



CITY OF NORWALK
DPW Permits
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November 29, 2021

Gessi Giarratana
Wofsey, Rosen, Kweskin & Kuriansky, LLP
Stamford, CT 06901
Sent via email: ggiarratana@wrkk.com

**RE: 19 South Beach Drive (DBL: 6-33-42-0)
CAM Site Plan Review Application
DPW Plan Review Sign Off**

Mr. Giarratana:

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 19 South Beach Drive. 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:

- Development Plan – prepared by D'Andrea Surveying & Engineering, PC – dated 3/9/2021 – revised 9/14/2021
- Grade Plane Plan – prepared by D'Andrea Surveying & Engineering, PC – dated 9/14/2021
- Zoning Location Survey of Property at 19 South Beach Drive in Rowayton Norwalk, CT prepared for Tristram Perkins, Marisa Bistany-Perkins – prepared by D'Andrea Surveying & Engineering, PC – dated 9/14/2021
- Topographic Survey of Property at 19 South Beach Drive in Rowayton Norwalk, CT prepared for Tristram Perkins, Marisa Bistany-Perkins – prepared by D'Andrea Surveying & Engineering, PC – dated 9/14/2021
- Drainage Impact Statement – prepared by D'Andrea Surveying & Engineering, PC – dated 3/9/21 – revised 9/14/2021

The submitted plan shows an existing Belgium block driveway and retaining wall located in the City Right-of-Way (ROW). Based on DPW's records, the installation of the Belgium block driveway and retaining wall in the ROW was not approved by the City. It is DPW's understanding that the Belgium block driveway and retaining wall are pre-existing and it is not proposed to be altered as part of this project. Therefore, DPW has no objection for the project moving forward with the following condition(s):

1. The City is not responsible for the maintenance, replacement, restoration, etc. of existing retaining wall situated in the City ROW. The property owner(s) shall hold the City harmless, in perpetuity, for unintentional and/or unavoidable damage to the wall.

2. Should work be proposed on the existing driveway, the Belgium block driveway shall be replaced in compliance with the City of Norwalk's Standard Detail Drawings.
3. DPW Permit(s) shall be required for work proposed in the City Right-of-Way (ROW) prior to the commencement of work.
4. 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.
5. A copy of the As-Built drawing shall be submitted to DPW for review prior to the issuance of a Certificate of Occupancy.
6. This approval shall be valid for a period of 12 months from the date stamped on the approved plan. Any permit issued on the basis of this approval must be issued within such 12 month period. Any renewal of the plan approval will be based on the then existing conditions and current applicable regulations, ordinances and standards of practice in effect at the time of the renewal.

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

Sincerely,



Vanessa Valadares, P.E.
Principal Engineer

Cc: DPW Permits
Wilber Giron, P.E., Permit 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