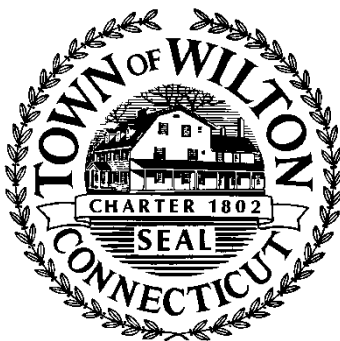


INLAND WETLANDS
COMMISSION
Telephone (203) 563-0180
Fax (203) 563-0284



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 _____	Agent (if applicable) _____
Address _____ _____	Address _____ _____
Telephone _____	Telephone _____
Email _____	Email _____

PROJECT INFORMATION:

Property Address _____	Site Acreage _____
Acres of altered Wetlands On-Site _____	Cu. Yds. of Material Excavated _____
Linear Feet of Watercourse _____	Cu. Yds. of Material to be Deposited _____
Linear Feet of Open Water _____	Acres of altered upland buffer _____
Sq. Ft. of proposed and/or altered impervious coverage _____	Sq. Ft. of disturbed land in regulated area _____

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: _____

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

Marc Nogit
Old Driftway LLC
36 Signal Hill Road
Wilton, CT 06897

August 12, 2023

Michael Conklin, Director of Environmental Affairs
Town Annex
238 Danbury Road
Wilton, CT 06897

I, Marc Nogit authorize Aleksandra Moch, Environmental Consultant to file an application on my behalf with the Inland Wetlands Commission and be the main contact for any environmental questions.


Signature


Date

ENVIRONMENTAL ASSESSMENT OF THE WETLANDS & WATERCOURSES

LOCATED AT

MOUNTAIN ROAD (LOT #25-2) IN WILTON, CT



PREPARED BY:

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST
GEOLOGIST/HYDROGEOLOGIST
LANDSCAPE DESIGNER
CPESC

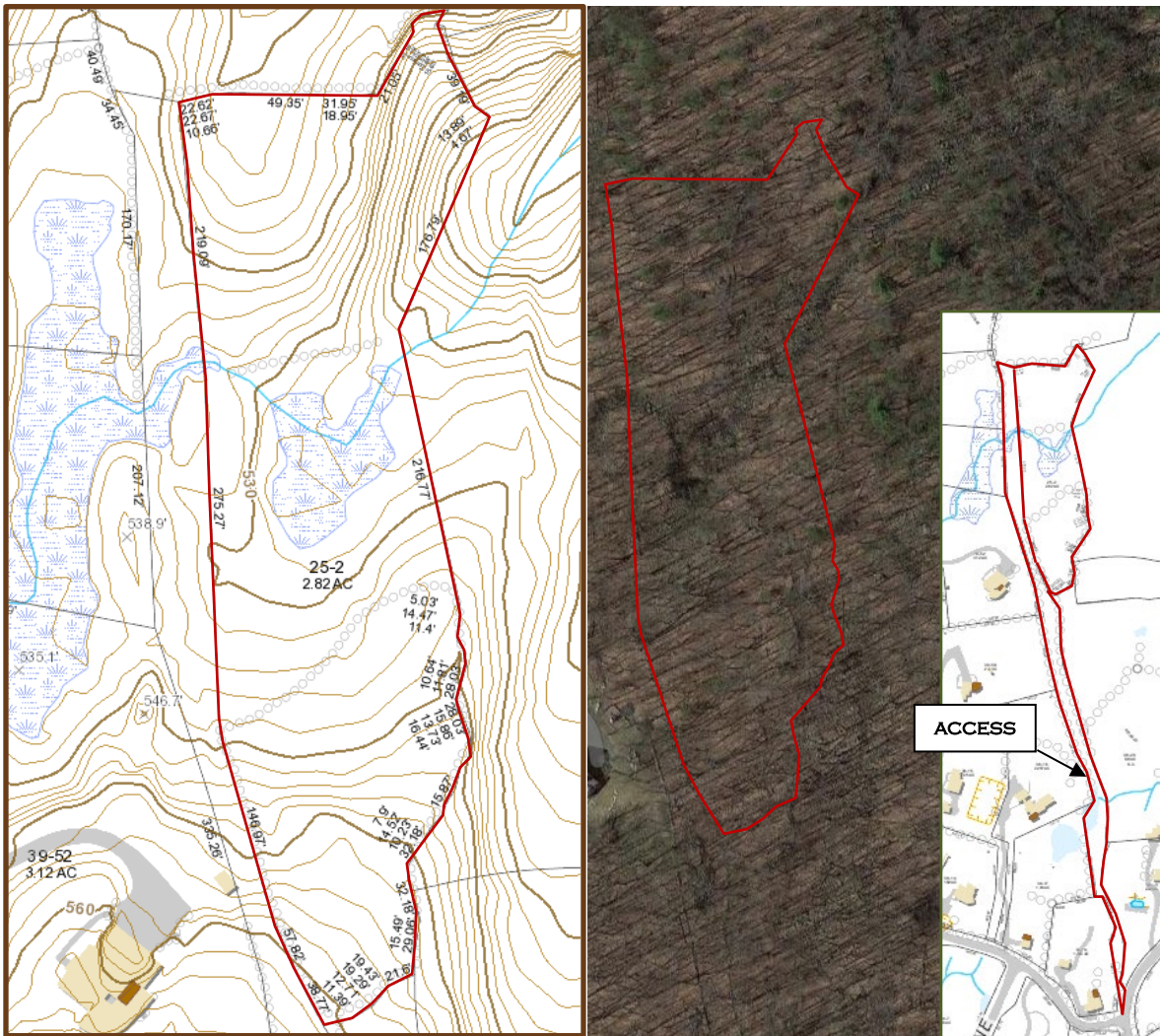
JULY 30, 2023

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LOCATION AND SITE PHYSICAL CHARACTERISTICS

The property is a landlocked lot with an access via a town owned land. This 2.82-acre fish-shaped site consists of a vacant wooded lot. The area on both sides of the lot slopes towards a wetland corridor bisecting the area. The entrance to the accessway is located on the northern side of the intersection of Indian Hill Road and Mountain Road. The access way follows a historic cow path used in the past by farmers. The parcel is situated within R-2 residential zone and the Norwalk River Watershed. The western neighborhood consists of a single-family development, while the eastern and the northern property line is surrounded by a wooded terrain owned by the State.



New England GEO Systems

Google, aerial photograph 2023.

WETLAND/WATERCOURSE AREAS

The wetland/watercourse areas were delineated by Aleksandra Moch, Soil and Wetland Scientist on March 10, 2023. The areas flagged in the field, consist of two different

systems. The first of them crosses the access way and consists of a pond and an intermittent watercourse. The second system bisects the property and contains a red maple swamp with a perennial stream cutting through the area.

The wetland/watercourse system located within the accessway is a corridor initiated by a pond located off-site to the west. This man-made pond is bordered by an old farmer's road. The road dams the pond placing it topographically higher than a smaller pond located below the road. The lower pond is located within the access way leading to the lot. The lower pond overflows into an intermittent watercourse conveying the flow off-site to the east. This wetland/watercourse system is nestled within a wooded area.

The wetland/watercourse corridor located at the site is initiated at the southwest by two springs feeding intermittent stream channel. This initially intermittent channel develops perennial flow after exiting a red maple swamp located off-site, along the western property line. At the site the stream continues through the area of another red maple swamp before runs off-site in a single channel. This wetland/watercourse system is also located within a large wooded area.

SOILS AND HYDROLOGY

Wetland soils at the site were characterized as consisting of Ridgebury, Leicester, and Whitman that are extremely stony. This soil series occurs in depressions and/or drainage ways. These poorly drained soils are underlined by a restrictive layer (hardpan) at varying depths. Approximately 9% of the surface is covered with cobbles, stones or boulders. The parent material for these soils is a coarse-loamy melt-out till derived from granite and/or gneiss. The slopes in this area range from 0 to 5% and the depth to the groundwater table can be found anywhere between 0 and 18 inches. No ledge outcrops were noticed at the site.

The area is underlined by a ledge formation consisting of gneiss interrupted by granitic and pegmatitic intrusions. Granite and pegmatite are igneous rocks formed from molten rock originated from deep Earth. Gneiss is a metamorphic rock which started out as granite or sandstone and it was subjected to high heat and/or pressure and/or hot mineral-rich fluids. Ledge at the site is not limited to the deeper layers, there is a large number of boulders densely covering the ground. Among them are super large erratics. Erratics as well as smaller stones/boulders were transported to the site by ice from elsewhere during the last glaciation. The glacial deposit is enhanced by the stone and boulders originating from the erosion of the local ledge. Ledge outcrops are present within the northeastern section of the site and along the accessway.

Wetland hydrology in this area relies on natural springs feed by groundwater. Rain and melted snow infiltrate into the soil rising the groundwater level which then intercepts the soil at the toe of the slope at a couple of locations yielding surficial flow feeding local streams and wetlands. Ground water also controls the wetness of the swamp and the amount of water detained in the pond.

VEGETATIVE COVER

Site investigation performed on March 10, 2023 and July 14, 2023 focused on wetland/watercourse areas. The pond was examined first. The pond sits within an elongated depression which expands between an old farmer's road to the west and a cow path with a dry-stone wall stretching to the east. The edges of the pond are supported by wooded vegetation which provides a deep root system stabilizing the edges. The canopy offers shade and moderates the water temperature during the summer months. Dense cover helps to filter storm water shedding from the surrounding upland areas.

Vegetated cover found with the edge of the pond consisted of:

- Trees: Red Maple (*Acer rubrum*), Tulip tree (*Liriodendron tulipifera*) Sweet birch (*Betula lenta*), Yellow birch (*Betula alleghaniensis*) Black tupelo (*Nyssa sylvatica*), American elm (*Ulmus americana*), Swamp oak (*Quercus palustris*), Norway maple (*Acer platanoides*), Eastern hemlock (*Tsuga canadensis*) and American beech (*Fagus grandifolia*). American beeches have been suffering from beech leaf disease which stripped them off their leaves.
- Shrubs: Sweetpepper bush (Sweet pepper bush), Elderberry (*Sambucus*), Multiflora rose (*Rosa multiflora*) Burning bush (*Euonymus alatus*), Japanese barberry (*Berberis thunbergia*), and Allegheny blackberry.
- Vines: Virginia creeper (*Parthenocissus quinquefolia*), Poison ivy (*Toxicodendron*) and Wisteria.
- Herbaceous ground cover: Skunk cabbage (*Symplocarpus foetidus*), Japanese knotweed (*Reynoutria japonica*), Wood aster (*Eurybia* spp.), Japanese stiltgrass (*Microstegium vimineum*), Christmas fern (*Polystichum acrostichoides*), Jack-in-the-pulpit (*Arisaema triphyllum*), variety of mosses, Trillium (*Melanthiaceae* spp.), NY fern (*Amauropelta noveboracensis*), Cinamon fern (*Osmunda cinnamomea*) and Eastern star sedge (*Carex radiata*).

The red maple-hardwood swamp detected in the central portion of the site supports a variety of vegetated cover. The top of this well-vertically stratified forest starts with tree canopy underlined by shrubby layer and finished at the bottom with herbaceous ground cover. The smallest plants found at the site include mosses, lichens and duckweed floating in the water. The richness and diversity of this plant assembly is driven by varying depths of water and seasonal changes. The wetness in the area is controlled by the presence of hollows (micro-depressions) and hummocks (mounds) typical to the swamp setting. The central portion of the swamp supports a perennial flow confined to a single channel cutting through the area. The outer areas have their micro-depressions seasonally flooded, while the hummocks and the edges of the swamp exhibit a varying level of saturation and may even dry periodically. The swamp is located over a slightly sloping area which supports steady flow, moderates flooding and keeps a consistent water level throughout the season.

Red maple swamp located at the site supports a deciduous wetland forest associated with a sparse understory growth dominated by Spice bush, Sweet pepperbush, viburnums and dogwoods. Skunk cabbage and a variety of mosses grow within the hollows while grasses and sedges prefer drier areas of hummocks. The hydrologic regime and the water/soil chemistry determines the variety of species thriving in this environment. The duration and frequency of flooding make red maple dominate the area as one of not many trees tolerating the wetness. Yellow birches, and swamp oaks are more sensitive to flooding so they grow along the edges or over the hummocks where flooding is less severe and short in duration.

Plant species dominating the area of the swamp consist of:

- Trees: Red Maple (*Acer rubrum*), White ash (*Fraxinus americana*), Shagbark hickory (*Carya ovata*), (Tulip tree (*Liriodendron tulipifera*), Sweet birch (*Betula lenta*), Yellow birch (*Betula alleghaniensis*) Black tupelo (*Nyssa sylvatica*), American elm (*Ulmus americana*), Swamp oak (*Quercus palustris*), Norway maple (*Acer platanoides*), Eastern hemlock (*Tsuga canadensis*), Pignut hickory (*Carya glabra*) and American beech (*Fagus grandifolia*).
- Shrubs: Sweetpepper bush (Sweet pepper bush), Arrowwood viburnum (*Viburnum dentatum*), Gray dogwood (*Cornus racemosa*), Spice bush (*Lindera benzoin*), Multiflora rose (*Rosa multiflora*) Burning bush (*Euonymus alatus*), Japanese barberry (*Berberis thunbergia*), Highbush blueberry (*Vaccinium corymbosum*), Swamp azalea (*Rhododendron viscosum*), Common winterberry (*Ilex verticillata*), and Buttonbush (*Cephalanthus occidentalis*).
- Vines: Virginia creeper (*Parthenocissus quinquefolia*) and Poison ivy (*Toxicodendron*).
- Herbaceous ground cover: Skunk cabbage (*Symplocarpus foetidus*), Sensitive fern (*Onoclea sensibilis*), Wood aster (*Eurybia* spp.), Japanese stiltgrass (*Microstegium vimineum*), Christmas fern (*Polystichum acrostichoides*), Jack-in-the-pulpit (*Arisaema triphyllum*), variety of mosses, NY fern (*Amauropelta noveboracensis*), Lady fern (*Athyrium filix-femina* ssp.), Clearweed (*Pilea pumila*), Smartweed (*Persicaria lapathifolia*), Cudweed (*Gnaphalium*), Common blue violet (*Viola sororia*), Spotted touch-me-not (*Impatiens capensis*), Holbers leaf tearthumb (*Persicaria arifolia*), Tall meadow rue (*Thalictrum pubescens*), Tussock sedge (*Carex stricta*), Bladder sedge (*Carex intumescens*), Cinamon fern (*Osmunda cinnamomea*), and Eastern star sedge (*Carex radiata*).

WETLAND/WATERCOURSE HABITATS

Similarly, to plant inventory, wildlife study was performed on March 10, 2023 and July 14, 2023. The work included evaluation of plant communities, their structure and stratification, water availability, soil types, presence of cavities, woody debris, boulders, and other natural features. Occurrence of wildlife was determined by visual observations, listening to calls, locating wildlife tracks, and detecting other signs revealing wildlife

presence. The netting done within the pond area provided evidence to classify the pond as a vernal pool. Based on the presence of indicator species of wood frog eggs observed in March and tadpoles found within the water column in July. In addition, the spotted salamander larvae were seen in the pond in July.

Two wetland/watercourse areas identified within the subject site (vernal pool and red maples swamp) are classified as palustrine ecosystems.

Vernal pools are shallow wetlands which form in winter and early spring from snow melt and rainfall. These shallow depressions are also being supported by ground water. In case of the pond located within the access way, the water stays throughout most of the year making it a semi-permanent pool. The success of this pool is ensured by the lack of perennial stream feeding the area; therefore, no fish presence.



A panoramic view of the vernal pool from the east.

The vernal pool is nestled within a low-lying area. A larger permanent pond is located to the west above a farmer's road separating both watercourses. The eastern surrounding drops down steeply as soon as it passes the cow path. The overflow from the vernal pool enters the slope forming a deeply eroded channel cutting through an opening in a stone wall running along the eastern edge of the cow path. The stream heads downslope to a small wetland located off-site. Like the farmer road, the cow paths had not been used for a long time. Over time the farmer's road had overgrown with shrubs and trees while the cow path stays clear of vegetative cover. The edges are dominated by Burning bush taking advantage of sun light penetration along the clearing. It is unclear how the ponds formed. It appears the upper pond (off-site) is man-made, while the lower pond (vernal pool) appears to use the naturally formed depression which most likely was an old wetland which overflow became restricted by the existing old access ways.

Because of the ephemeral nature of the vernal pool cycle, vertebrate and invertebrate organisms residing in it must complete key stages in their life cycles, particularly larval stages, during the spring/early summer. The species include aquatic life found in perennial ponds except for fish and species which are limited to the vernal pool environment (indicator species). The indicator species found within the vernal pool at the site include Spotted Salamander (*Ambystoma maculatum*) and Wood Frog (*Rana sylvatica*). These

species dependent on this vernal pool for their reproduction, including courtship, egg fertilization and deposition, larval development, and metamorphosis to the terrestrial stage.

New generations are bound to the same pool for their future reproduction. Juvenile wood frogs and spotted salamanders disperse through the woodland. The new population does not travel far and utilize areas close to the pool which provides the shelter and moisture required for their survival. Nearby wetland edges and intermittent streams are their primary choices.

Mature amphibians travel long distances from the vernal pool. Spotted salamander's movement ranges up to 386ft. while wood frog can reach distance up to 3835ft. (Windmiller 1996, Semlitsch 1998; Berven and Grudzien 1990). MCA Technical Paper Series No. 5 – *Best Development Practices Conserving Pool-Breeding Amphibians in Residential and Commercial Development in the Northeastern US* recognizes the need for vernal pools protection which includes the terrestrial areas surrounding the pool. The surrounding had been divided into 100-foot vernal pool envelope and 750 feet wide area of critical terrestrial habitat. The reference recommends excluding development and minimizing disturbance within the vernal pool envelope and limiting development within the critical terrestrial habitat to the time outside of the vernal pool breeding period and by applying the recommended by the reference management measures. The recommended measures were considered as a guide during the site plan design.

Vernal pools contain a wide range of insects and other invertebrates. These organisms have the benefit of adaptation to life in a body of water which, because of the lack of perennial stream connection, lacks fish populations—their principal predators. Invertebrates seen in the pool include oligochaete worms, water fleas (*Daphnia*), copepod crustaceans, fairy shrimp (restricted to vernal pools), ostracods (seed shrimp), isopods (*Asellus*), water mites, mosquito larvae (*Culex*), dragonfly nymphs (Odonata), caddisfly larvae (*Ptilostomis*), diving beetles (*Rhantus*), water scavenger beetles (*Hydrophilus*), water bugs (*Lethocerus*), chironomid midges (*Mochlonvx*), water striders (*Gerris*), clam species, and snails (*Physa* , *Gyraulus*).

The characteristic of the upland and wetland area surrounding the vernal pool is important to the success and survival of species breeding in the water. Vernal pool is a web of life housing amphibians and insects which are important food source to the terrestrial life. The food production is driven by decaying leaves and other plant parts fallen into the bottom of the pond. Juvenile amphibians emerging from the pool become a prey to snakes, turtles, birds and small mammals. To escape predation, they like to find a moist safe cover near the pool. The existing stone wall offers cavities used for shelter. Fallen trees, logs, stones and leaf litter serve well as a place to hide. The intermittent watercourse provides the moisture, and sufficient water flow for the juvenile amphibians to settle.

Other vertebrates using the vernal pool include Wild Turkey (*Meleagris gallopavo*), observed digging in surrounding dry leaf litter to find acorns, and White-tailed Deer (*Odocoileus virginianus*), which drinks from the pond. Birds most likely breeding near the

vernal pool include Eastern Screech-Owl, Downy, Hairy and Pileated Woodpecker, Great Crested Flycatcher, Eastern Phoebe and Eastern Wood-Pewee, Red-eyed Vireo and Yellow-throated Vireo, Black-throated Green Warbler, Ovenbird, Black-and-white Warbler, Worm-eating Warbler, Brown Thrasher, and Wood Thrush. Also seen in the pond and the surrounded area were Eastern painted turtle (*Chrysemys picta*), Spring peeper (*Pseudacris crucifer*), Pickerel frog (*Rana palustris*), Bullfrog (*Rana catesbaiana*), Eastern garter snake (*Thamnophis sirtalis sirtalis*). The pond most likely is also visited by Eastern box turtle (*Terrapene Carolina*) detected by others and listed as a species of special concern in CT.

Red maple swamp is situated in the central portion of the site. The area is intersected by a perennial stream providing a steady water supply to this system. Large hummocks and hollows within the innermost portion of the swamp reflect prolonged flooding. The most severe flooding occurs in spring. This flood coincides with breeding of the aquatic species. High water levels deliver the signal to the organisms to lay eggs, hatch, or metamorphose. Flooding provides new nourishment crucial to the offspring development. Newly flushed insects, bugs, and worms from the land in to the swamp bottom becomes a food source for aquatic organisms. Phyto- and zoo-plankton residing in the stream feed on broken down organic matter. Storm water runoff, carries dead brush and leaves into the swamp, adding structure to the habitat. Dense ground cover along the flooded edges are used by frogs, turtles and snails looking for moist areas preserved underneath leaf piles, stones and logs.

Based on vegetative cover, this swamp is utilized by a variety of wildlife that is known to use the existing plants as their primary food source. Red maple that dominates the vegetated cover provides flowers that are pollinated by variety of bees, flies, and moths. The fruits provide food for squirrels and many other rodents. Rabbits and deer eat the shoots and leaves while the seeds are enjoyed by gray squirrels, eastern chipmunks, voles, and white-footed mice.

The understory growth is dominated by spicebush that is an excellent source of nectar for butterflies and other pollinators in early spring. In addition, this shrub provides cover and nesting site as well as red berries to various birds. Buttonbush found densely populating the edge of the channel is one of the last native shrubs to leaf out in the spring. The leaves provide food for the larval stage of several local moths. Flowers emerging in early to mid-July attract bees, hummingbirds, and butterflies collecting their nectar. This plant is important because it flowers when many other plants aren't. Fruits persist through winter. Waterfowl including mallards, and other birds eat them. Wood ducks use the plant to protect their nests. Sweet pepperbush are most values for its flowers. A wide variety of bees and butterflies visit the plant collecting both nectar and pollen.

The herbaceous plant cover is dominated by skunk cabbage, which is the first source of pollen in spring for honeybees. The leaves of skunk cabbage are eaten by slugs, which feed also on the spathes. The amber snail grazes on the foliage. During summer and fall, rotting leaves attract tiny flies and moths. Caterpillar of the ruby tiger moth uses skunk cabbage leaves as its primary food source.

Tussock sedge is almost equally popular within the low ground cover of the swamp. This clump-forming sedge is adapted to grow in water and contributes to hummock formation. It spreads by rhizomes to form colonies and contribute to hummocks formation. As the old leaves die, they build up around the living plant, making a little hill. Tussock sedge provides habitat for a variety of wildlife, including frogs, toads, salamanders, ducks, herons, rails, snipes and sparrows. Birds use its leaves and stems to build nests and feed on its seeds. Tussock sedge is a host plant for a several butterfly and moth larvae.

The existing microtopography of the swamp floor created by the hummocks and hollows is further enhanced with the presence of structural features created by fallen branches, dead woody vegetation and decaying logs. Snags, logs and woody debris found within the swamp influence the micro ecology in, around, and under its decomposing trunks and branches. Snags and fallen trees provide nesting for the squirrel population and raccoons. Branching limbs are used for perching by hunting birds like hawks and owls. The dead barks nurture insects attract and feed woodpeckers and other insect-loving birds. The fallen limbs create understory cover and food for turkey resting underneath the falling canopy.



The number and variety of birds in a swamp area depend on the age of trees, thickness of the shrubby vegetation, size and wetness of the wetland. Generally, the bigger the area the greater the number of birds visiting the forest. The swamp is situated within the forest interior, so the area is supported with large terrestrial buffer housing other wetland/watercourse areas. There are four most common forest interior species that include Veery (*Catharus fuscescens*), Northern Waterthrush (*Seiurus noveboracensis*), Black-and-white Warbler (*Mniotilta varia*), and Canada Warbler (*Wilsonia canadensis*) that are expected to occur. Other common to swamps song birds include Gray catbird and Northern Waterthrush.

No mammal limits its life to the wetland area; they utilize both the wetland and the upland in search for food and shelter. The subject wetland/watercourse corridor is most likely visited by white tailed deer, which feeds in swamps and uses them for refuge. Small mammals most likely are represented by shrews, moles, squirrels, voles and mice. It is expected Ground beetle (*Badister transversus*), Species of Special Concern resides in this environment.

SPECIES OF SPECIAL CONCERN

- Ground beetle (*Badister transversus*) State Special Concern was recorded at the site or the vicinity by others. This invertebrate prefers habitat of red maple swam and river floodplains. Such habitat is provided by wetland/watercourse system cutting through the lot.
- Eastern box turtle (*Terrapene carolina carolina*) is another State Special Concern specie recorded at the site by others. This terrestrial turtle inhabits a variety of habitats, including woodlands and stream banks. Typically, however, box turtles are found in well-drained deciduous forests. During the hot summer days, they wander to springs and seepages where they can burrow into the moist soil. During summer they are active in mornings and evenings, with little to no nighttime activity, except for egg-laying. Box turtles have home range ranging from 0.5 to 10 acres. Box turtles hibernate from November to April by burrowing into loose soil, decaying vegetation, and mud.

WETLAND/WATERCOURSE VALUES AND FUNCTIONS

The Highway Methodology Workbook – Supplement was used to evaluate the wetland/watercourse functions and values at the site. The workbook was prepared by US Army Corps of Engineers – New England District. Both wetland/watercourse systems were evaluated using the same eight functions and five values.

Vernal pool system scores highly in the areas of: groundwater recharge/discharge, sediment retention, production/export, nutrient removal/retention/transformation, wildlife habitat and Significant Natural Communities

Lower score goes to: floodflow alteration, shellfish habitat, educational/scientific value, uniqueness/heritage and visual quality/aesthetics

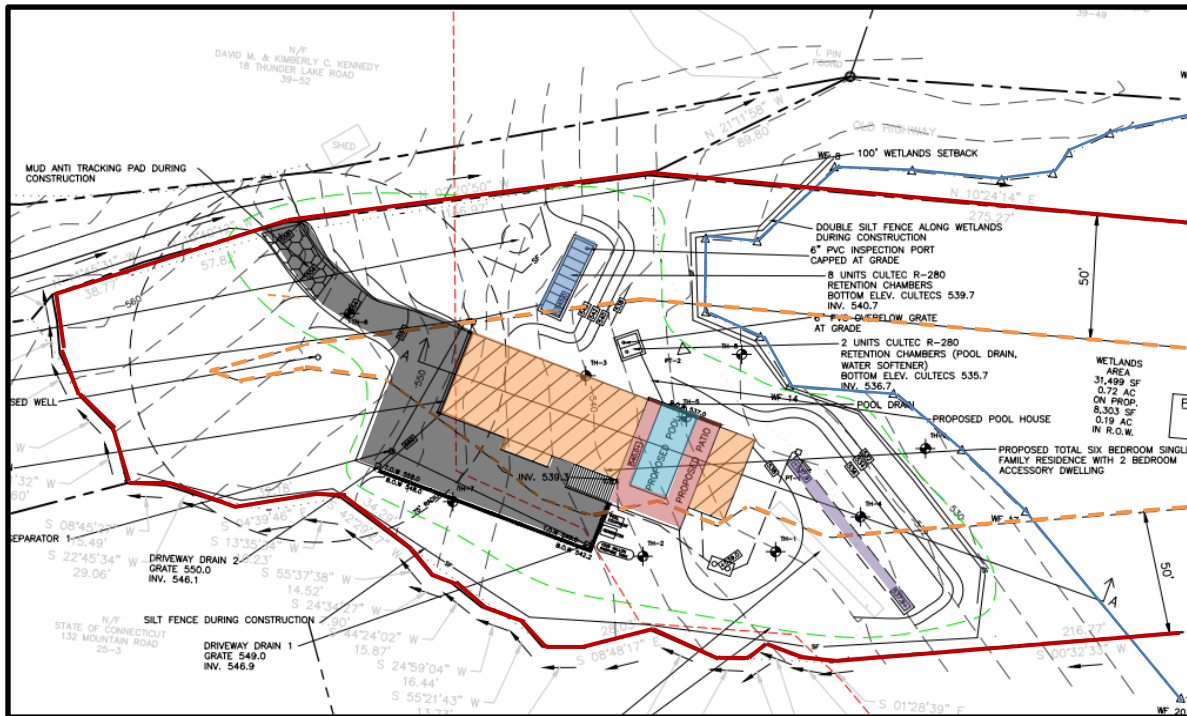
The area does not support: fish habitat and recreation.

Red maple swamp system scores highly in the areas of: groundwater recharge/discharge, sediment retention, production/export, nutrient removal/retention/transformation, wildlife habitat and Significant Natural Communities

Lower score goes to: fish and shellfish habitat, floodflow alteration, educational/scientific value, uniqueness/heritage, visual quality/aesthetics and recreation.

PROPOSED SITE IMPROVEMENTS

The application is being made for the construction of a single-family residence with a driveway, a swimming pool, and a pool house. The proposed site development will be associated with the installation of a septic system, designation of a septic replacement area, installation of an in-ground infiltration system and grade modification. The access to the site will be gained via an old cow path which is located on the town owned land. This approximately 1,300 feet long way will be paved and connected to the new driveway installed at the site. The access will require a wetland crossing.



The proposed site plan.

There are several challenges when it comes to the site design. The lot shape and associated zoning setback result in a narrow construction envelope. The residence is situated in the central portion of the available upland area. Gravity flow desired for a septic system locates the leaching fields to the northeast of the residence. Due to the shallow ground water table the system must be raised and supported by fill. Grading over the septic area brings the edge of disturbance as close as 10 feet to the wetland edge. A similar situation exists within the proposed in-ground infiltration system which will also be installed in fill. The rear of the residence is the only location left for the swimming pool and the pool house. To comply with zoning requirements the pool terrace is connected to the house foundation aiming to keep the pool house away from the wetland edge. The proposed driveway has a large parking area, but most of the proposed blacktop is located outside of the 100-foot upland review area. This area is needed for the parking and sufficient space for the vehicle maneuver.

POTENTIAL IMPACTS

Soil disturbance, site clearing, and introduction of impervious surface may result in potential short- and long-term impacts.

Potential short-term impacts include removal of the existing vegetative cover, soil disturbance, movement of fill resulting in generation of dust and soil erosion. Lack of storm water detention in the early stages of development may result in rain water flowing over the disturbed land carrying sediment downslope towards the low-lying areas. Introduction of sediment to the aquatic and wetland environment could make it difficult for aquatic

organisms to find food; after the sediment settles to the bottom of the wetland. Sediment can bury tiny plants and animals and alter the natural functions of the wetland community.

Lost tree canopy may expose the cleared land to sun and increase the temperature and change the chemistry of the soil and storm water runoff. Removal of leaf litter and moisture holding debris may result in desiccation of moisture sensitive species during their time of dispersal. Vegetation provides a large biologically active surface which absorbs water, provides food and shelter to wildlife and generates oxygen. Their loss will eliminate these functions. Movement of heavy machines through the site will compact the soil and may negatively affect soil organisms and soil permeability. New physical barriers created by soil disturbance may impact wildlife movement by potential entrapment and increased exposure to predation. Movement of heavy equipment may result in collisions with wildlife resulting in wildlife mortality.

Potential long-term impacts include an introduction of impervious surface. The natural storm water infiltration and absorption by the existing vegetative cover will be replaced with hard surfaces generated by roofs, driveways, patios and walkways. New residence will be associated with the new land use and human activities resulting in noise and light pollution. New landscaping will most likely consist of a large lawn area needing regular treatment of pesticides and fertilizers. These mostly synthetic chemicals will travel with storm water runoff into the receiving wetlands and watercourses increasing their nutrient levels potentially causing algae blooms and an oxygen-depleted environment. Road salt and other winter conditioning may impact the natural wetland/watercourse communities. More pavement results in less soil absorption; therefore, increases the amount of storm water runoff. Pavement may create a heat island effect which increases the temperature of the storm water runoff and has a negative impact on the local microclimate. Tree clearing leads to creation of a new forest edge which once disturbed attracts invasive species and allows sun penetration in once moist and shaded woodland.

MITIGATION MEASURES

The proposed site development will be conducted over an environmentally sensitive wooded area containing two wetland/watercourse systems. In addition to the regulated areas, the site is recognized by CT DEEP as containing a habitat for species of special concern: box turtle and ground beetle. The crossing of the access driveway will run along the edge of a vernal pool and across the wetland and intermittent stream. A careful planning and mitigation measures are provided to minimize any potential impacts to this fragile environment.

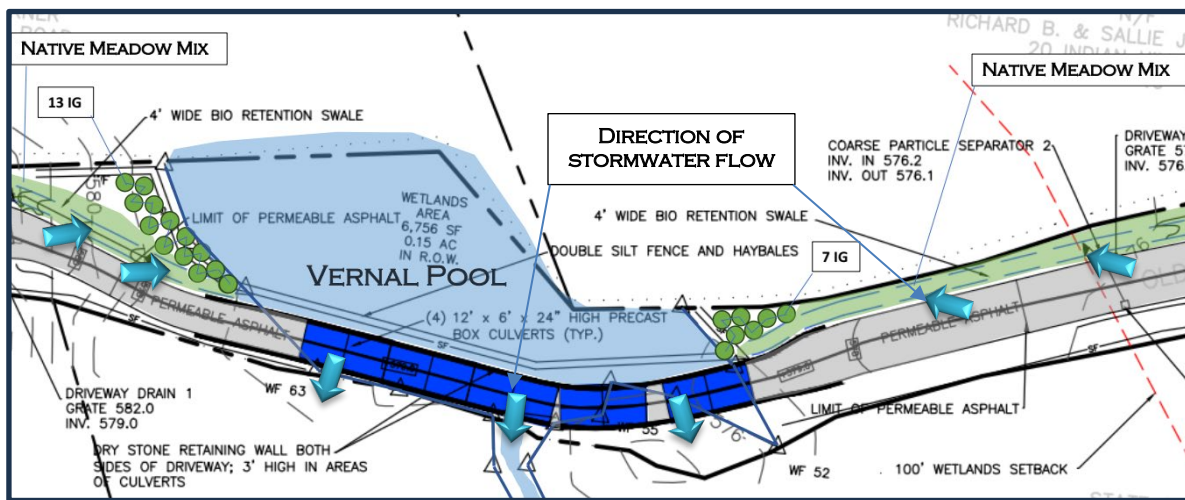
Short-term impacts – during the site development phase

Vernal pool: To minimize the impact of the driveway crossing the image of the site plan provided below offers the following measures:

- Bioswales to filter the storm water runoff collected from the driveway. Before the storm water reaches the vernal pool, it will flow through a dense filter or a native meadow. An additional filter formed by the proposed native shrubs will catch larger debris and provide additional storm water absorption. The plants will also alleviate

the negative impact of the light pollution generated by cars at night. Native meadow mix proposed to be seeded within and around the bioswales will increase biodiversity and keep the edge of the driveway stable.

- Five double box culverts will be installed at the driveway crossing to allow collision free wildlife passage. The culverts will preserve the wetland soil underneath allowing extra space for the vernal pool to expand during the wet season. The middle culvert will accommodate pool overflow to the intermittent channel.



Driveway crossing

- To protect the water quality within the vernal pool, the surface of the driveway will be slightly tilted away from the vernal pool to allow the area to drain to the eastern side, away from the vernal pool. Catch basins will be eliminated from the vernal pool buffer. Catch basins may trap amphibians during their migration. The driveway apron will be permeable; therefore, the stormwater will be filtrated through the gravel bed before reaching the vernal pool area and/or ground water. This design will ease the need for driveway conditioning during the winter. Porous asphalt eliminates puddling and surface icing. In addition, the snow cover lasts much shorter than over a conventional asphalt.
- Dry stone retaining wall proposed on both sides of the wetland crossing will have openings allowing the wildlife movement and flow of water. The wall will help to direct the wildlife into the culverts and away from the driveway preventing their exposure to car traffic and desiccation. Cavity created between the boulders used in stone wall will offer moist hiding spaces for the juvenile amphibians in their way to their terrestrial habitat.
- The installation of the wetland crossing will be done outside of the vernal pool breeding season (March 1- July 1) and during the hibernation time of the box turtles (April 1 – November 1). The best time to conduct the work will fall between in late fall when the ground water is still recovering, and the soil is not frozen.

Red maple swamp:

To minimize the impact of the proposed development within the property boundaries the following measures will be applied:

- The major site disturbance (excavation and stockpiling) will be done during the box turtle hibernation (April 1- November 1).
- The area of disturbance will be fenced in and totally enclosed during the construction activities. The access to the site will be limited to a single entrance and blocked for the night to prevent box turtles entering the disturbed area. The enclosure will be checked for their presence in the morning prior to any construction activities. The daily inspection will be performed by the project manager trained on the turtle spotting and removal techniques. Exclusionary fencing will be at least 20-inch-tall, and it will be secured to and remain in contact with the ground. Regular maintenance of the fence will be enforced by the site monitor (bi-weekly and after major weather events).
- All construction personnel working within the turtle habitat will be apprised of the species description and their possible presence in the area. Any turtles encountered within the immediate work area will be carefully moved to an area outside of the construction envelope and fencing adjusted as needed.
- Tree clearing within the construction envelope will be kept to the necessary minimum. Trees selected to be preserved within the construction envelope will be protected with and orange snow fence to protect their root system and soil from compaction.
- The area of the proposed in-ground infiltration system and the septic will be protected with an orange snow fence. The fence will prevent soil from being compacted by the heavy machinery.
- Carpooling for the contractors will be arranged to minimize the number of vehicles driving through the area. Heavy equipment once brought to the site will remain within the designated construction envelope until the work is completed.

Long-term impact may occur after the construction activities are completed. To address this potential the following measures are being offered:

- An in-ground infiltration units will be provided to address the increase in storm water runoff. Discharged into the ground runoff will have ample time to cool and infiltrate into the ground water. When passing through the soil profile the water born pollution will be absorbed by the soil particle providing water renovation service.
- The lost trees will be replaced by the new landscaping which not only will enhance the edges of the wetland/watercourse buffers, but they will restore the

environmental functions of the lost trees. Higher plant density will provide a better protection to the wetland area needed to adjust to the new land use.

- The new landscaping will provide screening from the human activities such as noise and light pollution. New plant material, especially the native ones planted within the buffer will enhance the plant diversity, provide new food sources for wildlife, filter the storm water and support storm water management at the site. The new edge of the forest will be softened by the gradual transition from the tall trees to the herbaceous ground cover. Such buffer will alleviate the sun penetration, preserve the moisture and create new shelter and cover for the local wildlife.
- Permeable driveway will promote storm water infiltration and filtration.
- The proposed lawn area will be kept to minimum. An organic lawn treatment will promote healthy soil avoiding the overuse of nutrients and harmful chemicals.
- The negative heat island effect created by large areas of pavement will be minimized by a very limited tree clearing. All trees which do not directly interfere with the proposed access will be preserved. Their large canopy will shade the new driveway keeping the area cooler.

PROPOSED ALTERNATIVE

The property contains 2.82 acres. The original plan accommodates all elements of the proposed development within the southern portion of the site. The reason behind it was to minimize the impact to the wetland area and avoid additional wetland crossing. This plan however, limits the use of the property and restricts its full enjoyment. The owner desires the recreational areas to be able to embrace the entire property. Having a swimming pool and pool house removed from the vicinity of the main residence will allow for a usable backyard year-around. Having the pool and the pool house moved to the other side of the wetland would allow a better separation between active enjoyment of the pool and quiet surrounding of the residence. This separation would be appreciated by elderly grandparents sharing the residence with more dynamic grandchildren. In addition, the alternative setting will allow the main house to have a deck which has been sacrificed on the original plan for the pool. The access to the pool and the pool house is showed to be accomplished by a gravel path or stepping stones and a foot bridge used for the stream crossing.

The **environmental pros** of this design:

- Wider buffers between the wetland and the structures.
- Seasonal use.
- Two smaller instead of one large landscape envelope the wildlife has to navigate around.

The **environmental cons** of this design:

- More intensive forest fragmentation
- Need for two separate septic systems
- Larger area of disturbance
- Activities within the wetland/watercourse corridor
- More intensive light and noise pollution entering the wetland from both sides.
- Deeper penetration of the site development activities into the mature forest area

SUMMARY

The proposed site development will be conducted within the wooded area supporting two wetland/watercourse areas and two species of special concern. The access to the site will be achieved via a long driveway crossing a sensitive area of a vernal pool. The high environmental values of this site made the planning of this development a long and careful process. All potential short- and long-term impacts had been identified and addressed using the best management practices to their furthest extent. The design and planning provide a delicate balance between the owner's property rights and needs; and the protection of the natural resources. If properly executed, the proposed development should have no impact on the wetland area, a minimal impact on the vernal pool and maintain the species of special concern intact.

WETLAND DELINEATION

FOR THE PROPERTY LOCATED AT:

**0 MOUNTAIN ROAD
MAP/BLOCK/LOT 25-2
WILTON, CONNECTICUT**



REPORT PREPARED BY:

ALEKSANDRA MOCH

SOIL & WETLAND SCIENTIST

CERTIFIED PROFESSIONAL IN EROSION
AND SEDIMENT CONTROL
GEOLOGIST/HYDROGEOLOGIST

March 10, 2023

SITE DESCRIPTION

The property is a flag lot located on the northern side of the intersection of Mountain Road and Indian Hill Road in Wilton, CT. This 2.82-acre site support a wooded area interrupted with streams and wetlands. The area undulates and it is pierced by several ledge outcrops and covered with large boulders concentrated within the wetland area. The site drains towards the east.

METHODS

Wetland identification was performed on March 10, 2023. This site was evaluated in terms of the presence of poorly drained, very poorly drained, alluvial, and/or floodplain soils and submerged land. The soil types were identified by observation of soil morphology including soil texture, structure, color, etc. Numerous soil samples were taken using an auger. Sampling began within the typical wetland area and continued toward the upland. Soil morphology was observed at soil sampling points along the transect lines perpendicular to the wetland boundary. At each transect, the boundary between the upland and wetland was marked with orange surveyor's tape labeled "WET". Each flag was numbered sequentially 1-27 along the southern and 28-49 along the northern edge of the wetland/watercourse system situated within the central portion of the lot. A wetland/watercourse system was also found within the middle section of the access way. Flags depicting this area were numbered 50-58 along the northern and 59-66 along the southern edge of this wetland/watercourse area.

WETLANDS/WATERCOURSES REGULATORY DEFINITION

The Inland Wetlands and Watercourses Act (Connecticut General Statutes section 22a-38) defines inland wetlands as *land, including submerged land...which consists of any soil types designated as poorly drained, very poorly drained, alluvial, and floodplain.*

The terms poorly drained and very poorly drained describes the drainage classes of the soil, which are based on frequency and duration of periods of soil saturation due to the fluctuations of ground water table. The terms alluvial and floodplain describe the processes in which the soils were formed.

Watercourses are defined in the statutes 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.*

Intermittent watercourse: is determined by a defined permanent channel and bank and the occurrence of two or more of the following characteristics:

- Evidence of scour or deposits of recent alluvium or detritus,

- Presence of standing or flowing water for a duration longer than a particular storm incident, and
- Presence of hydrophytic vegetation.

WETLAND/WATERCOURSE DESCRIPTION

The areas flagged in the field consist of a large wetland/watercourse system which is located within the central portion of the lot. The system consists of a wetland area covered with boulders which drains into a perennial stream. The wetland is fed by a system of springs emerging from the south. This area is naturally wooded and continues through the adjacent properties. The second wetland/watercourse area was located within the access way. Two ponds overflowing into a stream channel were flagged. This area is also wooded with understory growth dominated by invasive species.

WETLAND SOILS

The soils were classified using soil criteria and maps developed by United States Department of Agriculture, Natural Resources Conservation Service.

3 - Ridgebury, Leicester, and Whitman soils, extremely stony

This map unit consists of Ridgebury (40%), Leicester (35%), Whitman (15%), and other components (10%).

The Ridgebury series occurs in depressions and/or drainageways. This poorly drained soil is underlined by restrictive layer at the depth 20 to 30 inches. 9% of the surface area is covered with cobbles, stones or boulders. The parent material is a coarse-loamy lodgment till derived from granite and/or schist and/or gneiss. The slope is 0 to 5%.

Typical profile

- 0 to 5 inches: Fine sandy loam
- 5 to 14 inches: Fine sandy loam
- 14 to 21 inches: Fine sandy loam
- 21 to 60 inches: Sandy loam

The Leicester series occurs in depressions and/or drainage ways. This poorly drained soil is underlined by a compacted restrictive layer at the depth of more than 80 inches. 9% of the surface area is covered with cobbles, stones or boulders. The parent material is a coarse-loamy melt-out till derived from granite and/or schist and/or gneiss. The slope is 0 to 5% and the depth to the groundwater table is about 0-18 inches.

Typical profile

- 0 to 1 inches: Moderately decomposed plant material
- 1 to 7 inches: Fine sandy loam
- 7 to 10 inches: Fine sandy loam
- 10 to 18 inches: Fine sandy loam
- 18 to 24 inches: Fine sandy loam
- 24 to 43 inches: Gravelly fine sandy loam
- 43 to 65 inches: Gravelly fine sandy loam

The Whitman series occurs in depressions and/or drainage ways. This very poorly drained soil is underlined by a compacted restrictive layer at the depth of more than 12-20 inches. 9% of the surface area is covered with cobbles, stones or boulders. The parent material is a coarse-loamy lodgment till derived from granite and/or schist and/or gneiss. The slope is 0 to 2% and the depth to the groundwater table is about 0-12 inches.

Typical profile

- 0 to 1 inches: Slightly decomposed plant material
- 1 to 9 inches: Fine sandy loam
- 9 to 16 inches: Fine sandy loam
- 16 to 22 inches: Fine sandy loam
- 22 to 60 inches: Fine sandy loam

UPLAND SOILS

73C – Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky

The Chatfield series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent. Crystalline bedrock is at depth of 20 to 40 inches.

Typically the surface layer is very dark grayish brown loam with weak fine granular structures. The subsoil is dark brown loam and pale brown dry with medium subangular blocky structure. The substratum is brown flaggy silt loam with fine subangular blocky structure.

The Charlton series consists of very deep, well drained loamy soils formed in till. They are nearly level to very steep soils on till plains and hills. Slope ranges from 0 to 50 percent. Thickness of solum ranges from 20 to 38 inches. Depth to bedrock is commonly more than 6 feet.

Typically the surface layer is very dark brown fine sandy loam. The subsoil is strongly brown and yellowish brown fine sandy loam. The substratum is light olive brown gravelly sandy loam.

75E—Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes

The *Hollis* series consists of somewhat excessively drained moderately deep soils formed in loamy melt-out till derived from granite and/or schist and/or gneiss. They occur on hills or ridges.

Typical profile

- 0 to 1 inches: Highly decomposed plant material
- 1 to 6 inches: Gravelly fine sandy loam
- 6 to 9 inches: Channery fine sandy loam
- 9 to 15 inches: Gravelly fine sandy loam
- 15 to 80 inches: Bedrock

The *Chatfield* series consists of moderately deep, well drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 15 to 45 percent. Crystalline bedrock is at depth of 20 to 40 inches.

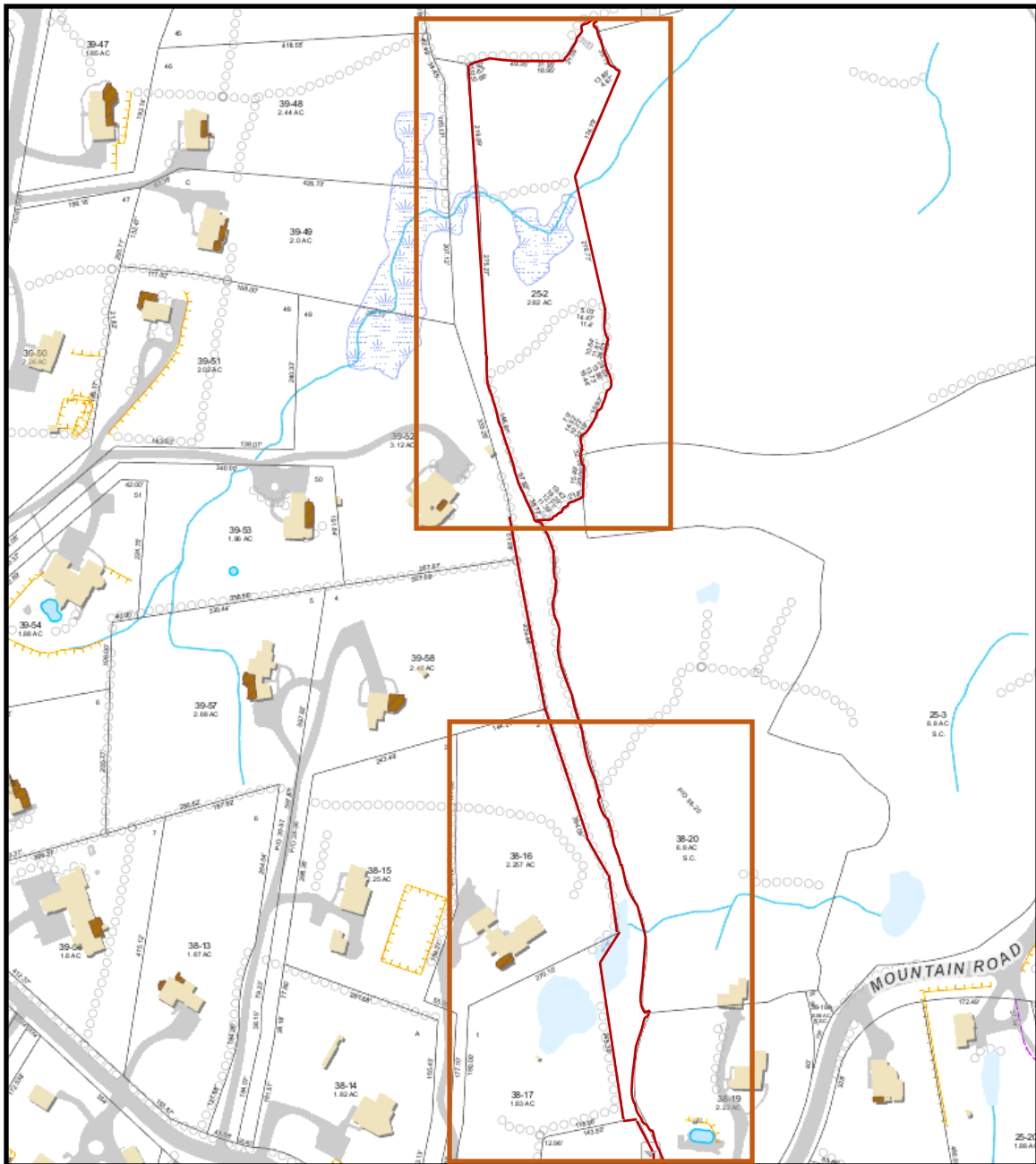
Typical profile

- 0 to 1 inches: Highly decomposed plant material
- 1 to 6 inches: Gravelly fine sandy loam
- 6 to 15 inches: Gravelly fine sandy loam
- 15 to 29 inches: Gravelly fine sandy loam
- 29 to 80 inches: Unweathered bedrock

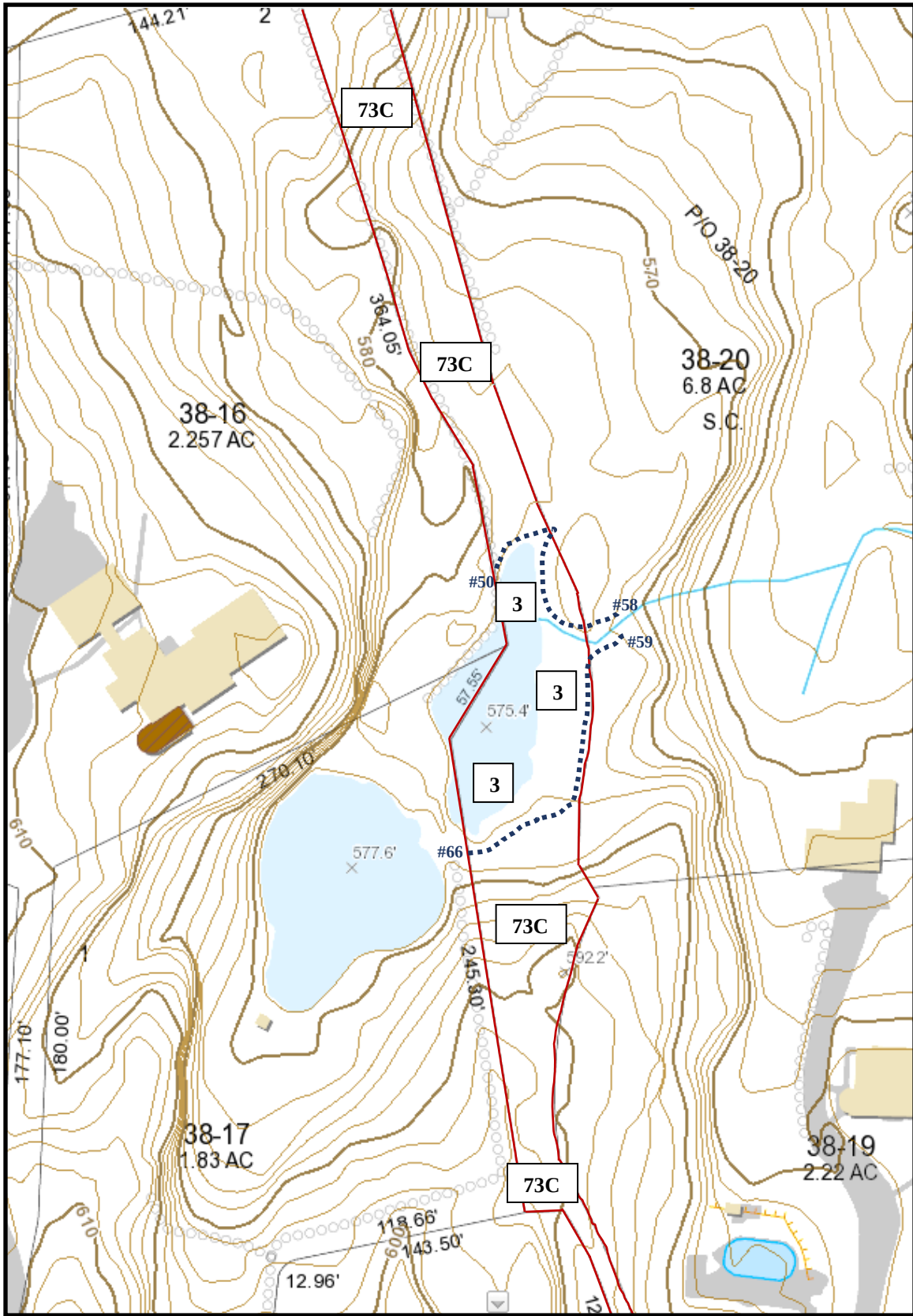
Certified by:



Aleksandra Moch
Soil and Wetland Scientist







DRAINAGE REPORT

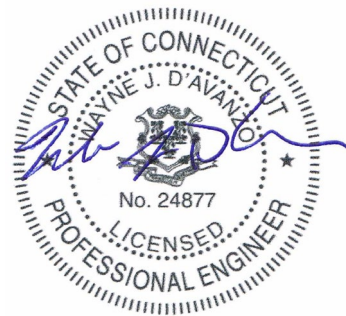
PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

0 MOUNTAIN ROAD

FCE #2168



WILTON, CONNECTICUT

July 26, 2023

FAIRFIELD COUNTY ENGINEERING, LLC

CIVIL ENGINEERS

60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005
FAX: (203) 831-8006
E-mail to: wayne@fairfieldce.com



NARRATIVE:

The subject of this report is a 2.82 acre parcel located at 0 Mountain Road in Wilton. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is a rear lot located at the northwest side of Mountain Road, approximately 200 feet from its intersection with Indian Hill Road. The lot is currently vacant. The lot slopes moderately to steeply towards the wetlands centrally located on the property; from the north and south.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky, which has a Hydrologic classification of 'B'.

The existing runoff as developed from a 25-Year rainfall event is 10.49 c.f.s.

PROPOSED CONDITIONS:

The proposal for this site is to construct a new single family residence with associated driveway, pool and pool house.

The proposed runoff from a 25-Year rainfall event is 11.19 c.f.s.

COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 25-year storm event, which has a 4% chance of occurring in any given 12 month period.

Existing Conditions:

Lawn	122,846 s.f.	CN 69
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Total -	122,846 s.f.
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Weighted CN - **69**

Proposed Conditions:

House	2,725 s.f.	CN 98
-------	------------	-------

Driveway	4,866 s.f.	CN 98
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Pool	525 s.f.	CN 98
------	----------	-------

Patio	1,395 s.f.	CN 98
-------	------------	-------

Pool House	525 s.f.	CN 98
------------	----------	-------

Lawn	112,810 s.f.	CN 69
------	--------------	-------

Total -	122,846 s.f.
---------	--------------

Weighted CN - **71**

Water Quality Volume

$$I = (8.2 \times 0.009) + 0.05 = 0.1238$$

$$WQV = (0.1238 (2.82 \text{ acres})/12) = 0.029093 \text{ ac-ft} = 1,267.3 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 1,267.3 \times 0.25 = 316.8 \text{ ft}^3.$$

SUMMARY

Existing Runoff (25 Year): 10.49 c.f.s.

Proposed Runoff (25 Year): 11.19 c.f.s.

Proposed Impervious Run-off
Retained (25 Year): 0.73 c.f.s

Proposed Run-off from Areas
Bypassing Retention plus overflow (25 Year): 10.47 c.f.s.

CONCLUSIONS:

The increased runoff resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from the driveway will be routed to 8 units of Cultec R-280 retention chambers.

This system will decrease the net peak runoff during a 25 Year storm to 10.47 c.f.s. from its current peak of 10.49 c.f.s.

The proposed retention system provides 528 ft³ of storage, which will accommodate the runoff from a 25 Year rainfall event routed to the system, and provides groundwater recharge.

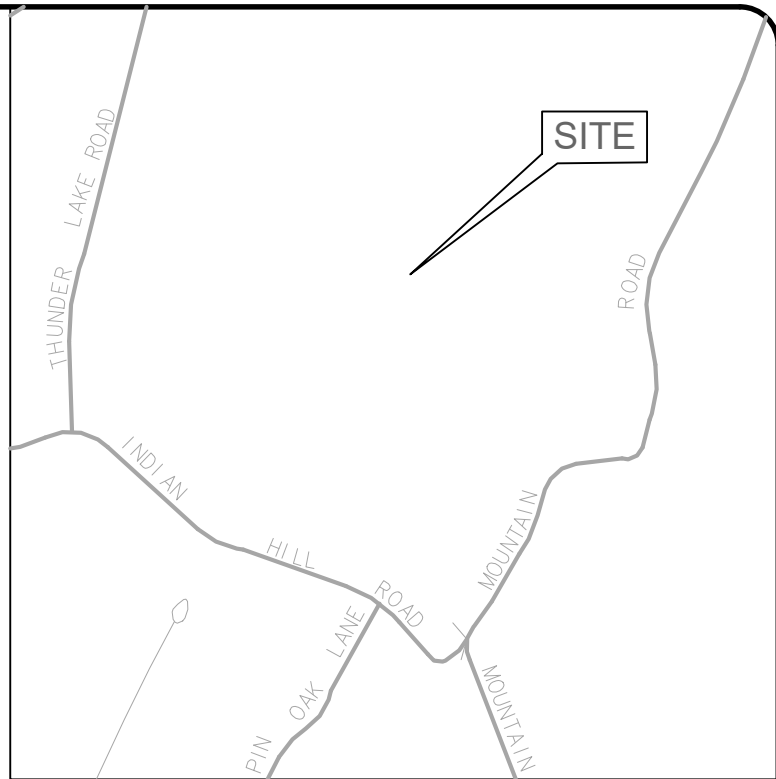
The proposed improvements will have no adverse impact on surrounding properties.

NOTES:

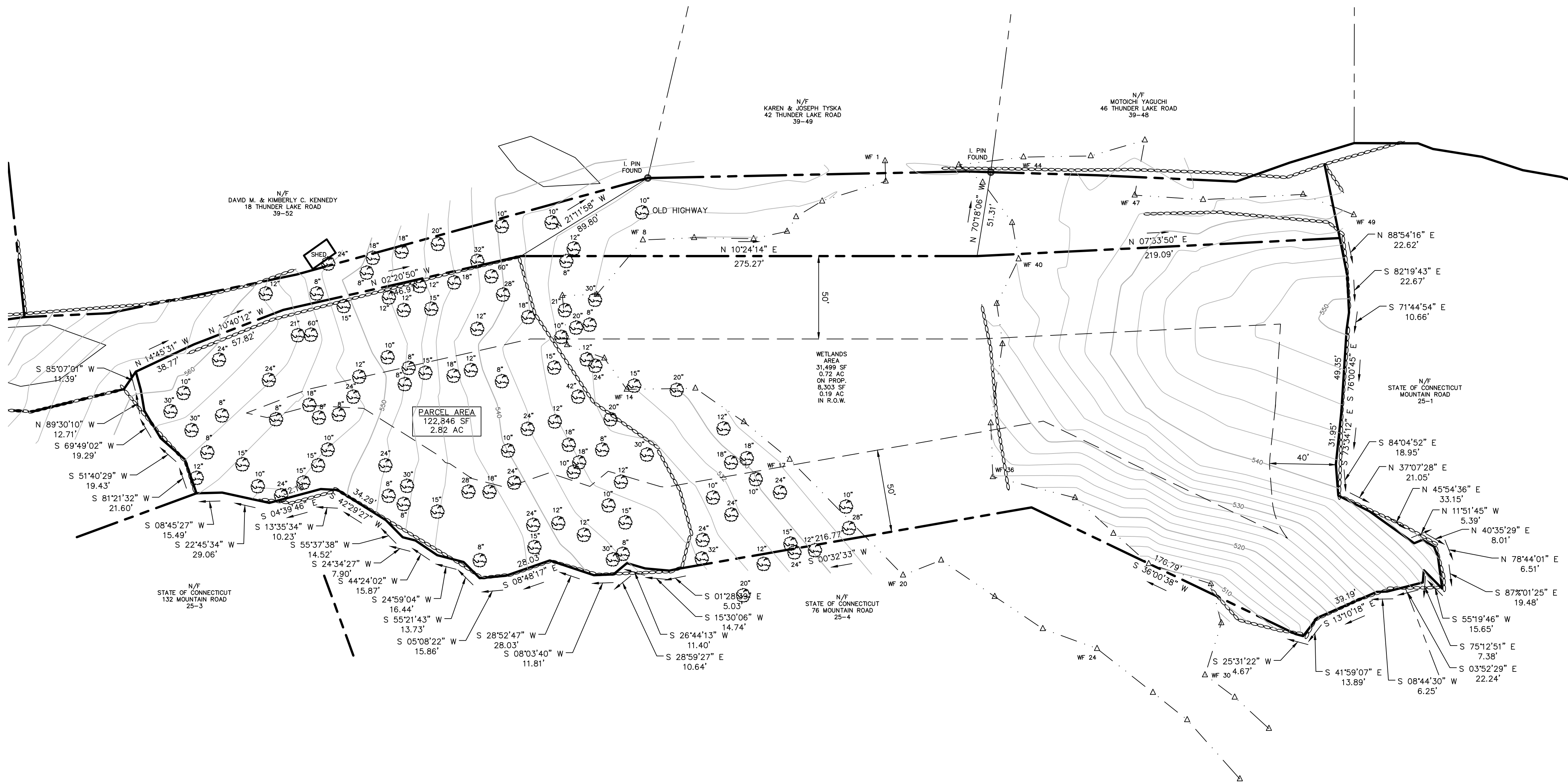
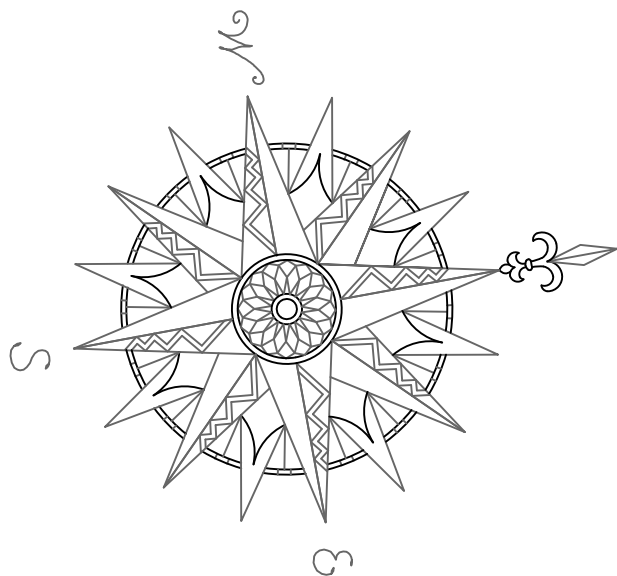
1. THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20, AS REVISED.
2. THE TYPE OF SURVEY PERFORMED IS A TOPOGRAPHIC SURVEY.
3. THE BOUNDARY DETERMINATION CATEGORY IS RESURVEY.
4. THIS MAP CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
5. THIS MAP CONFORMS TO VERTICAL ACCURACY CLASS V-2.
6. THIS MAP CONFORMS TO TOPOGRAPHIC ACCURACY CLASS T-2.
7. BEARINGS ON THIS MAP ARE BASED ON REF. MAP #1 BELOW.
8. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 88 DATUM.
9. THE UNDERGROUND UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED BOTH FROM FIELD SURVEY INFORMATION AND FROM EXISTING DRAWINGS NOTED HEREON. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES ON THIS MAP, EITHER CURRENT OR ABANDONED. ALTHOUGH EVERY ATTEMPT WAS MADE TO ACCURATELY DEPICT ALL UNDERGROUND UTILITIES. THERE IS NO GUARANTEE TO THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP.
10. THE PURPOSE OF THIS PLAN IS TO SHOW THE RIGHT-OF-WAY FORMERLY KNOWN AS OLD DRIFTWAY.
11. THE RIGHT-OF-WAY LINES AS DEPICTED ARE A BEST FIT RESULT OF FOUND MONUMENTATION BOTH (MANMADE AND NATURAL) AND RECORD DEEDS AND MAPS.
12. OWNER OF RECORD: OLD DRIFTWAY, LLC
13. THIS PROPERTY IS KNOWN AS LOT 2 ON ASSESSOR'S MAP 25.

MAP REFERENCES:

- | | | | |
|--|----------------|---------------|--------------|
| 1. "PROPERTY SURVEY PREPARED FOR JEROME V. EDWARDS WILTON, CONNECTICUT" | SCALE: 1"=40' | JULY 8, 1998 | W.L.R. #5879 |
| 2. "MAP OF SECTION ONE INDIAN HILLS WILTON, CONN." | SCALE: 1"=100' | MAR. 7, 1967 | W.L.R. #2723 |
| 3. "MAP OF PROPERTY PREPARED FOR THOMAS DONAHUE AND JOHN MANNIX WILTON, CONN." | SCALE: 1"=60' | FEB. 21, 1964 | W.L.R. #2322 |
| 4. "MAP OF PROPERTY PREPARED FOR ROBERT L. AND ELIZABETH S. BILLINGTON WILTON, CONNECTICUT" | SCALE: 1"=30' | MAY 31, 1978 | W.L.R. #3602 |
| 5. "MAP OF PROPERTY BELONGING TO RONNHOLM CARLSON ECKELBERRY & MOORE GEORGETOWN WILTON, CONN." | SCALE: 1"=100' | JAN 31, 1951 | W.L.R. #1147 |
| 6. "MAP OF PROPERTY BELONGING TO HELENA DOWNEY FROM HARRIETT HAMMILL GEORGETOWN, CT." | SCALE: 1"=40' | 1913 | W.L.R. #39 |



LOCATION MAP
NTS



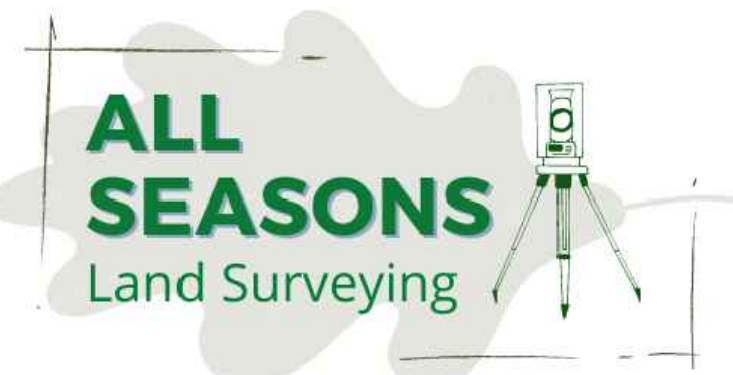
WILTON ZONE TABLE ("R-2A" DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT SIZE	2 ACRES	2.82 ACRES
MINIMUM FRONTAGE	25'	737.92'
MIN LOT WIDTH/DEPTH	200'	725.31'
MAX. BLDG. HGT.	2 1/35'	-
SETBACKS:		
FRONT	50'	-
SIDE	40'	-
REAR	50'	-
MAX. BLDG. COVERAGE	7 %	-
MAX. SITE COVERAGE	12 %	-

LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	WETLAND LINE
---	EXISTING STONE WALL
X X	EXISTING FENCE
○	UTILITY POLE
○	IRON PIN
○	EXISTING TREE

ZONING LOCATION SURVEY
PREPARED FOR
OLD DRIFTWAY, LLC
LOT 2 MAP 25 MOUNTAIN ROAD
WILTON, CONNECTICUT

COPYRIGHT © 2023
SCALE: 1" = 40' MARCH 31, 2023
REVISED: AUGUST 7, 2023 - ADD TREES
PROJ. NO.: 0665

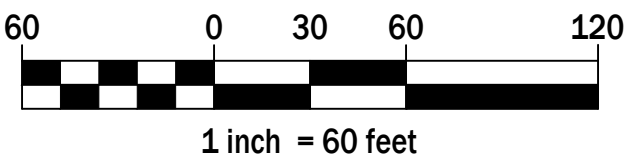


LAND SURVEYING - LAND PLANNING
31 West Dayton Hill Road
Wallingford, CT 06492
1 John Street
Millerton, NY 12546
Phone: (203) 213-1871
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492



CONSTRUCTION SEQUENCE

INSTALL SILT FENCING AND HAYBALES AS SHOWN ON PLAN. SECURE CROSSING WITH PLYWOOD. FILL AND STONE WILL BE BROUGHT TO THE NORTH END OF THE CROSSING. TWO EXCAVATORS WILL BE BROUGHT TO THE NORTH END. ONE WILL POSITION THE CULVERTS AS SHOWN ON THE PLAN AS IT RETURNS TO THE SOUTH END. THE EXCAVATOR ON THE NORTH WILL ASSIST IN BUILDING THE SIDE DRY STONE WALLS, AND FILL BETWEEN CULVERTS, WORKING TO THE SOUTH, AS THE SOUTH MACHINE DOES THE SAME WORKING TO THE NORTH. THE WALLS ON EITHER SIDE WILL EXTEND A FOOT ABOVE THE TOPS OF THE CULVERTS. THE PROCESS BASE FOR THE PERMEABLE DRIVEWAY WILL BE PLACED ACROSS THE AREA. THE PERMEABLE PAVEMENT WILL BE PLACED.

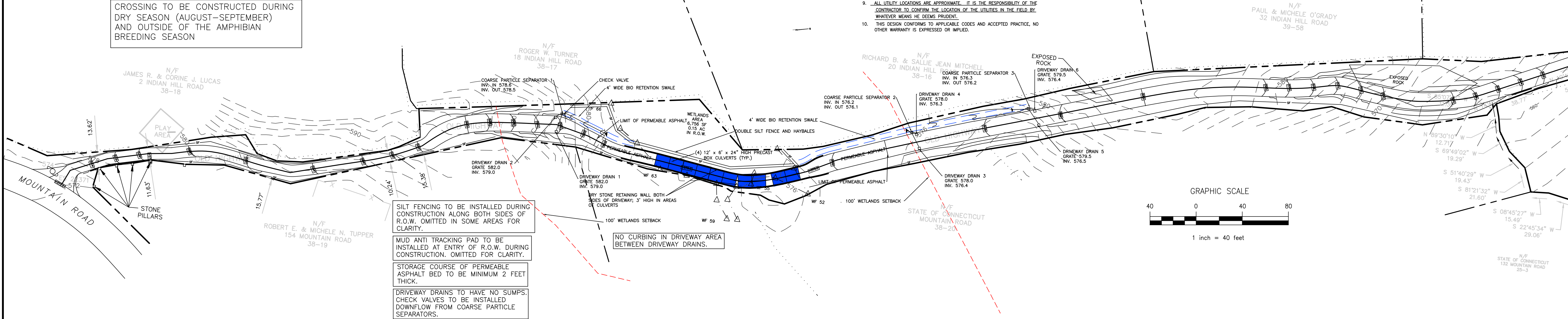
CROSSING TO BE CONSTRUCTED DURING DRY SEASON (AUGUST-SEPTEMBER) AND OUTSIDE OF THE AMPHIBIAN BREEDING SEASON

GENERAL CONSTRUCTION NOTES:

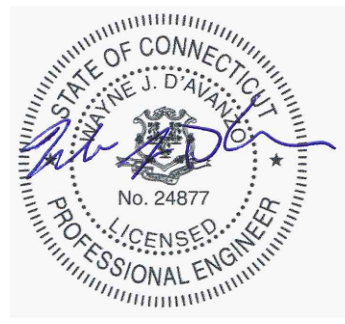
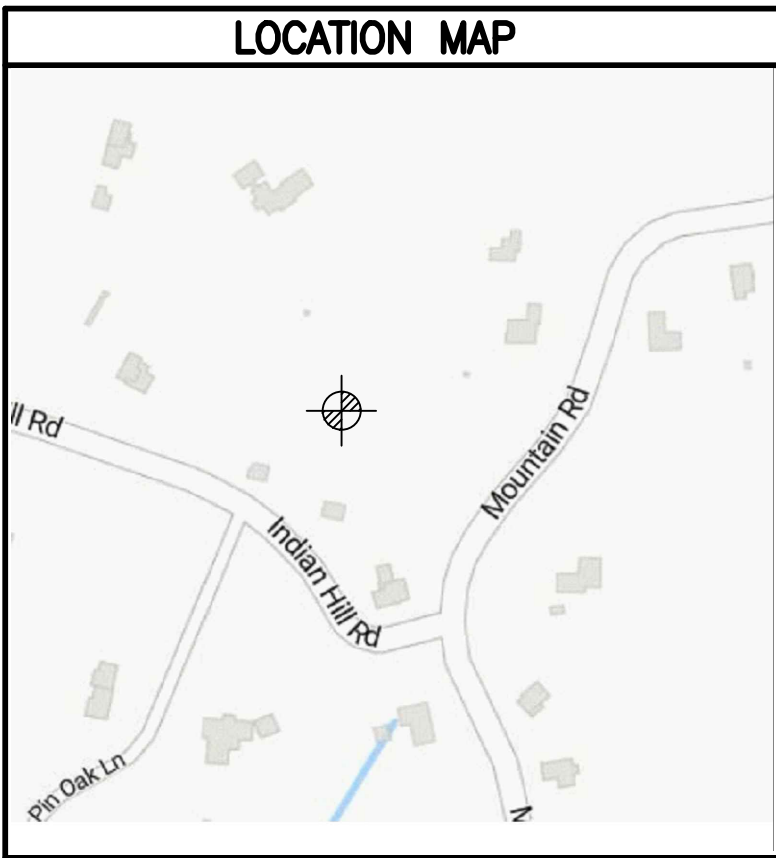
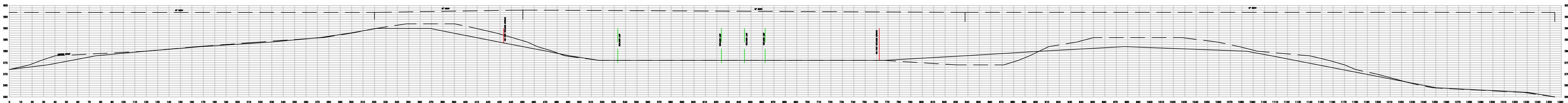
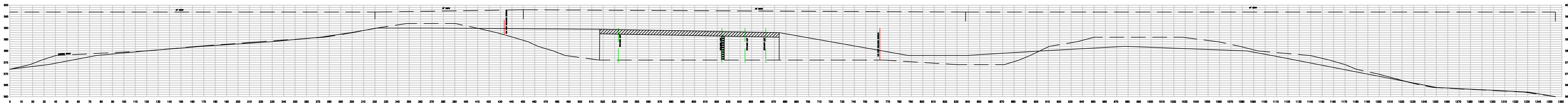
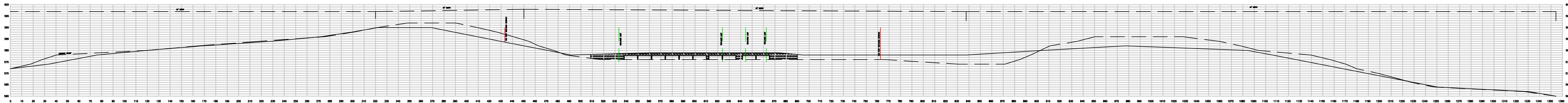
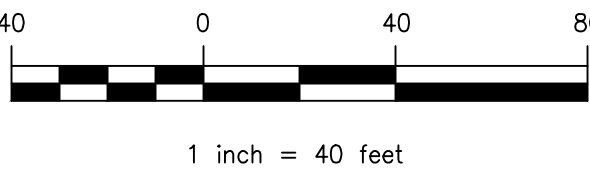
- CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
- THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
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SEDIMENTATION AND EROSION CONTROL NOTES:

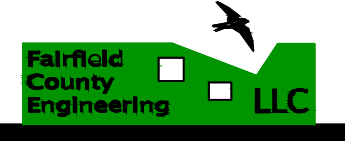
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- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT SUBSOURCES FOR SOIL EROSION AND SEDIMENT CONTROL HANDBOOK.
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GRAPHIC SCALE



7-26-23
date



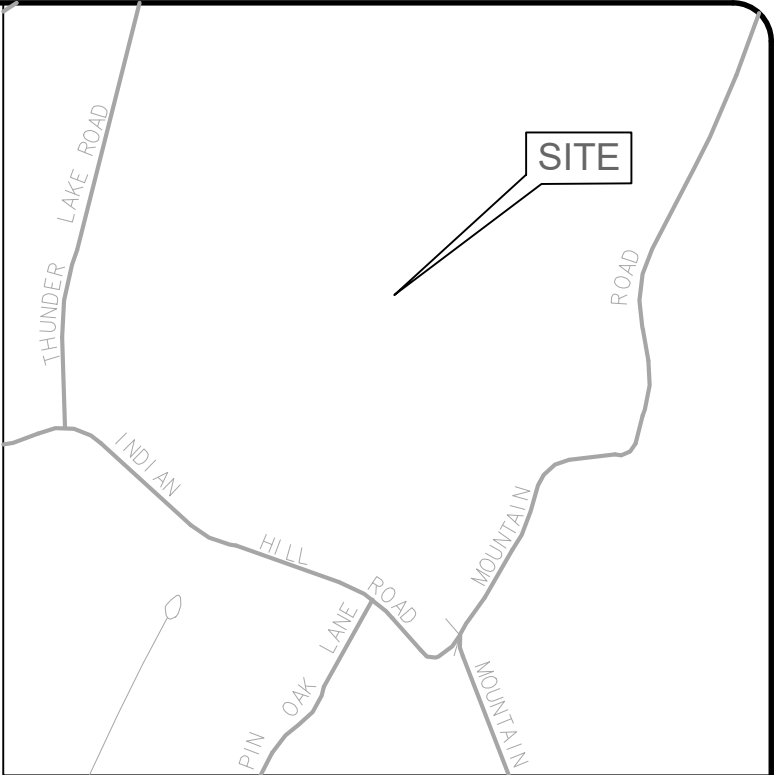
OLD DRIFTWAY LLC
O. MOUNTAIN ROAD WILTON, CONNECTICUT
RIGHT OF WAY PLAN
CIVIL ENGINEERS
2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006
1 OF 2 sheet

NOTES:

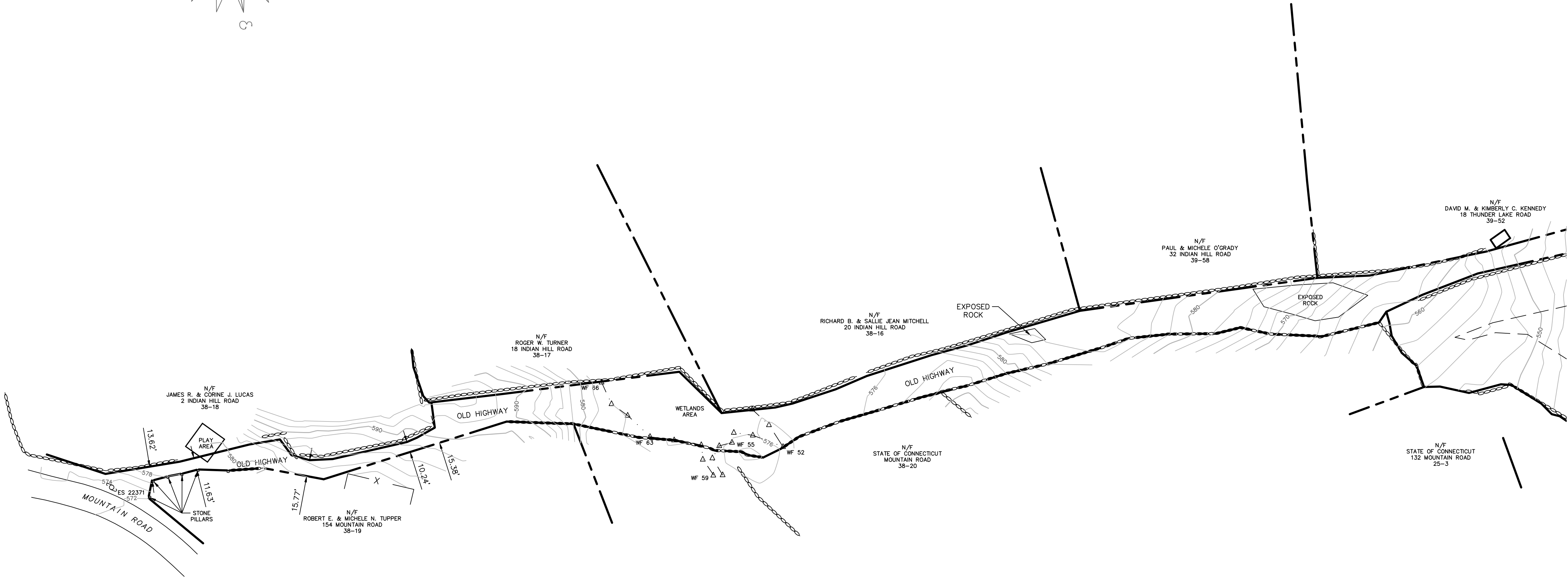
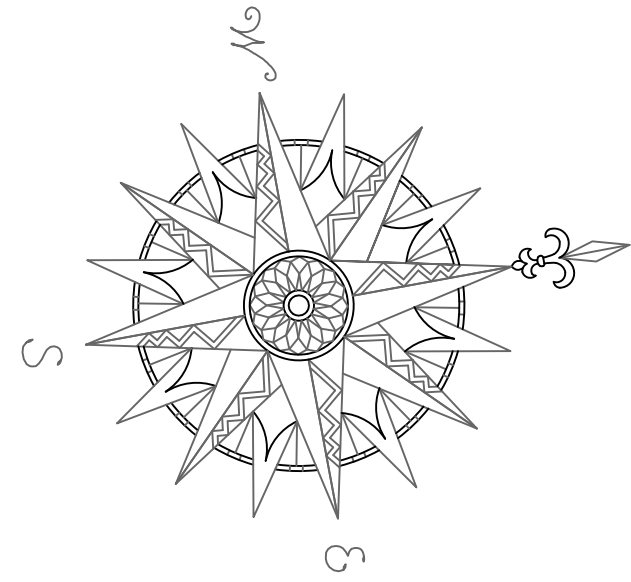
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MAP REFERENCES:

- | | | | |
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LOCATION MAP
NTS

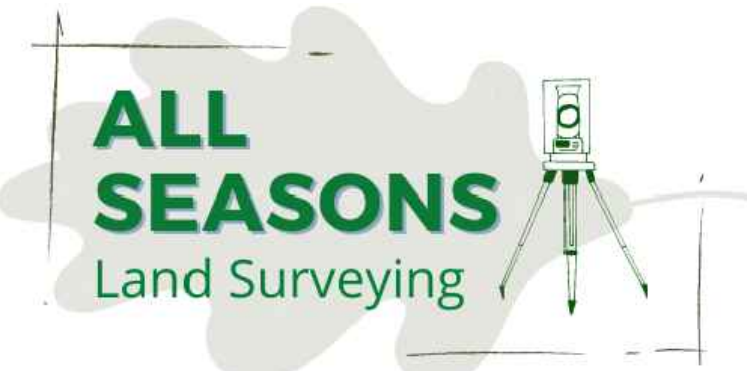


LEGEND

- | | |
|-----|-----------------------|
| --- | PROPERTY LINE |
| --- | BUILDING SETBACK LINE |
| --- | EXISTING CONTOUR |
| --- | WETLAND LINE |
| --- | EXISTING STONE WALL |
| X | EXISTING FENCE |
| ⊕ | UTILITY POLE |
| ⊙ | IRON PIN |

TOPOGRAPHIC SURVEY
PREPARED FOR
OLD DRIFTWAY, LLC
OLD DRIFTWAY (RIGHT-OF-WAY)
WILTON, CONNECTICUT

COPYRIGHT © 2023
SCALE: 1" = 60' MARCH 30, 2023
PROJ. NO.: 0665

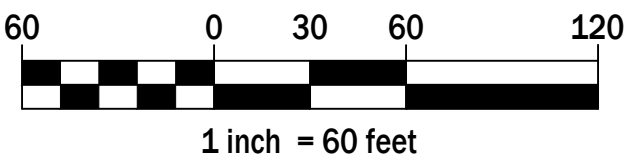


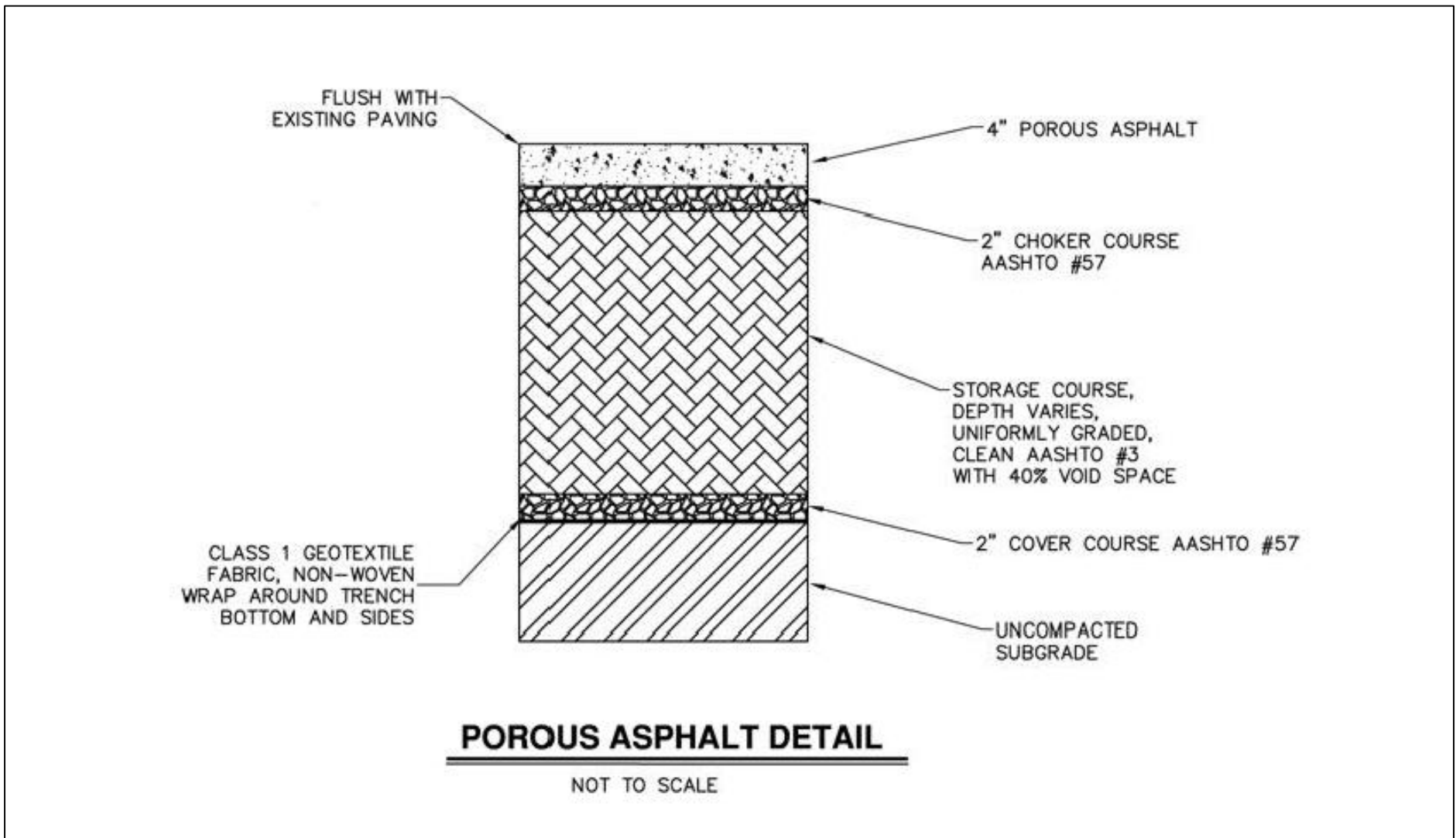
LAND SURVEYING - LAND PLANNING
31 West Dayton Hill Road
Wallingford, CT 06492
1 John Street
Millerton, NY 12546
Phone: (203) 213-1871
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

TO THE BEST OF MY KNOWLEDGE AND
BELIEF THIS MAP AND SURVEY ARE
SUBSTANTIALLY CORRECT AS NOTED HEREON.

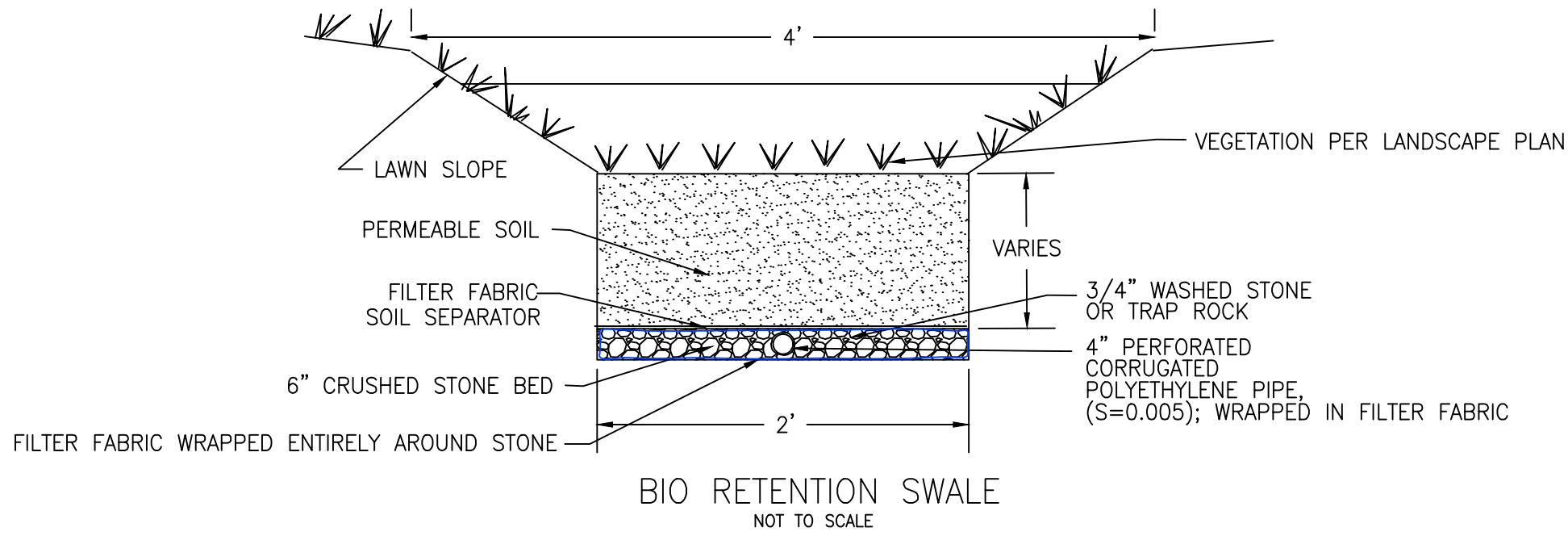
THIS MAP IS NOT VALID UNLESS IT BEARS
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UNDERSIGNED LAND SURVEYOR.

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492



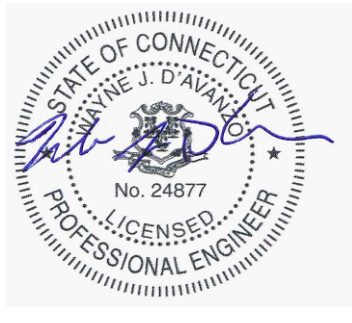
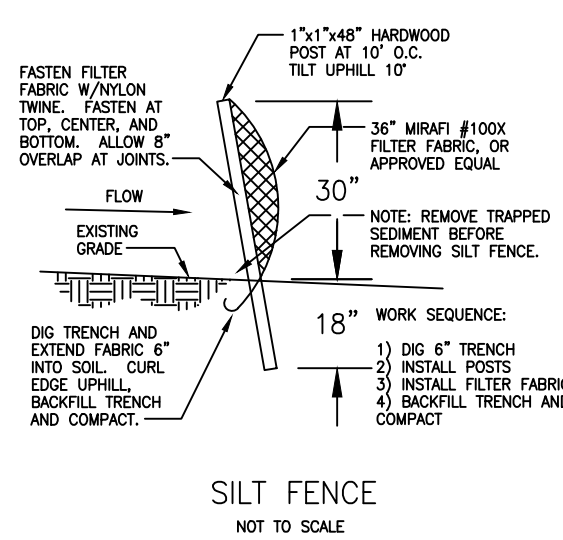
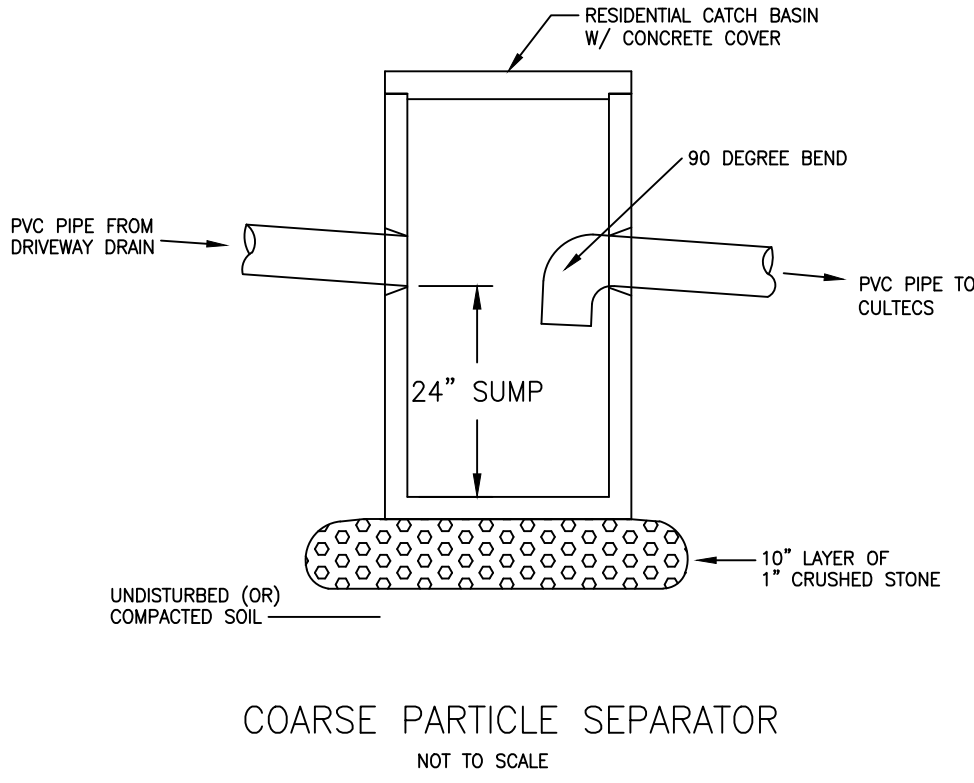
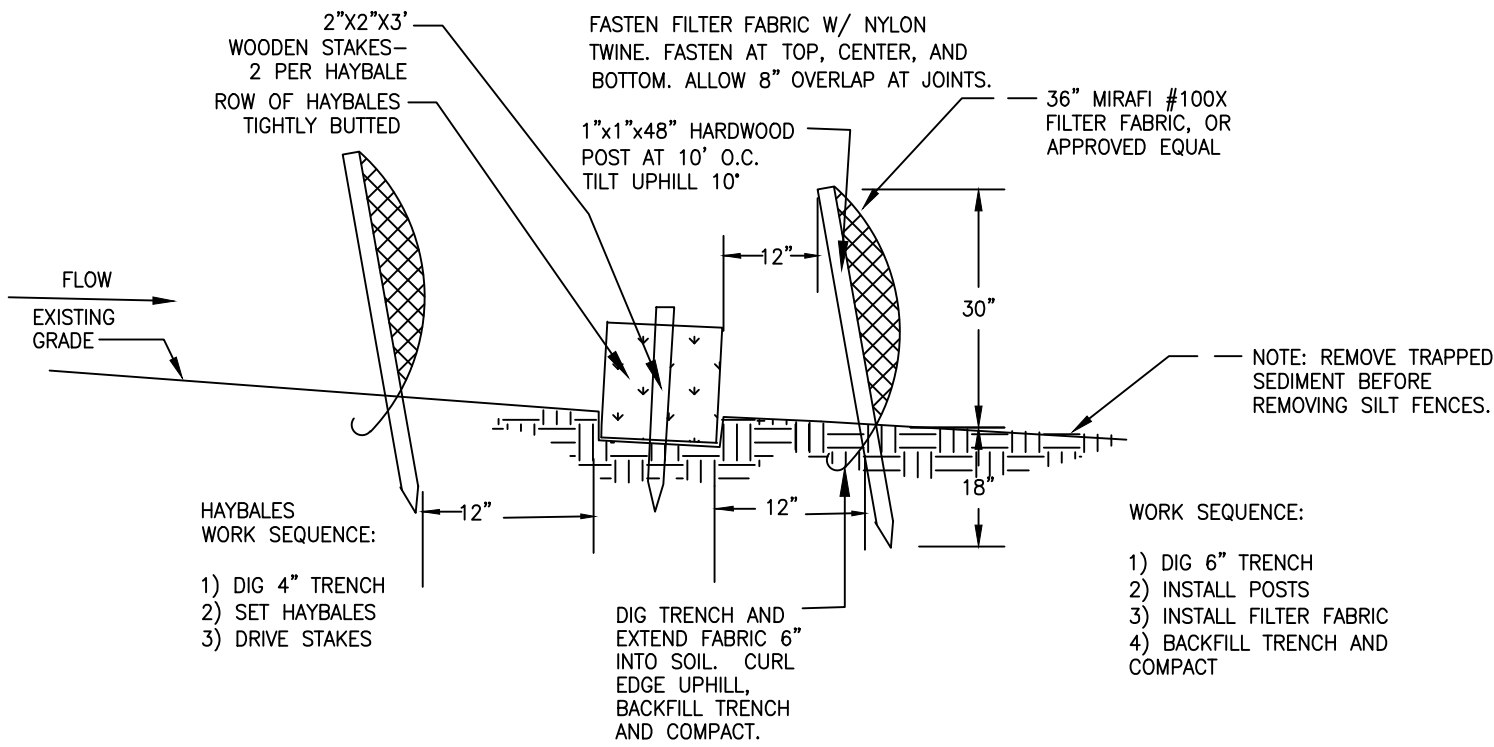
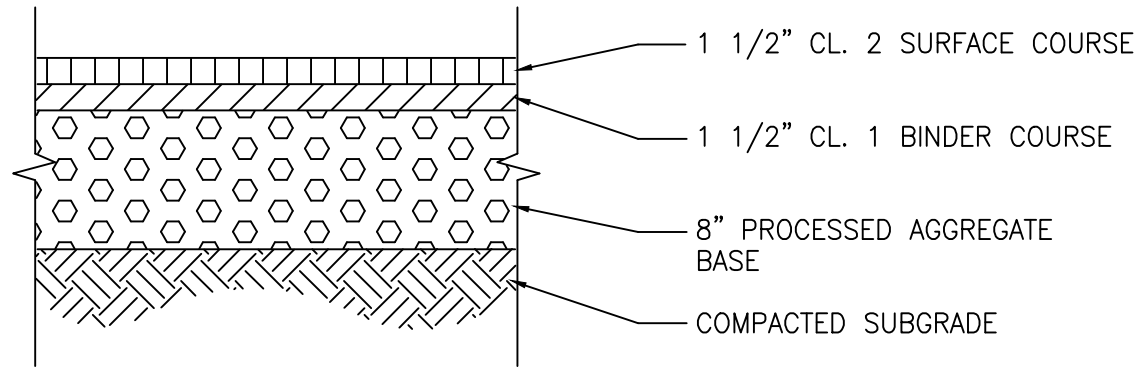
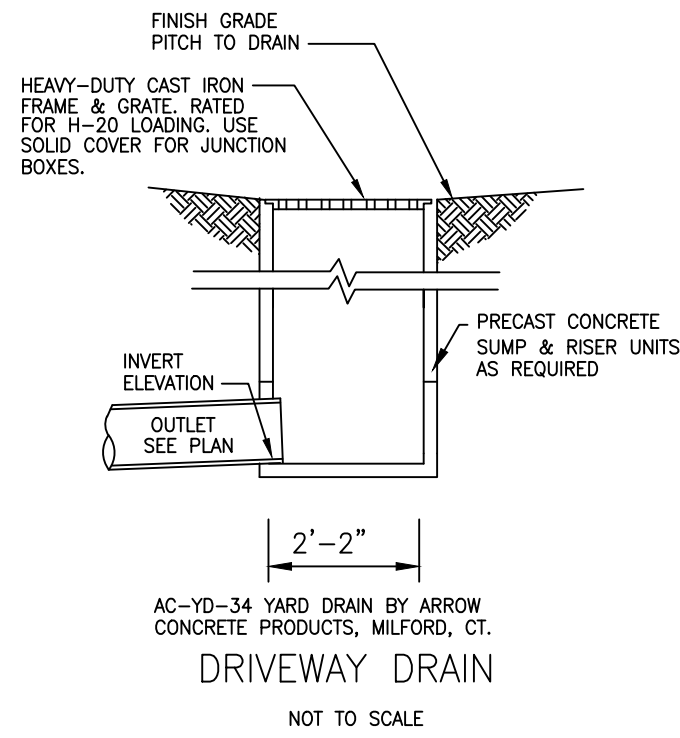


NOTE: SOILS BENEATH AGGREGATE SHALL BE SCARIFIED OR TILLED PRIOR TO INSTALLATION OF AGGRAGATE.



CONSTRUCTION SEQUENCE

1. Install silt fencing along both sides of R.O.W.
2. Install double silt fencing and haybales along wetlands.
3. Install mud anti tracking pad at entry.
4. Engage herpetologist as necessary.
5. Grade driveway, place box culverts.
6. Install driveway drains, coarse particle separators.
7. Install swales, plantings as indicated on Landscape Plan.
8. Pave pervious and regular asphalt areas of driveway, with curbing.
9. Fine grade, topsoil and seed all areas as necessary.
10. Remove erosion controls once site is stabilized.



7-26-23
date



FAIRFIELD COUNTY ENGINEERING L.L.C.

60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

OLD DRIFTWAY LLC
0 MOUNTAIN ROAD WILTON, CONNECTICUT

DETAIL SHEET

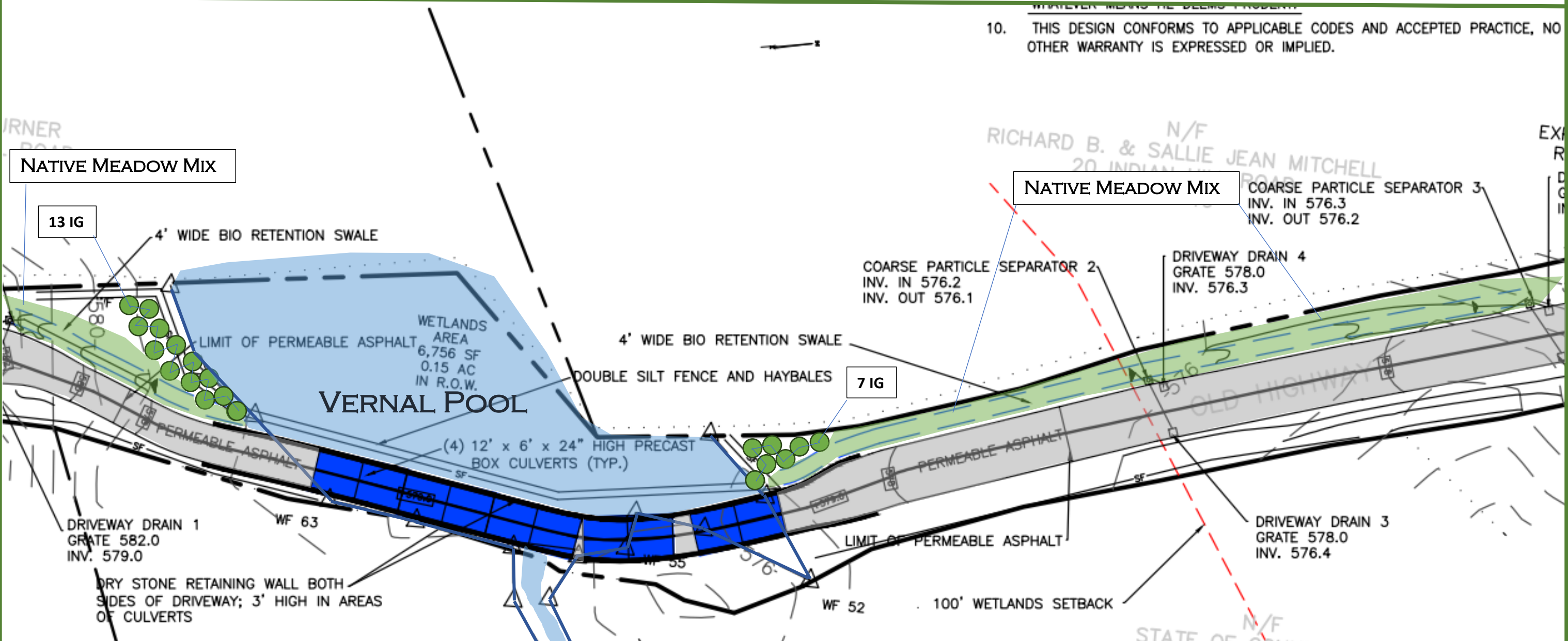
CIVIL ENGINEERS 2168 project

2 OF 2
sheet

WETLAND/WATERCOURSE CROSSING

0 MOUNTAIN ROAD, WILTON CT

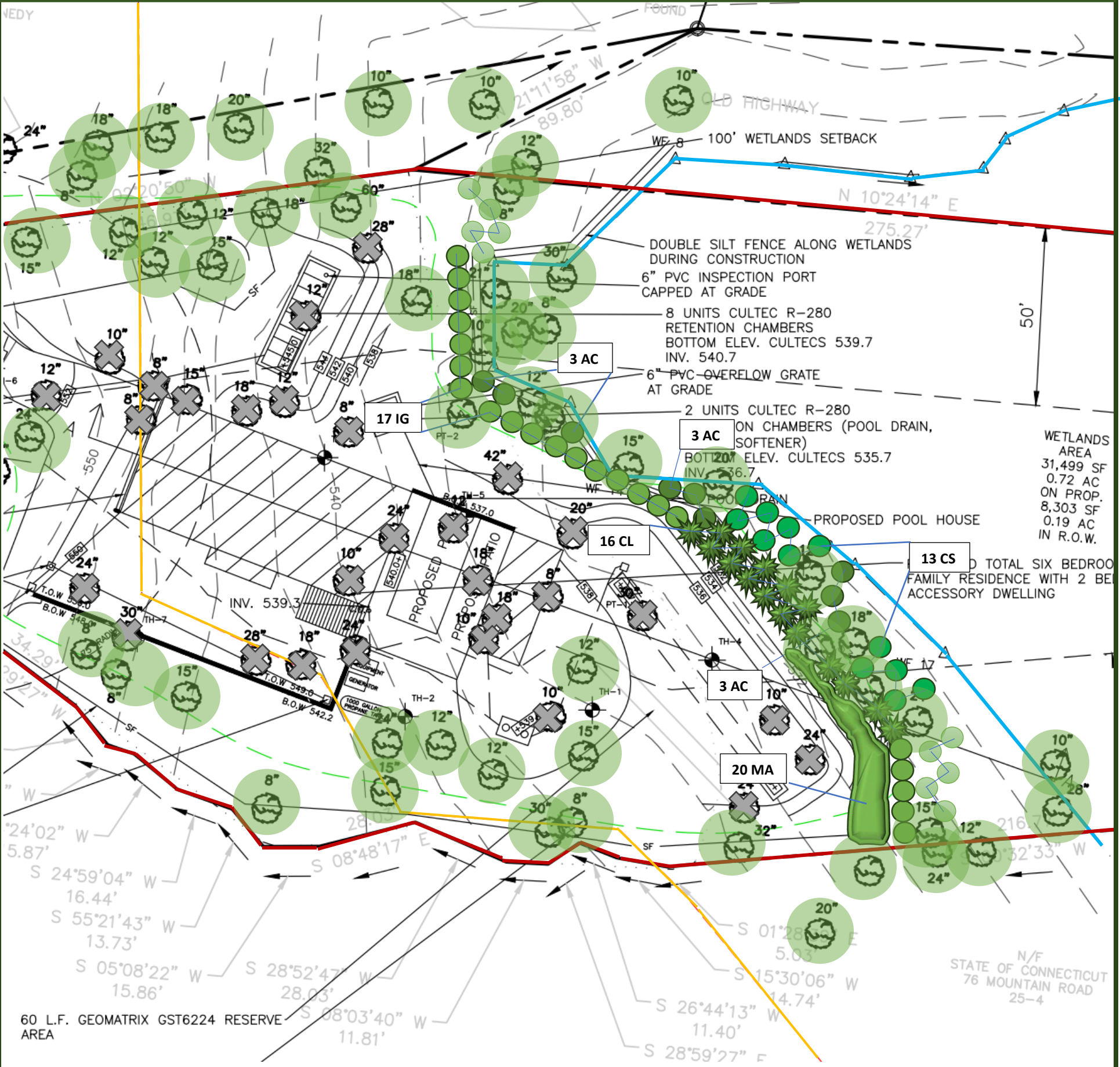
ALEKSANDRA MOCH, SOIL/WETLAND SCIENTIST AND LANDSCAPE DESIGNER, AUGUST 2, 2023



WETLAND BUFFER RESTORATION PLAN

MOUNTAIN ROAD LOT 25-2, WILTON, CT

BY ALEKSANDRA MOCH LANDSCAPE DESIGNER, AUGUST 12, 2023



PLANTING SCHEDULE

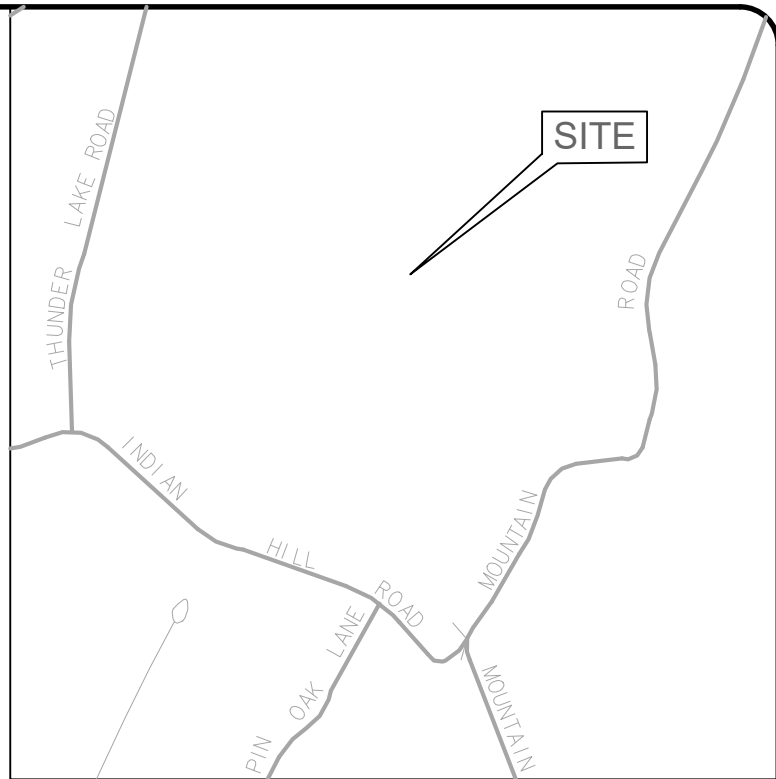
QTY	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
22	IG	Ilex glabra 'Compacta' / Inkberry	#5	Cont.
9	AC	Amelanchier canadensis / Serviceberry	#5	Cont.
12	CS	Cornus sericea / Red osier dogwood	#5	Cont.
10	CO	Cephalanthus occidentalis / Buttonbush	#5	Cont.
16	CL	Chasmanthium latifolium / Northern sea oats	#3	Cont.
21	MA	Matteuccia / Ostrich fern	#3	Cont.

NOTES:

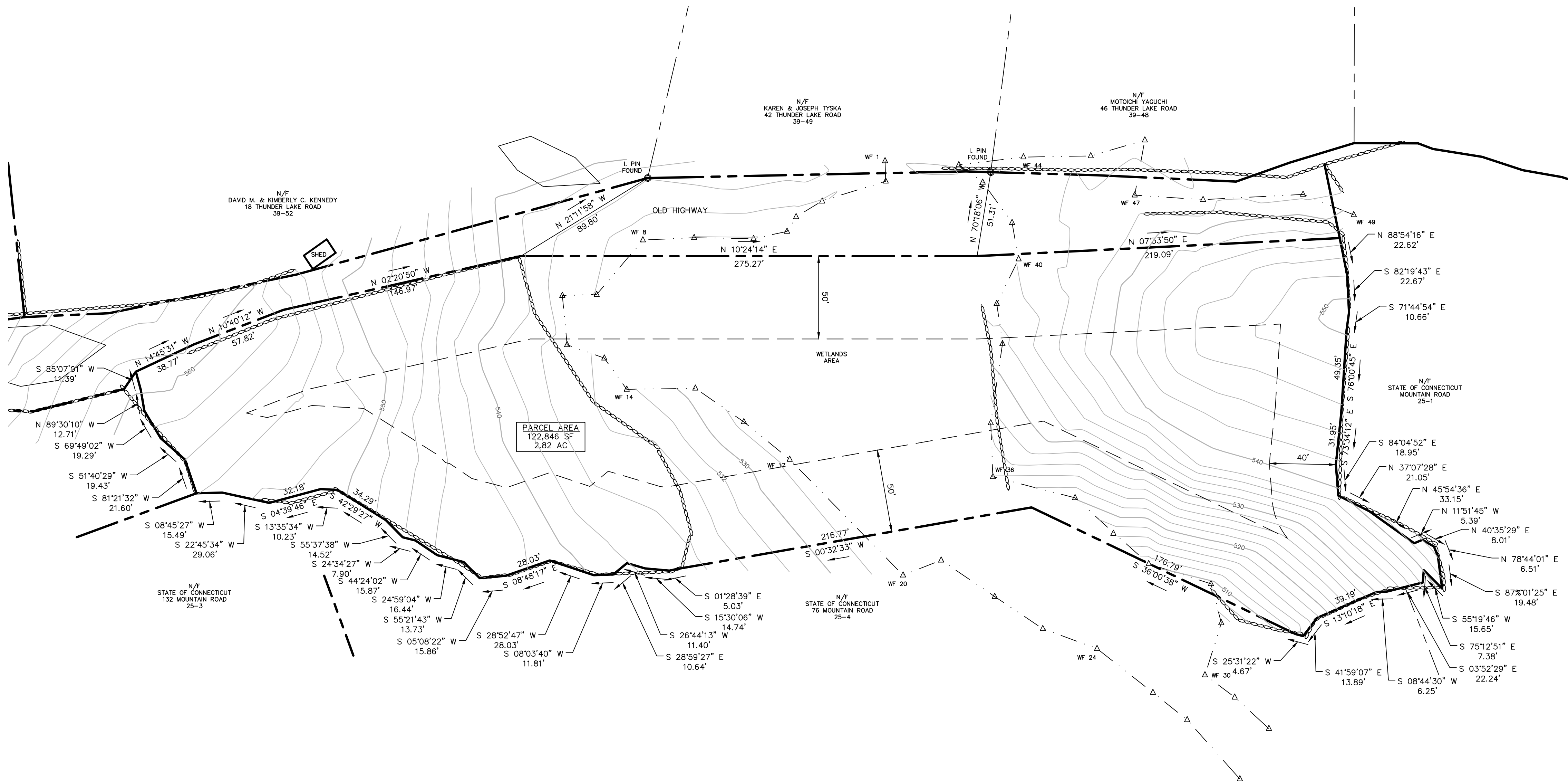
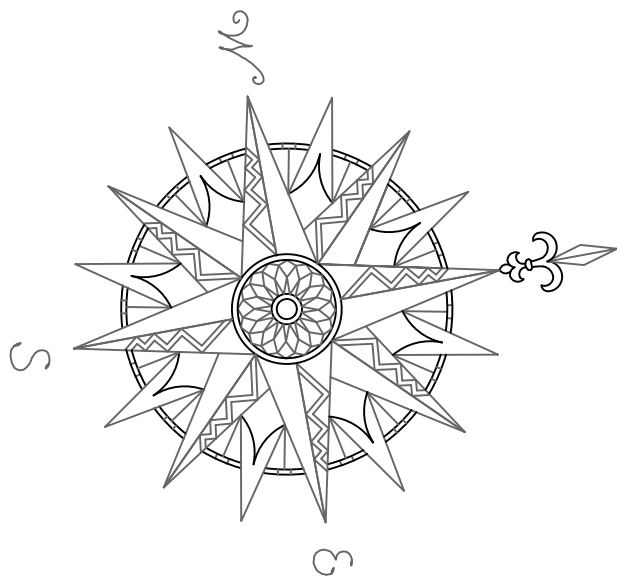
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11. THE RIGHT-OF-WAY LINES AS DEPICTED ARE A BEST FIT RESULT OF FOUND MONUMENTATION BOTH (MANMADE AND NATURAL) AND RECORD DEEDS AND MAPS.
12. OWNER OF RECORD: OLD DRIFTWAY, LLC
13. THIS PROPERTY IS KNOWN AS LOT 2 ON ASSESSOR'S MAP 25.

MAP REFERENCES:

- | | | | |
|--|----------------|---------------|--------------|
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LOCATION MAP
NTS



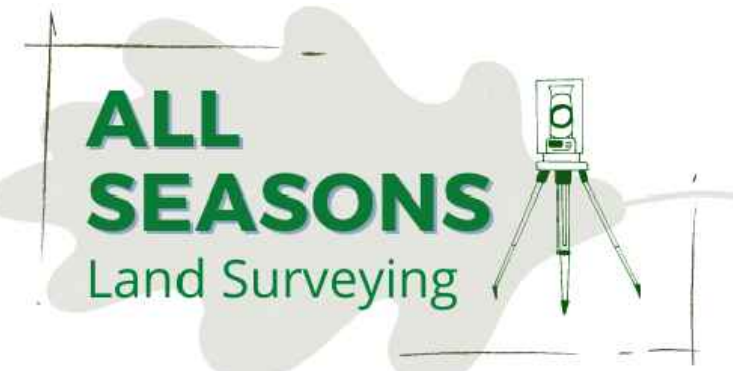
WILTON ZONE TABLE ("R-2A" DISTRICT)		
STANDARDS	REQUIRED	EXISTING
MINIMUM LOT SIZE	2 ACRES	2.82 ACRES
MINIMUM FRONTAGE	25'	737.92'
MIN LOT WIDTH/DEPTH	200'	725.31'
MAX. BLDG. HGT.	2 1/35'	-
SETBACKS:		
FRONT	50'	-
SIDE	40'	-
REAR	50'	-
MAX. BLDG. COVERAGE	7 %	-
MAX. SITE COVERAGE	12 %	-

LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR
	WETLAND LINE
	EXISTING STONE WALL
	EXISTING FENCE
	UTILITY POLE
	IRON PIN

ZONING LOCATION SURVEY
PREPARED FOR
OLD DRIFTWAY, LLC
LOT 2 MAP 25 MOUNTAIN ROAD
WILTON, CONNECTICUT

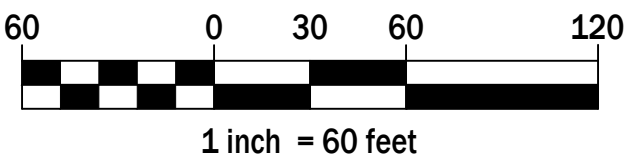
COPYRIGHT © 2023
SCALE: 1" = 40'
MARCH 31, 2023
PROJ. NO.: 0665

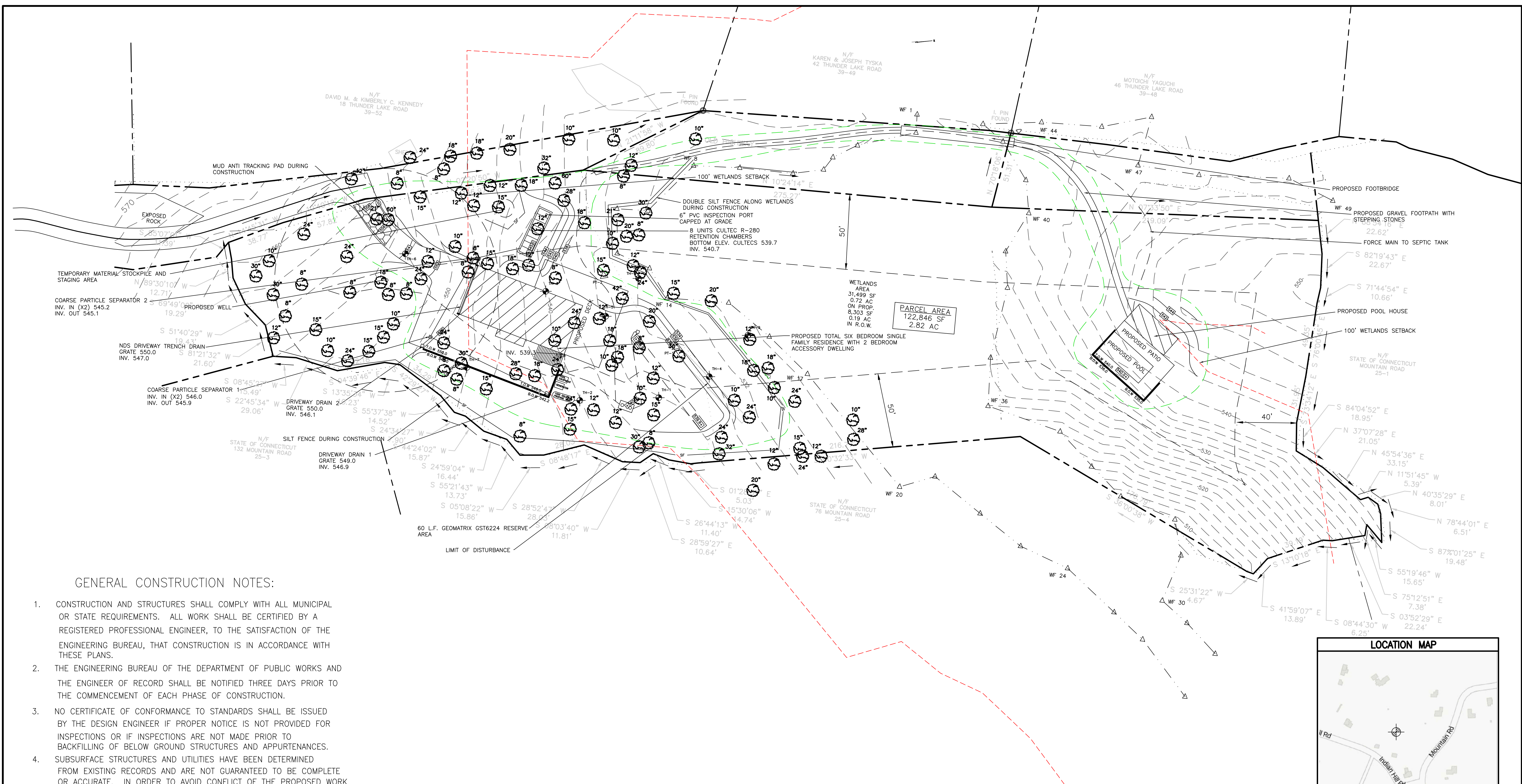


LAND SURVEYING - LAND PLANNING
31 West Dayton Hill Road
Wallingford, CT 06492
1 John Street
Millerton, NY 12546
Phone: (203) 213-1871
dan@allseasonslandsurveying.com
allseasonslandsurveying.com

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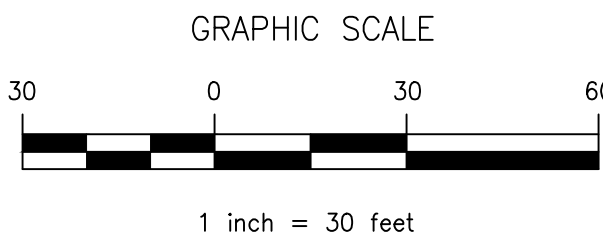
DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG# 70492





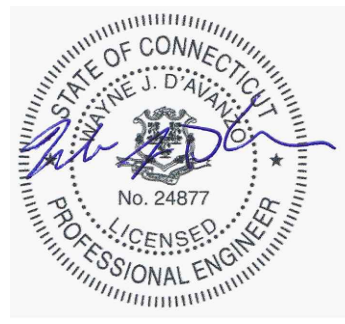
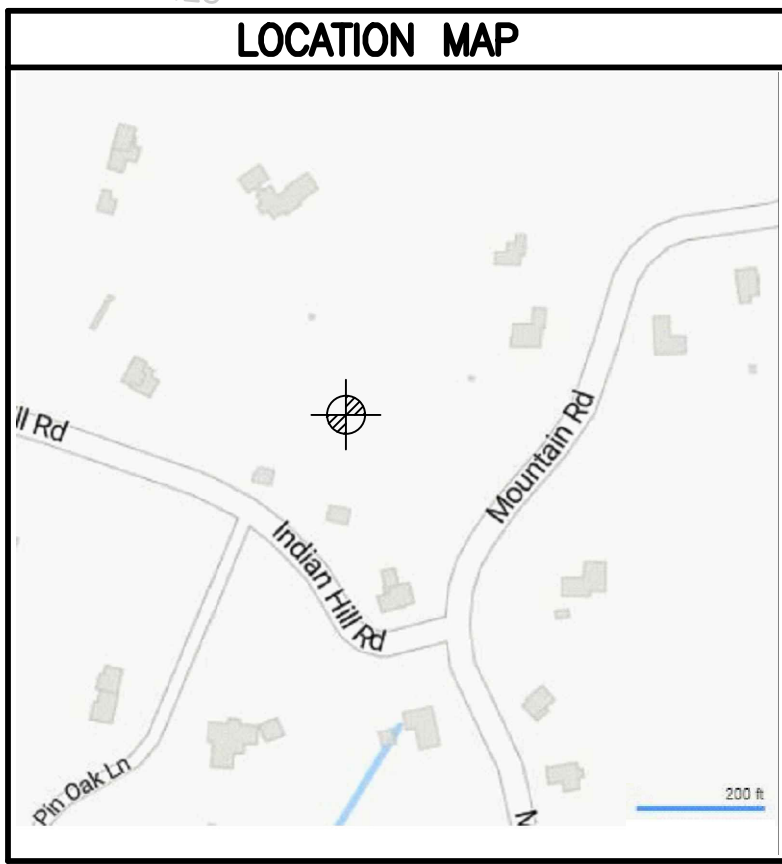
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11. TOTAL SITE AREA = 2.82 ACRES

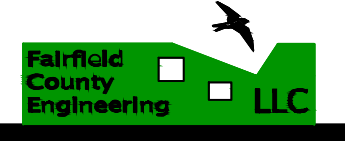


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7-26-23
date



60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD	WILTON, CONNECTICUT
ALTERNATE PLAN	
CIVIL ENGINEERS	2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
1 OF 1 sheet	



Connecticut
Department of Energy &
Environmental Protection

portal.ct.gov/DEEP

4/26/2023

Zen Herter
WILTON
238 DANBURY RD
WILTON, CT 06897
zen.herter@wiltonct.org

Subject: Mountain Road

Filing #: 97512

NDDB - New Determination Number: 202303369

Expiration Date: 4/26/2025

Project Description: Access route through wetlands for New Single House Lot

Location: Map 25, Lot 2, Mountain Rd, Wilton, CT

I have reviewed Natural Diversity Database (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) that are nearby that may be affected by project activities.

- **Eastern box turtle (*Terrapene carolina carolina*) State Special Concern**
- **Ground beetle (*Badister transversus*) State Special Concern**

Eastern box turtle

In Connecticut, these turtles are found in well-drained forest bottomlands and a matrix of open deciduous forests, early successional habitat, fields, gravel pits, and or powerlines. Turtles are dormant between November 1 and April 1 and hibernate in only a few inches from the surface in forested habitat.

The greatest threat to this species is habitat loss, fragmentation, and degradation due to development. This species is very sensitive to adult mortality because of late maturity (10 years old) and long life span (50-100years). Vehicular traffic, heavy equipment used for farming, and ATV use in natural areas are implicated specifically in adult mortality through collisions. Illegal collection by the pet trade and unknowing public for home pets exacerbates mortality rates and removes important individuals from the population. Predation rates are also unnaturally high because of increased predator populations (e.g. skunks, foxes, raccoons, and crows) that surround developed areas.

Land disturbance activities need to consider local habitat features and apply fencing and/or time of year restrictions as appropriate for the different phases of your project. We recommend you consult with a herpetologist familiar with preferred habitats to assist you with proper techniques to ensure the best protection strategies are employed for your site and the scope of your project.

To prevent turtle access and entry into your work zone between April 1- November 1:

- Exclusionary practices will be used to prevent any turtle access into disturbance areas. These measures will need to be installed at the limits of disturbance as shown on the plans, or specifically designated by a herpetologist who can assess the conditions at your site.
- Exclusionary fencing be at least 20 in tall and must be secured to and remain in contact with the ground and be regularly maintained (at least bi-weekly and after major weather events) to secure any gaps or openings at ground level that may let animal pass through.
- All staging and storage areas, outside of previously paved locations, regardless of the duration of time they will be utilized, must be reviewed to remove individuals and exclude them from re-entry.
- All construction personnel working within the turtle habitat must be apprised of the species description and the possible presence of a listed species.
- The Contractor search the work area each morning prior to any work being done.
- Any turtles encountered within the immediate work area shall be carefully moved to an adjacent area outside of the excluded area and fencing should be inspected to identify and remove access point. This animal is protected by law and should not be relocated off-site.
- In areas where silt fence is used for exclusion, it shall be removed as soon as the area is stable and disturbance is finished to allow for reptile and amphibian passage to resume.

If land disturbance will occur in suitable overwintering forested habitat you will need to take precautions to avoid mortality of hibernating adults. If practicable, small projects, under the supervision of a qualified herpetologist, may be able to utilize a combination of exclusionary fencing installed before October 15, combined with and surveys to ensure that no turtles are within the enclosed fencing. Work can then be conducted within the fenced area at any time of year as long as the fencing is maintained. Projects that will impact large blocks of forest or significant overwintering habitat may need to restrict your land disturbance activities in forested habitat to the turtle active season. These projects would need to restrict land disturbance activities to occur only between April 1- October 31.

Ground beetle

The ground beetle is associated with wetland habitats. Impact from this project can be minimized if you follow all Industry Best Practices, minimize impact to and loss of wetland habitat before, during, and after project completion.

Your submission information indicates that your project does not require a state permit, license, registration, or authorization and does not utilize state funding or involve state agency action. Therefore, this NDDDB - New determination **MAY NOT** be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. If, at a later date, it is determined that the project will require a state permit, license, registration, or authorization, or, your project now utilizes state funding or includes state agency action, you will need to re-submit a Request for Review and answer "Yes" to the appropriate question.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or

conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.
- The NDDB - New determination for the Mountain Road as described in the submitted information and summarized at the end of this document is valid until 4/26/2025. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 4/26/2025.

If you have further questions, please contact me at the following:

Shannon Kearney
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3170
Shannon.Kearney@ct.gov

Please reference the Determination Number 202303369 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Shannon Kearney
Wildlife Division- Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3170
Shannon.Kearney@ct.gov

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	Mountain Road
Project Description:	Long accessway leading to a lot with wetlands

FAIRFIELD COUNTY ENGINEERING, LLC
CIVIL ENGINEERS
60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005 FAX: (203) 831-8006
E-mail to: wayne@fairfieldce.com

July 21, 2023

Re: 0 Mountain Road Right of Way
Wilton, CT

The subject property is a right of way that will provide access to a proposed single family residence on the rear lot.

The ROW is approximately 1300 feet in length and varies in width.

There is a wetland with vernal pool 6,756 square feet in area that crosses the ROW, approximately one third of the way from the entry at Mountain Road.

The proposal is to create a driveway to access the proposed rear single family residence.

The driveway will be graded as best to minimize disturbance. A gross excavation of 20,861 cubic feet (773 cubic yards) will be required, and a gross fill of 4,473 cubic feet (166 cubic yards) is required. This results in a net excavation of 16,388 cubic feet (607 cubic yards).

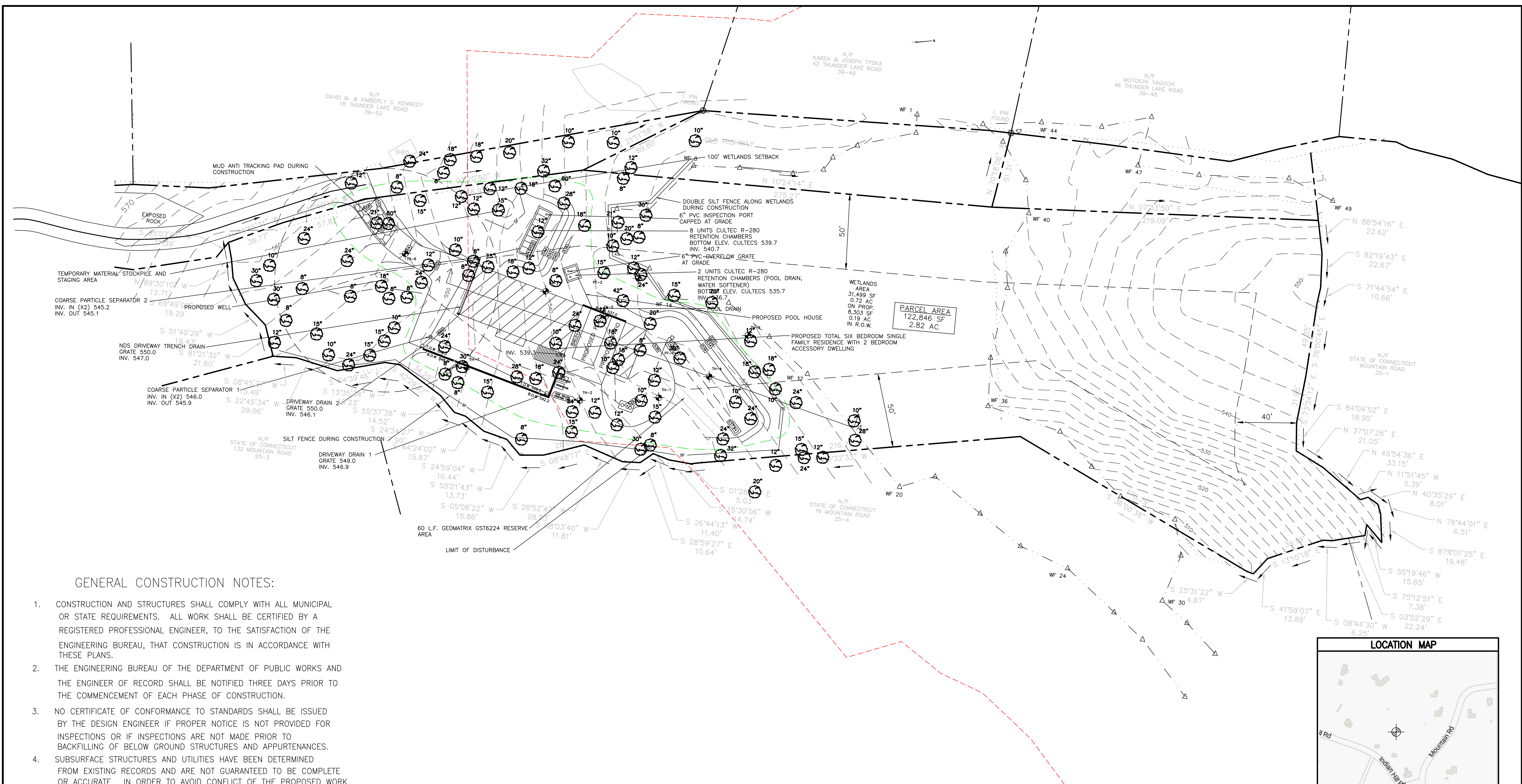
The driveway will be kept very close to existing grade at the narrowest points of the ROW to minimize disturbance.

The wetland crossing will be accomplished with four sets of box culverts as indicated on the plan. This will allow migration of animals through and across the wetlands. The edges will be formed with dry stone walls. The fill will be minimized to create the bedding for the driveway.

Pervious pavement will be used in the area of the wetlands crossing. This will allow rainfall runoff to flow straight into the underlying stone base and minimize disturbance to the wetlands. Bioretention swales are provided to direct the outflow from the driveway drains collecting the runoff from the local impervious areas of asphalt. This runoff will be filtered through coarse particle separators before entering the swale.

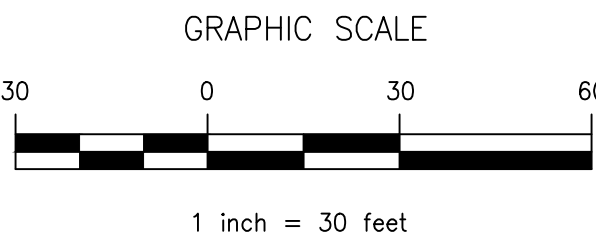
Silt fencing will be installed along both sides of the ROW during construction, along with a mud anti tracking pad at the entry point from Mountain Road. A double silt fence and haybakes will be installed immediately in front of the wetlands area before construction starts.

Respectfully submitted,
Wayne D'Avanzo, P.E.
Principal
FAIRFIELD COUNTY ENGINEERING, LLC



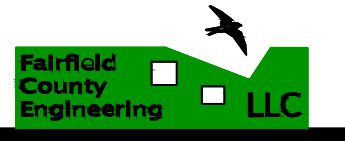
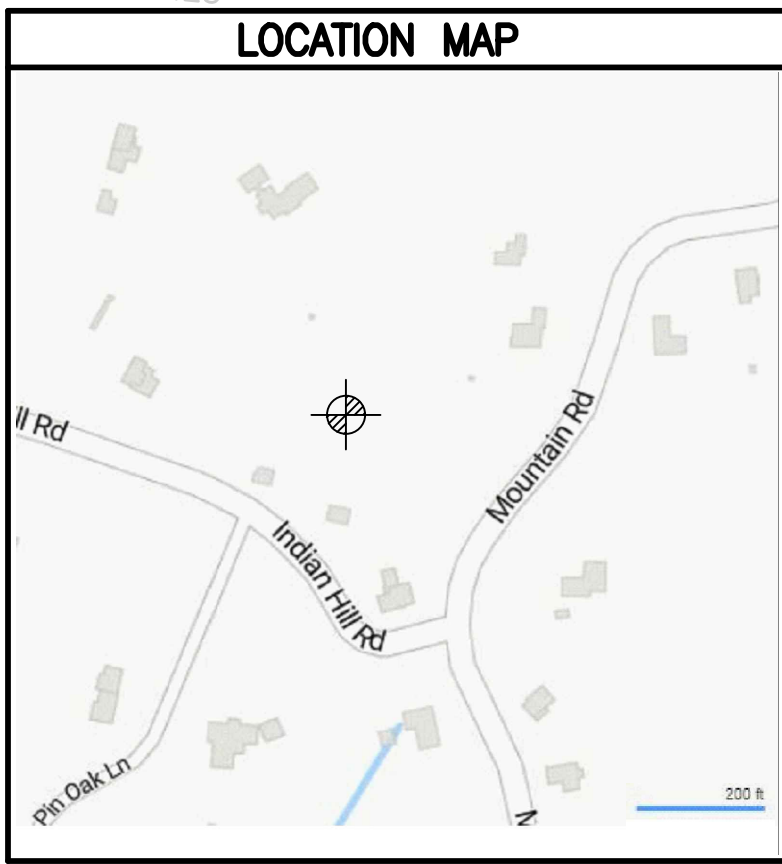
GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ALL SEASONS LAND SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR OLD DRIFTWAY LLC", DATED MARCH 31, 2023.
6. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
7. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
9. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
10. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
11. TOTAL SITE AREA = 2.82 ACRES



SEDIMENTATION AND EROSION CONTROL NOTES

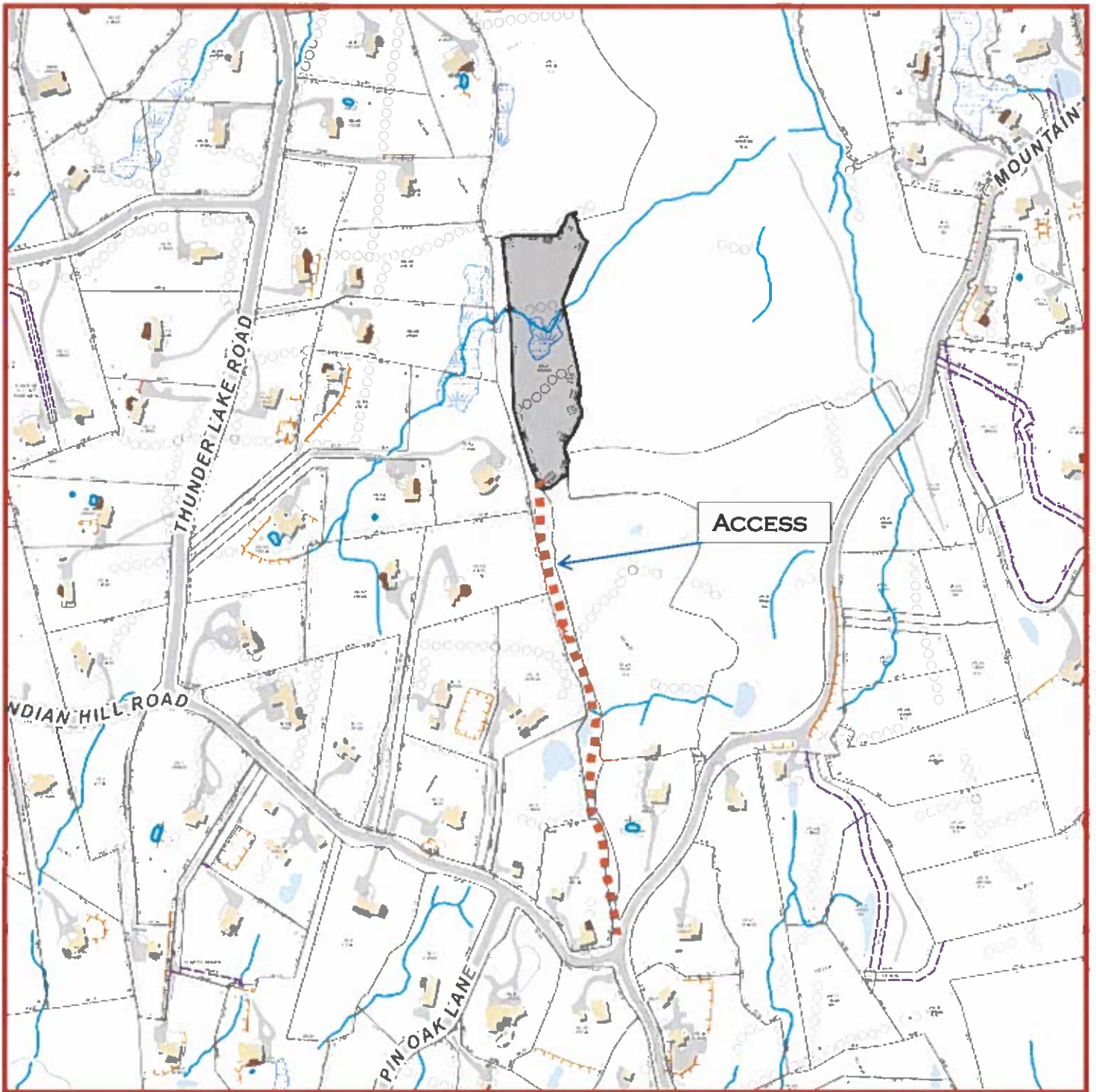
1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT 'GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL' HANDBOOK.
4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING 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 PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) 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 TO A NEW OWNER.



60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

OLD DRIFTWAY LLC	
0 MOUNTAIN ROAD	WILTON, CONNECTICUT
DRAINAGE PLAN	
CIVIL ENGINEERS	2168 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
1 OF 2 sheet	

MOUNTAIN ROAD (LOT 25-2) IN WILTON CT



LOCATION MAP

O MOUNTAIN ROAD — LIST OF ABUTTERS

- **State of Connecticut**
(Lot 38-20), 132 (Lot 25-3), 77 (Lot 25-4), and (Lot 25-1) Mountain Road
2800 Berlin Tpke
Newington, CT 06131
- **Motoichi and Hiroko Yaguchi**
46 Thunder Lake Road
- **Karen and Joseph SV Tyska**
42 Thunder Lake Road
- **David M and Kimberly C Kennedy**
18 Thunder Lake Road
- **Paul and Michele O'Grady**
32 Indian Hill Road
- **Richard B Michele and Jean Sallie**
20 Indian Hill Road
- **Roger W Turner Jr.**
18 Indian Hill Road
- **James R and Corine J Lucas**
2 Indian Hill Road
- **Robert F Jr. and Michele N Tupper**
154 Mountain Road