Town of Weston

Incorporated 1787
Building Department

CERTIFICATE OF OCCUPANCY

Issued: 9/10/2020

Location:
100 Georgetown Road

Permit Number: 8269

Owner:
100 Georgetown Road LLC

Arctic Construction LLC
597 Westport Avenue
Norwalk CT 06851

Description:
New construction, single family home, 5 bedrooms, 4.5 bathrooms, unfinished attic and basement.
REVISED: 8/13/2020 - Finish basement and 120 sq. ft. storage room in attic. $15,000 addl cost

It is specifically understood that this certificate of occupancy becomes null and void when secured through fraud or by reason of latent violation, not ascertainable at the time of inspections, or when changes are made in the premises not conforming to the Building Code or to Zoning Regulations in respect of use, construction, or building service equipment without the official's approval. CT. Building Code 2009, with the CT. Supplement 2013.

Date Printed: 9/10/2020

By:

Signature: _____

Building Official

24 School Road Weston, CT 06883 203-222-2658

Town of Weston, Connecticut
Planning & Zoning Commission

CERTIFICATE OF ZONING COMPLIANCE

Issued to: **100 GEORGETOWN ROAD LLC**

Property address: 100 Georgetown Road

Assessor's Map: 3 Block: 1 Lot: 26

Weston Land Records Map: 475,3438,3444 Lot: --

Building Permit File: **8269**

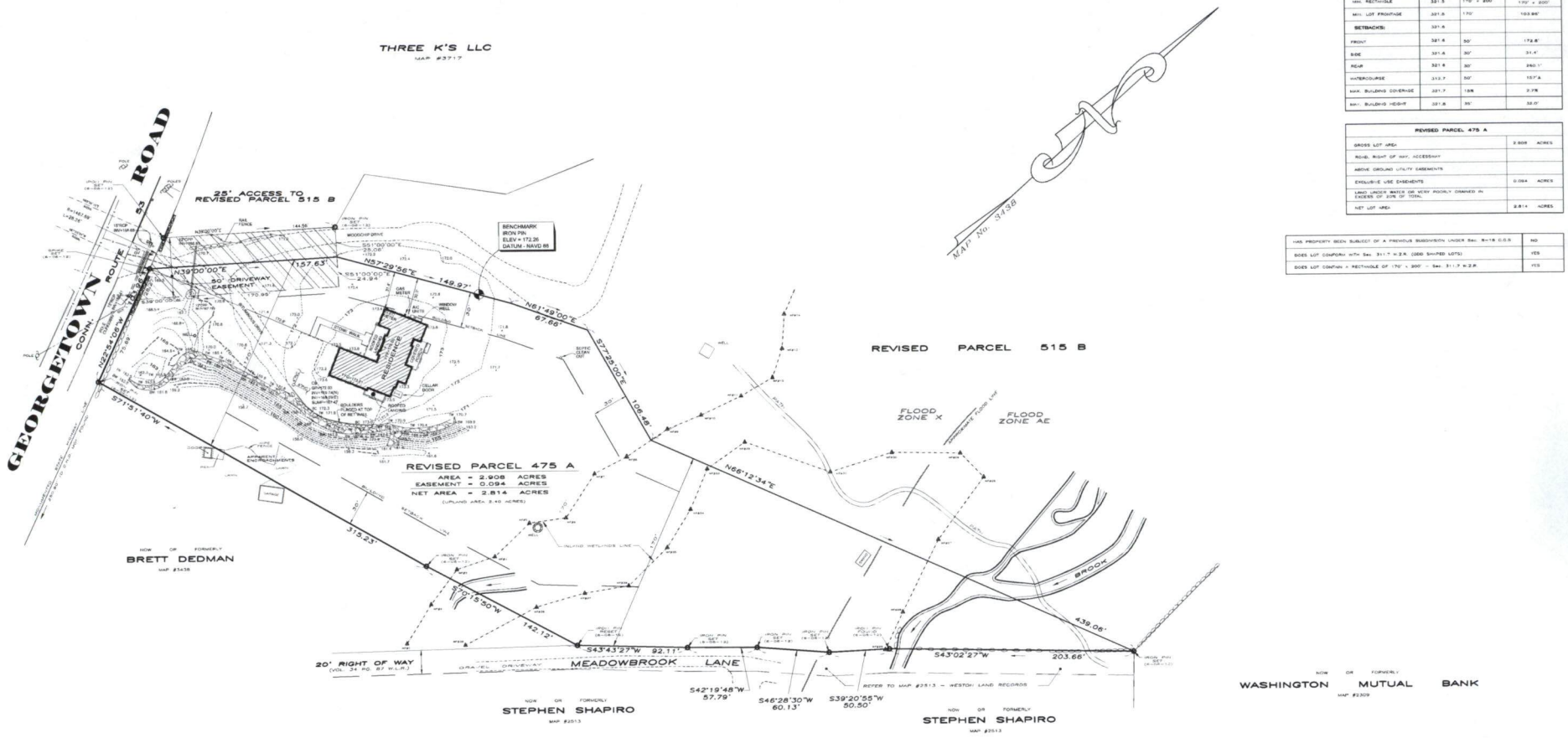
Property Survey: Improvement Location Survey Revised Parcel 475A 100 Georgetown Road Prepared for 100 Georgetown Road LLC by Ryan and Faulds Land Surveyors, dated 6/8/20, last revised 9/2/20

This is to certify that the subject parcel and all improvements thereon conform to the Zoning Regulations of the Town of Weston.

James M. Pjura
Code Enforcement Officer

Date of Issuance: 9/10/20

A Certificate of Zoning Compliance may be issued in connection with construction only upon receipt and review of an (as-built) A-2 Property Survey.



ZONING INFORMATION – REV. PARCEL 475 A

	SECTION	REQUIRED	EXISTING
DISTRICT: R-2A			
MIN. LOT AREA	321.4	2.00 ACRES	2.814 ACRES (EXCLUDING EASEMENT)
MIN. RECTANGLE	321.5	170' x 200'	EXCEEDS 170' x 200'
MIN. LOT FRONTAGE	321.5	170'	103.96'
SETBACKS:	321.6		
FRONT	321.6	50'	172.8'
SIDE	321.6	30'	31.4'
REAR	321.6	30'	250.1'
WATERCOURSE	342.7	50'	157.6
MAX. BUILDING COVERAGE	321.7	15%	3.7%
MAX. BUILDING HEIGHT	321.8	35'	32.0'

REVISED PARCEL 475 A		
GROSS LOT AREA	2.908	ACRES
ROAD, RIGHT OF WAY, ACCESSWAY		
ABOVE GROUND UTILITY EASEMENTS		
EXCLUSIVE USE EASEMENTS	0.094	ACRES
LAND UNDER WATER OR VERY POORLY DRAINED IN EXCESS OF 20% OF TOTAL		
NET LOT AREA	2.814	ACRES

HAS PROPERTY BEEN SUBJECT OF A PREVIOUS SUBDIVISION UNDER Sec. R-18 C.O.S.	NO
DOES LOT CONFORM WITH Sec. 311.7 W.Z.R. (ODD SHAPED LOTS)	YES
DOES LOT CONTAIN A RECTANGLE OF 170' x 200' - Sec. 311.7 W.Z.R.	YES

NOTES

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. AS AN IMPROVEMENT LOCATION SURVEY, THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS T-2 WITH RESPECT TO THE LOCATION OF IMPROVEMENTS DEPICTED WITH DIMENSIONS FROM PROPERTY LINES OR OTHER PHYSICAL LOCATIONS. PHYSICAL FEATURES DEPICTED WITHOUT SPECIFIC DIMENSIONS ARE INDICATED FOR REFERENCE ONLY.

REFERENCE IS MADE TO MAPS #475, #515, #2513, #2520, #3438, #3443, #3444, #3489 & #3717 OF THE WESTON LAND RECORDS.

REFERENCE IS MADE TO WARRANTY DEED DATED FEBRUARY 18, 1966 RECORDED IN VOLUME 69 AT PAGE 223 OF THE WESTON LAND RECORDS.

REFERENCE IS MADE TO WARRANTY DEEDS DATED NOVEMBER 21, 1997 RECORDED IN VOLUME 354 AT PAGES 887 & 889 OF THE WESTON LAND RECORDS.

REFERENCE IS MADE TO RIGHT OF WAY AGREEMENT OUTLINED IN QUIT-CLAIM DEED DATED APRIL 10, 1929 RECORDED IN VOLUME 34 AT PAGE 87 OF THE WESTON LAND RECORDS.

REFERENCE IS MADE TO DECISION OF THE PLANNING AND ZONING COMMISSION RECORDED JANUARY 31, 2011 IN VOLUME 512 AT PAGE 523 OF THE WESTON LAND RECORDS.

REFERENCE IS MADE TO MAP ENTITLED "PROPERTY SURVEY, REVISED PARCELS 475A & 515B PREPARED FOR ARTIC CONSTRUCTION, LLC, WESTON, CONNECTICUT" DATED SEPTEMBER 30, 2016. PREPARED BY THIS FIRM.

PROPERTY LOCATED IN TWO ACRE RESIDENTIAL AND FARMING DISTRICT.

PROPERTY LOCATED IN FLOOD ZONES X AND AE AS DEPICTED ON FLOOD INSURANCE RATE MAPS EFFECTIVE JUNE 18, 2010 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REFERENCE IS MADE TO COMMUNITY 090018, PANEL #0381 F. FLOOD LINE TRANSCRIBED FROM THIS MAP.

ALL MONUMENTATION, FOUND OR SET, DEPICTED HEREON.

INLAND WETLANDS DELINEATED BY JAY FAIN & ASSOCIATES, LLC, FAIRFIELD, CONNECTICUT. JAY FAIN, SOIL SCIENTIST.

ELEVATIONS DEPICTED HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROPERTY ADDRESS
100 GEORGETOWN ROAD
WESTON, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
08-05-2020	WALL ELEVATIONS ADDED
08-13-2020	ADDITIONAL WALL ELEVATIONS ADDED, STORM PIPE & DRIVE APRON ADDED
09-02-2020	A/C LOCATIONS UPDATED

IMPROVEMENT LOCATION SURVEY
REVISED PARCEL 475A
100 GEORGETOWN ROAD
PREPARED FOR
100 GEORGETOWN ROAD, LLC
WESTON, CONNECTICUT

SCALE 1" = 40'

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

DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

JUNE 8, 2020

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company
11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com

5160 475A ILS.dwg

TOWN OF WESTON

56 Norfield Road, P.O. Box 1007, Weston, CT 06883

Building Permit, Plan Review and Certificate of Occupancy Routing/Sign-Off Sheet

Job Address: 100 Georgetown Road Map ____ Block ____ Lot ____

Description of Work to be Done: New house and associated site work

Contractor: Arctic Construction LLC Email Address: ____ Contact Phone: ____

Property Owner: Sam Lampert Email Address: samlampert@icloud.com Contact Phone: 203-644-0595

Owner's Current Address: 597 Westport Ave. #C551, Norwalk, CT 06851 Today's Date: ____

****INCOMPLETE/UNSIGNED PLANS OR PERMIT APPLICATIONS CANNOT BE ACCEPTED FOR REVIEW****

DO NOT WRITE INSIDE BOXES OFFICE USE ONLY

DEPARTMENT APPROVALS FOR PLAN REVIEW AND BUILDING PERMIT ISSUANCE

Department	Disposition	Initials	Date (for Permit)
Health District Approval Received	Yes ✓ No ____ N.A. ____	TDK for JA	5/17/19
Wetlands Agency	Granted ✓ Denied ____ N.A. ____	DRP	6-5-2019
Comments or Conditions:	WETLANDS PERMIT #16-16 APPROVED 10-20-16 No change in impact to wetlands		
Public Works/Engineer	Granted ____ Denied ____ N.A. ____	____	____
Comments or Conditions:	CT DOT Encroachment Permit 5/23/19		
Planning & Zoning Office	Granted ✓ Denied ____ N.A. ____	TDK for KE	____
Comments or Conditions:	P&Z Zoning Permit 4/23/18, ZBA Appeal Denied 6/26/18 Soil Disturbance Permit ✓ 6/12/19 to reflect documents revision to house location per WetlandsPermit 5/17/19 required by 4/23/18 permit		
Code Enforcement	Granted ✓ Denied ____ N.A. ____	Josh	9/10/20
Comments or Conditions:	P&Z issued ZP 4/23/18		
Fire Marshal (not required for 1 and 2 family homes)	Granted ____ Denied ____ N.A. ____	____	____
Comments or Conditions:	____		
Building Dept.	Granted ✓ Denied ____ N.A. ____	DAE	11-3-19
Comments or Conditions:	See notes on Plan		

CERTIFICATE OF OCCUPANCY APPROVAL

Initials	Date (for C.O.)	
TDK	6/22/20 6/29/20	for Health Dept
DRP	9-10-20	for Wetlands
See email	8/12/20	DOT ~~for Public Works /Engineer~~
TDK	9-10-20	for Planning & Zoning
See JC's SDP review of drainage analysis		
Josh	9/10/20	for Code Enforcement
____	____	for Fire Marshal (not required for 1 and 2 family homes)
9/10/20 DAE		for Building Dept.

NOTICE TO PROPERTY OWNERS: It is the owner's advantage to request final approval for the Certificate of Occupancy (C.O.) as early as possible to avoid delays that could cause problems with loan closing, business openings, etc. Placement on the Town's tax rolls is not contingent upon the issuance of a Certificate of Occupancy.

RECEIVED IN BUILDING DEPT. ON ____

Obtain Certificate of Occupancy from the Building Dept. after final inspection.

Disturbance of Soil Compliance Certification

(Required for issuance of a certificate of compliance)

Property Address : ___100 Georgetown Road_____

Record Owner : __100 Georgetown Road, LLC_____

Date of Application : JUNE 5, 2019

The undersigned hereby acknowledges the right of the Town of Weston Planning and Zoning Commission and its agents to rely upon the statements and representations of the undersigned contained in this Certificate and further acknowledges that any permit issued with respect to the above-referenced application will be issued in material reliance on this Certificate.

Given the foregoing, the undersigned hereby covenants, certifies and represents to the Town of Weston Planning and Zoning Commission and its agents, as follows:

(i) I am a professional engineer registered in the State of Connecticut and am duly qualified to make the statements and representations set forth herein.

(ii) I am familiar with Section 348 of the Zoning Regulations of the Town of Weston, Connecticut.

(iii) I have examined the Survey referenced in the Disturbance of Soil Permit Certification submitted in connection with the permitted activity. The "Survey" is New Construction/site Development Plan, by Peak Engineers, LLC, dated May 6, 2019.

(iv) The permitted activity has been completed in accordance with such Survey (see comments below), and (ii) permanent stabilization of the disturbed area and removal of all temporary sedimentation, run-off and erosion control measures is complete. ***

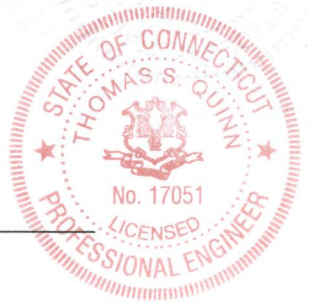
*** Peak Engineers, LLC has reviewed the "asbuilt" plan by Ryan and Faulds, Land Surveyors Wilton, CT, plan title "Improvement Location Survey, Revised Parcel 475A, 100 Georgetown Road, prepared for 100 Georgetown Road, LLC, Weston, Connecticut, dated June 8, 2020, revised September 2, 2020 and finds the following:

The building's first floor has been raised one foot above the elevation indicated on the approved plan. The garage lip is 1.6' above the elevation indicated on the approved plan. The builder has chosen to set the low spot of the driveway (catch basin) in a different location (to the west). These three modifications to the approved plan result in the edge of driveway opposite the garage being higher than indicated on the approved plan.

The vast majority of the site has mature grass. The erosion controls have been removed. The builder placed grass seed on the bolder/dirt slope. The grass is mostly taken hold and

is maturing. The builder has placed wood chips at the base of the wall to aid in prevention of erosion on this flatter slope.

Please see Drainage Analysis dated August 2020, by Peak Engineers, LLC.



Name:
CT Lic. No.: 17051

[<u>Required</u> acknowledgement page follows]

State of Connecticut)
) ss: Town of Weston
County of Fairfield)

The foregoing instrument was acknowledged before me this Sept. 10, 2020 by Thomas Quinn.

AnnMarie Fontana
Notary Public
My commission expires:
Commissioner of the Superior Court

ANNMARIE FONTANA
NOTARY PUBLIC OF CONNECTICUT
ID # 171204
My Commission Expires 3/31/2021

ALL ADDITIONS MADE TO THIS CERTIFICATE FORM MUST BE UNDERLINED AND DELETIONS SHOWN AS A STRIKE OUT (~~Example~~). ANY REVISION WILL REQUIRE ADDITIONAL REVIEW AND MAY NECESSITATE A PUBLIC HEARING

TOWN of WESTON, CONNECTICUT

Incorporated 1787

Town Engineer's Office

September 9, 2020

Memo:

To: Tracy Kulikowski, Land Use Director

From: John Conte P.E., Town Engineer

Re: Drainage Analysis
100 Georgetown Road
Revised Parcel 475 A

Tracy:

I have reviewed the drainage report and drainage analysis prepared by Peak Engineers LLC. For the above referenced site.

The engineer has submitted a detail drainage analysis indicating pre and post development conditions demonstrating there is no increase of surface drainage to adjoining properties. The analysis was based on the events of a 50 year storm. The information submitted meets the requirements of the Weston Zoning regulations for site development.

John Conte P.E.

56 Norfield Road, P.O. Box 1007, Weston, CT 06883 Tel. (203) 222-2680 Fax (203) 222-2670

Tracy Kulikowski

From: Tom Quinn <tquinn@peakengineersllc.com> on behalf of Tom Quinn
Sent: Thursday, September 03, 2020 5:15 PM
To: 'Tracy Kulikowski'
Cc: Sam Lampert
Subject: 100 Georgetown Road
Attachments: june 30 peak septic asbuilt on RYAN TOPO AB 9159 475A ILS e-file Model (1).pdf; DRAINAGE REPORT 100 GEORGETOWN RD.pdf

Tracey:
As discussed please find the attached items pertaining to 100 Georgetown Road Construction.

- Drainage Report
- Septic Asbuilt Plan

Thomas S. Quinn, P.E.
Peak Engineers, LLC
16 Old Mill Road, Redding, CT 06896
Tele 203-834-0588
Email: TQuinn@PeakEngineersLLC.com
Location: Georgetown, CT Intersection of Rt 107 and Rt 57,
Green Building South end parking lot to The Wire Mill BBQ

Peak Engineers, LLC

PROVIDING CIVIL ENGINEERING SERVICES
16 Old Mill Road, Redding, Connecticut 06896
Tel 203-834-0588
Email: tquinn@peakengineersllc.com

August 2020

Town of Weston,
Tracy Kulikowski, Director of Land Use
24 School Road
Weston, CT 06883

Re: 100 Georgetown Road
Revised Parcel 475A
Construct Single Family Dwelling
Drainage Analysis

Dear Tracy:

This letter is being submitted to the Town of Weston as part of a *Disturbance of Soil Compliance Certification.*

The project consists of the construction of a single family dwelling on a vacant lot.

Location and Description

The subject property is approximately 2.908 acers of land located on the east side of Georgetown Road (Hwy 57). The property is set in a west to east fashion with a designated wetland corridor running north to south through the eastern third of the property. This wetland drains to the south flowing under Meadowbrook Lane. Approximately 1.74 acres (76,000 square feet) of the lot are located on the western side of the wetland corridor. The proposed improvements to the land will occur on this 1.74 acre side.

Peak Engineers, LLC performed deep soil testing for the design of the private septic system and for the design of an underground storm water detention system. The soil logs are on the approved Site Development Plan. The soil strata are generally described as being 7" of topsoil over 30" of slightly compact red brown silty loams underlain with moderately compact tan fine sand and gravel (test hole 18).

Pre-Activity Condition

The site was improved several years ago for use as a ball field. The site was leveled for the field and backstop area and then terraced down to grade along the southern side of the field. Undisturbed areas are wooded with some grasses.

Post-Activity Condition

The owner has constructed a single family dwelling. The house is being served by an asphalt drive with parking area. The house roof area is approximately 3,460 square feet. Nearly all of the improvements are located in what was the ball field.

Methodology and Calculations

Utilizing Technical Release 55 runoff curve numbers and the HydroCad Storm water program we have calculated the Pre-Activity and Post-Activity peak design flows. The design storm is the 50-year storm generating 6.4 inches of rain in a 24-hour period. Utilizing the HydroCad program we have also designed a storm water detention and infiltration system designed to reduce the Post-Activity peak flows to below the Pre-Activity peak flows. The site water shed study area is the approximately 1.74 acres of land located on the west side of the wetland corridor. The remainder of the property is wooded.

Drainage Facilities

The as-constructed drainage system consists of 10 units of Cultec Recharger 330 surrounded with a minimum of 12" of stone. This system provides a void volume of 937 cubic feet (see pg. 4 of HydroCad report titled 50-year Post-Activity). All of the roof drains are connected to the Cultec system. A catch basin has been installed in the driveway which captures approximately 2,000 square feet of the asphalt driveway. The Cultec system is equipped with a 4" pvc overflow pipe which discharges onto a large level spreader.

Water Quality Volume

The impervious area, house and driveway, being collected and conveyed to the infiltration system totals 5,495 square feet.

WQV = 5,495 sf / 12"/ft = 458 cubic feet

The attached Stage vs Storage curve of the proposed infiltration system will provide this WQV at elevation 163.15 which is below the first stage of the outlet device (elevation 164.50). Therefore the proposed system will completely capture the WQV.
The HydroCad computations are attached to this report.

Summary of HydroCad Calculations

		Sub-Watershed 1	Sub-Watershed 2
50 yr Pre-Activity	Peak Flow	1.53 cfs	1.91 cfs
	Volume	7,004 cf	8,327 cf
50 yr Post-Activity	Peak Flow	1.46 cfs	1.71 cfs
	Volume	6,570 cf	8,097 cubic feet

The HydroCad study demonstrates that the grading and drainage facilities effectively reduce the Post-Activity flows to below the Pre-Activity flows.

Design Considerations and Best Management Practices

The storm water management plan proposes to minimize the impacts of the roof water and driveway water by utilizing systems of best management practices to collect and treat storm water and convey the water so it can recharge the subsoils. The components of the system are described below.

1. The driveway has been constructed with a cross slope allowing water to cross over the driveway and be infiltrated by soils in the lawn and the wooded area. This driveway edge grass filter street is a best management practice for reducing flow velocity, decreasing erosion potential and allowing the water to infiltrate the soils.

2. Water from the driveway enters a catch basin which has a "T" trap and a sump. This trap will aid in capturing floatables and sediment and prevent them from entering the Cultec system.

3. The catch basin sump provides an accessible location for trapped sediment leading to regular cleaning and maintenance.

4. The Cultec system promotes collection of impurities and ground water recharge through infiltration.

5. The Cultec system provides the WQV from the contributing impervious area and therefore also provides the corresponding Ground Water Recharge Volume.

Conclusions

In my opinion, the construction of the dwelling has been performed in a manner that will not increase the design storm flow to the adjoining properties. The installation of the Cultec system is effective in reducing the site post-activity flow to below the pre-activity flow peaks and volumes during the design storm event.

This drainage report has been prepared following the 2004 Connecticut Storm Water Quality Manual.

Yours,

Peak Engineers, LLC

STATE OF CONNECTICUT
THOMAS S. QUINN
No. 17051
LICENSED
PROFESSIONAL ENGINEER

Thomas S. Quinn, P.E.

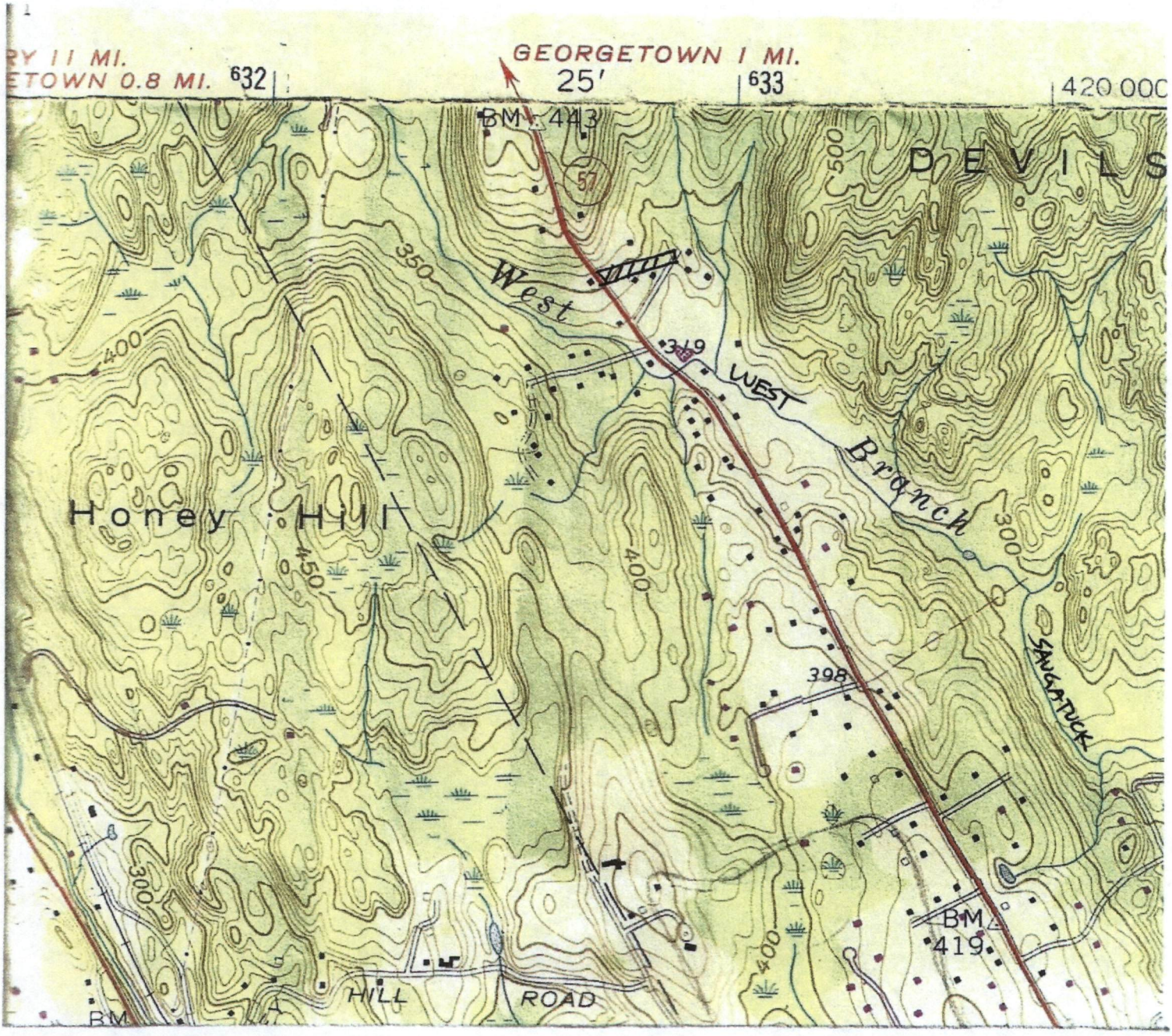
PEAK ENGINEERS LLC
16 OLD MILL RD
REDDING, CT 06896

WATERSHED SKETCH

N

SCALE 1"=1000'

SOURCE: USGS NORWALK NORTH
1971'



WESTON
CONNECTICUT SUBREGIONAL BASINS AND SURFACE WATER FLOW DIRECTIONS

Explanation

Town Boundary

Subregional Watershed Boundary

4201 Subrg. Basin ID# - as designated by CTDEP

Watercourse Open Water

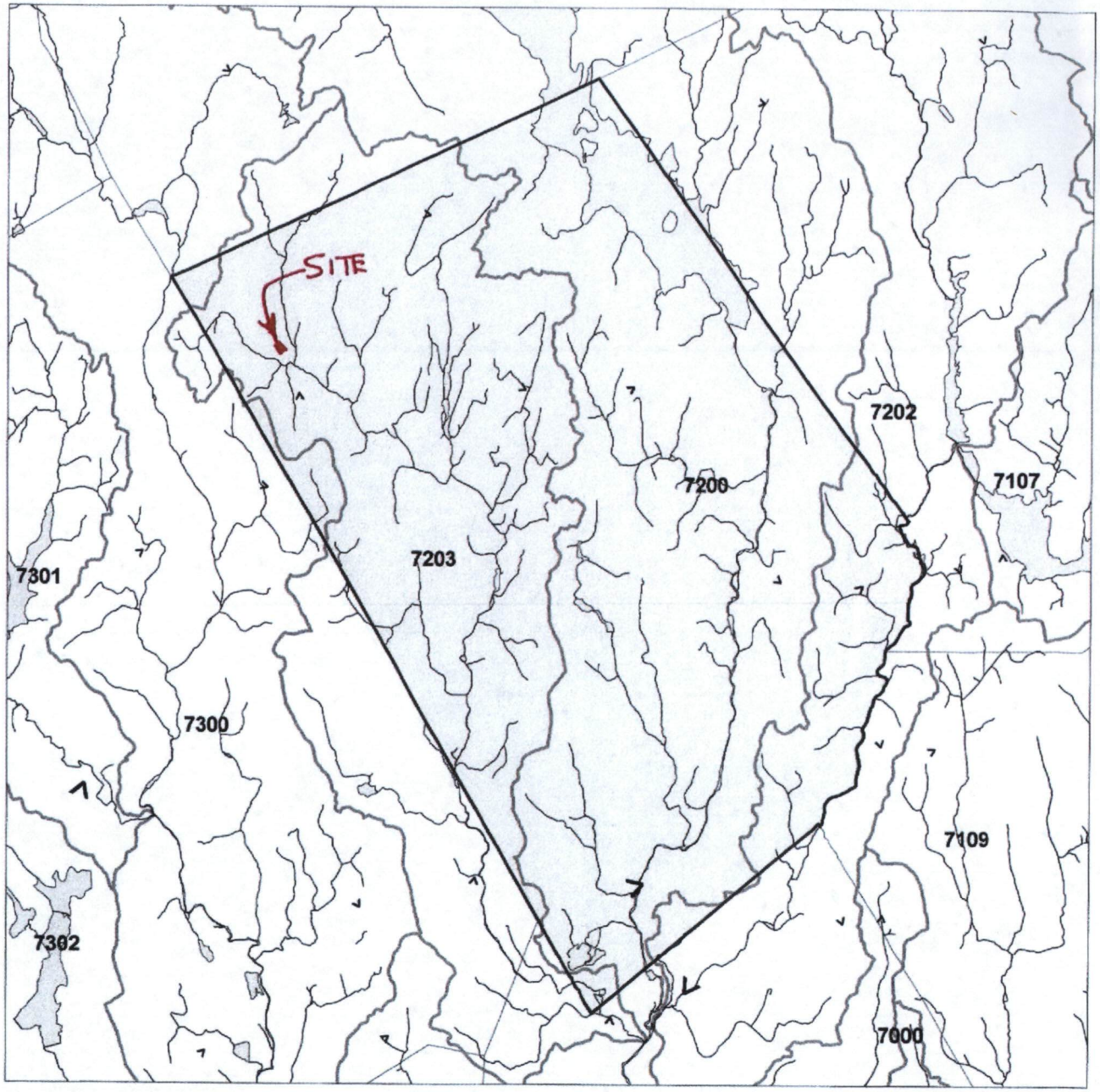
< Basin Outlet

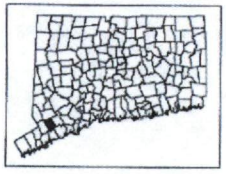
< Surface Water Flow Direction

The table provides statistics for each subregional basin. Shown are the areas of the basin within the town, the percentage for that area, and the percent of the town covered by each basin.

Sbas_nc	AcresInTw	Percofb	Percoftwn
7200	6796.16	21.9	51.4
7202	1156.03	7.8	8.7
7203	5065.58	66.4	38.3
7300	202.24	1.0	1.5

100 GEORGETOWN RD.





Digital layers provided by the CTDEP.
Map composed by the NEMO project.
For educational purposes only.

1 0 1 Miles

Town Area: 13220 Acres

The University of Connecticut, CES: November 02, 1999

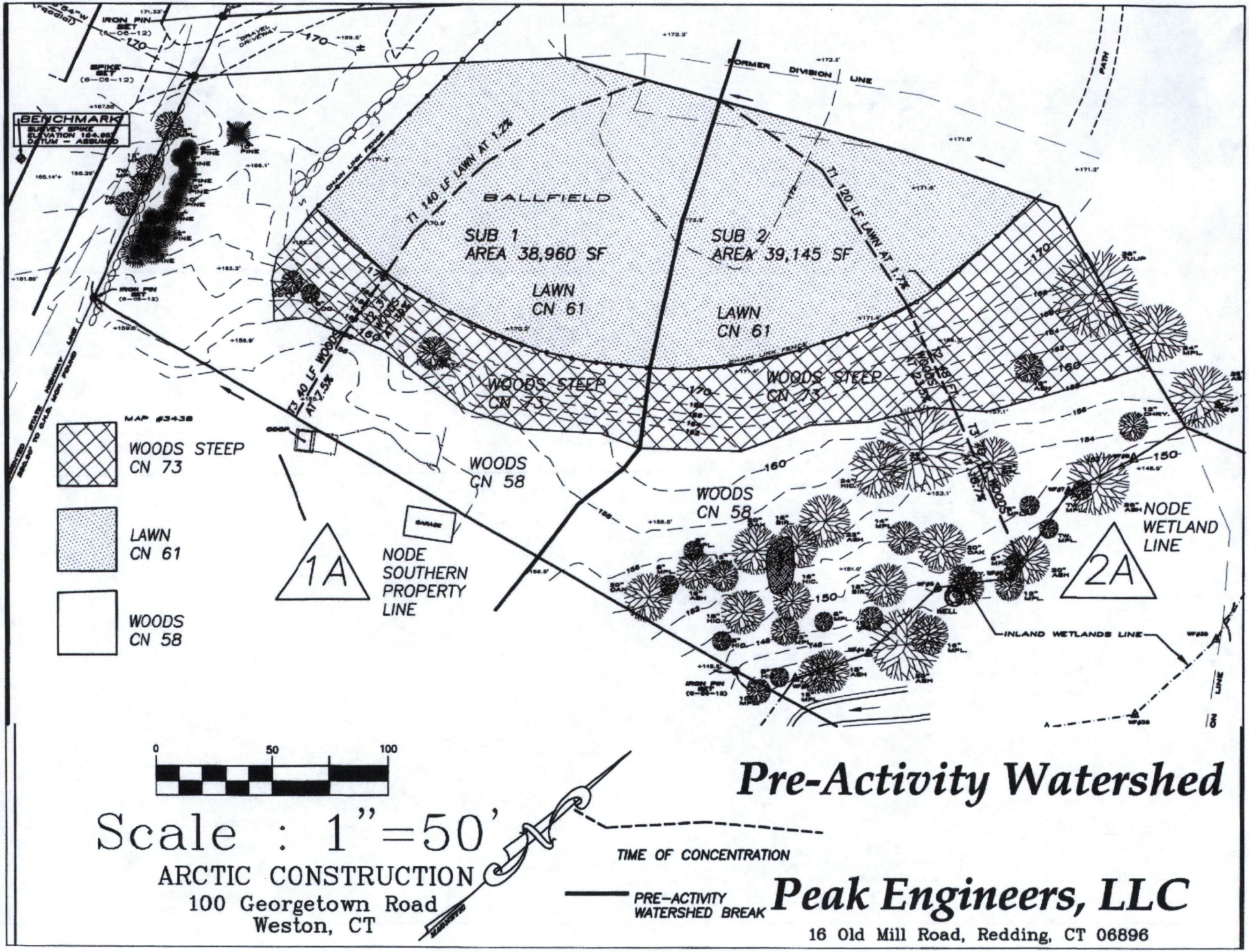
Stage-Area-Storage for Pond 3: Detention Basin

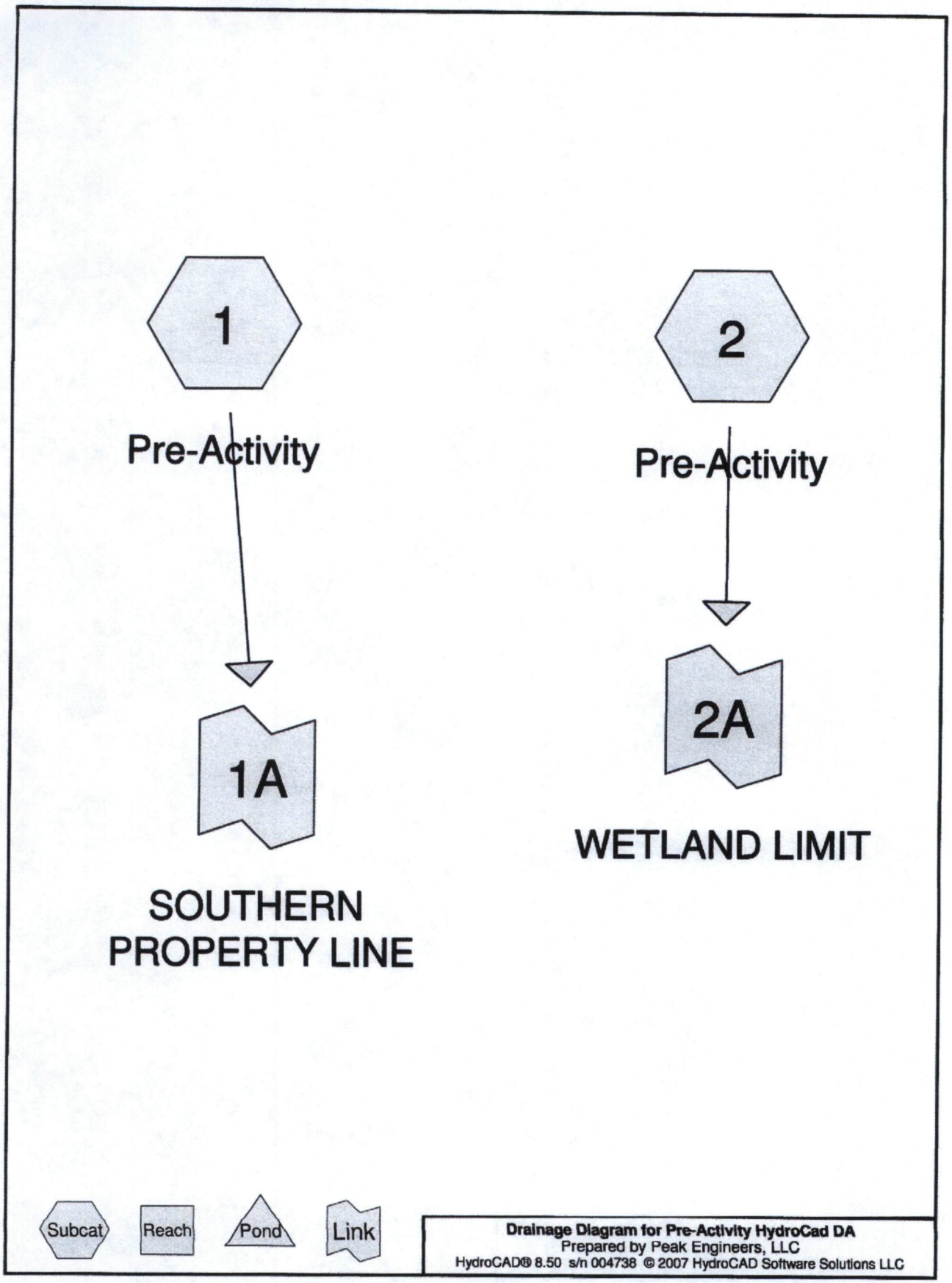
Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
161.50	432	0
161.65	432	26
161.80	432	52
161.95	432	78
162.10	432	120
162.25	432	171
162.40	432	221
162.55	432	272
162.70	432	321
162.85	432	370
163.00	432	419
163.15	432	467
163.30	432	515
163.45	432	562
163.60	432	607
163.75	432	651
163.90	432	693
164.05	433	733
164.20	437	770
164.35	441	804
164.50	446	834
164.65	451	862
164.80	455	890
164.95	460	918
165.10	465	928
165.25	470	930
165.40	474	932
165.55	479	934
165.70	482	936
165.85	**482**	937
166.00	482	**937**
166.15	482	**937**
166.30	482	937
166.45	482	937
166.60	482	937
166.75	482	937
166.90	482	937
167.05	482	937
167.20	482	937
167.35	482	937
167.50	482	937
167.65	482	937
167.80	482	937
167.95	482	937
168.10	482	937
168.25	482	937
168.40	482	937
168.55	482	937
168.70	482	937
168.85	482	937
169.00	482	937
169.15	482	937
169.30	482	937
169.45	482	937
169.60	482	937
169.75	482	937
169.90	482	937
170.05	482	937
170.20	482	937
170.35	482	937
170.50	482	937
170.65	482	937
170.80	482	937
170.95	482	937
171.10	482	937
171.25	482	937
171.40	482	937
171.55	482	937
171.70	482	937
171.85	482	937
172.00	482	937

WQV = 458 cf

WQV ELEV IS 163.15

THE PIPE OUTFLOW IS 164.50.


BENCHMARK
SURVEY SPIKE
ELEVATION 164.65
DATUM - ASSUMED
IRON PIN SET (6-06-12)
SPIKE SET (6-06-12)
BALLFIELD
SUB 1
AREA 38,960 SF
LAWN
CN 61
SUB 2
AREA 39,145 SF
LAWN
CN 61
T1 140 LF LAWN AT 1.2%
T1 120 LF LAWN AT 1.7%
FORMER DIVISION LINE
CHAIN LINK FENCE
WOODS STEEP
CN 73
WOODS
CN 58
MAP #3438
1A
NODE
SOUTHERN
PROPERTY
LINE
2A
NODE
WETLAND
LINE
INLAND WETLANDS LINE
GARAGE
0
50
100
Scale : 1"=50'
ARCTIC CONSTRUCTION
100 Georgetown Road
Weston, CT
TIME OF CONCENTRATION
PRE-ACTIVITY
WATERSHED BREAK
Pre-Activity Watershed
Peak Engineers, LLC
16 Old Mill Road, Redding, CT 06896


1
Pre-Activity
1A
SOUTHERN
PROPERTY LINE
2
Pre-Activity
2A
WETLAND LIMIT
Subcat
Reach
Pond
Link
Drainage Diagram for Pre-Activity HydroCad DA
Prepared by Peak Engineers, LLC
HydroCAD® 8.50 s/n 004738 © 2007 HydroCAD Software Solutions LLC

Time span=0.05-36.00 hrs, dt=0.01 hrs, 3596 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1: Pre-Activity Runoff Area=36,897 sf 0.00% Impervious Runoff Depth=2.28"
Flow Length=211' Tc=18.0 min CN=61 Runoff=1.53 cfs 7,004 cf

Link 1A: SOUTHERN PROPERTY LINE Inflow=1.53 cfs 7,004 cf
Primary=1.53 cfs 7,004 cf

Subcatchment 2: Pre-Activity Runoff Area=39,145 sf 0.00% Impervious Runoff Depth=2.55"
Flow Length=238' Tc=16.5 min CN=64 Runoff=1.91 cfs 8,327 cf

Link 2A: WETLAND LIMIT Inflow=1.91 cfs 8,327 cf
Primary=1.91 cfs 8,327 cf

Total Runoff Area = 76,042 sf Runoff Volume = 15,331 cf Average Runoff Depth = 2.42"
100.00% Pervious = 76,042 sf 0.00% Impervious = 0 sf

Summary for Subcatchment 1: Pre-Activity

Runoff = 1.53 cfs @ 12.26 hrs, Volume= 7,004 cf, Depth= 2.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 50 Yr Weston Rainfall=6.40"

Area (sf)	CN	Description
14,845	61	>75% Grass cover, Good, HSG B
5,610	73	Woods/grass comb., Poor, HSG B
16,442	58	Woods/grass comb., Good, HSG B
36,897	61	Weighted Average
36,897		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	140	0.0120	0.16		**Sheet Flow, thin grass and lightly wooded** Grass: Short n= 0.150 P2= 3.50"
2.5	31	0.3900	0.21		**Sheet Flow, STEEP WOODS** Woods: Light underbrush n= 0.400 P2= 3.50"
0.5	40	0.0750	1.37		**Shallow Concentrated Flow, WOODS FLATTER** Woodland Kv= 5.0 fps
18.0	211	Total			

Summary for Link 1A: SOUTHERN PROPERTY LINE

Inflow Area = 36,897 sf, 0.00% Impervious, Inflow Depth = 2.28" for 50 Yr Weston event
Inflow = 1.53 cfs @ 12.26 hrs, Volume= 7,004 cf
Primary = 1.53 cfs @ 12.26 hrs, Volume= 7,004 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 2: Pre-Activity

Runoff = 1.91 cfs @ 12.23 hrs, Volume= 8,327 cf, Depth= 2.55"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 50 Yr Weston Rainfall=6.40"

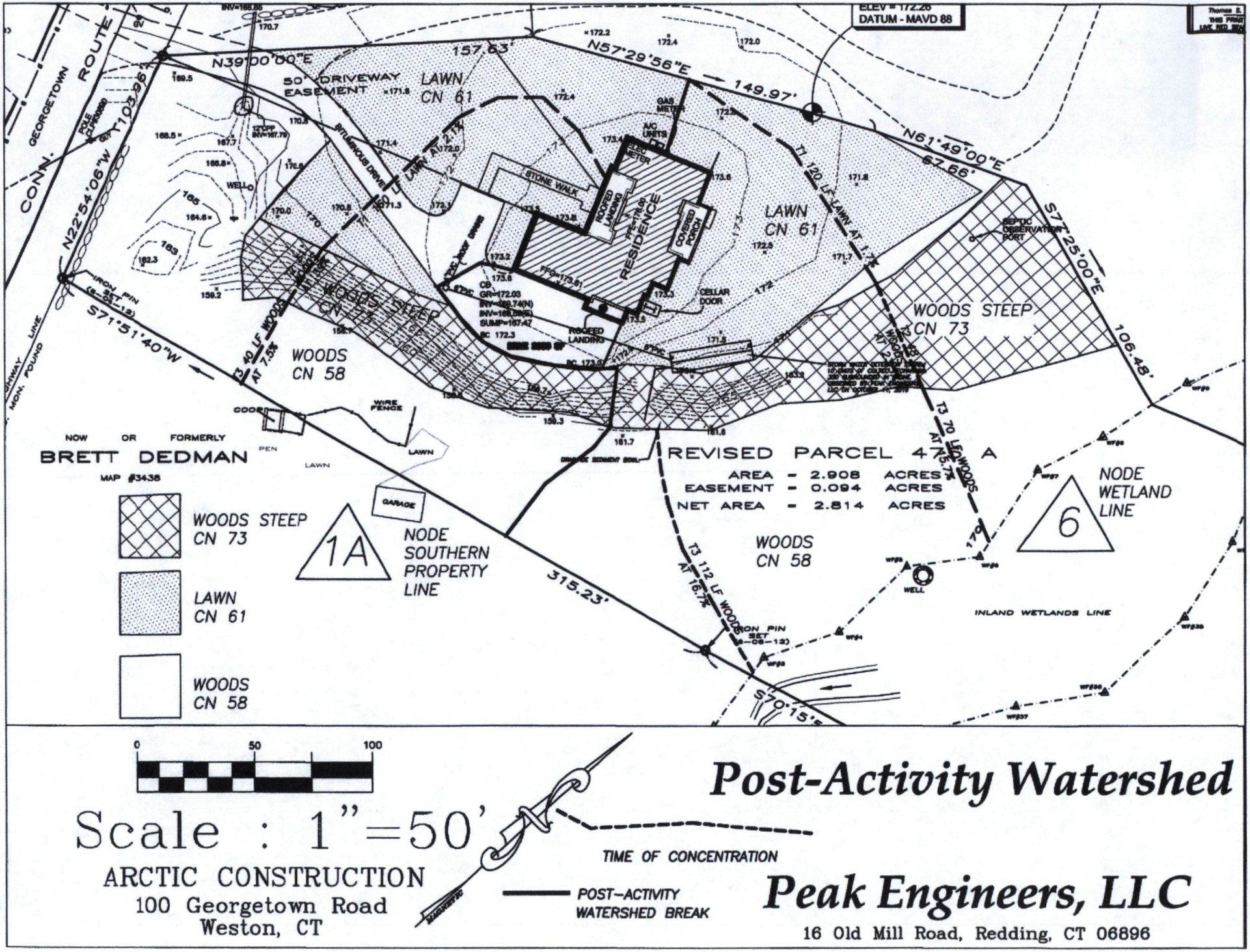
Area (sf)	CN	Description
10,908	65	Woods/grass comb., Fair, HSG B
9,749	73	Woods/grass comb., Poor, HSG B
18,488	58	Woods/grass comb., Good, HSG B
39,145	64	Weighted Average
39,145		Pervious Area

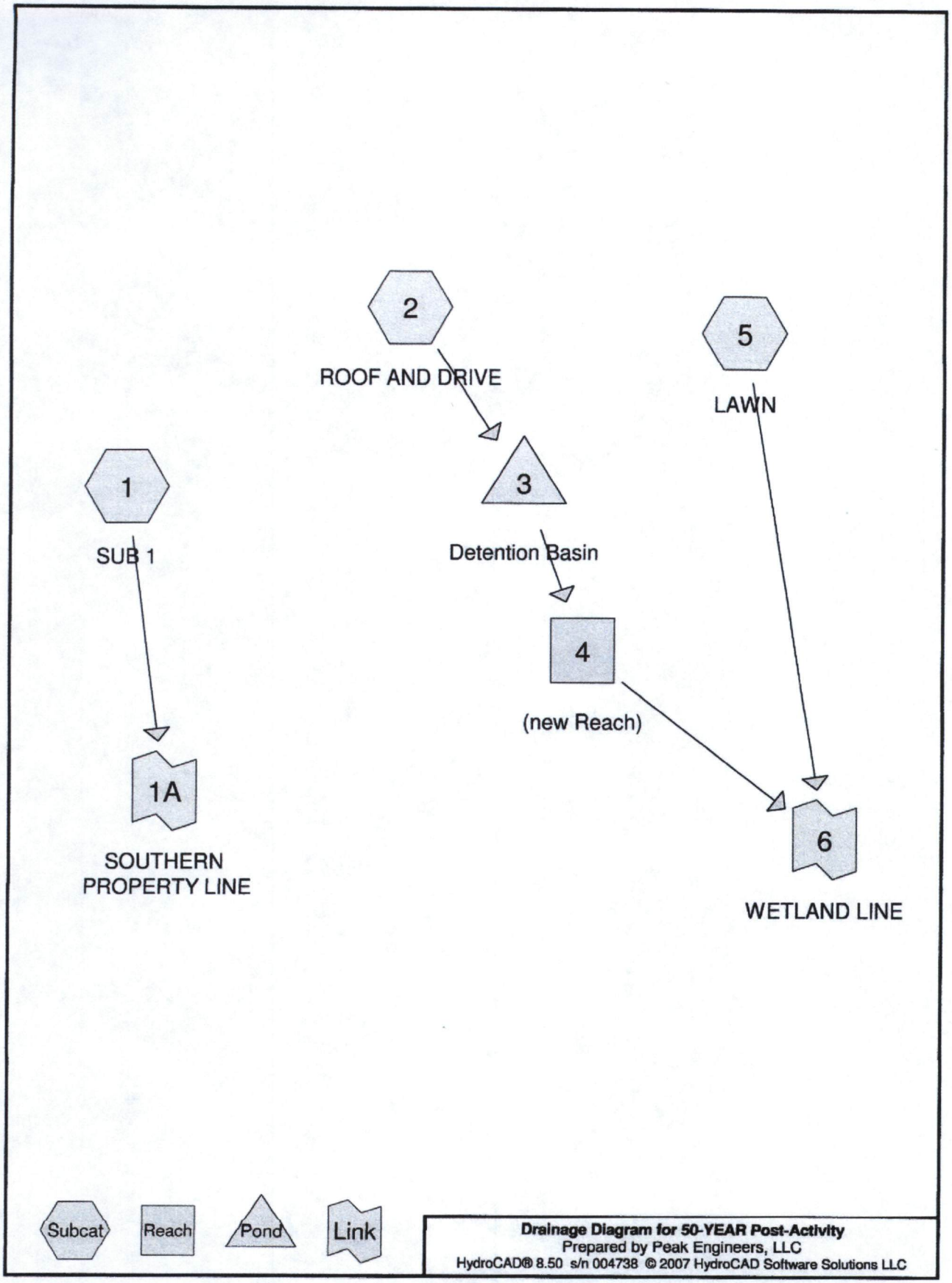
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.6	120	0.0170	0.17		**Sheet Flow, LAWN** Grass: Short n= 0.150 P2= 3.50"
4.3	48	0.2350	0.19		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 3.50"
0.6	70	0.1570	1.98		**Shallow Concentrated Flow,** Woodland Kv= 5.0 fps
16.5	238	Total			

Summary for Link 2A: WETLAND LIMIT

Inflow Area = 39,145 sf, 0.00% Impervious, Inflow Depth = 2.55" for 50 Yr Weston event
Inflow = 1.91 cfs @ 12.23 hrs, Volume= 8,327 cf
Primary = 1.91 cfs @ 12.23 hrs, Volume= 8,327 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs


ELEV = 172.26
DATUM - MAVD 88
N39°00'00"E 157.63'
N57°29'56"E 149.97'
N61°49'00"E 67.66'
S77°25'00"E 106.48'
S71°51'40"W 315.23'
N22°54'06"W 103.96'
50' DRIVEWAY EASEMENT
LAWN CN 61
WOODS STEEP CN 73
WOODS CN 58
RESIDENCE
STONE WALK
ROOFED LANDING
CONFRD PORCH
CELLAR DOOR
GAS METER
A/C UNITS
ELEC METER
SEPTIC OBSERVATION PORT
WELL
GARAGE
WIRE FENCE
CONN. ROUTE
GEORGETOWN
IRON PIN SET
NOW OR FORMERLY
BRETT DEDMAN
MAP #3438
REVISED PARCEL 4 A
AREA - 2.908 ACRES
EASEMENT - 0.094 ACRES
NET AREA - 2.814 ACRES
1A
NODE SOUTHERN PROPERTY LINE
6
NODE WETLAND LINE
INLAND WETLANDS LINE
T1 120 LF LAWN AT 2.1%
T2 40 LF WOODS AT 7.5%
T3 70 LF WOODS AT 15.7%
T3 112 LF WOODS AT 16.7%
0
50
100
Scale : 1"=50'
ARCTIC CONSTRUCTION
100 Georgetown Road
Weston, CT
TIME OF CONCENTRATION
POST-ACTIVITY WATERSHED BREAK
Post-Activity Watershed
Peak Engineers, LLC
16 Old Mill Road, Redding, CT 06896


2
ROOF AND DRIVE
5
LAWN
1
SUB 1
3
Detention Basin
4
(new Reach)
1A
SOUTHERN
PROPERTY LINE
6
WETLAND LINE
Subcat
Reach
Pond
Link
Drainage Diagram for 50-YEAR Post-Activity
Prepared by Peak Engineers, LLC
HydroCAD® 8.50 s/n 004738 © 2007 HydroCAD Software Solutions LLC

Time span=0.05-36.00 hrs, dt=0.01 hrs, 3596 points
Runoff by SCS TR-20 method, UH=SCS
Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment 1: SUB 1 Runoff Area=29,792 sf 8.93% Impervious Runoff Depth=2.65"
Flow Length=231' Tc=16.2 min CN=65 Runoff=1.53 cfs 6,570 cf

Link 1A: SOUTHERN PROPERTY LINE Inflow=1.53 cfs 6,570 cf
Primary=1.53 cfs 6,570 cf

Subcatchment 2: ROOF AND Runoff Area=5,495 sf 100.00% Impervious Runoff Depth=6.16"
Flow Length=50' Tc=5.0 min CN=98 Runoff=0.82 cfs 2,821 cf

Pond 3: Detention Basin Peak Elev=165.70' Storage=936 cf Inflow=0.82 cfs 2,821 cf
Discarded=0.03 cfs 2,242 cf Primary=0.34 cfs 580 cf Outflow=0.37 cfs 2,821 cf

Reach 4: (new Reach) Avg. Depth=0.05' Max Vel=0.07 fps Inflow=0.34 cfs 580 cf
n=0.400 L=112.0' S=0.1607 '/' Capacity=0.01 cfs Outflow=0.14 cfs 580 cf

Subcatchment 5: LAWN Runoff Area=38,087 sf 0.00% Impervious Runoff Depth=2.37"
Flow Length=211' Tc=18.0 min CN=62 Runoff=1.65 cfs 7,518 cf

Link 6: WETLAND LINE Inflow=1.71 cfs 8,097 cf
Primary=1.71 cfs 8,097 cf

Total Runoff Area = 73,374 sf Runoff Volume = 16,909 cf Average Runoff Depth = 2.77"
88.89% Pervious = 65,220 sf 11.11% Impervious = 8,154 sf

Summary for Subcatchment 1: SUB 1

Runoff = 1.53 cfs @ 12.23 hrs, Volume= 6,570 cf, Depth= 2.65"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 50 Yr Weston Rainfall=6.40"

	Area (sf)	CN	Description
*	2,659	98	DRIVEWAY
	8,216	61	>75% Grass cover, Good, HSG B
	4,946	73	Woods/grass comb., Poor, HSG B
	13,971	58	Woods/grass comb., Good, HSG B
	29,792	65	Weighted Average
	27,133		Pervious Area
	2,659		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
13.2	160	0.0218	0.20		**Sheet Flow, thin grass and lightly wooded** Grass: Short n= 0.150 P2= 3.50"
2.5	31	0.3900	0.21		**Sheet Flow, STEEP WOODS** Woods: Light underbrush n= 0.400 P2= 3.50"
0.5	40	0.0750	1.37		**Shallow Concentrated Flow, WOODS FLATTER** Woodland Kv= 5.0 fps
16.2	231	Total			

Summary for Link 1A: SOUTHERN PROPERTY LINE

Inflow Area = 29,792 sf, 8.93% Impervious, Inflow Depth = 2.65" for 50 Yr Weston event
Inflow = 1.53 cfs @ 12.23 hrs, Volume= 6,570 cf
Primary = 1.53 cfs @ 12.23 hrs, Volume= 6,570 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs

Summary for Subcatchment 2: ROOF AND DRIVE

Runoff = 0.82 cfs @ 12.07 hrs, Volume= 2,821 cf, Depth= 6.16"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 50 Yr Weston Rainfall=6.40"

	Area (sf)	CN	Description
*	3,460	98	house roof
*	2,035	98	asphalt drive
	5,495	98	Weighted Average
	5,495		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0	50		0.17		**Direct Entry, pavement flow**

Summary for Pond 3: Detention Basin

Inflow Area = 5,495 sf,100.00% Impervious, Inflow Depth = 6.16" for 50 Yr Weston event
Inflow = 0.82 cfs @ 12.07 hrs, Volume= 2,821 cf
Outflow = 0.37 cfs @ 12.22 hrs, Volume= 2,821 cf, Atten= 55%, Lag= 9.1 min
Discarded = 0.03 cfs @ 12.22 hrs, Volume= 2,242 cf
Primary = 0.34 cfs @ 12.22 hrs, Volume= 580 cf

Routing by Stor-Ind method, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs / 2
Peak Elev= 165.70' @ 12.22 hrs Surf.Area= 442 sf Storage= 936 cf
Flood Elev= 172.03' Surf.Area= 432 sf Storage= 937 cf

Plug-Flow detention time= 187.7 min calculated for 2,821 cf (100% of inflow)
Center-of-Mass det. time= 187.7 min (931.0 - 743.3)

Volume	Invert	Avail.Storage	Storage Description
#1	161.50'	396 cf	**6.00'W x 7.20'L x 3.50'H Prismatoid** x 10 1,512 cf Overall - 522 cf Embedded = 990 cf x 40.0% Voids
#2	164.00'	20 cf	**6.0"D x 100.00'L Horizontal Cylinder S= 0.0159 '/'**
#3	162.00'	522 cf	**47.8"W x 30.0"H x 7.00'L Cultec R-330** x 10 Inside #1
		937 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	164.50'	**4.0" x 15.0' long Culvert** CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 162.00' S= 0.1667 '/' Cc= 0.900 n= 0.010
#2	Discarded	161.50'	**3.000 in/hr Exfiltration over Horizontal area**

Discarded OutFlow Max=0.03 cfs @ 12.22 hrs HW=165.70' (Free Discharge)
└**2=Exfiltration** (Exfiltration Controls 0.03 cfs)

Primary OutFlow Max=0.34 cfs @ 12.22 hrs HW=165.70' (Free Discharge)
└**1=Culvert** (Inlet Controls 0.34 cfs @ 3.86 fps)

Summary for Reach 4: (new Reach)

Inflow Area = 5,495 sf,100.00% Impervious, Inflow Depth = 1.27" for 50 Yr Weston event
Inflow = 0.34 cfs @ 12.22 hrs, Volume= 580 cf
Outflow = 0.14 cfs @ 12.58 hrs, Volume= 580 cf, Atten= 59%, Lag= 21.6 min

Routing by Stor-Ind method, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs
Max. Velocity= 0.07 fps, Min. Travel Time= 25.7 min
Avg. Velocity = 0.02 fps, Avg. Travel Time= 120.5 min

Peak Storage= 211 cf @ 12.58 hrs, Average Depth at Peak Storage= 0.05'
Bank-Full Depth= 0.01', Capacity at Bank-Full= 0.01 cfs

40.00' x 0.01' deep Parabolic Channel, n= 0.400 Sheet flow: Woods+light brush
Length= 112.0' Slope= 0.1607 '/'
Inlet Invert= 160.00', Outlet Invert= 142.00'

‡

Summary for Subcatchment 5: LAWN

Runoff = 1.65 cfs @ 12.26 hrs, Volume= 7,518 cf, Depth= 2.37"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 50 Yr Weston Rainfall=6.40"

Area (sf)	CN	Description
9,620	61	>75% Grass cover, Good, HSG B
9,049	73	Woods/grass comb., Poor, HSG B
19,418	58	Woods/grass comb., Good, HSG B
38,087	62	Weighted Average
38,087		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0	140	0.0120	0.16		**Sheet Flow, thin grass and lightly wooded** Grass: Short n= 0.150 P2= 3.50"
2.5	31	0.3900	0.21		**Sheet Flow, STEEP WOODS** Woods: Light underbrush n= 0.400 P2= 3.50"
0.5	40	0.0750	1.37		**Shallow Concentrated Flow, WOODS FLATTER** Woodland Kv= 5.0 fps
18.0	211	Total			

Summary for Link 6: WETLAND LINE

Inflow Area = 43,582 sf, 12.61% Impervious, Inflow Depth = 2.23" for 50 Yr Weston event
Inflow = 1.71 cfs @ 12.27 hrs, Volume= 8,097 cf
Primary = 1.71 cfs @ 12.27 hrs, Volume= 8,097 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.05-36.00 hrs, dt= 0.01 hrs

Clean Fill Certification

(Required for issuance of a permit)

Property Address : 100 Georgetown Rd, Weston

Record Owner : Kevin Tomassetti

Date of Application : 8/14/2020

The undersigned hereby acknowledges the right of the Town of Weston Planning and Zoning Commission and its agents to rely upon the statements and representations of the undersigned contained in this Certificate and further acknowledges that any permit issued with respect to the above-referenced application will be issued in material reliance on this Certificate.

Given the foregoing, the undersigned hereby covenants, certifies and represents to the Town of Weston Planning and Zoning Commission and its agents, as follows:

(i) I am the owner of the Property onto which the Soil will be deposited. **[OR]**

(i) I am the vendor the Soil to be deposited on the Property and my Connecticut Home Improvement Act license number is 556145.

(ii) I am familiar with Section 348.2.3 of the Zoning Regulations of the Town of Weston, Connecticut.

(iii) All Soil to be introduced onto the Property originated from 4 White Birch Ridge, Weston

(iv) All Soil to be introduced onto the Property is free of any hazardous or polluting substances including, without limitation, any oil or petroleum products or any chemical liquids or solids.

Aileen C Walsh

Name:

State of Connecticut)
) ss: Wilton
County of Fairfield)

The foregoing instrument was acknowledged before me this 14th Aug 20 20 by Aileen Walsh.

Notary Public
My commission expires:
Commissioner of the Superior Court

DAVID GEE
Notary Public, State of Connecticut
My Commission Expires Oct. 31, 2024

Copy

Original returned to Mr. Lampert 8/31/20 TDK

AGREEMENT

This Agreement is made August 31, 2020, by, between and among, 100 Georgetown Road, LLC (referred to as "Licensor," whether one or more), and Brett Dedman (referred to as "Licensee," whether one or more)

RECITALS

A. Licensor is the owner of the real property known as 100 Georgetown Road, Weston, Connecticut, ("Licensor Property").
B. Licensee is the owner of the real property known as 102 Georgetown Road, Weston, Connecticut, ("Licensee Property").
C. It has come to the attention of Licensor and Licensee that Licensee has a portion of a chicken coop and wire fence encroaching on the Licensor's Property. The approximate area of Licensee's encroachment is shown on the survey, which is annexed hereto as Exhibit A and made a part hereof.
D. It is the desire of Licensor and Licensee that Licensee be able to continue to use such portion of the Licensor's Property currently being used by Licensee on the terms and conditions set forth herein.

In consideration of the foregoing, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties therefore agree as follows:

1. Licensor hereby grants to Licensee a license to use and maintain, subject to the terms and conditions of this Agreement, those improvements located on the Licensor Property which belongs to Licensee, together with a right to come on the Licensor Property for the purposes of such maintenance ("License Area").

2. Licensee expressly agrees it claims no interest or estate in the property of the Licensor, except as set forth in this Agreement.

3. Licensee shall be solely responsible for the maintenance and upkeep of the improvements located in their respective License Area, in substantially the same condition as presently exist, at their sole cost and expense.

4. Nothing in this Agreement shall empower Licensee to add additional improvements or expand any license granted hereunder beyond its current scope, as shown on the Exhibit A.

5. During the term of this License, Licensee shall maintain adequate liability insurance, and shall use reasonable efforts to name the Licensor as an additional insured. Licensee shall provide proof of such insurance upon reasonable notice from Licensor.

6. Licensee indemnifies and holds Licensor harmless from and against any and all liability for personal injuries, property damage or for loss of life or property resulting from, or in any way connected with, its, or its agents, employees or invitees, use of their respective License Areas.

7. Licensor shall have the right to terminate this Agreement at any time by written notice to Licensee at Licensor's sole determination. This Agreement shall also terminate if the purposes of the License ceases to exist, is abandoned by Licensee, or becomes impossible to perform.

Upon the delivery of a termination notice, Licensee shall, at its sole cost and expense, in a good and workmanlike manner remove its property and improvements from the Licensor property and restore the property to its condition prior to the installation of such improvements.

8. In the event Licensee fails to comply with Paragraph 7 within a reasonable time after the delivery of a termination notice, Licensor may remove the encroachments and Licensee shall be responsible for the cost of such removal.

9. It is agreed that this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Connecticut.

10. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

11. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

12. Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this Agreement.

13. This Agreement shall be recorded on the land records of the Town of Weston and shall run with the land until terminated as set forth herein.

14. This Agreement shall be binding on the parties' heirs, successors and assigns.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, each party to this Agreement has caused it to be executed at Wilton, Connecticut, on the date set forth above.

LICENSOR:

100 Georgetown Road, LLC
By: Sam Lampert, Member

LICENSEE:

Brett Dedman

STATE OF CONNECTICUT :
: ss. August 31, 2020
COUNTY OF FAIRFIELD :

Personally appeared, Sam Lampert, Member of 100 Georgetown Road, LLC, who executed this Agreement and acknowledged the same to be his free act and deed, before me.

Notary Public
Commissioner of the Superior Court

DANIEL JAMES CAMPBELL
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires 6/30/2025

STATE OF CONNECTICUT :
: ss. August 31, 2020
COUNTY OF FAIRFIELD :

Personally appeared, Brett Dedman, who executed this Agreement and acknowledged the same to be his free act and deed, before me.

Notary Public
Commissioner of the Superior Court

DANIEL JAMES CAMPBELL
NOTARY PUBLIC
STATE OF CONNECTICUT
My Commission Expires 6/30/2025