

# **DRAINAGE IMPACT STATEMENT**

**For**

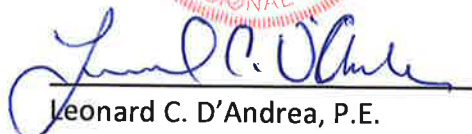
**19 South Beach Drive  
Rowayton, Norwalk, Connecticut**

**Prepared For**

**Tristram Perkins  
Marisa Bistany-Perkins**

**Revision 1: September 14, 2021  
March 9, 2021**



  
Leonard C. D'Andrea, P.E.

CT License No. 14869

19EJ DSR 1

***D'ANDREA SURVEYING & ENGINEERING, PC***  
LAND PLANNERS • ENGINEERS • SURVEYORS

## Summary

The applicant is proposing to conduct site improvements on the property located at 19 South Beach Drive in the Rowayton section of Norwalk, Connecticut. The site, which encompasses approximately 8,823 square feet, is located on the northern side of South Beach Avenue. The site is located within the "AE (El.=15')" flood zone.

Currently, the parcel supports a single-family dwelling with a covered front porch, a gravel driveway with inlaid stone pavers, a front yard wood deck, outdoor shower, rear landing with steps, and a rear stone patio. Vegetative cover at the property is primarily lawn with other ornamental plantings. The property slopes slightly from south to north. For a depiction of existing conditions, refer to a survey entitled "Topographic Survey of Property at 19 South Beach Drive in Rowayton, Norwalk, Connecticut Prepared for Tristram Perkins and Marisa Bistany-Perkins" as prepared by D'Andrea Surveying & Engineering, PC.

The owner is proposing to raise their dwelling 5-feet to conform to current flood regulations. The owner is also proposing to reconstruct the front covered porch with a habitable second story addition above, relocate the existing garage approximately 5 feet south, and a new rear yard uncovered porch. Since the improvements to the front of the dwelling will mostly be within the existing covered porch footprint, the relocated garage will be over existing driveway area, and the rear porch will have 3/16" openings between deck planking and equipped with 5-inches of gravel beneath, the site will see a decrease in impervious coverage of approximately 146 square feet.

With the combination of an overall decrease in site impervious coverage, minimal to zero site grading modifications, and mimicking existing drainage patterns (utilizing existing leader drain down spouts) this construction will result in both peak flow rate (Q) as well as runoff volume (V). Proposed improvements will be routed to existing leader drain down spouts that discharge at grade on flagstone along the western side, and are routed subsurface on the eastern side of the structure.

Refer to a plan prepared by D'Andrea Surveying and Engineering, PC, entitled "Residential Development, prepared for Tristram Perkins and Marisa Bistany-Perkins, 19 South Beach Drive, Rowayton, Norwalk, Connecticut, Development Plan," for a depiction of the proposed development.

During the construction phase of the project, treatment of storm water runoff will be provided by temporary sedimentation and other erosion control measures as outlined within the Development Plan. This includes the installation of silt fencing and a recommended temporary stockpile area. 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.

The new impervious area will continue to follow existing drainage patterns, and will result in a decrease in total impervious area of approximately 146 square feet. The proposed development will decrease the peak flow rate as well as the runoff volume leaving the site.

It is our opinion that the proposed project will result in an improved property that will not cause any adverse impacts to downstream properties or local water bodies.