

EDWARD J. FRATTAROLI, INC.

Land Surveyors • Engineers • Land Planners



62 MILL RIVER STREET • STAMFORD, CT 06902

Phone (203) 359-2235 • Fax (203) 324-5291

www.frattaroli.com

JOHN E. PUGLIESI, P.E., CT, NJ, NY & PA
KENNETH E. FRATTAROLI, L.S.
ROBERT K. BULLARD, L.S.

EDWARD J. FRATTAROLI, 1907-1993
PAUL G. KOTOSKY, 1931-2001
RICHARD E. FRATTAROLI, L.S. (RETIRED)
JOSEPH J. FRATTAROLI (RETIRED)

STORMWATER DRAINAGE REPORT

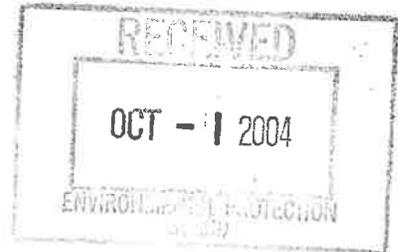
Prepared For

Konstantinos & Penny
Varlamos

213 Blackwood Lane

Stamford, Connecticut

#2454



Prepared By
John E. Pugliesi P.E.
June 13, 2003

(P)

Void without embossed seal

An Equal Opportunity Employer

STORMWATER DRAINAGE REPORT

Prepared for
Konstantinos & Penny
Varlamos
213 Blackwood Lane
Stamford, Connecticut

#2454

INTRODUCTION/EXISTING CONDITIONS

The subject property is located at 213 Blackwood Lane at the end of the cul de sac. The property includes a total area of 1.34± acres and is located in a RA-1 zone. The property consists of one existing single-family dwelling, paved driveway, a shed, a small pond, wetlands and the balance being grass and tree areas. The existing topography creates one small watershed with two sub drainage areas (Labeled E-1A & E-1B) as shown on the existing conditions drainage map.

The on-site areas of E-1A include part of the existing dwelling; part of the driveway, the pond, wetlands and the balance is grass and trees. The off-site portion of E-1A consists of ½ of an existing dwelling and grass and tree areas. This area drains into the existing small pond. There is an 8" tile pipe that discharge into the pond. The pipe's inlet is located in a small drainage ditch on the northern property line. This ditch is a fork from a former main gully approximately 25 ft to the north. This larger channel once directed flow into Haviland Brook; however, the stormwater drainage system that was built over forty year+ ago on Gary Road now directs this flow into Haviland Brook further upstream than this point. The channel was left behind after development and receives very little runoff since the drainage area left is quite small. The Gary Road drainage system discharges across private property at located at 158 Gary Road. The fork in the channel (i.e. identified as a "dry ditch" on the plan) collects the runoff the channel does not receive. It appears that this ditch and pipe was installed to feed water to the pond; however, since the majority of the runoff was diverted by the drainage system in Gary Road the pond does not fill up adequately. We inspected the site after a recent storm and during snowmelt. The ditch did not have any running water and it appears that the pond is not receiving enough water to keep algae from growing in summer months. There was water in the pond during the inspection up to the outlet control weir, however this water level is set by local groundwater condition. This drainage area is shown in Fig E-1.

Area E-1B contains the balance of the existing dwelling, the balance of the driveway, a shed, wetland areas and grass with trees. This area drains southwesterly onto Haviland brook at the western property line. Flow from this area is combined with area E1-A to produce the total runoff from the site.(i.e. E-1)

The Existing Conditions Drainage Map E-1 shows the drainage areas and points of discharge.

PROPOSED CONDITIONS

The plan is to fill in the existing pond and restore the area as shown in the planting plan and construct a modest addition to the existing structure. The parcel will remain one drainage area after development with two sub drainage areas (Labeled P-1A & P-1B).

Area P-1A includes part of the existing dwelling; existing and regraded driveway, wetlands and the balance is grass and trees.