



CITY OF NORWALK
DPW Permits
Norwalk City Hall
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September 23, 2021

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP
Stamford, CT 06901-1026

**RE: 283 Richards Avenue (DBL: 5-63-72-0)
Proposed Religious Worship Center
DPW Plan Review Comments**

Ms. Suchy,

The Department of Public Works (DPW) for the City of Norwalk has reviewed the supportive documents associated with the proposed redevelopment at 283 Richards Avenue. The focus of DPW's review has been to confirm the documents provided are in conformance with the current City of Norwalk Standard Detail Drawings, Drainage Manual, and other applicable design standards. The following documents were provided to DPW and included in our review:

- Proposed Civil Engineering Plans – prepared by Cabezas DeAngelis LLC – dated July 21, 2021
- Proposed Planting Plan – prepared by Aris Land Studio – dated July 21, 2021
- Drainage Study – prepared by Cabezas DeAngelis LLC – dated July 21, 2021
- Traffic Impact Study – prepared by SLR International Corporation – dated August 2, 2021

The following are DPW's review comment(s) highlighting sections that will require revision or additional information:

1. A summary breakdown of the pre and post pervious and impervious areas shall be provided for review.
2. DPW is concerned the amount of stormwater runoff at the design point P2 in the post-development analysis may be more than the existing condition. The topography of the site indicates the runoff flow leaves the site in more than one direction. The discharge rate for the existing condition should be analyzed at more than one design point.
3. It is DPW's understanding that a test pit was performed on the east portion of the property. A test pit and percolation test should also be performed with results submitted to DPW for the west portion of the property to confirm the soil properties at the proposed cul-tec system and stormwater pond locations.
4. Confirm the proposed rip-rap size (d50) and splash pad dimensions are in accordance with City of Norwalk's Drainage Manual Section 7.3 Riprap Outlet Protection.
5. The proposed stormwater quality pond shall have riprap, of equal size for the splash pad, installed at the top and outfall sides of the spillway where the overflow will spill onto adjacent properties at to help dissipate the runoff.

6. A Stormwater Management System Operation and Maintenance Plan, as outlined in Section 1.6.6 in the City of Norwalk's 2017 Drainage Manual, shall be submitted for review.
7. Confirm if any utility connections are proposed in the City Right-of-Way (ROW).
8. The existing curb along the property is in disrepair and shall be replaced.
9. The proposed sidewalk and driveway material on the City ROW shall be a consistent material along the property.
10. There is a metal beam rail detail shown on the plans. Clarify where the metal beam rail is proposed to be located on the plan.
11. Transportation, Mobility and Parking shall provide comments regarding the Traffic impact Study.
12. The proposed retaining wall shall be reviewed and approved by Building and Code Enforcement.
13. The proposed septic system shall be reviewed and approved by the Health Department.
14. Any existing trees that are to be removed within the City ROW that 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.

Please note this is a preliminary review of the submitted documents. Additional comments may be forthcoming once the requested information is received. One (1) hard copy and one (1) electronic copy of the revised plan and report shall be delivered to DPW Permits for further review.

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

Sincerely,



Wilber Giron, P.E.
Permit Engineer

Cc: DPW Permits
Vanessa Valadares, P.E., Principal Engineer – DPW
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Alexis Cherichetti, Senior Environmental Officer – Conservation
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
William Mooney, Assistant Director – Health Department
James Travers, Director – TMP
Garrett Bolella, P.E., Assistant Director – TMP
Michael Yeosock, P.E., Principal Engineer – TMP
Christian DeAngelis, P.E. - Cabezas-DeAngelis, LLC
Alex Magoulas - Cabezas-DeAngelis, LLC