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INTEROFFICE MEMORANDUM

September 8, 2025

To: Lindsey Cohen Associate Planner

From: Susan Kisken P.E. - Coordinator of Site Plan Reviews and Inspections

Subject:

**188 Emery Drive East - William Mark & Janice Linnan
Planning Application No. 4059**

The Engineering Department has received the following two-lot Subdivision Application and support documents:

- Subdivision Application, dated 8/6/2025
- Topographic Survey of Property at 188 Emery Drive East and Knobloch Lane in Stamford, Connecticut Prepared For Mark Linnan Janice Linnan, revised 8/14/2025, prepared by D'Andrea Surveying & Engineering, P.C.
- Subdivision Map of Property at 188 Emery Drive East and Knobloch Lane in Stamford, Connecticut Prepared For Janice Linnan William Mark Linnan, dated 8/19/2025, prepared by D'Andrea Surveying & Engineering, P.C.
- Drainage Summary Report For "Conceptual Development" Located at 188 Emery Drive East Stamford, Connecticut Prepared For William Mark Linnan & Janice Linnan, dated August 14, 2025, prepared by D'Andrea Surveying & Engineering, P.C.
- Conceptual Development Location 188 Emery Drive East Stamford, Connecticut Prepared For Mark Linnan & Janice Linnan, dated 8/14/2025, prepared by D'Andrea Surveying & Engineering, P.C.

The engineer of record, Leonard C. D'Andrea, P.E., has stated, "Based on the above information, the proposed improvements are designed in accordance with the City of Stamford Stormwater Drainage Manual and will not adversely impact adjacent or downstream properties, City owned drainage facilities."

The Engineering Department offers the following comments to be addressed by an engineer licensed in the State of Connecticut:

1) The proposed house and drive configurations are schematic and demonstrate the feasibility of a two-lot subdivision. The final house configurations and drives may result in more or less impervious coverage. Therefore, should the subdivision be approved, final construction drawings and drainage analysis will need to be reviewed and approved by the Engineering Department.

- 2) A formal address shall be obtained from the City of Stamford Engineering Department for the newly created lot off Knobloch Lane.
- 3) Provide scale on all drawings.
- 4) Remove existing stone walls within the City of Stamford Right of Way.
- 5) Provide concrete wash down area.
- 6) Provide CEA demarcation. Provide Conservation Easement signage and detail
- 7) Will additional CEA be provided?
- 8) Show wetland setback on plans.
- 9) Footing drains shall be designed in accordance with the City of Stamford Stormwater Drainage Manual. Show on plan.
- 10) Update construction staging notes.
- 11) Review sedimentation and erosion control notes and revise accordingly.
- 12) All roof leaders that discharge at grade shall be supplied with splash pads.
- 13) Infiltration system shall be a minimum of one foot above mottling. If the stone below the system is used for storage, then the bottom of the stone must be a minimum of one foot above the mottling. Infiltration system needs to be raised.
- 14) Label minimum setback for infiltration system and outfall as ten feet from any property line.
- 15) Elevations of control structure in pond model do not match plan including size of pop-up emitters.
- 16) Add volume of runoff for existing and proposed conditions for various storm events
- 17) The Engineering Department reserves the right to make additional comments.

Should you have any questions. Please call me at 977-6165.

CC: Len D'Andrea, PE

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