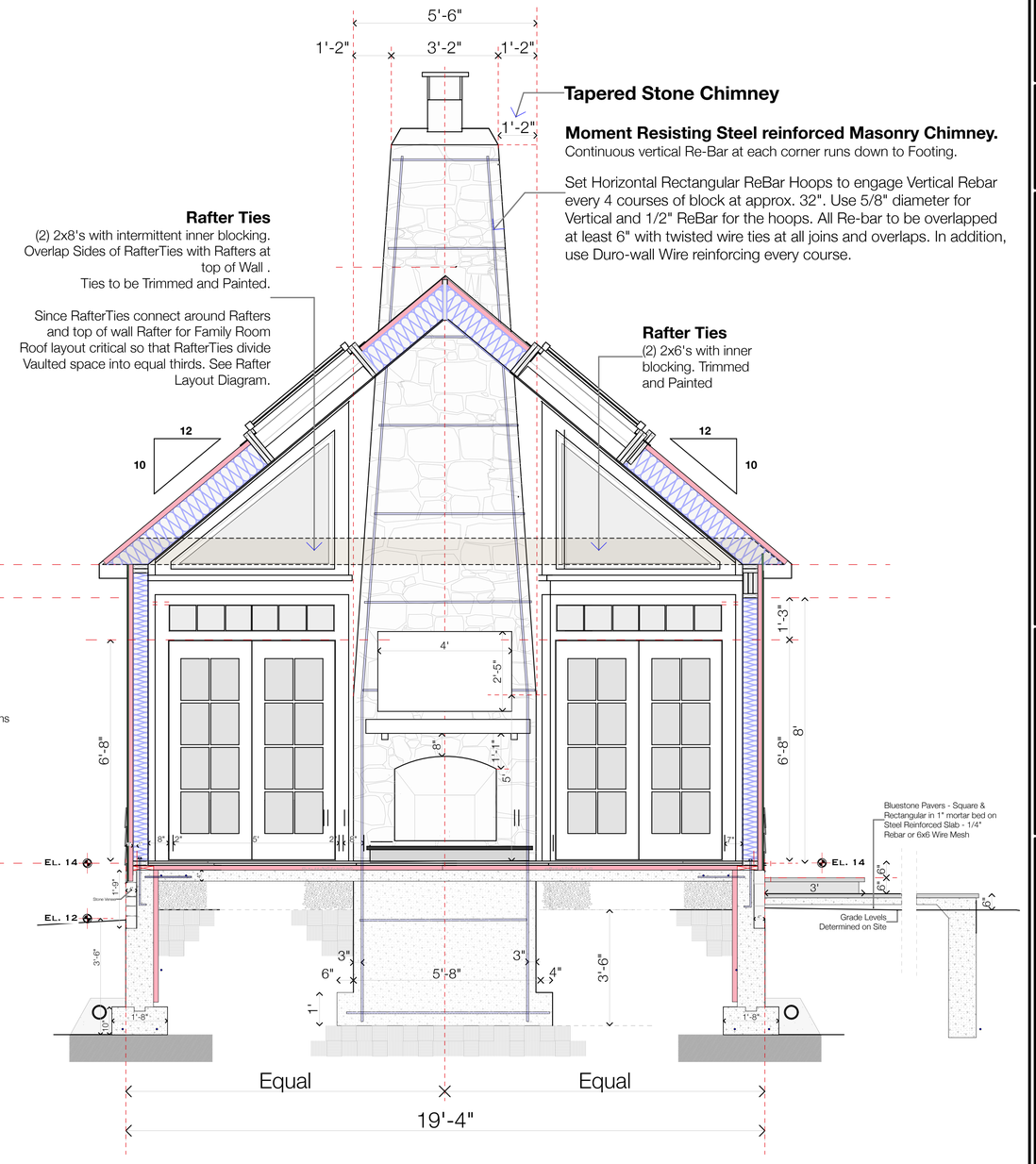
Typical Hold-Down
Simpson HDB3



Alternate Hold-Down
HDU8/HDUE7

2 Family Room - Tall Trapezoid Moment Frames

1/2" = 1'0"



Tapered Stone Chimney

Moment Resisting Steel reinforced Masonry Chimney.
Continuous vertical Re-Bar at each corner runs down to Footing.

Set Horizontal Rectangular ReBar Hoops to engage Vertical Rebar every 4 courses of block at approx. 32". Use 5/8" diameter for Vertical and 1/2" ReBar for the hoops. All Re-bar to be overlapped at least 6" with twisted wire ties at all joins and overlaps. In addition, use Duro-wall Wire reinforcing every course.

Rafter Ties
(2) 2x8's with intermittent inner blocking. Overlap Sides of RafterTies with Rafters at top of Wall .
Ties to be Trimmed and Painted.

Since RafterTies connect around Rafters and top of wall Rafter for Family Room Roof layout critical so that RafterTies divide Vaulted space into equal thirds. See Rafter Layout Diagram.

Rafter Ties
(2) 2x6's with inner blocking. Trimmed and Painted

Bluestone Pavers - Square & Rectangular in 1" mortar bed on Steel Reinforced Slab - 1/4" Rebar or 6x6 Wire Mesh

1 Family Room - Cross Section

1/2" = 1'0"

Issue Date
1/14/26

Revisions

Family Room Sections & Moment Frames

Scale as Shown

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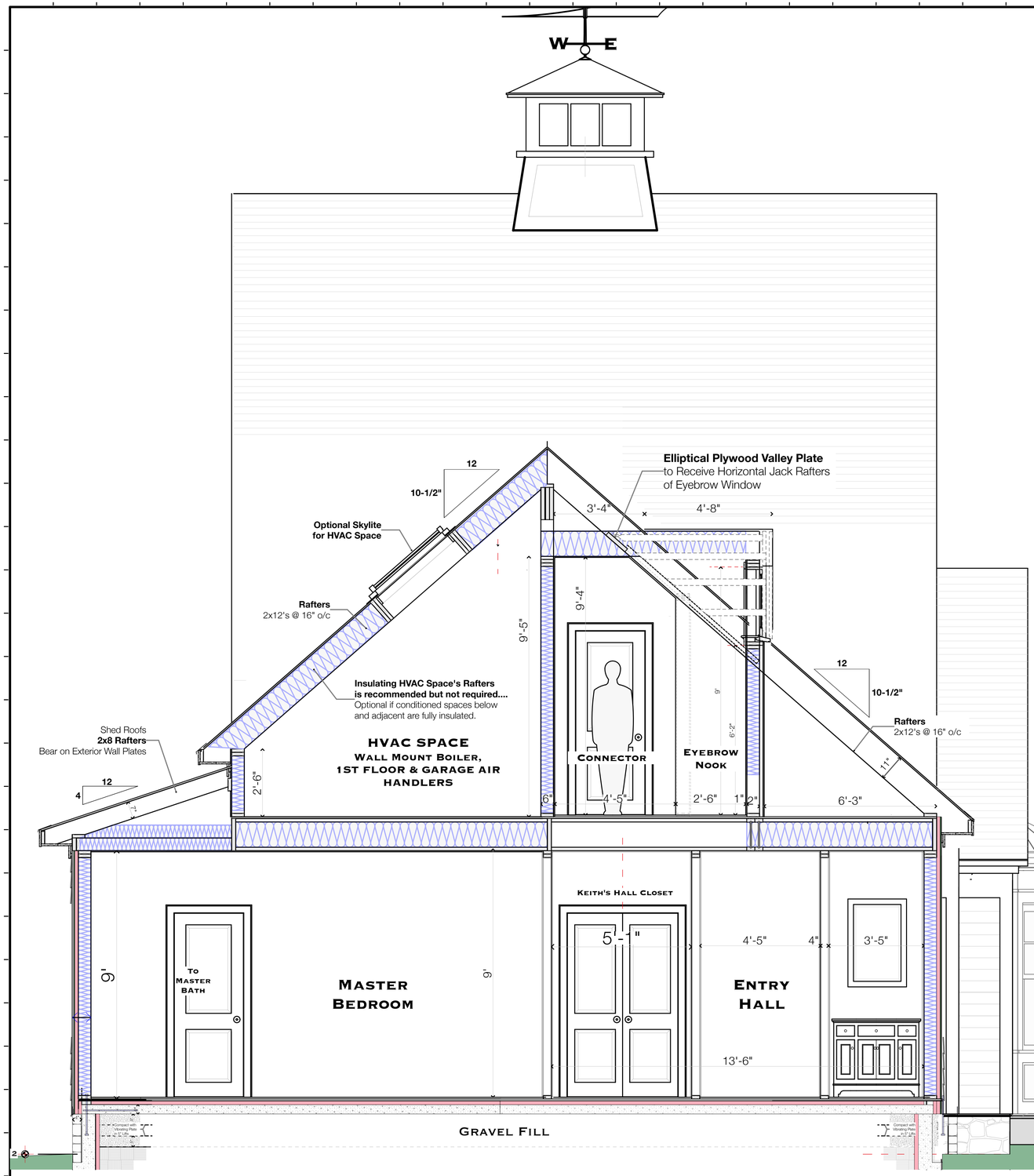
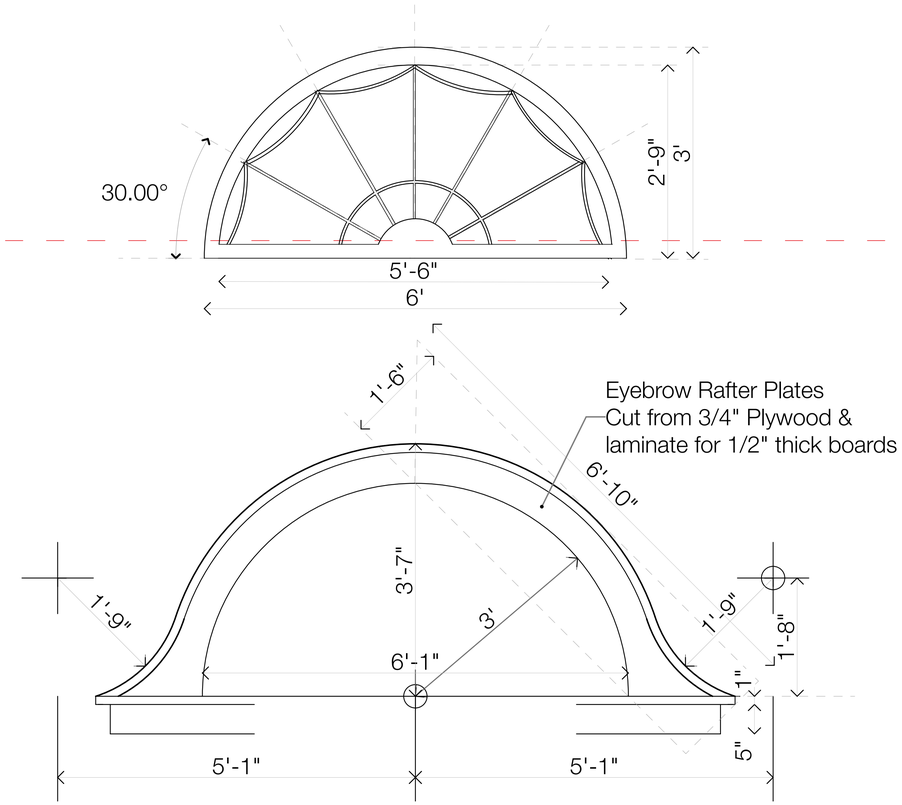
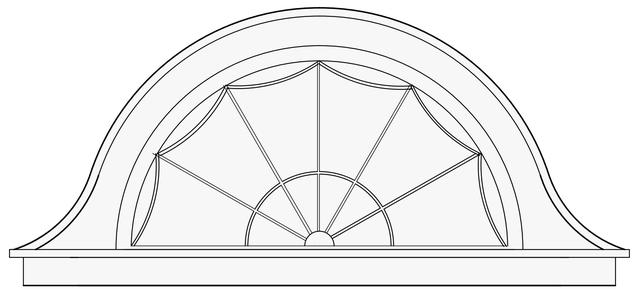


2 Section/Elevation - Cut thru MBR, HVAC and Connector Eyebrow Window

1/2" = 1'0"





1 Eyebrow Window Geometry

1" = 1'0"

EL. 14

Issue Date

1/14/26

Revisions

Connector/MBR Cross Section - Eyebrow Window

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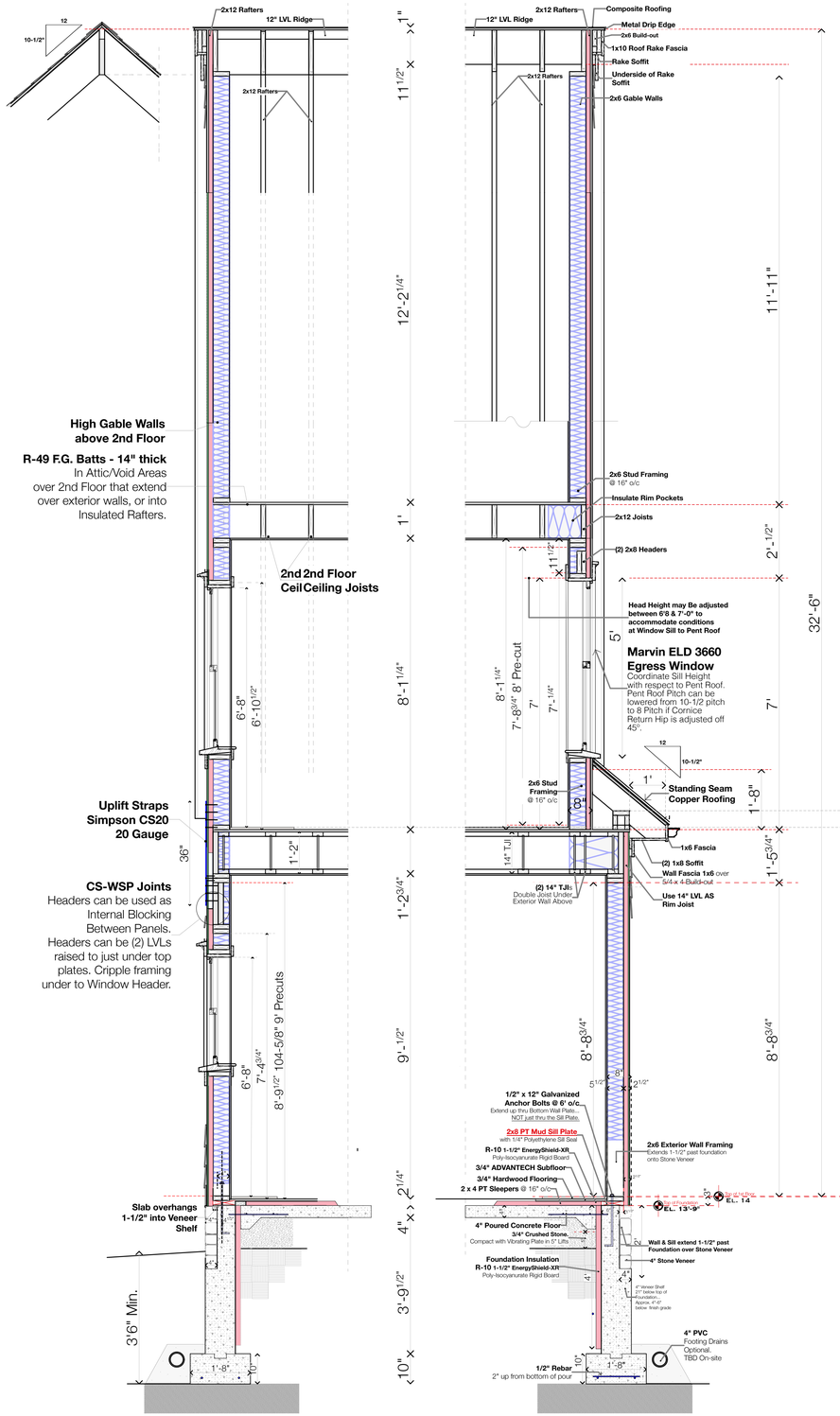
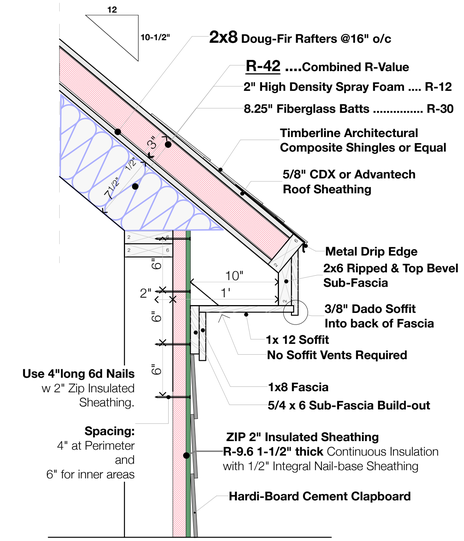
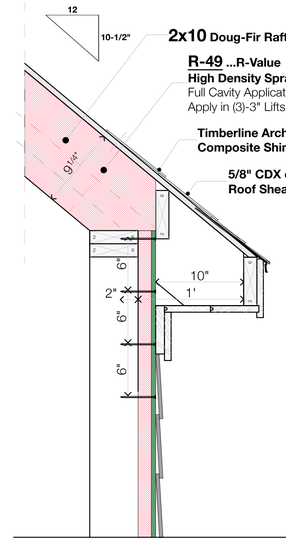


Section thru High Gable Walls - Back & Front

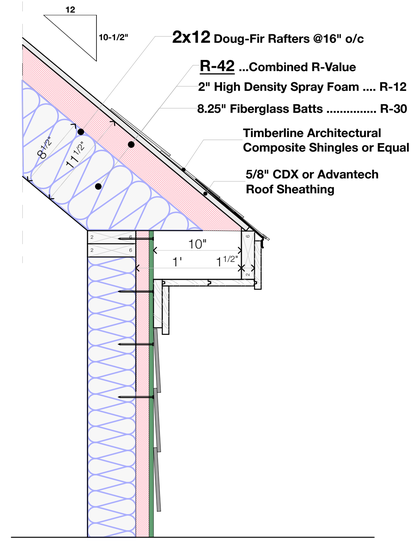
3 Not To Scale (Near 1/2")



2x8 Rafter System



2x10 Rafter System

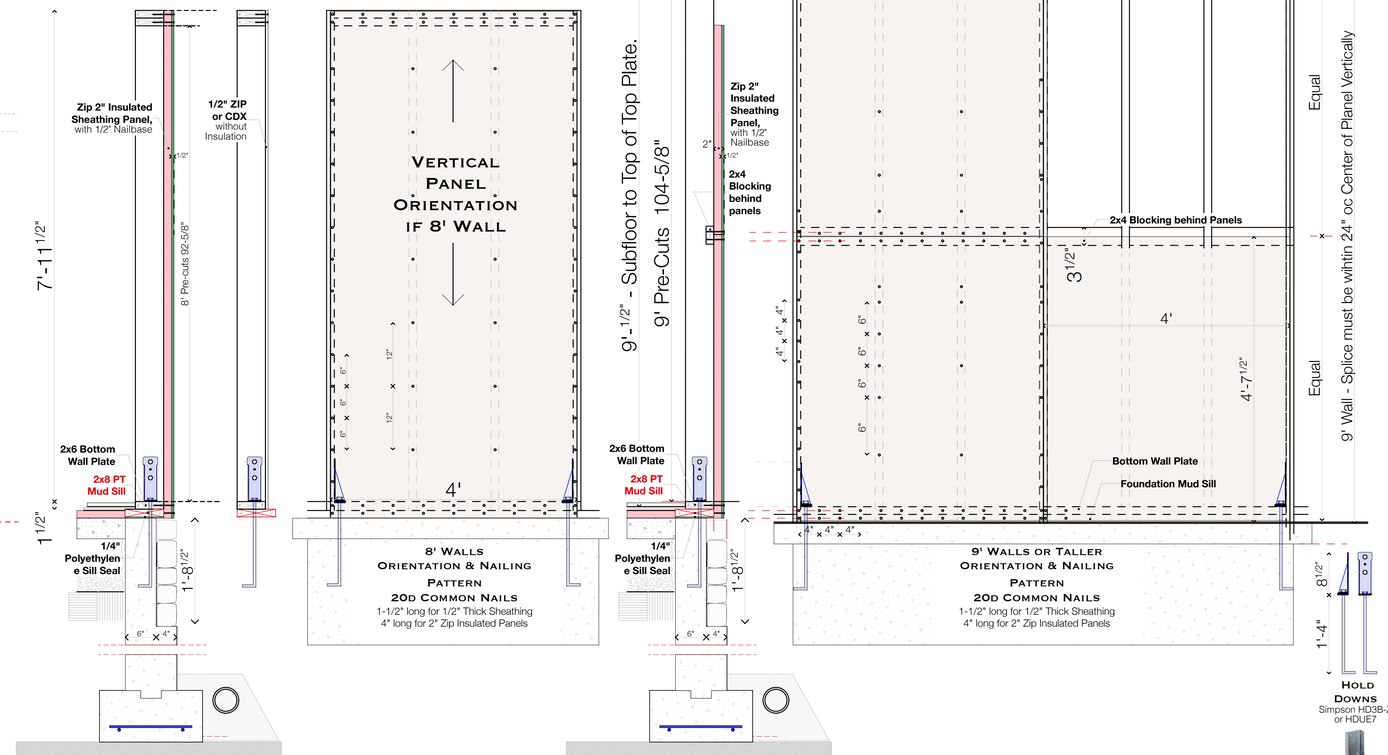


2x12 Rafter System

Rafter & Insulation Options ..... for Family Room Cathedral Ceiling

1 R-49 allowed if Insulation Extends Over Exterior Walls (N1102.2.1) - R-30 may be allowed If Space is Limited... per Local Building Inspector's Discretion.

1-1/2" = 1'0"



CS-WSP Sheathing Orientation & Nailing Pattern for Walls taller that 8'

2 **CS-WSP** Continuously **S**heathed **W**ood **S**tructural **P**anel

Not To Scale (near 1")

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1/14/26

Revisions

Section Details - Back Wall, Rafters Lateral Bracing

Scale as Shown

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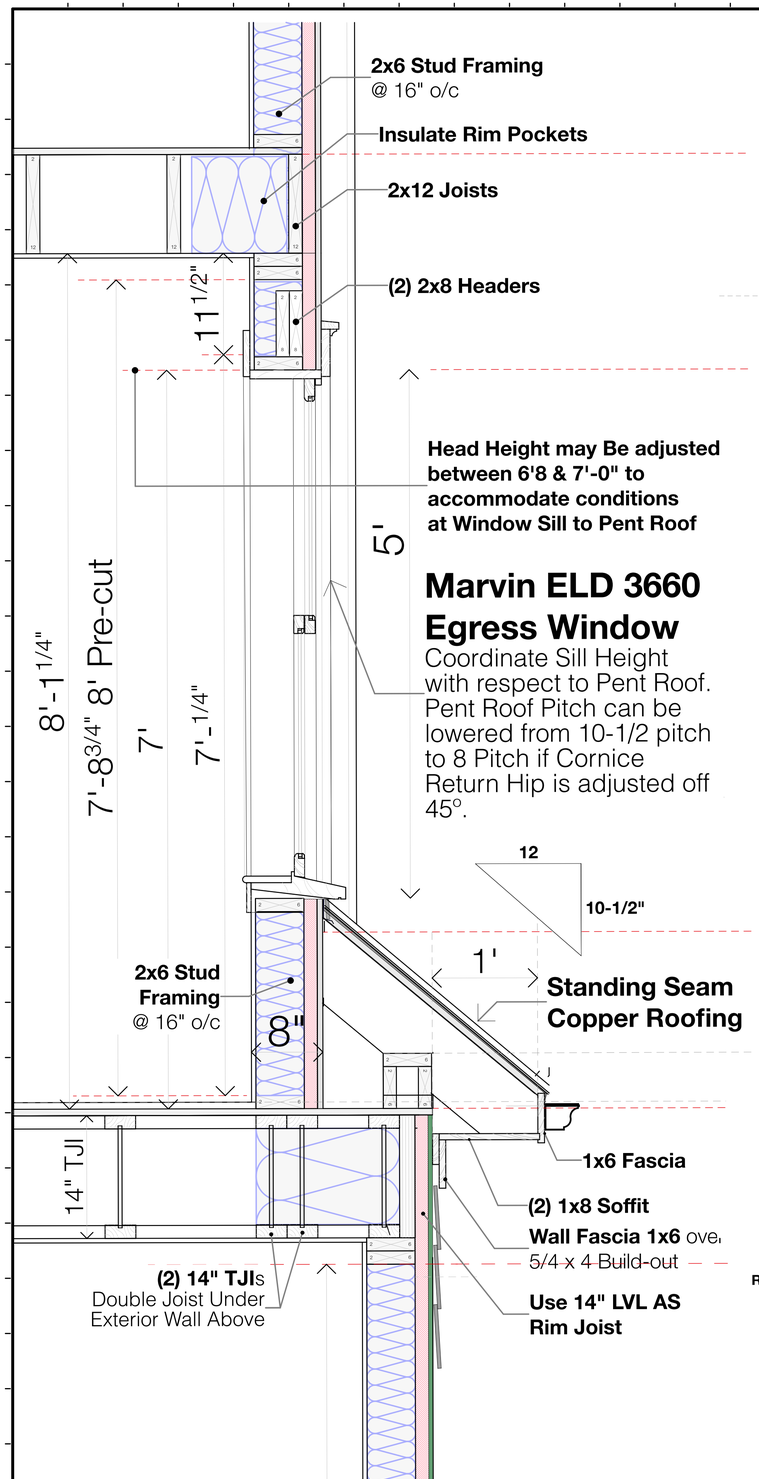
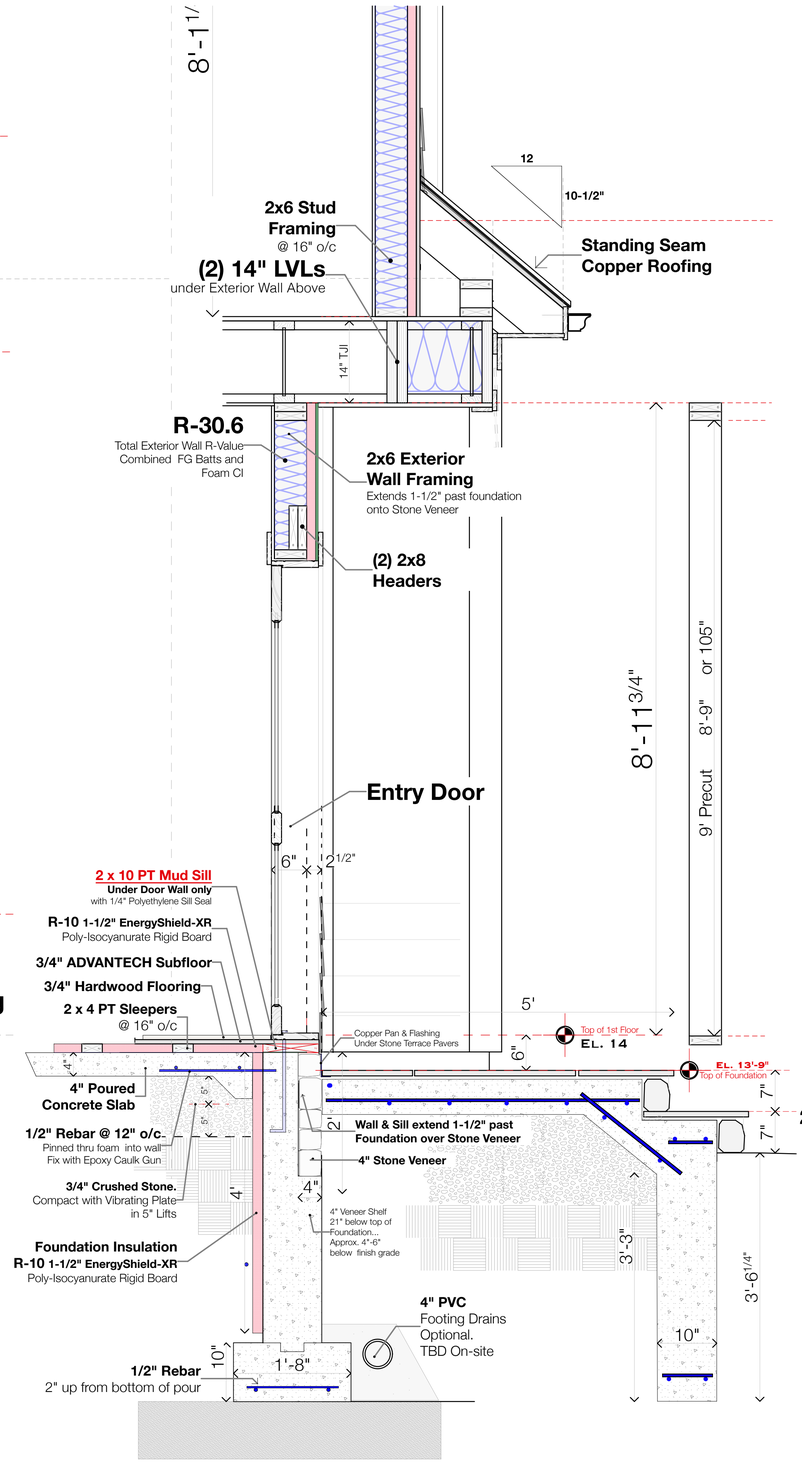


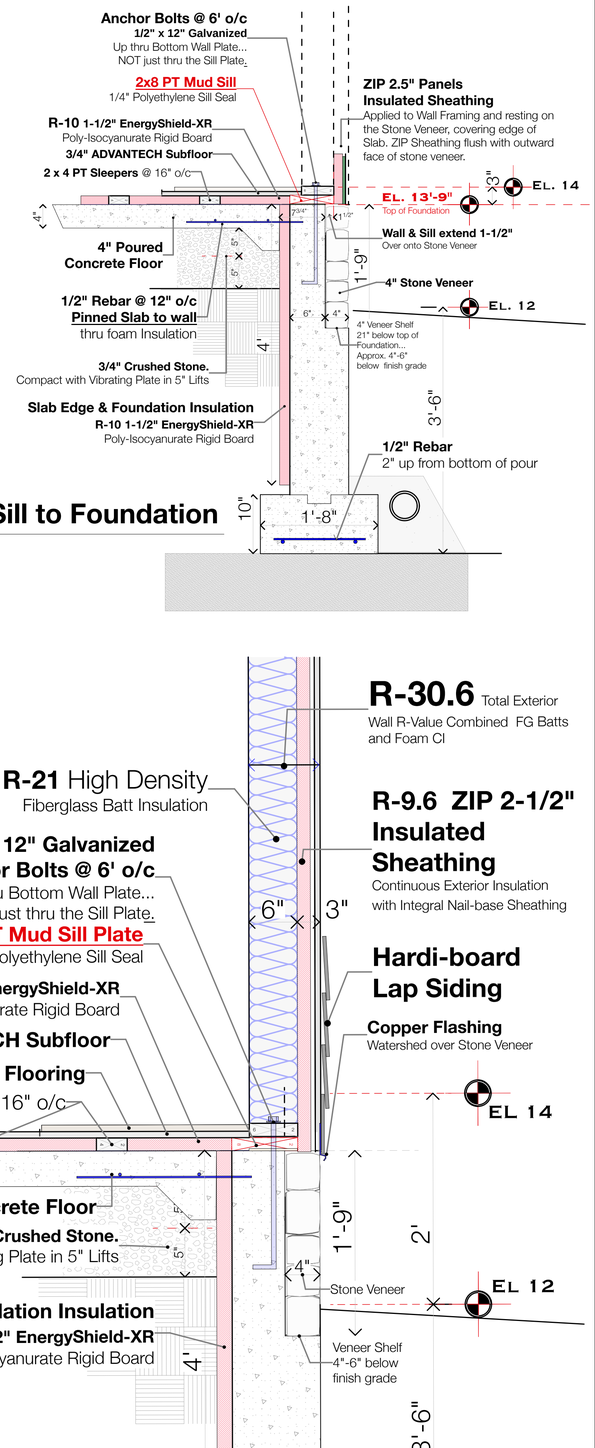
4 2nd Flr Window Sill & Pent Roof Conditions

1-1/2" = 1'0"



3 Entry Landing, Inset wall & Pent Roof Overhang

1" = 1'0"



1 Slab & Sill to Foundation

1" = 1'0"

2 Typical Front Wall @ Stone Veneer

1-1/2" = 1'0"

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Section Details - Front Wall, Walls to Foundation

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Scale as Shown

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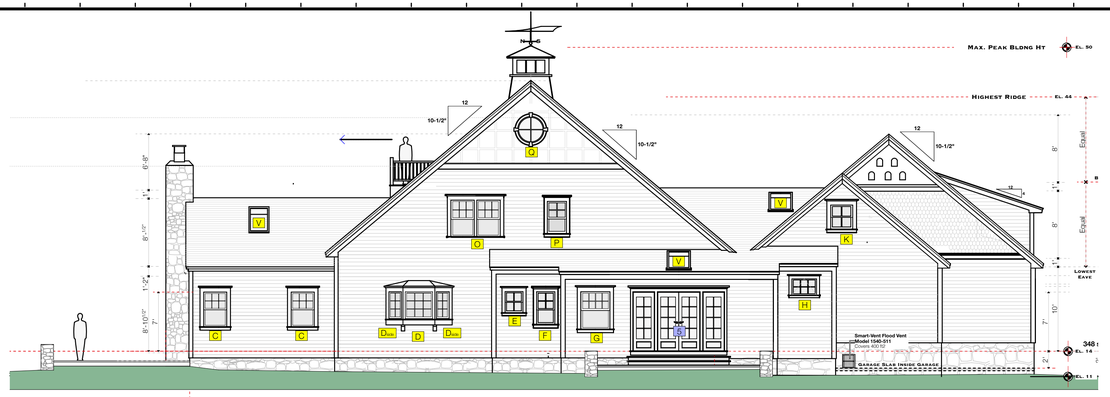
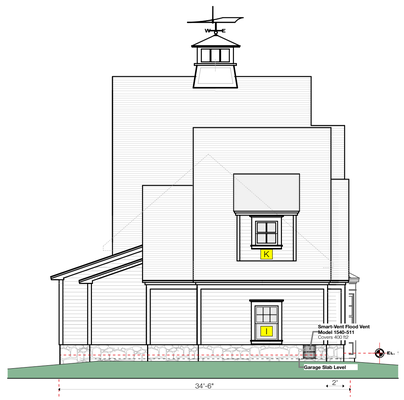


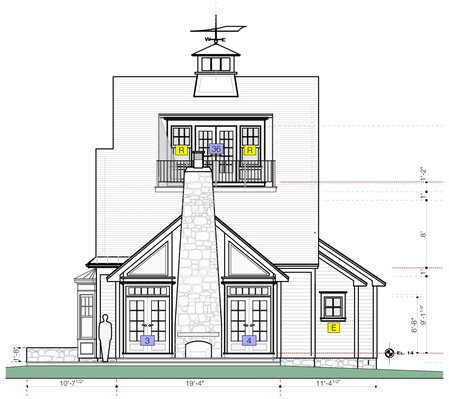
Rear Elevation View



Front Elevation View



Left Side Elevation View



Right Side Elevation View

1st Floor - Window Schedule

ID	Qty	Location	Mnftr	Operation	Designation	Nominal Size	Rough Opening	Sash Cut	Jamb	Hdware	Notes:
A	1	Dining Rm Bay Center Pix Unit	Marvin-Elevate	Fixed	ELDH-Pix	8-0 x 5-2	8'x5'-4 1/2"	7W 4H	2x6+ZIP? 8-1/8"	Selected by Client	Check Size w Sales Rep
B	1	Dining Rm Bay Flanker	Marvin-Elevate	Double Hung	ELDH-3664 E	2-10 x 5-2	3'11/2"x5'-4 1/4"	6 over 1			
B	1	Dining Rm Bay Flanker	Marvin-Elevate	Double Hung	ELDH-3664 E	2-10 x 5-2	3'11/2"x5'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
C	1	Family Room East Wall	Marvin-Elevate	Double Hung	ELDH-3660 E	3-0 x 5-0	3'11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
C	1	Family Room East Wall	Marvin-Elevate	Double Hung	ELDH-3660 E	3-0 x 5-0	3'11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Clien...	
D	1	Kitchen 45° Bay Center Unit	Marvin-Elevate	Casement Fixed Picture	ELCA-2939	2-5 x 3-3	2'-5"x3'-3"	3W 3H	2x6 + ZIP	Selected by Client	
Dside	1	Kitchen 45° Bay	Marvin-Elevate	Casement Left Crank	ELCA-2139	1-9 x 3-3	1'-9"x3'-3"	2W 3H	2x6 + ZIP	Selected by Client	
Dside	1	Kitchen 45° Bay	Marvin-Elevate	Casement Right Crank	ELCA-2139	1-9 x 3-3	1'-9"x3'-3"	2W 3H	2x6 + ZIP	Selected by Client	
E	1	Pantry East Wall	Marvin-Elevate	Casement Right Crank	ELCA-2539	2-0 x 3-2	2'-1"x3'-3 3/4"	2W 3H	2x6 + ZIP	Selected by Client	
E	1	Pantry South Wall	Marvin-Elevate	Casement Right Crank	ELCA-2539	2-0 x 3-2	2'-1"x3'-3 3/4"	2W 3H	2x6 + ZIP	Selected by Client	
F	1	Toilet Room	Marvin-Elevate	Double Hung	ELDH-2648	2-4 x 4-0	2'-2 1/2"x4 11/4"	4 over 1	2x6 + ZIP	Selected by Client	
G	1	Master Bathroom Over Tub	Marvin-Elevate	Wide Double Hung	ELDH-5460	4-4 x 4-10	4'-6 1/2"x5 11/4"	8 over 1	2x6 + ZIP	Selected by Client	Tempered Safety Glass
H	1	Her Closet	Marvin-Elevate	Awning	ELAWN-4735	3-1 x 3-0	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
I	1	Mini Garage North Wall	Marvin-Elevate	Double Hung	ELDH-3652	2-10 x 4-2	3'11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
J	1	Mudroom & Half Bath	Marvin-Elevate	Awning	ELAWN-3735	3-0 x 2-11	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
J	1	Mudroom & Half Bath	Marvin-Elevate	Awning	ELAWN-3735	3-0 x 2-11	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
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2nd Floor & Attic - Window Schedule

ID	Qty	Location	Mnftr	Operation	Mftr Unit	Frame Size	Rough Opening	Sash Cut	Jamb	Hdware	Notes:
K	1	2nd Flr Flex-Space near Storage	Marvin	Casement	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
K	1	2nd Flr Flex-Space East Bathroom	Marvin	Casement	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
K	1	Flex Space Over Garage North Nook	Marvin	Casementv	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
L	1	Over Garage Flex-Space by Closet	Marvin	Dble Hung	ELD 3660 E	3'-0 !/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	
M	1	EyeBrow Window in COnnector Hall	MArvin	Fixed	Custom	4' Wide	5'x4'-6"	TBD	2x4	Selected by Client	
N	1	2nd Floor Upper Hall	Marvin	Dble Hung	ELD 3660 E	3'-0 !/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	
O	1	Bedroom 1	Marvin	Dble Hung Mullion	ELDH 3660 E Mull	6'-0" x 5'-01/4"	5'-8"x4'-4"	6 ovr 1	2x6 w Zip	Selected by Client	Egress Unit
O	1	Bedroom 2	Marvin	Dble Hung Mullion	ELDH 3660 E Mull	6'-0" x 5'-01/4"	5'-8"x4'-2"	6 ovr 1	2x6 w Zip	Selected by Client	Egress Unit
P	1	2nd Floor Rear Main Bathroom	Marvin	Marvin	ELD 3048	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass - Near Shower
Q	1	Attic Way Round Window	Custom TBD	Fixed?	Marvin Custom ?	34" Diameter	2'-4"x4'-6"	Radial by Owner	2x6 w Zip	Selected by Client	
Q	1	Attic Way Round Window	Custom TBD	Fixed?	Marvin Custom ?	34" Diameter	2'-4"x4'-6"	Radial by Owner	2x6 w Zip	Selected by Client	
R	1	Widow's Walk Flanking Fr Door	Marvin	Double HUng	ELDH 3668 E	2-10 x 5-6	3'11/2"x5'	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass
R	1	Widow's Walk Flanking Fr Door	Marvin	Double HUng	ELDH 3668 E	2-10 x 5-6	3'11/2"x5'	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass
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Issue Date

1/14/26

Revisions

Window Schedule

Scale as Shown

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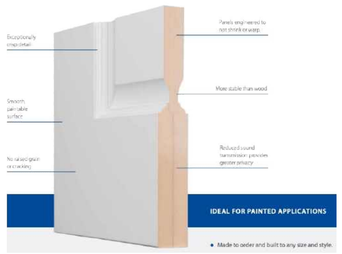
TruStile MDF Doors

TruStile MDF Doors provide quality that is unrivalled. Our use of super-refined MDF and meticulous construction methods result in a painted door product that is a cut above the rest.



- Made to order and built to any size and style.

1st Floor - Door Schedule

ID	Location	QTY	Mnftr	Operation - Style	Unit Designation	R.O./Nomimal	Jamb	Threshold	Hardware Finish	Hinge Type/Finish	Notes
1	Front Entry Door	1	Marvin	LH Swing	Selected by Owner	3'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
2	Family Room - West Wall	1	Marvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
3	Family Room - South Wall	1	Marvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
4	Family Room - South Wall	1	Marvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
5	Master Bedroom	1	Marvin	French Doors w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
6	Garage Entry to House	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Fire-Rated
7	Mudroom Cubbie Space	1		Cased Opening	NA	4'x6'-8"			As Selected by Client	Brished Stainless Steel	
8	Guest Bathroom	1	Tru-Style	RH In-Swing	TS-4000	2'-4"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
9	Master Bedroom Entry	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
10	His Closet in Hall	1	Tru-Style	Double Doors	TS-4000	4'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
11	His Closet	1	Tru-Style	LH In-Swing	TS-4000	3'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
12	MBR Cased Opening	1		Cased Opening	NA	2'-6"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
13	Her Closet	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
14	MBR Bathroom	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
15	MBR BAth Toilet Room	1	Tru-Style	LH In-Swing	TS-4000	2'-4"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
16	Mudroom Cased Opening	1		Cased Opening	NA	3'x6'-8"			As Selected by Client	Brished Stainless Steel	
17	Entry Closet	1	Tru-Style	LH Out-Swing	TS-4000	1'-6"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
18	Entry Closet	1	Tru-Style	Double Doors	TS-4000	4'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
19	Laundry Room	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
20	Pantry	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
G3	Garage Door 1	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
G3	Garage Door 2	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
G3	Garage Door 3	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
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2nd Floor & Attic Way - Door Schedule

ID	Location	QTY	Mnftr	Operation - Style	Leaf Style	W x H Size	Jamb	Threshold	Hardware Finish	Hinge Type/Finish	Notes
21	Hall Linen Closet	1	Tru-Stile	Double Door	TS-4000	3'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
22	Hall Linen Closet	1	Tru-Stile	Double Door	TS-4000	3'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
23	Bedroom 1	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	2x4 +		As Selected by Client	Brushed Stainless Steel	Bracing WAll - Jamb V.I.F.
24	Bedroom 1 Closet	1	Tru-Stile	Double Door	TS-4000	4'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
25	Bedroom 2	1	Tru-Stile	RH In-Swing	TS-4000	2'-6"x6'-8"	2x4 +		As Selected by Client	Brushed Stainless Steel	Bracing WAll - Jamb V.I.F.
26	Bedroom 2 Closet	1	Tru-Stile	Double Door	TS-4000	4'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
27	Hall Cased Opening	1	Tru-Stile	Cased Opening	TS-4000	2'-8"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
28	2nd Flr Bathroom	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
29	HVAC	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	TBD		As Selected by Client	Brushed Stainless Steel	Weatherproof for Vapors
30	Connector Hall -Flex-Space	1	Tru-Stile	RH In-Swing	TS-4000	2'-8"x6'-8"	TBD		As Selected by Client	Brushed Stainless Steel	
31	Flex-Space Bathroom	1	Tru-Stile	LH In-Swing	TS-4000	2'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
32	Supply Closet inside Bathroom	1	Tru-Stile	RH In-Swing	TS-4000	2'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
33	Flex Space short Storage	1	Tru-Stile	RH Out-Swing	Custom Access Do...	2'-6"x3'	2x4		As Selected by Client	Brushed Stainless Steel	Custom Access Door Trapezoid
34	Optional Stair Case to Garage	1	Tru-Stile	LH In-Swing	TS-4000	2'-8"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	Fire Rated Door to Garage
35	Flex Space Storage Closet	1	Tru-Stile	RH Out-Swing	TS-4000	2'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
36	Attic Way to HVAC Eaves	1	Tru-Stile	LH Out-Swing	TS-4000	2'-6"x6'-8"	2x6 ?		As Selected by Client	Brushed Stainless Steel	
37	Widow's Walk Lookout	1	Marvin	French Door	15 Lite Temp Glass	5'x6'-8"	2x6 +	Aluminum	As Selected by Client	Brushed Stainless Steel	Triple Locking HArdware
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Issue Date

1/14/26

Revisions

Door Schedule

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Lateral Wind Load Analysis & Wall Bracing Design - 1st Floor

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Side To Side

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

2021 IRC - Wind Bracing Summary - 1st Floor

Cavanagh House - 4-1/2 Seaside Place

Side to Side — Dimensions in Linear Feet

Brace Line	1-1	2-1	3-1	4-1	5-1	6-1	7-1
Required	5.22	10.63	9.01	7.15	9.42	8.24	7.35
Provided	12.00	12.70	27.80	25.20	17.50	8.30	4.00
Exceeds by	6.78	2.07	18.79	18.05	8.08	0.06	-3.35 use Simpson Strong-Wall

Side-to-Side

	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1	Wall Line 4-1	Wall Line 5-1	Wall Line 6-1	Wall Line 7-1
Inputs							
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	10 ft	13 ft	10 ft	12 ft	16 ft	12 ft	10 ft
Braced-Wall-Line Spacing	11.92 ft	23.00 ft	23.00 ft	15.33 ft	16.92 ft	18.17 ft	18.17 ft
Wall Height	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Holdown Device Used	No	No	No	No	No	No	No
WIND							
Tabulated Wind Bracing Amount	2.288 ft	3.95 ft	3.95 ft	2.7995 ft	3.038 ft	3.2255 ft	3.2255 ft
Exposure Height Factor	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Eave-to-Ridge Height Factor	1	1.18	1	1.12	1.36	1.12	1
Wind Wall Height Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6	1.6	1.6
Holdown Factor	1	1	1	1	1	1	1
Blocked Joint Factor	1	1	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1	1	1
Required Wind Bracing Amount	5.22 ft	10.63 ft	9.01 ft	7.15 ft	9.42 ft	8.24 ft	7.35 ft
RESULTS							
Length of Wall Bracing Required	**5.22 ft**	**10.63 ft**	**9.01 ft**	**7.15 ft**	**9.42 ft**	**8.24 ft**	**7.35 ft**

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

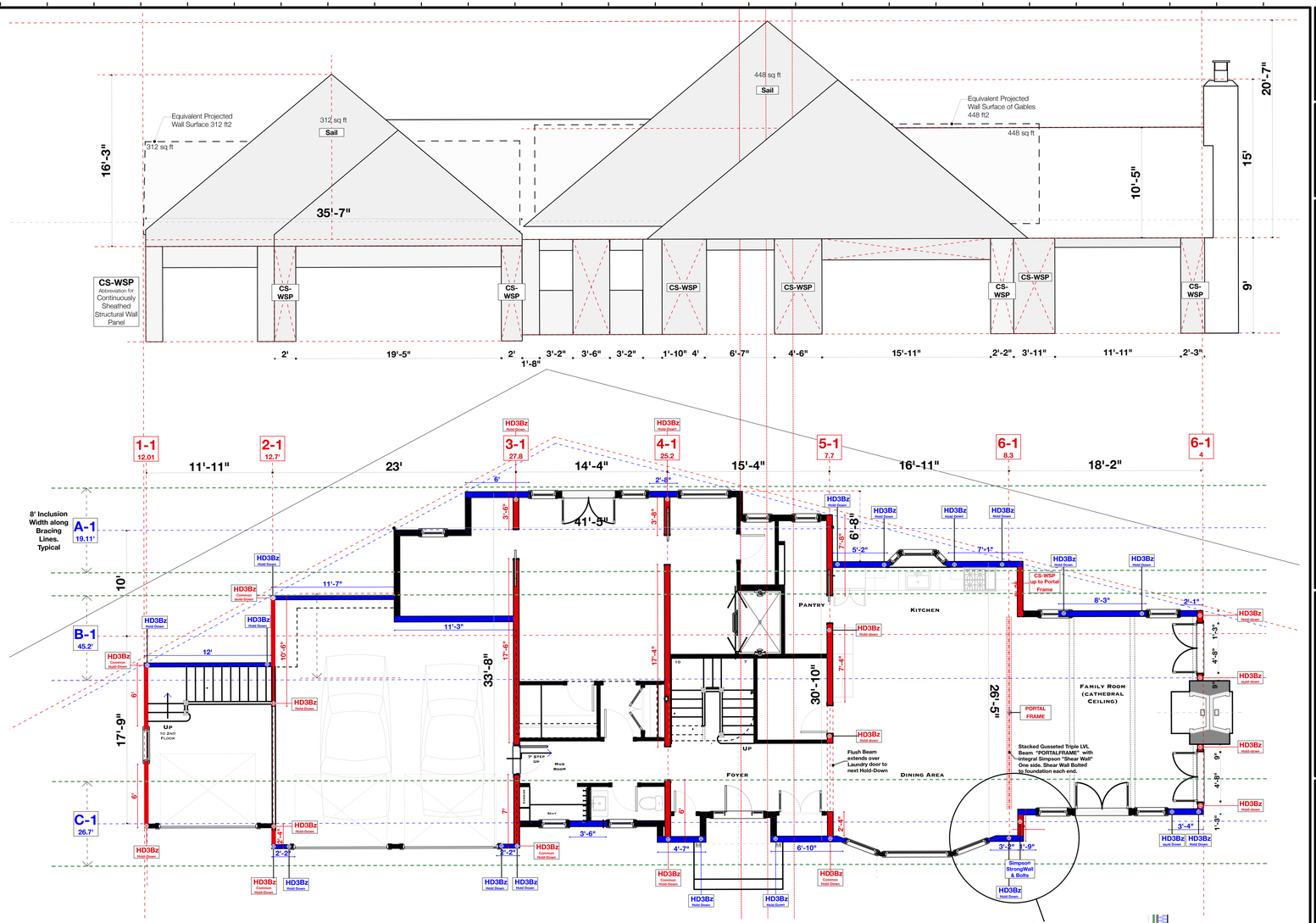
WIND EXPOSURE CATEGORY: D

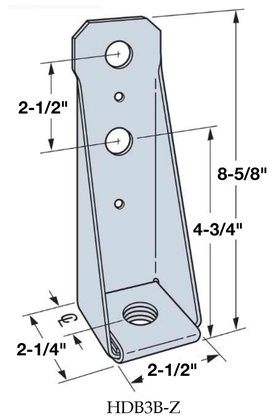
Front to Back

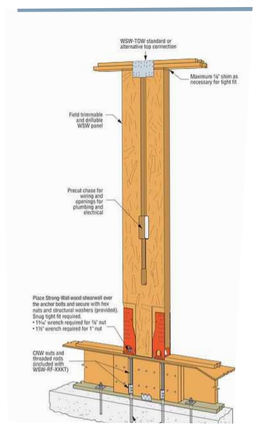
Brace Line	A-1	B-1	C-1
Required	4.29	7.23	7.23
Provided	19.11	45.20	26.70
Exceeds by	14.82	37.97	19.47

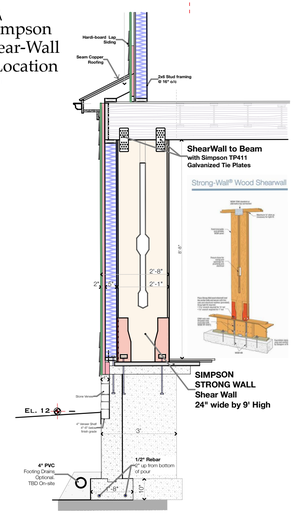
Front-to-Back

	Wall Line A-1	Wall Line B-1	Wall Line C-1
Inputs			
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	10 ft	16 ft	10 ft
Braced-Wall-Line Spacing	10.17 ft	17.58 ft	17.58 ft
Wall Height	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes
Holdown Device Used	No	No	No
WIND			
Tabulated Wind Bracing Amount	2.0255 ft	3.137 ft	3.137 ft
Exposure Height Factor	1.5	1.5	1.5
Eave-to-Ridge Height Factor	1	1.36	1
Wind Wall Height Factor	0.95	0.95	0.95
Number of BWL Factor	1.3	1.3	1.3
Holdown Factor	1	1	1
Blocked Joint Factor	1	1	1
Gypsum on Inside Factor	1	1	1
Wind GB Construction Factor	1	1	1
Required Wind Bracing Amount	3.75 ft	7.9 ft	5.81 ft
RESULTS			
Length of Wall Bracing Required	**3.75 ft**	**7.9 ft**	**5.81 ft**









72 Bridge Street Shelton, Ct 06484

Joseph Matto Architects AIA

Keith & Eileen Cavanagh - Seaside Place

Lateral Wind Load Analyis - 1st Floor

Issue Date 1/14/26

Revisions

Scale as Shown

Page A21

Lateral Wind Load Analysis & Wall Bracing design - 2nd Floor

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Side To Side

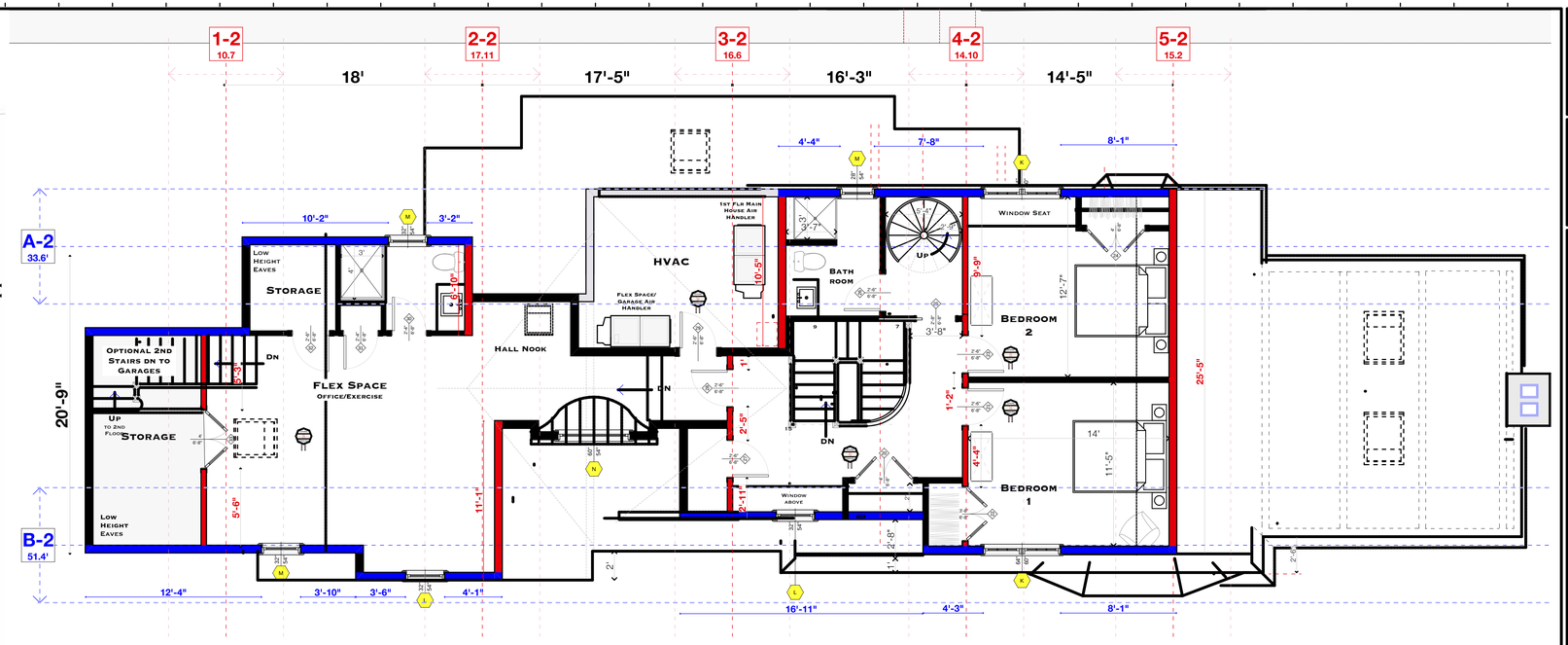
SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Side-to-Side

	Wall Line 1-2	Wall Line 2-2	Wall Line 3-2	Wall Line 4-2	Wall Line 5-2
Inputs					
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	10 ft	9 ft	11 ft	13 ft	8 ft
Braced-Wall-Line Spacing	18.00 ft	18.00 ft	17.42 ft	16.25 ft	14.42 ft
Wall Height	8 ft	8 ft	8 ft	8 ft	8 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes
Holdown Device Used	No	No	No	No	No
WIND					
Tabulated Wind Bracing Amount	3.2 ft	3.2 ft	3.113 ft	2.9375 ft	2.663 ft
Exposure Height Factor	1.6	1.6	1.6	1.6	1.6
Eave-to-Ridge Height Factor	1	0.94	1.06	1.18	0.88
Wind Wall Height Factor	0.9	0.9	0.9	0.9	0.9
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6
Holdown Factor	1	1	1	1	1
Blocked Joint Factor	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1
Required Wind Bracing Amount	7.37 ft	6.93 ft	7.6 ft	7.99 ft	5.4 ft
RESULTS					
Length of Wall Bracing Required	7.37 ft	6.93 ft	7.6 ft	7.99 ft	5.4 ft



2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Front-to-Back

	Wall Line A-2	Wall Line B-2
Inputs		
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	16 ft	20 ft
Braced-Wall-Line Spacing	20.75 ft	20.75 ft
Wall Height	8 ft	8 ft
Bracing Method	WSP	WSP
GB Construction Type	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes
Horizontal Joints Blocked	Yes	Yes
Holdown Device Used	Yes	Yes
WIND		
Tabulated Wind Bracing Amount	4.15 ft	4.15 ft
Exposure Height Factor	1.6	1.6
Eave-to-Ridge Height Factor	1.36	1.6
Wind Wall Height Factor	0.9	0.9
Number of BWL Factor	1	1
Holdown Factor	0.8	0.8
Blocked Joint Factor	1	1
Gypsum on Inside Factor	1	1
Wind GB Construction Factor	1	1
Required Wind Bracing Amount	6.5 ft	7.65 ft
RESULTS		
Length of Wall Bracing Required	**6.5 ft**	**7.65 ft**

2021 IRC - Wind Bracing Summary - 2nd Floor

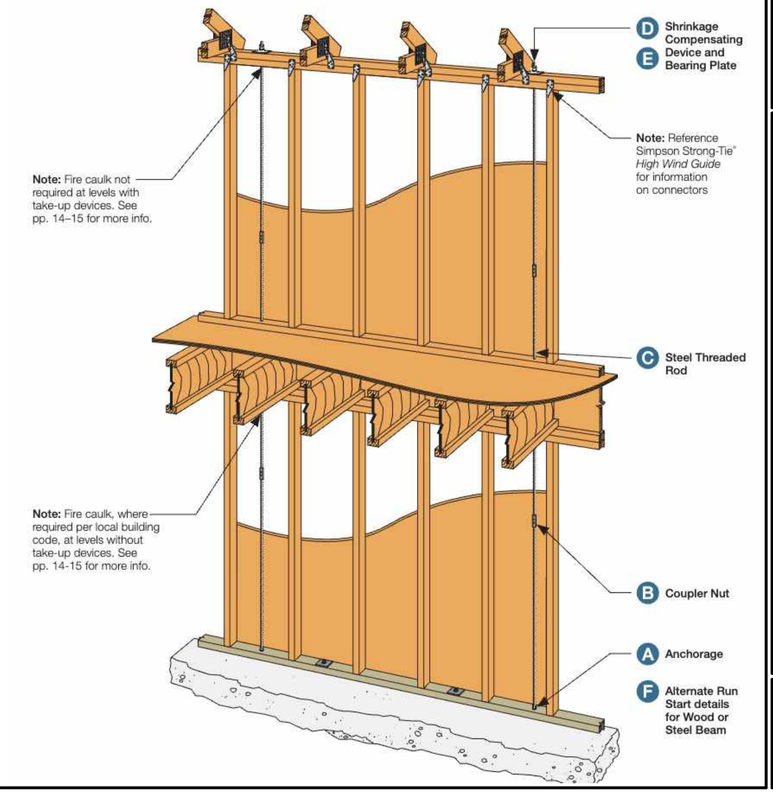
Cavanagh House - 4-1/2 Seaside Place

Side to Side — Dimensions in Linear Feet

Brace Line	1-2ft	2-2ft	3-2ft	4-2ft	5-2ft
Required	7.37	6.93	7.60	7.90	5.40
Provided	10.70	17.70	16.60	14.10	15.20
Exceeds by	3.33	10.77	9.00	6.20	9.80

Front to Back

Brace Line	A-2ft	B-2ft
Required	4.29	7.23
Provided	33.60	51.40
Exceeds by	29.31	44.17



Issue Date

1/14/26

Revisions

Lateral Wind Load Analyis - 2nd Floor

Scale as Shown

Joseph Matto Architects AIA

72 Bridge Street
Shelton, Ct
06484

Keith & Eileen Cavanagh - Seaside Place

Page

A22

Stormwater Facilities Maintenance Plan

Keith and Eileen Cavanagh

4 ½ Seaside Place, Norwalk, CT

Scope:

The purpose of the Stormwater Facility Maintenance Plan is to ensure that the proposed stormwater components to be installed at 4 ½ Seaside Place 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.

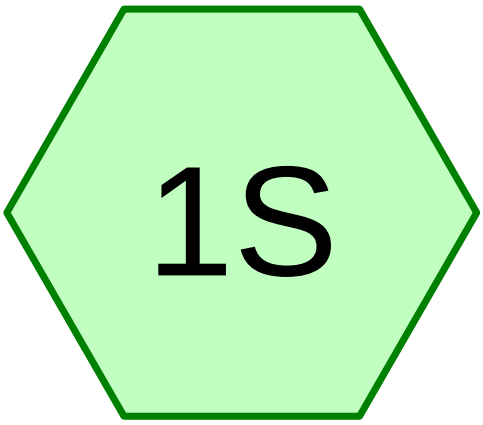
2. Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.

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 boxes: The maintenance of the junction boxes 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.



Existing Conditions

Subcat Reach Pond Link

Routing Diagram for 2751Existing
Prepared by Fairfield County Engineering LLC, Printed 12/11/2025
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Summary for Subcatchment 1S: Existing Conditions

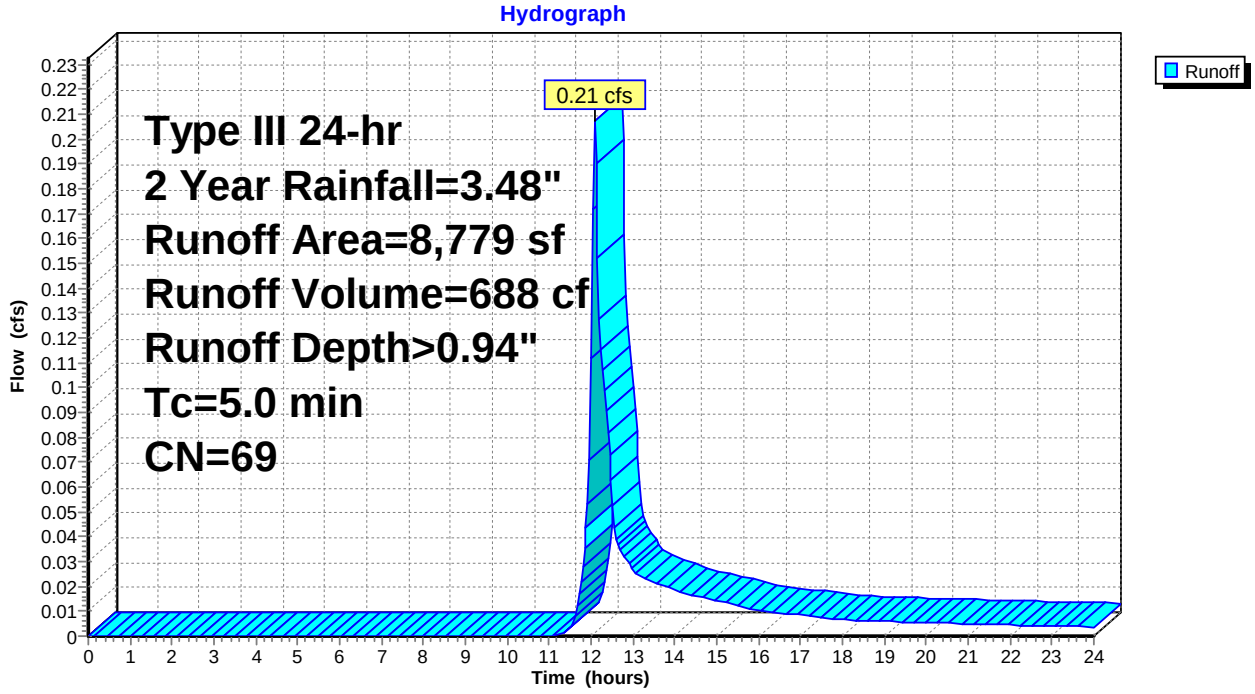
Runoff = 0.21 cfs @ 12.09 hrs, Volume= 688 cf, Depth> 0.94"

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
8,779	69	50-75% Grass cover, Fair, HSG B
8,779		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



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Summary for Subcatchment 1S: Existing Conditions

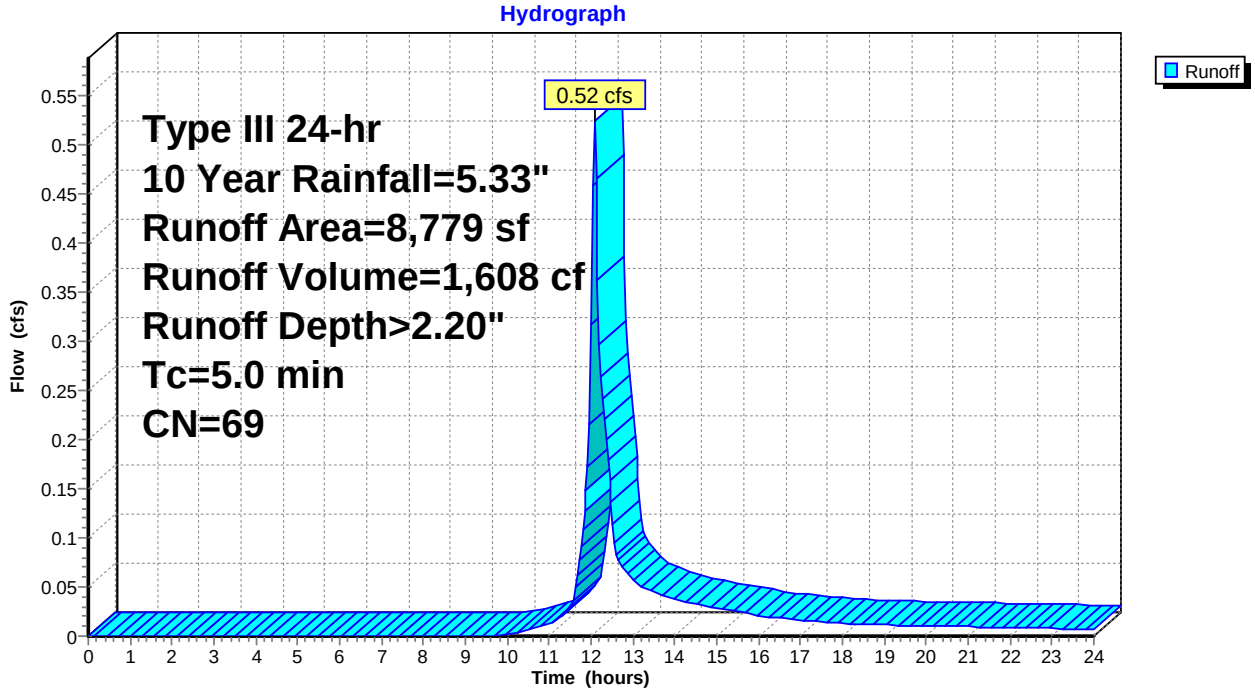
Runoff = 0.52 cfs @ 12.08 hrs, Volume= 1,608 cf, Depth> 2.20"

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
8,779	69	50-75% Grass cover, Fair, HSG B
8,779		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



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Summary for Subcatchment 1S: Existing Conditions

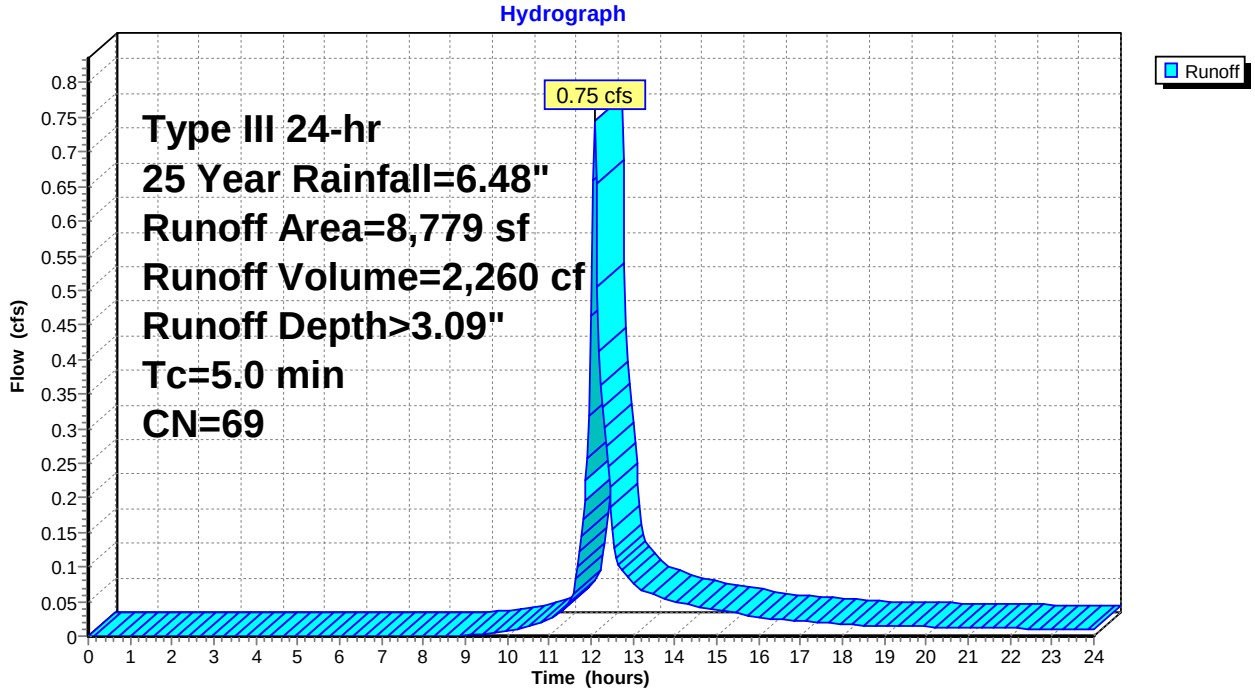
Runoff = 0.75 cfs @ 12.08 hrs, Volume= 2,260 cf, Depth> 3.09"

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
8,779	69	50-75% Grass cover, Fair, HSG B
8,779		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



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Summary for Subcatchment 1S: Existing Conditions

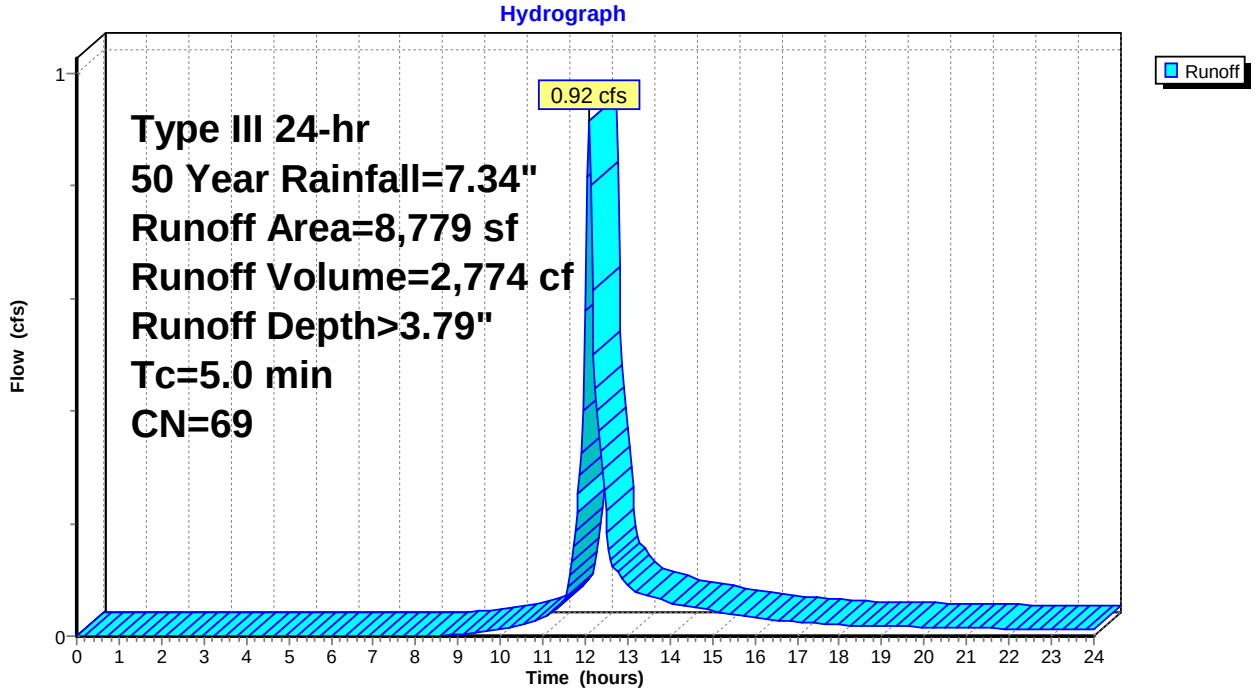
Runoff = 0.92 cfs @ 12.08 hrs, Volume= 2,774 cf, Depth> 3.79"

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
8,779	69	50-75% Grass cover, Fair, HSG B
8,779		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



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Summary for Subcatchment 1S: Existing Conditions

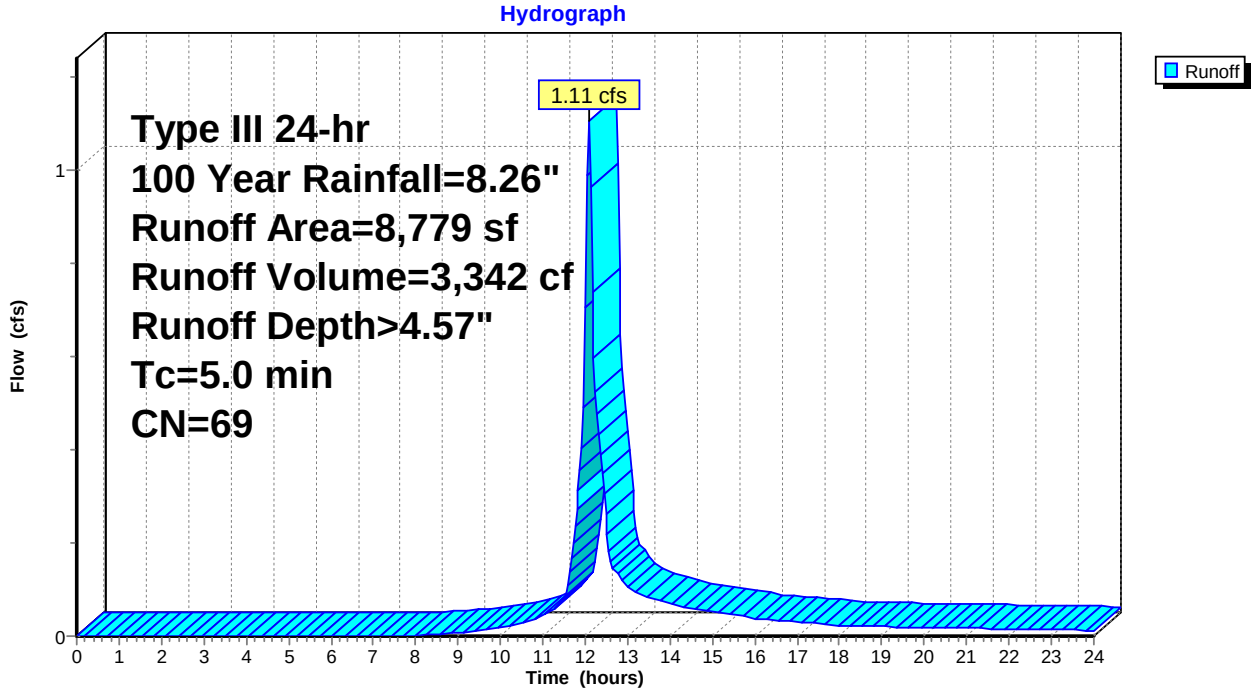
Runoff = 1.11 cfs @ 12.08 hrs, Volume= 3,342 cf, Depth> 4.57"

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
8,779	69	50-75% Grass cover, Fair, HSG B
8,779		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



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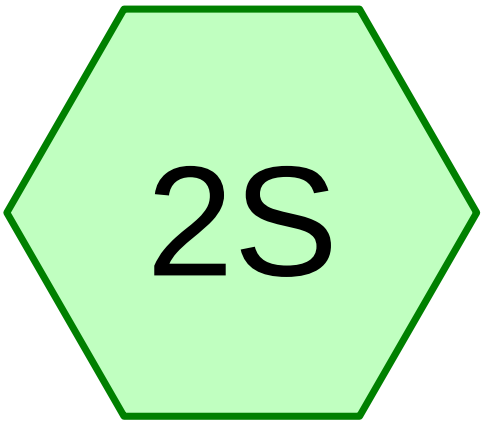

Proposed Conditions

Subcat Reach Pond Link

Routing Diagram for 2751Proposed
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Summary for Subcatchment 2S: Proposed Conditions

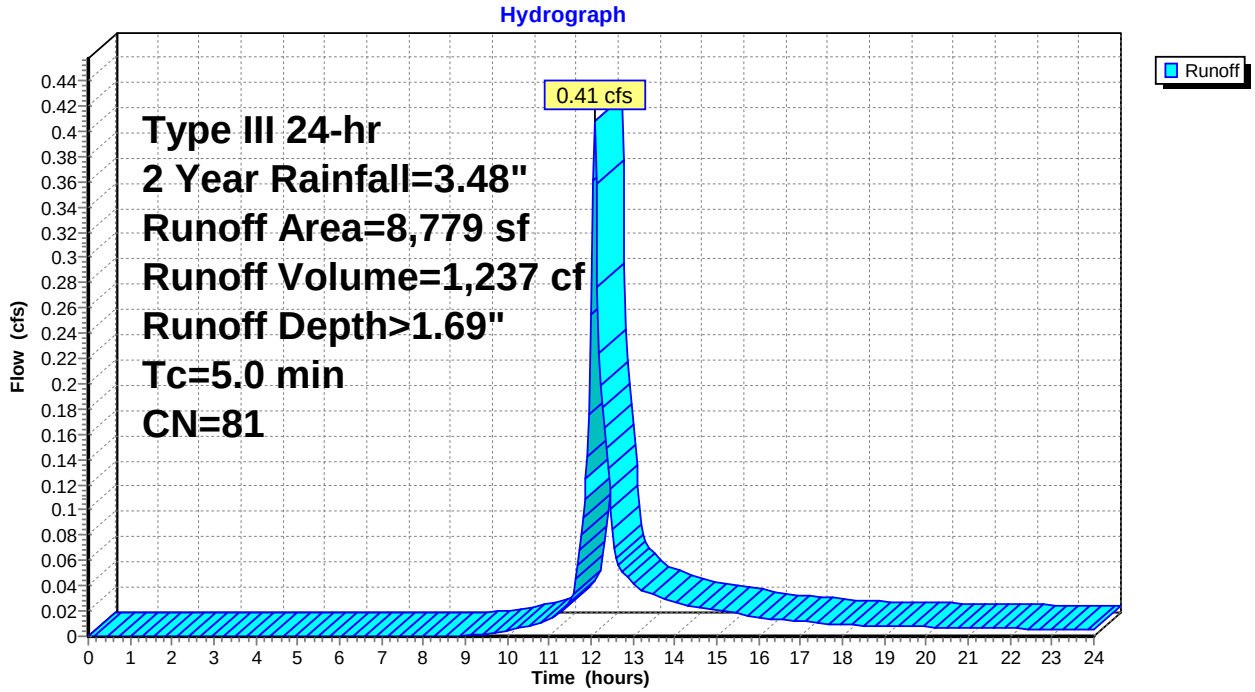
Runoff = 0.41 cfs @ 12.08 hrs, Volume= 1,237 cf, Depth> 1.69"

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 2 Year Rainfall=3.48"

	Area (sf)	CN	Description
*	2,933	98	House
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	8,779	81	Weighted Average
	5,472		62.33% Pervious Area
	3,307		37.67% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

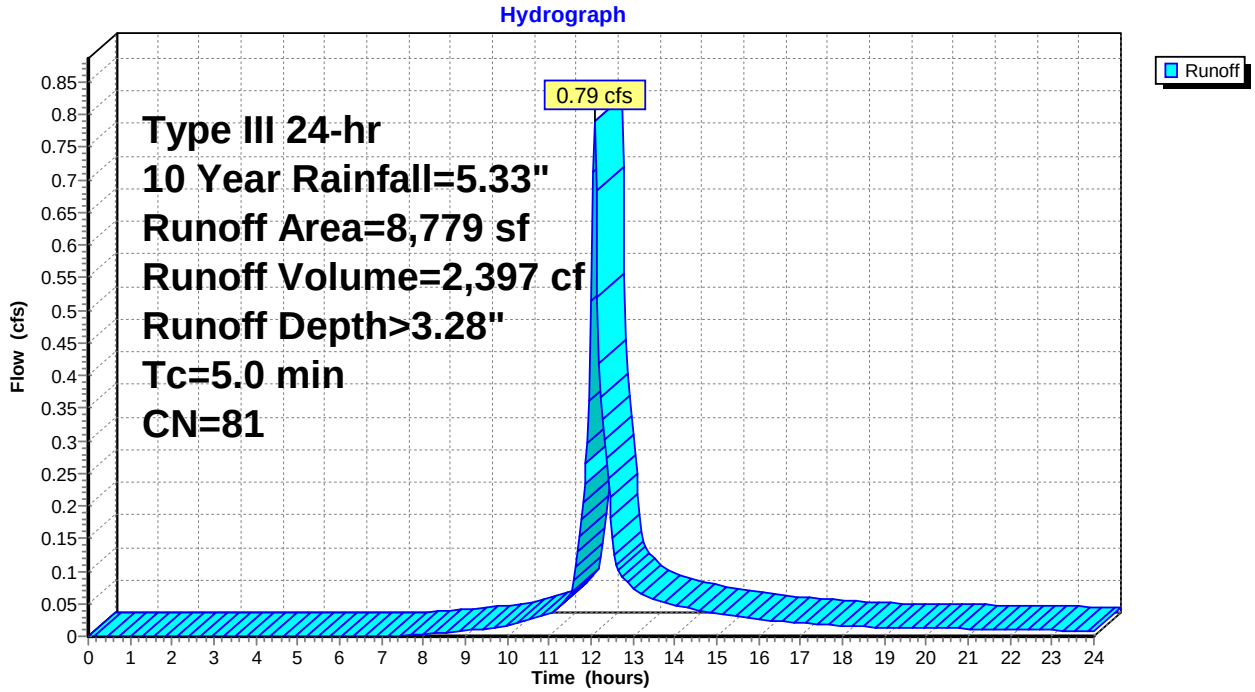
Runoff = 0.79 cfs @ 12.08 hrs, Volume= 2,397 cf, Depth> 3.28"

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
*	2,933	98	House
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	8,779	81	Weighted Average
	5,472		62.33% Pervious Area
	3,307		37.67% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

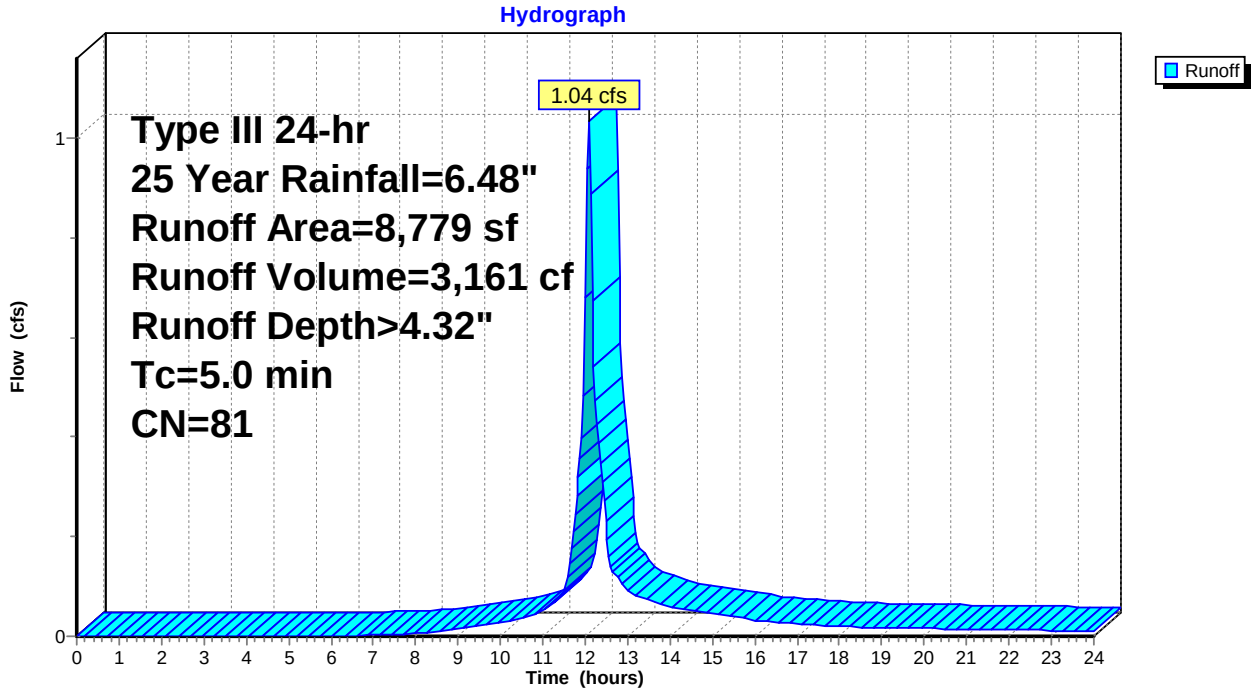
Runoff = 1.04 cfs @ 12.08 hrs, Volume= 3,161 cf, Depth> 4.32"

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
*	2,933	98	House
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	8,779	81	Weighted Average
	5,472		62.33% Pervious Area
	3,307		37.67% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

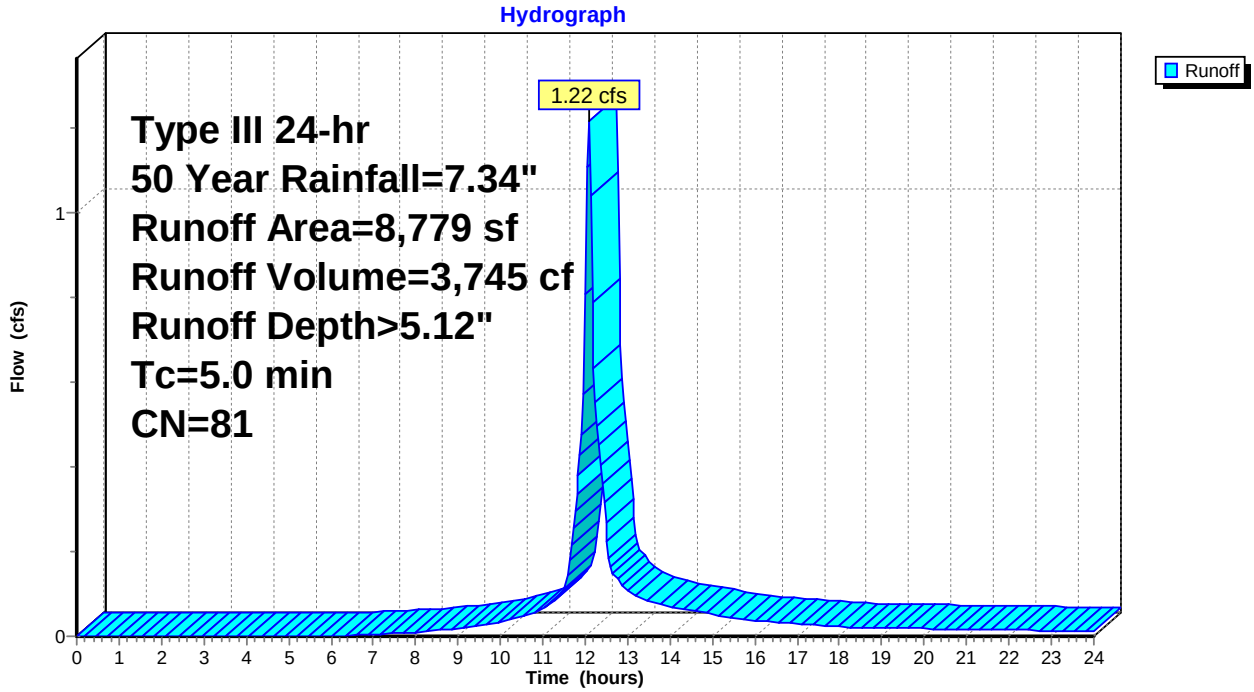
Runoff = 1.22 cfs @ 12.08 hrs, Volume= 3,745 cf, Depth> 5.12"

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
*	2,933	98	House
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	8,779	81	Weighted Average
	5,472		62.33% Pervious Area
	3,307		37.67% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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Summary for Subcatchment 2S: Proposed Conditions

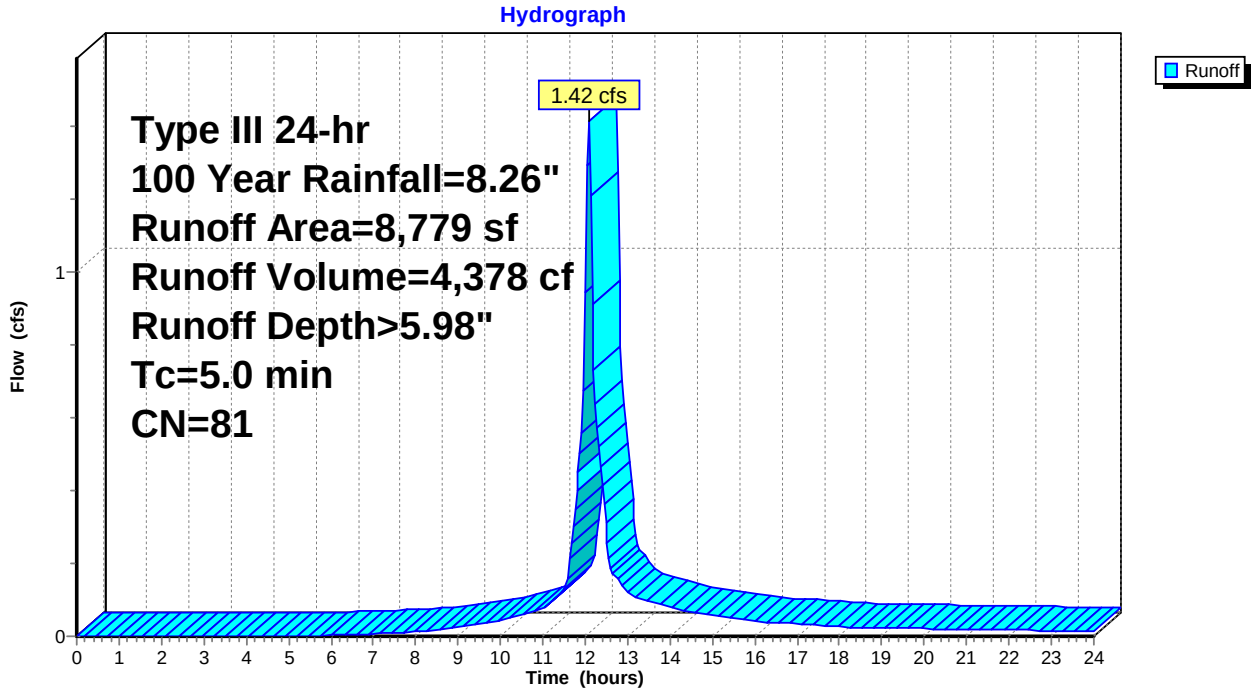
Runoff = 1.42 cfs @ 12.07 hrs, Volume= 4,378 cf, Depth> 5.98"

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
*	2,933	98	House
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	8,779	81	Weighted Average
	5,472		62.33% Pervious Area
	3,307		37.67% Impervious Area

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

Subcatchment 2S: Proposed Conditions



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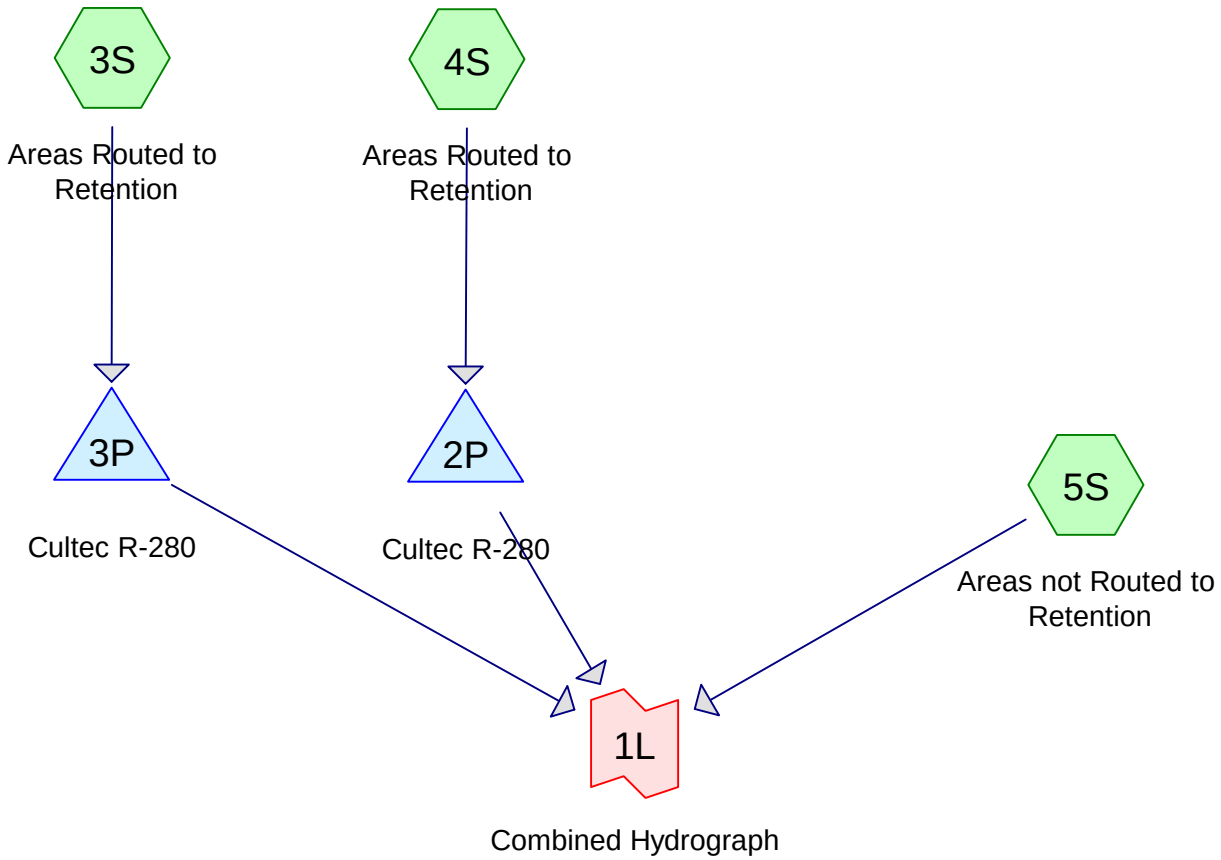

Subcat Reach Pond Link

Routing Diagram for 2751Combined
Prepared by Fairfield County Engineering LLC, Printed 12/11/2025
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Summary for Subcatchment 3S: Areas Routed to Retention

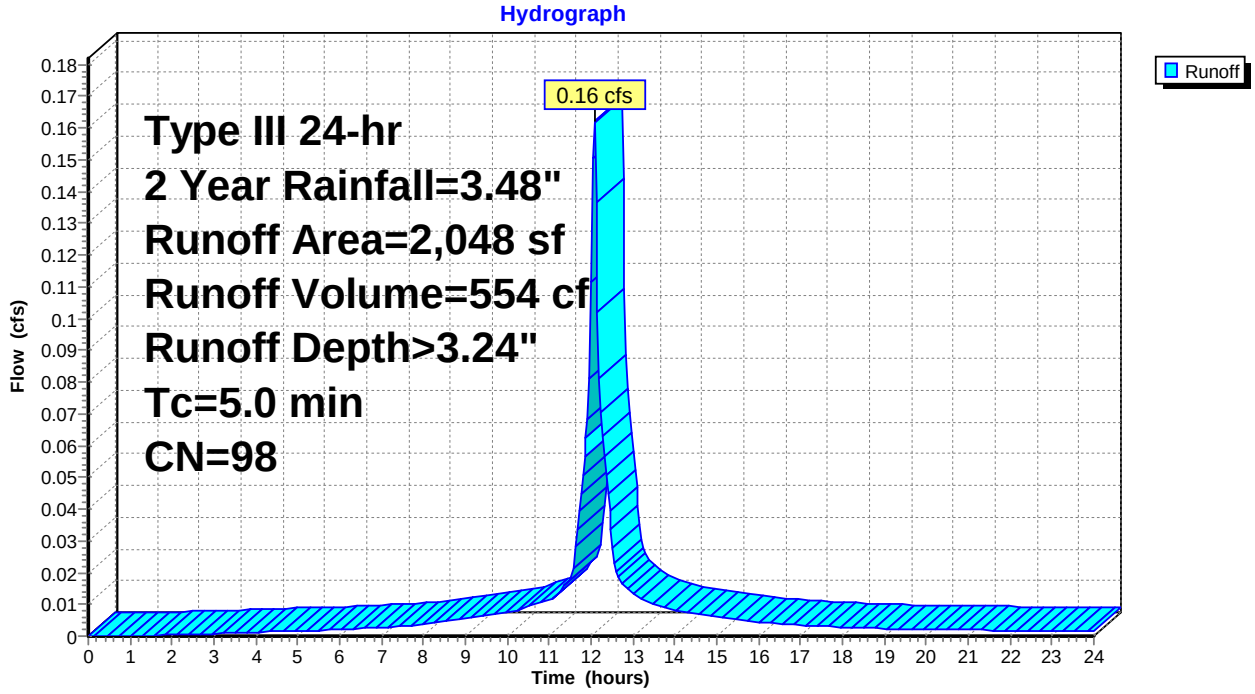
Runoff = 0.16 cfs @ 12.07 hrs, Volume= 554 cf, Depth> 3.24"

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
*	2,048	98	Portion of House roof
	2,048		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

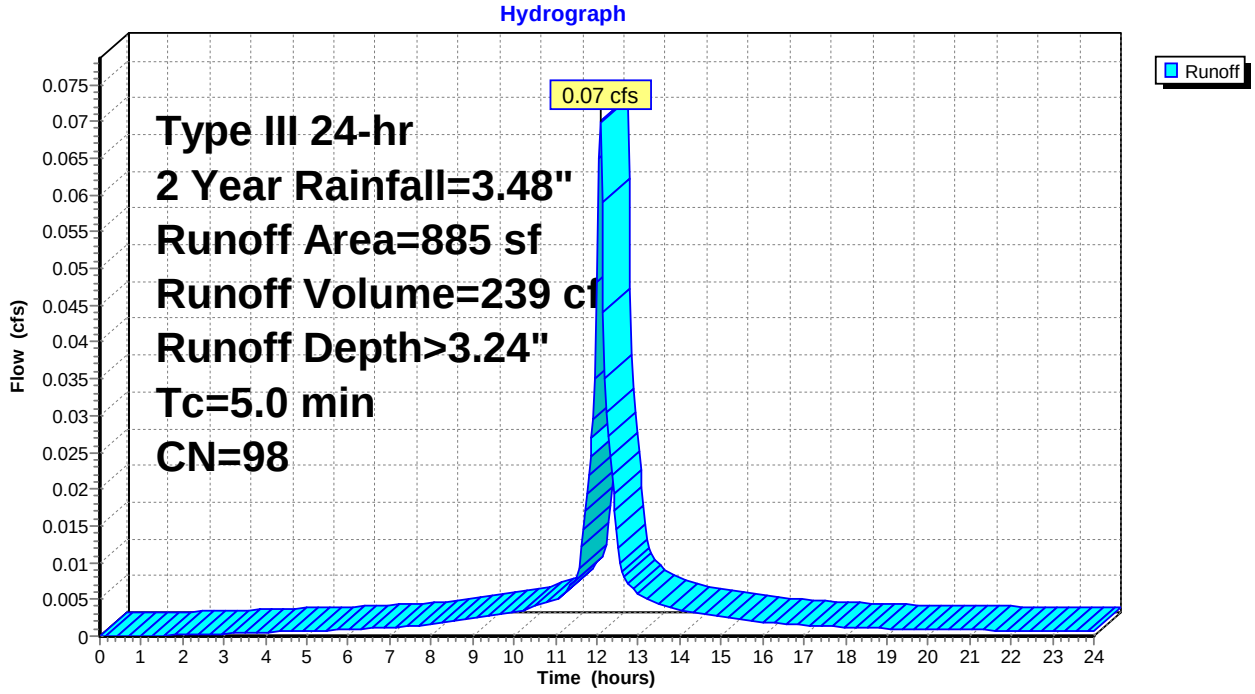
Runoff = 0.07 cfs @ 12.07 hrs, Volume= 239 cf, Depth> 3.24"

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
*	885	98	Portion of House roof
	885		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retention

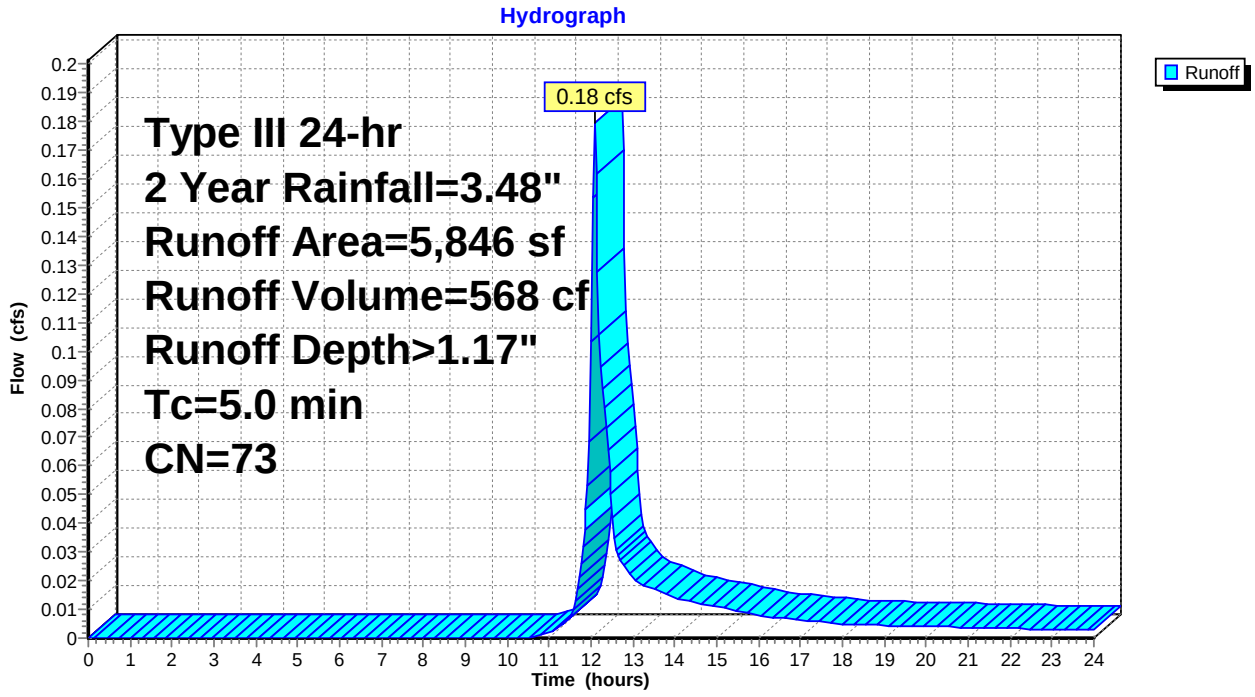
Runoff = 0.18 cfs @ 12.08 hrs, Volume= 568 cf, Depth> 1.17"

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
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	5,846	73	Weighted Average
	5,472		93.60% Pervious Area
	374		6.40% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retention



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Summary for Pond 2P: Cultec R-280

Inflow Area = 885 sf,100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
Inflow = 0.07 cfs @ 12.07 hrs, Volume= 239 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= 9.43' @ 24.00 hrs Surf.Area= 216 sf Storage= 239 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

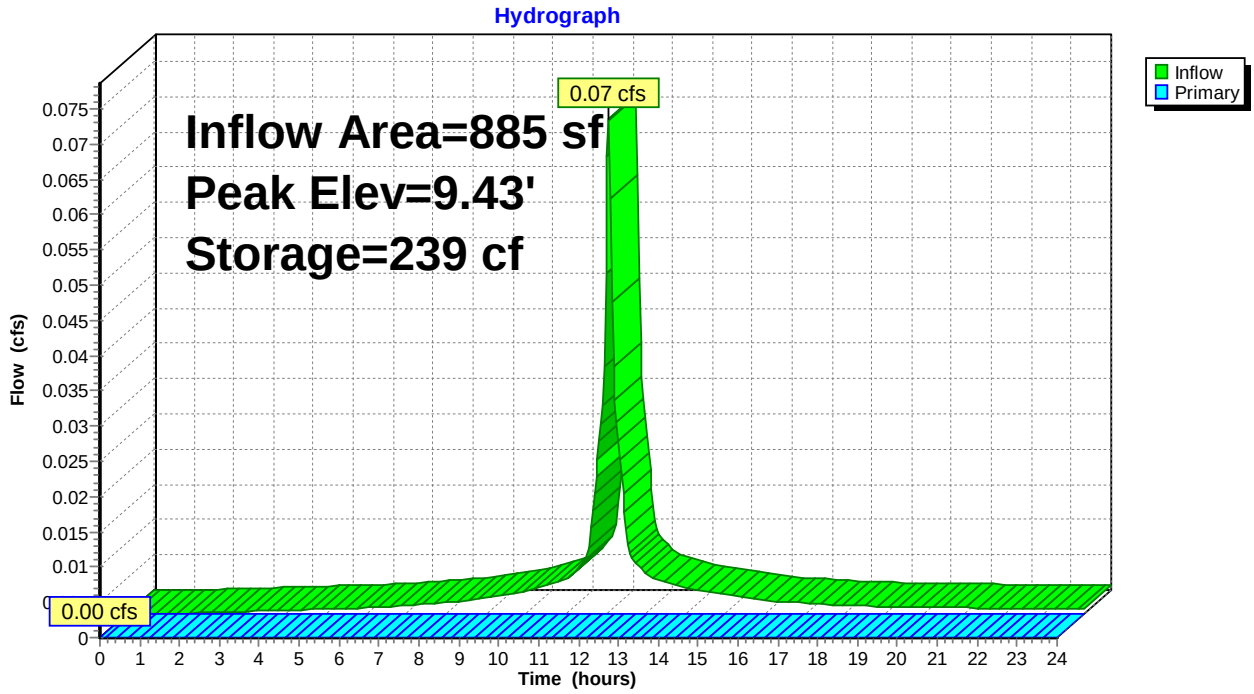
Volume	Invert	Avail.Storage	Storage Description
#1A	8.00'	94 cf	**21.58'W x 10.00'L x 2.21'H Field A** 477 cf Overall - 243 cf Embedded = 234 cf x 40.0% Voids
#2A	8.00'	243 cf	**Cultec R-280HD** x 5 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 5 rows
		336 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	10.20'	**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=8.00' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 2P: Cultec R-280



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Summary for Pond 3P: Cultec R-280

Inflow Area = 2,048 sf,100.00% Impervious, Inflow Depth > 3.24" for 2 Year event
Inflow = 0.16 cfs @ 12.07 hrs, Volume= 554 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= 8.57' @ 24.00 hrs Surf.Area= 433 sf Storage= 554 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no outflow)

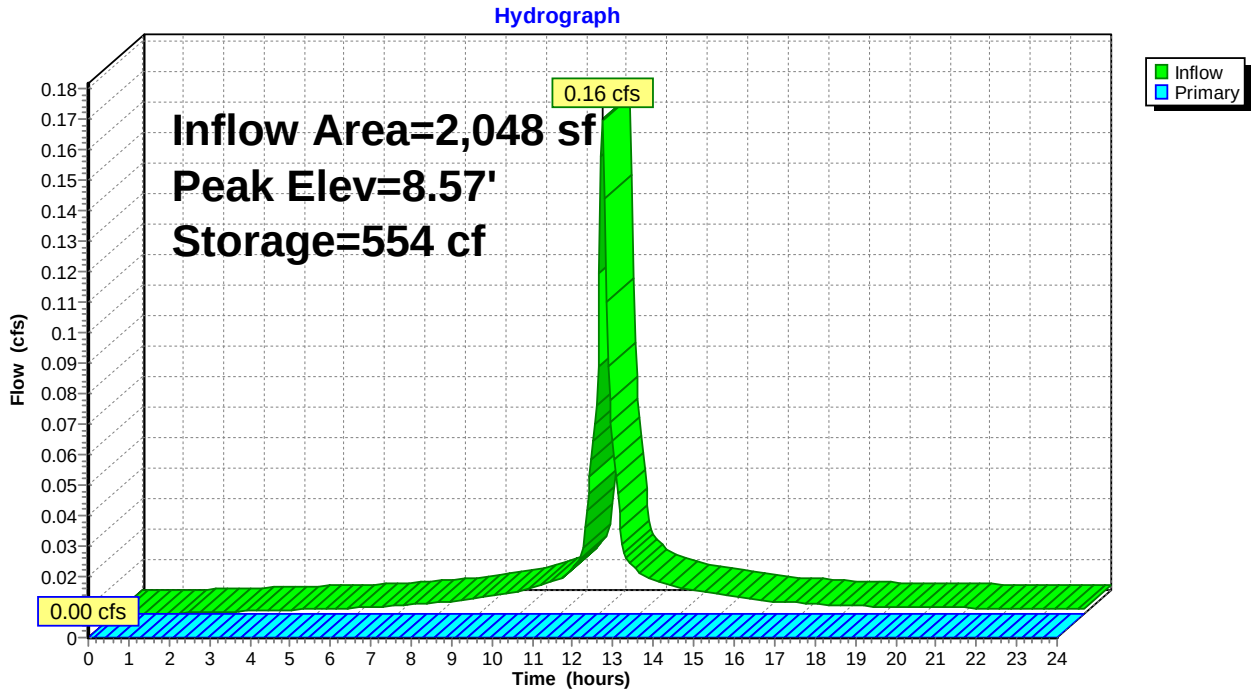
Volume	Invert	Avail.Storage	Storage Description
#1A	7.00'	164 cf	**25.50'W x 17.00'L x 2.21'H Field A** 957 cf Overall - 546 cf Embedded = 411 cf x 40.0% Voids
#2A	7.00'	546 cf	**Cultec R-280HD** x 12 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 6 rows
		711 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	9.20'	**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=7.00' (Free Discharge)
1=Orifice/Grate (Controls 0.00 cfs)

Pond 3P: Cultec R-280



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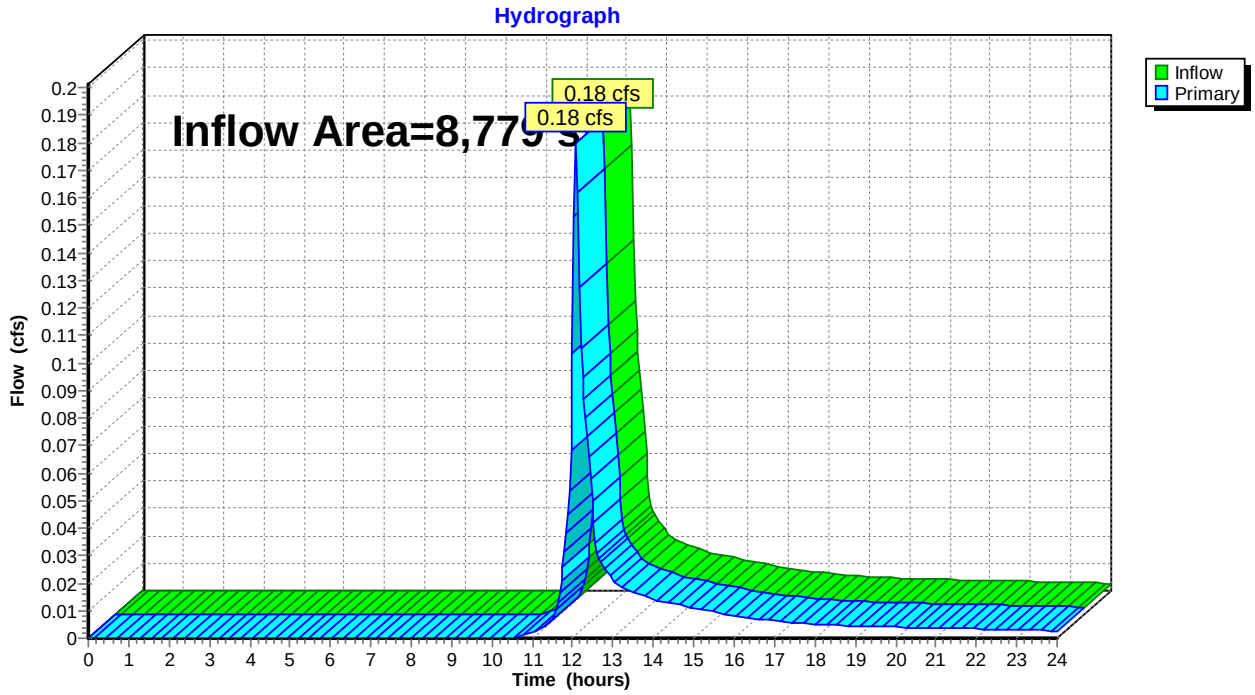
Summary for Link 1L: Combined Hydrograph

Inflow Area = 8,779 sf, 37.67% Impervious, Inflow Depth > 0.78" for 2 Year event
Inflow = 0.18 cfs @ 12.08 hrs, Volume= 568 cf
Primary = 0.18 cfs @ 12.08 hrs, Volume= 568 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

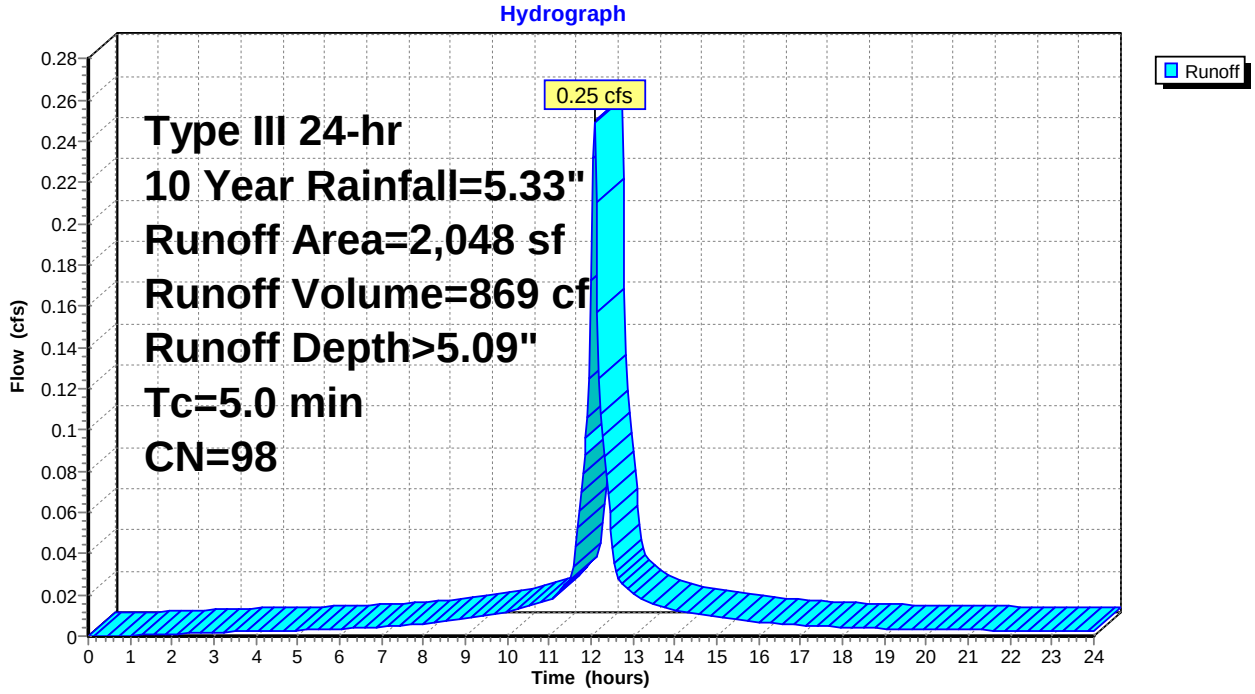
Runoff = 0.25 cfs @ 12.07 hrs, Volume= 869 cf, Depth> 5.09"

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
*	2,048	98	Portion of House roof
	2,048		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

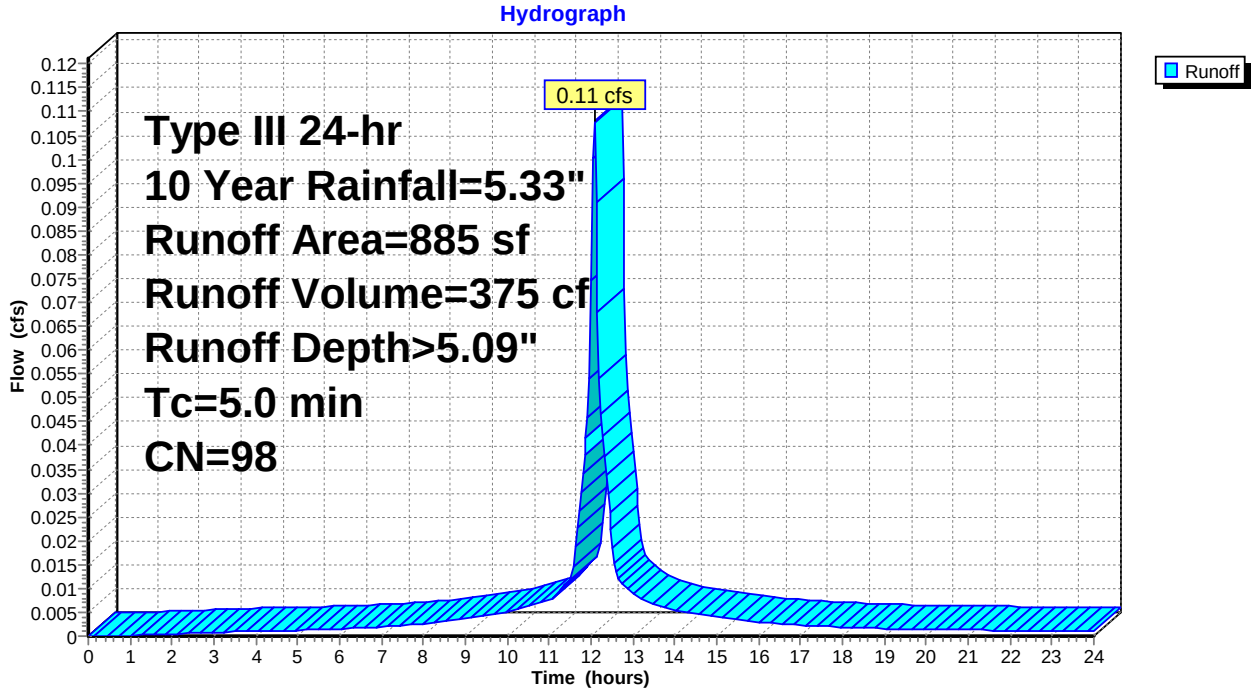
Runoff = 0.11 cfs @ 12.07 hrs, Volume= 375 cf, Depth> 5.09"

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
*	885	98	Portion of House roof
	885		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retention

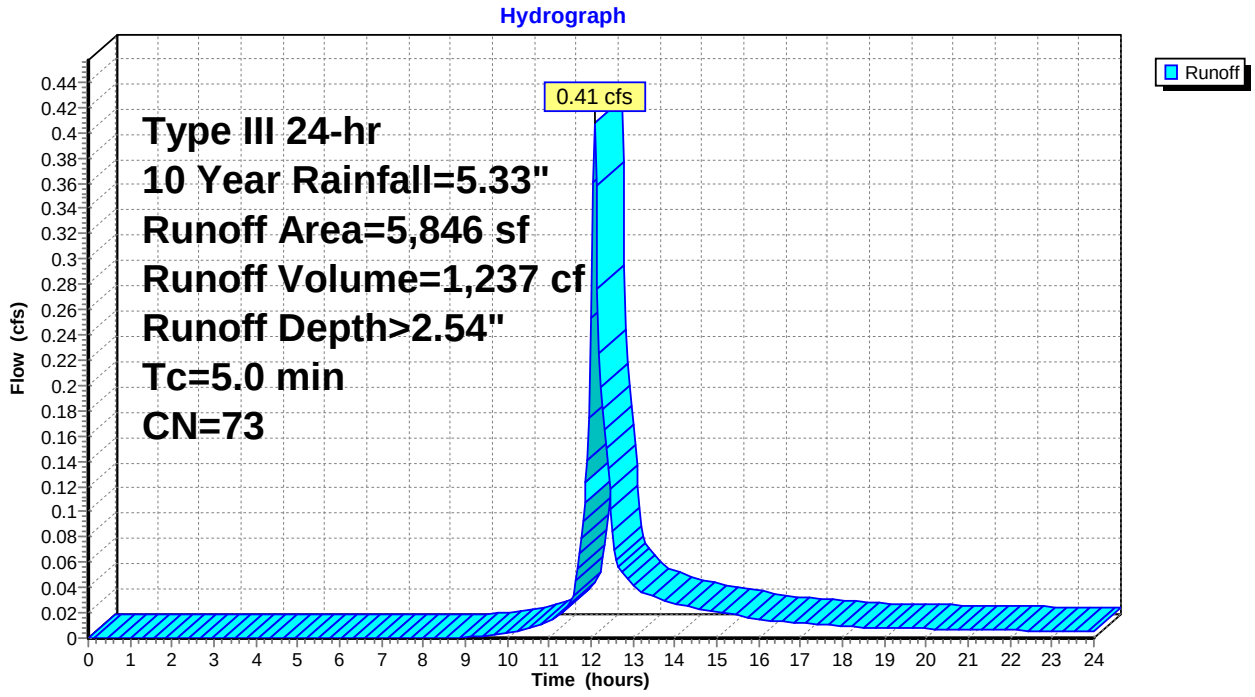
Runoff = 0.41 cfs @ 12.08 hrs, Volume= 1,237 cf, Depth> 2.54"

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
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	5,846	73	Weighted Average
	5,472		93.60% Pervious Area
	374		6.40% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retention



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Summary for Pond 2P: Cultec R-280

Inflow Area = 885 sf,100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
Inflow = 0.11 cfs @ 12.07 hrs, Volume= 375 cf
Outflow = 0.00 cfs @ 16.80 hrs, Volume= 40 cf, Atten= 98%, Lag= 283.9 min
Primary = 0.00 cfs @ 16.80 hrs, Volume= 40 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 10.21' @ 16.80 hrs Surf.Area= 216 sf Storage= 336 cf

Plug-Flow detention time= 808.2 min calculated for 39 cf (11% of inflow)
Center-of-Mass det. time= 440.0 min (1,185.7 - 745.7)

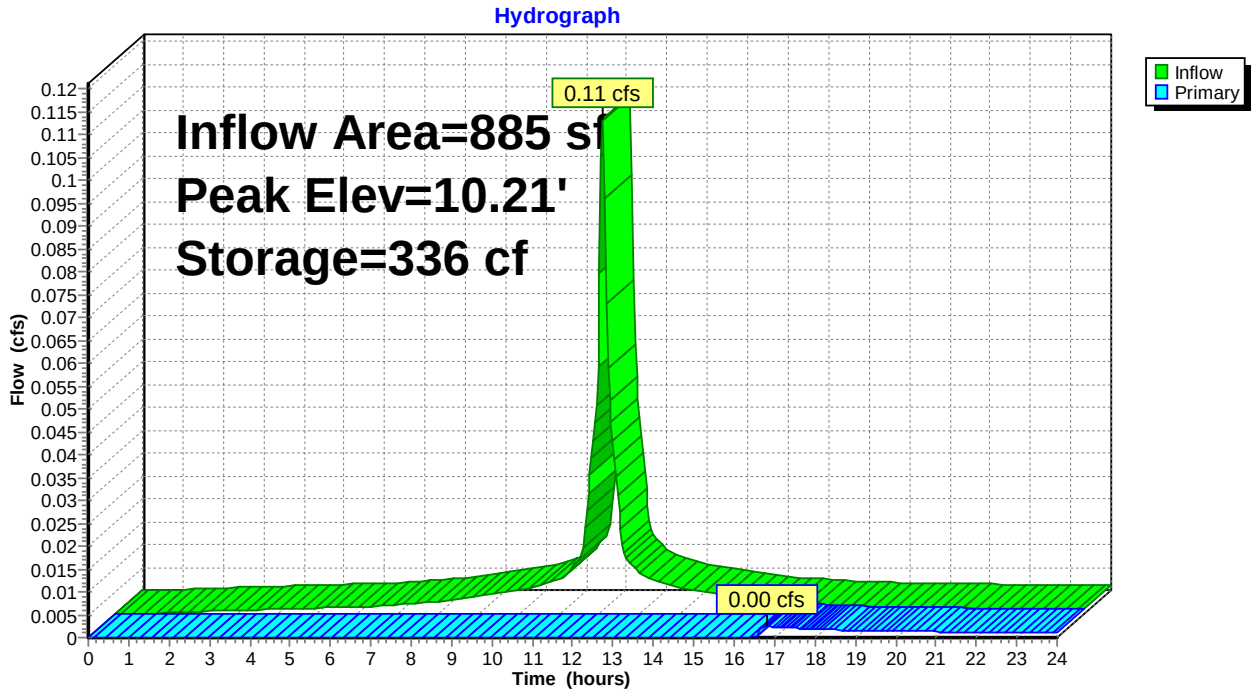
Volume	Invert	Avail.Storage	Storage Description
#1A	8.00'	94 cf	**21.58'W x 10.00'L x 2.21'H Field A** 477 cf Overall - 243 cf Embedded = 234 cf x 40.0% Voids
#2A	8.00'	243 cf	**Cultec R-280HD** x 5 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 5 rows
		336 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	10.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.00 cfs @ 16.80 hrs HW=10.21' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.00 cfs @ 0.24 fps)

Pond 2P: Cultec R-280



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Summary for Pond 3P: Cultec R-280

Inflow Area = 2,048 sf,100.00% Impervious, Inflow Depth > 5.09" for 10 Year event
Inflow = 0.25 cfs @ 12.07 hrs, Volume= 869 cf
Outflow = 0.02 cfs @ 14.44 hrs, Volume= 159 cf, Atten= 93%, Lag= 142.1 min
Primary = 0.02 cfs @ 14.44 hrs, Volume= 159 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 9.22' @ 14.44 hrs Surf.Area= 433 sf Storage= 711 cf

Plug-Flow detention time= 608.6 min calculated for 158 cf (18% of inflow)
Center-of-Mass det. time= 329.2 min (1,074.9 - 745.7)

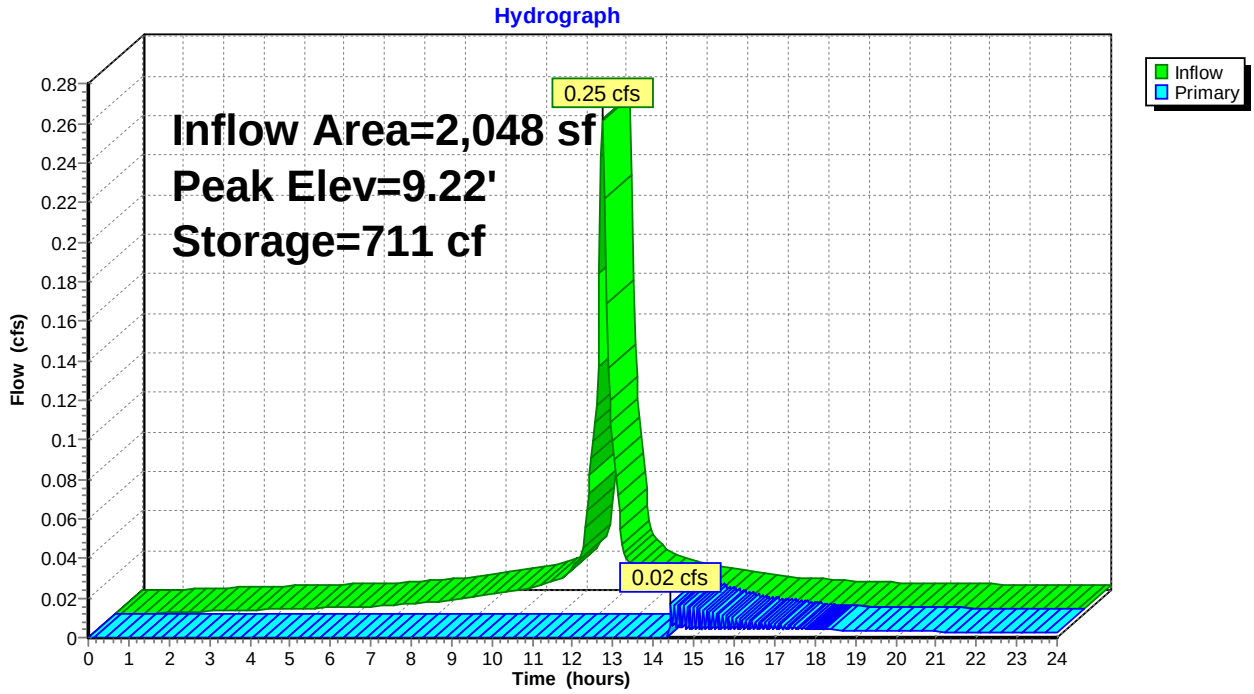
Volume	Invert	Avail.Storage	Storage Description
#1A	7.00'	164 cf	**25.50'W x 17.00'L x 2.21'H Field A** 957 cf Overall - 546 cf Embedded = 411 cf x 40.0% Voids
#2A	7.00'	546 cf	**Cultec R-280HD** x 12 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 6 rows
		711 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	9.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.02 cfs @ 14.44 hrs HW=9.22' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.02 cfs @ 0.47 fps)

Pond 3P: Cultec R-280



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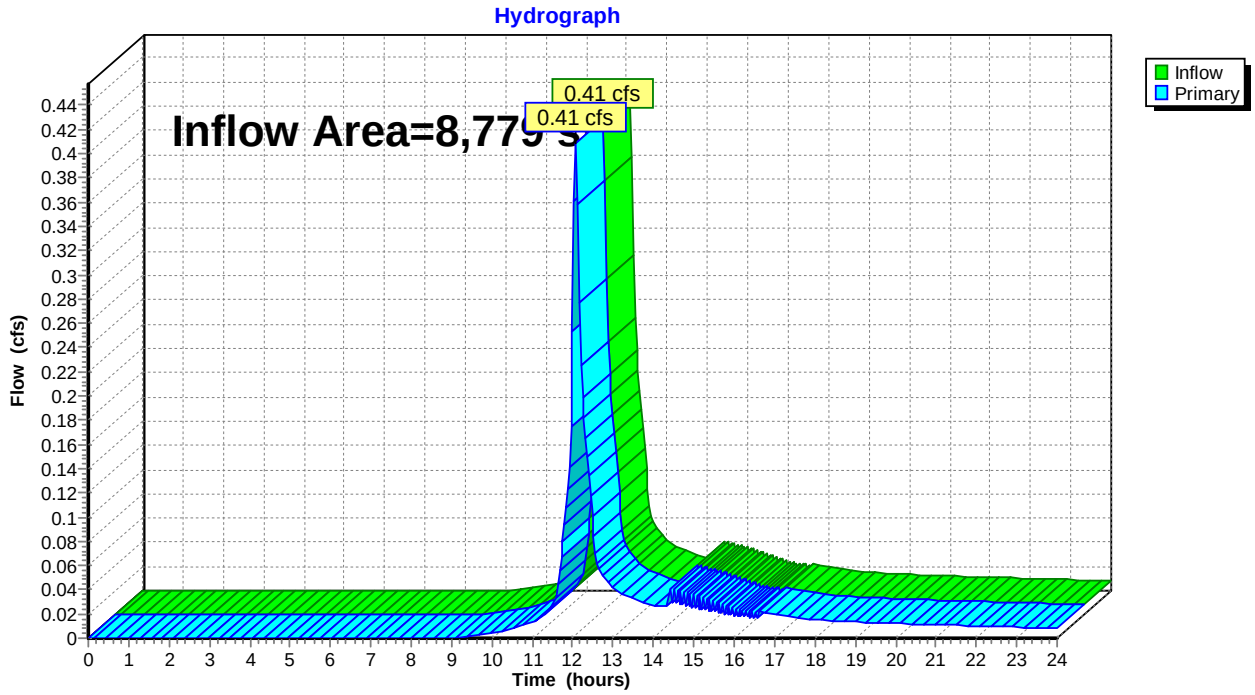
Summary for Link 1L: Combined Hydrograph

Inflow Area = 8,779 sf, 37.67% Impervious, Inflow Depth > 1.96" for 10 Year event
Inflow = 0.41 cfs @ 12.08 hrs, Volume= 1,435 cf
Primary = 0.41 cfs @ 12.08 hrs, Volume= 1,435 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

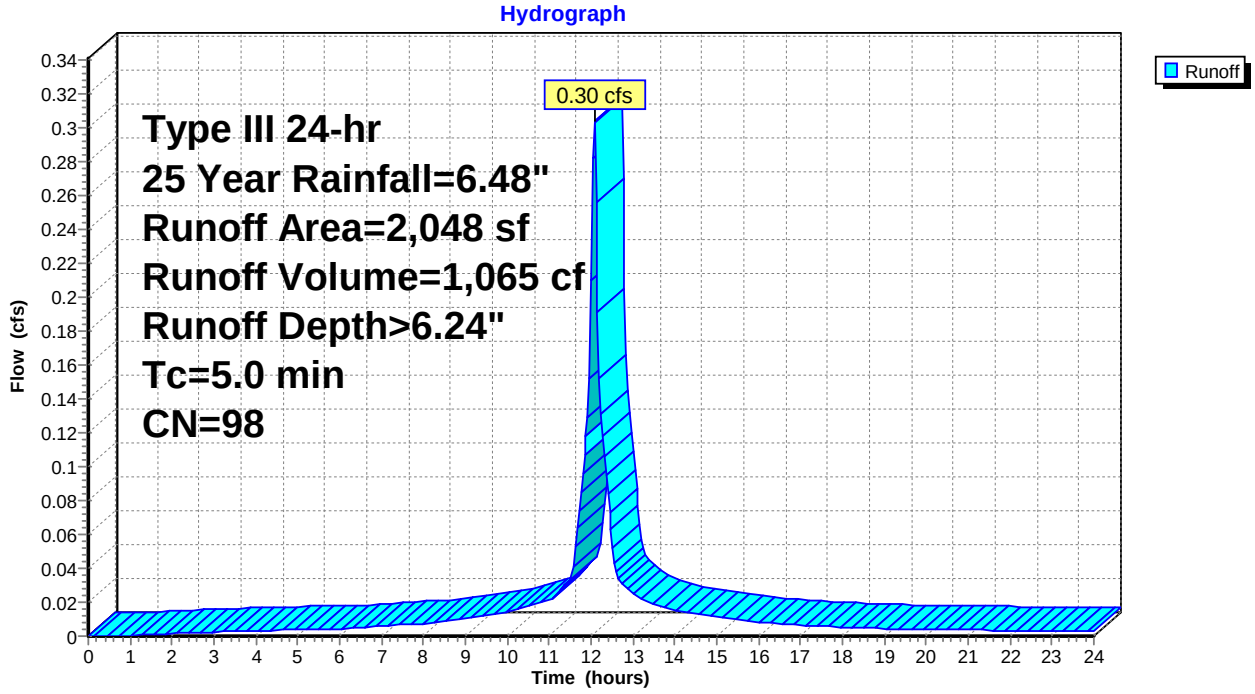
Runoff = 0.30 cfs @ 12.07 hrs, Volume= 1,065 cf, Depth> 6.24"

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
*	2,048	98	Portion of House roof
	2,048		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

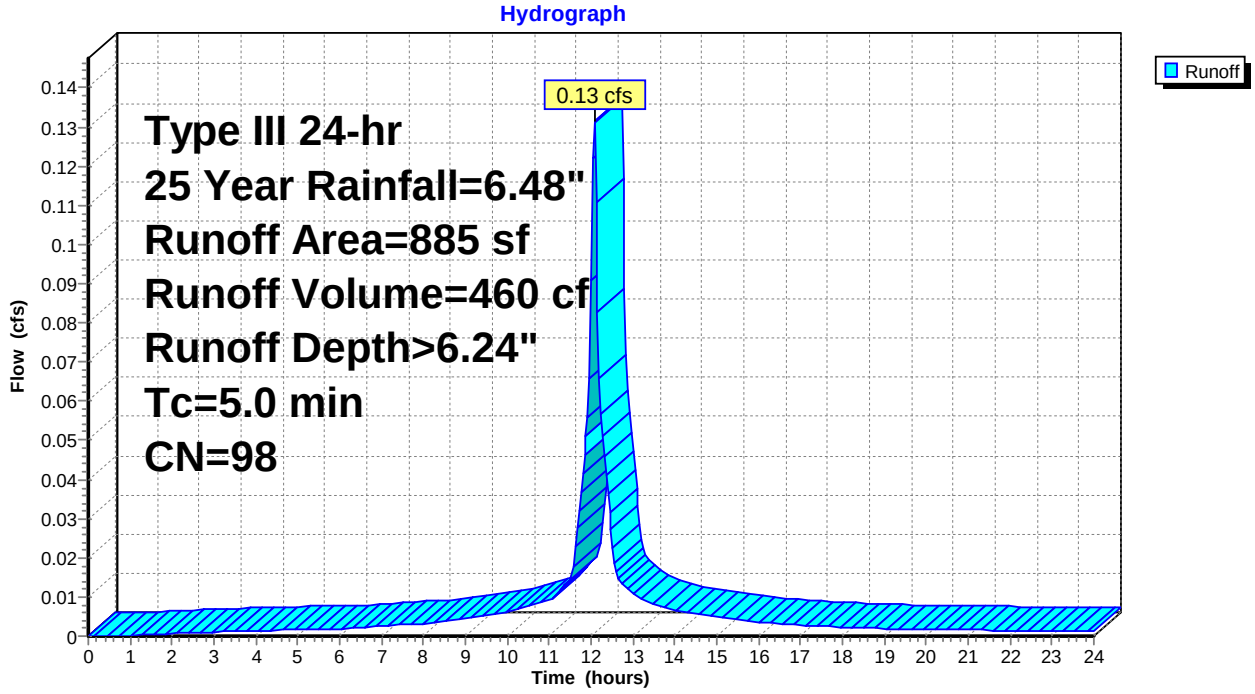
Runoff = 0.13 cfs @ 12.07 hrs, Volume= 460 cf, Depth> 6.24"

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
*	885	98	Portion of House roof
	885		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retention

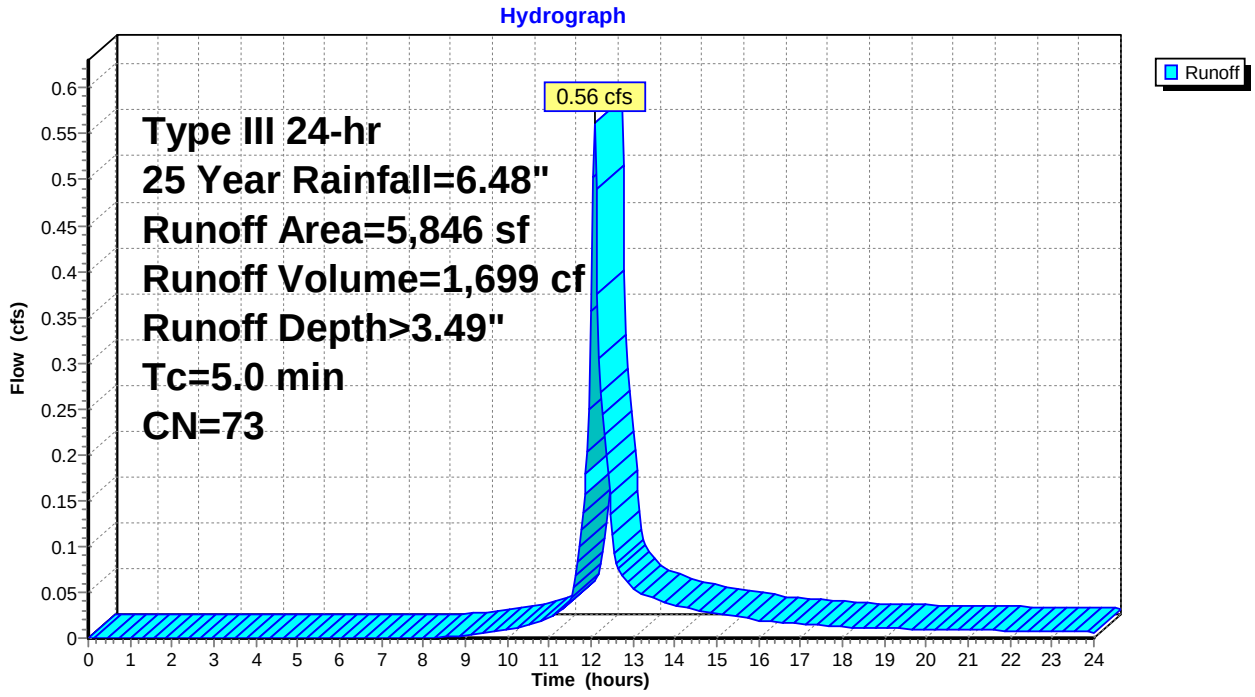
Runoff = 0.56 cfs @ 12.08 hrs, Volume= 1,699 cf, Depth> 3.49"

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
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	5,846	73	Weighted Average
	5,472		93.60% Pervious Area
	374		6.40% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retention



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Summary for Pond 2P: Cultec R-280

Inflow Area = 885 sf,100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
Inflow = 0.13 cfs @ 12.07 hrs, Volume= 460 cf
Outflow = 0.02 cfs @ 13.00 hrs, Volume= 124 cf, Atten= 87%, Lag= 55.7 min
Primary = 0.02 cfs @ 13.00 hrs, Volume= 124 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 10.22' @ 13.00 hrs Surf.Area= 216 sf Storage= 336 cf

Plug-Flow detention time= 466.5 min calculated for 124 cf (27% of inflow)
Center-of-Mass det. time= 246.9 min (989.7 - 742.7)

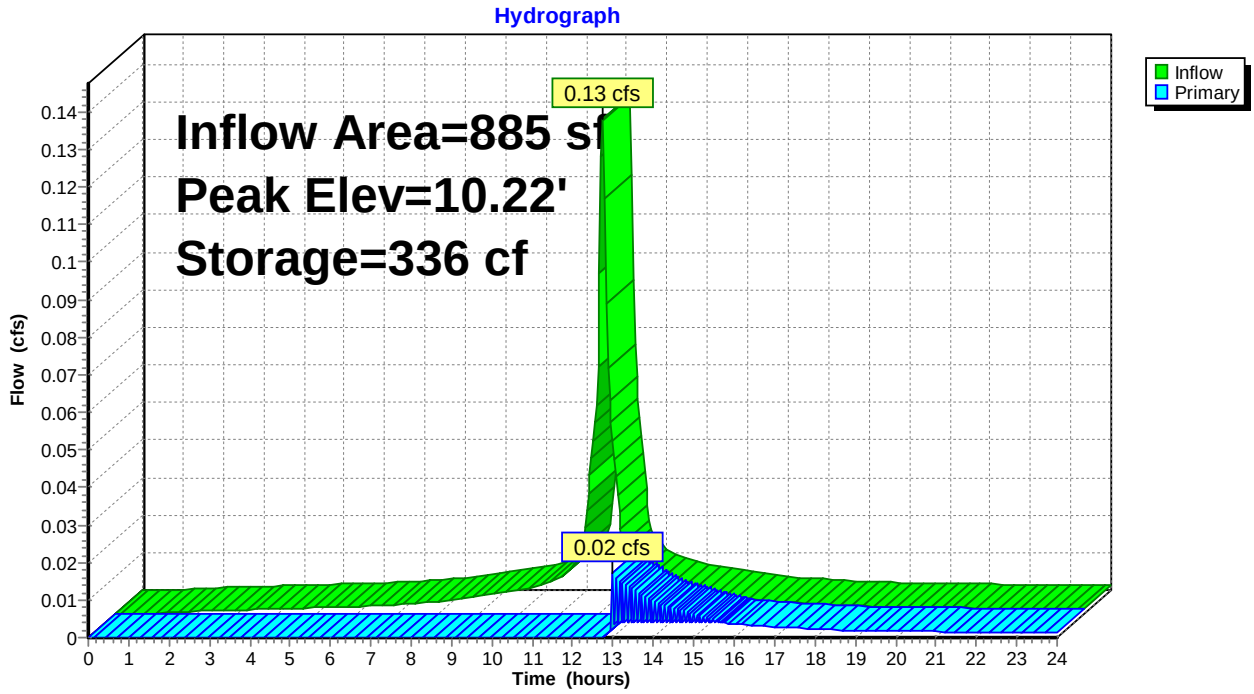
Volume	Invert	Avail.Storage	Storage Description
#1A	8.00'	94 cf	**21.58'W x 10.00'L x 2.21'H Field A** 477 cf Overall - 243 cf Embedded = 234 cf x 40.0% Voids
#2A	8.00'	243 cf	**Cultec R-280HD** x 5 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 5 rows
		336 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	10.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.02 cfs @ 13.00 hrs HW=10.22' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.02 cfs @ 0.47 fps)

Pond 2P: Cultec R-280



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Summary for Pond 3P: Cultec R-280

Inflow Area = 2,048 sf,100.00% Impervious, Inflow Depth > 6.24" for 25 Year event
Inflow = 0.30 cfs @ 12.07 hrs, Volume= 1,065 cf
Outflow = 0.10 cfs @ 12.48 hrs, Volume= 354 cf, Atten= 68%, Lag= 24.6 min
Primary = 0.10 cfs @ 12.48 hrs, Volume= 354 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 9.27' @ 12.48 hrs Surf.Area= 433 sf Storage= 711 cf

Plug-Flow detention time= 388.2 min calculated for 354 cf (33% of inflow)
Center-of-Mass det. time= 203.2 min (945.9 - 742.7)

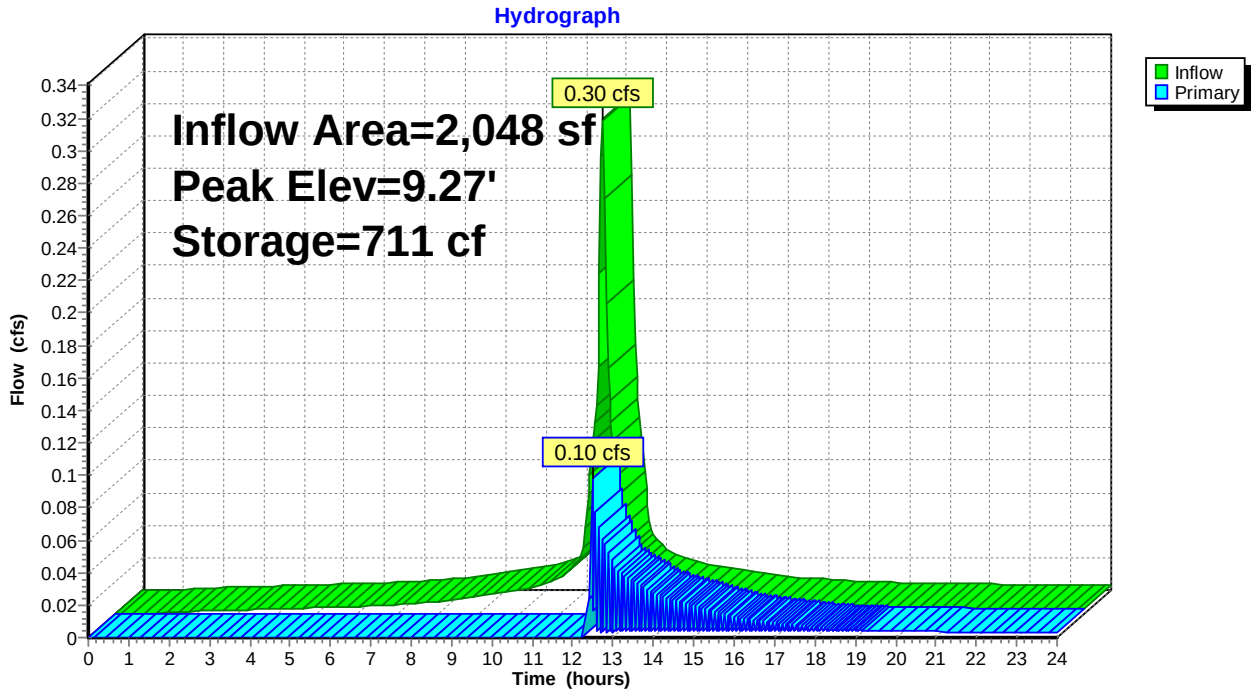
Volume	Invert	Avail.Storage	Storage Description
#1A	7.00'	164 cf	**25.50'W x 17.00'L x 2.21'H Field A** 957 cf Overall - 546 cf Embedded = 411 cf x 40.0% Voids
#2A	7.00'	546 cf	**Cultec R-280HD** x 12 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 6 rows
		711 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	9.20'	**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=9.27' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.09 cfs @ 0.86 fps)

Pond 3P: Cultec R-280



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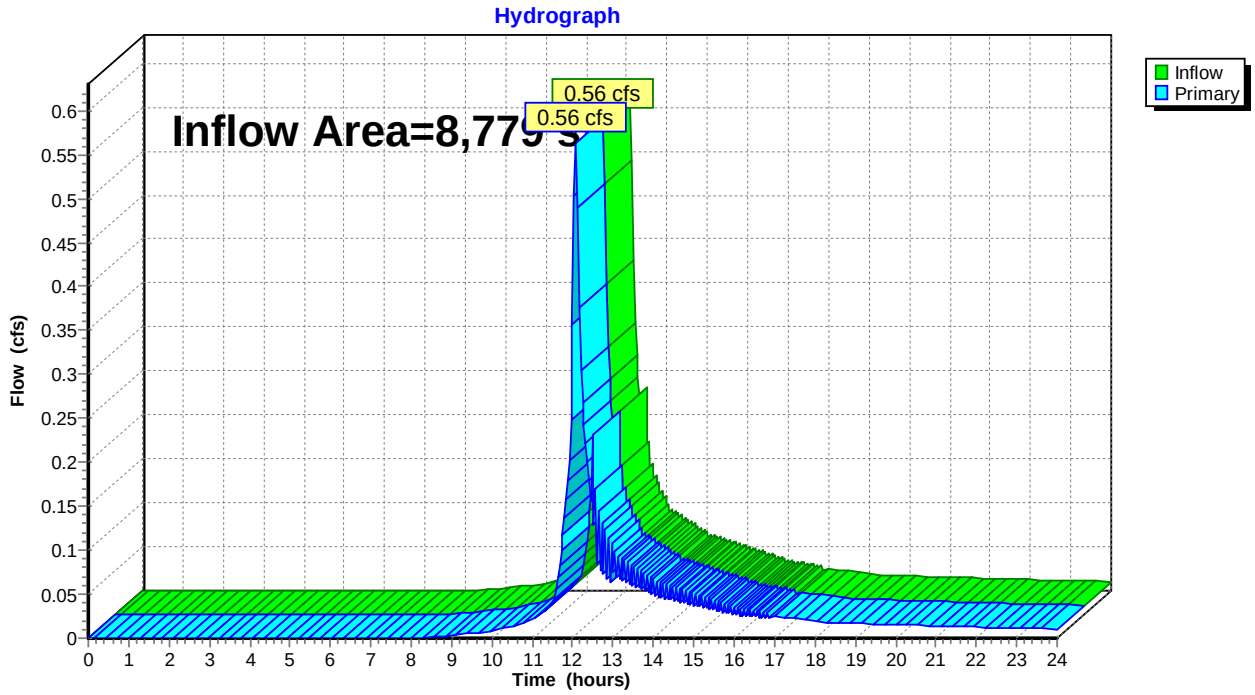
Summary for Link 1L: Combined Hydrograph

Inflow Area = 8,779 sf, 37.67% Impervious, Inflow Depth > 2.98" for 25 Year event
Inflow = 0.56 cfs @ 12.08 hrs, Volume= 2,178 cf
Primary = 0.56 cfs @ 12.08 hrs, Volume= 2,178 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

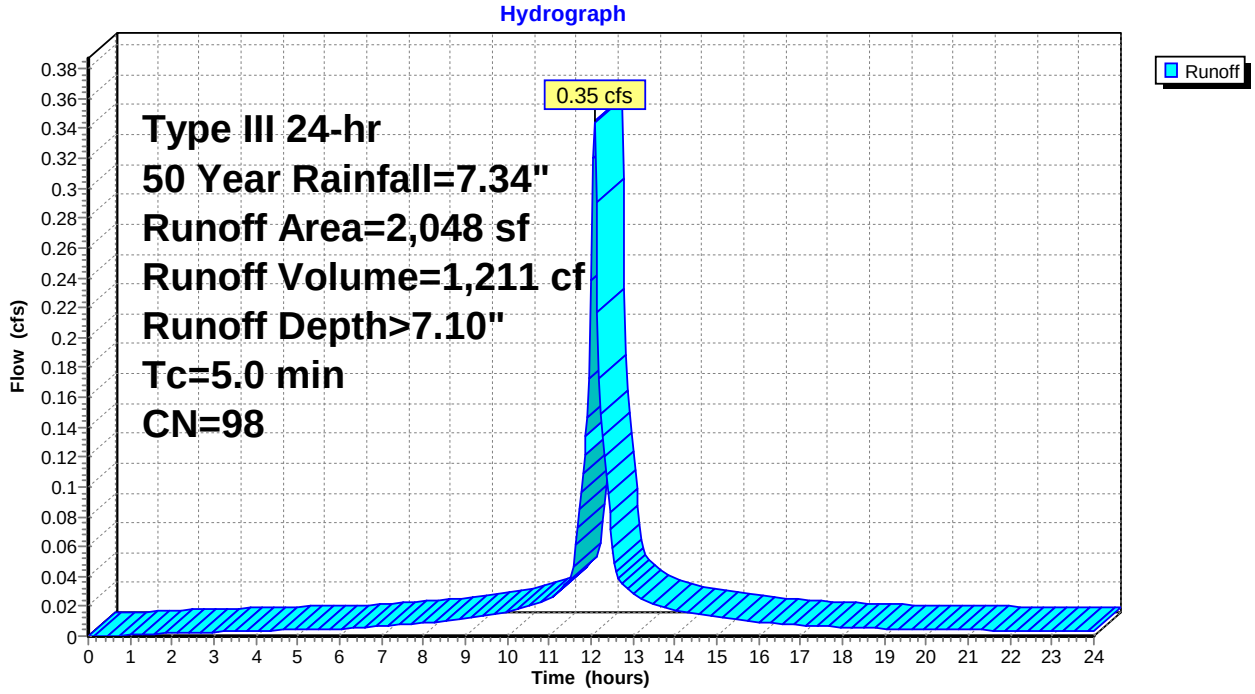
Runoff = 0.35 cfs @ 12.07 hrs, Volume= 1,211 cf, Depth> 7.10"

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
*	2,048	98	Portion of House roof
	2,048		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

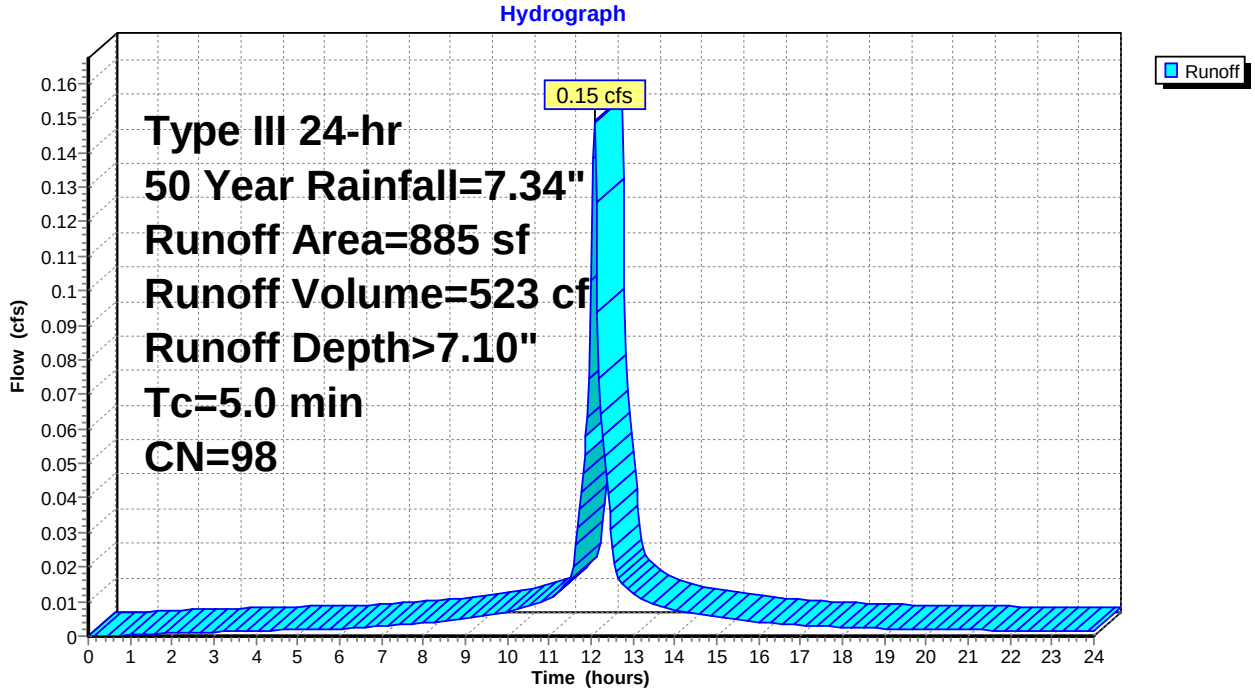
Runoff = 0.15 cfs @ 12.07 hrs, Volume= 523 cf, Depth> 7.10"

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
*	885	98	Portion of House roof
	885		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retention

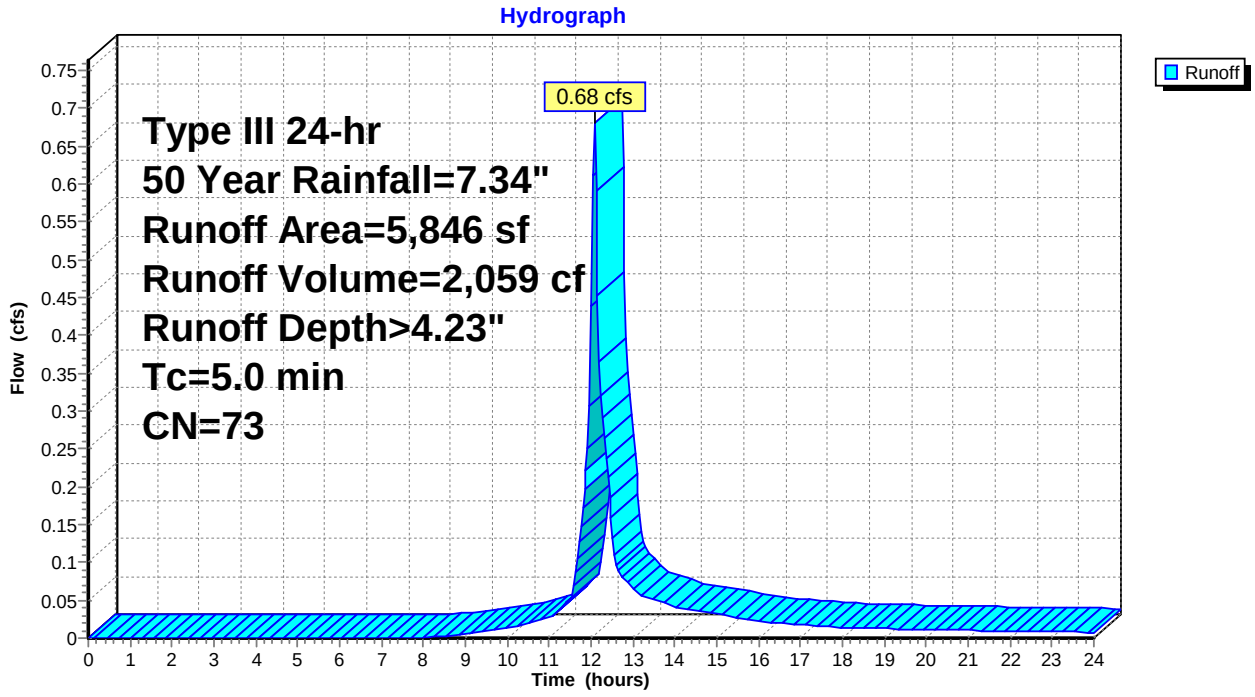
Runoff = 0.68 cfs @ 12.08 hrs, Volume= 2,059 cf, Depth> 4.23"

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
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	5,846	73	Weighted Average
	5,472		93.60% Pervious Area
	374		6.40% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retention



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Summary for Pond 2P: Cultec R-280

Inflow Area = 885 sf,100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
Inflow = 0.15 cfs @ 12.07 hrs, Volume= 523 cf
Outflow = 0.08 cfs @ 12.40 hrs, Volume= 188 cf, Atten= 46%, Lag= 19.6 min
Primary = 0.08 cfs @ 12.40 hrs, Volume= 188 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 10.26' @ 12.40 hrs Surf.Area= 216 sf Storage= 336 cf

Plug-Flow detention time= 366.7 min calculated for 188 cf (36% of inflow)
Center-of-Mass det. time= 190.0 min (931.1 - 741.0)

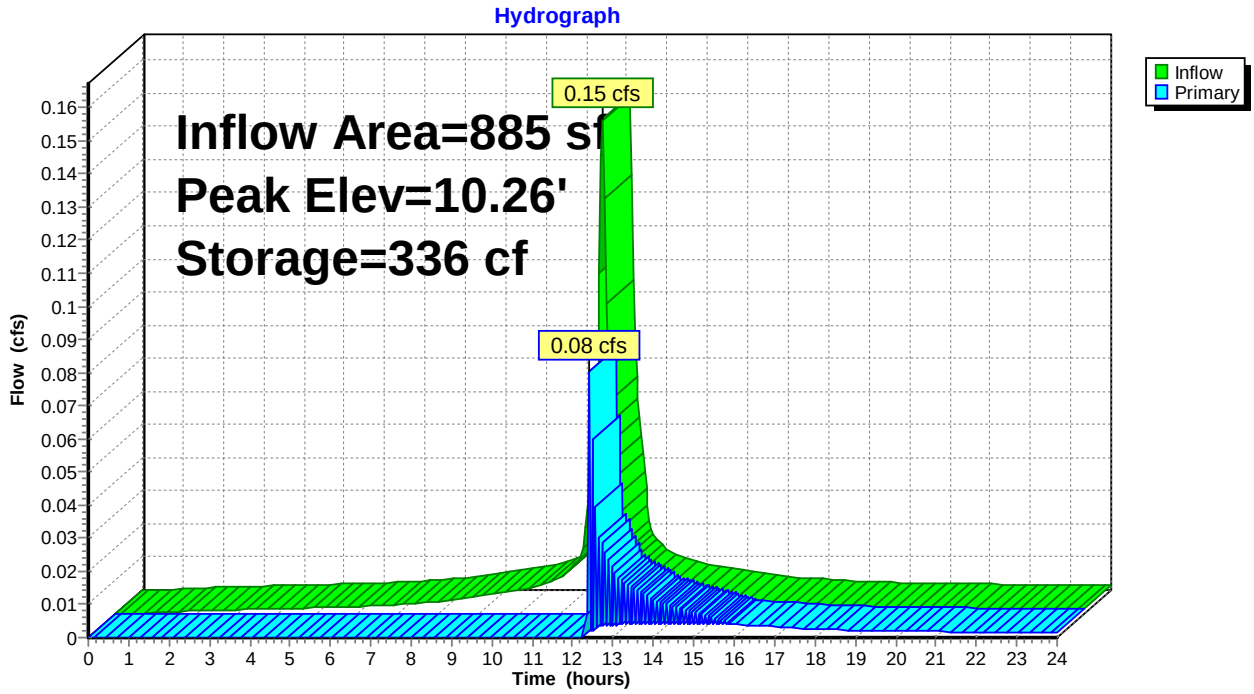
Volume	Invert	Avail.Storage	Storage Description
#1A	8.00'	94 cf	**21.58'W x 10.00'L x 2.21'H Field A** 477 cf Overall - 243 cf Embedded = 234 cf x 40.0% Voids
#2A	8.00'	243 cf	**Cultec R-280HD** x 5 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 5 rows
		336 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	10.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.08 cfs @ 12.40 hrs HW=10.26' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.08 cfs @ 0.81 fps)

Pond 2P: Cultec R-280



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Summary for Pond 3P: Cultec R-280

Inflow Area = 2,048 sf,100.00% Impervious, Inflow Depth > 7.10" for 50 Year event
Inflow = 0.35 cfs @ 12.07 hrs, Volume= 1,211 cf
Outflow = 0.20 cfs @ 12.25 hrs, Volume= 501 cf, Atten= 44%, Lag= 10.4 min
Primary = 0.20 cfs @ 12.25 hrs, Volume= 501 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 9.31' @ 12.24 hrs Surf.Area= 433 sf Storage= 711 cf

Plug-Flow detention time= 320.0 min calculated for 501 cf (41% of inflow)
Center-of-Mass det. time= 163.7 min (904.7 - 741.0)

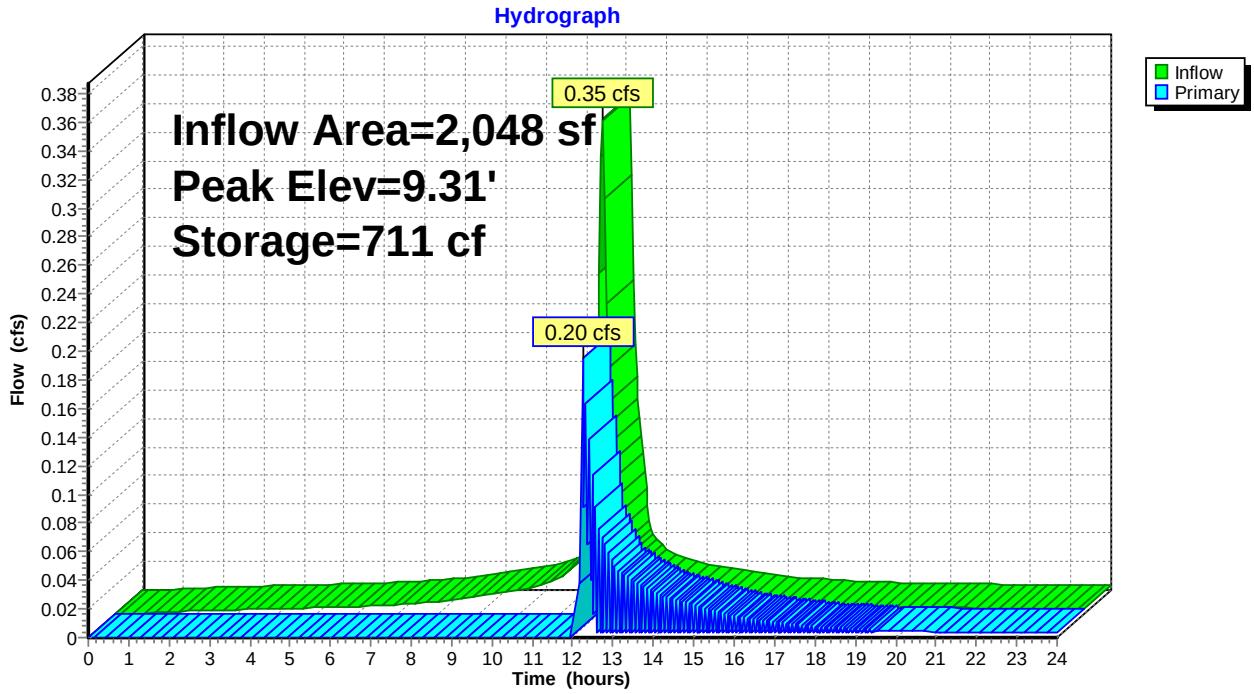
Volume	Invert	Avail.Storage	Storage Description
#1A	7.00'	164 cf	**25.50'W x 17.00'L x 2.21'H Field A** 957 cf Overall - 546 cf Embedded = 411 cf x 40.0% Voids
#2A	7.00'	546 cf	**Cultec R-280HD** x 12 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 6 rows
		711 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	9.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.17 cfs @ 12.25 hrs HW=9.30' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.17 cfs @ 1.06 fps)

Pond 3P: Cultec R-280



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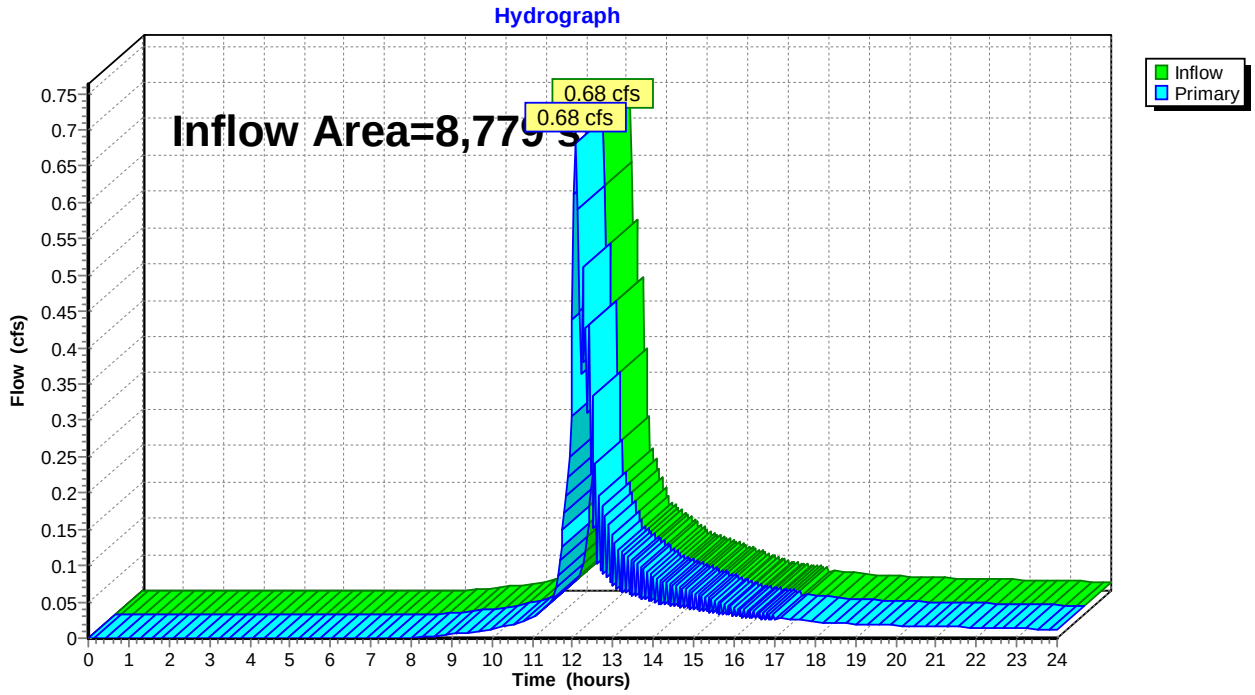
Summary for Link 1L: Combined Hydrograph

Inflow Area = 8,779 sf, 37.67% Impervious, Inflow Depth > 3.76" for 50 Year event
Inflow = 0.68 cfs @ 12.08 hrs, Volume= 2,747 cf
Primary = 0.68 cfs @ 12.08 hrs, Volume= 2,747 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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Summary for Subcatchment 3S: Areas Routed to Retention

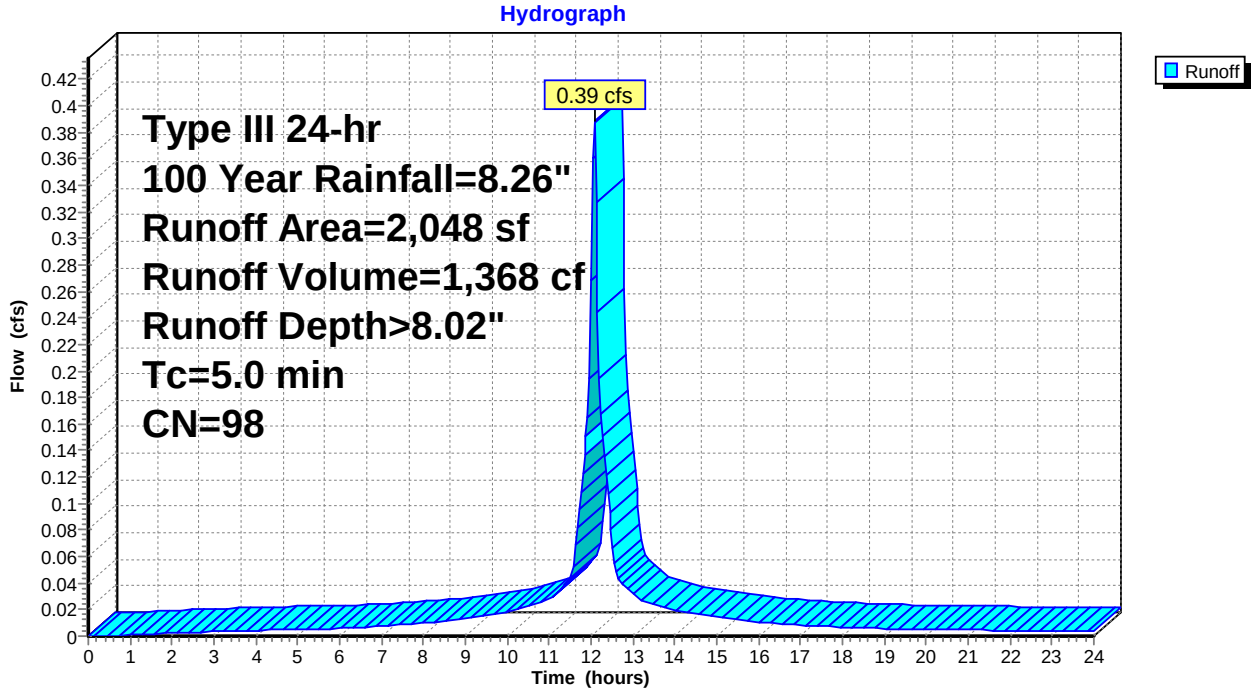
Runoff = 0.39 cfs @ 12.07 hrs, Volume= 1,368 cf, Depth> 8.02"

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
*	2,048	98	Portion of House roof
	2,048		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention



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Summary for Subcatchment 4S: Areas Routed to Retention

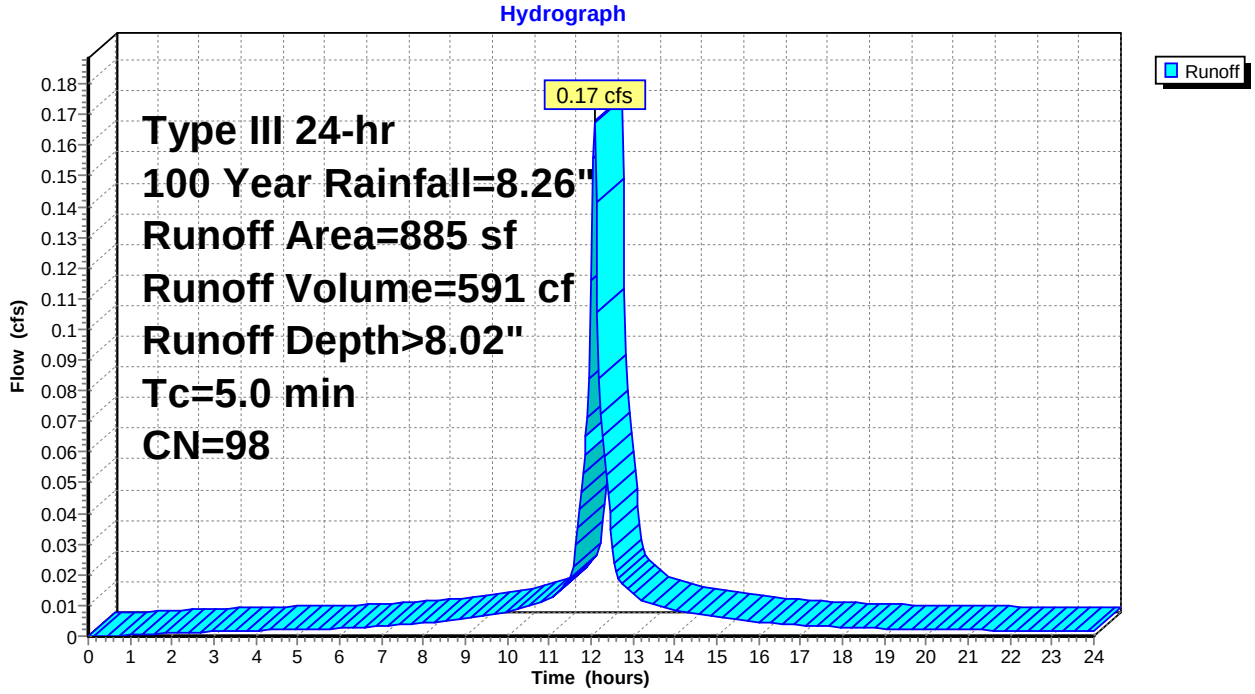
Runoff = 0.17 cfs @ 12.07 hrs, Volume= 591 cf, Depth> 8.02"

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
*	885	98	Portion of House roof
	885		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention



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Summary for Subcatchment 5S: Areas not Routed to Retention

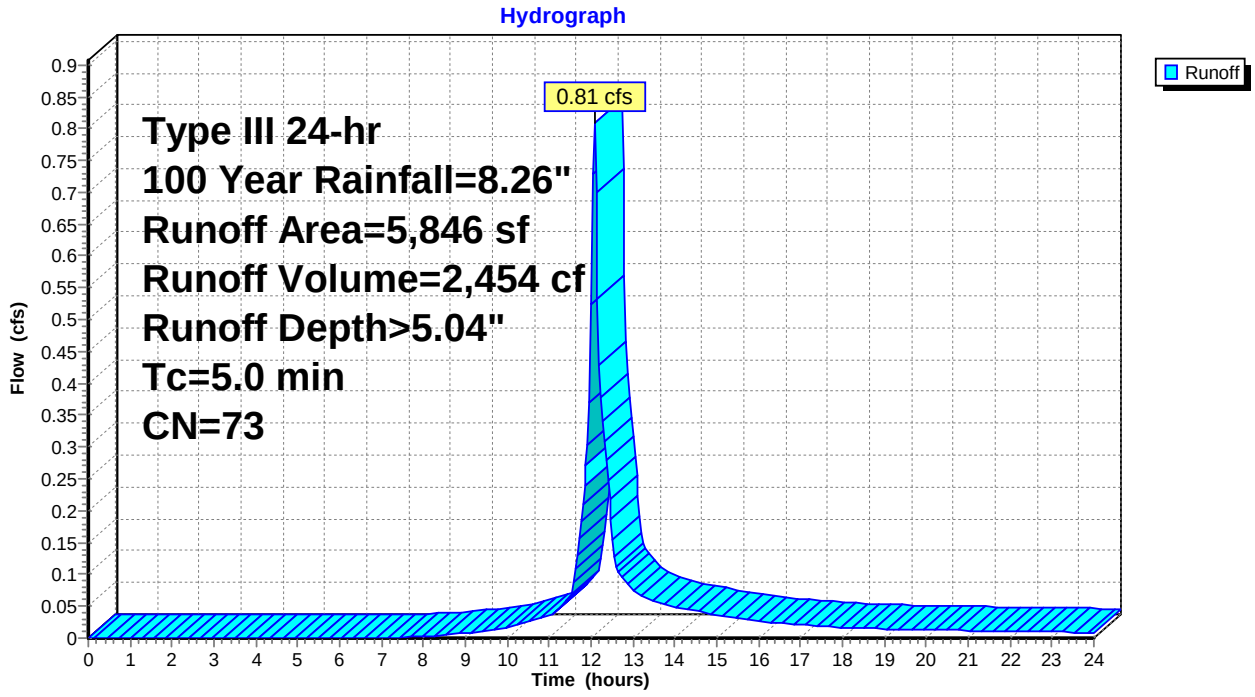
Runoff = 0.81 cfs @ 12.08 hrs, Volume= 2,454 cf, Depth> 5.04"

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
*	625	85	Driveway
*	374	98	Patio
*	96	85	Walk
	4,751	69	50-75% Grass cover, Fair, HSG B
	5,846	73	Weighted Average
	5,472		93.60% Pervious Area
	374		6.40% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retention



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Summary for Pond 2P: Cultec R-280

Inflow Area = 885 sf,100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 0.17 cfs @ 12.07 hrs, Volume= 591 cf
Outflow = 0.10 cfs @ 12.21 hrs, Volume= 255 cf, Atten= 41%, Lag= 8.2 min
Primary = 0.10 cfs @ 12.21 hrs, Volume= 255 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 10.27' @ 12.20 hrs Surf.Area= 216 sf Storage= 336 cf

Plug-Flow detention time= 309.4 min calculated for 255 cf (43% of inflow)
Center-of-Mass det. time= 157.6 min (897.1 - 739.5)

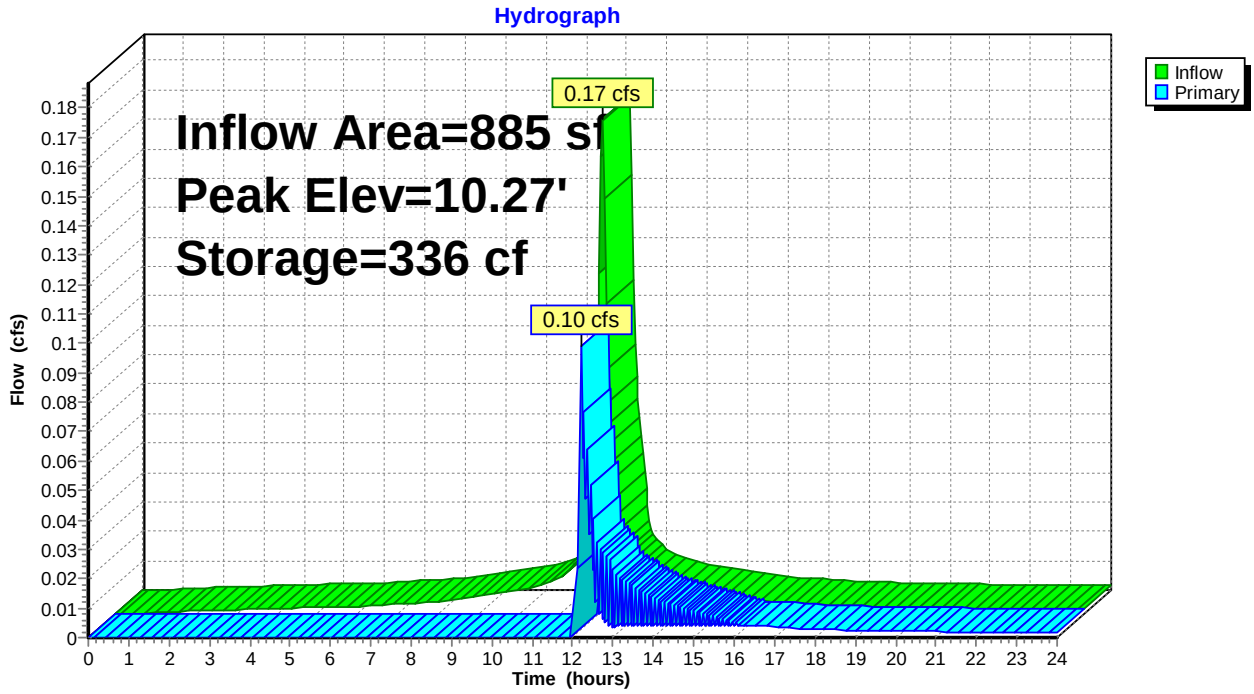
Volume	Invert	Avail.Storage	Storage Description
#1A	8.00'	94 cf	**21.58'W x 10.00'L x 2.21'H Field A** 477 cf Overall - 243 cf Embedded = 234 cf x 40.0% Voids
#2A	8.00'	243 cf	**Cultec R-280HD** x 5 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 5 rows
		336 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	10.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.09 cfs @ 12.21 hrs HW=10.27' (Free Discharge)
1=Orifice/Grate (Weir Controls 0.09 cfs @ 0.84 fps)

Pond 2P: Cultec R-280



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Summary for Pond 3P: Cultec R-280

Inflow Area = 2,048 sf,100.00% Impervious, Inflow Depth > 8.02" for 100 Year event
Inflow = 0.39 cfs @ 12.07 hrs, Volume= 1,368 cf
Outflow = 0.42 cfs @ 12.16 hrs, Volume= 658 cf, Atten= 0%, Lag= 5.0 min
Primary = 0.42 cfs @ 12.16 hrs, Volume= 658 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Peak Elev= 9.40' @ 12.15 hrs Surf.Area= 433 sf Storage= 711 cf

Plug-Flow detention time= 277.9 min calculated for 658 cf (48% of inflow)
Center-of-Mass det. time= 139.9 min (879.4 - 739.5)

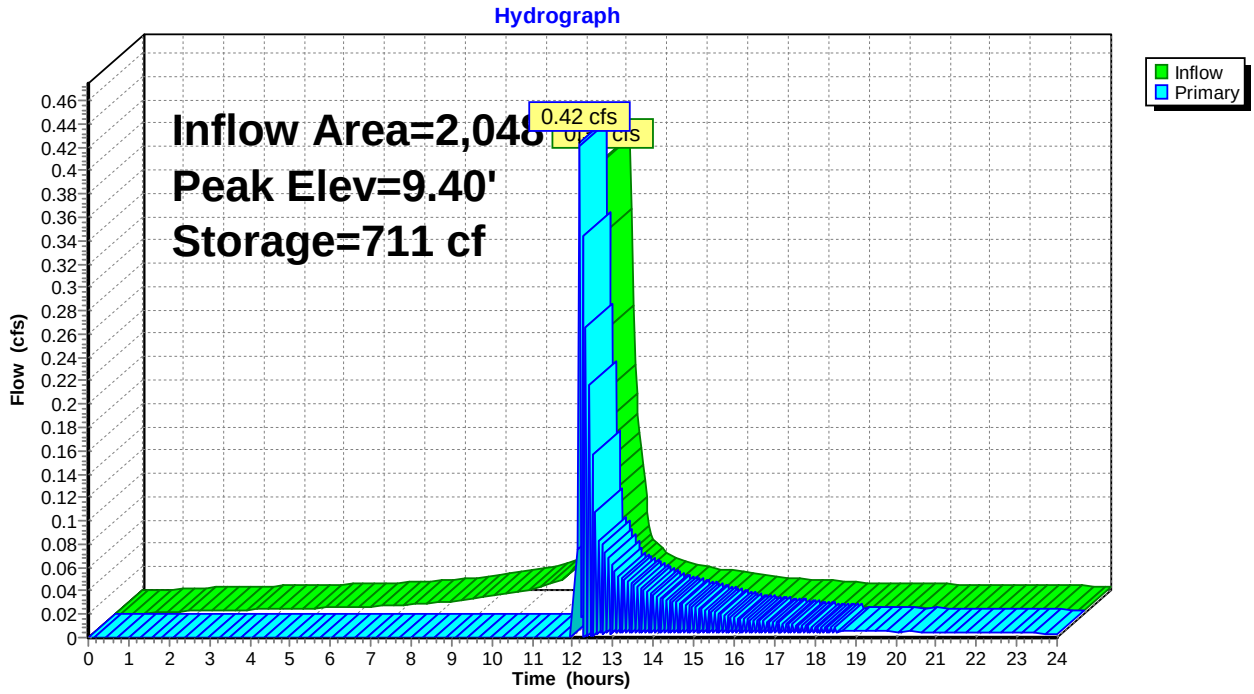
Volume	Invert	Avail.Storage	Storage Description
#1A	7.00'	164 cf	**25.50'W x 17.00'L x 2.21'H Field A** 957 cf Overall - 546 cf Embedded = 411 cf x 40.0% Voids
#2A	7.00'	546 cf	**Cultec R-280HD** x 12 Inside #1 Effective Size= 46.9"W x 26.0"H => 6.07 sf x 7.00'L = 42.5 cf Overall Size= 47.0"W x 26.5"H x 8.00'L with 1.00' Overlap Row Length Adjustment= +1.00' x 6.07 sf x 6 rows
		711 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	9.20'	**6.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.41 cfs @ 12.16 hrs HW=9.39' (Free Discharge)
1=Orifice/Grate (Orifice Controls 0.41 cfs @ 2.09 fps)

Pond 3P: Cultec R-280



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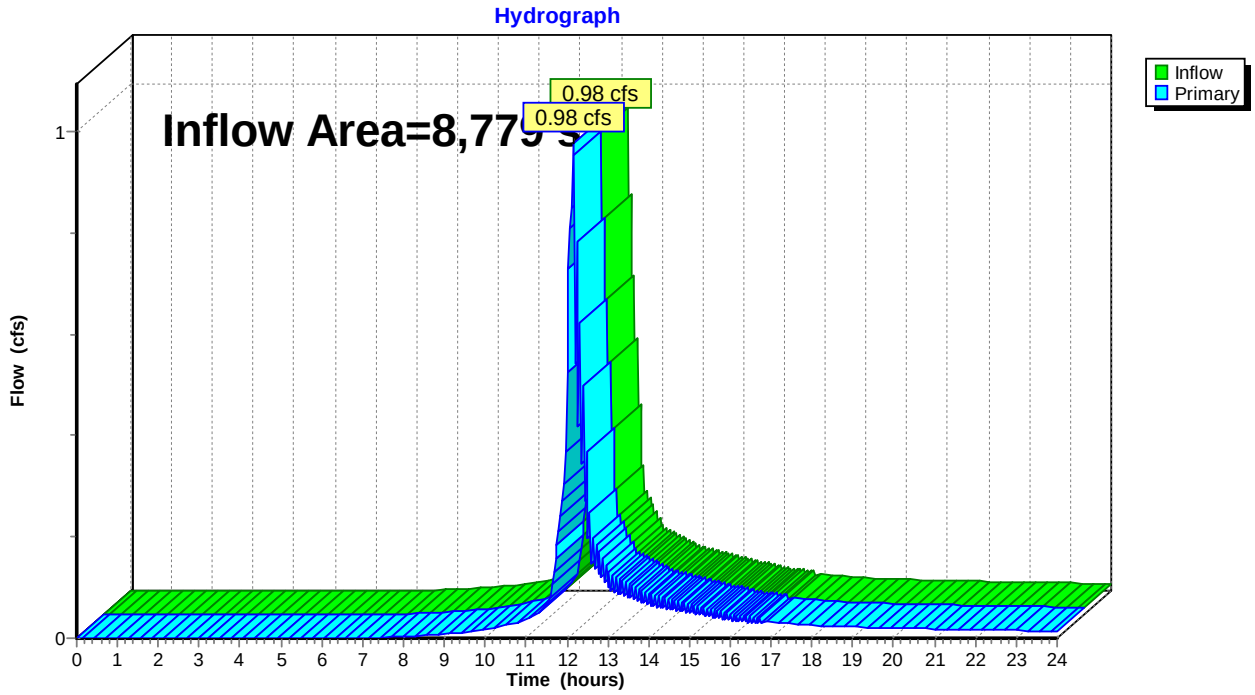
Summary for Link 1L: Combined Hydrograph

Inflow Area = 8,779 sf, 37.67% Impervious, Inflow Depth > 4.60" for 100 Year event
Inflow = 0.98 cfs @ 12.15 hrs, Volume= 3,367 cf
Primary = 0.98 cfs @ 12.15 hrs, Volume= 3,367 cf, Atten= 0%, Lag= 0.0 min

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

Link 1L: Combined Hydrograph



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6" SCH 40 PVC SANITARY SEWER LATERAL (S=0.02 MIN., 0.08 MAX.)

TEMPORARY MATERIAL STOCKPILE AND STAGING AREA

6" PVC INSPECTION PORT CAPPED AT GRADE (TYP.)

12 UNITS CULTEC R-280 RETENTION CHAMBERS BOTTOM ELEV. CULTECS 7.0 INV. 8.0

JUNCTION BOX 1 INV. IN/OUT 8.1

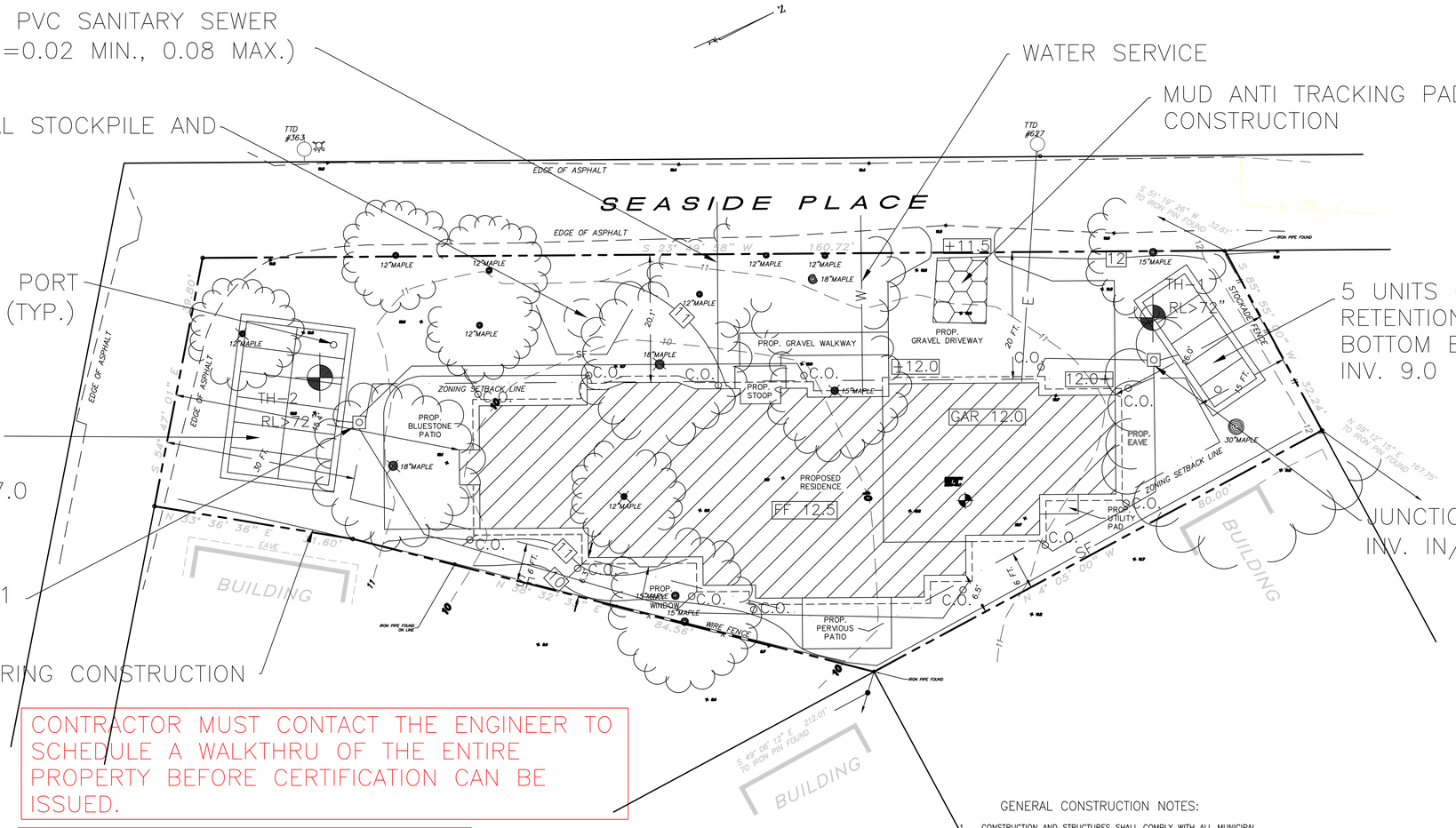
SILT FENCE DURING CONSTRUCTION

WATER SERVICE

MUD ANTI TRACKING PAD DURING CONSTRUCTION

5 UNITS CULTEC R-280 RETENTION CHAMBERS BOTTOM ELEV. CULTECS 8.0 INV. 9.0

JUNCTION BOX 2 INV. IN/OUT 9.1



CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED.

CONTRACTOR TO COORDINATE WITH SURVEYOR FOR DRAINAGE AS BUILT PRIOR TO BACKFILLING.

ALL PIPES ARE TO BE 6" PVC (S=0.01 MIN.) UNLESS OTHERWISE INDICATED.

SEDIMENTATION AND EROSION CONTROL NOTES

1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.

2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2023 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.

4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.

5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.

6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.

7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.

GRAPHIC SCALE

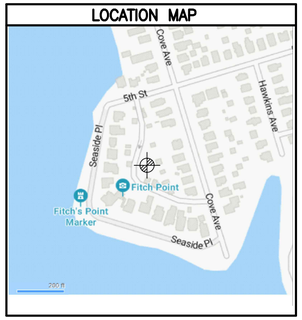
10 0 10 20

1 inch = 10 feet

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. THE CONTRACTOR MUST CONTACT THE ENGINEER TO SCHEDULE A WALKTHRU OF THE ENTIRE PROPERTY BEFORE CERTIFICATION CAN BE ISSUED. A DETAILED AS BUILT FROM A LICENSED SURVEYOR OF ALL DRAINAGE ITEMS' LOCATION AND ELEVATIONS WILL BE REQUIRED BEFORE CERTIFICATION.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATLEY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY SEYMOUR SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR KEITH CAVANAGH", DATED DECEMBER 1, 2025.
6. ALL SANITARY SEWER PIPE SHALL BE EITHER SDR-35 P.V.C. (ASTM D-3034) OR CLASS 52 DUCTILE IRON (ANSI A 21-51), AS INDICATED ON THE PLANS, UNLESS OTHERWISE INDICATED. ALL SANITARY SEWER PIPE SHALL HAVE RUBBER GASKET SLIP-TYPE JOINTS. INFILTRATION INTO SANITARY SEWERS SHALL NOT EXCEED 150 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE IN 24 HOURS.
7. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
8. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
9. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
10. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
11. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
12. TOTAL SITE AREA = 0.202 ACRES

LOCATION MAP



STATE OF CONNECTICUT
WAYNE J. D'ANDREA
No. 24877
LICENSED PROFESSIONAL ENGINEER

12-2-25
date

Fairfield County Engineering LLC

KEITH AND EILEEN CAVANAGH

4 1/2 SEASIDE PLACE NORWALK, CONNECTICUT

DRAINAGE PLAN

CIVIL ENGINEERS

2751 project

1 OF 2 sheet

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

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

FCE #2751

4 ½ SEASIDE PLACE



NORWALK, CONNECTICUT

December 2, 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 0.202 acre parcel located at 4 ½ Seaside Place 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 Seaside Place, approximately 200 feet from its intersection with 5th Street. The lot is currently vacant. The lot slopes gently 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 Agawam-Urban land complex, 0 to 8 percent slopes, which has a Hydrologic classification of "B".

The existing runoff as developed from a 100-Year rainfall event is 1.11 c.f.s.

PROPOSED CONDITIONS:

The proposal for this property is to construct a residence with associated gravel driveway and patio.

The proposed runoff (un-mitigated) from a 100-Year rainfall event is 1.42 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	8,779 s.f.	CN 69
Total -	8,779 s.f.	

Weighted CN - 69

Proposed Conditions:

House	2,933 s.f.	CN 98
Driveway	625 s.f.	CN 85
Patio	374 s.f.	CN 98
Walk	96 s.f.	CN 85
Lawn	4,751 s.f.	CN 69
Total -	8,779 s.f.	

Weighted CN - 81

Water Quality Volume

I = (45.9 x 0.009) + 0.05 = 0.4631
WQV = (0.4631 (0.202 acres)/12) x 1.3 = 0.0101341 ac-ft = 441.4 ft^3.

Groundwater Recharge Volume
GWV = 441.4 ft^3 x 0.25 = 110.4 ft^3.

Water Quality Volume Increased Impervious surfaces
4,028 s.f. /12 x 1.3 = 436.4 $ft.^3$

SUMMARY

	100 Year	50 Year	25Yr.	10Yr.	2Yr.
Existing Runoff :	1.11 c.f.s.	0.92 c.f.s.	0.75	0.52	0.21
Proposed Runoff :	1.42 c.f.s.	1.22 c.f.s.	1.04	0.79	0.41
Runoff Retained:	0.56 c.f.s.	0.50 c.f.s.	0.43	0.36	0.23
Areas Bypassing Retention Plus overflow:	0.98 c.f.s.	0.68 c.f.s.	0.56	0.41	0.18

Volume difference (100 Year) = 4,378 ft^3 – 3,342 ft^3 = 1,036 ft^3

CONCLUSIONS:

The runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from one portion of the roof of the house will be routed to 12 units of Cultec R-280 retention chambers, while the remaining portion of the house roof will be routed to 5 units of Cultec R-280 retention chambers.

This system will decrease the net peak runoff during a 100 Year storm to 0.98 c.f.s.from its current peak of 1.11 c.f.s.

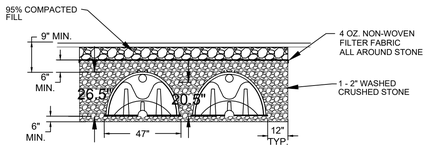
The proposed retention system provides 1,047 ft^3 of storage. This meets the Water Quality Volume for the added impervious surfaces and provides groundwater recharge. There is a decrease in the net runoff for the 2 thru 100 Year rainfall events, as the table above illustrates.

There is one watershed on the property, with the runoff being directed generally from the west down to the east, across the depth of the property, from the road to the rear. The drainage pattern will not be altered by the proposed improvements.

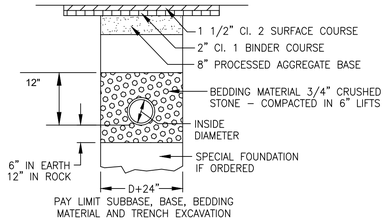
The proposed drainage and stormwater retention system complies with the City of Norwalk DPW Drainage Manual of June, 2017.

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

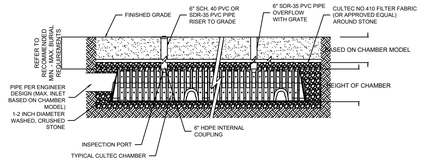
FCE Project #	2751		**Date Performed:**	12/11/25	
Client:	Keith and Eileen Cavanagh				
Location:	4 1/2 Seaside Place, Norwalk				
Observed by:	Wayne D'Avanzo				
Test Hole 1:					
	0-12"	Topsoil			
	12-30"	Brown Silty Loam			
	30-72"	Light Brown Gravel and Sand			
	No Ground Water				
	No Mottling				
	No Ledge				
	Roots to 24"				
Test Hole 2:					
	0-12"	Topsoil			
	12-30"	Brown Silty Loam			
	30-72"	Light Brown Gravel and Sand			
	No Ground Water				
	No Mottling				
	No Ledge				
	Roots to 30"				



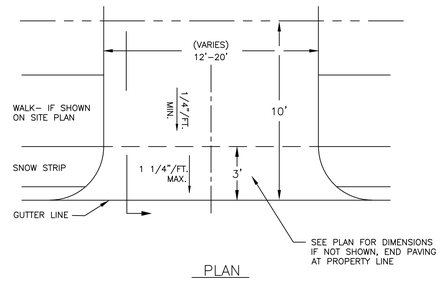
CULTEC RECHARGER 280HD
TYPICAL CROSS SECTION



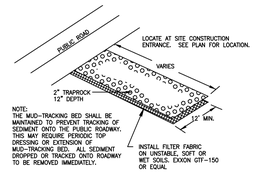
TYPICAL TRENCH SECTION
NOT TO SCALE



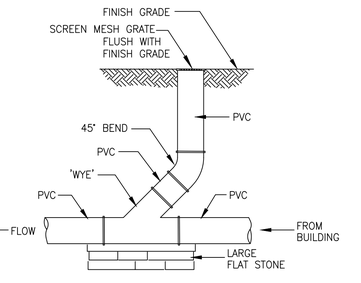
CULTEC INSPECTION PORT AND OVERFLOW
(AS APPLICABLE)



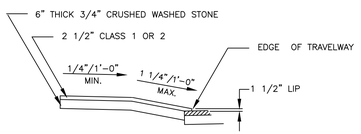
PLAN



MUD-TRACKING BED
NOT TO SCALE

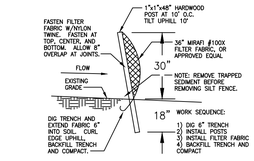


TYPICAL CLEANOUT
NOT TO SCALE

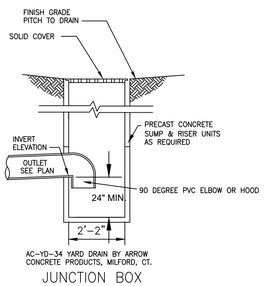


SECTION

ASPHALT DRIVEWAY APRON
NOT TO SCALE



SILT FENCE
NOT TO SCALE



JUNCTION BOX
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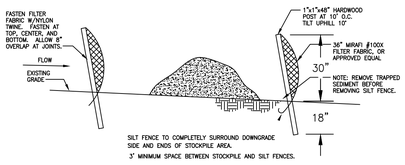
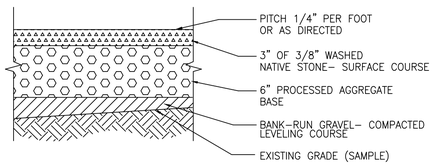


STOCKPILE PROTECTION
NOT TO SCALE



GRAVEL DRIVEWAY
NOT TO SCALE



12-2-25
date

KEITH AND EILEEN CAVANAGH
4 1/2 SEASIDE PLACE NORWALK, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

2751
project

2 OF 2
sheet

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

Site Zoning Data

4-1/2 Seaside Place, Norwalk, Ct.

Building Zone - CD-1S (Community District Small Lots)
Existing Lot Area - **8,779** +/-

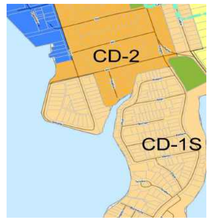
Maximum Building Area (Item 2a page 70) **..... 3,436** ft2
2,186 + (20% of (8,779 - 6,251)) = 2,186 + 505.6 = 2,674 ft2

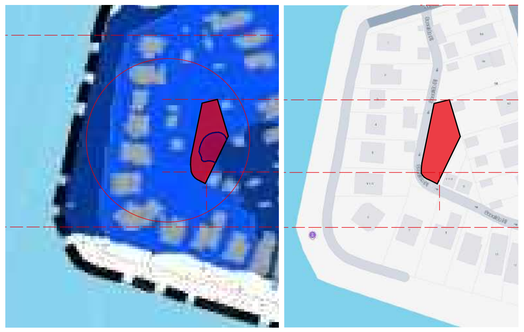
Proposed Building Area 2,598 ft2 3,4
ft2 less than Max Allowed

Maximum Impervious Area 4,126 ft2
(Item 2b page 70); 50% of lot size minus 1% for every 400ft2 up to 12,499
(12,499 - 8,779)/400=9.3 x 1% = 9.3% :: 50%-9.3% = 40.7% = 4,126 ft2

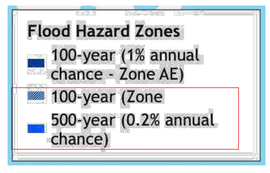
Proposed Impervious Area 3,067 ft2
4,126 - 3,067 = **1059 ft2 less than** Max Allowed

House & Garage - 2,598 ft2
Family Room South Terrace - 433 ft2
Front Entry - 36 ft2





Subject Property Straddles both
100 Year & 500 year Flood Hazard Zones.
After completion the Project Site will be elevated above the 500 year flood zone elevations into the 100 year zone. (dark blue to light blue)



Model 1540-511 Smart-Vent Stacked 1w x 2h
400 ft2 Coverage
For Garage Area only.

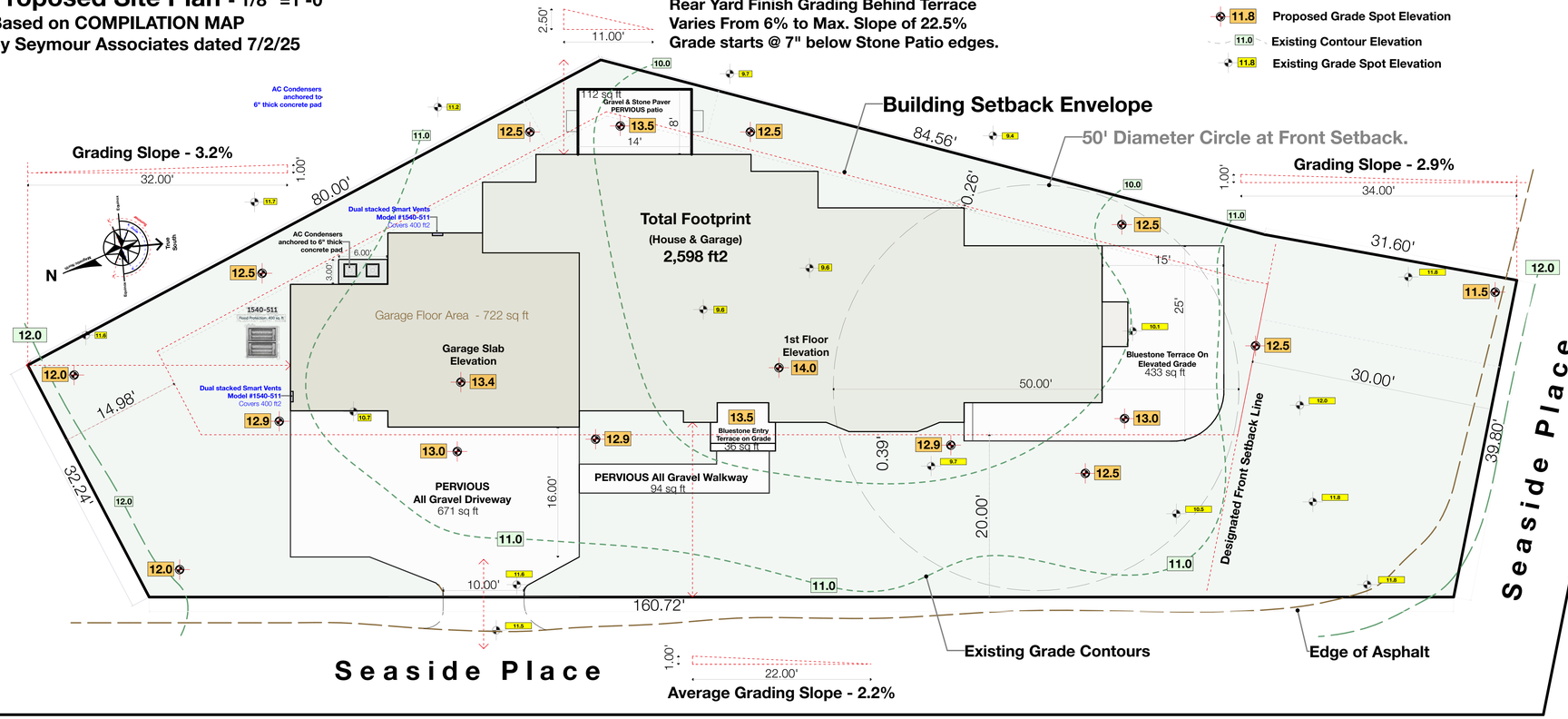


Proposed Site Plan - 1/8" =1'-0"

Based on COMPILATION MAP
by Seymour Associates dated 7/2/25

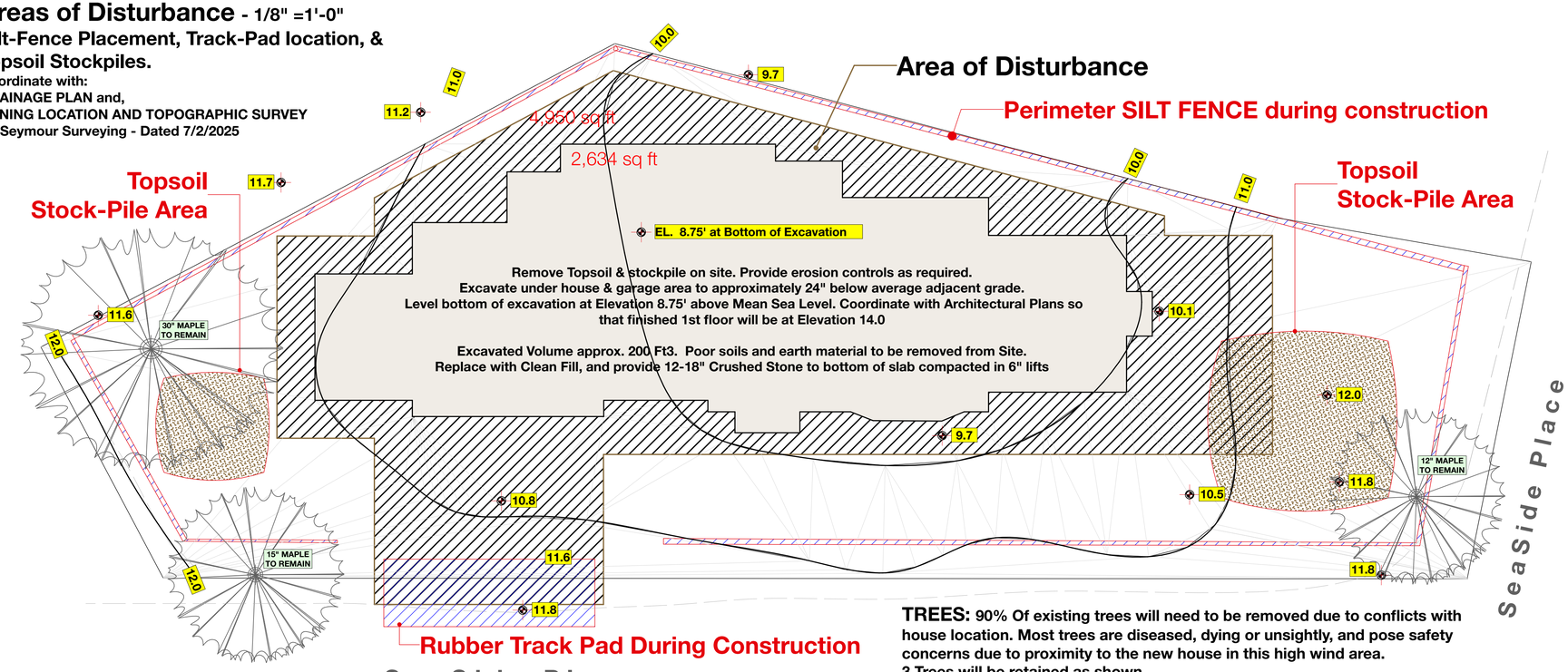
Rear Yard Finish Grading Behind Terrace
Varies From 6% to Max. Slope of 22.5%
Grade starts @ 7" below Stone Patio edges.

11.8 Proposed Grade Spot Elevation
11.0 Existing Contour Elevation
11.8 Existing Grade Spot Elevation



Areas of Disturbance - 1/8" =1'-0"

Silt-Fence Placement, Track-Pad location, & Topsoil Stockpiles.
Coordinate with:
DRAINAGE PLAN and,
ZONING LOCATION AND TOPOGRAPHIC SURVEY
By Seymour Surveying - Dated 7/2/2025



TREES: 90% Of existing trees will need to be removed due to conflicts with house location. Most trees are diseased, dying or unsightly, and pose safety concerns due to proximity to the new house in this high wind area.
3 Trees will be retained as shown.

Issue Date
1/8/26

Revisions

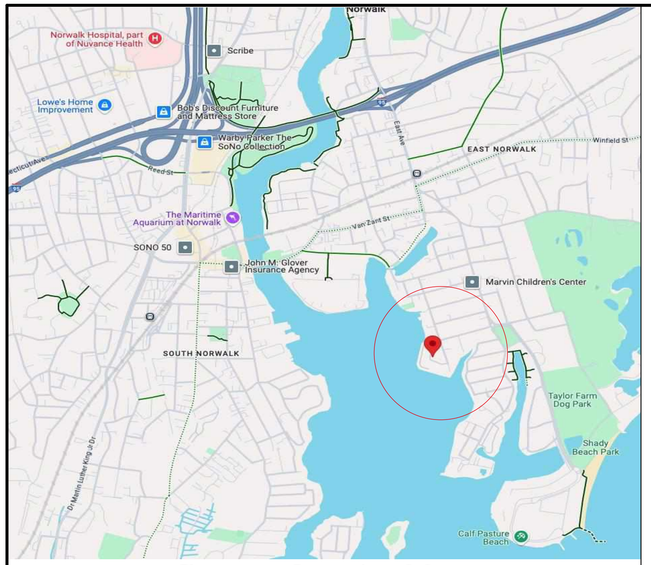
Architect's Site Plan

Scale as Shown
1/8" - 1'-0"

72 Bridge Street
Shelton, Ct
06484

Joseph Matto Architects AIA

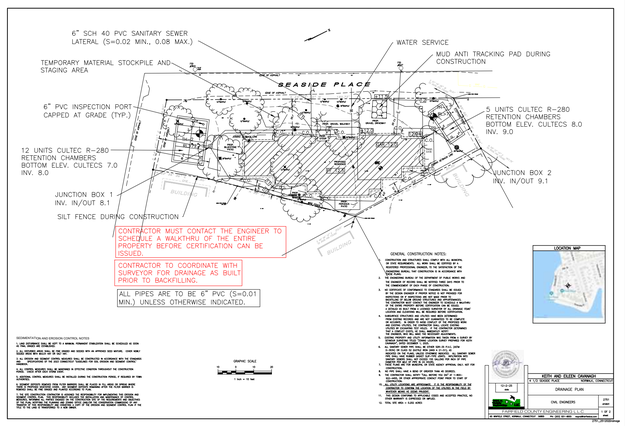
Keith & Elleen Cavanagh - Seaside Place



Property Location Map



Flood Hazard Zone AE

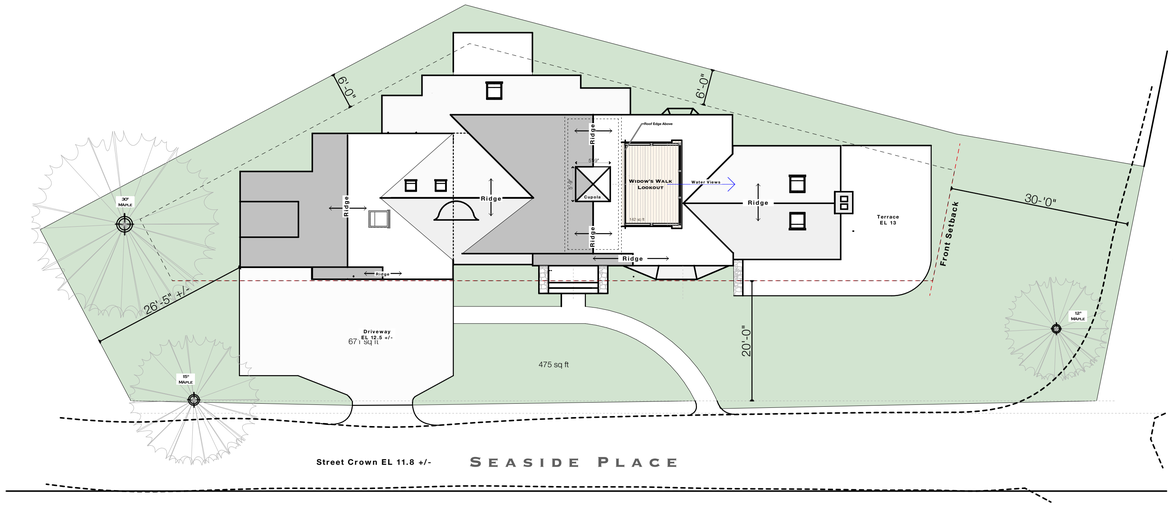


See Surveyor's Site Plans

Cavanagh Residence
New House Construction

4-1/2 Seaside Place East Norwalk, Ct





Drawings Index

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A3	Side Elevations
A4	1st & 2nd Floor Plan
A5	2nd & 3rd Floor Plan
A6	3rd Floor & Roof Plan
A7	Foundation Plan
A8	Sub-Slab Plumbing Rough & 2x6PT Sleepers
A9	2nd Floor Framing & Duct Layout
A10	Roof Framing Plan
A11	3D Roof Framing Studies
A12	Long Section Thru Foyer
A13	Long Section Thru Spiral Stairs & Lookout
A14	Attic-Way & Cupola Sections
A15	Family Room Sections & Moment Frames
A16	Connector/MBR Cross Section - Eyebrow Window
A17	Section Details - Back Wall, Rafters Lateral Bracing
A18	Section Details - Front Wall, Walls to Foundation
A19	Window Schedule
A20	Door Schedule
A21	Lateral Wind Load Analyis - 1st Floor
A22	Lateral Wind Load Analyis - 2nd Floor

Project Data:

Address:
4-1/2 Seaside Place
East Norwalk, Ct.

District....3
Block.....60
Lot.....20

Applicant:
Keith Cavanagh

USE:
Single Family Dwelling

Drawing Date:
1/8/26

Prepared By:
Joseph Matto Architect

First Issue
8/18/256

Current Revision
1/8/25

STATE OF CONNECTICUT JOSEPH R. MATTO NO. 8440 REGISTERED ARCHITECT

Scale & Printing of Drawings
Drawings will "Scale" as indicated when printed onto 24" x 36" Arch-D size paper.
Details & Conditions shown at a larger scale supersede accuracy and intention of those at a lesser scale.

Accuracy of Drawings
All dimensions & conditions depicted in these drawings are for the purpose of Defining the Scope of Work and the Design Intention for the Project. Any discrepancies between these drawings and actual Existing or Built field conditions must be reported promptly to the Architect prior to proceeding with construction. Any changes to the Design while under construction must also be reported to the Architect so that the Record Drawings can be updated and changes reviewed for code compliance and possible design conflicts.

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These documents are copyright protected and not to be used for any other project or by any other persons other than those identified and authorized on this page.

These Drawings are "An Instrument of Service" provided to The Client for several purposes. They document the Design Process between the Client and the Architect and define the Project's Scope of Work. They may be used to obtain Estimates & Bids, Building Permits and / or other Approvals as may be required for Construction of this Project. Any other use is prohibited by law unless written permission is obtained from BOTH The Client and Architect.

NOTE: Drawings issued as Progress Drawings or Bid Documents are not to be used for obtaining permits or for constructing the Project. Only Drawings that are Signed & Sealed by the Architect may be used for obtaining Zoning & Building Permits and for Construction..

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Building Code References

Use Group R-3

Construction Type 5B

Town of Norwalk, Ct
Zoning Regulations
And
THE CONNECTICUT STATE BUILDING CODE

- **2022 Connecticut State Building Code**
- **2022 Connecticut State Fire Safety Code**
- **2022 Connecticut State Fire Prevention Code**
- **2021 International Building Code (IBC) by ICC**
  - 2021 International Existing Building Code (IEBC) by ICC
  - 2021 International Mechanical Code (IMC) by ICC
  - 2021 International Plumbing Code (IPC) by ICC
  - 2021 International Residential Code (IRC) by ICC
  - 2020 NFPA 70 National Electrical Code (NEC) by NFPA
  - 2021 International Fire Code (IFC) by ICC
  - 2021 NFPA 101 - Life Safety Code by the NFPA
  - 2021 NFPA 1 - Fire Code by the NFPA

General Building Design Criteria

Design Loads: Max Deflection L/360

1st Floor - 45 PSF Live Load, 15 PSF Dead Load
2nd Floor - 35 PSF Live Load, 15 PSF Dead Load
3rd Floor - 35 PSF Live Load, 15 PSF Dead Load
Roof - 30 PSF Snow Load, 15 PSF Dead Load

Insulation Design Values
Prescriptive Method

Under Slab R10
Slab Edge R10
Exterior Walls R30
Roof ..... R49 /R60

Reminder - Call Before You Dig! 1-800-922-4445
The Presence & Location of all underground utilities & structures must be determined prior to construction and verified by the appropriate Utility Company or regulatory agency.

Joseph Matto Architect AIA

Builder & General Contractor	K. Cavanagh & R. Krieger
Project Consultants	Seymour Surveying (203) 655-3331 Info@SeymourSurveying.com
Project Data	**Keith & Eileen Cavanagh - New Home** 4 1/2 Seaside Place Norwalk, Ct Phone:_____ Email:_____ Project Year 2025

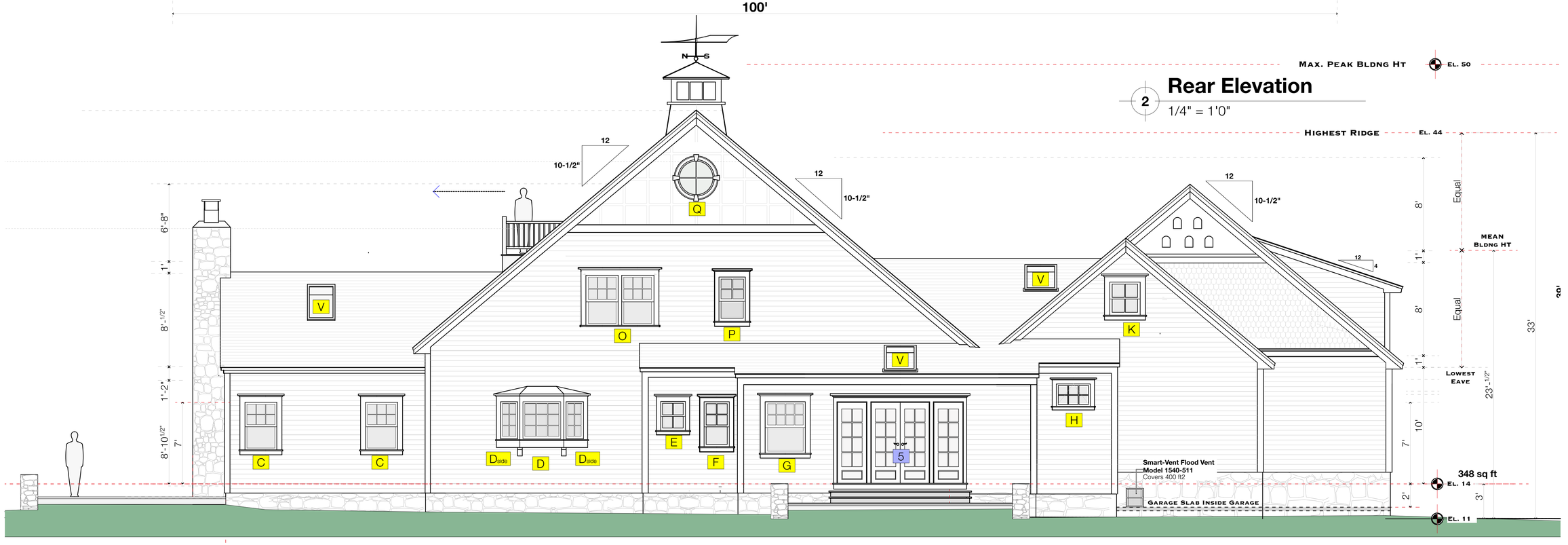
1 Front Elevation

1/4" = 1'0"



2 Rear Elevation

1/4" = 1'0"



Issue Date

1/8/26

Revisions

Front & Rear Elevation

Scale as Shown

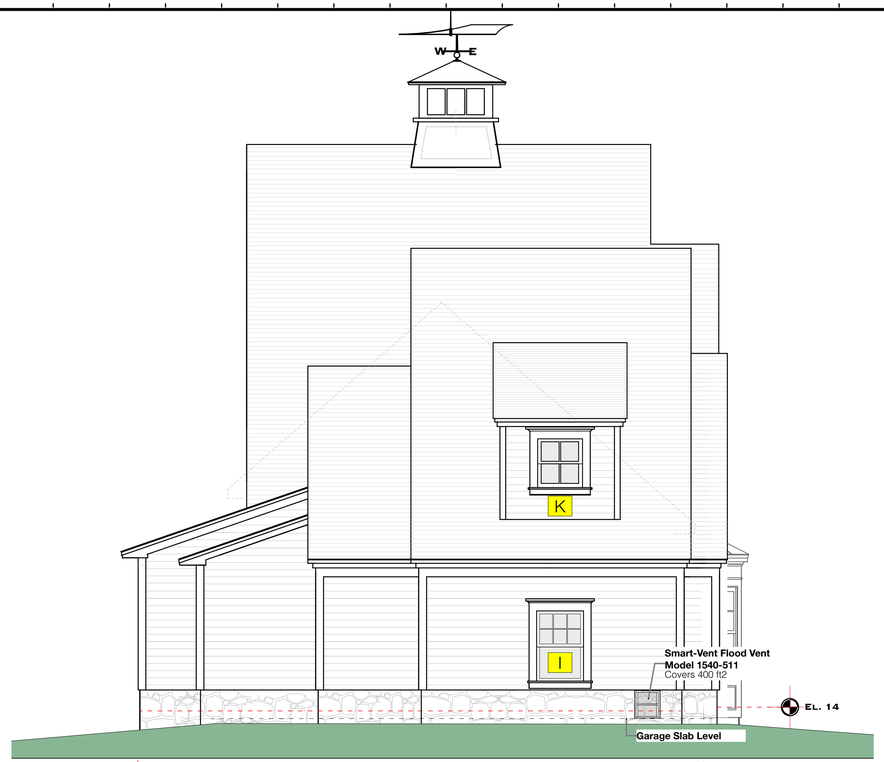
Joseph Matto Architects AIA

72 Bridge Street
Shelton, Ct
06484

Keith & Eileen Cavanagh - Seaside Place

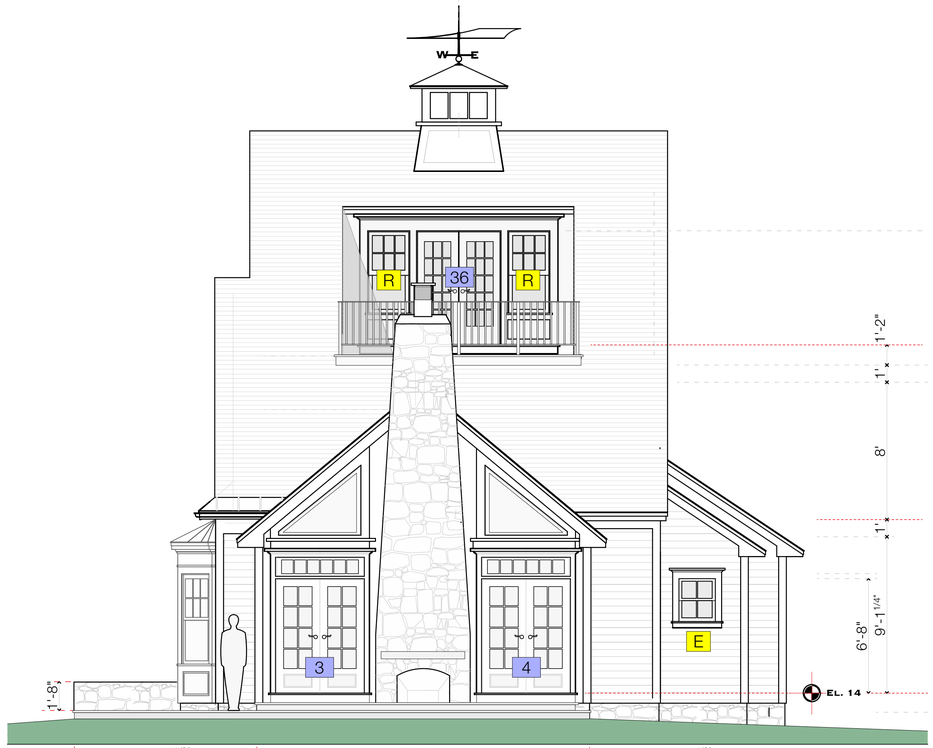
Page

A2



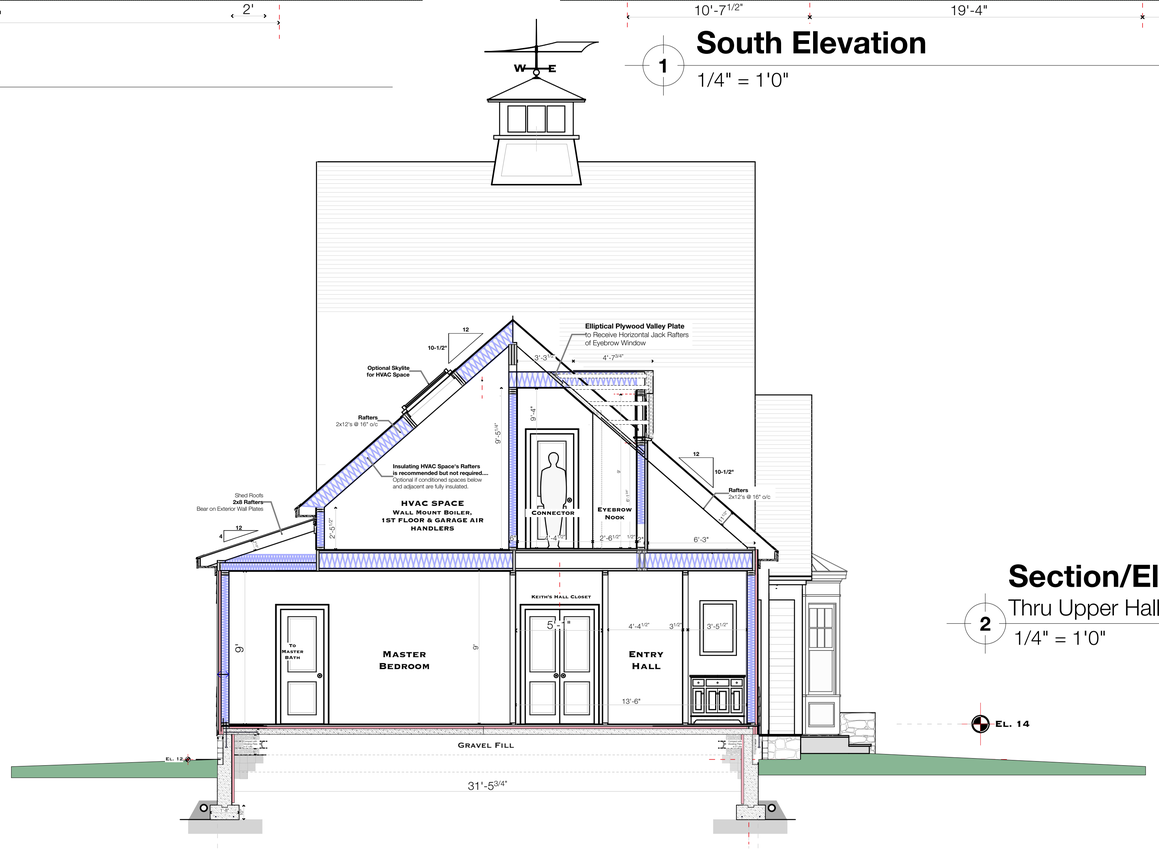
3 North Elevation

1/4" = 1'0"



1 South Elevation

1/4" = 1'0"



2 Section/Elevation

Thru Upper Hall Connector, MBR, 1/2 Bath

1/4" = 1'0"

Issue Date

1/8/26

Revisions

Side Elevations

Scale as Shown

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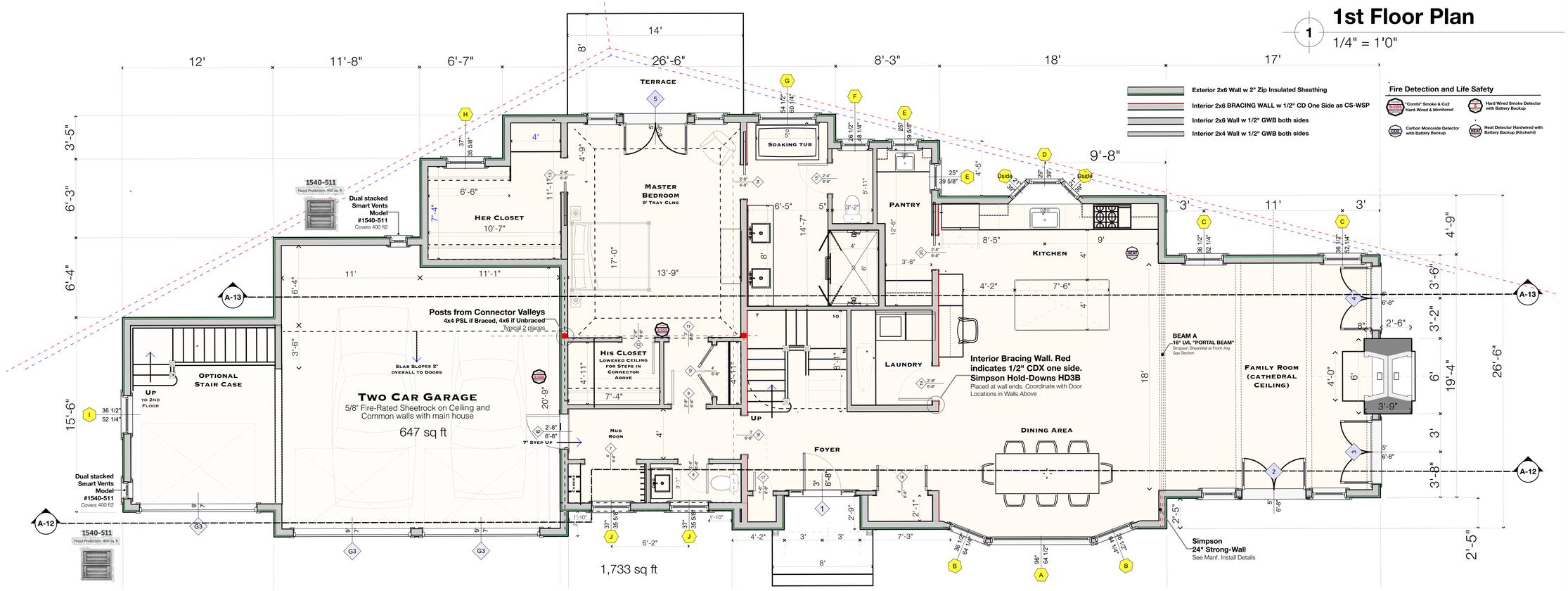
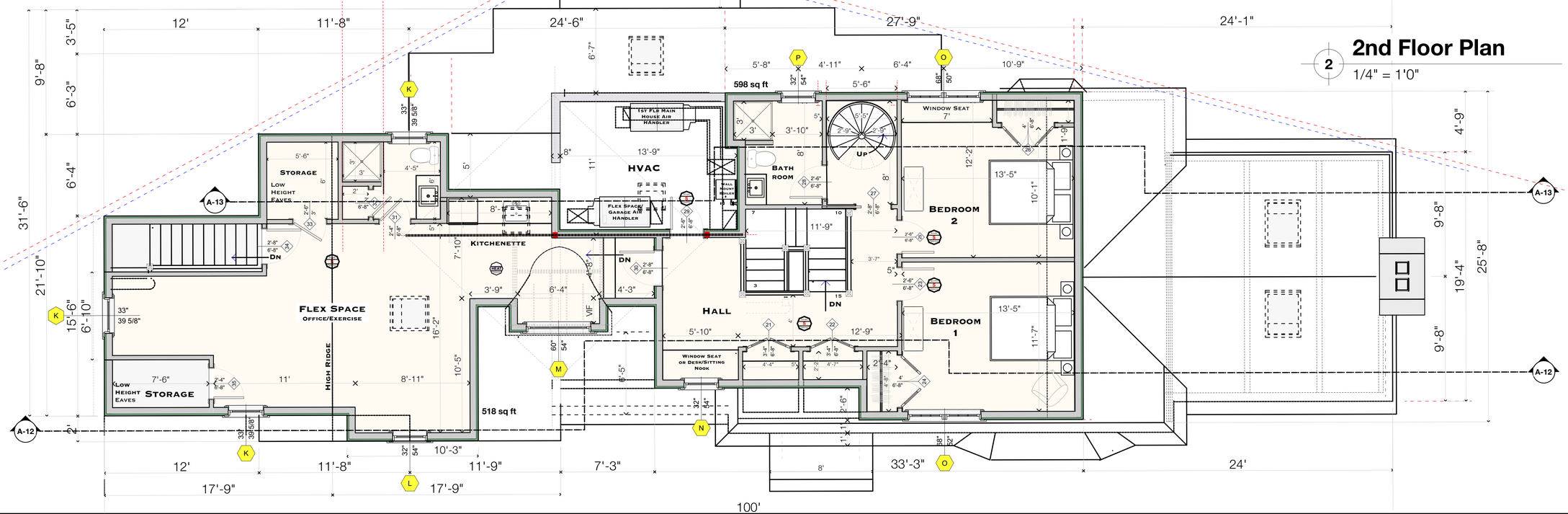
1st Floor Plan

1/4" = 1'0"



2nd Floor Plan

2 1/4" = 1'0"



Issue Date

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Revisions

1st & 2nd Floor Plan

Scale as Shown

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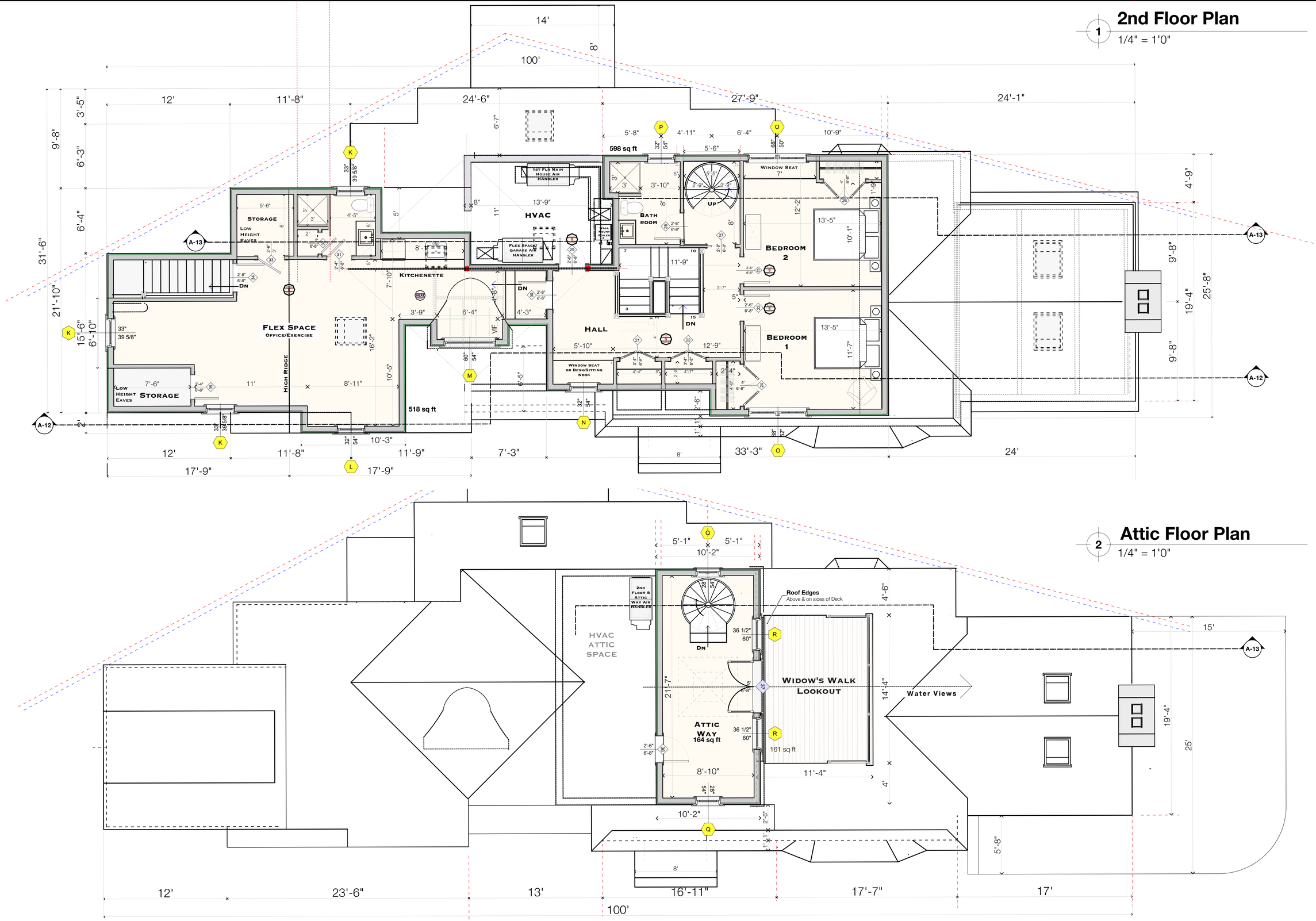
1 2nd Floor Plan

1/4" = 1'0"



2 Attic Floor Plan

1/4" = 1'0"

Issue Date

1/8/26

Revisions

2nd & 3rd Floor Plan

Scale as Shown

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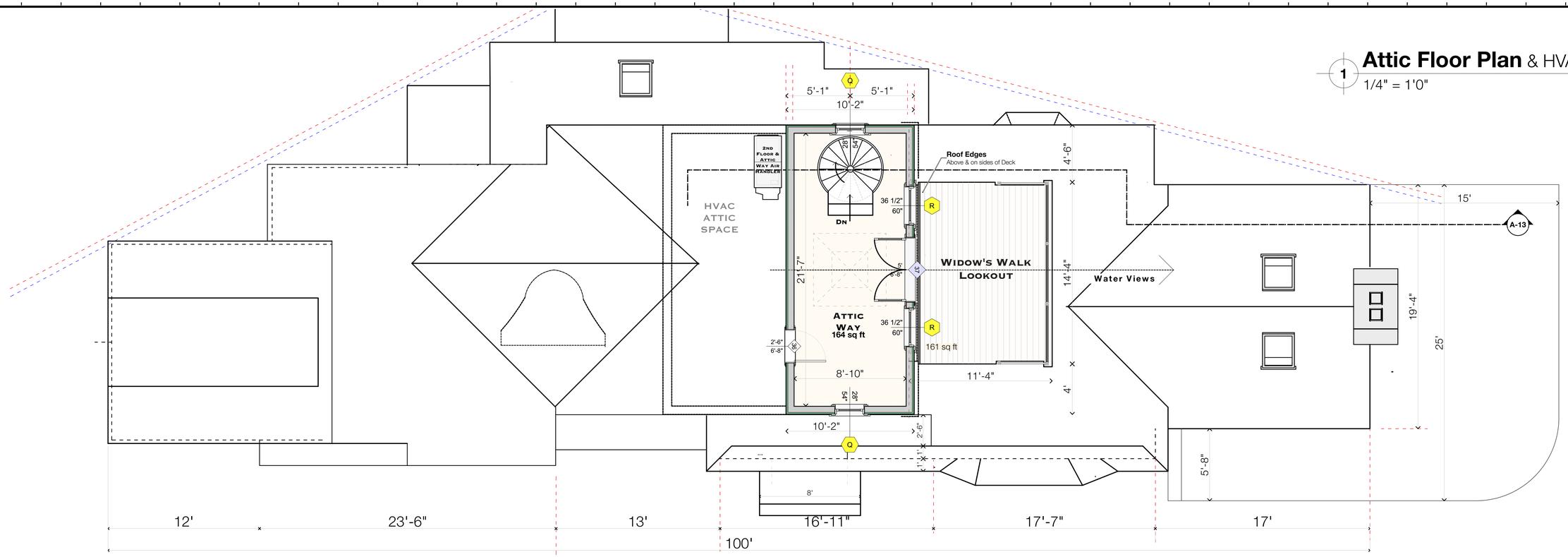
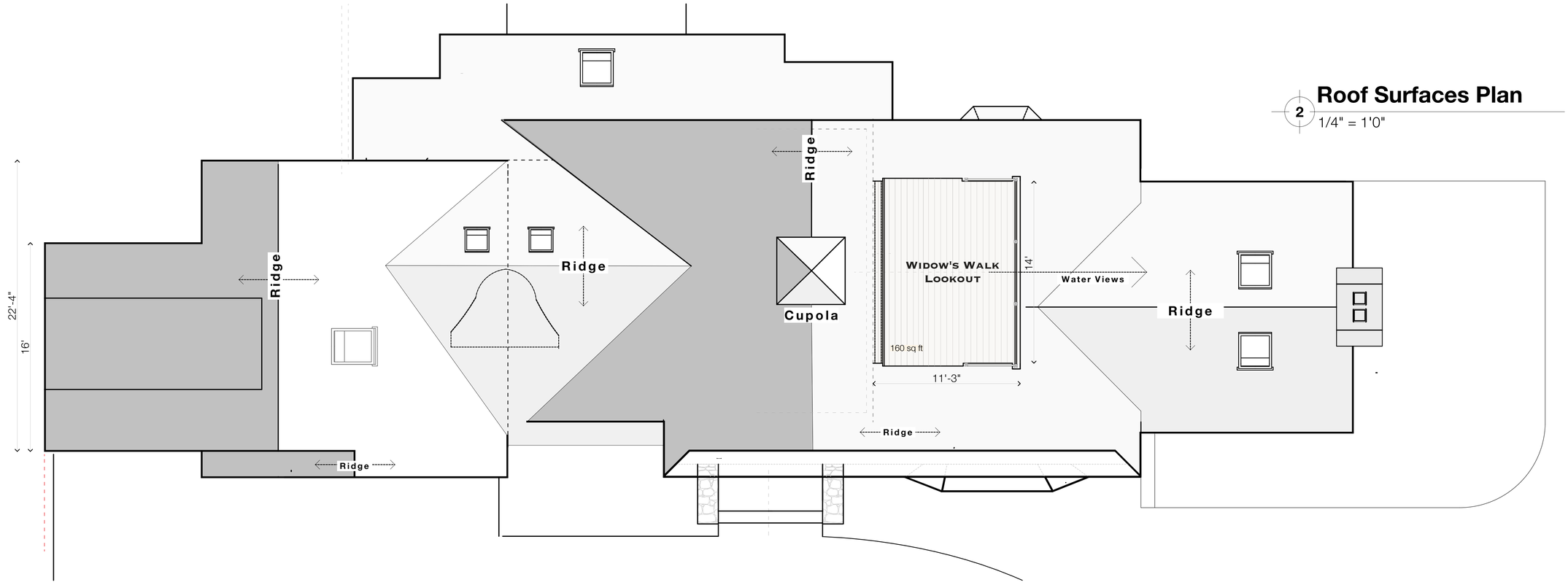
1 Attic Floor Plan & HVAC

1/4" = 1'0"



2 Roof Surfaces Plan

1/4" = 1'0"



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3rd Floor & Roof Plan

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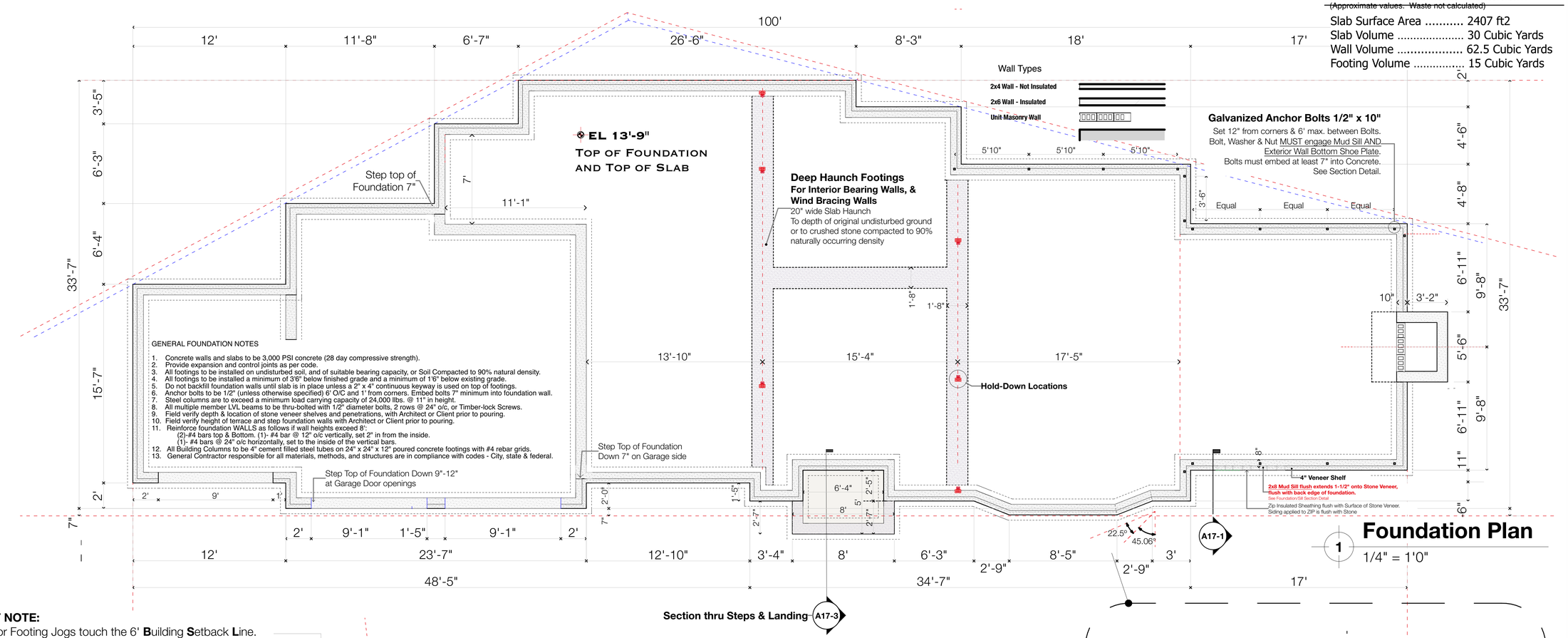
Foundation Material Quantities

(Approximate values. Waste not calculated)

Slab Surface Area 2407 ft2
Slab Volume ..... 30 Cubic Yards
Wall Volume ..... 62.5 Cubic Yards
Footing Volume ..... 15 Cubic Yards



Foundation Plan

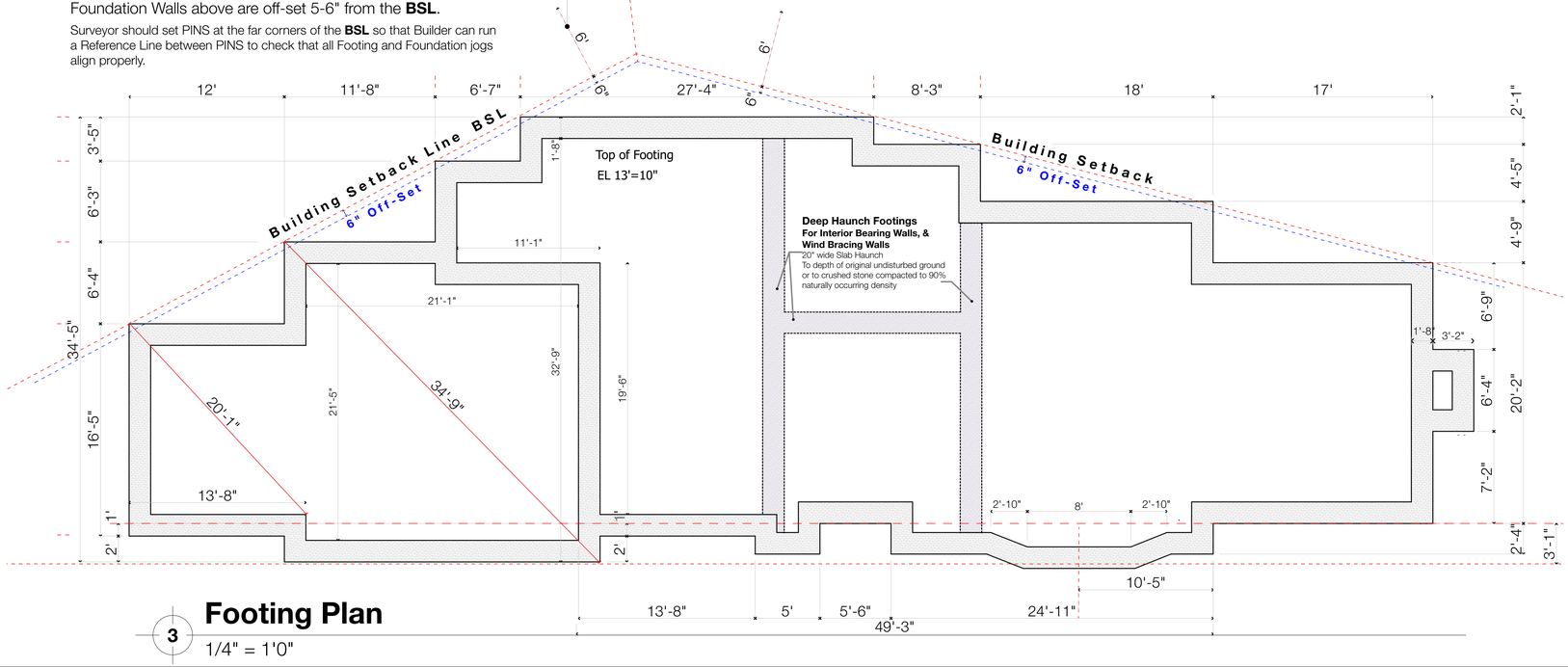
1 — 1/4" = 1'0"

Section thru Steps & Landing A17-3

LAYOUT NOTE:

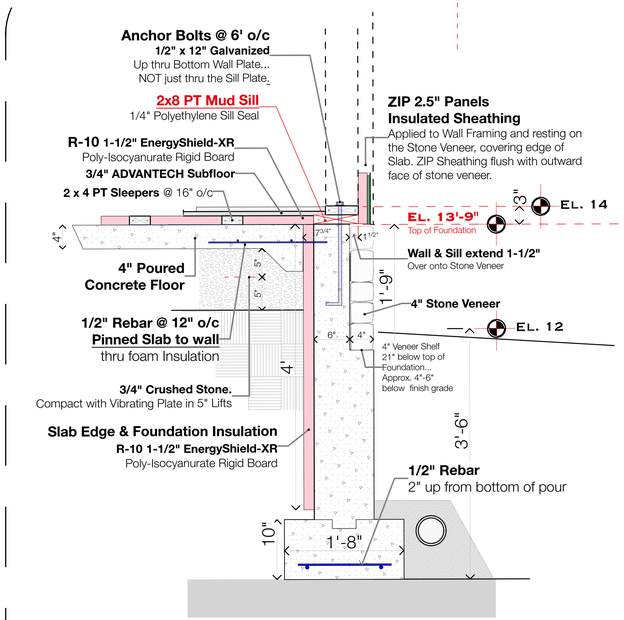
All Exterior Footing Jogs touch the 6' **B**uilding **S**etback **L**ine. Foundation Walls above are off-set 5-6" from the **BSL**.

Surveyor should set PINS at the far corners of the **BSL** so that Builder can run a Reference Line between PINS to check that all Footing and Foundation jogs align properly.



Footing Plan

3 — 1/4" = 1'0"



Slab to Foundation Section Detail

2 — 1" = 1'0"

Issue Date
1/8/26

Revisions

Foundation Plan

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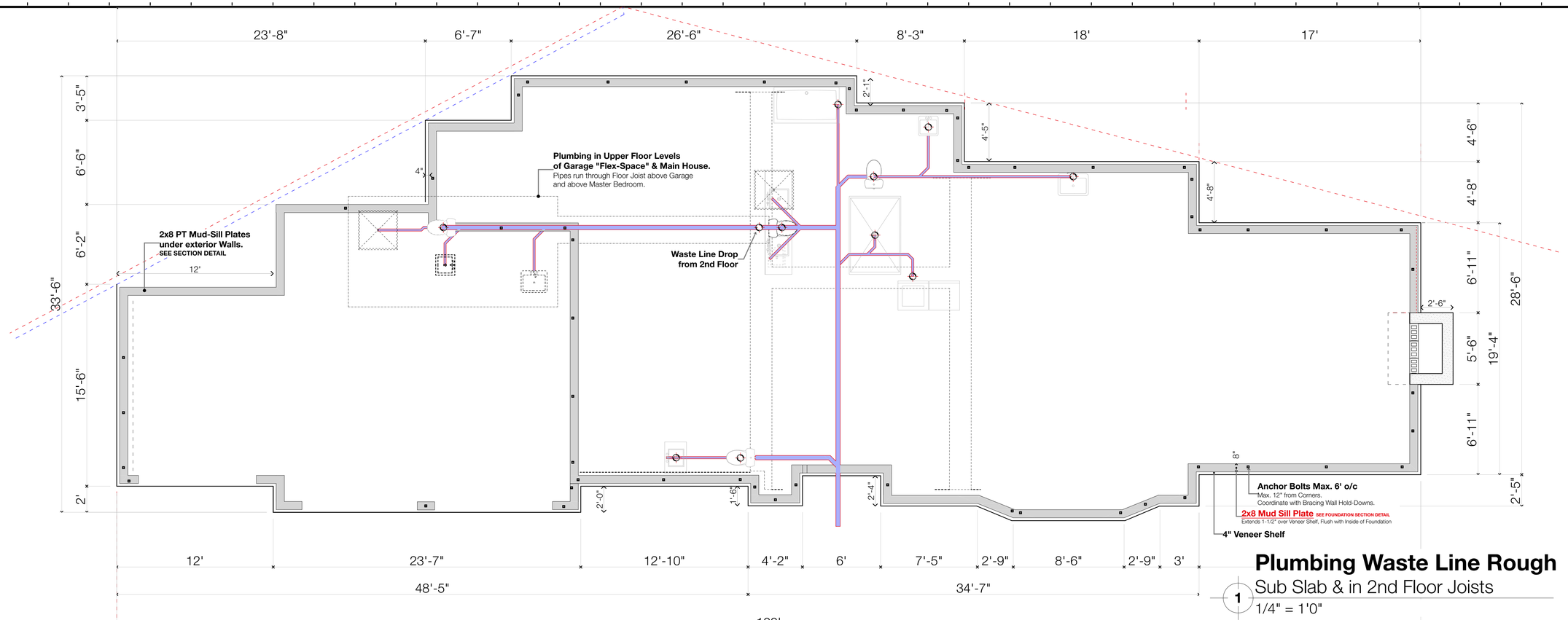
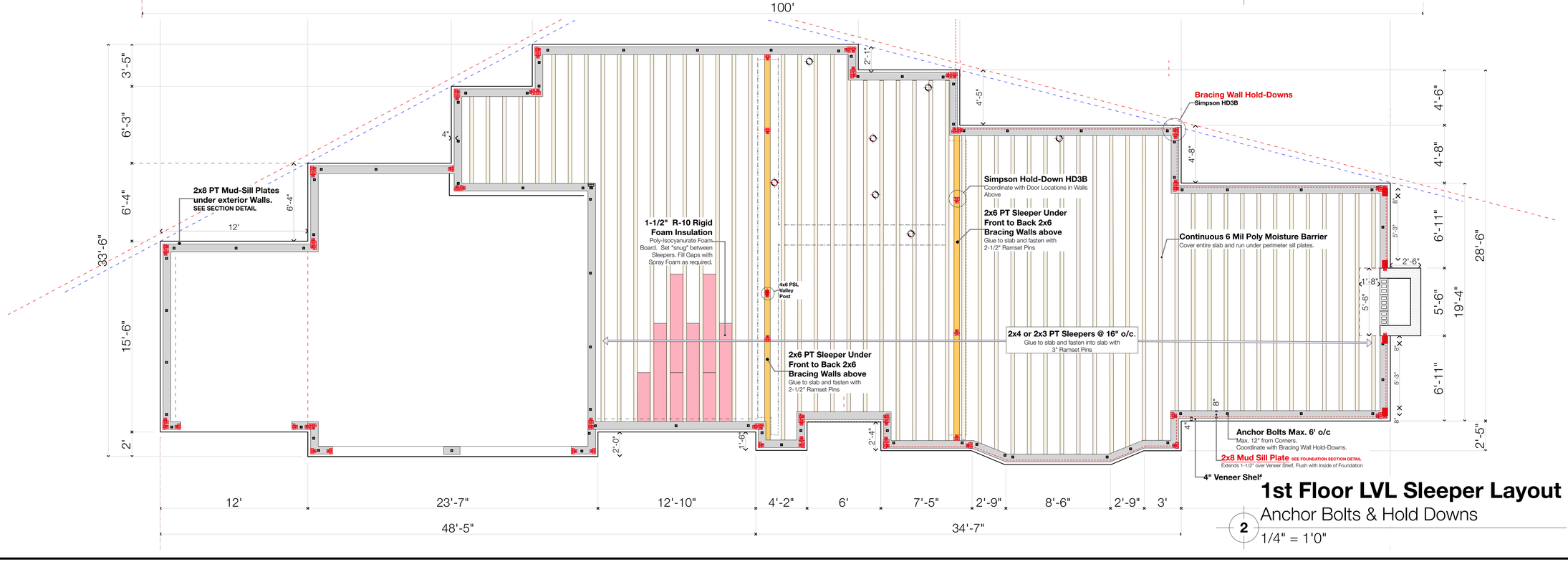


Plumbing Waste Line Rough

Sub Slab & in 2nd Floor Joists

1 — 1/4" = 1'0"



1st Floor LVL Sleeper Layout

Anchor Bolts & Hold Downs

2 — 1/4" = 1'0"

Issue Date

1/8/26

Revisions

Sub-Slab Plumbing Rough & 2x6PT Sleepers

Scale as Shown

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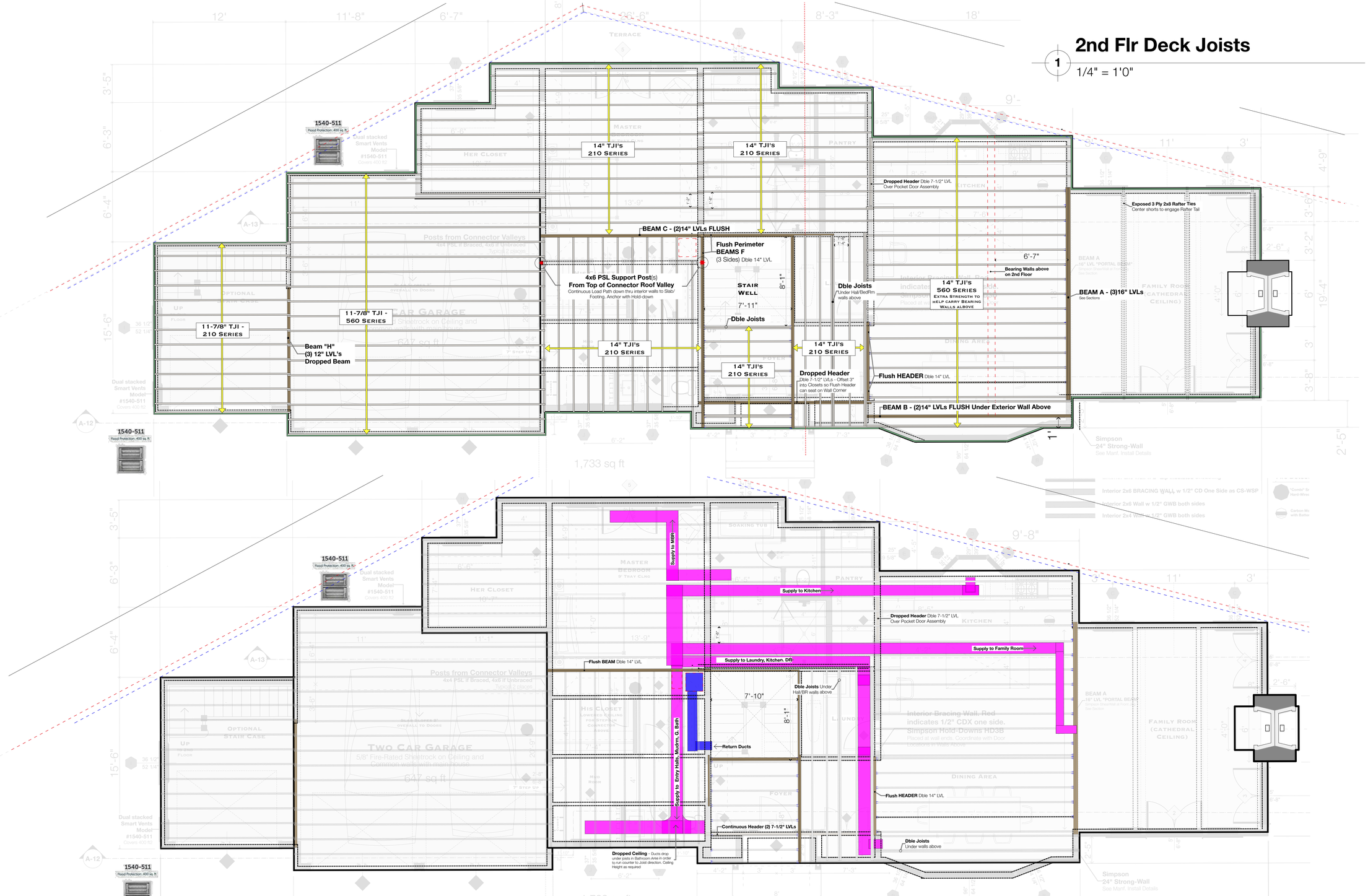
2nd Flr Deck Joists

1

1/4" = 1'0"



HVAC Duct Layout - 1st Floor Distribution

Ducts run in Ceiling Joists between Floors. Closets, Pantry, Bathroom & Laundry Ceilings may be lowered to Accommodate Ducts

2

1/4" = 1'0"

Issue Date

1/8/26

Revisions

2nd Floor Framing & Duct Layout

Scale as Shown

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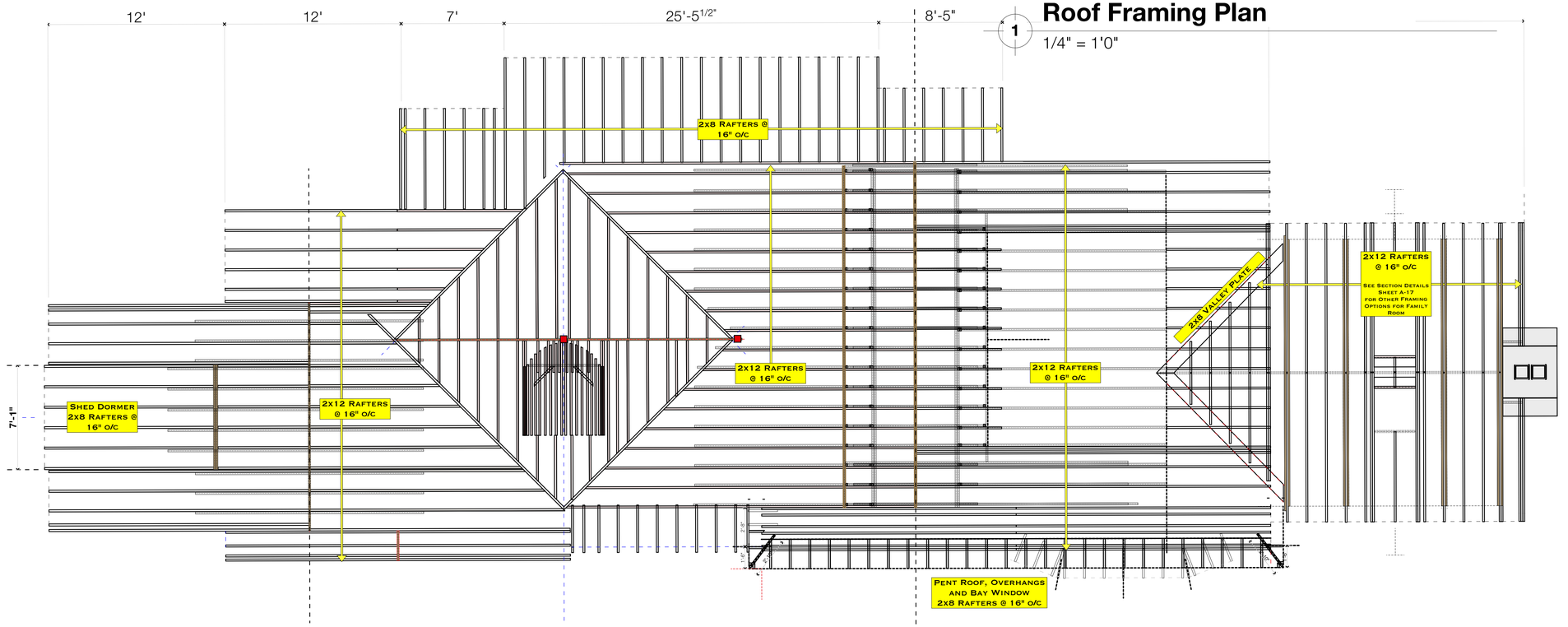
Roof Framing Plan

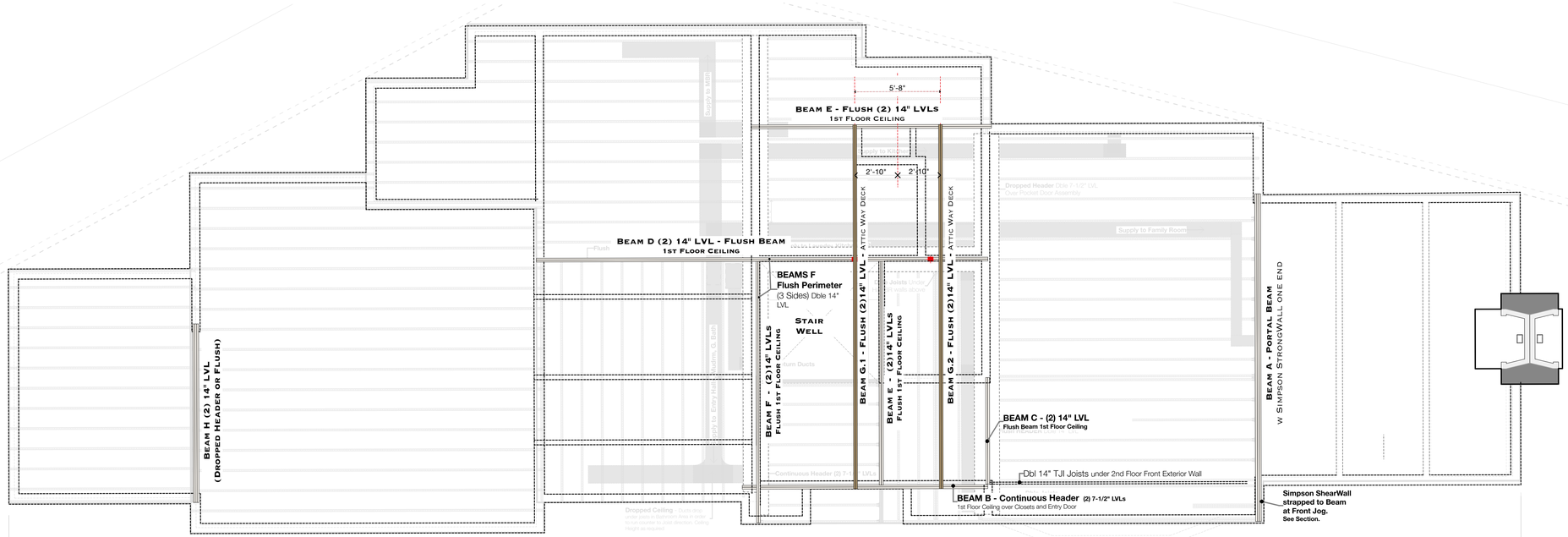
1/4" = 1'0"



Main Beams - A, B, C, D, E, F, G, H

All Floors Juxtaposed

1/4" = 1'0"



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Revisions

Roof Framing Plan

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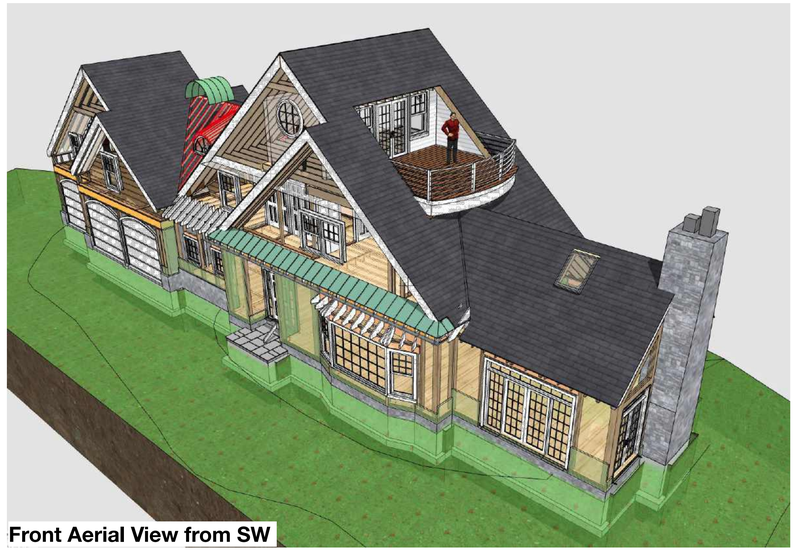
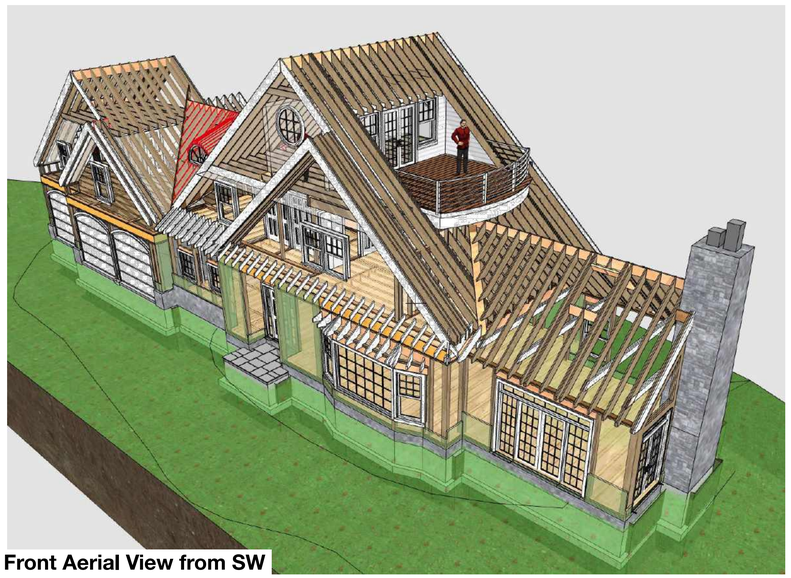
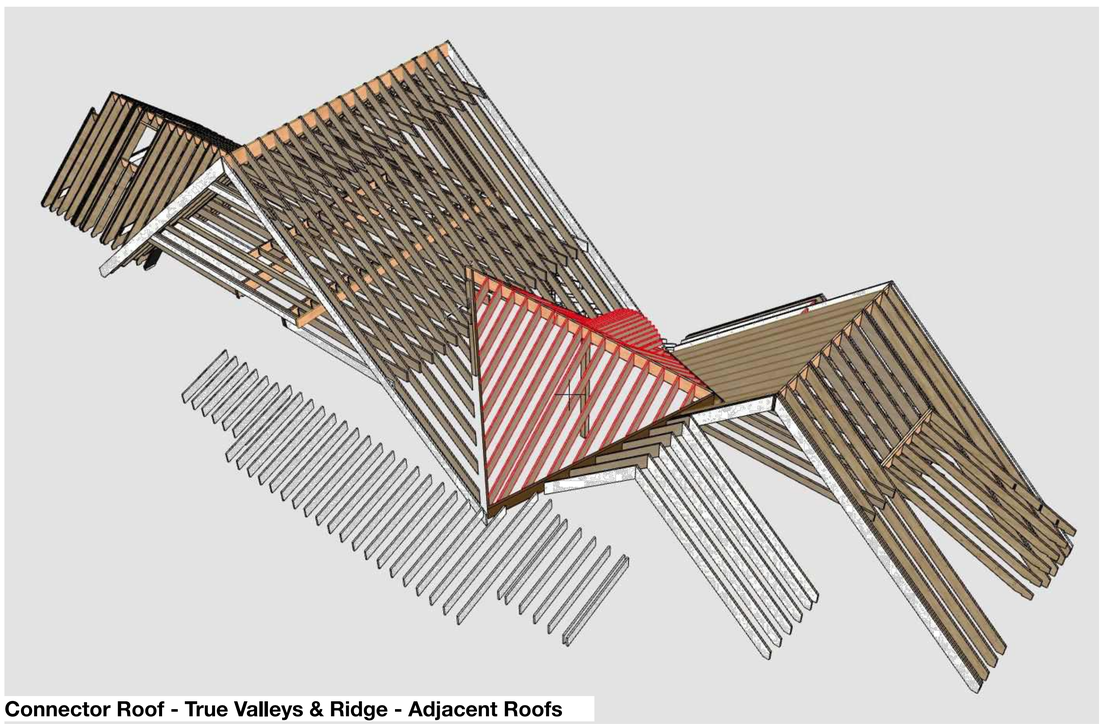
Connector Roof - True Valleys & Ridge - Eyebrow Dormer



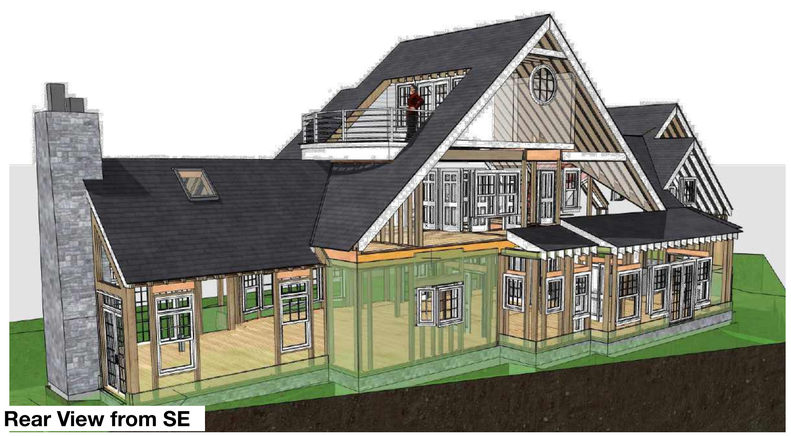
Front Aerial View from SW



Front Aerial View from SW



Connector Roof - True Valleys & Ridge - Adjacent Roofs



Rear View from SE

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1/8/26

Revisions

3D Roof Framing Studies

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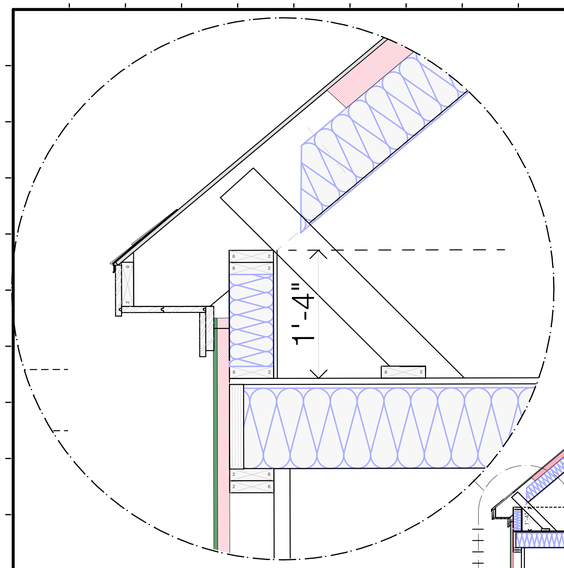
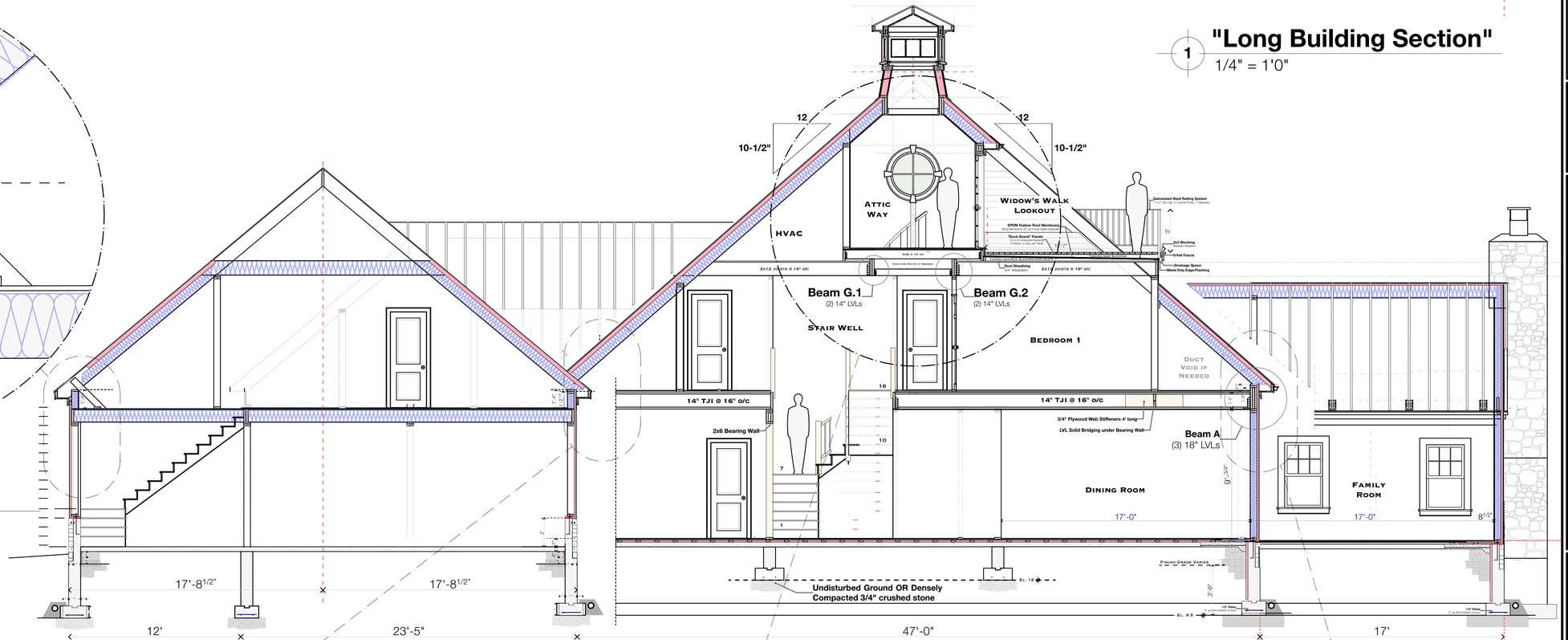
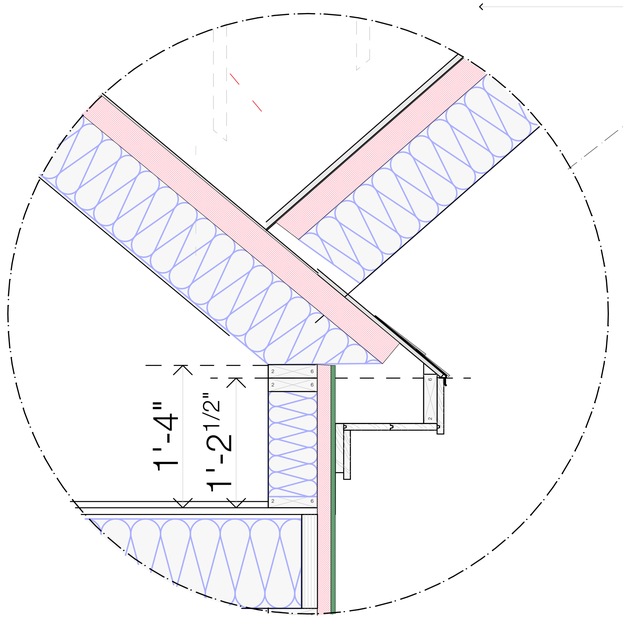


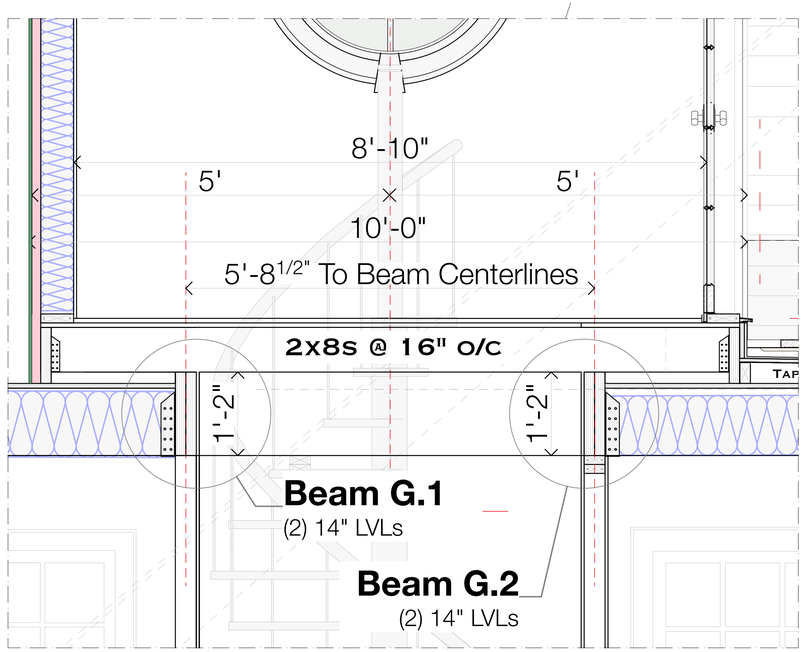
Knee Wall-to-Rafter
Garage North Wall
5
1-1/2" = 1'0"



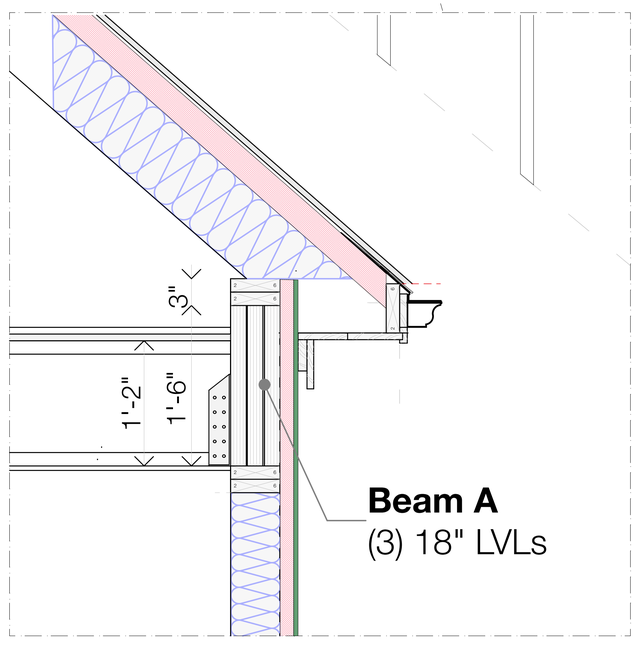
"Long Building Section"
1
1/4" = 1'0"



Knee Wall-to-Rafter
Front Right Garage Jog at Connector
4
1-1/2" = 1'0"



Beams G1 & G2 - Attic Floor
3
1-1/2" = 1'0"



Beam A - Kitchen to Family Room
2
1-1/2" = 1'0"

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1/8/26

Revisions

Long Section Thru Foyer

Scale as Shown

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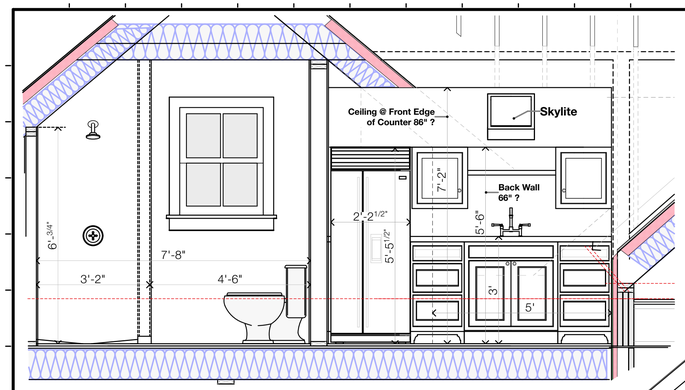
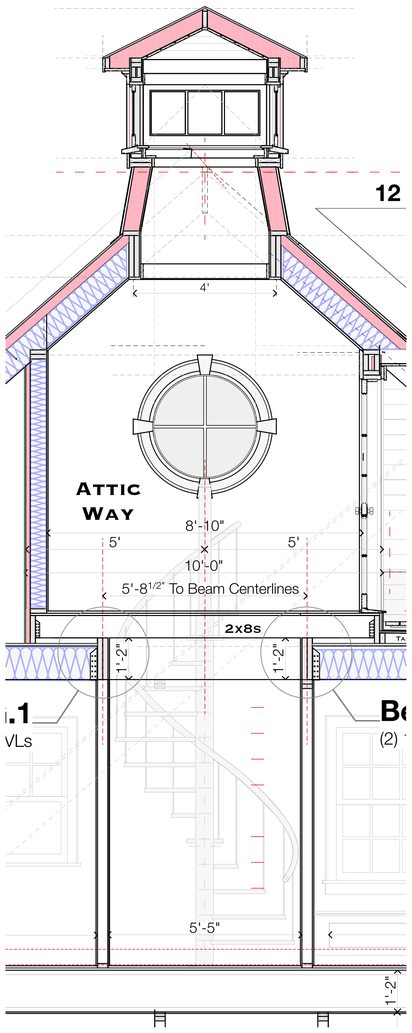


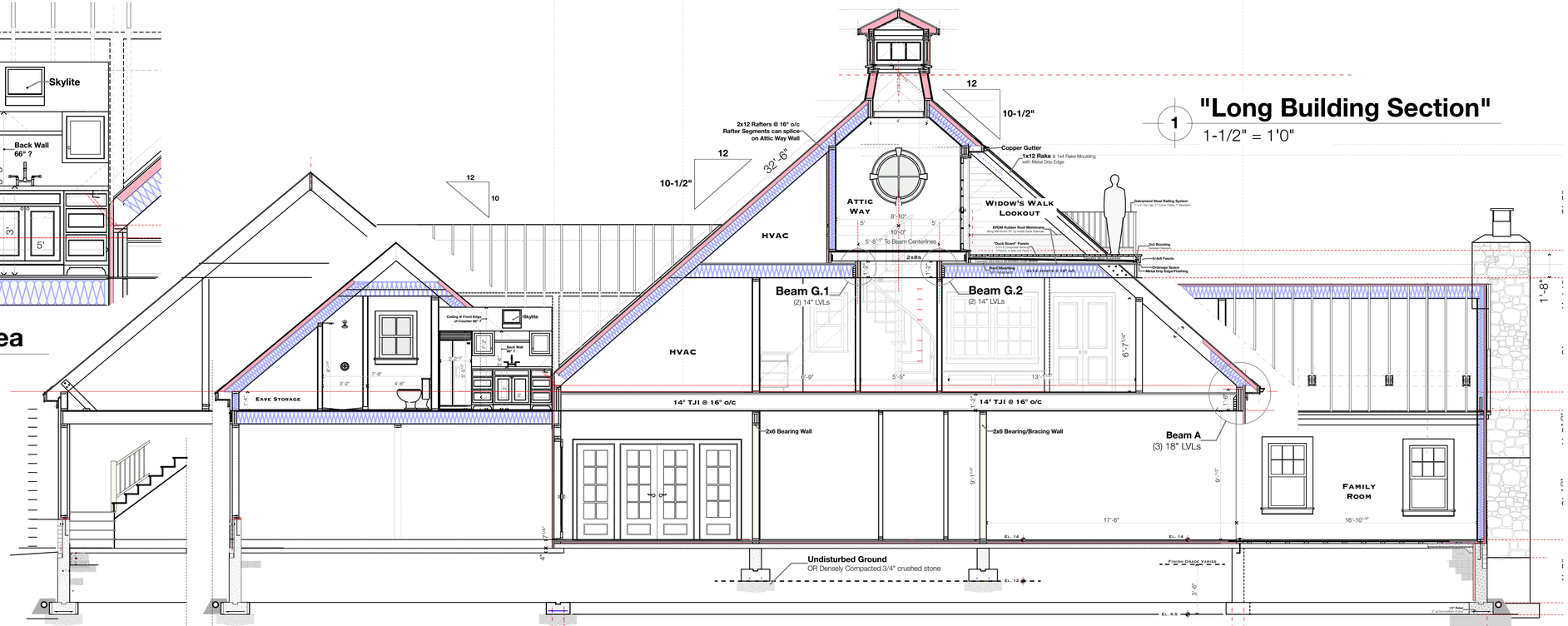
4 Bathroom & Kitchenette Area

1/2" = 1'0"



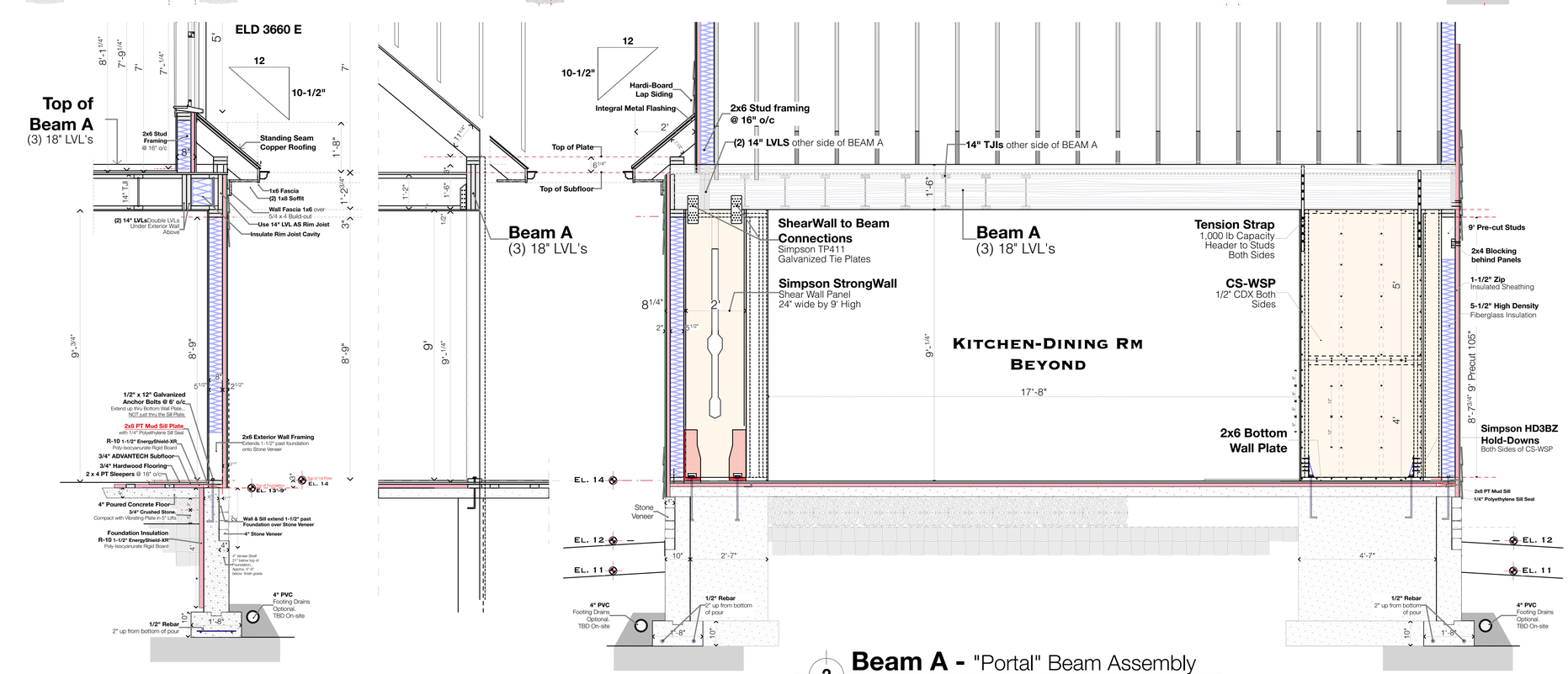
3 Spiral Staircase Tower

1/2" = 1'0"



1 "Long Building Section"

1-1/2" = 1'0"



2 Beam A - "Portal" Beam Assembly

1/2" = 1'0"

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1/8/26

Revisions

Long Section Thru Spiral Stairs & Lookout

Scale as Shown

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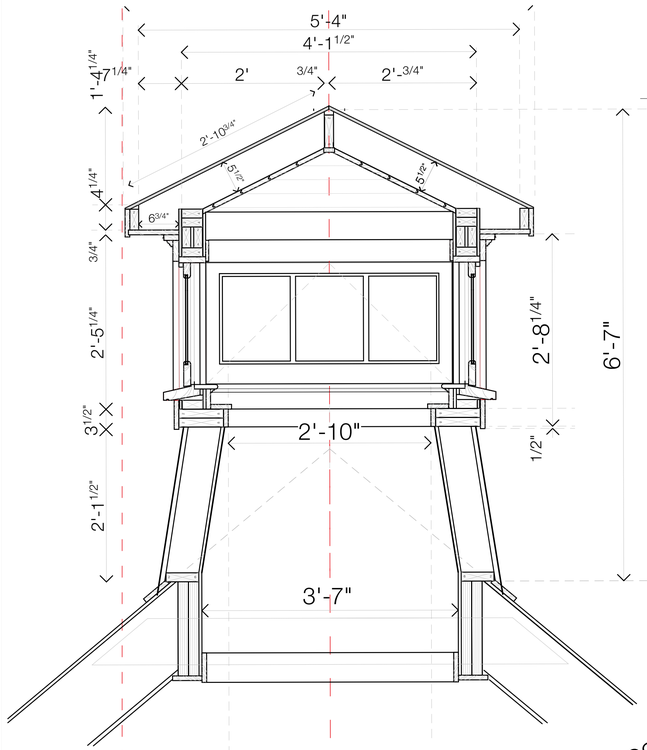
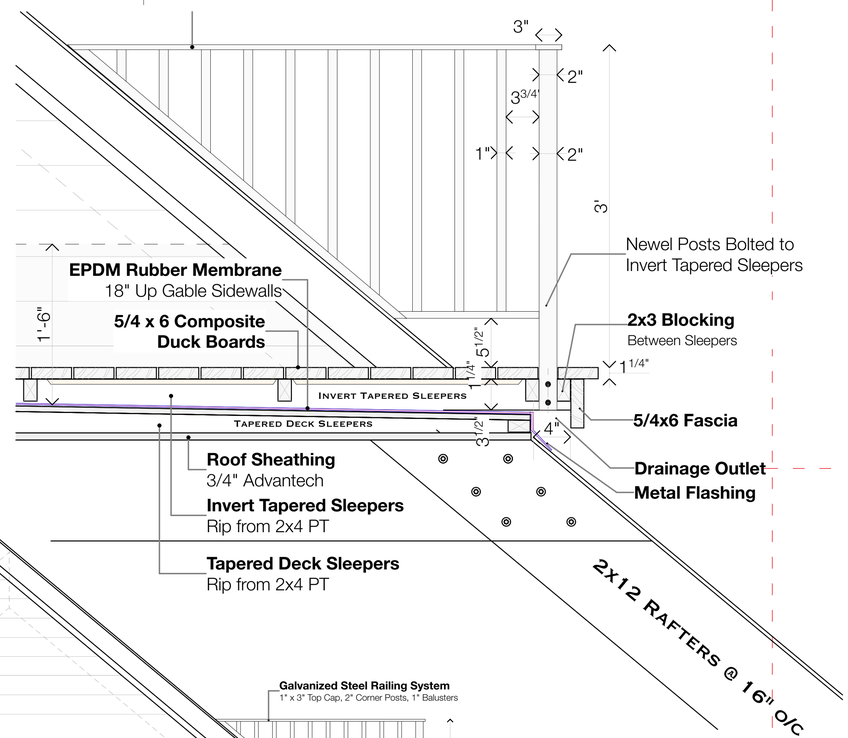
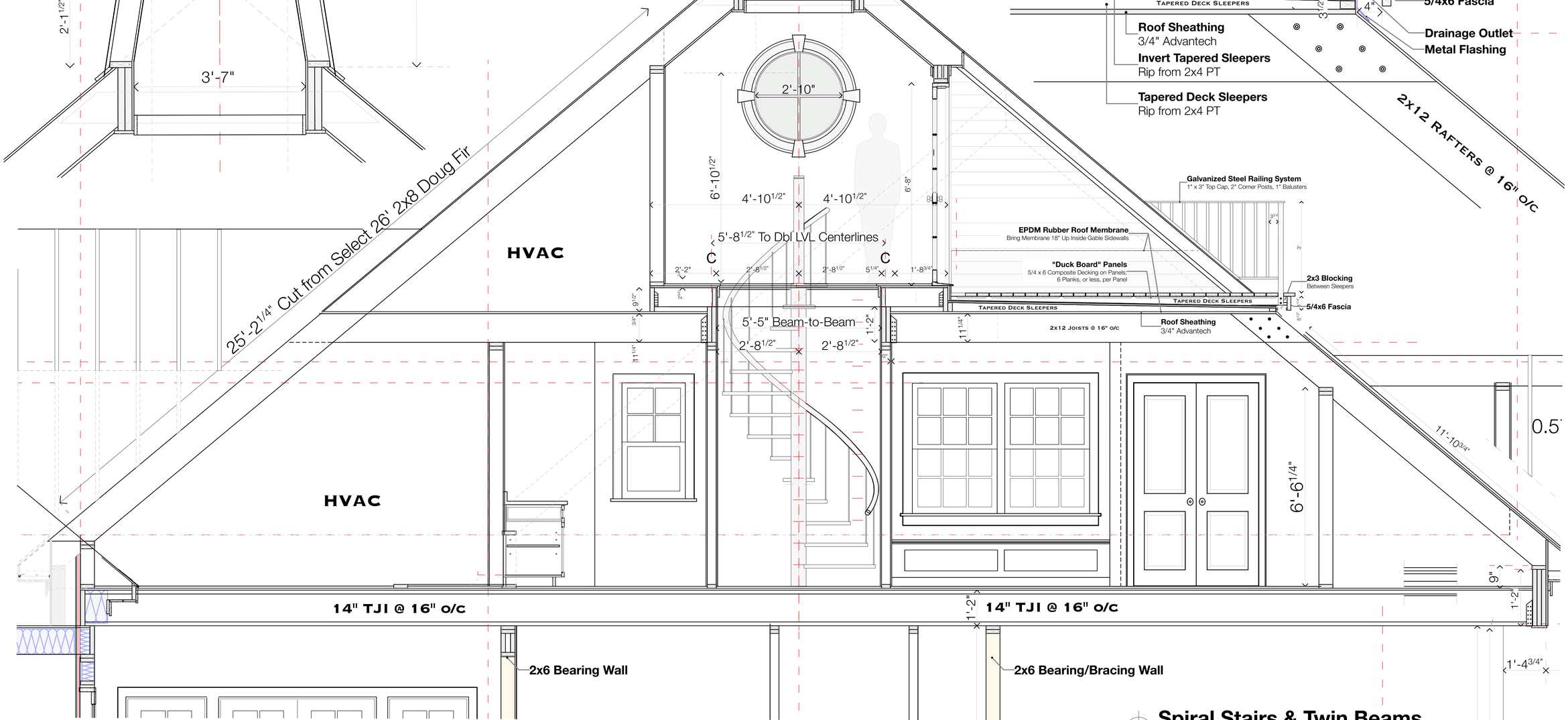
3 Cupola
1" = 1'0"



1 Attic Way, Lookout & Railings
1-1/2" = 1'0"





2 Spiral Stairs & Twin Beams
Not To Scale

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1/8/26

Revisions

Attic-Way & Cupola Sections

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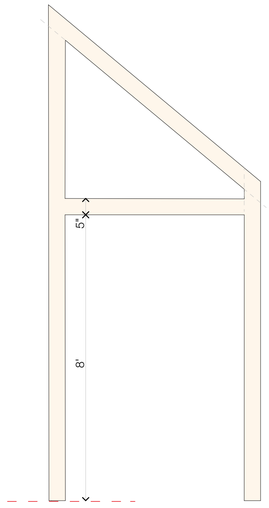
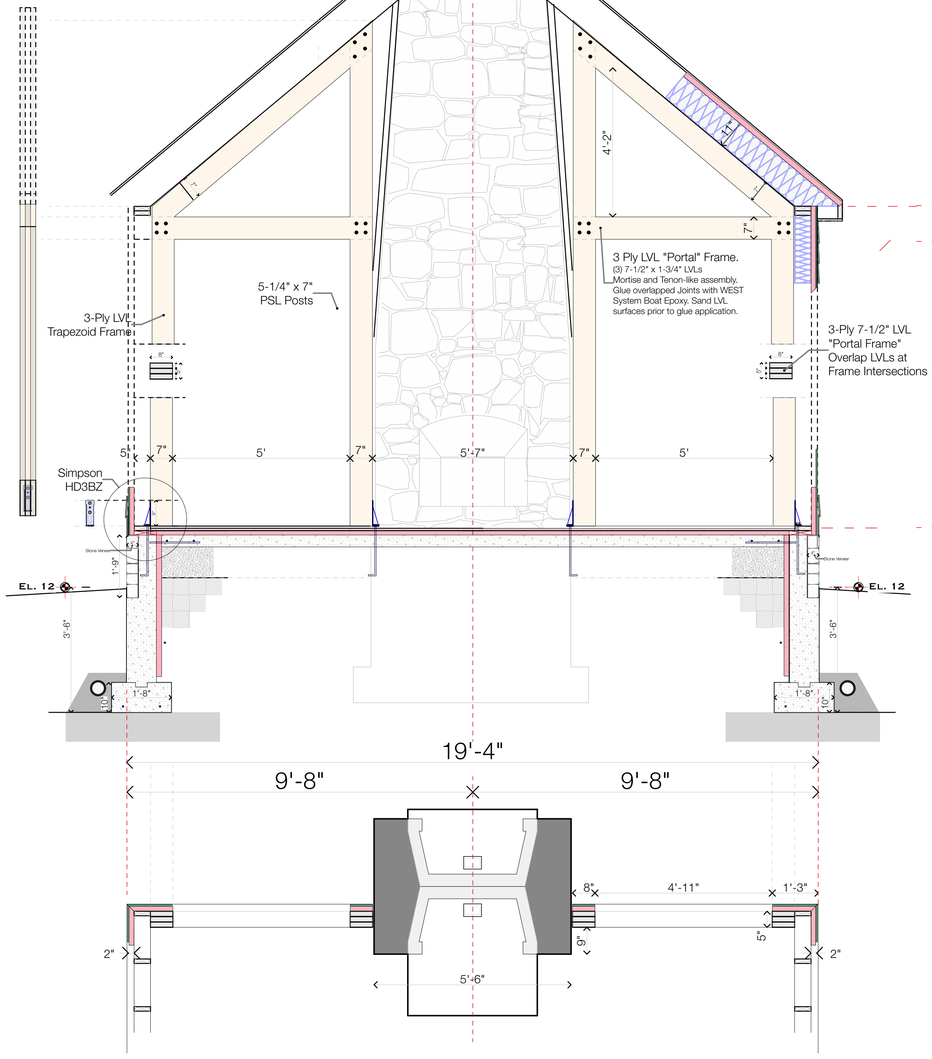
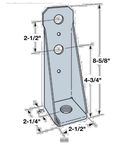






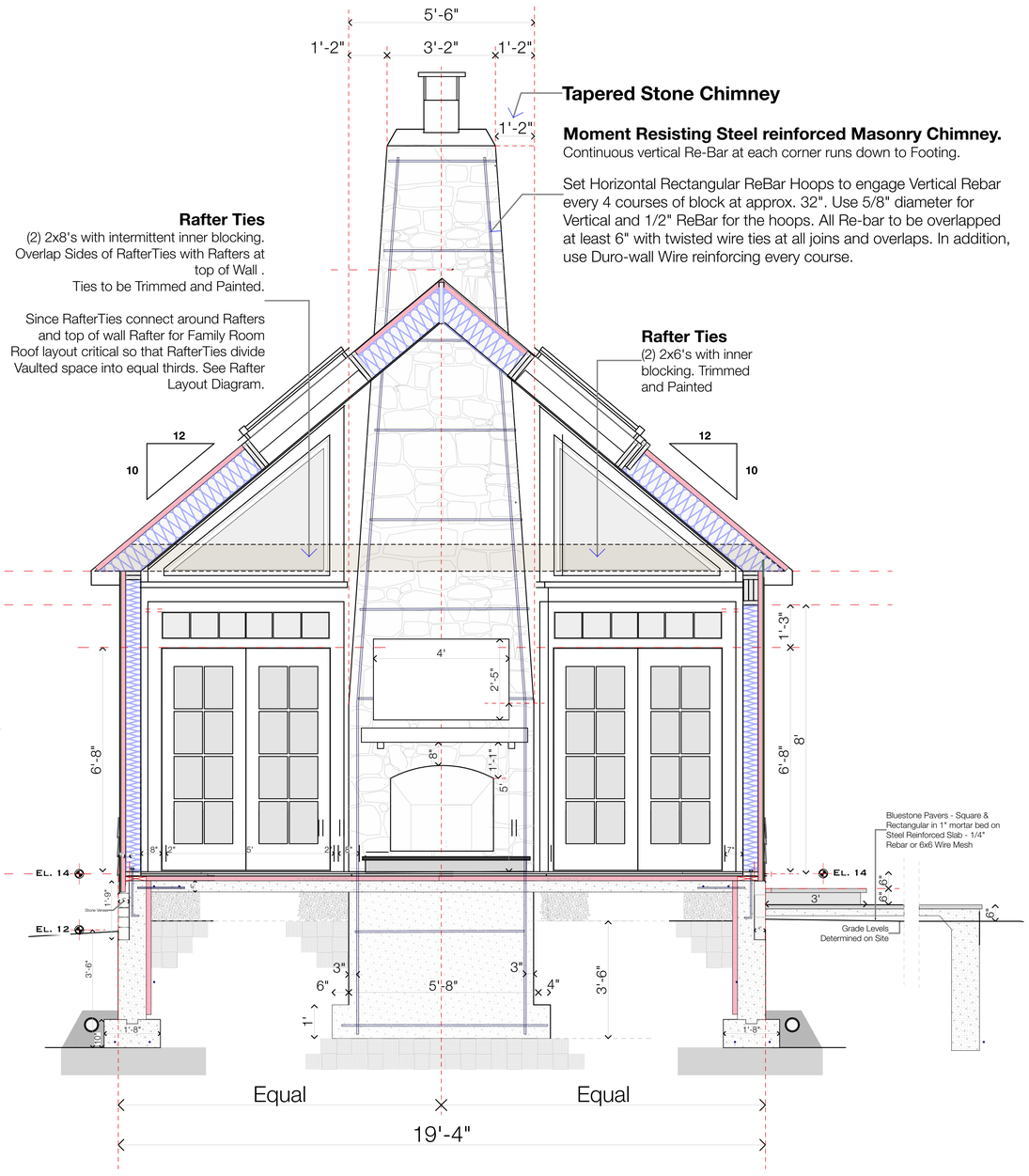
Typical Hold-Down
Simpson HDB3



Alternate Hold-Down
HDU8/HDUE7

2 Family Room - Tall Trapezoid Moment Frames

1/2" = 1'0"



Tapered Stone Chimney

Moment Resisting Steel reinforced Masonry Chimney.
Continuous vertical Re-Bar at each corner runs down to Footing.

Set Horizontal Rectangular ReBar Hoops to engage Vertical Rebar every 4 courses of block at approx. 32". Use 5/8" diameter for Vertical and 1/2" ReBar for the hoops. All Re-bar to be overlapped at least 6" with twisted wire ties at all joins and overlaps. In addition, use Duro-wall Wire reinforcing every course.

Rafter Ties
(2) 2x8's with intermittent inner blocking. Overlap Sides of RafterTies with Rafters at top of Wall .
Ties to be Trimmed and Painted.

Since RafterTies connect around Rafters and top of wall Rafter for Family Room Roof layout critical so that RafterTies divide Vaulted space into equal thirds. See Rafter Layout Diagram.

Rafter Ties
(2) 2x6's with inner blocking. Trimmed and Painted

Bluestone Pavers - Square & Rectangular in 1" mortar bed on Steel Reinforced Slab - 1/4" Rebar or 6x6 Wire Mesh

1 Family Room - Cross Section

1/2" = 1'0"

Issue Date
1/8/26

Revisions

Family Room Sections & Moment Frames

Scale as Shown

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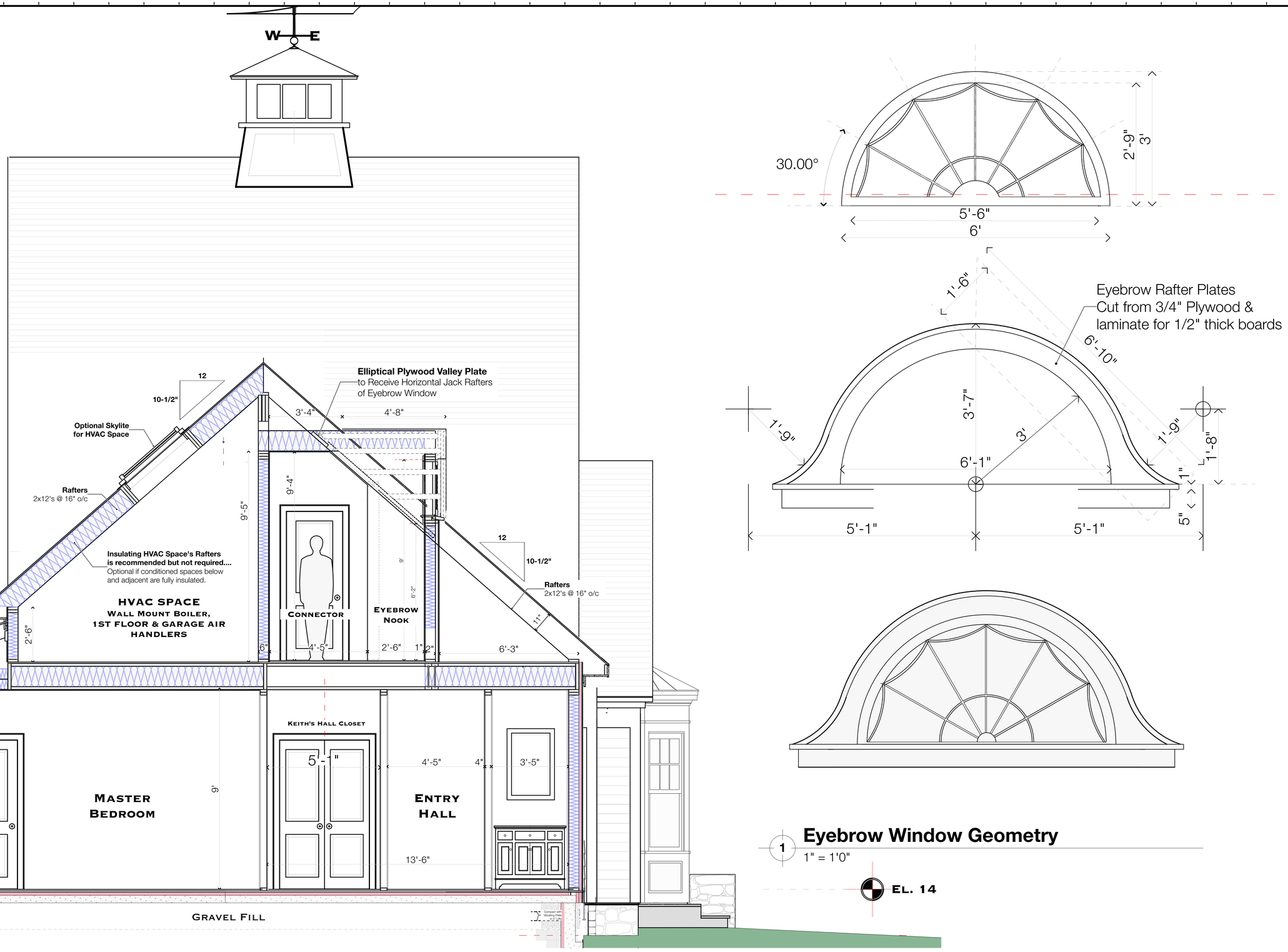

Section/Elevation - Cut thru MBR, HVAC and Connector Eyebrow Window

2 — 1/2" = 1'0"

Eyebrow Window Geometry

1 — 1" = 1'0"

EL. 14

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Connector/MBR Cross Section - Eyebrow Window

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Revisions

Scale as Shown

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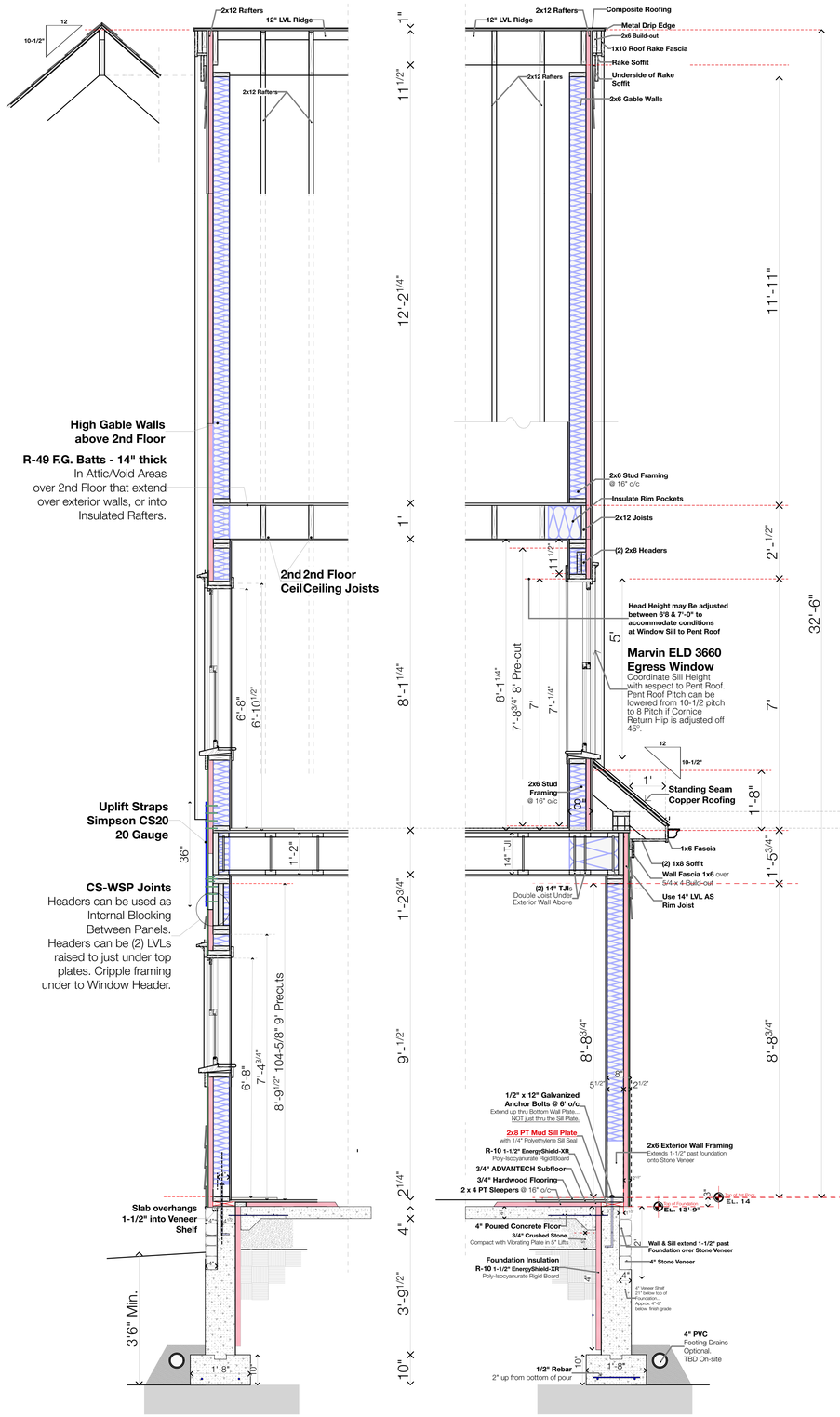
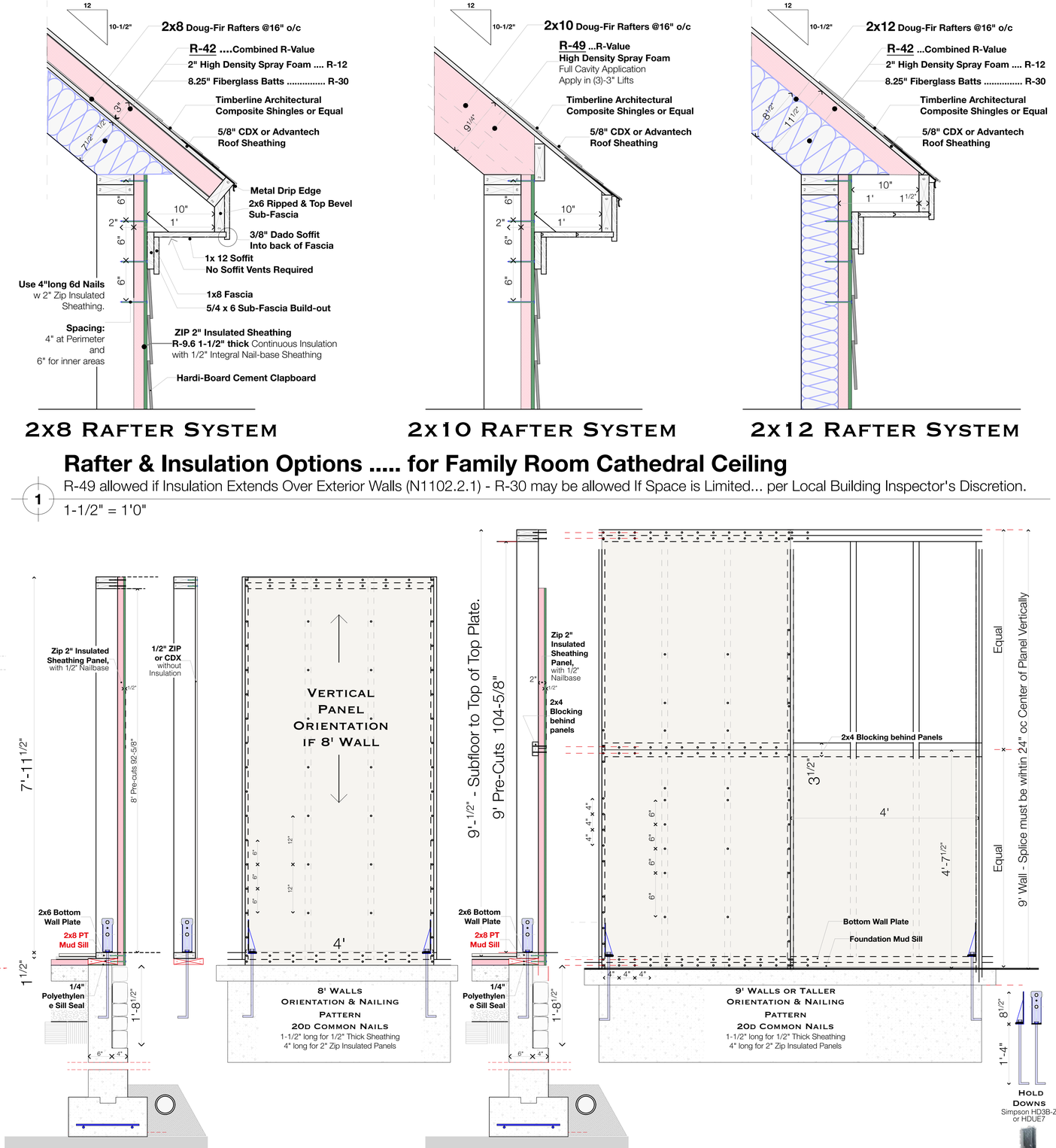


3 Section thru High Gable Walls - Back & Front

Not To Scale (Near 1/2")



Rafter & Insulation Options ..... for Family Room Cathedral Ceiling

1 R-49 allowed if Insulation Extends Over Exterior Walls (N1102.2.1) - R-30 may be allowed If Space is Limited... per Local Building Inspector's Discretion.

1-1/2" = 1'0"

2 CS-WSP Sheathing Orientation & Nailing Pattern for Walls taller that 8'

Not To Scale (near 1")

CS-WSP Continuously **S**heathed **W**ood **S**tructural **P**anel

Issue Date

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Section Details - Back Wall, Rafters Lateral Bracing

Revisions

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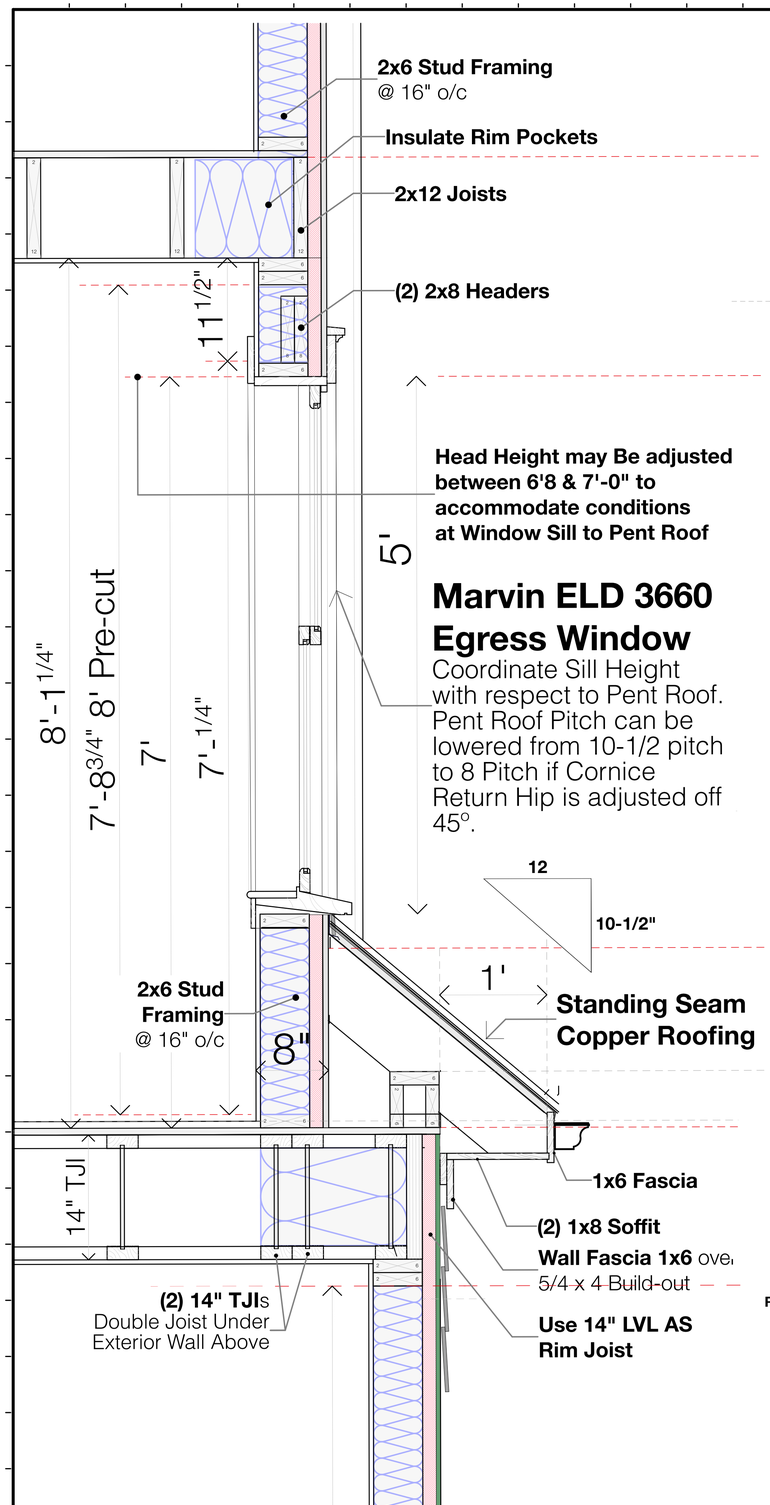
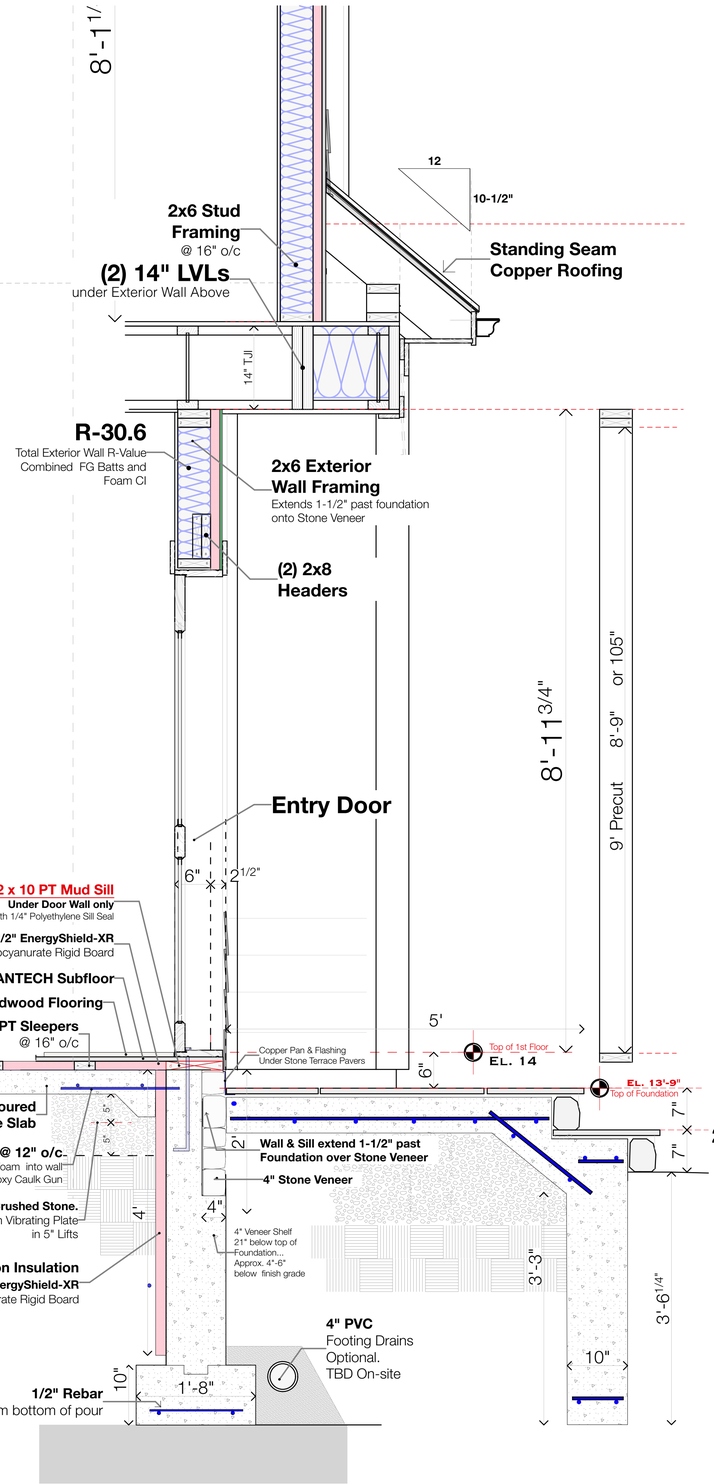


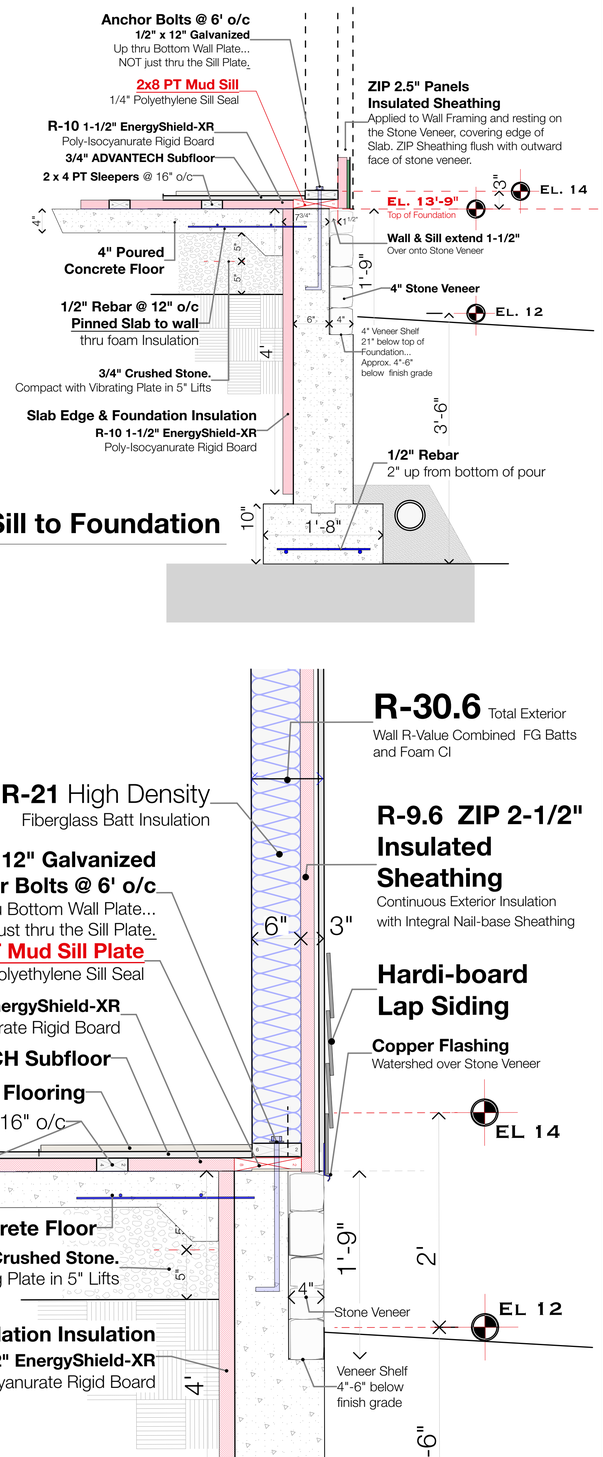
4 2nd Flr Window Sill & Pent Roof Conditions

1-1/2" = 1'0"



3 Entry Landing, Inset wall & Pent Roof Overhang

1" = 1'0"



1 Slab & Sill to Foundation

1" = 1'0"

2 Typical Front Wall @ Stone Veneer

1-1/2" = 1'0"

Issue Date
1/8/26

Revisions

Section Details - Front Wall, Walls to Foundation

Scale as Shown

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Keith & Eileen Cavanagh - Seaside Place

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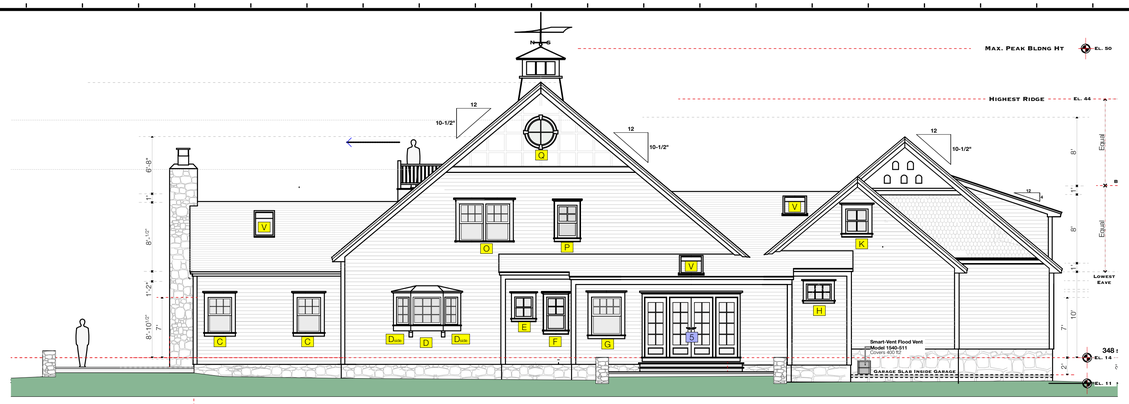



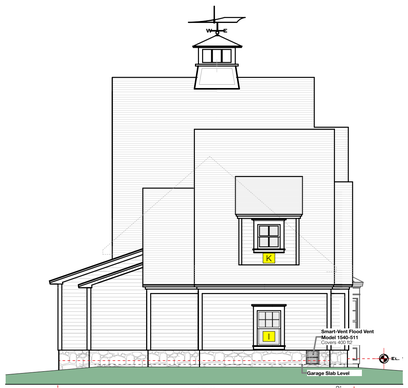

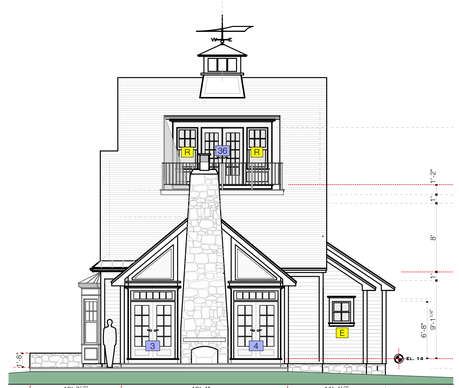

1st Floor - Window Schedule

ID	Qty	Location	Mnftr	Operation	Designation	Nominal Size	Rough Opening	Sash Cut	Jamb	Hdware	Notes:
A	1	Dining Rm Bay Center Pix Unit	Marvin-Elevate	Fixed	ELDH-Pix	8-0 x 5-2	8'x5'-4 1/2"	7W 4H	2x6+ZIP? 8-1/8"	Selected by Client	Check Size w Sales Rep
B	1	Dining Rm Bay Flanker	Marvin-Elevate	Double Hung	ELDH-3664 E	2-10 x 5-2	3 11/2"x5'-4 1/4"	6 over 1			
B	1	Dining Rm Bay Flanker	Marvin-Elevate	Double Hung	ELDH-3664 E	2-10 x 5-2	3 11/2"x5'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
C	1	Family Room East Wall	Marvin-Elevate	Double Hung	ELDH-3660 E	3-0 x 5-0	3 11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
C	1	Family Room East Wall	Marvin-Elevate	Double Hung	ELDH-3660 E	3-0 x 5-0	3 11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Clien...	
D	1	Kitchen 45° Bay Center Unit	Marvin-Elevate	Casement Fixed Picture	ELCA-2939	2-5 x 3-3	2'-5"x3'-3"	3W 3H	2x6 + ZIP	Selected by Client	
Dside	1	Kitchen 45° Bay	Marvin-Elevate	Casement Left Crank	ELCA-2139	1-9 x 3-3	1'-9"x3'-3"	2W 3H	2x6 + ZIP	Selected by Client	
Dside	1	Kitchen 45° Bay	Marvin-Elevate	Casement Right Crank	ELCA-2139	1-9 x 3-3	1'-9"x3'-3"	2W 3H	2x6 + ZIP	Selected by Client	
E	1	Pantry East Wall	Marvin-Elevate	Casement Right Crank	ELCA-2539	2-0 x 3-2	2'-1"x3'-3 3/4"	2W 3H	2x6 + ZIP	Selected by Client	
E	1	Pantry South Wall	Marvin-Elevate	Casement Right Crank	ELCA-2539	2-0 x 3-2	2'-1"x3'-3 3/4"	2W 3H	2x6 + ZIP	Selected by Client	
F	1	Toilet Room	Marvin-Elevate	Double Hung	ELDH-2648	2-4 x 4-0	2'-2 1/2"x4 1/4"	4 over 1	2x6 + ZIP	Selected by Client	
G	1	Master Bathroom Over Tub	Marvin-Elevate	Wide Double Hung	ELDH-5460	4-4 x 4-10	4'-6 1/2"x5 1/4"	8 over 1	2x6 + ZIP	Selected by Client	Tempered Safety Glass
H	1	Her Closet	Marvin-Elevate	Awning	ELAWN-4735	3-1 x 3-0	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
I	1	Mini Garage North Wall	Marvin-Elevate	Double Hung	ELDH-3652	2-10 x 4-2	3 11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
J	1	Mudroom & Half Bath	Marvin-Elevate	Awning	ELAWN-3735	3-0 x 2-11	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
J	1	Mudroom & Half Bath	Marvin-Elevate	Awning	ELAWN-3735	3-0 x 2-11	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
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2nd Floor & Attic - Window Schedule

ID	Qty	Location	Mnftr	Operation	Mftr Unit	Frame Size	Rough Opening	Sash Cut	Jamb	Hdware	Notes:
K	1	2nd Flr Flex-Space near Storage	Marvin	Casement	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
K	1	2nd Flr Flex-Space East Bathroom	Marvin	Casement	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
K	1	Flex Space Over Garage North Nook	Marvin	Casementv	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
L	1	Over Garage Flex-Space by Closet	Marvin	Dble Hung	ELD 3660 E	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	
M	1	EyeBrow Window in Connector Hall	Marvin	Fixed	Custom	4' Wide	5'x4'-6"	TBD	2x4	Selected by Client	
N	1	2nd Floor Upper Hall	Marvin	Dble Hung	ELD 3660 E	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	
O	1	Bedroom 1	Marvin	Dble Hung Mullion	ELDH 3660 E Mull	6'-0" x 5'-01/4"	5'-8"x4'-4"	6 ovr 1	2x6 w Zip	Selected by Client	Egress Unit
O	1	Bedroom 2	Marvin	Dble Hung Mullion	ELDH 3660 E Mull	6'-0" x 5'-01/4"	5'-8"x4'-2"	6 ovr 1	2x6 w Zip	Selected by Client	Egress Unit
P	1	2nd Floor Rear Main Bathroom	Marvin	Marvin	ELD 3048	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass - Near Shower
Q	1	Attic Way Round Window	Custom TBD	Fixed?	Marvin Custom ?	34" Diameter	2'-4"x4'-6"	Radial by Owner	2x6 w Zip	Selected by Client	
Q	1	Attic Way Round Window	Custom TBD	Fixed?	Marvin Custom ?	34" Diameter	2'-4"x4'-6"	Radial by Owner	2x6 w Zip	Selected by Client	
R	1	Widow's Walk Flanking Fr Door	Marvin	Double HUng	ELDH 3668 E	2-10 x 5-6	3 11/2"x5'	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass
R	1	Widow's Walk Flanking Fr Door	Marvin	Double HUng	ELDH 3668 E	2-10 x 5-6	3 11/2"x5'	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass
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Issue Date

1/8/26

Revisions

Window Schedule

Scale as Shown

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Keith & Eileen Cavanagh - Seaside Place

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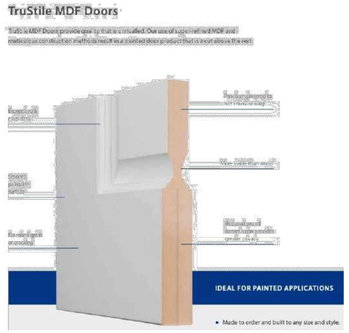

1st Floor - Door Schedule

ID	Location	QTY	Mnftr	Operation - Style	Unit Designation	R.O./Nomimal	Jamb	Threshold	Hardware Finish	Hinge Type/Finish	Notes
1	Front Entry Door	1	MArvin	LH Swing	Selected by Owner	3'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
2	Family Room - West Wall	1	MArvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
3	Family Room - South Wall	1	MArvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
4	Family Room - South Wall	1	MArvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
5	Master Bedroom	1	MArvin	French Doors w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
6	Garage Entry to House	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Fire-Rated
7	Mudroom Cubbie Space	1		Cased Opening	NA	4'x6'-8"			As Selected by Client	Brished Stainless Steel	
8	Guest Bathroom	1	Tru-Style	RH In-Swing	TS-4000	2'-4"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
9	Master Bedroom Entry	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
10	His Closet in Hall	1	Tru-Style	Double Doors	TS-4000	4'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
11	His Closet	1	Tru-Style	LH In-Swing	TS-4000	3'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
12	MBR Cased Opening	1		Cased Opening	NA	2'-6"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
13	Her Closet	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
14	MBR Bathroom	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
15	MBR BAth Toilet Room	1	Tru-Style	LH In-Swing	TS-4000	2'-4"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
16	Mudroom Cased Opening	1		Cased Opening	NA	3'x6'-8"			As Selected by Client	Brished Stainless Steel	
17	Entry Closet	1	Tru-Style	LH Out-Swing	TS-4000	1'-6"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
18	Entry Closet	1	Tru-Style	Double Doors	TS-4000	4'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
19	Laundry Room	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
20	Pantry	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
G3	Garage Door 1	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
G3	Garage Door 2	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
G3	Garage Door 3	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
		23									

2nd Floor & Attic Way - Door Schedule

ID	Location	QTY	Mnftr	Operation - Style	Leaf Style	W x H Size	Jamb	Threshold	Hardware Finish	Hinge Type/Finish	Notes
21	Hall Linen Closet	1	Tru-Stile	Double Door	TS-4000	3'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
22	Hall Linen Closet	1	Tru-Stile	Double Door	TS-4000	3'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
23	Bedroom 1	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	2x4 +		As Selected by Client	Brushed Stainless Steel	Bracing WAll - Jamb V.I.F.
24	Bedroom 1 Closet	1	Tru-Stile	Double Door	TS-4000	4'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
25	Bedroom 2	1	Tru-Stile	RH In-Swing	TS-4000	2'-6"x6'-8"	2x4 +		As Selected by Client	Brushed Stainless Steel	Bracing WAll - Jamb V.I.F.
26	Bedroom 2 Closet	1	Tru-Stile	Double Door	TS-4000	4'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
27	Hall Cased Opening	1	Tru-Stile	Cased Opening	TS-4000	2'-8"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
28	2nd Flr Bathroom	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
29	HVAC	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	TBD		As Selected by Client	Brushed Stainless Steel	Weatherproof for Vapors
30	Connector Hall -Flex-Space	1	Tru-Stile	RH In-Swing	TS-4000	2'-8"x6'-8"	TBD		As Selected by Client	Brushed Stainless Steel	
31	Flex-Space Bathroom	1	Tru-Stile	LH In-Swing	TS-4000	2'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
32	Supply Closet inside Bathroom	1	Tru-Stile	RH In-Swing	TS-4000	2'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
33	Flex Space short Storage	1	Tru-Stile	RH Out-Swing	Custom Access Do...	2'-6"x3'	2x4		As Selected by Client	Brushed Stainless Steel	Custom Access Door Trapezoid
34	Optional Stair Case to Garage	1	Tru-Stile	LH In-Swing	TS-4000	2'-8"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	Fire Rated Door to Garage
35	Flex Space Storage Closet	1	Tru-Stile	RH Out-Swing	TS-4000	2'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
36	Attic Way to HVAC Eaves	1	Tru-Stile	LH Out-Swing	TS-4000	2'-6"x6'-8"	2x6 ?		As Selected by Client	Brushed Stainless Steel	
37	Widow's Walk Lookout	1	Marvin	French Door	15 Lite Temp Glass	5'x6'-8"	2x6 +	Aluminum	As Selected by Client	Brushed Stainless Steel	Triple Locking HArdware
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Issue Date

1/8/26

Revisions

Door Schedule

Scale as Shown

72 Bridge Street
Shelton, Ct
06484

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Keith & Eileen Cavanagh - Seaside Place

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Lateral Wind Load Analysis & Wall Bracing Design - 1st Floor

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Side To Side

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

2021 IRC - Wind Bracing Summary - 1st Floor

Cavanagh House - 4-1/2 Seaside Place

Side to Side — Dimensions in Linear Feet

Brace Line	1-1	2-1	3-1	4-1	5-1	6-1	7-1
Required	5.22	10.63	9.01	7.15	9.42	8.24	7.35
Provided	12.00	12.70	27.80	25.20	17.50	8.30	4.00
Exceeds by	6.78	2.07	18.79	18.05	8.08	0.06	-3.35 use Simpson Ssong-Wall

Side-to-Side

	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1	Wall Line 4-1	Wall Line 5-1	Wall Line 6-1	Wall Line 7-1
Inputs							
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	10 ft	13 ft	10 ft	12 ft	16 ft	12 ft	10 ft
Braced-Wall-Line Spacing	11.92 ft	23.00 ft	23.00 ft	15.33 ft	16.92 ft	18.17 ft	18.17 ft
Wall Height	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Holdown Device Used	No	No	No	No	No	No	No
WIND							
Tabulated Wind Bracing Amount	2.288 ft	3.95 ft	3.95 ft	2.7995 ft	3.038 ft	3.2255 ft	3.2255 ft
Exposure Height Factor	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Eave-to-Ridge Height Factor	1	1.18	1	1.12	1.36	1.12	1
Wind Wall Height Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6	1.6	1.6
Holdown Factor	1	1	1	1	1	1	1
Blocked Joint Factor	1	1	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1	1	1
Required Wind Bracing Amount	5.22 ft	10.63 ft	9.01 ft	7.15 ft	9.42 ft	8.24 ft	7.35 ft
RESULTS							
Length of Wall Bracing Required	**5.22 ft**	**10.63 ft**	**9.01 ft**	**7.15 ft**	**9.42 ft**	**8.24 ft**	**7.35 ft**

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

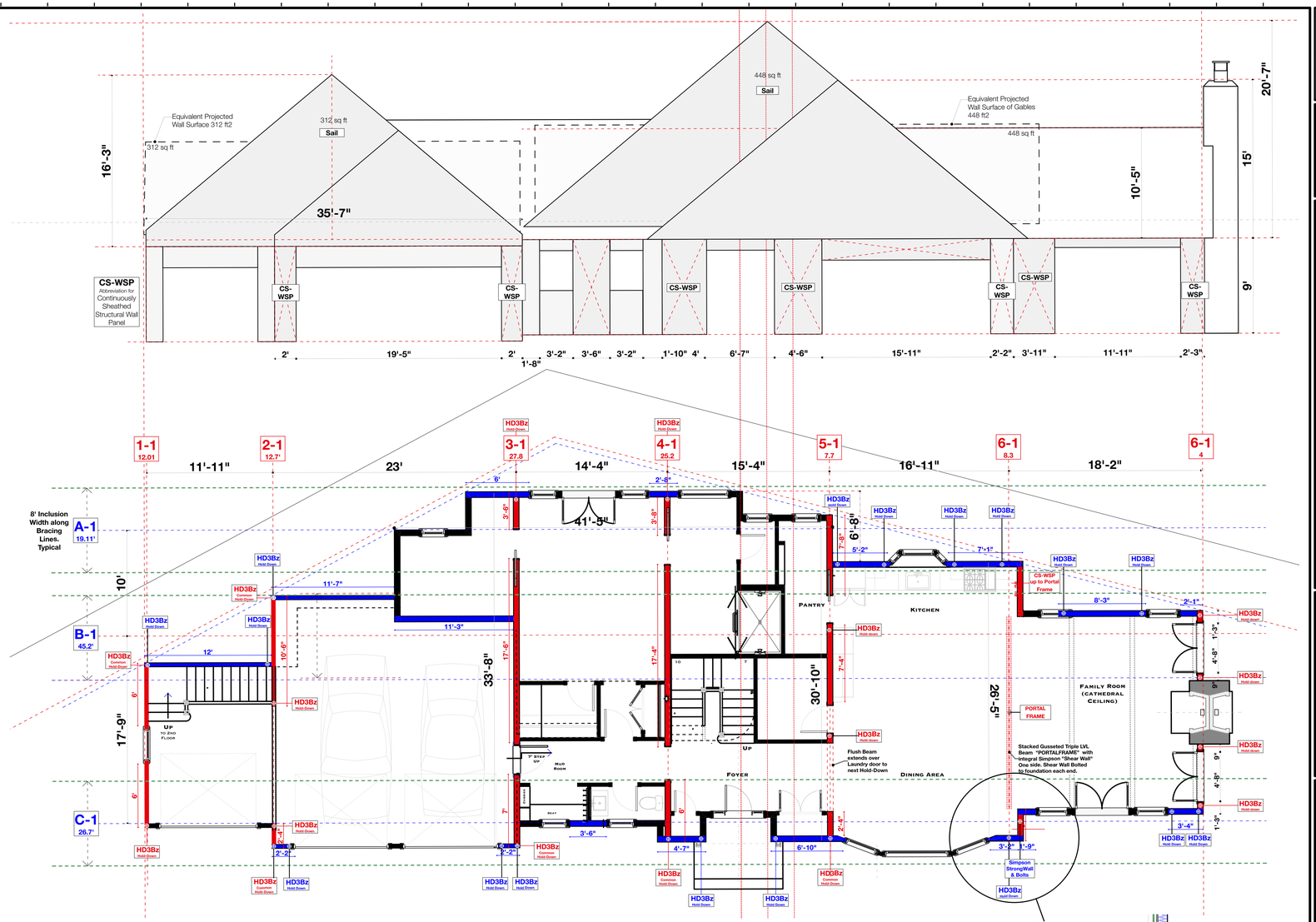
WIND EXPOSURE CATEGORY: D

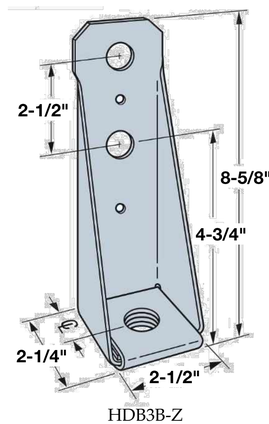
Front to Back

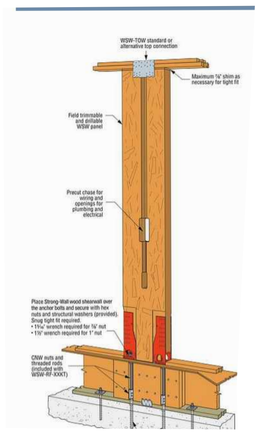
Brace Line	A-1	B-1	C-1
Required	4.29	7.23	7.23
Provided	19.11	45.20	26.70
Exceeds by	14.82	37.97	19.47

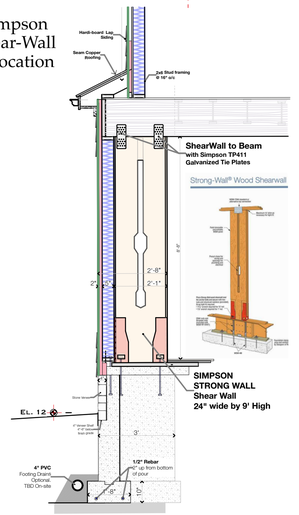
Front-to-Back

	Wall Line A-1	Wall Line B-1	Wall Line C-1
Inputs			
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	10 ft	16 ft	10 ft
Braced-Wall-Line Spacing	10.17 ft	17.58 ft	17.58 ft
Wall Height	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes
Holdown Device Used	No	No	No
WIND			
Tabulated Wind Bracing Amount	2.0255 ft	3.137 ft	3.137 ft
Exposure Height Factor	1.5	1.5	1.5
Eave-to-Ridge Height Factor	1	1.36	1
Wind Wall Height Factor	0.95	0.95	0.95
Number of BWL Factor	1.3	1.3	1.3
Holdown Factor	1	1	1
Blocked Joint Factor	1	1	1
Gypsum on Inside Factor	1	1	1
Wind GB Construction Factor	1	1	1
Required Wind Bracing Amount	3.75 ft	7.9 ft	5.81 ft
RESULTS			
Length of Wall Bracing Required	**3.75 ft**	**7.9 ft**	**5.81 ft**









Issue Date

1/8/26

Revisions

Lateral Wind Load Analyis - 1st Floor

Scale as Shown

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Keith & Eileen Cavanagh - Seaside Place

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Lateral Wind Load Analysis & Wall Bracing design - 2nd Floor

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Side To Side

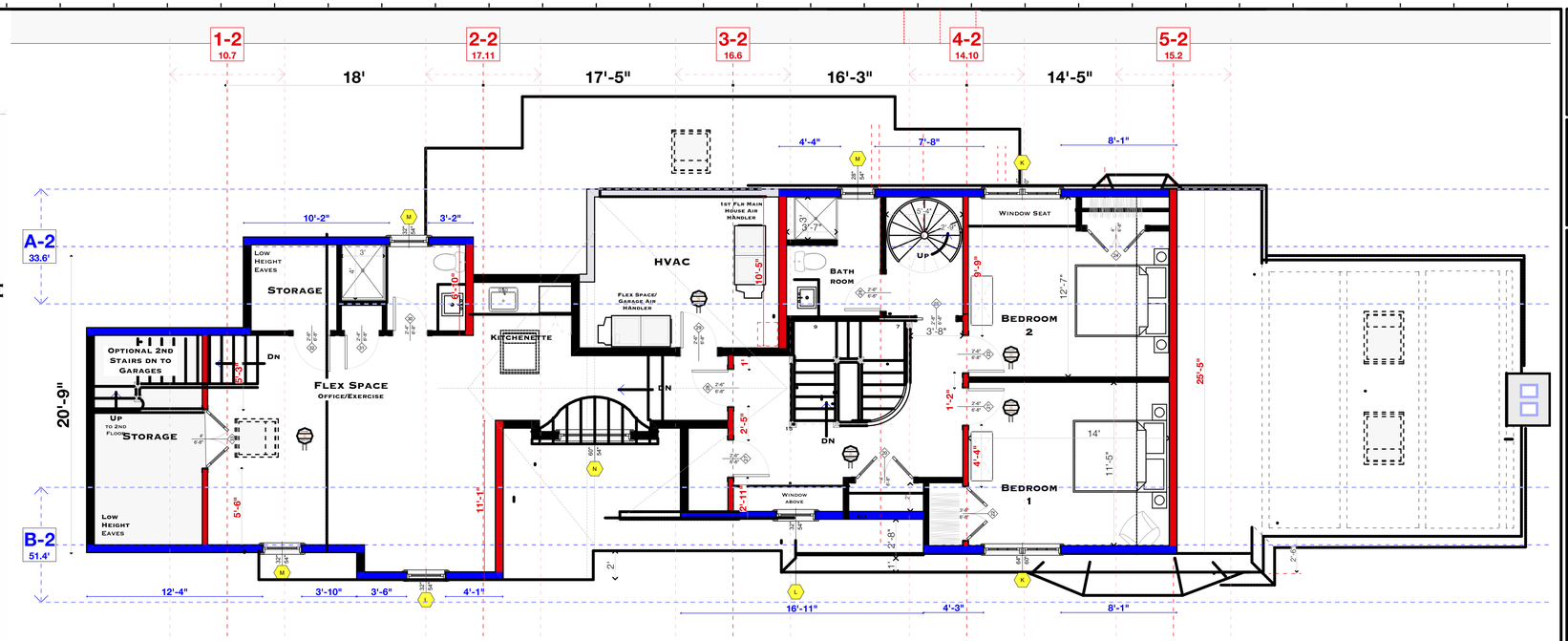
SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Side-to-Side

	Wall Line 1-2	Wall Line 2-2	Wall Line 3-2	Wall Line 4-2	Wall Line 5-2
Inputs					
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	10 ft	9 ft	11 ft	13 ft	8 ft
Braced-Wall-Line Spacing	18.00 ft	18.00 ft	17.42 ft	16.25 ft	14.42 ft
Wall Height	8 ft	8 ft	8 ft	8 ft	8 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes
Holdown Device Used	No	No	No	No	No
WIND					
Tabulated Wind Bracing Amount	3.2 ft	3.2 ft	3.113 ft	2.9375 ft	2.663 ft
Exposure Height Factor	1.6	1.6	1.6	1.6	1.6
Eave-to-Ridge Height Factor	1	0.94	1.06	1.18	0.88
Wind Wall Height Factor	0.9	0.9	0.9	0.9	0.9
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6
Holdown Factor	1	1	1	1	1
Blocked Joint Factor	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1
Required Wind Bracing Amount	7.37 ft	6.93 ft	7.6 ft	7.99 ft	5.4 ft
RESULTS					
Length of Wall Bracing Required	7.37 ft	6.93 ft	7.6 ft	7.99 ft	5.4 ft



2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Front-to-Back

	Wall Line A-2	Wall Line B-2
Inputs		
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	16 ft	20 ft
Braced-Wall-Line Spacing	20.75 ft	20.75 ft
Wall Height	8 ft	8 ft
Bracing Method	WSP	WSP
GB Construction Type	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes
Horizontal Joints Blocked	Yes	Yes
Holdown Device Used	Yes	Yes
WIND		
Tabulated Wind Bracing Amount	4.15 ft	4.15 ft
Exposure Height Factor	1.6	1.6
Eave-to-Ridge Height Factor	1.36	1.6
Wind Wall Height Factor	0.9	0.9
Number of BWL Factor	1	1
Holdown Factor	0.8	0.8
Blocked Joint Factor	1	1
Gypsum on Inside Factor	1	1
Wind GB Construction Factor	1	1
Required Wind Bracing Amount	6.5 ft	7.65 ft
RESULTS		
Length of Wall Bracing Required	**6.5 ft**	**7.65 ft**

2021 IRC - Wind Bracing Summary - 2nd Floor

Cavanagh House - 4-1/2 Seaside Place

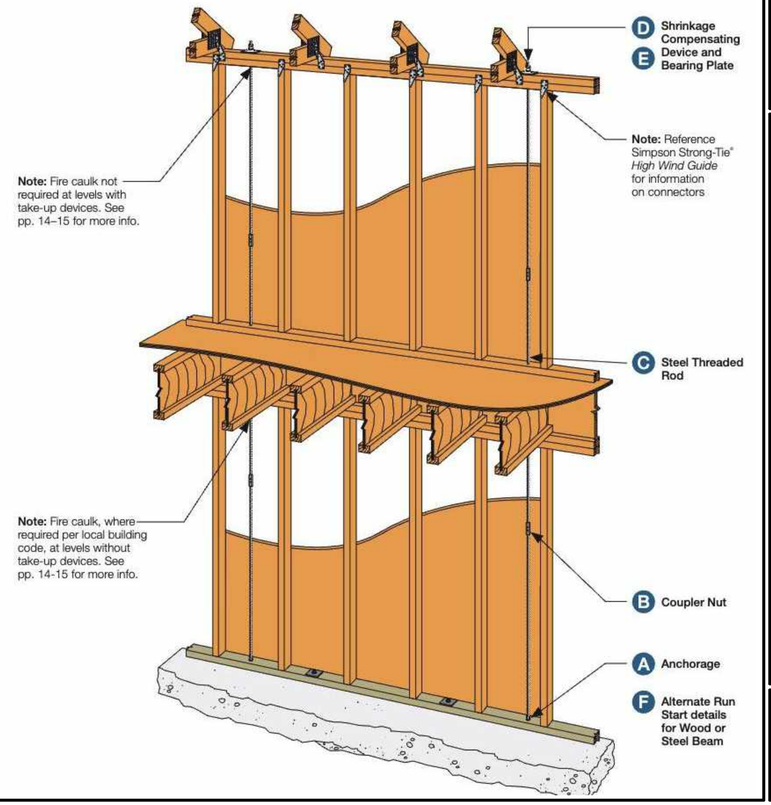
Side to Side

Dimensions in Linear Feet

Brace Line	1-2ft	2-2ft	3-2ft	4-2ft	5-2ft
Required	7.37	6.93	7.60	7.90	5.40
Provided	10.70	17.70	16.60	14.10	15.20
Exceeds by	3.33	10.77	9.00	6.20	9.80

Front to Back

Brace Line	A-2ft	B-2ft
Required	4.29	7.23
Provided	33.60	51.40
Exceeds by	29.31	44.17



Issue Date

1/8/26

Revisions

Lateral Wind Load Analysis - 2nd Floor

Scale as Shown

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72 Bridge Street
Shelton, CT
06484

Keith & Eileen Cavanagh - Seaside Place

Page

A22

Landscape Plan 1/20/26

4-1/2 Seaside Place, Norwalk, CT Lot Size: 0.202 acres (8,779 ft2)

Flood Zone: VE-12 (Coastal High Hazard Area)

Design Strategy

This landscape plan prioritizes resilience, erosion control, and coastal ecology while creating an attractive, low-maintenance environment. All plant selections are salt-tolerant, flood-resistant, and appropriate for FEMA VE zones where wave action and storm surge are intermittent cyclical concerns.

Resources

CT DEEP Coastal Management Program: Guidance on coastal landscaping
NOAA Coastal Resilience: Best practices for VE zone properties
Native plant sources: New England Wild Flower Society, local native nurseries



AV-GG
Green Giant Arbor Vitae
9' Wide x 30' Tall



AV-EG
Emerald Green Arbor Vitae
4' Wide x 20' Tall



Holly Tree
Nellie Stevens
3' wide - 10' Tall

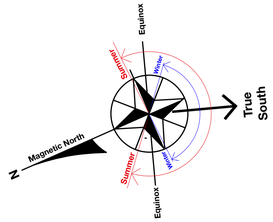
NOTE:
All Existing Trees to be Removed

Korean Boxwoods

Hydrangias

Grasses - American Beachgrass, Switchgrass, Blackeyed Susan

Lilacs & Roses Mixed



DRIVEWAY ENTRANCE

American beachgrass for erosion control. Intersperse with beach plum or Seaside Aster for seasonal interest.
Maintain low height profile for Sight-Lines to street

Lighting: Solar bollard lights or Landscape Lights for Wet Locations per NEC in Flood Hazard Zones.

WALKWAY, HOUSE ENTRY & BAY WINDOW

Driveway to-house & to-street, Permeable pavers, brick pavers set in sand. Width: 4 feet minimum.

Borders: Options include - Grassses, Beach plum and creeping juniper alternating every 3-4 feet. Seaside Aster at terminations for seasonal interest

LAWN: 12.5 Final Grading Contours

Seed all new and disturbed areas with salt-tolerant seed mixtures such as "Northeast Nursery Salt Tolerant Seed Mixture" by Northeast Nursery, Inc. Peabody, Mass. (978-854-4520), or equal. Apply Soil additives/ supplements as recommended by manufacturer.

Driveway and Walkway at Street



Seaside Aster

Plantings & Shrubs Against House Stone Veneer & Bay Window



Korean Boxwood



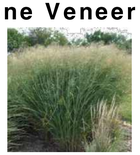
Hydrangia Limelight



Holly Shrub Dwarf Burford or Yaupon



Carlesii Vibernum Arrowood



Switchback Grasses



Black Night Butterfly Bush

Issue Date
1/20/26

Revisions

CAM Landscape & Planting Plan

Scale as Shown

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Shelton, Ct
06484

Keith & Eileen Cavanagh - Seaside Place

Page
1-SP

Site Zoning Data

4-1/2 Seaside Place, Norwalk, Ct.

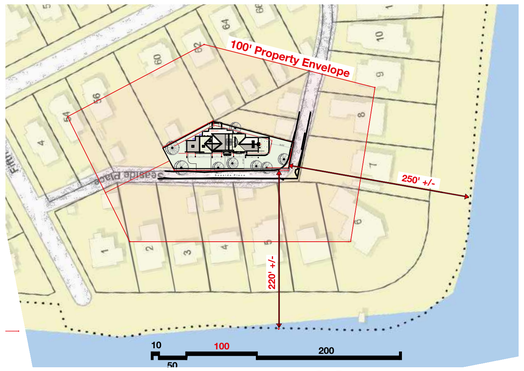
Building Zone - CD-1S (Community District Small Lots)
Existing Lot Area - **8,779** +/-

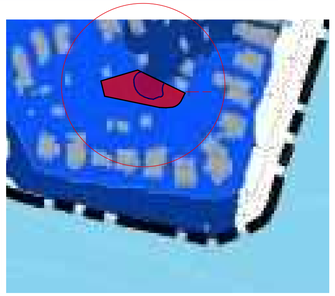
Maximum Building Area Allowable
(Item 2a page 70) **3,436** ft2
2,186 + (20% of (8,779 - 6,251)) = 2,186 + 505.6 = 2,674 ft2

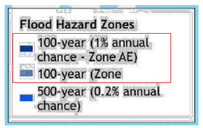
Proposed Building Area **2,598** ft2
3,436 - 2,598 = **838 ft2 less than** Max Allowed

Maximum Impervious Area Allowable **4,126** ft2
(Item 2b page 70); 50% of lot size minus 1% for every 400ft2 up to 12,499
(12,499 - 8,779)/400=9.3 x 1% = 9.3% :: 50%-9.3% = 40.7% = 4,126 ft2

Proposed Impervious Area **3,067** ft2
4,126 - 3,067 = **1059 ft2 less than** Max Allowed
House & Garage - 2,598 ft2
Family Room South Terrace - 433 ft2
Front Entry - 36 ft2







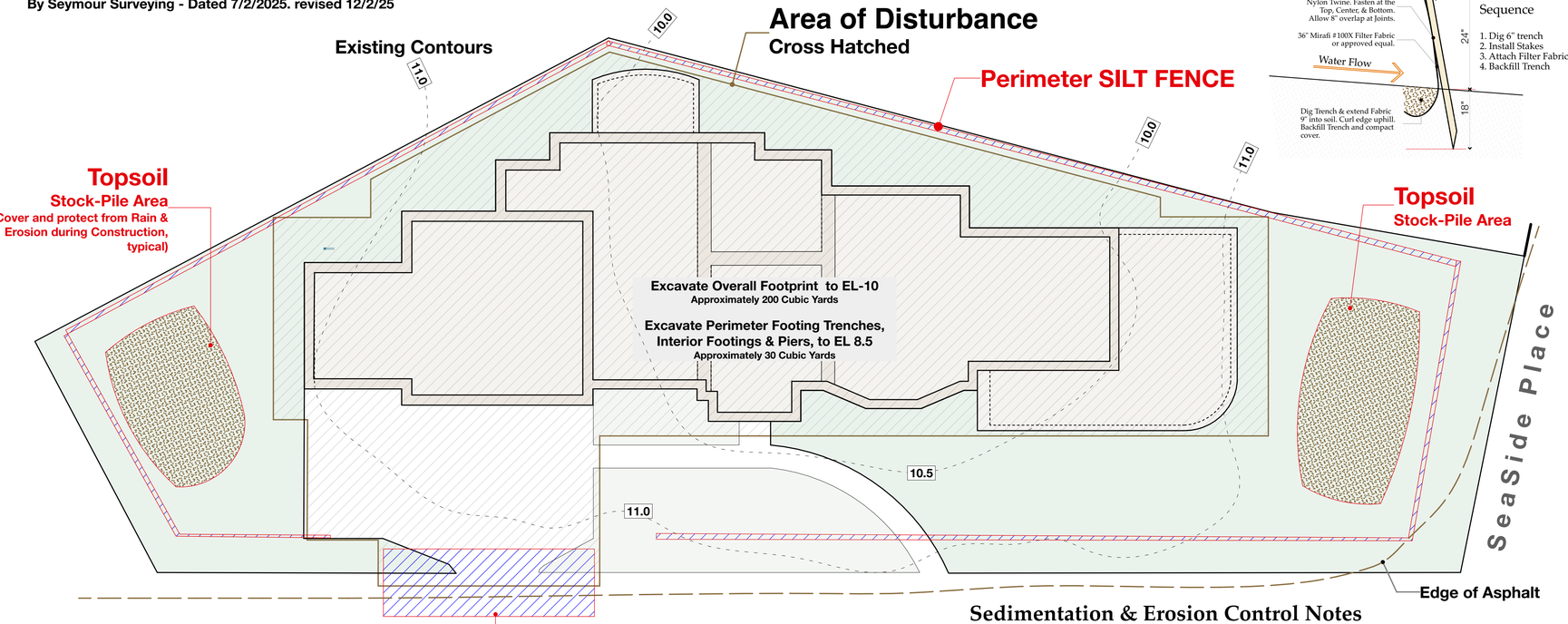
Subject Property Straddles both
100 Year & 500 year Flood Hazard Zones.
HOWEVER...After completion the Project Site will be elevated above the 500 year flood zone elevations into the 100 year zone.
(dark blue to light blue)

FLOOD VENTS
Model 1540-511 Smart-Vent
Stacked 1w x 2h - 400 ft2 Coverage
For Garage Area only.



Ground Disturbance 1/8" =1'-0"

Depths and Perimeters For Excavation
Coordinate with: DRAINAGE PLAN, A2 ZONING LOCATION MAP AND TOPOGRAPHIC SURVEY
By Seymour Surveying - Dated 7/2/2025. revised 12/2/25



Silt Fence Detail

Sedimentation & Erosion Control Notes

1. Land disturbance shall be kept to a minimum. All disturbed areas shall be seeded with anual rye on a weekly basis, at the end of each work week.

2. All disturbed areas shall be fine graded and seeded with an approved seed mixture. Cover newly seeded areas with mulch hay.

3. All new plantings shall be mulched with 3" depth of cedar chips or cedar mulch. Trees and Shrubs shall be mulched to the limit of the root-ball pit diameter. Ground cover bed areas shall be covered between all new plants.

4. All erosion and sediment control measures shall be constructed in accordance with the Standards & Specifications of the current "Connecticut Guidelines for Soil Erosion and Sediment Control".

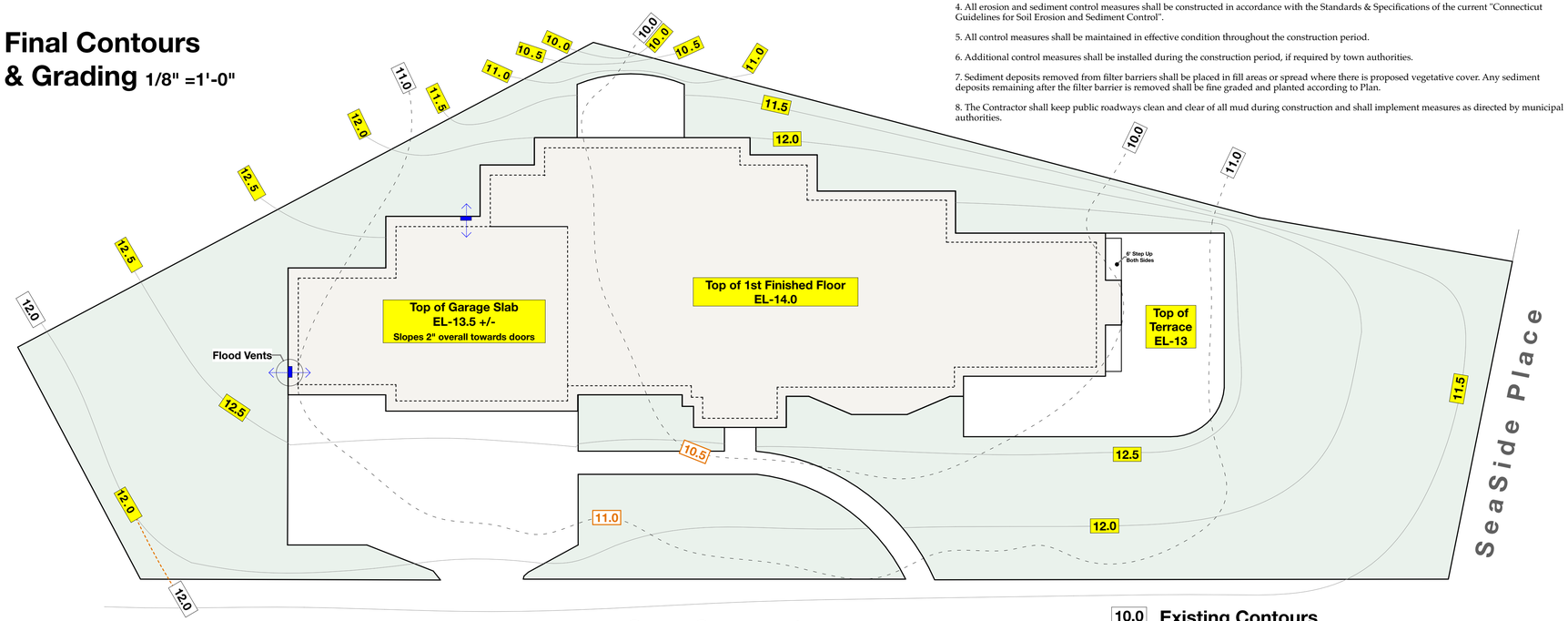
5. All control measures shall be maintained in effective condition throughout the construction period.

6. Additional control measures shall be installed during the construction period, if required by town authorities.

7. 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.

8. The Contractor shall keep public roadways clean and clear of all mud during construction and shall implement measures as directed by municipal authorities.

Final Contours & Grading 1/8" =1'-0"



10.0 Existing Contours
10.0 New Contours - Final Grading

Issue Date
1/20/26

Revisions

Excavation, Ground Disturbance & Grading

Scale as Shown
1/8" - 1'-0"

72 Bridge Street
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06484
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Keith & Eileen Cavanagh - Seaside Place

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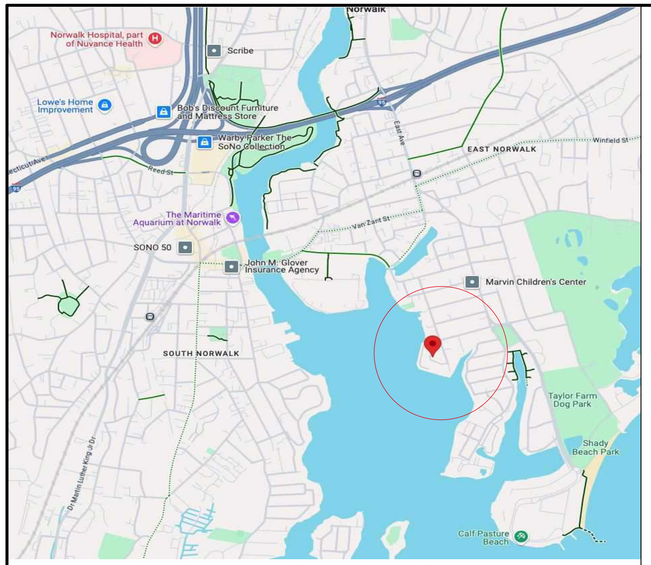
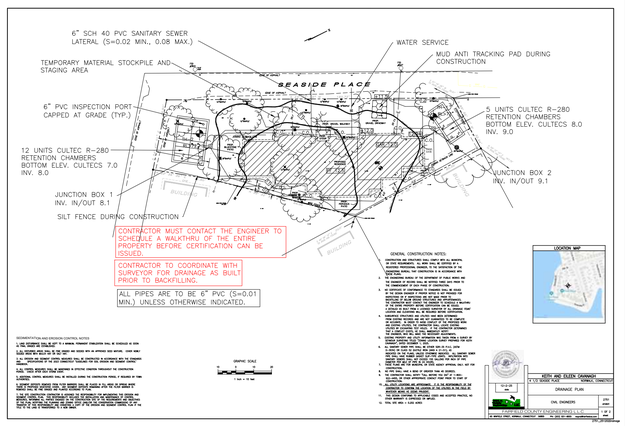


Property Location Map



Flood Hazard Zone AE (EL 12)

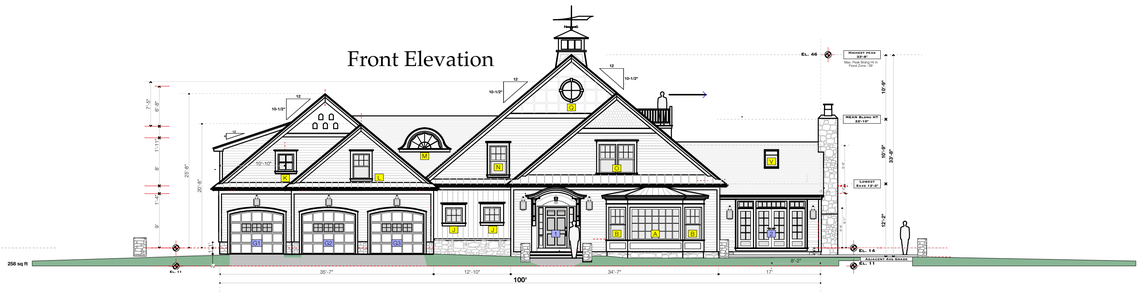


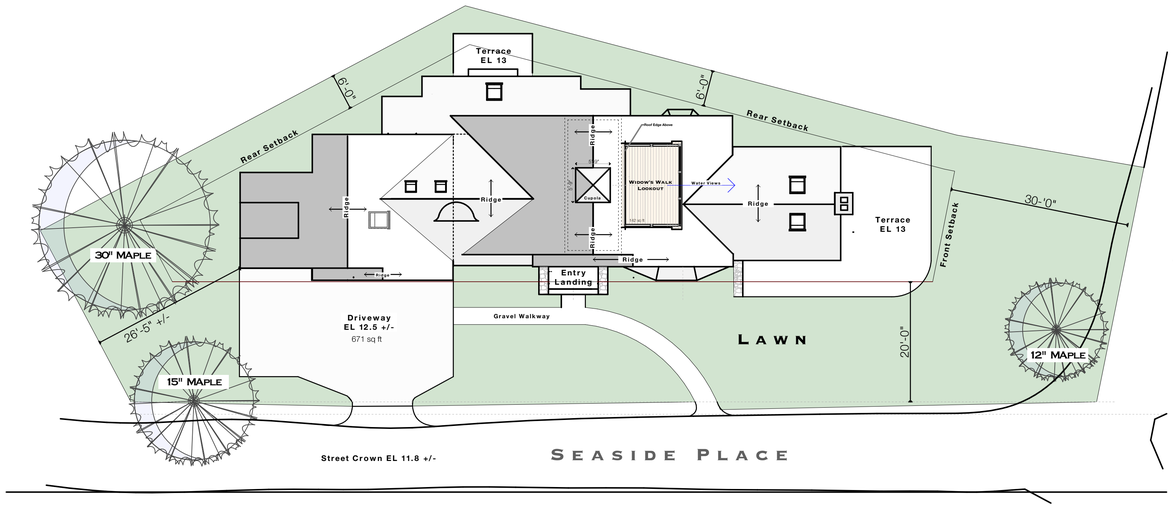
See Surveyor's Site Plans

Cavanagh Residence
New House Construction

4-1/2 Seaside Place East Norwalk, Ct

Front Elevation





Drawings Index

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A3	Side Elevations
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A5	2nd & 3rd Floor Plan
A6	3rd Floor & Roof Plan
A7	Foundation Plan
A8	Sub-Slab Plumbing Rough & 2x6PT Sleepers
A9	2nd Floor Framing & Duct Layout
A10	Roof Framing Plan
A11	3D Roof Framing Studies
A12	Long Section Thru Foyer
A13	Long Section Thru Spiral Stairs & Lookout
A14	Attic-Way & Cupola Sections
A15	Family Room Sections & Moment Frames
A16	Connector/MBR Cross Section - Eyebrow Window
A17	Section Details - Back Wall, Rafters Lateral Bracing
A18	Section Details - Front Wall, Walls to Foundation
A19	Window Schedule
A20	Door Schedule
A21	Lateral Wind Load Analyis - 1st Floor
A22	Lateral Wind Load Analyis - 2nd Floor

Project Data:

Address:
4-1/2 Seaside Place
East Norwalk, Ct.

District....3
Block.....60
Lot.....20

Applicant:
Keith Cavanagh

USE:
Single Family Dwelling

Drawing Date:
1/8/26

Prepared By:
Joseph Matto Architect

First Issue
8/18/256

Current Revision
1/8/25

STATE OF CONNECTICUT JOSEPH R. MATTO NO. 8440 REGISTERED ARCHITECT

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Details & Conditions shown at a larger scale supersede accuracy and intention of those at a lesser scale.

Accuracy of Drawings
All dimensions & conditions depicted in these drawings are for the purpose of Defining the Scope of Work and the Design Intention for the Project. Any discrepancies between these drawings and actual Existing or Built field conditions must be reported promptly to the Architect prior to proceeding with construction. Any changes to the Design while under construction must also be reported to the Architect so that the Record Drawings can be updated and changes reviewed for code compliance and possible design conflicts.

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NOTE: Drawings issued as Progress Drawings or Bid Documents are not to be used for obtaining permits or for constructing the Project. Only Drawings that are Signed & Sealed by the Architect may be used for obtaining Zoning & Building Permits and for Construction..

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Building Code References

Town of Norwalk, Ct
Zoning Regulations
And
THE CONNECTICUT STATE BUILDING CODE

- **2022 Connecticut State Building Code**
- **2022 Connecticut State Fire Safety Code**
- **2022 Connecticut State Fire Prevention Code**
- **2021 International Building Code (IBC) by ICC**
  - 2021 International Existing Building Code (IEBC) by ICC
  - 2021 International Mechanical Code (IMC) by ICC
  - 2021 International Plumbing Code (IPC) by ICC
  - 2021 International Residential Code (IRC) by ICC
  - 2020 NFPA 70 National Electrical Code (NEC) by NFPA
  - 2021 International Fire Code (IFC) by ICC
  - 2021 NFPA 101 - Life Safety Code by the NFPA
  - 2021 NFPA 1 - Fire Code by the NFPA

Use Group R-3

Construction Type 5B

General Building Design Criteria

Design Loads: Max Deflection L/360

1st Floor - 45 PSF Live Load, 15 PSF Dead Load
2nd Floor - 35 PSF Live Load, 15 PSF Dead Load
3rd Floor - 35 PSF Live Load, 15 PSF Dead Load
Roof - 30 PSF Snow Load, 15 PSF Dead Load

Insulation Design Values
Prescriptive Method

Under Slab R10
Slab Edge R10
Exterior Walls R30
Roof ..... R49 /R60

Reminder - Call Before You Dig! 1-800-922-4445
The Presence & Location of all underground utilities & structures must be determined prior to construction and verified by the appropriate Utility Company or regulatory agency.

Joseph Matto Architect AIA

Builder & General Contractor	K. Cavanagh & R. Krieger
Project Consultants	Seymour Surveying (203) 655-3331 Info@SeymourSurveying.com
Project Data	**Keith & Eileen Cavanagh - New Home** 4 1/2 Seaside Place Norwalk, Ct Phone:_____ Email:_____ Project Year 2025

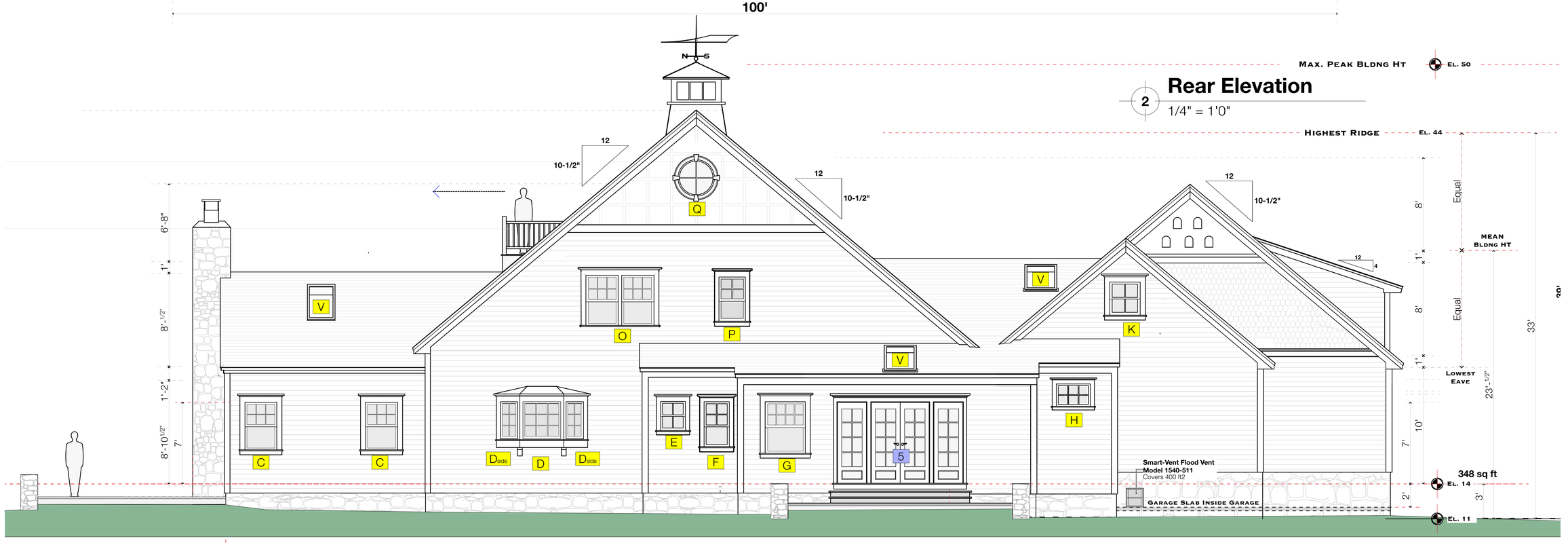
Front Elevation

1 — 1/4" = 1'0"



Rear Elevation

2 — 1/4" = 1'0"



Issue Date

1/20/26

Revisions

Front & Rear Elevation

Scale as Shown

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Keith & Eileen Cavanagh - Seaside Place

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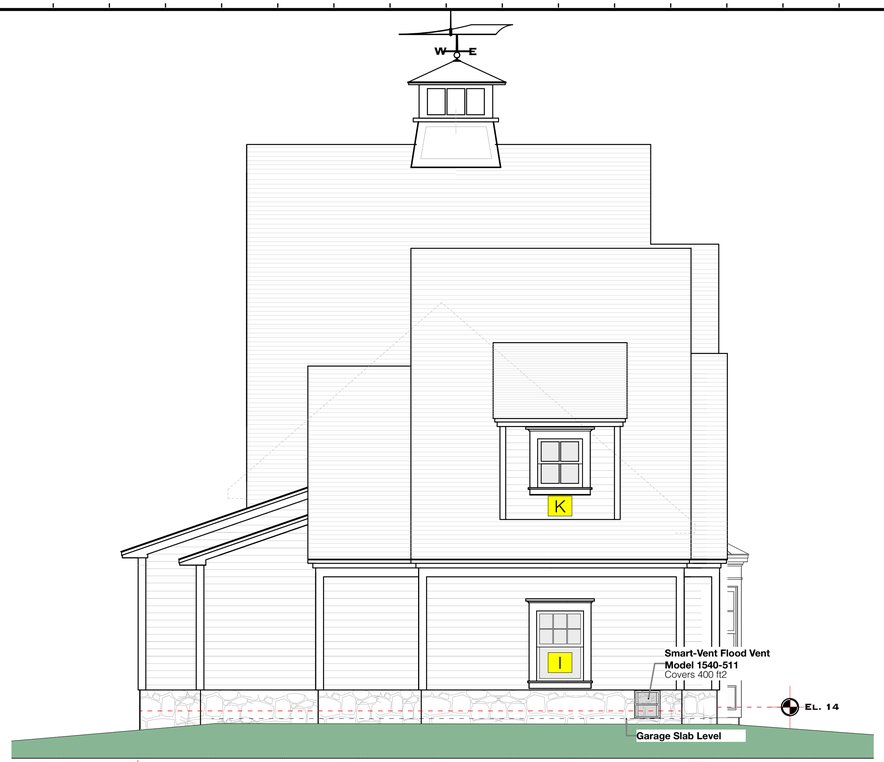
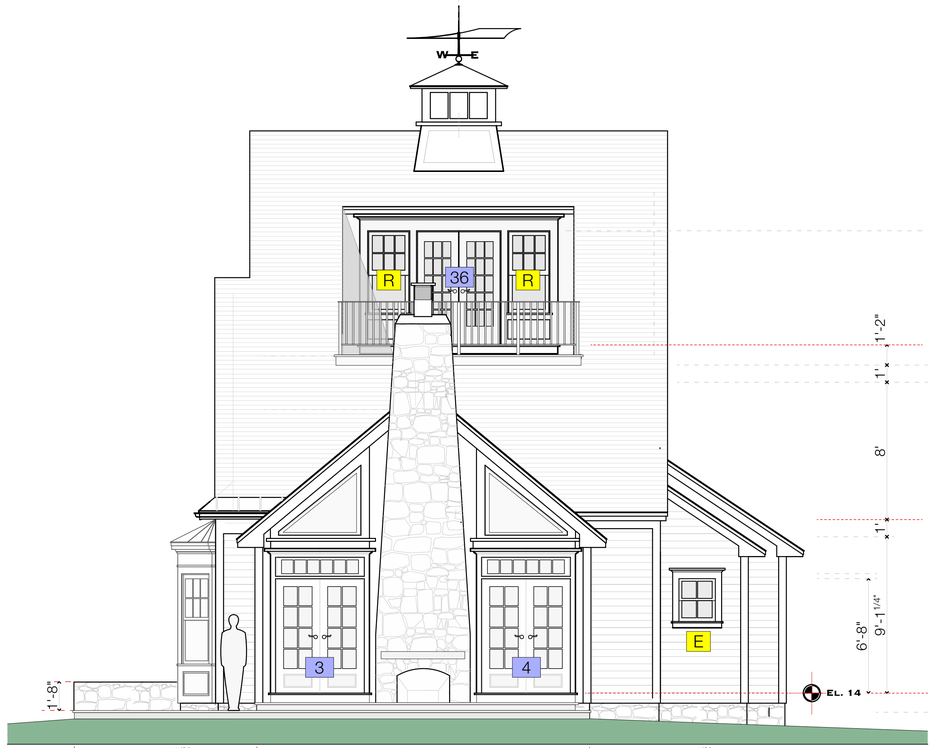


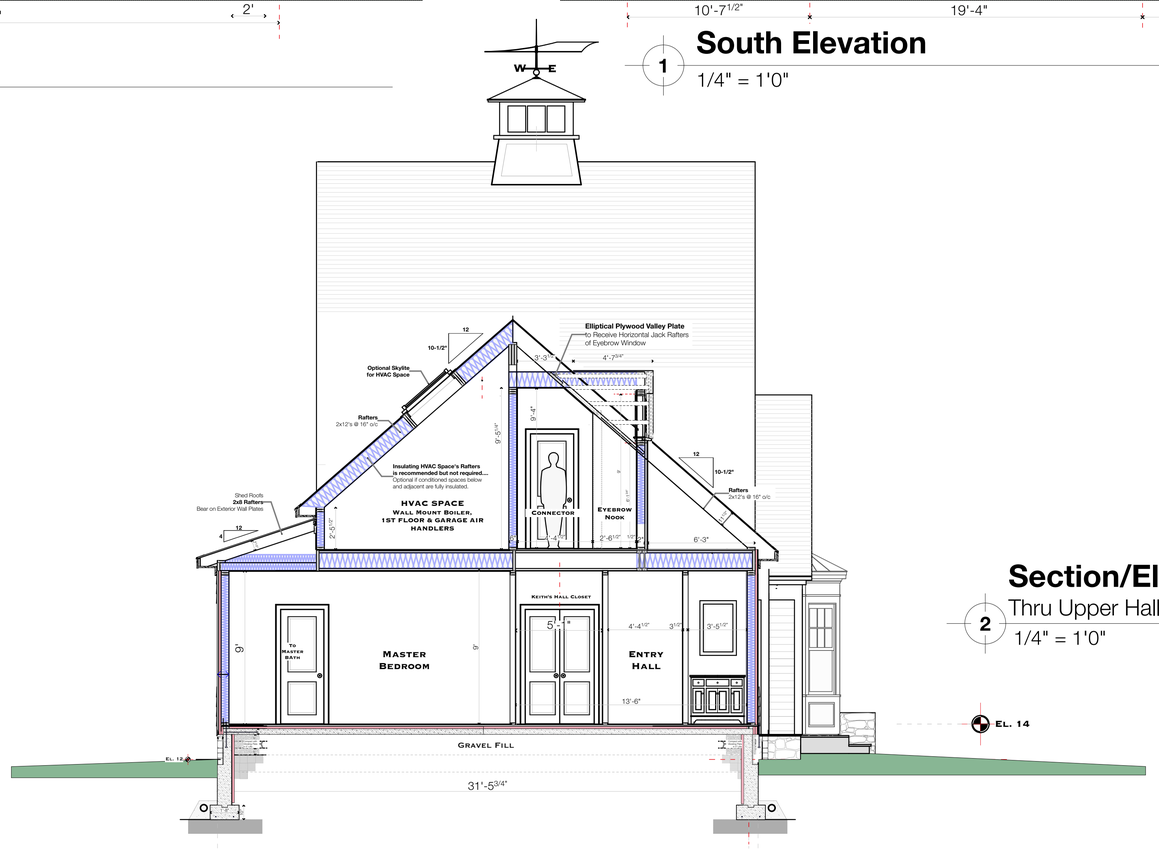
3 North Elevation

1/4" = 1'0"



1 South Elevation

1/4" = 1'0"



Section/Elevation

Thru Upper Hall Connector, MBR, 1/2 Bath

1/4" = 1'0"

Issue Date

1/20/26

Revisions

Side Elevations

Scale as Shown

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Keith & Eileen Cavanagh - Seaside Place

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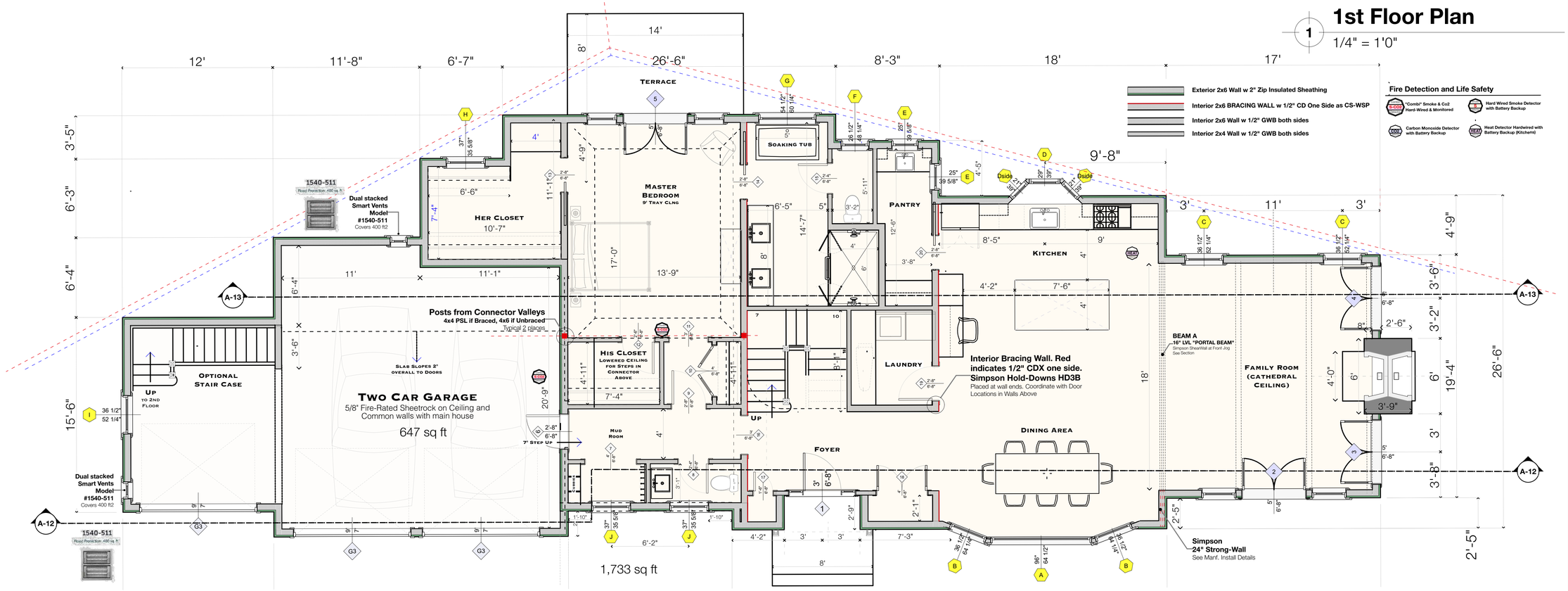
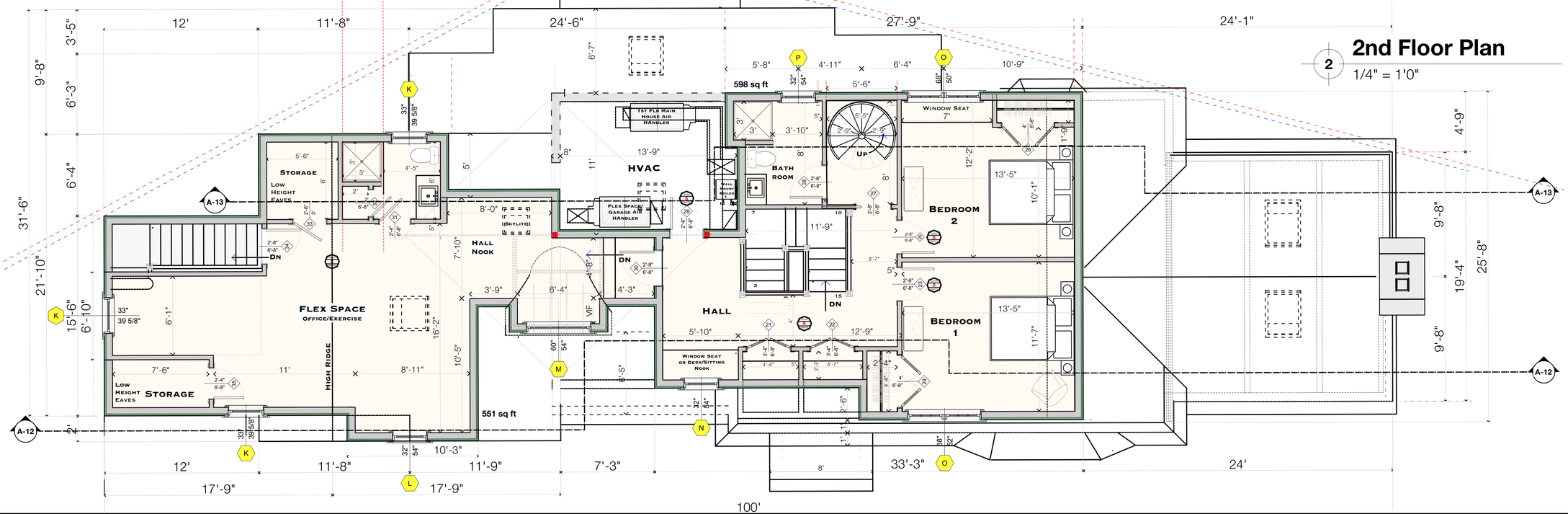
1st Floor Plan

1 — 1/4" = 1'0"



2nd Floor Plan

2 — 1/4" = 1'0"



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Keith & Eileen Cavanagh - Seaside Place

Issue Date
1/20/26

Revisions

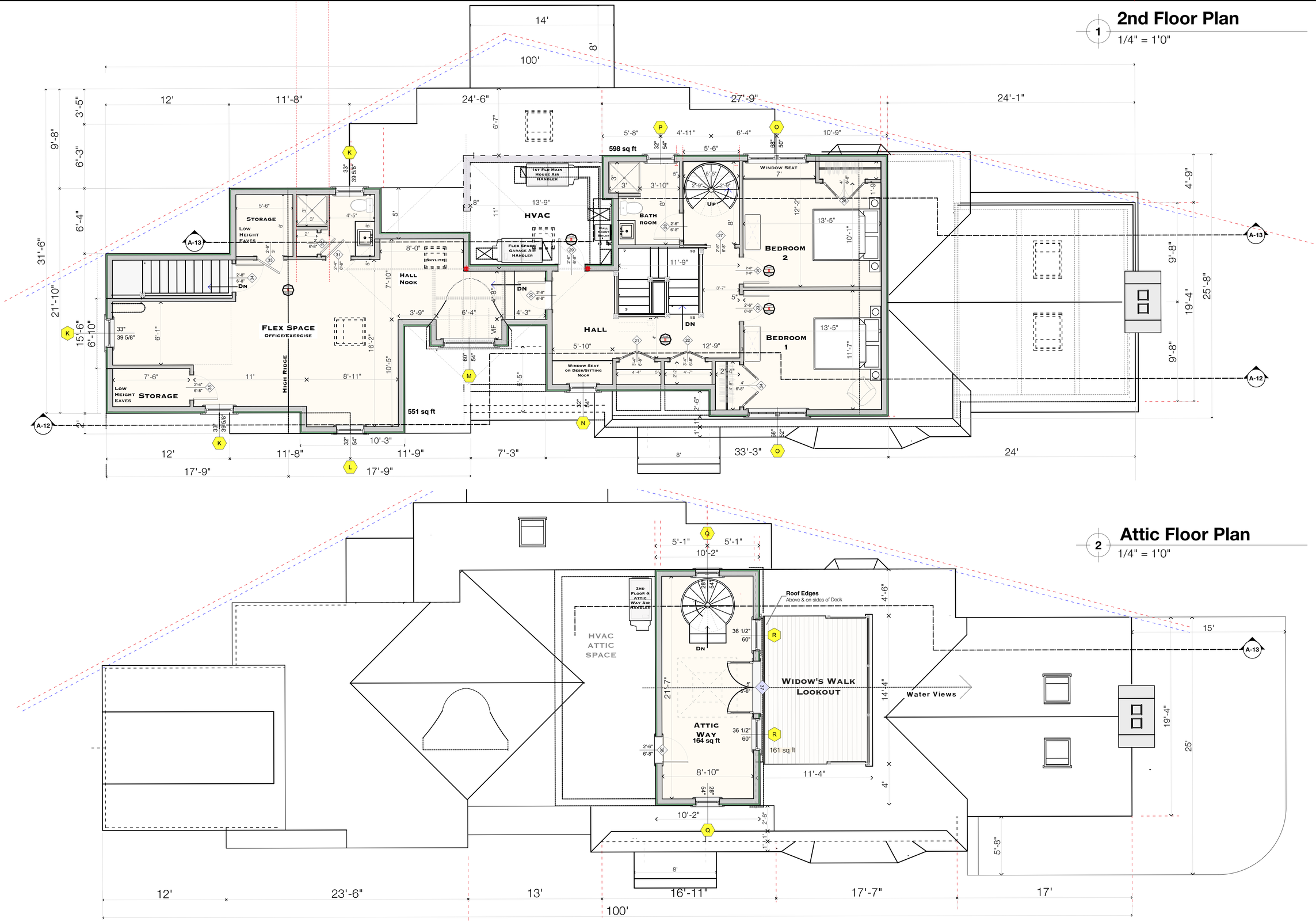
1st & 2nd Floor Plan

Scale as Shown

Page
A4

1 2nd Floor Plan

1/4" = 1'0"



2 Attic Floor Plan

1/4" = 1'0"

Issue Date

1/20/26

Revisions

2nd & 3rd Floor Plan

Scale as Shown

72 Bridge Street
Shelton, Ct
06484

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Keith & Eileen Cavanagh - Seaside Place

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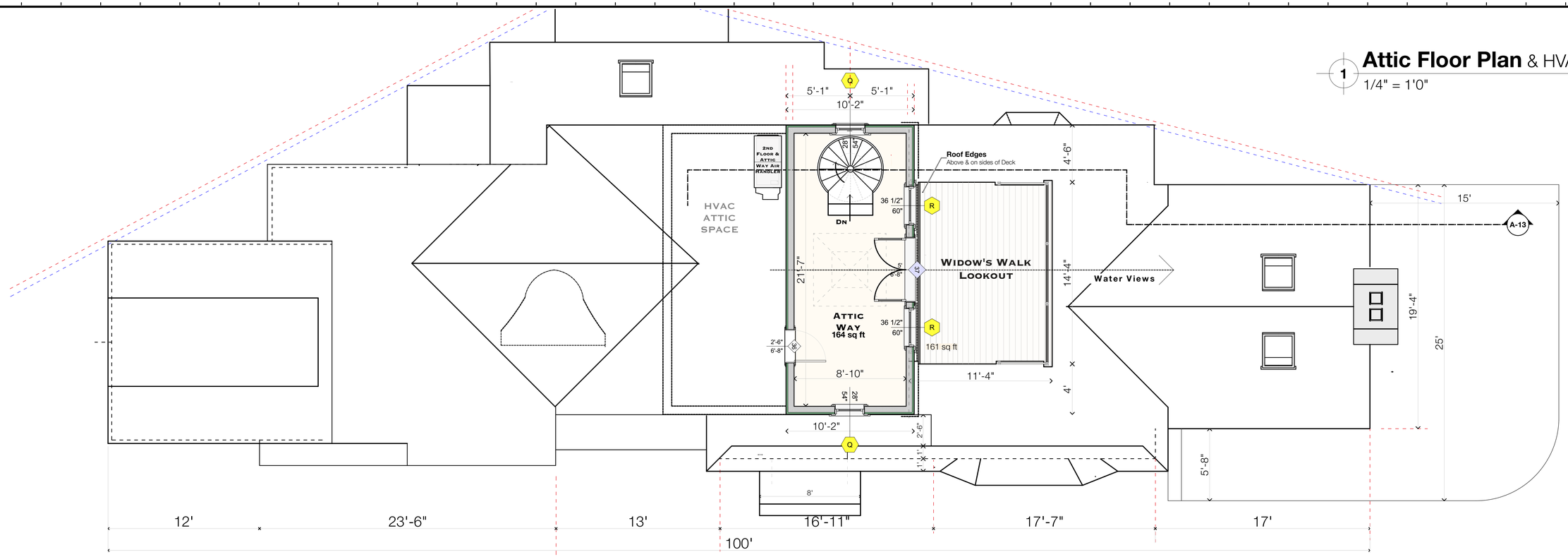
A5

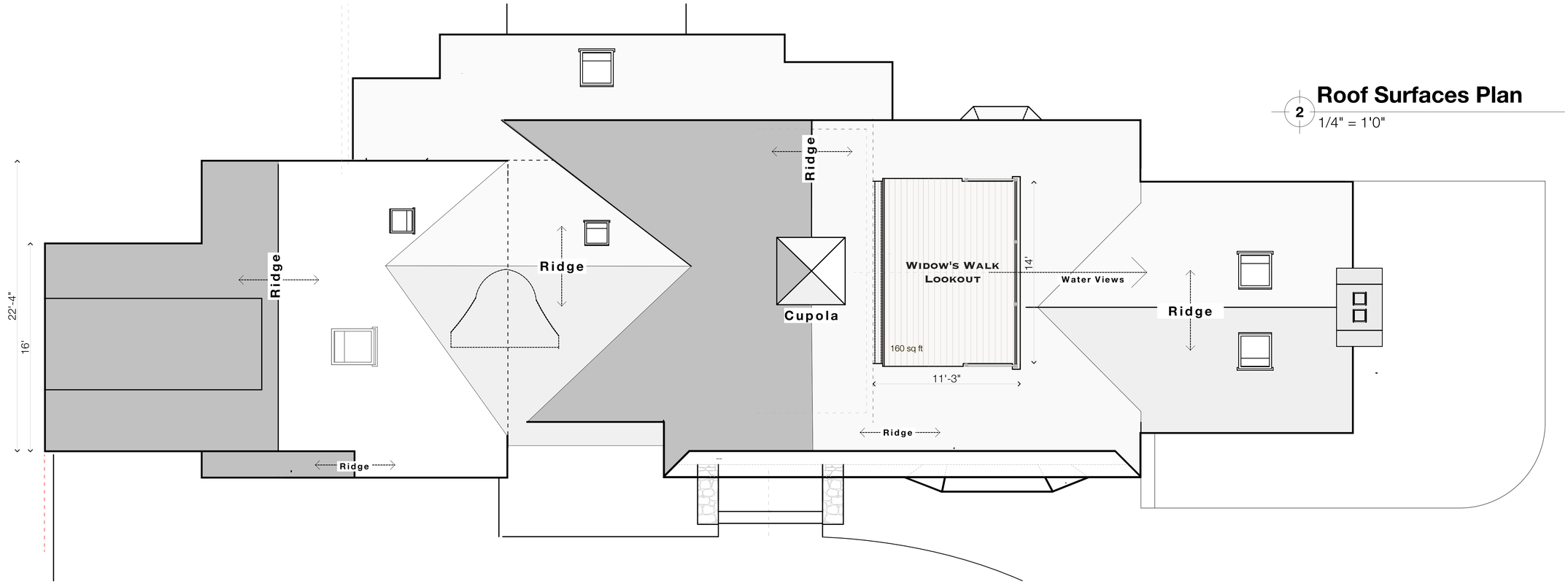
1 Attic Floor Plan & HVAC

1/4" = 1'0"



2 Roof Surfaces Plan

1/4" = 1'0"



Issue Date

1/20/26

Revisions

3rd Floor & Roof Plan

Scale as Shown

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Keith & Eileen Cavanagh - Seaside Place

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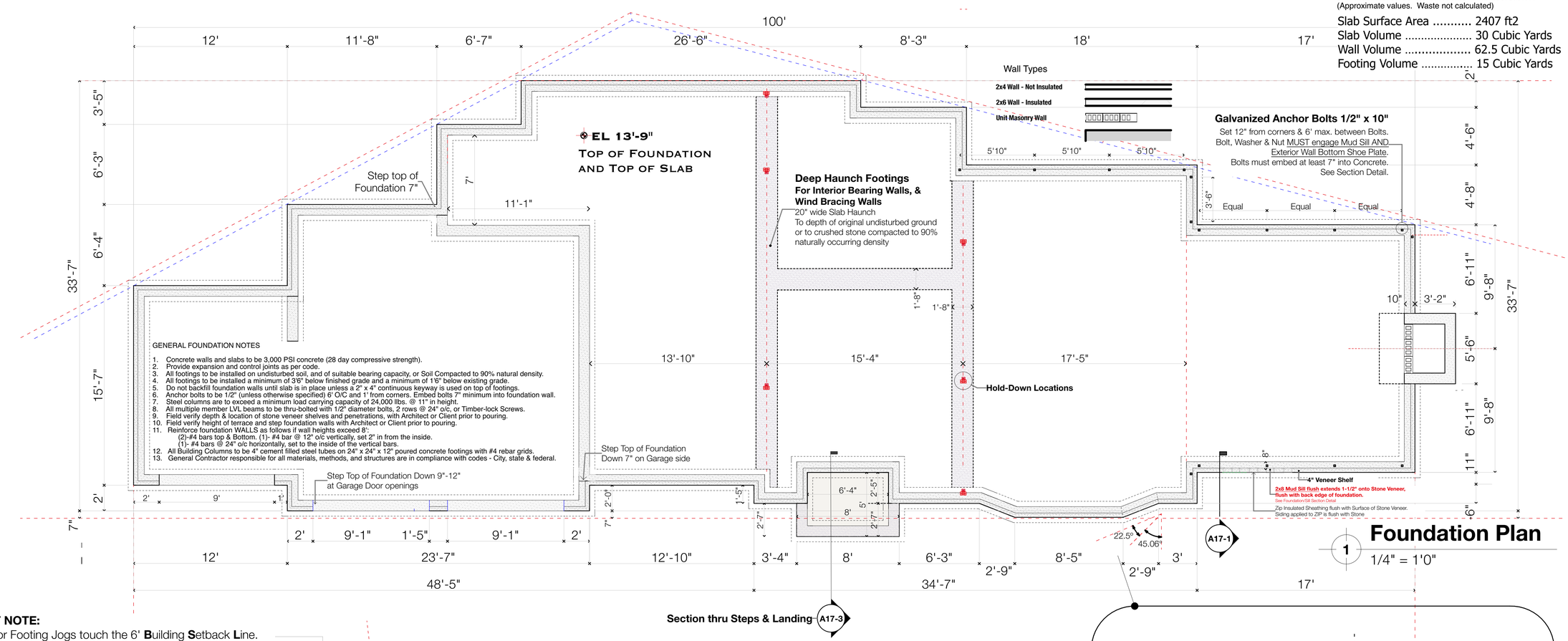
A6

Foundation Material Quantities
(Approximate values. Waste not calculated)

Slab Surface Area 2407 ft2
Slab Volume ..... 30 Cubic Yards
Wall Volume ..... 62.5 Cubic Yards
Footing Volume ..... 15 Cubic Yards

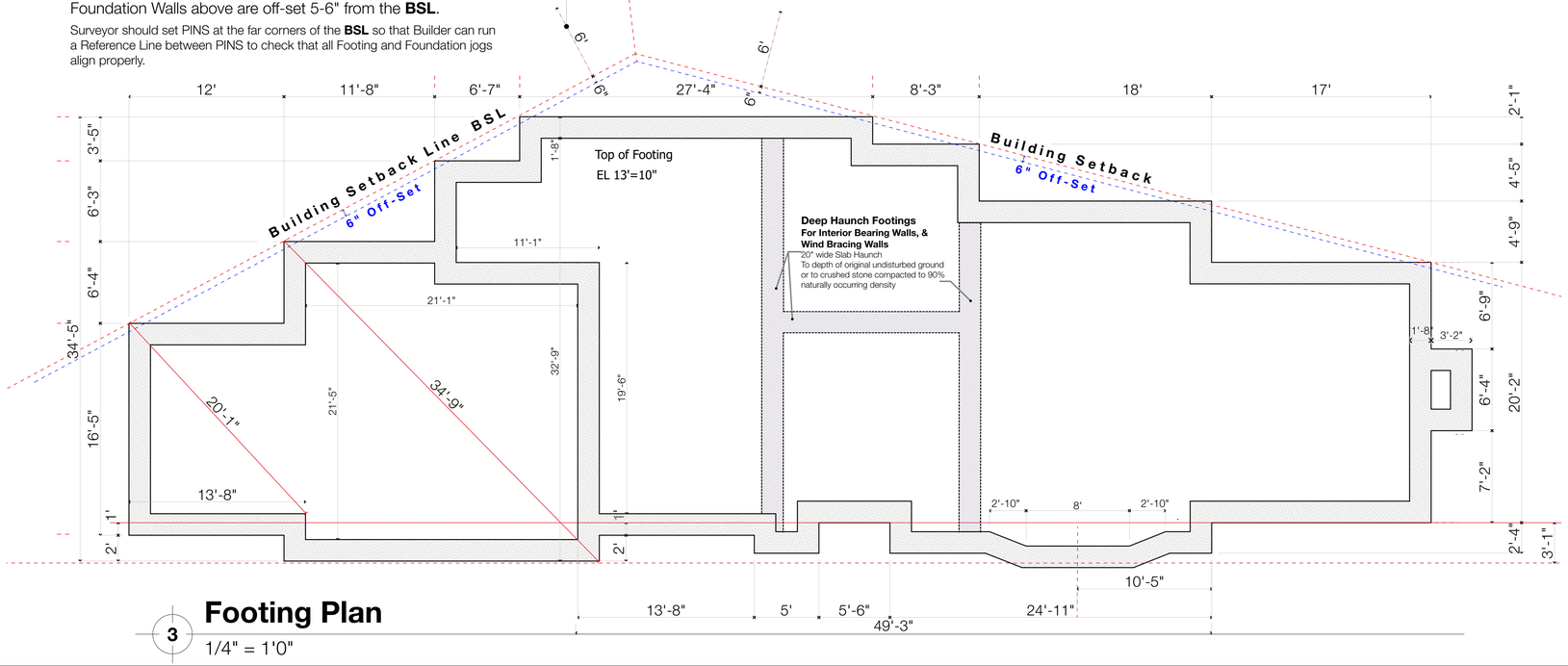


Foundation Plan
1 — 1/4" = 1'0"

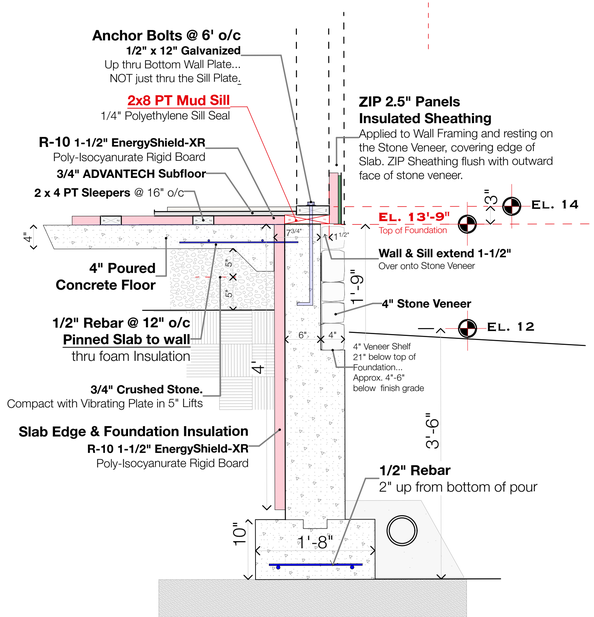
Section thru Steps & Landing A17-3

LAYOUT NOTE:
All Exterior Footing Jogs touch the 6' **B**uilding **S**etback **L**ine.
Foundation Walls above are off-set 5-6" from the **BSL**.

Surveyor should set PINS at the far corners of the **BSL** so that Builder can run a Reference Line between PINS to check that all Footing and Foundation jogs align properly.



Footing Plan
3 — 1/4" = 1'0"



Slab to Foundation Section Detail
2 — 1" = 1'0"

Issue Date
1/20/26

Revisions

Foundation Plan

Scale as Shown

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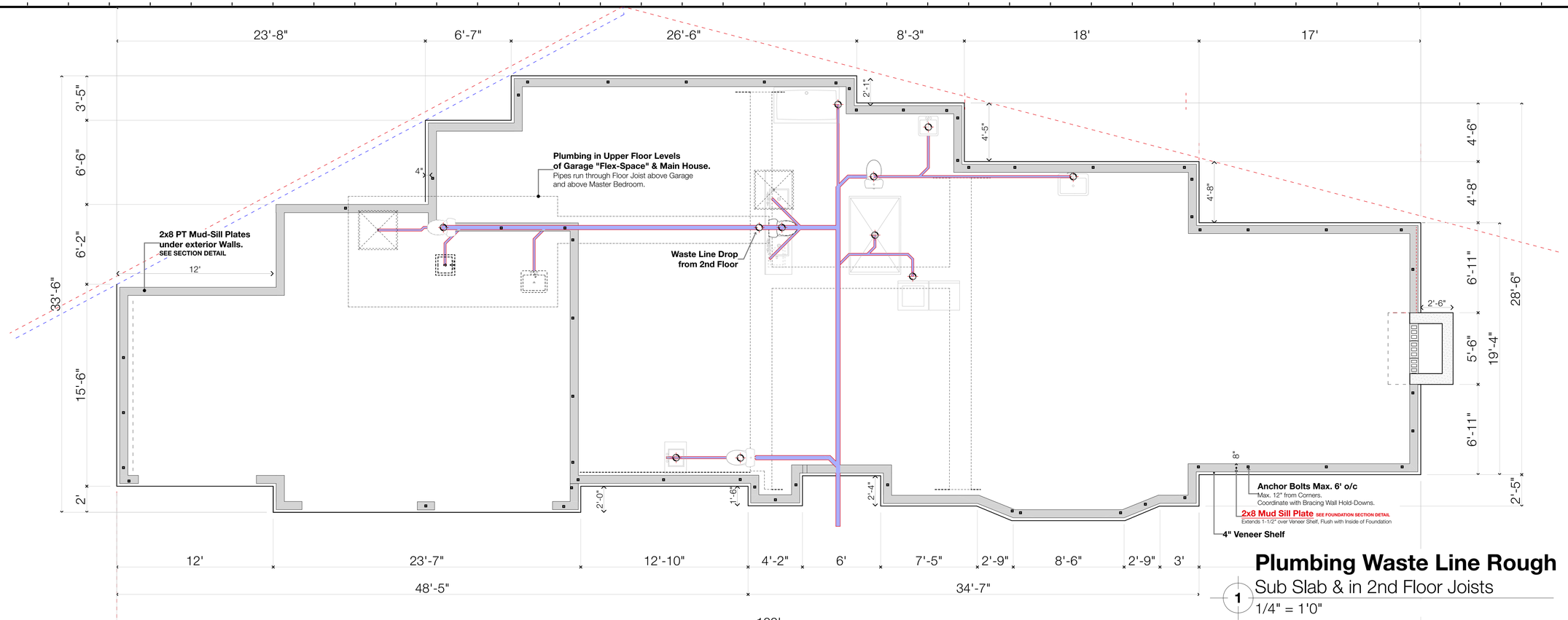
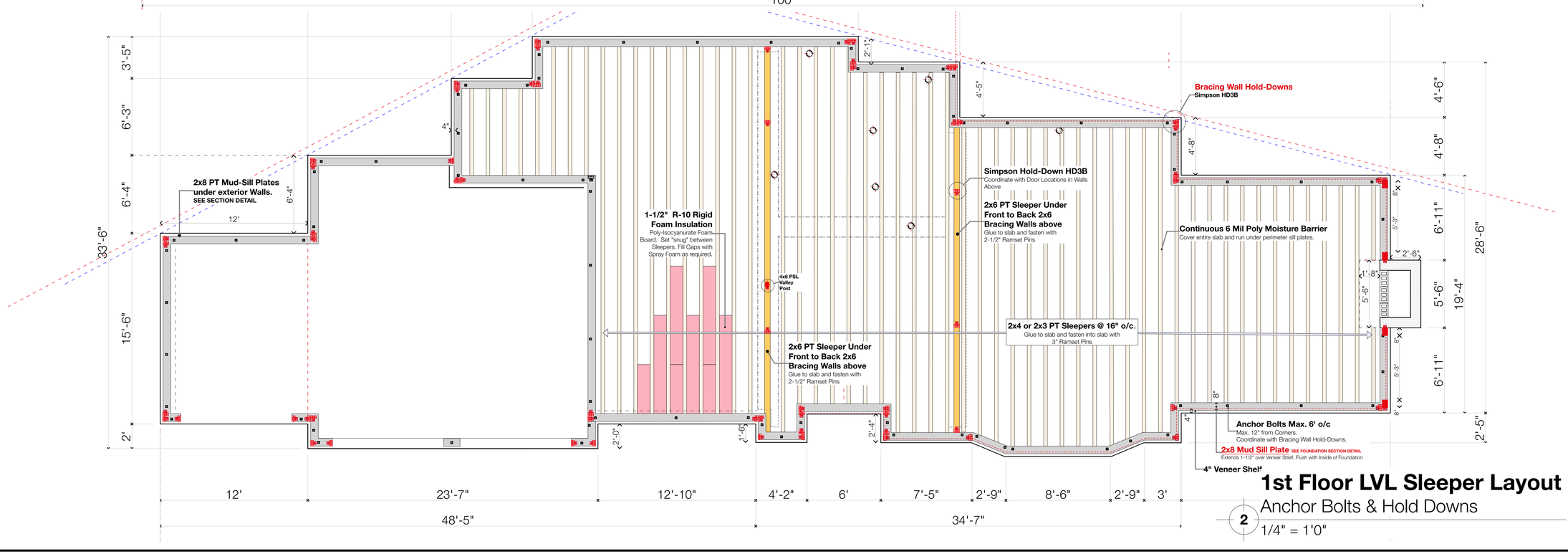


Plumbing Waste Line Rough

Sub Slab & in 2nd Floor Joists

1 1/4" = 1'0"



1st Floor LVL Sleeper Layout

Anchor Bolts & Hold Downs

2 1/4" = 1'0"

Issue Date

1/20/26

Revisions

Sub-Slab Plumbing Rough & 2x6PT Sleepers

Scale as Shown

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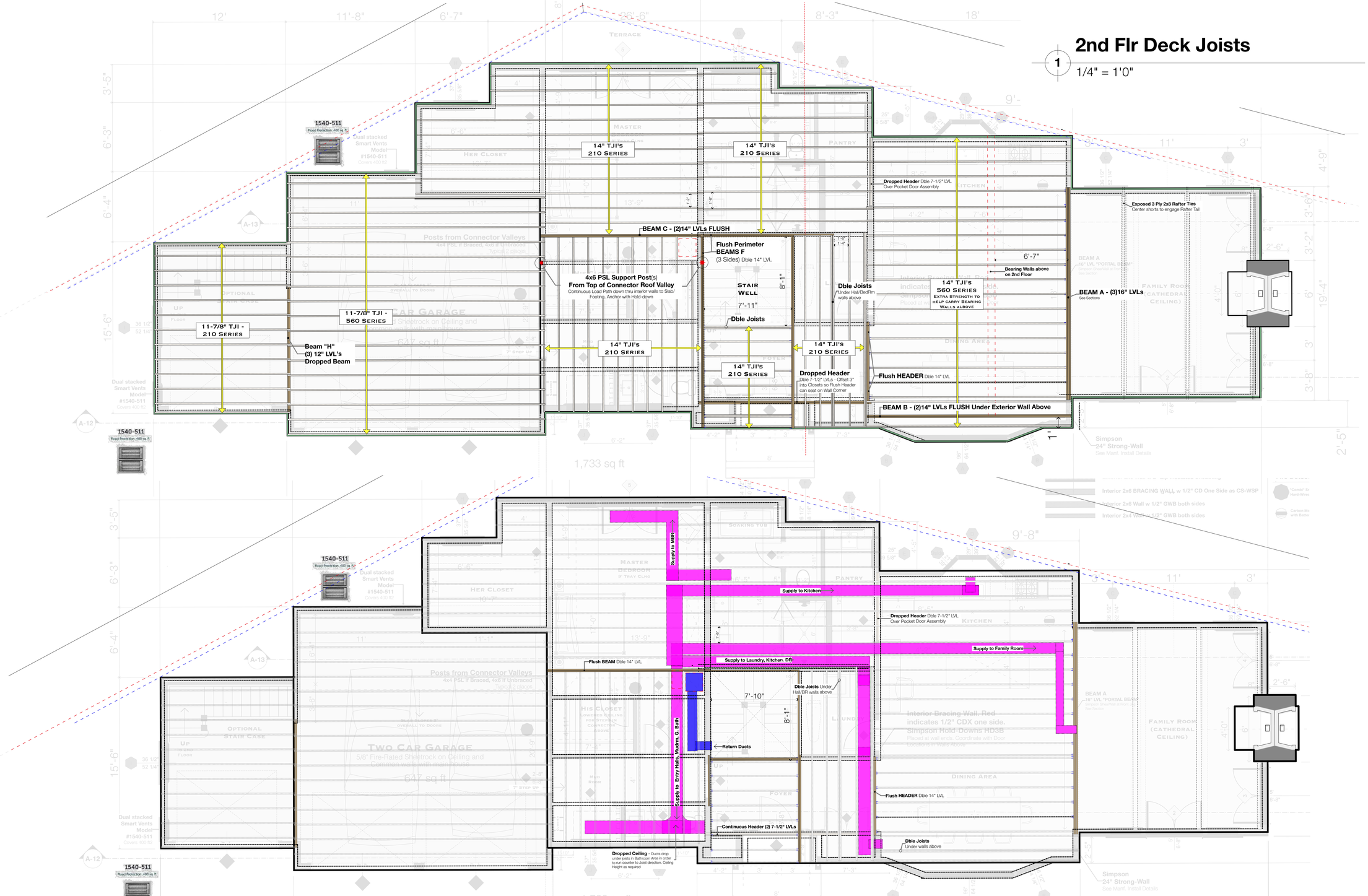
2nd Flr Deck Joists

1

1/4" = 1'0"



HVAC Duct Layout - 1st Floor Distribution

Ducts run in Ceiling Joists between Floors. Closets, Pantry, Bathroom & Laundry Ceilings may be lowered to Accommodate Ducts

2

1/4" = 1'0"

Issue Date

1/20/26

Revisions

2nd Floor Framing & Duct Layout

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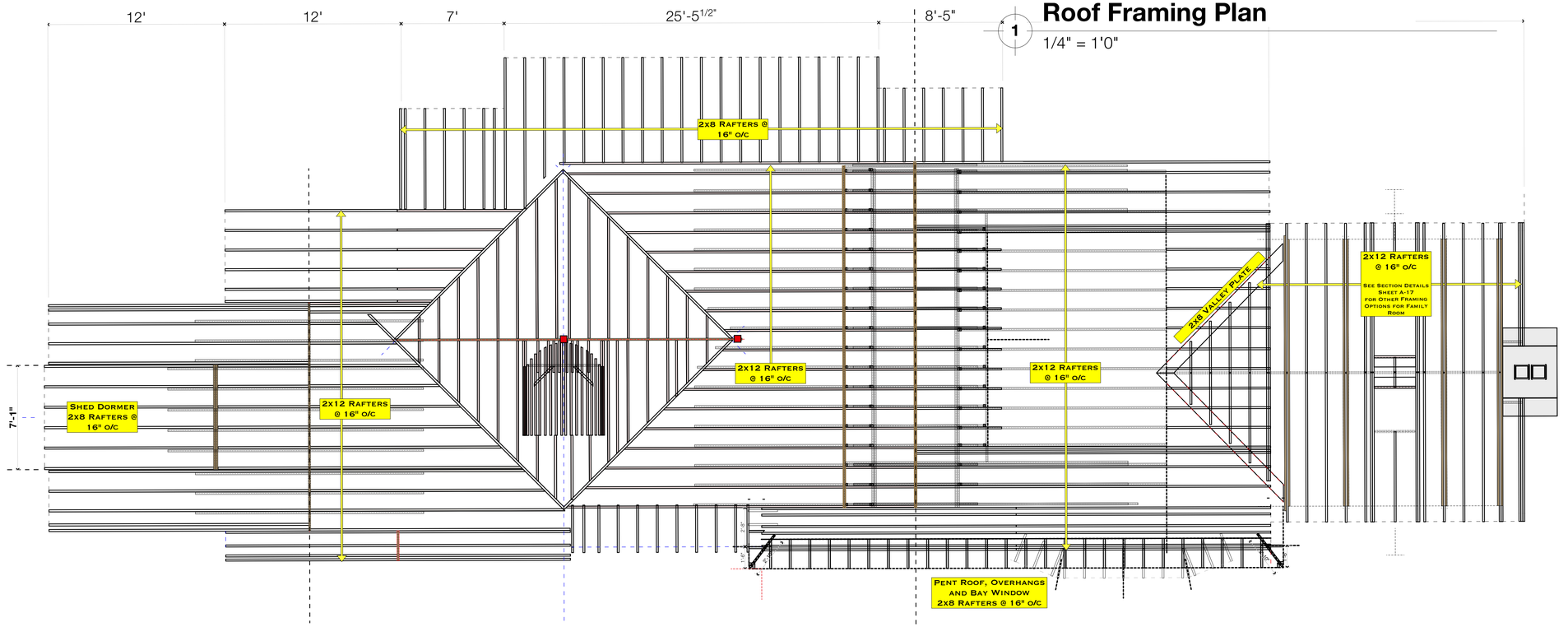
Roof Framing Plan

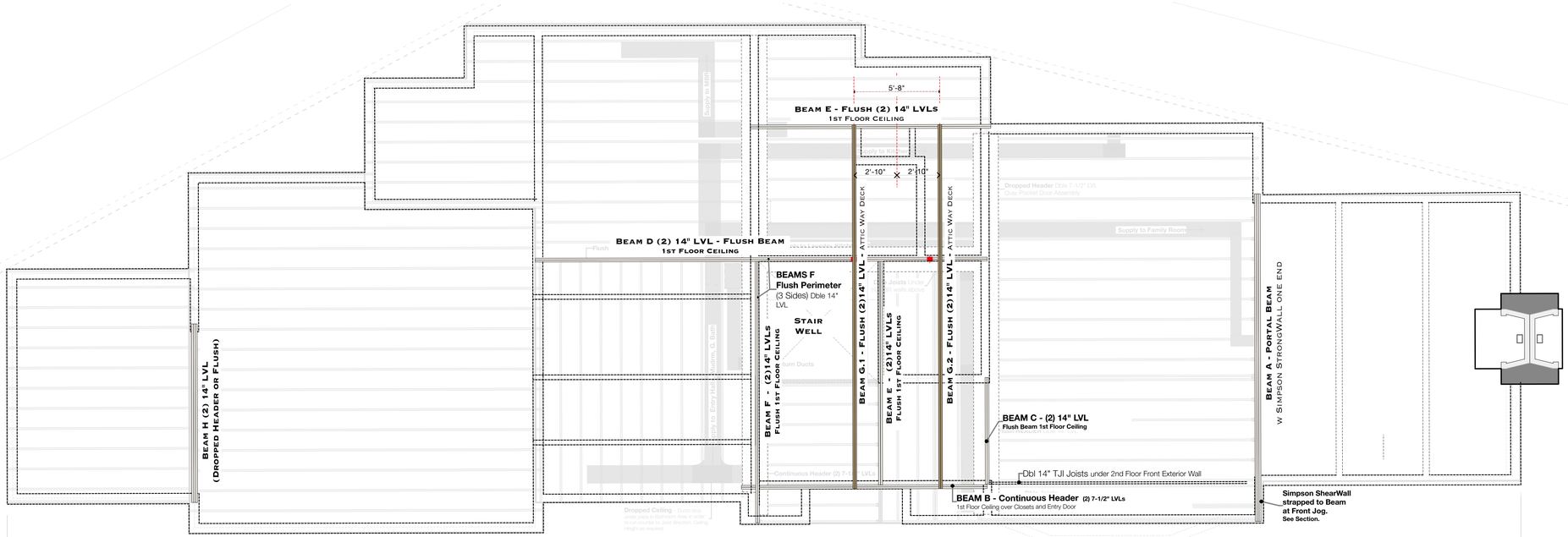
1/4" = 1'0"



Main Beams - A, B, C, D, E, F, G, H

All Floors Juxtaposed

1/4" = 1'0"



Issue Date

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Revisions

Roof Framing Plan

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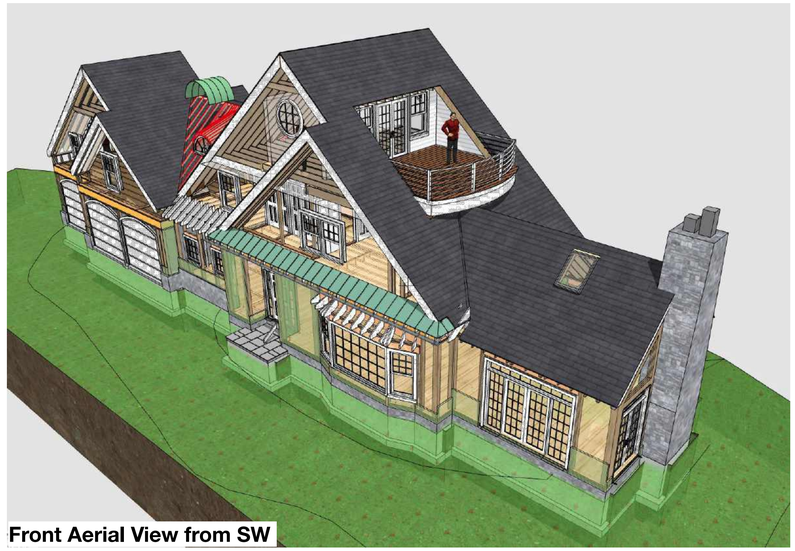
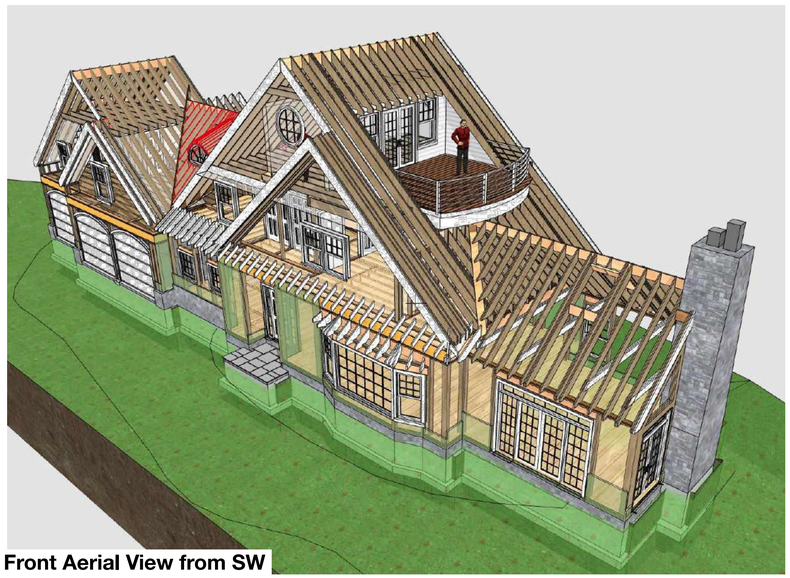
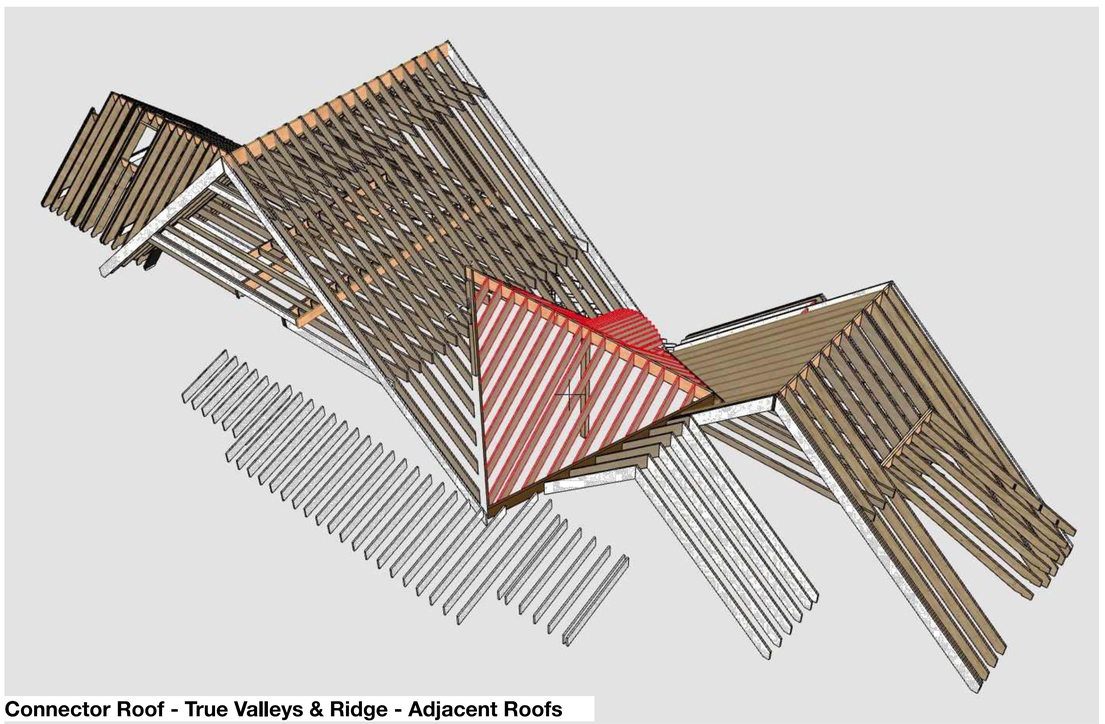
Connector Roof - True Valleys & Ridge - Eyebrow Dormer



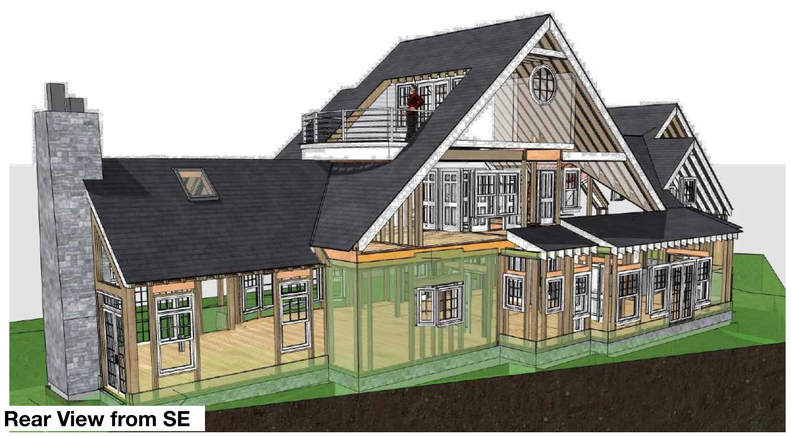
Front Aerial View from SW



Front Aerial View from SW



Connector Roof - True Valleys & Ridge - Adjacent Roofs



Rear View from SE

Issue Date

1/20/26

Revisions

3D Roof Framing Studies

Scale as Shown

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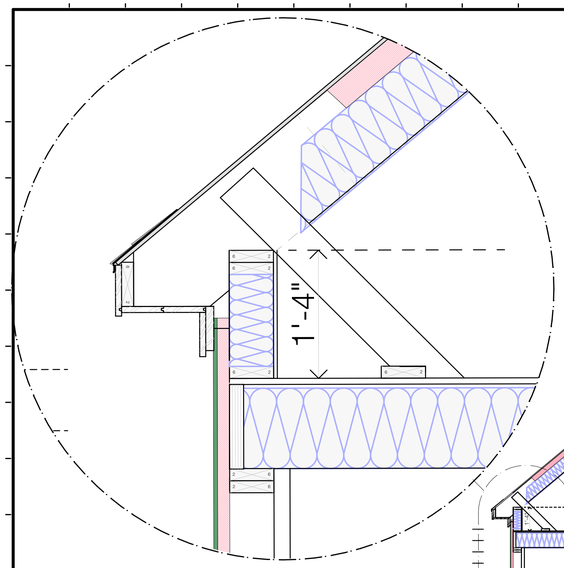
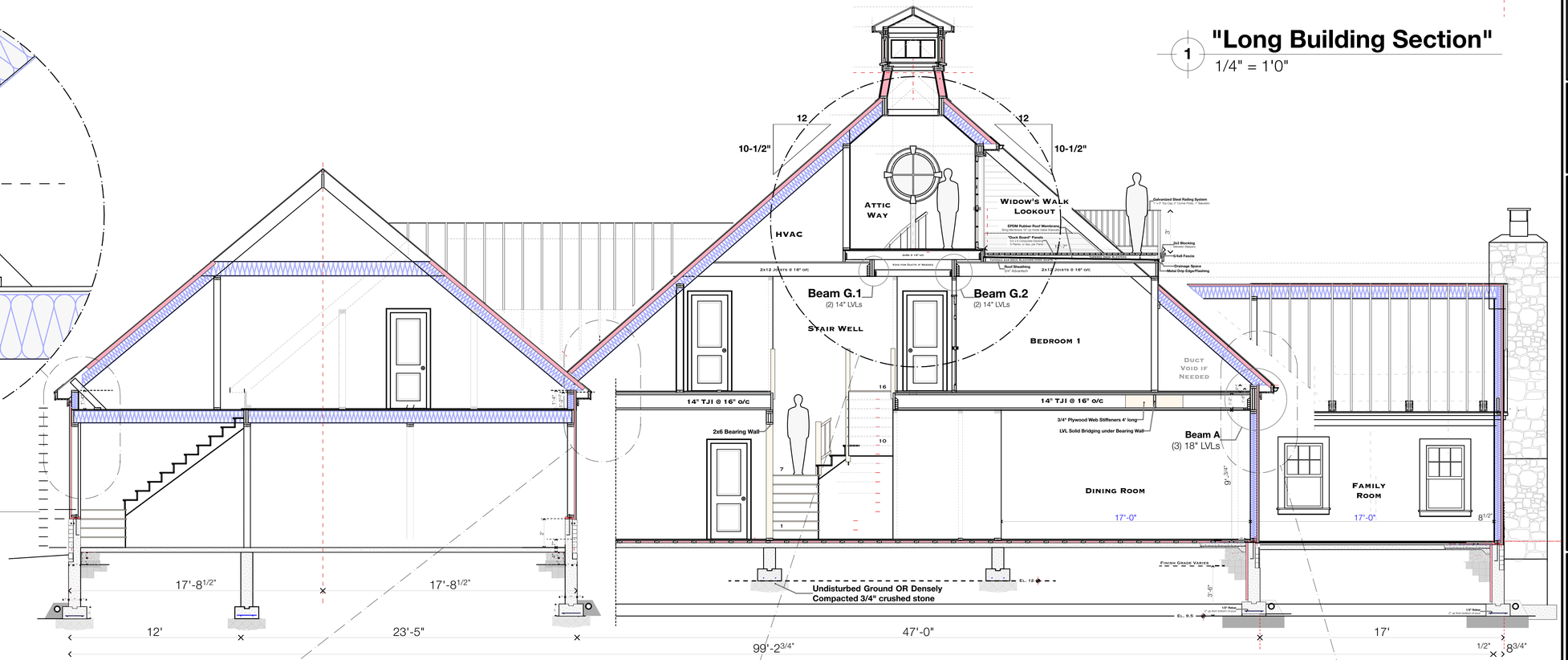
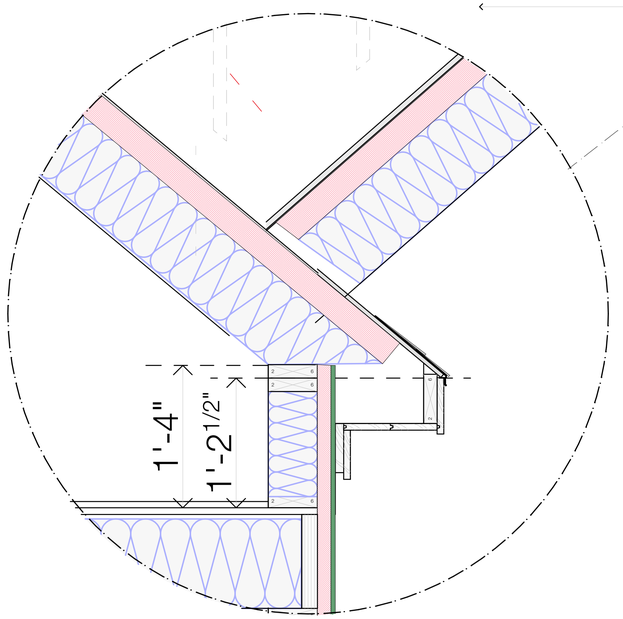


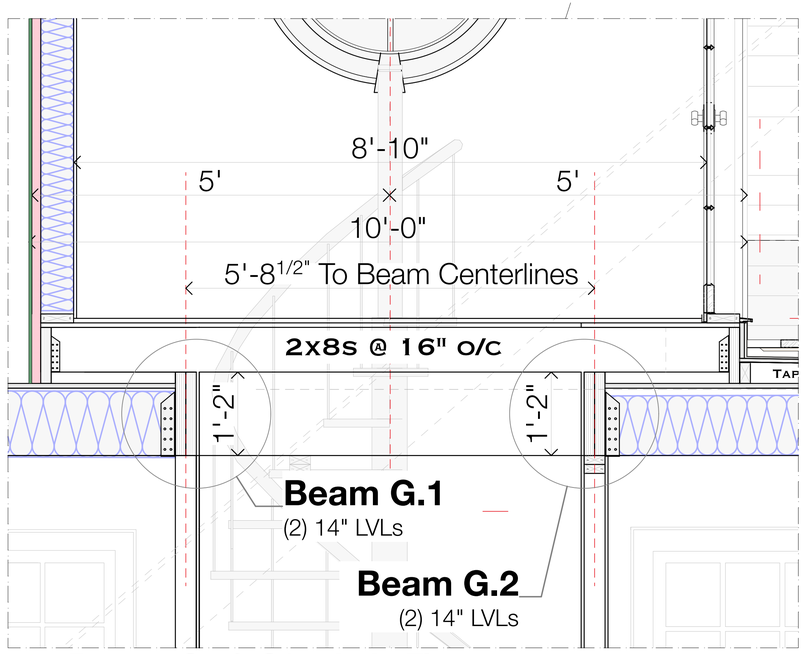
Knee Wall-to-Rafter
Garage North Wall
5
1-1/2" = 1'0"



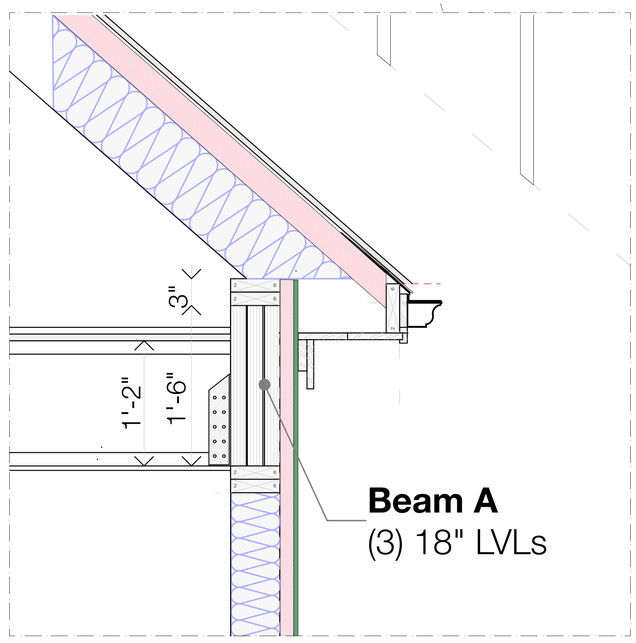
"Long Building Section"
1
1/4" = 1'0"



Knee Wall-to-Rafter
Front Right Garage Jog at Connector
4
1-1/2" = 1'0"



Beams G1 & G2 - Attic Floor
3
1-1/2" = 1'0"



Beam A - Kitchen to Family Room
2
1-1/2" = 1'0"

Issue Date
1/20/26

Revisions

Long Section Thru Foyer

Scale as Shown

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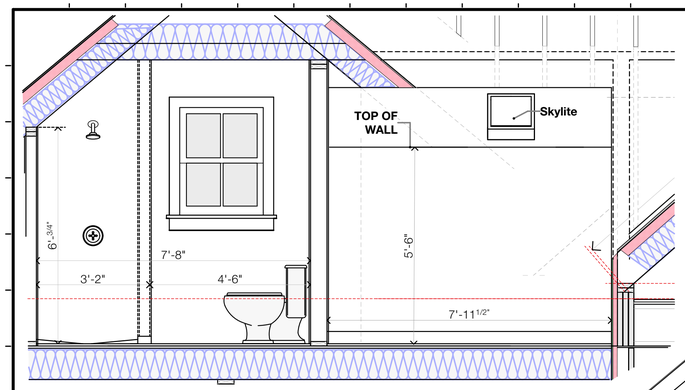
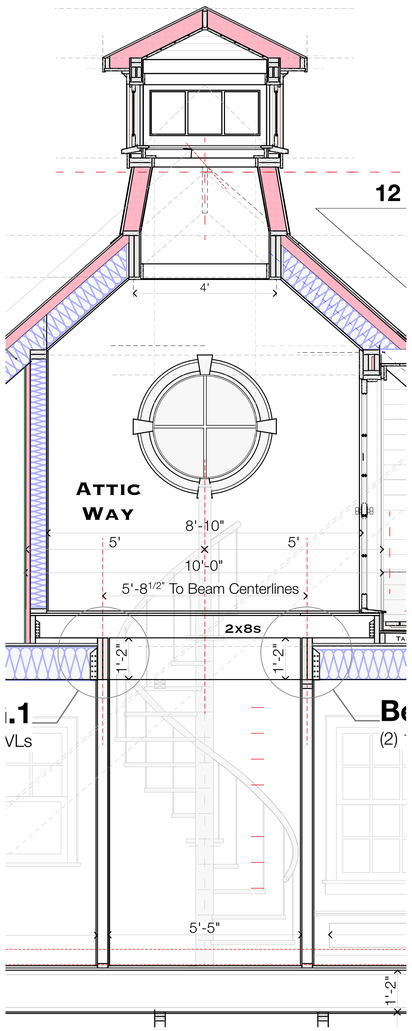


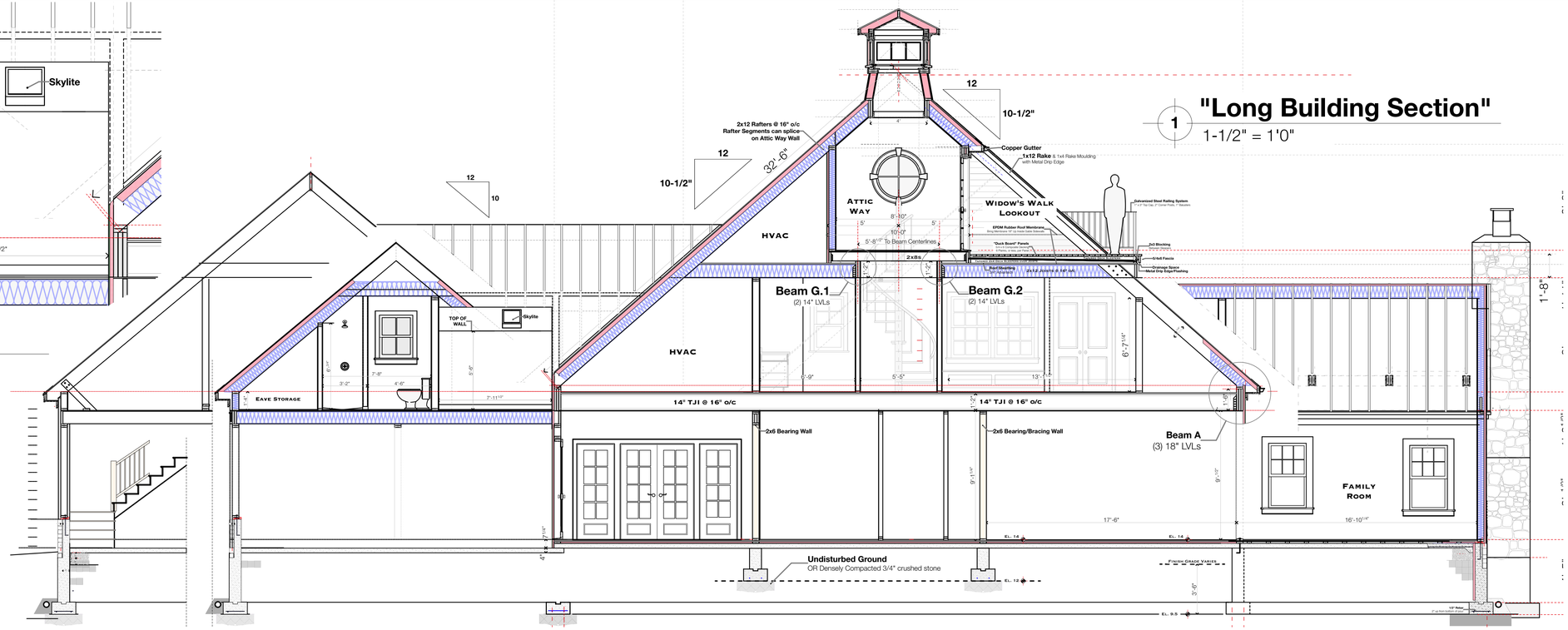
4 Bathroom & Hall Nook

1/2" = 1'0"



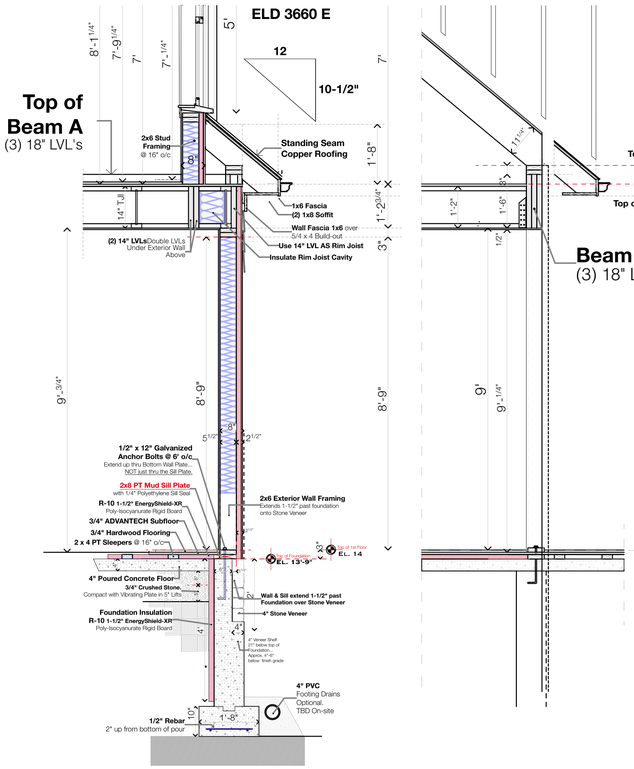
3 Spiral Staircase Tower

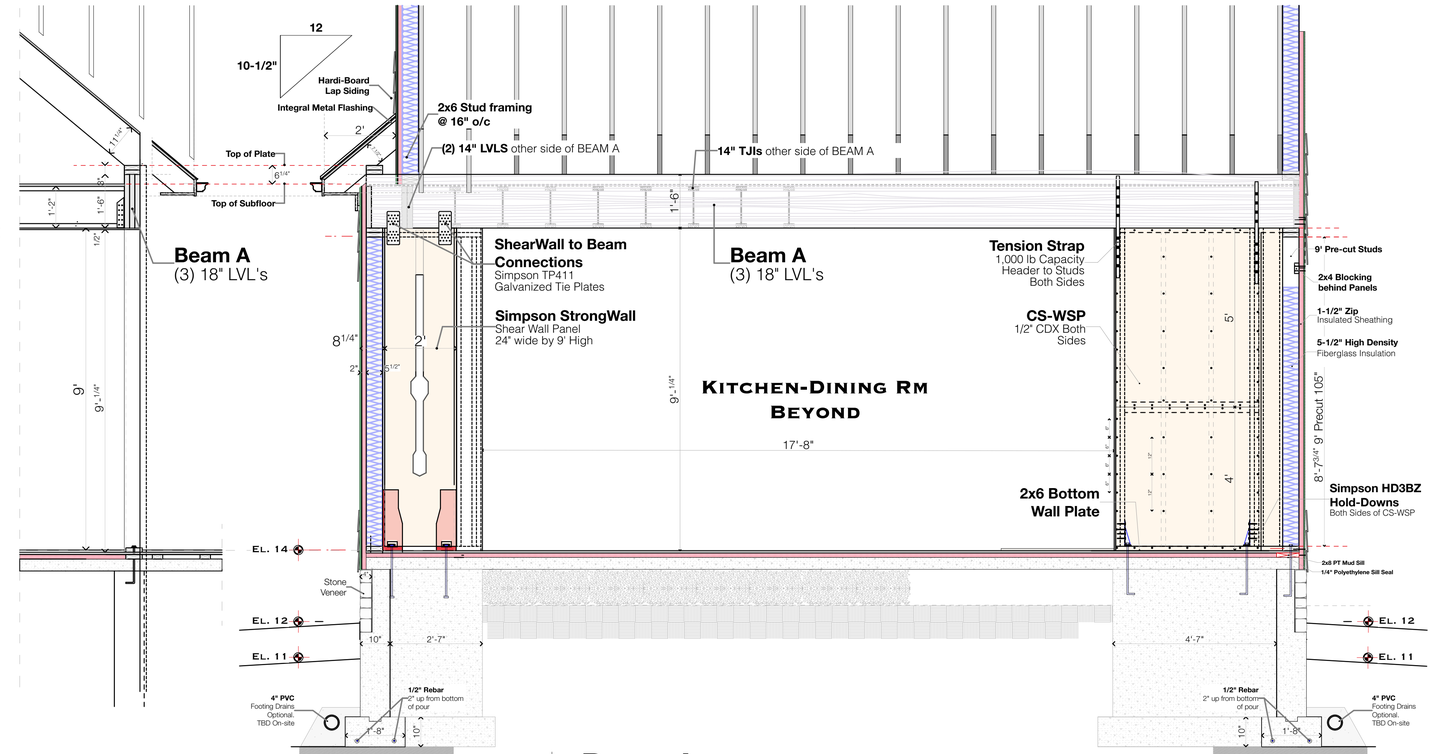
1/2" = 1'0"



1 "Long Building Section"

1-1/2" = 1'0"





2 Beam A - "Portal" Beam Assembly

1/2" = 1'0"

Issue Date

1/20/26

Revisions

Long Section Thru Spiral Stairs & Lookout

Scale as Shown

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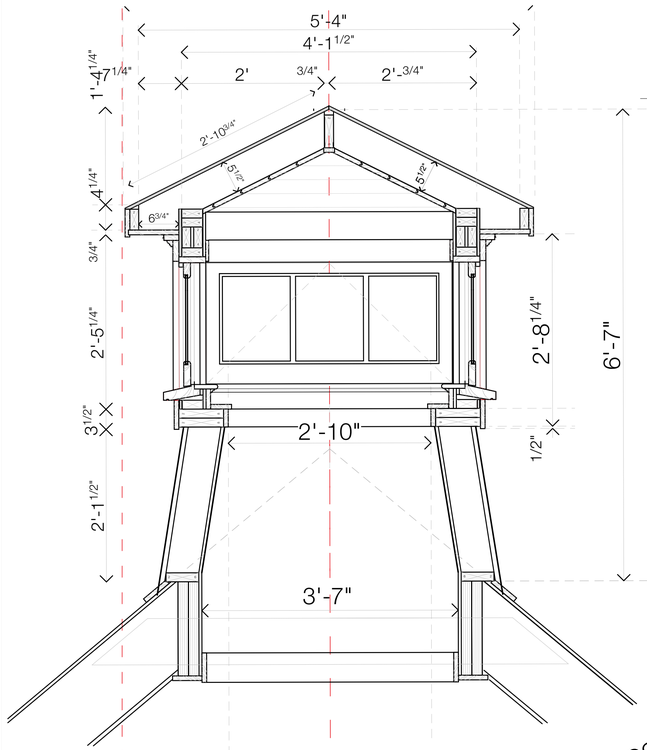
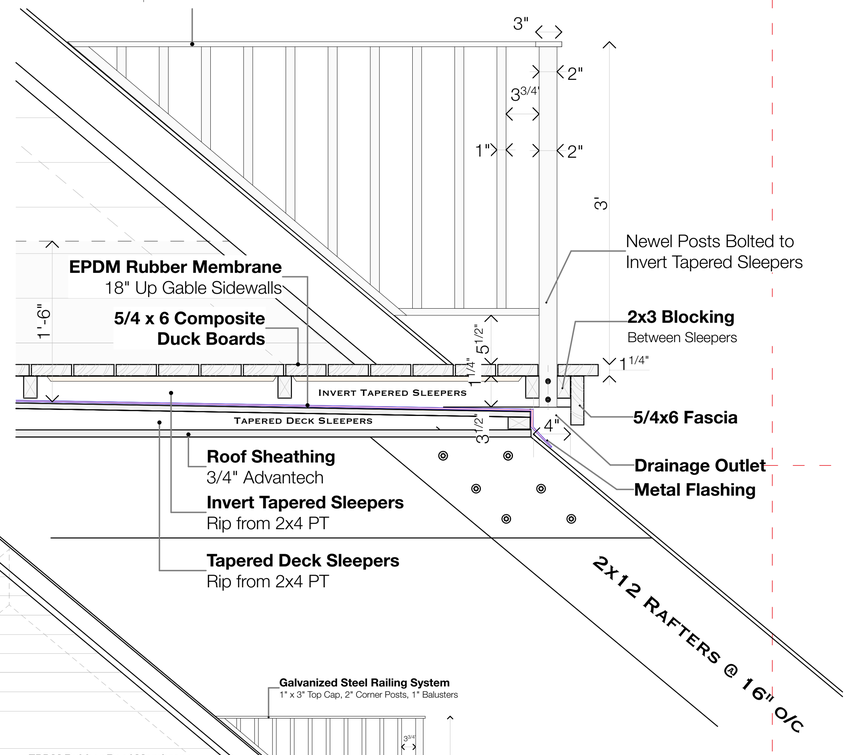
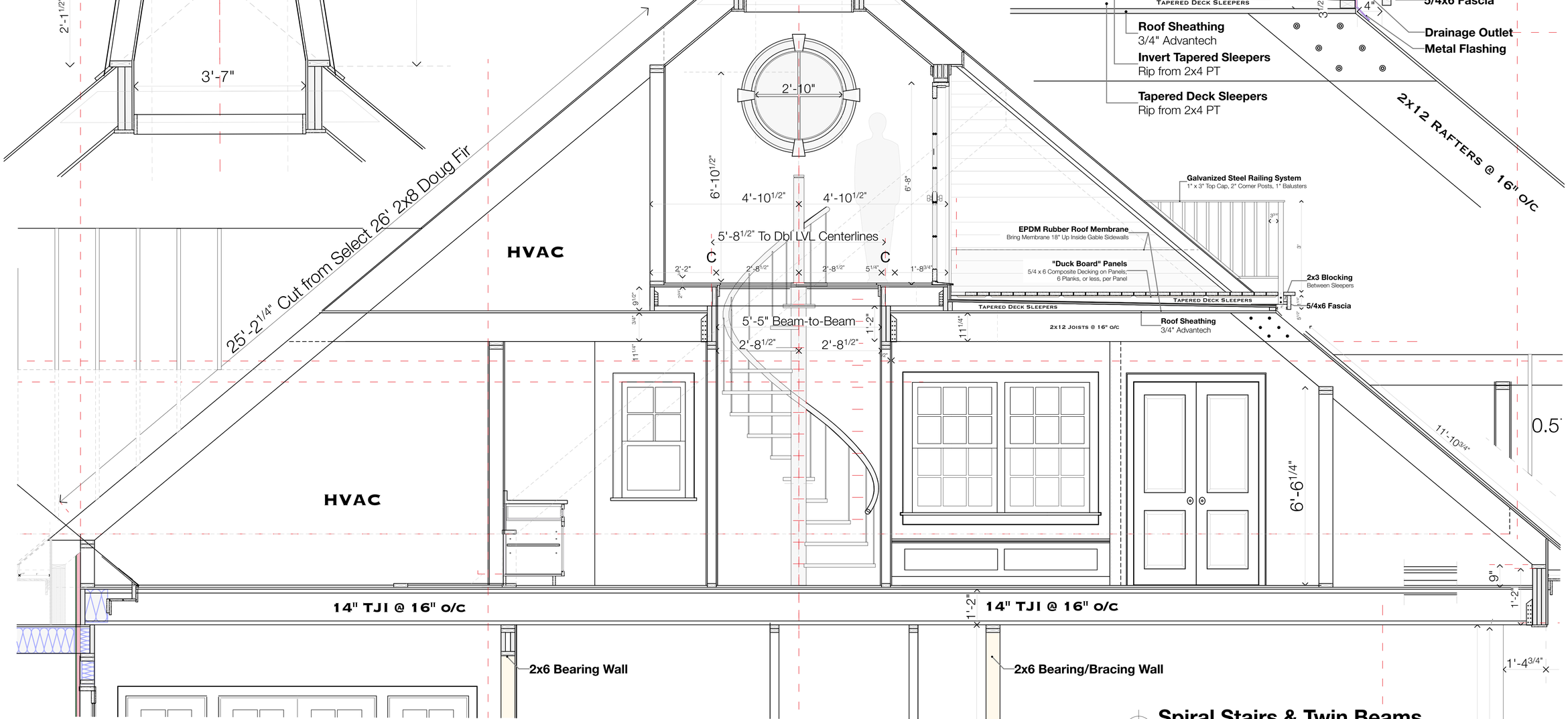
3 Cupola
1" = 1'0"



1 Attic Way, Lookout & Railings
1-1/2" = 1'0"





2 Spiral Stairs & Twin Beams
Not To Scale

Issue Date
1/20/26

Revisions

Attic-Way & Cupola Sections

Scale as Shown

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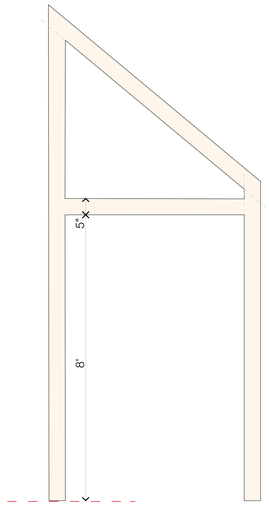
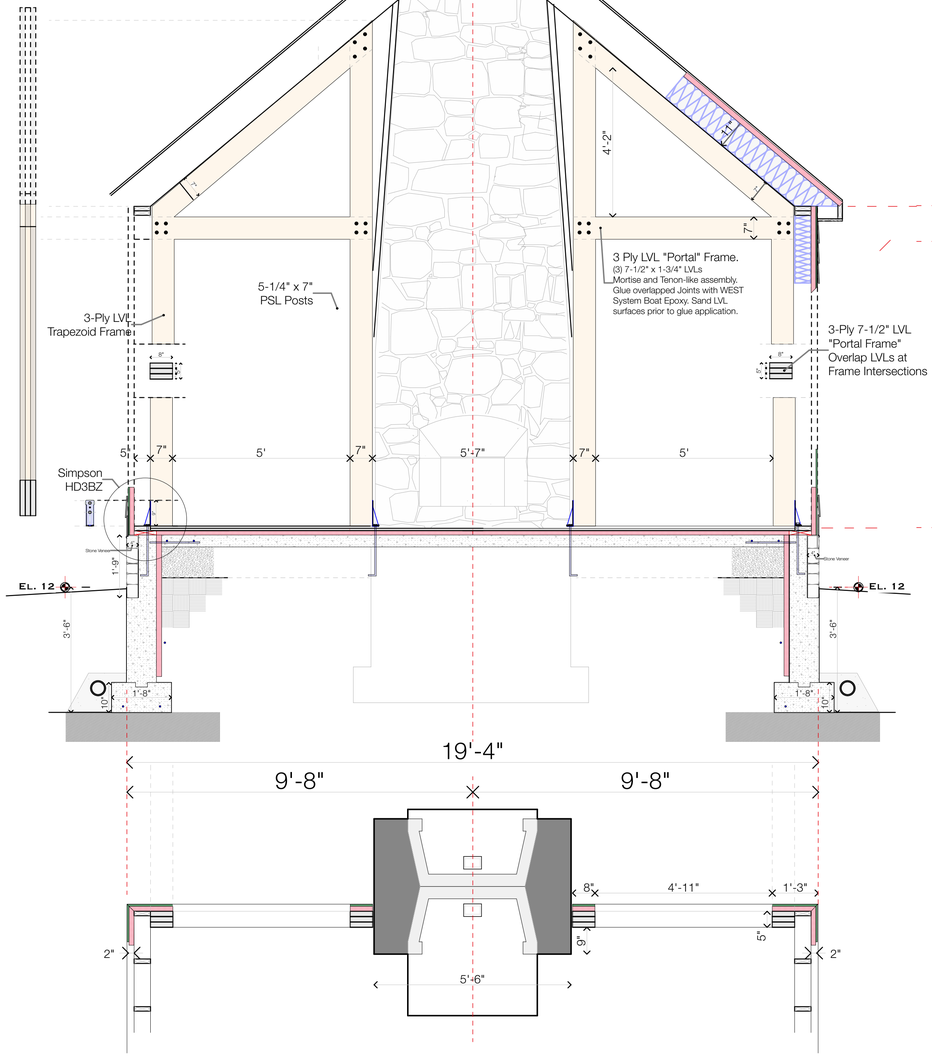
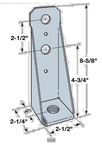






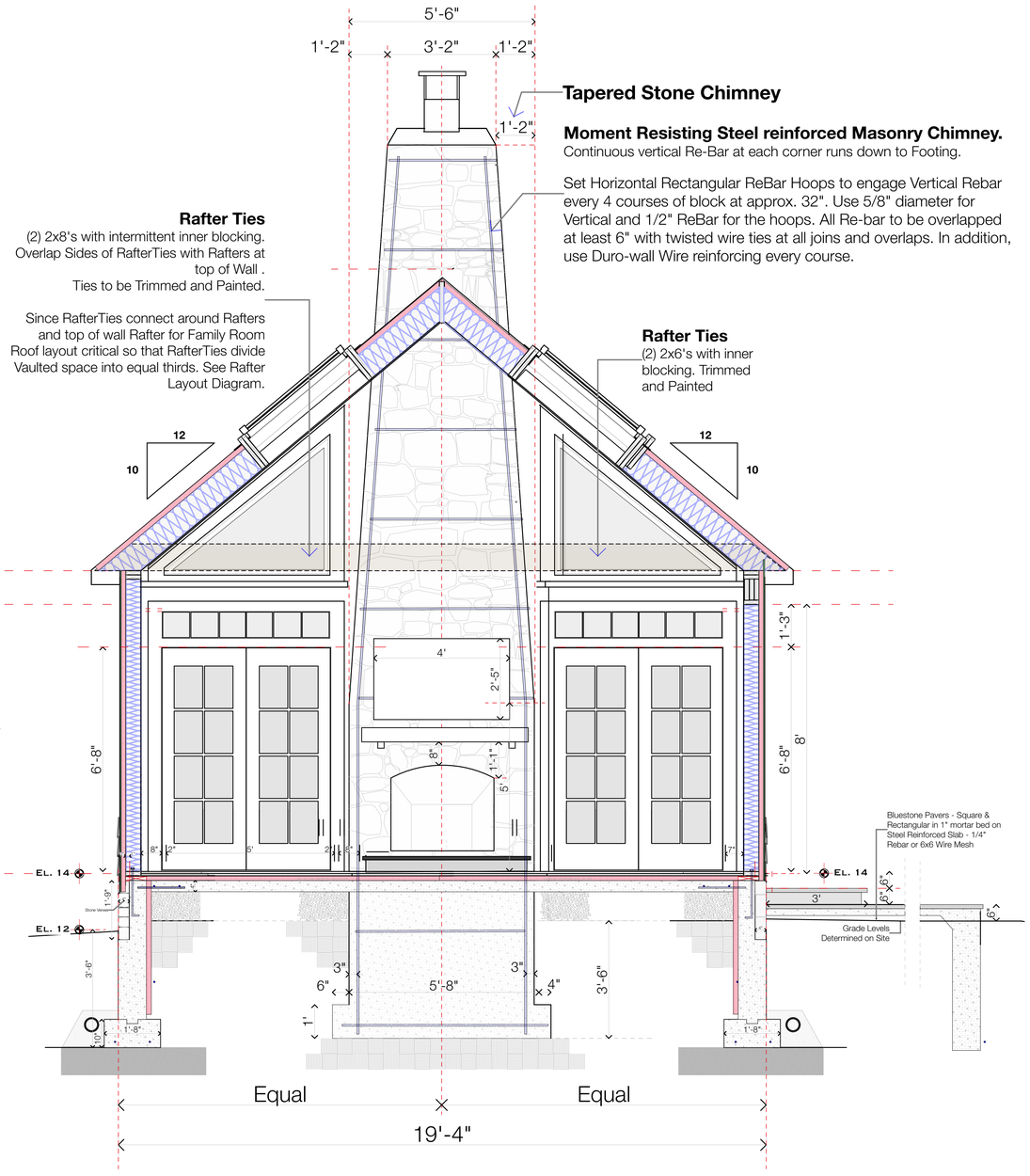
Typical Hold-Down Simpson HDB3



Alternate Hold-Down HDU8/HDUE7

2 Family Room - Tall Trapezoid Moment Frames

1/2" = 1'0"



1 Family Room - Cross Section

1/2" = 1'0"

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Issue Date

1/20/26

Revisions

Family Room Sections & Moment Frames

Scale as Shown

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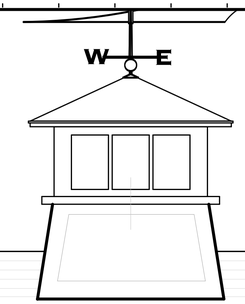
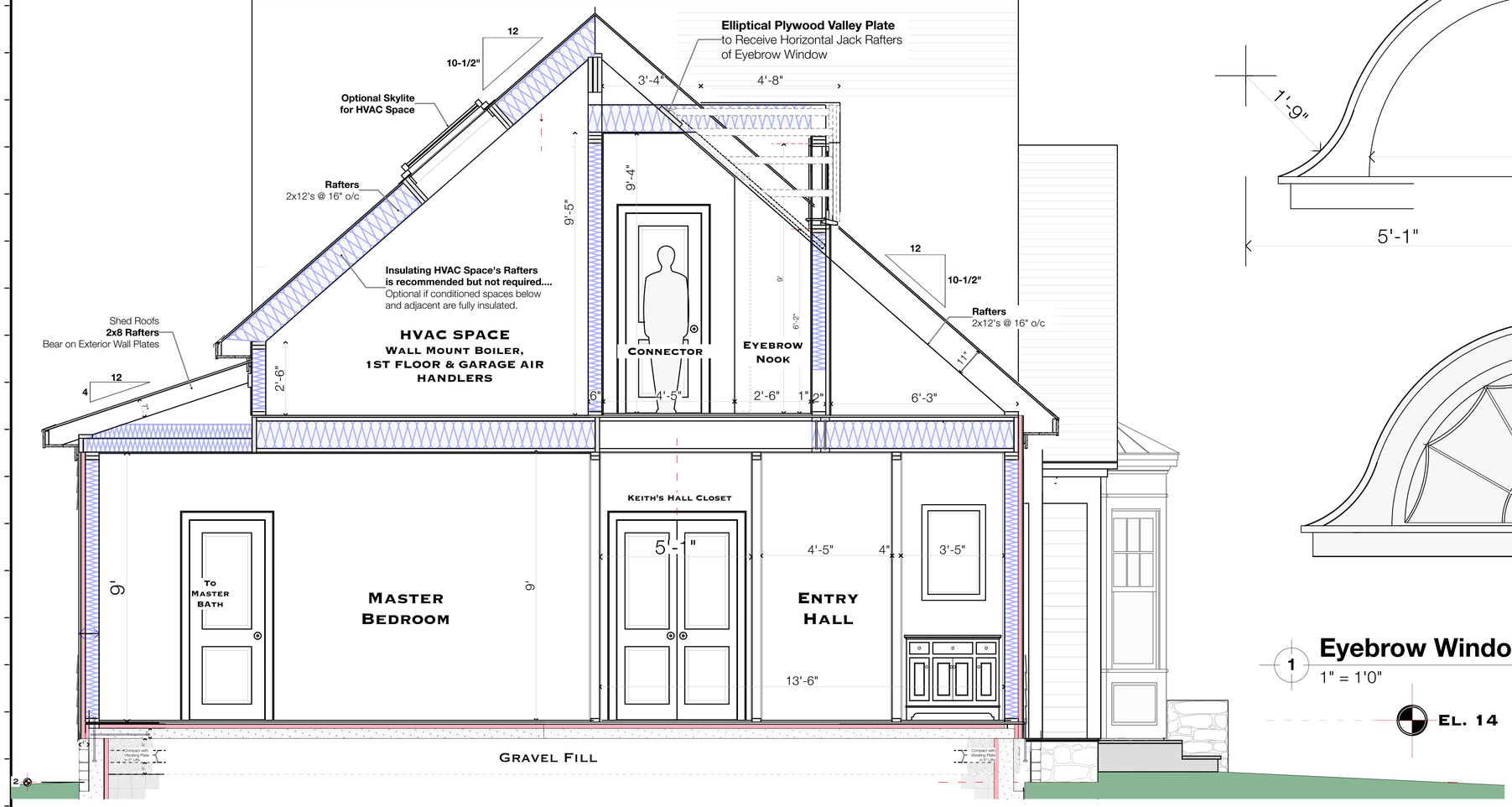
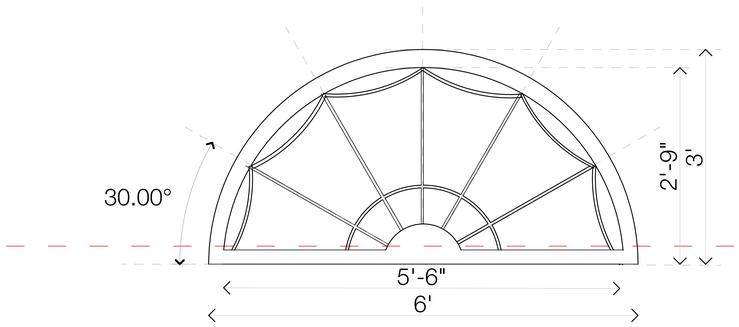
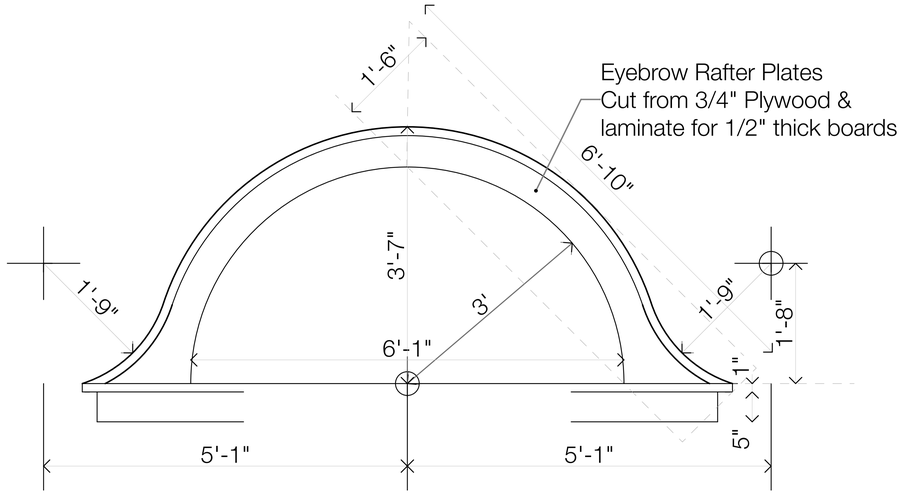


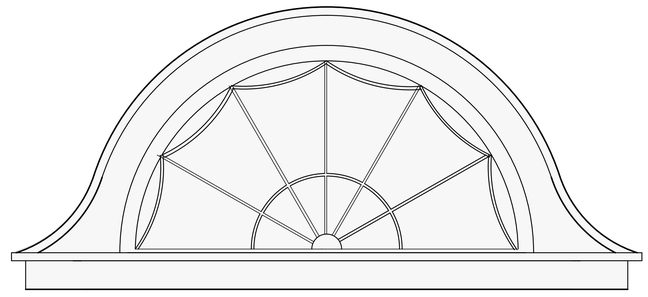


2 Section/Elevation - Cut thru MBR, HVAC and Connector Eyebrow Window

1/2" = 1'0"







1 Eyebrow Window Geometry

1" = 1'0"

EL. 14

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Connector/MBR Cross Section - Eyebrow Window

Issue Date

1/20/26

Revisions

Scale as Shown

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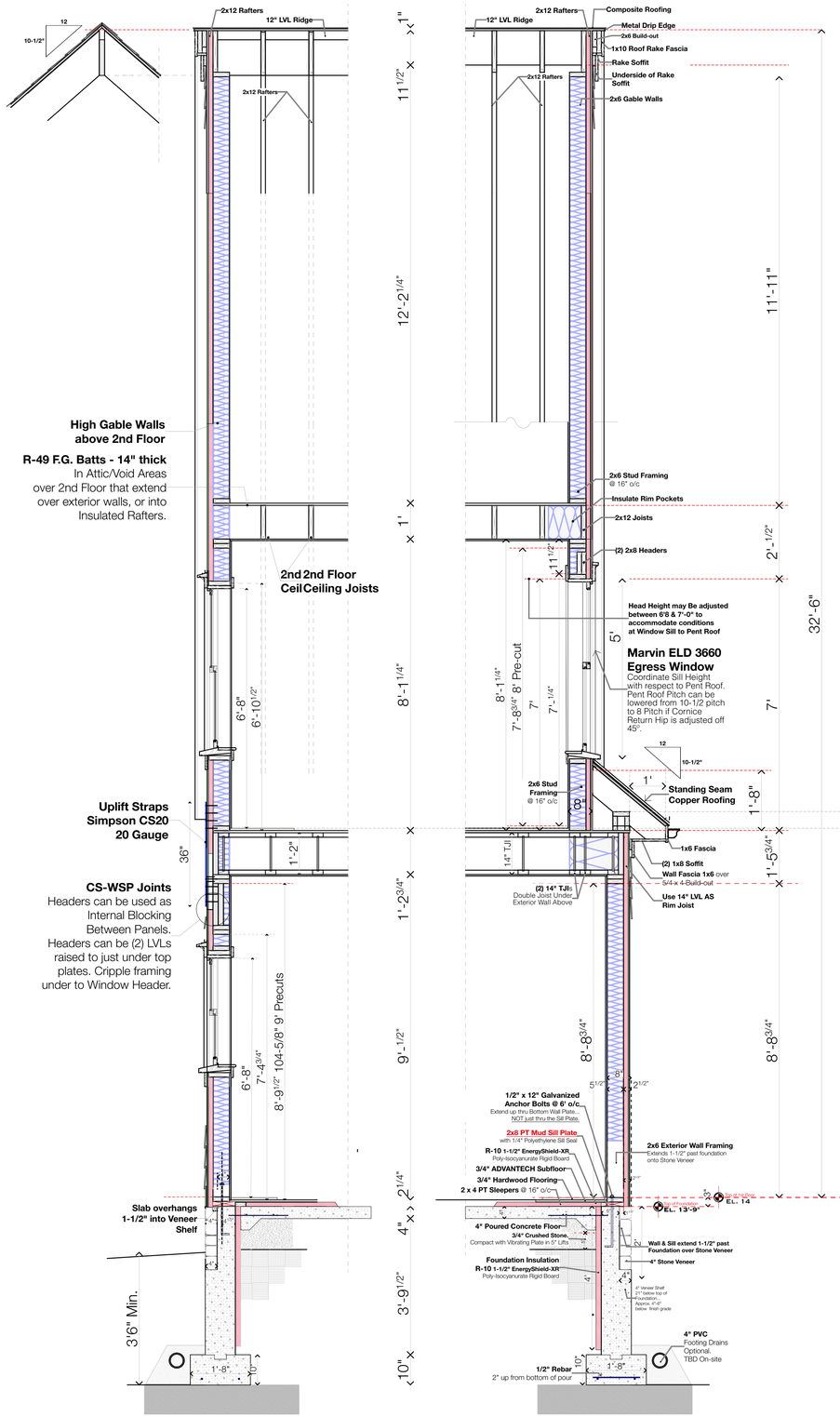
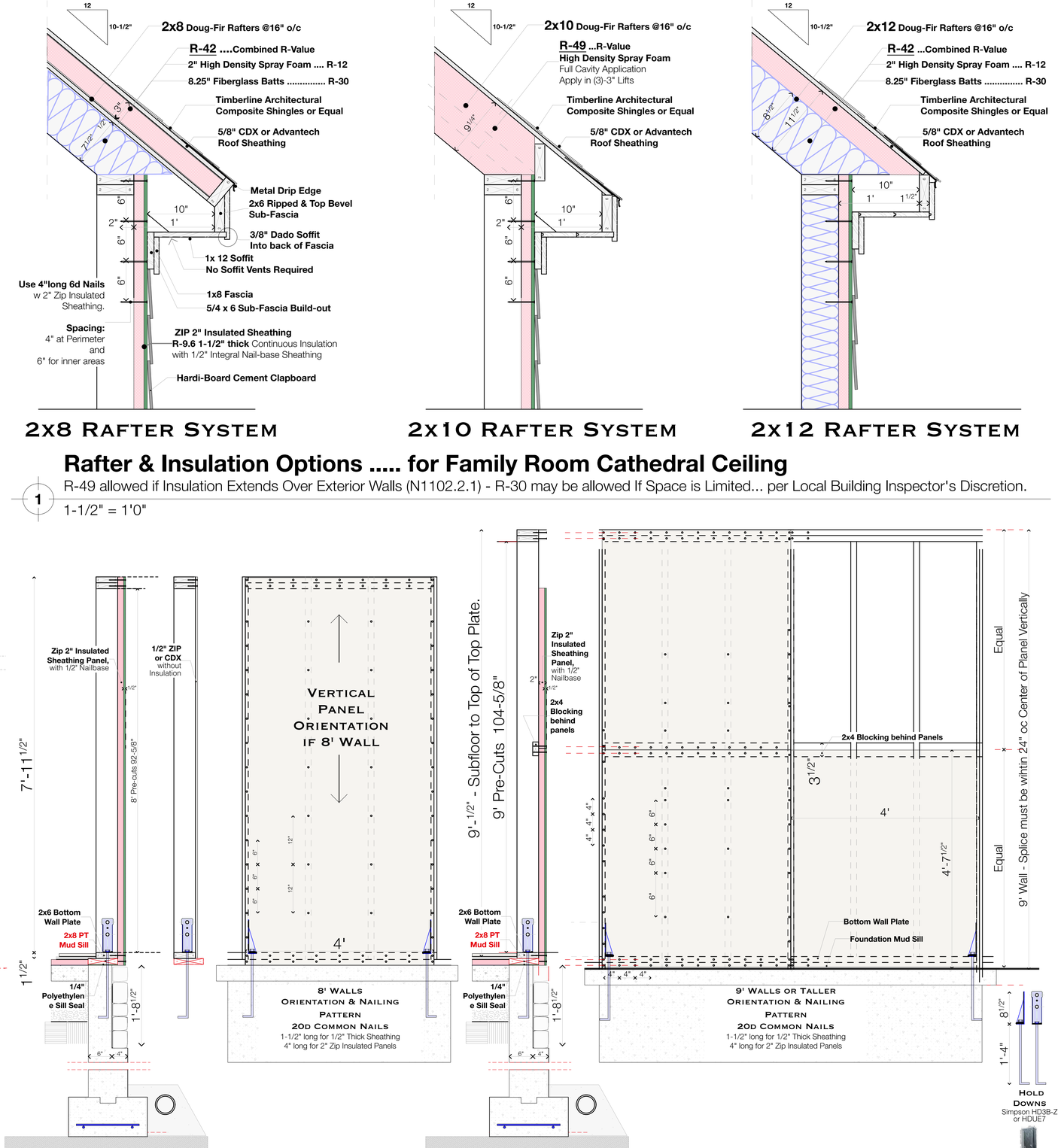


3 Section thru High Gable Walls - Back & Front

Not To Scale (Near 1/2")



Rafter & Insulation Options ..... for Family Room Cathedral Ceiling

1 R-49 allowed if Insulation Extends Over Exterior Walls (N1102.2.1) - R-30 may be allowed If Space is Limited... per Local Building Inspector's Discretion.

1-1/2" = 1'0"

2 CS-WSP Sheathing Orientation & Nailing Pattern for Walls taller that 8'

Not To Scale (near 1")

CS-WSP Continuously **S**heathed **W**ood **S**tructural **P**anel

Issue Date

1/20/26

Revisions

Section Details - Back Wall, Rafters Lateral Bracing

Scale as Shown

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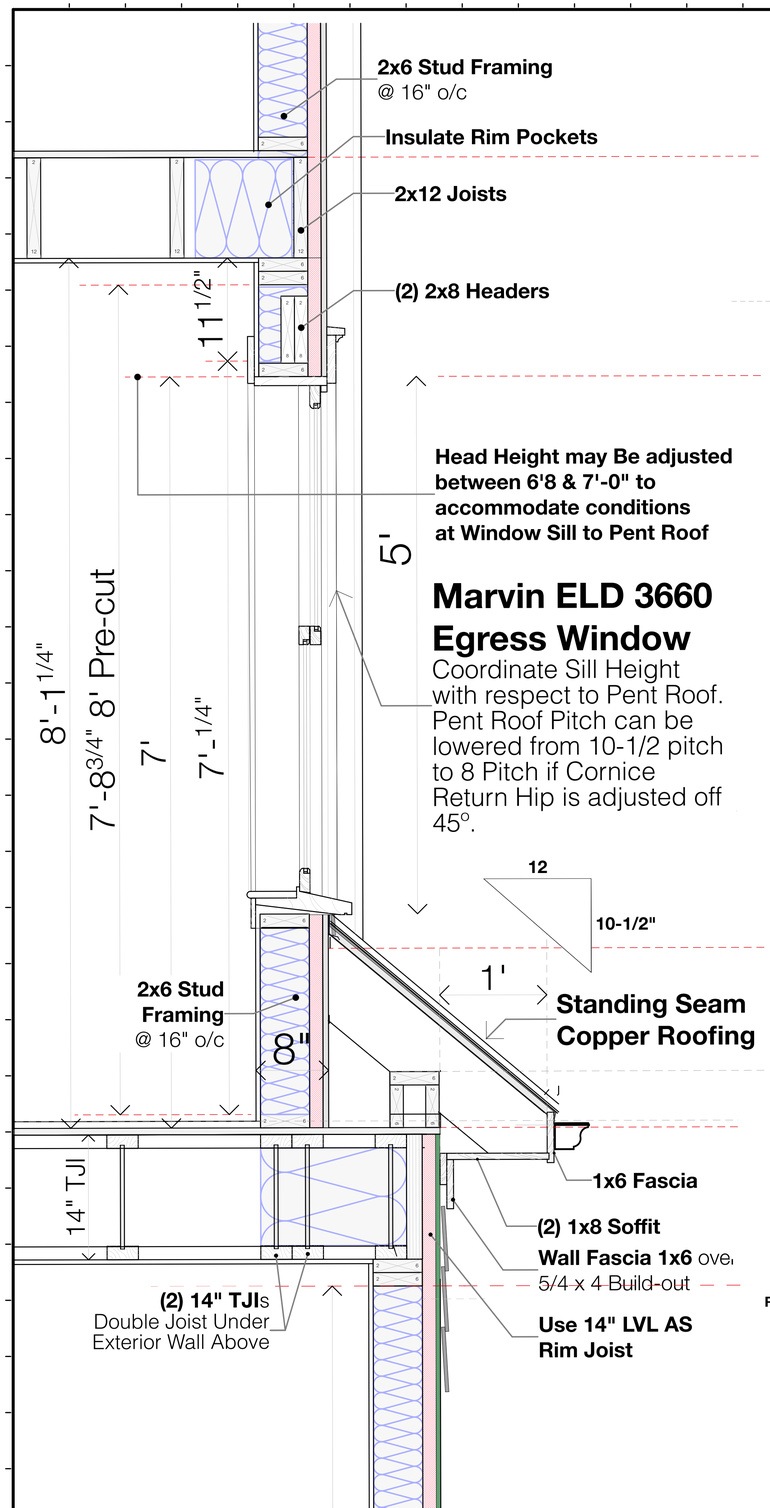
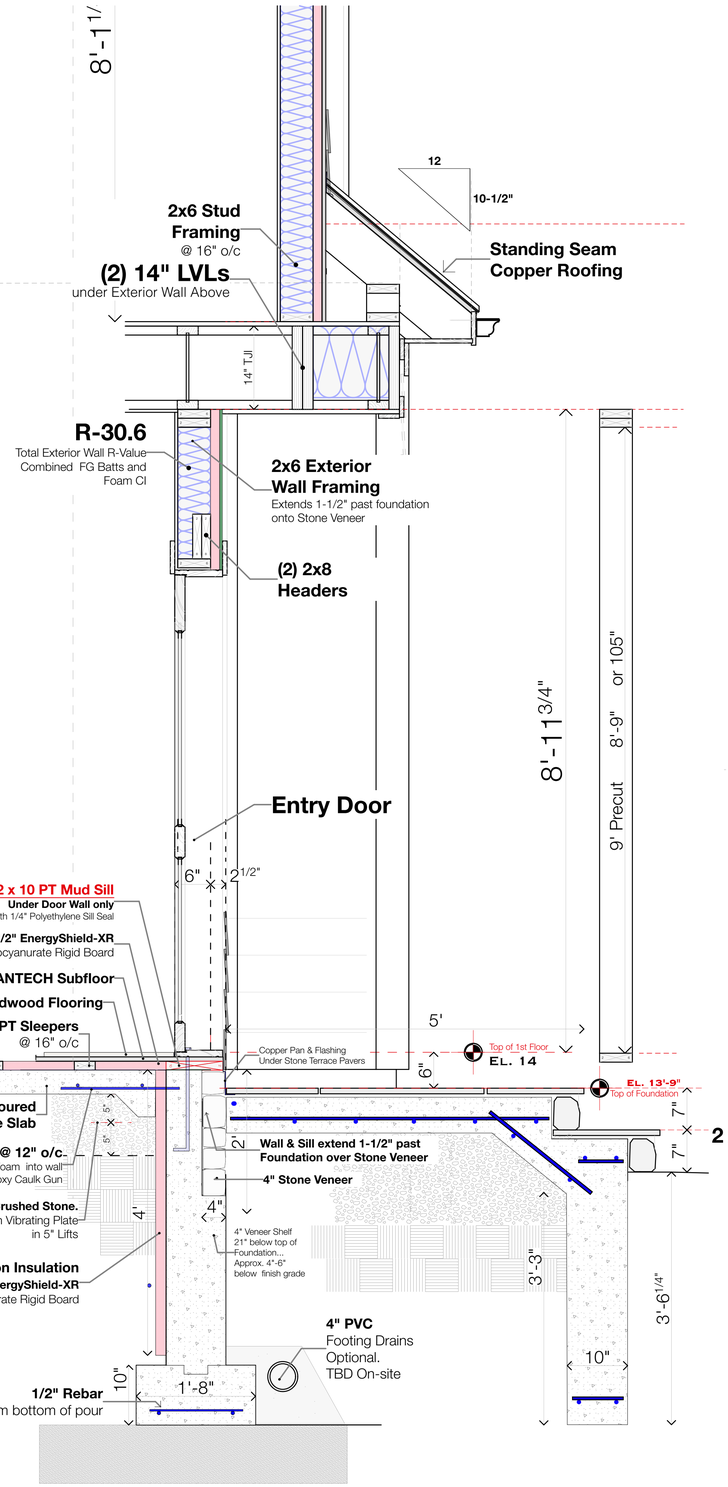


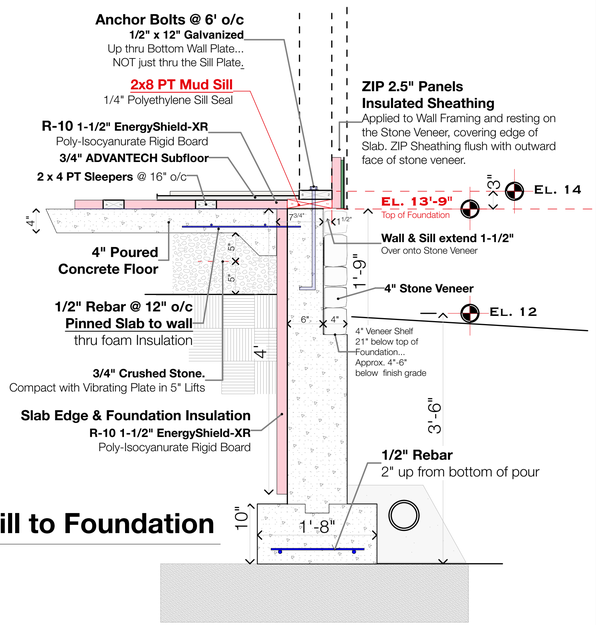
2nd Flr Window Sill & Pent Roof Conditions

4 — 1-1/2" = 1'0"



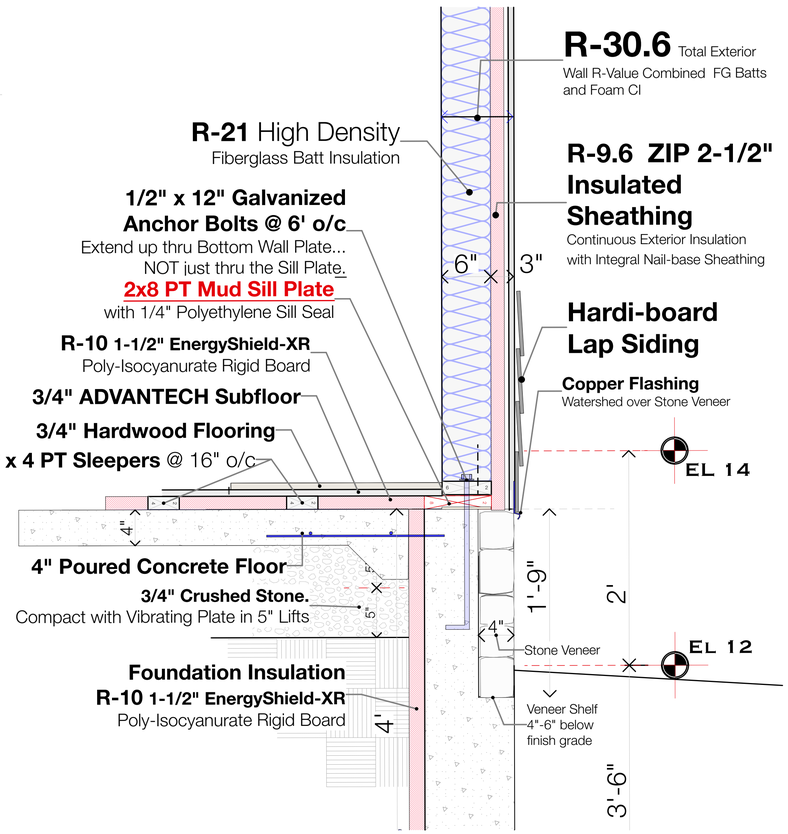
Entry Landing, Inset wall & Pent Roof Overhang

3 — 1" = 1'0"



Slab & Sill to Foundation

1 — 1" = 1'0"



Typical Front Wall @ Stone Veneer

2 — 1-1/2" = 1'0"

Issue Date
1/20/26

Revisions

Section Details - Front Wall, Walls to Foundation

Scale as Shown

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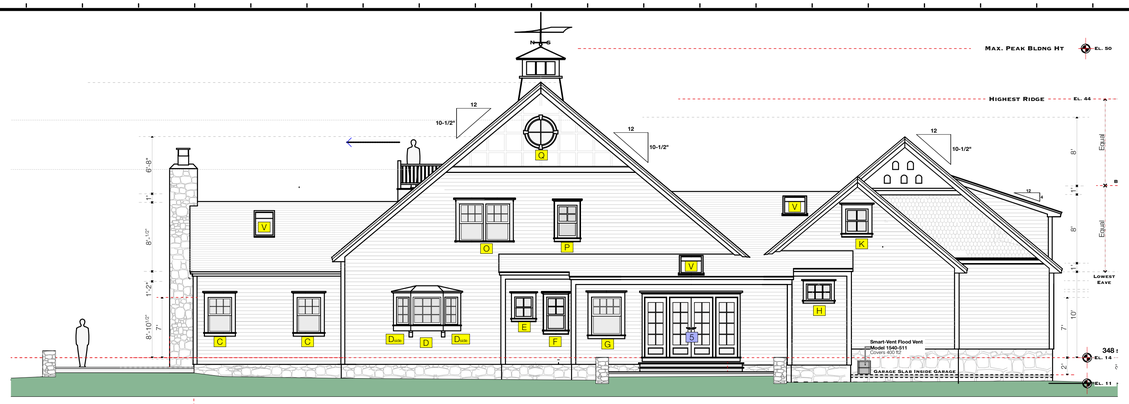
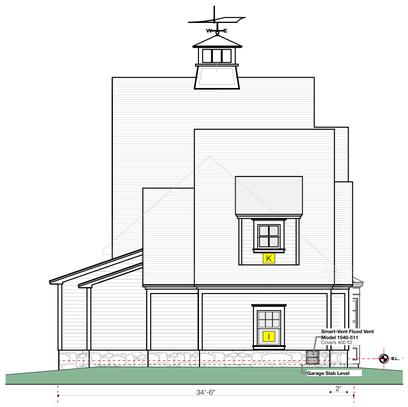


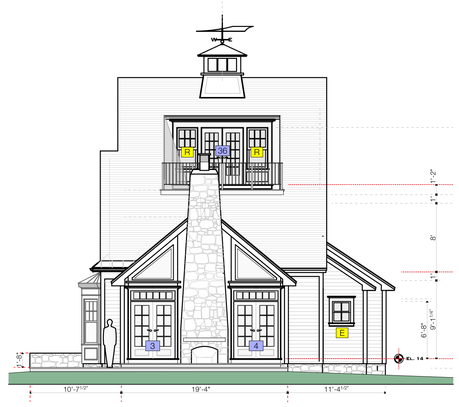
Rear Elevation View



Front Elevation View



Left Side Elevation View



Right Side Elevation View

1st Floor - Window Schedule

ID	Qty	Location	Mnftr	Operation	Designation	Nominal Size	Rough Opening	Sash Cut	Jamb	Hdware	Notes:
A	1	Dining Rm Bay Center Pix Unit	Marvin-Elevate	Fixed	ELDH-Pix	8-0 x 5-2	8'x5'-4 1/2"	7W 4H	2x6+ZIP? 8-1/8"	Selected by Client	Check Size w Sales Rep
B	1	Dining Rm Bay Flanker	Marvin-Elevate	Double Hung	ELDH-3664 E	2-10 x 5-2	3 11/2"x5'-4 1/4"	6 over 1			
B	1	Dining Rm Bay Flanker	Marvin-Elevate	Double Hung	ELDH-3664 E	2-10 x 5-2	3 11/2"x5'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
C	1	Family Room East Wall	Marvin-Elevate	Double Hung	ELDH-3660 E	3-0 x 5-0	3 11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
C	1	Family Room East Wall	Marvin-Elevate	Double Hung	ELDH-3660 E	3-0 x 5-0	3 11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Clien...	
D	1	Kitchen 45° Bay Center Unit	Marvin-Elevate	Casement Fixed Picture	ELCA-2939	2-5 x 3-3	2'-5"x3'-3"	3W 3H	2x6 + ZIP	Selected by Client	
Dside	1	Kitchen 45° Bay	Marvin-Elevate	Casement Left Crank	ELCA-2139	1-9 x 3-3	1'-9"x3'-3"	2W 3H	2x6 + ZIP	Selected by Client	
Dside	1	Kitchen 45° Bay	Marvin-Elevate	Casement Right Crank	ELCA-2139	1-9 x 3-3	1'-9"x3'-3"	2W 3H	2x6 + ZIP	Selected by Client	
E	1	Pantry East Wall	Marvin-Elevate	Casement Right Crank	ELCA-2539	2-0 x 3-2	2'-1"x3'-3 3/4"	2W 3H	2x6 + ZIP	Selected by Client	
E	1	Pantry South Wall	Marvin-Elevate	Casement Right Crank	ELCA-2539	2-0 x 3-2	2'-1"x3'-3 3/4"	2W 3H	2x6 + ZIP	Selected by Client	
F	1	Toilet Room	Marvin-Elevate	Double Hung	ELDH-2648	2-4 x 4-0	2'-2 1/2"x4 1/4"	4 over 1	2x6 + ZIP	Selected by Client	
G	1	Master Bathroom Over Tub	Marvin-Elevate	Wide Double Hung	ELDH-5460	4-4 x 4-10	4'-6 1/2"x5 1/4"	8 over 1	2x6 + ZIP	Selected by Client	Tempered Safety Glass
H	1	Her Closet	Marvin-Elevate	Awning	ELAWN-4735	3-1 x 3-0	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
I	1	Mini Garage North Wall	Marvin-Elevate	Double Hung	ELDH-3652	2-10 x 4-2	3 11/2"x4'-4 1/4"	6 over 1	2x6 + ZIP	Selected by Client	
J	1	Mudroom & Half Bath	Marvin-Elevate	Awning	ELAWN-3735	3-0 x 2-11	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
J	1	Mudroom & Half Bath	Marvin-Elevate	Awning	ELAWN-3735	3-0 x 2-11	3'-1"x2'-11 3/4"	3W - 2H	2x6 + ZIP	Selected by Client	
	16										

2nd Floor & Attic - Window Schedule

ID	Qty	Location	Mnftr	Operation	Mftr Unit	Frame Size	Rough Opening	Sash Cut	Jamb	Hdware	Notes:
K	1	2nd Flr Flex-Space near Storage	Marvin	Casement	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
K	1	2nd Flr Flex-Space East Bathroom	Marvin	Casement	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
K	1	Flex Space Over Garage North Nook	Marvin	Casementv	ELCA 3739 E*	3'-1" x 3'-3 5/8"	2'-9"x3'-3 3/4"	2w x 2h	2x6 w Zip	Selected by Client	
L	1	Over Garage Flex-Space by Closet	Marvin	Dble Hung	ELD 3660 E	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	
M	1	EyeBrow Window in Connector Hall	Marvin	Fixed	Custom	4' Wide	5'x4'-6"	TBD	2x4	Selected by Client	
N	1	2nd Floor Upper Hall	Marvin	Dble Hung	ELD 3660 E	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	
O	1	Bedroom 1	Marvin	Dble Hung Mullion	ELDH 3660 E Mull	6'-0" x 5'-01/4"	5'-8"x4'-4"	6 ovr 1	2x6 w Zip	Selected by Client	Egress Unit
O	1	Bedroom 2	Marvin	Dble Hung Mullion	ELDH 3660 E Mull	6'-0" x 5'-01/4"	5'-8"x4'-2"	6 ovr 1	2x6 w Zip	Selected by Client	Egress Unit
P	1	2nd Floor Rear Main Bathroom	Marvin	Marvin	ELD 3048	3'-0 1/2" x 5'-0 1/4"	2'-8"x4'-6"	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass - Near Shower
Q	1	Attic Way Round Window	Custom TBD	Fixed?	Marvin Custom ?	34" Diameter	2'-4"x4'-6"	Radial by Owner	2x6 w Zip	Selected by Client	
Q	1	Attic Way Round Window	Custom TBD	Fixed?	Marvin Custom ?	34" Diameter	2'-4"x4'-6"	Radial by Owner	2x6 w Zip	Selected by Client	
R	1	Widow's Walk Flanking Fr Door	Marvin	Double HUng	ELDH 3668 E	2-10 x 5-6	3 1/2"x5'	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass
R	1	Widow's Walk Flanking Fr Door	Marvin	Double HUng	ELDH 3668 E	2-10 x 5-6	3 1/2"x5'	6 ovr 1	2x6 w Zip	Selected by Client	Tempered Glass
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Issue Date

1/20/26

Revisions

Window Schedule

Scale as Shown

72 Bridge Street
Shelton, Ct
06484

Joseph Matto Architects AIA

Keith & Eileen Cavanagh - Seaside Place

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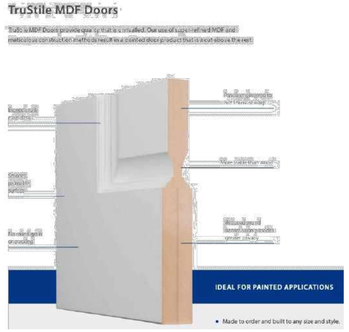

1st Floor - Door Schedule

ID	Location	QTY	Mnftr	Operation - Style	Unit Designation	R.O./Nomimal	Jamb	Threshold	Hardware Finish	Hinge Type/Finish	Notes
1	Front Entry Door	1	MArvin	LH Swing	Selected by Owner	3'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
2	Family Room - West Wall	1	MArvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
3	Family Room - South Wall	1	MArvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
4	Family Room - South Wall	1	MArvin	French Dr/Transom w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
5	Master Bedroom	1	MArvin	French Doors w Fixed Flnkr	ELIFD 5065	5'x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Tempered Glazing
6	Garage Entry to House	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16"	Aluminum	As Selected by Client	Brished Stainless Steel	Fire-Rated
7	Mudroom Cubbie Space	1		Cased Opening	NA	4'x6'-8"			As Selected by Client	Brished Stainless Steel	
8	Guest Bathroom	1	Tru-Style	RH In-Swing	TS-4000	2'-4"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
9	Master Bedroom Entry	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
10	His Closet in Hall	1	Tru-Style	Double Doors	TS-4000	4'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
11	His Closet	1	Tru-Style	LH In-Swing	TS-4000	3'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
12	MBR Cased Opening	1		Cased Opening	NA	2'-6"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
13	Her Closet	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
14	MBR Bathroom	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
15	MBR BAth Toilet Room	1	Tru-Style	LH In-Swing	TS-4000	2'-4"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
16	Mudroom Cased Opening	1		Cased Opening	NA	3'x6'-8"			As Selected by Client	Brished Stainless Steel	
17	Entry Closet	1	Tru-Style	LH Out-Swing	TS-4000	1'-6"x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
18	Entry Closet	1	Tru-Style	Double Doors	TS-4000	4'x6'-8"	6-9/16"		As Selected by Client	Brished Stainless Steel	
19	Laundry Room	1	Tru-Style	LH In-Swing	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
20	Pantry	1	Tru-Style	Pocket Door	TS-4000	2'-8"x6'-8"	6-9/16" +		As Selected by Client	Brished Stainless Steel	Bracing Wall - Jamb VIF
G3	Garage Door 1	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
G3	Garage Door 2	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
G3	Garage Door 3	1	TBD	Overhead Door		9'x7'			As Selected by Client	Brished Stainless Steel	
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2nd Floor & Attic Way - Door Schedule

ID	Location	QTY	Mnftr	Operation - Style	Leaf Style	W x H Size	Jamb	Threshold	Hardware Finish	Hinge Type/Finish	Notes
21	Hall Linen Closet	1	Tru-Stile	Double Door	TS-4000	3'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
22	Hall Linen Closet	1	Tru-Stile	Double Door	TS-4000	3'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
23	Bedroom 1	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	2x4 +		As Selected by Client	Brushed Stainless Steel	Bracing WAll - Jamb V.I.F.
24	Bedroom 1 Closet	1	Tru-Stile	Double Door	TS-4000	4'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
25	Bedroom 2	1	Tru-Stile	RH In-Swing	TS-4000	2'-6"x6'-8"	2x4 +		As Selected by Client	Brushed Stainless Steel	Bracing WAll - Jamb V.I.F.
26	Bedroom 2 Closet	1	Tru-Stile	Double Door	TS-4000	4'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
27	Hall Cased Opening	1	Tru-Stile	Cased Opening	TS-4000	2'-8"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
28	2nd Flr Bathroom	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
29	HVAC	1	Tru-Stile	LH In-Swing	TS-4000	2'-6"x6'-8"	TBD		As Selected by Client	Brushed Stainless Steel	Weatherproof for Vapors
30	Connector Hall -Flex-Space	1	Tru-Stile	RH In-Swing	TS-4000	2'-8"x6'-8"	TBD		As Selected by Client	Brushed Stainless Steel	
31	Flex-Space Bathroom	1	Tru-Stile	LH In-Swing	TS-4000	2'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
32	Supply Closet inside Bathroom	1	Tru-Stile	RH In-Swing	TS-4000	2'x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
33	Flex Space short Storage	1	Tru-Stile	RH Out-Swing	Custom Access Do...	2'-6"x3'	2x4		As Selected by Client	Brushed Stainless Steel	Custom Access Door Trapezoid
34	Optional Stair Case to Garage	1	Tru-Stile	LH In-Swing	TS-4000	2'-8"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	Fire Rated Door to Garage
35	Flex Space Storage Closet	1	Tru-Stile	RH Out-Swing	TS-4000	2'-4"x6'-8"	2x4		As Selected by Client	Brushed Stainless Steel	
36	Attic Way to HVAC Eaves	1	Tru-Stile	LH Out-Swing	TS-4000	2'-6"x6'-8"	2x6 ?		As Selected by Client	Brushed Stainless Steel	
37	Widow's Walk Lookout	1	Marvin	French Door	15 Lite Temp Glass	5'x6'-8"	2x6 +	Aluminum	As Selected by Client	Brushed Stainless Steel	Triple Locking HArdware
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Issue Date

1/20/26

Revisions

Door Schedule

Scale as Shown

72 Bridge Street
Shelton, Ct
06484

Joseph Matto Architects AIA

Keith & Eileen Cavanagh - Seaside Place

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Lateral Wind Load Analysis & Wall Bracing Design - 1st Floor

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Side To Side

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

2021 IRC - Wind Bracing Summary - 1st Floor

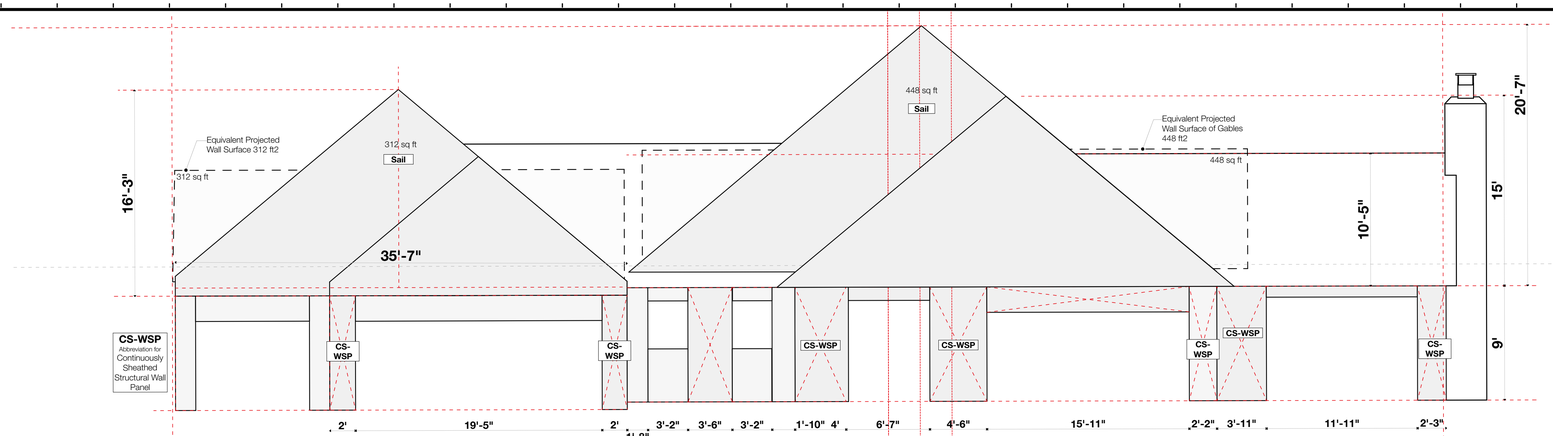
Cavanagh House - 4-1/2 Seaside Place

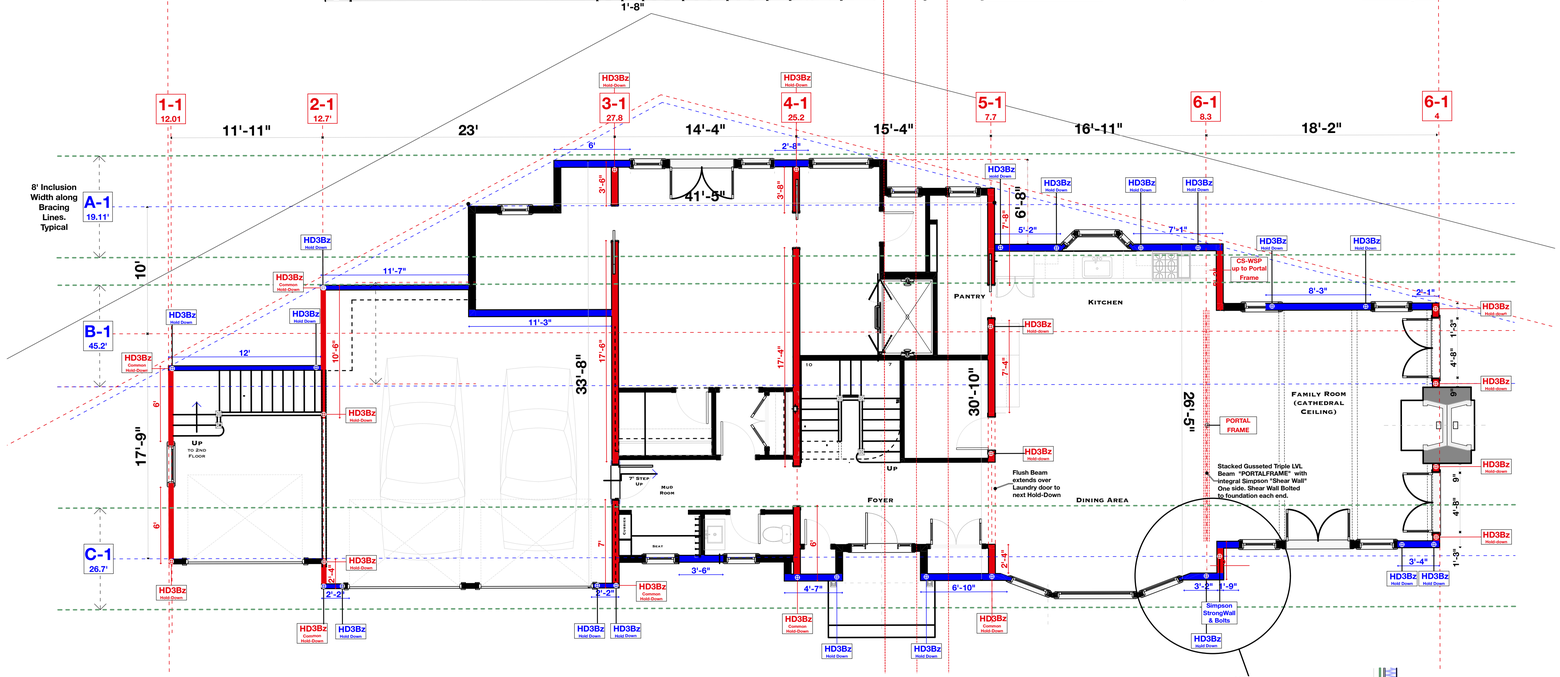
Side to Side — Dimensions in Linear Feet

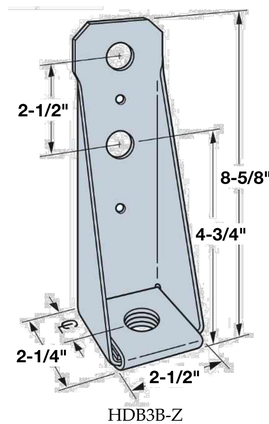
Brace Line	1-1	2-1	3-1	4-1	5-1	6-1	7-1
Required	5.22	10.63	9.01	7.15	9.42	8.24	7.35
Provided	12.00	12.70	27.80	25.20	17.50	8.30	4.00
Exceeds by	6.78	2.07	18.79	18.05	8.08	0.06	-3.35 use Simpson Ssong-Wall

Side-to-Side

	Wall Line 1-1	Wall Line 2-1	Wall Line 3-1	Wall Line 4-1	Wall Line 5-1	Wall Line 6-1	Wall Line 7-1
Inputs							
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	10 ft	13 ft	10 ft	12 ft	16 ft	12 ft	10 ft
Braced-Wall-Line Spacing	11.92 ft	23.00 ft	23.00 ft	15.33 ft	16.92 ft	18.17 ft	18.17 ft
Wall Height	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Holdown Device Used	No	No	No	No	No	No	No
WIND							
Tabulated Wind Bracing Amount	2.288 ft	3.95 ft	3.95 ft	2.7995 ft	3.038 ft	3.2255 ft	3.2255 ft
Exposure Height Factor	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Eave-to-Ridge Height Factor	1	1.18	1	1.12	1.36	1.12	1
Wind Wall Height Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6	1.6	1.6
Holdown Factor	1	1	1	1	1	1	1
Blocked Joint Factor	1	1	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1	1	1
Required Wind Bracing Amount	5.22 ft	10.63 ft	9.01 ft	7.15 ft	9.42 ft	8.24 ft	7.35 ft
RESULTS							
Length of Wall Bracing Required	**5.22 ft**	**10.63 ft**	**9.01 ft**	**7.15 ft**	**9.42 ft**	**8.24 ft**	**7.35 ft**







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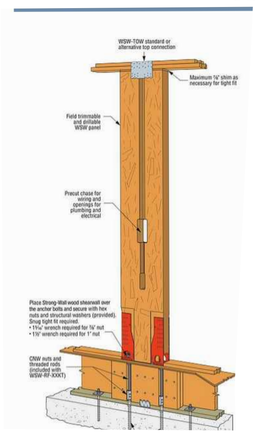

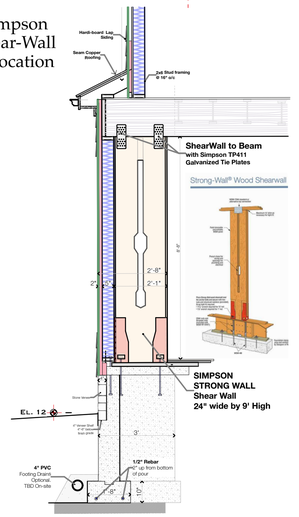

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Front to Back

Brace Line	A-1	B-1	C-1
Required	4.29	7.23	7.23
Provided	19.11	45.20	26.70
Exceeds by	14.82	37.97	19.47

Front-to-Back

	Wall Line A-1	Wall Line B-1	Wall Line C-1
Inputs			
Braced-Wall-Line Location	1st of 1-story	1st of 1-story	1st of 1-story
Eave to Ridge Height	10 ft	16 ft	10 ft
Braced-Wall-Line Spacing	10.17 ft	17.58 ft	17.58 ft
Wall Height	9 ft	9 ft	9 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes
Holdown Device Used	No	No	No
WIND			
Tabulated Wind Bracing Amount	2.0255 ft	3.137 ft	3.137 ft
Exposure Height Factor	1.5	1.5	1.5
Eave-to-Ridge Height Factor	1	1.36	1
Wind Wall Height Factor	0.95	0.95	0.95
Number of BWL Factor	1.3	1.3	1.3
Holdown Factor	1	1	1
Blocked Joint Factor	1	1	1
Gypsum on Inside Factor	1	1	1
Wind GB Construction Factor	1	1	1
Required Wind Bracing Amount	3.75 ft	7.9 ft	5.81 ft
RESULTS			
Length of Wall Bracing Required	**3.75 ft**	**7.9 ft**	**5.81 ft**

Issue Date

1/20/26

Revisions

Lateral Wind Load Analysis - 1st Floor

Scale as Shown

Joseph Matto Architects AIA
72 Bridge Street
Shelton, Ct
06484

Keith & Eileen Cavanagh - Seaside Place

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Lateral Wind Load Analysis & Wall Bracing design - 2nd Floor

2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Side To Side

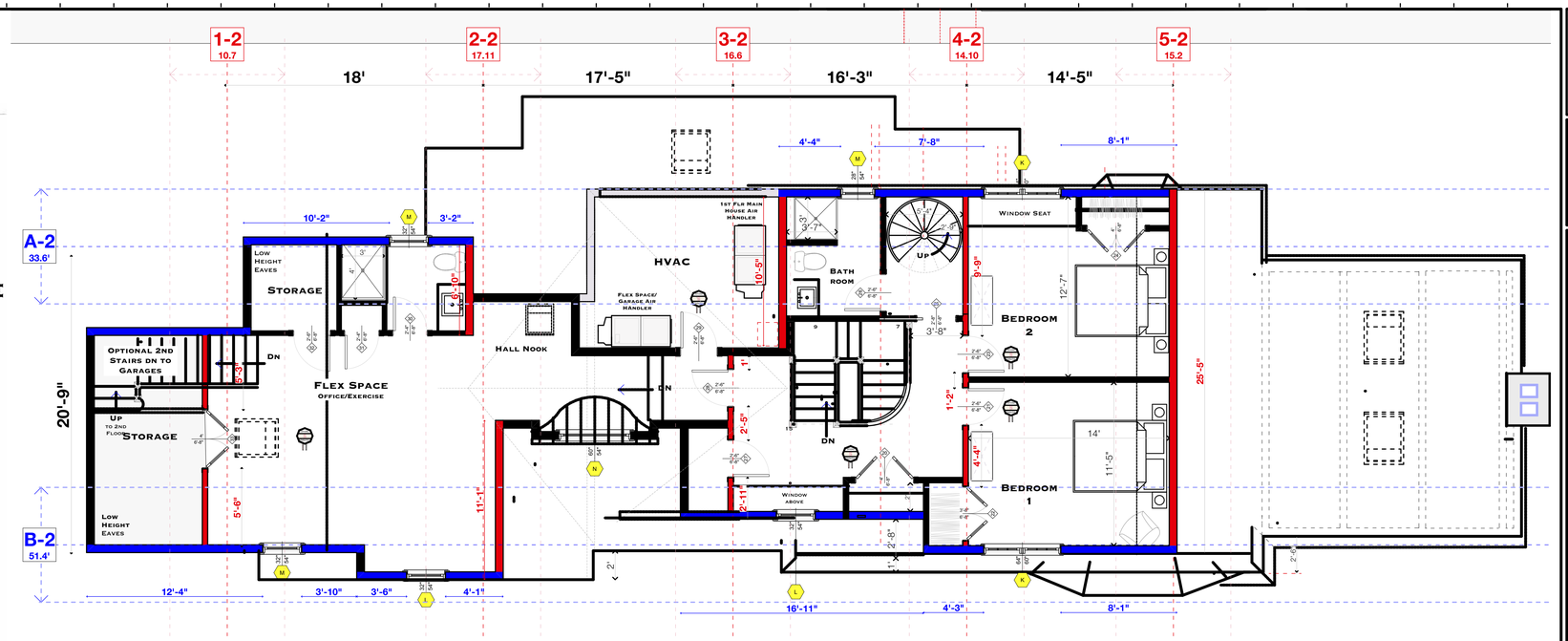
SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Side-to-Side

	Wall Line 1-2	Wall Line 2-2	Wall Line 3-2	Wall Line 4-2	Wall Line 5-2
Inputs					
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	10 ft	9 ft	11 ft	13 ft	8 ft
Braced-Wall-Line Spacing	18.00 ft	18.00 ft	17.42 ft	16.25 ft	14.42 ft
Wall Height	8 ft	8 ft	8 ft	8 ft	8 ft
Bracing Method	CS-WSP	CS-WSP	CS-WSP	CS-WSP	CS-WSP
GB Construction Type	N/A	N/A	N/A	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes	Yes	Yes	Yes
Horizontal Joints Blocked	Yes	Yes	Yes	Yes	Yes
Holdown Device Used	No	No	No	No	No
WIND					
Tabulated Wind Bracing Amount	3.2 ft	3.2 ft	3.113 ft	2.9375 ft	2.663 ft
Exposure Height Factor	1.6	1.6	1.6	1.6	1.6
Eave-to-Ridge Height Factor	1	0.94	1.06	1.18	0.88
Wind Wall Height Factor	0.9	0.9	0.9	0.9	0.9
Number of BWL Factor	1.6	1.6	1.6	1.6	1.6
Holdown Factor	1	1	1	1	1
Blocked Joint Factor	1	1	1	1	1
Gypsum on Inside Factor	1	1	1	1	1
Wind GB Construction Factor	1	1	1	1	1
Required Wind Bracing Amount	7.37 ft	6.93 ft	7.6 ft	7.99 ft	5.4 ft
RESULTS					
Length of Wall Bracing Required	7.37 ft	6.93 ft	7.6 ft	7.99 ft	5.4 ft



2021 IRC Required Braced-Wall-Line Length Calculations

PROJECT INFORMATION

NAME: Cavanagh

ADDRESS: 4-1/2 Seaside Place, Norwalk Ct, 06854

WALL DIRECTION: Front to Back

SEISMIC DESIGN CATEGORY: C Detached One or Two-Family Dwelling

ULTIMATE DESIGN WIND SPEED: 120 mph

WIND EXPOSURE CATEGORY: D

Front-to-Back

	Wall Line A-2	Wall Line B-2
Inputs		
Braced-Wall-Line Location	2nd of 2-story	2nd of 2-story
Eave to Ridge Height	16 ft	20 ft
Braced-Wall-Line Spacing	20.75 ft	20.75 ft
Wall Height	8 ft	8 ft
Bracing Method	WSP	WSP
GB Construction Type	N/A	N/A
Gypsum Wall Board on Inside	Yes	Yes
Horizontal Joints Blocked	Yes	Yes
Holdown Device Used	Yes	Yes
WIND		
Tabulated Wind Bracing Amount	4.15 ft	4.15 ft
Exposure Height Factor	1.6	1.6
Eave-to-Ridge Height Factor	1.36	1.6
Wind Wall Height Factor	0.9	0.9
Number of BWL Factor	1	1
Holdown Factor	0.8	0.8
Blocked Joint Factor	1	1
Gypsum on Inside Factor	1	1
Wind GB Construction Factor	1	1
Required Wind Bracing Amount	6.5 ft	7.65 ft
RESULTS		
Length of Wall Bracing Required	**6.5 ft**	**7.65 ft**

2021 IRC - Wind Bracing Summary - 2nd Floor

Cavanagh House - 4-1/2 Seaside Place

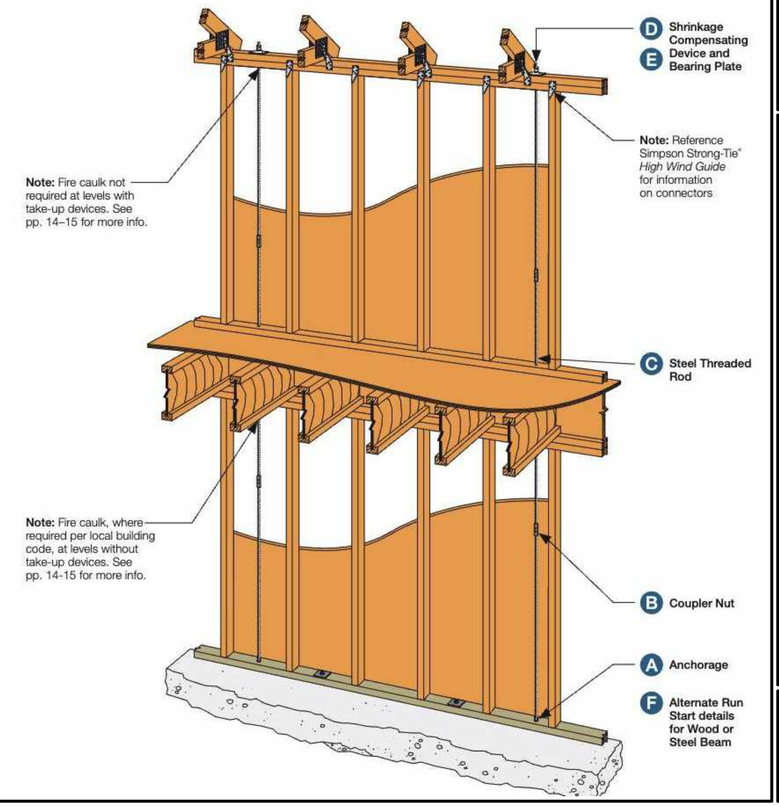
Side to Side

Dimensions in Linear Feet

Brace Line	1-2ft	2-2ft	3-2ft	4-2ft	5-2ft
Required	7.37	6.93	7.60	7.90	5.40
Provided	10.70	17.70	16.60	14.10	15.20
Exceeds by	3.33	10.77	9.00	6.20	9.80

Front to Back

Brace Line	A-2ft	B-2ft
Required	4.29	7.23
Provided	33.60	51.40
Exceeds by	29.31	44.17



Issue Date

1/20/26

Revisions

Lateral Wind Load Analysis - 2nd Floor

Scale as Shown

Joseph Matto Architects AIA

72 Bridge Street
Shelton, Ct
06484

Keith & Eileen Cavanagh - Seaside Place

Page

A22

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

MEMORANDUM February 9th, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2026-04 CSPR – Keith & Eileen Cavanagh – 4 ½ Seaside Place – Construct a new single-family residence within the Coastal Area Management boundary.

District: 3 **Block:** 60 **Lot:** 20 **Zone:** CD-1S **Flood Zone:** AE-12

ZONING HISTORY:
The.2-acre lot is currently vacant and was wooded until recently. The property is in a flood zone and is approximately 170 feet from coastal resources with homes across the street on Seaside Place in between. 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 constructing a new, flood-compliant SFR on this legally buildable lot. Patios and a gravel driveway are also proposed. A new stormwater management system will be implemented, and landscaping is proposed primarily along shared property lines.

STAFF COMMENTS:
The applicant sufficiently addressed concerns of Staff, including revising the site plan to reflect the correct proposed First Floor Elevation, revising the proposed flood certificate to identify the correct flood zone, removing the proposed kitchen on the second floor, and submitting a landscaping plan. Neighbors inquired about this application at the time of submittal; however, no recent inquiries have been received.
DEEP referral is required for any CSPR applications in the flood zone, and no subsequent comments were received. 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 #2026-04 CSPR – Keith & Eileen Cavanagh – 4 ½ Seaside Place – 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 12/2/2025 prepared by Fairfield County Engineering LLC, Norwalk, CT (received electronically by the Planning and Zoning Office on 2/6/2026)

    b. Per architectural plans dated 1/20/2026 prepared by Joseph Matto Architects, Shelton, CT

    c. Per zoning location & topographic survey dated 7/3/2025 and revised 12/1/2025 prepared by Seymour Surveying, Darien, CT

    d. Per landscape plan dated 1/20/2026 prepared by Joseph Matto Architects, Shelton, 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. 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

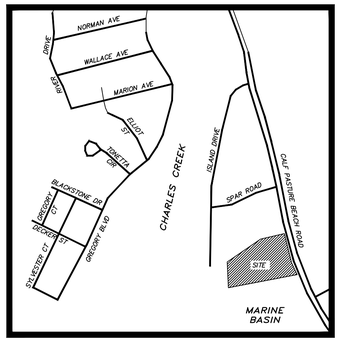
BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be February 27th, 2026.

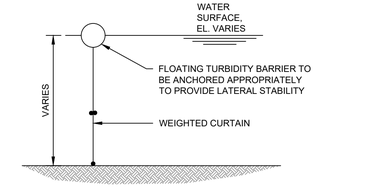
DRAFT

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

DRAFT

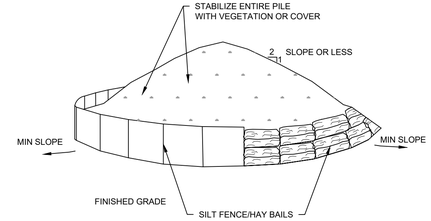


ORIENTATION: SCALE 1" = 500'



WEIGHTED TURBIDITY CURTAIN SECTION

1/2" = 1'-0"



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH REINFORCED SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILE

NOT TO SCALE

FLOOD ZONE NOTES:

THE STRUCTURES ARE WITHIN FLOOD HAZARD ZONE "AE" WITH A BASE FLOOD ELEVATION (BFE) OF +13 FEET NAVD-88 AS DEPICTED ON FIRM MAP NO. 09001C0534G, EFFECTIVE JULY 8, 2013.

THE STRUCTURE(S) HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 6.9 "FLOOD HAZARD ZONE OVERLAY" OF THE CITY OF NORWALK ZONING REGULATIONS AND IS CAPABLE OF WITHSTANDING FLOOD DEPTHS, PRESSURES VELOCITIES, IMPACT & UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.

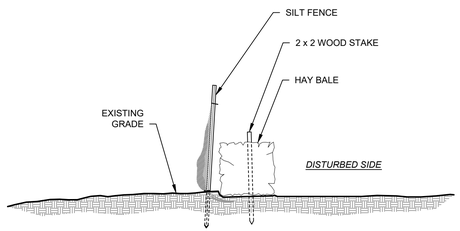
ALL ELECTRICAL EQUIPMENT (TRANSFORMERS, POWER PANELS, ETC.) SHALL BE LOCATED AT LEASE TWO FEET ABOVE THE BFE. ALL JUNCTION BOXES, WIRING AND OTHER SIMILAR ITEMS LOCATED BELOW THE BFE SHALL BE RATED FOR SUBMERSION IN SEAWATER.

COASTAL RESOURCE INFORMATION

CT CGS SECTION	COASTAL RESOURCE	ON OR ADJACENT TO PROPERTY	IMPACTED
22a-93(7)	GENERAL RESOURCE	X	
22a-93(7)(A)	BLUFFS & ESCARPMENTS		
22a-93(7)(B)	ROCKY SHOREFRONT		
22a-93(7)(C)	BEACHES AND DUNES		
22a-93(7)(D)	INTERTIDAL FLATS		
22a-93(7)(E)	TIDAL WETLANDS		
22a-93(7)(F)	FRESHWATER WETLANDS & WATERCOURSES		
22a-93(7)(G)	ESTUARINE EMBAYMENTS		
22a-93(7)(H)	COASTAL HAZARD AREA	X	X
22a-93(7)(I)	DEVELOPED SHOREFRONT		
22a-93(7)(J)	ISLANDS		
22a-93(7)(K)	NEARSHORE WATERS		
22a-93(7)(L)	OFFSHORE WATERS		
22a-93(7)(M)	SHORELANDS		
22a-93(7)(N)	SHELLFISH CONCENTRATION AREAS		
22a-93(16)	WATER DEPENDENT USES	X	X

PROJECT TIDAL ELEVATIONS

DATUM	NAVD 88 (FT) PROJECT DATUM	NGVD 29 (FT)	MLW (FT)	MLLW (FT)
DESIGN FLOOD ELEVATION (DFE)	14.0	15.1	17.5	17.74
1% ANNUAL CHANCE FLOOD (BFE)	13.0	14.1	16.5	16.74
1% ANNUAL CHANCE STILLWATER EL. (SWL)	10.4	11.3	13.8	14.04
COASTAL JURISDICTIONAL LINE (CJL)	5.4	6.5	9.2	9.44
HIGH TIDE LINE (HTL)	4.7	5.8	8.5	9.74
MEAN HIGH WATER (MHW)	3.3	4.4	6.9	7.14
NAVD 88	0.0	1.1	3.6	3.84
NGVD 29	-1.1	0.0	2.5	2.74
MEAN LOW WATER (MLW)	-3.8	-2.7	0.0	0.24
MEAN LOWER-LOW WATER (MLLW)	-3.84	-2.74	-0.24	0.0
FEDERAL NAVIGATION CHANNEL DEPTH	-21.84	-20.74	-18.24	-18.0

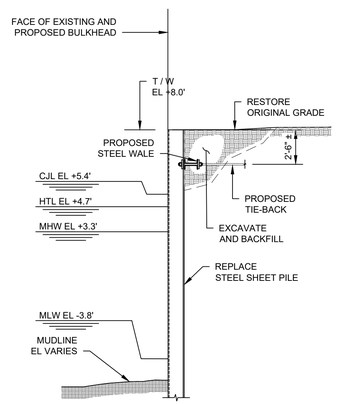


SILT FENCE DETAIL

1/2" = 1'-0"

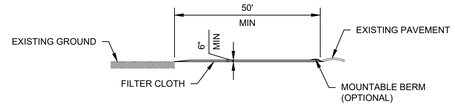
NOTES:

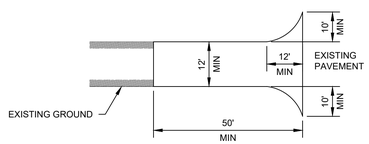
1. INSTALL SILT FENCE WITH HAY BALES ALONG ENTIRE LENGTH OF DISTURBED AREA.
2. MULCH AND SEED DISTURBED AREA.
3. OMIT HAY BALES WHERE SILT FENCE IS SUBJECT TO FREQUENT RELOCATION UNLESS CONDITIONS REQUIRE THE BALE FOR STABILITY OF THE SILT FENCE.



TYPICAL SECTION

1" = 4'-0"





STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE

NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCCURS, TWENY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATLEY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

REV	DATE	DESCRIPTION
1	1/27/2026	CORRECTION TO BACKGROUND PLAN

ISSUE FOR PERMIT
ISSUE FOR CONSTRUCTION

SOUND ENGINEERING ASSOCIATES LLC
195 Tunxis Hill Rd, Suite 203, Fairfield, CT 06825 Tel.: 203-275-8506

OWNERSHIP AND CONDITIONS OF USE:
Drawings & Specifications, as instruments of professional service, are and shall remain the property of Sound Engineering Associates, LLC. Documents shall not be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Sound Engineering Associates, LLC. The use of this document is contingent upon payment to Sound Engineering Associates, LLC for services rendered. Non-payment shall give Sound Engineering Associates, LLC the authority to bar document use by any and all parties.
THIS DRAWING IS COPYRIGHTED

PREPARED FOR:
GARDELLA BROTHERS LLC
144 WATER STREET,
NORWALK, CT 06854

PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06588

DRAWING:
SITE PLAN &
TYPICAL DETAILS

DATE	PROJECT NO.	DRAWING NO.
1/2/2026	2025027	SEA-1.0

STATE OF CONNECTICUT · LICENSED PROFESSIONAL ENGINEER · 31001
VALID ONLY WITH ENGINEER'S STAMP

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: 48 Calf Pasture Beach Road **2.** D/B/L/U: 3-75-3-0

3. Proposed Work: Replace 158 foot long portion of existing steel sheet pile bulkhead. **4.** Zone: MC

5. Applicant Identification:

Applicant Name: Norwalk Cove Marina

Address: 48 Calf Pasture Beach Road

Phone Number: (203) 838-2326 Email: robg@norwalkcove.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: Sound Engineering Associates, ATTN: Tim DeBartolomeo, PE

Address: 195 Tunxis Hill Road, Suite 203, Fairfield, CT 06825

Business Phone: (203) 275-8506 Email: office@soundengineeringassociates.com

6. Property Owner, if different than applicant:

Owner Name: Gardella Brothers LLC

Address: 144 Water Street

Phone Number: (203) 838-2326 Email: robg@norwalkcove.com

7. Project Information:

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

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

6. Project Site Plans:

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

- ☑ Project location
- ☑ Existing and proposed conditions, including buildings and topography
- ☑ **All** coastal resources on and contiguous to the site
- ☑ 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
- N/A ☐ 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.)
- N/A ☐ 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:
48 Calf Pasture Beach Road

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:
~~The existing property if located at the Calf Pasture Point in Norwalk with the North, East, and~~ South surrounding Charles Creek. The property if a commercial marina. The work area is the North Yard. The North Yard is used for winter boat storage. The existing bulkhead to be ~~replaced is 158 feet long.~~

e) Indicate the area of the project site: 0.5 acres **or** 23,850 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 activities consist of removing 158 feet of derelict steel sheet pile and replacing it in kind with steel sheet pile. A new wale and tie-rods will be added to the new steel sheet pile bulkhead. There will be some minor excavation to remove the existing sheet pile and to install the proposed wale and tie-rods. The land leading up to the existing steel sheet pile is currently eroded and sloping steeply towards the water, that will be regraded to be flat and to repair the eroded grade. There will be a temporary stockpile location on site and there will be proper silt fences and turbidity curtain to contain any pollution risks. It is also proposed to add a new electrical wire underground, including a raised concrete platform for the electrical conduits. The raised concrete platform will be above the design flood elevation of +15.0'.

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*):

NA

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

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

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

* General Coastal Resource policy is applicable to all proposed activities

11. Consistency with Applicable Coastal Resource Policies and Standards:

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

The site is in a flood AE zone with a flood elevation of +13.0'. The repairs to the bulkhead are in-kind. The top of wall is at El. +8.0' +/- and the structure will be submerged during the 1% Annual Chance Flood Event. The repairs protect the property and eroded grade beyond the bulkhead from collapsing into the boat basin. The repairs do not change the flooding patterns that currently exist. Therefore, there are no adverse impacts from the repairs. The proposed concrete platform has been designed that the electrical conduits will be above the design flood elevation of +15.0' and designed to withstand the forces associated with the potential flood. The proposed work will have no impact on coastal waters, estuarine embayments, nearshore waters, offshore waters since all of the work will take place from land. Proper sedimentation controls will be put in place to limit pollution to the waters. The proposed work will enhance the developed shorefront by restoring the eroded grade and protect the shoreline from further erosion.

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

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

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

* General Development policies are applicable to all proposed activities

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

13. Consistency With Applicable Coastal Use Policies and Standards:

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

See Attachment

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 proposed activity is on a commercial marina which is a water dependent use and the proposed replacement of the bulkhead is necessary to allow the marina to continue to operate. The addition of a concrete platform for electrical conduits is also essential for the marina to operate.

*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*):

There are no potential adverse impacts on coastal resources.

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*):

NA

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: J Robert Sandlin, Jr **DATE:** 1/5/26

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

Scanned with CamScanner

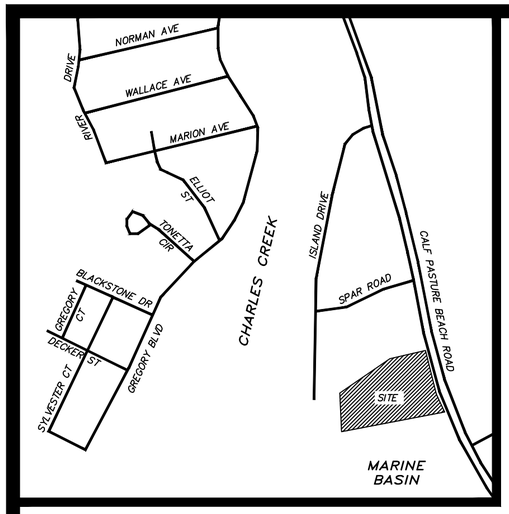
Attachment to Coastal Site Plan Application

Part 13: Consistency With Applicable Coastal Use Policies and Standards:

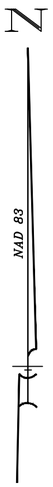
Coastal Use	Impact
General Development	The work is consistent with the general development of the site. It is consistent with the rights of the property owner and enhances the coastal resources by protecting eroded grade and removing a derelict bulkhead.
Water-Dependent Uses	The work is consistent with the water-dependent use of the site. The site is a commercial marina and replacement of the bulkhead is necessary in order for the marina to operate.
Coastal Structures and Filling	The work is consistent with coastal structures and filling because it minimalizes adverse effects since it is a replacement in kind. The proposed bulkhead will protect the currently eroded grade and all excavated material for construction will be returned in kind.

Part 14: Identification of Potential Adverse Impacts on Coastal Resources:

Potential Adverse Impacts on Coastal Resources	Impact
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)	The work will not have an adverse impact on coastal flooding since the the repairs are in-kind. The top of the bulkhead will remain at El. +8.0', which means it will be submerged in the 1% flood event and have no impact on flooding.
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)	The work will have no adverse impact on drainage patterns since there is no change in grade. The only grading being proposed is restoring an eroded grade back to the existing grade conditions.



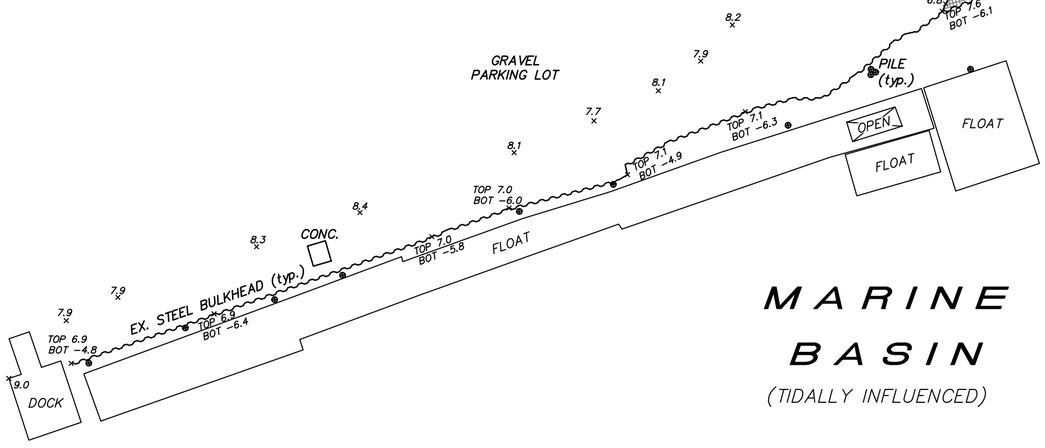
ORIENTATION: SCALE 1" = 500'



DISTRICT 3, BLOCK 75, LOT 3

CALF PASTURE BEACH ROAD

N/F
GARDELLA BROTHERS
LIMITED LIABILITY COMPANY
DISTRICT 3, BLOCK 75, LOT 3
#48 CALF PASTURE BEACH ROAD



MARINE BASIN

(TIDALLY INFLUENCED)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

VERTICAL DATUM: N.A.V.D. 88

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300B–1 THROUGH 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" IN THE STATE OF CONNECTICUT AS AMENDED ON OCTOBER 26, 2018.

IT IS A DATA ACCUMULATION PLAN CONFORMING TO HORIZONTAL ACCURACY CLASS 'A – 2' AND VERTICAL ACCURACY CLASS 'V – 3'. IT IS INTENDED TO DEPICT THE EXISTING STEEL BULKHEAD FOR A C.A.M. APPLICATION FOR REPLACEMENT.

NORTH ARROW REFERS TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (CT NAD 83 – EPOCH 2011) AND IS BASED ON GPS OBSERVATIONS PERFORMED BY SEYMOUR SURVEYING DURING DECEMBER 2025 REFERENCED TO THE C.O.R.S. NETWORK BASE STATION ("CTDA") LOCATED IN DARIEN, CT HAVING THE FOLLOWING PUBLISHED VALUES:
SURVEY UNITS: U.S. SURVEY FEET
STATION: CTBK (DH5827)
COORDINATES (US FT): N: 585,635.42, E: 791,193.16
ELLIPSOID HEIGHT (US FT): –43.49
ORTHOMETRIC HEIGHT (US FT): 56.04

SPOT ELEVATIONS NOTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND CONFORM TO VERTICAL ACCURACY CLASS 'V – 3'.

SUBJECT PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY – FLOOD INSURANCE RATE MAP No. 09001C0534G – EFFECTIVE: JULY 8, 2013 AND IS DEPICTED AS LYING ENTIRELY WITHIN A ONE PERCENT ANNUAL CHANCE FLOOD HAZARD BOUNDARY (ZONE AE EL 12).
THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

REVISION	DATE

DATA ACCUMULATION PLAN
48 CALF PASTURE BEACH ROAD
NORWALK, CONNECTICUT
PREPARED FOR
GARDELLA BROTHERS
LIMITED LIABILITY COMPANY

SEYMOUR
SURVEYING
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN.
WWW.WWS-LS.COM ~ INFO@SEYMOURSURVEYING.COM
©

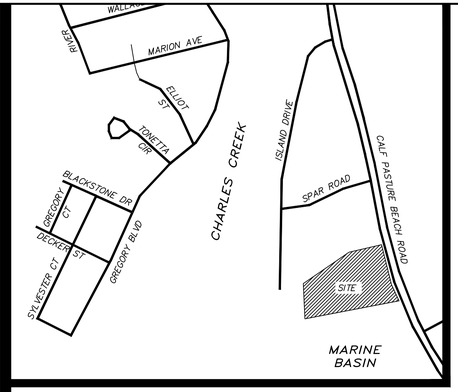
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

DRAFT

CT LLS #15166

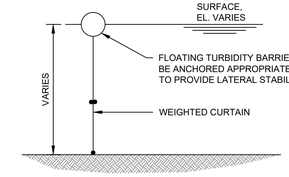
Paul A. Brautigam

SCALE: 1" = 20'	DATE: 12/18/2025
DRAWN BY: KAJ	CHECKED BY: PAB
JOB NO: 25–117 DAP	



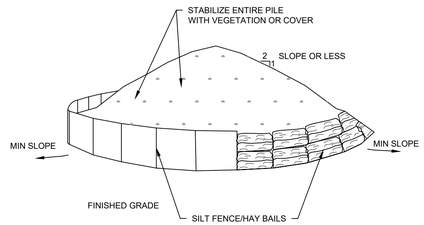
ORIENTATION: SCALE 1" = 500'





WEIGHTED TURBIDITY CURTAIN SECTION

1/2" = 1'-0"



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH REINFORCED SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

SOIL STOCKPILE

NOT TO SCALE

FLOOD ZONE NOTES:

THE STRUCTURES ARE WITHIN FLOOD HAZARD ZONE "AE" WITH A BASE FLOOD ELEVATION (BFE) OF +13 FEET NAVD-88 AS DEPICTED ON FIRM MAP NO. 09001C0534G, EFFECTIVE JULY 8, 2013.

THE STRUCTURE(S) HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 6.9 "FLOOD HAZARD ZONE OVERLAY" OF THE CITY OF NORWALK ZONING REGULATIONS AND IS CAPABLE OF WITHSTANDING FLOOD DEPTHS, PRESSURES VELOCITIES, IMPACT & UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.

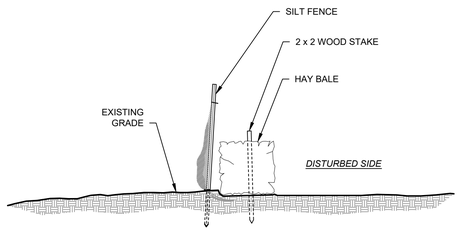
ALL ELECTRICAL EQUIPMENT (TRANSFORMERS, POWER PANELS, ETC.) SHALL BE LOCATED AT LEASE TWO FEET ABOVE THE BFE. ALL JUNCTION BOXES, WIRING AND OTHER SIMILAR ITEMS LOCATED BELOW THE BFE SHALL BE RATED FOR SUBMERSION IN SEAWATER.

COASTAL RESOURCE INFORMATION

CT CGS SECTION	COASTAL RESOURCE	ON OR ADJACENT TO PROPERTY	IMPACTED
22a-93(7)	GENERAL RESOURCE	X	
22a-93(7)(A)	BLUFFS & ESCARPMENTS		
22a-93(7)(B)	ROCKY SHOREFRONT		
22a-93(7)(C)	BEACHES AND DUNES		
22a-93(7)(D)	INTERTIDAL FLATS		
22a-93(7)(E)	TIDAL WETLANDS		
22a-93(7)(F)	FRESHWATER WETLANDS & WATERCOURSES		
22a-93(7)(G)	ESTUARINE EMBAYMENTS		
22a-93(7)(H)	COASTAL HAZARD AREA	X	X
22a-93(7)(I)	DEVELOPED SHOREFRONT		
22a-93(7)(J)	ISLANDS		
22a-93(7)(K)	NEARSHORE WATERS		
22a-93(7)(L)	OFFSHORE WATERS		
22a-93(7)(M)	SHORELANDS		
22a-93(7)(N)	SHELLFISH CONCENTRATION AREAS		
22a-93(16)	WATER DEPENDENT USES	X	X

PROJECT TIDAL ELEVATIONS

DATUM	NAVD 88 (FT) PROJECT DATUM	NGVD 29 (FT)	MLW (FT)	MLLW (FT)
DESIGN FLOOD ELEVATION (DFE)	14.0	15.1	17.5	17.74
1% ANNUAL CHANCE FLOOD (BFE)	13.0	14.1	16.5	16.74
1% ANNUAL CHANCE STILLWATER EL. (SWL)	10.4	11.3	13.8	14.04
COASTAL JURISDICTIONAL LINE (CJL)	5.4	6.5	9.2	9.44
HIGH TIDE LINE (HTL)	4.7	5.8	8.5	9.74
MEAN HIGH WATER (MHW)	3.3	4.4	6.9	7.14
NAVD 88	0.0	1.1	3.6	3.84
NGVD 29	-1.1	0.0	2.5	2.74
MEAN LOW WATER (MLW)	-3.8	-2.7	0.0	0.24
MEAN LOWER-LOW WATER (MLLW)	-3.84	-2.74	-0.24	0.0
FEDERAL NAVIGATION CHANNEL DEPTH	-21.84	-20.74	-18.24	-18.0

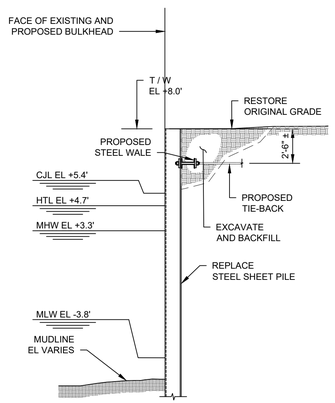


SILT FENCE DETAIL

1/2" = 1'-0"

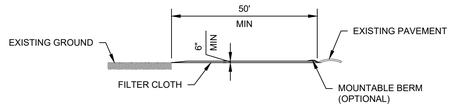
NOTES:

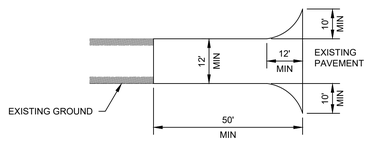
1. INSTALL SILT FENCE WITH HAY BALES ALONG ENTIRE LENGTH OF DISTURBED AREA.
2. MULCH AND SEED DISTURBED AREA.
3. OMIT HAY BALES WHERE SILT FENCE IS SUBJECT TO FREQUENT RELOCATION UNLESS CONDITIONS REQUIRE THE BALE FOR STABILITY OF THE SILT FENCE.



TYPICAL SECTION

1" = 4'-0"





STABILIZED CONSTRUCTION ACCESS

NOT TO SCALE

NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCCURS, TWENY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARDS CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATLEY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

REV	DATE	DESCRIPTION

PROGRESS
NOT FOR CONSTRUCTION

SOUND ENGINEERING ASSOCIATES LLC
195 Tunxis Hill Rd, Suite 203, Fairfield, CT 06825 Tel.: 203-275-8506

OWNERSHIP AND CONDITIONS OF USE:
Drawings & Specifications, as instruments of professional service, are and shall remain the property of Sound Engineering Associates, LLC. Documents shall not be used, in whole or in part, for other projects or purposes or by any other parties than those authorized by contract without the specific written authorization of Sound Engineering Associates, LLC. The use of this document is contingent upon payment to Sound Engineering Associates, LLC for services rendered. Non-payment shall give Sound Engineering Associates, LLC the authority to bar document use by any and all parties.
THIS DRAWING IS COPYRIGHTED

PREPARED FOR:
GARDELLA BROTHERS LLC
144 WATER STREET,
NORWALK, CT 06854

PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06588

DRAWING:
SITE PLAN &
TYPICAL DETAILS

STATE OF CONNECTICUT — LICENSED PROFESSIONAL ENGINEER — 31011
VALID ONLY WITH ENGINEER'S STAMP

DATE	PROJECT NO.	DRAWING NO.
1/2/2026	2025027	SEA-1.0

Connecticut Department of Energy and Environmental Protection License*

Certificate of Permission

Licensee(s):	Norwalk Cove Marina
Licensee Address(s):	48 Calf Pasture Beach Road Norwalk, CT 06855
License Number(s):	202504157-COP
Municipality:	Norwalk
Project Description:	Replace a section of bulkhead for flood & erosion control.
Project Address/Location:	48 Calf Pasture Beach Road
Waters:	Charles Creek
Authorizing CT Statute(s) and/or Federal Law:	CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112
Applicable Regulations of CT State Agencies:	
Agency Contact:	Land & Water Resources Division, Bureau of Water Protection & Land Reuse, 860-424-3019
License Expiration:	Five (5) years from the date of issuance of this license.
Project Site Plan Set:	*North Yard at Norwalk Cove Marina Bulkhead Project.* Seven sheets of plans with sheets 1-4 dated 5/7/2025 and sheets 5-7 revised on 6/27/2025 prepared by Sound Engineering Associates.
License Enclosures:	LWRD General Conditions; Site Plan Set; Land Record Filing; LWRD Work Commencement Form; LWRD Compliance Certification Form

*Connecticut's Uniform Administrative Procedure Act defines License to include, "*the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . .*"

Authorized Activities:

The Licensee is hereby authorized to conduct the following work as described in application # 202504157-COP and as depicted on any site plan sheets / sets cited herein:

replace a 158’ section of bulkhead with a maximum top elevation of 9.0 NAVD88, as follows:

a. excavate landward of the bulkhead;

b. remove sheeting;

c. drive new sheeting;

d. install associated deadman anchors; and,

e. regrade upland to pre-existing elevation.

Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee’s contractor(s) to enforcement actions and penalties as provided by law.

This license is subject to the following Terms and Conditions:

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. **Equipment Restriction.** All work authorized herein shall be conducted using land-based equipment and shall be operated and stored landward of the coastal jurisdiction line.
3. **Height of Tide Restriction.** All work authorized herein shall be conducted during periods of lower water to minimize sedimentation.
4. **Bulkhead Footing Restriction.** The Licensee shall construct the bulkhead authorized herein such that the waterward face of the footing does not extend further waterward than the face of the existing bulkhead.
5. **Wall Construction Phasing.** Bulkhead installation authorized in the license, shall be limited to forty (40) foot sections. At no time shall work begin on a second section of wall without the prior section being stabilized to prevent erosion of exposed sediments into Charles Creek.
6. **Turbidity Curtain.** Prior to the commencement of work authorized herein, the Licensee shall install turbidity curtains extending from the water surface to the substrate around the work area. Such erosion and sediment control structures shall be maintained in optimal operating condition until project completion at which time the erosion and sediment controls shall be removed to an upland location.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

July 18, 2025

Date

Brian P. Thompson
Division Director
Land & Water Resources Division

LWRD General Conditions

1. **Land Record Filing (for *Structures Dredging & Fill*, *Tidal Wetlands*, *Certificate of Permission*, and *Long Island Sound General Permit* Licenses only).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to DEEP.LWRDRegulatory@ct.gov no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.

2. **Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.

3. **Work Commencement[1].** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to DEEP.LWRDRegulatory@ct.gov, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
    - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
    - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.

4. **For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.

5. **Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not

[1] The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means "wetland" as defined by section 22a-29 and "freshwater wetlands and watercourses" means "wetlands" and "watercourses" as defined by section 22a-38.

6. **Management of Materials.** Any materials removed from the site shall be managed in accordance with all federal, state, and local requirements, including Chapter 446K Water Pollution Control, Chapter 445 Hazardous Waste, and Chapter 446d Solid Waste of the Connecticut General Statutes.

7. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:

   - Unconfined instream work is limited to the period June 1 through September 30.
   - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
   - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
   - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.

8. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee's Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee's responsibility to obtain such warnings when flooding is anticipated.

9. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation's ConnDOT Drainage Manual,* as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.

10. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and

managed in a manner which prevents additional impacts to wetlands and watercourses.

11. **Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, "pollution" means "pollution" as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation's *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.

12. **In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal *Wetlands*, *Certificate of Permission*, and *Long Island Sound General Permit* Licenses only).** For any barge, vessel, skiff or floating work platform ("work vessels") utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:
    - do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
    - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.

13. **Work Site Restoration.** Upon completion of any authorized work, the Licensee shall restore all areas temporarily impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.

14. **Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.

15. **Change of Use. (Applies only if a use is specified within the License "*Project Description*")**
    a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.

    b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.

16. **De Minimis Alteration.** The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change

to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

17. **Extension Request.** The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to DEEP.LWRDRegulatory@ct.gov at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

18. **Compliance Certification[2].** Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to DEEP.LWRDRegulatory@ct.gov, the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

19. **Maintenance.** The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

20. **No Work After License Expiration.** Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

21. **License Transfer.** The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

22. **Document Submission.** Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

    DEEP.LWRDRegulatory@ct.gov or

[2] The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

Regulatory Section
Land & Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127
860-424-3019

23. **Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word "day" as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.

24. **Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: "I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense."

25. **Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee's representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.

26. **Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee's application. Neither the Licensee's representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.

27. **Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or

of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the agency contact, the Licensee shall provide, for the agency's review and written approval, a report including the following information:

a. the provision(s) of the license that has been violated;

b. the date and time the violation(s) was first observed and by whom;

c. the cause of the violation(s), if known;

d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;

e. if the violation(s) has not ceased, the anticipated date when it will be corrected;

f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and

g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

28. **Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.

29. **Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.

30. **Rights.** The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

31. **Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.

NORTH YARD AT NORWALK COVE MARINA
BULKHEAD REPAIR PROJECT

DRAWING LIST			
DRAWING No.	DRAWING TITLE	DRAWING No.	DRAWING TITLE
1	TITLE SHEET & GENERAL NOTES	5	PROPOSED SITE PLAN
2	VICINITY MAP	6	PARTIAL PROPOSED SITE PLAN
3	TAX ASSESSOR'S MAP	7	EXISTING & PROPOSED SECTION A-A
4	EXISTING SITE PLAN		

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 "DRAINAGE MAP", PREPARED FOR NORWALK COVE MARINA, BY ARCAMONE LAND SURVEYORS, DATED 06/08/2011.
5. SUPPLEMENTARY INFORMATION OBTAINED BY SOUND ENGINEERING ASSOCIATES ON 03/31/2025 AND ONLY REPRESENT THE SITE CONDITIONS AT THAT TIME.
6. 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)	+5.4	+6.5	+9.2
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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SEA
Sound Engineering Associates
195 TUNXIS HILL RD, SUITE 203
FAIRFIELD, CT 06825
203-275-8506
SOUNDENGINEERINGASSOCIATES.COM

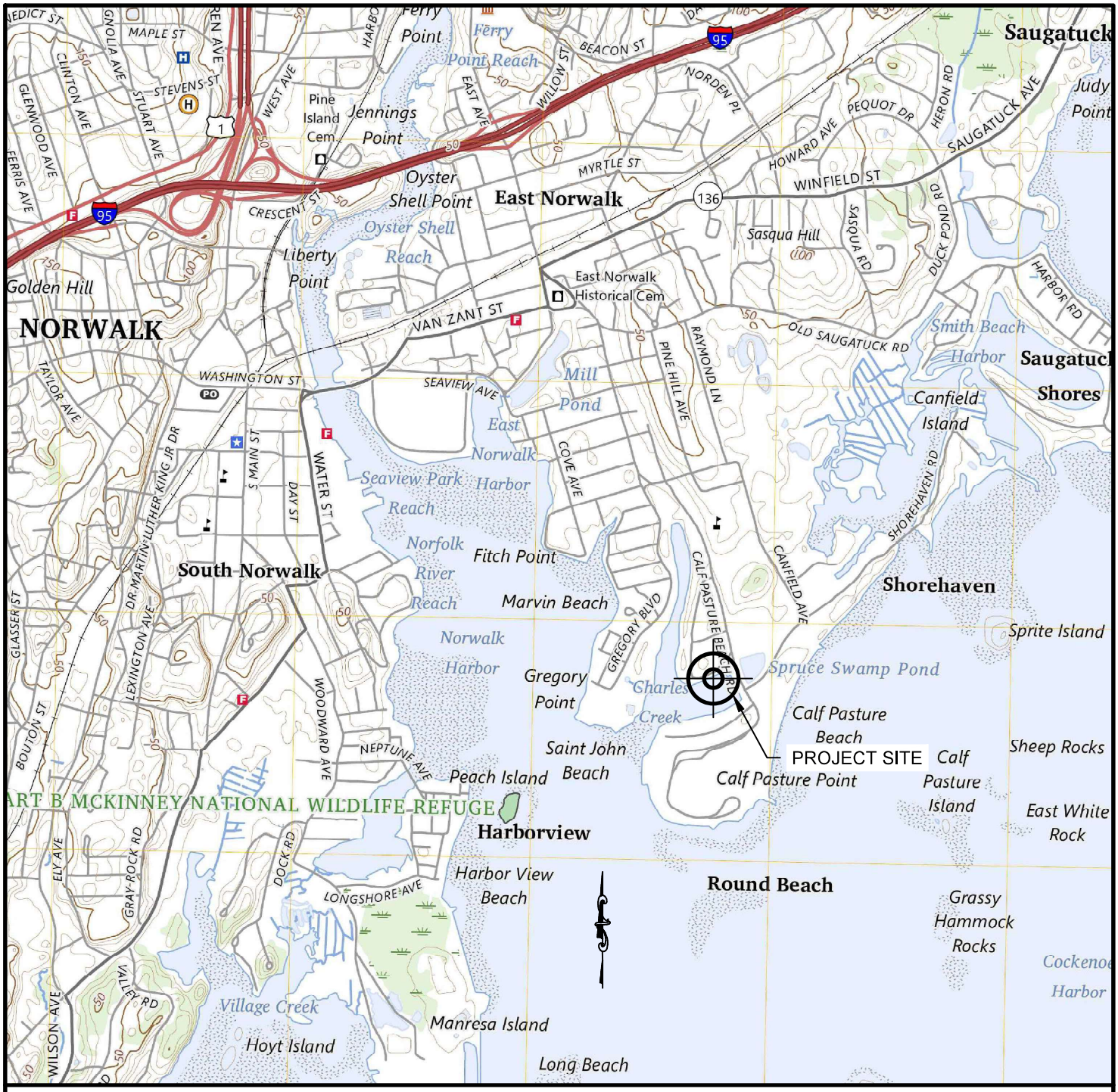
PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

PREPARED FOR:
NORWALK COVE MARINA, INC.
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855



VALID ONLY WITH ENGINEER'S STAMP

REV:
DATE: 05/07/2025
SCALE: N/A
DATUM: NAVD88
PROJECT NO: 2025027
DRAWING NO: 1 / 7



VICINITY MAP

1" = 2000'

0 1000 2000

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BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

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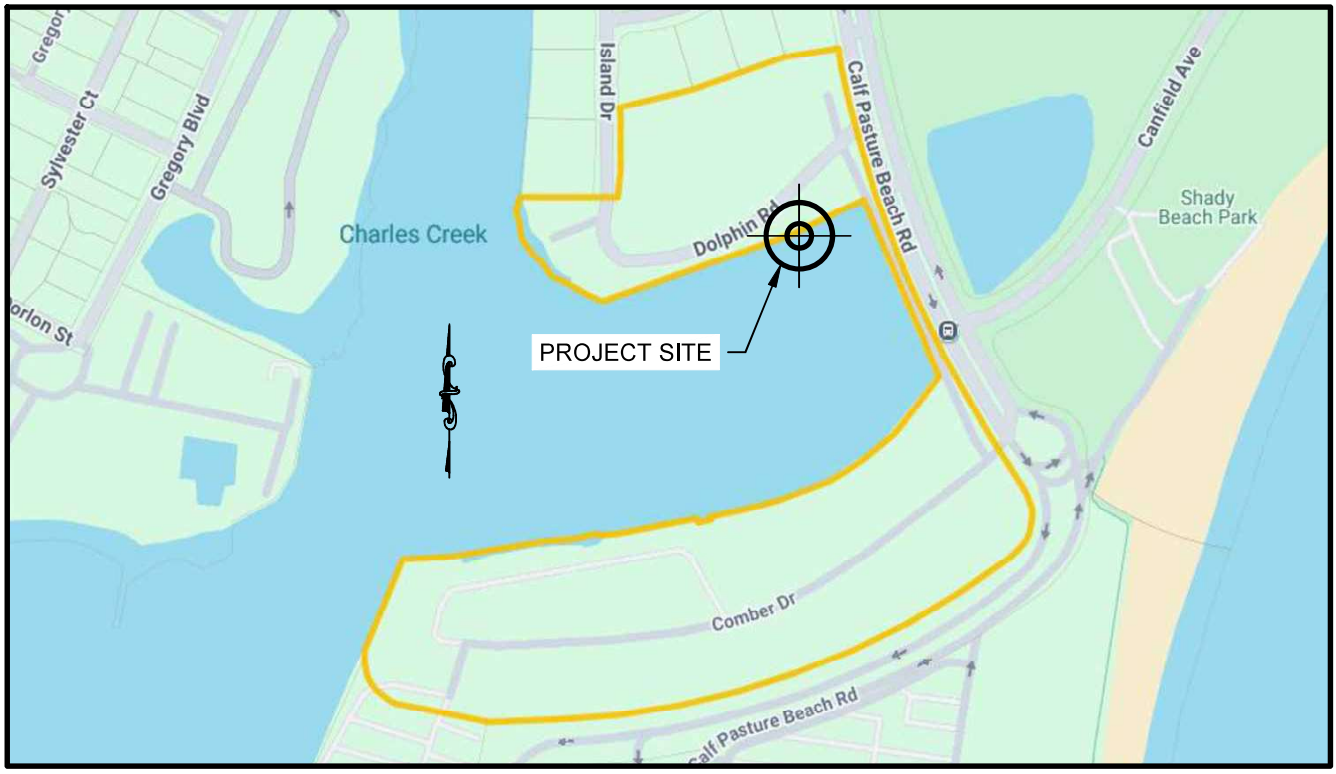
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

195 TUNXIS HILL RD, SUITE 203
FAIRFIELD, CT 06825
203-275-8506
SOUNDENGINEERINGASSOCIATES.COM

STATE OF CONNECTICUT
TIMOTHY DeBARTOLOMEO
#17011
LICENSED
PROFESSIONAL ENGINEER

VALID ONLY WITH ENGINEER'S STAMP

REV:	
DATE:	05/07/2025
SCALE:	1" = 2000'
DATUM:	NAVD88
PROJECT NO:	2025027
DRAWING NO:	2 / 7



TAX ASSESSOR'S PARCEL ID 3-75-3-0

ABUTTER INFORMATION

ADDRESS	PARCEL ID	OWNER OF RECORD
50 CALF PASTURE BEACH ROAD	3-75-17-0	GARDELLA BROTHERS LLC 144 WATER STREET, NORWALK, CT 06854
21 ISLAND DRIVE	3-75-23-0	KEVYN GARDELLA TRUSTEE 21 ISLAND DRIVE, NORWALK, CT 06855
7 SPAR ROAD	3-75-16-0	PETER & CONSTANCE KARADIMAS 7 SPAR ROAD, NORWALK, CT 06855
5 SPAR ROAD	3-75-10-0	JAMES & CYNTHIA GARDELLA 5 SPAR ROAD, NORWALK, CT 06855
3 SPAR ROAD	3-75-9-0	SUSAN BROWN 3 SPAR ROAD, NORWALK, CT 06855
42 CALF PASTURE BEACH ROAD	3-75-21-0	42 BEACH ROAD LLC 144 WATER STREET, NORWALK, CT 06854

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PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

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NORWALK COVE MARINA, INC.
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

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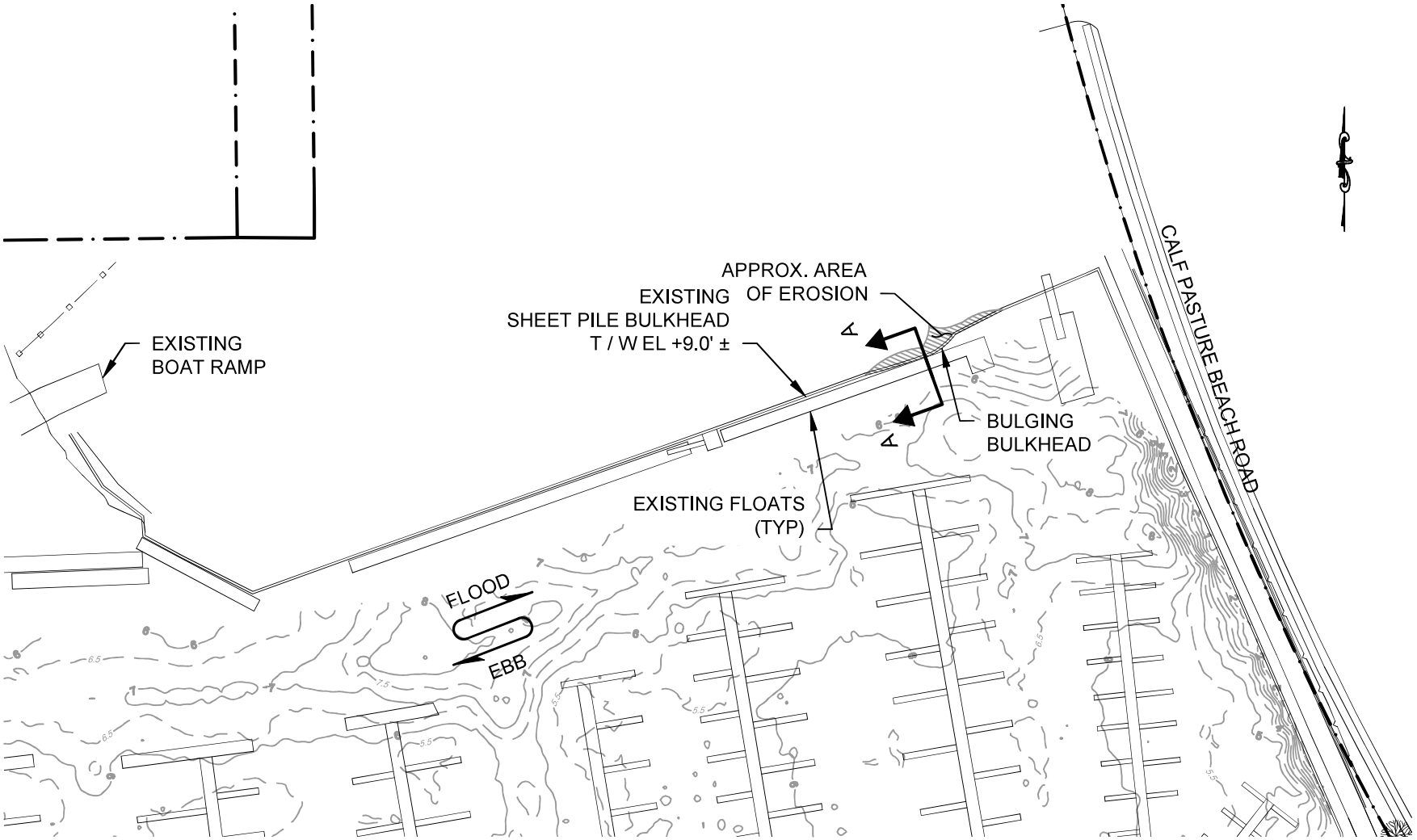
REV:
DATE: 05/07/2025
SCALE: 1" = 200'
DATUM: NAVD88
PROJECT NO: 2025027
DRAWING NO: 3 / 7



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EXISTING SITE PLAN

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SOUNDENGINEERINGASSOCIATES.COM

PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

PREPARED FOR:
NORWALK COVE MARINA, INC.
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

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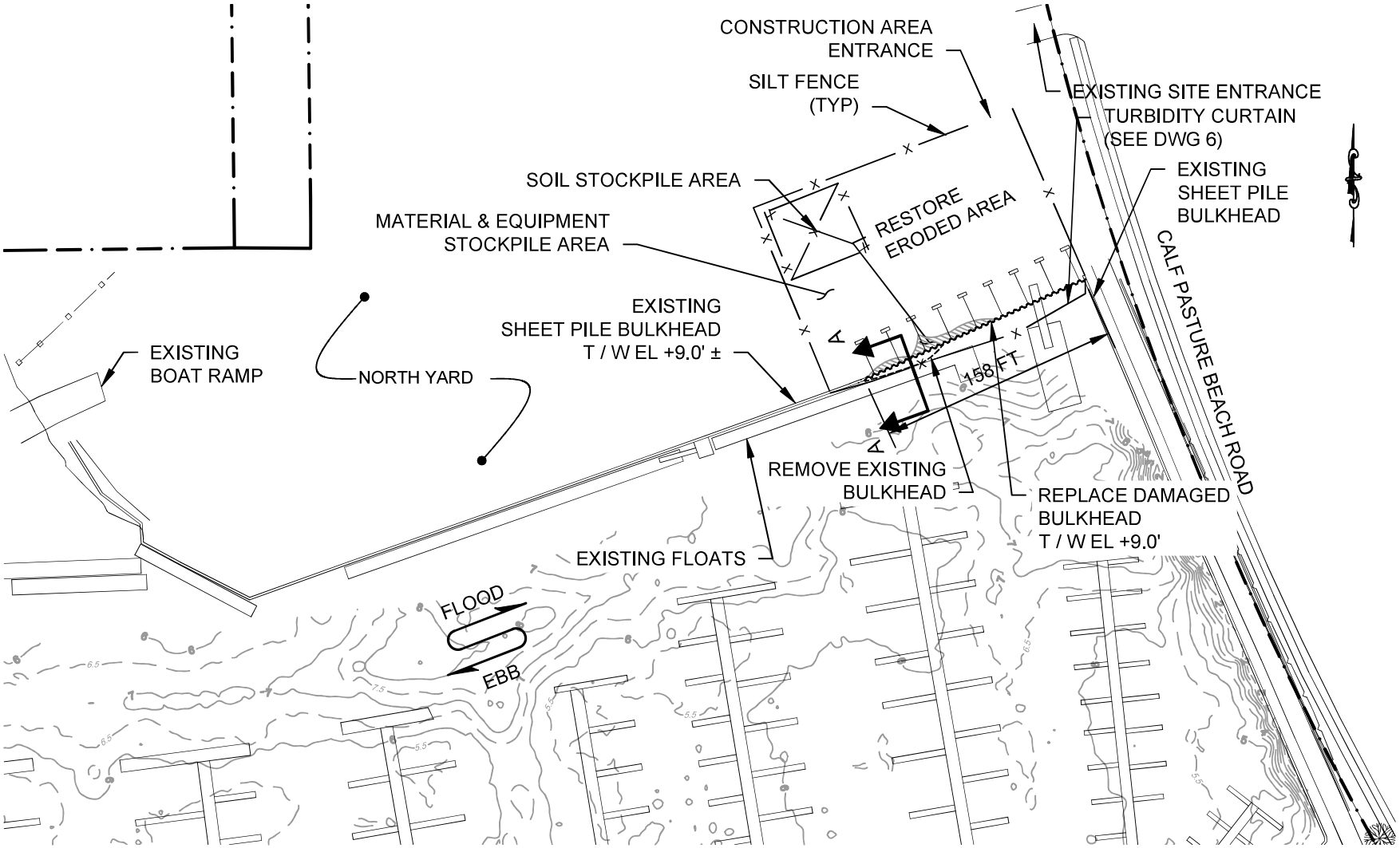
REV:	
DATE:	05/07/2025
SCALE:	1" = 100'
DATUM:	NAVD88
PROJECT NO:	2025027
DRAWING NO:	4 / 7



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PROPOSED SITE PLAN

1" = 100'-0"

0 50 100

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203-275-8506
SOUNDENGINEERINGASSOCIATES.COM

PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

PREPARED FOR:
NORWALK COVE MARINA, INC.
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

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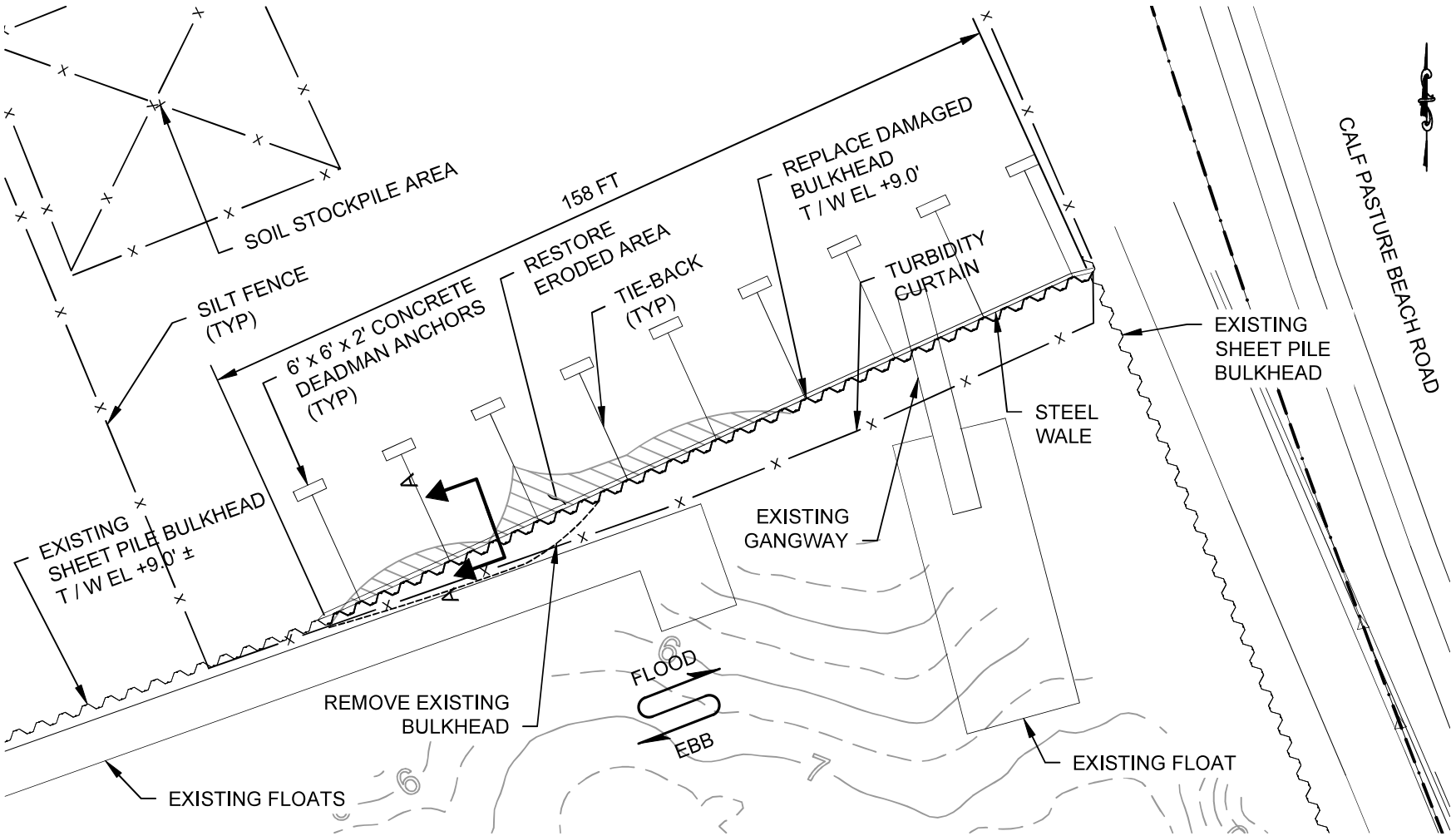
REV:	1
DATE:	06/27/2025
SCALE:	1" = 100'
DATUM:	NAVD88
PROJECT NO:	2025027
DRAWING NO:	5 / 7



PARTIAL PROPOSED SITE PLAN

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1" = 30'-0"

0 15 30

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PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

PREPARED FOR:
NORWALK COVE MARINA, INC.
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

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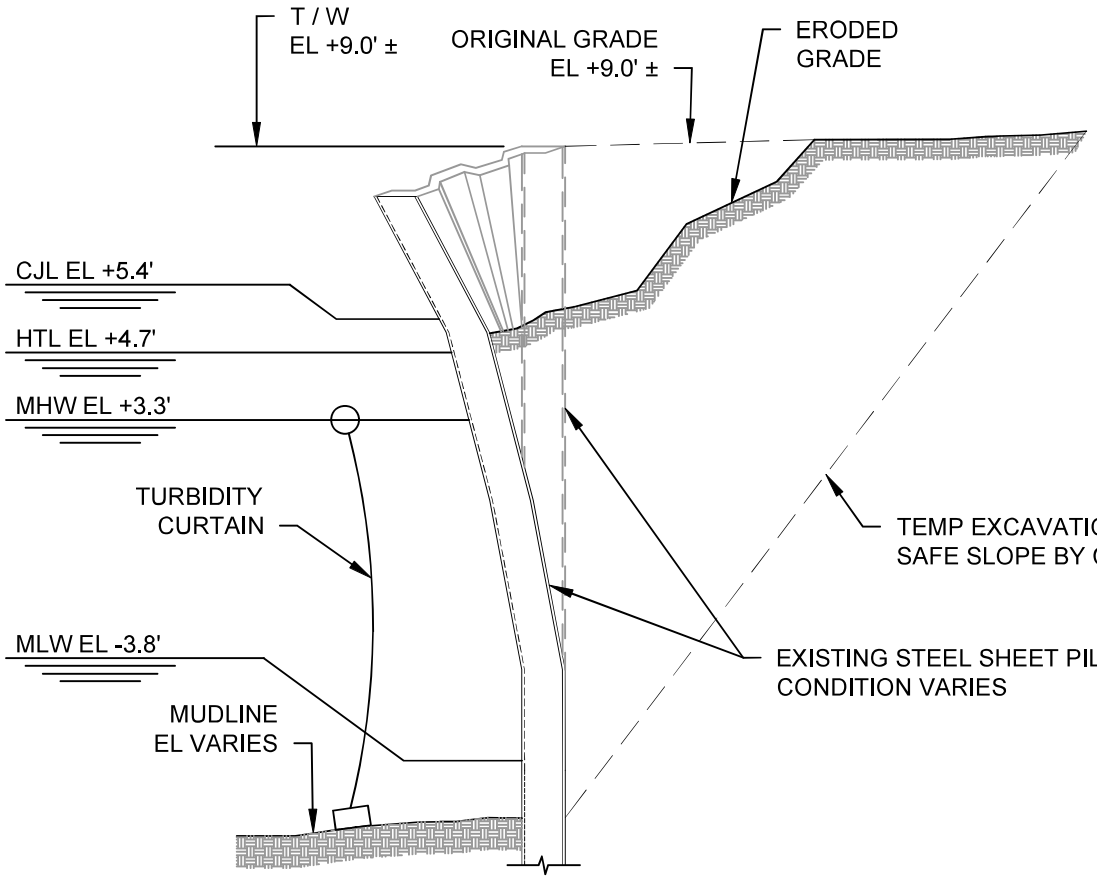
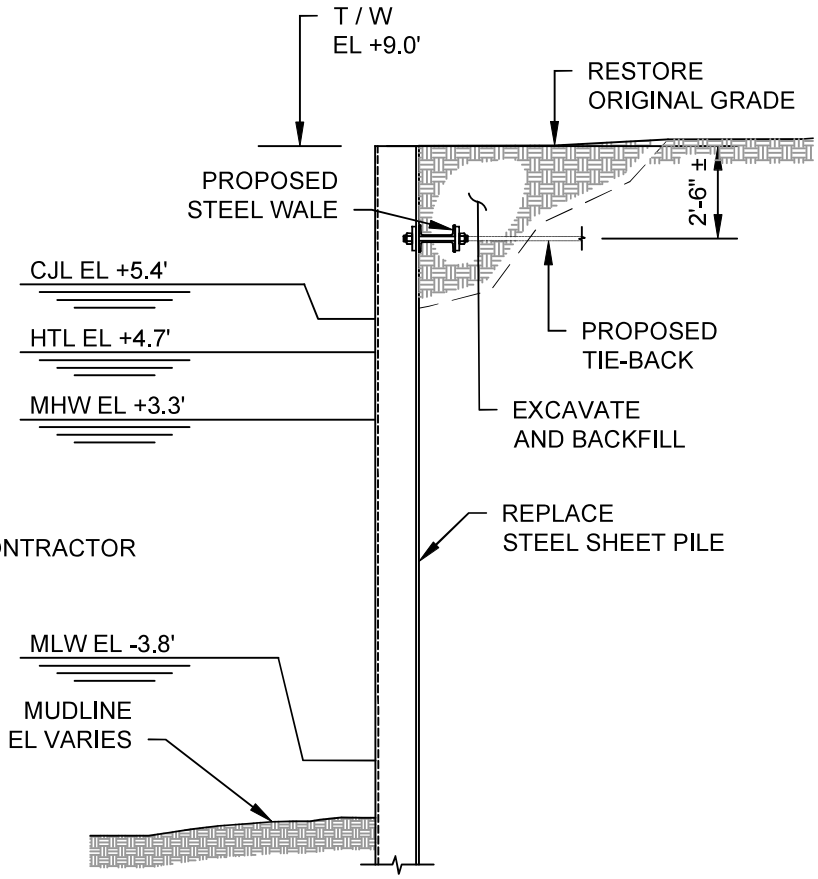
REV:	1
DATE:	06/27/2025
SCALE:	1" = 30'
DATUM:	NAVD88
PROJECT NO:	2025027
DRAWING NO:	6 / 7



EXISTING SECTION A-A



PROPOSED SECTION A-A

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Sound Engineering Associates

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FAIRFIELD, CT 06825

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PROJECT:
BULKHEAD REPAIR PROJECT
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

PREPARED FOR:
NORWALK COVE MARINA, INC.
48 CALF PASTURE BEACH ROAD,
NORWALK, CT 06855

STATE OF CONNECTICUT · TIMOTHY DeBARTOLO · 17011 · LICENSED PROFESSIONAL ENGINEER

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REV:	1
DATE:	06/27/2025
SCALE:	1" = 4'-0"
DATUM:	NAVD88
PROJECT NO:	2025027
DRAWING NO:	7 / 7

Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

1. Licensee Name: Norwalk Cove Marina

   DEEP License Number(s): 202504157-COP

   Municipality in which project is occurring: Norwalk

2. **Check one:**

   (a) ☐ "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form.

   (b) ☐ "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".

3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."

_____ _____
Signature of Licensee Date

_____
Name of Licensee (print or type)

_____ _____
Signature of CT-Licensed Design Professional Date

_____
Name of CT-Licensed Design Professional (print or type)

_____
Professional License Number (if applicable)

Affix Stamp Here

- As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut.
- The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance.

Submit this completed form to :
DEEP.LWRDRegulatory@ct.gov or
Regulatory Section
Department of Energy and Environmental Protection
Land & Water Resources Division
79 Elm Street
Hartford, CT 06106-5127

LWRD Work Commencement Form

To: DEEP.LWRDRegulatory@ct.gov or
Regulatory Section
Department of Energy and Environmental Protection
Land & Water Resources Division
79 Elm Street
Hartford, CT 06106-5127

Licensee Name: Norwalk Cove Marina

Municipality in which the project is occurring: Norwalk

DEEP License No(s): 202504157-COP

CONTRACTOR(s):

1 Name: _____
Address: _____
Telephone: _____
E-mail: _____

2 Name: _____
Address: _____
Telephone: _____
E-mail: _____

3 Name: _____
Address: _____

Date Contractor(s) received a copy
of the license and approved plans: _____

EXPECTED DATE OF COMMENCEMENT OF WORK: _____

EXPECTED DATE OF COMPLETION OF WORK: _____

LICENSEE: _____ _____
(Signature) (Date)

Land Record Filing*

To: DO NOT FILE

Signature and

NOTE: Due to the electronic delivery of this license and the legal requirement to have a live signature on this document, the "Land Record Filing" as detailed in General Condition #1 will be sent to the Licensee via U.S. Mail for the Licensee to file with the city/town clerk.

~~**Date:**~~

~~**Subject:**~~ ~~_____~~
~~License # _____~~

If you have any questions pertaining to this matter, please contact the Land & Water Resources Division at 860-424-3019.

~~Return to:~~

~~Land & Water Resources Division~~
~~State of Connecticut~~
~~Department of Energy & Environmental Protection~~
~~79 Elm Street~~
~~Hartford, CT 06106-5127~~

*The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance.

February 10, 2026

Norwalk Planning and Zoning Commission
c/o Bryan Baker, Principal Planner
125 East Avenue
Norwalk, CT 06851

Subject: 48 Calf Pasture Beach Rd, Norwalk; Coastal Site Plan Review

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division of the Department of Energy and Environmental Protection (DEEP) of the proposed coastal site plan application noted above. Our office has reviewed the application for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we offer the following comments for the Commission's consideration.

The applicant is proposing to replace 158 feet of derelict steel sheet pile with associated minor excavation to remove the existing sheet pile and install the proposed wale and tie-rods. The plan shows the Coastal Jurisdiction Line (CJL) and Mean High Water (MHW) along the face of the existing sheet pile wall. The applicant has obtained the necessary Certificate of Permission (COP) from our office to conduct the work on the bulkhead, dated July 18th, 2025. Our review of the activities occurring landward of the CJL indicates that these activities are incidental to the permitted activity and consistent with the CCMA.

We hope these comments are helpful to the Planning and Zoning Commission in your review of the proposed coastal site plan application. Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me at braden.lynn@ct.gov.

Sincerely,

Braden Lynn
Environmental Analyst II
Land and Water Resources Division

BL
Attachment: COP

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

MEMORANDUM February 9th, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Amelia Williams, Land Use Planner

SUBJECT: #2026-01 CSPR – Norwalk Cove Marina – 48 Calf Pasture Beach Road – Repair an existing Shoreline Flood and Erosion Control Structure (SFECS).

District: 3 **Block:** 75 **Lot:** 3 **Zone:** SD-MC **Flood Zone:** AE-13 and AE-12

ZONING HISTORY:
This 10.74 acre property contains multiple buildings associated with the commercial marina. There are existing seawalls on the property, and 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 repair +/- 158 linear feet of seawall with a new wale and tie-rods. There will be minor excavation and grading, but 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 Harbor Management Commission found the proposal consistent with the Harbor Management Plan and DEEP had no issues with the proposal.

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

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2026-01 CSPR – Norwalk Cove Marina – 48 Calf Pasture Beach Road – Repair an existing Shoreline Flood and Erosion Control Structure (SFECS) be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:

a. Per site plan dated 1/2/2026 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 February 27th, 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 CJL. 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:

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

* General Development policies are applicable to all proposed activities

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

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)	☐	☑

Coastal Site Plan Review – 163 Gregory Boulevard, Norwalk, CT

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 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 Catalino **DATE:** 11/6/25

Agent's 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.

BOULDER WALL COMPLIANCE OPTIONS
163 Gregory Blvd, Norwalk, CT

In 2020, the owners of the property at 163 Gregory Blvd received a permit from the Norwalk Planning and Zoning Department to construct a single-family house with a wall along the shoreline. The property was developed in accordance with the approved plan with the exception of the wall which was constructed a couple feet waterward from where it was approved. Since the wall was constructed on a slope and it was constructed further down the slope (closer to the water), the base of the wall was built lower, creating a taller wall, in order to keep the same top of wall elevation. This resulted in the base of the wall being constructed approximately 3 feet lower on the slope than intended. The City issued a letter in 2021 requiring that a Coastal Site Plan Review application be submitted with plans showing existing and proposed conditions. This narrative and associated plans which show the existing conditions as well as the location of the approved wall, supports that application.

The objective now is to modify the wall to get it as close as practical to the approved wall. To do that, the following options were evaluated.

Move the wall

The wall could be moved landward a couple feet to where it was shown on the approved plans The process would involve a barge with an excavator in Charles Creek and the removal of one section of the boulder wall at a time. This would create a five-foot high 1:1 slope of exposed soil which would need to be stabilized in order to protect the downgradient tidal wetland. This would also expose the fill landward of the wall next to the house which likely would contain some boulders which may need to be removed to create the new wall. Each section of new wall would be reconstructed two feet landward. This would be repeated along the entire wall length. This work would need to be done by barge as there is restricted access at the top of slope behind the house. The barge would be in the channel for a couple weeks which would restrict boat traffic. Once the wall was reconstructed, the footprint of the previous wall would need to be vegetated to stabilize the exposed soil.

This would be a major undertaking and would disturb a stable wall and introduce unneeded erosion issues which would need to be addressed during construction. Then the slope would need to be revegetated and monitored to make sure the vegetation establishes. This work to move a wall approximately two feet would yield little to no benefit making it impractical.

Removal of Wall

We looked at removing the wall and recreating the conditions prior to the construction of the wall.

The entire shoreline on 163 Gregory Blvd is dominated by boulders. Boulders line the marsh where *Spartina alterniflora*, *Phragmites australis* and *Baccharis halimifolia* are rooted in the

voids. Boulders were located in the area of the existing wall similar to how they are on the adjacent property to the north. Fill containing soil and stone was placed in the upland to create a foundation for the patio.

The removal of the wall is not prudent as the wall cannot be removed entirely. The base of the wall is basically a reorganization of the boulders that were there. Some boulders were there to maintain the slope. Removing the wall down to its base and replacing it with randomly set boulders similar to what was there prior would not be all that is needed. In order to achieve the grades around the patio that were approved under the permit, the original two-foot-high wall would need to be constructed to retain the soil adjacent to the patio. This alternative would also require a larger excavator sitting on a barge in Charles Creek until the work was done.



Boulders on Adjacent Property To The North Facing North January 9, 2026

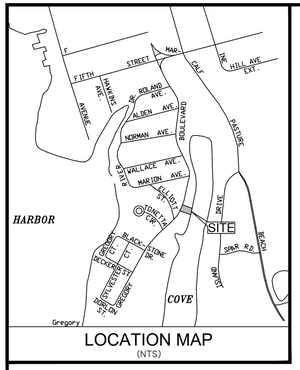
Lowering the Wall

After looking at all the alternatives (including a few not discussed above), it is our opinion that the best way to get a wall of similar height to what was approved in the permit and still achieve grades similar to what was approved landward of the wall while not creating any unnecessary environmental impacts (creating a large erodible slope or disturbing the existing vegetation) is to lower the existing wall. Plans showing this alternative accompany this narrative.

This alternative lowers the height of the wall by approximately 2 to 3 feet by removing the top row of boulders while keeping the base of the wall intact. The removed boulders would be placed along the landward side of the wall to stabilize the soil between the house/patio and wall.

This would be an opportunity to enhance the vegetated slope waterward of the wall with additional vegetation. The vegetation along the base of the wall is fairly well established but there are gaps in the tall Baccharis. These gaps would be planted with *Baccharis halimifolia* to provide a more uniform shrub buffer between the wall and the tidal wetland. Baccharis was chosen as this species is already thriving along the base of the wall.

It is our opinion that this is the best option. It is consistent with the approved plans as it contains a shorter wall and achieves similar elevations between the patio and the wall that was approved under the permit without needing a new wall. It does not cause a potential erosion concern while enhancing the vegetated buffer adjacent to the tidal wetlands. In addition, it also could be done using a small excavator at the top of the wall, therefore, it would not need a barge which would disrupt boat traffic in the spring.



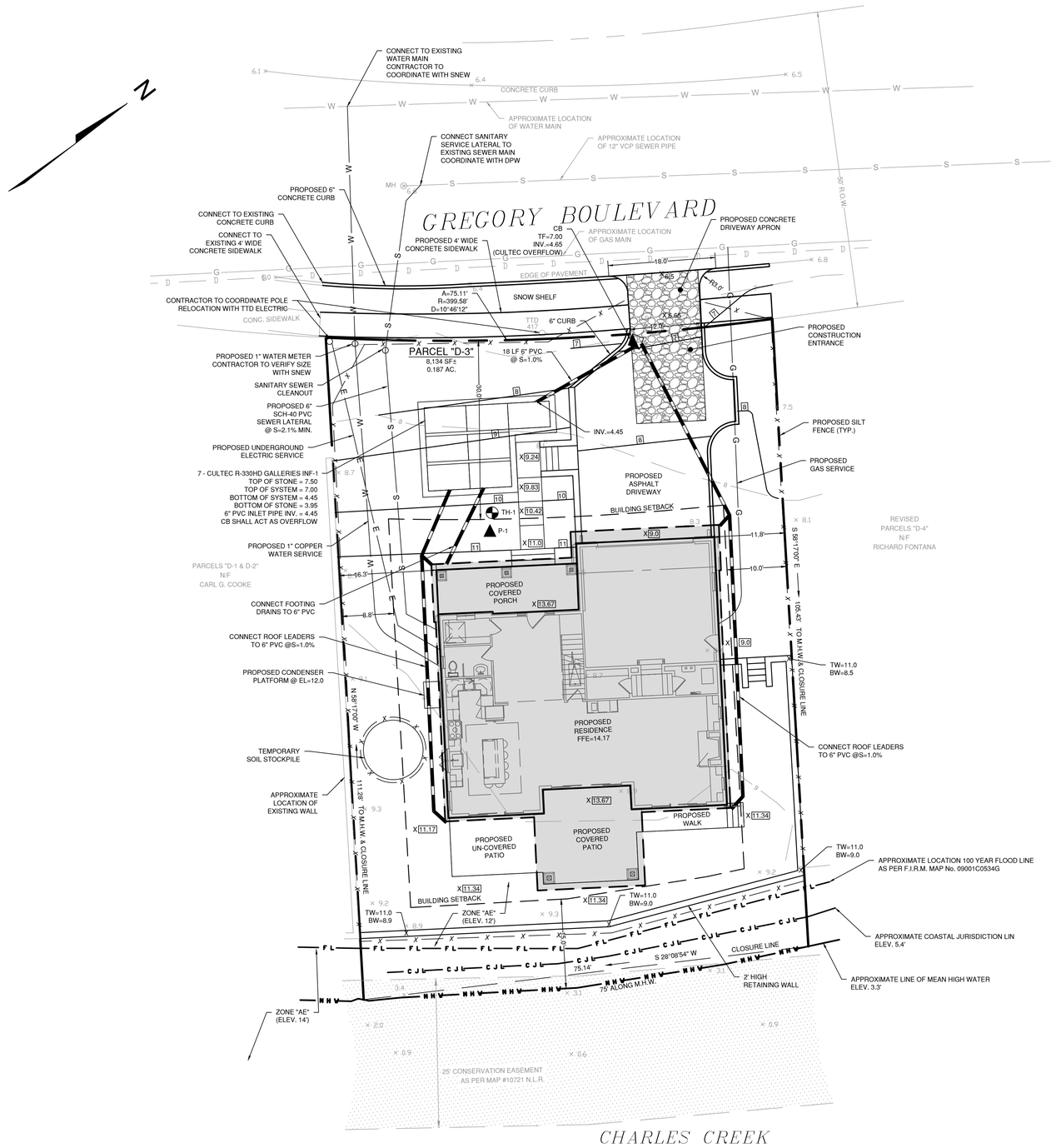
LOCATION MAP
(NTS)

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:

- Iron Pin (Found)
- Monument (Found)
- Manhole
- "CB" Catch Basin
- Utility Pole
- Light Pole
- Water Gate
- Gas Valve
- Gas Meter
- (W) Existing Well

PROPOSED SYMBOLS:

- (YD) Storm Yard Drain
- (MH) Storm Drain Manhole
- (CB) Catch Basin
- (SSMH) Sanitary Sewer Manhole
- P-1 Perc Test Hole Location & Number
- DTH-1 Deep Test Hole Location & Number
- (W) Proposed Well

EXISTING LINETYPES:

- Property Line
- S Sanitary Sewer Line
- E U/G Elec. Line
- W Water Line
- O/H Overhead Utilities
- T U/G Tele. Line
- E/T U/G Electric/Telephone Line
- Wood/Chain Link Fence
- Stone Ret. Wall
- 20 Contour
- WF#3 WF#4 Wetland Limit
- × 20.1 Spot Elevation
- Watercourse Limit
- D D Drainage Line
- Town/City Line
- 25 Year Flood Line
- 100 Year Flood Line
- F L FEMA Flood Zone Line
- Floodway Boundary
- M H W Mean High Water
- C J Coastal Jurisdiction Line

PROPOSED LINETYPES:

- S Sanitary Sewer
- E Electric Service
- W Water Service
- T U/G Telephone Service
- E/T Electric/Telephone Service
- Primary Septic
- Reserve Septic
- Retaining Wall
- 20 Contour
- 20.1 × Spot Elevation
- Silt Fence (GSF)
- Wood/Chain Link Fence
- Construction Fence
- Vegetative Buffer
- WF#3 WF#4 Wetland Limit (Flagged)

SCALE IN FEET
0 10 20 30

NOT FOR CONSTRUCTION
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T:\STAFF\DOCUMENTS\20-110 GREGORY BLVD, SITE PLANTING

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STATE OF CONNECTICUT
SCOTT SOUMELIDIS
27803
LICENSED
PROFESSIONAL ENGINEER

REVISION DATE	ISSUE
3/9/21	REVISED UTILITIES
9/11/20	REVISED PER DPW COMMENTS

PREPARED FOR:
PETER AND DIANA COTALING

PROJECT LOCATION:
163 GREGORY BOULEVARD
NORWALK, CT

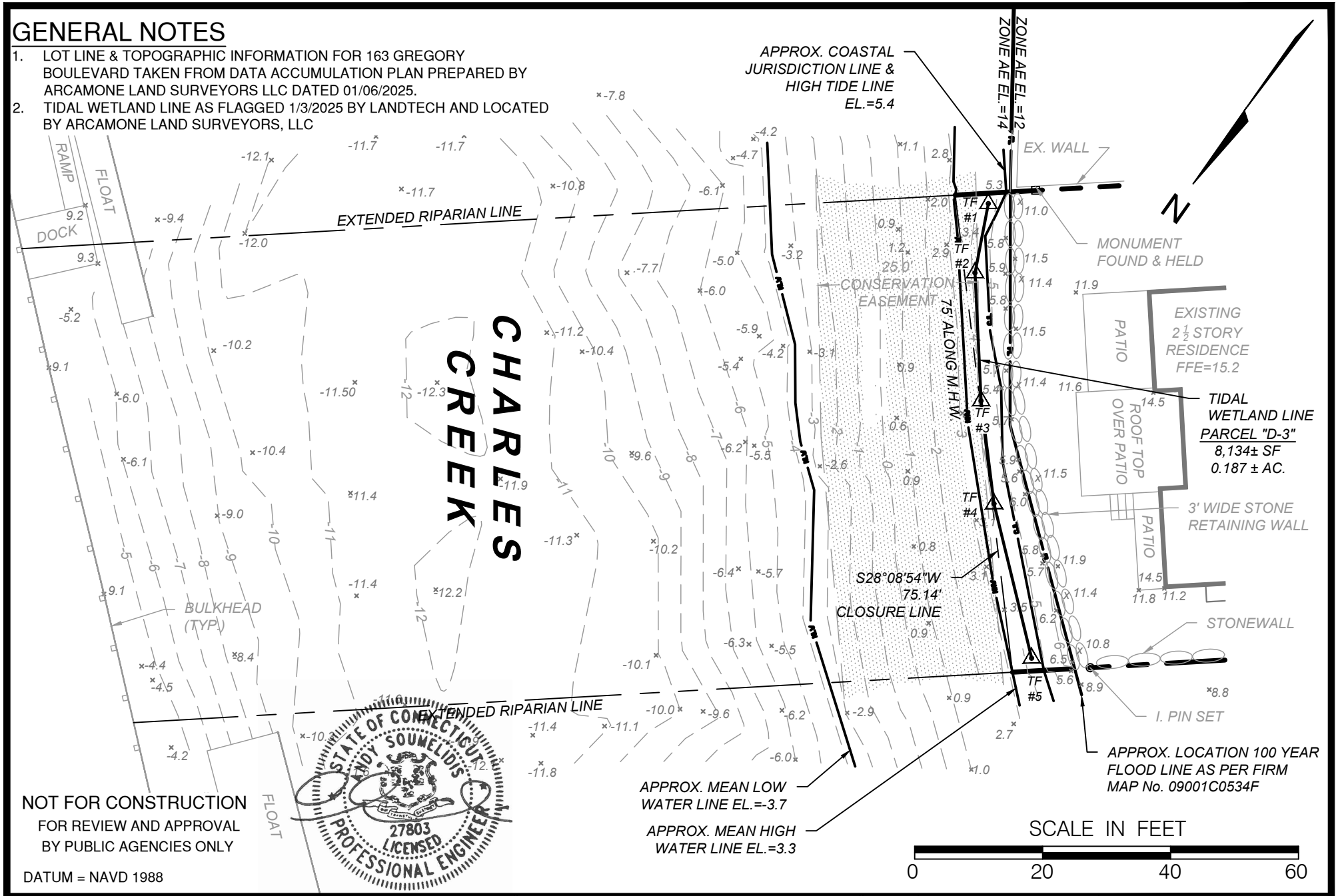
TITLE:
PROPOSED SITE IMPROVEMENT PLAN FOR A NEW SINGLE FAMILY RESIDENCE

PROJECT No.	20000-01
SCALE: 1" = 10'	DATE: 7/31/20
DRAWN BY: AS	CHECKED BY: AS

C-1

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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DATUM = NAVD 1988

STATE OF CONNECTICUT
ANDY SOUMELIDIS
27803
LICENSED
PROFESSIONAL ENGINEER

FIG-3

SCALE	1" = 20'
DRAWN BY:	SM
CHECKED BY:	TR
DATE	1/8/2025
PROJECT No.	25000-01

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK
EXISTING CONDITIONS

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Environmental Science & Engineering
Structural Engineering•Land Surveying
Permit Coordinating & Management
Construction Management & Financing
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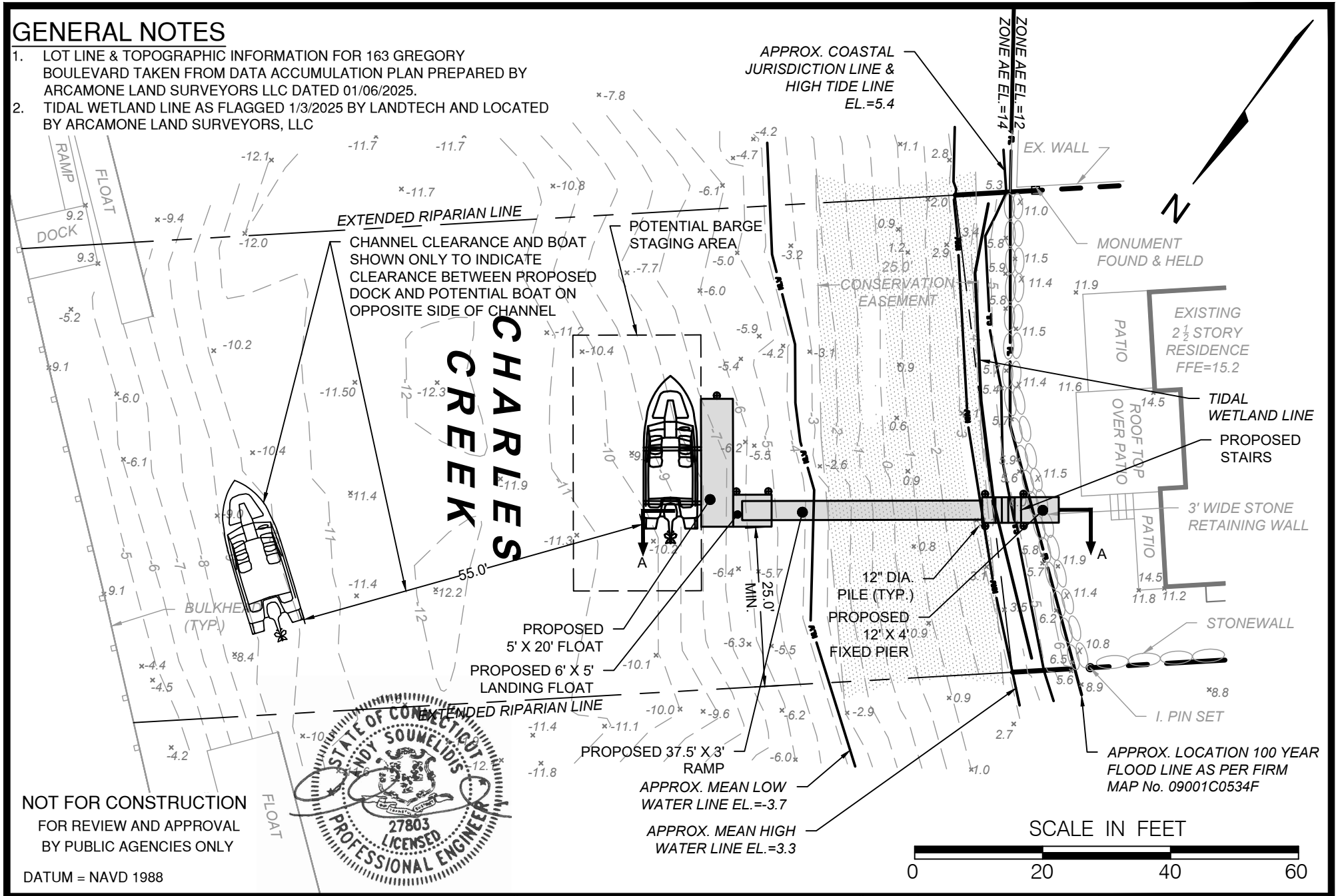
REVISION DATE	ISSUE

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

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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DATUM = NAVD 1988

STATE OF CONNECTICUT
ANDY SOUMELIDIS
27803
LICENSED
PROFESSIONAL ENGINEER

FIG-4

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 20'
DATE	1/8/2025
PROJECT No.	25000-01

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK
PROPOSED CONDITIONS

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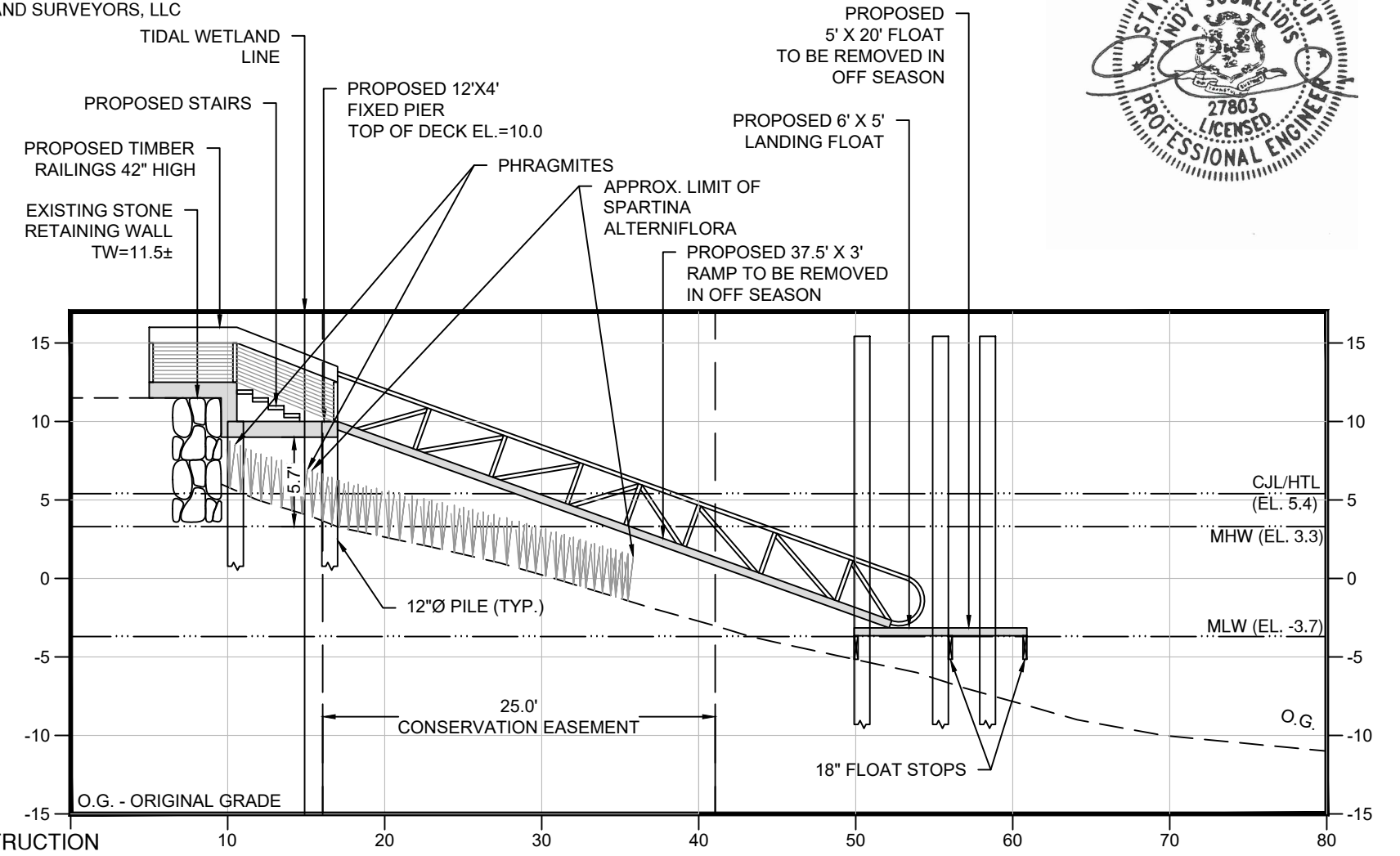
REVISION DATE	ISSUE
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

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

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



ELEVATION A-A
SCALE: 1" = 10'

SCALE IN FEET
0 10 20 30

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DATUM = NAVD 1988

STATE OF CONNECTICUT
ANDY SOUMELIDIS
27803
LICENSED
PROFESSIONAL ENGINEER

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

FIG-5

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 10'
DATE	1/8/2025
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

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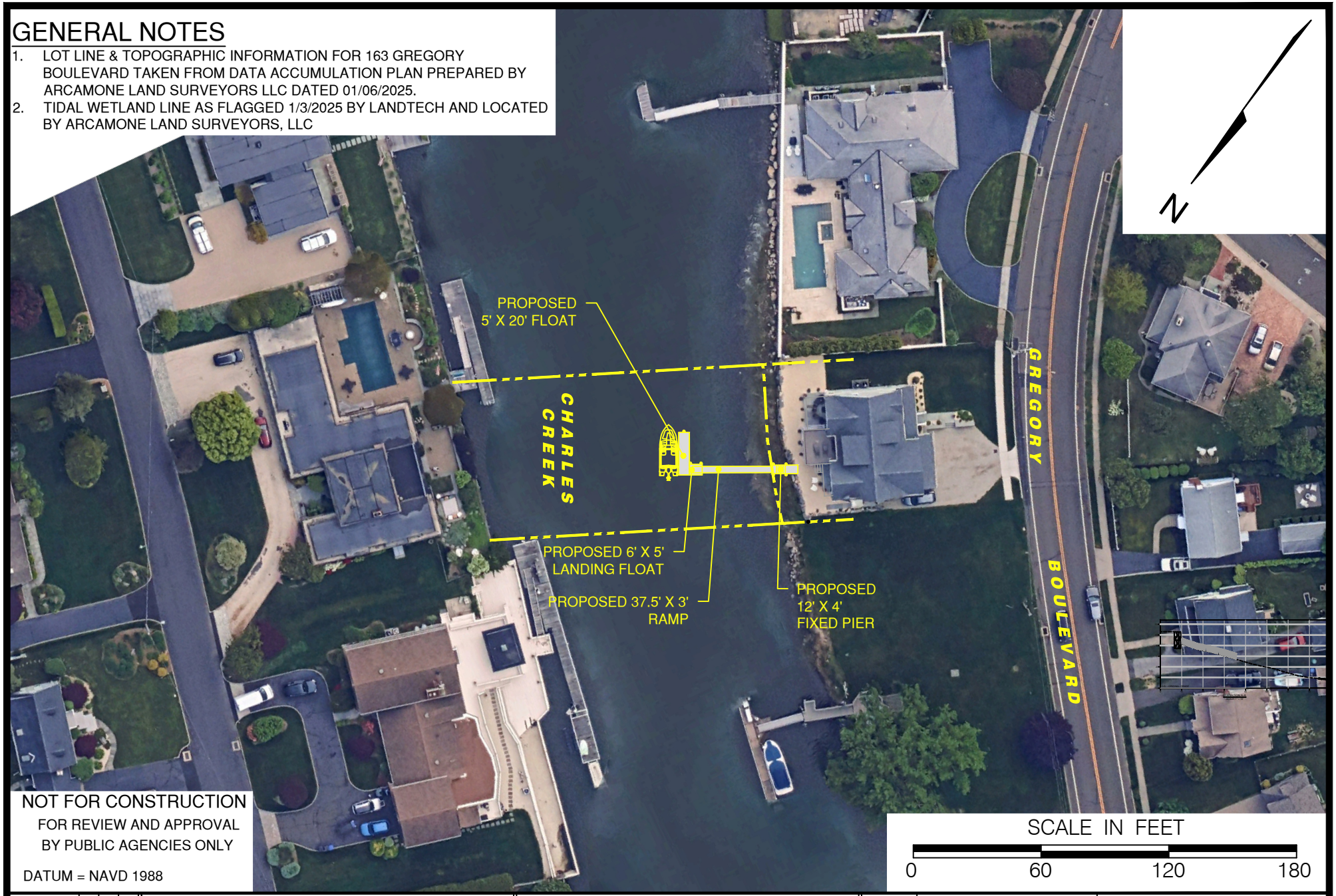
REVISION DATE	ISSUE
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

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



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BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

FIG-6

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 60'
DATE	1/8/2025
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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REVISION DATE	ISSUE
7/22/25	REVISED DOCK LAYOUT

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

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

MEMORANDUM February 12th, 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 found that there are significant coastal management concerns regarding this proposal which are outlined in their letter of January 5th, 2026. 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 applicant recently provided a revised proposal to lower the wall and a narrative outlining multiple compliance options which can be found on the application webpage and as a part of the agenda package.

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 February 27th, 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 proposed improvement plans dated 1/8/2025 and revised 2/6/2026 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

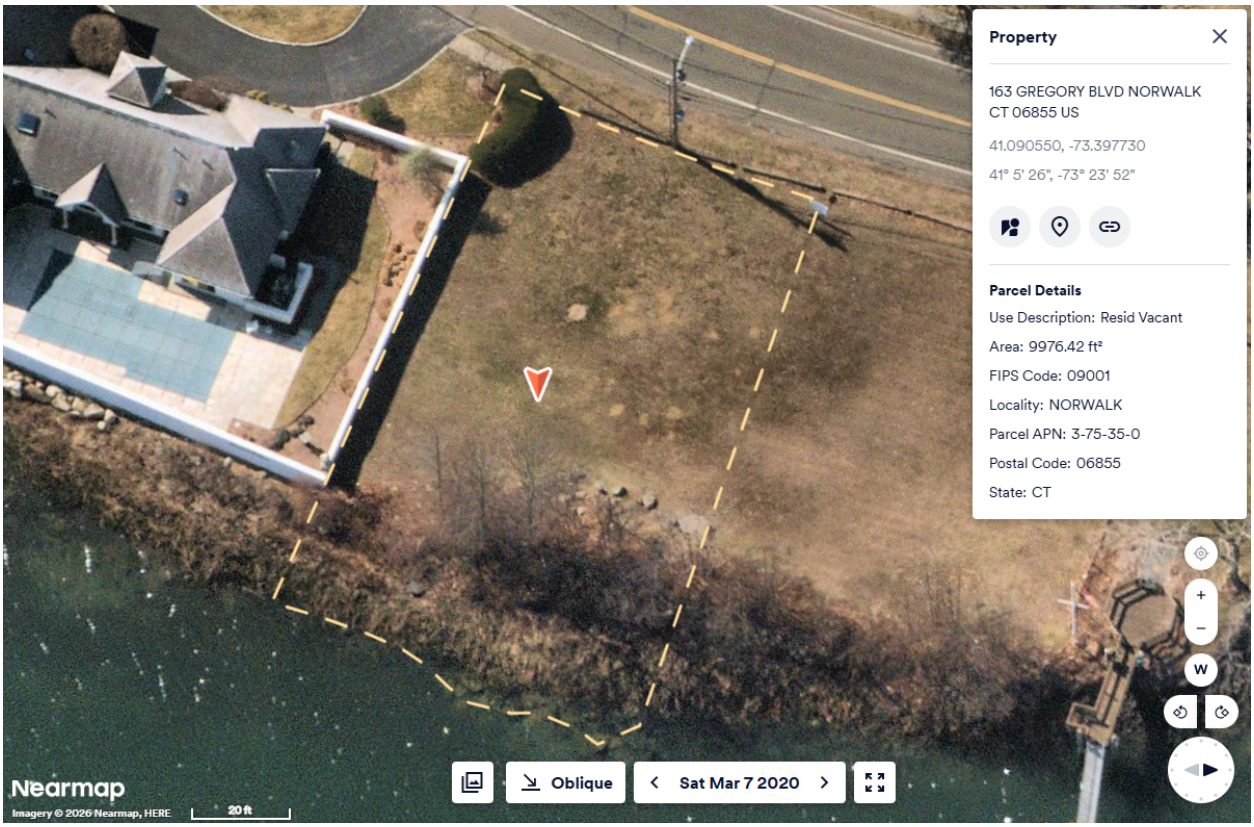
BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

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.

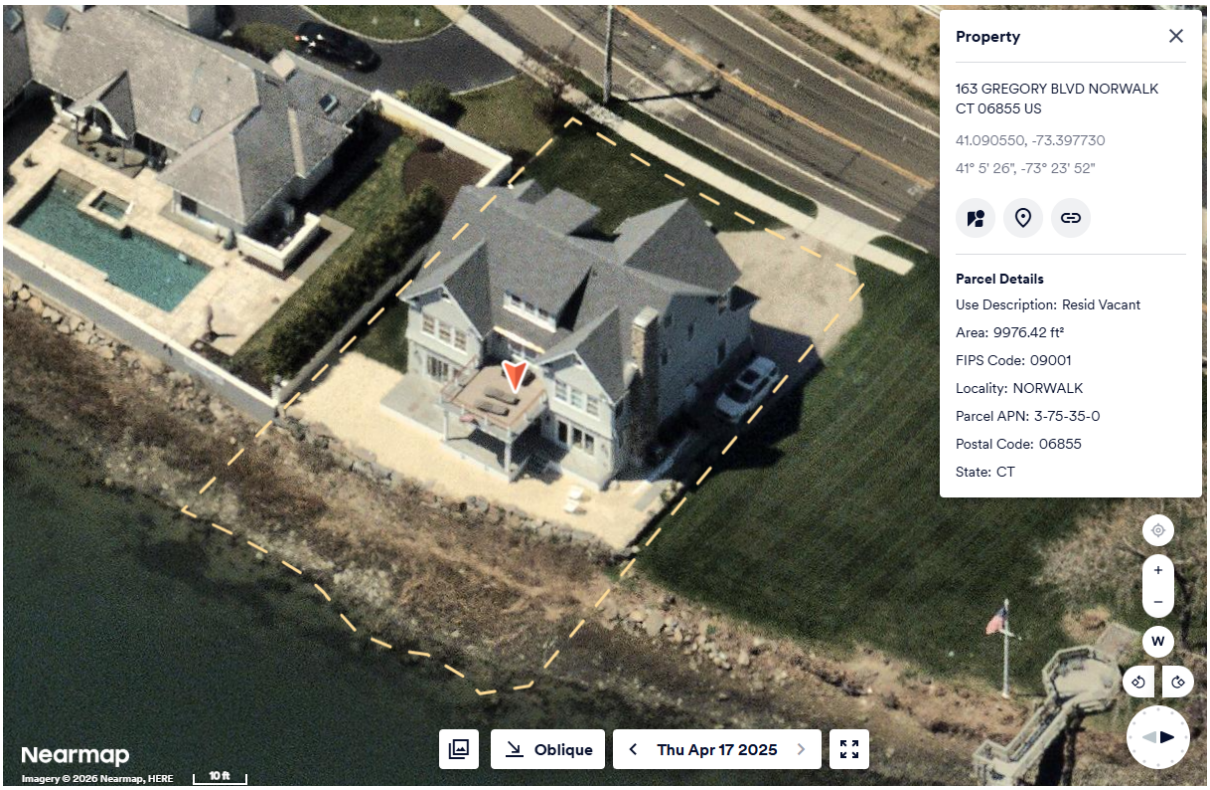
BE IT FURTHER RESOLVED that the effective date of this approval shall be February 27th, 2026.

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

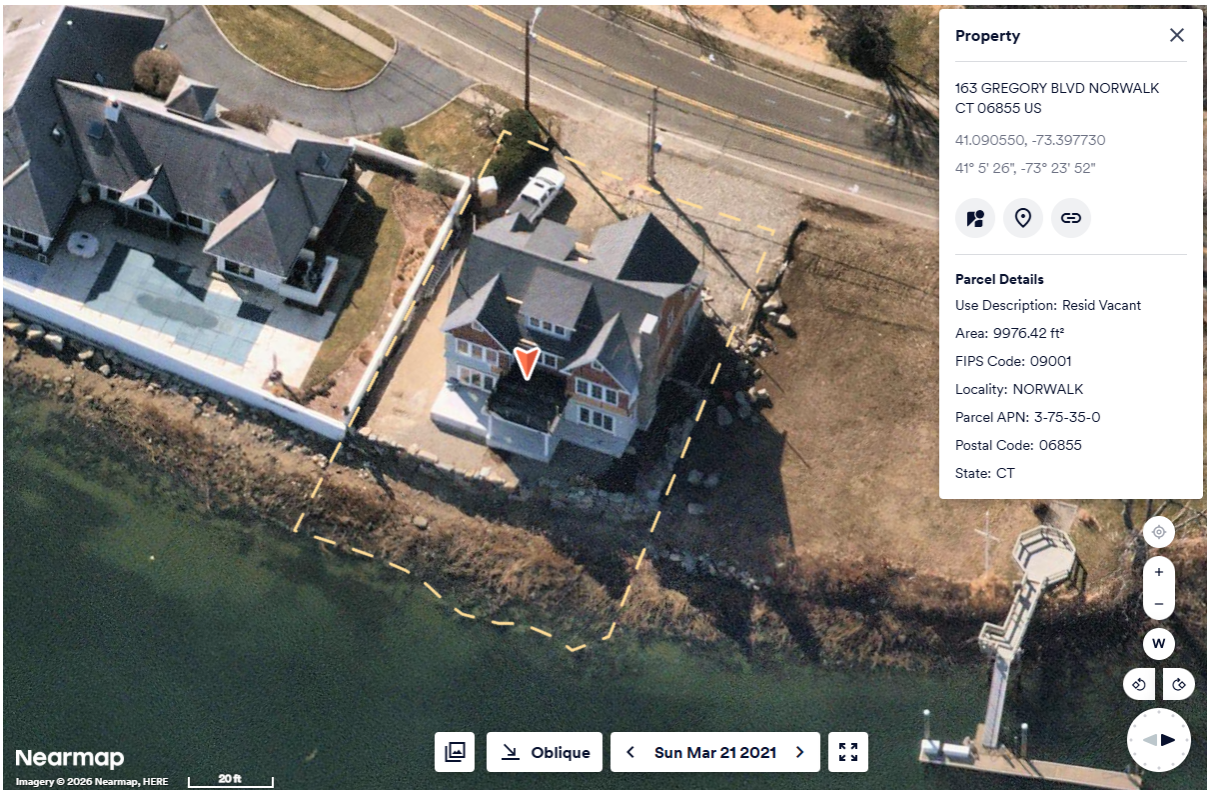
March 2020 Pre-construction Aerial Photo



April 2025



March 2021

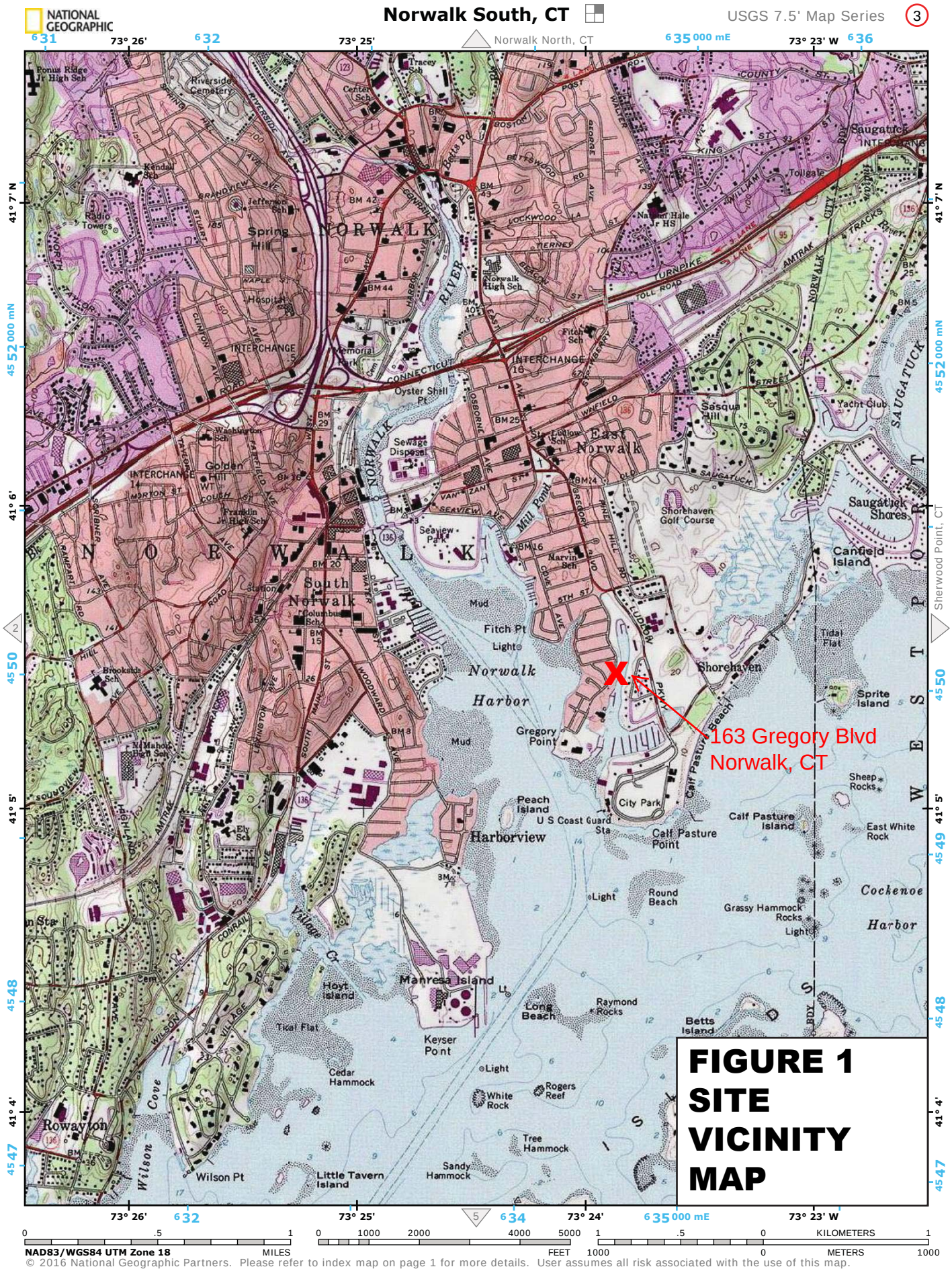


Planning and Zoning Staff COZC Inspection Photos December 2021








NATIONAL GEOGRAPHIC
Norwalk South, CT
USGS 7.5' Map Series
3
Norwalk North, CT
Sherwood Point, CT
163 Gregory Blvd
Norwalk, CT
FIGURE 1
SITE
VICINITY
MAP
NAD83/WGS84 UTM Zone 18
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163 GREGORY BOULEVARD, NORWALK, CT



Norwalk Information

ID	103-3-75-35-0
Site Address	163 GREGORY BLVD
Owner	COTALING PETER
Co-Owner	
Owner Address	163 GREGORY BLVD

WESTCOG

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

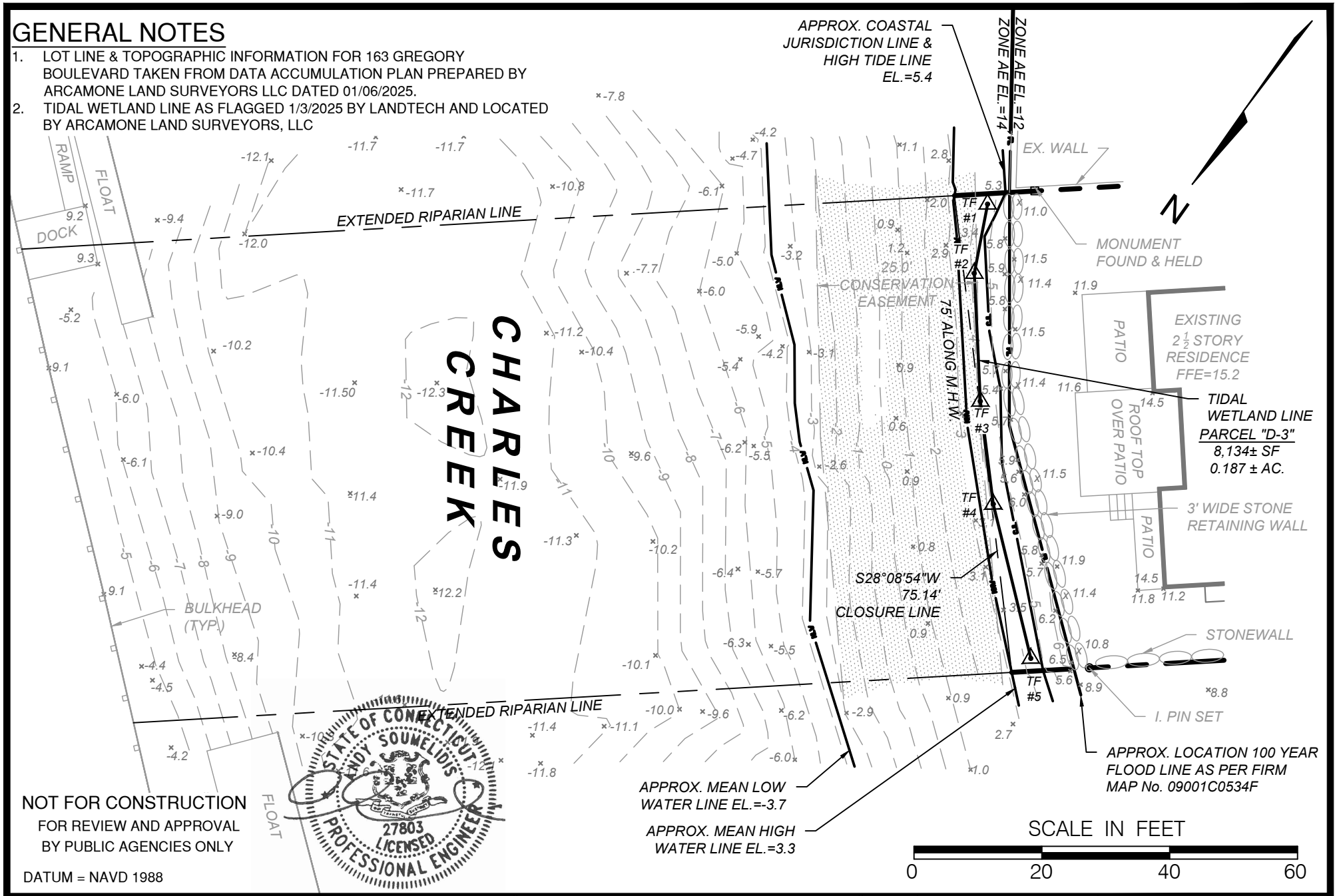
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FIGURE 2

ASSESSORS MAP

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

FIG-3

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 20'
DATE	1/8/2025
PROJECT No.	25000-01

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AND WALL COMPLIANCE - EXISTING CONDITIONS

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REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS

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

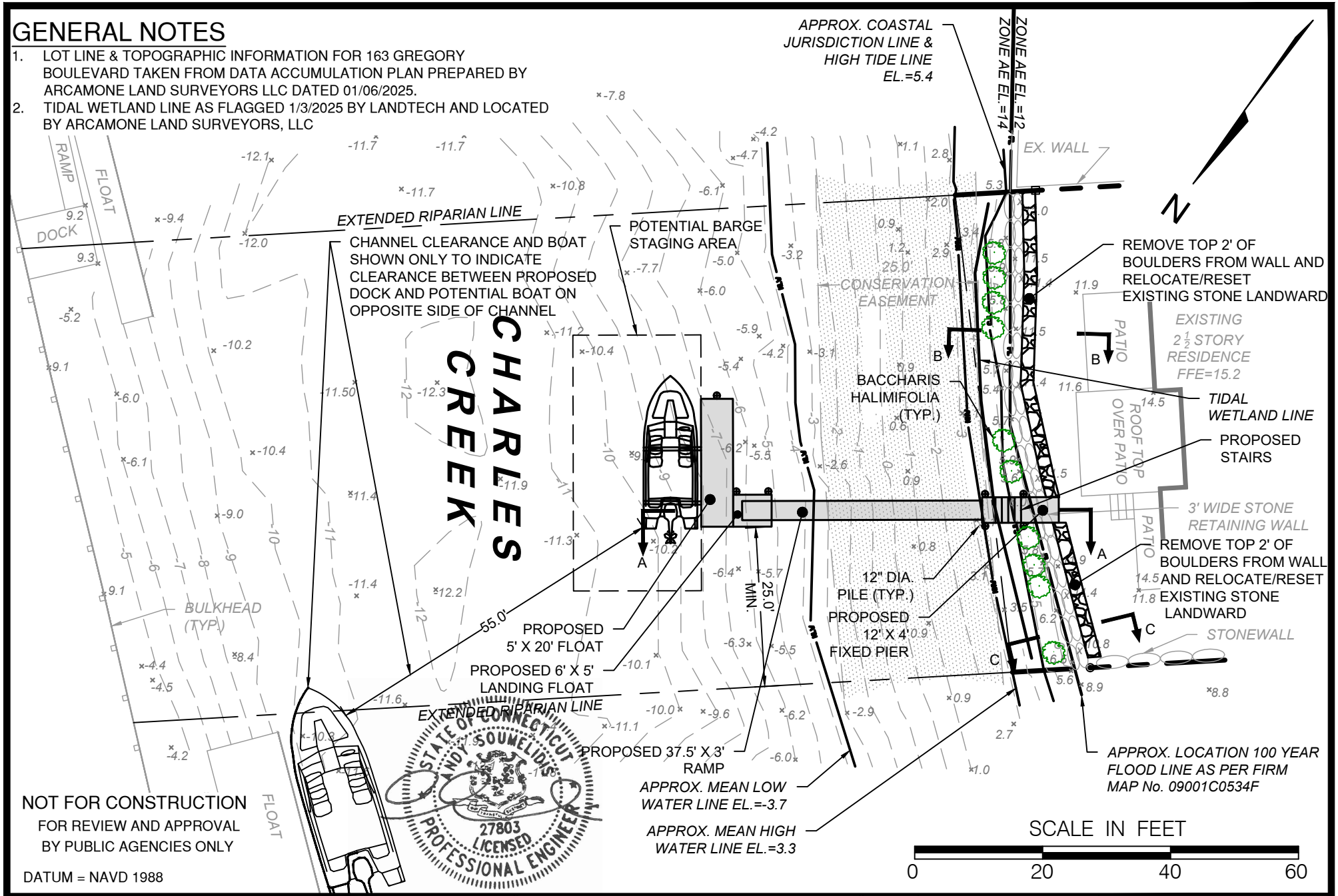

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FIG-4

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 20'
DATE	1/8/2025
PROJECT No.	25000-01

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AND WALL COMPLIANCE - PROPOSED CONDITIONS

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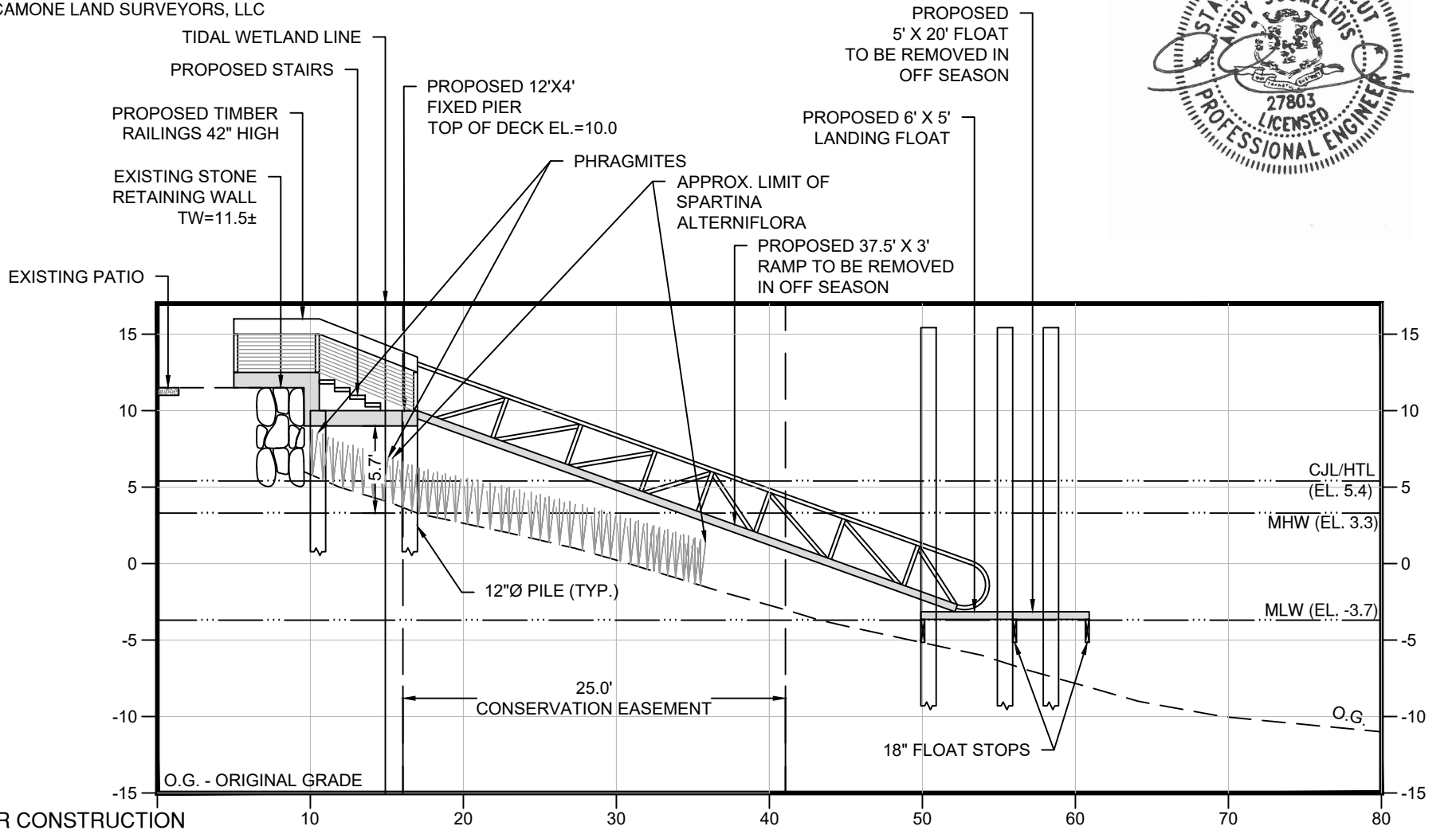
REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS
1/5/26	REVISED CROSS-CHANNEL BOAT LOCATION PER DEEP COMMENTS
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

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

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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ELEVATION A-A
SCALE: 1" = 10'

SCALE IN FEET
0 10 20 30

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

FIG-5

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 10'
DATE	1/8/2025
PROJECT No.	25000-01

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AND WALL COMPLIANCE - ELEVATION A-A

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REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS
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.
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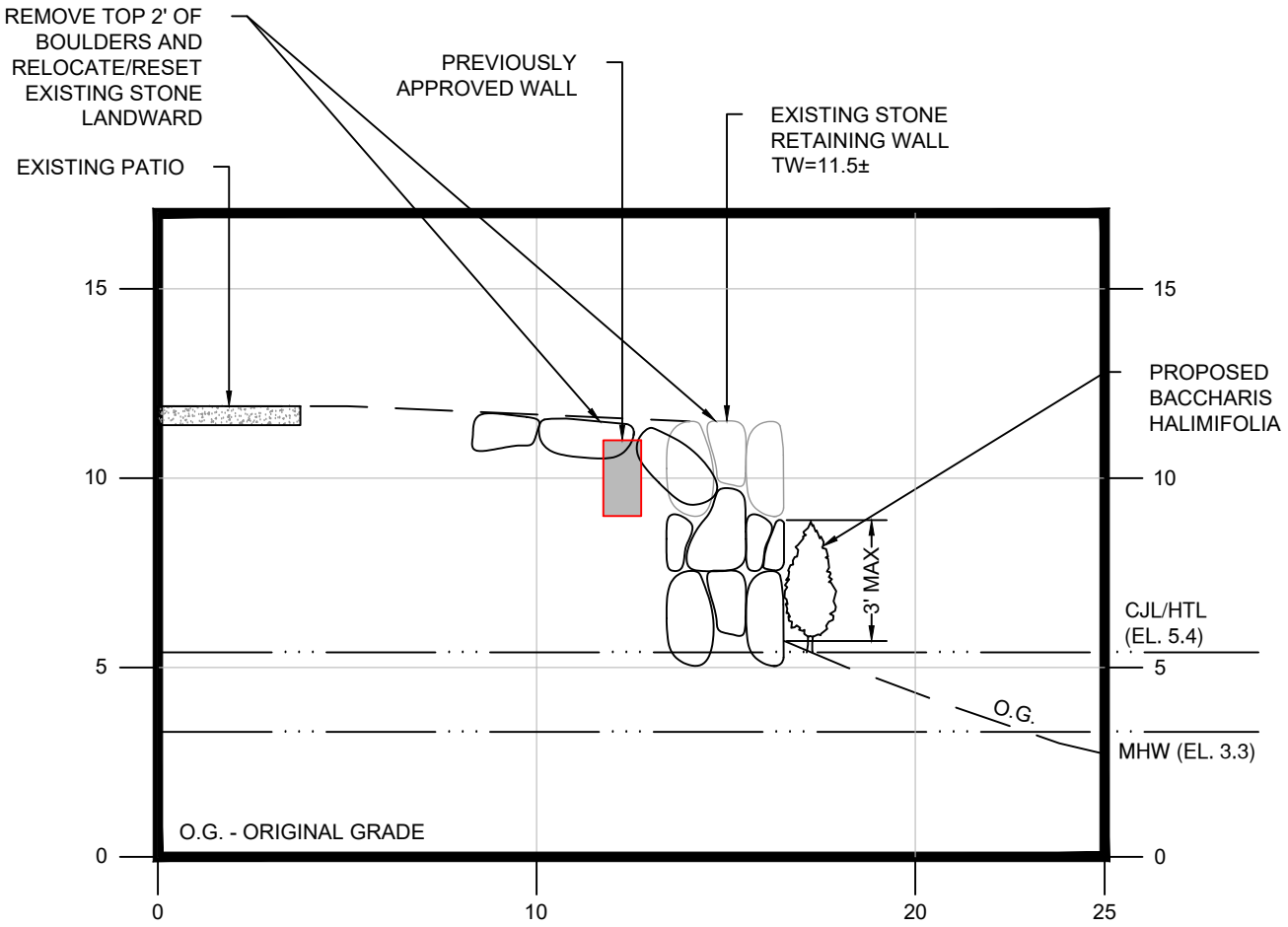

ELEVATION B-B
SCALE: 1" = 5'

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DATUM = NAVD 1988

SCALE IN FEET
0 5 10 15

STATE OF CONNECTICUT
ANDY SOUMELIDIS
27803
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PROFESSIONAL ENGINEER

FIG-6

PROJECT No.	25000-01
SCALE	1" = 5'
DATE	1/8/2025
DRAWN BY:	SM
CHECKED BY:	TR

PREPARED FOR:
PETER COTALING

PROJECT LOCATION:
163 GREGORY BOULEVARD
NORWALK, CT

TITLE:
PROPOSED IMPROVEMENTS FOR A NEW DOCK AND WALL COMPLIANCE - ELEVATION B-B

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REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

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

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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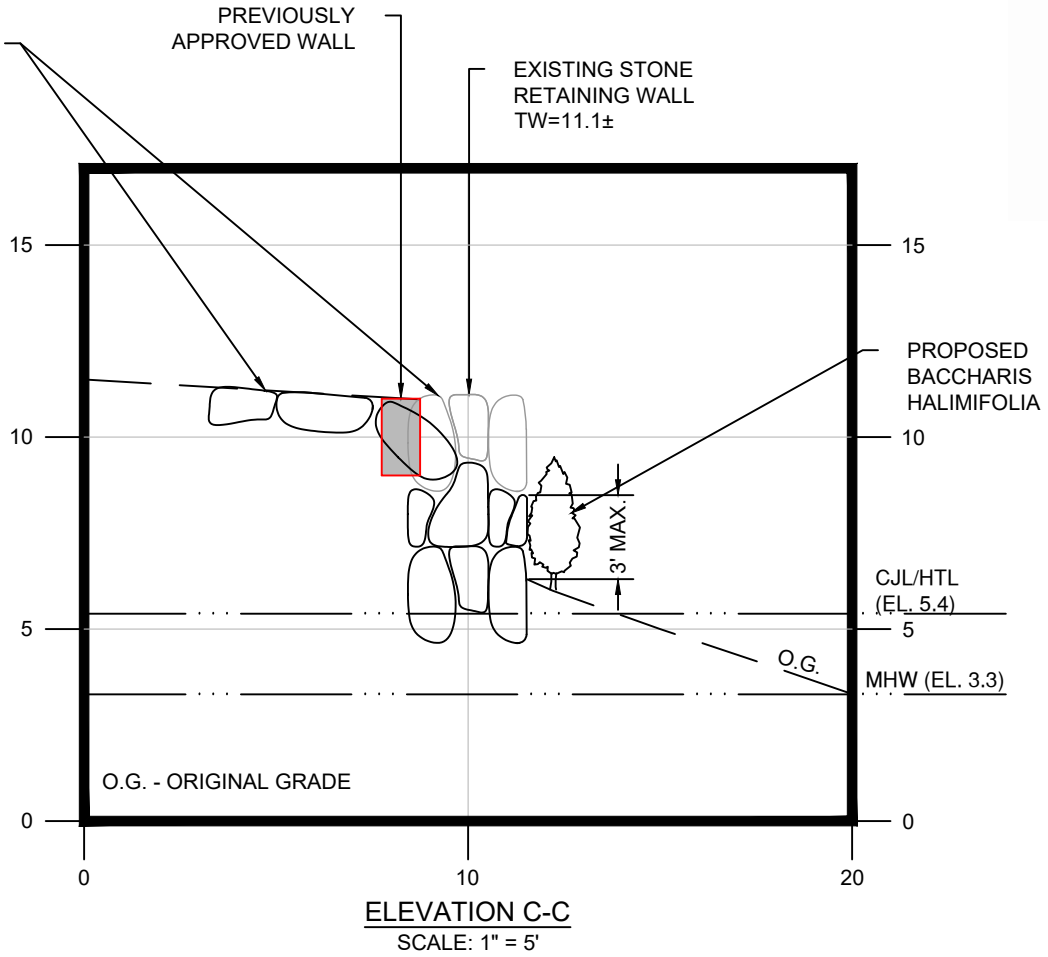
PROFESSIONAL ENGINEER



ELEVATION C-C
SCALE: 1" = 5'

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DATUM = NAVD 1988

SCALE IN FEET
0 5 10 15

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

FIG-7

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 5'
DATE	1/8/2025
PROJECT No.	25000-01

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AND WALL COMPLIANCE - ELEVATION C-C

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REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

PLANTING PLAN

THIS PLANTING PLAN WAS DESIGNED TO ENHANCE THE SHORELINE OF THE PROPERTY.

THE NOTES THAT FOLLOW WILL GUIDE IN THE PREPARATION OF PLANTING AREAS AND THE PLANTING OF NURSERY STOCK.



GENERAL PLANTING NOTES

1. ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEKEEPING AND MAINTENANCE OF THESE PLANTS FOR THE DURATION OF SITE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THE PLANTED AREA WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE OWNER, OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANT'S FIRST YEAR IN THE GROUND.
2. ALL PLANT MATERIAL PLACEMENTS ARE SUBJECT TO FIELD ADJUSTMENT IN RESPONSE TO SITE CONDITIONS. THESE ADJUSTMENTS SHALL BE AT THE DISCRETION OF THE SITE SUPERVISOR, BIOLOGIST OR ENVIRONMENTAL MONITOR.
3. ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SUITABLE ALTERNATIVES AT THE REQUEST OF THE OWNER, ENVIRONMENTAL MONITOR, NURSERY CONTRACTOR, OR APPROPRIATE AGENCIES.
4. PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE SITE SUPERVISOR, OR ENVIRONMENTAL MONITOR.

SHRUB PLANTINGS

SHRUBS ARE TO BE INTRODUCED IN AREAS SHOWN ON THE PLAN.

1. IF SOIL DEPTH IS INADEQUATE TO PLANT A SHRUB DUE TO BOULDER LOCATION, ADJUST SHRUB LOCATION OR PLACE ENOUGH TOP SOIL IN THAT AREA TO MEET THE PLANTING NEEDS.
2. PLANT STOCK AT NURSERY DEPTH BY EXCAVATING A SUFFICIENTLY LARGE ENOUGH HOLE TO ACCOMMODATE THE PLANTS AND ROOTS. THE PLANTING HOLE SHALL THEN BE FILLED WITH WATER SUFFICIENT TO SATURATE THE SURROUNDING SOIL. THE ROOTS SHALL BE SPREAD OUT ADEQUATELY TO PROMOTE GOOD GROWTH.
3. THE PLANTING HOLE SHALL BE FILLED WITH SOIL AND CLOSED AND FIRMED BY TAMPING TO FILL ANY VOIDS.
4. ALL PLANTING STOCK SHALL BE WATERED UPON COMPLETION OF PLANTING.

RECOMMENDED SHRUBS AND PLANTING SPECIFICATIONS						
KEY	BOTANICAL NAME	COMMON NAME	INDICATOR STATUS	SIZE	SPACING	ROOT
BH	Baccharis halimifolia	Eastern baccharis	FACW	3-4'	3-5' on center	CONTAINER

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DATUM = NAVD 1988

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

FIG-8

DRAWN BY: SM | SCALE: 1" = 10' | PROJECT No. 25000-01

CHECKED BY: TR | DATE: 1/8/2025

PREPARED FOR: PETER COTALING

PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT

TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AND WALL COMPLIANCE - PLANTING NOTES

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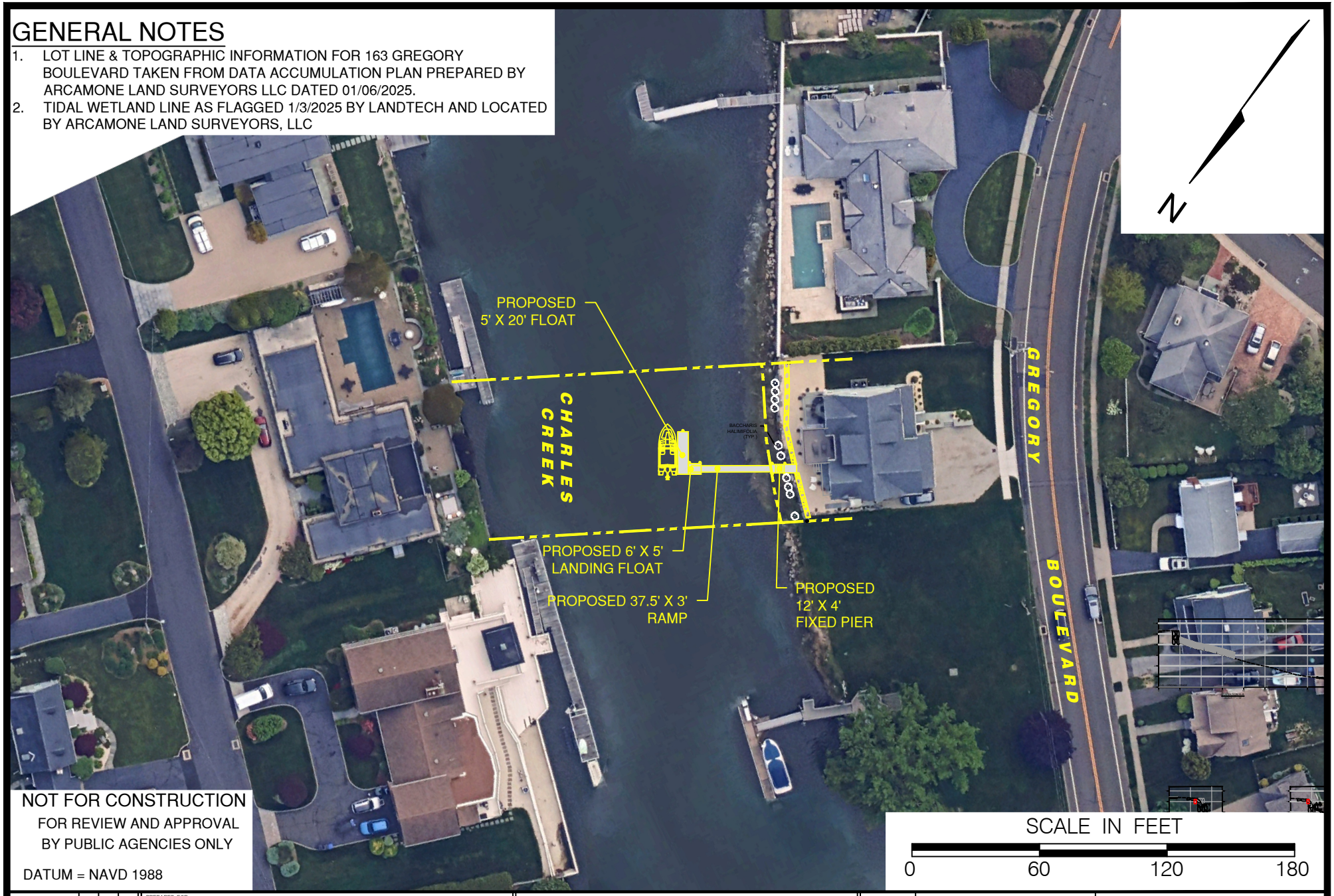
REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

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



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DATUM = NAVD 1988

FIG-9

DRAWN BY:	SM
CHECKED BY:	TR
SCALE	1" = 60'
DATE	1/8/2025
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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REVISION DATE	ISSUE
2/6/2026	REVISED PROPOSED WALL MODIFICATIONS
7/22/25	REVISED DOCK LAYOUT

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

January 5, 2026

Norwalk Planning and Zoning Commission
c/o Bryan Baker, Principal Planner
125 East Avenue
Norwalk, CT 06851

Subject: 163 Gregory Boulevard, Norwalk; Coastal Site Plan Review

Dear Commissioners:

Thank you for notifying the Land and Water Resources Division of the Department of Energy and Environmental Protection ("DEEP") of the proposed coastal site plan application noted above. Our office has reviewed the application for consistency with the policies and standards of the Connecticut Coastal Management Act ("CCMA"). Based upon our review, we find that there are significant coastal management concerns regarding this proposal and provide the following comments.

The applicant is seeking after-the-fact approval for a large boulder wall and fill constructed in 2020. The lot was previously vacant. The development went through the municipal coastal site plan review ("CSPR") approval process but was not referred to DEEP for review. The project that was approved included a low retaining wall at the top of the existing slope; however, the as-built survey indicates a taller wall was built much closer to but still landward of the Coastal Jurisdiction Line ("CJL") than what was approved. According to Norwalk's Senior Environmental Officer, Alexis Cherichetti, the City of Norwalk ("City") recommended that the applicant include removal of the wall and fill as part of the after-the-fact Coastal Site Plan Application. However, it remains as a component of this application.

Pursuant to Section 22a-108 of the CCMA, any activity within the coastal boundary not exempt from CSPR which occurs without having received lawful approval from a municipal board or commission or **which violates the terms or conditions of such approval, shall be deemed a public nuisance**. Because the wall as constructed is not the same size or in the same location as depicted on the approved CSPR, the activity likely constitutes a public nuisance pursuant to Connecticut General Statutes ("CGS") Section 22a-108.

Further, the wall and fill that were placed now constitute a “shoreline flood and erosion control structure” in accordance with CGS Section 22a-109(c) because its “purpose or effect…is to control flooding or erosion from tidal, coastal or navigable waters...” Shoreline flood and erosion control structures are allowed under very limited circumstances, the first of which is that they are **necessary and unavoidable** to protect residential structures and substantial appurtenances that are attached or integral thereto, **constructed as of January 1, 1995**. As the subject consisted of a vacant lot at the time of construction, the property is not eligible for any shoreline flood and erosion control structure; thus, any coastal site plan application submitted to retain the wall must be denied.

Accordingly, because the shoreline flood and erosion control structure remaining on the property landward of the CJL cannot be approved through the municipal coastal site plan review process, the wall and fill should be completely removed, and the shoreline should be restored as nearly as reasonably possible to the conditions proposed by the site plan that was approved by the Planning and Zoning Commission in 2020. DEEP will defer to the City’s enforcement authority to address the situation.

However, DEEP does have authority pursuant to CGS Section 22a-108 to order that a public nuisance be halted, abated, removed, or modified and that the site of the violation be restored. Staff of the Land and Water Resources Division are available to assist in any way necessary to ensure that the public nuisance on the subject site is properly addressed.

We hope these comments are helpful to the Commission in your review of the application. Please contact Braden Lynn my staff at braden.lynn@ct.gov with any questions and to work toward conclusion of this matter.

Sincerely,

Brian P. Thompson
Director
Land and Water Resources Division

BPT/BL

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"

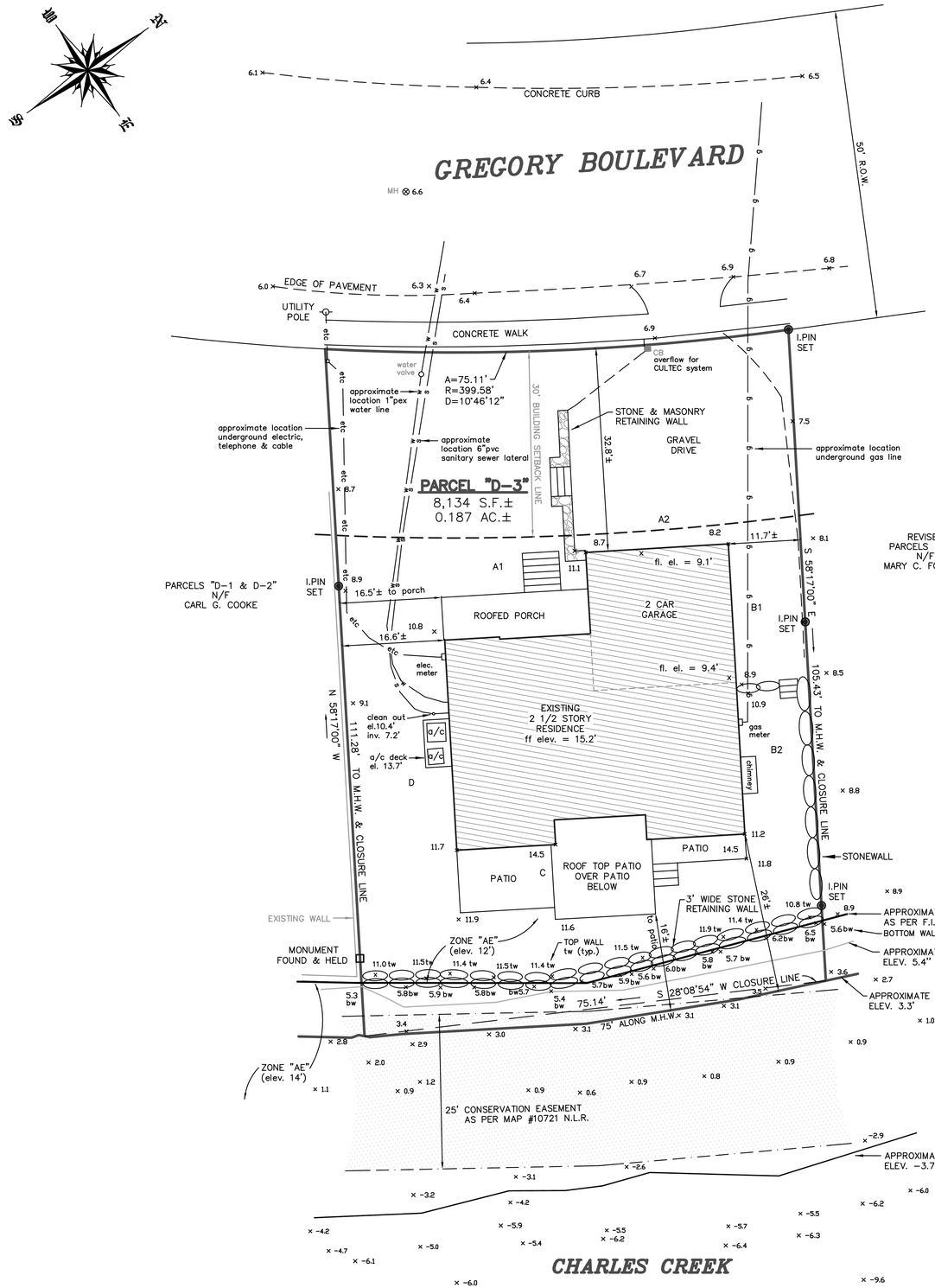
4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

REVISIONS		
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

		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'±
	(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

MAP NORTH #10721 N.L.R.



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"

0 10 20 30

GRAPHIC SCALE

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

NO USE, REPRODUCTION OR DISSEMINATION MAY BE MADE OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF ARCAMONE LAND SURVEYORS, LLC

TAX MAP 24NW DISTRICT 3 BLOCK 75 TAX LOT 35

10721-Gregory163.DWG

Dear Members of the Planning and Zoning Commission,

On behalf of Northwell Health, we respectfully submit the enclosed signage package for Norwalk Hospital for the Commission's review. The intent of this submission is to update and refine the hospital's existing signage to improve clarity, safety, and overall wayfinding while remaining sensitive to the surrounding residential context and consistent with the City's approved signage standards.

The proposed signage package has been carefully evaluated against the City's approved sign manual. **With the exception of two clearly identified net-new signs, all proposed signage remains compliant with the existing approved square footage, illumination, and placement requirements.** Where multiple design options were previously studied, only those options that meet the approved criteria are being advanced as part of this submission. Any previously identified overages have been resolved through dimensional refinements or option selection, and **no variances are being requested**.

At select locations, **the height of existing emergency-related pylon signs has been modestly increased while remaining within the approved square footage allowances**. These adjustments are limited in scope and are intended to improve visibility of emergency destinations from approaching roadways and drive aisles, supporting quicker recognition and safer decision-making for patients, visitors, and emergency responders. These signs are clearly identified within the package and are concentrated in areas where enhanced visibility is critical to emergency access.

The two exceptions to compliance with the existing sign manual are **Sign E01 E27 and NEW01**, which are identified in the package as a **net-new signage addition**. These signs are proposed to address specific way-finding needs on campus and are not intended to modify or expand any previously approved signage allowances. Northwell Health understands that E01, E27 and NEW01 represent a new sign type and acknowledges that its inclusion is subject to Planning and Zoning Commission review and approval as part of this updated signage package.

With respect to the Commission's request regarding Spanish translation, **Spanish-language copy has been incorporated at the Emergency Department entrances, specifically through door vinyl at the primary emergency access points**, where immediate comprehension is most critical to patient safety and access to care. This approach reflects common practice across other regional and national health systems, where multilingual messaging is prioritized at key emergency and life-safety locations rather than applied universally across all signage.

Expanding Spanish copy across all signs would require increases in sign area or reductions in font size and legibility, which would conflict with the Commission's guidance to remain within existing signage footprints and minimize visual impacts. That said, **Northwell Health remains open and flexible** and is willing to work collaboratively with the Commission to identify additional **key, prominent signs containing emergency-related messaging** where Spanish translation could be added, provided it can be accommodated within the established signage framework.

The hospital has also been mindful of the Commission's sensitivity to illumination near residential properties. Illuminated signage has been limited to locations where it is operationally necessary, such as emergency identification and primary wayfinding, and is designed to minimize spillover and visual impact.

Northwell Health appreciates the Commission's time and thoughtful consideration and looks forward to continuing to work collaboratively to ensure the proposed signage enhances safety, accessibility, and navigation while respecting the character of the surrounding neighborhood.

Northwell Health

34 Maple Ave
Norwalk CT 06856

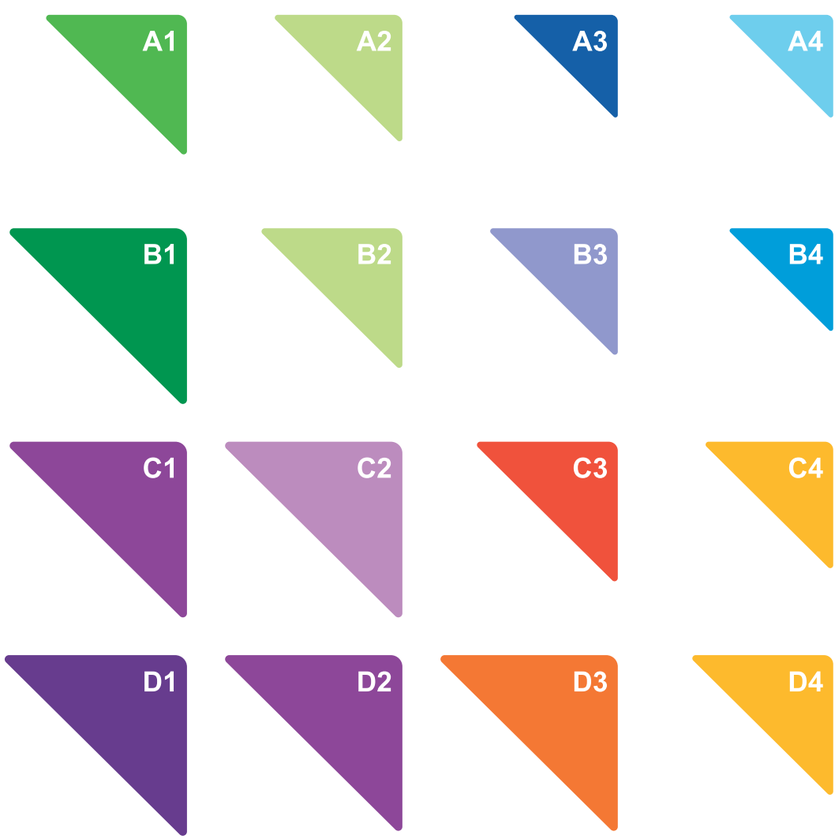
11.11.25
11.18.25 Revision 1
11.19.25 Revision 2
12.08.25 Revision 3
12.15.25 Revision 4
01.07.26 Revision 5
01.14.26 Revision 6
01.15.26 Revision 7
01.23.26 Revision 8
Job# 84331

AMERICAN / INTERSTATE SIGNCRAFTERS

Sign Package Intent Statement

The purpose of this signage re-brand is to update the hospital's name while enhancing public safety, emergency access, and patient care. The hospital has received patient and visitor feedback indicating that existing signage is difficult to read from a distance. The proposed sign package improves visibility by increasing the height of key signs, allowing for larger, high-contrast copy that can be read from greater distances. Improved legibility supports clear way-finding for patients, visitors, staff, and emergency responders, reducing hesitation, unsafe turning movements, and unnecessary circulation that can negatively impact traffic flow within and around the hospital campus. Increased sign visibility also supports ADA-related accessibility considerations by assisting individuals with visual impairments and cognitive limitations, helping to ensure equitable access to information and safe navigation throughout the hospital site.

Northwell Health would like to work collaboratively with the City to ensure the proposed signage complies with applicable regulations while meeting public safety, accessibility, and way-finding objectives.

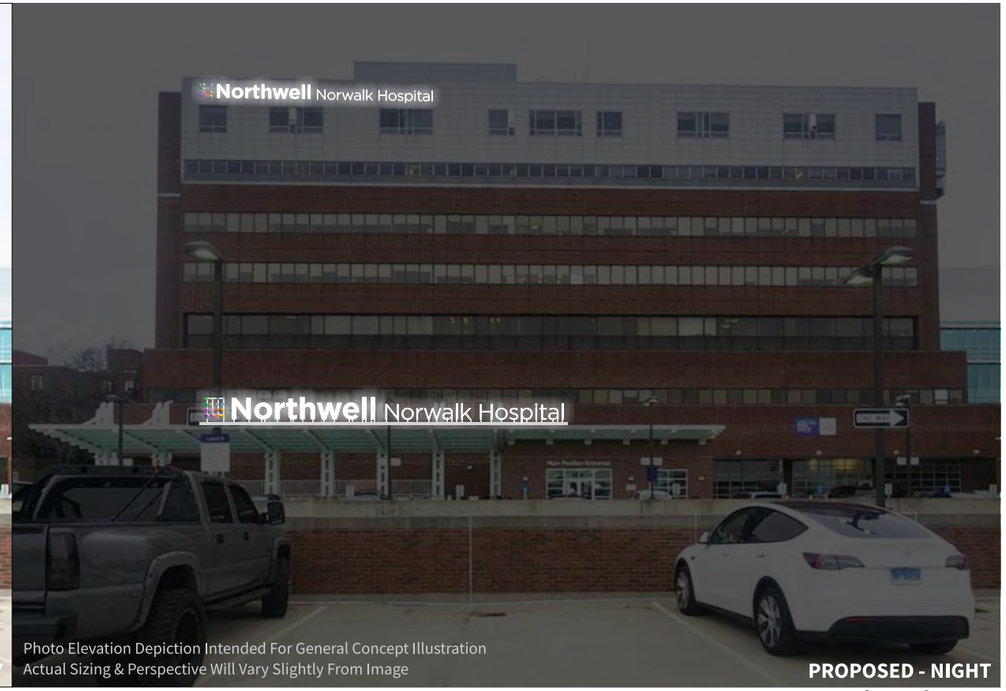


	Reference	Color Name	Pantone	Paint - Matthews LVS Semi-Gloss	Translucent Film	Opaque Film	Dual Color Film
	A1	NWH GREEN	PMS 361	MP70376 R153764	Digitally Printed	Digitally Printed	NA
	A2	NWH LIGHT GREEN	PMS 366	MP73239 R153764	Digitally Printed	Digitally Printed	NA
	A3	NWH DARK BLUE	PMS 293	PM78891 R153764	3M 3630-97 Bristol Blue	3M 180-47 Intense Blue	3M DN00060
	A4	NWH LIGHT BLUE	PMS 297	MP84326 R153764	Digitally Printed	Digitally Printed	NA
	B1	NWH DARK GREEN	PMS 348	MP77969 R153764	Digitally Printed	Digitally Printed	NA
	B2	NWH LIGHT GREEN	PMS 366	MP73239 R153764	Digitally Printed	Digitally Printed	NA
	B3	NWH LAVENDER	PMS 271	MP84497 R153764	Digitally Printed	Digitally Printed	NA
	B4	NWH BLUE	PMS 2925	MP79491 R153764	3M 3630-57 Olympic Blue	3M 180-57 Olympic Blue	NA
	C1	NWH PURPLE	PMS 2592	MP76012 R153764	Digitally Printed	Digitally Printed	NA
	C2	NWH LIGHT PURPLE	PMS 2573	MP87136 R153764	Digitally Printed	Digitally Printed	NA
	C3	NWH RED	PMS 179	MP73698 R153764	Digitally Printed	Digitally Printed	NA
	C4	NWH GOLD	PMS 130	MP73884 R153764	Digitally Printed	Digitally Printed	NA
	D1	NWN DARK PURPLE	PMS 2597	MP77729 R153764	Digitally Printed	Digitally Printed	NA
	D2	NWH PURPLE	PMS 2592	MP76012 R153764	Digitally Printed	Digitally Printed	NA
	D3	NWH ORANGE	PMS 165	MP79770 R153764	Digitally Printed	Digitally Printed	
	D4	NWH GOLD	PMS 130	MP73884 R153764	Digitally Printed	Digitally Printed	
		Gray	Cool Gray 11	MP81350	3M 3630-61 Slate Gray	3M 180-41 Dark Gray	Dual Color 3M 3635-0285
		White	-	MP11477 R153764	3M 3630-20 White	3M 7725-10 White	NA
		White Diffuser	-	NA	3M 3635-30	NA	NA
		ER Red	PMS 485		3M 3632-43 Lt. Tomato Red	3M 7725-263 Perfect Match Red	NA

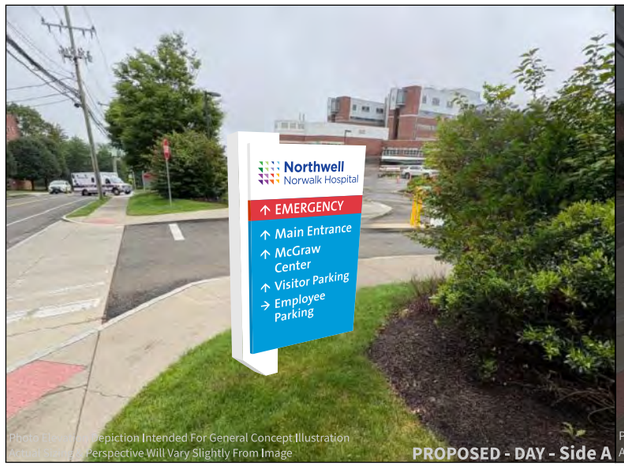


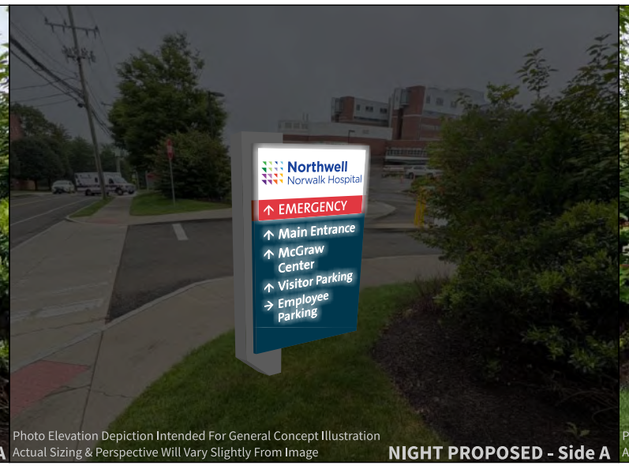
1 **Site Plan**
Scale: NTS





Channel Letters









E06 MH-D1e-7



Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

PROPOSED - DAY

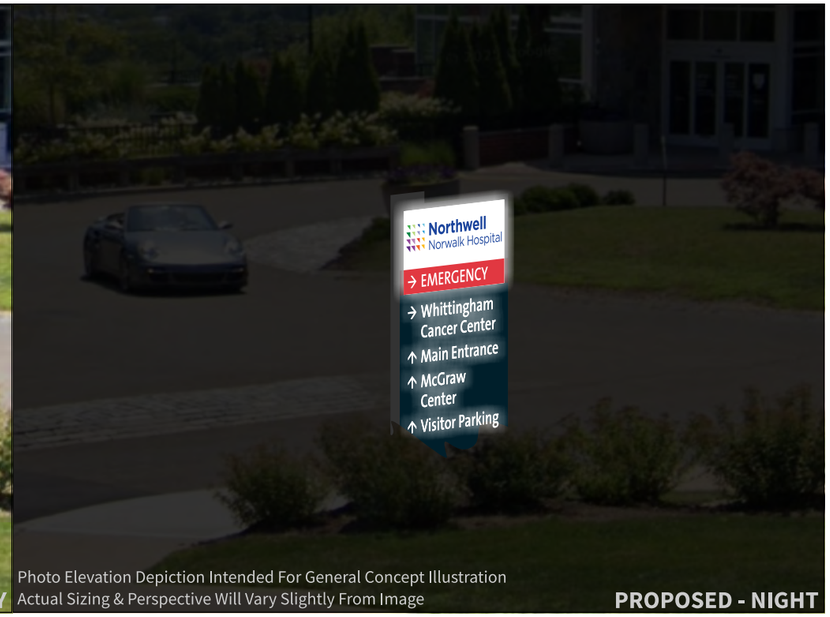


Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

PROPOSED - NIGHT

E08 MH-D1e-7



Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

PROPOSED - DAY



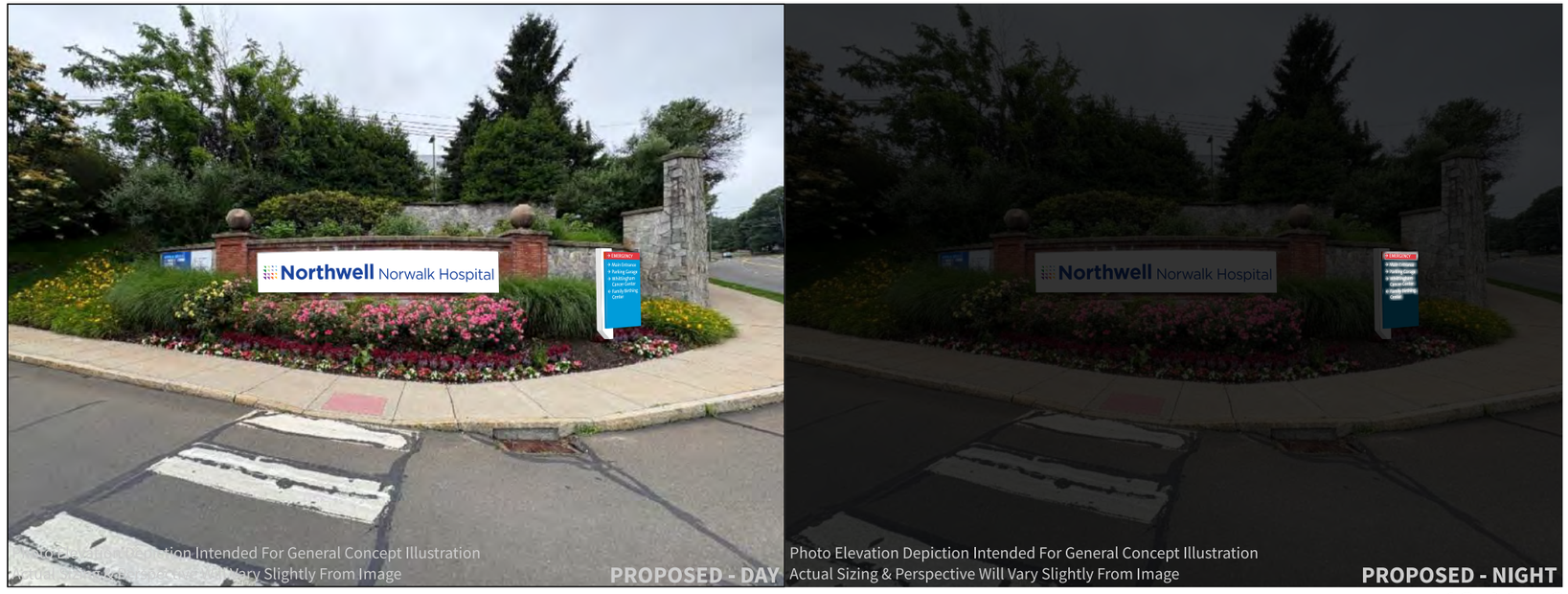
Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

PROPOSED - NIGHT

E09 MH-D1e-7



E07MH-D1e-7



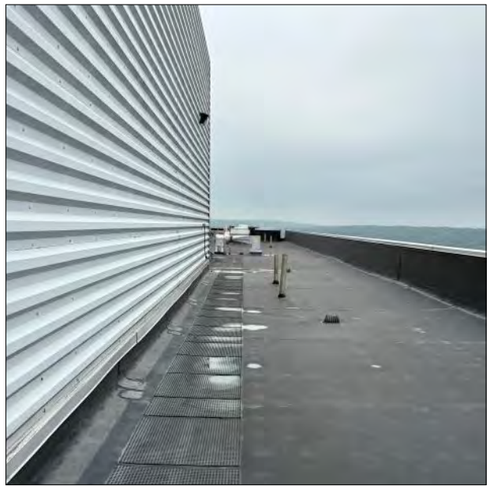
E12 D1e-6


Northwell
Norwalk Hospital
→ Employee Parking
Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image
PROPOSED - DAY
Northwell
Norwalk Hospital
→ Employee Parking
Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image
PROPOSED - NIGHT

E13 MH-D1i-4

Scope of Work: Manufacture and install (1) Dual Color illuminated letterset as shown. Letters to be powered with remote power supply. Letters centered vertically and within top metal panel area. Logo justified to left window

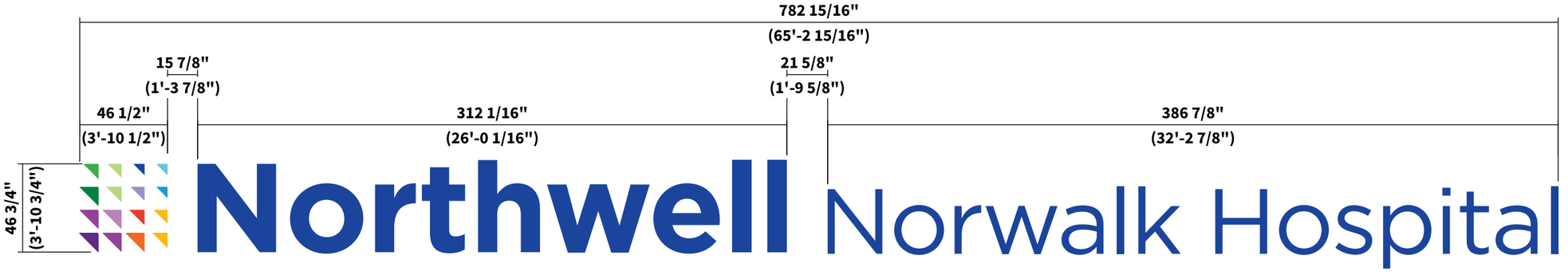
Existing Sq.Ft.: NA
Proposed Sq.Ft.: 313





NOTE: New electric to be brought to sign location required. All electrical connections will be brought to back side of parapet wall. Water proofing penetrations through rubbed membrane. Client to confirm what rooms are behind sign location. Possibly ICU and need to confirm if sign can be installed here.



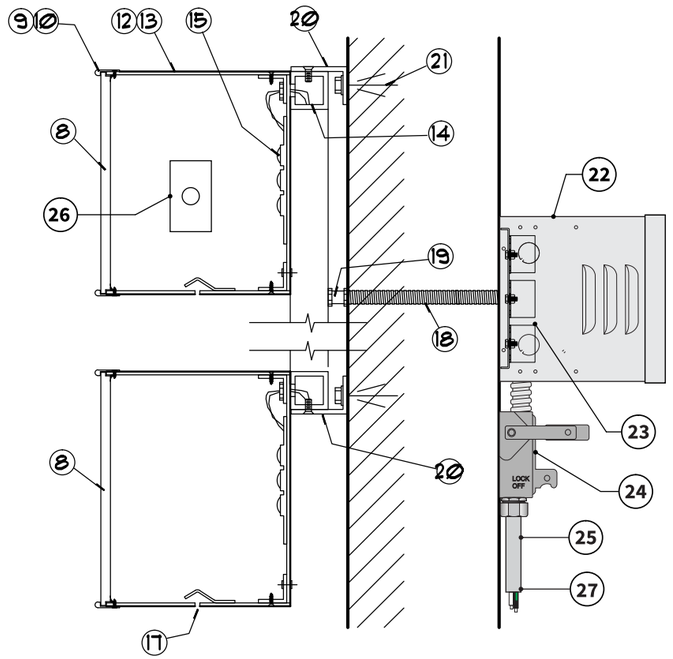


1 **Front View**
Scale: 3/16"=1'-0"

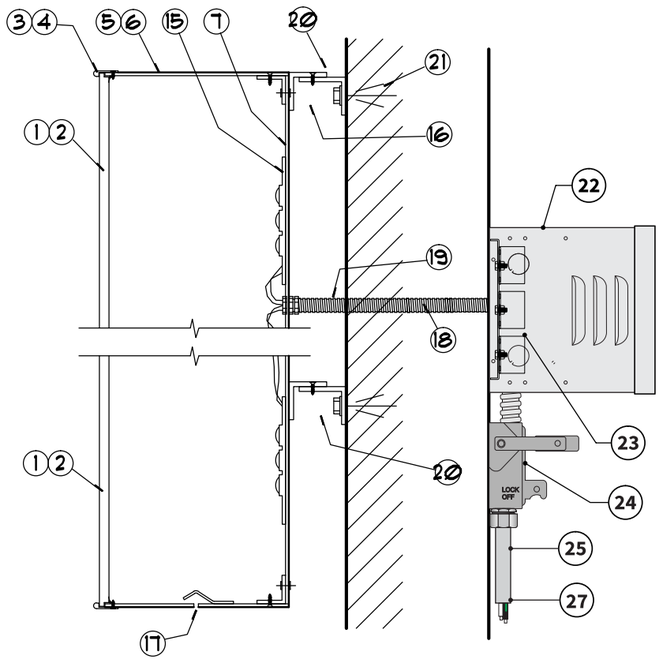


2 **Side View**
Scale: 3/16"=1'-0"

Dual Color Channel Letters



A SECTION @ LARGE SYMBOL
SCALE: 3"=1'-0"



C SECTION @ LARGE LETTERS
SCALE: 3"=1'-0"

NOTES:

1. BLUE LETTER FACES TO BE .177" WHITE TRANSLUCENT ACRYLIC (#2447). FIRST SURFACE DECORATE WITH 3M DUAL COLOR FILM (COLOR ON) TO MATCH PMS 293 BLUE. USE ARTWORK PROVIDED BY DESIGNER. LETTERS ILLUMINATE WHITE AT NIGHT.
2. WHITE LETTER FACES TO BE WHITE TRANSLUCENT ACRYLIC (#7328). USE ARTWORK PROVIDED BY DESIGNER.
3. BLUE LETTER TRIM CAP TO BE JEWELITE 1" BLUE. PAINT FINISH TO MATCH PMS 293 BLUE.
4. WHITE LETTER TRIM CAP TO BE JEWELITE 1" WHITE.
5. BLUE FACED LETTER RETURNS TO BE .040" ALUMINUM FOR LETTERS 12-15", .050" FOR LETTERS 18-24", AND .063" FOR LARGER THAN 24". PAINT FINISH EXTERIOR WHITE. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
6. WHITE FACED LETTER RETURNS TO BE .040" ALUMINUM FOR LETTERS 12-15", .050" FOR LETTERS 18-24", AND .063" FOR LARGER THAN 24". PAINT FINISH EXTERIOR TO MATCH COOL GRAY #11. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
7. LETTER BACKS TO BE .050" FOR 12-15" LETTERS, .063" FOR LETTERS 18-24" AND .090" FOR LARGER THAN 24". PAINT EXTERIOR SURFACES TO MATCH LETTER RETURNS. PAINT FINISH INTERIOR WITH LIGHT ENHANCEMENT PAINT.
8. "CONSTELLATION" FACES TO BE .118" WHITE TRANSLUCENT ACRYLIC (2447) FOR LETTER SETS 18" AND LARGER (SEE CHART). FIRST SURFACE FILM DECORATE PER SEPARATE ELEVATION DETAIL.
9. FOR BLUE FACED LETTER SETS, CONSTELLATION TRIM CAP TO BE JEWELITE 1" WHITE.
10. FOR WHITE FACED LETTER SETS, CONSTELLATION TRIM CAP TO BE BLACK PAINTED TO MATCH PMS COOL GRAY #11. SEMI- GLOSS FINISH.
11. "CONSTELLATION" FACES TO BE .15" CLEAR SHOULDER ROUTED ACRYLIC FOR LETTER SETS 17" AND SMALLER (SEE CHART). FIRST SURFACE FILM DECORATE PER SEPARATE ELEVATION DETAIL. SECOND SURFACE DECORATE WITH 3M 3635-30 WHITE DIFFUSER FILM. EXPOSED RETURNS TO HAVE A MILL FINISH.

Not Used

12. FOR BLUE FACED LETTER SETS,"CONSTELLATION" RETURNS TO BE .040" ALUMINUM FOR LETTERS 12-15", .050" FOR LETTERS 18-24", AND .063" FOR LARGER THAN 24". PAINT FINISH EXTERIOR WHITE. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
13. FOR WHITE FACED LETTER SETS, "CONSTELLATION" RETURNS TO BE .040" ALUMINUM FOR LETTERS 12-15", .050" FOR LETTERS 18-24", AND .063" FOR LARGER THAN 24". PAINT FINISH EXTERIOR TO MATCH COOL GRAY #11. SEMI-GLOSS FINISH. PAINT FINISH INTERIOR SURFACE WITH LIGHT ENHANCEMENT PAINT.
14. .125" ALUMINUM TUBE FRAME FOR SUPPORT OF "CONSTELLATION" ELEMENTS. TUBE SIZE VARIES WITH LETTER SET SIZING. SEE CHART. PAINT FINISH TO MATCH EXITING BUILDING COLOR. FRAME TO ACT AS SUPPORT/ RACEWAY FOR TRIANGLE ELEMENTS.
15. LED LIGHTSOURCE TO BE AGILIGHT OR APPROVED EQUAL. 6500K WHITE. LED MANUFACTURER TO PROVIDE LAYOUTS, LED MODULE SPECIFICATIONS, AND POWER SUPPLY SPECIFICATIONS. LAYOUTS TO PROVIDE ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
16. .125" ALUMINUM ATTACHMENT CLIPS AS REQUIRED TO SET LETTERS OFF OF BUILDING FACE TO MATCH TUBE DEPTH OF CONSTELLATION SUPPORT FRAME. PAINT FINISH TO MATCH EXISTING WALL COLOR.
17. PROVIDE WEEP HOLES WITH LIGHT SCREENS TO MEET UL REQUIREMENTS.
18. UL APPROVED ELECTRICAL PASS THROUGH AS REQUIRED **with Low Voltage Secondary Wiring 2-wire PLTC)**
    18 Gauge Supply Wire
19. USE GREENFIELD CONNECTORS AS REQUIRED TO MEET UL REQUIREMENTS.
20. ALUMINUM MOUNTING ANGLES TOP AND BOTTOM TO ACCEPT CONSTELLATION FRAME. MECHANICLLY ATTACH TOP AND BOTTOM TO FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT TO MATCH EXISTING WALL COLOR.
21. ATTACH TO EXISITNG WALL AS REQUIRED.

22. 7" x 7" x 18" Galvanized Power Supply Enclosure
23. Remote Led Power Supply
24. Lockable Disconnect Switch Located on Interior Wall
25. UL listed & approved Sealtite flexible conduit
26. 20amp disconnect switch per NEC 380-14A.
(1) per circuit as per NEC 600-2
27. Power Brought to Sign by others

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

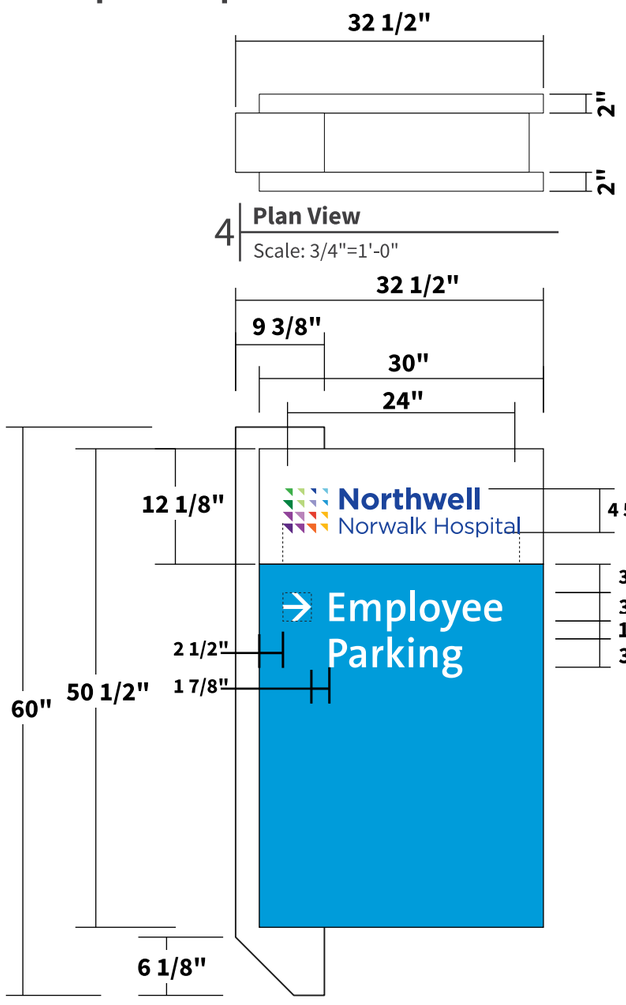
Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

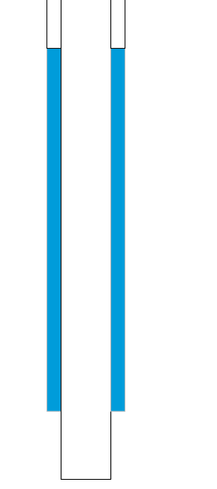
Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

Scope of Work: Manufacture and install (1) - Double Face Non-Illuminated Directional.
Remove Existing Directional.
Note: New sign to Connect to Existing, New Pole and Foundation.
NOTE: Custom Size Designed to Accomodate New Copy Standards
New foundation and pole required.
Existing Sq.Ft.: 20
Proposed Sq.Ft.: 13.54



4 **Plan View**
Scale: 3/4"=1'-0"

1 **Front View - Side A**
Scale: 3/4"=1'-0"

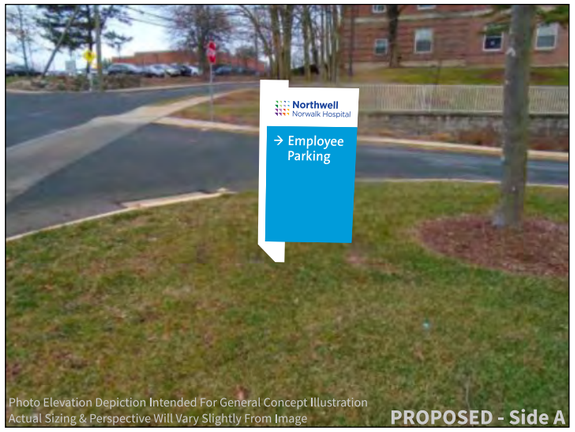


2 **Side View**
Scale: 3/4"=1'-0"

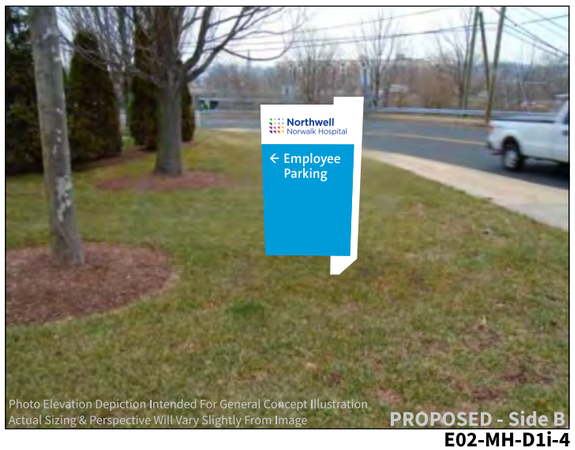


3 **Front View - Side B**
Scale: 3/4"=1'-0"



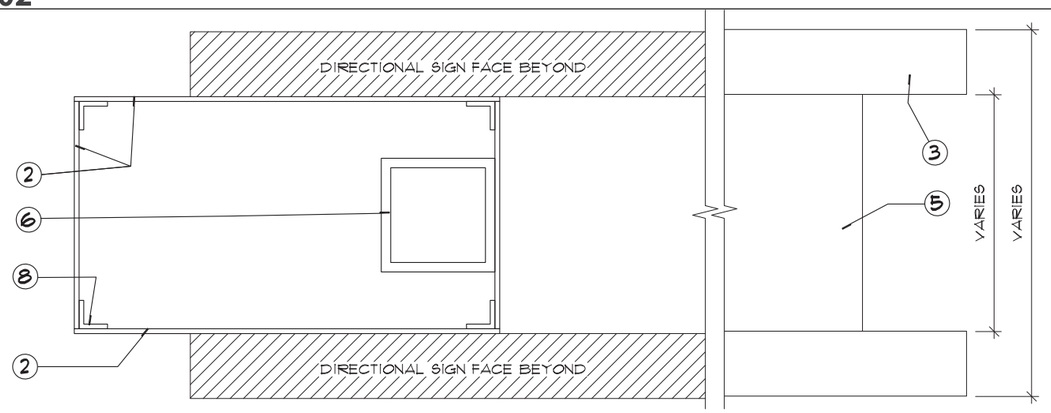






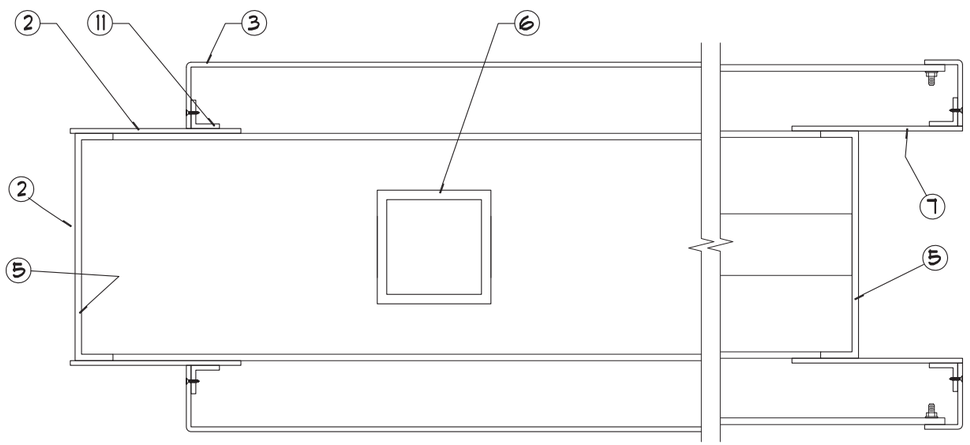
E02-MH-D1i-4

MH-Di-5 (Custom) Non-Illuminated Directional



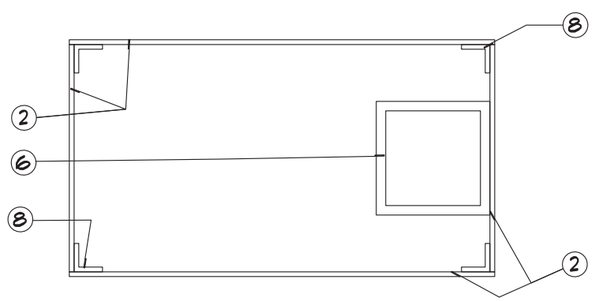
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



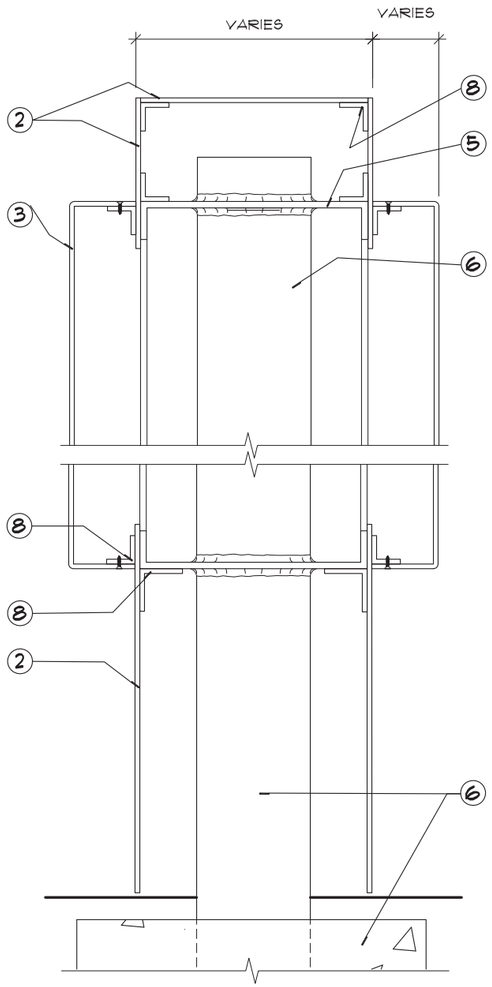
B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



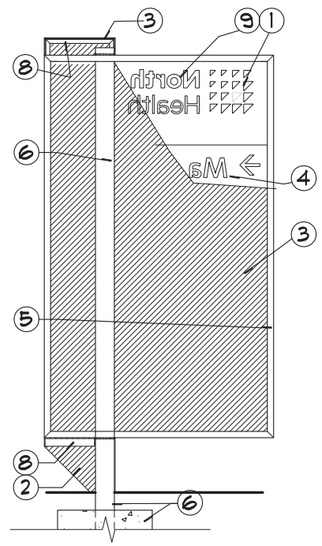
C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"



D VERTICAL SECTION

SCALE: 3"=1'-0"



E VERTICAL SECTION

SCALE: 1/2"=1'-0"

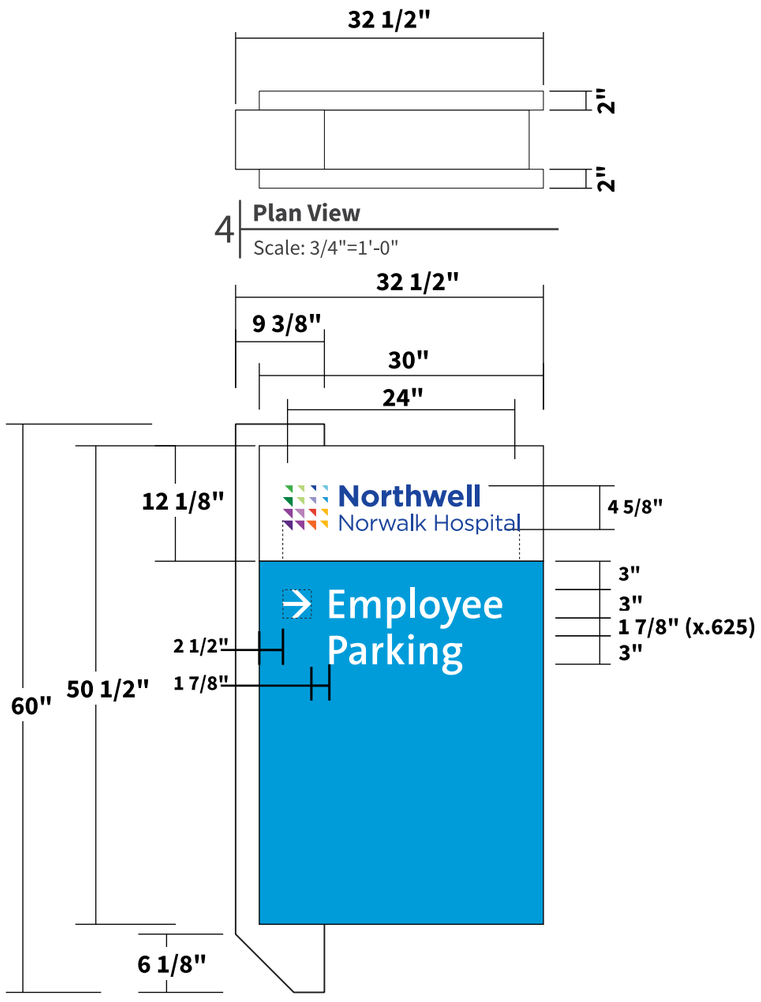
NOTES:

1. CONSTELLATION TO BE DIGITALLY PRINTED ONTO WHITE OPAQUE FILM (3M IJ-180 OR APPROVED EQUAL) WITH UV INKS FULL COLOR AT 1200 DPI ON AN 8 COLOR PRINTER. APPLY LIQUID OVERLAMINATE TO PROVIDE A MINIMUM OF A 5 YEAR WARRANTY.
2. .125" ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
3. SIGN FACE TO BE .125" PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
4. COPY / ARROWS TO BE WHITE REFLECTIVE FILM. TYPEFACE TO BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODCUTION.
5. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
6. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
7. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
8. .125" ALUMINUM ANGLE(S) AS REQUIRED.
9. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTORK PROVIDED BY DESIGNER.

Non-Illuminated Directionals sections

MH-Di-5 (Custom) Non-Illuminated Directional

Scope of Work: Manufacture and install (1) - Double Face Non-Illuminated Directional.
Remove Existing Directional.
Note: New sign to Connect to Existing, New Pole and Foundation.
New foundation and pole required.
Existing Sq.Ft.: 20
Proposed Sq.Ft.: 13.54



1 **Front View - Side A**
Scale: 3/4"=1'-0"

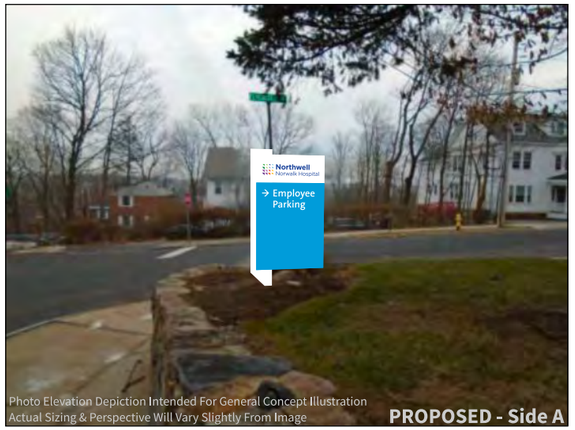


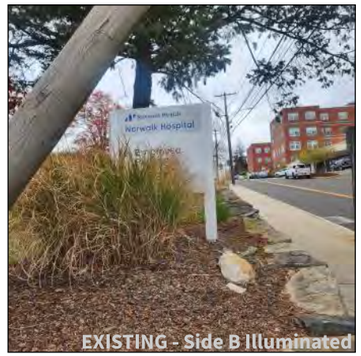
2 **Side View**
Scale: 3/4"=1'-0"

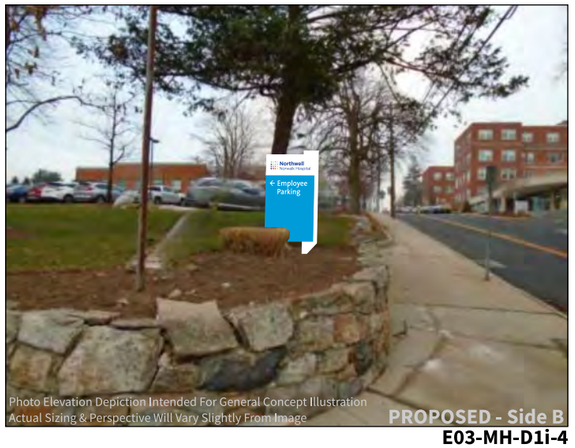


3 **Front View - Side B**
Scale: 3/4"=1'-0"





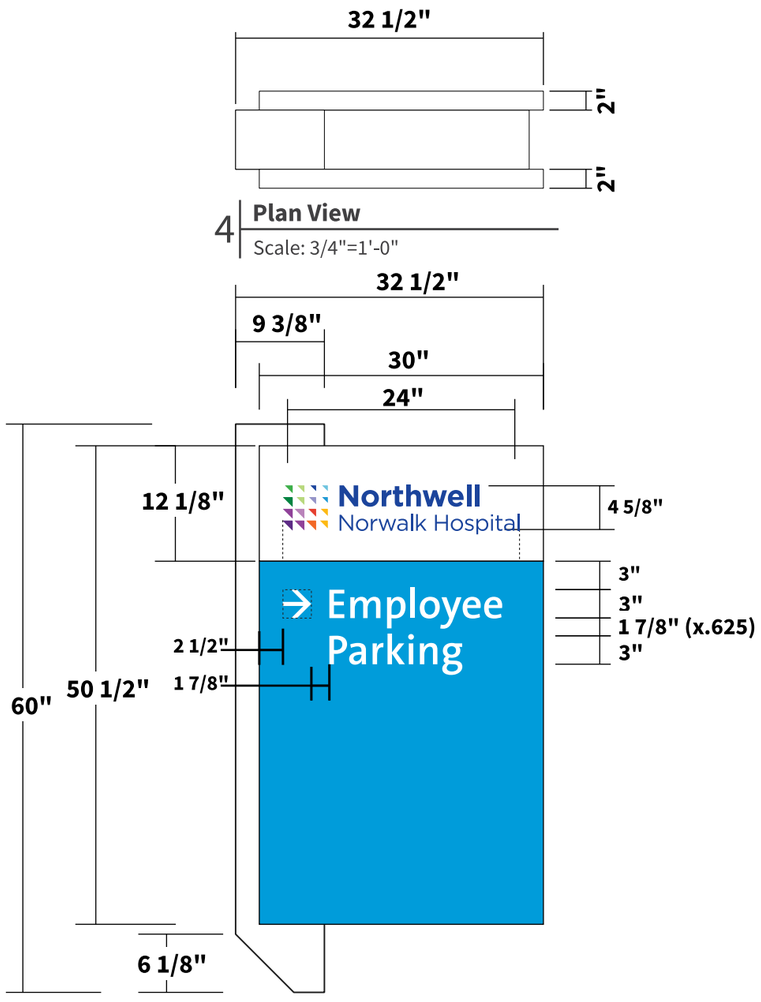




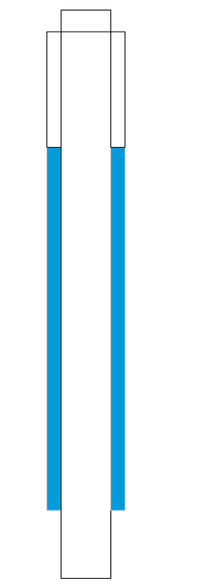
E03-MH-D1i-4

MH-Di-5 (Custom) Non-Illuminated Directional

Scope of Work: Manufacture and install (1) - Double Face Non-Illuminated Directional.
Remove Existing Directional.
Note: New sign to Connect to Existing, New Pole and Foundation.
New foundation and pole required.
Existing Sq.Ft.: 20
Proposed Sq.Ft.: 13.54



1 **Front View - Side A**
Scale: 3/4"=1'-0"



2 **Side View**
Scale: 3/4"=1'-0"



3 **Front View - Side B**
Scale: 3/4"=1'-0"



EXISTING - Side A Illuminated

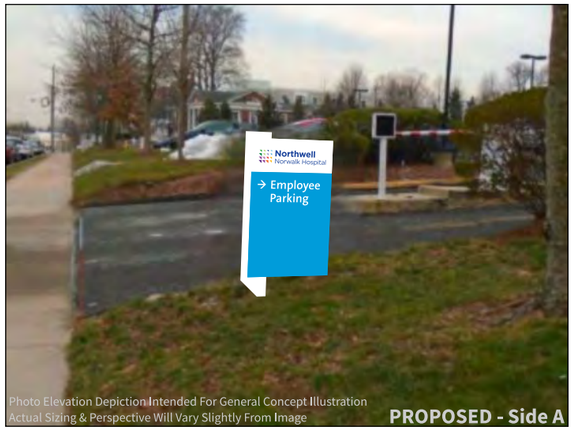


Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

PROPOSED - Side A



EXISTING - Side B Illuminated

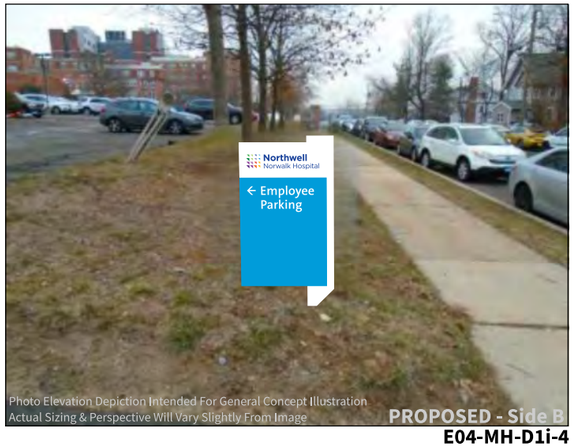
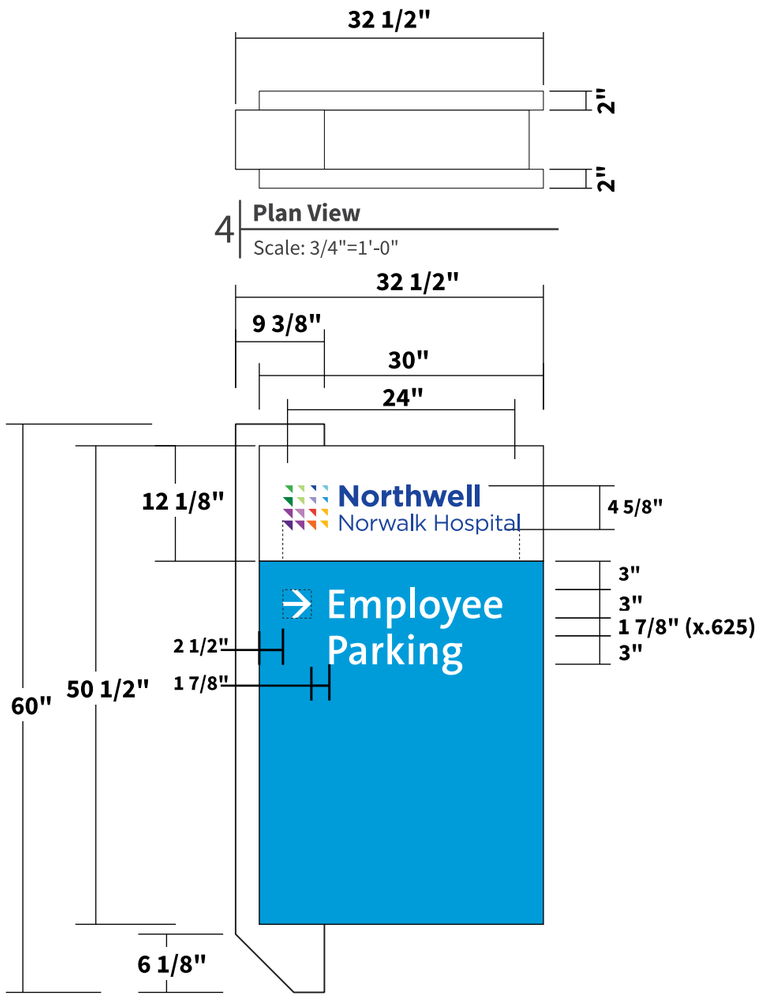


Photo Elevation Depiction Intended For General Concept Illustration
Actual Sizing & Perspective Will Vary Slightly From Image

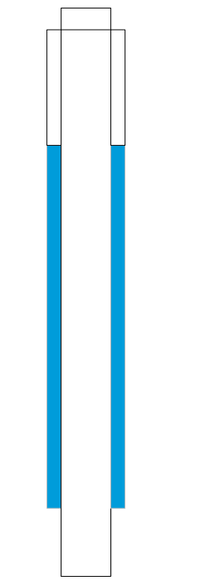
PROPOSED - Side B

E04-MH-D1i-4

Scope of Work: Manufacture and install (1) - Double Face Non-Illuminated Directional.
Remove Existing Directional.
Note: New sign to Connect to Existing, New Pole and Foundation.
New foundation and pole required.
Existing Sq.Ft.: 20
Proposed Sq.Ft.: 13.54



1 **Front View - Side A**
Scale: 3/4"=1'-0"



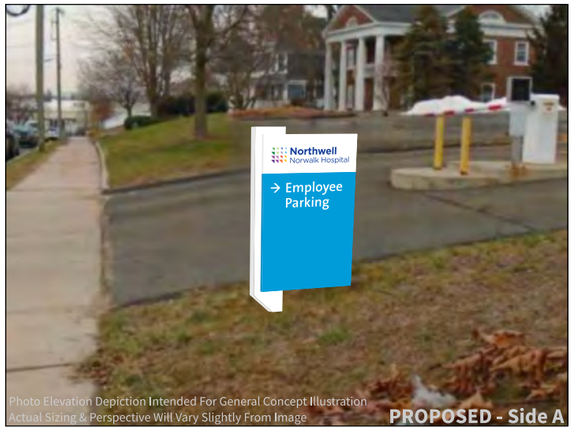
2 **Side View**
Scale: 3/4"=1'-0"



3 **Front View - Side B**
Scale: 3/4"=1'-0"



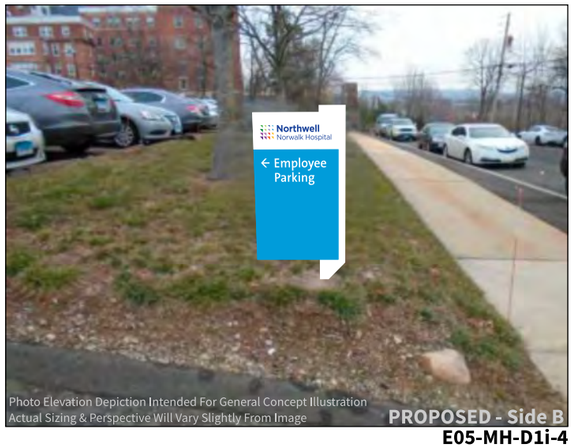
EXISTING - Side A Illuminated



PROPOSED - Side A



EXISTING - Side B Illuminated



PROPOSED - Side B

E05-MH-D1i-4

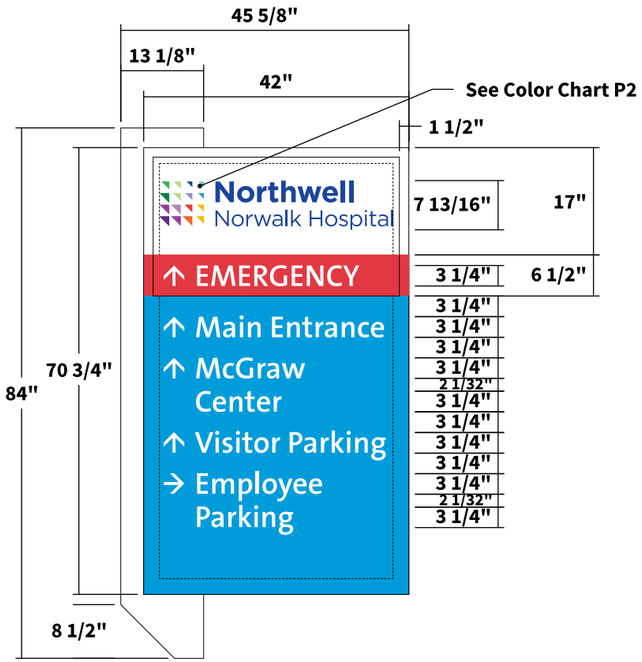
MH-D1e-7 Illuminated Directional Sign

Scope of Work: Manufacture and install (1) - Double Face Illuminated Pylon. Remove Existing Directional. New foundation and pole required.
Typestyle: TheSansB W6 Plain
Existing Sq.Ft.: 27.87
Proposed Sq.Ft.: 26.61

NOTE: The proposed signage is critical to patient visibility and overall site safety. This sign includes an emergency identification band. By increasing the height of the sign, additional space becomes available to enlarge the emergency copy, improving visibility and supporting clearer wayfinding for patients, visitors, and emergency responders.



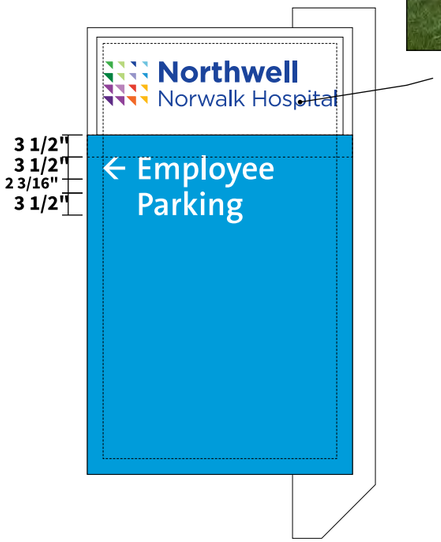
4 **Plan View**
Scale: 1/2"=1'-0"



1 **Front View - Side A**
Scale: 1/2"=1'-0"



2 **Side View**
Scale: 1/2"=1'-0"



3 **Front View - Side B**
Scale: 1/2"=1'-0"

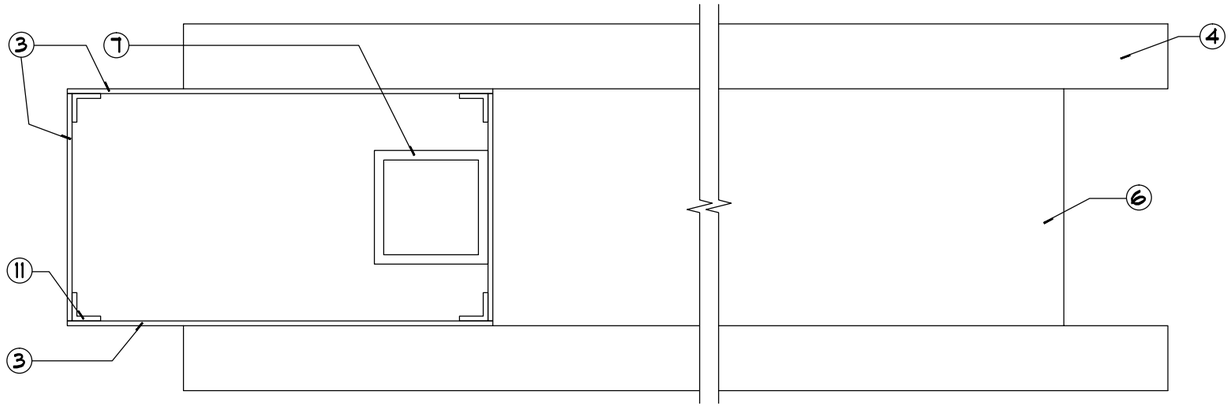






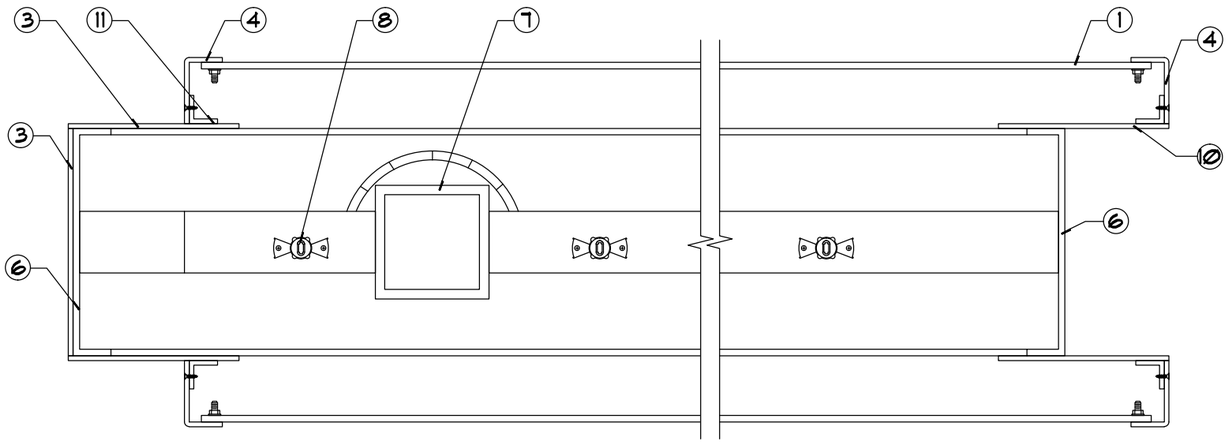


MH-D1e-7 Illuminated Directional Sign



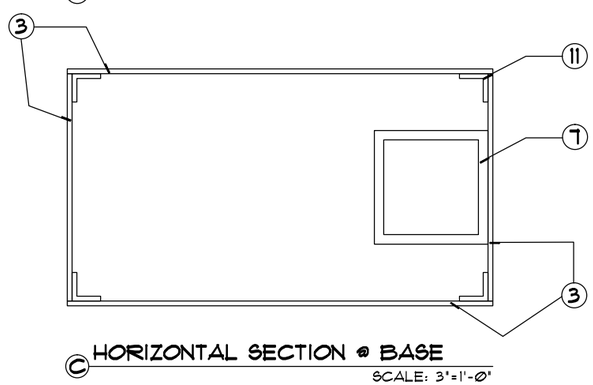
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"

NOTES:

1. SIGN FACE TO BE .125_ WHITE TRANSLUCENT IMPACT MODIFIED ACRYLIC (7328). FIRST SURFACE FILM DECORATE PER CALL OUTS. USE ARTWORK PROVIDED BY DESIGNER. USE MIRATEC SYSTEM PURE COLOR TECHNOLOGY OR APPROVED EQUAL FOR PRINTING DIGITAL COLOR MATCHES. PROVIDE SAMPLES TO DESIGNER FOR APPROVAL.
2. FIRST SURFACE DECORATE EMERGENCY BAND WITH NORTHWELL EMERGENCY RED TRANSLUCENT FILM. "EMERGENCY" TO REVERSE OUT WHITE. TYPEFACE TO BE THESANS W6 SEMIBOLD. SIZE AS SHOWN.
3. .125_ ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
4. SIGN BODY TO BE .125" ROUTED AND PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
5. COPY TO BE .125" WHITE TRANSLUCENT ACRYLIC CHEM WELDED TO A .25" CLEAR ACRYLIC BACKING SHEET. SECOND SURFACE DECORATE BACKING SHEET WITH 3M DIFFUSER 3635-70 WHITE. TYPEFACE T BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODUCTION.
6. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
7. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
8. LED LIGHT SOURCE TO BE GE LINEFIT LED STICK OR APPROVED EQUAL. 6500K WHITE. LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
9. UL APPROVED ELECTRICAL RACEWAY AS REQUIRED.
10. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
11. .125" ALUMINUM ANGLE(S) AS REQUIRED.
12. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTWORK PROVIDED BY DESIGNER.
13. "CONSTELLATION" TO BE DIGITALLY PRINTED FULL COLOR ONTO A DIGITALLY PRINTABLE CLEAR FILM, MAKING SURE TO HAVE THE DAYTIME AND NIGHTTIME READ OF THE COLORS THE SAME. APPLY LIQUID OVER LAMINATE TO PROVIDE A MINIMUM 5 YEAR WARRANTY.

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

MH-D1e-7 Illuminated Directional Sign

Scope of Work: Manufacture and install (1) - Double Face Illuminated Pylon. Remove Existing Directional. New foundation and pole required.
Existing Sq.Ft.: 27.87
Proposed Sq.Ft.: 26.61

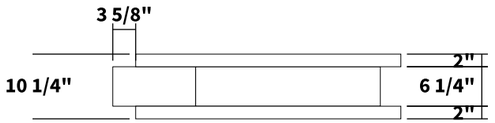
NOTE: The proposed signage is critical to patient visibility and overall site safety. This sign includes an emergency identification band. By increasing the height of the sign, additional space becomes available to enlarge the emergency copy, improving visibility and supporting clearer wayfinding for patients, visitors, and emergency responders.



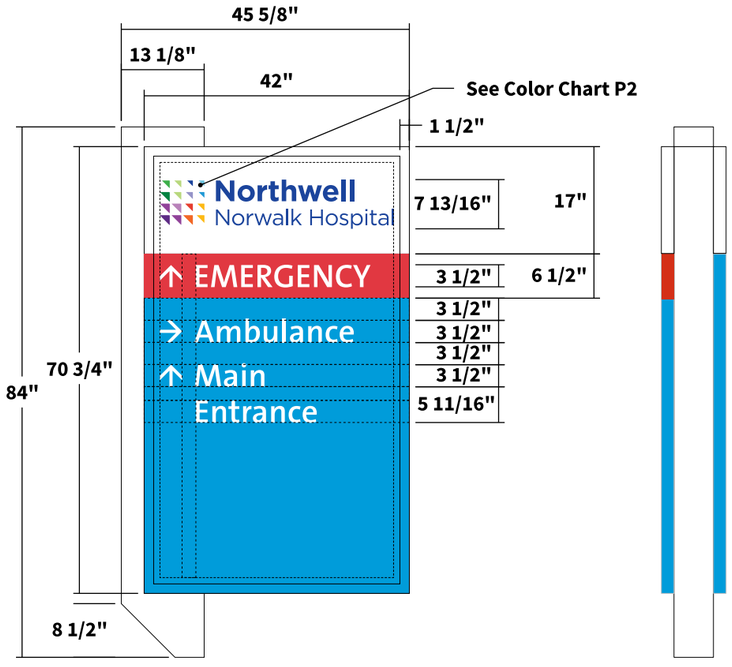








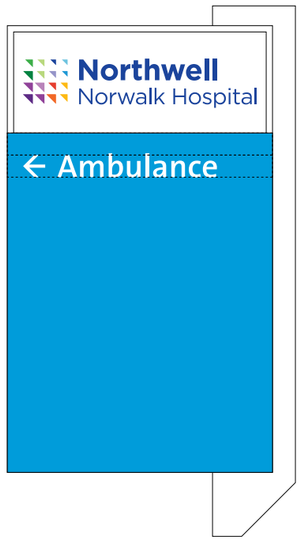
4 **Plan View**
Scale: 1/2"=1'-0"



1 **Front View - Side A**
Scale: 1/2"=1'-0"



2 **Side View**
Scale: 1/2"=1'-0"



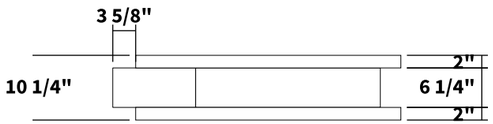
3 **Front View - Side B**
Scale: 1/2"=1'-0"

Scope of Work: Manufacture and install (1) - Double Face Illuminated Pylon. Remove Existing Directional
New foundation and pole required.

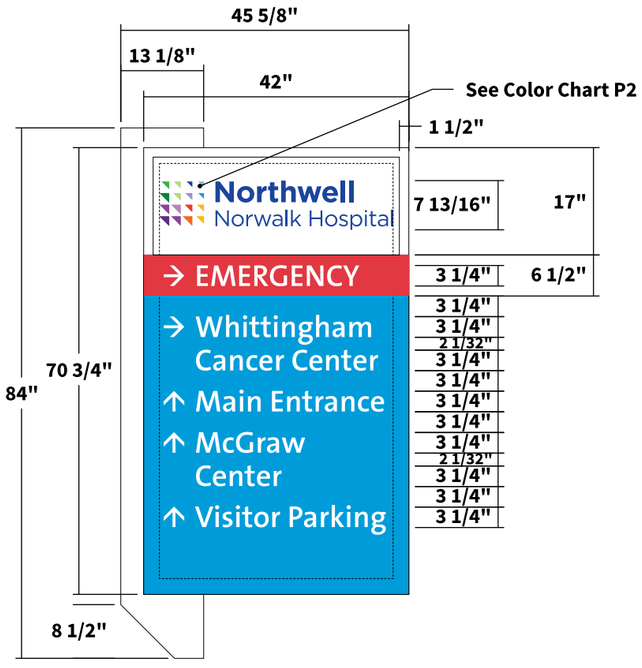
NOTE: The proposed signage is critical to patient visibility and overall site safety. This sign includes an emergency identification band. By increasing the height of the sign, additional space becomes available to enlarge the emergency copy, improving visibility and supporting clearer wayfinding for patients, visitors, and emergency responders.

Existing Sq.Ft.: 27.87

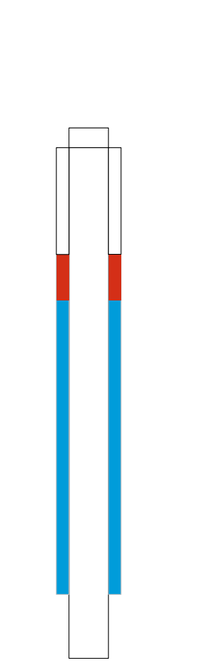
Proposed Sq.Ft.: 26.61



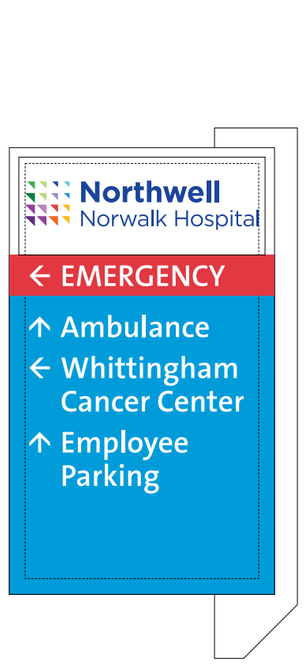
4 **Plan View**
Scale: 1/2"=1'-0"



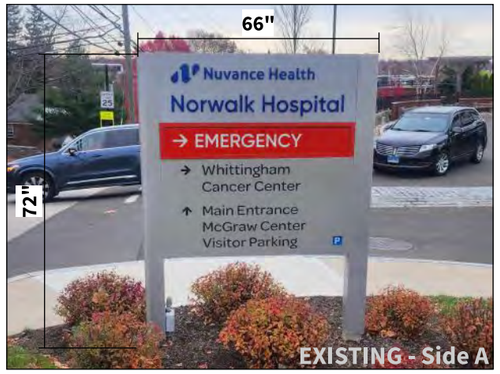
1 **Front View - Side A**
Scale: 1/2"=1'-0"



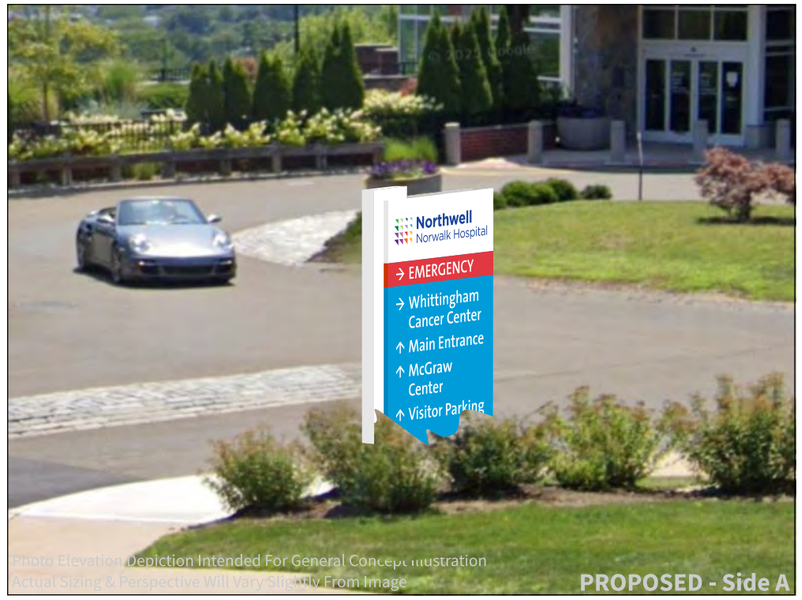
2 **Side View**
Scale: 1/2"=1'-0"

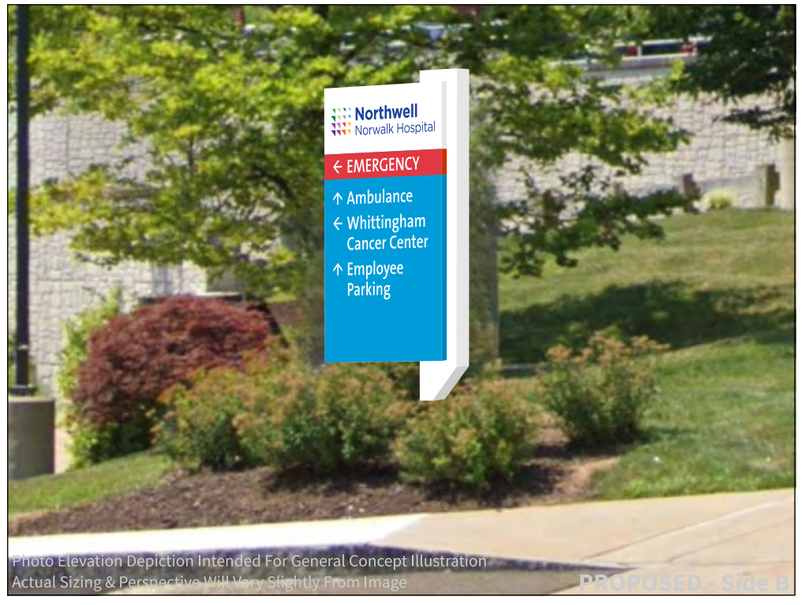


3 **Front View - Side B**
Scale: 1/2"=1'-0"

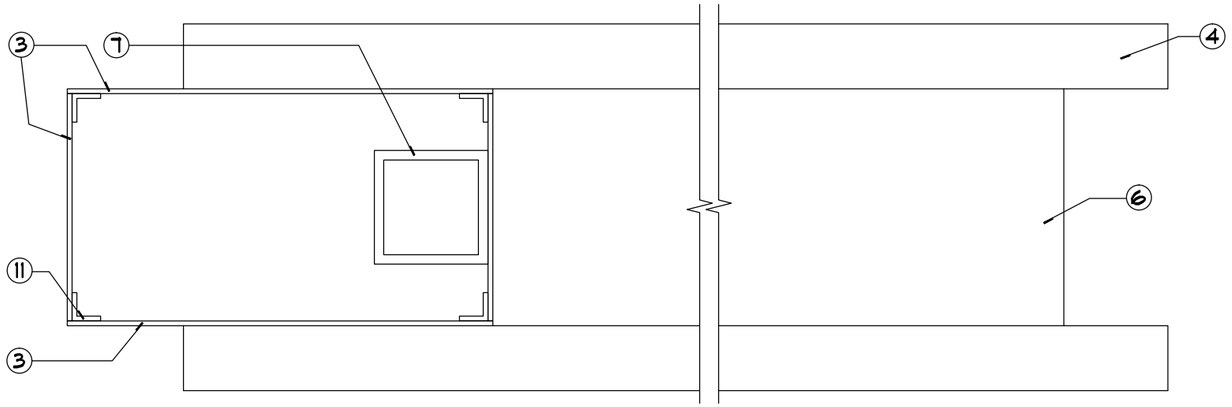






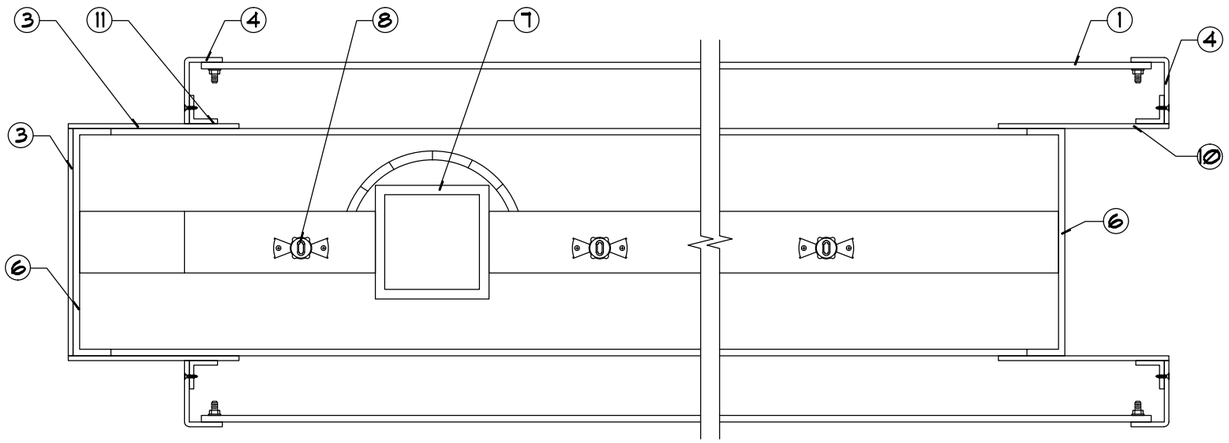


MH-D1e-7 Illuminated Directional Sign



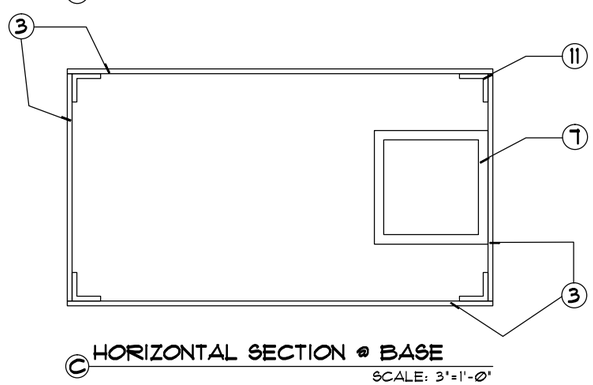
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"

NOTES:

1. SIGN FACE TO BE .125_ WHITE TRANSLUCENT IMPACT MODIFIED ACRYLIC (7328). FIRST SURFACE FILM DECORATE PER CALL OUTS. USE ARTWORK PROVIDED BY DESIGNER. USE MIRATEC SYSTEM PURE COLOR TECHNOLOGY OR APPROVED EQUAL FOR PRINTING DIGITAL COLOR MATCHES. PROVIDE SAMPLES TO DESIGNER FOR APPROVAL.
2. FIRST SURFACE DECORATE EMERGENCY BAND WITH NORTHWELL EMERGENCY RED TRANSLUCENT FILM. "EMERGENCY" TO REVERSE OUT WHITE. TYPEFACE TO BE THESANS W6 SEMIBOLD. SIZE AS SHOWN.
3. .125_ ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
4. SIGN BODY TO BE .125" ROUTED AND PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
5. COPY TO BE .125" WHITE TRANSLUCENT ACRYLIC CHEM WELDED TO A .25" CLEAR ACRYLIC BACKING SHEET. SECOND SURFACE DECORATE BACKING SHEET WITH 3M DIFFUSER 3635-70 WHITE. TYPEFACE T BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODUCTION.
6. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
7. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
8. LED LIGHT SOURCE TO BE GE LINEFIT LED STICK OR APPROVED EQUAL. 6500K WHITE. LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
9. UL APPROVED ELECTRICAL RACEWAY AS REQUIRED.
10. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
11. .125" ALUMINUM ANGLE(S) AS REQUIRED.
12. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTWORK PROVIDED BY DESIGNER.
13. "CONSTELLATION" TO BE DIGITALLY PRINTED FULL COLOR ONTO A DIGITALLY PRINTABLE CLEAR FILM, MAKING SURE TO HAVE THE DAYTIME AND NIGHTTIME READ OF THE COLORS THE SAME. APPLY LIQUID OVER LAMINATE TO PROVIDE A MINIMUM 5 YEAR WARRANTY.

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

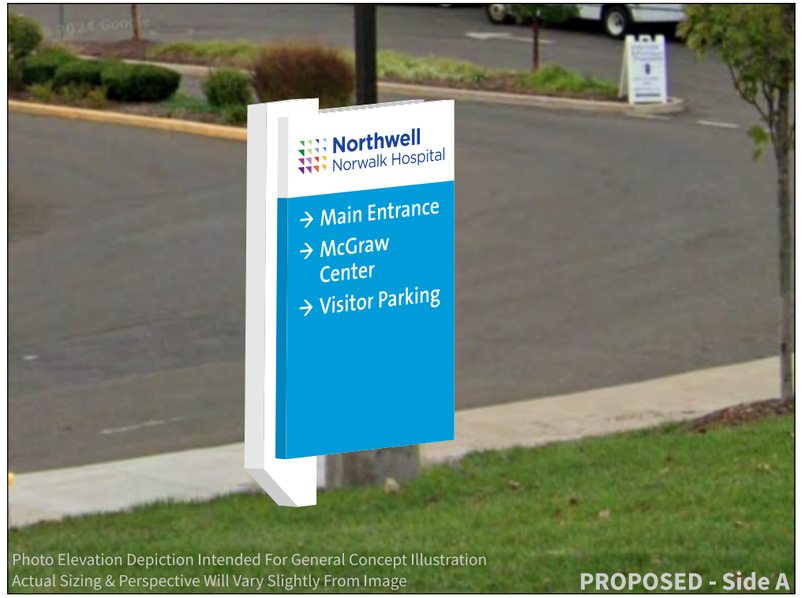
MH-D1e-7 Illuminated Directional Sign

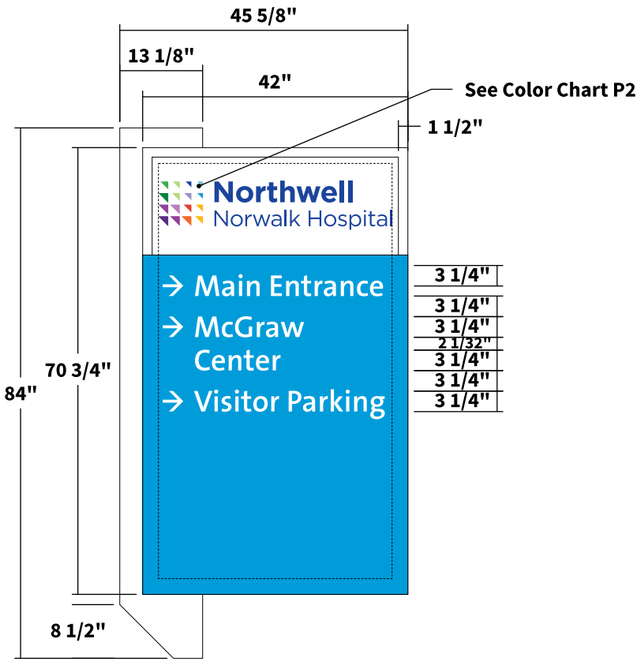
Scope of Work: Manufacture and install (1) - Double Face Illuminated Pylon. Remove Existing Directional. Connect to existing electrical. New foundation and pole required.

NOTE: The proposed signage is critical to patient visibility and overall site safety. This sign includes an emergency identification band. By increasing the height of the sign, additional space becomes available to enlarge the emergency copy, improving visibility and supporting clearer wayfinding for patients, visitors, and emergency responders.

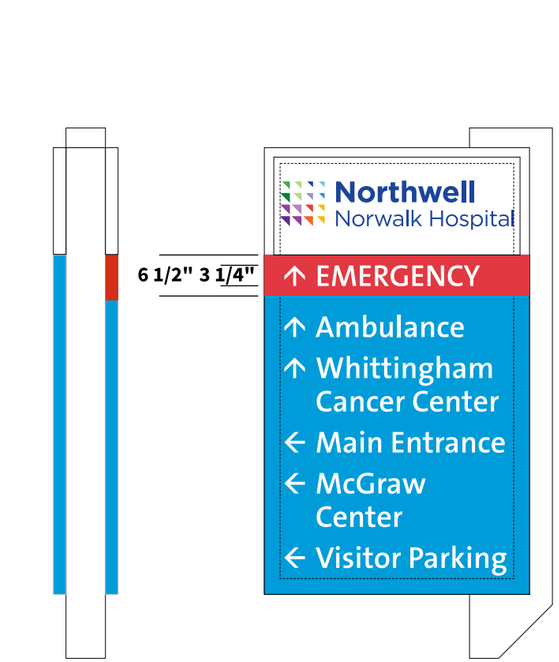
Existing Sq.Ft.: 27.87
Proposed Sq.Ft.: 26.61





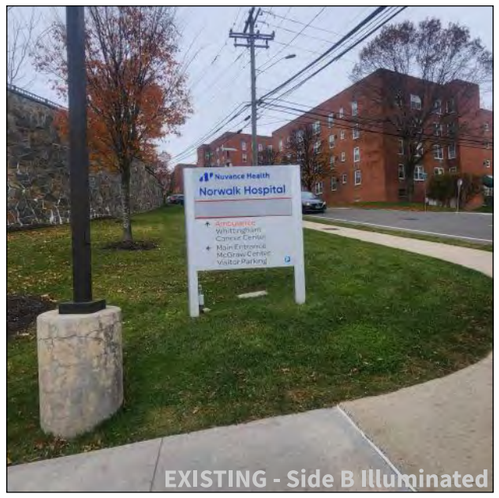


1 **Front View - Side A**
Scale: 1/2"=1'-0"



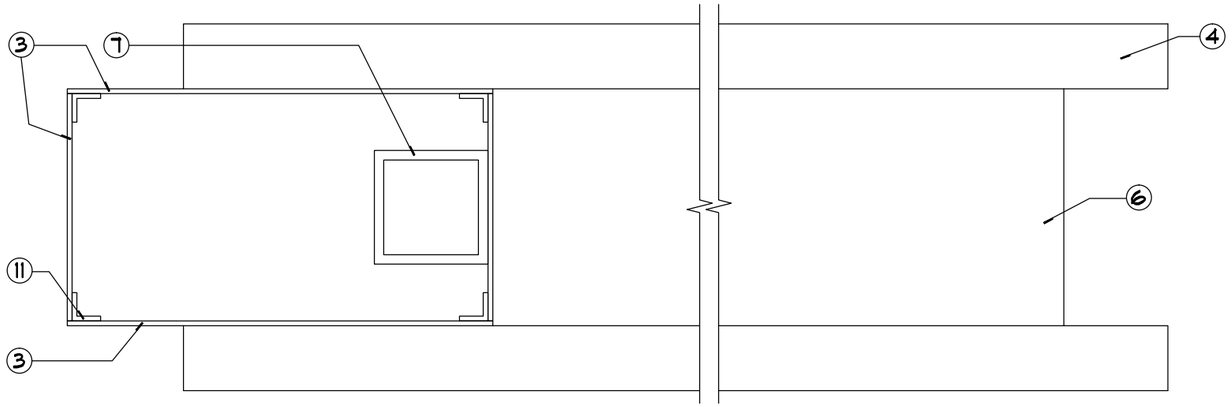
2 **Side View**
Scale: 1/2"=1'-0"

3 **Front View - Side B**
Scale: 1/2"=1'-0"



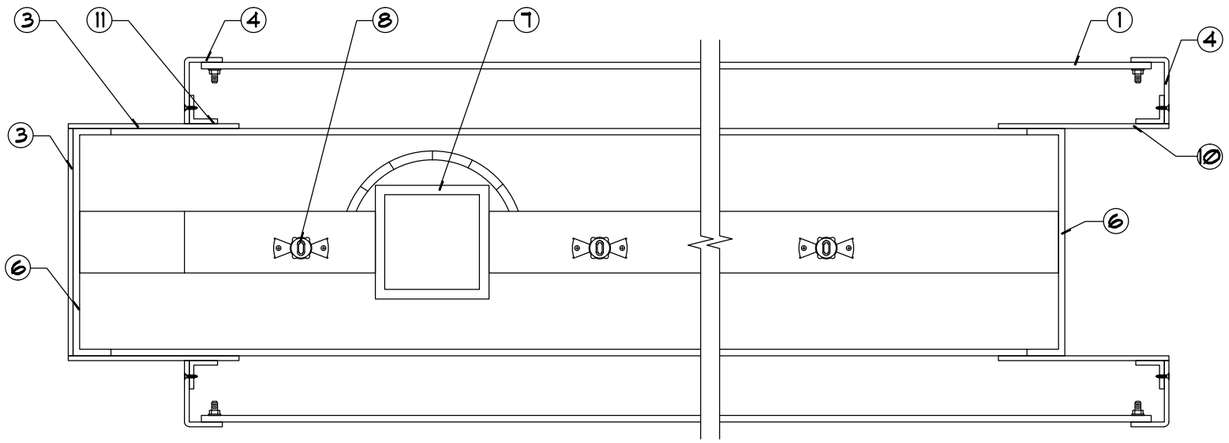


MH-D1e-7 Illuminated Directional Sign



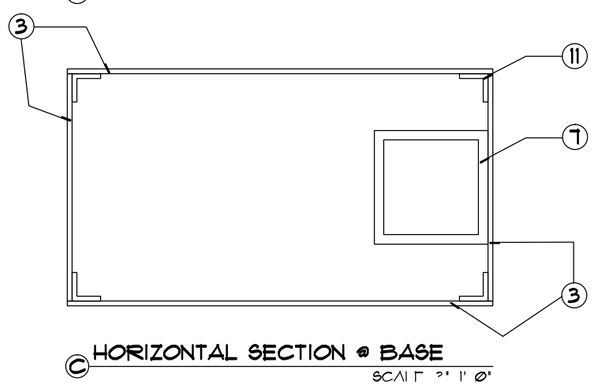
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"

NOTES:

1. SIGN FACE TO BE .125_ WHITE TRANSLUCENT IMPACT MODIFIED ACRYLIC (7328). FIRST SURFACE FILM DECORATE PER CALL OUTS. USE ARTWORK PROVIDED BY DESIGNER. USE MIRATEC SYSTEM PURE COLOR TECHNOLOGY OR APPROVED EQUAL FOR PRINTING DIGITAL COLOR MATCHES. PROVIDE SAMPLES TO DESIGNER FOR APPROVAL.
2. FIRST SURFACE DECORATE EMERGENCY BAND WITH NORTHWELL EMERGENCY RED TRANSLUCENT FILM. "EMERGENCY" TO REVERSE OUT WHITE. TYPEFACE TO BE THESANS W6 SEMIBOLD. SIZE AS SHOWN.
3. .125_ ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
4. SIGN BODY TO BE .125" ROUTED AND PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
5. COPY TO BE .125" WHITE TRANSLUCENT ACRYLIC CHEM WELDED TO A .25" CLEAR ACRYLIC BACKING SHEET. SECOND SURFACE DECORATE BACKING SHEET WITH 3M DIFFUSER 3635-70 WHITE. TYPEFACE T BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODUCTION.
6. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
7. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
8. LED LIGHT SOURCE TO BE GE LINEFIT LED STICK OR APPROVED EQUAL. 6500K WHITE. LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
9. UL APPROVED ELECTRICAL RACEWAY AS REQUIRED.
10. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
11. .125" ALUMINUM ANGLE(S) AS REQUIRED.
12. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTWORK PROVIDED BY DESIGNER.
13. "CONSTELLATION" TO BE DIGITALLY PRINTED FULL COLOR ONTO A DIGITALLY PRINTABLE CLEAR FILM, MAKING SURE TO HAVE THE DAYTIME AND NIGHTTIME READ OF THE COLORS THE SAME. APPLY LIQUID OVER LAMINATE TO PROVIDE A MINIMUM 5 YEAR WARRANTY.

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

Northwell Health is requesting approval for an additional emergency way finding sign along Maple Street to address documented and ongoing confusion related to the Emergency Department entrance.

At present, patients and visitors frequently misinterpret the existing emergency directional sign (E09), mistakenly turning into the adjacent parking garage under the assumption that it provides access to the Emergency Department. This recurring misdirection results in patients becoming lost, experiencing delays in care, and requiring staff intervention to redirect them through the hospital. In emergency situations, these delays present a potential risk to patient safety and place additional strain on hospital operations.

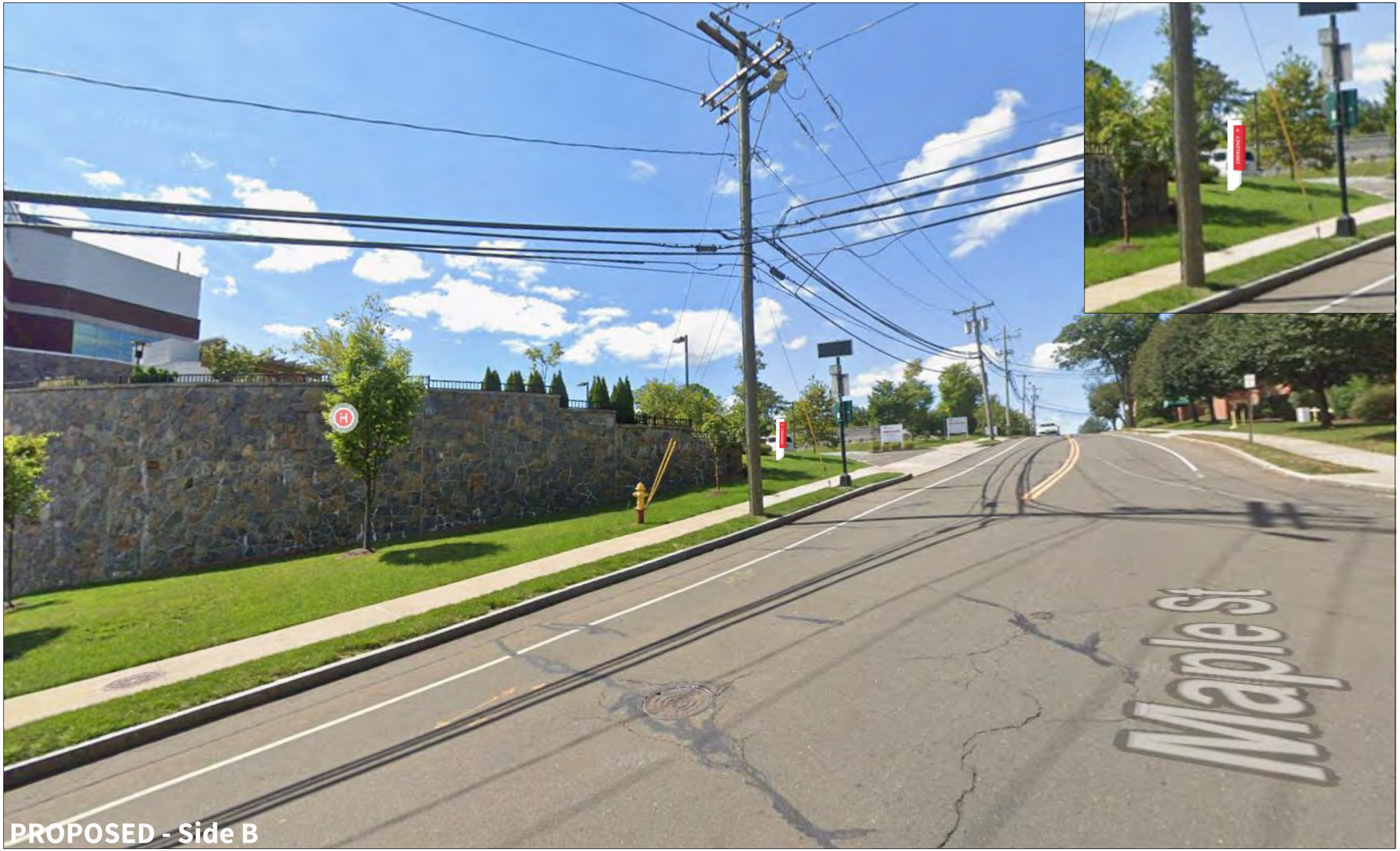
To mitigate this issue, Northwell proposes the installation of an Emergency Department totem further along Maple Street to provide earlier, clearer, and more visible confirmation that the Emergency entrance is located farther ahead. The proposed sign would offer advance notice to approaching drivers, reinforce correct routing decisions, and reduce last-minute or incorrect turns that contribute to congestion and confusion.

The additional sign is intended to function as a safety-driven way finding enhancement, not as advertising, and is consistent with the hospital's responsibility to ensure timely and efficient access to emergency medical services. Improved visibility and clarity at this approach will help patients reach emergency care as quickly as possible while reducing the need for on-site corrective measures. Supporting photographs are included to illustrate the existing conditions and demonstrate how the proposed sign would improve guidance for drivers approaching the campus.

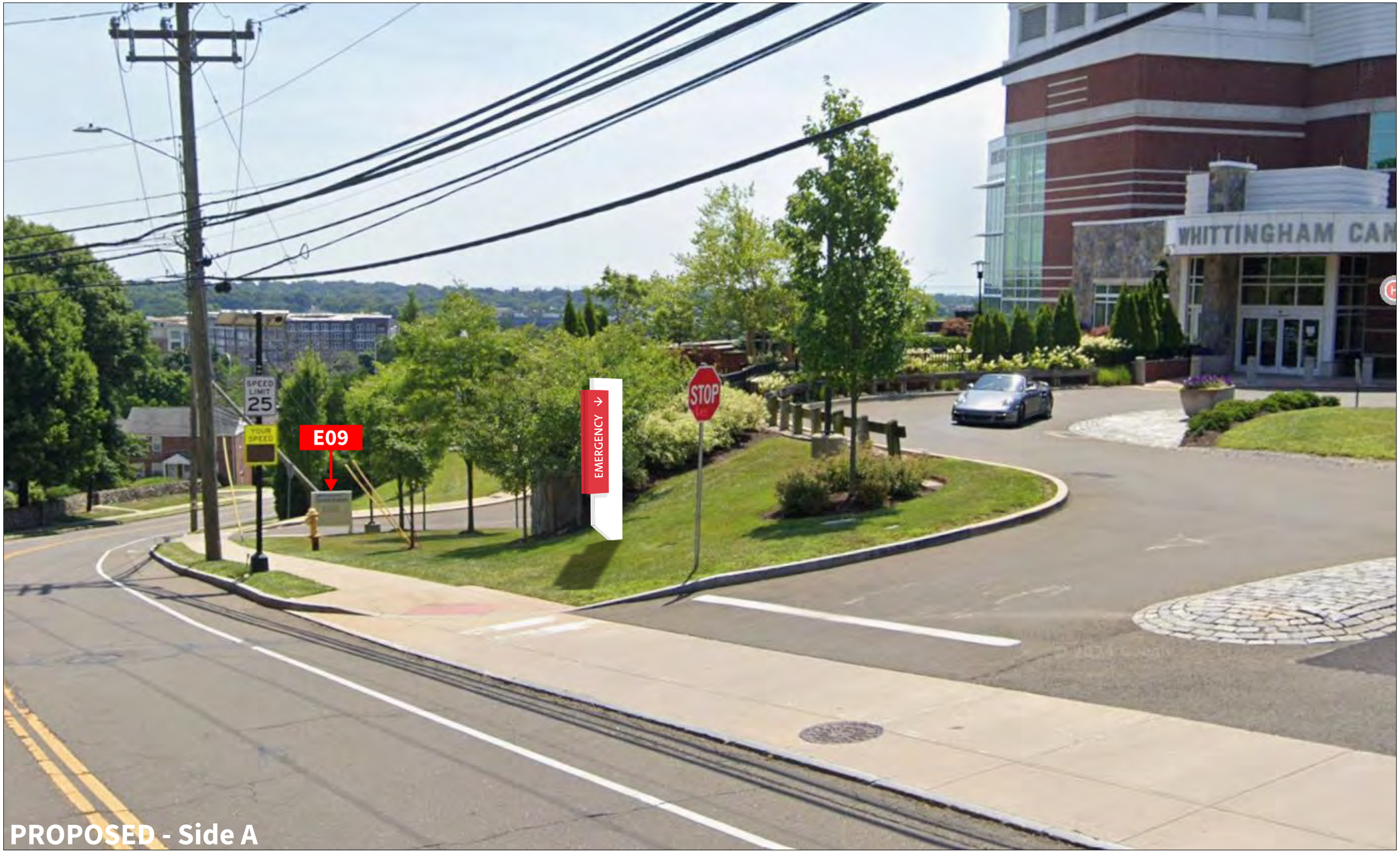
NOTE: Northwell Health is prepared to remove Sign E04 in its entirety, if necessary, in order to maintain the same total number of approved signs.




E09
Maple st
PROPOSED - Side B



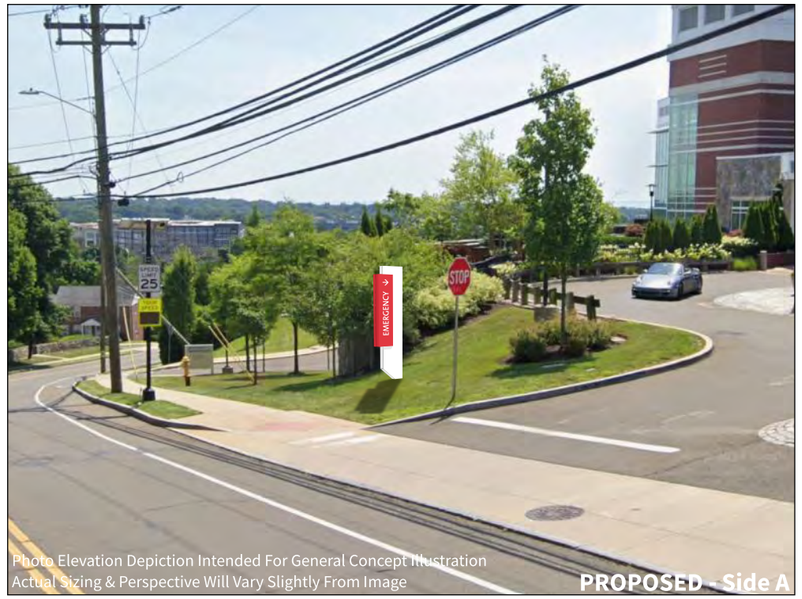
PROPOSED - Side B


SPEED LIMIT 25
YOUR SPEED
E09
EMERGENCY →
STOP
WHITTINGHAM CAN
PROPOSED - Side A

Scope of Work:
Manufacture and install (1) Double Face Non-Illuminated Pylon.
New foundation and pole required. 10'-0" Setback From Sidewalk.

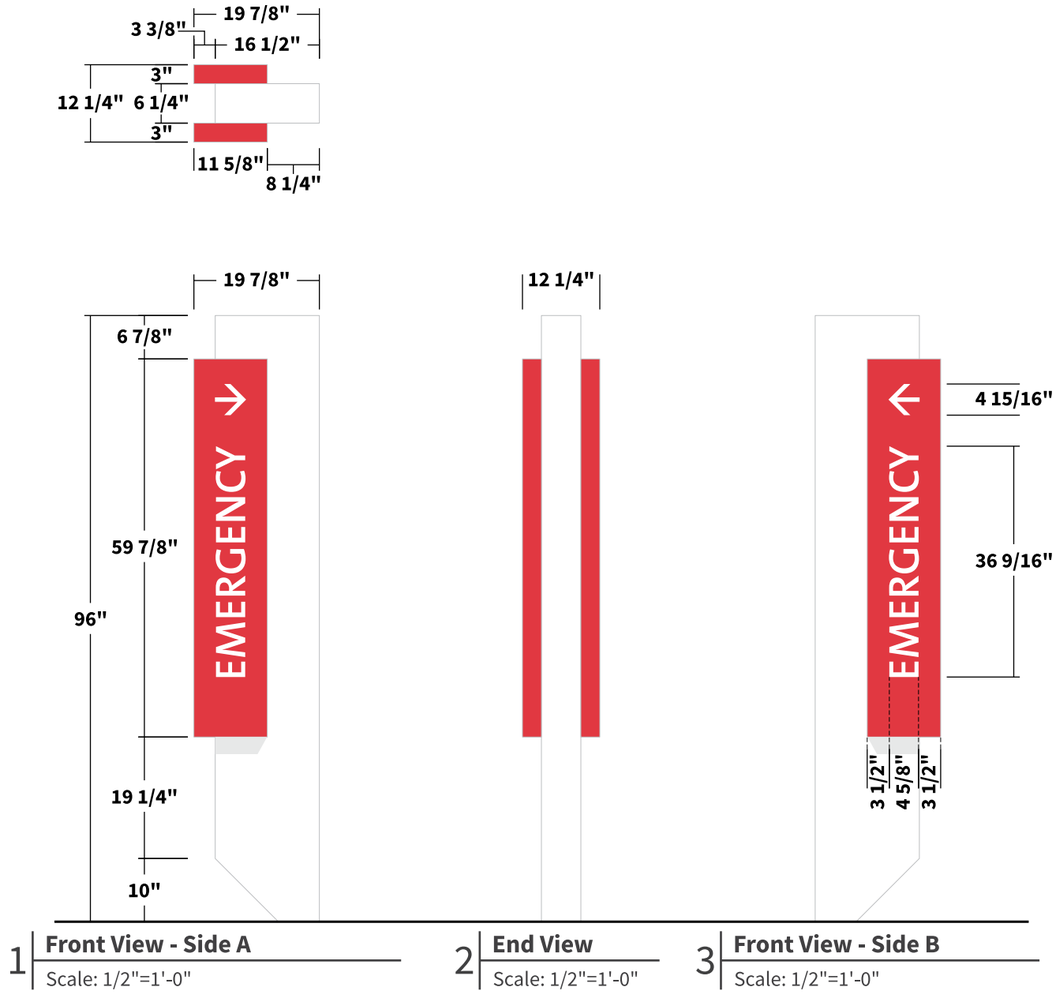
Proposed Sq.Ft.: 11





2 Sided emergency wayfinder

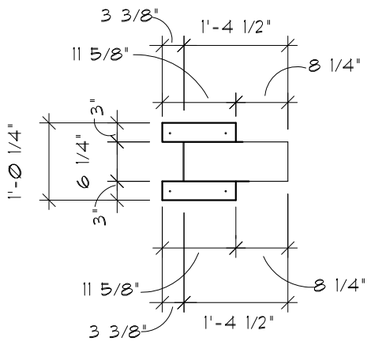
Sign Type	Overall size
MH-De-8	8'-0" h x 1'-4 1/2" w (11 sqft)



1 **Front View - Side A**
Scale: 1/2"=1'-0"

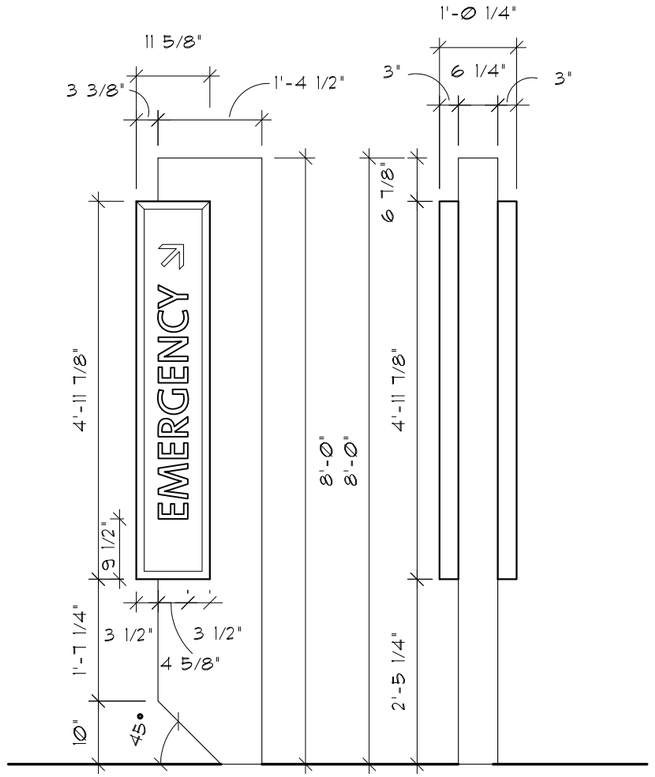
2 **End View**
Scale: 1/2"=1'-0"

3 **Front View - Side B**
Scale: 1/2"=1'-0"



4 Top View

Scale: 1/2"=1'-0"

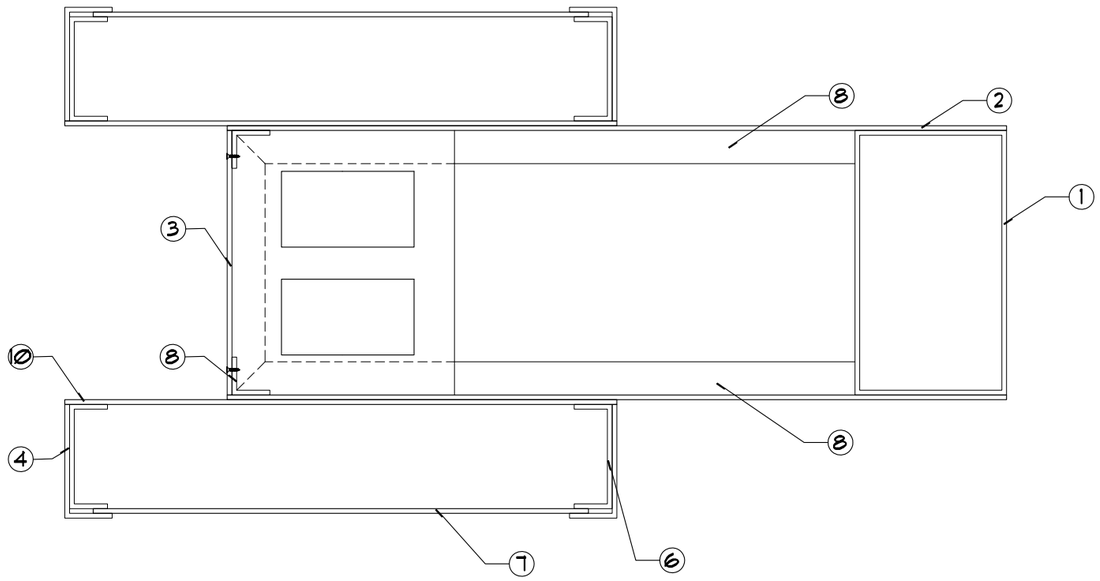


5 MH-De-8

Scale: 1/2"=1'-0"

6 Side View

Scale: 1/2"=1'-0"



A Horizontal Section

SCALE: 3"=1'-0"

NOTES:

1. .125" ALUMINUM SQUARE CORNERED RECTANGULAR TUBE. WELD 1"x 1"x .125" ALUMINUM ANGLE FRAME TO TUBE TO SUPPORT CLADDING. SIZE AS REQUIRED FOR DIMENSIONS SHOWN. PAINT FINISH NORTHWELL WHITE. SEMI-GLOSS FINISH. SET TUBE IN CONCRETE FOUNDATION. NO DIRECT EARTH BURY ALLOWED.
2. .125" ALUMINUM CLADDING. PAINT FINISH NORTHWELL WHITE. SEMI-GLOSS FINISH.
3. .125" FLUSHED IN ACCESS PANEL. PAINT FINISH WHITE. SEMI-GLOSS FINISH. ATTACH WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
4. 3"x 1 1/4"x .125" ALUMINUM SHARP CORNER ANGLE RETAINER. MITER CUT, WELD AND GRIND SMOOTH AT BOTTOM CORNERS. TOP MEMBER IS REMOVABLE. PAINT FINISH NORTHWELL EMERGENCY RED. SATIN FINISH. WELD TO CHANNEL SIGN BOX FRAME.
5. 3"x 1 1/4"x.125" ALUMINUM SHARP CORNER ANGLE RETAINER. MITER CUT AT ENDS. PAINT FINISH NORTHWELL EMERGENCY RED. SATIN FINISH. ATTACH TO CHANNEL FRAME WITH COUNTER SUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH.
6. 2 3/4"x 1"x .125" ALUMINUM CHANNEL SIGN BOX FRAME. MITER CUT, WELD, AND GRIND SMOOTH AT CORNERS. PAINT FINISH ALL EXTERIOR SURFACES NORTHWELL EMERGENCY RED. SATIN FINISH. PAINT FINISH ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. FORM AS SHOWN. MECHANICALLY ATTACH TO FILLER CLADDING.
7. SIGN FACE TO BE .118" IMPACT MODIFIED WHITE TRANSLUCENT ACRYLIC (7328). FIRST SURFACE FILM DECORATE WITH TRANSLUCENT NORTHWELL EMERGENCY RED FILM. ARROW AND COPY TO REVERSE OUT WHITE. TYPEFACE TO BE THESANSB W6 SEMIBOLD.
8. 1"x1"x .125" ALUMINUM ANGLE FRAME WELDED TO ALUMINUM SUPPORT TUBE FOR CLADDING AS REQUIRED. FORM AS REQUIRED TO ARRIVE AT DIMENSIONED OUTLINE SHOWN.
10. .125" ALUMINUM BACKING SHEET. WELD TO CHANNEL SIGN BOX FRAME. PAINT FINISH EXTERIOR SURFACE NORTHWELL EMERGENCY RED. SATIN FINISH. PAINT FINISH INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT.

MH-D1e-7 Illuminated Directional Sign

Scope of Work: Manufacture and install (1) - Double Face Illuminated Pylon. Remove Existing Directional. Connect to existing electrical. New foundation and pole required.

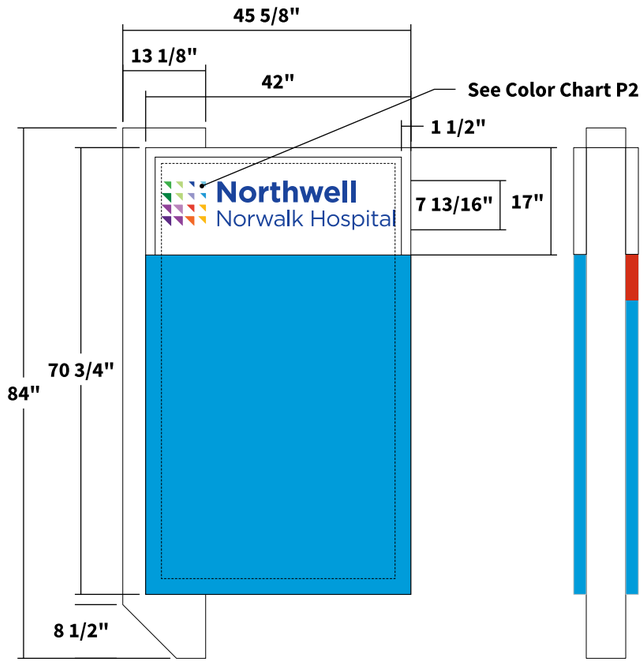
NOTE: The proposed signage is critical to patient visibility and overall site safety. This sign includes an emergency identification band. By increasing the height of the sign, additional space becomes available to enlarge the emergency copy, improving visibility and supporting clearer wayfinding for patients, visitors, and emergency responders.

Existing Sq.Ft.: 27.87

Proposed Sq.Ft.: 26.61



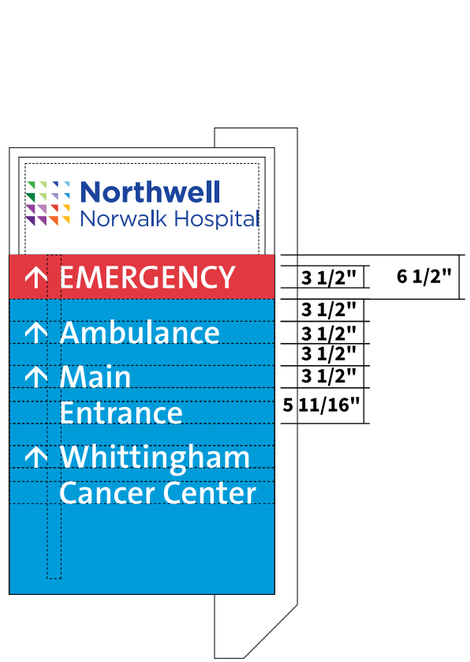
4 **Plan View**
Scale: 1/2"=1'-0"



1 **Front View - Side A**
Scale: 1/2"=1'-0"



2 **Side View**
Scale: 1/2"=1'-0"

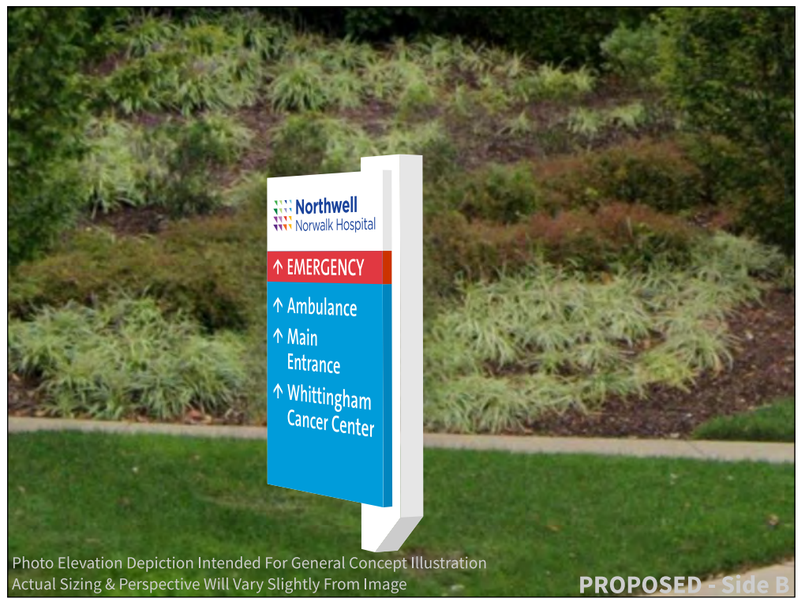


3 **Front View - Side B**
Scale: 1/2"=1'-0"

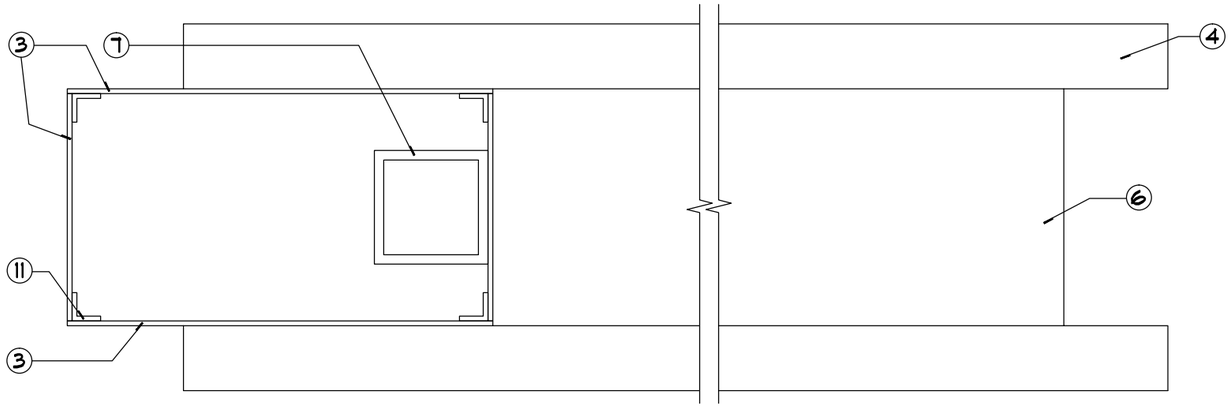






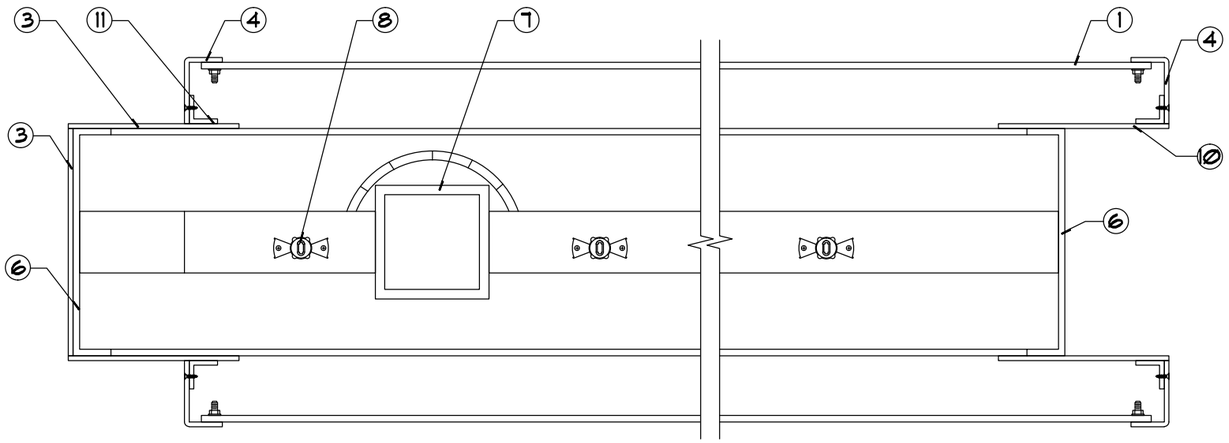


MH-D1e-7 Illuminated Directional Sign



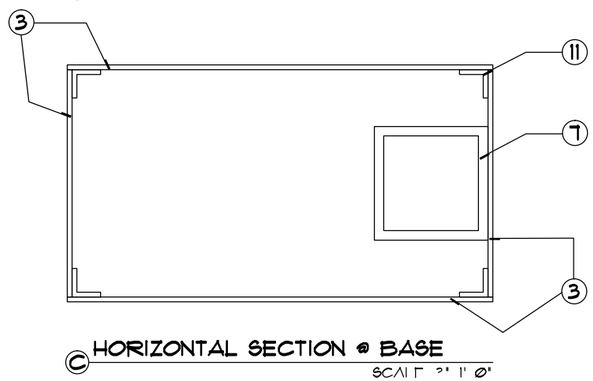
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"

NOTES:

1. SIGN FACE TO BE .125_ WHITE TRANSLUCENT IMPACT MODIFIED ACRYLIC (7328). FIRST SURFACE FILM DECORATE PER CALL OUTS. USE ARTWORK PROVIDED BY DESIGNER. USE MIRATEC SYSTEM PURE COLOR TECHNOLOGY OR APPROVED EQUAL FOR PRINTING DIGITAL COLOR MATCHES. PROVIDE SAMPLES TO DESIGNER FOR APPROVAL.
2. FIRST SURFACE DECORATE EMERGENCY BAND WITH NORTHWELL EMERGENCY RED TRANSLUCENT FILM. "EMERGENCY" TO REVERSE OUT WHITE. TYPEFACE TO BE THESANS W6 SEMIBOLD. SIZE AS SHOWN.
3. .125_ ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
4. SIGN BODY TO BE .125" ROUTED AND PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
5. COPY TO BE .125" WHITE TRANSLUCENT ACRYLIC CHEM WELDED TO A .25" CLEAR ACRYLIC BACKING SHEET. SECOND SURFACE DECORATE BACKING SHEET WITH 3M DIFFUSER 3635-70 WHITE. TYPEFACE T BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODUCTION.
6. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
7. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
8. LED LIGHT SOURCE TO BE GE LINEFIT LED STICK OR APPROVED EQUAL. 6500K WHITE. LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
9. UL APPROVED ELECTRICAL RACEWAY AS REQUIRED.
10. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
11. .125" ALUMINUM ANGLE(S) AS REQUIRED.
12. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTWORK PROVIDED BY DESIGNER.
13. "CONSTELLATION" TO BE DIGITALLY PRINTED FULL COLOR ONTO A DIGITALLY PRINTABLE CLEAR FILM, MAKING SURE TO HAVE THE DAYTIME AND NIGHTTIME READ OF THE COLORS THE SAME. APPLY LIQUID OVER LAMINATE TO PROVIDE A MINIMUM 5 YEAR WARRANTY.

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

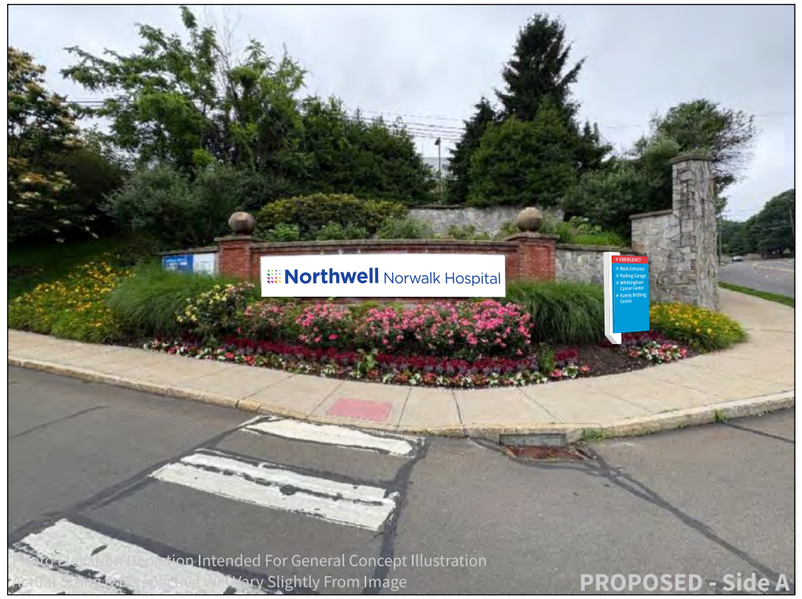
Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

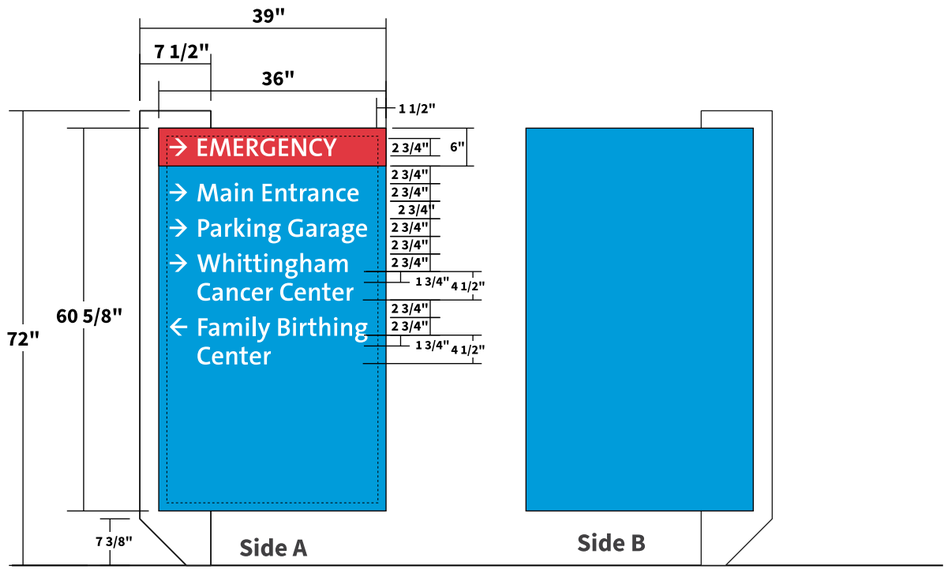
Scope of Work: Manufacture and install (1) - Double Face Illuminated Directional. Remove Existing Directional. Connect to existing electrical. New foundation and pole required.
Typestyle: TheSansB W6 Plain
Existing Sq.Ft.: 27.87
Proposed Sq.Ft.: 26.61

NOTE: This is the only sign that has "Parking Garage", other signs have "Visitor Parking" - copy TBC

NOTE: The proposed signage is critical to patient visibility and overall site safety. This sign includes an emergency identification band. By increasing the height of the sign, additional space becomes available to enlarge the emergency copy, improving visibility and supporting clearer wayfinding for patients, visitors, and emergency responders.



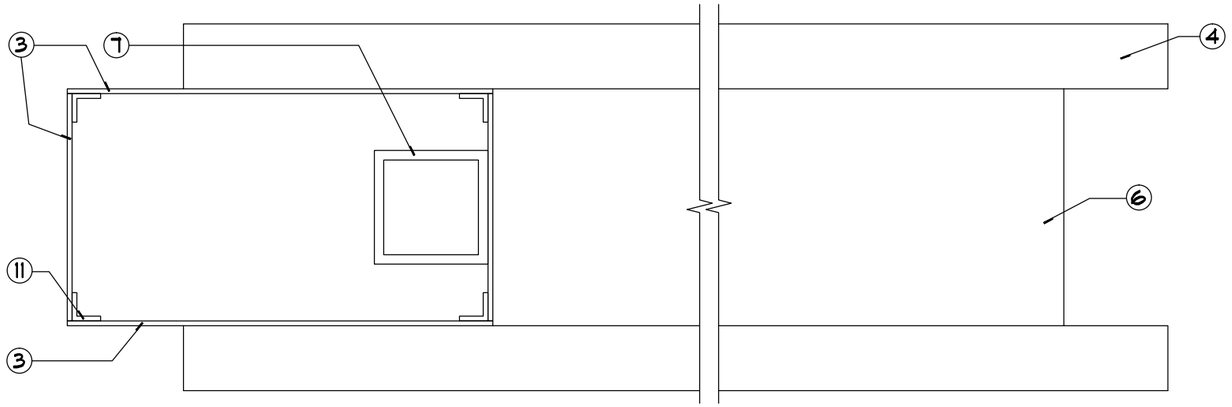




1 **Front View - Side A**
Scale: 1/2"=1'-0"

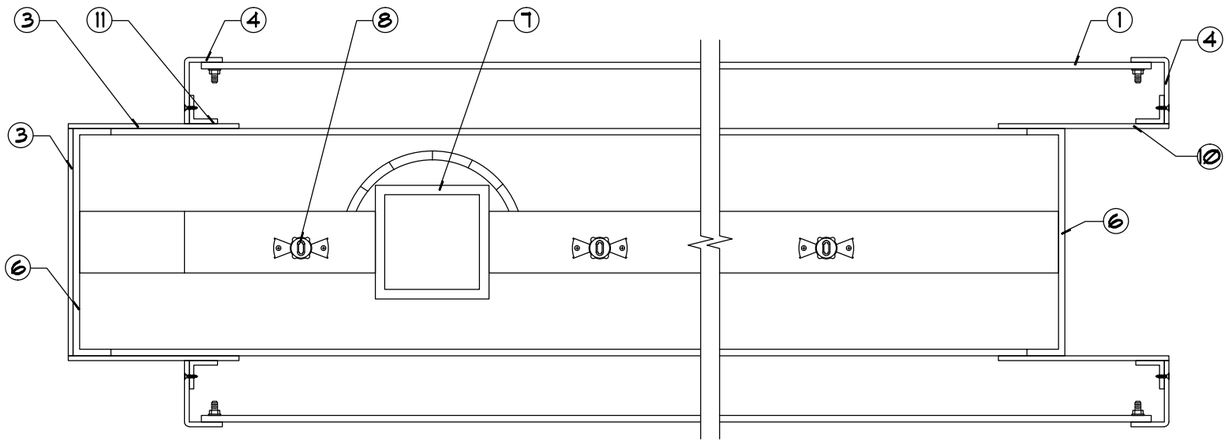
3 **Front View - Side B**
Scale: 1/2"=1'-0"

D1e-6 Illuminated Directional Sign



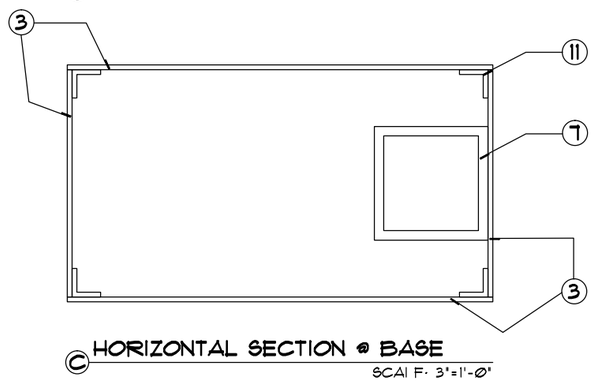
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"

NOTES:

1. SIGN FACE TO BE .125_ WHITE TRANSLUCENT IMPACT MODIFIED ACRYLIC (7328). FIRST SURFACE FILM DECORATE PER CALL OUTS. USE ARTWORK PROVIDED BY DESIGNER. USE MIRATEC SYSTEM PURE COLOR TECHNOLOGY OR APPROVED EQUAL FOR PRINTING DIGITAL COLOR MATCHES. PROVIDE SAMPLES TO DESIGNER FOR APPROVAL.
2. FIRST SURFACE DECORATE EMERGENCY BAND WITH NORTHWELL EMERGENCY RED TRANSLUCENT FILM. "EMERGENCY" TO REVERSE OUT WHITE. TYPEFACE TO BE THESANS W6 SEMIBOLD. SIZE AS SHOWN.
3. .125_ ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
4. SIGN BODY TO BE .125" ROUTED AND PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
5. COPY TO BE .125" WHITE TRANSLUCENT ACRYLIC CHEM WELDED TO A .25" CLEAR ACRYLIC BACKING SHEET. SECOND SURFACE DECORATE BACKING SHEET WITH 3M DIFFUSER 3635-70 WHITE. TYPEFACE T BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODUCTION.
6. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
7. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
8. LED LIGHT SOURCE TO BE GE LINEFIT LED STICK OR APPROVED EQUAL. 6500K WHITE. LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
9. UL APPROVED ELECTRICAL RACEWAY AS REQUIRED.
10. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
11. .125" ALUMINUM ANGLE(S) AS REQUIRED.
12. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTWORK PROVIDED BY DESIGNER.
13. "CONSTELLATION" TO BE DIGITALLY PRINTED FULL COLOR ONTO A DIGITALLY PRINTABLE CLEAR FILM, MAKING SURE TO HAVE THE DAYTIME AND NIGHTTIME READ OF THE COLORS THE SAME. APPLY LIQUID OVER LAMINATE TO PROVIDE A MINIMUM 5 YEAR WARRANTY.

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

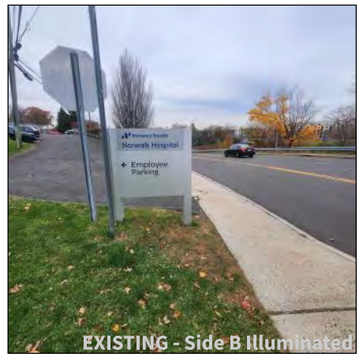
Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

Scope of Work: Manufacture and install (1) - Double Face Illuminated Directional.
Remove Existing Directional. Connect to existing electrical.
New foundation and pole required.

Existing Sq.Ft.: 20
Proposed Sq.Ft.: 13.54

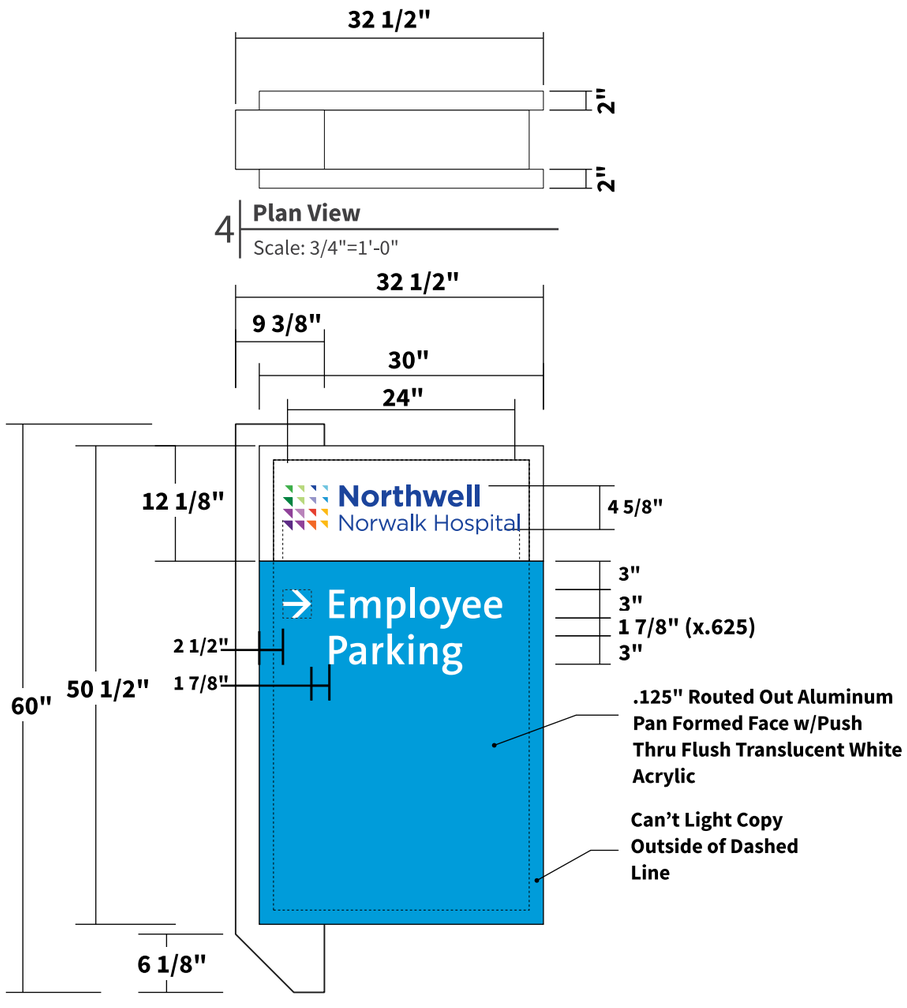








E13-MH-D1i-4



4 Plan View
Scale: 3/4"=1'-0"

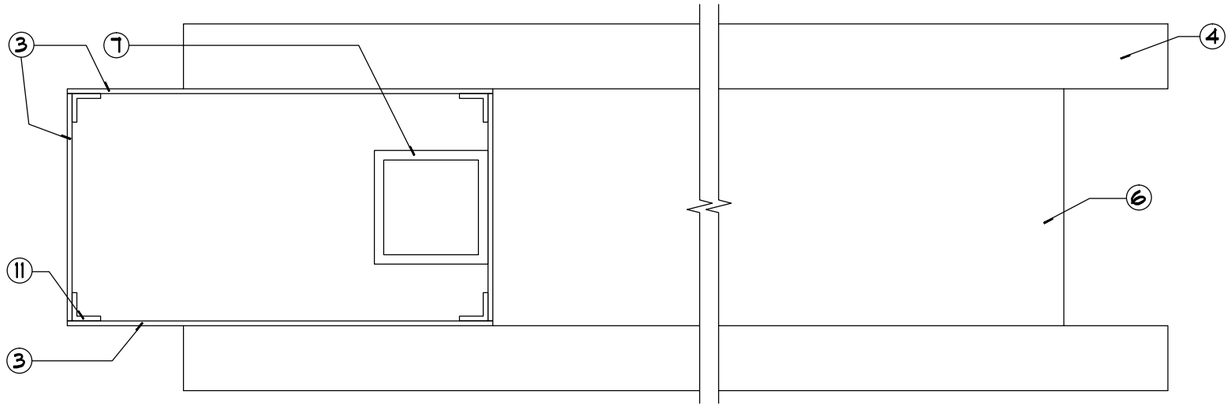
1 Front View - Side A
Scale: 3/4"=1'-0"



2 Side View
Scale: 3/4"=1'-0"

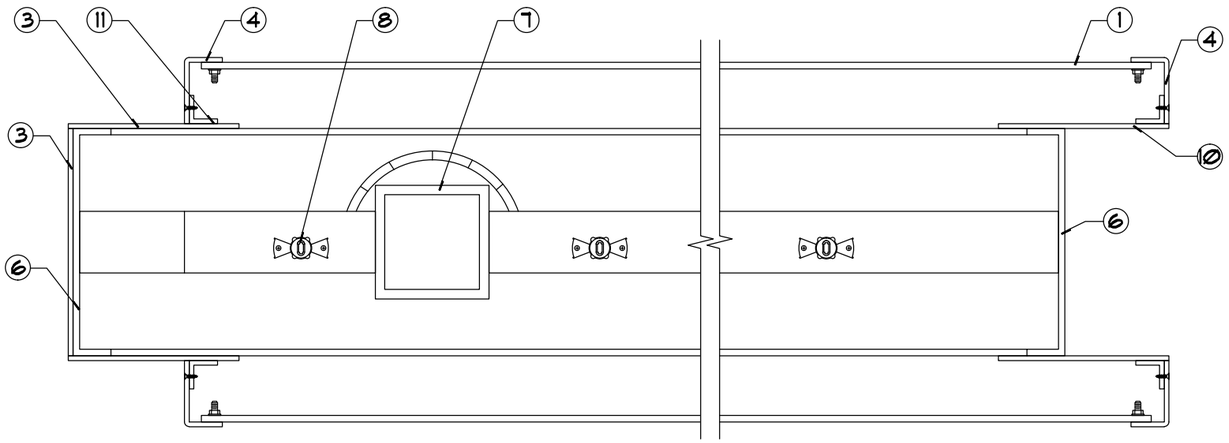


3 Front View - Side B
Scale: 3/4"=1'-0"



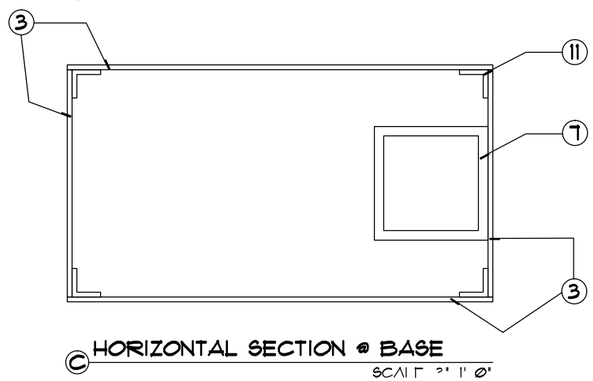
A HORIZONTAL SECTION @ TOP

SCALE: 3"=1'-0"



B HORIZONTAL SECTION @ LOGO

SCALE: 3"=1'-0"



C HORIZONTAL SECTION @ BASE

SCALE: 3"=1'-0"

NOTES:

1. SIGN FACE TO BE .125_ WHITE TRANSLUCENT IMPACT MODIFIED ACRYLIC (7328). FIRST SURFACE FILM DECORATE PER CALL OUTS. USE ARTWORK PROVIDED BY DESIGNER. USE MIRATEC SYSTEM PURE COLOR TECHNOLOGY OR APPROVED EQUAL FOR PRINTING DIGITAL COLOR MATCHES. PROVIDE SAMPLES TO DESIGNER FOR APPROVAL.
2. FIRST SURFACE DECORATE EMERGENCY BAND WITH NORTHWELL EMERGENCY RED TRANSLUCENT FILM. "EMERGENCY" TO REVERSE OUT WHITE. TYPEFACE TO BE THESANS W6 SEMIBOLD. SIZE AS SHOWN.
3. .125_ ALUMINUM CLADDING. FORM AS SHOWN. PAINT FINISH WHITE. SEMI-GLOSS FINISH.
4. SIGN BODY TO BE .125" ROUTED AND PAN FORMED ALUMINUM. PAINT FINISH TOP PANEL WHITE. SEMI GLOSS FINISH. PAINT FINISH EMERGENCY BAND TO MATCH NORTHWELL EMERGENCY RED. SEMI-GLOSS FINISH. PAINT FINISH DIRECTIONAL COPY BODY NORTHWELL BLUE. SEMI-GLOSS FINISH. ROUT OPENING FOR SIGN FACE. ROUT COPY AND ARROWS FOR FLUSHED IN ACRYLIC COPY. TYPEFACE TO BE THESANSB W6 SEMIBOLD. ATTACH T ANGLE FRAME WITH COUNTERSUNK FLATHEAD STAINLESS STEEL SCREWS. PAINT HEADS TO MATCH ADJACENT SURFACE.
5. COPY TO BE .125" WHITE TRANSLUCENT ACRYLIC CHEM WELDED TO A .25" CLEAR ACRYLIC BACKING SHEET. SECOND SURFACE DECORATE BACKING SHEET WITH 3M DIFFUSER 3635-70 WHITE. TYPEFACE T BE THESANSB W6 SEMIBOLD. VERIFY ALL COPY PRIOR TO PRODUCTION.
6. .125" ALUMINUM CHANNEL FILLER/FRAME. MITER CUT, WELD AND GRIND SMOOTH AT CORNERS. PAINT FINISH AL EXTERIOR SURFACES NORTHWELL HEALTH WHITE. SEMI-GLOSS FINISH. PAINT ALL INTERIOR SURFACES WITH LIGHT ENHANCEMENT PAINT. CUT OPENINGS IN TOP AND BOTTOM RAILS FOR SLEEVING OVER ALUMINUM SUPPORT TUBE. WELD CHANNEL FRAME TO SUPPORT TUBE.
7. ALUMINUM SUPPORT TUBE. SIZE AS REQUIRED. PAINT FINISH WITH LIGHT ENHANCEMENT PAINT. SIZE TO FIT IN CHANNEL FRAME WITHOUT CASTING SHADOWS ON SIGN FACE OR DIRECTIONAL COPY. NOTE: SET SUPPORT TUBE INTO CONCRETE FOUNDATION SIZED BY A LICENSED STRUCTURAL ENGINEER TO MEET OR EXCEED ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES. NO DIRECT EARTH BURY ALLOWED.
8. LED LIGHT SOURCE TO BE GE LINEFIT LED STICK OR APPROVED EQUAL. 6500K WHITE. LAYOUT TO PROVIDE EVEN ILLUMINATION ACROSS SIGN FACE WITHOUT HOT SPOTS OR SHADOWS.
9. UL APPROVED ELECTRICAL RACEWAY AS REQUIRED.
10. .125" ALUMINUM RETURN. PAINT FINISH TO MATCH SIGN FACE AND RETURN.
11. .125" ALUMINUM ANGLE(S) AS REQUIRED.
12. SIGNATURE TO BE NORTHWELL DK. BLUE FILM. USE ARTWORK PROVIDED BY DESIGNER.
13. "CONSTELLATION" TO BE DIGITALLY PRINTED FULL COLOR ONTO A DIGITALLY PRINTABLE CLEAR FILM, MAKING SURE TO HAVE THE DAYTIME AND NIGHTTIME READ OF THE COLORS THE SAME. APPLY LIQUID OVER LAMINATE TO PROVIDE A MINIMUM 5 YEAR WARRANTY.

Controlled illumination levels: Illumination will comply with standard exterior signage brightness limits (3 -5 footcandles at the sign face) and can be factory-set or field-adjusted to ensure they remain well below levels that would impact nearby homes.

Internal, copy-only illumination: Illumination is internal, with copy-only lighting (no halo or flood lighting), there's minimal light spill and no projection outward toward residential properties.

Automatic dimming schedule: Signage automatically dims after sunset, often to 30 -50% output, dramatically reducing any potential evening impact.

Photometric data (if helpful): Providing basic light falloff information can demonstrate that illumination dissipates before reaching residential property lines.

Improvement over existing conditions: Since the current signs on campus are already illuminated, proposed Northwell system uses more efficient LEDs with better light control, resulting in equal or lower perceived brightness than what exists today.

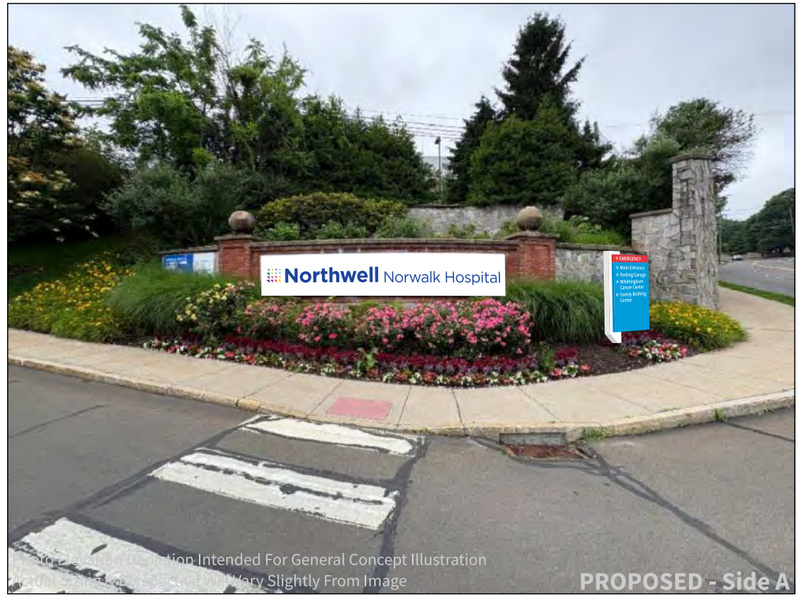
Safety and way-finding rationale: For hospitals, illuminated signage supports patient and emergency vehicle navigation, particularly for emergency and ambulance areas where clarity is critical.

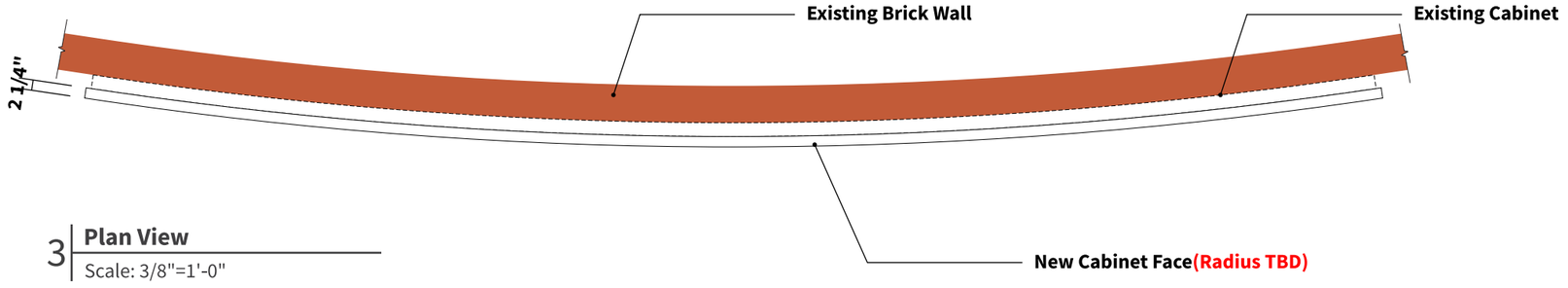
Scope of Work: Manufacture and install (1) - Custom Curved Face on Existing Cabinet. Stencil cut face with backed up acrylic.

Existing Sq.Ft.: 90.57
Proposed Sq.Ft.: 90.57

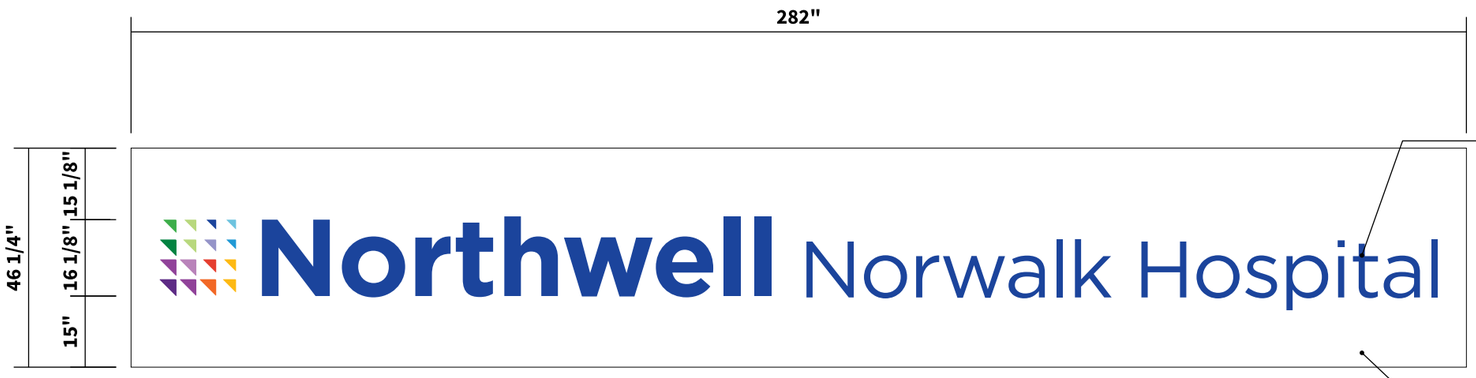
NOTE: TECH SURVEY REQUIRED PRIOR TO FABRICATION TO CONFIRM FINAL PRODUCTION AND MOUNTING DETAILS
NOTE: CHECK WITH FOUNDATION TO SEE IF WE NEED TO ADD ANY DONOR SIGNAGE.



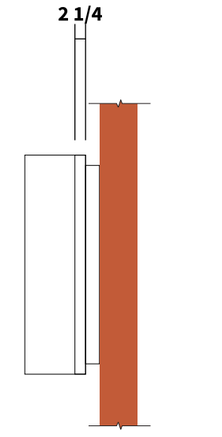




3 **Plan View**
Scale: 3/8"=1'-0"



1 **Front View - Side A**
Scale: 3/8"=1'-0"



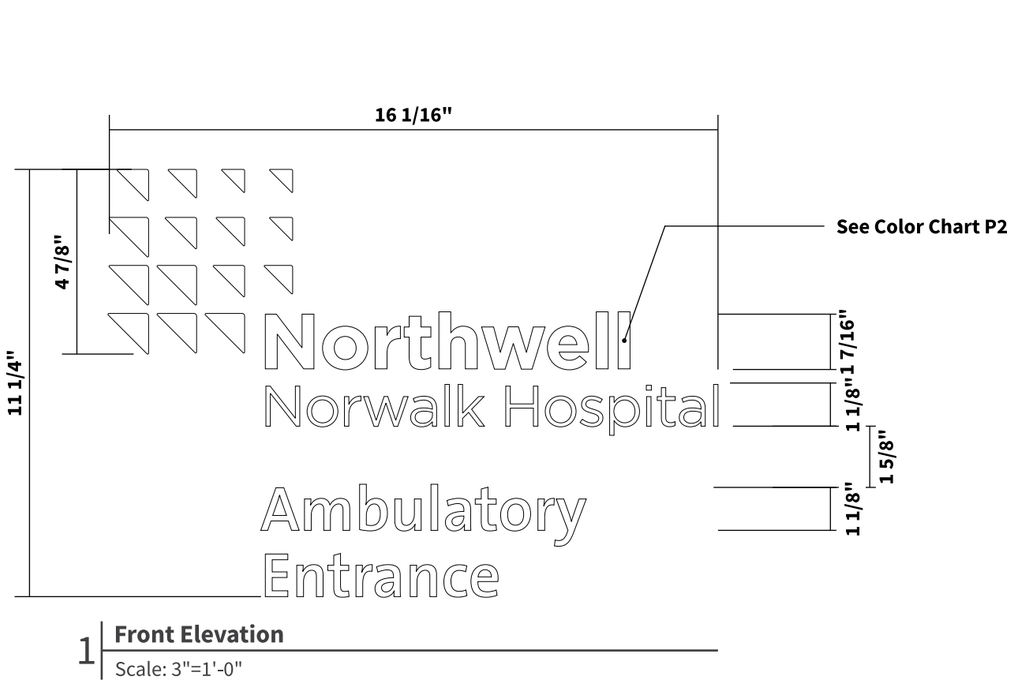
2 **Side View**
Scale: 3/8"=1'-0"

Scope of Work:
Manufacture and install (2) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.

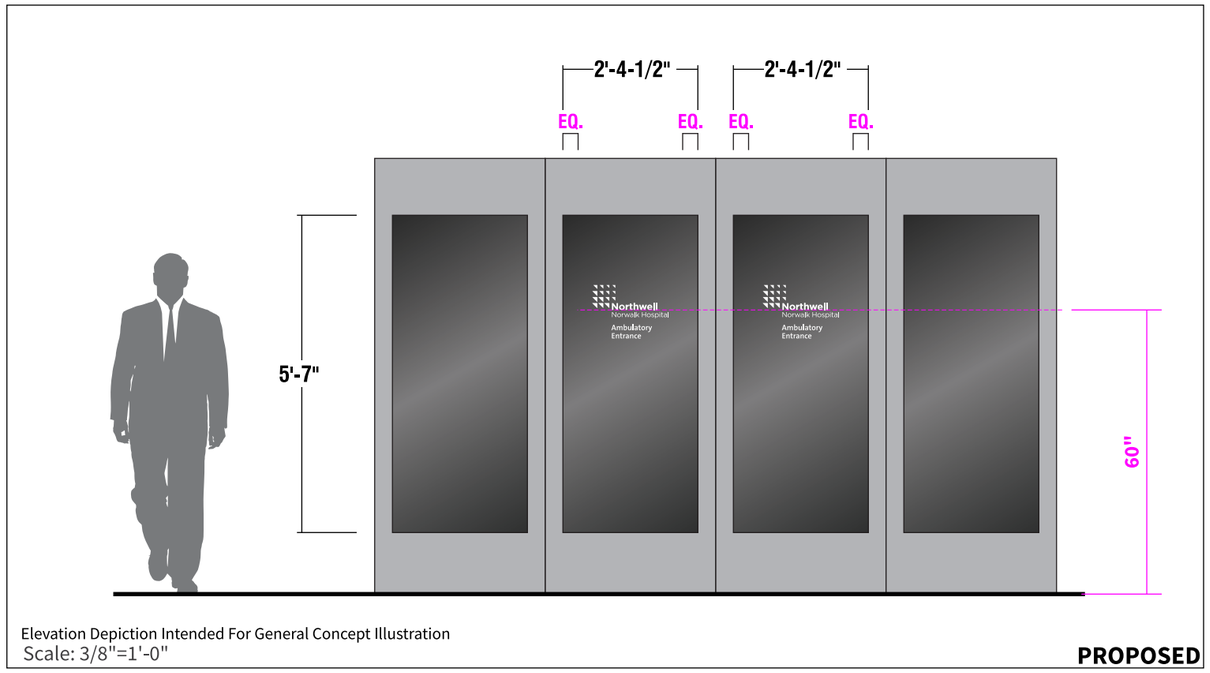
Typestyle: TheSansB W6 Semi Bold

Note: Client to confirm entrance name





1 **Front Elevation**
Scale: 3"=1'-0"



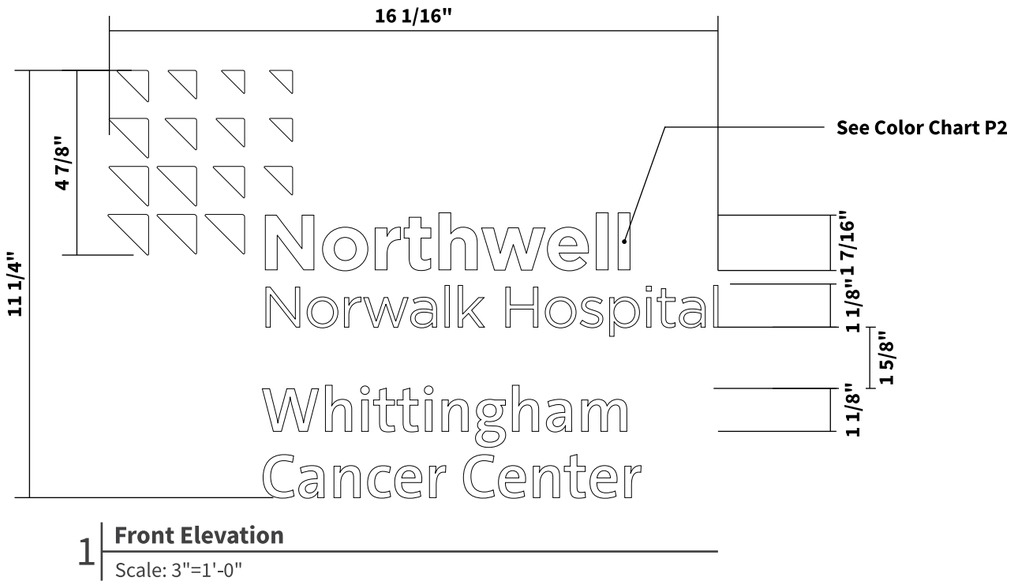
Elevation Depiction Intended For General Concept Illustration
Scale: 3/8"=1'-0"

PROPOSED

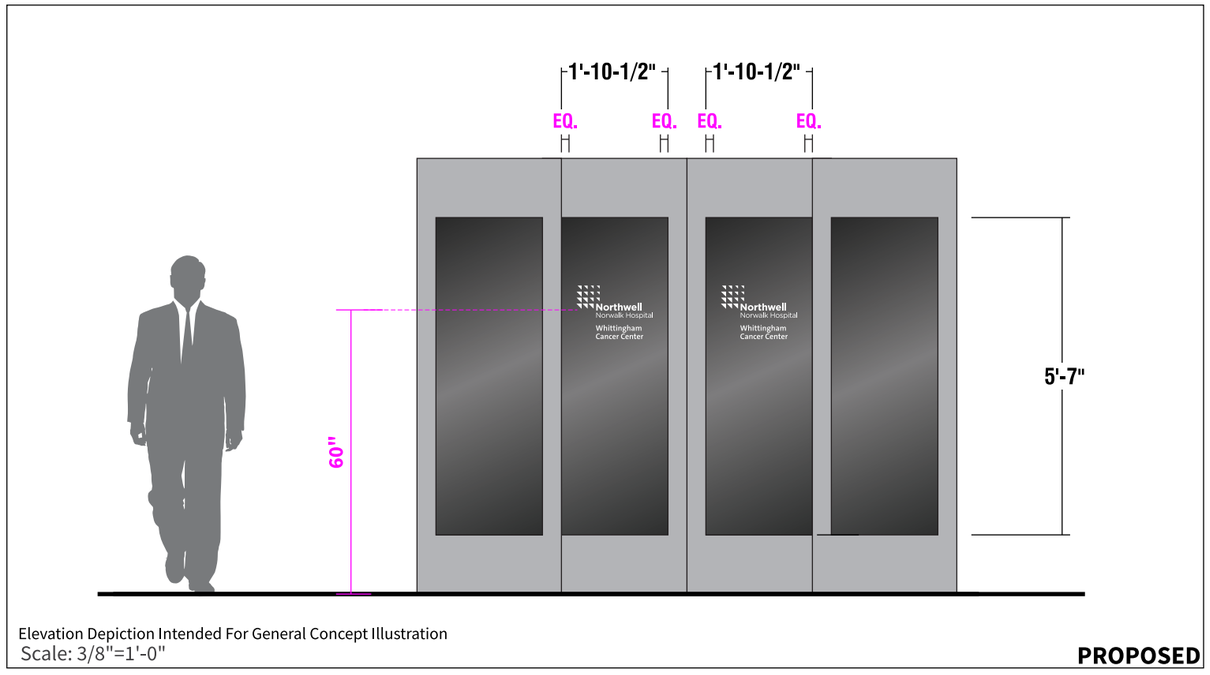
Scope of Work:
Manufacture and install (2) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.

Typestyle: TheSansB W6 Semi Bold





1 **Front Elevation**
Scale: 3"=1'-0"

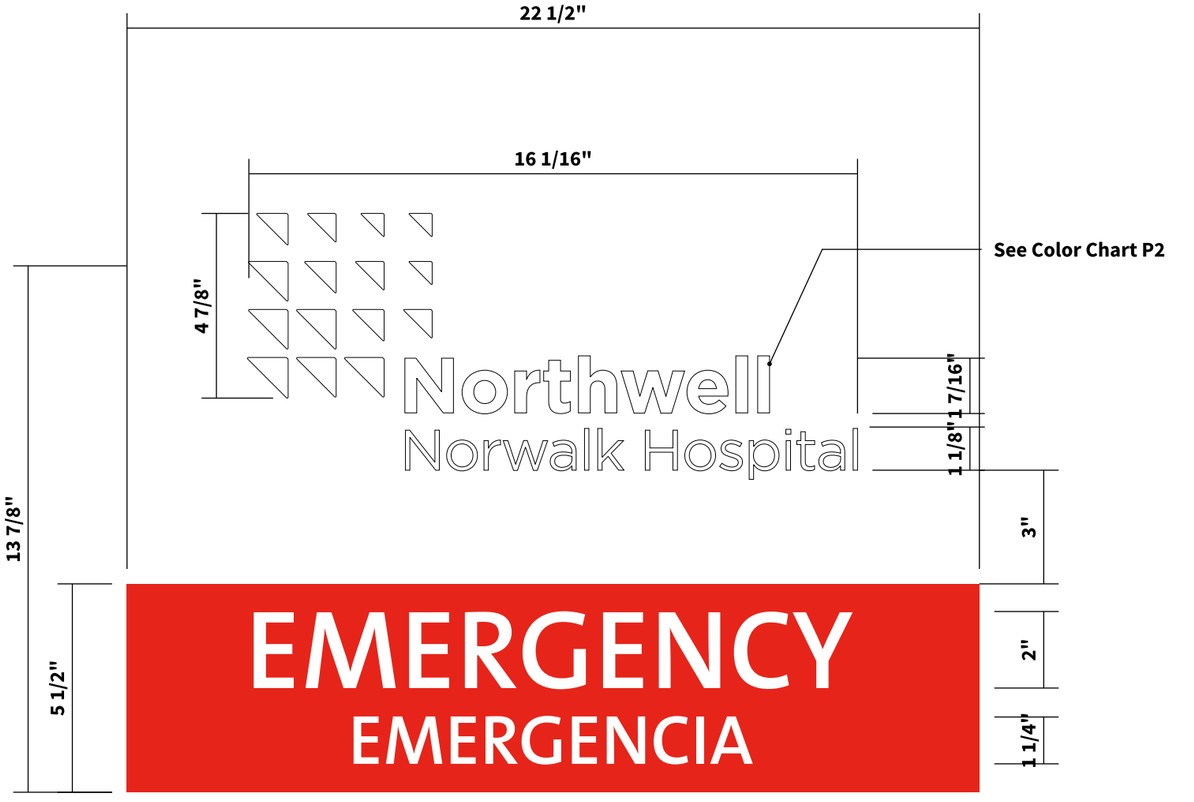


Elevation Depiction Intended For General Concept Illustration
Scale: 3/8"=1'-0"

PROPOSED

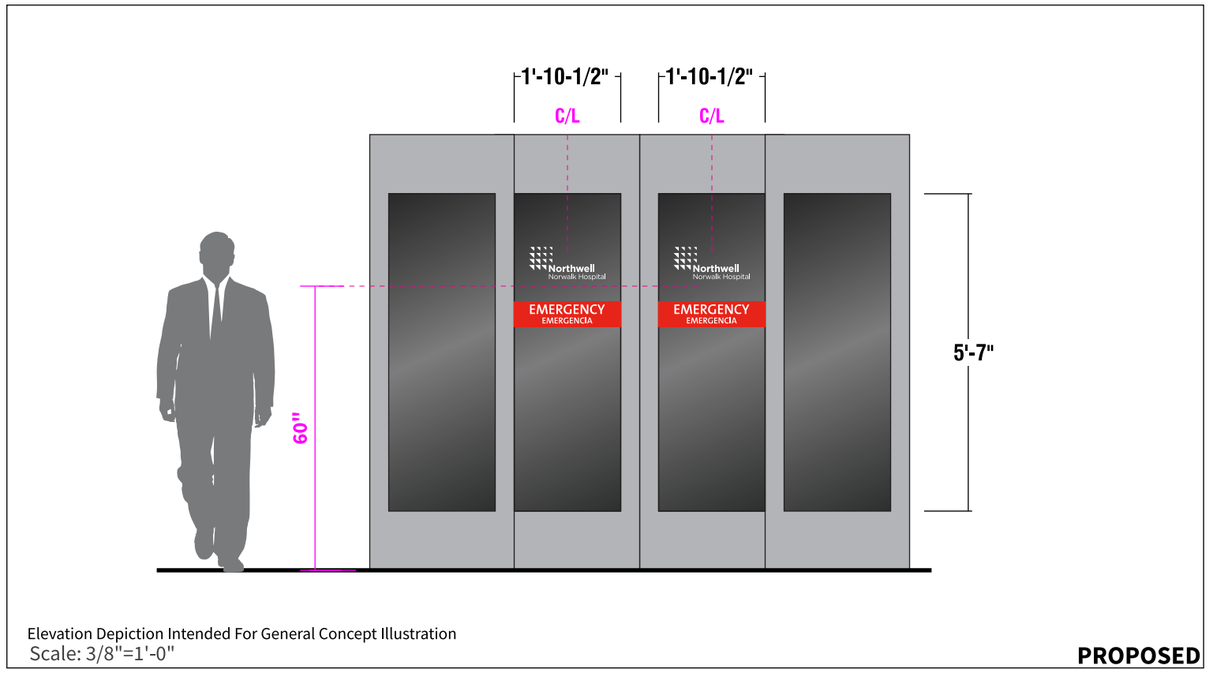
Scope of Work:
Manufacture and install (2) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.

Typestyle: TheSansB W6 Semi Bold



1 **Front Elevation**
Scale: 3"=1'-0"



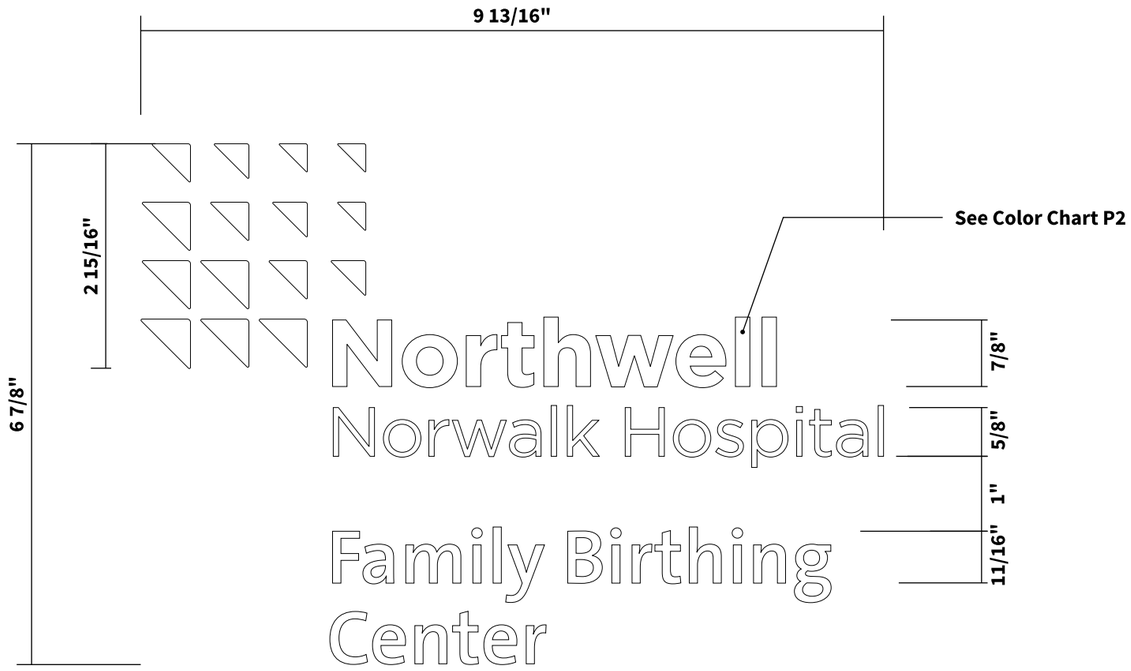


Scope of Work:
Manufacture and install (2) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.

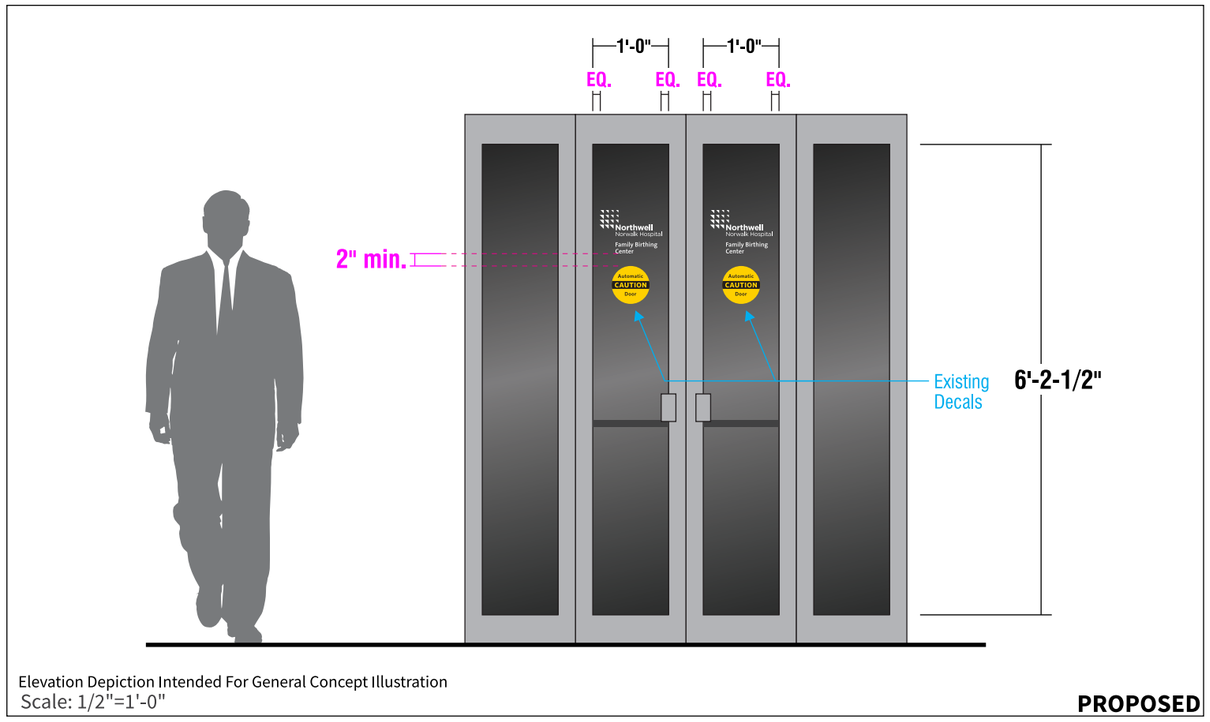
Typestyle: TheSansB W6 Semi Bold

Note: Client to confirm entrance name





1 **Front Elevation**
Scale: 1:2



Elevation Depiction Intended For General Concept Illustration
Scale: 1/2"=1'-0"

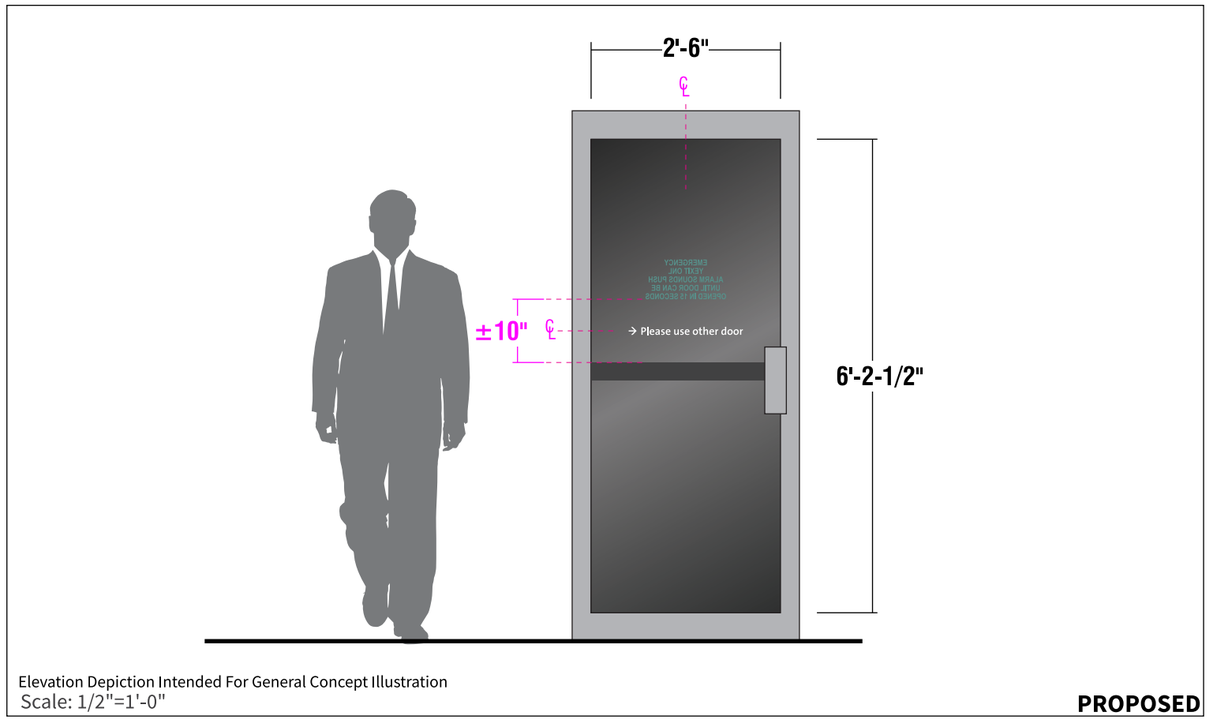
PROPOSED

Scope of Work:
Manufacture and install (1) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.

Typestyle: TheSansB W6 Semi Bold



1 **Front Elevation**
Scale: 3" = 1'-0"

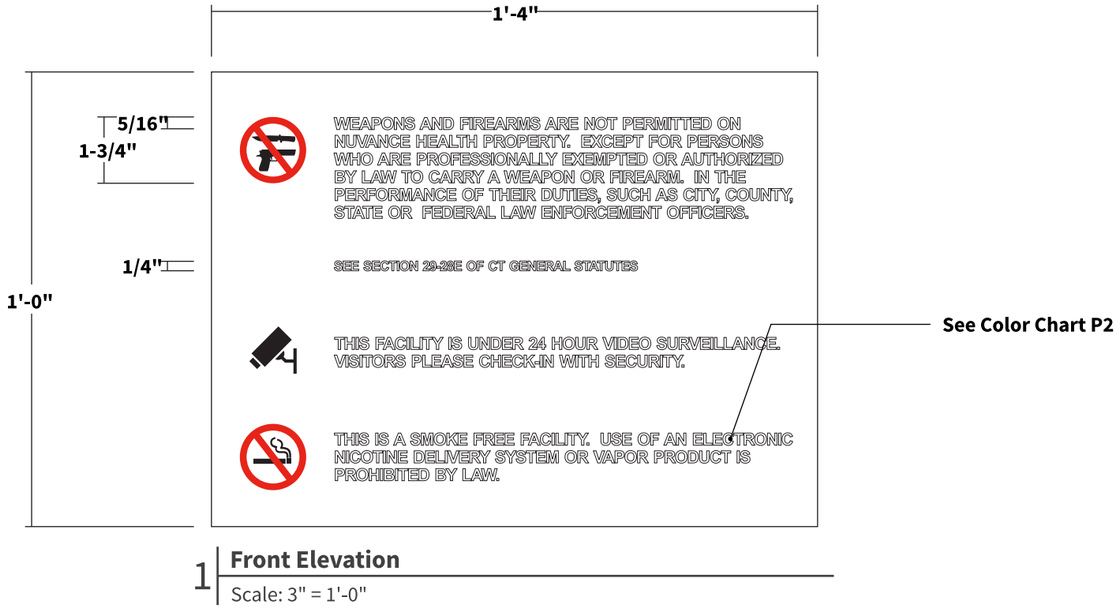


Elevation Depiction Intended For General Concept Illustration
Scale: 1/2"=1'-0"

PROPOSED

Scope of Work:

Client to provide additional direction



1 **Front Elevation**

Scale: 3" = 1'-0"



Install New Vinyls in Left & Right Windows As Shown

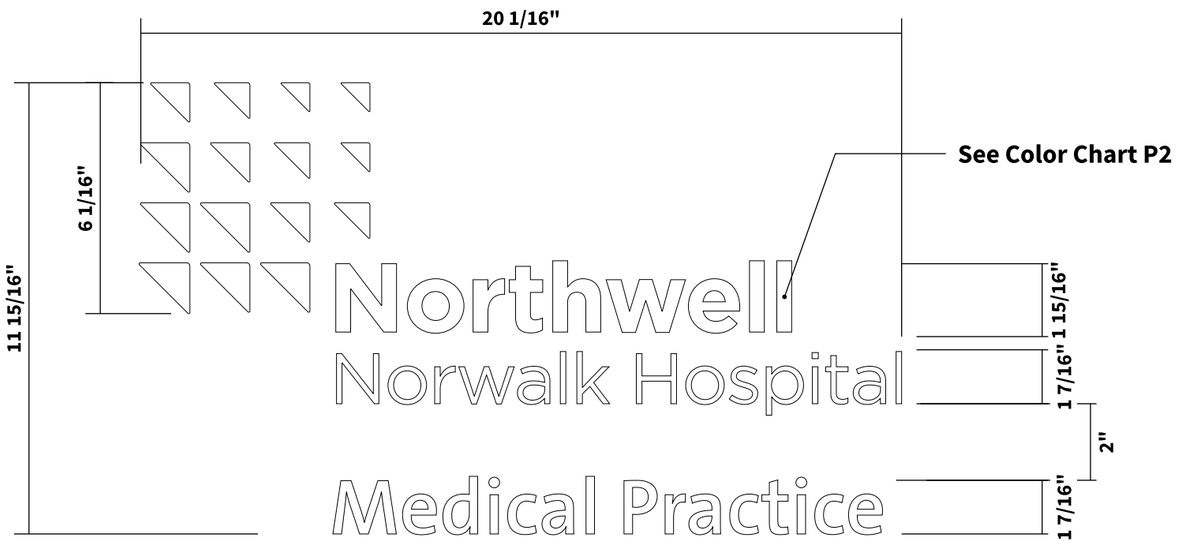


Scope of Work:
Manufacture and install (1) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.

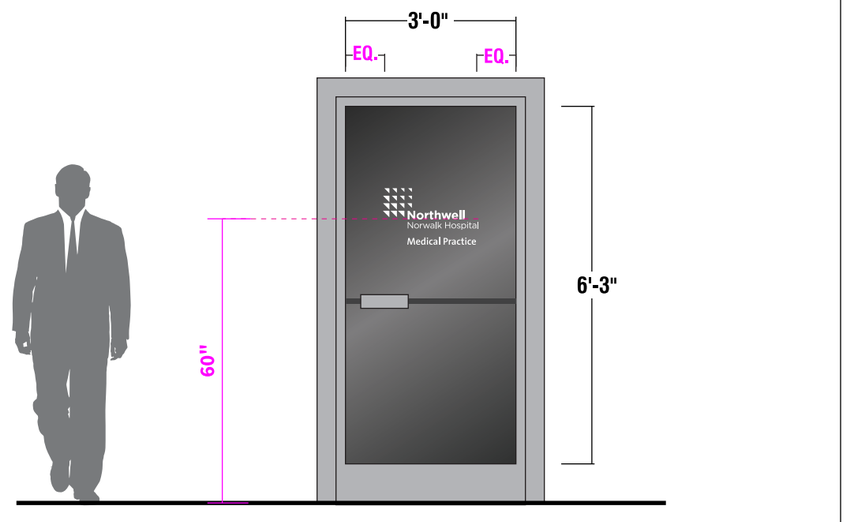
Typestyle: TheSansB W6 Semi Bold

Note: Client to confirm entrance name





1 **Front Elevation**
Scale: 3"=1'-0"

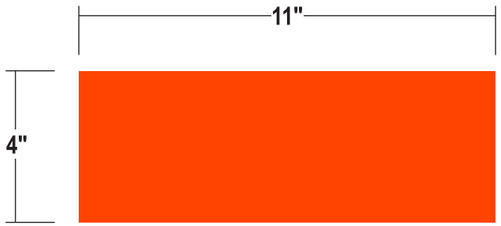


Elevation Depiction Intended For General Concept Illustration
Scale: 3/8"=1'-0"

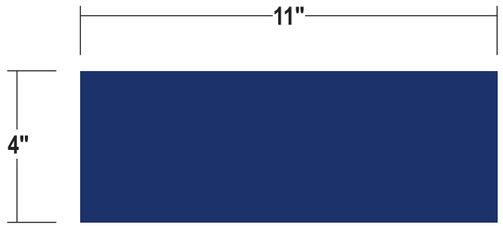
PROPOSED

Scope of Work:

Client to provide additional direction



Quantity: (2) two required



Quantity: (16) sixteen required

COLOR PALETTE

printed to match PMS 1655 C

printed to match PMS 2747 C

GRAPHICS:Surface applied vinyl overlay digitally printed to match colors shown

EXISTING CONDITIONS: ***APPLY COLOR VINYL OVERLAY PATCH TO HIGHLIGHTED AREA OF EXISTING 1'-3"H x 1'-3"W STAIR SIGNS***



TYPICAL PROPOSED OVERLAY PATCH Scale: 1-1/2"=1'-0"



E23 **No Action Required**

Scope of Work:

Sign removed by others. No additional action required.



Scope of Work:

Leave As-Is

EXISTING NON-BRANDED 12"H FCO LETTERSET TO REMAIN AS-IS



EXISTING CONDITIONS

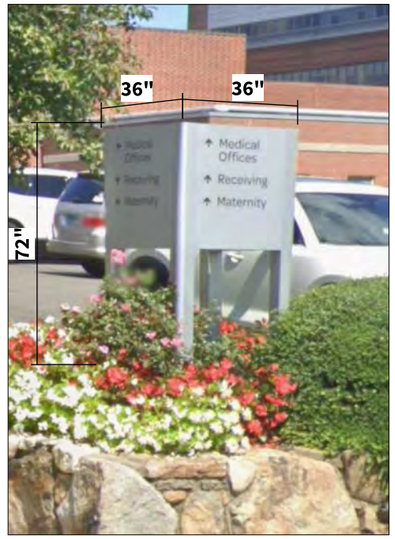
D1-6 (Custom) Non-Illuminated 3-Sided Directional

Scope of Work: Manufacture and install (1) - Three Sided Custom Non-Illuminated Directional. Remove Existing Directional.

Note: Proposed sign will required a minimum (2) steel poles and (2) angered footers or a single spread footer. A Four sided sign requires (1) steel pole & footer.

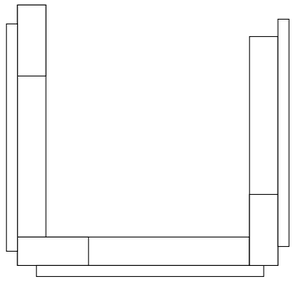
Existing Sq.Ft.: 54
Proposed Sq.Ft.: 58.68

NOTE: Tech survey required to confirm as build dimensions prior to fabrication.

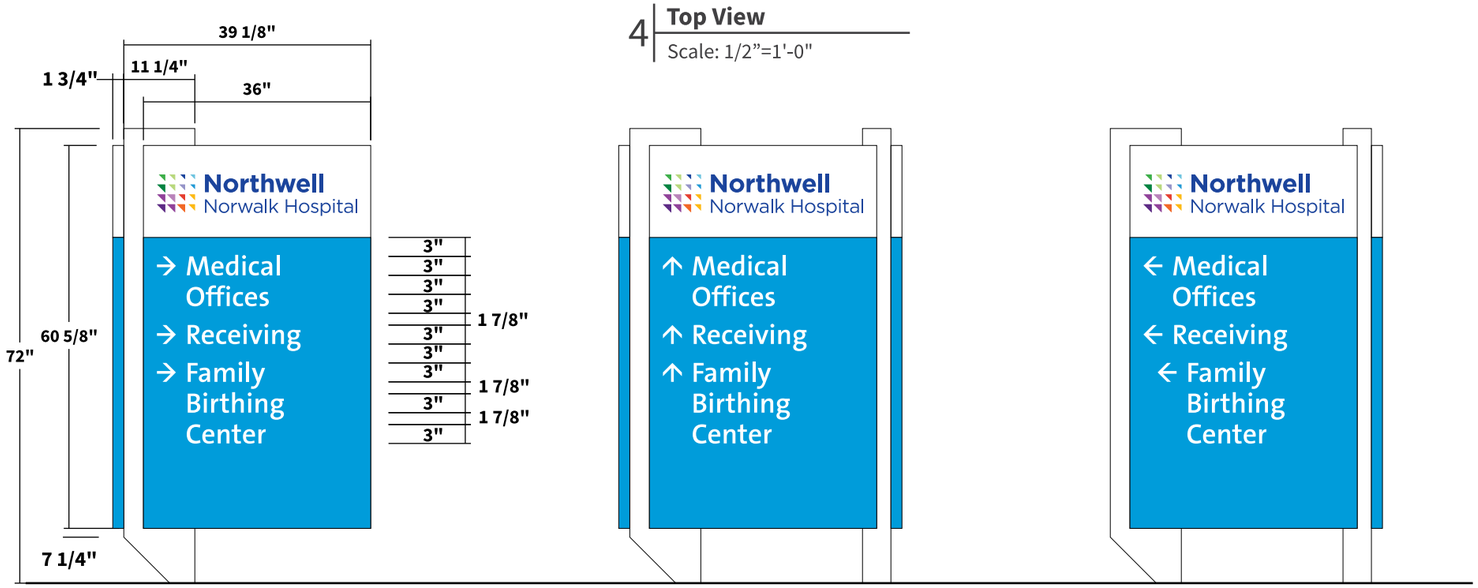


EXISTING





4 **Top View**
Scale: 1/2”=1'-0"



1 **Front View - Side A**
Scale: 1/2”=1'-0"

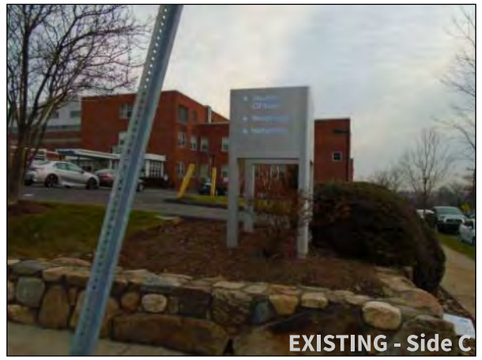
2 **Front View - Side B**
Scale: 1/2”=1'-0"

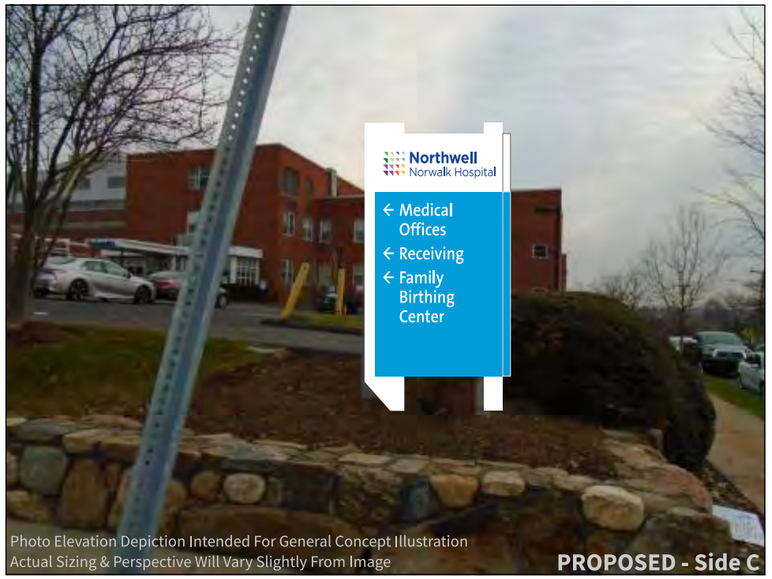
3 **Front View - Side C**
Scale: 1/2”=1'-0"

D1-6 (Custom) Non-Illuminated 3-Sided Directional

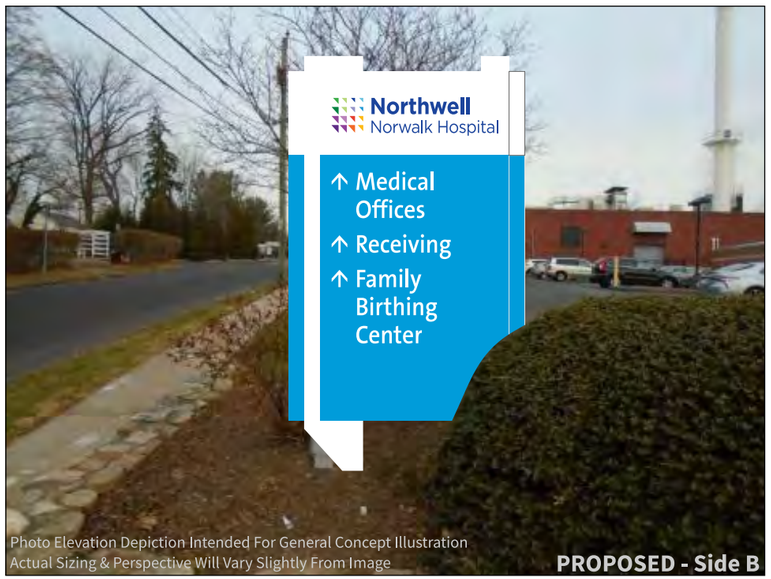










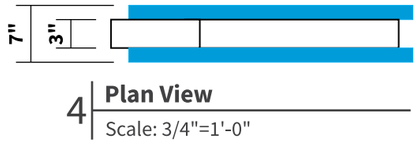


Scope of Work: Manufacture and install (1) - D2-5 Single Face Non-Illuminated Directional. Remove Existing Directional.

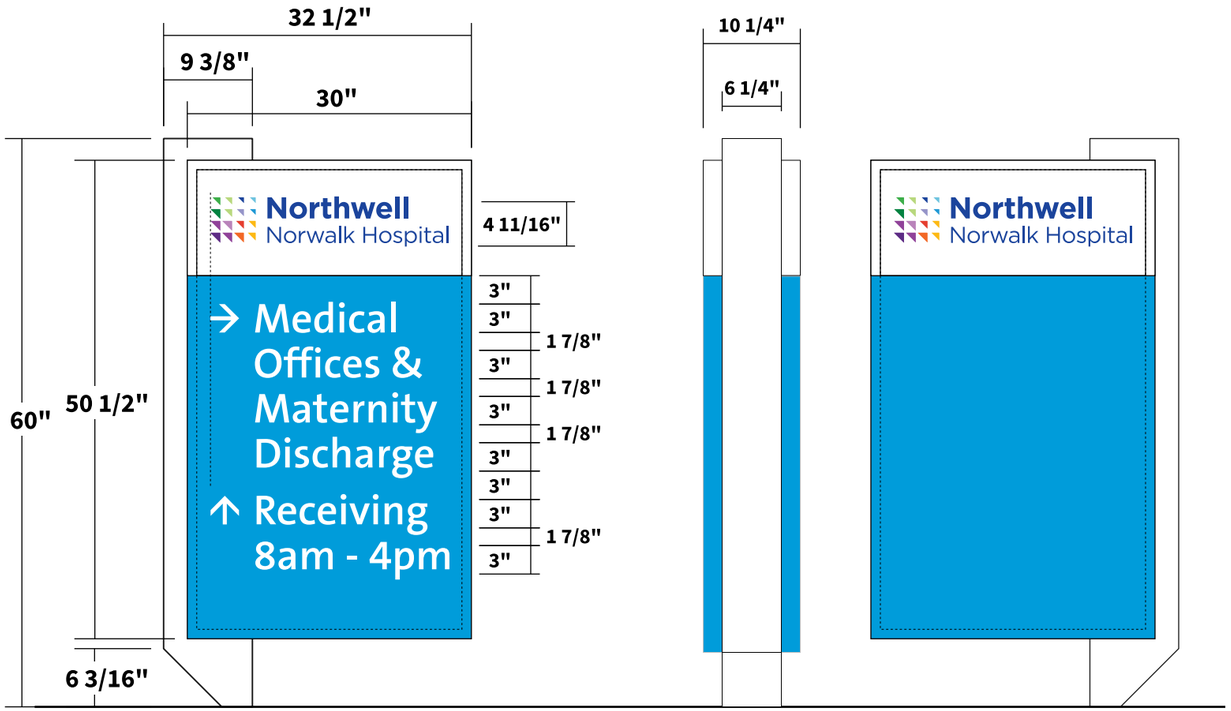
Existing Sq.Ft.: 20
Proposed Sq.Ft.: 13.54







4 **Plan View**
Scale: 3/4"=1'-0"



1 **Front View - Side A**
Scale: 3/4"=1'-0"

2 **Side View**
Scale: 3/4"=1'-0"

3 **Front View - Side B**
Scale: 3/4"=1'-0"

Dual Color Canopy Channel Letters - Rail Mount

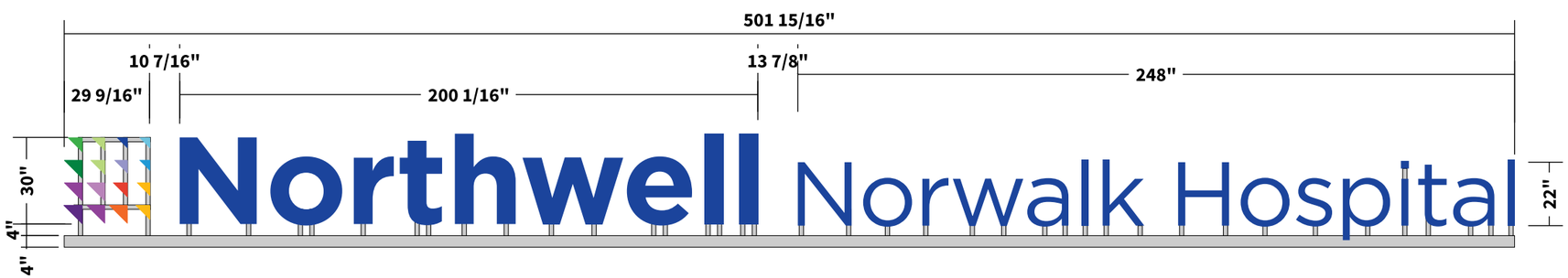
Scope of Work: Manufacture and install (1) Dual Color illuminated letterset as shown below. Letters to be powered with remote power supply.
NOTE: New electric to be brought to sign location required.

NOTE: Technical Survey Required to Determine Attachment Area and Method

Existing Sq.Ft.: 128.55







1 **Front View**
Scale: 1/4"=1'-0"

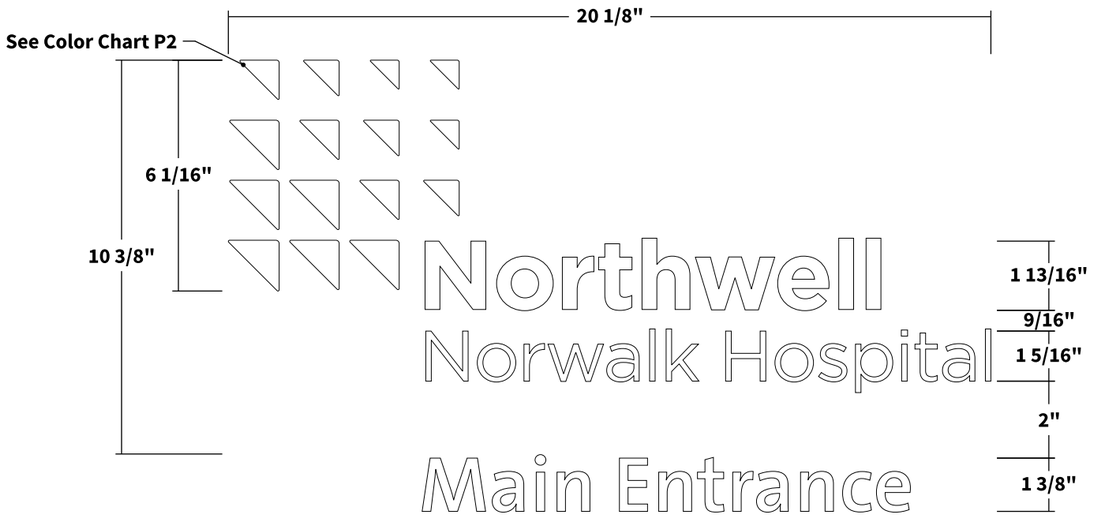


2 **Side View**
Scale: 1/4"=1'-0"

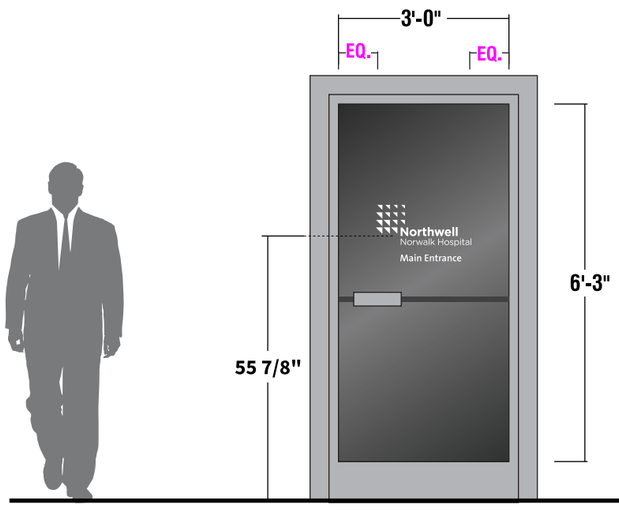
Scope of Work:

Manufacture and install (1) set of replacement vinyl as shown.
Vinyl to be first surface white vinyl graphics.





1 **Front Elevation**
Scale: 3"=1'-0"



Elevation Depiction Intended For General Concept Illustration
Scale: 3/8"=1'-0"

PROPOSED

Scope of Work:

Manufacture and install (1) set of white aluminum pin mounted FCO Letters

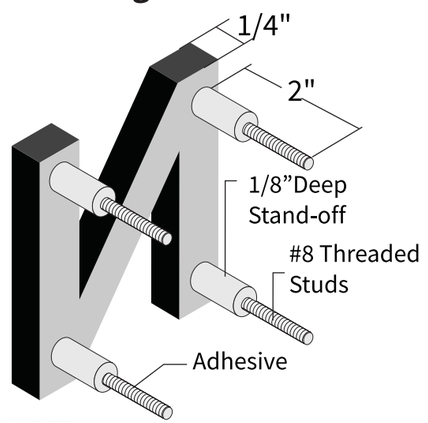




1 **Front View**

Scale: 1/2"=1'-0"

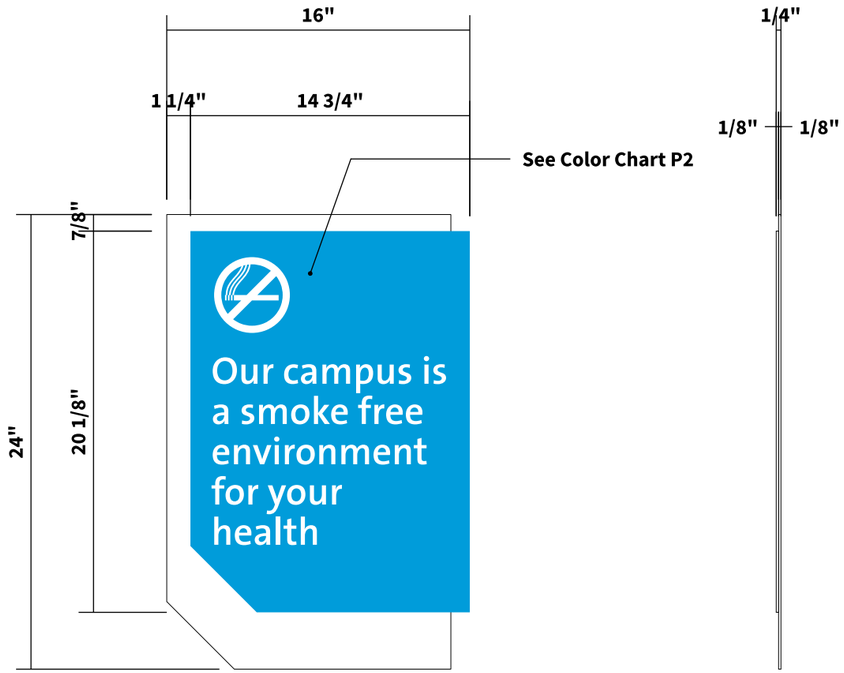
Mounting Detail



NOTE:
Threaded studs with 2" minimum embedment and install with clear Adhesive

Scope of Work:

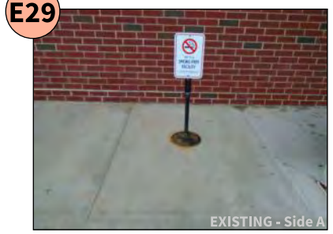
Manufacture and install (5) RW-ns3 Wall Mounted Vertical “No Smoking” Signs

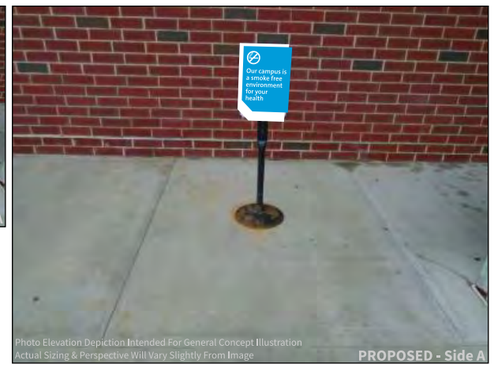


1 **Front View**
Scale: 1 1/2"=1'-0"

2 **Side View**
Scale: 1 1/2"=1'-0"

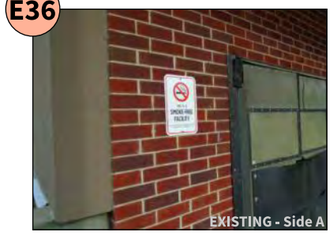
E29

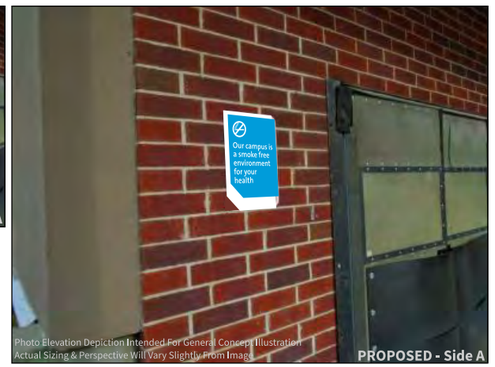




QTY(2)X

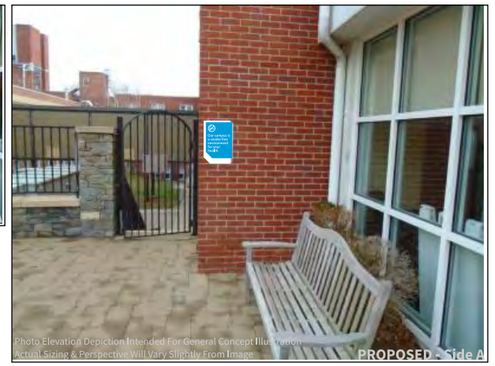
E36



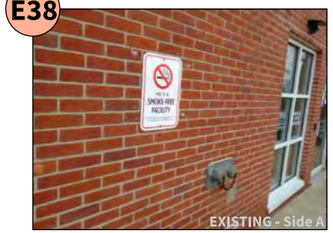


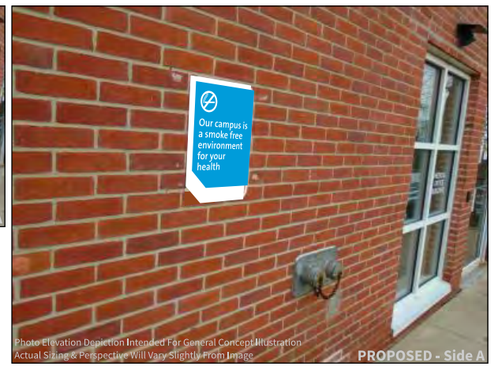
E37





E38



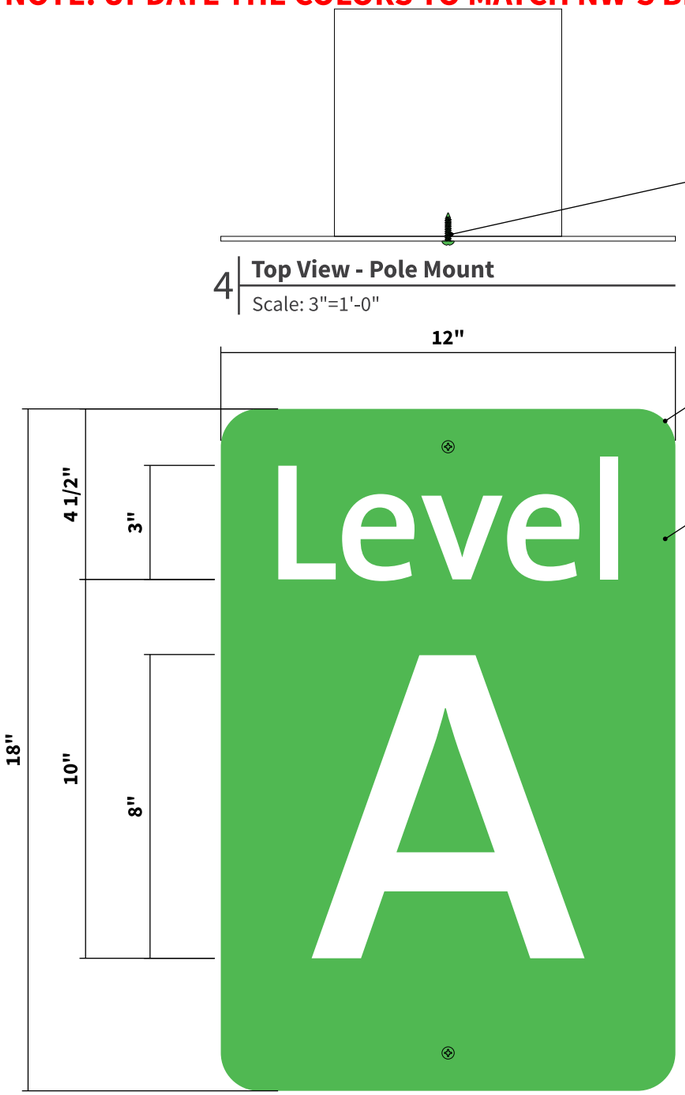


Scope of Work:

Manufacture and install (68) stud mounted aluminum regulatory signs painted to match zone colors w/1st surface vinyl copy

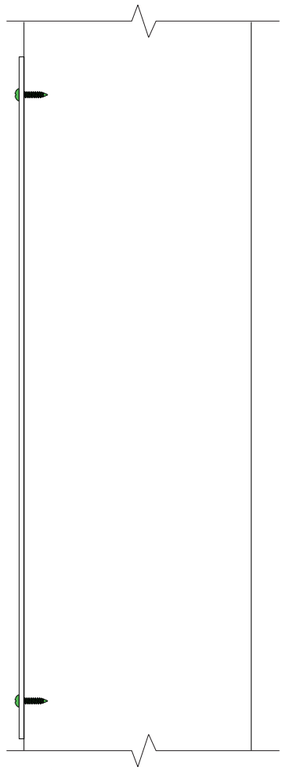
NOTE: SURVEY REQUIRED

NOTE: UPDATE THE COLORS TO MATCH NW'S BRAND.



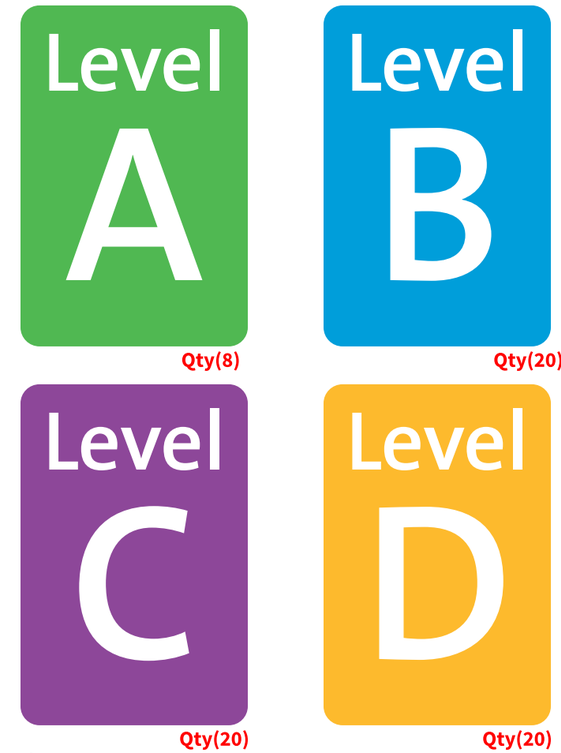
4 **Top View - Pole Mount**
Scale: 3"=1'-0"

1 **Front View**
Scale: 3"=1'-0"

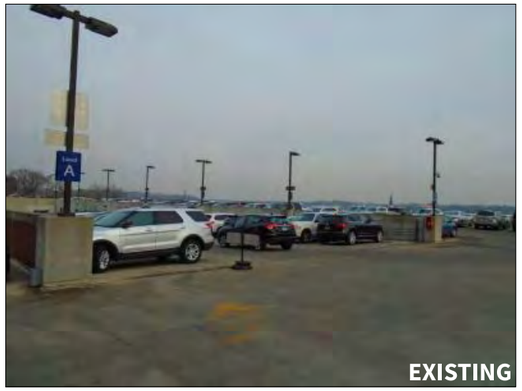


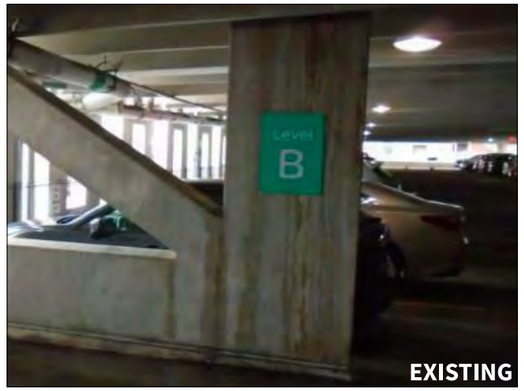
2 **Side View - Pole Mounted Opt.**
Scale: 3"=1'-0"

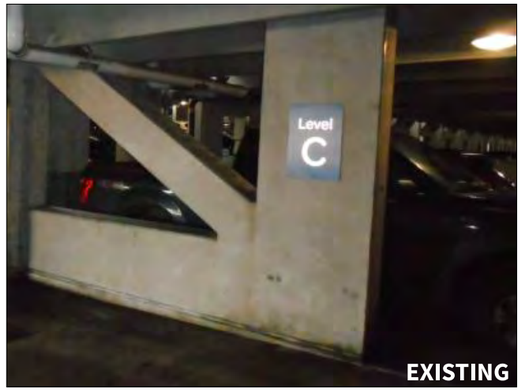
3 **Side View- Wall Mount Option**
Scale: 3"=1'-0"

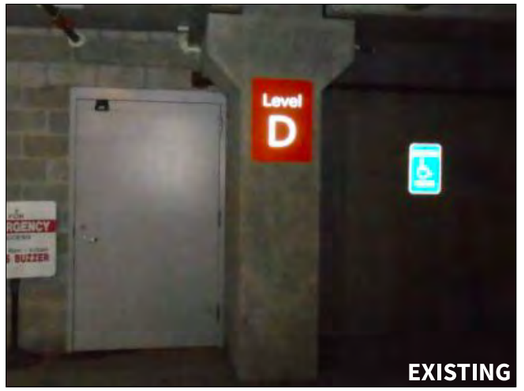


5 **Messaging**
Scale: 1 1/2"=1'-0"


Level
A
EXISTING


Level
B
EXISTING

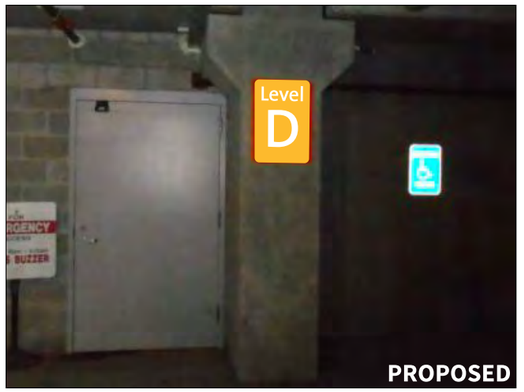

Level
C
EXISTING


Level
D
EXISTING


Level
A
PROPOSED


Level
B
PROPOSED


Level
C
PROPOSED


Level
D
PROPOSED

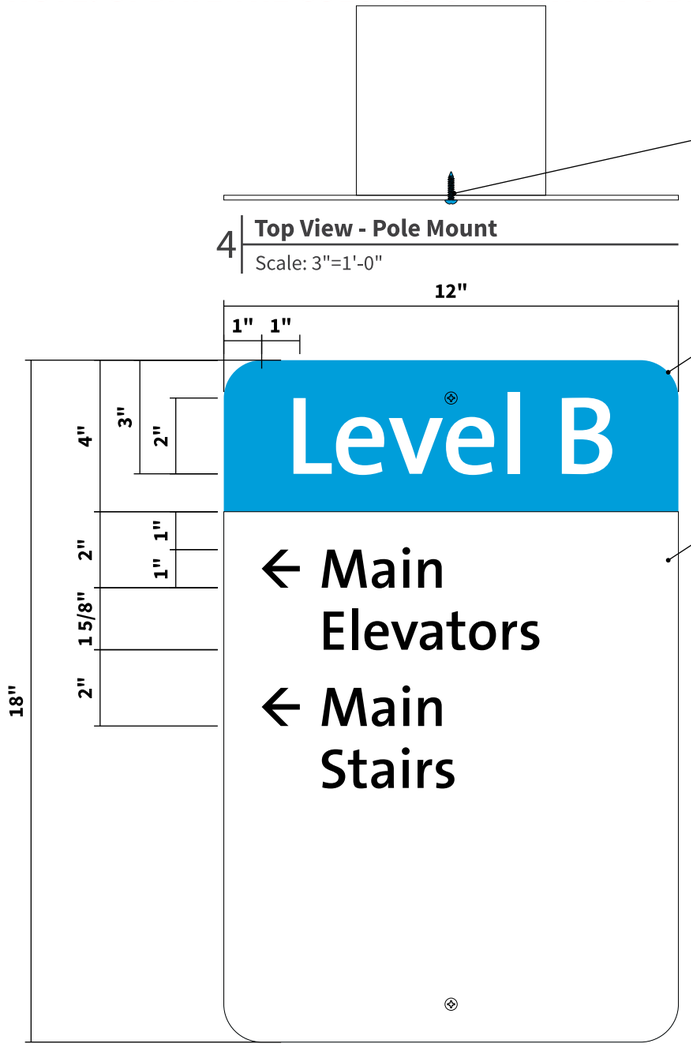
Scope of Work:

Manufacture and install (32) stud mounted aluminum regulatory signs painted to match zone colors w/1st surface vinyl copy

NOTE: SURVEY REQUIRED

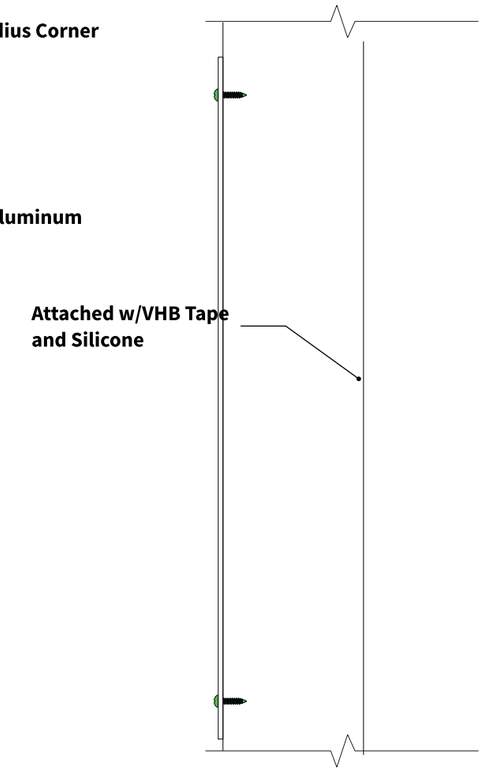
NOTE: COPY PENDING

NOTE: UPDATE THE COLORS TO MATCH NW'S BRAND.



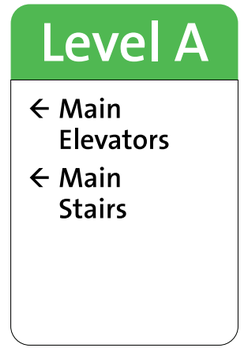
4 **Top View - Pole Mount**
Scale: 3"=1'-0"

1 **Front View**
Scale: 3"=1'-0"



2 **Side View - Pole Mounted Opt.**
Scale: 3"=1'-0"

3 **Side View- Wall Mount Option**
Scale: 3"=1'-0"



Qty(1)



Qty(10)

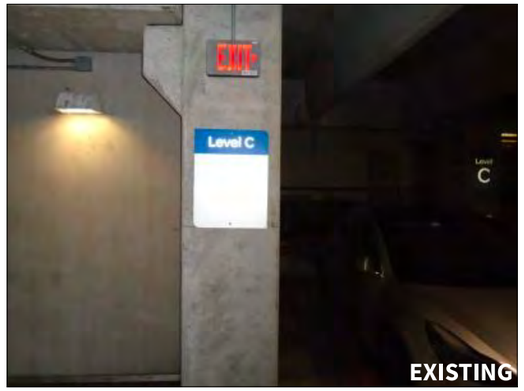


Qty(10)



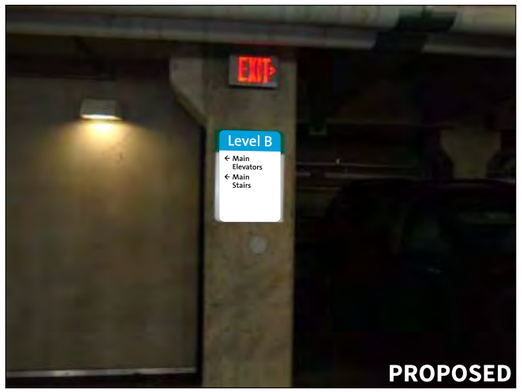
Qty(11)


EXIT
Level 9
EXISTING

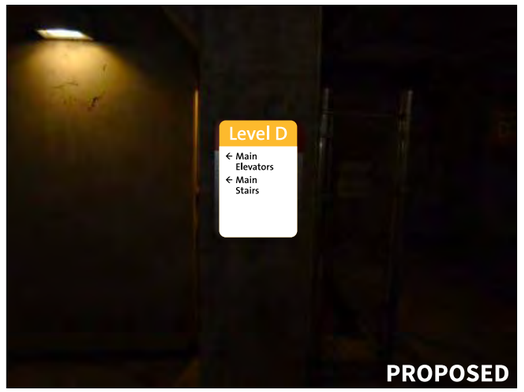

EXIT
Level C
EXISTING


Level D
Main Elevators
Main Stairs
EXISTING


Level D
EXISTING


EXIT
Level B
Main Elevators
Main Stairs
PROPOSED


EXIT
Level C
Main Elevators
Main Stairs
PROPOSED


Level D
Main Elevators
Main Stairs
PROPOSED


Level D
Main Elevators
Main Stairs
PROPOSED


ONE WAY
Level A
EXISTING


ONE WAY
Level A
← Main Elevators
← Main Stairs
PROPOSED

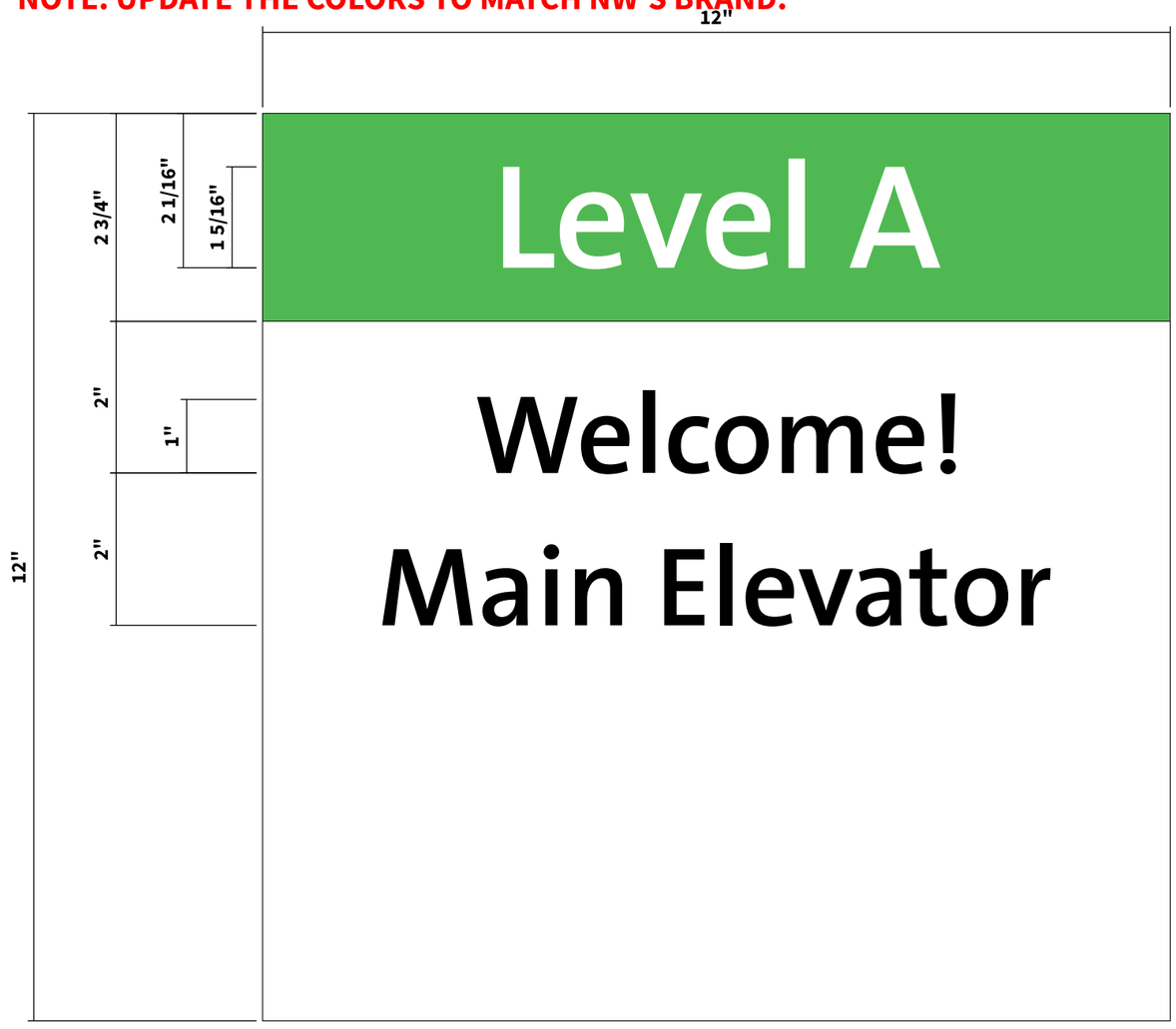
Scope of Work:

Manufacture and install (16) glass decals for double sides glass doors

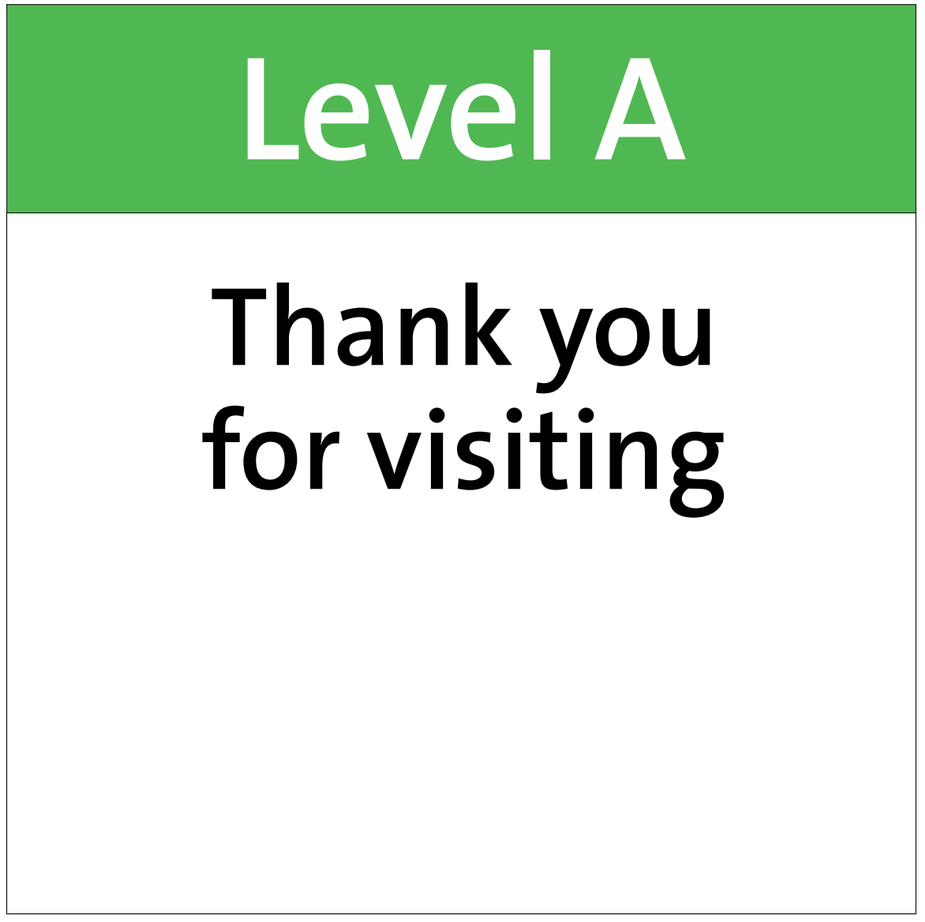
NOTE: SURVEY REQUIRED

NOTE: COPY PENDING

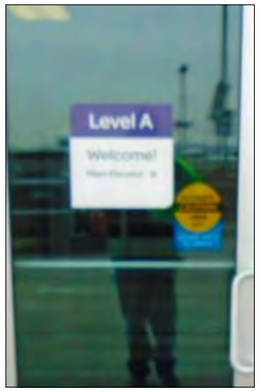
NOTE: UPDATE THE COLORS TO MATCH NW'S BRAND.



1 **Front View - Side A**
Scale: 1:2



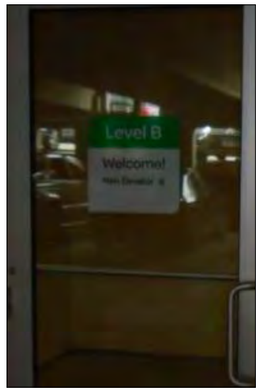
2 **Front View - Side B**
Scale: 1:2



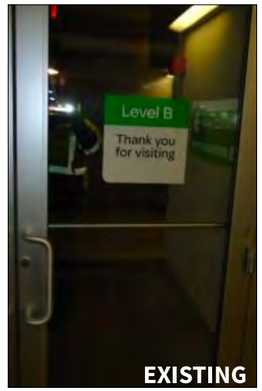
SIDE A



SIDE B



SIDE A



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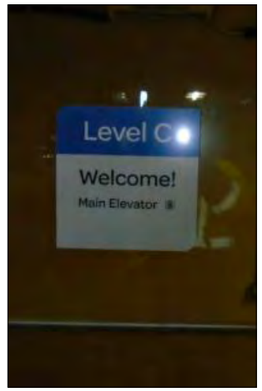

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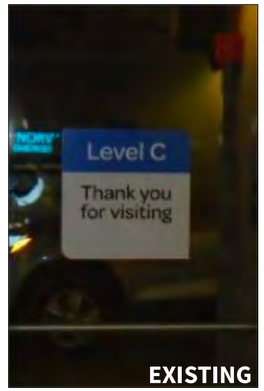

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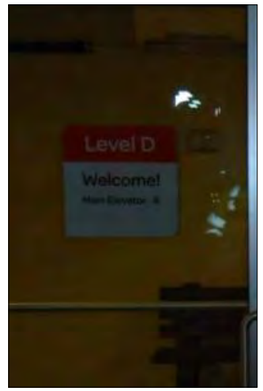

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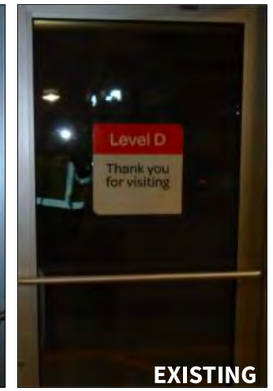

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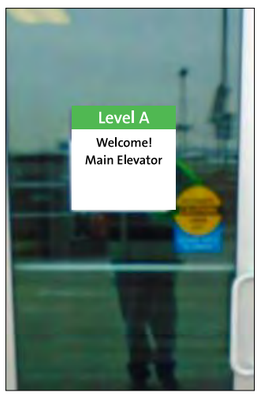

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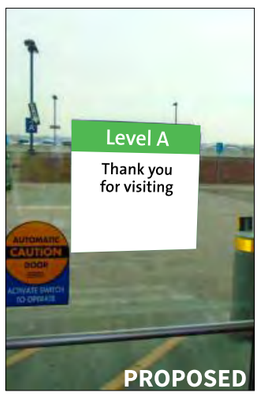

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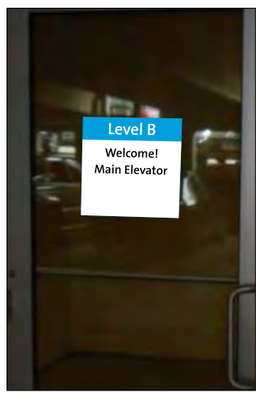

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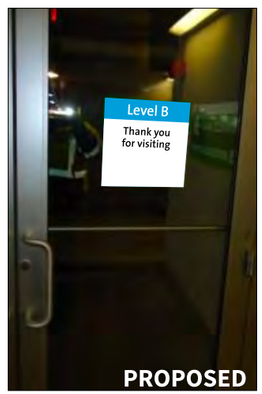

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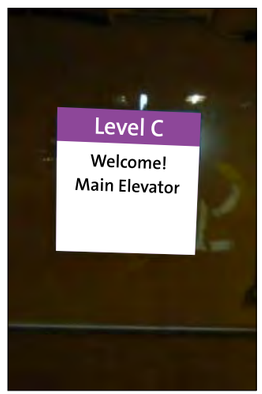

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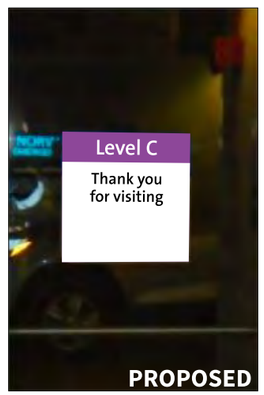

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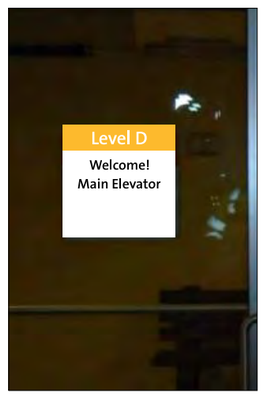

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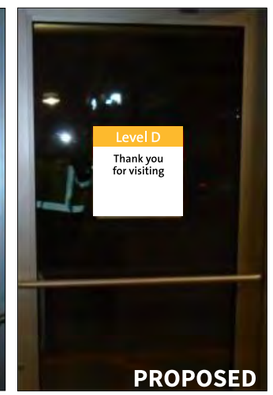


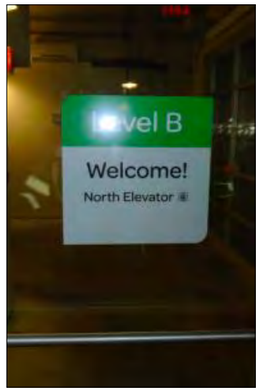
SIDE B



SIDE A



SIDE B



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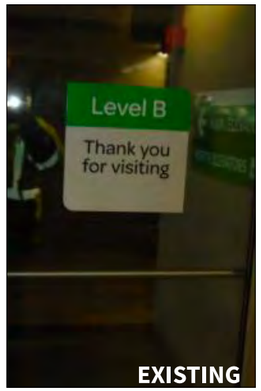

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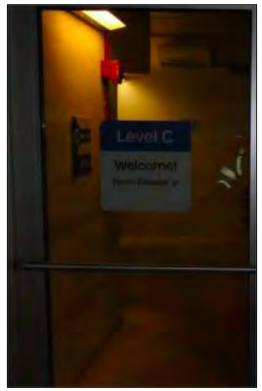

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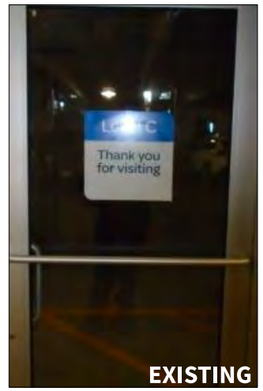

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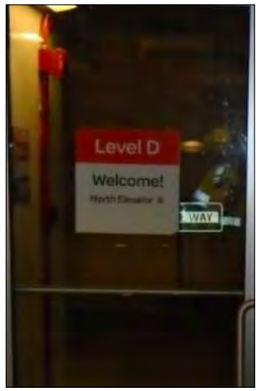

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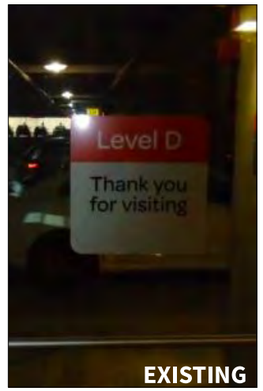
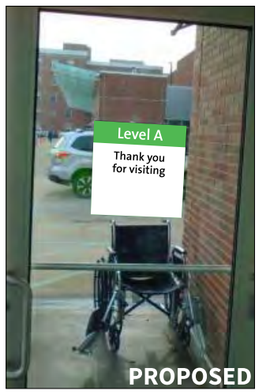


SIDE B



SIDE A



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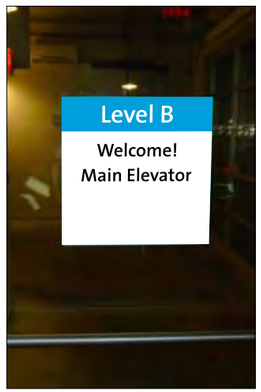
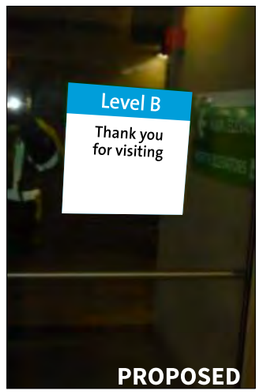


SIDE A



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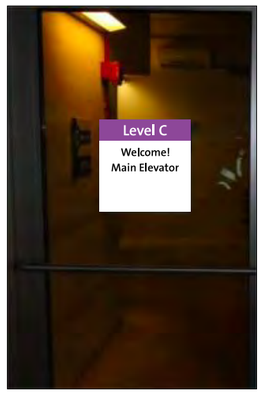

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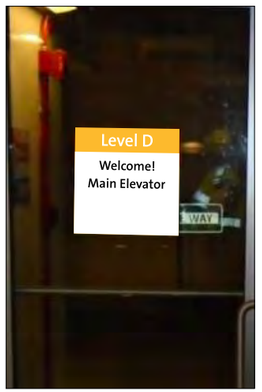

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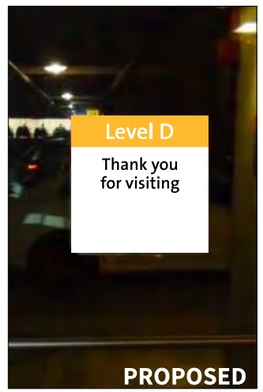


SIDE B

Scope of Work:

Manufacture and install (4) vinyl decals for elevator door

NOTE: SURVEY REQUIRED

NOTE: COPY PENDING

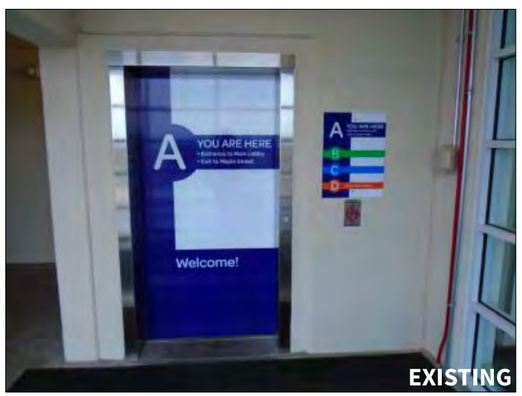
NOTE: UPDATE THE COLORS TO MATCH NW'S BRAND.



1 **Front View**
Scale: 3/4"=1'-0"



2 **Messaging**
Scale: 1/2"=1'-0"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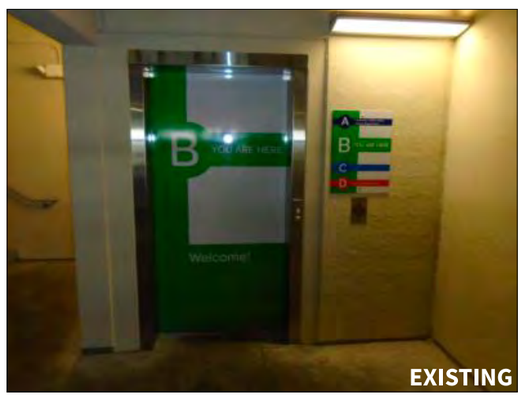
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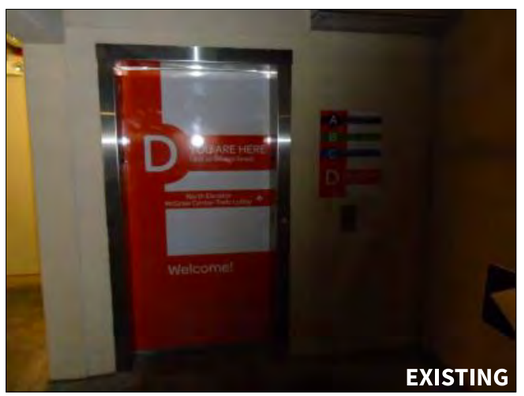
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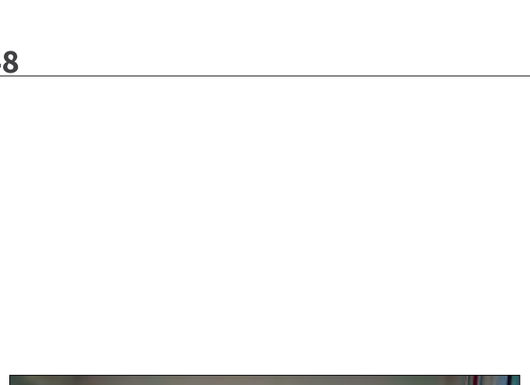
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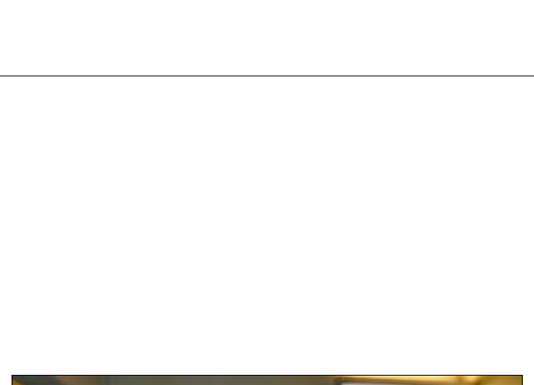
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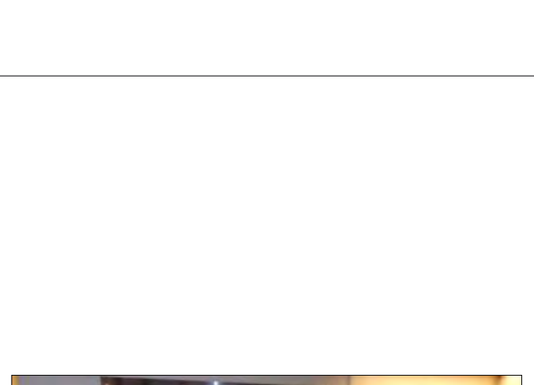
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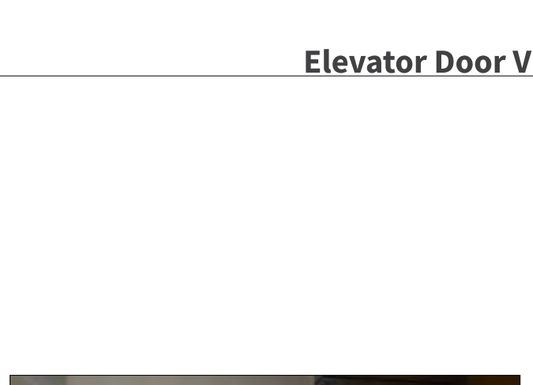
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Scope of Work:

Manufacture and install (4) acrylic plaques w/vinyl graphics for elevator wall

NOTE: SURVEY REQUIRED

NOTE: COPY PENDING

NOTE: UPDATE THE COLORS TO MATCH NW'S BRAND.



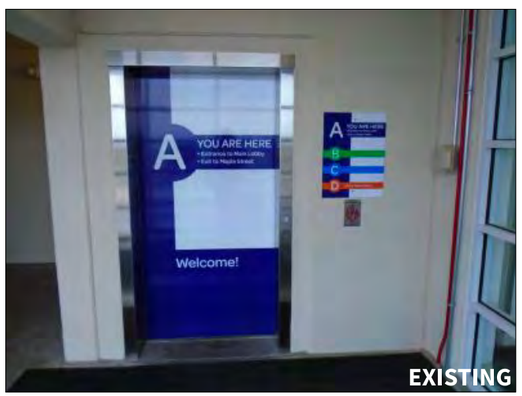
1 **Front View**

Scale: 1 1/2"=1'-0"



2 **Messaging**

Scale: 1 1/2"=1'-0"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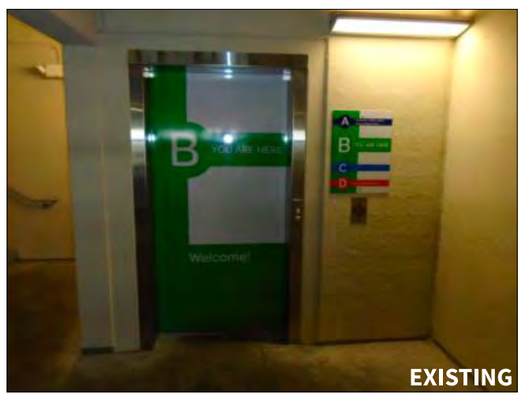
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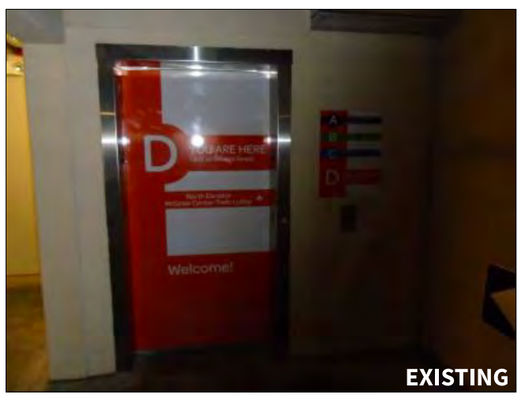
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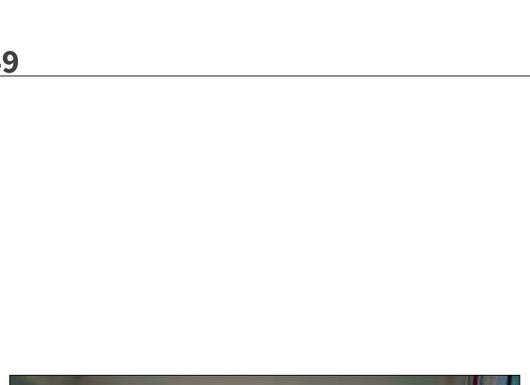
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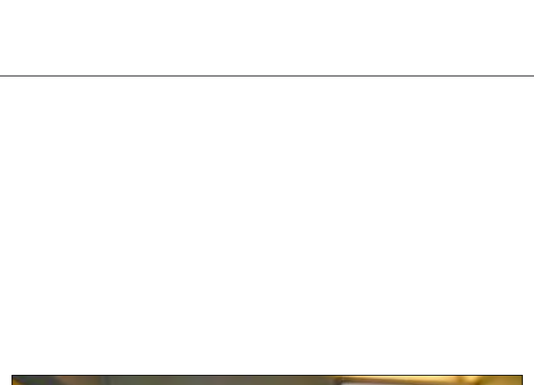
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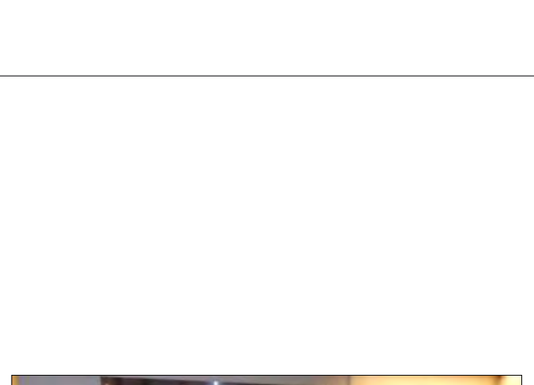
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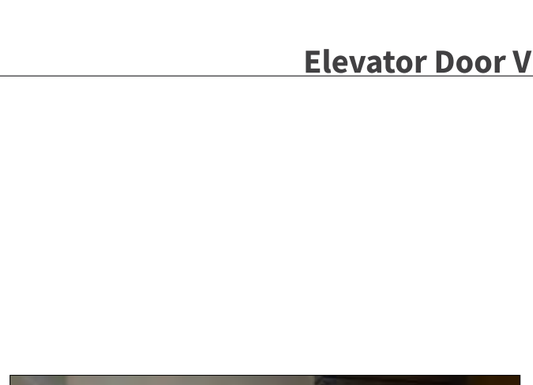
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EXISTING SIGNAGE TO REMAIN AS IS

E36



E37



E38



E39

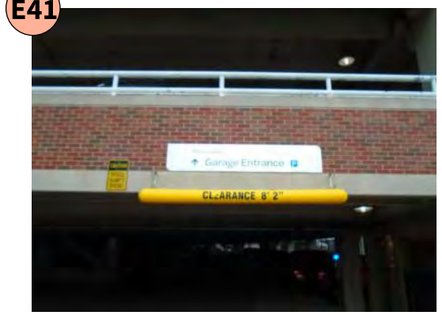


EXISTING CONDITIONS: DOOR HAS BEEN REMOVED.

E40



E41



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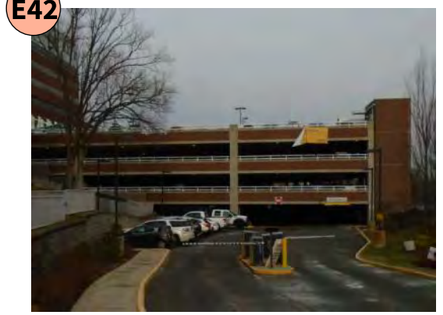


E44



EXISTING CONDITIONS: SIGN IS NOT EXISTING

(QTY: 2)

E63



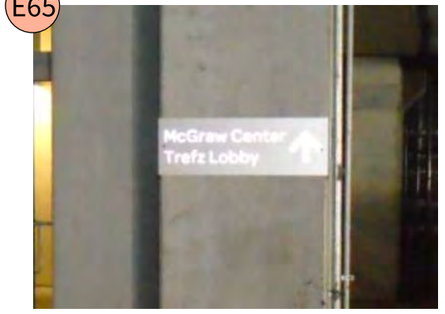
EXISTING CONDITIONS: *SITE SURVEY CONFIRMS TEMP BANNER IS REMOVED*

E64



(QTY: 3)

E65



(QTY: 3)

E66



Memorandum

February 18th, 2026

To: Chapin Bryce, Chairperson – Planning & Zoning Commission

From: Michelle Andrzejewski, Senior Planner

Re: 2026-10 – Norwalk Hospital Association – 34 Maple Street – Modifications to Norwalk Hospital Sign Manual.

Dear Commissioners,

The commission approved modifications to the sign manual with conditions several times over the years. The latest prior commission approvals were December 8th, 2022 that included new wall signs and replace ground panels signs for Nuvance. Then again February 19th, 2025 for the "Hottinger Garage" wall sign. Today the applicant is requesting a new sign package that includes replacing several ground signs and wall signs on campus.

Staff Comments: Per conditions of previous commission approvals, any modifications to the signage at the Norwalk Hospital shall be reviewed and approved by the Planning and Zoning Commission. Previous considerations by the Commission focused on the ability to have Spanish translations where possible and necessary. As well as being conscientious to illuminated signs adjacent to residential properties. The proposed sign package has three net new signs and the remaining are primarily replacing existing signage within the same square footages, illumination and placement. The first new wall sign has a dimension of 65' x 3'+/-, illuminated, placed at the top of the building on the East side, facing Stevens Street (E01). The second one is located on an existing canopy with an overall dimension of 41' x 2.5' +/-, illuminated, on the East side facing Stevens Street as well (E27). The last new sign is and "emergency" totem sign with overall dimension of 1.5' x 8' +/-, non-illuminated at the North entrance (NEW01).

THEREFORE BE IT RESOLVED that the request to revise the sign manual for Norwalk Hospital by the Norwalk Planning & Zoning Commission for application 2026-10 – Norwalk Hospital Association – 34 Maple Street – Modifications to Norwalk Hospital Sign Manual be **APPROVED** subject to the following conditions:

1. That all exterior signage will be installed in accordance with the following manual:
    a. Per sign manual developed by American/Interstate Sign Crafters for Norwalk Hospital at 34 Maple Street dated 1/23/26; and
2. That a zoning permit for the installation for the signs is obtained prior to installation; and
3. That any changes to the proposal are required to be reviewed by staff prior to implementation; and

BE IT FURTHER RESOLVED that the effective date of this action shall be February 27th, 2026.

THEREFORE BE IT RESOLVED that the request to revise the sign manual for Norwalk Hospital by the Norwalk Planning & Zoning Commission for application 2026-10 – Norwalk Hospital Association – 34 Maple Street – Modifications to Norwalk Hospital Sign Manual be **DENY** subject to the following conditions:

1.

BE IT FURTHER RESOLVED that the effective date of this action shall be February 27th, 2026.

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Lisa L. Feinberg
Partner
Phone: 203.252.2677
Fax: 203.325.8608
LFeinberg@carmodylaw.com

1055 Washington Blvd.
4th Floor
Stamford, CT 06901

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 Feinberg

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: Margaret Egan Vice President
Duly Authorized

{S7652763}

Site Plan Review Application

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

Date Received:

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

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

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 Pleasentville 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.

h. Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements.
i. Driveway(s) and widths.
j. Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures.
k. Refuse Receptacles, Utility Boxes and service meter accommodations and locations.
l. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions.
m. Ground Floor Elevation above grade for each Building.
n. Existing Tree and Vegetation Plan and Survey:
    i. Showing all groupings of trees and how they will be incorporated into the proposed project.
    ii. Showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain.
    iii. Identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more.
    iv. Otherwise evidencing compliance with all applicable tree requirements of these Regulations.
o. Erosion and Sedimentation Control measures for the Development.
p. Topographic excavation and grading plans.
q. Stormwater Pollution Prevention Plan and Stormwater drainage plan.
r. Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider.
s. Detailed Parking plan.

vii. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of the Zoning Regulations and other applicable provisions of the City Codes are being met.

4. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, as detailed in Section 8.4.5.I.7.g.
5. Architectural Plans/Drawings:
    a) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan.
    b) Building Type(s).

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

Fees

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

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

Public Notification

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

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

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

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

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

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

end

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.b[1], 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 Description[10]

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.

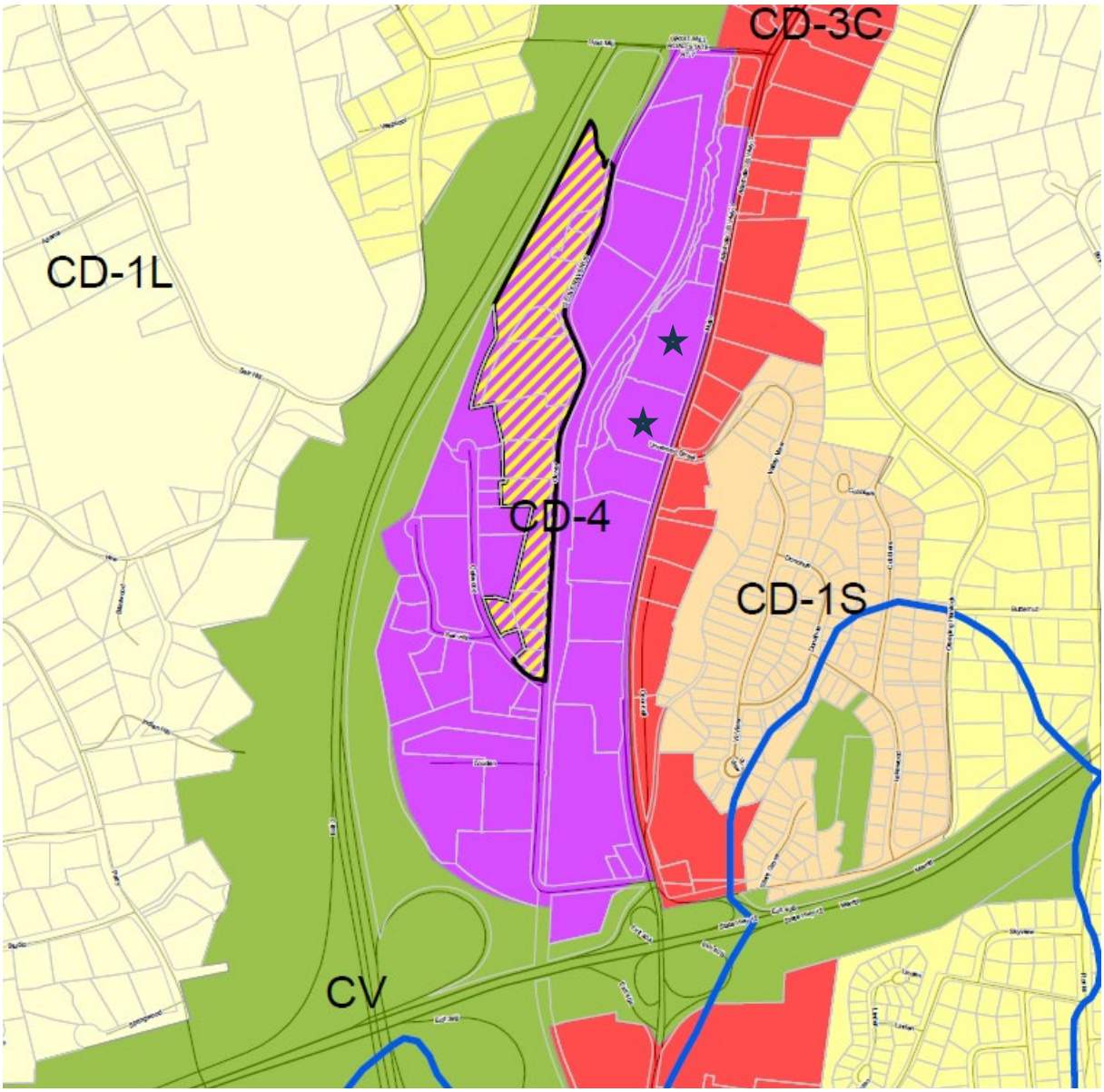
PARCEL 201

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

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CD-1L
CD-4
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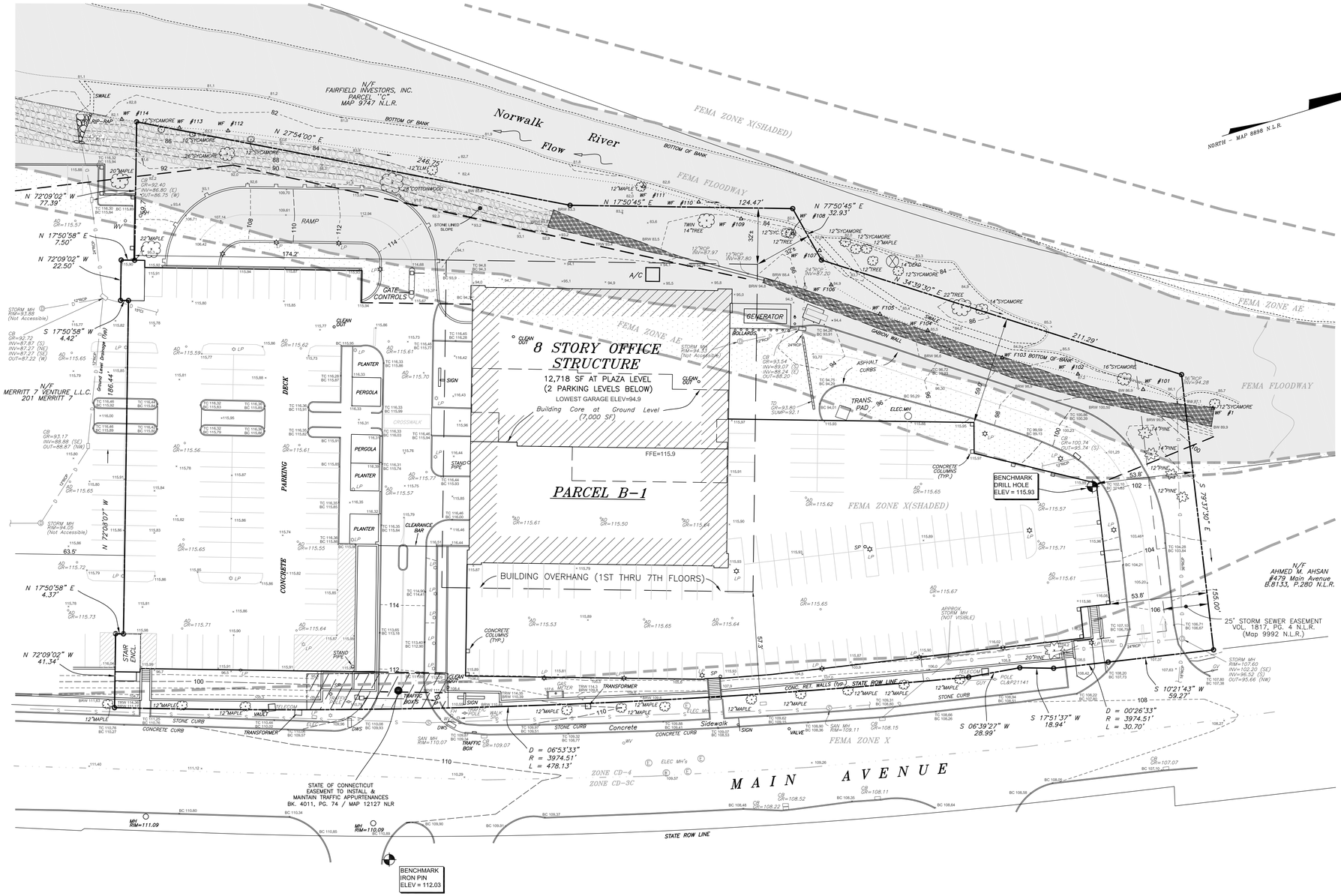
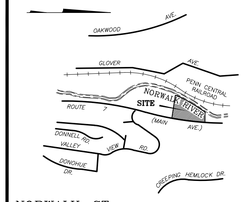
CV



TAX MAP: 5 LOT: 20



NORWALK, CT.

ORIENTATION

ZONE: CD-4

NOTES:

1. *This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a 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.*
2. *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.).*
3. *Reference is made to the Deed of Record found in Vol. 3142, Pg. 286 N.L.R.*
4. *Total Area of the Surveyed Parcel = 155,384 SF / 3.5671 Ac.*
5. *Reference is made to ALTA/NSPS Land Title Survey depicting Building 101, Merritt Seven Corporate Park, Norwalk CT., prepared for Merritt 7 Venture LLC., prepared by Redniss & Mead, dated 9/18/2017.*
6. *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).*
7. *Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).*
8. *Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.*
9. *Reference is made to Preliminary Report-10/05/2017 by Zoning - Info, Inc. for Merritt 7 Site #52450.*
10. *Owner of Record: Merritt 7 Venture LLC.*
11. *Subsurface, 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

No.	By	Date	
1	RJB	8/28/2025	Update notes.

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING

BUILDING 101 (101 MAIN AVENUE)
MERRITT SEVEN CORPORATE PARK

NORWALK, CONNECTICUT

PREPARED FOR

LOFTS M7 LLC

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.4500 | Fax: 203.357.1118
www.rednissmead.com

Scale: 1"=30' (0, 30, 60)

Drawn By: RJB | Checked By: JPP | Date: 8/7/2025

To my knowledge and belief this map is substantially correct as noted hereon

JORGE P. PEREIRA CT. L.S. #70179

8/28/2025

DATE

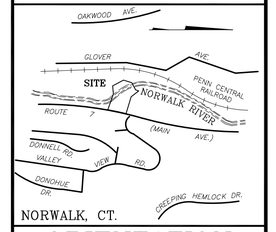
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

Sheet No:

PSTS

Comm. No.: 1976ZA-1

TAX MAP: 5 LOT: 28



ORIENTATION

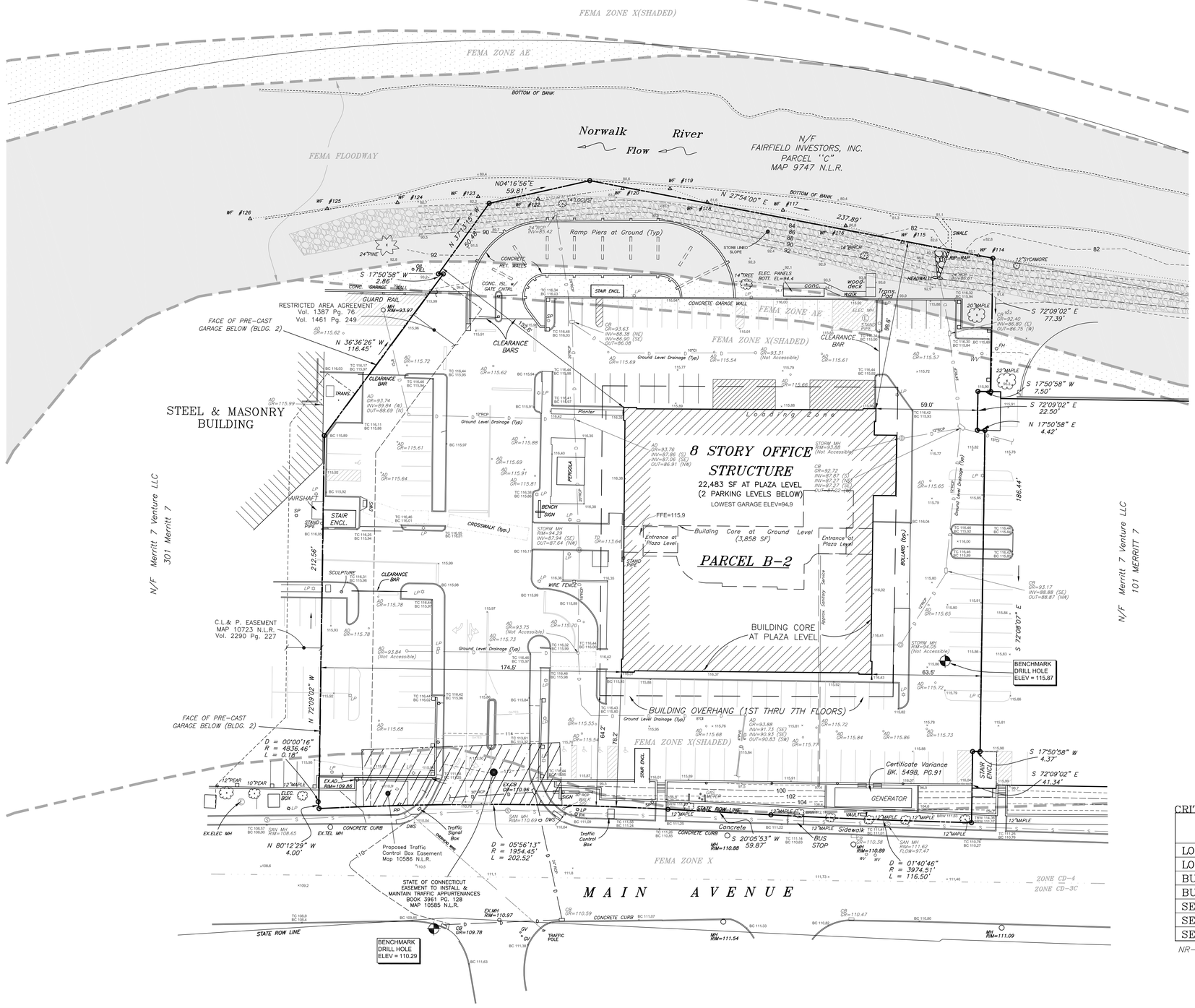
ZONE: CD-4

PARKING COUNTS

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

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





NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a 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.
2. Reference is hereby made to Parcel B-2, Map 10703 and to Maps 8898, 9040, 9041, 9318, 9450, 9462, 9842, 9936, 9937, 10586, 10610, 11586, 11778, 12127, 12272 12490A & 12490B of the Norwalk Land Records (N.L.R.).
3. Reference is made to the Deed of Record found in Vol. 5485, Pg. 46 N.L.R.
4. Total Area of the Surveyed Parcel = 127,038 SF / 2.9164 Ac.
5. Reference is made to ALTA/NSPS Land Title Survey depicting Building 101, Merritt Seven Corporate Park, Norwalk CT., prepared for Merritt 7 Venture LLC., prepared by Redniss & Mead, dated 9/18/2017.
6. Reference is made to FEMA Flood Insurance Rate Map Panel No. 393 of 626, Map No. 09001C0393G, 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).
7. Elevations depicted hereon are based on North American Vertical Datum of 1988 (NAVD-88).
8. Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.
9. Reference is made to Preliminary Report-10/05/2017 by Zoning - Info, Inc. for Merritt 7 Site #52450.
10. Owner of Record: Merritt 7 Venture LLC.
11. Subsurface utility, structure and facility locations depicted hereon have been compiled, in part, from municipal records and field measurements. These locations must be considered as approximate, may not be complete and other such features may exist on the 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)

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

No.	By	Date	
1	RJB	8/28/2025	Update notes.

PROPERTY & TOPOGRAPHIC SURVEY

DEPICTING

BUILDING 201 (201 MAIN AVENUE) MERRITT SEVEN CORPORATE PARK

NORWALK, CONNECTICUT

PREPARED FOR

LOFTS M7 LLC

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

Scale: 1"=30' 0 30 60

Drawn By: RJB | Checked By: JPP | Date: 8/7/2025

To my knowledge and belief this map is substantially correct as noted hereon

JORGE 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.: 1976ZA-1



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JOB NUMBER: **25005**

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: **09/30/25**

SITE PLAN APPLICATION

Client/Owner
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(914) 250-0600

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(203) 523-0303

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(203) 327-0500

Traffic
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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE

SITE PLAN APPLICATION

PROJECT NAME

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

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

DRAWING TITLE

ARCHITECTURAL SITE PLAN - AERIAL MAP

DRAWING #

AS01

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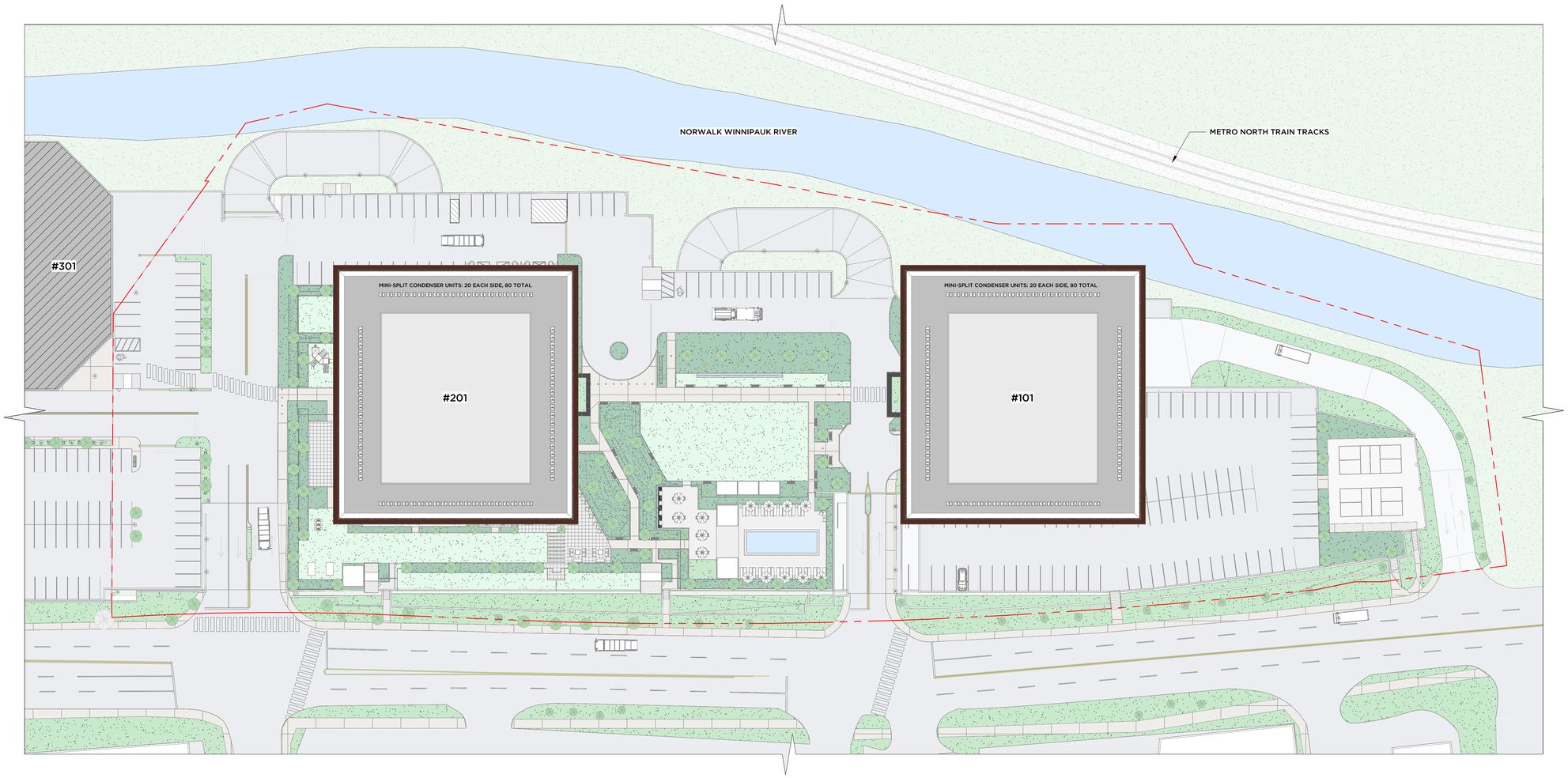

1 SITE PLAN - ROOF
1" = 40'-0"

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PROJECT NAME
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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 - ROOF

DRAWING #
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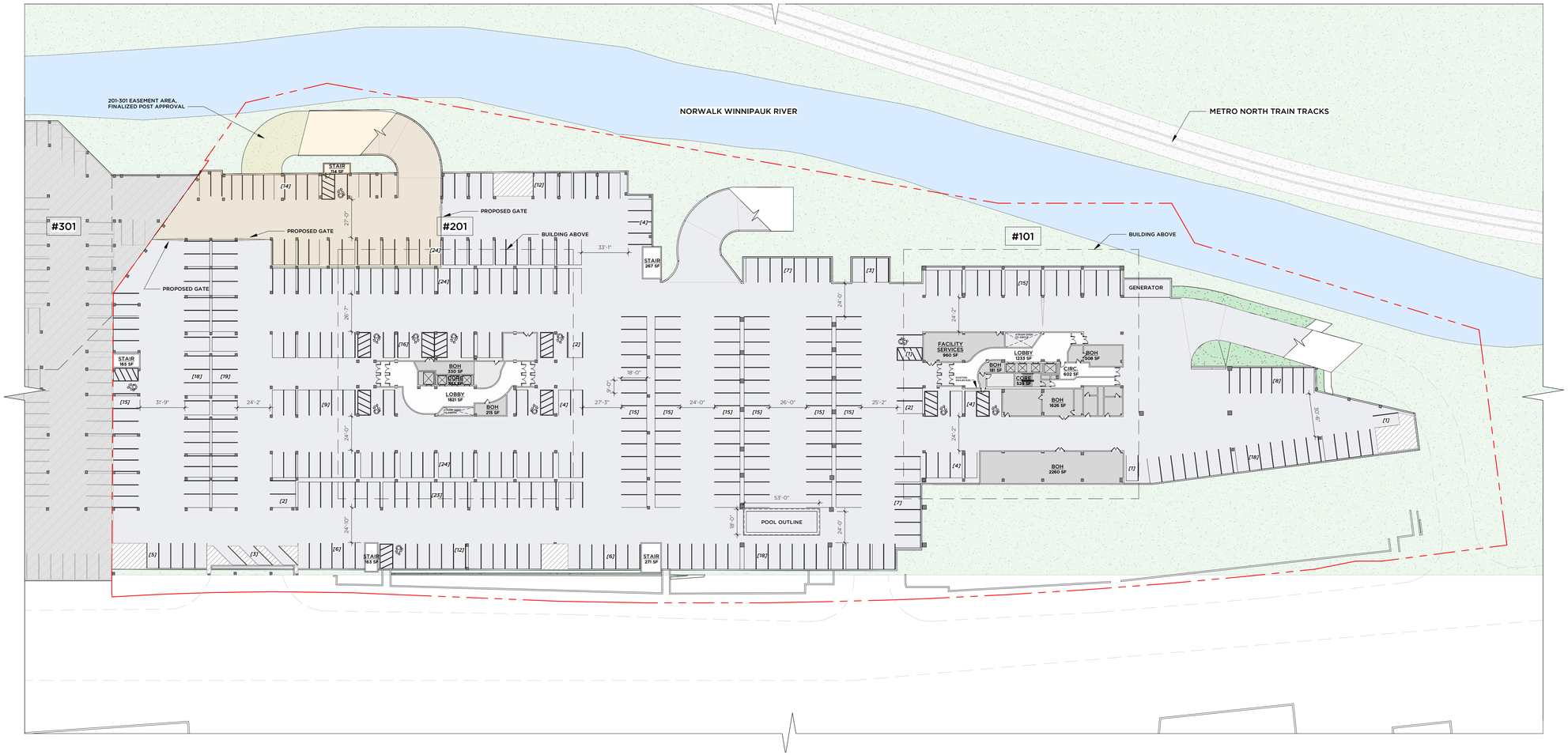

1 PARKING LEVEL -2 PLAN
1" = 40'-0"

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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
PARKING LEVEL - 2 PLAN

DRAWING #
AS03

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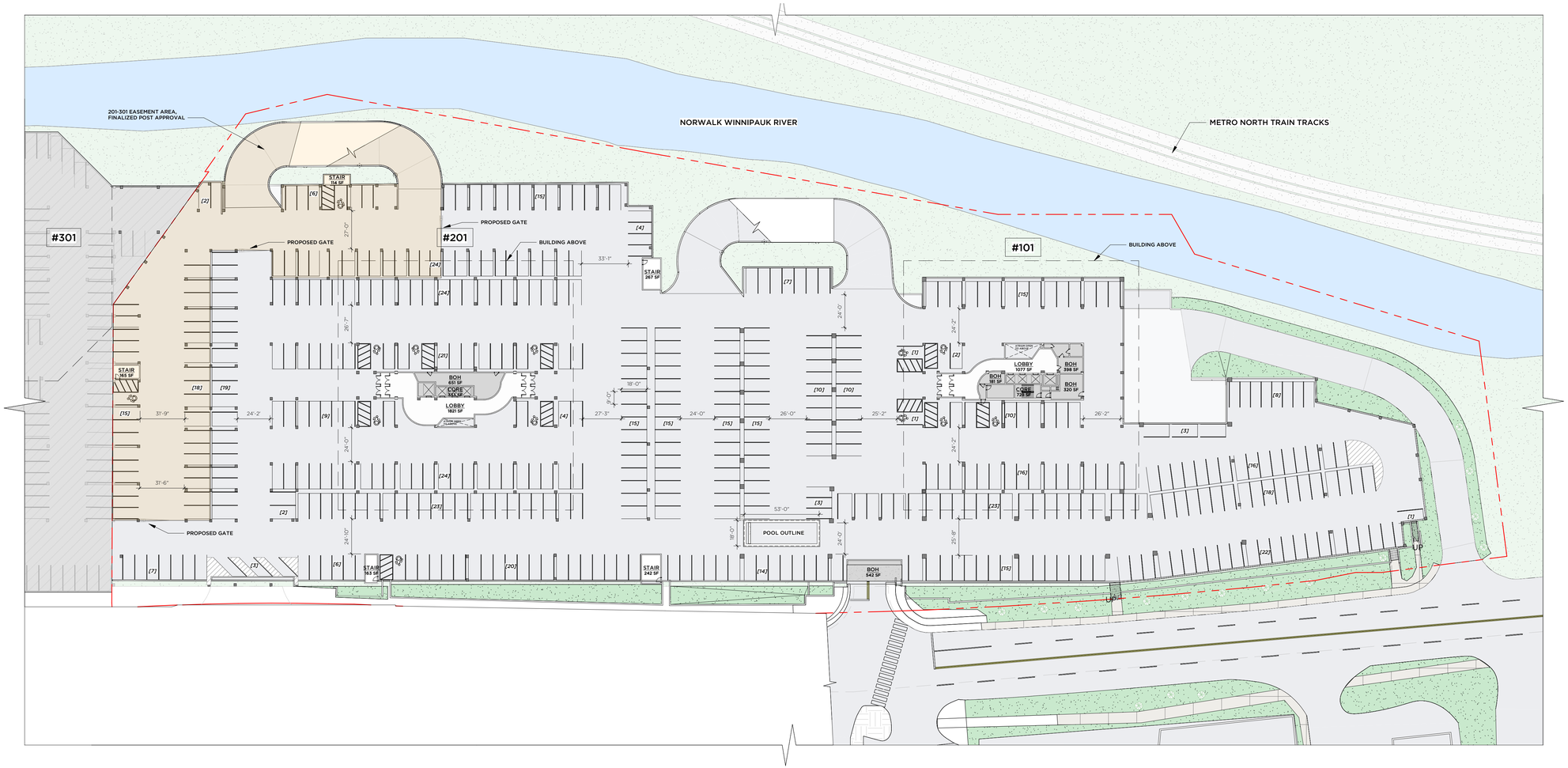

1 PARKING LEVEL - 1 PLAN
1" = 40'-0"

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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
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DRAWING TITLE
PARKING LEVEL - 1 PLAN

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AS04

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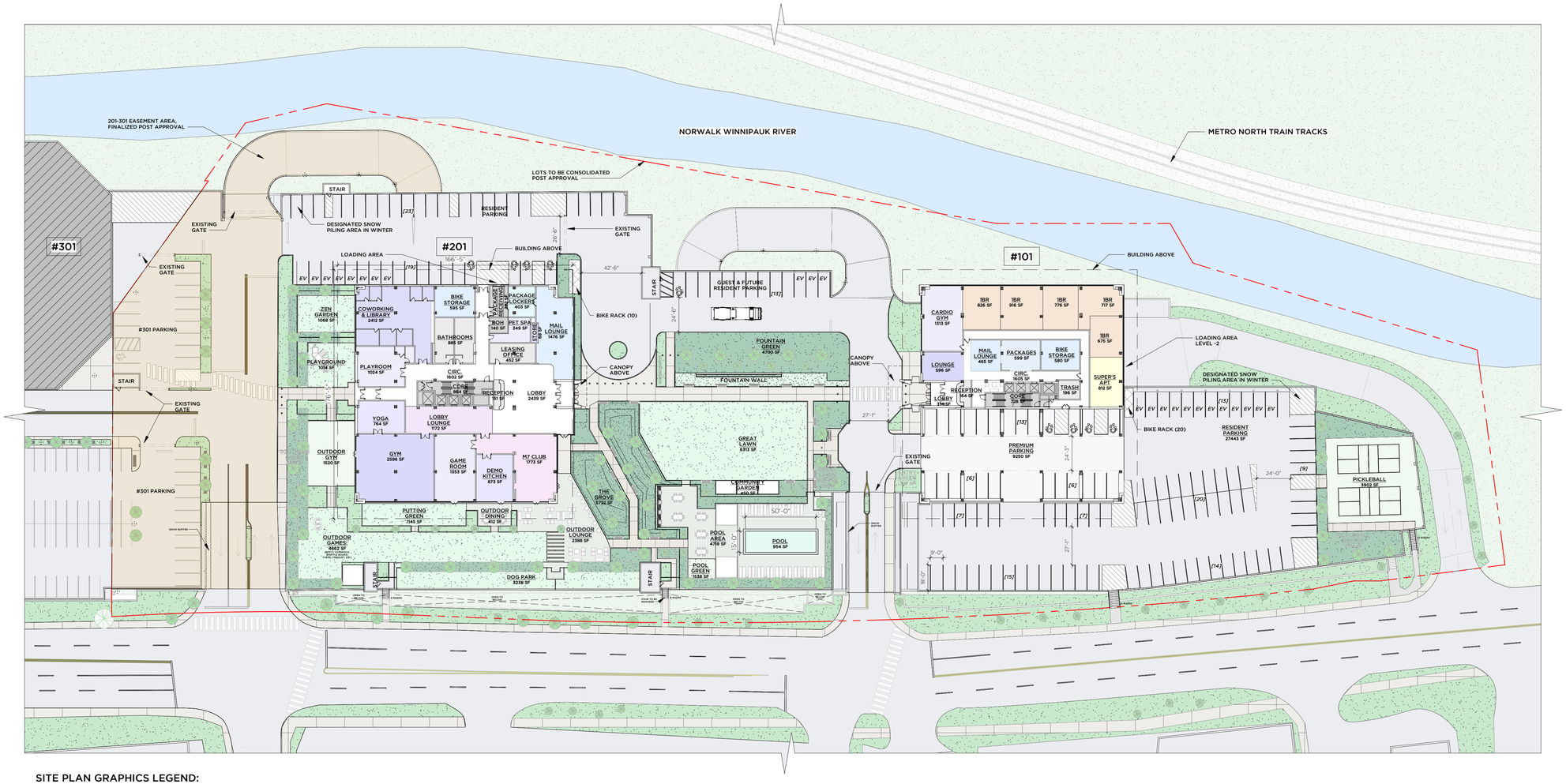

SITE PLAN GRAPHICS LEGEND:

- GRASS - SYNTHETIC
- GRASS - ORGANIC
- PLANTINGS
- SIDEWALK - PAVER
- POOL DECK - DECORATIVE PAVER
- PATIO - LINEAR PAVER

1 SITE PLAN - FL1
1" = 40'-0"

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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

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

DRAWING TITLE
ARCHITECTURAL SITE PLAN - FIRST FLOOR

DRAWING #
AS05

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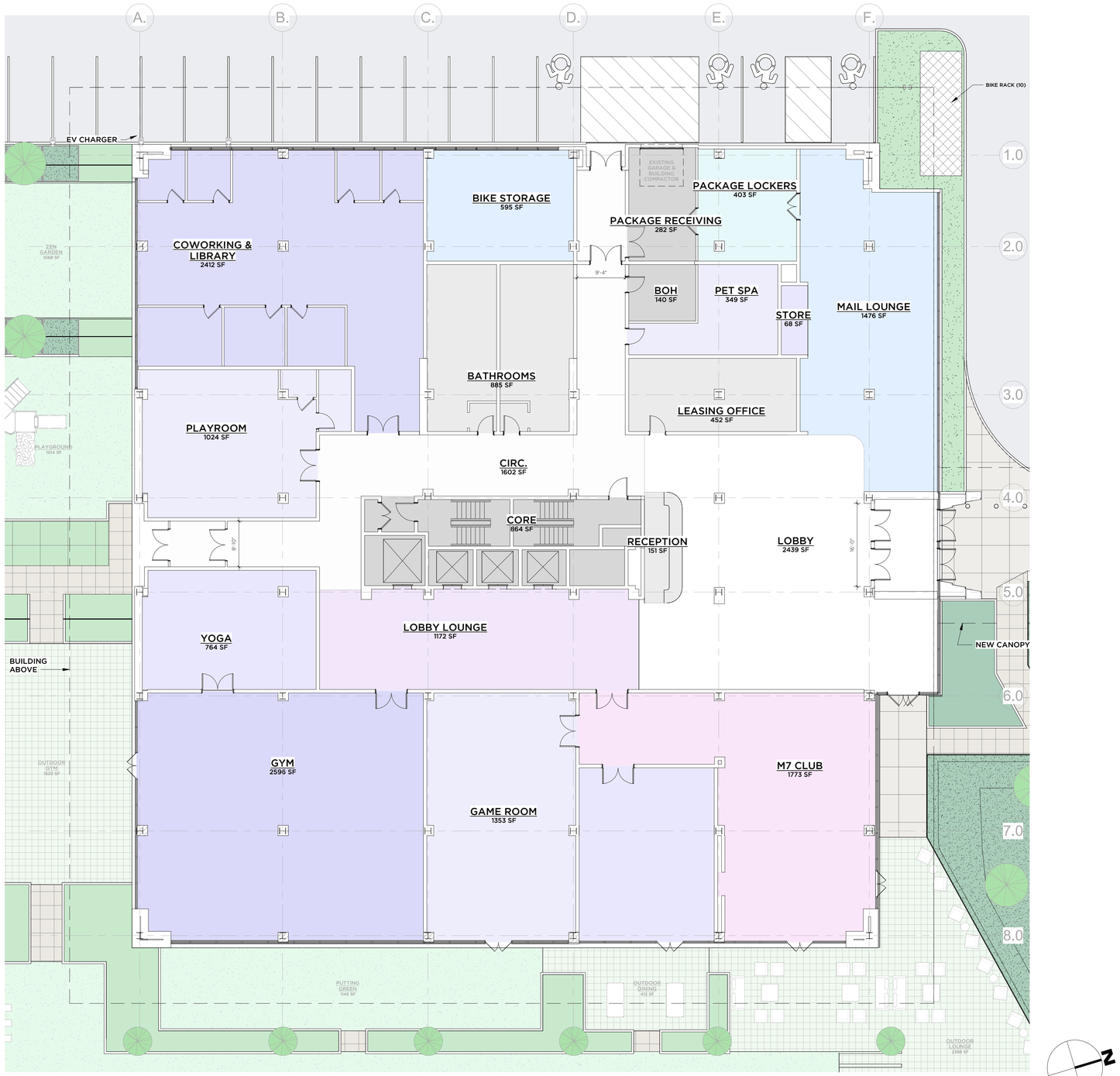

1 **201 - FL1**
3/32" = 1'-0"

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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
#201 - FIRST FLOOR PLAN

DRAWING #
AS06

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

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DRAWN BY:	**JG, RMB, AK**	PROJ. MANAGER:	**JG**
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DRAWING TITLE
#101 - FIRST FLOOR PLAN

DRAWING #
AS07

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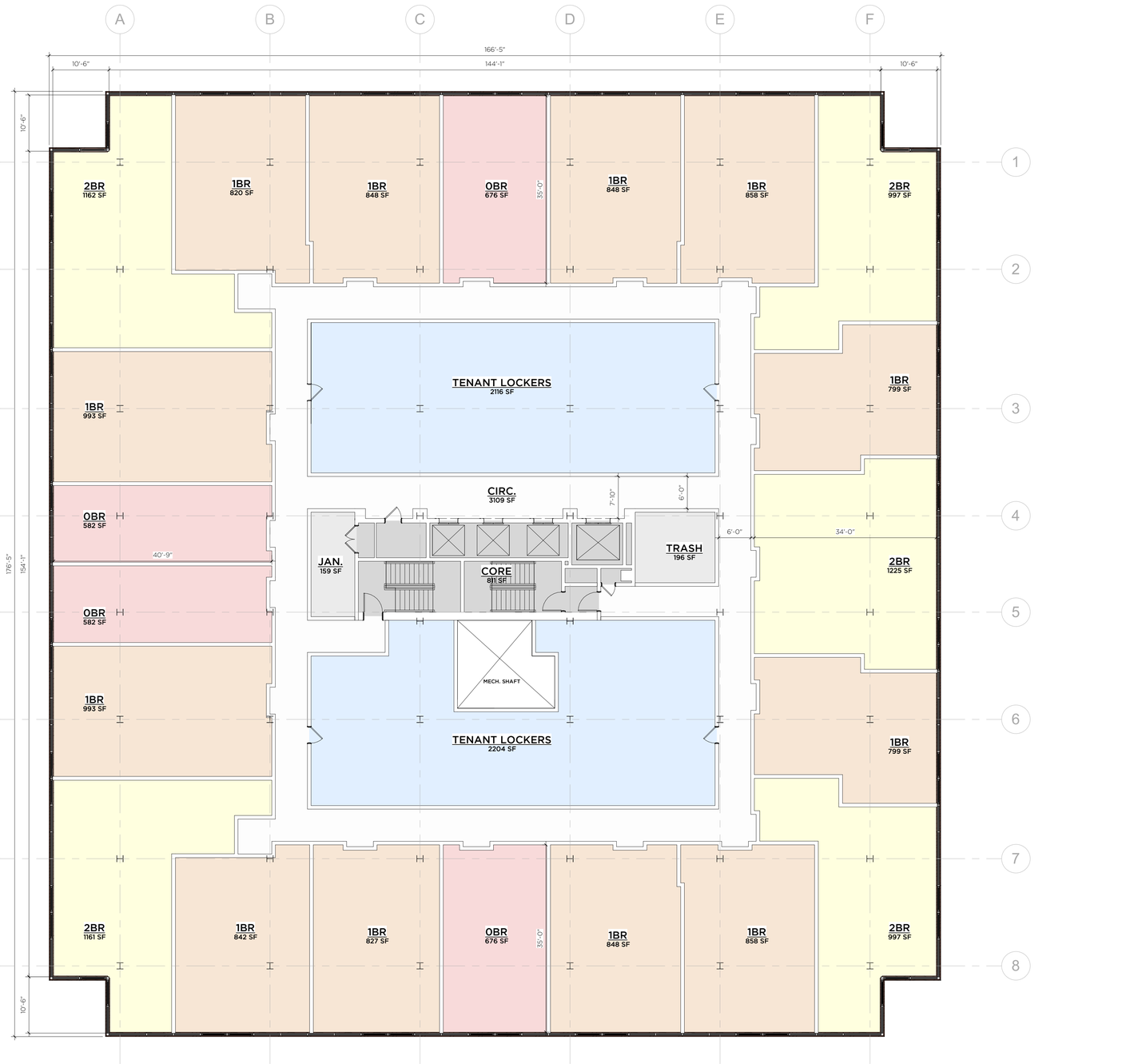

1 101 - FL2 - FL3
3/32" = 1'-0"

8/8/2025 2:03:03 PM

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

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AS08

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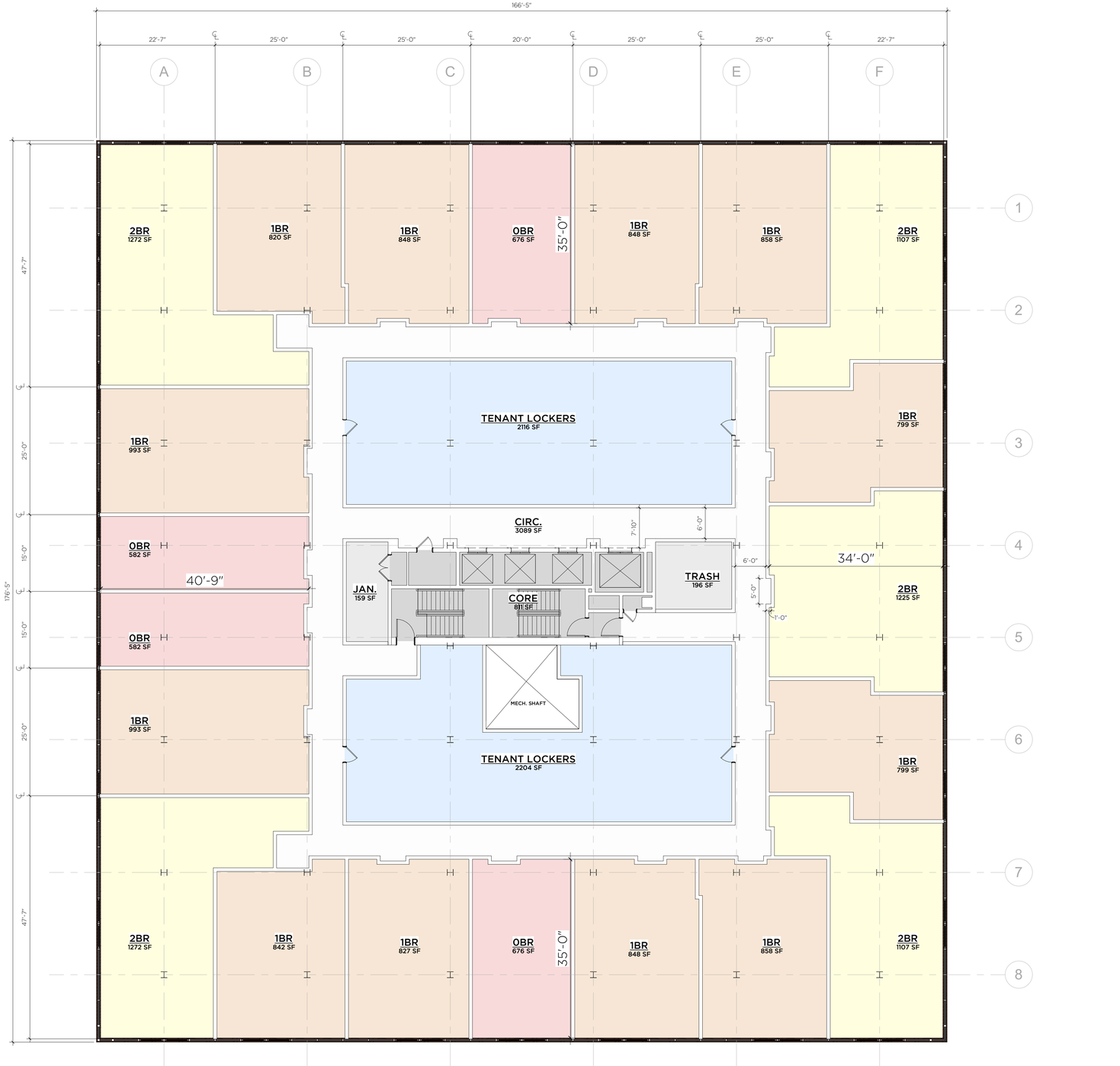

1 101 - FL4 - FL8
3/32" = 1'-0"

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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 - FOURTH THRU EIGHTH FLOOR PLAN

DRAWING #
AS09

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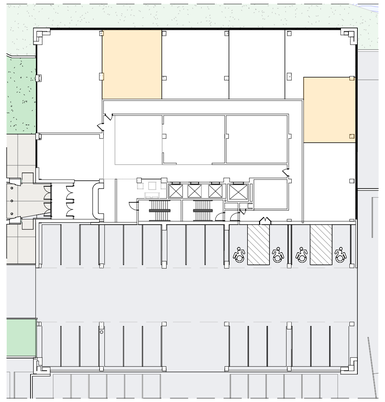
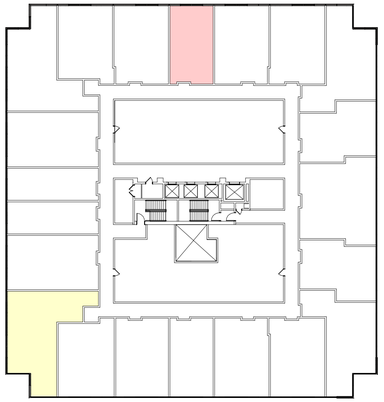
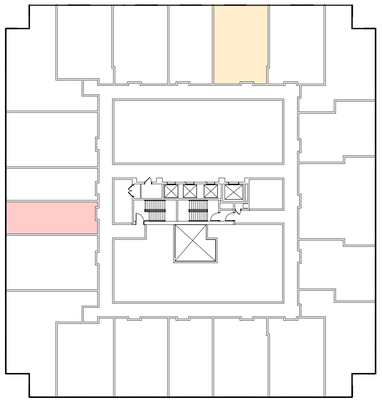


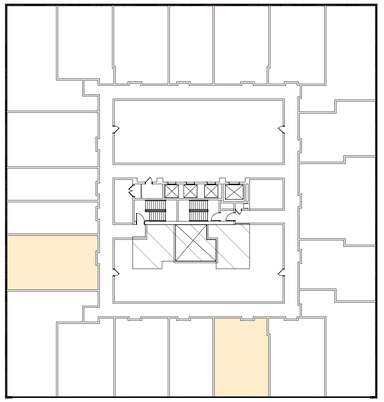
1 101 - FL1 - WORKFORCE HOUSING
1/32" = 1'-0"



2 101 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



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



4 101 - FL4 - WORKFORCE HOUSING
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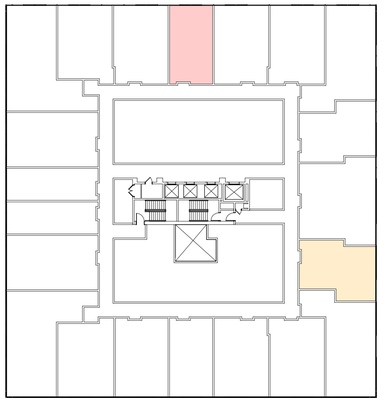
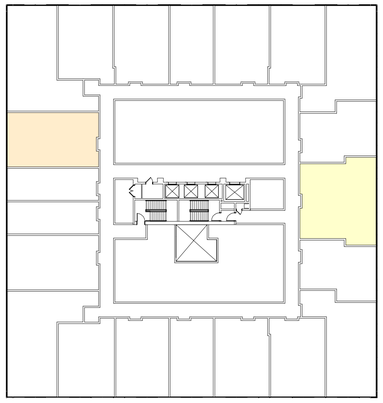
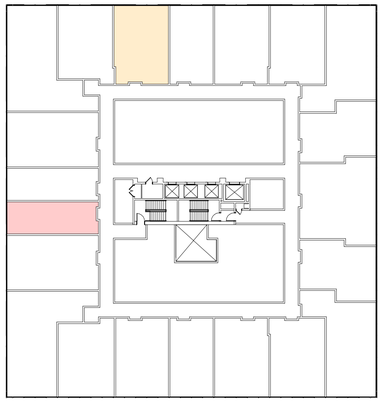


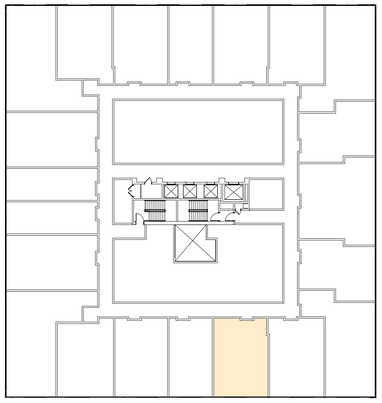
5 101 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



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

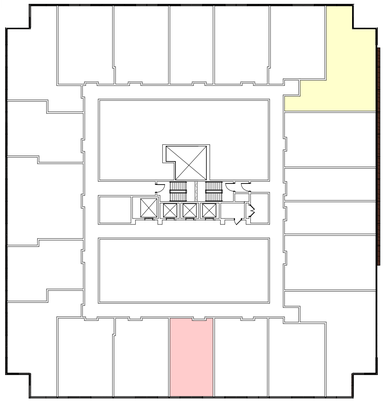


7 101 - FL7 - WORKFORCE HOUSING
1/32" = 1'-0"

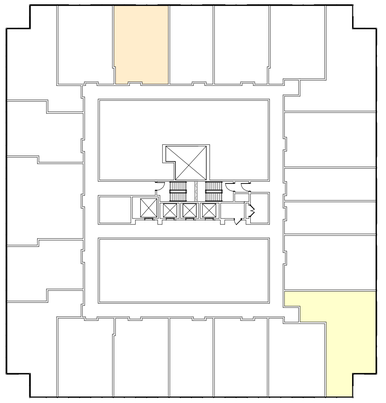


8 101 - FL8 - WORKFORCE HOUSING
1/32" = 1'-0"

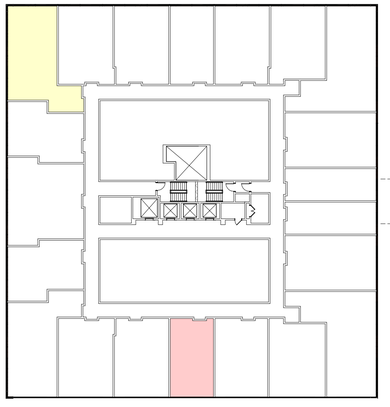
101 | 201



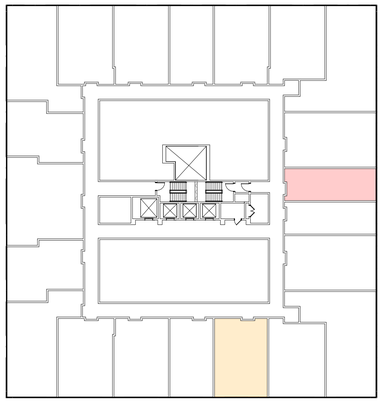
9 201 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



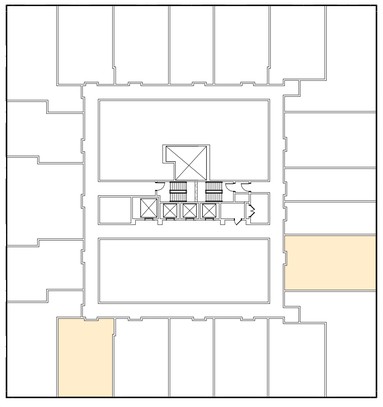
10 201 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



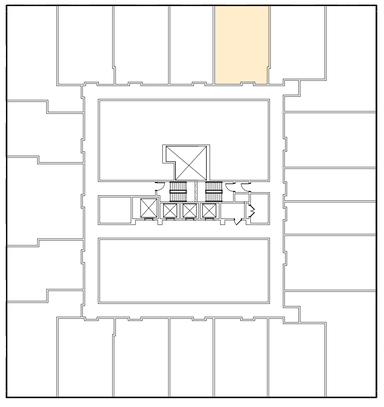
11 201 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



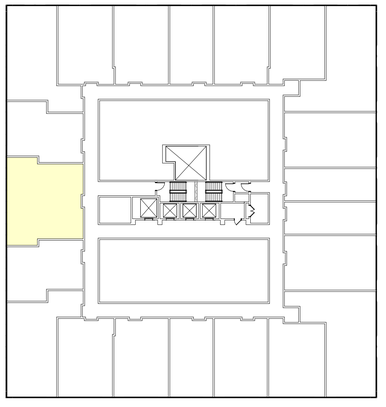
12 201 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



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"

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WORKFORCE HOUSING DIAGRAM GRAPHICS LEGEND:

0BR 1BR 2BR

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DATE: **09/30/25**

DRAWING #

AS10

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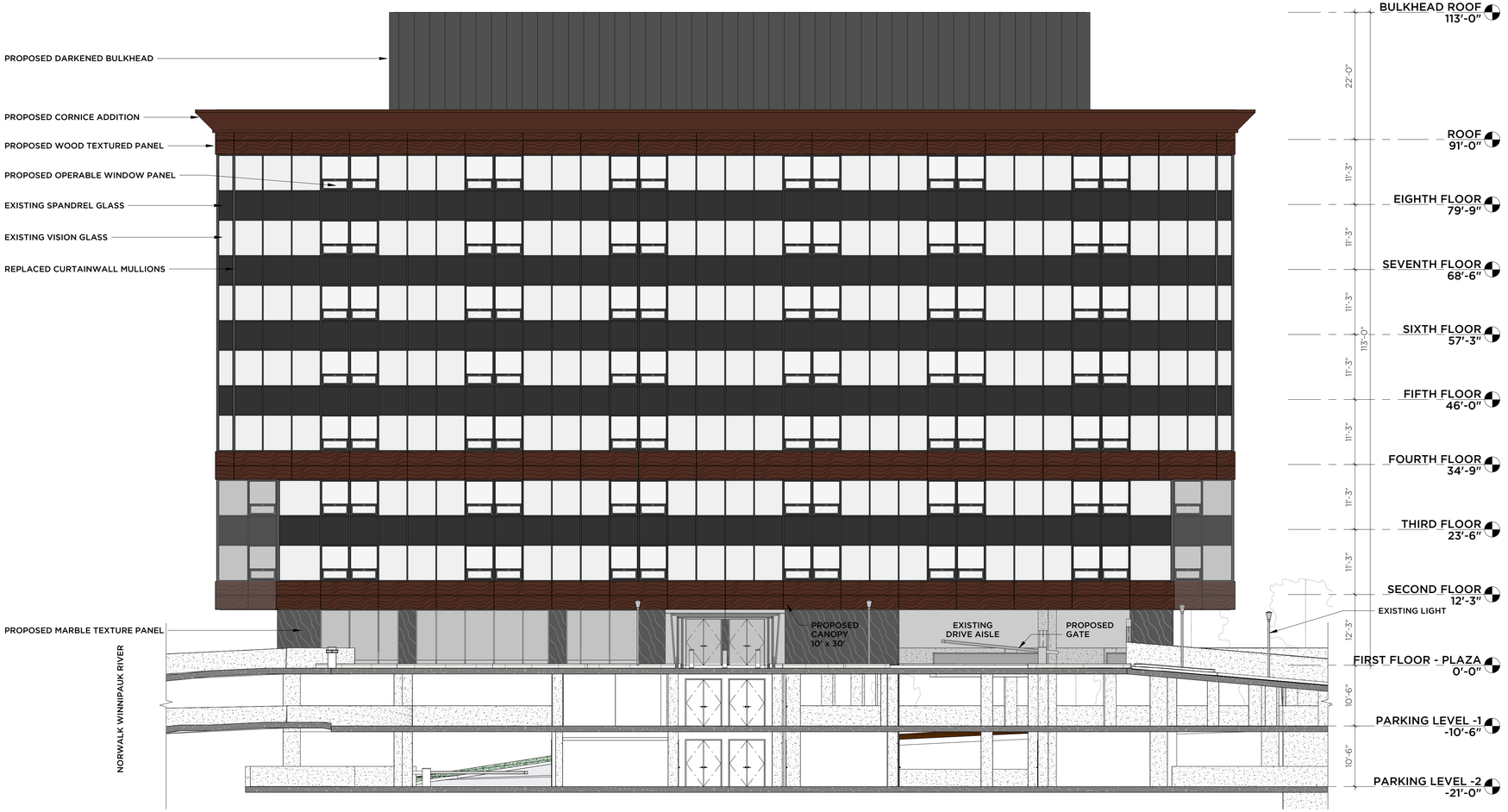

1 101 - SOUTH ELEVATION
3/32" = 1'-0"

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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

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

DRAWING TITLE
101 - EXTERIOR ELEVATION - SOUTH

DRAWING #
AS11

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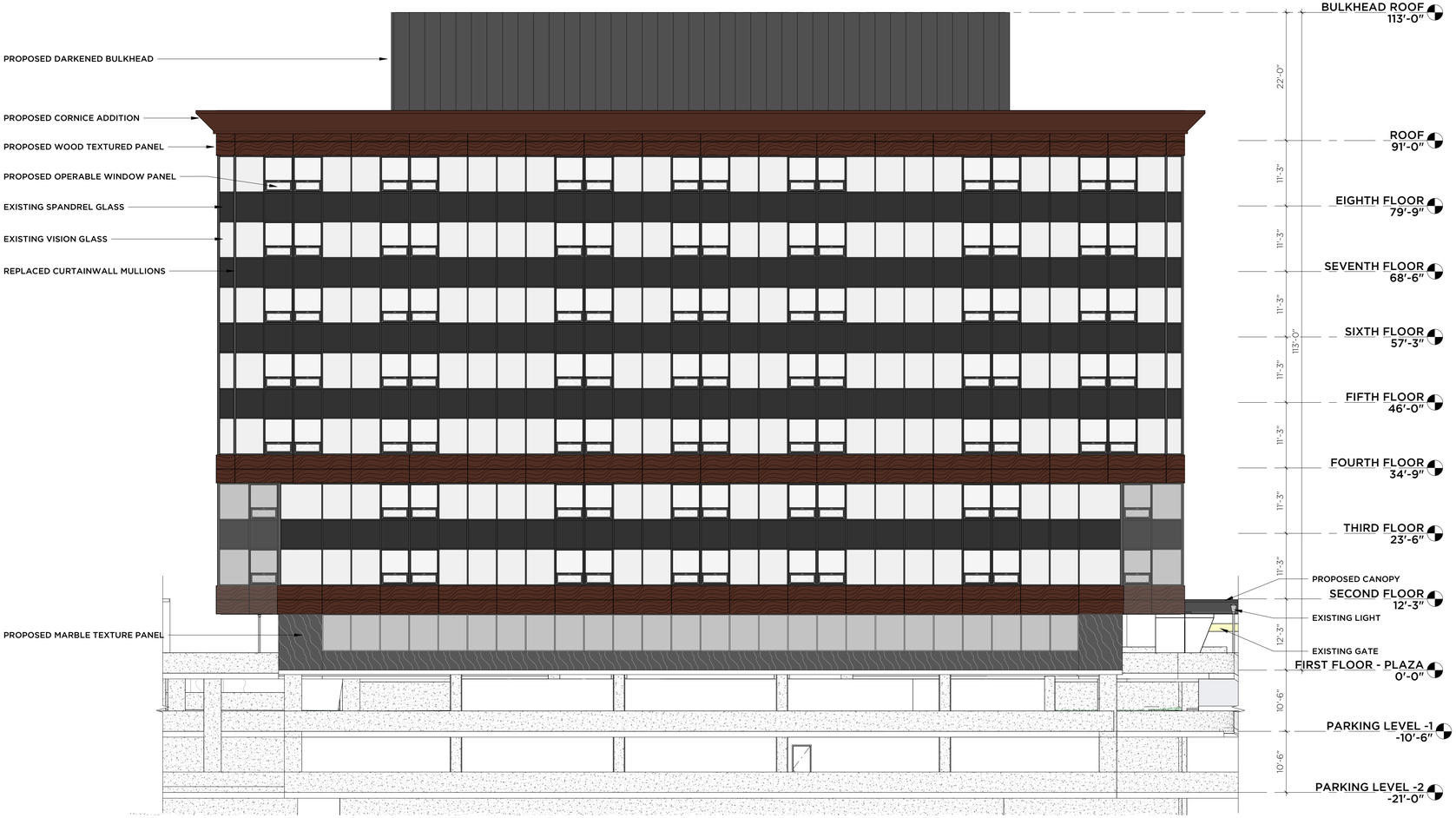

1 **101 - WEST ELEVATION**
3/32" = 1'-0"

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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

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

DRAWING TITLE
101 - EXTERIOR ELEVATION - WEST

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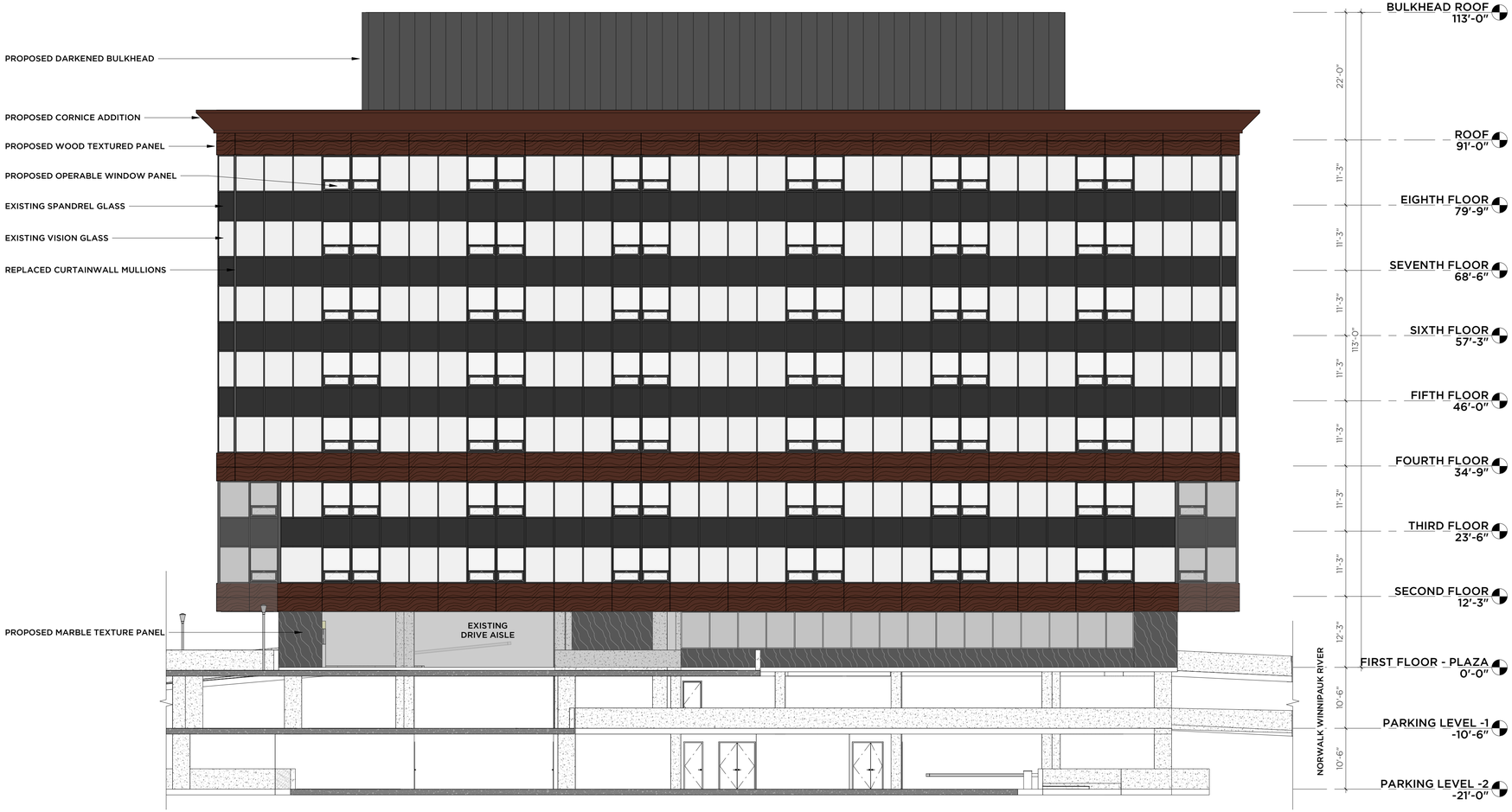

1 **101 - NORTH ELEVATION**
3/32" = 1'-0"

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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

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

DRAWING TITLE
101 - EXTERIOR ELEVATION - NORTH

DRAWING #
AS13

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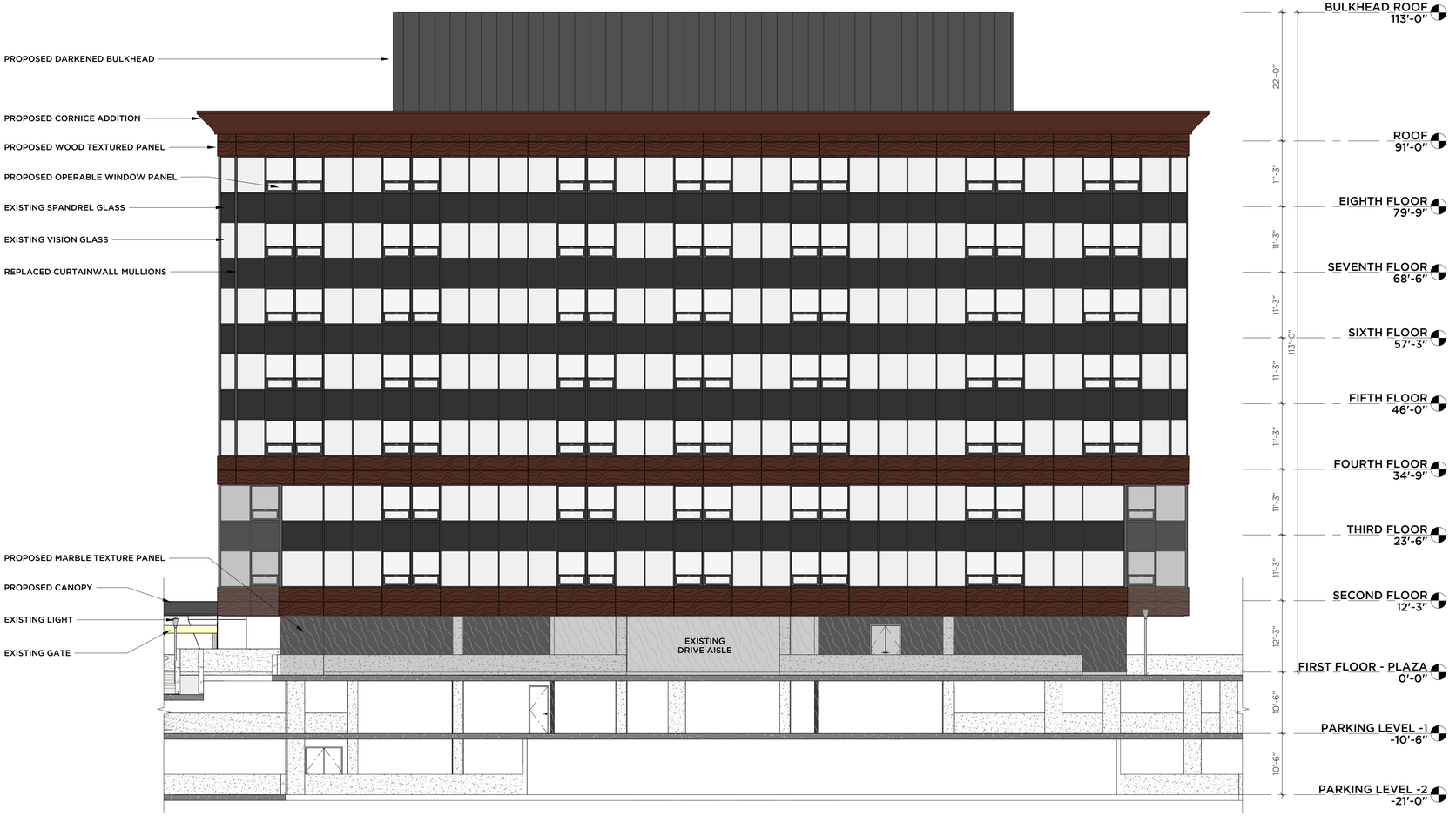

1 **101 - EAST ELEVATION**
3/32" = 1'-0"

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#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

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

DRAWING TITLE
101 - EXTERIOR ELEVATION - EAST

DRAWING #
AS14

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SOUTH - POOL AREA FACING BUILDING 201

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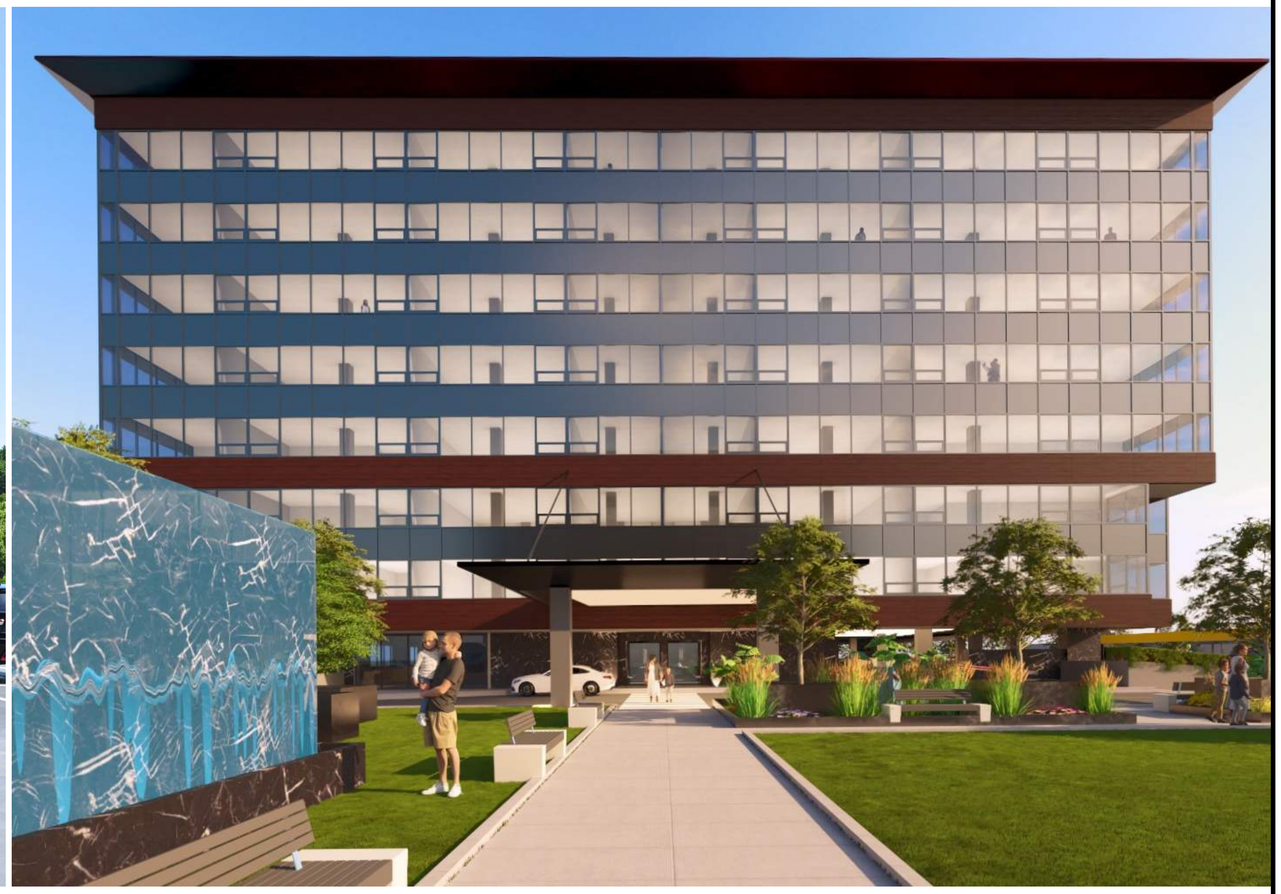

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SOUTH WEST - M7 FROM THE MAIN AVE

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EXISTING



PROPOSED

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EAST - THE GROVE



NORTH - OUTDOOR LOUNGE



SOUTH - THE GROVE/OUTDOOR LOUNGE



WEST - EXTERIOR PLAZA

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NORTHEAST - 201 RAMP



SOUTH - OUTDOOR GYM



EAST - COMMUNITY LAWN AND GARDEN



NORTHWEST - EXTERIOR PLAZA

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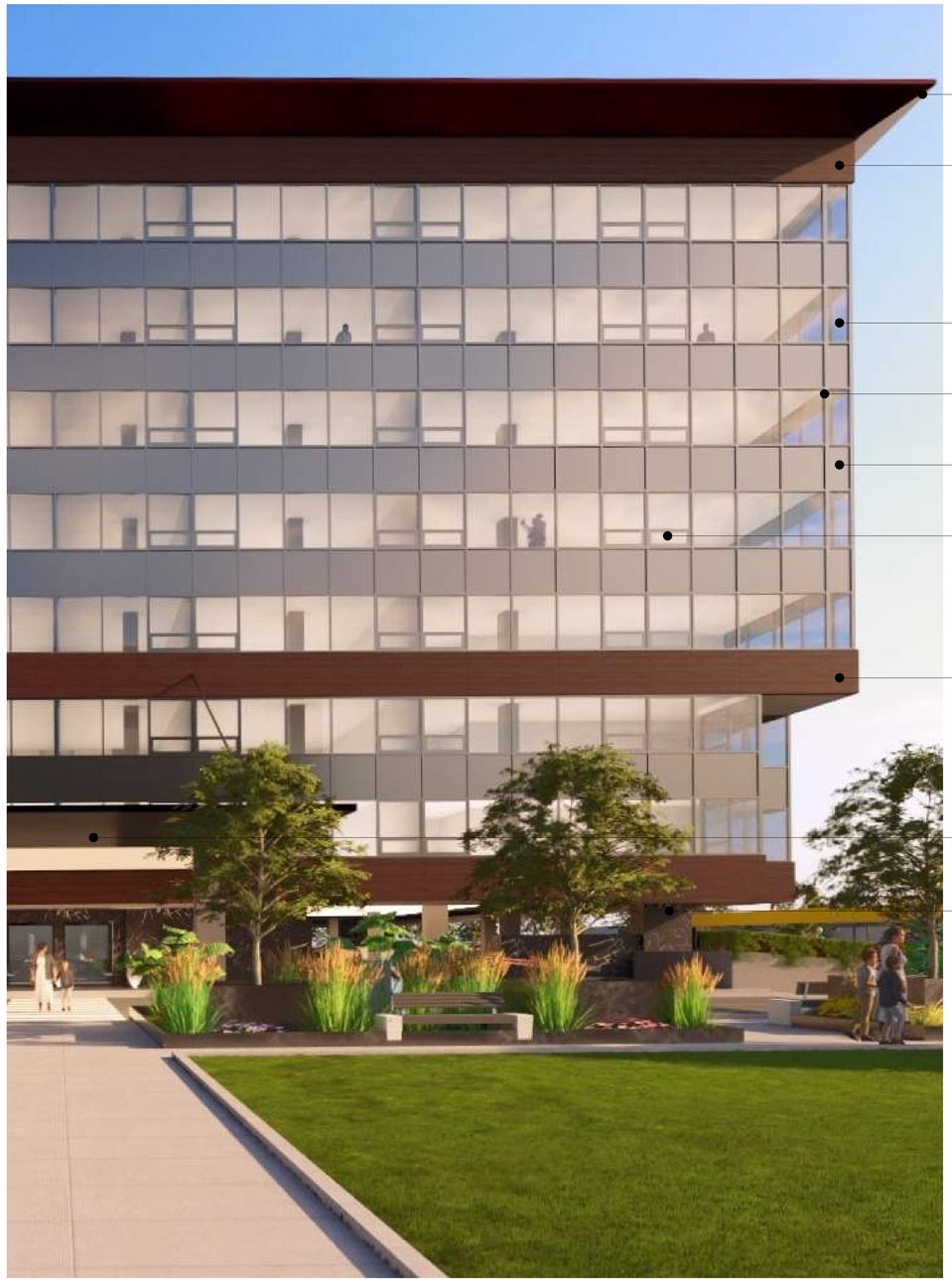
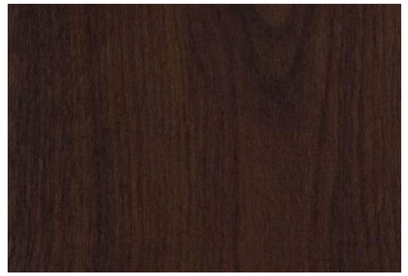




1 - MATTE BROWN ALUMINUM



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

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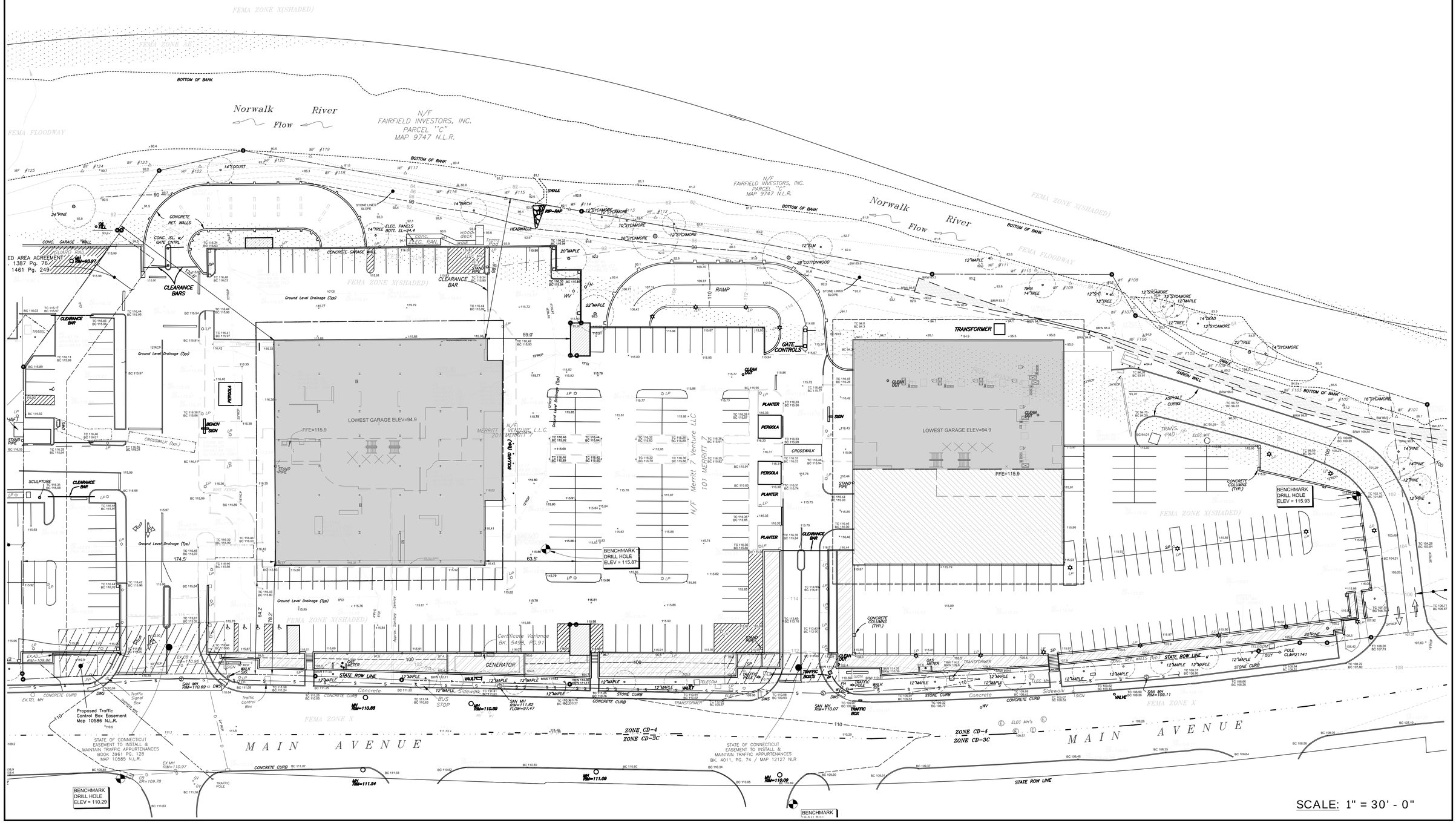

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LOFTS M7 LLC - EXISTING CONDITIONS

NORWALK, CT

DATE: 09/30/25

North

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L01

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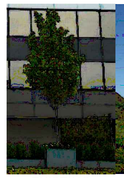


EXISTING ACER RUBRUM 'ARMSTRONG'



ACER RUBRUM 'OCTOBER GLORY'



ULMUS AMERICANA 'PRINCETON'



CERCIS CANADENSIS

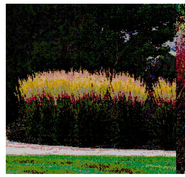


OSTRYA VIRGINIANA



HYDRANGEA ANABELLE

ILEX CRENATA



EXISTING CALAMAGROSTIS (TRANSPLANTS)



PANICUM V. 'SHENANDOAH'

RUDBECKIA FULGIDA 'GOLDSTURM'

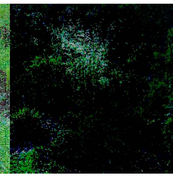


LIATRIS SPICATA

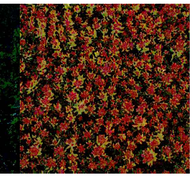
ECHINACEA PURPUREA 'WHITE SWAN'



CAREX PENSYLVANICA



DESCHAMPSIA CESPITOSA



SEDUM ALBUM 'MURALE'



SEDUM TERNATUM



PARTHENOCISSUS QUINQUEFOLIA

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
68	TREES			
14	*Acer rubrum 'Armstrong'*	Red Maple	3" cal	X
26	*Acer rubrum 'October Glory'*	Red Maple	2-2.5" cal	X
6	*Cercis canadensis*	Redbud	1.5-2" cal	X
12	*Ostrya virginiana*	American Hophornbeam	8-10'	X
10	*Ulmus americana 'Princeton'*	Princeton Elm	2-2.5" cal	X
99	SHRUBS			
29	*Hydrangea arb. 'Annabelle'*	Annabelle Hydrangea	3 gal	X
70	*Ilex crenata 'Steeds'*	Inkberry Holly	3'	
3152	PERENNIALS			
230	*Calamagrostis 'Karl Foerster'*	Feather Reed Grass	2 gal	
1015	*Carex pennsylvanica*	Sedge	1 gal	X
395	*Deschampsia cespitosa*	Tufted Hair Grass	1 gal	X
235	*Echinacea purpurea 'White Swan'*	White Swan Coneflower	1 gal	X
200	*Liatris spicata*	Blazing Star	1 gal	X
325	*Panicum virgatum 'Shenandoah'*	Switchgrass	1 gal	X
27	*Parthenocissus quinquefolia*	Virginia Creeper	1 gal	X
185	*Rudbeckia fulgida*	Black Eye Susan	1 gal	X
225	*Sedum ternatum*	Sedum	Pint	X
200	*Sedum album 'Murale'*	Creeping Sedum	Pint	
115	*Sporobolus heterolepis*	Prarie Dropseed	1 gal	X

LEGEND

- PROPOSED PLANTING SOIL
- PROPOSED SYNTHETIC TURF - (SYNLAWN)
- PROPOSED HARDSCAPE - PAVERS

SCALE: 1" = 30' - 0"

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LOFTS M7 LLC - LANDSCAPE IMPROVEMENTS

NORWALK, CT

DATE: 09/30/25

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LEGEND

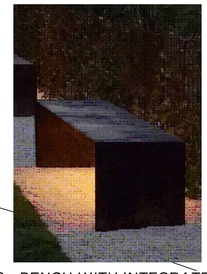
- 11 - EXISTING POLE FIXTURES REMOVED
- 31 - EXISTING POLE FIXTURES TO REMAIN
- 12 - RELOCATED POLE FIXTURES
- 7 - IMPACT BOLLARD LIGHTING [B1]
- 15 - IMPACT BOLLARD [B1]
- 11 - NON IMPACT SPECIALTY BOLLARD [F1]
- 54 - NON IMPACT PATH LIGHTING [F2]



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



CONCRETE CUBES
30"x30"x24"

SCALE: 1" = 30' - 0"

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LOFTS M7 LLC - SITE LIGHTING IMPROVEMENTS

NORWALK, CT

DATE: 09/30/25

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

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

333 Pleasant Valley Road
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L03

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Luminaire Schedule							
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description	Tag
7	B1	21.73	152.11	Single	0.900	Kim PA7R-TBD-CHS-12L-020-3K7-42A-TBD-UNV	
10	B2	N.A.	110	GROUP	0.900	Ace ACE-X-200-30K-IP67-7FT / AA-T-120MA-SMC	TOF @ 17IN AFG
11	F1	42.92	472.12	Single	0.900	Liton BLZQZ-31-TBD-L14-SYM-W-T30-C90	
54	F2	4.3	232.2	Single	0.900	Flexa Elle 6 BLP-6-30-TBD	
3	U1	0	0	Single	0.010	CIP GTG910AAMCA170A2B	

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Site	Fc	0.41	125.1	0.0	N.A.	N.A.	0

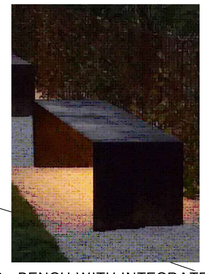
NOTE: PHOTOMETRICS SHOWN FOR PROPOSED LANDSCAPE LIGHTING PROVIDED BY ILLUMINATE, TO DEMONSTRATE THAT FOOT CANDLES DO NOT SPILL BEYOND PROPERTY LINE. CONTACT FOR FURTHER INFORMATION ON SPECIFICATIONS, COORDINATE CHANGES WITH OWNER, ARCHITECT AND LANDSCAPE ARCHITECT. EXISTING POLE FIXTURES TO REMAIN, RELOCATED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



U1 - FOUNTAIN LIGHTING



S1 - STRING LIGHTING



B2 - BENCH WITH INTEGRATED LIGHTING



B1 - KIM PAVILION IMPACT
44" HEIGHT



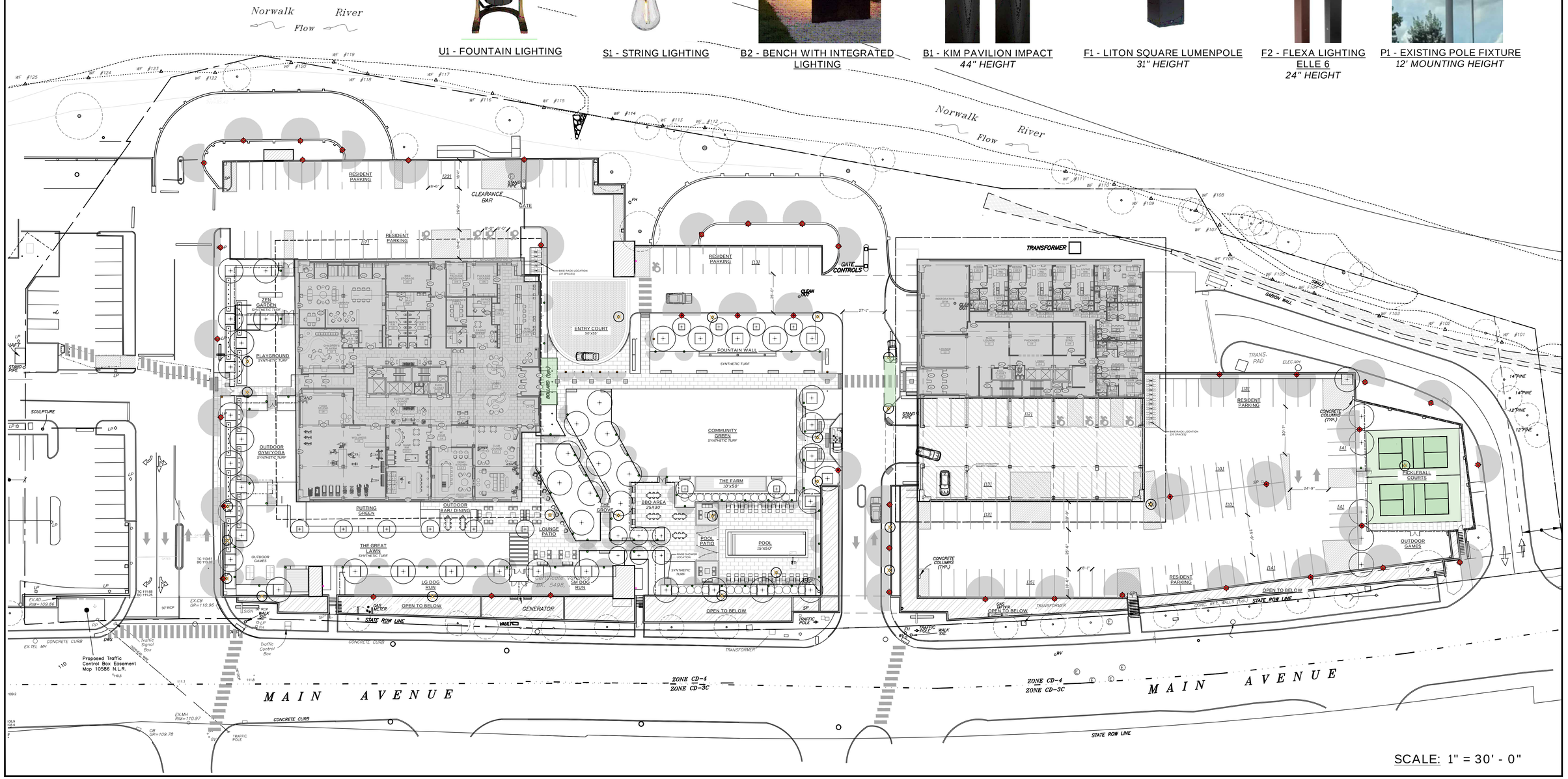
F1 - LITON SQUARE LUMENPOLE
31" HEIGHT



F2 - FLEXA LIGHTING ELLE 6
24" HEIGHT



P1 - EXISTING POLE FIXTURE
12' MOUNTING HEIGHT



SCALE: 1" = 30' - 0"

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LOFTS M7 LLC - SITE LIGHTING PHOTOMETRICS

NORWALK, CT

DATE: 09/30/25

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(781) 935-8500

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(860) 282-0597

North

DRAWING NO.:

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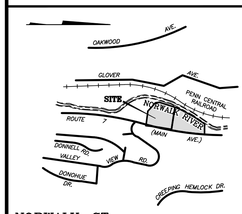
TAX MAP: 5 LOTS: 20 & 28



NORWALK, CT.

ORIENTATION

ZONE: CD-4

NORTH - MAP 8888 N.L.R.

92.7±

Norwalk River Flow

FEMA FLOODWAY

FEMA ZONE X(SHADED)

FEMA ZONE AE

FEMA ZONE X

96.4±

N/F FAIRFIELD INVESTORS, INC. PARCEL "C" MAP 9747 N.L.R.

N/F FAIRFIELD INVESTORS, INC. PARCEL "A" MAP 9747 N.L.R.

N/F MERRITT SEVEN CORPORATE PARK I, LLC

PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT

EXISTING TRANSFORMER AND WOOD DECK TO BE REMOVED UPON SWITCH OVER OF POWER TO MINIMIZE DOWN TIME.

EXISTING LOT BOUNDARIES (TYP.) BETWEEN 101 AND 201 MAIN AVENUE. BOUNDARIES TO BE CONSOLIDATED PRIOR TO A REQUEST FOR A BUILDING PERMIT.

WETLAND BOUNDARY (TYP.)

PROPERTY BOUNDARY (TYP.)

100 FT UPLAND REVIEW AREA (TYP.)

BIKE RACK LOCATION (TYP.)

LANDSCAPED AREA

PASSENGER DROP OFF AREA

EXISTING A/C UNIT AND PAD TO BE REMOVED

EXISTING GENERATOR AND PAD TO BE REMOVED AND REPLACED WITH ASPHALT PAVEMENT AND ASPHALT CURB

EXISTING BOLLARDS TO BE REMOVED

EXISTING GENERATOR AND PAD TO BE REMOVED

PROPOSED ASPHALT CURB

PROPOSED RETAINING WALL

PADS SHALL BE SET FLUSH WITH SECOND LEVEL PARKING LEVEL (EL.=105.15).

PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT

OPEN RISERS WITH STONE BELOW

DISTANCE OF CLOSEST DISTURBANCE TO WETLANDS/WATERCOURSES = 13.8 FT

GRAVEL LANDING

PROPOSED EMERGENCY GENERATOR WITH CONCRETE PAD AND 3' CLEARANCE ON ALL SIDES (TYP.).

8 STORY OFFICE STRUCTURE
22,483 SF AT PLAZA LEVEL
(2 PARKING LEVELS BELOW)

PARCEL B-2

Building Core at Ground Level (3,858 SF)

BUILDING CORE AT PLAZA LEVEL

8 STORY OFFICE STRUCTURE
12,718 SF AT PLAZA LEVEL
(2 PARKING LEVELS BELOW)

Building Core at Ground Level (7,000 SF)

PARCEL B-1

BUILDING OVERHANG (1ST THRU 7TH FLOORS)

GARDEN AREA

PLAYGROUND AREA

OUTDOOR GYM AREA

PUTTING GREEN

OUTDOOR DINING AREA

LOUNGE AREA

LAWN AREA (SYNTHETIC TURF)

DOG RUN

LANDSCAPED AREA WITH TREE PITS

BENCHES (TYP.)

FOUNTAIN WALL

SYNTHETIC LAWN AND GARDEN AREA

BBQ AREA

PATIO AREA

POOL AND POOL PATIO

RINSE SHOWER

PICKLEBALL COURTS WITH FENCE SURROUND

LANDSCAPED AREA

EXISTING CURB CUT TO REMAIN

LIMIT OF PROPOSED CONCRETE CURBS

EXISTING FIRE HYDRANT TO REMAIN

PROPOSED WALKWAYS (TYP.)

EXISTING CURB CUT TO REMAIN

PROPERTY BOUNDARY (TYP.)

EXISTING ZONE BOUNDARY (TYP.)

ZONE CD-4
ZONE CD-3C

MAIN AVENUE

STATE OF CONNECTICUT EASEMENT TO INSTALL & MAINTAIN TRAFFIC APPURTENANCES BOOK 3961 PG. 128 MAP 10585 N.L.R.

STATE OF CONNECTICUT EASEMENT TO INSTALL & MAINTAIN TRAFFIC APPURTENANCES BK. 4011, PG. 74 / MAP 12127 NLR

Proposed Traffic Control Box Easement Map 10586 N.L.R.

Certificate Variance BK. 5498, PG.91

CONCRETE CURB

CONCRETE SIDEWALK

CONCRETE CURB (TYP.)

CONCRETE SIDEWALK (TYP.)

STATE ROW LINE

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.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

ZONING SITE PLAN 1

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: 1"=30' (0, 30, 60)

DRAWN BY: VJH | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149

September 30, 2025

DATE

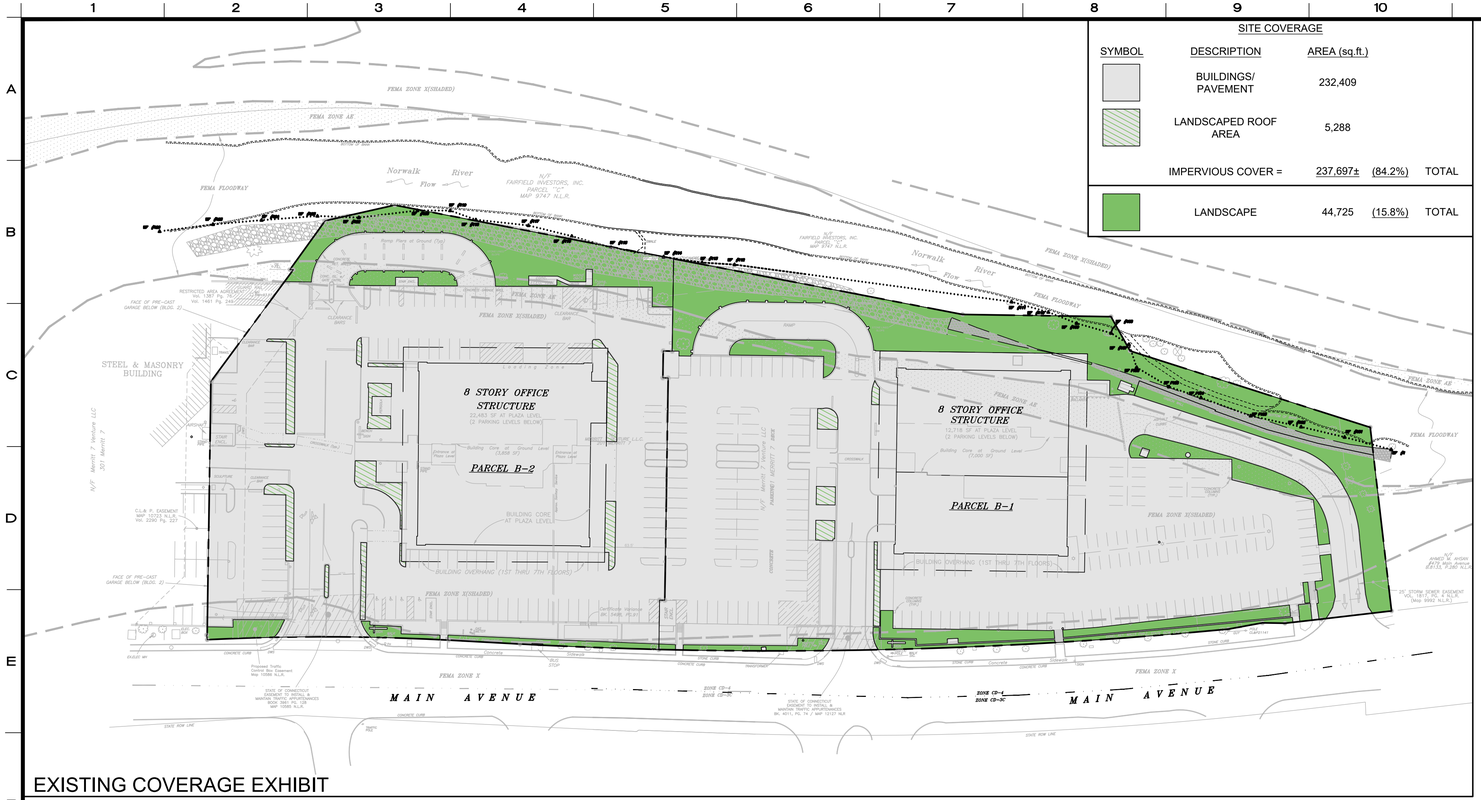
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No:

ZSP-1

Comm. No.: 1976

10/6/2025 7:40 AM G:\JOBFILES\1000\1900\1976\dwg\Engineering\1976 Master 1 - 101.dwg



EXISTING COVERAGE EXHIBIT

SITE COVERAGE

SYMBOL	DESCRIPTION	AREA (sq.ft.)		
	BUILDINGS/ PAVEMENT	232,409		
	LANDSCAPED ROOF AREA	5,288		
	IMPERVIOUS COVER =	237,697±	(84.2%)	TOTAL
	LANDSCAPE	44,725	(15.8%)	TOTAL



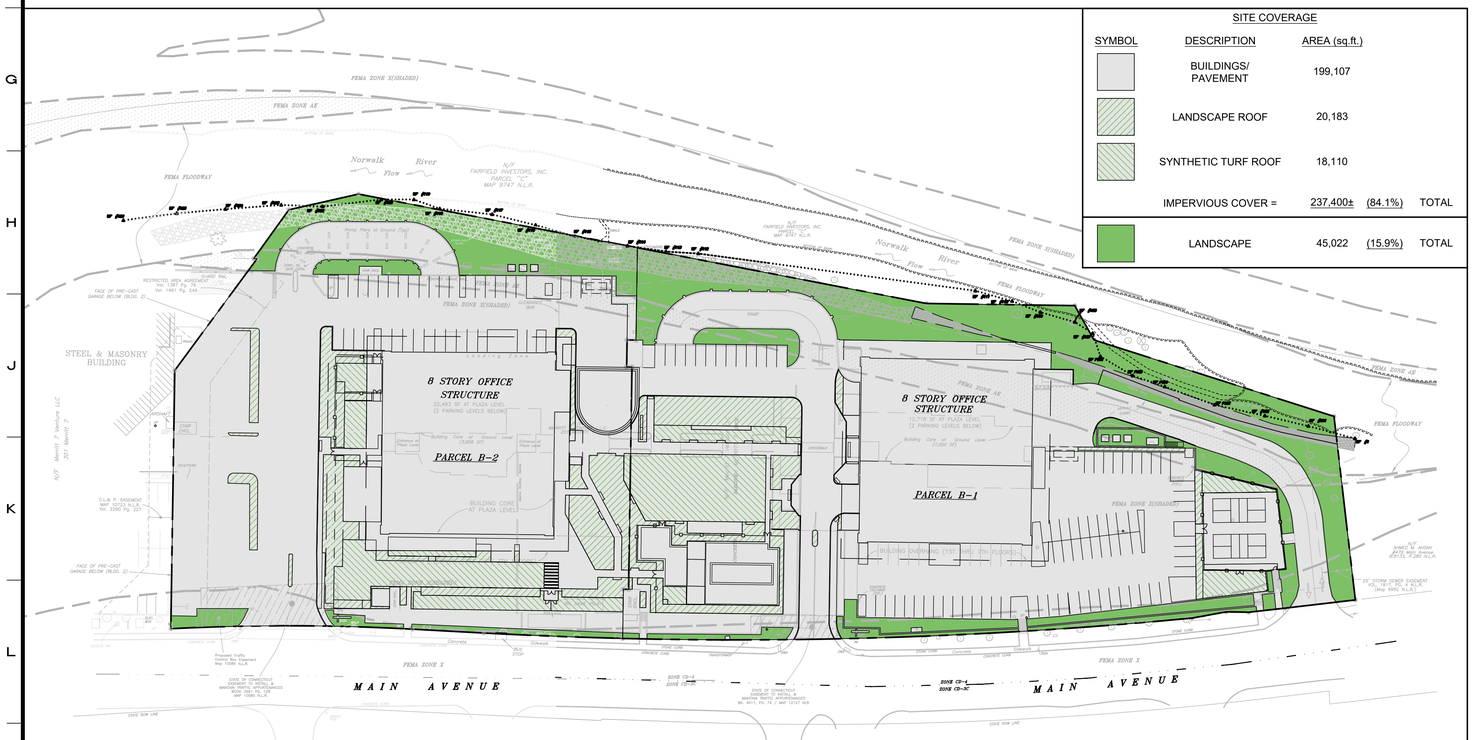
ZONING INFORMATION TABLE

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) Consolidateed 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.



PROPOSED COVERAGE EXHIBIT

SITE COVERAGE

SYMBOL	DESCRIPTION	AREA (sq.ft.)		
	BUILDINGS/ PAVEMENT	199,107		
	LANDSCAPE ROOF	20,183		
	SYNTHETIC TURF ROOF	18,110		
	IMPERVIOUS COVER =	237,400±	(84.1%)	TOTAL
	LANDSCAPE	45,022	(15.9%)	TOTAL

No.	Date	Revision
I	09/30/2025	ORIGINAL ISSUE DATE

ZONING SITE PLAN 2
DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
LOFTS M7 LLC

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: 0 30 60
1"=30'

DRAWN BY: VJH | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149
September 30, 2025
DATE

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:
ZSP-2
Comm. No.: 1976

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PAD TO BE SET AT 94.7 (2' ABOVE BFE)

SILT FENCE (TYP.)

PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT

EXISTING TRANSFORMER AND WOOD DECK TO BE REMOVED UPON SWITCH OVER OF POWER TO MINIMIZE DOWN TIME

PROPOSED EMERGENCY GENERATOR WITH CONCRETE PAD AND 3' CLEARANCE ON ALL SIDES TO BE LOCATED ON PLAZA LEVEL

TWO (2) 5" ELECTRICAL CONDUITS TO CONNECT TO EXISTING CONDUIT PATH AS REQUIRED BY EVERSOURCE (TYP.)

EXISTING A/C UNIT AND PAD TO BE REMOVED

EXISTING GENERATORS AND PAD TO BE REMOVED

TWO (2) 5" ELECTRICAL CONDUITS FOR PRIMARY POWER (TYP.)

PADS SHALL BE SET FLUSH WITH SECOND LEVEL PARKING (EL.=105.15±)

PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT

PROPOSED ELEVATED PRIMARY MANHOLE (TYP.)

TWO (2) 5" ELECTRICAL CONDUITS FOR PRIMARY POWER (TYP.)

TS=105.15
BS=98.05

RETAINING WALL (TOP OF WALL = 105.15±)

PROPOSED EMERGENCY GENERATOR WITH CONCRETE PAD AND 3' CLEARANCE ON ALL SIDES TO BE LOCATED ON PLAZA LEVEL

EXISTING GAS SERVICE TO REMAIN. NEW METER AND REGULATOR ASSEMBLIES TO BE PROVIDED AS DIRECTED BY EVERSOURCE.

APPROXIMATE LOCATION OF EXISTING 8" SEWER SERVICE. SERVICE TO BE UPGRADED TO 10" PVCP IN SAME LOCATION.

DOGHOUSE SEWER MANHOLE TO BE INSTALLED AT EXISTING LATERAL CONNECTION FOR PROPOSED 10" SEWER SERVICE UPGRADE. CONTRACTOR SHALL CONFIRM DEPTH OF SERVICE AND SEWER MAIN VIA TEST PIT TO DETERMINE REQUIRED STRUCTURE DIMENSIONS.

CONCRETE SIDEWALK AND BELGIUM BLOCK CURB SHALL BE REPLACED WHERE DAMAGED BY MANHOLE INSTALLATION. CONCRETE SIDEWALK SHALL BE REPLACED TO THE NEAREST SCORE JOINTS.

CONCRETE SIDEWALK AND CONCRETE CURB SHALL BE REPLACED IN KIND. CONCRETE SIDEWALK SHALL BE REPLACED TO THE NEAREST SCORE JOINTS.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

SITE UTILITY PLAN
DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
LOFTS M7 LLC

SCALE: 1"=30' (0, 30, 60)

DRAWN BY: VJH | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149

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SE-1

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GENERAL NOTES:

1. These drawings are intended only to depict the design of site improvements and utilities. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from surveys prepared by Redniss & Mead, Inc. entitled "Property & Topographic Survey depicting Building 101" and "Property & Topographic Survey depicting Building 201", each last revised 8/28/2025. Elevations depicted or labeled are based on NAVD-88.
3. Refer to plans prepared by Granoff Architects for information and design of the building modifications. These drawings depict site plans corresponding to the latest architectural plans received on 9/5/2025.
4. Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.
5. Property lies in the CD-4 zoning district.
6. Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 393 of 626, Map No. 09001C0393G, effective date October 16, 2013. 100-year Flood Line Range (BFE 91.7' - 96.4') per FEMA Flood Insurance Study (FIS) Profile 269P (Norwalk River).
7. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
8. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with CITY standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
9. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
10. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
11. The property is served by public water and sewers.
12. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
13. 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.
14. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
16. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
17. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
18. The engineering division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
20. No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.
21. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

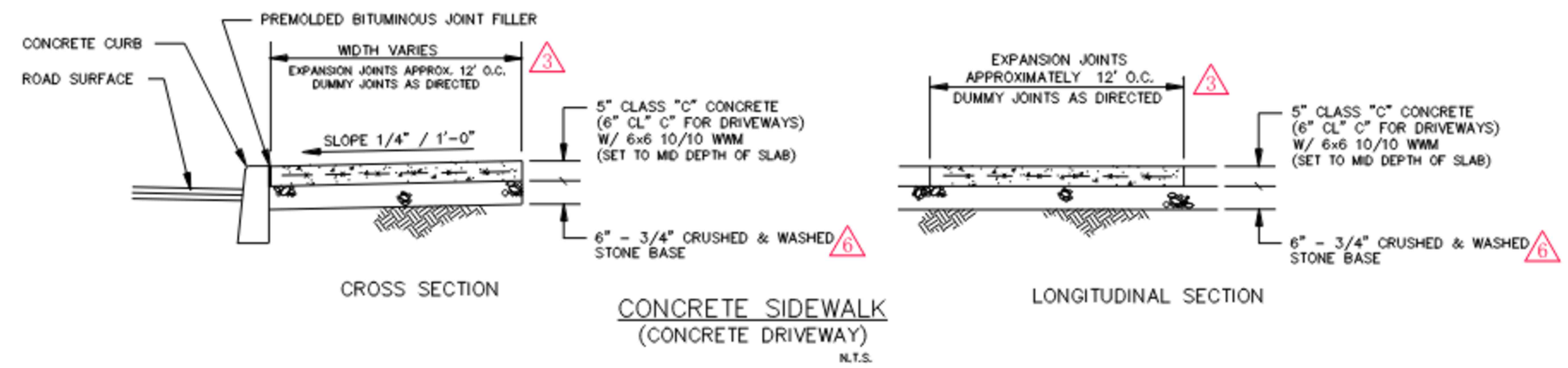
22. Earth slopes shall be no steeper than 2:1 (horz.:vert.)
23. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
24. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
25. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
26. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No, 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
27. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
28. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
29. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

UTILITIES:

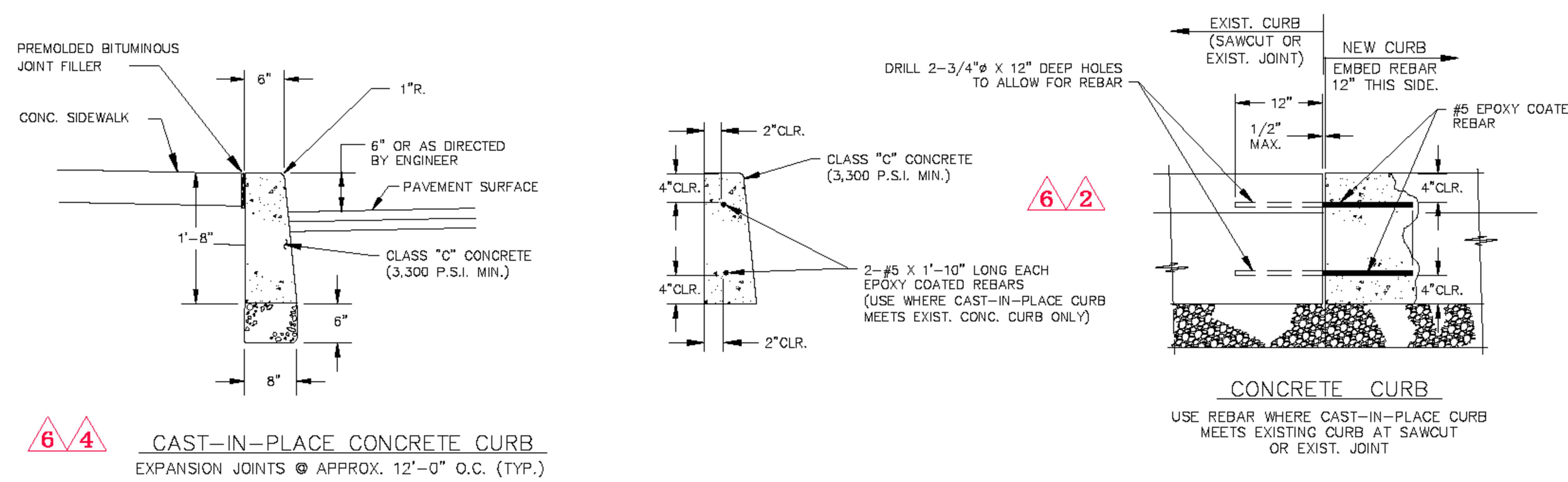
30. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
31. Easements may be required in favor of the various utility companies.
32. Electric services shall be installed in conformance to the requirements of the governing utility companies.
33. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
34. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
35. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
36. Utility connections at building face shall be coordinated with the building contractors.
37. The contractor must supply and install drag lines with all conduits.
38. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
39. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
40. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
41. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

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

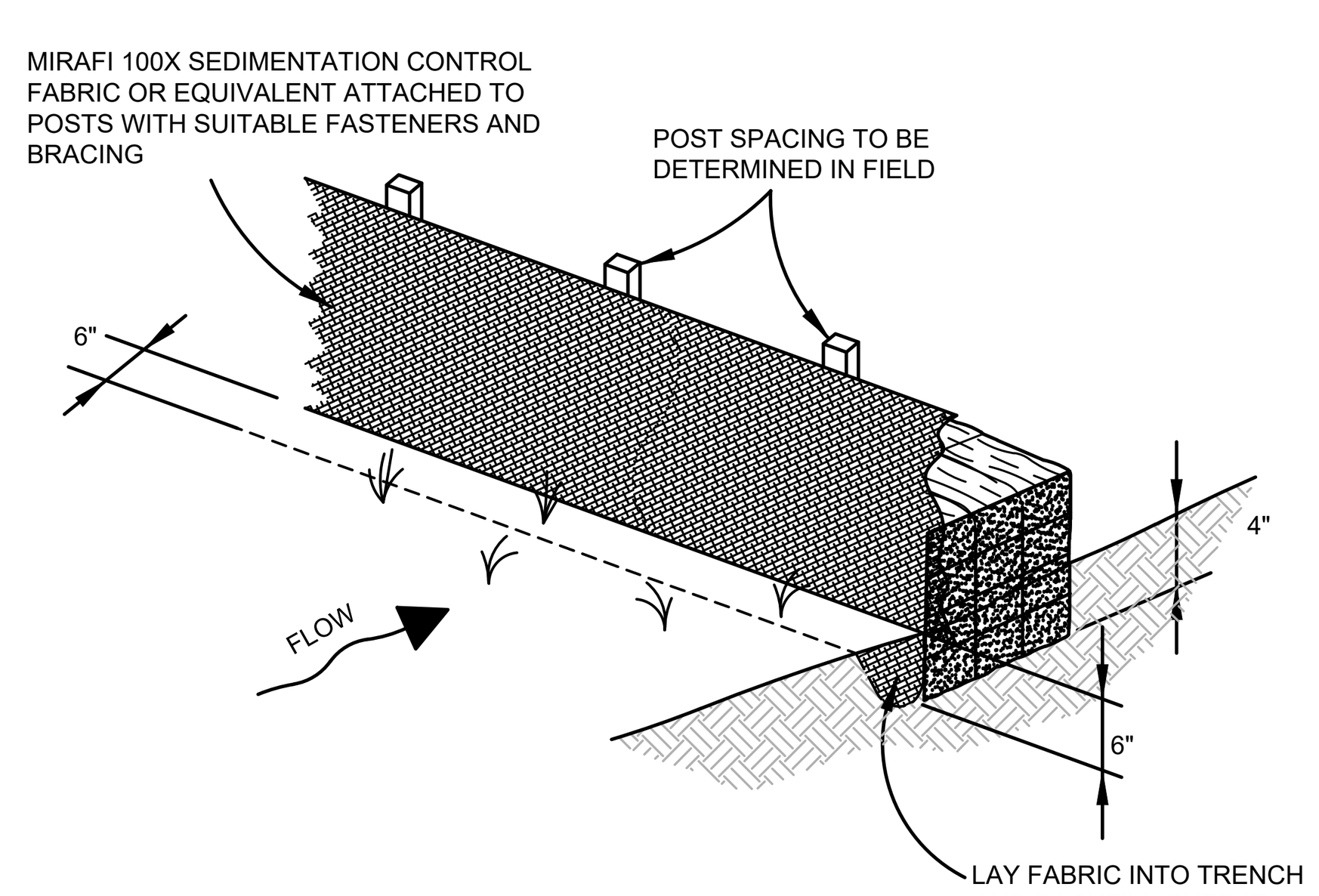
42. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.
43. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
44. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
45. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.
46. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
47. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
48. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
49. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
50. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
51. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
52. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
53. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
54. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
55. Finished grade shall be within 1/2 inch of that noted on the drawings.
56. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
57. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
58. Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.
59. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
60. All signs and pavement markings installed along the state road must conform to the ``Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
61. All pavement striping and replacement shall conform to the City of Norwalk standards and the latest edition of AASHTO Highway Design Manual.



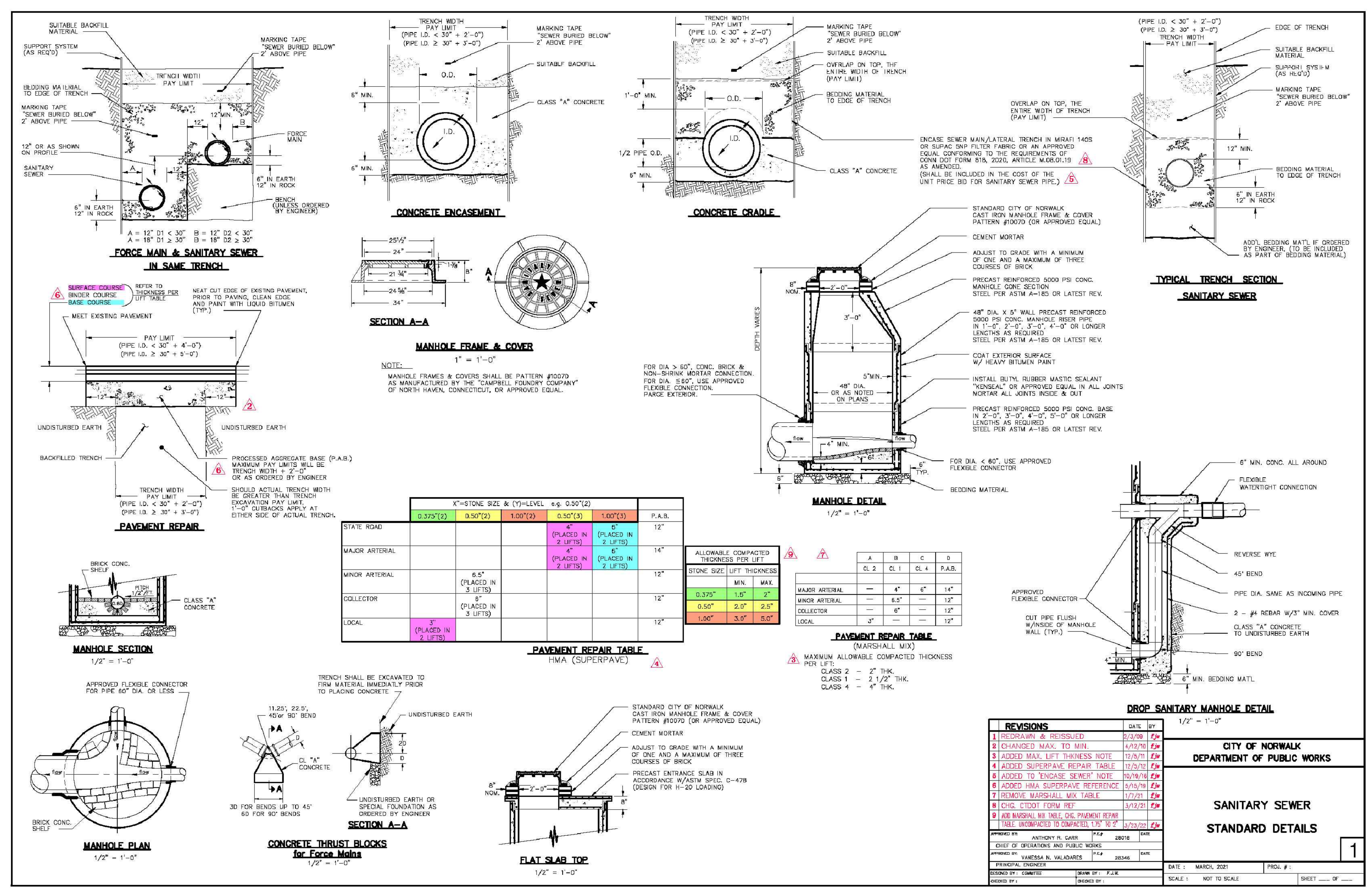
STANDARD CITY OF NORWALK CONCRETE SIDEWALK DETAIL
N.T.S.



STANDARD CITY OF NORWALK CONCRETE CURB DETAIL
N.T.S.



FABRIC & POST SILTATION BARRIER W/ HAY BALES
(SILT FENCE)
N.T.S.



PAVEMENT REPAIR TABLE — HMA (SUPERPAVE)

	X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2): 0.375"(2)	0.50"(2)	1.00"(2)	0.50"(3)	1.00"(3)	P.A.B.
STATE ROAD				4" (PLACED IN 2 LIFTS)	6" (PLACED IN 2 LIFTS)	12"
MAJOR ARTERIAL				4" (PLACED IN 2 LIFTS)	6" (PLACED IN 2 LIFTS)	14"
MINOR ARTERIAL		6.5" (PLACED IN 3 LIFTS)				12"
COLLECTOR		6" (PLACED IN 3 LIFTS)				12"
LOCAL	3" (PLACED IN 2 LIFTS)					12"

ALLOWABLE COMPACTED THICKNESS PER LIFT

STONE SIZE	LIFT THICKNESS MIN.	MAX.
0.375"	1.5"	2"
0.50"	2.0"	2.5"
1.00"	3.0"	5.0"

PAVEMENT REPAIR TABLE (MARSHALL MIX)

	A CL 2	B CL 1	C CL 4	D P.A.B.
MAJOR ARTERIAL	—	4"	6"	14"
MINOR ARTERIAL	—	6.5"	—	12"
COLLECTOR	—	6"	—	12"
LOCAL	3"	—	—	12"

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

REVISIONS	DATE	BY
1 REDRAWN & REISSUED	2/3/09	FJW
2 CHANGED MAX. TO MIN.	4/12/10	FJW
3 ADDED MAX. LIFT THKNESS NOTE	12/5/11	FJW
4 ADDED SUPERPAVE REPAIR TABLE	12/5/12	FJW
5 ADDED TO 'ENCASE SEWER' NOTE	10/19/16	FJW
6 ADDED HMA SUPERPAVE REFERENCE	5/15/19	FJW
7 REMOVE MARSHALL MIX TABLE	1/7/21	FJW
8 CHG. CTDOT FORM REF	3/12/21	FJW
9 ADD MARSHALL MIX TABLE, CHG. PAVEMENT REPAIR TABLE UNCOMPACTED TO COMPACTED, 1.75" TO 2"	3/23/22	FJW

APPROVED BY: ANTHONY R. CARR, P.E.# 28018, CHIEF OF OPERATIONS AND PUBLIC WORKS
APPROVED BY: VANESSA N. VALADARES, P.E.# 28346, PRINCIPAL ENGINEER
DATE: MARCH, 2021 — SCALE: NOT TO SCALE

STANDARD CITY OF NORWALK SANITARY SEWER AND PAVEMENT REPAIR DETAILS
N.T.S.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

NOTES & DETAILS
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PREFERRED:

ALTERNATE:
(SEE NOTE 3)

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

FIG. 1
2 DUCTS

FIG. 2
4 DUCTS

FIG. 3
6 DUCTS

FIG. 4
8 DUCTS

FIG. 2A
4 DUCTS

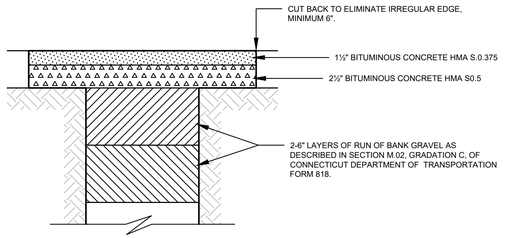
FIG. 3A
6 DUCTS

FIG. 4A
8 DUCTS

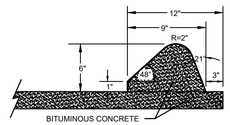
NOTES:

1. AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
2. MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
   a) STATE HIGHWAYS - 36"
   b) RAILROAD TRACKS - 60"
   c) ALL OTHER AREAS - 24"
3. IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
4. CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-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.
5. DUCTS SHALL BE SCHEDULE 40 PVC.

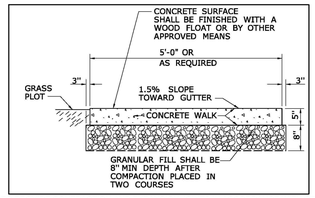
CONDUIT BANK CONSTRUCTION
N.T.S.



ASPHALT TRENCH REPAIR
(ON-SITE PAVEMENT ONLY)
N.T.S.

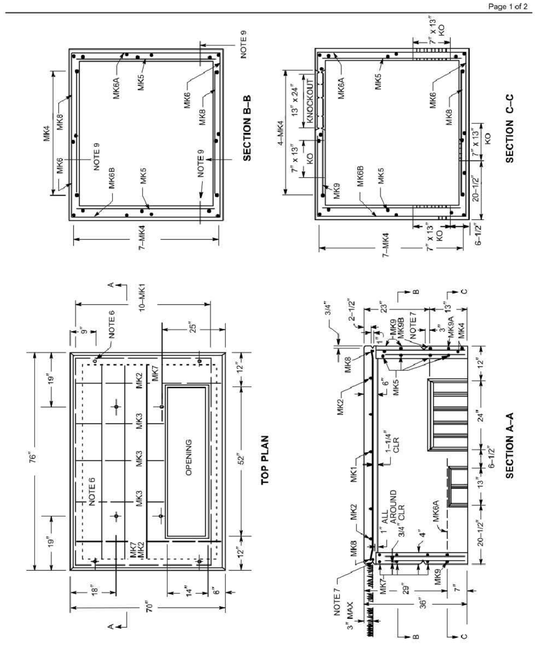


BITUMINOUS CONCRETE LIP CURBING
(ON-SITE ONLY)
N.T.S.

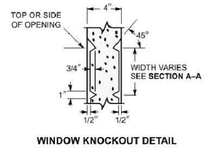


NOTE: CONTRACTOR TO PROVIDE CONTRACTION AND EXPANSION JOINTS IN ACCORDANCE WITH CT DOT REQUIREMENTS.

CT DOT SIDEWALK
(STATE SIDEWALK)
N.T.S.



BAR SCHEDULE											
MARK NO	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK6B	MK7	MK8	MK9
SIZE	#6	#4	#4	#3	#4	#4	#4	#4	#4	#4	#4
NO OF BARS	10	2	3	22	8	7	1	1	2	7	1
DIMENSIONS	62"	56"	41"	29"	67"	74"	26"	38"	68"	56"	29"



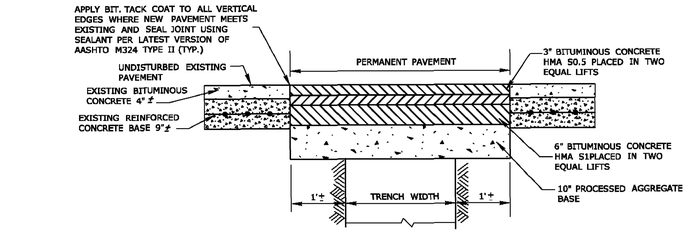
WINDOW KNOCKOUT DETAIL

Notes
1. **Roof Design Load**: 4000 lbs spread over 1–foot–square area anywhere on roof.
2. **Walls**: Soil pressure of equivalent fluid pressure of 33 pcf. Surcharge of 2.5 feet of soil weighing 120 pcf.
3. **Concrete**: 4000 psi at 28 days. Entrained air 6–9 percent.
4. **Steel**: ASTM A615–1992, Grade 40.
5. All concrete and reinforcement in accordance with ACI 318–1999.
6. 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
7. Provide 3–inch–long groove (3/4 inch x 1 inch) for lifting sling at each corner, each side.
8. Manufacturer's identification and month/year when manufactured shall be legibly marked in/on concrete in the side.
9. Zinc alloy inserts 3/4 inch – 10 inches x 3 inches for cable pulling. To be located 4 inches above (7 inch x 13 inch) knockouts (four).

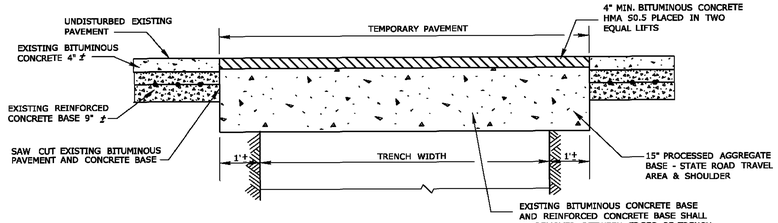
ORIGINAL	PAD – PRECAST CONCRETE – THREE–PHASE TRANSFORMER			
12/21/78	500–2500 KVA–76" x 70" x 36"			
APPROVED				
3/1/02	NORTHEAST UTILITIES	MATERIAL SPECIFICATION	SPC P–015	7

TRANSFORMER DETAIL
N.T.S.

ORIGINAL	PAD – PRECAST CONCRETE – THREE–PHASE TRANSFORMER			
3/12/82	500–2500 KVA – 76"x 70" x 36"			
APPROVED				
3/1/02	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:
1. CT DOT DISTRICT 3 WILL REQUIRE PAVEMENT TO BE PURCHASED FROM A PREFERRED DOT VENDOR LIST FOR BASE MATERIAL AND ASPHALT PAVEMENT.
2. 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.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

NOTES & DETAILS
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: N.T.S.
DRAWN BY: VJH | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149
September 30, 2025
DATE

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

SHEET No: SE-3
Comm. No.: 1976

9/18/2025 9:25 AM G:\JOB\FILES\1000\1900\1976\dwg\Engineering\1976 Master 1 - 101.dwg

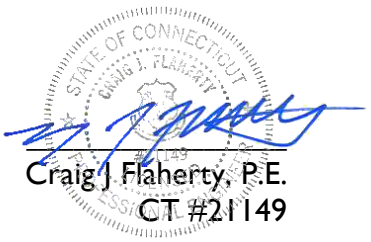
SITE ENGINEERING REPORT

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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Appendix 2: Site Drainage Infrastructure Exhibit

Appendix 3: Sanitary Sewer Calculations

ORIENTATION



DRAINAGE SUMMARY NARRATIVE

Introduction

Lofts M7 LLC is proposing to convert the two office buildings at 101 and 201 Merritt Seven Corporate Park (Norwalk, CT) to multi-family structures consisting of 300 residential units. The proposed scope includes interior renovations, façade improvements, conversion of upper-level parking spaces into amenity space, and utility upgrades where required.

The combined site area is 6.48 acres and is bounded by Main Avenue to the east, commercial properties to the north and south, and the Norwalk River to the west. The site lies within the CD-4 zoning district. Portions of the site lie within the regulatory flood plain of the Norwalk River as established by FEMA and depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 09001C0393G, effective October 16, 2013; the 100-year flood boundary (BFE 92.7'-96.4' for 101 Merritt Seven and BFE 91-7'-92.7' for 201 Merritt Seven) is per FEMA Flood Insurance Study (FIS) Profile 269P (Norwalk River). Reference is made to the accompanying site development plan prepared by Redniss & Mead, Inc.

Existing Conditions

The site is approximately 6.48 acres and is currently developed with two 8-story office buildings over one combined 2-story parking structure, with a combination of covered and uncovered parking areas, driveways, sidewalks, and landscape improvements. Site drainage discharges to the Norwalk River in one of three ways: 1) landscaped areas that sheet flow toward the river, 2) driveway and building drains that are collected via an underground pipe network that discharge directly to the river at a series of rip-rap pads, and 3) portions of driveway curb cuts and landscaped areas that sheet flow to the Main Avenue right-of-way where the runoff is captured via State drainage infrastructure and piped to the river via an existing 25' storm sewer easement at the northern property boundary of 101 Merritt Seven. In total, the impervious coverage is 237,697 sf (of which 5,288 sf is planted areas on the upper-level parking deck). Based upon email communication from the City of Norwalk DPW, no known drainage issues or complaints have been reported for the site.

Proposed Conditions

The applicant is seeking approval to convert the existing structures from office space to 300 residential units. The proposed scope includes interior renovations, façade improvements, conversion of upper-level parking spaces into amenity space, and utility upgrades where required. There are no proposed changes to the site drainage patterns or to the drainage infrastructure, including the at-grade components that discharge to the river. While the building, inclusive of the amenity zones on the open-air deck, is fully impervious, there are water quality improvements to the structure; these include 1) reducing the number of uncovered parking spaces and 2) in place of parking, various rooftop areas will consist of green roof trays or other planting trays / surface materials consisting of at least 4" of soil or stone depth which provides water quality treatment for the direct runoff to those areas. The total green roof (or similar systems) area is 38,293 sf (13%± of the site area).

Conclusion:

Based on the above information and with proper implementation of the design drawings and proper sediment and erosion controls, the proposed development will not adversely impact adjacent or downstream properties or City owned drainage facilities. Furthermore, water quality provisions are increased on a site where existing ground level improvements are remaining.

SANITARY SEWER SUMMARY

Lofts M7 LLC is proposing to convert the two office buildings at 101 and 201 Merritt Seven Corporate Park (Norwalk, CT) to multi-family structures consisting of 300 residential units (56 – studio units, 182 – 1-bed units, and 62 – 2-bed units). The proposed scope includes interior renovations, façade improvements, conversion of upper-level parking spaces into amenity space, and utility upgrades where required.

Existing City-owned sanitary sewer infrastructure, consisting of sewer manholes and 30" concrete sewer pipes, exist within Main Avenue. Based upon tax card records, under existing conditions, the site consists of 421,664 sf of office floor area. Utilizing this floor area, an approximate sanitary sewer flow estimate (Appendix 3) yields a total average daily flow of 42,180 gallons per day (GPD). Applying a peak factor of 4, the peak flow is 168,720 GPD or 0.261 cfs.

Under proposed conditions, the developer is seeking permission to convert the existing office buildings to multi-family apartments consisting of 300 residential units. The existing connections at 101 and 201 Merritt Seven require upgrades in size from 8" services to 10" services based upon code requirements for the number of fixture units. Using the CT Health Code guidelines, the proposed change in site usage results in a total average daily flow of 45,250 GPD. Applying a peak factor of 4, the peak flow is 181,000 GPD or 0.280 cfs. This represents a net increase in peak flow to the Main Avenue system of 0.019 cfs. Based upon the size of the sewer main and the minor increases, Norwalk DPW/WPCA confirmed that flow monitoring would not be required for this change in use.

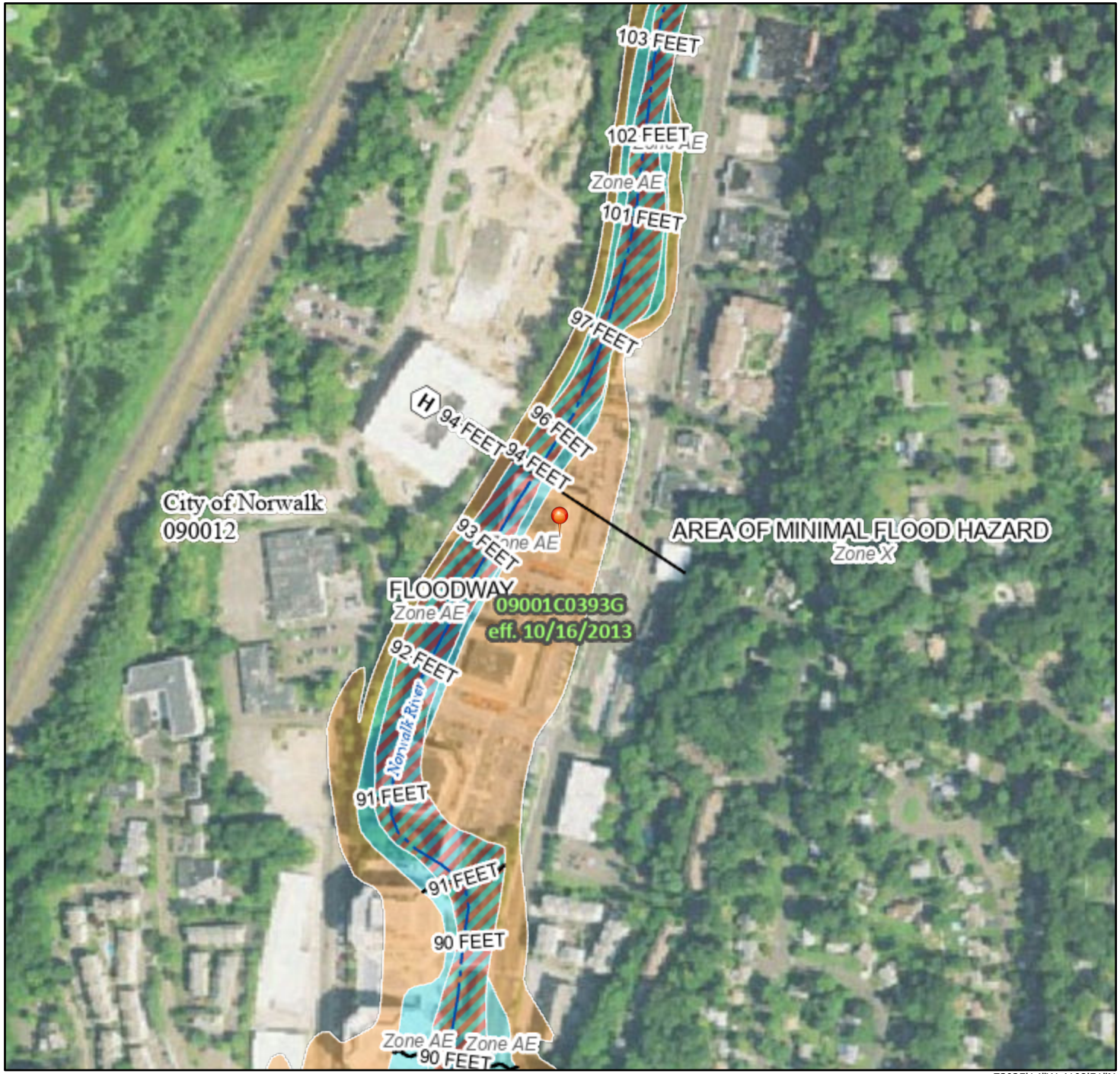
Based on the above information, it is our opinion that the proposed development, with proper implementation of the design drawings, will not adversely impact the existing sanitary sewer system.

Appendix 1

National Flood Hazard Layer FIRMette

FEMA

73°25'51"W 41°9'18"N



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

1:6,000

73°25'14"W 41°8'51"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

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

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

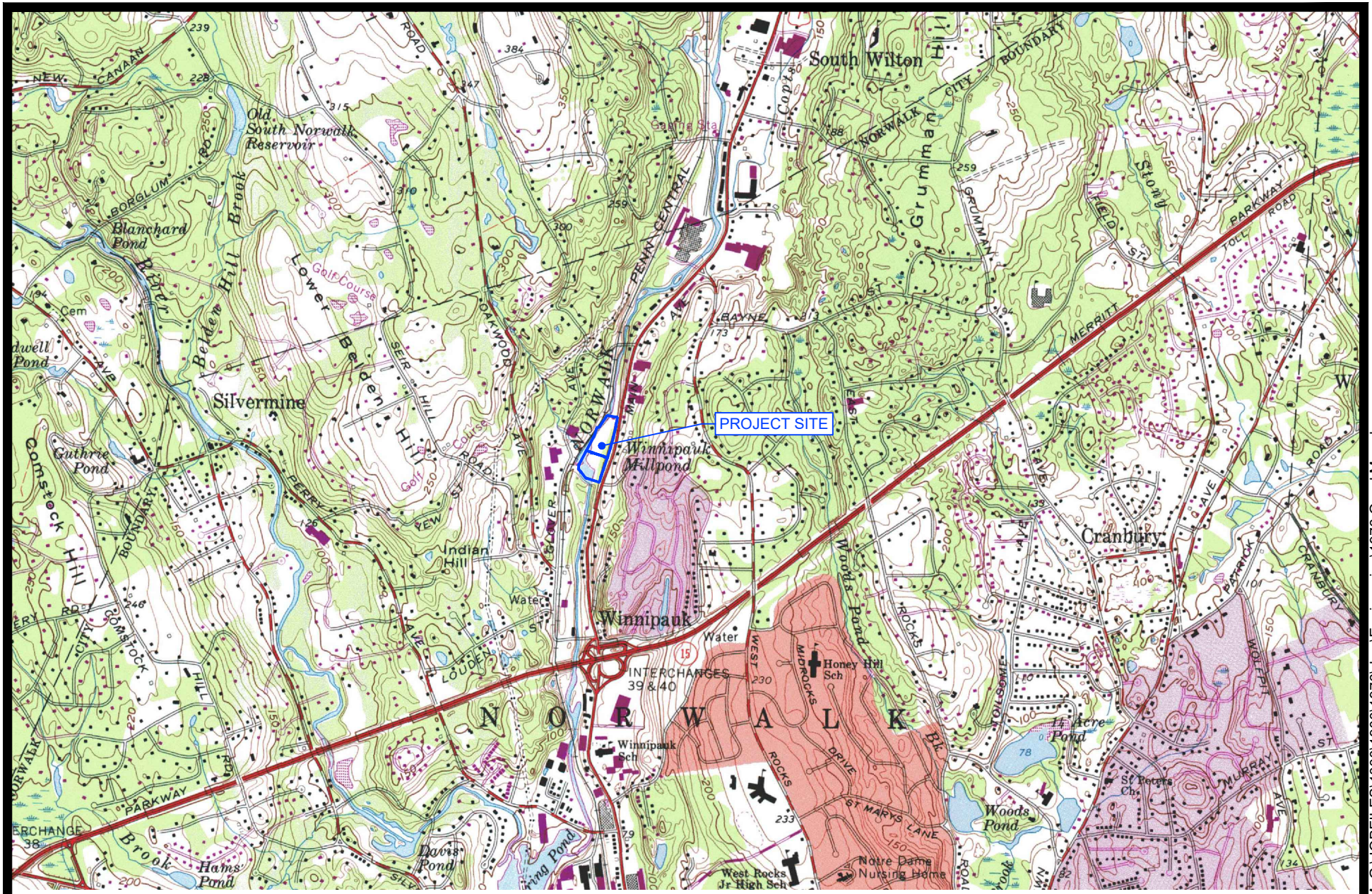
N

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

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

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

COMM. NO.: 1976 DATE: 08/28/2025 SCALE: 1"=2000'

8/22/2025 10:18 AM G:\JOBFILES\1000\1900\1976\dwg\Engineering\1976 Quad Map.dwg

Appendix 2

SITE DRAINAGE INFRASTRUCTURE EXHIBIT

BUILDINGS 101 & 201 MERRITT SEVEN CORPORATE PARK

NORWALK, CT

REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

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

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

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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** [2]

[1] Per CT Health Code

[2] Increase in on-site flow = Proposed Peak - Existing Peak

EVERSOURCE

11 Harbor Avenue
Norwalk, CT 06850

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,

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

EVERSOURCE

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

100% Recyclable

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B. Capacity Analysis Methodology
C. Capacity Analysis Worksheets
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Section 1
Study Overview

This Traffic Impact Study evaluates the potential traffic impact of the proposed 300-residential-unit M7 Lofts development in the City of Norwalk, Connecticut. The site consists of two parcels, 101 Merritt 7 and 201 Merritt 7. The Site is bordered by Main Avenue (State Route 719) to the east, Glover Avenue and the Danbury Branch of the Metro-North Railroad New Haven Line to the west, Sinclair gas station to the north, and 301 Merritt 7 to the south. Additionally, the north terminus of the U.S. Route 7 expressway in Norwalk is located northwest of the site and the Route 15 (Merritt Parkway) Exit 40 interchange is located to the south. Figure 1 shows the Site location relative to the surrounding roadway network.

The site currently contains two office buildings at 101 and 201 Merritt 7. The proposed project will include converting the existing office space into apartment units. The development is currently anticipated to include resident amenities including, but not limited to, a gym, lounge, kitchen, game room, library, playroom, yoga room, and storage areas. The two floors of underground garage parking will remain. Site access will be provided via the three existing site driveways on Main Avenue. The project is expected to be completed in 2027.

Based on the analyses conducted, it is the professional opinion of Tighe & Bond that the changes in traffic patterns expected from the proposed conversion from office space to 300 residential units are not expected to have a significant impact to traffic operations or safety within the study area. Sections 5 and 6 provide a summary of the analyses performed and the results, which are the basis of this conclusion.

Section 2
Existing Conditions

2.1 Main Avenue (State Route 719)

Main Avenue (State Route 719) is a 2.02-mile road that runs north to south and is classified as an Other Principal Arterial by the Connecticut Department of Transportation (CTDOT). It connects U.S. Route 7 and South Wilton in the north with downtown Norwalk and U.S. Route 1 in the south. Within the study area, the roadway has a four-lane cross section with 10-12-foot lanes, 1–2-foot shoulders, and sidewalks on both sides of the roadway. There is a left-turn lane in the northbound direction at the 201 Merritt 7 south driveway and Valley View Road intersection. The posted speed limit on Main Avenue (State Route 719) is 35 miles per hour within the study area. Land use along the roadway is a mix of commercial and residential uses.

2.2 Study Area Intersections

In concurrence with the preferences of the City of Norwalk, the following existing site driveway intersections were included in the study area:

- Main Avenue (State Route 719) at 101 Merritt 7 North Driveway
- Main Avenue (State Route 719) at 101 Merritt 7 South Driveway
- Main Avenue (State Route 719) at 201 Merritt 7 Driveway

The Main Avenue (State Route 719) at 101 Merritt 7 North Driveway intersection is unsignalized with stop sign control on the site driveway approach and free-flow conditions on Main Avenue. The 101 Merritt 7 South Driveway and 201 Merritt 7 Driveway are at signalized intersections.

2.3 Traffic Volumes

The study analyses focus on the weekday morning, weekday afternoon, and Saturday midday peak hours, when commuter and/or site-related traffic are at their highest levels. Following approval from the City of Norwalk, weekday morning and weekday afternoon peak hour traffic volumes were taken from CTDOT SPN #102-358 – Routes 7 and 15 Interchange Reconstruction, dated November 5, 2024, and used as the baseline 2025 Existing Condition traffic volumes for these analyses. As the state project did not contain traffic volumes for the 101 Merritt 7 North Driveway, a portion (2-3%) of total site traffic at the other two site driveways was applied to the entering and exiting movements. The Saturday midday peak hour traffic volumes were collected using intersection Turning Movement Counts (TMCs) at the study area intersections on June 7, 2025. The 2025 Existing Condition traffic volumes for the weekday morning, weekday afternoon, and Saturday midday peak hours are shown in Figures 2 through 4.

According to data collected at CTDOT count station NRWA-415 in 2023, the Average Daily Traffic (ADT) on Main Avenue in the vicinity of the site is 13,500 vehicles per day (7,100 northbound, 6,400 southbound). Additionally, the 85th percentile speeds, also known as the operating speeds, were approximately 41 mph in the northbound direction and 48 mph in the southbound direction. The SPN #102-358 traffic volume figure, raw TMC data, and NRWA-415 ADT and speed data are provided in Appendix A.

2.4 Capacity and Queue Analyses - Existing Condition

Capacity and queue analyses were performed for the driveway intersections for the Existing Condition traffic volumes and traffic signal settings provided by CTDOT during the weekday morning, weekday afternoon, and Saturday midday peak hours using Trafficware Synchro Studio 11 – Traffic Analysis Software. The software conducts the analyses based on the methodology provided in the *Highway Capacity Manual (HCM), 6th Edition*. The analysis results are categorized in terms of Level of Service (LOS), which describes the qualitative intersection operational conditions based on the calculated average delay per vehicle. A summary of the HCM capacity analysis methodology and a detailed definition of LOS is provided in Appendix B. The queue analysis results are summarized based on the length of vehicle queueing on an intersection approach. For unsignalized intersections, queues are quantified for 95th percentile (design queues). For signalized intersections, queues are quantified by 95th percentile (design) and 50th percentile (average) queues. Tables 1 and 2 summarize the capacity and queue analyses results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix C.

As shown in Table 1, the overall intersections operate at LOS A or B and most individual intersection approaches operate acceptably at LOS D or better during the peak hours, with the exception of the 201 Merritt 7 Driveway eastbound left-through egress movement, which operates at LOS E during the weekday afternoon peak hour. A review of the queuing results in Table 2 shows that all the design queues are accommodated within available storage at the intersections.

2.5 Collision History

Vehicle collision history from January 2022 through December 2024 was collected from the Connecticut Crash Data Repository at the study area intersections. Table 3 provides a summary of the collisions at each of the study intersections as well as the types and severity of the collisions. Appendix D includes detailed collision summaries for each of the intersections.

There were sixteen (16) reported motor vehicle collisions at the study area intersections within the period analyzed. The most frequent type of collision was angle (43.8% of the collisions), followed by rear-end and sideswipe, same direction (25% of the collisions). Additionally, one pedestrian collision was recorded (6.3%). There were 7 collisions at the Main Avenue at 101 Merritt 7 North Driveway intersection, 6 collisions at the Main Avenue at 201 Merritt 7 Driveway intersection, and 3 collisions at the Main Avenue at 101 Merritt 7 South Driveway intersection. Throughout the period analyzed, there were zero fatalities or serious injuries, 5 collisions reporting minor injuries, and 11 collisions reporting property damage only.

The collision analysis results do not identify a significant or notable pattern of collisions in the study area. The impact of the proposed development's site-generated traffic is not anticipated to significantly impact existing collision patterns or overall roadway safety.

2.6 Alternative Travel Modes

The study area is in an urban setting in the City of Norwalk where several multimodal travel options are readily available. The following summarizes the details of various alternative travel modes supported within the study area.

Pedestrian facilities are present throughout the study area and connect to and circulate within the site. Sidewalks exist on both sides of Main Avenue along the site frontage. Sidewalk ramps and crosswalk markings are present at the site driveway intersections.

Public transportation bus service is also available within the study area. Norwalk Transit District WHEELS Route 3, Main Ave Shuttle, and Merritt 7 – Glover Ave Commuter Shuttle provide weekday service to the site and the Main Ave Sunday Shuttle provides Sunday access to the site. These bus routes connect to downtown Norwalk and South Norwalk, which then connect to CT Transit routes that travel throughout Connecticut. Bus stops for all of these services are located immediately adjacent to 101 and 201 Merritt 7, providing a reliable and convenient alternative travel mode.

The Danbury Branch of the New Haven Line of Metro-North Railroad travels from South Norwalk to Danbury. There is a stop at Merritt 7 via the adjacent 401 Merritt 7 property which is accessible for pedestrians. Trains run frequently during the daily peaks, varying by direction, and run routinely during off-peak times and weekends.

Section 3
Background Conditions

The Background Condition represents the projection of traffic volumes and operating conditions without the anticipated additional site-generated traffic. The proposed development is scheduled to be completed in 2027, which was therefore used as the Background Condition year.

3.1 Background Traffic Volumes

To develop the traffic volumes for the 2027 Background Condition, when the proposed development is expected to be completed, the 2025 Existing Traffic volumes were grown by 0.6% per year to represent the general growth of traffic on the local roadway network. This growth rate was estimated based upon consultation with the CTDOT Bureau of Policy and Planning. Additionally, CTDOT and the City of Norwalk were also contacted about other planned/approved developments in the area that may add new traffic through the study area prior to 2027, and no such developments were identified. The 2027 Background traffic volumes are summarized in Figures 5 through 7.

3.2 Capacity and Queue Analyses – Background Conditions

Capacity and queue analyses were conducted for the 2027 Background Condition traffic volumes for the peak hours, using the methodology described in Section 2.4. Tables 1 and 2 summarize the capacity and queue results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix C.

Under the Background Conditions, all study area intersections continue operating at the same overall LOS as in the Existing Condition during the peak hours with minor increases in average delays and queue lengths due to the additional traffic in the Background Condition.

Section 4
Proposed Conditions

The proposed M7 Lofts project proposes to convert the two existing 101 and 201 Merritt 7 office buildings into 300 residential units with associated resident amenity spaces. The project is expected to be completed in 2027.

4.1 Site Access

Vehicular site access will be provided via the three existing site driveways on Main Avenue. The 101 Merritt 7 North Driveway is unsignalized with stop control on the driveway approach only. The 101 Merritt 7 South Driveway and the 201 Merritt 7 Driveway are both signalized, and the 201 Merritt 7 Driveway provides a northbound left-turn ingress lane as well as separate left-through and right egress lanes. The sites provide internal driveway and sidewalk connections for vehicle and pedestrian circulation within the site.

4.2 Trip Generation

As the existing general office space on the site will be converted to the proposed residential units, the Existing Condition traffic volumes described in Section 2.3 derived from SPN #102-358 and the TMC data (plus an assumed 101 Merritt 7 North Driveway volume) were taken as a traffic volume credit. Site-generated traffic volumes for the proposed M7 Lofts were estimated using rates published in the Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition, 2021. Land Use – 221 [Multifamily Housing (Mid-Rise)] was chosen as it most closely represents the proposed residential units.

The proposed site-generated traffic is summarized in Table 4. The traffic analyses were performed using a conservative scenario based on an initial proposal of 316 residential units. Given that the proposed unit count has been reduced to 300, the actual trip generation from the site will be lower than the estimates used for the analysis. It is estimated that the proposed development will generate a total of 101 trips (36 entering, 65 exiting) during the weekday morning peak hour, 92 trips (60 entering, 32 exiting) during the weekday afternoon peak hour, 127 trips (65 entering, 62 exiting) during the Saturday midday peak hour, and 1,461 total weekday daily trips (731 entering, 730 exiting).

Subtracting the existing traffic volume credits yields net vehicular trip generation of -266 trips (-289 entering, +23 exiting) during the weekday morning peak hour, -234 trips (-3 entering, -231 exiting) during the weekday afternoon peak hour, +115 trips (+60 entering, +55 exiting) during the Saturday midday peak hour, and -2,539 total weekday daily trips (-1,269 entering, -1,270 exiting).

4.3 Arrival and Departure Distribution

The distribution of the proposed site-generated traffic entering and exiting the site was applied to the roadway network based on existing traffic patterns within the study area as well as the roadway layout. The following arrival/departure distributions are anticipated:

- 5% to/from Valley View Road east of the site
- 38% to/from Main Avenue (State Route 719) north of the site
- 57% to/from Main Avenue (State Route 719) south of the site

Figure 11 presents the arrival distributions and Figure 12 presents the departure distributions of the traffic through the study area by intersection movement. Figures 8 through 10 show the existing site-oriented traffic volume credits and Figures 13 through 15 show the proposed site-generated traffic volumes distributed to the study area roadways.

Section 5
Combined Conditions

The estimated site-generated traffic volumes associated with the M7 Lofts development were added to the 2027 Background Condition traffic volumes to develop the 2027 Combined Condition traffic volumes presented in Figures 16 through 18.

5.1 Capacity and Queue Analyses - Combined Condition

Capacity and queue analyses were conducted for the 2027 Combined Condition for the peak hours using the methodology described in Section 2.4. Tables 1 and 2 summarize the capacity and queue results, respectively. Capacity analysis worksheets with full inputs, settings, and results are provided in Appendix C.

All of the study area intersections will continue to operate with efficient LOS, with minor improvements or negligible changes under the Combined Conditions when compared to the Background Conditions. Delays typically lessen and design queues typically shorten during the weekday peaks, and all intersections operate at overall LOS A during the peak periods. The previous LOS E movement reported during the weekday afternoon peak hour at the 201 Merritt 7 Driveway eastbound left-through movement improves to LOS D. Additionally, the unsignalized 101 Merritt 7 North Driveway movements operate at LOS A or B. Furthermore, all queues continue to fit within available storage. Given that the analyses are based on a conservative initial proposal of 316 units, the results are conservative and actual traffic operations on the roadway network are anticipated to be slightly improved relative to what is reported in this study. This further reinforces the conclusion that the development will not have a significant impact to traffic operations within the study area.

Section 6
Conclusions & Recommendations

1. The proposed M7 Lofts development will convert the existing office buildings at 101 and 201 Merritt 7 into 300 residential units. The development is expected to be completed in 2027.

2. The study area is well served by alternative transportation modes. Sidewalks and pedestrian infrastructure are present on both sides of Main Avenue and connect internally to the site. Multiple transit options—such as Norwalk Transit District bus service and the nearby Merritt 7 Metro-North train station—provide access to regional and local destinations.

3. Collision data from January 2022 through December 2024 indicate no significant patterns of safety concerns at the study area intersections. There were no fatalities or serious injuries during this period. With the expected reductions in weekday peak hour traffic volumes due to the conversion from office to residential use, no adverse safety impacts are anticipated.

4. Site access will be provided via the three existing site driveways along Main Avenue. The 101 Merritt 7 North Driveway is unsignalized, while the 101 Merritt 7 South Driveway and the 201 Merritt 7 Driveway are signalized with dedicated turn lanes at the 201 Merritt 7 intersection.

5. The proposed conversion from office space to residential units is expected to result in the following net site-generated vehicular trips:

    a. -266 trips (-289 entering, +23 exiting) – Weekday Morning Peak Hour

    b. -234 trips (-3 entering, -231 exiting) – Weekday Afternoon Peak Hour

    c. +115 trips (+60 entering, +55 exiting) – Saturday Midday Peak Hour

    d. -2,539 trips (-1,269 entering, -1,270 exiting) – Weekday Total Daily

6. The capacity and queue analyses under the 2027 Combined Conditions show that all study intersections will continue to operate at efficient levels of service (LOS A overall), with minor improvements or negligible changes compared to the Background Conditions. Additionally, all design queues fit within available storage.

7. Based on the results of the foregoing analysis, it is the professional opinion of Tighe & Bond that the change in site-generated traffic expected from the proposed conversion of office space to residential units is not expected to have a significant impact to traffic operations or safety within the study area.

Section 7
Tables

TABLE 1
Intersection Operation Summary - Capacity

	Lane Use	Weekday Morning Peak Hour									Weekday Afternoon Peak Hour									Saturday Midday Peak Hour								
		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)

	Lane Use	Available Storage	Weekday Morning Peak Hour						Weekday Afternoon Peak Hour						Saturday Midday Peak Hour					
			2025 Existing		2027 Background		2027 Combined		2025 Existing		2027 Background		2027 Combined		2025 Existing		2027 Background		2027 Combined	
			50th	95th	50th	95th	50th	95th	50th	95th	50th	95th	50th	95th	50th	95th	50th	95th	50th	95th
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.

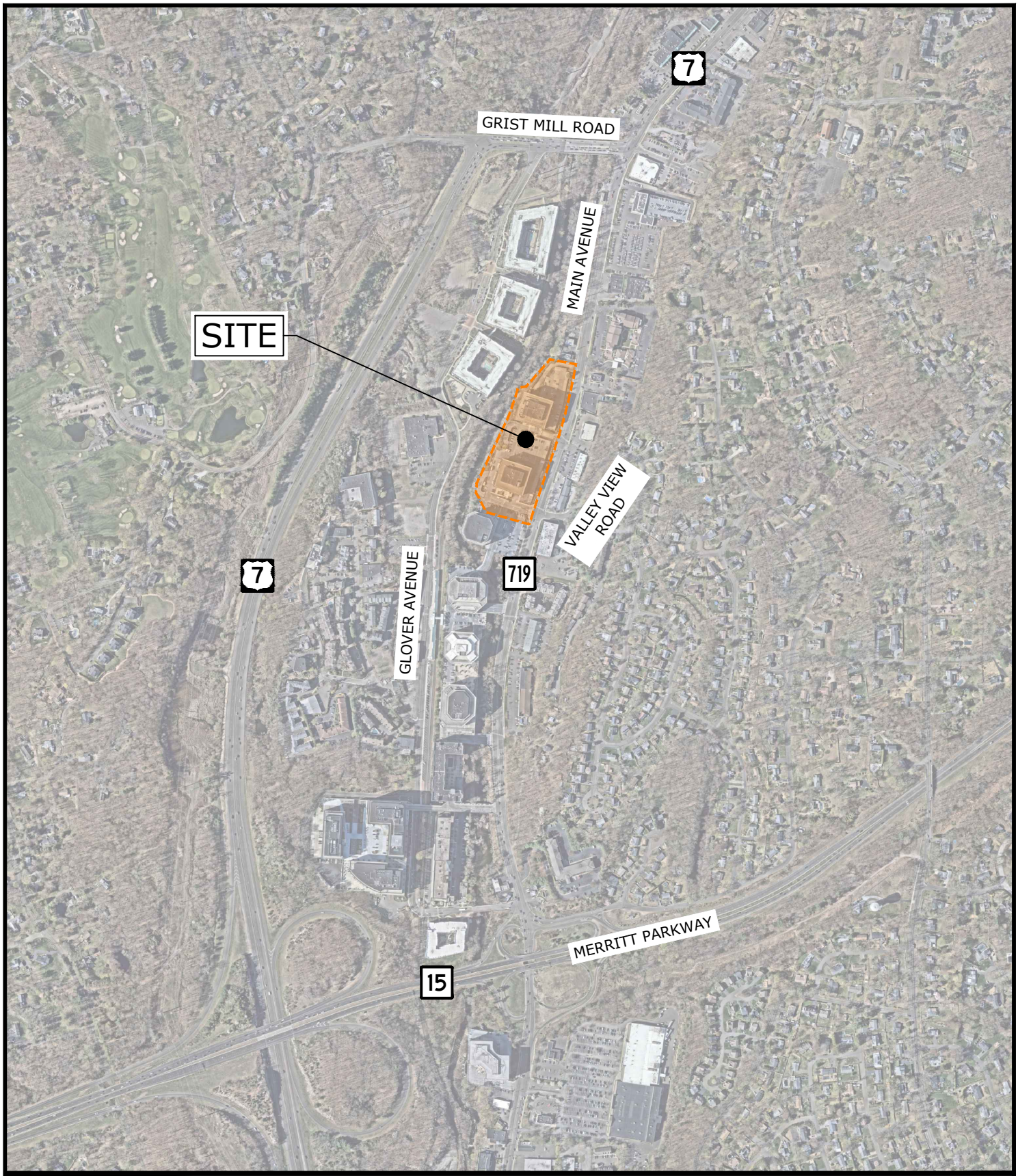
Proposed - 300-Unit Residential Development Period	Enter	Exit	Total
Weekday Morning Peak Hour	36	65	101
Weekday Afternoon Peak Hour	60	32	92
Weekday Total	731	730	1,461
Saturday Midday Peak Hour	65	62	127

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021
Land Use - 221 [Muiltifamily 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

NORTH

0 750' 1500'

SCALE: 1" = 750'

SITE LOCATION MAP

FIGURE 1

Tighe&Bond

Jul 15, 2025-8:15am Plotted By: DFitzgerald
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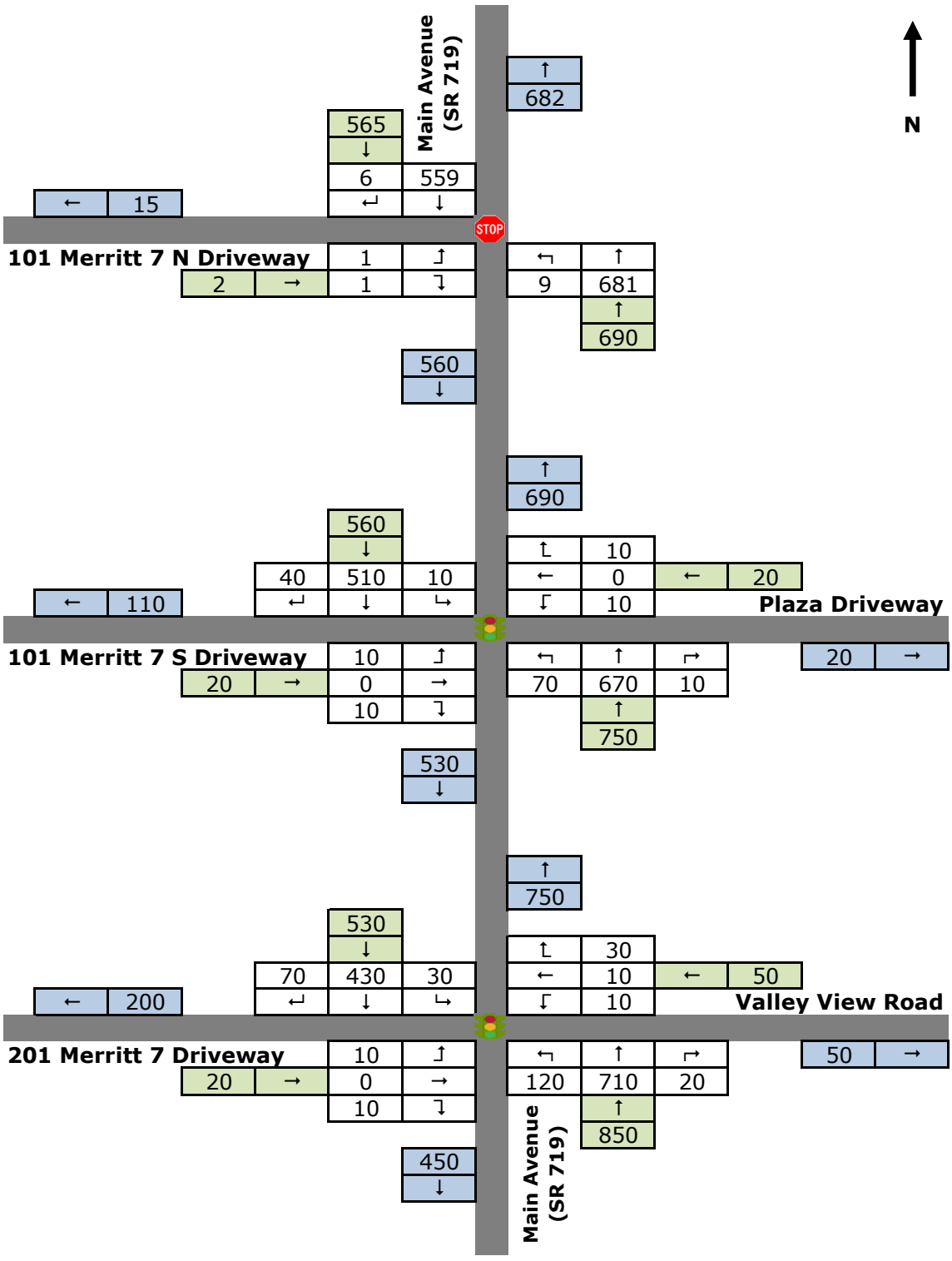
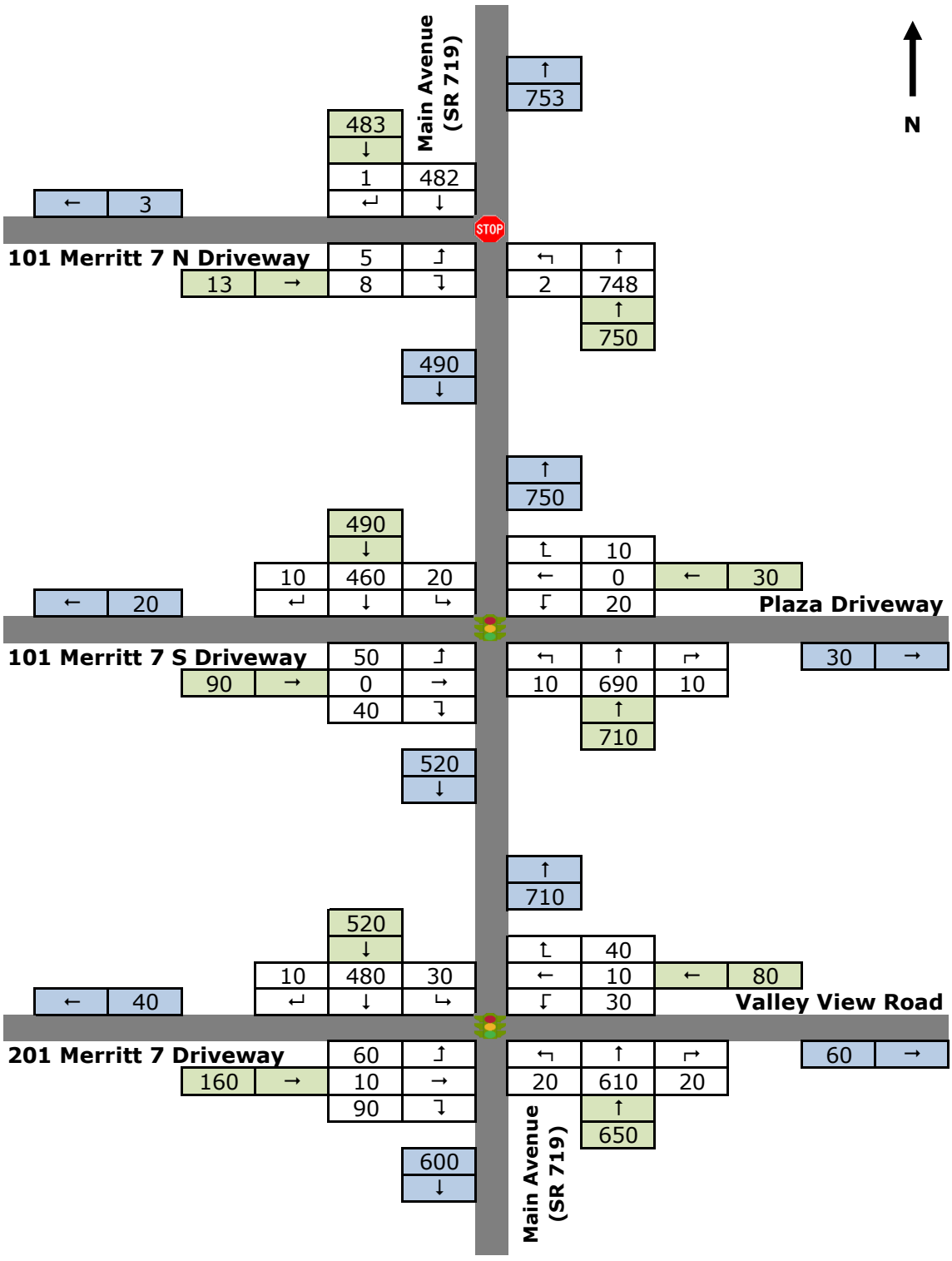
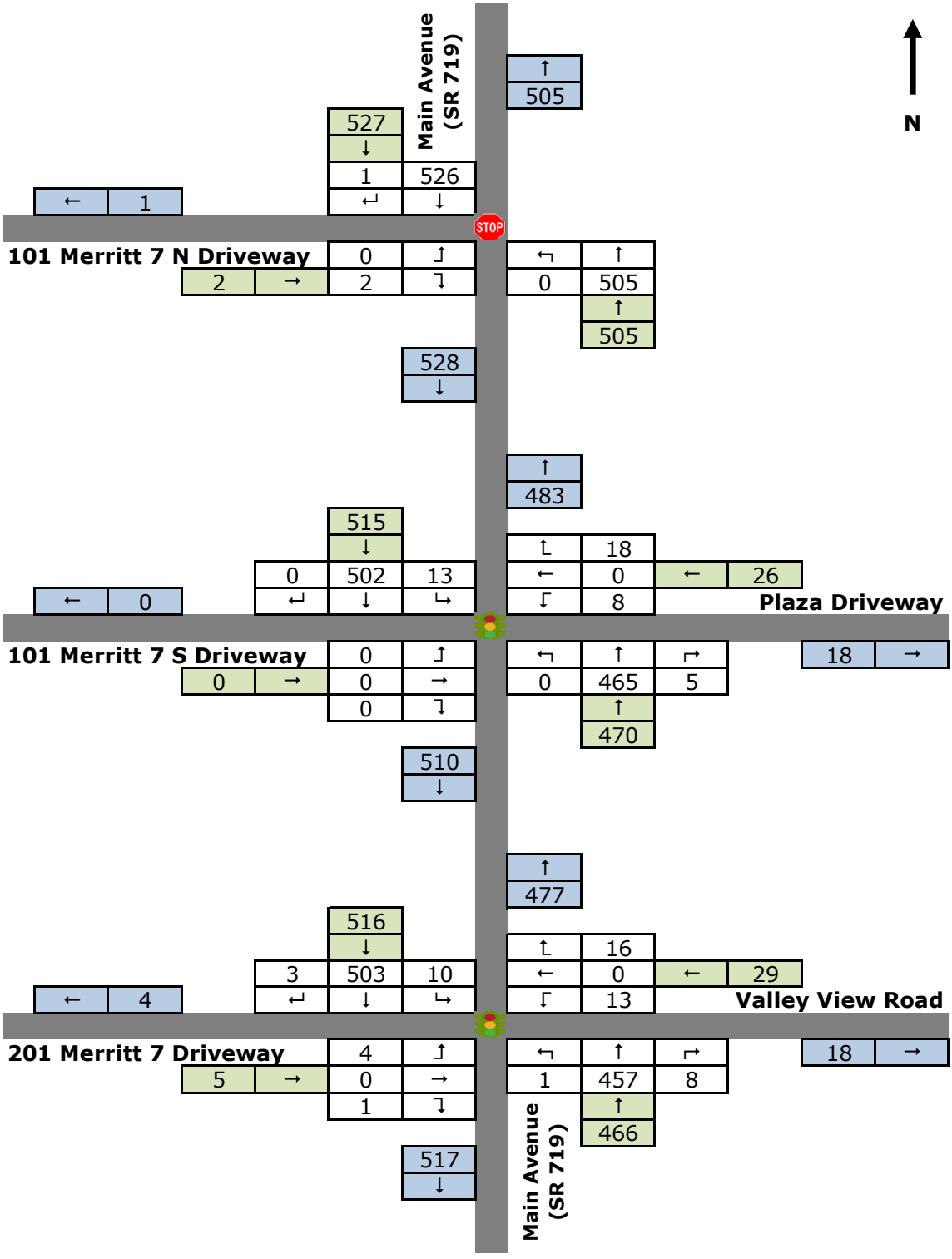


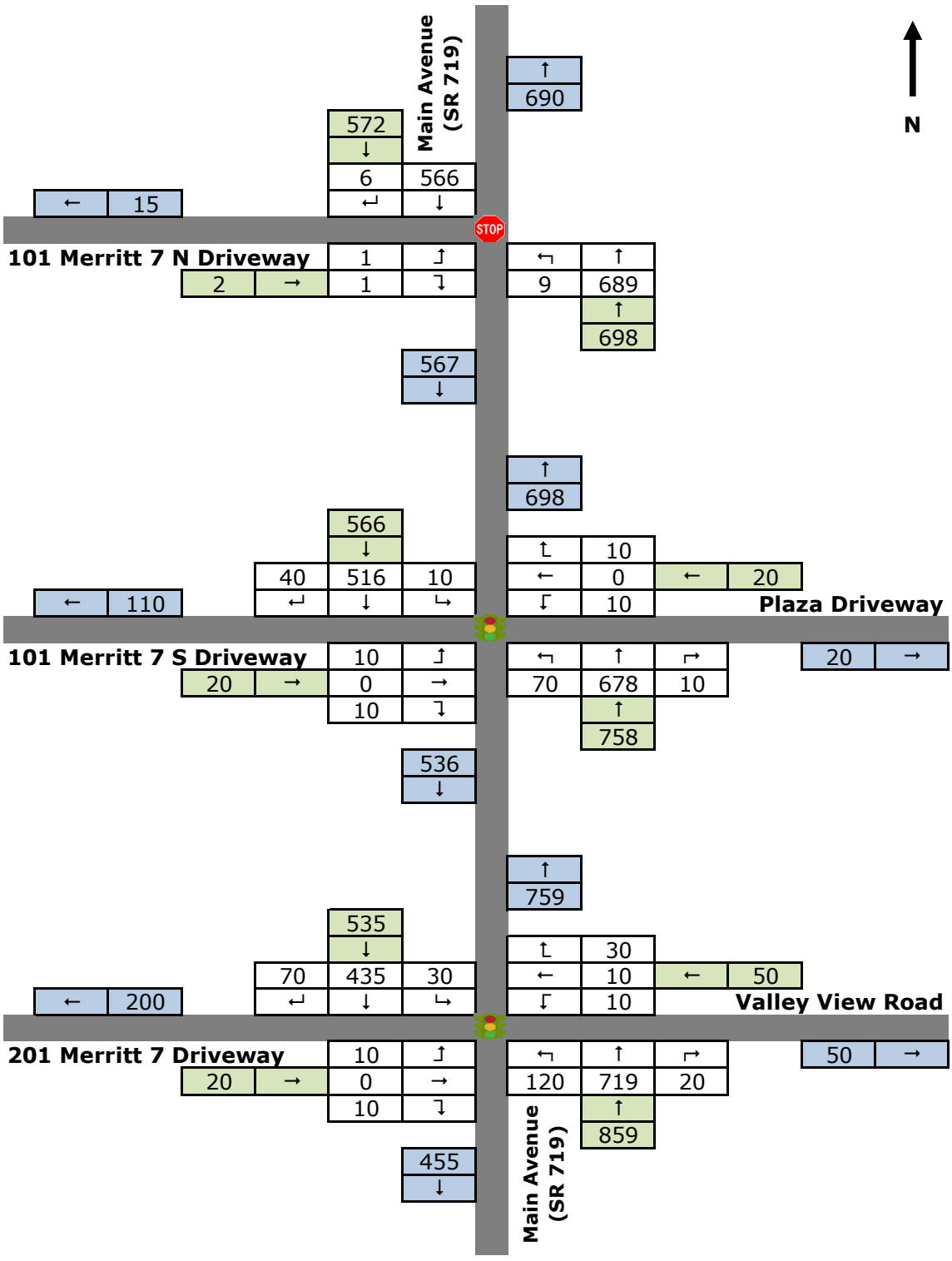
M7 Lofts
Existing Traffic Volumes
Weekday Morning Peak Hour
Figure 2



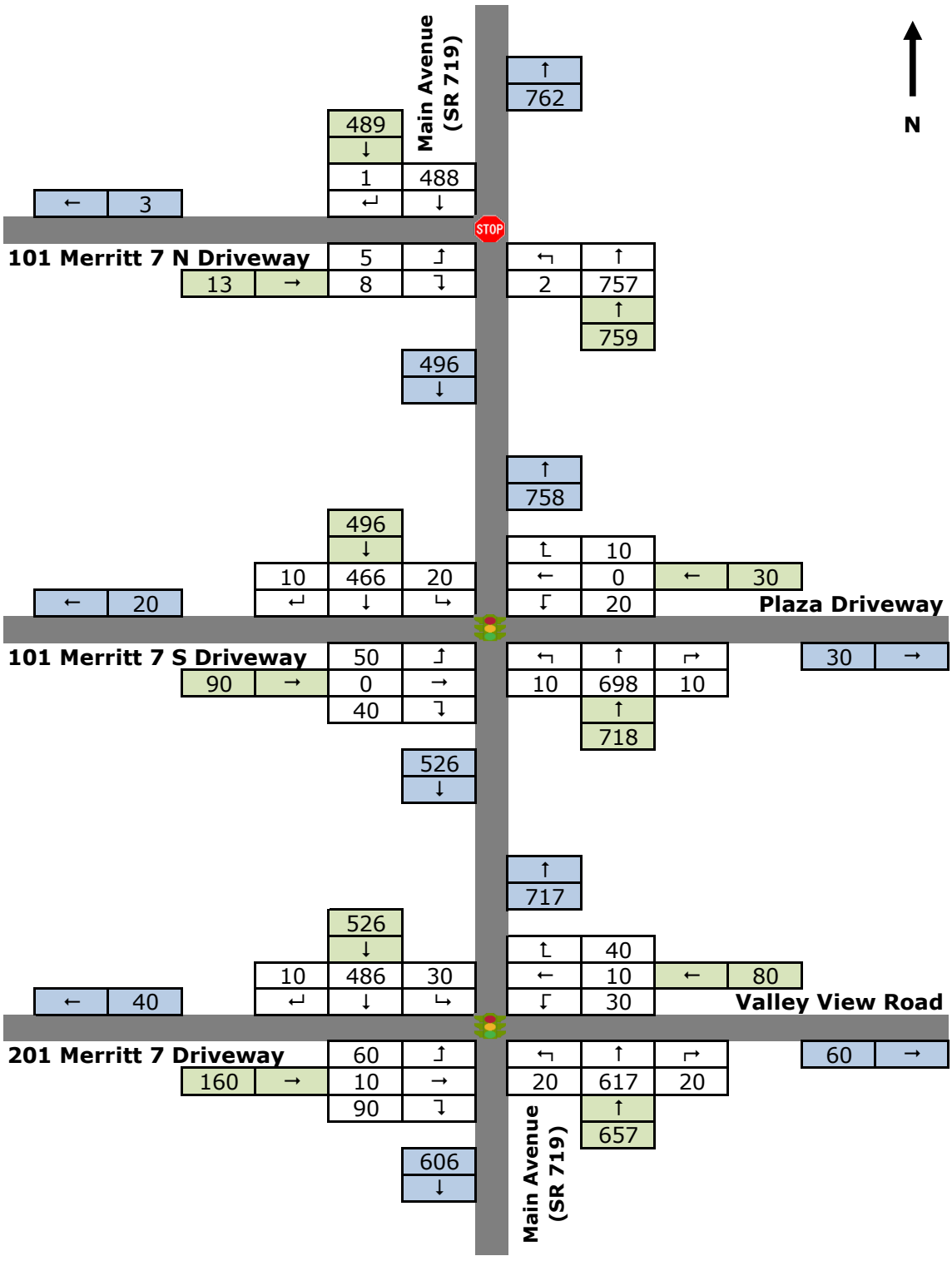
M7 Lofts
Existing Traffic Volumes
Weekday Afternoon Peak Hour
Figure 3



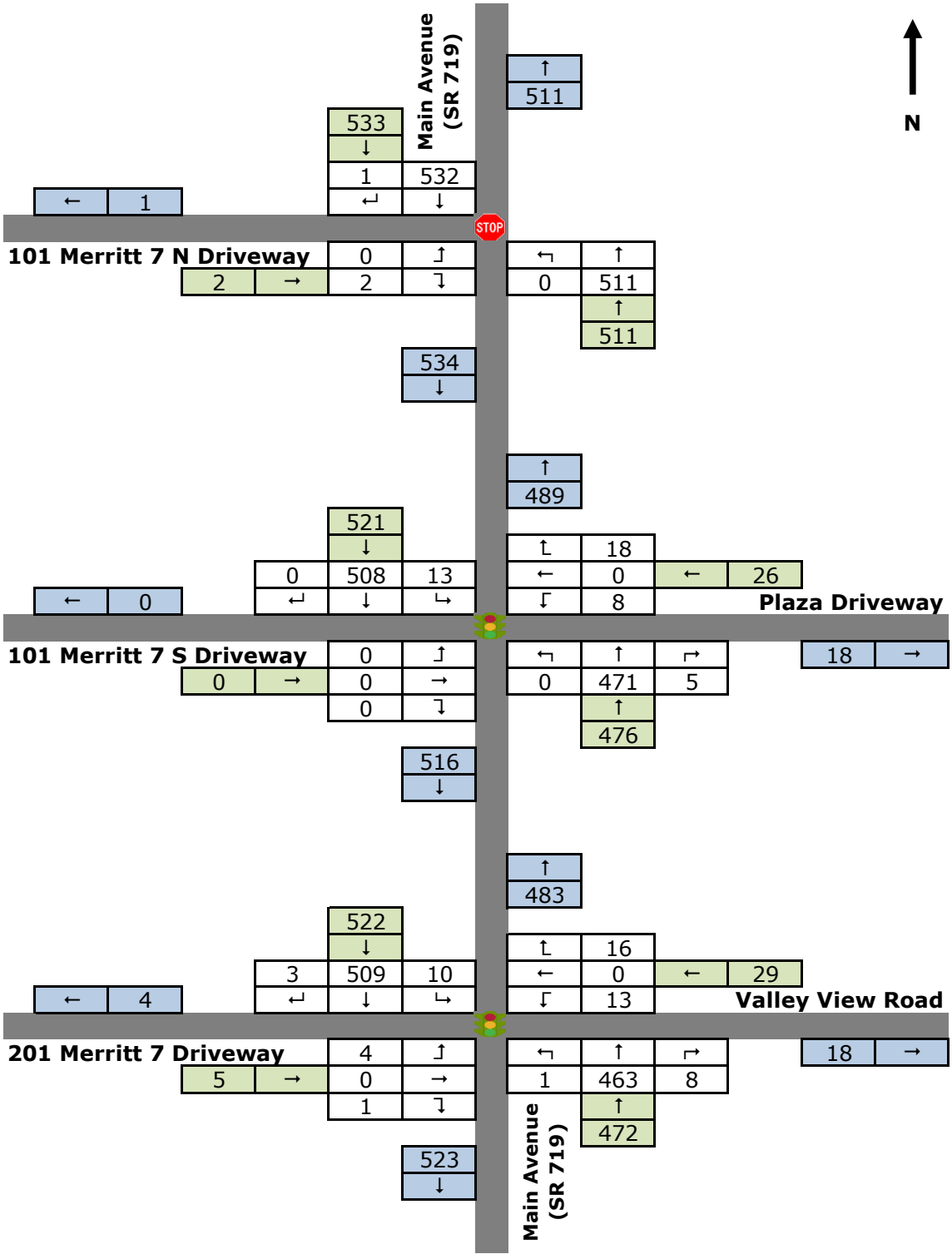
M7 Lofts
Existing Traffic Volumes
Saturday Midday Peak Hour
Figure 4



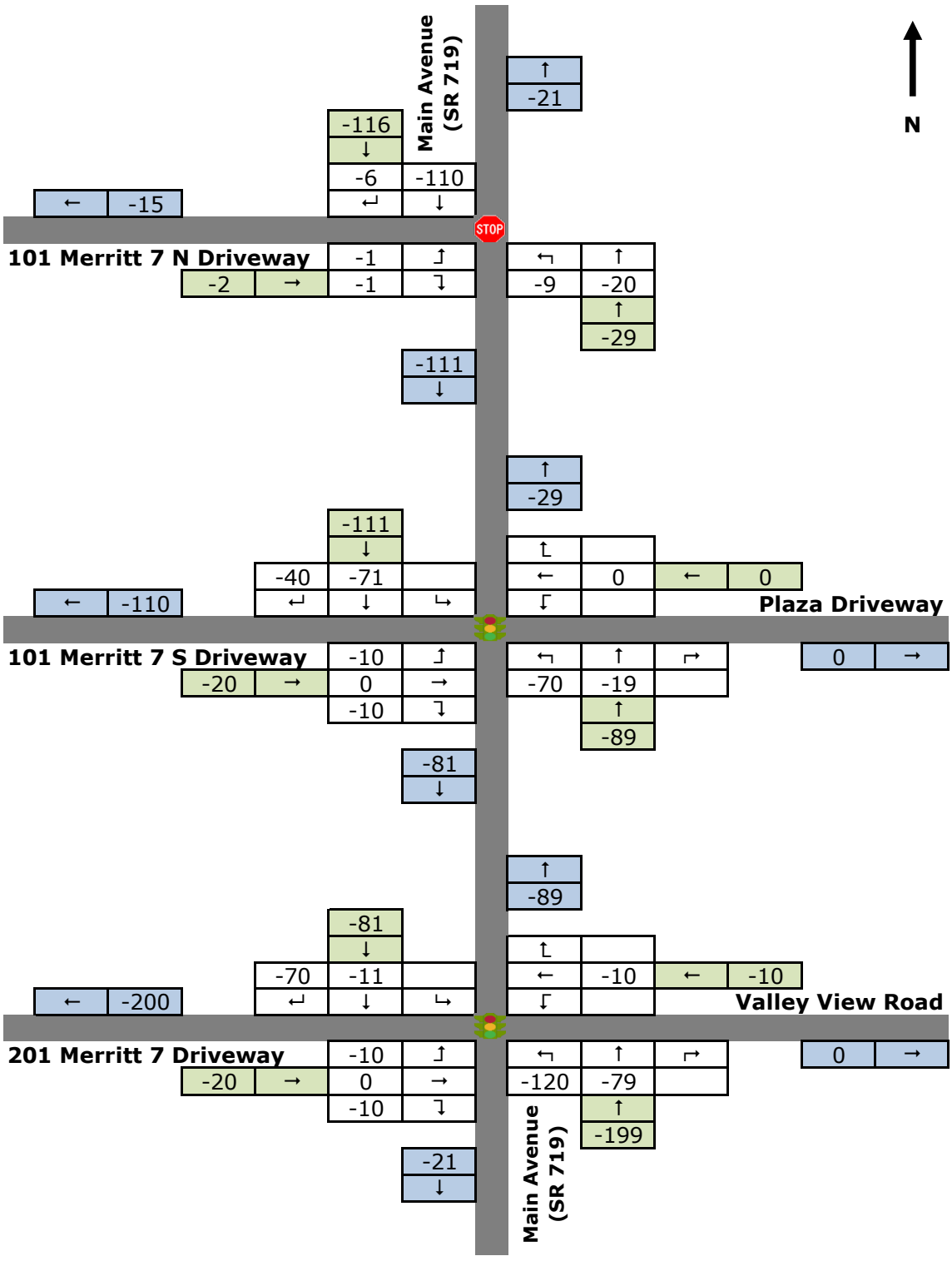
M7 Lofts
2027 Background Traffic Volumes
Weekday Morning Peak Hour
Figure 5



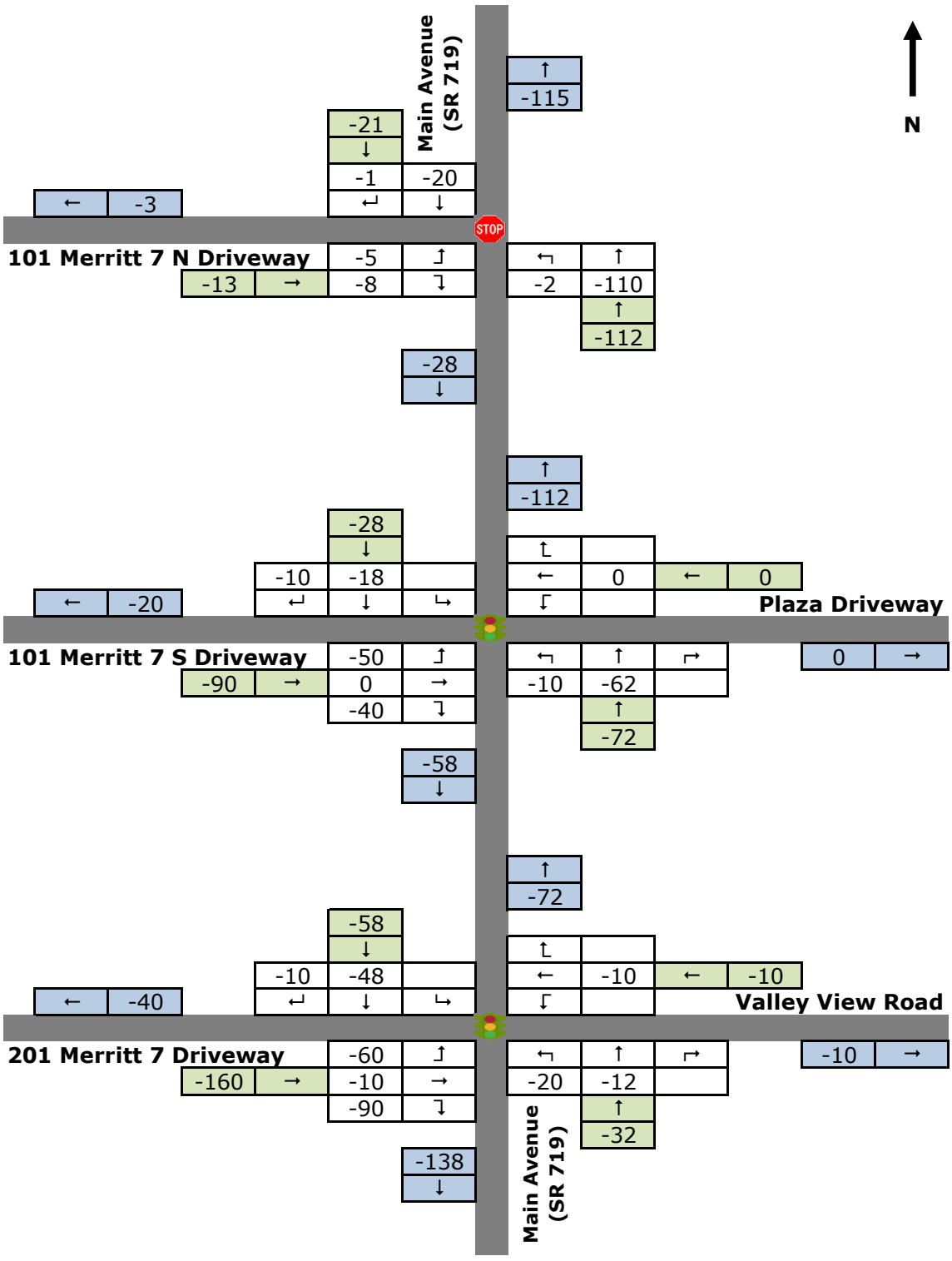
M7 Lofts
2027 Background Traffic Volumes
Weekday Afternoon Peak Hour
Figure 6



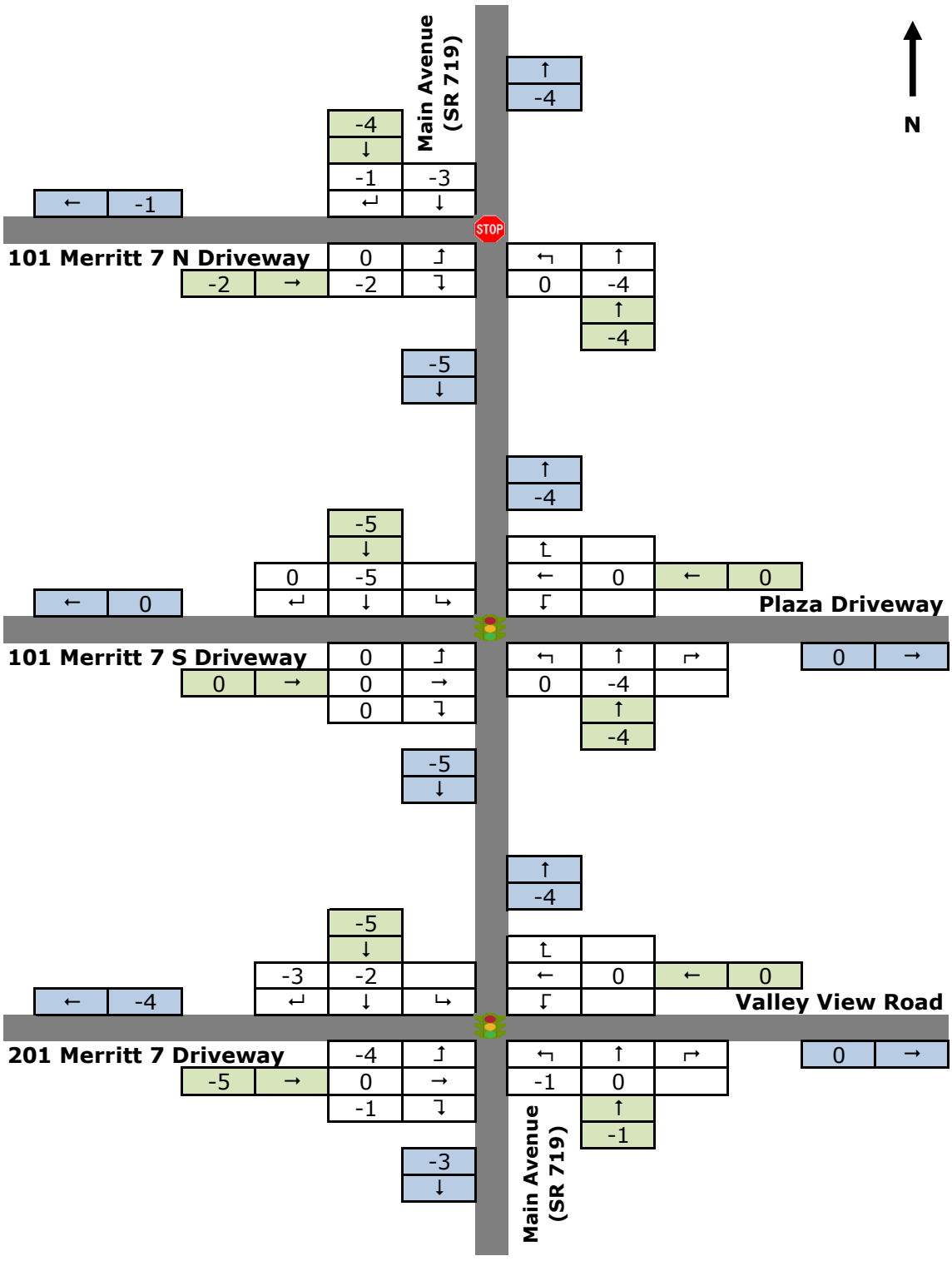
M7 Lofts
2027 Background Traffic Volumes
Saturday Midday Peak Hour
Figure 7



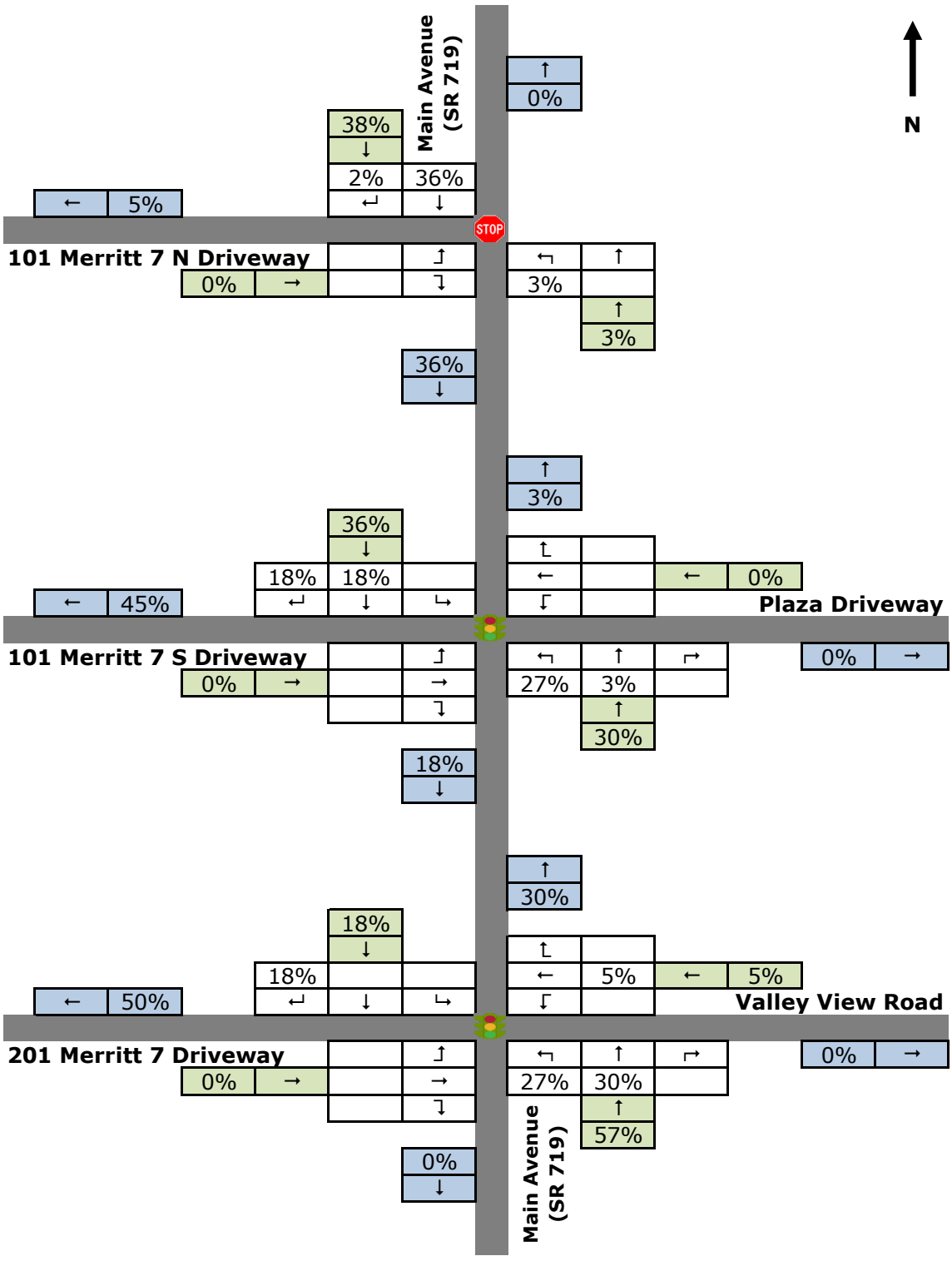
M7 Lofts
Existing Site-Oriented Traffic Volume Credits
Weekday Morning Peak Hour
Figure 8



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

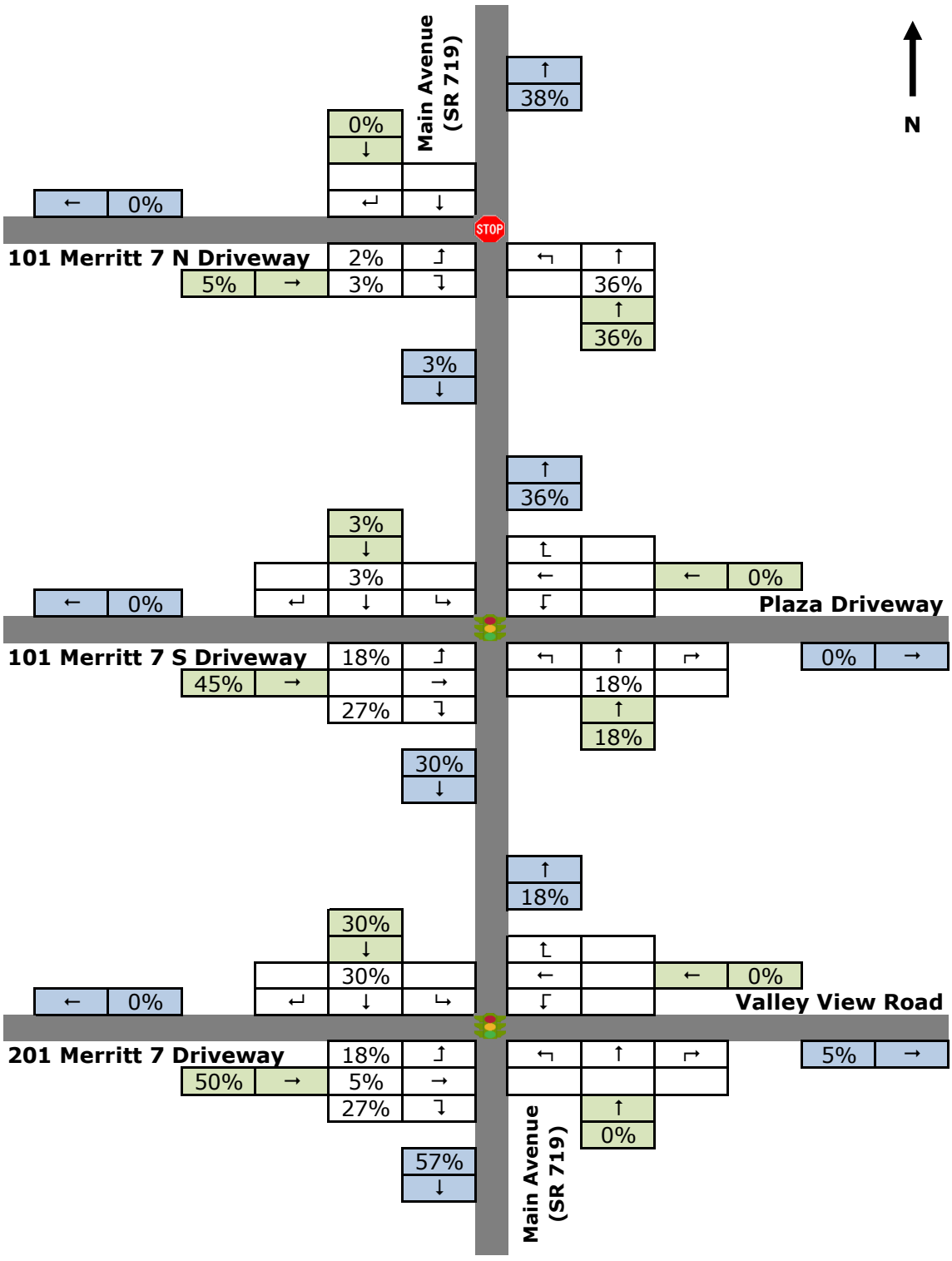


M7 Lofts
Existing Site-Oriented Traffic Volume Credits
Saturday Midday Peak Hour
Figure 10



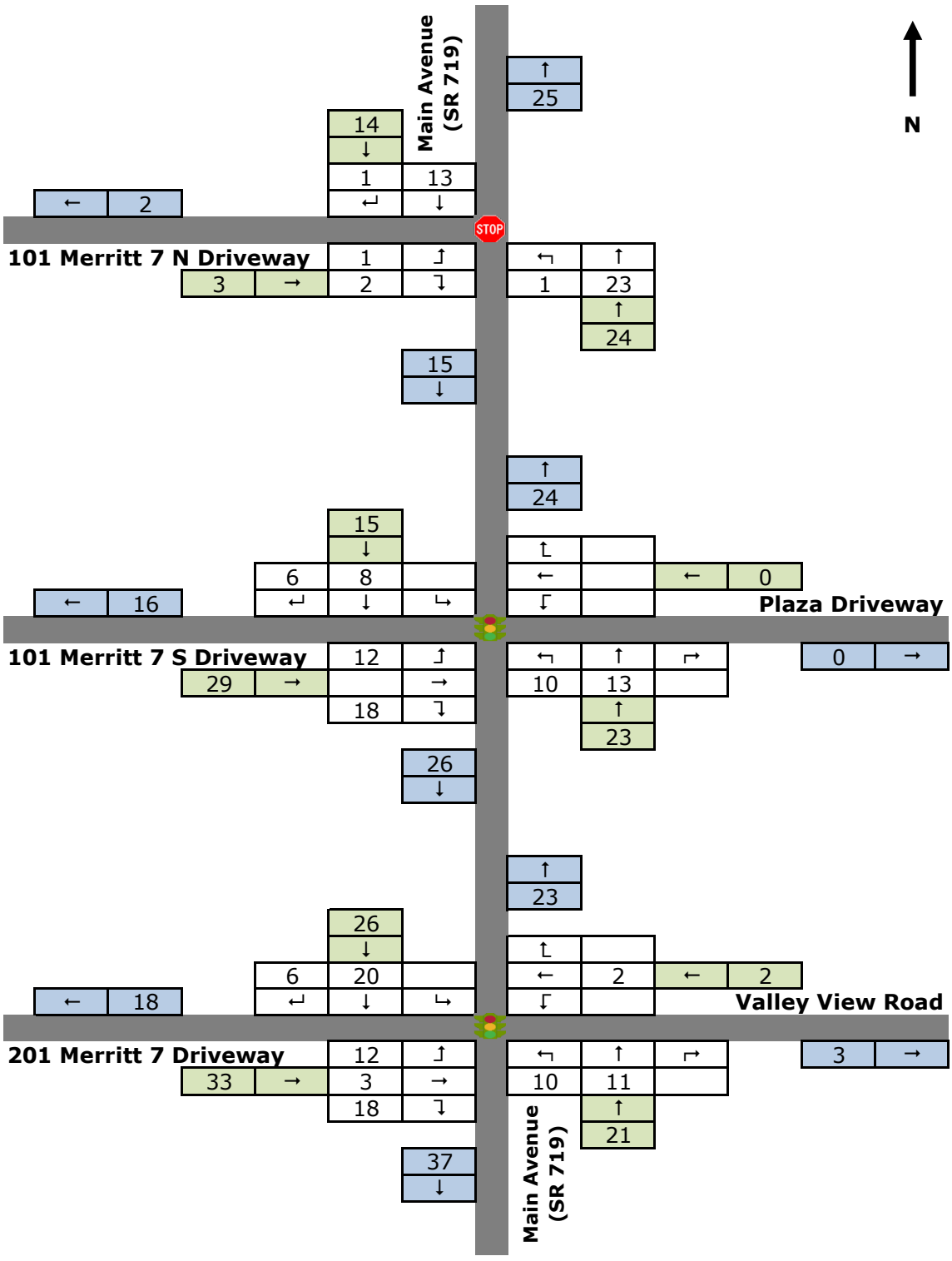
M7 Lofts
Site Traffic Arrival Distribution

Figure 11

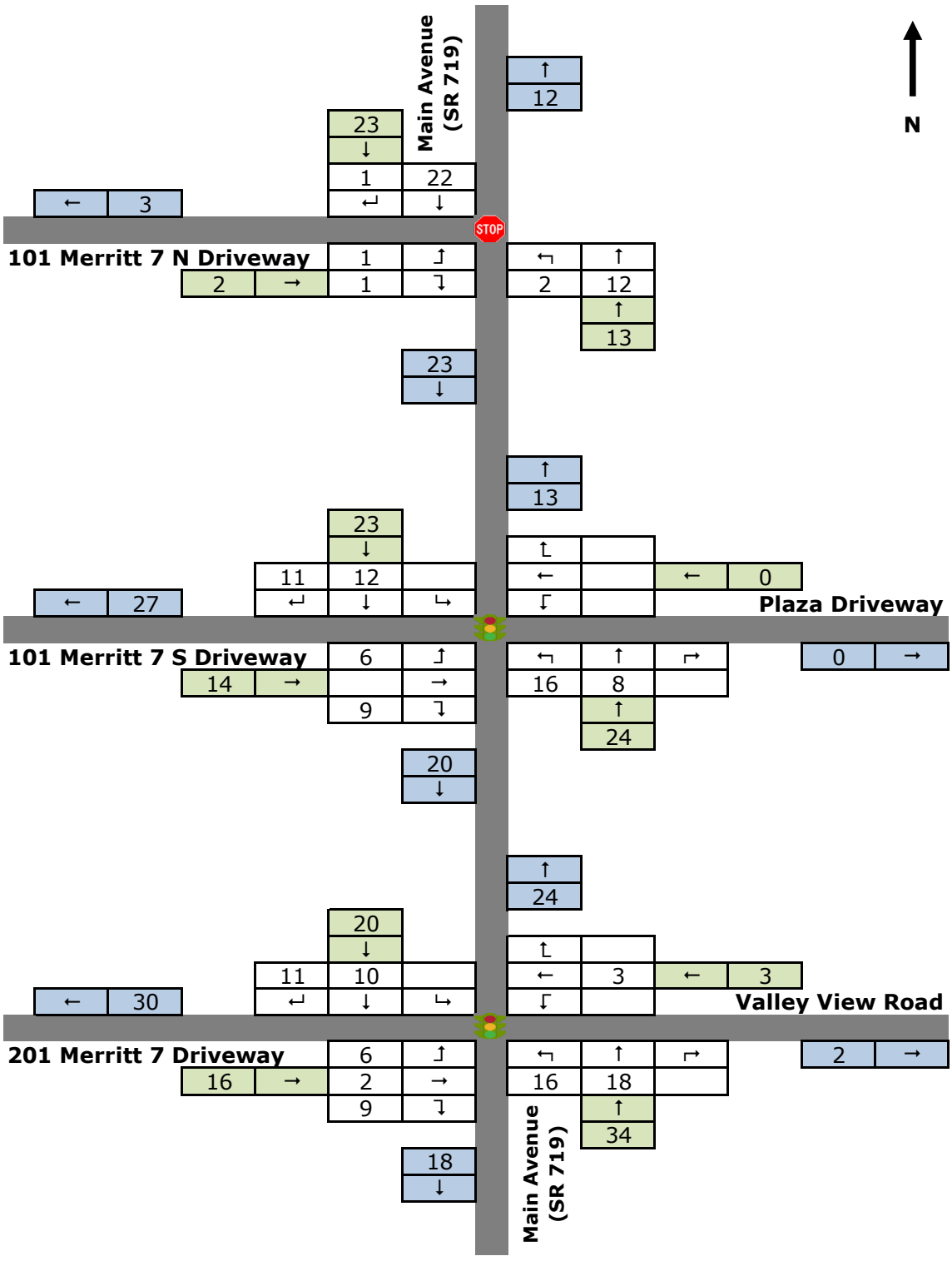


M7 Lofts
Site Traffic Departure Distribution

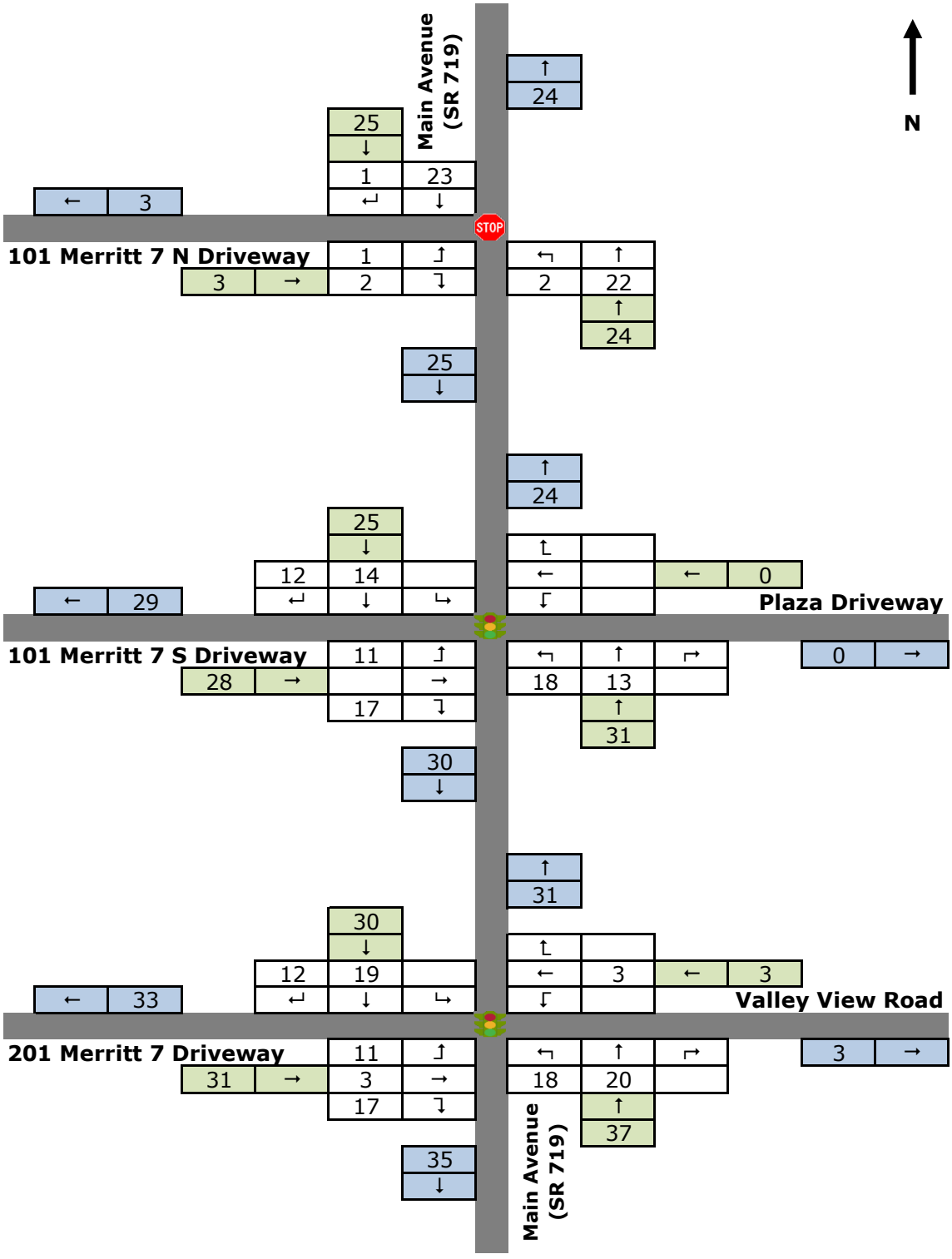
Figure 12



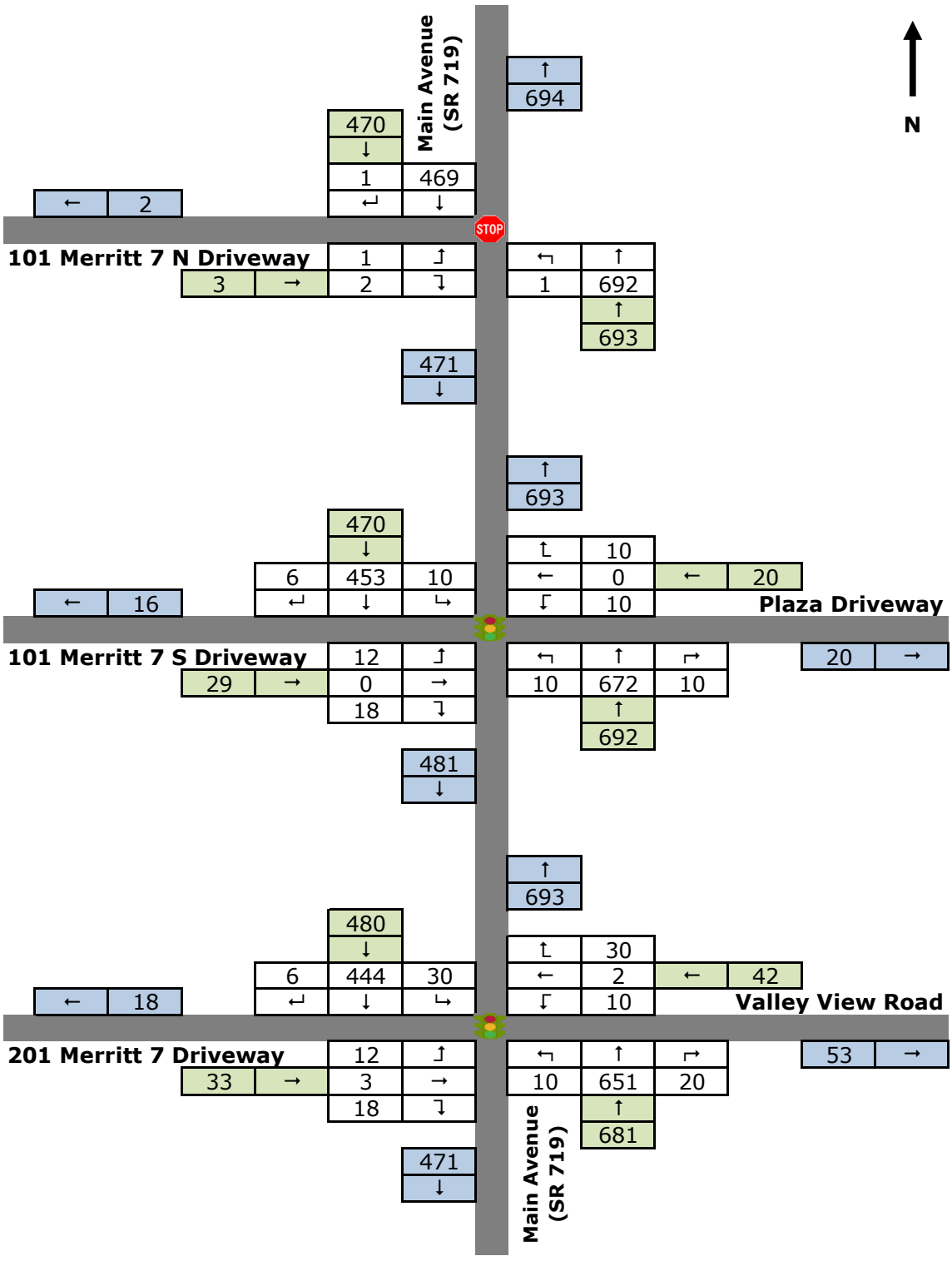
M7 Lofts
Site-Generated Traffic Volumes
Weekday Morning Peak Hour
Figure 13



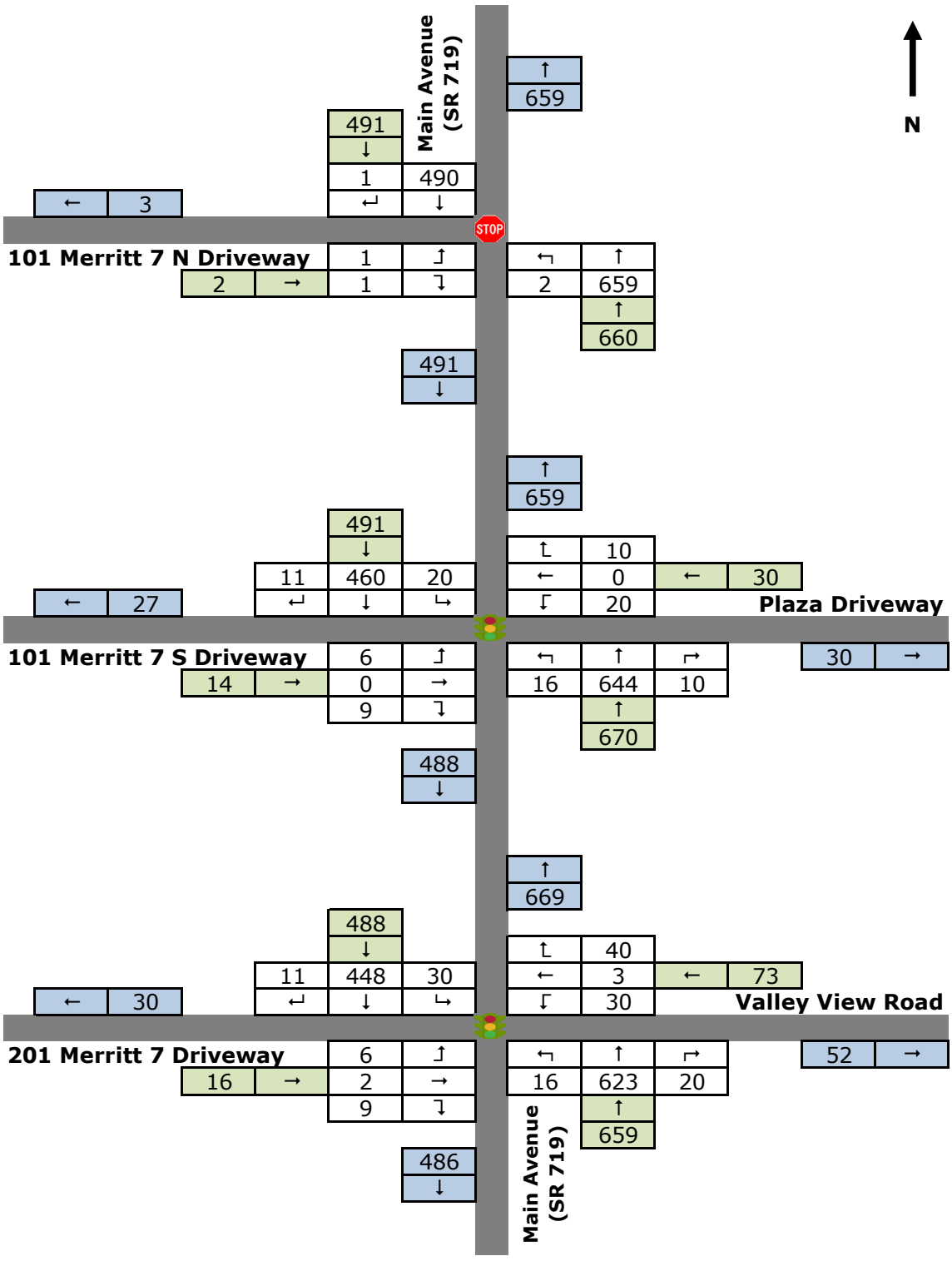
M7 Lofts
Site-Generated Traffic Volumes
Weekday Afternoon Peak Hour
Figure 14



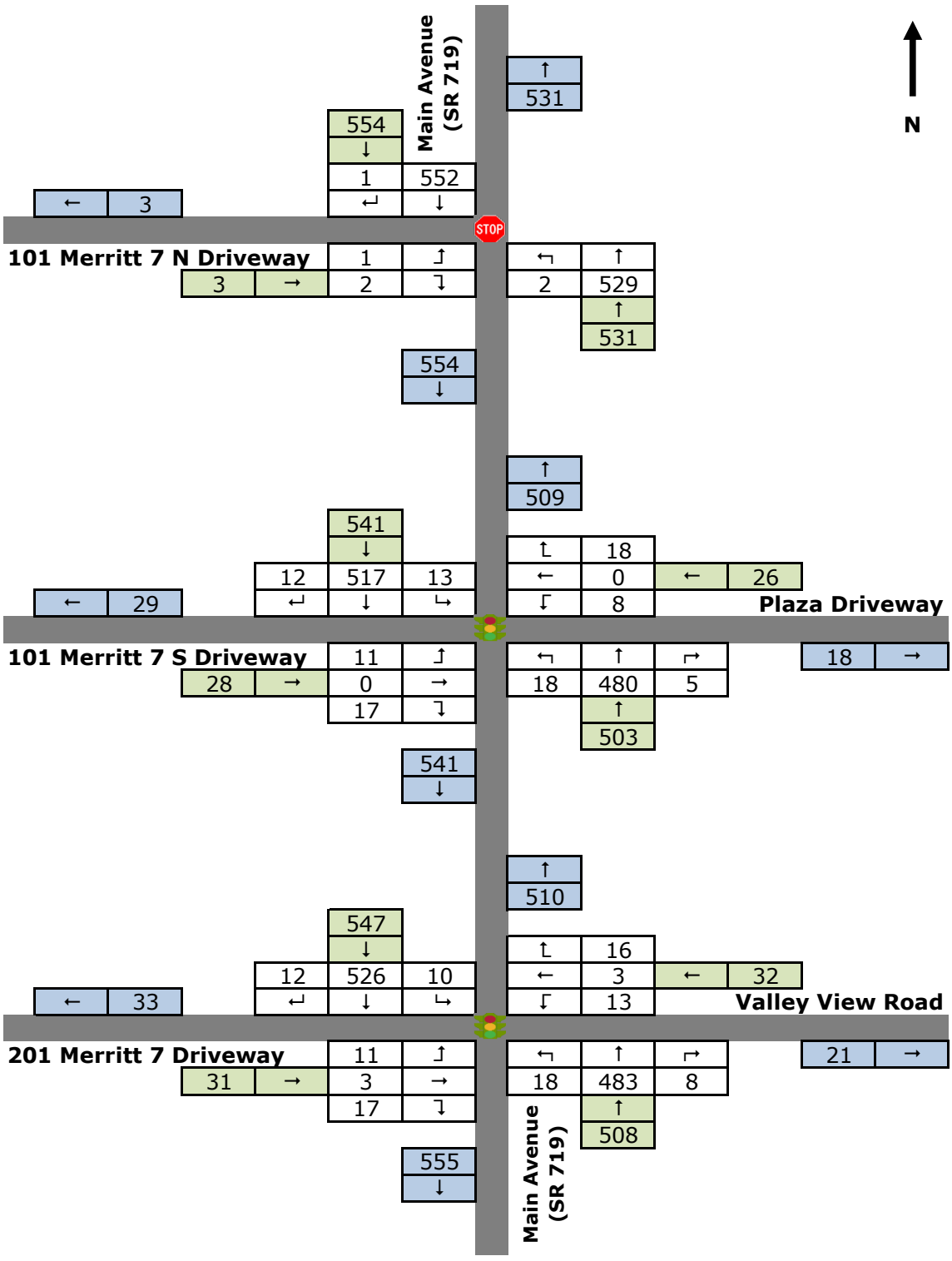
M7 Lofts
Site-Generated Traffic Volumes
Saturday Midday Peak Hour
Figure 15



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



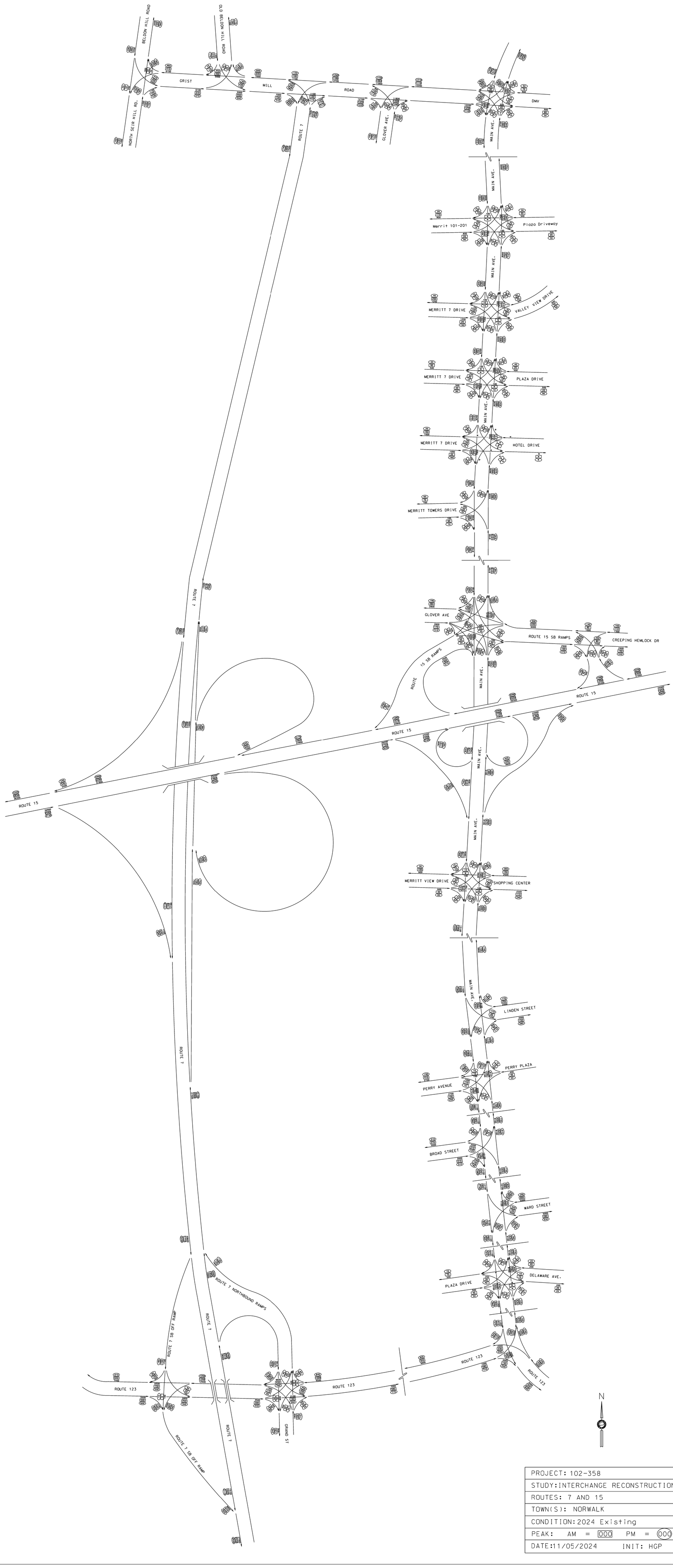
M7 Lofts
2027 Combined Traffic Volumes
Weekday Afternoon Peak Hour
Figure 17



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

APPENDIX A

Traffic Volume Data



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				
	1	2	0	0	0	2	0	0	0.5	0.5	1	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	892	15	0	28	913	5	0	4	0	3	0	27	0	33	0	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				
	1	2	0	0	0	2	0	0	0.5	0.5	1	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	3	880	15	0	26	902	4	0	4	0	3	0	26	0	32	0	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				
	1	2	0	0	0	2	0	0	0.5	0.5	1	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	12	0	0	2	11	1	0	0	0	0	0	1	0	1	0	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				
	1	2	0	0	0	2	0	0	0.5	0.5	1	0	0	1	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
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	

Nationwide Traffic Data, LLC

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		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
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
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	2	3	0	0	3	5	4	1	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		

Nationwide Traffic Data, LLC

Main Ave & Valley View Rd/Merritt 7 201/301 Dwy

Peak Hour Turning Movement Count

ID: 25-700011-001
City: Norwalk

Day: Saturday
Date: 6/7/2025

PEAK HOURS	COUNT PERIODS
NONE	NONE
12:00 PM - 01:00 PM	11:00 AM - 01:00 PM
NONE	NONE

CONTROL: Signalized

	AM	NOON	PM
TEV	0	1016	0
PHF		0.88	

SOUTHBOUND (Main Ave)

	Left	Thru	Right	U-Turn	
AM	0	0	0	0	AM
NOON	3	503	10	0	NOON
PM	0	0	0	0	PM

NORTHBOUND (Main Ave)

	Left	Thru	Right	U-Turn	
PM	0	0	0	0	PM
NOON	517	0	1	457	8 NOON
AM	0	0	0	0	AM

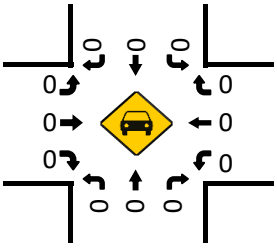
EASTBOUND (Valley View Rd/Merritt 7 201/301 Dwy)

	AM	NOON	PM
Left	0	4	0
U-Turn	0	0	0
Thru	0	4	0
Right	0	0	0
Right	0	1	0

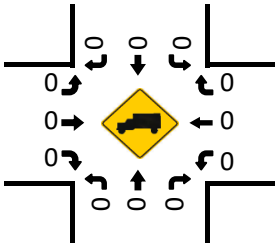
WESTBOUND (Valley View Rd/Merritt 7 201/301 Dwy)

	PM	NOON	AM
Left	0	16	0
Thru	0	0	0
Right	0	13	0
U-Turn	0	0	0
	0	18	0

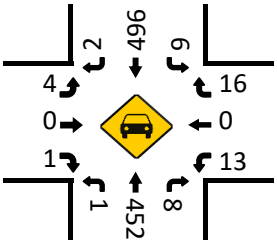
Cars (AM)



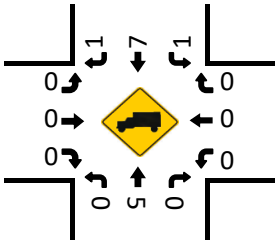
HT (AM)



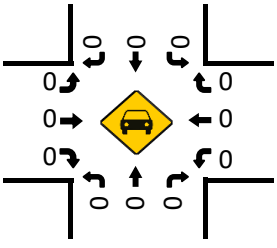
Cars (NOON)



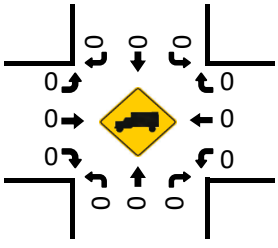
HT (NOON)



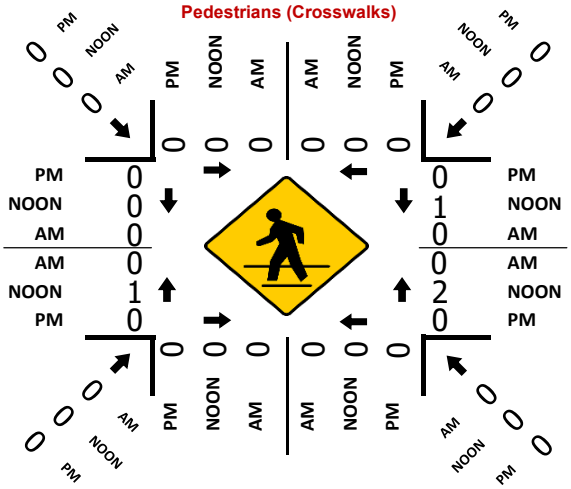
Cars (PM)



HT (PM)



Pedestrians (Crosswalks)



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

	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	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	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	0 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	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	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
	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
TOTAL VOLUMES :	0	903	10	0	6	24	928	0	1	13	0	0	0	0	12	0	28	0	4	13	1	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%	22.22%	72.22%	5.56%	
PEAK HR :	12:00 PM - 01:00 PM																					TOTAL
PEAK HR VOL :	0	465	5	0	4	13	502	0	1	11	0	0	0	0	8	0	18	0	4	10	0	1041
PEAK HR FACTOR :	0.000	0.901	0.625	0.000	0.500	0.650	0.896	0.000	0.250	0.688	0.000	0.000	0.000	0.000	0.667	0.000	0.643	0.000	0.333	0.417	0.000	0.885
			0.898					0.884									0.722					

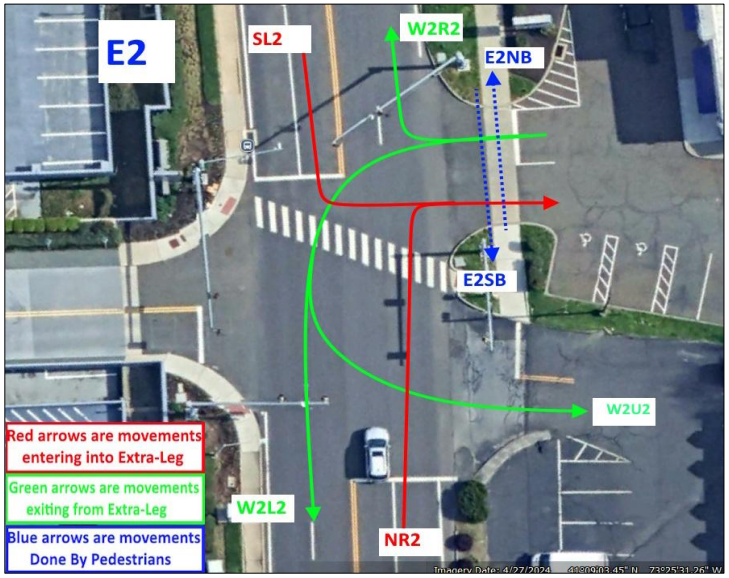
Explanation for extra leg movements

Movements entering the extra leg

NR2	Movements coming from NB on Main Ave entering into the Extra Leg (FedEx Office Print & Ship Center)
SL2	Movements coming from SB on Main Ave entering into the Extra Leg (FedEx Office Print & Ship Center)

Movements exiting the extra leg

W2R2	Movements exiting from Extra Leg (FedEx Office Print & Ship Center) entering into Main Ave NB.
W2L2	Movements exiting from Extra Leg (FedEx Office Print & Ship Center) entering into Main Ave SB.
W2U2	Movements exiting from Extra Leg (FedEx Office Print & Ship Center) entering into Boom Thai Restaurant EB.



Nationwide Traffic Data, LLC

Intersection Turning Movement Count

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

Project ID: 25-700011-002
Date: 6/7/2025

Data - Cars

NS/EW Streets:	Main Ave					Main Ave					FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy				FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy							
NOON	NORTHBOUND					SOUTHBOUND					EASTBOUND				WESTBOUND				WESTBOUND2			
	0	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
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
	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
TOTAL VOLUMES :	0	891	10	0	6	24	915	0	1	13	0	0	0	0	12	0	27	0	4	13	1	1917
APPROACH %'s :	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%	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							
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
11:00 AM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	3
11:15 AM	0	2	0	0	0	0	2	0	0	0	0	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	0	0	0	0	0	4
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
	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
TOTAL VOLUMES :	0	12	0	0	0	0	13	0	0	0	0	0	0	0	0	0	1	0	0	0	0	26
APPROACH %'s :	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%					0.00%	0.00%	100.00%	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
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
	NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	WL	WT	WR	WU	W2L2	W2R2	W2U2	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																						
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	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	

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

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		
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	TOTAL
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
	EB	WB	EB	WB	NB	SB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	1	0	0	0	3	5	2	0	3	4	18
APPROACH %'s :	100.00%	0.00%			37.50%	62.50%	100.00%	0.00%	42.86%	57.14%	
PEAK HR :	12:00 PM - 01:00 PM										TOTAL
PEAK HR VOL :	0	0	0	0	2	1	1	0	2	1	7
PEAK HR FACTOR :					0.250	0.250	0.250		0.250	0.250	0.438
					0.375		0.250		0.375		

Nationwide Traffic Data, LLC

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

Peak Hour Turning Movement Count

ID: 25-700011-002
City: Norwalk

Day: Saturday
Date: 6/7/2025

PEAK HOURS	COUNT PERIODS
NONE	NONE
12:00 PM - 01:00 PM	11:00 AM - 01:00 PM
NONE	NONE

CONTROL: Signalized

	AM	NOON	PM
TEV	0	1012	0
PHF		0.89	

SOUTHBOUND (Main Ave)

	L	T	R	U	Total	
AM	0	0	0	0	0	AM
NOON	0	502	13	1	484	NOON
PM	0	0	0	0	0	PM

EASTBOUND (FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy)

	AM	NOON	PM
Left	0	0	0
Thru	0	0	0
Thru	0	0	0
Right	0	0	0
Right	0	0	0
U-turn	0	0	0

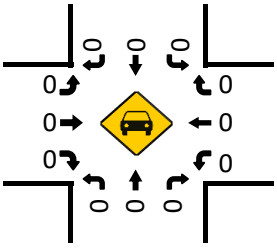
WESTBOUND (FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy)

	PM	NOON	AM
U-turn	0	18	0
Left	0	0	0
Thru	0	8	0
Thru	0	0	0
Right	0	18	0

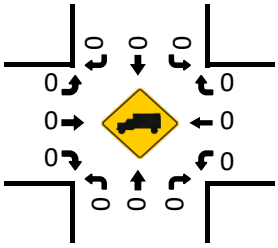
NORTHBOUND (Main Ave)

	L	T	R	U	Total	
PM	0	0	0	0	0	PM
NOON	510	0	0	465	5	NOON
AM	0	0	0	0	0	AM

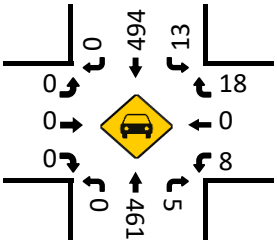
Cars (AM)



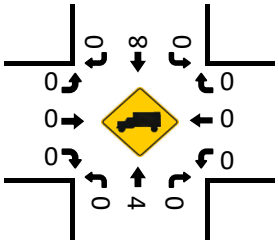
HT (AM)



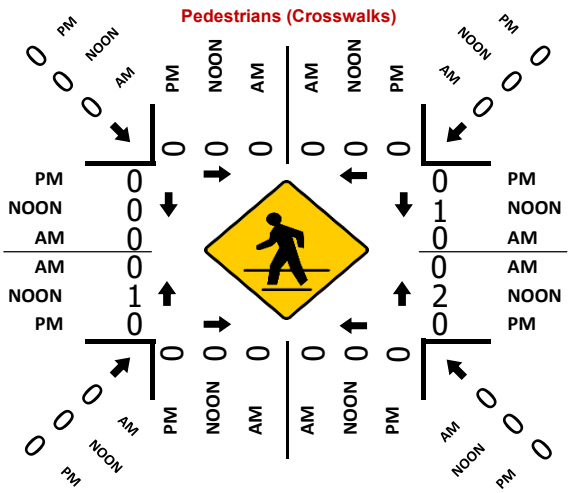
Cars (NOON)



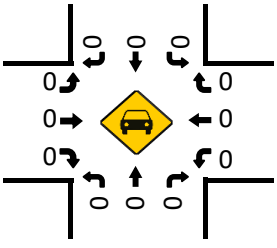
HT (NOON)



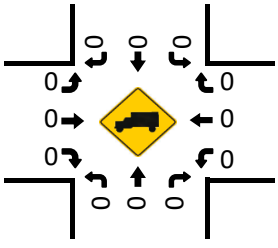
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Project ID: 25-410091-002
Location: Main Ave & FedEx Office Print & Ship Center/Boom Thai Restaurant/Merritt 7 101 Dwy **Day: Saturday**
City: Norwalk **Date: 6/7/2025**

Groups Printed - Cars, PU, Vans - Heavy Trucks

	Main Ave Northbound						Main Ave Southbound						rint & Ship Center/Boom Thai Restaurant/Me Eastbound						Print & Ship Center/Boom Thai Restaurant/Mer 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	1	0	1	0	2	2	211
11:45 AM	0	98	2	0	0	100	2	116	0	0	0	118	0	0	0	0	0	0	3	0	2	0	0	5	223
Total	0	438	5	0	0	443	11	426	0	0	1	437	0	0	0	0	1	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	5	0	0	5	233
12:15 PM	0	105	1	0	0	106	3	132	0	0	0	135	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	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	3	0	5	0	2	8	283
Total	0	465	5	0	0	470	13	502	0	1	0	516	0	0	0	0	1	0	8	0	18	0	3	26	1012
BREAK																									
Grand Total	0	903	10	0	0	913	24	928	0	1	1	953	0	0	0	0	2	0	12	0	28	0	8	40	1906
Apprch %	0.0	98.9	1.1	0.0	0.0		2.5	97.4	0.0	0.1	0.1		0.0	0.0	0.0	0.0	0.0		30.0	0.0	70.0	0.0	20.0		
Total %	0.0	47.4	0.5	0.0	0.0	47.9	1.3	48.7	0.0	0.1	0.1	50.0	0.0	0.0	0.0	0.0	0.1	0.0	0.6	0.0	1.5	0.0	0.4	2.1	
Cars, PU, Vans	0	891	10	0		901	24	915	0	1		940	0	0	0	0		0	12	0	27	0		39	1880
% Cars, PU, Vans	0.0	98.7	100.0	0.0		98.7	100.0	98.6	0.0	100.0		98.6	0.0	0.0	0.0	0.0		0.0	100.0	0.0	96.4	0.0		97.5	98.6
Heavy trucks	0	12	0	0		12	0	13	0	0		13	0	0	0	0		0	0	0	1	0		1	26
%Heavy trucks	0.0	1.3	0.0	0.0		1.3	0.0	1.4	0.0	0.0		1.4	0.0	0.0	0.0	0.0		0.0	0.0	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				
	0	2	0	0	0	2	0	0	0	1	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	959	0	0	0	961	2	1	0	0	3	0	0	0	0	0	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				
	0	2	0	0	0	2	0	0	0	1	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	946	0	0	0	948	2	1	0	0	3	0	0	0	0	0	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				
	0	2	0	0	0	2	0	0	0	1	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	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				
	0	2	0	0	0	2	0	0	0	1	0	0	0	0	0	0	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
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
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
TOTAL VOLUMES :	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
APPROACH %'s :																	
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	

Nationwide Traffic Data, LLC

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		
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
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
	EB	WB	EB	WB	NB	SB	NB	SB	TOTAL
TOTAL VOLUMES :	0	0	0	1	0	0	0	0	1
APPROACH %'s :			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 :									

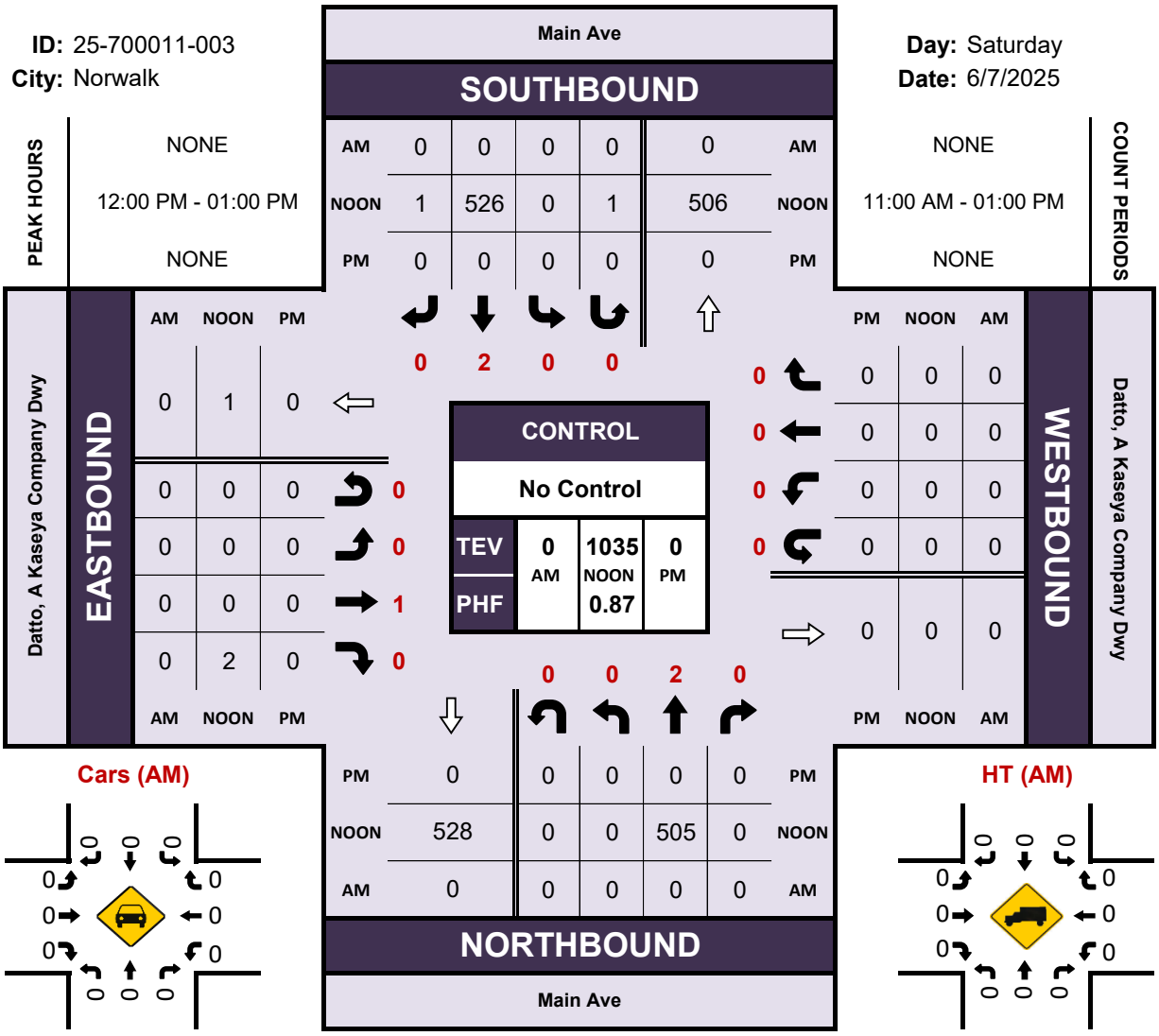
Nationwide Traffic Data, LLC

Main Ave & Datto, A Kaseya Company Dwy

Peak Hour Turning Movement Count

ID: 25-700011-003
City: Norwalk

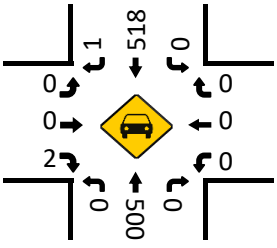
Day: Saturday
Date: 6/7/2025



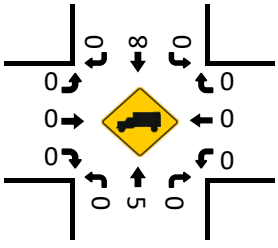
Cars (AM)

HT (AM)

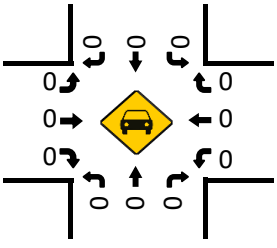
Cars (NOON)



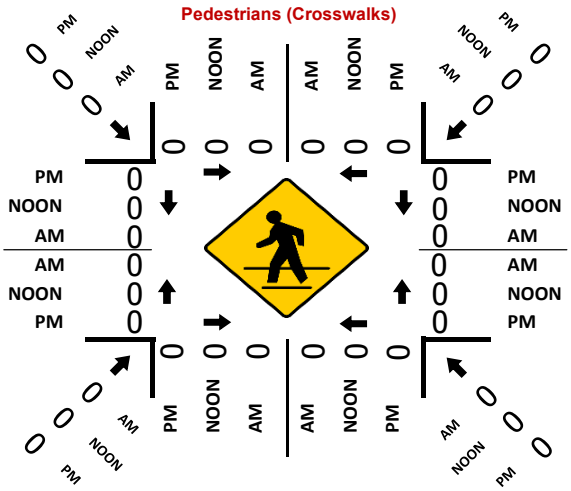
HT (NOON)



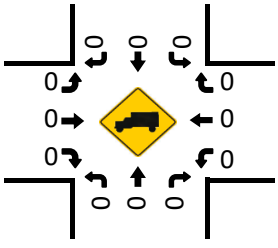
Cars (PM)



Pedestrians (Crosswalks)



HT (PM)



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	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	117	0	0	0	117	0	117	1	0	0	118	0	0	0	0	0	0	0	0	0	0	0	0	235
11:15 AM	0	121	0	0	0	121	0	102	0	0	0	102	0	0	0	0	0	0	0	0	0	0	0	0	223
11:30 AM	0	110	0	0	1	110	0	99	0	0	0	99	0	0	1	0	0	1	0	0	0	0	0	0	210
11:45 AM	0	106	0	0	0	106	0	117	0	0	0	117	0	0	0	0	0	0	0	0	0	0	0	0	223
Total	0	454	0	0	1	454	0	435	1	0	0	436	0	0	1	0	0	1	0	0	0	0	0	0	891
12:00 PM	0	116	0	0	0	116	0	113	1	1	0	115	0	0	2	0	0	2	0	0	0	0	0	0	233
12:15 PM	0	112	0	0	0	112	0	140	0	0	0	140	0	0	0	0	0	0	0	0	0	0	0	0	252
12:30 PM	0	130	0	0	0	130	0	122	0	0	0	122	0	0	0	0	0	0	0	0	0	0	0	0	252
12:45 PM	0	147	0	0	0	147	0	151	0	0	0	151	0	0	0	0	0	0	0	0	0	0	0	0	298
Total	0	505	0	0	0	505	0	526	1	1	0	528	0	0	2	0	0	2	0	0	0	0	0	0	1035
BREAK																									
Grand Total	0	959	0	0	1	959	0	961	2	1	0	964	0	0	3	0	0	3	0	0	0	0	0	0	1926
Apprch %	0.0	100.0	0.0	0.0	0.1		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	0.0	
Cars, PU, Vans	0	946	0	0		946	0	948	2	1		951	0	0	3	0		3	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		100.0	0.0	0.0	0.0	0.0		0.0	98.7
Heavy trucks	0	13	0	0		13	0	13	0	0		13	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
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
Annualized ADT.....13500
24-Hour Count.....14178 * G4(0.94) = 13327.3
Day 1.....+14456 * G4(0.94) = 26916.0
UnRounded AADT.....26916.0 / 2 = 13458.0
OK 2023 Tue 18-Apr -this report-.....13500
OK 2020 Tue 28-Jul 10500
OK 2017 Mon 16-Oct 13400
OK 2011 Mon 22-Aug 13300
OK 2008 Wed 16-Apr 15300
Dataset Details.....2

	18-Apr Tue	19-Apr Wed	20-Apr Thu
12:00am		53	54
01:00am		31	26
02:00am		18	43
03:00am		24	21
04:00am		51	31
05:00am		170	143
06:00am		394	393
07:00am		703	736
08:00am		1172	1133
09:00am		893	907
10:00am		812	808
11:00am		895	869
12:00pm	x	1099	1030
01:00pm	986	1067	x
02:00pm	863	957	
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
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
Annualized ADT.....7100
24-Hour Count..... 7444 * G4(0.94) = 6997.4
Day 1.....+ 7581 * G4(0.94) = 14123.5
UnRounded AADT.....14123.5 / 2 = 7061.8
OK 2023 Tue 18-Apr -this report-.....13500
OK 2020 Tue 28-Jul 10500
OK 2017 Mon 16-Oct 13400
OK 2011 Mon 22-Aug 13300
OK 2008 Wed 16-Apr 15300
Dataset Details.....2

	18-Apr Tue	19-Apr Wed	20-Apr Thu
12:00am		24	30
01:00am		16	10
02:00am		9	23
03:00am		10	12
04:00am		29	20
05:00am		107	89
06:00am		228	220
07:00am		369	398
08:00am		576	544
09:00am		423	434
10:00am		419	404
11:00am		453	441
12:00pm	x	564	520
01:00pm	494	525	x
02:00pm	429	479	
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
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
Annualized ADT.....6400
24-Hour Count..... 6734 * G4(0.94) = 6330.0
Day 1.....+ 6875 * G4(0.94) = 12792.5
UnRounded AADT.....12792.5 / 2 = 6396.2
OK 2023 Tue 18-Apr -this report-.....13500
OK 2020 Tue 28-Jul 10500
OK 2017 Mon 16-Oct 13400
OK 2011 Mon 22-Aug 13300
OK 2008 Wed 16-Apr 15300
Dataset Details.....2

	18-Apr Tue	19-Apr Wed	20-Apr Thu
12:00am		29	24
01:00am		15	16
02:00am		9	20
03:00am		14	9
04:00am		22	11
05:00am		63	54
06:00am		166	173
07:00am		334	338
08:00am		596	589
09:00am		470	473
10:00am		393	404
11:00am	x	442	428
12:00pm	x	535	510
01:00pm	492	542	x
02:00pm	434	478	
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	MPH 0-15	MPH 16-20	MPH 21-25	MPH 26-30	MPH 31-35	MPH 36-40	MPH 41-45	MPH 46-50	MPH 51-55	MPH 56-60	MPH 61-65	MPH 66-70	MPH 71-75	MPH 76+	Total Vol.	Da 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	MPH 0-15	MPH 16-20	MPH 21-25	MPH 26-30	MPH 31-35	MPH 36-40	MPH 41-45	MPH 46-50	MPH 51-55	MPH 56-60	MPH 61-65	MPH 66-70	MPH 71-75	MPH 76+	Total Vol.	Da 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	.	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	.	.	492	
06:00pm	6	3	12	33	40	79	128	51	20	5	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	.	.	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	.	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	.	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** Average Control Delay (Seconds per Vehicle)	**Unsignalized Intersection Criteria** Average Control Delay (Seconds per Vehicle)	**V/C Ratio >1.00[a]**
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

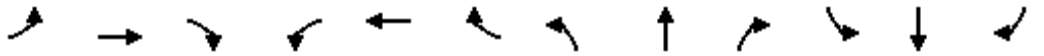
Note: [a]For approach-based and intersection-wide assessments, LOS is defined solely by control delay.

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

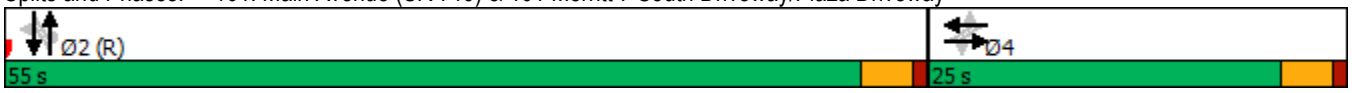


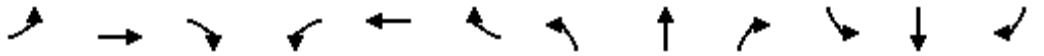
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	0	10	10	0	10	70	670	10	10	510	40
Future Volume (vph)	10	0	10	10	0	10	70	670	10	10	510	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	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 Effct 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)												

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



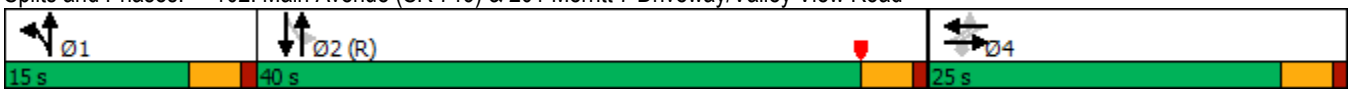


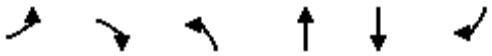
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	0	10	10	10	30	120	710	20	30	430	70
Future Volume (vph)	10	0	10	10	10	30	120	710	20	30	430	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	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	

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





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			

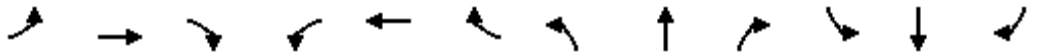
Intersection	
Int Delay, s/veh	0.1

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	-	-

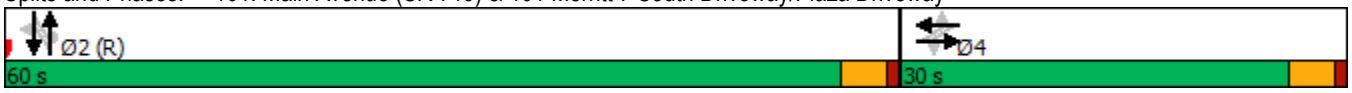


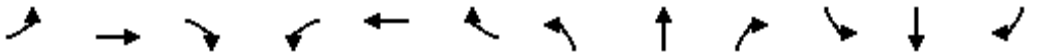
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	0	40	20	0	10	10	690	10	20	460	10
Future Volume (vph)	50	0	40	20	0	10	10	690	10	20	460	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	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)												

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



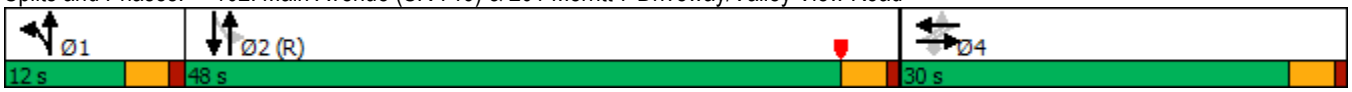


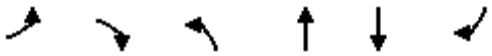
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	10	90	30	10	40	20	610	20	30	480	10
Future Volume (vph)	60	10	90	30	10	40	20	610	20	30	480	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	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	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		D			C			A			B	
Queue Length 50th (ft)		56	0		31		12	36			66	
Queue Length 95th (ft)		78	22		53		35	70			147	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		345	572		457		146	2680			2042	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.29	0.23		0.25		0.15	0.26			0.28	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.75			
Intersection Signal Delay: 12.6		Intersection LOS: B	
Intersection Capacity Utilization 55.2%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road





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			

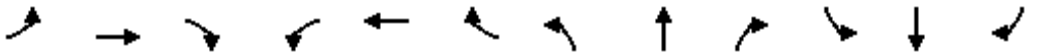
Intersection	
Int Delay, s/veh	0.2

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	-	-

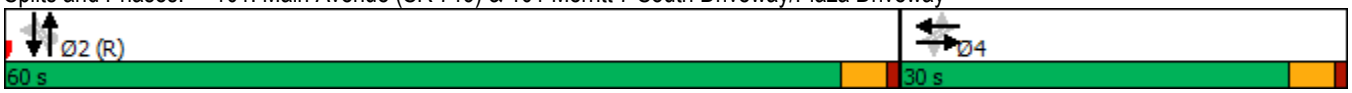


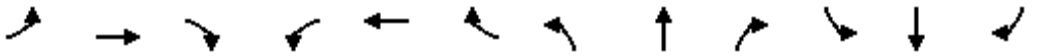
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	8	0	18	0	465	5	13	502	0
Future Volume (vph)	0	0	0	8	0	18	0	465	5	13	502	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	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 Effct 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	

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	

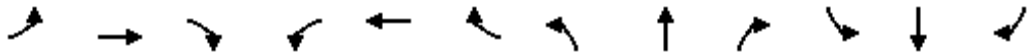
Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Offset: 21 (23%), Referenced to phase 2:NBSB, Start of Green			
Natural Cycle: 40			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.21			
Intersection Signal Delay: 2.2		Intersection LOS: A	
Intersection 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





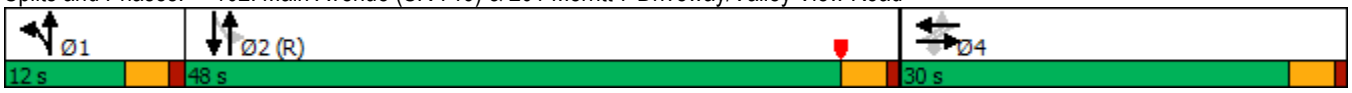
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	0	1	13	0	16	1	457	8	10	503	3
Future Volume (vph)	4	0	1	13	0	16	1	457	8	10	503	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	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	

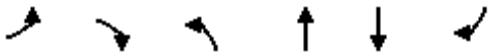


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		29.4			12.5			1.2			4.1	
Approach LOS		C			B			A			A	
Queue Length 50th (ft)		3	0		0		1	20			49	
Queue Length 95th (ft)		11	0		7		5	27			81	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base 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





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			

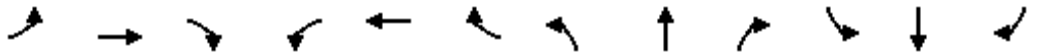
Intersection	
Int Delay, s/veh	0.1

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	-	-

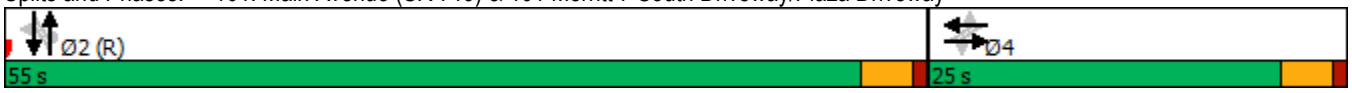


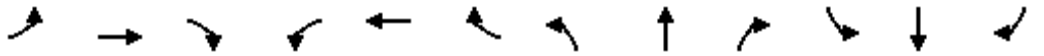
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	0	10	10	0	10	70	678	10	10	516	40
Future Volume (vph)	10	0	10	10	0	10	70	678	10	10	516	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	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 Effct 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)												

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



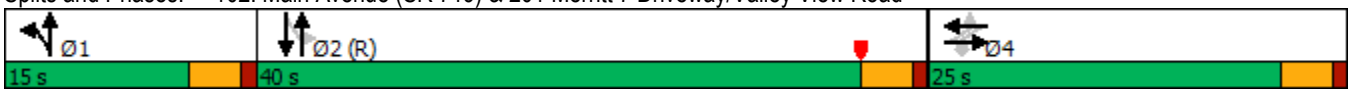


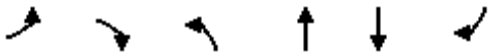
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	0	10	10	10	30	120	719	20	30	435	70
Future Volume (vph)	10	0	10	10	10	30	120	719	20	30	435	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	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	

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





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			

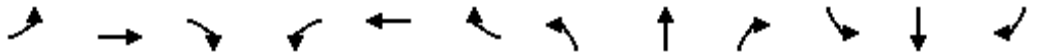
Intersection	
Int Delay, s/veh	0.1

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	-	-

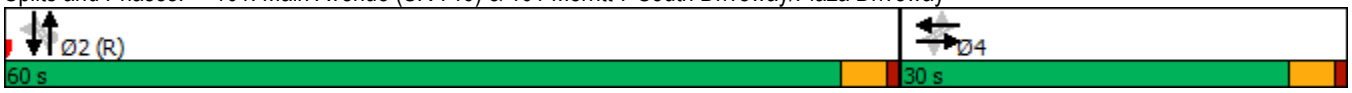


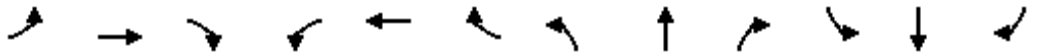
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	0	40	20	0	10	10	698	10	20	466	10
Future Volume (vph)	50	0	40	20	0	10	10	698	10	20	466	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	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 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			40			30	
Queue Length 95th (ft)		65			31			74			61	
Internal Link Dist (ft)		184			84			364			344	
Turn Bay Length (ft)												

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



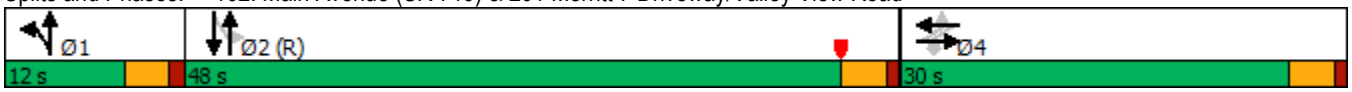


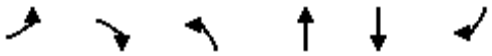
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	60	10	90	30	10	40	20	617	20	30	486	10
Future Volume (vph)	60	10	90	30	10	40	20	617	20	30	486	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	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	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		D			C			A			B	
Queue Length 50th (ft)		56	0		31		12	36			68	
Queue Length 95th (ft)		78	22		53		35	71			150	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		345	572		457		146	2679			2041	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.29	0.23		0.25		0.15	0.26			0.28	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Offset: 17 (19%), Referenced to phase 2:NBSB, Start of Yellow			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.75			
Intersection Signal Delay: 12.6		Intersection LOS: B	
Intersection Capacity Utilization 55.6%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road





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			

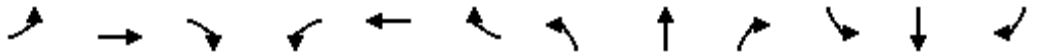
Intersection	
Int Delay, s/veh	0.2

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	-	-

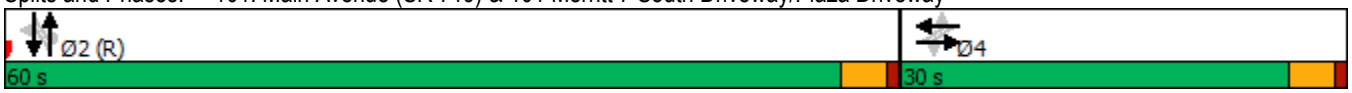


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	0	0	0	8	0	18	0	471	5	13	508	0
Future Volume (vph)	0	0	0	8	0	18	0	471	5	13	508	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	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 Effct 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	

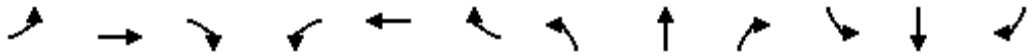
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Bay Length (ft)												
Base Capacity (vph)					508			3057			2851	
Starvation Cap Reductn					0			0			0	
Spillback Cap Reductn					0			0			0	
Storage Cap Reductn					0			0			0	
Reduced v/c Ratio					0.07			0.17			0.21	

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



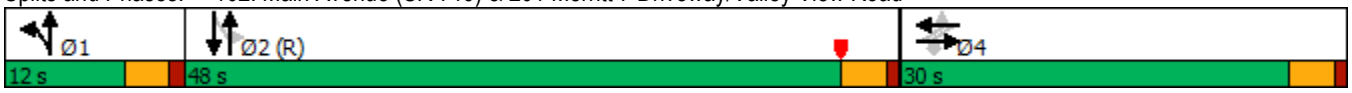
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	0	1	13	0	16	1	463	8	10	509	3
Future Volume (vph)	4	0	1	13	0	16	1	463	8	10	509	3
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	14	12	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	

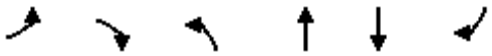


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach Delay		29.4			12.5			1.3			4.1	
Approach LOS		C			B			A			A	
Queue Length 50th (ft)		3	0		0		1	20			50	
Queue Length 95th (ft)		11	0		7		5	27			83	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base 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





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			

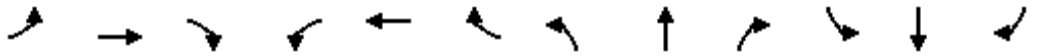
Intersection	
Int Delay, s/veh	0.1

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	-	-

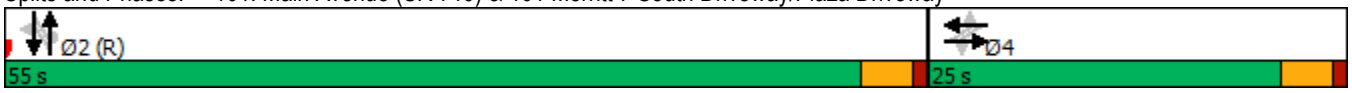


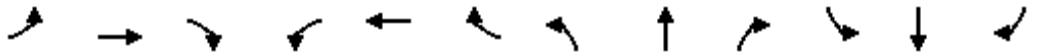
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	0	18	10	0	10	10	672	10	10	453	6
Future Volume (vph)	12	0	18	10	0	10	10	672	10	10	453	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	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 Effct 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)												

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



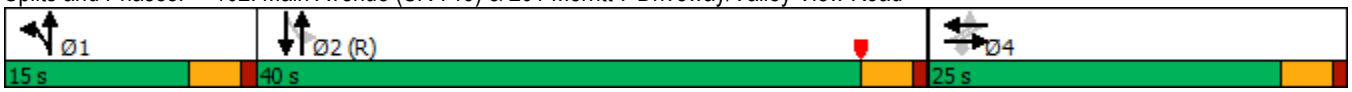


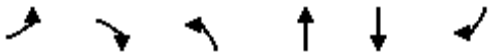
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	12	3	18	10	2	30	10	651	20	30	444	6
Future Volume (vph)	12	3	18	10	2	30	10	651	20	30	444	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	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	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		B			C			A			A	
Queue Length 50th (ft)		10	0		8		5	30			73	
Queue Length 95th (ft)		24	0		28		20	44			111	
Internal Link Dist (ft)		229			362			483			364	
Turn Bay Length (ft)							350					
Base Capacity (vph)		437	487		454		227	2849			2110	
Starvation Cap Reductn		0	0		0		0	0			0	
Spillback Cap Reductn		0	0		0		0	0			0	
Storage Cap Reductn		0	0		0		0	0			0	
Reduced v/c Ratio		0.05	0.05		0.13		0.05	0.26			0.25	

Intersection Summary			
Area Type:	Other		
Cycle Length: 80			
Actuated Cycle Length: 80			
Offset: 16 (20%), Referenced to phase 2:NBSB, Start of Yellow			
Natural Cycle: 55			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.33			
Intersection Signal Delay: 6.0		Intersection LOS: A	
Intersection Capacity Utilization 53.6%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 102: Main Avenue (SR 719) & 201 Merritt 7 Driveway/Valley View Road





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			

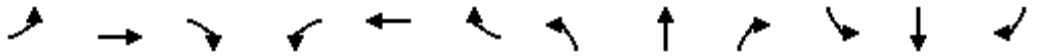
Intersection	
Int Delay, s/veh	0

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	-	-

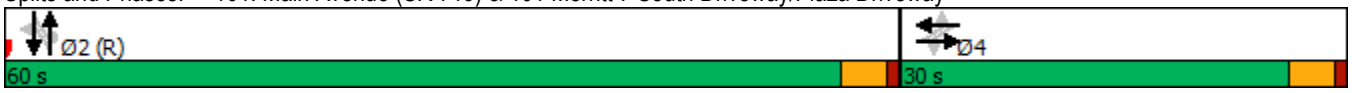


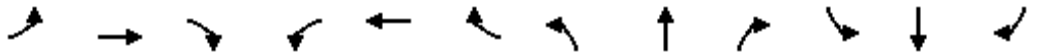
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	9	20	0	10	16	644	10	20	460	11
Future Volume (vph)	6	0	9	20	0	10	16	644	10	20	460	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	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)												

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



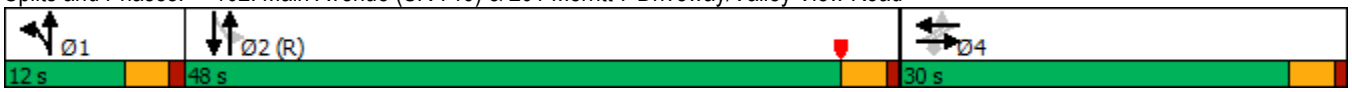


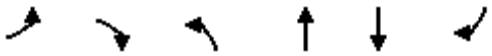
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	2	9	30	3	40	16	623	20	30	448	11
Future Volume (vph)	6	2	9	30	3	40	16	623	20	30	448	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	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	

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





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			

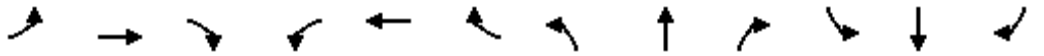
Intersection	
Int Delay, s/veh	0

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	-	-

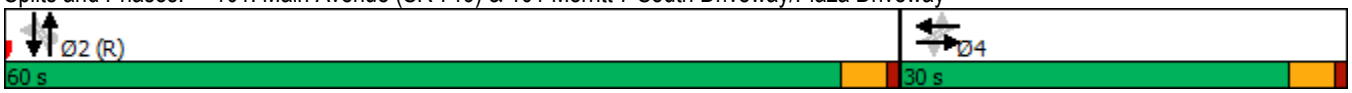


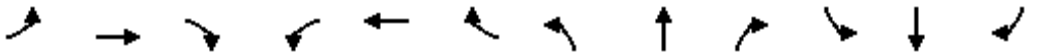
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	0	17	8	0	18	18	480	5	13	517	12
Future Volume (vph)	11	0	17	8	0	18	18	480	5	13	517	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	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 Effct 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	

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



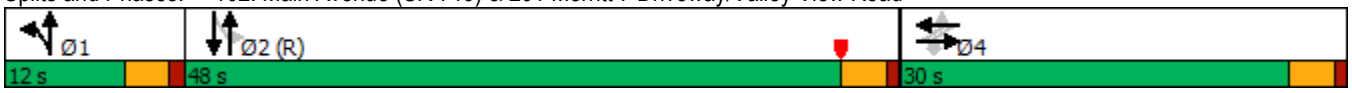


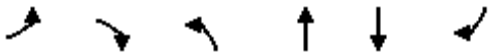
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	3	17	13	3	16	18	483	8	10	526	12
Future Volume (vph)	11	3	17	13	3	16	18	483	8	10	526	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	14	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	

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





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			

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

TABLE A-1
Intersection 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%**

TABLE A-2
Intersection Collision History Summary

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%**

Planning & Development Advisors

Creating value by unlocking opportunities

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 percent[1] 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 opportunities[2].

[1] Fairfield County Office Market Overview, Newmark, Mid-year 2025
[2] Ibid.

101 Lee Avenue
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email: davidbsmith1992@gmail.com

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 2025[3].

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

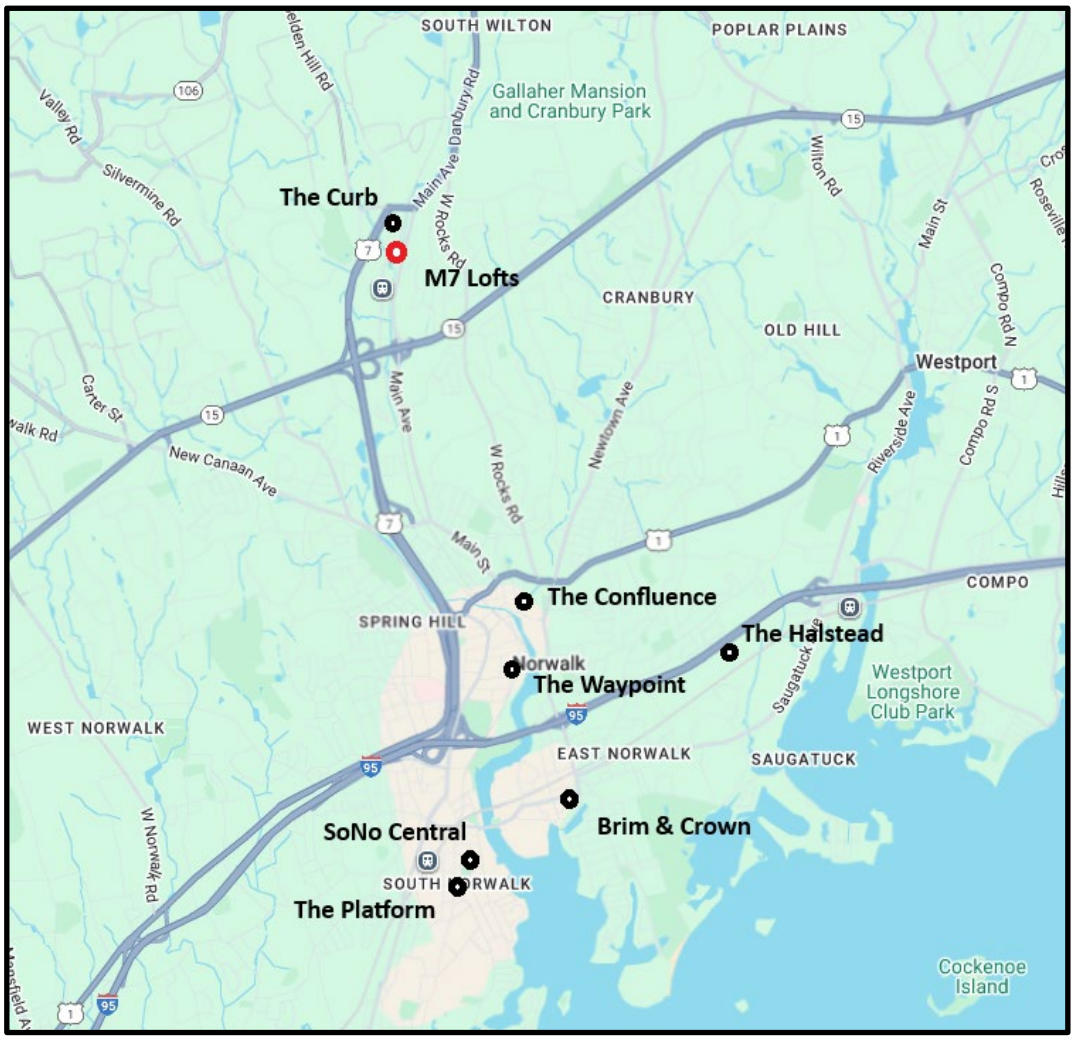

Exhibit 2. Comparable Project Locations

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 required[4]). 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	57,527,810	$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 $223,265,344[5]. With an estimated enrollment of 11,500[6], 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 14public 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 Bedroon +[2]	56	2.55	143
Two bedroom + workforce[2]	6	2.68	16
	300		530

Source: Rutgers University, Center for Urban Policy Research *Residential Demographic Multipliers,* 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 appropriations[7] 86 percent is raised through tax revenue[8]. 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 91,404[9] 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 Statistics[10].

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 Bedroon +	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 services[11]. 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

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				Legend
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						Legend
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

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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			
Bill #	2023-1-0117806 (REAL ESTATE)	Town Benefit	
Unique ID	5-37-20-0	Elderly Benefit	
District/Flag	District: 4		
Name	MERRITT 7 VENTURE LLC	Assessment	20,446,340
Care of/DBA		Reduction due to phase in	0
Address		Net	20,446,340
Detail Information	101 MERRITT 7	Mill Rate	Town 23.59
Volume/Page			

Bill Information As of 04/08/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2024	241,178.90	7,377.00	
Inst #2	01/01/2025	241,178.90	7,377.00	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		482,357.80	14,754.00	
Total Payments		497,111.80		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	0.00

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
01/24/2025	PAY	248,555.90	0.00	0.00	0.00	248,555.90
07/17/2024	PAY	248,555.90	0.00	0.00	0.00	248,555.90
Total		497,111.80	0.00			497,111.80

***** Total payments made to taxes in** 2024	$248,555.90

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

Building Attributes	
Field	**Description**
Style:	Class A Office
Model:	Commercial
Grade	C+
Stories:	7.00
Occupancy	1.00
Exterior Wall 1	Glass/Thermo.
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Hot Water
AC Percent	100
Heat Percent	100
Bldg Use	Commercial Improved
Total Rooms	0
Bedrooms	0
Full Baths	2
Half Baths	16
Extra Fixtures	0
FBM Area	
Heat/AC	Heat/AC Split
Frame	Steel
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	11.00
% Sprinkler	100.00
# of Heat Systems	1
Insulation	Typical
Electric	Typical

Building Photo



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Building Layout



(ParcelSketch.ashx?pid=15774&bid=15774)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Finished Upper Story	169,640	169,640
BAS	First Floor	39,596	39,596
FLL	Finished Lower Level	5,654	5,654
PGB	Parking Garage Basement	286,520	0
		501,410	214,890

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**

ELV1	Commercial	3.00 STOP	$81,000	1
SPR	Sprinklers	214890.00 S.F.	$1,276,450	1
SPR	Sprinklers	286520.00 S.F.	$2,166,090	1
ELV2	Freight Elevator	3.00 STOP	$97,200	1

Land

Land Use

Use Code	201V
Description	Commercial Improved
Zone	EO
Neighborhood	C111

Land Line Valuation

Size (Acres)	2.91
Assessed Value	$5,518,000
Appraised Value	$7,882,860

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

City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information

Taxpayer Information			
Bill #	2023-1-0117807 (REAL ESTATE)	Town Benefit	
Unique ID	5-37-28-0	Elderly Benefit	
District/Flag	District: 4		
Name	MERRITT 7 VENTURE LLC	Assessment	26,131,340
Care of/DBA		Reduction due to phase in	0
Address		Net	26,131,340
Detail Information	201 MERRITT 7	Mill Rate	Town 23.59
Volume/Page			

Bill Information As of 04/08/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2024	308,237.45	9,096.50	
Inst #2	01/01/2025	308,237.45	9,096.50	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		616,474.90	18,193.00	
Total Payments		634,667.90		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	0.00

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
01/24/2025	PAY	317,333.95	0.00	0.00	0.00	317,333.95
07/17/2024	PAY	317,333.95	0.00	0.00	0.00	317,333.95
Total		634,667.90	0.00			634,667.90

***** Total payments made to taxes in** 2024	$317,333.95

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

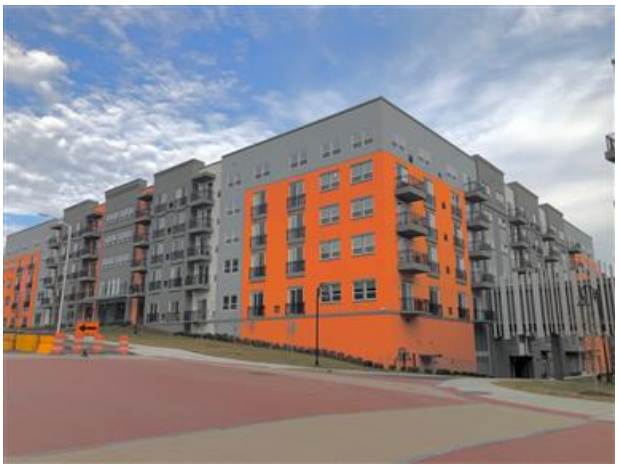
Building Information

Building 1 : Section 1

Year Built:	2019
Living Area:	254,126

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

Use Code	108C
Description	Apartments - Com
Zone	EO
Neighborhood	C111

Land Line Valuation

Size (Acres)	3.06
Assessed Value	$9,112,240
Appraised Value	$13,017,490

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

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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			
Bill #	2024-1-0100188 (REAL ESTATE)	Town Benefit	
Unique ID	5-37-26-0	Elderly Benefit	
District/Flag	District: 4		
Name	166 GLOVER AVENUE LLC	Assessment	53,639,360
Care of/DBA		Reduction due to phase in	1,677,875
Address		Net	51,961,485
Detail Information	200 GLOVER AVE	Mill Rate	Town 23.95
Volume/Page			

Bill Information As of 07/14/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	622,132.26	55,936.50	
Inst #2	01/01/2026	622,132.26	55,936.50	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		1,244,264.52	111,873.00	
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	678,068.76
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	678,068.76
Balance Due	1,356,137.52

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** Total payments made to taxes in** 2024	$0.00

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

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 Photo



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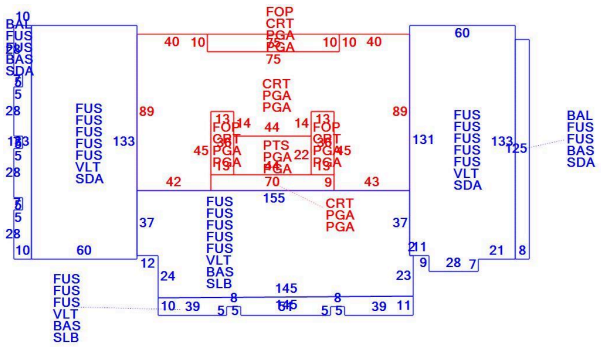
Building Layout



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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
VLT	Vaulted Ceiling	26,720	0
		248,936	166,334

Building 2 : Section 1

Year Built: 1980
Living Area: 4,728

Building Attributes : Bldg 2 of 3

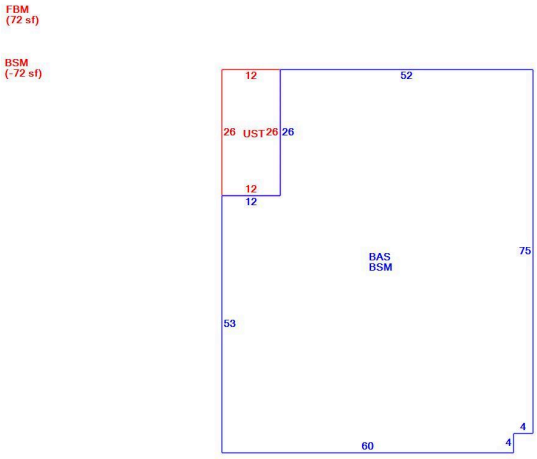
Field	Description
Style:	Retail/Office Strip
Model:	Commercial
Grade	C
Stories:	1
Occupancy	6.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Vinyl
Interior Floor 2	Ceram Clay Til
Heating Fuel	Gas
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 Photo



(https://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

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

Building 3 : Section 1

Year Built: 1905
Living Area: 6,784

Building Attributes : Bldg 3 of 3	
Field	Description

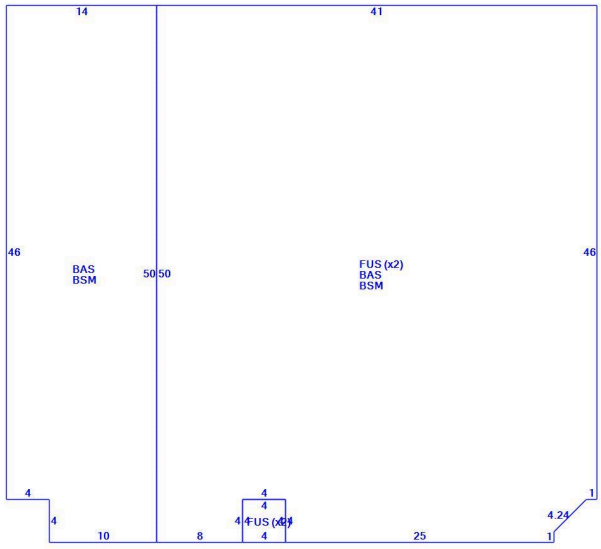
Style:	Off/Ret/Apt
Model:	Commercial
Grade	C
Stories:	3
Occupancy	21.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Plastered
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Heating Fuel	Oil
Heating Type	Steam
AC Percent	
Heat Percent	
Bldg Use	Commercial Improved
Total Rooms	20
Bedrooms	16
Full Baths	4
Half Baths	
Extra Fixtures	
FBM Area	
Heat/AC	None
Frame	Masonry
Plumbing	Average
Foundation	Stone
Partitions	Average
Wall Height	10.00
% Sprinkler	
# of Heat Systems	1
Insulation	Typical
Electric	

Building Photo



(https://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

Building Layout



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Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	4,077	4,077
BAS	First Floor	2,707	2,707
BSM	Basement	2,707	0
		9,491	6,784

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
ELV1	Commercial	6.00 STOP	$270,000	1

Land

Land Use

Use Code	201V
Description	Commercial Improved
Zone	NB
Neighborhood	C520

Land Line Valuation

Size (Acres)	1.46
Assessed Value	$1,089,500
Appraised Value	$1,556,430

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

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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			
Bill #	2024-1-0100030 (REAL ESTATE)	Town Benefit	
Unique ID	2-57-11-0	Elderly Benefit	
District/Flag	District: 2		
Name	10 MONROE STREET LLC	Assessment	26,986,200
Care of/DBA		Reduction due to phase in	12,995,505
Address		Net	13,990,695
Detail Information	10 MONROE ST	Mill Rate	Town 23.90
Volume/Page			

Bill Information As of 07/14/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	167,189.51	14,701.50	
Inst #2	01/01/2026	167,189.51	14,701.50	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		334,379.02	29,403.00	
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	181,891.01
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	181,891.01
Balance Due	363,782.02

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** Total payments made to taxes in** 2024	$0.00

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 NORWALK, CT 06854-2260	**Sale Date**	09/16/2022

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

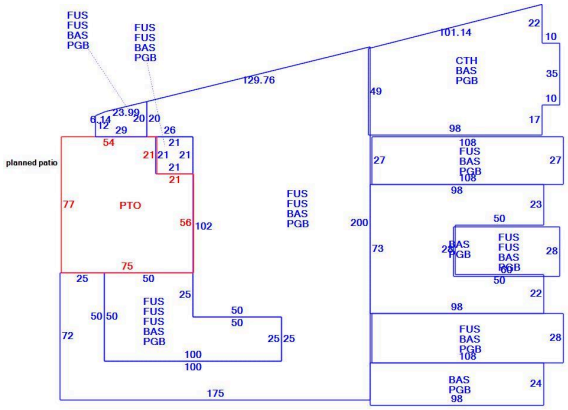
Building Attributes	
Field	**Description**
Style:	Office Bldg
Model:	Commercial
Grade	B-
Stories:	4.00
Occupancy	24.00
Exterior Wall 1	Concrete
Exterior Wall 2	Glass/Thermo.
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Prefab Panel
Interior Wall 2	Drywall
Interior Floor 1	Carpet
Interior 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 Photo



(PhotoHandler.ashx?pid=7863&bid=7863)

Building Layout



(ParcelSketch.ashx?pid=7863&bid=7863)

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
FUS	Finished Upper Story	64,426	64,426
BAS	First Floor	47,791	47,791
CTH	Cathedral	6,377	0
PGB	Parking Garage Basement	47,791	0
PTO	Patio	5,334	0
		171,719	112,217

Building 2 : Section 1

Year Built: 1927
Living Area: 15,633

Building Attributes : Bldg 2 of 3

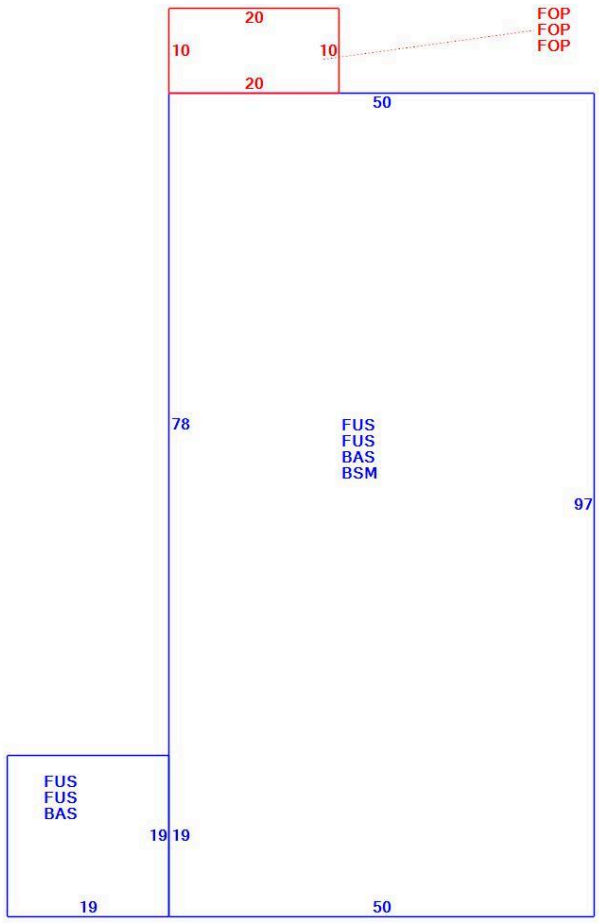
Field	Description
Style:	Apartment Com
Model:	Commercial
Grade	B+
Stories:	3.00
Occupancy	1.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	Pre-finsh Metl
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Concrete
Interior Floor 2	Vinyl
Heating Fuel	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

Building 3 : Section 1

Year Built: 2021
Living Area: 154,318

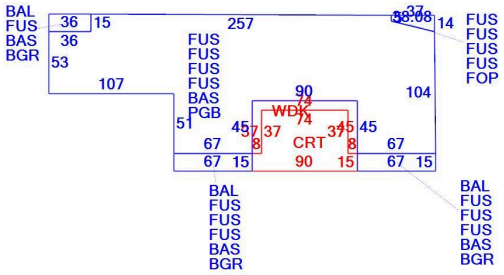
Building Attributes : Bldg 3 of 3	
Field	**Description**
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5
Occupancy	100.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Rolled Compos
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 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				Legend
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

Use Code	201V
Description	Commercial Improved
Zone	I1
Neighborhood	C400

Land Line Valuation

Size (Acres)	3.62
Assessed Value	$3,061,810
Appraised Value	$4,374,020

Outbuildings

Outbuildings						Legend
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

Assessment

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			
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

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	402,008.83	40,415.50	
Inst #2	01/01/2026	402,008.83	40,415.50	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		804,017.66	80,831.00	
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	442,424.33
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	442,424.33
Balance Due	884,848.66

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** 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**

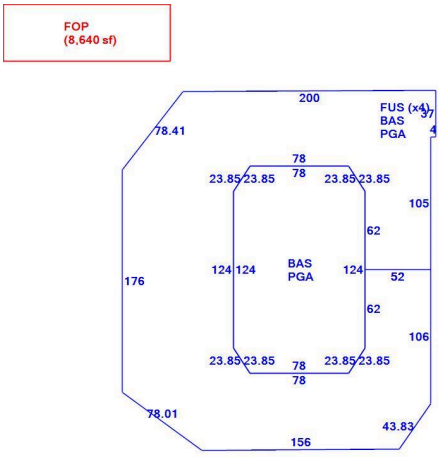
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5.00
Occupancy	183.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Shaker Vinyl
Roof Structure	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Quarry Tile
Interior Floor 2	Laminate
Heating Fuel	Gas
Heating Type	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 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

Building 2 : Section 1

Year Built: 2010
Living Area: 178,230

Building Attributes : Bldg 2 of 2	
Field	**Description**

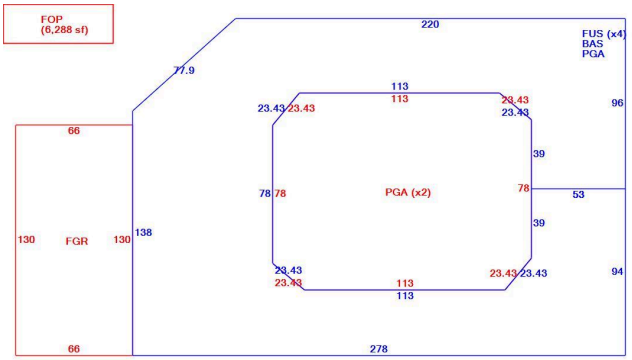
Style:	Apartments
Model:	Commercial
Grade	A+
Stories:	5.00
Occupancy	131.00
Exterior Wall 1	Brick Veneer
Exterior Wall 2	Shaker Vinyl
Roof Structure	Gable
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Laminate
Heating Fuel	Gas
Heating Type	Forced Air
AC Percent	100
Heat Percent	0
Bldg Use	Commercial Improved
Total Rooms	455
Bedrooms	193
Full Baths	187
Half Baths	0
Extra Fixtures	6
FBM Area	
Heat/AC	Heat/AC Pkg
Frame	Wood
Plumbing	Average
Foundation	Poured Conc
Partitions	Average
Wall Height	9.00
% Sprinkler	100.00
# of Heat Systems	
Insulation	Typical
Electric	Typical

Building Photo



(PhotoHandler.ashx?pid=30249&bid=51026)

Building Layout



(ParcelSketch.ashx?pid=30249&bid=51026)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	142,584	142,584
BAS	First Floor	35,646	35,646
FGR	Garage	8,580	0
FOP	Framed Open Porch	6,288	0
PGA	Parking Garage above Grade	66,978	0
		260,076	178,230

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR	Sprinklers	346893.00 S.F.	$1,561,020	1
SPR	Sprinklers	82697.00 S.F.	$520,990	1

ELV1	Commercial	6.00 STOP	$270,000	1
SPR	Sprinklers	256560.00 S.F.	$1,154,520	2
SPR	Sprinklers	90768.00 S.F.	$571,840	2
ELV1	Commercial	1.00 STOP	$45,000	2

Land

Land Use

Use Code	108C
Description	Apartments - Com
Zone	CBDB
Neighborhood	C440

Land Line Valuation

Size (Acres)	4.44
Assessed Value	$4,317,090
Appraised Value	$6,167,270

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			
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	
Inst #1	07/01/2025	730,292.71	61,901.50	
Inst #2	01/01/2026	730,292.71	61,901.50	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		1,460,585.42	123,803.00	
Total Payments		6,182.02		

Total Due	
Tax/ Princ/ Bond Due	786,012.19
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	786,012.19
Balance Due	1,578,206.40

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
06/04/2025	PAY	6,182.02	0.00	0.00	0.00	6,182.02
Total		6,182.02	0.00			6,182.02

***** Total payments made to taxes in** 2024	$0.00

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 NORWALK, CT 06854-2260	**Sale Date**	04/21/2022

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
SONO TOD II LLC	$0	9457/153	04/21/2022
SONO TOD II LLC	$1,575,000	8823/16	04/25/2019
SONO METRO LLC	$0	7469/173	10/21/2011
CBA REALTY LLC	$0	5159/209	10/17/2003
ARON RICHARD M	$0	1830/129	04/04/1986

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0

Building Attributes	
Field	**Description**
Style	Warehouse
Model:	
Grade	
Stories	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Floor 1	
Interior Floor 2	
Heat Fuel	
Heat Type	
AC Type	
Bedrooms	
Full Baths	
Half Baths	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Extra Kitchens	
Bsmt Garage	
FBM Area	
FBM Quality	
Fireplaces	
# of Heat Systems	
Central Vac	
Solar HW	
Electrical	
Int vs. Ext	
Building Lifted	

Building Photo



(https://images.vgsi.com/photos/NorwalkCTPhotos//default.jpg)

Building Layout


Building Layout (ParcelSketch.ashx?pid=5430&bid=5430)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend

No Data for Extra Features

Land

Land Use

Use Code	300
Description	Industrial Vacant
Zone	D
Neighborhood	C520

Land Line Valuation

Size (Acres)	0.77
Assessed Value	$643,670
Appraised Value	$919,530

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$919,530	$919,530
2022	$0	$835,940	$835,940
2022	$0	$835,940	$835,940
2021	$0	$570,570	$570,570
2020	$0	$570,570	$570,570
2019	$0	$570,570	$570,570
2018	$0	$495,680	$495,680

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$0	$643,670	$643,670
2022	$0	$585,160	$585,160
2022	$0	$585,160	$585,160
2021	$0	$399,400	$399,400
2020	$0	$399,400	$399,400
2019	$0	$399,400	$399,400
2018	$0	$346,980	$346,980

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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			
Bill #	2024-1-0125001 (REAL ESTATE)	Town Benefit	
Unique ID	2-55-4-0	Elderly Benefit	
District/Flag	District: 2		
Name	SONO TOD LLC	Assessment	25,030,080
Care of/DBA		Reduction due to phase in	23,503,060
Address		Net	1,527,020
Detail Information	11 CHESTNUT ST	Mill Rate	Town 23.90
Volume/Page			

Bill Information As of 07/14/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	18,247.97	14,892.00	
Inst #2	01/01/2026	18,247.97	14,892.00	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		36,495.94	29,784.00	
Total Payments		34,834.22		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	31,445.72

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
06/04/2025	PAY	34,834.22	0.00	0.00	0.00	34,834.22
Total		34,834.22	0.00			34,834.22

***** Total payments made to taxes in** 2024	$0.00

515 WEST AVE

Location	515 WEST AVE	**Mblu**	1/ 21/ 10/ 0/
Acct#	1283	**Owner**	BW WAYPOINTE LLC
Assessment	$99,726,975	**Appraisal**	$142,467,110
PID	1283	**Building Count**	2

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$124,872,860	$17,594,250	$142,467,110

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2023	$87,411,000	$12,315,975	$99,726,975

Owner of Record

Owner	BW WAYPOINTE LLC	**Sale Price**	$208,420,500
Co-Owner	C/O BEACHWOLD RESIDENTIAL LLC	**Book & Page**	9472/55
Address	257 PARK AVE S FL 13	**Sale Date**	05/23/2022
	NEW YORK, NY 10010-7358		

Ownership History

Ownership History			
Owner	**Sale Price**	**Book & Page**	**Sale Date**
BW WAYPOINTE LLC	$208,420,500	9472/55	05/23/2022
WAYPOINTE I HOLDING UT LLC	$157,000,000	9049/321	08/12/2020
CP IV WAYPOINTE BP I LLC	$10,550,000	7756/256	02/01/2013
NW MFP NORWALK TOWN CENTER II LLC	$300,000	7416/147	07/01/2011
ACTION HOUSING INC	$75,000	1395/156	02/18/1982

Building Information

Building 1 : Section 1

Year Built:	2015
Living Area:	563,284

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



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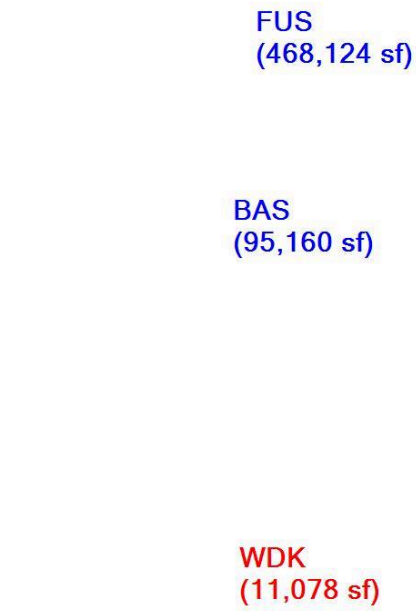
Building Layout



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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

Building 2 : Section 1

Year Built: 2013
Living Area: 199,896

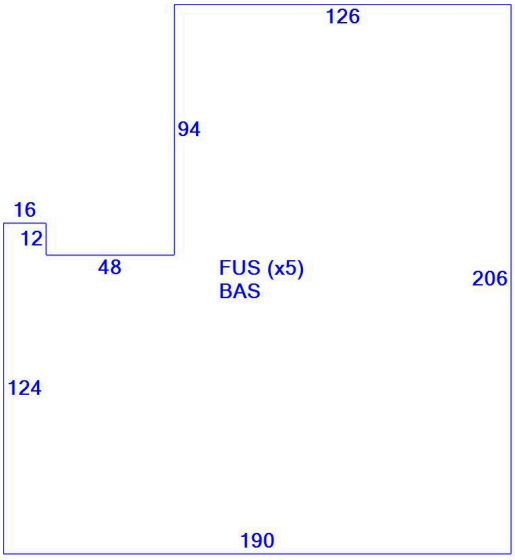
Building Attributes : Bldg 2 of 2	
Field	**Description**
Style:	Parking Garage
Model:	Commercial
Grade	C
Stories:	6
Occupancy	1.00
Exterior Wall 1	Precast Panel
Exterior Wall 2	Minimum
Roof Structure	Flat
Roof Cover	Tar and Gravel
Interior Wall 1	Minimum
Interior Wall 2	
Interior Floor 1	Concrete
Interior 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				Legend
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

Use Code	108C
Description	Apartments - Com
Zone	CBDB
Neighborhood	C440

Land Line Valuation

Size (Acres)	4.48
Assessed Value	$12,315,975
Appraised Value	$17,594,250

Outbuildings

Outbuildings						Legend
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

City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information

Taxpayer Information			
Bill #	2024-1-0104148 (REAL ESTATE)	Town Benefit	
Unique ID	1-21-10-0	Elderly Benefit	
District/Flag	District: 1		
Name	BW WAYPOINTE LLC	Assessment	99,726,975
Care of/DBA	C/O BEACHWOLD RESIDENTIAL LLC	Reduction due to phase in	4,195,148
Address		Net	95,531,827
Detail Information	515 WEST AVE	Mill Rate	Town 23.90
Volume/Page			

Bill Information As of 07/14/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	1,141,610.11	76,012.00	
Inst #2	01/01/2026	1,141,610.11	76,012.00	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		2,283,220.22	152,024.00	
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	1,217,622.11
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	1,217,622.11
Balance Due	2,435,244.22

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** Total payments made to taxes in** 2024	$0.00

City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information

Taxpayer Information			
Bill #	2024-1-0126691 (REAL ESTATE)	Town Benefit	
Unique ID	2-60-6-0	Elderly Benefit	
District/Flag	District: 2		
Name	TREV MTK HARBOURSIDE LLC	Assessment	39,283,170
Care of/DBA		Reduction due to phase in	14,674,909
Address		Net	24,608,261
Detail Information	123 WATER ST	Mill Rate	Town 23.90
Volume/Page			

Bill Information As of 07/14/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	294,069.95	16,825.00	
Inst #2	01/01/2026	294,069.95	16,825.00	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		588,139.90	33,650.00	
Total Payments		0.00		

Total Due	
Tax/ Princ/ Bond Due	310,894.95
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	310,894.95
Balance Due	621,789.90

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
Total		0.00	0.00			0.00

***** Total payments made to taxes in** 2024	$0.00

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



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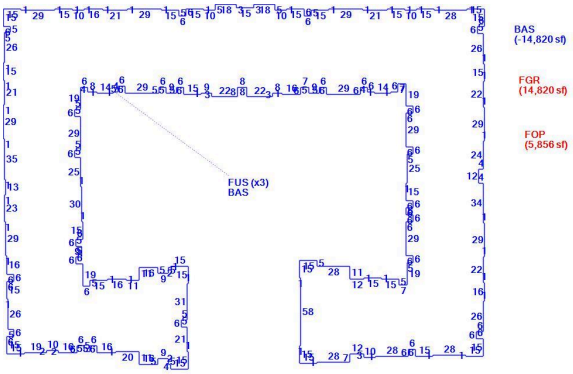
Building Layout



(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

Use Code	108C
Description	Apartments - Com
Zone	RI
Neighborhood	C450

Land Line Valuation

Size (Acres)	38.37
Assessed Value	$15,652,760
Appraised Value	$22,361,090

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 Concrt			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

City Of Norwalk

City Of Norwalk
125 East Avenue Room 105
Norwalk, CT 06851
(203) 854-7731

Bill Information

Taxpayer Information			
Bill #	2024-1-0119320 (REAL ESTATE)	Town Benefit	
Unique ID	3-17-144-0	Elderly Benefit	
District/Flag	District: 4		
Name	NORDEN PLACE OWNER LLC	Assessment	57,190,400
Care of/DBA	C/O DSF ADVISORS LLC	Reduction due to phase in	3,132,500
Address		Net	54,057,900
Detail Information	8 NORDEN PL	Mill Rate	Town 23.95
Volume/Page			

Bill Information As of 08/23/2025

Installment	Due Date	Town	Sewer Use	
Inst #1	07/01/2025	647,232.54	44,067.00	
Inst #2	01/01/2026	647,232.54	44,067.00	
Inst #3				
Inst #4				
Total Adjustments		0.00	0.00	
Total Installment + Adjustment		1,294,465.08	88,134.00	
Total Payments		691,299.54		

Total Due	
Tax/ Princ/ Bond Due	0.00
Interest Due	0.00
Lien Due	0.00
Fee Due	0.00
Total Due Now	0.00
Balance Due	691,299.54

***** Note: This is not a tax form, please contact your financial advisor for information regarding tax reporting. *****

Payment History

Payment Date	Type	Tax/Principal/Bond	Interest	Lien	Fee	Total
06/30/2025	PAY	599,212.22	0.00	0.00	0.00	599,212.22
06/04/2025	PAY	92,087.32	0.00	0.00	0.00	92,087.32
Total		691,299.54	0.00			691,299.54

***** Total payments made to taxes in** 2024	$0.00

Appendix B
Estimated School Age Child Generation Report

Estimate of School-Aged Children in Multifamily Housing

101 & 201 Merrit 7 Multi-Family Housing

Prepared For

Granoff Architects
330 Railroad Avenue
Greenwich, CT 06830

Prepared by

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

Issued on:
August 28, 2025

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Source Validation ..... Page 4
Excerpt from Rutger's Study ..... Appendix 1
School Age Children Source Materials ..... Appendix 2

Narrative

The applicant, Granoff Architects, is proposing to redevelop 101 & 201 Merritt 7, converting the two existing office buildings into residential apartment buildings. The proposed buildings consist of 300 units: 238 studio/one-bedroom units, and 62 two-bedroom units. Ten percent of the units are affordable as required by the Town of Norwalk Zoning Regulations.

An analysis projecting the number of school-age children potentially residing in the new development was developed using: **School-Age Children in Rental Units in New Jersey, July 2018, Davis, Frame, Ladell, & Tantleff, Rutgers Center for Real Estate.** The Rutgers study is based on robust data including 40,000+ units broken down by unit and building type and affordability. Table 1 below is excerpted from the study.

Table 1: School-Age Children per 100 Units

	Affordable All Units	Market Rate Units – Average HH Income						
		<$50K*		$50K - $100K*		>$100K*		
		High-rise or Mid-rise	Low-rise	High-rise or Mid-rise	Low-rise	High-rise	Mid-rise	Low-rise
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
studio or 1br	10.3	2.6	11.4	1.6	7.6	0.4	1.3	1.9
2br	72.1	43.6	126.4	13.4	56.7	2.2	8.9	28.2
3br and larger	108.9	100.0	137.9	17.6	63.0	4.3	23.9	61.8

* Values refer to the average household income of residents of market-rate units in the building.

Using the statistics from the chart above and accounting for the market rate and below market rate units would yield 14 school-age children in 101 & 201 Merritt 7.

Table 2: 101 & 201 Merritt 7 Anticipated School-Age Children Yield

	1 BR	1 BR BMR	2 BR	2 BR BMR	3 BR	3 BR BMR	Total
Rutgers Study School-Age Children per 100 Units[1]	0.016	0.026	0.134	0.436	0.176	1	-
101 & 201 Merrit 7 Unit Breakdown	214	24	56	6	0	0	300
Anticipated School-Age Children Yield	3.4	0.6	7.5	2.6	0	0	**14**

[1]Midrise $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**

[1]Low-Rise $50k-$100k values used for standard units and Low-Rise <$50k used for BMR units per Table 1

[2]Mid-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-rise[1] – 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.

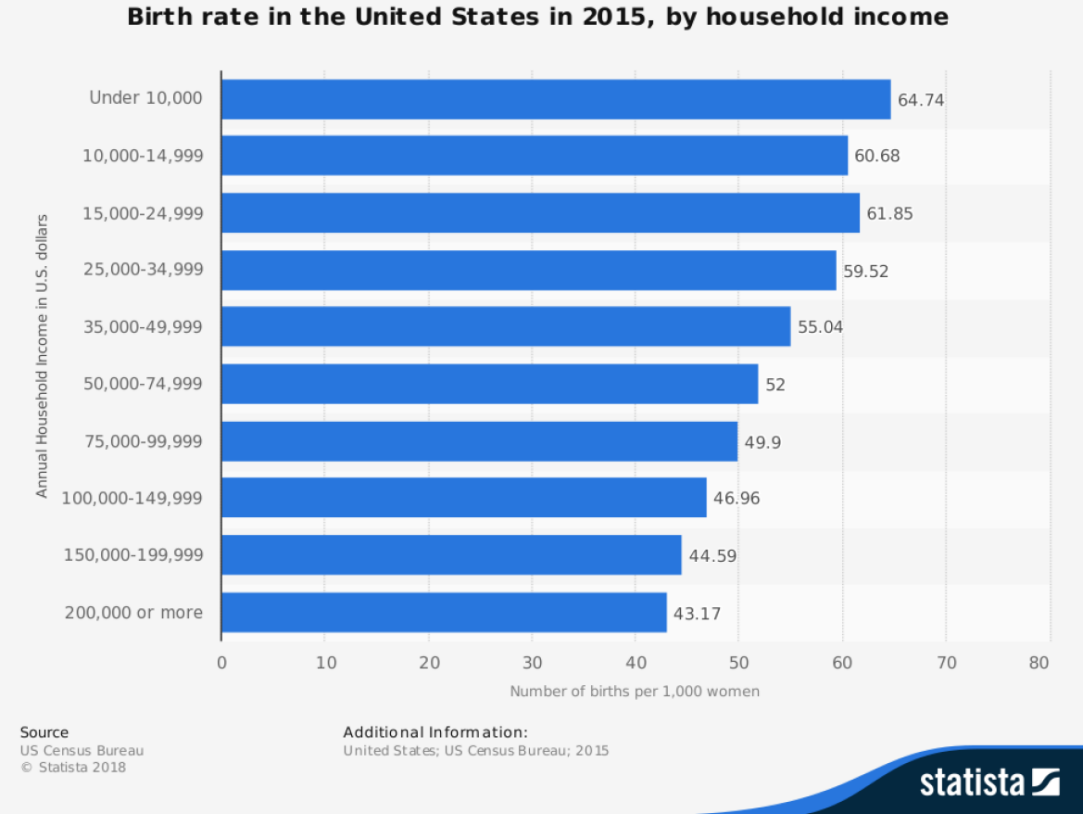
Each element of the table represents expected school-age children per 100 units for the specific characteristics listed.[3] The rows of Table 1 refer to number of bedrooms. The first column refers to school-age children for affordable units only. Columns (2) through (8) are estimates for market-rate 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*(20.5/30), and the market-rate units are associated with **1.4 children per 100 units**, computed as 100*(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

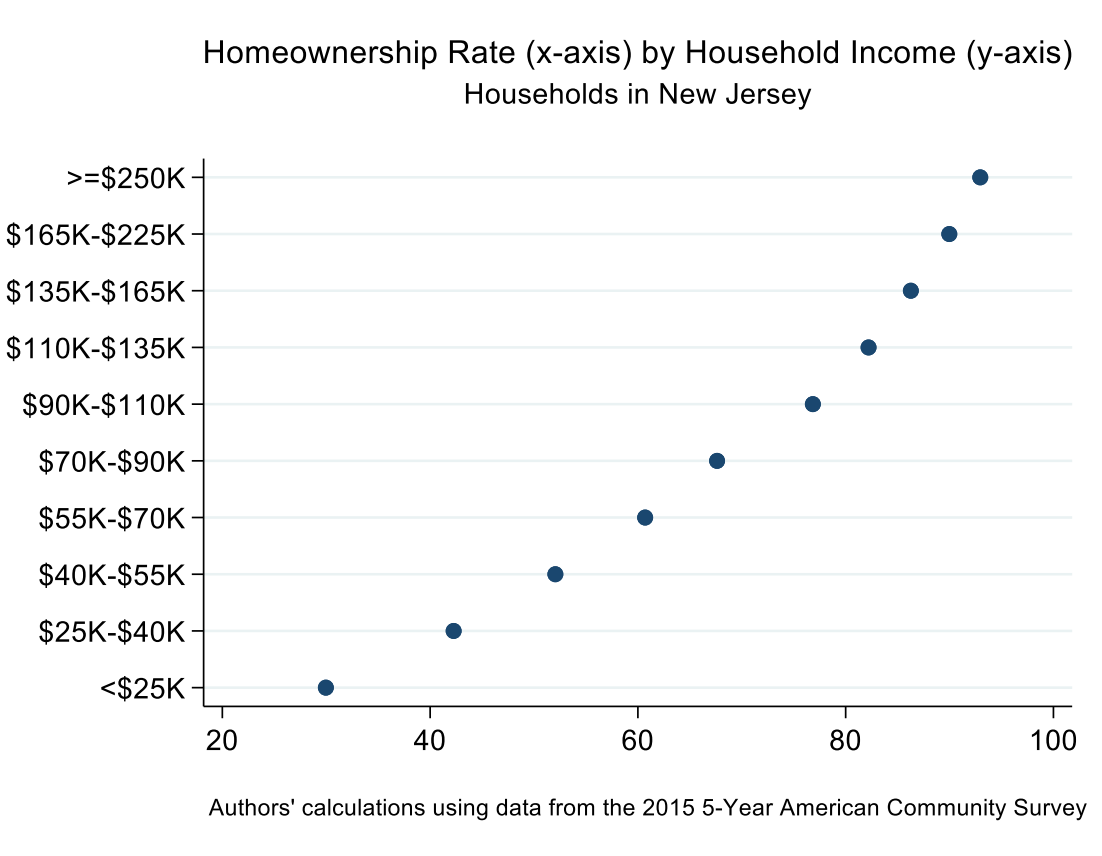
- 30 affordable units (15%): 6 one bedroom, 17 two bedroom, 7 three bedroom
- 170 market rate units: 85 one bedroom, 76 two bedroom, 9 three bedroom

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]

REDNISS
& MEAD
LAND SURVEYING | CIVIL ENGINEERING
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 X15111
We enhance properties and communities through exceptional land use services.

REDNISS & MEAD

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.

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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.

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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

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in the Applicant's future income during the twelve (12) month period, the Administrator shall not consider this change unless there is a reasonable assurance that the change will in fact occur. In determining what is and is not to be included in the definition of family annual income, the Administrator shall use the criteria set forth by HUD and listed in Appendix B, attached hereto. 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.

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APPENDIX A

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

[TO BE PROVIDED]

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APPENDIX B
DEFINITIONS AND ELEMENTS OF ANNUAL FAMILY INCOME

1. Annual income shall be calculated with reference to 24 C.F.R. § 5.609, and includes, but is not limited to, the following:

a. The full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips, bonuses and other compensation for personal services;

b. The net income from operations of a business or profession, before any capital expenditures but including any allowance for depreciation expense;

c. Interest, dividends, and other net income of any kind from real or personal property;

d. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, or other similar types of periodic payments;

e. Payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation, and severance pay;

f. Welfare assistance. If the welfare assistance payments include an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance to be included as income consists of the following:

(1) The amount of the allowance exclusive of the amounts designated for shelter or utilities, plus

(2) The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities;

g. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing with the Applicant (e.g. periodic gifts from family members, churches, or other sponsored group, even if the gifts are designated as rental or other assistance);

h. All regular pay, special pay and allowances of a member of the armed forces;

i. Any assets not earning a verifiable income shall have an imputed interest income using a current average annual savings interest rate.

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2. Excluded from the definition of family annual income are the following:

a. Income from employment of children under the age of 18;

b. Payments received for the care of foster children;

c. Lump-sum additions to family assets, such as inheritances, insurance payments, capital gains and settlement for personal or property losses;

d. Amounts received that are specifically for, or in reimbursement of, the cost of medical expense for any family member;

e. Amounts of educational scholarships paid directly to the student or to the educational institution, and amounts paid by the government to a veteran in connection with education costs;

f. Amounts received under training programs funded by HUD;

g. Food stamps; and

h. Temporary, nonrecurring or sporadic income (including gifts that are not regular or periodic).

3. Net family assets for purposes of imputing annual income include the following:

a. Cash held in savings and checking accounts, safety deposit boxes, etc.;

b. The current market value of a trust for which any household member has an interest;

c. The current market value, less any outstanding loan balances of any rental property or other capital investment;

d. The current market value of all stocks, bonds, treasury bills, certificates of deposit and money market funds;

e. The current value of any individual retirement, 401K or Keogh account;

f. The cash value of a retirement or pension fund which the family member can withdraw without terminating employment or retiring;

g. Any lump-sum receipts not otherwise included in income (i.e., inheritances, capital gains, one-time lottery winnings, and settlement on insurance claims);

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h. The current market value of any personal property held for investment (i.e., gems, jewelry, coin collections); and

i. Assets disposed of within two (2) years before the Application Date, but only to the extent consideration received was less than the fair market value of the asset at the time it was sold.

4. Net family assets do not include the following:

a. Necessary personal property (clothing, furniture, cars, etc.);

b. Vehicles equipped for handicapped individuals;

c. Life insurance policies;

d. Assets which are part of an active business, not including rental properties; and

e. Assets that are not accessible to the Applicant and provide no income to the Applicant.

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APPENDIX C
REQUIRED DOCUMENTATION OF INCOME

The following documents shall be provided, where applicable, to the Administrator to determine income eligibility:

1. Employment Income. Verification forms must request the employer to specify the frequency of pay, the effective date of the last pay increase, and the probability and effective date of any increase during the next twelve (12) months. Acceptable forms of verification (of which at least one must be included in the Applicant file) include:

a. An employment verification form completed by the employer.

b. Check stubs or earnings statement showing Applicant's gross pay per pay period and frequency of pay.

c. W-2 forms if the Applicant has had the same job for at least two years and pay increases can be accurately projected.

d. Notarized statements, affidavits or income tax returns signed by the Applicant describing self-employment and amount of income, or income from tips and other gratuities.

2. Social Security, Pensions, Supplementary Security Income, Disability Income.

a. Benefit verification form completed by agency providing the benefits.

b. Award or benefit notification letters prepared and signed by the authorizing agency. (Since checks or bank deposit slips show only net amounts remaining after deducting SSI or Medicare, they may be used only when award letter cannot be obtained.)

c. If a local Social Security Administration ("SSA") office refuses to provide written verification, the Administrator should meet with the SSA office supervisor. If the supervisor refuses to complete the verification forms in a timely manner, the Administrator may accept a check or automatic deposit slip as interim verification of Social Security or SSI benefits as long as any Medicare or state health insurance withholdings are included in the annual income.

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3. Unemployment Compensation.

a. Verification form completed by the unemployment compensation agency.

b. Records from unemployment office stating payment dates and amounts.

4. Government Assistance.

a. All Government Assistance Programs. Agency's written statements as to type and amount of assistance Applicant is now receiving, and any changes in assistance expected during the next twelve (12) months.

b. Additional Information for "As-paid" Programs: Agency's written schedule or statement that describes how the "as-paid" system works, the maximum amount the Applicant may receive for shelter and utilities and, if applicable, any factors used to ratably reduce the Applicant's grant.

5. Alimony or Child Support Payments.

a. Copy of a separation or settlement agreement or a divorce decree stating amount and type of support and payment schedules.

b. A letter from the person paying the support.

c. Copy of latest check. The date, amount, and number of the check must be documented.

d. Applicant's notarized statement or affidavit of amount received or that support payments are not being received and the likelihood of support payments being received in the future.

6. Net Income from a Business. The following documents show income for the prior years. The Administrator must consult with Applicant and use this data to estimate income for the next twelve (12) months.

a. IRS Tax Return, Form 1040, including any:

(1) Schedule C (Small Business)

(2) Schedule E (Rental Property Income)

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(3) Schedule F (Farm Income)

b. An accountant's calculation of depreciation expense, computed using straight-line depreciation rules. (Required when accelerated depreciation was used on the tax return or financial statement.)

c. Audited or unaudited financial statement(s) of the business.

d. A copy of a recent loan application listing income derived from the business during the previous twelve (12) months.

e. Applicant's notarized statement or affidavit as to net income realized from the business during previous years.

7. Recurring Gifts.

a. Notarized statement or affidavit signed by the person providing the assistance. Must give the purpose, dates and value of gifts.

b. Applicant's notarized statement or affidavit that provides the information above.

8. Scholarships, Grants, and Veterans Administration Benefits for Education.

a. Benefactor's written confirmation of amount of assistance, and educational institution's written confirmation of expected cost of the student's tuition, fees, books and equipment for the next twelve (12) months. To the extent the amount of assistance received is less than or equal to actual educational costs, the assistance payments will be excluded from the Applicant's gross income. Any excess will be included in income.

b. Copies of latest benefit checks, if benefits are paid directly to student. Copies of canceled checks or receipts for tuition, fees, books, and equipment, if such income and expenses are not expected to change for the next twelve (12) months.

c. Lease and receipts or bills for rent and utility costs paid by students living away from home.

9. Family Assets Currently Held. For non-liquid assets, collect enough information to determine the current cash value (i.e., the net amount the Applicant would receive if the asset were converted to cash).

a. Verification forms, letters, or documents from a financial institution, broker, etc.

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b. Passbooks, checking account statements, certificates of deposit, bonds, or financial statements completed by a financial institution or broker.

c. Quotes from a stockbroker or realty agent as to net amount Applicant would receive if Applicant liquidated securities or real estate.

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

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

f. Appraisals of personal property held as an investment.

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

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

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

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

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

(2) The date Applicant disposed of the assets;

(3) The amount the Applicant received; and

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

11. Savings Account Interest Income and Dividends.

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

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

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

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

a. IRS Form 1040 with Schedule E (Rental Income).

b. Copies of latest rent checks, leases, or utility bills.

c. Documentation of Applicant's income and expenses in renting the property (tax statements, insurance premiums, receipts for reasonable maintenance and utilities, bank statements or amortization schedule showing monthly interest expense).

d. Lessee's written statement identifying monthly payments due the Applicant and Applicant's affidavit as to net income realized.

13. Full-Time Student Status.

a. Written verification from the registrar's office or appropriate school official.

b. School records indicating enrollment for sufficient number of credits to be considered a full-time student by the school.

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APPENDIX D
DEED RESTRICTION

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

DECLARATION OF RESTRICTIONS

DECLARATION MADE this _____ day of _____, 202__ by 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]

DRAFT

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

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EXHBIT A
LOCATION OF WORKFORCE HOUSING UNIT

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SCHEDULE A
PROPERTY DESCRIPTION

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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

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 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

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Merrit 7 Venture LLC

A2. 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

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tax Map: 5, Block: 37, Lot: 20

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Non-Residential

A5. Latitude/Longitude: Lat. 41.15129 Long. -73.42572 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: 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 7,000 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: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A 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: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Norwalk, City of B1.b. NFIP Community Identification Number: 090012

B2. County Name: Fairfield B3. State: CT B4. Map/Panel No.: 0393 B5. Suffix: G

B6. FIRM Index Date: 10/16/2013 B7. FIRM Panel Effective/Revised Date: 10/16/2013

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 92.7-96.4

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

STATE OF CONNECTICUT
JORGE P. PEREIRA
No. LSX.70179
PROFESSIONAL LAND SURVEYOR

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)

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.: 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)	**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 floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

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.

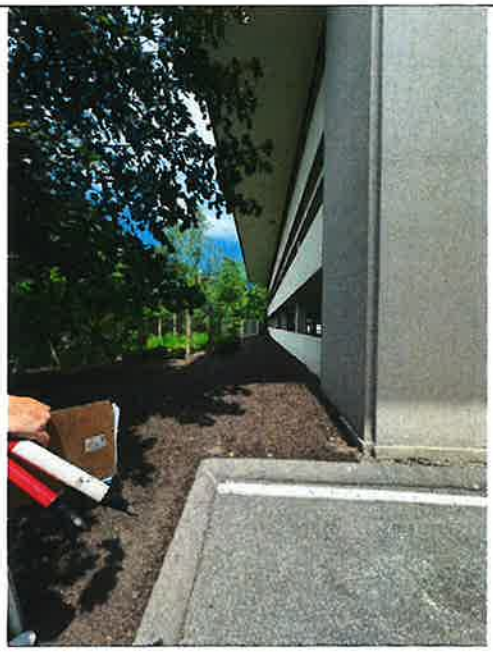


Photo Three

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

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 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

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Merrit 7 Venture LLC

A2. 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

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Tax Map: 5, Block: 37, Lot: 28

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Non-Residential

A5. Latitude/Longitude: Lat. 41.15025 Long. -73.42615 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: 6

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): 3,858 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: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A 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: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Norwalk, City of B1.b. NFIP Community Identification Number: 090012

B2. County Name: Fairfield B3. State: CT B4. Map/Panel No.: 0393 B5. Suffix: G

B6. FIRM Index Date: 10/16/2013 B7. FIRM Panel Effective/Revised Date: 10/16/2013

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 91.7-92.7

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☒ FIS ☐ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: RM-12 Vertical Datum: NAVD-88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	94.6	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	105.5	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	94.6	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	94.4	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	93.9	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	110.9	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Jorge P. Pereira License Number: #70179

Title: Senior Surveyor / Certified Floodplain Surveyor

Company Name: Redniss & Mead, Inc.

Address: 22 First Street

City: Stamford State: CT ZIP Code: 06905

Telephone: (203) 327-0500 Ext.: 5128 Email: j.pereira@rednissmead.com

Signature: 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) 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)	**FOR INSURANCE COMPANY USE**
City: Norwalk State: CT ZIP Code: 06851	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)	**FOR INSURANCE COMPANY USE**
City: Norwalk State: CT ZIP Code: 06851	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 floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front View (7/18/2025)

Clear Photo One



Photo Two

Photo Two Caption: Rear View (7/18/2025)

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 201 Merritt 7 (Main Avenue)

City: Norwalk State: CT ZIP Code: 06851

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left Side View (7/18/2025)

Clear Photo Three



Photo Four

Photo Four Caption: Right Side View (7/18/2025)

Clear Photo Four

SYNLAWN®

Plant-Based Artificial Grass

PRODUCT SPECIFICATIONS



PRECISION PUTT™

Tour-pro tested and TGL-approved, Precision Putt™ sets the gold standard for performance and durability. This nylon turf delivers true ball roll, consistent speed, and a natural appearance. With its durable fibers and embossed rubber backing, it excels in putting, receiving approach shots, and handling high-traffic areas like golf courses and TrampleZones™.

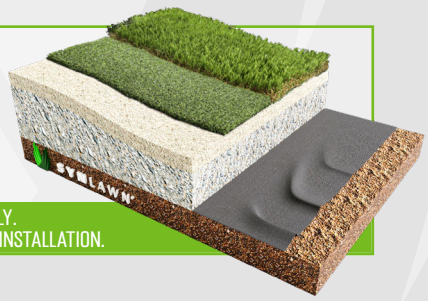
SKU	SG326
Grass Zone Yarn/Color	Nylon / Verde
Grass Zone Denier	4,200 / 8
Thatch Zone Yarn/Color	-
Thatch Zone Denier	-
Grass Zone Yarn Shape	Textured Diamond
Finished Pile Height	3/8"
FInished Pile / Total Weight	47 oz. / 84 oz.
Backing	13PP/18PET 2pt / 20oz. Embossed Rubber
Tuft Gauge	3/16"
Tuft Bind	> 8 lbs.
Permeability	-
Features	HeatBlock UV Stabilizers
Test Data	CAL 1350, ASTM D2859, ASTM E-108, ASTM E1908, ASTM E648, ASTM E84, EN-71, ASTM F1551, ASTM F2765

- LIMITED LIFETIME WARRANTY
- 100% NYLON W/HEATBLOCK TECHNOLOGY
- REALISTIC BALL CHECK AND ROLL WITH CHIP AND PITCH SHOTS
- STIMP METER SPEED: 10-12

INSTALLATION DETAILS AVAILABLE AT

CADdetails

MasterSpec



NOT TO SCALE. FOR ILLUSTRATION ONLY.
CONTACT YOUR LOCAL SYNLAWN FOR INSTALLATION.

GOLF

SYNLAWN® | TGL SoFi

Official Synthetic Surface

MADE IN U. S. A.

SYNLAWN®

TGL SoFi

Official Synthetic Surface

PRECISION PUTT

Primary Yarn Polymer	Nylon
Yarn Cross Section	Textured Diamond
Standard Color	Verde
Fabric Construction	Tufted
Second Yarn Polymer Thatch	-
Secondary Yarn Color	-

Primary Backing	13PP/18PET 2pt
Coating Type	20 oz. Embossed Rubber
PE Yarn Denier / Ends	4,200 / 8
Texturized Thatch Denier / Ends	-
Warranty Period	Limited Lifetime

FINISH FABRIC	ENGLISH SYSTEM		ASTM TEST
Nominal Specification	*Value*	*Units*	*Method*
Pile Height (Nominal)	3/8	inches	D-5823
Face Weight	47	oz/yd²	D-5848
Total Fabric Weight	84	oz/yd²	D-5848
Primary Backing Weight	6	oz/yd²	D-5848
Secondary Coating Weight	20	oz/yd²	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

SYNLAWN® | TGL SoFi

Official Synthetic Surface

MADE IN U. S. A.

IPEMA CERTIFIED ASTM F1292

Sanitized Actifresh

SPECIFICATIONS SUBJECT TO CHANGE

Page 6 of 8
02.03.2025

SYNLAWN®

ROOFDECK PREMIUM

Primary Yarn Polymer	Polyethylene
Yarn Cross Section	Biomimetic™ U
Standard Color	Sport Green/Apple/Olive
Fabric Construction	Tufted
Second Yarn Polymer Thatch	Polyethylene
Secondary Yarn Color	Field Green/Beige

Primary Backing	13 PP/18 PET 2pt
Coating Type	22 oz. EnviroLoc+
PE Yarn Denier / Ends	9,900/9
Texturized Thatch Denier / Ends	5,000/8
Warranty Period	Limited Lifetime

FINISH FABRIC	ENGLISH SYSTEM		ASTM TEST
Nominal Specification	*Value*	*Units*	*Method*
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

10/16/2025
Date Signed

OFFICE OF THE TAX COLLECTOR

The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.

Tax Collector/Representative

TAXES PAID
DEC 31 2025
CERTIFIED BY TAX COLLECTOR
CITY OF NORWALK

10/16/25
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

Sheila M Miller
Assessor/Representative

10/16/2025
Date Signed

OFFICE OF THE TAX COLLECTOR

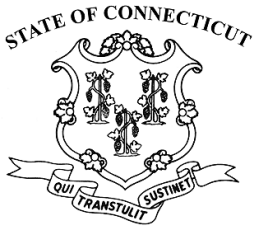
The Real Estate taxes for the property identified on this form have been paid to date and in accordance with Connecticut General Statute 7-148 (c) (2) (B). A building permit may be issued for this property.

Tax Collector/Representative

TAXES PAID
DEC 3 1 2025
CERTIFIED BY TAX COLLECTOR
CITY OF NORWALK

10/16/25
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

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.

(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

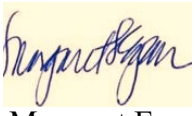
Dear Mr. Kleppin:

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

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Lisa L. Feinberg
Partner
Phone: 203.252.2677
Fax: 203.325.8608
LFeinberg@carmodylaw.com

1055 Washington Blvd.
4th Floor
Stamford, CT 06901

January 5, 2026

VIA ELECTRONIC 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 #2025-79 SPR
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, on October 24, 2025, the Applicant submitted an application requesting Site Plan review with the Norwalk Planning & Zoning Commission (the "Commission") requesting approval to convert the existing two (2) office buildings on the Property into approximately 300 apartment homes with related amenities (the "Application"). The Commission will consider the Application at a public meeting on January 7, 2026.

Further to comments received to date, the Applicant has made the following changes to the Application materials in response to the comments it has received:

- In response to comments from the Fire Marshal, the Applicant has revised the Fire Department Access & Circulation Plan to ensure safe and efficient emergency access.
- The Applicant has added sheets to its architectural plan set showing the floor plans for each unit type. These plans show that all bedrooms and living rooms will have a 2' x 5' operable window. On Sheet A302, window tags with an "A" in a hexagon note where a new operable, glazed curtain wall panel will be installed, and window tags with an "EX" note existing windows that will remain.
- The Applicant has removed the pickleball courts previously shown on Sheet L02 of its Landscape Plans. This area has been reconfigured to provide an additional 14 parking spaces.

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Enclosed please find the following supplemental materials:

- Fire Department Access and Circulation Diagrams prepared by Granoff Architects, with the following plan titles and dates:
    - "AS24: Architectural Site Plan Circulation Diagram," dated December 12, 2025;
    - Zoomed in segment of Sheet AS24;
    - "AS24.1: Architectural Site Plan Circulation Diagram," dated December 12, 2025;
    - Zoomed in segment of Sheet AS24.1; and
    - "AS24.2: Building 101 Section – FD Access Ladder Diagram," dated December 15, 2025;

- Architectural Plans prepared by Granoff Architects, dated October 17, 2025, with the following plan titles:
    - "A109: Eighth Floor Plan;"
    - "A302: Elevation – South;"
    - "A801: Type 2 (0 BD) Enlarged Plans and Elevations;"
    - "A807: Type 8 (1 BR) Enlarged Plans and Elevations;" and
    - "A816: Type 17 (2 BR) Enlarged Plans and Elevations;"

- Revised Sheet L02 of the Landscaping & Lighting Plans prepared by Granoff Architecture, titled "Landscape Improvements," dated December 17, 2025;

- Site Plan prepared by Redniss & Mead titled "Zoning Site Plan I," dated September 30, 2025;

- E-mail response to comments received from the Department of Public Works prepared by Redniss & Mead, dated December 2, 2025; and

- Letter from Department of Public Works with conditional sign-off on Application, dated December 3, 2025.

Please let me know many hard copies of the enclosed materials are required. I look forward to presenting these materials to the Commission at its meeting on January 7, 2026. Thank you for your time and attention regarding this matter.

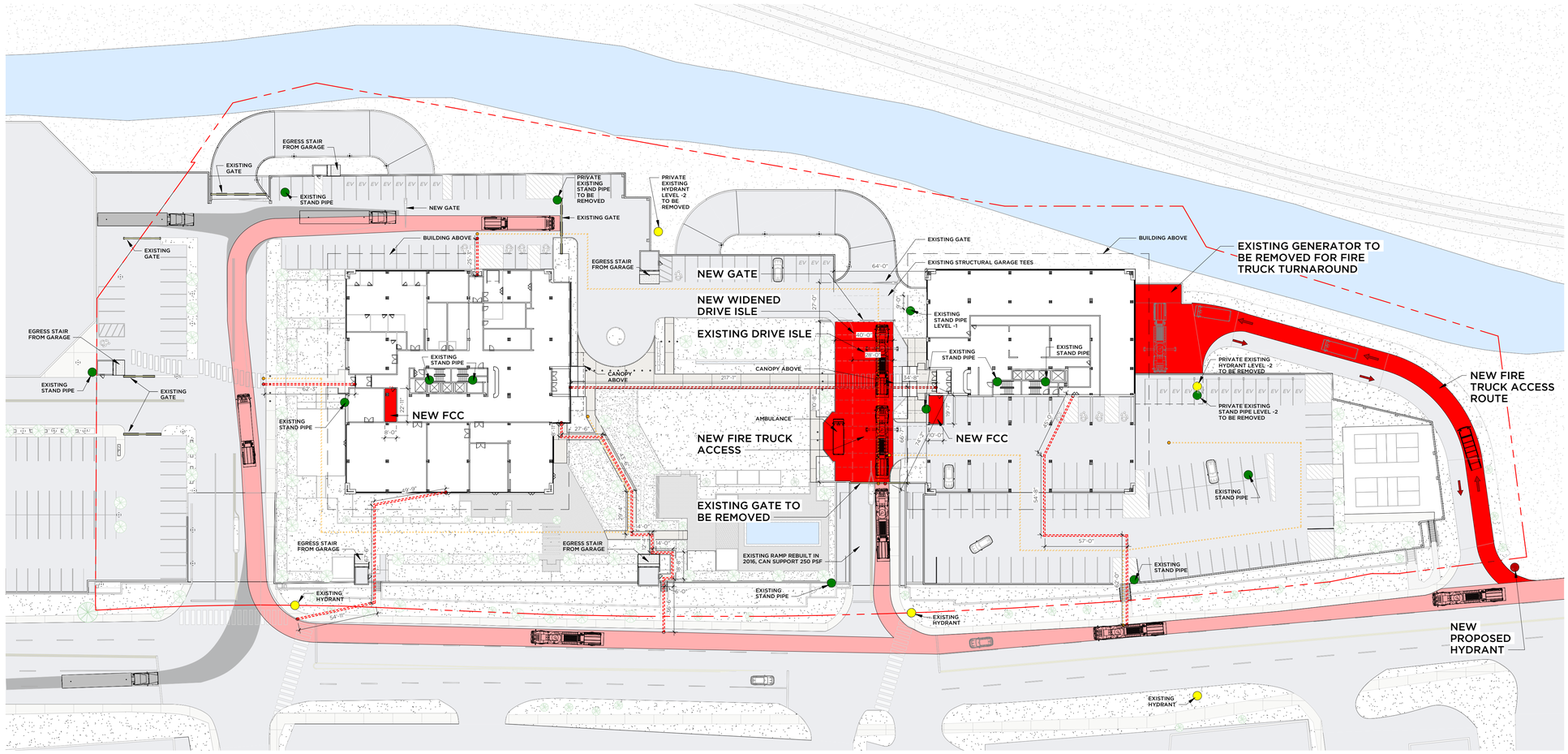
Sincerely,

Lisa Feinberg

Lisa L. Feinberg

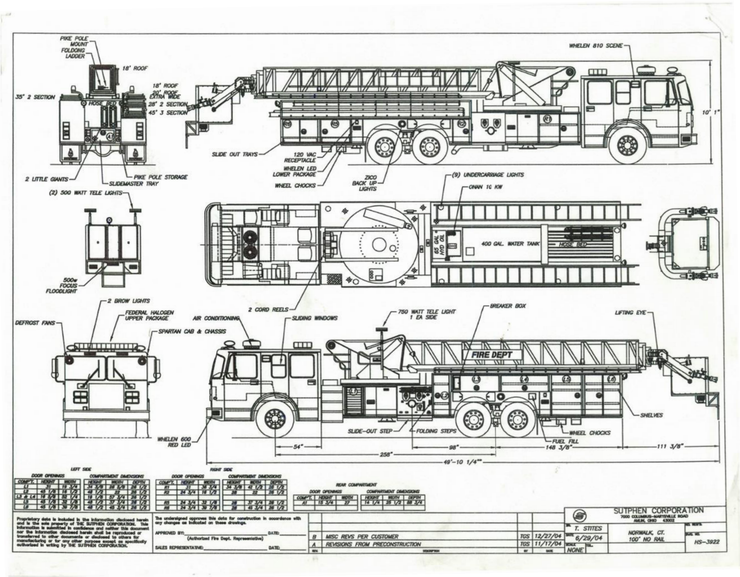
Enclosures.

cc: Steve Kleppin
Planning & Zoning Commission
Development Team



CIRCULATION DIAGRAM GRAPHICS LEGEND:

- FIRE TRUCK PATH - EXISTING
- FIRE TRUCK PATH - PROPOSED
- FIREFIGHTER PATH FROM TRUCK
- FIREFIGHTER PATH (450')
- TRUCK DELIVERY PATH
- FIRE HYDRANT
- STAND PIPE



NORWALK FIRE DEPARTMENT PUMPER INFORMATION:

8'-4" + 7' OUTRIGGER x2 = 22'-4" WIDTH
49'-11" LENGTH
10'-4" HEIGHT
100' AERIAL LADDER LENGTH
483.9" TURNING RADIUS
258" WHEEL BASE
69,500 LBS (MAX.)

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

WWW.GRANOFFARCHITECTS.COM

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) 523-0303

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

Traffic
Tighe & Bond
213 Court Street, #110, Middletown, CT
(203) 712-1100

Landscape Architect
Granoff Architects
330 Railroad Avenue, Greenwich, CT
(203) 625-9460

Interior Design
Granoff Architects
330 Railroad Avenue, Greenwich, CT
(203) 625-9460

Structural
Michael Horton Assoc.
780 East Main, Branford, CT
(203) 481-9600

Acoustical Consultant
TLC (Acoustic Distinctions)
111 Summer St. #401, Stamford, CT
(646) 948-2110

Mechanical/Electrical/Plumbing/Fire Prot.
Stantec
30 Oak Street #400, Stamford, CT
(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:	12/12/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	12/12/2025	SCALE:	AS NOTED

DRAWING TITLE
ARCHITECTURAL SITE PLAN CIRCULATION DIAGRAM

DRAWING #
AS24

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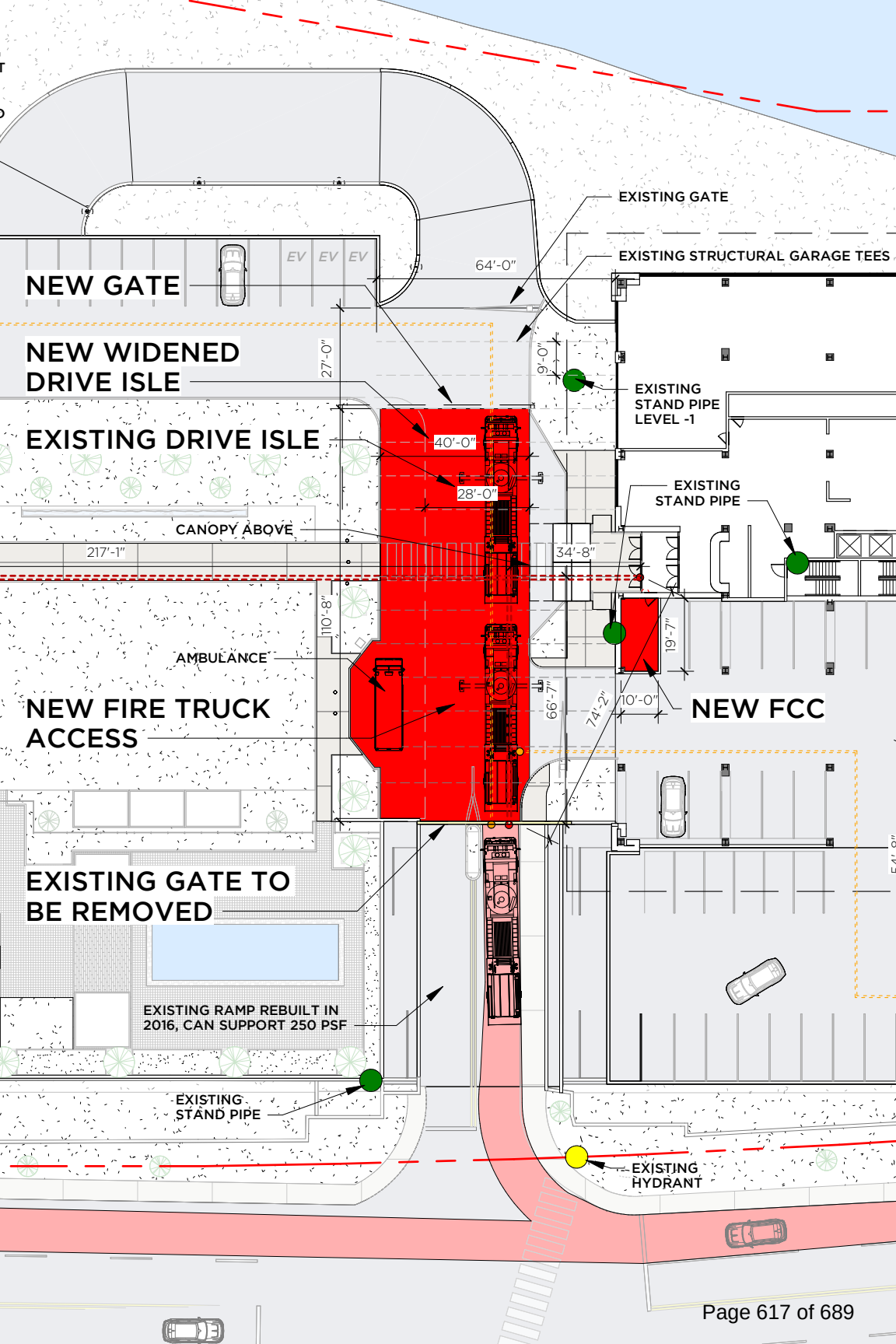
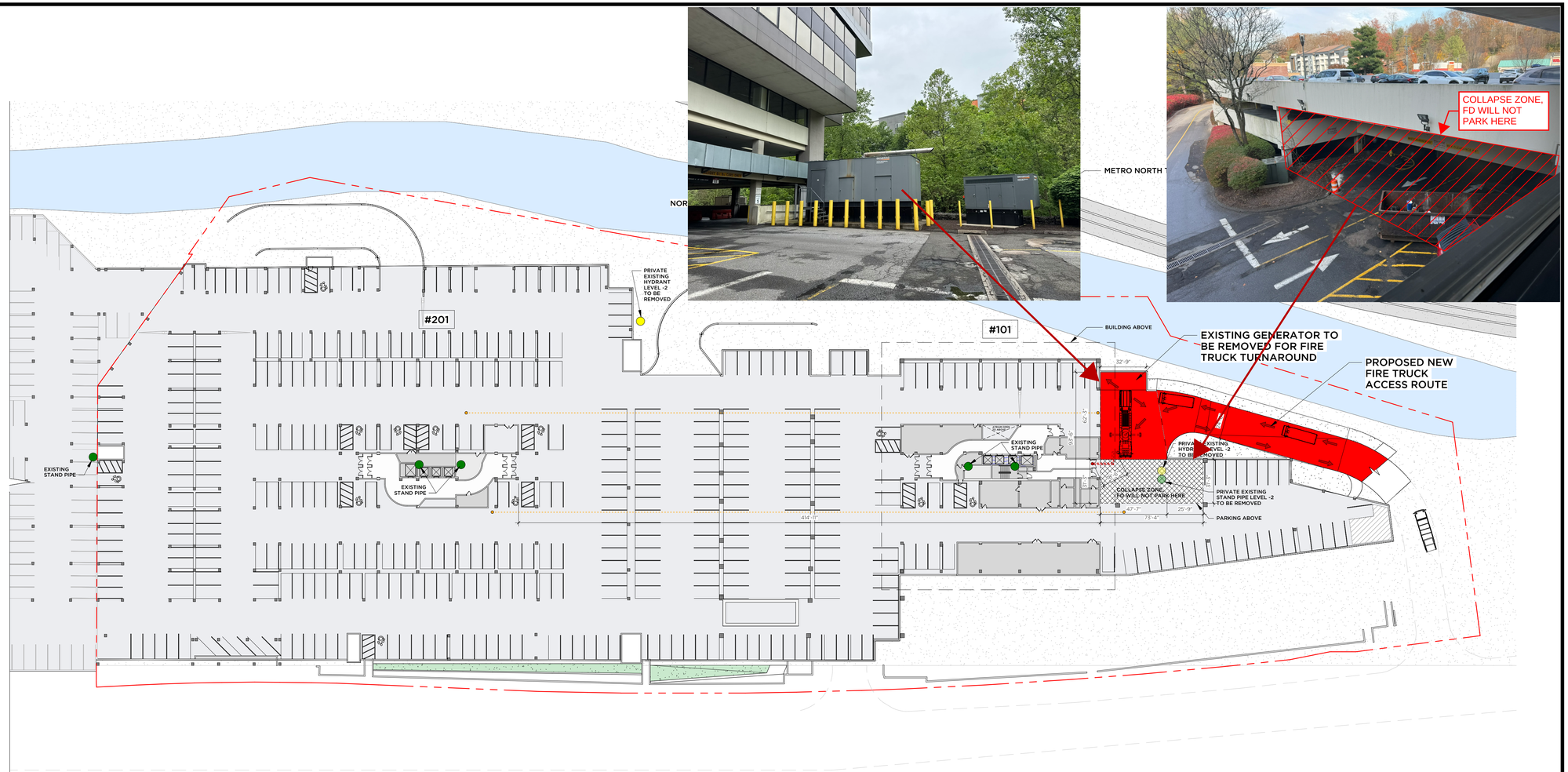

NEW GATE
NEW WIDENED DRIVE ISLE
EXISTING DRIVE ISLE
CANOPY ABOVE
AMBULANCE
NEW FIRE TRUCK ACCESS
EXISTING GATE TO BE REMOVED
EXISTING RAMP REBUILT IN 2016, CAN SUPPORT 250 PSF
EXISTING STAND PIPE
EXISTING HYDRANT
EXISTING GATE
EXISTING STRUCTURAL GARAGE TEES
EXISTING STAND PIPE LEVEL -1
EXISTING STAND PIPE
NEW FCC
EV
EV
EV
64'-0"
27'-0"
9'-0"
40'-0"
28'-0"
217'-1"
34'-8"
110'-8"
19'-7"
66'-7"
74'-2"
10'-0"



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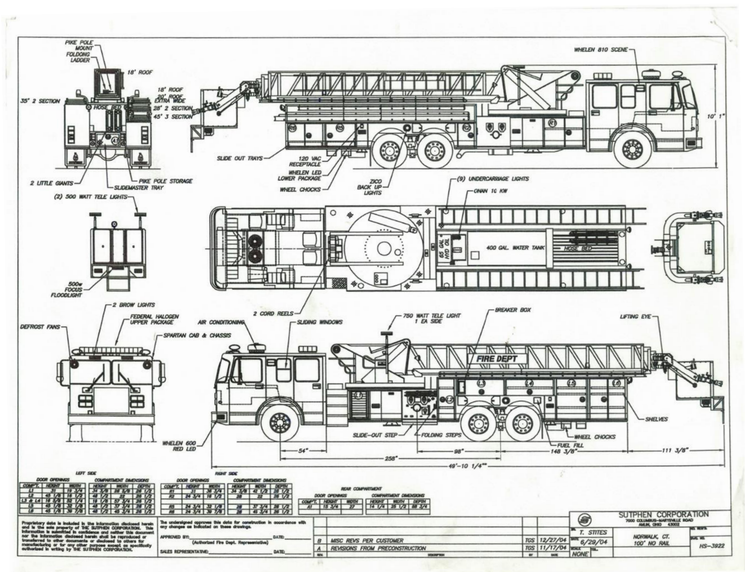

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Tighe & Bond
213 Court Street, #110, Middletown, CT
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(203) 481-9600

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(732) 255-0231

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(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:	12/12/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	12/12/2025	SCALE:	AS NOTED

DRAWING TITLE

ARCHITECTURAL SITE PLAN CIRCULATION DIAGRAM

DRAWING #

AS24.1

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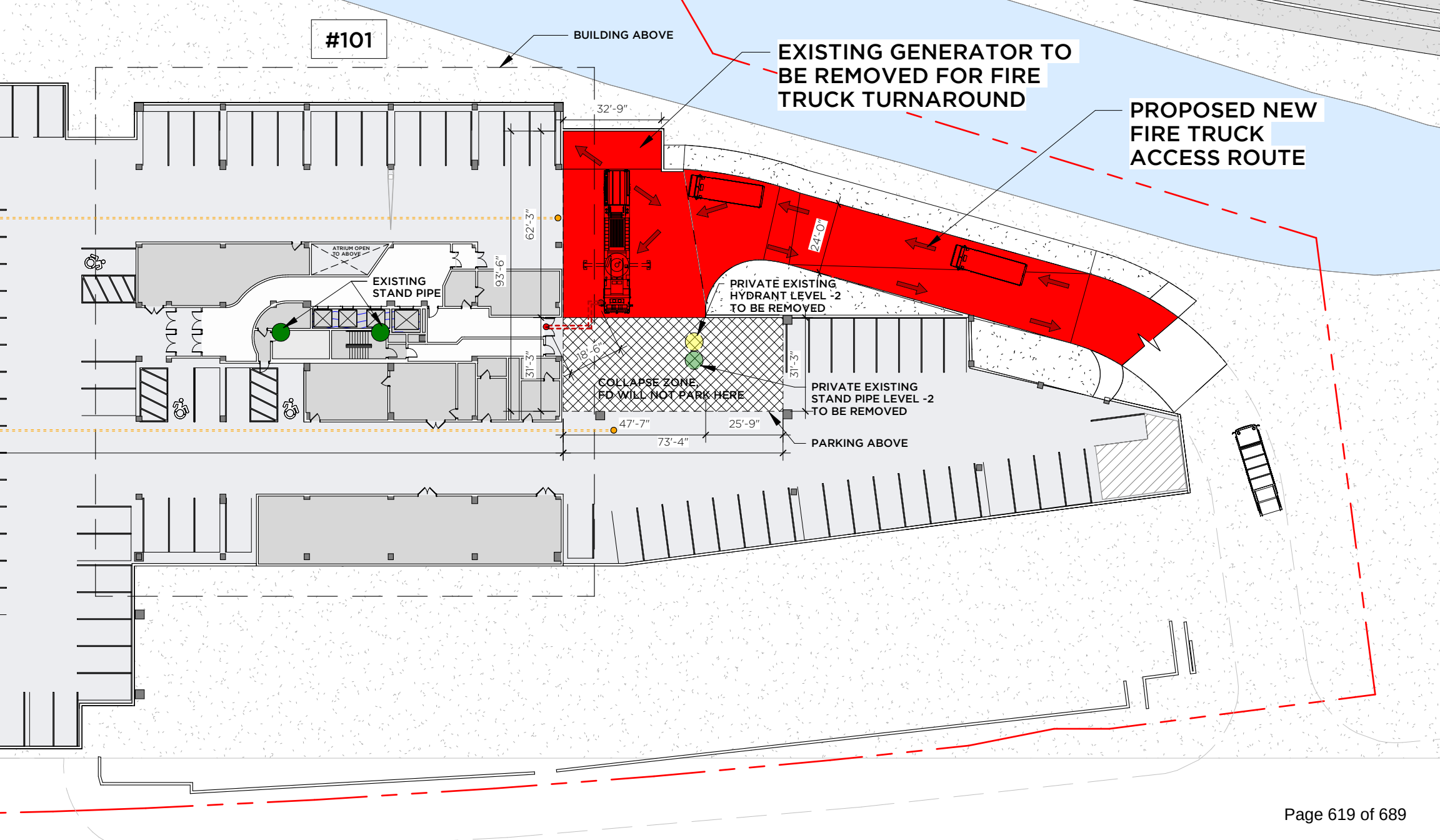

#101
BUILDING ABOVE
EXISTING GENERATOR TO BE REMOVED FOR FIRE TRUCK TURNAROUND
PROPOSED NEW FIRE TRUCK ACCESS ROUTE
32'-9"
62'-3"
93'-6"
24'-0"
ATRIUM OPEN TO ABOVE
EXISTING STAND PIPE
PRIVATE EXISTING HYDRANT LEVEL -2 TO BE REMOVED
18'-6"
31'-3"
31'-3"
COLLAPSE ZONE, FD WILL NOT PARK HERE
PRIVATE EXISTING STAND PIPE LEVEL -2 TO BE REMOVED
47'-7"
25'-9"
73'-4"
PARKING ABOVE

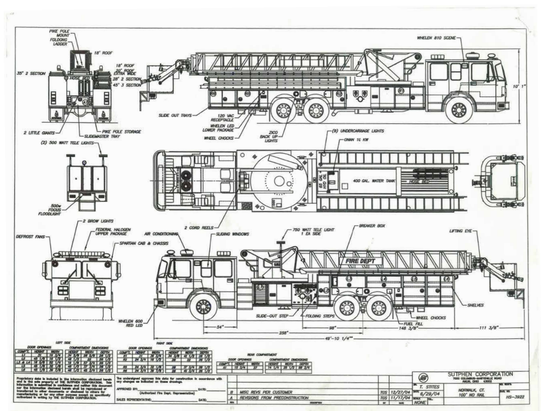


1 FIRE MARSHALL DIAGRAM - 101 SOUTH DRIVE AISLE + 101 NORTH RAMP

3/32" = 1'-0"

FD ACCESS LADDER DIAGRAM GRAPHICS LEGEND:

- FIRETRUCK LADDER FROM TRUCK (100')
- FIRE HYDRANT
- STAND PIPE
- RESIDENTIAL UNITS



NORWALK FIRE DEPARTMENT PUMPER INFORMATION:

8'-4" + 7' OUTRIGGER x2 = 22'-4" WIDTH
49'-11" LENGTH
10'-4" HEIGHT
100' AERIAL LADDER LENGTH
483.9" TURNING RADIUS
258" WHEEL BASE
69,500 LBS (MAX.)

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330 RAILROAD AVENUE
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203.625.9460

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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) 523-0303

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

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Infra Repair Services
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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:	12/15/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	12/15/2025	SCALE:	AS NOTED

DRAWING TITLE

BUILDING 101 SECTION - FD ACCESS LADDER DIAGRAM

DRAWING #

AS24.2

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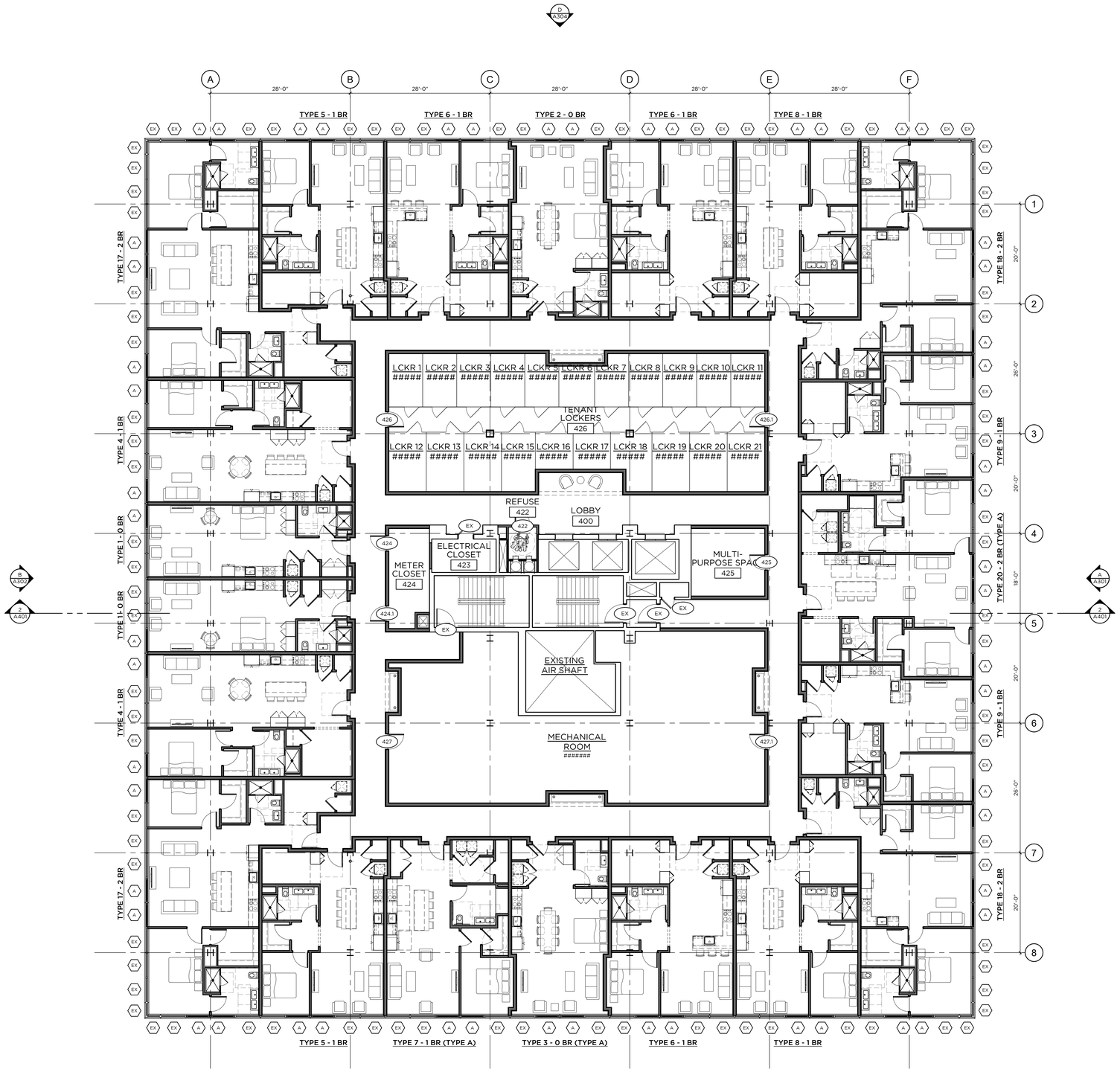
GENERAL NOTES:

- ALL DOORS MARKED 'EX' SHALL REMAIN IN PLACE
- CORE (STAIRS AND ELEVATOR SHAFTS) TO REMAIN IN PLACE
- ALL ELEVATOR DOORS TO HAVE SMOKE CURTAIN. SPEC TBD.
- EXPOSED COLUMNS TO BE PAINTED WITH INTUMESCENT COATING
- CEILING EXPOSED AND PAINTED UNLESS OTHERWISE NOTED
- CEILING HEIGHT 9'-0" A.F.F. UNLESS OTHERWISE NOT NOTED
- ALL WINDOWS SHALL COMPLY TO ALL APPLICABLE WIND-LOAD AND IMPACT-RESISTANCE REQUIREMENTS AS NOTED IN THE CURRENT EDITION OF THE STATE OF CONNECTICUT BUILDING CODES.
- PROVIDE TEMPERED GLAZING AT ALL WINDOW UNITS WHERE THE DISTANCE FROM HORIZONTAL SURFACE (FLOORS, SEATING, ETC.) TO BOTTOM OF GLASS IS 18" OR LESS.



EIGHTH FLOOR PLAN

1/8" = 1'-0"

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Branford, CT (203) 481-9600 x 105

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Stamford, CT (203) 327-0500

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Woodbury, CT (203) 217-1074

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Fort Totten, NY (718) 803-3782 x 7502

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Elevator:
DTM
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New York, NY (212) 595-2388 x 102

Gym Consultant:
Gronk Fitness
7350 Transit Road
Williamsville, NY (508) 681-5753

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME

MERRITT 7
BUILDING 101

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: #####

DRAWN BY: MM/RM/AK/CR PROJ. MANAGER: JG/SO

DATE: 10/17/2025 SCALE: AS NOTED

DRAWING TITLE

EIGHTH FLOOR PLAN

DRAWING NO.

A109

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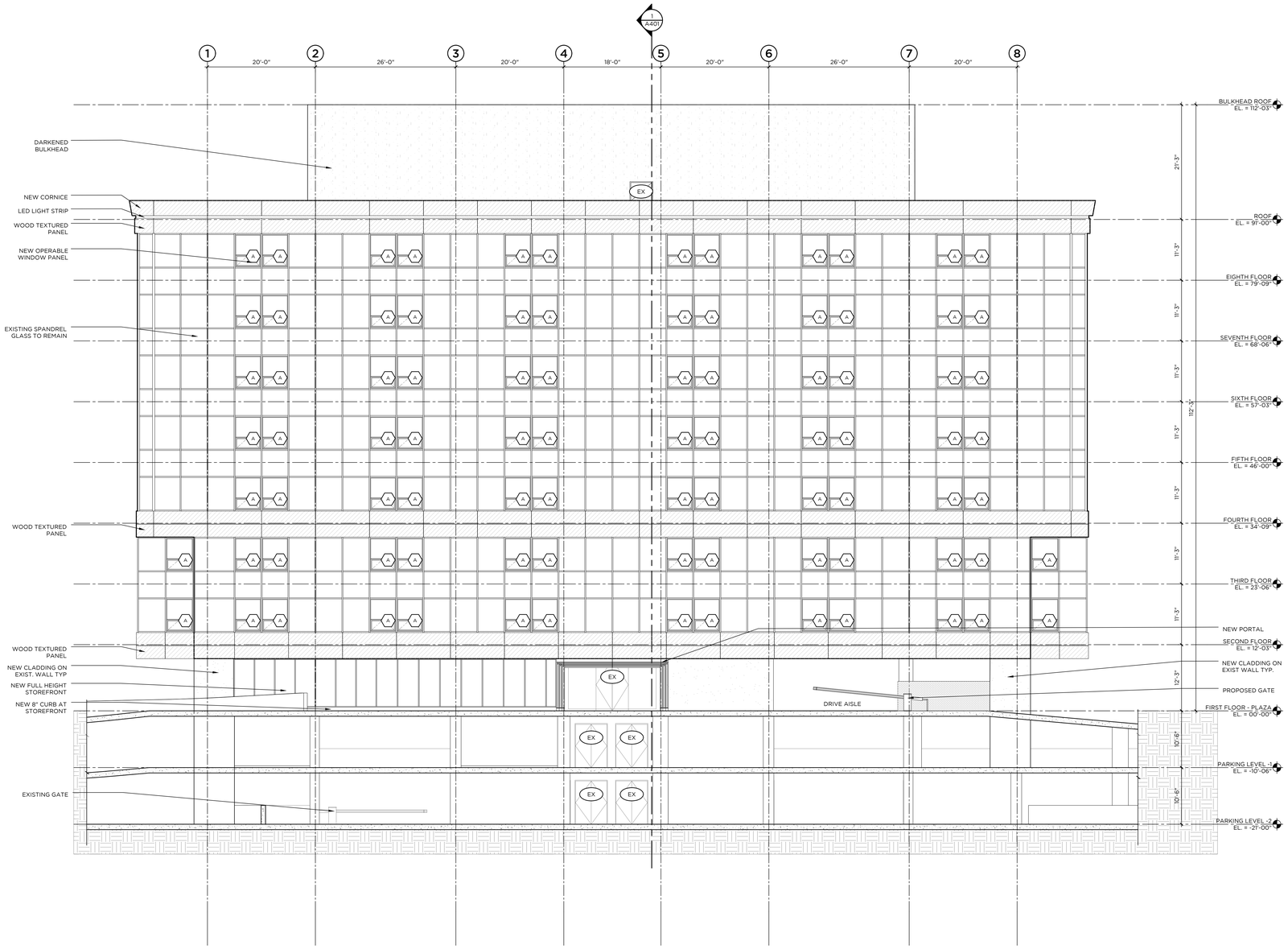

B SOUTH ELEVATION

1/8"=1'-0"

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7350 Transit Road
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REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME

MERRITT 7
BUILDING 101

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: #####

DRAWN BY: **MM/RM/AK/CR** PROJ. MANAGER: **JG/SO**

DATE: **10/17/2025** SCALE: AS NOTED

DRAWING TITLE

ELEVATION - SOUTH

DRAWING NO.

A302

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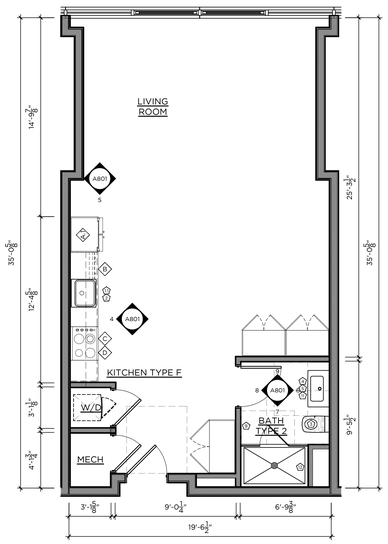
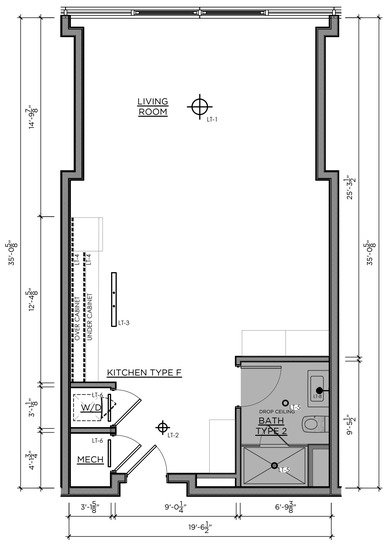
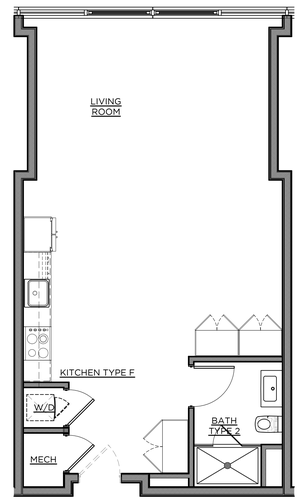


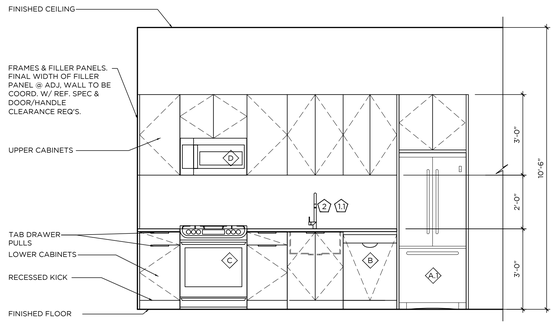
1 TYPE 2 — 717 SF
STUDIO / 1-BATH — 1/4"=1'-0"



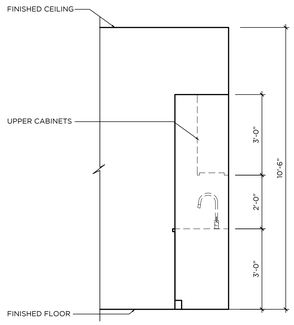
2 TYPE 2 - RCP
STUDIO / 1-BATH — 1/4"=1'-0"



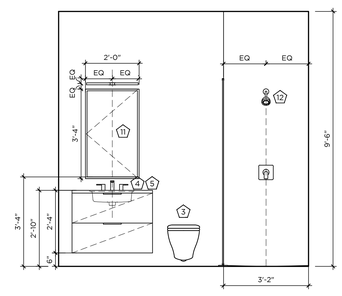
3 TYPE 2 - FINISH
STUDIO / 1-BATH — 1/4"=1'-0"



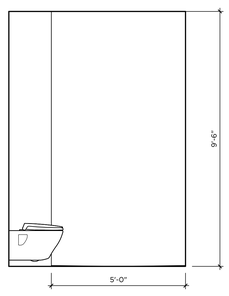
4 KITCHEN ELEVATION
1/2"=1'-0"



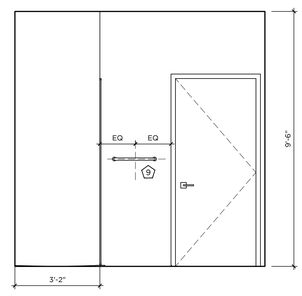
5 KITCHEN ELEVATION
1/2"=1'-0"



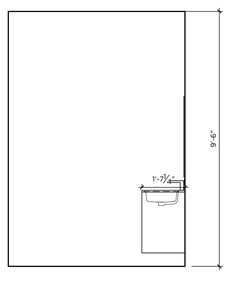
6 BATHROOM ELEVATION
1/2"=1'-0"



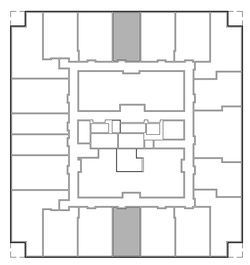
7 BATHROOM ELEVATION
1/2"=1'-0"



8 BATHROOM ELEVATION
1/2"=1'-0"



9 BATHROOM ELEVATION
1/2"=1'-0"



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REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
MERRITT 7
BUILDING 201
201 MERRITT 7
NORWALK, CT 06851

JOB NO.: #####
DRAWN BY: MM/RM/AK/CR PROJ. MANAGER: JG/SO
DATE: 10/17/2025 SCALE: AS NOTED

DRAWING TITLE
TYPE 2 (0 BD) ENLARGED PLANS AND ELEVATIONS

DRAWING NO.
A801

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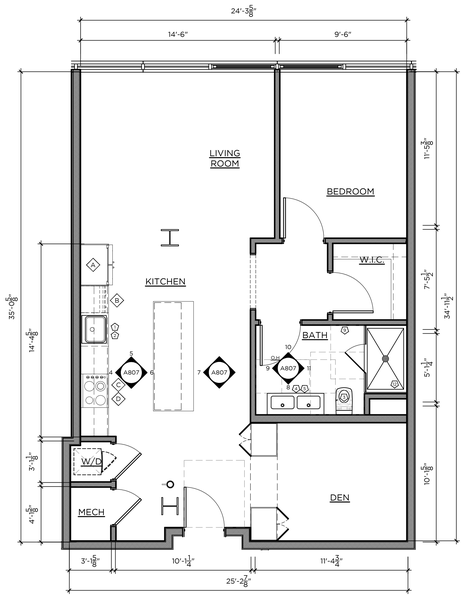
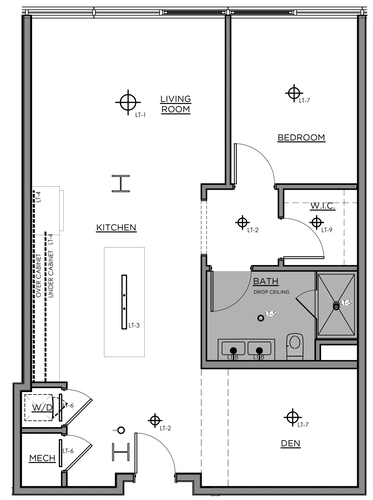
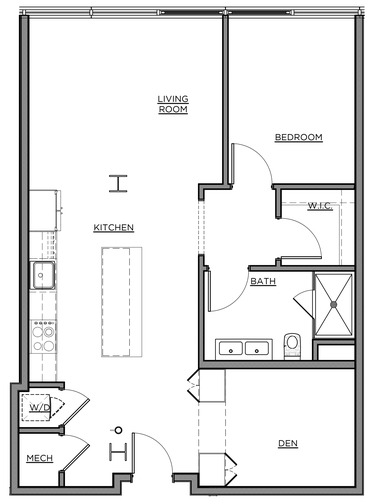


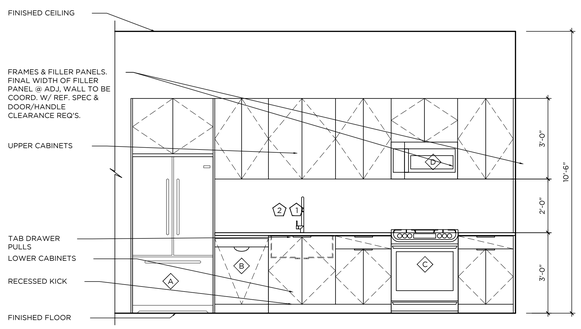
1 TYPE 8
1-BED / 1-BATH
1/4"=1'-0"



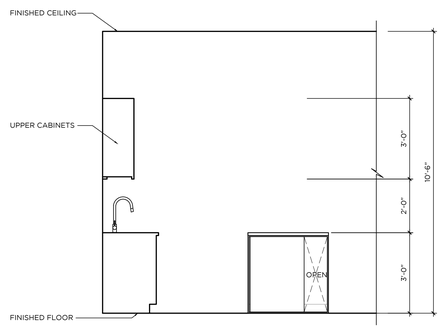
2 TYPE 8 - RCP
1-BED / 1-BATH
1/4"=1'-0"



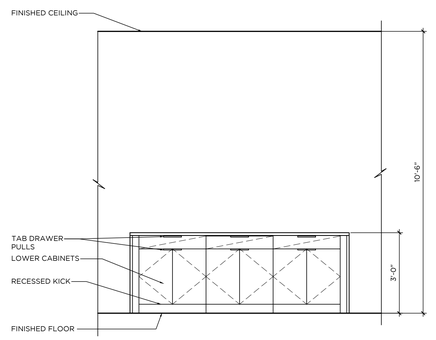
3 TYPE 8 - FINISH
1-BED / 1-BATH
1/4"=1'-0"



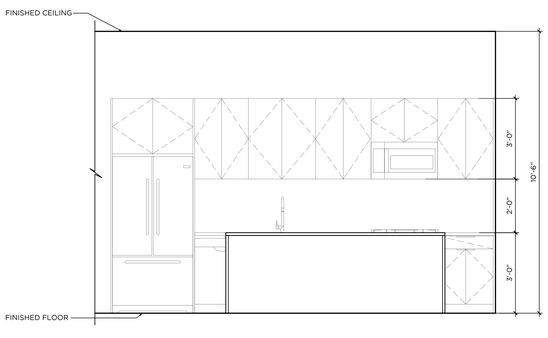
4 KITCHEN ELEVATION
1/2"=1'-0"



5 KITCHEN ELEVATION
1/2"=1'-0"



6 KITCHEN ELEVATION
1/2"=1'-0"



7 KITCHEN ELEVATION
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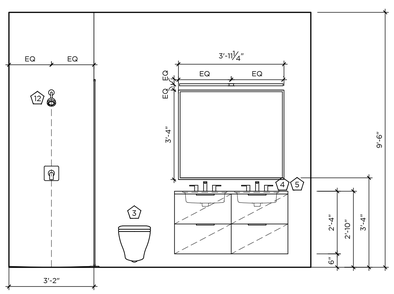
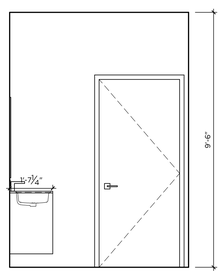
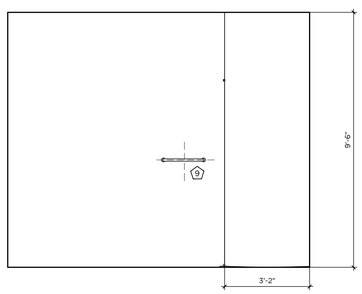


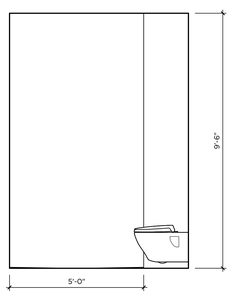
8 BATHROOM ELEVATION
1/2"=1'-0"



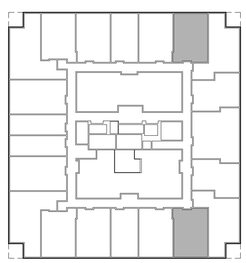
9 BATHROOM ELEVATION
1/2"=1'-0"



10 BATHROOM ELEVATION
1/2"=1'-0"



11 BATHROOM ELEVATION
1/2"=1'-0"



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CONSULTANTS

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Stantec
30 Oak Street #400
Stamford, CT (203) 352-1717

Structural:
Michael Horton Assoc.
780 East Main
Branford, CT (203) 481-9600 x 105

Civil:
Redniss & Mead
22 1st Street
Stamford, CT (203) 327-0500

Interior Design:
Granoff Architects
330 Railroad Avenue
Greenwich, CT (203) 625-9460

Landscape Architect:
Granoff Architects
330 Railroad Avenue
Greenwich, CT (203) 625-9460

Code Consultant:
Grew Design
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Woodbury, CT (203) 217-1074

ADA Consultant:
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102 Duane Road
Fort Totten, NY (718) 803-3782 x 7502

Fire Consultant:
Versteeg Associates
86 University Drive
Torrington, CT (860) 480-3951

Acoustical Consultant:
TLC (Acoustical Distinctions)
111 Summer Street #401
Stamford, CT (649) 948-2110

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Low Voltage:
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5030 Champion Boulevard
Boca Raton, FL (973) 575-8324

Elevator:
DTM
120 Broadway, #3654
New York, NY (212) 595-2388 x 102

Gym Consultant:
Gronk Fitness
7350 Transit Road
Williamsville, NY (508) 681-5753

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME:
MERRITT 7
BUILDING 101
101 MERRITT 7
NORWALK, CT 06851

JOB NO.: #####
DRAWN BY: **MM/RM/AK/CR** PROJ. MANAGER: **JG/SO**
DATE: **10/17/2025** SCALE: AS NOTED

DRAWING TITLE
TYPE 8 (1 BR) ENLARGED PLANS AND ELEVATIONS

DRAWING NO.
A807

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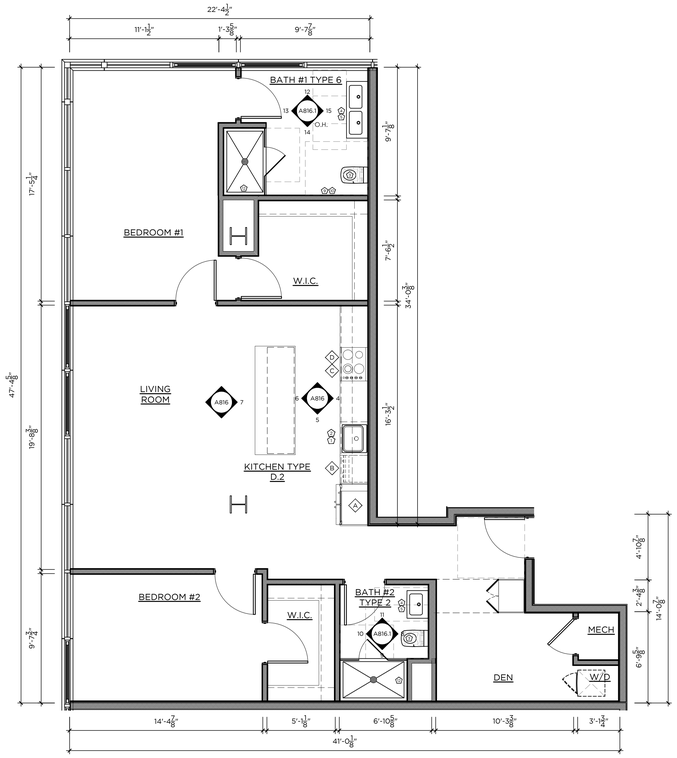
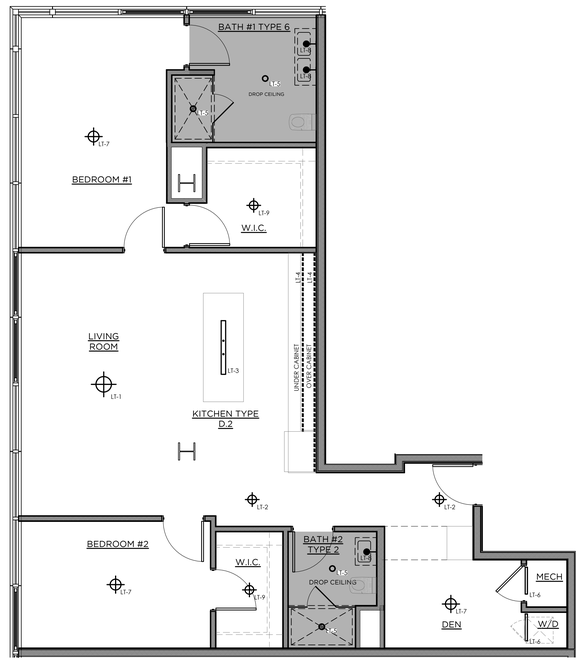
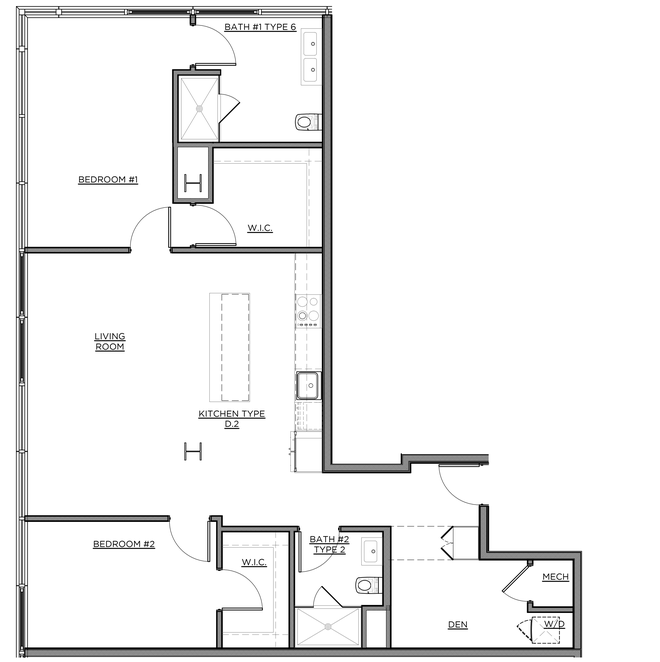


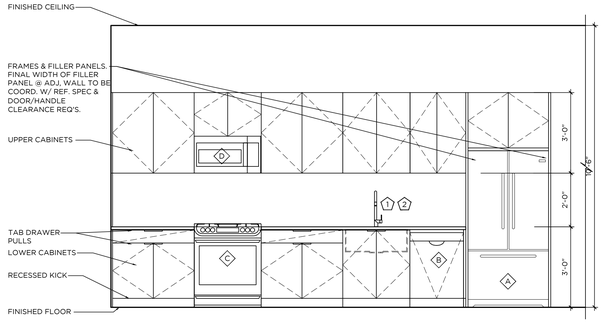
1 TYPE 17
2 BEDROOM / 2-BATH
1/4"=1'-0"



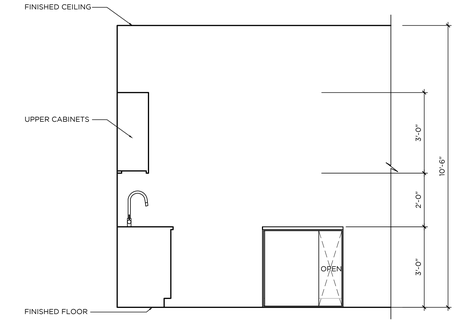
2 TYPE 17 - RCP
2 BEDROOM / 2-BATH
1/4"=1'-0"



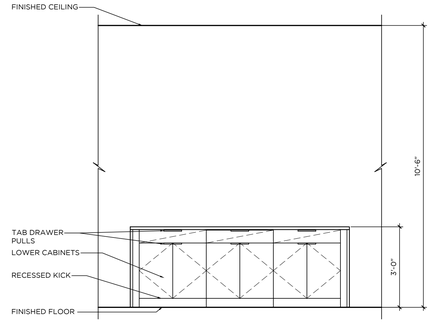
3 TYPE 17 - FINISH
2 BEDROOM / 2-BATH
1/4"=1'-0"



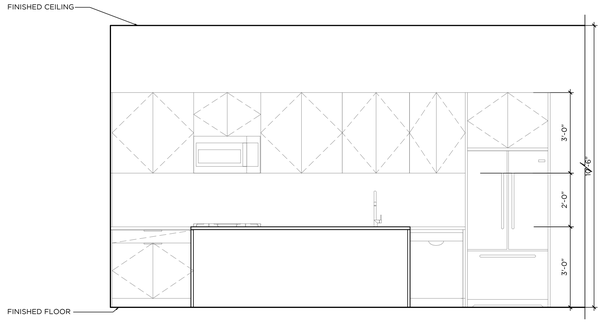
4 KITCHEN ELEVATION
1/2"=1'-0"



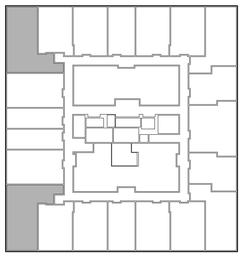
5 KITCHEN ELEVATION
1/2"=1'-0"



6 KITCHEN ELEVATION
1/2"=1'-0"



7 KITCHEN ELEVATION
1/2"=1'-0"



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Gym Consultant:
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7350 Transit Road
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REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE
PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME
MERRITT 7
BUILDING 101
101 MERRITT 7
NORWALK, CT 06851

JOB NO.: #####
DRAWN BY: MM/RM/AK/CR PROJ. MANAGER: JG/SO
DATE: 10/17/2025 SCALE: AS NOTED

DRAWING TITLE
TYPE 17 (2 BR) ENLARGED PLANS AND ELEVATIONS

DRAWING NO.
A816

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Oct 29, 2025 2:24pm P:\GA_Projects\Merritt 7\GA_Drawings\Merritt 7 A-TYPICAL FLOOR PLAN.dwg - Layout: A816 - User: TYRA S Hicks

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
69	TREES				
12	*Acer rubrum 'Armstrong'*	Red Maple	3" cal	X	Existing Relocated
28	*Acer rubrum 'October Glory'*	Red Maple	2-2.5" cal	X	Full canopy
7	*Cercis canadensis*	Redbud	1.5-2" cal	X	Full canopy
12	*Ostrya virginiana*	American Hophornbeam	8-10'	X	Multistem
10	*Ulmus americana 'Princeton'*	Princeton Elm	2-2.5" cal	X	Full canopy
128	SHRUBS				
39	*Hydrangea arb. 'Annabelle'*	Annabelle Hydrangea	3 gal	X	Full to base
89	*Ilex crenata 'Steeds'*	Inkberry Holly	3'		Full to base
6717	PERENNIALS				
380	*Calamagrostis 'Karl Foerster'*	Feather Reed Grass	2 gal		Existing Relocated
1100	*Carex pennsylvanica*	Sedge	LP	X	
275	*Deschampsia cespitosa*	Tufted Hair Grass	LP	X	
250	*Echinacea purpurea 'White Swan'*	White Swan Coneflower	LP	X	
250	*Liatris spicata*	Blazing Star	LP	X	
550	*Panicum virgatum 'Shenandoah'*	Switchgrass	LP	X	
12	*Parthenocissus quinquefolia*	Virginia Creeper	1 gal	X	
450	*Rudbeckia fulgida*	Black Eye Susan	LP	X	
200	*Schizachanium scoparium 'Standing Ovation'*	Little Blue Stem	LP	X	
2100	*Sedum ternatum*	Sedum	Pint	X	
900	*Sedum album 'Murale'*	Creeping Sedum	Pint		
250	*Sporobolus heterolepis*	Prarie Dropseed	LP	X	



EXISTING ACER RUBRUM 'ARMSTRONG'

ACER RUBRUM 'OCTOBER GLORY'

ULMUS AMERICANA 'PRINCETON'

CERCIS CANADENSIS

OSTRYA VIRGINIANA



HYDRANGEA ANABELLE



ILEX CRENATA



PANICUM V. 'SHENANDOAH'



RUDBECKIA FULGIDA 'GOLDSTURM' (TRANSPLANTS)



LIATRIS SPICATA



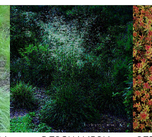
ECHINACEA PURPUREA 'WHITE SWAN'



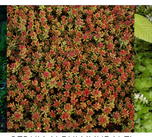
CAREX PENSYLVANICA



DESCHAMPSIA CESPITOSA



SEDUM ALBUM 'MURALE'



SEDUM TERNATUM



PARTHENOCISSUS QUINQUEFOLIA



LEGEND

- PROPOSED PLANTING SOIL
- PROPOSED SYNTHETIC TURF - (SYNLAWN)
- PROPOSED HARDSCAPE - PAVERS

SCALE: 1" = 30' - 0"

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Architect:
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REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE

PRELIMINARY - NOT FOR CONSTRUCTION

North

PROJECT NAME

MERRITT 7

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: **25005**

DRAWN BY: **RB/JS** PROJ. MANAGER: **JG/SO**

DATE: **12/17/2025** SCALE: AS NOTED

DRAWING TITLE

LANDSCAPE IMPROVEMENTS

DRAWING NO.

L02

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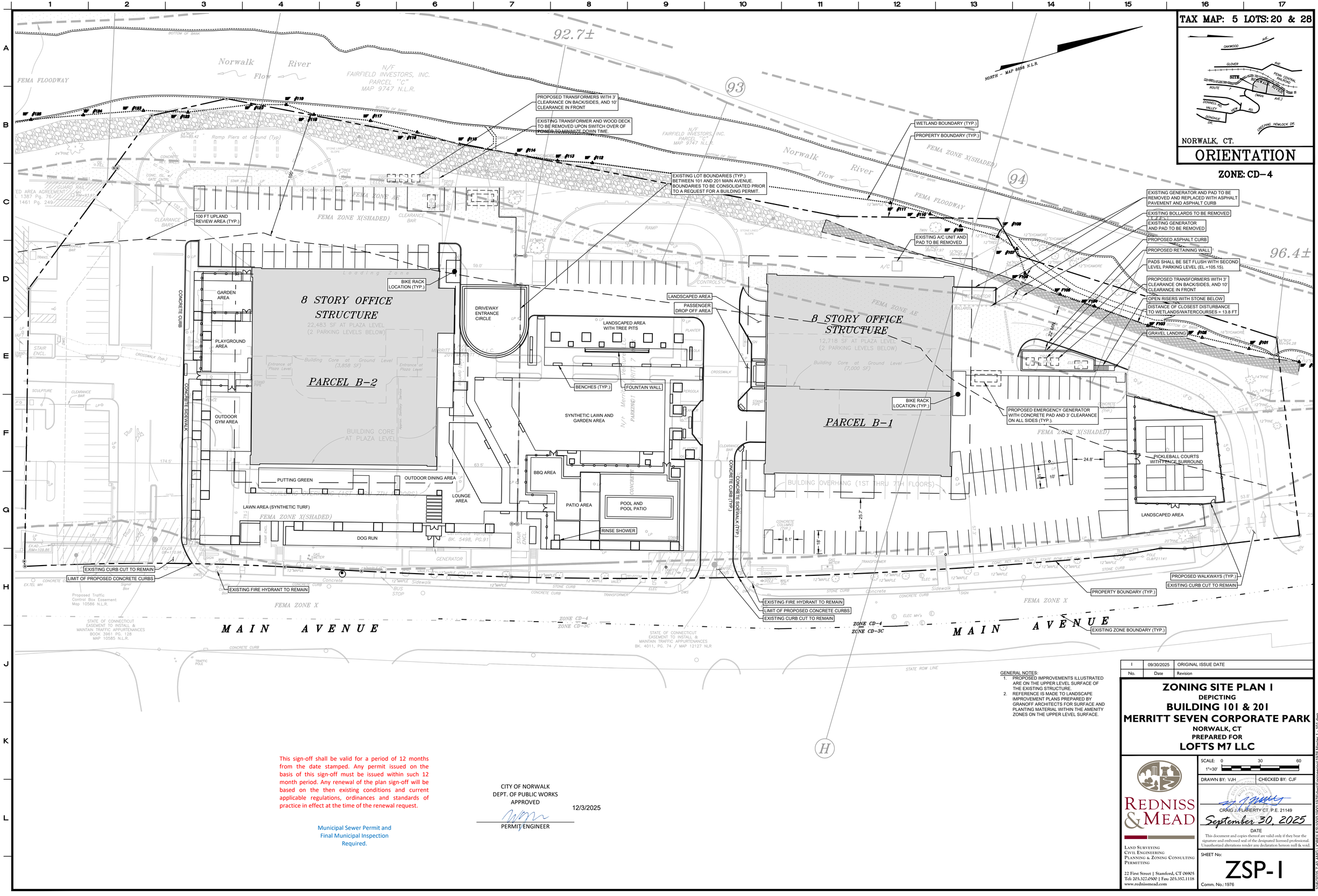
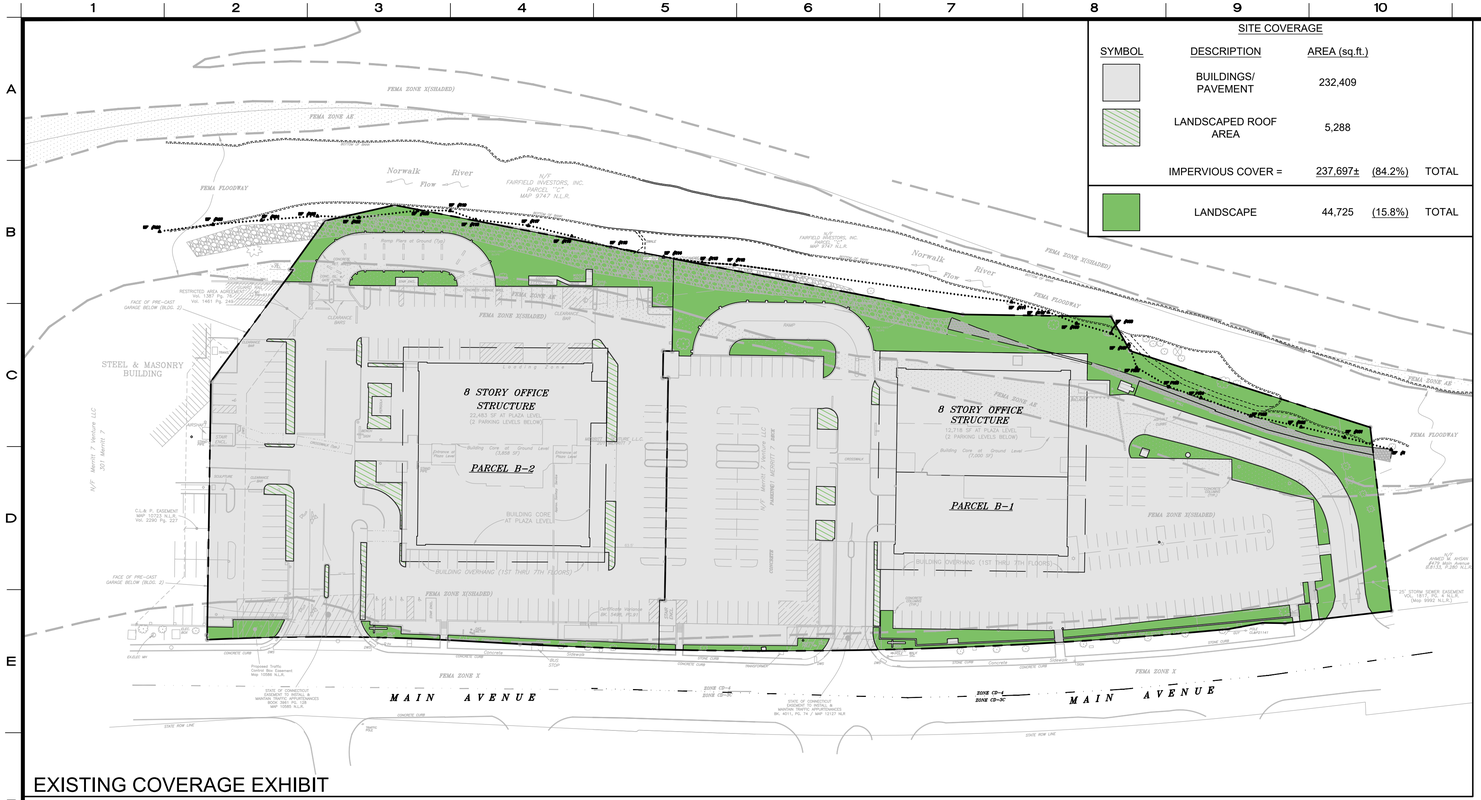
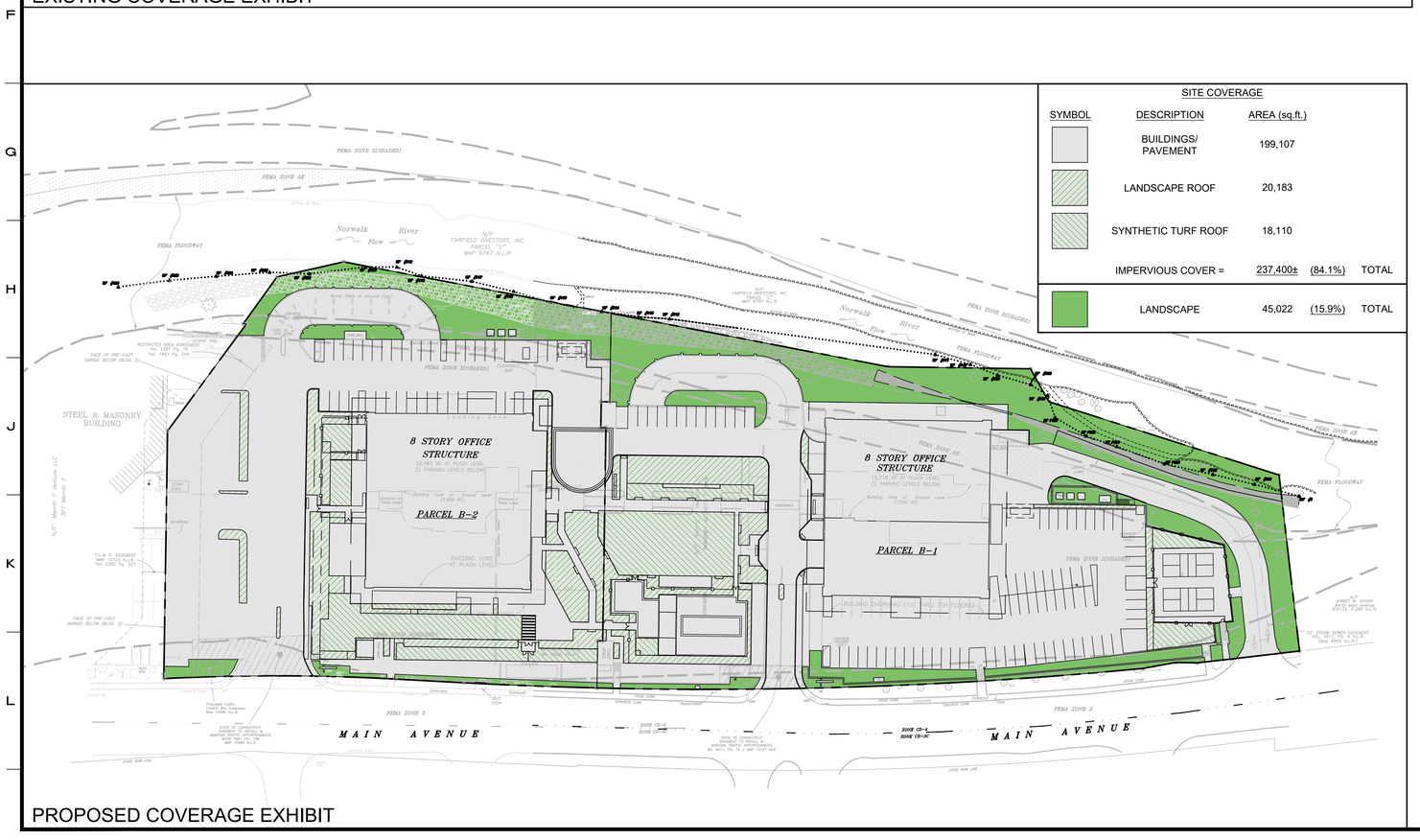

92.7±
96.4±
Norwalk River Flow
FEMA FLOODWAY
FEMA ZONE X(SHADED)
FEMA ZONE AE
FEMA ZONE X
N/F FAIRFIELD INVESTORS, INC. PARCEL "C" MAP 9747 N.L.R.
N/F FAIRFIELD INVESTORS, INC. PARCEL "A" MAP 9747 N.L.R.
NORTH - MAP 8888 N.L.R.
PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT
EXISTING TRANSFORMER AND WOOD DECK TO BE REMOVED UPON SWITCH OVER OF POWER TO MINIMIZE DOWN TIME.
EXISTING LOT BOUNDARIES (TYP.) BETWEEN 101 AND 201 MAIN AVENUE. BOUNDARIES TO BE CONSOLIDATED PRIOR TO A REQUEST FOR A BUILDING PERMIT.
WETLAND BOUNDARY (TYP.)
PROPERTY BOUNDARY (TYP.)
100 FT UPLAND REVIEW AREA (TYP.)
BIKE RACK LOCATION (TYP.)
LANDSCAPED AREA
PASSENGER DROP OFF AREA
EXISTING A/C UNIT AND PAD TO BE REMOVED
EXISTING GENERATOR AND PAD TO BE REMOVED AND REPLACED WITH ASPHALT PAVEMENT AND ASPHALT CURB
EXISTING BOLLARDS TO BE REMOVED
EXISTING GENERATOR AND PAD TO BE REMOVED
PROPOSED ASPHALT CURB
PROPOSED RETAINING WALL
PADS SHALL BE SET FLUSH WITH SECOND LEVEL PARKING LEVEL (EL.=105.15).
PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT
OPEN RISERS WITH STONE BELOW
DISTANCE OF CLOSEST DISTURBANCE TO WETLANDS/WATERCOURSES = 13.8 FT
GRAVEL LANDING
8 STORY OFFICE STRUCTURE
22,483 SF AT PLAZA LEVEL
(2 PARKING LEVELS BELOW)
Building Core at Ground Level (3,858 SF)
PARCEL B-2
8 STORY OFFICE STRUCTURE
12,718 SF AT PLAZA LEVEL
(2 PARKING LEVELS BELOW)
Building Core at Ground Level (7,000 SF)
PARCEL B-1
BUILDING CORE AT PLAZA LEVEL
BUILDING OVERHANG (1ST THRU 7TH FLOORS)
DRIVEWAY ENTRANCE CIRCLE
LANDSCAPED AREA WITH TREE PITS
BENCHES (TYP.)
FOUNTAIN WALL
SYNTHETIC LAWN AND GARDEN AREA
PERGOLA
BBQ AREA
PATIO AREA
POOL AND POOL PATIO
RINSE SHOWER
LOUNGE AREA
OUTDOOR DINING AREA
PUTTING GREEN
LAWN AREA (SYNTHETIC TURF)
DOG RUN
GARDEN AREA
PLAYGROUND AREA
OUTDOOR GYM AREA
CONCRETE CURB
CONCRETE SIDEWALK
CONCRETE CURB (TYP.)
CONCRETE SIDEWALK (TYP.)
PROPOSED EMERGENCY GENERATOR WITH CONCRETE PAD AND 3' CLEARANCE ON ALL SIDES (TYP.).
PICKLEBALL COURTS WITH FENCE SURROUND
LANDSCAPED AREA
EXISTING CURB CUT TO REMAIN
LIMIT OF PROPOSED CONCRETE CURBS
EXISTING FIRE HYDRANT TO REMAIN
PROPOSED WALKWAYS (TYP.)
PROPERTY BOUNDARY (TYP.)
EXISTING ZONE BOUNDARY (TYP.)
MAIN AVENUE
ZONE CD-4
ZONE CD-3C
STATE OF CONNECTICUT EASEMENT TO INSTALL & MAINTAIN TRAFFIC APPURTENANCES BOOK 3961 PG. 128 MAP 10585 N.L.R.
STATE OF CONNECTICUT EASEMENT TO INSTALL & MAINTAIN TRAFFIC APPURTENANCES BK. 4011, PG. 74 / MAP 12127 NLR
Proposed Traffic Control Box Easement Map 10588 N.L.R.
Certificate Variance BK. 5498, PG.91
STATE ROW LINE
BUS STOP
GENERATOR
TRANSFORMER
GAS METER
TELECOM
ELEC MH's
SIGN
STAIR ENCL.
CROSSWALK
CONCRETE CURB
STONE CURB
CONCRETE SIDEWALK
TRAFFIC POLE
DWS
SCULPTURE
CLEARANCE BAR
FENCE
GUARD RAIL
CONCRETE GARAGE
STONE LINED SLOPE
RAMP
Ramp Piers at Ground (Typ)
Loading Zone
Entrance at Plaza Level
Service Entrance
Sanitary Sewer
Storm Drain
Water
Gas
Telecom
Overhead Wires
Underground Electric
Proposed Underground Electric
Proposed Gas
Proposed Water
Proposed Storm Drain
Proposed Sanitary Sewer
Proposed Telecom
Proposed Overhead Wires



EXISTING COVERAGE EXHIBIT

SITE COVERAGE

SYMBOL	DESCRIPTION	AREA (sq.ft.)		
	BUILDINGS/ PAVEMENT	232,409		
	LANDSCAPED ROOF AREA	5,288		
	IMPERVIOUS COVER =	237,697±	(84.2%)	TOTAL
	LANDSCAPE	44,725	(15.8%)	TOTAL



PROPOSED COVERAGE EXHIBIT

SITE COVERAGE

SYMBOL	DESCRIPTION	AREA (sq.ft.)		
	BUILDINGS/ PAVEMENT	199,107		
	LANDSCAPE ROOF	20,183		
	SYNTHETIC TURF ROOF	18,110		
	IMPERVIOUS COVER =	237,400±	(84.1%)	TOTAL
	LANDSCAPE	45,022	(15.9%)	TOTAL



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) Consolidateed 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.

No.	Date	Revision
I	09/30/2025	ORIGINAL ISSUE DATE

ZONING SITE PLAN 2
DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
LOFTS M7 LLC

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: 1"=30' (0, 30, 60)
DRAWN BY: VJH | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149
September 30, 2025
DATE
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SHEET No:
ZSP-2
Comm. No.: 1976

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PAD TO BE SET AT 94.7 (2' ABOVE BFE)

SILT FENCE (TYP.)

PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT

EXISTING TRANSFORMER AND WOOD DECK TO BE REMOVED UPON SWITCH OVER OF POWER TO MINIMIZE DOWN TIME

PROPOSED EMERGENCY GENERATOR WITH CONCRETE PAD AND 3' CLEARANCE ON ALL SIDES TO BE LOCATED ON PLAZA LEVEL

TWO (2) 5" ELECTRICAL CONDUITS TO CONNECT TO EXISTING CONDUIT PATH AS REQUIRED BY EVERSOURCE (TYP.)

EXISTING A/C UNIT AND PAD TO BE REMOVED

EXISTING GENERATORS AND PAD TO BE REMOVED

TWO (2) 5" ELECTRICAL CONDUITS FOR PRIMARY POWER (TYP.)

PADS SHALL BE SET FLUSH WITH SECOND LEVEL PARKING (EL.=105.15±)

PROPOSED TRANSFORMERS WITH 3' CLEARANCE ON BACK/SIDES, AND 10' CLEARANCE IN FRONT

PROPOSED ELEVATED PRIMARY MANHOLE (TYP.)

TWO (2) 5" ELECTRICAL CONDUITS FOR PRIMARY POWER (TYP.)

RETAINING WALL (TOP OF WALL = 105.15±)

PROPOSED EMERGENCY GENERATOR WITH CONCRETE PAD AND 3' CLEARANCE ON ALL SIDES TO BE LOCATED ON PLAZA LEVEL

EXISTING GAS SERVICE TO REMAIN. NEW METER AND REGULATOR ASSEMBLIES TO BE PROVIDED AS DIRECTED BY EVERSOURCE.

APPROXIMATE LOCATION OF EXISTING 8" SEWER SERVICE. SERVICE TO BE UPGRADED TO 10" PVCP IN SAME LOCATION.

DOGHOUSE SEWER MANHOLE TO BE INSTALLED AT EXISTING LATERAL CONNECTION FOR PROPOSED 10" SEWER SERVICE UPGRADE. CONTRACTOR SHALL CONFIRM DEPTH OF SERVICE AND SEWER MAIN VIA TEST PIT TO DETERMINE REQUIRED STRUCTURE DIMENSIONS.

CONCRETE SIDEWALK AND BELGIUM BLOCK CURB SHALL BE REPLACED WHERE DAMAGED BY MANHOLE INSTALLATION. CONCRETE SIDEWALK SHALL BE REPLACED TO THE NEAREST SCORE JOINTS.

CONCRETE SIDEWALK AND CONCRETE CURB SHALL BE REPLACED IN KIND. CONCRETE SIDEWALK SHALL BE REPLACED TO THE NEAREST SCORE JOINTS.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

SITE UTILITY PLAN
DEPICTING
BUILDING 101 & 201
MERRITT SEVEN CORPORATE PARK
NORWALK, CT
PREPARED FOR
LOFTS M7 LLC

SCALE: 1"=30' (0, 30, 60)

DRAWN BY: VJH | CHECKED BY: CJF

CRAIG J. FLAHERTY CT. P.E. 21149

September 30, 2025

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REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
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SHEET No: SE-1

Comm. No.: 1976

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GENERAL NOTES:

1. These drawings are intended only to depict the design of site improvements and utilities. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.
2. All survey data, boundary lines, topography, building locations and area calculations are from surveys prepared by Redniss & Mead, Inc. entitled "Property & Topographic Survey depicting Building 101" and "Property & Topographic Survey depicting Building 201", each last revised 8/28/2025. Elevations depicted or labeled are based on NAVD-88.
3. Refer to plans prepared by Granoff Architects for information and design of the building modifications. These drawings depict site plans corresponding to the latest architectural plans received on 9/5/2025.
4. Wetlands depicted hereon were field identified and flagged (by source unknown) and located by Redniss & Mead on 7/7/2025.
5. Property lies in the CD-4 zoning district.
6. Reference is made to FEMA Flood Insurance Rate Map (FIRM) Panel No. 393 of 626, Map No. 09001C0393G, effective date October 16, 2013. 100-year Flood Line Range (BFE 91.7' - 96.4') per FEMA Flood Insurance Study (FIS) Profile 269P (Norwalk River).
7. All construction shall comply with the City of Norwalk requirements, the State of Connecticut Basic Building Code, Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition), and FEMA Flood Regulations.
8. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with CITY standards unless approved deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 818 with the latest special Provisions and Typical State Standard Details.
9. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.
10. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.
11. The property is served by public water and sewers.
12. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.
13. 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.
14. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.
16. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted
17. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.
18. The engineering division of the Department of Public Works and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.
20. No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.
21. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

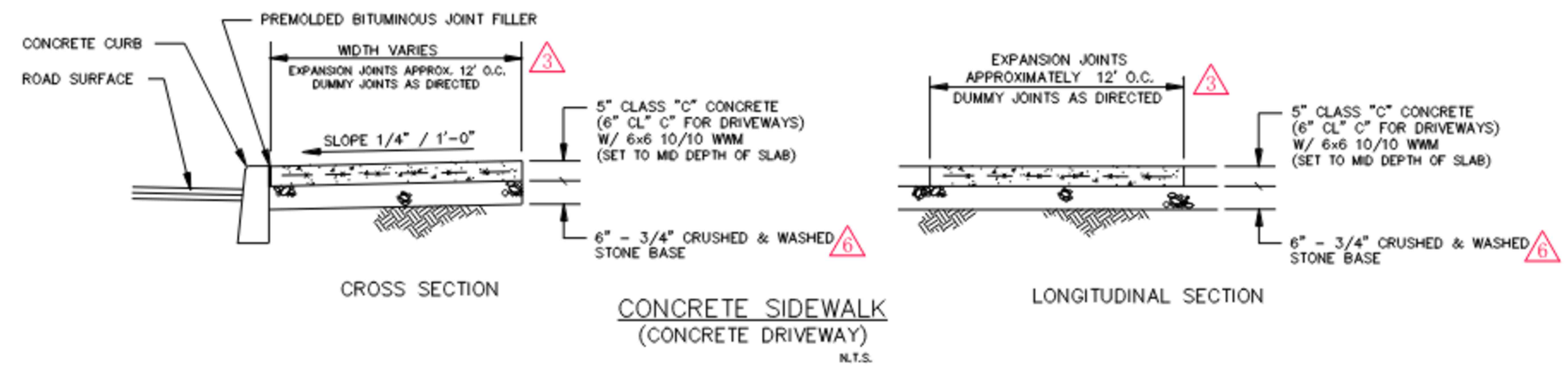
22. Earth slopes shall be no steeper than 2:1 (horz.:vert.)
23. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.
24. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
25. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.
26. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No, 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
27. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
28. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.
29. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

UTILITIES:

30. Utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
31. Easements may be required in favor of the various utility companies.
32. Electric services shall be installed in conformance to the requirements of the governing utility companies.
33. It is the contractor's responsibility to install utilities as shown on this sheet. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.
34. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
35. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
36. Utility connections at building face shall be coordinated with the building contractors.
37. The contractor must supply and install drag lines with all conduits.
38. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
39. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
40. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
41. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

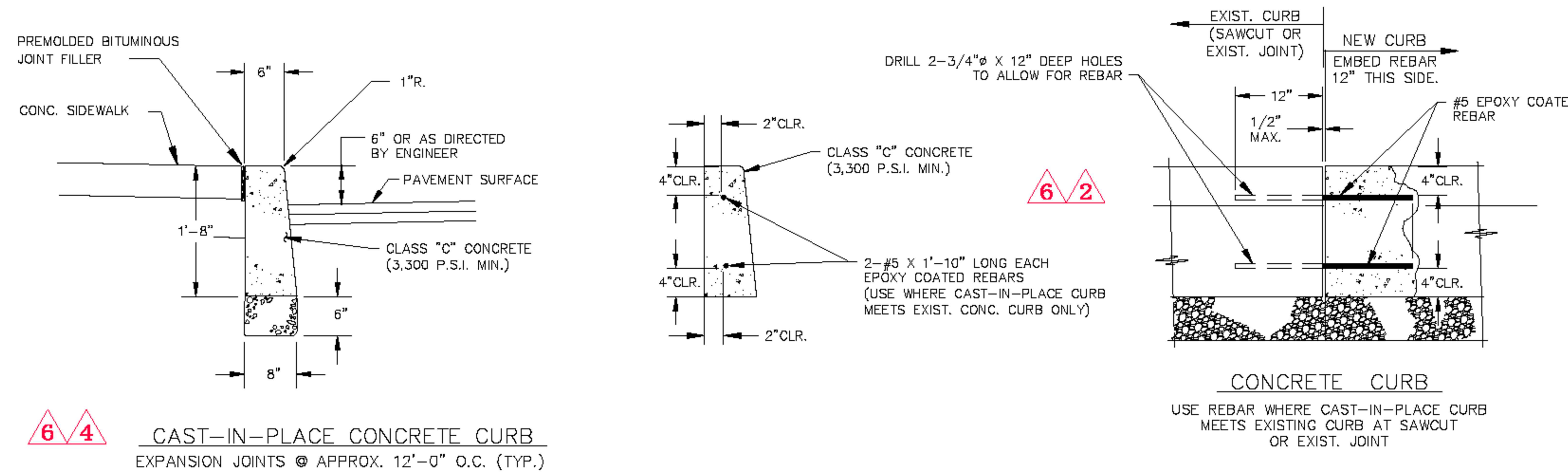
Electric	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Sewer System	Green	Caution Sewer Line Buried Below

42. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.
43. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.
44. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.
45. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.
46. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
47. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.
48. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.
49. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.
50. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).
51. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.
52. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.
53. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.
54. Finished paving shall be free of "bird baths" and be smooth at the slopes specified on the plans.
55. Finished grade shall be within 1/2 inch of that noted on the drawings.
56. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.
57. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
58. Removal of pavement markings along state road ways shall be completed by non-destructive method in compliance with the CT DOT Form 818 Section 12.11 as revised.
59. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
60. All signs and pavement markings installed along the state road must conform to the ``Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
61. All pavement striping and replacement shall conform to the City of Norwalk standards and the latest edition of AASHTO Highway Design Manual.



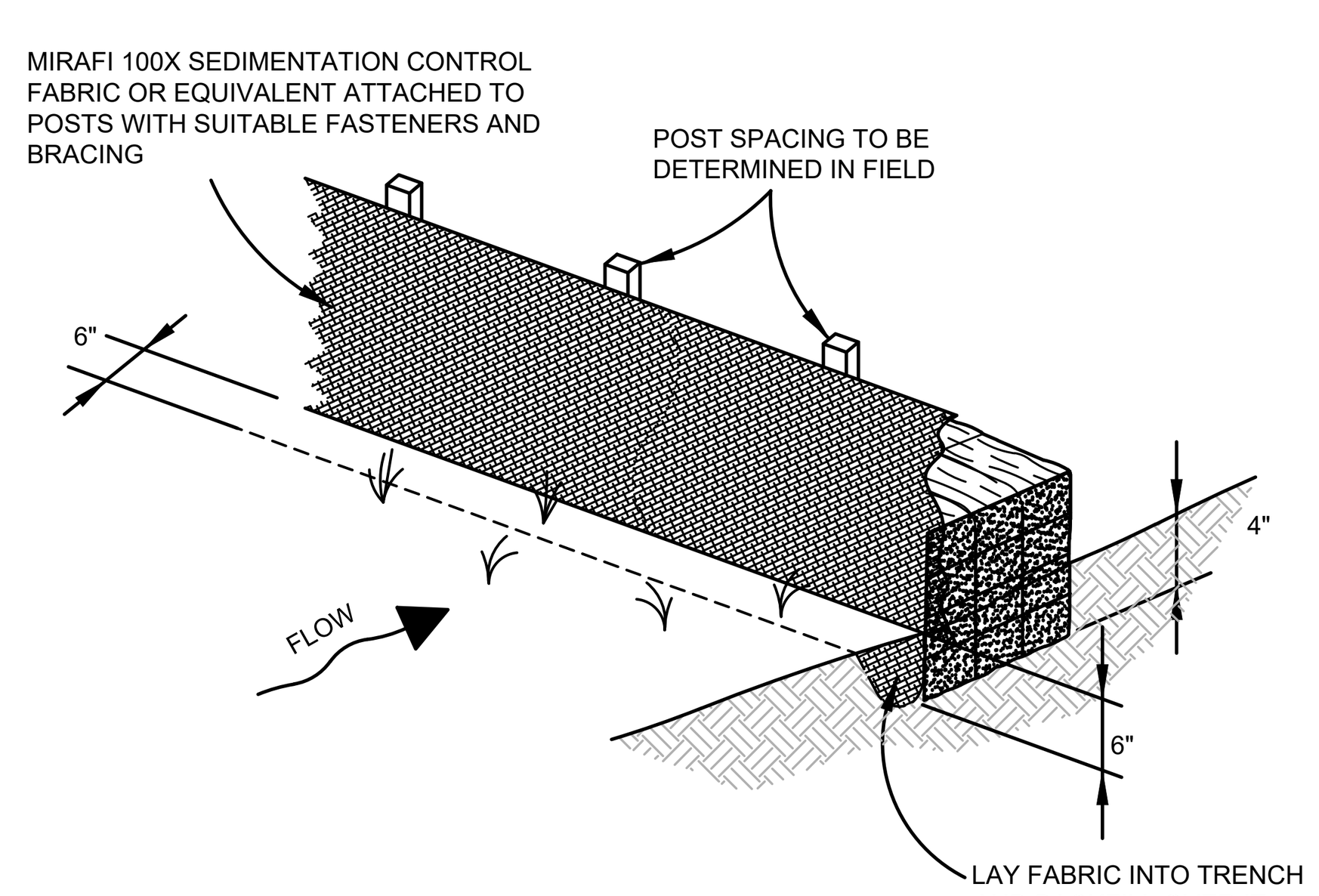
STANDARD CITY OF NORWALK CONCRETE SIDEWALK DETAIL

N.T.S.



STANDARD CITY OF NORWALK CONCRETE CURB DETAIL

N.T.S.



FABRIC & POST SILTATION BARRIER W/ HAY BALES

(SILT FENCE)

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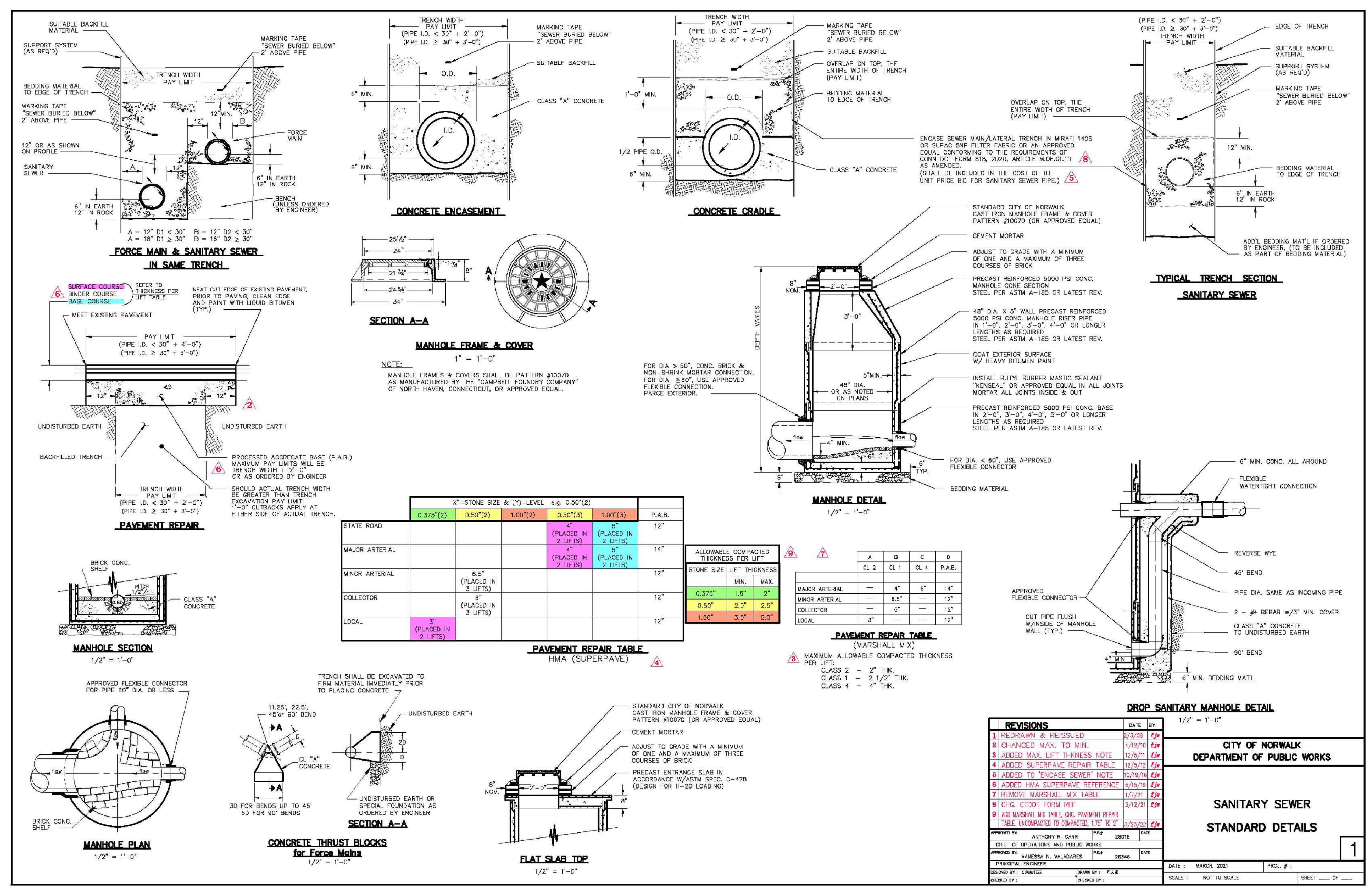

	X"=STONE SIZE & (Y)=LEVEL e.g. 0.50"(2)					
	0.375"(2)	0.50"(2)	1.00"(2)	0.50"(3)	1.00"(3)	P.A.B.
STATE ROAD				4" (PLACED IN 2 LIFTS)	6" (PLACED IN 2 LIFTS)	12"
MAJOR ARTERIAL				4" (PLACED IN 2 LIFTS)	6" (PLACED IN 2 LIFTS)	14"
MINOR ARTERIAL		6.5" (PLACED IN 3 LIFTS)				12"
COLLECTOR		6" (PLACED IN 3 LIFTS)				12"
LOCAL	3" (PLACED IN 2 LIFTS)					12"

PAVEMENT REPAIR TABLE
HMA (SUPERPAVE)

ALLOWABLE COMPACTED THICKNESS PER LIFT		
STONE SIZE	LIFT THICKNESS	
	MIN.	MAX.
0.375"	1.5"	2"
0.50"	2.0"	2.5"
1.00"	3.0"	5.0"

	A	B	C	D
	CL 2	CL 1	CL 4	P.A.B.
MAJOR ARTERIAL	—	4"	6"	14"
MINOR ARTERIAL	—	6.5"	—	12"
COLLECTOR	—	6"	—	12"
LOCAL	3"	—	—	12"

PAVEMENT REPAIR TABLE
(MARSHALL MIX)

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

REVISIONS		DATE	BY
1	REDRAWN & REISSUED	2/3/09	fjw
2	CHANGED MAX. TO MIN.	4/12/10	fjw
3	ADDED MAX. LIFT THKNESS NOTE	12/5/11	fjw
4	ADDED SUPERPAVE REPAIR TABLE	12/5/12	fjw
5	ADDED TO 'ENCASE SEWER' NOTE	10/19/16	fjw
6	ADDED HMA SUPERPAVE REFERENCE	5/15/19	fjw
7	REMOVE MARSHALL MIX TABLE	1/7/21	fjw
8	CHG. CTDOT FORM REF	3/12/21	fjw
9	ADD MARSHALL MIX TABLE, CHG. PAVEMENT REPAIR TABLE. UNCOMPACTED TO COMPACTED, 1.75" TO 2"	3/23/22	fjw

APPROVED BY: ANTHONY R. CARR P.E.# 28018 — CHIEF OF OPERATIONS AND PUBLIC WORKS
APPROVED BY: VANESSA N. VALADARES P.E.# 28346 — PRINCIPAL ENGINEER
DESIGNED BY: COMMITTEE DRAWN BY: F.J.W.
DATE: MARCH, 2021 SCALE: NOT TO SCALE

STANDARD CITY OF NORWALK SANITARY SEWER AND PAVEMENT REPAIR DETAILS

N.T.S.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

NOTES & DETAILS

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
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PREFERRED:

ALTERNATE:
(SEE NOTE 3)

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

FIG. 1
2 DUCTS

FIG. 2
4 DUCTS

FIG. 2A
4 DUCTS

FIG. 3
6 DUCTS

FIG. 3A
6 DUCTS

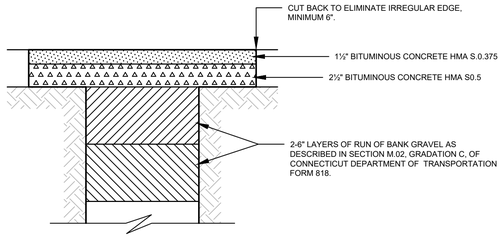
FIG. 4
8 DUCTS

FIG. 4A
8 DUCTS

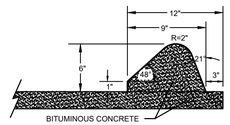
NOTES:

1. AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
2. MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
   a) STATE HIGHWAYS - 36"
   b) RAILROAD TRACKS - 60"
   c) ALL OTHER AREAS - 24"
3. IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
4. CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-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.
5. DUCTS SHALL BE SCHEDULE 40 PVC.

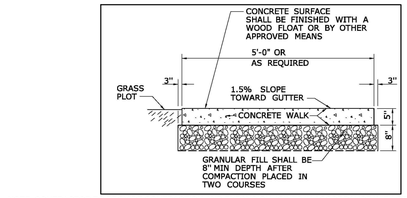
CONDUIT BANK CONSTRUCTION
N.T.S.



ASPHALT TRENCH REPAIR
(ON-SITE PAVEMENT ONLY)
N.T.S.

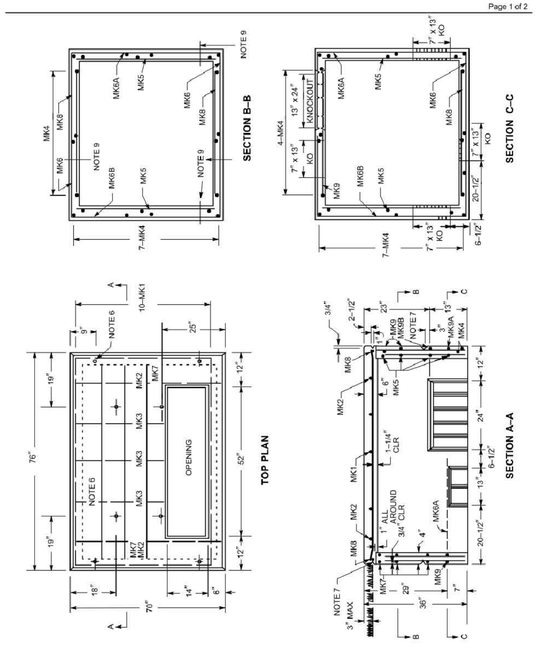


BITUMINOUS CONCRETE LIP CURBING
(ON-SITE ONLY)
N.T.S.

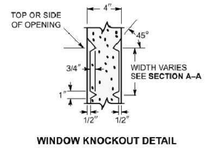


NOTE: CONTRACTOR TO PROVIDE CONTRACTION AND EXPANSION JOINTS IN ACCORDANCE WITH CT DOT REQUIREMENTS.

CT DOT SIDEWALK
(STATE SIDEWALK)
N.T.S.



BAR SCHEDULE											
MARK NO	MK1	MK2	MK3	MK4	MK5	MK6	MK6A	MK6B	MK7	MK8	MK9
SIZE	#6	#4	#4	#3	#4	#4	#4	#4	#4	#4	#4
NO OF BARS	10	2	3	22	8	7	1	1	2	7	1
DIMENSIONS	62"	56"	41"	29"	67"	74"	26"	38"	68"	56"	29"



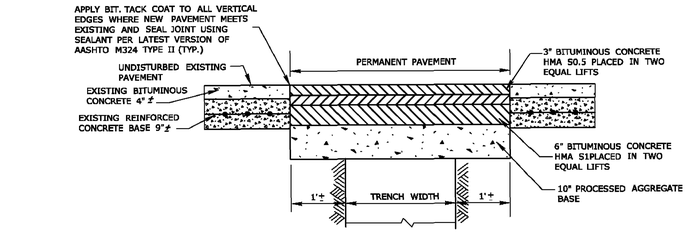
WINDOW KNOCKOUT DETAIL

Notes
1. **Roof Design Load**: 4000 lbs spread over 1–foot–square area anywhere on roof.
2. **Walls**: Soil pressure of equivalent fluid pressure of 33 pcf. Surcharge of 2.5 feet of soil weighing 120 pcf.
3. **Concrete**: 4000 psi at 28 days. Entrained air 6–9 percent.
4. **Steel**: ASTM A615–1992, Grade 40.
5. All concrete and reinforcement in accordance with ACI 318–1999.
6. 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
7. Provide 3–inch–long groove (3/4 inch x 1 inch) for lifting sling at each corner, each side.
8. Manufacturer's identification and month/year when manufactured shall be legibly marked in/on concrete in the side.
9. Zinc alloy inserts 3/4 inch – 10 inches x 3 inches for cable pulling. To be located 4 inches above (7 inch x 13 inch) knockouts (four).

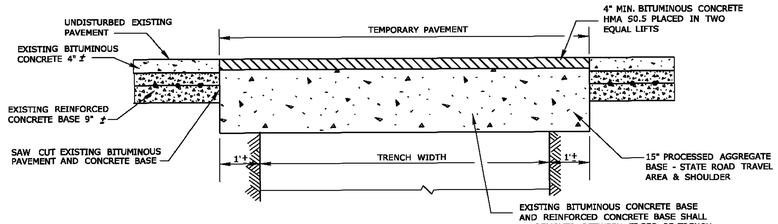
ORIGINAL	PAD – PRECAST CONCRETE – THREE–PHASE TRANSFORMER			
12/21/78	500–2500 KVA–76" x 70" x 36"			
APPROVED				
3/1/02	NORTHEAST UTILITIES	MATERIAL SPECIFICATION	SPC P–015	7

TRANSFORMER DETAIL
N.T.S.

ORIGINAL	PAD – PRECAST CONCRETE – THREE–PHASE TRANSFORMER			
3/12/82	500–2500 KVA – 76"x 70" x 36"			
APPROVED				
3/1/02	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:
1. CT DOT DISTRICT 3 WILL REQUIRE PAVEMENT TO BE PURCHASED FROM A PREFERRED DOT VENDOR LIST FOR BASE MATERIAL AND ASPHALT PAVEMENT.
2. 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.

No.	Date	Revision
1	09/30/2025	ORIGINAL ISSUE DATE

NOTES & DETAILS
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: N.T.S.
DRAWN BY: VJH CHECKED BY: CJF
CRAIG J. FLAHERTY CT. P.E. 21149
September 30, 2025
DATE
This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No: SE-3
Comm. No.: 1976

9/18/2025 9:25 AM G:\JOB\FILES\1000\1900\1976\dwg\Engineering\1976 Master 1 - 101.dwg

Daniel C. Chapple

From: Vincent Hynes <v.hynes@rednissmead.com>
Sent: Tuesday, December 2, 2025 3:45 PM
To: Lisa L. Feinberg
Subject: FW: 101 & 201 Merritt 7 - Proposed Office to Residential Conversion - Plan Review - DPW Engineering Comments
Attachments: DPW Eng_Comments Letter_101-201 Merritt 7_2025-12-01.pdf; FW: 3 Elmcrest Terrace, Norwalk - Covered Parking Area - drainage question

Hi Lisa,

Meant to copy you on this earlier. Received DPW comments and sent the below back in response. Let me know if you have any questions.

Vince

VINCENT HYNES, P.E.
SENIOR ENGINEER
(203) 327-0500 x15162
We enhance properties and communities through exceptional land use services.

REDNISS & MEAD

Celebrating Our DARIEN Portfolio...Click Here!

From: Vincent Hynes <v.hynes@rednissmead.com>
Sent: Tuesday, December 2, 2025 12:43 PM
To: Cardascia, Christine <CCardascia@norwalkct.gov>
Cc: Meehan, James <jmeehan@norwalkct.gov>; Giron, Wilber <wgiron@norwalkct.gov>; DPW, Permits <DPWPermits@norwalkct.gov>
Subject: RE: 101 & 201 Merritt 7 - Proposed Office to Residential Conversion - Plan Review - DPW Engineering Comments

Hi Christine / Wilber,

Thanks for discussing earlier. Below are initial responses as we head to our Planning and Zoning Commission meeting tomorrow evening.

1. The consolidation of parcels is pending the approval being sought. The consolidation map will be submitted prior to a Building Permit request and the documentation updated to reflect the consolidation across all materials.
2. Understood. At the time of a Building Permit request, the plans will be updated to include additional notation that the proposed lateral connection shall utilize the City's drop sanitary manhole connection detail (provided on sheet SE-2) and any bends are to occur on private property.
3. It is intended that the proposed sanitary manhole will be constructed to the City standards. Given construction type and location in the right-of-way, it is intended that it will be owned by the City.

4. Upon our discussion earlier, one distinction is that this is an existing condition drainage system. The proposed work does not include modification to the lower-level catch basins which are interconnected with the upper-level drains and eventually discharge to the river.

   Another distinction is that this is an open garage and not an enclosed garage, so the lower-level drains are open to the elements. Attached is an email chain where this was discussed with an Environmental Analyst at the State Water Permitting and Enforcement Division. His interpretation was ultimately agreed with on that project, and I believe DPW/WPCA have since used the same decision making for open garages. With that, we offer that the lower-level drainage system is an existing condition to remain, but that we add signage at nearby (to the drains) column lines indicating that the drains discharge to the Norwalk River and that no vehicle washing or commercial activity occur.
5. Understood. No trees proposed for removal in the right-of-way.

Please let me know if you have any questions.

Thanks,

Vince

VINCENT HYNES, P.E.
SENIOR ENGINEER
(203) 327-0500 x15162
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REDNISS & MEAD

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From: Cardascia, Christine <CCardascia@norwalkct.gov>
Sent: Monday, December 1, 2025 3:57 PM
To: Vincent Hynes <v.hynes@rednissmead.com>
Cc: Meehan, James <jmeehan@norwalkct.gov>; Giron, Wilber <wgiron@norwalkct.gov>; DPW, Permits <DPWPermits@norwalkct.gov>
Subject: 101 & 201 Merritt 7 - Proposed Office to Residential Conversion - Plan Review - DPW Engineering Comments

See attached the Department of Engineering's Plan Review Comments for the proposed Office to Residential Conversion to be located at 101 & 201 Merritt 7.

Should you have any questions, please don't hesitate to contact me.

Best,
Christine Cardascia, P.E.
Assistant Engineer / Department of Engineering
City of Norwalk
125 East Avenue
Norwalk, CT 06856
Office: (203) 854-7873
www.norwalkct.gov
ccardascia@norwalkct.gov

DEPARTMENT OF ENGINEERING

CITY OF NORWALK
Wilber Giron, P.E.
Permit Engineer /
Department of Engineering
125 East Avenue
Norwalk, CT 06851
Office: (203) 854-7801
Permits: (203) 854-4161
www.norwalkct.gov
wgiron@norwalkct.gov
dpwpermits@norwalkct.gov

December 3, 2025

Sent via email to: v.hynes@rednissmead.com

Vincent Hynes, P.E.
Senior Engineer
Redniss and Mead, Inc.

RE: 101 Merritt 7 (District 05, Block 37, Lot 20)
201 Merritt 7 (District 05, Block 37, Lot 28)
Proposed Office to Residential Conversion
Department of Engineering's Plan Review Conditional Sign-Off

Dear Mr. Hynes:

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

The following documents were provided and included in our review:

- Site Plan titled "Zoning Site Plan I Depicting Building 101 & 201 Merritt Seven Corporate Park Norwalk, CT Prepared for Lofts M7 L.L.C.," prepared by Redniss and Mead, Inc., dated 09/30/2025
- Engineering Report titled "Site Engineering Report Prepared For Lofts M7 L.L.C. Building 101 & 201 Merritt Seven Corporate Park Norwalk, CT," prepared by Redniss and Mead, Inc., dated 09/10/2025
- Email Response from Vincent Hnes, P.E., dated 12/2/2025

The aforementioned documents are in compliance with the City's current standards and Drainage Manual. Therefore, the Department of Engineering has no objection to the project moving forward with the following condition(s):

1. The plans shall be revised to clearly indicate that the proposed lateral connection into the existing manhole is required to utilize the City's Drop Sanitary Manhole Connection Detail. The corresponding detail sheet shall be explicitly referenced in the callout. Additionally, the lateral shall contain no bends within the City right-of-way. All of these items shall be addressed and corrected prior to the issuance of permits.

2. A DPW Sewer Permit, in conformance with DPW's Permit Provisions, is required for the proposed work. The contractor shall email DPWpermits@norwalkct.gov to obtain the required permit(s) prior to the commencement of the work.
    a. Payment of the sewer connection fees shall be submitted to the Water Pollution Control Authority (WPCA) prior to the issuance of a DPW sewer permit.
    b. In addition to a DPW Sewer Permit, a Building and Code Enforcement permit shall be required for sanitary sewer work performed within the property.
    c. Any existing trees that are to be removed within the City's right-of-way that are 8 inches or greater in caliper, will require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with the City Code Chapter 112.
        i. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.
3. The property owner is responsible for confirming with each City department if approval is required prior to the commencement of work.
4. The following must be submitted prior to the issuance of a Certificate of Occupancy/Compliance.
    a. A set of as-built plans shall be submitted along with a certificate from a licensed professional stating that the construction has been built according to City standards.
    b. The size and quantity of existing/proposed water meter(s) for the project.
5. This sign-off shall be valid for a period of 12-months from the date stamped on the plan. Any permit issued on the basis of this sign-off must be issued within such 12-month period. Any renewal of the plan sign-off will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

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

Sincerely,

Wilber Giron, P.E.
Permit Engineer

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

CARMODY
TORRANCE | SANDAK | HENNESSEY LLP

Lisa L. Feinberg
Partner
Phone: 203.252.2677
Fax: 203.325.8608
LFeinberg@carmodylaw.com

1055 Washington Blvd.
4th Floor
Stamford, CT 06901

January 13, 2026

VIA ELECTRONIC 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
Supplemental Materials
Site Plan Application #2025-79 SPR
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, on October 24, 2025, the Applicant submitted an application requesting Site Plan review with the Norwalk Planning & Zoning Commission (the "Commission") requesting approval to convert the existing two (2) office buildings on the Property into approximately 300 apartment homes with related amenities (the "Application"). The Commission will consider the Application at a public meeting on January 21, 2026.

On January 5, 2026, the Applicant submitted supplemental materials depicting changes to the site layout to improve emergency access, floor plans for each unit type, details regarding the operable windows for each dwelling unit, and the removal of the previously proposed pickleball courts. The Applicant has further revised its architectural and landscape plans in the following manner:

- Reduced the size of the cornice addition;
- Modified the shape of the pool from 15' x 50' to 21' x 37';
- Adjusted the walkway and patio to reflect the modification to the shape of the pool;
- Reduced the length and height of the fountain wall;
- Removed the Zen garden to make the playground larger;
- Replaced the stem light fixtures on top of the planters with integrated wall lights into the planter; and
- Revised the renderings to reflect the changes noted above.

Enclosed please find the following supplemental materials:

- Architectural Plans prepared by Granoff Architects, dated January 5, 2026, with the following plan titles:
    - "M7 Lofts: Site Plan Application;"
    - "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"
    - "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;"
    - "AS17;"
    - "AS18: South West – M7 from the Main Ave;"
    - "AS19;"
    - "AS20;"
    - "AS21;"
    - "AS22;" and
    - "AS23;"

- Landscaping & Lighting Plans prepared by Granoff Architects, dated December 17, 2025, with the following plan titles:
    - "L01: Existing Conditions;"
    - "L02: Landscape Improvements;"
    - "L03: Site Lighting Improvements;" and
    - "L04: Site Lighting Photometrics;"

Please let me know many hard copies of the enclosed materials are required. I look forward to presenting these materials to the Commission at its meeting on January 21, 2026. Thank you for your time and attention regarding this matter.

Sincerely,

Lisa Feinberg

Lisa L. Feinberg

Enclosures.

cc: Steve Kleppin
Planning & Zoning Commission
Development Team

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M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB NUMBER: **25005**

DATE: **1/5/2025**

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

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(203) 327-0500

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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
ARCHITECTURAL SITE PLAN - AERIAL MAP

DRAWING #
AS01

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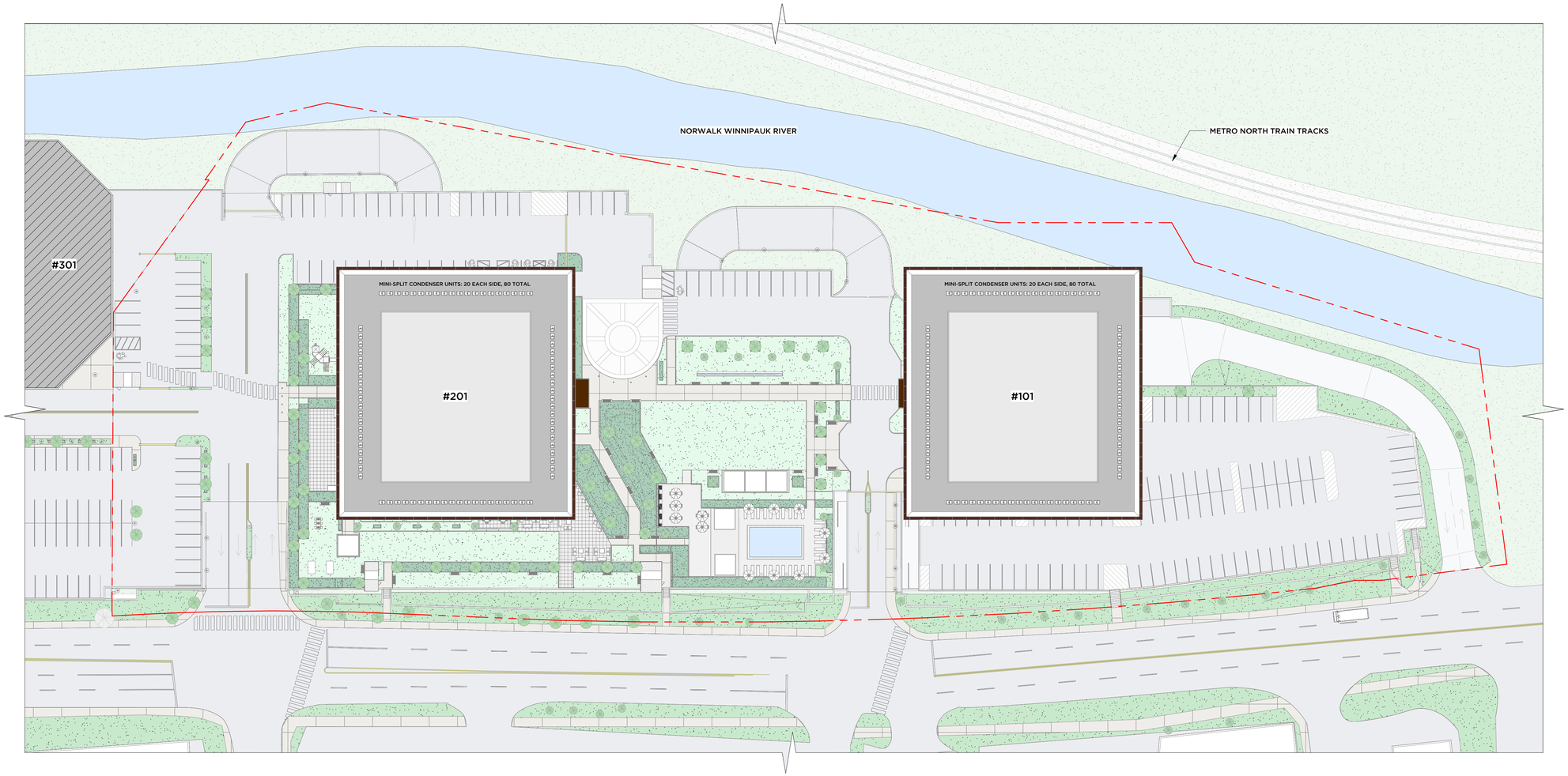

1 SITE PLAN - ROOF
1" = 40'-0"

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Revisions

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PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	**25005**	ISSUE DATE:	**1/5/2025**
DRAWN BY:	**JG, RMB, AK**	PROJ. MANAGER:	**JG**
DATE:	**1/5/2025**	SCALE:	**AS NOTED**

DRAWING TITLE
ARCHITECTURAL SITE PLAN - ROOF

DRAWING #
AS02

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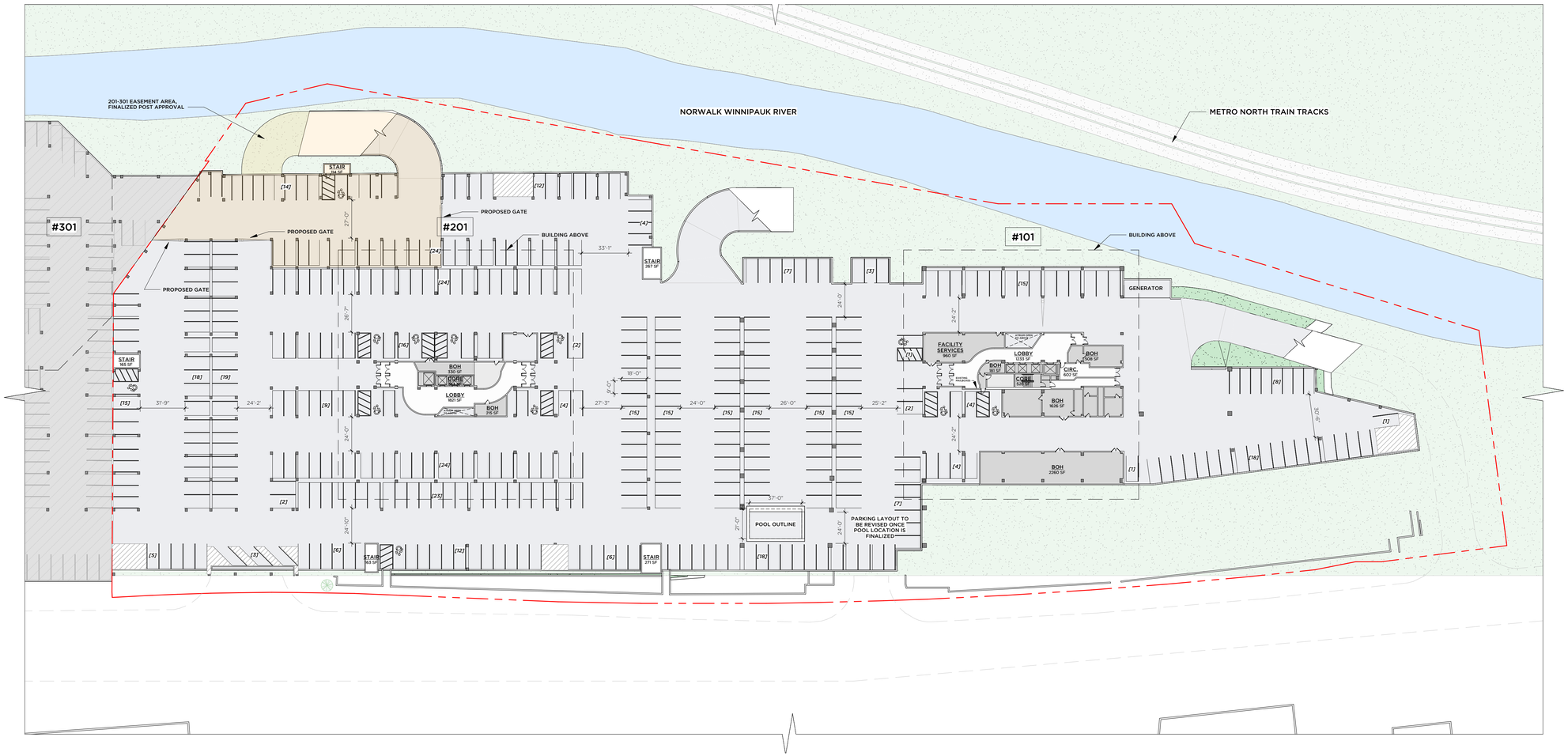

1 PARKING LEVEL -2 PLAN
1" = 40'-0"

GRANOFF ARCHITECTS

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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
PARKING LEVEL - 2 PLAN

DRAWING #
AS03

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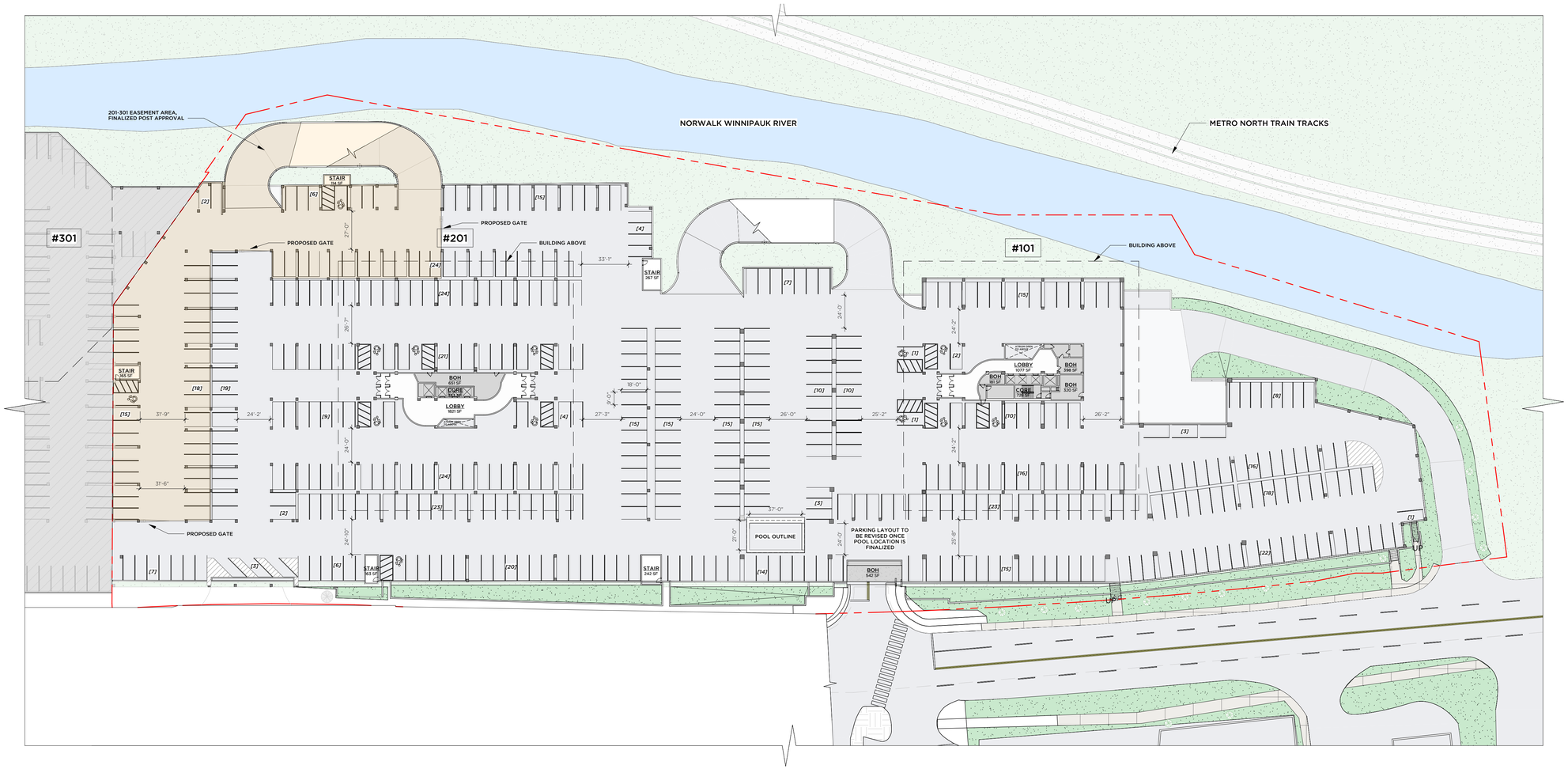

1 PARKING LEVEL - 1 PLAN
1" = 40'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
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#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	**25005**	ISSUE DATE:	**1/5/2025**
DRAWN BY:	**JG, RMB, AK**	PROJ. MANAGER:	**JG**
DATE:	**1/5/2025**	SCALE:	**AS NOTED**

DRAWING TITLE
PARKING LEVEL - 1 PLAN

DRAWING #
AS04

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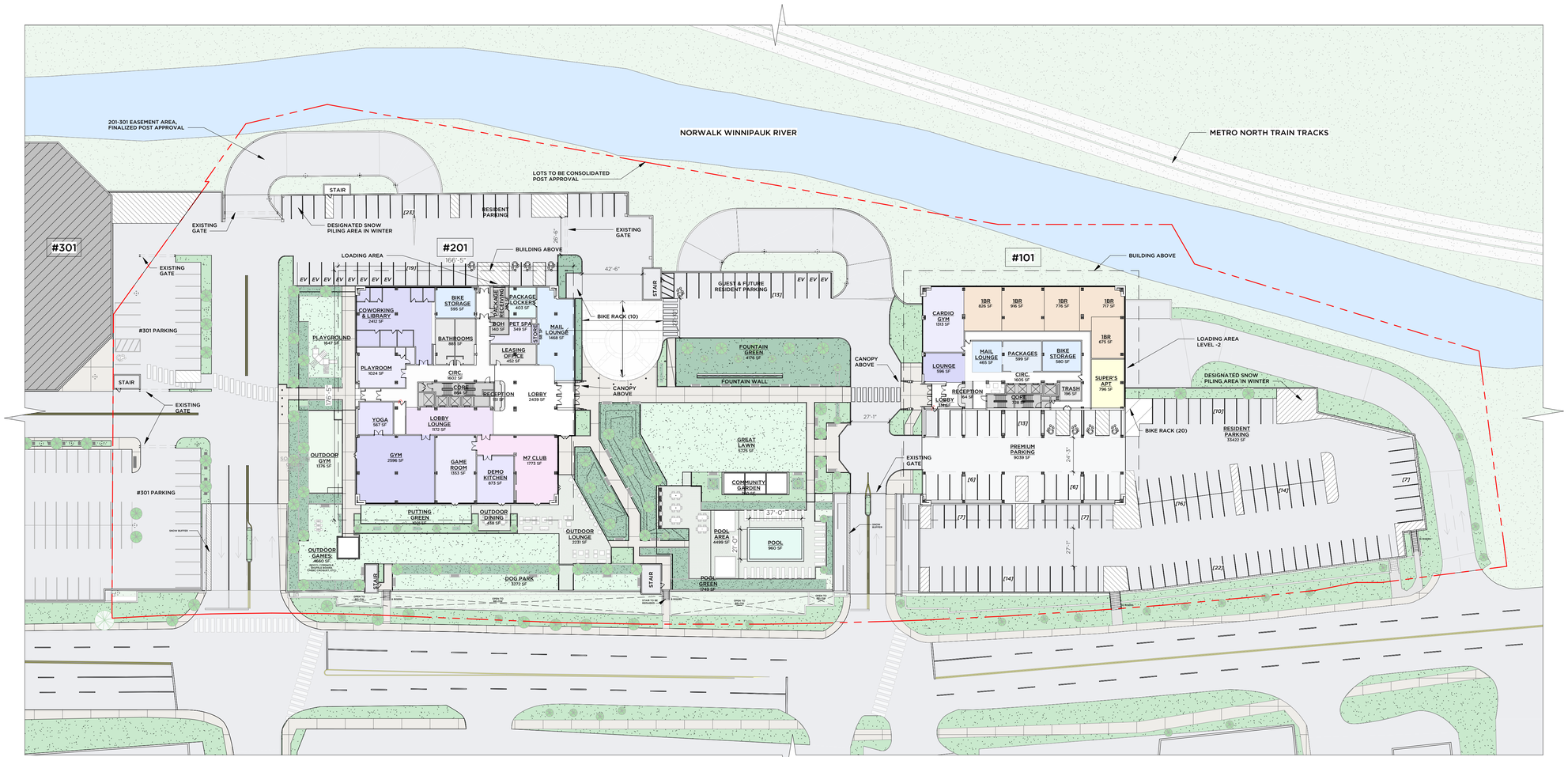

SITE PLAN GRAPHICS LEGEND:

- GRASS - SYNTHETIC
- GRASS - ORGANIC
- PLANTINGS
- SIDEWALK - PAVER
- POOL DECK - DECORATIVE PAVER
- PATIO - LINEAR PAVER

1 SITE PLAN - FL1
1" = 40'-0"

GRANOFF ARCHITECTS

330 RAILROAD AVENUE
GREENWICH, CT 06830

203.625.9460

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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
ARCHITECTURAL SITE PLAN - FIRST FLOOR

DRAWING #
AS05

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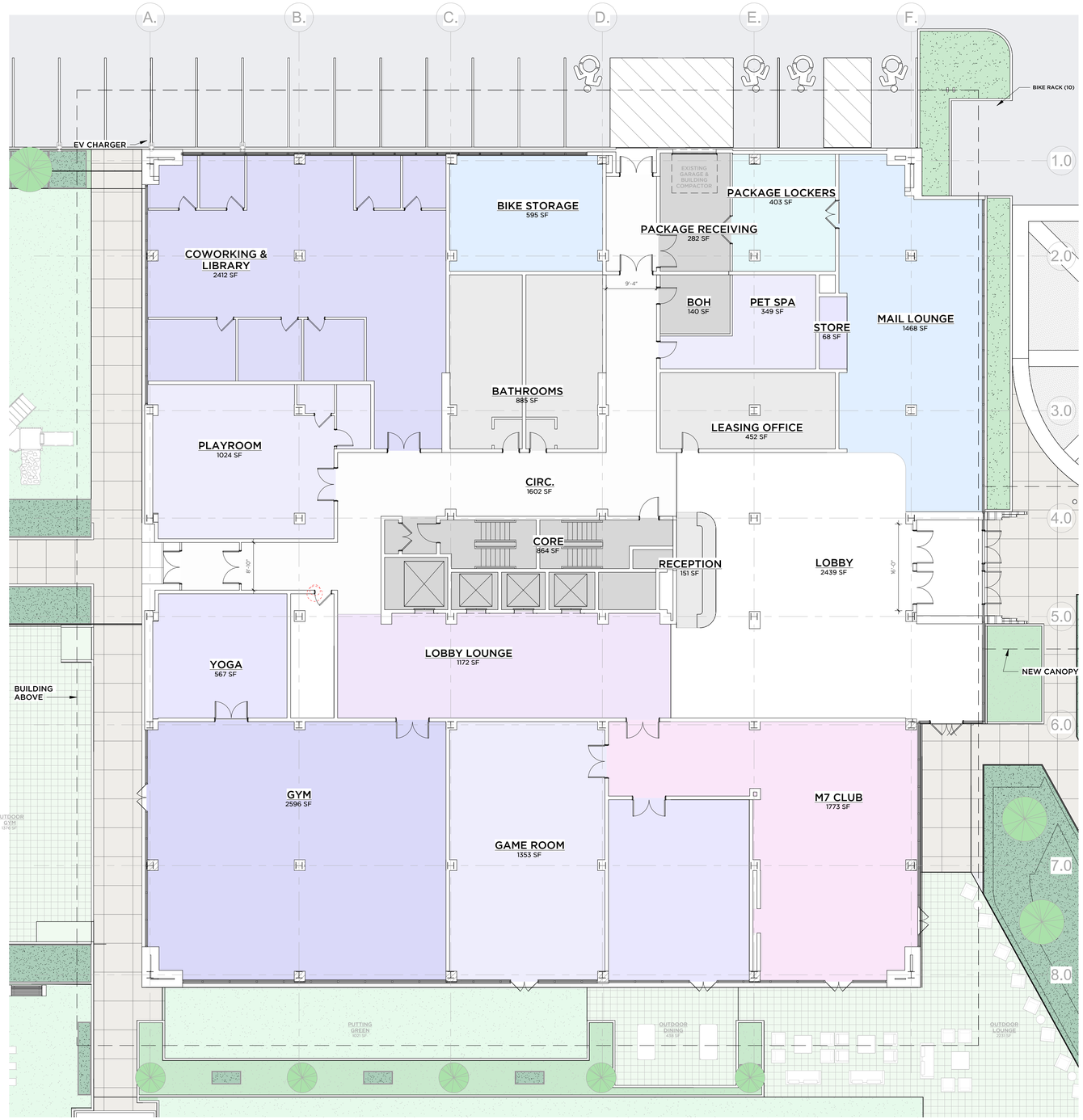

1 **201 - FL1**
3/32" = 1'-0"

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NORWALK, CT 06851

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DRAWN BY:	**JG, RMB, AK**	PROJ. MANAGER:	**JG**
DATE:	**1/5/2025**	SCALE:	**AS NOTED**

DRAWING TITLE
#201 - FIRST FLOOR PLAN

DRAWING #
AS06

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

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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
#101 - FIRST FLOOR PLAN

DRAWING #
AS07

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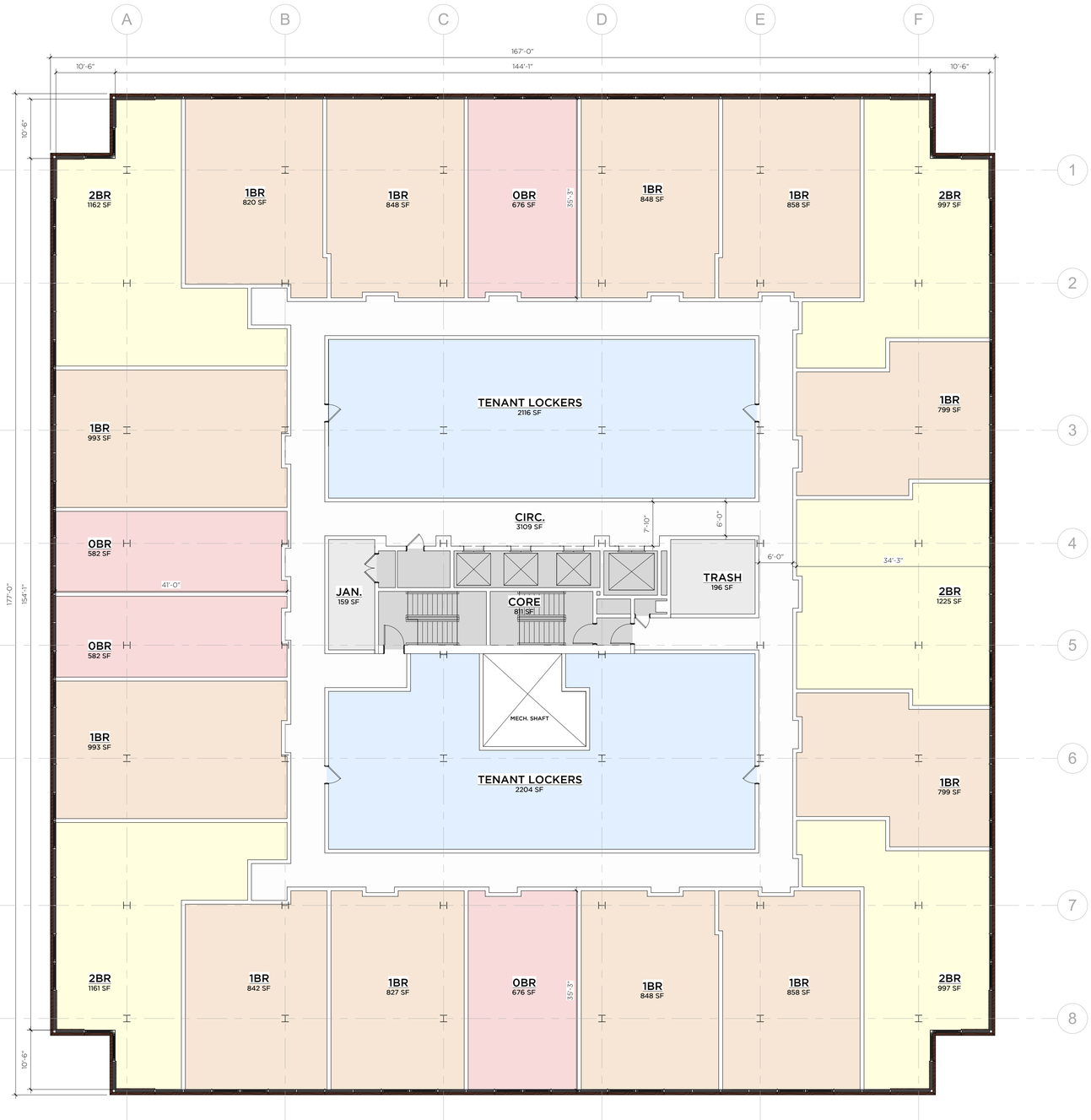

1 101 - FL2 - FL3
3/32" = 1'-0"

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DRAWN BY:	**JG, RMB, AK**	PROJ. MANAGER:	**JG**
DATE:	**1/5/2025**	SCALE:	**AS NOTED**

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

DRAWING #
AS08

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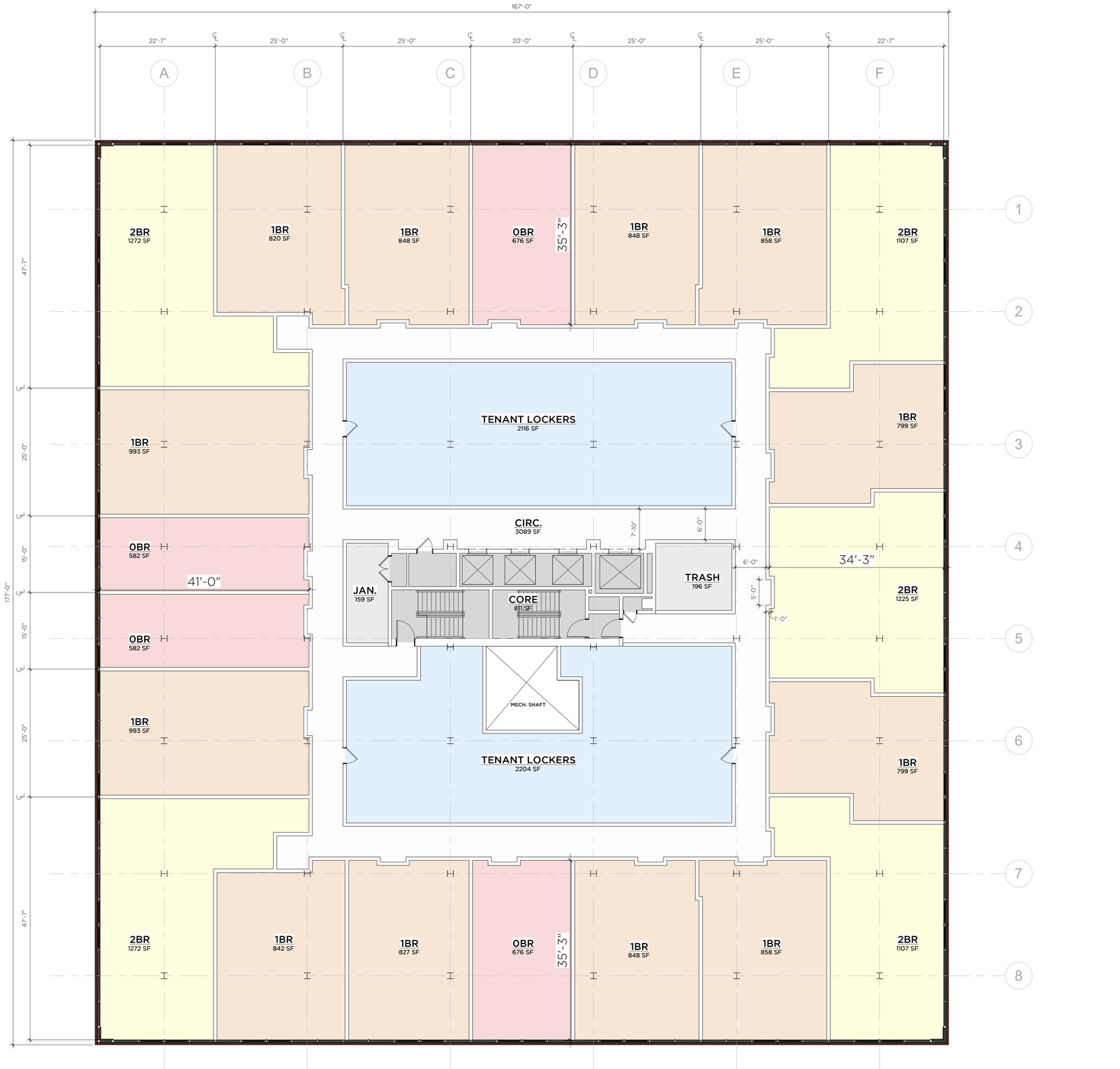

1 101 - FL4 - FL8
3/32" = 1'-0"

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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
#101 & #201 - FOURTH THRU EIGHTH FLOOR PLAN

DRAWING #
AS09

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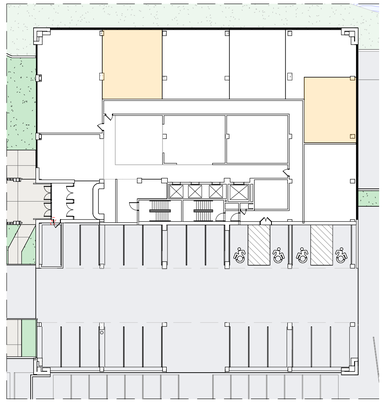
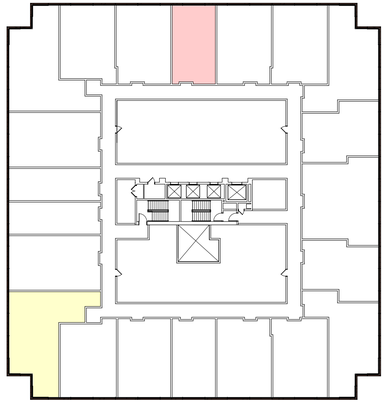
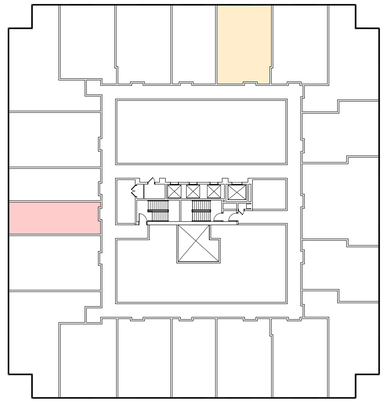


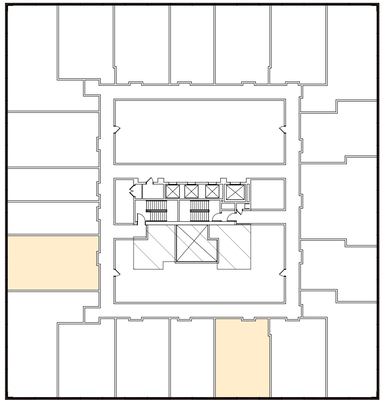
1 101 - FL1 - WORKFORCE HOUSING
1/32" = 1'-0"



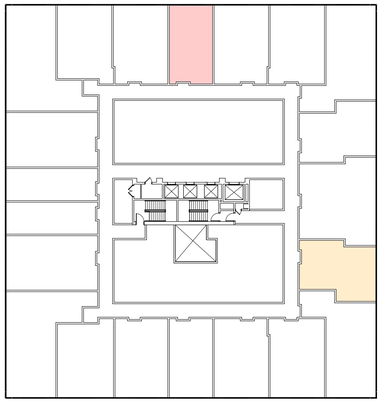
2 101 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



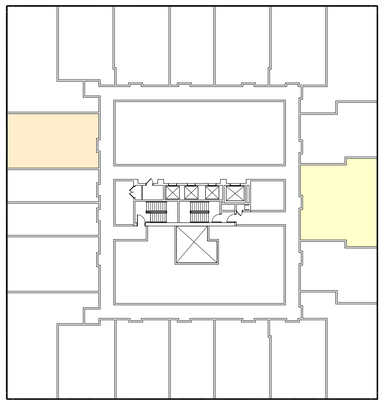
3 101 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



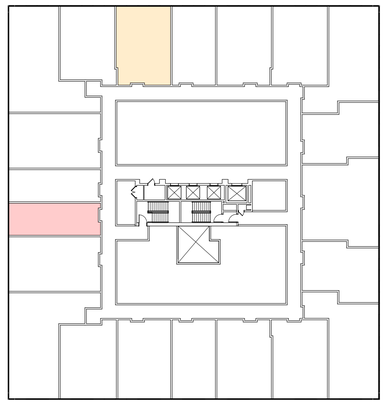
4 101 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



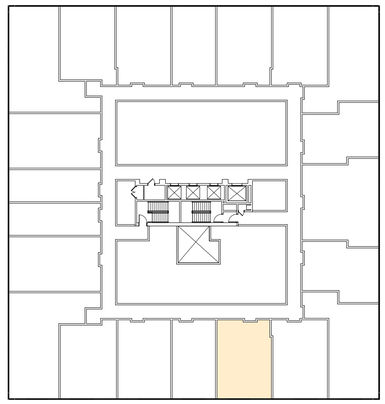
5 101 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



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

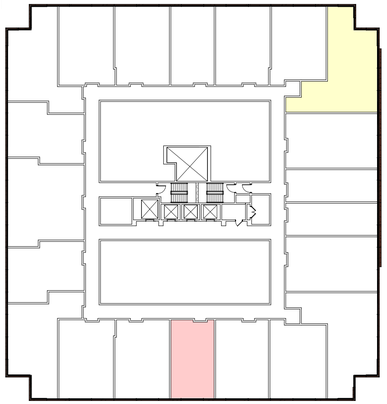


7 101 - FL7 - WORKFORCE HOUSING
1/32" = 1'-0"

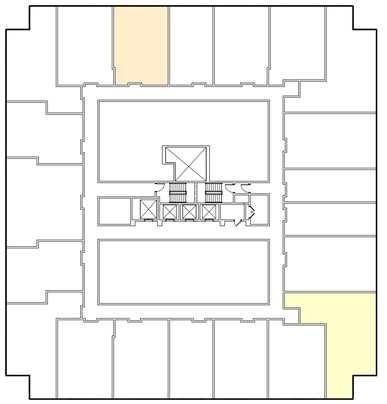


8 101 - FL8 - WORKFORCE HOUSING
1/32" = 1'-0"

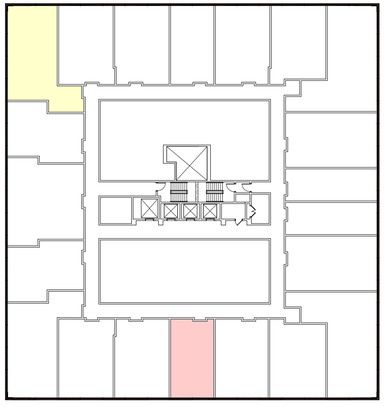
101 | 201



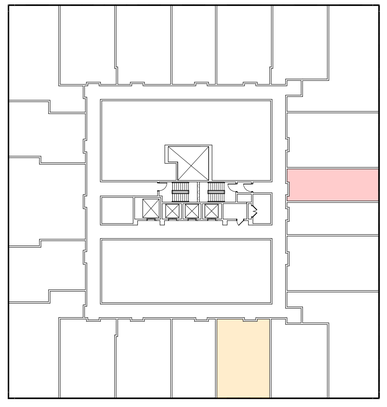
9 201 - FL2 - WORKFORCE HOUSING
1/32" = 1'-0"



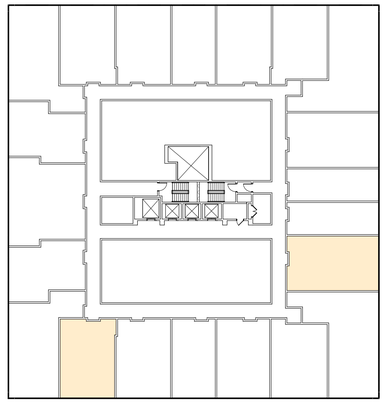
10 201 - FL3 - WORKFORCE HOUSING
1/32" = 1'-0"



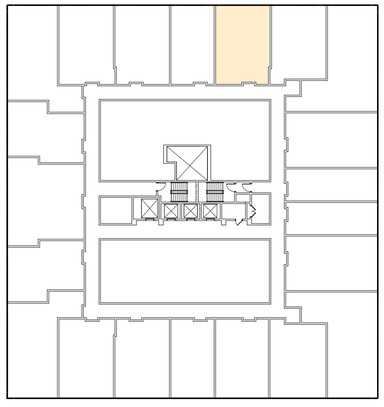
11 201 - FL4 - WORKFORCE HOUSING
1/32" = 1'-0"



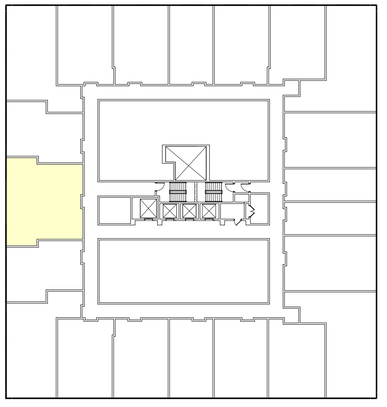
12 201 - FL5 - WORKFORCE HOUSING
1/32" = 1'-0"



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



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



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

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WORKFORCE HOUSING DIAGRAM GRAPHICS LEGEND:

0BR 1BR 2BR

M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

DATE: 1/5/2025

DRAWING #

AS10

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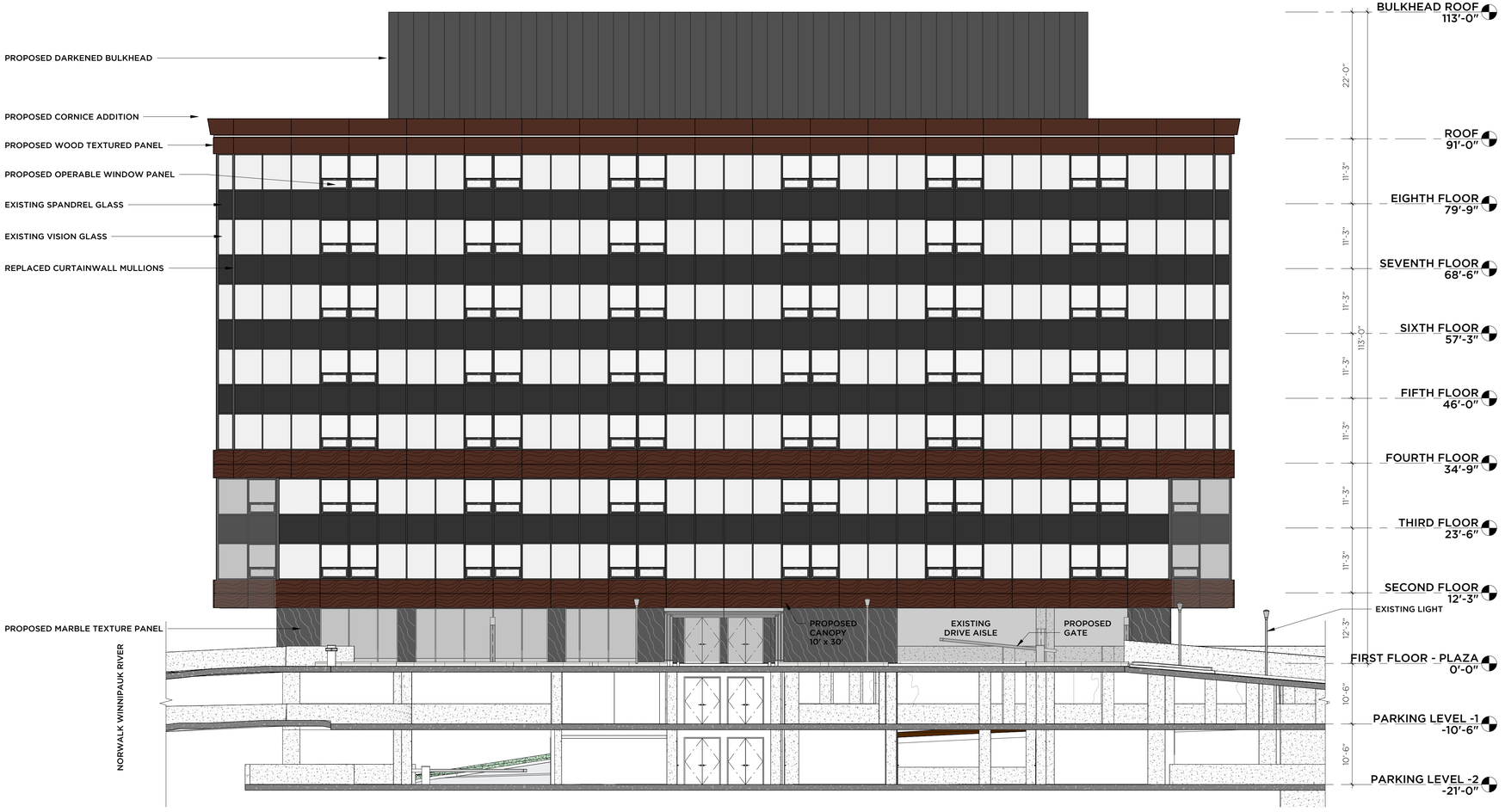

1 **101 - SOUTH ELEVATION**
3/32" = 1'-0"

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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
101 - EXTERIOR ELEVATION - SOUTH

DRAWING #
AS11

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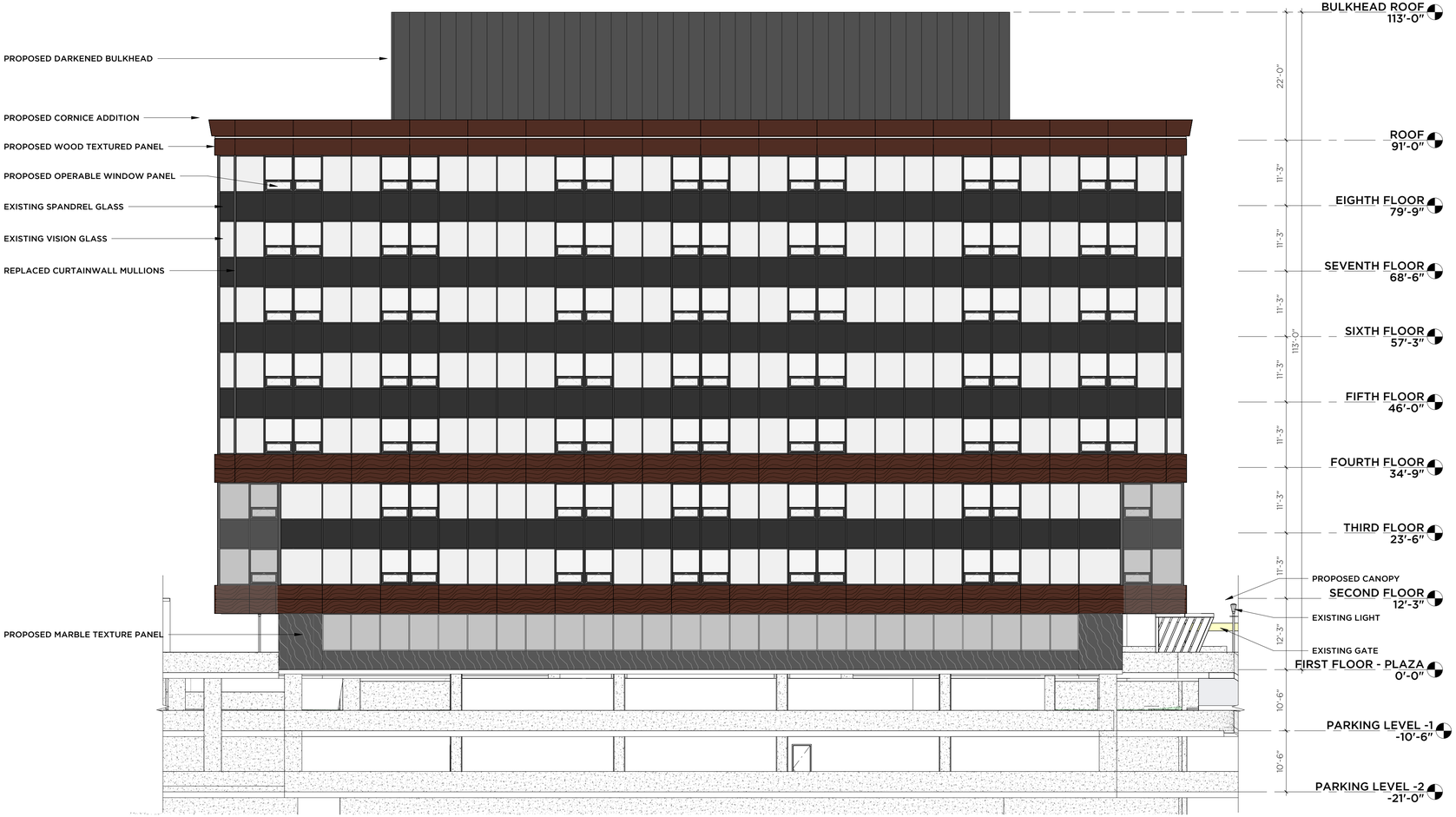

1 **101 - WEST ELEVATION**
3/32" = 1'-0"

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GREENWICH, CT 06830

203.625.9460

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(914) 250-0600

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(203) 523-0303

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Redniss & Mead
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(203) 327-0500

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Code
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(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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
101 - EXTERIOR ELEVATION - WEST

DRAWING #
AS12

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1 **101 - NORTH ELEVATION**
3/32" = 1'-0"

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Revisions

#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

PROJECT NAME
M7 LOFTS

MERRITT 7 #101 & #201
NORWALK, CT 06851

JOB #:	25005	ISSUE DATE:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
101 - EXTERIOR ELEVATION - NORTH

DRAWING #
AS13

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1 **101 - EAST ELEVATION**
3/32" = 1'-0"

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Interior Design
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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:	1/5/2025
DRAWN BY:	JG, RMB, AK	PROJ. MANAGER:	JG
DATE:	1/5/2025	SCALE:	AS NOTED

DRAWING TITLE
101 - EXTERIOR ELEVATION - EAST

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AS14

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SOUTH - POOL AREA FACING BUILDING 201

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PROPOSED

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SOUTH WEST - M7 FROM THE MAIN AVE

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EAST - THE GROVE



NORTH - OUTDOOR LOUNGE



SOUTH - THE GROVE/OUTDOOR LOUNGE



WEST - EXTERIOR PLAZA

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NORTHEAST - 201 RAMP



SOUTH - OUTDOOR GYM



EAST - COMMUNITY LAWN AND GARDEN



NORTHWEST - EXTERIOR PLAZA

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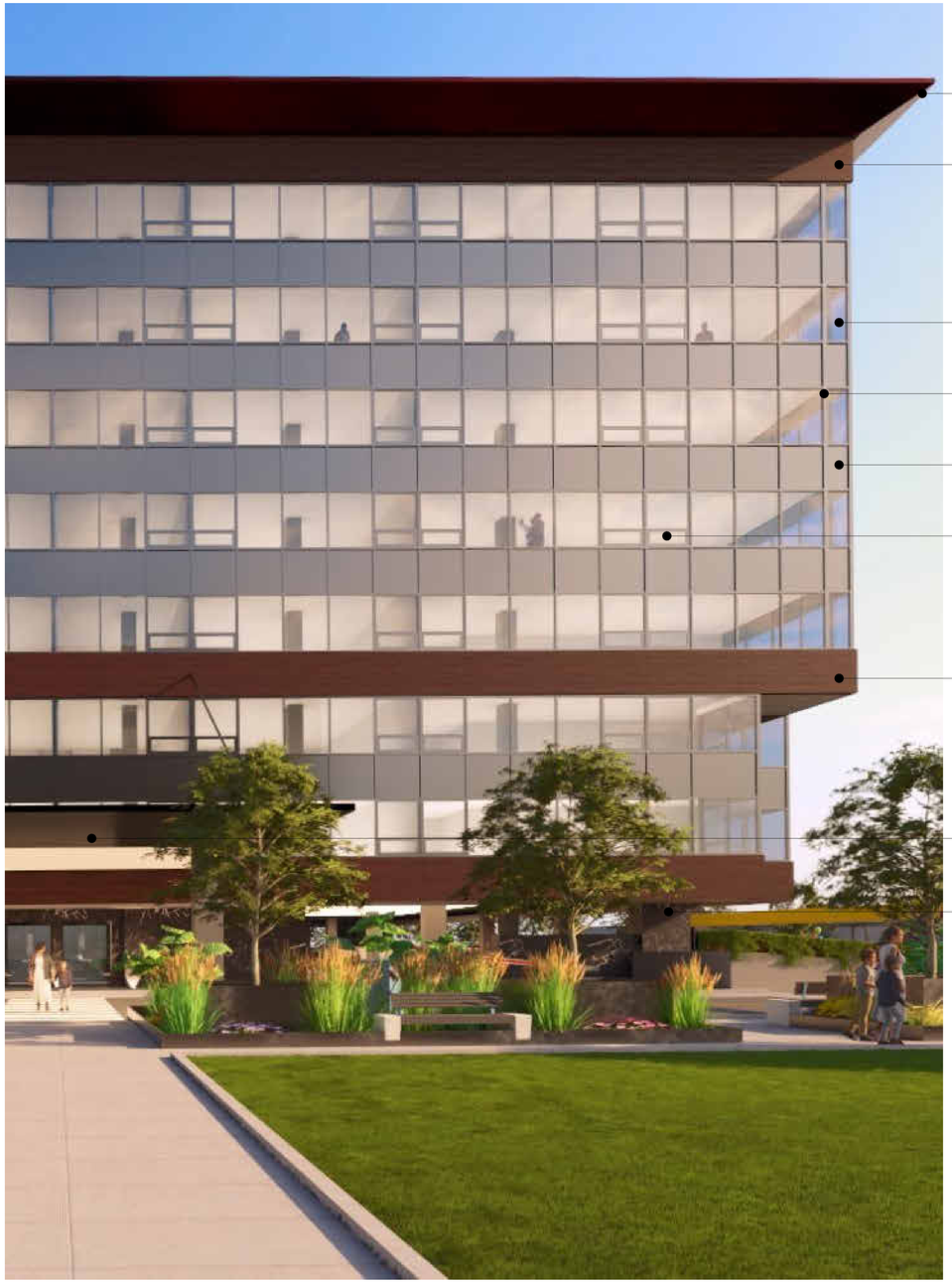




1 - MATTE BROWN ALUMINUM



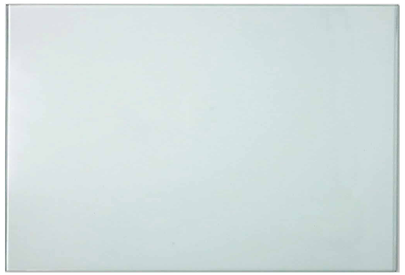
5 - EXISTING SPANDREL GLASS



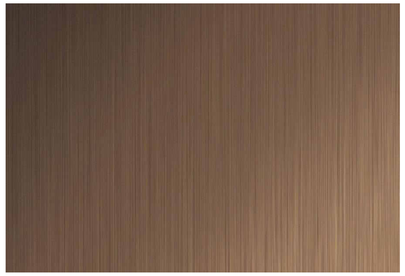
2 - WOOD TEXTURED PANEL



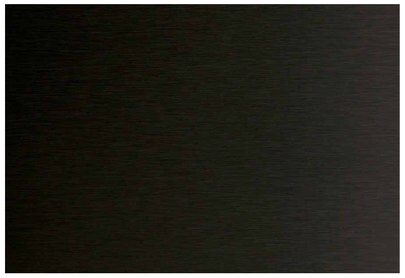
6 - OPERABLE AWNING WINDOW



3 - EXISTING VISION GLASS



7 - BRUSHED BROWN ALUMINUM



4 - CHARCOAL ALUMINUM



8 - BLACK STONE PANEL

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Stamford, CT (203) 352-1717

Structural:
Michael Horton Assoc.
780 East Main
Branford, CT (203) 481-9600 x 105

Civil:
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Interior Design:
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Greenwich, CT (203) 625-9460

Architect:
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Greenwich, CT (203) 625-9460

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

ADA Consultant:
United Spinal Association
102 Duane Road
Fort Totten, NY (718) 803-3782 x 7502

Fire Consultant:
Versteeg Associates
86 University Drive
Torrington, CT (860) 480-3951

Acoustical Consultant:
TLC (Acoustical Distinctions)
111 Summer Street #401
Stamford, CT (649) 948-2110

Lighting:
Star Lighting Design
300 West 23rd Street #7H
New York, NY (917) 714-4888

Traffic:
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213 Court Street, #1100
Middletown, CT (203) 712-1100

Pool Engineer:
Omega
257 E. Veterans Highway
Jackson, NJ (732) 255-0231

Low Voltage:
FITech
5030 Champion Boulevard
Boca Raton, FL (973) 575-8324

Elevator:
DTM
120 Broadway, #3654
New York, NY (212) 595-2388 x 102

Gym Consultant:
Gronk Fitness
7350 Transit Road
Williamsville, NY (508) 681-5753

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE
PRELIMINARY - NOT FOR CONSTRUCTION

North

PROJECT NAME
MERRITT 7

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: **25005**

DRAWN BY: **RB/JS** PROJ. MANAGER: **JG/SO**

DATE: **12/17/2025** SCALE: AS NOTED

DRAWING TITLE
EXISTING CONDITIONS

DRAWING NO.
L01

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SCALE: 1" = 30' - 0"

PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	REMARKS
69	TREES				
12	*Acer rubrum 'Armstrong'*	Red Maple	3" cal	X	Existing Relocated
28	*Acer rubrum 'October Glory'*	Red Maple	2-2.5" cal	X	Full canopy
7	*Cercis canadensis*	Redbud	1.5-2" cal	X	Full canopy
12	*Ostrya virginiana*	American Hophornbeam	8-10'	X	Multistem
10	*Ulmus americana 'Princeton'*	Princeton Elm	2-2.5" cal	X	Full canopy
128	SHRUBS				
39	*Hydrangea arb. 'Annabelle'*	Annabelle Hydrangea	3 gal	X	Full to base
89	*Ilex crenata 'Steeds'*	Inkberry Holly	3'		Full to base
6717	PERENNIALS				
380	*Calamagrostis 'Karl Foerster'*	Feather Reed Grass	2 gal		Existing Relocated
1100	*Carex pennsylvanica*	Sedge	LP	X	
275	*Deschampsia cespitosa*	Tufted Hair Grass	LP	X	
250	*Echinacea purpurea 'White Swan'*	White Swan Coneflower	LP	X	
250	*Liatris spicata*	Blazing Star	LP	X	
550	*Panicum virgatum 'Shenandoah'*	Switchgrass	LP	X	
12	*Parthenocissus quinquefolia*	Virginia Creeper	1 gal	X	
450	*Rudbeckia fulgida*	Black Eye Susan	LP	X	
200	*Schizachanium scoparium 'Standing Ovation'*	Little Blue Stem	LP	X	
2100	*Sedum ternatum*	Sedum	Pint	X	
900	*Sedum album 'Murale'*	Creeping Sedum	Pint		
250	*Sporobolus heterolepis*	Prarie Dropseed	LP	X	



EXISTING ACER RUBRUM 'ARMSTRONG'

ACER RUBRUM 'OCTOBER GLORY'

ULMUS AMERICANA 'PRINCETON'

CERCIS CANADENSIS

OSTRYA VIRGINIANA



HYDRANGEA ANABELLE



ILEX CRENATA



PANICUM V. 'SHENANDOAH'



RUDBECKIA FULGIDA 'GOLDSTURM' (TRANSPLANTS)



LIATRIS SPICATA



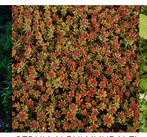
ECHINACEA PURPUREA 'WHITE SWAN'



CAREX PENSYLVANICA



DESCHAMPSIA CESPITOSA



SEDUM ALBUM 'MURALE'



SEDUM TERNATUM



PARTHENOCISSUS QUINQUEFOLIA


FEMA ZONE X(SHADED)
FEMA ZONE AE
BOTTOM OF BANK
Norwalk River Flow
FEMA FLOODWAY
FEMA ZONE X
RESTRICTED AREA AGREEMENT Vol. 1387 Pg. 76 Vol. 1461 Pg. 249
C.L.& P. EASEMENT MAP 10723 N.L.R. Vol. 2290 Pg. 227
Proposed Traffic Control Box Easement Map 10586 N.L.R.
STATE OF CONNECTICUT EASEMENT TO INSTALL & MAINTAIN TRAFFIC APPURTENANCES BOOK 3961 PG. 128 MAP 10585 N.L.R.
STATE OF CONNECTICUT EASEMENT TO INSTALL & MAINTAIN TRAFFIC APPURTENANCES BK. 4011, PG. 74 / MAP 12127 N.L.R.
25' STORM SEWER EASEMENT VOL. 1817, PG. 4 N.L.R. (Map 9992 N.L.R.)
MAIN AVENUE
STATE ROW LINE
ZONE CD-4
ZONE CD-3C
CONCRETE CURB
RESIDENT PARKING
ENTRY COURT
FRONTAGE WALL
SYNTHETIC TURF
COMMUNITY GREEN
OUTDOOR CONCOURSE
PUTTING GREEN
LINEAR LAWN
LOUNGE PATIO
OUTDOOR GAMES
CANOPY
POOL
COMMUNITY LAWN
RAMP
TRANSFORMER
GENERATOR
GREEN WALL
CLEARANCE BAR
CLEARANCE BARS
GATE CONTROLS
CONCRETE GARAGE WALL
CONC. GARAGE WALL
GUARD RAIL
CONCRETE RET. WALLS
STONE LINED SLOPE
WOOD DECK
CONCRETE COLUMNS (TYP.)
OPEN TO BELOW
STAIR
ELEV.
TRAFFIC BOLLARDS
TRAFFIC POLE
TRAFFIC BOX
SCULPTURE
AIRSHAFT
TRANS.
SIDEWALK
CONCRETE CURB
SAN. MH
ELEC MH's
EX.ELEC. MH
EX.TEL. MH
EX.CB
EX.MH
DRS
Traffic Signal Box
Traffic Control Box
TRAFFIC POLE
SAN. MH RIM=108.65
EX.CB RIM=109.78
EX.MH RIM=110.97
SAN. MH RIM=111.54
SAN. MH RIM=111.09
SAN. MH RIM=110.88
SAN. MH RIM=111.89
SAN. MH RIM=111.93 FLOW=97.47
SAN. MH RIM=109.11
SAN. MH RIM=110.09
CB RIM=110.06
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CB RIM=111.75
CB RIM=111.80
CB RIM=111.85
CB RIM=111.90
CB RIM=111.95
CB RIM=112.00
CB

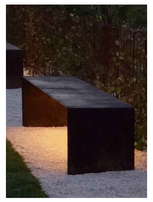


U1 - FOUNTAIN LIGHTING



S1 - STRING LIGHTING

B2 - VOLT ROTATABLE HARDSCAPE LIGHT



B2 - BENCH WITH INTEGRATED LIGHTING



B1 - KIM PAVILION IMPACT
44" HEIGHT

F1 - BEGA RECESSED WALL LIGHT
MOUNTED 12" HEIGHT



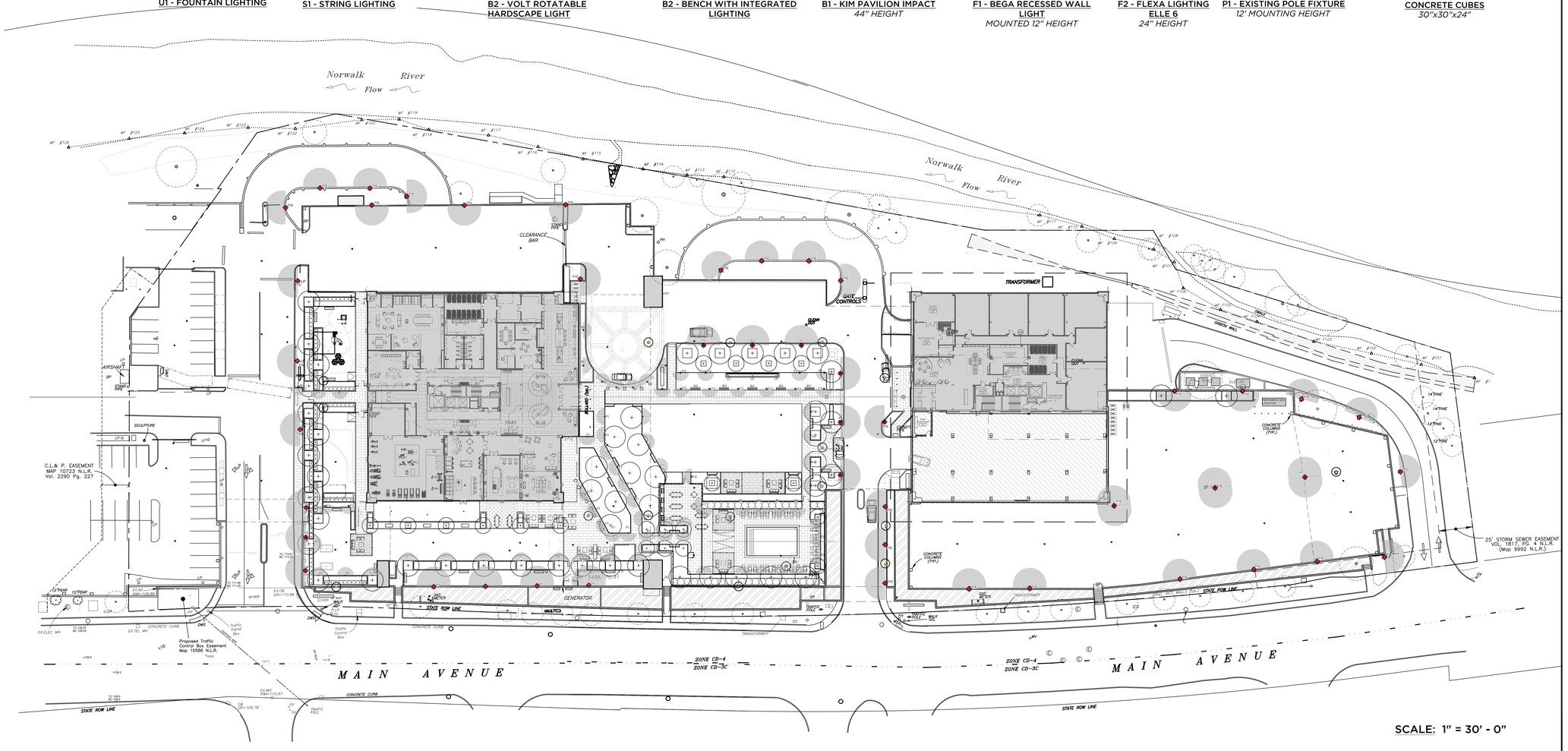
F2 - FLEXA LIGHTING ELLE 6
24" HEIGHT



P1 - EXISTING POLE FIXTURE
12' MOUNTING HEIGHT



CONCRETE CUBES
30"x30"x24"



SCALE: 1" = 30' - 0"

LIGHTING SCHEDULE

QTY	SYMBOL	FIXTURE	MFR	MODEL#	SIZE	MATERIAL	FINISH	LUMINERE WATTS	LUMENS	MOUNT
12	LP	EXISTING POLE LIGHT TO BE REMOVED AND SALVAGED						NA		
7	P1	EXISTING SALVAGED LIGHT POLE MOVED TO HERE						NA		GROUND MOUNT POLE
	P1E	EXISTING LIGHT POLE TO REMAIN								
9	B1	BOLLARD LIGHT	KIM	PA7R-TBD-CHS-12L-020-3K7-42A-TBD-UNIV	44"H X 7" DIA	ALUMINUM ALLOY	POWDERCOAT	22	1841	GROUND MOUNT
5	B2	BENCH LIGHT	VOLT	SS-VHS-6719-25-BBZ-VER1	18"	BRASS	BRONZE	11	425	MOUNT UNDER BENCH
53	F1	STEP LIGHT	BEGA	33053	6.625"X 2.75" X 5"		POWDERCOAT	4.1	231	METAL PLANTER
13	F2	PATH LIGHT	FLEXA	ELLE 6 BLP-6-30-TBD				4.3	NA	GROUND MOUNT
2	S1	STRING LIGHT	VOLT	E26 BISTRO LIGHT 50FT - 30 BULBS	G45 BULB 1.75" X 2.75"			0.5	30(50)	STEEL CABLE
3	U1	UNDERWATER LIGHT	CIP	GTG9104A MCA170A 3C	6.7"DIA X 3"			12	960	FOUNTAIN POOL
3	W1	WALL MOUNTED	SEE ARCHITECTS PLAN							WALL MOUNTED

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Structural:
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Branford, CT (203) 481-9600 x 105

Civil:
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Stamford, CT (203) 327-0500

Interior Design:
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Architect:
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Code Consultant:
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ADA Consultant:
United Spinal Association
102 Duane Road
Fort Totten, NY (718) 803-3782 x 7502

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Contact:
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Specifications - Southern CT
(203) 788-0814
cgilbert@illuminatene.com

REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE
PRELIMINARY - NOT FOR CONSTRUCTION

North

PROJECT NAME
MERRITT 7

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: 25005
DRAWN BY: RB/JS PROJ. MANAGER: JG/SO
DATE: 12/17/2025 SCALE: AS NOTED

DRAWING TITLE
SITE LIGHTING IMPROVEMENTS

DRAWING NO.
L03

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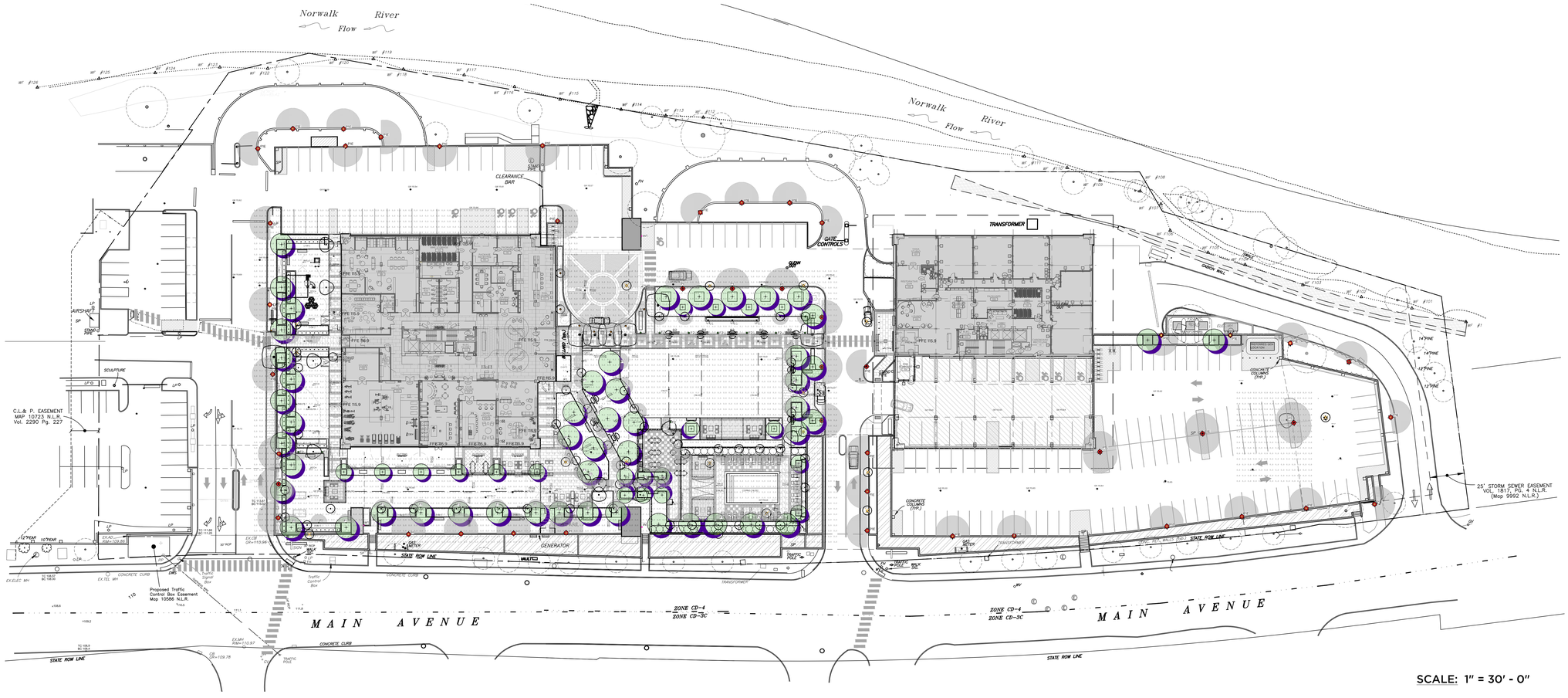
Luminaire Schedule							
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description	Tag
7	B1	21.73	152.11	Single	0.900	Axis PATN-TBDxDS-12-xSDx3K1ASx700xMV	
10	B2	N.A.	130	GROUP	0.900	Axis ACE-E-200-SW-IP67-TT-1A1-T-CBRI-BSC	TOP @ 17IN MTG
11	F1	43.92	472.12	Single	0.900	Lithi BLD[2x5]-1x700x1-14-IT4x4-CSx30	
14	F2	4.3	210.2	Single	0.900	Thera EBr-E-FA-5x700	
3	U1	0	0	Single	0.010	CP GTSR70MSMCA1T0K2B	

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height	
Site	Fc	0.41	109.1	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



SCALE: 1" = 30' - 0"

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REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NAME

MERRITT 7

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: **25005**

DRAWN BY: **RB/JS** PROJ. MANAGER: **JG/SO**

DATE: **12/17/2025** SCALE: AS NOTED

DRAWING TITLE

SITE LIGHTING PHOTOMETRICS

DRAWING NO.

L04

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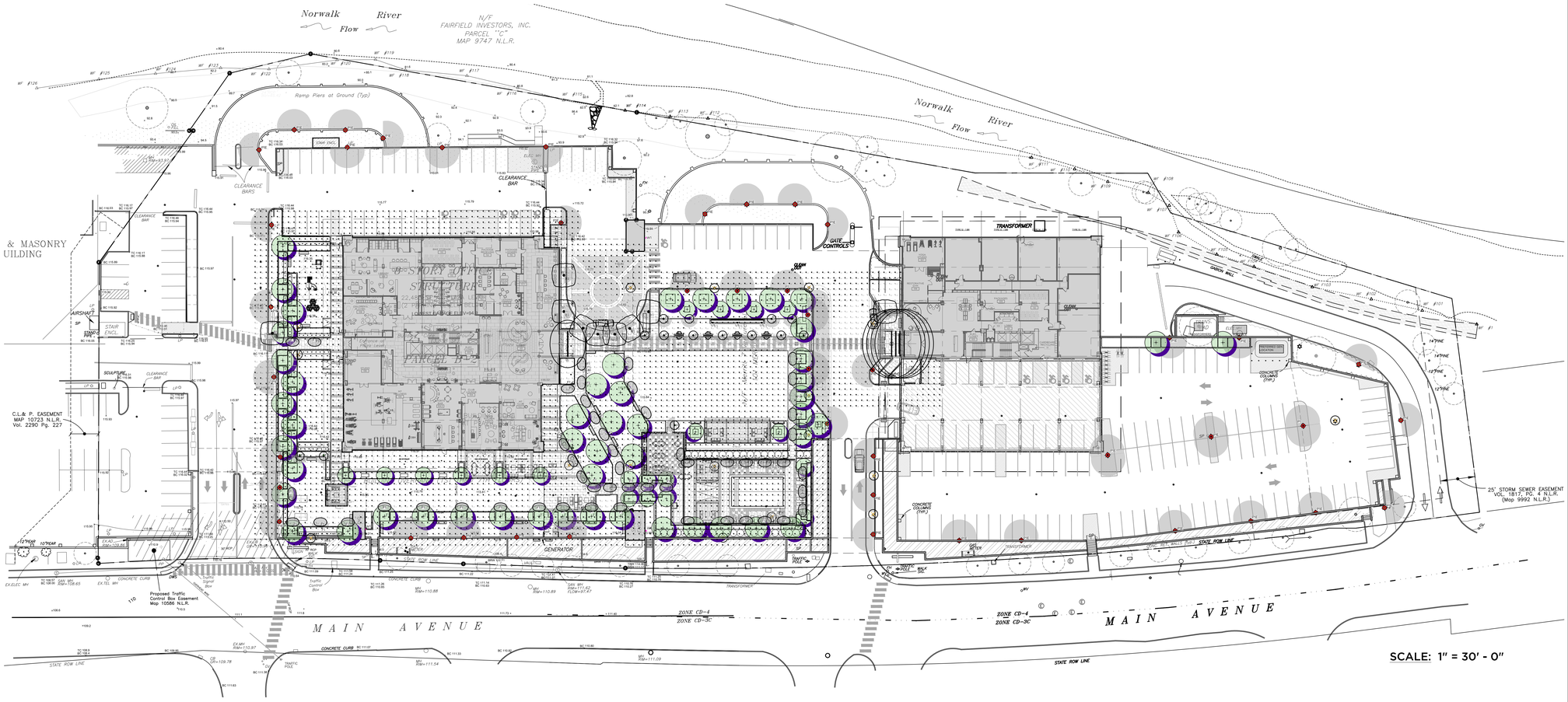
Luminaire Schedule							
Qty	Label	Luminaire Watts	Total Watts	Arrangement	LLF	Description	Tag
11	B1	21.73	239.03	Single	0.900	Axis PA/IN-TBD-CHS-1(L-02)-3KT-42A-TBD-UNV	TOP @ 42IN AFG
4	B2	N.A.	43.6	GROUP	0.900	Axis ACE-4-200-3AK-IP67-MT-1.5A-T-12MM-MAC	TOP @ 77IN AFG
4	C1	N.A.	93	GROUP	0.090	Axis EWA-100-80-SO-TBD-UNV-TBD (Custom Output 105LM/FT)	ROF @ 9FT AFG
1	C2	N.A.	76.5	GROUP	0.450	Axis EWa-SB-80-SO-TBD-UNV-TBD	ROF @ 9FT AFG
51	F1	8	306	Single	0.900	Bega 81003/4.5-TBD	Mounted @ 18IN AFG
16	F2	4.3	68.8	Single	0.900	Flare Elle-8.5C-FA-SU-TBD	TOP @ 9FT AFG
3	U1	0	0	Single	0.010	CP GTGRTGWMDA1T0NZB	

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height	
Site	Fc	0.01	119.0	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



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REVISIONS

#	DATE	REVISION DESCRIPTION	BY:

PHASE
SITE PLAN APPLICATION

North

PROJECT NAME
MERRITT 7

101 MERRITT 7
NORWALK, CT 06851

JOB NO.: **25005**
DRAWN BY: **RB/JS** PROJ. MANAGER: **JG/SO**
DATE: **02/06/2026** SCALE: AS NOTED

DRAWING TITLE
SITE LIGHTING PHOTOMETRICS

DRAWING NO.
L04

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PLANNING & ZONING

125 East Avenue
Norwalk, Connecticut 06851

MEMORANDUM February 13, 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. 101-201Merritt 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.

Since the initial submittal, the applicant has made some minor changes to the site layout and design elements related to various site improvements. A detailed explanation of the changes can be found in the submittal from the applicant dated January 13, 2026.

The significant outstanding issue continues to be the ability of the existing parking deck and ramp to support the appropriate fire apparatus. The applicant continues to work with the Fire Marshal on an agreeable solution.

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) Consolidateed 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		
BUIILDING 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 2.6.26 (**all pages**)
    b. Civil plans prepared by Redniss & Mead with the following plan titles:
        i. ZSP-1 Zoning Site Plan 1, dated 9.30.25, and revised to 1.22.26
        ii. ZSP-2 Zoning Site Plan 2, dated 9.30.25, and revised to 1.22.26
        iii. SE-1 Site Utility Plan, dated 9.30.25, and revised to 1.22.26
        iv. SE-2 Notes & Details, dated 9.30.25
        v. SE-3 Notes & Details, dated 9.30.25
    c. Site Engineering Report prepared by Redniss & Mead dated 9.30.25
    d. Landscape plans prepared by Granoff Architects with the following plan titles:
        i. L01 Existing Conditions, dated 12.17.25
        ii. L02 Landscape Improvements, dated 2.6.26
        iii. L03 Site Lighting Improvements, dated 12.17.25
        iv. L04 Site Lighting Photometrics, dated 2.6.26.
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. Approved emergency access locations, circulation and maximum load shall be designed as depicted on certain plans prepared by Granoff Architects titled "Emergency Access Plan, Sheets AS24, AS24.1 & AS24.2" dated January 21, 2026 . Prior to issuance of a building permit, the applicant shall submit a structural engineering plan(s) that conform to the Emergency Access Plan and is determined by the City of Norwalk Fire Marshal and Chief Building Official, within their sole discretion, to be acceptable. At the discretion of the Fire Marshal, the applicant may also be required to pay for the City of Norwalk to hire an outside structural engineer of the City's choosing to conduct a peer review of the submitted plan(s) and either verify compliance or recommend changes to submitted plan(s);
5. Two additional Fire Department Connections (FDC) shall be installed as required by the Fire Marshal; and
6. Any modifications to the approved Site Plan be reviewed and approved by City Staff prior to implementing; and
7. All rooftop mechanical equipment associated with the new development shall be screened with an acoustic and visual barrier, to the height of the equipment.
8. 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
9. The Affordability Plan Declaration shall be filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and

DRAFT

10. 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
11. 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 February 27, 2026.

DRAFT

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.

DRAFT

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
February 4, 2026

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Ana Tabachneck; Galen Wells; Jacquen Jordan-Byron (arrived after roll call; left the meeting at 9:33 pm); Nick Kantor; Richard Roina (both left the meeting at 9:33 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Liz Suchy; Jessica Vonashek; Gena Wirth; Nicholas Parisi; Andrew White; Christopher Granitini; David McCarthy; Doug Adams; Christopher Murphy; David McCarthy; Ben Cherner; Mark Smith; Tom Beusse; Emma O'Neill; Jason Patlis; David Lindsay; Mark Hawley; Miguel Frasconi; Jennifer Butler; Elsa Loehmann

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6 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. Kleppin called the roll.

Mr. Bryce seated both Ms. Lenkowsky and Ms. Tabachneck for this meeting.

III. PUBLIC HEARINGS

A. #2025-94 SP/CSPR – Manresa Osprey, LLC – Longshore Avenue (District 5, Block 86, Lots 1 and 2) aka Manresa Island – Special permit and coastal site plan review application for excavation or grading of more than 1,000 cubic yards of earth material and soil disturbance of 10,000 square feet or more in accordance with Section 6.2.2.D of the Norwalk Zoning Regulations - Public hearing, report & recommended action

Mr. Bryce opened the public hearing by explaining the procedure. He noted that the commission would take a break between the applicant's presentation and the public comment portion of the hearing, as it was anticipated to be longer than usual.

Atty Liz Suchy began the presentation with a background of the application which included two years of site inspections, ecological assessments, interaction with state agencies, and public engagement to create development, enhancement, and restoration plans and concepts for a resilient, accessible park for all. Once it is completed, there will be 120 acres of publicly accessible land, open space, and access to Long Island Sound. There would also be educational and recreational activities. She gave a brief history of the application filings, noted that the certified, return receipt cards, evidencing notification of the public hearing, had been filed with the Planning & Zoning Department and a sign had been placed at the property. She then introduced the project team.

Atty Suchy then oriented the commissioners as to the location of the property. She also gave a brief history of the property which included its use as a retreat for Jesuits as well as it being used for a coal-fired, then oil-fired electricity generating plant, until 2013. Some of those structures are still on the site. She noted that there are two applications for review, one being a special permit and the other a coastal site plan review. These applications are not for the entire site at this time. All of this work would be east and north of the accessway in what was being called the North Forest, the first phase of Manresa Wilds. The applicant would return in the future with other applications as they develop plans and programming.

Atty Suchy continued with a description of the North Forest which would include a mile and a half of paved and unpaved trails with seating, hammocks, and other amenities, selective tree clearing to create gathering and educational spaces, a 40-space parking lot with a restroom facility, lighting, removal of invasive species, along with wayfinding and interpretive signage. Three pockets will be created. One will be called ECHO, one will be called Gather, and the last one will be called Learn. She also discussed the CEAC signoffs that the applicant had received, as well as from other commissions.

Jessica Vonashek, the Executive Director of Manresa Island Corp., continued the presentation by discussing the direction she was given to lead the team to redevelop Manresa Island. The park would be accessible to all for many years to come. She discussed the first phase, the Northern Forest, and noted that other phases would come before the commission as well. She explained that there would be another community engagement meeting at the Maritime Aquarium later in the month where they would share an updated plan. She also noted that they had an expert team working on developing these plans. They hoped that this site would be a case study for what could be done at other similar sites. She shared an agenda for the presentation which included the project overview, site history, 2025 Masterplan Vision, summary of approval request, existing conditions, Northern Forest designs and traffic conclusions.

She then discussed their goals which included an island that is open for all, using it for learning by working with universities, Norwalk Public Schools and the Maritime Aquarium and a revitalized ecology. They would work to revitalize the coastline as well which would allow for public access. She then discussed the history of the island and explained how, in the 1950s, the city's residents voted for the island to become a power plant, rather than a park. She showed them pictures of the island which expanded from the 1930s onward and discussed the significant coal ash on the site. She explained how it went from a coal powered plant to an oil powered plant, with millions of gallons of oil being stored there. However a birch forest began to develop and now there is a 90 acre forest on the northern portion of the island. She also showed them an aerial photo of the power plant construction in the 1950s, as well as an aerial of what the site looked in the 1960s as a coal powered plant. Coal was brought onto the site from barges. She noted that this is not what the site looked like today since the birch forest is now there. She explained how the coal ash was laid in the 1960s.

She continued by discussing the master plan vision which had been shared with the public in July 2025. She talked about the project being a gift to the areas as well as being a good neighbor. In order to do this, they would clean and secure the site, but also think about multimodal traffic, lighting and noise pollution. She said that they are aware of the concerns of the neighbors. She explained why they were opening the island in phases. She explained the discussions with their neighbors, who said they would like access to the area, as an extension of the neighborhood. They want to provide a remediated site. She explained that opening the northern forest would allow for early access for the neighbors.

Gena Wirth, the landscape architect on the project, continued the presentation, by stating her background. She said that the Northern Forest would open the land to the public for the first time in 75 years. She discussed the existing site and then the design proposal. She showed them a slide of the existing conditions which included a birch woodland canopy. There are other interesting ecosystems including a switchgrass meadow. She described the challenges which included invasive species of russian olive, etc., as well as human altered soils. The landscape needs human intervention. She then discussed the design proposal to protect the forest and regenerate the area. They have tried to preserve the canopy as much as possible for passive forms of recreation including walks and picnics. There would be circulation improvements as well as a parking area and restrooms. She also discussed the trail system which would be lifted up out of the contaminated areas. There would be 3 gathering spaces which were the eco room, gather room and the learn room. They designed it to be a resilient site by removing invasive species and bringing in native spaces. Since there is also flooding they have designed it with that in mind. There is also a security fence to control the hours and use of the space.

She then showed them a diagram of the trails which included trails that were ADA accessible. Some are narrower and include boardwalks and concrete plank trails.

Ms. Wirth then discussed forest pockets. The first was the Eco pocket/room which is 1 acre and would add habitat diversity. It was about outdoor learning. There would be a large meadow. She explained how the pockets were located. This one would have pollinators. There would not be any trails through it, but rather, there would be a perimeter for birdwatching. She also discussed the planting plan and how it was organized. The next room, the gather room, was smaller than the eco room. It would be a passive recreational gathering space for the community. She explained the planting plan for this area which included canopy trees, shrubs and an ecological lawn mix. The last one was the learn room which was designed for outdoor learning. Invasive species management was necessary in this area and is located near to the water. There would be an outdoor classroom and a small picnic grove.

Nicholas Parisi, the sr. project manager for the project, who had a background in civil and environmental engineering as well as landscape architecture and urban design. He explained how the proposed trails and pockets were identified. He described the invasive species zones and the proposed interventions. He explained how the new trails will help forest restoration. There would be a strong trail buffer between park patrons and the woodlands. He said there would be 9 planting communities which would be assembled into a unique amalgamation, planting, and seeding schedule that addresses each individual zone throughout the entire forest. They want to preserve the good and high value species. The plan would also adapt to the site's microclimates and prioritizes habitat diversity. He described the goals of the restoration plan which were ecological uplift, patron experience, and construction and maintenance feasibility. He also explained the different planting designs for trails, and buffers. He also noted that invasive plantings would be removed and replaced.

Andrew White, the engineer, spoke on the proposed driveway, parking, stormwater management and site infrastructure. There would be a guard booth, bus stop space, and turnaround back onto Longshore. There would also be separate access for the Eversource substation. He described the internal circulation and where the parking would be. There is a space for a bus stop and vehicle turnaround. There would be 40 parking spaces including ADA spaces and 2 bus loading spaces. Restrooms would also be provided. The sidewalks would be ADA compliant.

There was a discussion about the portable bathrooms vs. bathrooms that would be on the city's system. Mr. White explained that they were looking into having the bathrooms have their own treatment system and not burden the city's infrastructure. There was also a discussion about the existing driveway being used to connect to the

parking lot. Mr. White said that the new driveway would be used for site access for future phases of the project.

Mr. White continued by discussing site grading and soil erosion control. He said the site grading would align with the city's Resilient South Norwalk initiative. He described the soil erosion and sedimentation controls during the project. An on-site infiltration area would preserve natural drainage behaviors and would not be disturbed by excavation. He described how the electrical services and water would be provided. He also discussed the stormwater practices which included permeable pavement. The design does not increase peak runoff to any downstream properties or public rights-of-way, but does increase it slightly to Long Island Sound. He said it was consistent with the city's drainage manual. He showed a diagram of the drainage system. He then discussed the lighting which would be limited to the driveway and parking areas. The proposed fixtures would be full cutoff, dark sky compliant, to control glare and prevent light spill into adjacent natural areas. He showed the site lighting layout diagram.

Christopher Granitini, the traffic engineer on the project, continued the presentation with a brief review of his background. He explained the traffic and parking analyses, as well as the comments received from P&Z staff and TMP. He said that they have started data collection in South Norwalk to understand how traffic conditions will exist. He said that they looked at the weekend being twice as busy as a weekday. However the roadway around the park is less busy on the weekend than during the week. He continued with a discussion of the ITE trip generation and parking generation manuals to help explain the assessments. He said that they calculated a 2 hour stay at the park. They did show that there could be over 40 cars in the 1-3 pm time frame on the weekends. However people could walk or take public transportation to the park. There would also be 24/7 on site security so that they would manage parking, if it is unavailable.

There was a discussion about when vehicles are looking for parking in neighboring areas including Village Creek and on the access road. Doug Adams said that they would be redirected to South Norwalk, park and find an alternative way to the North Forest. There was also a discussion about where security and other personnel would park. Christopher Murphy said that they have the existing parking lot adjacent to the power plant structure that will be reserved for operations staff. Ms. Vonashek suggested that they might adopt a reservation system for the parking. There would be a roundabout at the gate so that if there is no parking, vehicles could turn around. She also noted that there are other parks around the city but that there would be higher demand for the North Forest when it first opens.

There was a discussion about the multimodal opportunities to get to the site. They have met with the Norwalk Transit District. Ms. Vonashek said that they would use their

roundabouts and that there would be a bus stop at the Manresa Wilds. She said that they were looking into overflow parking in other areas. There would be programming at the park as well.

There was also a discussion about the parking near the power plant. Ms. Vonashek explained that there would be a trail that goes around the site to get people from one side of the park to the other but that they still need to work through things. There was also a discussion about whether the property was sinking and the levels of contamination. Ms. Vonashek explained how they were meeting with the Department of Energy and Environmental Protection (DEEP). There is 102 acres of coal ash that has to be dealt with.

Mr. Granatini continued with the construction traffic. He said that construction would take about 11 months and noted the amount of vehicle trips during this time including both for workers and deliveries. He also explained how they would access the site from I-95 and Route 7. There was a discussion about how contractors would be notified about how to do deliveries and use the haul routes. Mr. Granatini said that it would be explained in their contracts and they would be monitored. There was also a discussion about whether materials could be sent by barge to the site. Mr. Murphy said that it was complicated by work on the Walk Bridge easement which overlaps with their work. They would look into this in later phases of their project. Mr. Bryce asked that the site plan include 2 parking spaces for electric vehicles which is required.

At 7:40 pm, the commissioners took a 10 minute break. The meeting resumed at 7:51 pm.

Mr. Bryce asked if there could be shielding of the light fixtures in the parking lot because of the concerns from neighbors. Mr. Murphy explained that there was adequate down lighting to reduce the light pollution. There would also be plantings between the existing access road and the new road, in this phase and future phases of the project.

Mr. Bryce then explained the rules for the portion of the meeting for the public to make comments.

David McCarthy, 35 Foxwin Road, spoke in favor of the Manresa Wilds application and explained his reasons which included improving the residents quality of life.

Ben Cherner, 3 Outer Road, had some concerns, as an architect. One of them was why the parking area and access road would be elevated. Since he lived in Village Creek, he had measured how far they were from the access road. He had reviewed the drawings and noted that there were no sections through the parking area or access road.

He thought the parking area and access road were close to Village Creek and that there were no trees along the access road. He had concerns about the lighting which he explained was used for auto dealerships and campus parking lots.

Mark Smith, 7 Outer Road, had concerns that this is private and not public land. He said that he has tried to reach the owners with constructive criticism but had not been acknowledged. He had concerns about the traffic and parking, especially because there is a single access road into and out of the area. He discussed the disparity of resources between the owners and the neighbors in Village Creek. He asked for an independent third-party environmental and traffic analysis, as well as a traffic and enforcement management plan. He would be excited for a simple green space.

Tom Beusse, Shorefront Park, said that he passed Manaresa many times and said he supports the Northern Forest Concept Plan.

Emma O'Neill, resident of Village Creek as well as a landscape architect, spoke against the application. Her concerns were for the northern forest development. She had concerns about maintaining the existing hydraulic patterns. She also had concerns about the lighting and wondered why it could not be like the lighting in other parks. She also said that there would be shrubs at the access road. She also had concerns about the amount of trucks for the construction.

Jason Patlis, from The Maritime Aquarium, spoke in support of the project, including the design of the different pockets for learning. He said that the Aquarium is nationally recognized in STEM education, for getting students up close to the animals, as well as into the Long Island ecosystem. He also commended the team for soliciting public feedback, due to the amount of events and that it was not required. He then also spoke on a personal level. On a personal level, Mr. Patlis said that he has never seen anything as unique as how they are transforming these 125 acres. He is honored to support their efforts.

David Lindsay, 10 Outer Road, had concerns that the community's comments were not taken into account. He also had concerns about the traffic. He noted that there was no sidewalk nearby so that residents could walk to the site. He believed that overflow parking would end up in nearby neighborhoods. He wondered about the circulator bus.

Mark Hawley, Village Creek, said he was excited about the project but had concerns with the lighting and traffic. He did not see a need for the lights if it was closed at night. He was also concerned about the traffic on Woodward Avenue. He asked about the hours of operation. He also noted that they said there would be somebody patrolling the neighborhood and asked if this would be police officers.

Miguel Frasconi, 26 Dock Road, said that he could see the light from the Manresa guardhouse as well as the entire road. He said that he is in support of the project, but has concerns about the lighting and asked that the lights be turned off at dusk.

Jennifer Butler, 15 Park Lane, spoke in support of the North Forest, but had concerns about the traffic on Woodward Avenue, etc.

At this point, there were no other members of the public that spoke in support or against the application. Mr. Kleppin read a letter into the record from Julian Ramsey. Mr. Bryce then closed the public portion of the meeting.

Atty Suchy began the rebuttal by noting that most of the comments were based on parking, traffic, lighting and landscaping. She asked the other project members to address these topics.

Gena Wirth addressed comments about the buffer and the vegetation between the existing road and the neighbors. She also noted that although some of the plants are small, they would grow quickly so this would be a temporary landscape. She explained how this would change in the future phases of the project. They did not want to plant trees to then rip them out.

Elsa Loehmann, one of the civil engineers on the project for the ecological restoration, addressed comments on the diamondback terrapin. She said that they are working with Eric Davis, a herpetologist who is well regarded in the state. She said that the proposed fencing would not allow the terrapin to migrate across the road and would keep them along the embankment which is a prime habitat for them. The area that they are currently nesting in is not a quality habitat. They are trying to keep them along the western edge of the property. The fence is designed so that the terrapins do not suffer from vehicle mortality.

Andrew White began by noting that the site is a diverse flow of water across the site which he showed them in one of the slides from the presentation. He also discussed what would be maintained. He discussed the filling of the site which would be near the restroom area at elevation 15 but then the grading would come down. He explained how they were designing the project based on discussions with both Resilient South Norwalk and CERCO, the Connecticut Resiliency Association which has forecasted stormwater rise by 2050. He also noted that the site would be ADA accessible. He also discussed the foot candles that Norwalk required. He noted that the proposed lighting would be lower than the current Eversource lighting. The proposed lighting is full cutoff and would be oriented to limit light output to the west. Mr. Murphy also explained that they are

designing the lighting for the access roadway for the dual purpose of not just park access, but long-term Eversource access to their on-site active substation distribution. These could be timers or motion sensors but they have not fully developed a plan. Mr. Adams then noted that the city of Norwalk had revised its park hours to do away with dawn to dusk. The park hours would extend through 10:30 pm from Memorial Day to Labor Day. There was also a discussion about using bollards but Mr. White said it would not be feasible for a parking lot. There was a discussion about the difference between a foot candle vs. a bollard vs. what is a light on a pole which Mr. Murphy explained.

Ms. Vonashek spoke about how Manresa reached out to the community. Many of the comments were used in the concept plan which they would be discussing with the public later in the month. She noted that the McCords had met directly with Village Creek, Harborview, Harborshore, etc. They had reached out to many community groups including the Rotary and Chamber of Commerce. She spoke about the number of people that had attended the previous three community meetings as well as how they spoke with many people on the phone, as well. She also explained how they had designed components of the park, including the roundabout at the gatehouse from community engagement.

Mr. Granatini addressed comments about the traffic and parking on the site. The city agencies were in agreement with the methodologies that they had used. He also addressed the question about truck and construction traffic. Mr. Murphy noted that they had worked with TMP to spread out the construction trips to be less impactful to the neighborhood. Mr. Granatini said that a parking reservation system would also help to manage the parking on the site. There was a discussion about the nature and duration of the easement with Connecticut Lighting and Power (CL&P). Mr. Murphy said it was transferred to Eversource. There was an active transmission distribution substation that was still in use on the property. There was also a discussion about the years of operation for the power plant which ceased operations in 2013.

Atty Suchy summarized the rebuttal which included addressing comments about private security which would only patrol on site and handle situations when the parking lot would be full. She discussed how the applications met the zoning requirements, as well as how the applicants were working with the transit district for bus routes to the site. She noted that they would return to the commission with a sign package for approval. She also explained what could be constructed on the site as of right, as well as how this project was in keeping with the Plan of Conservation and Development (POCD). She also noted that there were no violations on the property.

WHEREAS, the applicant presented the applications to the Commission at a public hearing on February 4, 2026;

WHEREAS, the Commission closed the public hearing on February 4, 2026;

WHEREAS, the Commission deliberated on the application on February 4, 2026;

WHEREAS, in consideration of the above, the Commission made the following findings:

➢ WHEREAS, the Commission is concerned with the impacts of the immediate neighbors from the site activities related to the tree clear and site improvements:
➢ WHEREAS, the Commission is also concerned with the impacts from significant truck traffic through South Norwalk as well as within the neighborhood:
➢ WHEREAS, the Commission acknowledges the need for additional open space and public access to the water in the City;
➢ WHEREAS, the Commission recognizes redevelopment of the mothballed powerplant will require remediation of portions of the site, while other portions of the site will be rendered publicly accessible through the placement of fill;
➢ WHEREAS, the Commission finds that there are no coastal impacts related to this application;
➢ WHEREAS, the Commission is confident that the applicant will take steps to ensure that impacts to the neighbors and the broader South Norwalk community are minimized;
➢ **** MR. KANTOR MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the regulation amendment, submitted as part of application #2025-95 SP/CSPR: Manresa Wilds (North Forest), Manresa Osprey, LLC be **APPROVED**, subject to the following conditions:

1. That a certificate of special permit and mylar map of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction and maintained until the project is completed and stabilized; and

3. That a surety, in an amount to be determined by Staff, be submitted to guarantee installation of the required soil sedimentation and erosion controls; and

4. Prior to obtaining a Zoning Permit, the applicant shall review compliance with all applicable lighting standards in the regulations with Staff and explore whether there are other measures to reduce impacts, including illumination, timing, height, shielding and/or additional landscape screening.

5. The applicant shall appoint a community liaison, including providing contact information, who shall address questions and concerns raised by the neighbors as part of site development and post-development operations; and

6. Significant deviations from the anticipated truck or fill volumes indicated in the Traffic and Hauling Memorandum, prepared by Tighe and Bond, dated 1.21.26, shall be reviewed with City staff; and

7. The site shall be improved consistent with the following plans:

a. Areas if Disturbance Full Site, prepared by Tighe & Bond, dated 12.8.25.

b. North Forest Proposed parking Lot Planting Figure, prepared by Tighe & Bond dated, 12.12.25.

c. Manresa Island North Forest Access Drive and Parks, Local Approval, prepared by Tighe & Bond, dated 12.5.25; and

8. That any changes to the plans be reviewed by Staff prior to implementation and that should any change be deemed significant, shall be reviewed and approved with the Commission; and

9. The applicant shall work with City Staff on overall site signage plan for this phase and future phases; and

10. Per the memorandum prepared by the TMP Department, dated 1.27.26, the applicant shall:

i. Consider adding a segregated pedestrian walkway on either the east or west side of the access road, connecting Longshore Avenue to the trail network.

ii. Explore the installation of bus ridership amenities, in coordination with the Norwalk Transit District, per recommendation number 5.

iii. Analyze and review with TMP the striping of “bus only” pavement marking at the spur/bus turn around per recommendation number 6.

iv. Install bike racks consistent with recommendation number 7; and

11. That the applicant shall install EV Charging stations consistent with the requirements of the zoning regulations; and

12. That the applicant shall consider installing changing stations in the public restrooms; and

13. That the applicant shall comply with the conditions indicated by the Department of Public Works in their letter dated January 30, 2026; and

14. Structured activities involving more than 100 people shall obtain a Special Events permit from the City; and

15. All proposed structures shall obtain the necessary permits; and

16. All soil piles shall be suitably covered with tarps or vegetated to prevent dust; and

17. All lighting shall be dark-sky compliant; and

18. The applicant shall comply with the City's noise ordinance at all times; and

19. 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 the effective date of this action be February 13, 2026.

Mr. Roina seconded.

At this point, the commissioners reviewed the resolution. Mr. Bryce asked that the applicant confirm whether they could use barges for this phase of the project, as well as future phases. There was a discussion about the elevation which the commissioners believed would be for residential structures. It was noted that this was for protection during storms, including the 50 year or 100 year storms. There was a discussion about the hours that the lighting could stay on. There was a discussion about the bathrooms including changing stations. Mr. Bryce said that Ms. Lenkowsky would not be voting on this matter.

Chapin Bryce; Louis Schulman; Tammy Langalis; Ana Tabachneck; Galen Wells; Nick Kantor; Richard Roina; Jacquen Jordan-Byron approved.
No one opposed.
No one abstained.

Atty Suchy thanked the commissioners and reminded them that they would return for other applications. Mr. Kantor, Mr. Roina and Ms. Jordan-Byron left the meeting at 9:33 pm.

IV. DISCUSSION

A. #2026-03 R - Planning & Zoning Commission - Zoning Regulation Text Amendments to Article(s) 4, 6, 7 and 9 regarding Public Realm exemptions and fee-in-lieu; applicability of Workforce Housing to Artist Live/Work Unit uses; revisions to Band Signs standards; revisions to the definition of "Dormer," and "Earth Processing and Contractor's Materials Storage Yard;" creation of "Landscape Nursery" use, definition, permitted zones and limitations; creation of definitions for "Patio," "Porch," "Stoop," and "Wetbar;" removal of "steps" from permitted Encroachments; modifications to the Village District Review Standards for minor projects

Mr. Kleppin began the presentation by explaining that there were some regulations that needed updating so they had modified text. He shared with them the revised text and maps. He noted that they would not be voting on this at this meeting, so that proposed text could still be modified. He said that this item would probably be on their April agenda.

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 21, 2026

**** MR. SCHULMAN MOVED to approve the January 21, 2026 minutes, as amended.**

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Ana Tabachneck approved.

No one opposed.

Galen Wells abstained.

VI. COMMENTS OF DIRECTOR

Mr. Kleppin reminded them that the special meeting for the Capital Budget would be the following week. He said that they would be working on an amendment to the POCD for the Harbor Management Commission. Since funding is low, Mr. Kleppin would propose a joint meeting so that the consultant would make the same presentation to 3 or 4 different city agencies including the Planning & Zoning Commission at the same time..

VII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

VIII. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.
Ms. Langalis seconded.
Chapin Bryce; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Ana Tabachneck; Galen Wells approved.
No one opposed.
No one abstained.

The meeting was adjourned at 9:41 pm.

Respectfully submitted,

Diana Palmentiero

CITY OF NORWALK
SPECIAL MEETING - PLANNING & ZONING COMMISSION MINUTES
February 4, 2026

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Richard Roina; Ana Tabachneck; Galen Wells; Nick Kantor

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Matt Sapienza

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 5:30 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL

Mr. Baker called the roll.

III. EXECUTIVE SESSION

A. Executive Session: Discussion concerning potential settlement of pending lawsuit titled, Kaminski, Piotr, et al v. City of Norwalk, Docket No. FST-CV-23-6062330-S

**** MR. SCHULMAN MOVED that the Planning & Zoning Commission go into Executive Session.**

Mr. Roina seconded.
Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Ana Tabachneck; Galen Wells; Nick Kantor approved.
No one opposed.
No one abstained.

The Planning & Zoning Commission went into Executive Session at 5:33 pm and reconvened the meeting at 5:48 pm.

IV. ACTION ON PENDING LITIGATION

A. Kaminski, Piotr, et al v. City of Norwalk, Docket No. FST-CV-23-6062330-S

**** MR. ROINA MOVED to approve the pending litigation settlement in the matter of Kaminski, Piotr, et al v. City of Norwalk, Docket No. FST-CV-23-6062330-S.**

Ms. Wells seconded.
Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Ana Tabachneck; Galen Wells; Nick Kantor approved.
No one opposed.
No one abstained.

V. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.
Mr. Schulman seconded.
Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Ana Tabachneck; Galen Wells; Nick Kantor approved.
No one opposed.
No one abstained.

The meeting was adjourned at 5:52 pm.

Respectfully submitted,

Diana Palmentiero