



CITY OF NORWALK
DPW Permits
Norwalk City Hall
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April 13, 2022

SENT VIA EMAIL

Elizabeth A.B. Suchy
Carmody Torrance Sandak & Hennessey LLP
Email: ESuchy@carmodylaw.com

**RE: 32 Weed Avenue (D-B-L: 5-55-11)
Proposed Private School
DPW Plan Review Comments**

Dear Ms. Suchy:

The Department of Public Works (DPW) for the City of Norwalk (i.e. the "City") has reviewed the supportive documents associated with the proposed development at the above-mentioned property. The focus of DPW's review has been to confirm the documents provided are in conformance with the current City Drainage Manual, Roadway Standards, Standard Detail Drawings, and other applicable design standards.

The following documents were provided to DPW and included in our review:

- School House Academy Architectural Drawings – prepared by Partners for Architecture – dated 03/14/2022

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

1. The proposed development shall include the installation of a new sidewalk, constructed in conformance with the City's 2021 Roadway Standards, from the driveway opening located on Little Fox Lane to the intersection at Fox Run Road to accommodate pedestrians safely along the walking routes to the proposed school. Please revise the plan accordingly.
2. The existing driveway apron located on Little Fox Lane is in disrepair and shall be replaced in conformance with the City's 2021 Roadway Standards and 2022 Standard Detail Drawings.
3. For any site located partially or entirely within a floodway, as designated on the Fairfield County Flood Insurance Rate Maps, the applicant shall prepare a report describing the existing conditions of the floodway, proposed activities (if any) within the floodway, and the potential impacts to flooding that may result from the project, in accordance with Section 1.6.2 of the City's 2017 Drainage Manual.
4. Please confirm if any modifications to the sanitary sewer system is proposed as part of the project.
5. Please confirm if any exterior modifications (i.e. parking lot, grading, and utilities) are proposed as part of the project.

6. DPW Encroachment, Driveway, and Sewer Permit(s), in accordance with DPW's Permit Provisions, shall be required for work proposed in the City Right-of-Way prior to the commencement of work.
7. A Building Permit shall be required for sewer work performed within the property.
8. Any existing trees that are to be removed within the City 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.
9. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.
10. Water Pollution Control Authority (WPCA) approval is required.
11. Transportation, Mobility and Parking (TMP) approval is required.

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 submitted 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
Christine Cardascia, E.I.T., Junior Engineer – DPW
Ralph Kolb, P.E., Sr. Environmental Engineer – WPCA
Garrett Bolella, P.E., Assistant Director – TMP
Thomas Reese, E.I.T. – TMP
Alexis Cherichetti, Senior Environmental Officer – Conservation
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal Planner – Planning and Zoning
Michelle Andrzejewski, Land Use Planner – Planning and Zoning
William Ireland, Chief Building Official – Building and Code Enforcement
Leo Guerrero, Assistant Building Official – Building and Code Enforcement
Peter Kelly, Assistant Building Official – Building and Code Enforcement