

August 4, 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 - Summary of Civil Plan Set Revisions

Dear Ms. Cherichetti,

The following is a brief summary of the revisions that have been made to the Civil plan set in response to the comments by the City's environmental consultant and other City departments as part of the Zoning application review.

- **Culvert:** The proposed culvert beneath the entrance driveway drainage channel crossing has been modified to now be a three-sided open bottom concrete rectangular culvert. This has been noted on the revised plan set and a detail for the culvert has been added to Sheet 5 of 6. Along with the culvert detail, we have also included a detail for the contractor regarding the temporary diversion of water during the period of in-stream work.
- **Test Pit Information:** The location of the deep test pit exploration areas have been added to the revised plan set. Test pit information is included on Sheet 4 of 6.
- **Removal of Unit Basements:** After reviewing the test pit information, it was decided to remove the basements from the majority of the proposed units in order to avoid conflicts with ledge and groundwater issues.
- **Stormwater Retention/Detention System Modifications:** The footprints of the previously proposed stormwater retention and detention systems have been modified in order to avoid areas of ledge. Additional systems have been added to the Civil set where conflicts with ledge could be avoided. The bottoms of all systems will be set a minimum of 1-foot above any groundwater or mottling restrictive layer. We are in the process of working up a detailed drainage analysis and report as part of the Zoning application review process. A copy of the final Drainage Summary Report will be submitted to your office for your records once completed.

- **Sidewalk Along Entry Drive:** The City Traffic Division requested a proposed sidewalk along the entry drive to connect the development with the existing sidewalk on Fullin Road. Therefore, a new sidewalk has been added to the south side of the entry drive along with a crosswalk connection to the existing sidewalk on the other side of Fullin Road. We were able to accommodate this additional sidewalk without having to expand the width of the previously proposed driveway entrance retaining walls. Therefore, the proposed disturbance to the wetlands and setback review area will remain the same as previously reported.

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

- Site Plan Review Set, revised through 8-4-21, as prepared by D'Andrea Surveying & Engineering, P.C.

We have currently e-mailed you pdfs of the above Civil plan set and will also deliver one hard copy of the plans to your office. Please let us know if you have any questions or comments regarding the above mentioned modifications to the plan set. 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