

Biological Impact Narrative
65 Stanton Lane
Stamford, Connecticut
Jessica Domiziano
February 15, 2024

Jessica Domiziano applied for and was issued IWWA Permit No. 2023-22 in December of 2023 for additions to their home, a concrete slab, an expansion to their driveway, and a new front porch.

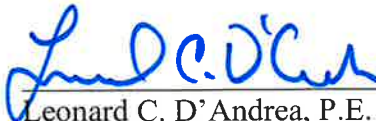
The subject parcel is 26,958 square feet in size and is located approximately 325 feet east of the intersection of Stanton Lane and Skyview Drive. Vegetative cover at the property is primarily lawn with other ornamental plantings. There is a wooded area of approximately 8,000 S.F. along the Northern side of the property. There are also wetlands located on the northern side of the property in the wooded area, refer to "Soil Report" dated 4/3/17 by Steven Danzer, PhD & Associates LLC for more information. Under existing conditions, all existing surfaces discharge via outlet pipes or sheet flowing downslope into the wetlands.

A portion of the existing pool is located within the 25-foot upland review area and was approved circa June 2017 via application No. 1717. A pool patio, gazebo stone patio, and a stone patio were installed within the past 10 years without proper mitigation.

Combining both the proposed redevelopment of the parcel and the existing impervious surfaces that were installed without mitigation, the site will see an increase of approximately 3,115 square feet of impervious coverage compared to what was approved under application No. 1717.

The plan to mitigate the existing violations along with the proposed additions will see the stormwater runoff produced from the dwelling, driveway, and portions of the lawn be collected and routed through an Advanced Drainage Systems Inc. watertight pipe detention system. This system will decrease peak flow rates for the site. The water collected will eventually discharge into proposed Cultec Recharger 100HD units located directly south of the delineated wetlands. Although not required by the City of Stamford Stormwater Drainage Manual, it will also provide the property with infiltration as it has been placed above the restrictive layer. The system will eventually overflow via the proposed pop-up emitters into the wetlands with peak flows lower than existing conditions. Refer to drainage calculations for more information in the Drainage Summary Report for 65 Stanton Lane revised February 15, 2024. The existing trench drain collecting runoff from the pool and its associated patio will be repaired and an outlet will be installed with a rip-rap before entering the delineated wetland area.

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.


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