

April 10, 2024

Deck Repair and Replacement Project
Riverview Terrace Association, Inc.
76 Maple Tree Avenue, Stamford, CT 06906
SEA Project No. 2024008

5. PROJECT NARRATIVE

The property has two 2-story multi-unit condominiums on it. Each unit has timber balconies that are currently deteriorated. The purpose of this project is to replace the decks. Each second-floor balcony is directly above each first-floor deck. The project consists of removing the first-floor decks and replacing each with a concrete slab on grade and foundation. New timber posts will be added to support the second-floor balcony. The new posts will be supported on the same new foundation for the first-floor deck.

The work will require minor excavation at each deck. The excavated material will be stockpiled immediately adjacent to the deck. Once the new foundations are constructed, the area will be backfilled and graded. Excess material will be removed from the property and become the property of the Contractor. A 30 cubic yard debris container will be located in the parking area. All construction debris will be collected in the container and be removed from the site. Each deck construction area (total of eight) will be contained by a silt fence. There is no change in grade or coverage, or drainage.

Due to the limited nature of this work, no mitigation measures are proposed. Alternatives considered included replacement of the decks in-kind. This would have required significant demolition to the interiors of each unit. The chosen methodology does not require any work to be performed within the living space of the units and will result in less disturbance to the residents.

6. BIOLOGICAL NARRATIVE

Refer to the Wetland and Watercourse Delineation Report prepared by William Kenny Associates regarding the existing site conditions. Refer to the Flood Zone Compliance Review prepared by Sound Engineering Associates and Site Plan for flood zone conditions and flood plain information. The work will occur within the AE Flood Zone. However, no work is proposed within the Floodway. Therefore, there are no adverse impacts on or adjacent to the site related to flooding. There are no wetlands documented on this property, so there is no impact to wetlands resulting from this work.

10. DRAINAGE REPORT

Due to the limited nature of this project and that no change in footprint is proposed, no drainage report is included in this application.