

**NOTES:**

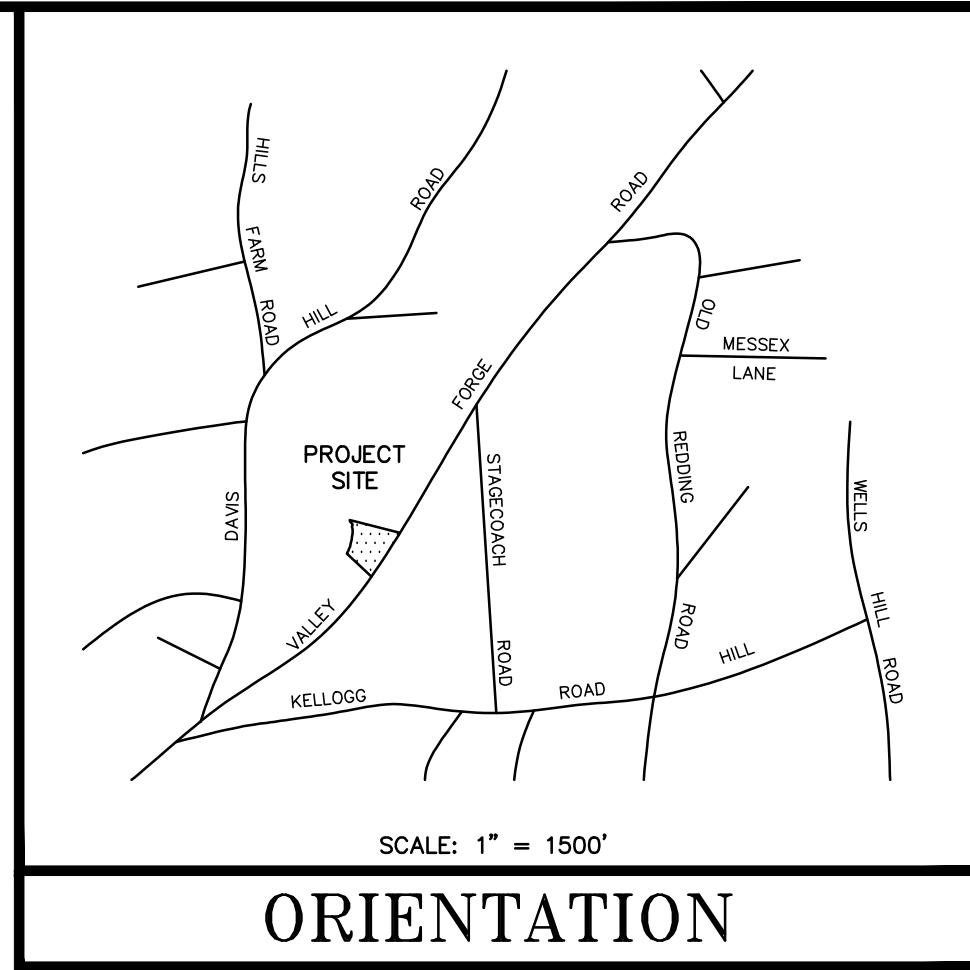
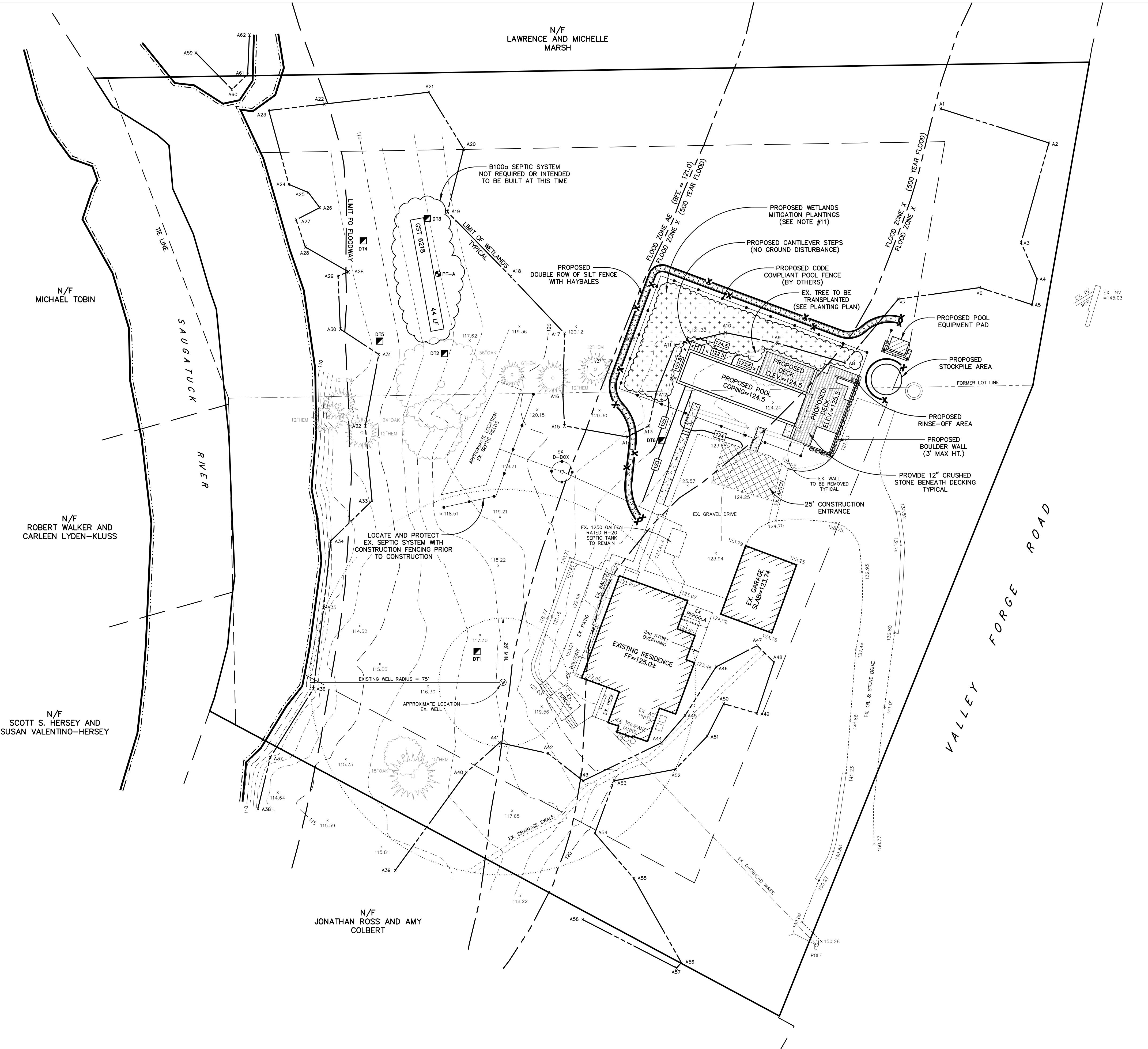
- EXISTING STRUCTURES, UTILITIES, TOPOGRAPHY, WETLANDS FLAGS AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE "ZONING LOCATION & TOPOGRAPHIC SURVEY" PREPARED FOR LEI MENG, PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C. OF DARIEN, CT, DATED FEBRUARY 17, 2021.
- THE PROPERTY IS SUBJECT TO FLOOD ZONE AE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) No. 09001G0401F, DATED JUNE 18, 2010.
- LOCATIONS OF EXISTING UNDERGROUND STRUCTURES AND UTILITIES INDICATED HEREON ARE TAKEN FROM DESIGN DRAWINGS, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION AND ARE NOT TO BE CONSTRUED AS AN ACCURATE "AS-BUILT" SURVEY. THE CONTRACTOR SHALL EXCAVATE TEST HOLES, CONTACT "CALL BEFORE YOU DIG", AND PERFORM WHATEVER ADDITIONAL VERIFICATION NECESSARY TO VERIFY THE EXISTING INFORMATION. THE PROJECT ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY APPARENT CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED WORK.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED HARDSCAPE, SITE GRADING, STORMWATER MANAGEMENT, UTILITIES, SOIL EROSION CONTROLS AND CODE COMPLIANT SEPTIC SYSTEM ASSOCIATED WITH THE CONSTRUCTION OF A NEW POOL.
- THE PROPOSED SEPTIC SYSTEM IS DESIGNED TO COMPLY WITH SECTION 19-13-B100a OF THE CONNECTICUT PUBLIC HEALTH CODE AND IS NOT REQUIRED TO BE BUILT AT THIS TIME.
- ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF WESTON STANDARD DETAILS AND SPECIFICATIONS. IN THE ABSENCE OF LOCAL STANDARDS, THE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CONNECTICUT DEPARTMENT OF TRANSPORTATION SPECIFICATION FORM 618, LATEST REVISION.
- SOIL AND EROSION CONTROL MEASURES SHOWN HEREON SHALL BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND BEFORE AND AFTER STORM EVENTS, AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, IF PROPERLY INSTALLED AND MAINTAINED, SHALL CONTROL THE STORMWATER RUNOFF FROM THE SITE.
- SITE GRADING INDICATED ON THIS PLAN IS IN CONFORMANCE WITH THE TOWN OF WESTON ZONING REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE WORK.
- SEE THE "PLANTING PLAN" PREPARED BY GLENAGE FOR ADDITIONAL INFORMATION ON PROPOSED PLANTINGS.

N/F MICHAEL TOBIN

N/F ROBERT WALKER AND CARLEEN LYDEN-KLUSS

N/F SCOTT S. HERSEY AND SUSAN VALENTINO-HERSEY

N/F JONATHAN ROSS AND AMY COLBERT



SCALE: 1" = 1500'

**ORIENTATION**

**LEGEND**

EXISTING	ITEM	PROPOSED
	DRAIN	
	STORM SEWER	
N.A.	DEEP TEST	
N.A.	PERCOLATION TEST	
	CONTOUR	
337.9	SPOT ELEVATION	
N.A.	SILT FENCE	
N.A.	DOUBLE SILT FENCE	
	TREE TO REMAIN	N.A.
	POLE	N.A.

AREA = 2.1669± ACRES  
MAP 18, BLOCK 1, LOT 6

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

NO.	DATE	REVISIONS AND SUBMISSIONS
1	10-10-24	ISSUED FOR MUNICIPAL APPROVAL

SIGNATURE: \_\_\_\_\_ DRAWING NO: \_\_\_\_\_

STATE OF CONNECTICUT  
THOMAS S. NEWMAN  
REGISTERED PROFESSIONAL ENGINEER  
No. 26595

DATE: OCTOBER 10, 2024  
CHECKED BY: TSN, HMR

SCALE: 1" = 20'

SE1

SHEET 1 OF 2

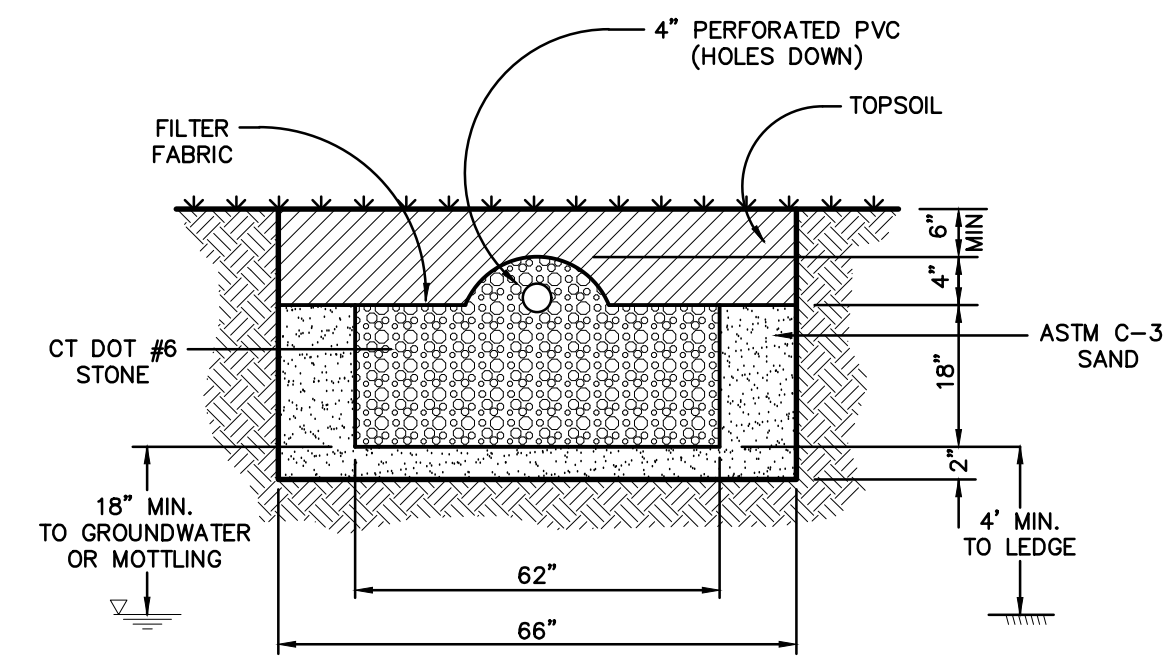
**McChord Engineering Associates, Inc.**  
Civil Engineers and Land Planners  
1 Grumman Hill Road  
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR  
LEI MENG  
WESTON, CONNECTICUT

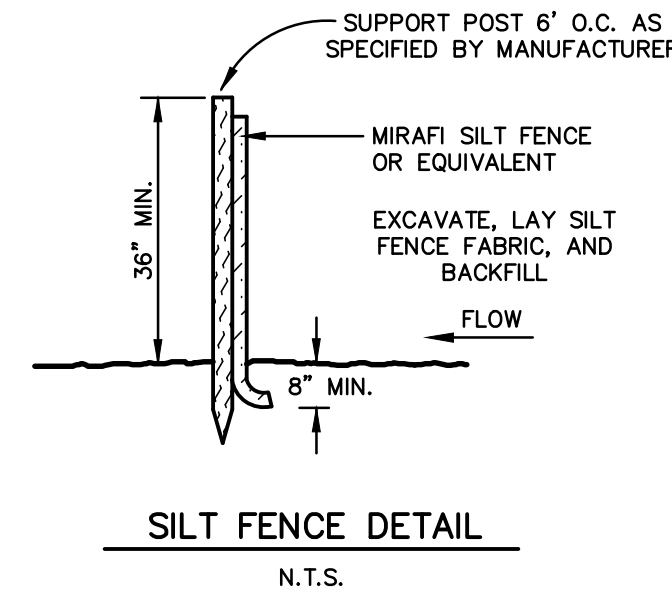
B100a SEPTIC SYSTEM/SITE DEVELOPMENT PLAN  
30 VALLEY FORGE ROAD  
WESTON, CONNECTICUT

JOB NO: 2372A-1  
DRAWN BY: DRS  
SCALE: 1" = 20'

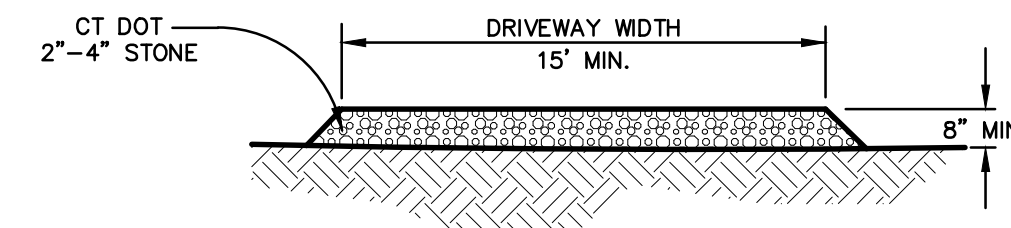
DATE: OCTOBER 10, 2024  
CHECKED BY: TSN, HMR



**GEOMATRIX GST 6218 DETAIL**  
N.T.S.



**DOUBLE ROW SILT FENCE BACKED WITH STAKED HAYBALE DETAIL**  
N.T.S.



**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

**CONSTRUCTION SEQUENCE:**

WORK SHALL COMMENCE IN THE FALL OF 2024 AND IS ANTICIPATED TO TAKE APPROXIMATELY SIX MONTHS TO COMPLETE.

- PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION SITE MEETING SHALL BE HELD ON SITE WITH THE TOWN'S CONSERVATION PLANNER, SITE CONTRACTOR AND PROJECT ENGINEER.
- ESTABLISH LIMITS OF DISTURBANCE AND INSTALL SOIL EROSION CONTROLS, INCLUDING ANTI-TRACKING APRON FOR VEHICLE ACCESS AND DOUBLE ROW OF SILT FENCE WITH STAKED HAY BALES.
- FIELD LOCATE EXISTING SEPTIC SYSTEM AND PROTECT FROM CONSTRUCTION ACTIVITY AS NECESSARY.
- STRIP TOPSOIL WITHIN LIMITS OF DISTURBANCE AND STOCKPILE IN DESIGNATED AREA.
- PERFORM POOL EXCAVATION. ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE AS MINIMAL EARTHWORK IS PROPOSED.
- FORM AND POUR POOL WALL. ONCE CURED, BACKFILL BEHIND WALLS.
- INSTALL NEW UNDERGROUND DETENTION SYSTEM.
- CONSTRUCT NEW HARDSCAPE AND DECKS.
- INSTALL PROPOSED WETLANDS MITIGATION PLANTINGS.
- FINISH GRADE AND SPREAD A MINIMUM OF 4" TOPSOIL OVER ALL DISTURBED AREAS. IMMEDIATELY SEED AND HAY ALL AREAS DESIGNATED AS LAWN.
- REMOVE SOIL AND EROSION CONTROLS ONLY AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.

**GENERAL SEDIMENT AND EROSION CONTROL NOTES:**

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

**DESIGN CRITERIA:**

- PERCOLATION RATE: PT-A = 1:10
  - DESIGN RATE FOR PRIMARY SYSTEM: 1:10
  - DESIGN RATE FOR RESERVE SYSTEM: N/A
- MINIMUM LEACHING SYSTEM SPREAD (MLSS):
  - HYDRAULIC FACTOR (HF)
    - HYDRAULIC GRADIENT = 9.1%
    - DEPTH OF RESTRICTIVE LAYER = 32.25" (AVERAGE DT2 THRU 5)
    - HYDRAULIC FACTOR = 24'
  - FLOW FACTOR (FF): 4 BEDROOM = 1.75
  - PERCOLATION FACTOR (PF): 1:10 = 1.0
  - MINIMUM LEACHING SYSTEM SPREAD = 24' x 1.75 x 1.0 = 42'
  - LEACHING SYSTEM SPREAD PROVIDED = 44'
- SYSTEM DESCRIPTION:
  - NUMBER OF BEDROOMS: 4
  - REQUIRED LEACHING AREA: 577.5 SF @ 14.0 SF/LF = 41.3 LF
  - SYSTEM COMPONENTS: EX. 1250 GALLON SEPTIC TANK AND 44 LF OF GST 6218.
  - TOTAL FIELDS PROPOSED:
    - PRIMARY SYSTEM: 1 x 44 LF @ 14.0 SF/LF = 616 SF
    - RESERVE SYSTEM: N/A
- DEPTH OF SYSTEM CONTROL: RESTRICTIVE LAYER @ 33" IN DEEP TEST 2 WILL CONTROL THE DEPTH OF THE SYSTEM.

**DEEP TEST AND PERCOLATION TEST DATA:**

DEEP TEST 1	DEEP TEST 2	DEEP TEST 3
0"-45" MISC. JUNK FILL NO NATURAL SOIL	0"- 6" TOPSOIL 6"-33" DARK BROWN SILTY LOAM	0"- 6" TOPSOIL 6"-40" RED BROWN SILTY LOAM WITH ROOTS
GROUNDWATER @ 23" MOTTLING @ 23" NO LEDGE RESTRICTIVE @ 23"	33"-40" MOTTLED DARK BROWN SILTY LOAM GROUNDWATER @ 33" MOTTLING @ 33" LEDGE @ 40" RESTRICTIVE @ 33"	40"-60" MOTTLED DARK BROWN SILTY LOAM GROUNDWATER @ 52" MOTTLING @ 40" NO LEDGE RESTRICTIVE @ 40"
DEEP TEST 4	DEEP TEST 5	DEEP TEST 6
0"- 6" TOPSOIL 6"-32" RED BROWN SILTY LOAM WITH ROOTS 32"-52" MOTTLED DARK BROWN SILTY LOAM	0"- 6" TOPSOIL 6"-24" DARK BROWN SILTY LOAM 24"-44" MOTTLED TAN SILTY LOAM	0"-48" MISC. FILL GROUNDWATER @ 20" MOTTLING @ 20" NO LEDGE RESTRICTIVE @ 20"
GROUNDWATER @ 45" MOTTLING @ 32" NO LEDGE RESTRICTIVE @ 32"	GROUNDWATER @ 38" MOTTLING @ 24" LEDGE @ 44" RESTRICTIVE @ 24"	GROUNDWATER @ 20" MOTTLING @ 20" NO LEDGE RESTRICTIVE @ 20"

**PERCOLATION TEST A**

DEPTH: 18"  
DIAMETER: 8"  
PRESOAK @ 11:15 AM

TIME	DEPTH	DROP
12:30	12 1/2"	-
12:40	15 1/2"	3"
12:50	16 3/4"	1 1/4"
1:00	DRY	1 1/4"
1:00	11"	REFILL
1:10	15"	4"
1:20	16 1/2"	1 1/2"
1:30	DRY	1 1/2"

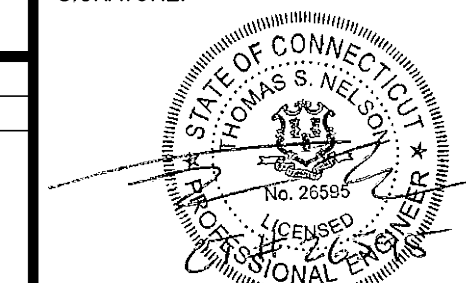
DESIGN RATE 1:10

NOTE: DEEP TESTS WERE PERFORMED BY McCHORD ENGINEERING ASSOCIATES, INC. ON SEPTEMBER 16, 2024 AND WITNESSED BY THE ASPETUCK HEALTH DISTRICT. PERCOLATION TEST A WAS PERFORMED BY McCHORD ENGINEERING ASSOCIATES, INC. ON SEPTEMBER 16, 2024.

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

NO.	DATE	REVISIONS AND SUBMISSIONS
1	10-10-24	ISSUED FOR MUNICIPAL APPROVAL

SIGNATURE: \_\_\_\_\_ DRAWING NO: \_\_\_\_\_





Incorporated 1787

Conservation Commission

## INLAND WETLANDS AND WATERCOURSES APPLICATION

This Application is for a five-year permit to conduct a regulated activity or activities pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Weston ("The Regulations")

**PROPERTY ADDRESS:** 30 Valley Forge Road

**Assessor's Map #** 18      **Block #** 1      **Lot #** 16

**PROJECT DESCRIPTION** (*general purpose*) Construct new pool, wood deck and walkway.

Total Acres 2.1669      Total Acres of Wetlands and Watercourses 0.9073

Acreage of Wetlands and Watercourses Altered 0.032      Upland Area Altered 0.090 ac

Acres Linear Feet of Stream Alteration 0.00      Total Acres Proposed Open Space 0.00

**OWNER(S) OF RECORD:** (*Please list all owners, attach extra sheet if necessary*)

Name: Lei Meng      Phone: (917) 572-8635

Address: 30 Valley Forge Road, Weston, CT 06883

Email: lei\_meng\_us@yahoo.com

**APPLICANT/AUTHORIZED AGENT:**

Name: Harry Rocheville (McChord Engineering Assoc., Inc.)      Phone: (203) 834-0569

Address: 1 Grumman Hill Road, Wilton, CT 06897

Email: hrocheville@mcchordengineering.com

**CONSULTANTS:** (*Please provide, if applicable*)

**Engineer:** McChord Engineering Assoc., Inc.      Phone: (203) 834-0569

Address: 1 Grumman Hill Road, Wilton, CT 06897      Email: hrocheville@mcchordengineering.com

**Soil Scientist:** Paul J. Jaehnig      Phone: (203) 438-9993



Address: P.O. Box 1071, Ridgefield, CT 06877 Email: pjaehnig76@gmail.com

Legal Counsel: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Surveyor: William W. Seymour & Associates, P.C. Phone: (203) 655-3331

Address: 199 West Avenue, Darien, CT 06820 Email: sriefe@seymoursurveying.com

**PROPERTY INFORMATION**

Property Address: 30 Valley Forge Road

Existing Conditions (Describe existing property and structures): Currently developed with a single-family residence, driveway, hardscape and lawn.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Construct new pool, wood deck and walkway with associated site grading, erosion controls and utilities. See B100a Septic System/Site Development Plan and Stormwater Management Report for additional information.

Is this property within a subdivision (circle): Yes or No  
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 840

Subject property to be affected by proposed activity contains:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> wetlands soils | <input type="checkbox"/> bog                        |
| <input type="checkbox"/> swamp                     | <input type="checkbox"/> lake or pond               |
| <input type="checkbox"/> floodplain                | <input checked="" type="checkbox"/> stream or river |
| <input type="checkbox"/> marsh                     | <input type="checkbox"/> other _____                |

The proposed activity will involve the following within wetlands, watercourse, and/or review area:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Alteration              | <input checked="" type="checkbox"/> Construction               | <input type="checkbox"/> Pollution         |
| <input type="checkbox"/> Discharge to                       | <input type="checkbox"/> Discharge from                        | <input type="checkbox"/> Bridge or Culvert |
| <input checked="" type="checkbox"/> Removal of<br>Materials | <input checked="" type="checkbox"/> Deposition of<br>Materials | <input type="checkbox"/> Other _____       |

Amount, type, and location of materials to be removed, deposited, or stockpiled:

Topsoil will be stripped and stockpiled near the pool area. Material will be excavated for the construction of the pool and excess material will be hauled off-site as there is only minimal filling proposed. The only material that will be deposited from off-site will be clean gravel for below the decking.

Description, work sequence, and duration of activities:

Construction entrance and erosion controls will be installed first. The proposed pool will then be excavated and constructed, and excess fill material will be removed from the site. Next the hardscape and wood deck will be constructed. Then mitigation plantings will be installed and disturbed areas will be stabilized with seed and hay. Erosion controls will remain in place until the site is stabilized. Duration of construction is anticipated to be approx. 6 months. See construction sequence on attached plans for more information.

Describe alternatives considered and why the proposal described herein was chosen:

Multiple alternatives were considered but ultimately this layout was chosen to minimize earthwork and disturbance, be located outside of the flood zone and as far from the Saugatuck River as possible on-site.

Does the proposed activity involve the installation and/or repair of an existing septic system(s) (circle) Yes or No B100a only, Application has been submitted to the Aspetuck Health District.

The Westport/Weston Health District Approval: \_\_\_\_\_



**ADJOINING MUNICIPALITIES AND NOTICE:**

If any of the situations below apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be sent by Certified Mail with Return Receipt Requested.

The property is located within 500 feet of any town boundary line;

A significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit the site;

A portion of the water drainage from the project site will flow through and significantly impact the sewage system or drainage systems within the adjoining municipality; or

Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality

**AQUARION WATER COMPANY**

Pursuant to Section 8.4 of the Weston regulations, the Aquarion Water Company must be notified of any regulated activity proposed within its watersheds. Maps showing approximate watershed boundaries are available at the office of the Commission. If the project site lies within these boundaries, send notice, site plan, and grading and erosion control plan via certified mail, return receipt requested, within seven (7) days of submitting application to the Commission, to:

George S. Logan, Director – Environmental Management  
Aquarion Water Company  
714 Black Rock Turnpike  
Easton, CT 06612

The Commissioner of the Connecticut Department of Public Health must also be notified in the same manner in a format prescribed by that commissioner.

The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

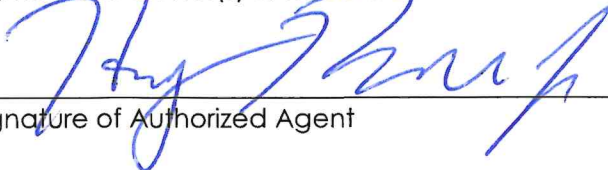
The undersigned hereby acknowledges to have read the "Application Requirements and Procedures" in completing this application.

The undersigned hereby certifies that the information provided in this application, including its supporting documentation is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statutes for knowingly providing false or misleading information.

**See attached Letter of Authorization**

Signature of Owner(s) of Record

Date



10/10/24

Signature of Authorized Agent

Date

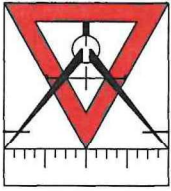
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**FOR OFFICE USE ONLY**

Administrative Approval

Initials

Date



**McChord Engineering Associates, Inc.**

Civil Engineers and Land Planners

1 Grumman Hill Road

Wilton, CT 06897

(203) 834-0569

October 4, 2024

Town of Weston Conservation Commission  
Town Hall Annex – 24 School Road  
Weston, CT 06883

Re: Inland Wetlands and Watercourses Application  
Proposed Site Development  
30 Valley Forge Road, Weston, CT  
Map 18, Block 1, Lot 6

Dear Commissioners,

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

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

Sincerely,

Lei Meng (Oct 6, 2024 20:30 EDT)

Lei Meng  
Property Owner

## **Adjacent Property Owners of Property**

30 Valley Forge Road  
Weston, CT 06883

<b><u>M/B/L</u></b>	<b><u>Property Owner</u></b>	<b><u>Mailing Address</u></b>
18/1/7	Jonathan Ross & Amy Colbert	22 Valley Forge Road Weston, CT 06883
18/1/11	Scott A Hersey & Susan Valentino	17 Davis Hill Road Weston, CT 06883
18/1/10	Robert Walker & Carleen Lyden	21 Davis Hill Road Weston, CT 06883
18/1/12	Michael Tobin	25 Davis Hill Road Weston, CT 06883
18/1/13	Jaime Rose Roche	29 Davis Hill Road Weston, CT 06883
18/1/4	Lawrence & Michele Marsh	40 Valley Forge Road Weston, CT 06883
18/2/3	Lawrence Scott Perry & Carol Matheson	43 Valley Forge Road Weston, CT 06883
18/2/17	Daniel M & Ellen P Crown	222 North La Salle Street, Ste 300 Chicago, IL 60601
18/2/10	Peter & Samantha Knight	24 Kellogg Hill Road Weston, CT 06883





## Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

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

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

### PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: \_\_\_\_\_ month: \_\_\_\_\_
- ACTION TAKEN (see instructions, only use one code): \_\_\_\_\_
- WAS A PUBLIC HEARING HELD (check one)? yes  no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:  
(print name) \_\_\_\_\_ (signature) \_\_\_\_\_

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

- TOWN IN WHICH THE ACTION IS OCCURRING (print name): Weston  
does this project cross municipal boundaries (check one)? yes  no   
if yes, list the other town(s) in which the action is occurring (print name(s)): \_\_\_\_\_, \_\_\_\_\_
- LOCATION (see instructions for information): USGS quad name: Westport or number: 108  
subregional drainage basin number: 7200
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Lei Meng
- NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): 30 Valley Forge Road  
briefly describe the action/project/activity (check and print information): temporary  permanent  description: Construction of new pool and wood deck.
- ACTIVITY PURPOSE CODE (see instructions, only use one code): A
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 12, 14
- WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):  
wetlands: 0.032 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.090 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.032 acres

DATE RECEIVED:

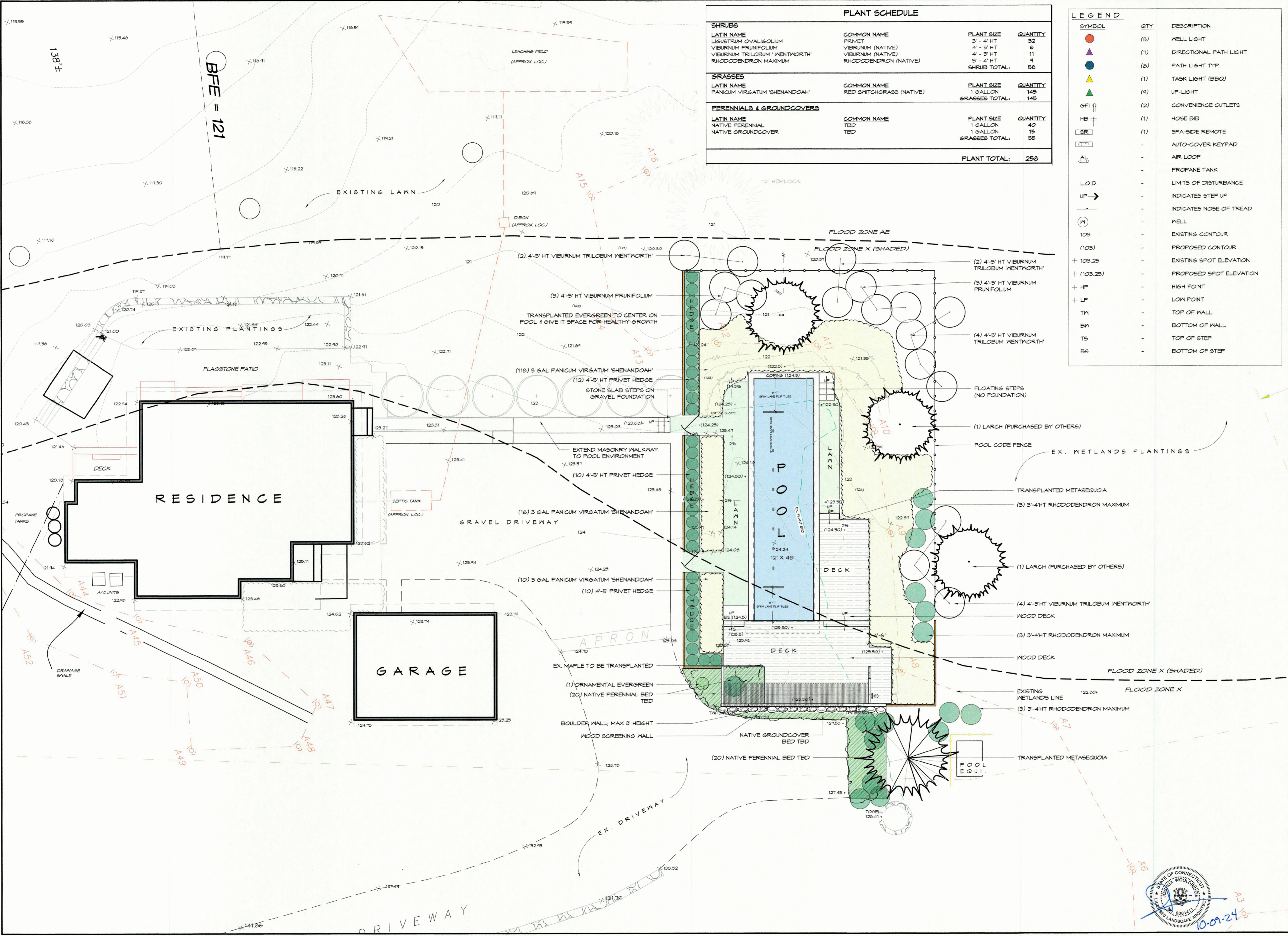
### PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

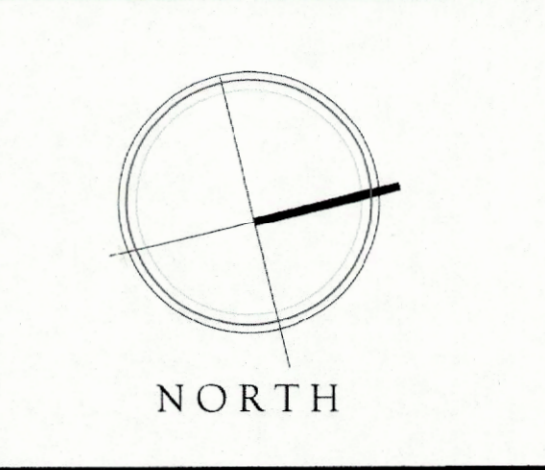
FORM CORRECTED / COMPLETED: YES NO





PLANT SCHEDULE			
<b>SHRUBS</b>			
LATIN NAME	COMMON NAME	PLANT SIZE	QUANTITY
LIGUSTRUM OVALIGOLUUM	PRIVET	3' - 4' HT	32
VIBURNUM FRUNIFOLIUM	VIBURNUM (NATIVE)	4' - 5' HT	6
VIBURNUM TRILOBUM 'WENTWORTH'	VIBURNUM (NATIVE)	4' - 5' HT	11
RHODODENDRON MAXIMUM	RHODODENDRON (NATIVE)	3' - 4' HT	9
			<b>SHRUB TOTAL:</b>
<b>GRASSES</b>			
LATIN NAME	COMMON NAME	PLANT SIZE	QUANTITY
PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCHGRASS (NATIVE)	1 GALLON	145
			<b>GRASSES TOTAL:</b>
<b>PERENNIALS &amp; GROUNDCOVERS</b>			
LATIN NAME	COMMON NAME	PLANT SIZE	QUANTITY
NATIVE PERENNIAL	TBD	1 GALLON	40
NATIVE GROUNDCOVER	TBD	1 GALLON	15
			<b>GRASSES TOTAL:</b>
			<b>PLANT TOTAL:</b>
			258

LEGEND		
SYMBOL	QTY	DESCRIPTION
●	(3)	WELL LIGHT
▲	(7)	DIRECTIONAL PATH LIGHT
●	(8)	PATH LIGHT TYP.
▲	(1)	TASK LIGHT (BBQ)
▲	(9)	UP-LIGHT
GFI	(2)	CONVENIENCE OUTLETS
HB	(1)	HOSE BIB
SR	(1)	SPA-SIDE REMOTE
AL	-	AUTO-COVER KEYPAD
AL	-	AIR LOOP
-	-	PROPANE TANK
L.O.D.	-	LIMITS OF DISTURBANCE
UP →	-	INDICATES STEP UP
→	-	INDICATES NOSE OF TREAD
⊗	-	WELL
103	-	EXISTING CONTOUR
(103)	-	PROPOSED CONTOUR
+ 103.25	-	EXISTING SPOT ELEVATION
+ (103.25)	-	PROPOSED SPOT ELEVATION
+ HP	-	HIGH POINT
+ LP	-	LOW POINT
TW	-	TOP OF WALL
BW	-	BOTTOM OF WALL
TS	-	TOP OF STEP
BS	-	BOTTOM OF STEP



# MENG - SONTHEIMER RESIDENCE

30 VALLEY FORGE RD, WESTON, CT

## PLANTING PLAN

GLENGATE 47 OLD RIDGEFIELD ROAD, WILTON, CT 06897 (203) 762-2000  
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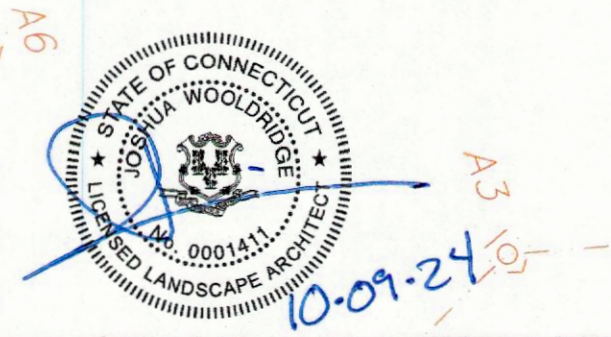


DRAWN BY: RB  
CHECKED: JW  
SCALE: 1/8" = 1'-0"  
DATE: 10-05-10  
REVISION: 10-09-24

SYM	DATE	NOTE

# P - 1.1

PLANTING PLAN





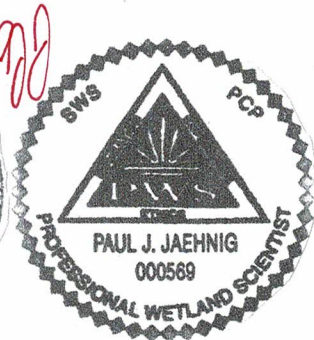
*Wetlands Survey*  
*The Meng-Sontheimer Site*  
*30 Valley Forge Road*

Weston, CT

Approx. 2.18-Acres Total Study Area

*Prepared for*  
*Lei Meng and Ben Sontheimer*

Jan. 25, 2021



21meng-sontheimer.30valleyforgerd.westonctwrep



### **Introduction**

A wetland investigation was completed Jan. 25, 2021 on property identified as 30 Valley Forge Road in the Town of Weston, CT by Paul J. Jaehnig, Certified Professional Scientist, and Wetland Scientist. The work consisted of the taking of soil borings to identify the presence of wetland or hydric soils, and the marking or flagging of the wetlands boundary. The work was conducted in accordance with the Town of Weston Wetland Law. The work was done at the request of the clients and property owners Lei Meng and Ben Sontheimer.

### **Site Description**

The site is an approx. 2.18 acres study area located at the west side of Valley Forge Road. The site is situated in a low-density residential community where properties are typically separated from neighbors by woodland buffers. The site consists of: a residence; detached garage; surrounding lawn; woodland borders; and wetlands (see enclosed *Wetland and Soils Map* and *photos 1-10* in Appendix I). The Saugatuck River flows through the western edge of the site.

Slopes on the site vary from nearly level and gently sloping to steep-sloping. Most of the site is gently sloping. The land slopes down to the west across most of the site. The central-southern portion of the site slopes down to the southwest. Steep slopes occur on the eastern edge of the site. A narrow strip of steep sloped land is also along the western edge of the site where land borders the Saugatuck River. Gently sloped areas occur on the central and some western portions of the site. Nearly level areas occur on the northern, central-southern, and some central portions of the site. Topography around the residence, yard, and along the driveway has been modified by past man-made cut, fill, and grading of the soil, carried-out during the development of the site.

A paved driveway comes off of the west side of Valley Forge Road and into the southeast corner of the site (see *photo 1* in Appendix I). The driveway continues northwest, traversing a steep slope on the eastern edge of the site, before leveling-off near the northeast-central portion of the site. A small parking area for vehicles splays off of the driveway at this point (see *photo 1 & 2* in Appendix I). The driveway turns west and then south, widening to form a wider courtyard area for vehicle parking located on the central portion of the site (see *photo 2* in Appendix I). The residence is located on the south-central portion of the site, just south of the courtyard (see *photo 3* in Appendix I). A detached garage is located east of the courtyard and northeast of the residence.

Lawn area covers the central and much of the central-western portions of the site (see *photos 4 & 5* in Appendix I).

Non-wetland woodland borders are on the eastern edge of the site, as well as, the southwest corner and northwest corner of the site (see *photo 6* in Appendix I). Woodlands have a tree canopy primarily of hemlocks and lesser amounts of black birch. The woodland understory is open except for a few barberry shrubs as understory. Twig and hemlock or pine needle litter covers the woodland floor.

## Wetlands and Watercourses

### Introduction

The wetland boundary was delineated in the field with consecutively numbered flags (WL-A-1, WL-A-2, etc.) and plotted on the enclosed *Wetland and Soils Map*.

Wetlands consist of swampland, wetland lawn, and a watercourse.

### Watercourse

The Saugatuck River flows southerly along the western edge of the site (see *photo 7* in Appendix I). The watercourse has a well-defined channel, approx. 80 ft. wide and 3.5 ft. deep. There is approx. 1.5 to 2 ft. deep water flowing in the channel at this time. The side banks steep, nearly vertical in many places. The channel bed of the river is rocky in places. The river gradient is nearly flat. Flow is mainly laminar and smooth, other than spots of turbulence where cobbles and stones have been purposefully arranged across the channel bed to form a baffle below the water line. The water quality appears to be good, as it is possible to see the channel bottom from the shore. There is no appreciable floodplain along this section of the river, as there is a good elevation relief between the water line of the river and adjacent land. Small points of inundation would be limited to lands in close proximity to the river, and during major storm events. These areas are near the northwest edge of the site.

### Wetlands

Wetlands cover the northern portion of the site, as well as, the central-southern portion of the site. Wetlands consist primarily of swampland, with lesser amount of wetland lawn. Wetlands are nearly level to very gently sloping for the most part. Small areas of moderately sloped hillside wetlands are on the northeast edge of the site, as well as, southeast edge of the site. Diffuse seeps and springs, as well as, small drainage courses, are associated with the hillside wetlands on the northeast and southeast edges of the site, and some of the wetland lawn on the central-southern portion of the site.

### Swampland

Level to very gently sloping swampland cover the northern portion of the site (see *photo 8* in Appendix I). The swampland is poorly drained. Micro-topography is developed in core portions of the swampland. The swampland is not inundated by the river, however, at wetter periods of the year puddled water collects in many slight concave pockets throughout the core of the swampland. The vegetative cover consists of: thin to absent tree canopy of red maple, few tall tulip, and few hemlock trees; thin shrub understory of few barberry, few multiflora rose, few viburnum, and few spicebush; and herbaceous growth of small tussock sedge, common Japanese stilt grass, goldenrod, skunk cabbage sprouts, local wool grass, fireweed, cinnamon fern, and sensitive fern. The tree canopy is nearly absent in the swampland on the central-northern portion of the site. The tree roots are shallow and exposed.

Small drainage courses are associated with the swampland. There are two small drainage courses on the hillside wetlands: one on the northeast corner of the site; another on the southeast edge of the site. Both drainage courses are intermittent. The drainage course channels are poorly defined, varying from 2 to 3 ft. across and 1.0 to 0.5 ft. deep.

Intermittent storm-water generated from the roadway to the east of the site, likely provides surges of concentrated flow and causes scouring action along these drainage course channels. The drainage courses associated with the hillside wetland areas dissipate prior to reaching the Saugatuck River. A nearly level to very gently drainage course flows southwest to west across the very northwest corner of the site. This drainage course has a rocky channel, approx. 6 ft. wide and less than 2.0 ft. wide. Approx. 1 inch deep water flows in the channel at this time. The drainage course comes from a swampland located on the adjoining property to the north of the site. Where the drainage course meets the Saugatuck River, the adjacent non-wetlands banks flanking the drainage course form side banks approx. 3.0 to 3.5 ft. in height.

### *Wetland Lawn*

Wetland lawn covers the central-southern portion of the site, covering a broad area of lawn just to the south of the residence, as well as, a narrower strip of lawn just to the east of the residence (see *photo 9* in Appendix I) The wetland lawn is nearly level to very gently sloping. The direction of surface drainage is to the southwest. The wetland lawn is poorly drained and has some weakly developed micro-topography in places. The wetland lawn has been previously disturbed by man-made activity carried-out in order to control the flow of both overland and subsurface drainage flow where in close proximity to the residence. These disturbance include: removal of previous natural wetland vegetative cover and replacement with lawn cover and sphagnum moss groundcover; mixing of natural wetland soil profiles; and construction of a small swale to direct concentrated drained around and away from the east and southeast sides of the residence.

A swale, approx. 1.0 to 2.0 ft. wide and less than 0.5 ft. deep, begins at the edge of the nearly level wetland lawn, approx. 20 ft. to the east of the back of the residence, and at the base of the steep woodland slope (see *photo 10* in Appendix I). The swale has a nearly flat gradient and carries less than 0.5 inch deep of water in its channel at this time. The flow is very sluggish. The swale comes close to the southeast corner of the residence, continues southwest along the east edge of the wetland lawn, and to the central-southern property line. At the property line, the swale continues into a small area of nearly level swampland on the neighboring property. The swale tapers off in the off-site swampland. Vegetative growth in and along the swale includes pachysandra, few skunk cabbage, few sensitive fern, few fireweed, sphagnum moss, Japanese silt grass, and cinnamon fern. Pachysandra groundcover forms a nearly complete vegetative blanket over the northern portion of the swale, where close to the residence.

### *Soils*

Shallow soil borings were taken using a spade and Dutch auger at selected locations throughout the site in order to identify wetland soils. Soil boring locations (SS-1, SS-2, etc.) were plotted approx. on the enclosed *Wetland and Soils Map*. Soil borings were logged noting soil profile color, texture, redoximorphic (wetland soil) indicators, and water table. Detailed descriptions of soil borings are provided in Appendix II. Soils described with “relic” mottling are areas where a wetland profile has been filled over with a well-drained soil cover and the hydrology in the area has been altered by man such that the area is no longer functioning as a wetland system.



Soils encountered on the study area include: non-wetland, well drained Charlton fine sandy loam (ChB), slopes 3 to 8 %, in the undisturbed, very gently sloped woodlands on the northwest and southwest portions of the site; non-wetland, well drained Charlton fine sandy loam (ChD), slopes 15 to 25 %, in the undisturbed, moderate to steep sloping woodlands on the eastern edge of the site; non-wetland, well drained Udorthents, cut, fill, & graded soil (Ud1), slopes varied, to describe areas around the residence, detached garage, yard, and along the driveway, where past man-made disturbances, including placement and grading of fill soil, has been carried-out as part of the development of the property; non-wetland, moderately well drained Udorthents (Ud2), slopes varied, to describe areas of past man-made disturbance, including placement and grading of fill soil, adjacent to wetlands; wetland, poorly drained Aquents soils (Aq), slopes 0 to 3 %, to describe wetland soils where the natural wetland soil profiles have mixed or otherwise disturbed by past man-made activity; wetland, poorly drained Leicester loam (LcA), slopes 0 to 3 %, in the undisturbed, nearly level swamplands; wetland, poorly drained Leicester loam (LcB), slopes 3 to 8 %, in the undisturbed, hillside wetlands on the northern and southeast edge of the site; and wetland, poorly drained Rippowam fine sandy loam (Ro), slopes 0 to 3 %, in the undisturbed, nearly and slightly concave wetlands along the edge of the Saugatuck River. The distribution of these soil-types is depicted on the enclosed *Wetland and Soils Map*.

## **Appendix I**

Selected Site Photos





*Photo 1 Looking northwest and downslope long driveway. Note small area for vehicle parking that splays off of the driveway in the center background of photo.*



*Photo 2 Looking southeast toward courtyard for vehicle parking and toward residence. Note detached garage to the left of the residence.*

**Jan. 2021- The Meng-Sontheimer Site, 30 Valley Forge Rd, Weston, CT**





*Photo 3 Looking southeast and upslope across lawn and toward the residence.*



*Photo 4 Looking northeast and upslope across lawn and toward residence.*

**Jan. 2021- The Meng-Sontheimer Site, 30 Valley Forge Rd., Weston, CT**





*Photo 5 Looking west and downslope across lawn and toward Saugatuck River*



*Photo 6 Looking northeast across gently sloped woodlands and toward the residence.  
Jan. 2021- The Meng-Sontheimer Site, 30 Valley Forge Rd., Weston, CT*





*Photo 7 Looking northerly and upstream along shore of Saugatuck River. Notice lands slopes up from river to lawn.*



*Photo 8 Looking south across swampland on the northern portion of the site. Note residence in background of photo.  
Jan. 2021- The Meng-Sontheimer Site, 30 Valley Forge Rd., Weston, CT*





*Photo 9 Looking northeast and upslope along swale and wetland lawn located just to the south of the residence.*



*Photo 10 Looking northeast and upslope along swale flowing adjacent to southeast corner of the residence. Note pachysandra groundcover blanketing path of swale.*

**Jan. 2021- The Meng-Sontheimer Site, 30 Valley Forge Rd., Weston, CT**



## **Appendix II**

### **Soil Boring Logs**

#### **KEY TO BORING LOGS**

SS-1

SOIL BORING

0-4’’

DEPTH IN INCHES FROM  
THE GROUND SURFACE

COLOR

MUNSELL COLOR NOTATION

VERY DARK GRAY

HUE      VALUE/ CHROMA  
10YR      3 / 1

SS-1

SITE: LEVEL SWAMPLAND; POORLY DRAIED; WEAK MICRO-TOPOGRAPHY; VERY TO ABSENT THIN TREE CANOPY OF FEW RED MAPLE AND FEW TULIP; OPEN UNDERSTORY EXCEPT FOR CLUSTERS OF MULTIFLORA ROSE AND A FEW BARBERRY SHRUBS; LUSH HERBACEOUS COVER OF TUSSOCK SEDGE, SKUNK CABBAGE SPROUTS, FEW WOOL GRASS, AND JAPANESE STILT GRASSES; SPHAGNUM MOSS COVERS COBBLES AND STONES.

0-8" DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

8-26" BLUIISH GRAY 5PB 6/1 SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-2

SITE: LEVEL SWAMPLAND; SIMILAR TO SS-1; ADJACENT TO METAL FENCE.

0-10" DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4 /4 MOTTLES (REDOX CONCENTRATIONS).

10-14" BLUIISH GRAY 5PB 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

14-28" BLUIISH GRAY 5PB 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATERTABLE AT 0".

SS-3

SITE: LEVEL SWAMPLAND; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; NO TREE CANOPY; FEW BARBERRY SHRUBS LUSH HERBACEOUS GROWTH OF JAPANSES STILT GRASS, FEW SKUNK CABBAGE SPROUTS.

0-10" DARK GRAY 106YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

10-12" GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

(SS-3 cont.)

12-28" BLUISH GRAY 5PB 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 1".

SS-4

SITE: LEVEL SWAMPLAND; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; ADJACENT TO HEMLOCK TREES; FEW BARBERRY SHRUBS AS UNDERSTORY; HERBACEOUS GROWTH OF JAPANESE STILT GRASS; FEW SKUNK CABBAGE SPROUTS; MATTED LEAF LITTER.

0-12" DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

12-14" GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

14-28" BLUISH GRAY 5PB 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 1".

SS-5

SITE: SLIGHTLY CONCAVE AND LEVEL WETLAND LAWN; SPHAGNUM MOSS GROUNDCOVER; POORLY DRAINED; NO MICRO-TOPOGRAPHY.

0-12" VERY DARK GRAY 10YR 3/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

12-14" GRAY 10YR 5/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

14-26" BLUISH GRAY 5PB 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 4".

SS-6

SITE: NEARLY LEVEL WETLAND LAWN; POORLY DRAINED; NO MICRO-TOPOGRAPHY; DIFFUSE SEEPS AND SPRINGS; SPHAGNUM MOSS GROUNDCOVER BLANKETS SOME OF LAWN AREA.

0-4" MIXED BROWN 10YR 4/3 LOAM.



(SS-6 cont.)

4-8" MIXED LIGHT YELLOW BROWN 10YR 6/4 FINE SANDY LOAM WITH 5% GRAVEL.

8-16" MIXED BLACK 2.5Y 2.5/1 SILT LOAM AND INCLUSIONS OF GREENISH GRAY 10Y 5/1 LOAM.

16-18" MIXED LIGHT BLUISH GRAY 5PB 7/1 FINE SANDY LOAM.

18-28" GREENISH GRAY 10Y 5/1 SANDY LOAM WITH 20% DIFFUSE YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

#### SS-7

SITE: NEARLY LEVEL WETLAND LAWN; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; WEAK MICRO-TOPOGRAPHY; ADJACENT DRAINAGE SWALE NEAR WOODLAND EDGE; SWALE CHANNEL IS 1.5 FT. WIDE AND LESS THAN 0.5 FT. DEEP WITH APPROX. 2 INCHES DEEP FLOWING WATER; SWALE CHANNEL VEGETATED WITH FEW WINGED EUONYMUS, CINNAMON FERN, AND JAPANESE STILT GRASS, AND FIREWEED.

0-12" MIXED BLACK 2.5Y 2.5/1 SILT LOAM WITH INCLUSIONS OF BROWN 7.5YR 5/2 PEATY SILT LOAM.

12-21" BLACK 2.5Y 2.5/1 SILT LOAM.

21-29" BLUISH GRAY 5PB 6/1 SANDY LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

#### SS-8

SITE: SIMILAR TO SS-6; POORLY DRAINED; WEAK MICRO-TOPOGRAPHY; ADJACENT SWALE WITH CHANNEL 2 FT. WIDE AND LESS THAN 0.5 FT. DEEP WITH 1 INCH DEEP FLOWING WATER; SWALE CHANNEL VEGETATED WITH JAPANESE STILT GRASS, SKUNK CABBAGE SPROUTS, FIREWEED, AND SHAGNUM MOSS.

0-6" GRAY BROWN 10YR 5/2 LOAM WITH 5% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

(SS-9 cont.)

6-28" BLUISH GRAY 5PB 6/1 LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 2".

SS-9

SITE: GENTLY SLOPED WOODLANDS; TREE CANOPY OF HEMLOCK; OPEN UNDERSTORY EXCEPT FOR YOUNG WINGED EUONYMUS SHRUBS; STONES COVER 5% OF GROUND; HEMLOCK NEEDLE LITTER COVERS WOODLAND FLOOR.

0-3" DARK BROWN 7.5YR 4/2 LOAM AND BROWN 7.5YR 4/2 LOAM.

3-6" BROWN 10YR 5/3 LOAM.

6-28" BROWNISH YELLOW 10YR 6/6 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-10

SITE: VERY GENTLY SLOPED AND UNDULATING LAWN.

0-7" BROWN 10YR 4/3 LOAM.

7-28" MIXED PALE BROWN 10YR 6/1 AND LIGHT YELLOW BROWN 2.5Y 6/4 LOAM WITH 5% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-11

SITE: GENTLY SLOPED LAWN.

0-3" BROWN 10YR 4/3 LOAM.

3-28" MIXED LIGHT YELLOW BROWN 10YR 6/4 FINE SANDY LOAM WITH 5% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-12

SITE: LEVEL TERRACE OF LAND WITH UNEVEN GROUND LOCATED JUST ABOVE RIVER; PARTIAL LAWN COVER.

0-10" DARK GRAY 10YR 4/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

10-12" VOID.

12-16" DARK GRAY 10YR 4/1 SILT LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

16-28" GRAY 10YR 6/1 SILT LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 14".

SS-13

SITE: SIMILAR TO SS-12

0-12" DARK GRAY 10YR 4/1 LOAM WITH 10% BROWN 7.5YR 4/4 MOTTLES (REDOX CONCENTRATIONS).

12-28" GRAY 10YR 6/1 LOAM WITH 20% YELLOW BROWN 10YR 5/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 14".

SS-14

SITE: VERY GENTLY SLOPED LAWN APPROX. 30 FT. UPSLOPE OF RIVER.

0-19" MIXED DARK BROWN 10YR 3/3 LOAM WITH 40% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-15

SITE: VERY GENTLY SLOPED LAWN.

0-2" BROWN 10YR 4/3 LOAM.

2-28" MIXED BROWN 10YR 4/3 AND LIGHT YELLOW BROWN 2.5Y 6/4 LOAM  
WITH 30% GRAVEL.

WATER TABLE NOT ENCOUNTERED.

SS-16

SITE: VERY GENTLY SLOPED WOODLANDS; TALL HEMLOCK, BLACK  
BIRCH, AND RED MAPLE TREES; OPEN UNDERSTORY; TWIG, LEAF AND  
HEMLOCK NEEDLE LITTER COVERS GROUND.

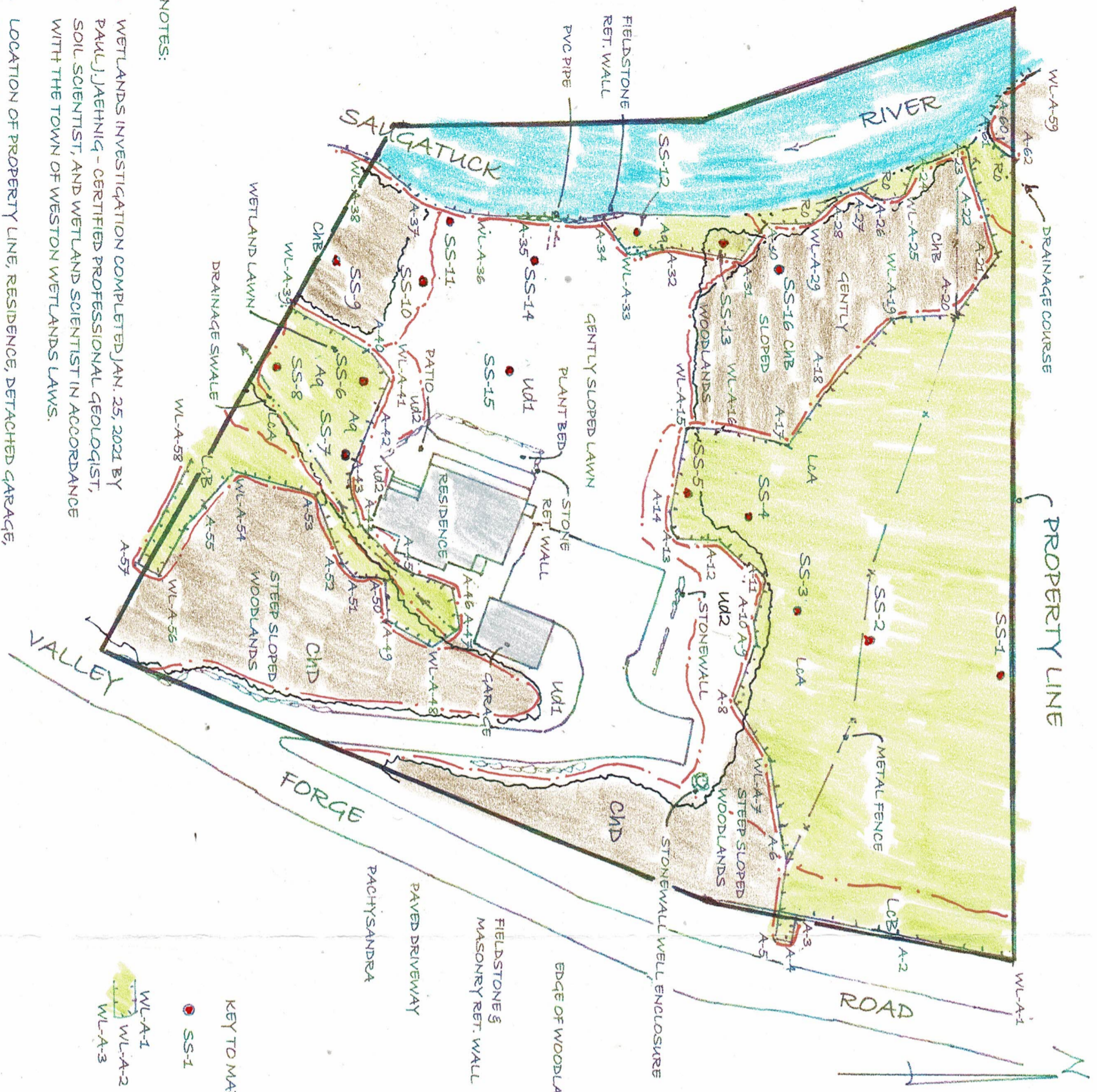
0-2" VERY DARK GRAY BROWN 10YR 3/2 LOAM.

2-5" BROWN 10YR 5/3 LOAM.

5-28" BROWNISH YELLOW 10YR 6/6 LOAM.

WATER TABLE NOT ENCOUNTERED.





SOILS INFORMATION

NON-WETLAND SOILS

CHB Charlton, fine sandy loam  
well drained, slopes 3 to 8 %

CND Charlton, fine sandy loam  
well drained, slopes 15 to 25 %

Ud1 udorthents soils  
well drained, slopes varied

Ud2 udorthents  
moderately well drained, slopes varied

WETLAND SOILS:

Aq Aquents soils  
poorly drained, slopes 0 to 3 %

LcA Leicester loam  
poorly drained, slopes 0 to 3 %

LoB Leicester loam  
poorly drained, slopes 3 to 8 %

Rd Rippowam, fine sandy loam  
poorly drained, slopes 0 to 3 %

KEY TO MAP

● SS-1 SOIL BORING LOCATION

WL-A-1  
WL-A-2  
WL-A-3 FLAGGED WETLAND BOUNDARY

Ud1 Ud2 Soils Boundary

Wetland & Soils Map

The Mengy-Southeimer Site  
30 Valley Forge Road  
Weston, CT

Approx. 2.18 Acres Area Total

Prepared for  
Lei Meng and Ben Southeimer

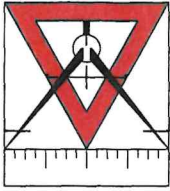
Jan. 25, 2021

Prepared By  
Paul J. Jaehning - Wetlands and Soils Consulting  
P.O. Box 1071 Ridgefield, CT 06877

- MAP NOTES:
1. WETLANDS INVESTIGATION COMPLETED JAN. 25, 2021 BY PAUL J. JAEHNIG - CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST IN ACCORDANCE WITH THE TOWN OF WESTON WETLANDS LAWS.
  2. LOCATION OF PROPERTY LINE, RESIDENCE, DETACHED GARAGE, DRIVEWAY, WALLS, SAUGATUCK RIVER CHANNEL, DRAINAGE SWALE, AND FENCE FROM SURVEY PREPARED BY B.G. ROOT, SURVEYOR.
  3. EDGE OF WOODLANDS, PVC PIPE, AND ADDITIONAL HILLSIDE DRAINAGE PLOTTED ONTO MAP DURING WETLAND INVESTIGATION.

Map Scale: 1 inch = 50 ft.





**McChord Engineering Associates, Inc.**  
Civil Engineers and Land Planners

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

## STORMWATER MANAGEMENT REPORT

Prepared For

### PROPOSED SITE DEVELOPMENT

30 VALLEY FORGE ROAD, WESTON, CT

October 10, 2024



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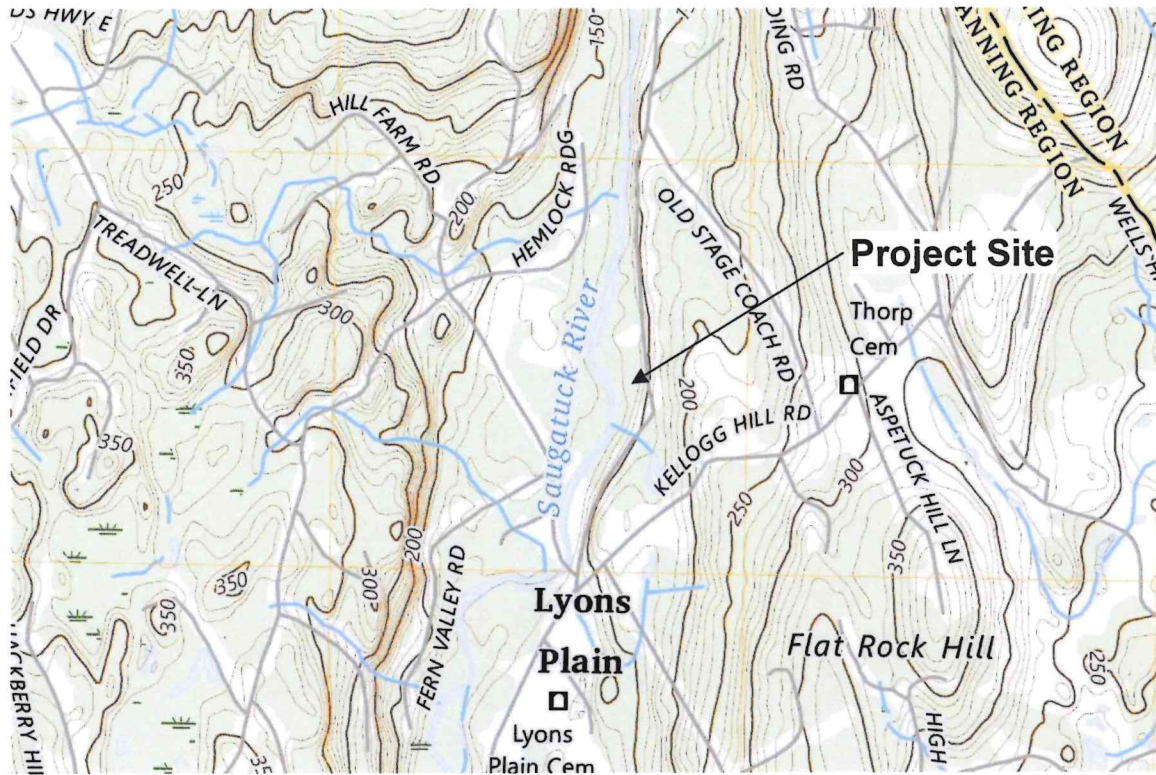
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Appendix A: Peak Flow Computations

# 1. INTRODUCTION

McChord Engineering Associates, Inc. has been commissioned by Lei Meng to perform stormwater management computations for the proposed site development at 30 Valley Forge Road in Weston, Connecticut. The property consists of 2.1669-acres and is located on the west side of Valley Forge Road. It is in the Saugatuck River watershed basin and outside of any public water supply watersheds. Figure 1 shows the location of the property on the United States Geological Survey (USGS) map.



**Figure 1: Location Map**

The property is currently developed with a single-family residence, driveway, hardscape and lawn. The edges of the property are adjacent residences, the Saugatuck River and Valley Forge Road. The north and south portions of the lot are comprised of inland wetlands. Topography on the site consists of moderate slopes that generally drain west to the Saugatuck River. The property is currently served by an on-site septic system and private well.

The proposed site development includes the construction of a new pool, walkway extension and wood deck in an area that currently exists as lawn. Minimal earthwork is required as the proposed pool is designed to work with existing grade. Low impact development stormwater management measures are proposed to improve runoff from the property. Soil and erosion controls will be employed to protect downgradient properties and watercourses during construction.



## 2. SCOPE OF STUDY

This stormwater management report contains studies comparing peak rate and volume of runoff between the existing conditions and the proposed development to ensure that the proposed development will have no adverse impact on adjoining property owners or downstream drainage systems.

## 3. ANALYSIS METHODOLOGY

Runoff was modeled with HydroCAD 8.50 software produced by HydroCAD Software Solutions LLC. This software uses the NRCS TR-20 method for analyzing stormwater runoff. Soil characteristics, cover conditions, slope, time of concentration, and historical rainfall data are all parameters that are utilized by this method. The analysis considered the 2, 10, 25 and 50-year storm events. Precipitation depth for each storm event was taken from the National Oceanic and Atmospheric Administration's (NOAA) Atlas 14 Point Precipitation Frequency Estimates specific to the subject property.

## 4. STORMWATER MANAGEMENT STRATEGY

Currently, rooftop runoff from the existing house is captured by roof leaders and discharged to an unknown location on site. Driveway runoff is not captured and generally drains west towards the Saugatuck River following the topography. Runoff from the remainder of the property also generally sheet flows west towards the Saugatuck River following the topography.

The proposed stormwater management plan maintains existing drainage patterns on the site. Deep soil tests were performed on the property since it is encompassed by inland wetlands. These tests confirmed that there are poor upland soil conditions with a high groundwater table incapable of supporting an underground detention system. Due to this, several low impact development (LID) measures are proposed to improve the stormwater runoff on site. For instance, the proposed impervious area was minimized. There is no hardscape proposed around the pool area besides an extension of the existing walkway. A wood deck is proposed in lieu of a patio to further minimize the proposed impervious surfaces. There will be 12" of gravel installed below the proposed deck to provide temporary storage of runoff and promote infiltration. Mitigation plantings are proposed around the proposed pool area to filter runoff before it discharges to the inland wetlands and ultimately the Saugatuck River. Runoff from the remainder of the property will continue to sheet flow generally west conforming to existing conditions.

Detailed information on the size and configuration of the proposed stormwater management measures is available on the most recent revision of the "B100a Septic/Site Development Plan" prepared by this office.

## 5. ANALYSIS & RESULTS

Runoff from the property was analyzed under existing and proposed conditions. The existing and proposed conditions analyses modeled the entire property as a whole.

Using the NRCS TR-20 method, the peak rate of runoff for the 2, 10, 25 and 50-year storm events was computed for the site. Soils on the property were determined using the NRCS Web Soil Survey. Cover conditions were derived from site observations and the "B100a Septic/Site Development Plan" prepared by this office, dated October 10, 2024. The resulting peak flow rates and volumes under both the existing and proposed conditions are summarized in Table 1. For detailed computations see Appendix A.

**Table 1: Peak Flows**

Storm Event	Existing		Proposed	
	Rate (cfs)	Volume (ft <sup>3</sup> )	Rate (cfs)	Volume (ft <sup>3</sup> )
<b>2-year</b>	1.64	6,544	1.64	6,544
<b>10-year</b>	4.15	15,226	4.15	15,226
<b>25-year</b>	5.91	21,392	5.91	21,392
<b>50-year</b>	7.28	26,320	7.28	26,320

The analysis shows that there is no increase in the peak rate or volume of runoff from the property during any of the analyzed storm events.

## 6. CONCLUSIONS

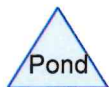
Based on our analysis, McChord Engineering Associates, Inc. has demonstrated that there will be no increase in runoff from the proposed development at 30 Valley Forge Road in Weston, Connecticut. It is the opinion of this office and the conclusion of this report that the proposed low impact development stormwater management measures will renovate runoff from the property and that the proposed development will have no adverse impacts to the adjoining property owners, inland wetlands, watercourses or any downstream drainage systems.

**APPENDIX A:**  
**PEAK FLOW COMPUTATIONS**





# Entire Area of Study



## Existing Conditions - 30 Valley Forge

Prepared by McChord Engineering Associates, Inc.

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Page 2

### Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
20,370	55	Woods, Good, HSG B (E1)
23,870	61	>75% Grass cover, Good, HSG B (E1)
27,540	77	Woods, Inland Wetlands (E1)
2,015	85	Gravel Drive (E1)
600	98	Garage (E1)
890	98	Hardscape (E1)
1,820	98	House (E1)
3,195	98	Paved Drive (E1)
<b>80,300</b>		<b>TOTAL AREA</b>

**Existing Conditions - 30 Valley Forge**

Type III 24-hr 50-yr Rainfall=7.49"

Prepared by McChord Engineering Associates, Inc.

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Page 3

**Summary for Subcatchment E1: Entire Area of Study**

Runoff = 7.28 cfs @ 12.15 hrs, Volume= 26,230 cf, Depth= 3.92"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.01 hrs  
Type III 24-hr 50-yr Rainfall=7.49"

Area (sf)	CN	Description
* 1,820	98	House
* 600	98	Garage
* 3,195	98	Paved Drive
* 2,015	85	Gravel Drive
* 890	98	Hardscape
20,370	55	Woods, Good, HSG B
23,870	61	>75% Grass cover, Good, HSG B
* 27,540	77	Woods, Inland Wetlands
80,300	69	Weighted Average
73,795		Pervious Area
6,505		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	20	0.1000	0.17		<b>Sheet Flow, AB</b>
					Grass: Dense n= 0.240 P2= 3.45"
5.3	45	0.0440	0.14		<b>Sheet Flow, BC</b>
					Grass: Dense n= 0.240 P2= 3.45"
2.6	25	0.0800	0.16		<b>Sheet Flow, CD</b>
					Grass: Dense n= 0.240 P2= 3.45"
0.6	10	0.5000	0.28		<b>Sheet Flow, DE</b>
					Grass: Dense n= 0.240 P2= 3.45"
10.5	100	Total			



**Existing Conditions - 30 Valley Forge**

Prepared by McChord Engineering Associates, Inc.

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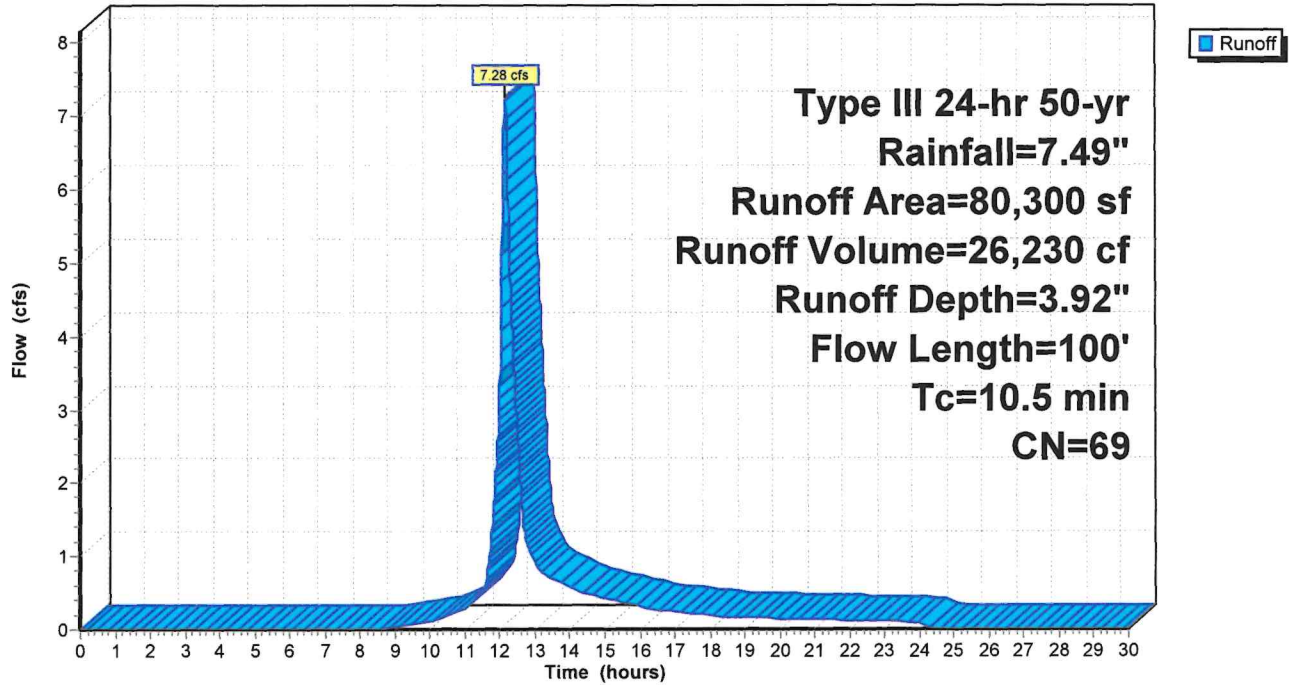
Type III 24-hr 50-yr Rainfall=7.49"

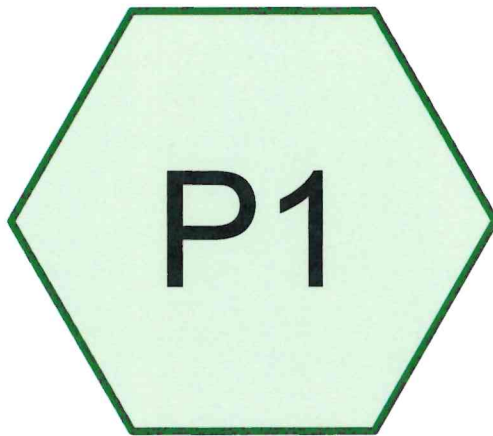
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Page 4

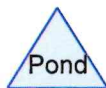
**Subcatchment E1: Entire Area of Study**

Hydrograph





# Entire Area of Study



## Proposed Conditions - 30 Valley Forge

Prepared by McChord Engineering Associates, Inc.

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Page 2

### Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
20,370	55	Woods, Good, HSG B (P1)
22,295	61	>75% Grass cover, Good, HSG B (P1)
27,540	77	Woods, Inland Wetlands (P1)
2,015	85	Existing Gravel Drive (P1)
735	85	Proposed Deck (P1)
600	98	Existing Garage (P1)
890	98	Existing Hardscape (P1)
1,820	98	Existing House (P1)
3,195	98	Existing Paved Drive (P1)
685	98	Proposed Pool (P1)
155	98	Proposed Walkway Extension (P1)
<b>80,300</b>		<b>TOTAL AREA</b>



**Proposed Conditions - 30 Valley Forge**

Type III 24-hr 50-yr Rainfall=7.49"

Prepared by McChord Engineering Associates, Inc.

Printed 10/9/2024

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Page 3

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 Type III 24-hr 50-yr Rainfall=7.49"

	Area (sf)	CN	Description
*	1,820	98	Existing House
*	600	98	Existing Garage
*	3,195	98	Existing Paved Drive
*	2,015	85	Existing Gravel Drive
*	890	98	Existing Hardscape
*	685	98	Proposed Pool
*	155	98	Proposed Walkway Extension
*	735	85	Proposed Deck
	20,370	55	Woods, Good, HSG B
	22,295	61	>75% Grass cover, Good, HSG B
*	27,540	77	Woods, Inland Wetlands
	80,300	69	Weighted Average
	72,955		Pervious Area
	7,345		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	20	0.1000	0.17		<b>Sheet Flow, AB</b>
					Grass: Dense n= 0.240 P2= 3.45"
5.3	45	0.0440	0.14		<b>Sheet Flow, BC</b>
					Grass: Dense n= 0.240 P2= 3.45"
2.6	25	0.0800	0.16		<b>Sheet Flow, CD</b>
					Grass: Dense n= 0.240 P2= 3.45"
0.6	10	0.5000	0.28		<b>Sheet Flow, DE</b>
					Grass: Dense n= 0.240 P2= 3.45"
10.5	100	Total			

**Proposed Conditions - 30 Valley Forge**

Prepared by McChord Engineering Associates, Inc.

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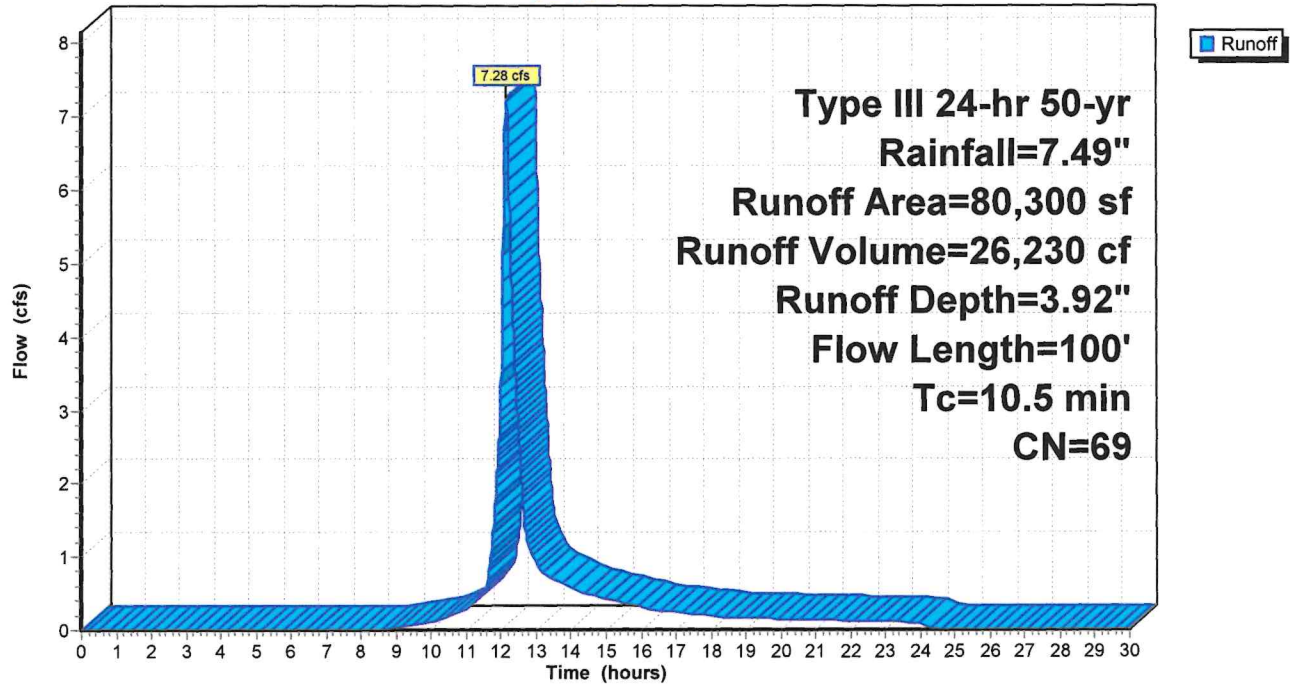
Type III 24-hr 50-yr Rainfall=7.49"

Printed 10/9/2024

Page 4

**Subcatchment P1: Entire Area of Study**

Hydrograph



ZONING CHART		R-2A ZONE	
ZONING ELEMENT	MIN/MAX	EXISTING	PROPOSED
LOT AREA	2.0000 ACRES 87,120 SQ. FT.	2.1669± ACRES 94,394± SQ. FT.	NO CHANGE
MIN. RECTANGLE	170 x 200 FEET	> 170 x 200 FT.	NO CHANGE
MIN. FRONTAGE	170 FEET	392.175 FEET	NO CHANGE
MIN. FRONT YARD	50 FEET	58.3± FEET	NO CHANGE
MIN. SIDE YARD	30 FEET	67.5± FEET	NO CHANGE
MIN. REAR YARD	30 FEET	138± FEET TO RIVER	NO CHANGE
UPLAND REVIEW AREA	100 FEET	SEE BELOW	NO CHANGE
MAX. BUILDING HEIGHT (FEET)	35 FEET	25.2± FEET	NO CHANGE
MAX. BUILDING COVERAGE	15 PERCENT 14,159 SQ. FT.	3.11± PERCENT 2,943± SQ. FT.	3.72± PERCENT 3,519 SQ. FT.

"UPLAND REVIEW AREA" MEANS AN AREA WITHIN 100 FEET OF ANY WETLANDS OR WATERCOURSE OR A FURTHER DISTANCE IF THE PROPOSED ACTIVITY IS LIKELY TO IMPACT OR AFFECT IMPACT TO THE REGULATED AREA.

ALL UPLAND AREAS ON THIS PROPERTY FALL WITHIN THE 100 FT. UPLAND REVIEW AREA WHEN MEASURED FROM BOTH THE RIVER'S EDGE AND THE FLAGGED WETLANDS.

THE SOUTHWESTERLY CORNER OF THE HOUSE IS 106± FEET FROM THE RIVER'S EDGE. THE SOUTHEASTERLY CORNER OF THE HOUSE IS 3± FEET FROM THE FLAGGED WETLANDS NEAR FLAG A44.

**SEYMOUR**  
 SURVEYING  
 LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS  
 199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©  
 WWW.WWS-LS.COM ~ INFO@SEYMOURSURVEYING.COM

ZONING LOCATION SURVEY  
 DEPICTING PROPOSED CONDITIONS  
 30 VALLEY FORGE ROAD  
 WESTON, CONNECTICUT  
 PREPARED FOR  
**LEI MENG**

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-302B-1 THROUGH 20-302B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" IN THE STATE OF CONNECTICUT AS AMENDED ON OCTOBER 26, 2018.

IT IS A ZONING LOCATION SURVEY. THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A" - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS. IT IS A TOPOGRAPHIC SURVEY OF A PORTION OF THE PROPERTY CONFORMING TO VERTICAL ACCURACY CLASS "V" - 2" AND TOPOGRAPHIC ACCURACY CLASS "T" - 2". IT IS INTENDED TO DEPICT THE CONFIGURATION (RELIEF) OF THE EARTH'S SURFACE (GROUND) AND THE LOCATION OF NATURAL AND ARTIFICIAL OBJECTS THEREON.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A "R-2A" ZONE.

REFER TO MAPS 2101 & 3559 OF THE WESTON LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 625, PG. 636 OF THE WESTON LAND RECORDS.

REFER TO A RIGHT OF WAY RECORDED IN BK. 51, PG. 281 OF THE WESTON LAND RECORDS.

REFER TO AN AGREEMENT RECORDED IN BK. 304, PG. 680 OF THE WESTON LAND RECORDS.

REFER TO AN UNRECORDED MAP TITLED "ZONING PLOT PLAN, MAP OF PROPERTY LOCATED AT 30 VALLEY FORGE ROAD PREPARED FOR JOHN J. & KATHERINE M. LACAVA WESTON, CONN." DATED DECEMBER 17, 2014, REVISED APRIL 16, 2015 AND PREPARED BY B.G. ROOT, SURVEYOR - WESTPORT.

THE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

INLAND WETLANDS WERE FIELD IDENTIFIED AND FLAGGED BY PAUL J. JAEHNIG ON JANUARY 25, 2021 AND FIELD LOCATED BY THIS OFFICE ON FEBRUARY 17, 2021.

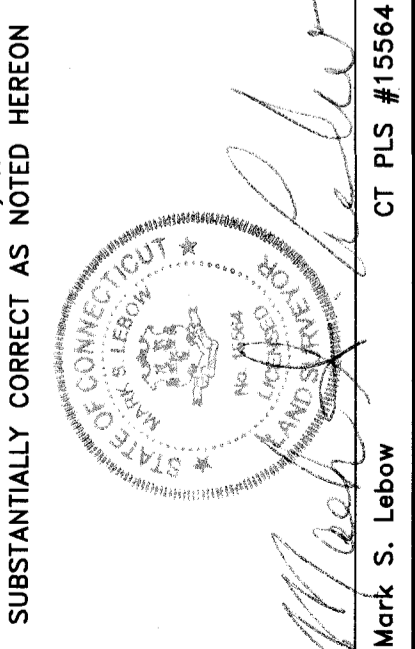
PROPERTY LIES OUTSIDE ANY LEVEL "A" MAPPING AQUIFER PROTECTION AREA.

THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARIES AND THE FLOODWAY DEPICTED HEREON WAS PLOTTED BY STATE PLANE COORDINATES AND ARE DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - PANEL NO. 0801030401E EFFECTIVE JUNE 18, 2010.

THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PRIOR TO EXCAVATION THE EXACT LOCATION OF THE UTILITIES SHOULD BE CONFIRMED WITH "CALL BEFORE YOU DIG" @ 1-800-922-4455 AND/OR THE RESPECTIVE UTILITY COMPANIES.



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

SCALE: 1" = 20'  
 DATE: 10/07/2024  
 DRAWN BY: KAJ  
 CHECKED BY: MSI  
 DWG. NO: 20-147

N / F  
 MICHAEL TOBIN  
 ASSESSOR'S MAP 18, BLOCK 1, LOT 12  
 25 DAVIS HILL ROAD

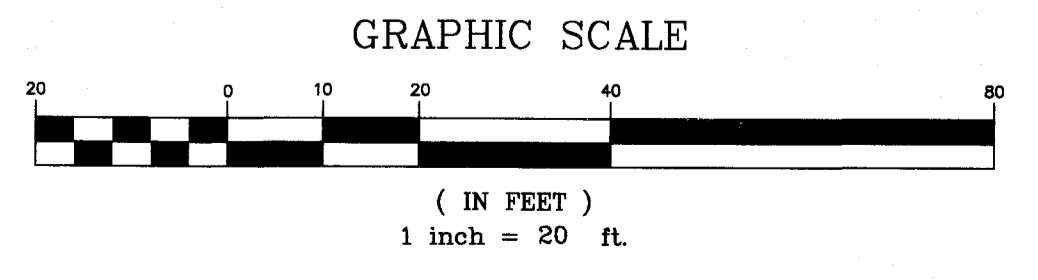
N / F  
 ROBERT WALKER  
 CARLEEN LYDEN-KLUSS  
 ASSESSOR'S MAP 18, BLOCK 1, LOT 10  
 21 DAVIS HILL ROAD

N / F  
 SCOTT S. HERSEY  
 SUSAN VALENTINO-HERSEY  
 ASSESSOR'S MAP 18, BLOCK 1, LOT 11  
 17 DAVIS HILL ROAD

N / F  
 JONATHAN ROSS COLBERT  
 AMY COLBERT  
 ASSESSOR'S MAP 18, BLOCK 1, LOT 7  
 22 VALLEY FORGE ROAD

N / F  
 LAWRENCE MARSH  
 MICHELE MARSH  
 ASSESSOR'S MAP 18, BLOCK 1, LOT 4  
 40 VALLEY FORGE ROAD

AREA = 94,394± SQ.FT.  
 OR 2.1669± ACRES  
 (TO CENTERLINE OF RIVER)



VERTICAL DATUM: N.A.V.D. 88

