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 Jack Hague

Address 100 Northhill Street
Stamford, CT 06907

Telephone 646-254-9661

Email JackCHague@gmail.com

Agent (if applicable) _____

Address _____

_____

Telephone _____

Email _____

PROJECT INFORMATION:

Property Address 94 Cannon Road

Site Acreage 2.10

Acres of altered Wetlands On-Site 0.0 ac

Cu. Yds. of Material Excavated 1,700

Linear Feet of Watercourse 0.0 ac

Cu. Yds. of Material to be Deposited 1,400

Linear Feet of Open Water 0.0 ac

Acres of altered upland buffer in 100' buffer 0.079 ac
inc expanded review 0.686 ac

Sq. Ft. of proposed and/or altered impervious coverage 10,027

Sq. Ft. of disturbed land in regulated area
in 100' buffer 3,439 sf
inc expanded review area 29,877 sf

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: Proposed construction of a single family residence within an established upland review area.Work includes: retaining walls, septic and drainage systems and grading. Proposed plantings an other temporary and permanent mitigation methods are included in the plans.

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: _____ Date: 1/8/24

Agent's Signature (if applicable);_____ Date:_____

Town of Wilton

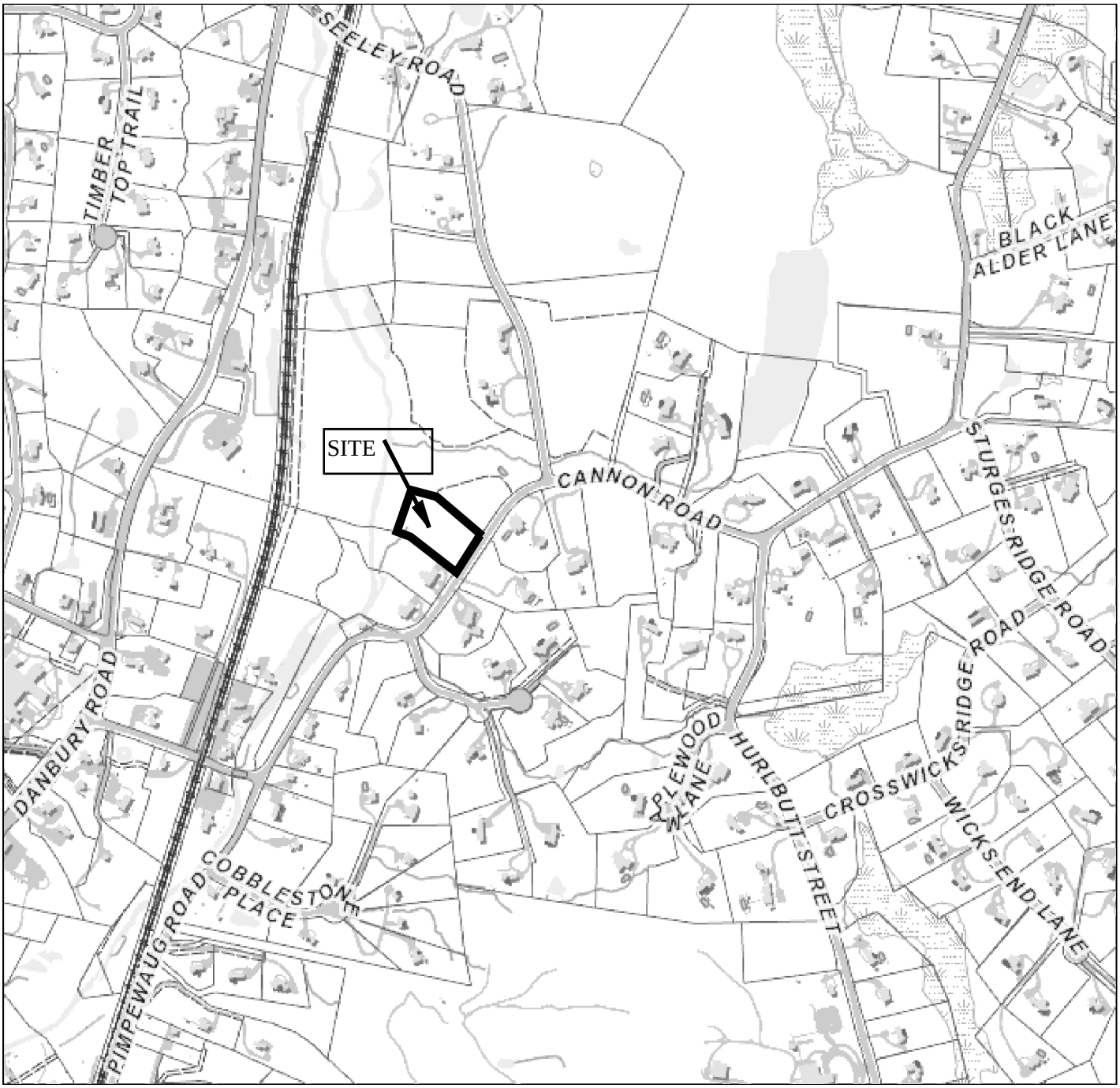
Geographic Information System (GIS)

PEAK ENGINEERS, LLC
PO BOX 312, GEORGETOWN, CT
06829-0312

LOCATION MAP
94 CANNON ROAD, WILTON, CT

JANUARY 9, 2024

Date Printed: 1/9/2024



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

N W E S

PEAK ENGINEERS, LLC
P.O. BOX 312, GEORGETOWN, CT
06829-0312

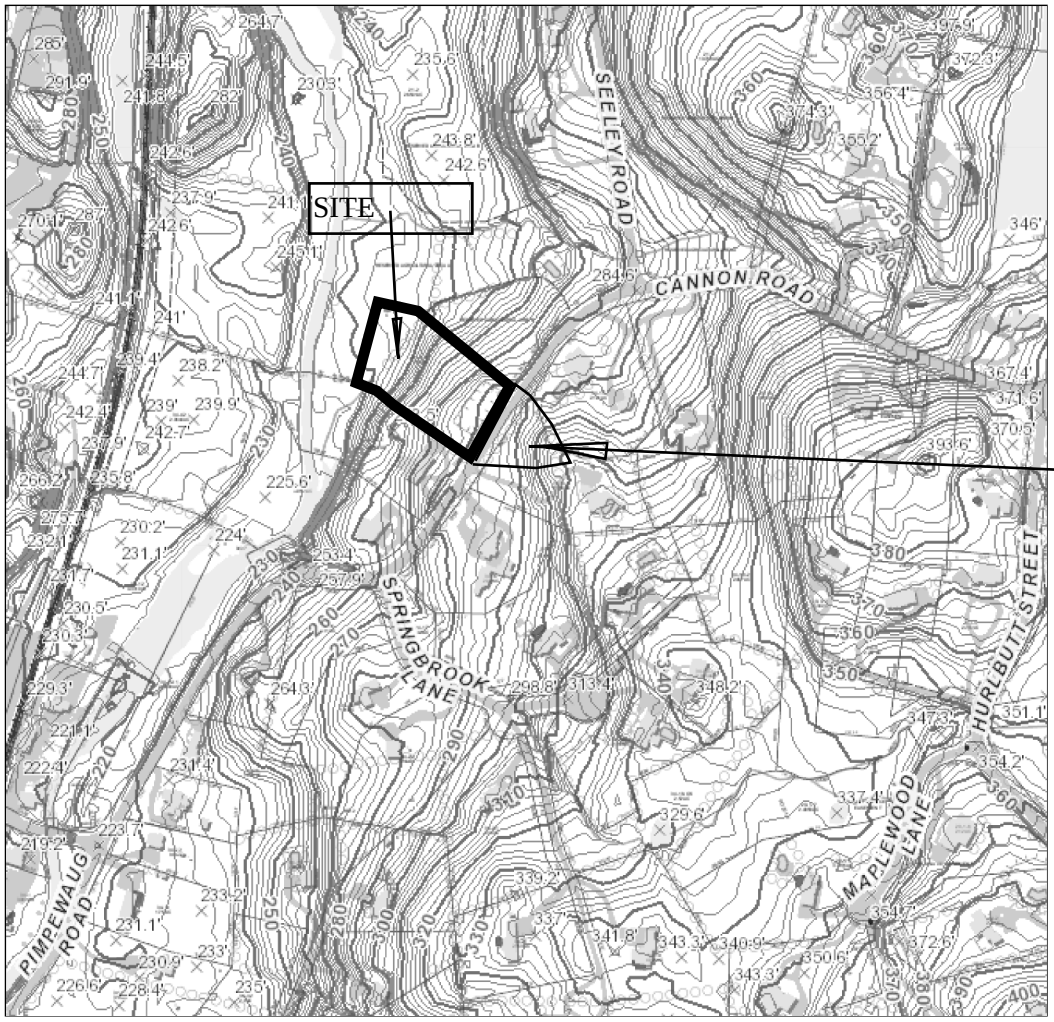
WATERSHED SKETCH
94 CANNON ROAD

JANUARY 9, 2024

Town of Wilton

Geographic Information System (GIS)

Date Printed: 1/8/2024



WATERSHED CONTRIBUTING TO 94 CANNON ROAD IS 0.62 ACRES

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Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 400 feet

0 400 Feet

N W E S

TOWN OF WILTON. CONNECTICUT

LIST OF ABUTTERS TO 94 CANNON ROAD SOURCE:TOWN OF WILTON GIS, JANUARY

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mai	Mailing Zip
21-2	105 SEELEY RD	SEELEY FARM LLC	105 SEELEY RD	WILTON	CT	06897- 0000
34-15	109 CANNON RD	NALLY JAMES AUSTIN &	109 CANNON RD	WILTON	CT	06897- 0000
34-15-1	95 CANNON RD	CAMERON ERIC & KIMBERLY	95 CANNON RD	WILTON	CT	06897- 0000
34-16	89 CANNON RD	O'SHEA KELLY &	89 CANNON RD	WILTON	CT	06897- 0000
34-14-1	90 CANNON RD	JOHNSON RYAN &	90 CANNON RD	WILTON	CT	06897- 0000
21-2-2	94 CANNON RD	HAGUE JACK COTTINGTON	100 NORTHILL STREET	STAMFORD	CT	06907- 0000

PEAK ENGINEERS, LLC
PO BOX 312, GEORGETOWN, CT 06829-0312

JAY FAIN & ASSOCIATES, LLC
Environmental Consulting Services

Jay Fain
Principal
elmst@optonline.net

Victoria Landau
Principal, ASLA
vplandau@optonline.net

2000 Post Road
Suite 201
Fairfield, CT 06824
203 254-3156
jfassociates@optonline.net

SOILS MAPPING & WETLAND/WATERCOURSE DELINEATION REPORT
94 CANNON ROAD, WILTON, CT 06897

PROPERTY LOCATION AND DESCRIPTION:

LAND USE: **Vacant/Wooded** ACRES: **2.1±**

ADDRESS: **94 Cannon Rd.**
Wilton, CT 06897

REPORT COMPLETED FOR:

NAME: Jack Hague

MAILING ADDRESS: 100 North St.
Stamford, CT 06967

WETLANDS/WATERCOURSE JURISDICTION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes §22a-38) define inland wetlands as "land, including submerged land, which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain." Water courses are defined in the act as "rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the state or any portion thereof."

MAPPING AND DELINEATION METHODOLOGY

Soils analysis, as described in this report, is intended as an inventory and evaluation of the existing soil characteristics on the subject property. A first order soil survey in accordance with the principles and practices noted in the USDA publication *Soil Survey Manual* (1993) was completed at the site. Soil units mapped in the field correspond with those in the USDA publication *Soil Survey of Fairfield County, Connecticut* (1981).

Wetland identification was based on the presence of poorly drained, very poorly drained, alluvial, or floodplain soils and submerged land (e.g. a pond). These and other soil types were identified by observation of soil morphology (soil texture, color, structure, etc.). To observe the morphology of the property's soils, numerous two-foot deep test pits and/or hand borings were completed throughout the site. Transects were located perpendicular to and at representative points along the perceived boundaries of the wetland areas identified on the property. Soil morphologies were observed at soil sampling points along the transects. Sampling began well outside the bounds of the wetland and continued towards it until inland wetland soils were observed. This point on each transect was marked (flagged) with an orange surveyor's tape labeled "Wetland Boundary". The complete boundary of every wetland area is located along the lines that connect these sequentially numbered boundary points.

Intermittent watercourses were 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. Surveyor's tape, which was labeled "Wetland Boundary" and sequentially numbered, was placed at critical points to demarcate the boundary of each delineated watercourse.

The wetland and watercourse boundaries are subject to change until adopted by local or state regulatory agencies.

DATE AND CONDITIONS AT TIME OF INSPECTION

DATE: January 09, 2023 INSPECTED BY: Jay Fain

WEATHER: Cool, Sunny

SOIL MOISTURE CONDITIONS: ☐ DRY ☒ MOIST ☐ WET FROST DEPTH: N/A SNOW DEPTH: N/A

CERTIFICATION _____
JAY FAIN, PRINCIPAL, SOIL SCIENTIST

WETLAND/WATERCOURSE IDENTIFIED

FLAG NUMBERS	WETLAND TYPE	SOIL TYPE	COMMENTS
1 – 10	Rn	**Rn** - Ridgebury, Leicester, and Whitman extremely stony fine sand loams	Floodplain, Norwalk River

SOIL MAP UNITS

Each soil map unit that was identified on the property represents a specific area on the landscape and consists of one or more soils for which the unit is named. Other soils (inclusions that are generally too small to be delineated separately) may account for 10 to 15 percent of the map unit. The mapped units are identified in the following table by name and symbol and typical characteristics (parent material, drainage class, high water table, depth to bedrock, and slope) of each unit are provided. These are generally the primary characteristics to be considered in land use planning and management. A narrative that defines each characteristic and describes their land use implications follows the table. Complete descriptions of each soil map unit can be found in the *Soil Survey of Fairfield County, Connecticut* (1981).

WETLAND SOILS

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	KIND	MOS.	
Rn/3	Ridgebury Leicester Whitma Extremely stony fine sandy loam	Compact Glacial Till Loose Glacial Till Compact Glacial Till	0-8 0-3 0-3	Poorly Drained Poorly Drained Very Poorly Drained	0.0-1.5 0.0-1.5 0.0-0.5	Perched Apparent Perched	Nov-May Nov-May Sep-Jun	>60 >60 >60

UPLAND SOILS

SOIL		PARENT MATERIAL	SLOPE %	DRAINAGE CLASS	HIGH WATER TABLE			DEPTH TO BEDROCK (in)
SYM.	NAME				DEPTH (ft)	SYM.	NAME	
PnB	Paxton fine sandy loam	Compact Glacial Till	2-8	Well Drained	1.5-2.5	Perched	Feb-Apr.	>60
38C	Hinckley gravelly sandy loam	Sandy and gravelly glaciofluvial deposits	3-15	Excessively drained	>6	-	-	>72

SOIL CHARACTERISTICS: DEFINITIONS AND LAND USE IMPLICATIONS

PARENT MATERIAL: Parent material is the unconsolidated organic and mineral material in which soil forms. Soil inherits characteristics, such as mineralogy and texture, from its parent material. Glacial till is unsorted, nonstratified glacial drift consisting of clay, silt, sand and boulders transported and deposited by glacial ice. Glacial outwash consists of gravel, sand and silt, which is commonly stratified, deposited by glacial melt water. Alluvium is material such as sand, silt or clay deposited on land by streams. Organic deposits consist of decomposed plant and animal parts.

A soil's texture affects the ease of digging, filling and compacting and the permeability of a soil. Generally sand and gravel soils, such as outwash soils, have higher permeability rates than most glacial till soils. Soil permeability affects the cost to design and construct subsurface sanitary disposal facilities and, if too slow or too fast, may preclude their use. Outwash soils are generally excellent sources of natural aggregates (sand and gravel) suitable for commercial use, such as construction subbase material. Organic layers in soils can cause movement of structural footings. Compacted glacial till layers make excavating more difficult and may preclude the use of subsurface sanitary disposal systems or increase their design and construction costs if fill material is required.

SLOPE: Generally soils with steeper slopes increase construction costs, increase the potential for erosion and sedimentation impacts, and reduce the feasibility of locating subsurface sanitary disposal facilities.

DRAINAGE CLASS: Drainage class refers to the frequency and duration of periods of soil saturation or partial saturation during soil formation. Seven classes of natural drainage classes exist. They range from excessively drained, where water is removed from the soil very rapidly, to very poorly drained, where water is removed so slowly that free water remains at or near the soil surface during most of the growing season. Soil drainage affects the type and growth of plants found in an area. When landscaping or gardening, drainage class information can be used to assure that proposed plants are adapted to existing drainage conditions or that necessary alterations to drainage conditions (irrigation or drainage systems) are provided to assure plant survival.

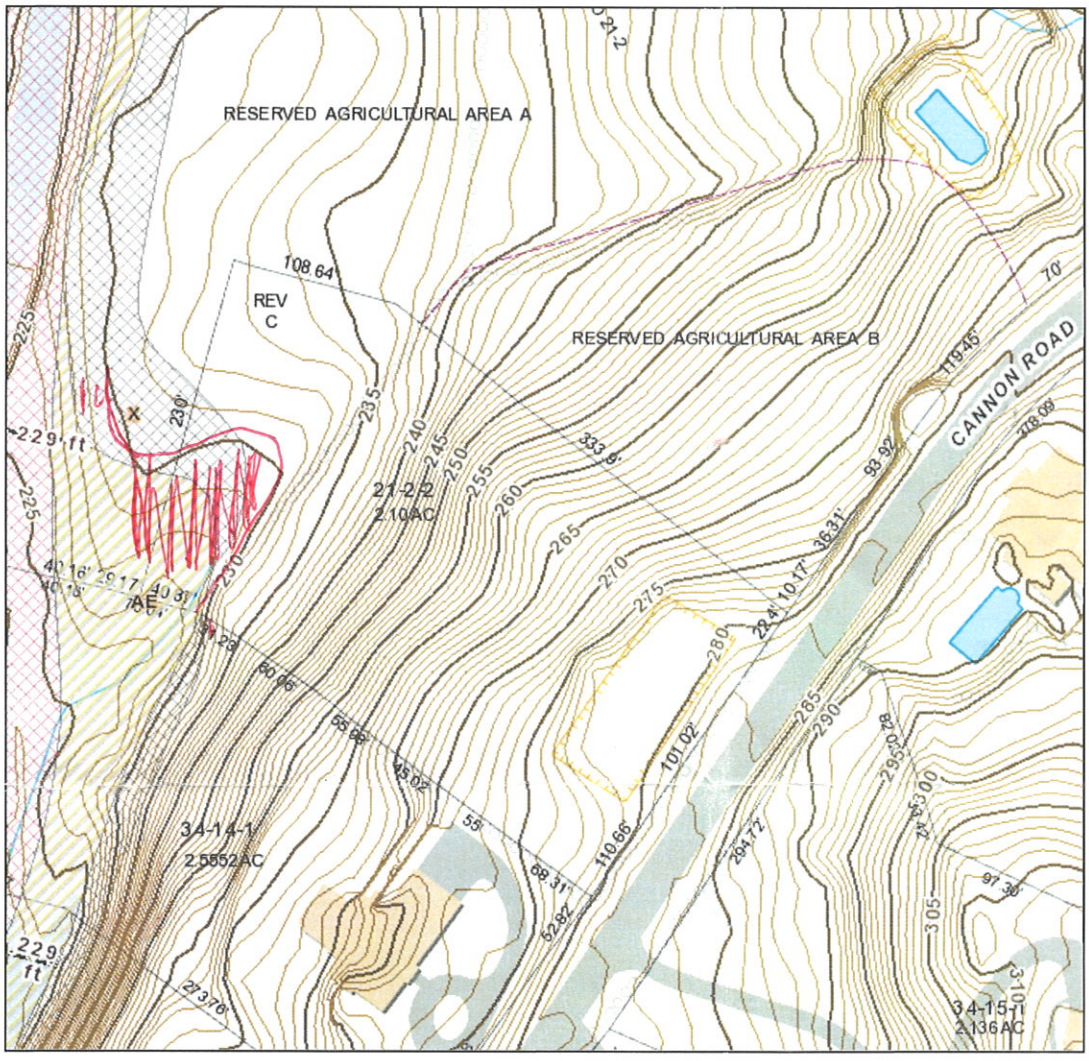
HIGH WATER TABLE: High water table is the highest level of a saturated zone in the soil in most years. The water table can affect when shallow excavations can be made; the ease of the excavations, construction, and grading; and the supporting capacity of the soil. Shallow water tables may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

DEPTH TO BEDROCK: The depth to bedrock refers to the depth to fixed rock. Bedrock depth affects the ease and cost of construction, such as digging, filling, compacting and planting. Shallow depth bedrock may preclude the use of subsurface sanitary disposal systems or increase design and construction costs if fill material is required.

Town of Wilton

Geographic Information System (GIS)

Date Printed: 1/9/2023



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Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 100 feet

0 100 Feet

N W E S

Wetland Sketch Map

94 Cannon Rd

Figs 1-10

94 Cannon Road

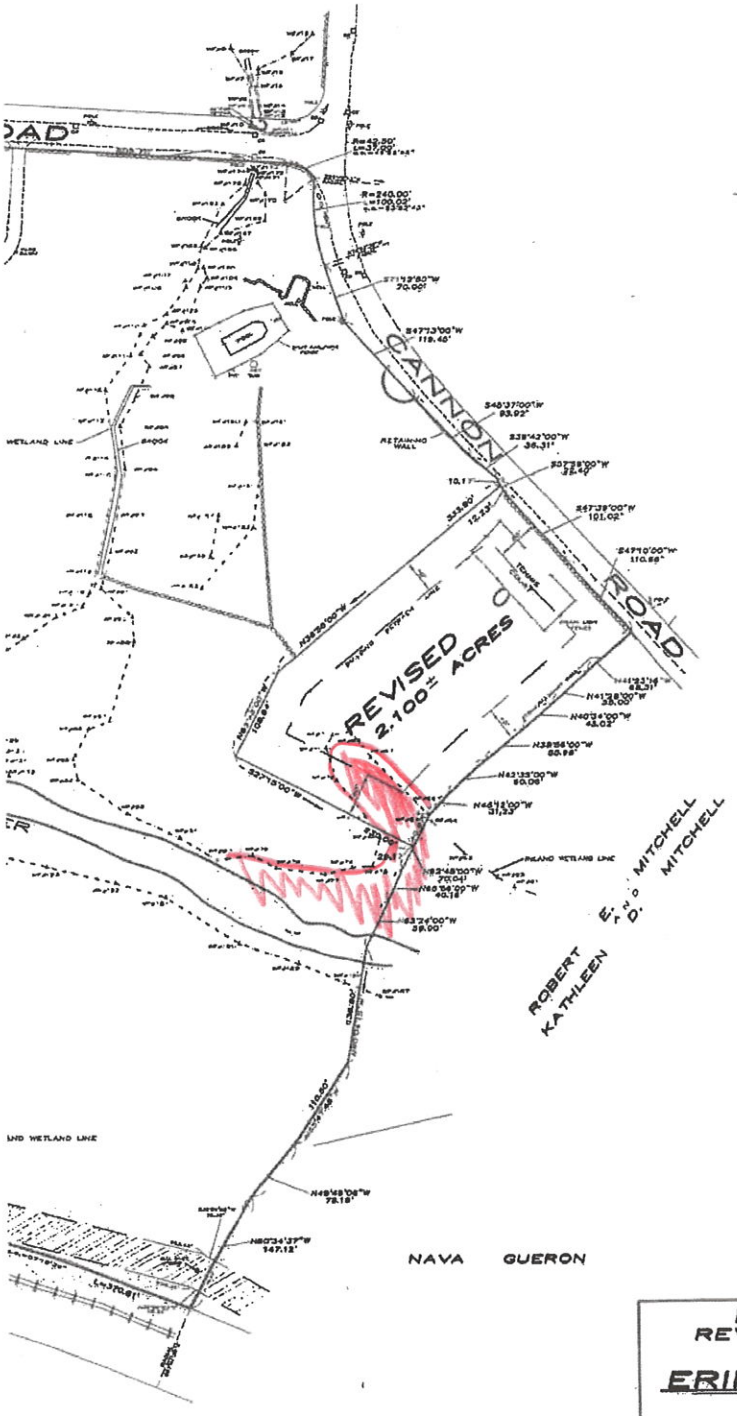
JFA 1/9/23

Wetland Sketch Map
JPA 1/9/23

5787

94 Connon Rd W. Hav

MAP No. 645



THIS STAMP ALLOWS THIS MAP TO BE FILED IN THE WILTON LAND RECORDS, THE PRESENCE OF THIS STAMP IS NOT AN ENDORSEMENT OF THE ACCURACY OF THE INFORMATION SHOWN HEREON BY ANY COMMISSION, AGENT OR ANY OFFICIAL, AGENCY OR EMPLOYEE OF THE TOWN. THE EXISTENCE OF THIS STAMP DOES NOT DIRECTLY OR INDIRECTLY CREATE AS SANCTIONED, ANY DEVELOPMENT OF THE PROPERTY SHOWN ON THE MAP OR ANY INDIVIDUAL PARCEL THAT MAY BE DEPICTED THEREON. THIS STAMP DOES NOT REPRESENT AN APPROVAL OF ANY KIND WITH REGARD TO THE STATUS OF THE PARCEL AS A BUILDING LOT, ITS COMPLIANCE WITH ZONING REGULATIONS, OR ITS SUITABILITY FOR DIVISION BY FIRST CUT, SUBDIVISION OR RESUBDIVISION.

TOWN PLANNER — DATE 4/1/14

NOTES

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES – "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY IS A PROPERTY SURVEY AND IS INTENDED TO DEPICT BOUNDARIES, EASEMENTS, RIGHTS, AND IMPROVEMENTS ALONG AND THROUGHOUT THE PROPERTY.

HORIZONTAL ACCURACY STANDARD – CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY.

REFERENCE IS MADE TO MAPS #645 and #1042, WILTON LAND RECORDS.

REFERENCE IS MADE TO MAP ENTITLED "PROPERTY SURVEY PREPARED FOR ERIK A. HANSON, TRUSTEE AND JOHN R. HORAN, TRUSTEE U/W DAVID M. KEISER, WILTON, CONNECTICUT" DATED JULY 31, 2013 PREPARED BY RYAN and FAULDS, LLC, WILTON, CONNECTICUT.

REFERENCE IS MADE TO EXECUTOR'S DEED DATED JANUARY 31, 1843 RECORDED IN VOLUME 32 AT PAGE 303 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO DEED DATED AUGUST 20, 1947 RECORDED IN VOLUME 63 AT PAGE 283 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO WARRANTY DEED DATED NOVEMBER 4, 1950 RECORDED IN VOLUME 68 AT PAGE 540 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO C.L.& P. RIGHT OF WAY AGREEMENT DATED AUGUST 14, 1941 RECORDED IN VOLUME 80 AT PAGE 28 OF THE WILTON LAND RECORDS.

REFERENCE IS MADE TO MAP ENTITLED "LOCATION OF RIGHT OF WAY OF THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF MARY H. R. ROUNDS, DATED FEBRUARY 1941".

PROPERTY LOCATED IN R-2A RESIDENCE ZONE.

ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.

INLAND WETLAND UNITS DELINEATED BY ROY SHOOK ASSOCIATES, COVENTRY, CT. FEBRUARY 18, 2002.

BUILDINGS ERECTED PRIOR TO JULY 31, 2010. REFERENCE IS HEREBY MADE TO SECTION 8-13a OF THE CONNECTICUT GENERAL STATUTES, AS AMENDED.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

This map prepared by Ryan and Faulds, LLC-Land Surveyors Original Ink Drafting on Polyester Film

PROPERTY SURVEY
REVISED PARCELS B, C and D

PREPARED FOR

ERIK A. HANSON, TRUSTEE
AND
JOHN R. HORAN, TRUSTEE
u/w DAVID M. KEISER

WILTON, CONNECTICUT

SCALE 1" = 80'

JULY 31, 2013

Ryan and Faulds LLC Land Surveyors
11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-8482 ryanandfaulds.com

Soil Map—State of Connecticut
(94 CANNON ROAD, WILTON CT)

Map Scale: 1:1,240 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.0	0.7%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	1.3	18.0%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	1.3	18.7%
103	Rippowam fine sandy loam	4.2	60.7%
703B	Haven silt loam, 3 to 8 percent slopes	0.1	2.0%
Totals for Area of Interest		**7.0**	**100.0%**

Environmental Land Solutions, LLC

Landscape Architecture & Environmental Planning
8 Knight Street, Suite 203, Norwalk, CT 06851
Tel: (203) 855-7879 Fax: (203) 855-7836

January 9, 2023

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

Re: Proposed Resident
94 Cannon Road, Wilton, CT

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by the owner of the referenced property site to provide a biological evaluation for the proposed new residence. This evaluation includes the review of the following documents.

1. Property & Topographic Survey, prepared by Ryan and Faulds, for Jack and Shailin Hague, dated January 27, 2023.

2. Soil Report, prepared by Jay Fain, dated January 9, 2023.

3. Site Plans, prepared by Peak Engineers, LLC, dated January 9, 2024.

This assessment will focus on the site's existing natural resources and the effects of the proposed development on these resources. In addition to reviewing the documents above, a site inspection was conducted by ELS staff on October 31, 2023.

EXISTING CONDITIONS

This undeveloped 2.1± acres property, within an R-2A Residential Zone, is bordered by Cannon Road to the east, single family homes to the south and east, and protected open space to the west and north. The vegetation cover across the property is characterized by second growth deciduous forest and meadow. A dilapidated tennis court is located within the site adjacent to the road.

The topography of the site slopes down from east to west, with a high point along the road near elevation 280'± (NAVD '88). The topography slopes down to an existing farm wall that crosses the site, at elevation 230' with a 50' grade change in 300'±. To the west of this wall the topography eases into the gentle sloping floodplain of the Norwalk River. The River is located 125'± off the site to the west. A wetland was flagged on the west side of this stonewall. The upland areas east of the stonewall are wooded with a mixed second growth

deciduous forest. Existing tree sizes range from 8-14" diameter breast height (DBH), along with several larger trees (over 36" DBH) dispersed throughout the property. The tree canopy in this section of the property is predominately an Oak/Hickory forest that includes Black Locust, Black Birch and White Pine. The understory is densely established with nonnative invasive shrubs (ie.; Euonymus, Wineberry, Multiflora Rose, Sapphireberry, Honeysuckle and Privet), and not easily walked. The groundcover layer is predominately leaf litter and includes Christmas Ferns, Sedges, Japanese Stiltgrass and Garlic Mustard. The plant species transitions at the stone wall as the topography levels out to a predominate tree canopy of Ash, Beech and Red Maples on the west side of the stonewall.

The area west of the stone wall was previously maintained as a meadow, with a few larger trees. The groundcover is predominately grasses and forbs. However, the area has not been mowed for several years and woody plants have begun establishing in the area.

Regulated Wetlands and Watercourses

The wetland soils were delineated by Jay Fain, Soil Scientist, in 2023. Soils within the wetland are identified as Ridgebury, Leister and Whitman soil complex, and located in the northwestern corner of the site, and west of the existing farm wall. The wetland is part of the larger floodplain wetland of the Norwalk River that extends off the site to the west. The wetland area forms a gentle swale that drains to the south.

Wetland area appears to be previously maintained as a meadow. As noted above, the area has not been mowed in a number of years, therefore tree saplings and woody shrubs are beginning to colonize the area. Tree species identified include Tuliptree, Ash, Beech, and White and Red Oak. The sparse woody understory includes Wineberry, Multiflora Rose, Sapphireberry and Privet.

Wetlands Functions

The small wetland area on the site is connected to a larger system with a recognized wide range of functions and valuable based on the off-site wetland's large size, undisturbed general character with dense vegetation, a perennial source of surface water, and level topography.

Based upon personal experience and 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, the primary functions that can be attributed to the site's wetlands include groundwater recharge/discharge, flood water storage, sediment retention, nutrient removal by plant uptake, wildlife habitat, production export (food), and recreational uses.

Wildlife

Wildlife usage of the site is expected to include a wide variety of species due to the adjoining open space and adjacent perennial watercourse. However, the on-site wetland lacks a prolonged open water source and does not provide significant habitat for any wetland

dependent wildlife species. A review of the online CT DEEP NDDB map (December 2023) indicates that the site lies outside of any delineated "State and Federal Listed Species & Significant Natural Communities" area. In addition, ELS staff observed no species of special concern, threatened species, or endangered species on or near the site during the site visits.

PROPOSED CONDITIONS:

The site plan proposes a new residence, pool, patios and associated site improvements. Almost all building elements are outside of the 100' upland review area, with the exception of the proposed retaining walls at the back of the proposed development. The site's sloping topography creates an extended upland review area, 100-150' ± further east than the 100' upland review boundary. The proposed site plan has incorporated wall terracing and a house with a walkout basement to help accommodate the sloping site. From the road the driveway ramps down 10' below the road grade. The house then steps down a level to the pool and patio area with a walk out basement. West of the pool, two 6' ht. retaining walls provide another 12' grade step to match the existing grade within 10' of the proposed lower wall.

The construction sequence will be phased to properly accommodate the slope and control erosion. Site work will begin with the driveway cut and establishing a level area for the house. Then the western retaining walls will be constructed, and the silt fence will be reset at the top of the wall. This will provide a workable level area to the excavation for the foundation and house construction to begin. Once these larger grading elements are complete, the work site will be more easily managed and reduce the potential for soil erosion. This sequence will reduce site work in on existing steeper grades and allow stabilization of the lower slopes to further reduce erosion impacts.

The new house and impervious coverages will increase surface runoff from the site. To help compensate for new impervious surface on the site, the site plan has incorporated several techniques to collect, treat and infiltration stormwater runoff from this new surfaces before reaching the wetland.

1. The entry court for the development is proposed to be a pervious surface.

2. Several catch basins, with sumps, will collect stormwater from the driveway and adjoining areas, and direct them to infiltrators. Prior to reaching the infiltrators each line includes and a sediment trap. Three areas of infiltrators are proposed to capture the first 1.5" of rain or the Water Quality Volume (WQV) for the site, and meet the new DEEP guidelines for 2024.

3. Each infiltrator will release larger storm events at the surface and be controlled with a steel sheet edging to maintain sheet flow from the top of the galleries. This design will help maintain sheet flow over the existing vegetated buffer down the slope.

4. Roof drains will be collected and directed to the infiltrator galleries.

The infiltrator galleries will attenuate stormwater runoff, promote infiltration and reduce thermal pollution associated with heated runoff from pavement areas. The series of proposed stormwater treatment measures together act as a "treatment train" that focus on water quality improvements and flood water storage to protect downstream wetland and watercourse resources.

ELS has provided a planting plan to replant the disturbance area around the lower retaining walls that are within the 100' upland review area. This planting will aid in stormwater infiltration, stabilization, and reinforce the native buffer areas.

POTENTIAL WETLAND IMPACTS AND MITIGATION MEASURES:

No work is proposed in the wetland. Therefore, no direct impact to wetland areas will occur. The proposed site work is 70' to 80' from the wetland area.

The following activities are proposed within the 100' upland review area:

1. Site grading and soil disturbance for construction of two retaining walls, and a small section of the pool patio.

The following activities are proposed within the extended upland review area:

1. Site grading and soil disturbance for construction of the house, pool, septic system and stormwater galleries.

Potential indirect impacts to regulated areas that are typically associated with development are characterized by those that are short-term (during construction) and long-term (post construction). Best Management Practices (BMPs) have been incorporated into the project's site plan to avoid, eliminate or minimize potential short and long-term indirect impacts.

Short and Long-term indirect impacts to regulated areas have been minimized or eliminated by the use of the following BMPs:

a. catch basins fitted with sumps - designed to trap sediments and attached pollutants from stormwater runoff.

b. porous pavements (porous pavements, pavers and gravel surfaces) - designed to reduce stormwater runoff and promote infiltration.

c. planted filter strips - design to capture water born sediment and promote infiltration.

d. underground infiltration galleries - designed to store stormwater runoff and provide groundwater recharge by infiltrate. This BMP will also reduce thermal pollution associated with heated runoff from development areas.

e. planted buffers - with the proposed planting buffer a 90' wooded buffer will be

maintained with native understory trees and shrubs along the edge of the woodland. The new planting will aid to in fill the woodland edge, and water quality by removing nutrient within stormwater runoff that will be uptake by the new plantings. Refer to ELS' plan entitled "," dated 1/9/2024.

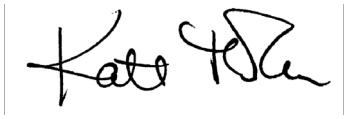
f. boulder row - this BMP provides a visual and physical delineation between maintained landscaped and natural areas, as shown on the ELS Wetland Planting Plan.

g. erosion and sedimentation controls - the site plans indicate that erosion and sedimentation will be controlled by the use of a double row of silt fencing to contain disturb soil and trap sediments within stormwater runoff, anti-tracking pads to remove sediments from tires of construction vehicles, and watering of the site as needed to prevent dust. Proposed phasing and construction of retaining walls below the main construct area will reduce the risk of soil loss. Disturbed areas for the septic and drainage infiltrator installation will be immediately backfilled and stabilized. These procedures will help decease the site exposed areas, deceasing erosion potential. Proper sedimentation and erosion controls will be installed before earth disturbance and maintained during construction.

SUMMARY:

The proposed house and associated improvements will be outside of the 100' upland review area. The proposed work is within the extended upland review that included most of the site improvements. Phasing and proper maintenance of sediment controls can mitigate this potential impact. When site work is complete the wetland buffer will be reinforced and permanently marked with the proposed retaining walls and a boulder row to prevent expansion into the 100' upland review areas. By incorporation of these development strategics into the site plans, the wetland functions will be maintained without significant adverse impact to inland wetlands and watercourses.

Sincerely,



Kate Throckmorton, ASLA
Registered Landscape Architect, RLA
NOFA Certified Professional

Cannon Road 94-wilton 2023 ea.wpd

TEST HOLE DATA

DEEP TEST HOLES WERE PERFORMED BY PEAK ENGINEERS, LLC AND WITNESSED BY THE TOWN, ON NOVEMBER 16, 2023.

TH 1
0–8" TOPSOIL
8–18" RED BROWN SILTY LOAM
18–32" YELLOW BR SILTY FINE SANDY LOAM
32–49" BROWN SILTY FINE SAND
49–64" BROWN SILTY FINE SANDY LOAM WITH BROKEN ROCK
ROOTS TO 51"
RL 64"

TH 2
0–8" TOPSOIL
8–16" RED BROWN SILTY LOAM
16–43" YELLOW BROWN SILTY FINE SANDY LOAM
43–60" BROWN SILTY FINE SANDY LOAM
60–74" MODERATELY COMPACT, LIGHT BROWN FINE SANDY LOAM
ROOTS TO 65"
NO RL 65"

TH 3
0–8" TOPSOIL
8–26" RED BROWN SILTY FINE SANDY LOAM WITH THICK ROOTS
26–50" YELLOW BROWN FINE SANDY LOAM
50–74" BR SILTY FINE SANDY LOAM, LITTLE BROKEN ROCK
ROOTS TO 54"
NO LEDGE TO 74"

TH 4
0–8" TOPSOIL
8–21" RED BR FINE SANDY LOAM
21–67" LIGHT BR MODERATELY COMPACT SILTY FINE SANDY LOAM
67–75" BROWN FINE SANDY LOAM WITH FRACTURED ROCK
ROOTS TO 40"
NO RL TO 75"

TH 5
0–7" TOPSOIL
7–11" RED BROWN FINE SANDY LOAM
11–22" YELLOW BROWN FINE SANDY LOAM
22–35" MODERATELY COMPACT YELLOW BROWN FINE SANDY LOAM, SOME ROTTEN ROCK
35–60" ROTTEN ROCK
ROOTS TO 48"
MOTTLES 48"
RL 48"

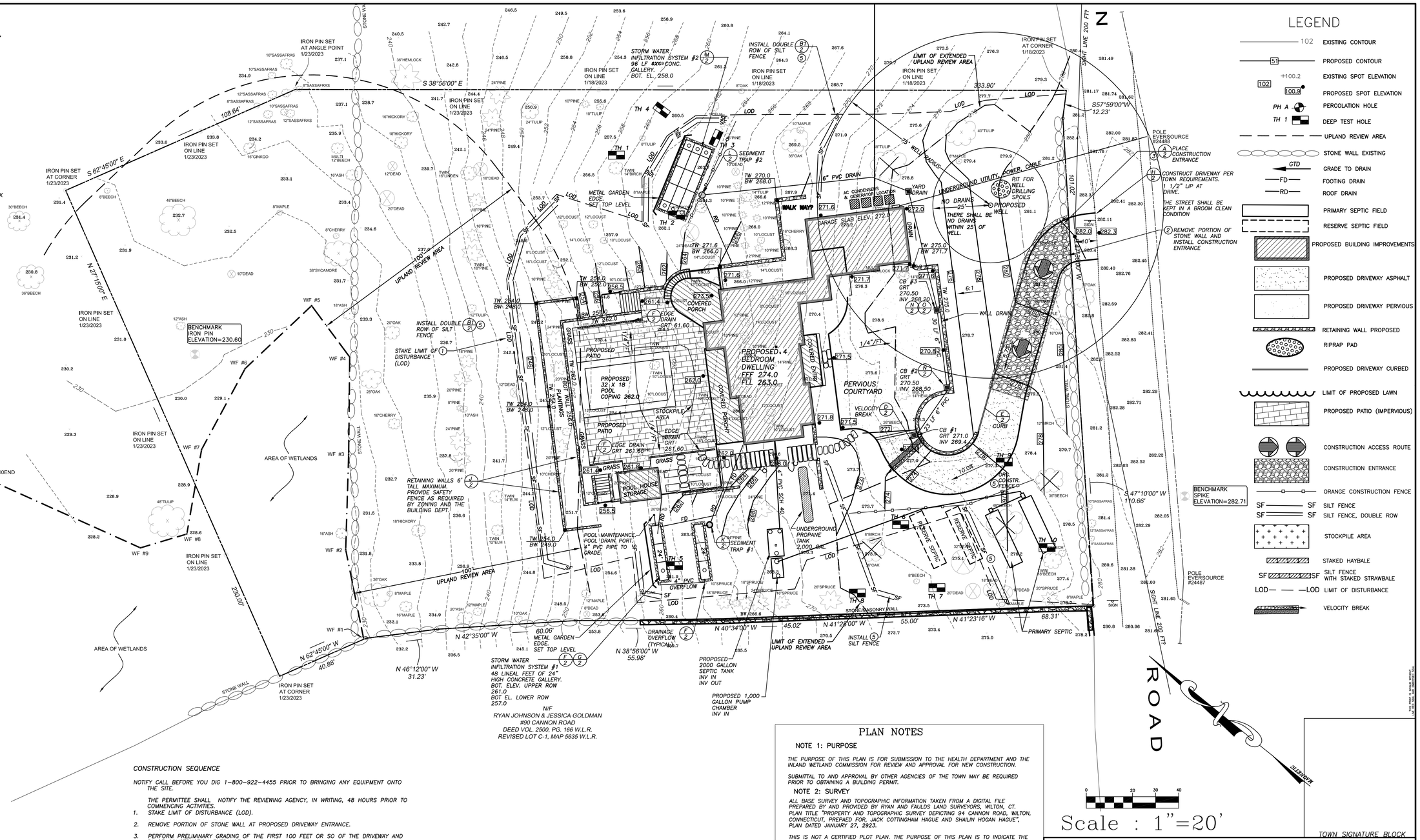
TH 6
0–8" TOPSOIL
8–18" RED BROWN FINE SANDY LOAM
18–58" MODERATELY COMPACT, YELLOW BROWN SILTY FINE SANDY LOAM
58–83" BROWN FINE SANDY LOAM WITH SOME BROKEN ROCK, ROTTEN ROCK AT 41"
ROOTS TO 60"
NO RL TO 83"

TH 7
0–7" TOPSOIL
7–27" RED BROWN SILTY LOAM WITH THICK ROOTS
27–79" YELLOW BROWN FINE SANDY LOAM
ROOTS TO 78"
NO RL TO 79"

TH 8
0–8" TOPSOIL
8–27" RED BROWN FINE SANDY LOAM WITH THICK ROOTS
27–62" YELLOW BROWN FINE SANDY LOAM
62–81" BROWN FINE SANDY LOAM
ROOTS TO 65"
NO RL TO 65"

TH 9
0–14" TOPSOIL
14–28" RED BROWN SILTY LOAM
28–54" YELLOW BROWN FINE SANDY LOAM
54–77" BROWN FINE SANDY LOAM
THICK ROOTS TO 28"
NO RL TO 77"

TH 10
0–5" TOPSOIL
5–22" RED BROWN FINE SANDY LOAM
22–42" GREY SILTY FINE SAND
42–75" BROWN FINE SANDY LOAM
ROOTS TO 42"
SOME BROKEN ROCK AT 48"
NO RL TO 75"



LEGEND

- 102 — EXISTING CONTOUR
- 51 — PROPOSED CONTOUR
- +100.2 — EXISTING SPOT ELEVATION
- 102 / 100.9 — PROPOSED SPOT ELEVATION
- PH A — PERCOLATION HOLE
- TH 1 — DEEP TEST HOLE
- UPLAND REVIEW AREA
- STONE WALL EXISTING
- GTD — GRADE TO DRAIN
- FD — FOOTING DRAIN
- RD — ROOF DRAIN
- PRIMARY SEPTIC FIELD
- RESERVE SEPTIC FIELD
- PROPOSED BUILDING IMPROVEMENTS
- PROPOSED DRIVEWAY ASPHALT
- PROPOSED DRIVEWAY PERVIOUS
- RETAINING WALL PROPOSED
- RIPRAP PAD
- PROPOSED DRIVEWAY CURBED
- LIMIT OF PROPOSED LAWN
- PROPOSED PATIO (IMPERVIOUS)
- CONSTRUCTION ACCESS ROUTE
- CONSTRUCTION ENTRANCE
- ORANGE CONSTRUCTION FENCE
- SF — SF SILT FENCE
- SF — SF SILT FENCE, DOUBLE ROW
- STOCKPILE AREA
- STAKED HAYBALE
- SF — SF SILT FENCE WITH STAKED STRAWBALE
- LOD — — LOD LIMIT OF DISTURBANCE
- VELOCITY BREAK

SEDIMENTATION AND EROSION CONTROL NOTES

1. *NATURAL VEGETATION TO BE KEPT WHERE POSSIBLE; SEEDING, MULCHING, AND FINAL GRADING TO BE DONE AS SOON AS POSSIBLE.*
2. *ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION, OR PRIOR TO ANY EQUIPMENT BROUGHT ONTO SITE.*
3. *ALL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL – 2002 EDITION.*
4. *ALL CONTROL STRUCTURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL THE SITE IS STABILIZED. ALL WORK SHALL BE PER THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL – 2002 EDITION.*
5. *SEDIMENT REMOVED FROM CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN.*
6. *THIS PLAN INDICATES MINIMUM REQUIRED CONTROL STRUCTURES. ADDITIONAL CONTROL STRUCTURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED.*
7. *THE OWNER MUST TAKE RESPONSIBILITY FOR THE EROSION CONTROLS OR ASSIGN THE RESPONSIBILITY TO ANOTHER PARTY.*
   THE RESPONSIBLE PARTY MUST IMPEMENT THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE CONSERVATION COMMISSION OFFICE OF ANY TRANSFER OF THIS RESPONSIBILITY, AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

CONSTRUCTION SEQUENCE

NOTIFY CALL BEFORE YOU DIG 1–800–922–4455 PRIOR TO BRINGING ANY EQUIPMENT ONTO THE SITE.

THE PERMITTEE SHALL NOTIFY THE REVIEWING AGENCY, IN WRITING, 48 HOURS PRIOR TO COMMENCING ACTIVITIES.

1. *STAKE LIMIT OF DISTURBANCE (LOD).*
2. *REMOVE PORTION OF STONE WALL AT PROPOSED DRIVEWAY ENTRANCE.*
3. *PERFORM PRELIMINARY GRADING OF THE FIRST 100 FEET OR SO OF THE DRIVEWAY AND PLACE CONSTRUCTION ENTRANCE.*
4. *REMOVE TREES TO BE REMOVED. NO CUT TREES SHALL BE PLACED OUTSIDE THE LOD.*
5. *INSTALL SILT FENCE.*
6. *PLACE ORANGE CONSTRUCTION FENCE AROUND SEPTIC AND DRAINAGE SYSTEMS TO PROTECT THESE AREAS.*
7. *CONTINUE PRELIMINARY GRADING OF DRIVEWAY AND COURTYARD AREA.*
8. *CONSTRUCT REAR RETAINING WALLS.*
9. *EXCAVATE FOR DWELLING, PLACING MATERIAL IN THE REAR YARD PATIO AREA. PERFORM PRELIMINARY GRADING, INSTALL SILT FENCE ALONG TOP OF WALL. REMOVE EXCESS MATERIAL FROM THE SITE.*
10. *INSTALL FOOTING DRAIN. PLACE TEMPORARY RIP RAP PAD AT END OF PIPE.*
11. *POUR FOUNDATION WALLS.*
12. *BACKFILL WALLS AND PERFORM ROUGH GRADING AROUND THE DWELLING.*
13. *CONSTRUCT DWELLING.*
14. *INSTALL DRAINAGE GALLERY SYSTEMS. IMMEDIATELY FOLLOWING REQUIRED INSPECTIONS BACKFILL SYSTEMS AND SEED WITH EROSION CONTROL GRASSES. REINSTALL ORANGE CONSTUCTION FENCING AROUND INFILTRATION SYSTEM TO PREVENT MOVEMENT OF EQUIPMENT OVER THE SYSTEM.*
15. *INSTALL SEPTIC SYSTEM. UTILIZING A TRACK MACHINE, INSTALL THE SEPTIC SYSTEM. IMMEDIATELY FOLLOWING REQUIRED INSPECTIONS BACKFILL SYSTEMS AND SEED WITH EROSION CONTROL GRASSES. REINSTALL ORANGE CONSTUCTION FENCING AROUND INFILTRATION SYSTEM TO PREVENT MOVEMENT OF EQUIPMENT OVER THE SYSTEM.*
16. *INSTALL DRAINAGE PIPES, SEDIMENT TRAPS AND OTHER UTILITIES.*
17. *PERFORM FINISHED GRADING. TOPSOIL AND SEED OR PLACE SOD.*
18. *NOTIFY THE REVIEWING AGENCY THAT THE EROSION CONTROLS MAY BE REMOVED FOLLOWING THE 48–HOUR NOTICE.*
19. *AFTER DISTURBED AREAS ARE STABILIZED, REMOVE THE COLLECTED SEDIMENT FROM THE SILT FENCE AND STRAWBALES. DISPOSE OF MATERIAL IN AN APPROVED OFFSITE LOCATION.*
20. *REMOVE EROSION CONTROLS.*

CONTRACTOR NOTES

ALL STORM DRAIN PIPE LOCATED WITHIN 5' OF THE SEPTIC TANK SHALL BE "TIGHT" STORM DRAIN PIPE. TIGHT PIPE SHALL MEET OR EXCEED THE SPECIFICATIONS LISTED IN TABLE 2–C, OF THE CONNECTICUT PUBLIC HEALTH CODE, ON–SITE SEWAGE DISPOSAL REGULATIONS AND TECHNICAL STANDARDS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, LATEST REVISION JANUARY 2015.

USE ASTM D 3034, SDR 35 WITH TWO STEP PVC SOLVENT SOLUTION PROCEDURE (OR BETTER PIPE AND JOINT).

ALL PROPOSED ELEVATIONS AROUND DWELLING ARE SUBJECT TO A FINAL REVIEW, PENDING RECEIPT OF FINAL ARCHITECTURAL PLANS.

A LIMITED NUMBER OF TREES FELLED IN THE COURSE OF CONSTRUCTION, MAY REMAIN ON SITE FOR FUTURE USE BY THE OWNER. THE QUANTITY OF TREES ARE AT THE OWNES DISCRETION. THE LOGS SHALL BE STACKED IN AN ORDERLY MANNER.

PLAN NOTES

NOTE 1: PURPOSE

THE PURPOSE OF THIS PLAN IS FOR SUBMISSION TO THE HEALTH DEPARTMENT AND THE INLAND WETLAND COMMISSION FOR REVIEW AND APPROVAL FOR NEW CONSTRUCTION.

SUBMITTAL TO AND APPROVAL BY OTHER AGENCIES OF THE TOWN MAY BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.

NOTE 2: SURVEY

ALL BASE SURVEY AND TOPOGRAPHIC INFORMATION TAKEN FROM A DIGITAL FILE PREPARED BY AND PROVIDED BY RYAN AND FAULDS LAND SURVEYORS, WILTON, CT. PLAN TITLE "PROPERTY AND TOPOGRAPHIC SURVEY DEPICTING 94 CANNON ROAD, WILTON, CONNECTICUT, PREPAED FOR, JACK COTTINGHAM HAGUE AND SHAILIN HOGAN HAGUE", PLAN DATED JANUARY 27, 2023.

THIS IS NOT A CERTIFIED PLOT PLAN. THE PURPOSE OF THIS PLAN IS TO INDICATE THE PROPOSED LOCATION OF THE SEPTIC AND DRAINAGE SYSTEMS IN RELATION TO THE PROPOSED RESIDENCE. NO OTHER USE IS EXPRESSED OR IMPLIED. DO NOT USE THIS PLAN TO MEASURE TO ANY PROPERT LINES.

NOTE 3: WETLANDS DELINEATION

WETLAND LIMITS DELINATED BY JAY FAIN & ASSOCIATES, LLC ON JAUARY 9, 2023 AND LOCAED IN THE FIELD BY RYAN AND FAULDS ON JANUARY 13, 2023. SEE JAY FAIN & ASSOCIATES, LLC SOIL MAPPING & WETLAND/WATERCOURSE DELINEATION REPORT DATED JANUARY 9, 2023.

NOTE 6: USE OF PLAN.

THIS PLAN IS THE PROPERTY OF PEAK ENGINEERS, LLC. AND IS TO BE USED BY THE PERSON, COMPANY OR ENTITY IN THE TITLE BOX. THIS USE IS NON–TRANSFERABLE. USE OF THIS PLAN BY OTHERS VOIDS SEAL AND CERTIFICATION HEREON. ALTERATIONS TO THIS PLAN BY ANYONE OTHER THAN PEAK ENGINEERS, LLC VOIDS THIS PLAN. THE ORIGINAL PLAN IS ON FILE AT PEAK ENGINEERS, LLC.

NOTE 7: UTILITIES

THIS PLAN MAY NOT INCLUDE THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCURATELY LOCATE ALL UTILITIES AND STRUCTURES PRIOR TO ANY CONSTRUCTION.

NOTE 8: TREE REMOVAL

THIS PLAN DOES NOT DEPICT ALL TREES. THE CONTRACTOR IS REQUIRED TO REMOVE TREES NECESSARY TO MEET APPLICABLE STATE AND LOCAL HEALTH REGULATIONS. ALL TREES LOCATED WITHIN THE SEPTIC FIELD, SELECT FILL, AND BERM SHALL BE REMOVED.

FB 25
FB
FILE: PEAK 6/WILTON/94 CANNON RD/DWG/SEPTIC PLAN.DWG
DRAWING #231201
DWN BY: TS
DATE: JANUARY 9, 2024
REV:
REV:

Thomas S. Quinn, P.E. 17051
THIS PRINT IS INVALID WITHOUT LIVE RED SEAL AND EMBOSSED SEAL

Peak Engineers, LLC
PROVIDING CIVIL ENGINEERING SERVICES
Site, Septic, and Drainage, Feasibility and Design
Office: 4 Old Mill Road, Redding, CT
Mail: P.O. BOX 312 Georgetown, CT 06829–0312
Tel 203–834–0588 Email: TQuinn@PeakEngineersLLC.com

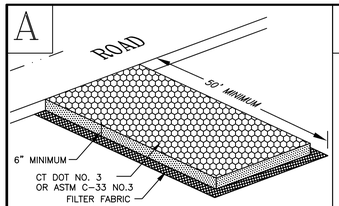
PREPARED FOR
Jack Hague
100 Northhill Street
Stamford, CT 06907

PROJECT LOCATION
94 Cannon Road
Wilton, Ct 06897
Map 21, Bl 2, Lot 2, 2.1000 acres, R–2A Res Zone

TITLE
Proposed New Construction
Grading and Drainage

SH 1/2

A



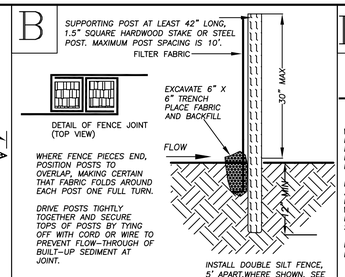
MINIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 12'

1. STRIP TOPSOIL AND ORGANICS
2. PLACE FILTER FABRIC
3. PLACE STONE

(CE)
CONSTRUCTION ENTRANCE DETAIL

B

SUPPORTING POST AT LEAST 42" LONG, 1.5" SQUARE HARDWOOD STAKE OR STEEL POST. MAXIMUM POST SPACING IS 10'.



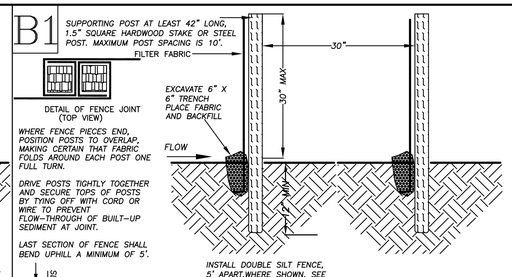
WHERE FENCE PIECES END, POSITION POSTS TO OVERLAP, MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN.

DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

(GSF)
SILTATION FENCE DETAIL

B1

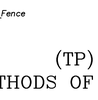
SUPPORTING POST AT LEAST 42" LONG, 1.5" SQUARE HARDWOOD STAKE OR STEEL POST. MAXIMUM POST SPACING IS 10'.



WHERE FENCE PIECES END, POSITION POSTS TO OVERLAP, MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN.

DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY TYING OFF WITH CORD OR WIRE TO PREVENT FLOW-THROUGH OF BUILT-UP SEDIMENT AT JOINT.

LAST SECTION OF FENCE SHALL BEND UPHILL A MINIMUM OF 5'.

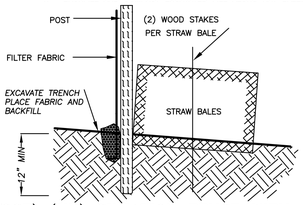


(GSF)
SILTATION FENCE DETAIL, DOUBLE ROW

C

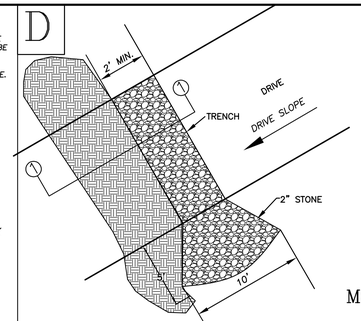
STRAW BALE INSTALLATION

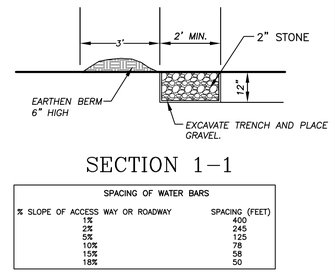
1. EXCAVATE TRENCH 4" AND PLACE FILL UP-SLOPE OF TRENCH.
2. PLACE HAYBALE, WITH TWINE ON HORIZONTAL, AND STAKE FIRST STAKE AT ANGLE TOWARDS FIRST BALE. STAKES SHALL BE A MINIMUM OF 18" INTO FIRM GROUND.
3. WEDGE LOOSE HAY BETWEEN BALES.
4. BACKFILL AND COMPACT EXCAVATED FILL ALONG HAY BALE.



(GSF) (HB) SILTATION FENCE WITH STAKED HAYBALE REINFORCEMENT

D



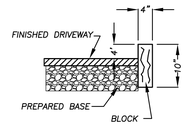


SECTION 1-1

SPACING OF WATER BARS	
% SLOPE OF ACCESS WAY OR ROADWAY	SPACING (FEET)
1%	400
2%	245
5%	125
10%	78
15%	58
18%	50

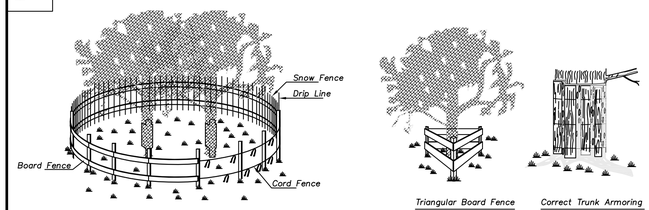
MODIFIED WATER BAR
NOT TO SCALE

E



BELGIAN BLOCK
CURB

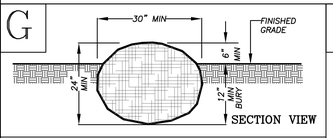
F

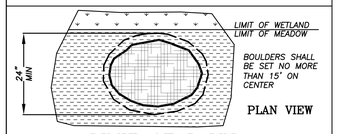


Correct Methods of Tree Fencing
•Silt Fence may be used.

(TP)
OPTIONAL METHODS OF TREE PROTECTION

G

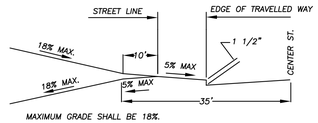




LIMIT OF LAWN
PERMANENT DEMARCATION
BURIED "TWO MAN" BOULDER

H

TOWN OF WILTON

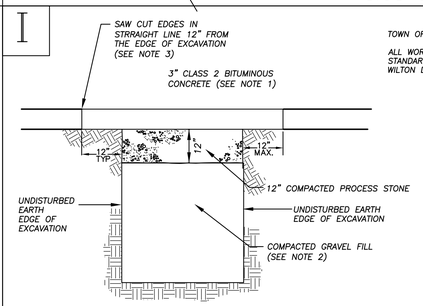


MAXIMUM GRADE SHALL BE 18%.

THE DRIVEWAY GRADE SHALL NOT EXCEED 5% WITHIN 35 FEET OF THE CENTERLINE OF THE TRAVELWAY OF THE STREET NOR WITHIN 10 FEET OF THE STREET RIGHT OF WAY LINE, WHICHEVER DISTANCE IS GREATER.

Minor Driveway
Normal Section Detail

I



TOWN OF WILTON DEPARTMENT OF PUBLIC WORKS.

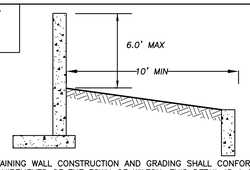
ALL WORK SHALL MEET THE REQUIREMENTS AND STANDARDS AND SPECIFICATIONS OF THE TOWN OF WILTON DEPARTMENT OF PUBLIC WORKS.

NOTES

1. ALL EXCAVATIONS SHALL BE PATCHED WITH A TEMPORARY BITUMINOUS CONCRETE PATCH WITHIN 24 HOURS OF COMPLETION.
2. CONTRACTOR MAY USE EXCAVATED MATERIAL FOR FILL PROVIDED IT IS FREE FROM CLAY, ORGANIC MATERIAL, AND MUCK.
3. ALL SAW CUT EDGES SHALL BE TACK COATED PRIOR TO PAVING.
4. ALL MATERIALS SHALL MEET THE REQUIREMENTS OF THE CT DOT STANDARD SPECIFICATIONS FORM 812, LATEST EDITION.

STANDARD ROAD REPAIR DETAIL

J



RETAINING WALL CONSTRUCTION AND GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF WILTON. THIS DETAIL IS A SCHEMATIC AND IS NOT TO BE SUBSTITUTED FOR THE REQUIREMENT OF AN "ENGINEERED WALL".

RETAINING WALLS SHALL NOT EXCEED 6' IN HEIGHT.

WALLS SHALL BE A MINIMUM OF 10' APART WHEN STEPPED IN SERIES.

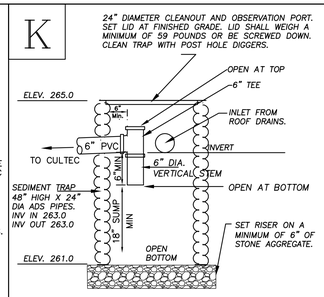
WALLS EXCEEDING 5' IN HEIGHT SHALL HAVE A FENCE AT LEAST 4' HIGH AT THE TOP OF THE WALL TO ENSURE SAFETY.

ALL RETAINING WALLS 3' OR GREATER IN HEIGHT MUST BE DESIGNED BY A STRUCTURAL ENGINEER. A BUILDING PERMIT IS REQUIRED FOR THE CONSTRUCTION OF SUCH WALL.

RETAINING WALL NOTES

K

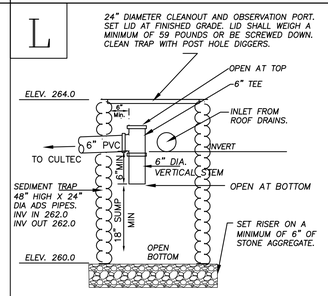
24" DIAMETER CLEANOUT AND OBSERVATION PORT. SET LID AT FINISHED GRADE. LID SHALL WEIGH A MINIMUM OF 59 POUNDS OR BE SCREWED DOWN. CLEAN TRAP WITH POST HOLE DIGGERS.



SEDIMENT TRAP DETAIL #1

L

24" DIAMETER CLEANOUT AND OBSERVATION PORT. SET LID AT FINISHED GRADE. LID SHALL WEIGH A MINIMUM OF 59 POUNDS OR BE SCREWED DOWN. CLEAN TRAP WITH POST HOLE DIGGERS.



SEDIMENT TRAP DETAIL #2

M

GALLERIES SHALL MEET H20 LOADING REQUIREMENTS.

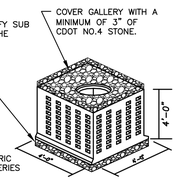
EXCAVATE TRENCH AND SCARIFY SUB GRADE WITH THE TEETH OF THE BUCKET.

PLACE A MINIMUM OF 4" OF CDOT NO.4 STONE.

PLACE GALLERIES.

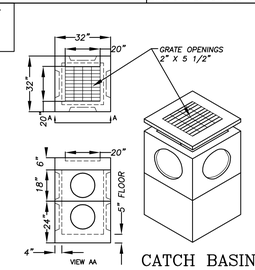
SURROUND GALLERIES WITH 12" OF WASHED DOT NO 4 STONE

PLACE APPROVED FILTER FABRIC TO COMPLETELY COVER GALLERIES AND STONE



INSTALLATION OF 48" GALLERY IN GRADE
INFILTRATION SYSTEM

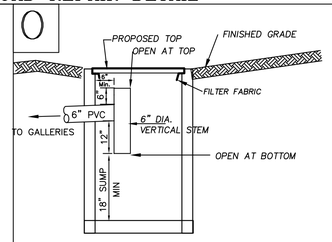
N



CATCH BASIN

TYPE CL (CURBLESS) 32" X 32" CATCH BASIN TOP, WITH 24" SUMP BY EASTERN PRECAST OR EQUAL.

O



CATCH BASIN
OIL/WATER SEPARATOR

CONTRACTORS NOTES

THESE NOTES REPRESENT A SMALL PORTION OF THE TOWN REGULATIONS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO VERIFY AND PERFORM WORK ACCORDING TOO, ALL CURRENT APPLICABLE REGULATIONS.

NOTE 1: DRIVEWAY

SECTION 29-8.B.
DRIVEWAYS AND CURB CUTS

b.1. THE MAXIMUM GRADE FOR A DRIVEWAY SERVING A SINGLE FAMILY DWELLING SHALL BE 18%. ALL OFF-STREET PARKING AREAS SHALL HAVE A SETBACK OF AT LEAST 25 FEET FROM THE STREET RIGHT OF WAY.

b.3. NO DRIVEWAY SERVING A SINGLE FAMILY DWELLING SHALL HAVE A GRADE IN EXCESS OF 5% WITHIN 35' OF THE CENTERLINE OF THE TRAVELED WAY OF THE STREET NOR WITHIN 10' OF THE STREET RIGHT-OF-WAY LINE, WHICHEVER DISTANCE IS GREATER.

e. DRIVEWAY ALIGNMENT AND LOCATION
3. DRIVEWAYS SERVING THE SAME LOT SHALL BE AT LEAST 150 FEET APART (MEASURED CENTERLINE TO CENTERLINE), UNLESS THEY ARE ONE-WAY DRIVEWAYS.

4. FOR CORNER LOTS, DRIVEWAYS SHALL BE LOCATED AS FAR FROM THE INTERSECTION OF THE STREET LINES OF THE LOT AS IS PRACTICAL, BUT A DRIVEWAY SHALL BE NOT LOCATED WITHIN 60' OF SUCH INTERSECTION.

6. THE MAX DRIVEWAY WIDTH SHALL BE 30' MEASURED AT AND PARALLEL TO THE STREET LINE.

f. SITE DISTANCE: CLEAR VISIBILITY SHALL BE PROVIDED IN BOTH DIRECTIONS.

NOTE 2: GRADING/WALLS

ZONING SECTION 29-9.I.
PROTECTION OF SLOPES

3. MAXIMUM SLOPES FOR AREAS THAT HAVE BEEN DISTURBED AND REGRADED SHALL BE 2 FEET HORIZONTAL TO 1 FOOT VERTICAL (2:1).

3.a. ROCK CUT SLOPES MAY BE PERMITTED TO A MAXIMUM OF ONE FOOT HORIZONTAL TO 2 FOOT VERTICAL (1:2).

5. RETAINING WALLS AND SLOPE TREATMENTS STEEPER THAN 2:1.

a. THE MAXIMUM HEIGHT OF ALL RETAINING WALLS AND SLOPE TREATMENTS ON SLOPES STEEPER THAN 2:1 IN RESIDENTIAL DISTRICTS SHALL BE SIX FEET.

c. RETAINING WALLS OVER 5' IN HEIGHT SHALL HAVE A FENCE AT LEAST FOUR FEET HIGH AT THE TOP OF THE WALL.

d. THE MAXIMUM NUMBER OF STEPPED RETAINING WALLS IN A SERIES SHALL BE THREE WITH A MINIMUM 10' WIDE SHELF BETWEEN WALLS. THE MINIMUM DISTANCE BETWEEN EACH SERIES OF STEPPED RETAINING WALLS SHALL BE 50' OF NATURAL UNDISTURBED TOPOGRAPHY.

TOWN SIGNATURE BLOCK

FB 25
FB
FILE: PEAK 6/WILTON/94 CANNON RD/DWG/SEPTIC PLAN.DWG
DRAWING #231201
DWN BY: TS
DATE: JANUARY 9, 2024
REV:
REV:

Thomas S. Quinn, P.E. 17051
THIS PRINT IS INVALID WITHOUT LIVE RED SEAL AND EMBOSSED SEAL

Peak Engineers, LLC
PROVIDING CIVIL ENGINEERING SERVICES
Site, Septic, and Drainage, Feasibility and Design
Office: 4 Old Mill Road, Redding, CT
Mail: P.O. BOX 312 Georgetown, CT 06829-0312
Tel 203-834-0588 Email: TQuinn@PeakEngineersLLC.com

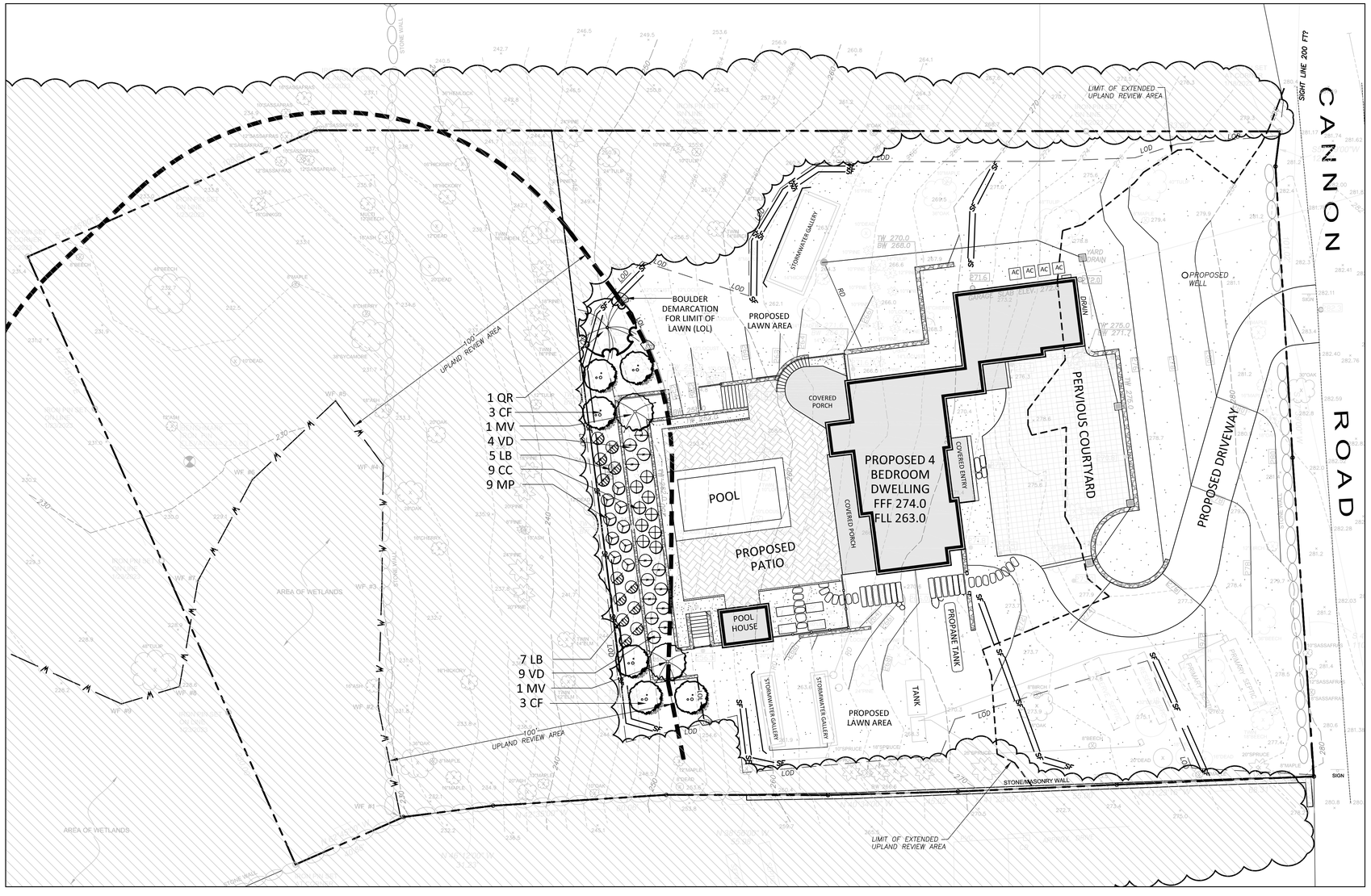
PREPARED FOR
Jack Hague
100 Northhill Street
Stamford, CT 06907

PROJECT LOCATION
94 Cannon Road
Wilton, Ct 06897
Map 21, Bl 2, Lot 2, 2.1000 acres, R-2A Res Zone

TITLE
Proposed New Construction

Details and Notes

SH 2/2

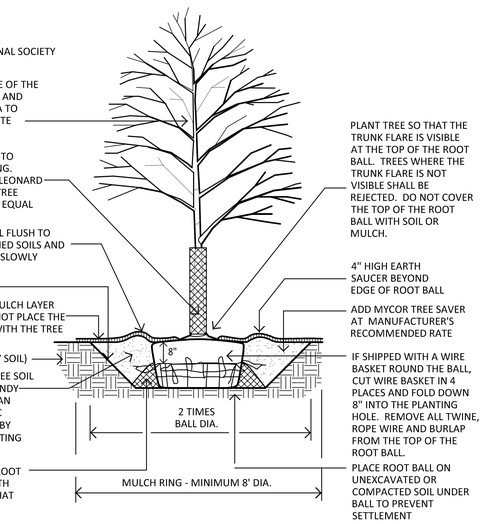


LEGEND

- PROPERTY LINE
- WETLAND LINE
- 100' UPLAND REVIEW AREA
- 62 EXISTING CONTOUR (BASED ON GIS)
- LOL PROPOSED LIMIT OF LAWN
- LOD EXISTING LIMIT OF DISTURBANCE
- EXISTING WOODED AREA
- 262 PROPOSED CONTOUR
- EX. WALL
- SF SILT FENCE
- TREE TO REMAIN
- NEW SMALL FLOWERING TREE
- NEW SHRUB
- NEW / EX. LAWN

GENERAL NOTES:

1. EXISTING AND PROPOSED SITE INFORMATION TAKEN FROM A DIGITAL AUTOCADD PLAN FROM PEAK ENGINEERS.
2. 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.



PLANTING NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

TREE PLANTING DETAIL

SCALE: NOT TO SCALE

PLANT LIST (WETLAND PERMIT)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
TREES						
6	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	6-7' HT.	B&B	WHITE
2	MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6-7' HT.	B&B	
1	QR	QUERCUS RUBRA	RED OAK	2-2.5" CAL.	B&B	
SHRUBS						
9	CC	CALYCANTHUS FLORIDA	EASTERN SWEETSHRUB	2-3' HT.	CONT.	
12	LB	LINDERA BENZION	SPICEBUSH	2-3' HT.	CONT.	
9	MP	MYRICA PENNSYLVANICA	BAYBERRY	3-4' HT.	CONT.	
13	VD	VIBURNUM DENTATUM	ARROWWOOD	3-4' HT.	CONT.	

0 10' 20'
GRAPHIC SCALE

PROJECT NORTH

REVISIONS:

DRAWING TITLE: WETLAND PLANTING PLAN

PROJECT:
HAGUE RESIDENCE
94 CANNON ROAD
WILTON, CONNECTICUT

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

SEAL:

DATE: JANUARY 9, 2024
SCALE: 1"=20'
DRAWING NO.: P-1