



CITY OF NORWALK
DPW Permits
Norwalk City Hall
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July 1, 2022

Sent via email to: dconlon@dconlonarchitects.com

Daniel Conlon
Daniel Conlon Architects
Wilton, CT

**RE: 52 Sammis Street: District 6, Block 15, Lot 9
Proposed Single Family Residence
DPW Plan Review Comments Letter**

Dear Mr. Conlon:

The Department of Public Works (DPW) for the City of Norwalk (City) has reviewed the supportive documents associated with the proposed development at the above-referenced property. The focus of DPW's review has been to confirm the documents provided are in compliance 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:

- Civil Drawings, prepared by Fairfield County Engineering LLC, dated 04/25/2022
- Drainage Report, prepared by Fairfield County Engineering LLC, dated 05/27/2022
- Existing Conditions Survey, prepared by Arcamone Land Surveyors LLC, dated 05/17/2022
- Proposed Conditions Survey, prepared by Arcamone Land Surveyors LLC, dated 05/17/2022, revised 05/25/2022

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

1. 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.
2. A Stormwater Management System Operation and Maintenance Plan, as outlined in Section 1.6.6 of the City's 2017 Drainage Manual, shall be submitted for review.
3. The Drainage Analysis Report appears to be incomplete. The report shall include a narrative describing how zero increase in rate of runoff is met through the design, including a table documenting existing and proposed peak flows from the site for the 50, 10, 4, 2, and 1 percent annual chance events.

4. The plan shall be revised to include the location, size, invert elevation, and material type of all existing utility mains (i.e. water, sanitary, storm, etc.).
 - a. Any existing sanitary sewer lateral that is to be abandoned shall be permanently capped within 2 feet of the sanitary sewer main.
5. The plan shall be revised to include the proposed location, size, invert elevation, and material type of the service connection(s) with associated detail(s) in compliance with the City's 2022 Standard Detail Drawings.
 - a. A sanitary sewer lateral clean-out shall be required at the property line.
 - b. Any proposed water meter shall not be installed within the City's Right-of-Way.
6. The plan shall be revised to include the proposed driveway apron details in compliance with the City's 2022 Standard Details Drawings. Please note the driveway apron shall require 6" of ¾" crushed and washed stone base.
7. A DPW Encroachment, Driveway, and Sewer Permit, 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.
 - a. Roadway restoration(s) for the proposed work in the City's Right-of-Way shall be determined at the time of permitting.
8. A Building Permit shall be required for sewer work performed within the property.
9. 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.
10. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.
11. Water Pollution Control Authority (WPCA) approval is required.
12. 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 requested document(s) shall be submitted to DPW 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
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