MAYOR
Caroline Simmons

CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

December 14, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

RE: **Application 223-44 -Pacific House Inc. & Mica Development Co LLC, 66 Stillwater Avenue, Stamford CT – Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit –** Applicant is proposing the construction of an 18-unit deeply affordable residential building along with associated landscaping and parking. The property is located within the V-C (Village Commercial) zoning district.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Applications for a Site and Architectural Plans and/or Requested Uses, Coastal Site Plan Review and a Special Permit are hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by ***January 18, 2024.***

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Ralph Blessing
Land Use Bureau Chief

REDNISS & MEAD
LAND SURVEYING | CIVIL ENGINEERING | PLANNING & ZONING CONSULTING | PERMITTING

November 17, 2023

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

Re: 66 Stillwater Ave
Special Permit, & Site and Architectural Plan Applications

Dear Mr. Blessing and Board Members,

As discussed, on behalf of our clients, Pacific House Inc. and Mica Development CO LLC, enclosed please find applications and supportive materials to facilitate the construction of an 18-unit deeply affordable supportive residential building, associated landscaping, and parking. 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 $1,460 for:
   - Special Permit Fee: $460; and
   - Public Hearing Fee: $1,000;
2. Application forms:
   - Special Permit; and
   - Site and Architectural.
3. Project Narrative;
4. Drawing List;
5. General Property Description;
6. Zoning Data Chart;
7. Aerial Exhibit;
8. Property & Topographic Survey;
9. Engineering Plans;
10. Architectural Plans and Elevations;
11. Drainage Report; and
12. Letters 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 exciting redevelopment.

Sincerely,

Raymond R. Mazzeo, AICP

Enclosures
CC: V. Mathur, Principal Planner
Redevelopment Team

REDNISS & MEAD
LAND SURVEYING | CIVIL ENGINEERING | PLANNING & ZONING CONSULTING | PERMITTING

November 17, 2023

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

Re: 66 Stillwater Ave
Special Permit, & Site and Architectural Plan Applications

Dear Mr. Blessing and Board Members,

As you may be aware, we have submitted applications on behalf of Mica Development CO LLC & Pacific House Inc. for a 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 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): Pacific House Inc. & MICA DEVELOPMENT CO LLC

APPLICANT ADDRESS: c/o Redniss & 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): 66 Stillwater (001-3508)

ADDRESS OF SUBJECT PROPERTY: 66 Stillwater (001-3508)

PRESENT ZONING DISTRICT: V-C

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
MICA DEVELOPMENT CO LLC 71 BRIAR WOODS TRAIL STAMFORD, CT 06903-1733	66 Stillwater Ave Stamford, CT

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 15 DAY OF November 2023

SIGNED: Raymond Mazzeo

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 November 15 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 09/02/2020

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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): Pacific House Inc. & MICA DEVELOPMENT CO LLC

APPLICANT ADDRESS: c/o Redniss & 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): 66 Stillwater (001-3508)

ADDRESS OF SUBJECT PROPERTY: 66 Stillwater (001-3508)

PRESENT ZONING DISTRICT: V-C

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**
MICA DEVELOPMENT CO LLC 71 BRIAR WOODS TRAIL STAMFORD, CT 06903-1733	66 Stillwater Ave Stamford, CT

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 15 DAY OF November 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 November 15 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:* _____

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

By: _____

Revised 9/02/20

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Zoning Board · Land Use Bureau
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Phone: 203.977.4719 · Fax: 203.977.4100

APPLICATION FOR COASTAL SITE PLAN REVIEW

Complete, notorize, and forward **thirteen (13) hard copies and one (1) electronic copy in PDF format** of all project plans and documents to Clerk of the Zoning Board with a **(see Fee Schedule Below)** payable to the City of Stamford.

An additional fee of $50 for single-family zoned property and $100 for properties with all other zoning designations is required for review by the Stamford Harbor Management Commission. Two separate checks are required with the submission of the application

NOTE: ADVERTISING COST OF THE RESULTS OF THE ZONING BOARD REVIEW IS PAYABLE BY THE APPLICANT PRIOR TO PUBLICATION.

Fee Schedule

Coastal Site Plan Review **(Commercial Projects Under 5,000 sq. ft. or Single Family Detached Home)**	**$335.00**
Coastal Site Plan Review **(Commercial Projects of 5,000 sq. ft. or more or residential projects with two or more dwellings units**	**$335.00 + $10 per 1,000 sq. ft. or per unit in excess of 5,000 sq. ft. or one unit.**

APPLICANT NAME (S): Pacific House Inc. & MICA DEVELOPMENT CO LLC

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

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

PROJECT LOCATION: 66 Stillwater (001-3508)

PROPERTY OWNER (S): MICA DEVELOPMENT CO LLC

CONTACT FOR QUESTIONS: c/o 203-327-0500

ACREAGE OF PROJECT PARCEL: 9,347 sf

SQUARE FEET OF PROPOSED BUILDING: 16,200SF sf

ZONING DISTRICT OF PROJECT PARCEL: V-C

PROJECT DESCRIPTION:

Please see attached Project Narrative

Coastal resources on which the project is located or which will be affected by the project: (See "Index of Policies" Planning Report 30)

_____a. bluffs or escarpments
_____b. rocky shorefront
_____c. beaches and dunes
_____d. intertidal flats
_____e. tidal wetlands
_____f. freshwater wetlands
_____g. estuarine embayments
_____h. coastal flood hazard areas
_____i. coastal erosion hazard area
_____j. developed shorefront
_____k. islands
_____l. coastal waters
_____m. shorelands
_____n. shellfish concentration areas
_____o. general resource
_____p. air resources

Coastal policies affected by the project: (See "Index of Policies" Planning Report 30)

_____a. water dependent uses
_____b. ports and harbors
_____c. coastal structures & filing
_____d. dredging & navigation
_____e. boating
_____f. fisheries
_____g. coastal recreation access
_____h. sewer & water lines
_____i. energy facilities
_____j. fuel, chemicals & hazardous materials
_____k. transportation
_____l. solid waste
_____m. dams, dikes & reservoirs
_____n. shellfish concentration
__X__o. general development
_____p. open space

If the project is adjacent to coastal waters, is the project water dependent? (See C.G.S. sec. 22a-93)
YES NO NOT APPLICABLE

If yes, in what manner?
Docks, piers, etc
Industrial process or cooling waters?
General public access
Other, please specify: _____

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What possible adverse or beneficial impacts may occur as a result of the project? (Attach additional sheet if necessary)
There is potential for sediment wash-off due to ground disturbance during construction. The implementation of a stormwater detention system will reduce the temperature and the peak rate of stormwater runoff leaving the property vs current conditions.
How is the proposal consistent with all applicable goals and policies of the CAM Act?
The project is proposed on a site that has no coastal resources on or immediately adjacent, making it a viable candidate for development within the CAM zone.

What measures are being taken to mitigate adverse impacts and eliminate inconsistencies with the CAM Act? (Attach additional sheet if necessary)
Proper implementation of the Sediment & Erosion Controls indicated on plan sheet SE-4 will mitigate any adverse impacts caused by the construction disturbance.
Is there any deed restriction(s) that may prohibit the construction proposed in this application? no

If yes, list Town Clerk Book & Page reference: _____

Is any injunction or other litigation pending concerning this property? no

If yes, include citation: _____

DATED AT STAMFORD, CONNECTICUT, THIS 28 DAY OF November 2023

SIGNED: _____

STATE OF CONNECTICUT
ss STAMFORD November 28 2023
COUNTY OF FAIRFIELD

Personally appeared Raymond R. Murzeo, 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 04/30/20

Project Narrative
66 Stillwater Ave
Special Permit, Site and Architectural Plan Applications and Requested Uses, and Coastal Site Plan Review
rev. December 1, 2023

1. Introduction/Background

Pacific House, Inc. is the contract purchaser of 66 Stillwater Ave owned by MICA Development CO LLC (owner), collectively the applicant. The Site is approximately 9,347 sf located on the westerly side of Stillwater Ave. The Site lies in Master Plan Category 6 (Commercial – Neighborhood Business) and the V-C (Village Commercial District) zone.

The Site is currently vacant but was previously improved with a 2 ½ story residential structure.

The proposed redevelopment will consist of 18 apartments for deeply affordable supportive housing, serving individuals and families with disabilities and special needs. To facilitate the proposed enhancements, the Applicants have submitted applications for Special Permit, Site & Architectural Plans & Requested Uses, and Coastal Site Plan Review.

Pacific House is a non-profit agency who has been serving the Stamford community since 1982.

This project serves to further their mission by providing up to 18 affordable units with supportive services to help provide safe and affordable housing and create opportunities for self-sufficiency. The subject site is conveniently located across the street from 41 Stillwater, where Pacific House was recently approved for a larger redevelopment including 39 supportive apartments and 2,000 square feet of commercial space housing their corporate offices.

2. Surrounding Area

The site is wholly within Master Plan Categories 6 (Commercial – Neighborhood Business) and the V-C (Village Commercial) Zone.

Properties along this stretch of Stillwater Ave are used for a variety of purposes including low-to-medium density multifamily housing, retail, and other commercial uses. Immediately across the street a recently completed apartment building, The Stillwater. The general surrounding area along Stillwater requires significant capital investment, including the site.

3. Project Area/Development Site

The Site is approximately 9,347 sf with 54.16’ of fontange on Stillwater Ave. It was recently razed but previously improved with a 2 ½ story residential structure which is in need of significant aesthetic and functional improvements. Much of the Site’s frontage contains overgrown landscaping and deteriorating sidewalks which will be significantly improved with this proposed redevelopment.

The site is less than a half-mile from the Stamford Transportation Center and less than a mile from the Stamford Town Center. It is also in close proximity to the Yearwood Center and nearby restaurants, retail, and other services. It is well served by local bus routes and sidewalk connections to the surrounding community.

4. Proposed Development

The proposed development project consists of 18 deeply affordable supportive apartments with vehicular and pedestrian access on Stillwater Avenue.

A. Unit Mix

The current unit mix includes 9 one-bedroom and 9 two-bedroom apartments with an average size around 544 sf and 768 sf, respectively.

B. Below Market Rate Housing

All units will serve as rental opportunities for individuals and families earning up to 50% of the Area Median Income (AMI). It is expected that most households will earn not more than 30% of the AMI. A formal affordability plan will be recorded on the land records prior to a Certificate of Occupancy.

C. Site/Building Composition & Features

The building has been designed with its resident entrance and driveway along Stillwater Ave. The ground floor contains a small lobby with stair and elevator access to the upper floors, as well as a small administrative office for supportive services. Three levels of apartments continue above the ground floor. Parking is well concealed beneath and behind the building. The 18 proposed units will be served by 9 surface spaces.

The building design depicts a clearly defined "base, middle, and top". The ground level is primarily brick-patterned concrete block, with Azek trim separating the first, second, and third levels. Levels 2 through 4 contain horizontal Hardie siding along with active metal clad windows. The 4th floor includes a metal cap to accentuate the varied roof line.

Usable Open Space is provided at grade at rear of the property and includes lawn, planted areas, and children's playscape. Additional lawn and planted areas are located along the side and front of the building.

D. Conformity with Stamford Zoning Regulations and Master Plan

<u>Master Plan</u>

Category 6 (Commercial – Neighborhood Business) of the Master Plan "is intended to provide for and promote pedestrian-scaled 'Main Street' environments". It calls for a mix of uses including "residential uses" that are "distinct from the most intensive Downtown development".

Zoning Regulations

The purpose of the V-C District is to "promote the preservation and development of a sustainable, transit oriented and pedestrian friendly 'Main Street' character for the neighborhood centers." The proposed development will create a pedestrian scaled residential building that is "appropriate with the scale and context of [its] respective neighborhood." Moreover, the proposed development meets all of the requirements of the V-C District and other applicable standards of the Zoning Regulations.

5. Action Items

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

a. Special Permit pursuant to Section 4.B.7.e.6(a) to permit substantial new construction in the V-C District.

b. Site & Architectural Plans and Requested Uses

   This includes approval of the proposed location, height, coverage, relationships with buildings and property lines, bike and vehicle parking, open space, and associated uses.

   The applicant also notes that the project is exempt from sidewalk requirements pursuant to Section 12.K.4.a(5) since there is an existing sidewalk in a state of good repair along the property frontage. The applicant is prepared to replace the sidewalk in kind, should it be needed as a result of the proposed construction. Absent that finding, the applicant requests a modification of the sidewalk and waiver of the amenity strip requirements pursuant to Section 12.K.5. The existing sidewalk is approximately 7' in width along the entirety of the block. Adherence to the 10' requirement and 4' planting/amenity strip would create a disjointed and undesirable sidewalk condition.

c. Coastal Site Plan Review as the site is technically within the Coastal Area Boundary, though it has no anticipated impact to any coastal resources.

6. Conclusions

The proposed redevelopment embodies many of the goals of both the V-C Zoning District and the underlying Master Plan category and follows through on the Applicant's commitment to provide affordable supportive housing opportunities in Stamford. The development will be an asset to the neighborhood and overall Stamford community.

7. Statement of Findings

I. 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, Section 19C.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 development is appropriately located within a mixed residential and commercial neighborhood. The proposed size and scale is compatible with the surrounding area. The proposed setbacks and arrangement of buildings are appropriate for this Zone and serve to activate pedestrian street frontages while maintaining existing sidewalk widths, adequate parking and open space. All parking is appropriately accommodated onsite below and behind the proposed building. A single access drive on Stillwater Ave Street greatly improves the existing unsafe condition of multiple curb cuts with vehicles backing into rights-of-way.

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.

Master Plan Category 6 "is intended to provide for and promote pedestrian-scaled "Main Street" environments". The proposed development fits within this category and fulfills the policy goals of the neighborhood. The proposed structures are similar in scale and design to the surrounding multifamily and commercial buildings and will significantly improve upon existing conditions. Improvements to parking and streetscapes also serve as an enhancement of the property and surrounding neighborhood with added health and safety benefits. Thus, the Applicants submit that the proposed development is appropriate for the neighborhood, will increase property values and will not be objectionable to nearby properties.

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.

Traffic can be safely and adequately accommodated on the surrounding streets and the residential use will not adversely impact any peak traffic demand. The elimination of existing curb cuts and formalization of existing street parking on Stillwater Ave will serve to further improve safety of both motorists and pedestrians. Parking is safely and adequately provided onsite at a ratio of 0.50 spaces per unit in accordance with the Zoning requirements.

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 residential, commercial, and retail uses. The proposed residential use is compatible with these uses and will serve as a further catalyst for others to invest in their properties. It will also place people on the streets thereby increasing the patronage of nearby retail and service establishments and encourage further redevelopment.

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

The site lies within Master Plan Category 6 (Commercial - Neighborhood) and meets the goals of the Master Plan, as previously stated. Other goals of the Master Plan that are advanced by this proposal include:

- 6C.2: Promote development of a variety of housing types.
- 6C.5: Encourage increased density along transit corridors and within Downtown through land-use regulations and developer incentives.
- WS1.3: Support the efforts of the West Side Neighborhood Revitalization Zone (NRZ) and other neighborhood associations working to improve the overall quality-of-life for the residents and workers of the West Side and Waterside neighborhoods.
- WS3.3: Continue to apply inclusionary housing regulations to all large-scale (10 or more homes) residential development.

Drawing List
66 Stillwater Ave
Special Permit, & Site and Architectural Plan Applications
November 17, 2023

Sheet #	Title/Description	Prepared by	Date
Civil			
	Topographic Survey	D'Andrea Surveying & Engineering, P.C.	12/18/2019
ZSP	Zoning Site Plan	Redniss & Mead	11/15/2023
SE-1	Site Development Plan	Redniss & Mead	11/15/2023
SE-2	Site Grading Plan	Redniss & Mead	11/15/2023
SE-3	Site Utility Plan	Redniss & Mead	11/15/2023
SE-4	Sediment & Erosion Control Plan	Redniss & Mead	11/15/2023
SE-5	Details & Soil Test Results	Redniss & Mead	11/15/2023
SE-6	Details	Redniss & Mead	11/15/2023
Architectural			
A-000	Title Sheet	AWA Design Group P.C.	11/16/2023
A-101	Floor Plans	AWA Design Group P.C.	11/16/2023
A-102	Floor Plan	AWA Design Group P.C.	11/16/2023
A-103	Elevations	AWA Design Group P.C.	11/16/2023
A-104	Elevations & Typical Unit Plans	AWA Design Group P.C.	11/16/2023

General Property Description
66 Stillwater Ave
Special Permit and Site and Architectural Plan
November 17, 2023

Block #: 291
Area: 9,347± SF

All those parcels of land commonly known as 66 Stillwater Ave (001-3508), located in the City of Stamford, and described as follows:

Beginning at a point on the westerly slide of Stillwater Ave and the southeasterly corner of 76 Stillwater Ave, said property is bounded by the following:

Easterly:	54'± by the westerly side of Stillwater Ave;
Southerly:	189' ± by land n/f of Mustaque Nabi;
Westerly:	52'± by land n/f of Fank A. Pellicci; and
Northerly:	172'± by said land n/f of Frank A. Pellicci and Ann W. Pellicci, each in part to the point of beginning.

11/17/2023

Zoning Data Chart
66 Stillwater Ave
Special Permit and Site & Architectural Plan Application

Standard	Required/Allowed			Proposed			Notes
	Comm. Street	Side Street	Total/ Blended	Comm. Street	Side Street	Total/ Blended	
Min. Lot Area	5,000			6,454	2,893	9,347	Complies.
Min. Frontage	50'			54'			Complies.
Max. Building Stories	5	4	n/a	4	4	n/a	Complies.
Max. Building Height	55'	45'	n/a	44'			Complies.
Max. Building Coverage	65%	55%	62%	5,200 (56%)			Complies.
Max. Lot Coverage	85%	80%	83%	7,100 (76%)			Complies.
Max. FAR	1.75	1.75	1.75	16,200 (1.73)			Complies.
Max. Dwelling Units	32			18			Complies.
Min. BMR	12%			100%			Complies.
Min. Usable Open Space	75sf / DU (1,350 sf)			75 sf / DU (1,355 sf)			Complies.
Min. Front Setback	Min 15' Max 20'	n/a	-	15'	n/a	-	Complies.
Min. Side Setback (north)	0' or 10'			0/10'			Complies.
Min. Side Setback (south)	0' or 10'			0/10'			Zero permitted within 70' of the Street Line
Min. Rear Setback	20'			20'			Complies.

Parking Requirments

Use Type		Requirement	Required	Proposed	Notes
Supportive Housing	18 DU	1 per 3 DU	6	-	Complies.
Supportive Services	200 sf	2 per 1,000 sf	0.4	-	
TOTAL		-	**6.4**	**9**	

Bicycle Parking

	Required	Provided	Notes
Class A (1 per 5 DU)	3.6	6	Complies.
Class B (1 per 10 DU)	1.8	TBD	
TOTAL	5.4	6	

AERIAL EXHIBIT

66 STILLWATER AVE
STAMFORD, CT

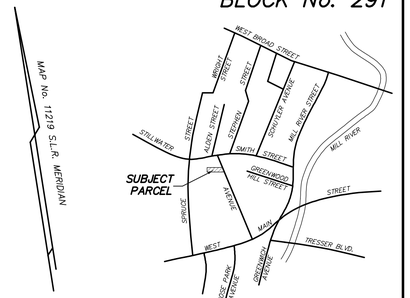
REDNISS & MEAD

LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
PERMITTING

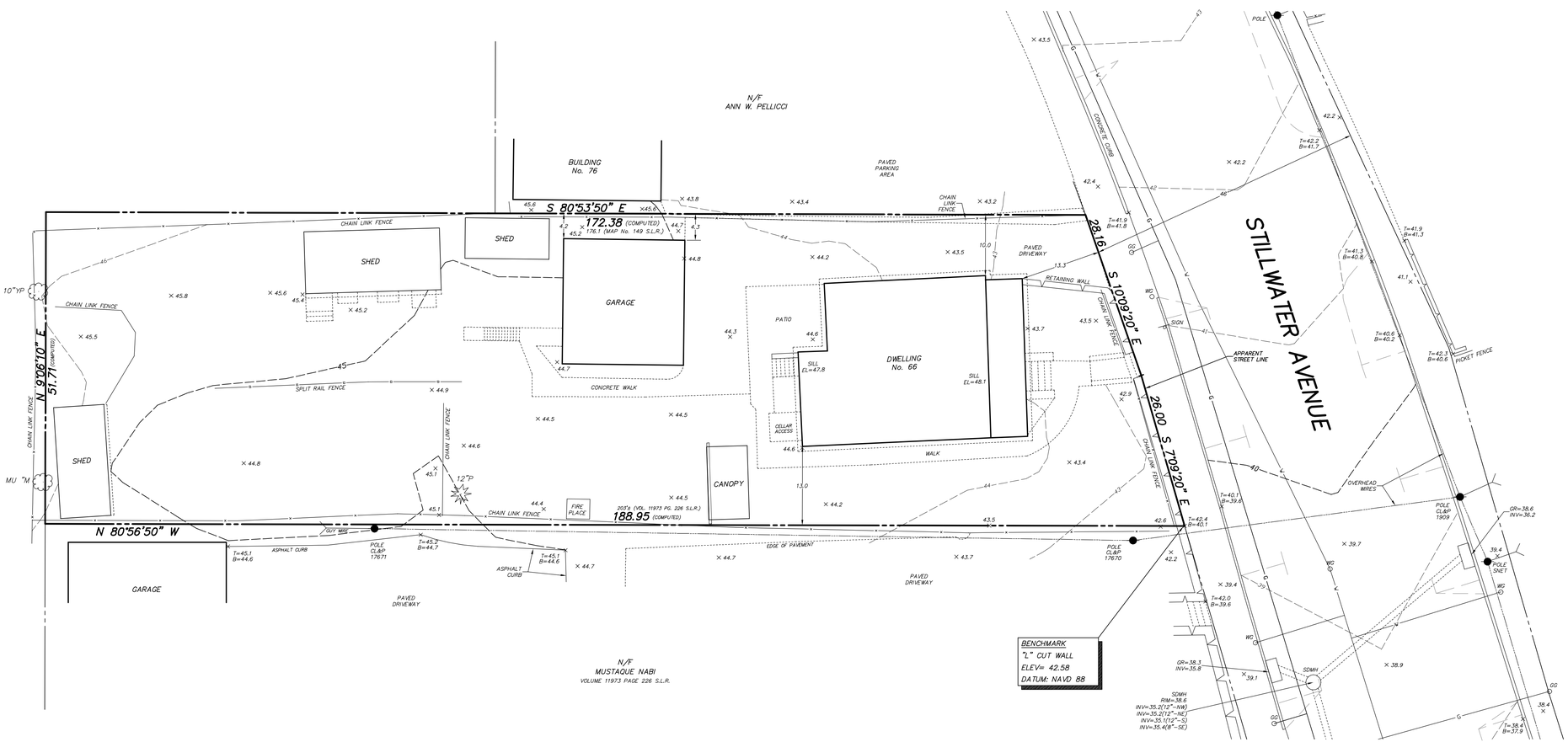
22 First Street | Stamford, CT 06905
Tel: 203.327.0500 | Fax: 203.357.1118
www.rednissmead.com

COMM. NO.:	DATE:
10568	3/24/2023
	SCALE: 1"=40'

BLOCK No. 291



LOCATION MAP – 1" = 800'±



SYMBOL LEGEND

- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- WATER GATE
- GAS GATE
- UTILITY POLE
- UTILITY POLE WITH GUY WIRE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- SIGN
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES: W–WATER AND G–GAS

TREE LEGEND

M – MAPLE
P – PINE
YP – YELLOW POPLAR

MU – MULTI

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION, INCLUDING PHYSICAL EVIDENCE, AND UTILITY COMPANY SKETCHES. DEPICTED UTILITIES ARE APPROXIMATE, AND ARE INCOMPLETE. SURVEY DECLARATION OF ACCURACY DOES NOT EXTEND TO THE PLOTTING OF UDERGROUND UTILITIES. UNDERGROUND UTILITY LOCATIONS SHALL BE FIELD VERIFIED AND MARKED PRIOR TO COMMENCING ANY EXCAVATION ACTIVITIES. "CALL BEFORE YOU DIG", 1–800–922–4455.

CONTOUR INTERVAL = ONE FOOT

1 INCH = 10 FEET

SCALE
10 0 10
IN FEET

CONTOURS AND ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

THIS MAP IS A TOPOGRAPHIC SURVEY. TOPOGRAPHIC DATA IS IN ACCORDANCE WITH CLASS "T–2" TOPOGRAPHIC ACCURACY. BOUNDARY INFORMATION IS BASED ON A RESURVEY CONDUCTED IN ACCORDANCE WITH HORIZONTAL ACCURACY CLASS "A–2" AS DEFINED IN THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20–300b–1 THROUGH SEC. 20–300b–20.

NEW MONUMENTATION HAS NOT BEEN SET IN THE COURSE OF MAKING THIS SURVEY.

ONLY COPIES OF THIS MAP, BEARING AN ORIGINAL IMPRINT OF THE SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE TRUE, VALID COPIES.

AREA = 9,347 S.F.

REFER TO VOLUME 10655 PAGE 321 S.L.R.
AND MAPS No. 149, 11219 AND 12471 S.L.R.

LAND LIES IN "V–C" ZONING DISTRICT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

D'ANDREA SURVEYING & ENGINEERING, P.C.

_____, SURVEYOR
ROBERT L. LIDDEL JR., CT LS No. 15775
RIVERSIDE, CONNECTICUT DECEMBER 18, 2019

TOPOGRAPHIC SURVEY
OF PROPERTY AT
66 STILLWATER AVENUE
IN
STAMFORD, CONNECTICUT
PREPARED FOR
STILLWATER PROPERTIES, LLC

19PX_STILLWEST_TS_0.DWG

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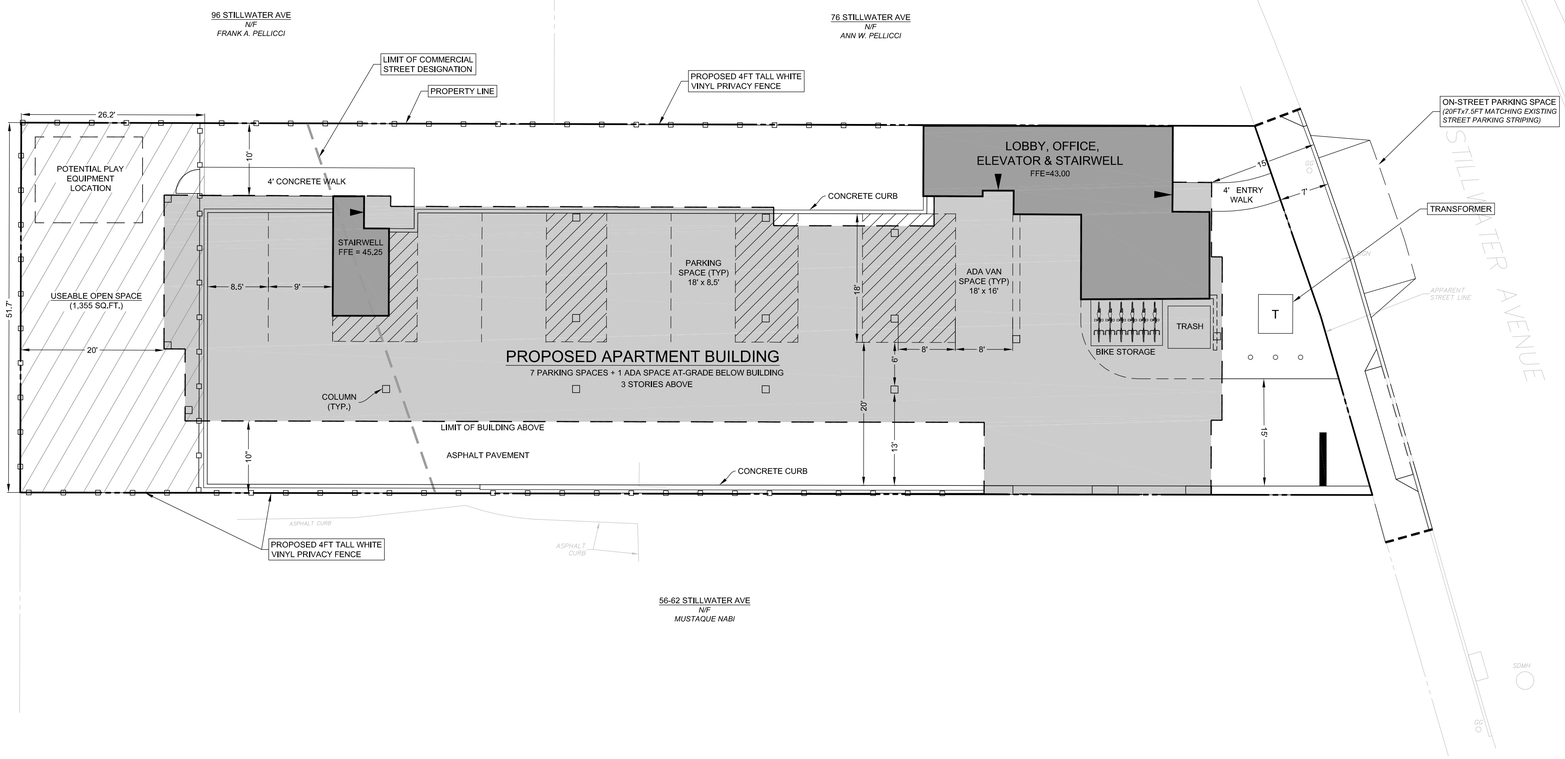

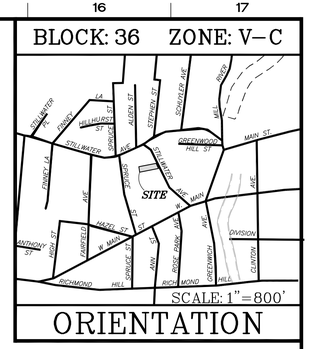

ORIENTATION

NOTES:

1. This drawing is intended only to determine zoning compliance related to the proposed apartment building development. This drawing is 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 D'ANDREA SURVEYING & ENGINEERING entitled Topographic Survey dated December 18, 2019. Elevations depicted or labeled are based on NAVD-88.
3. Refer to Architectural plans prepared by AWA Design Group P.C. for information and design of the proposed building, including the layout of at-grade parking below the building.
4. Property lies in a V-C zone.
5. Area of the subject parcel: 9,347 sf (see survey referenced in note #2)
6. Refer to zoning compliance table prepared by Redniss & Mead, dated November 15, 2023.

No.	Date	Revision
1	11/15/23	ORIGINAL ISSUE DATE

ZONING SITE PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

SCALE: 0 10 20
1"=10'

DRAWN BY: NGS | CHECKED BY: AMK

ANDREW M. KUZMICH CT, P.E. 31389

November 15, 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.

REDNISS & MEAD
LAND SURVEYING
CIVIL ENGINEERING
PLANNING & ZONING CONSULTING
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22 First Street | Stamford, CT 06905
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SHEET No:
ZSP
Comm. No.: 10568

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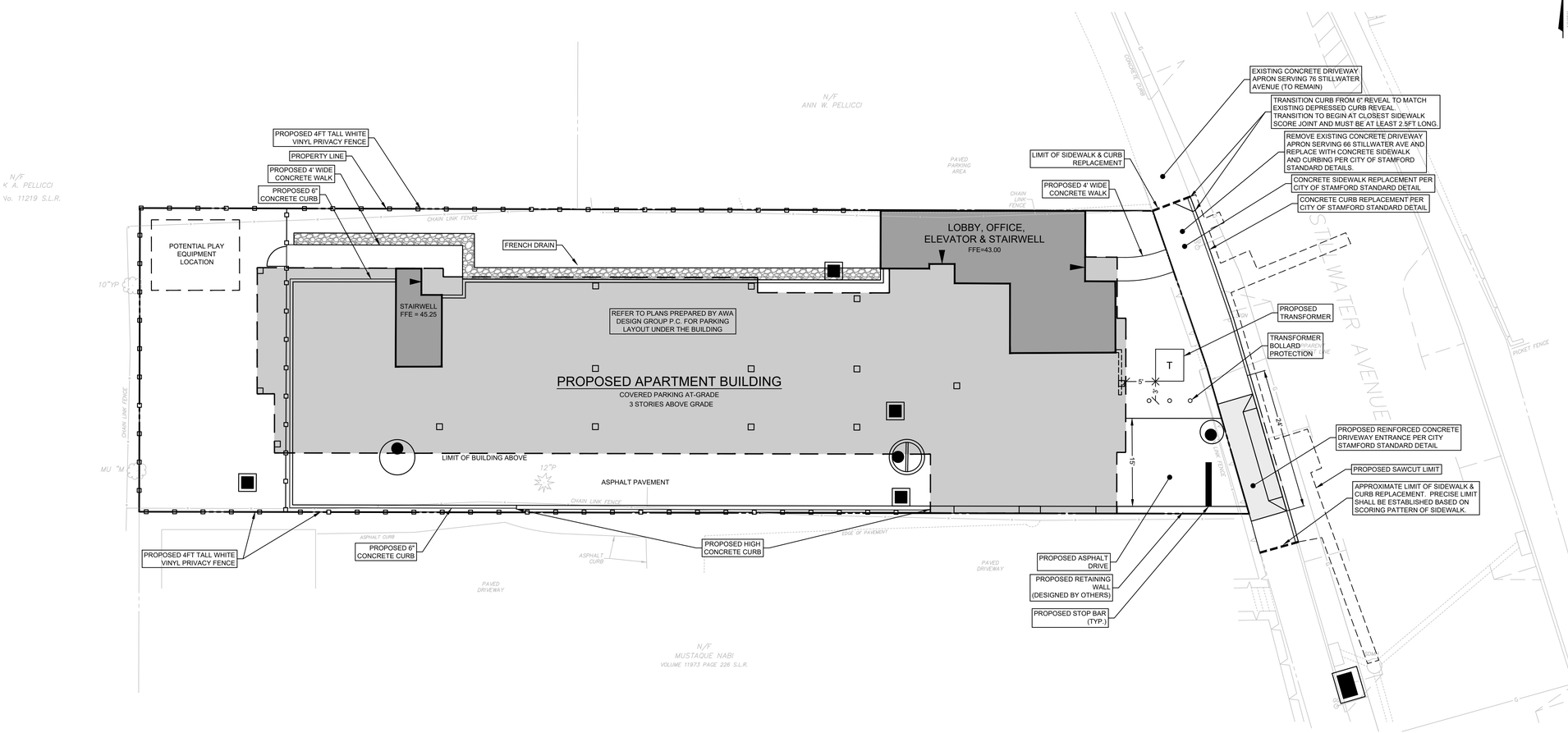

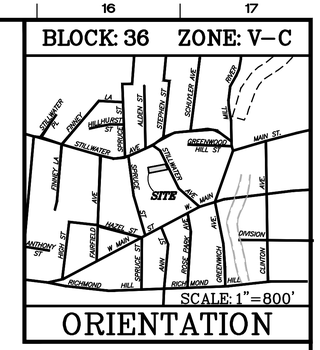

GENERAL NOTES:

1. These drawings are intended only to depict the design of site grading, drainage, utilities & 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 D'ANDREA SURVEYING & ENGINEERING entitled Topographic Survey dated December 18, 2019. Elevations depicted or labeled are based on NAVD-88.
3. Refer to Architectural plans prepared by AWA Design Group P.C. for information and design of the proposed building, including the layout of at-grade parking below the building.
4. There are no known wetland soil types on the property or within 100' of the property.
5. Property lies in a V-C zone.
6. 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 and CT DOT Form 818 (latest edition).
7. All development activities to be undertaken within the street right-of-way and other public lands shall comply fully with City of Stamford standards unless approved deviation is specifically set forth as part of this application. All work within the Stillwater Avenue right-of-way shall comply with City of Stamford Standards and Standard Details.
8. 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.
9. 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.
10. The property shall be served by public water and sewers.
11. 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.
12. 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.
13. When preparing the existing site for the proposed development, all materials removed shall be disposed of in conformance with all governing agencies.
14. Remove stumps and brush from site, or chip and use during landscaping. Do not bury stumps on site.
15. Building elevations are subject to change and shall be finalized prior to building permit.
16. 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.
17. Prior to issuance of a Certificate of Occupancy, the Engineering Department will require a certification stating that the development was constructed in accordance to the approved plans, and an "as-built" drawing shall be submitted.
18. 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.
19. The Stamford Engineering Department and the inspecting engineer shall be notified by the contractor three (3) days prior to the commencement of each phase of construction.
20. 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.
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.

PAVEMENT AND PAVEMENT MARKINGS:

1. Areas of new asphalt shall follow the details on Sheet SE-6.
2. 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.
3. Saw cut perimeter of area to be excavated. Saw cut shall be straight and vertical.
4. 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.
5. 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.
6. 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.
7. 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).
8. 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.
9. 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.
10. 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.
11. Finished paving shall be free of ``bird baths" and be smooth at the slopes specified on the plans.
12. Finished grade shall be within 1/2 inch of that noted on the drawings. Area's of asphalt not covered by the proposed building are required to drain to the on-site stormwater system. Area's of asphalt covered by the proposed building are required to drain to the sanitary sewer system.
13. 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.
14. Thicknesses of all layers shown are after compaction. Compact all layers to 95% per ASTM D 1557 (Modified Proctor Method).
15. New pavement markings shall be painted with epoxy resin paint in compliance with the CT DOT Form 818 Section 12.10 as revised.
16. New sign material and sheeting shall be made of retroreflective material in compliance with CT DOT Form 818 Section 12.08 as revised.
17. All signs and pavement markings installed along the state road must conform to the ``Manual on Uniform Traffic Control Devices," the latest State of Connecticut Catalog of Signs and standard as revised.
18. All pavement striping and replacement shall conform to the City of Stamford Engineering standards and the latest edition of AASHTO Highway Design Manual.

STANDARD CITY OF STAMFORD NOTES:

1. A Street Opening Permit is required for all work within the City of Stamford Right-of-Way.
2. 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.
3. The Engineering Bureau of the City of Stamford shall be notified three days prior to any commencement of construction work within the City of Stamford Right-of-Way.
4. Trees within the City of Stamford Right-of-Way to be removed shall be posted in accordance with the Tree Ordinance.
5. 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.
6. All retaining walls three (3) feet or higher measured from finished grade at the bottom of the wall to finished grade at the top of the wall and retaining walls supporting a surcharge or impounding Class I, II, or III-A liquids are required to have a Building Permit. Retaining walls shall be designed and inspected during construction by a Professional Engineer licensed in the State of Connecticut. Prior to the issuance of a Certificate of Occupancy, retaining walls shall be certified by a Professional Engineer licensed in the State of Connecticut.
7. 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.
8. A Final Improvement Location Survey will be required by a professional land surveyor licensed in the State of Connecticut.
9. Connection to a city-owned storm sewer shall required the Waver Covering Storm Connection to be filed with the City of Stamford Engineering Bureau.
10. Granite block or other decorative stone or brick, depressed curb, driveway apron, and curbing within the City of Stamford Right-of-Way shall require the Waiver Covering Granite Block Depressed Curb and Driveway Aprons to be filed with the City of Stamford Engineering Bureau.
11. Sediment and erosion controls shall be maintained and repaired as necessary throughout construction until the site is stabilized.
12. To obtain a Certificate of Occupancy, submittal must include all items outlined in the Checklist for Certificate of Occupancy (Appendix D of the City of Stamford Drainage Manual).
13. Reference EPB Permit #, Zoning Permit #, Zoning Board of Appeals #, Subdivision #, [if applicable].

No.	Date	Revision
1	11/15/23	ORIGINAL ISSUE DATE

SITE DEVELOPMENT PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

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SCALE: 1"=10' (0, 10, 20)
DRAWN BY: NGS | CHECKED BY: AMK
ANDREW M. KUZMICH CT. P.E. 31389
November 15, 2023
DATE

SHEET No: SE-1
Comm. No.: 10568

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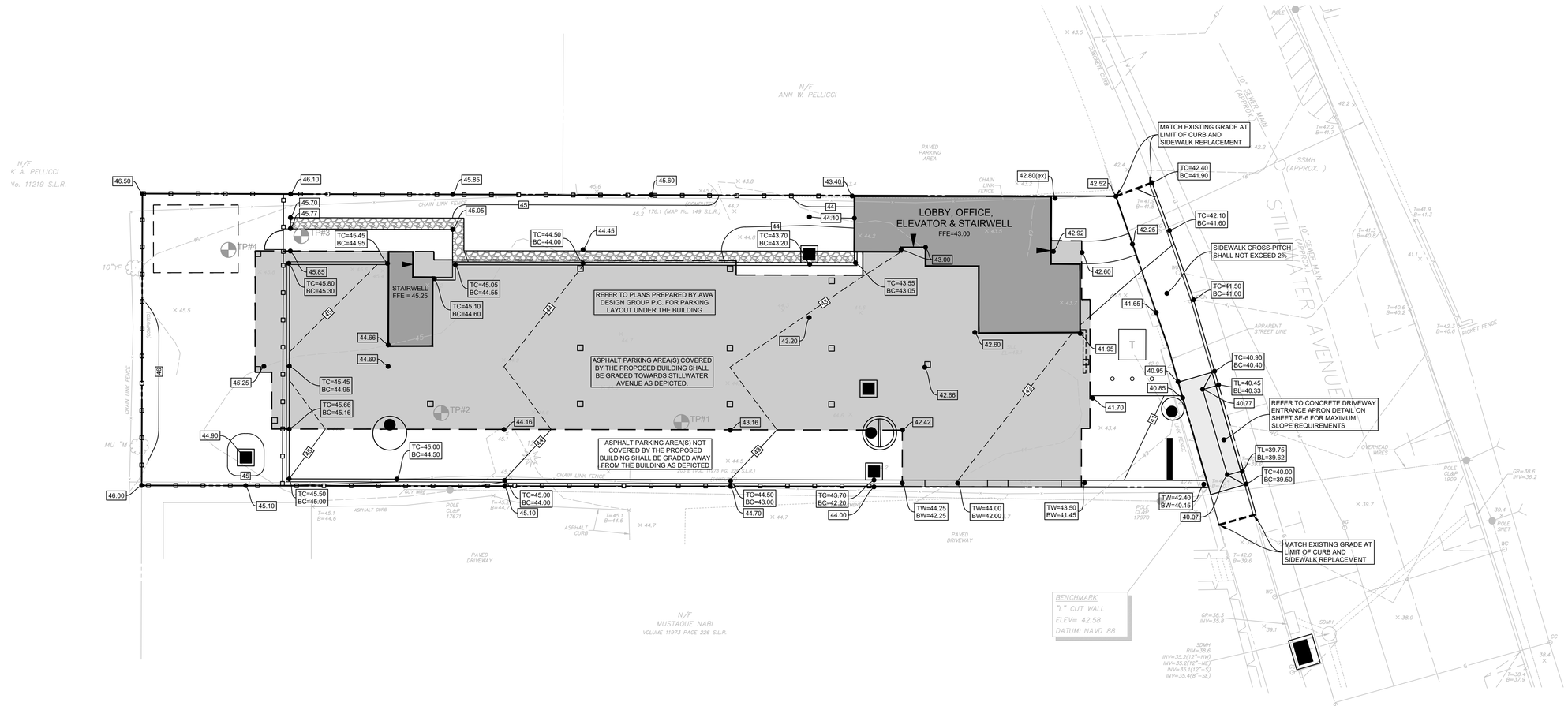

EARTHWORK & GRADING:

1. Grade away from building walls at 2% minimum (typical).
2. Earth slopes shall be no steeper than 2:1 (horz.:vert.)
3. Area(s) of asphalt not under building cover shall be graded away from the building towards proposed stormwater collection system(s) as depicted on SE-2.
4. No work shall commence until erosion controls have been inspected and approved by the inspecting Engineer or their designee(s).
5. 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.
6. General fill may be till, loam, sand or gravel mixture classified as SP, SW, SM, GP, GM, ML per the United Soil Classification System. It shall have not more than 40% fines passing the #100 sieve, not more than 8% passing the #200 sieve, and no stones larger than 8".
7. 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.
8. 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.
9. 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.
10. Topsoil shall be friable and loamy with high organic content. It shall be free of debris, rocks larger than 2" and roots. Topsoil shall have at least 1.5 percent by weight of fine textured stable organic material and no greater than 6 percent. Topsoil shall not have less than 20% fine textured material (passing the No. 200 sieve) and not more than 15% clay. pH range shall be 6.0-7.5 and soluble salts shall not exceed 500ppm.
11. Fill or topsoil shall not be placed nor compacted while in a frozen or muddy condition or while subgrade is frozen.
12. 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.
13. 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:

14. 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 and Retaining Wall Field Inspection Record form shall be submitted prior to issuance of a Certificate of Occupancy.
15. Retaining walls with a grade difference equal to or greater than 4 feet may require a safety barrier on the top of the wall. Retaining walls and barriers are to be designed by others.
16. 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 City of Stamford requirements.

No.	Date	Revision
1	11/15/23	ORIGINAL ISSUE DATE

SITE GRADING PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

REDNISS & MEAD
LAND SURVEYING
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SCALE: 1"=10' (0, 10, 20)
DRAWN BY: NGS
CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389
November 15, 2023
DATE

SHEET No:
SE-2
Comm. No.: 10568

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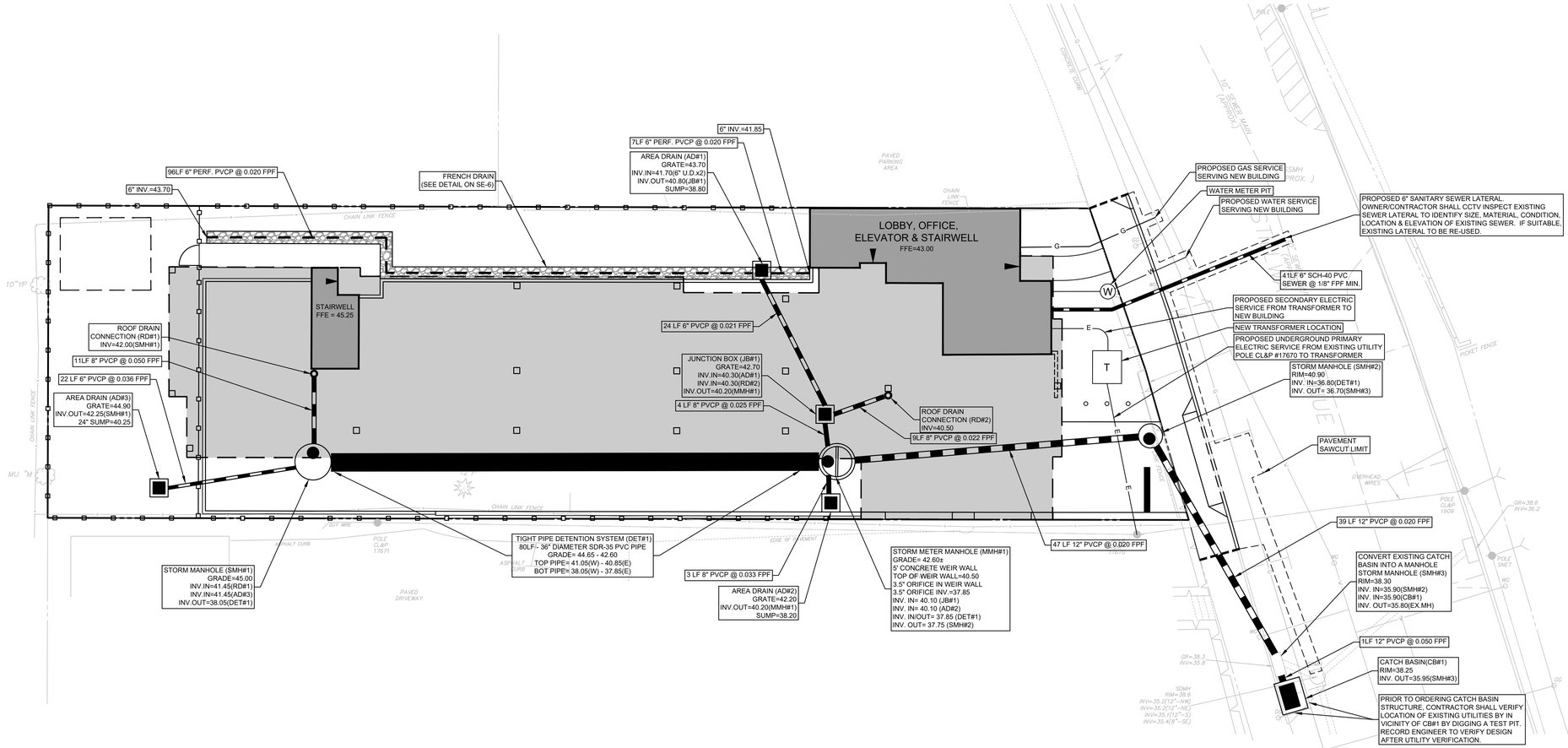

STORM AND SANITARY SEWER SYSTEMS:

1. All pipe shall be installed straight and at the vertical and horizontal alignment shown. Pipes shall have a uniform slope as specified.
2. Minimum cover on all pipes shall be two feet (2') unless otherwise noted.
3. 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. High Density Polyethylene Pipe (HDPE) cannot be used in lieu of PVCP unless explicitly approved by the Certifying Engineer.
4. All sanitary sewer pipe shall be Poly Vinyl Chloride Pipe (PVCP) and shall be Schedule 40 with solvent weld joints.
5. 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.
6. **All catch basins and area drains shall have a two foot (2') sump with bell traps or 90° PVC elbows. This requirement is strictly enforced by the City of Stamford Engineering Department.**
7. Unless otherwise noted, manhole diameters are minimum sizes and are assumed to be 4' inside diameter.
8. All existing and proposed catch basins, manhole rims and utility facilities shall be raised or lowered to be flush with finished grade.
9. The contractor/developer is responsible for camera inspecting the existing sanitary lateral to determine pipe condition, size, type, location and elevation. Camera inspection results to be reviewed with Stamford Water Pollution Control Authority (WPCA) to determine if re-using existing lateral connection is feasible. If the existing lateral cannot be re-used, locate, cap and abandon at the property line in conformance with Stamford WPCA disconnection requirements.
10. Other existing utilities shall be abandoned in accordance with the requirements of the utility owner(s).
11. 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.
12. 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.
13. Under no circumstances shall trench water be allowed to drain off through sanitary sewer lines.
14. All crushed stone shall be Gradation No. 4 as per CT DOT Form 818, Article M.01.02. 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.
15. 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.
16. Sanitary Sewer Testing: The sanitary sewer line shall be Low Pressure Air Tested, at the expense of the contractor; Testing to be in accordance with recommended procedure in "Unibell's" "Recommended Practice for Low Pressure Air Testing of Installed Sewer Pipe" UNI B-6. The minimum starting pressure for the test is 3.5 P.S.I. (in excess of the groundwater pressure at the top of the pipe) and there shall be no more than 0.5 P.S.I. drop in five (5) minutes. Manholes to be visually inspected. Lateral plugs shall be airtight to allow proper testing. Inspecting Engineer and the Engineering Bureau shall be informed of testing schedule three days in advance so they can witness the testing.
17. 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.
18. Maintenance of all onsite drainage facilities shall be the responsibility of the property owner.

UTILITIES:

19. Existing utilities shown on these plans are "not guaranteed" to be complete or correct. Prior to any site activities, the contractor shall be responsible for verification of clearances of proposed utilities from existing utilities. This verification shall include physical observation by means of test pits of the locations of affected utilities. The contractor shall notify the site engineer immediately of any conflict.
20. Proposed utilities are schematic in nature and shall be fully coordinated with their respective Utility Companies design department prior to construction.
21. Easements may be required in favor of the various utility companies.
22. Electric, telephone, cable, gas, and water services shall be installed in conformance to the requirements of the governing utility companies.
23. It is the contractor's responsibility to install utilities as shown on these plans. The contractor shall work with the utility companies and site engineer to ensure the installation is in conformance to the requirements of the governing utility company. All conduits shall be concrete encased as may be required by the governing utility company. 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.
24. All proposed utility facilities shall be raised or lowered to be flush with finished grade.
25. Where necessary, existing utilities shall be reinstalled to meet all minimum coverage requirements.
26. Utility connections at building face shall be coordinated with the building contractors.
27. The contractor must supply and install drag lines with all conduits.
28. Assume one 2" PVCP conduit for all site lighting. Service location to be determined.
29. In general, each utility shall have a minimum clearance of three feet to any other underground utility.
30. Any and all utilities abandoned shall be capped or removed in accordance with utility companies' requirements.
31. Existing fire valves shall be cut flush to grade in accordance with Aquarion Water Company requirements.
32. The electric transformer and generator shall be located to meet all applicable Zoning setbacks.
33. All utilities shall be installed per FEMA regulations for flood protection. All utilities (i.e., HVAC condensers, electric transformers, etc.) must be set one foot above the Base Flood Elevation (BFE) or waterproofed.
34. Gas service to the meter room shall be installed by the utility company.
35. 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.

Electric	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

36. 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.

WATER SERVICE:

37. Provide water service piping materials and factory-fabricated piping products of sizes, types, pressure ratings, temperature ratings, and capacities as indicated. Where not indicated, provide proper selection as determined by installer to comply with installation requirements meeting the City and Aquarion Water Company requirements. Provide materials and products complying with NFPA 24 where applicable. Provide sizes and types matching piping and equipment connections; provide fittings of materials which match pipe materials used in fire and potable water piping sytems.
38. Contractor installing water service shall be on the Aquarion Water Company approved contractors list.
39. Ductile-Iron Pipe for water service shall be AWWA C151, with cement mortar lining complying with AWWA C104; class 50 with push on gasketed joints complying with Aquarion Water Company requirements and furnished in minimum normal 18 foot length.
40. The ductile iron pipe shall be double cement lined inside and then asphalt seal coated on the outside and inside approximately 1 mil. thick. The cement lining shall conform to ANSI A21.4.
41. Ductile-Iron Pipe: Install in accordance with AWWA C600 "Standard for Installation of Ductile-Iron Water Mains and Their Appurtenances". In addition, water pipe shall be installed in accordance with Aquarion Water Company Specifications. The contractor shall furnish all materials, installation, testing and disinfection of pipes and fittings. In addition, all fire lines to conform to NFPA 24, Chapter 8.
42. Fittings shall be short body ductile iron Class 350 Mechanical Joint, conforming to AWWA C110. Fittings shall have the same lining and coating as the pipe specified above.
43. Contractor shall provide all adapters and fittings such as transition couplings, as determined in the field, necessary to complete all connections, whether or not specifically stated in the Contract Drawings and Specifications.
44. Restraints for mechanical joint fittings shall be Megalug as manufactured by Ebba Iron Co. or equal. Restraints for push-on joints shall be series 800 coverall as manufactured by Ebba Iron Co. or equal.
45. Pipe for use with sleeve-type couplings shall be as specified except that the ends shall be plain (without bells or beads). The ends shall be cast or machined at right angles to the axis.
46. Couplings and Adapters: Sleeve-type couplings for plain end pipe shall be provided with plain rubber gaskets and steel, tee-head bolts with nuts. Couplings shall be given a shop coat compatible with the same outside coating as the pipe specified above. Couplings shall furnished preassembled, as manufactured by Dresser Industries, Inc., Smith-Blair, Coupling Systems, Inc., or equal.
47. Gate valves shall be of the double disc, parallel seat type with cast-iron body bronze stem and rings designed for 175 pounds per square inch working pressure. All gate valves shall be tested hydraulically to 300 pounds per square inch. Gate valves shall meet the latest AWWA C500.
48. Valve Boxes: Furnish valve boxes 5-inches in diameter, 3/16-inch thick, with cast-iron bases and covers. Coat all part of valve boxes, bases and covers by dipping in hot bituminous varnish. Provide Mueller H-10360, two-piece, screw type with base, top section and cover as required, or an approved equal. Identify covers with the casting work WATER.
49. The valves shall be of gray cast iron designed to withstand, UL listed, 300 PSI working pressure and be compatible with the existing and new pipe joints. All valves shall be suitable for ordinary waterworks service, intended to be installed in a normal position on buried pipe lines for water distribution systems.
50. Water Service Depth of Cover: Provide minimum depth of cover over underground piping in accordance with NFPA 24, "Depth of Cover" or 60", which ever is greater.
51. Apply bituminous seal coat on all metallic elements of valves, pipes, fittings, and fire hydrants conforming to ANSI A214 (AWWA C104). Coating shall be smooth, tough and tenacious and impervious to water without tendency to scale off and shall not be brittle.
52. Piping Tests: Conduct piping tests, disinfection testing and acceptance as per Aquarion Water Company Specifications. Contractor to supply all equipment and fittings needed for test.
53. Water Service Piping Tests: Conduct piping tests, disinfection testing and acceptance as per Aquarion Water Company Specifications. Contractor to supply all equipment and fittings needed for test.
54. Hydrostatic Tests: Test at not less than 200 psi for 2-hrs. Test fails if leakage exceeds those called for in Aquarion Water Company and NFPA 24 Specifications. Increase pressure in 50 psi increments and inspect each joint between increments. Hold at test pressure for one hour, decrease to 0 psi. Slowly increase again to test pressure and hold for one more hour.
55. Water Service Disinfection: Before being placed into service, all new pipes and repaired portions of, or extensions to existing pipes shall be disinfected and tested as per Aquarion Specifications.
56. Aquarion Water Company shall be retained to perform disinfection tests, hydrostatic tests, and conduct piping tests.
57. Contractor shall obtain all materials from Aquarion Water Company. Contractor shall obtain approval from Aquarion Water Company prior to ordering materials.

No.	Date	Revision
1	11/15/23	ORIGINAL ISSUE DATE

SITE UTILITY PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

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: 0 10 20
1"=10'

DRAWN BY: NGS | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389

November 15, 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-3

Comm. No.: 10568

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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-4 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. 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

11. 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.

12. 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.

13. If excavation dewatering is required, all dewatering pumping must have sediment and erosion control provisions to maintain clear water discharge (not muddy). Such provisions shall be approved by governing agencies. All pump discharge from dewatering shall be clear at the point where it flows off the property.

14. 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.

15. Contractor shall contact Hygenix for information regarding soil and groundwater contamination prior to any dewatering activities.

16. Upon installation of each catch basin and area drain, immediately surround it with haybales and install a drain insert as depicted on plan sheet SE-4.

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

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

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

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

21. 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.

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

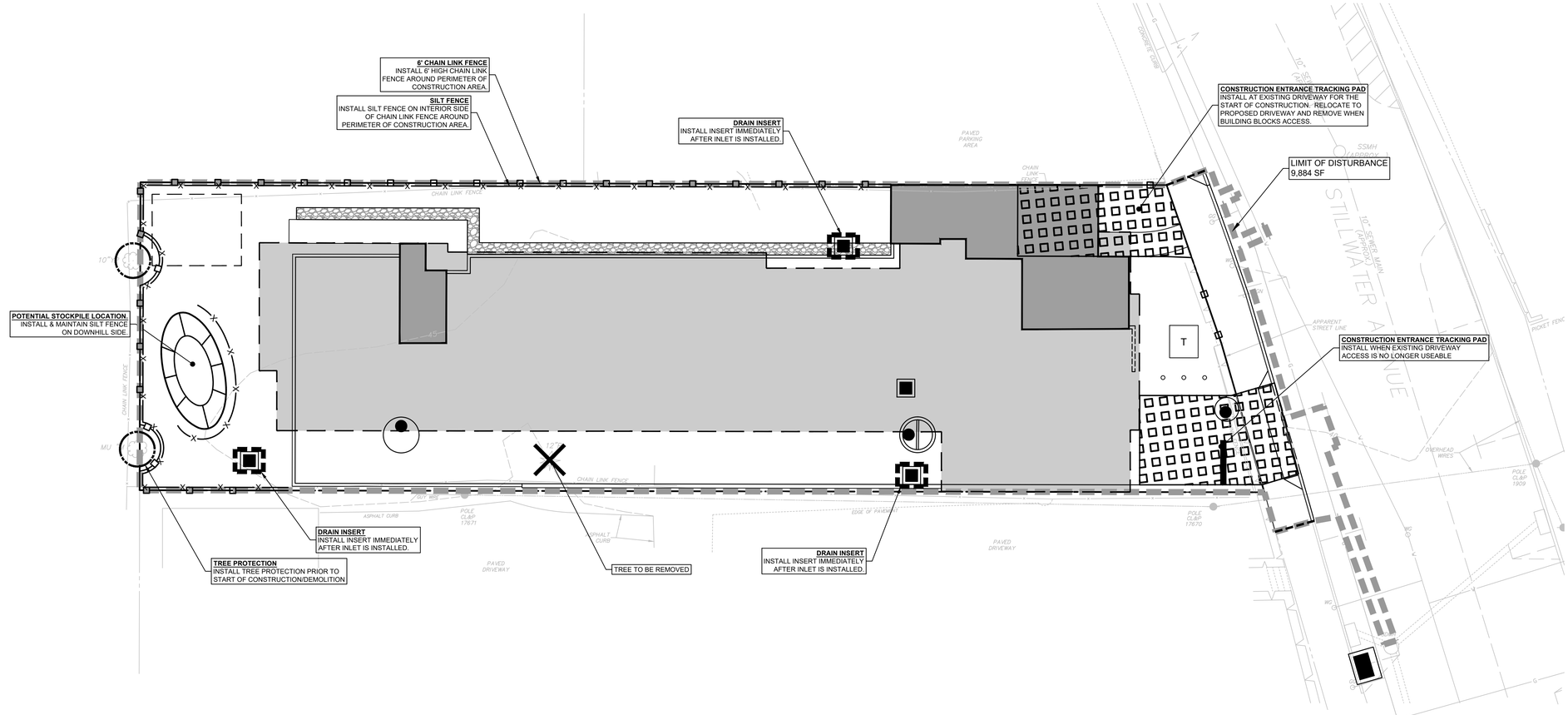
23. After each storm event or once bi-weekly, all sediment and erosion controls shall be inspected. Any corrective actions to mitigate environmental concerns will be ordered by the site engineer or environmental engineer. It is the Owner's responsibility to retain such consultant.

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

25. All permanent and temporary sediment control devices will be maintained in effective condition throughout the construction period until upland disturbed areas are thoroughly stablized. 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.

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

27. 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.



SEDIMENT FILTER FOR STOCK PILE ON PAVEMENT
N.T.S.

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

STABILIZED CONSTRUCTION ENTRANCE
(TRACKING PAD)
N.T.S.

INLET SEDIMENT CONTROL DEVICE
(SILT SACK)
N.T.S.

FABRIC & POST SILTATION BARRIER
(SILT FENCE)
N.T.S.

No.	Date	Revision
1	11/15/23	ORIGINAL ISSUE DATE

SEDIMENT & EROSION CONTROL PLAN
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

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

DRAWN BY: NGS | CHECKED BY: AMK

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ANDREW M. KUZMICH CT. P.E. 31389

November 15, 2023
DATE

SHEET No: SE-4

Comm. No.: 10568

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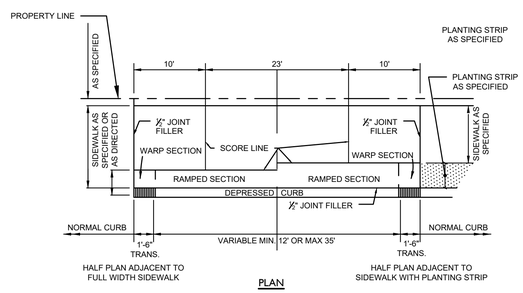
SOIL TEST PIT RESULTS

Subsurface Soil Investigation Soil Profile			
Test Pit #: 1		Date: 02/24/2023	
Inspector: AMK		Sanitarian: N/A	
Ledge at: -		Mottling at: 33	
Water at: -		Roots at: 12	
Depth: 63	Soil Description		
0"-6"	Topsoil		
6"-33"	Brown Silty Loam		
33"-63"	Grey Mottled Silt & Fine Sand		

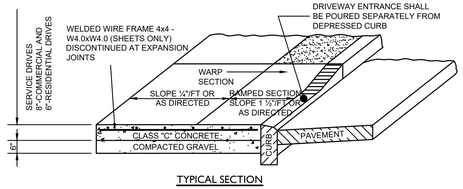
Subsurface Soil Investigation Soil Profile			
Test Pit #: 2		Date: 02/24/2023	
Inspector: AMK		Sanitarian: N/A	
Ledge at: -		Mottling at: 53	
Water at: -		Roots at: 12	
Depth: 67	Soil Description		
0"-12"	Topsoil		
12"-23"	Fill Material		
23"-28"	OTS		
28"-53"	Brown Silty Loam		
53"-67"	Grey Mottled Silt & Fine Sand		

Subsurface Soil Investigation Soil Profile			
Test Pit #: 3		Date: 02/24/2023	
Inspector: AMK		Sanitarian: N/A	
Ledge at: -		Mottling at: 55	
Water at: 74		Roots at: 12	
Depth: 75	Soil Description		
0"-12"	Topsoil		
12"-32"	Fill Material		
32"-55"	Brown Silty Loam		
55"-75"	Dark Grey Mottled Silt & Fine Sand		

Subsurface Soil Investigation Soil Profile			
Test Pit #: 4		Date: 02/24/2023	
Inspector: AMK		Sanitarian: N/A	
Ledge at: -		Mottling at: 59	
Water at: 86		Roots at: 12	
Depth: 87	Soil Description		
0"-12"	Topsoil		
12"-34"	Fill Material		
34"-59"	Brown Silty Loam		
59"-87"	Dark Grey Mottled Silt & Fine Sand		



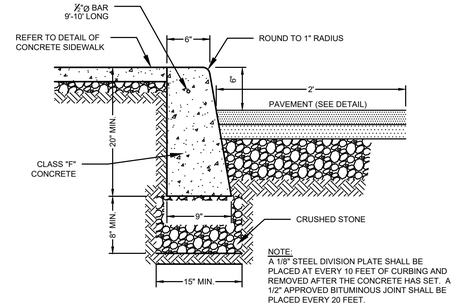
PLAN



TYPICAL SECTION

REINFORCED CONCRETE DRIVEWAY ENTRANCE

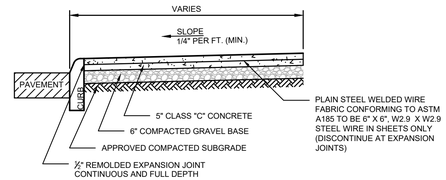
N.T.S.



NOTE:
A 1/8" STEEL DIVISION PLATE SHALL BE PLACED AT EVERY 10 FEET OF CURBING AND REMOVED AFTER THE CONCRETE HAS SET. A 1/2" APPROVED BITUMINOUS JOINT SHALL BE PLACED EVERY 20 FEET.

CONCRETE CURB

N.T.S.

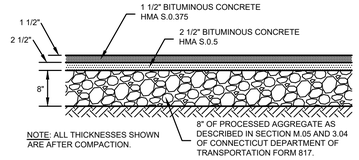


NOTES:

1. CONCRETE TO BE CLASS 'C' CONFORMING TO CT DOT FORM 818 SECTION M.03.02.
2. GRAVEL BASE SHALL CONFORM TO GRADATION A AS DEFINED IN ConnDOT FORM 818 SECTION M. 02.01.
3. INSTALL AS PER THE AMERICAN CONCRETE INSTITUTE CODE.
4. THE AREA SHALL BE COMPACTED TO AT LEAST 95% OF THE DRY DENSITY ACHIEVED BY ASTM D1557.
5. CONTRACTION JOINTS PLACED IN A SQUARE PATTERN AS PER DETAIL.
6. DRAW A SOFT BRISTLED BROOM ACROSS FLOAT-FINISHED CONCRETE SURFACE PERPENDICULAR TO LINE OF TRAFFIC TO PROVIDE A UNIFORM, FINE LINE TEXTURE.

CONCRETE SIDEWALK

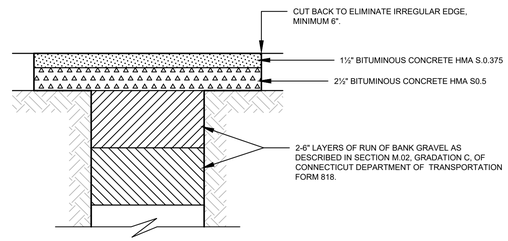
N.T.S.



NOTE: ALL THICKNESSES SHOWN ARE AFTER COMPACTION.

ASPHALT PAVEMENT DETAIL (ON SITE ONLY)

N.T.S.



ASPHALT TRENCH REPAIR

N.T.S.

PREFERRED:

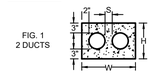
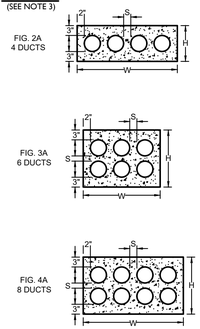


FIG.	DUCT BANK DIMENSIONS 4" DUCT W	H	S	5" DUCT W	H	S	6" DUCT W	H	S
1	14½"	10½"	1½"	16½"	11½"	1½"	19"	12½"	2"
2	14½"	16½"	1½"	16½"	18½"	1½"	19"	21"	2"
2A	26½"	10½"	1½"	30½"	11½"	1½"	36"	12½"	2"
3	14½"	22½"	1½"	16½"	25½"	1½"	19"	29½"	2"
3A	20½"	16½"	1½"	23½"	18½"	1½"	27½"	21"	2"
4	14½"	28½"	1½"	16½"	32½"	1½"	19"	38"	2"
4A	26½"	16½"	1½"	30½"	18½"	1½"	36"	21"	2"

ALTERNATE:
(SEE NOTE 3)



NOTES:

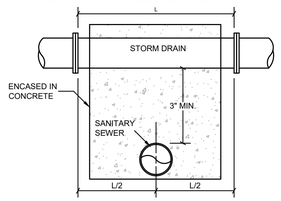
1. AT MANHOLES CONDUIT BANKS SHALL BE PER FIGS. 1, 2, 3 OR 4.
2. MINIMUM COVER FROM TOP OF A CONDUIT BANK TO THE PAVEMENT OR EARTH SURFACE TO BE:
   a) STATE HIGHWAYS - 36"
   b) RAILROAD TRACKS - 60"
   c) ALL OTHER AREAS - 24"
3. IN THE CONDUIT RUN BETWEEN MANHOLES IF OBSTRUCTIONS ARE ENCOUNTERED OR TO REDUCE TRENCH DEPTH, FIGS. 2A, 3A OR 4A ARE PERMISSIBLE.
4. CONCRETE SHALL BE 2500 P.S.I., 1/2" MAXIMUM STONE, 6"-9" SLUMP OF SUCH CONSISTENCY THAT SPADING WILL INSURE THE FLOW OF CONCRETE BETWEEN AND UNDER THE INDIVIDUAL DUCTS, BUT NOT SO WET AS TO FLOAT THE DUCTS. FOR TIER BUILDUP CONSTRUCTION A STIFFER CONSISTENCY SHOULD BE USED.
5. DUCTS SHALL BE SCHEDULE 40 PVC.

CONDUIT BANK CONSTRUCTION

N.T.S.

NOTE:

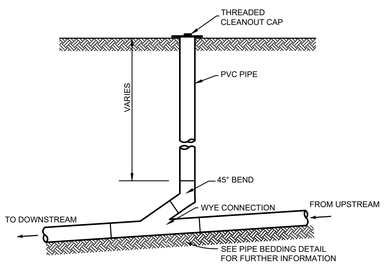
THE JOINTS OF THE PIPE SHALL BE A MINIMUM OF 10' FROM THE POINT OF CROSSING. THE SANITARY SEWER SHALL BE CLASS 150 PRESSURE PIPE. THE STORM DRAIN SHALL BE LOCK-JOINT PRESSURE PIPE.



REQUIREMENTS AS STATED ABOVE WILL APPLY WHEN HORIZONTAL SEPARATION BETWEEN THE STORM & SANITARY LINES ARE LESS THAN 10' AND VERTICAL SEPARATION IS LESS THAN 18".

CROSSINGS OF SANITARY PIPES AND STORM PIPES

N.T.S.



SANITARY CLEANOUT DETAIL

N.T.S.

Best Management Practices	Action/Activity	Frequency
Stormwater Detention System & Control Structures	The detention system and all associated control structures (orifices, weir, etc.) shall be completely cleaned of accumulated debris and sediments. Any repairs to the detention system and/or control structure necessary shall be made. Weir wall shall be inspected to ensure its secured to the structure walls and watertight. Orifice shall be inspected to ensure its size is correct and that there are no blockages limiting its flow capacity.	First year: quarterly and following any rain event greater than 3 inches Second year onward: twice per year (once in spring and once in fall after leaf cleanup is complete) and following any rain event greater than 3 inches.
Sweeping Impervious Areas	Inspect impervious areas; sweep and remove sediment	Monthly; as needed with signs of sediment build-up
Roof Run-off Management	Using appropriate safety measures/procedures, inspect roof areas and drainage connections; make necessary repairs; and, properly remove bird fecal matter, sediment, litter and/or debris.	April & October
Winter Sanding/De-icing Agents	Properly calibrate application equipment to ensure uniform coverage; stockpiling materials onsite require proper cover and containment.	Each use
Snow Removal	Snow removal shall occur as necessary to maintain safe passage.	As necessary

STORM SYSTEM MAINTENANCE

N.T.S.

No.	Date	Revision
1	11/15/23	ORIGINAL ISSUE DATE

DETAILS & SOIL TEST RESULTS
DEPICTING
66 STILLWATER AVENUE
STAMFORD, CT
PREPARED FOR
MICA DEVELOPMENT CO. LLC

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SCALE: N.T.S.

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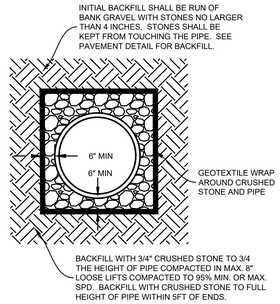
ANDREW M. KUZMICH CT. P.E. 31389

November 15, 2023

DATE

SHEET No: SE-5

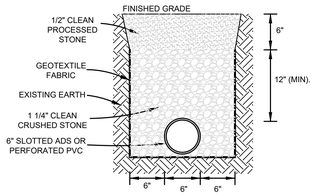
Comm. No.: 10568



1. ENDS SHALL BE CAPPED AND SHALL BE WATER TIGHT.
2. SUBMIT SHOP DRAWING PRIOR TO MANUFACTURE AND INSTALLATION.
3. ALL PIPE TO HANDLE H20 LOADING. 36" PVC PIPE SHALL HAVE RUBBER GASKET JOINTS.
4. THE JOINT BETWEEN THE PIPES SHALL BE MADE WATERTIGHT BY FILLING THE JOINT PER MANUFACTURER'S RECOMMENDATIONS. .
5. CONTRACTOR SHALL HAVE DETENTION SYSTEM FIELD INSPECTED BY SITE ENGINEER PRIOR TO BACKFILLING. AS-BUILT ELEVATIONS & LOCATION OF THE SYSTEM, INCLUDING BOTTOM & TOP OF PIPE ELEV. ON EITHER END AND LOCATION IS REQUIRED PRIOR TO BACKFILLING.

36" PVCP DETENTION INSTALLATION (TYP.)

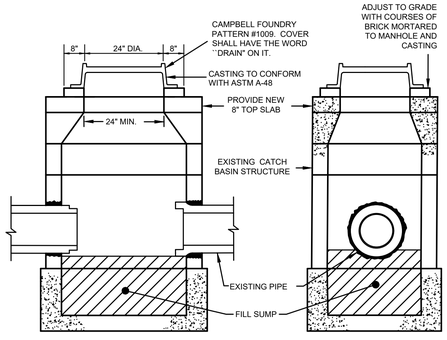
N.T.S.



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

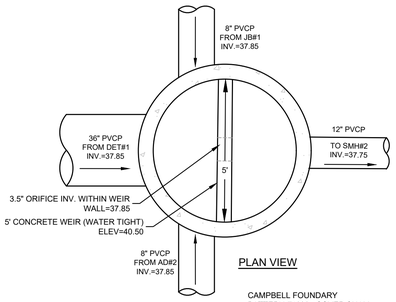
N.T.S.



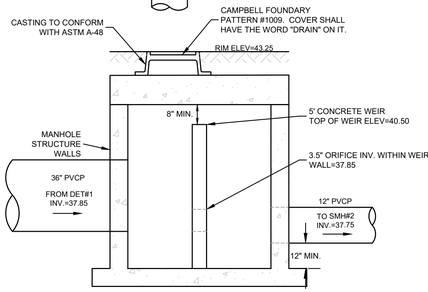
1. CONVERSION DETAIL/SPECIFICATIONS TO BE APPROVED BY CITY OF STAMFORD - ENGINEERING DEPARTMENT PRIOR TO EXECUTION.
2. REMOVE EXISTING CATCH BASIN FRAME AND GRATE.
3. PLACE A ROOF SLAB OVER CATCH BASIN STRUCTURE. ROOF SLAB TO WITHSTAND THE APPLIED LOADS WITH AN HS-20 TRUCK LOAD. THE ROOF SLAB SHALL HAVE A MINIMUM 24" OPENING.
4. PLACE MANHOLE FRAME AND COVER OVER ROOF SLAB. THIS MAY REQUIRE RAISING WITH LAYERS OF MORTAR AND BRICK TO THE REQUIRED GRADE.
5. INSTALL STANDARD STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC MANHOLE STEPS.
6. FILL SUMP WITH CONCRETE. INVERT SHALL BE FORMED IN FILLED PORTION OF SUMP.
7. REMOVE BELL TRAP.

CONVERSION OF EXISTING CATCH BASIN TO MANHOLE

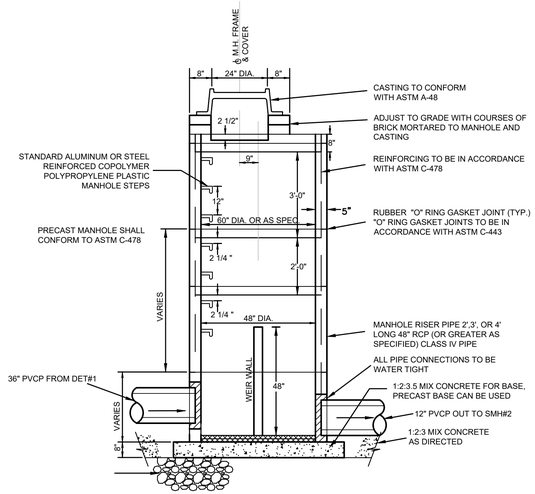
N.T.S.



PLAN VIEW



PROFILE VIEW

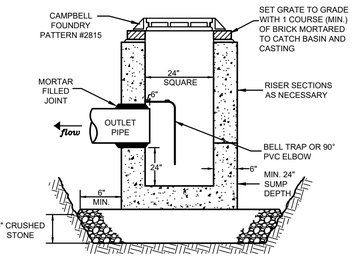


PLACE MANHOLE ON A 6" LAYER OF CRUSHED STONE. IF CRUSHED STONE IS TO BE PLACED ON FILL, ALL FILL BELOW THE MANHOLE SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D-1557. ALL CRUSHED STONE SHALL BE GRADATION NO. 4 AS PER CT DOT FORM 818, ARTICLE M.01.01. STONE SHALL CONSIST OF SOUND, TOUGH, DURABLE PARTICLES FREE FROM SOFT, THIN, ELONGATED, LAMINATED, FRIABLE, MICACEOUS OR DISINTEGRATED PIECES, MUD, DIRT OR OTHER DELETERIOUS MATERIAL.

STORMWATER METERING MANHOLE DETAIL

(MMH#1)

N.T.S.



NOTES:
1. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
2. ALL JOINTS TO BE MORTARED.
3. AREA DRAIN SHALL CONFORM TO ASTM C478.
4. 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.

24" AREA DRAIN

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.

DESIGNED IN ACCORDANCE WITH SECTION 15.B STAMFORD ZONING REGULATIONS ("FLOOD PRONE AREA REGULATIONS OF THE CITY OF STAMFORD") AND CAPABLE OF WITHSTANDING THE FLOOD DEPTHS, PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH THE BASE FLOOD.

PVC/RCP PIPE TRENCH BEDDING DETAIL

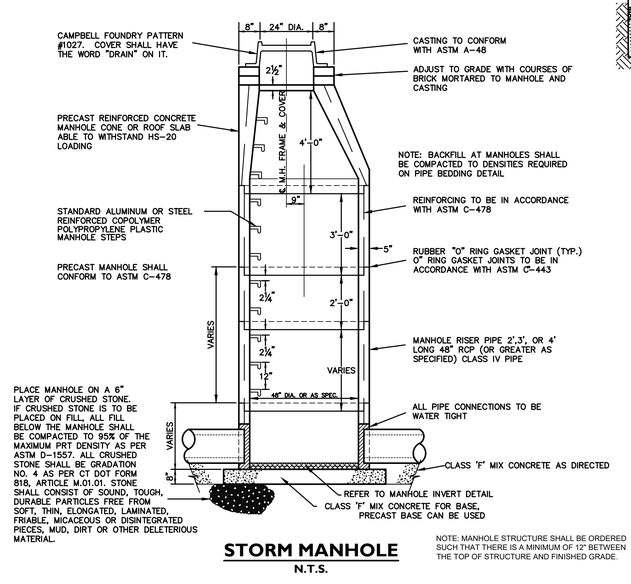
(48" DIA. & UNDER)

N.T.S.

NOTES:
1. CATCH BASIN TO BE INSTALLED IN STILLWATER AVENUE RIGHT-OF-WAY. STRUCTURE SHALL CONFORM TO CITY OF STAMFORD - ENGINEERING DEPARTMENT CATCH BASIN STANDARD DETAIL & SPECIFICATIONS.
2. ALL CATCH BASIN COMPONENTS TO BE PRE-CAST REINFORCED CONCRETE, ABLE TO WITHSTAND THE APPLIED EARTH LOADS WITH AN H-20 TRUCK LOAD.
3. ALL JOINTS TO BE MORTARED.
4. CATCH BASIN SHALL CONFORM TO ASTM C478.
5. 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.
6. IF CRUSHED STONE IS TO BE PLACED ON FILL. ALL FILL BELOW THE CB SHALL BE COMPACTED TO 95% OF THE MAXIMUM PRT DENSITY AS PER ASTM D.1557.

CATCH BASIN DETAIL

N.T.S.



STORM MANHOLE

N.T.S.

NOTE: MANHOLE STRUCTURE SHALL BE ORDERED SUCH THAT THERE IS A MINIMUM OF 12" BETWEEN THE TOP OF STRUCTURE AND FINISHED GRADE.

No.	Date	Revision
I	11/15/23	ORIGINAL ISSUE DATE

DETAILS

DEPICTING

66 STILLWATER AVENUE

STAMFORD, CT

PREPARED FOR

MICA DEVELOPMENT CO. LLC

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: N.T.S.

DRAWN BY: NGS | CHECKED BY: AMK

ANDREW M. KUZMICH CT. P.E. 31389

November 15, 2023

DATE

SHEET No: SE-6

Comm. No.: 10658

FRONT ELEVATION

NTS

PROPOSED RESIDENTIAL DEVELOPMENT

66 STILLWATER AVE, STAMFORD, CT

FOR

MICA DEVELOPMENT CO.

PROJECT DIRECTORY

DEVELOPER	LAND USE CONSULTANTS	SITE ENGINEER	LANDSCAPE ARCHITECT
MICA DEVELOPMENT CO. STAMFORD, CT 06905	REDNISS & MEAD 22 1ST ST, STAMFORD, CT 06905 PHONE: (203) 327-0500	REDNISS & MEAD 22 1ST ST, STAMFORD, CT 06905 PHONE: (203) 327-0500	ENVIRONMENTAL LAND SOLUTION INC 8 KNIGHT STREET #203 NORWALK, CT 06851 203-855-7879

DRAWING INDEX

ARCHITECTURAL DRAWINGS:

NO	DATE	ISSUE/REVISION
1		
2		
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

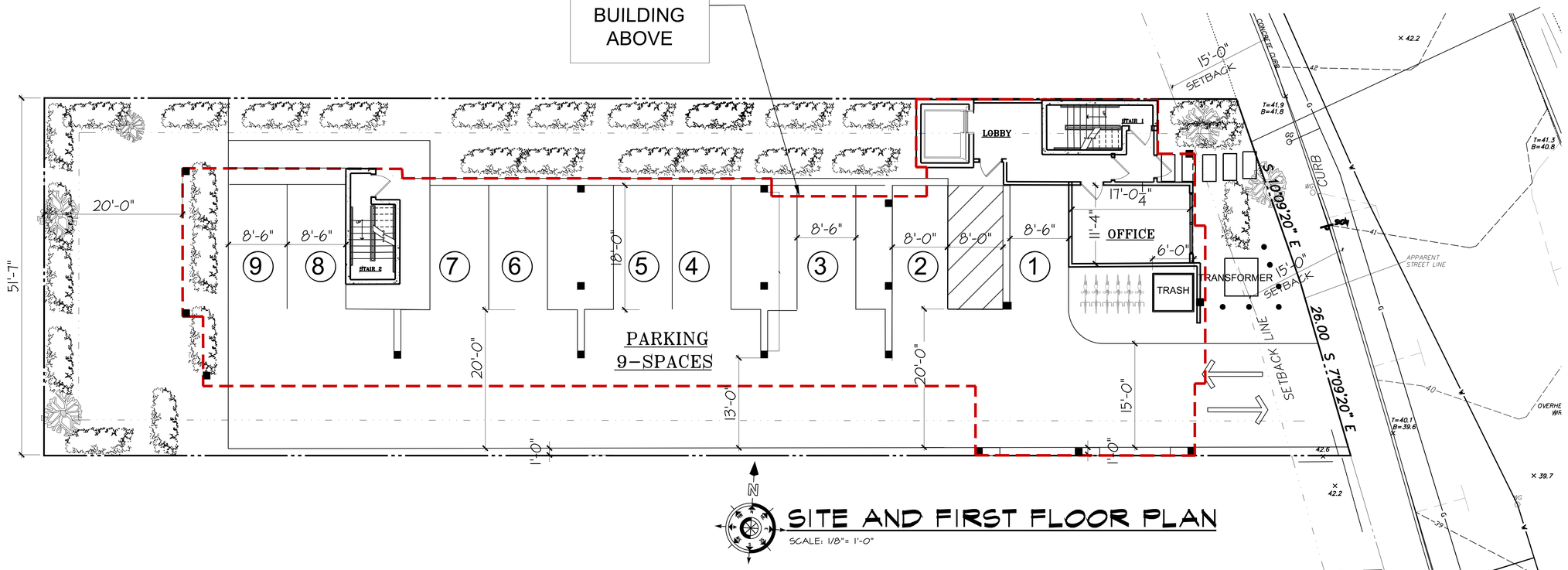
SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
Phone: 203-325-4121 Fax: 203-325-4123
Web Site: AWAdg.com Email: awa@AWAdg.com

PROJECT NO.	2014
DRAWN BY:	MG
ISSUED:	11.16.23
SCALE AS NOTED	

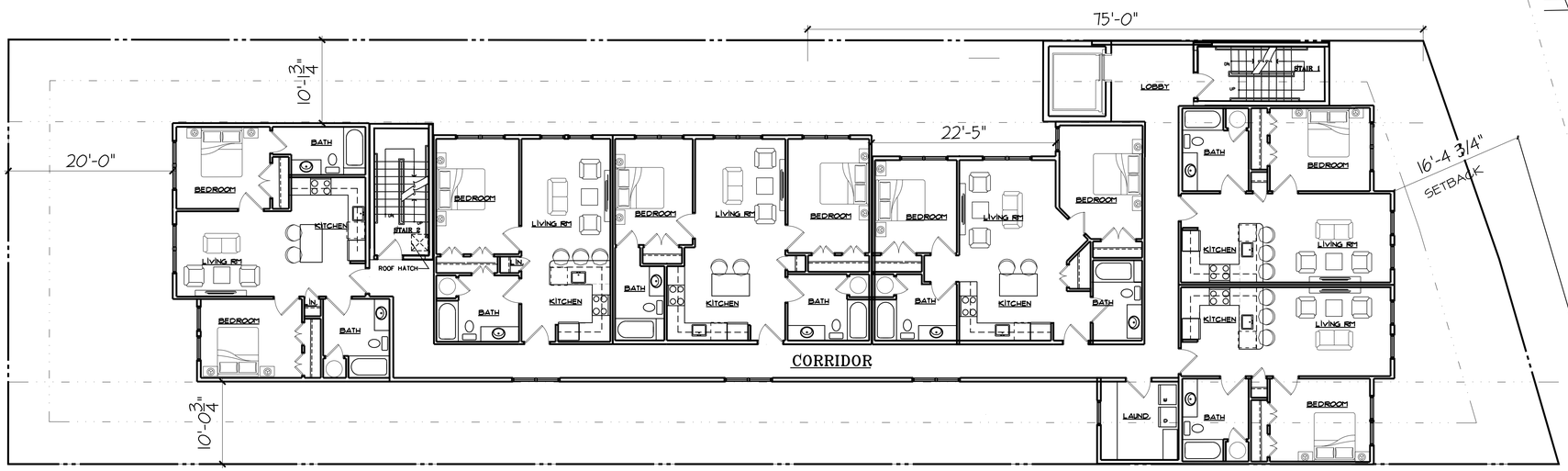
A.000
DWG. NO.

DRAWING TITLE:
TITLE SHEET



SITE AND FIRST FLOOR PLAN

SCALE: 1/8"= 1'-0"



SECOND THRU FOURTH FLOOR PLAN

SCALE: 1/8"= 1'-0"

PROPOSED RESIDENTIAL UNIT COUNT

UNIT TYPE		COLOR	AREA	2ND FL	3RD FL	4TH FL	TOTAL UNITS
Ⓐ	ONE BED		± 544 SF	3	3	3	9
Ⓑ	TWO BED		± 768 SF	3	3	3	9
TOTAL				6	6	6	18

NO	DATE	ISSUE/REVISION
1		
2		
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
401 Shippan Ave., Suite-202 Stamford, CT 06902
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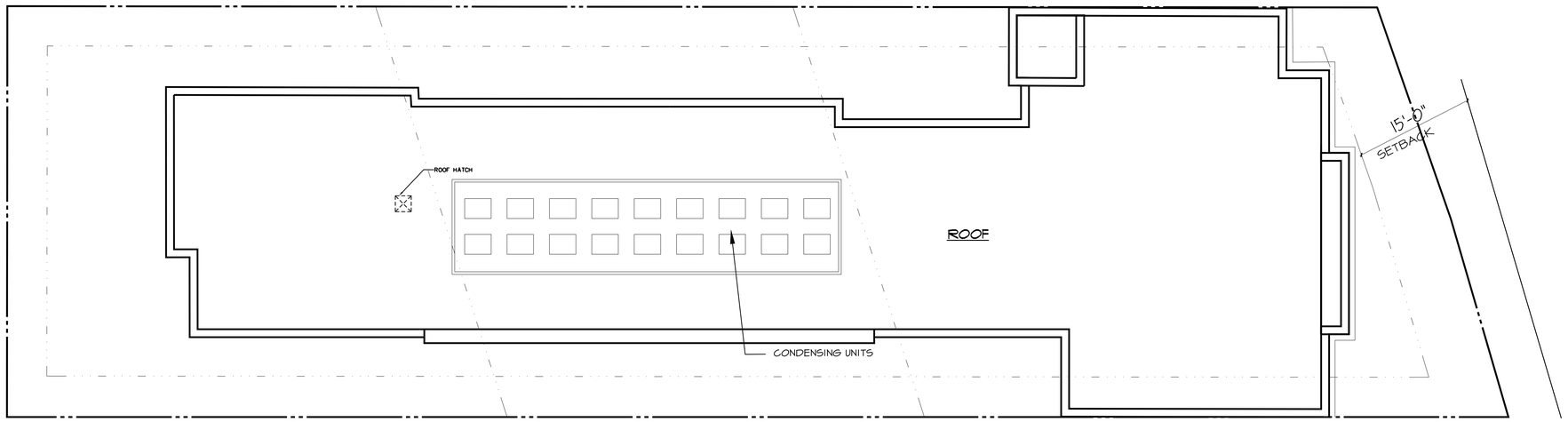
PROJECT NO.	2014
DRAWN BY:	MG
ISSUED:	11.16.23
SCALE AS NOTED	

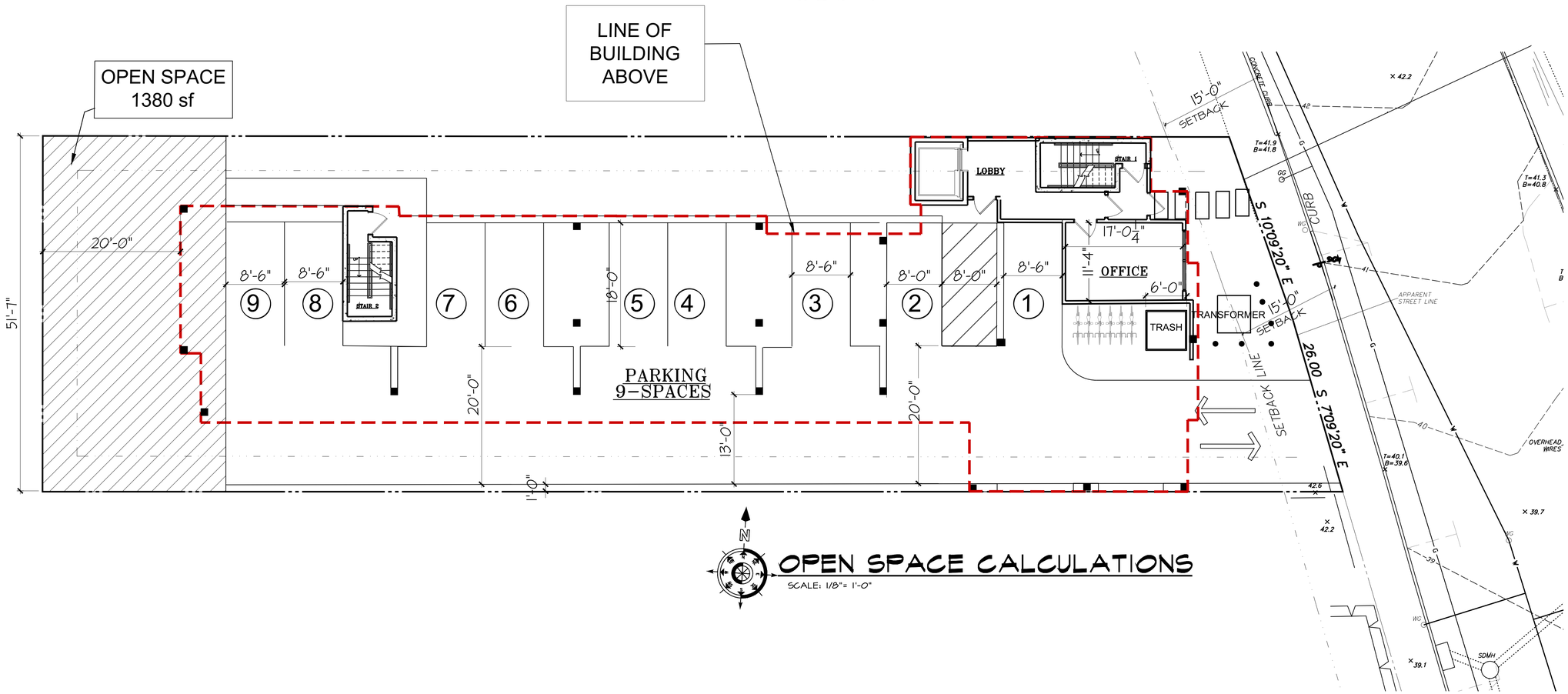
A.101
DWG. NO.

DRAWING TITLE:
FLOOR PLANS

NO	DATE	ISSUE/REVISION
1		
2		
3		
4		



ROOF PLAN
SCALE: 1/8"= 1'-0"



OPEN SPACE CALCULATIONS
SCALE: 1/8"= 1'-0"

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
ARCHITECTURE DESIGN PLANNING
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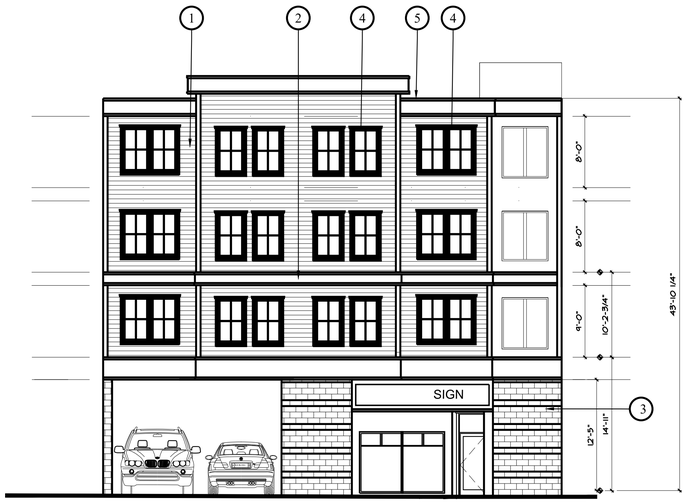
PROJECT NO.	2014
DRAWN BY:	MG
ISSUED:	11.16.23
SCALE AS NOTED	

A.102
DWG. NO.

DRAWING TITLE:
FLOOR PLAN



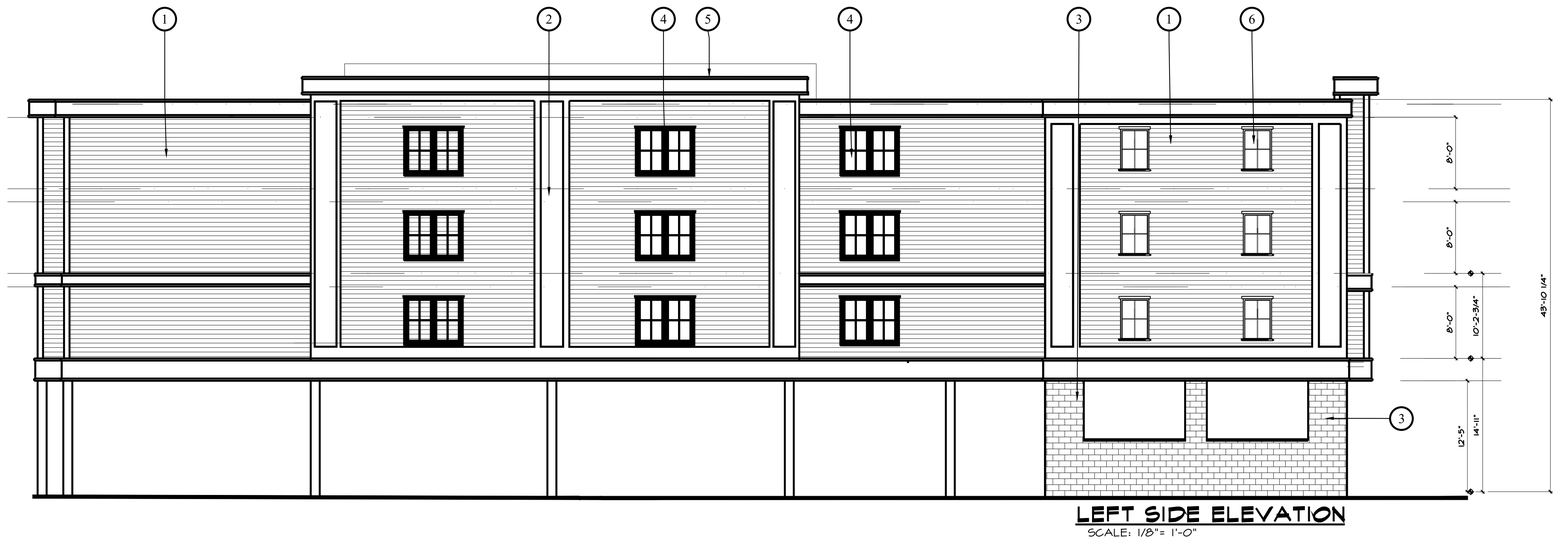
FRONT ELEVATION

SCALE: 1/8"= 1'-0"

REAR ELEVATION

SCALE: 1/8"= 1'-0"

NO.	MATERIAL
1	HARDI-SIDING
2	AZAK TRIM
3	SPLIT FACE CONCRETE BLOCKS (DARK GREY)
4	METAL CLAD DOOR/WINDOW (BLACK)
5	METAL CAP
6	ARTIFICIAL WINDOW



LEFT SIDE ELEVATION

SCALE: 1/8"= 1'-0"

NO	DATE	ISSUE/REVISION
1		
2		
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
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ARCHITECTURE DESIGN PLANNING
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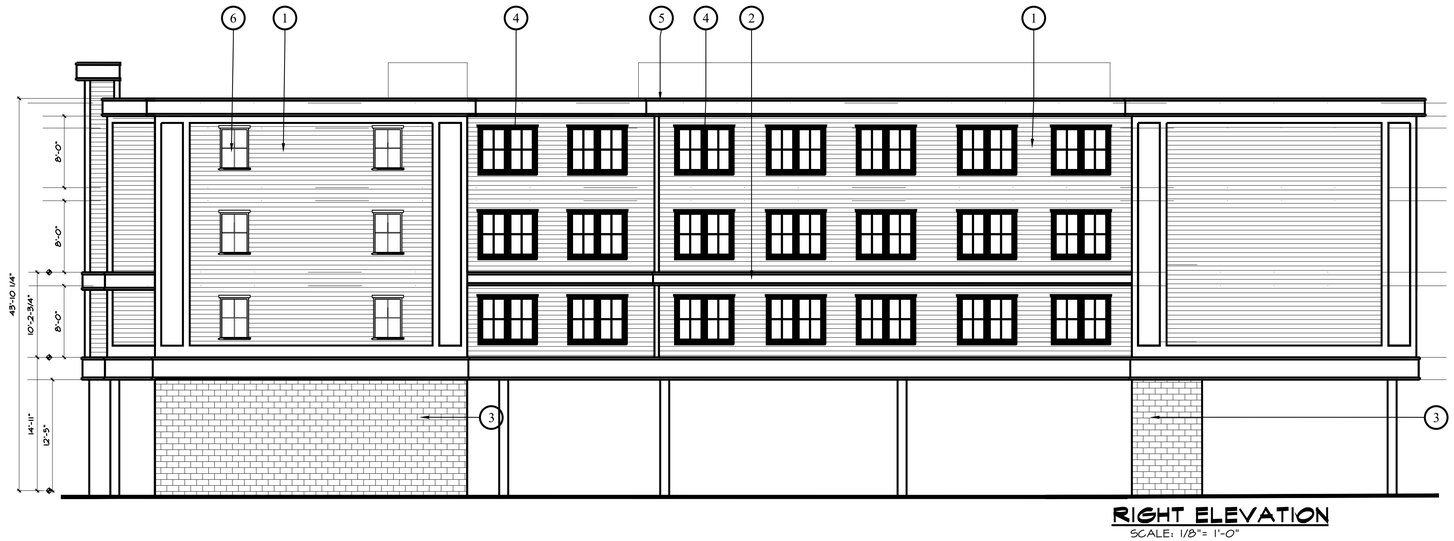
PROJECT NO.	2014
DRAWN BY:	MG
ISSUED:	11.16.23
SCALE AS NOTED	

A.103
DWG. NO.

DRAWING TITLE:

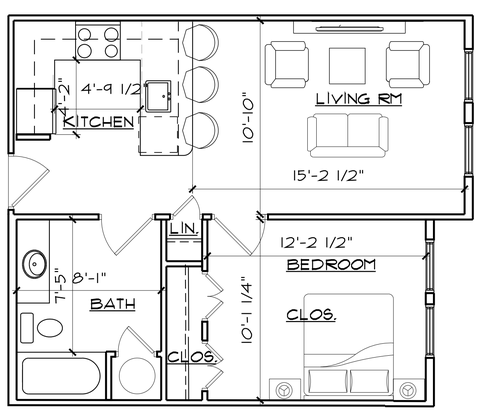
ELEVATIONS



RIGHT ELEVATION

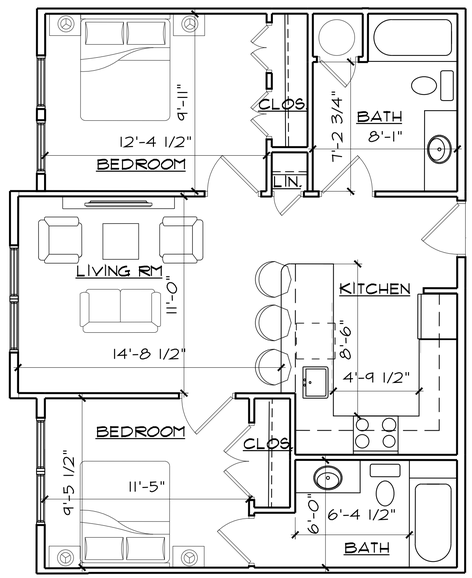
SCALE: 1/8"= 1'-0"

NO.	MATERIAL
1	HARDI-SIDING
2	AZAK TRIM
3	SPLIT FACE CONCRETE BLOCKS (DARK GREY)
4	METAL CLAD DOOR/WINDOW (BLACK)
5	METAL CAP
6	ARTIFICIAL WINDOW



ONE BEDROOM

SCALE: 1/4" =1'-0" AREA +/- 544 SF



TWO BEDROOM

SCALE: 1/4" =1'-0" AREA +/- 768 SF

NO	DATE	ISSUE/REVISION
1		
2		
3		
4		

PROPOSED RESIDENTIAL DEVELOPMENT
66 STILLWATER AVE., STAMFORD, CT

Consultant:

SEAL:

RAVI AHUJA, ARCHITECT
AWA DESIGN GROUP P.C.
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Phone: 203-325-4121 Fax: 203-325-4123
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PROJECT NO.	2014
DRAWN BY:	MG
ISSUED:	11.16.23
SCALE AS NOTED	

A.104
DWG. NO.

DRAWING TITLE:

ELEVATION & TYPICAL UNIT PLANS

SITE ENGINEERING REPORT

66 Stillwater Avenue
Stamford, CT

Prepared For
MICA Development Co. LLC
ldavidoff@aol.com
(203) 554-2999

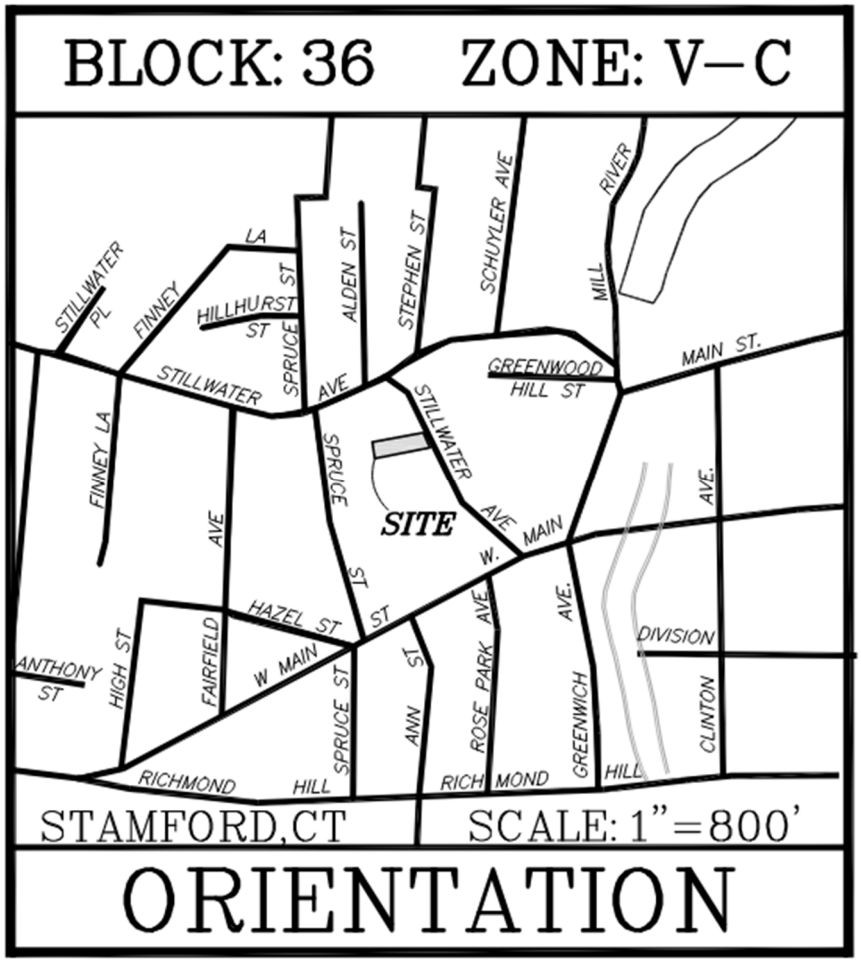
Prepared by
Redniss & Mead, Inc.
22 First Street
Stamford, CT
(203) 327-0500

Issued on
November 15, 2023

Andrew M. Kuzmich, P.E.
CT #31389

Table of Contents

Appendices


BLOCK: 36 ZONE: V–C
STILLWATER PL
FINNEY LA
HILLHURST ST
ALDEN ST
STEPHEN ST
SCHUYLER AVE
RIVER
MILL
MAIN ST.
GREENWOOD HILL ST
STILLWATER AVE
SPRUCE ST
FINNEY LA
AVE
SITE
STILLWATER AVE
MAIN
W.
AVE.
HAZEL ST
ANTHONY ST
HIGH ST
FAIRFIELD
W MAIN
SPRUCE ST
ANN ST
ROSE PARK AVE
AVE.
DIVISION
CLINTON
GREENWICH
RICHMOND HILL
RICHMOND HILL
STAMFORD,CT
SCALE: 1"=800'
ORIENTATION

Narrative

Project Description:

The owner of 66 Stillwater Avenue, Stillwater Properties LLC, is seeking approval to build a 4-story apartment building. The existing conventional residential building and all accessory structures will be demolished to accommodate the apartment building. The 0.21-acre property is located on the west side of Stillwater Avenue, approximately 200ft south of the Stillwater Ave/Smith Street intersection. The property is located within the V-C Zoning District. The site is served by public water and sewers.

Existing Conditions:

The property is currently developed with a 2-1/2 story residence, detached garage & three additional accessory sheds to the rear of the residence. The property is bound by a commercial property to the north, Stillwater Avenue to the east, Pellicci's restaurant to the west and a multi-family residential property to the south. Access to the property is provided via a curb cut and driveway originating at Stillwater Ave, passing by the north side of the existing residence and ending at a detached garage west of the residence. Existing landscaping includes trees, shrubs, and maintained lawn areas. There is 3,585 sq.ft. of existing on-site impervious coverage. The property gently slopes from the rear/west side (elevation 46) to the front/east side (elevation 43±). The property does not lie within a drinking water supply watershed. The entire property lies within FEMA Flood Zone X as depicted on map 09001C0516G; effective 7/8/13.

Drainage Patterns & Conveyance Systems

There is no evidence of any existing on-site stormwater management system(s). Runoff is assumed to flow overland to the east into drainage inlets in Stillwater Avenue that are tied into a 12" storm sewer main that flows south. A site visit was conducted to determine if any adjacent off-site land is tributary to the subject property. The field observations made indicate there is no off-site area tributary to the site.

Soils

The USDA Natural Resources Conservation Service's Web Soil Survey indicates the soils on the subject parcel to be Urban Land within Hydrologic Soils Group (HSG) D. Soil testing, consisting of a series of deep test pits were performed on-site to verify the HSG classification and identify any sub-grade restrictive soil conditions (groundwater, ledge, evidence of seasonal high groundwater). A total of 4 deep test pits were performed. The pits generally found fill material to a depth of 2-3ft, followed by in-situ material with a high silt content. Evidence of seasonal high groundwater was found in each pit ranging from 33" to 59" below grade. The soil test results confirm the USDA NRCS HSG D classification. Given the soil classification, saturated hydraulic conductivity tests were not performed. Test pit results can be reviewed on plan sheet SE-5. The location of each test is depicted on site plan sheet SE-2 & SE-3.

Proposed Conditions:

The project includes the construction of a new, 4-story apartment building. The ground level will be predominantly a covered garage with parking spaces for the tenants of the building. A lobby, office, elevator and two stairwells are also provided at the ground level. The three stories above the ground floor are all apartments. The garage is accessed via a new curb-cut and driveway off Stillwater Avenue located at the southern end of the frontage. The existing curb cut will be removed. Useable open space is proposed to the rear of the property behind the building. The project will result in 6,713 sq.ft. of on-site impervious area; an increase of 3,128 sq.ft. compared to existing conditions. Total site disturbance is expected to be 0.21 acres (entire site).

Stormwater Management System & Project Classification

The proposed development is classified as a redevelopment project that creates more than 400 SF of new impervious coverage with less than ½ acre of land disturbance. As such, the proposed stormwater management system must comply with Standards 2 through 5 utilizing the "lite" checklist as required by the Stamford Drainage Manual. The design approach chosen is to provide peak flow control by proposing a subsurface detention system to meter the flow rate of stormwater leaving the property.

Methodology & General Design Criteria

The hydrologic study used to evaluate peak rates of runoff under existing and proposed conditions utilizes a Type III, 24-hour storm event. In accordance with Standard 2: Peak Flow Control, the proposed stormwater management system shall control peak flow rates from the 1-year, 2-year, 5-year, 10-year, 25year, and 50-year, 24-hour storm events. The 24-hour design storm rainfall amounts were obtained from the latest NOAA Atlas 14 Point Precipitation Frequency Estimates (Appendix A). Under proposed conditions most of the property will be drained via a 12" pipe tied directly into the storm sewer main in Stillwater Avenue. The portion of the proposed site tributary to drainage inlets within Stillwater Avenue is significantly reduced, thereby reducing flow rate and runoff volume to the inlets. For this reason, inlet analysis and gutter flow calculations for the inlets in Stillwater Avenue are not warranted nor provided.

Proposed LID Techniques

Low impact development and site planning techniques were used to the maximum extent practicable given the existing constraints of this site and the scope of the proposed work. Non-structural LID techniques include development within areas already developed and limiting impervious surfaces. A 1,355 sq.ft. useable open space is proposed on the western end of the property, in lieu of a bigger building. The building footprint is minimized by building vertically (3 levels of apartment units) vs horizontally. The proposed site grading is designed to mimic the existing site grading as much as practical. Existing drainage patterns will be preserved.

Proposed Stormwater Management Practices

The design approach chosen to satisfy Standards 2-5 of the Stamford Drainage Manual is to provide peak flow control by installing a subsurface detention system. An infiltration system was considered, but ruled out given the hydraulic soil group classification and test pit results.

The proposed detention system consists of a single row of 80 linear feet of 36" diameter PVC pipe. The system is located below the parking drive aisle within covered garage. The system will receive stormwater runoff from the entire roof of the apartment building, the portion of asphalt parking not covered by the building, the entire useable open space west of the building and the landscaped area north of the building. The total tributary area is 8,583 sq.ft. (92% of the site), 6,363 sq.ft. of which is impervious surface. Flow from the detention system is metered through a manhole equipped with a 5ft wide weir wall (high-flow device) and a 3.5" diameter vertical orifice cut into the weir wall (low-flow device). The 3.5" orifice invert is set to match the invert of the 36" detention pipe to ensure the system will not hold any water. The top of the weir wall is set 4" below the top of the 36" pipe to force the detained water to be metered through the 3.5" orifice, while allowing runoff to bypass the system in larger storm events that overtax the 3.5" orifice. The detention system is designed to match or reduce peak rates of runoff leaving the site vs existing peak rates in all studied storm events up to and including the 100-year design storm. Runoff leaving the metering manhole is piped east via a 12" pipe and tied into a proposed extension of the 12" storm sewer main within Stillwater Avenue. The storm sewer main extension design and profile is depicted on site plan sheet SE-3.

Hydrologic Analysis of Peak Rates of Runoff

Hydrologic models have been prepared utilizing the SCS Runoff Curve Number Method from NRCS TR-55 to analyze the pre- and post-development rainfall runoff rates and volumes. Watershed areas, curve numbers (CN), and times of concentration (TC) were calculated for each contributing watershed. The pre-development drainage basin boundary and the post-development drainage basin boundaries are shown in Appendix B. The results of the HydroCAD model used to analyze the pre- and post-development watershed conditions are presented in Appendix D. A comparison of the pre- and post-development peak discharge rates is provided in the table below.

To Stillwater Avenue

	Peak Flow (cfs)				Hydraulic Volume (cu-ft)			
Return Period (yrs)	Ex	Pr	Change	% Change	Ex	Pr	Change	% Change
1	0.49	0.34	-0.15	-30.6%	1,474	1,805	+331	+22.5%
2	0.63	0.39	-0.24	-38.1%	1,918	2,274	+356	+18.6%
5	0.87	0.46	-0.41	-47.1%	2,668	3,052	+384	+14.4%
10	1.06	0.53	-0.53	-50.0%	3,295	3,697	+402	+12.2%
25	1.33	1.05	-0.28	-21.1%	4,172	4,592	+420	+10.1%
50	1.53	1.44	-0.09	-5.9%	4,834	5,263	+429	+8.9%
100	1.74	1.74	0.00	0.0%	5,537	5,977	+440	+7.9%

The comparison of the peak discharge rates for pre- and post-development watershed conditions demonstrates that the peak rate of runoff from the proposed development will be decreased when compared to pre-development flow rates for all studied storm events.

Compliance with Stormwater Management Standards

The project site will be designed to meet the Stamford Stormwater Management Standards 2 through 5 to the maximum extent practicable as summarized below:

Standard 2: Peak Flow Control

A. Stream channel protection is not required for this project as the subject development does not propose one or more acres of impervious coverage.
B. The proposed stormwater system is designed to adequately pass flows leading to, from and through it up to and including the 100-year design storm event exceeding the requirements defined in section 3 of the drainage manual. Refer to the HydroCAD model found in Appendix D and the Conveyance Calculation Worksheet found in Appendix C.
C. The post-development peak flow rates from the 1-year, 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year 24-hour storms are controlled when compared to the corresponding pre-development peak discharge rates. Reference is made to the HydroCAD report found in Appendix D.
D. A five-foot wide high-overflow weir is proposed within the metering manhole serving the pipe detention system. The weir is sized to adequately bypass the flow generated from the detention system in the 100-year storm event. Reference is made to the HydroCAD report found in Appendix D.
E. Noted.

Standard 3: Construction Erosion and Sediment Control

A. Site plan sheet SE-4 depicts erosion control measures to be implemented during construction to control construction related impacts. Sediment and erosion controls such as chain link fence, silt fence, drainage inlet inserts/protection, stockpile erosion protection, and construction entrance/exit stone tracking pads are proposed.

Standard 4: Operation and Maintenance

A. A Standard City of Stamford Drainage Maintenance Agreement will be executed with the Environmental Protection Board (EPB). A draft maintenance agreement has been prepared and is included in Appendix E.
B. The site plans include notes describing the long-term maintenance requirements for the site-specific drainage system(s) including routine and non-routine inspection and maintenance tasks

to be undertaken after construction is completed as well as the schedule for implementing. These notes are depicted on plan sheet SE-5.

Standard 5: Stormwater Management Report

A. This document and its associated appendices serve as the required Stormwater Management Report.
B. 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.

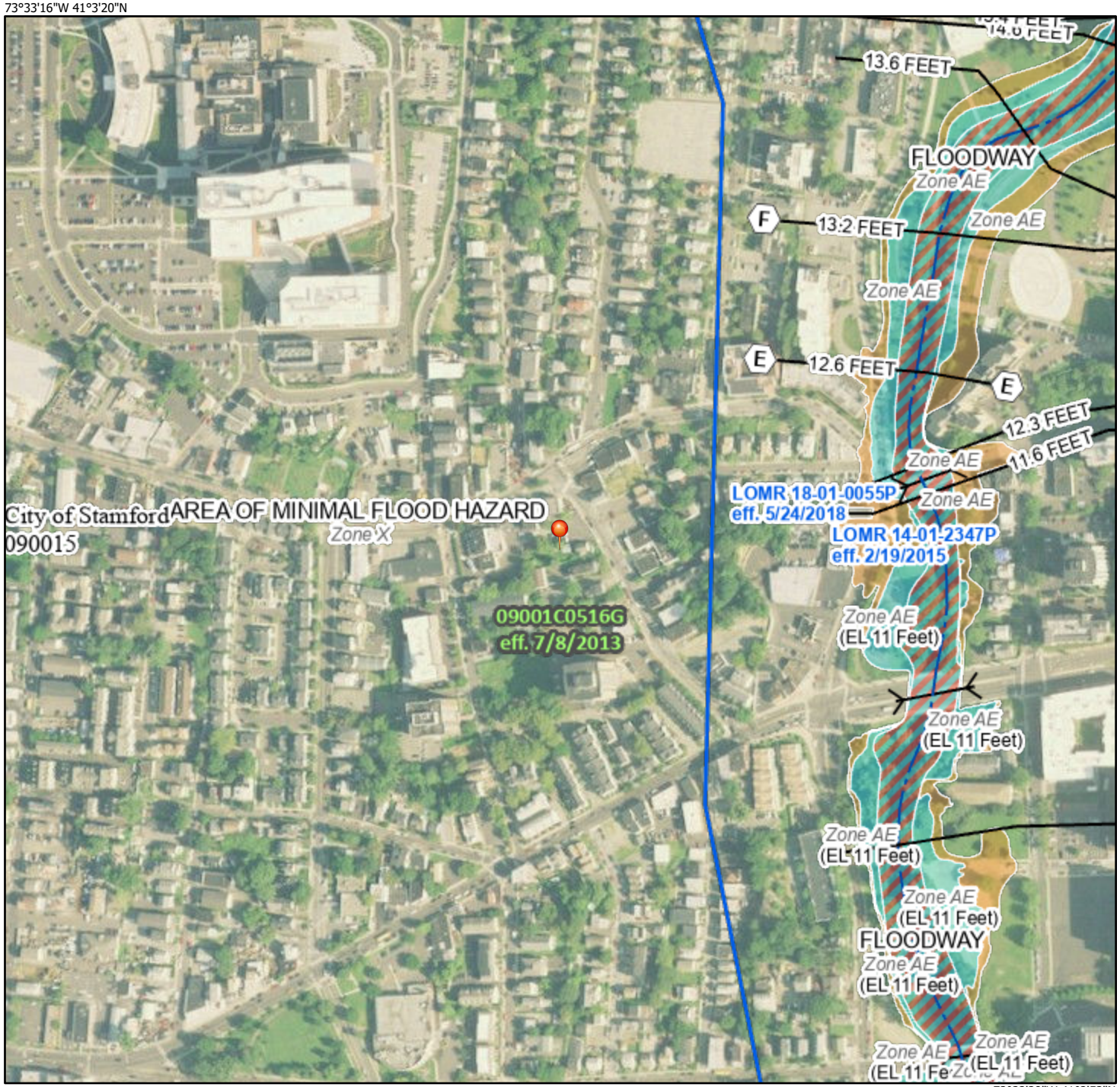
Appendix A

FEMA Flood Insurance Rate Map (FIRM)
USGS Quadrangle Map – Site Vicinity Map
NOAA Atlas 14 Volume 10 – Point Precipitation Frequency Estimates
USDA NRCS Web Soil Survey – Hydrologic Soil Group Classification

National Flood Hazard Layer FIRMette

FEMA

73°33'16"W 41°3'20"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

73°32'38"W 41°2'53"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

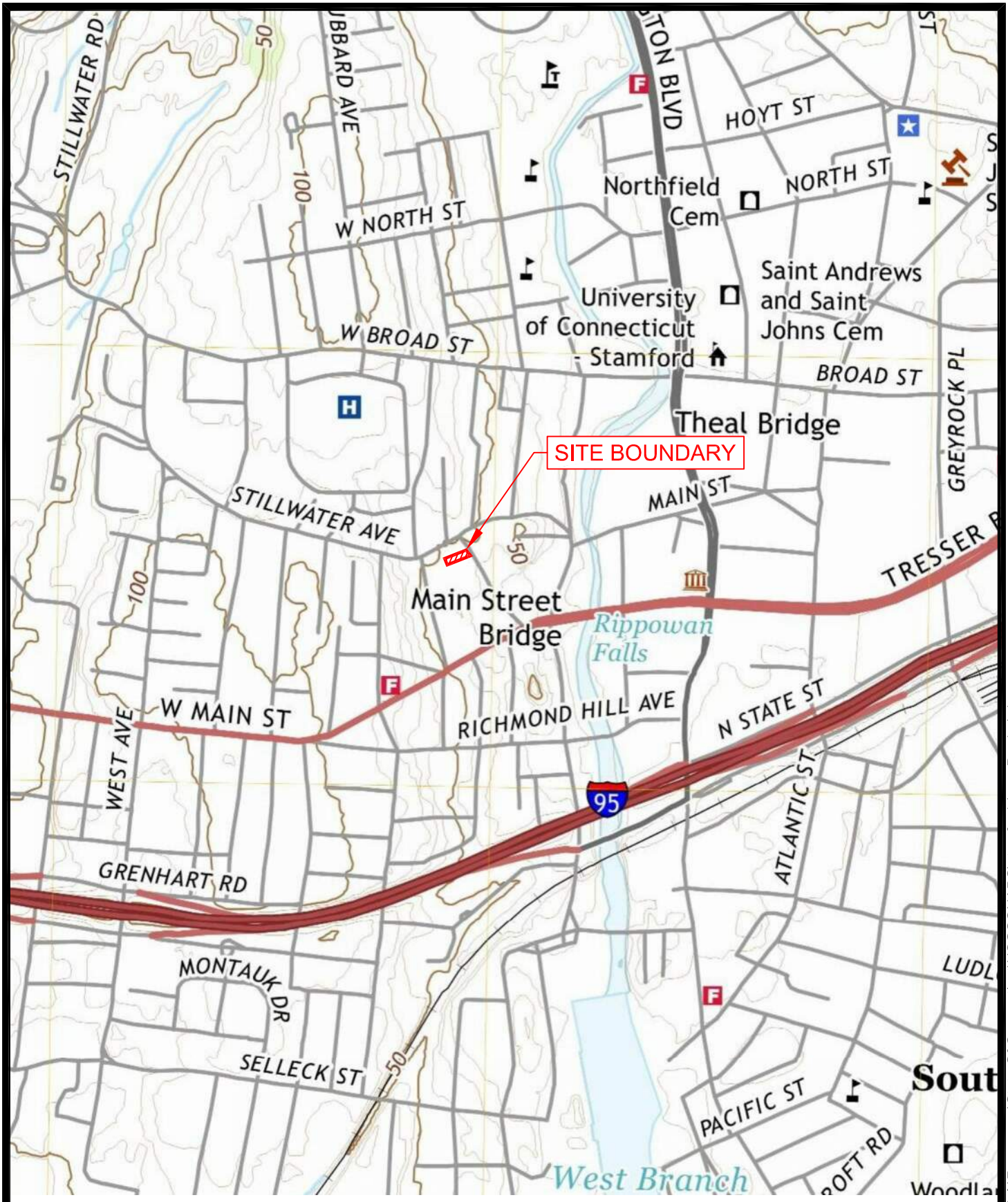
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2023 at 1:35 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS QUADRANGLE MAP

66 STILLWATER AVENUE

STAMFORD, CT

COMM. NO.: 10568 DATE: 11/02/2023 SCALE: 1"=1,000'

REDNISS & MEAD

11/2/2023 11:07 AM T:\Resources\State Of Connecticut\USGSQUADS\stamford (new Border).dwg

NOAA Atlas 14, Volume 10, Version 3
Location name: Stamford, Connecticut, USA*
Latitude: 41.0517°, Longitude: -73.5492°
Elevation: 45 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.365** (0.280-0.466)	**0.425** (0.326-0.543)	**0.524** (0.401-0.670)	**0.605** (0.461-0.780)	**0.718** (0.530-0.955)	**0.803** (0.581-1.09)	**0.891** (0.627-1.24)	**0.987** (0.662-1.40)	**1.12** (0.726-1.64)	**1.23** (0.777-1.83)
10-min	**0.517** (0.397-0.660)	**0.602** (0.462-0.769)	**0.742** (0.568-0.949)	**0.858** (0.653-1.10)	**1.02** (0.751-1.35)	**1.14** (0.824-1.54)	**1.26** (0.888-1.76)	**1.40** (0.938-1.99)	**1.59** (1.03-2.32)	**1.74** (1.10-2.59)
15-min	**0.608** (0.467-0.776)	**0.708** (0.544-0.905)	**0.872** (0.667-1.12)	**1.01** (0.768-1.30)	**1.20** (0.883-1.59)	**1.34** (0.969-1.81)	**1.48** (1.04-2.07)	**1.64** (1.10-2.34)	**1.87** (1.21-2.73)	**2.05** (1.30-3.05)
30-min	**0.850** (0.654-1.09)	**0.992** (0.762-1.27)	**1.22** (0.936-1.57)	**1.42** (1.08-1.82)	**1.68** (1.24-2.23)	**1.88** (1.36-2.54)	**2.09** (1.46-2.90)	**2.30** (1.55-3.28)	**2.61** (1.69-3.81)	**2.84** (1.80-4.23)
60-min	**1.09** (0.840-1.40)	**1.28** (0.979-1.63)	**1.57** (1.20-2.02)	**1.82** (1.39-2.34)	**2.16** (1.60-2.87)	**2.42** (1.75-3.27)	**2.69** (1.88-3.73)	**2.97** (1.99-4.22)	**3.35** (2.17-4.89)	**3.64** (2.30-5.42)
2-hr	**1.42** (1.10-1.80)	**1.67** (1.29-2.12)	**2.07** (1.60-2.64)	**2.41** (1.85-3.08)	**2.88** (2.14-3.81)	**3.23** (2.35-4.34)	**3.60** (2.54-4.98)	**3.99** (2.69-5.64)	**4.54** (2.95-6.60)	**4.98** (3.16-7.36)
3-hr	**1.63** (1.27-2.06)	**1.93** (1.50-2.44)	**2.42** (1.87-3.06)	**2.82** (2.17-3.59)	**3.37** (2.51-4.44)	**3.79** (2.77-5.08)	**4.22** (3.00-5.83)	**4.70** (3.18-6.61)	**5.37** (3.50-7.78)	**5.92** (3.76-8.71)
6-hr	**2.06** (1.61-2.58)	**2.45** (1.91-3.07)	**3.08** (2.40-3.88)	**3.61** (2.79-4.57)	**4.33** (3.25-5.68)	**4.88** (3.59-6.51)	**5.45** (3.90-7.50)	**6.09** (4.13-8.52)	**7.02** (4.58-10.1)	**7.77** (4.96-11.4)
12-hr	**2.53** (1.99-3.16)	**3.03** (2.38-3.78)	**3.84** (3.00-4.80)	**4.51** (3.51-5.67)	**5.44** (4.10-7.09)	**6.13** (4.53-8.14)	**6.86** (4.94-9.41)	**7.70** (5.24-10.7)	**8.92** (5.84-12.8)	**9.94** (6.36-14.4)
24-hr	**2.96** (2.34-3.67)	**3.58** (2.83-4.44)	**4.60** (3.62-5.72)	**5.44** (4.26-6.80)	**6.60** (5.02-8.57)	**7.47** (5.56-9.88)	**8.39** (6.09-11.5)	**9.48** (6.47-13.1)	**11.1** (7.29-15.8)	**12.5** (7.99-18.0)
2-day	**3.31** (2.64-4.08)	**4.07** (3.24-5.02)	**5.31** (4.21-6.56)	**6.34** (5.00-7.87)	**7.76** (5.94-10.0)	**8.82** (6.62-11.6)	**9.95** (7.28-13.6)	**11.3** (7.76-15.5)	**13.4** (8.83-18.9)	**15.2** (9.78-21.8)
3-day	**3.58** (2.86-4.39)	**4.41** (3.52-5.41)	**5.77** (4.59-7.10)	**6.90** (5.46-8.52)	**8.45** (6.48-10.9)	**9.60** (7.23-12.6)	**10.8** (7.96-14.8)	**12.3** (8.48-16.9)	**14.6** (9.67-20.6)	**16.6** (10.7-23.7)
4-day	**3.83** (3.07-4.69)	**4.71** (3.77-5.76)	**6.14** (4.90-7.53)	**7.33** (5.81-9.03)	**8.96** (6.89-11.5)	**10.2** (7.67-13.3)	**11.5** (8.44-15.6)	**13.1** (8.98-17.8)	**15.5** (10.2-21.7)	**17.5** (11.3-24.9)
7-day	**4.57** (3.68-5.56)	**5.52** (4.44-6.72)	**7.07** (5.67-8.63)	**8.36** (6.66-10.2)	**10.1** (7.82-12.9)	**11.4** (8.66-14.9)	**12.9** (9.46-17.3)	**14.5** (10.0-19.7)	**17.0** (11.3-23.7)	**19.2** (12.4-27.1)
10-day	**5.29** (4.27-6.41)	**6.28** (5.08-7.62)	**7.92** (6.37-9.63)	**9.27** (7.42-11.3)	**11.1** (8.62-14.1)	**12.5** (9.49-16.2)	**14.0** (10.3-18.7)	**15.7** (10.9-21.2)	**18.2** (12.1-25.3)	**20.3** (13.2-28.7)
20-day	**7.45** (6.06-8.97)	**8.57** (6.97-10.3)	**10.4** (8.43-12.6)	**11.9** (9.60-14.5)	**14.0** (10.9-17.6)	**15.6** (11.8-19.9)	**17.2** (12.6-22.6)	**19.0** (13.2-25.4)	**21.4** (14.3-29.5)	**23.3** (15.2-32.7)
30-day	**9.24** (7.55-11.1)	**10.5** (8.53-12.5)	**12.4** (10.1-15.0)	**14.1** (11.4-17.0)	**16.3** (12.7-20.3)	**18.1** (13.7-22.8)	**19.8** (14.5-25.7)	**21.6** (15.1-28.8)	**24.0** (16.0-32.8)	**25.7** (16.8-35.9)
45-day	**11.5** (9.39-13.7)	**12.8** (10.5-15.3)	**14.9** (12.2-17.9)	**16.7** (13.5-20.1)	**19.2** (15.0-23.7)	**21.1** (16.0-26.4)	**22.9** (16.8-29.5)	**24.8** (17.4-32.8)	**27.1** (18.2-37.0)	**28.8** (18.8-40.0)
60-day	**13.3** (10.9-15.8)	**14.7** (12.1-17.5)	**17.0** (13.9-20.3)	**18.9** (15.3-22.7)	**21.5** (16.8-26.5)	**23.5** (17.9-29.4)	**25.5** (18.7-32.6)	**27.4** (19.2-36.2)	**29.7** (20.0-40.4)	**31.4** (20.5-43.4)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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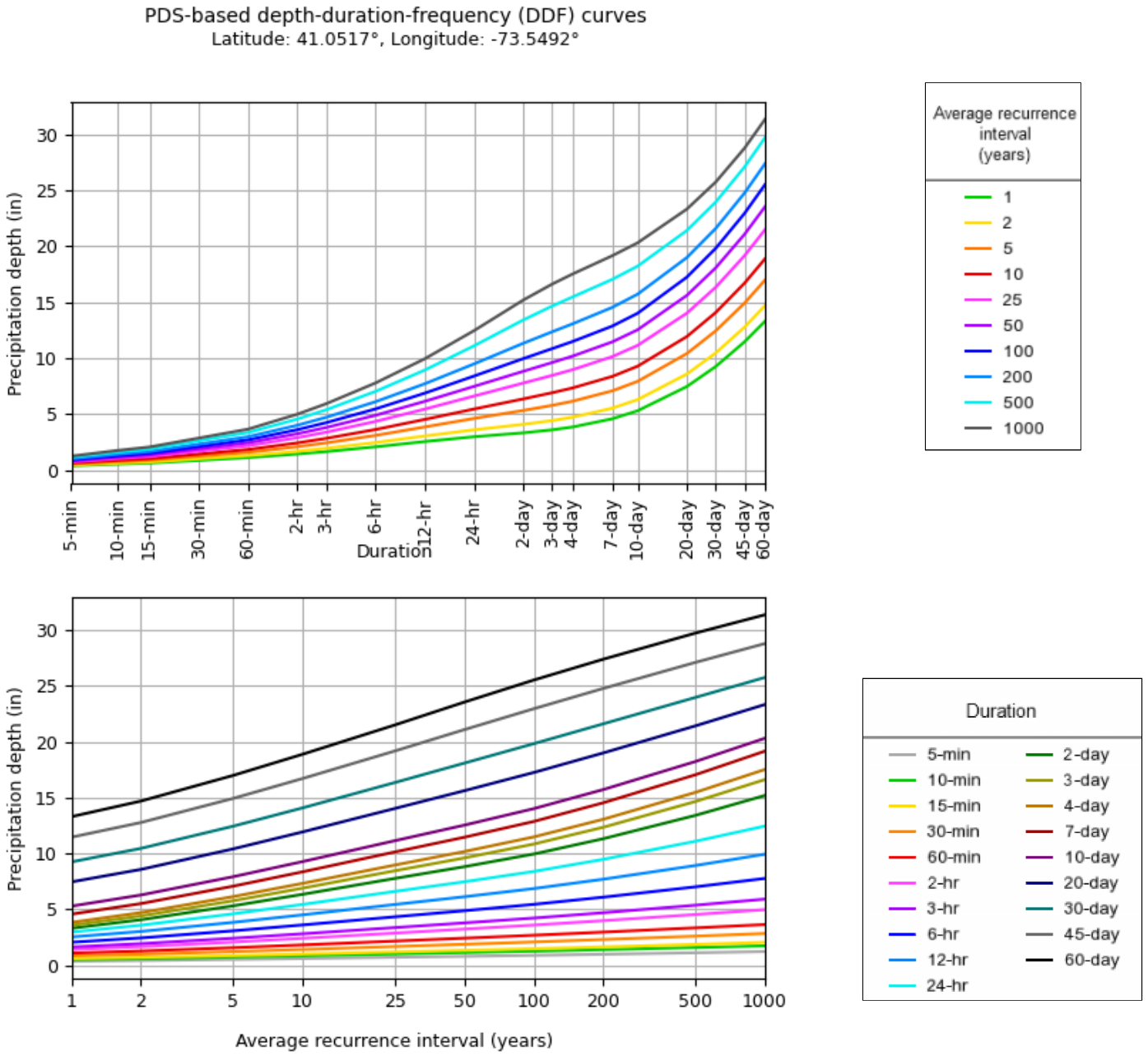
PF graphical



NOAA Atlas 14, Volume 10, Version 3 Created (GMT): Thu Aug 31 17:59:26 2023

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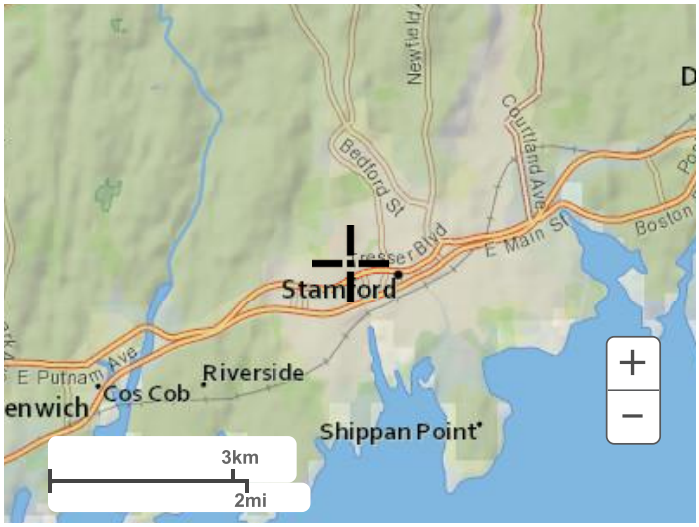
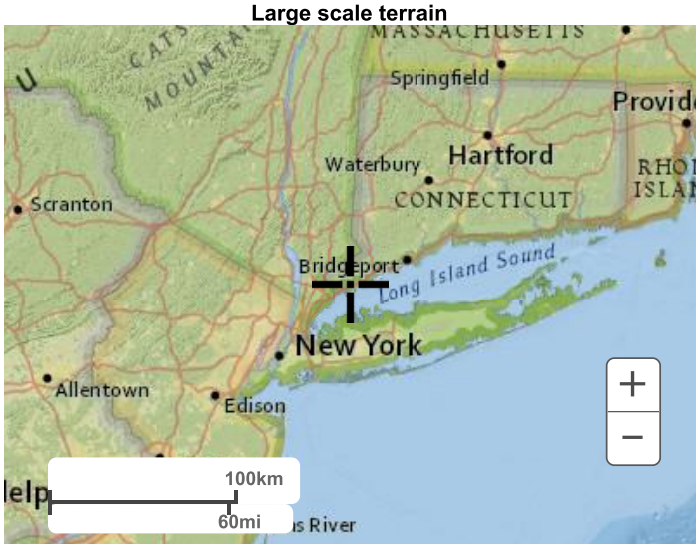
Maps & aerials

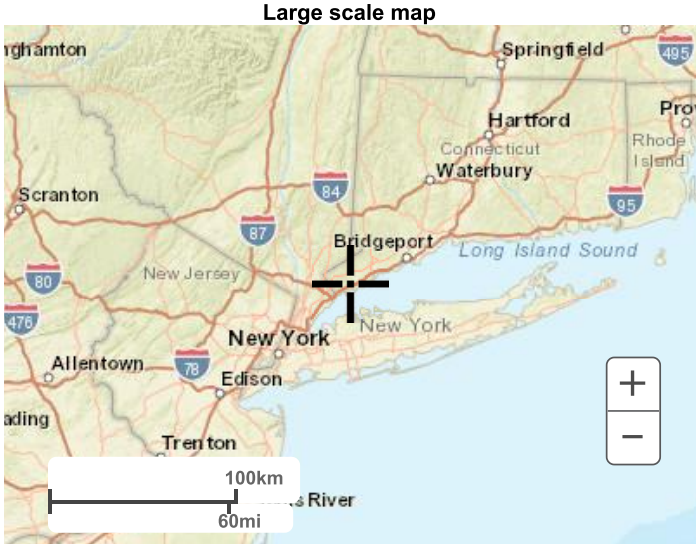
Small scale terrain



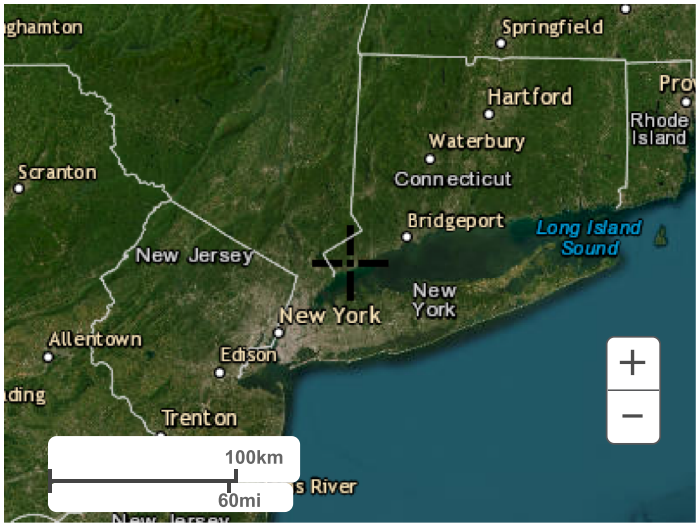
Large scale terrain



Large scale map



Large scale aerial



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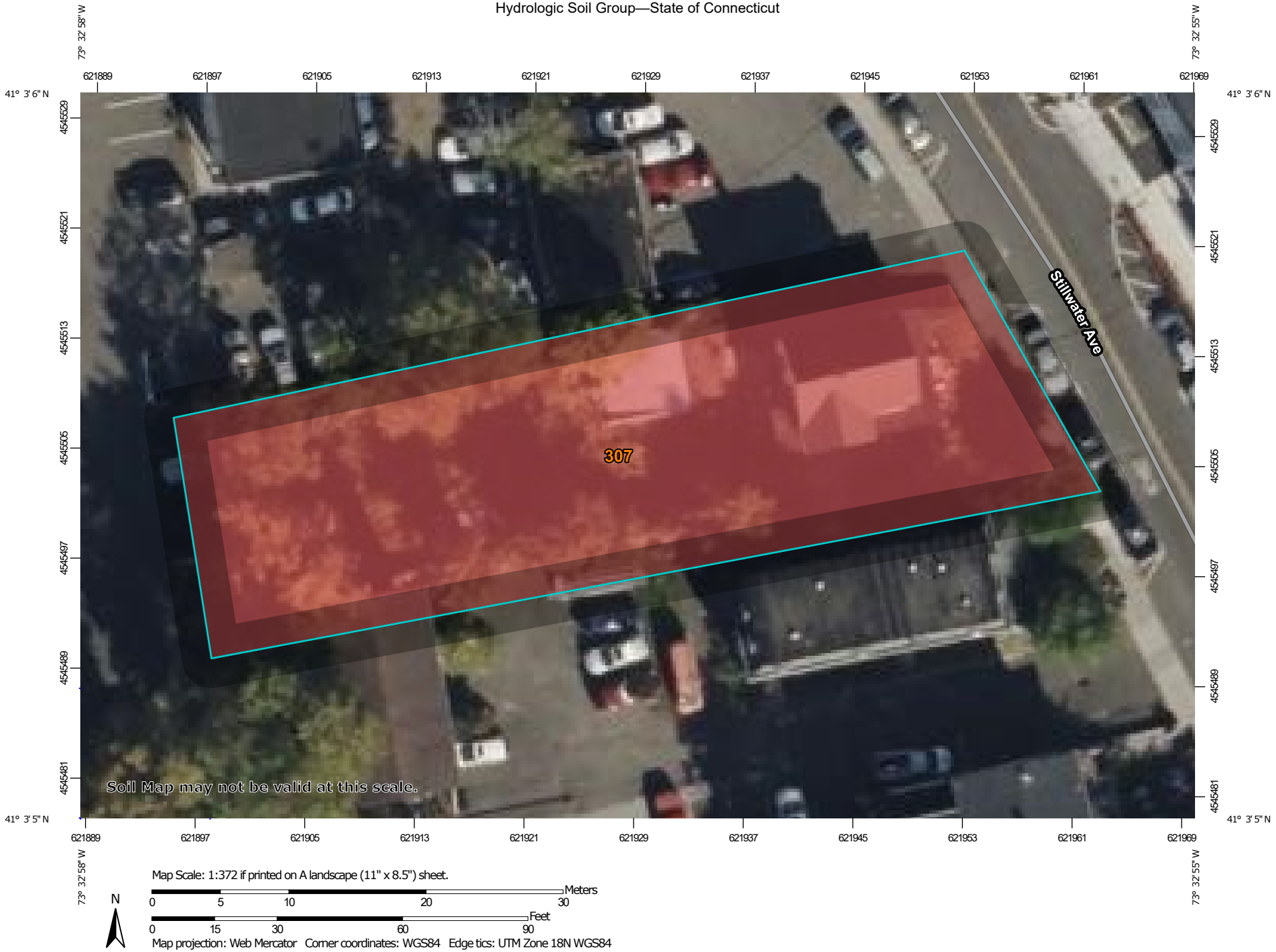
US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer



Map Scale: 1:372 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307	Urban land	D	0.3	100.0%
Totals for Area of Interest			**0.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

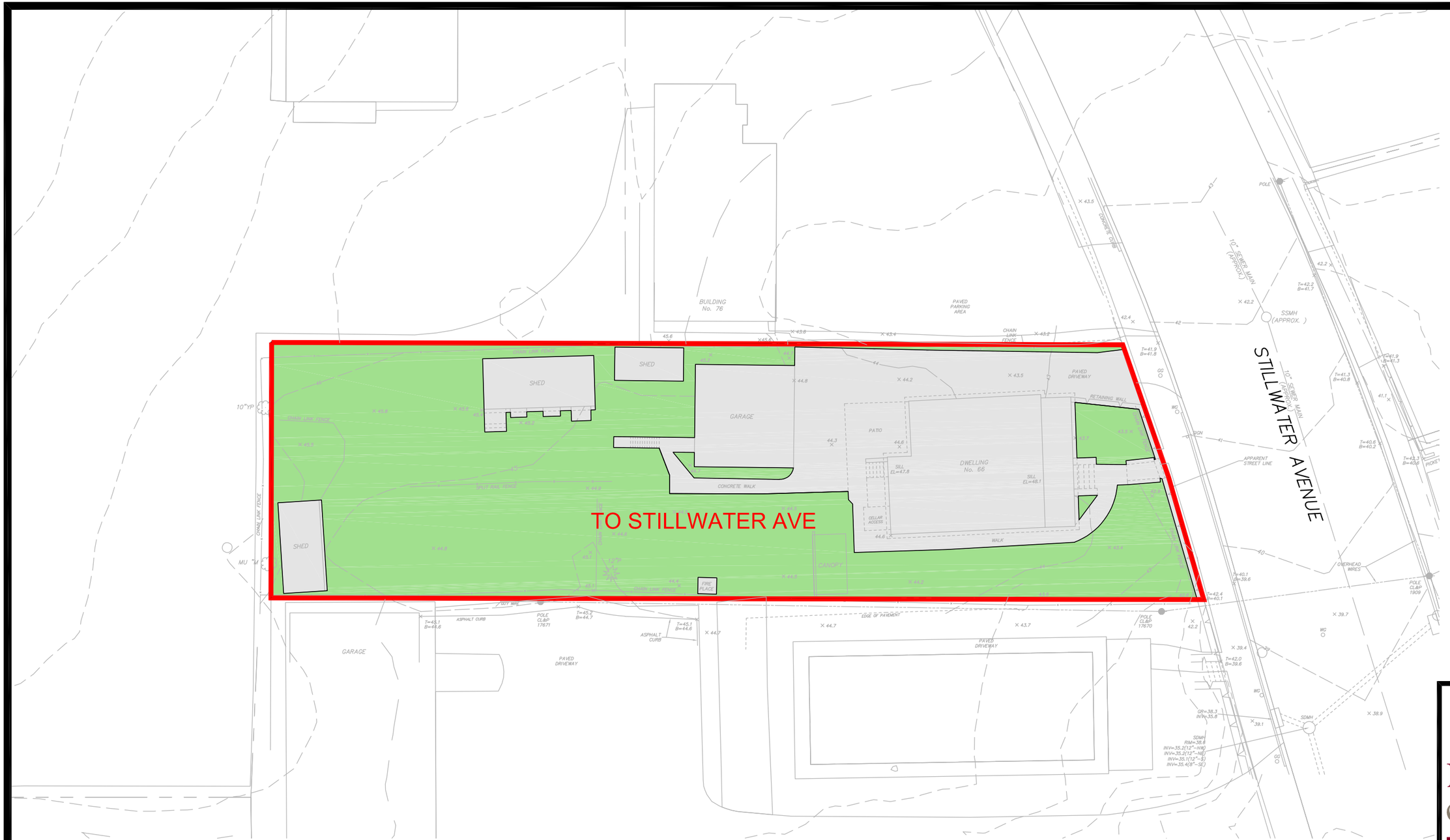
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Appendix B

Existing Drainage Basin Map
Proposed Drainage Basin Map



Notes:
All on-site soils are classified as Hydrologic Soil Group D as per the USDA NRCS Websoil Survey and confirmed by on-site deep test pits. Test pit results can be found on plan
project drainage report.

Topography depicted on-site and immediately fronting the site is based on a survey prepared by D'Andrea Surveying & Engineering entited Topographic Survey dated December 18, 2019. All other off-site topography and physical features are based on G.I.S. data obtained from WestCOG.

EXISTING DRAINAGE BASIN MAP
66 STILLWATER AVENUE
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:
10568	10/4/23
	SCALE: 1"=20'

10/4/2023 2:35 PM H:\Jobfiles21\10000\10500\10568\DWG\10568 - Master.dwg

DETENTION BASIN

BYPASS TO
STILLWATER AVENUE

Notes:
All on-site soils are classified as Hydrologic Soil Group D as per the USDA NRCS Websoil Survey and confirmed by on-site deep test pits. Test pit results can be found on plan
project drainage report.

Topography depicted on-site and immediately fronting the site is based on a survey prepared by D'Andrea Surveying & Engineering entited Topographic Survey dated December 18, 2019. All other off-site topography and physical features are based on G.I.S. data obtained from WestCOG.

PROPOSED DRAINAGE BASIN MAP
66 STILLWATER AVENUE
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COMM. NO.:	DATE:
10568	11/3/23
	SCALE: 1"=20'

Appendix C

Conveyance Calculations

HYDRAULIC DATA FOR RATIONAL METHOD

Project:	*66 Stillwater Ave*	**Project #:**	*10568*	**Date:**	11/2/2023
Location:	*66 Stillwater Ave, Stamford, CT*	**By:**	*NGS*	**Checked:**	*AMK*

Pipe Capacity Calculations (1 of 2)

100 Year Storm

AD#3 TO SMH#1

Basin Description				Drainage Path						
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description	Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
0.000	0.95	Impervious	0.00							
0.027	0.30	Pervious	0.01							
0.027		**Total**	**0.01**					**5**	**8.4**	**0.07**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
0.07	6	22	0.011	PVC	0.036	1.26	5.4%

RD#1 TO SMH#1

Basin Description				Drainage Path						
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description	Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
0.051	0.95	Impervious	0.05							
0.001	0.30	Pervious	0.00							
0.052		**Total**	**0.05**					**5**	**8.4**	**0.41**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
0.41	8	11	0.011	PVC	0.050	3.20	12.8%

AD#1 TO JB#1

Basin Description				Drainage Path						
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description	Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
0.003	0.95	Impervious	0.00							
0.023	0.30	Pervious	0.01							
0.026		**Total**	**0.01**					**5**	**8.4**	**0.08**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
0.08	6	24	0.011	PVC	0.021	0.96	8.3%

RD#2 TO JB#1

Basin Description				Drainage Path						
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description	Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
0.066	0.95	Impervious	0.06							
0.000	0.30	Pervious	0.00							
0.066		**Total**	**0.06**					**5**	**8.4**	**0.53**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
0.53	8	9	0.011	PVC	0.022	2.12	24.8%

HYDRAULIC DATA FOR RATIONAL METHOD

Project:	*66 Stillwater Ave*	**Project #:**	*10568*	**Date:**	11/2/2023
Location:	*66 Stillwater Ave, Stamford, CT*	**By:**	*NGS*	**Checked:**	*AMK*

Pipe Capacity Calculations (2 of 2)

100 Year Storm

JB#1 TO MMH#1

Basin Description				Drainage Path				Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description			
0.000	0.95	Impervious	0.00							
0.000	0.30	Pervious	0.00							
0.000		**Total**	**0.00**					**5**	**8.4**	**0.00**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
0.61	8	4	0.011	PVC	0.025	2.26	26.8%

AD#2 TO MMH#1

Basin Description				Drainage Path				Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description			
0.024	0.95	Impervious	0.02							
0.001	0.30	Pervious	0.00							
0.025		**Total**	**0.02**					**5**	**8.4**	**0.20**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
0.20	12	3	0.011	PVC	0.033	7.67	2.6%

MMH#1 TO SMH#2

Basin Description				Drainage Path				Time (min)	100yr. Rainfall Intensity (in/hr)	Q = ACI (cfs)
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description			
0.000	0.95	Impervious	0.00							
0.000	0.30	Pervious	0.00							
0.000		**Total**	**0.00**					**5**	**8.4**	**0.00**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
1.65	12	61	0.011	PVC	0.029	7.19	22.9%

Q in system is based on 100-year flow out of Pond 3P (Detention #1). Refer to HydroCAD model in Appendix D of the site engineering report.

SMH#2 TO EX.MH (*STILLWATER AVE*)

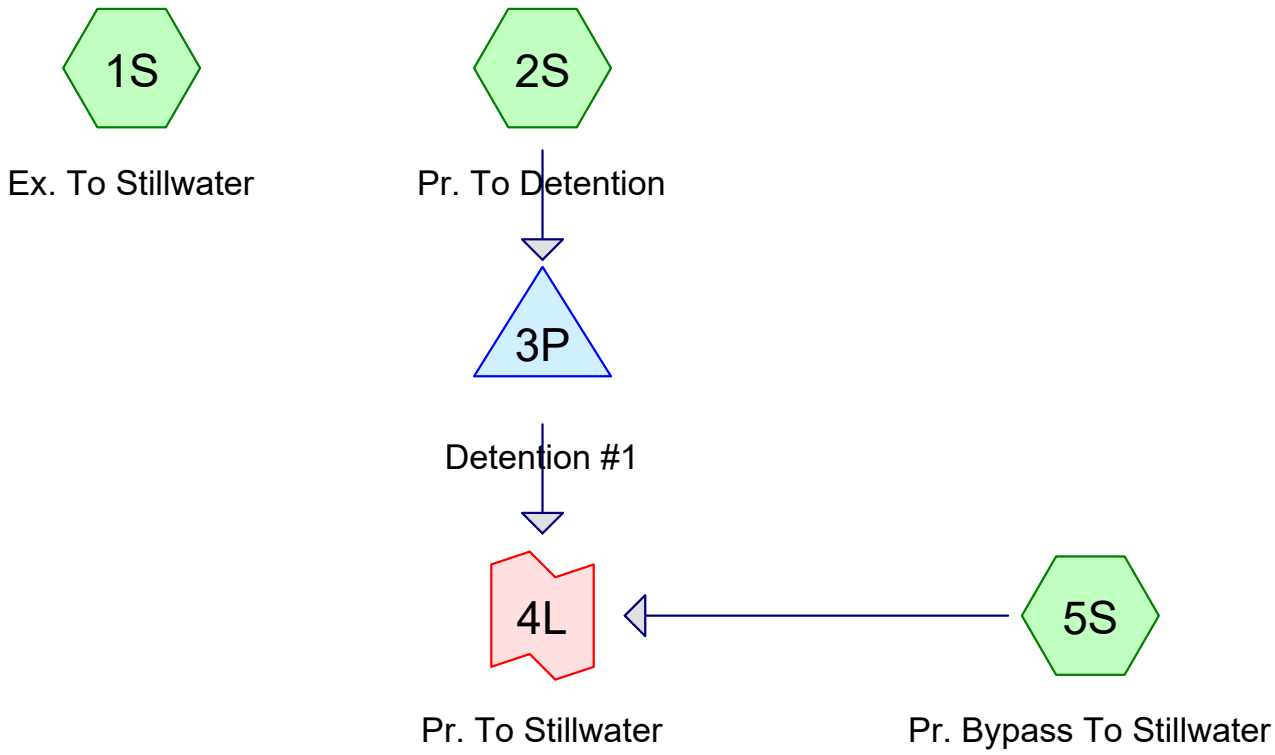
Basin				Drainage				Time (min)	Rainfall	Q = ACI
Acres	C	Description	AC	Length (ft)	ΔH	Slope (%)	Description			
0.000	0.95	Impervious	0.00							
0.000	0.30	Pervious	0.00							
0.000		**Total**	**0.00**					**5**	**8.4**	**0.00**

Q in system (cfs)	Pipe Size (in)	Pipe Length (ft)	Roughness coefficient	Material	Slope (ft/ft)	Q_{full} (cfs)	Q_{system} / Q_{full} (%)
1.65	12	35	0.011	PVC	0.020	5.97	27.6%

Appendix D

HydroCAD Report

.



Subcat Reach Pond Link

Routing Diagram for 10568 - HCAD Model
Prepared by Redniss & Mead, Inc, Printed 11/2/2023

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>1.89"
Tc=5.0 min CN=89.37 Runoff=0.49 cfs 1,474 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>2.35"
Tc=5.0 min CN=94.38 Runoff=0.54 cfs 1,679 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>1.98"
Tc=0.0 min CN=90.41 Runoff=0.05 cfs 126 cf

Pond 3P: Detention #1 Peak Elev=38.84' Storage=141 cf Inflow=0.54 cfs 1,679 cf
Outflow=0.32 cfs 1,679 cf

Link 4L: Pr. To Stillwater Inflow=0.34 cfs 1,805 cf
Primary=0.34 cfs 1,805 cf

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>2.46"
Tc=5.0 min CN=89.37 Runoff=0.63 cfs 1,918 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>2.95"
Tc=5.0 min CN=94.38 Runoff=0.67 cfs 2,110 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>2.56"
Tc=0.0 min CN=90.41 Runoff=0.06 cfs 163 cf

Pond 3P: Detention #1 Peak Elev=39.14' Storage=210 cf Inflow=0.67 cfs 2,110 cf
Outflow=0.37 cfs 2,110 cf

Link 4L: Pr. To Stillwater Inflow=0.39 cfs 2,274 cf
Primary=0.39 cfs 2,274 cf

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>3.42"
Tc=5.0 min CN=89.37 Runoff=0.87 cfs 2,668 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>3.95"
Tc=5.0 min CN=94.38 Runoff=0.88 cfs 2,827 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>3.53"
Tc=0.0 min CN=90.41 Runoff=0.09 cfs 225 cf

Pond 3P: Detention #1 Peak Elev=39.68' Storage=337 cf Inflow=0.88 cfs 2,827 cf
Outflow=0.43 cfs 2,827 cf

Link 4L: Pr. To Stillwater Inflow=0.46 cfs 3,052 cf
Primary=0.46 cfs 3,052 cf

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>4.23"
Tc=5.0 min CN=89.37 Runoff=1.06 cfs 3,295 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>4.78"
Tc=5.0 min CN=94.38 Runoff=1.05 cfs 3,420 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>4.35"
Tc=0.0 min CN=90.41 Runoff=0.10 cfs 277 cf

Pond 3P: Detention #1 Peak Elev=40.18' Storage=451 cf Inflow=1.05 cfs 3,420 cf
Outflow=0.49 cfs 3,420 cf

Link 4L: Pr. To Stillwater Inflow=0.53 cfs 3,697 cf
Primary=0.53 cfs 3,697 cf

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>5.36"
Tc=5.0 min CN=89.37 Runoff=1.33 cfs 4,172 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>5.93"
Tc=5.0 min CN=94.38 Runoff=1.29 cfs 4,243 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>5.48"
Tc=0.0 min CN=90.41 Runoff=0.13 cfs 349 cf

Pond 3P: Detention #1 Peak Elev=40.65' Storage=536 cf Inflow=1.29 cfs 4,243 cf
Outflow=1.00 cfs 4,243 cf

Link 4L: Pr. To Stillwater Inflow=1.05 cfs 4,592 cf
Primary=1.05 cfs 4,592 cf

Summary for Subcatchment 1S: Ex. To Stillwater

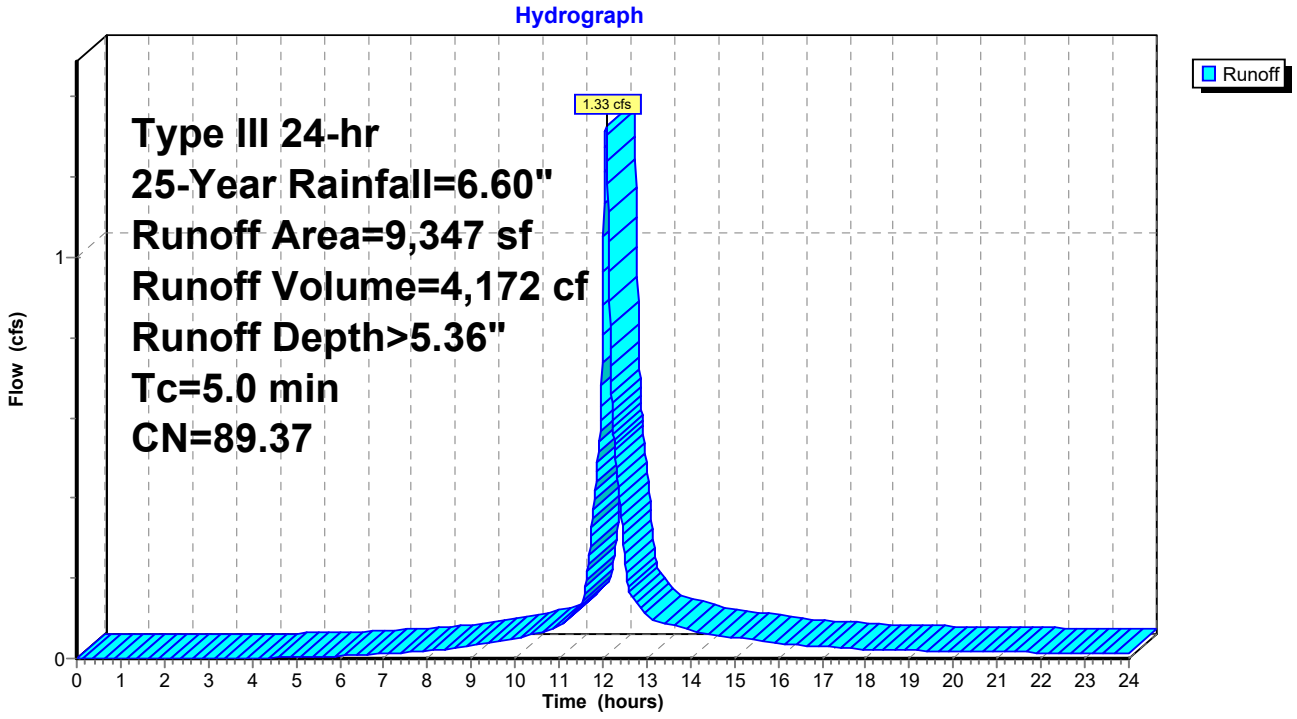
Runoff = 1.33 cfs @ 12.07 hrs, Volume= 4,172 cf, Depth> 5.36"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.60"

Area (sf)	CN	Description
5,762	84.00	50-75% Grass cover, Fair, HSG D
3,585	98.00	Impervious Coverage
9,347	89.37	Weighted Average
5,762		61.65% Pervious Area
3,585		38.35% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 1S: Ex. To Stillwater



Summary for Subcatchment 2S: Pr. To Detention

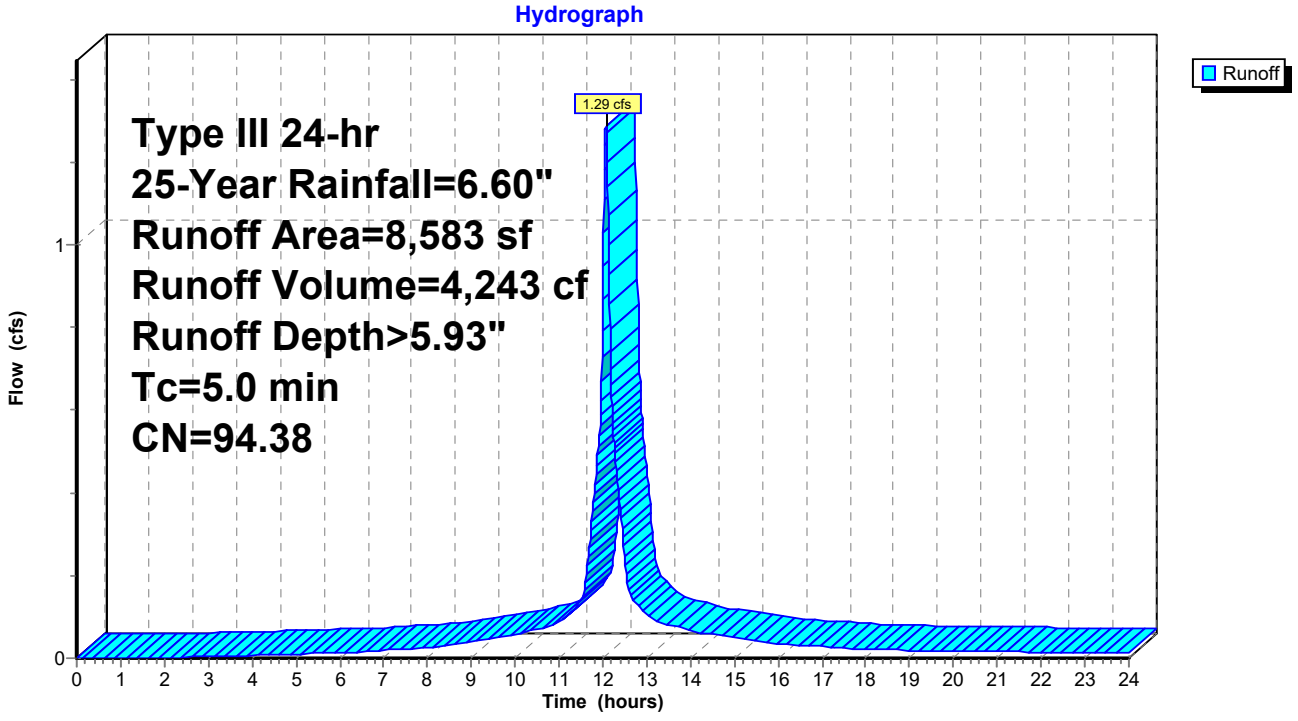
Runoff = 1.29 cfs @ 12.07 hrs, Volume= 4,243 cf, Depth> 5.93"
Routed to Pond 3P : Detention #1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.60"

	Area (sf)	CN	Description
	2,220	84.00	50-75% Grass cover, Fair, HSG D
*	6,363	98.00	Impervious Coverage
	8,583	94.38	Weighted Average
	2,220		25.87% Pervious Area
	6,363		74.13% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Pr. To Detention



Summary for Subcatchment 5S: Pr. Bypass To Stillwater

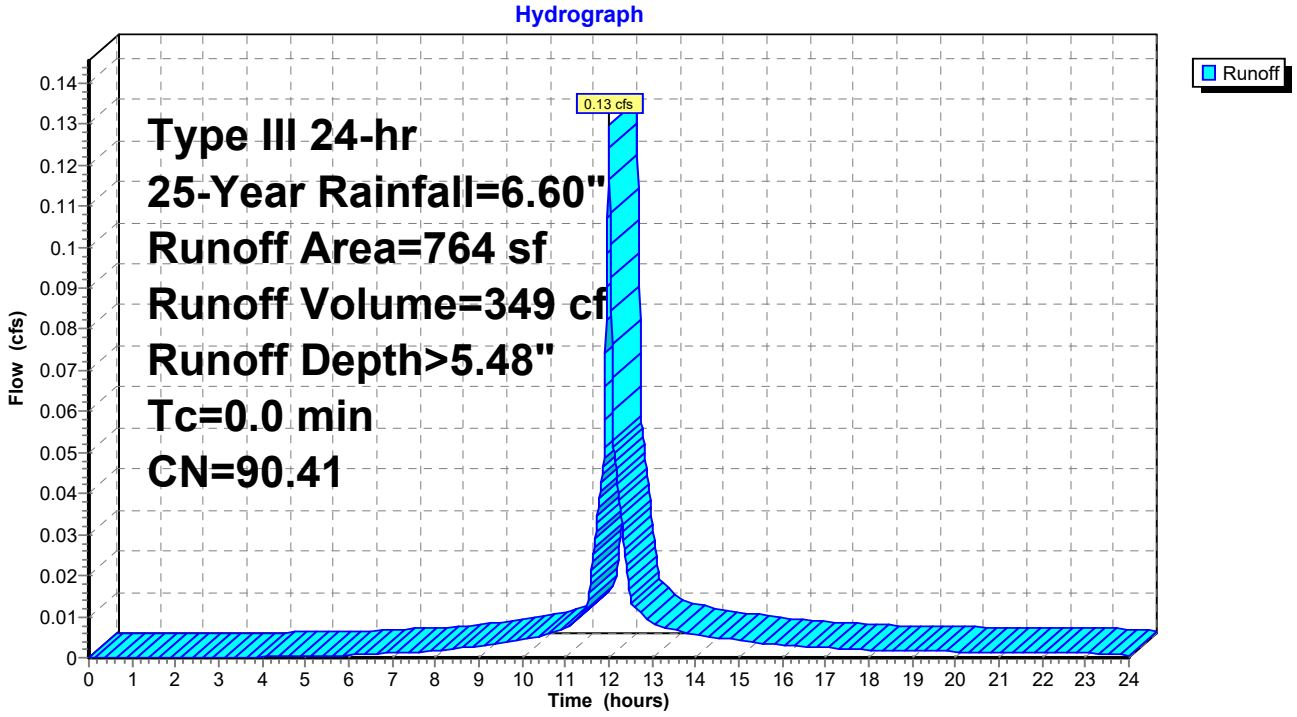
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.13 cfs @ 12.00 hrs, Volume= 349 cf, Depth> 5.48"
Routed to Link 4L : Pr. To Stillwater

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.60"

Area (sf)	CN	Description
414	84.00	50-75% Grass cover, Fair, HSG D
350	98.00	Impervious Coverage
764	90.41	Weighted Average
414		54.19% Pervious Area
350		45.81% Impervious Area

Subcatchment 5S: Pr. Bypass To Stillwater



Summary for Pond 3P: Detention #1

Inflow Area = 8,583 sf, 74.13% Impervious, Inflow Depth > 5.93" for 25-Year event
Inflow = 1.29 cfs @ 12.07 hrs, Volume= 4,243 cf
Outflow = 1.00 cfs @ 12.13 hrs, Volume= 4,243 cf, Atten= 22%, Lag= 3.8 min
Primary = 1.00 cfs @ 12.13 hrs, Volume= 4,243 cf
Routed to Link 4L : Pr. To Stillwater

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 40.65' @ 12.13 hrs Surf.Area= 143 sf Storage= 536 cf

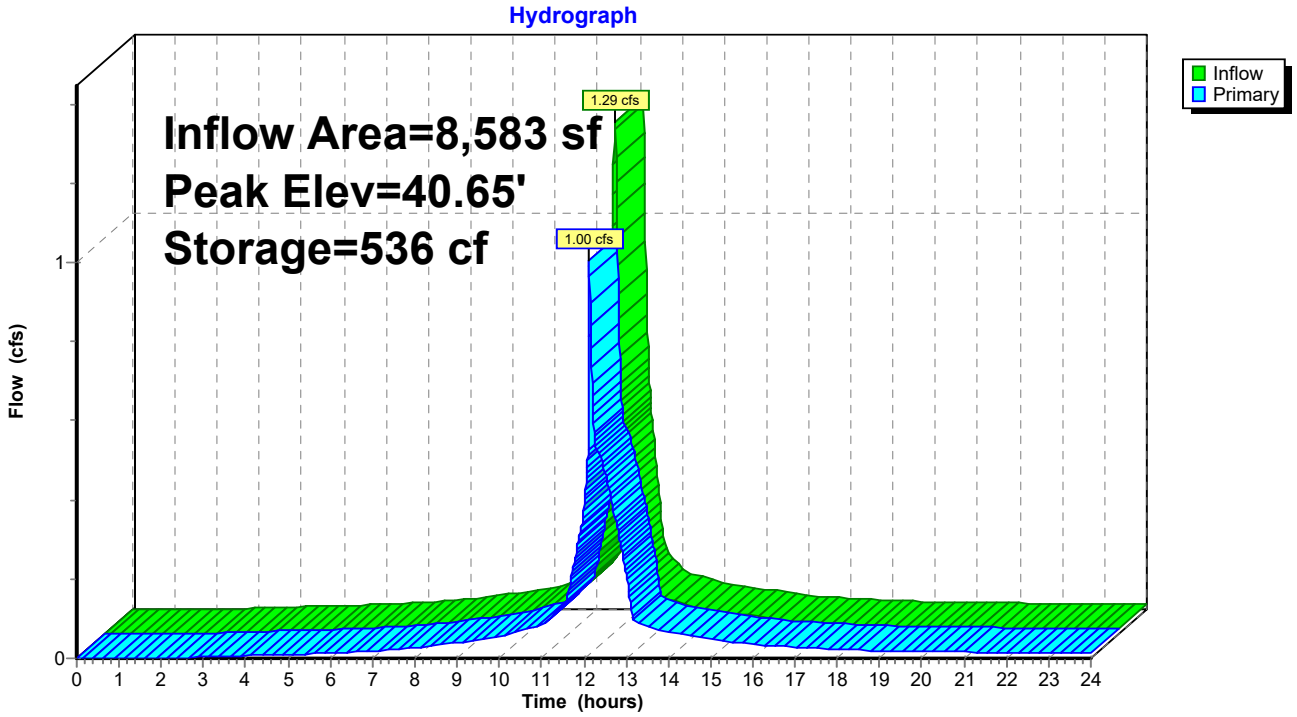
Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 5.3 min (768.2 - 762.9)

Volume	Invert	Avail.Storage	Storage Description
#1	37.85'	565 cf	**36.0" Round Pipe Storage** L= 80.0' S= 0.0025 '/'

Device	Routing	Invert	Outlet Devices
#1	Device 3	37.85'	**3.5" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#2	Device 3	40.55'	**5.0' long x 0.5' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#3	Primary	37.75'	**12.0" Round Culvert** L= 61.0' RCP, groove end projecting, Ke= 0.200 Inlet / Outlet Invert= 37.75' / 36.00' S= 0.0287 '/' Cc= 0.900 n= 0.011, Flow Area= 0.79 sf

Primary OutFlow Max=0.98 cfs @ 12.13 hrs HW=40.65' (Free Discharge)
└**3=Culvert** (Passes 0.98 cfs of 7.32 cfs potential flow)
  ├**1=Orifice/Grate** (Orifice Controls 0.54 cfs @ 8.06 fps)
  └**2=Broad-Crested Rectangular Weir** (Weir Controls 0.44 cfs @ 0.88 fps)

Pond 3P: Detention #1



Stage-Area-Storage for Pond 3P: Detention #1

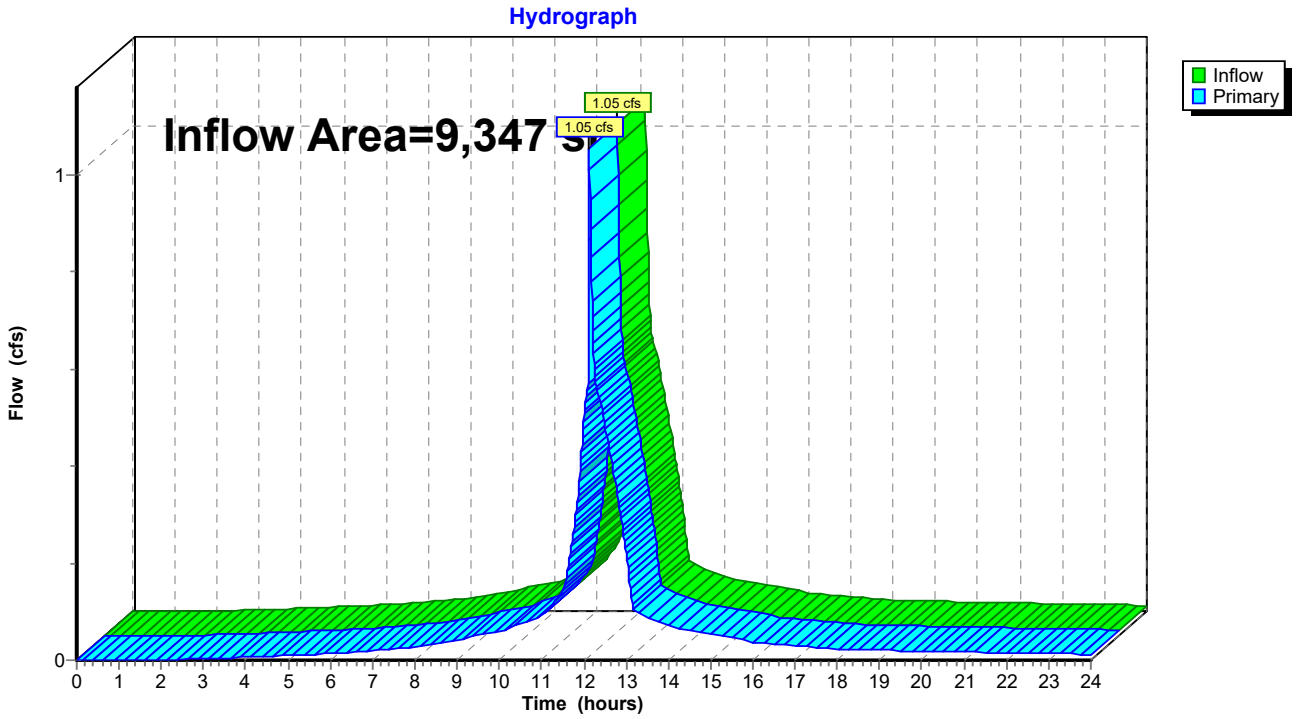
Elevation (feet)	Storage (cubic-feet)
37.85	0
37.90	0
37.95	1
38.00	3
38.05	7
38.10	11
38.15	17
38.20	23
38.25	30
38.30	37
38.35	45
38.40	53
38.45	62
38.50	71
38.55	81
38.60	90
38.65	100
38.70	111
38.75	121
38.80	132
38.85	143
38.90	154
38.95	165
39.00	176
39.05	188
39.10	200
39.15	211
39.20	223
39.25	235
39.30	247
39.35	259
39.40	271
39.45	283
39.50	295
39.55	307
39.60	319
39.65	331
39.70	342
39.75	354
39.80	366
39.85	378
39.90	389
39.95	400
40.00	412
40.05	423
40.10	434
40.15	444
40.20	455
40.25	465
40.30	475
40.35	485
40.40	494
40.45	503
40.50	512
40.55	520
40.60	528
40.65	536
40.70	543
40.75	549
40.80	554
40.85	559
40.90	562
40.95	564
41.00	565
41.05	**565**

Summary for Link 4L: Pr. To Stillwater

Inflow Area = 9,347 sf, 71.82% Impervious, Inflow Depth > 5.89" for 25-Year event
Inflow = 1.05 cfs @ 12.13 hrs, Volume= 4,592 cf
Primary = 1.05 cfs @ 12.13 hrs, Volume= 4,592 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 4L: Pr. To Stillwater



Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>6.21"
Tc=5.0 min CN=89.37 Runoff=1.53 cfs 4,834 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>6.80"
Tc=5.0 min CN=94.38 Runoff=1.47 cfs 4,860 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>6.33"
Tc=0.0 min CN=90.41 Runoff=0.15 cfs 403 cf

Pond 3P: Detention #1 Peak Elev=40.70' Storage=543 cf Inflow=1.47 cfs 4,860 cf
Outflow=1.38 cfs 4,860 cf

Link 4L: Pr. To Stillwater Inflow=1.44 cfs 5,263 cf
Primary=1.44 cfs 5,263 cf

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Ex. To Stillwater Runoff Area=9,347 sf 38.35% Impervious Runoff Depth>7.11"
Tc=5.0 min CN=89.37 Runoff=1.74 cfs 5,537 cf

Subcatchment2S: Pr. To Detention Runoff Area=8,583 sf 74.13% Impervious Runoff Depth>7.71"
Tc=5.0 min CN=94.38 Runoff=1.66 cfs 5,515 cf

Subcatchment5S: Pr. Bypass To Stillwater Runoff Area=764 sf 45.81% Impervious Runoff Depth>7.24"
Tc=0.0 min CN=90.41 Runoff=0.17 cfs 461 cf

Pond 3P: Detention #1 Peak Elev=40.73' Storage=547 cf Inflow=1.66 cfs 5,515 cf
Outflow=1.65 cfs 5,516 cf

Link 4L: Pr. To Stillwater Inflow=1.74 cfs 5,977 cf
Primary=1.74 cfs 5,977 cf

Appendix E

Draft Operation and Maintenance Agreement

Block 36

AGREEMENT COVENANT

AGREEMENT made this _____ day of _____ by and between MICA Development Co, LLC of Stamford, CT (hereinafter referred to as "Owner") and the **CITY OF STAMFORD,** 888 Washington Blvd. Stamford CT 06901, a municipal corporation lying within the County of Fairfield and State of Connecticut, acting herein by its duly authorized Mayor, Caroline Simmons (hereinafter referred to as the "City"), and the **ENVIRONMENTAL PROTECTION BOARD OF THE CITY OF STAMFORD,** acting herein by its duly authorized Chairman, Gary H. Stone (hereinafter referred to as the "EPB").

WITNESSETH:

WHEREAS, OWNER has commenced the planning and construction of an 18 unit, 4-story apartment building on a parcel of land owned by them and as more particularly described on Schedule "A", attached hereto and made a part hereof (the "Property").

WHEREAS, certain drainage facilities ("Drainage Facilities"), including but not limited to detention & conveyance systems as more particularly described on Schedule "B" attached (the "Construction Plans") shall be installed in connection with the aforesaid construction and in accordance with the Construction Plans and _____ issued therefore, (the "Permit") and;

WHEREAS, OWNER, the CITY and EPB share a joint concern that the Drainage Facilities be maintained in a functioning condition so as to avoid pollution of surface and groundwaters, flooding and/or improper drainage.

NOW, THEREFORE, in consideration of ten dollars and other good and valuable consideration receipt of which is hereby acknowledged by the OWNER, it is hereby agreed as follows:

1) OWNER shall clean the drainage facilities or cause such facilities to be cleaned by periodic removal of accumulated sediment and debris in a good and workman-like manner, at least two (2) times during every twelve (12) month period, which times shall be in the period between April and June and between October and December and more often as the City may determine to be necessary.

2) OWNER shall sweep, or cause to be swept, garage facilities, driveways and roadway surfaces located on the Property at least once per calendar quarter.

3) OWNER shall utilize only sand or calcium chloride in connection with the de-icing of areas within the Property meaning and intending that road salt (Sodium Chloride) shall not be used for said purpose.

4) OWNER shall repair or replace any defects or defective drainage facilities so as to maintain the drainage facilities, at all times, in a fully functional capacity.

5) OWNER shall file as-built drainage plans with the EPB immediately upon the completion of work. Said plans shall be prepared by a professional engineer/surveyor registered in the State of Connecticut.

6) OWNER grants the CITY and/or EPB, its agents, and employees, the right to enter the Property at all reasonable times upon twenty-four (24) hours notice to the OWNER for the purpose of inspecting the Property to determine if OWNER is complying with the requirements hereunder. A representative of the Owner shall have

the right to accompany the City and/or EPB on their inspection of the Property.

7) If, after an inspection is made pursuant to Paragraph Six (6) hereof, the CITY and/or EPB determines that the owner has failed to comply with the aforesaid undertakings, then the CITY and/or EPB shall give written notice of said determination to the then OWNER of the Property which notice shall also specify the said failure. Said notice shall be sent by registered or certified mail to the last known address of said Owner. If the Owner disputes the claim, he shall give written notice thereof to City and/or EPB within ten (10) days of receipt of said notice, and the EPB shall hold a hearing as promptly as possible to decide the merits of the disputed claim. If the claim is not disputed within said ten (10) days, the OWNER shall have thirty (30) days from the receipt of said notice to correct said failure, unless it is impossible to cure said defect within said time, in which case, the necessary repairs shall be immediately commenced and diligently pursued to completion within a reasonable time.

8) If the said failure is not remedied within the time frame herein stated, the CITY and/or EPB may proceed to cure the same and charge the actual cost thereof to the OWNER of the Property.

9) OWNER agrees to reimburse the CITY and/or EPB for reasonable legal fees and court costs if it becomes necessary for the CITY and/or EPB to sue for reimbursement of sums expended by the CITY and/or EPB in performance of OWNER'S obligation.

10) OWNER agrees and covenants to indemnify and save harmless the CITY and the EPB against any and all claims, suits, actions or judgments arising out of the delay in the performance of any of their obligations pursuant to this Agreement.

11) OWNER agrees that this covenant and restriction shall apply to and run with the land. It shall be binding on all future owners, administrators, executors, successors and assigns.

12) The OWNER hereby represents to the CITY and EPB that he/she is the owner, in fee simple, of all of the property described in "Schedule A" attached hereto and made a part hereof.

13) OWNER agrees that this Agreement and restrictive covenant upon execution of the same, shall be recorded on the land records at the OWNER'S expense at the time that a permit is issued for the Property herein and while the OWNER is in title.

14) OWNER agrees not to assert the invalidity of this document.

15) OWNER agrees that nothing herein shall be construed to be a limitation upon the right of the EPB to assert and enforce any rights it may have under federal, state or City statute, ordinance or regulation.

16) This agreement shall be governed by the laws of the State of Connecticut.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals, the day and year first above written.

WITNESSED:

#1 Sign: _____

Print:

#2 Sign: _____

Print:

OWNER 1

By: _____

Print:

OWNER 2

#1 Sign: _____

Print:

#2 Sign: _____

Print:

By: _____

Print:

THE CITY OF STAMFORD

#1 Sign: _____

Print:

#2 Sign: _____

Print:

BY: _____

Caroline Simmons

Its duly authorized Mayor

THE ENVIRONMENTAL PROTECTION BOARD

#1 Sign: _____

Print:

#2 Sign: _____

Print:

BY: _____

Gary H. Stone

Its duly authorized Chairman

(Acknowledgement on the Following Page)

STATE OF CONNECTICUT}
} ss: STAMFORD Date: _____
COUNTY OF FAIRFIELD }

Personally appeared_____,Owner(s) signer and sealer of the foregoing instrument, and acknowledged the same to be_____free act and deed, before me.

_____
Commissioner of the Superior
Court or Notary Public

My Commission Expires_____

STATE OF CONNECTICUT}
} ss: STAMFORD Date: _____
COUNTY OF FAIRFIELD }

Personally appeared Caroline Simmons, Mayor of the City of Stamford, signer and sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed and the free act and deed of said City, before me.

_____
Commissioner of the Superior
Court or Notary Public

My Commission Expires_____

STATE OF CONNECTICUT}
} ss: STAMFORD Date: _____
COUNTY OF FAIRFIELD }

Personally appeared Gary H. Stone, Chairman of the Environmental Protection Board of the City of Stamford, signer and sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed and the free act and deed of said Commission, before me.

_____
Commissioner of the Superior
Court or Notary Public

My Commission Expires_____

SCHEDULE "A"

Survey entitled "Topographic Survey of property at 66 Stillwater Avenue" prepared by D'Andrea Surveying & Engineering, P.C., dated December 18, 2019.

SCHEDULE "B"

Appendix F

DCIA Tracking Spreadsheet
Checklist for Stormwater Management Report

Directly Connected Impervious Area Tracking Worksheet
City of Stamford Drainage Manual

Note to user: complete all cells of this color *only*

Part 1: General Information	
Project Name	66 Stillwater Ave
Project Address	66 Stillwater Ave
Project Applicant	Redniss & Mead
Date of Submittal	3-Nov-23
Tax Account Number	001-3508

Part 2: Project Details		
1. What type of development is this? (choose from dropdown)	Redevelopment	
2. What is the total area of the project site?	9,347	ft^2
3. What is the total area of land disturbance for this project?	9,347	ft^2
4. Does project site drain to High Quality Waters, a Direct Waterfront, or within 500 ft. of Tidal Wetlands? (Yes/No)	No	
5. What is the current ***DCIA*** for the site?	3,585	ft^2
6. Will the proposed development increase ***DCIA*** (without consideration of proposed stormwater management)? (Yes/No)	Yes	
7. What is the proposed-development ***total impervious area*** for the site?	6,713	ft^2

Part 3: Water Quality Target Total		
Does Standard 1 apply based on information above?	No, Skip to Part 4	
Water Quality Volume (WQV)	N/A	ft^3
Standard 1 requirement	N/A	
Required treatment/retention volume	N/A	ft^3
Provided treatment/retention volume for proposed development		ft^3

Part 4: Proposed DCIA Tracking		
Pre-development ***total impervious area***	3,585	ft^2
Current ***DCIA***	3,585	ft^2
Proposed-development ***total impervious area***	6,713	ft^2
Proposed-development ***DCIA*** (after stormwater management)	350	ft^2
Net change in ***DCIA*** from pre-development to proposed-development	-3,235	ft^2

Part 5: Post-Development (As-Built Certified) DCIA Tracking		
Post-development (per as-built) ***total impervious area***		ft^2
Post-development (per as-built) ***DCIA*** (after stormwater management)		ft^2
Net change in ***DCIA*** from pre-development to post-development		ft^2

Certification Statement

I hereby certify that the information contained in this worksheet is true and correct.

Engineer's Signature _____ Date 11/15/23 Engineer's Seal _____

City of Stamford
Engineering Bureau
888 Washington Boulevard, 7th Floor Stamford, CT 06901
Phone 203-977-4189

CHECKLISTS

Project Name: 66 Stillwater Ave Development

Project Address 66 Stillwater Ave , Stamford, CT, 06902

Property Owner(s) MICA Development Co., LLC

Tax Account Number(s) 001-3508

Engineer's Signature _____ Date: 11/15/2023

All checklists must be completed and submitted. Provide a brief explanation for any items not provided. Check boxes as completed or N/A as not applicable.

✔	**Existing Conditions Plan**
✔	**Stormwater Management Report**
✔	**Stormwater Management Plan / Construction Plan**
	Certificate of Occupancy

Checklist for Existing Conditions Plan

I. General Information

✔	Site address
✔	Orientation, block, zone, City, street name
	Applicant name and legal address
✔	Surveyor name, address, contact information
✔	North arrow, bar scale, horizontal and vertical datum
✔	24" x 36" sheet size unless otherwise approved
✔	Existing conditions survey shall be prepared in accordance with the Minimum Standards for Surveys and Maps in the State of Connecticut. The class of survey shall be A-2 and T-2 and shall be represented as such on the map. The base map shall be sealed and signed by a Professional Land Surveyor licensed in the State of Connecticut.
	Drawing scale shall be set at 1" = 20' or 1" = 40' when possible

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II. Existing Conditions Plan Elements

✔	Show and label all property boundaries with linear bearing / distances and curve information
	Required zoning setbacks
✔	Show and label monument information
✔	Show and label at least one permanent benchmark on the parcel with northing, easting and elevation
✔	Label adjacent property ownership information
✔	Existing contours based on NAVD 88 (no exceptions) at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent at a minimum of 20 ft. beyond the property boundaries of the subject parcel
✔	Show spot elevations at low points, high points, and where topography is flatter than 2 percent
✔	All buildings and structures (label current use and finished floor elevations)
✔	All pavement, parking, driveways, property access points
✔	All roadways, streets, and rights-of-way. Label streets as public or private with street name
✔	All patios, decks, walkways, sidewalks, curb ramps (both adjacent to and opposite and existing roadways or intersections)
✔	Show and label (size, material, inverts) all existing utilities (overhead and underground) within the right-of-way and the project site (label ownership) including but not limited to water, gas and electrical services, wells, storm sewers, sanitary sewers and subsurface sewerage disposal systems.
✔	Show and label existing conveyance systems (swales, ditches, storm drains) including dimensions, elevations, sizes, slopes, and direction of flow
✔	Show and label boundaries of all easements, both public and private, with type, owner, and width
✔	Show and label all other existing features and improvements (e.g. light poles, mature trees of 8" (dbh) diameter or greater, vegetation, walls with top and bottom elevations, fences, pavement markings)

III. Resource Areas

N/A		Show and label limits of inland wetlands, tidal wetlands and any associated setbacks.
N/A		Show and label existing natural site features including tree canopy, outcroppings, permanent and intermittent watercourses, waterbodies, streams
	✔	Show and label limits of floodplain and floodway along with FIRM references (Community Number, Panel, Suffix, and Date) including any effective Letters of Map Revision/Amendment, zone designation and elevation.
N/A		Show and label any Conservation Easement Areas
N/A		Show and label Connecticut Coastal Jurisdiction Line (CJL)
N/A		Show and label existing steep slopes (25% and greater)

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Checklist for Stormwater Management Report

I. Project Report

A. Applicant / Site Information

✔	Applicant name, legal address, contact information (email & phone)
✔	Engineers name, legal address, contact information (email & phone)
✔	Site address and legal description
✔	Current / proposed zoning and land use
✔	Site vicinity map (8.5" x 11")

B. Project Description and Purpose

✔	Project description including proposed project elements and anticipated construction schedule

C. Existing Conditions Description

✔	Site area, ground cover, vegetation, features (roads, buildings, utilities, etc.)
✔	Site topography, slopes, drainage patterns, conveyances systems (swales, storm drains, etc.), stormwater discharge locations
✔	Receiving waterbody information including stormwater impairments and TMDL information (See the most recent State of Connecticut Integrated Water Quality Report)
✔	Site soils information including soil types, hydrologic soil group, bedrock / outcroppings, groundwater elevation, significant geologic features
✔	Provide NRCS Soils Mapping
✔	Resource protection areas (wetlands, streams, lakes, etc.), buffers, floodplains, floodways

D. Summary of Applicable General Design Criteria

✔	Methodology, design storm frequency
✔	Hydrologic design criteria
✔	Hydraulic design criteria
✔	Flood hazard areas

✔	**Applying under "Lite" Stormwater Management: Skip to Section I** (Refer to Flow Chart on page vii of the City of Stamford Stormwater Drainage Manual)

E. Project Type in Accordance with Standard 1 Definitions

	Area of disturbance, receiving waterbody classification (High Quality, Tidal Wetlands, Direct Waterfront)
	Project type (development, redevelopment, linear development)
	Pollutant reduction standard per flowchart Section 2.4

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F. Summary of LID Site Constraints

	Description of sensitive areas for protection
	Mature tree inventory, which shall include 8-inch (dbh) diameter trees or greater
	Steep slopes
	Ledge and bedrock depth
	Seasonal high groundwater elevation
	Pollutant hotspots
	Summary of infiltration rates

G. Summary of Proposed Stormwater Treatment Practices

	Proposed LID controls (i.e. minimize impervious, minimize DCIA, minimize disturbance, increase time of concentrations, other LID controls and strategies)
	Location, size, types
	Design criteria and references
	Stormwater treatment practice, drainage area characteristics / details

H. Summary of Compliance with Standards 1

	Required pollutant reduction criteria
	Provided pollutant reduction (WQV) by stormwater treatment practice
	Summary of compliance with Standard 1

I. Summary of Compliance with Standards 2, 3, and 4

✔	Description of proposed stormwater management system
✔	Pre-development site hydrology with delineation of each watershed area and sub-basin
✔	Post-development site hydrology with delineation of each watershed area and sub-basin
✔	Comparison table of pre- and post-development hydrology, peak flow, volume, and percent difference
✔	Summary table of watershed areas and sub-basin areas, time of concentration and runoff coefficients
N/A	Summary table demonstrating the 2-year, 24-hour post development peak flow rate is less than or equal to the lowest of either: - The pre-development 1-year, 24-hour storm peak flow rate - 50 percent of the pre-development 2-year, 24-hour storm peak flow rate
✔	Conveyance protection, emergency outlet sizing
	Hydraulic grade line summary and tail water elevation used in analysis
✔	Construction erosion and sediment control description, Standard 3
✔	Operation and Maintenance, maintenance tasks and schedule on construction plans per Standard 4

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J. Summary of Compliance with Applicable Drainage Facility Design Requirements

✔	Description of applicable design requirements and compliance
✔	Description of proposed drainage facilities and compliance

K. Stormwater Management Report

✔	Signed and stamped by professional engineer licensed in the State of Connecticut
✔	Drainage impact statement in accordance with Standard 5B.

II. Supporting Calculations (as appendix to Project Report)

	Applying under "Lite" Stormwater Management: Skip to Section N

L. Water Quality Volume / Water Quality Flow Calculations

	Calculations demonstrating the total Water Quality Volume generated by the post-development site and the required retention/treatment volume per Standard 1 in cubic feet.
	Calculations demonstrating the total Water Quality Volume retained/treated by each stormwater treatment practice and the total Water Quality Volume generated by the post-development contributing drainage area to each stormwater treatment practice

M. Stormwater Treatment Practice Sizing Calculations

	Calculations demonstrating how each stormwater treatment practice has been designed and sized in accordance with the Structural Stormwater BMP Design references in Appendix B. Calculations will vary by stormwater treatment practice, but a minimum, applicants shall provide calculations in accordance with design criteria from the Connecticut Stormwater Quality Manual.

N. Hydrologic and Hydraulic Design Calculations

N/A		Stream channel protection, Standard 2A
	✔	Conveyance protection, Standard 2B
	✔	Peak flow control (1-year, 2-year, 5-year, 10-year, 25-year, and 50-year storms), Standard 2C
		Inlet analysis
		Gutter flow (Site by site basis as requested by Engineering Bureau)
	✔	Storm sewers and culverts (velocities, capacity, hydraulics)
		Hydraulic grade line required when pipe is flowing at full capacity o Provide existing and proposed summary table o Provide existing and proposed mapping, label structures
	✔	Detention facilities (outlet structure, stage/storage, freeboard)
	✔	Emergency outlet sizing, safely pass the 100 year storm, Standard 2D
N/A		Outlet protection calculations, based on conveyance protection (i.e. riprap, energy dissipater)

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O. Hydrologic and Hydraulic Model, Existing and Proposed

✔	Drainage routing diagram
✔	Summary
✔	Storage pond input

P. Downstream analysis (Site by site basis as required by the Engineering Bureau)

	Downstream analysis, Standard 2E

III. Supporting Mapping (as appendix to Project Report)

Q. Pre-Development Drainage Basin Area Mapping

✔	11" x 17" or 8.5" x 11" sheet size
✔	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
✔	Locations of existing stormwater discharges
✔	Perennial and intermittent streams, wetlands, and floodplain / floodways
✔	NRCS soil types, locations, boring locations, infiltration testing locations
✔	Vegetation and groundcover
✔	Existing roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
✔	Location, size, type of existing structural stormwater controls, facilities and conveyance systems

R. Post-Development Drainage Basin Area Mapping

✔	11" x 17" or 8.5" x 11" sheet size
✔	Topography, drainage patterns, drainage area boundaries and sub basins, flow paths, times of concentration
✔	Locations of proposed stormwater discharges
✔	Perennial and intermittent streams, wetlands, and floodplain / floodways
✔	NRCS soil types, locations, boring locations, infiltration testing locations
✔	Vegetation, ground cover and proposed limits of clearing/disturbance
✔	Proposed, roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, decks and other structures
✔	Location, size, type of proposed structural stormwater controls, facilities and conveyance systems

IV. DCIA Tracking Worksheet (as appendix to Project Report)

✔	DCIA Tracking Worksheet (Use form found in Appendix E)

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V. Proposed LID Review Map

✔	**Applying under "Lite" Stormwater Management - Proposed LID Review Map NOT required.**

A. General

	Site address
	Applicant name, legal address, contact information
	Engineers name, address, contact information
	North arrow, bar scale, horizontal and vertical datum
	Drawing scale shall be set at 1"=20' or 1"=40' when possible
	Signed and stamped by a Licensed Professional Engineer in the State of Connecticut
	11" x 17" or 24" x 36" sheet size unless otherwise approved
	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
	Locations of existing stormwater discharges
	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.)

B. LID Constraints:

	Boring / test pit locations
	Infiltration testing locations and results
	Vegetation and proposed limits of clearing / disturbance
	NRCS soils mapping
	Steep slopes
	Surface waters / Perennial and intermittent streams
	Resource protection areas and buffers, wetlands, floodplain / floodways
	Existing vegetation and mature trees, which shall include 8-inch (dbh) diameter trees or greater
	Poor soils (HSG C & D)
	Shallow bedrock / ledge
	Seasonal high groundwater elevation
	Other site constraints (e.g. brownfield caps)

C. Proposed Stormwater Treatment Measures:

	Location, size, type, limits, and WQV provided by each proposed stormwater treatment practices
	Drainage area to each proposed stormwater treatment practice (total area, impervious area, WQV)

D. Site Summary Table:

	Total site area, disturbed area, pre- and post-development impervious areas
	Required pollutant reduction volume (retention or detention)
	Provided pollutant reduction volume (retention or detention)

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Checklist for Stormwater Management Plan / Construction Plans

A. General

✔	Site orientation, address and legal description
✔	Applicant name, legal address, contact information
✔	Engineers name, address, contact information
✔	North arrow, bar scale, horizontal and vertical datum
✔	Drawing scale shall be set at 1"=20' or 1"=40' when possible
✔	Stamped by a Licensed Professional Engineer in the State of Connecticut
✔	24" x 36" sheet size unless otherwise approved

B. Site Development Plans

✔	City of Stamford Standard Notes
✔	As required by the Drainage Maintenance Agreement, provide a written narrative describing the nature of the proposed development activity and the program for operation and maintenance of drainage facilities and control measures throughout the life of the project.
✔	Existing and proposed contours based on NAVD 88 at 2 foot contour interval or 1 foot contour interval when slope is flatter than 2 percent
✔	All required spot elevations to clearly depict positive pitch
✔	Top and bottom elevation of all walls
✔	Roads, buildings, driveways, parking areas, walks, patios, pools and other impervious surfaces, and decks and other structures
✔	All utilities and easements
✔	Location, size, maintenance access, type of proposed structural stormwater controls and facilities with elevations and inverts
✔	Location, size, maintenance access, type of proposed non-structural stormwater controls and facilities with elevations and inverts
✔	Location, size, type of proposed stormwater infrastructure, inlets, manholes, infiltration and detentions systems, control structures with elevations and inverts
✔	Location, size, ownership of stormwater conveyance systems (swales, pipes, etc.) with elevations and inverts
✔	Identify roof leaders, curtain drains and foundation drains with elevations and inverts
✔	Proposed water quality treatment systems, size and model type
✔	Final stabilization measures which may include slope stabilization

C. Erosion and Sedimentation Control Plan

	Phasing and schedule
✔	Construction access and staging and stock pile areas
✔	Operation and maintenance of erosion and sedimentation controls
✔	Tree protection
✔	Downstream protection such as location of silt fencing
✔	Limit of disturbance
✔	Construction fencing

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D. Construction Details

✔	Standard City of Stamford details
	Infiltration system details
✔	Control structure details
	Water quality treatment details
	Infiltration testing results

Checklist for Certificate of Occupancy

	Final Improvement Location Survey
	Stormwater Management Certification Form
	Final DCIA Tracking Worksheet
	Standard City of Stamford Drainage Maintenance Agreement (Agreement Covenant)

Other Certifications at the discretion of the Engineering Bureau and/or EPB

	Wall Certification
	Landscape Certification
	Landscape Maintenance Agreement
	Waiver Covering Storm Sewer Connection
	Waiver Covering Granite Block, Depressed Curb, and Driveway Aprons
	Flood Certification

November 3, 2023

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

Re: 66 Stillwater - Stamford, CT

Dear Mr. Blessing:

This letter serves to authorize Redniss & Mead, with offices at 22 First Street in Stamford, CT, to act as my 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,

William Mulhall

MICA DEVELOPMENT CO LLC

Office use only	
Date received	
Application Nr (e.g., ZB, ZBA, TB)	

Location

*Address of Development Number & Street	66 Stillwater Ave
*Stamford, CT ZIP Code	Stamford, CT

Applicant Information

*Applicant full name	Pacific House Inc. and Mica Development CO LLC
Applicant Company	Pacific House Inc. and Mica Development CO LLC
*Applicant Street Address	71 BRIAR WOODS TRAIL
*Applicant City, State, ZIP	STAMFORD, CT 06903-1733
*Applicant Email	c/o Redniss & Mead r.mazzeo@rednissmead.com
*Applicant Phone	c/o Redniss & Mead 203-327-0500

Property Owner Information

*Is the property owner the same as the applicant?	YES

If NO please answer the following

*Owner full name	
Owner Company	
*Owner Street Address	
*Owner City, State, ZIP	
*Owner Email	
*Owner Phone	

Is this … (check one)

the 1st Sumbission (Zoning Board, ZBA or Building Permit application)	X
the 2nd Submission (CO sign-off)	

SCORECARD RATING

Category	Max Points	Points achieved
Building Health	8	6
Energy Use	25	11
Landscaping and Open Space	11	3
Land Use	17	3
Mobility	29	11
Resiliency	11	10
Resource Management	9	4
Urban Design	10	10
Water Use	7	2
TOTAL	**127**	**60**

95 or more Points	A+	LEED Platinum
80-94 Points	A	LEED Gold
65-79 Points	B	LEED Silver
50-64 Points	C	LEED Certified
0-49 Points	NR	

BUILDING HEALTH

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor air quality	BH1	After construction ends and before occupancy, conduct indoor air quality testing	Promotes a healthier living/work space	**1**	1
Low emitting materials	BH2	Reduce concentrations of chemical contaminants from building interior paints and coatings, interior adhesives and sealants, flooring and insulation	Limits exposure to volatile organic compounds (VOCs), which are linked to many short- and long-term health problems	**1**	1
Moisture management	BH3	Provide heating, ventilating and air conditioning systems and controls designed to limit relative humidity to 60% or less during all load conditions, both occupied and not occupied	Limits exposure to mold	**1**	1
Daylighting	BH4	Provide adequate daylight through windows, skylights, and other means	Promotes a space and saves energy healthier living/working	**1**	0
Window shading	BH5	Provide protection from excessive light exposure	Promotes a space and saves energy healthier living/working	**1**	1
Operable windows	BH6	Each regularly occupied space has operable windows	Increases indoor air quality, access to natural light, and user comfort	**1**	1
Active design	BH7	Integration of pathways and stairs within the built environment in projects with 2 to 4 floors	Promotes exercise and health	**1**	1
Fitness equipment	BH8	Convenient and free access to fitness equipment	Promotes exercise and health	**1**	0
			TOTALS	**8**	**6**

Alternative Path to Compliance

IWBI Well Platinum Rating - 10 Points
IWBI Well Gold Rating - 8 Points
IWBI Well Silver Rating - 6 Points
IWBI Well Bronze Rating - 4 Points

ENERGY USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Building efficiency	EU1	Energy Star rating of 50+ (3 points), 75+ (6 points) or 85+ (9 points)	Buildings committed to high-performance goals use	**9**	**6**
Efficient appliances	EU2	All appliances are Energy Star rated	Reduce energy use	**1**	1
Submetering	EU3	Residential: submetering by unit Commercial/mixed-use: submetering of space to maximum extent—at least one meter per floor, per 10,000 sf, or per tenant	Submeters encourage conservation by monitoring and allocating costs to end users	**2**	2
Cool surfaces	EU4	Achieve threshold percentages of reflectance and/or shade (see "Overview" for details), or green roof	Reflective and shaded exterior surfaces reduce contribution to urban heat island warming	**2**	0
Exterior lighting	EU5	Exterior lighting is full-cutoff or dark-sky compliant, and automatically turns off when natural light is sufficient	Reduces energy use and light pollution	**1**	1
Interior lighting	EU6	Interior lighting turns off automatically when not in use (for residential buildings: in common or amenity areas only)	Reduces energy use	**1**	1
Renewable energy production production OR combined heat and power	EU7	Building incorporates solar photovoltaic, solar thermal, micro-wind, or other renewable sources to meet at least 10% of the design energy load (3 points), 25% (5 points), or 40% plus (7 points); OR Project will use that captures waste heat for use power generation system	Off-sets demand for electricity from carbon-producing energy sources (coal, oil, etc.) or reduces enery use	**7**	0
Passive heating	EU9	Development employs strategies to maximize solar gain in winter and prevent solar gain in summer	Reduces energy use	**2**	0
			TOTALS	**25**	**11**

LANDSCAPING & OPEN SPACE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Green roof	LA1	Vegetated roof that covers 50% or more of the roof area (also qualifies for EU4 - cool roof)	Reduces the "heat island" effect and reduces stormwater runoff	**2**	0
Tree preservation	LA2	Preservation of 80% or more of mature trees	Environmental benefits, reduces energy use, enhances property values	**1**	0
Tree canopy	LA3	At maturity, tree canopy will cover 50% or more of undeveloped surface (at least 20% of the site)	Environmental benefits, reduces the "heat island" effect	**1**	0
Additional landscaping	LA4	Landscaping that exceeds required Zoning Regulations by 25% or more	Reduces the "heat island" effect, reduces stormwater runoff	**1**	0
Native plants	LA5	Landscaping that is 80% or more native and drought-resistant by area of plantings	Supports native habitats	**2**	2
Join Stamford Pollinator Pathway	LA6	Add the parcel to the Stamford Polinator Pathway	Supports native habitats	**1**	1
Organic land care	LA7	Signed pledge to manage property according to NOFA Standards for organic land care	Environmental and health benefits	**1**	0
New publicly accessible open space	LA8	Create publically available open space of 5,000 or more square feet; or exceed PAAS requirement by at least 25%	Increases public open space	**2**	0
			TOTALS	**11**	**3**

LAND USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Brownfields	LU1	Redevelopment of brownfield site	Makes use of existing infrastructure,reduces development pressure on undeveloped lands and removes or safely encapsulates contamination	**3**	0
Redevelopment	LU2	Redevelopment of previously developed sites	Makes use of existing infrastructure and reduces development pressure on undeveloped lands	**1**	0
Adaptive reuse	LU3	Adaptive reuse of existing building	Saves resources	**2**	0
Historic preservation	LU4	Historic preservation	Saves resources	**2**	0
Mixed-use	LU5	60% or more of ground floor area on retail streets contain active uses at the street level (2 Points) Primary entrances with 1/4 mile of at least three neighborhood services (2 Points)	Mixes housing, work and services to reduce transportation needs and promotes constant activity at street level Services within walking distance reduce transportation needs	**4**	0
Transit-supportive density	LU6	**Residential:** 50 or more dwelling units per acre **Commercial/mixed use:** FAR of 3.0 or greater **Within 1/2 mile of Stamford Transportation Center:** 60 or more dwelling units per acre or FAR of 0.8 or greater	Higher density neighborhoods will result in more riders; this enables more frequent transit service	5	3
			TOTALS	**17**	**3**

MOBILITY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Reduce single occupancy vehicle travel	M1	Submit Parking and Transportation Demand Management plan (PTDM) that reduces vehicle trips 20% from base ITE estimate	Reduces carbon emissions and pollutants by reducing travel to and from a site	2	0
Transit Score	M2	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces carbon emmissions	3	2
Incentivize transit use	M3	Participate in TransitChek or similar program	Reduces car dependency	**2**	2
Walk Score	M4	Walk Score 50-69 1 Point Walk Score 70-89 2 Points Walk Score 90+ 3 Points	Reduces car dependency	3	2
Bike Score	M5	Transit Score 50-69 1 Point Transit Score 70-89 2 Points Transit Score 90+ 3 Points	Reduces car dependency	3	1
Car share	M6	On-site car-sharing program (such as ZipCar) at rate of at least 2 cars per 100 dwelling units (residential) or 2 car per 100 parking spaces (commercial) (2 points). Exclusive use of low or zero emission vehicles for car share (2 points)	Provides flexibility to transit users and zero-car households, minimizing business fleets	**4**	0
Shared Parking	M7	At least 10% reduction in total parking needs due	Maximizes use of parking facilities	3	0
Parking availability	M8	Provided parking is no more than 105% of minimum required parking (1 point) OR approved parking reduction per Zoning (2 points)		2	2
Unbundled parking fees	M9	**Residential:** parking spaces sold or rented separately from dwelling units **Commercial:** daily or monthly end-user parking	Encourages households to reduce vehicle ownership	2	2
Electric vehicles	M10	Exceed zoning requirement for EV parking and charging by at least 50%	Encourages use of zero-emission electric vehicles	2	0
Contributions to transportation infrastructure	M11	Development provides $50,000 to City transportation infrastructure improvements 1 point $100,000 - 2 points $200,000 - 3 points		3	0
			TOTALS	**29**	**11**

RESILIENCY

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Floodplain	R1	Development is outside of the 100-year floodplain (1 point) Development is outside of the 500-year floodplain (3 points)	Makes buildings more resilient to flooding	**3**	**3**
Flood resiliency	R2	Structure(s) is elevated 2 feet above base flood elevation, and mechanical systems are on top floor and/or 2 feet above base elevation	Makes buildings more resilient to flooding	**2**	**2**
Building resiliency	R3	Structure(s) is equipped with back-up generators or renewable systems, such as solar panels, for core building functions (light, heat, ventilation/cooling)	Promotes safety and preserves building functions	**3**	**3**
Sea level rise	R4	Development is outside of the projected 2085 sea level rise areas	Reduces future flood risk	**2**	**2**
Emergency plan	R5	Emergency preparation and continuation of operations plan	Promotes safety and preserves building functions	**1**	**0**
			TOTALS	**11**	**10**

RESOURCE MANAGEMENT

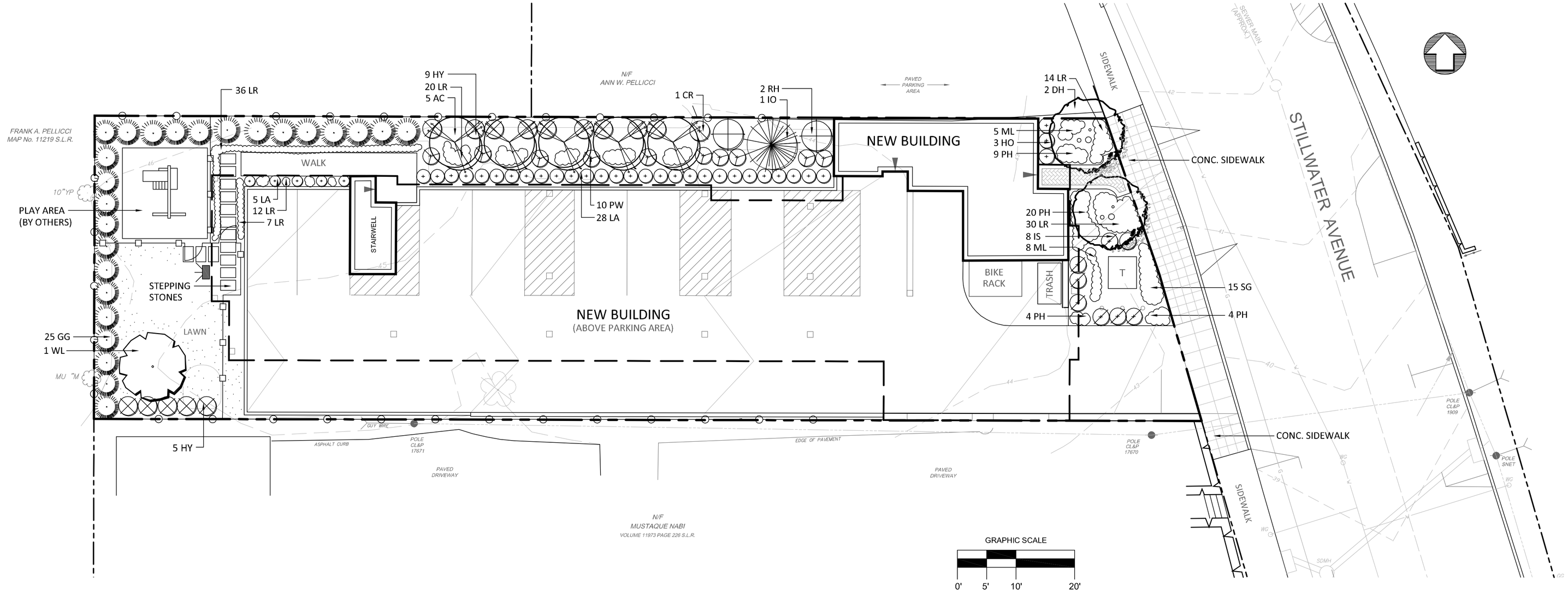
ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Construction and demolition debris	RM1	50% of demolition waste by weight was recycled (2 points) 50% of construction waste by weight was recycled (1point)	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	**3**	0
Recycling	RM2	Compliant recycling system that includes collection of electronics and textiles	Preserves natural resources, saves energy, reduces greenhouse gas production, saves money, creates jobs	**1**	0
Organic waste	RM3	Organic waste is collected separately, and composted either on- or off-site On-site food waste dehydrator or on-site aerobic digester	Reduces the waste stream and creates compost	**1**	0
Reusable materials	RM4	Dishwashing facility and collection station for used utensils sized to accommodate the building's population capacity	Reduces solid waste	**1**	1
Sustainable Building Materials	RM5			**3**	3
			TOTALS	**9**	**4**

URBAN DESIGN

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Block size	UD1	Public street or public pedestrian walkway at no less than 400-foot intervals	Small blocks enable shorter walking distances between destinations and promote walking	**1**	1
Minimal visual impact of parking	UD2	Garage wrapped by other uses at the pedestrian level for at least 80% of garage frontage Surface spaces are blocked from view by structures along frontage of main entrance	Visible parking lots deaden street life and discourage walking	**1**	1
Building orientation	UD3	Principle functional entrance opens to sidewalk adjacent to public street	Main entrance at street promotes frequent pedestrian trips to nearby destinations and transit use	**1**	1
Building façade	UD4	Building entrances are no more than 100 feet apart, and mass of building is broken up vertically and/or horizontally	Creates increased activity at the street and visual interest	**3**	3
Building materials	UD5	No use of EIFS, vinyl, or aluminum in façade	High quality building materials improve the pedestrian environment	**3**	3
Building proximity	UD6	Front façade built to minimum allowed setback line	Creates increased activity at the street and visual integrity	**1**	1
			TOTAL	**10**	**10**

WATER USE

ELEMENTS	ID	CRITERIA	PURPOSE	MAX. POINTS	POINTS ACHIEVED
Indoor water management	W1	All fixtures are EPA WaterSense rated (1 point) Development uses greywater for irrigation and/or cooling towers (2 points)	Reduces use of treated potable water	**3**	1
Outdoor water management	W2	Landscape irrigation systems are EPA WaterSense rated	Reduces use of treated potable water	**1**	1
Stormwater management	W3	Exceed requirements of Stamford Drainage Manual for stormwater retention by at least 20%	Reduces amount of stormwater and associated pollutants draining into the municipal system	**3**	0
			TOTALS	**7**	**2**



PLAN

SCALE: 1" = 10'

"CALL BEFORE YOU DIG"

LEGEND

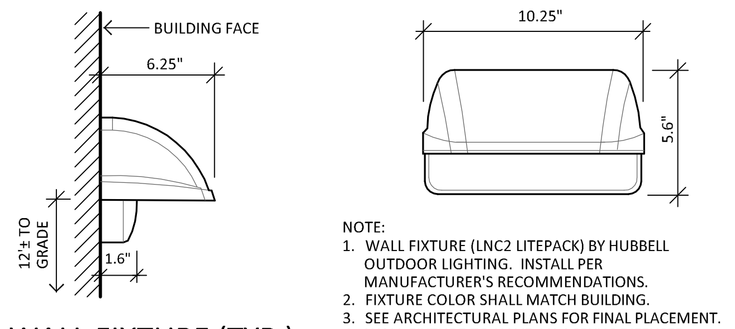
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- 6' HT. SOLID VINYL WHITE FENCE
- 42"± HT. WHITE PICKET FENCE
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- EX. DECIDUOUS / EVERGREEN TREE TO REMAIN
- EX. TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE
- NEW EVERGREEN TREE
- NEW SHRUB
- NEW WALL FIXTURE

SITE LIGHTING NOTES (TYP.):

1. SITE LIGHTING INFORMATION AND LIGHTING PLANS PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC ARE DESIGNED FOR GENERAL LANDSCAPE AESTHETIC PURPOSES ONLY. LIGHTING INFORMATION SHOWN ON THIS PLAN SHALL NOT BE USED FOR SECURITY OR SAFETY PURPOSES.
2. LOCATION AND TYPE OF LIGHT FIXTURES ARE TYPICAL AND MAY VARY BASED ON ACTUAL FIELD CONDITIONS, SITE AND ARCHITECTURAL PLAN REVISIONS, USE OF EXISTING LIGHTING (IF ANY), NEW BUILDING MOUNTED LIGHTING, AESTHETICS, AND CONSULTATIONS WITH LIGHTING CONSULTANT AND/OR MANUFACTURER.
3. THIS PLAN ASSUMES THAT THE BUILDING WILL HAVE WALL MOUNTED FIXTURES (BY OTHERS) TO LIGHT THE FACADE AND ADJACENT LANDSCAPE AREAS (INCLUDING WALKS AND DOORS).
4. LIGHT POLE COLOR AND FINISH SHALL BE DETERMINED BY THE CITY.
5. LIGHTING UNDER ELEVATED BUILDING BY OTHERS AND IS NOT NOT SHOWN.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	STREET TREE	TREE SIZE	REMARKS	PLANTING HEIGHT	MATURE HEIGHT
2	DH	BETULA NIGRA 'DURA HEAT'	DURA HEAT BIRCH	8-10' HT.	B&B	2	SMALL	MULTISTEM	8-10' HT.	30-35' HT.
5	AC	AMELANCHIER CANADENSIS	SHADBLOW	5-6' HT.	B&B	1	SMALL	MULTISTEM, WILDLIFE	5-6' HT.	18-22' HT.
1	WL	MAGNOLIA STELLATA 'WATERLILY'	WATERLILY STAR MAGNOLIA	6-7' HT.	B&B	0	SMALL	PINK, FRAGRANT	6-7' HT.	12-15' HT.
1	IO	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B	0	MEDIUM	NATIVE, EVERGREEN	5-6' HT.	25-30' HT.
25	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6' HT.	B&B	0	MEDIUM	EVERGREEN, FAST GROWTH	5-6' HT.	30-35' HT.
1	CR	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA	3-4' HT.	CONT.		N/A	FRAGRANT, NATIVE, PINK	3' HT.	6' HT.
14	HY	HYDRANGEA 'THE ORIGINAL'	THE ORIGINAL HYDRANGEA	2-3' HT.	CONT.		N/A	BLUE FLOWER	2.5' HT.	4' HT.
3	HO	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3' HT.	CONT.		N/A	EVERGREEN	2' HT.	3' HT.
8	IS	ILEX CRENATA 'STEEDS'	STEEDS HOLLY	3-4' HT.	CONT.		N/A	EVERGREEN	3-4' HT.	6-7' HT.
10	PW	AZALEA 'PLEASANT WHITE'	PLEASANT WHITE AZALEA	18-24" HT.	CONT.		N/A	WHITE FLOWER	2' HT.	3' HT.
33	LA	LEUCOTHOE AXILLARIS 'SQUIRT'	SQUIRT LEUCOTHOE	18-24" HT.	CONT.		N/A	EVERGREEN	18" HT.	2' HT.
2	RH	RHODODENDRON 'ALBUM ELEGANS'	ALBUM ELEGANS RHODO.	3-4' HT.	B&B		N/A	EVERGREEN	3-4' HT.	6-8' HT.
119	LR	LIRIOPE MUSCARI 'MONROE WHITE'	MONROE WHITE LIRIOPE		1 GAL.		N/A	EVERGREEN, GRASS-LIKE	8-12" HT.	15-18" HT.
13	ML	MISCANTHUS SIN. 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS		1 GAL.		N/A	ORNAMENTAL GRASS	18" HT.	4-5' HT.
15	SG	PANICUM VIRGATUM 'HANSE HERMS'	HANSE HERMS SWITCHGRASS		1 GAL.		N/A	NATIVE ORNAMENTAL GRASS	2' HT.	4' HT.
37	PH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF HAMELN GRASS		1 GAL.		N/A	ORNAMENTAL GRASS	12-15" HT.	18-24" HT.



NOTE:
1. WALL FIXTURE (LNC2 LITEPACK) BY HUBBELL OUTDOOR LIGHTING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. FIXTURE COLOR SHALL MATCH BUILDING.
3. SEE ARCHITECTURAL PLANS FOR FINAL PLACEMENT.
4. WALL FIXTURE TO HAVE AN ACRYLIC DIFFUSER.

WALL FIXTURE (TYP.)

SCALE: NTS

GENERAL LANDSCAPE NOTES:

1. SITE PLAN INFORMATION TAKEN FROM AN AUTOCADD FILE SUPPLIED BY REDNISS & MEAD.
2. EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
3. SEED LAWN AREAS WITH A HIGH QUALITY FESCUE AND BLUEGRASS TURF SEED MIXTURE. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE MANUFACTURER. SEED AREAS AT THE METHODS AND RATE RECOMMENDED BY THE MANUFACTURER. LIGHTLY MULCH SEEDED AREA WITH WEED-FREE CLEAN HAY.
4. PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
5. ALL PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
6. THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
7. THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

STREET TREE CHART

(FOR STREET TREES ON CITY LAND OR WITHIN 10' OF STREETSCAPE PROPERTY LINE)

STREETSCAPE ROAD AREA	TOTAL STREET FRONTAGE (LF)	REQUIRED STREET TREES (FRONTAGE/25)	STREET TREES EXISTING	STREET TREES PROPOSED	TREES SUBJECT TO FEE PAYMENT (STREET TREES REQUIRED - STREET TREES EX. - STREET TREES PROPOSED)	FEE IN LIEU REQUIRED ($2500 PER TREE SUBJECT TO FEE PAYMENT)
STILLWATER AVENUE	54'±	2.16	0	2	1 (2.16 - 2 - 0 - 0 = 0.16)	$2500 x 1
SUBTOTAL:						$2500

REVISIONS:

DRAWING TITLE: LANDSCAPE PLAN

PROJECT: 66 STILLWATER AVENUE STAMFORD, CONNECTICUT

ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning
8 KNIGHT STREET, SUITE 203
NORWALK, CONNECTICUT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836
info@elsllc.net www.elsllc.net

SEAL:

DATE: 12.1.23

SCALE: AS SHOWN

DRAWING NO.: LP.1

REDNISS & MEAD
LAND SURVEYING | CIVIL ENGINEERING | PLANNING & ZONING CONSULTING | PERMITTING

November 29, 2023

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

Re: 66 Stillwater Ave
Waiver of Parking and Transportation Demand Management Plans

Dear Mr. Blessing,

As discussed, we have recently filed applications for Pacific House Inc. and Mica Development Co LLC (applicants) to facilitate the construction of an 18-unit affordable supportive residential building, associated landscaping, and parking.

Pursuant to Sections 19.F.2.f and 19.G.2.d, respectively, we hereby request a waiver of the requirement to provide a Parking Management Plan and Transportation Demand Management Plan. The proposal meets only one of the criteria under the "Applicability" sections in that there is an associated Special Permit application. However, in this case the Special Permit request is only a technical requirement as part of the VC review process for new construction. No special standards are being requested.

With only 1 space per 3 apartments required, the parking and transportation demand is already significantly reduced from a typical multifamily development. The management plans and ongoing reporting do not seem warranted for this proposal.

Please provide a signature to indicate your agreement with the waiver request. Or, please let us know if you have any questions or would like additional information.

Sincerely,

Raymond R. Mazzeo, AICP

Signed & Agreed
(Land Use Bureau Chief or designee)

11/30/2023
Date