

Site Stormwater Narrative

1241 East Main Street
Stamford, CT
September 12, 2025

1241 East Main Street Associates, LLC is proposing to convert the existing office building at 1241 East Main Street in Stamford to residential apartments with associated amenities. The project includes the construction of a motor court, bike storage, EV parking spaces, pool, front lawn seating area and deck. This narrative is prepared in support of the applications for Coastal Site and Architectural Plan and Requested Uses to the Stamford Zoning Board summarizing site infrastructure servicing the building including stormwater management, utilities, and related infrastructure and services.

Stormwater Management

The 1.1905± acre property is mainly impervious coverage except for small planters at the front entrance of the building and the planting area along Houston Terrace. Runoff from the roof of the building is believed to discharge the existing stormwater system fronting the site. Site runoff is generally overland to the west and southeast into East Main Street and Houston Terrace.

Under proposed conditions, impervious coverage on the site will be reduced by approximately 1,073+/- SF due mainly to proposed site improvements near East Main Street building entrance. Currently this area is a large, hard-scape plaza in this area. Under proposed conditions, it will be replaced with lawn, landscaping and a series of tiered, gravel seating areas set into the existing topography. There is little to no site stormwater collection facilities in this part of the site and runoff from this area generally flows overland to the northeasterly corner of the site at the intersection of East Main Street and Houston Terrace. It is proposed to install a stormwater collection system within this outdoor area which will consist of a series of drains, manholes and stormwater piping

As a redevelopment project with less than one-half acre of land disturbance, this project is eligible for a Stormwater Manual Exemption. This project does not result in new or increased discharges to High Quality Waters or stormwater Impaired Waters as designed by CT DEEP. This project does not discharge to or within 500 feet of a tidal wetland. This project will reduce site impervious coverage and it is not located on a Direct Waterfront parcel. Therefore, a Stormwater Management Standards – Exemption Request Form will be prepared and submitted for this project at such time that a building permit is requested.

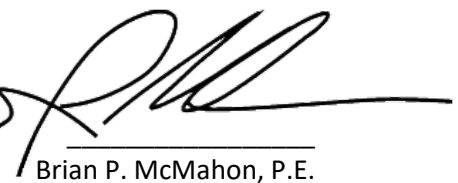
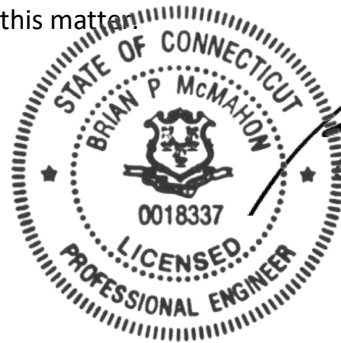
To improve water quality, the gravel seating areas will reduce contaminants & pollutants, TSS and trash from entering existing drainage systems. Stormwater runoff is collected via perforated pipes in the gravel areas and area drains in the lawn area. Appropriate provisions will be made to maintain these systems. A Standard Drainage Maintenance Agreement will be executed and filed on the land records prior to project completion and occupancy.

It is our opinion, based on the above information, the proposed improvements will reduce runoff from the site; will enhance the water quality of runoff from the site; and will not adversely impact adjacent or downstream properties or City drainage facilities.

Utilities

The site is served by ample utility services located within the fronting roads including water, power, gas, sewer, communications, etc. The project will include new, electrical vehicle charging stations will be serviced by power from the site. Electrical and other utility services will be coordinated in conformance with applicable requirements of the respective utility companies.

All work will be designed and constructed according to City of Stamford standards. We hope this information is helpful in your consideration of the application. Please do not hesitate to call should you have any questions or comments regarding this matter.

A handwritten signature in black ink, appearing to read "Brian P. McMahon", written over a horizontal line.

Brian P. McMahon, P.E.
CT #18337