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Land Surveyors ▪ Zoning and Land Use Consultants ▪ Hydrographic Surveying ▪ Coastal Permitting

October 13, 2020

Eppley - 6 Contentment Island Road - Planning & Zoning Narrative

Property Description -

The Subject property is located on the westerly side of Contentment Island Road approximately 256 ft. south of the intersection of Tokeneke Beach Drive and Contentment Island Road. It is depicted as Tax Lot 64 on Assessors Map 67. The property is located in the R-1 Zone and is 35,158, plus or minus, square feet or 0.807, plus or minus, acres in size. The property is bounded on the north and south by developed residential properties and on the west by the tidal waters of Scotts Cove and on the east by Contentment Island Road. There is a 3 bedroom residence with attached garage and in-ground pool currently on the property. The majority of the property lies in the Coastal Flood Hazard Area with a 1% chance of flood with a base flood elevation of 12 ft. on the N.A.V.D. 88 vertical datum with the area around the house being subject to a LOMA removing it from the flood hazard area.

Proposed Project -

The proposed project consists of removing a portion of the existing paved driveway and replacing it with a lawn area. This will involve placing some fill to create a more level front lawn area and the construction of a low retaining wall adjacent to the front property line. The proposed work will result in reduced runoff onto Contentment Island Road and will result in improved water quality. The Engineering Report and associated Site Plan prepared by LBM Engineering, LLC more completely addresses this application. The proposed fill should have minimal impact on flooding in the immediate vicinity due to the current configuration of the existing grades and adjacent retaining wall along the northerly property boundary.

Conclusion -

This project has been designed to improve storm water quality and reduce runoff. Care has been taken to provide protection to the adjacent coastal waters and properties during the construction. The proposed work will have negligible impact on the Coastal Resources due to the current developed area being reduced and being replaced by lawn.