

Application # 014-23

**CITY OF STAMFORD
ZONING BOARD OF APPEALS**

Stamford Government Center
888 Washington Blvd.
P.O. Box 10152
Stamford, CT 06904-2152

Telephone 203.977.4160 - Fax 203.977.4100 - E-mail mjudge@stamfordct.gov

PLEASE PRINT ALL INFORMATION IN INK

1. I/we hereby apply to the Zoning Board of Appeals for:

- (x) Variance(s)
(x) Special Permit
() Appeal from Decision of Zoning Enforcement Officer
() Extension of Time
() Gasoline Station Site Approval
() Motor Vehicle Approval:

New Car Dealer () Used Car Dealer () General Repairer () Limited Repairer ()

2. Address of affected premises:

63 & 69 Oaklawn Avenue

06905

street

zip code

Property is located on the north (x) south () east () west () side of the street.

Block: 352 Zone: R-7.5 Sewered Property (x) yes () no

Is the structure 50 years or older (x) yes () No

Corner Lots Only: Intersecting Street: _____

Within 500 feet of another municipality: No (x) Yes () Town of _____

3. Owner of Property: Young Israel of Stamford Inc.

Address of Owner: 69 Oaklawn Avenue Zip 06905

Applicant Name: same

Address of Applicant same Zip _____

Agent Name: Raymond Mazzeo - Redniss & Mead, Inc.

Address of Agent: 22 First Street, Stamford, CT 06905 Zip 06905

EMAIL ADDRESS: r.mazzeo@rednissmead.com

(Must be provided to receive comments from letters of referral)

Telephone # of Agent 203-327-0500 **Telephone # of Owner** _____

(CONTACT IS MADE WITH AGENT, IF ONE)

4. List all structures and uses presently existing on the affected property:

69 Oaklawn - Existing synagogue building and associated parking and driveways.

63 Oaklawn - Existing single-family home with detached garage and shed with associated driveway.

5. Describe in detail the proposed use and give pertinent linear and area dimensions:

Proposed is a consolidation of the two properties, demolition of existing structures and construction of a new synagogue with associated parking, driveways, walkways, and landscaping.

VARIANCES (complete this section for variance requests only) See a Zoning Enforcement Officer for help in completing this section

Variance(s) of the following section(s) of the Zoning Regulations is requested
(provide detail of what is sought per the applicable section(s) of the Zoning Regulations):

See attached pages.

DO NOT WRITE ON BACK OF PAGE

Variances of the Zoning Regulations **may** be granted where there is unusual hardship in the way of carrying out the strict letter of the Regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated. In your own words:

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

See attached pages.

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

See attached pages.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood.

See attached pages.

SPECIAL PERMIT

(Complete this section **only** for special exceptions)

Appendix A, Table 1, Use #11;
and Section 19.C

SPECIAL EXCEPTION is requested as authorized by Section(s) _____ of the Zoning Regulations.

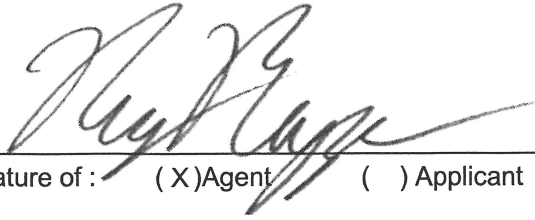
Provide details of what is being sought:

Applicant is requesting to build a new Religious Institution, with associated parking, drives, and landscaping. The existing properties contain the applicant's existing synagogue building (69 Oaklawn) and a single-family home with detached garage and shed structures (63 Oaklawn) also owned by the applicant, all in the R-7.5 zone. With roughly 90% of the congregation members living within 1 mile of the property, the proposed synagogue will continue to serve the surrounding community.

MOTOR VEHICLE APPLICATIONS

(Complete this section only for Motor Vehicle/Service Dealers Applications) Provide details of what is being sought.

SIGNATURE REQUIRED FOR ALL APPLICATIONS



Signature of : ☒ Agent ☐ Applicant ☐ Owner

Date Filed: _____

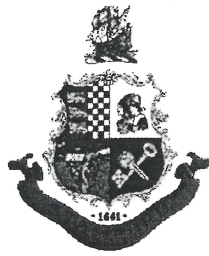
Zoning Enforcement Officer Comments:

DECISION OF THE ZONING ENFORCEMENT OFFICER

(Complete this section **only** for appeals of zoning enforcement officer decision)

DECISION OF THE ZONING ENFORCEMENT OFFICER dated _____ is appealed because:

DO NOT WRITE ON BACK OF PAGE



**CITY OF STAMFORD
ZONING BOARD OF APPEALS
APPLICATION PACKET**

Board Members
Joseph Pigott, Chair
John A. Sedlak
Claire Friedlander
Lauren Jacobson

Alternate
Ernest Matarasso
Matthew Tripolitsiotis
Jeremiah Hourihan

Land Use Administrative Assistant
Mary Judge

**ALL APPLICANTS MUST MAKE AN APPOINTMENT WITH THE ZONING
ENFORCEMENT OFFICE FOR PLAN REVIEW OF ZBA APPLICATIONS
AT LEAST ONE WEEK PRIOR TO THE APPLICATION DEADLINE.**

Zoning Enforcement: Sublet Date: 4/28/23

Is the project situated in the coastal boundary? Yes () No ()

Is the project exempt from the coastal regulation?
Yes () Exemption # _____ No () N/A ()

Environmental Protection: _____ Date: _____

CAM Review by: _____ ZBA _____
Zoning Board ☐ ☐

4/27/23

**63 & 69 Oaklawn Avenue
Variance & Special Permit Application****#014-23****Expanded Application Request Details**

Variance(s) of the following section(s) of the Zoning Regulations is requested:

- **19.C.2.e(4)** – Side yard setbacks of 25.3’ and 27.3’ in lieu of 40’ required.
- **19.C.2.e(5)** – Side yard buffer of 4.2’ in lieu of 10’ required (west side only).
- **19.C.2.e(5)** – Building perimeter buffer.
- **12.B.1** – to permit up to 10 tandem parking spaces serving a non-residential use in the R-7½ District.
- **12.C.1.b (Table 12.6)** – to permit Parking Areas (a) in Front Yard between the Building Lines, (b) in Front Yard outside the Building Lines, and (c) in Side Yards.
- **12.D.4** – to permit 22 onsite parking spaces in lieu of 69 required.
- **12.J.3 (Table 12.10)** – (a) zero (0) Class A Bicycle Parking spaces in lieu of 4 required and (b) zero (0) Class B Bicycle Parking spaces in lieu of 17 required.
- **12.K.2** – sidewalk width of 5’ (existing) in lieu of 10’ required.
- **12.L.2 (Table 12.14)** – zero (0) Electric Vehicle Parking Spaces in lieu of 3 required.

A. Describe the unusual hardship in being unable to carry out the strict letter of the Zoning Regulations:

Setbacks & Buffers

The properties are unusually narrow in width and long in depth, making it difficult to fit the permitted building area within the increased side yard setbacks required for Special Permit uses. The property is also encumbered by significant wetlands. Regulated areas occupy nearly 60% of the site, severely limiting the buildable areas.

Number and Location of Parking Spaces

The shape of the property and significant presence of regulated areas severely limits the ability for onsite parking spaces.

Additionally, the new Parking Regulations, which include several new and increased standards and limitations for parking spaces, only recently became effective after the proposed plans were submitted for EPB approval.

B. Explain why the variance(s) is/are the minimum necessary to afford relief:

Setbacks and Buffers

The proposed plans meet and exceed the base setback standards for the underlying residential zone, and only require relief of some of the increased standards for Special Permit uses. The building is also within the limitations of permitted height, coverage, and floor area. The location of the proposed building is actually further from easterly neighbor than the existing building, and in a similar location to westerly neighbor as the current building. The site plan meets the required landscape buffer on the east side and improves the existing condition on the west side. The proposed driveway widths are required by the Fire Department for emergency vehicle access and maneuvering.

Number and Location of Parking Spaces

The proposed plan provides the maximum number of spaces possible given the constraints of setbacks, buffers, and regulated areas as well as the needs of the congregation.

C. Explain why granting of the variance(s) would not be injurious to the neighborhood:

Setbacks and Buffers

The proposed building is situated toward the rear of neighboring homes, such that the side yards of the homes are generally not impacted by the new building. The proposed building meets the base height, building coverage, and setbacks for the underlying R-7½ Zone; so it will not be out of scale or character with the surrounding neighborhood. Fencing and evergreen screening is proposed along the shared property lines with neighbors. The size, scale and location of the proposed building is compatible with the neighborhood and the R-7½ Zone. A 10' landscape buffer is maintained along the entirety of the western property line. Along the eastern property line, existing buffer conditions are being improved to provide both fencing and room for plantings.

Number and Location of Parking Spaces

The congregation's Jewish faith prohibits driving and/or use of bicycles on holy days – thereby minimizing or eliminating the need for parking and bicycle spaces when the site is being heavily used. Approximately 90% of the congregation lives within roughly one mile from the property so they can walk to service. The provided onsite spaces are enough to accommodate the regular use of the property without any burden to the surrounding neighborhood.

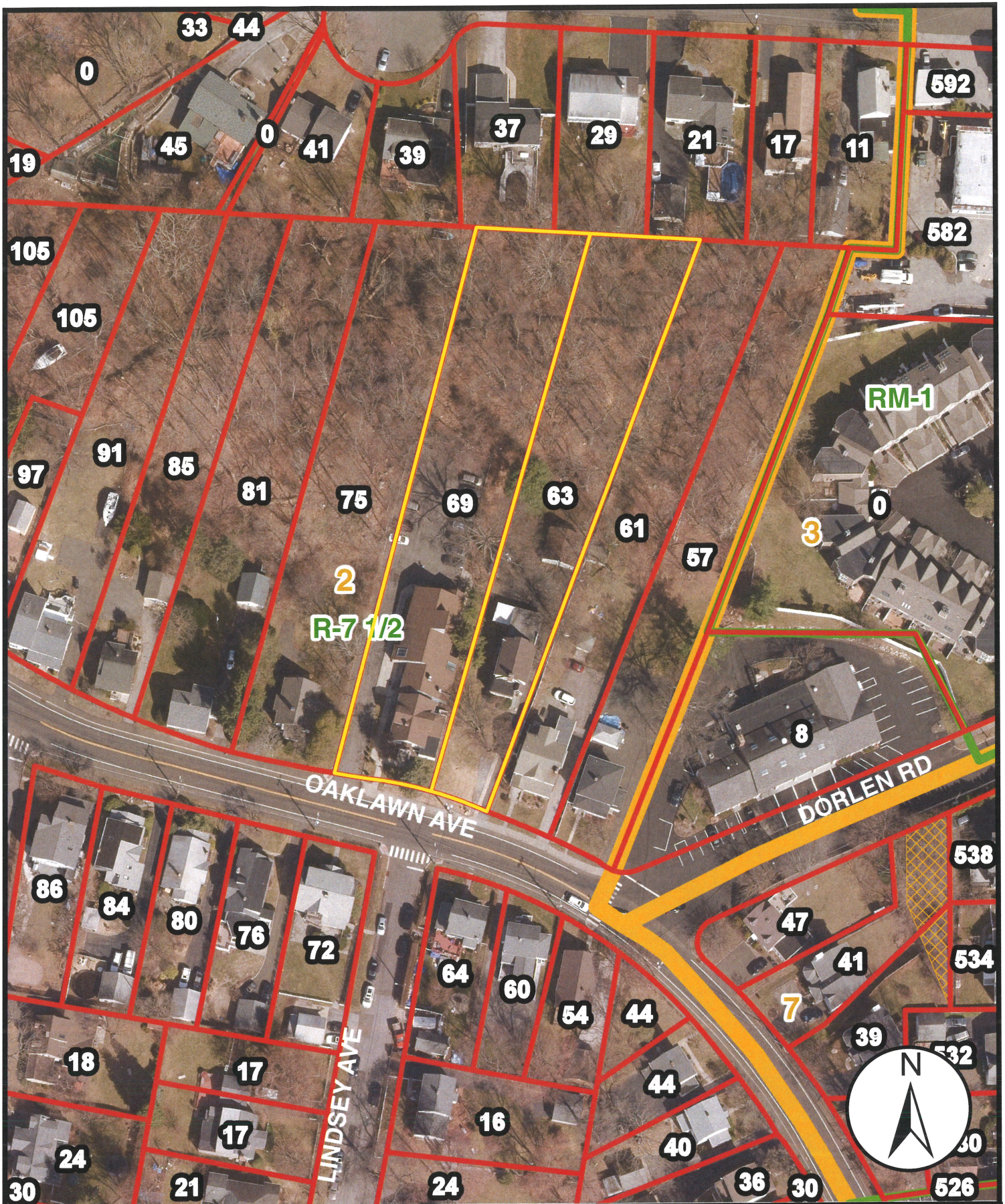
The existing sidewalk aligns with the rest of the neighborhood – where implementing the new sidewalk standard along the site frontage would actually create a disjointed and potentially dangerous situation for pedestrians and the general public – and would further limit the front landscaping buffer. The sidewalk condition was reviewed with Transportation Traffic & Parking Dept. staff.

Additional Comments

The proposed plans have been refined and improved from the prior application. The number of onsite parking spaces has increased while setbacks and buffers have been improved.

The proposal also includes a phased construction to allow the congregation to use existing portions of the building while proposed additions are being constructed. Plans have been submitted to show a Phase 1 buildout whereby a portion of the existing buildings is maintained while the new building is constructed behind it. This would permit the congregation to use and occupy the new building until such time as the remaining portions are constructed. The requested variances cover all aspects of both the Phase 1 and Phase 2 site plans, with Phase 1 being a less impactful plan overall.

The proposal will allow a longstanding religious institution to stay in its current home and continue to serve a growing membership within the neighborhood.



ZBA Application #014-23
63 & 69 Oaklawn Avenue

Date: 5/3/2023



AERIAL EXHIBIT
63 & 69 OAKLAWN AVE
STAMFORD, CT

#014-23



**REDNISS
& MEAD**

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
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COMM. NO.:	DATE:
10106	7/20/2022
	SCALE:
	N.T.S.

63 & 69 Oaklawn Ave
Zoning Data Chart

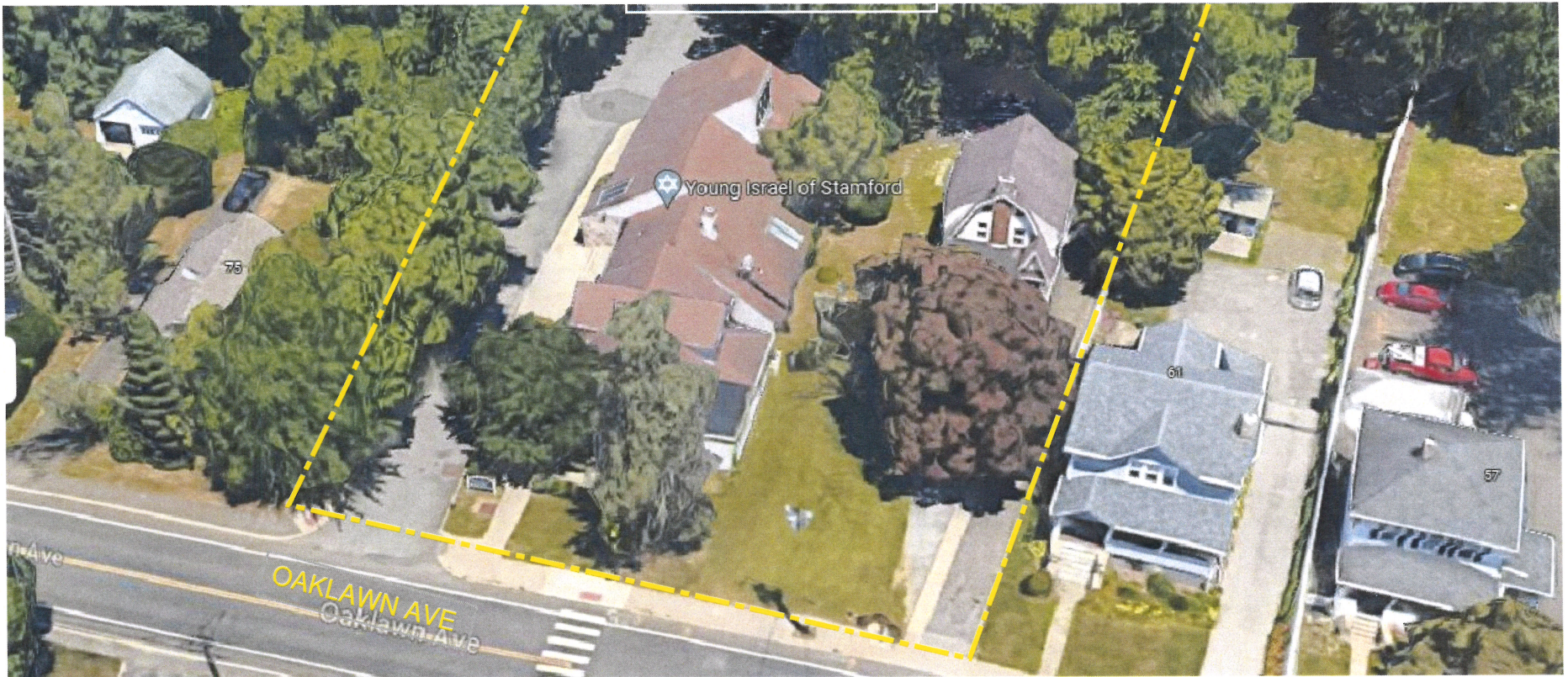
	Required/ Allowed	Proposed	Notes
Zoning District	R - 7 1/2		No Change;
Min Lot Area	15,000 SF	67,752 1.56	§19.C.2.e.1: Requires twice the min lot area (7,500 x 2); Assumes consolidation of 63 and 69 Oaklawn Ave;
Min Frontage	60'	129'±	Assumes consolidation of 63 and 69 Oaklawn Ave;
Max Floor Area Ratio (FAR)	16,938 0.25	16,800 0.25	§19.C.2.e.2
Max Building Coverage	16,938 25%	13,000 19%	Appendix B, Table III
Max Impervious Coverage	40,651 60%	31,000 46%	§19.C.2.e.3
Max Building Stories	2.5	2	Appendix B, Table III
Max Building Height	30'	30'	Appendix B, Table III
Min Building Setbacks			
Front	48'	65'	§19.C.2.e.4 (76-40 = 36 * 1/2 = 18 + 30 = 48); max 60'
Side (east)	40'	25.3'	Variance requested; §19.C.2.e.4 (140-40 = 100 * 1/2 = 50 + 6 = 56); max 40'
Side (west)	40'	27.3'	
Rear	30'	199'±	Appendix B, Table III
Min Landscape Buffers			
Building Perimeter	Min 75% @ 10'	n/a	Variance requested: §19.C.2.e.5
Front	15'	15'	§19.C.2.e.5 (50% of Front Setback of underlying zone)
Side	10'	4.2'	Variance requested: §19.C.2.e.5
Rear	10'	165'±	

Parking Requirements

	Required	Proposed	Notes
1 space per 4 Seats (275 in Sanctuary)	69	22	Variance requested: §12.D.4

#014-23

Photo Exhibit
63 & 69 Oaklawn Ave



#014-23



April 26, 2023

#014-23

SITE ENGINEERING REPORT

Prepared For

Young Israel of Stamford
63 & 69 Oaklawn Avenue
Stamford, CT 06905

Prepared by

Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on
April 26, 2023


David Ginter, P.E.
CT Lic. No. 27177



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& MEAD**

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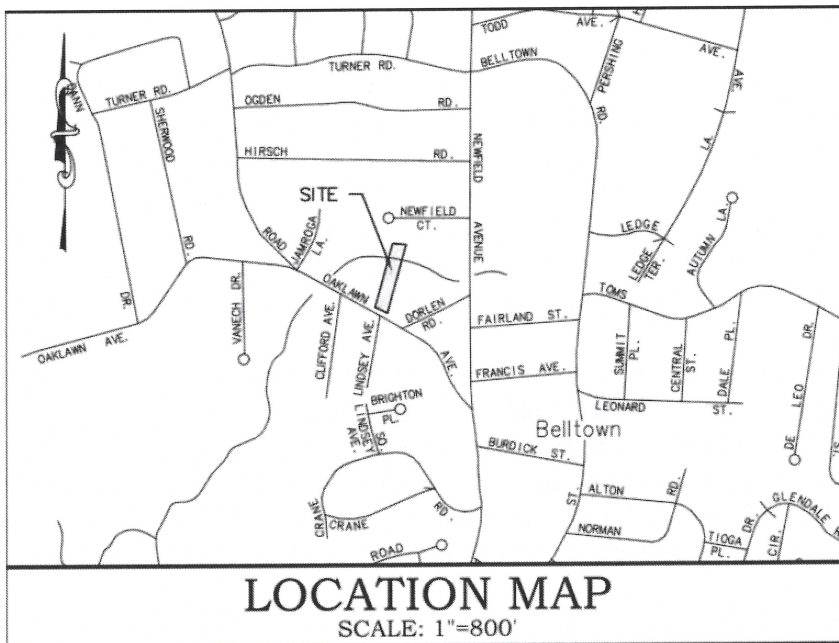


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Appendices

- Appendix A: FEMA Flood Insurance Map
USGS Quadrangle Map – Site Vicinity Map
NOAA-Atlas 14 Volume 10 – Precipitation Frequency
NRCS Websoil Survey
- Appendix B: Existing On-Site Drainage Basin Map
Proposed On-Site Drainage Basin Map
WQV, TSS, 72-HR Drawdown & Conveyance Calculations
- Appendix C: HydroCAD Report
- Appendix D: LID Review Map
- Appendix E: Operation and Maintenance Agreement
- Appendix F: DCIA Tracking Spreadsheets
- Appendix G: Checklist for Stormwater Management Report



Narrative

Project Description:

The applicant, Young Israel of Stamford, is seeking approval to expand their existing synagogue by adding a two-story addition to their existing two-story synagogue on property located at 63 & 69 Oaklawn Avenue (Parcel ID 7665 and 4617 respectively). Included with the development will be the demolition of three existing buildings including a residence and detached garage and the construction of parking and circulation around the expanded building. The combined size of the parcels is 1.555 acres (63 Oaklawn-0.738 ac; 69 Oaklawn-0.817 ac) and located in the R-7.5 zone on the northern side of Oaklawn Avenue and west of Newfield Avenue. The properties are served by public water supply and connected into the public sewer system on Oaklawn Avenue.

Existing Conditions:

63 Oaklawn Avenue is currently developed with a two-story residential structure and detached garage with surface parking. 69 Oaklawn Avenue is currently developed with a two-story synagogue with surface parking and other typical site improvements (walks, patios, landscaping, etc). The existing landscape includes trees, shrubs, and manicured lawns immediately surrounding the developments while the northern portion of the property includes wooded wetlands with an intermittent watercourse. Elevations for both sites range from elevation 101± at the southern property boundary to elevation 93± at the northern portion of the sites. Both sites are sloped from 1-10%, with no areas of "steep" slopes.

Stormwater runoff at 63 Oaklawn Avenue generally flows overland from south to north. Stormwater runoff generated from the building and parking on 69 Oaklawn Avenue is collected via a series of downspouts, catch basins or trench drains and discharges into the existing storm system within Oaklawn Avenue. The remainder of the stormwater runoff at 69 Oaklawn Avenue flows overland from south to north. The runoff that flows south to north is tributary to the wetlands. The property is not within a flood hazard zone (Flood Zone X) as depicted on FEMA Map #09001C0508F effective date June 18, 2010.

Soil testing, consisting of a series of deep test pits and saturated hydraulic conductivity tests, were performed on-site to identify any sub-grade restrictive soil conditions (ledge, groundwater, etc.) and to confirm the hydrologic soil classification. A total of 7 deep test pits were performed. Ledge was not encountered in any of the test pits. Groundwater was found in two test pits while mottling, which is evidence of seasonally high groundwater levels, was present in 6 out of 7 test pits at depths ranging between 12" – 42". Two saturated hydraulic conductivity tests were conducted in the southern portion of the property adjacent to TP#1 to verify that the in-situ soil can adequately infiltrate stormwater. Observed infiltration rates for SHCT #1 & 2 were 3.5"± per hour to 9.25"± per hour. The USDA Web Soil Survey classifies the northern portion of the on-site soils as hydraulic soil group class D, which is consistent with poorly to non-draining soils located within the wetlands. The southern portion of the sites are classified as hydraulic soil group B and is accounted for in the enclosed HydroCAD model (Appendix C). The results of our soil testing confirm this soil classification. Test pit and conductivity test results and locations can be reviewed on site plan sheet SE-2.

Proposed Conditions:

General Design Criteria & Project Classification

The proposed improvements disturb $35,573 \pm$ sf of the property and will increase impervious coverage by 6,836 sf when compared to existing site conditions. The additional coverage will increase the volume and peak rates of stormwater runoff without providing proper on-site mitigation. The proposed development is classified as a redevelopment project with more than $\frac{1}{2}$ an acre of disturbance and directly connected impervious area being increased, therefore must comply with Standards 1 through 5 of the Stamford Drainage Manual. To comply with Standard 1, this project must provide at least the Water Quality Volume (WQV) via non-structural practices OR infiltration best management practices (BMP's). It is noted that a wetland mitigation plan has been prepared by Tracy Chalifoux LLC and includes the removal of fill and invasive materials within $3,801 \pm$ sf of the wooded wetlands. The plan includes the installation of wetland meadow mix, and to be conservative, this report has assumed a meadow condition instead of a wooded condition on the proposed conditions analysis.

Proposed Stormwater Treatment Practices

The design approach chosen to satisfy Standard 1 of the Stamford Drainage Manual is to provide the required water quality volume via infiltration BMP's to the maximum extent possible given the on-site soil conditions ($\frac{1}{2}$ WQV). This has been accomplished by proposing splitting the porous asphalt parking area into three (3) lined porous asphalt treatment systems as well as providing a traditional infiltration system under the southern parking area. Each system is described in detail below.

- **Western Porous Parking** is located along the western property line and consists of porous asphalt with lined crushed stone reservoirs below. Due to the sloping grade of the parking area, the reservoir was split into three (3) individual lined sections separated by a curb set below the finished surface of the asphalt. Each area was sized to provide the minimum amount of water quality volume storage tributary to each section. Given the existing soil conditions (mottling) and location adjacent to the property line (and elevated above the adjacent property), a pond liner and underdrain are proposed within each reservoir and therefore will not provide any infiltration. A total of 4,818 sf of impervious coverage, including driveway and parking, is treated within this system. The BMP's are designed to treat 496 cf of stormwater (storage taken from bottom of stone to high overflow), exceeding the required WQV of 382 cf.
- **Infiltration System** is located in the southern portion of the property and under the parking lot. It will collect & treat stormwater runoff generated from the paved parking area, walk, and a portion of the roof of the new building totaling 5,432 sf of impervious coverage. Due to slightly lower restrictive soil, this system was designed to infiltrate and consists of twenty (20) 18-inch-tall concrete galleries. The BMP is designed to store $775 \pm$ cf of stormwater (storage taken from bottom of galleries to high overflow, and excluding the stone base), exceeding the required WQV of $431 \pm$ cf. In total, these two systems provide more WQV (1,271 cu.ft.) than the required (1,265 cu.ft.).

- A **Hydrodynamic Separator** is proposed at the end of the end of the treatment system to ensure all runoff leaving the property will be treated. The unit will consist of a Cascade hydrodynamic separator from Contech and has been sized to treat the 25-year storm event.

Hydraulic Analysis of Peak Rates of Runoff

As runoff leaves the property in two general directions, North and South, the hydraulic model for this project will analyze existing and proposed peak rates of runoff to both points of interest. Refer to the existing and proposed drainage basin maps found in Appendix B.

Compliance with Stormwater Management Standards

Standard 1. Runoff and Pollutant Reduction

- A. The runoff and pollutant reduction requirements for the drainage basin (South Basin) tributary to Oaklawn Avenue is to retain $\frac{1}{2}$ of the WQV on-site using Non-Structural Practices or Infiltration BMP's. The proposed Stormwater Treatment Practices include a porous pavement systems consisting of a total of three stone reservoirs, a conventional infiltration system and a hydrodynamic separator, each of which retain, at minimum, their required WQV. See "Proposed Conditions" for a detailed description of each system, its required WQV and provided storage volume. Due to the amount of impervious coverage in the drainage basin tributary to the wetlands (North Basin), conformance to this standard is not required.
- B. Noted. Stormwater systems retain $\frac{1}{2}$ WQV.
- C. The proposed development has been designed to minimize site disturbance by primarily staying within already disturbed limits of development. Silt fence will protect the wetland areas to the north and construction fence will protect the neighbors on either side of the parcel. At the end of construction, all disturbed areas are required to be stabilized with grass seed or erosion control blankets/hay.
- D. Noted
- E. The proposed stormwater treatment practices provide a minimum removal rate of 80% of the average annual post-construction load of Total Suspended Solids (TSS) and floatable debris. See TSS Removal Rate calculations in Appendix B.
- F. The proposed development project will work within already disturbed and improved areas of the property which will minimize over compaction, and to the extent able, existing paved surfaces will remain as long as possible minimizing the potential impact of erosive soils on the downstream drainage systems. There are no steep slopes on this project.

Standard 2. Peak Flow Control

- A. Stream channel protection is not required for this project as the subject development does not discharge directly or indirectly into a water body or watercourse and has less than 1 acre of

impervious coverage. However, the south basin does provide stream channel protection, refer to Table 2 for further information regarding discharge to the south.

- B. The proposed stormwater system is designed to adequately pass flows leading to, from and through it up to and including the 25-year design storm event as required in Section 3 of the Drainage Manual. Refer to pipe conveyance calculations in Appendix B.
- C. The post-development peak flow rates from the 1-year, 2-year, 5-year, 10-year, 25-year and 50-year, 24-hour storms are controlled to the corresponding pre-development peak discharge rates at both points of interest. Reference is made to the HydroCAD report found in Appendix C. Pre-development vs. post-development peak flow rates for both study points are tabulated below:

Table 1. Existing V.S. Proposed Peak Flows to Wetlands (North Basin)

Return Period (years)	Existing Peak Flow Rate (cfs)	Proposed Peak Flow Rate (cfs)	Change (cfs)	Percent Change (%)
1	0.76	0.61	-0.15	-19.7%
2	1.13	0.94	-0.19	-16.8%
5	1.77	1.51	-0.26	-14.6%
10	2.35	2.03	-0.32	-13.6%
25	3.15	2.76	-0.39	-12.3%
50	3.76	3.32	-0.44	-11.7%

Table 2. Existing V.S. Proposed Peak Flows to Oaklawn Avenue (South Basin)

Return Period (years)	Existing Peak Flow Rate (cfs)	Proposed Peak Flow Rate (cfs)	Change (cfs)	Percent Change (%)
1	1.16	0.73	-0.43	-37.0%
2	1.42	1.08	-0.34	-23.9%
5	1.85	1.49	-0.36	-19.4%
10	2.20	1.74	-0.46	-20.9%
25	2.68	2.20	-0.48	-17.9%
50	3.04	2.74	-0.30	-9.8%

- D. All four proposed structural BMP's are equipped with primary outflow devices that pass the 100-year storm event. The porous asphalt reservoir systems contain emergency overflows as well, however the HydroCAD model does not indicate they will be utilized during these storm events. Furthermore, the 12" storm pipe connection into the City storm system has adequate capacity to pass the flow tributary to it during the 25-year storm event as required by Section 3 of the Drainage Manual. Refer to project HydroCAD report in Appendix C for information on each BMP's outlet and pipe conveyance calculations in Appendix B.

-
- E. Due to the soil conditions onsite, the detention system will consist of fourteen (14) 3.5 foot tall Retain-It concrete chambers set end to end to convey runoff towards the meter structure. The units will not have any stone but rather a solid concrete slab and the entire system will be wrapped with pond liners ensuring the system is watertight as the system will be set below anticipated levels of high seasonal groundwater. Access will be provided through standard access covers.

Standard 3: Construction Erosion and Sediment Control

- A. Site plan sheet SE-3 depicts erosion control measures to be implemented to control construction related impacts. Sediment and erosion controls such as silt fencing, stone tracking pads at construction zone entrance/exit points, hay bale & insert catch basin protection, and tree protection are proposed.

Standard 4: Operation and Maintenance

- A. A Standard City of Stamford Drainage Maintenance Agreement will be executed with the Environmental Protection Board. A draft maintenance agreement has been prepared and is included in Appendix E.
- B. The construction plans will include notes describing the long-term maintenance requirements for the site-specific drainage system(s) including routine and non-route inspection and maintenance tasks to be undertaken after construction is completed as well as the schedule for implementing these tasks. This information will be added to the plan set prior to filing for a building permit.

Standard 5: Stormwater Management Report

- A. This document and its associated appendices serve as the required Stormwater Management Report.
- B. (See below)

Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties or City-owned drainage facilities.