

July 19, 2020

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Rolf Obin
9 Archer Lane
Assessor's Map 42, Lot # 113

JUL 21 2020

TOWN OF DARIEN
PLANNING & ZONING

The backyard property @ 9 Archer Lane is surrounded by three properties to the North and West. Due to the topography, these surrounding properties dominate the landscape connecting to our property. The elevation at the North corner of the property is 50 feet and slopes to an elevation of 30 feet at the southeast front corner of the house. The previous owner installed a plateau or terrace supported by an amalgam of dry fit and mortar stone retainer behind the house. In addition, there is a wood retainer wall at the back of the terraced yard that is showing it's age. The upper most rear portion of the property, behind the terrace back yard, is undeveloped with fifteen mature trees some of which stand 75 ft. tall. Other than removing one adolescent Birch Tree, we have no intention of affecting any of the other mature trees on the upper most portion of the back yard.

This application is submitted primarily for water control purposes:

- I.) Slow the rate of water flow down the slope of the property; water flows to the house foundation during Spring and Fall rain and Winter thaw.
 - 1.) Re-grade the soil directly behind the house.
 - a. Remove stone retainer and excavate 25 cubic yards of soil from behind the house. Re-grade soil to channel water away from the house. Lay down $\frac{3}{4}$ " crushed stone for future planned slate patio.
 - b. Reinstall-rebuild stone retainer 2-3 ft high, 18" thick at the newly formed terrace border. Permeable filter fabric and $\frac{3}{4}$ crushed stone "trap rock" will be installed for the base and behind the stone retainer (see illustration).
 - c. The nature of the project as shown (see plan), shall, upon completion of proper grading and stonework (dry laid fieldstone), retain soil and control storm water runoff.
 - 2.) Re-purpose the excavated soil from directly behind the house to properly grade the terrace and install upper back yard berm.
 - a. Remove wood retainer and replace with boulder and stone dry wall; we plan to utilize existing stone on the property for this 1-2' boulder and stone dry wall. Permeable filter fabric and $\frac{3}{4}$ crushed stone "trap rock" will be installed for the base and behind the rock wall.
 - b. Re-grade the soil on the terrace to ensure water flows away from the house.
 - c. Establish low profile berms 8-12" high in the upper back yard behind the terrace boulder and stone dry wall.
 - d. Install stone stairway to terrace.
 - e. Install ramp from driveway to terrace

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II.) Plantings, operating methods and time line

1.) Plantings

- a. Except for the area where crushed stone will be installed for future on grade slate patio, grass seed with hay covering will be installed on all re-graded soil.
- b. Mature desirable plants will be transplanted to upper most back yard between berm and sloped boulder wall.
- c. Removal of two pine trees, one oak tree and one birch tree is planned at terrace level. All remaining trees, (excluding landscape ornamentals) shall be retained in their original state.

2.) Methods

- a. Silt fencing and filter fabric will perform erosion and storm water runoff control where applicable during construction.
- b. When and where necessary, water may be used during particularly dry periods to control dust erosion.
- c. 100% of the topsoil will be reused for the project; no fill is to be taken off-site.
- d. Fieldstone walls shall be constructed with 100% natural materials, allowing for the continued growth of (trees) utilizing good landscape practice.

3.) Timeline

- a. The entire project is expected to complete within three (3) weeks.