

**Drainage Summary**  
**160 Atlantic Street - Stamford, Connecticut**  
**Applicant/Owner: Old Town Square, LLC**

**July 27, 2023**

**Project Summary**

The subject property was the former home of the Stamford Savings Bank (a.k.a. Frist County Bank) that was purchased by Old Town Square, LLC in June of 2019. The total land area of the subject parcel is about 9,246 s.f. and is land-locked having no street frontage. The non-conforming lot was part of a major reconfiguration of parcels developed by the Stamford Urban Redevelopment Commission (URC).

The property is bounded on the north by park land owned by the City of Stamford and known as Veterans Memorial Park (VMP), to the east by commercial property owned now or formerly by Reckson Operating PTNSP LP, to the south by the elevated ramp known as Town Center Drive (not a roadway) that serves the upper parking levels of the Stamford Town Center Mall, and proximate to Atlantic Street on the east.

The parcel is essentially covered entirely by impervious surfaces consisting of the bank building, an overlapping asphalt parking lot on the east side, and various hardscapes on the west side that were recently updated as part of the VMP overall park improvement project. As part of the park project, two small green areas were added to the front of the building where the park transitions into the subject building.

The owner is proposing to maintain the classic brick structure constructed around year 1900 according to the Stamford Assessor's records, and integrate the constructing of a small boutique hotel into the original bank building. The new hotel, in addition to being proposed above the bank building, will also partially extend over the existing rear parking lot and proposed loading and unloading space.

The currently unused area to the south of the property and below the vehicle ramp within Town Center Drive is proposed to be transformed into a proposed valet pickup/drop-off point with an area for bicycle parking.

Although there is no tenant selected, it is the desire of the owner to lease the ground floor to a restaurant operator with outdoor dining being considered for the patio constructed on the west side of the building as part of the VMP park improvement project.

### **Drainage Summary - Existing Conditions**

Under existing conditions, the rear parking lot, as well as adjoining areas to the south, east, and north, drains to an existing catch basin that lies mainly within the VMP property, and within a striped parking area serving the subject building. The parking area, by design of the park improvements, straddles the common property line between the subject property and the VMP property. The parking lot presently supports 12 striped parking spaces. The catch basin is connected to a major drainage culvert measuring 53-inches by 83-inches in size as surveyed by others.

It should be noted that the culvert and many other utilities such as sewer pipes, electric, natural gas, communication lines, and public domestic water lines, were part of a roadway system that was abandoned by the URC to create the park and the mall. From our review of the basement piping within the existing building, the roof leaders are also connected to the culvert at an undetermined location. Therefore, we have concluded that the stormwater runoff from the entire property is collected and connected to the drainage culvert.

### **Drainage Summary - Proposed Conditions**

The only change in impervious surfaces between existing and proposed conditions is the covering of a portion of the existing parking lot with a portion of the new hotel building, and the removal of a small portion of the existing building that will be replaced with a hardscape surface.

The proposed bicycle parking and valet pickup/drop-off area will be located directly beneath the vehicle ramp within Town Center Drive and will not be subject to any direct stormwater runoff. Any residual stormwater that may accumulate under the ramp will continue to flow in the same direction and manner as under existing conditions and will have no adverse impacts on local drainage patterns, existing drainage collection systems, or adjacent properties.

The existing 12 uncovered parking spaces will be eliminated by the proposed improvements. Instead, the area will serve as access to the proposed loading space to serve the new building, a space for the proposed transformer, and as the entry point to the proposed hotel.

The remaining paved area will be removed, and the subgrade regraded to a new catch basin that will be equipped with a deep sump and outlet debris trap, and the parking lot repaved with asphalt. The existing catch basin will be converted to a storm drain manhole.

The proposed catch basin will be connected to the new manhole, and any new roof drains would also be connected to the new storm drain manhole. Therefore, the volume, and peak rate of stormwater runoff will remain the same through all storms.

### Conclusion

Since the entire site is currently covered by impervious surfaces, and is surrounded on all sides by impervious surfaces except for a very limited area of lawn area north of the building within VMB, the proposed improvements will not result in any increase in impervious surfaces and stormwater runoff patterns will remain the same.

However, stormwater quality will be improved by the elimination of all existing uncovered parking spaces, and by covering a portion of the existing parking area with the proposed building improvements. A parking lot is a far greater potential source of pollution of stormwaters than roof of a building.

In accordance with the Stamford Drainage Manual, it is our professional opinion that the project qualifies for a Drainage Exemption. Attached herewith is the completed Stormwater Management Standards - Exemption Request Form.

The form quantifies the impervious surface areas and material types as a comparison between existing and proposed conditions.

During the construction phase, water quality will be protected by the temporary implementation of appropriate sedimentation and erosion controls.

Therefore, based on the architectural plans prepared by Do H. Chung and Partners, and site development plans prepared by this firm, the project will have no adverse impacts on local drainage patterns, existing drainage collection systems, or adjacent properties.



D'Andrea Surveying & Engineering, P.C.

A handwritten signature in black ink that reads "Leonard C. D'Andrea".

Leonard C. D'Andrea, PE