



## **TRANSMITTAL**

**January 4, 2023**

Wilton Environmental Affairs Department  
Attn: Elizabeth Larkin  
238 Danbury Road  
Wilton, CT 06897

**RE: Amadeo Residence at 101 Silver Spring Road,  
Wilton - Amendment**

We are submitting the enclosed material for an amendment to previously granted Inland Wetlands Intermediate Regulated Activity **#2802 AMADEO (#0622-48WET)** dated 7/1/2022.

Please find enclosed the following supporting documents:

- 1) Cover Letter (1 original & 10 copies)
- 2) Wetland Impact Assessment (1 original & 10 copies)
- 3) Revised Site Plans (11 copies)

If you have any questions or need any additional information, please do not hesitate to contact me directly.

Best regards,

Mark Sorosiak, ASLA, Assoc. AIA

Senior Designer

LaurelRock  
203-544-0062  
mark.sorosiak@laurelrock.com



January 2, 2023

Wilton Inland Wetlands Commission  
Town Hall  
238 Danbury Road  
Wilton, CT 06897

RE: 101 Silver Spring Road, Wilton, CT – Site Plan Amendment to Resolution #0622-48WET; WET#2802

Dear Members of the Commission:

On July 1, 2022, you granted application #2802 – AMADEO to conduct “Intermediate Regulated Activities” at 101 Silver Spring Road, Wilton, CT 06897

The original proposed and approved design includes improvements to the existing driveway and parking court. E.g. - an exit loop extension, additional courtyard space, stone retaining wall, automated vehicular entry gates, plantings, associated drainage, and septic improvements.

After further design development, we would like to request slight modification to the original drive layout. All previously proposed and approved activities would remain. The proposed design modifications would include an overall reduction in the parking court size and shifting / straightening of the drive exit loop, approximately 30' to the north along Silver Spring Road. The resulting layout will, at its closest approach, be approximately 45 feet from inland wetlands. No work is proposed in the inland wetlands.

If you should have any questions, please feel free to contact us.

Best Regards,

Mark Sorosiak ASLA, Assoc. AIA  
LaurelRock  
[mark.sorosiak@laurelrock.com](mailto:mark.sorosiak@laurelrock.com)  
203-544-0062

December 23, 2022

Wilton Inland Wetlands Commission  
Town Hall  
238 Danbury Road  
Wilton, CT 06897

Re: Wetland Impact Assessment  
Proposed Driveway Improvements  
101 Silver Spring Road, Wilton, CT

Dear Members of the Commission:

On June 23, 2022 you approved a design for a proposed expansion of the existing driveway and associated landscape at 101 Silver Spring Road in Wilton, Connecticut. The applicant requests permission to modify the approved design. We have reviewed existing site conditions, the approved site conditions and the currently proposed site conditions as they relate to the protection of inland wetlands and watercourses. In summary, we find that both the approved and currently proposed project will not adversely impact inland wetlands and watercourses.

Under existing conditions prior to the approval and as still exist today, the approximate 4.4-acre residential property is bounded by Silver Spring Road to the east and enters the town of Lewisboro New York to the west. Property improvements include a single-family residence, detached garage, barn, in-ground pool, storage shed, asphalt driveway private water well and private septic system. The area in question for the existing application and with this proposed application is in the eastern portion of the property. The primary vegetative cover within the investigation area includes a native meadow with shade trees in the southern portion and a broadleaf deciduous woodland in the northern portion. An inland wetland and watercourse system was identified and delineated by WKA on November 2, 2022 in the northern portion of the investigation area and characterized as a woodland and shrubland wetland with poorly drained soils formed from glacial till deposits. This system is in a different drainage area than the drainage area where proposed activities will be.

The approved plan involved the expansion of the existing driveway to include an exit loop connecting back to Silver Spring Road, addition of a pervious gravel courtyard to the driveway, installation of several systems of precast subsurface stormwater infiltration galleries and other related site improvements as well as landscape improvements. The new proposed design includes all of these approved activities, save for the modification of the exit loop driveway that will site it closer to inland wetlands. The new proposed layout will straighten the exit drive and will, at its closest approach, be approximately 45 feet from inland wetlands.

For both the approved and currently proposed designs, soil erosion and sedimentation control measures, such as a row of silt fencing reinforced with haybales and an anti-tracking pad at the

construction entrance are proposed. For both the approved and currently proposed designs stormwater runoff will be managed by a series of precast, subsurface stormwater infiltration galleries and the proposed driveway will drain away from the nearby wetlands. Lastly, both designs propose to revegetate disturbed areas with native vegetation and habitat as they are under existing conditions.

Although the location of the currently proposed access drive will be closer to the onsite wetland than the approved design, we conclude that both the approved and the proposed project will not adversely impact inland wetlands or watercourses because:

- Neither design includes activities within wetlands or watercourses.
- Neither design includes activities within land that drains to nearby wetlands or watercourses.
- Both designs include the same level and type of soil erosion and sedimentation controls.
- Both designs include the same level and type of stormwater management measures.
- Both designs include the same level and type of native vegetation and habitat landscape.

Thank you for your consideration of this information. If you have any questions or comments, please do not hesitate to contact us at (203) 366-0588.

Sincerely,

A handwritten signature in black ink, appearing to read "William L. Kenny". The signature is fluid and cursive, with the first name "William" and last name "Kenny" clearly distinguishable.

William L. Kenny, PWS, PLA  
Principal



AMADEO RESIDENCE  
FRONT DRIVEWAY  
101 SILVER SPRING RD  
WILTON, CT



969 DANBURY ROAD  
WILTON, CONNECTICUT

T 203 544 0062  
F 203 544 0707

www.laurelrock.com

SURVEYOR  
REDNISS & MEAD  
22 FIRST STREET  
STAMFORD, CT 06905  
T (203) 327-0500

DRAINAGE & SEPTIC AS BUILT  
CHAPPA & PAOLINI ENGINEERS, LLC  
3255 FAIRFIELD AVENUE  
BRIDGEPORT, CT 06605  
T (203) 576-1755

TREE PRESERVATION NOTES:

1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY WORK AND MAINTAINED THROUGHTOUT THE PROJECT.
2. TREE TRUNK PROTECTION WRAP REQUIRED WHERE SPECIFIED OR FOR TREES DRICTELY ADJACENT TO CONSTRUCTION OR CONSTRUCTION ACCESS NOT PROTECTED BY FENCE.
3. SPECIAL 'BY HAND' PROCEDURES
  - 3.1. DEMOLITION OF WALKS, WALLS AND OTHER IMPROVEMENTS WITHIN LIMITS OF TREE CANOPY SHALL BE SUPERVISED BY LANDSCAPE ARCHITECT.
  - 3.2. WORK SHALL BE DONE BY HAND, AIR TOOL AND WHEELBARROWS AS MUCH AS PRACTICAL. IF MECHANIZED EQUIPMENT IS USED IT SHALL BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO WORK.
  - 3.3. MECHANIZED EQUIPMENT SHALL NOT ENTER THE LIMITS OF TREE CANOPY EXCEPT AS FOLLOWS:
    - 3.3.1. ALL EQUIPMENT ACCESS SHALL BE SUPERVISED BY LANDSCAPE ARCHITECT.
    - 3.3.2. EQUIPMENT SHALL REMAIN ON EXISTING HARD SURFACES OR ON TEMPORARY ROOT PROTECTION MATERIALS. (ROOT PROTECTION MATTING WITH GRAVEL, STEEL PLATES ALTURNA MATS OR APPROVED EQUAL.)
    - 3.3.3. EQUIPMENT TRAVEL SHALL BE MINIMIZED AS MUCH AS PRACTICAL.
  - 3.4. BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE LIMIT OF TREE CANOPIES SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT GRADES SHALL BE ALLOWED.
  - 3.5. ROOTS ENCOUNTERED DURING DEMOLITION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH INDUSTRY STANDARD.
4. STAGING SHALL NOT OCCUR ON UNPROTECTED TREE ROOT AREAS. IF STAGING IS REQUIRED IN AREAS OTHER THAN THOSE PROVIDED, ADDITIONAL APPROVED MATERIALS MAY BE REQUIRED.
5. DEMOLITION SHALL BEGIN IN THE AREAS FURTHEST FROM THE ACCESS POINTS AND PROGRESS CLOSER TO ACCESS POINTS.
6. COORDINATE ALL EROSION CONTROL MEASURES WITH LANDSCAPE ARCHITECT TO MINIMIZE ROOT DISTURBANCE.
7. SUPERSONIC AIR TOOL OR HAND EXCAVATION REQUIRED FOR WALL FOUNDATIONS AND/OR STORM WATER IMPROVEMENTS WITHIN LIMITS OF TREE CANOPIES. HAND TOOL PRUNE AS NEEDED.
8. USED HAND AUGER ONLY FOR FENCE POST FOOTING INSTALLATION IN NON-ENCROACHMENT AREAS; NO MECHANICAL EQUIPMENT.

TREE PRESERVATION GENERAL NOTES:

1. TRUCKS AND MECHANIZED EQUIPMENT NOT TO ENTER LIMITS OF TREE CANOPIES.
2. TREE PROTECTION FENCE INTENDED TO PROTECT SENSITIVE AREAS DURING CONSTRUCTION AND REMOVED ONLY ON LANDSCAPE ARCHITECTS APPROVAL.
3. FENCE SHALL BE 4' HIGH, 14 GAUGE WELDED WIRE FENCE MOUNTED ON 6" STEEL TYP POSTS, SPACED NOT MORE THAN 10 FEET APART.
4. ROOT PRUNING EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING PRE-CONSTRUCTION MEETING.
5. ROOT PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
6. EXHAUST FROM MECHANIZED EQUIPMENT MUST BE DIRECTED AWAY FROM TREE CANOPY WHEN WORKING IN CLOSE PROXIMITY.

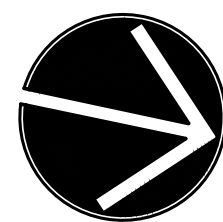
DEMOLITION NOTES

1. CONTRACTOR SHALL CONTACT 'CALL BEFORE YOU DIG' SO ALL UTILITIES ARE CLEARLY MARKED PRIOR TO ANY EXCAVATION.
2. DRAWINGS TO INDICATE THE APPROXIMATE LIMITS OF DEMOLITION REQUIRED FOR THE PROPOSED CONSTRUCTION OF NEW DRIVEWAYS AND SUPPORTING UTILITIES.
3. PROTECT ANY MATERIAL TO REMAIN DURING DEMOLITION AND CONSTRUCTION PHASES.
4. ALL MASONRY TO BE REMOVED IS TO BE RECOVERED FOR RE-USE ON SITE.
5. REFER TO SITE DRAWINGS FOR DETAILED LOCATION OF PROPOSED SITE IMPROVEMENTS.
6. CONFIRM LIMITS OF ALL DEMOLITION PRIOR TO EXECUTING WORK.
7. COORDINATE DEMOLITION OF DRAINAGE AND SITE UTILITIES WITH PROPOSED DRAINAGE AND UTILITY IMPROVEMENTS.
8. PROTECT EXISTING TREES AND PLANTINGS TO REMAIN DURING DEMOLITION AND CONSTRUCTION PHASES.
9. STUMPS OF TREES AND LARGE SHRUBS SHALL BE PROTECTED DURING THE CONSTRUCTION PROCESS AND ACCESS AND EGRESS MAINTAINED.
10. ALL BUILDING ENTRIES SHALL BE PROTECTED DURING THE CONSTRUCTION PROCESS AND ACCESS AND EGRESS MAINTAINED.
11. LOCATION AND LIMITS OF CONSTRUCTION STAGING AREA SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

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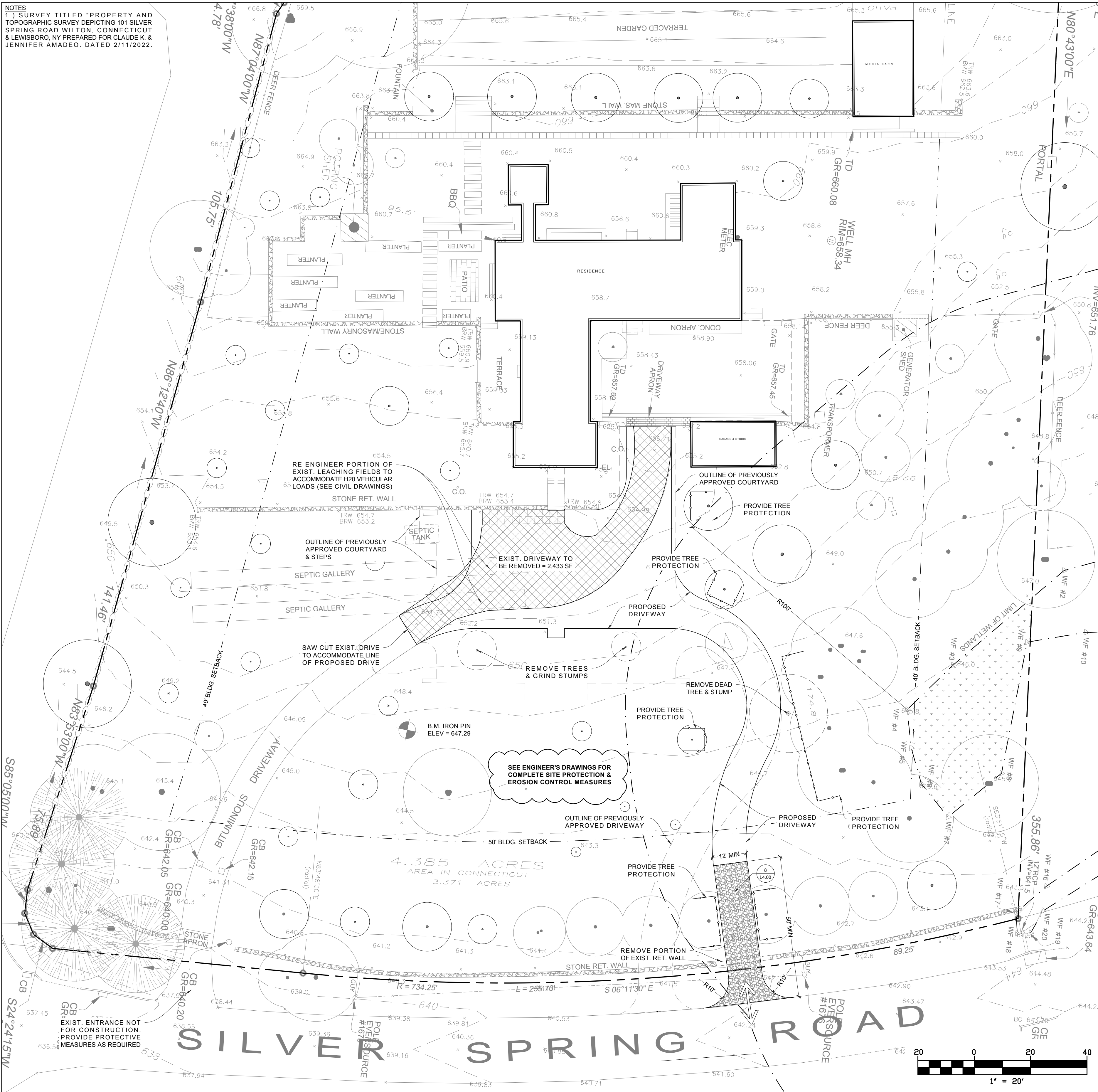
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DEMOLITION AND  
PREPARATION PLAN

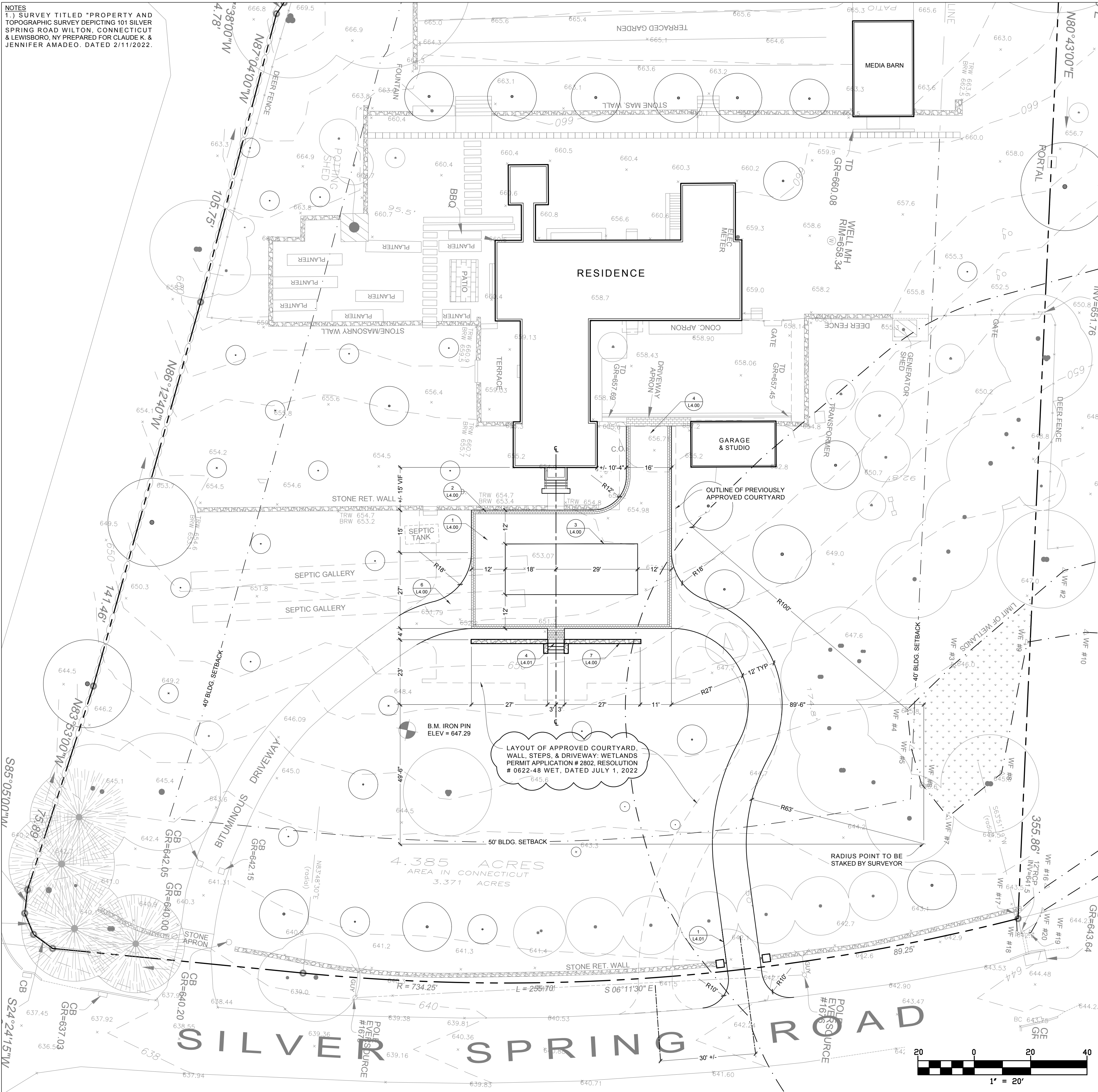
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1 DEMOLITION & PREPARATION PLAN  
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## LAYOUT NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL STATE, LOCAL AND FEDERAL REGULATIONS.
2. CONTRACTORSTO SECURE ALL NECESSARY TRADE PERMITS.
3. NEW PAVEMENT TO MEET LINE & GRADE OF EXISTING PAVEMENTS.
4. CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES.
5. LOAM AND SEED ALL DISTURBED AREAS NOT COVERED BY OTHER IMPROVEMENTS.
6. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED.
7. ALL LOCATIONS WHERE EXISTING CURBING, BITUMINOUS CONCRETE ROADWAY OR CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO PROVIDE A CLEAN, SMOOTH EDGE. TACK COAT EXPOSED EDGES OF EXISTING CONCRETE PRIOR TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
8. FIELD ADJUSTMENTS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL CONTROL DUST CAUSED BY HIS OPERATIONS BY APPLYING WATER OR DUST PALLIATIVE, OTHER THAN CALCIUM CHLORIDE.
11. CONTRACTOR SHALL CONTROL NOISE TO AS GREAT AN EXTENT AS POSSIBLE. ALL POWER EQUIPMENT USED DURING CONSTRUCTION SHALL BE EQUIPPED WITH MUFFLERS.
12. MANUFACTURED ITEMS SHALL BE INSTALLED, CONNECTED AND CLEANED ACCORDING TO THE MANUFACTURERS DIRECTIONS.
13. PRIOR TO PROJECT CLOSE-OUT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND EXCESS MATERIALS FROM SITE. ALSO, ANY DAMAGE TO FIELD OR FACTORY APPLIED FINISHES SHALL BE REPAIRED.
14. EXPANSION AND SCORE JOINTS FOR NEW CONCRETE WORK SHALL BLEND TO MATCH EXISTING PATTERNS. VERIFY IN FIELD WITH LANDSCAPE ARCHITECT TO APPROVE LAYOUT OF JOINT PATTERNS.
15. PROVIDE EXPANSION JOINTS FOR NEW CONCRETE PAVING AT ALL CURBS, SITE WALLS, STAIRS, LIGHT POLE BASES, MANHOLES, EXISTING CONCRETE PAVING, AND ALL OTHER FIXED MATERIALS. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS SHALL NOT EXCEED 25 FEET.

## AMADEO RESIDENCE FRONT DRIVEWAY

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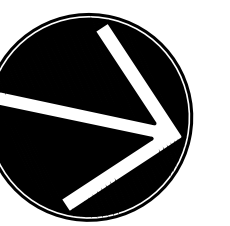
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1 DRIVEWAY LAYOUT PLAN  
SCALE: 1" = 20' - 0"



AMADEO RESIDENCE  
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F 203 544 0707

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T (203) 576-1755

GRADING AND UTILITY NOTES

1. PROPOSED GRADES INDICATE INTENT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS AS REQUIRED TO MEET FIELD CONDITIONS.
2. WHERE FIELD CONDITIONS CALL FOR ON-SITE ADJUSTMENTS OF FINISHED GRADES, THE LANDSCAPE ARCHITECT SHALL MAKE THE FINAL DETERMINATION.
3. CONTRACTOR TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB AND BE RESPONSIBLE FOR THE SAME. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES PRIOR TO BEGINNING WORK.
4. EROSION CONTROL FABRIC TO BE USED ON ALL SLOPES GREATER THEN 3:1
5. STRIP AND STOCKPILE TOPSOIL FOR REUSE ON SITE.
6. PITCH ALL WALKS AT 2% CROSS SLOPE UNLESS OTHERWISE NOTED.
7. ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE.
8. ALL EXISTING UTILITY LINES TO BE ABANDONED SHALL BE ABANDONED ACCORDING TO UTILITY COMPANY REQUIREMENTS.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS.
10. ALL EXCESS MATERIAL, EXCEPT TOPSOIL, SHALL BE LEGALLY DISPOSED OF OUTSIDE THE PROJECT LIMITS.
11. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS DEVELOPED FROM THE BEST AVAILABLE INFORMATION. THE ACTUAL LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED PRIOR TO THE START OF EXCAVATION ACTIVITIES..
12. ACCESS AND UTILITIES TO EXISTING FACILITIES MUST BE MAINTAINED.
13. VERIFY THAT ALL EXISTING UTILITIES TO BE REUSED ARE FUNCTIONAL.

GENERAL GRADING NOTES:

1. SEE CIVIL DRAWINGS FOR ALL SITE DRAINAGE INFORMATION.
2. SMOOTHLY BLEND ALL PROPOSED GRADES TO EXISTING CONDITIONS. ROUND OFF TOP OF SLOPE.
3. MAINTAIN DRAINAGE PATTERNS TO EXISTING DRAINAGE SYSTEMS.

GRADING LEGEND

BW	BOTTOM OF WALL
TV	TOP OF WALL
BS	BOTTOM OF STEP
TS	TOP OF STEP
LP	LOW POINT
HP	HIGH POINT
FF	FINISH FLOOR ELEVATION
+649.1	PROPOSED SPOT ELEVATION
+649.1	EXISTING SPOT ELEVATION
-650	CONTOUR INTERVAL
→	DIRECTION OF SURFACE RUNOFF
⊙	YARD DRAIN

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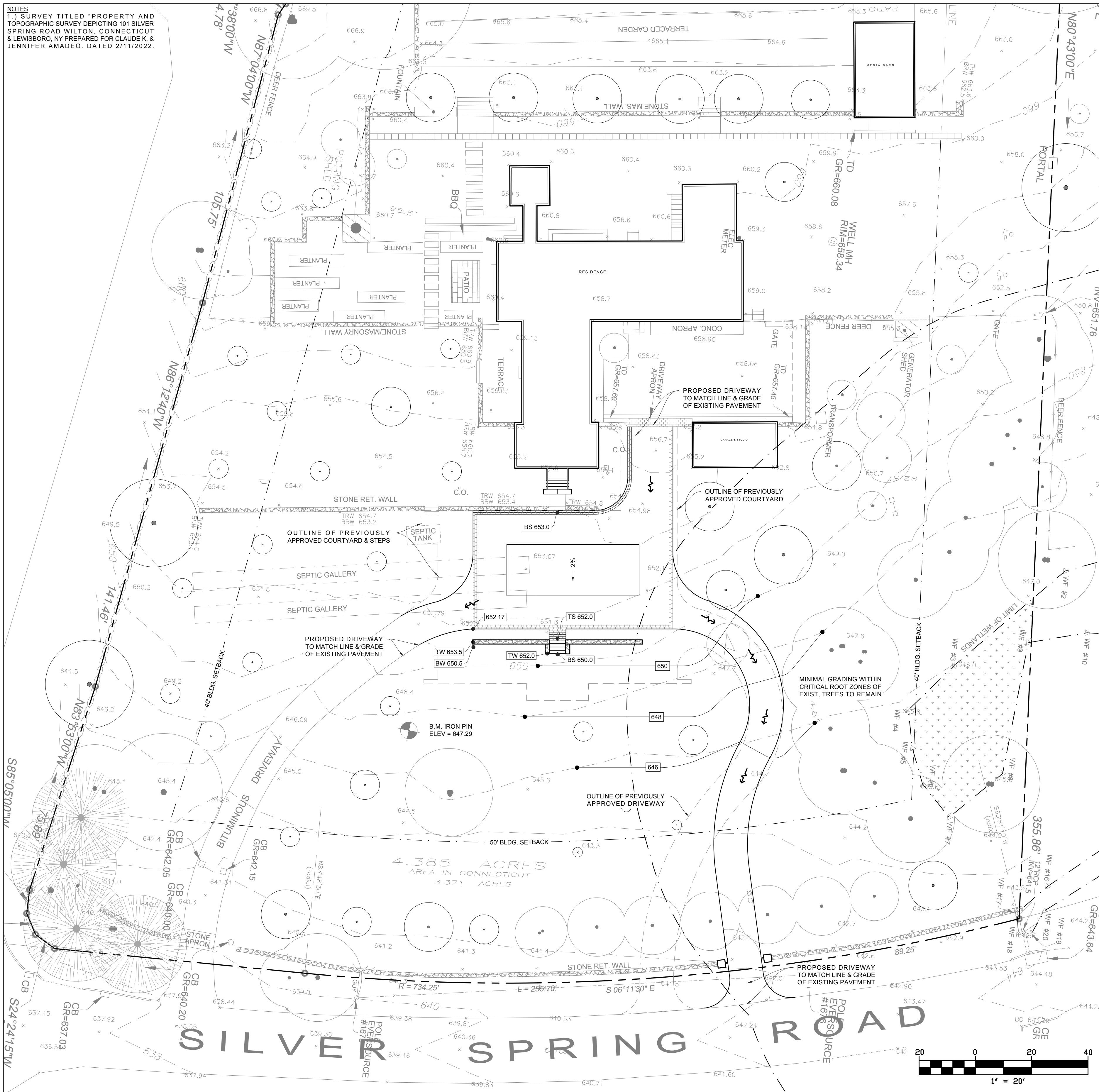
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GRADING PLAN

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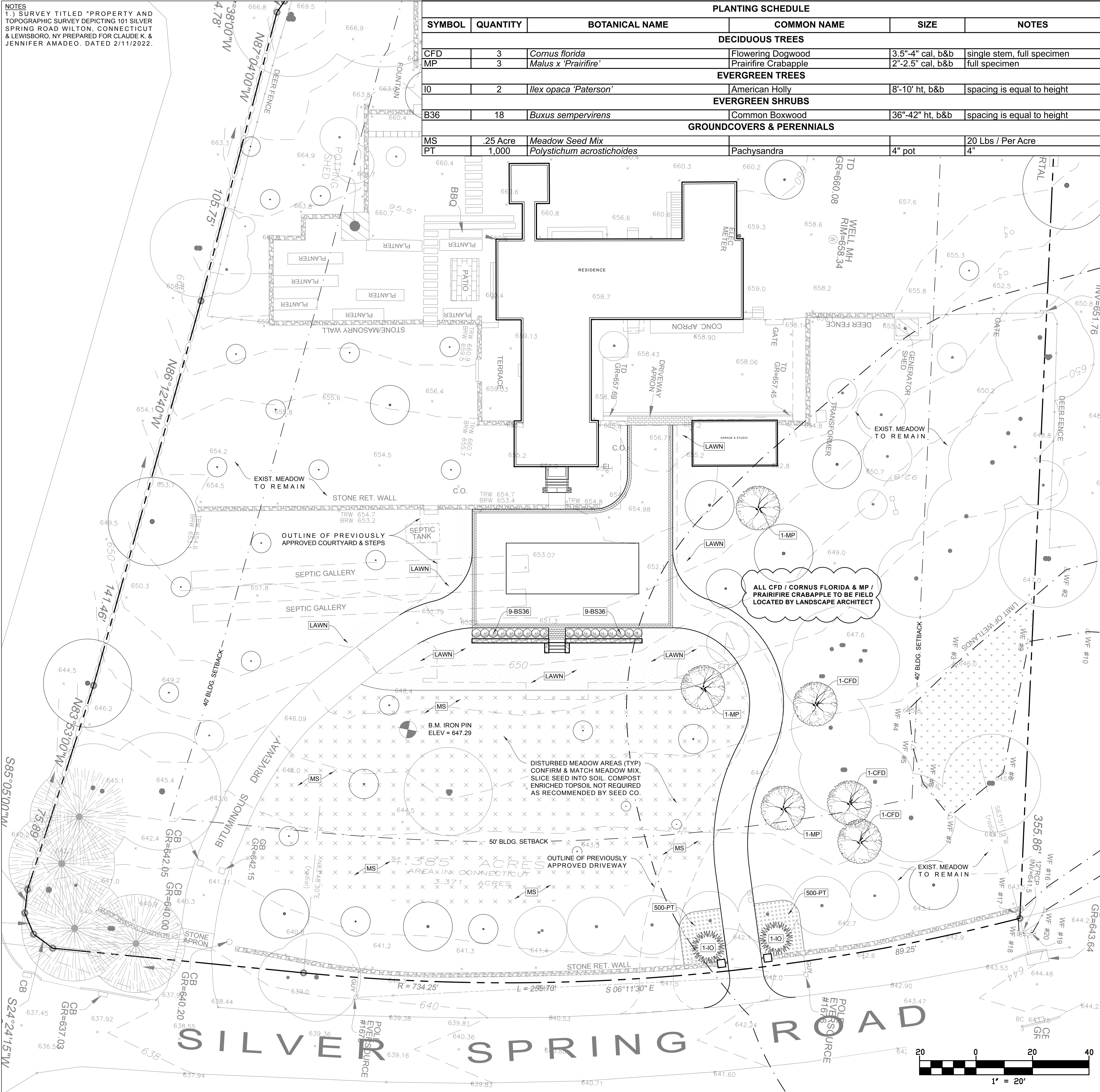
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1 GRADING PLAN  
SCALE: 1" = 20' - 0"



NOTES  
1. SURVEY TITLED "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 101 SILVER SPRING ROAD, WILTON, CONNECTICUT & LEWISBORO, NY PREPARED FOR CLAUDE K. & JENNIFER AMADEO, DATED 2/11/2022.



## PLANTING NOTES

- ALL EXTERIOR GROUND AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY BUILDINGS, STRUCTURES, PAVING, CONTINUOUS PLANTING BEDS OR OTHER SITE IMPROVEMENTS, SHALL BE GRADED, TOPSOILED WITH SOIL PREPARATION TO A DEPTH OF 6" AND SODDED.
- ALL MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601 (CURRENT EDITION).
- ALL TREE STAKING OR GUYING SHALL BE DONE IMMEDIATELY AFTER PLANTING, BUT IN NO INSTANCE MORE THAN 24 HOURS AFTER PLANTING. SEE STAKING/GUYING DETAIL. AT COMPLETION OF MAINTENANCE PERIOD, REMOVE ALL STAKES, FLAGS, GUYS, TREE WRAP AND ANCHORS.
- MULCH ALL NEW SHRUB BEDS AND PLANT PITS TO ACHIEVE A 3" DEPTH (AFTER SETTLEMENT). MULCH ALL GROUNDCOVER BEDS TO ACHIEVE A 2" DEPTH (AFTER SETTLEMENT). MULCH FOR SAUCERS AND PLANTING AREAS TO BE A DURABLE SHREDDED BARK MULCH.
- ALL LAWN AND PLANTING AREAS SOIL PREPARATION SHALL BE FERTILIZED AND AMENDED ACCORDING TO RECOMMENDATION OF A SOIL ANALYSIS PROVIDED BY AND APPROVED SOIL TESTING LABORATORY AND APPROVED BY THE LANDSCAPE ARCHITECT.
- FOR TREE AND SHRUB PLANTING REQUIREMENTS, SEE TREE PLANTING AND SHRUB PLANTING DETAILS.

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PLANTING PLAN

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1 PLANTING PLAN  
SCALE: 1" = 20' - 0"