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To: Antonio Iadarola, P.E. - Town Engineer

From: Brian Phillips, P.E.

Info: Copied

Date: 11 November 2020
Revised: 24 February 2021
Revised: 22 February 2022

Re: Stormwater Assessment
Consolidated School
302 Ball Pond Road
New Fairfield, Connecticut
Langan Project No.: 140215351

This stormwater memorandum has been prepared in support of the Conservation and Inland Wetlands Submission for the proposed work at the existing Consolidated School site located at 302 Ball Pond Road in the Town of New Fairfield, Connecticut. The project includes the demolition of the existing Consolidated School and the construction of a new bus storage lot and dispatch building with associated site improvements including landscaping. The parcel area was previously 42.30 acres, but has now been reduced to 41.14 acres as a result of a lot line revision. The proposed site improvements will encompass approximately 3.6 acres, which under existing conditions is approximately 70% impervious.

Under existing conditions stormwater runoff from this site sheet flows or is piped underground either to Gillotti Rd or Ball Pond Rd. This runoff is either discharged to a wetland northeast of the site, or to a drainage network along Gillotti Road, outside the area of disturbance. This network is a part of a larger town-owned storm drainage network.

The proposed development includes demolishing the existing school and constructing a new bus parking lot and dispatch building as well as new lawn and landscaping in place of the demolished building. As a result of this landscaping there is a net decrease in impervious area. Of the 3.60 acres impacted by the proposed work, approximately 33,700 SF, or 22%, will be new pervious areas. The conversion of impervious to pervious area will reduce the volume and runoff rate from the site as shown in Appendixes A and B. Note, our analysis of flow and volume rates are limited to the project area.

The proposed redevelopment has been designed to maintain existing drainage patterns to the greatest extent feasible. Consistent with the existing conditions, all runoff will be conveyed to either the town-owned drainage network in Gillotti Road, or the existing wetland northeast of the site, with no increased flows to either.

As a result of the decrease in overall impervious area, the overall stormwater runoff entering the existing town-owned drainage network and northeastern wetland has been reduced. In addition, a new water quality unit is proposed as part of the revised drainage network. This will

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improve the water quality of stormwater runoff from the paved area of the site by capturing sediment and contaminates that are common in parking areas.

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