

May 25, 2021

Alexis Cherichetti
Senior Environmental Officer
City of Norwalk - Conservation Office
125 East Avenue
Norwalk, CT 06851

Re: Wetlands Application of "The Cottages at Pepper Ridge" FRAP LLC
40 Fullin Road, Norwalk, CT - Response to Inland Wetland Agency comments

Dear Ms. Cherichetti,

The Inland Wetland Agency Commission requested additional information concerning this application at its meeting on May 11, 2021. Below is a summary of the requested information:

- ***Provide the total woodland area being disturbed on the property for this project:*** The total woodland area on the site is approximately 4.33 acres. Approximately 2.70 acres of this woodland will be disturbed during the development of this project.
- ***Provide the woodland area being disturbed from within the wetlands/watercourse upland review areas:*** Approximately 0.18 acres of woodland area will be disturbed within the western wetland/watercourse review area. Approximately 0.12 acres of woodland area will be disturbed within the eastern wetland review area.
- ***The existing drainage channel is classified as a watercourse. Depict the 100-foot review area setback from the watercourse on the plans:*** The design plans have been updated to now include the 100-foot watercourse setback from the existing drainage channel that runs through the western wetlands. Refer to the revised civil design plans, sheets 1, 2, and 3 of 6, for a depiction of this setback. Also, refer to the enclosed Wetland/Watercourse Buffer Area exhibit, which depicts the previously depicted 50-foot wetland buffer area setback (in yellow) and the additional 100-foot watercourse buffer area setback (in blue). The majority of the additional watercourse setback area lies within the existing asphalt parking lot.
- ***Identify how the proposed new wetland will be positioned for success:*** Refer to the revised Landscape Plan, Sheet LP.1 and the Wetland Creation Plan, Sheet

LP.2, as prepared by Environmental Land Solutions, LLC for wetland creation construction and management notes and sections.

Cross-Section A-A has also been added to the Site Grading and Layout Plan, sheet 1 of 6, of the civil plans. This cross-section depicts the existing grades across the western wetland area between Fullin Road and the existing parking lot. It also depicts the limits of the proposed demarcation wall and closest units to the wetland area.

Test pits were recently performed on the site to verify soil conditions and the depth of ledge and groundwater. This information will be analyzed and some of the basements from the proposed units may be eliminated in order to avoid conflicts with groundwater. The limits of the proposed demarcation retaining walls and encroachments into the regulated buffer area will remain as currently depicted. However, adjustments to the site grading may occur in order to achieve an overall balance of cut and fill for the project.

Please find enclosed the following material in support of this application:

- Wetland/Watercourse Buffer Area Exhibit, dated 5-25-21;
- Landscape Plan, Sheet LP.1, revised 5-25-21, as prepared by Environmental Land Solutions, LLC;
- Wetland Creation Plan, Sheet LP.2, dated 5-25-21, a prepared by Environmental Land Solutions, LLC;
- Site Plan Review Set, revised through 5-24-21, as prepared by D'Andrea Surveying & Engineering, P.C.

We have currently e-mailed you pdfs of the above material. Please let us know if you would also like hard copies delivered to your office. Thank you very much.

Sincerely,

**D'ANDREA SURVEYING &
ENGINEERING, P.C.**



Derek E. Daunais, P.E.

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cc: FRAP LLC

Adam Blank - attorney

D'Andrea Surveying & Engineering, P.C.