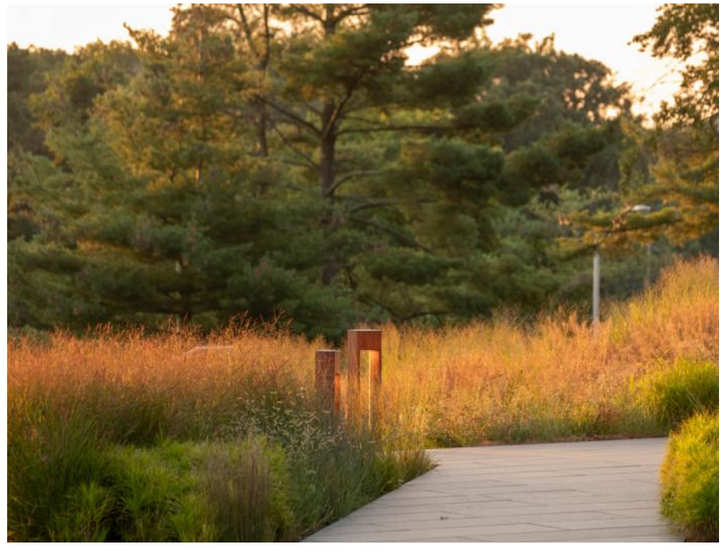


WESLEY STOUT ASSOCIATES
Landscape Architecture

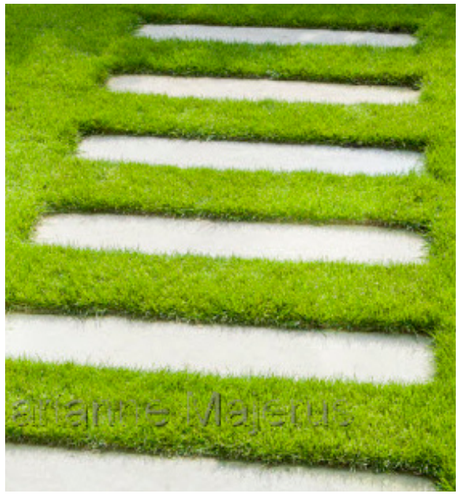
OVERALL SITE PLAN

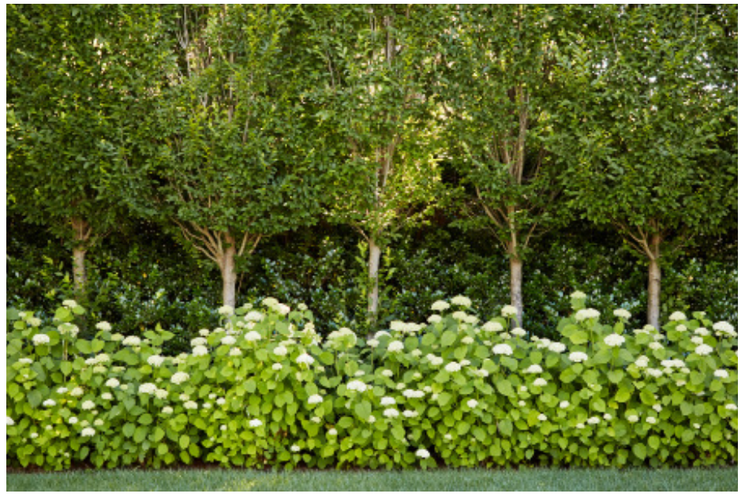
WALLIS RESIDENCE
SITE PLAN
Date: April 9th, 2024
www.wesleystout.com

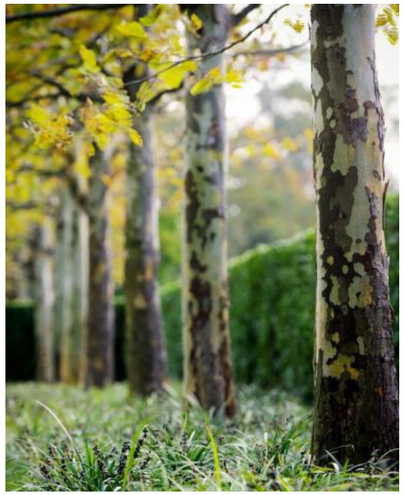
OVERALL SITE PLAN ENLARGEMENT

WESLEY STOUT ASSOCIATES
Landscape Architecture

WALLIS RESIDENCE
SITE PLAN
Date: April 9th, 2024
www.wesleystout.com



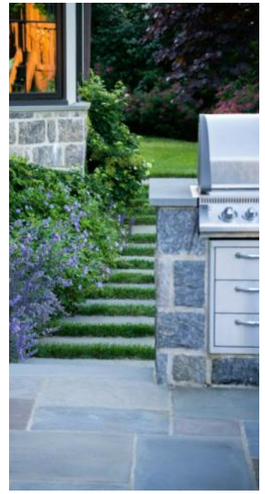




WESLEY STOUT ASSOCIATES
Landscape Architecture

CHARACTER IMAGES

WALLIS RESIDENCE
SITE PLAN
Date: April 9th, 2024
www.wesleystout.com



WESLEY STOUT ASSOCIATES
Landscape Architecture

CHARACTER IMAGES

WALLIS RESIDENCE
SITE PLAN
Date: April 9th, 2024
www.wesleystout.com

Wallis Residence

33 Cannondale
Weston CT

May 4th IWWA site walk comments.

1. The area for site development appears to be on ledge. Will the structure have a basement or will be built on slab?

   The proposed structure will be comprised of a crawl space and unfinished storage/ mechanical basement space. The basement will be located in the northwest corner of the floor plan. The remaining floor plan will be crawl space. The garage will be slab on grade. The previous application consisted of the same (crawl space, basement, slab on grade) construction method, however it was much larger than the current application due to the difference in footprint size.

2. The plan shows regrading of the site. How will this be done? Will additional fill be needed and how much?

   Approximately 150 cubic yards will be provide, only if the entire basement is rock. If there is half rock half soil we will only need about 100 cubic yards.

3. How will the area be landscaped, and will invasive plants be removed and how will they be disposed of?

   The site will be landscaped with a combination of foundation and meadow plantings focusing on native species and minimizing lawn areas. We have contracted with a local invasive species specialist and are identifying any noxious weeds on site and plan on treating vegetation with herbicide (or prescribed methodology) prior to any soil disturbance. If any noxious or invasive weeds are already in flower at time of inspection seed heads and biomass will be bagged and removed from the site and disposed of at a landfill or as directed.

4. What trees will be removed?

   See SDP for tree removal

5. When will demo take place?

   By 5/31/24 assuming IWWA approval on 5/16

6. Double row silt fence with hay bales will be provided per updated SDP revised on 5/6/24

CONSTRUCTION NOTES

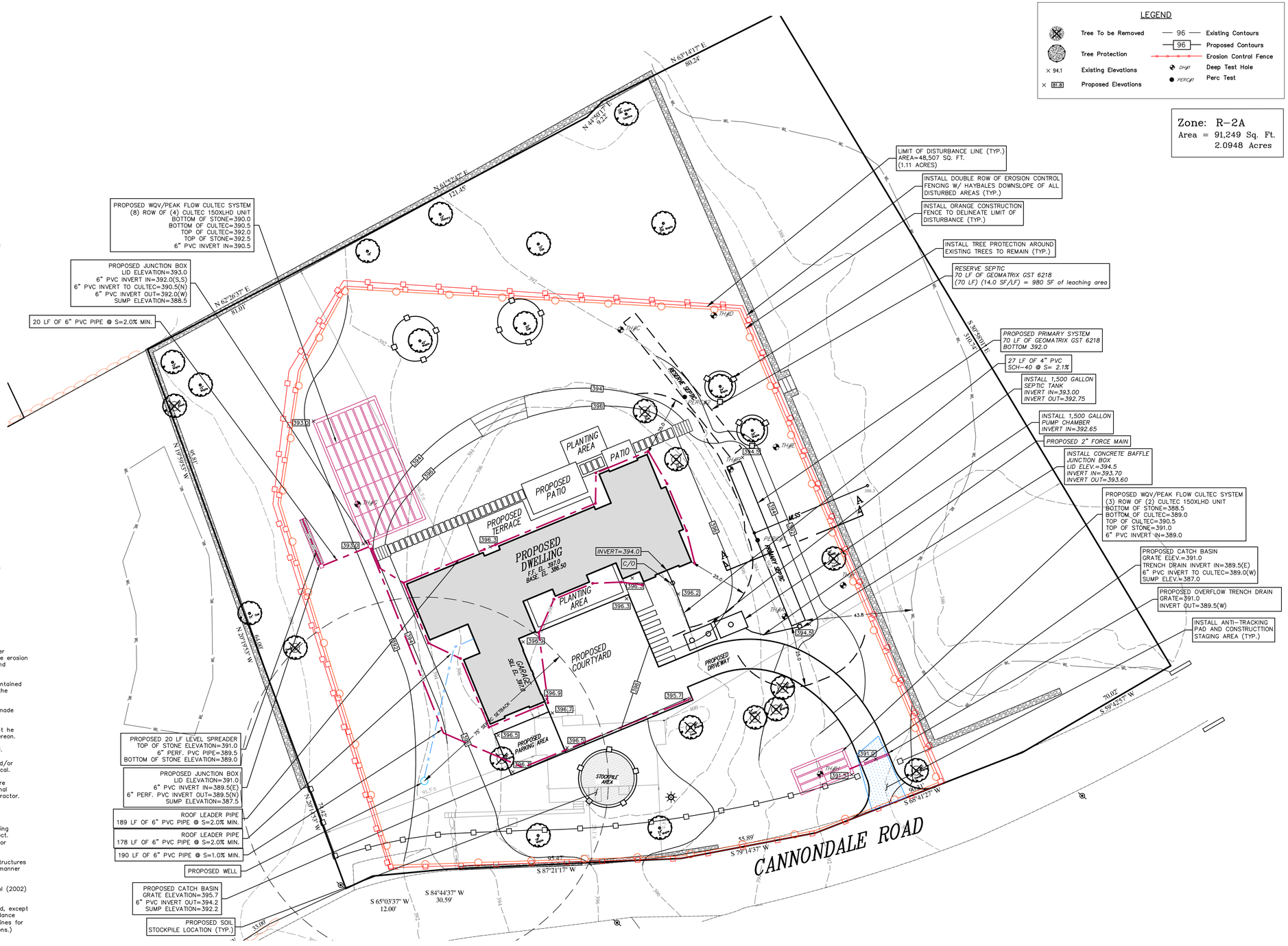
1. The purpose and intent of this plan is to depict the proposed development associated with the construction of a new pool, and spa, and associated site improvement.
2. In accordance with Connecticut Public Act 87–71 and Connecticut General Statutes (CGS) Sections 16–345 through 16–359, the contractor shall verify the depth and location of all utilities prior to commencing construction, and shall contact "Call Before You Dig, Inc." at 1–800–922–4455, 72 hours prior to commencing construction.
3. The locations of subsurface structures and utilities as depicted hereon indicate only that the structures exist, and no responsibility is assumed by the engineer or surveyor for the accuracy of the locations shown.
4. All construction shall comply with applicable sections of the State of Connecticut, Town of Weston, and Connecticut Basic Building codes, and those criteria shall take precedent over these plans.
5. The project engineer and the Town of Weston Building Department shall be notified three days prior to commencing construction.
6. Construction shall be inspected by a professional engineer as the work progresses. The contractor shall inform the project engineer of the project schedule so that proper and timely inspections can be made.
7. Any change in the location or design of the proposed drainage system without prior approval of the design engineer is not permitted.
8. Certification by a registered professional engineer is required that construction is substantially in accordance with these plans, including the submission of an "as–built" map, prepared by a licensed land surveyor.
9. There shall be no dumping of construction debris and/or excess excavated material into or in proximity to any wetland areas. Excess material excavated during construction shall be disposed of legally off site.
10. All new utilities including electric, telephone, and cable TV shall be installed underground.
11. Final design for all utilities, other than sewer and drainage shall be provided by each respective utility company.
12. All PVC pipe shall conform to ASTM D3034–04a "Standard Specification for Type PSM PolyVinyl Chloride (PVC) Sewer Pipe and Fittings," or engineer approved equivalent (SDR–35).
13. The proposed driveway court expansion shall be discharged to a cultec system, as indicated on the site plans.
14. Bedding and backfill material shall conform to ASTM D2321–05 "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity–Flow Applications."
15. Where a soft sub–soil is encountered during construction of storm or sanitary sewers, the contractor shall remove the unsuitable material and replace it with other material approved by the engineer.
16. Driveway catch basins, drain inlets, frames, and grates shall be Type "CL" 32" x 32" as manufactured by Eastern Precast Co., Inc., or engineer approved equivalent. Catch basins shall have 2–foot minimum sumps and 'bell' type traps over outlet pipes.
17. The contractor shall provide all the equipment, tools, labor and materials necessary to satisfactorily clean and remove all visible obstructions, dirt, sand, sludge, roots, gravel, stones, etc., from the designated sewers, drains and manholes.
18. Driveway pavement shall be one course of 2" Class 2 machine laid bituminous concrete atop 6" of processed aggregate base, and shall be in accordance with the Town of Greenwich standards and/or Connecticut Department of Transportation specifications.
19. Bituminous concrete curbing shall be machine laid Class 3 material, or engineer approved equivalent.
20. Processed aggregate shall be in accordance with the Town of Weston standards and/or Connecticut State Highway Specifications.
21. Re–grading, filling, and other alterations to the site shall be restricted to the minimum level necessary to complete the project as shown on the approved plans.
22. This property is served by private sanitary sewage disposal system and private well.

SEDIMENTATION AND EROSION CONTROL NOTES

1. Erosion and sediment control devices shall be installed in their proper sequence. No clearing or grading may be done in any area until the erosion control devices for that area, as shown on the plan, are in place and functional.
2. All sediment and erosion control devices and provisions shall be maintained in operational condition by the contractor until final acceptance of the project.
3. No changes of this soil erosion and sediment control plan may be made without prior approval of the supervising engineer.
4. The contractor may provide alternate means of sediment control, but he may not eliminate placement of protection in the areas indicated hereon.
5. Natural vegetation shall be maintained and protected where practical.
6. Land disturbance is to be kept to a minimum. Re–establishment and/or stabilization of disturbed areas shall be scheduled as soon as practical.
7. Erosion controls shall be monitored periodically to verify that they are maintained in effective working order. If, during construction, additional control measures are necessary, they shall be installed by that contractor.
8. The contractor shall re–grade, topsoil, and seed all disturbed areas immediately after construction has been completed.
9. Sediment fencing shall be installed where required prior to commencing construction, and shall remain in place for the duration of the project. Fencing shall be Propex Silt Stop (TM) as manufactured by Amoco, or engineer approved equivalent.
10. Sediment or debris shall be removed from the drainage pipes and structures as it accumulates during construction. It shall be disposed of in a manner which is consistent with the intent of this plan.
11. Refer to Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for additional details and specifications.
12. All designated trees shall be protected during the construction period, except those designated to be removed. Tree protection shall be in accordance with generally accepted standards. (Refer to the Connecticut Guidelines for Soil Erosion and Sediment Control (2002) for details and specifications.)

CONSTRUCTION PHASING

1. Install sediment and erosion controls.
2. Mark and cut trees to be removed.
3. Install tree protection as required.
4. Strip topsoil and stockpile with appropriate sediment controls.
5. Excavate for proposed foundation.
6. Construct proposed foundation.
7. Backfill and rough grade around foundation.
8. As–Built Foundation Plan may be required.
9. Install additional silt fence as needed per phases.
10. Install stormwater system & pipes.
11. Construct patio.
12. Fine grade and stabilize all yard areas.
13. Landscape as required.
14. Remove sediment and erosion controls once site is stabilized.



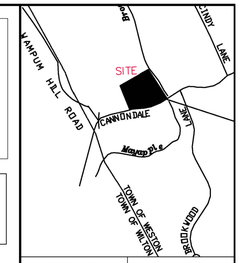
TEST HOLE DATA – RECORDED APRIL 8, 2024

DT#G	DT#H
0–15" FILL	0–25" FILL
15–20"ORIGINAL TOPSOIL	25–60"RED BROWN SILTY LOAM
20–45"RED BROWN SILTY LOAM	W/ STONES
45–68" GRAY MOTTLED SILT & STONES	
MOTTLING @ 45"	NO MOTTLING
NO AGW	NO AGW
NO LEDGE	LEDGE @ 60"
NO ROOTS	ROOTS TO 60"

LEGEND

- Tree To be Removed
- Tree Protection
- × 94.1 Existing Elevations
- × 91.8 Proposed Elevations
- 96 Existing Contours
- 96 Proposed Contours
- Erosion Control Fence
- DH#1 Deep Test Hole
- PERC#1 Perc Test

Zone: R–2A
Area = 91,249 Sq. Ft.
2.0948 Acres



LOCATION MAP | Scale: 1"=700'

REVISIONS

	DATE	DESCRIPTION
1	5/6/2024	REV PER WETLANDS COMMENTS

MULLER ENGINEERING, LLC
Engineering Consulting
26 Widgeon Way
Greenwich, Connecticut 06870
Telephone (203) 921–9059
Email: Bryan.Muller@Ymail.com
Bryan S. Muller, P.E.

STATE OF CONNECTICUT BRYAN S. MULLER 29767 No. 29767 LICENSED PROFESSIONAL ENGINEER

Bryan Muller

BRYAN S. MULLER, P.E.
CT PROFESSIONAL ENGINEER
LICENSE No. 29767

PREPARED FOR:

WALLIS RESIDENCE

ADDRESS:

33 CANNONDALE ROAD
WESTON, CONNECTICUT

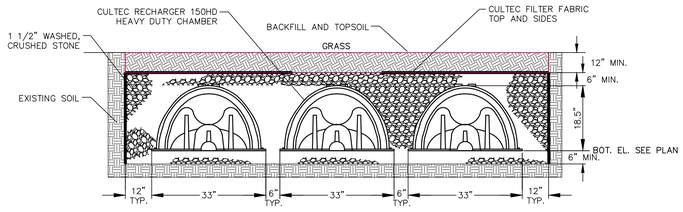
SHEET TITLE

SITE DEVELOPMENT PLAN

APRIL 15, 2024

SCALE	JOB NO.
1" = 20'	2024–135
DRAWN: BSM	SHEET NO.
CHKD.: BSM	1 OF 2

0 20 40 60
SCALE : 1"=20'

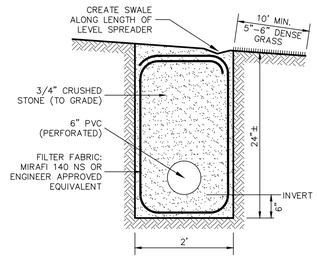


SOILS BENEATH THE STONE BED SHALL BE SCARIFIED OR TILLED TO IMPROVE INFILTRATION.

CONTRACTOR SHALL NOT PLACE EXCAVATION EQUIPMENT IN THE BOTTOM OF THE INFILTRATION AREAS DURING ANY POINT OF CONSTRUCTION.

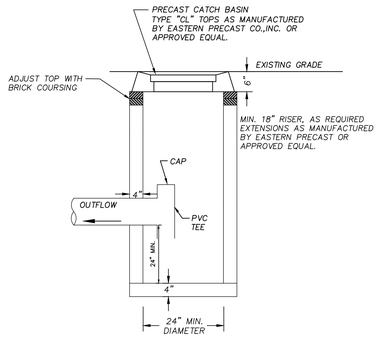
CULTEC RECHARGER 150HD CHAMBERS TYPICAL CROSS SECTION DETAIL

N.T.S.



LEVEL SPREADER DETAIL

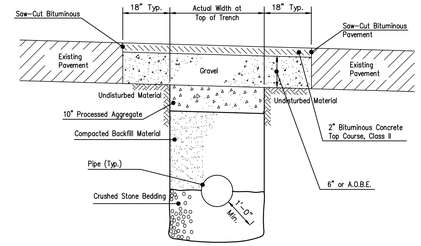
N.T.S.



(ALL MATERIALS REINFORCED FOR H-20 LOADING)

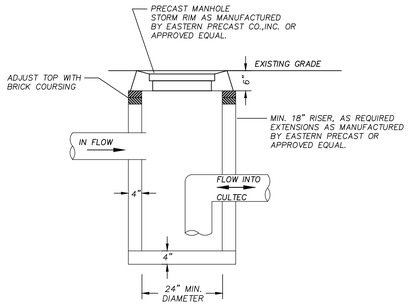
CATCH BASIN DETAIL

N.T.S.



TRENCH REPAIR DETAIL

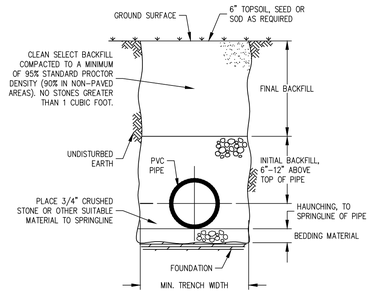
N.T.S.



(ALL MATERIALS REINFORCED FOR H-20 LOADING)

JUNCTION BOX STRUCTURE

N.T.S.



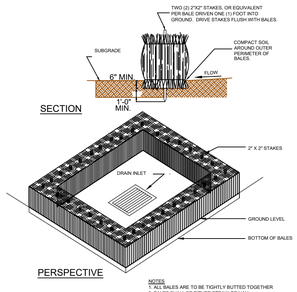
PVC PIPE INSTALLATION DETAIL

N.T.S.

NOTES

1. BEDDING AND BACKFILL MATERIAL SHALL CONFORM TO ASTM D2321 (LATEST EDITION), "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS."
2. HAUNCHING AND INITIAL BACKFILL MATERIAL SHALL BE CLASS I, II, OR III, AND INSTALLED AS REQUIRED IN ASTM D2321 (LATEST EDITION). IT SHALL BE PLACED IN 4" LIFTS COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY BY HAND OR BY MECHANICAL TAMPING.
3. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:

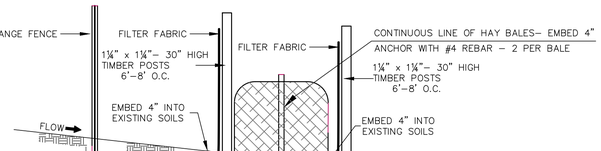
NOMINAL ø (IN)	TRENCH WIDTH (IN)	NOMINAL ø (IN)	TRENCH WIDTH (IN)
8	25	18	39
10	28	24	48
12	31	30	66
15	34	36	78



NOTES:
1. ALL BALES ARE TO BE TIGHTLY BUTTED TOGETHER
2. BALES SHALL BE EITHER STORED OR HAY
3. THE CONTRACTOR SHALL INSPECT AND MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AND REPLACE CLOGGED BALES TO MAINTAIN EFFECTIVENESS OF INSTALLATION.

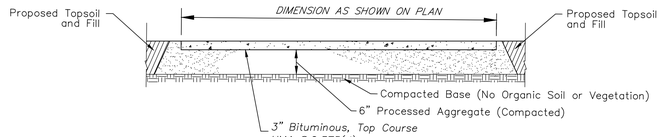
CATCHBASIN PROTECTION DETAIL

N.T.S.



ORANGE FENCE / DOUBLE EROSION CONTROL FENCE / HAY BALE DETAIL

N.T.S.



BITUMINOUS DRIVE DETAIL

N.T.S.

03/31/14 — SCD No. 507.50

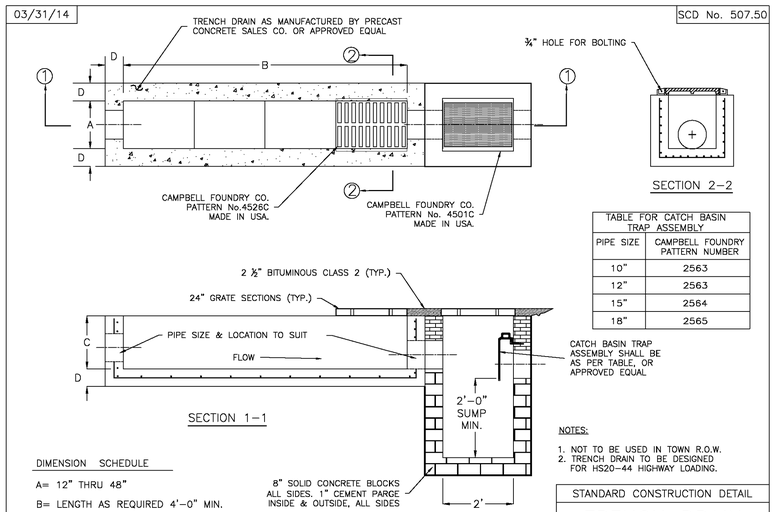


TABLE FOR CATCH BASIN TRAP ASSEMBLY	
PIPE SIZE	CAMPBELL FOUNDRY PATTERN NUMBER
10"	2563
12"	2563
15"	2564
18"	2565

NOTES:
1. NOT TO BE USED IN TOWN R.O.W.
2. TRENCH DRAIN TO BE DESIGNED FOR HS20-44 HIGHWAY LOADING.

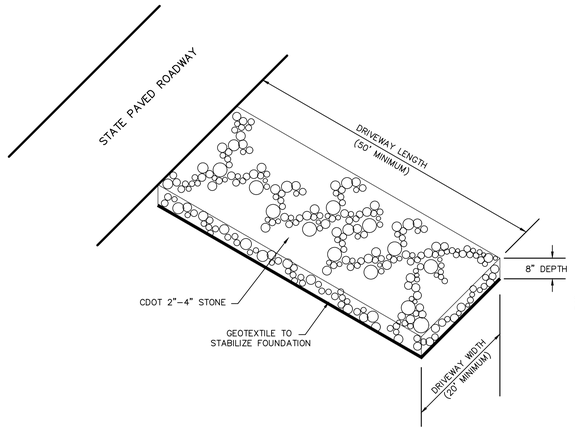
DIMENSION SCHEDULE
A= 12" THRU 48"
B= LENGTH AS REQUIRED 4'-0" MIN.
C= DEPTH AS REQUIRED
D= 6" OR 8"

SCALE = N.T.S.

STANDARD CONSTRUCTION DETAIL

TRENCH DRAIN

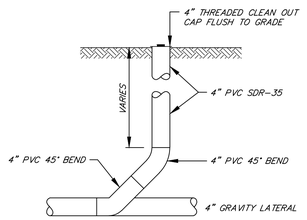
TOWN OF GREENWICH, CONNECTICUT
ENGINEERING DIVISION
DEPARTMENT OF PUBLIC WORKS



1. INSTALLATION REQUIREMENTS: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PLUMBING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.
2. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANED OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

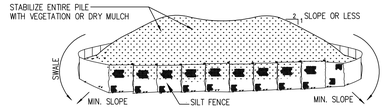
CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD)

N.T.S.



CLEAN OUT DETAIL

N.T.S.

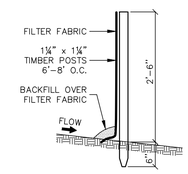


INSTALLATION NOTES

1. THE AREA CHOSEN FOR STOCKPILING SHALL BE FLAT, DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAY BALES, THEN STABILIZED WITH VEGETATION OR DRY MULCH.
4. SEE SPECIFICATIONS (THIS SHEET) FOR INSTALLATION OF SILT FENCE.

SOIL STOCKPILE DETAIL

N.T.S.



EROSION CONTROL FENCE

N.T.S.

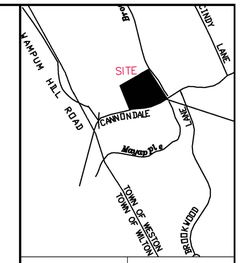
Orange Construction Fence — Correct Trunk Armouring

TREE PROTECTION

N.T.S.

0 20 40 60

SCALE : 1"=20'



LOCATION MAP | Scale: 1"=700'

REVISIONS

	DATE	DESCRIPTION
1	5/6/2024	REV PER WETLANDS COMMENTS

MULLER ENGINEERING, LLC
Engineering Consulting
26 Widgeon Way
Greenwich, Connecticut 06870
Telephone (203) 921-9059
Email: Bryan.Muller@Ymail.com
Bryan S. Muller, P.E.

STATE OF CONNECTICUT — BRYAN S. MULLER — No. 29767 — LICENSED PROFESSIONAL ENGINEER

Bryan Muller

BRYAN S. MULLER, P.E.
CT PROFESSIONAL ENGINEER
LICENSE No. 29767

PREPARED FOR:
WALLIS RESIDENCE
ADDRESS:
33 CANNONDALE ROAD
WESTON, CONNECTICUT

SHEET TITLE
CONSTRUCTION DETAILS

APRIL 15, 2024

SCALE	JOB NO.
AS NOTED	2024-135
DRAWN: BSM	SHEET NO.
CHKD.: BSM	2 OF 2