February 23, 2023

City of Stamford Zoning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: ***2701 Summer Street***
Text Change, Special Permit, and Site & Architectural Plans and/or Requested Uses Applications

Dear Mr. Blessing and Board Members,

As discussed, on behalf of Stamford Hospitality LP (Armon Hotel), enclosed please find applications and supportive materials for a Text Change, Special Permit, and Site & Architectural Plans and/or Requested Uses applications to facilitate the construction of a new prayer room with a green roof in the northeast corner of the site and an enhanced landscape buffer to create screening for our residential neighbors. Application details and design elements are described further in the attached Project Narrative and reflected in the enclosed plans.

In support of the applications, enclosed please find:

1. A check in the amount of $2,520 for:
    - Text Fee: $1,060
    - Site Plan Fee: $460
    - Public Hearing Fee: $1,000
2. Text Change Application;
3. Special Permit Application;
4. Site & Architectural Plans and/or Requested Uses Application;
5. Project Narrative;
6. Parking Management Plan;
7. Text Change;
8. Drawing List;
9. General Property Description;
10. Zoning Data Chart;
11. Aerial Exhibit;
12. Property and Topographic Survey;

13. Engineering Plans;
14. Architectural Plans;
15. Landscape Plans;
16. Engineering Letter;
17. Letter of Authorization;

Please feel free to contact us with any questions or comments. We look forward to continuing to work with you and the Planning & Zoning Boards on this opportunity.

Sincerely,

Raymond R. Mazzeo, AICP

Enclosures
CC: V. Mathur, Principal Planner
Redevelopment Team

February 23, 2023

City of Stamford Planning Board
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 2701 Summer Street
Text Change, Special Permit, and Site & Architectural Plans and/or Requested Uses Applications

Dear Mr. Blessing and Board Members,

As you may be aware, we have submitted applications on behalf of Stamford Hospitality LP (Armon Hotel) for a Text Change, Special Permit, and Site & Architectural Plans and/or Requested Uses applications for the above referenced property.

Please let this letter serve as our formal request for members of the consultant team to speak, should the Planning Board have any questions for the applicant at the forthcoming referral meeting. Please let us know if you have any questions or would like additional information.

Sincerely,

Raymond R. Mazzeo, AICP

Enclosures
CC: V. Mathur, Principal Planner
Development Team
Interested Parties

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notorize, and forward **thirteen (13) hard copies and (1) electronic** copy in PDF format to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule

Minor Text Change	**$1,060.00**
Major Text Change	**$5,060.00**

APPLICANT NAME (S): Raymond R. Mazzeo

APPLICANT ADDRESS: c/o Redniss and Mead (22 First Street - Stamford, CT 06905)

APPLICANT PHONE #: 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 12 Eastover Road

PROPOSED TEXT CHANGE:

Please see attached "Text Amendment"

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DATED AT STAMFORD, CONNECTICUT, THIS 24 DAY OF February 2023

SIGNED:

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
COUNTY OF FAIRFIELD ss STAMFORD February 24 2023

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 4/30/20

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR SPECIAL PERMIT

Complete, notorize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule

Special Permit 20,000 sq. ft. or less	**$460.00**
Special Permit more than 20,000 sq. ft.	**$460.00 + $30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

APPLICANT NAME (S): Armon Hotel (Stamford Hospitality LP)

APPLICANT ADDRESS: c/o Redniss and Mead - 22 First Street Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 2701 Summer Street

ADDRESS OF SUBJECT PROPERTY: 2701 Summer Street

PRESENT ZONING DISTRICT: C-B / RM-1

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED SPECIAL PERMIT: (Attach written statement describing request)

Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	LOCATION
Stamford Hospitality LP 2701 Summer Street Stamford, CT 06905	2701 Summer Street Stamford, CT 06905

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No (If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 24 DAY OF February 2023

SIGNED: _____

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
ss STAMFORD February 24 2023
COUNTY OF FAIRFIELD

Personally appeared Raymond R. Muzzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

_____
Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 09/02/2020

City of Stamford
Zoning Board · Land Use Bureau
Government Center · 888 Washington Boulevard · Stamford, CT 06904-2152
Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR APPROVAL OF SITE & ARCHITECTURAL PLANS AND / OR REQUESTED USES

Complete, notorize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **$1,000.00 Public Hearing Fee** and the required application filling fee **(see Fee Schedule below),** payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of required mailing to surrounding property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE**: $60.00 for First page - $5.00 for each additional page)

Fee Schedule –WITHOUT GDP

Site Plans 20,000 sq. ft. or less of building area application fee –without GDP	**$460.00**
Site Plans more than 20,000 sq. ft. of building area-application Fee –without GDP	**$460.00 + $30 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

Fee Schedule –WITH GDP

Site Plans 20,000 sq. ft. or less of building area application fee –with GDP.	**$260.00**
Site Plans more than 20,000 sq. ft. of building area-application Fee –with GDP.	**$260.00 + $10 per 1,000 sq. ft. or portion thereof in excess of 20,000 sq. ft.**

APPLICANT NAME (S): Armon Hotel (Stamford Hospitality LP)

APPLICANT ADDRESS: c/o Redniss and Mead - 22 First Street Stamford, CT 06905

APPLICANT PHONE #: c/o 203-327-0500

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? Yes

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): 2701 Summer Street

ADDRESS OF SUBJECT PROPERTY: 2701 Summer Street

PRESENT ZONING DISTRICT: C-B / RM-1

TITLE OF SITE PLANS & ARCHITECTURAL PLANS: Please see attached Drawing List

REQUESTED USE: Please see attached Project Narrative

LOCATION: (Give boundaries of land affected, distance from nearest intersecting streets, lot depths and Town Clerk's Block Number)

Please see attached General Property Description

NAME AND ADDRESS OF OWNERS OF ALL PROPERTY INVOLVED IN REQUEST:

NAME & ADDRESS	**LOCATION**
Stamford Hospitality LP 2701 Summer Street Stamford, CT 06905	2701 Summer Street Stamford, CT 06905

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? No *(If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).*

DOES THE PROJECT RESULT IN THE CREATION OF 10 OR MORE UNITS OR 10,000 SF OR MORE IN FLOOR AREA OR DISTURBANCE OF 20,000 SF OR MORE IN LAND AREA, THROUGH NEW DEVELOPMENT, RECONSTRUCTION, ENLARGEMENT OR SUBSTANTIAL ALTERATIONS? No *(If yes, then complete the Stamford Sustainability Scorecard per Section 15.F).*

City of Stamford
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Phone: 203.977.4719 · Fax: 203.977.4100

DATED AT STAMFORD, CONNECTICUT, THIS 24 DAY OF February 2023

SIGNED: _____

NOTE: The application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw the application, this must be done in writing, and be received by the Zoning Board at least three (3) working days prior to public hearing in order to provide sufficient time to publicize the withdrawal. Applications withdrawn less than three (3) days prior to a schedule hearing date will not be rescheduled within 90 days.

STATE OF CONNECTICUT
ss STAMFORD February 24 2023
COUNTY OF FAIRFIELD

Personally appeared Raymond R. Mazzeo, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

DAVID PINTO
Notary Public, State of Connecticut
My Commission Expires Mar 31, 2026

_____
Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: *Date:* _____

By: _____

Revised 9/02/20

Project Narrative
2701 Summer Street
Text Change, Special Permit, & Site and Architectural Plan and Requested uses Applications
February 22, 2023

I. Introduction/Background

Stamford Hospitality LP (Applicant), is the owner of the property known as 2701 Summer Street. The site is approximately 7.8 acres located between Summer Street and Bedford Street, north of Ridgeway Shopping Center. The Site lies in Master Plan Category 7 (Commercial, Arterial) and the C-B (Community Business) and RM-1 (Multi-Family, Low Density) Zoning Districts. The property is home to the Armon Hotel and the Holiday Inn Express. The two hotel operations occupy a shared but separate building with a total of 455 guest rooms. (Holiday Inn Express has 100 rooms and the Armon 355.)

Prior to its use as a hotel facility, it appears the site was part of the Ridgeway Shopping Center. In 1982 a Variance application (#014-82) was submitted and approved by the Zoning Board of Appeals (ZBA) to permit a service drive to/from Bedford Street where it currently exists (opposite Locust Lane). While the only "request" from the ZBA was for the driveway location, the application did propose the hotel use at that time.

At the time, a hotel use was "as of right" in the C-L (Limited Business) District. During the comprehensive rezoning efforts of the mid 1980s, the Zoning designation of the site, along with many others, was changed – in this case form C-L to C-B. This left the existing building nonconforming in several aspects, including floor area, building coverage, and building height.

The hotel has continued to operate successfully over the past few decades, even as markets, trends, and clientele have changed. In addition to its traditional guest rooms, banquet and conference facilities, the Armon hotel often serves the Orthodox Jewish community. This includes hosting religious events and gatherings for various holidays, kosher food services, and other religious accommodations.

Several times each year, these events exceed the capacity of the building, and the hotel obtains permits for large tents to be erected in the rear parking lot adjacent to the condos at 2700 Bedford Street. While necessary to serve the hotel clients, this practice is not ideal for the hotel or its neighbors. The tents do not offer the same comfort and convenience as being indoors and connected to the main building. The tents also do not contain noise and light the same way an actual building does. The external heaters (and generators required to power them) create additional noise, as does the erection and breakdown of the structures each time they are needed.

To help solve this recurring issue, the hotel is proposing to enclose much of the rear parking area (where the tents typically sit) with a 1-story building addition that would directly connect to the r hotel's main floor. Such an addition would alleviate many of the issues and concerns for both the hotel and neighboring condo owners. The hotel has met with the neighboring condo owners several times over the last few years to solicit their input, feedback and support for what will be a mutually beneficial change to the property. Most recently, in March of 2022, the team met with neighbors onsite to review sight lines from the condos and potential planting locations on both the hotel and condo properties.

In order to accommodate such an addition, the following applications are being proposed.

A. Text Change to section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts) by adding a new subsection permitting hotel additions in the C-B Zone, subject to several conditions, including:
   1. Limit additions to 1 story and 30' as measured from the finished floor elevation.
   2. Limit Floor Area increase to the lesser of 3% of existing or 10,000 sf.
   3. Limit Building Coverage increase to the lesser of 6% of existing or 10,000 sf.
   4. Prohibit any increase in impervious surface or additional hotel rooms for occupancy.
   5. Require 1 sf of at-grade and/or rooftop landscaping for every sf of Floor Area added.

B. Special Permit Requests:
   1. To permit building additions pursuant to the proposed Section 10.K
   2. To permit up to 10% of the required parking to be provided on an as-needed basis, pursuant to Section 12.D.1.d.

C. Site & Architectural Plan to permit the proposed building addition and associated improvements.

II. Surrounding Area

The surrounding area is predominantly Master Plan Category 7 (Commercial - Arterial) with areas of Category 3 (Residential – Low Density Single-Family) along the site's eastern frontage and 2 (Residential – Low Density Single-Family) along the east side of Bedford Street. The surrounding Zoning Districts are more mixed with C-B (Community Business) in the immediate vicinity and to the north, RM-1 (Multiple Family Low Density Design) and R-5 (Multiple Family Medium Density Design) to the east, CSC-D (Designed Community Shopping Center) to the south, and C-L (Limited Business) to the west.

Properties along this stretch of Summer Street are used for a variety of purposes including medium density multifamily, restaurant, retail, commercial and automotive uses. The Site is centrally located within 1.5 miles of the Stamford Transportation Center and I-95 and 2.5 miles from the Merritt Parkway. It is well served by local bus routes and sidewalk connections to the surrounding community, with a Walk Score of 81 (Very Walkable).

III. Existing Project Area

The Site is approximately 7.8 acres with fontange on Summer Street and Bedford Street. The site has been a hotel since its construction in 1984 with several different "flags" over the last almost 40 years. The main hotel and parking encompass most of the site with landscape buffers and screening along the residential abutters and landscaping along its Summer Street front. A publicly accessible driveway runs along the southerly border of the site connecting Bedford and Summer Street and providing primary vehicular access to the building.

The rear of the site contains a surface parking lot primarily used as employee parking and hotel loading. This area of the site is also where the outdoor tents are erected for special events. To the

north and west of the parking lot are the Village Condominiums at 2700 Bedford Street – a 23-unit townhouse style condo community. The condos sit roughly 10'-15' uphill from the hotel site with a sloped planting buffer in between. Over the years the regular use of this rear parking lot has been the source of the occasional conflict with the neighboring condominiums – noise from employees leaving/arriving, parking and loading of delivery vehicles, the erection and use of outdoor tents with generators, heaters, etc. While the hotel has been responsive in addressing issues when they arise, some of the issues are unavoidable due to the outdoor use itself.

IV. Proposed Improvements

Site & Building

The proposed addition will serve to resolve many of those issues by enclosing most of the surface parking lot to create a 1-story, 9,350 sf prayer/banquet room tucked up against the existing hotel on one side and the multi-level garage on another side. By removing the outdoor use, many of the issues associated with the use of the surface lot that have been identified and discussed with neighbors are alleviated. By integrating the space internally with the hotel lobby and other event spaces, the room becomes much more functional while also further insulating neighbors from any noise, smells, lighting, etc. The remainder of the former parking lot not occupied will be used for required fire egress from the space and additional landscaping. Overall the project will result in an increase of 2,000 sf of green space on the ground and another 7,385 on the roof of the addition.

Part of the proposed plan also involves enhancing the existing landscaped buffers between the two properties. A site walk was conducted last March (2022) with the planning team, landscape architect, and members of the condo association to review sight lines and determine the best areas for evergreen infill on both the hotel and condo properties. These discussions have been incorporated into the proposed planting plan. These plantings will help buffer the condos from not just the new addition, but the existing hotel as well. The proposed "green roof" plantings will also improve the overall aesthetic.

The proposed building is similar in height to the tents that are used for outdoor events.

Access & Parking

The hotel is served by a multi-story garage as well as surface parking totaling 686 spaces. A driveway loop at the main (Summer Street) entrance of the hotel serves as a drop-off and pick-up area as well as bell services. The proposed improvements will remove 32 surface parking spaces from the property. The site will maintain 654 spaces, which is more than sufficient to serve the needs of the hotel. Additional details regarding the requested parking reduction can be found in section VI below.

To accommodate the proposed 9,350 sf addition, Section 12.J requires two (2) Class A and five (5) Class B bicycle parking spaces. The applicant is proposing to provide 10 Class A and 12 Class B spaces. Class A spaces, which are anticipated to be used by employees, will be located in the "back of house" area on the main floor. Class B spaces will be located at the front and rear entrances to the hotel.

While no additional parking is required and no new spaces are proposed, the applicant is proposing to install four (4) electric vehicle charging stations within the ground level of the garage.

V. Conformity with Stamford Zoning Regulations and Master Plan

Master Plan

Category 7 (Commercial - Arterial) of the Master Plan is intended to "provide for and protect business-oriented development (1) extending from the Downtown or (2) along major arterial routes. The category is intended to: (1) encourage retail and by Special Exception compatible uses (limited office and residential) distinct from the Commercial- Neighborhood (Category #6) and Downtown (Categories #9, #10, #11) development; (2) be mindful of traffic, safety and community design considerations with regard to the residential neighborhoods abutting; and (3) be serviceable by the capacity of existing arterial systems.". The proposed development exemplifies that sentiment by enhancing this existing hotel with a new prayer room while providing better landscape buffers to area residents.

Zoning Regulations

While the existing building is legally nonconforming with respect to several aspects of the base zoning district, the proposed improvements comply with the stated purpose of the Zoning Regulations in that they "encourage the most appropriate use of land" as well as the intent of Section 10.K which was created to permit the "Expansion of Non-Conforming Buildings in C-B and C-WD Districts".

VI. Action Items

To facilitate the addition, the Applicant has filed the following applications:

A. Text Change to section 10.K (Expansion of Non-Conforming Buildings in C-B and C-WD Districts) by adding a new subsection permitting hotel additions in the C-B Zone, subject to several conditions, including:
   1. Limit additions to 1 story and 30' as measured from the finished floor elevation.
   2. Limit Floor Area increase to the lesser of 3% of existing or 10,000 sf.
   3. Limit Building Coverage increase to the lesser of 6% of existing or 10,000 sf.
   4. Prohibit any increase in impervious surface or additional hotel rooms for occupancy.
   5. Require 1 sf of at-grade and/or rooftop landscaping for every sf of Floor Area added.

B. Special Permit Requests:
   1. To permit building additions pursuant to the proposed Section 10.K
   2. To permit up to 10% of the required parking to be provided on an as-needed basis, pursuant to Section 12.D.1.d.

      The Zoning Regulations require 1.5 spaces per hotel room, or 683 spaces. Onsite parking is being reduced to 654 spaces, and the applicant is requesting a 4.2% reduction of the required parking. Pre-covid parking counts were taken during a two-week period in September of 2019. The data shows that even with the hotel operating above 80% occupancy and an event being held, the parking did not reach 30% capacity. While the

base regulation requires 1.5 spaces per room, the hotel did not exceed 0.5 cars per room during the 2-week review period. If for any reason additional parking capacity is needed, an onsite valet service could be implemented as a capacity-increasing solution.

C. Site & Architectural Plan to permit the proposed 9,350 square foot building addition and associated site improvements.

Included in the request, and pursuant to §12.K.5, Applicant is seeking administrative approval of the Zoning Board for sidewalks narrower than 6'. While the site maintains a continuous sidewalk along Summer Street generally greater than 10' wide in total, the paved walkway is generally 5' wide throughout, with a grass amenity strip on the outside edge and street trees planted along the inside edge. At the southerly end of the property, in order to transition to the design of the sidewalk south of the site, the sidewalk is only 5' wide with no outer planting strip.

VII. <u>Statement of Findings</u>

A. The above referenced specific Special Permit requests are integral to the development project as a whole. Thus, for purposes of demonstrating compliance with the standards and conditions below, the entire development proposal is considered. The Applicant submits that all applicable criteria contained in Stamford Zoning Regulations Article V, §19.C.2 are met for the following specific reasons:

a. Special Permits shall be granted by the reviewing board only upon a finding that the proposed use or structure or the proposed extension or alteration of an existing use or structure is in accord with the public convenience and welfare after taking into account, where appropriate:

1) the location and nature of the proposed site including its size and configuration, the proposed size, scale and arrangement of structures, drives and parking areas and the proximity of existing dwellings and other structures.

The proposed addition was contemplated, in part, to address the needs and concerns of neighboring residents. The size, scale and arrangement of the building, as well as landscaping was designed to be appropriate to neighboring properties.

2) the nature and intensity of the proposed use in relation to its site and the surrounding area. Operations in connection with special permit uses shall not be injurious to the neighborhood, shall be in harmony with the general purpose and intent of these Regulations and shall not be more objectionable to nearby properties by reason of noise, fumes, vibration, artificial lighting or other potential disturbances to the health, safety or peaceful enjoyment of property than the public necessity demands.

The proposed addition will mitigate any objectionable noises, fumes, lighting, etc. by enclosing activities previously conducted outdoors within the new building and directly connected to the main hotel operation.

3) the resulting traffic patterns, the adequacy of existing streets to accommodate the traffic associated with the proposed use, the adequacy of proposed off-street parking and loading, and

the extent to which proposed driveways may cause a safety hazard, or traffic nuisance.

All access drives and traffic patterns remain unchanged.

4) *the nature of the surrounding area and the extent to which the proposed use or feature might impair its present and future development.*

The surrounding area includes a variety of commercial and retail uses. The hotel use will continue to operate, generally unchanged, as it has for the past several decades.

5) *the Master Plan of the City of Stamford and all statements of the purpose and intent of these regulations.*

Category 7 (Commercial - Arterial) of the Master Plan is intended to "provide for and protect business-oriented development (1) extending from the Downtown or (2) along major arterial routes. The category is intended to: (1) encourage retail and by Special Exception compatible uses (limited office and residential) distinct from the Commercial-Neighborhood (Category #6) and Downtown (Categories #9, #10, #11) development; (2) be mindful of traffic, safety and community design considerations with regard to the residential neighborhoods abutting; and (3) be serviceable by the capacity of existing arterial systems.". The proposed development exemplifies that sentiment by enhancing this existing hotel with a new prayer room while providing better landscape buffers to area residents.

B. Pursuant to Section 19.D.4 Standards for Review the applicant submits that all applicable criteria are met for the following reasons:

In reviewing site plans the Zoning Board shall take into consideration the purpose of these Regulations, including the purpose of the applicable zoning district and the goals and policies of the Stamford Master Plan, the public health, safety and general welfare and convenience of the general public and the maintenance of property values. In its review the Board may modify a site plan or condition an approval to the extent necessary to conform the site plan to the following standards and objectives:

(1) Safe, adequate and convenient vehicular traffic circulation, operation, parking and loading, and pedestrian circulation, both within and without the site.

(a) The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off and loading areas, and provisions for handicapped access shall conform to the standards of Section 12 of these Regulations, to the adopted design criteria and engineering practices of the Dept. of Traffic and Parking, and all other applicable standards. Such areas shall be constructed of suitable hard surface materials and maintained in good condition.

The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces, drop-off areas, loading areas, and handicapped access areas conform to the applicable provisions of Section 12 of the Zoning Regulations.

(b) The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sightline as

determined in accordance with the Geometric Highway Design Standards of the Conn. Dept. of Transportation.

All existing vehicle access drives are being maintained.

(c) *Area streets and traffic controls shall be determined to have adequate capacity to service the site without causing undue congestion or hazardous conditions.*

As the proposed prayer room is merely bringing outdoor gatherings indoors, the addition is not expected to create any additional traffic. No additional hotel rooms are being created.

(2) The protection of environmental quality, landscaping of open space and harmony with existing development. The Board shall take into consideration the following features and standards:

(a) *The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outside storage areas, accessway drives, utility installations and other such features; such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.*

The applicant has committed to enhancing landscaping both onsite and, in coordination with adjacent owners, on neighboring property..

(b) *All open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Board. Site landscaping shall be performed at a minimum dollar value equivalent to one shade tree of 2.5 inch caliper for every two hundred (200) square feet of landscaped area. In multi-family developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.*

The Applicant proposes maintaining onsite landscaping in accordance with the standards of the Zoning Regulations as further detailed within the Landscape Plans prepared by Eric Rains Landscape Architects.

(c) *Soil erosion, sediment and the release of excessive dust shall be controlled through implementation of suitable short term and long term controls in accordance with the standards and procedures of Section 15-B.*

A Sedimentation and Erosion Control Plan has been prepared by Redniss and Mead, which ensures that the standards and procedures of Section 15-B of the Regulations are satisfied. A copy of this plan is enclosed herewith.

(d) *Site development shall seek to preserve existing specimen trees, historic structures and other significant natural features of the site. Accordingly, the premature demolition and*

site clearance of prospective development sites is specifically discouraged and may be taken into consideration in subsequent site plan reviews.

The redevelopment area is generally within an existing parking lot. Overall landscaping will be improved, including the addition of approximately 2,000 sf of green space.

(e) *Artificial lighting, and site generated noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of neighboring properties. The location, height, design and arrangement of outside lighting shall be consistent with safety such as to avoid glare on any other lot and to avoid hazards to traffic on any street.*

All artificial lighting and site generated noise and other disturbance shall be controlled and will not interfere with the use and enjoyment of the neighboring properties. Furthermore, the location, height, design and arrangement of outside lighting shall be consistent with safety to avoid glare on any other lot and to avoid hazards to traffic on adjacent roadways.

(f) *Available public utilities shall be adequate in capacity to safely service the requirements of the site. Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding and erosion. Where infrastructure capacity is judged not to be adequate the Board may accept a binding agreement to perform suitable improvements.*

Onsite impervious area is being reduced as a result of the improvements. Redniss and Mead has completed and submitted the City's drainage exemption form and will review with the City's Engineering Department as part of the application review process.

(g) *Adequate provision shall be made for emergency vehicle access, fire lanes, and safe fire flows, upon the recommendation of the Fire Marshall and the public water utility.*

Emergency first responders will be able to access the Property safely and conveniently.

(h) *The arrangement, location, apparent bulk, architectural features, materials, texture and color of proposed buildings and structures shall establish an architectural character and overall site design compatible with the scale and general character of the vicinity.*

The proposed building is appropriate for its location and setting and relates to the existing hotel structure and design.
.

(i) *Building setbacks and the configuration of open space shall be appropriate to the existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site.*

Open space and landscaping is being enhanced as a result of the proposed improvements.

(j) No use shall be permitted that will cause or result in:
-dissemination of dust, smoke, observable gas or fumes, odor, noise or vibration beyond the immediate site of the building in which such use is conducted, or
-unusual hazard of fire or explosion or other physical hazard to any adjacent buildings, or
-harmful discharge of liquid materials, or
-unusual traffic hazard or congestion due to the type of vehicles required in the use or due to the manner in which traffic enters or leaves the site of the use.

No nuisance or hazardous conditions are anticipated, consistent with the engineering materials provided herein.

(k) All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All landscaping required pursuant to an approved site plan shall be installed to the satisfaction of the Director of Parks and Recreation and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer, upon advice of the Director.

The Applicants are amenable to a condition of approval requiring the execution of a Landscape Maintenance Agreement and a Drainage Maintenance Agreement prior to the issuance of a Certificate of Occupancy.

PARKING MANAGEMENT PLAN
PROPOSED PRAYER ROOM ADDITION – ARMON HOTEL

2701 Summer Street
Stamford, CT
February 23, 2022

This plan has been prepared in support of a proposed 9,350 square foot prayer/banquet room to be added to an existing hotel. The site is approximately 7.8 acres located between Summer Street and Bedford Street, north of Ridgeway Shopping Center. The Site lies in Master Plan Category 7 (Commercial, Arterial) and the C-B (Community Business) and RM-1 (Multi-Family, Low Density) Zoning Districts. The property is home to the Armon Hotel and the Holiday Inn Express. The two hotel operations occupy a shared but separate building with a total of 455 guest rooms. (Holiday Inn Express has 100 rooms and the Armon 355.)

PROJECT OVERVIEW

The Applicant proposes to infill an existing parking lot with a one-story prayer/banquet room. The parking area is used for outdoor gatherings throughout the year, which often include the erection of large tents with lighting, heaters, generators, etc. The proposed building addition will allow those outdoor gatherings to take place inside the building with direct connection to the hotel's main floor and other facilities.

By infilling the parking lot area overall parking on the site is being reduced from 686 to 654 spaces (-32 spaces).

EXISTING DATA

Section 12 requires 1.5 parking space per hotel room, for a total of 683 spaces. Pursuant to Section 12.D.1.d, the applicant is requesting to provide up to 10% of the required parking on an as-needed basis. Onsite parking is being reduced to 654 spaces, and the applicant is requesting a 4.2% reduction of the required parking.

Pre-covid parking counts were taken during a two-week period in September of 2019 (see enclosed parking counts). The data shows that even with the hotel operating above 80% occupancy and an event being held, the parking did not reach 30% capacity. While the base regulation requires 1.5 spaces per room, the hotel did not exceed 0.5 cars per room during the 2-week review period.

The remaining 654 spaces are expected to easily accommodate the hotel's parking demand.

PARKING OPERATIONS

Parking operations will continue to operate as they have for decades at the hotel. Guests will have the ability to be dropped off and picked up at the front of the hotel at the main entrance. Parking is accommodated in the gated multi-level garage at the rear of the hotel. All parking is charged an hourly fee up to a daily rate of $10 per day.

ADDITIONAL PARKING CAPACITY

While the remaining parking is expected to more than accommodate the hotel's parking demand, if additional capacity is ever needed, such capacity could be accomplished by one or more of the following:

1. **Re-stripe parking with 8.5' spaces.** With the recent change to the required parking dimensions (form 9' to 8.5' in width), the garage could be restriped, where feasible, to add spaces.
2. **Employ a valet parking operation.** Valet parking is a common amenity for hotels. By incorporating a complete or partial valet operation, parking capacity can be significantly increased.

LOADING

Loading will continue to operate as it has historically. The front drop-off loop can accommodate hotel guests and small deliveries. All other loading takes place at the hotel's shipping/loading dock accessed from the northerly driveway along Bedford Street (opposite Locust Lane).

REPORTING

Reporting will be submitted annually pursuant to Section 19.F.5 of the Zoning Regulations.

2/23/23

Text Change to Section 10-K

10.K. [EXPANSION OF NON-CONFORMING BUILDINGS IN C-B AND C-WD DISTRICTS]

Subject to *Special Permit* approval by the Zoning Board and notwithstanding the limitations in Section 10, any non-conforming *Building* located within the C-B or C-WD Zoning District may expand usable Floor Area provided the following standards are satisfied:

1. Any increase in total Floor Area shall not result in an increase in new or additional *Building Coverage* or height; and
2. Any additional Floor Area shall be devoted to collaborative work space, common areas or lobbies and shall be in furtherance of *Adaptive Reuse* or *Redevelopment* of the *Building* for modernization, aesthetic, safety, efficiency, and technological capability or sustainability purposes. (218-39)

Expansion beyond the *Building* envelope of the existing *Building* shall be limited to canopies and architectural features which enhance the aesthetic appearance of the *Building*. Said improvements shall not be considered new or additional *Building Coverage* provided same do not exceed two and one-half percent (2.5%) *Building Coverage*.

Conditions placed on granting of a *Special Permit* pursuant to this subsection by the Zoning Board shall be deemed to supersede and replace any conditions or limitations previously imposed by the Zoning Board or Zoning Board of Appeals. (210-21)

Notwithstanding the above, subject to Special Permit approval by the Zoning Board, a legally nonconforming Hotel in the C-B Zoning District may be expanded provided the following standards are satisfied:

a. Any addition or expansion shall be limited to one (1) *Story*, thirty (30) feet in height, as measured from the floor elevation of the addition, and 3% of existing *Floor Area* or 10,000 square feet, whichever is less, and not result in any additional hotel rooms for occupancy.

b. Any additional *Building Coverage* shall be limited to 6% of existing *Building Coverage* or 10,000 square feet, whichever is less, and result in no net increase of impervious coverage.

c. For every square foot of *Floor Area* added, not less than one (1) square foot of at-grade and/or rooftop landscaping shall be added to the site.

d. Any *Building* additions shall be suitably screened from adjacent residential uses.

Drawing List
2701 Summer Street
***Text Change, Special Permit, and Site & Architectural Plans and/or Requested Uses* Applications**
February 23, 2023

Sheet #	Title/Description	Prepared by	Date
Civil			
PS	Property & Partial Topographic Survey	Redniss & Mead	2/17/2023
SE-1	Site Overview	Redniss & Mead	2/3/2023
SE-2	Site Grading & Drainage Plan	Redniss & Mead	2/3/2023
SE-3	Sediment & Erosion Control Plan	Redniss & Mead	2/3/2023
SE-4	Notes & Details	Redniss & Mead	2/3/2023
Architectural			
C-101	Proposed Site Plan	KA Davignon Architect	10/12/2022
G-300	Existing Grand. Floor Plan	KA Davignon Architect	10/12/2022
D-100	Demolition Plan	KA Davignon Architect	10/12/2022
A-100	Scope Plan	KA Davignon Architect	10/12/2022
A-101	Meeting Room Plan	KA Davignon Architect	10/12/2022
A-103	Roof Plan & Roof Slope Plan	KA Davignon Architect	10/12/2022
A-200	Exterior Elevations	KA Davignon Architect	10/12/2022
A-300	Building Sections	KA Davignon Architect	10/12/2022
Landscape			
SPL-1.0	Overall Landscape Site Plan	Eric Rains Landscape Architecture, LLC	12/09/2022
SPL-2.0	Area Enlargement Plan	Eric Rains Landscape Architecture, LLC	12/09/2022
SPL-3.0	Site Details	Eric Rains Landscape Architecture, LLC	12/09/2022
SPL-3.1	Planting & Green Roof Details	Eric Rains Landscape Architecture, LLC	12/09/2022

2/22/2023

2701 Summer Street
Zoning Data Chart

	Required/Allowed	Existing	Proposed	Notes
Master Plan Category	Category 7 - Commercial, Arterial			
Zoning District	C-B (Community Business)/ RM-1 (Multi-Family Low Density)			
Min Lot Area	5,000	C-B: 323,610 RM-1: 16,654 Total: 340,264	No Change	RM-1 area not included for Coverage/FAR calculations
Min Frontage	50'	550'+	No Change	Summer Street, Bedford Street
Max Building Coverage	40% (129,444)	58% (188,735)	61% (198,085) [net+ 9,350]	**Nonconforming;** Text Change to permit additions not to exceed 6% of existing Building Coverage (11,324) or 10,000 sf (whichever is less)
Max Floor Area Ratio (FAR)	0.50 (161,805)	1.12 (357,583)	1.15 (366,933) [net+ 9,350]	**Nonconforming;** Text Change to permit additions not to exceed 3% of existing Floor Area (10,727) or 10,000 sf (whichever is less)
Max Building Stories	4	5	No Change	**Nonconforming;** Text Change to permit addition not to exceed one story and 30'
Max Building Height	50'	55'	No Change	
Front Setback	10'	24.2'	No Change	Measured from Summer Street;
Side Setback	6'	9.7'	No Change	Addition 20'+ from property line;
Rear Setback	20'	n/a	n/a	Through Lot; No rear yard.
Parking (455 guest rooms)	Base (1.5/room): 683 -10% as needed: - 68 Required: 615	686	654 [4.2% reduction]	Complies. Special Permit per §12.D.1.d to permit up to 10% of required parking to be provided on an "as needed" basis.

REDNISS & MEAD

2/22/2023

Armon Hotel - Parking Counts

Date		Vehicle Counts					Rooms Rented (455 total)	Parking Ratios		
		Garage	Summer Street lot and driveway	Marlou/ Driveway	Rear/ staff parking lot	Total		cars/ occupied room	cars/ total rooms	Capacity Used (686 spaces available)
Mon	9/9/19	145	-	-	-	145	329	0.44	0.32	21%
Tue	9/10/19 *	198	-	-	-	**198**	377	0.53	**0.44**	**29%**
Wed	9/11/19	138	-	-	17	138	238	0.58	0.30	20%
Thu	9/12/19	100	3	-	-	103	129	**0.80**	0.23	15%
Fri	9/13/19	153	-	-	6	153	233	0.66	0.34	22%
Sat	9/14/19	160	2	1	8	171	283	0.60	0.38	25%
Sun	9/15/19	80	-	-	-	80	161	0.50	0.18	12%
Mon	9/16/19	110	-	-	-	110	277	0.40	0.24	16%
Tue	9/17/19	150	-	-	10	150	359	0.42	0.33	22%
Wed	9/18/19	143	2	1	9	155	256	0.61	0.34	23%
Thu	9/19/19	136	5	-	4	141	201	0.70	0.31	21%
Fri	9/20/19	156	2	-	9	158	263	0.60	0.35	23%
Sat	9/21/19	160	-	2	1	162	312	0.52	0.36	24%

All counts taken around 11:30pm

*Indicates that counts were taken while the hotel was hosting an event.

General Property Description
2701 Summer Street
Text Change, Special Permit, and Site & Architectural Plans
and/or Requested Uses Applications
February 23, 2023

Block #: 225
Area: 7.8 ± Acres

All those parcel of land commonly known as 2701 Summer Street (003-7653); located in the City of Stamford, and generally described as follows:

Beginning at a point on the intersection of the northerly side of Summer Street and southeasterly corner of land n/f of Triple S 2777, LLC (Point of Beginning), said land is bounded as follows:

Southerly:	467'± by the said northerly side of Summer Street;
Easterly:	876' ± by land n/f of "Colonial Gardens Condominiums", Stamford Ridgeway Assoc., and 2510 Bedford Street Associates, LLC, each in part;
Northerly:	1,007'± by the southerly side of Bedford Street; and
Westerly:	772'± by land n/f of Stamford Square Associates and said land n/f of Triple S 2777, LLC, each in part to the point of beginning.

NO
PARKING
FIRE
LANE

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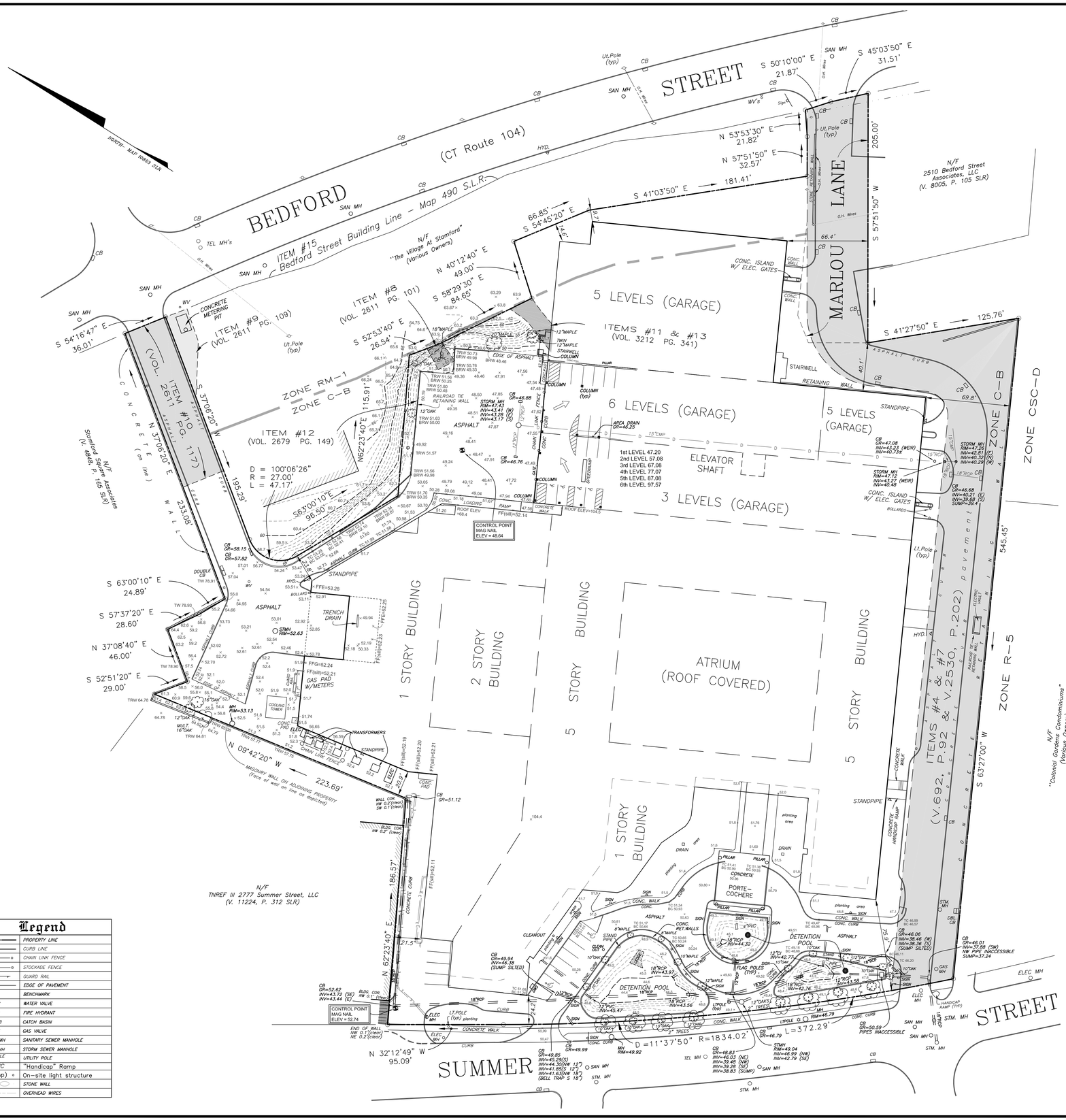
AERIAL EXHIBIT
DEPICTING
2701 SUMMER STREET
STAMFORD, CT

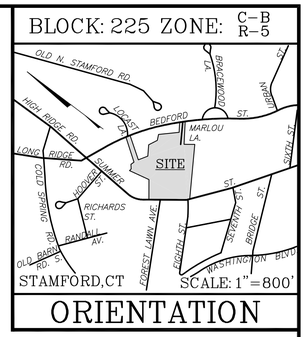
SCALE: 1"=50' 0 50' 100'

SHEET No:

February 25, 2019

Comm. No.: 3436





NOTES:

1. This survey has been prepared in accordance with Sections 20–300 b–1 thru 20–300b–20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Property and Partial Topographic Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A–2 and the locations and elevations of which conform to Topographic Accuracy Class T–2. It is intended to depict property boundaries, locations and elevations of improvements.

2. Total area of the surveyed parcel = 7.8114 Acres or 340,264 SF

3. Reference is made to the following maps of record: 490, 10853, 11367, 11440 and 11662 S.L.R.

4. Reference is made to the following documents:

ITEM	BOOK	PAGE	DESCRIPTION	STATUS
4	692	92	Right of Way – Marlou Lane	D & L
5	787	129	Gas & Elec. Easement	NIPE, NM
6	2446	71	Easement	NM
7	2530	202	Road & Sidewalk Easement	D & L
8	2611	101	Easement – Catch Basin	D & L
9	2611	109	Easement – water line & meter	D & L
10	2611	117	Roadway Easement	D & L
11	2611	125	Easement – Pedestrian bridge	D & L
12	2679	149	Rights–drainage, slope, wall	D & L
13	3212	341	Easement – Pedestrian bridge	D & L
14	3213	23	Easement – Guard Rail	B, NM
15	Map 490		Building Line – Bedford Street	D & L

D & L = Depicted & Labeled; NIPE = Not In Physical Evidence; NLA = No Longer Applicable; NOSP = Not On Subject Property; B = Blanket; EXP = Expired; NM = Not Mappable

5. Reference is made to Deed of Record Volume 9654, Pg. 344.

6. The property has direct access to and from Summer Street and Bedford Street, each of which are public roads.

7. The property lies in the C–B "Community Business" & RM–1 "Multi–Family" Zones. There are no structures in the RM–1 Zone.

8. Elevation based on the North American Vertical Datum of 1988.

9. Field locations as of May 2019.

Legend

	PROPERTY LINE
	CURB LINE
	CHAIN LINK FENCE
	STOCKADE FENCE
	GUARD RAIL
	EDGE OF PAVEMENT
	BENCHMARK
WV	WATER VALVE
FH	FIRE HYDRANT
CB	CATCH BASIN
GV	GAS VALVE
SSMH	SANITARY SEWER MANHOLE
STMH	STORM SEWER MANHOLE
POLE	UTILITY POLE
HC	"Handicap" Ramp
Light(typ)	On-site light structure
	STONE WALL
	OVERHEAD WIRES

PROPERTY & PARTIAL TOPOGRAPHIC SURVEY

DEPICTING

2701 SUMMER STREET

STAMFORD, CONNECTICUT

PREPARED FOR

ARMON HOTEL

Scale: 1"=40' (0 40 80)

Drawn By: CJV | Checked By: LWP | Date: 02/17/2023

To my knowledge and belief this map is substantially correct as noted hereon

LAWRENCE W. POSSON, JR. CT. L.S. #18130

2/17/2023

DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

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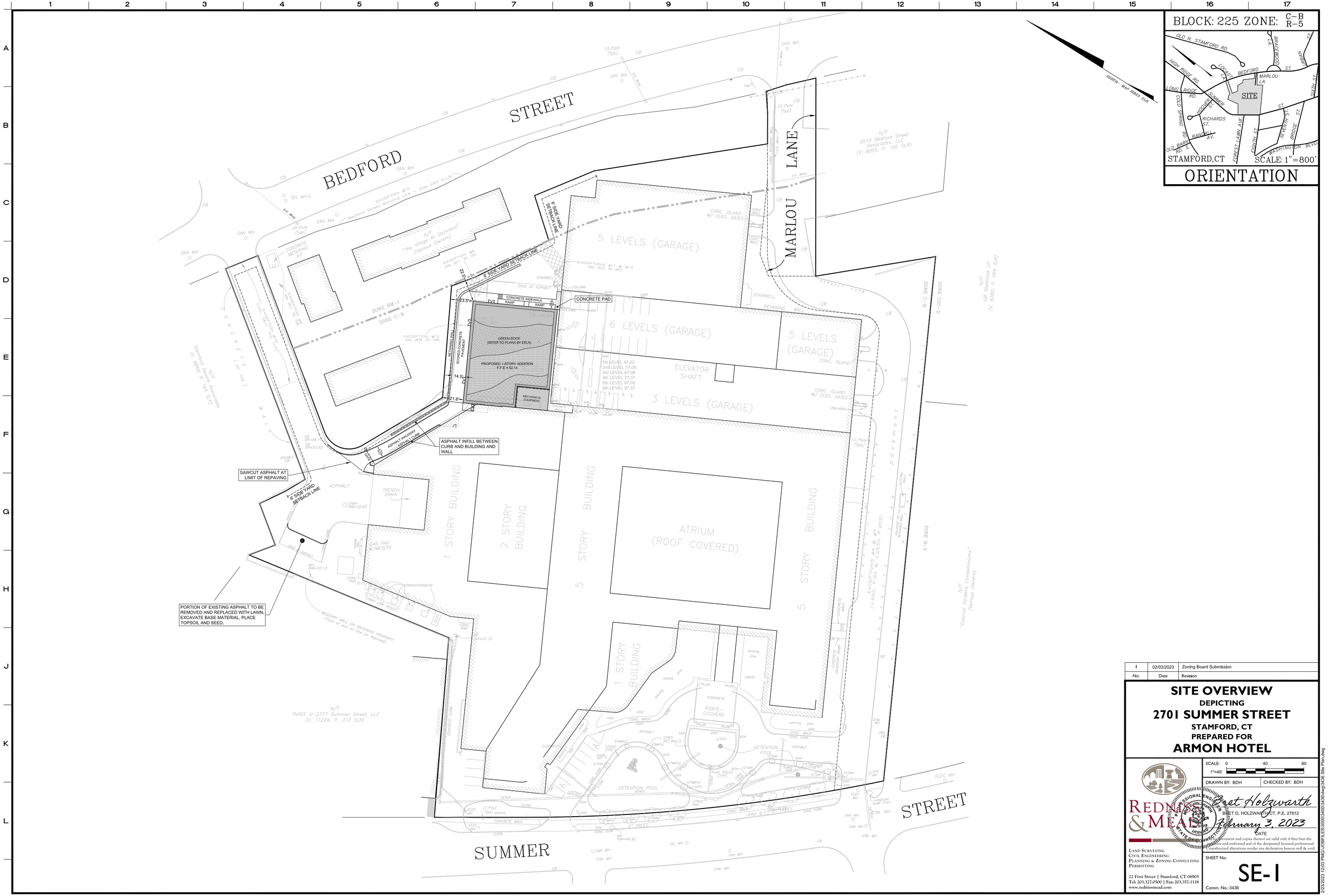
Sheet No: PTS

Comm. No.: 3436



No.	Date	Revision
1	02/03/2023	Zoning Board Submission

SITE OVERVIEW
DEPICTING
2701 SUMMER STREET
STAMFORD, CT
PREPARED FOR
ARMON HOTEL

SCALE: 1"=40' (0 40 80)

DRAWN BY: BDH | CHECKED BY: BDH

REDNISS & MEAD

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BRET D. HOLZWARTH, CT. P.E. 27812

February 3, 2023
DATE

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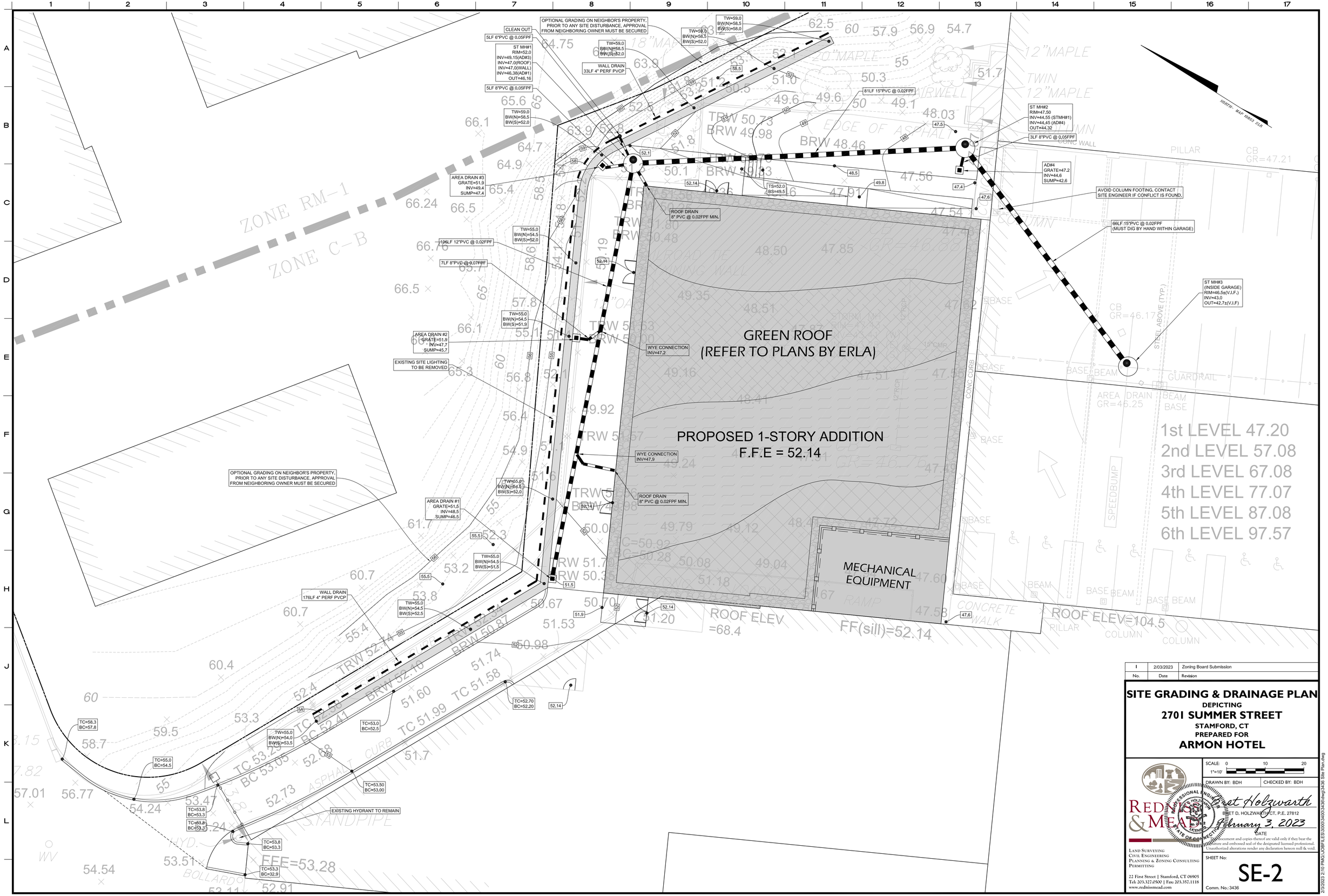
SHEET No:
SE-1

Comm. No.: 3436

2/23/2023 12:03 PM G:\JOBFILES\3000\3400\3436\dwg\3436 Site Plan.dwg



No.	Date	Revision
1	2/03/2023	Zoning Board Submission

SITE GRADING & DRAINAGE PLAN
DEPICTING
2701 SUMMER STREET
STAMFORD, CT
PREPARED FOR
ARMON HOTEL

SCALE: 1"=10' (0 10 20)

DRAWN BY: BDH | CHECKED BY: BDH

REDNISS & MEAD

Land Surveying
Civil Engineering
Planning & Zoning Consulting
Permitting

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Robert Holzwarth
ROBERT D. HOLZWARTH, CT. P.E. 27812
February 3, 2023
DATE

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SHEET No:
SE-2

Comm. No.: 3436

2/3/2023 2:10 PM G:\JOBFILES\3000\3400\3436\dwg\3436 Site Plan.dwg

SEDIMENT AND EROSION CONTROL NARRATIVE:

The purpose of the Sediment and Erosion Control Plan, details, and notes is to outline a program that minimizes soil erosion during construction. The primary policies of this program are:

a) Trapping particles at source by promptly stabilizing disturbed areas;
b) Avoid concentration of water;
c) Avoid contamination of existing storm drains;
d) Maintenance (weekly maintenance and after storm events) of controls to ensure they are functioning properly;

SEDIMENT AND EROSION CONTROL NOTES:

1. Sheet SE-3 is intended to describe the soil sediment and erosion control treatment of this site only. For other details with respect to construction, see appropriate drawings.

2. All sediment and erosion controls shall be done in conformance with the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation.

3. The contractor is assigned the responsibility for implementing this sediment and erosion 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 Zoning Department of any transfer of this responsibility, and EPB that construction is to begin three (3) days prior to commencing work.

4. Temporary sediment control measures and tree protection must be installed in accordance with drawings and manufacturer recommendations prior to work in any upland areas.

5. No construction or construction equipment or storage of materials will be allowed on the downhill side of the silt fence or within fenced off areas, except during construction of the proposed facilities shown beyond the fences.

6. Where existing trees are to be saved, trees shall be protected with trunk armoring where shown. Tree limbs shall be trimmed as needed to protect the trees from damage by construction operations. Such trimming shall be minimized. Armoring and any limb trimming should be done before construction begins. Tree protection should be maintained during construction. Equipment Trafficking and materials storage over the tree roots shall be avoided.

7. Anti-tracking pads shall be installed at start of construction and maintained in an effective condition throughout the duration of construction. Pads consist of 2" - 4" crushed stone, 6" minimum thickness and extend the width of the construction access. The length of the access shall be sufficient to prevent dirt from being tracked onto off site roads (minimum length of 50').

8. The location of each stockpile will vary throughout the construction period. Excavated silt and earth stockpiles shall be stored on site. Silt fence shall be placed at the base of the stockpile to prevent sediment from leaving the site and to protect storm drains, wetlands and watercourses.

9. Silt fence shall be Mirafi envirofence, Amoco siltstop or equivalent approved by Site Engineer. Filter fabric used shall be Mirafi 100x or equivalent. Install silt fence according to manufacturer's instruction, particularly, bury lower edge of fabric into ground.

10. All roof leader downspouts shall temporarily discharge onto splash pads measuring at least 8" wide by 18" long, or approved equal.

11. Land disturbance shall be kept to a minimum. All disturbed area shall be planted in where permanent plantings are called for as soon as practicable. Seed and mulch disturbed areas with grass seed where permanent plantings are not called for, as soon as practicable. Prepare seedbed (4" thick minimum) with topsoil. Seed, rake, roll, water and mulch areas according to mixes below. Water as often as necessary (up to 3 times per day) to establish cover. Mulch seeded areas at 1 to 2 tons/acre with salt hay. Maintain mulch and watering until grass is 3" high with 85% cover. Reseed or overseed if necessary.

Temporary Seed Mix:		
Perennial ryegrass	40 lbs/ac.	(1 lb/1000 sf.)
Permanent Lawns:		
Kentucky Bluegrass	20 lbs/ac.	
Creeping Red Fescue	20 lbs/ac.	
Perennial Ryegrass	5 lbs/ac.	
	45 lbs/ac.	(1 lb/1000 sf.)

Optimum Seeding Dates:
April 15 through June 15
August 15 through October 1

12. Any disturbed area shall be restored to the preconstruction condition. Existing shrubs shall be carefully dug up, stored in a temporary nursery during the project and replanted as directed by the Owner. The time during which these bushes are out of the ground must be minimized. The contractor shall keep the shrubs watered and out of the direct sun during this time.

13. If disturbed areas can not be seeded immediately due to the time of year, mulch area until seeding can occur; remove mulch and seed and remulch when season permits.

14. Mulch shall be replaced with erosion control blankets where specified on the plan. Blankets shall be jute netting installed as per the details. Additional areas may have to be covered with blankets as directed by the Site Engineer. Other blankets and methods may be used if approved by the site engineer.

15. All dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Each dewatering pump shall discharge into the existing or proposed storm drainage system in a manner that will not cause erosion, sedimentation, nuisance or safety hazards. Each dewatering pump intake shall be placed in a clean, perforated 55 gallon drum, surrounded by at least 18 inches of 3/4" crushed stone. The entire surface of the drum (sides, top and bottom) shall be protected from silty water entering the drum. If necessary, the pump discharge shall pass through a settlement basin of adequate size to further clarify the pump discharge prior to entering the storm drainage system. Such basin could be made from an excavated pit or by using a sealed trash dumpster. The basin would have a piped overflow leading into the storm drainage system. Alternative methods may be used, such as well points, other types of pump intake filters and settlement basins, if approved by the inspecting engineer and governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.

16. If excessive groundwater is encountered during construction, the site and/or Geotechnical Engineer may require that the pump discharge shall pass through a settlement basin of adequate size to further clarify the discharge prior to entering the storm drainage system. Such basin could be made from an excavated pit or by using a sealed trash dumpster. The basin would have a piped overflow leading into the storm drainage system. Alternative methods may be used, such as well points, other types of pump intake filters and settlement basins, if approved by the inspecting engineer and governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.

17. All runoff from dewatering activities shall be filtered through 2 rows of silt fence backed with haybales and directed towards a temporary sediment trap.

18. Upon installation of each catch basin and area drain, immediately surround it with haybales as per sediment filter detail.

19. Haybales shall be new and are to be replaced whenever their condition deteriorates beyond reasonable usability.

20. Temporarily block pipes leading into the storm water infiltration system until upland areas are thoroughly stabilized. Under no circumstances shall sediment or silty water be allowed to enter the infiltration system.

21. Install permanent rip rap with the construction of headwalls. Immediately install haybales until the site is thoroughly stabilized.

22. Pavement and curbing should be placed as soon as possible after drainage is installed.

23. Loaded trucks shall be covered as required to keep down dust.

24. Affected portions of off site roads and sidewalks must be swept clean when required to keep down dust and prevent safety hazards or at least once a week during construction and as directed by Site Engineer.

25. Dust control to be achieved with watering down disturbed areas as required.

26. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.

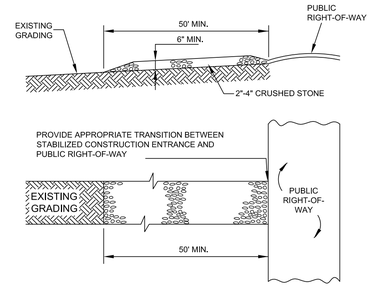
27. Additional sediment and erosion control measures may be installed during the construction period if found necessary by the inspecting engineer or any Governing Agency.

28. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stabilized. Upon completion of work and stabilization of all upland areas, all temporary sediment control devices and tree protection should be removed from the site and any silt disposed of legally.

29. Excavated material from temporary silt traps must be stockpiled on uphill side of silt fence.

30. Excavated silt and earth stockpiles shall not be permitted to be stored on site. Excess material shall be disposed of legally.

31. Periodically and upon completion of the job, clean silt from any effected storm sewer systems including pipes and inlets. Use silt during final landscaping or dispose off-site legally.



STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
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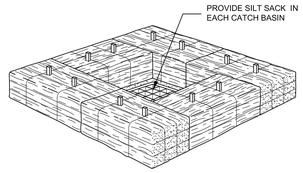
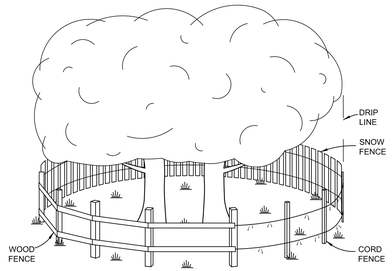
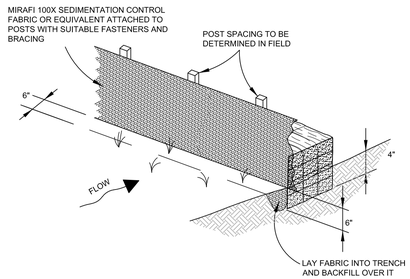


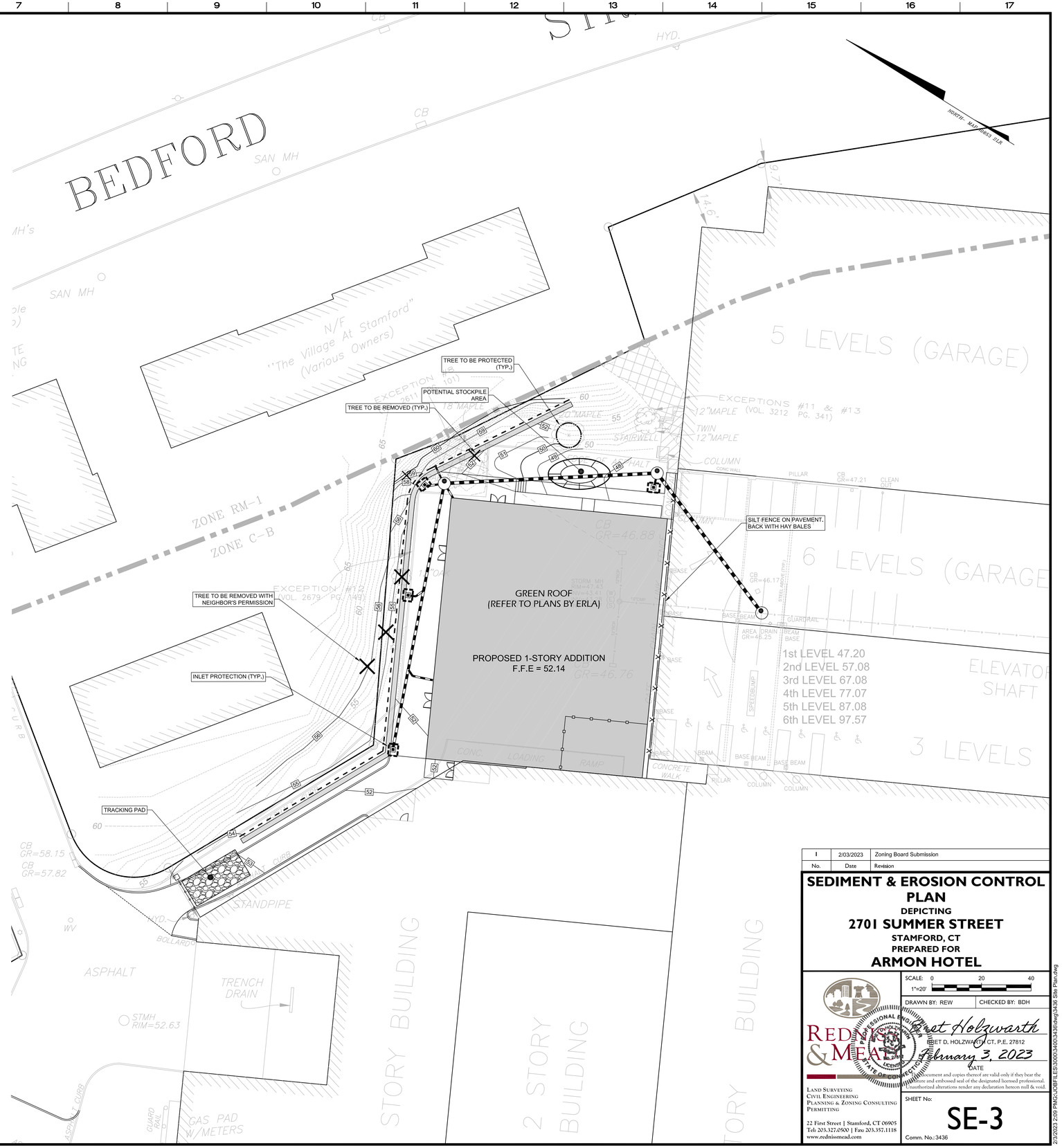
SEDIMENT FILTER FOR CATCH BASINS
N.T.S.



TREE PROTECTION
(SHOWING ACCEPTABLE TYPES OF FENCING)
N.T.S.



FABRIC & POST SILTATION BARRIER W/ HAY BALES
(SILT FENCE)
N.T.S.



No.	Date	Revision
1	2/03/2023	Zoning Board Submission

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
2701 SUMMER STREET
STAMFORD, CT
PREPARED FOR
ARMON HOTEL

SCALE: 1"=20' (0 20 40)

DRAWN BY: REW | CHECKED BY: BDH

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

Brett Holzwarth
BRETT D. HOLZWARTH, P.E. 27812
February 3, 2023
DATE

Instrument and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No: **SE-3**

Comm. No.: 3436

2/3/2023 2:09 PM G:\JOBFILES\3000\3400\3436\dwg\3436 Site Plan.dwg

GENERAL NOTES:

1. These drawings are intended only to depict the design of site GRADING, DRAINAGE, UTILITIES AND SEDIMENT & EROSION CONTROLS. These drawings are for approval purposes only. No construction may begin prior to obtaining all necessary permits and approvals.

2. All survey data, boundary lines, topography, building locations and area calculations are from a survey prepared by this office. Elevations depicted or labelled are based on NAVD-88.

3. Refer to plans prepared by Kevin Davignon Architect for information and design of the proposed buildings. These drawings depict site plans corresponding to the latest architectural plans received on 10/13/2022.

4. Property lies in a C-B zone.

5. All construction shall comply with the City of Stamford requirements, the State of Connecticut Basic Building Code Americans with Disabilities Act (ADA), the Connecticut Guidelines for Soil and Erosion and Sediment Control, OSHA, CT DOT Form 818 (latest edition).

6. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City standards unless approval deviation is specifically set forth as part of this application. All work within the State right-of-way will comply with the CT DOT Form 817 with the latest special Provisions and Typical State Standard Details.

7. Contractor shall supply complete shop drawings including manufacturer's product data sheets to the Site Engineer, for all construction material used in conjunction with these drawings. Contractor shall allow a 5 day review period, prior to fabrication and installation.

8. Information on existing utilities has been compiled from various sources including utility company records, municipal record maps and field survey and is not guaranteed to be correct or complete. The contractor is solely responsible for determining actual locations and elevations of all utilities including underground services.

9. The property shall be served by public water and sewers.

10. Prior to any excavation the Contractor and/or Applicant, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark-out of underground utilities. Dig test pit(s) at utility crossing(s) to check actual clearances with new utilities prior to construction. If conflicts are found the contractor shall notify the engineer, at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid the conflict. Such relocation shall be done with knowledge of and in accordance with the owner of the utility.

11. It shall be the responsibility of the contractor to provide any excavation safeguards, necessary barricades, flagmen, etc., for traffic control and site safety. All work shall be done in accordance with OSHA requirements. The contractor shall be responsible for compliance with OSHA requirements.

12. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.

13. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.

14. Building elevations are subject to change and shall be finalized prior to building permit.

15. Special attention of the contractor is called to the required type and compaction of pipe bedding and backfill specified on these drawings. These requirements will be strictly enforced.

16. Prior to issuance of a Certificate of Occupancy, the Engineering Bureau may require a certification letter stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted

17. The Contractor is responsible for coordinating with a licensed surveyor to prepare an "as-built" plan. The Contractor is responsible to coordinate with a site engineer 48 hours prior to any inspections.

18. The Engineering Bureau and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.

19. The work shall be done in conformance with the contract documents/plans unless changes have been approved in writing by the design engineer prior to the work being done.

20. No pool back wash water may be discharged into or adjacent to inland wetland and watercourse areas per the Health Department regulations.

21. A preconstruction meeting shall be held with the Owner, Architect and Engineer to review the scope of construction. The Contractor shall be responsible to coordinate the preconstruction meeting.

EARTHWORK & GRADING:

22. Grade away from building walls at 2% minimum (typical).

23. Earth slopes shall be no steeper than 2:1 (horz.:vert.)

24. No work shall commence until erosion controls have been inspected and approved by EPB or their designee(s).

25. General fill beyond paved areas shall be free of brush rubbish, stumps and stones larger than 8". Fill shall be placed in compacted layers not to exceed 8" in thickness. The dry density after compaction shall not be less than 95% of the Standard Proctor Test and done in accordance with the requirements of ASTM D698. After compacting, the fill shall be 4" below the required grade as shown on the plan.

26. Subgrade and fill shall be uniformly compacted by the use of equipment manufactured for that purpose. Rollers shall deliver a ground pressure of not less than 300 pounds per linear inch of contact width and weigh not less than 10 tons. Vibratory units shall have a static weight of not less than 4 tons. The amount of compactive effort shall be as directed by the Engineer, but in no case shall be less than 4 complete passes of the compacting equipment being used.

27. Disturbed areas shall be top soiled, seeded with grass and mulched in a manner conforming to the recommendations of the "Guidelines for Soil Erosion and Sediment Control", published by The Connecticut Council on Soil and Water Conservation, May 2002.

28. After the areas to be topsoiled have been brought to grade, the subgrade shall be loosened by scarifying to a depth of at least 2" to ensure bonding of the topsoil and subsoil.

29. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.

30. Excavation for pipes or concrete pavement repair may require either a braced excavation or open cut designed according to the requirements of OSHA, 29 CFR Part 1926. The lateral support systems and slopes should also be designed such that building footings, slabs on grade, adjacent pavement and existing ut ilities are protected and supported and not allowed to settle. The contractor shall be responsible for having a Professional Engineer, registered in the State of Connecticut design the excavation support method. The designs shall be submitted to the owner or his geotechnical engineer for review. The contractor shall submit plans showing the type, limits, design and sequence of construction for the lateral support system.

31. During the excavation, it is anticipated that existing utilities and sewers may be exposed. The contractor shall provide protection and support of these facilities and repair any damage caused by the work in a manner satisfactory to the owner. The condition of the existing facilities shall be observed by the owner's representative who shall determine if the facilities shall be replaced. Replacement of the facilities shall be done in a manner satisfactory to the owner and in compliance with applicable Codes.

RETAINING WALLS:

32. All retaining walls greater than three feet are required to be designed, and inspected during construction by a Professional Engineer registered in the State of Connecticut. A Retaining Wall Certification Sign-Off letter shall be submitted prior to issuance of a Certificate of Occupancy.

33. Retaining walls with a grade difference equal to or greater than 2.5 feet may require a safety barrier on the top of the wall. Retaining walls and barriers are to be designed by others.

34. Retaining walls are shown for schematic purposes only, and shall be designed by the structural engineer. All structural work shall conform to the requirements of the basic building code of the State of Connecticut, latest edition and the City of Stamford requirements.

35. Refer to plans prepared by the structural engineer for information regarding the design any retaining walls.

STORM SYSTEM:

36. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.

37. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.

38. All storm pipe specified as Poly Vinyl Chloride Pipe (PVCP) shall be SDR 35 with rubber gasketed joints and meet the requirements of ASTM D3034 and D3212.

39. All High Density Polyethylene Pipe (HDPE) for the stormwater system shall be ADS N-12 or equivalent with O-Ring joints (Pro-series) suitable for water tight installations.

40. Dig test pits at utility and sewer crossings to check actual clearances with these facilities prior to construction. Dig test pits at the connection points to existing sanitary sewer pipes to confirm that the elevation of the proposed gravity sewer is appropriate. If conflicts are found the contractor shall notify the engineer at which time the sewer in question shall be redesigned. If such redesign is not possible, the existing pipes or utilities shall be relocated to avoid conflict.

41. All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows.

42. Manhole diameters listed are minimum sizes and are assumed to be 4' inside diameter. If precast manholes are used, larger manholes must be used if recommended by the manufacturer.

43. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.

44. When connecting new pipes to existing structures such as manholes and catch basins, the structure shall be completely cleaned out. The hole made in the structure shall be made as small as possible. The structure shall be repaired to match its original type of construction. The joint between the structure and the pipe shall be made watertight by filling the joint with mortar.

45. Flow in existing sewer system must not be interrupted. Any temporary routing of this sewer flow must be done in conformance with all applicable rules and regulations.

46. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.01. Stone shall consist of sound, tough, durable particles free from soft, thin, elongated, laminated, friable, micaceous, or disintegrated pieces of mud, dirt or other deleterious material.

47. The storm and sanitary sewer shall be encased in concrete for a distance of 10 feet on either side of any intersection between the sanitary sewer and storm sewer. Where concrete encasement is required, temporarily support the pipes in place. Use sufficient concrete to encase piping not less than 6 inches at all points. The encasement shall be adequately supported with a stone base and shall be keyed into the foundation wall to prevent damage from settlement.

48. At the end of construction, after the site has be fully stabilized, all new and previously existing storm sewer facilities including, but not limited to, catch basins, area drains, manholes, junction boxes, flow control structures, pipes, oil grit separators, permeable pavers and porous pavement shall be fully cleaned with equipment designed for that purpose to the satisfaction of the inspecting engineer.

UTILITIES:

49. Proposed electric, telephone, cable, gas and water services are shown for schematic purposes only and are subject to change pending utility company review. These utilities shall be designed by others and installed in conformance to the requirements of the governing utility companies.

50. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.

51. It is the contractor's responsibility to install the electric conduits, cable conduits, and water service pipes as shown on SE-2. The contractor shall work with the utility companies and site engineer to insure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased if required by utility company.

52. Detectable Tape shall be used to mark piping listed below. The identification tape shall be buried at least 6-inches to 10-inches below final grade but no closer than 12-inches to the buried utility piping or service.

High Voltage 600 Volts & above	Red	Caution Electric Line Buried Below
Low Voltage 600 Volts & below	Red	Caution Electric Line Buried Below
Telephone & Control	Orange	Caution Telephone Line Buried Below
Natural Gas	Yellow	Caution Gas Line Buried Below
Water Systems	Blue	Caution Water Line Buried Below
Fire Protection Systems	Blue	Caution Fire Line Buried Below Sprinkler
Mains	Blue	Caution Sprinkler Line Buried Below Sewer
System	Green	Caution Sewer Line Buried Below
IS & S Communication Conduit	Orange	Conc. N/A

53. Underground-Type Plastic Line Marker: Manufacturer's standard permanent, bright-colored detectable tape, continuous-printed plastic tape, intended for direct-burial service; not less than 6" wide X 4 mils thick.

PAVEMENT AND PAVEMENT MARKINGS:

54. Areas of asphalt pavement that are disturbed by the construction of this project shall be replaced in accordance with the asphalt pavement repair detail. The finished grade of asphalt paving shall blend to existing grade and the edge of the concrete pavement smoothly with no slopes exceeding 4%.

55. Existing features such as but not limited to walks, curbs, and pavement damaged by construction activities shall be repaired at no additional cost to the owner.

56. Bituminous curbs damaged by the project shall be replaced with the new bituminous curbing machine laid Class 3 as described in Sections 8.15 and M.04 of the CT DOT Form 818.

57. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.

58. Contractor shall engage a testing lab who shall verify the base course material by means of a sieve analysis and perform compaction testing of the base and each course of pavement. Site Engineer shall review with the contractor the required testing at the preconstruction meeting. Site Engineer shall approve base course prior to placement of each layer of pavement.

59. The Contractor shall engage a qualified independent testing agency to perform field inspections and tests and to prepare test reports. Testing agency will conduct and interpret tests and state in each report whether tested work complies with or deviates from specified requirements.

60. Additional testing, at Contractor's expense, will be performed to determine compliance of corrected work with specified requirements. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements as directed by the Site Engineer.

61. Contractor is responsible to place the hot-mix asphalt mix as required in the drawings, details and the applicable Section of the CT DOT FORM 818 (latest edition).

62. Compaction shall be constructed as specified in the CT DOT FORM 818 (latest edition), Section 4.06 specification, the drawings and the details. Testing lab shall verify compaction of each course of pavement as directed by the Site Engineer.

63. After the asphalt pavement has cured sufficiently to support the weight of a water truck without marking the newly installed pavement, it shall be water tested for low spots, areas of little or no drainage, etc. A water truck shall spray a sufficient amount of water on all pavement sections to observe the drainage of water. There shall be positive drainage on all areas of the pavement. Any visible low spots where significant water (greater than or equal to 3/16" in depth) is left standing, shall be clearly marked for the Contractor to repair prior to final acceptance. These areas must be sawcut and removed down to the base course prior to replacement with asphalt mixture as per the original approved design. The base course and edges of sawcut asphalt must be treated with tack oil prior to new section of asphalt being installed. The Owner's Representative or inspecting A/E shall be notified 48 hours in advance of water test so that he may be present during the test.

64. The inspecting engineer and contractor will review the testing requirements at the preconstruction meeting. At this meeting, samples to be tested and compaction testing protocol will be discussed. Testing and approval of the subgrade, base course and asphalt layers prior to the installation of the next layer to determine if the work complies or deviates from the specified requirements. Prior to installation of the base course, contractor shall contact inspecting engineer to determine the suitability of the subgrade material, base course and asphalt. Additional excavation or base course may be required.

65. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.

66. Finished grade shall be within 1/2 inch of that noted on the drawings.

67. The pavement shall be protected from vehicular traffic of any kind with the use of barricades, etc. for a minimum period of 24 hours after final rolling. Maintain and protect asphalt surface from scrapes, sears, spills, hydraulic leaks, and any other construction damage for the remainder of construction until Owner's Representative acceptance. Contractor is responsible for clearing, repairing, seal coating, patching, and re-striping as necessary to obtain Owner's Representative's final approval/acceptance.

68. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).

STANDARD CITY OF STAMFORD NOTES:

69. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.

70. All work within the City of Stamford Right-of-Way shall be constructed to City of Stamford requirements, the State of Connecticut Basic Building Code and the Connecticut Guidelines for Soil Erosion and Sedimentation Control.

71. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement within the City of Stamford Right-of-Way.

72. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.

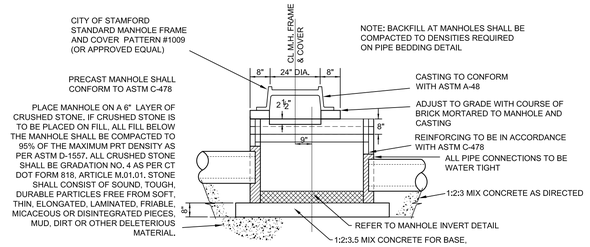
73. Prior to any excavation the Contractor and/or Applicant/Owner, in accordance with Public Act 77-350, shall be required to contact "Call Before You Dig" at 1-800-922-4455 for mark our of underground utilities.

74. All retaining walls greater then three (3) feet are required to be designed, and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Certification of the retaining shall be required prior to issuance of a Certificate of Occupancy and/or bond release.

75. Certification will be required by a professional engineer licensed in the State of Connecticut that work has been completed in compliance with the approved drawings.

76. A Final Location Plan will be required by a professional land surveyor licensed in the State of Connecticut.

77. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.



MANHOLE DETAIL (MH#3)

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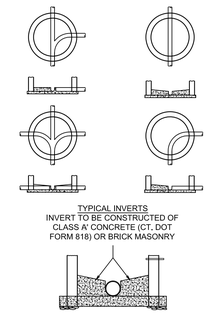
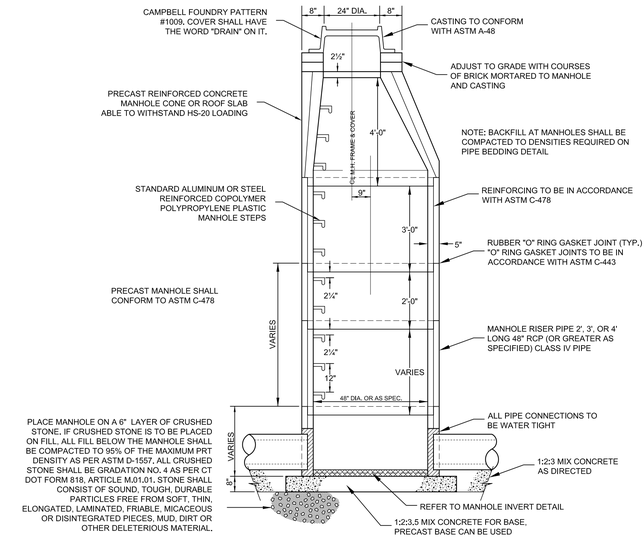


MANHOLE INVERT

N.T.S.



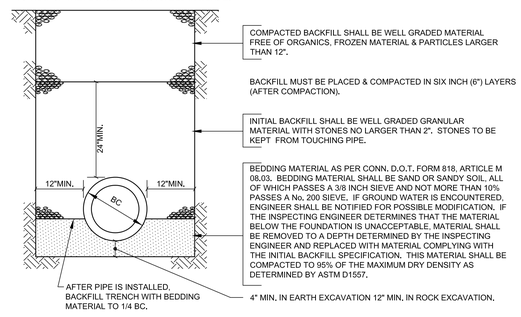
STORM MANHOLE DETAIL

N.T.S.

WATER STOP: 10' UPSTREAM OF STRUCTURES AND WHERE SHOWN, FOUNDATION MATERIAL, BEDDING, HAUNCHING, INITIAL BACKFILL, AND THE BOTTOM FOOT OF GENERAL BACKFILL TO BE REPLACED WITH SM, SC, OR ML SOIL AS PER UNIFIED SOIL CLASSIFICATION SYSTEM" WITH MAXIMUM PARTICLE SIZE OF 1-1/2", FOR 3 LINEAR FEET OF TRENCH, WATER STOP TO BE KEYED INTO TRENCH BOTTOM AND WALLS A MINIMUM OF ONE FOOT. NO STONES LARGER THAN 6" SHALL BE WITHIN 12" OF THE PIPE.
ALL FOUNDATION, INITIAL BACKFILL & BACKFILL MATERIAL TO BE APPROVED BY THE INSPECTING ENGINEER.

ANY DEVIATION FROM THESE METHODS & MATERIALS MUST BE APPROVED IN WRITING BY THE INSPECTING ENGINEER.

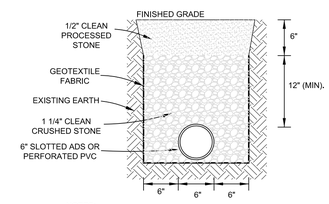
ALL MATERIAL TO BE COMPACTED TO 95% OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D1557, EXCEPT COMPACTED BACKFILL" NOT UNDER PAVEMENT WHICH SHALL BE COMPACTED TO A DENSITY AT LEAST EQUAL TO THAT OF THE ADJACENT UNDISTURBED MATERIAL.



PVC/RCP PIPE TRENCH BEDDING DETAIL

(48" DIA. & UNDER)

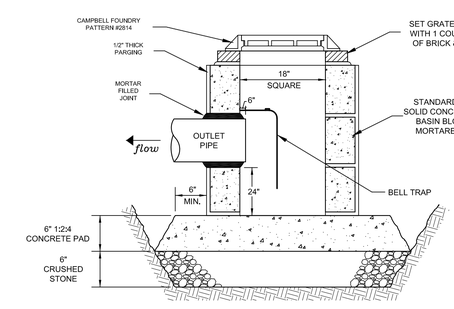
N.T.S.



NOTES:
1. PIPE SHALL BE SLOTTED ADS MANUFACTURED IN ACCORDANCE WITH ASTM F405 & F667 OR PERFORATED POLY VINYL CHLORIDE PIPE (PVCP) SDR 35 AND MEET THE REQUIREMENTS OF ASTM D3034 AND D3212.
2. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT D.O.T. FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS, OR DISINTEGRATED PIECES, MUD, DIRT, OR OTHER DELETERIOUS MATERIAL.
3. GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR EQUIVALENT.

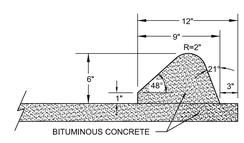
CURTAIN DRAIN

N.T.S.



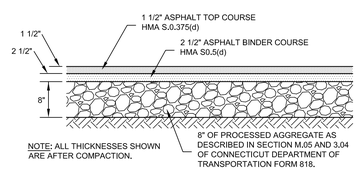
18" AREA DRAIN

N.T.S.



BITUMINOUS CONCRETE LIP CURBING

N.T.S.



ASPHALT PAVEMENT DETAIL

N.T.S.

No.	Date	Revision
I	2/03/2023	Zoning Board Submission

NOTES & DETAILS

DEPICTING

2701 SUMMER STREET

STAMFORD, CT

PREPARED FOR

ARMON HOTEL

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax 203.357.1118
www.rednissmead.com

SCALE: 1"=20' (0 20 40)

DRAWN BY: BDH | CHECKED BY: BDH

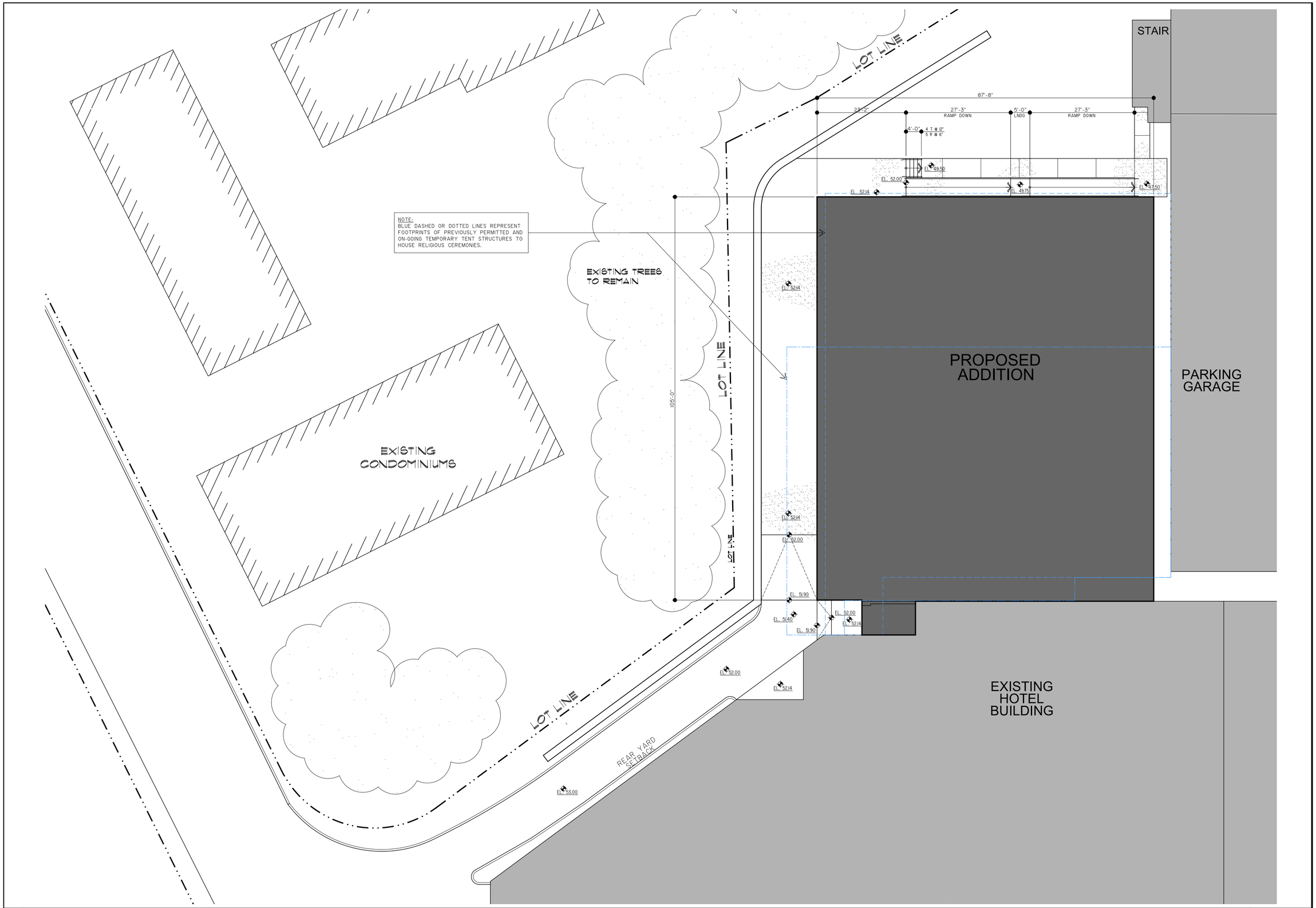
Bret Holzwarth
BRET D. HOLZWARTH CT. P.E. 27812
February 3, 2023
DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorized alterations render any declaration hereon null & void.

SHEET No: SE-4

Comm. No.: 3436

2/3/2023 2:06 PM G:\JOBFILES\3000\3400\3436\dwg\3436 Site Plan.dwg



1 PROPOSED NEW PRAYER MEETING ROOM - ARCHITECTURAL SITE UTILIZATION PLAN

3/32"=1'-0"

KA DAVIGNON ARCHITECT
203/676-8383
KEVIN @ KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION

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STAMFORD CROWNE PLAZA
2701 SUMMER ST, STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location
PARTIAL SITE AND PROPOSED ADDITION PLAN

Drawing Title

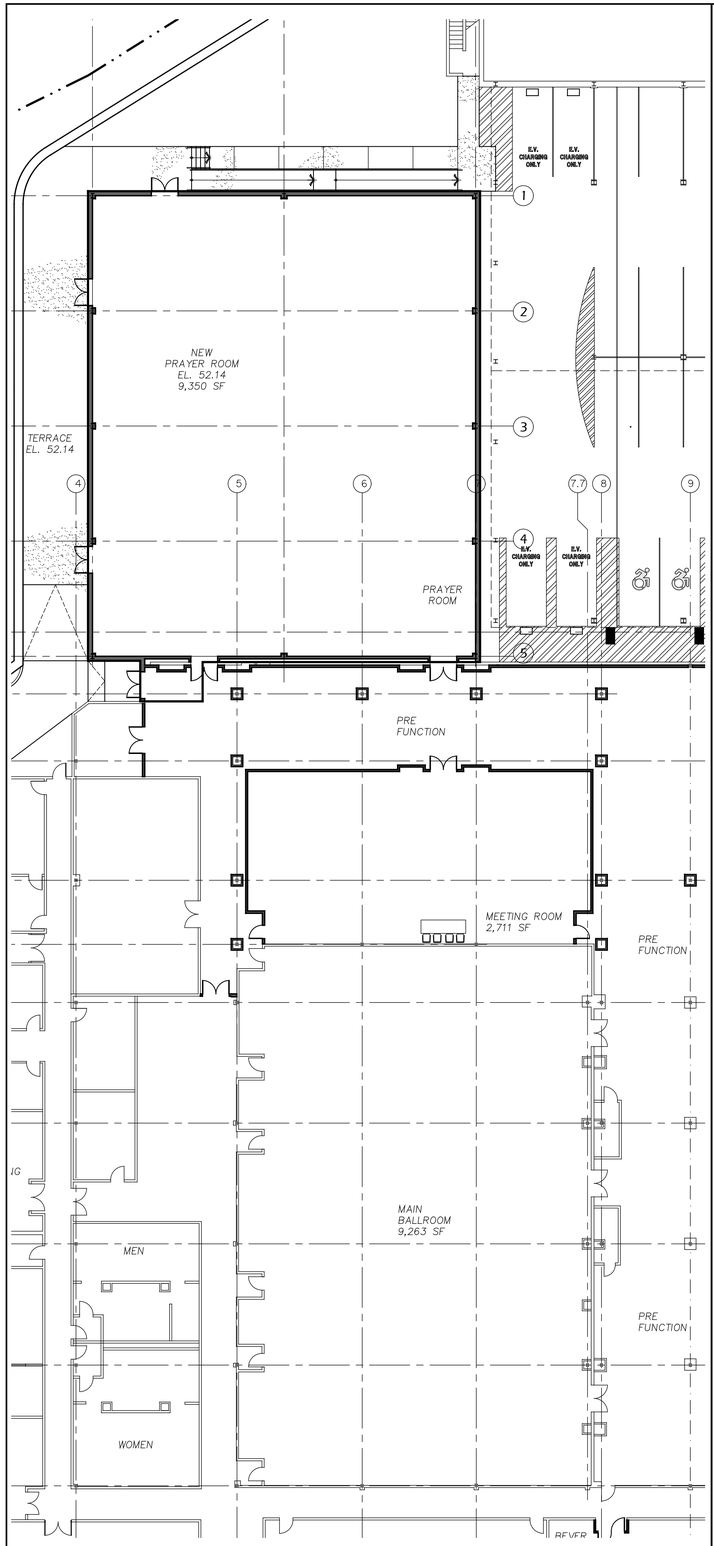
Drawn By	KAD	Drawn	SD
Drawing Date	09/07/17	% Complete	100%
Drawing Scale	AS NOTED	Project No.	170503
		File Path	C:\JWProjects\2017\170503\StamfordCrownePlaza Prayer Room Addn\Dwgs\101\StamfordCrowneBackground.dwg

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11538
LICENSED ARCHITECT

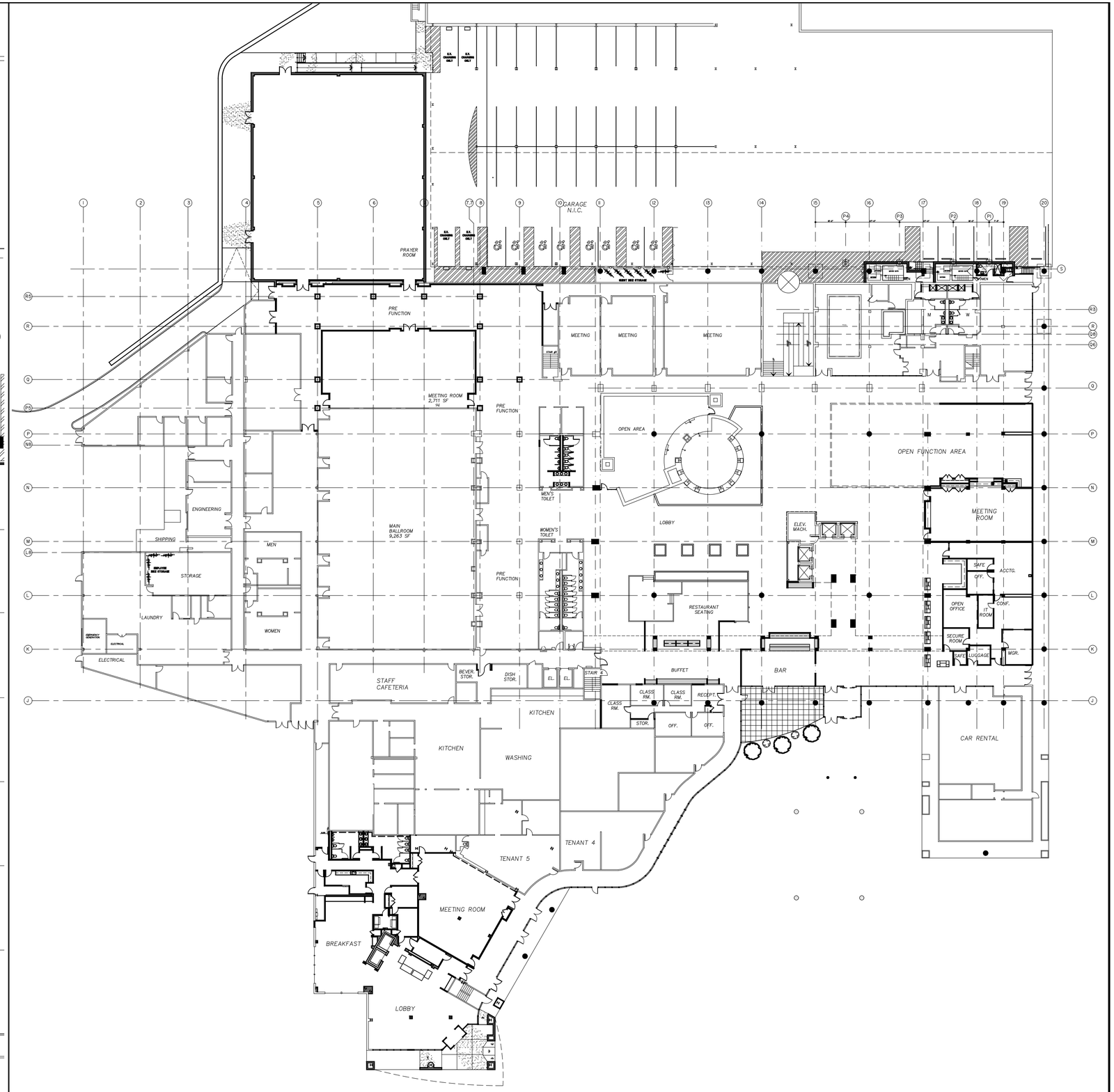
Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title
PROPOSED SITE PLAN

Drawing No.
C-101



2 STRUCTURE GRID AT PROJECT AREA 1/16"=1'-0"



1 EXISTING STRUCTURAL GRID AT FULL GROUND FLOOR LOBBY 1"=25'-0"

KA DAVIGNON
ARCHITECT
203/676-8383
KEVIN @
KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST, STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location

EXISTING FULL GROUND FLOOR LOBBY PLAN

Drawing Title

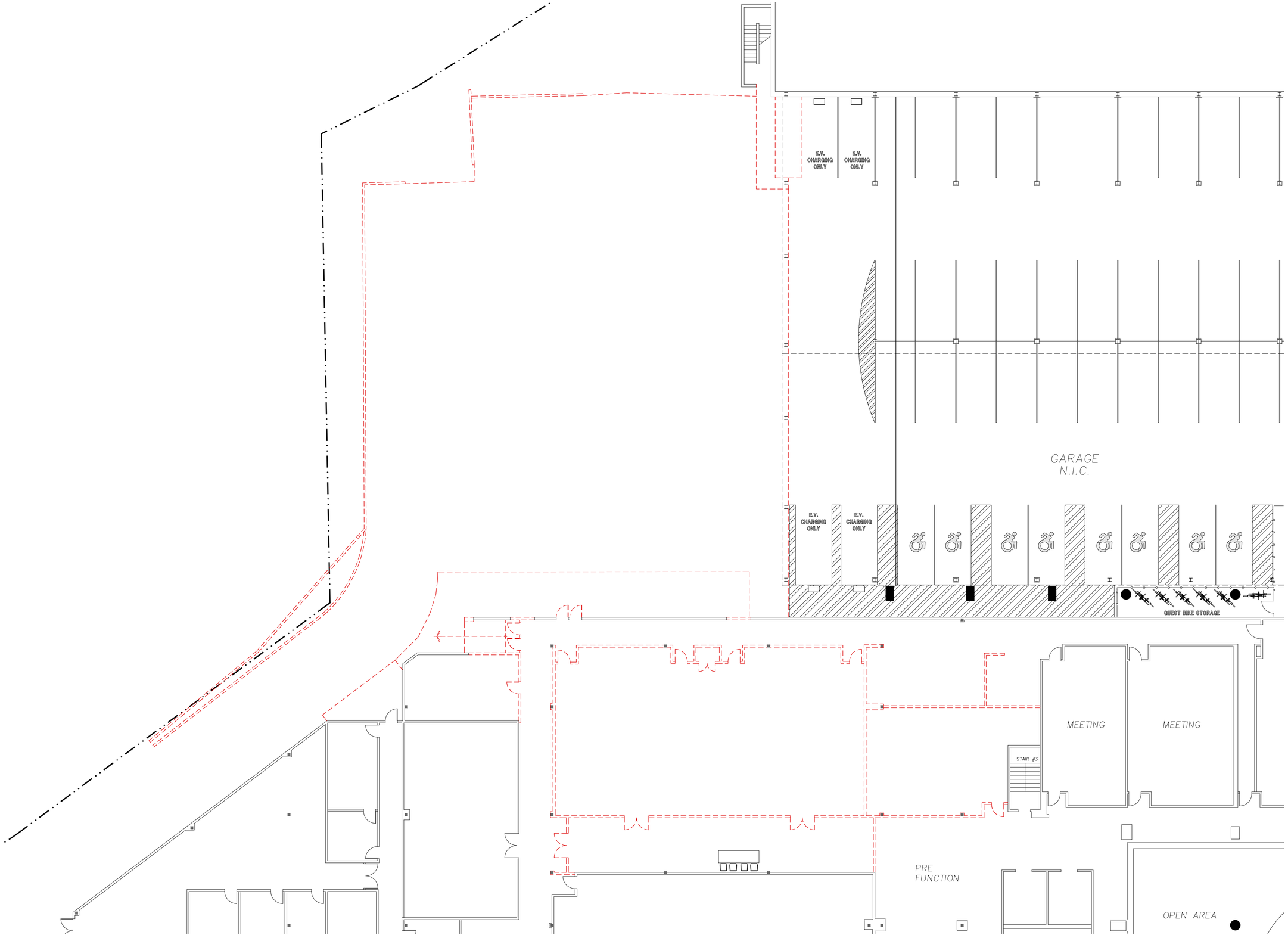
Drawn By	KAD	Phase	SD
Project No.	1702503	% Complete	100%
Drawing Date	06/07/17	File Path	C:\JOB\projects\2017\1702503\StamfordPlaza Prayer\Revit\Arch\projects\Stamford Prayer Addition.rvt
Drawing Scale	AS NOTED		

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11158
LICENSED ARCHITECT

Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title
EXISTING GRND.
FLOOR PLAN

Drawing No.
G-300



1 DEMOLITION PLAN

3/32"=1'-0"

KA DAVIGNON
ARCHITECT
203/676-8383
KEVIN @ KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST, STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location

DEMOLITION PLAN

Drawing Title

Drawn By	KAD	Drawn	SD
Project No.	1705053	% Complete	100%
File Path	C:\JBProjects\2017\1705053\StamFlaza Proje\Revit\Arch\Background.dwg		

Drawing By	KAD	Drawing Date	06/07/17
Drawing Scale	AS NOTED		

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11538
LICENSED ARCHITECT

Project Information

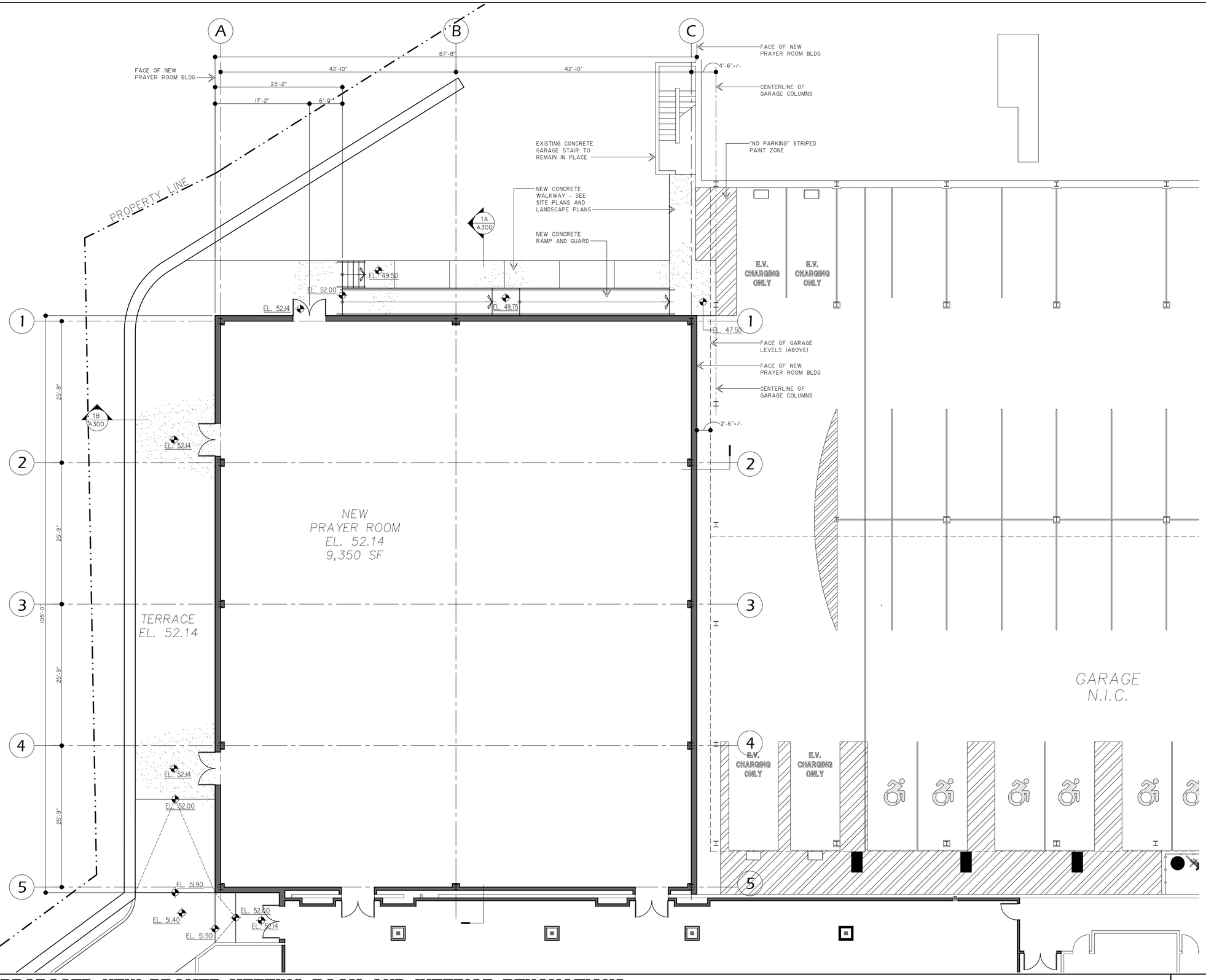
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title

DEMOLITION PLAN

Drawing No.

D-100



1 SCOPE PLAN - PROPOSED NEW PRAYER MEETING ROOM AND INTERIOR RENOVATIONS

1/8"=1'-0"

KA DAVIGNON ARCHITECT
203/676-8383
KEVIN @ KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST., STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location

Drawing Title: PROJECT SCOPE PLAN

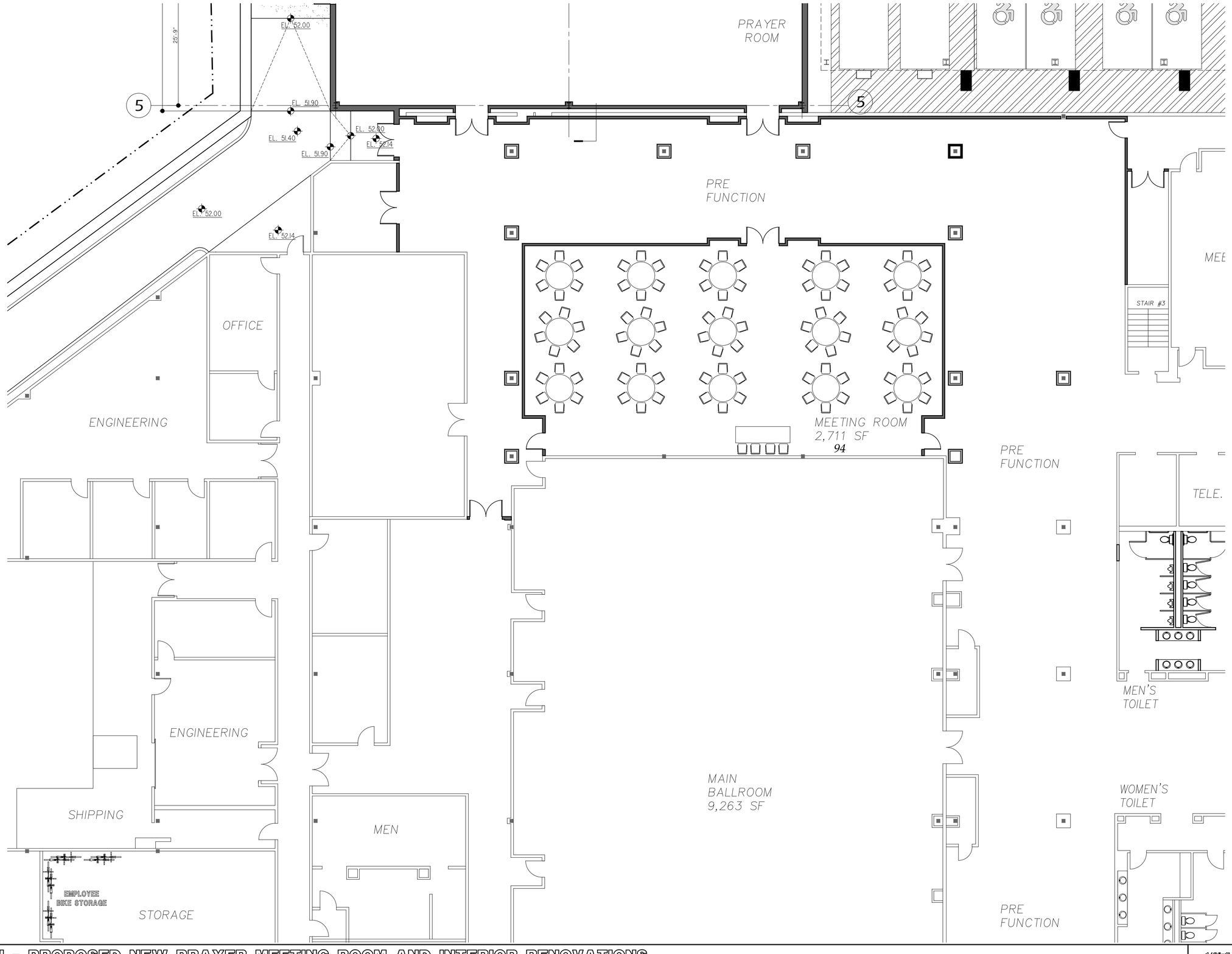
Drawn By: KAD
Reviewed By: KAD
Drawing Date: 06/07/17
Project No.: 1705D3
Drawn: SD
% Complete: 100%
Drawing Scale: AS NOTED
File Path: C:\0Projects\2017\1705D3\Stamf\Prayer Addition\Prayer Addition.dwg

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11538
LICENSED ARCHITECT

Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title
SCOPE PLAN

Drawing No.
A-100



1 SCOPE PLAN - PROPOSED NEW PRAYER MEETING ROOM AND INTERIOR RENOVATIONS

1/8"=1'-0"

KA DAVIGNON ARCHITECT
203/676-8383
KEVIN@KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST, STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location:

PROJECT SCOPE PLAN

Drawn's Title

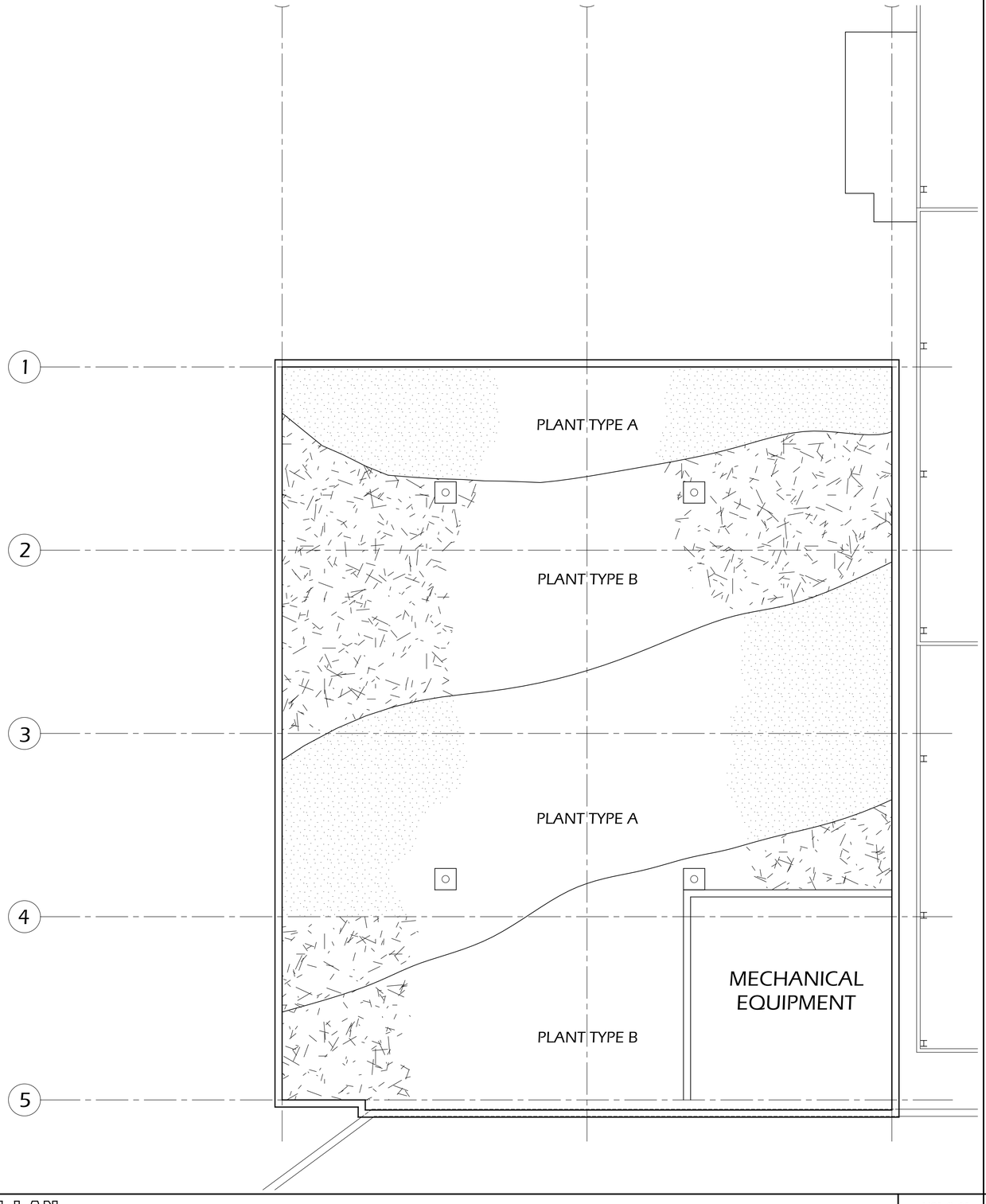
Drawn By: KAD		Phase: SD	
Drawing Date: 06/07/17	Project No.: 1705G3	% Complete: 100%	
Drawing Scale: AS NOTED	File Path: C:\0Projects\2017\1705G3StamfordPlaza\ProjectRoomAdd\Drawings\05\StamfordPlazaAddBackground.dwg		

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11538
LICENSED ARCHITECT

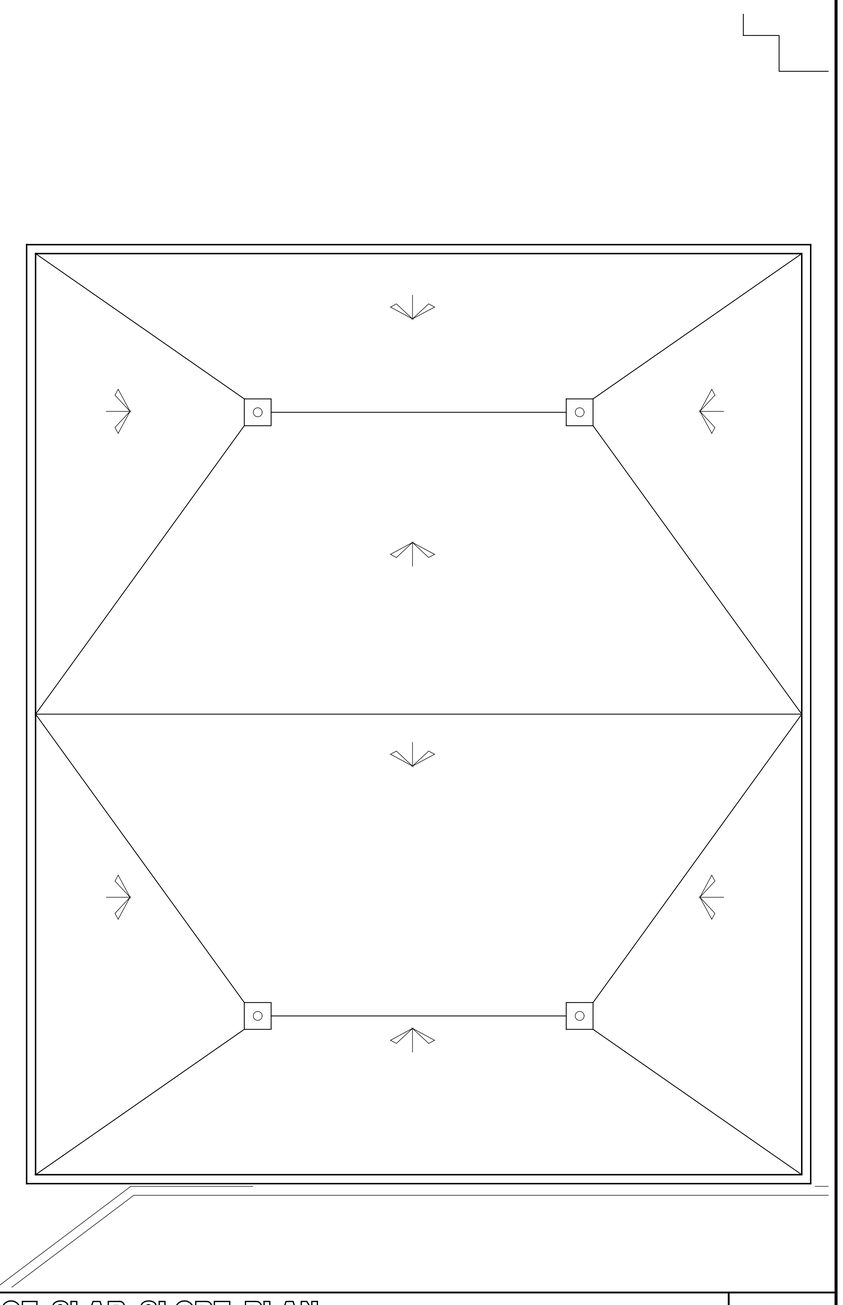
Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title
MEETING ROOM PLAN

Drawing No.
A-101



2 ROOF LAN 1/8"=1'-0"



1 ROOF SLAB SLOPE PLAN 1/8"=1'-0"

KA DAVIGNON
ARCHITECT
203/676-8383
KEVIN @ KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST., STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location

ROOF PLANS

Drawing Title

Drawn By	KAD	Drawed By	KAD
Drawing Date	06/07/17	Project No.	170503
Drawing Scale	AS NOTED	File Path	C:\JobProjects\2017\170503\StamfordPlaza ProgerRoomAdd\Dwgs\101\StamfordAddBackground.dwg

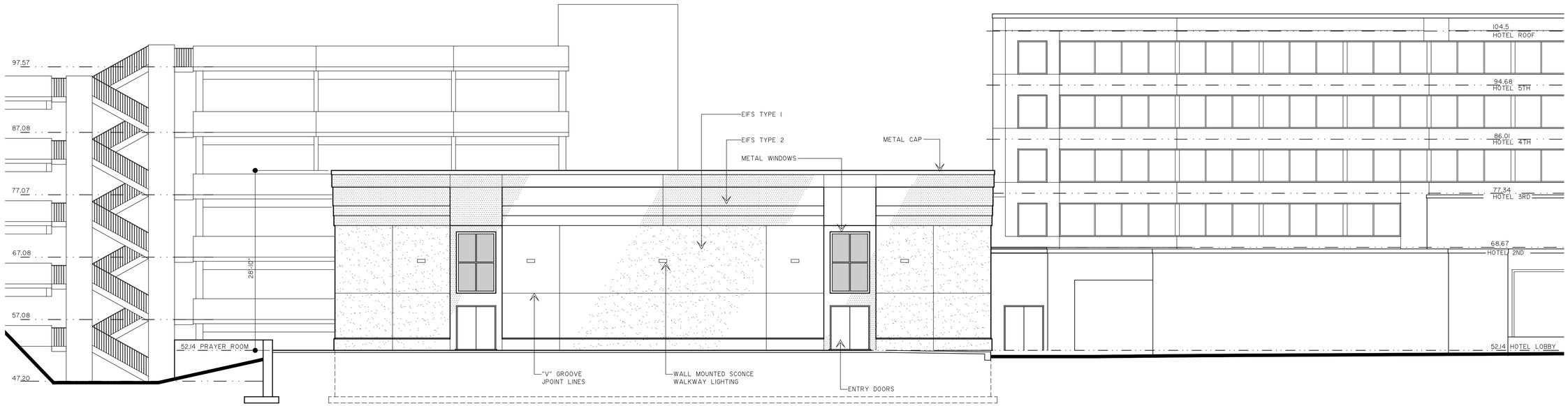
Phase SD
% Complete 100%

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11538
LICENSED ARCHITECT

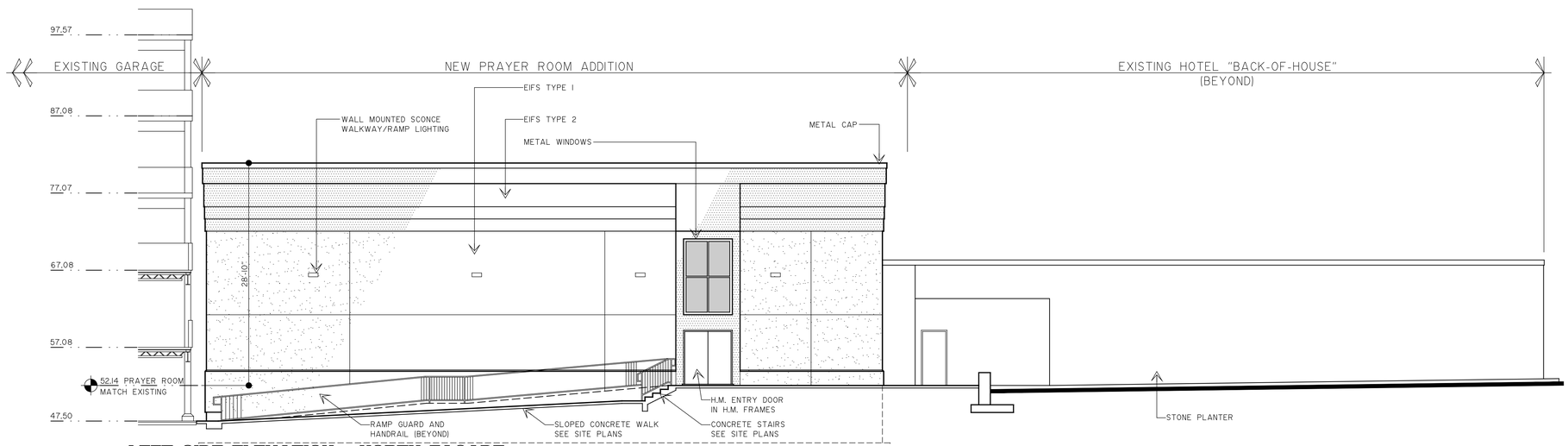
Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title ROOF PLAN
& ROOF SLOPE PLAN

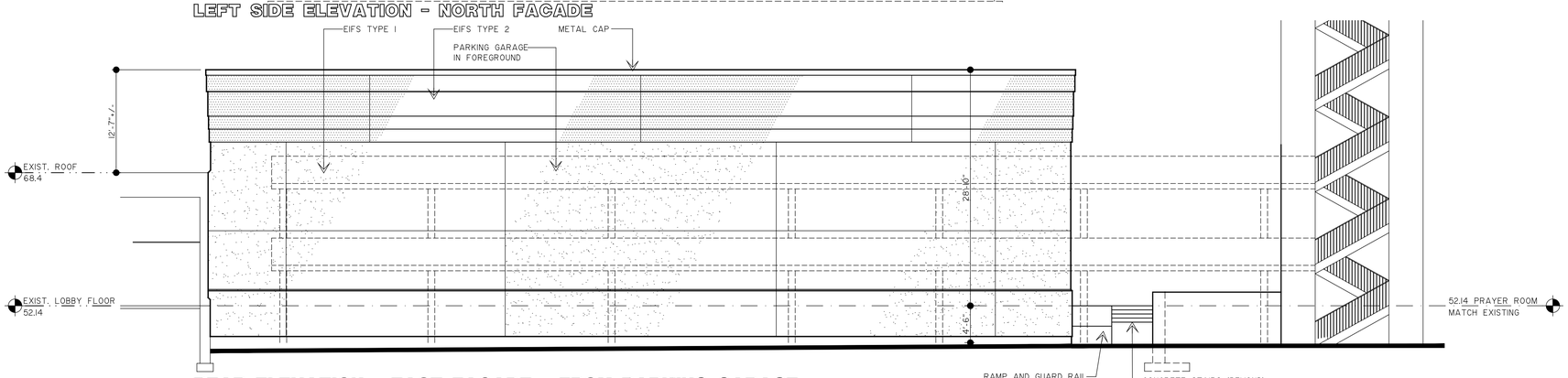
Drawing No.
A-103



FRONT ELEVATION - WEST FACADE



LEFT SIDE ELEVATION - NORTH FACADE



REAR ELEVATION - EAST FACADE - FROM PARKING GARAGE

2 ROOF LAN

1/8"=1'-0"

KA DAVIGNON ARCHITECT
203/676-8383
KEVIN@KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST, STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location
EXTERIOR ELEVATIONS
Drawing Title

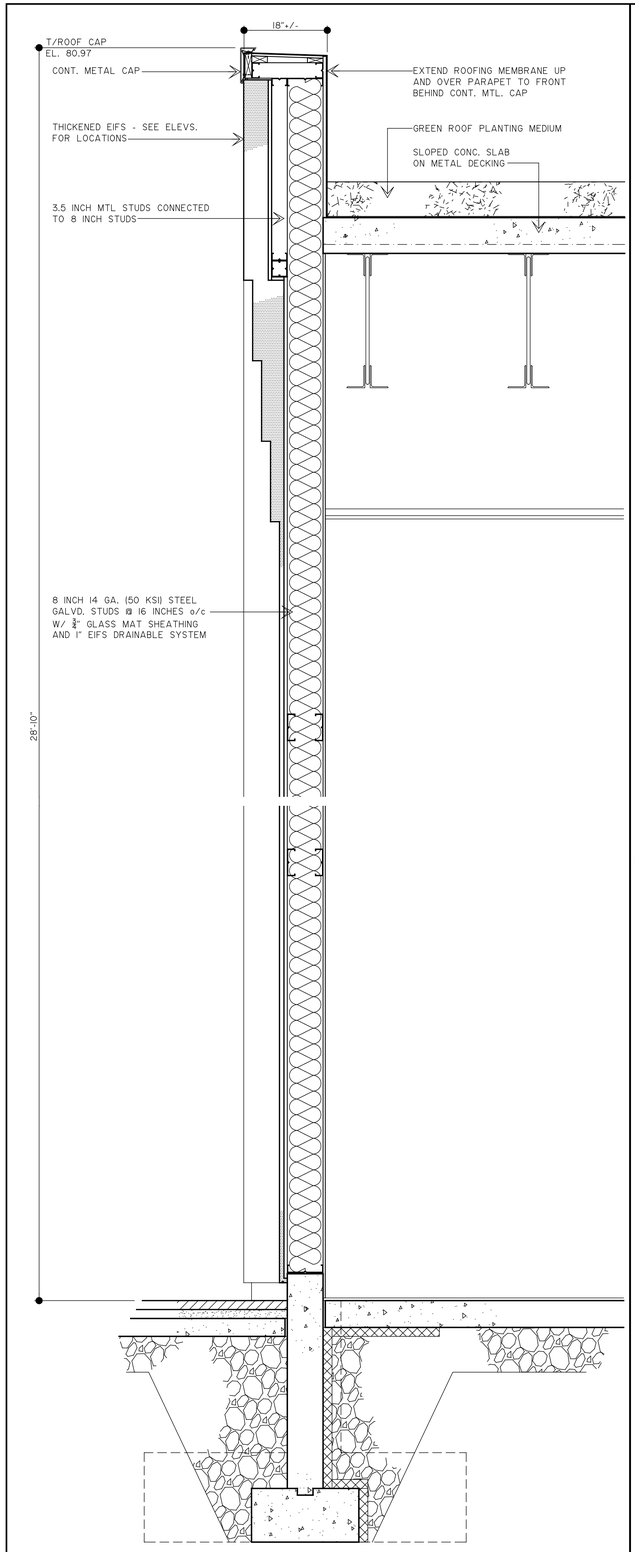
Drawn By	KAD	Sheet By	KAD
Drawing Date	06/07/17	Project No.	1705G3
Drawing Scale	AS NOTED	Phase	SD
		% Complete	100%
		File Path	C:\0Projects\2017\1705G3StamfordPlaza PrayerRoomAdd\Dwgs\05\StamfordAddBackground.dwg

STATE OF CONNECTICUT
KEVIN A. DAVIGNON
No. 11538
LICENSED ARCHITECT

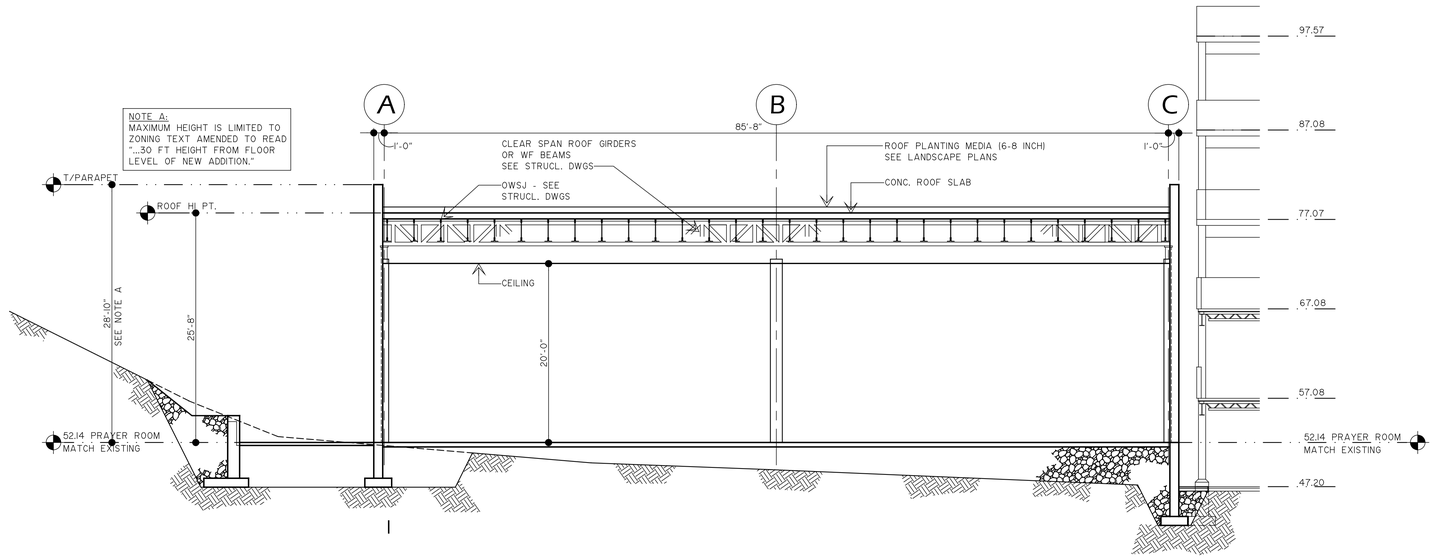
Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title
EXTERIOR ELEVATIONS

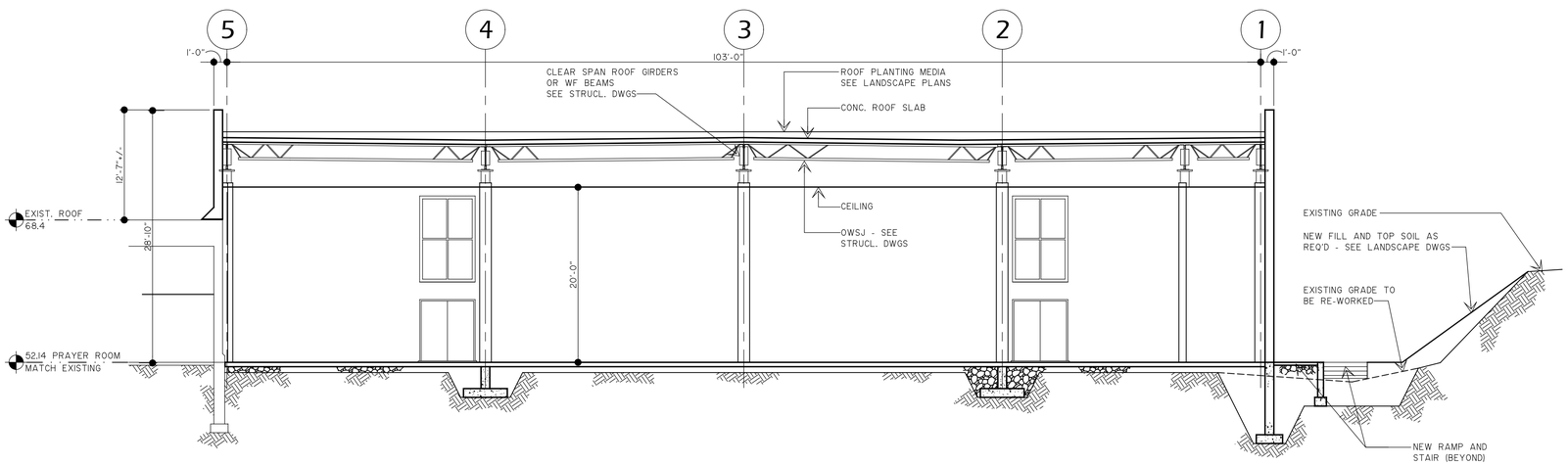
Drawing No.
A-200



2 PRELIMINARY WALL SECTION 3/4"=1'-0"



B CROSS SECTION THROUGH PRAYER ROOM



A LONGITUDINAL SECTION THROUGH PRAYER ROOM

1 BUILDING SECTIONS 1/8"=1'-0"

KA DAVIGNON ARCHITECT
203/676-8383
KEVIN@KADARCH.COM

ISSUE	REV.	DATE	ISSUE TO / ISSUE FOR
01		01/10/2018	FINAL OWNER REVIEW/TEAM COORD.
02		03/12/2018	RESTART PROJECT + OWNER REVISION
03		10/12/22	SITE PLAN APPROVAL SUBMISSION
05		02/03/23	ADD EV CHARGING & BIKE STATIONS

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STAMFORD CROWNE PLAZA
2701 SUMMER ST, STAMFORD, CT
PROPOSED PRAYER ROOM ADDITION

Project Name and Location: BUILDING AND WALL SECTIONS

Drawing Title: BUILDING AND WALL SECTIONS

Drawn By: KAD | Reviewed By: KAD | Drawn: SD

Drawing Date: 06/07/17 | Project No. 170503 | % Complete: 100%

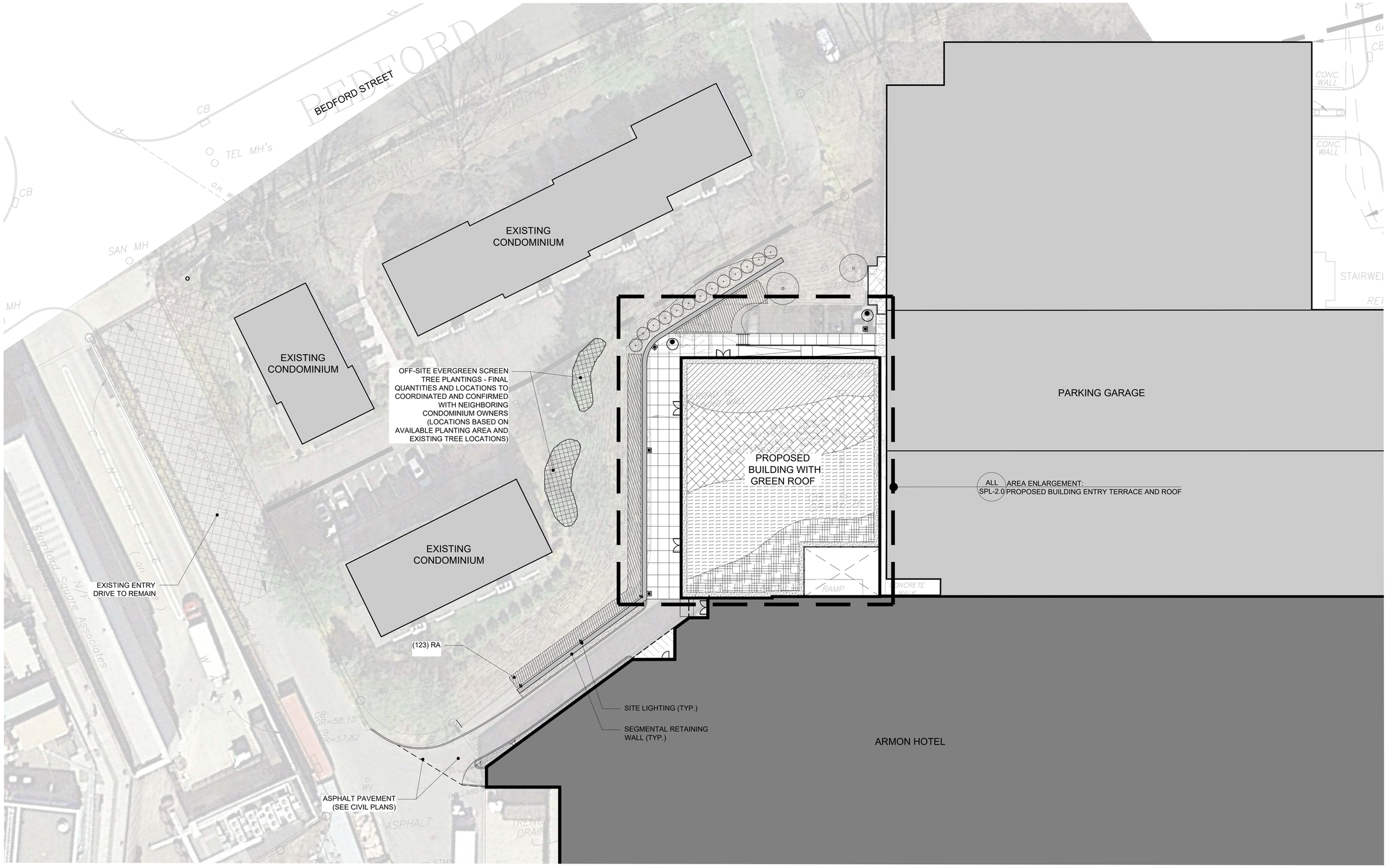
Drawing Scale: AS NOTED | File Path: C:\JDProjects\2017\170503StamFlora ProgrRoomAdd\Image\03\Stam Flora Add Background.dwg

STATE OF CONNECTICUT KEVIN A. DAVIGNON 11538 LICENSED ARCHITECT

Project Information
ROSDEV
Stamford Crowne Plaza
Stamford, CT
Prayer Room Addition

Drawing Title
BUILDING SECTIONS

Drawing No.
A-300



GRAPHIC SCALE

20 0 10 20 40 80

SCALE: 1" = 20'-0"

SPL-1.0

erla
e r i c r a i n s
landscape architecture, llc
11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

NO.	ISSUE	DATE
1	SITE PLAN APPROVAL SUBMISSION	22.12.09

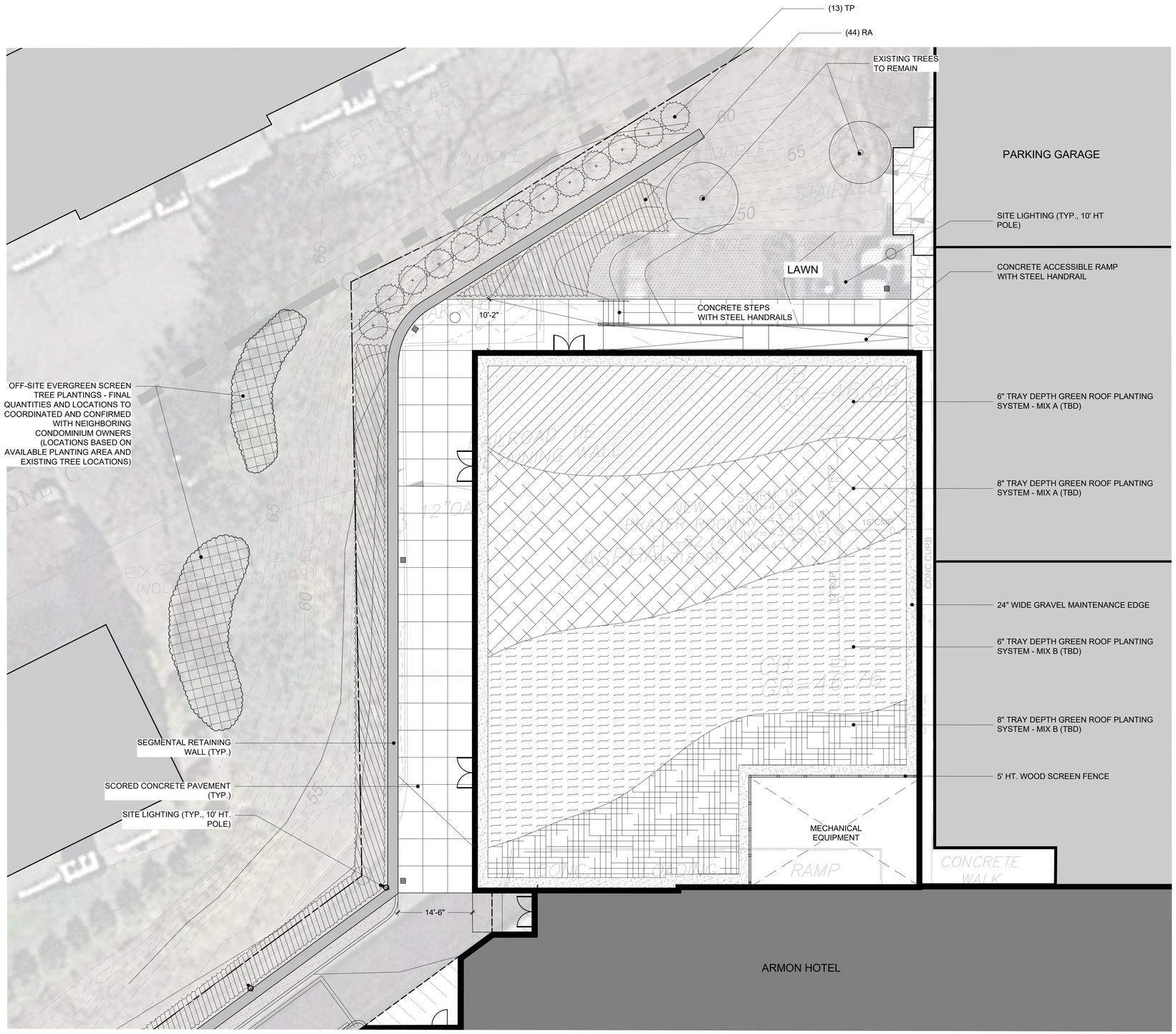
PROJECT
ARMON HOTEL
2701 SUMMER STREET
STAMFORD, CT

DWG TITLE
OVERALL LANDSCAPE SITE PLAN

JOB NO.

DATE
2022.12.09

SCALE
1"=20'-0"



GRAPHIC SCALE

10 0 5 10 20 40

SCALE: 1" = 10'-0"

SPL-2.0

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11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

NO.	ISSUE	DATE
1	SITE PLAN APPROVAL SUBMISSION	22.12.09

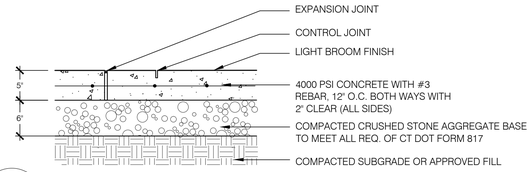
PROJECT
ARMON HOTEL
2701 SUMMER STREET
STAMFORD, CT

DWG. TITLE
AREA ENLARGEMENT PLAN

JOB NO.

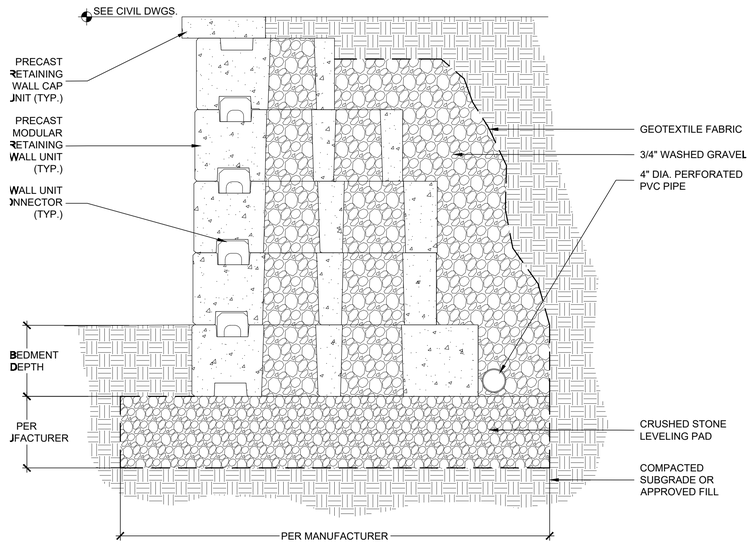
DATE
2022.12.09

SCALE
1"=10'-0"



1 CONCRETE PAVEMENT

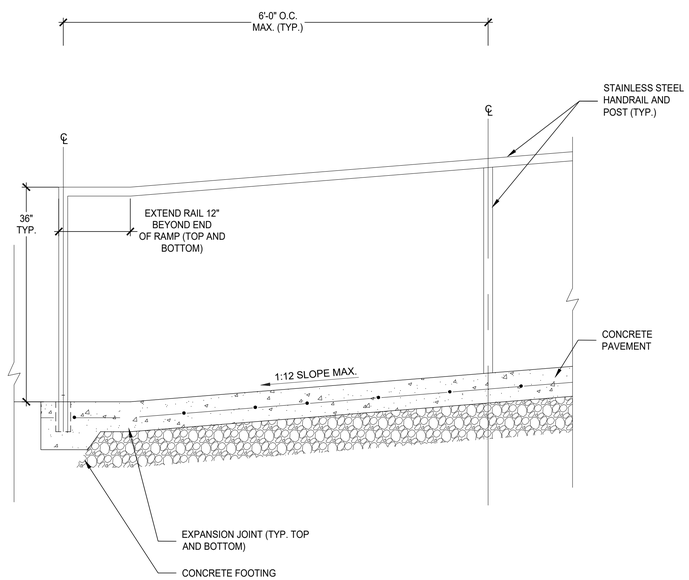
NOT TO SCALE



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR COMPLETE WALL COMPONENTS AND CONSTRUCTION, PROVIDED BY MANUFACTURER.
2. WALL MODEL: 'SKYSCRAPER', MANFACTURED BY TECH-BLOC. COLOR: SLATE GREY.

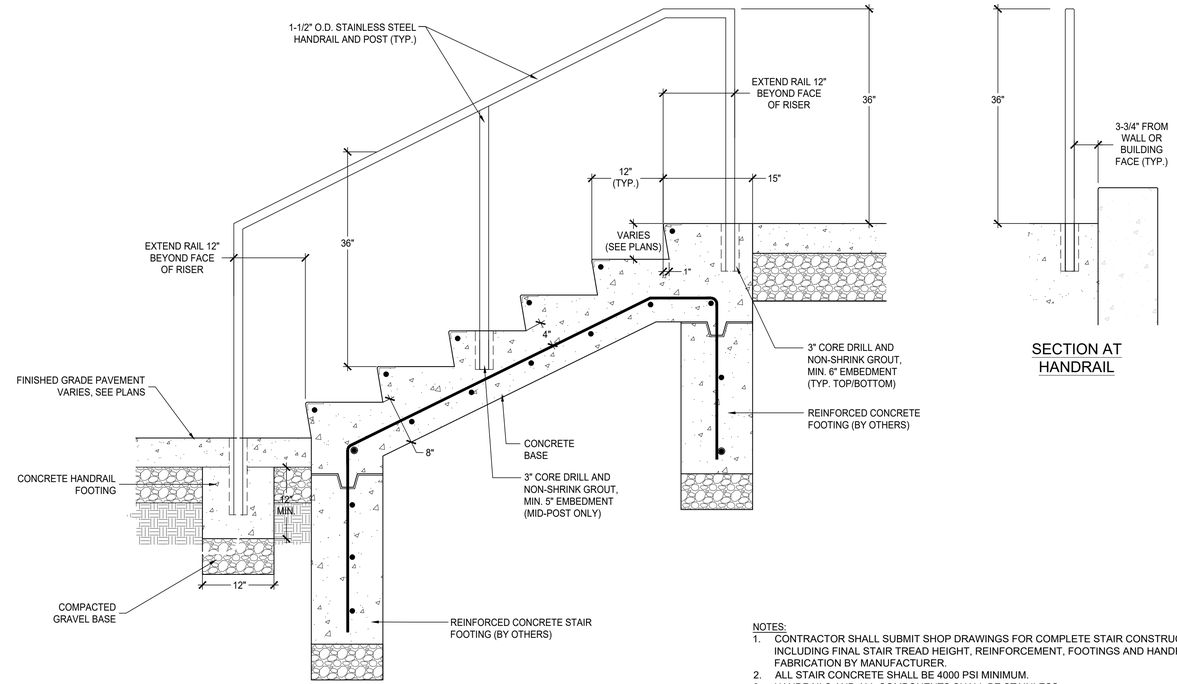
2 SEGMENTAL RETAINING WALL

NOT TO SCALE



3 CONCRETE RAMP WITH STEEL HANDRAIL

NOT TO SCALE

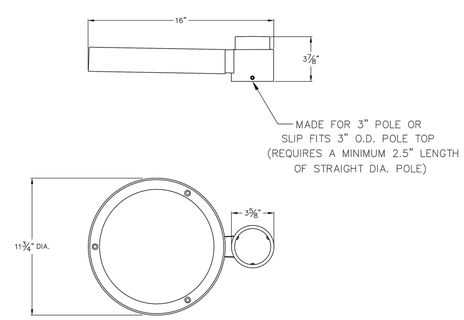


NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR COMPLETE STAIR CONSTRUCTION, INCLUDING FINAL STAIR TREAD HEIGHT, REINFORCEMENT, FOOTINGS AND HANDRAIL FABRICATION BY MANUFACTURER.
2. ALL STAIR CONCRETE SHALL BE 4000 PSI MINIMUM.
3. HANDRAILS AND ALL COMPONENTS SHALL BE STAINLESS.

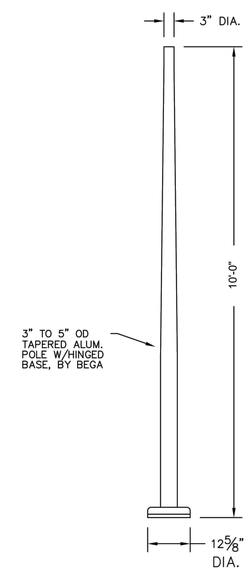
4 CONCRETE STEPS WITH STEEL HANDRAIL

NOT TO SCALE

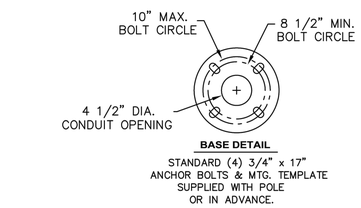
LIGHTING NOTES:
1. LUMINAIRE MODEL: 99 402
2. POLE MODEL: 1108HR
3. ALL COMPONENTS SHALL BE COLOR: BLACK.
4. MANUFACTURED BY BEGA.



LUMINAIRE



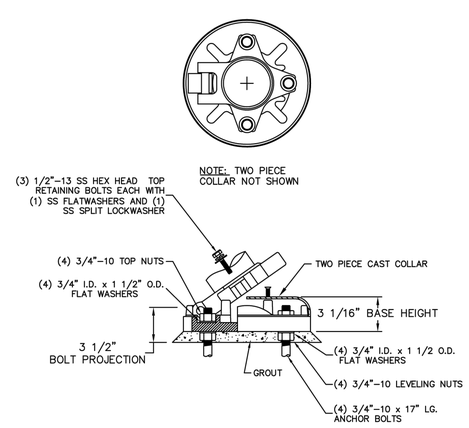
POLE



BASE DETAIL

STANDARD (4) 3/4" x 17" ANCHOR BOLTS & MTG. TEMPLATE SUPPLIED WITH POLE OR IN ADVANCE.

POLE BASE INCLUDES 3/8"–16 TAPPED HOLE FOR GROUND CONNECTOR



POLE BASE

5 SITE LIGHTING

NOT TO SCALE

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11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

NO.	ISSUE	DATE
1	SITE PLAN APPROVAL SUBMISSION	22.12.09

PROJECT: ARMON HOTEL, 2701 SUMMER STREET, STAMFORD, CT

DWG TITLE: SITE DETAILS

JOB NO.

DATE: 2022.12.09

SCALE: AS NOTED

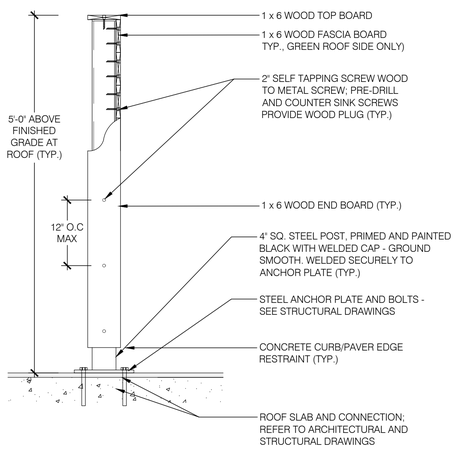
SPL-3.0

PLANTING SCHEDULE - SITE

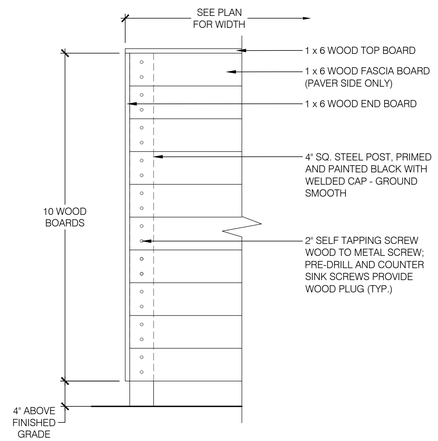
SYM	QTY.	BOTANICAL NAME	COMMON NAME		MIN.SIZE	MATURE SIZE	COMMENTS
EVERGREEN SCREEN TREES							
TP	13	Thuja plicata 'Green Giant'	GREEN GIANT ARBORVITAE	B&B	14' - 16' HT.	40' - 60' HT.	Full, Heavy - Spacing 72" O.C.
SHRUBS							
RA	167	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	Cont.	#5 / 24" - 30"	36" H x 60"-72" W	Full, Heavy

PLANTING NOTES:

1. OFF-SITE PLANTINGS SHALL BE INSTALLED AT 6' - 8' HT. FINAL LOCATIONS AND QUANTITIES TO BE COORDINATED WITH NEIGHBORING CONDOMINIUM OWNERS.



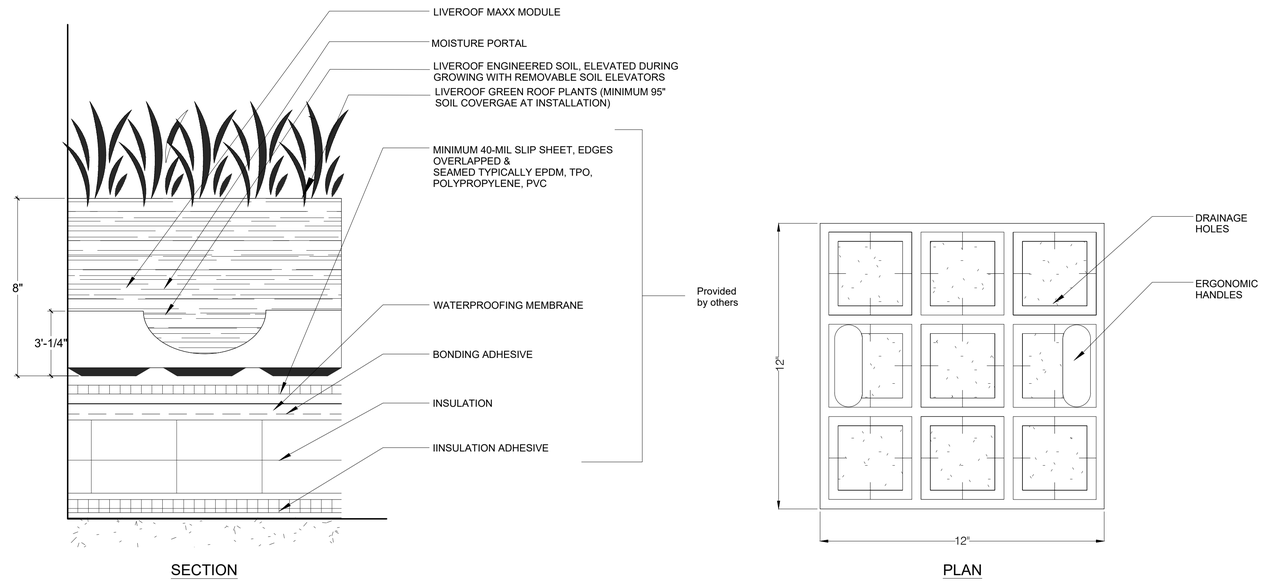
SECTION



ELEVATION

1 WOOD SCREEN FENCE

NOT TO SCALE

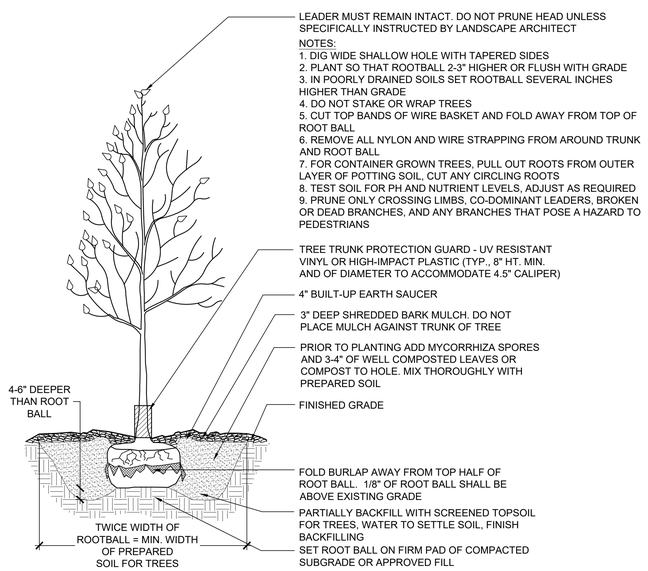


SECTION

PLAN

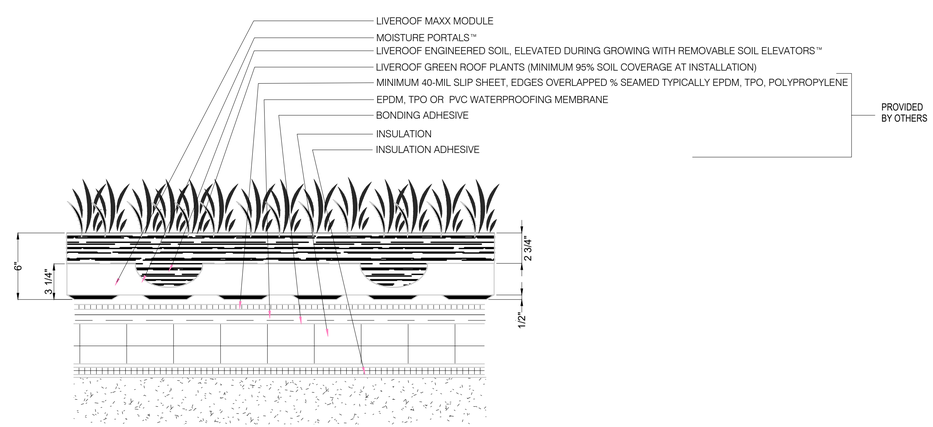
3 8" DEPTH TRAY GREEN ROOF SYSTEM

NOT TO SCALE



2 TREE PLANTING - TYPICAL

NOT TO SCALE



SECTION

PLAN

4 6" DEPTH TRAY GREEN ROOF SYSTEM

NOT TO SCALE

erla landscape architecture, llc
eric rains
11a N Main Street SoNo, CT 203.354.6500 www.ericrains.com

NO.	ISSUE	DATE
1	SITE PLAN APPROVAL SUBMISSION	22.12.09

PROJECT
ARMON HOTEL
2701 SUMMER STREET
STAMFORD, CT

DWG TITLE
PLANTING AND GREEN ROOF DETAILS

JOB NO.

DATE
2022.12.09

SCALE
AS NOTED

SPL-3.1

City of Stamford
Engineering Bureau
Stamford Government Center – 888 Washington Blvd., Stamford, CT 06901
Phone: 203 977 4189

STORMWATER MANAGEMENT STANDARDS –EXEMPTION REQUEST FORM

Project Name Armon Hotel building addition

Project Address 2701 Summer Street, Stamford, CT 06905

Property Owner(s) Stamford Hospitality LP

Tax Account Number(s) 003-7653 Zone(s) C-B Lot Area 7.81 acres

Check all that apply to the proposed project:

☑ a. The project drainage design will not adversely impact adjacent or downstream properties or City-owned drainage facilities.

☑ b. The project does not result in new or increased discharges to High Quality Waters or stormwater Impaired Waters as designated by CT DEEP.

☑ c. The project does not discharge directly to or within 500 feet of a tidal wetland, see Appendix A.

☑ d. The project creates less than 400 square feet of impervious coverage.

☑ e. The project site is not located on a Direct Waterfront parcel.

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces associated with existing and proposed construction.

	Existing Conditions * Impervious Surfaces (sq ft)	Proposed conditions * Impervious Surfaces (sq ft)	Proposed New Impervious Surfaces (sq ft) Column 2 minus column 1
House / Buildings	20,010	29,245 **	9,235
Driveways	30,844	17,022	-13,822
Sidewalks / Paths	1,416	3,506	2,090
Swimming Pools	0		
Patios	0		
Tennis Court / Sport Court	0		
Other (walls)	0	497	497
TOTALS	52,270	50,270	-2,000

* Areas listed above are only within the project limits and do not include the entire property.
** Includes 7,431sf of green roof

Owner / Agent Signature: Bret Holzwarth Date: 2/03/2023

Do not write below this line

CITY APPROVAL

Engineering Bureau Signature: _____ Date: _____

EXISTING COVERAGE EXHIBIT

2701 SUMMER STREET

STAMFORD, CT

REDNISS & MEAD

COMM. NO.: 3436 DATE: 2-03-2023 SCALE: 1"=80'

2/3/2023 2:51 PM G:\JOBFILES\3000\3400\3436\dwg\3436 Site Plan.dwg

PROPOSED COVERAGE EXHIBIT

2701 SUMMER STREET

STAMFORD, CT

REDNISS & MEAD

COMM. NO.: 3436 DATE: 2/03/2023 SCALE: 1"=80'

2/3/2023 2:56 PM G:\JOBFILES\3000\3400\3436\dwg\3436 Site Plan.dwg

November 9, 2022

City of Stamford Planning & Zoning Boards
c/o Ralph Blessing, Land Use Bureau Chief
888 Washington Boulevard
Stamford, CT 06901

Re: 2701 Summer Street (003-7653) - *Stamford, CT*

Dear Mr. Blessing and Board Members:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as our agent in connection with the preparing, filing, and processing of any and all applications required for Planning and Zoning approvals relating to the above referenced property.

Thank you for your acknowledgement of said authority.

Sincerely,

Stamford Hospitality LP