

# 1 Cannondale Way Wilton, Connecticut

CONSULTING ENGINEERS, LLC.

185 Meadow Street  
Naugatuck, Connecticut 06770  
Ph: (203) 729-6675 Fax (203) 720-2816

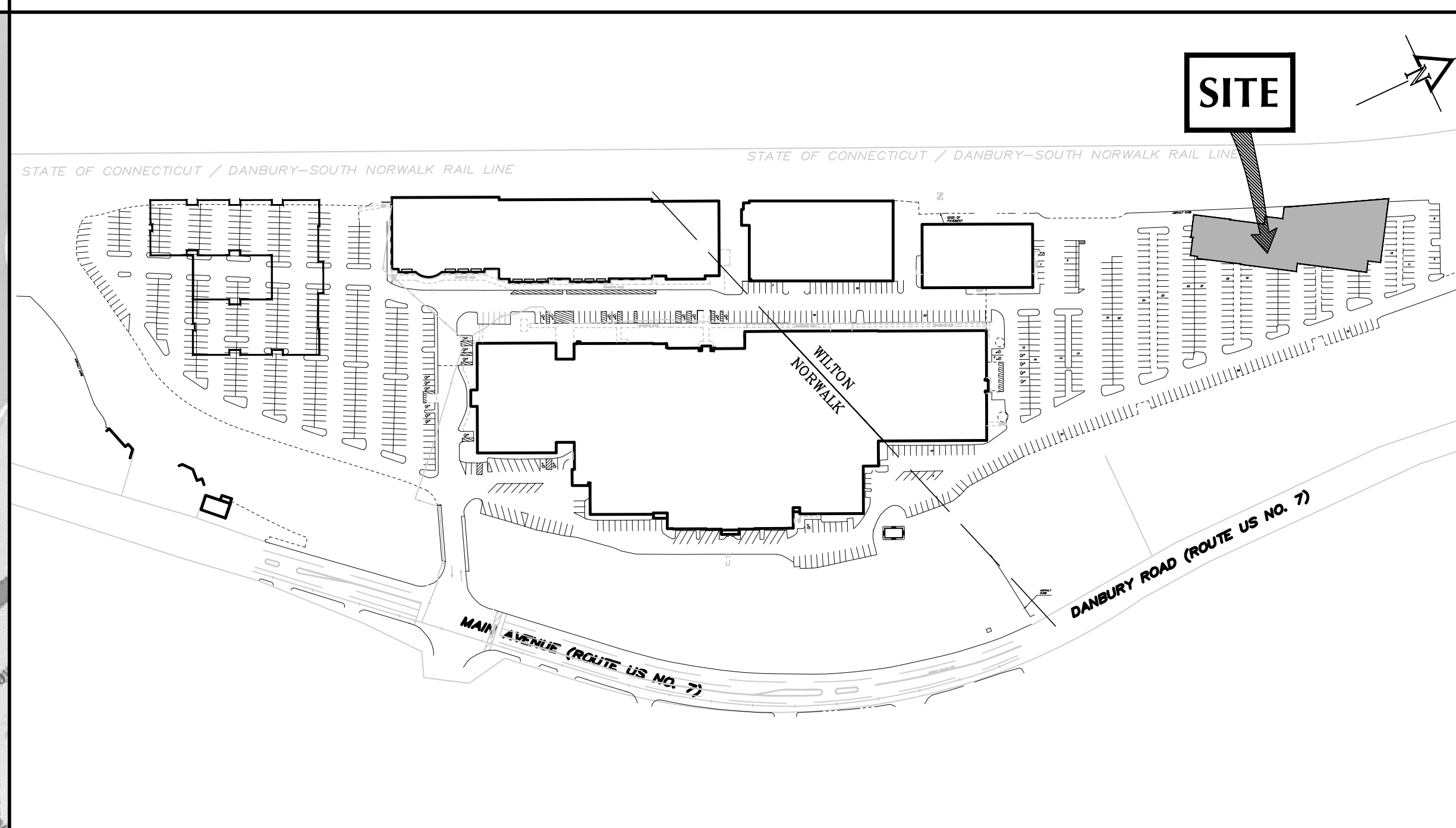


**VICINITY SKETCH - 1"=200'**

## LOCATION MAP



## AREA MAP



## DRAWING LIST

[illegible]



MAP REFERENCES

- "PROPERTY OF LILLIAN P. WILLIAM NORWALK, CONN." DATED FEBRUARY 1950 AND NUMBERED 3269 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY PREPARED FOR MORTON J. HERBST NORWALK, CONN." DATED JUNE 29, 1976 AND NUMBERED 8133 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY PREPARED FOR JAMES MILFORD BURGESS AT NORWALK, CONN." DATED OCTOBER, 1953 AND NUMBERED 4080 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY PREPARED FOR AMBLER ESTATES, INC. AT NORWALK AND WILTON, CONN." DATED DECEMBER, 1945 AND NUMBERED 2407 IN THE NORWALK LAND RECORDS.
- "MAP OF PROPERTY BELONGING TO FELIX M. KREMBIS LOCATED ON KENT ROAD IN WILTON, CONN." DATED APRIL 28, 1941 AND NUMBERED 556 IN THE WILTON LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING LAND TO BE ACQUIRED FROM THE PERKIN-ELMER CORP. BY THE STATE OF CONNECTICUT ROUTE U.S. 7" DATED OCTOBER, 1946 AND NUMBERED 7169 IN THE NORWALK LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM PERKIN-ELMER CORPORATION BY THE STATE OF CONNECTICUT WIDENING OF ROUTE U.S. 7" DATED SEPTEMBER, 1984 AND JANUARY 1985, SHEETS ONE THROUGH THREE OF THREE, NUMBERED 10186, 10187 AND 10188 IN THE NORWALK LAND RECORDS.
- "REVISED MAP SHOWING DRAINAGE EASEMENTS NORWALK, CONN. PERKIN-ELMER CORP. AND DORCAL INC." DATED SEPTEMBER 11, 1981 AND NUMBERED 9303 IN THE NORWALK LAND RECORDS.
- "SHEET 7 OF 7" MAP SHOWING SANITARY SEWER EASEMENTS TO BE ACQUIRED BY THE CITY OF NORWALK WILTON-ROUTE NO. 7 INTERCEPTOR PROJECT NO. 1004 NORWALK CONNECTICUT DATED DECEMBER 13, 1974 AND NUMBERED 8115 IN THE NORWALK LAND RECORDS.
- MAP SHOWING DRAINAGE EASEMENTS OVER LAND OF PERKIN-ELMER CORP. NORWALK, CONN. DATED JULY 28, 1981 AND NUMBERED 9062 IN THE NORWALK LAND RECORDS.
- MAP OF PROPERTY PREPARED FOR THE PERKIN-ELMER CORPORATION AT NORWALK & WILTON, CONN." DATED OCTOBER 15, 1957 AND NUMBERED 5155 IN THE NORWALK LAND RECORDS AND 1775 IN THE WILTON LAND RECORDS.
- "REVISED MAP OF PROPERTY PREPARED FOR THE PERKIN-ELMER CORPORATION AT NORWALK & WILTON, CONN." DATED SEPTEMBER 14, 1980 AND NUMBERED 2008 IN THE WILTON LAND RECORDS.
- MAP SHOWING SANITARY SEWER EASEMENT TO BE ACQUIRED BY THE TOWN OF WILTON FROM PERKIN-ELMER CORP. NORWALK, CONN." DATED OCTOBER 12, 1975 AND NUMBERED 7426 IN THE NORWALK LAND RECORDS AND 3006 IN THE WILTON LAND RECORDS.
- "PRELIMINARY RIGHT-OF-WAY SURVEY, STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, TOWN OF NORWALK, MAIN AVENUE (RTE. 719) FROM THE MERRITT PARKWAY NORTHERLY TO THE WILTON TOWN LINE NUMBER 102-17, SHEETS FIVE AND SIX OF SIX, APPARENT DATE OF JANUARY 4, 1999, ON FILE AT THE OFFICES OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT & POWER COMPANY ACROSS THE PROPERTY OF THE PERKIN-ELMER CORPORATION TOWN OF WILTON COUNTY OF FAIRFIELD STATE OF CONNECTICUT" DATED JANUARY, 1973 AND NUMBERED 205 IN THE WILTON LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM PERKIN-ELMER CORPORATION BY THE STATE OF CONNECTICUT RELOCATION OF U.S. ROUTE 7" DATED AUGUST, 1992 AND NUMBERED 11307 IN THE NORWALK LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT FROM LILLIAN P. WILLIAM NORWALK-DANBURY ROAD RTE. 7" DATED FEBRUARY, 1950 AND NUMBERED 3271 IN THE NORWALK LAND RECORDS.
- "MAP SHOWING PARCELS TO BE LEASED PREPARED FOR DORCAL, INC. NORWALK, CONN." DATED JULY 21, 1983 AND NUMBERED 9396 IN THE NORWALK LAND RECORDS.
- "APPARENTLY UNRECORDED "MAP OF PROPERTY PREPARED FOR PERKIN-ELMER CORP. NORWALK & WILTON, CONN." DATED NOVEMBER 28, 1982, REVISED DECEMBER 14, 1993, PREPARED BY ROLAND H. GARDNER, CT LS NO. 5759.
- "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DANBURY-SOUTH NORWALK RAIL LINE IN THE TOWNS OF DANBURY, BETHEL, REDDING, ROSELAND, WILTON AND NORWALK PROJECT NO. 884-497 RAILROAD CENTERLINE STATIONS 58+72.50 TO 119+57.84 PLANIMETRIC MAPPING", SHEETS 48 AND 49 OF 55, FIELD SURVEY DATED APRIL 1991, ON FILE AT THE OFFICES OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM THE PERKIN-ELMER CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION U.S. ROUTE 7 (MAIN AVENUE)" SHEET ONE OF TWO, NUMBERED 12043 IN THE NORWALK LAND RECORDS.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM APPLERA CORPORATION BY THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION U.S. ROUTE 7 AT FOXBORO DRIVE INTERSECTION" NUMBERED 12832 IN THE NORWALK LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY ACROSS PROPERTY OF LPARK NORWALK LLC" NUMBERED 13009 IN THE NORWALK LAND RECORDS AND 5599 IN THE WILTON LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF LPARK NORWALK LLC" NUMBERED 13008 IN THE NORWALK LAND RECORDS AND 5599 IN THE WILTON LAND RECORDS.
- "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO THE CITY OF NORWALK ACROSS PROPERTY OF LPARK NORWALK LLC, 761 MAIN AVENUE NORWALK, CONNECTICUT, DATED DECEMBER 17, 2007 AND NUMBERED 13107 IN THE NORWALK LAND RECORDS.

EXISTING BUILDING AND SITE COVERAGE

TOTAL AREA (NORWALK & WILTON) = 1,263,858 S.F. (<29.0142 ACRES)

NORWALK

LOT AREA (NORWALK ONLY) = 798,803 S.F. (<18.3380 ACRES)

BUILDING

PORTION OF BUILDING "A" = 57,072 S.F.  
PORTION OF BUILDING "B" = 142,166 S.F.  
ALL OF PUMP HOUSE "E" = 511 S.F.

TOTAL BUILDING AREA = 199,749 S.F.

EXISTING BUILDING COVERAGE = 199,749 / 798,803 = 25.0%

SITE

TOTAL BUILDING AREA = 199,749 S.F.

PAVED SURFACES = 266,939 S.F.

TOTAL "SITE" AREA = 466,688 S.F.

EXISTING SITE COVERAGE = 466,688 / 798,803 = 58.4%

WILTON

LOT AREA (WILTON ONLY) = 465,055 S.F. (<10.6762 ACRES)

BUILDING

ALL OF BUILDING "C" = 16,786 S.F.  
PORTION OF BUILDING "B" = 40,619 S.F.  
ALL OF SHED "D" = 863 S.F.

TOTAL BUILDING AREA = 58,268 S.F.

EXISTING BUILDING COVERAGE = 58,268 / 465,055 = 12.5%

SITE

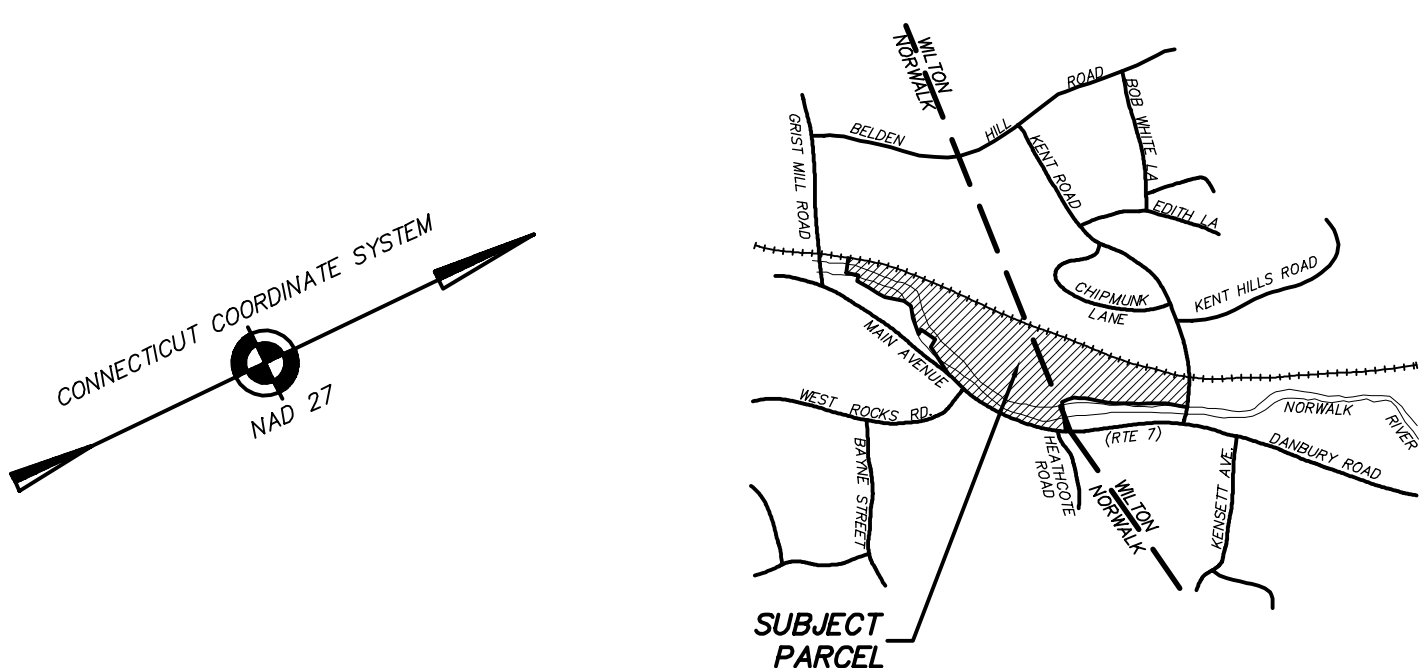
TOTAL BUILDING AREA = 58,268 S.F.

PAVED SURFACES = 238,699 S.F.

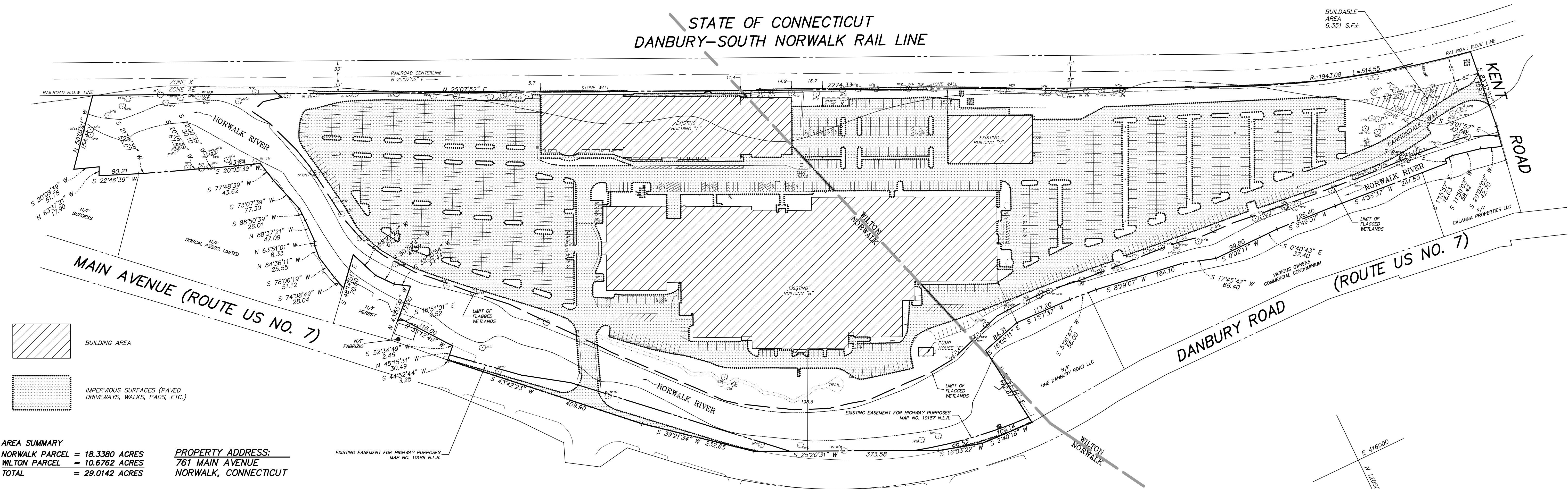
TOTAL "SITE" AREA = 296,967 S.F.

EXISTING SITE COVERAGE = 296,967 / 465,055 = 63.9%

PARCEL 6, BLOCK 36, MAPS 11NE, 11NW AND 11SW (NORWALK ONLY)



STATE OF CONNECTICUT  
DANBURY-SOUTH NORWALK RAIL LINE



AREA SUMMARY  
NORWALK PARCEL = 18.3380 ACRES  
WILTON PARCEL = 10.6762 ACRES  
TOTAL = 29.0142 ACRES

PROPERTY ADDRESS:  
761 MAIN AVENUE  
NORWALK, CONNECTICUT

WETLANDS WERE FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON AUGUST 4, 2008, SURVEYED AND MAPPED BY ROCCO V. D'ANDREA, INC.

BEARINGS AND COORDINATES ARE BASED ON THE CONNECTICUT COORDINATE SYSTEM OF 1927 (NAD 27)

THIS MAP IS A ZONING LOCATION SURVEY, BASED ON A RESURVEY PREPARED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A-2" AS SET FORTH IN STATE REGULATIONS SEC. 20-300b-1 THROUGH 20-300b-20.

NEW MONUMENTATION HAS NOT BEEN SET IN CONJUNCTION WITH THIS ZONING LOCATION SURVEY.

AREA = 29.0142 ACRES (TOTAL)

LAND LIES IN "BUSINESS NO. 2" ZONE (NORWALK) AND "DE-5" ZONE (WILTON)

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED.

ROCCO V. D'ANDREA, INC.

ROBERT L. LIDDEL JR., CT LS No. 15775  
RIVERSIDE, CONNECTICUT  
JULY 25, 2013  
AUGUST 20, 2013  
OCTOBER 29, 2013

TREE LEGEND

- A - ASH
- B - BIRCH
- BE - BEECH
- CA - CRABAPPLE
- CH - CHESTNUT
- CH - CHERRY
- H - HICKORY
- HE - HEMLOCK
- JM - JAPANESE MAPLE
- L - LINDEN
- LO - LOCUST
- M - MAPLE
- O - OAK
- P - PINE
- SY - SYCAMORE
- WA - WALNUT
- YP - YELLOW POPLAR
- TN - TOWN
- TR - TRIPLE
- MU - MULTIPLE

TOTAL PARKING PROVIDED NORWALK/WILTON  
TOTAL PARKING = 1,206 SPACES

LAND LIES WITHIN SPECIAL FLOOD HAZARD ZONES

ZONE AE, ELEVATION 116 TO 123 FIRM PANEL 391 OF 626  
MAP NUMBER 09001C0391F, EFFECTIVE DATE JUNE 18, 2010.

TRANSCRIBED FROM REFERENCED COMMUNITY PANELS, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

FLOOD ZONE LIMITS DEPICTED AS THUS:

TOTAL (NORWALK + WILTON)

LOT AREA (TOTAL) = 1,263,858 S.F. (<29.0142 ACRES)

BUILDINGS

ALL OF BUILDING "A" = 61,412 S.F.  
ALL OF BUILDING "B" = 182,785 S.F.  
ALL OF BUILDING "C" = 16,786 S.F.  
ALL OF SHED "D" = 863 S.F.  
ALL OF PUMP HOUSE "E" = 511 S.F.

TOTAL BUILDING AREA = 262,357 S.F.

TOTAL EXISTING BUILDING COVERAGE = 262,357 / 1,263,858 = 20.8%

SITE

TOTAL BUILDING AREA = 262,357 S.F.

PAVED SURFACES = 505,638 S.F.

TOTAL "SITE" AREA = 767,995 S.F.

TOTAL EXISTING SITE COVERAGE = 767,995 / 1,263,858 = 60.8%

ZONING REGULATIONS OF THE TOWN OF WILTON:

E. AREA AND BULK REQUIREMENTS FOR INDUSTRIAL ZONES: The following area and bulk requirements shall be applicable to all developments in the DE-5 and DE-10 Districts, as indicated. Dimensions are in feet unless otherwise indicated.

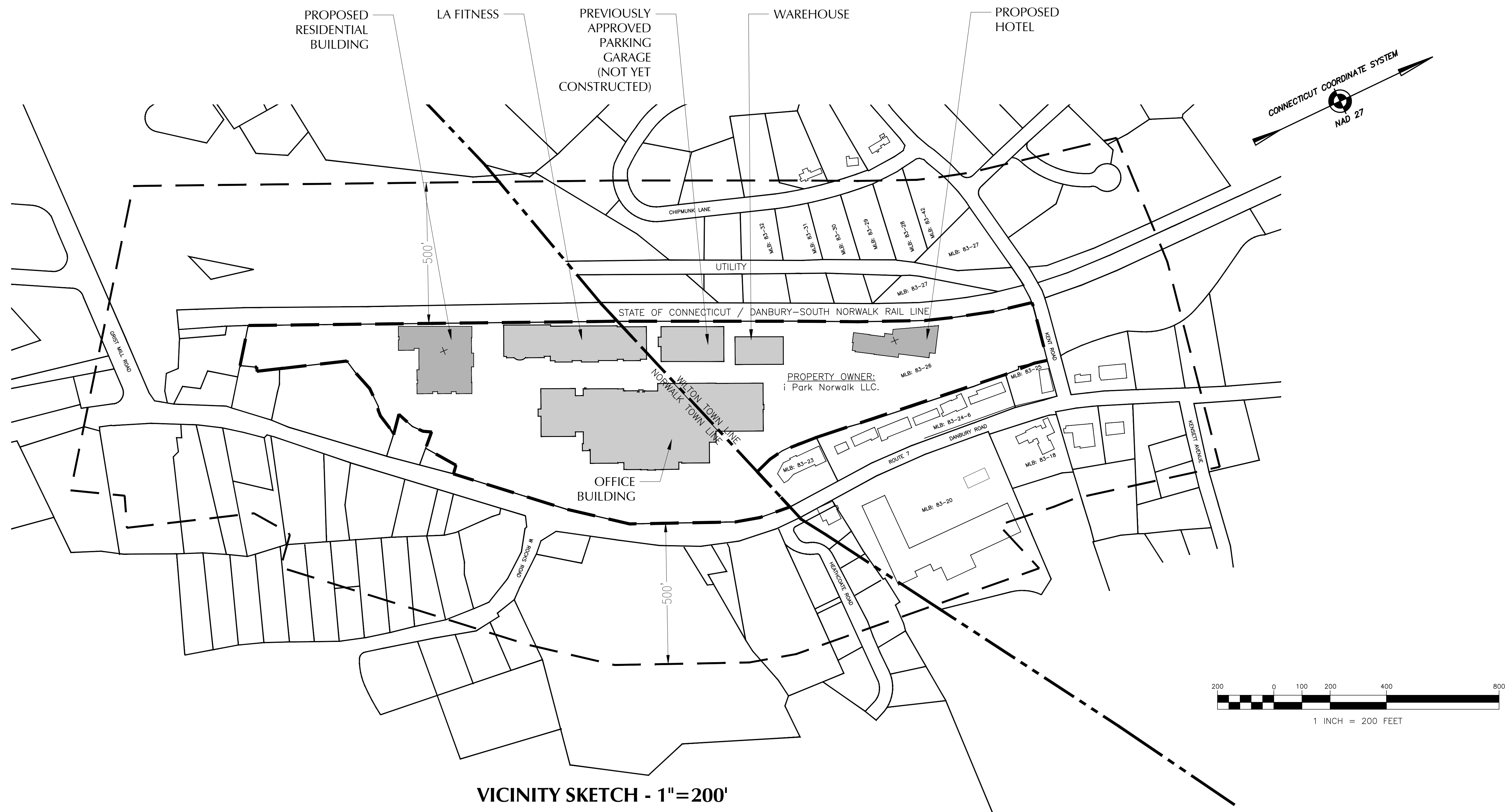
- Minimum Front Yard DE-5 50(0)
- Minimum Side Yard (each) 50  
- When abutting a residential district 100
- Minimum Rear Yard 50  
- When abutting a residential district 100
- Minimum Parking and Loading Setbacks (Side and Rear Yards) 25  
- When abutting a residential district 75
- Maximum Building Height (Stories/Feet) 3/38(0)
- Maximum Building Coverage (%) 20
- Maximum Site Coverage (%) 50
- Minimum Lot Size (acres) 5
- Minimum Lot Frontage 150

(a) Except setbacks shall be 100 feet along Route 7.  
(b) Except as otherwise provided in Section 29-4C.1.

1 INCH = 100 FEET  
SCALE  
100 0 100  
IN FEET

ZONING LOCATION SURVEY  
DEPICTING EXISTING CONDITIONS AT  
761 MAIN AVENUE  
NORWALK & WILTON, CONNECTICUT  
PREPARED FOR  
I.PARK NORWALK LLC

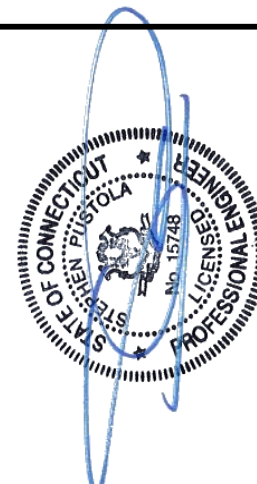




Abutting Neighbors						
PARCEL ID	OWNER	OWNER	STREET	CITY	STATE	ZIP
5-35-34-0	TOWN LINE PROPERTIES	C/O PYRAMID RE GROUP	20 SUMMER ST	STAMFORD	CT	06901
5-22C-66-0	NORWALK FOUR LLC		460 COE AVE	EAST HAVEN	CT	06512
5-36-22-0	ONE DANBURY ROAD LLC		38 POST ROAD	WESTPORT	CT	06882
5-35-65-0	GATEWAY CENTER ASSOCIATES		12070 ROMA ROAD	BOYNTON BEACH	FL	33437
5-35-37-0	DAVID MATTHEW BOOTH		8 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-17-0	AGEU & INDIA OLIVEIRA FONTES		6 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-21-0	STEPHANIE MCALLISTER		4 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-23-0	FIRST UNION NATIONAL BANK		P. O. BOX 2609	CARLSBAD	CA	92018
5-35-19-0	BARBARA & LUISA GERTELMAN		10 HEATHCOTE ROAD	NORWALK	CT	06851
5-35-15-0	FIRST COUNTY BANK		660 MAIN AVE	NORWALK	CT	06851
5-35-20-0	MG 650 MAIN LLC	C/O MURRAY & GAUNT PARTNERS	101 PARK AVE	NEW YORK	NY	10178
5-35-33-0	FIRST COUNTY BANK		660 MAIN AVE	NORWALK	CT	06851
5-22C-67-0	NORWALK FOUR LLC		460 COE AVE	EAST HAVEN	CT	06512
5-22C-19-0	JAIME & PRUDENCE MANIRAKIZA		257 WEST ROCKS RD	NORWALK	CT	06851
5-35-27-0	LAJO REALTY LLC		640 MAIN AVE	NORWALK	CT	06851
5-22C-17-0	RELLO REALTY LLC		594 MAIN AVE	NORWALK	CT	06851
5-22C-16-0	JA REAL PROPERTY CORP		11301 RIDGE MIST TERRACE	POTOMAC	MD	20854
5-36-21-0	MG 607 MAIN LLC	C/O MURRAY & GAUNT PARTNERS	101 PARK AVE	NEW YORK	NY	10178
5-22C-15-0	NORDAN LLC		933 MACARTHUR BLVD	MAHWAH	NJ	07430
5-22C-21-0	GEORGE & ALEFINA KHOSHABOO		255 WEST ROCKS RD	NORWALK	CT	06851
5-36-18-0	CONNECTICUT LIGHT & POWER		P. O. BOX 270	HARTFORD	CT	06141
5-22C-23-0	YIU ON & WAH CHU		251 WEST ROCKS RD	NORWALK	CT	06851
5-22C-13-0	THE NORWALK ELECTRIC COMPANY		1 CRICKLEWOOD LANE	NORWALK	CT	06851
5-36-28-0	MG 607 MAIN LLC	C/O MURRAY & GAUNT PARTNERS	101 PARK AVE	NEW YORK	NY	10178
5-22C-25-0	KATHLEEN M KONKLIN		249 WEST ROCKS RD	NORWALK	CT	06851
5-36-25-0	CITY OF NORWALK		P. O. BOX 5125	NORWALK	CT	06856
5-22C-26-0	GRADY & INGELA DUNCAN		247 WEST ROCKS RD	NORWALK	CT	06851
	WILLIAM COLLINS CHARITABLE RE					
5-22C-12-0	UNITRUST & ROBERT CREAMER		412 MAIN STREET, SUITE A	RIDGEFIELD	CT	06877
5-36-26-0	WILTON MOTIVA ASSOCIATES LLC		237 MAMARONECK AVE	WHITE PLAINS	NY	10605
5-22C-56-0	JOHN PIRRI		P. O. BOX 199	DONALDS	SC	29638
5-36-2-0	KENNETH KUO CHIEN-CHU		547 MAIN AVE	NORWALK	CT	06851
	WILLIAM COLLINS CHARITABLE RE					
5-22C-11-0	UNITRUST & ROBERT CREAMER		412 MAIN STREET, SUITE A	RIDGEFIELD	CT	06877

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**PROPOSED  
HOTEL**  
1 CANNONDALE WAY  
WILTON, CT  
PREPARED FOR  
**i PARK NORWALK II LLC**

**LOT  
IMPROVEMENT  
NEIGHBORS**

DATE: 09/13/2019

SCALE: 1"=100'

PROJECT NO.: 170202.02

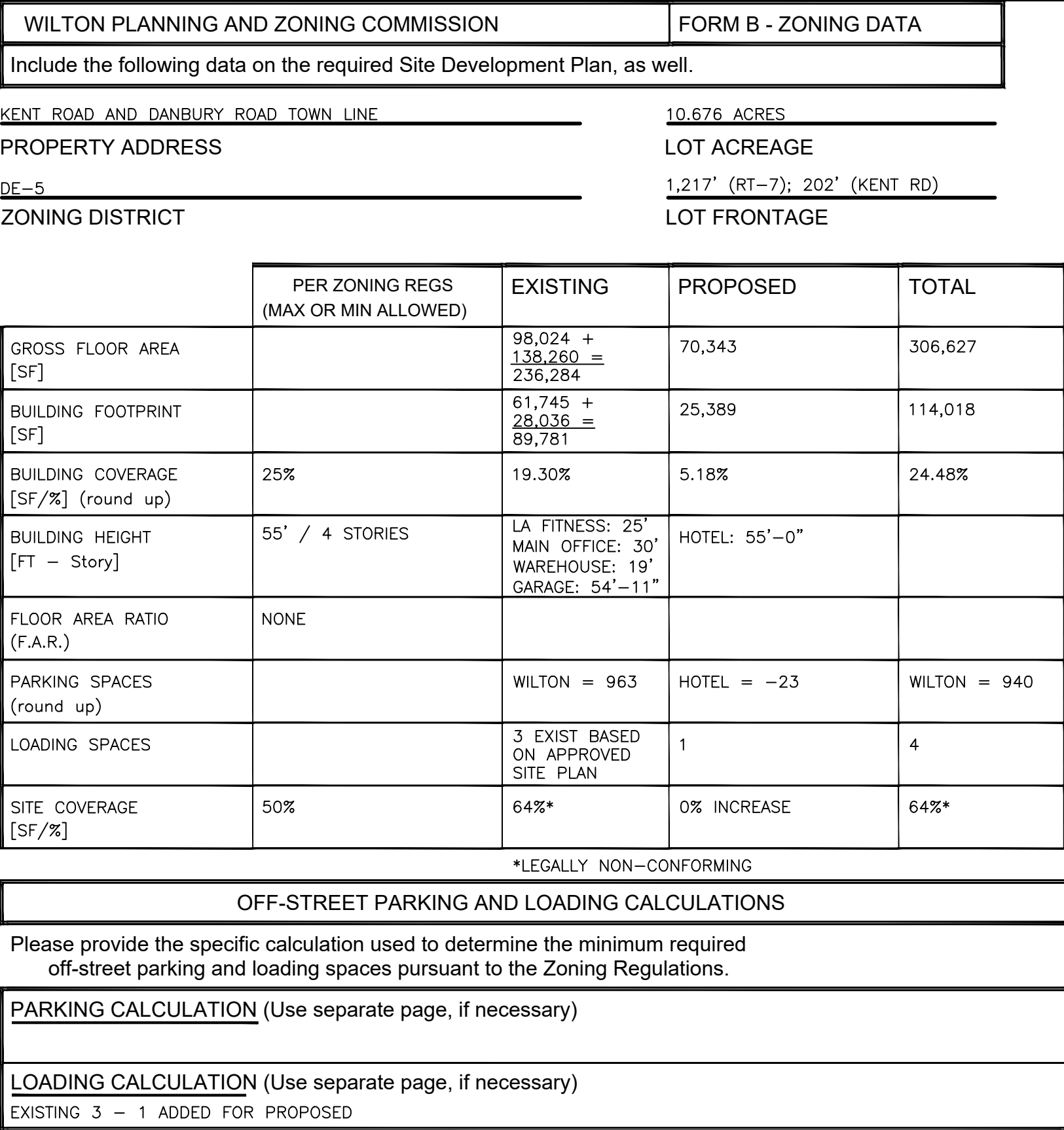
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**SP-0**









NORWALK / WILTON – PARKING INFORMATION		
TOWN	EXISTING	PROVIDED
NORWALK	564 SPACES -15 = 549	549 SPACES
WILTON	963 SPACES (INCLUDES GARAGE) -43 = 920	920 SPACE

i.park Norwalk II, LLC  
485 West Putnam Avenue  
Greenwich, Connecticut 06830  
(203) 661-0055

TOWN	EXISTING	PROVIDED
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KENT ROAD AND DANBURY ROAD TOWN LINE	10.676 ACRES
PROPERTY ADDRESS	LOT ACREAGE
DE-5	1.217' (RT-7); 202' (KENT RD)
ZONING DISTRICT	LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]		98,024 + 138,260 = 236,284	70,343	306,627
BUILDING FOOTPRINT [SF]		61,745 + 28,036 = 89,781	25,389	114,018
BUILDING COVERAGE [SF/%] (round up)	25%	19.30%	5.18%	24.48%
BUILDING HEIGHT [FT - Story]	55' / 4 STORIES	LA FITNESS: 25' MAIN OFFICE: 30' WAREHOUSE: 19' GARAGE: 54'-11"	HOTEL: 55'-0"	
FLOOR AREA RATIO (F.A.R.)	NONE			
PARKING SPACES (round up)		WILTON = 963	HOTEL = ~23	WILTON = 940
LOADING SPACES		3 EXIST BASED ON APPROVED SITE PLAN	1	4
SITE COVERAGE [SF/%]	50%	64%*	0% INCREASE	64%*

OFF-STREET PARKING AND LOADING CALCULATIONS
Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

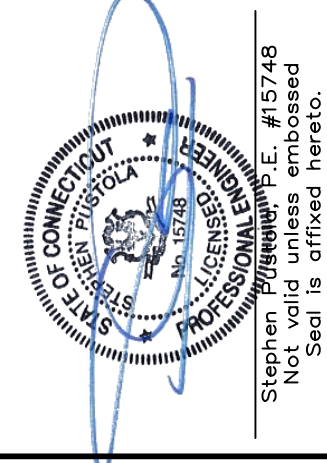
PARKING CALCULATION (Use separate page, if necessary)

LOADING CALCULATION (Use separate page, if necessary)

EXISTING 3 - 1 ADDED FOR PROPOSED

REV	DESCRIPTION	DATE
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**PROPOSED  
HOTEL  
1 CANNONDALE WAY  
WILTON, CT  
PREPARED FOR  
PARK NORWALK II LLC**

# WILTON SITE PLAN

DATE: 07/12/2019

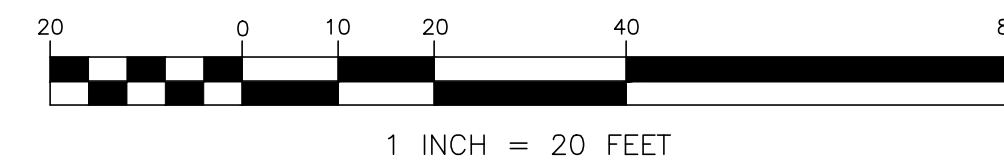
SCALE: 1"= 50'

PROJECT NO.: 170202.02

CHECKED BY:

# SP-2





**SP-3**

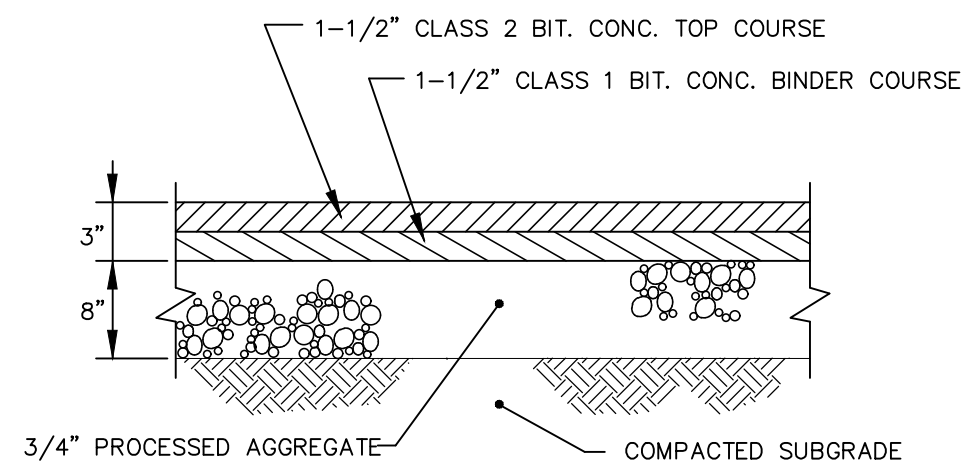


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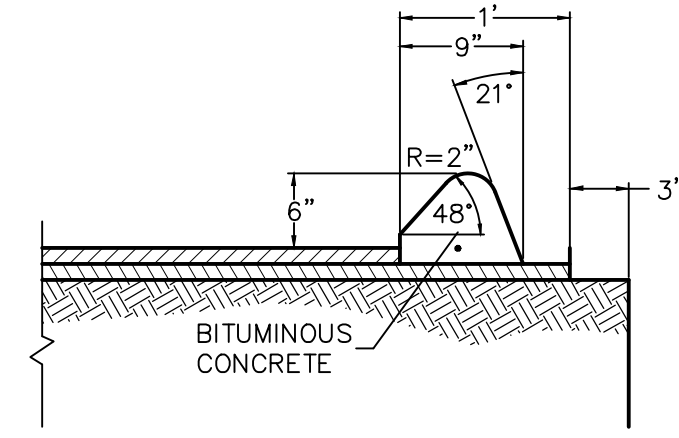




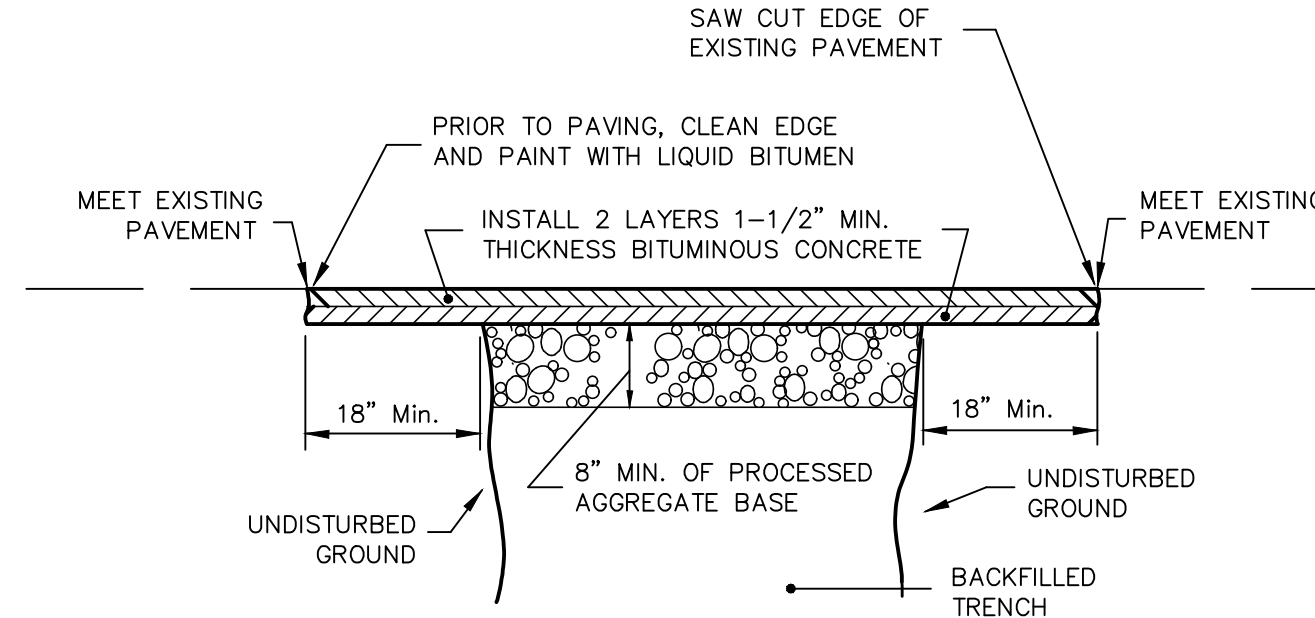




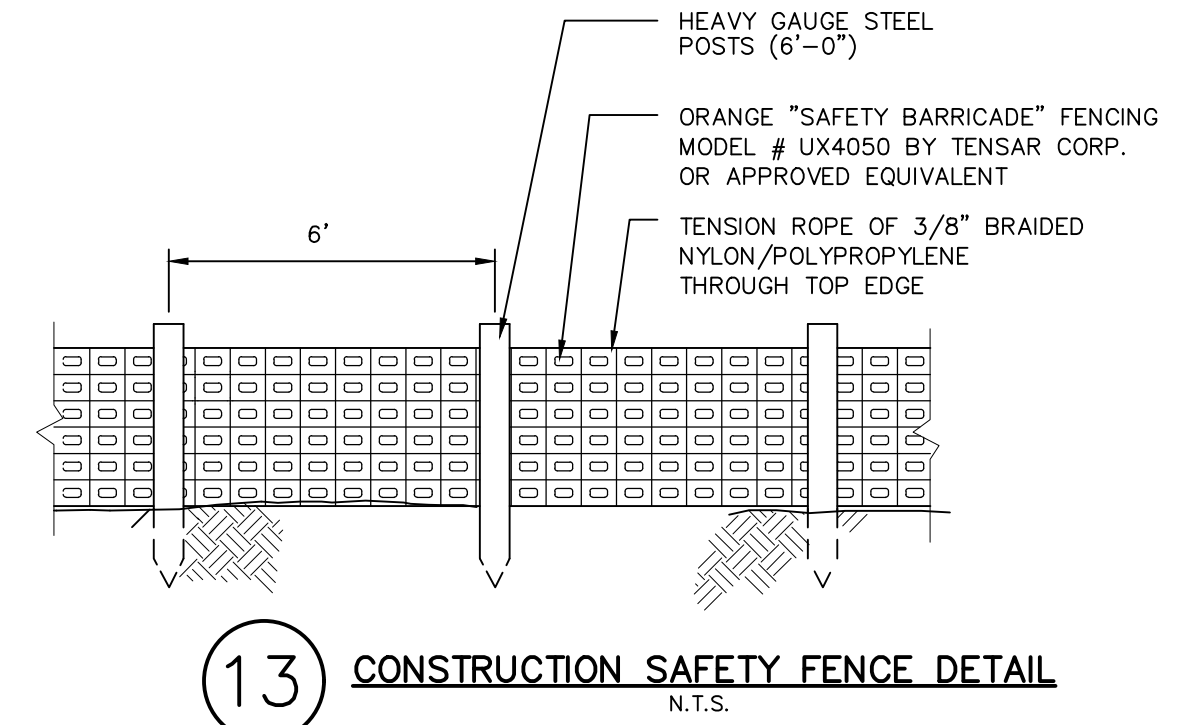
1 PAVEMENT SECTION  
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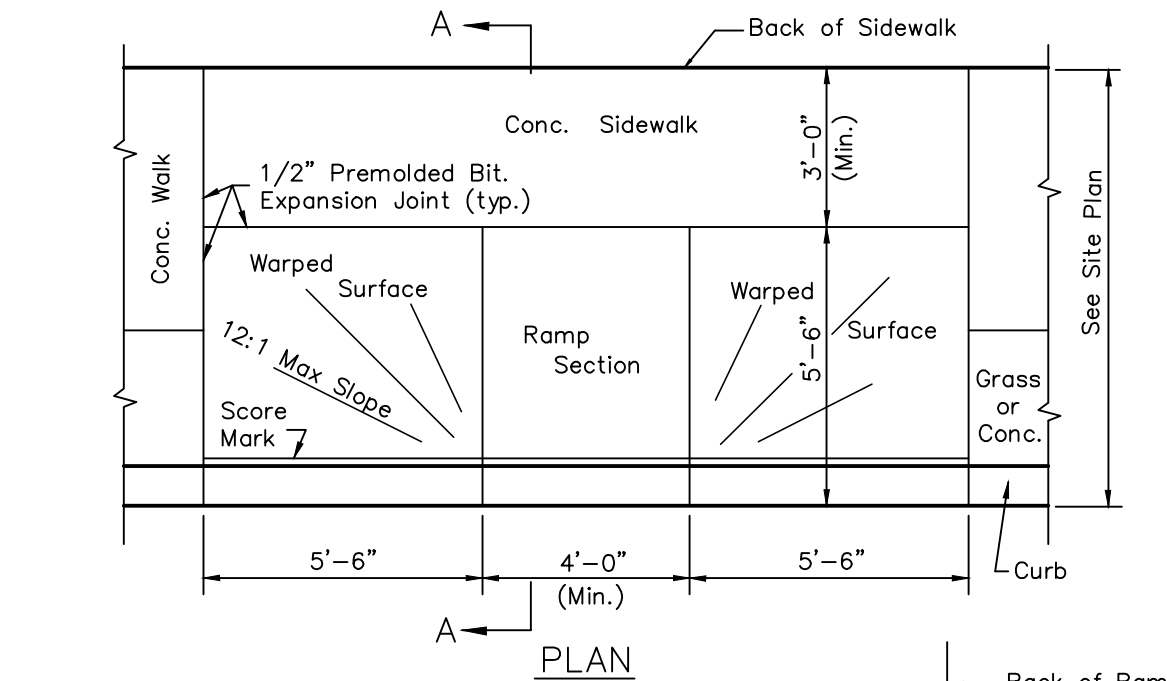
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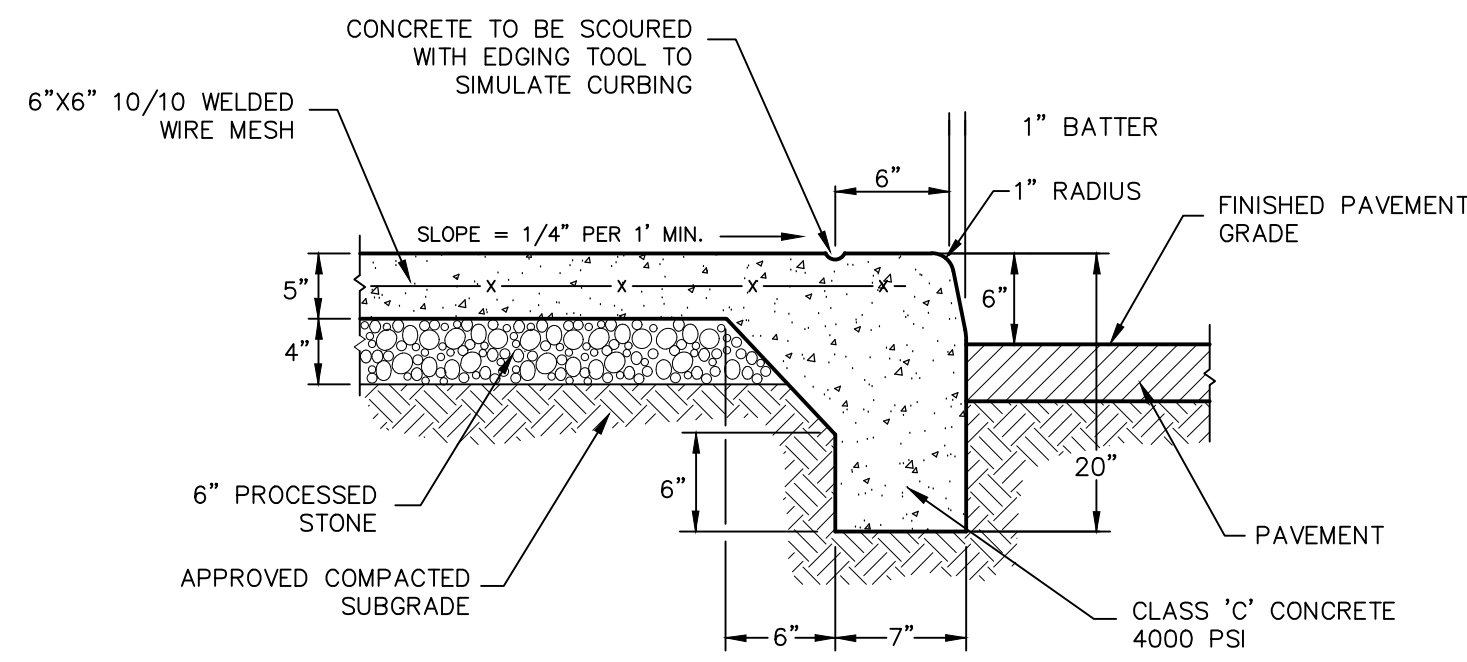
3 PERMANENT PAVEMENT REPAIR  
N.T.S.



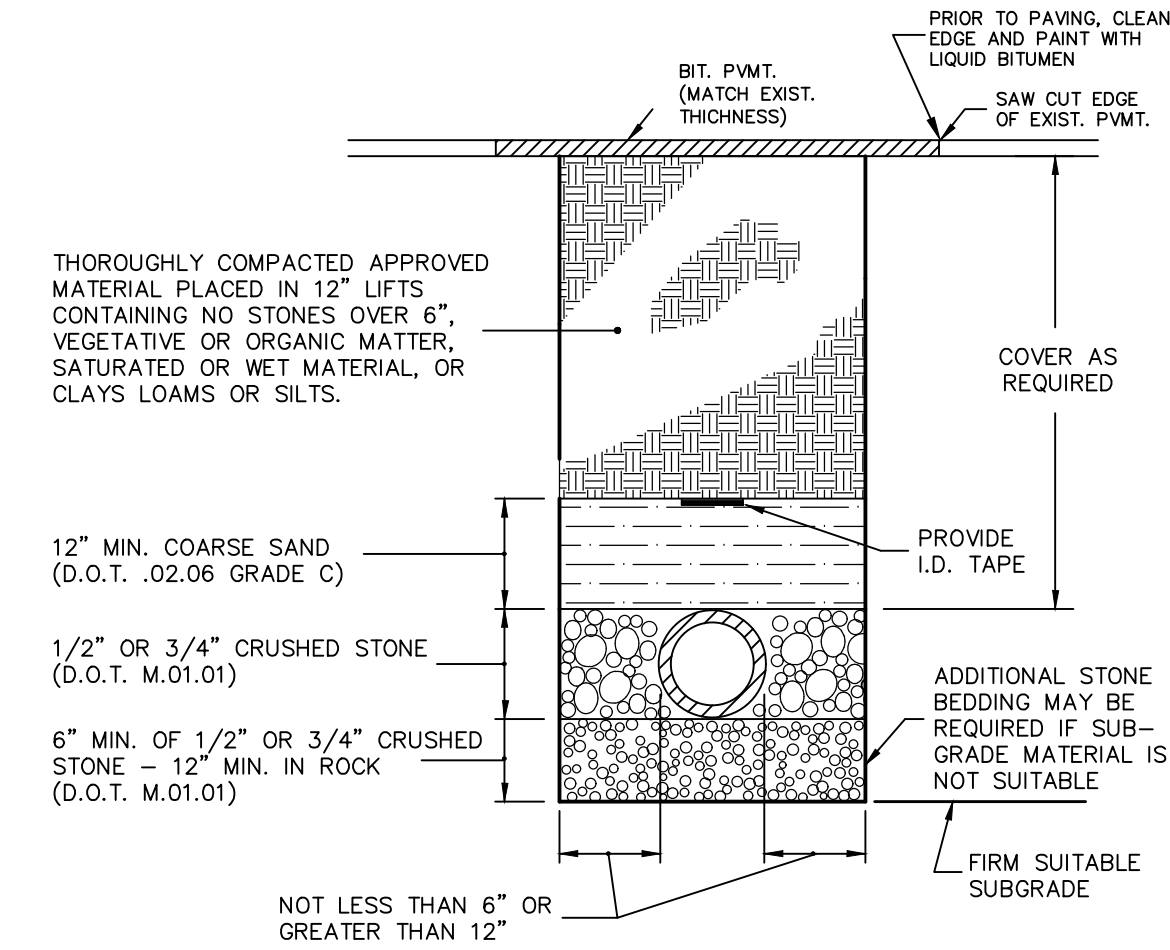
13 CONSTRUCTION SAFETY FENCE DETAIL  
N.T.S.



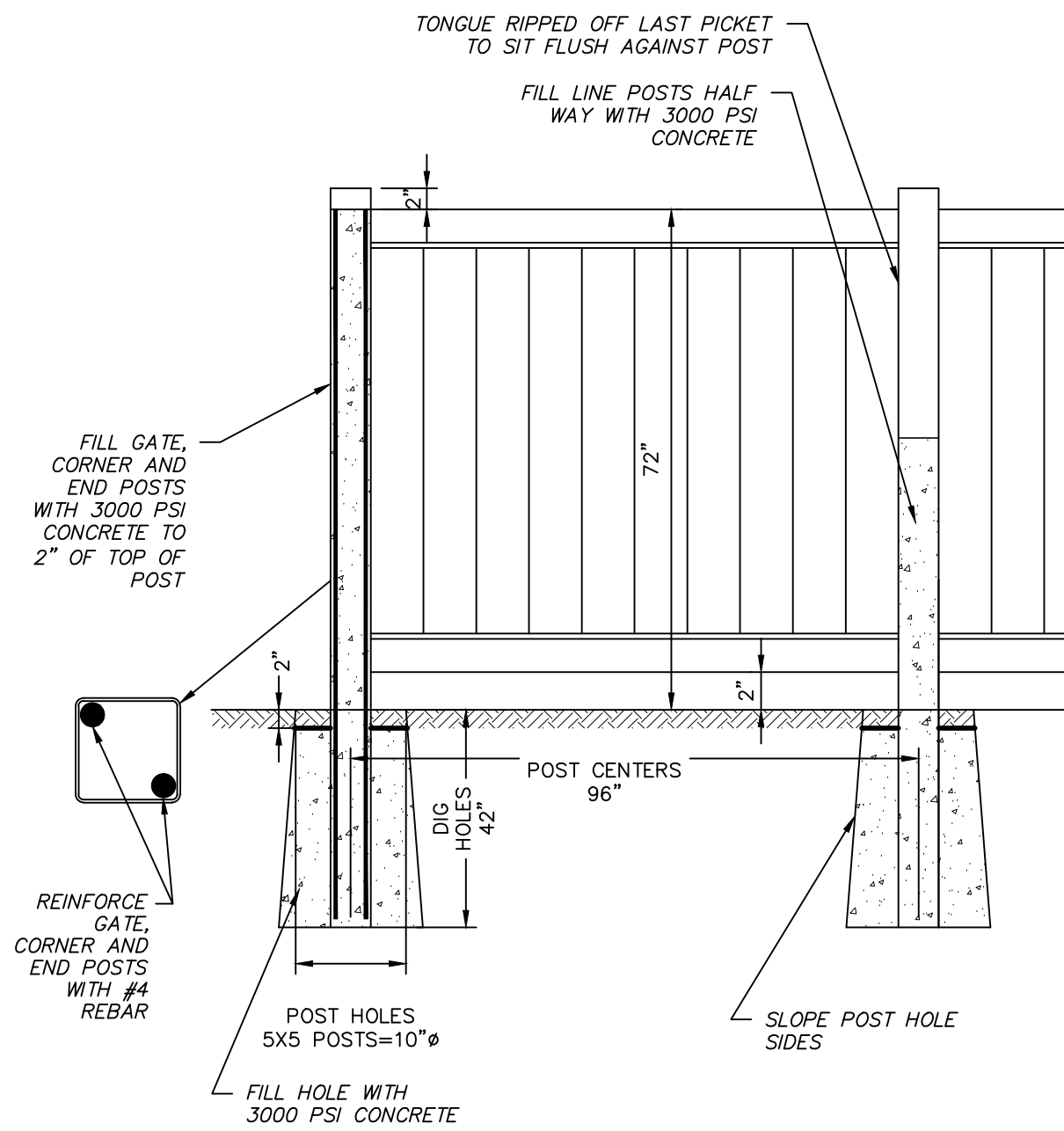
4 PEDESTRIAN SIDEWALK RAMP  
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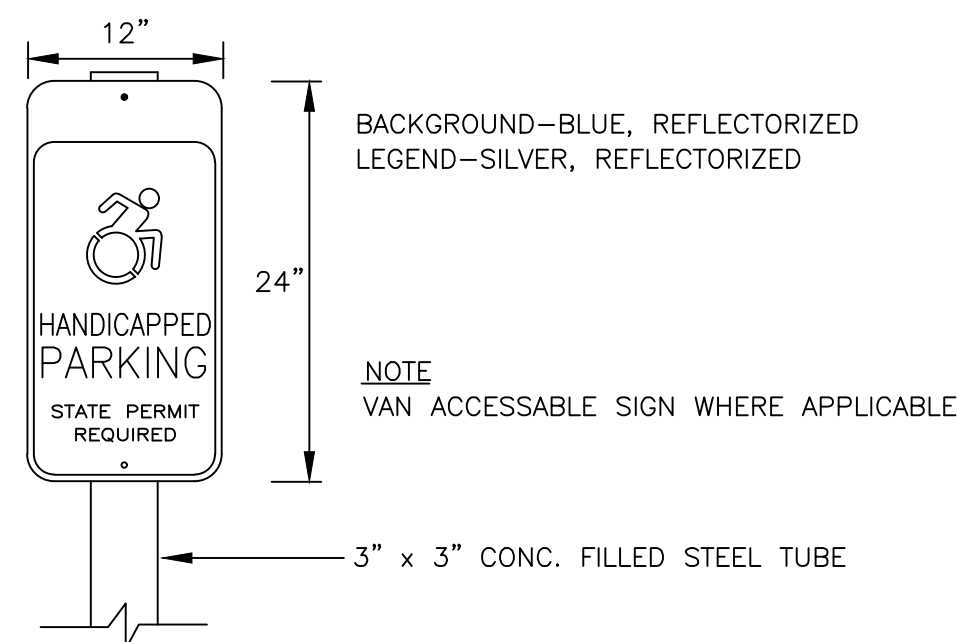
5 CONCRETE CURB AND SIDEWALK DETAIL  
N.T.S.



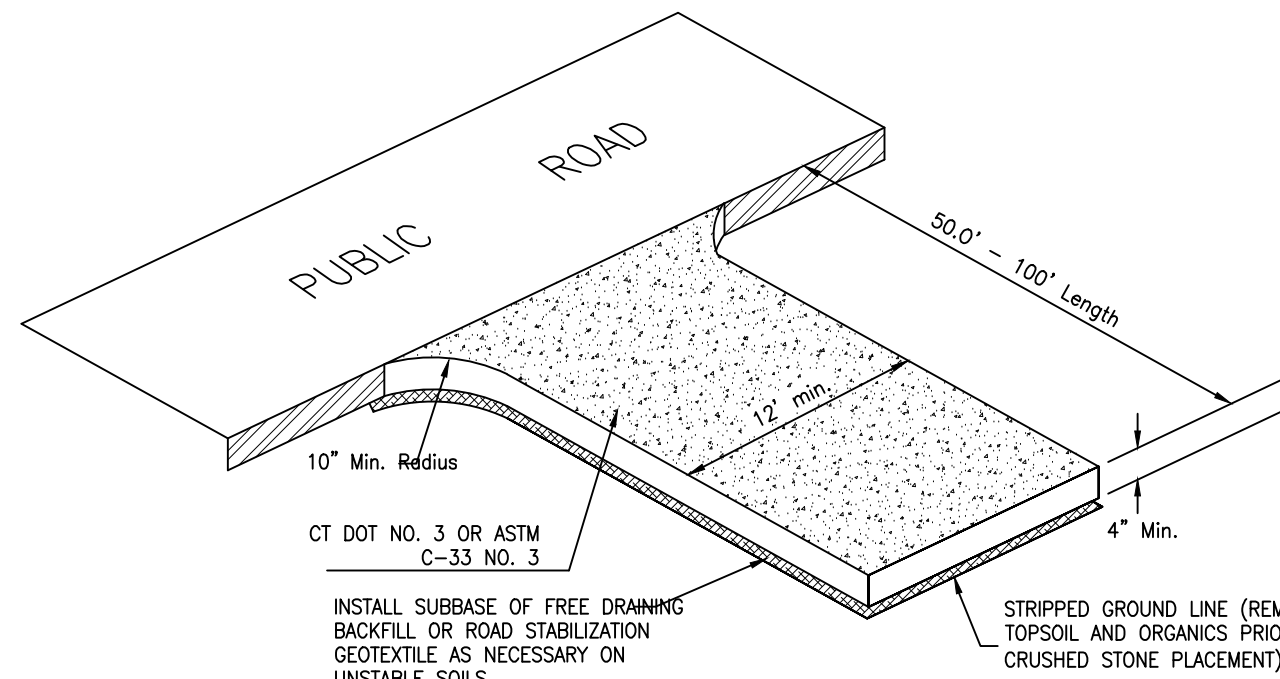
6 TYPICAL TRENCH FOR ALL UTILITIES  
N.T.S.



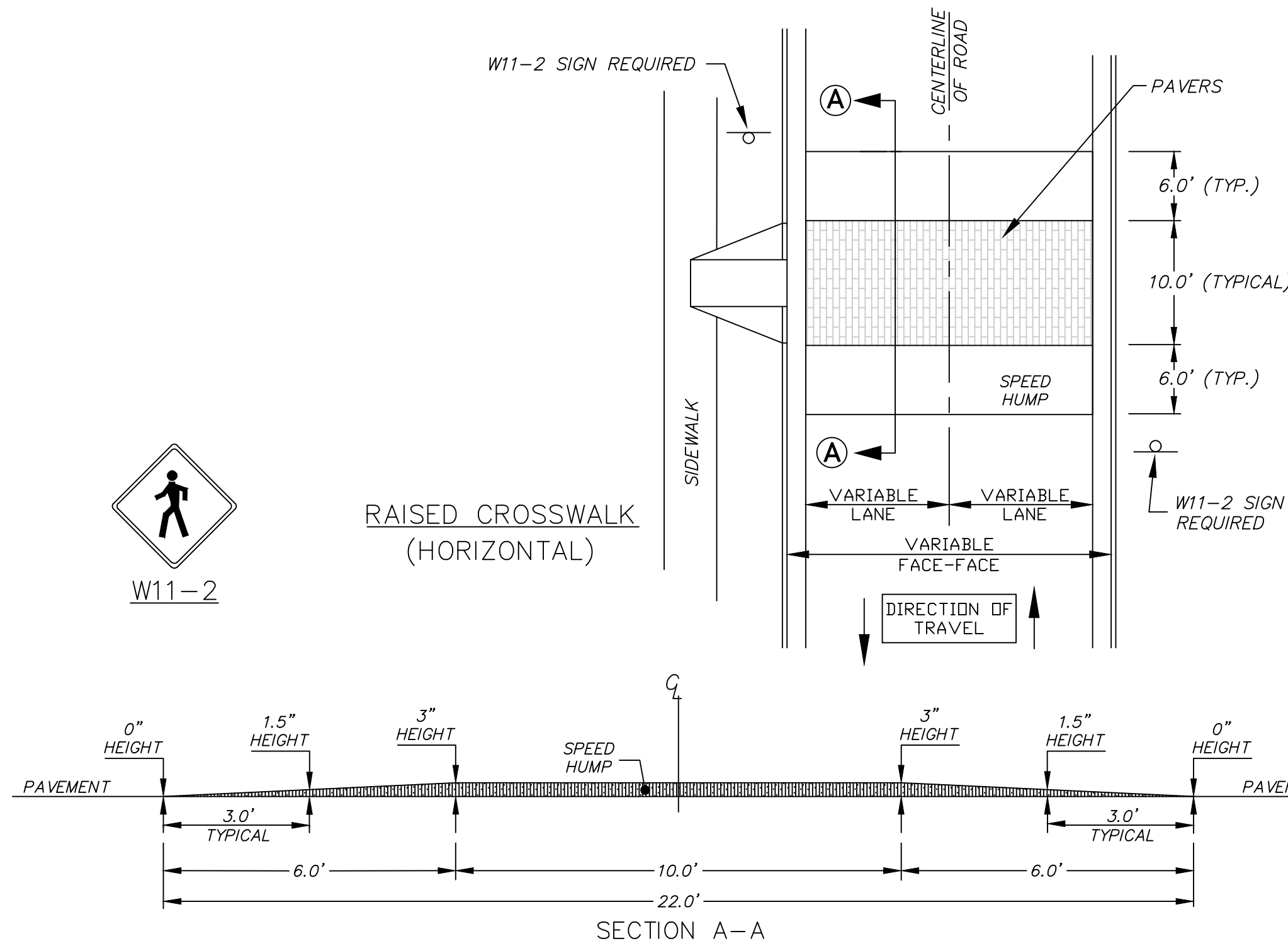
12 VINYL FENCE DETAIL  
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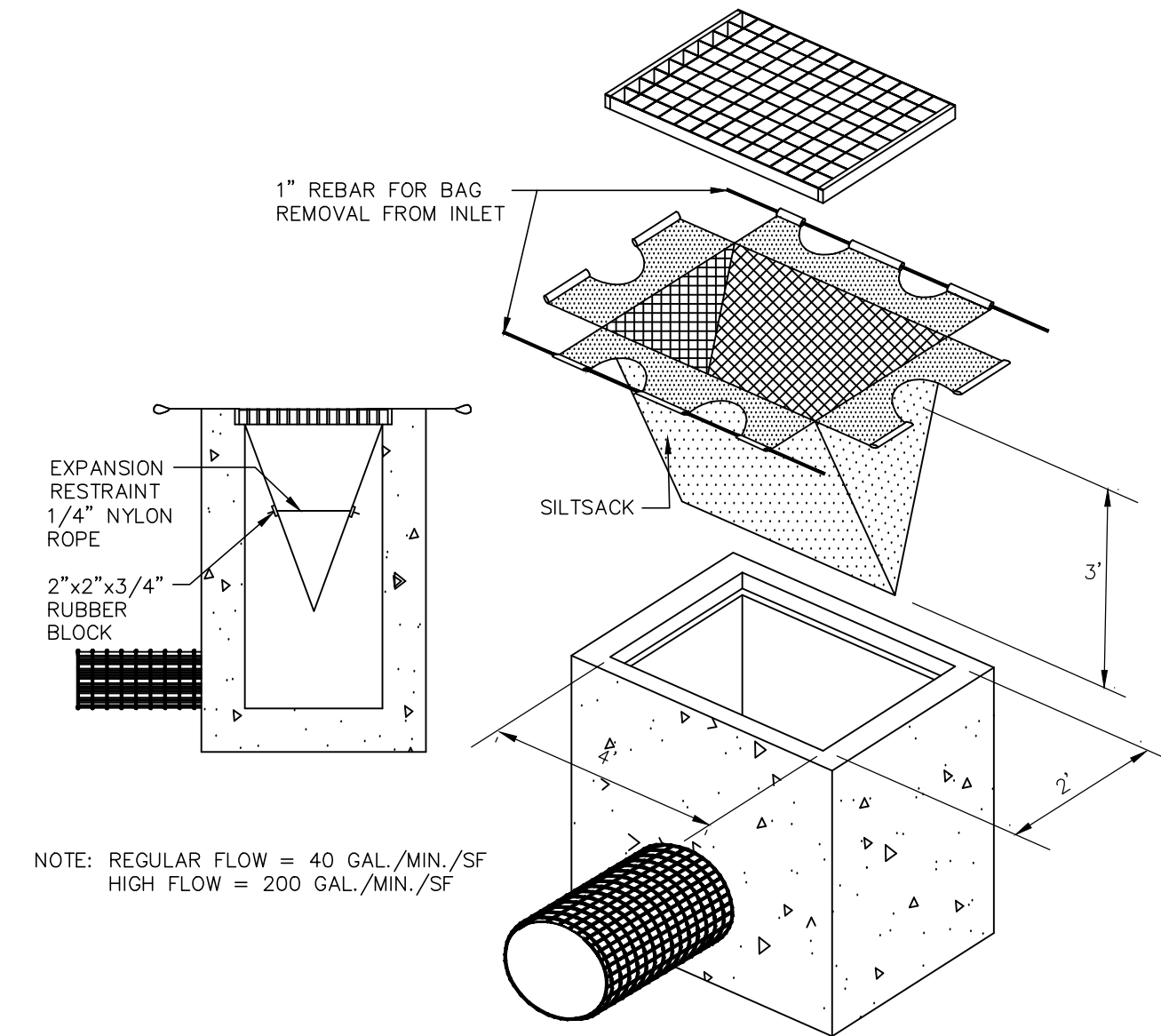
7 HANDICAP SIGN  
N.T.S.



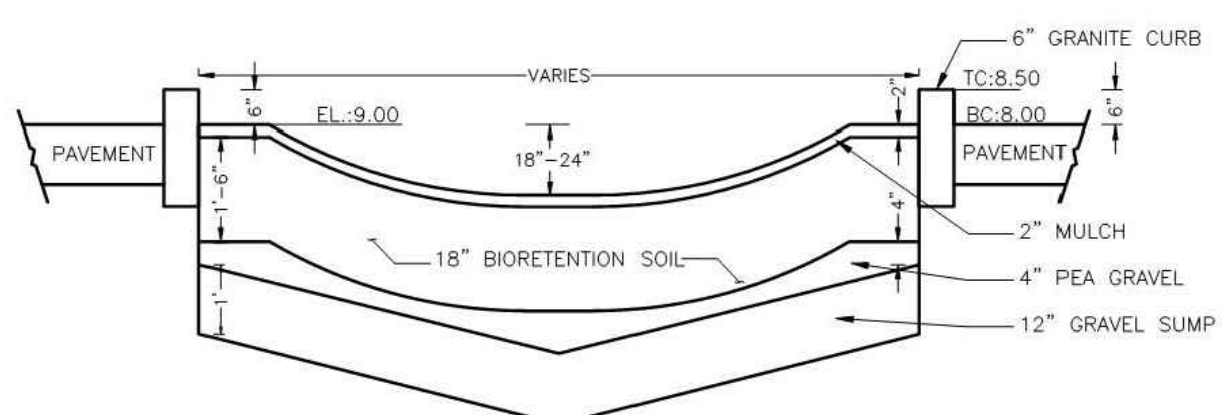
9 CONSTRUCTION ENTRANCE  
N.T.S.



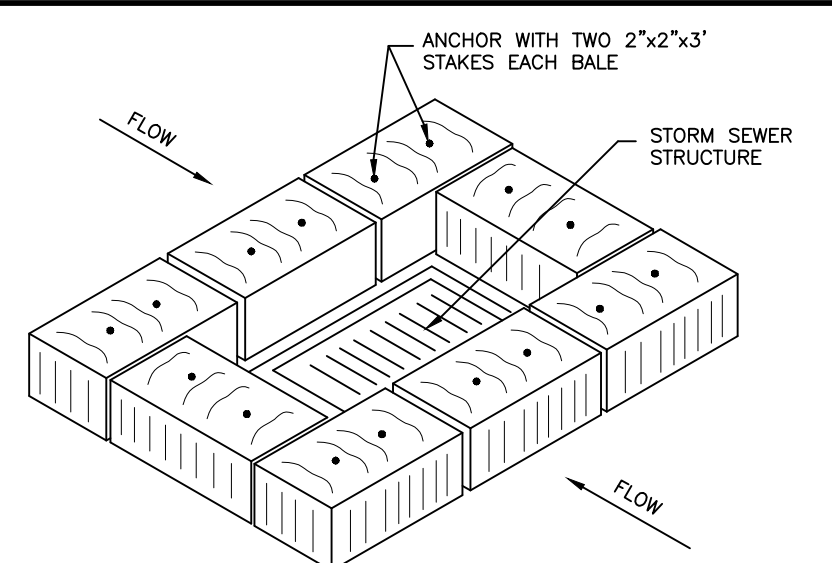
11 RAISED PEDESTRIAN CROSSWALK  
N.T.S.



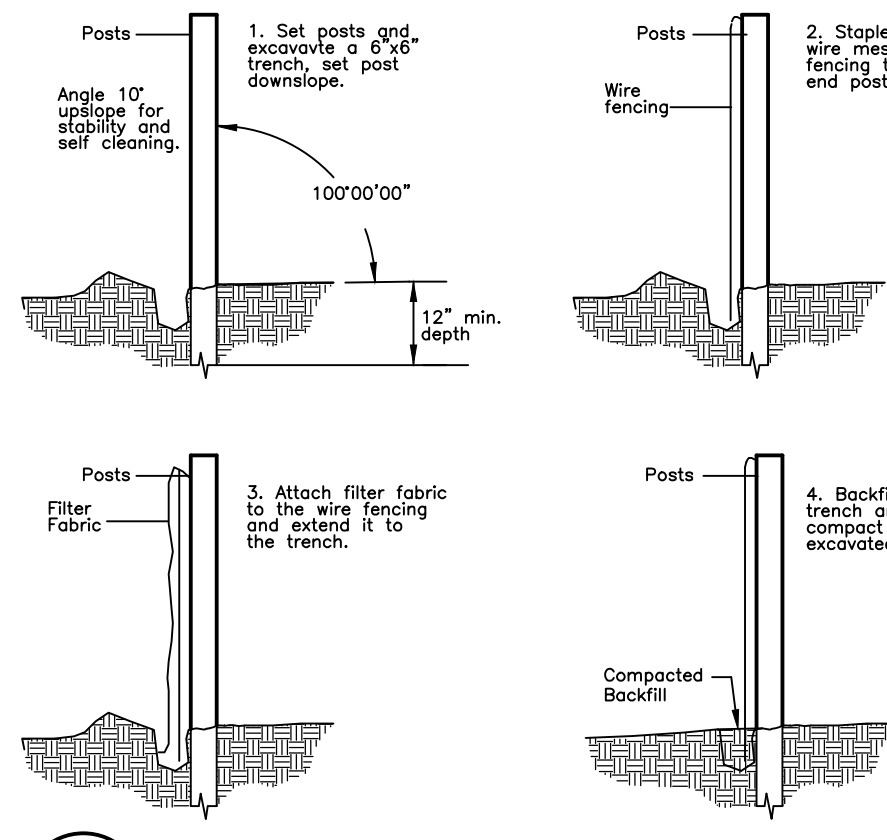
14 SILT SACK INSTALLATION DETAIL  
N.T.S.



15 RAIN GARDEN DETAIL  
N.T.S.



8 HAY BALE INSTALLATION AT CATCH BASINS  
NOT TO SCALE

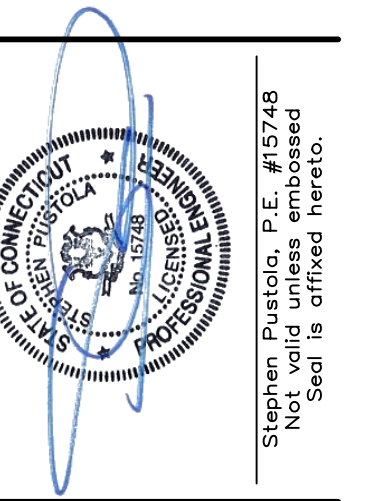


10 SEDIMENTATION BARRIER DETAIL  
N.T.S.

## REVISIONS

REVISED PER COMMENTS 09/06/2022  
REV DESCRIPTION DATE

## CONSULTANTS



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**PROPOSED HOTEL**  
1 CANNONDALE WAY  
WILTON, CT

PREPARED FOR  
**i PARK NORWALK II LLC.**

## GRADING PLAN

DATE: 07/12/2019

SCALE: AS SHOWN

PROJECT NO.: 170202.02

CHECKED BY:

**SP-DET1**