

LBM Engineering, LLC

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CIVIL ENGINEERING - LAND DEVELOPMENT - SITE PLANS - STORMWATER MANAGEMENT

**Engineering Report
Eppley Residence
6 Contentment Island Road
Darien, Connecticut**

October 12, 2020

SECTION 880 – STORMWATER MANAGEMENT REGULATIONS: The property is within the Town's Coastal Boundary and therefore does not require a "comprehensive Stormwater Management Plan". The plan and this report have been prepared to address stormwater management, water quality and filling & grading.

EXISTING CONDITIONS: Reference is made to a map titled, "Zoning Location & Topographic Survey Prepared for Steven K. Eppley Lisa B. Eppley 6 Contentment Island Road Darien, Connecticut" Scale 1" = 20' Date: October 1, 2010, revised April 22, 2013 by William W. Seymour & Associates, P.C. Land Surveyors ~ Darien, Conn.

The property is located on the west side of Contentment Island Road, approximately 350' feet south of the intersection with Searles Road. There is a single-family residence with well established lawn and landscaping. The driveway is part pavement and part compacted gravel. The entire property drains to Scotts Cove to the north, west and south.

PROPOSED IMPROVEMENTS: This proposal includes removing 2,040+/- square feet (SF) of paved driveway and placing 115+/- cubic yards (CY) of fill to create a flat lawn area between the residence and the road. The proposed improvements are shown on a Site Plan by LBM Engineering, LLC dated: October 12, 2020. (See additional reports and maps by W. Seymour & Associates, P.C. Land Surveyors.)

STORMWATER RUNOFF AND WATER QUALITY: Runoff will be reduced and water quality will be improved by removing the paved driveway and replacing it with lawn and landscaping.

TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS: During times of active soil disturbance erosion and sediment controls shall be installed in accordance with the Site Plan and "Connecticut Guidelines For Soil Erosion and Sediment Control" (2002).

PERMANENT SOIL EROSION AND SEDIMENT CONTROLS -
Permanent E & S features include:

- Well maintained building and parking areas.
- Vegetated ground surfaces. (Lawn and plantings.)

CONCLUSION: This proposal, as designed, will have no adverse impact on coastal resources or neighboring properties and is in keeping with the policies and goals of the Darien Planning and Zoning Commission.

Submitted by:
LBM Engineering, LLC


John R. Martucci, P.E.

