

INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

APPLICATION FOR A SIGNIFICANT REGULATED ACTIVITY

For Office Use Only:

WET#	_____
Filing Fee \$	_____
Wilton Land Record Map#	_____
Date of Submission	_____
Volume #	_____ Page # _____
Date of Acceptance	_____
Assessor's Map #	_____ Lot# _____

APPLICANT INFORMATION:

Applicant Mary Ellen and John Gill
Address 73 Cherry Lane
Wilton, CT 06897
Telephone (203) 820-3625
Email Canedogc@gmail.com

Agent (if applicable) McChord Engineering Assoc.
Address 1 Grumman Hill Road,
Wilton, CT 06897
Telephone (203) 834-0569
Email hrocheville@mcchordengineering.com

PROJECT INFORMATION:

Property Address 73 Cherry Lane
Acres of altered Wetlands On-Site 0.04
Linear Feet of Watercourse N/A
Linear Feet of Open Water N/A
Sq. Ft. of proposed and/or altered impervious coverage 335 Sq. Ft. decrease

Site Acreage 1.740
Cu. Yds. of Material Excavated 65
Cu. Yds. of Material to be Deposited 180
Acres of altered upland buffer 0.42
Sq. Ft. of disturbed land in regulated area 18,400

APPLICATION REQUIREMENTS:

Is The Site Within a Public Water Supply
Watershed Boundary? NO ☒ YES* ☐

Is The Site Within 500 Feet of a Town Boundary?
NO ☒ YES* ☐

* If the answer is yes, then the applicant is responsible for notifying the appropriate water authority and/or adjoining community's Wetlands Department. Instructions for notification are available at the office of the commission.

Project Description and Purpose: Demolish existing residence and reconstruct new residence in same location. One portion of the existing residence will remain. The existing asphalt driveway will be removed and a gravel driveway will be installed. A new septic system will be installed to serve the new residence. See attached Engineering Summary for additional information.

In addition, the applicant shall provide eleven (11) collated copies of the following information as well as an electronic submission via email to mike.conklin@wiltonct.org & elizabeth.larkin@wiltonct.org **

- ☒ A. Written consent from the owner authorizing the agent to act on his/her behalf
- ☒ B. A Location Map at a scale of 1" = 800'
- ☒ C. ***A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'*** accurate to the level of a A-2 property and T-2 topographic surveys
- ☒ D. Sketch Plans depicting the alternatives considered
- ☒ E. Engineering Reports and Analysis and additional drawing to fully describe the proposed project
- ☒ F. Sedimentation and Erosion Control Plan, including the Construction Sequence
- ☒ G. Names and addresses of adjoining property owners
- ☒ H. A narrative describing, in detail
 - a. the proposed activity
 - b. the alternatives considered
 - c. impacts
 - d. proposed mitigation measures
- ☒ I. Soils Report prepared by a Certified Soil Scientist and Wetlands Map prepared by a Registered Land Surveyor
- ☒ J. A Biological Evaluation prepared by a biologist or other qualified professional
- ☒ K. Description of the chemical and physical characteristics of fill material to be used in the Regulated Area
- ☒ L. Description and maps detailing the watershed of the Regulated Area
- ☒ M. Envelopes addressed to adjacent neighbors, the applicant, and/or agent, with certified postage and no return address

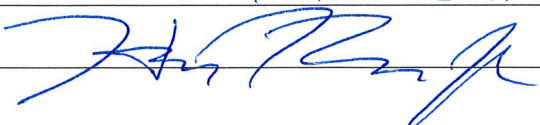
****Application materials shall be collated and copies of documents more than two pages in length shall be double sided.**

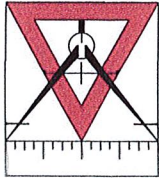
See Section 7 of the Wetlands and Watercourses Regulations of the Town of Wilton for a more detailed description of applications requirements.

The Applicant or his/her agent certifies that he is familiar with the information provided in this application and is aware of the penalties for obtaining a permit through deception, inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspections of the subject property by the Commissioners and designated agents of the Commission or consultants to the Commission, at reasonable times, both before and after a final decision has been rendered.

Applicant's Signature: SEE LETTER OF AUTHORIZATION Date: _____

Agent's Signature (if applicable):  Date: 12/14/23



McChord Engineering Associates, Inc.

Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

December 11, 2023

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

Re: Application for a Significant Regulated Activity
Proposed Site Development
73 Cherry Lane
Map 43, Lot 35

Dear Commissioners,

I hereby authorize McChord Engineering Associates, Inc. (MEA), to act as agent in regard to the referenced Inland Wetlands Commission application and authorize all subject property activities associated with the proposed site development at the subject property.

I hereby consent to all necessary and proper inspections of the property by the Town of Wilton Environmental Affairs Department and Commissioners at all reasonable times, both before and after the applied permit has been granted, and until the permitted activity has been completed in accordance with the conditions of the permit and verified by the Environmental Affairs Department.

Sincerely,

Mary Ellen and John Gill
73 Cherry Lane
Wilton, CT 06897

Adjacent Property Owners within 100' of Property

73 Cherry Lane
Wilton, CT 06897
Map 43, Lot 35

<u>M-B-L</u>	<u>Property Owner</u>	<u>Mailing Address</u>
43/26	Angelo & Annamaria Dimeglio	61 Cherry Lane Wilton, CT 06897
43/29	State of Connecticut	2800 Berlin Turnpike Newington, CT 06131
43/30	State of Connecticut	2800 Berlin Turnpike Newington, CT 06131
43/31	Gerald P. Griffin III	69 Cherry Lane Wilton, CT 06897
43/32	Gerald P. Griffin III	69 Cherry Lane Wilton, CT 06897
43/34	James V. Mitchell	71 Cherry Lane Wilton, CT 06897
43/36	Neil & Elizabeth Alleva	77 Cherry Lane Wilton, CT 06897
44/1	Ivan Rossi	87 Cherry Lane Wilton, CT 06897
44/3	Micheal & Susan M. Greenburg Tr.	101 Cherry Lane Wilton, CT 06897
44/50	State of Connecticut	2800 Berlin Turnpike Newington, CT 06131

SOIL & WETLAND SCIENCE, LLC
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST / WETLAND SCIENTIST
2 LLOYD ROAD
NORWALK, CONNECTICUT 06850
OFFICE (203) 845-0278
EMAIL: soilwetlandsci@aol.com

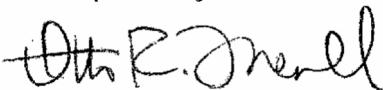
SOIL INVESTIGATION REPORT
73 CHERRY LANE
WILTON, CONNECTICUT
MARCH 23, 2021
JOB 4419

I conducted an on-site investigation of the soils on the residential property that is located at 73 Cherry Lane in Wilton, Connecticut on March 23, 2021. The examination for wetland soils was conducted in the field by inspection of soil samples taken with spade and auger.

Inland wetlands in Connecticut, according to the Connecticut General Statutes, are lands, including submerged lands, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey of the NRCS. Watercourses include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent. Intermittent watercourses are to be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (A) evidence of scour or deposits of recent alluvium or detritus, (B) the presence of standing or flowing water for a duration longer than a particular storm incident, and (C) the presence of hydrophytic vegetation.

The wetland boundary was demarcated with pink flags numbered 1 through 18. The wetland contains a watercourse (pond and stream). The wetland soils consist of Ridgebury, Leicester and Whitman soils, extremely stony (3). The non-wetland soils consist of Sutton fine sandy loam (50), Canton and Charlton soils (60) and Udorthents-Urban land complex (306). The soil map units contain inclusions of other soil types. The results of this investigation are subject to change until accepted by the Inland Wetland Commission of the Town of Wilton.

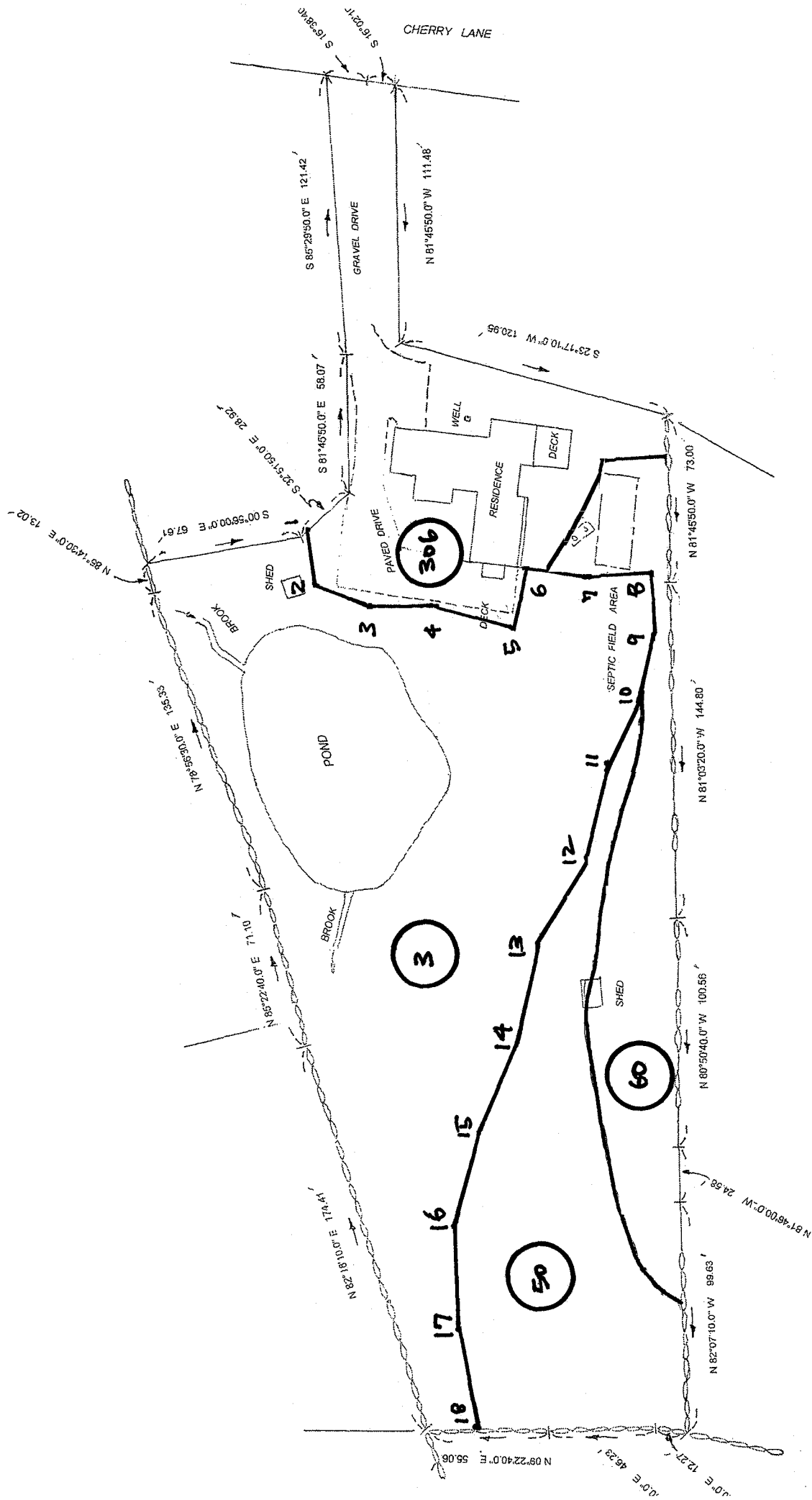
Respectfully submitted:



Otto R. Theall
Professional Soil Scientist

SOIL SURVEY SKETCH MAP
73 CHERRY LANE
WILTON, CONNECTICUT
OTTO R. THEALL
PROFESSIONAL SOIL SCIENTIST
MARCH 23, 2021

SOIL LEGEND:
Wetland Soils:
3 = Ridgebury, Leicester & Whitman
Non-wetland Soils:
50 = Sutton fine sandy loam
60 = Canton and Charlton soils
306 = Udothents-Urban land complex



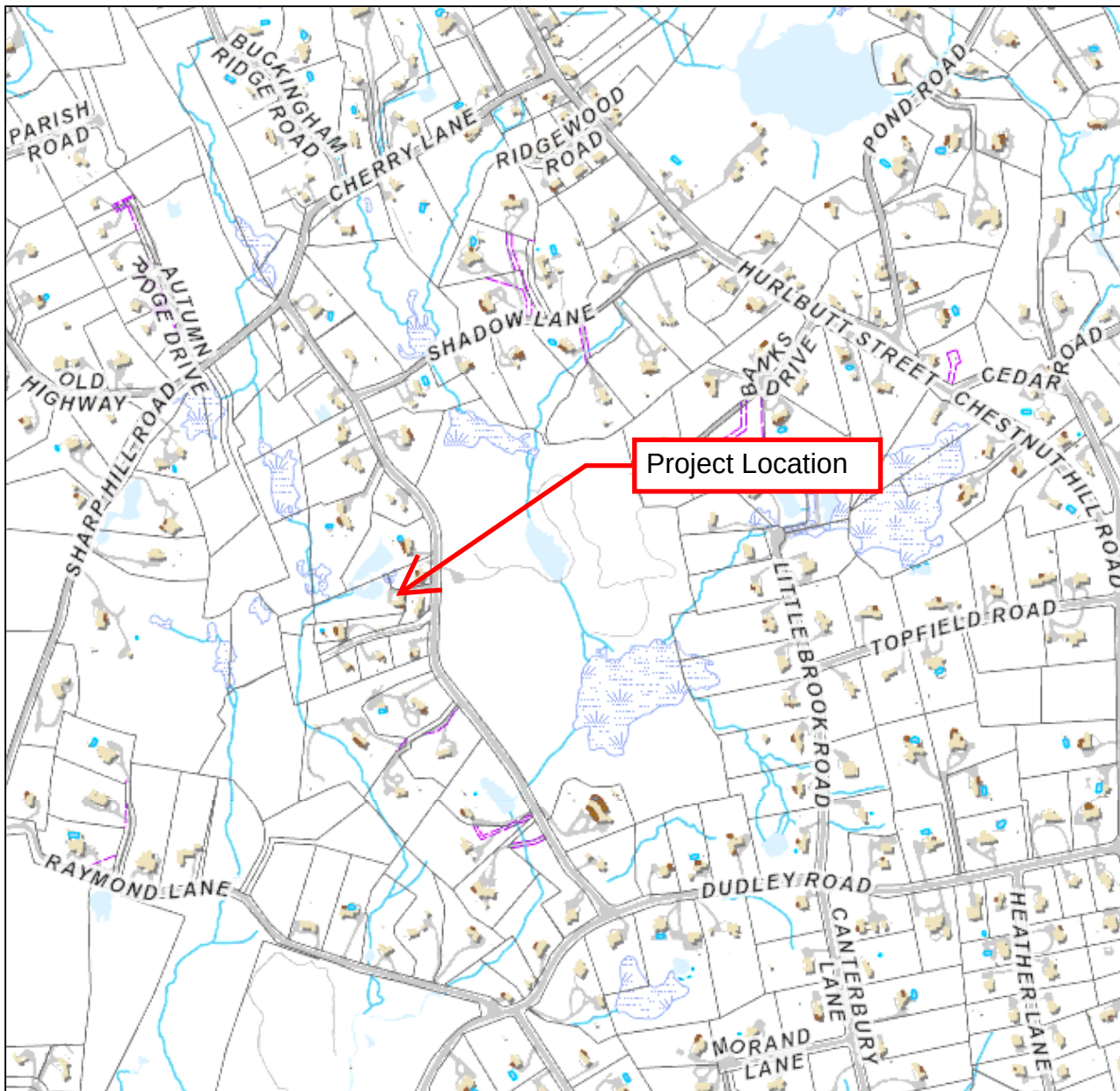
Town of Wilton

Geographic Information System (GIS)

Attachment B: 1" = 800' Location Map



Date Printed: 12/12/2023



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

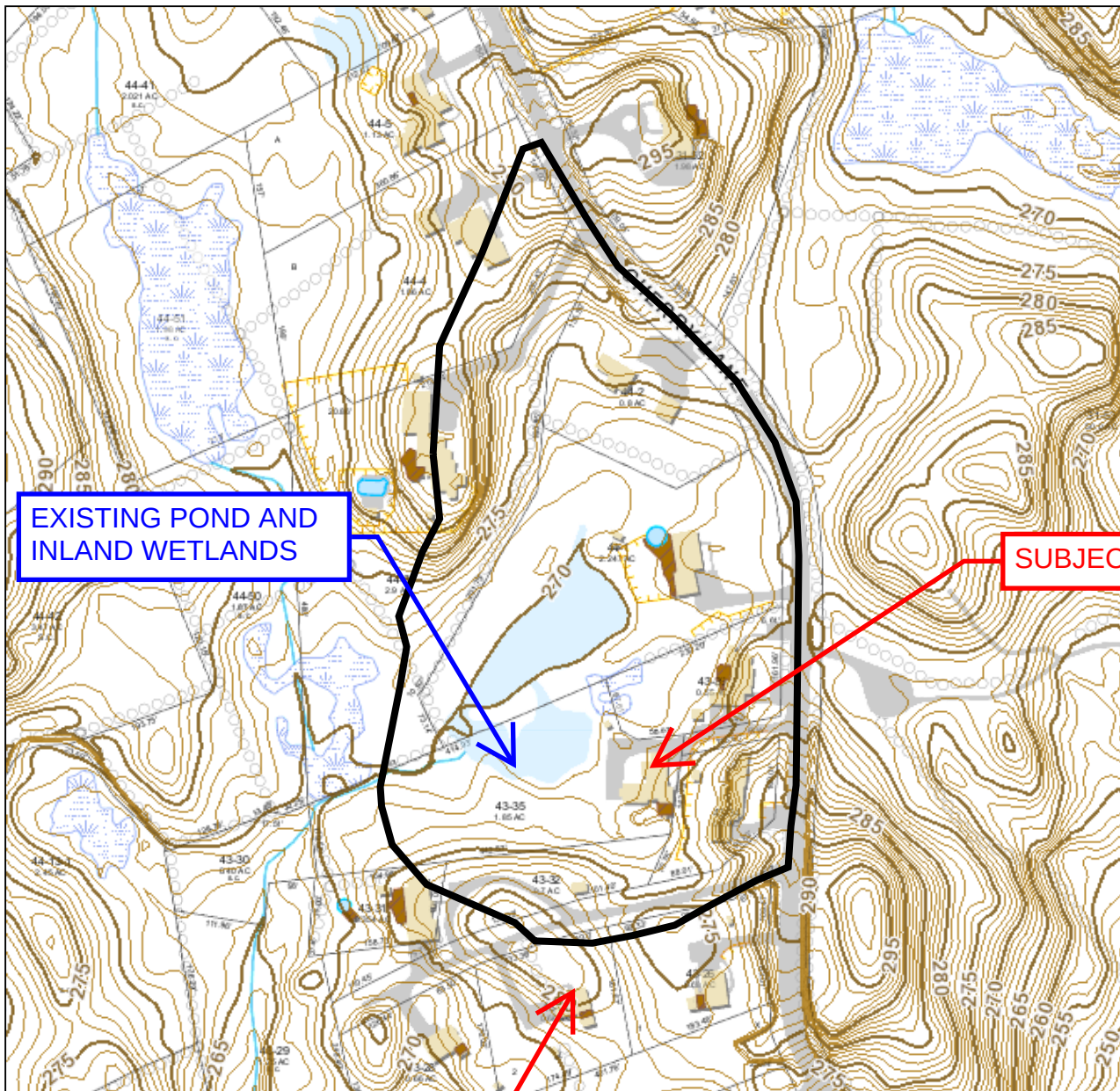
0 800
Feet



Town of Wilton

Geographic Information System (GIS)

73 CHERRY LANE, WILTON, CT,
WATERSHED MAPPING FOR POND AND
INLAND WETLANDS ON SITE.



EXISTING POND AND
INLAND WETLANDS

SUBJECT PROPERTY

APPROXIMATE LIMIT OF
WATERSHED DRAINING TO
EXISTING POND
(AREA = 8.46 ACRES +/-)

NOT FOR LEGAL DESCRIPTION
OR FOR ANY OTHER
PURPOSE. ASSUME NO LEGAL
RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 200 feet

0 200
Feet





Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Wilton
does this project cross municipal boundaries (check one)? yes ☐ no ☒
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Norwalk North or number: 107
subregional drainage basin number: 7300
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): _____
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 73 Cherry Lane
briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: Construction of new residence, driveway and hardscape with new septic system.
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): A
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 10, 12
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.04 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.42 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.07 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning

8 Knight Street, Suite 203, Norwalk, CT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836

December 13, 2023

Inlands Wetlands Commission
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: Proposed Site and House Improvements
73 Cherry Lane, Wilton, CT

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by Fred Canedo, owner of the referenced property, to prepare a biological assessment evaluation for the proposed site work. This assessment focuses on the site's existing natural resources and the effects of the proposed development on these resources. A site inspection were conducted by ELS staff on October 31, 2023. In addition, the following documents were reviewed.

1. Property Survey, prepared by John O'Brien, dated October 16, 2023.
2. Soil Report, prepared by Soil & Wetland Science LLC, dated March 23, 2021.
3. Septic System and Site Development Plan, and Construction Notes and Details, by McChord Engineers Associates, Inc (MEA), dated December 13, 2023.

EXISTING CONDITIONS

This existing developed 1.74± acre rear lot is located on the west side of Cherry Lane. Residential developed properties are found to the north, east and south. To the west of the site is undeveloped land owned by the State of Connecticut. The preexisting nonconforming house and improvements are clustered in the eastern area of the site, with the house 17' from the eastern property line. Existing site improvements include the dwelling, driveway, patio, lawn, two sheds, and a small dug pond in the northeastern corner of the site. The upland vegetation beyond the lawn area is characterized by second growth deciduous forest that includes a canopy of Red Maple, Hickory, Beech, Black Birch, Ash, Eastern White Pine and Pin Oak, with an understory dominated with nonnative invasive Euonymus and Japanese Barberry. Native Viburnums and Spicebush were also observed in the understory. The overall property topography gently slopes to the north, with a highpoint of 99.0 along the southern property line and a low point elevation of 93' ± (assumed datum).

Regulated Wetlands and Watercourses

Wetland soils were flagged over the majority of the site. The wetlands flagging on the lot reflects that half of the site is wetland soil, with the upland review area extending over the remainder of the site. The wetland soil were identified as Ridgebury, Leicester and Whitman soils complex. Wetland soils extend over the northern portion of the site, extending through the lawn to the existing landscape walls and in close proximity (3.5') to the house's western corner. A pond is located in the northeastern corner of the site, 52' ± from the house. Wetland lawn extends from the house and driveway to the pond.

The wooded wetland in the north and western portion of the site is a naturalized deciduous forest, dominated by Red Maples, and includes Black Birch, Beech and Pin Oak. The understory is dominated by Clethra, Spicebush, Winterberry, Highbush Blueberry, Black Willow and Japanese Barberry, with a herbaceous layer of Sedges, and Cinnamon, Sensitive, and Royal Fern.

Wetland Functions

The functional evaluation of the wetlands is based on professional experience and the suggested criteria cited in the publication entitled "The Highway Methodology Workbook Supplement, Wetland Functions and Values, *A Descriptive Approach*," prepared by the US Army Corps of Engineers, NEDEP-360-1-30a, September 1999. Using this publication, the primary functions provided by the wetlands include, Groundwater Recharge/ Discharge, Freshwater Fish Habitat, Productive (Nutrients) Export, and Aesthetics. The wetland as a whole provides a wide range of functions in the wooded and naturalized area of the site. Wetland functions are diminished where wetland lawn is developed.

Groundwater Recharge/Discharge: *This function considers the potential for a wetland to serve as groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where groundwater can be discharged.*

Based on the location of the site wetland and the on site pond, within a gently topography, the site's wetland and watercourse systems lend themselves to being a source of groundwater recharge / discharge.

Fish and Shellfish Habitat: *This function considers the effectiveness of the seasonal or permanently standing water to support fish or shellfish habitat.*

The onsite perennial pond support this function.

Production Export: *This function relates to the effectiveness of a wetland to produce food or usable products for humans or other living organisms.*

This function is present but limited to native vegetated area. The existing lawn provides no significant source of food for wildlife.

Visual Quality / Aesthetics: *This value relates to the visual and aesthetic values of the area.*

The pond is aesthetically pleasing. Wildlife observation and photography are expected to be of value with views over the wetland and pond.

PROPOSED CONDITIONS:

The proposed site development will reconstruct the existing house and provide a new septic system. The western portion of the existing house closest to the wetlands will remain, stripped down to the frame and reconstructed on the existing foundation. The eastern portion of the house will be reconstructed with a new foundation, with a slightly enlarged foot print ($575 \pm$ sf). However, with the proposed site improvements there will be a net reduction ($335 \pm$ sf) in impervious coverage for the site.

As part of this site redevelopment the following site improvements and activities will be undertaken.

1. The existing paved driveway will be removed. A new gravel driveway will be installed. The new driveway surface will be $2980 \pm$ sf, providing a net impervious reduction of $1450 \pm$ sf.
2. The existing septic system elements will be abandoned (partly in the wetland) and a new septic system will be constructed outside of the wetland soil and constructed to code. The new tank and pump chamber will be located in an existing upland lawn area. The new septic fields will be located in an upland areas on the south-central area of the site 35' from the wetlands and $100' \pm$ from the pond.
3. The outdoor fuel oil tank will be removed and replaced with a buried propane tank.
4. The existing landscape walls adjacent to the driveway will remain and aid to contain construction activity.
5. A new 10' minimum width planting buffer ($3100 \pm$ sf) will be developed around the pond resulting in a decrease of existing wetlands lawn by $3100 \text{ sf} \pm$.
6. The existing well immediately adjacent to the house will be abandoned. A new code complying well will be dug north of the house.
7. The existing patio ($100 \pm$ sf) will be removed from the wetland. A new patio will be developed outside the wetlands on the south side of the house. The patio will also be changed from an impervious to a pervious surface.

8. The existing shed in the southwestern portion of the lot will be relocated 10' further from the wetland.
9. The existing shed north of the driveway, and within the wetland, will be removed and the areas replanted with native species.
10. Roof gutters will remain, with new roof leaders discharging to splash pads at grade adjacent to the house.
11. The new foundation will only provide a crawl space for utilities beneath the finished floor. The elevation of the crawl space slab will be near the surface of the adjoining grade and be constructed without footing drains.
12. The existing pipe discharge to the pond will remain. However, the pipe discharge will be restricted to existing footing drain water collected from the existing older portion of the house as it does today. All previous roof drain connections to this pipe and to the pond will be eliminated.
13. The existing air handler will be replaced with new units.
14. A new (propane) generator is proposed in the location of the existing oil tank.
15. To help manage the construction, the owner will be removing the debris daily to alleviate the need for a dumpster. Building materials will be delivered in stages, to reduce the need for storage on site. Two spaces in the driveway will be used for subcontractor parking.

POTENTIAL WETLAND IMPACTS AND MITIGATION MEASURES:

The proposed development goal is to reduce wetland impacts of the permanent site improvements. However, due to the close proximity of wetlands to the existing house and driveway, some temporary disturbances will need to take place within the wetland lawn area.

A temporary site work ($1700 \pm$ sf) area, now maintained as wetland lawn, is required to be crossed to complete some of the site work. The following activities are proposed within the wetland:

1. Removal of the existing patio ($100 \pm$ sf).
2. Demolition of the existing septic tank ($50 \pm$ sf). Septic tank demolition includes removing septic tank contents and crushing the concrete structure. This will create a depression that will be back filled using soil from on-site excavation. It is estimated that 5 yards of material will be used to fill in the depression and only a small portion of this fill is within the wetland soil area.

3. Machine and material access to new septic field. To construct the new septic fields machine access is required to take material from the driveway to the new septic field location. Access will be restricted to a skid steer or similar small machine. Access routes will be protected with a timber mats or wood corduroy. This will distribute weight of vehicles during septic construction to minimize soil disturbance and compaction during construction. Material stockpiling will be prohibited in the wetland areas, and restricted to areas on the existing asphalt driveway. Wood mats will remain in place until the site work is complete. Once the mat and/or soil protection is removed a lawn will be reestablished in this area.
4. Construction access around the building. Similar to septic construction access for the septic field, pedestrian access around the building will be required to reconstruct and finish the existing walls that are to remain. General pedestrian access, installation of scaffolds and or machine lifts will be needed to reconstruction the existing building after it is stripped down to its frame. Similarly to septic installation wetland soil area will be protected with wood planks or plywood to allow pedestrian access and/or scaffolding needed to construct and refinish the perimeter of the structure. Once the matt and or soil protection are removed a lawn will be reestablished in this area.

The majority of the site work will remain outside of the wetlands, but within the 100' upland review area, which extends over the entire site. Since all of the site work will be conducted in close proximity to the wetland, additional measures have been incorporated into the site plans to insure the remaining site work will remain outside of the wetland. The goal of the site improvements are to reduce existing impacts to the wetlands and watercourse and reduce pollution sources on site. The proposed site improvements will reduce existing impacts to the wetland resources by incorporating the following Best Management Practices:

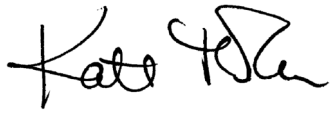
- a. Reduction of Impervious Pavements: There will be a net reduction of impervious surfaces site wide, this will reduce stormwater runoff and promote infiltration.
- b. Reduction of Pollutant Sources: Removing and/or relocating the septic, home heating oil tank, and paved drive surfaces outside or further from the wetland will significantly reduce pollutant sources to the wetlands.
- c. Native Planted buffers: A minimum 10' wide mixed native buffer is proposed. This will aid to expand plant diversity, reduce existing wetland lawn areas, and enhance stormwater quality by removing nutrient within stormwater runoff that will be uptake by the new plantings. See "Wetland Planting Plan," prepared by ELS, dated 12/13/2023.

- d. Boulder Demarcation Row: A new boulder demarcation row is included on the plan. This will provide a visual and physical delineation between maintained landscaped and natural areas for the current and future owners.
- e. Erosion and Sedimentation Controls: The site plans use a multi-level approach that include maintaining existing walls, using silt fence, and using 4' ht. wire fence to demarcate the perimeter of the work area will contribute to protecting the wetland during construction. This approach will limit and contain disturbed soil and trap sediments within stormwater runoff. The anti-tracking pad will help keep tires from tracking sediment off the site. Sedimentation and erosion controls shall be installed before earth disturbance and maintained during construction.

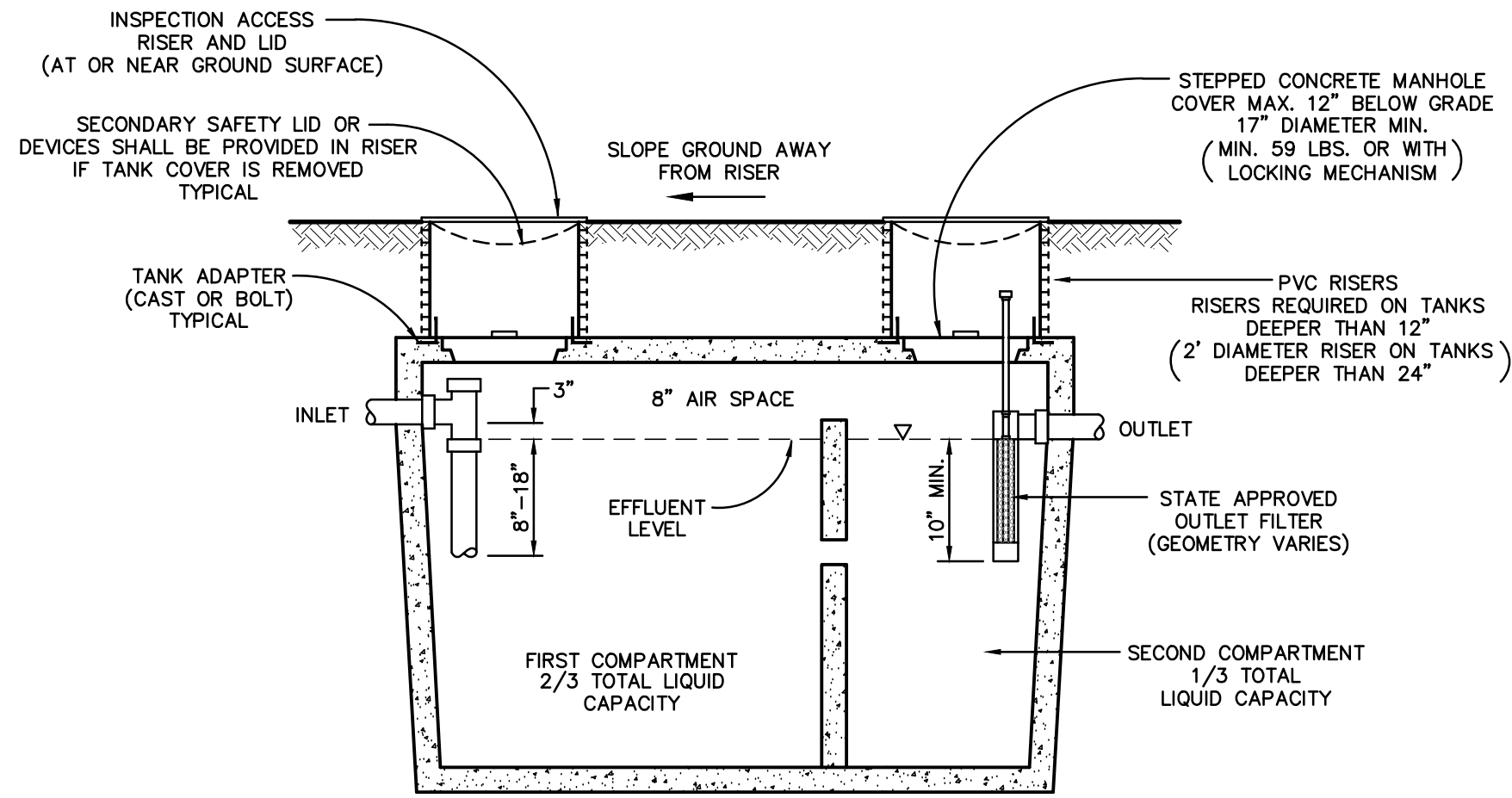
SUMMARY:

The proposed site redevelopment will create an overall benefit for the on site wetland and watercourse by reducing pollutant source, reducing impervious surfaces, providing a planted buffer for the pond, promoting infiltration, and reducing lawn surfaces. By incorporation all of these development strategies into the site plans, the wetland functions will be improved if implemented in accordance to the proposed plans.

Sincerely,

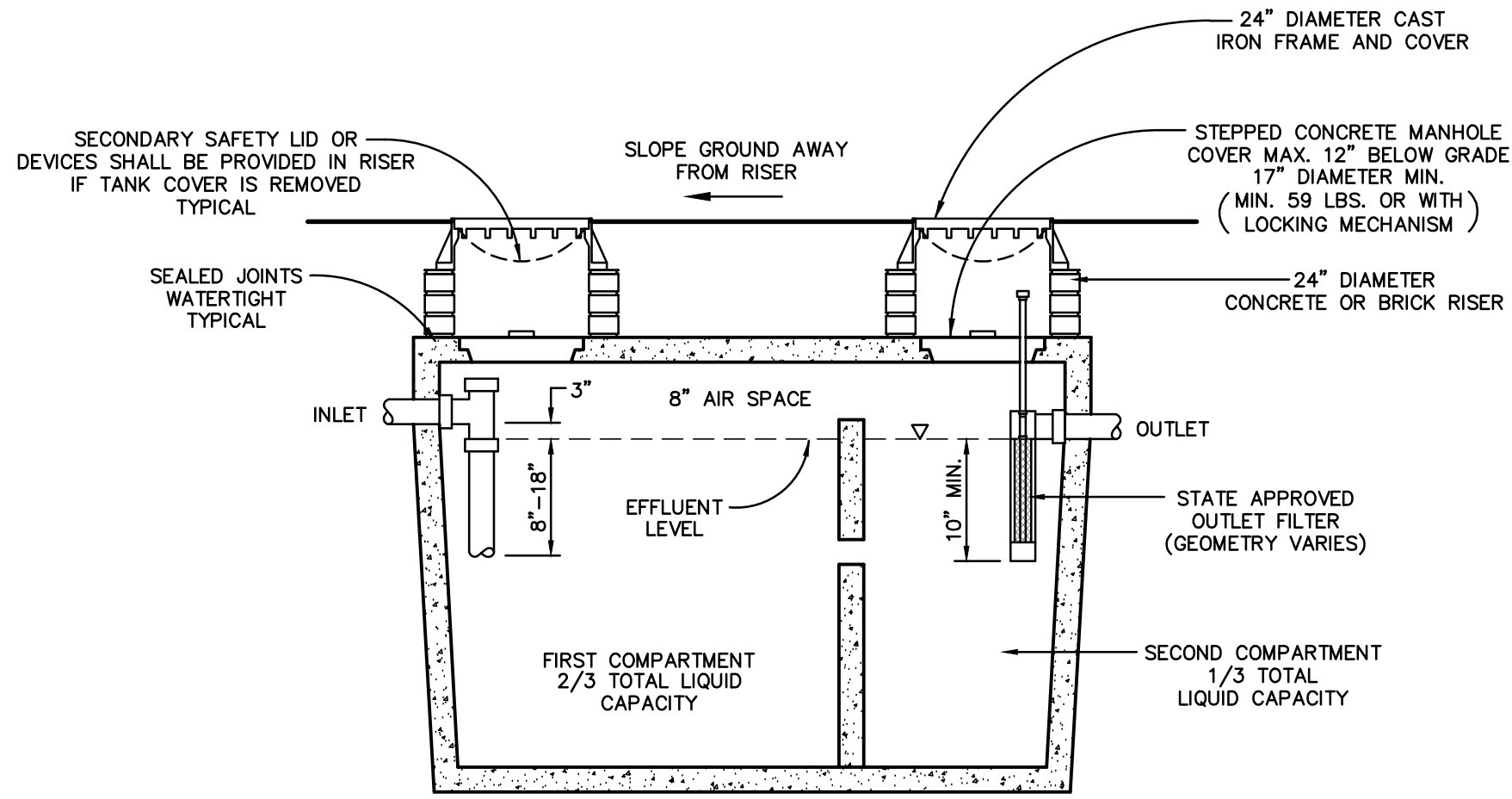


Kate Throckmorton, ASLA
Registered Landscape Architect, RLA
Certification in Erosion and Sedimentation Control
NOFA Certified Professional



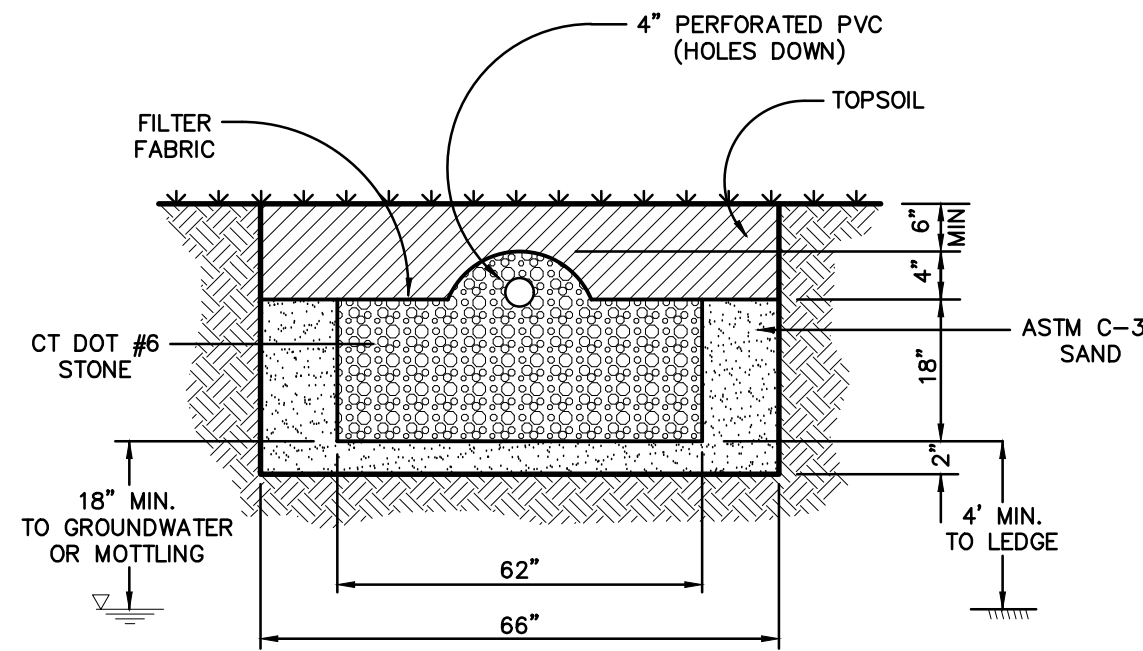
TYPICAL SEPTIC TANK DETAIL

N.T.S.



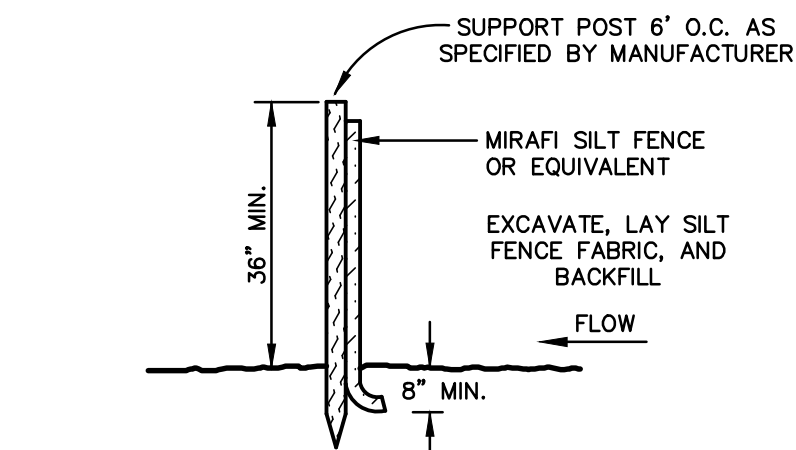
TYPICAL SEPTIC TANK DETAIL RATED H-20

N.T.S.



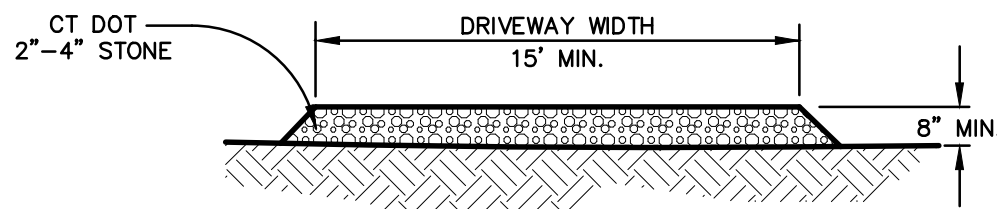
GEOMATRIX GST 6218 DETAIL

N.T.S.



SILT FENCE DETAIL

N.T.S.



CONSTRUCTION ENTRANCE DETAIL

N.T.S.

DESIGN CRITERIA:

- PERCOLATION RATE: PT-A = 1:10, PT-B = 1:10
 - DESIGN RATE FOR PRIMARY SYSTEM: 1:10
 - DESIGN RATE FOR RESERVE SYSTEM: N/A
- MINIMUM LEACHING SYSTEM SPREAD (MLSS):
 - HYDRAULIC FACTOR (HF)
 - HYDRAULIC GRADIENT = 6.5% (AVERAGE)
 - DEPTH OF RESTRICTIVE LAYER = 32" (AVERAGE DT2 THRU 4)
 - HYDRAULIC FACTOR = 26'
 - FLOW FACTOR (FF): 4 BEDROOM = 1.75
 - PERCOLATION FACTOR (PF): 1:10 = 1.0
 - MINIMUM LEACHING SYSTEM SPREAD = 26' x 1.75 x 1.0 = 45.5'
 - LEACHING SYSTEM SPREAD PROVIDED = 48'
- SYSTEM DESCRIPTION:
 - NUMBER OF BEDROOMS: 4
 - REQUIRED LEACHING AREA: 577.5 SF @ 14.0 SF/LF = 41.25 LF
 - SYSTEM COMPONENTS: 1250 GALLON SEPTIC TANK, 1000 GALLON PUMP CHAMBER AND 48 LF OF GST 6218.
 - TOTAL FIELDS PROPOSED:
 - PRIMARY SYSTEM: 1 x 48 LF = 48 LF @ 14.0 SF/LF = 672 SF
 - RESERVE SYSTEM: N/A
- DEPTH OF SYSTEM CONTROL: RESTRICTIVE LAYER @ 33" IN DEEP TEST 2 WILL CONTROL THE DEPTH OF THE SYSTEM.

DEEP TEST AND PERCOLATION TEST DATA:

DEEP TEST 1	DEEP TEST 2	DEEP TEST 3
0"-8" TOPSOIL 8"-24" RED-BROWN SILTY LOAM 24"-64" TAN/GRAY HARDPAN	0"-8" TOPSOIL 8"-33" RED-BROWN SILTY LOAM 33"-63" MOTTLED GREY HARDPAN	0"-10" TOPSOIL 10"-30" RED-BROWN SILTY LOAM WITH COBBLES 30"-60" TAN HARDPAN WITH COBBLES
NO LEDGE NO GROUNDWATER RESTRICTIVE @ 33"	NO LEDGE NO GROUNDWATER MOTTLING @ 33"	NO LEDGE NO GROUNDWATER RESTRICTIVE @ 39"
DEEP TEST 4	DEEP TEST 5	DEEP TEST 6
0"-10" TOPSOIL 10"-24" RED-BROWN SILTY LOAM 24"-64" MOTTLED GREY HARDPAN	0"-10" TOPSOIL 10"-35" RED-BROWN SILTY LOAM 35"-64" TAN HARDPAN	0"-10" TOPSOIL 10"-39" RED-BROWN SILTY LOAM WITH COBBLES 39"-64" TAN HARDPAN
NO LEDGE NO GROUNDWATER MOTTLING @ 24"	NO LEDGE NO GROUNDWATER RESTRICTIVE @ 35"	NO LEDGE NO GROUNDWATER ROOTS @ 39" RESTRICTIVE @ 39"
PERCOLATION TEST A	PERCOLATION TEST B	
PRESOAK: 2:30 PM DEPTH: 18 1/4" DIAMETER: 10"	PRESOAK: 2:31 PM DEPTH: 18" DIAMETER: 8"	
TIME DEPTH DROP	TIME DEPTH DROP	
3:44 3" -	3:45 4" -	
3:54 6" 3"	3:55 12" 8"	
4:04 8 1/4" 2 1/4"	4:05 16" 4"	
4:14 10 1/4" 2"	4:15 DRY	
4:24 11 7/8" 1 5/8"	4:15 9" REFILL	
4:34 13 1/4" 1 3/8"	4:25 13 1/2" 4 1/2"	
4:44 14 1/4" 1"	4:35 16 1/4" 2 3/4"	
	4:45 DRY	
DESIGN RATE = 1:10	DESIGN RATE = 1:10	

NOTE: DEEP TESTS 1-6 WERE CONDUCTED BY MCHORD ENGINEERING ASSOCIATES, INC. ON JUNE 1, 2022 AND WERE WITNESSED BY THE WILTON HEALTH DEPARTMENT. PERCOLATION TESTS A AND B WERE CONDUCTED BY MCHORD ENGINEERING ASSOCIATES, INC. ON AUGUST 23, 2023.

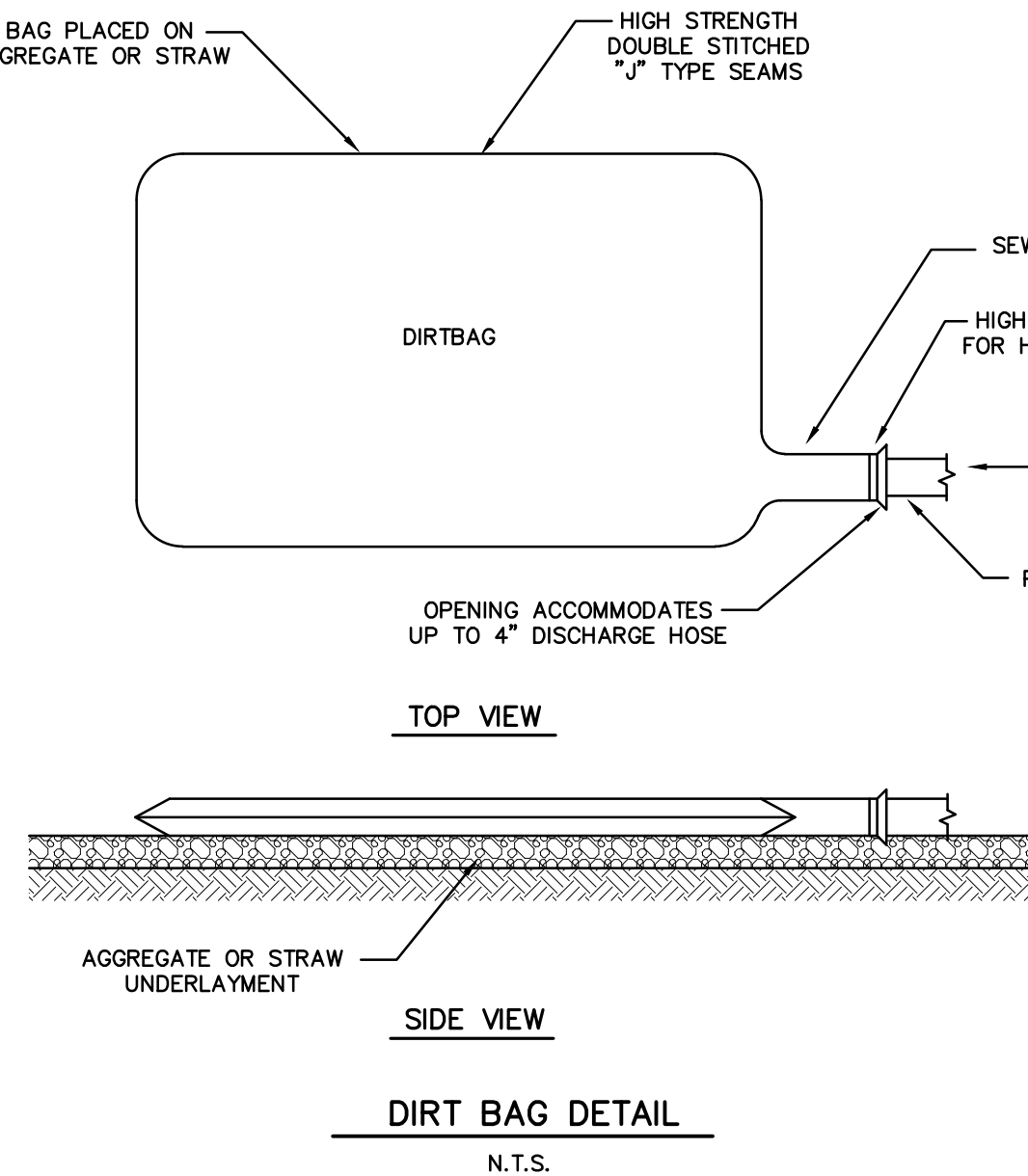
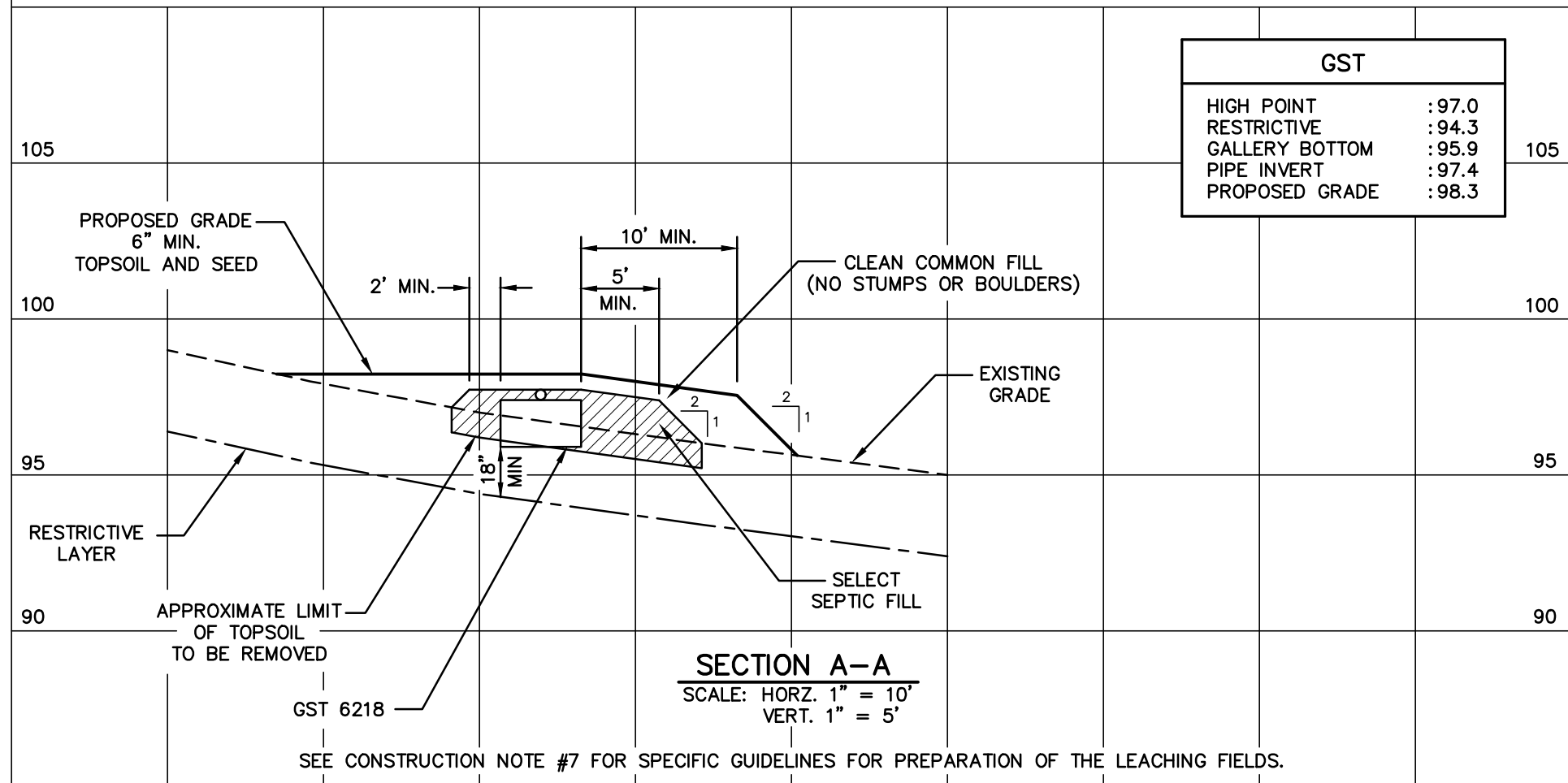
CONSTRUCTION NOTES:

- SUBSURFACE SEWAGE DISPOSAL SYSTEM MATERIALS AND CONSTRUCTION TECHNIQUES SHALL CONFORM TO THE STATE OF CONNECTICUT AND LOCAL HEALTH CODE STANDARDS AND SPECIFICATIONS, AS WELL AS ACCEPTED STANDARDS OF GOOD WORKMANSHIP.
- FINAL INSPECTION AND AS-BUILT DRAWINGS SHALL BE MADE IN ACCORDANCE WITH STATE AND LOCAL CODES. THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF SYSTEM COMPLETION. INSPECTION OF THE SYSTEM SHALL OCCUR AS SOON AS POSSIBLE TO PREVENT DAMAGE AND IT SHALL BE COVERED WITHIN TWO WORKING DAYS OF THE SANITARIAN'S INSPECTION.
- THE WASTE LINE FROM THE HOUSE/BUILDING TO THE SEPTIC TANK SHALL BE NO LESS THAN 4" DIAMETER CAST IRON PIPE (ASTM A-74) OR A PVC SCHEDULE 40 (ASTM D1785), WITH RUBBER COMPRESSION GASKETS OR SOLVENT WELD JOINTS AND SHALL BE PITCHED WITH A MINIMUM SLOPE OF 1/4" PER FOOT.
- ALL SOLID DISTRIBUTION PIPING SHALL BE TIGHT JOINT 4" DIAMETER PVC (ASTM D3034 SDR 35). THESE LINES SHALL LIE ON UNDISTURBED OR COMPACTED SOIL.
- THE SEPTIC TANK SHALL HAVE A MINIMUM CAPACITY OF 1250 GALLONS AND CONTAIN TWO COMPARTMENTS. THE TANK SHALL BE INSTALLED LEVEL AND BE SET UPON AT LEAST 6" OF CRUSHED STONE OR GRAVEL, AND BE EQUIPPED WITH A 30" RISER SECTION TO GRADE. FOR ACCESS, SEPTIC TANKS INDICATED ARE MANUFACTURED BY RICHARD SEPTIC SYSTEMS, INC. OF TORRINGTON, CT. AN EQUIVALENT TANK IS ACCEPTABLE.
- DISTRIBUTION BOXES ARE MODEL DB 4 AS MANUFACTURED BY RICHARD SEPTIC SYSTEMS, INC. OF TORRINGTON, CONNECTICUT. BOXES SHALL BE SET UPON AT LEAST 6" OF CRUSHED STONE OR GRAVEL. EQUIVALENT BOXES ARE ACCEPTABLE.
- THE CONTRACTOR SHALL REMOVE FROM THE AREA OF THE SEPTIC SYSTEM ALL TOPSOIL AND ALL OTHER ORGANIC MATERIALS, TREE TRUNKS, AND DEBRIS, AND SHALL SCARIFY AND RAKE THE EXPOSED SURFACE TO ENSURE A GOOD BOND BETWEEN THE EXISTING SUBSOIL AND THE SELECT FILL.
- SELECT FILL SHALL MEET CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION M.02.06-1B AS FOLLOWS:

SIEVE	% PASSING
#4	100
#10	70-100
#40	10-50 *
#100	0-20
#200	0-5

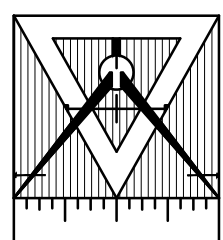
* PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND #200 SIEVE DOES NOT EXCEED 5%.

THE FILL SHALL ALSO BE ACCEPTABLE TO THE LOCAL HEALTH DEPARTMENT.
- THE FIRST 6" OF SELECT FILL SHALL BE HARROWED INTO THE EXISTING SOIL. THEREAFTER, IT SHALL BE PLACED IN 12" LIFTS AND MECHANICALLY COMPACTED. COMPACTION SHALL BE AT LEAST 90%-95% OF THAT DETERMINED BY A MODIFIED OPTIMUM COMPACTION TEST PERFORMED IN ACCORDANCE WITH ASTM D1557. SELECT FILL SHALL BE PLACED TO A POINT AT LEAST 5' FROM THE EDGE OF THE TRENCH, AND COMMON FILL TO A POINT 10' FROM THE EDGE OF THE TRENCH. IN CASES WHERE THE DEPTH OF FILL EXCEEDS 12" ABOVE THE EXISTING GRADE, THE TRENCH SHALL BE NOTCHED INTO THE EXISTING SOIL AT LEAST 12" AND FILLED WITH SELECT FILL.
- FINAL GRADING, INCLUDING THE 6" TOPSOIL LAYER, SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER FINAL INSPECTION. CARE SHALL BE TAKEN TO PREVENT THE PONDING OF SURFACE WATER ON OR NEAR ANY PART OF THE SYSTEM.
- PROPOSED SEPTIC SYSTEM LOCATIONS MAY NOT BE SHIFTED WITHOUT OBTAINING WRITTEN PERMISSION FROM THE DESIGN ENGINEER AND LOCAL SANITARIAN.
- NO PART OF THE SEPTIC TANK OR LEACHING TRENCHES SHALL BE WITHIN 75' OF ANY WELL. THERE IS NO APPARENT INTERFERENCE BETWEEN THE WELLS OR SEPTIC SYSTEMS ON ADJACENT PROPERTIES AND THOSE PROPOSED ON THIS PLAN.
- SURFACE AND GROUNDWATER DRAINS SHALL BE PLACED UP GRADIENT AND AT LEAST 25' FROM THE SEPTIC SYSTEM. WHEN DRAINS ARE REQUIRED TO BE DOWN GRADIENT, THEY MUST BE AT LEAST 50' FROM THE SEPTIC SYSTEM. ALL DRAINS AND ROOF LEADERS SHALL DISCHARGE AWAY FROM THE SEPTIC SYSTEM.
- SOIL AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE PLAN AND MAINTAINED DURING CONSTRUCTION, UNTIL THE SITE IS STABILIZED.
- THIS DESIGN IS BASED UPON THE USE OF CONVENTIONAL BATHTUBS WITH A CAPACITY UNDER 100 GALLONS. IF A LARGER BATH/HOT TUB IS TO BE INSTALLED THE LEACHING AREA AND SEPTIC TANK SIZES MUST BE INCREASED TO COMPLY WITH SECTION VII.F OF THE TECHNICAL STANDARDS. ADDITIONALLY, THE SYSTEM HAS NOT BEEN DESIGNED TO ACCEPT EFFLUENT FROM WHIRLPOOL BACKWASH, WATER SOFTENER BACKWASH OR GARBAGE DISPOSALS.
- THIS DESIGN IS BASED UPON THE INSTALLATION OF THE SEPTIC SYSTEM IN UNCOMPACTED NATURAL SOIL. ALTHOUGH THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE SITE, THE USE OF HEAVY EQUIPMENT IN THE PROPOSED SEPTIC AREA IS PROHIBITED TO AVOID OVER COMPACTION OF THE NATIVE SOIL.
- THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE. NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
- MCHORD ENGINEERING ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR SEPTIC SYSTEM SITE PREPARATION, LOCATION, OR INVERT ELEVATIONS IN COMPLIANCE WITH THE APPROVED PLAN, UNLESS IT SUPERVISES EACH PHASE OF SYSTEM INSTALLATION.
- PRIOR TO CONSTRUCTION A SURVEYOR LICENSED IN THE STATE OF CONNECTICUT SHALL STAKE OUT THE PROPOSED SEPTIC SYSTEM AND PROVIDE BENCHMARK ELEVATIONS.



DIRT BAG DETAIL

N.T.S.

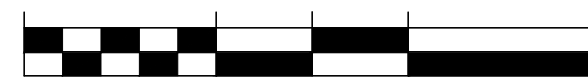


McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
FEDERICO CANEDO
WILTON, CONNECTICUT

CONSTRUCTION NOTES AND DETAILS
73 CHERRY LANE
WILTON, CONNECTICUT

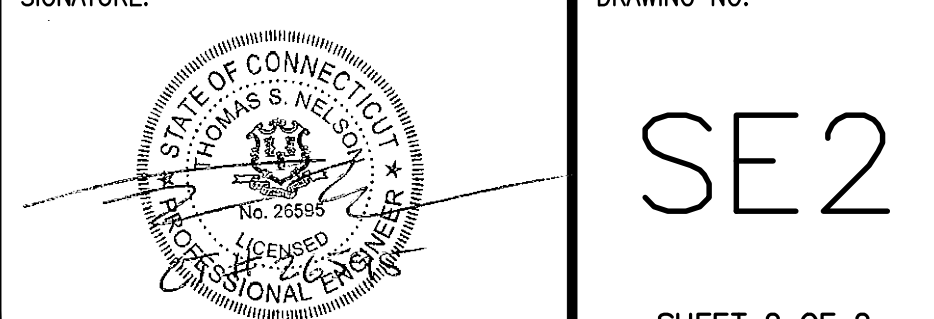
JOB NO: 2254A-2 DATE: DECEMBER 13, 2023
DRAWN BY: DRS CHECKED BY: TSN, HMR
SCALE: AS SHOWN



THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISIONS AND SUBMISSIONS
1	12-13-23	ISSUED FOR MUNICIPAL APPROVAL

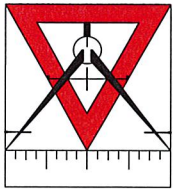
SIGNATURE: _____ DRAWING NO: _____



SE2

SHEET 2 OF 2

file: 2254a2



McChord Engineering Associates, Inc.

Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

December 13, 2023

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

Re: Engineering Summary
Proposed Site Development
73 Cherry Lane, Wilton, CT
Map 43, Lot 35

Dear Commissioners:

This office has been commissioned by Federico Canedo to prepare an Application for a Significant Regulated Activity associated with the proposed site development at 73 Cherry Lane. The entire property falls within the 100-ft regulated area for the inland wetlands and pond on the site. The total earthwork within the regulated area is over 100 cubic yards and is therefore considered a Significant Activity. The following is an engineering summary of the existing conditions, proposed development and regulated activity.

The property is a rear lot that totals 1.74-acres and is located within Wilton's "R-2" residential zone. Approximately 0.85-acres of the property are compromised by an existing pond or inland wetlands. It is currently developed with a single-family residence, asphalt driveway, hardscape and sheds. The existing residence is decrepit and needs to be rebuilt including the foundation. Most of the lawn is considered inland wetlands. The western portion of the property is woodlands. Topography on the site consists of gradual slopes that drain north towards the pond and inland wetlands. The property is outside of any public water supply watersheds and FEMA flood zones. The property is served by an on-site septic system and private well.

The proposed development consists of the demolition of the existing residence and subsequent construction of a new residence in the same location. One portion of the existing structure will remain and be reconstructed in place. The proposed residence was granted a special permit variance as the existing house is non-conforming (see Wilton Land Records, Book 2563, Page 399). The existing asphalt driveway will be removed and a new, smaller gravel driveway will be installed. Stormwater management improvements are proposed to control runoff and improve water quality for the site development. The existing septic system and well will be abandoned and new ones will be installed. An above ground oil fuel tank will be removed and a new underground propane tank and generator will be installed. Refer to

the "Septic System/Site Development Plan" prepared by this office for additional information on the proposed development.

The proposed development maintains existing drainage patterns on site. Due to removal of portions of the driveway and hardscape, there is a decrease in impervious area of approximately 335 ft². Currently, rooftop runoff spills over to the ground surface. There is one roof leader that is directly connected to the pond via an exterior sump pump. Driveway runoff is not captured and sheet flows through lawn to the pond. Proposed roof leaders will discharge to splash pads at ground surface minimizing erosion and promoting sheet flow to the inland wetlands and pond. The existing roof leader that is connected to the pond will be removed. Driveway runoff from the new gravel driveway will continue to sheet flow through lawn to the pond. An expanded and planted buffer area will improve water quality of the runoff discharging to the pond. The proposed stormwater management plan is an improvement to existing condition as there is a decrease in impervious area and an enhanced vegetated buffer. There will be no adverse impacts to downstream drainage system as a result of the proposed development.

The proposed development also strives to mitigate impacts to the inland wetlands and pond on-site. The structure for the portion of the house that is closest to the inland wetlands will remain. Portions of the asphalt driveway and patio that are close to the inland wetlands will be removed and replaced with lawn creating a larger buffer to the pond and inland wetlands. The existing septic tank that is partially in the inland wetlands will be crushed and abandoned. The existing septic system that is close to the inland wetlands will also be abandoned. An existing shed and patio that are in the inland wetlands will be removed. An existing exterior sump pump and roof leader that is directly connected to the pond will be removed. A planted meadow area is proposed along the pond to mitigate impacts during construction and improve the buffer to the pond from the developed portion of the property. Refer to the "Wetland Planting Plan" and Biological Assessment Evaluation prepared by Environmental Land Solutions, LLC for additional information on the mitigation planting plan.

All of the proposed development is a regulated activity as the whole property is within the 100-ft regulated area. Efforts were taken to minimize the impact to the inland wetlands during construction. The proposed septic system location offers the least disturbance while meeting required setbacks including the neighbors well. The total disturbance within the regulated area is approximately 18,400 ft². The total amount of material being deposited is approximately 180 ft³ and the total amount of material being excavated is approximately 65 ft³. This amount of material is the minimum amount required for the septic system installation and new driveway. There will also be temporary disturbances to the inland wetlands during construction to crush the existing septic tank, remove the existing patio, remove the existing shed and access the septic system location. The lawn in this area will be returned to existing conditions following construction. Disturbance within the inland wetlands will also be required to install the proposed mitigation plantings. The total amount of disturbance within the inland wetlands, excluding the plantings, is approximately 1,700 ft².

Multiple alternatives were considered to reduce the disturbance within the regulated area. However, the proposed site development plan proved to be the best option since the

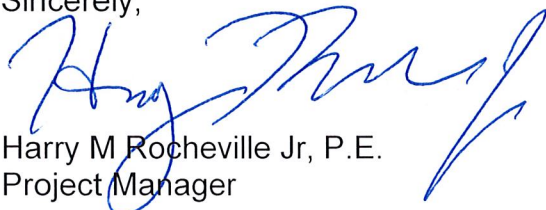
proposed house is located in the same area as the existing. Also, the portion of the existing house that is to remain is the closest part of the house to the inland wetlands. This portion of the house also could have been rebuilt increasing disturbance close to the inland wetlands. It is possible that the septic system could have been located further into the woods to the west. This would have increased disturbance in the regulated area to access a septic location further from the house. The house was originally designed with a full basement but has been reduced to a crawl space to minimize earthwork in the regulated area and the amount of groundwater that would need to be pumped.

Earthwork is minimized as the proposed house is designed to work with existing grade. Material from the demolished house and driveway will be temporarily stockpiled and hauled off site. Some fill material will be needed within the regulated area. Filling for small portions around the house and septic area will be minimal and will use material excavated from the septic system installation. Topsoil within the construction area will be stockpiled and reused. Select septic fill will be required to be imported onto the site for the proposed septic system. Select septic fill is a clean granular material. Clean gravel and/or crushed stone will also need to be imported for the proposed septic system.

Soil and erosion controls, in the form of a silt fence, will be employed to protect the inland wetlands and pond during construction. A wire fence will be installed behind the silt fence to delineate the limit of disturbance. A dirt bag is proposed for any dewatering activities required during the foundation construction. A construction entrance is proposed to the east of the house, furthest from the inland wetlands as possible. Temporary timber matting will be used to cross the wetlands lawn for septic system construction access. Excess soil will be stockpiled outside the regulated area and surrounded by silt fence until it can be hauled off site. Sediment and erosion control measures will be installed prior to the start of construction, maintained throughout construction and will only be removed once a permanent vegetative cover is established.

It is the opinion of this office that the proposed site development is an improvement to the existing conditions on site. The proposed development will not create any adverse to adjacent properties, downstream drainage systems, inland wetlands or the pond.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harry M. Rocheville Jr.", is written over the typed name and title.

Harry M Rocheville Jr, P.E.
Project Manager

Impervious Area Summary

73 Cherry Lane, Wilton, CT

Existing Impervious Surfaces	
Description	Area (ft ²)
Existing Residence	2,255
Existing Driveway	3,990
Existing Walkway	205
Existing Sheds	190
Existing Patio at House	500
Existing Patio in Yard	95
Total	7,235

Proposed Impervious Surfaces	
Description	Area (ft ²)
Proposed Residence	2,240
Proposed Driveway	2,980
Proposed Patio and Deck	740
Proposed Walkways	230
Existing Residence to Remain	585
Existing Relocated Shed	125
Total	6,900

Difference in Impervious Area	
Existing Impervious	7,235
Proposed Impervious	6,900
Difference	-335

ALTERNATIVE SKETCH
73 CHERRY LANE
WILTON, CT

LEGEND	
EXISTING	PROPOSED
3/4"	1/4"
STON	STON
DEP	DEP
PERCO	PERCO
CONTOUR	CONTOUR

NOT TO SCALE
SEE SHEET 100-100-1
FOR THE 5
FOOT OF THE

NOTE

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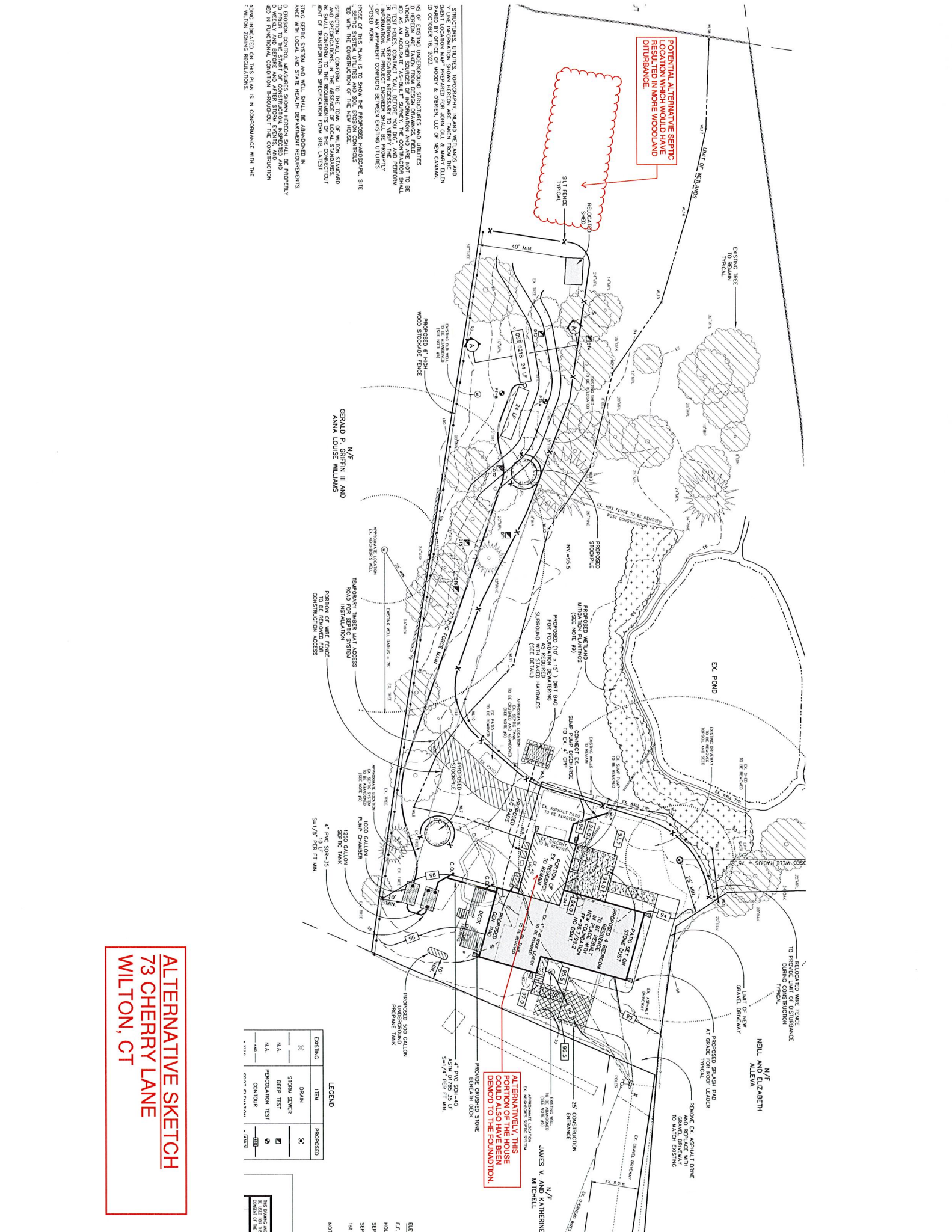
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SEPTIC



STRUCTURES, UTILITIES, TOPOGRAPHY, AND WETLANDS, AND
SHOWN LOCATION MAP PREPARED FOR JOHN DILL & MARY ELLEN
DILL, INC. OF MOODY & GIBSON, LLC OF NEW CANAN, CT.
WE OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES
D HIDDEN ARE TAKEN FROM DESIGN DRAWINGS, FIELD
TESTS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE
RELIED UPON FOR CONSTRUCTION. THE ENGINEER SHALL BE RESPONSIBLE
FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND
FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
INFORMATION, THE PROJECT ENGINEER SHALL BE PROPERLY
OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES
PROPOSED BY THIS PLAN IS TO SHOW THE PROPOSED UNDERGROUND
SYSTEMS SHALL CONFORM TO THE TOWN OF WILTON STANDARD
AND SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT
DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 818, LATEST
EDITION.
THIS SEPTIC SYSTEM AND WELL SHALL BE ABANDONED IN
ACCORDANCE WITH LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS.
EROSION CONTROL MEASURES SHOWN HEREON SHALL BE PROPERLY
IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND
APPROVED BY THE TOWN OF WILTON ENGINEER, AND MAINTAINED
IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION
PERIOD.
CONING INDICATED ON THIS PLAN IS IN CONFORMANCE WITH THE
WILTON ZONING REGULATION.

N/E
GERALD P. GOSFEN, III AND
ANNA LOUISE WILLIAMS

N/E
NEIL AND ELIZABETH
ALLEVA

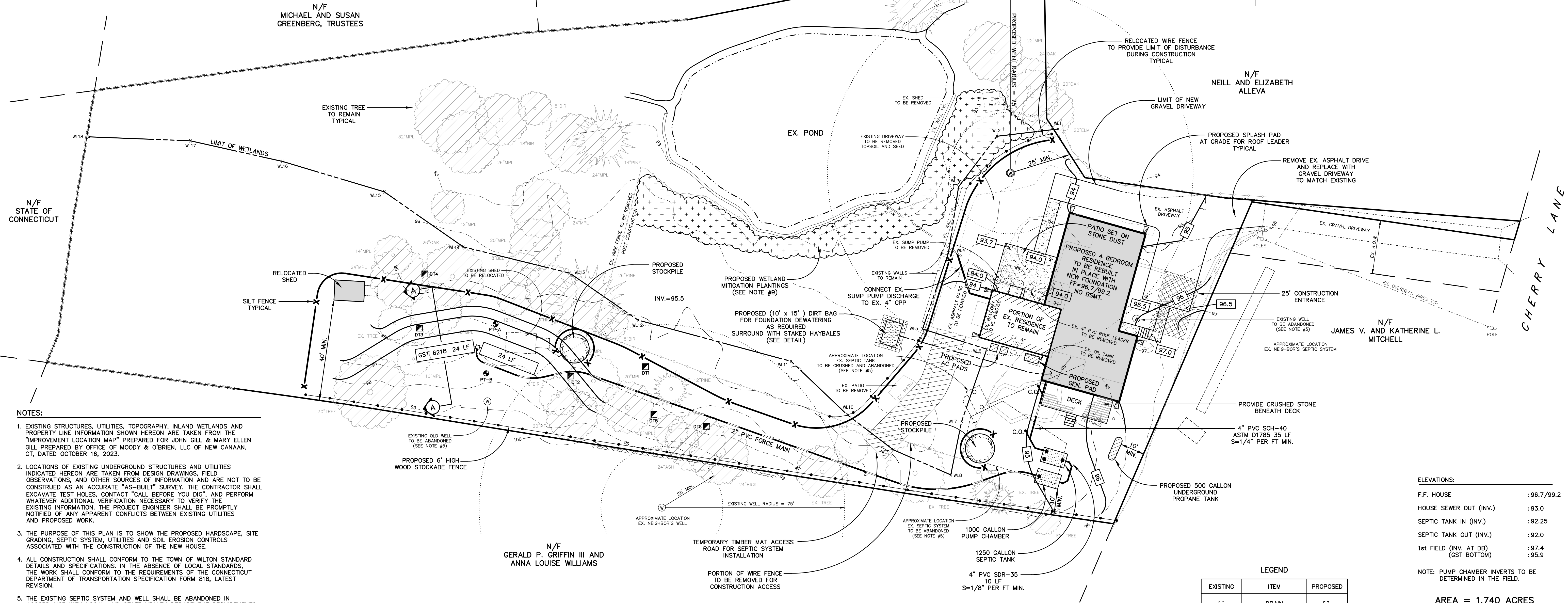
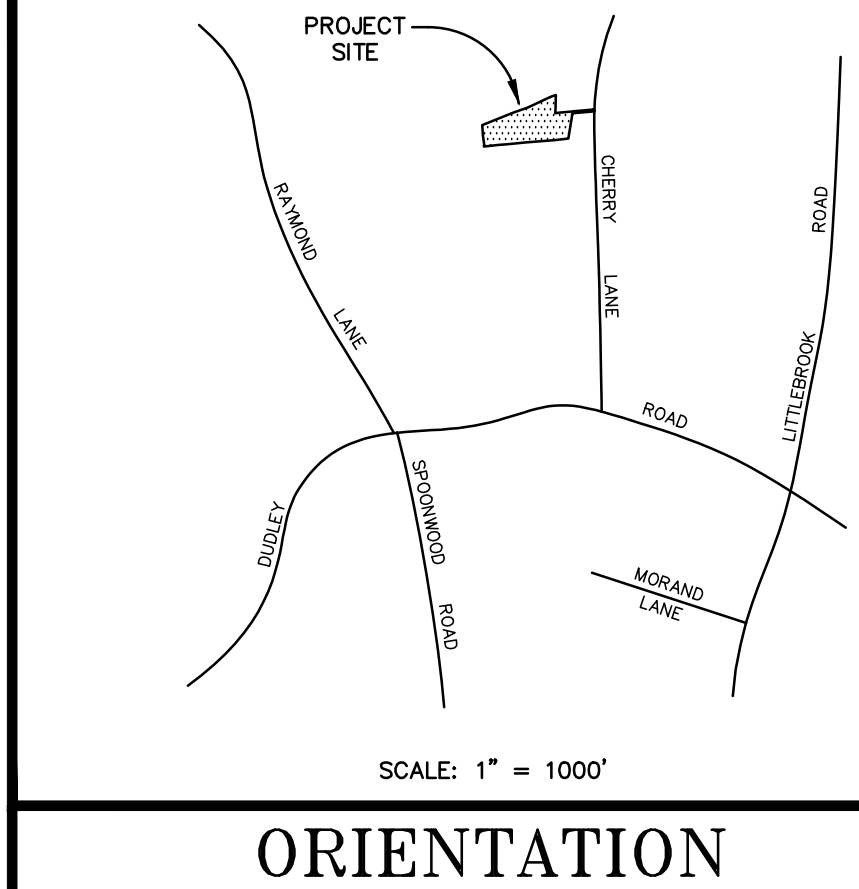
N/E
JAMES V. AND KATHERINE I
MITCHELL

GENERAL SEDIMENT AND EROSION CONTROL NOTES:

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. COORDINATE THE CONSTRUCTION WITH THE TOWN OF WILTON INLAND WETLANDS COMMISSION STAFF PRIOR TO BEGINNING WORK.
3. EXISTING TREES TO BE SAVED SHALL BE PROTECTED BY FLAGGING AND/OR SNOW FENCING AT THE DRIP LINE WHICH SHALL BE MAINTAINED DURING CONSTRUCTION.
4. DUE TO THE VARIABLE LOCATION OF CONSTRUCTION, THE USE OF ANTI-TRACKING APRONS WILL BE ON AN "AS-NEEDED" BASIS DETERMINED IN THE FIELD. WHEN ANTI-TRACKING APRONS ARE USED, THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. APRONS SHALL CONSIST OF 2"- 4" CRUSHED STONE WITH A MINIMUM THICKNESS OF 8 INCHES. EACH APRON SHALL BE APPROXIMATELY 25 FEET LONG AND EXTEND THE WIDTH OF THE CONSTRUCTION ACCESS.
5. SILT FENCE AND OTHER SEDIMENT CONTROL MEASURES MUST BE INSTALLED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFIC MANUFACTURER'S RECOMMENDATIONS.
6. SILT FENCE SHALL BE MIRAFI ENVIROFENCE OR EQUIVALENT APPROVED BY THE DESIGN ENGINEER.
7. ADDITIONAL SEDIMENT AND EROSION CONTROLS MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE INSPECTING ENGINEER OR ANY GOVERNING AGENCY.
8. AFTER EACH STORM EVENT OR AT LEAST ONCE WEEKLY, ALL SEDIMENT AND EROSION CONTROLS WILL BE INSPECTED. CORRECTIVE MEASURES TO MITIGATE ENVIRONMENTAL CONCERNS WILL BE ORDERED BY THE DESIGN ENGINEER AND/OR GOVERNING AGENCY, IF REQUIRED.
9. ALL PERMANENT AND TEMPORARY SEDIMENT CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK, ALL TEMPORARY SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE AND ANY COLLECTED SEDIMENTS FROM THE DEVICES SHALL BE DISPOSED OF LEGALLY AND IN KEEPING WITH THE INTENT OF THIS PLAN.
10. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. APPLY GRASS SEED AT A RATE OF APPROXIMATELY 120 LBS/ACRE. SEED MIX WILL VARY FROM UPLAND TO WETLAND BUFFER AREAS. MULCH AFTER SEEDING UPLAND AT A RATIO OF 1000 LBS/ACRE.
11. EFFECTED PORTIONS OF OFFSITE ROADS MUST BE SWEEPED CLEAN WHEN REQUIRED.
12. ALL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL," DATED MAY 2002.

CONSTRUCTION SEQUENCE:

1. INSTALL ANTI TRACKING PAD FOR CONSTRUCTION ACCESS. INSTALL SILT FENCE AND WIRE FENCE ALONG THE LIMITS OF DISTURBANCE.
2. DEMOLISH EXISTING HOUSE AND UTILITIES AND REMOVE DEBRIS FROM THE SITE.
3. FLAG AND REMOVE EXISTING TREES PER PLAN.
4. CLEAN AND GRUB THE PROJECT AREA.
5. STRIP TOPSOIL AND STOCKPILE IN DESIGNATED AREA. SURROUND STOCKPILE WITH SILT FENCE AND SEED AND MULCH STOCKPILES TO CONTAIN SEDIMENTS.
6. PERFORM GENERAL CUT AND FILL OPERATIONS.
7. INSTALL THE HOUSE FOUNDATION AND FLOOR SLABS. UTILIZE DIRT BAG FOR FOUNDATION DEWATERING AS REQUIRED.
8. BACKFILL THE FOUNDATIONS AND CONNECT BUILDING UTILITIES.
9. CONSTRUCT THE HOUSE STRUCTURE.
10. INSTALL TEMPORARY TIMBER MAT ACCESS ROAD FOR SEPTIC SYSTEM INSTALLATION.
11. RELOCATE EXISTING SHED IN SEPTIC SYSTEM AREA.
12. INSTALL NEW WELL AND ON-SITE SEPTIC SYSTEM.
13. PUMP, CRUSH AND BACKFILL EXISTING SEPTIC TANK. ABANDON EXISTING SEPTIC FIELDS. REMOVE EXISTING PATIO IN WETLANDS.
14. FINE GRADE ALL DISTURBED AREAS, STABILIZE AND SEED AS SOONS AS POSSIBLE.
15. REMOVE TIMBER MAT ACCESS ROAD ONCE PROPOSED SEPTIC SYSTEM INSTALLATION AND EXISTING SEPTIC SYSTEM ABANDONMENT IS COMPLETE.
16. AFTER HOUSE CONSTRUCTION IS COMPLETE, REMOVE ASPHALT DRIVEWAY AND INSTALL GRAVEL DRIVEWAY. TOPSOIL AND SEED AREAS WHERE THE DRIVEWAY HAS BEEN COMPLETELY REMOVED.
17. PERFORM FINAL SITE GRADING.
18. COMPLETE SITE RESTORATION. INSTALL PLANTINGS AND SEED MIX PER "WETLANDS PLANTING PLAN".
19. REMOVE SOIL AND EROSION CONTROLS WHEN THE SITE IS STABILIZED AND PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED.



NOTES:

1. EXISTING STRUCTURES, UTILITIES, TOPOGRAPHY, INLAND WETLANDS AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE "IMPROVEMENT LOCATION MAP" PREPARED FOR JOHN GILL & MARY ELLEN GILL PREPARED BY OFFICE OF MOODY & O'BRIEN, LLC OF NEW CANAAN, CT, DATED OCTOBER 16, 2023.
2. LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSTRUED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR SHALL EXCAVATE TEST HOLES, CONTACT "CALL BEFORE YOU DIG", AND PERFORM WHATEVER ADDITIONAL VERIFICATION NECESSARY TO VERIFY THE EXISTING INFORMATION. THE PROJECT ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED HARDSCAPE, SITE GRADING, SEPTIC SYSTEM, UTILITIES AND SOIL EROSION CONTROLS ASSOCIATED WITH THE CONSTRUCTION OF THE NEW HOUSE.
4. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF WILTON STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 816, LATEST REVISION.
5. THE EXISTING SEPTIC SYSTEM AND WELL SHALL BE ABANDONED IN ACCORDANCE WITH LOCAL AND STATE HEALTH DEPARTMENT REQUIREMENTS.
6. SOIL AND EROSION CONTROL MEASURES SHOWN HEREON SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND BEFORE AND AFTER STORM EVENTS, AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
7. SITE GRADING INDICATED ON THIS PLAN IS IN CONFORMANCE WITH THE TOWN OF WILTON ZONING REGULATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
9. SEE THE "WETLAND PLANTING PLAN, CANEDO RESIDENCE", PREPARED BY ENVIRONMENTAL LAND SOLUTIONS, LLC FOR ADDITIONAL INFORMATION ON THE PROPOSED WETLAND MITIGATION PLANTINGS.
10. VARIANCE #23-07-15 WAS GRANTED ON JULY 17, 2023 TO ALLOW A 17' FRONT YARD SETBACK IN LIEU OF THE REQUIRED 50' AND TO ALLOW A 15' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 40'.

LEGEND

EXISTING	ITEM	PROPOSED
[Symbol]	DRAIN	[Symbol]
[Symbol]	STORM SEWER	[Symbol]
N.A.	DEEP TEST	[Symbol]
N.A.	PERCOLATION TEST	[Symbol]
440	CONTOUR	[Symbol]
x 337.9	SPOT ELEVATION	x 439.5
N.A.	SILT FENCE	X
N.A.	DOUBLE SILT FENCE	XX
[Symbol]	TREE TO REMAIN	N.A.
[Symbol]	POLE	N.A.

ELEVATIONS:

F.F. HOUSE	:96.7/99.2
HOUSE SEWER OUT (INV.)	:93.0
SEPTIC TANK IN (INV.)	:92.25
SEPTIC TANK OUT (INV.)	:92.0
1st FIELD (INV. AT DB) (GST BOTTOM)	:97.4 :95.9

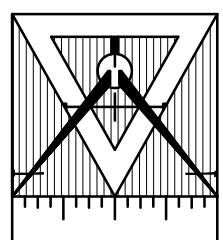
NOTE: PUMP CHAMBER INVERTS TO BE DETERMINED IN THE FIELD.

AREA = 1.740 ACRES
MAP 43, LOT 35

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

NO.	DATE	REVISIONS AND SUBMISSIONS
1	12-13-23	ISSUED FOR MUNICIPAL APPROVAL

SIGNATURE: _____ DRAWING NO: _____

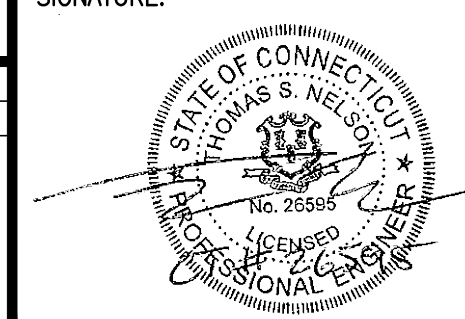


McChord Engineering Associates, Inc.
Civil Engineers and Land Planners
1 Grumman Hill Road
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR
FEDERICO CANEDO
WILTON, CONNECTICUT

SEPTIC SYSTEM/SITE DEVELOPMENT PLAN
73 CHERRY LANE
WILTON, CONNECTICUT

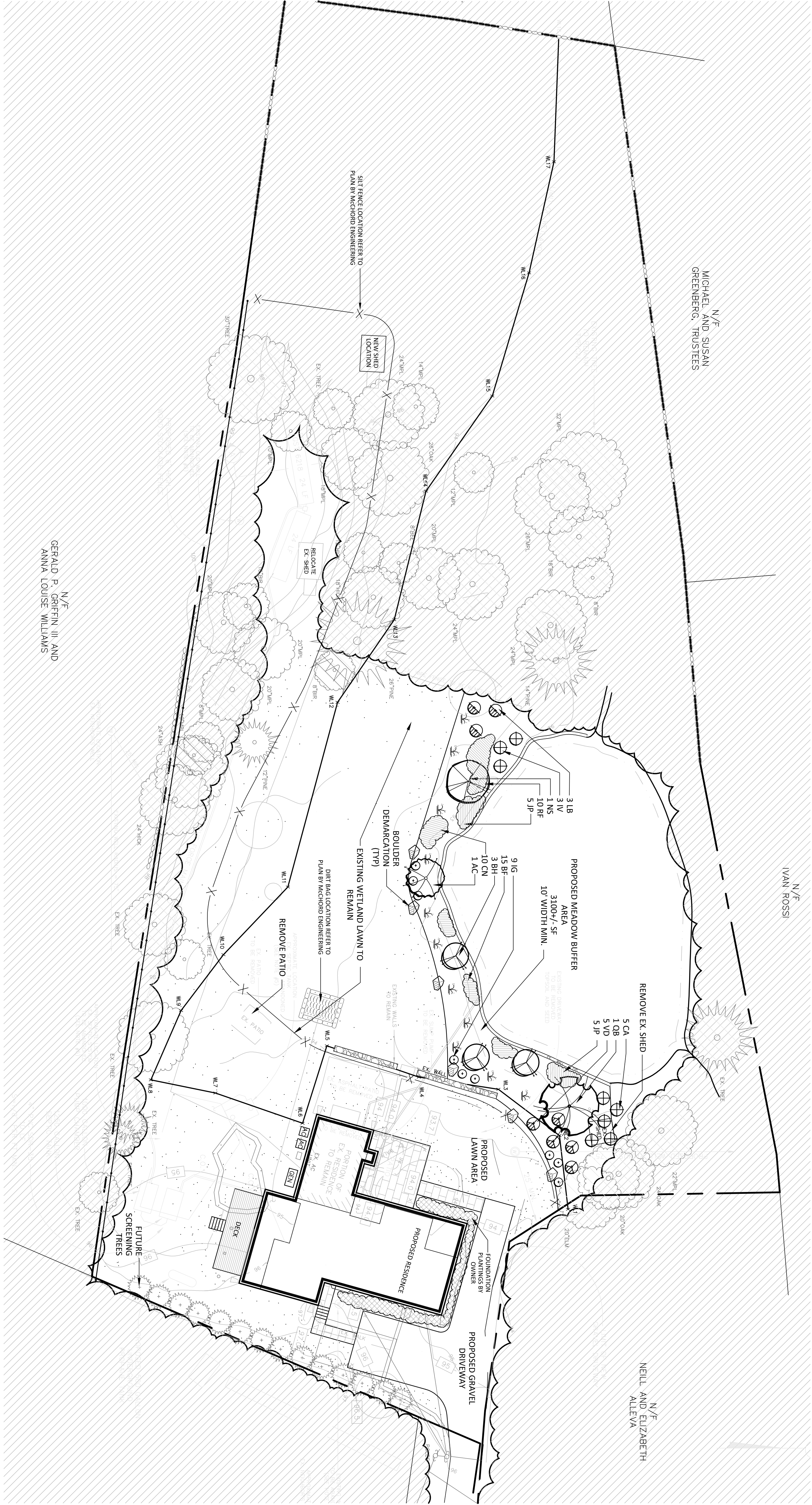
JOB NO: 2254A-2
DRAWN BY: DRS
SCALE: 1" = 20'
DATE: DECEMBER 13, 2023
CHECKED BY: TSN, HMR



SE1

SHEET 1 OF 2

File: 2254A.dwg



PLANT LIST

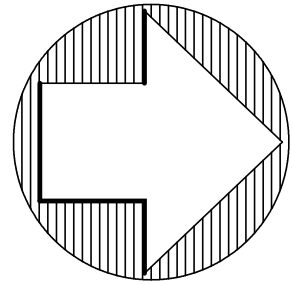
QTY	KEY BOTANICAL NAME	COMMON NAME	SIZE	ROOT REMARKS
TREES				
1	AC AMELANCHIER CANADENSIS	SHADBLOW	5-6' HT.	B&B 3 STEMS
3	BH BETULA NIGRA 'HERITAGE'	HERITAGE BIRCH	5-6' HT.	B&B
1	NS NYSSA SYLVATICA	BLACK GUM	1-1.5" CAL.	B&B
1	QB QUERCUS BICOLOR	SWAMP WHITE OAK	2-2.5" CAL.	B&B
SHRUBS				
5	CA CLETHRA ALNIFOLIA	SUMMER SWEET	3-4' HR.	CONT.
9	IG ILEX GLABRA 'SHAMROCK'	COMPACT INKBERRY	2-3' HT.	CONT.
3	IV ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	3-4' HT.	CONT.
3	LB LINDERA BENZOIN	SPICEBUSH	2-3' HT.	CONT.
5	VD VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD	36-42" HT.	CONT.
PERENNIALS				
10	JP EUPATORIUM PURPURSCUM	JOE-PYE-WEED	1 GAL.	CONT.
15	BF IRIS VERSICOLOR	BLUE FLAG IRIS	1 GAL.	CONT.
10	CN OSMUNDA CINNAMOMEA	CINNAMON FERN	1 GAL.	CONT.
10	RF OSMUNDA REGALIS	ROYAL FERN	1 GAL.	CONT.

LEGEND

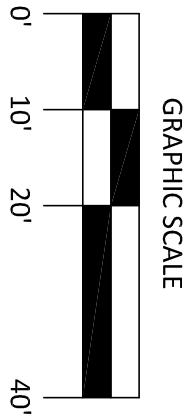
- PROPERTY LINE
- W.1.0 WETLAND LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE LINE TO REMAIN (APPROX.)
- NEW / EX. LAWN AREA
- EX. DECIDUOUS / EVERGREEN TREE TO REMAIN
- EX. TREE TO BE REMOVED
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS SMALL TREE
- NEW SHRUB
- NEW MEADOW
- NEW BOULDER DEMARCATION ROW

NOTES:

- EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCAD SITE PLAN SUPPLIED BY MCCHORD ENGINEERING ASSOCIATES, INC., ENTITLED "SEPTIC SYSTEM/SITE DEVELOPMENT PLAN", DATED 12/13/23.
- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON ACTUAL FIELD CONDITIONS.
- SEED PROPOSED BUFFER DISTURBANCE AREAS WITH "PA NEW ENGLAND PROVINCE FACW #231" AVAILABLE AT (www.ernseed.com). SEED AREAS AT THE WETLANDS AND RAIRIE RECOMMENDED BY THE MANUPAC TOWER. LIGHTLY MULCH AREAS WITH 2" OF CLEAN MULCH. NO SOIL AMENDMENTS SHALL BE APPLIED TO WETLANDS AREAS.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND TOWN OF WILTON PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
- MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 2-3" THICK LAYER OF SHREDED CEDAR BARK MULCH. NEW TREES SHALL HAVE A 5" MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL HAVE A 3" MIN. DIA. MULCHED BED. AREAS WITHIN 4' OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
- THE BOULDER DEMARCATION ROW SHALL BE COMPOSED OF TWO-MAN BOULDERS (2 CUBIC FEET) OR LARGER SPACED 10' ON CENTER. THE BOULDERS MAY BE PARTIALLY SUNKEN INTO THE GROUND WITH A MINIMUM OF 8-12" EXPOSED ABOUT THE FINAL GRADE.
- PROPOSED MEADOW AREAS MAY BE MAINTAINED WITH A YEARLY MOWING DURING THE LATE FALL OR EARLY WINTER MONTHS.



PROJECT
NORTH



DRAWING TITLE: WETLAND PLANTING PLAN	
PROJECT: CANEDO RESIDENCE 73 CHERRY LANE WILTON, CONNECTICUT	
SCALE: 1"=20'	
DATE: DECEMBER 13, 2023	
DRAWING NO.: WP.1	
ENVIRONMENTAL LAND SOLUTIONS, LLC Landscape Architecture and Environmental Planning 8 Knight Street, Suite 203 Norwalk, Connecticut 06851 Tel: (203) 855-7879 Fax: (203) 855-7836 info@elsllc.net www.elsllc.net	
LANDSCAPE ARCHITECT ELS PLANNING	