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Our Job #1127

Stormwater Management Report

For

62 Rocky Lane

Salisbury, CT

This report is being generated for a 4.05 acre property at the above address. The existing lot has a cottage and a shed which are both in a state of disrepair. There is an area of wetlands that were flagged and located in the field, at the northern portion of the property. The property slopes from the Western side toward the road on the Eastern side. There are a couple of small pipes that carry the runoff under the road onto the property across the street. This property installed a rip-rap swale to direct this runoff parallel to the road and then down toward the lake back in 2020. The soils on site are listed as Stockbridge Loam and Nellis Fine Sandy Loam on the USDA NRCS mapping. These soils both list the depth to restrictive lay and the depth to groundwater at over 80". Soil testing performed by Dennis McMorro showed mottling at 19", 21" and 30". There is an existing gravel driveway running from the road in a westerly and southerly direction to a small turnaround just uphill from the existing cottage. There is an existing septic tank located just north of the cottage but there are no records about the leaching system.

The proposal is to remove the existing cottage and shed and construct a new Main house and a new Accessory building with an apartment according to the Zoning Regulations. The existing driveway will remain as-is within the wetlands setback area. A new gravel driveway will then be extended to accommodate the two new buildings. Each building will have it's own new septic system and reserve, which have been approved by TAHD. The wetlands commission has determined that they have no reason to review the project.

Comparing the existing site with the proposed site, there is a slight increase in the rate of runoff due to the increase in impervious area. To compensate for that and because of the concern raised by the downhill neighbor, across the street, we have designed three rain gardens on the property. One will take the roof drains and adjacent runoff for the upper building, one will take the roof drains and adjacent runoff from the lower building and a third will take the runoff that comes off of the steep back along the western property line and now runs down the driveway. As can be seen in the drainage calculations, we are able to reduce the rate of runoff from the property by 32% for the 2,

10, 25, 50 and 100 yr storms, while providing more than twice the required water quality volume. We believe this is a substantial improvement over the existing situation.

Erosion control measures have been shown on the plan, consisting of silt fence installed below all disturbed areas. The rain gardens will be seeded with new England Wetlands Plants Erosion Control Mix and their Wildflower mix.