

February 18, 2022

Ralph Blessing
Land Use Bureau Chief
City of Stamford
888 Washington Boulevard
Stamford, CT 06901

**Re: Zoning Board Application – The Dogwoods @ Long Ridge Road
Jewish Senior Services (Contract Vendee)
Parcel ‘A-R’ Map # 11551 of the SLR (aka 210 Long Ridge Road), Stamford, CT**

Dear Mr. Blessing,

Jewish Senior Services (Contract Vendee - the “Applicant”) is planning to develop a 15-acre parcel referenced on map 11551 of the Stamford Land Records (SLR) as Parcel ‘A-R’ to create a new senior living community. A portion of the property lies within the regulatory 100-year floodplain as established by the Federal Emergency Management Agency (FEMA) as shown on the "Flood Insurance Rate Map" (FIRM) for Fairfield County, Community No. 09001C0508F, Panel 508 of 626, effective date June 18, 2010. However, the portion of property being developed does not lie within the floodplain.

The focus of this letter is to supplement the General Development Plan (GDP) submission to address stormwater management, sanitary sewer flow, sediment and erosion control and other miscellaneous site related items to construct a total of 210 senior living units with an approximate mix of 168 Independent Living (IL) units, 14 Assisted Living (AL) units, 14 Memory Care (MC) units, 14 Skilled Nursing (SN) units, structured parking and associated amenities.

The site maintains an active approval for a similarly sized development concentrated on the easterly half of the property.

Stormwater Management:

The 15-acre property is undeveloped between two office complexes located at 120 Long Ridge Road to the south and 260 Long Ridge Road to the north. The development area is mostly wooded with lawn and impervious coverage. There are four drainage basins that exist on the parcel: To the north where runoff sheet flows into a riprap swale or drainage structures located on 260 Long Ridge Road; To the south, where a portion of property sheet flows onto 120 Long Ridge Road; To the east, where runoff sheet flows onto Long Ridge Road; and to the west where runoff sheet flows directly into the Rippowam River. Ultimately all basins are tributary to the Rippowam River located. Refer to Existing Onsite Drainage Basin Map.

Offsite runoff collected within Long Ridge Road and from the surrounding neighborhood is piped through a 48” reinforced concrete pipe (RCP) located within the aforementioned easement along the northerly property line prior to discharging into the Rippowam River.

We prepared a detailed stormwater analysis on this property in conjunction with an approved Senior Housing and Nursing Home Facility Complex proposed by TC NE Metro Development Inc (Contract Vendee) as part of Zoning Board Application 219-19. Although the Stormwater Drainage Manual was not in effect at that time, the City Engineer’s review of the application employed the same standards. The stormwater management system consisted of providing water quality measures and maintaining or reducing the peak rates of runoff as referenced within Site Engineering Report, prepared for TC NE Metro Development Inc, last issued on January 21, 2020. Based on our institutional knowledge of the property including site soils being sandy loam or bank run gravel, it is our opinion we can develop a stormwater management system in keeping with the current polices and will not result in adverse impacts to adjacent or downstream properties or City/State owned drainage facilities. Given the applicant is seeking GDP approval, we are respectfully requesting the details of the stormwater management analysis and plans be provided along with a subsequent Final Site Plan submission.

Sanitary Sewer System:

A City owned 30” sanitary sewer main exists along the westerly portion of the property adjacent to the Rippowam River; and an 8” sanitary sewer main exists on the east side of Long Ridge Road. The development, via a lateral, would tie into the 30” sewer main located along the western portion of the property. Refer to Sanitary Sewer Infrastructure Exhibit for a plan view of the 30” sanitary sewer system along with the potential connection point. A visual inspection of this 30” sanitary main was conducted on June 20, 2019, to observe the depth of flow to assess available capacity as documented within the Site Engineering Report last issued on January 21, 2020.

The peak rates of runoff for this development are anticipated to be 284,120 GPD (0.44 cfs) – refer to enclosed calculations. Previously approved for Zoning Board Application 219-19 was 209,240 GPD. The existing and proposed flow rates along with the proposed remaining pipe capacity are tabulated below.

| LOCATION | PIPE CAPACITY* (cfs) | OBSERVED FLOW (cfs) | EX. PEAK FLOW** (cfs) | PR. PEAK FLOW*** (cfs) | PR. CAPACITY REMAINING UNDER PEAK CONDITIONS**** (%) |
|------------|----------------------|---------------------|-----------------------|------------------------|--|
| EX. SAN MH | 26.55 | 3.93 | 15.73 | 16.17 | 39.1% |

* Based on 30” sanitary main within the west side of 210 Long Ridge Road sloped at 0.3%± per City of Stamford as-built records

**Highest observed flow was quadrupled for the existing flow rate to be conservative

*** Using peak project flow rate of 0.44 cfs

****Under average flow conditions there will be 84.8% capacity remaining.

Based on the above information, it is our opinion the City owned sanitary sewer system has sufficient capacity to accommodate the proposed development, and with proper implementation of the

design drawings, the proposed development will not adversely impact the existing sanitary sewer system. Details of the sanitary sewer system analysis and plans will be provided as part of a Final Site Plan submission.

Oil/Grit Separator:

Any “covered” parking areas will be collected via a series of drains and piped into an oil/grit separator prior to discharging into the sanitary sewer. Little to no flow will be generated from the drains as they are within the covered parking structure. Per WPCA and DEEP requirements, this is common required practice and will be implemented in the final design of the project.

Any “open to air” parking areas serving six (6) or more spaces will comply with the Stormwater Drainage Manual Standard 1E from Section 2.4.

Erosion and Sediment Controls:

The Erosion and Sediment Control Plans will be designed to meet the requirements within the "Connecticut Guidelines for Soil Erosion and Sediment Control" dated May 2002 prepared by The Connecticut Council on Soil and Water Conservation and requirements within CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities will be required prior to any site activities. Dewatering activities will require a General Permit from CT DEEP Water Permitting and Enforcement Division if discharging to storm or from the Stamford WPCA if discharging to sanitary sewers.

Pursuant to the CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, a site inspection will be required prior to any site activities. The Site Engineer or Qualified Personnel shall inspect the Erosion and Sediment Control at least once every seven (7) calendar days and within twenty-four (24) hours of the end of a storm that is 0.5 inches or greater. The Site Engineer or Qualified Personnel shall issue a written report pursuant to Section 5.b.4.B.iii of the general Permit after a site visit. Non-engineered corrective actions shall be implemented on site within 24 hours and incorporated into a revised plan within three (3) calendar days of the date of inspection. Engineered corrective actions shall be implemented on site within seven (7) days and incorporated into a revised plan within ten (10) days of the date of inspection.

Operation and Maintenance:

A long-term operation and maintenance plan will be developed to ensure proper function of the stormwater management system as required. A Drainage Maintenance Agreement shall be filed on the Land Records prior to receiving a Certificate of Occupancy.

260 Long Ridge Road:

Access to the development will be from 260 Long Ridge Road. Appropriate easements will be procured prior to a Building Permit request.

Conclusion:

A fully vetted site design will be prepared for the current proposal prior to filing for Final Site Plan to include a Site Engineering Report and detailed plans depicting grading, drainage, sewer, utility connections, sediment and erosion controls along with applicable notes and details. All improvements will be designed in accordance with City of Stamford and CT DOT standards.

In summary, it is our opinion the current development can be developed in a manner to adhere to City standards without adversely impacting adjacent or downstream properties or City/State owned drainage/sewer facilities.

We hope this information is helpful in your consideration of these new application(s). Do not hesitate to contact us with any questions or comments regarding this matter.

Sincerely,

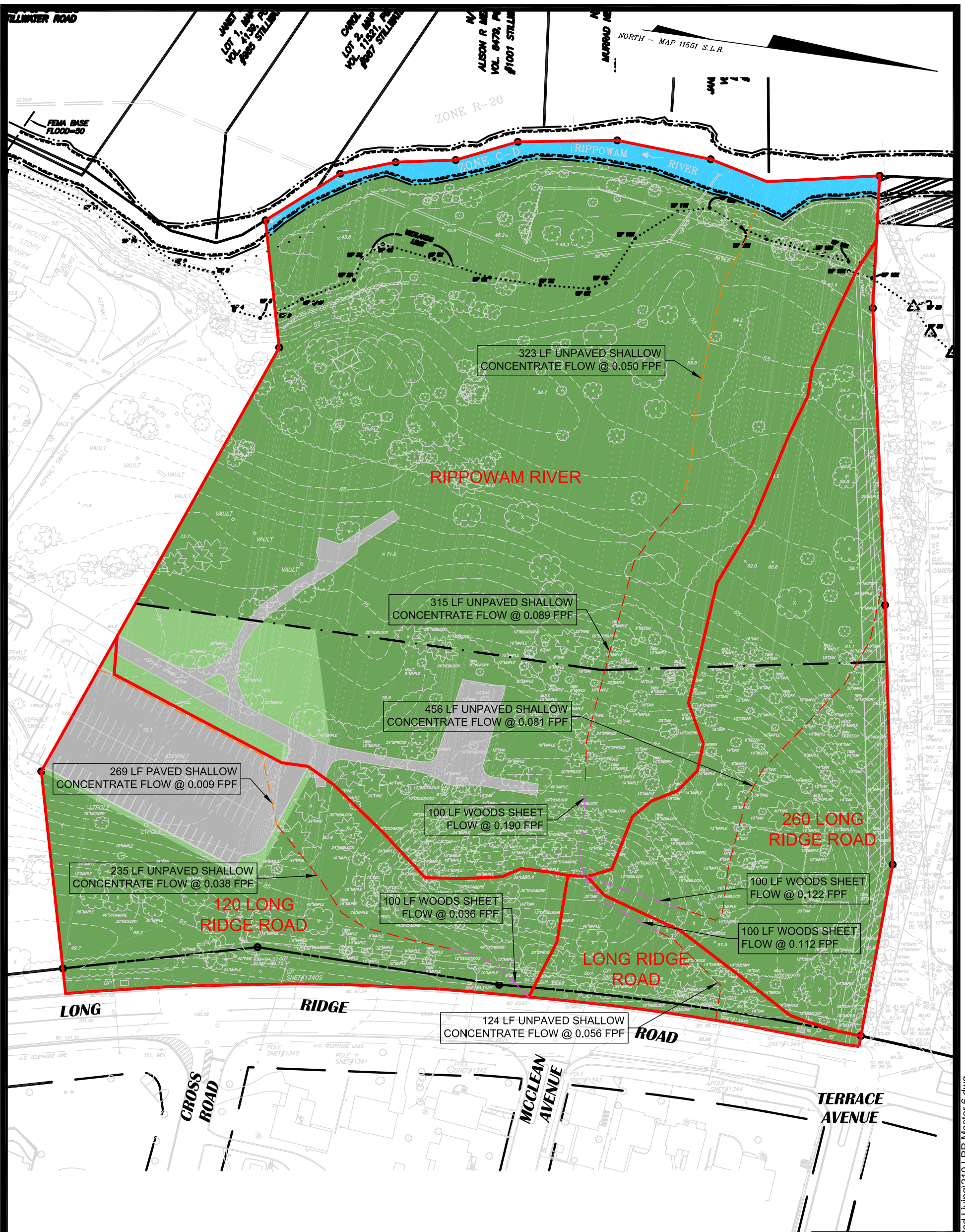


Ted Milone, PE, LEED AP BD+C



Enclosures

cc: Development Team



EXISTING ONSITE DRAINAGE BASIN MAP
210 LONG RIDGE ROAD
STAMFORD, CT

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

| | |
|------------|------------|
| COMM. NO.: | DATE: |
| 1730 | 11/22/2019 |
| SCALE: | 1"=100' |

NORTH - MAP 11551 S.L.R.

ZONE R-20
ZONE C-D

50' WIDE CONSERVATION EASEMENT

RIPPOWAM RIVER

20' RIVER WALK EASEMENT

30" SEWER MAIN
SANITARY SEWER EASEMENT

LOCATION OF OBSERVED
SANITARY SEWER FLOW

LATERAL CHIMNEY CONNECTION
INV.=43.50
TOP OF 30" PIPE=35.90
INV.IN=33.10(V.I.F.)

SANITARY MANHOLE
FOR DEVELOPMENT FLOW

PARCEL 'A-R'
AREA = 15.000 ACRES
MAP 11551 S.L.R.

210 LONG RIDGE ROAD

PROPERTY LINE (TYP.)

260 LONG RIDGE ROAD

PARCEL MAP 752

STONE RIP-RAP LINED DRAINAGE DITCH (TYP.)

ELEC HANDHOLES CAMERA

48" CPP INV=51.72'

MH RIM=56.90

MH RIM=57.1

CB GR=58.30

CB GR=58.25

CB GR=71.75

EX STORM MH RIM=18.79

EX STORM MH RIM=72.21

EX STORM MH RIM=72.46

EX STORM MH RIM=73.71

EX STORM MH RIM=74.09

EX STORM MH RIM=84.97

EX STORM MH RIM=84.67

MONUMENT FOUND S 40°1'30" E 1.6' TO CORNER

LONG RIDGE ROAD

SANITARY SEWER INFRASTRUCTURE EXHIBIT

210 LONG RIDGE ROAD STAMFORD, CT



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

| | |
|------------|------------|
| COMM. NO.: | DATE: |
| 1730 | 02/11/2022 |
| | SCALE: |
| | 1"=60' |

211/2022 3:24 PM G:\JOBFILES\1000\1700\1730.dwg\Assisted Living Jewish Senior Services\1730 ISS Master 1.dwg

Sanitary Sewer Flow Worksheet

| | | |
|--|------------------------|------------------------|
| Project: 210 Long Ridge Road | Project #: 1730 | Date: 2/17/2022 |
| Location: 210 Long Ridge Road, Stamford, CT | By: VJH | Checked: TM |

Proposed Design Flows

| Residential Unit Types | # of Units | # of Bedrooms per unit | # of Beds | Expected Flows (Gal/Day) | Design Flow (GPD) | ADF Factor | Peak Generated Flow (GPD) | Peak Generated Flow (CFS) |
|------------------------|------------|------------------------|------------|--------------------------|-------------------|------------|---------------------------|---------------------------|
| IL:1BR | 62 | 1 | 62 | 150 | 9,300 | 4 | 37,200 | 0.058 |
| IL:2BR | 52 | 2 | 104 | 150 | 15,600 | 4 | 62,400 | 0.097 |
| IL:3BR | 54 | 3 | 162 | 150 | 24,300 | 4 | 97,200 | 0.150 |
| AL:1BR | 14 | 1 | 14 | 150 | 2,100 | 4 | 8,400 | 0.013 |
| MC: 1BR | 14 | 1 | 14 | 150 | 2,100 | 4 | 8,400 | 0.013 |
| SN: 1BR | 14 | 1 | 14 | 150 | 2,100 | 4 | 8,400 | 0.013 |
| Total | 210 | | 370 | | 55,500 | | 222,000 | 0.343 |

| Miscellaneous Amenities | No. of Units | Expected Flows (Gal/Day) | Design Flow (GPD) | ADF Factor | Peak Generated Flow (GPD) | Peak Generated Flow (CFS) |
|-------------------------|--------------|--------------------------|-------------------|------------|---------------------------|---------------------------|
| Commercial Kitchen | 25†* | 30 | 7,530 | 4 | 30,120 | 0.047 |
| Laundry | 20 | 400 | 8,000 | 4 | 32,000 | 0.050 |
| Total | | | 15,530 | | 62,120 | 0.096 |

| | |
|---------------------------------|--------------------|
| Total Peak Sanitary Flow | 284,120 GPD |
| Total Peak Sanitary Flow | 0.44 CFS |

*No. of units calculated using total number of bedrooms for AL&MC + 2/3 of bedrooms for IL

IL = Independent Living unit
 AL = Assisted Living unit
 MC = Memory Care unit
 SN = Skilled Nursing unit