
555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

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

MEMO

Stormwater Assessment
302 Ball Pond Road
New Fairfield, Connecticut
Langan Project No.: 140215351
Revised: 24 February 2021- Page 2 of 2

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.

\\langan.com\data\nhv\data3\140215351\project data_discipline\site civil\reports\stormwater\consolidated_stormwater memo.docx

Project Narrative
Consolidated School Site
302 Ball Pond Road

Overall Project Description

The project will include the demolition of the existing 79,500 SF Consolidated Elementary School, site restoration and creation of a new bus lot.

Site Description

The proposed project includes the demolition of the existing, approximately 79,000 square foot Consolidated School and the relocation of the school bus parking lot from the Meeting House Hill School site to this location.

The bus parking lot will be located at the northern portion of the site. Space for 26 regular-size school buses and 9 smaller buses and/or vans will be provided within a new, fenced lot. A 20-foot by 20-foot timber construction building to manage bus operations is proposed within this area as well. The existing parking lot off Ball Pond Road is proposed to remain to provide parking during school hours to bus drivers and at off-hours parking will be open to the public utilizing the fields on site. Additionally, the parking lot off Gillotti Road is also proposed to remain. A new connection driveway between the bus parking lot and the existing southern parking lot is proposed to support one-way bus circulation through the site. Buses will enter the parking lot from Ball Pond Road and exit to Gillotti Road. The driveway at Gillotti Road has been adjusted to assist with the bus movement through the lot.

There is an about 15-foot grade change from the west side of the existing building to the east side. The bus parking lot will be at about the same elevation as the existing grass playground located in that area. After demolition of the building, the base plan proposes to rough grade the area and provide lawn. Slopes should not exceed 3:1 in this case.

Existing storm drainage within the paved areas will be maintained to the extent possible and new stormwater structures and pipes will be required at the bus parking lot. New drainage will connect to the existing system, maintaining current discharge locations. All new utilities will feed the bus management building, as shown on the drawings. The existing wells that service both this site, MHHS and the church and adjacent residential property will be maintained and protected as part of this project.