

WILTON PUBLIC WORKS  
DEPARTMENT

(203) 563-0152



TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

**MEMORANDUM**

**TO:** WPCA Commission

**FROM:** Frank Smeriglio, PE - Director of Public Works/Town Engineer *F.S.*  
Stephen Santacroce, PE - Senior Civil Engineer *S.S.*

**CC:** Michael Wrinn – Director, Planning & Land Use Management

**DATE:** June 12, 2023

**RE:** 1 Cannondale Way, iPark Norwalk, LLC – SP#509

This is written in regards to the review of sanitary sewer letter dated April 12, 2023. Based on the review of the above mentioned application at this time, the following are the Engineering Department's comments relating to the proposed sanitary sewer system:

1. The project is subject to obtaining approvals from Wilton's WPCA Commission to connect additional units into the sanitary sewer system.
2. Project is subject to Norwalk WPCA's review and comment. Documents were forward on April 14, 2023. Refer to item #3.
3. 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. Norwalk WPCA agreed to use Aquarion meter readings to determine flow from building that bypasses the meter at town line.
4. The project will be subject to Sewer Capital Assessment as required by the WPCA.
5. Please confirm with Architect that no footing drains shall connect to the sanitary system. Depict the location of footing drain discharge. (Addressed).
6. 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.
7. All proposed sewer lines shall be air tested prior to sign off of certificate of occupancy.
8. The project will be subject to the final technical review by the WPCA.

If you have any questions, please do not hesitate to call.

**Pustola & Associates**  
CONSULTING ENGINEERS, LLC

(203) 729-6675 • Fax (203) 720-2816

Licensed Professional Engineers  
New York & Connecticut

26 Hotchkiss Street  
Naugatuck, Connecticut 06770

April 12, 2023

Job No. 19020.00

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

RE: SP#509 – Proposed Hotel – i-Park, 1 Cannondale Way, Wilton, CT

Mr. Smeriglio,

The following sanitary flow calculations are applicable to the project referenced above:

All flow rates referenced from the CT Health code, 2018, Table 4

Hotel - 120 rooms, 150 GPD = 18,000 GPD  
Employees - 20 personal, 20 GPD = 400 GPD

Total = 18,400 GPD Avg. 12.78 GPM

Peak Flow = Total \* 4 = 18,400 GPD = 73,600 GPD, 51.1 GPM

Thank you,

*Kyle Pustola*

Kyle Pustola, P.E.





\*NOTE: SITE, SIGNAGE, LIGHTING AND RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY VARY AS PROJECT DEVELOPS.  
 REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
 REFER TO LANDSCAPE FOR TREES AND LANDSCAPE INFORMATION.



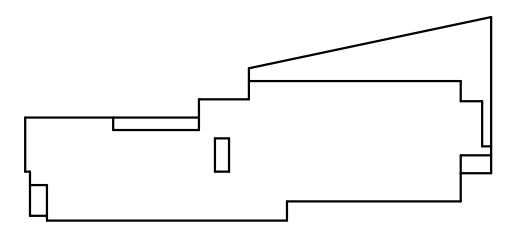
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

## COVER

SITE PLAN SUBMISSION

### INDEX

- A.00 COVER
- A.01 ILLUSTRATIVE SITE PLAN
- A.02 GROUND FLOOR PLAN (GR/R1)
- A.03 SECOND FLOOR PLAN (R2)
- A.04 TYPICAL FLOOR PLAN (R3-R5)
- A.05 BUILDING ELEVATION
- A.06 BUILDING ELEVATION
- A.07 BUILDING ELEVATIONS
- A.08 BUILDING SECTION
- A.09 MATERIAL BOARD



KEY PLAN

WILTON HOTEL

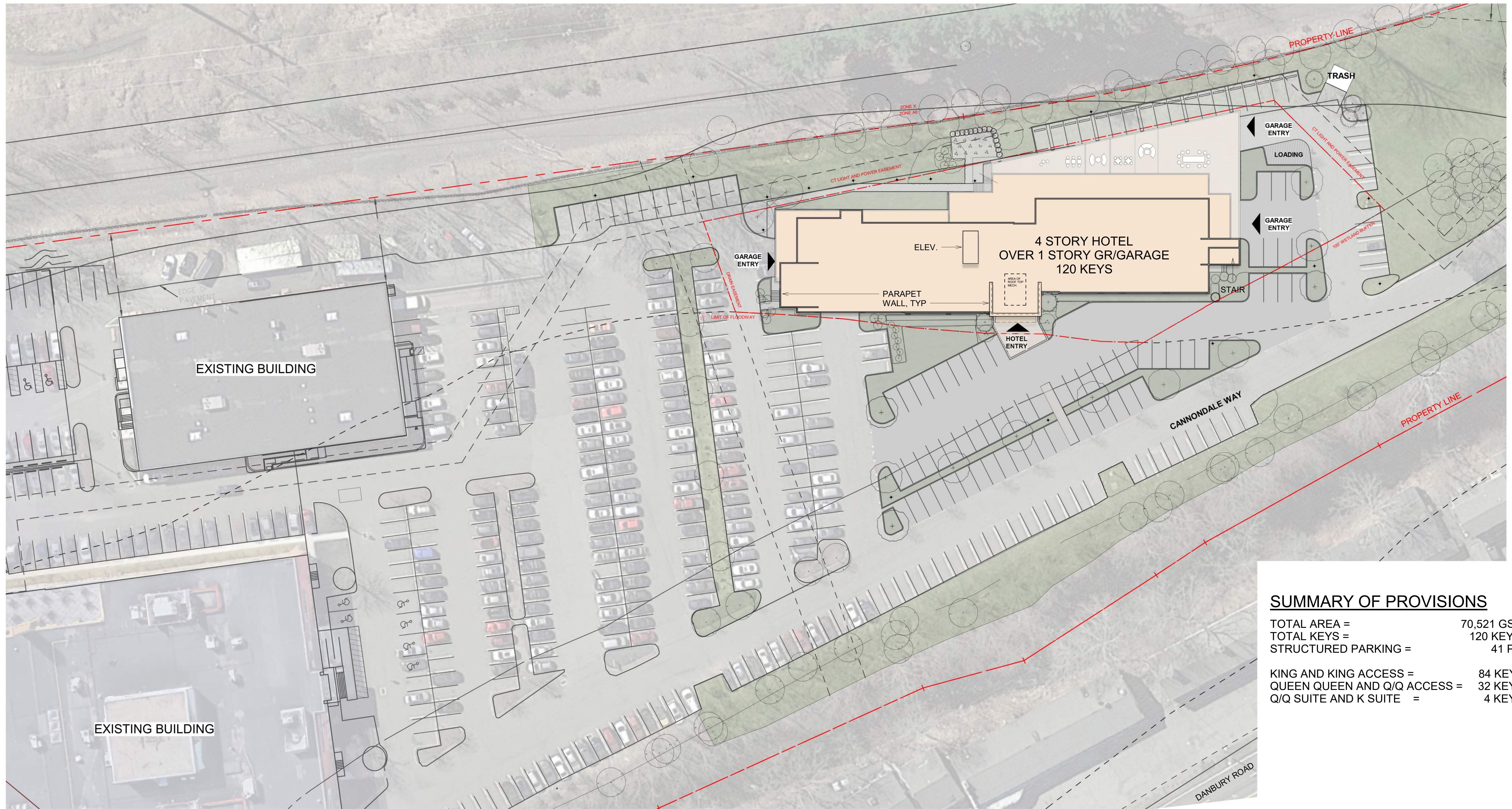
DEC 05, 2022  
 APR 26, 2022  
 NRC.030B

# A.00

WILTON, CT.

**NATIONAL RESOURCES**





**SUMMARY OF PROVISIONS**

TOTAL AREA =	70,521 GSF
TOTAL KEYS =	120 KEYS
STRUCTURED PARKING =	41 PS
KING AND KING ACCESS =	84 KEYS
QUEEN QUEEN AND Q/Q ACCESS =	32 KEYS
Q/Q SUITE AND K SUITE =	4 KEYS

\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION.  
LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

**ILLUSTRATIVE SITE PLAN**

SITE PLAN SUBMISSION

WILTON HOTEL

WILTON, CT.

**NATIONAL RESOURCES**

DEC 05, 2022  
APR 26, 2022  
NRC.030B

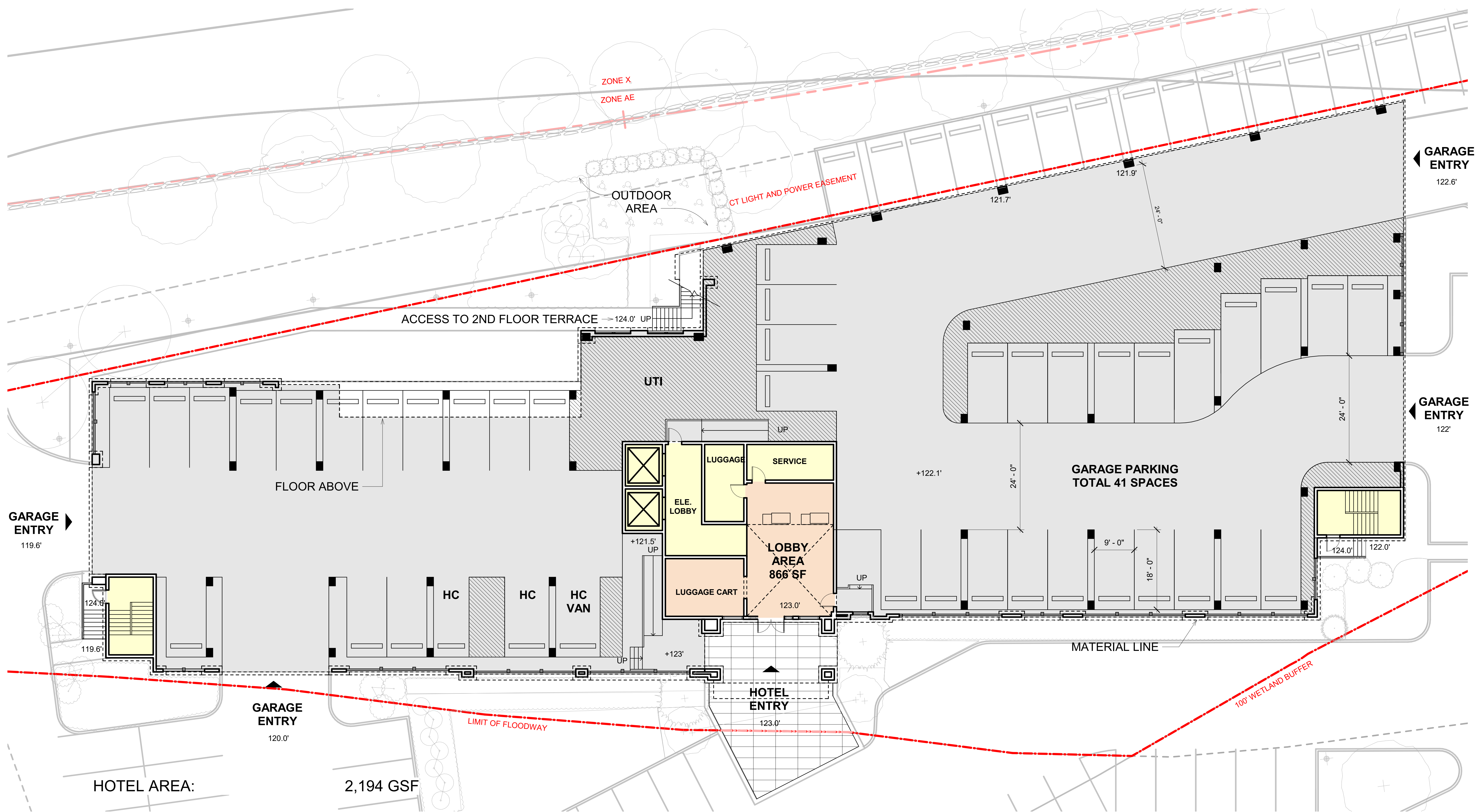
**A.01**

0' 15' 30' 60'

SCALE: 1" = 30'-0" (@ 22"x34")

©2022 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.





\*NOTE: REFER TO CIVIL FOR SITE PLAN AND CIVIL INFORMATION. LANDSCAPE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

# GROUND FLOOR PLAN (GR/R1)

SITE PLAN SUBMISSION

©2022 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

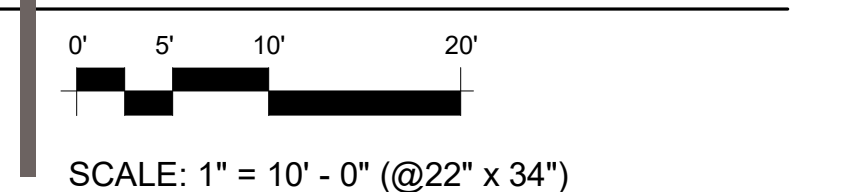
WILTON HOTEL

WILTON, CT.

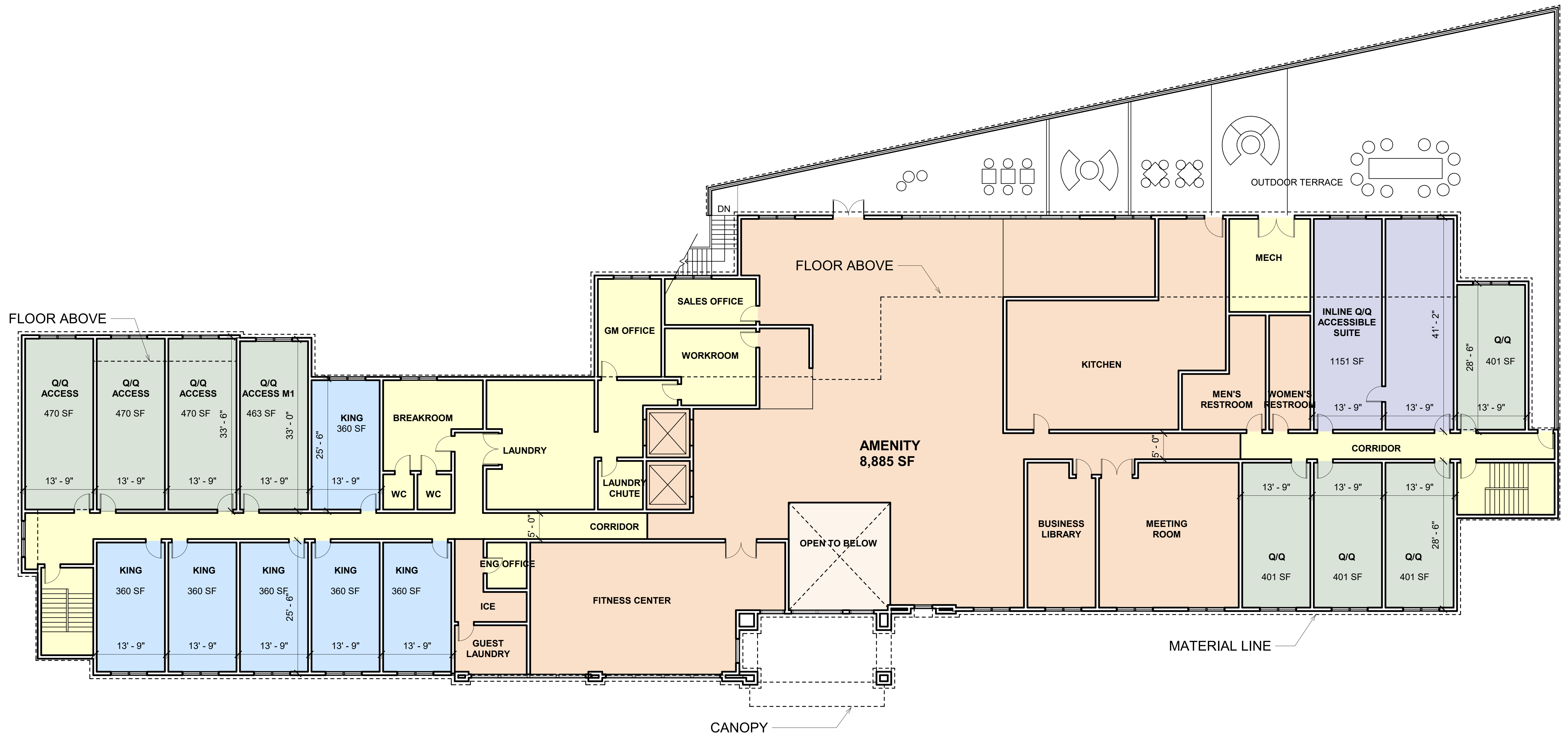
**NATIONAL RESOURCES**

DEC 05, 2022  
APR 26, 2022  
NRC.030B

# A.02







HOTEL AREA:

19,622 GSF

\*NOTE: HOTEL AMENITIES SHOWN ARE FOR ILLUSTRATIVE PURPOSE ONLY, AND MAY CHANGE DEPENDS ON THE HOTEL STANDARD.



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P: 571.830.1800 | F: 571.830.1801 |  
 WWW.LESSARDDDESIGN.COM

## SECOND FLOOR PLAN (R2)

SITE PLAN SUBMISSION

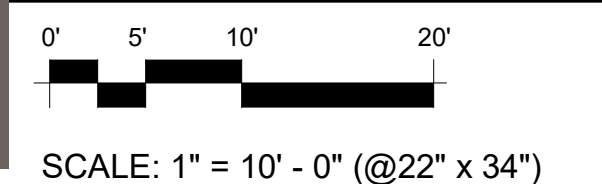
WILTON HOTEL

WILTON, CT.

NATIONAL RESOURCES

DEC 05, 2022  
 APR 26, 2022  
 NRC.030B

A.03



©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.





HOTEL AREA:

16,235 GSF



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 |  
WWW.LESSARDDSIGN.COM

## TYPICAL FLOOR PLAN (R3-R5)

SITE PLAN SUBMISSION

©2021 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

WILTON HOTEL

WILTON.CT.

NATIONAL RESOURCES

DEC 05, 2022  
APR 26, 2022  
NRC.030B

# A.04

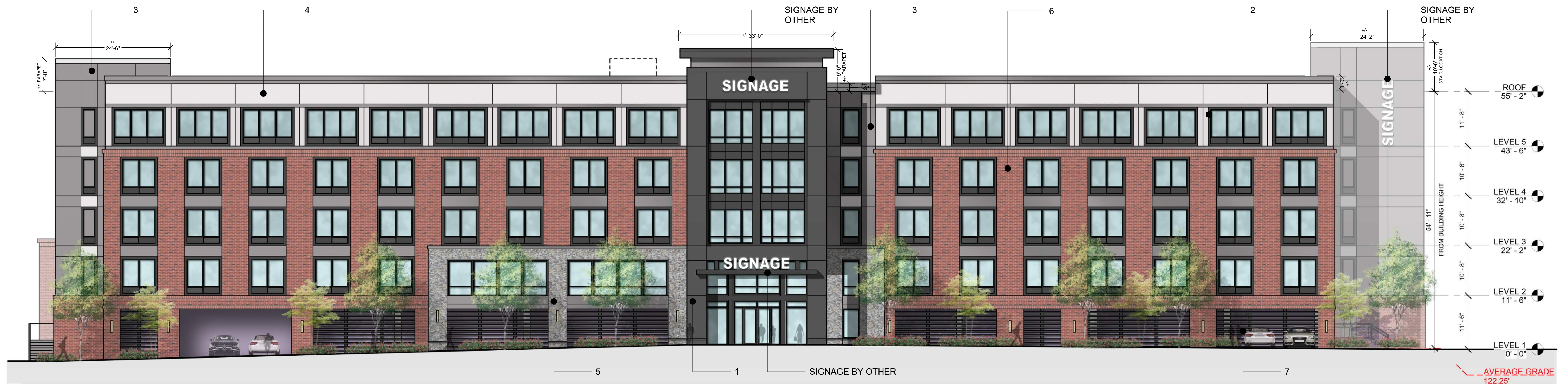


SCALE: 1" = 10' - 0" (@22" x 34")



PARTIAL GROUND FLOOR

PARTIAL TYPICAL PLAN



EAST ELEVATION - PROPOSED REVISIONS

**MATERIAL LEGEND**

- 01 METAL PANEL - DARK GREY
- 02 FIBER CEMENT - DARK GREY
- 03 FIBER CEMENT - MEDIUM GRAY
- 04 FIBER CEMENT - LIGHT GRAY
- 05 STONE - MEDIUM GREY
- 06 BRICK - RED
- 07 LOUVER - DARK GREY

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

\*\*NOTE: ALL SIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY AS PROJECT DEVELOPS



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

**BUILDING ELEVATION**

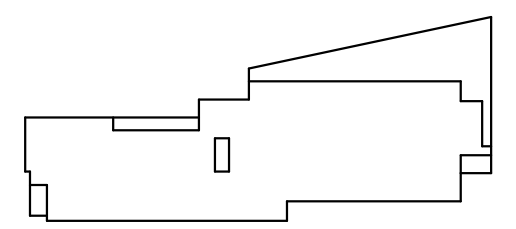
SITE PLAN SUBMISSION

**WILTON HOTEL**

WILTON, CT.

**NATIONAL RESOURCES**

DEC 05, 2022  
APR 26, 2022  
NRC.030B



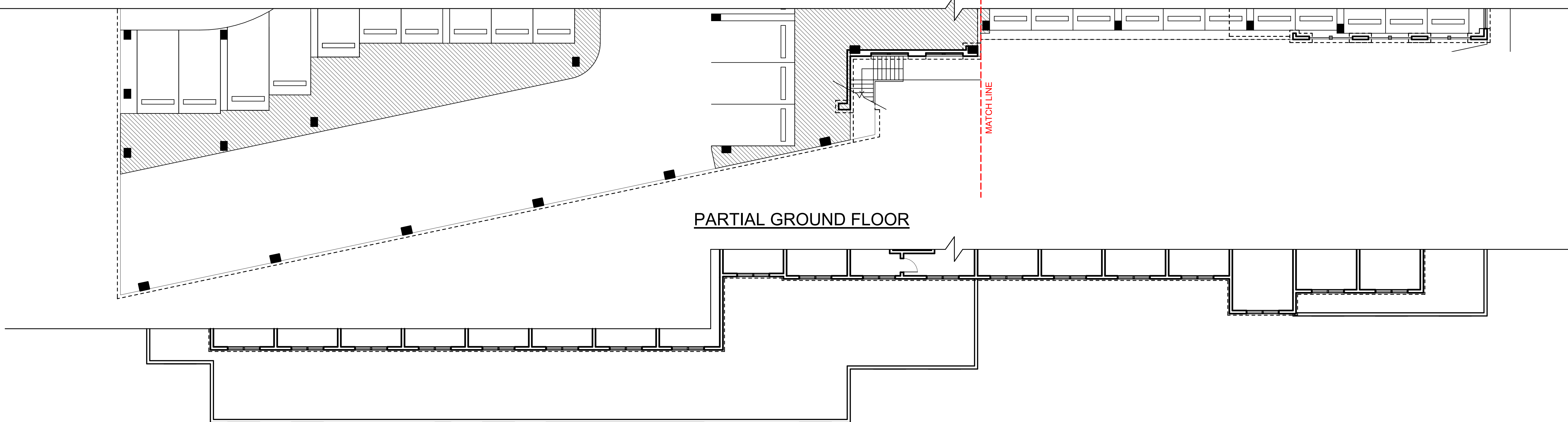
KEY PLAN

**A.05**

SCALE: 3/32" = 1'-0" (@22"X34")

©2022 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.





PARTIAL GROUND FLOOR

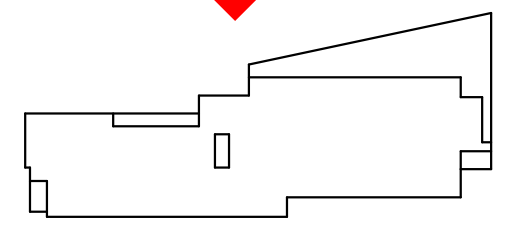
PARTIAL TYPICAL PLAN



WEST ELEVATION - PROPOSED REVISIONS

**MATERIAL LEGEND**

- 01 METAL PANEL - DARK GREY
- 02 FIBER CEMENT - DARK GREY
- 03 FIBER CEMENT - MEDIUM GRAY
- 04 FIBER CEMENT - LIGHT GRAY
- 05 STONE - MEDIUM GREY
- 06 BRICK - RED
- 07 LOUVER - DARK GREY



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS  
 \*\*NOTE: ALL SIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY AS PROJECT DEVELOPS



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
 P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDDESIGN.COM

**BUILDING ELEVATION**

SITE PLAN SUBMISSION

WILTON HOTEL

WILTON, CT.

**NATIONAL RESOURCES**

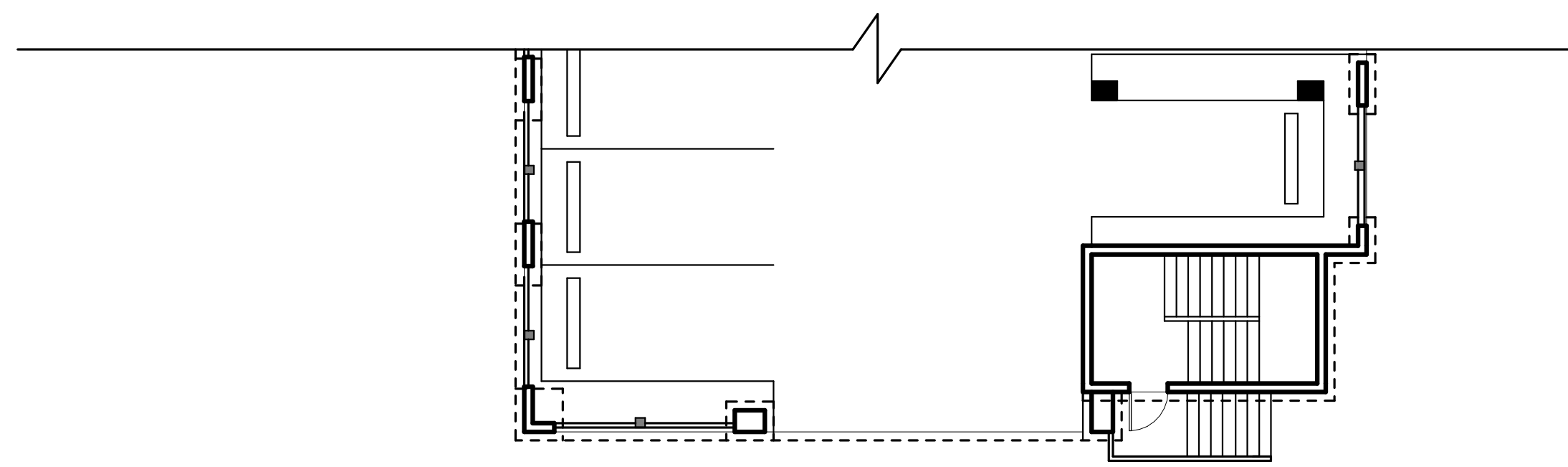
DEC 05, 2022  
 APR 26, 2022  
 NRC.030B

**A.06**

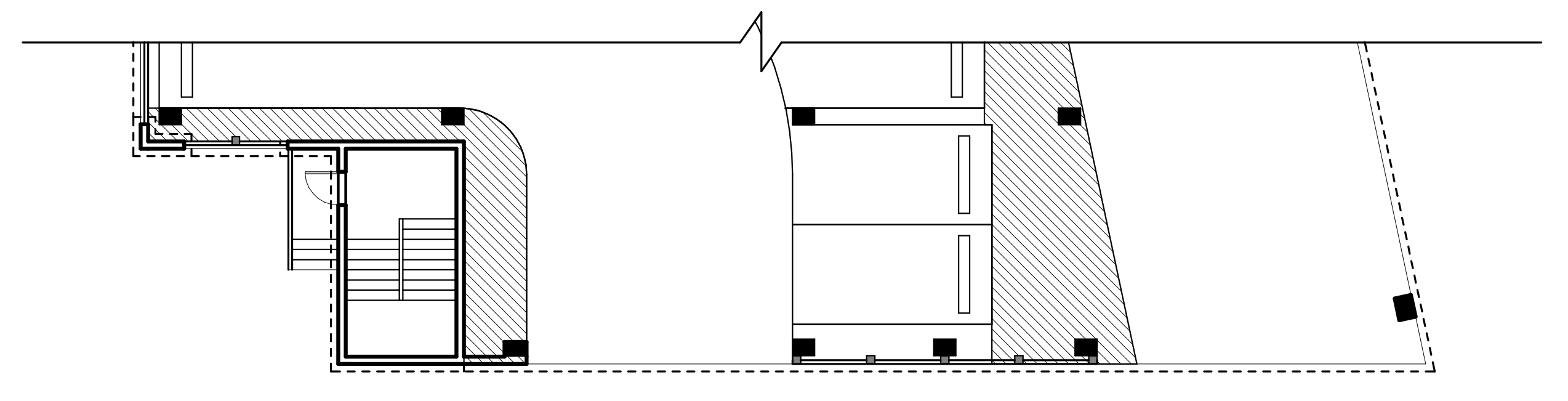
SCALE: 3/32" = 1'-0" (@22"X34")

©2022 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

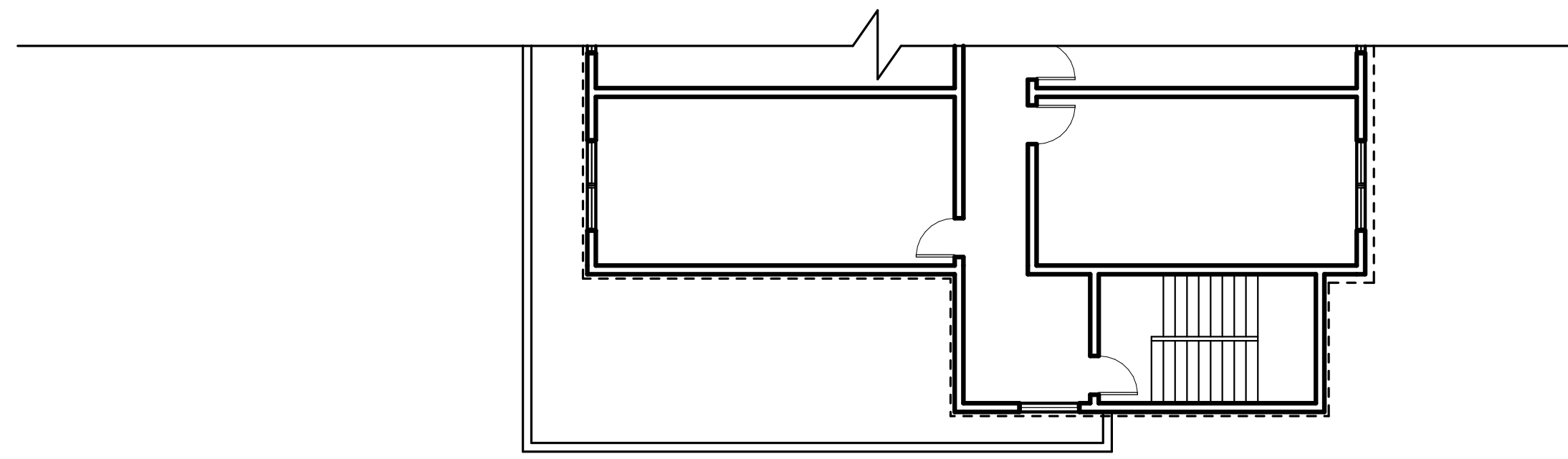




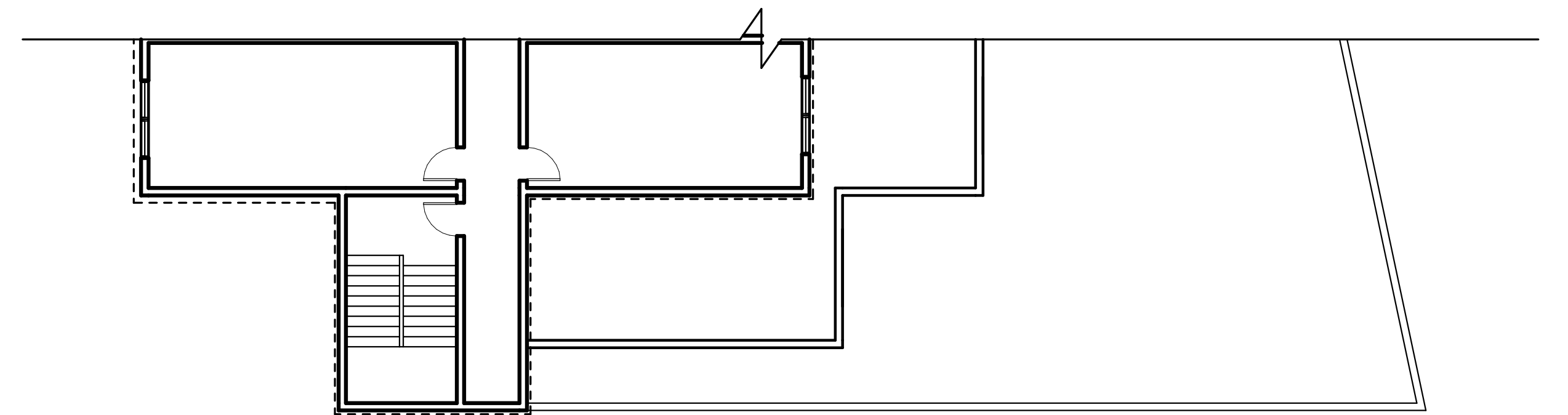
PARTIAL GROUND FLOOR



PARTIAL GROUND FLOOR



PARTIAL TYPICAL PLAN



PARTIAL TYPICAL PLAN



SOUTH ELEVATION - PROPOSED REVISIONS

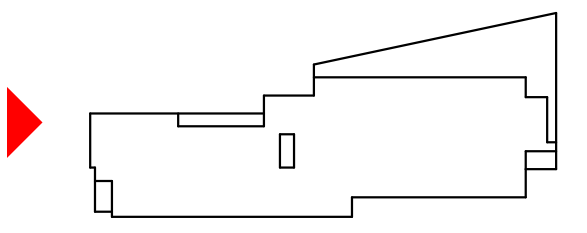


NORTH ELEVATION - PROPOSED REVISIONS

**MATERIAL LEGEND**

- 01 METAL PANEL - DARK GREY
- 02 FIBER CEMENT - DARK GREY
- 03 FIBER CEMENT - MEDIUM GRAY

- 04 FIBER CEMENT - LIGHT GRAY
- 05 STONE - MEDIUM GREY
- 06 BRICK - RED
- 07 LOUVER - DARK GREY



KEY PLAN

\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

\*\*NOTE: ALL SIGNS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY AS PROJECT DEVELOPS



8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182  
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

**BUILDING ELEVATIONS**

SITE PLAN SUBMISSION

WILTON HOTEL

WILTON, CT.

**NATIONAL RESOURCES**

DEC 05, 2022  
APR 26, 2022  
NRC.030B

**A.07**

SCALE: 3/32" = 1'-0" (@22"X34")

©2022 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON-LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.







MAP REFERENCES

- "PROPERTY OF LILLIAN P. WALLMAN 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 PERKIN-ELMER CORP. BY THE STATE OF CONNECTICUT ROUTE U.S. 7" DATED OCTOBER, 1989 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 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, 1960 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. 7) FROM THE MERRITT PARKWAY NORTHERLY TO THE WILTON TOWN LINE NUMBER 102-17, SHEETS FIVE AND SIX OF SIX APPARENT DATE OF JANUARY 4, 1998, 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 WIDENING 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. WALLMAN 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 26, 1992, REVISED DECEMBER 14, 1993, PREPARED BY ROLAND H. GARDNER, CT LS NO. 9179.
- "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 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.
- "TOWN OF NORWALK MAP SHOWING EASEMENT ACQUIRED FROM 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 12632 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" 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" 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" = 16,796 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)

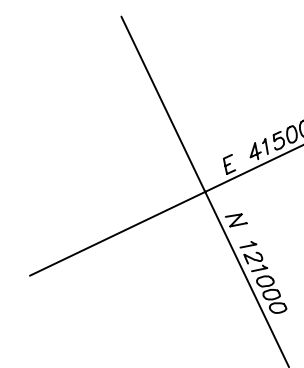
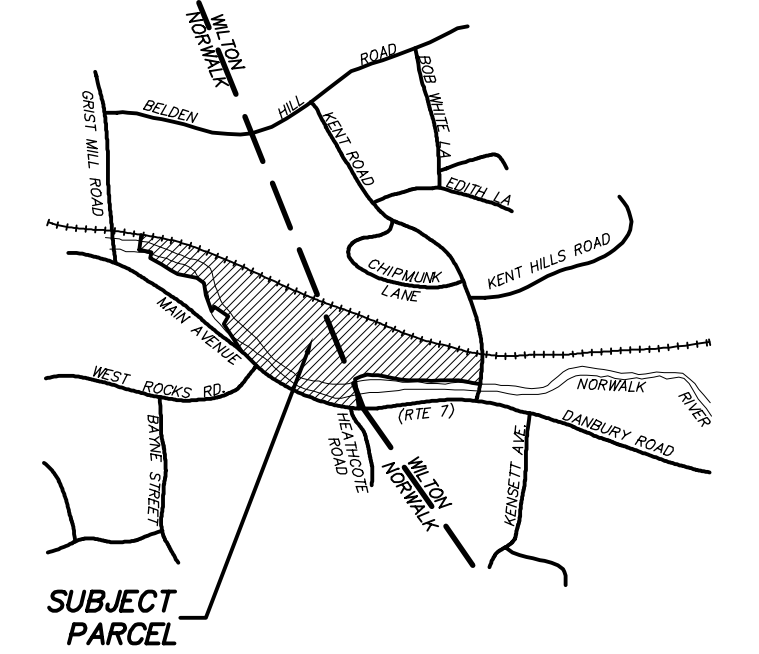
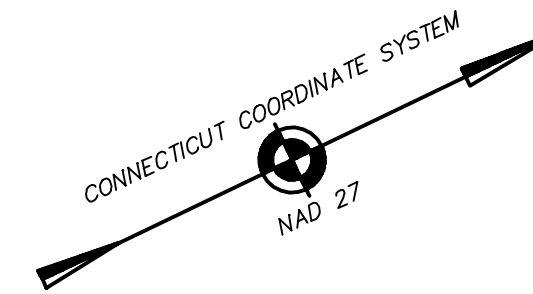
BUILDINGS

ALL OF BUILDING "A" = 61,412 S.F.  
 ALL OF BUILDING "B" = 182,785 S.F.  
 ALL OF BUILDING "C" = 16,796 S.F.  
 ALL OF SHED "D" = 863 S.F.  
 ALL OF PUMP HOUSE "E" = 511 S.F.

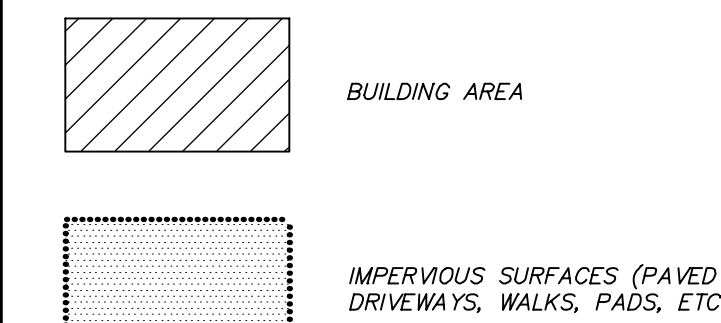
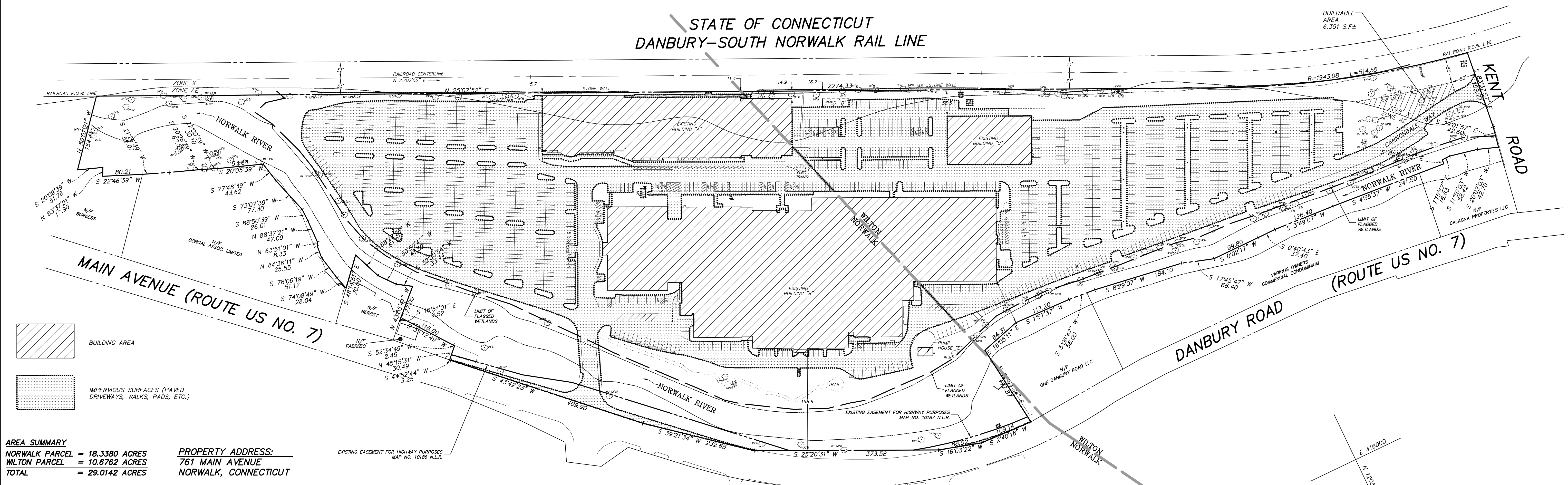
TOTAL BUILDING AREA = 262,357 S.F.  
**TOTAL EXISTING BUILDING COVERAGE = 262,357 / 1,263,858 = 20.8%**

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%**



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

TREE LEGEND

- A - ASH
- B - BIRCH
- BE - BEECH
- CA - CRAWAPPLE
- 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 - TOWN
- TR - TRIPLE
- MU - MULTIPLE

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-S" 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

**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).

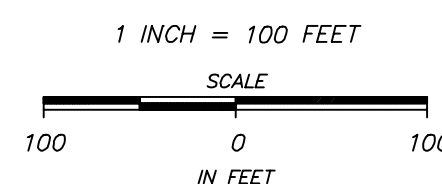
FLOOD ZONE LIMITS DEPICTED AS THIS:

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-S and DE-10 Districts, as indicated. Dimensions are in feet unless otherwise indicated.

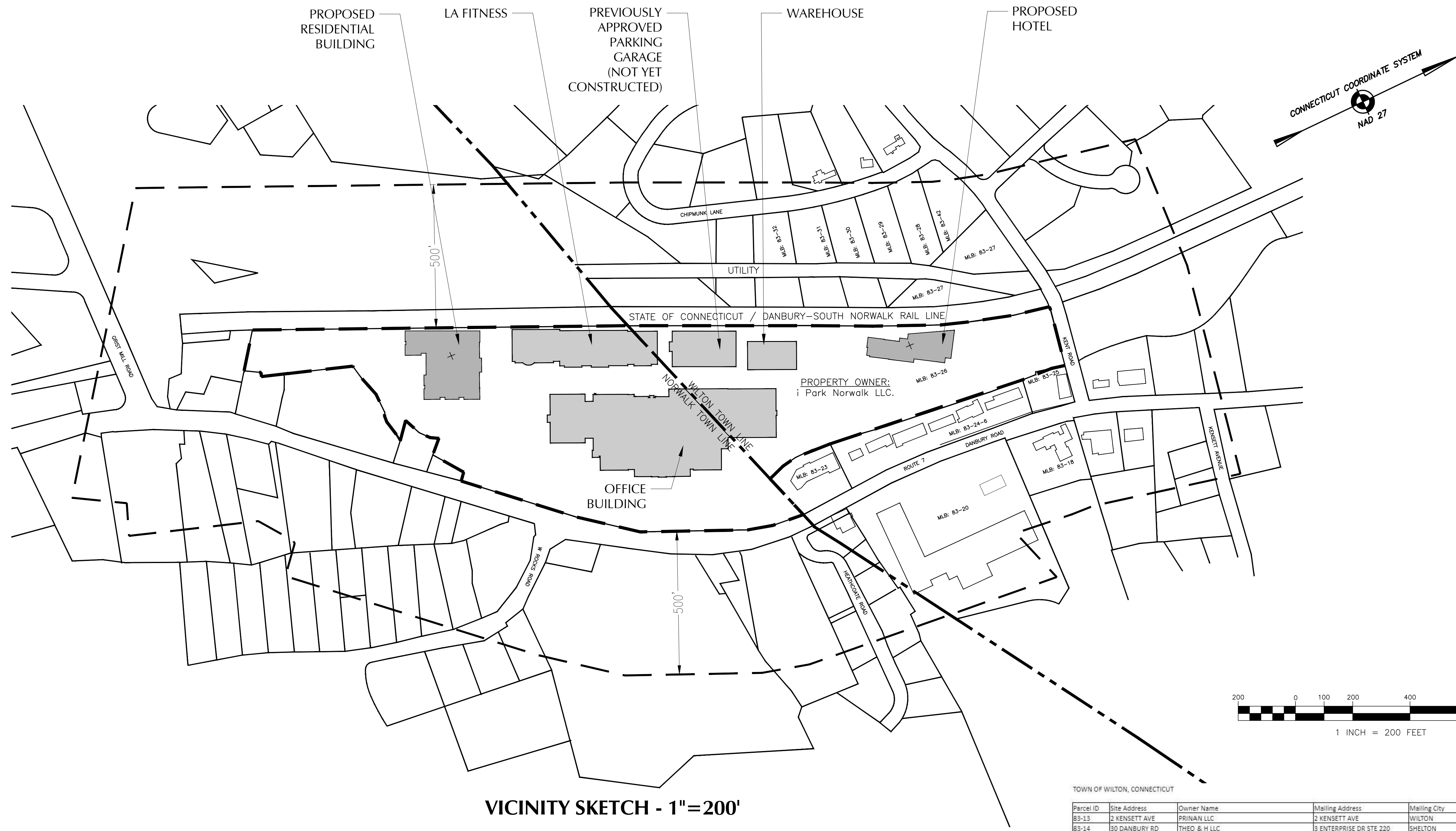
- Minimum Front Yard - 50 (500)
- Minimum Side Yard (each) - 50 (100)  
 - When abutting a residential district
- Minimum Rear Yard - 50 (100)  
 - When abutting a residential district
- Minimum Parking and Loading Setbacks (Side and Rear Yards) - 25 (75)  
 - When abutting a residential district
- Maximum Building Height (Stories/Feet) - 3 (38/6)
- 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 20-40.1.



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





VICINITY SKETCH - 1"=200'

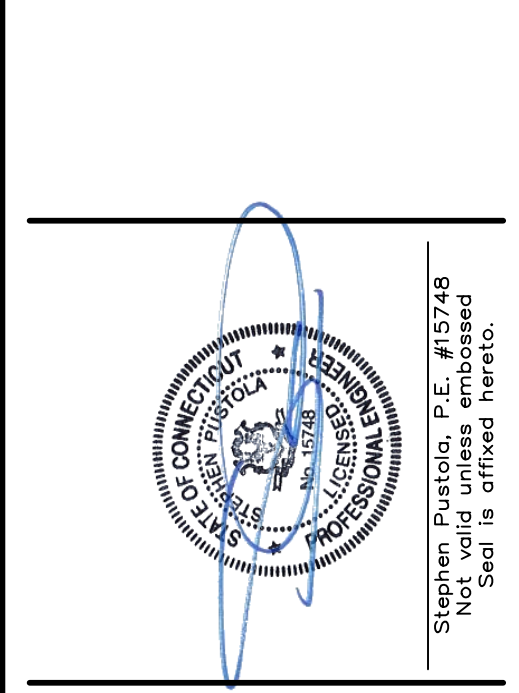
TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
83-13	2 KENSSETT AVE	PRINAN LLC	2 KENSSETT 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	DWIG 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
83-23-1	HEATHCOTE RD	DWIG 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 RD 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 LILLIAM	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 KAOUJ REAL ESTATE LLC	27 DANBURY RD	WILTON	CT	06897-0000
84-31	31 DANBURY RD	PEOPLES BANK	850 MAIN ST	BRIDGEPORT	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



**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.**

LOT IMPROVEMENT NEIGHBORS

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

**SP-0**

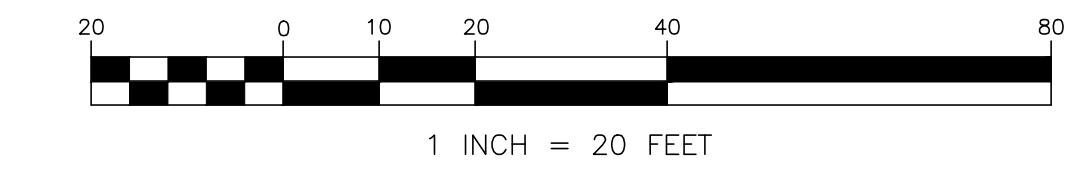
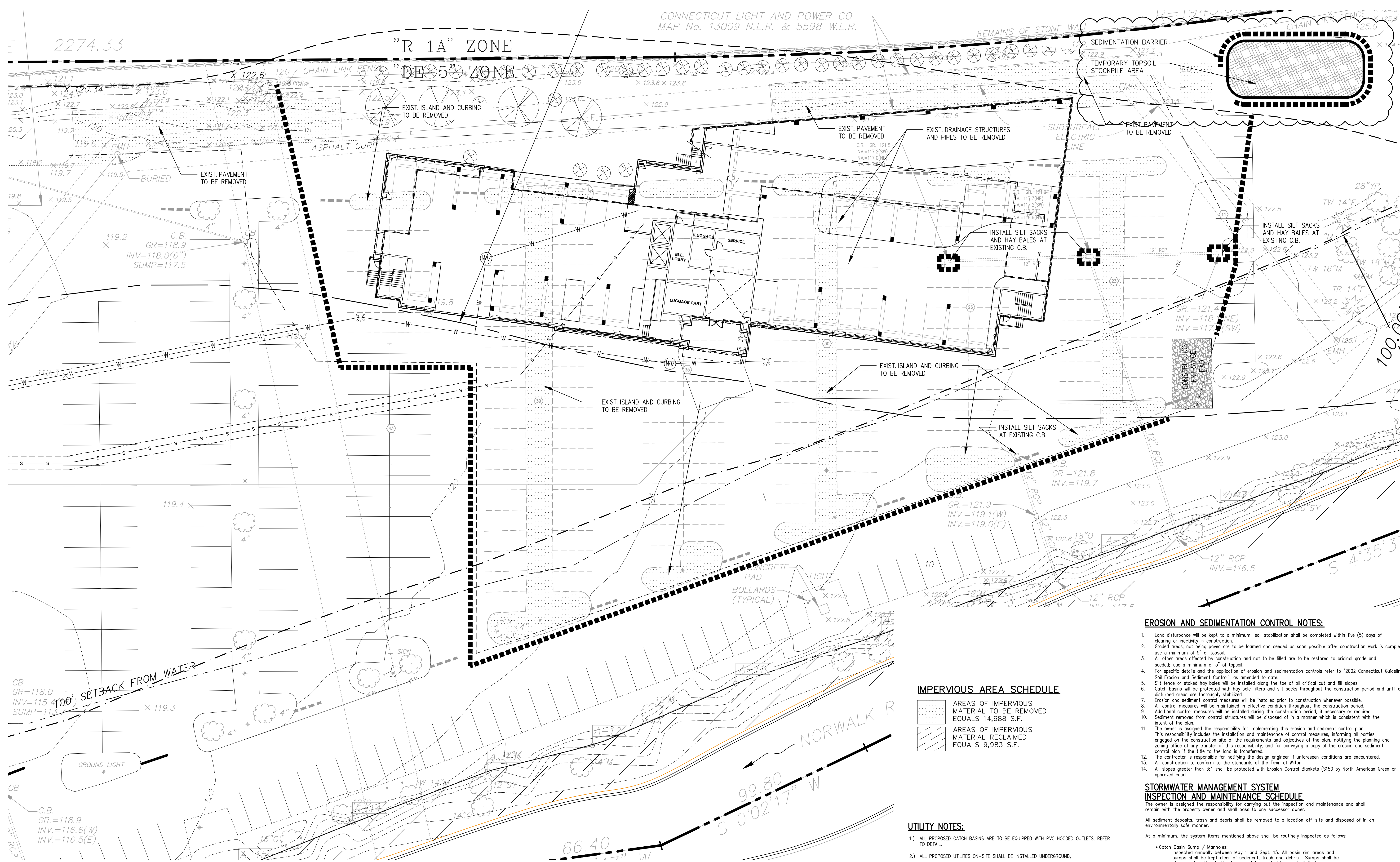












**Notes:**

- Owner: i Park Norwalk II LLC.
- Assessors:
- Area of Parcel: 10.71
- Parcel is zoned: DE-5
- Present use: Parking Lot
- Proposed use: Parking Garage
- Area of disturbance: 34,100 S.F.
- Prior to any excavation, contractor to notify "CALL BEFORE YOU DIG," 1-800-922-4455.
- All existing utilities from best information available, contractor must verify all locations, dimensions, and elevations prior to construction.
- Elevations shown are based on an assumed datum.
- Site is serviced by town water and sewer.
- All earth slopes to be two feet horizontal to one foot vertical maximum.
- 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.
- Street 1 Cannondale Way
- 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.
- Any regulated activity in a designated Inland Wetland not a part of this plan shall require a separate Inland Wetlands and Watercourses Permit.
- Planning and Zoning Departments to be notified at 203-563-0185 and 203-563-0186, 24 hours before site grading begins.

- Underground fuel tanks shall be prohibited.
- All site work shall conform to specifications as outlined in C.D.O.T. Form 816, as amended to date.
- 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.
- All areas disturbed by construction and not being paved, are to be restored with 5" of loam and seeded.
- All proposed site lighting fixtures shall be full cutoff type with recessed lenses only.
- Where feasible, all existing vegetation shall remain.
- Stockpile storage is proposed on this plan.
- 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.
- No plantings, trees, shrubs, mailboxes, signs, etc., shall be installed within the sight-lines for vehicles exiting the site onto Main Ave.
- No sidewalks are proposed.

**IMPERVIOUS AREA SCHEDULE**

	AREAS OF IMPERVIOUS MATERIAL TO BE REMOVED EQUALS 14,688 S.F.
	AREAS OF IMPERVIOUS MATERIAL RECLAIMED EQUALS 9,983 S.F.

**UTILITY NOTES:**

- ALL PROPOSED CATCH BASINS ARE TO BE EQUIPPED WITH PVC HOODED OUTLETS, REFER TO DETAIL.
- ALL PROPOSED UTILITIES ON-SITE SHALL BE INSTALLED UNDERGROUND.
- MINIMUM COVER OF 36" REQUIRED ABOVE UNDERGROUND UTILITY CONDUIT.
- ALL UNDERGROUND UTILITY CONDUIT LOCATION SUBJECT TO CHANGE DURING CONSTRUCTION.
- ALL ROOF DRAIN LOCATION ARE APPROXIMATE, REFER TO PLUMBING PLANS FOR ACCURATE SIZE AND DISCHARGE LOCATIONS. ALL ROOF DRAIN PIPING UNDER PAVEMENT AREAS SHALL MEET H-20 ZONING CRITERIA.
- ALL UNDERGROUND UTILITIES MUST BE AS-BUILT AT TIME OF CONSTRUCTION.

**PROJECT NOTES:**

- THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION - 1-800-922-4455.
- ALL CONSTRUCTION MATERIALS, PRACTICES AND PROCEDURES SHALL CONFORM TO THE TOWN OF WILTON ZONING REGULATIONS, AS AMENDED TO DATE.
- ALL CONSTRUCTION MUST CONFORM TO CTDOT FORM 814A, AS AMENDED TO DATE.
- ALL WORK PERFORMED WITHIN THE STATE RIGHT OF WAY SHALL BE CONSTRUCTED TO CTDOT STANDARDS AND REQUIRES A PERMIT FROM THE.
- CONTRACTOR MUST SECURE ALL CONSTRUCTION AREAS AND ACTIVITIES WITH TEMPORARY SCREENED FENCING AT ALL TIMES. (SEE DETAIL 13/SP-4)
- REFER TO SHEET SP-4 FOR ALL CONSTRUCTION DETAILS.

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- Land disturbance will be kept to a minimum; soil stabilization shall be completed within five (5) days of clearing or inactivity in construction.
- 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.
- 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.
- 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.
- Silt fence or staked hay bales will be installed along the toe of all critical cut and fill slopes.
- Catch basins will be protected with hay bale filters and silt sacks throughout the construction period and until all disturbed areas are thoroughly stabilized.
- Erosion and sediment control measures will be installed prior to construction whenever possible.
- All control measures will be maintained in effective condition throughout the construction period.
- Additional control measures will be installed during the construction period, if necessary or required.
- Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.
- 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.
- The contractor is responsible for notifying the design engineer, for unforeseen conditions are encountered.
- All construction to conform to the standards of the Town of Wilton.
- 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**

- Prior to the start of construction, the contractor and the owner shall have a pre-construction meeting with the Town of Wilton.
  - The surveyor shall stake out the limits of clearing and grubbing.
  - The contractor shall coordinate with the proper agencies for relocation of any utilities or signs.
  - Install erosion and sedimentation control measures at limits of clearing and grubbing. Filter fabric barriers or hay bales 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.
  - 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.
  - Cut and fill all areas of construction to subgrade elevations. Immediately stabilize sloped areas with hay mulch or by hydroseding.
  - Install storm drainages, swale and detention basin as shown on the plans. Protect top of existing catch basins with hogwades and silt socks as shown in the details.
  - Install water and electric laterals to new building.
  - Place pavement, curbing, and loam, seed and mulch or hydrosed according to seeding schedule.
  - 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 COMMENTS	05/09/2023
A	REVISED PER CITY COMMENTS	09/06/2022
REV	DESCRIPTION	DATE

**CONSULTANTS**

**Pustola & Associates**  
CONSULTING ENGINEERS, LLC

Design and Construction Services  
Naugatuck, Connecticut 06770  
Tel: (203) 729-6675  
Fax: (203) 729-2816

www.pustola.com

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

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

**IMPERVIOUS AREA & FLOOD PLAIN MITIGATION PLAN**

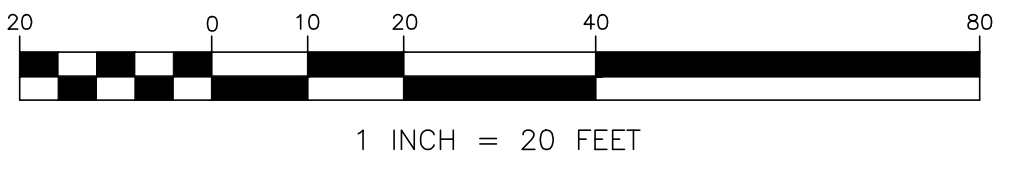
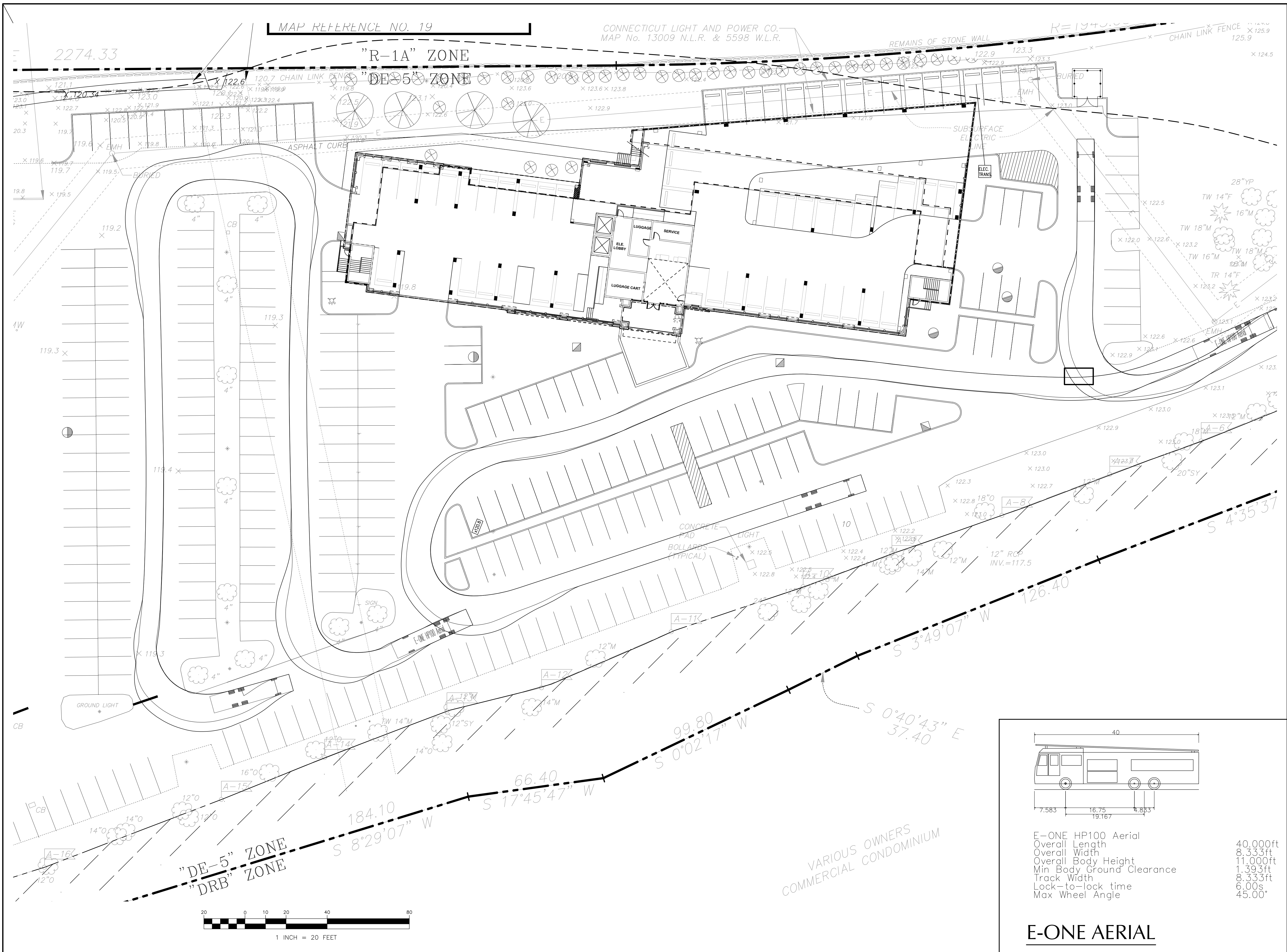
DATE: 07/12/2019  
SCALE: 1"=20'  
PROJECT NO.: 170202.02  
CHECKED BY:

**SP-3**









E-ONE HP100 Aerial	40,000ft
Overall Length	8.333ft
Overall Width	11.000ft
Overall Body Height	1.393ft
Min Body Ground Clearance	8.333ft
Track Width	6.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

**E-ONE AERIAL**

REVISIONS		
REV	DESCRIPTION	DATE

**CONSULTANTS**

Stephen Pusola, P.E. #15748  
Not valid unless embossed  
Seal is lifted here.

**Pustola & Associates**  
CONSULTING ENGINEERS, LLC

Licensed Professionals  
185 Meadow Street  
(203) 729-6675

Design and Construction Services  
Naugatuck, Connecticut 06770  
Fax (203) 720-2816

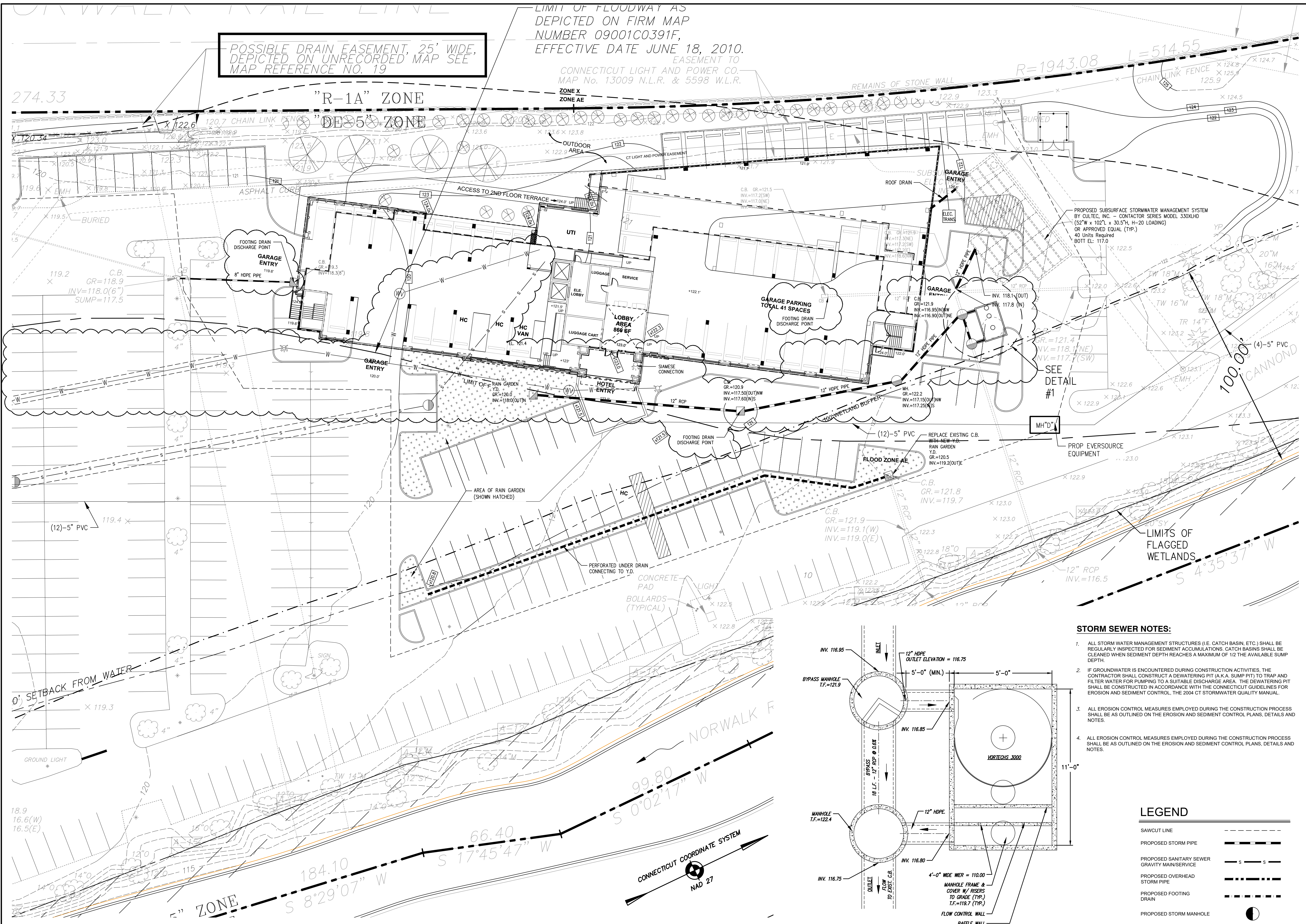
www.pustola.com

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

VEHICLE MANEUVERING PLAN	
DATE:	07/12/2019
SCALE:	1"=20'
PROJECT NO.:	170202.02
CHECKED BY:	

**SP-5**





POSSIBLE DRAIN EASEMENT, 25' WIDE, DEPICTED ON UNRECORDED MAP SEE MAP REFERENCE NO. 19

LIMIT OF FLOODWAY AS DEPICTED ON FIRM MAP NUMBER 09001C0391F, EFFECTIVE DATE JUNE 18, 2010. EASEMENT TO CONNECTICUT LIGHT AND POWER CO. MAP No. 13009 N.L.R. & 5598 W.L.R.

R=1943.08 L=514.55

PROPOSED SUBSURFACE STORMWATER MANAGEMENT SYSTEM BY CULTEC, INC. - CONTACTOR SERIES MODEL 330XLHD (52" W x 102" L x 30.5" H, H-20 LOADING) OR APPROVED EQUAL (TYP.) 40 Units Required BOT EL: 117.0

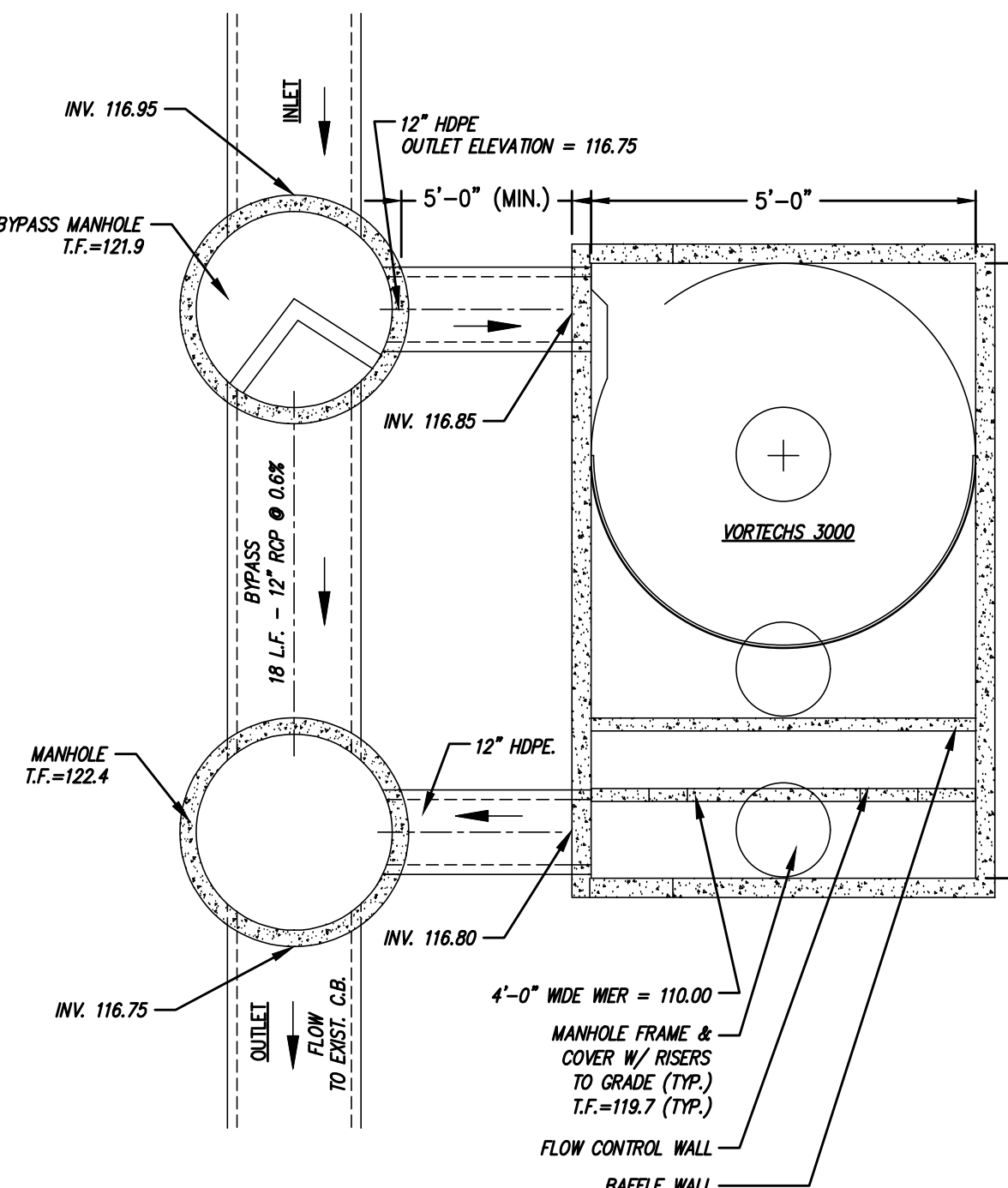
SEE DETAIL #1

**STORM SEWER NOTES:**

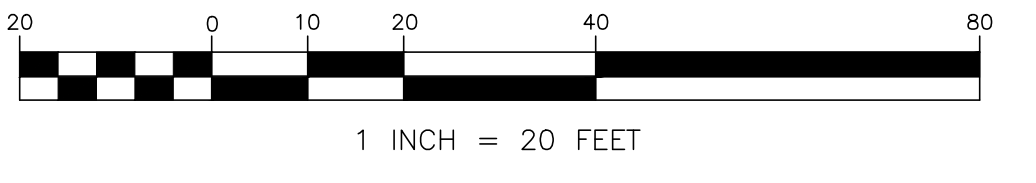
1. ALL STORM WATER MANAGEMENT STRUCTURES (I.E. CATCH BASIN, ETC.) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF 1/2 THE AVAILABLE SUMP DEPTH.
2. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR 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	□



① VORTECHE'S STORMWATER TREATMENT SYSTEM SIZED FOR 17 CFS



REVISIONS

REV	DESCRIPTION	DATE

CONSULTANTS

Stephen Pustola, P.E. #15748  
 Not valid unless embossed.  
 Seal is official hereof.

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

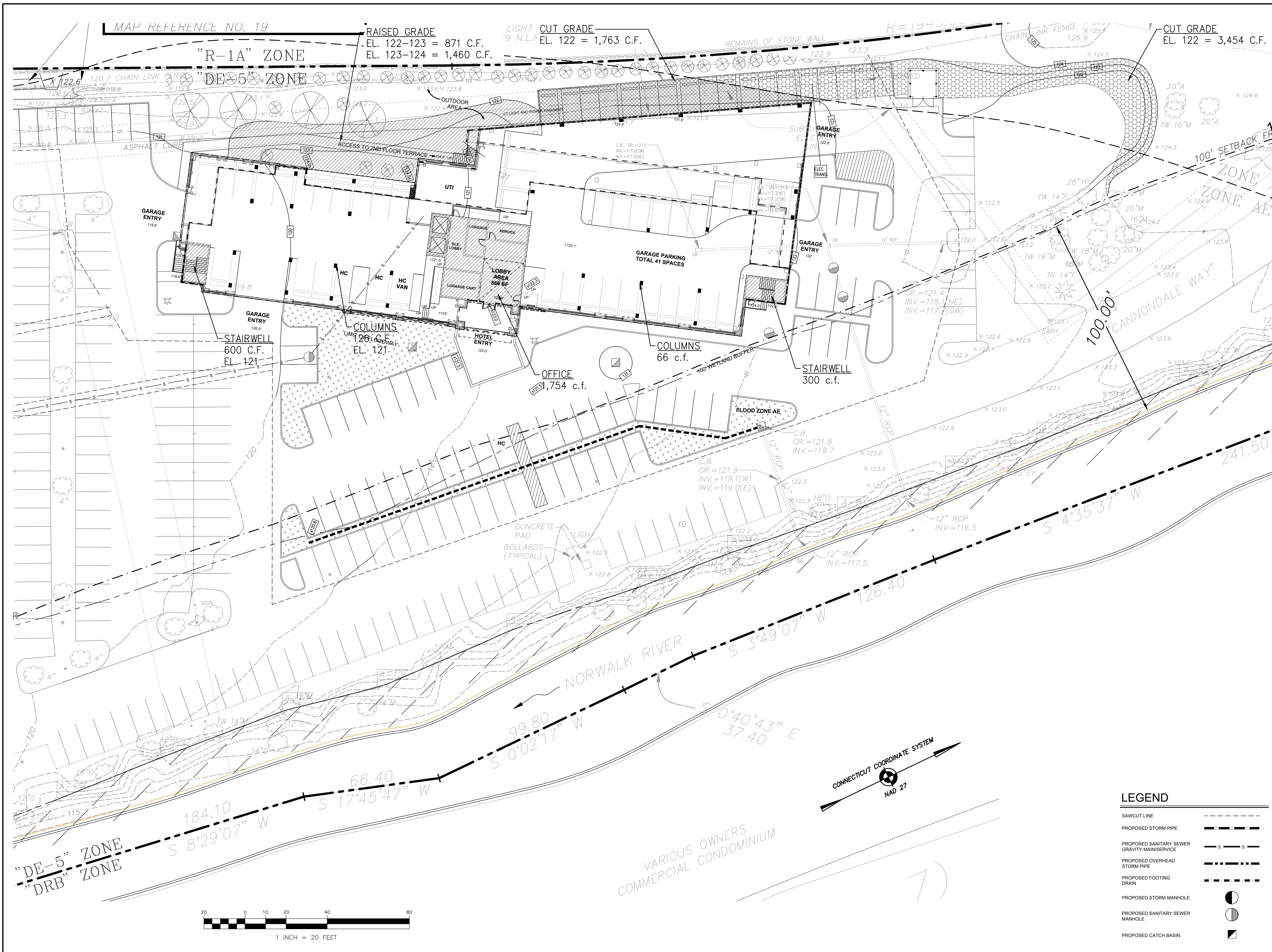
**PROPOSED HOTEL**  
 1 CANNONDALE WAY  
 WILTON, CT  
 PREPARED FOR  
**i PARK NORWALK II LLC.**

**SITE UTILITY & GRADING PLAN**

DATE: 07/12/2019  
 SCALE: 1" = 20'  
 PROJECT NO.: 170202.02  
 CHECKED BY:

**SU-1**





MAP REFERENCE NO. 19

"R-1A" ZONE

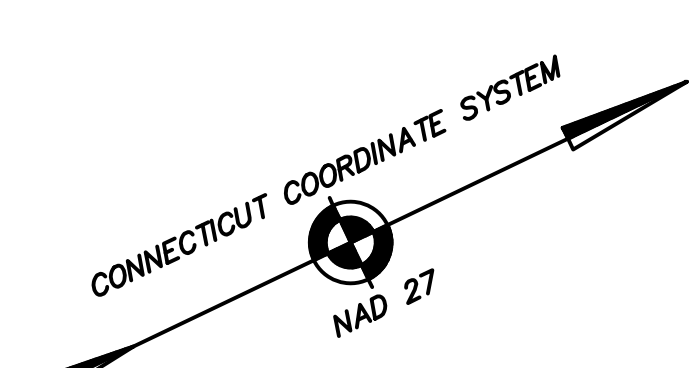
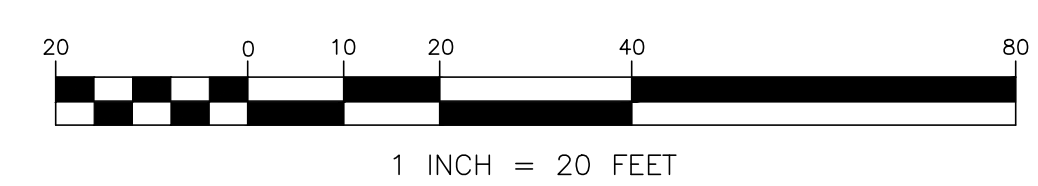
"DE-5" ZONE

"DE-5" ZONE  
"DRB" ZONE

RAISED GRADE  
EL. 122-123 = 871 C.F.  
EL. 123-124 = 1,460 C.F.

LIGHT CUT GRADE  
9 N.L.F. EL. 122 = 1,763 C.F.

CUT GRADE  
EL. 122 = 3,454 C.F.



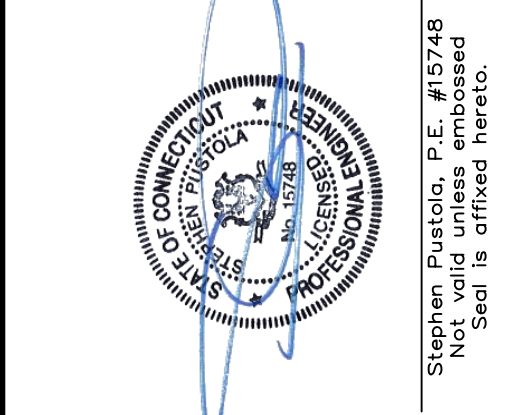
**LEGEND**

- 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

**REVISIONS**

REV	DESCRIPTION	DATE

**CONSULTANTS**



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

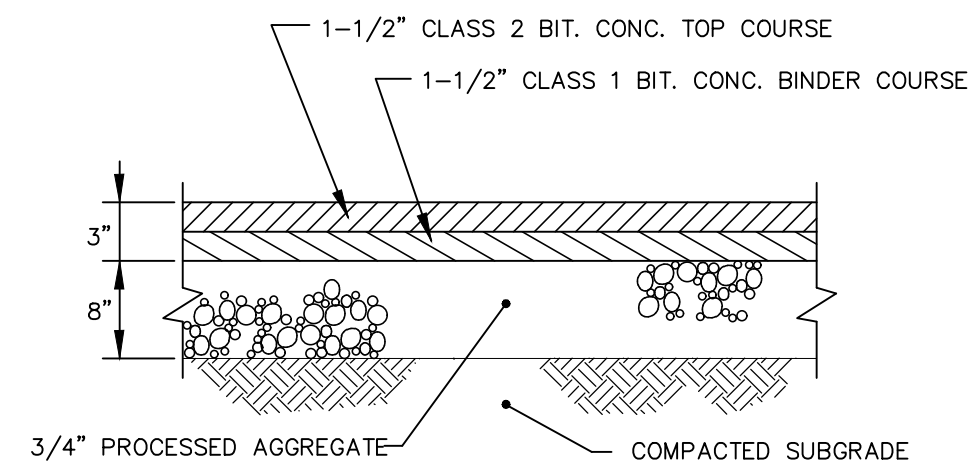
**PROPOSED HOTEL**  
1 CANNODALE WAY  
WILTON, CT  
PREPARED FOR  
**i PARK NORWALK II LLC.**

**SITE VOLUMETRIC PLAN**

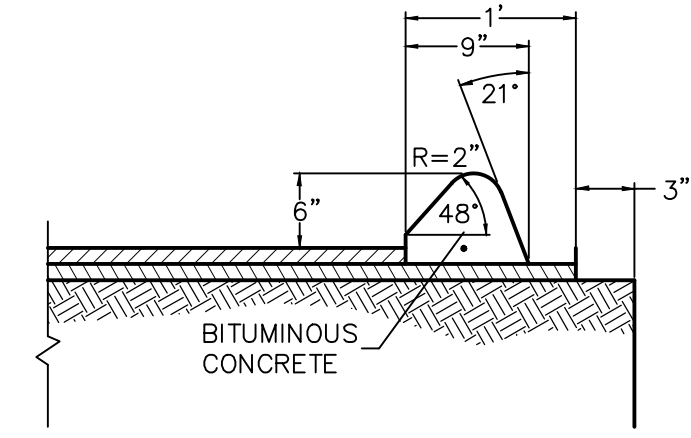
DATE: 08/31/2022  
SCALE: 1" = 20'  
PROJECT NO.: 170202.02  
CHECKED BY:

**SV-1**

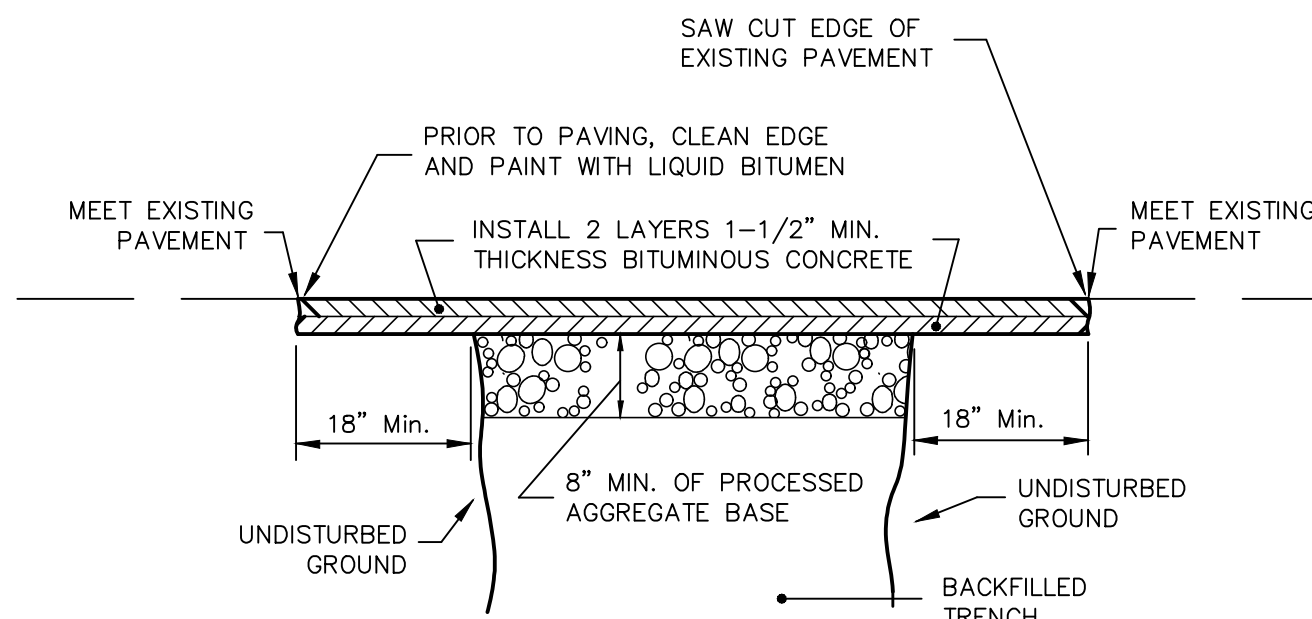




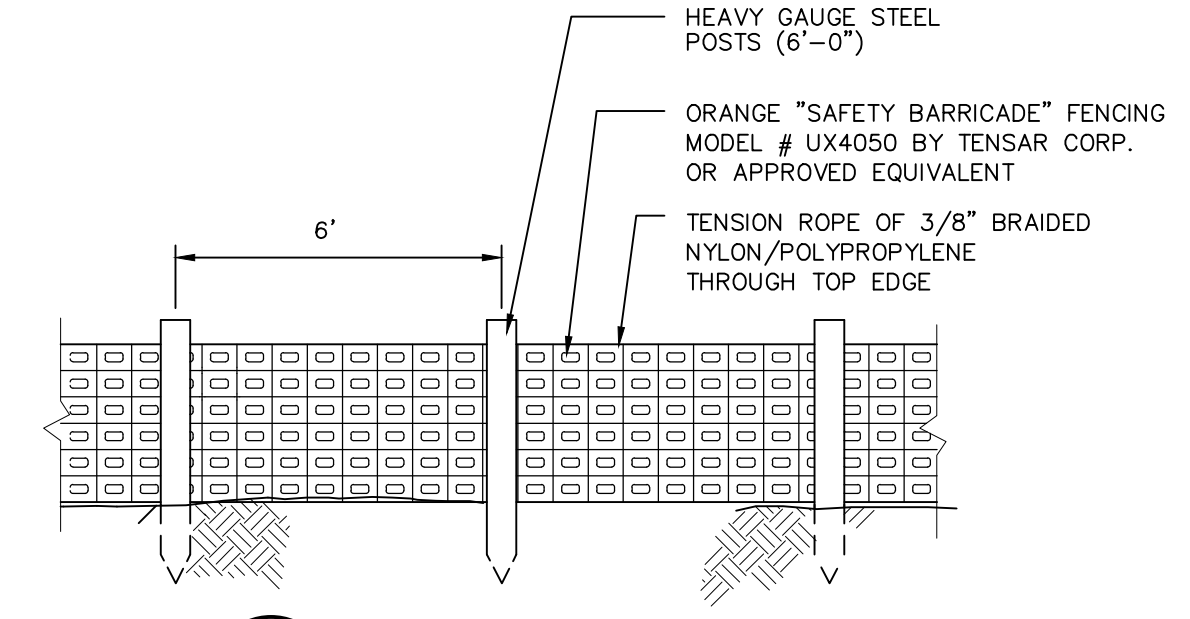
1 PAVEMENT SECTION  
N.T.S.



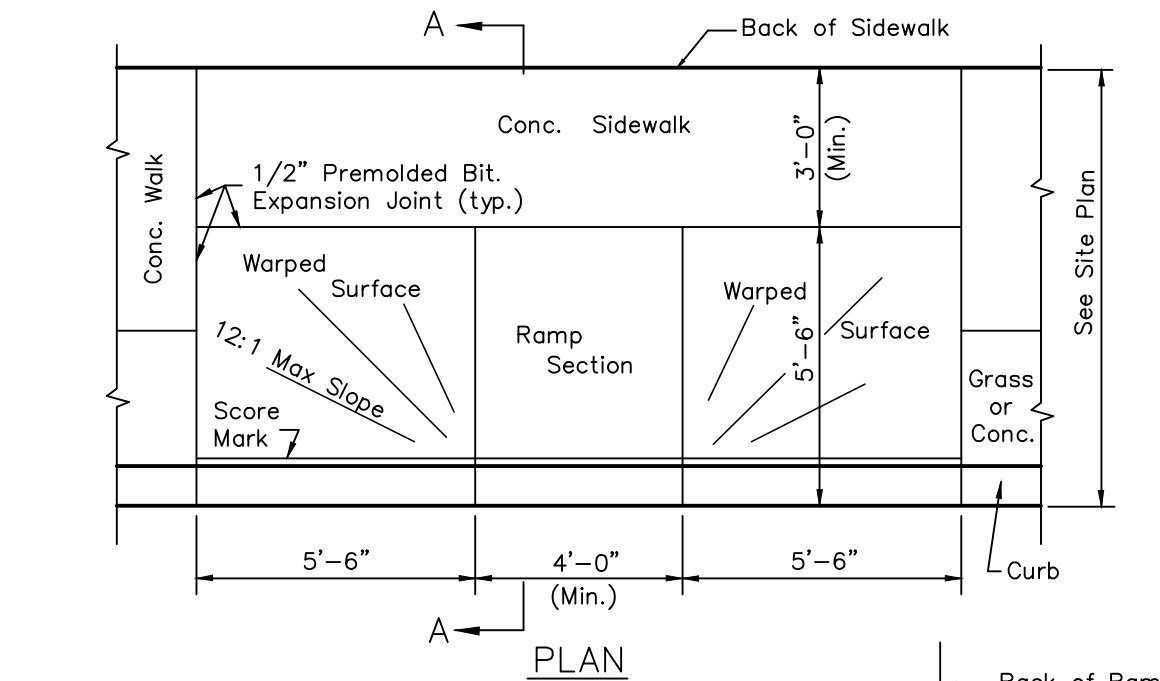
2 BITUMINOUS CONCRETE LIP CURBING  
N.T.S.



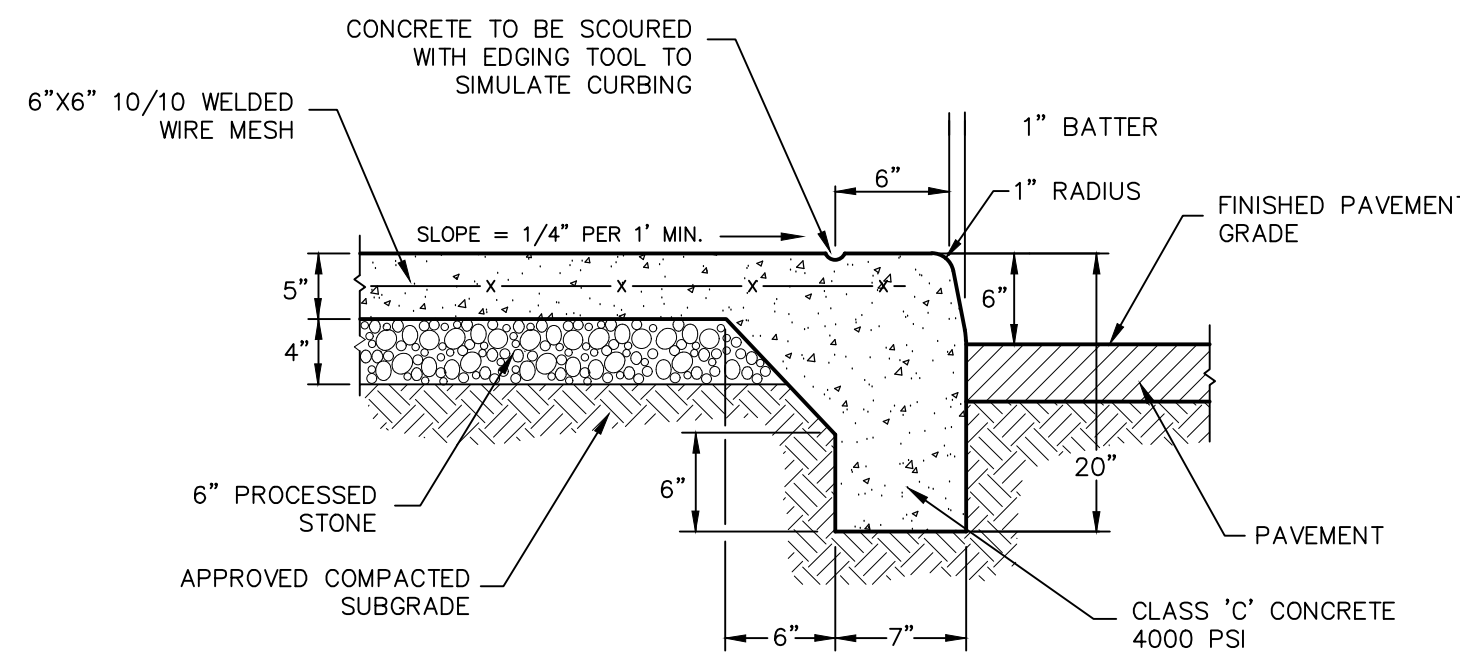
3 PERMANENT PAVEMENT REPAIR  
N.T.S.



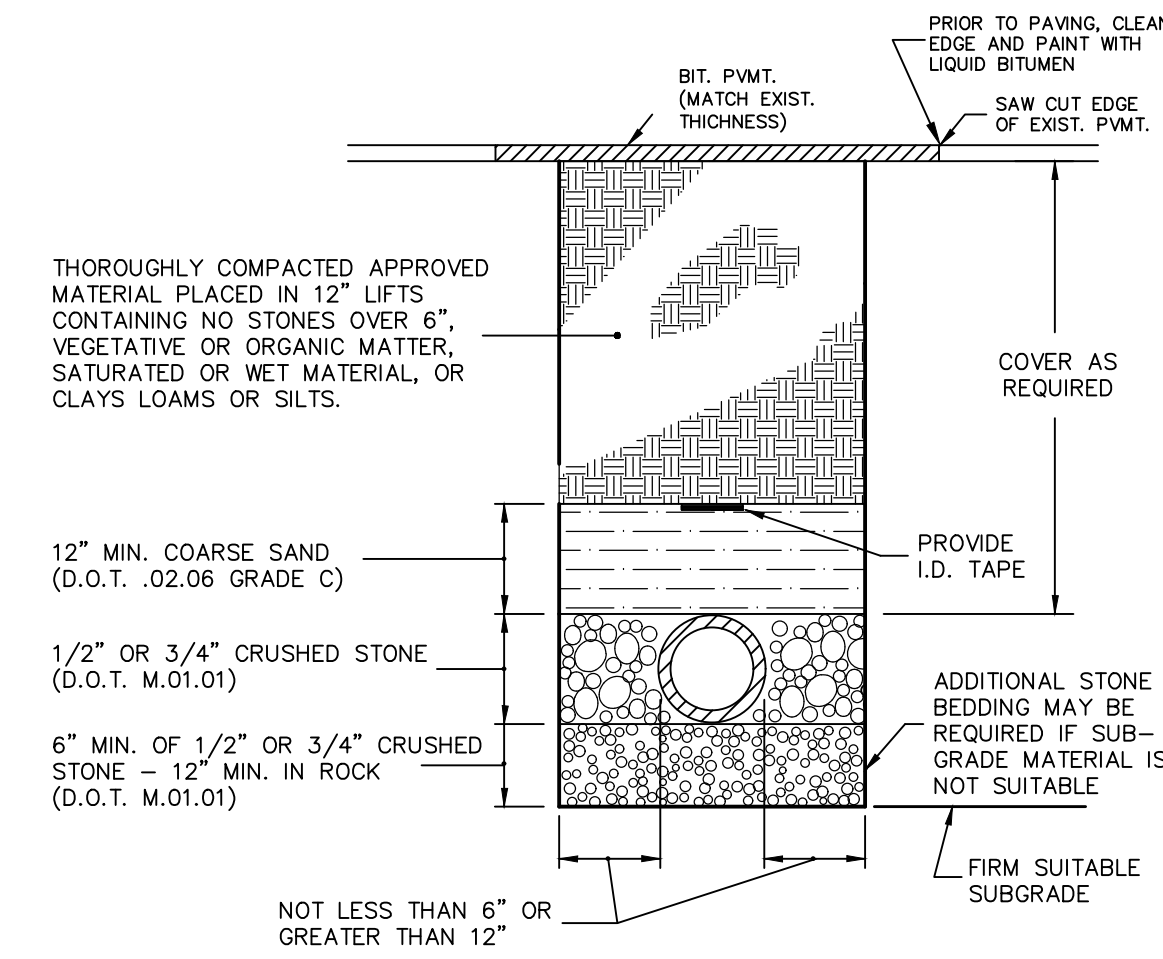
13 CONSTRUCTION SAFETY FENCE DETAIL  
N.T.S.



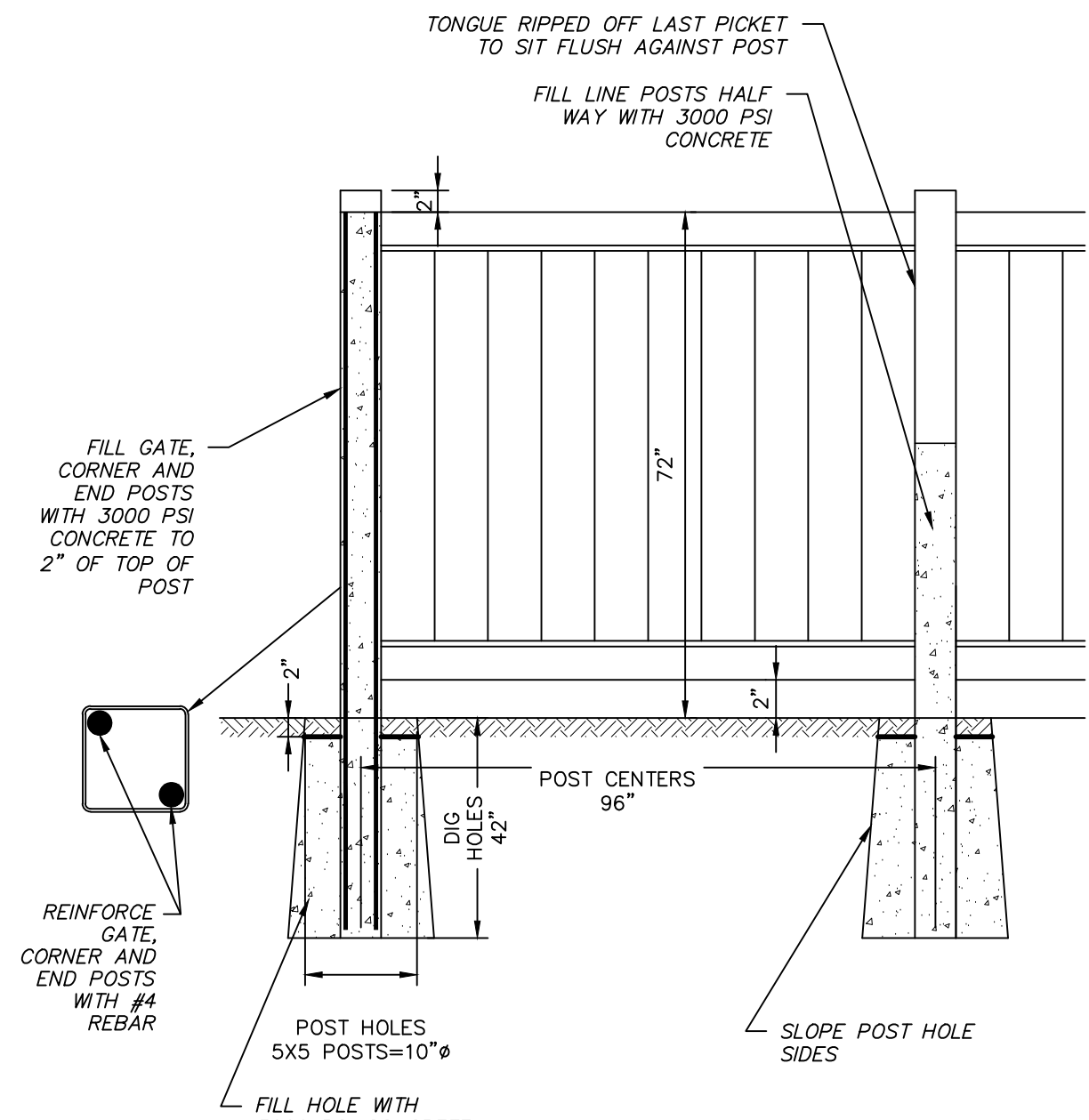
4 PEDESTRIAN SIDEWALK RAMP  
N.T.S.



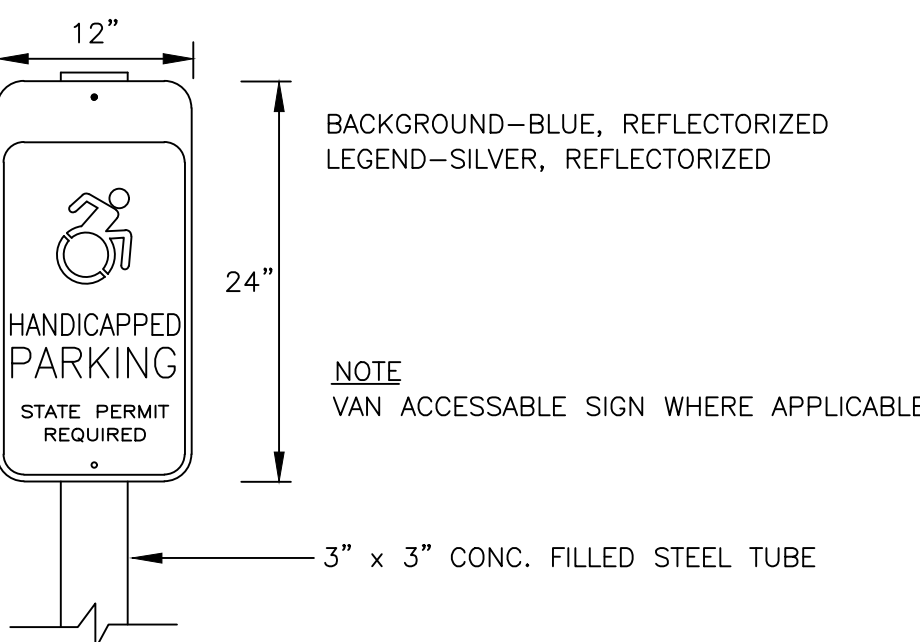
5 CONCRETE CURB AND SIDEWALK DETAIL  
N.T.S.



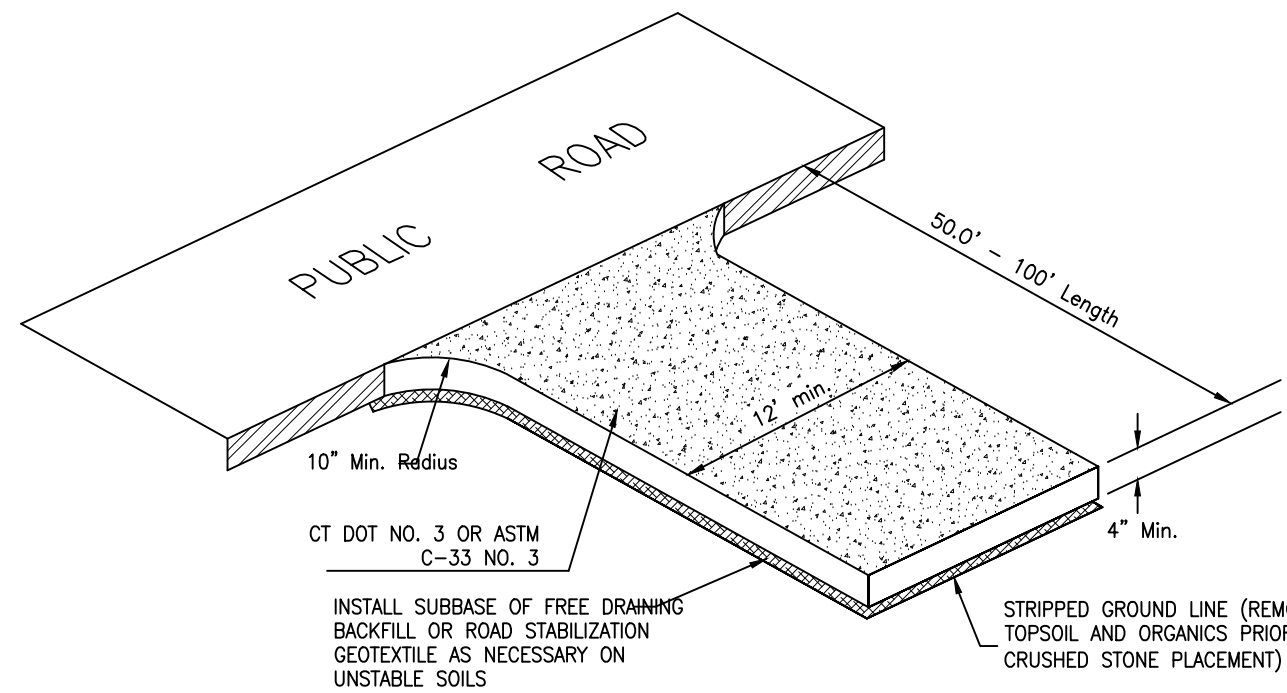
6 TYPICAL TRENCH FOR ALL UTILITIES  
N.T.S.



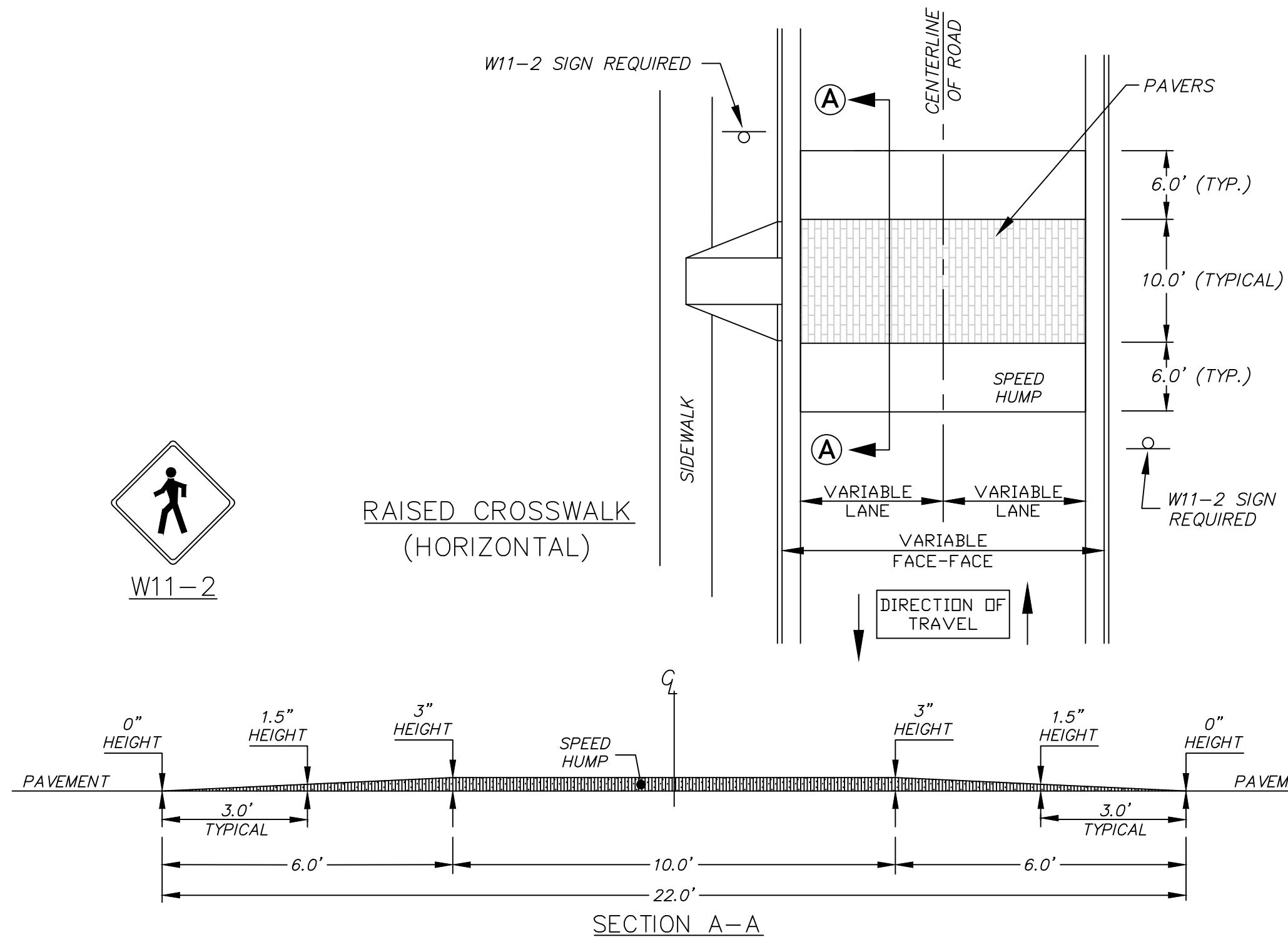
12 VINYL FENCE DETAIL  
N.T.S.



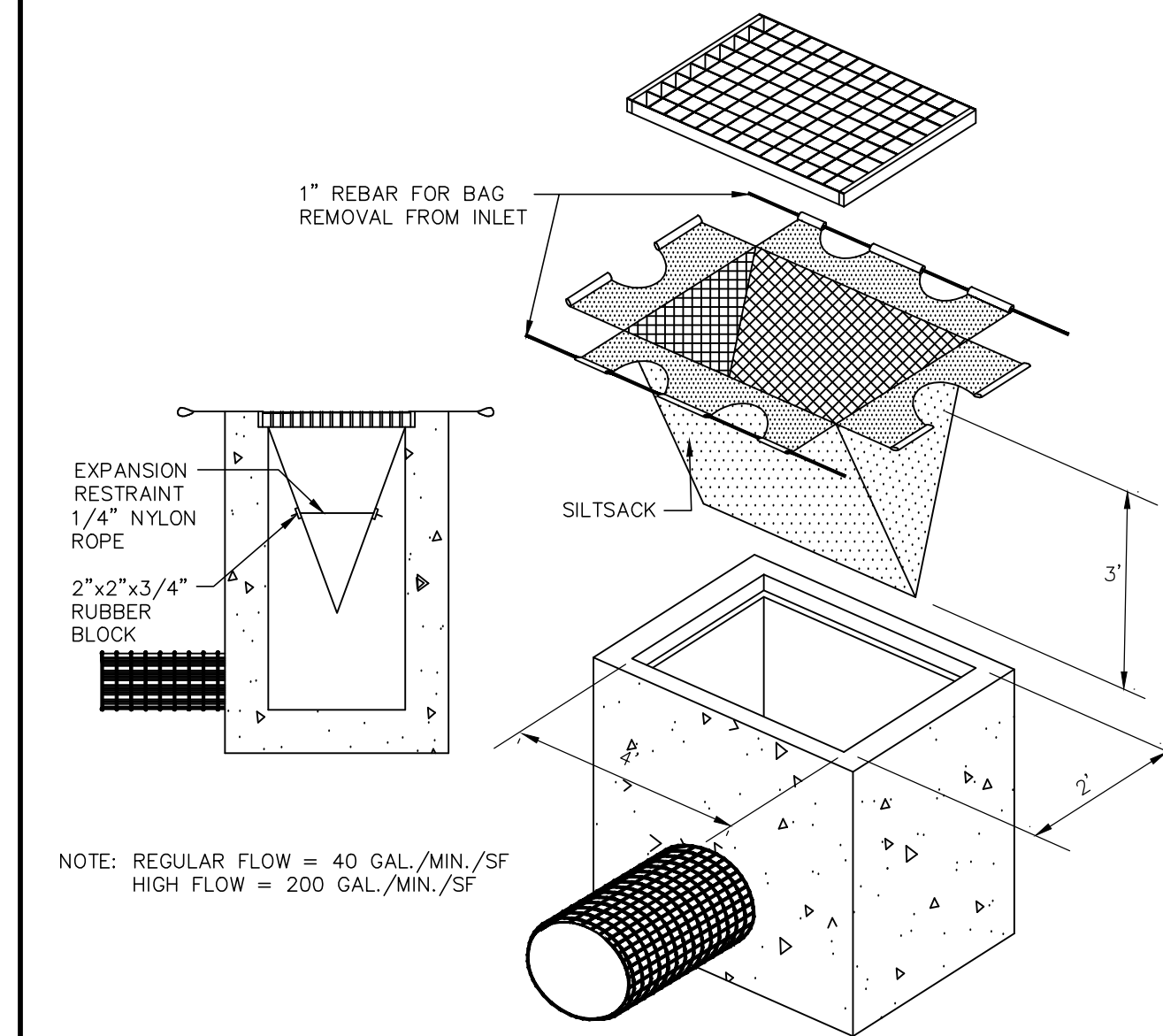
7 HANDICAP SIGN  
N.T.S.



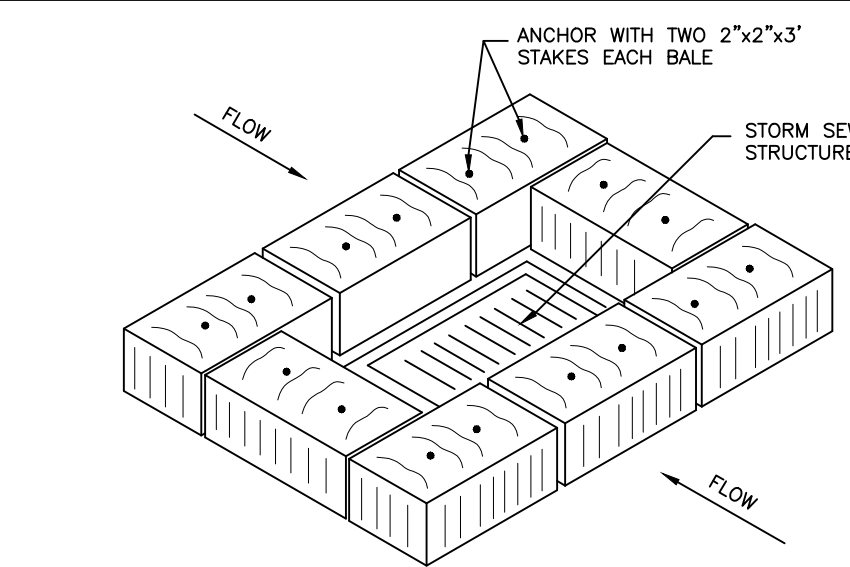
9 CONSTRUCTION ENTRANCE  
N.T.S.



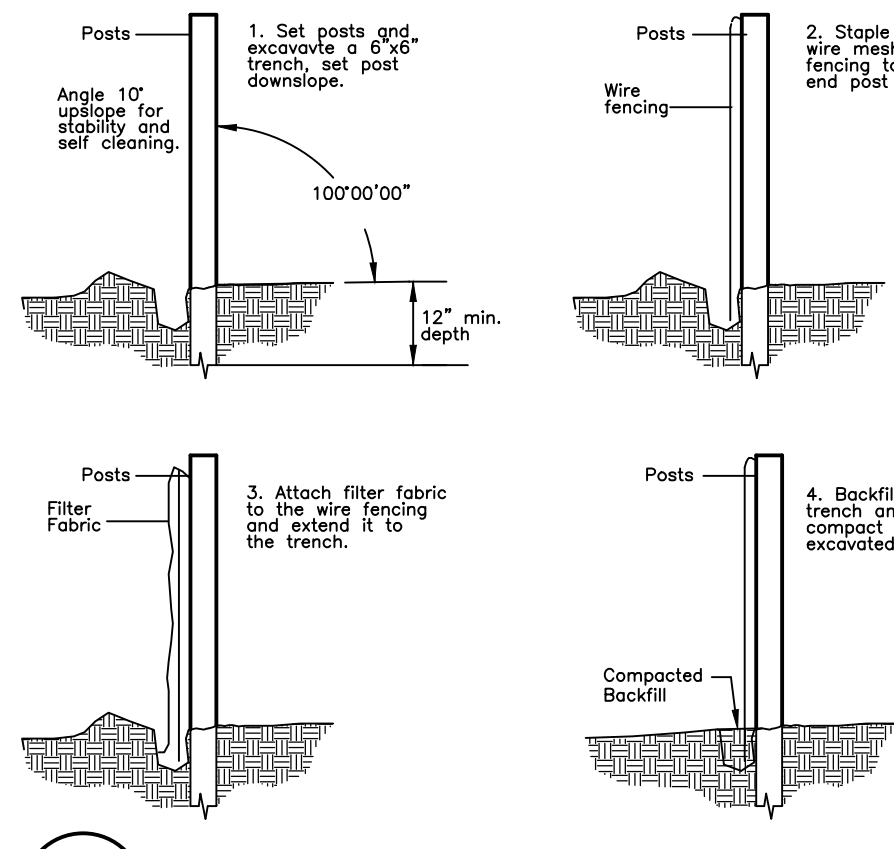
11 RAISED PEDESTRIAN CROSSWALK  
N.T.S.



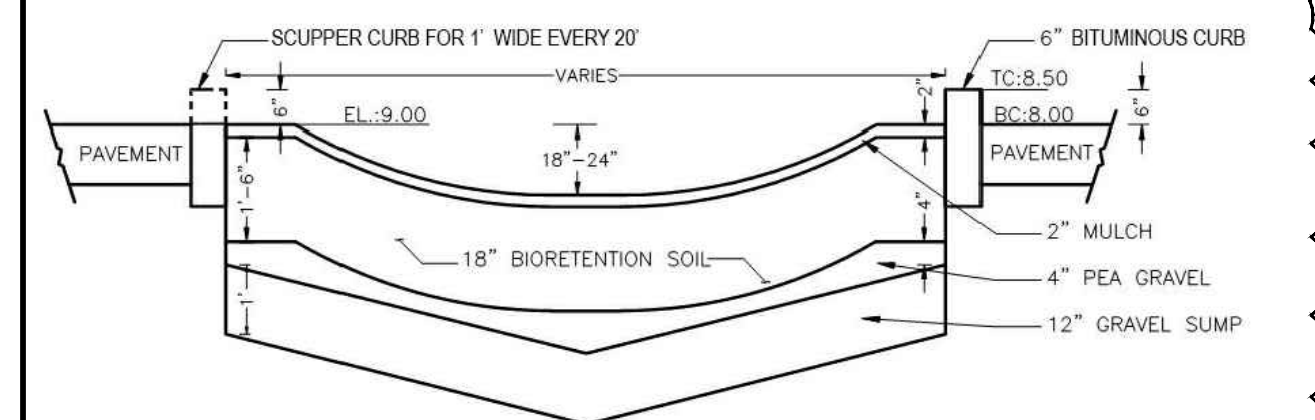
14 SILT SACK INSTALLATION DETAIL  
N.T.S.



8 HAY BALE INSTALLATION AT CATCH BASINS  
NOT TO SCALE

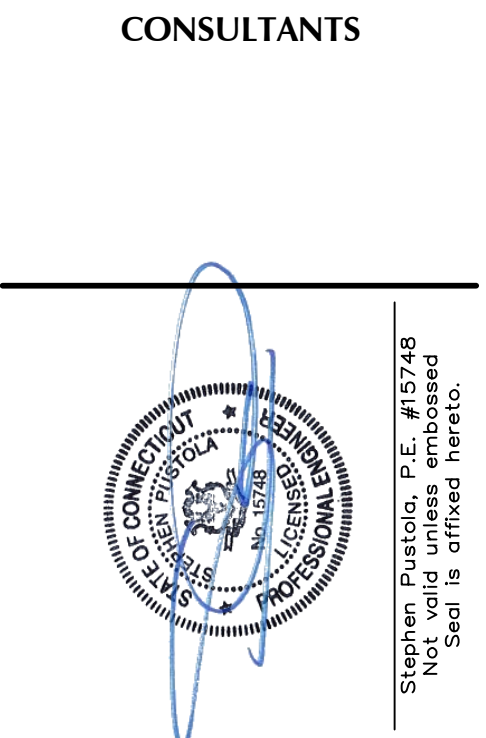


10 SEDIMENTATION BARRIER DETAIL  
N.T.S.



15 RAIN GARDEN DETAIL  
N.T.S.

REVISIONS		
REV	DESCRIPTION	DATE



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

**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**