

**EPB - Project Narrative**  
11 Konandreas Drive  
Chris & Michelle Morton  
March 18, 2024

The owners of 11 Konandreas Drive are proposing improvements to their property located in North Stamford. The subject property is approximately 1.23 acres and located in the RA-1, single-family residential zone. The parcel sits southeast of the intersection of Hunting Ridge Road and Konandreas Drive, which is part of a private association. According to FEMA FIRM Map No. 09001C0364F (effective on June 18, 2010), the entirety of the parcel, and all of the proposed improvements lie within Flood Hazard Zone "X".

The parcel consists primarily of well-maintained lawn with a small wetland system located in the southwesterly portion of the site. A conservation easement runs along the southerly property line and around the wetland system. The easement area contains several shade trees with brush below. The westerly portion of the site, including the wetland system, falls within the East Branch Mianus River watershed, which is a public water supply watershed.

Runoff from the westerly portion of the site discharges to the low-lying wetland system, which also receives runoff from a portion of the Konandreas roadway drainage system via a 12-inch discharge pipe. The easterly portion of the site drains to a separate point of concern located at the southeasterly property corner. For a depiction of existing conditions, refer to a survey entitled "Topographic Survey of Property at Konandreas Drive in Stamford, Connecticut, Prepared for Chris Morton, Michelle T. Morton", as prepared by D'Andrea Surveying & Engineering, P.C., dated December 11, 2024.

The owners are proposing to construct a new single-family dwelling, driveway, drainage system, septic system, underground utilities, and related site grading. The majority of these improvements are located within the easterly watershed where runoff from nearly all of the proposed impervious surfaces will be routed to a proposed retention system. This system will throttle and temper flows while promoting groundwater recharge. Overflow from the retention system will discharge to a proposed down-gradient level spreader located near the southeast property corner.

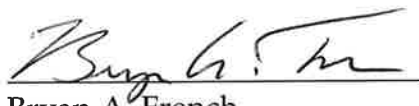
The proposed dwelling is located up against the easterly and northerly property line setbacks, situating the house nearly as far as possible from the on-site wetlands. Grading will be relatively minimal without significantly altering watersheds and existing runoff flow paths. The entirety of the proposed dwelling and the majority of the proposed driveway will remain outside of regulated areas. For a depiction of the proposed development, refer to a plan entitled, "Single Family Dwelling, Prepared for Chris

Morton, Michelle T. Morton, 11 Konandreas Drive, Stamford, Connecticut", as prepared by D'Andrea Surveying & Engineering, P.C., dated March 15, 2024.

The project will increase impervious coverage on-site by approximately 5,235 sq ft., however, drainage patterns will be maintained. One (1) subsurface retention system will be incorporated to treat, temper and infiltrate the majority of stormwater entering the system. The proposed drainage system is sized to retain the water quality volume, which accounts for approximately 90% of all storm events.

During the construction phase of the project, treatment of stormwater runoff will be provided by temporary sedimentation and erosion control measures as outlined in the Development Plan Set. This includes the installation of silt fencing, an anti-tracking pad, and tree protection. 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.

There will be no major changes to the topography of the site as a result of construction, therefore, there will be no discernible changes to runoff rates or volumes. The proposed project will balance the development of the subject property with the surrounding area and natural resources resulting in an improved residential property that will not adversely impact the adjacent wetland system, downstream properties, or City-owned drainage facilities.

  
Bryan A. French  
Project Engineer