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CIVIL ENGINEERING - LAND DEVELOPMENT - SITE PLANS - STORMWATER MANAGEMENT

**Drainage Narrative
For Land Use Commissions Submittals
Site Plan for Kelly-Fradet Lumber
160 Spring Street, Enfield, Connecticut**

April 12, 2022

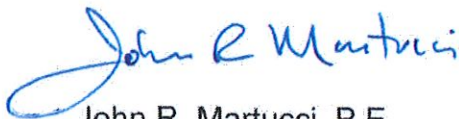
Reference is made to the following Plan: "Site Plan Proposed Warehouse #160 Spring Street Prepared for Kelly-Fradet Lumber Enfield, Connecticut" Date: 3-21-22, Revised 4-8-22, By Aeschliman Land Surveying, P.C.

Existing Conditions: The property is located on the south end of Spring Street on the west side of the street. The property is fully developed and drains primarily to the west. The property is nearly 100% impervious surface with buildings and bituminous pavement. Runoff leaves the pavement in the form of shallow sheet flow, discharging onto property now or formerly owned by New York, New Haven & Hartford R.R. Co. There is no evidence of soil erosion along the west boundary line.

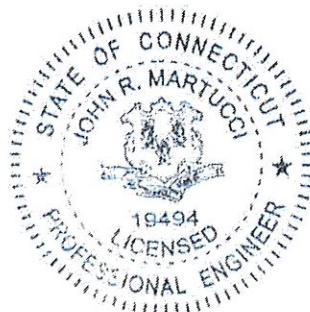
Proposed Development: The proposal consists of the construction of a 9,139 square foot storage building. Two existing buildings on the south edge of the property will be removed and replaced with, either a new building or pavement. The site will be used for the storage of building products. The proposal will not alter the existing drainage pattern, nor will it increase runoff rates. The proposed condition will continue to be nearly 100% impervious.

Conclusion: The proposed development will not have adverse effects on down-gradient properties and is in keeping with the policies and goals of the Enfield Planning and Zoning Commission.

Submitted by:
LBM Engineering, LLC



John R. Martucci, P.E.



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