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CITY OF STAMFORD EPB NARRATIVE

Application for: 26 Rising Rock Road – Stamford , CT

Location & Description of Site

The project site is located on the south side of Rising Rock Road approximately 400' south of the intersection with Reservoir Lane. The area of the parcel is 1.308 acres in the RA-1 Zone. The project proposes to construct a two story addition in rear yard in an AE Flood zone. The addition will have no habitable space at first floor level [sitting area] and an expanded bedroom at 2nd floor.

One Inland Wetland and Watercourse system is located partially within the property. The system borders the eastern and southern boundaries of the property. The system is a segment of the East Branch of the Mianus River which is part of a Drinking Water Supply Watershed.

Purpose & Description of Project

The owner proposes the addition in order to expand the floor area of the 2nd floor primary bedroom. To prevent and minimize any potential pollution and/or other environmental damage, the following measures are to be implemented:

- Access to addition is through the existing driveway.
- The Addition falls within the Drainage Exemption Category , under 400 SF .
- Two Flood [smart vents] [set at floor level] are proposed on the short sides of the addition.
- Compensatory Storage is provided to compensate for the displacement of flood waters. The area in north section of driveway is shown as a " CUT " to provide the storage.
- No filling is proposed anywhere. Generally grading remains the same.
- A Septic B100 reserve area is designated in the high ground - west corner of property.
- An erosion control fence is to be installed according to guidelines in the CT DEP publication "Connecticut Guidelines for Soil Erosion and Sediment Control (2002)."

Respectfully submitted,

SOUND VIEW ENGINEERS & LAND SURVEYORS LLC



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