Proposed Hotel

Prepared For

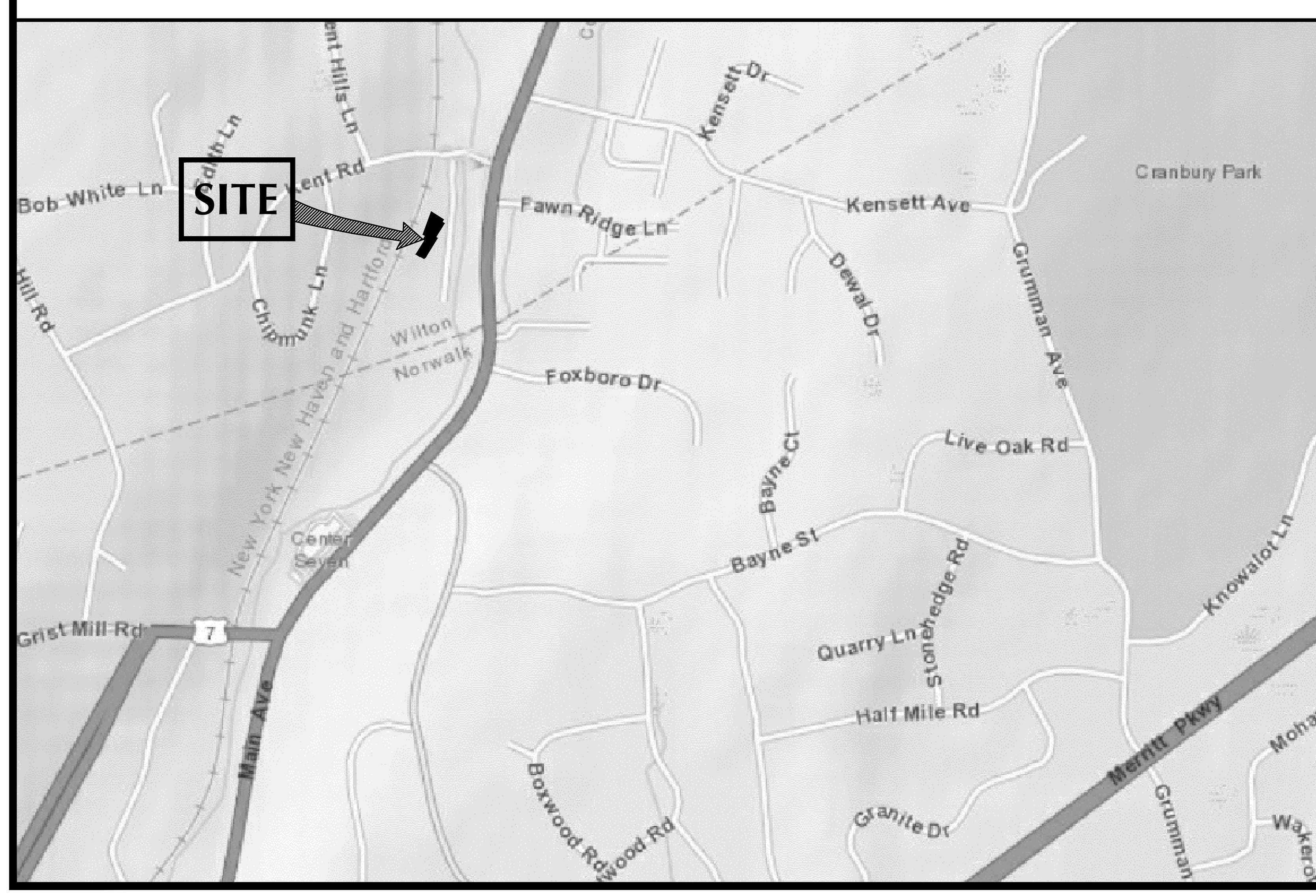
i Park Norwalk II LLC,

1 Cannondale Way
Wilton, Connecticut

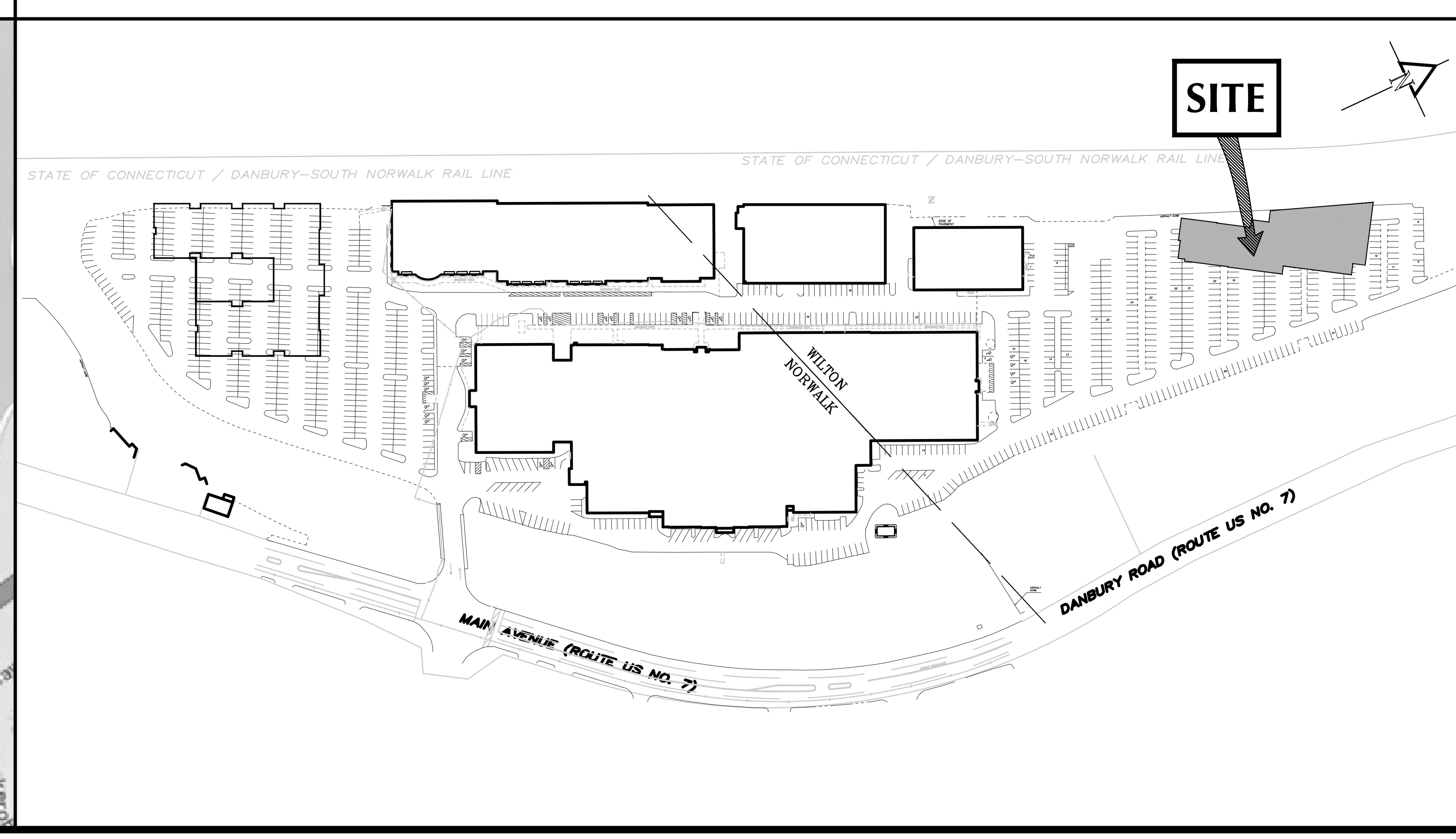
Pustola & Associates
CONSULTING ENGINEERS, LLC.
185 Meadow Street
Naugatuck, Connecticut 06770
Ph: (203) 729-6675 Fax (203) 720-2816

VICINITY SKETCH - 1"=200'

LOCATION MAP (SCALE 1"=800')



AREA MAP



DRAWING LIST

February 10, 2020	ISSUED ○ REVISION ● UNCHANGED ◍	DATE OF ISSUE	03/08/22 For Review	09/06/22 Revised Per Comments	05/09/23 Revised Per Comments
SP-0	LOT IMPROVEMENT NEIGHBORS		○	◍	●
SP-1	OVERALL SITE PLAN		○	◍	◍
SP-2	SITE PLAN		○	◍	●
SP-3	IMPERVIOUS AREA & FLOOD MITIGATION PLAN		○	●	●
SP-4	GRADING PLAN				○
SP-5	VEHICLE MANEUVERING PLAN				○
SU-1	SITE UTILITY & GRADING PLAN		○	●	●
SV-1	SITE VOLUMETRIC PLAN			○	◍
SP-DET1	SITE DETAILS		○	●	◍

MAP REFERENCES

1. "PROPERTY OF LILLIAN P. WALLMAN NORWALK, CONN." DATED FEBRUARY 1950 AND NUMBERED 3269 IN THE NORWALK LAND RECORDS.
2. "MAP OF PROPERTY PREPARED FOR MORTON J. HERBST NORWALK, CONN." DATED JUNE 29, 1976 AND NUMBERED 8133 IN THE NORWALK LAND RECORDS.
3. "MAP OF PROPERTY PREPARED FOR JAMES MILFORD BURGESS AT NORWALK, CONN." DATED OCTOBER, 1953 AND NUMBERED 4080 IN THE NORWALK LAND RECORDS.
4. "MAP OF PROPERTY PREPARED FOR AMBLER ESTATES, INC. AT NORWALK AND WILTON, CONN." DATED DECEMBER, 1945 AND NUMBERED 2407 IN THE NORWALK LAND RECORDS.
5. "MAP OF PROPERTY BELONGING TO FELIX M. KREMBS LOCATED ON KENT ROAD IN WILTON, CONN." DATED APRIL 28, 1941 AND NUMBERED 556 IN THE WILTON LAND RECORDS.
6. "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, 1968 AND NUMBERED 7169 IN THE NORWALK LAND RECORDS.
7. "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.
8. "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.
9. "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.
10. MAP SHOWING DRAINAGE EASEMENTS OVER LAND OF PERKIN–ELMER CORP. NORWALK, CONN." DATED JULY 28, 1981 AND NUMBERED 9062 IN THE NORWALK LAND RECORDS.
11. 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.
12. "REVISED MAP OF PROPERTY PREPARED FOR THE PERKIN–ELMER CORPORATION AT NORWALK & WILTON, CONN." DATED SEPTEMBER 14, 1960 AND NUMBERED 2008 IN THE WILTON LAND RECORDS.
13. MAP SHOWING SANITARY SEWER EASEMENT TO BE ACQUIRED BY THE TOWN OF WILTON FROM PERKIN–ELMER CORP. NORWALK, CONN." DATED OCTOBER 12, 1970 AND NUMBERED 7426 IN THE NORWALK LAND RECORDS AND 3006 IN THE WILTON LAND RECORDS.
14. "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.
15. "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.
16. "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.
17. "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED BY THE STATE OF CONNECTICUT FROM LILLIAN P. WALLMAN NORWALK–DANBURY ROAD RTE. 7" DATED FEBRUARY, 1950 AND NUMBERED 3271 IN THE NORWALK LAND RECORDS.
18. "MAP SHOWING PARCELS TO BE LEASED PREPARED FOR DORCAL, INC. NORWALK, CONN." DATED JULY 21, 1983 AND NUMBERED 9396 IN THE NORWALK LAND RECORDS.
19. APPARENTLY UNRECORDED "MAP OF PROPERTY PREPARED FOR PERKIN–ELMER CORP. NORWALK & WILTON, CONN." DATED NOVEMBER 26, 1992, REVISED DECEMBER 14, 1993, PREPARED BY ROLAND H. GARDNER, CT LS NO. 5179
20. "STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION DANBURY–SOUTH NORWALK RAIL LINE IN THE TOWNS OF DANBURY, BETHEL, REDDING, RIDGEFIELD, WILTON AND NORWALK PROJECT NO. 884–497 RAILROAD CENTERLINE STATIONS 59+72.50 TO 1199+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.
21. "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
22. "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
23. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO CONNECTICUT LIGHT AND POWER COMPANY ACROSS PROPERTY OF I.PARK NORWALK LLC" NUMBERED 13009 IN THE NORWALK LAND RECORDS AND 5598 IN THE WILTON LAND RECORDS.
24. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO YANKEE GAS SERVICES COMPANY ACROSS PROPERTY OF I.PARK NORWALK LLC" NUMBERED 13008 IN THE NORWALK LAND RECORDS AND 5599 IN THE WILTON LAND RECORDS.
24. "EASEMENT MAP DEPICTING EASEMENT TO BE GRANTED TO THE CITY OF NORWALK ACROSS PROPERTY OF I.PARK 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%

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.

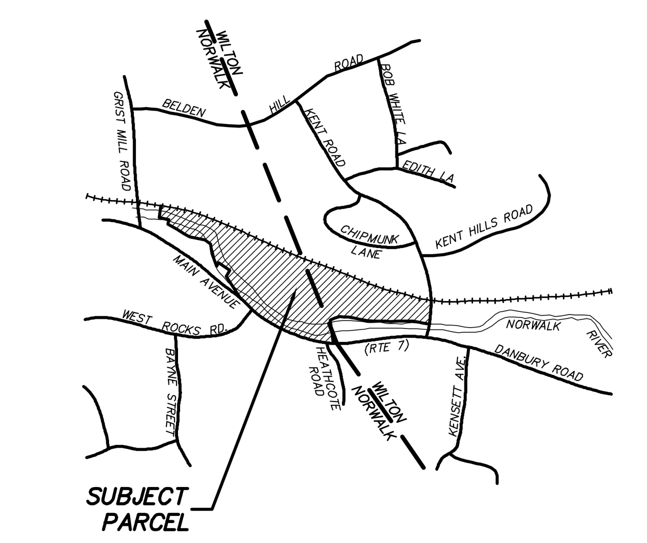
TOTAL BUILDING AREA = 262,357 S.F.
TOTAL EXISTING BUILDING COVERAGE = 262,357 / 1,263,858 = 20.8%

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%

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



AREA SUMMARY

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

PROPERTY ADDRESS:
761 MAIN AVENUE
NORWALK, CONNECTICUT

TREE LEGEND

A – ASH
B – BIRCH
BE – BEECH
CA – CRABAPPLE
CH – CHESTNUT
CR – 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 – TWIN
TR – TRIPLE
MU – MULTIPLE

WETLANDS WERE FLAGGED BY EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC. ON AUGUST 4, 2008, SURVEYED AND 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 MONUMENTION 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.

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

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:

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.

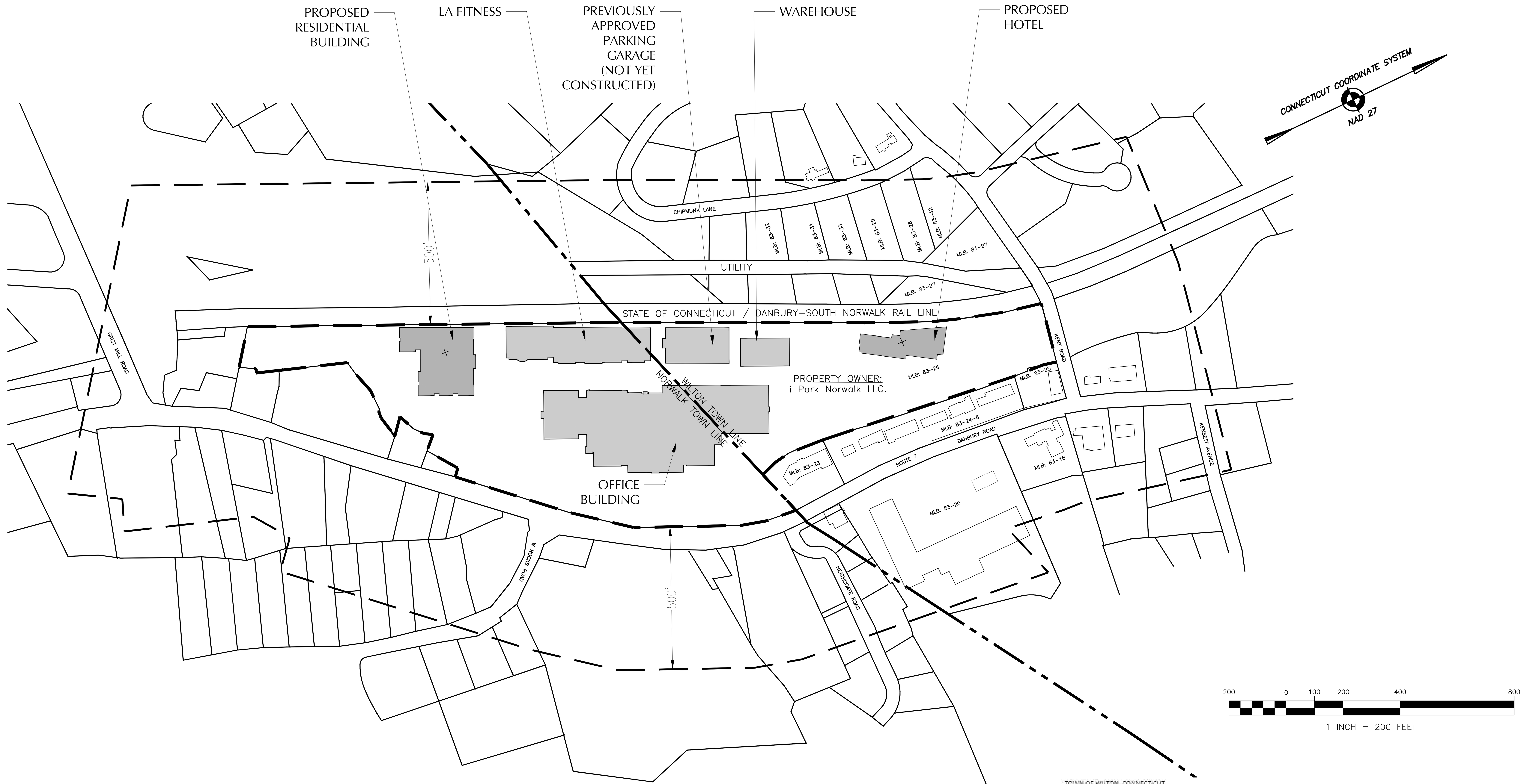
	DE–5
1. Minimum Front Yard	50(a)
2. Minimum Side Yard (each)	50
– When abutting a residential district	100
3. Minimum Rear Yard	50
– When abutting a residential district	100
4. Minimum Parking and Loading Setbacks (Side and Rear Yards)	25
– When abutting a residential district	75
5. Maximum Building Height (Stories/Feet)	3/39(b)
6. Maximum Building Coverage (%)	20
7. Maximum Site Coverage (%)	50
8. Minimum Lot Size (acres)	5
9. Minimum Lot Frontage	150

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



VICINITY SKETCH - 1"=200'

TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
83-13	2 KENSETT AVE	PRINAN LLC	2 KENSETT AVE	WILTON	CT	06897- 0000
83-14	30 DANBURY RD	THEO & H LLC	3 ENTERPRISE DR STE 220	SHELTON	CT	06484- 0000
83-15	26 DANBURY RD	DINARDO ROBERT SR REVOC TR	9 MOTT AVE	NORWALK	CT	06850- 0000
83-16	26 A DANBURY RD	LOMBARDO KATHLEEN A & ROBIN F	26A DANBURY RD	WILTON	CT	06897- 0000
83-17	24 DANBURY RD	BETTER ENVIRONMENTS LLC	221 DANBURY RD	WILTON	CT	06897- 0000
83-18	22 DANBURY RD	VISITING NURSE AND HOSPICE OF	22 DANBURY RD	WILTON	CT	06897- 0000
83-19 et al	1-61 FAWN RIDGE	FAWN RIDGE CONDOMINIUM ASSOCIATION	110 FAWN RIDGE	WILTON	CT	06897- 0000
83-20	14 DANBURY RD	GATEWAY CENTER ASSOCIATES	321 RAILROAD AVE	GREENWICH	CT	06830- 0000
83-21	4 DANBURY RD	DWG PROPERTIES LLC	235 OLD NORWALK RD	NEW CANAAN	CT	06480- 0000
83-22	4 HEATHCOTE RD	MCALLISTER STEPHANIE	4 HEATHCOTE RD	NORWALK	CT	06851- 0000
83-22-1	HEATHCOTE RD	DWG PROPERTIES LLC	235 OLD NORWALK RD	NEW CANAAN	CT	06480- 0000
83-23	1 DANBURY RD	ONE DANBURY ROAD LLC	38 POST RD WEST	WESTPORT	CT	06880- 0000
83-24-1	3 DANBURY RD	MERRITT FEDERAL CREDIT UNION	3 DANBURY RD	WILTON	CT	06897- 0000
83-24-2	5 DANBURY RD	COCHIN PROPERTIES LLC	5 DANBURY RD UNIT 2	WILTON	CT	06897- 0000
83-24-3	9 DANBURY RD	DIMARINO PHILIP	9 DANBURY RD	WILTON	CT	06897- 0000
83-24-4	11 DANBURY RD	11 DANBURY RD LLC	19 DANBURY RD	WILTON	CT	06897- 0000
83-24-5	13 DANBURY RD	13 DANBURY RD LLC	19 DANBURY RD	WILTON	CT	06897- 0000
83-24-6	17 DANBURY RD	G & M INVESTORS LLC	258 WILTON RD EAST	RIDGEFIELD	CT	06877- 0000
83-24-7	19 DANBURY RD	19 DANBURY ROAD LLC	19 DANBURY RD	WILTON	CT	06897- 0000
83-25	23 DANBURY RD	THE CHRISTOPHER DEAN LIVING TRUST	23 DANBURY RD	WILTON	CT	06897- 0000
83-26	1 CANNONDALE WAY	I PARK NORWALK II LLC	485 WEST PUTNAM AVE	GREENWICH	CT	06830- 0000
83-27	17 KENT RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-28	4 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-29	8 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-30	14 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-31	18 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-32	24 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-33	28 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-34	34 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-37	39 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-38	27 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-39	21 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
83-40	15 CHIPMUNK LA	BERARDINO LILLYAM	15 CHIPMUNK LA	WILTON	CT	06897- 0000
83-41	7 CHIPMUNK LA	TORIS CHRISTOPHER R & LAUREN B	7 CHIPMUNK LA	WILTON	CT	06897- 0000
84-26	14 KENT HILLS LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
84-27	2 KENT HILLS LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
84-28	KENT RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
84-30	27 DANBURY RD	FRED KAOUD REAL ESTATE LLC	27 DANBURY RD	WILTON	CT	06897- 0000
84-31	31 DANBURY RD	PEOPLES BANK	850 MAIN ST	BRIDGPORT	CT	06604- 0000
84-32	33 DANBURY RD	LORUSSO GARY TRUSTEE &	2 ADMIRAL LA	NORWALK	CT	06851- 0000
84-42	2 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
84-46	3 KENT HILLS LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
84-71	BROTHER DAVIDS TRL	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
97-27	OLD BELDEN HILL RD	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
97-28	46 CHIPMUNK LA	CONNECTICUT STATE OF	2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
70-16-1	DANBURY RD	CONN LIGHT & POWER CO THE	PO BOX 270	HARTFORD	CT	06141- 0000
83-27-1	KENT RD	CONN LIGHT & POWER CO THE	PO BOX 270	HARTFORD	CT	06141- 0000

REVISIONS

REV	DESCRIPTION	DATE

CONSULTANTS

Stephen Pustola, P.E. #15748
Not valid unless embossed
Seal is affixed hereto.

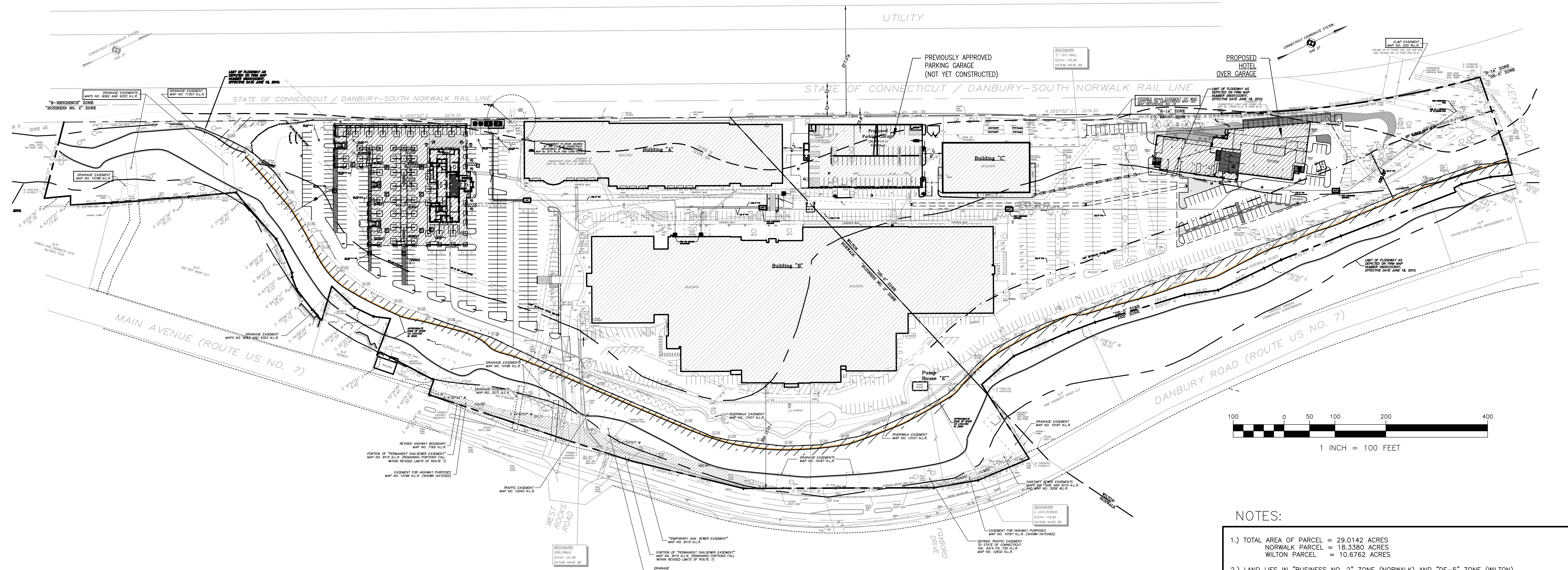
Pustola & Associates
CONSULTING ENGINEERS, LLC
Licensed Professionals
185 Meadow Street
(203) 729-6675
Design and Construction Services
Naugatuck, Connecticut 06770
Fax (203) 720-2816
www.pustola.com

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
CHECKED BY:

SP-0



NOTES:

1.) TOTAL AREA OF PARCEL = 29.0142 ACRES
NORWALK PARCEL = 18.3380 ACRES
WILTON PARCEL = 10.6762 ACRES

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

3.) SETBACK LINES DEPICTED HEREON ARE SUBJECT TO REVIEW AND INTERPRETATION BY ZONING OFFICIALS OF NORWALK AND WILTON.

4.) BUILDINGS THAT DO NOT MEET SETBACK REQUIREMENTS BUT ARE THREE OR MORE YEARS OLD, MAY BE LEGALLY NON-CONFORMING PER CGS 8-13A ("THREE-YEAR RULE")

5.) REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
"PROPERTY SURVEY OF PROPERTY IN NORWALK & WILTON, CONNECTICUT PREPARED FOR NATIONAL RE/SOURCES, SHEETS 1, 2 & 3 OF 3" DATED 9/21/00, REVISED TO 7/6/05 BY ROCCO V. D'ANDREA, INC.

6.) PROPERTY IS DEPICTED ON CITY OF NORWALK ASSESSORS MAP AS PARCEL 6, BLOCK 36, MAPS 11NE, 11NW AND 11SW (NORWALK ONLY).

7.) EXISTING USE OF PROPERTY: OFFICE/INDUSTRIAL/WAREHOUSE.

8.) PROPOSED USE OF PROPERTY: RESIDENTIAL.

9.) FOR WRITTEN LEGAL DESCRIPTION OF PROPERTY SEE SHEET LAND TITLE SURVEY MAP, SHEET 3 OF 3 PREPARED BY ROCCO V. D'ANDREA, INC.

PARKING TABLE:

EXISTING SPACES:	1,205
GARAGE SPACES:	407
GARAGE FOOTPRINT LOSS:	-85
RESIDENTIAL FOOTPRINT LOSS:	-69
HOTEL SPACES LOSS:	-23
TOTAL SPACES:	1,435
SPACES REQUIRED:	
LA FITNESS:	289
COMMERCIAL:	915
RESIDENTIAL SPACES	132*
HOTEL SPACES	96
TOTAL SPACES:	1,432
TOTAL OVERALL SPACES PER PLAN:	1,435
SPACES REQUIRED:	1,432
ADDITIONAL PARKING SPACES:	+3

[* 1 space per unit]

Handicap Space Requirements:
1,000+ = 20 + 1 for each 100 over 1,000
Total required is 24 Spaces

37 Handicapped spaces provided

PARKING FOR HOTEL
1 Spaces per unit
1 x 120 Units = 120 Spaces
20% Reduction per section 29-8.A-B Wilton Code
120 x 20% = 24
120 - 24 = 96 Spaces

OWNER & APPLICANT:

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

TOTAL SITE - ZONING INFORMATION

ITEM	REQUIRED/ALLOWED	EXISTING	TOTAL SITE
PRESENT ZONE	BUSINESS NO. 2	BUSINESS NO. 2	BUSINESS NO. 2 / DE-5
USE	MIXED USE DEVELOPMENT	MIXED USE DEVELOPMENT	MIXED USE DEVELOPMENT
LOT AREA	12,500 s.f. min.	29.014 acres	29.014 acres
FRONT YARD	45' from ℄ street	253' (Exist. Main Bldg.)	253' (Exist. Main Bldg.)
SIDE YARD	None, except where residence zone abuts, 10 feet per story or 30 feet whichever is greater	567' Existing (LA Fitness Facility)	304' Proposed Building
REAR YARD	10 feet, except where residence zone abuts, 10 feet per story or 30 feet whichever is greater	4.8' Existing (LA Fitness Facility)	4.8' Existing (LA Fitness Facility)
LOT WIDTH	50'	1,213'	1,213'
OPEN SPACE	20%	35%	35%
MAX. BLDG AREA COVERAGE	50% for buildings 80% for buildings. & parking	18.1% Buildings 65% Buildings & Parking	29.5% Buildings 65% Buildings & Parking
F.A.R.	0.9	0.34	0.53
BUILDING HEIGHT	45' (Norwalk) 55' (Wilton)	LA Fitness Facility: 25' Main Office Bldg: 30' Storage Bldg: 30'	Approved Garage: 54.11' Proposed Residential: 44.5' Proposed Hotel: 54.0'
NUMBER OF STORIES	4 (Sect 118-522C(2))	LA Fitness Facility: 1 Story Main Office Bldg: 1 & 2 Stories storage Bldg: 1 Story	Approved Garage: 4 Stories Proposed Residential: 3 Stories (Over Parking) Proposed Hotel: 4 Stories (Over Parking)

REVISIONS

REV	DESCRIPTION	DATE

CONSULTANTS

Stephen Pustola, P.E. #15748
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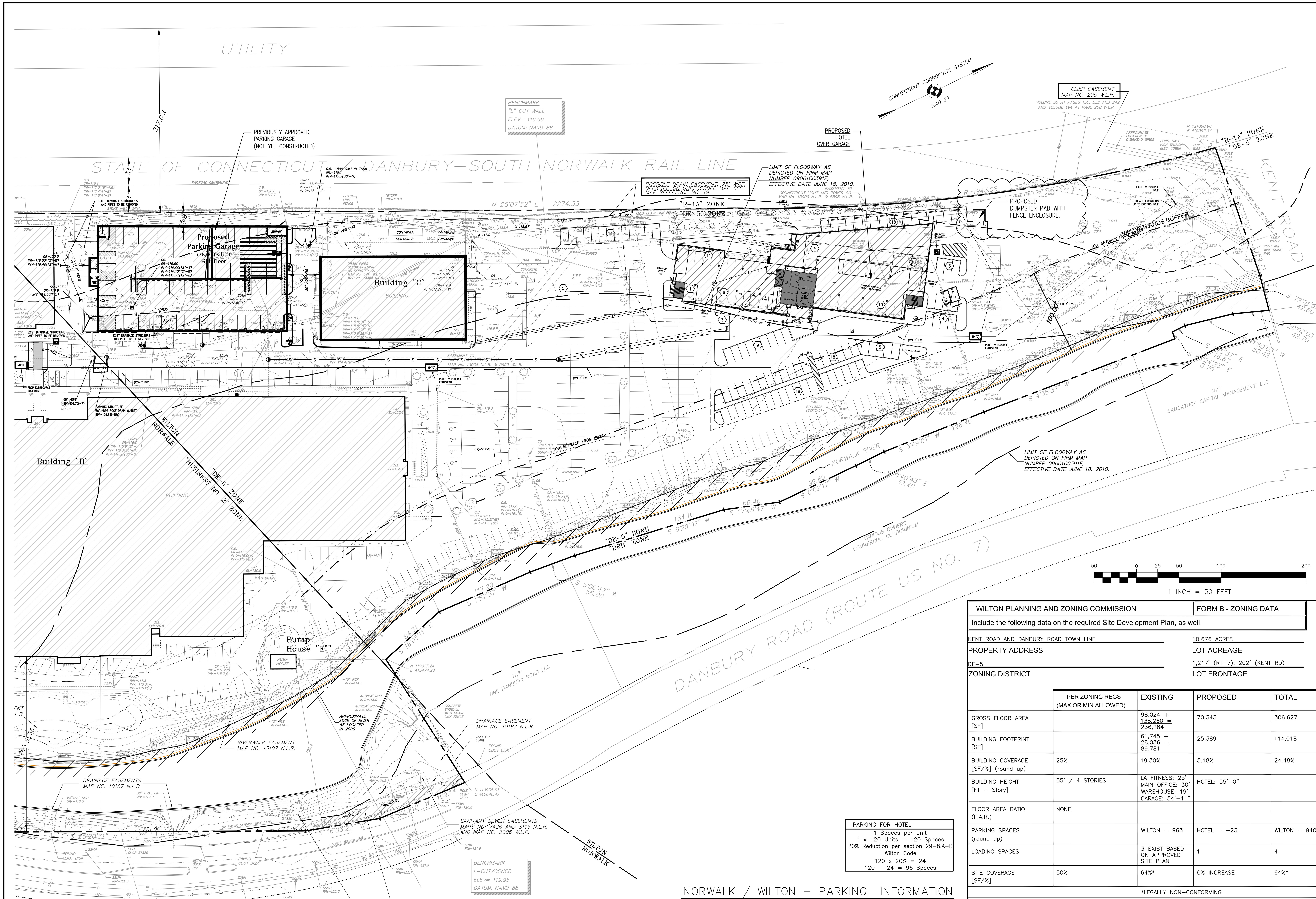
PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT
PREPARED FOR
i PARK NORWALK II LLC.

OVER ALL SITE PLAN

DATE: 09/13/2019
SCALE: 1"=100'
PROJECT NO.: 170202.02
CHECKED BY:

SP-1

X:\001-Projects\01 - Active Projects\Jobs 2019\19020.00 - UNO ipark Norwalk\001-Design\001-Drawings\005-Site\02 - Hotel\SP-19020.00-Hotel-OPT6.dwg



WILTON PLANNING AND ZONING COMMISSION	FORM B - ZONING DATA
Include the following data on the required Site Development Plan, as well.	

KENT ROAD AND DANBURY ROAD TOWN LINE
PROPERTY ADDRESS

10.676 ACRES
LOT ACREAGE

DE-5
ZONING DISTRICT

1,217' (RT-7); 202' (KENT RD)
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%*

*LEGALLY NON–CONFORMING

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

PARKING FOR HOTEL
1 Spaces per unit
1 x 120 Units = 120 Spaces
20% Reduction per section 29–8.A–B Wilton Code
120 x 20% = 24
120 – 24 = 96 Spaces

NORWALK / WILTON – PARKING INFORMATION

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

OWNER & APPLICANT:

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

REVISIONS

REV	DESCRIPTION	DATE
A	REVISED PER CITY'S COMMENTS	05/09/2023

CONSULTANTS

STATE OF CONNECTICUT STEPHEN PUSTOLA No. 15748 LICENSED PROFESSIONAL ENGINEER

Stephen Pustola, P.E. #15748
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Pustola & Associates
CONSULTING ENGINEERS, LLC
Licensed Professionals Design and Construction Services
185 Meadow Street Naugatuck, Connecticut 06770
(203) 729-6675 Fax (203) 720-2816
www.pustola.com

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

WILTON SITE PLAN

DATE: 07/12/2019
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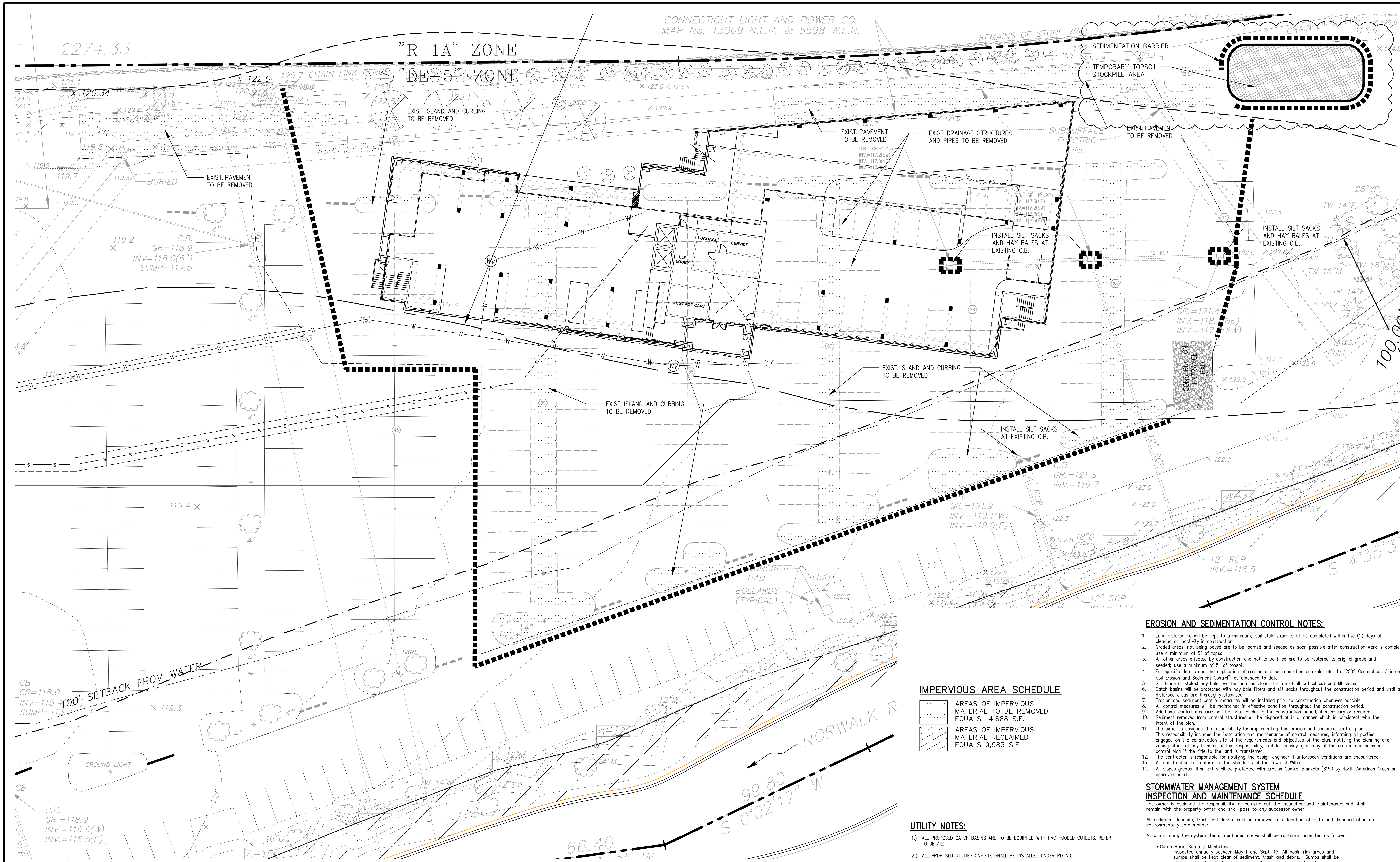
SP-2



IMPERVIOUS AREA SCHEDULE

(dotted hatch)	AREAS OF IMPERVIOUS MATERIAL TO BE REMOVED EQUALS 14,688 S.F.
(diagonal hatch)	AREAS OF IMPERVIOUS MATERIAL RECLAIMED EQUALS 9,983 S.F.

Notes:

1. Owner: i Park Norwalk II LLC.
2. Assessors:
3. Area of Parcel: 10.71
4. Parcel is zoned: DE-5
5. Present use: Parking Lot
6. Proposed use: Parking Garage
7. Area of disturbance: 34,100 S.F.
8. Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
9. All existing utilities from best information available, contractor must verify all locations, dimensions, and elevations prior to construction.
10. Elevations shown are based on an assumed datum.
11. Site is serviced by town water and sewer.
12. All earth slopes to be two feet horizontal to one foot vertical maximum.
13. Erosion and Sedimentation control to follow Connecticut Council on Soil and Water Conservation Manual entitled "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" as amended to date.
14. Street 1 Cannondale Way
15. All work in connection with this plan shall be completed within five years of the date of approval, or the approval is no longer valid.
16. Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetlands and Watercourses Permit.
17. Planning and Zoning Departments to be notified at 203-563-0185 and 203-563-0186, 24 hours before site grading begins.
18. Underground fuel tanks shall be prohibited.
19. All site work shall conform to specifications as outlined in C.D.O.T. Form 816, as amended to date.
20. Existing sanitary and water services to existing building to remain. Utility services to the proposed addition shall come from the existing building. No utility connections to Highland Avenue are required.
21. All areas disturbed by construction and not being paved, are to be restored with 5" of loam and seeded.
22. All proposed site lighting fixtures shall be full cutoff type with recessed lenses only.
23. Where feasible, all existing vegetation shall remain.
24. Stockpile storage is proposed on this plan.
25. These documents have been prepared as part of the Town of Wilton P.Z.C. application process and can not be considered final nor used for construction purposes until all necessary approvals have been attained.
26. No plantings, trees, shrubs, mailboxes, signs, ets., shall be installed within the sight-lines for vehicles exiting the site onto Main Ave.
27. No sidewalks are proposed.

UTILITY NOTES:

1.) ALL PROPOSED CATCH BASINS ARE TO BE EQUIPPED WITH PVC HOODED OUTLETS, REFER TO DETAIL.

2.) ALL PROPOSED UTILITES ON-SITE SHALL BE INSTALLED UNDERGROUND,

3.) MINIMUM COVER OF 36" REQUIRED ABOVE UNDERGROUND UTILITY CONDUIT.

4.) ALL UNDERGROUND UTILITY CONDUIT LOCATION SUBJECT TO CHANGE DURING CONSTRUCTION.

5.) ALL ROOF DRAIN LOCATION ARE APPROXIMATE, REFER TO PLUMBING PLANS FOR ACCURATE SIZE AND DISCHARGE LOCATIONS. ALL ROOF DRAIN PIPING UNDER PAVEMENT AREAS SHALL MEE H-20 ZONING CRITERIA.

6.) ALL UNDERGROUND UTILITIES MUST BE AS-BUILT AT TIME OF CONSTRUCTION.

PROJECT NOTES:

1.) THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION - 1-800-922-4455.

2.) ALL CONSTRUCTION MATERIALS, PRACTICES AND PROCEDURES SHALL CONFORM TO THE TOWN OF WILTON ZONING REGULATIONS, AS AMENDED TO DATE.

3.) ALL CONSTRUCTION MUST CONFORM TO CTDOT FORM 814A, AS AMENDED TO DATE.

4.) ALL WORK PERFORMED WITHIN THE STATE RIGHT OF WAY SHALL BE CONSTRUCTED TO CTDOT STANDARDS AND REQUIRES A PERMIT FROM THE.

5.) CONTRACTOR MUST SECURE ALL CONSTRUCTION AREAS AND ACTIVITIES WITH TEMPORARY SCREENED FENCING AT ALL TIMES. (SEE DETAIL 13/SP-4)

6.) REFER TO SHEET SP-4 FOR ALL CONSTRUCTION DETAILS.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. Land disturbance will be kept to a minimum; soil stabilization shall be completed within five (5) days of clearing or inactivity in construction.
2. Graded areas, not being paved are to be loamed and seeded as soon possible after construction work is completed; use a minimum of 5" of topsoil.
3. All other areas affected by construction and not to be filled are to be restored to original grade and seeded; use a minimum of 5" of topsoil.
4. For specific details and the application of erosion and sedimentation controls refer to "2002 Connecticut Guidelines for Soil Erosion and Sediment Control", as amended to date.
5. Silt fence or staked hay bales will be installed along the toe of all critical cut and fill slopes.
6. Catch basins will be protected with hay bale filters and silt sacks throughout the construction period and until all disturbed areas are thoroughly stabilized.
7. Erosion and sediment control measures will be installed prior to construction whenever possible.
8. All control measures will be maintained in effective condition throughout the construction period.
9. Additional control measures will be installed during the construction period, if necessary or required.
10. Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
11. The owner is assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the planning and zoning office of any transfer of this responsibility, and for conveying a copy of the erosion and sediment control plan if the title to the land is transferred.
12. The contractor is responsible for notifying the design engineer if unforeseen conditions are encountered.
13. All construction to conform to the standards of the Town of Wilton.
14. All slopes greater than 3:1 shall be protected with Erosion Control Blankets (S150 by North American Green or approved equal.

STORMWATER MANAGEMENT SYSTEM INSPECTION AND MAINTENANCE SCHEDULE

The owner is assigned the responsibility for carrying out the inspection and maintenance and shall remain with the property owner and shall pass to any successor owner.

All sediment deposits, trash and debris shall be removed to a location off-site and disposed of in an environmentally safe manner.

At a minimum, the system items mentioned above shall be routinely inspected as follows:

- Catch Basin Sump / Manholes:
  Inspected annually between May 1 and Sept. 15. All basin rim areas and sumps shall be kept clear of sediment, trash and debris. Sumps shall be cleaned when the depth of accumulated material exceeds 1 foot.
- All paved parking areas shall be swept annually between April 1 and July 1.

SEQUENCE OF CONSTRUCTION

1. Prior to the start of construction, the contractor and the owner shall have a pre-construction meeting with the Town of Wilton.
2. The surveyor shall stake out the limits of clearing and grubbing.
3. Install anti-tracking apron if required.
4. The contractor shall coordinate with the proper agencies for relocation of any utilities or signs.
5. Install erosion and sedimentation control measures at limits of clearing and grubbing. Filter fabric barriers or haybales shall be installed in conformance with the "2002 Connecticut Guidelines for Soil Erosion and Sediment Control" as published by the Connecticut Council for Soil Conservation Service. Maintain all control measures as construction progresses.
6. Remove topsoil from areas of disturbance and stockpile in the locations as shown on the plans. Ring soil stockpiles with silt fence immediately after creation. Establish vegetation on soil that is to be stockpiled for longer than 30 days. Refer to seeding schedule for vegetative cover of disturbed areas.
7. Cut and fill all areas of construction to subgrade elevations. Immediately stabilize sloped areas with hay mulch or by hydroseeding.
8. Install storm drainage, swale and detention basin as shown on the plans. Protect top of existing catch basins with haybales and silt sacks as shown in the details.
9. Install water and electric laterals to new building.
10. Place pavement, curbing, and loam, seed and mulch or hydroseed according to seeding schedule.
11. After all site work is completed, including spreading of topsoil and seeding, the contractor shall clean any silt or debris from all structures and pipes. Pipes shall be cleaned by water-jetting as needed and catch basins sumps shall be cleaned by manual extraction or suction lines as needed.

Note: Construction of building to commence once grading operations in area of foundation are complete. Construction of foundation to be completed as part of overall site work.

REVISIONS

REV	DESCRIPTION	DATE
B	REVISED PER CITY'S COMMENTS	05/09/2023
A	REVISED PER COMMENTS	09/06/2022

CONSULTANTS

Stephen Pustola, P.E. #15748
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Pustola & Associates
CONSULTING ENGINEERS, LLC
Licensed Professionals
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PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT

PREPARED FOR

i PARK NORWALK II LLC.

IMPERVIOUS AREA & FLOOD PLAIN MITIGATION PLAN

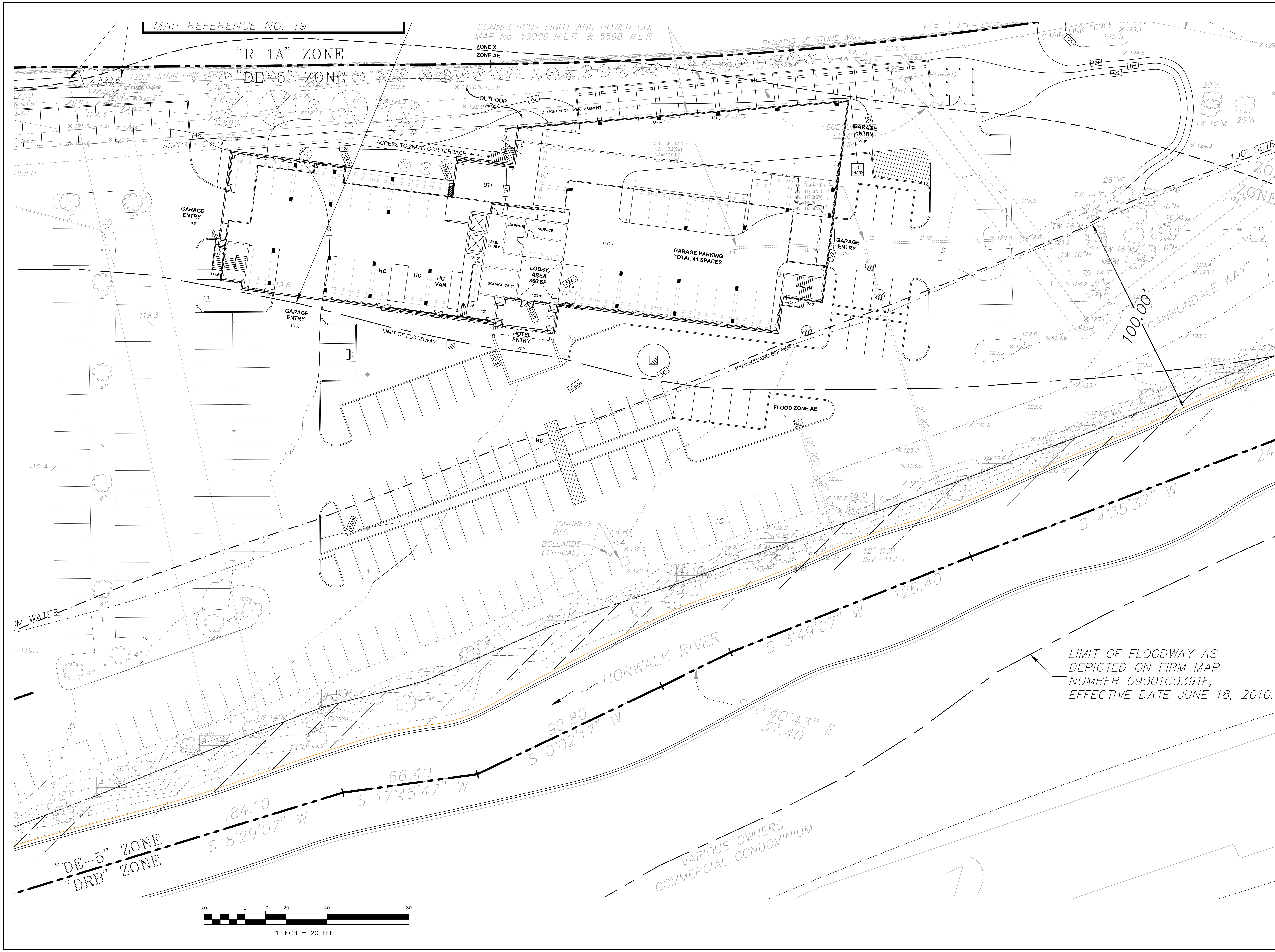
DATE: 07/12/2019

SCALE: 1"=20'

PROJECT NO.: 170202.02

CHECKED BY:

SP-3



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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: 1"=20'

PROJECT NO.: 170202.02

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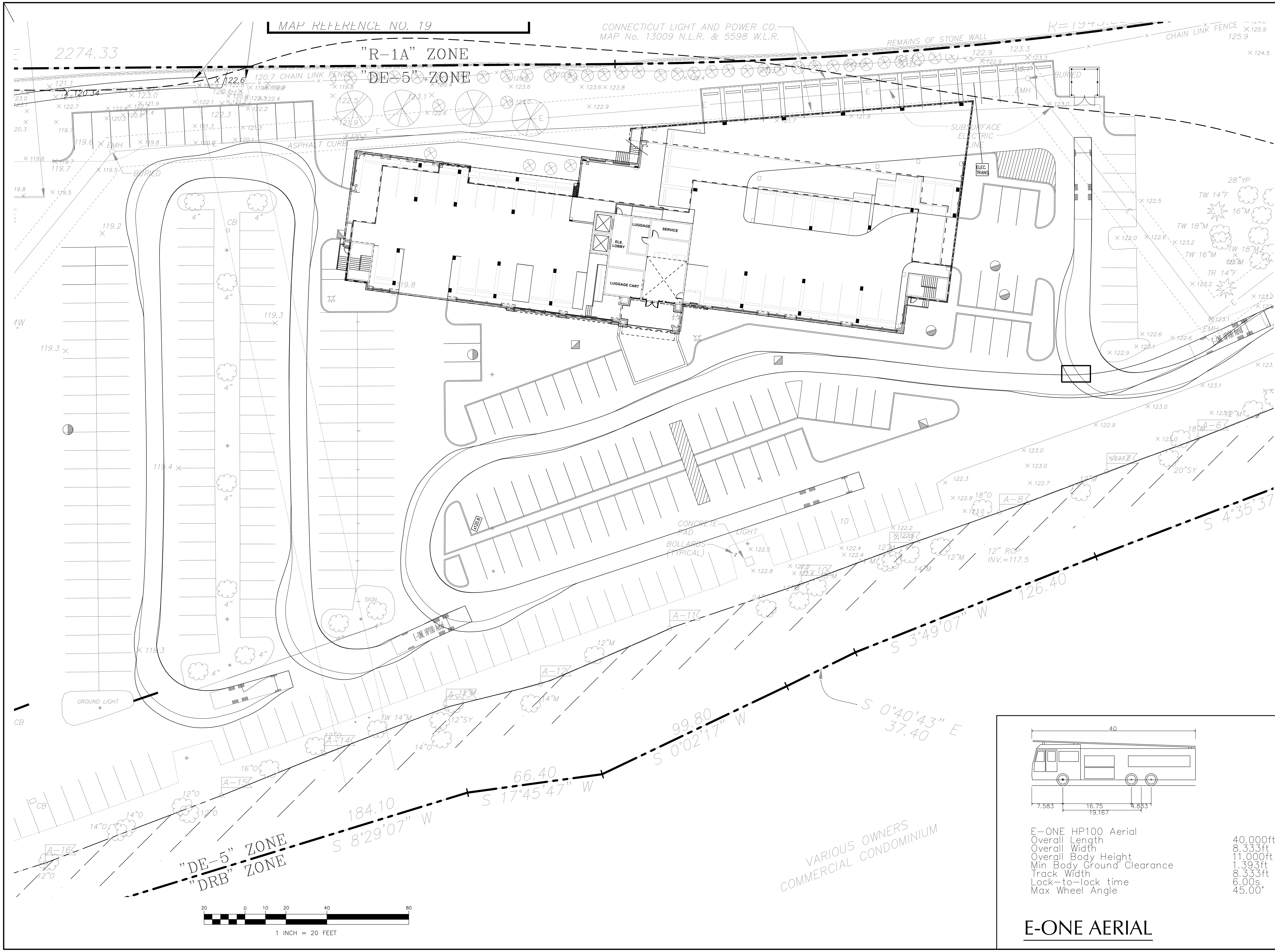
SP-4



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

E-ONE AERIAL

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VEHICLE MANEUVERING PLAN

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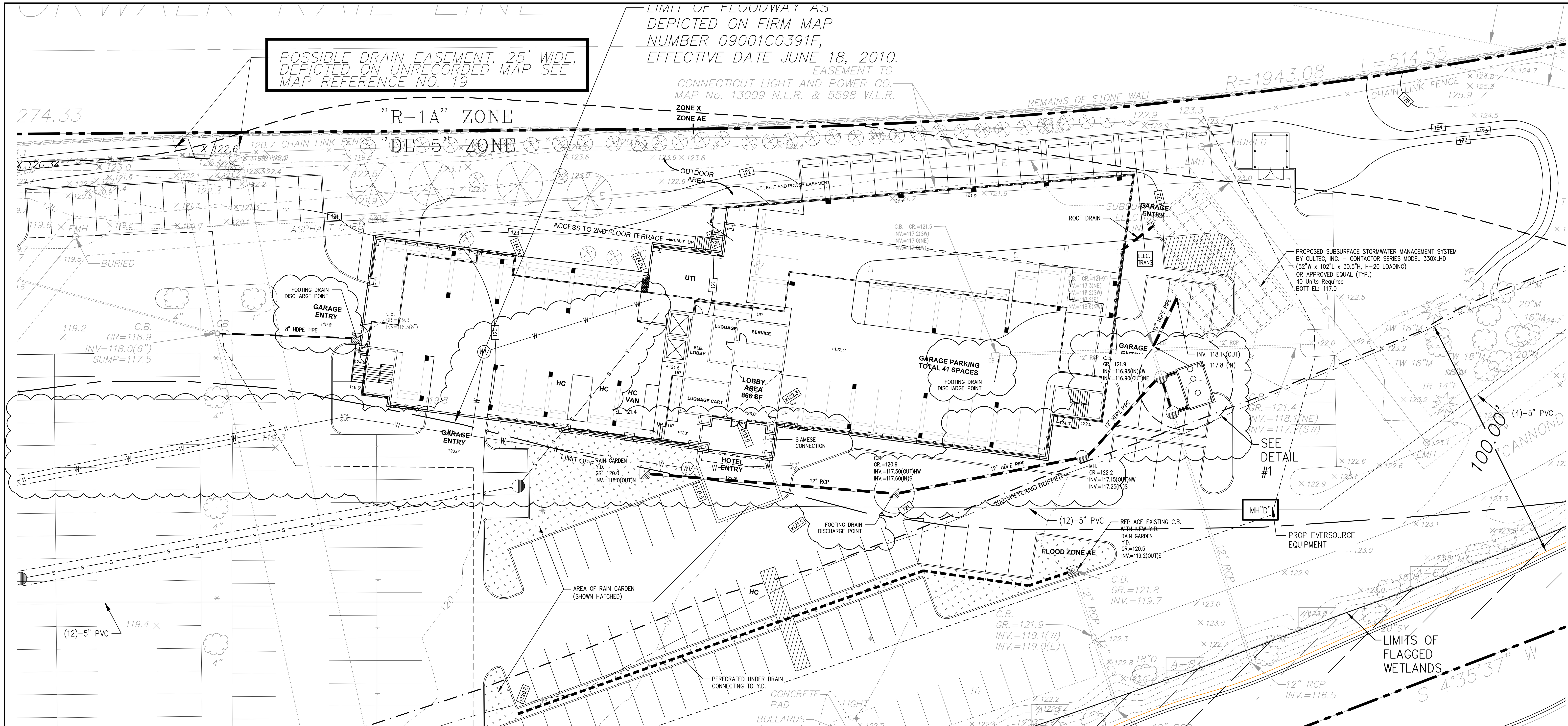

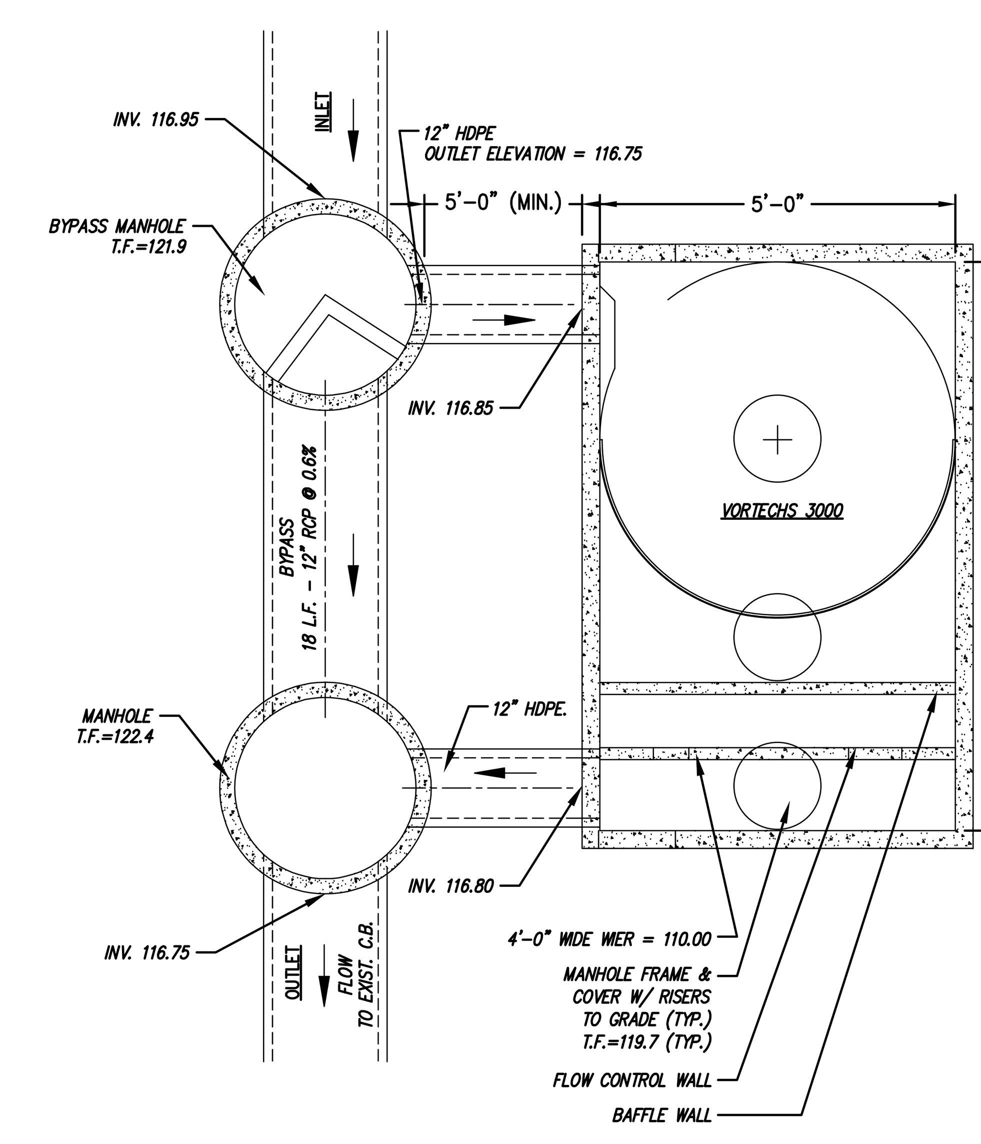

1 VORTHECHS STORMWATER TREATMENT SYSTEM SIZED FOR 17 CFS

STORM SEWER NOTES:

1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT (A.K.A. SUMP PIT) TO TRAP AND FILTER WATER FOR PUMPING TO A SUITABLE DISCHARGE AREA. THE DEWATERING PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL, THE 2004 CT STORMWATER QUALITY MANUAL.
3. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.
4. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE AS OUTLINED ON THE EROSION AND SEDIMENT CONTROL PLANS, DETAILS AND NOTES.

LEGEND

- SAWCUT LINE
- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER GRAVITY MAIN/SERVICE
- PROPOSED OVERHEAD STORM PIPE
- PROPOSED FOOTING DRAIN
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CATCH BASIN

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WILTON, CT

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SITE UTILITY & GRADING PLAN

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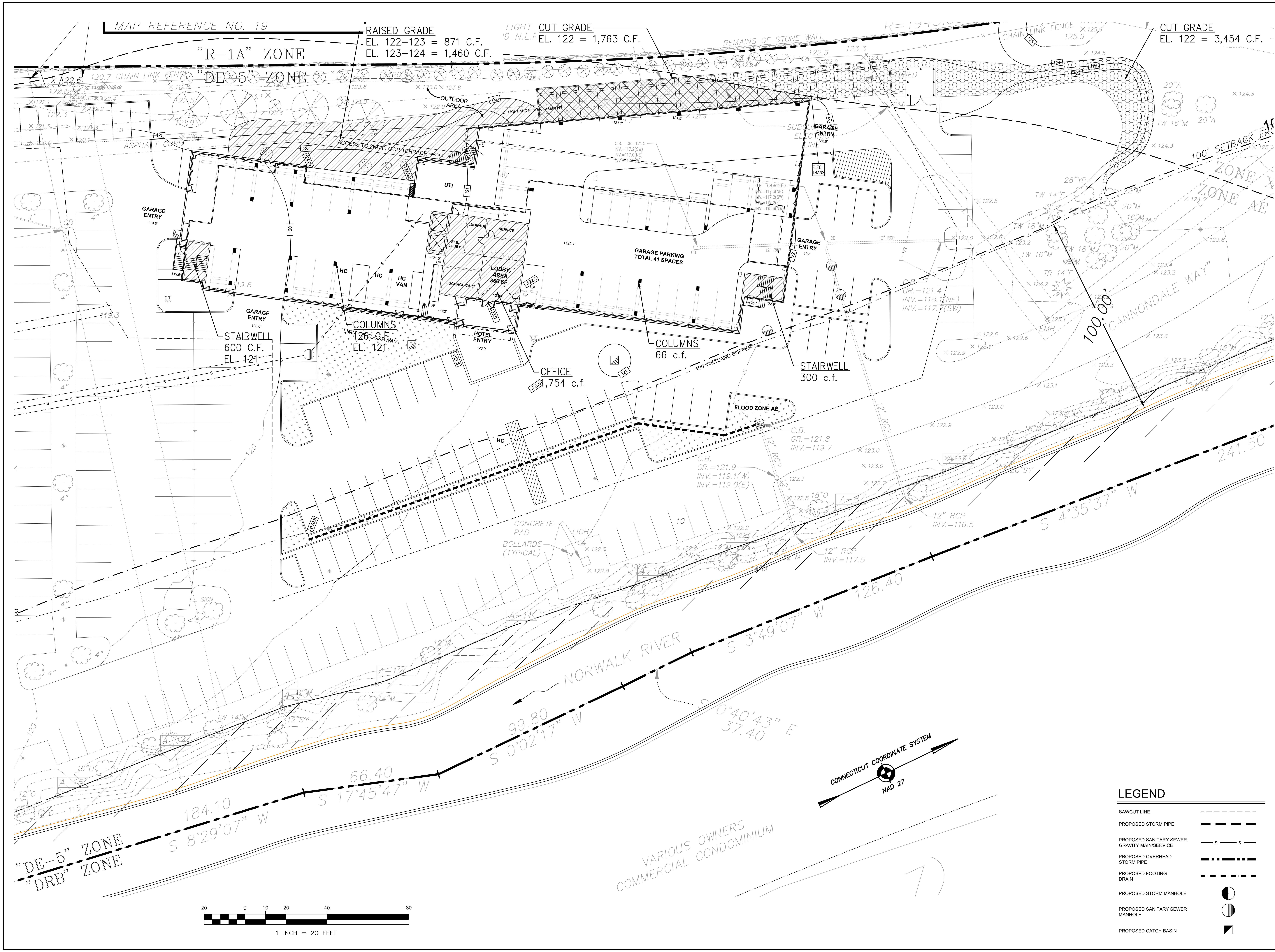

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PROPOSED HOTEL
1 CANNONDALE WAY
WILTON, CT
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i PARK NORWALK II LLC.

SITE VOLUMETRIC PLAN

DATE: 08/31/2022
SCALE: 1"=20'
PROJECT NO.: 170202.02
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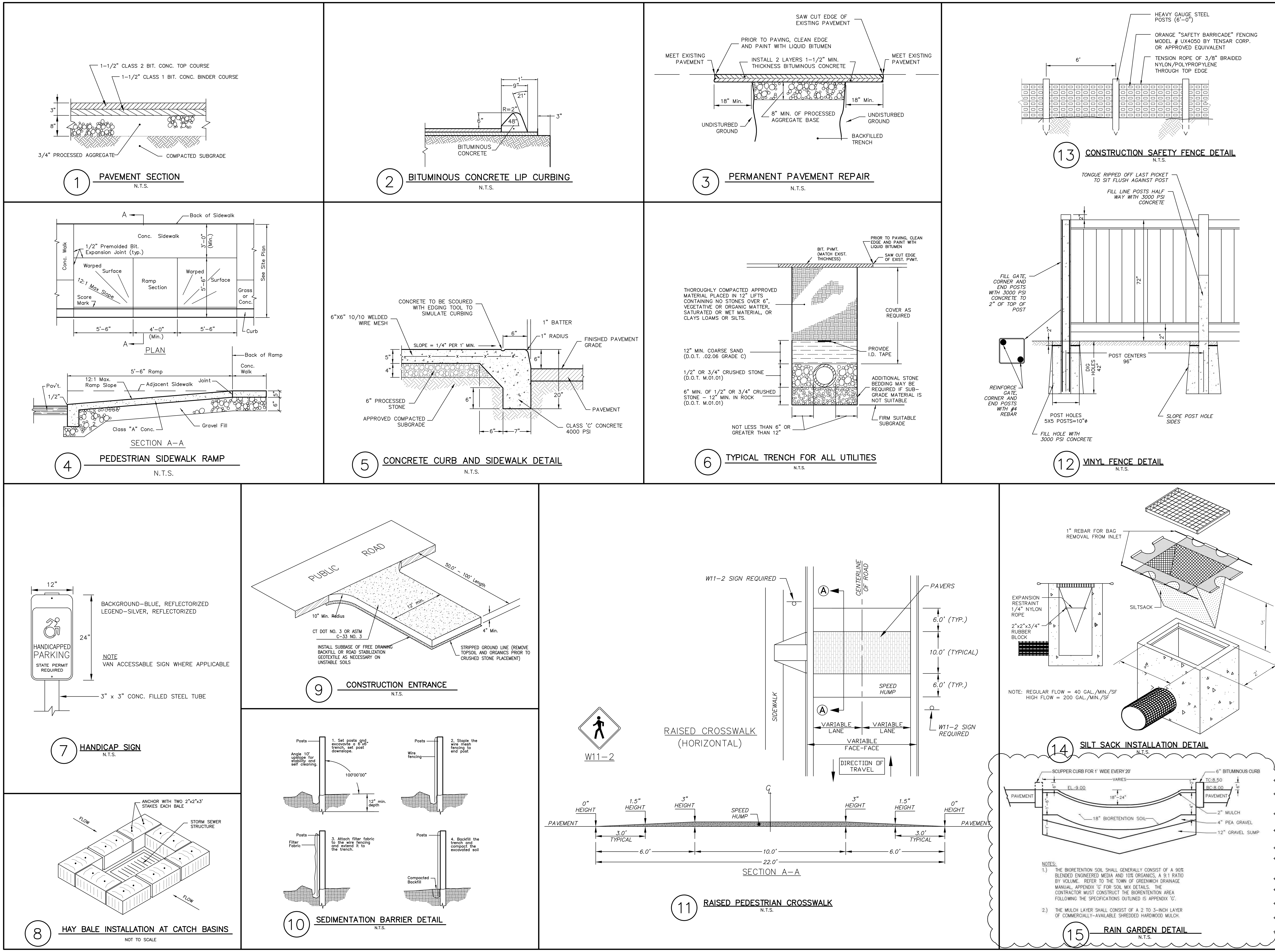
SV-1



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SP-DET1