

CORBIN BLOCK
DARIEN, CONNECTICUT

Town of Darien
Environmental Protection Commission

Prepared by:

Baywater Properties
Corbin Block Development
Darien, Connecticut



CORBIN BLOCK

DARIEN, CONNECTICUT

PRESENTATION TOPICS:

1. Project Overview

2. Regulated Activities

- a. CT DOT Drainage Channel Relocation
- b. Site Improvements within 50-ft of wetland area
- c. Site Improvements within 100-ft of Goodwives River

3. Alternatives

CORBIN BLOCK

DARIEN, CONNECTICUT

1. Project Overview

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DARIEN, CONNECTICUT

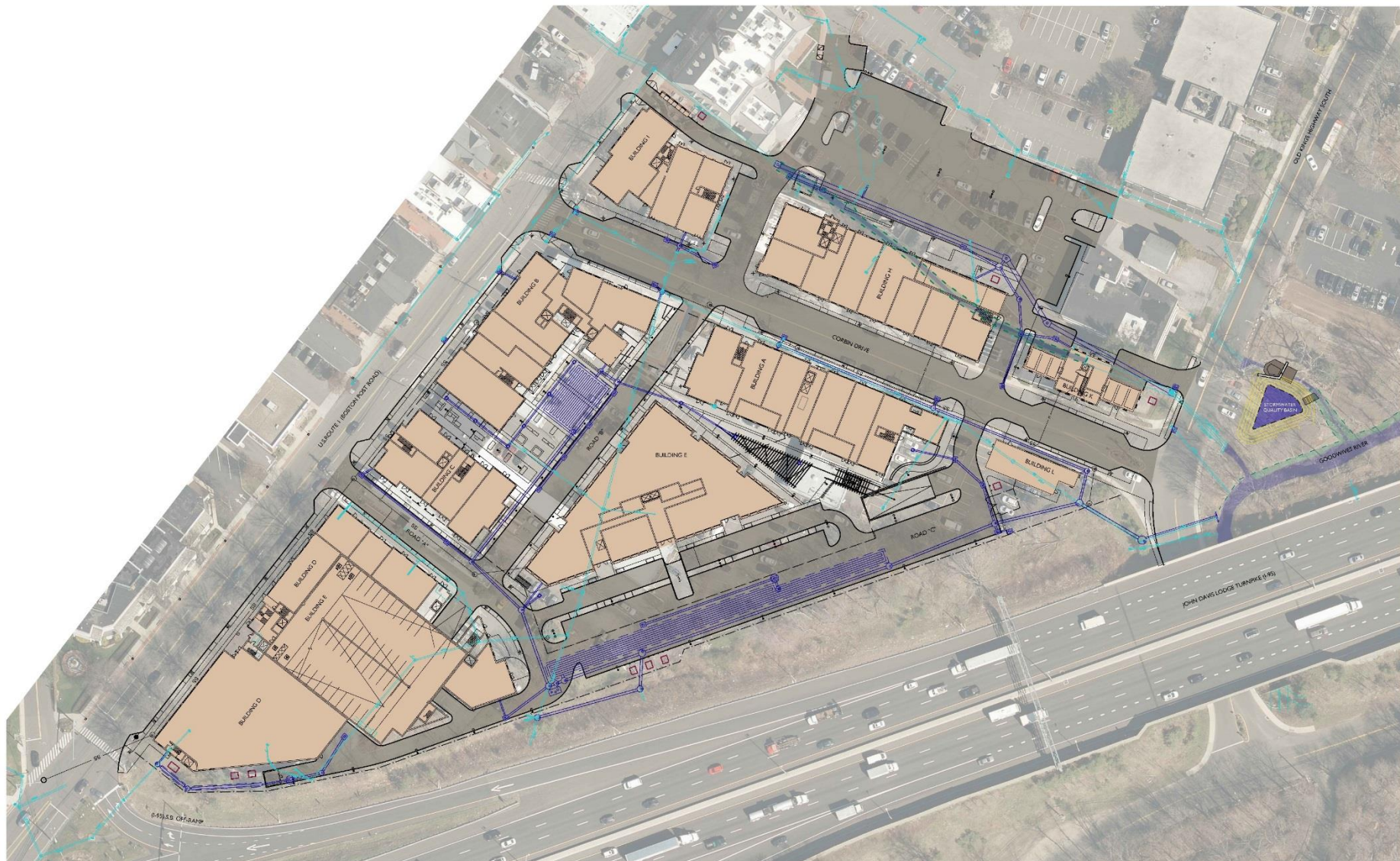




SITE PLAN
CORBIN DISTRICT



19 JUNE 2018



DRAINAGE PLAN
CORBIN DISTRICT



11 JULY 2018

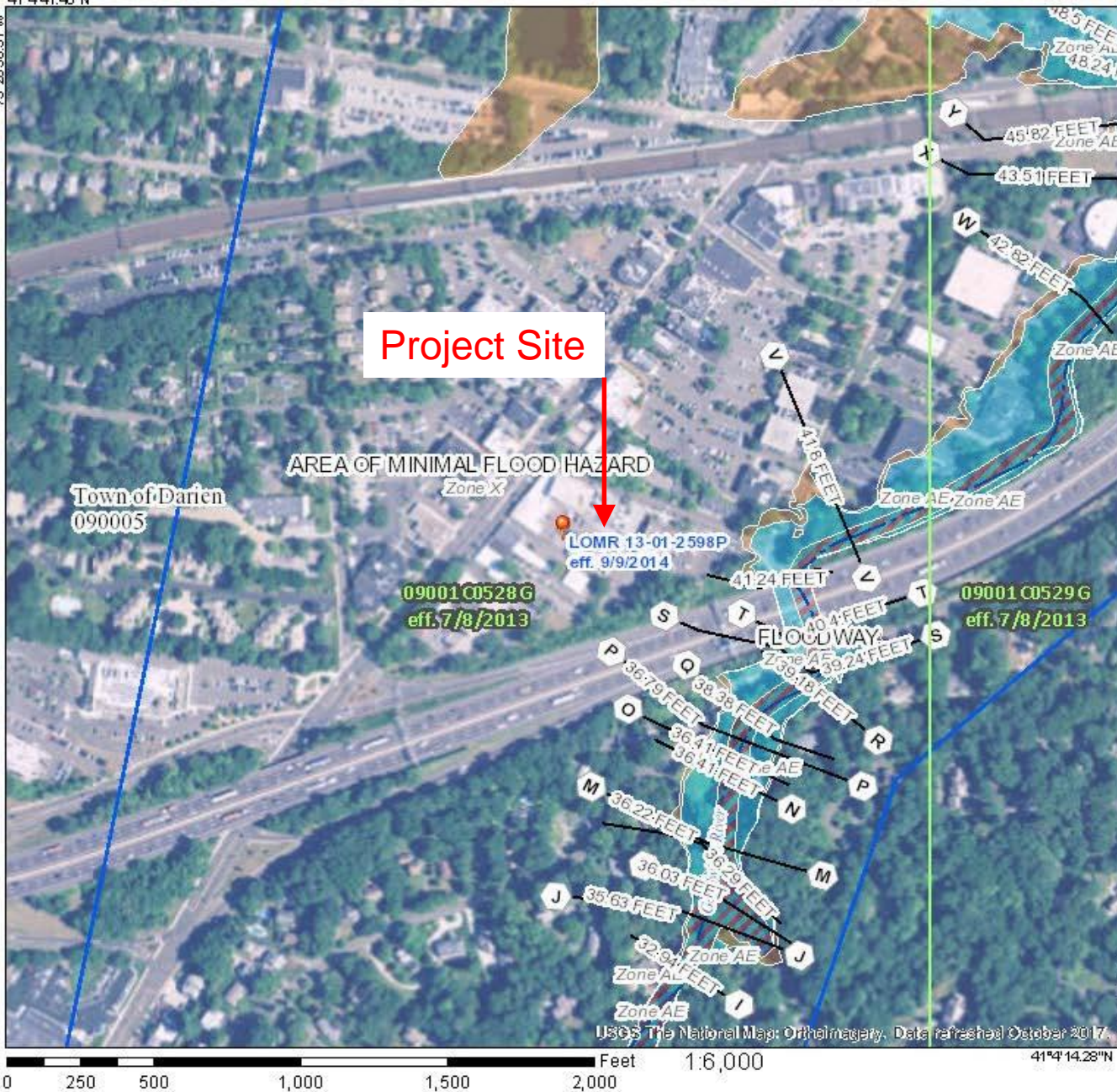
Tighe & Bond
www.tighebond.com

National Flood Hazard Layer FIRMette



41°41'41.40"N

73°28'38.51"W



Legend

SEE FFS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE)
		With BFE or Depth Zone AE, AD, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2018 at 4:13:04 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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2. Regulated Activities

- a. CT DOT Drainage Channel Relocation
- b. Site Improvements within 50-ft of wetland area
- c. Site Improvements within 100-ft of Goodwives River

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CT DOT Drainage Channel



CT DOT Drainage Channel

The channel on site is a Watercourse as defined by the Inland Wetlands and Watercourses Act

Proposed Impacts to Watercourse:

360 linear feet
1,080 square feet

Existing Watercourse provides very limited wetlands functions & values due to isolation by culverts and existing development

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DARIEN, CONNECTICUT

CT DOT Drainage Channel



Existing headwall (looking upstream)

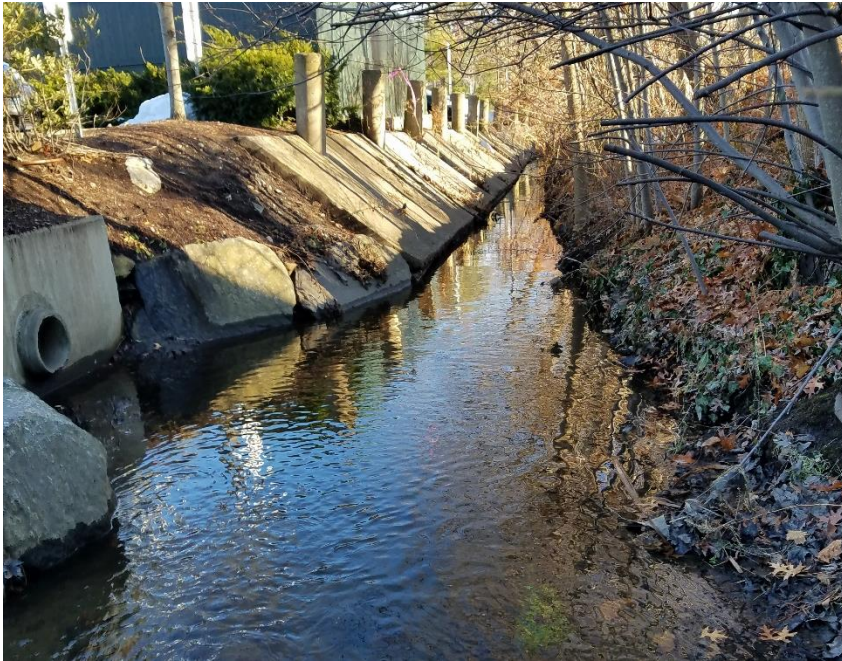


Existing headwall (looking downstream)

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DARIEN, CONNECTICUT

CT DOT Drainage Channel



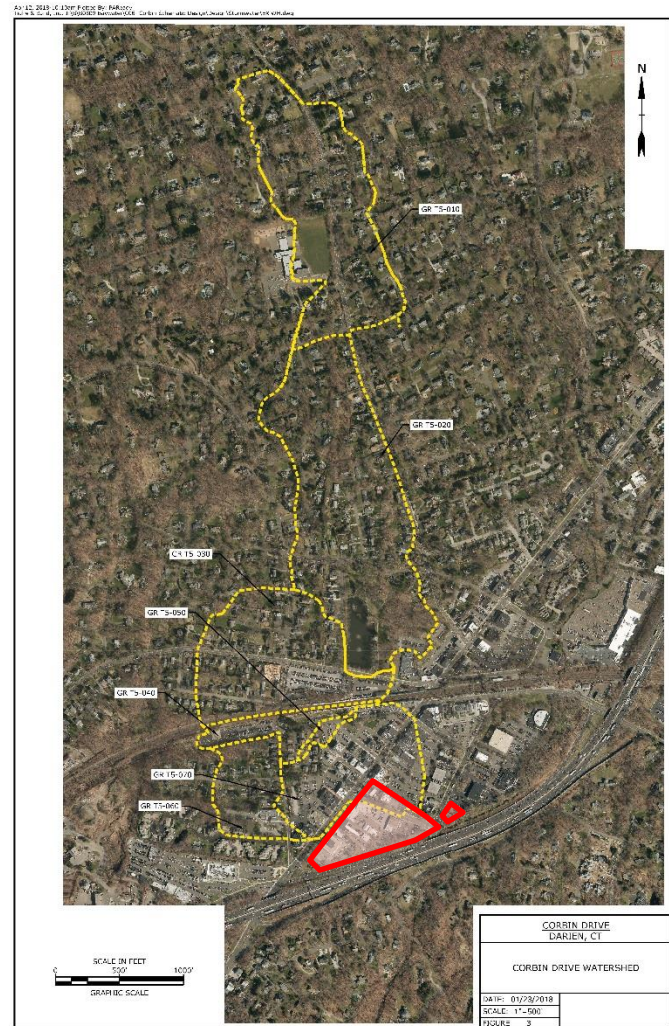
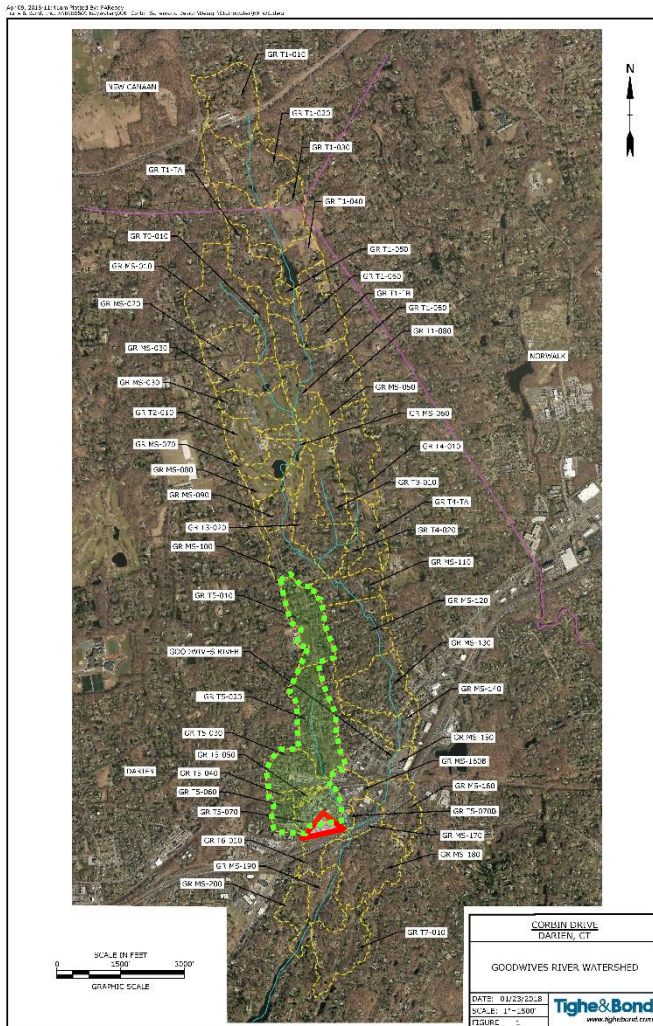
Existing drainage channel (looking downstream)

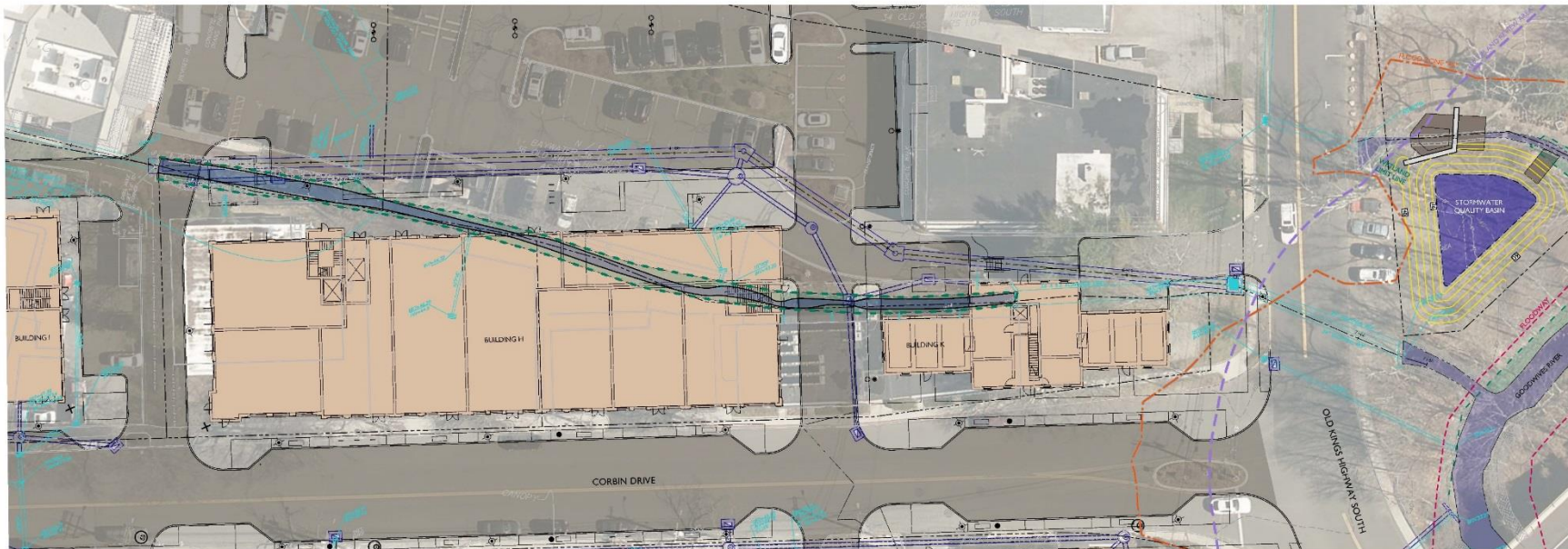


Existing drainage channel (looking upstream)

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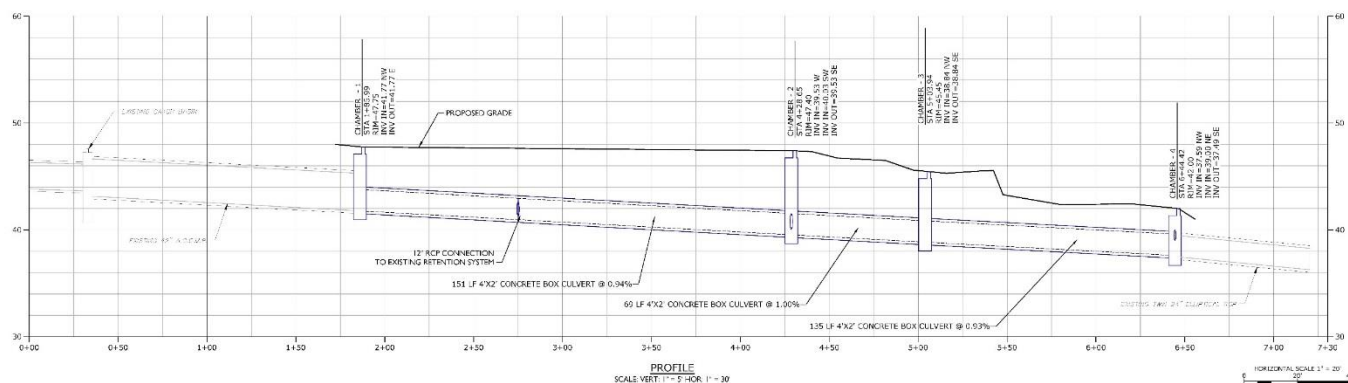
DARIEN, CONNECTICUT





CULVERT PLAN
SCALE 1" = 20'

SCALE IN FEET
0 20 40
GRAPHIC SCALE



HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

CULVERT PLAN

CORBIN DISTRICT

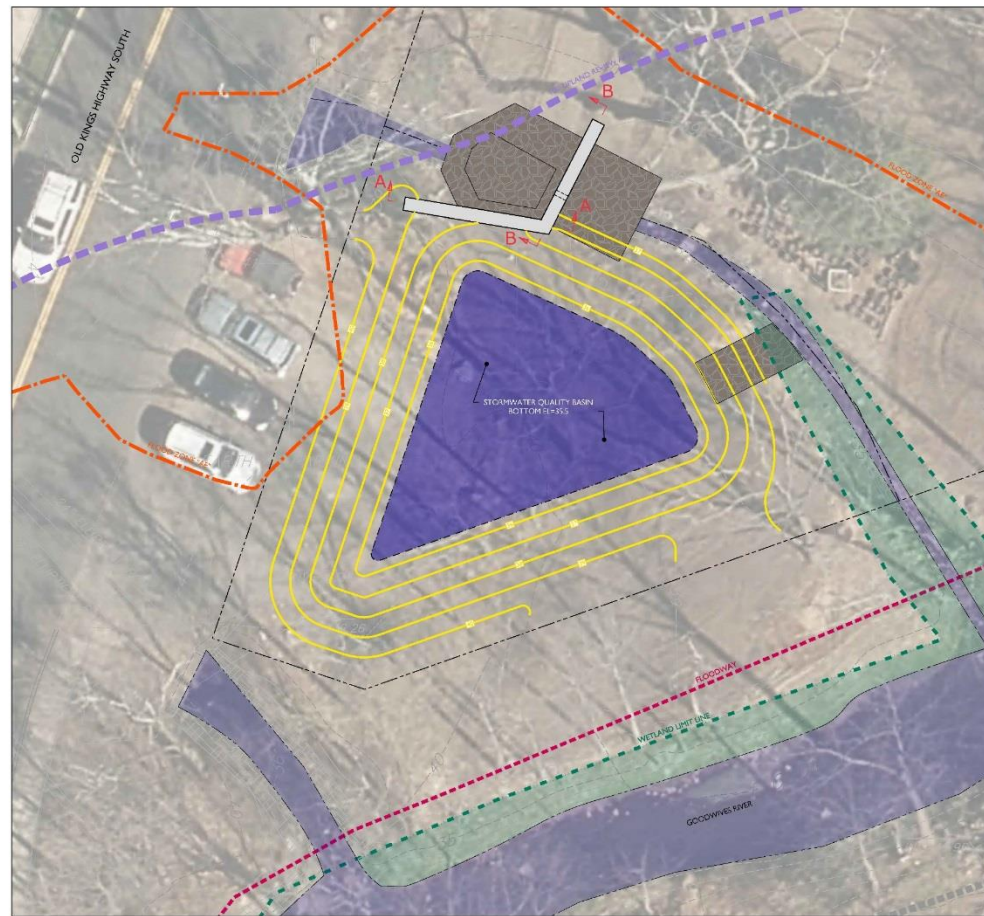
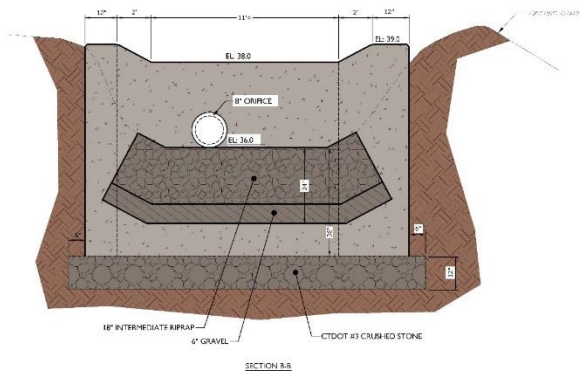
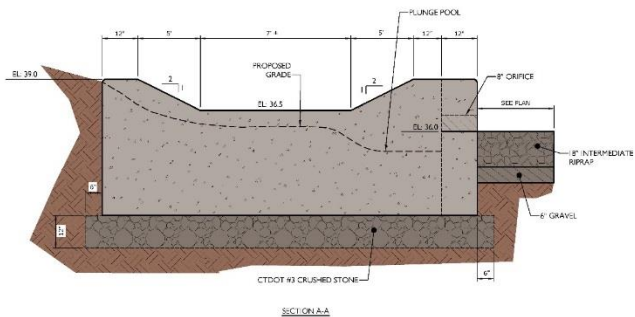
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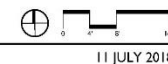
Stormwater Quality Basin



STORMWATER QUALITY BASIN DETAIL
SCALE: 1" = 8'

STORM WATER QUALITY BASIN PLAN

CORBIN DISTRICT



11 JULY 2018

Tighe&Bond
www.tighebond.com



PLANT LIST - STORMWATER QUALITY BASIN

KEY	NAME		*SIZE/CONTAINER
SHRUBS			
AA	ARONIA ARBUTIFOLIA RED CHOKE BERRY	8	#3 CONT.
AT	ASCLEPIAS TUBEROSA BUTTERFLY WEED	50	#1 CONT. 18" O.C.
CA	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	6	#3 CONT.
VC	VACCINIUM CORYMBOSUM Highbush Blueberry	20	3-4' HT. B&B

SEED MIX:

OPEN PORTIONS OF SIDES AND BOTTOM OF BASIN, WHERE SHRUBS ARE NOT PLANTED, SHALL HAVE A MOISTURE-TOLERANT NATIVE SEED MIX ESTABLISHED TO PREVENT EROSION. SEED MIX SHALL BE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASIN AND MOIST SITES" CONTAINING THE FOLLOWING: RIVERBANK WILD RYE, LITTLE BLUESTEM, RED FESCUE, BIG BLUESTEM, SWITCH GRASS, NEW YORK IRONWEED, UPLAND BENTGRASS, NODDING BUR MARIGOLD, SPOTTED JOE PYE WEED, BONESET, NEW ENGLAND ASTER, WOOL GRASS, SOFT RUSH AS PROVIDED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. SOW AT A RATE OF 1 LB/1250 SQ FT.

PLANTING AT STORMWATER QUALITY BASIN



TOWERS | GOLDE

85 Willow Street
New Haven, Connecticut 06511
203 773 1153
www.towersgolde.com

3. Regulated Activities

- a. No build
- b. Maintaining / Relocating Existing Channel

Questions/Comments