

EPB - Project Narrative

1402 Riverbank Road

Jeffrey Casale

November 12, 2024

The owner of 1402 Riverbank Road is proposing to modify his current EPB application (Permit No. 1712) to include the construction of a replacement septic system.

Previously approved improvements include a dwelling addition, modified driveway, new deck, and related grading. The subject property is approximately 43,778 square feet and is located in the "RA-1", single-family residential zone. The parcel is located on the westerly side of Riverbank Road and lies adjacent to the intersection of Harpsichord Turnpike and Riverbank Road. According to FEMA FIRM Map No. 09001C0636F (effective on June 18, 2010), the parcel lies within Flood Hazard Zone "X".

Currently, the parcel supports a single-family dwelling, driveway, deck, detached garage, as well as other hardscape features. Vegetative cover at the property consists of lawn, ornamental plantings, and large shade trees surrounded by wooded areas. One inland wetland and watercourse system was identified and delineated by William Kenny Associates, LLC. The system, which is located in the western and northern portions of the property, includes a small stream and a forested wetland. Wetland soils are primarily poorly drained and very poorly drained. For a depiction of existing conditions, refer to a survey entitled "Topographic Survey of property at 1402 Riverbank Road in Stamford, Connecticut, Prepared for Jeffrey Casale" as prepared by D'Andrea Surveying & Engineering, P.C., as revised through August 25, 2016.

While soil testing on-site, the only suitable soils found for the replacement septic system were located on the westerly side of the stream which runs through the center of the property. In order to access this portion of the site we are proposing a permanent culvert crossing with a stone masonry head wall and end wall. This will allow for both the construction and maintenance of the septic system. The use of sandbags and a pump will provide dewatering and diversion for the construction of the crossing and when weather forecasts a half inch rain storm or greater, sandbags, sump pump, and all dewatering equipment shall be removed from the watercourse area.

Under proposed conditions impervious coverage will remain relatively unchanged at approximately 4,010 sq ft. 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 cause any adverse impacts to the site, surrounding area or local wetlands.



Bryan A. French
Project Engineer