

March 31, 2021

Mr. Winthrop Baum
25 Van Zant Acquisitions, LLC
25 Van Zant Suite 19C
Norwalk, CT 06855

Subject: 25 Van Zant Street; Norwalk, Connecticut

Dear Mr. Baum:

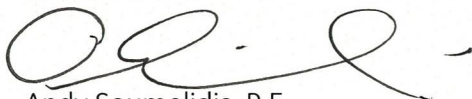
Pursuant to your request we have reviewed the property at 25 Van Zant Street and the as-built conditions survey prepared by Arcamone Land Surveyors to determine if there have been any increases to the impervious parking areas associated. Based on our site observations, a review of the as-built survey and our understanding from your representatives that there will be no expansion of the parking lot to facilitate the proposed Workforce Training Center use beyond what is currently on the site. The existing curb cuts will remain in their current locations. Subsequently, there is no need to increase the site's storm drainage system. The following summarizes our investigation and conclusions:

1. We reviewed the City of Norwalk's Geographic Information System (GIS) map for the 25 Van Zant Street property updated to May 9, 2020 to determine the limits of the impervious parking areas.
2. We reviewed the As-Built /Zoning Location Survey prepared by Arcamone Land Surveyors LLC for 25 Van Zant Street Properties LLC, dated November 5, 2019.
3. We visited the site January 3, 2021 the site and confirm that the impervious areas on the Arcamone survey and the City of Norwalk GIS Mapping agreed.
4. We also spoke with Steve Kleppin the Director of Norwalk's P&Z to confirm what his Commission is requesting.

Based our review of the existing as-built survey by Arcamone, the City's GIS mapping and our observations during our site visits it appears that the existing parking/impervious areas will remain unchanged and therefore no new storm drainage would be required at this time.

Please contact me on 203-454-2110, ext. 200 or at asoumelidis@landtechconsult.com if you have questions or require clarification.

Very truly yours,
LANDTECH



Andy Soumelidis, P.E.
Senior Partner

C: P. Romano