



CITY OF NORWALK
DPW Permits
Norwalk City Hall
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March 4, 2022

SENT VIA EMAIL

Albert G. Vasko
Tierney, Zullo, Flaherty & Murphy, P.C.
Email: avasko@tierneyzullo.com

**RE: 223 Richards Avenue (DBL: 5-63-3)
Proposed Office Building at Saint John's Cemetery
DPW Plan Review Comments**

Dear Mr. Vasko:

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

The following document(s) were provided to DPW and included in our review:

- Site Improvement Plan – prepared by D'Andrea Surveying & Engineering, P.C. – dated 09/13/2021
- Drainage Analysis – prepared by D'Andrea Surveying & Engineering, P.C. – dated 09/13/2021
- Operation and Maintenance Plan Report – prepared by D'Andrea Surveying & Engineering, P.C. – dated 09/13/2021

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

1. The plan shall include the property lines and adjacent property owners.
2. The plan shall include the installation of a new sidewalk and curb along the edge of the existing road within the limits of the property boundaries in conformance with DPW's Roadway Standards.
3. The existing fence situated on the City Right-of-Way shall be relocated in the property in conformance with DPW's Roadway Standards.
4. The existing driveway apron is in disrepair and shall be replaced in kind. The plan shall include the driveway apron details in conformance with DPW's Standard Detail Drawings.
5. The Drainage Analysis Report depicts the stormwater runoff volume will increase post development to the POC East. DPW has concerns for the East property being negatively

impacted by the increase in volume. Please consider reevaluating the design to reduce the stormwater runoff volume.

6. The plan indicates top of the proposed cul-tec chamber system will be at an elevation 84.4, which will not provide the adequate 18" minimum cover.
7. Confirm the cover for the proposed 8" pipe and drain pump line across the existing driveway. The minimum cover for PVC is 3' to the top of pipe.
8. The plan appears to indicate proposed pop-up emitters are back pitched. Please confirm or revised accordingly.
9. Transportation, Mobility and Parking (TMP) approval is required.
10. Planning and Zoning shall review and approve the proposed parking layout.
11. Norwalk Health Department approval is required.
12. DPW Encroachment and Driveway Permits shall be required for work proposed in the City Right-of-Way prior to the commencement of work.
13. 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.
14. City trees to be removed shall be replaced in accordance with City Code Chapter 112-10C.

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
Steven Kleppin, Director – Planning and Zoning
Bryan Baker, Principal 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
William Mooney, Assistant Director – Health Department
Garrett Bolella, P.E., Assistant Director – TMP
Leonard C. D'Andrea, P.E. – D'Andrea Surveying & Engineering, P.C.