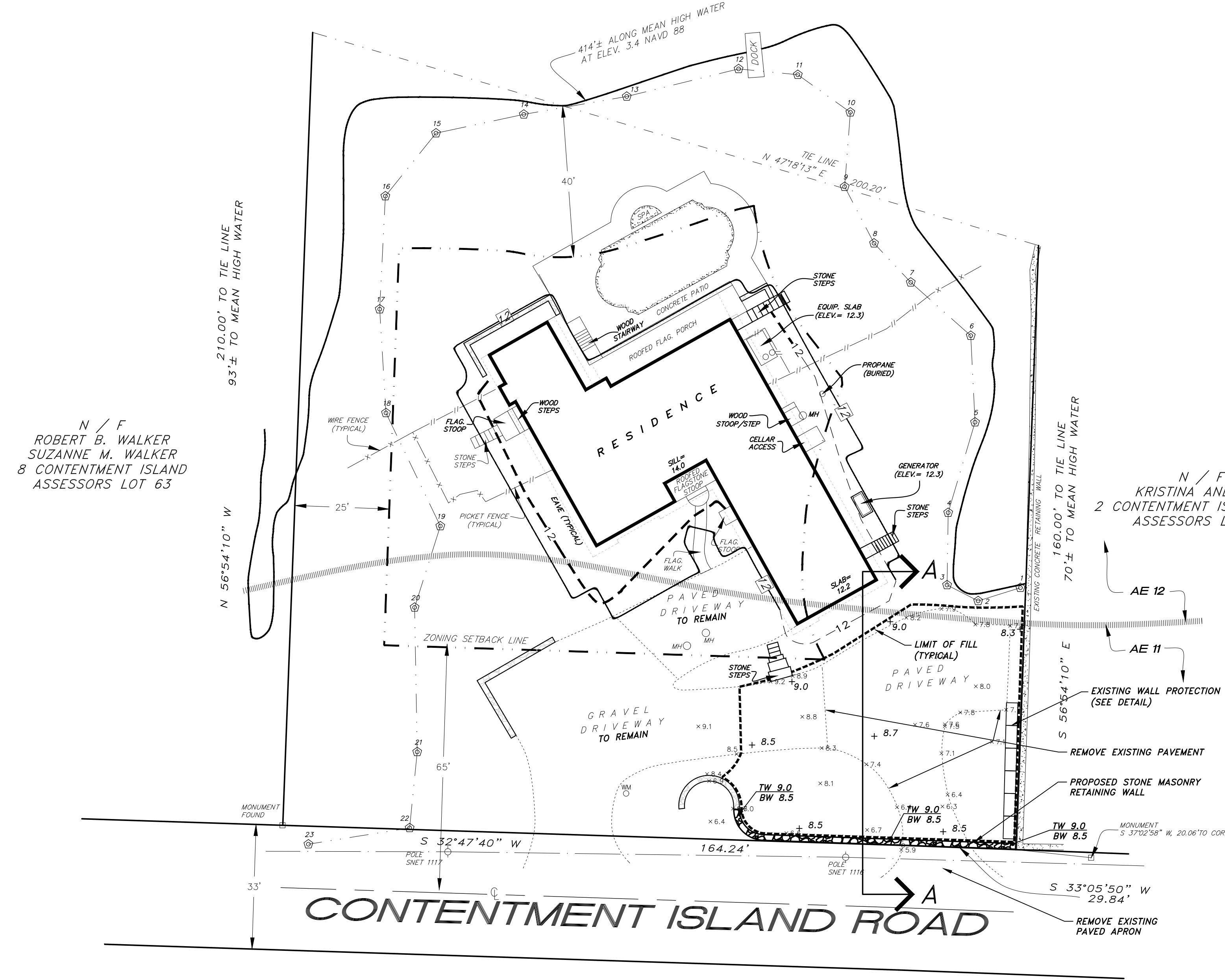
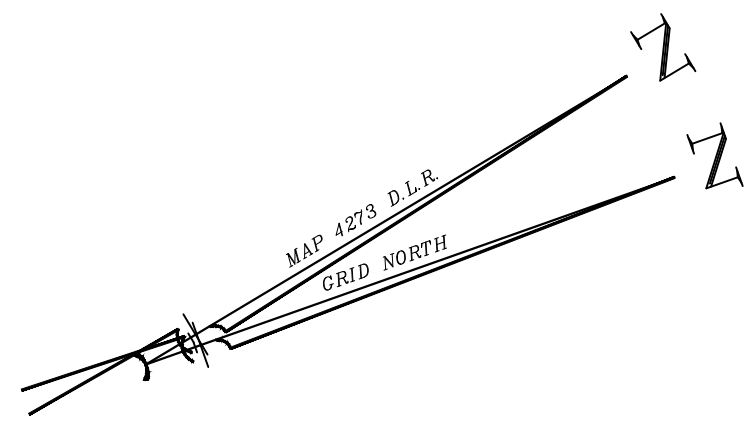
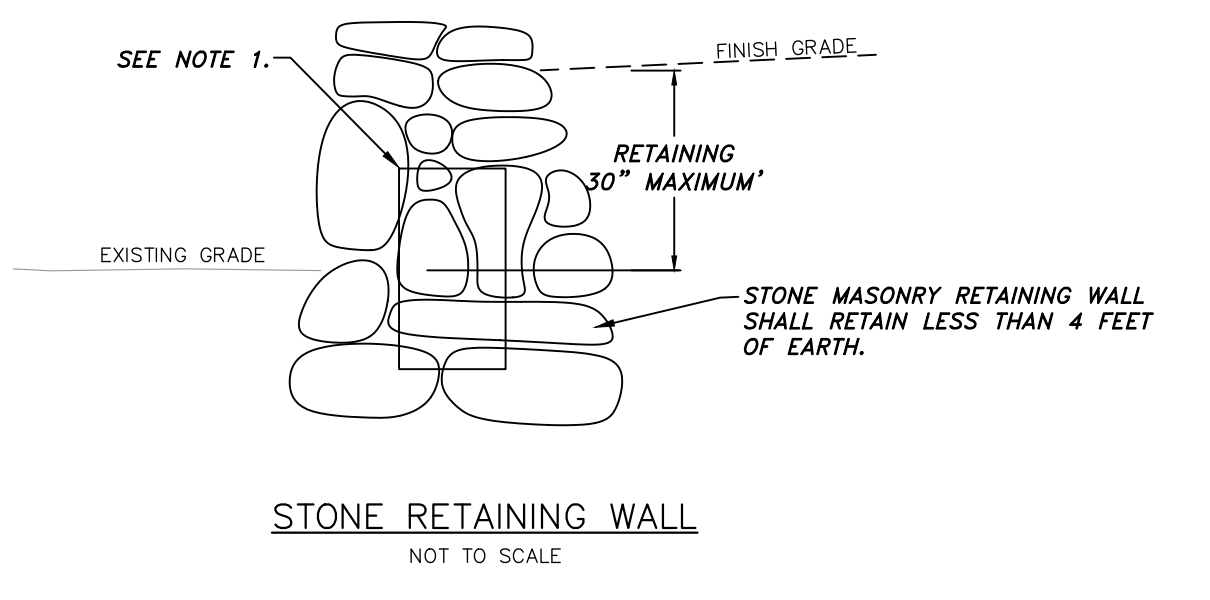
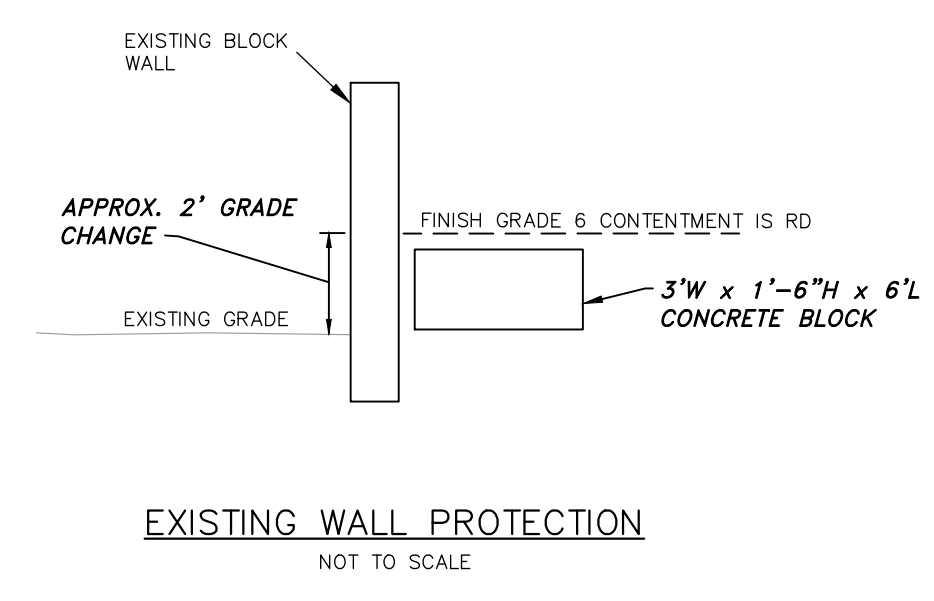
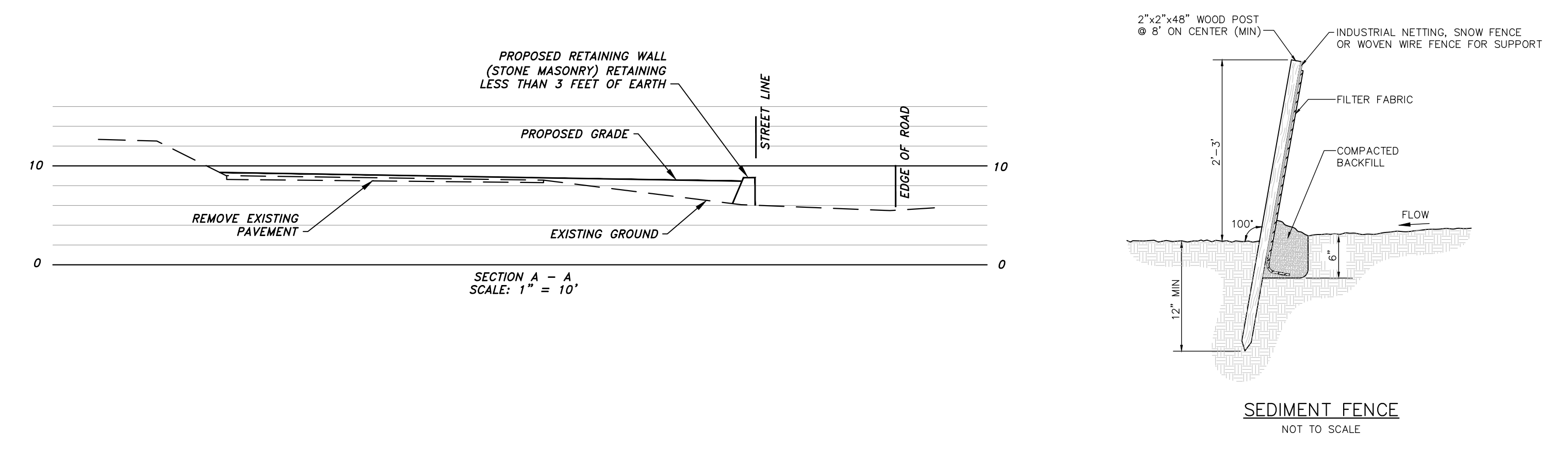


SCOTTS COVE
TIDAL WATERS OF
LONG ISLAND SOUND



N / F
ROBERT B. WALKER
SUZANNE M. WALKER
8 CONTENTMENT ISLAND
ASSESSORS LOT 63

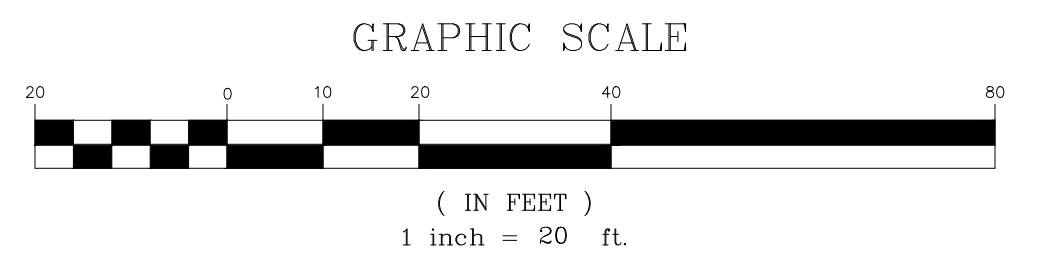
N / F
KRISTINA ANDREWS
2 CONTENTMENT ISLAND ROAD
ASSESSORS LOT 65



NOTES:
1. SEE PLAN FOR LOCATION

GENERAL NOTES:

- REFERENCE IS MADE TO THE FOLLOWING MAP: "TOPOGRAPHIC & ZONING LOCATION SURVEY PREPARED FOR STEVEN K. EPPLEY LISA B. EPPLEY 6 CONTENTMENT ISLAND ROAD DARIEN, CONNECTICUT, SCALE: 1" = 20' OCTOBER 1, 2010, REVISED APRIL 22, 2013 BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
- SEE MAP REFERENCED IN NOTE 1 FOR A-2 BOUNDARY INFORMATION.
- THIS PLAN HAS BEEN PREPARED AS PART OF PLANNING & ZONING PERMIT APPLICATION.
- SOIL EROSION AND SEDIMENTATION CONTROLS, INCLUDING CONSTRUCTION DUST CONTROL SHALL BE CONDUCTED IN ACCORDANCE WITH CONNECTICUT DEEP 2002 EROSION AND SEDIMENTATION CONTROL GUIDELINES, INCLUDING LATEST UPDATES AND REVISIONS.
- THIS PROPERTY IS IN A FLOOD HAZARD AREA.
- THERE ARE NO INLAND WETLANDS LOCATED WITHIN 50 FEET OF THE PROPERTY.
- THIS PROPERTY IS WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.
- THIS PROPERTY IS NOT WITHIN 500' OF THE BOUNDARY OF AN ADJOINING MUNICIPALITY.
- ALL UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED (LOCATION AND ELEVATION) PRIOR TO CONSTRUCTION. NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455 AT LEAST THREE BUSINESS DAYS PRIOR TO EXCAVATION. COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANIES.
- THE SITE IS LOCATED IN THE TOWN OF DARIEN ZONING DISTRICT R-1.



- LEGEND
- x8.8 EXISTING SPOT GRADE
 - 9.0+ PROPOSED SPOT GRADE
 - PROP PROPOSED
 - TW TOP OF WALL
 - BW BOTTOM OF WALL

FILLING & GRADING NOTES:

THE PURPOSE OF THIS PROPOSAL IS TO ENLARGE THE LAWN BETWEEN THE ROAD AND THE RESIDENCE BY REMOVING A PAVED DRIVEWAY AND REPLACING IT WITH LAWN. THE EARTH FILL ALONG CONTENTMENT ISLAND ROAD WILL BE SUPPORTED BY A STONE MASONRY RETAINING WALL.

PROPOSED FINISHED SURFACE ELEVATIONS WILL NOT ALTER THE EXISTING DRAINAGE PATTERNS. RUNOFF WILL CONTINUE FLOW TOWARD THE ROAD. THE REMOVAL OF OVER 2,000 SQUARE FEET (SF) OF DRIVEWAY PAVEMENT AND THE FLATTENING OF THE SLOPE WILL REDUCE RUNOFF BY PROVIDING AN INCREASE IN INFILTRATION.

APPROXIMATELY 115 CUBIC YARDS (CY) OF FILL IS REQUIRED FOR THE GRADING AS SHOWN. LESS THAN 50 CY OF THE 115 CY. IS WITHIN 25' OF THE BUILDING.

FILLING AND GRADING INCLUDED IN THIS PROPOSAL WILL HAVE NO ADVERSE IMPACT ON COASTAL RESOURCES OR ADJOINING PROPERTIES.

SITE PLAN

PREPARED FOR
STEVEN K. EPPLEY
LISA B. EPPLEY
6 CONTENTMENT ISLAND ROAD
DARIEN, CONNECTICUT
SCALE: 1" = 20'

PREPARED BY
LBM ENGINEERING, LLC
PO BOX 44
COLCHESTER, CONNECTICUT 06415
860-416-9809
DATE: OCTOBER 12, 2020

REVISIONS:	DATE	COMMENT
	11/05/2020	EXISTING WALL PROTECTION

