

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:**

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

**APPLICANT INFORMATION:**

Applicant Gregory & Gina Jansen  
Address 70 Middlebrook Farm Rd  
Wilton, CT 06897  
Telephone 203-834-1600  
Email gbjansen1@gmail.com

Agent (if applicable) Environmental Land Solutio  
Address 8 Knight Street, Ste #203  
Norwalk, CT 06897  
Telephone 203-855-7879  
Email kate@elsllc.net

**PROJECT INFORMATION:**

Property Address 70 Middlebrook Farm Rd  
Acres of altered Wetlands On-Site 3.5 ac.  
Linear Feet of Watercourse 475'+/-  
Linear Feet of Open Water 0  
Sq. Ft. of proposed and/or altered impervious coverage 1565+/- sf

Site Acreage 5.9+/- ac  
Cu. Yds. of Material Excavated 175+/- cy (pool)  
Cu. Yds. of Material to be Deposited 75+/- (septic)  
Acres of altered upland buffer 0.035+/- ac  
Sq. Ft. of disturbed land in regulated area 1565 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 20'x40' in ground swimming pool and a  
in ground swimming pool and an associated B100a septic sysytem

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](mailto:mike.conklin@wiltonct.org) & [elizabeth.larkin@wiltonct.org](mailto:elizabeth.larkin@wiltonct.org) \*\*

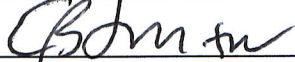
- ☒ A. Written consent from the owner authorizing the agent to act on his/her behalf
- ☒ B. A Location Map at a scale of 1" = 800'
- ☒ C. ***A Site Plan showing existing and proposed features at a scale not to exceed 1" = 40'*** accurate to the level of a A-2 property and T-2 topographic surveys
- ☒ 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: July 20, 2021

Agent's Signature (if applicable); \_\_\_\_\_ Date: \_\_\_\_\_

# **Environmental Land Solutions, LLC**

*Landscape Architecture & Environmental Planning*

8 Knight Street, Suite 203, Norwalk, CT 06851

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

July 23, 2021

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

Re: Significant Regulated Activity Narrative  
70 Middlebrook Farm Road, Wilton, CT

Dear Commission Members:

Environmental Land Solutions, LLC (ELS) has been retained by the Jansen's, property owners of the above referenced site, to prepare an environmental assessment for the proposed swimming pool at their existing residence. Due to the amount of earthwork needed for the pool and the required B100a septic system, a significant permit application is required. This report summarizes the existing conditions of the wetland resources on the site and the effects of the proposed development may have on these resources. Site inspections were conducted by ELS on July 19 & 21, 2021.

## **EXISTING CONDITIONS**

The 5.8± acre property is located northeasterly of Middlebrook Farm Road and has been subject of previous inland wetland permits. The rear lot is essentially square-shaped with inland wetlands occupying approximately 75% of the land. Upland soils are located on the northern portion of the site, which is where the dwelling and developed portion of the site is located. Narrow landscape areas (40' ± in width) are found along the south and western sides of the house. To the west of the house there is existing 4' ± high retaining wall which supports an existing terrace area. Beyond this wall there is existing grassy strip before transitions to wooded wetland area. At the front or south side of the house, the existing landscape and lawn extend close to the wetland line. A watercourse enters the site at the northeast corner of the site, crosses the driveway, and runs 5-15' adjacent to the wetland line.

### **Regulated Wetlands and Watercourses**

The on-site wetland is a vegetated with a mature deciduous trees, primarily composed of a Red Maple canopy, a dense understory that includes Multiflora Rose, Euonymus, and Spicebush, with a dense groundcover of herbaceous plants dominated by ferns. The wetlands extend off to the east and west. The watercourse is a tributary to the Comstock Brook.

Based on the vegetation composition of the wetland (trees, shrubs and groundcover) size and contours and intermittent watercourse, and adjacent open spaces, the wetland system is expected to be utilized by a diverse of wildlife.

## Wetlands Functions

Based upon professional 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 wetland functions are expected groundwater discharge, sediment trapping, nutrient transformation, and contributes to the aesthetic of the area and can be used for passive recreation purposes.

### **PROPOSED CONDITIONS:**

The owners are proposing to build an in-ground swimming pool, spa and small patio. All improvements are proposed within areas of existing developed lawn. A B100a code complying septic system is required for this application, and is shown on the plans, prepared by Peak Engineers, LLC. The B100a septic system is not expected to be constructed at this time. There are no activities proposed within the wetland. A summary of the activities in the upland review area follows.

#### Proposed activities within the upland review area include:

1. Removal of two Red Maples. Tree removal will increase in sun light to the patio. The two tree will be replaced by an expanded native buffer plan with 9 understory trees, 19 shrubs, and perennials. This will result is a reduction of lawn areas and increase native plant buffer of  $1900 \pm$  sf.
2. A 20 x 40' pool, this will involve the reconfiguration of the existing retaining wall. The majority of the pool is 22' from the wetland line, and completely within the existing lawn area. The pool filter is proposed a closed cartilage filters, without back washing. The pool excavation is expected to generate  $175 \pm$  cy of excavation. No stockpiles are proposed. Excavated soils will be directly loaded to a truck and taken off site.
3. Small expansion of the existing patio totaling  $445 \pm$  sf. The patio will be constructed with pervious pavement. Use of pervious pavement will prevent an increase of runoff to the adjacent wetlands.
4. Code complying septic system (B100a) designed by Peak Engineers, LLC is required for this addition and will involve the import of  $75 \pm$  cy of clean septic sand, gravel and topsoil material to complete the installation. However, there are no immediate plans or need to install this system at this time.
5. Sedimentation and erosion to controls, notes and construction sequence are provided on the plans for all earthwork activities. A double silt fence is proposed, and it is suggested that a monitor provided weekly report during the pool construction.

The planting plan will increase the plant varieties and density in the wetland buffer, provides for replacement for requested tree removal, with new lawn boulder demarcation. When the work is completed and conforms to the proposed site and migration plans, a expanded vegetative buffer will be established between remaining lawn areas and the wetland.

## **ALTERNATIVES:**

The existing lot provides limited options for alternative locations for a pool on this site. However three areas were explored for alternatives. It should be noted a pool was approved in this location in 1996. The approved plan has been submitted with this permit.

In reviewing alternatives for a pool location on this property, Three upland areas were reviewed, 1) east of the house, 2) north of the house, and 3) south of the house. These locations were not deemed as feasible alternative site locations for the following reasons.

North of the house:

This area is encumbered by the existing building setback that will prevent structures in this area. In addition the well, buried propane tank and septic tanks/ pump chamber are found in these areas. All of these elements prevent this location from being a feasible alternative for a pool location.

East of the house:

This area currently supports the existing septic system with the remaining area reserved for the proposed B100a septic system that is part of this permit. These septic systems prevent this location from being a feasible alternative for a pool location.

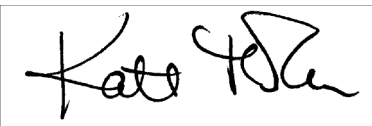
South of the house:

While the front of the house is never the preferred location of a pool, it is further encumbered by the proximity of the wetland and brook. This location places the pool closer to the wetland than the proposed location (10' in lieu of 20'). Therefore this location was not deemed a feasible alternative for a pool location.

## **SUMMARY:**

The application requests a wetland permit to construct a in-ground pool with a required B100a septic system in an area of existing lawn. The plan includes, new wetland buffer planting to reduce existing lawn areas, and pervious pavement to minimize runoff from new patio surfaces. When the site work is completed as shown on the provided site plans, with the provided control and mitigation measures, the wetland functions are expected to be protected and maintained.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate Throckmorton", enclosed in a rectangular box.

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

July 22 2021

**Wetland Delineation Report**  
**70 Middlebrook Farm Road**  
**Wilton, Connecticut**

A wetland delineation was conducted at 70 Middlebrook Farm Road on June 15, 2021 by Mary Jaehnig, soil scientist. The 5+ acre parcel is located north of Middlebrook Farm Road and supports a single family dwelling. The uplands are gently rolling and the site is within the watershed to Comstock Brook.

The edge of wetland in the northern portion of the site was flagged in the field using chronologically labeled ribbon from number 1 to 6 and 7 to 33. A watercourse flows from east to west within the wetland and is well defined. There are smaller uplands within the larger wooded wetland that were not flagged.

The Inland Wetlands and Watercourses Act (Connecticut General Statutes 22a-38) defines inland wetlands as “land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.” Watercourses 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.” The act defines intermittent watercourses as having 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.

Soils:

Soil samples were obtained using an auger. Features noted include color, texture and depth to wetland indicators. Soils were classified according to guidelines established by the USDA NRCS.

## **PFIZER – JÄHNIG**

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### **ENVIRONMENTAL CONSULTING**

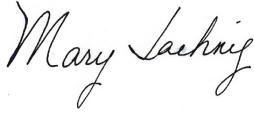
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The upland soil on site is Charlton fine sandy loam. This soil is deep, well drained and formed in glacial till. The depth to the water table usually

exceeds 6 feet below grade and the depth to bedrock usually exceeds 5 feet below grade. The edge of upland is defined by a boulder edge in places.

The wetland unit is Ridgebury, Leicester and Whitman, extremely stony loams. The soils are deep, poorly and very poorly drained. The water table is close to the surface from fall to spring and stones and boulders occur on the surface.

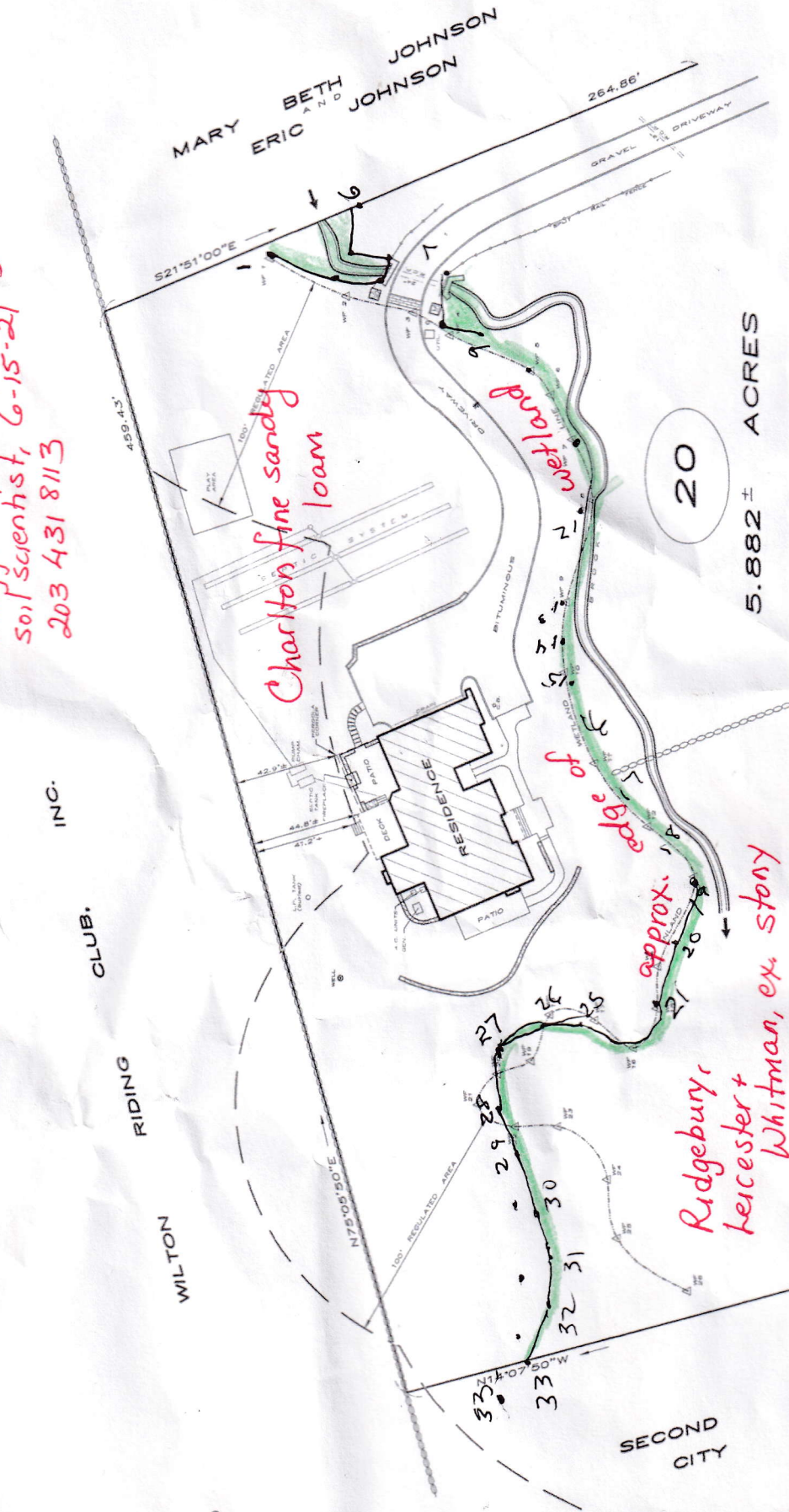
Sincerely,

A handwritten signature in cursive script that reads "Mary Jaehnig".

Mary Jaehnig  
soil scientist

6.15.21

Flagged by Mary Jaehning  
soil scientist, 6-15-21  
203 431 8113



**NOTES**

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THROUGH 20-300b-4 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "STANDARDS FOR MAPS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

THE TYPE OF SURVEY PERFORMED IS A LIMITED PROPERTY/BOUNDARY - ZONING LOCATION SURVEY. IT IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE WITH ZONING REGULATIONS "WITH RESPECT TO THE IMPROVEMENTS DEPICTED HEREON ONLY."

HORIZONTAL ACCURACY STANDARD - CLASS A-2.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A RESURVEY.

PROPERTY DESIGNATED AS LOT #20, MAP #2261 WILTON LAND RECORDS.

PROPERTY LOCATED IN R-2A RESIDENCE ZONE.

INLAND WETLANDS DELINEATED BY ESM ASSOCIATES, DANBURY, CONNECTICUT DR. GENE McNAMARA, SOIL SCIENTIST. FIELD LOCATED MAY 26, 1987.

REFERENCE IS MADE TO RESOLUTION #1189-12NET OF THE INLAND WETLANDS AGENCY OF THE TOWN OF WILTON.

REFERENCE IS MADE TO VARIANCE #1-09-15, DATED SEPTEMBER 15, 2011 AND RECORDED SEPTEMBER 21, 2011 IN VOLUME 255 AT PAGE 133, WILTON LAND RECORDS.

SEPTIC SYSTEM DEPICTED HEREON TRANSCRIBED FROM "AS-BUILT" PLAN DATED JULY 26, 1984 ON FILE IN THE OFFICES OF THE DEPARTMENT OF HEALTH OF THE TOWN OF WILTON. LOCATION IS CONSIDERED APPROXIMATE ONLY.

70 Middlebrook Farm

ZONING LOCATION SURVEY  
LOT NUMBER 20  
PREPARED FOR  
**GREGORY B. JANSEN**  
**GINA B. JANSEN**  
WILTON, CONNECTICUT  
JANUARY 3, 2012

SCALE 1" = 30'  
TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.  
*DJL*  
DOUGLAS R. FAULDS  
LAND SURVEYOR CONN. LIC. NO. 13292  
**Ryan and Faulds**  
LAND SURVEYORS  
31 GRIMMAN HILL ROAD  
WILTON, CT 06897  
PH. (203) 762-5662  
ryanandfaulds.com

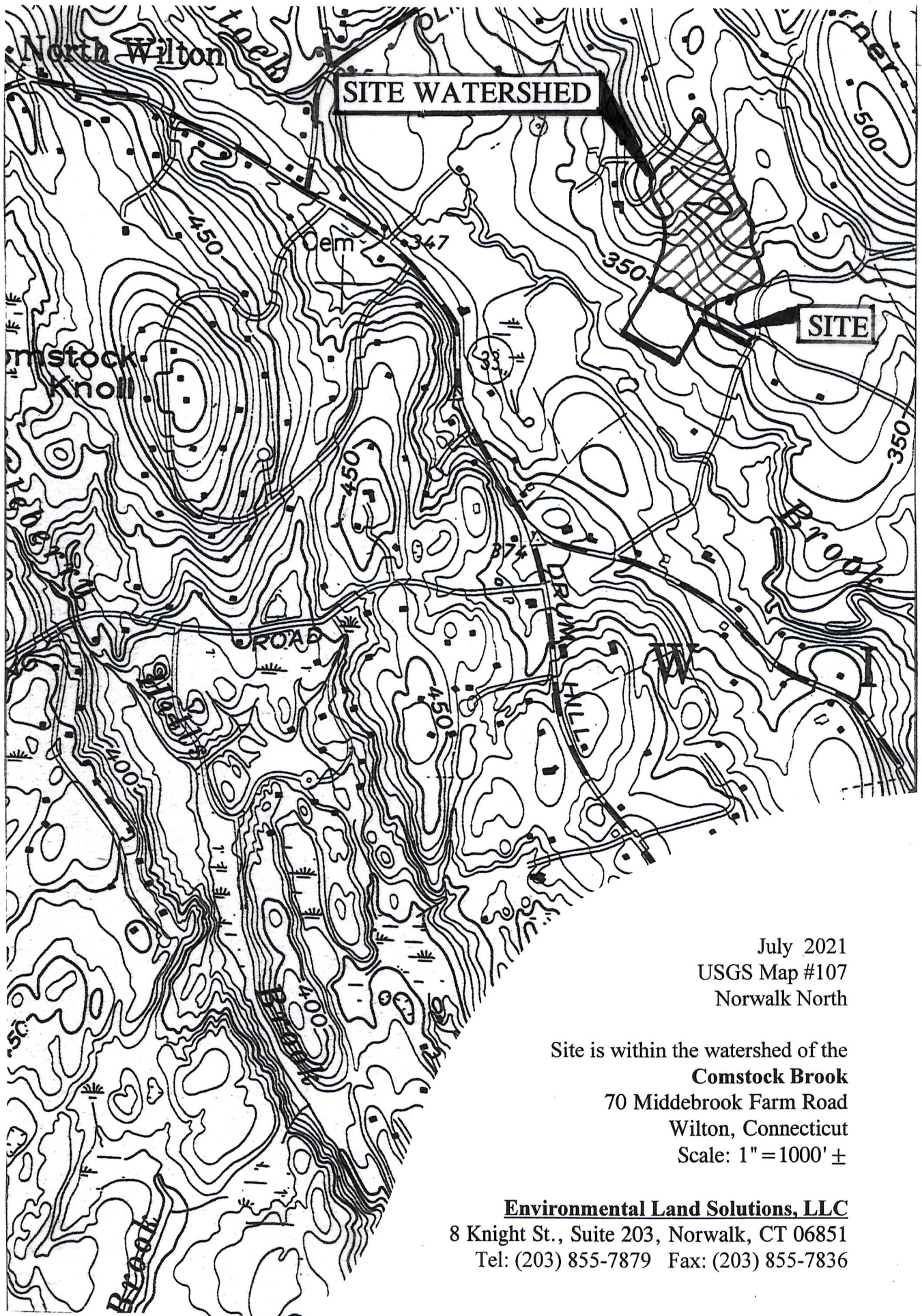
Comstock Brook

PROPERTY ADDRESS  
MIDDLEBROOK FARM ROAD  
WILTON, CONNECTICUT  
06898 ZLS 1-03-12.dwg

Properties located adjacent to 70 Middlebrook Farm Road, Wilton, CT (Map 90, Lot #25)  
Provided for a permit application for the Inland Wetlands Commission  
(July 2021)

| <u>Map#/Lot #</u> | <u>Property Owner</u>  |
|-------------------|--|
| 90/23-3           | Wilton Riding Club<br>P.O Box 303<br>Wilton, CT 06897  |
| 76/7-1            | Edward & Lora Sherman<br>82 Middlebrook Farm Road<br>Wilton, CT 06897  |
| 76/7              | Kari Roberts, Trustee<br>80 Middlebrook Farm Rod<br>Wilton, CT 06897   |
| 76/19-1           | Richard & Robin Lerner<br>89 Middlebrook Farm<br>Wilton, CT 06897  |
| 76-6              | James & Gail Smith<br>9 School Road<br>Wilton, CT 06897  |
| 89-7              | Gregory & Gina Jansen<br>64 Middlebrook Farm Road (property address)<br>70 Middlebrook Farm Road (mailing address)<br>Wilton, CT 06897 |
| 89-5              | South Norwalk Electric & Water<br>164 Water Street<br>Norwalk, CT 06897  |

**Environmental Land Solutions, LLC**  
*Landscape Architecture & Environmental Planning*  
8 Knight St., Suite 203, Norwalk, CT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836



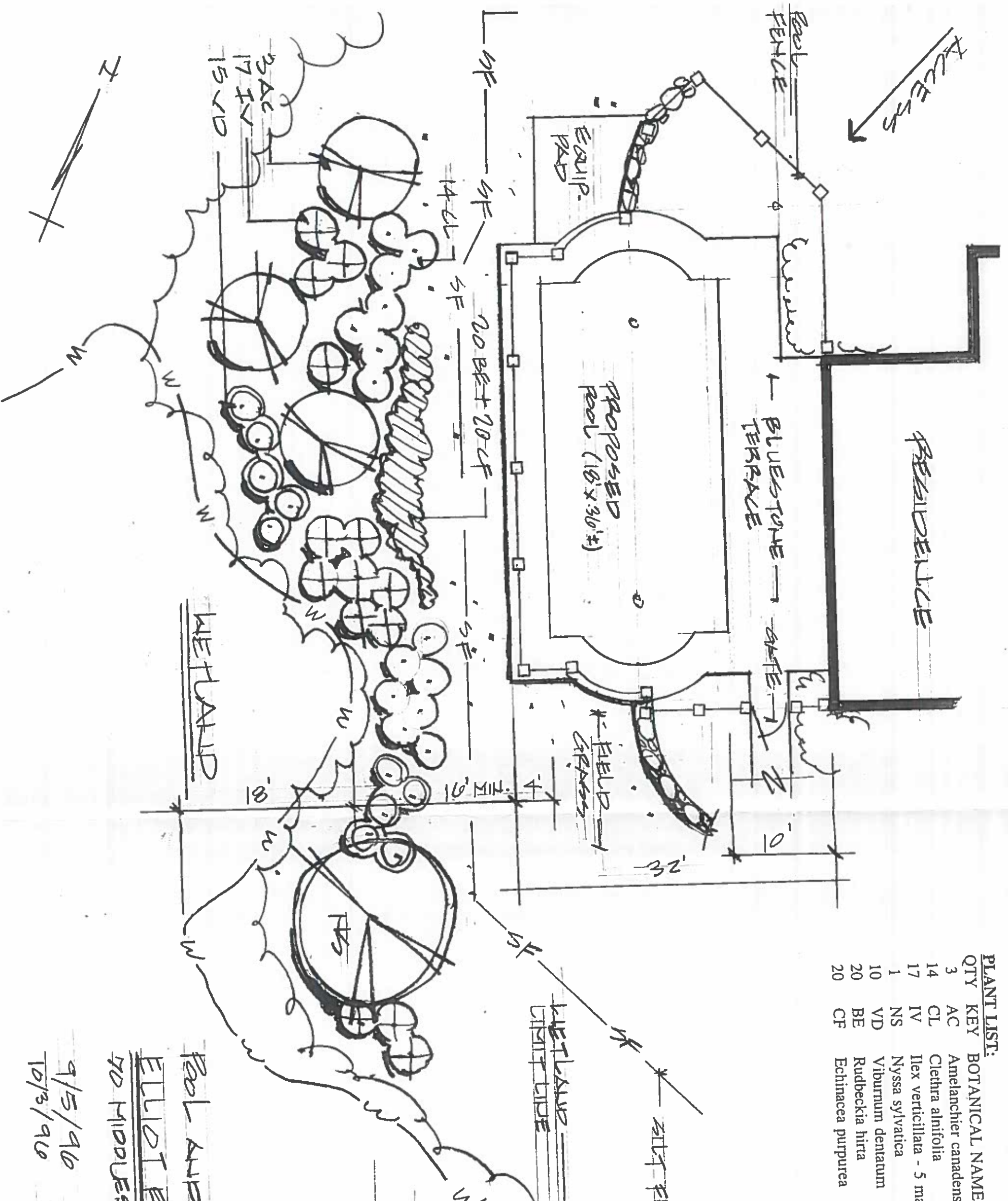
July 2021  
USGS Map #107  
Norwalk North

Site is within the watershed of the  
**Comstock Brook**  
70 Middebrook Farm Road  
Wilton, Connecticut  
Scale: 1" = 1000' ±

**Environmental Land Solutions, LLC**  
8 Knight St., Suite 203, Norwalk, CT 06851  
Tel: (203) 855-7879 Fax: (203) 855-7836

**PLANT LIST:**

| QTY | KEY | BOTANICAL NAME              | COMMON NAME      | SIZE         | ROOT  |
|-----|-----|-----------------------------|------------------|--------------|-------|
| 3   | AC  | Amelanchier canadensis      | Downy Shadblow   | 6-8' ht.     | B&B   |
| 14  | CL  | Clethra alnifolia           | Clethra          | 2-3' ht.     | Cont. |
| 17  | IV  | Ilex verticillata - 5 males | Winterberry      | 3-3 1/2" ht. | Cont. |
| 1   | NS  | Nyssa sylvatica             | Tupelo           | 7-8' ht.     | B&B   |
| 10  | VD  | Viburnum dentatum           | Arrowwood        | 30-36" ht.   | Cont. |
| 20  | BE  | Rudbeckia hirta             | Black-eyed Susan |              | Pot   |
| 20  | CF  | Echinacea purpurea          | Cone Flower      |              | Pot   |



THIS RESIDENCE NOT FOR CONSTRUCTION FOR REVIEW ONLY.

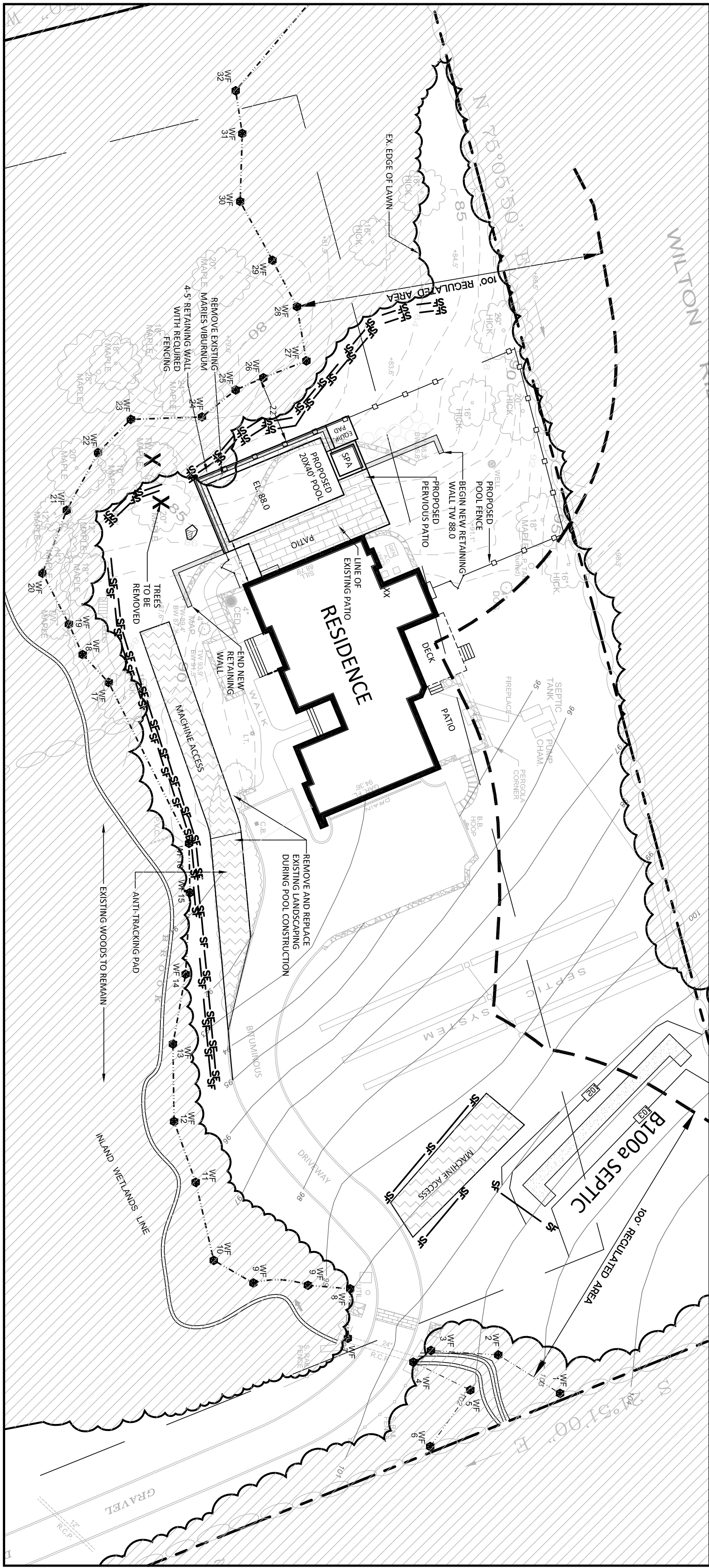
**EIS** Stayback & Popp Associates  
 ENVIRONMENTAL LAND SOLUTIONS, LLC  
 Environmental Analysis & Landscape Architecture  
 P.O. Box 395, Greens Farms, CT 06436 (203) 254-9468  
 Tel. (203) 254-9468 Fax. (203) 254-9529

POOL AND LANDSCAPE PLAN

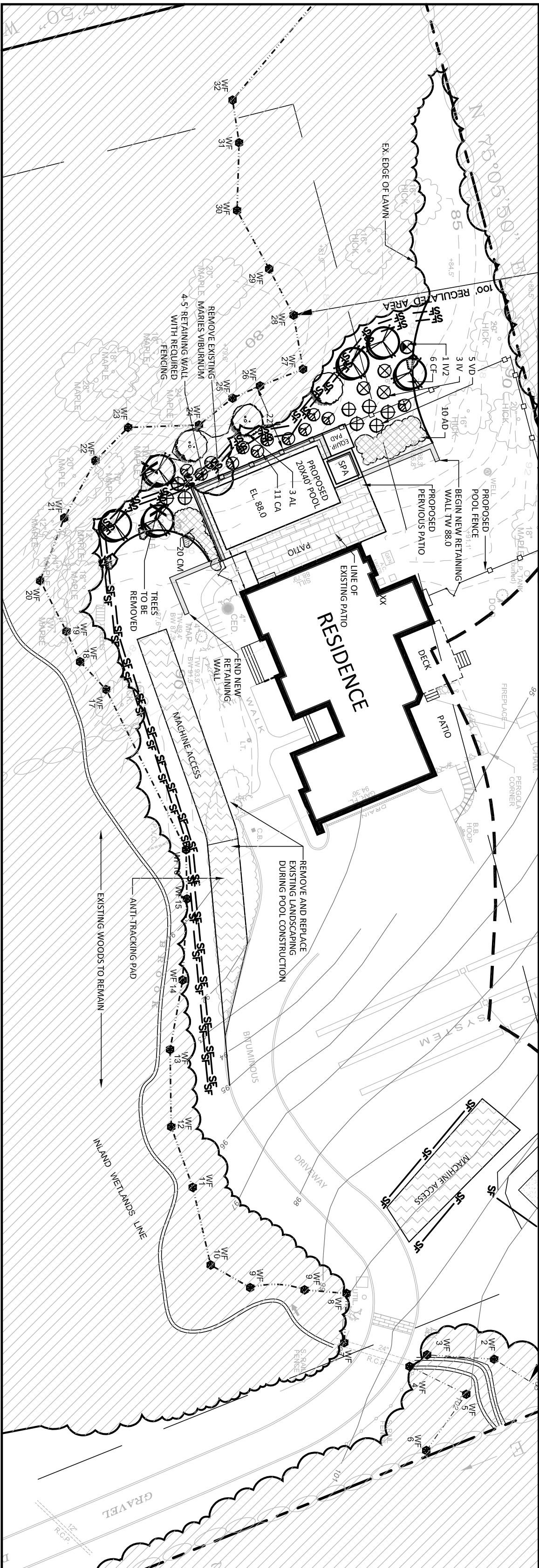
ELLIOT RESIDENCE

70 HILLSIDE ROAD, FAIRMOUNT, CONNECTICUT

9/5/96 1"=10' SK-1  
 10/3/96



SITE PLAN:



PLANTING PLAN:

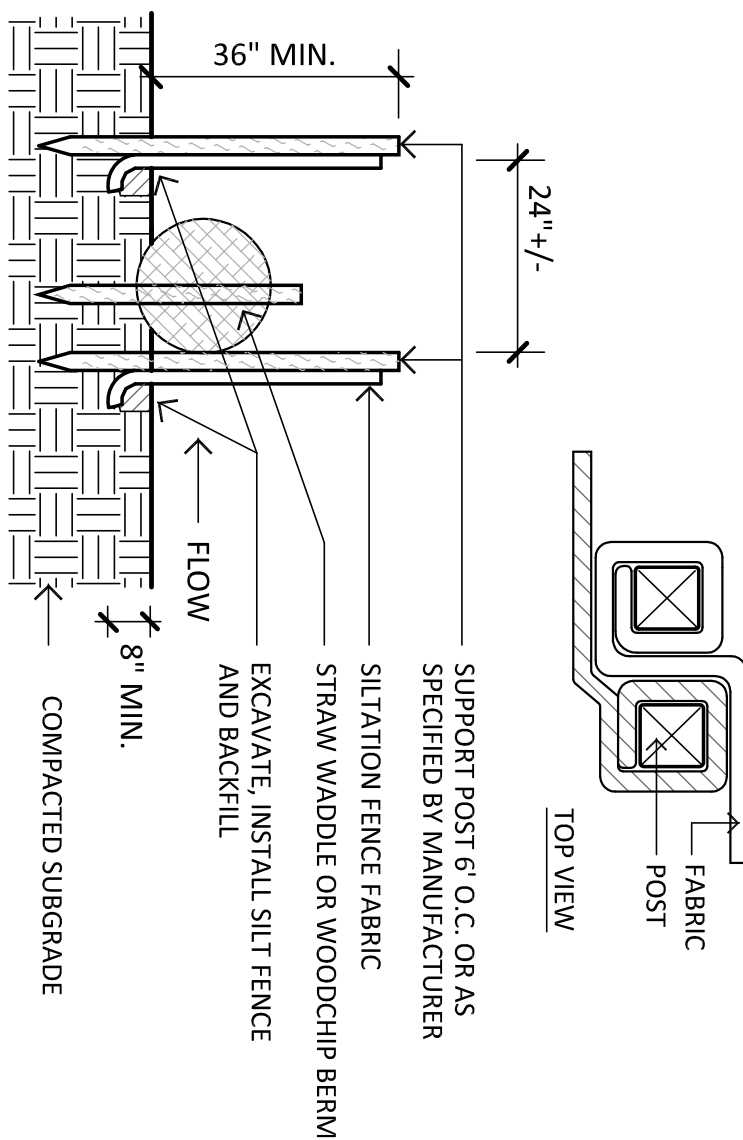
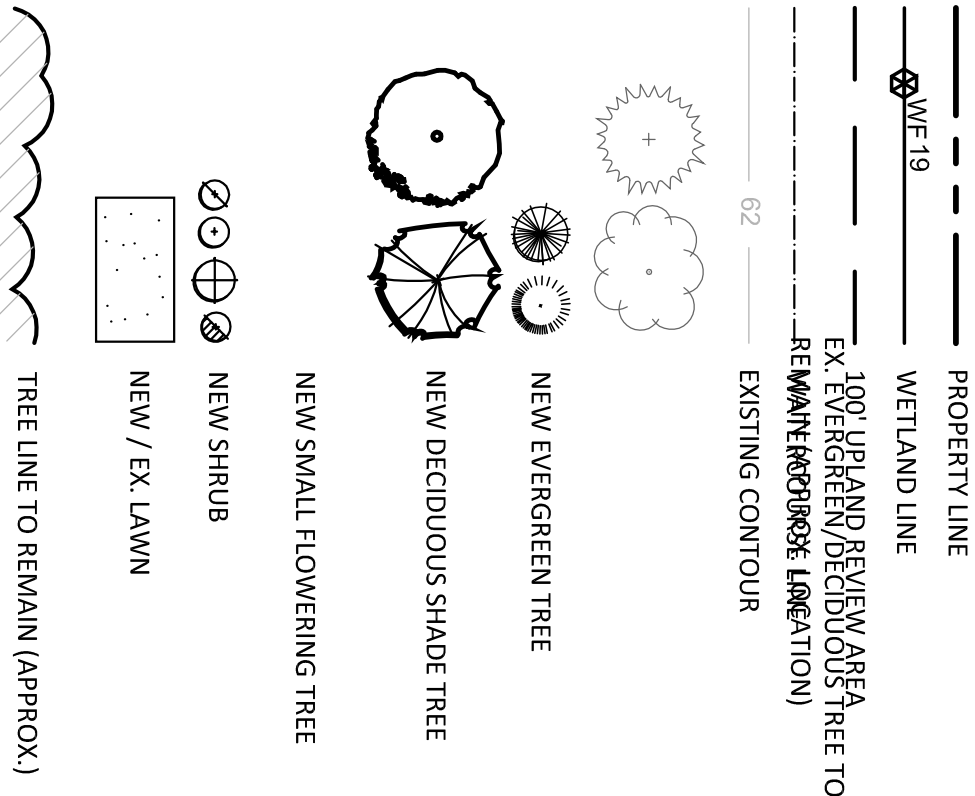
NOTES:

- EXISTING SITE INFORMATION TAKEN FROM A DIGITAL AUTOCAD SURVEY PLAN SUPPLIED BY RYAN & FAULDS, ENTITLED "PROPERTY SURVEY AND TOPOGRAPHIC SURVEY", DATED 1-19-21. PROPOSED BUILDING AND SEPTIC INFORMATION PROVIDED BY PEAK ENGINEERS, LLC.
- 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 SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED AREAS AT THE METHODS AND 125% THE APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. THE SEED SHALL BE SPREAD ON THE PREPARED SOIL, LIGHTLY RAKED TO ESTABLISH GOOD SOIL CONTACT AFTER SOWING, AND MULCHED WITH A 2 INCH LOOSE LAYER OF CLEAN OAT STRAW OR COMMERCIAL WOOD FIBER PRODUCTS APPLIED BY HAND OR BY HYDROSEEDING ON SLOPES LESS THAN 10%. SEED MIX SUBSTITUTIONS SHALL BE EQUIVALENT TO THAT SPECIFIED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO USE. DO NOT FERTILIZE AREAS TO BE SEEDS UNLESS SPECIFIED BY THE MANUFACTURER. SEED PER THE FOLLOWING SCHEDULE:
  - WETLAND BUFFERS (UPLAND AREAS):
    - SEED THIS AREA WITH "NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX" BY FROM NEW ENGLAND WETLAND PLANTS, INC. (413-568-8000).
  - IF SPECIFIED SEEDING CAN NOT OCCUR DUE TO SEASONAL AND WEATHER CONDITIONS, TEMPORARY SEED DISTURBED UPLAND AREAS WITH A MIXTURE OF ANNUAL RYE AT 20 LBS./ACRE, PERENNIAL RYE AT 20 LBS./ACRE, AND REEDTOP AT 2 LBS./ACRE AND DISTURBED WETLAND AREAS WITH ANNUAL RYE AT THE RATE OF 30 LBS./ACRE. MULCHING WITHOUT SEEDING MAY BE USED DURING THE NON-GROWING SEASON IN ACCORDANCE WITH THE THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL (2002)".
  - SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
  - PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING. SUBSTITUTED PLANTS SHALL BE AT AN EQUAL OR GREATER SIZE AS NOTED USING A SIMILAR TYPE PLANT.
  - MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3' DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
  - PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  - THE BOULDER DEMARCATION ROW SHALL BE COMPOSED OF TWO-MAN BOULDERS (CUBIC FEET) OR LARGER SPACED A MAXIMUM OF 10'-15' ON CENTER. THE BOULDERS MAY BE PARTIALLY SUNKEN INTO THE GROUND WITH A MINIMUM OF 8-12" EXPOSED ABOVE THE FINIAL GRADE.

EROSION CONTROL NOTES:

- LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABILIZATION OF DISTURBED SOILS SHALL BE COMPLETED AS SOON AS POSSIBLE.
- ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS NOTED IN THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DEP BULLETIN 34, 2002.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NEEDED AT THE DISCRETION OF THE PROJECT LANDSCAPE ARCHITECT SHALL HAVE THE AUTHORITY IN DETERMINING THE NEED FOR ADDITIONAL CONTROLS.
- DISTURBED AREAS TO BE LEFT EXPOSED FOR MORE THAN 21 DAYS SHALL BE SEEDS WITH RYEGRASS AT THE RATE OF 1 LBS. PER 1000 SQUARE FEET WITHIN SEVEN DAYS OF THE OCCURRENCE OF THE DISTURBANCE. APPLY SOIL AMENDMENTS AND MULCH AS NEEDED TO ESTABLISH A DENSE, UNIFORM AND HEALTHY VEGETATION STAND OVER SEEDS AREAS.
- THE SITE CONTRACTOR SHALL UTILIZE METHODS AND MATERIALS FOR THE PREVENTING OF DUST (SOIL) BLOWING ONTO OFFSITE AREAS.
- THE SITE CONTRACTOR SHALL MAINTAIN AN EXTRA SUPPLY OF SILT FENCE (50' MIN.) AND HAY BALES (25' MIN.) ON THE SITE FOR EMERGENCY REPAIRS.
- EROSION CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER DURING THE CONSTRUCTION PERIOD AND UNTIL THE SITE SOILS ARE STABILIZED. EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND REPAIRED WITHIN 24 HOURS.
- WHEN POSSIBLE, EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- IF CONSTRUCTION OPERATIONS ARE DELAYED FOR ANY REASON ONCE SITE DISTURBANCE HAS OCCURRED, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER ROUTINE MAINTENANCE AND INSPECTION OF THE EROSION CONTROL MEASURES DURING THIS PERIOD.
- HYDRO-SEED DISTURBED LANDSCAPE AREAS WITH A HYDRAULIC MULCH (SUCH AS FLEXTERBA BY PROPLE) AND A HIGH QUALITY FAST GROWING TURF MIXTURE.
- SWEEP SITE AND ADJACENT ROADWAYS AS NEEDED TO KEEP THEM CLEAN OF ACCUMULATED SITE SEDIMENTS THROUGHOUT THE PROJECT PERIOD.
- SEEDS AREAS THAT ARE ON SLOPES ON OR GREATER THAN 10% SHALL BE COVERED WITH AN EROSION CONTROL BLANKET (INCLUDING ANCHOR STAPLES) THAT IS PLASTIC-FREE AND 100% BIODEGRADABLE OR PHOTODEGRADABLE WITHIN TWO YEARS.

LEGEND



NOTES:

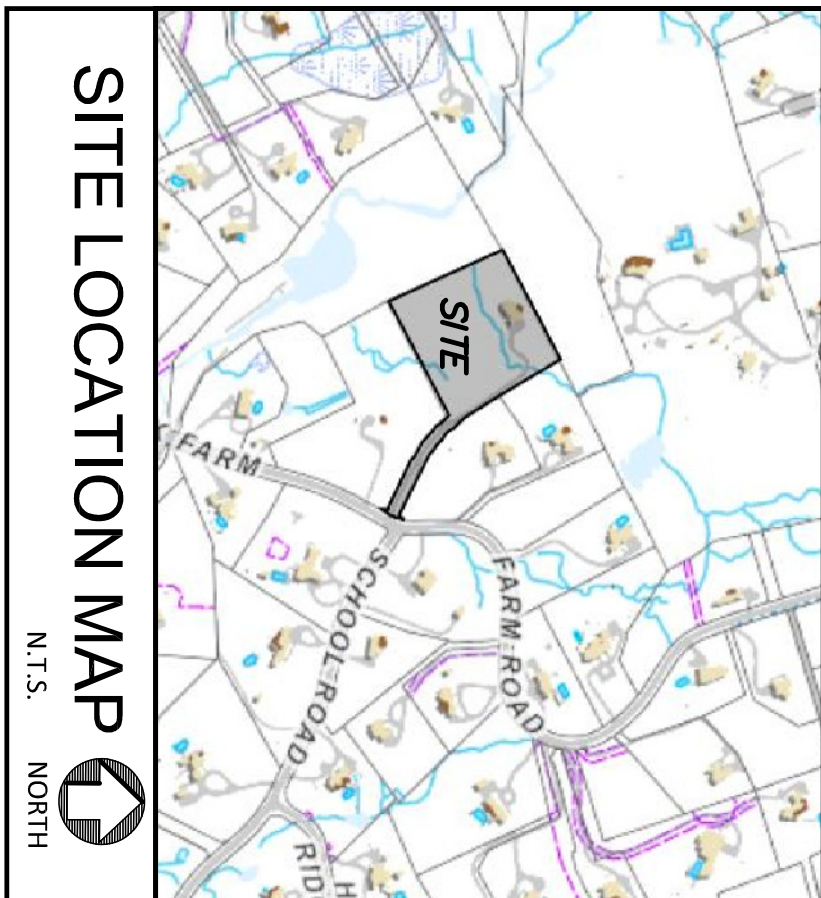
- POSITION POSTS TO OVERLAP AS SHOWN ABOVE, MAKING CERTAIN THAT FABRIC FOLDS AROUND EACH POST ONE FULL TURN.
- DRIVE POSTS TIGHTLY TOGETHER AND SECURE TOPS OF POSTS BY Tying OFF WITH CORD OR WIRE TO PREVENT FLOW THROUGH OF BUILT-UP SEDIMENT AT JOINT.

SILT FENCE DOUBLE ROW

SCALE: NOT TO SCALE

PLANT LIST

| QTY    | KEY | BOTANICAL NAME                         | COMMON NAME                    | SIZE       | ROOT  | REMARKS |
|--------|-----|--|--------------------------------|------------|-------|---------|
| 3      | AL  | AMELANCHIER LAEVIS                     | SERVICEBERRY                   | 5-6' HT.   | B&B   |         |
| 6      | CF  | CORNUS FLORIDA 'CLOUD 9'               | "CLOUD 9" FLOWERING DOGWOOD    | 5-6' HT.   | B&B   | WHITE   |
| SHRUBS |     |  |                                |            |       |         |
| 11     | CA  | CLETHRA ALNIFOLIA                      | SUMMERSWEET                    | 3-4' HT.   | CONT. |         |
| 3      | IV  | ILEX VERTICILLATA 'WINTER RED'         | WINTER RED WINTERBERRY         | 3-4' HT    | CONT. |         |
| 1      | IV2 | ILEX VERTICILLATA 'SOUTHERN GENTLEMAN' | SOUTHERN GENTLEMAN WINTERBERRY | 3-4' HT.   | CONT. |         |
| 5      | VD  | VIBURNUM DENTATUM 'BLUE MUFFIN'        | BLUE MUFFIN ARROWWOOD          | 36-42" HT. | CONT. |         |
| 10     | AD  | ARUNCUS DIODIOS                        | GOATS BEARD                    |            |       |         |
| 20     | CM  | CIMIFUGA RACEMOSA                      | Fairy CANDLES                  |            |       |         |



CONSTRUCTION SEQUENCE:

- THE CONTRACTOR SHALL READ AND COMPLY WITH ALL REQUIRED PRE-CONSTRUCTION PERMIT CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTE B100A IS NOT EXPECTED TO BE CONSTRUCTED AT THIS TIME.
- INSTALL TREE PROTECTION FENCING AROUND SIGNIFICANT TREES TO REMAIN AND AS SHOWN ON THE SITE PLAN.
- INSTALL EROSION CONTROL MEASURES AS SHOWN ON SITE PLAN AND AS NEEDED. CHECK EROSION CONTROL MEASURES WEEKLY. REPAIR AS NEEDED.
- REMOVE ITEMS SLATED FOR REMOVAL. EXCAVATE FOR FOUNDATION.
- CONSTRUCTION ADDITION AND INTERIOR RENOVATIONS.
- REMOVE EXCAVATED SOILS AND DEMOLITION ITEMS OFF THE SITE AS SOON AS PRACTICAL.
- WHEN HOUSE CONSTRUCTION IS COMPLETE, INSTALL PERVIOUS PAVEMENTS.
- FINISH SITE IMPROVEMENTS (WALKS, WALLS, PATIO, AND STEPS).
- SPREAD TOPSOIL AND FINE GRADE SITE.
- SEED AND PLANT LANDSCAPE PER PLAN.
- REMOVE EROSION CONTROLS WHEN SITE SOILS ARE STABLE.
- SITE CLEAN-UP.

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |

PROJECT:

PROPOSED POOL

ENVIRONMENTAL LAND SOLUTIONS, LLC

Landscaping Architecture and Environmental Planning

8 KNIGHT STREET, SUITE 203  
NORWALK, CONNECTICUT 06851

Tel: (203) 855-7879 Fax: (203) 855-7836  
info@elsl.net www.elsl.net

DATE:

JULY 23, 2021

SCALE:

1"=20'

DRAWING NO.:

LP.1

PROJECT:

JANSEN RESIDENCE

70 MIDDLEBROOK FARM ROAD  
WILTON, CONNECTICUT

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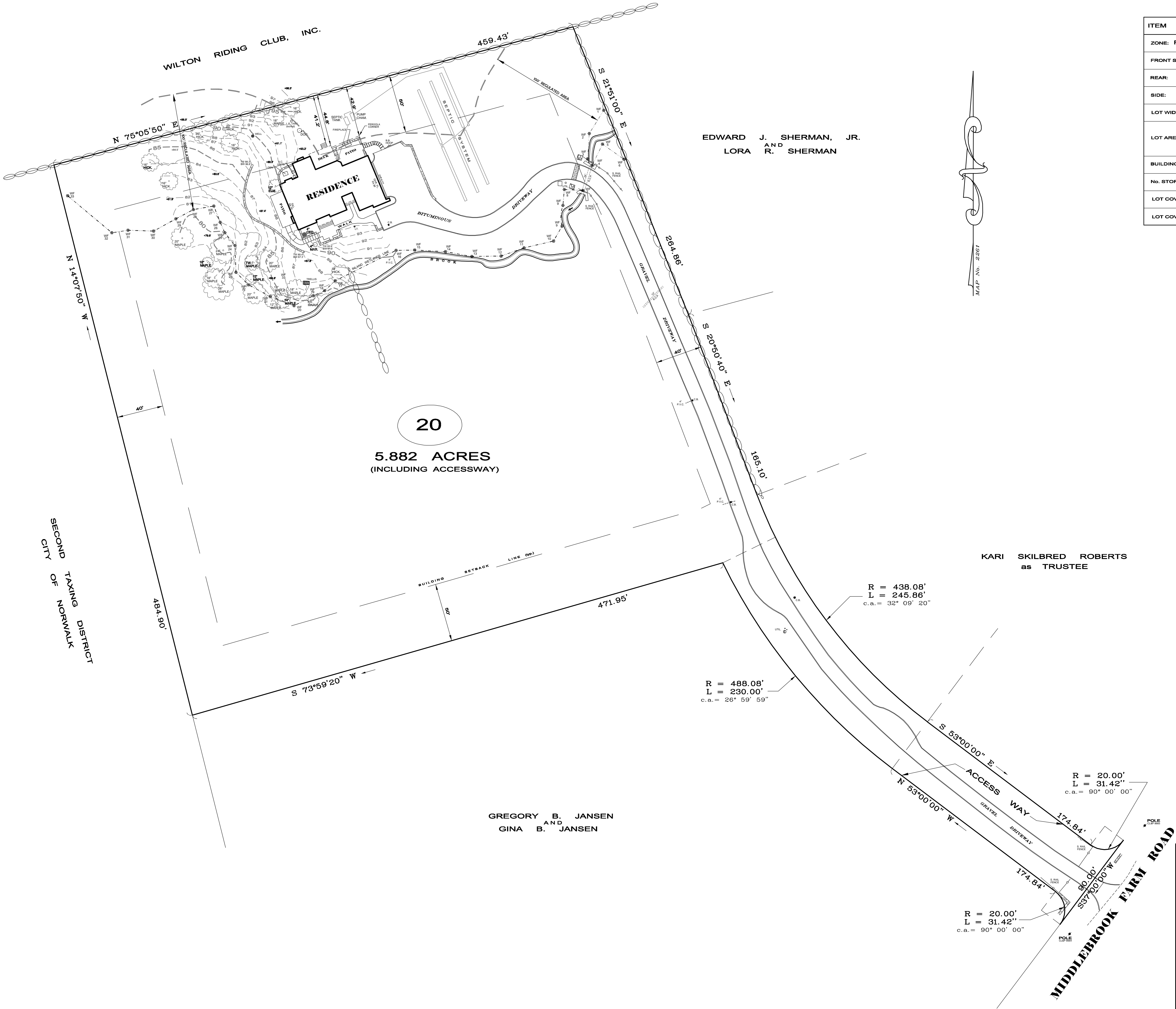
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| ZONING INFORMATION      |                        |      |  |
|-------------------------|------------------------|------|--|
| ITEM                    | REQUIRED/<br>PERMITTED |      | EXISTING   |
| ZONE: R-2A RESIDENCE    |                        |      |  |
| FRONT SETBACK:          | 50'                    | MIN. | 371.9'   |
| REAR:                   | 50'                    | MIN. | 41.2'<br>(VARIANCE)  |
| SIDE:                   | 40'                    | MIN. | 183.2'   |
| LOT WIDTH:              | 200'                   | MIN. | 460.0'   |
| LOT AREA:               | 87,120 S.F.            | MIN. | Total area of parcel = 256,249 S.F.<br>Accessway = 20,824 S.F.<br>Net Lot = 235,425 S.F. |
| BUILDING HEIGHT:        | 35'                    | MAX. |  |
| No. STORIES:            | 2.5                    | MAX. | 2.0  |
| LOT COVERAGE- BUILDING: | 7% = 16,478 S.F.       | MAX. | 3,860 S.F. = 1.6%  |
| LOT COVERAGE- SITE:     | 12% = 28,251 S.F.      | MAX. | 8,750 S.F. = 3.7%  |



NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2, Vertical Accuracy Class V-2, and Topographic Accuracy Class T-2. It is intended to be used for regulatory zoning review purposes.
- Total area of parcel = 256,249 s.f. / 5.882 acres  
- area of accessway = 20,824 s.f. / 0.476 acres  
- area of lot = 235,425 s.f. / 5.404 acres
- Property designated as Lot No. 20, Map No. 2261 of the Wilton Land Records.
- Reference is made to Warranty Deed recorded in V. 1486, Pg. 314 of the Wilton Land Records.
- Reference is made to Variance No.11-09-16 recorded in V. 2203, Pg. 139 of the Wilton Land Records.
- Reference is made to Resolution No. 1189-12WET of the Inland Wetlands Agency of the Town of Wilton.
- Reference is made to Assessor's Parcel 25, Map 90.
- Property Located in R-2A Residence Zone.
- Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 379 F, dated June 18, 2010.
- Inland wetlands delineated by Pfizer-Jahnig Environmental Consulting. Mary Jaehnig, Soil Scientist. Additional wetland areas, if any, not delineated.
- Septic system depicted hereon has been transcribed from "As-Built" Plan dated July 26, 1994, revised to August 15, 1994 on file in the Offices of the Department of Health of the Town of Wilton. Locations are considered approximate only.
- Elevation Datum - assumed system.
- All monumentation, found or set, depicted hereon.

ZONING LOCATION SURVEY  
70 MIDDLEBROOK FARM ROAD  
PREPARED FOR  
**GREGORY B. JANSEN**  
AND  
**GINA B. JANSEN**  
WILTON, CONNECTICUT

0' 40' 80' 120'  
SCALE 1" = 40'

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

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

JULY 7, 2021

**Ryan and Faulds**  
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD  
WILTON, CT 06897  
Ph. (203) 762-9492 ryanandfaulds.com