

Town of Washington Inland Wetlands Commission

APPLICATION FOR AN EXEMPTION

under the Town's Inland Wetlands and Watercourses Regulations

Property Address or MBLU for which a ruling is sought: 274 NETTLETON HOLLOW RD.

Property Owner Contact Information:

Name: GORDON EDELSTEIN / AMANDA SALLES

Mailing Address: 274 NETTLETON HOLLOW RD
WASHINGTON, CT

Best Phone # to reach property owner: () _____ Email Address: EDELSTEINGORDON
@ gmail.com

AMANDA@SALLESINTERIORS.COM

Authorized Agent's Contact Information (if applicable, must have written authorization attached):

Name: EARTH TONES LLC

Mailing Address: 212 GRASSY HILL RD
WOODBURY, CT 06798

Best Phone # to reach agent: () 203 509 3812 Email Address: EARTH TONES@
CHARTER.NET

Project Description and Purpose: Attach separate sheet if necessary

LANDSCAPING THE FRONT SECTION OF HOUSE. REGRADING AREA TO ALLOW WATER TO DRAIN TO THE SOUTH.
CREATE RAIN GARDEN FOR GUTTER/ROOF RUNOFF. REMOVE NON NATIVE INVASIVE PLANT SPECIES, REPLACE WITH NATIVES. BUILD 18" RETAINING WALL DRY LAYED. SET FRONT WALKWAY. CREATE SMALL PEASTONE SITTING AREA (12x10) REPLANT WITH NATIVE PLANT SPECIES.
REGRADE TO REMOVE BUILD UP OF SOILS AROUND HOUSE FOUNDATION AND SILL PLATE/SIDING.
COVER EXPOSED SOILS WITH SHREDDED BARK MULCH, NO DYES. WHEN DONE.

Attach a diagram, drawing, or site plan of sufficient scale and detail to show the proposed activity. Please fill out other side

For Office/Commission Use Only: Application # 1W-21-310E

Submitted date: 5-13-21 Received by: S White Scanned

Commission Date of Receipt: 5-26-21 Action Taken: _____ Date: _____

Town of Washington Inland Wetlands Commission

Check the use or operation proposed in Wetlands or Watercourses in this application:

1. The proposed use or activity conforms to the following permitted uses as outlined in Section 4.1 of the Washington Inland Wetlands and Watercourses Regulations (check the appropriate section(s):
 - A. Grazing, farming, nurseries, gardening and harvesting of crops
 - B. Farm pond three (3) acres or less essential to the farming operation
 - C. Construction of a residential home for which a building permit has been issued prior to July 1, 1987 (attach copy of valid building permit)
 - D. Boat anchorage or mooring
 - E. Use incidental to the maintenance and enjoyment of property presently used for residential purposes (containing a dwelling), which property is equal to or smaller than the largest minimum lot size as required by the Town of Washington Zoning Regulations

2. The proposed use or activity will not disturb the natural or indigenous character of the wetland or watercourse and conforms to one of the following non-regulated uses outline in Section 4.2 of the Washington Inland Wetlands and Watercourses Regulations (check the appropriate section(s):
 - A. Conservation of soil, vegetation, water, fish or wildlife
 - B. Outdoor recreation

3. The proposed use or activity is not regulated pursuant to Section 2.26 of the Washington Inland Wetlands and Watercourses Regulations because (check the appropriate section(s):
 - A. The proposed activity or use of the property will not affect or alter wetlands or watercourses (documentation may be required in accordance with Section 4.4 of the Washington Inland Wetlands and Watercourses Regulations)
 - B. The proposed activity or use is one which is the exclusive jurisdiction of a state or federal agency (provide documentation)
 - C. The use or activity was legally existing as of the effective date of the Washington Inland Wetlands and Watercourses Regulations or before July 1, 1974, whichever date is earlier, and does not involve new, additional or expanded activity in a wetland or watercourse (provide documentation)

Property Owner's Signature

Date

5/13/21

To Washington Inland Wetlands Commission

We give permission for EarthTross LLC
to represent us in all matters pertaining to
our property at 274 Nettlet Hollow Rd
Washington

Thank you

Yours



Gordon Edelstein

SOIL INSPECTION & PERCOLATION TEST RESULTS

The Lederer residence
274 Nettleton Hollow Road
Washington, Connecticut

Testing Conducted By: Brian E. Neff, P.E.
Test Date: May 7, 2012

SOIL INSPECTION PIT: NO. 1

0" - 8" Dark brown topsoil
8" - 28" Orange brown fine sandy loam
28" - 56" Gray silty fine sand (moderately compact)

Ledge observed at 56"
Mottling observed at 28"
Groundwater seepage observed at 50"

SOIL INSPECTION PIT: NO. 2

0" - 6" Dark brown topsoil
6" - 26" Orange brown fine sandy loam
26" - 52" Gray silty fine sand (moderately compact)

Ledge observed at 52"
Mottling observed at 26"
Groundwater seepage observed at 48"

SOIL INSPECTION PIT: NO. 3

0" - 6" Dark brown topsoil
6" - 40" Orange brown fine sandy loam
40" - 66" Gray silty fine sand (moderately compact)

No ledge observed
Mottling observed at 40"
Groundwater seepage observed at 60"

SOIL INSPECTION PIT: NO. 4

0" - 10" Dark brown topsoil
10" - 22" Orange brown fine sandy loam
22" - 60" Gray silty fine sand (moderately compact)

No ledge observed
Mottling observed at 22"
Groundwater seepage observed at 34"

PERCOLATION TEST HOLE: A

Hole depth: 20" Presoak = 2 hours

DEPTH	TIME	T/D
8.25"	2:15	refill
12.5"	2:25	2.3
14.75"	2:35	4.4
16.125"	2:45	7.3
17.25"	2:55	8.9
18.25"	3:05	10.0
19.125"	3:15	11.4

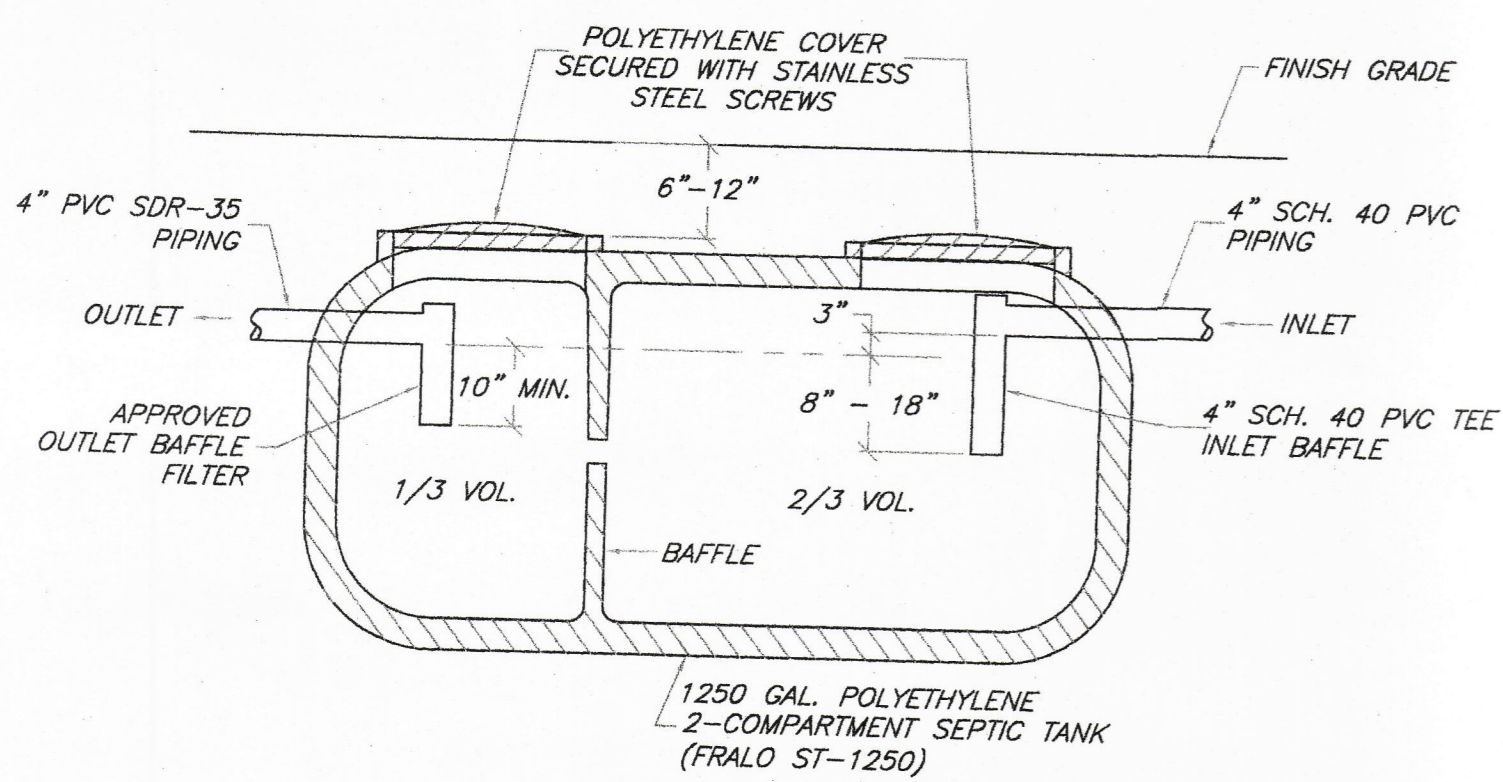
Percolation rate: 11.4 minutes per inch

PERCOLATION TEST HOLE: B

Hole depth: 21" Presoak = 2 hours

DEPTH	TIME	T/D
9.5"	2:20	refill
14.25"	2:30	2.1
18.125"	2:40	2.6
19.625"	2:50	6.7
dry	3:00	--

Percolation rate: 6.7 minutes per inch



SEPTIC TANK SECTION
SCALE: NONE

PROPOSED SEQUENCE OF CONSTRUCTION

INSTALL SILT FENCE EROSION CONTROL BARRIER DOWN-GRADIENT OF WORK AREA.

NOTIFY THE WASHINGTON INLAND WETLANDS COMMISSION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF WORK. SUBMIT "START CARD" TO THE COMMISSION OFFICE. WORK MAY BEGIN AFTER WETLAND ENFORCEMENT OFFICER INSPECTION AND APPROVAL.

PUMP EXISTING 500 GAL. STEEL SEPTIC TANK.

EXCAVATE TANK AND REMOVE FROM THE SITE.

EXCAVATE FOR NEW SEPTIC TANK AND DEPOSIT SOIL IN OLD SEPTIC TANK HOLE.

INSTALL NEW POLYETHYLENE SEPTIC TANK, PIPING AND DISTRIBUTION BOX.

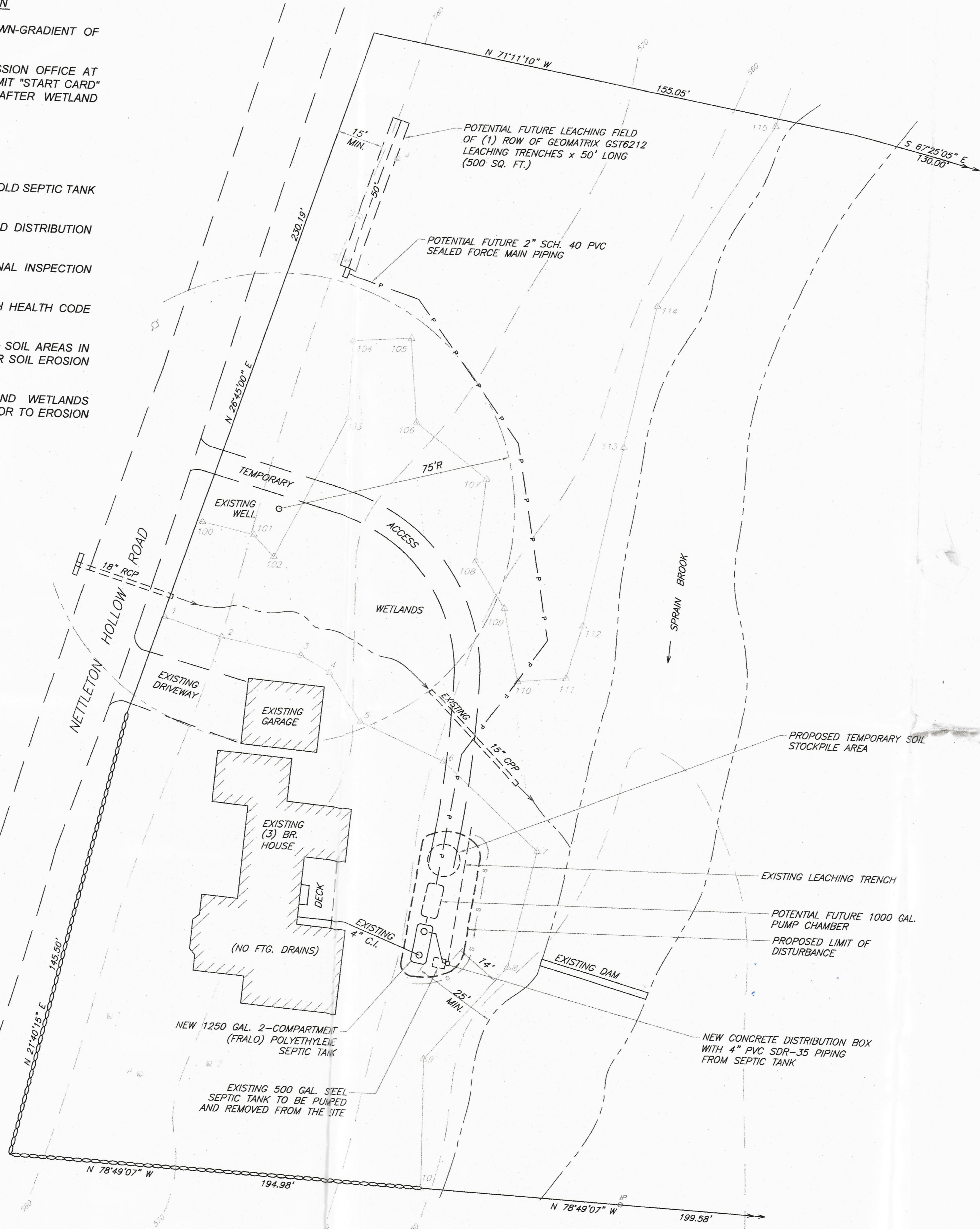
NOTIFY ENGINEER AND HEALTH DEPARTMENT FOR FINAL INSPECTION BEFORE BACKFILLING.

COVER SEPTIC TANK AND PIPING IN ACCORDANCE WITH HEALTH CODE REGULATIONS.

TOPSOIL, RAKE, SEED AND HAY MULCH THE DISTURBED SOIL AREAS IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL".

SUBMIT "FINISH CARD" TO THE WASHINGTON INLAND WETLANDS COMMISSION. THE SITE MUST BE FULLY STABILIZED PRIOR TO EROSION BARRIER REMOVAL.

- LEGEND**
- STONEWALL
 - - - EXISTING ELEVATION CONTOURS
 - - - PROPOSED ELEVATION CONTOURS
 - SOIL INSPECTION PIT
 - △ PERCOLATION TEST HOLE
 - WETLAND BOUNDARY
 - - - SILT FENCE EROSION BARRIER
 - - - PROPOSED LIMIT OF DISTURBANCE
 - UTILITY POLE



PROPOSED PLAN
SCALE: 1" = 20'

SURVEY AND TOPOGRAPHIC DATA IS FROM CLASS A-2 SURVEY PREPARED BY LINWOOD R. GEE & SON, LLS
WETLANDS WERE DELINEATED ON-SITE BY KENNETH STEVENS, SOIL SCIENTIST

PROJECT NARRATIVE DESCRIPTION

THIS PROJECT CONSISTS OF THE REPLACEMENT OF A DETERIORATED 500 GAL. STEEL SEPTIC TANK WITH A 1250 GAL. POLYETHYLENE TANK AT THE LEDERER RESIDENCE AT 274 NETTLETON HOLLOW ROAD IN WASHINGTON, CONNECTICUT. THE EXISTING SEPTIC SYSTEM IS IN CLOSE PROXIMITY TO SPRAIN BROOK AND WETLANDS. THE EXISTING SEPTIC LEACHING FIELD IS FUNCTIONAL AND IS TO BE CONNECTED TO THE NEW SEPTIC TANK WITH 4" PVC PIPING AND A DISTRIBUTION BOX. THE EXISTING STEEL SEPTIC TANK IS TO BE PUMPED AND REMOVED FROM THE SITE.

THE WORK IS WITHIN REGULATED AREA OF THE WASHINGTON INLAND WETLANDS COMMISSION AND A PERMIT IS REQUIRED ALONG WITH HEALTH DEPARTMENT APPROVAL. TEMPORARY CONSTRUCTION ACCESS IS THROUGH A LAWN AREA ON THE NORTH AND EAST SIDES OF THE HOUSE.

THERE IS NO PROPOSED DISTURBANCE OF WETLANDS OR SPRAIN BROOK, AND SILT FENCE EROSION BARRIER IS TO BE INSTALLED AND MAINTAINED DOWN-GRADIENT OF THE WORK AREA.

THE PROPOSED START OF CONSTRUCTION IS DURING THE EARLY SUMMER OF 2012 WITH COMPLETION WITHIN 2 WORKING DAYS.

THE RECOMMENDED MAINTENANCE PROGRAM FOR EROSION CONTROLS CONSISTS OF INSPECTIONS ON A WEEKLY BASIS OR AFTER HEAVY RAINFALL FOR DAMAGE AND CLOGGING. ALL DAMAGE AND CLOGGING SHALL BE REPAIRED IMMEDIATELY. THE PROPERTY OWNER'S CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.

ESTIMATED MATERIALS FOR USE WITHIN WETLANDS COMMISSION 100 FT. REGULATED AREA:

QTY.	DESCRIPTION
1	500 GAL. STEEL SEPTIC TANK TO BE REMOVED
1	1250 GAL. POLYETHYLENE SEPTIC TANK
1	CONCRETE DISTRIBUTION BOX
15 LIN. FT.	4" PVC PIPING

SEPTIC SYSTEM DESIGN DATA

- DWELLING DESIGN SIZE: (3) BEDROOMS
- NO 100 GALLON CAPACITY OR LARGER BATHTUBS
- NO KITCHEN SINK GARBAGE GRINDER
- HEALTH CODE REQUIRED MINIMUM EFFECTIVE LEACHING (BASED UPON 1.0-10.0 MINUTES PER INCH PERCOLATION RATE) AREA = 495 SQUARE FEET
- PROPOSED LEACHING FIELD CONSISTS OF (1) ROW OF GEOMATRIX GS76212 LEACHING TRENCHES, 62" W. x 12" D. (RATED 10.0 SF/LF) BY 50 FEET LONG, TOTALLING 500 SQUARE FEET OF EFFECTIVE LEACHING AREA
- MINIMUM LEACHING SYSTEM SPREAD
HF = 26 (MOTTLING AT 22", 15.0+% GRADIENT)
FF = 1.5 (3 BEDROOM DWELLING)
PF = 1.2 (5.1 - 10.0 MIN./IN. PERC.)
MLSS = 26 x 1.5 x 1.2 = 46.8' < 50' TRENCH

THERE ARE NO WELLS OR SEPTIC SYSTEMS ON ADJACENT PROPERTY WHICH AFFECT THIS PLAN.

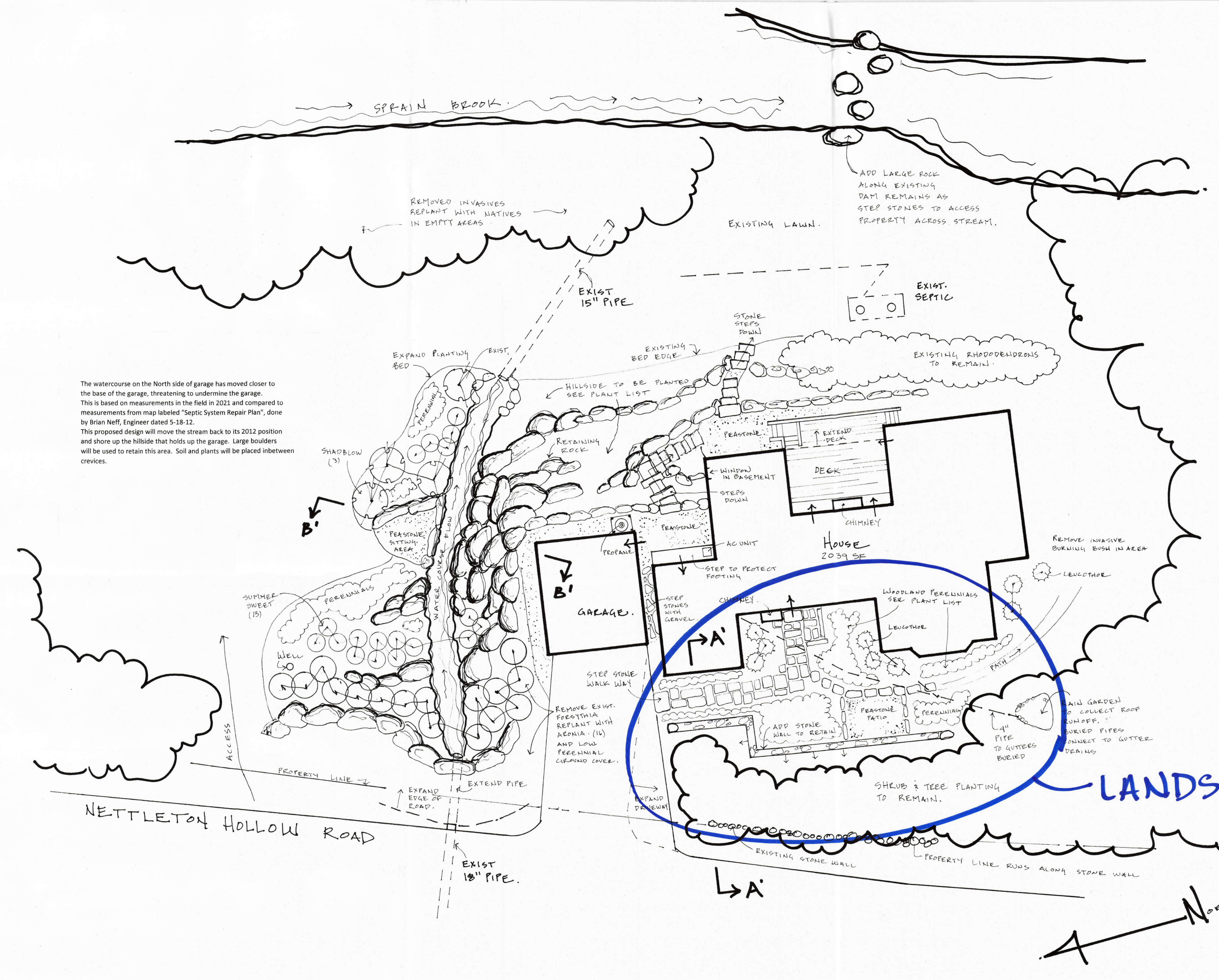
NO BURIED OIL TANKS ARE PROPOSED

LOT SIZE: 3.696 ACRES

TAX ASSESSOR MAP 1, BLOCK 4, LOT 7

PROPERTY OWNERS: VICTOR LEDERER
ELAINE LEDERER

SEPTIC SYSTEM REPAIR PLAN		
THE LEDERER RESIDENCE		
274 NETTLETON HOLLOW ROAD WASHINGTON, CONNECTICUT		
DATE: 5-18-12	BRIAN E. NEFF LICENSED ENGINEER 128 BACON ROAD ROXBURY, CT 06783 (860) 354-2246	DRAWN BY: B.E. NEFF
REVISED:		DRAWING NUMBER: SHEET 1 OF 1



The watercourse on the North side of garage has moved closer to the base of the garage, threatening to undermine the garage. This is based on measurements in the field in 2021 and compared to measurements from map labeled "Septic System Repair Plan", done by Brian Neff, Engineer dated 5-18-12. This proposed design will move the stream back to its 2012 position and shore up the hillside that holds up the garage. Large boulders will be used to retain this area. Soil and plants will be placed inbetween crevices.

Plant List

amount	size	Trees	
3	2" cal	Amelanchier canadensis	Shadblow
Shrubs			
16	2 gal	Aronia arbutifolia	Red Chokeberry
13	2 gal	Clethra alnifolia	Summer sweet
3	2 gal	Rhododendron viscosum	Swamp azalea
5	1 gal	Spiraea tomentosa	Steeplebush
9	3 gal	Leucothoe axillaris	Fetterbush

Perennials for woodland gardens

Aquilegia canadensis	Soloman's Seal
Asarum canadense	Red Columbine
Lobelia siphilitica	Wild Ginger
Penstemon digitalis	Blue Lobelia
Phlox divaricata	Beard tongue
Polygonatum biflorum	Wood Phlox
Sanguinaria canadensis	Solomon's Seal
Solidago caesia	Bloodroot
Tiarella cordifolia	Bluestemmed Golden rod
Ferns	
Dryopteris goldiana	Goldie's Wood Fern
Osmundastrum cinnamomeum	Cinnamon Fern
Polystichum acrostichoides	Christmas Fern

Plants for Hillside

Shrubs	
Archtoctaphylos uva-ursi	Bearberry
Ceanothus americanus	New Jersey Tea
Comptonia peregrina	Sweetfern
Vaccinium corymbosum	Highbush Blueberry
Perennials	
Anemone canadensis	Canada Windflower
Penstemon digitalis	Beard tongue
Phlox divaricata	Woodphlox
Solidago speciosa	Showy Goldenrod
Juncus effusus	Soft Rush
Schizachyrium scoparium	Little Blue Stem
Tridens flavus	Purple top Tridens

PLANTING PLAN.
FOR
GORDON EDELSTEIN.
AMANDA SALLES
274 NETTLETON HOLLOW ROAD
WASHINGTON, CT

DESIGN BY:
EARTH TONES, LLC
WOODBURY, CT
203.243.6626
EARTHTONESNATIVES.COM

DATE MAY 10, 2021
SCALE 1" = 10'