

Pustola & Associates
CONSULTING ENGINEERS, LLC

(203) 729-6675 • Fax (203) 720-2816

Licensed Professional Engineers
New York & Connecticut

26 Hotchkiss Street
Naugatuck, Connecticut 06770

May 2, 2023

Job No. 19020.00

Revised May 17, 2023 with DPW Comments from 5.11.2023

Revised May 25th, 2023, with DPW Comments from 5.23.2023

Client: iPark Norwalk, LLC
Individual: Mrs. Lynne Ward
Address: 485 West Putnam Ave.
City/State/Zip: Greenwich, CT, 06830
Phone/Fax: (203)-661-0055
Email: lward@nationalresources.com

Engineering review for 1 Cannondale Way, iPark Norwalk, - SP #509

General Items:

1. Drainage report shall be revised to utilize the updated rainfall intensities: *The current report utilizes rainfall intensities as per table 7-2 of the 2004 CT Stormwater Quality Manual, the current stormwater design manual. Review of previous stormwater management reports submitted to the town of Wilton show rainfall intensities referenced from "NOAA Point Precipitation Frequency Estimates". These rainfall intensities for a 24 period differ as follows (all amounts shown in inches of rainfall per 24 hour period):*

	<i>CT Stormwater Manual</i>	<i>NOAA</i>
<i>1-yr</i>	<i>2.7</i>	<i>2.9</i>
<i>2-yr</i>	<i>3.3</i>	<i>3.52</i>
<i>10-yr</i>	<i>5.0</i>	<i>5.38</i>
<i>25-yr</i>	<i>5.7</i>	<i>6.53</i>
<i>100-yr</i>	<i>7.3</i>	<i>8.32</i>

Please confirm which source should be used with respect to the updated rainfall intensities.

UPDATE 5.17.2023 – The revised rainfall totals have been approved by the Wilton DPW, and the noted stormwater report has been revised accordingly.

2. Any interior drains in the garage shall tie to an oil separator and connected to the sanitary sewer system. Rain water shall not drain into the garage – and subsequently, rain water shall not tie into the sanitary system. *Interior drains (i.e. floor drains inside the building) are connected to the sanitary sewer system. The garage is an open garage, and the site naturally slopes from North to South, therefore the open area under the building was considered part of the parking lot and any water making its way into this parking area was slated to be routed through an oil-water separator and discharged with the rest of the parking lot runoff.*

We recently received a similar comment from the city of Norwalk WPCA for the UNO approval located at the south end of this same site. Our concern at this site is the same as the UNO project: in the event of a flood, floodwaters would continually drain into the sanitary storm system via these catch basins under the proposed building. Their conclusion was to keep potential floodwaters and storm runoff separated as we have shown here.

UPDATE 5.17.2023 – The DPW has reviewed this request and allowed the stormwater drainage infrastructure located under the proposed building in the open garage area to drain to the stormwater management system.

3. Any exterior catch basin shall not tie into an interior drain. Keep exterior drains outside of the new structure. *The pipe in question can be re-configured to avoid connections to existing catch basins under the new structure.*

UPDATE 5.17.2023 – The revisions to the pipe layout have been completed and can be seen on the latest plan submission, see sheet SU-1.

4. Submit a traffic report incorporating existing conditions and proposed improvements.: *A traffic report has been performed and submitted for evaluation.*

UPDATE 5.17.2023 – The traffic report will be coordinated as part of the P&Z review as per DPW comments.

5. Please note, prior to the issuance of a Certificate of Occupancy, a certified as-built drawing and certified letter signed by a Professional Engineer indicating that all work was completed in accordance with the design plans shall be submitted to the Town of Wilton.: *As-built drawings and a certified letter will be provided at the close of the project.*

UPDATE 5.17.2023 – DPW confirmed this to be acceptable.

- 5a. **New Item:** For record tracking purposes, Please provide the following for our files during P&Z review:

See responses below, along with an attached summary sheet.

- a. Existing pervious Surface Area (47,045 sqft)
- b. Existing impervious surface area directly connected to the watercourse (27,443 sqft)
- c. Existing impervious surface area not directly connected to the watercourse (54,450 sqft)
- d. Proposed pervious surface area (50,965 sqft)
- e. Proposed impervious surface area directly connected to the watercourse (15,246 sqft)
- f. Proposed impervious surface area not directly connected to the watercourse (62,726 sqft)

- 5b. **New Item:** It looks like there's a temporary stock pile proposed to be located in the floodway. This proposed stock pile shall be relocated out of the floodway. Please revise the plans as part of the P&Z review. – *Response – The stockpile has been relocated out of the floodway as requested. Updated plans are attached to this email and hard copies will be forwarded to the Planning and Zoning office.*

Sanitary Sewer Items

6. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system.: *Information has been submitted regarding the additional sanitary flow to the WPCA.*
7. Project is subject to Norwalk WPCA's review and comment. Documents were forwarded on April 14, 2023: *We are awaiting comments regarding this project.*
8. The sewer lateral from the proposed building connects directly to the City of Norwalk's sewer system, additional comments by Norwalk's WPCA may be submitted.: *We are awaiting comments regarding this project.*
9. The project will be subject to Sewer Capital Assessment as required by the WPCA: *We are awaiting comments regarding this project.*
10. Please confirm with Architect that no footing drains shall connect to the sanitary system. Depict the location of Footing drain discharge.: *Footing drain discharge will be coordinated with the architect and shown on the site utility plan. The footing drain will connect to the stormwater sewer system.*

UPDATE 5.17.2023 – See sheet SU-1, multiple locations provided for connection of the footing drain to the proposed stormwater system.

11. Please note, any potential clogs in the lateral and/or sewer main connection points shall be the responsibility of the property owner to unclog. Property owner shall be responsible for maintenance of the lateral.: *Confirmed, the property owner shall be responsible for clogged sanitary and stormwater drains within the property bounds.*
12. All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.: *Confirmed, sanitary sewer lines to be air-tested.*
13. The project will be subject to the final technical review by the WPCA. *We will await comments regarding this project.*

Fire Department Items to be included in the revised site plans:

1. Revised site plan showing aerial fire apparatus access in the front of the hotel: *Travel paths for aerial fire apparatus vehicles will be provided.*

UPDATE 5.17.2023 – The vehicular travel paths for the aerial fire apparatus are now show on SP-5.

2. Fire department connection for the sprinklers located to the right of the main entrance: *A fire department connection for the sprinkler system will be added at this location*

UPDATE 5.17.2023 – A Siamese connection to the building is now provided at this location.

3. A fire hydrant at the landscaped area to the right of the entrance.: *A fire hydrant will be provided at this location.*

UPDATE 5.17.2023 – A fire hydrant has been provided at this location.

4. A fire hydrant in the landscaped area near the south exit stairs.: *A fire hydrant will be provided at this location*

UPDATE 5.17.2023 – A fire hydrant has been provided at this location.

Thank you for your time and attention to this matter.

Kyle Pustola

Kyle Pustola, P.E.