

STORMWATER MANAGEMENT REPORT

For

**36 Ann Street
Stamford, Connecticut**

Prepared For

Pacific House, Inc.

March 22, 2021



A handwritten signature in blue ink that reads "Leonard C. D'Andrea". The signature is written over a horizontal line.

Leonard C. D'Andrea, P.E.
CT License No. 14869

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Summary

The applicant is proposing to conduct site improvements on the property located at 36 Ann Street in Stamford, Connecticut. The site, which encompasses approximately 5,000 square feet, is located along the east side of Ann Street, in the "R-MF" Zoning District.

Under previously existing conditions, the parcel supported a single-family dwelling, a garage, asphalt driveway, and a stone patio. Currently, all impervious surfaces have been removed throughout the entire property. The eastern and southern sides of the dwelling gently slope south to the adjacent property, while the northern and western sides run west to Ann Street, ultimately connecting to the City of Stamford drainage system. For a depiction of existing conditions, refer to a survey entitled "Topographic Survey of a property at 36 Ann Street in Stamford, Connecticut, prepared for Pacific House, Inc." as prepared by D'Andrea Surveying & Engineering, P.C. and dated March 22, 2021.

The owner is proposing to construct a new multi-family dwelling along with a proposed walk, and associated landscaping. As part of the project, no new or replacement parking would be added to this property since the required parking would be provided by the adjacent Pacific House, Inc. project on 38 Ann Street. The resulting improvements will result in a decrease in total impervious area of approximately 2,065 square feet and consequently, a subsurface stormwater detention/retention system would not be required. The stormwater runoff volume from the roof would discharge to the surface over splash pads.

Refer to a Development Plan prepared by D'Andrea Surveying and Engineering, P.C., entitled "Residential Development" prepared for Pacific House, Inc., location 36 Ann Street, Stamford, Connecticut" for a depiction of the proposed development.

During the construction phase of the project, treatment of storm water runoff will be provided by temporary sedimentation and other erosion control measures as outlined within the Development Plan. This includes the installation of silt fencing and an anti-tracking pad at the construction entrance. Periodic on-site inspections will be performed to ensure that these measures are maintained in effective working order. Once construction is complete and all disturbed areas are properly graded, seeded and stabilized, the proposed sedimentation and erosion control measures will be removed.

The new impervious area will continue to follow existing drainage patterns. The proposed improvements result in a decrease in impervious area, and due to the minimal disturbance from existing to proposed conditions, it is our opinion that the proposed project will result in an improved property.

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.