

Maureen Fitzgerald

From: Skip Adams <franciscadams@gmail.com>
Sent: Tuesday, January 12, 2021 5:34 AM
To: Maureen Fitzgerald
Subject: Re: FW: 11 Oak Rd BOND

CAUTION: This email originated from outside of the organization.

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Maureen,

Jim Cowen estimates a fee for inspections and reports in year one of \$625. and \$425. in year two.

I would expect that we would not lose more than 25% of our plants: \$250.

And since we are only dealing with a very small area \$300 should more than cover invasive species control.

In consideration of this I would request that the bond be reduced to \$2,500.

Thanks

Skip Adams
Adams Builders, LLC
(860)884-4326

On Mon, Jan 11, 2021 at 4:52 PM Maureen Fitzgerald <mfitzgerald@waterfordct.org> wrote:

Skip –

I am assembling the agenda for the Conservation Commission meeting on Thursday January 14, 2021. Do you want me to put your original request for release of 4,500 dollars on the agenda for Commission discussion or have you revised the amount to reflect the items identified in the January 6, 2021 email below?

Let me know,

The agenda will be posted Tuesday.

Thank You

Maureen FitzGerald

Environmental Planner

Town of Waterford, CT

860 444-5813

From: Maureen Fitzgerald
Sent: Wednesday, January 6, 2021 9:27 AM
To: 'Skip Adams' <franciscgadams@gmail.com>
Cc: Maureen Fitzgerald <mfitzgerald@waterfordct.org>
Subject: FW: 11 Oak Rd

Hello Skip –

It is not only a maintenance bond. The bond covers the twice yearly inspections, 2 yearly reports, replacement of lost plants and measures to control invasive plant growth. To request the bond reduction, identify the estimated costs for the 2 years of inspections, 2 yearly reports to the Conservation Commission, invasive species controls and plant replacement costs. I would not recommend release of a significant amount at this time because the plantings were installed in November and it is too early to determine what initial survival rate will be achieved for 2021.

Maureen FitzGerald

Environmental Planner

Town of Waterford, CT

860 444-5813

From: Skip Adams [<mailto:franciscgadams@gmail.com>]
Sent: Tuesday, December 22, 2020 2:06 PM
To: Maureen Fitzgerald <mfitzgerald@waterfordct.org>
Subject: Re: 11 Oak Rd

Maureen Fitzgerald

From: Skip Adams <franciscgadams@gmail.com>
Sent: Tuesday, December 22, 2020 6:55 AM
To: Maureen Fitzgerald
Subject: 11 Oak Rd

CAUTION: This email originated from outside of the organization.

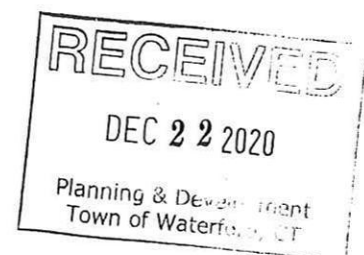
Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Good Morning,

With the completion of our project at 11 Oak Rd I am requesting that our performance bond of \$5,000 be reduced to a maintenance bond of \$500. for the duration of the monitoring period.

Thank you

Skip Adams
Adams Builders, LLC
(860)884-4326



FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

SITE PLAN/PERMIT COMPLAINT
CASH BOND AGREEMENT

THIS AGREEMENT is made as of this 16 day of July, 2020, by and between Adams Builders (hereinafter "Developer"), having an office at 48 GREAT NECK RD, WATERFORD and the Town of Waterford (the "Town"), a Municipal corporation.

WHEREAS, Developer has secured a permit approval from the Conservation Commission of the Town of Waterford, acting in its capacity as the Inland Wetlands Agency, to develop certain real property located at 11 Oak Road in Waterford, and to construct certain site improvements as more particularly shown on a plan or map on file in the Waterford Town Hall, which plan was approved in accordance with the conditions and stipulations contained in Inland Wetland & Watercourses Permit #C-15-11 on January 28, 2016.

WHEREAS, the Conservation Commission of the Town of Waterford has required as condition of its permit approval that Developer execute this cash bond agreement in the amount of **FIVE THOUSAND (\$5,000.00) DOLLARS** to secure and guarantee the mitigation and wetland restoration improvements designated on the approved site plan, and complete the required monitoring and reporting for two (2) consecutive years following completion of the of the mitigation in accordance with special conditions 7, 8, and 9 of Inland Wetlands & Watercourses Permit #C-15-11.

7. The wetland mitigation area shall be monitored by a wetland scientist 2 times per year, at the beginning and end of the growing season, for two consecutive years after completion of the mitigation. Monitored elements shall include plant success, vegetative cover, soil stability and control of invasive plant species. A yearly monitoring report documenting the success of the plantings, vegetative cover, functioning of the swale outlet, and identifying any corrective actions performed or required shall be prepared by a wetland scientist and submitted to the Conservation Commission by October 30th of each monitoring year after completion of the wetland restoration.
8. The wetland mitigation plantings, and the required monitoring and inspection reporting shall be bonded by the permittee. A \$5,000.00 cash bond for the wetland mitigation is required to be filed with the Town of Waterford Conservation Commission or its agent prior to issuance of a zoning compliance and building permit for the property.
9. The bond amount shall be released only by authorization of the Waterford Conservation Commission upon determination that the wetland mitigation work and two years of monitoring, including plant survival, have been completed per approved plans, and following receipt of the required monitoring reports prepared by a wetland scientist verifying the wetland mitigation plantings and functions are in conformance with the approved mitigation plan.

NOW, THEREFORE, in consideration of ONE (\$1.00) DOLLARS and other good and valuable considerations, receipt of which are hereby acknowledge, the parties agree as follows:

1. The Developer does hereby pledge and grant a security interest to the Town and the Town of Waterford hereby accepts Personal Check # 3470 issued by UBS (bank) in the amount of FIVE THOUSAND (\$5,000.00) DOLLARS to secure the obligations of Developer for completion of the improvements listed above.

2. Developer and the Town of Waterford agree that if, after notice to, Developer fails to satisfactorily adhere to the conditions of this agreement, the Town of Waterford shall be entitled to all of such portion of the aforesaid surety as the Town may determine to be necessary or advisable to cause repairs to be made or other action to be taken which is sufficient to ensure compliance with this agreement.

3. Developer and the Town of Waterford further agree that after written request by Developer and full completion of all improvements shown on Site Plan, and monitoring/reporting as required in Permit#C-15-11, the Town of Waterford shall release this obligation.

4. For purposes of this agreement, "costs" to the Town shall include, without limitation, payments made to third parties for labor, materials, overhead and profit and overhead supplied by the Town and attorney fees and other costs relating to enforcement of the provisions of the site plan approval and/or this Bond Agreement. It is agreed by the parties that the surety amount may be less than the costs associated with the completion of the obligations listed herein. This limitation shall not release the developer from the obligations contained herein. The Town is likewise not limited by the amount of the obligation to pursue the completion of these items through enforcement mechanisms available in the Zoning regulations.

IN THE PRESENCE OF:

John Adams
Stacy Sanders

BY:

Francis Adams
Developer

Francis Adams
Adams Builders

TOWN OF WATERFORD

BY:

Kim Allen
Director of Finance

Kim Allen



TOWN OF WATERFORD
Inland Wetlands & Watercourses Permit #C-15-11
11 Oak Road, Waterford, CT

The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas at 11 Oak Road, Waterford, CT which are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

1. Filling of 4,138 square feet of wetland to construct a residential structure and adjacent residential yard area. Fill shall be select clean sandy fill with low organic content.
2. Temporary disturbance of 1,500 square feet of inland wetlands to construct a swaled outlet at elevation 98 to convey water to the roadway right-of-way and municipal catch basin. Temporary disturbance of wetland to be restored with identified seed mix and plantings pursuant to the approved Mitigation, Planting & Typical Plan.
3. Cutting and removal of invasive plant species and removal of debris piles from the on-site wetlands. Activities shall be supervised by a wetland scientist pursuant to the approved Mitigation, Planting & Typical Plan.
4. Planting of 15 trees, 32 shrubs and 600 herbaceous plugs in @ 6,800 square feet of the remaining inland wetlands on the property to enhance wetland habitat and function. Plantings shall be supervised by a wetland scientist pursuant to the approved Mitigation, Planting & Typical Plan.

These regulated activities are associated with the proposed residential development of land located at 11 Oak Road, Waterford, Connecticut. The proposed development is shown on a site plan entitled; "Alternative #5, Zoning Location Survey, Property Belonging To: Nancy E. Adams, 11 Oak Road Waterford, Connecticut, revised through December 6, 2015, Sheet 1 of 2" and "Mitigation, Planting & Typical Plan, Property Belonging To: Nancy E. Adams, 11 Oak Road, Waterford, Connecticut, revised through September 28, 2015, Sheet 2 of 2"; prepared by Florek Surveying LLC.

The Conservation Commission has reviewed the public hearing record and finds that there is no feasible and prudent alternative to the proposed activity. This permit is issued with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

1. The final plans shall incorporate the approved site development plan (alternative #5) and the approved wetland mitigation plan and identify the conservation restrictive easement and conditions of inland wetland permit approval.
2. Prior to the start of lot clearing and development, the limits of authorized fill and location of the stone retaining wall shall be marked on the site by a licensed surveyor and approved by the Commission's agent.
3. Construction of the retaining wall shall be conducted concurrent with the placement of fill to clearly mark and hold the fill limit.
4. Removal of debris, pruning of trees, removal of invasive plant species and grading of the swale outlet in the wetland mitigation area shall be conducted during the initial construction phase prior to erecting the residential structure.
5. The wetland mitigation shall be completed, planted and soil surfaces stabilized prior to issuance of a certificate of occupancy for the residential structure.
6. A detailed inspection and maintenance plan for the wetland mitigation area shall be prepared by a wetland scientist that identifies inspection frequency, plant maintenance requirements, invasive species control measures, and corrective actions required to ensure success of the wetland mitigation. This plan shall be submitted to the Commission's agent for approval prior to the issuance of a certificate of occupancy for the building.
7. The wetland mitigation area shall be monitored by a wetland scientist 2 times per year, at the beginning and end of the growing season, for two consecutive years after completion of the mitigation. Monitored elements shall include plant success, vegetative cover, soil stability and control of invasive plant species. A yearly monitoring report documenting the success of the plantings, vegetative cover, functioning of the swale outlet, and identifying any corrective actions performed or required shall be prepared by a wetland scientist and submitted to the Conservation Commission by October 30th of each monitoring year after completion of the wetland restoration.
8. The wetland mitigation plantings, and the required monitoring and inspection reporting shall be bonded by the permittee. A \$5,000.00 cash bond for the wetland mitigation is required to be filed with the Town of Waterford Conservation Commission or its agent prior to issuance of a zoning compliance and building permit for the property.
9. The bond amount shall be released only by authorization of the Waterford Conservation Commission upon determination that the wetland mitigation work and two years of monitoring, including plant survival, have been completed per approved plans, and following receipt of the required monitoring reports prepared by a wetland scientist verifying the wetland mitigation plantings and functions are in conformance with the approved mitigation plan.

10. A conservation easement shall be established by the current land owner, in perpetuity, over the remainder of the wetland area outside of the stone retaining wall to permanently protect and conserve the wetland. The stated purpose of the easement restriction shall include permanent protection of the wetland mitigation area constructed on the property to off-set wetland impacts of the development. No activity, including but not limited to clearing, grading, excavation, deposition of fill, cutting or removal of vegetation shall be conducted within the non-encroachment area without specific authorization from the Waterford Conservation Commission. The conservation easement shall be recorded on the land records and incorporated into the property deed prior to any further conveyance of the property. The language of the conservation easement shall be subject to approval by the Town's legal counsel.
11. The language of the conservation easement restriction shall be submitted to the Commission's agent for review, and approval by the Town's legal counsel, prior to recording on the land records.
12. The boundaries of the conservation easement restriction area shall be identified on the final site plans and permanently marked on the property by a licensed surveyor with survey monuments/pins.

STANDARD CONDITIONS:

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

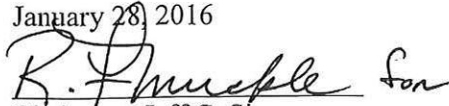
The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The Conservation Commission finds that on the basis of the public hearing record, there is not a prudent and feasible alternative to the proposed activity with reduced wetland impacts. The factors considered in this finding are attached to this permit.
- B. Permanent wetland impacts are off-set by the approved mitigation to enhance and restore the remaining 6,800 sq. ft. wetland area on the property and maintain wetland hydrology and flood storage capacity.
- C. A conservation easement shall be established by the current land owner, in perpetuity, over the remainder of the parcel wetlands north and east of the approved retaining wall to provide permanent protection to the wetland area and wetland functions. The conservation easement language will be recorded on the land records and incorporated into the property deed prior to any further conveyance of the property. The language of the conservation easement shall be approved by the Town's legal counsel.
- D. Strict adherence to the terms and conditions of this inland wetland permit will protect the quality of inland wetlands and surface water on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated: January 28, 2016

Issued By:


Chairman, Jeff C. Sims
Waterford Conservation Commission

ATTACHMENT

Section 10.2 - Factors for Consideration:

10.2a – Environmental impact of the proposed regulated activity on wetlands and watercourses

The proposed activity, preferred alternative #5, involves permanent fill of 4,138 square ft. of wetland and temporary impacts of 1,500 square feet of wetland for grading a swaled outlet. On-site enhancement of 6,800 square ft. of wetland is proposed to mitigate for loss of wetland habitat, flood storage and pollutant/nutrient attenuation functions.

The wetland does not support vernal pool habitat. Wetland functions have been identified as limited wildlife habitat, flood storage and nutrient/pollutant trapping and removal, limited due to the wetland's small size, isolated location, surrounding residential use and invasive non-native species.

The wetland scientist has stated that the enhancement of the wetland plant community will improve habitat and pollutant attenuation functions of the wetland. The mitigation area is proposed to be monitored for plant success and function for a period of 2 years following construction, with reports submitted to the Commission. The wetland scientist has testified that the loss of wetland area will be offset by the increased habitat diversity and nutrient attenuation of the wetland mitigation.

The engineer has testified that the loss of flood storage (96 cubic ft.) is mitigated by the proposed grading and swaled outlet which discharges to the municipal drainage system. In testimony, the engineer stated that the proposed design will drain the wetland area and the lot prior to flooding adjacent properties.

10.2b – The applicant's purpose for, and any feasible and prudent alternatives to the proposed regulated activity, which alternatives would cause less or no environmental impact to wetlands or watercourses.

The property is an approved subdivision lot established prior to the Inland wetlands and watercourses act. The applicant intends to construct a residence upon the lot.

Five (5) alternative site development plans were submitted to the record. Alternative #5 was identified as the preferred alternative. The agent clarified that the wetland fill area for the preferred alternative #5 is 4,138 square feet, with an additional 1,500 square feet of temporary grading disturbance to inland wetlands to create the drainage outlet.

The difference in permanent fill area between alternates 3 and 4 (4,015 square feet of wetland fill), and alternate 5 (4,138 square feet of wetland fill) is 123 sq. ft., due to the extension of the stone wall and fill pad to the south-eastern property boundary. This extension was recommended by staff for a clear delineation of the fill area.

Alternatives 4 and 5 have a reduced building footprint than that depicted on the other alternatives, allowing for a clearance of 8 ft. between the wall of the structure and the stone wall bounding the approved limit of fill. The wider space allows for access to the rear side of the yard and allows for structure maintenance.

Inclusion of the graded wetland swale in alternative #5 to outlet the high water levels from the wetland to the right-of-way and municipal storm-drain was proposed as an alternative solution to the concerns of Public Works regarding the 12 inch drain connected to the catch basin shown in alternates #3 and #4. Grading this wetland swale involves 1,500 square feet of wetland disturbance. This activity is temporary and will not result in net loss of wetland area or function.

10.2c – Relationship between short-term and long-term impacts of the proposed regulated activity on wetlands and watercourses and the maintenance and enhancement of long-term productivity of such wetlands and watercourses, including consideration of the extent to which the proposed activity involves tradeoffs between short-term environmental gains at the expense of long-term losses, or vice versa, and consideration of the extent to which the proposed action forecloses or predetermines future options.

The proposal involves permanent loss of 4,138 sq. ft. of wetland area and enhancement of 6,800 sq. ft. of wetland area on the lot. The temporary impacts are associated with grading a swaled outlet from the wetland to the catch basin in the Oak Road right-of-way. The mitigation is proposed to increase habitat, plant diversity and nutrient attenuation function of the remaining wetland. The drainage is designed to compensate for the loss of flood storage resulting from the fill.

10.2d - Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed regulated activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of permit for such activity including, but not limited to, measures to (1) prevent or minimize pollution or other environmental damage, (2) maintain or enhance existing environmental quality, or (3) in the following order of priority: restore, enhance and create productive wetland or watercourse resources.

Mitigation is proposed to enhance the wetland functions of the remaining wetland area by restoration and plantings. Drainage improvements are proposed to compensate for the loss of flood storage area and control the elevation of ponding in the wetland and impacts to adjacent properties and the road.

The wetland scientist has stated that the enhancement of the wetland plant community will improve habitat and pollutant attenuation functions of the wetland. The mitigation area is proposed to be monitored for plant success and function for a period of 2 years following construction, with reports submitted to the Commission. The wetland scientist has testified that the loss of wetland area will be offset by the increased habitat diversity and nutrient attenuation of the wetland mitigation.

The applicant has proposed placing a conservation easement over the remainder of the wetland area located beyond the approved limits of fill and stone wall. Establishment of a conservation easement restriction over the remainder of the wetland area will serve to permanently conserve the restoration areas.

10.2e - The character and degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property which would be caused or threatened by the proposed regulated activity, or the creation of conditions which may do so. This includes recognition of potential damage from erosion, turbidity, or siltation; loss of fish and wildlife and their habitat; loss of unique habitat, loss of habitat having natural, scientific, or educational value; loss or diminution of beneficial aquatic organisms and wetland plants; the dangers of flooding and the pollution; and the destruction of economic, aesthetic, recreational, and other public and private uses and values of wetlands and watercourses to the community.

The engineer has testified that the design will not cause flooding on adjacent or downgradient properties. The wetland is an isolated pocket. Adjacent wetland areas will be identified and protected with the construction of the stone retaining wall to serve as a clear boundary of the authorized fill, and the establishment of a conservation restriction over the remaining wetland area.

10.2f - The impacts of the proposed regulated activity on wetlands or watercourses outside the area for which the activity is proposed and future activities associated with or reasonably related to, the proposed regulated activity which are made inevitable by the proposed regulated activity and which may have an impact on wetlands or watercourses.

The engineer has testified that the design will not cause flooding on adjacent or downgradient properties. The wetland is an isolated pocket. Adjacent wetland areas will be identified and protected with the construction of the stone retaining wall to serve as a clear boundary of the authorized fill, and the establishment of a conservation restriction over the remaining wetland area.

10.2g - Measures which would mitigate the impact of any aspect of the proposed regulated activity(ies). Such measures include, but are not limited to, actions which would avoid adverse impacts or lessen impacts to wetlands and watercourses and which could be feasibly carried out by the applicant and would protect the natural capacity of the wetland or watercourse to support fish and wildlife, prevent flooding, supply water, control sedimentation, prevent erosion, assimilate wastes, facilitate drainage, and to provide recreation and open space.

Mitigation of the remaining wetland area is proposed to enhance wetland functions provided by the wetland and maintain hydrology. Establishment of a conservation easement restriction over the remainder of the wetland area will serve to permanently conserve the restoration areas. Avoiding wetland impacts is not feasible on this lot. Alternatives have been presented to lessen impacts to wetlands.

Cowen EcoDesign, LLC

Ecological Design, Wetland, Biological and Soil Sciences

November 18, 2020

Mr. Gordon Adams
42 New Shore Road
Waterford, CT 06385

**RE: Wetland Monitoring Plan
11 Oak Road, Waterford**

Mr. Adams,

At your request I have provided technical support for the wetland restoration at the above-referenced address.

1. On August 8th, I identified and tagged invasive non-native plants for removal; identified hazard and unhealthy trees for removal; identified debris and piles of fill to be removed.
2. On November 17th, I placed trees and shrubs to be installed; provided guidance and planting of herbaceous plugs, seeding and mulching.
3. On November 18th I inspected the completed restoration planting.

The restoration planting has been installed in accordance with the mitigation plan. Most plants were available—see attached plant order. Two extra swamp white oaks and 50 extra golden alexanders were delivered. A total of 6 shrubs and 200 plugs were not available.

The seed mix is sufficient to provide herbaceous cover and compensate for the missing plugs. In my opinion the restoration planting is sufficient even without the 6 missing shrubs. Next spring at the first monitoring inspection, the plantings will be evaluated for survivorship and health. If needed supplemental plantings will be ordered at that time. Over all the wetland restoration planting has been successfully completed.

Yours truly,



James R. Cowen
Registered Soil Scientist
Certified Professional Wetland Scientist

NOV 19 2020



REMOVE DEBRIS
& TRASH

NOW OF FORMERLY
Timothy S. & Jennifer L. Jerome
22 Perry Avenue
Town Clerk Volume 557 Page 946

Cross Hatched Area
to be placed in a
Conservation
Easement. Refer to
Inland Wetland Permit
#C 15-11.

6 CS

5 AI

S 70°34'23" E 100.12'

3 QB

3 NS

WLF14

Arc = 26.21'
Radius = 18.89'
Delta Angle = 79°29'14"
Chord = 24.16'
Chord Bearing = N 64°01'35" E

3 VL

WLF13

6 IV

NOW OF FORMERLY
Howard C. Pardee
4 Betty Street
Town Clerk Volume 188 Page 456

INSTALL
DESIGNATED
WETLAND HERBS
IN DEPRESSIONS

Proposed Boulder and
Stone Retaining Wall

N 19°14'03" E 46.13'

WLF11

Ex. 1" Dia. Iron Pipe

WLF10

Conc. Curb

N 70°33'53" W 100.00'

OAK ROAD

SewerLine
Trench Drain
(See Detail)

WaterLine

Drainage Manhole

Catch Basin
T.F. = 98.20
F.L. OUT = 85.80

Electrical Service

Catch Basin

12'x16' Frame Deck

3 PV, 6 AC, & 3 CL

REMOVE
JAPANESE
KNOTWEED &
FILL

3 NS

3 QB

3 CO

NOW OF FORMERLY
Carl A. Kneeland
9 Oak Road
Town Clerk Volume 150 Page 215

SEED DISTURBED WETLAND SOILS
WITH NEW ENGLAND EROSION
CONTROL/RESTORATION MIX

Limits of Disturbance
& Silt Fence

Garage
F.F. = 101.0

Proposed
Frame House
Top of
Foundation = 101.0

Proposed Bit.
Conc. Drive

Footing Drain

Roof Drain

Ex. Conc. Mon

Ex. Conc. Mon

WLF12

WLF11

WLF10

WLF9

WLF8

WLF7

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