

DRAINAGE IMPACT STATEMENT

488 Glenbrook Road

Stamford, CT

June 13, 2025

This Drainage Impact Statement is prepared on behalf of 492 Glenbrook Road LLC for work proposed at 488 Glenbrook Road in Stamford. The Applicant is seeking to demolish the existing structures on site and construct a new mixed-use development including 19 apartments with associated parking and amenities. The parcel is served by public water and sewers.

The property is approximately 0.438 acres in size and is located between Glenbrook Road and Parker Avenue, within the V-C zone. The proposed building contains one level of surface parking and a small lobby at the ground level, with 2 levels of apartments above. A portion of the parking area sits at the ground floor and is open to the sky. Existing impervious coverage on the site is approximately 0.432 acres. Runoff from the east portion of the site sheet flows toward existing drainage infrastructure within Glenbrook Road. Runoff from the west of the site sheet flows across pavement towards the existing drainage infrastructure within Parker Avenue.

The proposed project proposes a decrease in impervious coverage with expanded planters at the Glenbrook Road egress and proposed lawn areas and planting beds along Parker Avenue. Coverage is decreased by 5,459sf. A Stormwater Management Standards – Exemption Request Form is submitted for this project. To improve water quality, the proposed infiltration system shall provide the water quality volume for the entire site in 10 four-foot-tall concrete galleries. Additionally, the proposed runoff shall be collected via catch basins with bell traps and 2' sumps and be conveyed through an oil grit separator. This will reduce contaminants & pollutants like hydrocarbons, TSS and trash from entering the proposed infiltration system. A high overflow outlet will discharge into the Glenbrook Road storm system. A Standard Drainage Maintenance Agreement will be executed and filed on the land records prior to Certificate of Occupancy.





In summary, with proper implementation of the design plans the proposed improvements will not adversely impact neighboring properties or downstream drainage facilities.



Bret D. Holzwarth, P.E.
CT#27812





	HOUSE/BUILDINGS=	6,290 SF
	DRIVEWAYS=	12,333 SF
	OTHER IMPERVIOUS=	233 SF
	LAWN AREA=	248 SF
	<u>TOTAL AREA=</u>	<u>19,104 SF</u>

EXISTING COVERAGE EXHIBIT
488 GLENBROOK ROAD
STAMFORD, CT

CRESCE STREET

GLENBROOK ROAD







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:
10839	06/13/2025
	SCALE:
	1"=30'



	HOUSE/BUILDINGS=	9,189 SF*
	DRIVEWAYS=	4,208 SF
	OTHER IMPERVIOUS=	0 SF
	LAWN AREA=	5,707 SF
	TOTAL AREA=	19,104 SF

PROPOSED COVERAGE EXHIBIT
488 GLENBROOK ROAD
STAMFORD, CT

* BUILDING COVERAGE BASED ON DRAWINGS
 PREPARED BY AWA DESIGNS



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Water Quality Volume Calculations

Project: 488 Glenbrook Road	Project #: 10839	Date: 6/13/2025
Location: 488 Glenbrook Road, Stamford, CT	By: JWB	Checked: BDH

Site WQV

Area=	0.439	acres
Impervious Area=	0.308	acres
I=	0.701	^a
R=	0.681	^b
WQV=	0.025	ac. ft. ^c

WQV=	1085 ft.³
WQV PROVIDED=	1125 ft.³

^a I=Percent Impervious Coverage

^b R=0.05+0.009(I); Volumetric runoff Coefficient, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1

^c WQV=(1"xRxA)/12; Water Quality Volume, Equation taken from 2004 Connecticut Stormwater Quality Manual section 7.4.1



City of Stamford
 Engineering Bureau
 Stamford Government Center – 888 Washington Blvd., Stamford, CT 06901
 Phone: 203 977 4189

STORMWATER MANAGEMENT STANDARDS –EXEMPTION REQUEST FORM

Project Name 488 Glenbrook Street
 Project Address 488 Glenbrook Street, 37 Parker Ave & 41 Parker Ave
 Property Owner(s) Associated Water Industries, Inc.
 Tax Account Number(s) 000-0656, 002-3314 & 000-0657 Zone(s) V-C Lot Area 0.438 acres


Check all that apply to the proposed project:

- a. The project drainage design will not adversely impact adjacent or downstream properties or City-owned drainage facilities.
- b. The project does not result in new or increased discharges to High Quality Waters or stormwater Impaired Waters as designated by CT DEEP.
- c. The project does not discharge directly to or within 500 feet of a tidal wetland, see Appendix A.
- d. The project creates less than 400 square feet of impervious coverage.
- e. The project site is not located on a Direct Waterfront parcel.

IMPERVIOUS AREA WORKSHEET

This worksheet shall be used to quantify impervious surfaces associated with existing and proposed construction.

	Existing Conditions Impervious Surfaces (sq ft)	Proposed conditions Impervious Surfaces (sq ft)	Proposed New Impervious Surfaces (sq ft) Column 2 minus column 1
House / Buildings	6,290	9,189	+2,899
Driveways	12,333	4,208	-8,125
Sidewalks / Paths	0	0	0
Swimming Pools	0	0	0
Patios	0	0	0
Tennis Court / Sport Court	0	0	0
Other	233	0	-233
TOTALS	18,856	13,397	-5,459

Owner / Agent Signature:  Date: 06/13/2025

Do not write below this line

CITY APPROVAL

Engineering Bureau Signature: _____ Date: _____