RECEIVED
Date: 5/8/25
TOWN OF PROSPECT
LAND USE DEPARTMENT

Inland Wetlands Commission
Town of Prospect, CT

Revised

Application # 1-2025

Application for Inland Wetlands Permit

Date: _____

1. Name of Property Owner: PAULA HAKIM
   Home Address: 41 MIDWAY DRIVE, MIDDLEBURY, CT 06762
   Business Address: _____
   Home Phone: _____ Work Phone: _____
   Cell Phone: _____ Email: _____

2. Name of Applicant: SAINT MARY LLC _____ ( ) Owner (X) Agent
   Home Address: _____
   Business Address: 27 ORCHARD ST SHELTON, CT 06484
   Home Phone: _____ Work Phone: _____
   Cell Phone: 347-283-4000 Email: MENA_TS2000@YAHOO.COM
   Check if other than owner: X
   - If the above is checked, written consent of the property owner, duly notarized, to the proposed activity as set forth in the application is required.
   - If the applicant is a Limited Liability Corporation (LLC) or a Corporation, the managing members or responsible corporate officer's name, address, email and telephone number, and/or, a corporate resolution authorizing the activity may be required.

3. Location of Property (Road): 4 TROTTERS WAY (LOT 2)

4a. List and describe all proposed activities that you are applying for. Check all that apply:

Activities:

X Excavation	X Filling	X Grading	X New Dwelling	X Well
____ House Addition	X Septic System	X Driveway	X Deck	
____ Culvert Maintenance	____ Utility Construction		____ Pool Installation	

Location of Activities:

____ in Wetlands	____ in Watercourse or Pond	X in Upland Review Area

Categorization:

____ Subdivision	____Commercial or Industrial	____ Forestry/Logging	____ Road Construction

____Other (Please explain)
1 NEW RESIDENTIAL DWELLING

4b. What is the purpose of the proposed activities? 1 NEW RESIDENTIAL DWELLING

5. What is the total area (square feet) of wetland, watercourse or upland review area which are being disturbed by the activities? Please list separately: 19,000 SQ. FT. UPLAND REVIEW
0 WETLANDS

6. Please list all alternatives (location, methods, etc.) of the activities identified in #4a in detail, which would cause less or no environmental impact. All such alternatives shall be diagrammed on a site plan or drawing. Attach additional sheet if needed.
A PRELIMINARY ALTERNATIVE LAYOUT WAS PREPARED FOR THE DEVELOPER. THIS LAYOUT USED MUCH LARGER PROPOSED DWELLINGS THIS RESULTED IN MUCH MORE ACTIVITY IN THE REGULATED AREA. IT ALSO HAD ACTIVITY CLOSER TO THE WETLANDS. I WAS ABLE TO CONVINCE THE DEVELOPERS TO REDUCE THE DWELLING SIZES TO MINIMIZE THE IMPACT TO THE WETLANDS AND REGULATED AREA (REF. ALTERNATE MAP)

7. What is your plan for plantings and stabilization? SEED & HAY IMMEDIATELY AFTER FINISHED GRADING

8. Specify timetable for project APPROX 6 MONTHS

9. Include a map of the property with a detailed drawing (with dimensions), showing the extent of the proposed activities, including all wetlands or watercourses, distances of activities from wetlands, watercourses and upland review area. Also include cubic yards of any fill. The map must be signed and dated.

10. Is this application part of a previously filed application? If so, what is Application Number?

X Yes ____ No Application Number: 11-08

11. Is this application the first part of other applications to be filed with this commission?

____ Yes X No

12. Has there been an application filed on this property within the last five (5) years?

____ Yes X No

13. Does this application involve a regulated activity which is within five hundred (500) feet of the boundary of an abutting municipality?

____ Yes X No

14. Is any regulated activity within the watershed area of a water company?

X Yes ____ No

If so, the applicant must provide proof of mailing Notice to said Water Company via certified mail within seven (7) days of this application.

15. Is the regulated activity within an Aquifer Protection Area?

____ Yes X No

Application for Inland Wetlands Permit Fee Schedule

Fee Schedule to be filled in by Inland Wetlands Commission

Fee Schedule: $25.00 plus..... $ 25.00

$15.00 per acre (Total Parcel): 1 x $15.00 = 15

$100.00 per Regulated Activity: 8 x $100.00 = 800

Public Hearing Free (If applicable): $150.00 840

3/8/25 additional application fee submitted $300 ck # 214

After the Fact Permit Fee: $200.00 per Regulated Activity having occurred or taking place without an Approved Inland Wetlands Permit. _____ x $200.00 = _____

Total: $ 840.00

(Please make checks payable to: Town of Prospect) pd

An additional State of Connecticut fee is also collected at this time:

State of Connecticut C.G.S. Section 22a-27j..... $ 60.00 pd

(This check is also made payable to: Town of Prospect)

Submit the original application plus nine (9) copies of the completed application and the signed map/drawings, with the appropriate fees.

All fees must be submitted by check or money order payable to the Town of Prospect, to be considered a Complete Application, at the meeting where the application is filed.

Additional Fees:

The Inland Wetlands Commission may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fees may include, but not limited to, the cost of retaining experts to analyze, review and report on issues requiring such experts. The Commission or duly authorized agent shall estimate the additional fees which shall be paid pursuant to Section 19.2 of the Inland Wetlands and Watercourses Regulations within 10 days of the applicant's receipt of notice of such estimate. Any portion of the additional fees received in excess of the actual cost to the Town, shall be refunded to the applicant no later than 30 days after publication of the Commissions' decision.

The applicant understands that this application is considered complete only when all fees, information, maps/drawings and documents required by the Commission have been submitted.

The applicant agrees to inform the Inland Wetlands Officer seventy-two (72) hours prior to commencing regulated activities.

The undersigned warrants the truth of all statements contained herein and the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deception or through inaccurate or misleading information.

Applicant's Signature: _____ Date: 5-2-2025

Authorized Agent's Signature: _____ Date: 5-2-2025

The applicant hereby consents to inspection of the site of the proposed activity at any reasonable time before and/or after the granting of a permit in accordance with Section 7.5j of the Inland Wetlands and Watercourses Regulations of the Town of Prospect.

Applicant's Signature: _____ Date: 5-2-2025

Authorized Agent's Signature: _____ Date: 5-2-2025

This form was received by the Commission on (date) 5/12/25

Application Fees in the amount of $840. was received by the Commission on (date) 4/16/25 and 5/8/25

Supporting documents completed on (date) _____

Commission Decision: *

Decision date: _____ Approved: * _____ Denied: _____

Approval based on map dated: _____ Revision dated: _____

Modifications and stipulations: * _____

*Reference Inland Wetlands approved minutes for details of action taken.

Paula Hakim

41 Midway Drive

Middlebury, CT 06762

(203) 695-4004

To Whom It May Concern,

I am the owner of the two lots located at 4 & 8 Trotter's Way respectively in the town of Prospect CT. I have granted permission to Saint Mary, LLC of Shelton, CTto submit applications for two building lots to the town of Prospect and to the Inland Wetlands Commission.

A signed photocopy/faxed copy of this letter shall be deemed legally binding and enforceable.

Sincerely,

Paula Hakim

Owner of 4 and 8 Trotter's Way, Prospect, CT

203-695-4004

Saint Mary LLC

27 Orchard Street, Shelton, CT

Phone: +1 (347) 283-4000

April 18, 2025

To Whom It May Concern

To: Town of Prospect, Inland-Wetlands Commission

Re: Lots 4 & 8 Trotters Way, Prospect

Dear Commissioners,

Please be advised that Damico Associates of Oxford, CT is an authorized agent of Saint Mary LLC. As such, they are authorized to submit and present applications, documents, maps, and other related materials to the Prospect Inland Wetlands Commission on our behalf.

Sincerely,

Mena Masry

Phone: +1 (347) 283-4000

27 Orchard Street, Shelton, CT

Member

Saint Mary LLC

Mena Masry

Signature

CORPORATE RESOLUTION OF SAINT MARY LLC

DATED: 5/12/2025

We, the undersigned, being all of the members of Saint Mary LLC, a limited liability company organized and existing under the laws of the State of Connecticut, do hereby adopt the following resolution:

WHEREAS, Saint Mary LLC desires to make an application to the Town of Prospect, and specifically the Inland Wetlands Commission, for two building lots with the potential development or use of property known as Lots 4 & 8 Trotters Way, Prospect; and

WHEREAS, Saint Mary LLC further desires to enter into a contract to purchase said lots, subject to such terms and conditions as may be deemed appropriate by the members and subject the lots being approved as buildable lots by the Town of Prospect;

NOW, THEREFORE, BE IT RESOLVED, that Saint Mary LLC is hereby authorized to make such application to Wetlands as may be necessary or desirable in connection with the development or use of Lots 4 & 8 Trotters Way, Prospect;

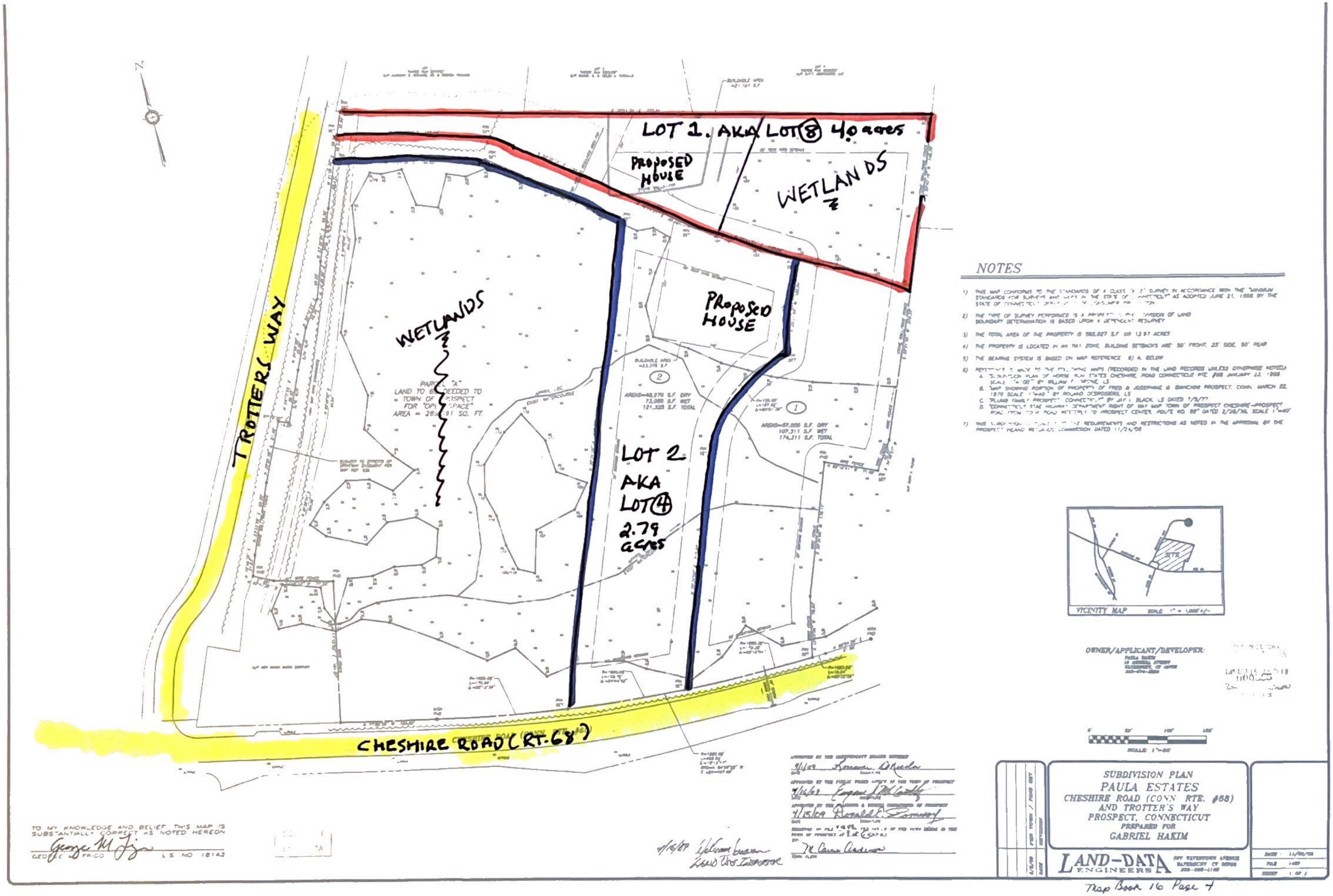
RESOLVED FURTHER, that Saint Mary LLC is authorized to enter into a contract of sale for the purchase of Lots 4 & 8 Trotters Way, Prospect, upon terms and conditions approved by the members;

RESOLVED FURTHER, that either **Mena Masry** or **Emil Essahk**, as members of the LLC, are each hereby authorized and directed to execute and deliver any and all documents and instruments, and to take such further actions as may be necessary or appropriate to effectuate the foregoing resolutions.

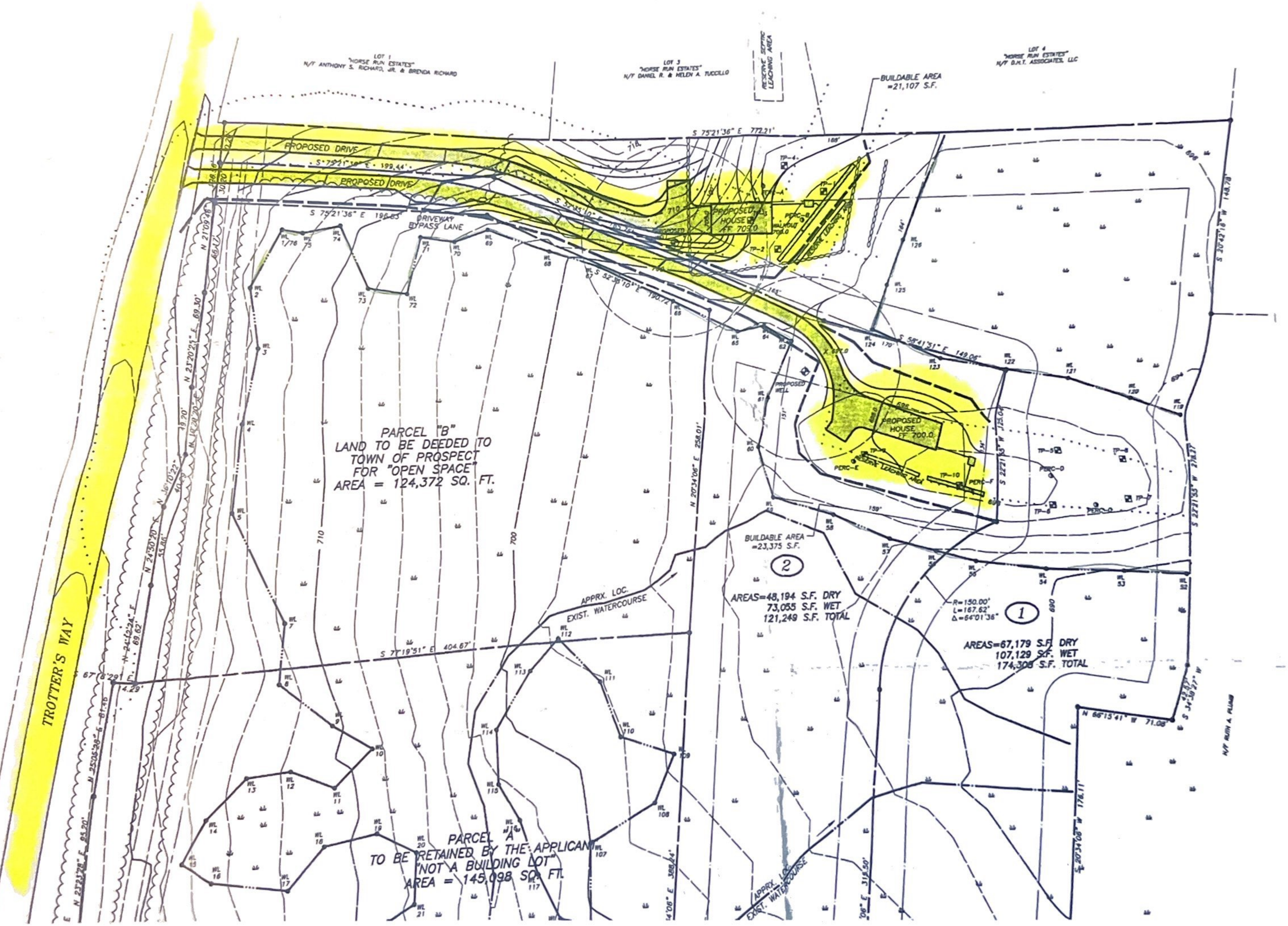
IN WITNESS WHEREOF, the undersigned have executed this Resolution as of the date first written above.

Mena Masry, Member

Emil Essahk, Member



LOT 1. AKA LOT 8 4.0 acres
PROPOSED HOUSE
WETLANDS
PROPOSED HOUSE
WETLANDS
PARCEL "A"
LOT 2 AKA LOT 4 2.79 acres
TROTTERS WAY
CHESHIRE ROAD (RT. 68)
NOTES
3) THE TOTAL AREA OF THE PROPERTY IS 583,027 S.F. OR 13.37 ACRES
4) THE PROPERTY IS LOCATED IN AN RA1 ZONE, BUILDING SETBACKS ARE: 50' FRONT, 25' SIDE, 50' REAR
5) THE BEARING SYSTEM IS BASED ON MAP REFERENCE 6) A. BELOW
VICINITY MAP
OWNER/APPLICANT/DEVELOPER:
SCALE: 1"=50'
SUBDIVISION PLAN
PAULA ESTATES
CHESHIRE ROAD (CONN RTE. #68)
AND TROTTER'S WAY
PROSPECT, CONNECTICUT
PREPARED FOR
GABRIEL HAKIM
LAND-DATA ENGINEERS
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON
L.S. NO. 18142
Map Book 16 Page 4


LOT 1
"HORSE RUN ESTATES"
N/F ANTHONY S. RICHARD, JR. & BRENDA RICHARD
LOT 3
"HORSE RUN ESTATES"
N/F DANIEL R. & HELEN A. TUCCILLO
RESERVE SEPTIC LEACHING AREA
LOT 4
"HORSE RUN ESTATES"
N/F D.H.T. ASSOCIATES, LLC
BUILDABLE AREA
=21,107 S.F.
S 75°21'36" E 772.21'
PROPOSED DRIVE
PROPOSED DRIVE
S 75°21'36" E 199.44'
S 75°21'36" E 196.83'
DRIVEWAY
BYPASS LANE
PROPOSED
HOUSE
FF 709.0
S 52°35'10" E 190.72'
S 58°41'51" E 149.06'
PROPOSED
WELL
PROPOSED
HOUSE
FF 700.0
PARCEL "B"
LAND TO BE DEEDED TO
TOWN OF PROSPECT
FOR "OPEN SPACE"
AREA = 124,372 SQ. FT.
N 20°34'06" E 258.01'
BUILDABLE AREA
=23,375 S.F.
2
AREAS=48,194 S.F. DRY
73,055 S.F. WET
121,249 S.F. TOTAL
R=150.00'
L=167.62'
Δ=64°01'36"
1
AREAS=67,179 S.F. DRY
107,129 S.F. WET
174,308 S.F. TOTAL
APPRX. LOC.
EXIST. WATERCOURSE
S 77°19'51" E 404.67'
TROTTER'S WAY
N 66°15'41" W 71.08'
N/F RUTH A. PLUMB
PARCEL "A"
TO BE RETAINED BY THE APPLICANT
"NOT A BUILDING LOT"
AREA = 145,098 SQ. FT.
APPRX. LOC.
EXIST. WATERCOURSE

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Soil Report

Date: March 7, 2025
By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
    - Nationally certified by the Soil Science Society of America (#353463).
    - Registered with the Society of Soil Scientists of Southern New England.
    - Certified PWS #1321 by the Society of Wetland Scientists
    - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
    - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 4 and 8 Trotters Way, Prospect, CT

INTRODUCTION

A wetlands investigation was performed on the above-referenced property to locate and identify any inland wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

DEFINITIONS

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial.*

Poorly drained and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. **Floodplain** refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629).

Watercourses are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

a) Evidence of scour, or deposits of recent alluvium or detritus;
b) The presence of standing or flowing water for a duration longer than a particular storm incident;
c) The presence of hydrophytic vegetation.

Uplands are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-36 and 22a-45) as amended. All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on March 6, 2025. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey. The wetland boundaries were marked with flagging tape and/or stakes (Wetland Flags 1-19, 20-70) and a sketch map prepared (attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 6.8 acre site is located on the east side of Trotters Way in Prospect, CT. The site consisted of two undeveloped forested lots. The site is located within the DEEP Basin 5202-01 within the Tenmile River Subregional Basin. Wetland resources included forested wetlands with several watercourses draining easterly within and along the periphery of the site.

WETLAND AND WATERCOURSE SOIL MAPPING UNITS

(3) Ridgebury, Leicester, and Whitman soils extremely stony

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in till derived mainly from granite, gneiss and schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in low areas in uplands. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity ranges from moderately low to high in the solum and very low to

moderately low in the substratum. Mean annual temperature is about 49 degrees F. and the mean annual precipitation is about 45 inches. TAXONOMIC CLASS: Loamy, mixed, active, acid, mesic, shallow Aeric Endoaquepts

The Leicester series consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches. TAXONOMIC CLASS: Coarse-loamy, mixed, active, acid, mesic Aeric Endoaquepts

The Whitman series consists of very deep, very poorly drained soils formed in lodgement till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainageways on uplands. Saturated hydraulic conductivity is moderately high or high in the solum and very low through moderately high in the substratum. Mean annual precipitation is about 45 inches (1143 millimeters) and mean annual temperature is about 49 degrees F. (9 degrees C.). TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Typic Humaquepts

UPLAND (NON WETLAND) SOIL MAPPING UNITS

(60B) Canton and Charlton soils, 3 to 8 percent slopes (edge of hill in northern region)

The Charlton series consists of very deep, well drained loamy soils formed in till derived from parent materials that are very low in iron sulfides. They are nearly level to very steep soils on till plains and hills. Slope ranges from 0 to 50 percent. Saturated hydraulic conductivity is moderately high or high. Mean annual temperature is about 10 degrees C and mean annual precipitation is about 1194 mm. TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Typic Dystrudepts

The Canton series consists of very deep, well drained soils formed in a loamy mantle underlain by sandy till derived from parent materials that are very low in iron sulfides. They are on nearly level through very steep glaciated plains, hills, and ridges. Slope ranges from 0 through 35 percent. Saturated hydraulic conductivity is high in the solum and high or very high in the substratum. The mean annual temperature is about 46 degrees F. (10 degrees C.) and the annual precipitation is about 44 inches (1194 millimeters). TAXONOMIC CLASS: Coarse-loamy over sandy or sandy-skeletal, mixed, semiactive, mesic Typic Dystrudepts

(50B) Sutton fine sandy loam, 3 to 8 percent slopes, very stony

The Sutton series consists of very deep, moderately well drained loamy soils formed in till. They are nearly level to strongly sloping soils on plains, low ridges, and hills, typically on lower slopes and in slight depressions. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is moderately high or high throughout. Mean annual temperature is about 10 degrees Celsius and mean annual

precipitation is about 1194 millimeters. TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Aquic Dystrudepts

---

LIMITATIONS

All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

CERTIFICATION

Signed,

Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)

4 and 8 Trotters Way, Prospect

Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
203-451-8319
www.CTWetlandsConsulting.com

STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Soil Report

Date: March 7, 2025 amended 5/8/25
By: Steven Danzer Ph.D.

- Soil Scientist, Senior Professional Wetland Scientist, Arborist
    - Nationally certified by the Soil Science Society of America (#353463).
    - Registered with the Society of Soil Scientists of Southern New England.
    - Certified PWS #1321 by the Society of Wetland Scientists
    - Certified Arborist by the International Society of Arboriculture (ISA) NE-7409A
    - CT Licensed Arborist DEEP S-5639
- Ph.D. in Renewable Natural Resource Studies.

Project: 4 and 8 Trotters Way, Prospect, CT

INTRODUCTION

A wetlands investigation was performed on the above-referenced property to locate and identify any inland wetland soils or watercourses.

The purpose of this report is to document that the field work for the site investigation was conducted using professionally accepted methods and procedures. This report is intended for submission by the owner(s) of the property or their designated agent to the local municipal regulatory agency.

DEFINITIONS

The Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) define **inland wetlands** as land, including submerged land (except for tidal wetlands) which consist of any of the soil types designated by the National Cooperative Soil Survey as *poorly drained, very poorly drained, floodplain, or alluvial.*

Poorly drained and **very poorly drained** are soil drainage classes that are defined by specific technical criteria in the Soil Survey Manual, Ch. 3 of the USDA Natural Resources Conservation Service. Generally speaking, *poorly drained soils* are wet at shallow depths periodically during the growing season, or remain wet for long periods, while in *very poorly drained soils* water is removed from the soil so slowly that free water remains at or very near the ground surface during much of the growing season. **Floodplain** refers to the land bordering a stream or river that is subject to flood stage inundation, and **alluvial** refers to soil deposited by concentrated running water (Soil Survey Manual, Part 629).

Watercourses are defined by the Connecticut General Statutes Ch. 440 Sections 22a-36 and 22a-45 (as amended) to include rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private. **Intermittent watercourses** are a type of watercourse that typically do not flow year-round, and are specifically defined within the CT statutes by the presence of a defined permanent channel and bank, and the occurrence of two or more of the following characteristics:

a) Evidence of scour, or deposits of recent alluvium or detritus;
b) The presence of standing or flowing water for a duration longer than a particular storm incident;
c) The presence of hydrophytic vegetation.

Uplands are land areas that are not inland wetlands, watercourses, or subject to tides.

The **soil series** is a soil label that refers to the lowest category of the National Soil Classification System. It is used as a specification for identifying and classifying soils within a soil map unit. The descriptions are standardized by the USDA-NRCS, and contain soil properties that define and distinguish them from the other soil series.

METHODS

Wetland or watercourse boundaries present within the survey area were investigated pursuant to the definitions provided by the Connecticut General Statutes (CGS Ch. 440 Sections 22a-36 and 22a-45) as amended. All soils were sampled to a depth of at least 20 inches with spade and augur unless noted otherwise during a field investigation conducted on March 6, 2025 and May 4, 2025. Soils were classified according to the nomenclature presented within the NRCS Web Soil Survey, with additional reference to the National Cooperative Soil Survey, and the local Soil Survey. The wetland boundaries were marked with flagging tape and/or stakes (Wetland Flags 1-19, 20-70, 71-96) and a sketch map prepared (attached).

SITE DESCRIPTION AND DISCUSSION

The roughly 6.8 acre site is located on the east side of Trotters Way in Prospect, CT. The site consisted of two undeveloped forested lots. The site is located within the DEEP Basin 5202-01 within the Tenmile River Subregional Basin. Wetland resources included forested wetlands with several intermittent watercourses draining easterly within and along the periphery of the site. The larger watercourse, south of flags 28-35, was surrounded by wetlands on both sides, and was incorporated within the greater flagged wetland area as is customarily done by soil scientists in these circumstances.

WETLAND AND WATERCOURSE SOIL MAPPING UNITS

(3) Ridgebury, Leicester, and Whitman soils extremely stony

The Ridgebury series consists of very deep, somewhat poorly and poorly drained soils formed in till derived mainly from granite, gneiss and schist. They are commonly shallow to a densic contact. They are nearly level to gently sloping soils in low areas in uplands. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity ranges from moderately low to high in the solum and very low to moderately low in the substratum. Mean annual temperature is about 49 degrees F. and the mean annual precipitation is about 45 inches. TAXONOMIC CLASS: Loamy, mixed, active, acid, mesic, shallow Aeric Endoaquepts

The Leicester series consists of very deep, poorly drained loamy soils formed in friable till. They are nearly level or gently sloping soils in drainageways and low-lying positions on hills. Slope ranges from 0 to 8 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and moderate to rapid in the substratum. Mean annual temperature is about 50 degrees F., and mean annual precipitation is about 47 inches. TAXONOMIC CLASS: Coarse-loamy, mixed, active, acid, mesic Aeric Endoaquepts

The Whitman series consists of very deep, very poorly drained soils formed in lodgement till derived mainly from granite, gneiss, and schist. They are shallow to a densic contact. These soils are nearly level or gently sloping soils in depressions and drainageways on uplands. Saturated hydraulic conductivity is moderately high or high in the solum and very low through moderately high in the substratum. Mean annual precipitation is about 45 inches (1143 millimeters) and mean annual temperature is about 49 degrees F. (9 degrees C.). TAXONOMIC CLASS: Loamy, mixed, superactive, acid, mesic, shallow Typic Humaquepts

UPLAND (NON WETLAND) SOIL MAPPING UNITS

(60B) Canton and Charlton soils, 3 to 8 percent slopes (edge of hill in northern region)

The Charlton series consists of very deep, well drained loamy soils formed in till derived from parent materials that are very low in iron sulfides. They are nearly level to very steep soils on till plains and hills. Slope ranges from 0 to 50 percent. Saturated hydraulic conductivity is moderately high or high. Mean annual temperature is about 10 degrees C and mean annual precipitation is about 1194 mm. TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Typic Dystrudepts

The Canton series consists of very deep, well drained soils formed in a loamy mantle underlain by sandy till derived from parent materials that are very low in iron sulfides. They are on nearly level through very steep glaciated plains, hills, and ridges. Slope ranges from 0 through 35 percent. Saturated hydraulic conductivity is high in the solum and high or very high in the substratum. The mean annual temperature is about 46 degrees F. (10 degrees C.) and the annual precipitation is about 44 inches (1194 millimeters). TAXONOMIC CLASS: Coarse-loamy over sandy or sandy-skeletal, mixed, semiactive, mesic Typic Dystrudepts

(50B) Sutton fine sandy loam, 3 to 8 percent slopes, very stony

The Sutton series consists of very deep, moderately well drained loamy soils formed in till. They are nearly level to strongly sloping soils on plains, low ridges, and hills, typically on lower slopes and in slight depressions. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is moderately high or high throughout. Mean annual temperature is about 10 degrees Celsius and mean annual precipitation is about 1194 millimeters. TAXONOMIC CLASS: Coarse-loamy, mixed, active, mesic Aquic Dystrudepts

---

LIMITATIONS

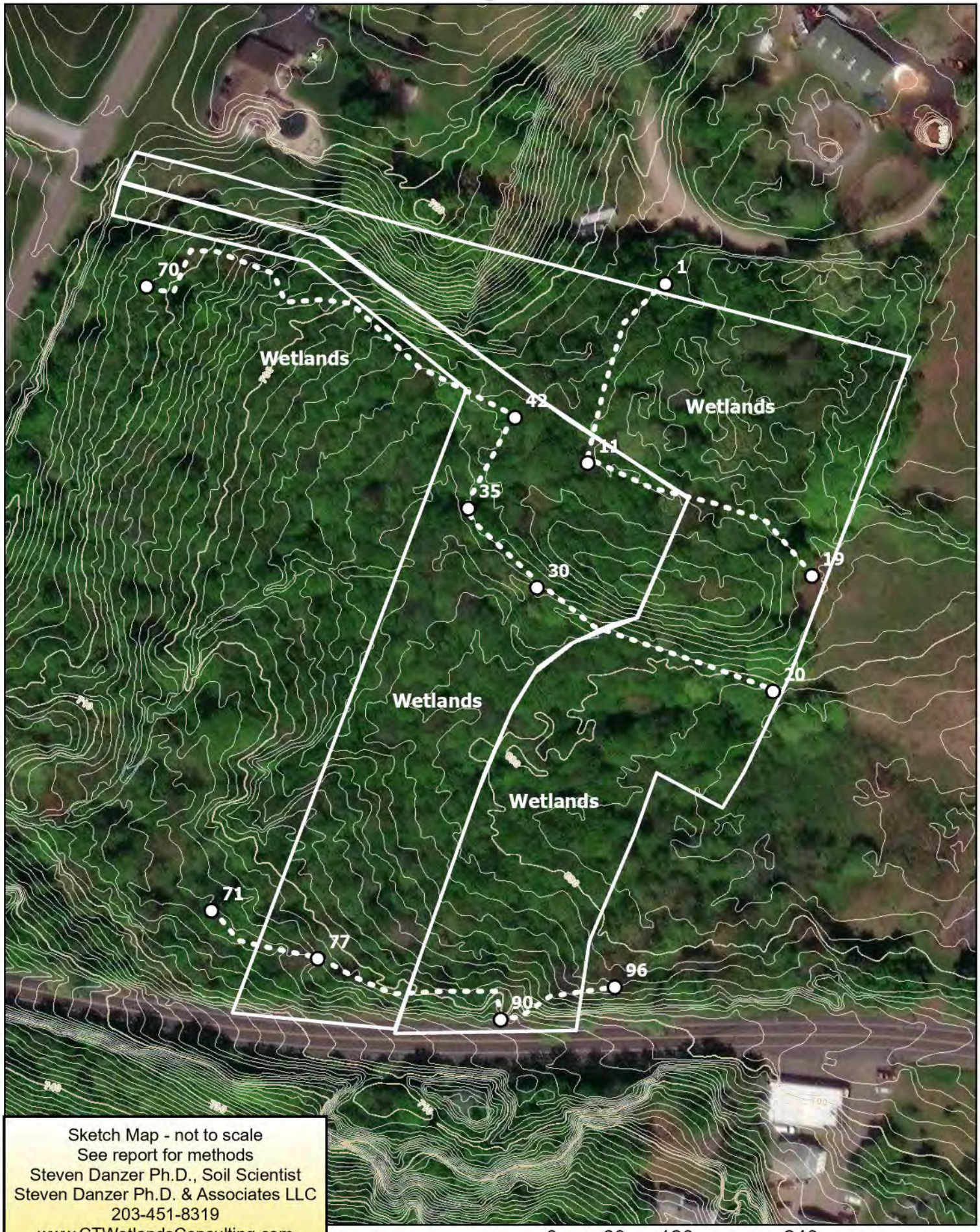
All observations and conclusions within this report are opinion and were based upon the field conditions at time of investigation and best professional judgment. Field conditions may change over time. All wetland boundary lines established by the undersigned Soil Scientist are subject to change until officially adopted by the appropriate local, state and federal regulatory agencies.

CERTIFICATION

Signed,

Steven Danzer Ph.D., Certified Professional Soil Scientist (CPSS #353463)

8 Trotters Way, Prospect



STEVEN DANZER, PHD & ASSOCIATES LLC
Wetlands & Environmental Consulting
WWW.CTWETLANDSCONSULTING.COM
203 451-8319
WETLAND BOUNDARIES • POND & LAKE MANAGEMENT • CONSTRUCTION FEASIBILITY CONSULTATIONS • ENVIRONMENTAL STUDIES

Environmental Report

4 and 8 Trotters Way, Prospect, CT

Date: June 21, 2025

By: Steven Danzer Ph.D.

- Soil Scientist – Certified Nationally by the Soil Science Society of America (#353463).
  – Registered with the Society of Soil Scientists of Southern New England.
- Senior Professional Wetland Scientist - PWS #1321, Society of Wetland Scientists.
- Arborist - CT DEEP License S-5639; ISA Certified NE-7409A.

- Ph.D. - Renewable Natural Resource Studies.

INTRODUCTION

Regulated activities are proposed at 4 and 8 Trotters Way in Prospect, Connecticut. The proposed activities include the development of two forested lots to include residences, driveways, grading, stormwater management systems and installation of septic systems, as indicated by plans prepared by D'Amico Associates revised through 6/19/25.

1.0 Landscape, Land Use and Watershed Context

The roughly 6.8 acre site is located on the east side of Trotters Way and north of State Route 68 in Prospect, CT. The site consists of two undeveloped forested lots; 4 and 8 Trotters Way. Adjacent landuse to the north is residential. A farm (Plumb Farms) is located to the east. Town of Prospect open space is located to the west, on the corner of Trotters Way and Route 68.

The site (Lot 1 and Lot 2 together) and surrounding environs are located within the DEEP watershed Basin 5202-01 within the Tenmile River Subregional Basin. Wetland resources (to be described in more detail in the next section of this report) include two areas of forested wetlands which also include several intermittent watercourses draining easterly within and along the periphery of the site.

2.0 Wetlands/Watercourses

Two wetland and/or watercourse systems are located within or adjacent the site as indicated on the map attached to this report:

Wetland 1 is located within the northeastern region of the site, within the eastern region of Lot 1. The wetland is forested and mainly consists of a complex of interconnected swampy depressions.

Wetland 2 is located to the south of the proposed driveway and extends throughout most of the southern regions of Lot 1 and Lot 2. The wetland is forested and contains several intermittent watercourses and intermediately sized drainage channels which drain easterly within and along the periphery of the site. The wetlands extend from the west throughout most of the Town open space and are also present throughout most of the Town open space.

The wetlands were delineated by Steven Danzer Ph.D. on 3/4/25 and 5/4/25 and described in a soil report dated 3/7/25 amended 5/8/25. Soils within the wetlands were classified as within the Ridgebury, Leicester, and Whitman soils extremely stony mapping unit (3). Adjacent upland soils were best described as within the Canton and Charlton soils, 3 to 8 percent slopes mapping unit (60B).

Wetland/watercourse descriptions are as follows:

2.1 Wetland 1

This forested wetland area is located east of the upland hill on Lot 1 and consists of a complex of interconnected swampy depressions. Dominant vegetation includes Red maple, Spicebush, Sweet Pepperbush, Cinnamon fern, Tussock sedge, Skunk cabbage, and Greenbriar. Dominant vegetation within the adjacent upland to the west (within the area of the proposed development for Lot 1) included mature Red maple on the hill, with intermediately sized Red maple and Cherry growing below, along with a mixture of young and mature Black birch. The wooded canopy cover is relatively sparser below the hill around the proposed Lot 1 septic.

The hydrology for the wetland area is maintained by runoff from all surrounding upland from all sides, from channelized flow from adjacent residential property to the north, and by groundwater. There is no surface water connection located within the site between Wetland 1 and Wetland 2 located to the south.

The 2/11/25 peer review comments by SLR requested that the area be examined to determine whether potential vernal pools (PVPs) are present within the wetland system.

There was no direct evidence present during the investigation to conclude that any of the wetland depressions located within the lowland area were in fact vernal pools. However it should be noted that the optimal time for such an investigation would be in early spring when the amphibians are still breeding or shortly thereafter.

Several factors were observed during the late June investigation that did not support the likelihood of PVPs present. These factors included the general lack of storage capacity of the lowland areas, and the fact that even with the abundant recent rains the wetland area was more saturated (i.e. water below the surface) than inundated (i.e. water above the surface). As such, the hydrologic regime of this wetland area would be best characterized as seasonally saturated and sometimes temporary flooded rather than seasonally flooded. The drier portions of the area did exhibit leaf staining, but the lowland area in general lacked the classic vernal pool shape. However, even though this area did not present direct evidence at this time to support the idea that it contained PVPs, it would be expected that this area could still be suitable for amphibians and/or reptiles regardless.

The outer edges of this lowland area within Wetland 1 were too diffuse to accurately flag its high water boundaries, but overall, the edges of this area was observed to be 75 feet from the western wetland boundary in the area of flags 4-8, and 50 feet from the southern wetland boundary in the area of flags 13-18, as generally depicted on the revised site map.

The existing functions and values of Wetland 1 were evaluated using the New England Army Corp Highway Methodology Descriptive Approach, as modified for application to local conditions. The methodology employed below has been proven useful in similar projects intended for review by municipal wetland commissions and was chosen as the most appropriate methodology for the assessment of the area due to the assessment's descriptive emphasis.

The functions and values of the wetland system are described below:

The wetland system performs a small level of *groundwater discharge* due to groundwater seepage from the adjacent moderate slopes and possibly the interception of the seasonal water table in several places in the deepest portions. The system provides a small amount of *recharge* as well due to its likely intermittent hydrology.

The wetland performs a small to moderate level of *floodflow alteration* due to the fact that it occurs in a relatively flat area, with a moderate ability to provide flood storage, with signs indicative of variable water level, and because effective flood storage is small or nonexistent upslope of the wetland.

The watercourse floodplain provides a small level of *sediment/toxicant/pathogen retention* and *nutrient transformation* of potential upstream pollutants from the adjacent upland (especially from the north) due to the presence of vegetation and the opportunity for sediment trapping.

The wetland provides *wildlife habitat* due to the fact that it has not been significantly degraded by human activity or largely fragmented by development (with the notable exception of the adjacent property to the north which has been cleared of woody vegetation). More than 40% of the wetland edge is bordered by upland wildlife habitat at least 500 feet in width. There is not a high degree of diversity of vegetation classes or wetland types, though vegetation present is mainly native and interspersed with several areas of where water pools. The wetland does have the ability to support amphibians and reptiles, though there was no evidence at this time that the wetlands contain vernal pools.

The wetland area supports a small amount of *production export* since wildlife food sources grow within the wetland.

The wetland area is too shallow and as such provides no *fish or shellfish habitat*. The wetland is not suitable for *recreation*. The system has limited *educational/scientific value* and *uniqueness-heritage* due to the lack of practical access or opportunity for public viewing. The wetland does not support *sediment/shoreline stabilization* due to the lack of a large associated waterbody.

2.2 Wetland 2

Wetland 2 is located to the south of the proposed driveway and extends throughout most of the southern regions of Lot 1 and Lot 2. The wetland is forested with a large portion of it occurring on gentle slopes. The wetland contains several intermittent watercourses and intermediately sized drainage channels which drain easterly within and along the periphery of the site. The wetlands extend from the west throughout most of the Town open space.

Dominant vegetation within the wetlands includes Red maple, Yellow birch, Black birch, Multiflora rose, Spicebush, Sweet Pepperbush, Cinnamon fern, Tussock sedge, Skunk cabbage, Japanese barberry, and Greenbriar. Dominant vegetation within the adjacent upland to the north (e.g. within the area of the proposed development for Lot 2) included young and intermediate sized Black birch, mature Red maple, and scattered assortment of young and intermediate sized Yellow birch, Tulip tree, Beech, and Hickory.

Hydrology for the wetland area is supported by a combination of surface runoff and channelized flow from the open space to the west, and surface runoff from the north and south. A town road drain from Route 68 outlets into the wetland along its southern boundary in the vicinity of flag 90. There is no surface water connection located within the site between Wetland 2 and Wetland 1 located to the north.

The functions and values of the wetland system are described below:

The wetland system performs a moderate level of *groundwater discharge* due to groundwater seepage from the adjacent moderately sloping terrain and possibly due to the interception of the seasonal water table within the internal stream channel. The system provides a small amount of *recharge* as well due to the intermittent hydrology of the channelized areas.

The wetland only performs a small level of *floodflow alteration* due to the fact that the wetland occurs within a sloped gradient with limited ability to provide flood storage, though it is also noted that there are wetlands along the fringe of the channeled portions that can absorb water during flooding events along the channel.

The watercourse floodplain provides a moderate level of *sediment/toxicant/pathogen retention* and *nutrient transformation* of potential upstream pollutants from the adjacent upland (especially from the north) due to the presence of wetland vegetation on the slopes and the opportunity for this vegetation to provide sediment trapping.

The wetland provides *wildlife habitat* since it has not been significantly degraded by human activity or largely fragmented by development (with the notable exception of the region of the wetlands located adjacent to Route 68 where the wetlands have been impacted due to road sediment, unmanaged runoff, and prior filling). More than 40% of the wetland edge is bordered by upland wildlife habitat at least 500 feet in width. There is not a high degree of diversity of vegetation classes or wetland types, though the present vegetation is mainly native.

The wetland area supports a small amount of *production export* since wildlife food sources grow within the wetland.

The channel areas are too shallow and intermittent and as such do not provide *fish or shellfish habitat*. Likewise, the wetland is not suitable for *recreation*. The system has limited *educational/scientific value* and *uniqueness-heritage* due to the lack of practical access or opportunity for public viewing. The wetland does not support *sediment/shoreline stabilization* due to the lack of a large associated waterbody.

2.3 NDDB Search

An automated site assessment for both wetlands and the adjacent upland areas was performed through the CT DEEP NDDB database portal. Current data maintained by the

Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated. The assessment is attached at the end of this report.

3.0 Discussion of Potential Wetland Impacts

Peer review comments from SLR (dated 6/11/25) requested an evaluation of potential impacts to the wetlands and watercourse. An evaluation and discussion is provided below. In summary, it was determined that there will be no quantifiable physical impacts to the wetland or watercourse resources on or adjacent to the site due to the proposed activities.

3.1 Lot 1

There are no construction or landscaping activities proposed in the wetlands or watercourses. All proposed activities will occur within the upland.

The residence for Lot 1 will be situated on the eastern side of the upland hill. The septic will be located on the relatively flatter area below the toe of the slope, an area which is relatively less wooded than the hill. Wetland 1 is located to the east, roughly 50 feet east of the existing stone wall indicated on the site plan. The deeper section of Wetland 1 (which was examined for potential vernal pools) is located roughly 75 feet to the east from the wetland boundary and roughly 112 feet from that stone wall. Wetland 2 is located 65 feet to the south of the residence.

As discussed in the earlier section of this report, there was no direct evidence present during the investigation to conclude that any of the wetland depressions within the lowland in Wetland 1 were in fact vernal pools. However, it should be noted that at least 100 feet of woodland and wetland habitat will still be preserved from development on its western side, an amount equal to what would be the 100 foot vernal pool envelope (had the area been confirmed at this time as a vernal pool) referenced within the comments by SLR.

Under existing conditions, Wetland 1 is supported by runoff from all surrounding upland from all sides, from channelized flow from the adjacent residentially developed property to the north, and by groundwater. None of these water sources will be significantly changed due to the proposed activities. Additional runoff generated by the residence will be mitigated through a stormwater management system, as indicated on the site plan. As such, there are no significant hydrologic impacts anticipated.

Typical indirect effects of residential development include potential increases or alterations in lighting, noise, generation of nonpoint pollutants due to lawn care,

transformation of native habitat to lawn, increases in sun along the edge of the woodland, and possible encroachment towards regulated areas. These will all be considered below:

Physical effects to wetland areas due to increases in artificial lighting and noise within the upland are inherently difficult to quantify, but in the case of this proposal it should be noted that the residence will be located roughly 90 feet from the edge of Wetland 1 and roughly 70 feet from the wetland area located on the open space to the south. These are considerable separation distances which will mitigate light and noise levels.

Regarding the potential generation of nonpoint pollutants from lawn care (such as fertilizers, pesticides, etc..) it should be noted that the lawned area within Lot 1 has been minimized to the extent practical. The lawned area necessary to accommodate the septic will be relatively small (roughly 4200 SF). Conditions of permit approval such as Organic Lawn care pledges are difficult to enforce but can be stipulated as permit condition at the Commission's discretion as an additional level of protection.

The removal of trees and the alteration of the forest floor to lawn will result in more sun light penetrating towards the edge of the remaining forested areas. This will favor certain sun adapted vegetations such as poison ivy, and natural and invasive vines. However, it is noted that 50 feet or more of upland wooded buffer will remain between the development and the wetlands, mitigating such effects from the wetland area.

Regarding the possibility of physical encroachments towards the wetland area (i.e a scenario where the unauthorized removal of vegetation by future homeowners could occur to create additional lawn), it has been my experience that when this occurs, it often occurs incrementally over time. Such encroachments can be discouraged and/or prevented by the presence of an obvious separation barrier that functions as a demarcation feature between the natural and residential areas. A stone wall already exists as a barrier and feature to the west of Wetland 1. This stone wall will be preserved as per the recommendation of SLR and as indicated on the site plan. This will physically obstruct lawn mowers or other machinery from intruding into the wetlands or remaining wetland buffer.

3.2 Lot 2

There are no construction or landscaping activities proposed in the wetlands or watercourses. All proposed activities will occur within the upland.

The residence for Lot 2 will be located on the western portion of an upland knoll that is situated between both wetland areas. The eastern portion of the knoll is located on Lot 1 and will be fully preserved as is. A boulder demarcation feature will be installed at the northern and southern limits of disturbance for the lot.

Wetland 1 is located approximately 25-43 feet to the north of the residence. The deeper section of Wetland 1 (which was examined for potential vernal pools) is located roughly

60 feet to the north from the outer wetland boundary and 70-90 feet from the limit of disturbance (the northern boulder demarcation feature).

Wetland 2 is located 30-40 feet south of the limit of disturbance at the southern boulder demarcation feature.

As discussed in the previous sections of this report, there was no direct evidence present during the investigation to conclude that any of the wetland depressions within the lowland in Wetland 1 were in fact vernal pools. However, it should be noted that at least 70-90 feet of woodland and wetland habitat will still be preserved from development on its western side. That is a considerable amount, in my opinion, even if it does not equal to what would be the 100 foot vernal pool envelope (had the area been confirmed at this time as a vernal pool) referenced within the comments by SLR.

Under existing conditions, Wetland 1 is supported by runoff from all the surrounding upland sides, from channelized flow from adjacent residential property to the north, and by groundwater. Wetland 2 is supported by a combination of surface runoff and channelized flow from open space to the west, and surface runoff from the north and south. Wetland 2 receives an additional unmanaged input from a drainage outlet from Route 68. None of these water sources will be significantly changed due to the proposed activities. Additional runoff generated by the residence will be mitigated through a stormwater management system, as indicated on the site plan. As such, there are no significant hydrologic impacts anticipated to either wetland area.

As discussed previously for Lot 1, typical indirect effects of residential development include potential increases or alterations in lighting, noise, generation of nonpoint pollutants due to lawn care, transformation of native habitat to lawn, increases in sun along the edge of the woodland, and possible encroachment towards regulated areas. These will all be considered below:

Physical effects to wetland areas due to increases in artificial lighting and noise within the upland are inherently difficult to quantify, but in the case of this proposal it should be noted that the residence will be located roughly 25-41 feet from the edge of Wetland 2 and roughly 75 feet from Wetland 1. While the separation distance between the residence and Wetland 1 is considerable, it is acknowledged that the separation distance between the residence and Wetland 2 is less. The separation distance appears to be driven by the required location of the septic system. To mitigate for lighting, the Commission can explore advising or stipulating that downward directed or equivalent low impact lighting fixtures be used for exterior areas.

Regarding the potential generation of nonpoint pollutants from lawn care (such as fertilizers, pesticides, etc..) it should be noted that the lawned area will be relatively small (roughly 3250 SF) and necessary to accommodate the septic. Conditions of permit approval such as Organic Lawn care pledges are difficult to enforce but can be stipulated at the Commission's discretion as an additional level of protection.

As discussed previously for Lot 1, the removal of trees and the alteration of the forest floor to lawn will result in more sun light penetrating towards the edge of the remaining forested areas. This will favor certain sun adapted vegetations such as poison ivy, and natural and invasive vines. There is at least 25 feet of wooded upland buffer between the Wetland 1 and the limit of disturbance, and at least 30 feet of buffer between Wetland 2 and the limit of disturbance.

Regarding the possibility of physical encroachments towards the wetland area (i.e a scenario where the unauthorized removal of vegetation by future homeowners could occur to create additional lawn), it has been my experience that when this occurs, it often occurs incrementally over time. Such encroachments can be discouraged and/or prevented by the presence of an obvious separation barrier that functions as a demarcation feature between the natural and residential areas. To prevent this potential occurrence, a line of boulders will be placed along the northern and southern limits of disturbance as indicated on the site plan. This will physically obstruct lawn mowers or other machinery in the future from intruding into the wetlands or remaining wetland buffer.

Thank you for the opportunity to comment.

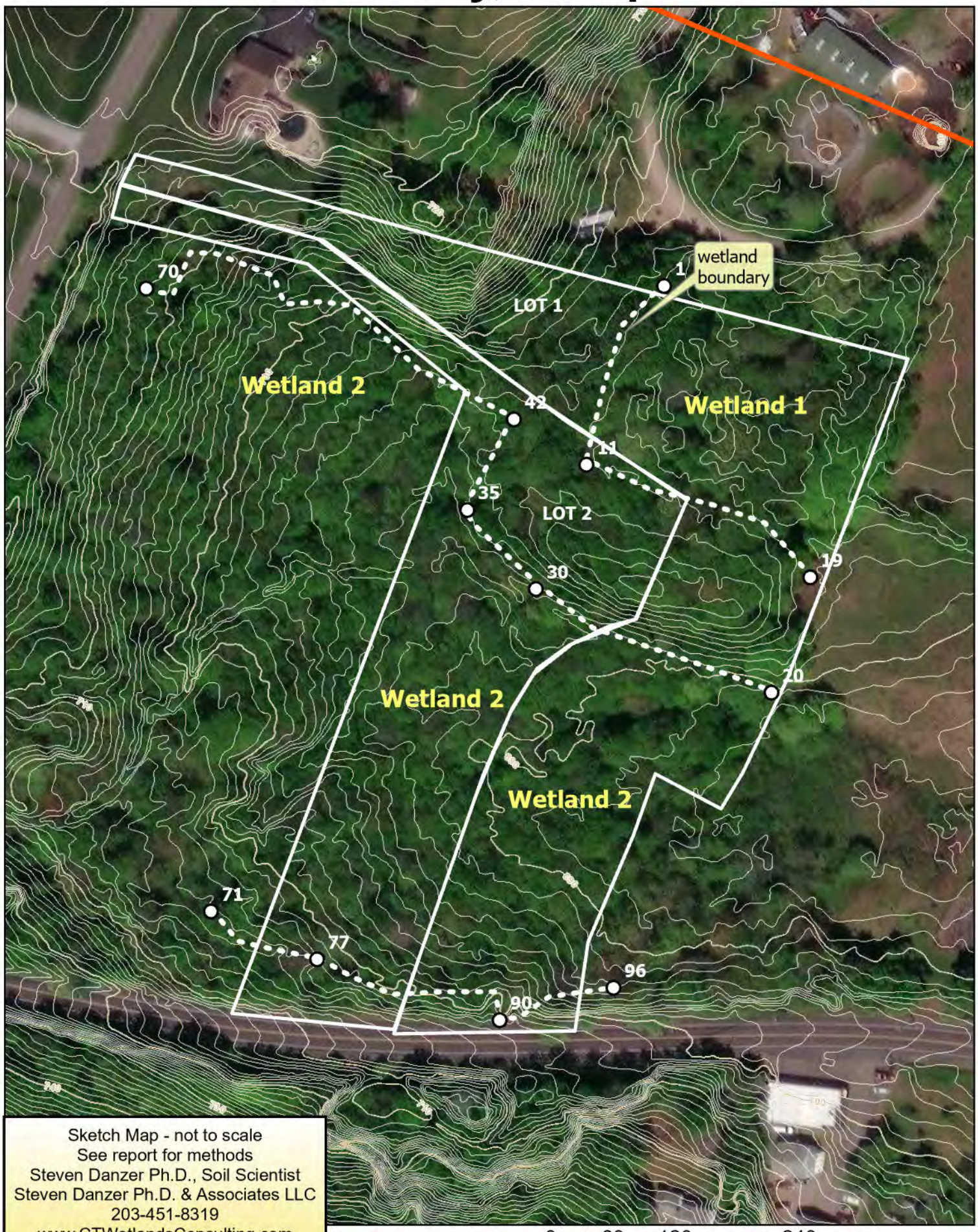
Respectfully submitted,
Signed,

Steven Danzer Ph.D.
Professional Wetland Scientist, Soil Scientist, Arborist,
Ph.D. in Renewable Natural Resource Studies

CPSS
Certified Professional
Soil Scientist

Attachments – Wetland Location map, photos, NDDB assessment

Trotters Way, Prospect



Sketch Map - not to scale
See report for methods
Steven Danzer Ph.D., Soil Scientist
Steven Danzer Ph.D. & Associates LLC
203-451-8319
www.CTWetlandsConsulting.com

PHOTOS

Photo 1. Wetland 1. Lowland area, approximately 75 feet from western wetland boundary, looking east. 6/18/25.

Photo 2. Wetland 1. Lowland area, approximately 50 feet from southern wetland boundary, looking north. 6/18/25.

Photo 3. Wetland 1. Lowland area, approximately 90 feet from western wetland boundary, looking east. 6/18/25.

Photo 4. Wetland 2. Looking south within vicinity of wetland flag 28. 6/18/25.

Photo 5. Wetland 2. Interior channel located south of flag 29. Looking west. 6/18/25.

Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

Generated by eNDDB on:
6/20/2025

Steven Danzer
Towns: Prospect
Preliminary Site Assessment: 434234317

Subject: Trotters Way Prospect

Current data maintained by the Natural Diversity Database (NDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated.

Please be advised that this is a preliminary assessment and not a Natural Diversity Database determination. The purpose of this information is to provide a general planning tool which identifies those species that have been reported and may occur on or near the mapped area. A more detailed application and review will be necessary to move forward with any environmental authorization, permit, license, or registration applications submitted to DEEP. If such review is required, please return to the DEEP's ezFile Portal and select Natural Diversity Database Review to begin the review process.

This Preliminary Site Assessment does not preclude the possibility that species not previously reported to the Natural Diversity Database may be encountered on the site. You are encouraged to report incidental observations to the Natural Diversity Database using the appropriate survey form and follow the instructions for submittal. We recommend field surveys be conducted in order to evaluate potential habitat and species presence. Field surveys should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State listed species
6. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to the CT DEEP-NDDB Program (deep.nddbrequest@ct.gov) for further review by program biologists.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units

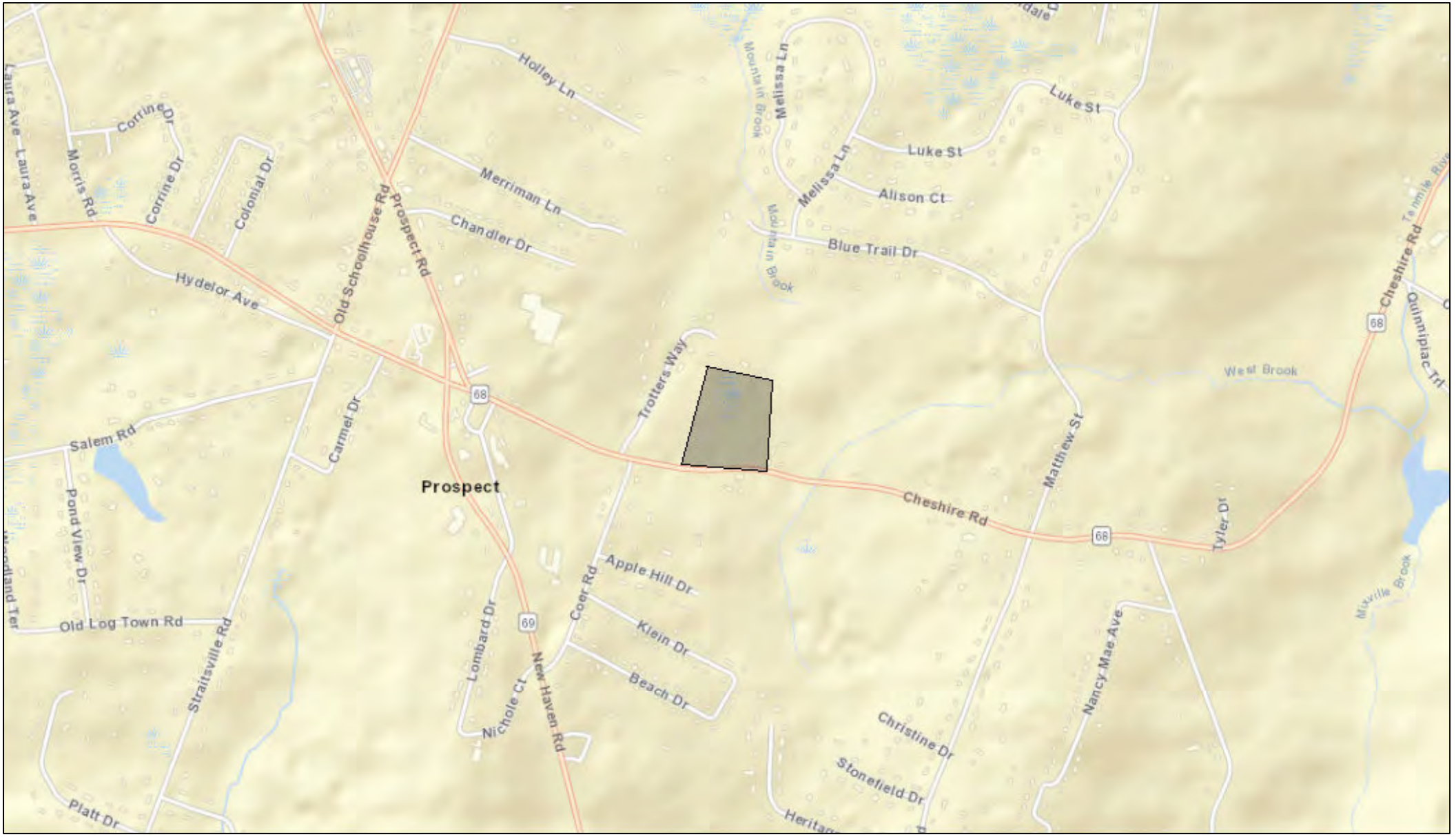
of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Trotters Way Prospect Map



June 20, 2025

1:19,195

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

D'Amico Associates LLC

Surveying & Engineering
Consultants
9 Park Road
Oxford, Connecticut 06478

DRAINAGE COMPUTATIONS

Paula Estates

#4 & 8 Trotter's Way

Prospect, CONNECTICUT

April 22,2025

Fred D'Amico P.E. L.S. #10833

#4 & #8 TROTTER'S WAY
PROSPECT, CONNECTICUT

Existing Conditions

The subject property is situated with lot frontage along both Trotters Way and Cheshire Road (State Highway 68). The subject site is comprised of two wooded undeveloped lots that are 121,325 Sq. Ft. & 174,311 Sq. Ft. respectively. There are generally two watersheds of note, on flowing into the existing wetland pocket to the west and one that flows to the eastern wetland pocket. This property is located within a residential zone.

Drainage Analysis

A Hydrologic analysis was completed using HydroCAD software which implements SCS-T20 methodology to compute runoff volumes. Utilizing the NOAA Atlas 14 Rainfall data with the following storm depths of;

NOAA Atlas 14 Rainfall Data	
Storm	Rainfall Depth
2-Year	3.59
5-Year	4.69
10-Year	5.61
25-Year	6.87
50-Year	7.8
100-Year	8.81

Soils Report

Attached to this report is a copy Web Soil Survey published by the Natural Resources Conservation Service for the project area. Based upon the soil survey the project is encompassed by 3 soils, Ridgefield, Leicester and Whitman Soils. Information on these soil classifications have also been provided. These zones are comprised of sandy loam soils.

#4 & #8 TROTTER'S WAY
PROSPECT, CONNECTICUT

Proposed Activity

The proposed development is proposing to construct two single-family dwellings on two separate lots that both lie within the same watersheds. Due to this they were analyzed together to the common analysis point of the eastern wetlands as this is where most of the work and site disturbance will be taking place.

#4 Trotters Way will be comprised of a 1,352 Sq Ft Dwelling and 3,879 Sq Ft of gravel driveway that will be captured and a 224 Sq Ft deck and 12,282 Sq Ft of proposed lawn. The proposed dwelling will also have footing drains installed which will discharge near the same location near the proposed stormwater units.

#8 Trotters Way will be comprised of a 1,370 Sq Ft Dwelling and 2,100 Sq Ft of gravel driveway that will be captured and a 1404 Sq Ft deck and 26,169 Sq Ft of proposed lawn and 10,448 Sq Ft of woods to remain. The proposed dwelling will also have footing drains installed which will discharge near the same location near the proposed stormwater units.

Description of Proposed Stormwater Management

#4 Trotters Way is proposing 2 rows of 12 LF of 4' x 4' concrete galleries. The bottom of these units will be installed at 960.50. there will be a 2 – 8" pvc pipe overflows installed with an invert of 963.75. an infiltration rate of a 1"/10 min was observed on site in the proximity of the septic system, this rate was utilized with a 50% factor of safety. A 3 inches per hour was utilized for an infiltration rate.

#8 Trotters Way is proposing 2 rows of 12 LF of 4' x 4' concrete galleries. The bottom of these units will be installed at 961.50. there will be a 2 – 8" pvc pipe overflows installed with an invert of 964.75. an infiltration rate of a 1"/10 min was observed on site in the proximity of the septic system, this rate was utilized with a 50% factor of safety. A 3 inches per hour was utilized for an infiltration rate.

#4 & #8 TROTTER'S WAY
PROSPECT, CONNECTICUT

Water Quality Volume

The water quality volume has been calculated using the current Connecticut Stormwater Quality Manual.

$$WQV = \frac{(P)(R)(A)}{12}$$

WQV = Water Quality Volume (Cubic Ft)
P= 1.3 Inches
R=Volumetric Runoff Coefficient = 0.05+0.009(I)
I= post development impervious area (decimal)
A= Post Development Total Drainage Area (Sq Ft)

Water Quality Volume	
	#4 Trotters Way
P	1.30
I	25.85
R	0.28
A	5231
WQV Required (Cubic Ft)	160
WQV Provided (Cubic Ft)	260

Water Quality Volume	
	#8 Trotters Way
P	1.30
I	39.48
R	0.41
A	3470
WQV Required (Cubic Ft)	152
WQV Provided (Cubic Ft)	260

#4 & #8 TROTTER'S WAY
PROSPECT, CONNECTICUT

Stormwater Summation

Peak Flow Summary Table			
	4&8 Trotter's Way		
Storm	Existing	Proposed	Change
5-Year	1.6	1.6	0.00
10-Year	2.1	2.1	0.00
25-Year	2.81	2.78	-0.03
50-Year	3.34	3.3	-0.04
100-Year	3.91	3.85	-0.06
All Values Reported in CFS			

The proposed development will increase the amount of impervious area on the site, resulting in higher peak runoff rates. However, with the installation of the proposed infiltration system, the original flow patterns will be maintained and there will be no increase in peak runoff for up to the 100-year storm events. In addition to controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control. The implementation of these techniques and the overall site design layout will result in a finished project that will minimize sediment and erosion impacts during construction and will have no adverse impacts to adjoining properties or watercourses upon completion.

#4 & #8 TROTTER'S WAY
PROSPECT, CONNECTICUT

Post Construction Storm Water Management Plan

Underground infiltrators

The underground infiltrators shall be inspected annually via the inspection ports. The inspection ports shall be specifically located in locations near pipe discharges. If sediment is observed the units shall be cleaned as needed.

Outfall locations

All outfall locations shall be inspected at least twice a year or after every flooding event. They shall be inspected for sediment buildup as well as debris. If any are witnessed then they shall be cleaned as needed in order to maintain proper functionality.

Catch basins

All catch basins shall be inspected at least twice a year, once during the spring and once during the fall. Their sumps to be cleaned and be kept clear of debris and sediment buildup.

NOAA Atlas 14, Volume 10, Version 3
Location name: Prospect, Connecticut, USA*
Latitude: 41.5011°, Longitude: -72.9731°
Elevation: 739 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.350 (0.273-0.444)	0.421 (0.328-0.534)	0.537 (0.416-0.681)	0.632 (0.488-0.809)	0.764 (0.571-1.02)	0.864 (0.632-1.18)	0.968 (0.687-1.38)	1.08 (0.729-1.58)	1.25 (0.809-1.89)	1.38 (0.873-2.13)
10-min	0.497 (0.387-0.628)	0.597 (0.465-0.756)	0.761 (0.590-0.968)	0.896 (0.691-1.15)	1.08 (0.809-1.45)	1.22 (0.895-1.68)	1.37 (0.973-1.95)	1.53 (1.03-2.24)	1.77 (1.14-2.68)	1.95 (1.24-3.02)
15-min	0.584 (0.455-0.739)	0.702 (0.546-0.889)	0.895 (0.694-1.14)	1.05 (0.813-1.35)	1.27 (0.951-1.71)	1.44 (1.05-1.97)	1.61 (1.14-2.29)	1.80 (1.22-2.64)	2.08 (1.35-3.15)	2.30 (1.46-3.56)
30-min	0.802 (0.625-1.02)	0.960 (0.748-1.22)	1.22 (0.947-1.55)	1.44 (1.11-1.84)	1.73 (1.29-2.32)	1.96 (1.43-2.68)	2.19 (1.55-3.11)	2.45 (1.65-3.57)	2.82 (1.83-4.27)	3.12 (1.98-4.83)
60-min	1.02 (0.795-1.29)	1.22 (0.949-1.54)	1.55 (1.20-1.96)	1.82 (1.40-2.32)	2.19 (1.64-2.93)	2.47 (1.81-3.38)	2.76 (1.96-3.93)	3.09 (2.08-4.51)	3.56 (2.31-5.39)	3.94 (2.50-6.10)
2-hr	1.35 (1.06-1.69)	1.60 (1.25-2.01)	2.01 (1.57-2.54)	2.36 (1.83-2.99)	2.83 (2.12-3.76)	3.18 (2.34-4.33)	3.56 (2.54-5.02)	3.97 (2.68-5.75)	4.55 (2.96-6.84)	5.02 (3.19-7.72)
3-hr	1.57 (1.24-1.96)	1.86 (1.46-2.34)	2.34 (1.84-2.95)	2.74 (2.14-3.47)	3.29 (2.48-4.36)	3.70 (2.73-5.02)	4.14 (2.96-5.82)	4.62 (3.13-6.67)	5.30 (3.45-7.95)	5.86 (3.72-8.97)
6-hr	2.00 (1.58-2.49)	2.39 (1.89-2.98)	3.02 (2.38-3.78)	3.55 (2.78-4.47)	4.28 (3.24-5.64)	4.82 (3.58-6.51)	5.40 (3.89-7.58)	6.05 (4.12-8.70)	7.00 (4.58-10.4)	7.79 (4.97-11.9)
12-hr	2.48 (1.97-3.06)	3.00 (2.38-3.71)	3.85 (3.05-4.78)	4.55 (3.59-5.69)	5.52 (4.22-7.26)	6.25 (4.67-8.41)	7.02 (5.11-9.86)	7.94 (5.42-11.3)	9.31 (6.10-13.8)	10.5 (6.70-15.8)
24-hr	2.92 (2.34-3.58)	3.59 (2.88-4.42)	4.69 (3.75-5.79)	5.61 (4.45-6.96)	6.87 (5.28-9.00)	7.80 (5.88-10.5)	8.81 (6.48-12.4)	10.1 (6.88-14.3)	12.0 (7.88-17.7)	13.7 (8.76-20.5)
2-day	3.30 (2.67-4.03)	4.14 (3.34-5.05)	5.50 (4.42-6.74)	6.62 (5.29-8.17)	8.17 (6.34-10.7)	9.31 (7.08-12.5)	10.6 (7.85-14.9)	12.2 (8.36-17.2)	14.7 (9.71-21.6)	17.0 (10.9-25.4)
3-day	3.59 (2.91-4.36)	4.51 (3.65-5.49)	6.01 (4.85-7.34)	7.26 (5.82-8.92)	8.97 (6.98-11.7)	10.2 (7.81-13.7)	11.6 (8.67-16.3)	13.4 (9.23-18.9)	16.3 (10.8-23.8)	18.8 (12.1-28.0)
4-day	3.85 (3.13-4.67)	4.83 (3.92-5.86)	6.43 (5.20-7.84)	7.76 (6.24-9.51)	9.59 (7.48-12.4)	10.9 (8.36-14.6)	12.4 (9.28-17.4)	14.3 (9.87-20.1)	17.4 (11.5-25.3)	20.1 (13.0-29.8)
7-day	4.60 (3.76-5.54)	5.69 (4.64-6.87)	7.47 (6.07-9.05)	8.95 (7.23-10.9)	11.0 (8.60-14.2)	12.5 (9.58-16.5)	14.1 (10.6-19.6)	16.2 (11.2-22.6)	19.5 (12.9-28.2)	22.3 (14.5-33.0)
10-day	5.35 (4.38-6.42)	6.50 (5.32-7.81)	8.37 (6.83-10.1)	9.93 (8.05-12.1)	12.1 (9.47-15.5)	13.7 (10.5-17.9)	15.4 (11.5-21.1)	17.5 (12.2-24.3)	20.8 (13.8-30.0)	23.6 (15.3-34.8)
20-day	7.66 (6.32-9.13)	8.88 (7.32-10.6)	10.9 (8.93-13.0)	12.5 (10.2-15.1)	14.8 (11.7-18.7)	16.5 (12.7-21.4)	18.3 (13.6-24.7)	20.4 (14.3-28.1)	23.4 (15.6-33.5)	25.8 (16.8-37.8)
30-day	9.58 (7.93-11.4)	10.8 (8.96-12.9)	12.9 (10.6-15.4)	14.6 (11.9-17.5)	17.0 (13.4-21.2)	18.7 (14.4-24.0)	20.6 (15.2-27.3)	22.5 (15.8-30.9)	25.2 (16.9-35.9)	27.4 (17.8-39.9)
45-day	11.9 (9.93-14.1)	13.2 (11.0-15.7)	15.4 (12.7-18.3)	17.1 (14.1-20.5)	19.6 (15.4-24.3)	21.4 (16.5-27.2)	23.3 (17.2-30.6)	25.2 (17.7-34.3)	27.6 (18.6-39.1)	29.4 (19.2-42.7)
60-day	13.9 (11.6-16.4)	15.2 (12.7-18.0)	17.4 (14.5-20.7)	19.2 (15.9-23.0)	21.7 (17.2-26.9)	23.7 (18.2-29.9)	25.6 (18.9-33.3)	27.4 (19.3-37.2)	29.7 (20.0-41.9)	31.3 (20.4-45.3)

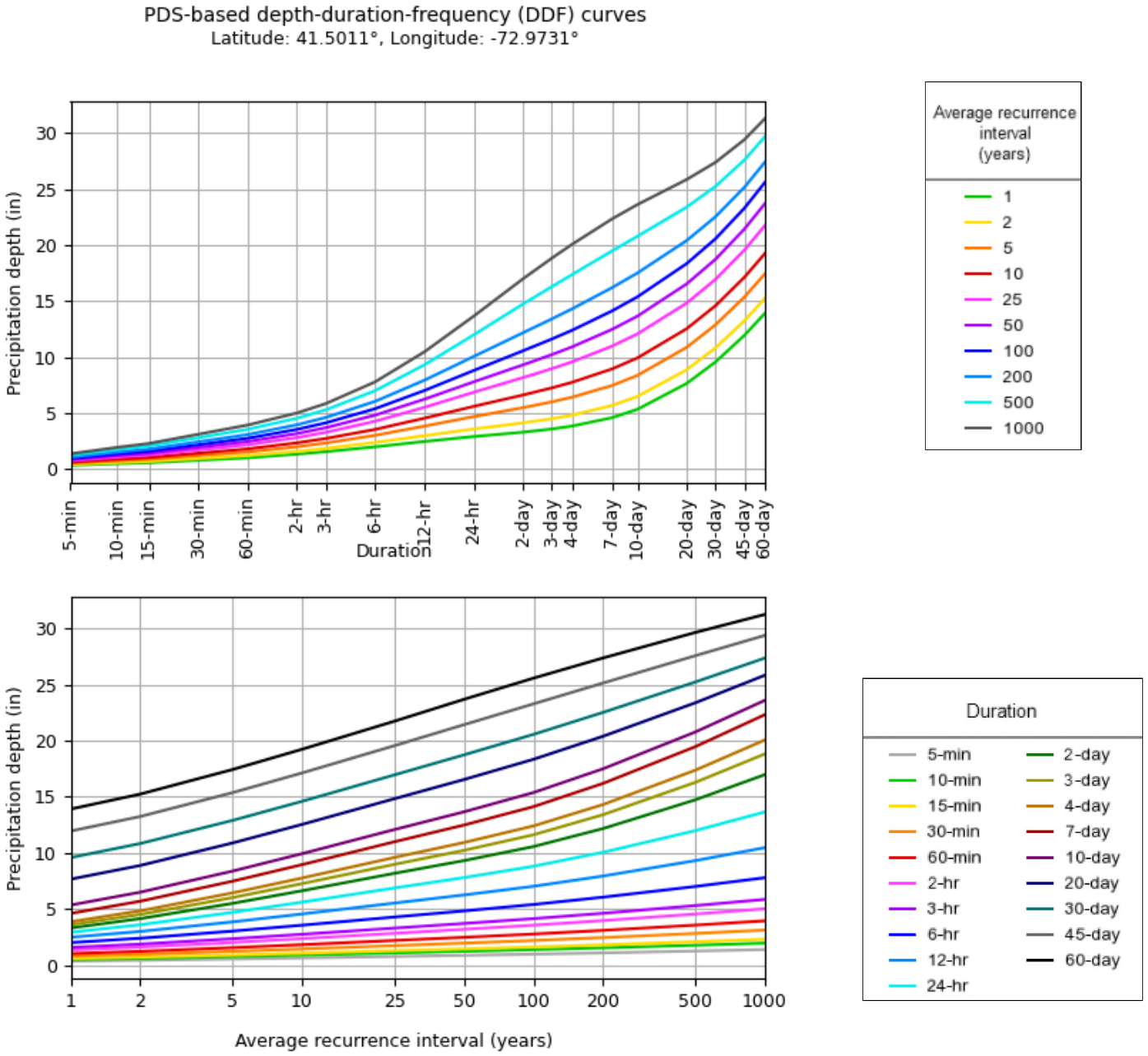
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



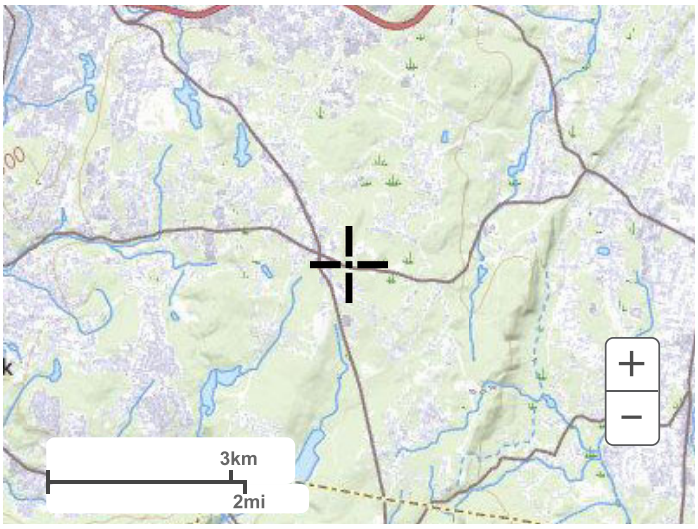
NOAA Atlas 14, Volume 10, Version 3

Created (GMT): Mon Apr 21 23:42:28 2025

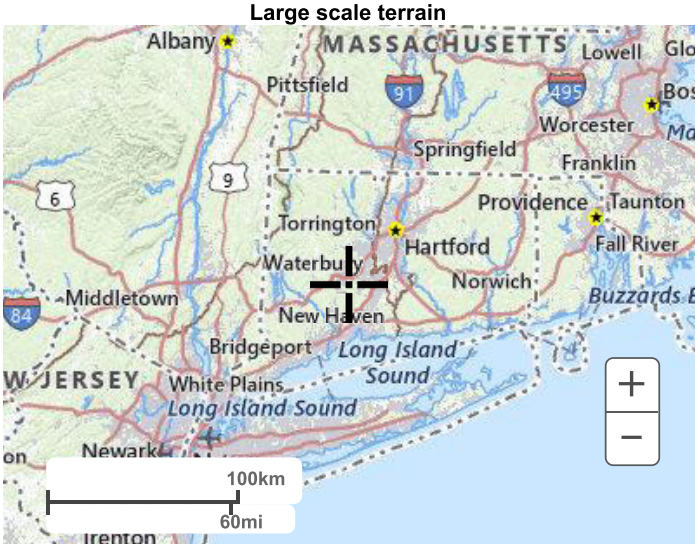
Back to Top

Maps & aerials

Small scale terrain



Large scale terrain



Large scale map

Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Map Scale: 1:2,490 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony	12.2	49.8%
50B	Sutton fine sandy loam, 3 to 8 percent slopes	3.2	13.1%
60B	Canton and Charlton fine sandy loams, 3 to 8 percent slopes	2.7	11.2%
60C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes	0.3	1.4%
60D	Canton and Charlton soils, 15 to 25 percent slopes	6.0	24.4%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	0.0	0.1%
103	Rippowam fine sandy loam	0.0	0.0%
Totals for Area of Interest		**24.6**	**100.0%**

State of Connecticut, Western Part

3—Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2t2qt
Elevation: 0 to 1,480 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ridgebury, extremely stony, and similar soils: 40 percent
Leicester, extremely stony, and similar soils: 35 percent
Whitman, extremely stony, and similar soils: 17 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury, Extremely Stony

Setting

Landform: Ground moraines, drumlins, hills, depressions, drainageways
Landform position (two-dimensional): Toeslope, footslope
Landform position (three-dimensional): Base slope, head slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: fine sandy loam
Bw - 6 to 10 inches: sandy loam
Bg - 10 to 19 inches: gravelly sandy loam
Cd - 19 to 66 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Leicester, Extremely Stony

Setting

Landform: Depressions, drainageways, hills, ground moraines
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear, concave
Across-slope shape: Concave
Parent material: Coarse-loamy melt-out till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 7 inches: fine sandy loam
Bg - 7 to 18 inches: fine sandy loam
BC - 18 to 24 inches: fine sandy loam
C1 - 24 to 39 inches: gravelly fine sandy loam
C2 - 39 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 0 to 8 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.14 to 14.17 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: B/D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Description of Whitman, Extremely Stony

Setting

Landform: Hills, ground moraines, drumlins, depressions, drainageways

Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oi - 0 to 1 inches: peat
A - 1 to 10 inches: fine sandy loam
Bg - 10 to 17 inches: gravelly fine sandy loam
Cdg - 17 to 61 inches: fine sandy loam

Properties and qualities

Slope: 0 to 3 percent
Surface area covered with cobbles, stones or boulders: 9.0 percent
Depth to restrictive feature: 7 to 38 inches to densic material
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Minor Components

Woodbridge, extremely stony

Percent of map unit: 6 percent
Landform: Hills, ground moraines, drumlins
Landform position (two-dimensional): Backslope, footslope, summit
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

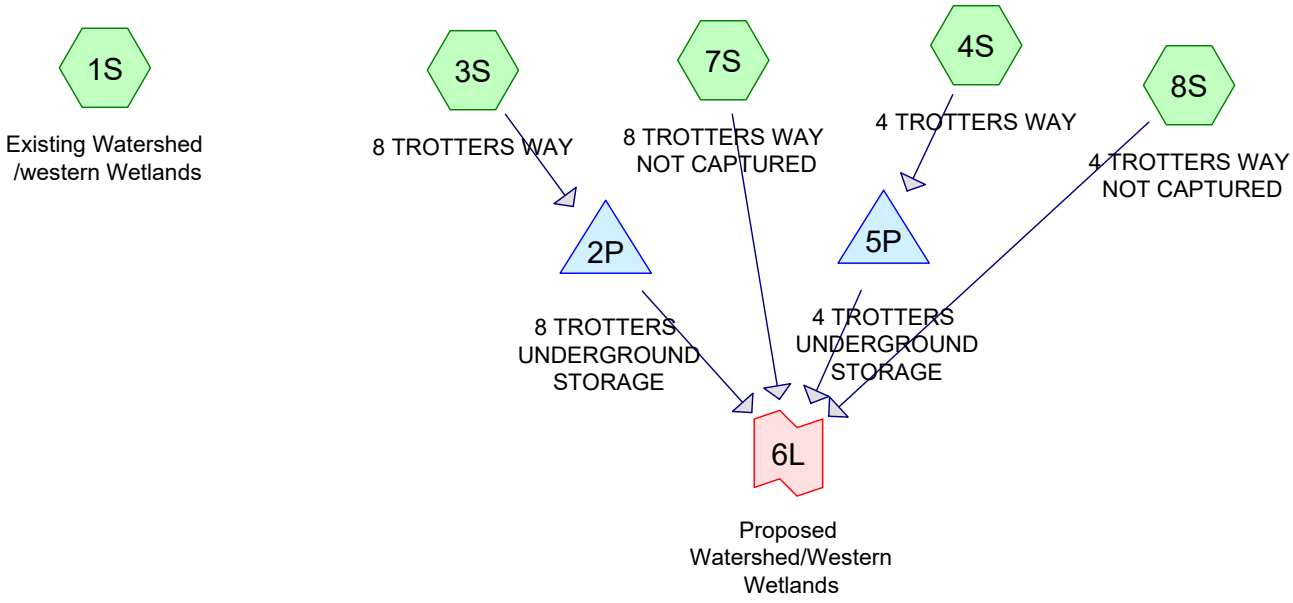
Swansea

Percent of map unit: 2 percent
Landform: Swamps, bogs
Down-slope shape: Concave
Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: State of Connecticut, Western Part
Survey Area Data: Version 2, Aug 30, 2024



Subcat Reach Pond Link

Routing Diagram for 4 & 8 Trotters Way Prospect
Prepared by James DiMeo, Printed 4/22/2025

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	25-Year	Type III 24-hr		Default	24.00	1	6.87	2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.883	80	>75% Grass cover, Good, HSG D (7S, 8S)
0.008	89	DECK (7S, 8S)
0.062	98	DWELLING (3S, 4S)
0.137	89	Gravel Driveway (3S, 4S)
1.540	79	Woods, Fair, HSG D (1S, 7S)
2.631	**80**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
2.422	HSG D	1S, 7S, 8S
0.208	Other	3S, 4S, 7S, 8S
2.631		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.883	0.000	0.883	>75% Grass cover, Good	7S, 8S
0.000	0.000	0.000	0.000	0.008	0.008	DECK	7S, 8S
0.000	0.000	0.000	0.000	0.062	0.062	DWELLING	3S, 4S
0.000	0.000	0.000	0.000	0.137	0.137	Gravel Driveway	3S, 4S
0.000	0.000	0.000	1.540	0.000	1.540	Woods, Fair	1S, 7S
0.000	**0.000**	**0.000**	**2.422**	**0.208**	**2.631**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)
1	2P	694.75	694.00	10.0	0.0750	0.010	0.0	8.0	0.0
2	5P	963.75	963.00	10.0	0.0750	0.010	0.0	8.0	0.0

Time span=0.00-24.00 hrs, dt=0.01 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing Watershed Runoff Area=56,622 sf 0.00% Impervious Runoff Depth>4.42"
Tc=55.4 min CN=79 Runoff=2.81 cfs 0.478 af

Subcatchment 3S: 8 TROTTERS WAY Runoff Area=3,470 sf 39.48% Impervious Runoff Depth>6.04"
Tc=5.0 min CN=93 Runoff=0.54 cfs 0.040 af

Subcatchment 4S: 4 TROTTERS WAY Runoff Area=5,231 sf 25.85% Impervious Runoff Depth>5.81"
Tc=5.0 min CN=91 Runoff=0.79 cfs 0.058 af

Subcatchment 7S: 8 TROTTERS WAY NOT Runoff Area=36,757 sf 0.00% Impervious Runoff Depth>4.54"
Tc=42.5 min CN=80 Runoff=2.15 cfs 0.319 af

Subcatchment 8S: 4 TROTTERS WAY NOT Runoff Area=12,506 sf 0.00% Impervious Runoff Depth>4.52"
Tc=63.9 min CN=80 Runoff=0.58 cfs 0.108 af

Pond 2P: 8 TROTTERS UNDERGROUND Peak Elev=695.07' Storage=290 cf Inflow=0.54 cfs 0.040 af
Discarded=0.02 cfs 0.020 af Primary=0.52 cfs 0.018 af Outflow=0.53 cfs 0.038 af

Pond 5P: 4 TROTTERS UNDERGROUND Peak Elev=964.16' Storage=291 cf Inflow=0.79 cfs 0.058 af
Discarded=0.02 cfs 0.021 af Primary=0.78 cfs 0.033 af Outflow=0.79 cfs 0.055 af

Link 6L: Proposed Watershed/Western Wetlands Inflow=2.78 cfs 0.479 af
Primary=2.78 cfs 0.479 af

Total Runoff Area = 2.631 ac Runoff Volume = 1.004 af Average Runoff Depth = 4.58"
97.62% Pervious = 2.568 ac 2.38% Impervious = 0.062 ac

Summary for Subcatchment 1S: Existing Watershed /western Wetlands

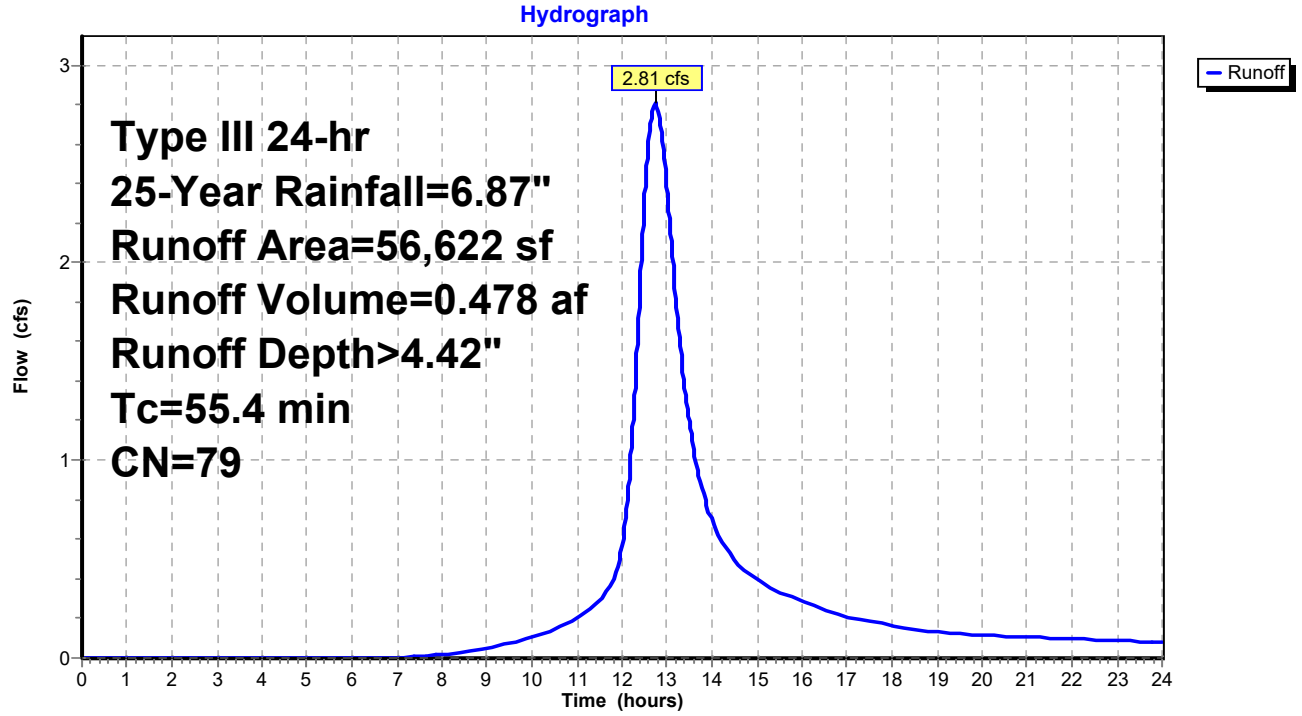
Runoff = 2.81 cfs @ 12.74 hrs, Volume= 0.478 af, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.87"

Area (sf)	CN	Description
56,622	79	Woods, Fair, HSG D
56,622		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
55.4					**Direct Entry,**

Subcatchment 1S: Existing Watershed /western Wetlands



Summary for Subcatchment 3S: 8 TROTTERS WAY

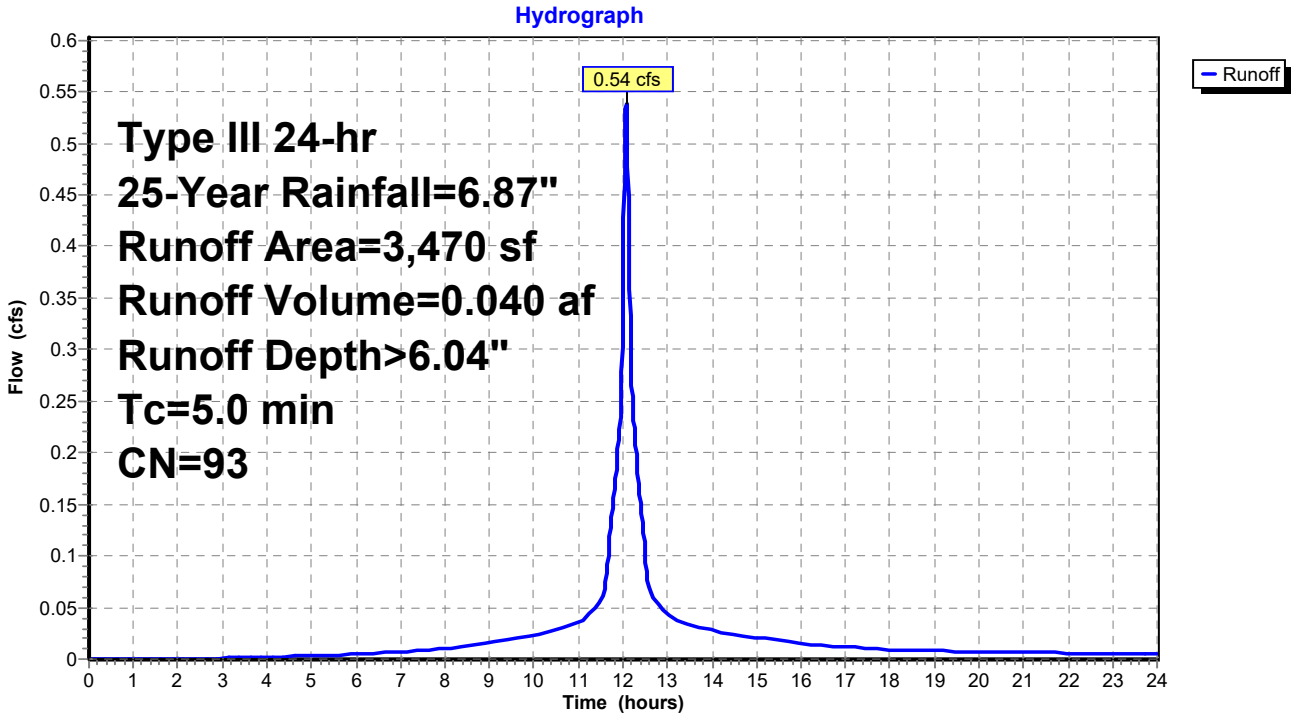
Runoff = 0.54 cfs @ 12.07 hrs, Volume= 0.040 af, Depth> 6.04"
Routed to Pond 2P : 8 TROTTERS UNDERGROUND STORAGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.87"

	Area (sf)	CN	Description
*	1,370	98	DWELLING
*	2,100	89	Gravel Driveway
	3,470	93	Weighted Average
	2,100		60.52% Pervious Area
	1,370		39.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 3S: 8 TROTTERS WAY



Summary for Subcatchment 4S: 4 TROTTERS WAY

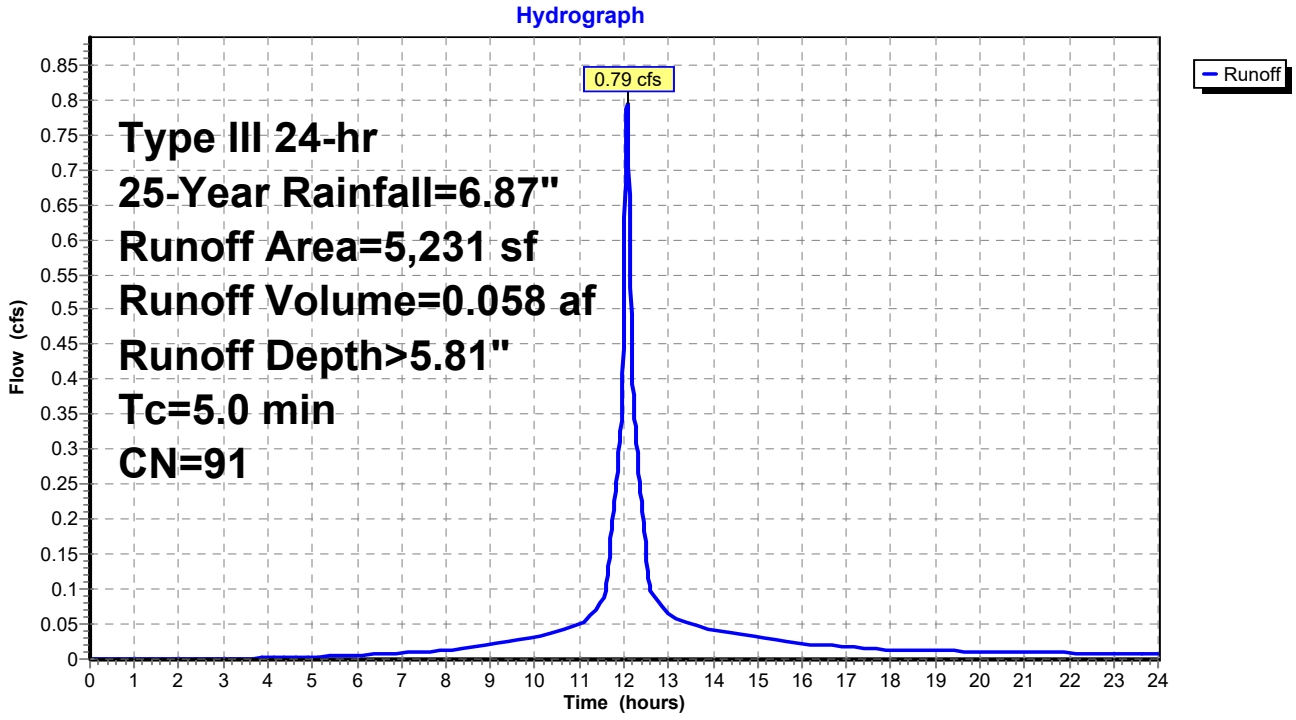
Runoff = 0.79 cfs @ 12.07 hrs, Volume= 0.058 af, Depth> 5.81"
Routed to Pond 5P : 4 TROTTERS UNDERGROUND STORAGE

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.87"

	Area (sf)	CN	Description
*	1,352	98	DWELLING
*	3,879	89	Gravel Driveway
	5,231	91	Weighted Average
	3,879		74.15% Pervious Area
	1,352		25.85% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 4S: 4 TROTTERS WAY



Summary for Subcatchment 7S: 8 TROTTERS WAY NOT CAPTURED

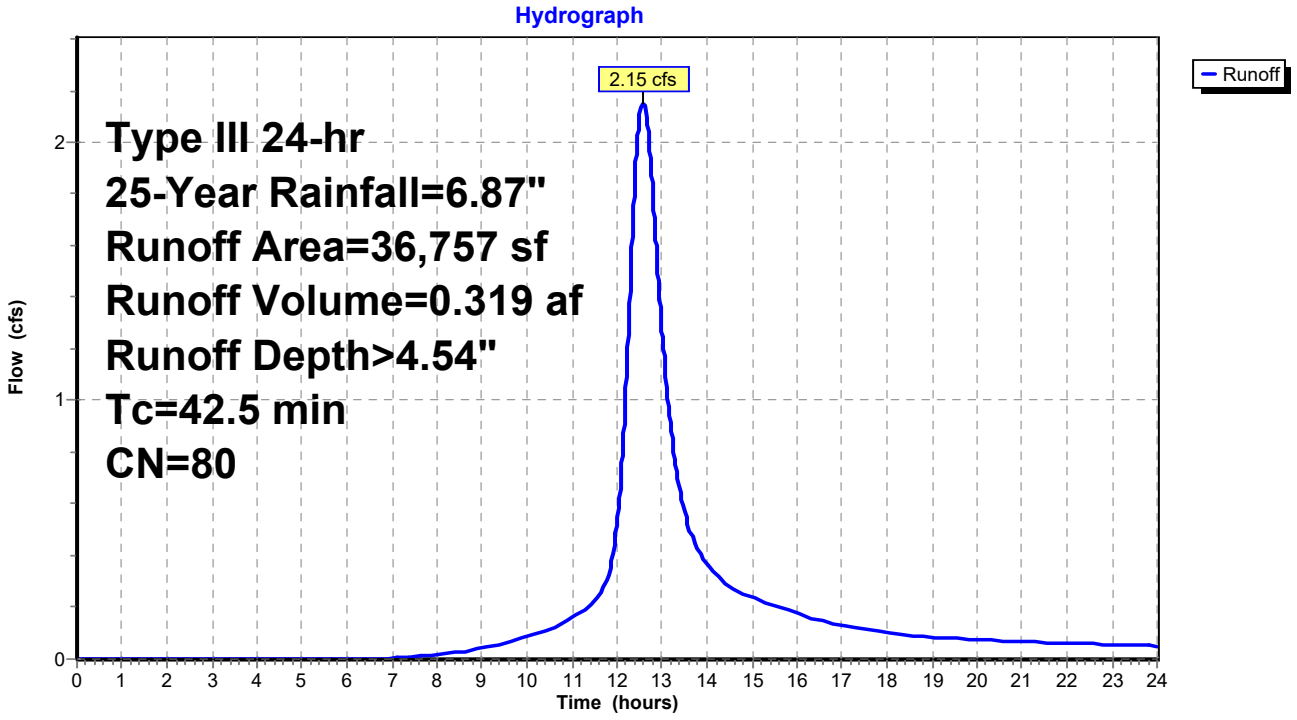
Runoff = 2.15 cfs @ 12.57 hrs, Volume= 0.319 af, Depth> 4.54"
Routed to Link 6L : Proposed Watershed/Western Wetlands

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.87"

	Area (sf)	CN	Description
	26,169	80	>75% Grass cover, Good, HSG D
*	140	89	DECK
	10,448	79	Woods, Fair, HSG D
	36,757	80	Weighted Average
	36,757		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
42.5					**Direct Entry,**

Subcatchment 7S: 8 TROTTERS WAY NOT CAPTURED



Summary for Subcatchment 8S: 4 TROTTERS WAY NOT CAPTURED

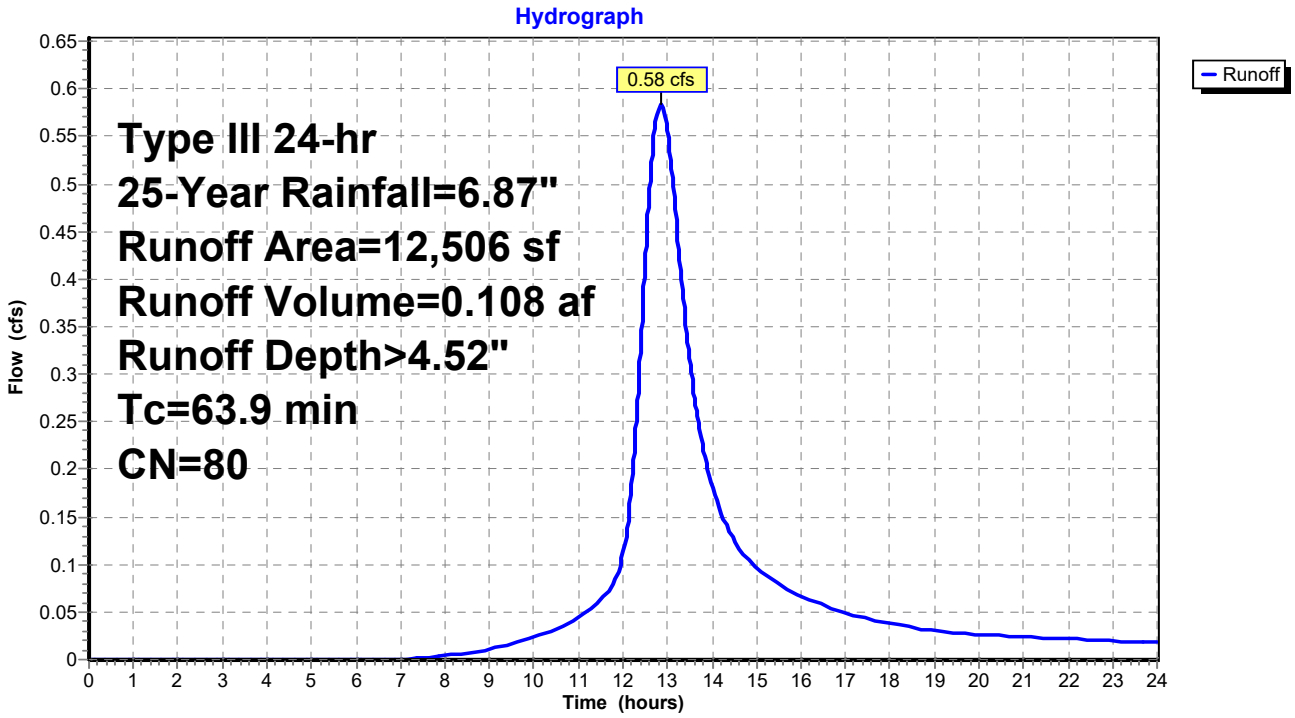
Runoff = 0.58 cfs @ 12.85 hrs, Volume= 0.108 af, Depth> 4.52"
Routed to Link 6L : Proposed Watershed/Western Wetlands

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-Year Rainfall=6.87"

	Area (sf)	CN	Description
	12,282	80	>75% Grass cover, Good, HSG D
*	224	89	DECK
	12,506	80	Weighted Average
	12,506		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
63.9					**Direct Entry,**

Subcatchment 8S: 4 TROTTERS WAY NOT CAPTURED



Summary for Pond 2P: 8 TROTTERS UNDERGROUND STORAGE

Inflow Area = 0.080 ac, 39.48% Impervious, Inflow Depth > 6.04" for 25-Year event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.040 af
Outflow = 0.53 cfs @ 12.08 hrs, Volume= 0.038 af, Atten= 1%, Lag= 0.5 min
Discarded = 0.02 cfs @ 12.08 hrs, Volume= 0.020 af
Primary = 0.52 cfs @ 12.08 hrs, Volume= 0.018 af
Routed to Link 6L : Proposed Watershed/Western Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 695.07' @ 12.08 hrs Surf.Area= 106 sf Storage= 290 cf

Plug-Flow detention time= 96.8 min calculated for 0.038 af (95% of inflow)
Center-of-Mass det. time= 67.1 min (834.9 - 767.9)

Volume	Invert	Avail.Storage	Storage Description
#1A	691.50'	28 cf	**8.80'W x 12.00'L x 4.00'H Field A** 422 cf Overall - 353 cf Embedded = 69 cf x 40.0% Voids
#2A	691.50'	266 cf	**Concrete Galley 4x4x4** x 6 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 6 Chambers in 2 Rows
		294 cf	Total Available Storage

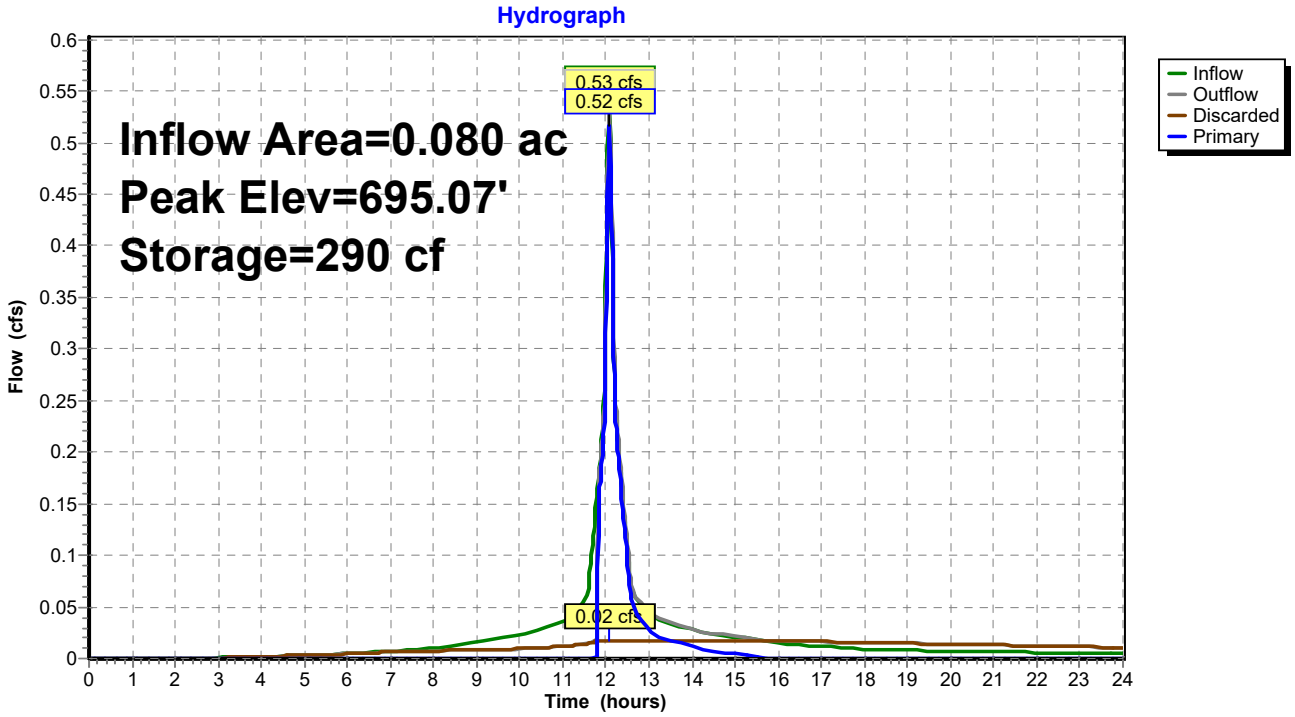
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#0	Primary	695.50'	**Automatic Storage Overflow** (Discharged without head)
#1	Primary	694.75'	**8.0" Round Culvert X 2.00** L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 694.75' / 694.00' S= 0.0750 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Discarded	691.50'	**3.000 in/hr Exfiltration over Wetted area**

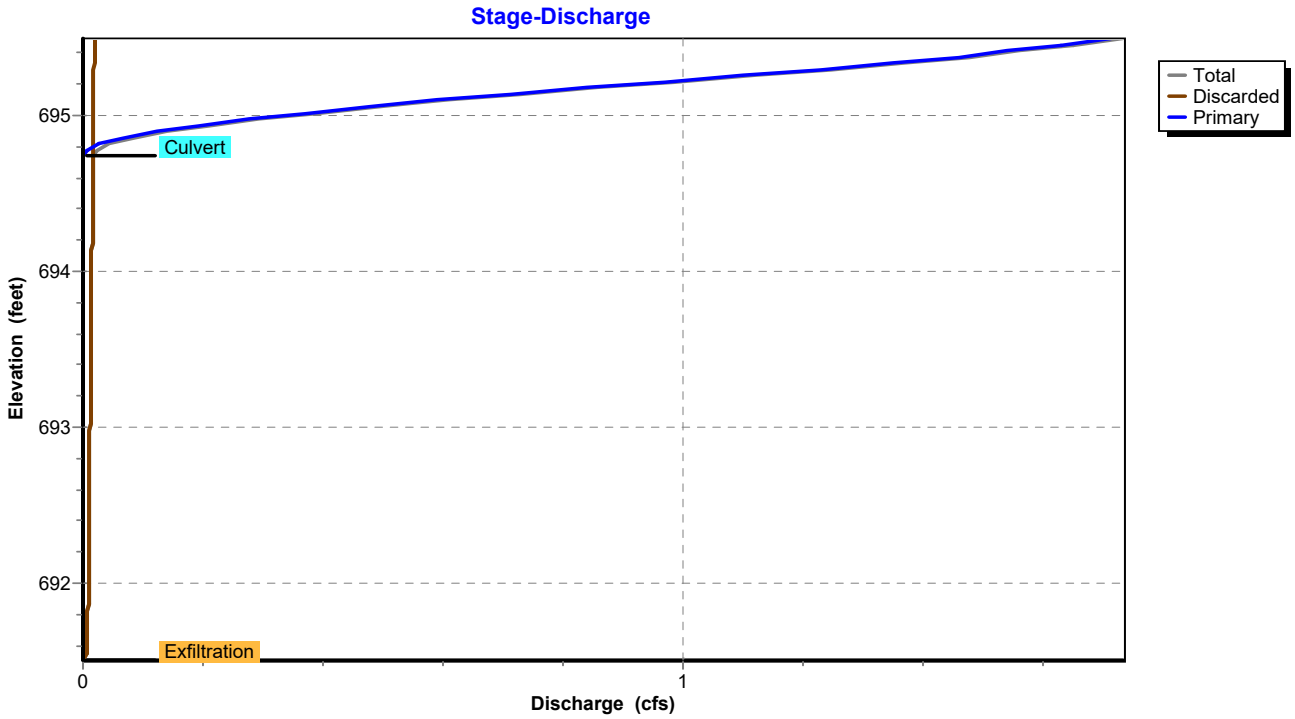
Discarded OutFlow Max=0.02 cfs @ 12.08 hrs HW=695.07' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.52 cfs @ 12.08 hrs HW=695.07' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.52 cfs @ 1.53 fps)

Pond 2P: 8 TROTTERS UNDERGROUND STORAGE



Pond 2P: 8 TROTTERS UNDERGROUND STORAGE



Stage-Area-Storage for Pond 2P: 8 TROTTERS UNDERGROUND STORAGE

Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
691.50	106	0
691.55	108	4
691.60	110	8
691.65	112	12
691.70	114	16
691.75	116	20
691.80	118	24
691.85	120	28
691.90	122	32
691.95	124	36
692.00	126	40
692.05	128	44
692.10	131	49
692.15	133	53
692.20	135	57
692.25	137	61
692.30	139	65
692.35	141	69
692.40	143	73
692.45	145	77
692.50	147	81
692.55	149	85
692.60	151	90
692.65	153	94
692.70	156	98
692.75	158	102
692.80	160	106
692.85	162	110
692.90	164	114
692.95	166	118
693.00	168	122
693.05	170	126
693.10	172	130
693.15	174	134
693.20	176	139
693.25	178	143
693.30	180	147
693.35	183	151
693.40	185	155
693.45	187	159
693.50	189	163
693.55	191	167
693.60	193	171
693.65	195	175
693.70	197	179
693.75	199	183
693.80	201	187
693.85	203	191
693.90	205	195
693.95	208	199
694.00	210	203
694.05	212	207
694.10	214	212
694.15	216	216
694.20	218	220
694.25	220	224
694.30	222	228
694.35	224	232
694.40	226	236
694.45	228	240
694.50	230	244
694.55	232	248
694.60	235	252
694.65	237	256
694.70	239	260
694.75	241	264
694.80	243	268
694.85	245	272
694.90	247	276
694.95	249	280
695.00	251	284
695.05	253	288
695.10	255	291
695.15	257	291
695.20	260	291
695.25	262	292
695.30	264	292
695.35	266	293
695.40	268	293
695.45	270	293
695.50	**272**	**294**

Summary for Pond 5P: 4 TROTTERS UNDERGROUND STORAGE

Inflow Area = 0.120 ac, 25.85% Impervious, Inflow Depth > 5.81" for 25-Year event
Inflow = 0.79 cfs @ 12.07 hrs, Volume= 0.058 af
Outflow = 0.79 cfs @ 12.07 hrs, Volume= 0.055 af, Atten= 0%, Lag= 0.0 min
Discarded = 0.02 cfs @ 12.07 hrs, Volume= 0.021 af
Primary = 0.78 cfs @ 12.07 hrs, Volume= 0.033 af
Routed to Link 6L : Proposed Watershed/Western Wetlands

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs / 3
Peak Elev= 964.16' @ 12.07 hrs Surf.Area= 106 sf Storage= 291 cf

Plug-Flow detention time= 75.9 min calculated for 0.055 af (94% of inflow)
Center-of-Mass det. time= 42.8 min (818.3 - 775.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	960.50'	28 cf	**8.80'W x 12.00'L x 4.00'H Field A** 422 cf Overall - 353 cf Embedded = 69 cf x 40.0% Voids
#2A	960.50'	266 cf	**Concrete Galley 4x4x4** x 6 Inside #1 Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf 6 Chambers in 2 Rows
		294 cf	Total Available Storage

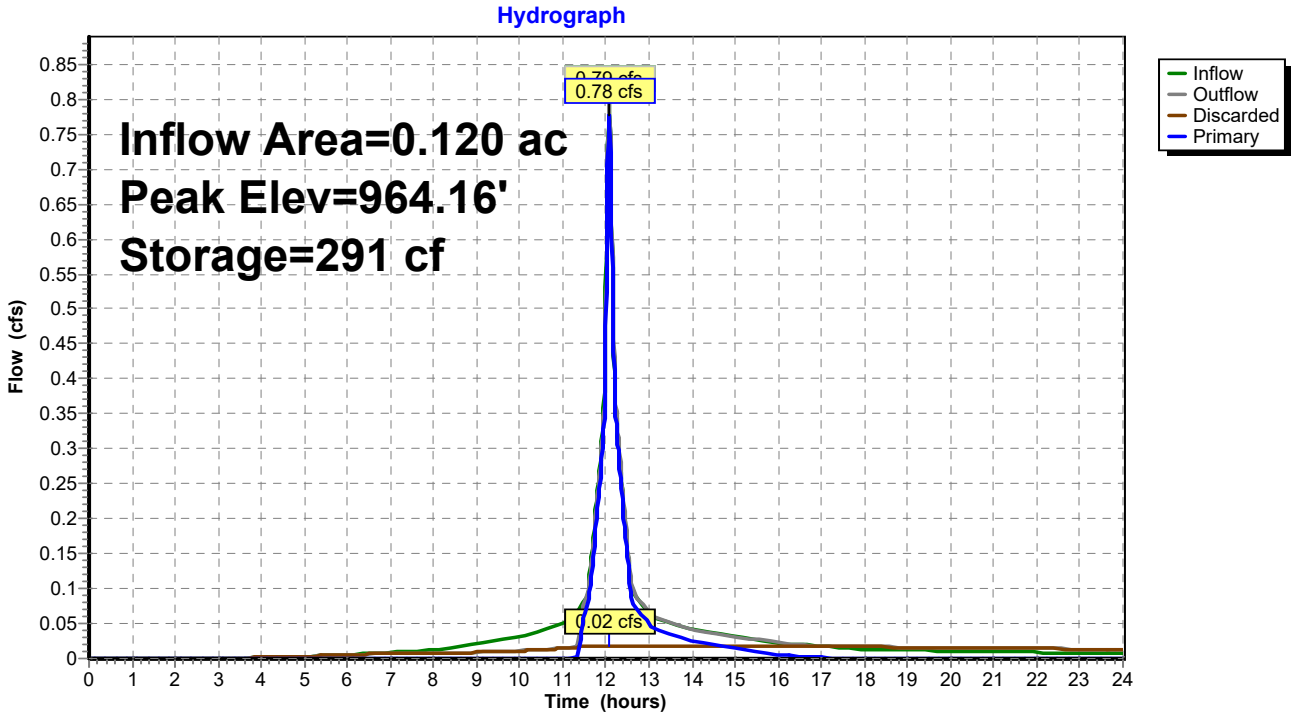
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	963.75'	**8.0" Round Culvert X 2.00** L= 10.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 963.75' / 963.00' S= 0.0750 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.35 sf
#2	Discarded	960.50'	**3.000 in/hr Exfiltration over Wetted area**

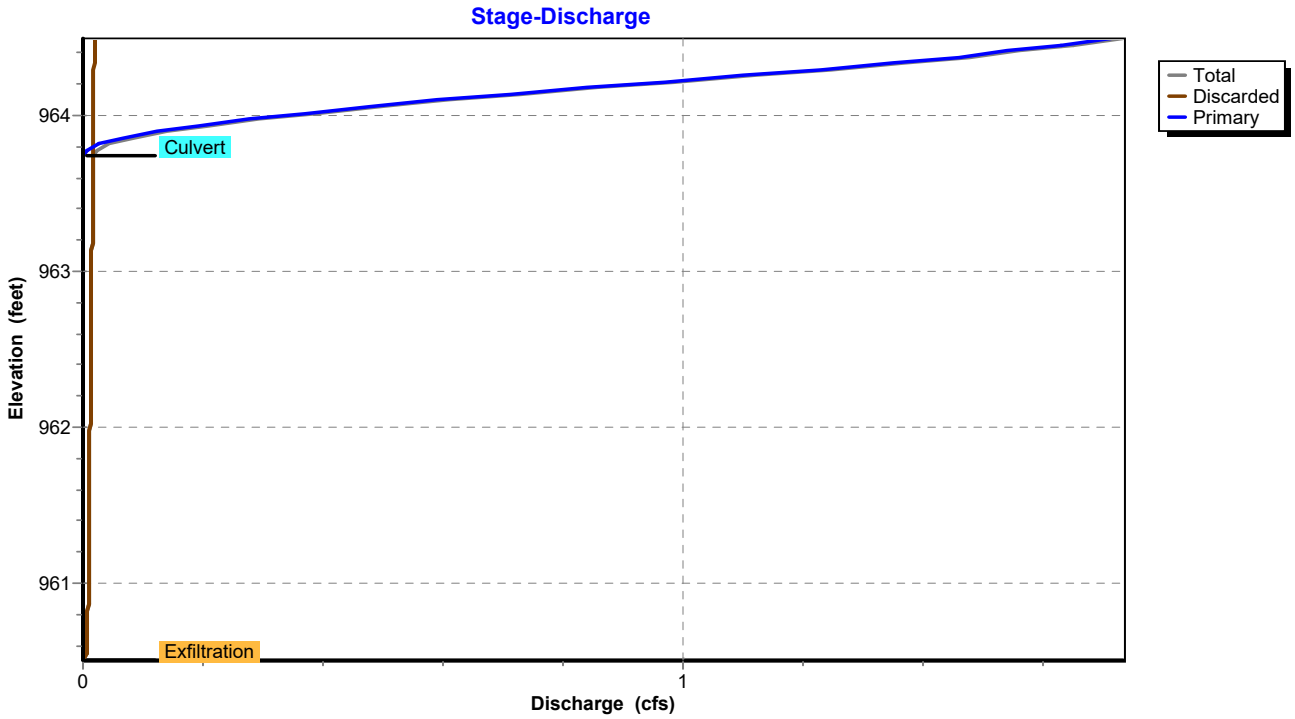
Discarded OutFlow Max=0.02 cfs @ 12.07 hrs HW=964.16' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.77 cfs @ 12.07 hrs HW=964.16' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 0.77 cfs @ 1.72 fps)

Pond 5P: 4 TROTTERS UNDERGROUND STORAGE



Pond 5P: 4 TROTTERS UNDERGROUND STORAGE



Stage-Area-Storage for Pond 5P: 4 TROTTERS UNDERGROUND STORAGE

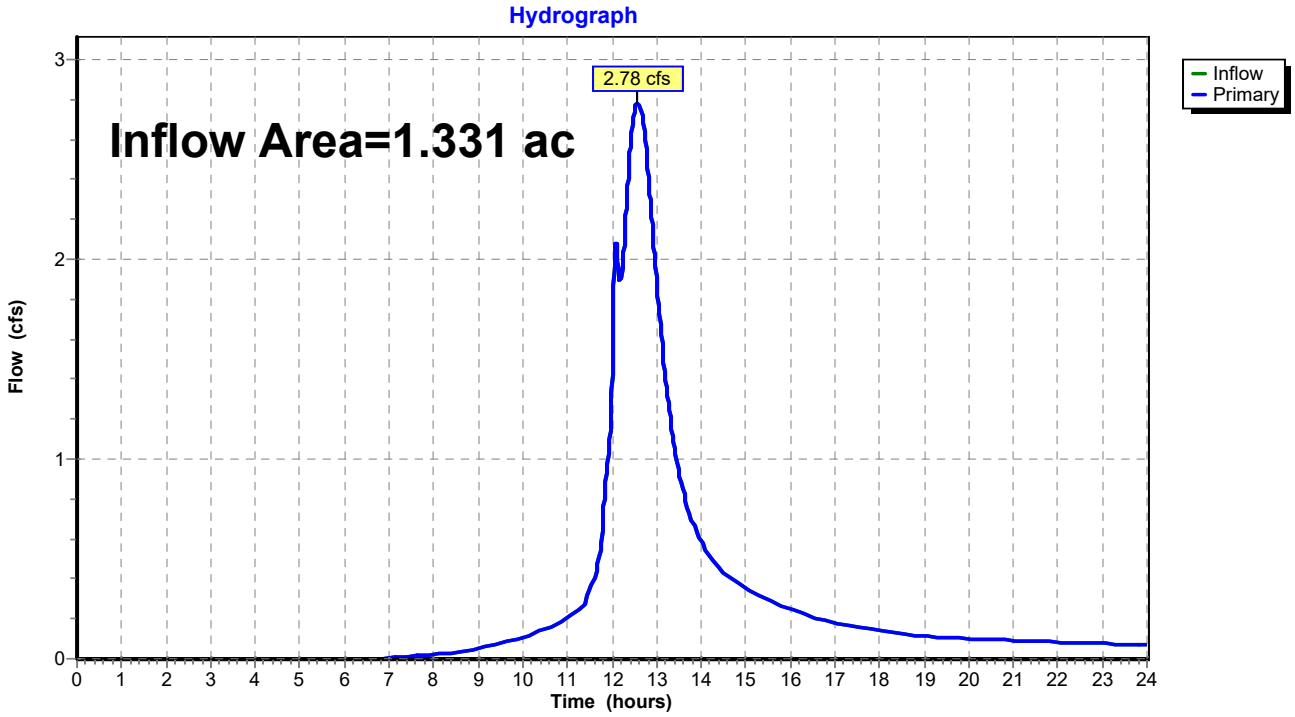
Elevation (feet)	Wetted (sq-ft)	Storage (cubic-feet)
960.50	106	0
960.55	108	4
960.60	110	8
960.65	112	12
960.70	114	16
960.75	116	20
960.80	118	24
960.85	120	28
960.90	122	32
960.95	124	36
961.00	126	40
961.05	128	44
961.10	131	49
961.15	133	53
961.20	135	57
961.25	137	61
961.30	139	65
961.35	141	69
961.40	143	73
961.45	145	77
961.50	147	81
961.55	149	85
961.60	151	90
961.65	153	94
961.70	156	98
961.75	158	102
961.80	160	106
961.85	162	110
961.90	164	114
961.95	166	118
962.00	168	122
962.05	170	126
962.10	172	130
962.15	174	134
962.20	176	139
962.25	178	143
962.30	180	147
962.35	183	151
962.40	185	155
962.45	187	159
962.50	189	163
962.55	191	167
962.60	193	171
962.65	195	175
962.70	197	179
962.75	199	183
962.80	201	187
962.85	203	191
962.90	205	195
962.95	208	199
963.00	210	203
963.05	212	207
963.10	214	212
963.15	216	216
963.20	218	220
963.25	220	224
963.30	222	228
963.35	224	232
963.40	226	236
963.45	228	240
963.50	230	244
963.55	232	248
963.60	235	252
963.65	237	256
963.70	239	260
963.75	241	264
963.80	243	268
963.85	245	272
963.90	247	276
963.95	249	280
964.00	251	284
964.05	253	288
964.10	255	291
964.15	257	291
964.20	260	291
964.25	262	292
964.30	264	292
964.35	266	293
964.40	268	293
964.45	270	293
964.50	**272**	**294**

Summary for Link 6L: Proposed Watershed/Western Wetlands

Inflow Area = 1.331 ac, 4.70% Impervious, Inflow Depth > 4.32" for 25-Year event
Inflow = 2.78 cfs @ 12.57 hrs, Volume= 0.479 af
Primary = 2.78 cfs @ 12.57 hrs, Volume= 0.479 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 6L: Proposed Watershed/Western Wetlands



Events for Subcatchment 1S: Existing Watershed /western Wetlands

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-Year	**6.87**	**2.81**	**0.478**	**4.42**

Events for Subcatchment 3S: 8 TROTTERS WAY

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-Year	**6.87**	**0.54**	**0.040**	**6.04**

Events for Subcatchment 4S: 4 TROTTERS WAY

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-Year	**6.87**	**0.79**	**0.058**	**5.81**

Events for Subcatchment 7S: 8 TROTTERS WAY NOT CAPTURED

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-Year	**6.87**	**2.15**	**0.319**	**4.54**

Events for Subcatchment 8S: 4 TROTTERS WAY NOT CAPTURED

Event	Rainfall (inches)	Runoff (cfs)	Volume (acre-feet)	Depth (inches)
25-Year	**6.87**	**0.58**	**0.108**	**4.52**

Events for Pond 2P: 8 TROTTERS UNDERGROUND STORAGE

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
25-Year	**0.54**	**0.53**	**0.02**	**0.52**	**695.07**	**290**

Events for Pond 5P: 4 TROTTERS UNDERGROUND STORAGE

Event	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
25-Year	**0.79**	**0.79**	**0.02**	**0.78**	**964.16**	**291**

Events for Link 6L: Proposed Watershed/Western Wetlands

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
25-Year	**2.78**	**2.78**	**0.00**

TABLE OF CONTENTS

Time of Concentration (Rational) Mon, Apr 21 2025 8:48:26 PM

Existing Conditions (Node 1S)

Runoff Coefficient : 0.20
Length of Flow : 235.00 ft
Slope of Flow Path : 0.09 %

Time of Concentration : 0.924 hours, 55.4 minutes

#4 Proposed (Node 8S)

Runoff Coefficient : 0.40
Length of Flow : 248.00 ft
Slope of Flow Path : 0.03 %

Time of Concentration : 1.064 hours, 63.9 minutes

Proposed #8 (Node 7S)

Runoff Coefficient : 0.40
Length of Flow : 235.00 ft
Slope of Flow Path : 0.09 %

Time of Concentration : 0.709 hours, 42.5 minutes

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

June 11, 2025

Ms. Mary Barton, Land Use Inspector
Town of Prospect
36 Center Street
Prospect, CT 06712

SLR Project No.: 141.13129.00025

RE: Peer Review
4 & 8 Trotters Way
Prospect, Connecticut

Dear Ms. Barton,

Per the request of the Land Use Office, SLR International Corporation (SLR) has performed a review of the materials submitted in association with the proposed single-family residential houses at 4 and 8 Trotters Way, respectively in Prospect, Connecticut. The following documents were provided to us for our review:

- Prospect Inland Wetlands Commission – Meeting Minutes, dated September 22, 2008
- Application for Inland Wetland Permit for 8 Trotters Way (Lot 1), Prospect, Connecticut, dated April 16, 2025
- Application for Inland Wetland Permit for 4 Trotters Way (Lot 2), Prospect, Connecticut, dated April 16, 2025
- "Site Development Plan," Sheet 1 of 1 prepared by Land Data Engineers, prepared for Gabriel Hakim, dated September 16, 2008, revised November 10, 2008
- "Subdivision Plan," Sheet 1 of 1 prepared by Land Data Engineers, prepared for Gabriel Hakim, dated November 25, 2008
- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 8 Trotters Way (Lot 1), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 20, 2025, revised March 27, 2025
- "Proposed Subsurface Sewage Disposal System," Sheet 2 of 2 for 8 Trotter Way (Lot 1), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 20, 2025, revised March 14, 2025
- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 4 Trotters Way (Lot 2), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 21, 2025, revised March 27, 2025

- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 4 Trotters Way (Lot 2), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 21, 2025, revised March 14, 2025

- "Soil Report" for 4 and 8 Trotters Way, Prospect, Connecticut, prepared by Steven Danzer, PhD & Associates LLC, Wetlands & Environmental Consulting, dated March 7, 2025

Review Comments

Based on our review of the application documents received, we offer the following comments for consideration by the Commission and the Applicant:

1. The applicant's soil scientist/wetland scientists should provide a functions and values assessment of the wetlands and watercourses on site. The scientist should determine whether potential vernal pools are present within the wetland system on Lot 1. If there are potential vernal pools or a vernal pool, the design engineer and wetland scientists should add its boundary limits to the survey plan and review whether proposed activities including clearing and grading for either Lots 1 and/or 2 occur within the critical vernal pool envelope. In addition, the wetland scientist should provide an impact statement for the proposed house lots and the potential impacts to wetlands and watercourses. The statement should include a discussion on how the conversion from a mixed broad-leaved deciduous upland forest to an upland consisting of residential lot with house/lawn will impact the palustrine forested wetlands and the riparian buffer zone between the wetlands and proposed clearing limits.

2. A regulated activities table should be added to the septic system plans for each lot. The table should include all upland review area and direct wetland impacts. On Lot 2, there is silt fence shown within the wetland (between flags 10 and 12), which would indicate the intent to clear and disturb this wetland. Based on review of the wetland application, it states no wetland impacts for Lot 2.

3. Stone walls are located on proposed house Lot 1 and are indicated on the 2008 Land Data plans. The D'Amico Associates plans do not show the stone walls. We recommend that the base map be updated to reflect the locations of the stone walls so that the Commission can determine whether any of the walls will remain and whether any of the walls to remain can serve as a protective barrier from the proposed house development.

4. The proposed house for Lot 1 appears to be in close proximity or on the building setbacks in several areas. The installation of the foundation could be difficult without going over the building setback line. We recommend that the foundation be pinned to ensure location of building compared to building setback.

5. We recommend that silt fence is proposed downgradient of the proposed house, septic system, and detention system for Lot 1.

6. Based on the soil testing for the proposed septic system that shows presence of groundwater and mottling several feet below grade for both lots. It is likely that the

proposed detention system for each lot would be into groundwater and/or mottling. We recommend a test pit is performed in proposed detention system location to confirm.

7. We recommend that the applicant's engineer consider the use of straw waddles instead of the silt fence for Lot 2 when silt fence is proposed within several feet of the wetland. Straw waddles will require less disturbance of the ground and existing roots than silt fence.

8. The proposed silt fence to the north of the proposed house on Lot 2 is shown through the wetland near wetland flags WL 10 and WL 11.

9. The applicant's engineer should clarify how each detention system was sized.

10. We recommend the applicant's engineer consider an infiltration system downgradient/ along the driveways to help promote stormwater infiltration and recharge.

We hope this letter is useful in the Town of Prospect's review of the proposed development. Please let us know if you have any questions or concerns at (203) 271-1773.

Sincerely,

SLR International Corporation

Ryan J. McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

Matthew J. Sanford, RSS, PWS
US Manager of Ecology
msanford@slrconsulting.com

13129.00025.jn1125.ltr

Fred D'Amico P.E., D'Amico Associates
Agent for Applicant Saint Mary LLC
9 Park Road
Oxford, CT
203-922-2176

June 30,2025 ***via Certificate of Mailing***

Dear Prospect Resident:

On Monday, April 28,2025 the Prospect Inland Wetlands Commission accepted our application submitted for regulated activities located at #4 Trotters Way as follows:

App #1-2025 Saint Mary LLC; property owner Paula Hakim, 4 Trotters Way - Application for regulated activities including excavation, grading, filling, new dwelling, well, deck, and septic system within the 100 ft upland review area.

As an abutting property owner, you are being advised that a Virtual Public Hearing on the above application has been scheduled before the Inland Wetlands Commission on Monday, July 14,2025 at 7:05 p.m.

Link to Virtual Meeting below:

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/660379357

You can also dial in using your phone.
Access Code: 660-379-357
United States (Toll Free): 1 866 899 4679
United States: +1 (571) 317-3116

Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

You are welcome to attend the hearing and comment on the proposal. If you prefer to write, please direct your comments to Chairman, Inland Wetlands Commission, 36 Center Street, Prospect, CT 06712 or via email to mbarton@townofprospect.org

Correspondence must be received before the Public Hearing is concluded.

If you have any questions, the complete file on this application is available for review at the Land Use Office in the Prospect Town Hall, 36 Center Street, Prospect, CT and on the Town website.www.townofprospect.org on meeting and events calendar there will be a link to application documents.

Sincerely,

Fred D'Amico P.E.

4 Trotters Way

DIOGOSTINE MICHAEL A SR & DEBORAH
822 HICKORY HILL RD
THOMASTON CT 06787

HAKIM PAULA
41 MIDWAY DR
MIDDLEBURY CT 06762

HAKIM PAULA
41 MIDWAY DR
MIDDLEBURY CT 06762

RICHARD ANTHONY S JR & BRENDA
12 TROTTERS WAY
PROSPECT CT 06712

TUCCILLO DANIEL R JR
26 TROTTERS WAY
PROSPECT CT 06712

VINCA FETA & GZIME
11 TROTTERS WAY
PROSPECT CT 06712

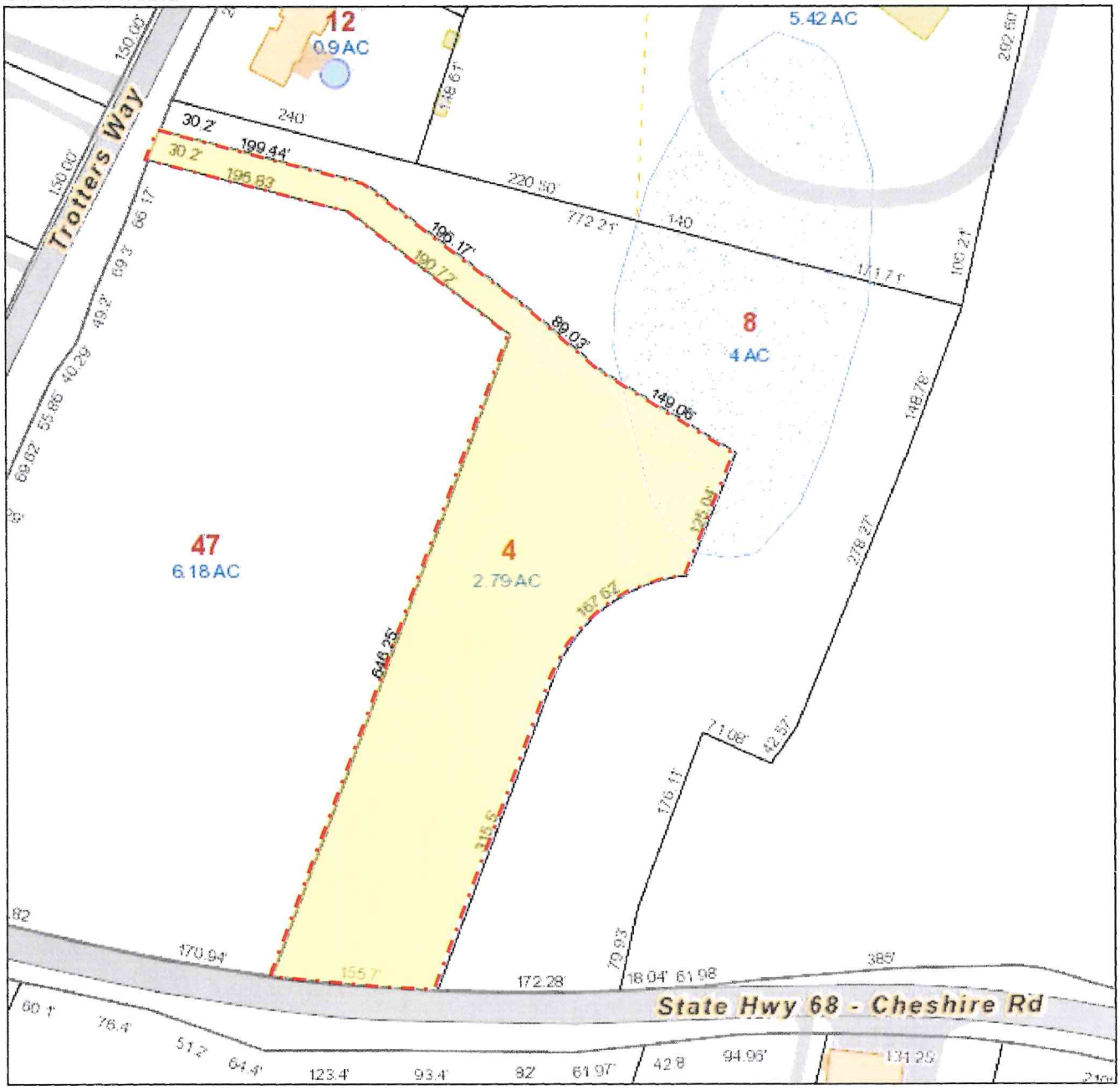
FRAPPIER DAVID W & SANDRA L
9 TROTTERS WAY
PROSPECT CT 06712

TOWN OF PROSPECT
36 CENTER ST
PROSPECT CT 06712

Town of Prospect

Geographic Information System (GIS)

Date Printed: 5/1/2025



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Prospect and its mapping contractors assume no legal responsibility for the information contained herein.

N
W E
S

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
FRED DIAMICO 9 PARK RD OXFORD, CT 06478	9 (NINE) Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. SEVEN	FETA VINCA 11 TROTTERS WAY PROSPECT, CT 06712				
2. EIGHT	ANTHONY RICHARD 12 TROTTERS WAY PROSPECT, CT 06712				
3. NINE	DAVID FRAPPIER 9 TROTTERS WAY PROSPECT, CT 06712				
4.					
5.					
6.					

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
FRED D'AMICO 9 PARK ROAD OXFORD, CT 06478	9 (NINE)	Postmaster, per *(name of receiving employee)*	UNITED STATES POSTAL SERVICE® 0000 U.S. POSTAGE PAID SEYMOUR, CT 06483 JUL 01, 25 AMOUNT **$5.85** S2324E501450-05

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. ONE	MICHAEL DIOGOSTINE 822 HICKORY HILL RD THOMASTON, CT 06787				
2. TWO	SAMANTHA COWELL 224 EAST PROSPECT AVE APT 18 MOUNT VERNON, NY 10550				
3. THREE	DANIEL TUCCILLO 26 TROTTERS WAY PROSPECT, CT 06712				
4. FOUR	TOWN OF PROSPECT 36 CENTER ST PROSPECT, CT 06712				
5. FIVE	PAULA HAKIM 41 MIDWAY DRIVE MIDDLEBURY, CT 06762				
6. SIX	61 CHESHIRE ROAD, LLC. 61 CHESHIRE RD PROSPECT, CT 06712				

DIOGOSTINE MICHAEL A SR & DEBORAH
822 HICKORY HILL RD
THOMASTON CT 06787

HAKIM PAULA
41 MIDWAY DR
MIDDLEBURY CT 06762

HAKIM PAULA
41 MIDWAY DR
MIDDLEBURY CT 06762

RICHARD ANTHONY S JR & BRENDA
12 TROTTERS WAY
PROSPECT CT 06712

TUCCILLO DANIEL R JR
26 TROTTERS WAY
PROSPECT CT 06712

VINCA FETA & GZIME
11 TROTTERS WAY
PROSPECT CT 06712

FRAPPIER DAVID W & SANDRA L
9 TROTTERS WAY
PROSPECT CT 06712

TOWN OF PROSPECT
36 CENTER ST
PROSPECT CT 06712

South Central Connecticut Regional Water Authority
90 Sargent Drive, New Haven, Connecticut 06511-5966 203.562.4020
http://www.rwater.com

April 28, 2025

Ms. Lorraine Dixon, Chair
Prospect Inland Wetlands Commission
36 Center Street
Prospect, CT 06712

Dear Ms. Dixon:

RE: Paula Estates Lots 1 & 2, 8 & 4 Trotter's Way

The Regional Water Authority has reviewed the above referenced application. The property is within the West Brook Reservoir public water supply watershed. The applicant is proposing the construction of two new single-family dwellings. The houses will be served by private well and on-site septic systems. The houses will be heated by natural gas. Subsurface detention galleys are to be used for on-site management of stormwater runoff. Wetlands are located on the east portion of lot 1, and the west, south, and north portions of lot 2. Based on the information submitted, we have the following comments:

1. Erosion and sedimentation controls should be installed prior to any site work. Controls should be inspected weekly and after each rainfall. Additional controls should be stored on-site for any necessary repairs. Excavated material stored on-site for any length of time should be stabilized.

2. Wetlands are valuable natural resources serving a variety of functions including, flood protection, and water quality improvement. Wetlands and watercourses should be well buffered from site disturbance; the RWA recommends a minimum setback goal of 50 to 100 feet. The wetland setback is included in the plan's legend but is not represented on the plans. The wetland setback should be included on the plans to identify potential encroachments. Native vegetation should be left in place in the buffer area.

3. The septic system and associated leach field should be located outside of the wetland setback.

4. During construction, all oil, paint, or other hazardous materials should be stored in a secondary container and removed to a locked indoor area with an impervious floor during non-work hours.

5. In accordance with Section 19-13-B102(b) of the Connecticut Public Health Code, Regional Water Authority Watershed Inspectors are required to perform routine inspections of properties within public water supply watersheds and aquifers. RWA Inspectors should be granted access to this property during the annual inspection program.

Thank you for the opportunity to comment on this application, if you have any questions, please contact me at 203-401-2786 or emoore@rwater.com.

Sincerely,

REGIONAL WATER AUTHORITY

Evan Moore
Environmental Analyst II

cc: Mr. Fred D'Amico

CHESPROCOTT HEALTH DISTRICT
1220 WATERBURY ROAD • CHESHIRE, CONNECTICUT 06410
PHONE (203) 272-2761 • FAX (203) 250-9412 • www.chesprocott.org
Hilary Norica, MPH, Acting Director of Health

Saint Mary LLC
Mena Masry
27 Orchard Street
Shelton CT. 06484

June 24, 2025

RE: Septic Plan review for Lot 2-A (4) Trotters Way Prospect CT (revised date 3/27/2025)

Mena,
This letter is in reference to the above-mentioned plan. The Chesprocott Health District approved the plan on April 7, 2025. The following is required before the issuance of a permit to construct from the Health District:

1) Well to be drilled and well completion report submitted to the Health District
2) CT. Licensed septic installer completes application to construct a subsurface sewage disposal system and submits applicable fees

Please call our office at 203-272-2761 with any questions.

Regards,

Phyllis Amodio RE REHS

CC: D'Amico Associates Engineering
Mary Barton Town of Prospect
John Saffioti CHD Registered Sanitarian

CHESPROCOTT HEALTH DISTRICT
1220 WATERBURY ROAD • CHESHIRE, CONNECTICUT 06410
PHONE (203) 272-2761 • FAX (203) 250-9412 • www.chesprocott.org
Hilary Norica, MPH, Acting Director of Health

Saint Mary LLC
Mena Masry
27 Orchard Street
Shelton CT. 06484

June 24, 2025

RE: Septic Plan review for Lot 1-B (8) Trotters Way Prospect CT (revised date 3/27/2025)

Mena,
This letter is in reference to the above-mentioned plan. The Chesprocott Health District approved the plan on April 7, 2025. The following is required before the issuance of a permit to construct from the Health District:

1) Well to be drilled and well completion report submitted to the Health District
2) Revised plan indicating the correct scale . Current plan is scaled to 1"=20' but noted on plan as 1"=40'
3) CT. Licensed septic installer completes application to construct a subsurface sewage disposal system and submits applicable fees

Please call our office at 203-272-2761 with any questions.

Regards,

Phyllis Amodio RE REHS

CC: D'Amico Associates Engineering
Mary Barton Town of Prospect
John Saffioti CHD Registered Sanitarian

Outlook

FW: CHD plan review 2 lots # 4 and # 8 Trotters way Prospect

From Phyllis Amodio <pamodio@chesprocott.org>
Date Tue 6/24/2025 5:48 PM
To mena_TS2000@yahoo.com <mena_TS2000@yahoo.com>; damicoassociates@gmail.com <damicoassociates@gmail.com>
Cc Mary Barton <mbarton@townofprospect.org>; John Saffioti <jsaffioti@chesprocott.org>

1 attachment (542 KB)
#4 # 8 Trotters Way.pdf;

Hello
This email is regarding the attached letter dated June 24, 2025 for # 4 and # 8 Trotters Way Prospect CT . We have just received an email from Mary Barton Town of Prospect showing numerous revisions to both plans . Chesprocott Health District approved both lots with revision dates of 3/27/2025 . The plans sent from Mary show #4 Trotters Way was revised on 6/19/2025 and #8 Trotters Way revised on 6/20/2025 . Therefore, Chesprocott Health District is voiding our approvals of the above refenced lots. Please have the design engineer submit a written statement indicating revisions to the plan made after 3/27/2025 did not impact the design of the proposed subsurface sewage disposal systems or wells .
You can contact our office with any questions . Thank you
Phyllis Amodio RS REHS
Chesprocott Health District
203 272-2761

From: Phyllis Amodio
Sent: Tuesday, June 24, 2025 5:06 PM
To: mena_TS2000@yahoo.com
Cc: Mary Barton <mbarton@townofprospect.org>; John Saffioti <jsaffioti@chesprocott.org>; damicoassociates@gmail.com
Subject: CHD plan review 2 lots # 4 and # 8 Trotters way Prospect

Hello
Please see the attached letters regarding lots # 4 and # 8 Trotters way Prospect.
You can contact our office with any questions . Thank you
Phyllis Amodio RS REHS
Chesprocott Health District
203 272-2761

CHESPROCOTT HEALTH DISTRICT
1220 WATERBURY ROAD • CHESHIRE, CONNECTICUT 06410
PHONE (203) 272-2761 • FAX (203) 250-9412 • www.chesprocott.org
Hilary Norica, MPH, Acting Director of Health

Saint Mary LLC
Mena Masry
27 Orchard Street
Shelton CT. 06484

June 24, 2025

RE: Septic Plan review for Lot 2-A (4) Trotters Way Prospect CT (revised date 3/27/2025)

Mena,
This letter is in reference to the above-mentioned plan. The Chesprocott Health District approved the plan on April 7, 2025. The following is required before the issuance of a permit to construct from the Health District:

1) Well to be drilled and well completion report submitted to the Health District
2) CT. Licensed septic installer completes application to construct a subsurface sewage disposal system and submits applicable fees

Please call our office at 203-272-2761 with any questions.

Regards,

Phyllis Amodio RE REHS

CC: D'Amico Associates Engineering
Mary Barton Town of Prospect
John Saffioti CHD Registered Sanitarian

CHESPROCOTT HEALTH DISTRICT
1220 WATERBURY ROAD • CHESHIRE, CONNECTICUT 06410
PHONE (203) 272-2761 • FAX (203) 250-9412 • www.chesprocott.org
Hilary Norica, MPH, Acting Director of Health

Saint Mary LLC
Mena Masry
27 Orchard Street
Shelton CT. 06484

June 24, 2025

RE: Septic Plan review for Lot 1-B (8) Trotters Way Prospect CT (revised date 3/27/2025)

Mena,
This letter is in reference to the above-mentioned plan. The Chesprocott Health District approved the plan on April 7, 2025. The following is required before the issuance of a permit to construct from the Health District:

1) Well to be drilled and well completion report submitted to the Health District
2) Revised plan indicating the correct scale . Current plan is scaled to 1"=20' but noted on plan as 1"=40'
3) CT. Licensed septic installer completes application to construct a subsurface sewage disposal system and submits applicable fees

Please call our office at 203-272-2761 with any questions.

Regards,

Phyllis Amodio RE REHS

CC: D'Amico Associates Engineering
Mary Barton Town of Prospect
John Saffioti CHD Registered Sanitarian

Outlook

Re: FW: CHD plan review 2 lots # 4 and # 8 Trotters way Prospect

From Fred D'Amico <damicoassociates@gmail.com>
Date Wed 6/25/2025 8:57 AM
To Phyllis Amodio <pamodio@chesprocott.org>
Cc mena_TS2000@yahoo.com <mena_TS2000@yahoo.com>; Mary Barton <mbarton@townofprospect.org>; John Saffioti <jsaffioti@chesprocott.org>

1 attachment (240 KB)
Chesprocott Response Letter.pdf;

Good Morning,

Attached is the Letter Showing all changes made after 3/27/2025

Let me know if you have any questions

Thanks,

Fred D'Amico

On Tue, Jun 24, 2025 at 5:48 PM Phyllis Amodio <pamodio@chesprocott.org> wrote:

> Hello
>
> This email is regarding the attached letter dated June 24, 2025 for # 4 and # 8 Trotters Way Prospect CT . We have just received an email from Mary Barton Town of Prospect showing numerous revisions to both plans . Chesprocott Health District approved both lots with revision dates of 3/27/2025 . The plans sent from Mary show #4 Trotters Way was revised on 6/19/2025 and #8 Trotters Way revised on 6/20/2025 . Therefore, Chesprocott Health District is voiding our approvals of the above refenced lots. Please have the design engineer submit a written statement indicating revisions to the plan made after 3/27/2025 did not impact the design of the proposed subsurface sewage disposal systems or wells .
>
> You can contact our office with any questions . Thank you
>
> Phyllis Amodio RS REHS
>
> Chesprocott Health District
>
> 203 272-2761

From: Phyllis Amodio
Sent: Tuesday, June 24, 2025 5:06 PM
To: mena_TS2000@yahoo.com
Cc: Mary Barton <mbarton@townofprospect.org>; John Saffioti <jsaffioti@chesprocott.org>; damicoassociates@gmail.com
Subject: CHD plan review 2 lots # 4 and # 8 Trotters way Prospect

Hello

Please see the attached letters regarding lots # 4 and # 8 Trotters way Prospect.

You can contact our office with any questions . Thank you

Phyllis Amodio RS REHS

Chesprocott Health District

203 272-2761

--
D'Amico Associates
9 Park Road
Oxford, CT 06478
203-881-3184

D'Amico Associates
PLANNING · ENGINEERING · SURVEYING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
Phone: (203) 881-3184
Fax: (203) 881-0248
damicoassociates@gmail.com

June 25, 2025

Phyllis Amodio
Chesprocott Health District
1220 Waterbury Road
Cheshire, CT 06410

Re: 4 & 8 Trotters Way
Prospect, CT

Lot 1 Changes

- Added a note clarifying that the garage portion of the dwelling is a slab on grade with no footings and the left side of the house is a full basement with footings.
- Relocated the detention galleys further away from the septic system.
- Added wetlands "Low Area" which is 130 feet from the Septic System
- Added existing stone walls which will be removed within the septic area.
- Changed silt fence to straw wattles
- Changed the detention galleys from 48" to 24"
- Added catch basin in the driveway at the low area with detention galleys to increase onsite infiltration
- Added deep test and percolation test in detention area

Lot 2 Changes

- Added boulder demarcation line along the north and south limits of disturbance to prevent any future wetland disturbance
- Added some fill for the storm detention area
- Changed the detention galleys from 48" to 24"
- Added catch basin in the driveway at the low area with detention galleys to increase onsite infiltration
- Added deep test and percolation test in detention area

Sincerely,

Fred D'Amico P.E., L.S.

D'Amico Associates

PLANNING · ENGINEERING · SURVEYING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
Phone: (203) 881-3184
Fax: (203) 881-0248
damicoassociates@gmail.com

June 25, 2025

Phyllis Amodio
Chesprocott Health District
1220 Waterbury Road
Cheshire, CT 06410

Re: 4 & 8 Trotters Way
Prospect, CT

The revisions to the plan made after 3/27/2025 did not impact the design of the proposed subsurface sewage disposal systems or wells.

Lot 1 Changes

- Added a note clarifying that the garage portion of the dwelling is a slab on grade with no footings and the left side of the house is a full basement with footings.
- Relocated the detention galleys further away from the septic system.
- Added wetlands "Low Area" which is 130 feet from the Septic System
- Added existing stone walls which will be removed within the septic area.
- Changed silt fence to straw wattles
- Changed the detention galleys from 48" to 24"
- Added catch basin in the driveway at the low area with detention galleys to increase onsite infiltration
- Added deep test and percolation test in detention area

Lot 2 Changes

- Added boulder demarcation line along the north and south limits of disturbance to prevent any future wetland disturbance
- Added some fill for the storm detention area
- Changed the detention galleys from 48" to 24"
- Added catch basin in the driveway at the low area with detention galleys to increase onsite infiltration
- Added deep test and percolation test in detention area

Sincerely,

Fred D’Amico P.E., L.S.

Petition requesting that the Prospect Inland Wetlands Commission hold a public hearing for IWC application #2-2025 submitted by Saint Mary LLC, 8 Trotters Way, Prospect, CT.

We the undersigned residents of Prospect who are 18 years of age and older request pursuant to Section 9.1 of the Prospect Inland Wetlands and Watercourse Regulations that a public hearing be held on IWC Application #2-2025 Saint Mary LLC, 8 Trotters Way, Prospect for the proposed regulated activities associated with the development of 4 Trotters Way for a single- family dwelling. It is our understanding that this application will be or was accepted at the April 28, 2025 Regular Inland Wetlands Commission.

RECEIVED
Date: 4/29/25
TOWN OF PROSPECT
LAND USE DEPARTMENT

Per Section 9.1 of the above referenced regulations this petition for a public hearing being filed on or before the fourteenth day after receipt of IWC Application #2-2025 Saint Mary LLC 8 Trotters Way

Name	Signature	Full Address
1. Anthony N, Richard	Anthony N Richard	12 Trotters way Prospect, CT
2. Joseph Richard		12 Trotters way Prospect, CT
3. Brenda Richard	Brenda Richard	12 Trotters Way, Prospect, CT
4. Nicholas Turcillo		26 Trotters way, Prospect, CT
5. Daniel Turcillo		" " " "
6. Keith Conway	Keith Conway	31 Sherwood Dr. Prospect, CT
7. Jason Chicano		4 Florence Dr Prospect CT
Name	**Signature**	**Full Address**
8. ROBERT WALEK		50 STRAITSVILLE RD PROSPECT, CT
9. DANIEL SEMEPADO	Daniel Semepado	136 SUMMIT RD PROSPECT, CT.
10. CARMEN ACCHOSTA		77A Clark Hill Rd Prospect, CT
11. Mike Santangelo		220 Straitsville Rd Prospect CT
12. CHARLES S. TOOTH		2 BIRCH KNOLL TER PROSPECT CT
13. STUART SARDINSKAS		31 ROWLAND DR PROSPECT CT
14. JOHN SANZO		259 New Haven Rd Prospect CT
15. Anna Sardinskas	Anna Sardinskas	31 Rowland Dr. Prospect CT
16. Joanne Sanzo		259 New Haven Rd. Prospect CT
17. JEFF SAVARESE		52 Summit RD Prospect CT
18. VITAS SMOLSKU		17 Pond View DR Prospect
19. Julie Sinclair		17 Pond View DR
20. Mark Poulin Jr.		18 Bronson Rd Prospect, CT 06712
21. Rachel Poulin	Rachel Poulin	18 BRONSON Rd Prospect CT 06712
22. John Chabot	John Chabot	5 Pondview Dr Prospect CT 06712
23. JIM Barbas Jr		29 Beach Dr, Prospect, 06712
24. James S. Barbas	James S Barbas	29 Beach Dr., Prospect, CT. 06712
25. Richard Sabo		5 Pond View Dr Prospect Ct. 06712
26. BRIAN Hardy	Brian Hardy	14 Colonial Dr Prospect Ct. 06712
27. Sue Hardy	Sue Hardy	14 Colonial Dr Prospect CT 06712
28. Anthony S. Richard JR		12 trotters way prospect CT 06712
Name	**Signature**	**Full Address**

Petition requesting that the Prospect Inland Wetlands Commission hold a public hearing for IWC application #1-2025 submitted by Saint Mary LLC, 4 Trotters Way, Prospect, CT.

We the undersigned residents of Prospect who are 18 years of age and older request pursuant to Section 9.1 of the Prospect Inland Wetlands and Watercourse Regulations that a public hearing be held on IWC Application #1-2025 Saint Mary LLC, 4 Trotters Way, Prospect for the proposed regulated activities associated with the development of 4 Trotters Way for a single- family dwelling. It is our understanding that this application will be or was accepted at the April 28, 2025 Regular Inland Wetlands Commission.

RECEIVED
Date: 4/29/25
TOWN OF PROSPECT
LAND USE DEPARTMENT

Per Section 9.1 of the above referenced regulations this petition for a public hearing being filed on or before the fourteenth day after receipt of IWC Application #1-2025 Saint Mary LLC 4 Trotters Way

Name	Signature	Full Address
1. Anthony N. Richard	[signature]	12 Trotters Way Prospect, CT
2. Joseph Richard	[signature]	12 Trotters way Prospect, CT
3. Brenda Richard	[signature]	12 Trotters Way Prospect, CT
4. Nicholas Tuccillo	[signature]	26 Trotters way Prospect, CT
5. Daniel Tuccillo	[signature]	" " " "
6. Keith Conway	[signature]	31 Sherwood Dr. Prospect Ct
7. Jason Chicano	[signature]	4 Florence Dr Prospect
Name	**Signature**	**Full Address**
8. Robert Wulek	[signature]	50 Straitsville Rd Prospect, CT
9. Daniel Smeraldo	[signature]	136 Summit Rd Prospect CT
10. Carmen Agostini	[signature]	774 Clark Hill Rd Prospect CT
11. Mike Santangelo	[signature]	210 Straitsville Rd Prospect CT
12. Charles S. Tooth	[signature]	2 Birchwood Terr. Prospect CT
13. Stanley Sardinskas	[signature]	31 Rowland Dr Prospect CT
14. John Sanzo	[signature]	259 New Haven Rd Prospect CT
15. Anna Sardinskas	[signature]	31 Rowland Dr. Prospect, CT
16. Joanne Sanzo	[signature]	259 New Haven Rd. Prospect CT
17. Jeff Savaresi	[signature]	56 Summit Rd Prospect, CT 06712
18. Vitas Smolskis	[signature]	17 Pond View Dr Prospect
19. Julie Smolskis	[signature]	17 Pond View Dr Prospect
20. Mark Poulin Jr.	[signature]	18 Bronson Rd Prospect, CT
21. Rachel Poulin	[signature]	18 Bronson Rd Prospect, CT 06712
22. John Chabot	[signature]	5 Pondview Dr. Prospect, CT 06712
23. Jim Borbas Jr	[signature]	29 Beach Dr. Prospect 06712
24. James S Borbas	[signature]	29 Beach Dr., Prospect, CT 06712
25. Richard Salo	[signature]	5 Pond View Dr Prospect CT 06712
26. Brian Hardy	[signature]	14 Colonial Dr. Prospect CT 06712
27. Sue Hardy	[signature]	14 Colonial DR Prospect CT 06712
28. Anthony S. Richard	[signature] JR	12 Trotters Way prospect 06712
Name	**Signature**	**Full Address**

DEEP TESTS 01/31/2008

DEEP TEST 1
0"–8" TOPSOIL
8"–28" YELLOW BROWN FINE SANDY LOAM
28"–74" COMPACT GRAVELY SANDY LOAM
W/ LENSES OF SILT
NO LEDGE
WATER @ 52"
MOTTLING @ 26"

DEEP TEST 2
0"–12" TOPSOIL
12"–29" YELLOW BROWN FINE SANDY LOAM
29"–63" GREY FINE SANDY LOAM W/ SILT
63"–87" GRAVELY SANDY LOAM
NO LEDGE
WATER @ 45"
MOTTLING @ 27"

DEEP TEST 3
0"–6" TOPSOIL
6"–29" YELLOW BROWN FINE SANDY LOAM
29"–50" GREY FINE SANDY LOAM
50"–82" GRAVELY SANDY LOAM
NO LEDGE
NO WATER
NO MOTTLING

DEEP TEST 4
0"–10" TOPSOIL
10"–25" DARK BROWN FINE SANDY LOAM
25"–57" GRAVELY SANDY LAOM
57"–80" FINE SAND
NO LEDGE
WATER @ 71"
FAINT MOTTLING @ 56"

DEEP TEST 5
0"–9" TOPSOIL
9"–39" YELLOW BROWN FINE SANDY LOAM GRAVEL
39"–83" GRAVELY FINE SANDY LOAM SOMEWHAT COMPACT
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 22"

DEEP TEST 6
0"–7" TOPSOIL
7"–20" YELLOW BROWN FINE SANDY LOAM
20"–86" GREY FINE SANDY LOAM
NO LEDGE
WATER @ 71"
NO MOTTLING
ROOTS @ 24"

DEEP TESTS 01/31/2008

DEEP TEST 7
0"–10" TOPSOIL
10"–28" YELLOW BROWN FINE SANDY LOAM GRAVELLY
28"–84" GRAVELLY FINE SANDY LOAM
NO LEDGE
NO WATER
MOTTLING > 60"
ROOTS @ 20"

DEEP TEST 8
0"–11" TOPSOIL
11"–29" YELLOW BROWN FINE SANDY LOAM
29"–82" GRAVELY FINE SANDY LAOM
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 24"

DEEP TEST 9
0"–5" TOPSOIL
5"–18" YELLOW BROWN FINE SANDY LOAM GRAVELLY
18"–53" OLIVE GRAVELY M/C SAND COARSE
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 18"

DEEP TEST 10
0"–6" TOPSOIL
6"–16" YELLOW BROWN FINE SANDY LOAM GRAVELLY
16"–48" OLIVE GRAVELY F/C SAND
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 28"

PERCOLATION TESTS 01/31/2008

PERCOLATION TEST A
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 13 MINUTES

PERCOLATION TEST B
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 13 MINUTES

PERCOLATION TEST C
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 8 MINUTES

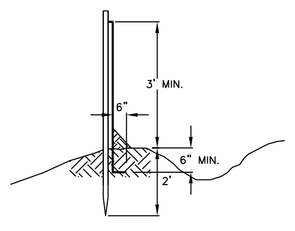
PERCOLATION TEST D
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 5 MINUTES

PERCOLATION TESTS 11/05/2008

PERCOLATION TEST E
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 10 MINUTES

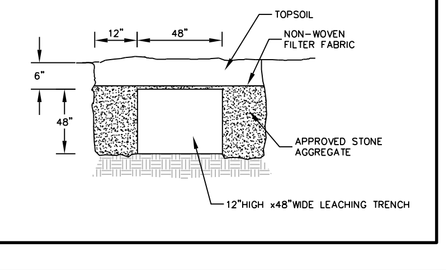
PERCOLATION TEST F
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 10 MINUTES

SILT FENCE

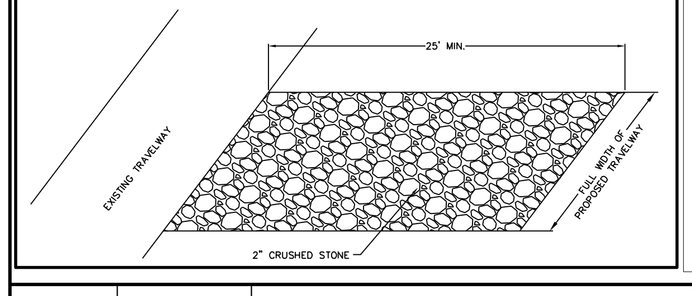


INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.

DETENTION GALLERY DETAIL



ANTI-MUD TRACKING PAD



DEEP TESTS 02/19/2025

DEEP TEST A
0"–6" TOPSOIL
6"–27" ORANGE BROWN FINE SANDY LOAM
27"–76" TAN MED SAND, NO SILT
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 38"

DEEP TEST B
0"–9" TOPSOIL
9"–33" ORANGE BROWN FINE SANDY LOAM
33"–47" TAN FINE SILTY SAND
47"–82" FIRM TAN SILT, SAND W/ SMALL ROCKS
NO LEDGE
NO WATER
MOTTLING @ 48"
ROOTS @ 38"

DEEP TEST C
0"–7" TOPSOIL
7"–32" ORANGE BROWN FINE SANDY LOAM
32"–82" TAN SAND, SILT FIRM @ 38"
LEDGE > 82"
WATER @ 74"
MOTTLING @ 38"
ROOTS @ 38"

PERCOLATION TESTS 02/19/2025

P–1	MEASUREMENT
3:04	10.875"
3:14	15.875"
3:24	18.50"
3:44	20.75"
3:54	22.25"
4:04	< 1" WATER

THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 10 MINUTES

ADDITIONAL TESTS 05/30/2025

DEEP TEST H
0"–9" TOPSOIL
9"–30" ORANGE BROWN FINE SANDY LOAM
30"–50" TAN FINE SILTY SAND
50"–78" FIRM TAN SILT, SAND W/ SMALL ROCKS
NO LEDGE
NO WATER
MOTTLING @ 50"
ROOTS @ 38"

MAINTENANCE OF PERMANENT STORMWATER STRUCTURES:

INSPECT ALL YARD DRAINS MONTHLY AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 5 INCHES OR GREATER. CLEAN THE YARD DRAINS OF SEDIMENT WHEN SEDIMENT ACCUMULATION EXCEEDS SIX INCHES OF DEPTH. A RECORD OF CLEANING SHALL BE DOCUMENTED . THIS REQUIRED MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER. THE STORMWATER MANAGEMENT MEASURES ARE PERMANENT. THE MAINTENANCE AGREEMENT STATING THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND WILL NOT CHANGE THE SYSTEM WITHOUT REAPPLICATION TO THE TOWN OF PROSPECT WILL BE FILED IN THE PROSPECT LAND RECORDS.

MAINTENANCE OF SILT FENCE:

INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE CONDITIONS. REMOVE THE SEDIMENT DEPOSITS OR IF ROOM ALLOWS INSTALL A SECONDARY SILT FENCE UP SLOPE OF THE EXISTING FENCE WHEN SEDIMENT DEPOSITS ARE ONE HALF THE HEIGHT OF THE EXISTING FENCE. REPLACE OR REPAIR THE FENCE WITHING 24 HOURS OF OBSERVED FAILURE. IF THE FENCE HAS BEEN a) OVERTOPED, UNDERCUT OR BYPASSED BY RUNNOFF WATER, b) THE FENCE HAS BEEN MOVED OUT OF POSITION KNOCKED OVER, c) THE GEPTEXTILE HAS DECOMPOSED OR BEEN DAMAGED. MAINTAIN THE FENCE UNTILL THE CONTRIBUTING AREA IS STABILIZED.

CONSTRUCTION SEQUENCE AND NARRATIVE

A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE DEVELOPER, TOWN STAFF, CONTRACTOR, AND DESIGN ENGINEER. AT THIS MEETING THE APPROPRIATE PERSON(S) WILL BE NAMED RESPONSIBLE FOR MAINTAINING THE SEDIMENT AND EROSION CONTROL MEASURES. IT IS UNDERSTOOD THAT EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND
REPAIRED AS NECESSARY.

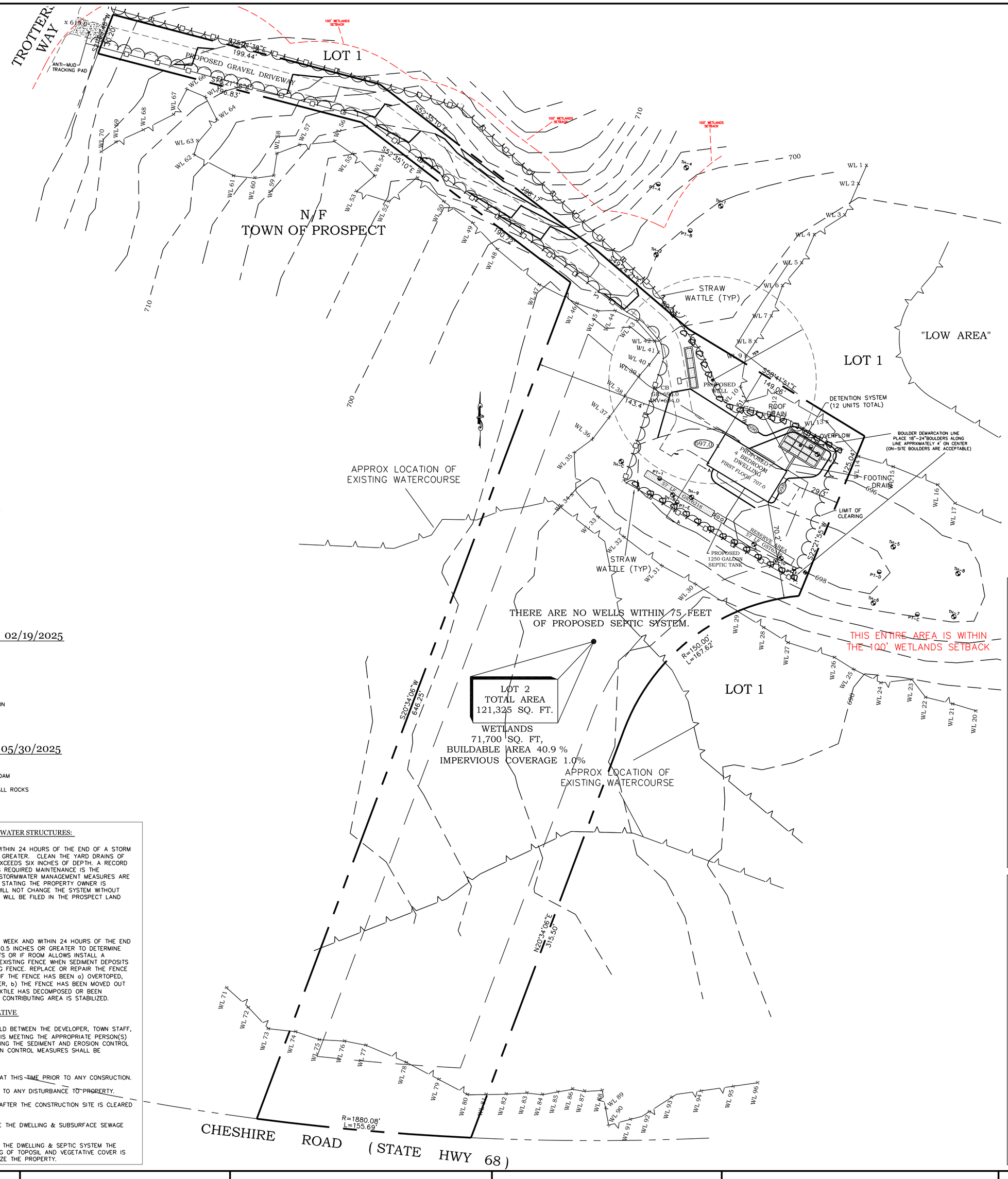
CONSERVATION MARKERS TO BE INSTALLED AT THIS TIME PRIOR TO ANY CONSRUCTION.

CONTRACTOR TO INSTALL SILT FENCE PRIOR TO ANY DISTURBANCE TO PROPERTY.

THE DETENTION GALLEYS TO BE INSTALLED AFTER THE CONSTRUCTION SITE IS CLEARED AND GRUBBED.

AS SOON AS ROUGH GRADING IS COMPLETE THE DWELLING & SUBSURFACE SEWAGE DISPOSAL SYSTEM CAN THEN BE INSTALLED.

AFTER COMPLETION OF THE BACKFILLING OF THE DWELLING & SEPTIC SYSTEM THE FINISHED GRADING WILL BE DONE. SPREADING OF TOPSOIL AND VEGETATIVE COVER IS TO BE COMPLETED AT THIS TIME TO STABILIZE THE PROPERTY.



SEDIMENTATION & EROSION SPECIFICATIONS

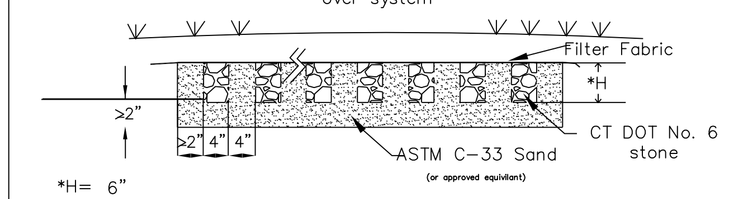
1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE EROSION ON THE SITE.
3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2024) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

1. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
3. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABLIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
4. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
6. SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
7. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
8. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
9. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
10. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
11. ALL EXPOSED SUBSURFACES WILL BE TREATED WITH 6" OF TOPSOIL PRIOR TO FINAL STABILIZATION, WHERE APPROPRIATE.
12. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.
13. ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
14. THE RESPONSIBILITY FOR; IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE WETLNDS ENFORCEMENT OFFICER/LAND USE INSPECTOR, OR DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.
14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.

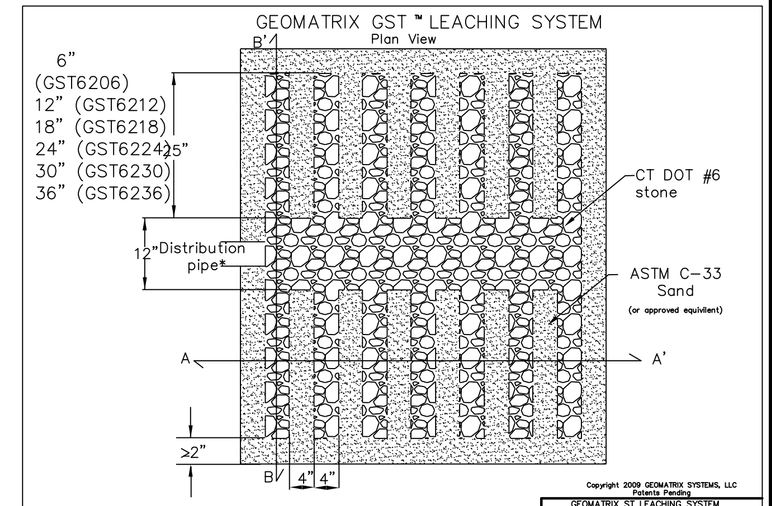
GEOMATRIX GST ™ LEACHING SYSTEM
A–A' CROSS SECTION

Finished Grade shall be pitched to sheet flow stormwater away from system
Cover material depth shall be >6" and shall be uniform over system



*H= 6" (GST6206)
12" (GST6212)
18" (GST6218)
24" (GST6224)
30" (GST6230)
36" (GST6236)

GEOMATRIX GST ™ LEACHING SYSTEM
Plan View



*3" min. I.D., ASTM D–3034, SDR 35 pipe for gravity applications
0.75" min. I.D., ASTM D–2665, SCH 40 PVC pipe for pressure applications

GEOMATRIX GST ™ LEACHING SYSTEM
Plan View
Geomatrix Systems, LLC, Old Saybrook, CT 860–510–0730

No.	Date	Revision Description
5.	6/19/2025	REVISE AS PER TOWN ENGINEER'S COMMENTS
4.	5/15/2025	ADD CONSTRUCTION NARRATIVE
3.	5/07/2025	REVISE AS PER PROSPECT ZONING USE DEPARTMENT
2.	3/27/2025	REVISE AS PER HEALTH DEPARTMENT COMMENTS
1.	3/14/2025	REVISE AS PER HEALTH DEPARTMENT COMMENTS

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300B–1 TO 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
(203) 881-3184

Job No. 4648
Scale 1"=40'
Date 2/21/2025

Project Name
LOT 2
PAULA ESTATES
4 TOTTERS WAY
PROSPECT CONNECTICUT

Drawing Title
OVERALL LOT

Drawing No.
SHEET 2 OF 2

DEEP TESTS 01/31/2008

DEEP TEST 1
0"–8" TOPSOIL
8"–28" YELLOW BROWN FINE SANDY LOAM
28"–74" COMPACT GRAVELY SANDY LOAM
W/ LENSES OF SILT
NO LEDGE
WATER @ 52"
MOTTLING @ 26"

DEEP TEST 2
0"–12" TOPSOIL
12"–29" YELLOW BROWN FINE SANDY LOAM
29"–63" GREY FINE SANDY LOAM W/ SILT
63"–87" GRAVELY SANDY LOAM
NO LEDGE
WATER @ 45"
MOTTLING @ 27"

DEEP TEST 3
0"–6" TOPSOIL
6"–29" YELLOW BROWN FINE SANDY LOAM
29"–50" GREY FINE SANDY LOAM
50"–82" GRAVELY SANDY LOAM
NO LEDGE
NO WATER
NO MOTTLING

DEEP TEST 4
0"–10" TOPSOIL
10"–25" DARK BROWN FINE SANDY LOAM
25"–57" GRAVELY SANDY LAOM
57"–80" FINE SAND
NO LEDGE
WATER @ 71"
FAINT MOTTLING @ 56"

DEEP TEST 5
0"–9" TOPSOIL
9"–39" YELLOW BROWN FINE SANDY LOAM GRAVEL
39"–83" GRAVELY FINE SANDY LOAM SOMEWHAT COMPACT
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 22"

DEEP TEST 6
0"–7" TOPSOIL
7"–20" YELLOW BROWN FINE SANDY LOAM
20"–86" GREY FINE SANDY LOAM
NO LEDGE
WATER @ 71"
NO MOTTLING
ROOTS @ 24"

DEEP TESTS 01/31/2008

DEEP TEST 7
0"–10" TOPSOIL
10"–28" YELLOW BROWN FINE SANDY LOAM GRAVELLY
28"–84" GRAVELLY FINE SANDY LOAM
NO LEDGE
NO WATER
MOTTLING > 60"
ROOTS @ 20"

DEEP TEST 8
0"–11" TOPSOIL
11"–29" YELLOW BROWN FINE SANDY LOAM
29"–82" GRAVELY FINE SANDY LAOM
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 24"

DEEP TEST 9
0"–5" TOPSOIL
5"–18" YELLOW BROWN FINE SANDY LOAM GRAVELLY
18"–53" OLIVE GRAVELY M/C SAND COARSE
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 18"

DEEP TEST 10
0"–6" TOPSOIL
6"–16" YELLOW BROWN FINE SANDY LOAM GRAVELLY
16"–48" OLIVE GRAVELY F/C SAND
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 28"

PERCOLATION TESTS 01/31/2008

PERCOLATION TEST A
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 13 MINUTES

PERCOLATION TEST B
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 13 MINUTES

PERCOLATION TEST C
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 8 MINUTES

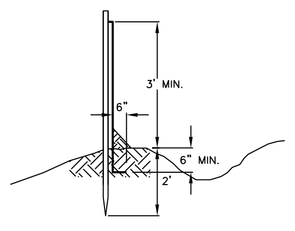
PERCOLATION TEST D
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 5 MINUTES

PERCOLATION TESTS 11/05/2008

PERCOLATION TEST E
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 10 MINUTES

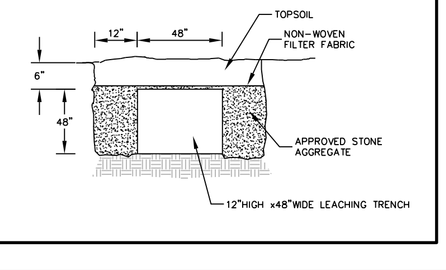
PERCOLATION TEST F
THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 10 MINUTES

SILT FENCE

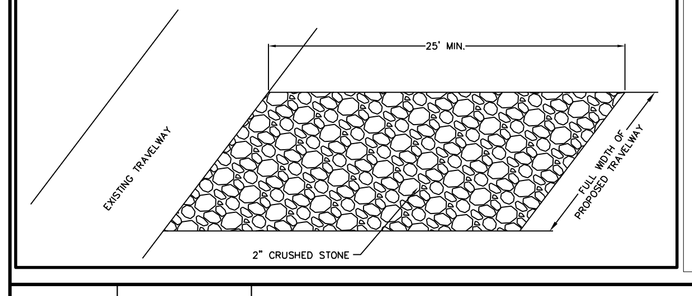


INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.

DETENTION GALLERY DETAIL



ANTI-MUD TRACKING PAD



DEEP TESTS 02/19/2025

DEEP TEST A
0"–6" TOPSOIL
6"–27" ORANGE BROWN FINE SANDY LOAM
27"–76" TAN MED SAND, NO SILT
NO LEDGE
NO WATER
NO MOTTLING
ROOTS @ 38"

DEEP TEST B
0"–9" TOPSOIL
9"–33" ORANGE BROWN FINE SANDY LOAM
33"–47" TAN FINE SILTY SAND
47"–82" FIRM TAN SILT, SAND W/ SMALL ROCKS
NO LEDGE
NO WATER
MOTTLING @ 48"
ROOTS @ 38"

DEEP TEST C
0"–7" TOPSOIL
7"–32" ORANGE BROWN FINE SANDY LOAM
32"–82" TAN SAND, SILT FIRM @ 38"
LEDGE > 82"
WATER @ 74"
MOTTLING @ 38"
ROOTS @ 38"

PERCOLATION TESTS 02/19/2025

P–1	MEASUREMENT
3:04	10.875"
3:14	15.875"
3:24	18.50"
3:44	20.75"
3:54	22.25"
4:04	< 1" WATER

THE MINIMUM OBSERVED PERCOLATION
RATE IS 1" DROP IN 10 MINUTES

ADDITIONAL TESTS 05/30/2025

DEEP TEST H
0"–9" TOPSOIL
9"–30" ORANGE BROWN FINE SANDY LOAM
30"–50" TAN FINE SILTY SAND
50"–78" FIRM TAN SILT, SAND W/ SMALL ROCKS
NO LEDGE
NO WATER
MOTTLING @ 50"
ROOTS @ 38"

MAINTENANCE OF PERMANENT STORMWATER STRUCTURES:

INSPECT ALL YARD DRAINS MONTHLY AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 5 INCHES OR GREATER. CLEAN THE YARD DRAINS OF SEDIMENT WHEN SEDIMENT ACCUMULATION EXCEEDS SIX INCHES OF DEPTH. A RECORD OF CLEANING SHALL BE DOCUMENTED . THIS REQUIRED MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNER. THE STORMWATER MANAGEMENT MEASURES ARE PERMANENT. THE MAINTENANCE AGREEMENT STATING THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND WILL NOT CHANGE THE SYSTEM WITHOUT REAPPLICATION TO THE TOWN OF PROSPECT WILL BE FILED IN THE PROSPECT LAND RECORDS.

MAINTENANCE OF SILT FENCE:

INSPECT THE SILT FENCE AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM WITH A RAINFALL AMOUNT OF 0.5 INCHES OR GREATER TO DETERMINE CONDITIONS. REMOVE THE SEDIMENT DEPOSITS OR IF ROOM ALLOWS INSTALL A SECONDARY SILT FENCE UP SLOPE OF THE EXISTING FENCE WHEN SEDIMENT DEPOSITS ARE ONE HALF THE HEIGHT OF THE EXISTING FENCE. REPLACE OR REPAIR THE FENCE WITHING 24 HOURS OF OBSERVED FAILURE. IF THE FENCE HAS BEEN a) OVERTOPED, UNDERCUT OR BYPASSED BY RUNNOFF WATER, b) THE FENCE HAS BEEN MOVED OUT OF POSITION KNOCKED OVER, c) THE GEPTEXTILE HAS DECOMPOSED OR BEEN DAMAGED. MAINTAIN THE FENCE UNTILL THE CONTRIBUTING AREA IS STABILIZED.

CONSTRUCTION SEQUENCE AND NARRATIVE

A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE DEVELOPER, TOWN STAFF, CONTRACTOR, AND DESIGN ENGINEER. AT THIS MEETING THE APPROPRIATE PERSON(S) WILL BE NAMED RESPONSIBLE FOR MAINTAINING THE SEDIMENT AND EROSION CONTROL MEASURES. IT IS UNDERSTOOD THAT EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND
REPAIRED AS NECESSARY.

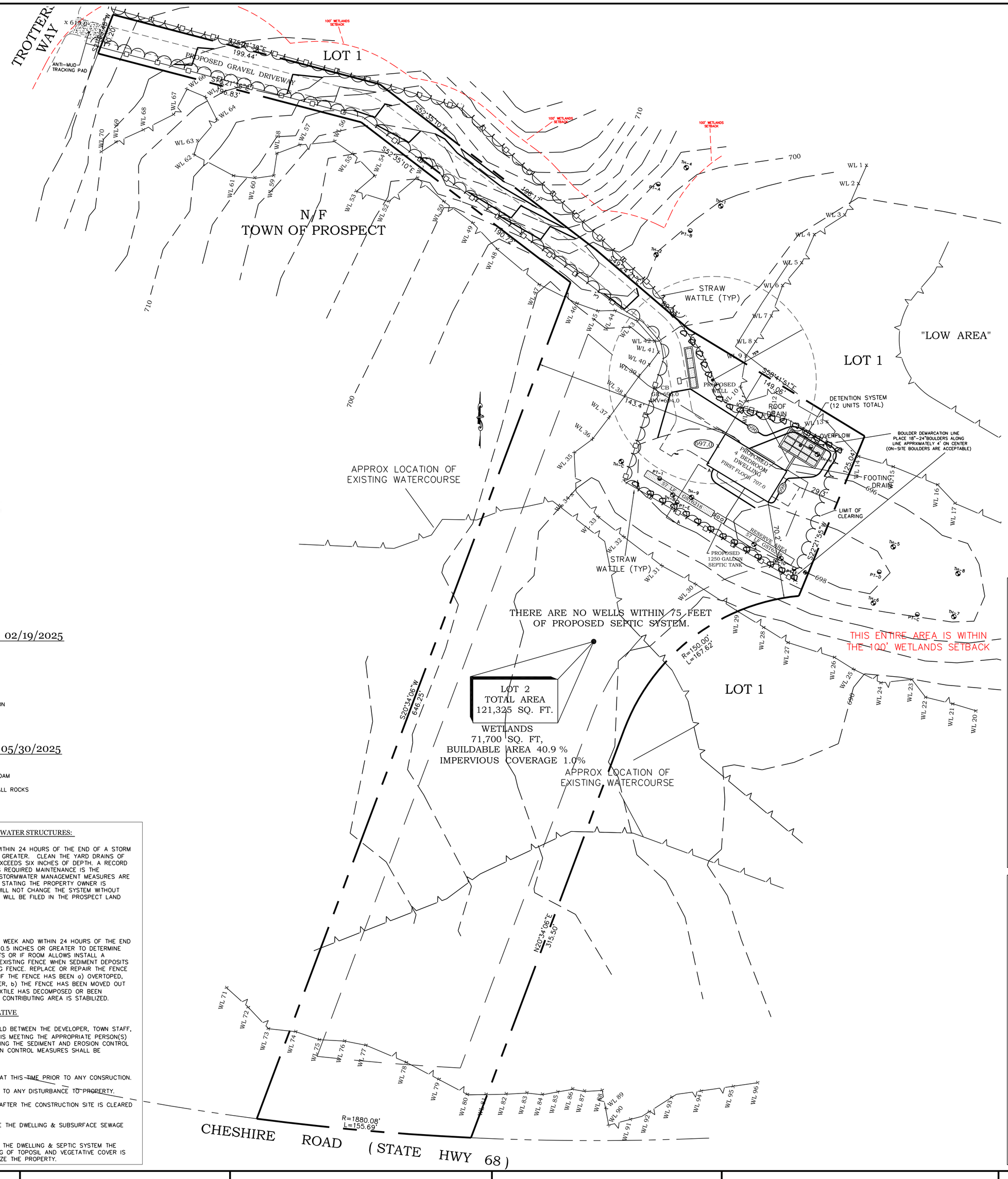
CONSERVATION MARKERS TO BE INSTALLED AT THIS TIME PRIOR TO ANY CONSRUCTION.

CONTRACTOR TO INSTALL SILT FENCE PRIOR TO ANY DISTURBANCE TO PROPERTY.

THE DETENTION GALLEYS TO BE INSTALLED AFTER THE CONSTRUCTION SITE IS CLEARED AND GRUBBED.

AS SOON AS ROUGH GRADING IS COMPLETE THE DWELLING & SUBSURFACE SEWAGE DISPOSAL SYSTEM CAN THEN BE INSTALLED.

AFTER COMPLETION OF THE BACKFILLING OF THE DWELLING & SEPTIC SYSTEM THE FINISHED GRADING WILL BE DONE. SPREADING OF TOPSOIL AND VEGETATIVE COVER IS TO BE COMPLETED AT THIS TIME TO STABILIZE THE PROPERTY.



SEDIMENTATION & EROSION SPECIFICATIONS

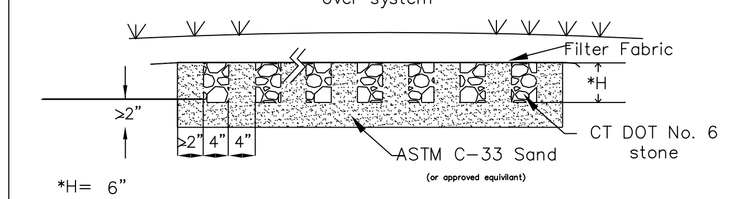
1. THESE GUIDELINES SHALL APPLY TO ALL WORK CONSISTING OF ANY AND ALL TEMPORARY AND OR PERMANENT MEASURES TO CONTROL WATER POLLUTION AND SOIL EROSION AS MAY BE REQUIRED, DURING THE CONSTRUCTION OF THE PROJECT.
2. ALL CONSTRUCTION ACTIVITIES SHALL PROCEED SO THAT POLLUTION OF ANY WETLANDS, WATERCOURSES, WATERBODY, AND OR CONDUIT CARRYING WATER, ETC. DOES NOT OCCUR. THE CONTRACTOR SHALL LIMIT, INSOFAR AS POSSIBLE, THE SURFACE AREA OF EARTH MATERIALS EXPOSED BY CONSTRUCTION METHODS AND IMMEDIATELY PROVIDE PERMANENT AND TEMPORARY POLLUTION CONTROL MEASURES TO PREVENT CONTAMINATION OF ADJACENT WETLANDS, WATERCOURSES AND WATERBODIES, AND TO PREVENT, INSOFAR AS POSSIBLE EROSION ON THE SITE.
3. CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" (2024) BY THE STATE OF CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.

IMPLEMENTATION NOTES

1. POST AND FABRIC SILTATION BARRIERS SHALL BE INSTALLED AT THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
3. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. RESTABLIZATION TO BE SCHEDULED AS SOON AS PRACTICAL.
4. ALL CONTROL MEASURES ARE TO BE MAINTAINED IN AN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
5. ALL STORM DRAINAGE OUTLETS MUST BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
6. SEDIMENT TRAPS MUST BE CLEANED WHEN CAPACITY HAS BEEN REDUCED BY AN AVERAGE OF 2' OVER ITS TOTAL AREA OR TO 80% OF ITS DESIGN VOLUMES, WHICHEVER OCCURS FIRST.
7. ALL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSPECTED ON A DAILY BASIS AND CLEANED IMMEDIATELY AFTER EACH STORM.
8. ADDITIONAL MEASURES ARE TO BE INSTALLED IF NECESSARY OR REQUIRED DURING CONSTRUCTION PERIOD.
9. SEDIMENT REMOVED FROM THE CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH THE INTENT OF THE PLAN.
10. PAVEMENT BASE COURSE MUST BE PLACED IN ALL NEW ROADWAY AREAS UPON COMPLETION OF FINE GRADING.
11. ALL EXPOSED SUBSURFACES WILL BE TREATED WITH 6" OF TOPSOIL PRIOR TO FINAL STABILIZATION, WHERE APPROPRIATE.
12. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL PAVED ROADWAYS ON AND OFF SITE AND MUST ENSURE THE SITE IS FREE OF SITE GENERATED SEDIMENT AT ALL TIMES. DUST SHALL BE CONTROLLED BY SPRINKLING OR ANOTHER APPROVED METHOD.
13. ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
14. THE RESPONSIBILITY FOR; IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN, INFORMING ALL CONCERNED OF THE REQUIREMENT OF THE PLAN; NOTIFYING THE WETLNDS ENFORCEMENT OFFICER/LAND USE INSPECTOR, OR DESIGNATED REPRESENTATIVE OF ANY TRANSFER OF RESPONSIBILITY AND SEEING THAT A COPY OF THE PLAN IS RECEIVED BY ANY SUCCESSOR IN INTEREST TO THE TITLE OF THE LAND OR ANY PORTION THEREOF IS ASSIGNED TO THE OWNER OF RECORD.
14. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION STRUCTURE OR BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF PUMPING OPERATION CAUSES TURBIDITY PROBLEMS, THE OPERATION SHALL CEASE UNTIL FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED.

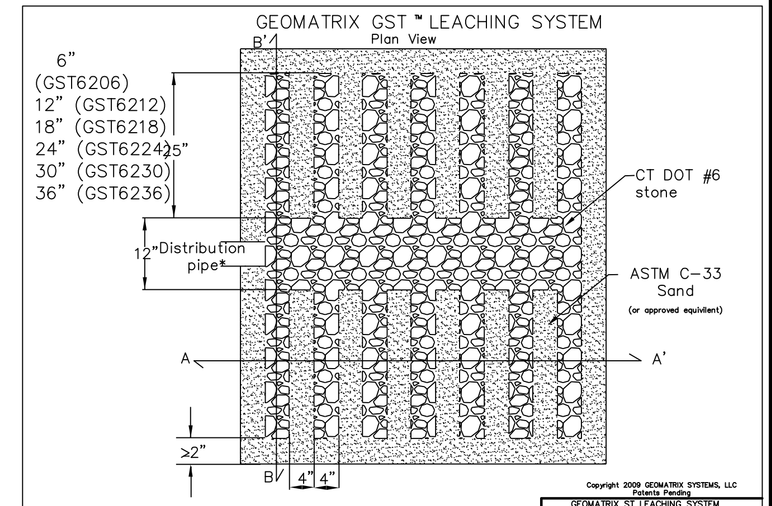
GEOMATRIX GST ™ LEACHING SYSTEM
A–A' CROSS SECTION

Finished Grade shall be pitched to sheet flow stormwater away from system
Cover material depth shall be >6" and shall be uniform over system



*H= 6" (GST6206)
12" (GST6212)
18" (GST6218)
24" (GST6224)
30" (GST6230)
36" (GST6236)

GEOMATRIX GST ™ LEACHING SYSTEM
Plan View



*3" min. I.D., ASTM D–3034, SDR 35 pipe for gravity applications
0.75" min. I.D., ASTM D–2665, SCH 40 PVC pipe for pressure applications

GEOMATRIX GST ™ LEACHING SYSTEM
Plan View
Geomatrix Systems, LLC, Old Saybrook, CT 860–510–0730

No.	Date	Revision Description
5.	6/19/2025	REVISE AS PER TOWN ENGINEER'S COMMENTS
4.	5/15/2025	ADD CONSTRUCTION NARRATIVE
3.	5/07/2025	REVISE AS PER PROSPECT ZONING USE DEPARTMENT
2.	3/27/2025	REVISE AS PER HEALTH DEPARTMENT COMMENTS
1.	3/14/2025	REVISE AS PER HEALTH DEPARTMENT COMMENTS

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20–300B–1 TO 20–300B–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A–2, TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

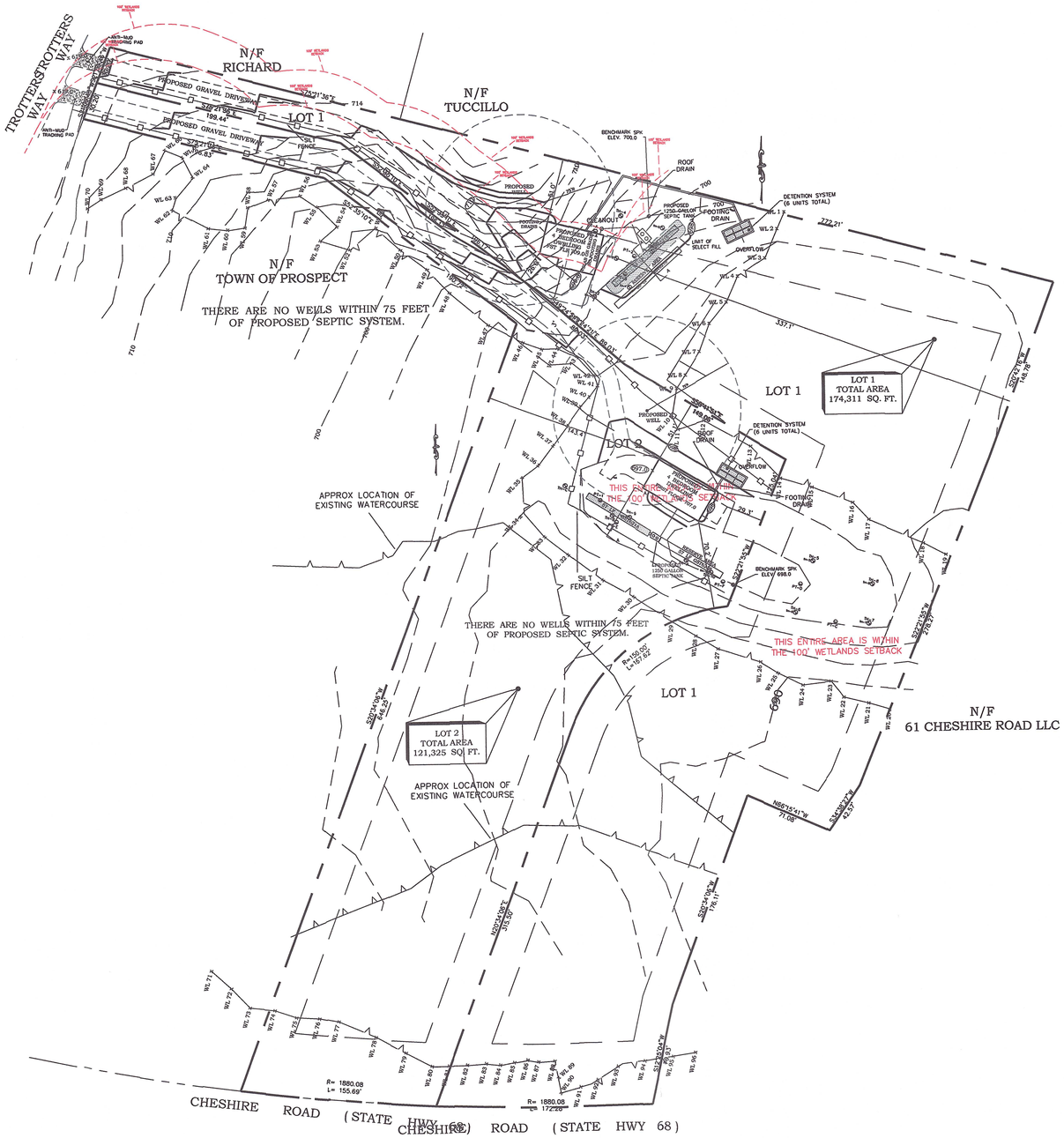
D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
(203) 881-3184

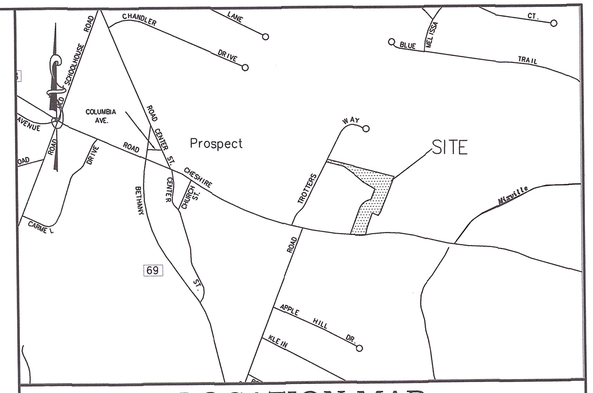
Job No. 4648
Scale 1"=40'
Date 2/21/2025

Project Name
LOT 2
PAULA ESTATES
4 TOTTERS WAY
PROSPECT CONNECTICUT

Drawing Title
OVERALL LOT

Drawing No.
SHEET 2 OF 2



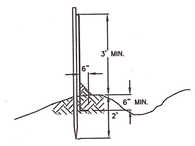


LOCATION MAP
SCALE: 1"=800'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- WETLAND BOUNDARY
- WETLAND SETBACK
- PROPOSED WELL
- ANTI-MUD TRACKING PAD
- SILT FENCE
- LIMIT OF CLEARING
- EXISTING CONTOURS
- 123 PROPOSED CONTOURS
- IRON PIN FOUND
- x 123.4 PROPOSED SPOT GRADE
- DT-9 DEEP TEST HOLES
- P-2 PERCOLATION TESTS
- BENCH MARK

SILT FENCE



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.

SCALE: 1"=20'
0 10 20 40 60 80

No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

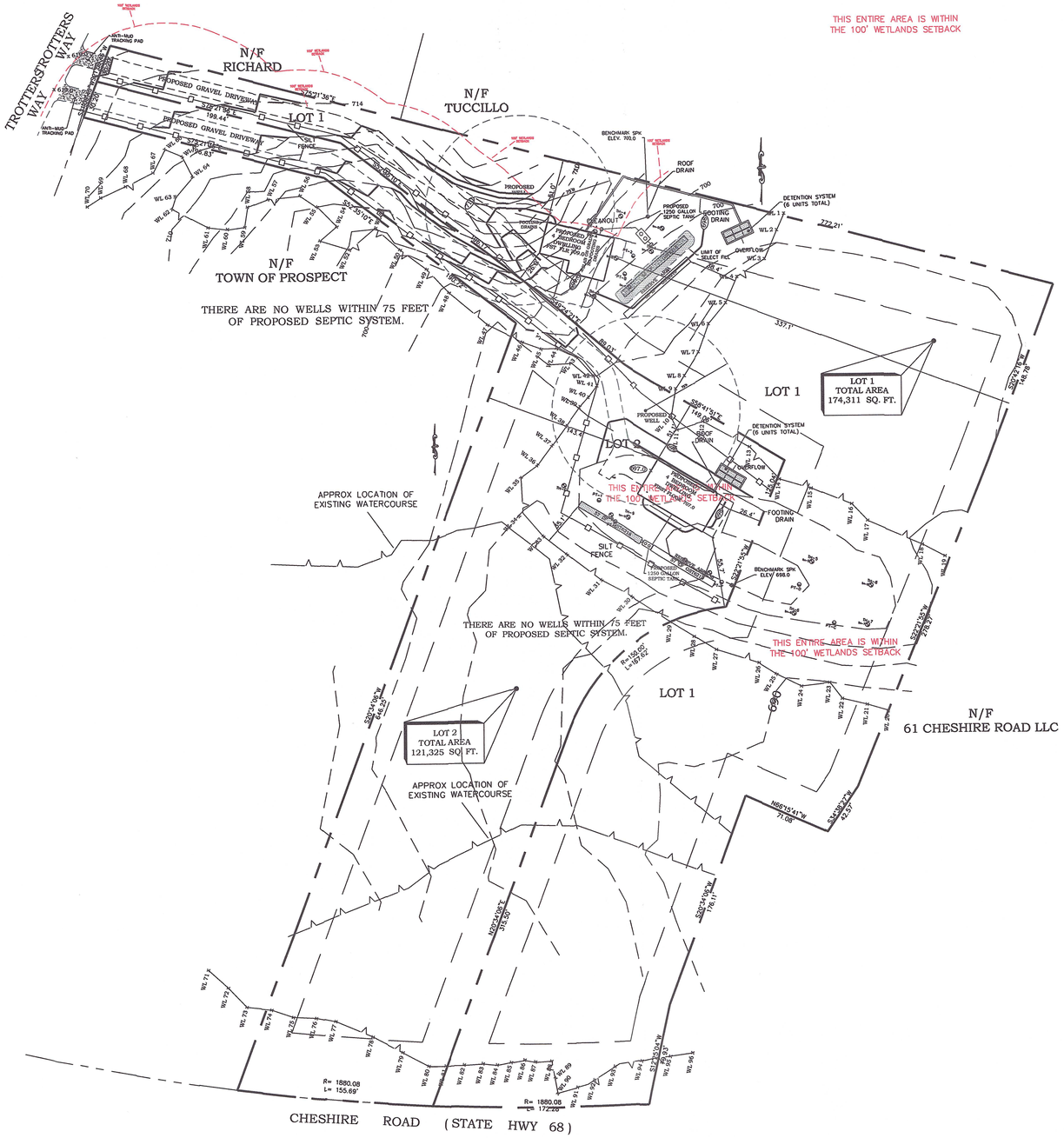
D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
(203) 881-3184

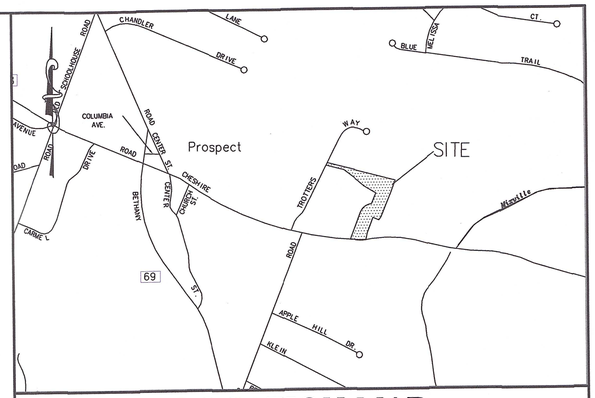
Job No.	4662
Scale	1"=40'
Date	5/07/2025

Project Name
LOT 1
PAULA ESTATES
4 & 8 TROTTER'S WAY
PROSPECT CONNECTICUT

Drawing Title
'COMBINED" LOTS

Drawing No.
SHEET 1 OF 1



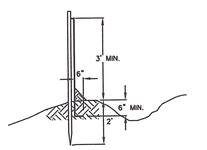


LOCATION MAP
SCALE: 1"=800'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVING
- WETLAND BOUNDARY
- WETLAND SETBACK
- PROPOSED WELL
- ANTI-MUD TRACKING PAD
- SILT FENCE
- LIMIT OF CLEARING
- EXISTING CONTOURS
- PROPOSED CONTOURS
- IRON PIN FOUND
- PROPOSED SPOT GRADE
- DEEP TEST HOLES
- PERCOLATION TESTS
- BENCH MARK

SILT FENCE



INSTALLATION NOTES:
1. EXCAVATE AND SECURE BOTTOM 8" OF SILT FENCE BELOW GRADE AS SHOWN.
2. EXCEPT FOR THE END POST, DRIVE ALL POSTS INTO THE GROUND AT BACK SIDE OF TRENCH SPACED A MAXIMUM OF 8 FT O. C.

SCALE: 1"=20'
0 10 20 40 60 80

No.	Date	REVISION DESCRIPTION

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 TO 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. IT IS A MAP BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

FRED D'AMICO CONN. P.E., L.S. 10833

D'AMICO ASSOCIATES
SURVEYING & ENGINEERING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
(203) 881-3184

Job No.	4662
Scale	1"=40'
Date	2/20/2025

Project Name
LOT 1
PAULA ESTATES
4 & 8 TROTTER'S WAY
PROSPECT CONNECTICUT

Drawing Title
ALTERNATE SITE PLAN

Drawing No.
SHEET 1 OF 1

D'Amico Associates
PLANNING · ENGINEERING · SURVEYING CONSULTANTS
9 PARK ROAD
OXFORD, CONNECTICUT 06478
Phone: (203) 881-3184
Fax: (203) 881-0248
damicoassociates@gmail.com

June 10, 2025

Prospect Wetlands Commission
36 Center Street
Prospect, CT 06712

Re: 4 & 8 Trotters Way
Prospect, CT
IWC Application #1-2025 and #2-2025

We are granting a 30 day extension from July 2nd, 2025.

Sincerely,

Fred D'Amico

Fred D'Amico P.E., L.S.

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

June 11, 2025 **(Revised July 10, 2025)**

Ms. Mary Barton, Land Use Inspector
Town of Prospect
36 Center Street
Prospect, CT 06712

SLR Project No.: 141.13129.00025

RE: Peer Review
4 & 8 Trotters Way
Prospect, Connecticut

Dear Ms. Barton,

Per the request of the Land Use Office, SLR International Corporation (SLR) has performed a review of the materials submitted in association with the proposed single-family residential houses at 4 and 8 Trotters Way, respectively in Prospect, Connecticut. The following documents were provided to us for our review:

- Prospect Inland Wetlands Commission – Meeting Minutes, dated September 22, 2008
- Application for Inland Wetland Permit for 8 Trotters Way (Lot 1), Prospect, Connecticut, dated April 16, 2025
- Application for Inland Wetland Permit for 4 Trotters Way (Lot 2), Prospect, Connecticut, dated April 16, 2025
- "Site Development Plan," Sheet 1 of 1 prepared by Land Data Engineers, prepared for Gabriel Hakim, dated September 16, 2008, revised November 10, 2008
- "Subdivision Plan," Sheet 1 of 1 prepared by Land Data Engineers, prepared for Gabriel Hakim, dated November 25, 2008
- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 8 Trotters Way (Lot 1), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 20, 2025, revised July 2, 2025
- "Proposed Subsurface Sewage Disposal System," Sheet 2 of 2 for 8 Trotter Way (Lot 1), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 20, 2025, revised July 2, 2025
- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 4 Trotters Way (Lot 2), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 21, 2025, revised July 2, 2025

- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 4 Trotters Way (Lot 2), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 21, 2025, revised July 2, 2025

- "Soil Report" for 4 and 8 Trotters Way, Prospect, Connecticut, prepared by Steven Danzer, PhD & Associates LLC, Wetlands & Environmental Consulting, dated March 7, 2025

- "Environmental Report" for 4 and 8 Trotters Way, Prospect, Connecticut, prepared by Steven Danzer, PhD & Associates LLC, Wetlands & Environmental Consulting, dated June 21, 2025

- "Drainage Computations, Paula Estates, #4 & 8 Trotter's Way, Prospect, Connecticut" prepared by D'Amico Associates LLC, dated April 22, 2025

Review Comments

Based on our review of the application documents received, we offer the following comments for consideration by the Commission and the Applicant:

1. The applicant's soil scientist/wetland scientists should provide a functions and values assessment of the wetlands and watercourses on site. The scientist should determine whether potential vernal pools are present within the wetland system on Lot 1. If there are potential vernal pools or a vernal pool, the design engineer and wetland scientists should add its boundary limits to the survey plan and review whether proposed activities including clearing and grading for either Lots 1 and/or 2 occur within the critical vernal pool envelope. In addition, the wetland scientist should provide an impact statement for the proposed house lots and the potential impacts to wetlands and watercourses. The statement should include a discussion on how the conversion from a mixed broad-leaved deciduous upland forest to an upland consisting of residential lot with house/lawn will impact the palustrine forested wetlands and the riparian buffer zone between the wetlands and proposed clearing limits.

   The Applicant's environmental scientists have prepared an Environmental Report addressing the existing wetland conditions, functions and values assessment, vernal pool habitat assessment and impact analysis. SLR offers the following additional comments based on the Environmental Report.

   a) The low area located within Wetland 1 has been described as a seasonally saturated or temporarily inundated, however based on SLR field observations, the low area has at times, as much as 10-inches of standing water, which may provide hydrology persistent enough to support wood frog (obligate vernal pool species) breeding, egg laying, larval development, and metamorphosis. In some cases, wood frog larvae can leave pools by middle to end of May depending on spring weather conditions and where the pool is located within the state. As stated in the Environmental Report, the survey was completed in June, which is not the optimal time to determine whether the wetland supports obligate vernal pool species. Appropriate times to complete such surveys is between March and late May for Prospect, Connecticut. In this case, the

evidence of vernal pool usage may have been missed because of the time of year the survey was completed.

b) In the Environmental Report, Wetland 1 has the floodplain function identified as being connected to an existing watercourse within the wetland. Please clarify whether the low-lying area within this wetland is a watercourse or a depressional wetland area.

c) Under the impact analysis, there are references indicating that the proposed development on Lot 2 is 25 plus feet away from wetlands, and thereby will have limited impacts to the wetlands and the buffers. Based on SLR's review, the proposed driveway and associated clearing limits are within 2 feet to 13 feet of the Wetland 2. The portion of the driveway proposed near Wetland flags 40 through 44 is approximately 2 to 4 feet from the forested wetland edge. Has the applicant's consultant reviewed this area to determine whether trees within Wetland 2 need to to be removed or cut as part of the silt fence and driveway installation? In addition, clearing limits for the underground stormwater recharge gallery and associated grading located on the north side of the proposed 4-bedroom home are within 6 to 13 feet from the edge of the Wetland 1. Clearing along the west side of the dwelling is less than 25 feet from the edge of the forested Wetland 2. The analysis provided in the Environmental Report is not clear on the extents of clearing and the impacts the project potentially poses on both Wetlands 1 and 2.

2. A regulated activities table should be added to the septic system plans for each lot. The table should include all upland review area and direct wetland impacts. On Lot 2, there is silt fence shown within the wetland (between flags 10 and 12), which would indicate the intent to clear and disturb this wetland. Based on review of the wetland application, it states no wetland impacts for Lot 2.

   No regulated activities tables were added to either Lot 1 and/or Lot 2 plans.

3. Stone walls are located on proposed house Lot 1 and are indicated on the 2008 Land Data plans. The D'Amico Associates plans do not show the stone walls. We recommend that the base map be updated to reflect the locations of the stone walls so that the Commission can determine whether any of the walls will remain and whether any of the walls to remain can serve as a protective barrier from the proposed house development.

   Comment addressed.

4. The proposed house for Lot 1 appears to be in close proximity or on the building setbacks in several areas. The installation of the foundation could be difficult without going over the building setback line. We recommend that the foundation be pinned to ensure location of building compared to building setback.

   Comment remains for the Commission's consideration.

5. We recommend that silt fence is proposed downgradient of the proposed house, septic system, and detention system for Lot 1.

   Comment addressed.

6. Based on the soil testing for the proposed septic system that shows presence of groundwater and mottling several feet below grade for both lots. It is likely that the proposed detention system for each lot would be into groundwater and/or mottling. We recommend a test pit is performed in proposed detention system location to confirm.

   Comment partially addressed. Additional test pits and percolation tests were conducted in the proposed detention systems' footprint but results for TH-G, PT-3 and PT-4 are not provided on the plans. Also, the inverts for the underground structures on 8 Trotter's Way needs to be provided.

7. We recommend that the applicant's engineer consider the use of straw waddles instead of the silt fence for Lot 2 when silt fence is proposed within several feet of the wetland. Straw waddles will require less disturbance of the ground and existing roots than silt fence.

   Comment remains for the Commission's consideration.

8. The proposed silt fence to the north of the proposed house on Lot 2 is shown through the wetland near wetland flags WL 10 and WL 11.

   Comment addressed.

9. The applicant's engineer should clarify how each detention system was sized.

   Comment addressed.

10. We recommend the applicant's engineer consider an infiltration system downgradient/ along the driveways to help promote stormwater infiltration and recharge.

    Comment partially addressed. Our comment was intended to suggest a stone infiltration trench be installed along the downgradient side of the driveway. A cross-pitched driveway discharging to such an infiltration trench would greatly assist in groundwater recharge, water quality and reduction in runoff to the wetland areas.

Additional Comment

11. **The computations for the required water quality volume (WQV) only accounts for the portion of the driveway reaching the proposed underground structures. The whole area of the driveway should be accounted for in the required WQV calculations.**

12. **Has the applicant provided alternatives to the single-family home configurations that would reduce the amount of clearing within the 100-foot upland review areas**

to both Wetlands 1 and 2. Reductions in the structure's size and bedroom count would likely reduce the clearing, grading, septic system size, and stormwater recharge galleries size and would reduce indirect impacts to the wetlands.

We hope this letter is useful in the Town of Prospect's review of the proposed development. Please let us know if you have any questions or concerns at (203) 271-1773.

Sincerely,

SLR International Corporation

Ryan J. McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

Matthew J. Sanford, RSS, PWS
US Manager of Ecology
msanford@slrconsulting.com

13129.00025.jl1025.ltr

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

June 11, 2025 **(Revised July 10, 2025)**

Ms. Mary Barton, Land Use Inspector
Town of Prospect
36 Center Street
Prospect, CT 06712

SLR Project No.: 141.13129.00025

RE: Peer Review
4 & 8 Trotters Way
Prospect, Connecticut

Dear Ms. Barton,

Per the request of the Land Use Office, SLR International Corporation (SLR) has performed a review of the materials submitted in association with the proposed single-family residential houses at 4 and 8 Trotters Way, respectively in Prospect, Connecticut. The following documents were provided to us for our review:

- Prospect Inland Wetlands Commission – Meeting Minutes, dated September 22, 2008
- Application for Inland Wetland Permit for 8 Trotters Way (Lot 1), Prospect, Connecticut, dated April 16, 2025
- Application for Inland Wetland Permit for 4 Trotters Way (Lot 2), Prospect, Connecticut, dated April 16, 2025
- "Site Development Plan," Sheet 1 of 1 prepared by Land Data Engineers, prepared for Gabriel Hakim, dated September 16, 2008, revised November 10, 2008
- "Subdivision Plan," Sheet 1 of 1 prepared by Land Data Engineers, prepared for Gabriel Hakim, dated November 25, 2008
- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 8 Trotters Way (Lot 1), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 20, 2025, revised July 2, 2025
- "Proposed Subsurface Sewage Disposal System," Sheet 2 of 2 for 8 Trotter Way (Lot 1), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 20, 2025, revised July 2, 2025
- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 4 Trotters Way (Lot 2), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 21, 2025, revised July 2, 2025

- "Proposed Subsurface Sewage Disposal System," Sheet 1 of 2 for 4 Trotters Way (Lot 2), Prospect, Connecticut, prepared by D'Amico Associates Surveying and Engineering Consultants, dated February 21, 2025, revised July 2, 2025

- "Soil Report" for 4 and 8 Trotters Way, Prospect, Connecticut, prepared by Steven Danzer, PhD & Associates LLC, Wetlands & Environmental Consulting, dated March 7, 2025

- "Environmental Report" for 4 and 8 Trotters Way, Prospect, Connecticut, prepared by Steven Danzer, PhD & Associates LLC, Wetlands & Environmental Consulting, dated June 21, 2025

- "Drainage Computations, Paula Estates, #4 & 8 Trotter's Way, Prospect, Connecticut" prepared by D'Amico Associates LLC, dated April 22, 2025

Review Comments

Based on our review of the application documents received, we offer the following comments for consideration by the Commission and the Applicant:

1. The applicant's soil scientist/wetland scientists should provide a functions and values assessment of the wetlands and watercourses on site. The scientist should determine whether potential vernal pools are present within the wetland system on Lot 1. If there are potential vernal pools or a vernal pool, the design engineer and wetland scientists should add its boundary limits to the survey plan and review whether proposed activities including clearing and grading for either Lots 1 and/or 2 occur within the critical vernal pool envelope. In addition, the wetland scientist should provide an impact statement for the proposed house lots and the potential impacts to wetlands and watercourses. The statement should include a discussion on how the conversion from a mixed broad-leaved deciduous upland forest to an upland consisting of residential lot with house/lawn will impact the palustrine forested wetlands and the riparian buffer zone between the wetlands and proposed clearing limits.

   The Applicant's environmental scientists have prepared an Environmental Report addressing the existing wetland conditions, functions and values assessment, vernal pool habitat assessment and impact analysis. SLR offers the following additional comments based on the Environmental Report.

   a) The low area located within Wetland 1 has been described as a seasonally saturated or temporarily inundated, however based on SLR field observations, the low area has at times, as much as 10-inches of standing water, which may provide hydrology persistent enough to support wood frog (obligate vernal pool species) breeding, egg laying, larval development, and metamorphosis. In some cases, wood frog larvae can leave pools by middle to end of May depending on spring weather conditions and where the pool is located within the state. As stated in the Environmental Report, the survey was completed in June, which is not the optimal time to determine whether the wetland supports obligate vernal pool species. Appropriate times to complete such surveys is between March and late May for Prospect, Connecticut. In this case, the

evidence of vernal pool usage may have been missed because of the time of year the survey was completed.

b) In the Environmental Report, Wetland 1 has the floodplain function identified as being connected to an existing watercourse within the wetland. Please clarify whether the low-lying area within this wetland is a watercourse or a depressional wetland area.

c) Under the impact analysis, there are references indicating that the proposed development on Lot 2 is 25 plus feet away from wetlands, and thereby will have limited impacts to the wetlands and the buffers. Based on SLR's review, the proposed driveway and associated clearing limits are within 2 feet to 13 feet of the Wetland 2. The portion of the driveway proposed near Wetland flags 40 through 44 is approximately 2 to 4 feet from the forested wetland edge. Has the applicant's consultant reviewed this area to determine whether trees within Wetland 2 need to to be removed or cut as part of the silt fence and driveway installation? In addition, clearing limits for the underground stormwater recharge gallery and associated grading located on the north side of the proposed 4-bedroom home are within 6 to 13 feet from the edge of the Wetland 1. Clearing along the west side of the dwelling is less than 25 feet from the edge of the forested Wetland 2. The analysis provided in the Environmental Report is not clear on the extents of clearing and the impacts the project potentially poses on both Wetlands 1 and 2.

2. A regulated activities table should be added to the septic system plans for each lot. The table should include all upland review area and direct wetland impacts. On Lot 2, there is silt fence shown within the wetland (between flags 10 and 12), which would indicate the intent to clear and disturb this wetland. Based on review of the wetland application, it states no wetland impacts for Lot 2.

   No regulated activities tables were added to either Lot 1 and/or Lot 2 plans.

3. Stone walls are located on proposed house Lot 1 and are indicated on the 2008 Land Data plans. The D'Amico Associates plans do not show the stone walls. We recommend that the base map be updated to reflect the locations of the stone walls so that the Commission can determine whether any of the walls will remain and whether any of the walls to remain can serve as a protective barrier from the proposed house development.

   Comment addressed.

4. The proposed house for Lot 1 appears to be in close proximity or on the building setbacks in several areas. The installation of the foundation could be difficult without going over the building setback line. We recommend that the foundation be pinned to ensure location of building compared to building setback.

   Comment remains for the Commission's consideration.

5. We recommend that silt fence is proposed downgradient of the proposed house, septic system, and detention system for Lot 1.

   Comment addressed.

6. Based on the soil testing for the proposed septic system that shows presence of groundwater and mottling several feet below grade for both lots. It is likely that the proposed detention system for each lot would be into groundwater and/or mottling. We recommend a test pit is performed in proposed detention system location to confirm.

   Comment partially addressed. Additional test pits and percolation tests were conducted in the proposed detention systems' footprint but results for TH-G, PT-3 and PT-4 are not provided on the plans. Also, the inverts for the underground structures on 8 Trotter's Way needs to be provided.

7. We recommend that the applicant's engineer consider the use of straw waddles instead of the silt fence for Lot 2 when silt fence is proposed within several feet of the wetland. Straw waddles will require less disturbance of the ground and existing roots than silt fence.

   Comment remains for the Commission's consideration.

8. The proposed silt fence to the north of the proposed house on Lot 2 is shown through the wetland near wetland flags WL 10 and WL 11.

   Comment addressed.

9. The applicant's engineer should clarify how each detention system was sized.

   Comment addressed.

10. We recommend the applicant's engineer consider an infiltration system downgradient/ along the driveways to help promote stormwater infiltration and recharge.

    Comment partially addressed. Our comment was intended to suggest a stone infiltration trench be installed along the downgradient side of the driveway. A cross-pitched driveway discharging to such an infiltration trench would greatly assist in groundwater recharge, water quality and reduction in runoff to the wetland areas.

Additional Comment

11. **The computations for the required water quality volume (WQV) only accounts for the portion of the driveway reaching the proposed underground structures. The whole area of the driveway should be accounted for in the required WQV calculations.**

12. **Has the applicant provided alternatives to the single-family home configurations that would reduce the amount of clearing within the 100-foot upland review areas**

to both Wetlands 1 and 2. Reductions in the structure's size and bedroom count would likely reduce the clearing, grading, septic system size, and stormwater recharge galleries size and would reduce indirect impacts to the wetlands.

We hope this letter is useful in the Town of Prospect's review of the proposed development. Please let us know if you have any questions or concerns at (203) 271-1773.

Sincerely,

SLR International Corporation

Ryan J. McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

Matthew J. Sanford, RSS, PWS
US Manager of Ecology
msanford@slrconsulting.com

13129.00025.jl1025.ltr