

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Conservation Commission

INLAND WETLANDS AND WATERCOURSES APPLICATION

This Application is for a five-year permit to conduct a regulated activity or activities pursuant to the Inland Wetlands and Watercourses Regulations of the Town of Weston ("The Regulations")

PROPERTY ADDRESS: TBD Tiffany Ln. Weston, CT 06883

Assessor's Map # 16 Block # 2 Lot # 129

PROJECT DESCRIPTION (general purpose) New 3bd. single family residence with possible pool, single stall detached garage, septic system, drainage & driveway

Total Acres 4.88 Total Acres of Wetlands and Watercourses 1.10

Acreage of Wetlands and Watercourses Altered 0 Upland Area Altered 0.19

Acres Linear Feet of Stream Alteration 0 Total Acres Proposed Open Space 0

OWNER(S) OF RECORD: (Please list all owners, attach extra sheet if necessary)

Name: Evan F. Ray & Gilda Boroumand Phone: 443-695-0389

Address: 10 Tiffany Ln. Weston, CT 06883

Email: evan.ray@gmail.com

APPLICANT/AUTHORIZED AGENT:

Name: Evan F. Ray & Gilda Boroumand Phone: 443-695-0389

Address: 10 Tiffany Ln. Weston, CT 06883

Email: evan.ray@gmail.com

CONSULTANTS: (Please provide, if applicable) * Please see cover letter for complete list

Engineer: Wayne D'Avanzo Phone: 203-831-8005

Address: 60 Winfield St., Norwalk, CT 06855 Email: wayne@fairfieldce.com

Soil Scientist: Scott D. Stevens Phone: 203-272-7837

Address: 95 Silo Dr., Rocky Hill, CT 06067 Email: sseinc@yahoo.com

Legal Counsel: _____ Phone: _____

Address: _____ Email: _____

Surveyor: Roger Stalker Phone: 203-563-0048

Address: 503 Danbury Rd., Wilton, CT Email: roger@stalkerLS.com

PROPERTY INFORMATION

Property Address: TBD Tiffany Ln., Weston, CT 06883

Existing Conditions (Describe existing property and structures): Undeveloped upland forest. No existing structures.

Provide a detailed description and purpose of proposed activity (attach sheet with additional information if needed): Please see application cover letter.

Is this property within a subdivision (circle): (Yes) or No
Square feet of proposed impervious surfaces (roads, buildings, parking, etc.): 7,207 sq.ft.

Subject property to be affected by proposed activity contains:

- | | |
|--|---|
| <input checked="" type="checkbox"/> wetlands soils | <input type="checkbox"/> bog |
| <input type="checkbox"/> swamp | <input type="checkbox"/> lake or pond |
| <input type="checkbox"/> floodplain | <input checked="" type="checkbox"/> stream or river |
| <input type="checkbox"/> marsh | <input type="checkbox"/> other _____ |

The proposed activity will involve the following within wetlands, watercourse, and/or review area:

- | | | |
|---|--|--|
| <input type="checkbox"/> Alteration | <input checked="" type="checkbox"/> Construction | <input type="checkbox"/> Pollution |
| <input type="checkbox"/> Discharge to | <input type="checkbox"/> Discharge from | <input type="checkbox"/> Bridge or Culvert |
| <input type="checkbox"/> Removal of Materials | <input type="checkbox"/> Deposition of Materials | <input type="checkbox"/> Other _____ |

Amount, type, and location of materials to be removed, deposited, or stockpiled:
No material removal. 1500 ± yds fill for septic and driveway.

Description, work sequence, and duration of activities:
Constructing new house over 12 months. Begin with site prep and driveway; then house foundation and framing; then finish septic.

Describe alternatives considered and why the proposal described herein was chosen:
Please see application cover letter.

Does the proposed activity involve the installation and/or repair of an existing septic system(s) (circle): (Yes) or No New septic system.

The Westport/Weston Health District Approval: Yes, 5/12/23. Richard Janey, Sanitarian

ADJOINING MUNICIPALITIES AND NOTICE:

If any of the situations below apply, the applicant is required to give written notice of his/her application to the Inland Wetlands Agency of the adjoining municipality, on the same day that he/she submits this application. Notification must be sent by Certified Mail with Return Receipt Requested.

The property is located within 500 feet of any town boundary line;

A significant portion of the traffic to the completed project will use streets within the adjoining municipality to enter or exit the site;

A portion of the water drainage from the project site will flow through and significantly impact the sewage system or drainage systems within the adjoining municipality; or

Water runoff from the improved site will impact streets or other municipal or private property within the adjoining municipality

AQUARION WATER COMPANY

Pursuant to Section 8.4 of the Weston regulations, the Aquarion Water Company must be notified of any regulated activity proposed within its watersheds. Maps showing approximate watershed boundaries are available at the office of the Commission. If the project site lies within these boundaries, send notice, site plan, and grading and erosion control plan via certified mail, return receipt requested, within seven (7) days of submitting application to the Commission, to:

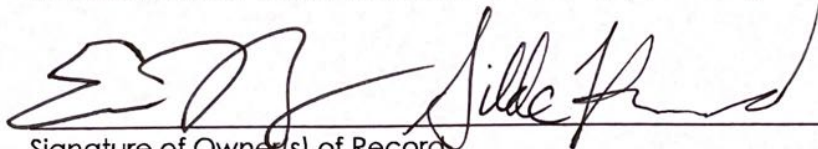
George S. Logan, Director – Environmental Management
Aquarion Water Company
714 Black Rock Turnpike
Easton, CT 06612

The Commissioner of the Connecticut Department of Public Health must also be notified in the same manner in a format prescribed by that commissioner.

The undersigned, as owner(s) of the property, hereby consents to necessary and proper inspections of the above mentioned property by Commissioners and agents of the Conservation Commission, Town of Weston, at reasonable times, both before and after a final decision has been issued by the Commission.

The undersigned hereby acknowledges to have read the "Application Requirements and Procedures" in completing this application.

The undersigned hereby certifies that the information provided in this application, including its supporting documentation is true and he/she is aware of the penalties provided in Section 22a-376 of the Connecticut General Statutes for knowingly providing false or misleading information.



Signature of Owner(s) of Record

6/14/23

Date

Signature of Authorized Agent

Date

FOR OFFICE USE ONLY

Administrative Approval

Initials

Date

Evan F. Ray and Gilda Boroumand
10 Tiffany Lane
Weston, CT 06883

June 14, 2023

Conservation Commission
Town of Weston, Connecticut
56 Norfield Road
P.O. Box 1007
Weston, CT 06883

Dear Commissioners:

Thank you for considering the residential construction project we are proposing on Tiffany Lane. As a graduate of the Yale University School of Forestry and Environmental Studies with a master's degree in forestry I have an especially deep appreciation and respect for the efforts you make to safeguard the health of our wetlands and waterways. I look forward to working with you and to fielding any questions or concerns you may have.

What follows is a brief project narrative, which summarizes the purpose and extent of activities, outlines the decisions that were made, and alternatives considered. Also included is a full list of the professional consultants we engaged and their contact information.

The purpose of the project is to construct a new, three-bedroom, single family home and single-stall detached garage for use by my family as our primary residence. Conditions allowing, we are also proposing a small plunge pool and seasonal screen gazebo. The new home will require a new driveway with stone retaining wall, septic system, well, and stormwater retention system.

The home is sited within a 4.88-acre lot (Assessor's Map #16, Block #2, Lot #129) that has not had any prior development. An intermittent stream and wetland system runs through the middle of the lot, which is otherwise upland hardwood forest. My family and I currently reside next door at #10 Tiffany Lane.

The location of the home was chosen to eliminate any impact to the intermittent stream and wetland soils found on the property both during construction and in perpetuity, and to minimize impact to the residual forest and character of the landscape. While a portion of the house is within the 100ft Upland Review Area, care was taken to locate the septic system, stormwater retention, detached garage and driveway beyond the Review Area boundary and as far away from the wetland areas as possible.

The home itself was designed to reduce to the greatest extent possible the amount of excavation and tree removal. Indeed, there will be no excavation, re-grading, tree removal or other landscape alteration within 50ft of the intermittent stream and wetland areas, thus conserving a robust buffer of natural forest vegetation. Existing rock outcroppings were preserved and incorporated into the design of the home to maintain the character of the site, and the architect employed the use of cantilevers to achieve design goals while keeping the footprint as small as possible.

Several alternatives were considered during the development of the site plan. First, we forewent the opportunity to dig a basement as the excavation would have been massively impactful to the site. Second, the house could have been sited further north on the ridge, though such siting would have entailed greater construction and ongoing impacts nearer to the intermittent stream, including the potential requirement of rock blasting and additional tree harvesting. Third, several alternative driveway approaches were considered, including branching from the existing drive to 10 Tiffany Lane. Each option, however, would have required greater excavation at the house site to keep driveway gradients manageable. The selected approach contours with the land as efficiently as possible while minimizing excavation and grading at the house site.

In addition to engaging standard land surveying and civil engineering services, we reached out to Theodore Von Rosenvinge at GEODesign Inc. to provide geotechnical engineering insight into the suitability of the site for development and to assist with appropriate foundation design. Mr. Von Rosenvinge's report helped us design a house that would minimize site impact.

We also engaged registered professional soil scientist Scott Stevens from Soil Science and Environmental Services, Inc. Mr. Stevens walked the site and found no wetland soils within the proposed limits of disturbance. He produced a soil map of the site and flagged the boundary of the watercourse/wetland soils nearest to the proposed house site.

With this expert insight and with all the considerations we made during the design and development of the house and site plan, I feel confident that the project will not adversely affect the biological functionality of the wetland system on the parcel or beyond. The proposed design seeks to minimize overall site impacts and maintains a generous untouched forest buffer of over 50 feet between the nearest permanent structures.

Thank you, again, for your efforts on behalf of the residents of Weston and for your consideration of our project.

Kind regards,

A handwritten signature in black ink, appearing to be 'E. Ray', with a long horizontal stroke extending to the right.

Evan F. Ray

PROFESSIONAL CONSULTANTS FOR TIFFANY LANE RESIDENCE:

Civil Engineering services were provided by:

Wayne D'Avanzo, P.E.
Fairfield County Engineering LLC
60 Winfield St.
Norwalk, CT 06855.
P: (203) 831-8005

Geotechnical Engineering services were provided by:

Theodore von Rosenvinge, P.E., D. GE, LEED AP, ASCE Fellow
GEODesign, Inc.
984 Southford Road
Middlebury, CT 06762
P: (203) 758-8836 Ext. 104

Land Surveying services were provided by:

Initial Survey: **Daniel C. Laferriere, L.S.**
All Seasons Land Surveying, LLC
31 West Dayton Hill Road
Wallingford, CT 06492
P: (203) 213-1871

Ongoing Survey Work: **Roger Stalker, L.S.**
Stalker Land Surveying, Inc
503 Danbury Road
Wilton, CT 06897
P: (203) 563-0048

Soil Science services were provided by:

Scott D. Stevens, Registered Professional Soil Scientist
Soil Science And Environmental Services, Inc.
95 Silo Drive
Rocky Hill, CT 06067
P: (203) 272-7837

PROFESSIONAL CONSULTANTS FOR TIFFANY LANE RESIDENCE (CONTINUED):

Architecture services provided by:

Kai Salmela, RA
Salmela Architect
630 W 4th St.
Duluth, MN 55806
P: (218) 724-7517

Landscape Architecture services provided by:

Travis Van Liere, ASLA, PLA
Travis Van Liere Studio, LLC
3255 Garfield Ave. S. #100
Minneapolis, MN 55408
P: (612) 345-4275

PAID



MAY 02 2023

ASPETUCK HEALTH DISTRICT
180 Bayberry Lane, Westport, CT 06880-2855
Telephone: (203) 227-9571

Fee is non-refundable.

Fee: \$285.00 Initials: ju

APPLICATION FOR A NEW HOUSE

DATE: 5/1/23

OWNER'S NAME: Evan Ray

PROPERTY ADDRESS: TBD Tiffany Ln. Weston, CT 06883 TEL. NO.: 443-695-0389
STREET TOWN ZIP

NEW HOUSE: No. of Bedrooms 3 No. of Bathrooms: 3

Finished Basement: Yes No Finished Attic: Yes No
Proposed Tubs more than 99 gallons: Yes No

WATER SUPPLY: Public Water Yes No
Private Well Yes No

Footing drains required: Yes No Water treatment Proposed: Yes No
Lawn irrigation Proposed: Yes No Geothermal wells proposed: Yes No

Septic System Design Engineer: Wayne D'Avanzo (Lic. #24877) Fairfield County Engineering

Proposed Septic System: 1000 Gallons ; 90 LF Geomatrix 6212, 900 sq. ft.
Tank Size Leaching

OWNER OR DULY AUTHORIZED REPRESENTATIVE (PRINT) Evan Ray

Signed: [Signature] Date: 5/1/23
Owner or Duly Authorized Representative

Contact Telephone No: 443-695-0389

AHD REMARKS:

CONDITIONS: floor plans depict 3 BR per CTPHC
Sheet A103 Room labeled Exercise Room needs PHC Bedroom dehumidifier.
See revised A103 - 3 BR House does NOT
3 BR Septic to be installed as per P.E. Plan dated 4/11/23.

APPROVED: [Signature] Date: 5/12/23

Septic As-built received: YES NO Date: _____
Well water approved: YES NO Date: _____
Well completion report received: YES NO Date: _____

FINAL INSPECTION: _____ Date: _____
SANITARIAN

FINAL REMARKS: _____



Sheet Number	Sheet Name
001	COVER SHEET
002	MATERIAL FINISHES - WINDOWS & DOORS
003	SPECIFICATIONS
004	LIMITATIONS
005	GENERAL NOTES
006	WALLS, FLOORS, ROOF TYPES
007	FOUNDATION PLAN
008	GARAGE FRAMING PLAN
009	LOWER LEVELS FRAMING
010	UPPER LEVELS FRAMING
011	ROOF FRAMING
012	AXON
013	SITE PLAN
014	GARAGE LEVEL
015	LOWER LEVELS
016	UPPER LEVELS
017	LOFT LEVELS
018	ROOF PLAN
019	SCREEN PORCH
020	ELEVATIONS
021	SECTIONS
022	SECTIONS
023	SECTIONS
024	SECTIONS

ZONING NOTES

1. PARCEL ID: 06 2 129
2. LOT 129
3. BOTTLENECK LANE, WESTON, CT 06883
4. "See Attachment B for zoning district"
5. SETBACKS:
 - FRONT: 30'
 - REAR: 30'
 - SIDE: 5'
6. SCREEN PORCH COMPLIANT: YES
7. MAXIMUM BUILDING HEIGHT: 35'
8. CONTRACTOR TO VERIFY SETBACK REQUIREMENTS WITH THE JURISDICTION OF AUTHORITY.

GROSS AREA

- 01 GARAGE: 877 sf
- 02 WEST WING: 2414 sf
- 03 EAST WING: 1189 sf
- 04 LOFT: 1189 sf
- 05 WEST WING: 872 sf
- 06 EAST WING: 872 sf
- 07 SCREEN PORCH: 182 sf

3
JBR

PLANS APPROVED FOR: *New House*

DEPARTMENT	DATE	SIGNATURE	REFERENCE
HEALTH	5/10/23	JBR	
CONSERVATION			
ENGINEERING			
P & Z			

* 2nd floor = JBR's per CT PRC.

RECEIVED

MAY 02 2023

ASPETUCK HEALTH DISTRICT



RECEIVED

MAY 02 2023

ASPETUCK
HEALTH DISTRICT

DRAINAGE REPORT

PREPARED FOR

EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

10 TIFFANY LANE

FCE #1911

WESTON, CONNECTICUT

PROPOSED CONDITIONS:

DRAINAGE REPORT PREPARED FOR
EXISTING AND PROPOSED SITE CONDITIONS
LOCATED AT 10 TIFFANY LANE
WESTON, CONNECTICUT

June 6, 2022
Revised to August 7, 2023

FCE # 1911



Fairfield County Engineering, LLC
Civil Engineers

40 Winfield St.
Norwalk, Connecticut 06855
(203) 831-8005 Fax: (203) 831-8006
www.fairfieldce.com

April 11, 2023

Fairfield County Engineering, LLC
Civil Engineers

60 Winfield St.
Norwalk, Connecticut 06855
(203) 831-8005
Fax: (203) 831-8006
E-mail to: wayne@fairfieldce.com



ANY EXCAVATION WORK ON SITE TO LOCATE ALL UNDERGROUND UTILITIES ON PROPERTY AND SERVICE LINES TO BUILDING. EXCAVATIONS WITHIN 5 TO 25 FEET OF THE SEPTIC SYSTEM SHALL BACKFILLED WITH FREE DRAINING MATERIAL.
 IN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED HEREIN.

"PERMIT TO USE" PLAN, CERTIFIED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE DEPARTMENT OF CONSERVATION AND RECREATION BEFORE A "PERMIT TO USE" IS ISSUED.

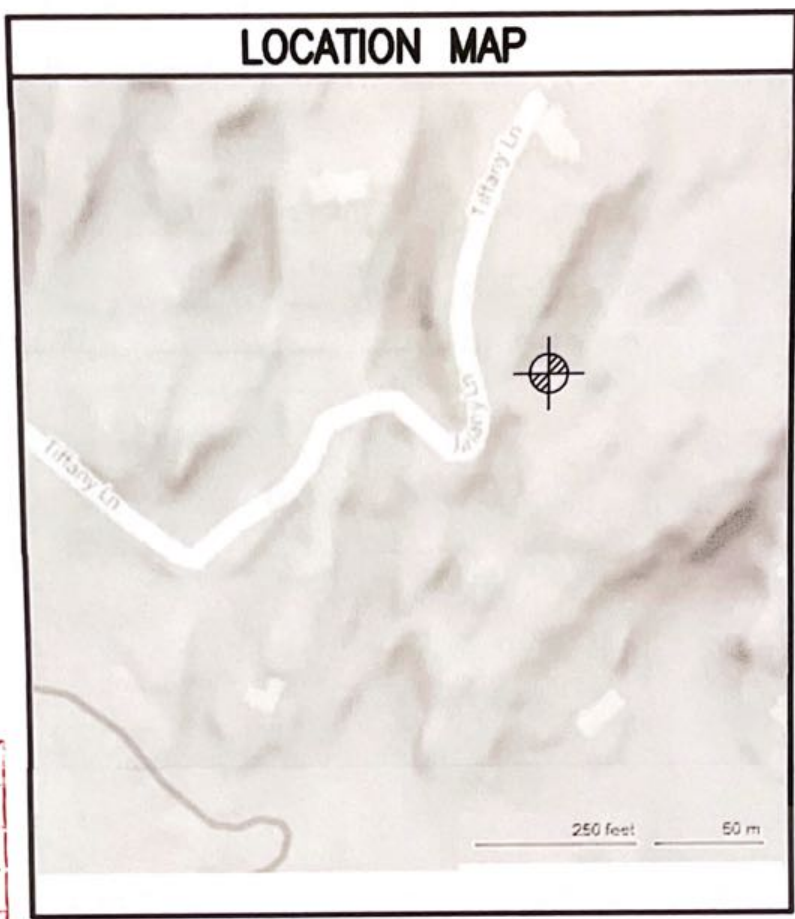
A CONNECTICUT REGISTERED PROFESSIONAL ENGINEER ACCEPTABLE TO THE DIRECTOR OF HEALTH SHALL INSPECT THE CONSTRUCTION TO INSURE COMPLIANCE WITH THE PROPOSED PLAN.

WATER USE OF 150 GALLONS.

U.G. AVG. (THS 1 & 2); 38" D.G. AVG. (TH 3)

= 90.0 L.F.

ALL EXISTING AND PROPOSED SEWAGE DISPOSAL AREAS SHOULD BE ADEQUATELY FIELD LOCATED AND MARKED TO KEEP VEHICULAR AND EQUIPMENT TRAFFIC OUT OF THESE AREAS



New 3 BR
Septic System

PLANS APPROVED FOR			
DEPARTMENT	DATE	SIGNATURE	REFERENCE
HEALTH	5/10/23	PPH	
CONSERVATION			
ENGINEERING			
P & Z			



ASPETUCK HEALTH DISTRICT
 The Engineer of Record
Wayne D'Avanzo
 shall certify to the Health District, in writing, that the sewage disposal system has been installed in accordance with plans submitted and approved.

RECEIVED
 MAY 02 2023
 ASPETUCK HEALTH DISTRICT

EVAN RAY
 10 TIFFANY LANE WESTON, CONNECTICUT

SEPTIC PLAN

CIVIL ENGINEERS

1911 project

FAIRFIELD COUNTY ENGINEERING L.L.C.

1 OF 2 sheet

60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

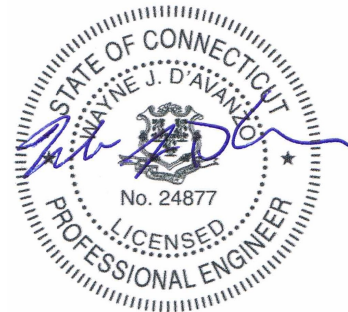
DRAINAGE REPORT
PREPARED FOR
EXISTING AND PROPOSED SITE CONDITIONS

LOCATED AT:

10 TIFFANY LANE

WESTON, CONNECTICUT

FCE #1911



April 11, 2023

FAIRFIELD COUNTY ENGINEERING, LLC
CIVIL ENGINEERS

60 WINFIELD ST.
NORWALK, CONNECTICUT 06855
(203) 831-8005
FAX: (203) 831-8006
E-mail to: wayne@fairfieldce.com



NARRATIVE:

The subject of this report is a 4.908 acre parcel located at 10 Tiffany Lane in Weston. The purpose of this report is to determine the existing and proposed runoffs resulting from the proposed site improvements in order to design a stormwater management system.

EXISTING CONDITIONS:

The subject parcel is located at the south side of Tiffany Lane, at the bend near its terminus. The lot is currently vacant. The lot slopes moderately to steeply.

Existing soils at this location, as identified in the NRCS Soil Survey of Fairfield County, Connecticut, consist of Hollis-Chatfield-Rock outcrop complex, 3 to 45 percent slopes, which has a Hydrologic classification of "D"

The existing runoff as developed from a 50-Year rainfall event is 32.13 c.f.s.

PROPOSED CONDITIONS:

The proposal for this site is to construct a new single family residence with associated driveway, patio, pool and garage. This analysis also accounts for a future screen house.

The proposed runoff (unmitigated) from a 50-Year rainfall event is 32.13 c.f.s.

COMPUTATIONS:

The following computations of the existing and proposed conditions runoff flows were derived from the HydroCAD computer software. HydroCAD follows the NRCS TR-20 procedure for computing stormwater runoff. Computations were performed for a 50-year storm event, which has a 2% chance of occurring in any given 12 month period.

Existing Conditions:

Lawn	213,806 s.f.	CN 84
------	--------------	-------

Total -	213,806 s.f.	
---------	--------------	--

Weighted CN - **84**

Proposed Conditions:

House	1,941 s.f.	CN 98
-------	------------	-------

Driveway	4,171 s.f.	CN 98
----------	------------	-------

Garage	376 s.f.	CN 98
--------	----------	-------

Patio	405 s.f.	CN 98
-------	----------	-------

Pool	60 s.f.	CN 98
------	---------	-------

Screen House	151 s.f.	CN 98
--------------	----------	-------

Walk	193 s.f.	CN 98
------	----------	-------

Lawn	206,509 s.f.	CN 84
------	--------------	-------

Total -	213,806 s.f.	
---------	--------------	--

Weighted CN - **84**

Water Quality Volume

$$I = (3.4 \times 0.009) + 0.05 = 0.0806$$

$$WQV = (0.0806 (4.908 \text{ acres})/12) = 0.0329654 \text{ ac-ft} = 1,436.0 \text{ ft}^3.$$

Groundwater Recharge Volume

$$GWV = 1,436.0 \times 0.1 = 143.6 \text{ ft}^3.$$

SUMMARY

Existing Runoff (50 Year):	32.13 c.f.s.
Proposed Runoff (50 Year):	32.13 c.f.s.
Proposed Impervious Run-off Retained (50 Year):	0.72 c.f.s.
Proposed Run-off from Areas Bypassing Retention plus overflow (50 Year):	32.09 c.f.s.

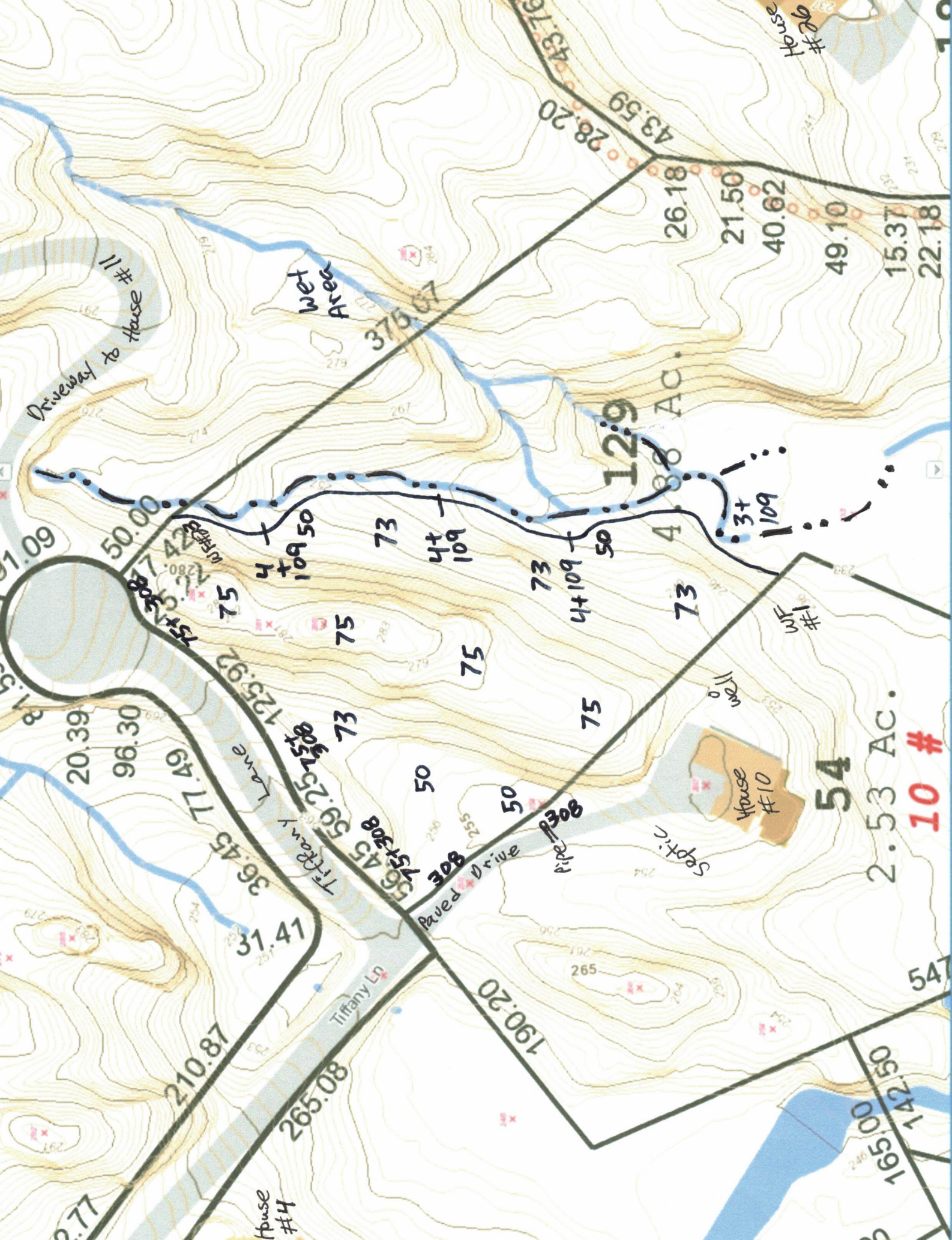
CONCLUSIONS:

The increased run-off resulting from the proposed site improvements will be retained in an on-site retention system. The runoff from the lower portion of the driveway will be routed to 24 linear feet of 12” concrete galleries, while the runoff from the upper portion of the driveway will be routed to 12 units of Cultec C-150XLHD retention chambers.

This system will decrease the net peak runoff during a 50 Year storm to 32.09 c.f.s. from its current peak of 32.13 c.f.s.

The proposed retention system provides a total of 520 ft³ of storage, which will accommodate the runoff from a 50 Year rainfall event routed to the system, and provides groundwater recharge.

The proposed improvements will have no adverse impact on surrounding properties.



Driveway to House #11

Wet Area

12.9

4.88 AC.

54

2.53 AC.

10 #

House #10

Septic

Well

Paved Drive

Pipe #308

Tiffany Ln

Tiffany Lane

House #4

House #26

54

165.00

142.50

2.77

210.87

265.08

190.20

20.39

96.30

36.45

77.49

31.41

73

50

50

75

73

73

4+109

73

4+109

75

50.00

26.18

21.50

40.62

49.10

15.37

22.18

28.20

43.59

43.76

11 #

26 #

10

Evan F. Ray and Gilda Boroumand
10 Tiffany Lane
Weston, CT 06883

June 14, 2023

Conservation Commission
Town of Weston, Connecticut
56 Norfield Road
P.O. Box 1007
Weston, CT 06883

RE: INLAND WETLANDS AND WATERCOURSE AREA APPLICATION REQUIREMENTS

LIST OF ADJACENT AND ABUTTING PROPERTY OWNERS FOR TIFFANY LANE RESIDENCE:

ABUTTERS:

Jennifer Lauer
11 Tiffany Lane
Weston, CT 06883

Eduard and Valeria Baikoff
26 Hill Farm Road
Weston, CT 06883

Alicia Posta
15 Deepwood Road
Weston, CT 06883

Mauricio Ivan Pani
17 Deepwood Road
Weston, CT 06883

King Property Capital
83 Grumman Hill Road
Wilton, CT 06897

Evan Ray and Gilda Boroumand
10 Tiffany Lane
Weston, CT 06883

ADJACENT:

Daniel Rosenberg and Cheryl Sokolow
4 Tiffany Lane
Weston, CT 06883

CLC Asset Holdings, LLC
4515 Cole Ave. #1175
Dallas, TX 75205

Jeremy and Juad Masters
7 Tiffany Lane
Weston, CT 06883

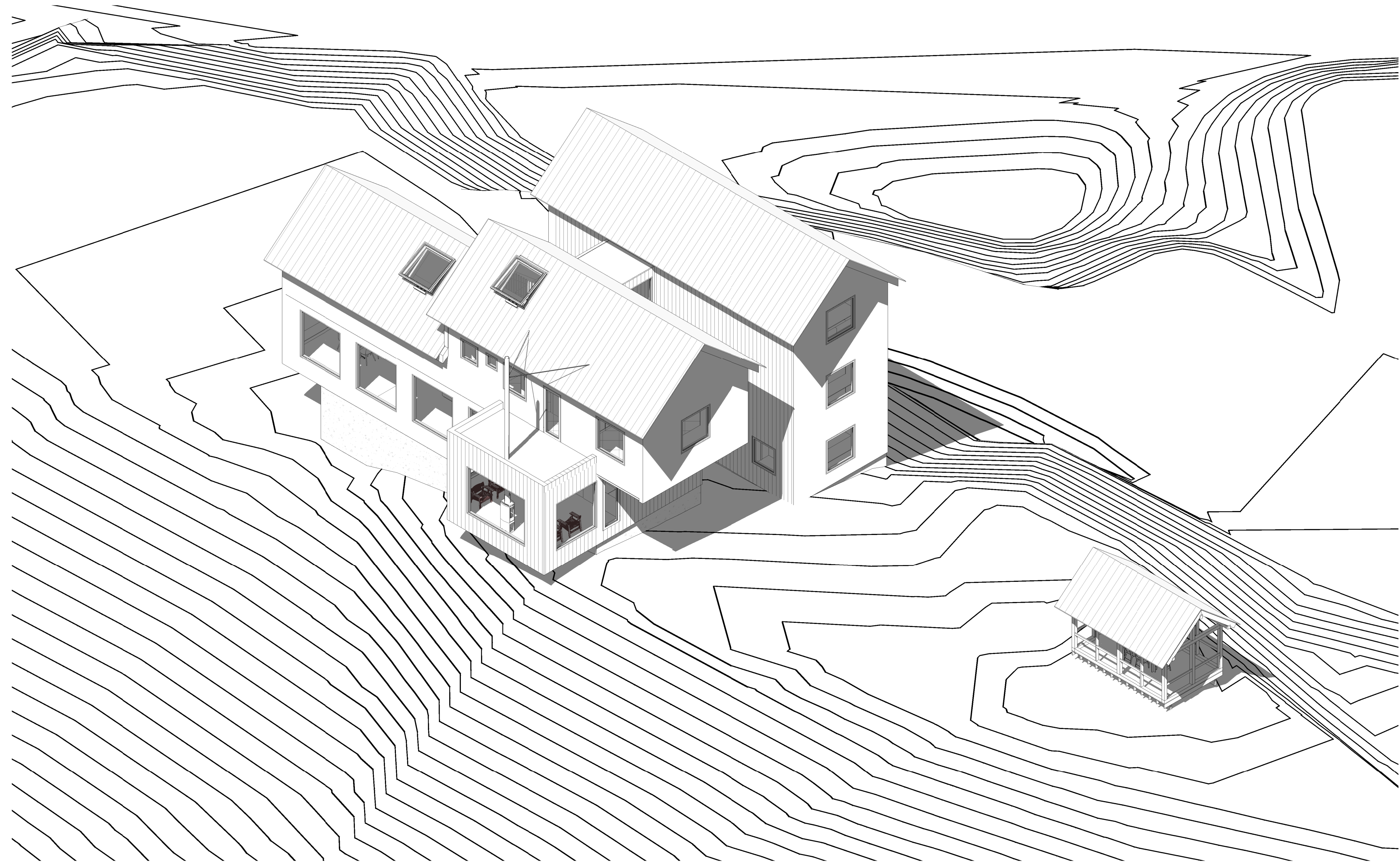
Sheet List	
Sheet Number	Sheet Name
001	COVER SHEET
002	MATERIAL FINISHES - WINDOWS & DOORS
003	SPECIFICATIONS
004	SPECIFICATIONS
005	LIMITATIONS
006	STRUCTURAL GENERAL NOTES
008	WALL - FLOOR - ROOF TYPES
S100	FOUNDATION PLAN
S101	GARAGE FRAMING PLAN
S102	LOWER LEVELS FRAMING
S103	UPPER LEVELS FRAMING
S104	ROOF FRAMING
A000	AXON
A100	SITE PLAN
A101	GARAGE LEVEL
A102	LOWER LEVELS
A103	UPPER LEVELS
A104	LOFT LEVELS
A105	ROOF PLAN
A106	SCREEN PORCH
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS
A402	SECTIONS
A403	SECTIONS
A404	SECTIONS

ZONING NOTES

1. PARCEL ID: 16 2 129
LOT 129
10 TIFFANY LANE, WESTON CT 06883
 2. ZONING:
 - Two-Acre Residential & Farming District
 3. SETBACKS
 - FRONT: 50'
 - REAR: 30'
 - SIDES: 30'
 4. MAXIMUM BUILDING COVERAGE: 15%
 5. MAXIMUM BUILDING HEIGHT: 35'
1. CONTRACTOR TO VERIFY SETBACK REQUIREMENTS WITH THE JURISTITION OF AUTHORITY.

GROSS AREA

- 00 GARAGE: 917 sf
- 01 WEST WING: 544 sf
- 01 EAST WING: 1,183 sf
- 02 WEST WING: 672 sf
- 02 EAST WING: 674 sf
- 03 WEST WING LOFT: 672 sf
- 03 EAST WING LOFT: 162 sf
- GROSS SF: 4,824 sf



Salmela architect

630 W. 4th Street Duluth MN 55806
www.salmelaarchitect.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota
Registration No. # 1800

NOT FOR CONSTRUCTION

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

PERMIT SET
04/28/2023
COVER SHEET

001

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. Registrat... No # 1800

NOT FOR CONSTRUCTION

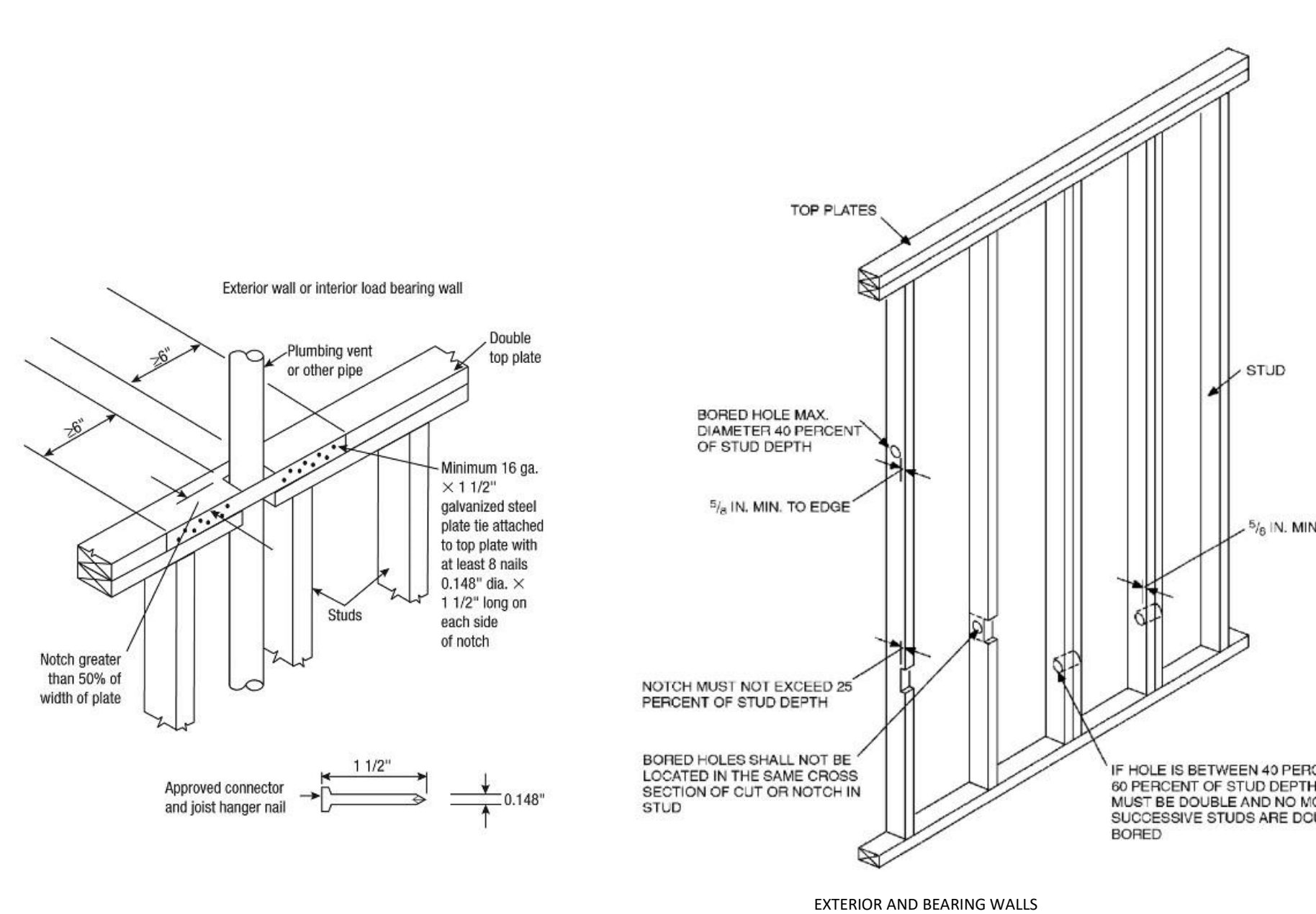


FIG. R602.6.1 TOP PLATE / PIPING
1/2" = 1'-0"

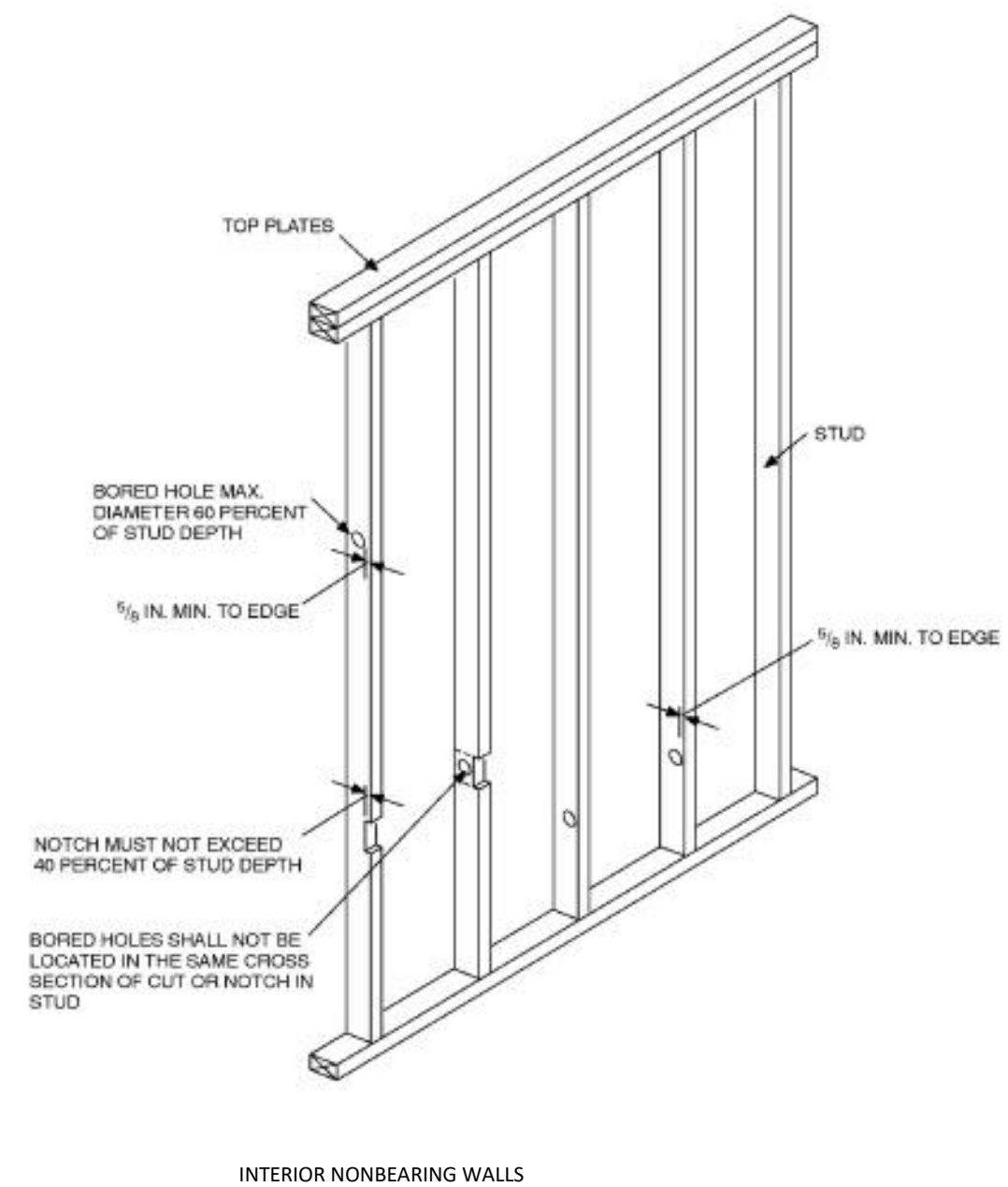


FIG. R602.6 NOTCHING AND BORED HOLE LIMITATIONS FOR WALLS
1/2" = 1'-0"

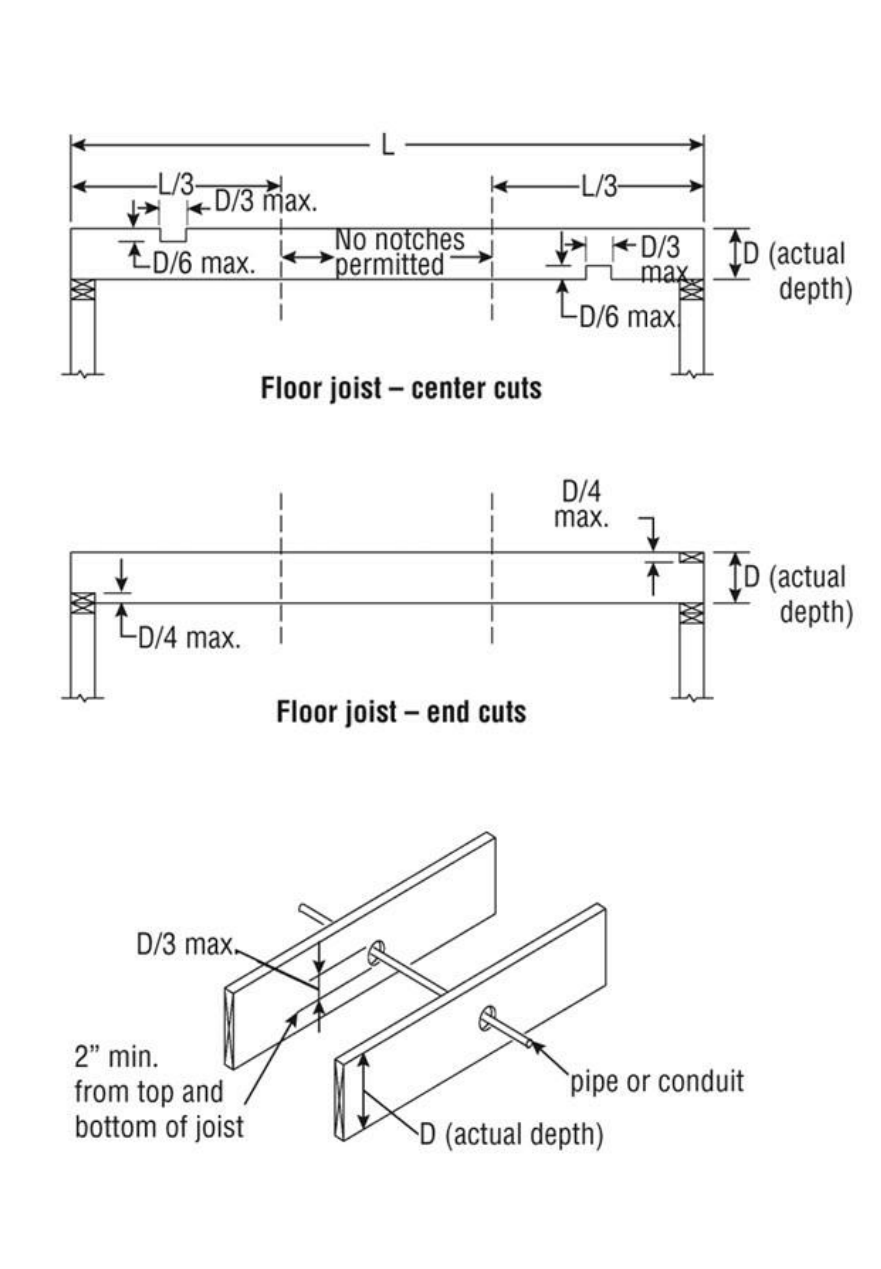


FIG. R502.8 CUTTING, NOTCHING AND DRILLING
1/2" = 1'-0"

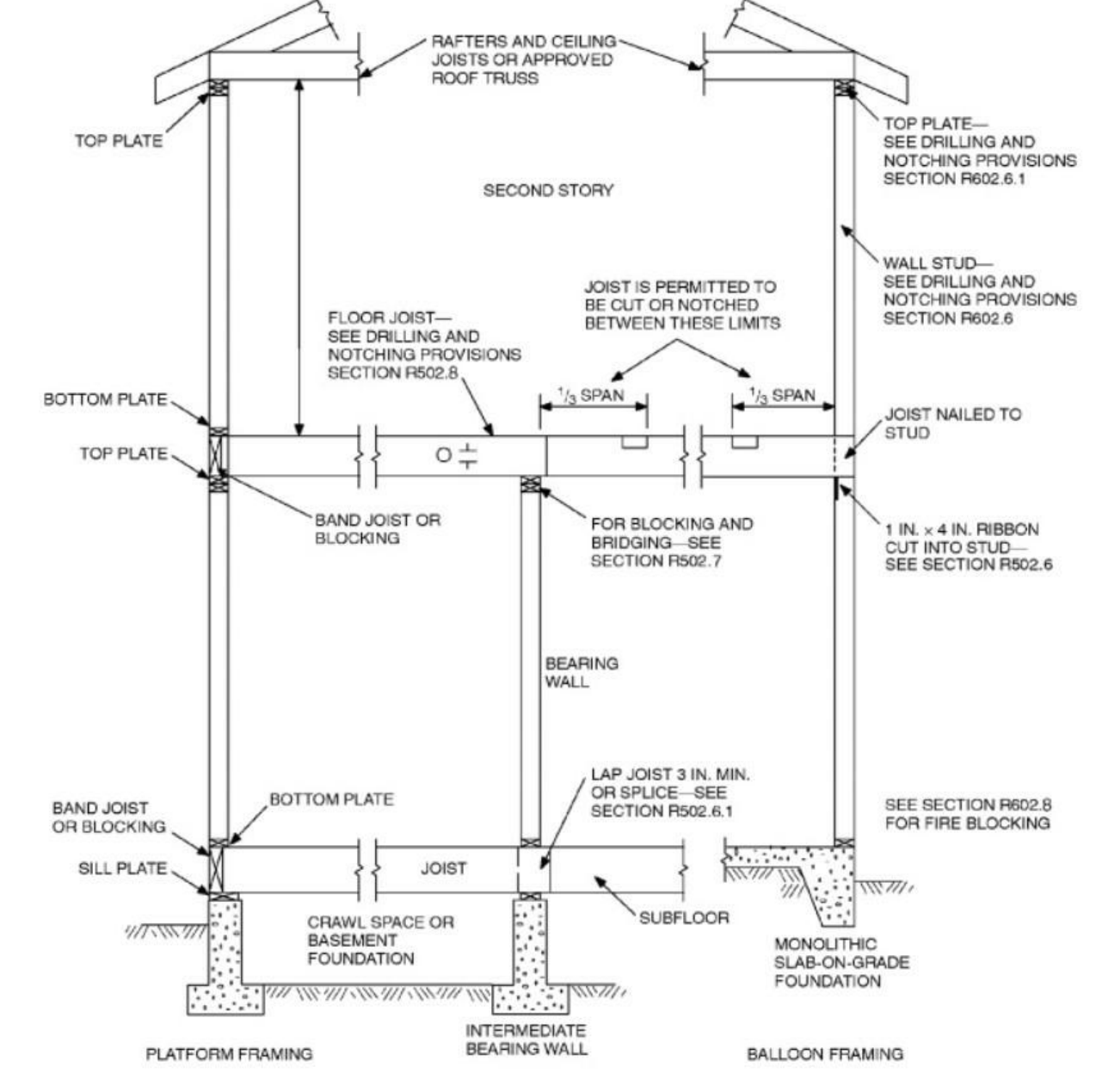
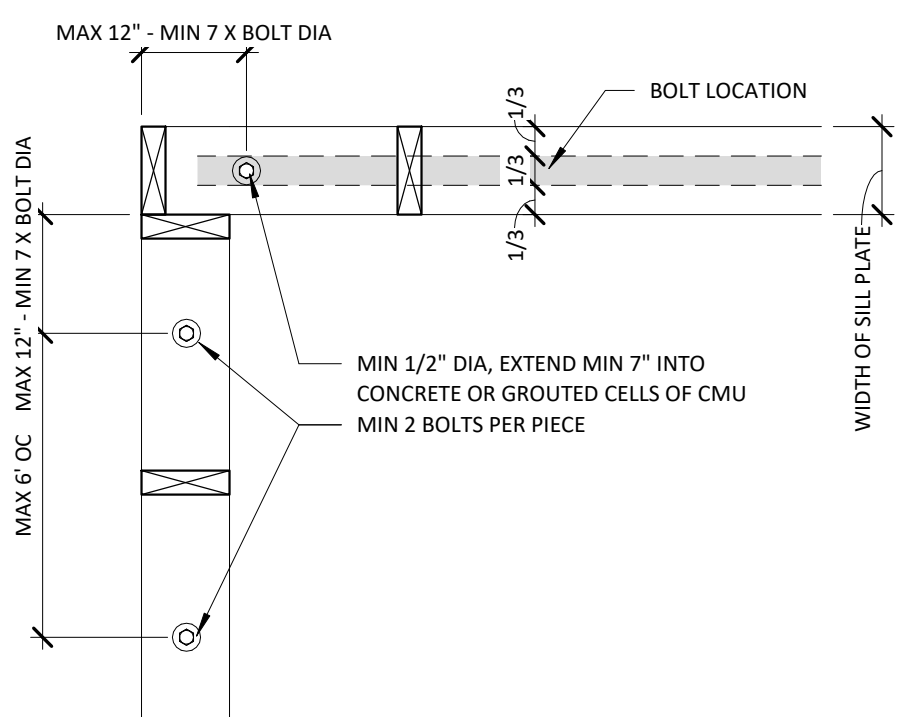
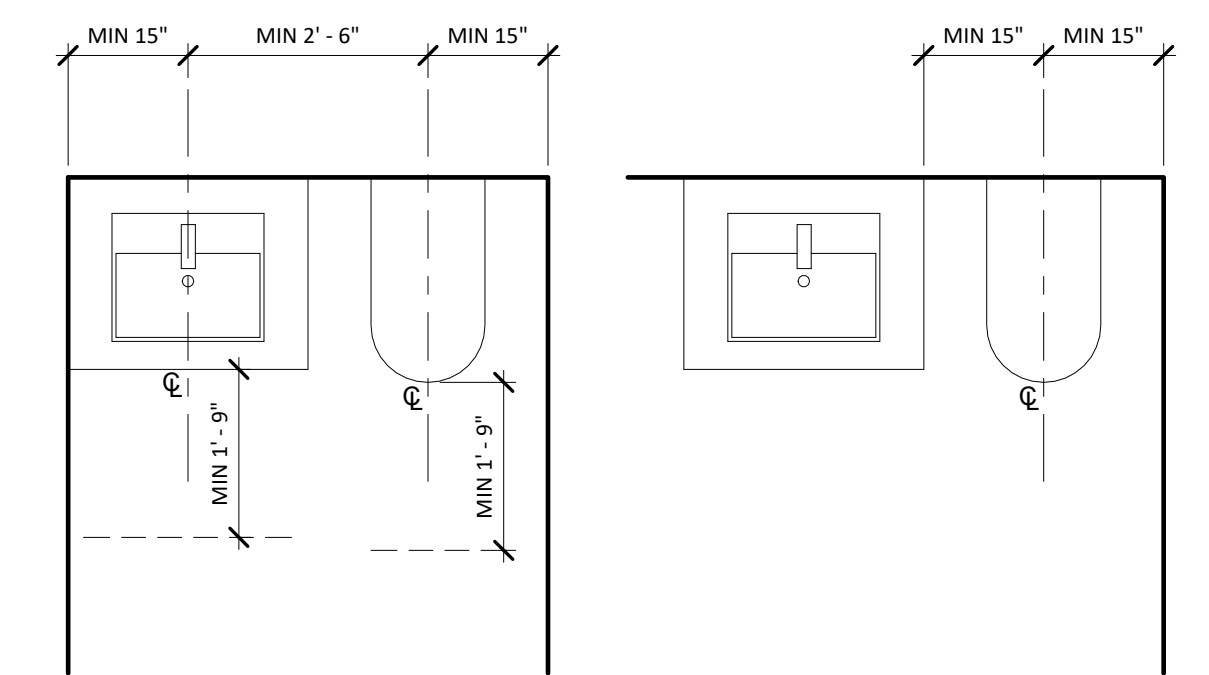


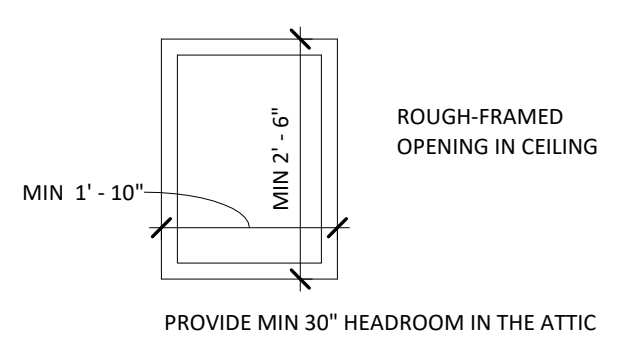
FIG. R602.3(1) TYP. WALL, FLOOR AND ROOF FRAMING
1/2" = 1'-0"



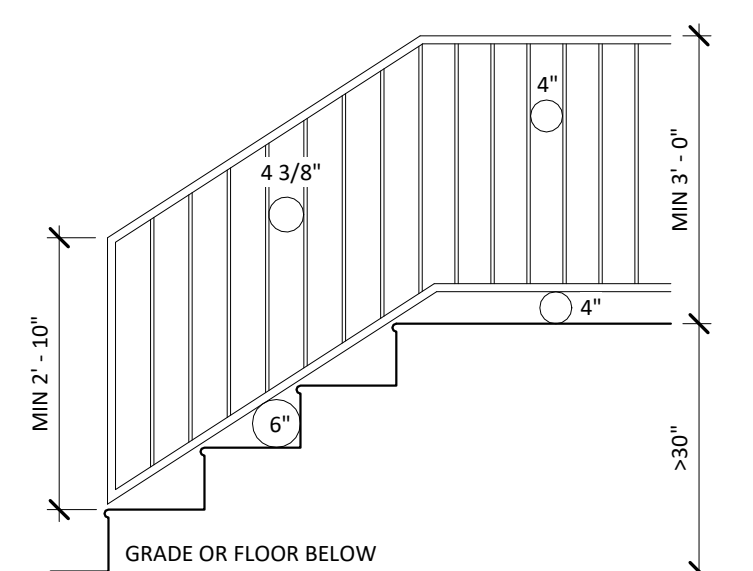
R403.1.6 FOUNDATION ANCHORAGE
1" = 1'-0"



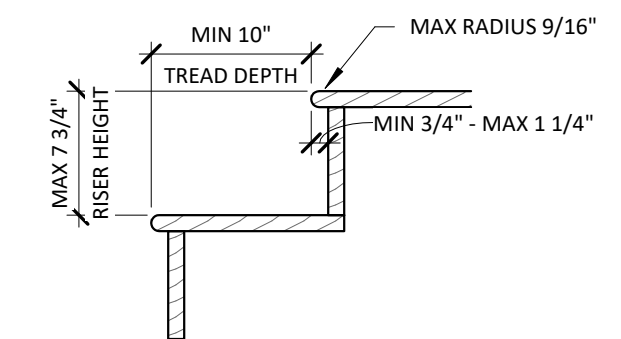
MIN BATHROOM CLEARANCES
1/2" = 1'-0"



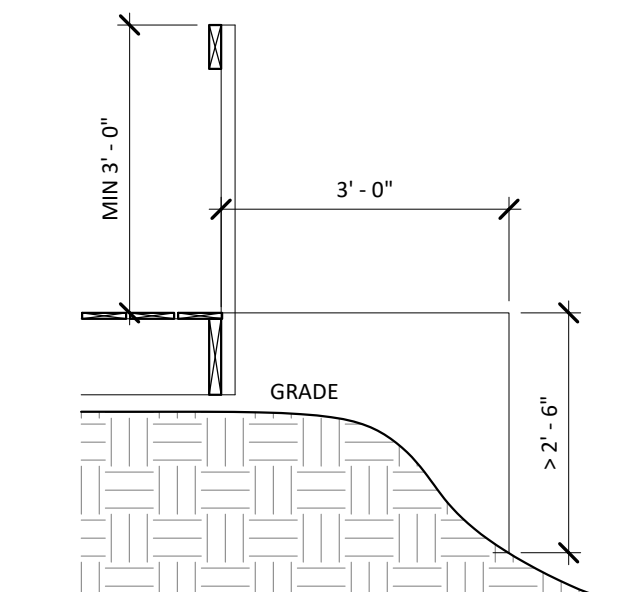
R807.1 ATTIC ACCESS
1/2" = 1'-0"



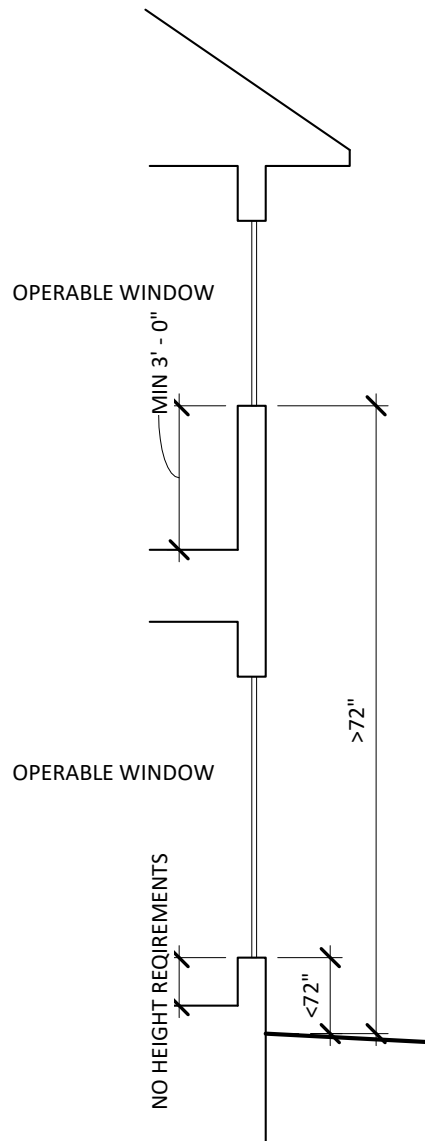
R312.1.3 GUARD OPENING LIMITATIONS
1/2" = 1'-0"



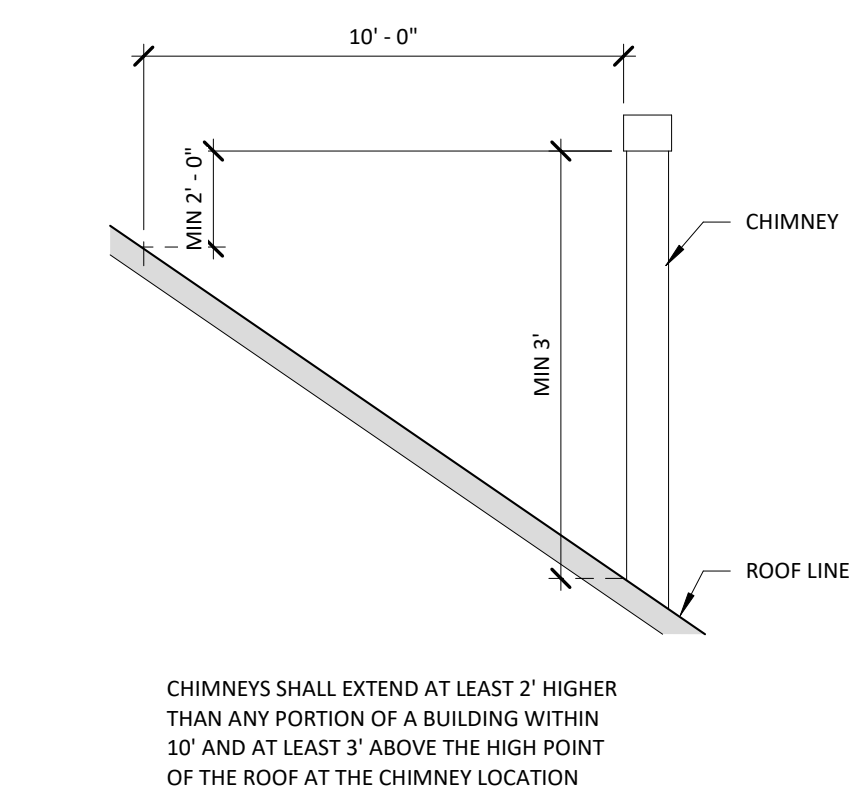
R311.7.5 STAIR TREAD AND RISERS
1" = 1'-0"



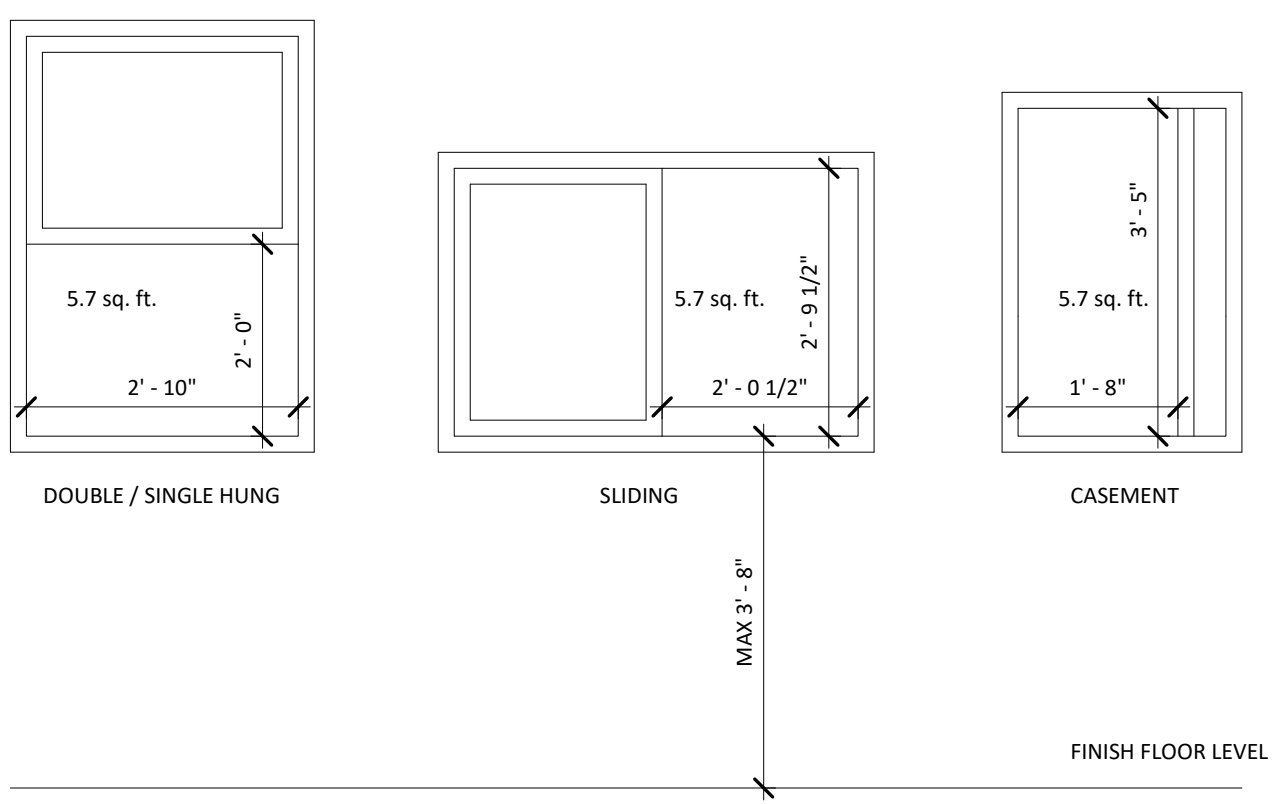
R312.1 GUARD REQUIREMENT
1/2" = 1'-0"



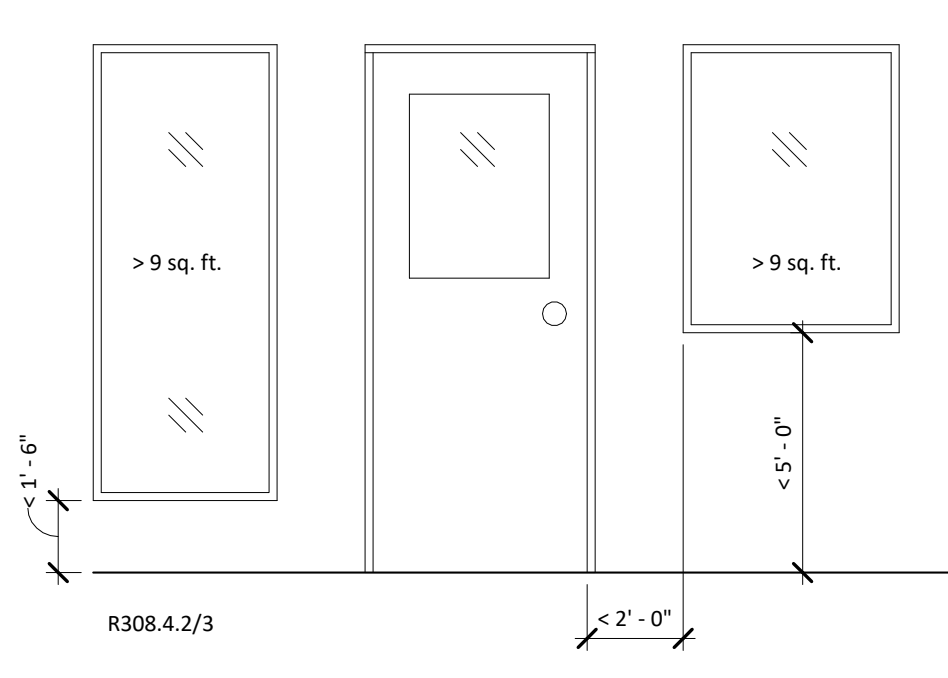
R312.2 WINDOW FALL PROTECTION
1/4" = 1'-0"



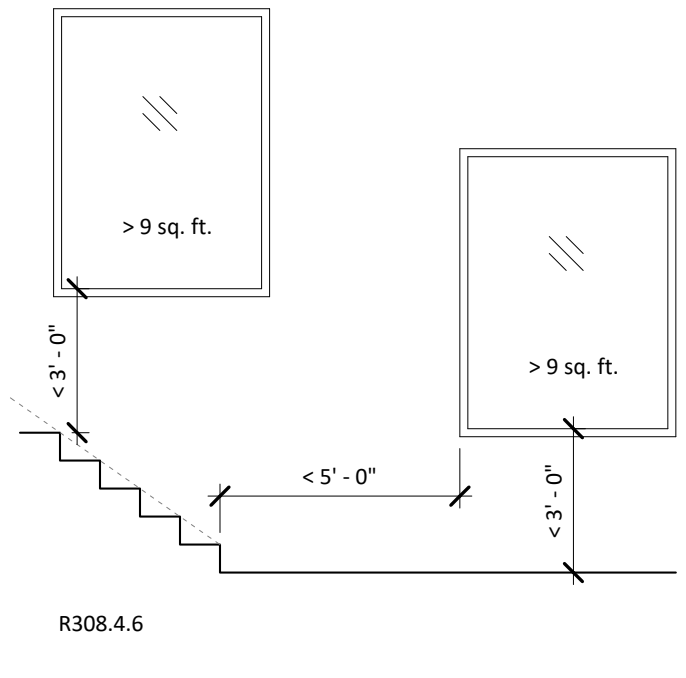
R1003.9 CHIMNEY TERMINATION
1/4" = 1'-0"



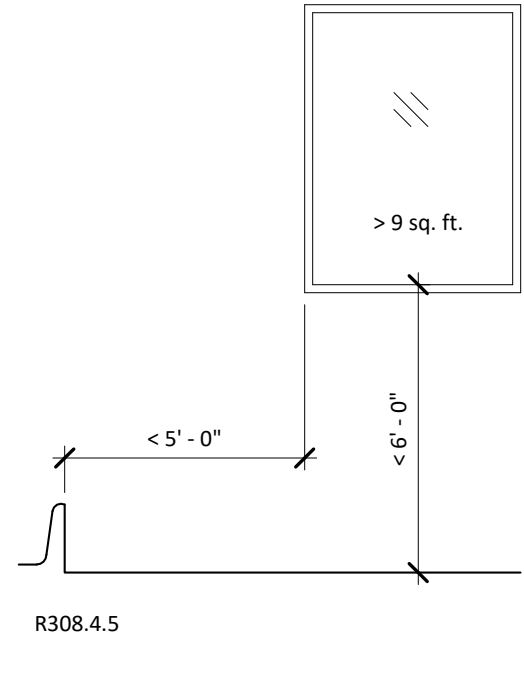
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
1/2" = 1'-0"



R308.4 HAZARDOUS LOCATIONS
1/4" = 1'-0"



R308.4.6



R308.4.5

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LIMITATIONS

005

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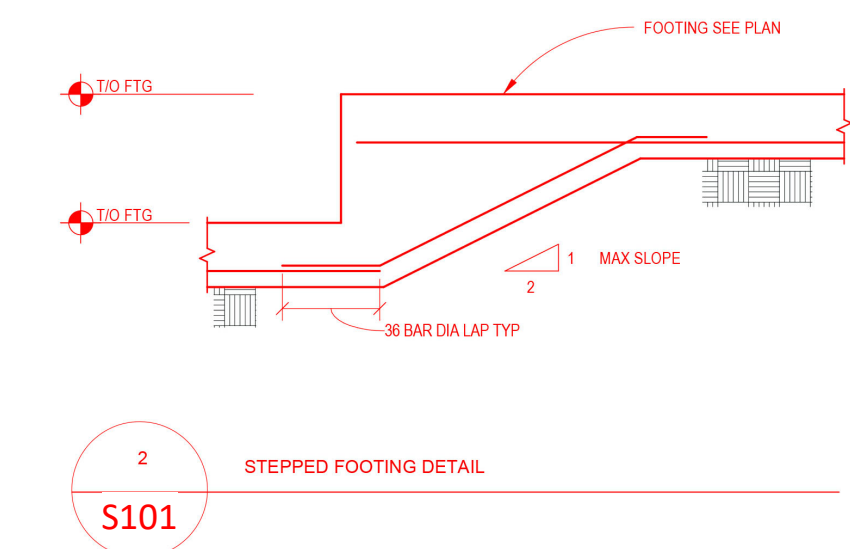
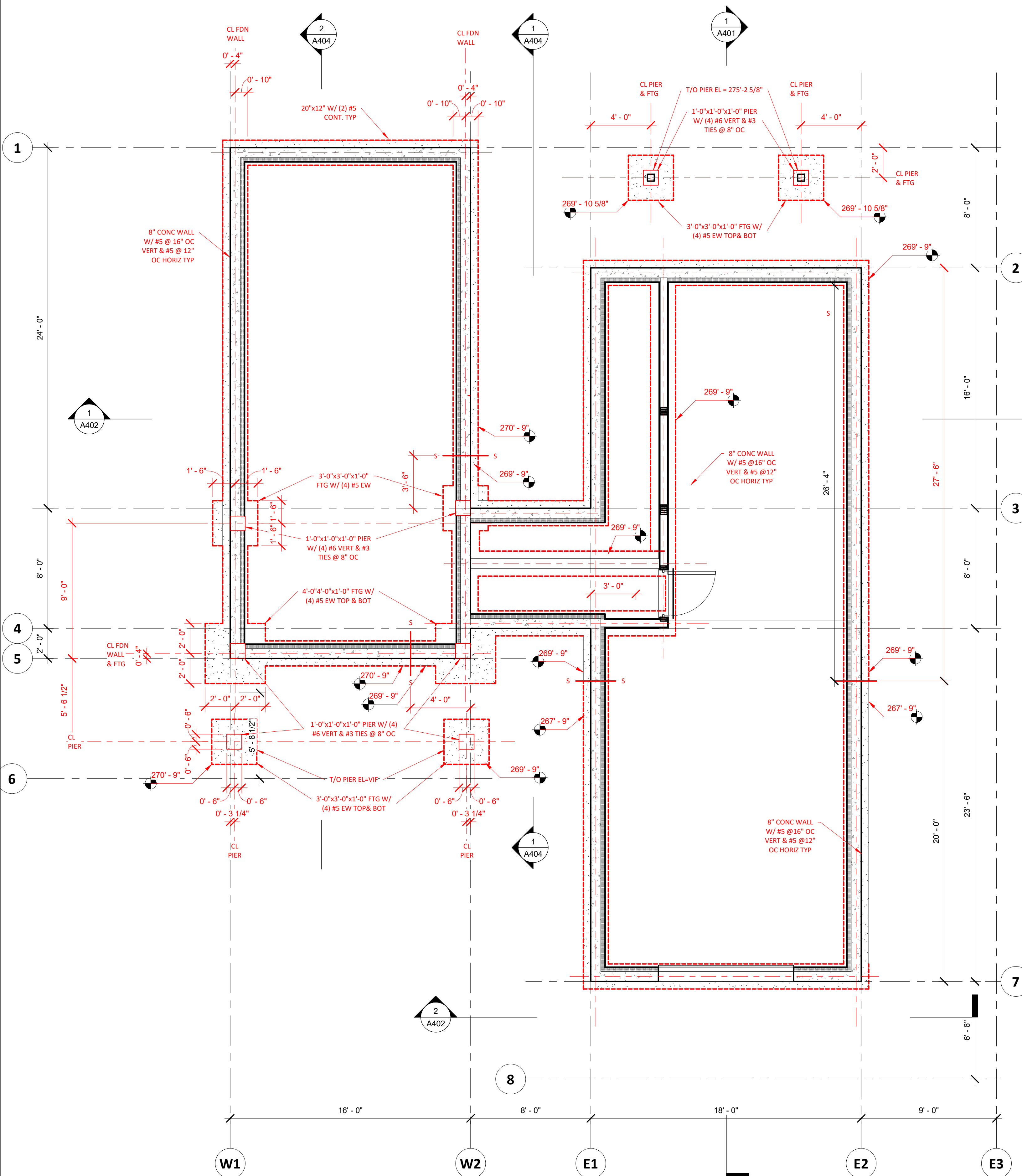
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04/28/2023
FOUNDATION PLAN

S100



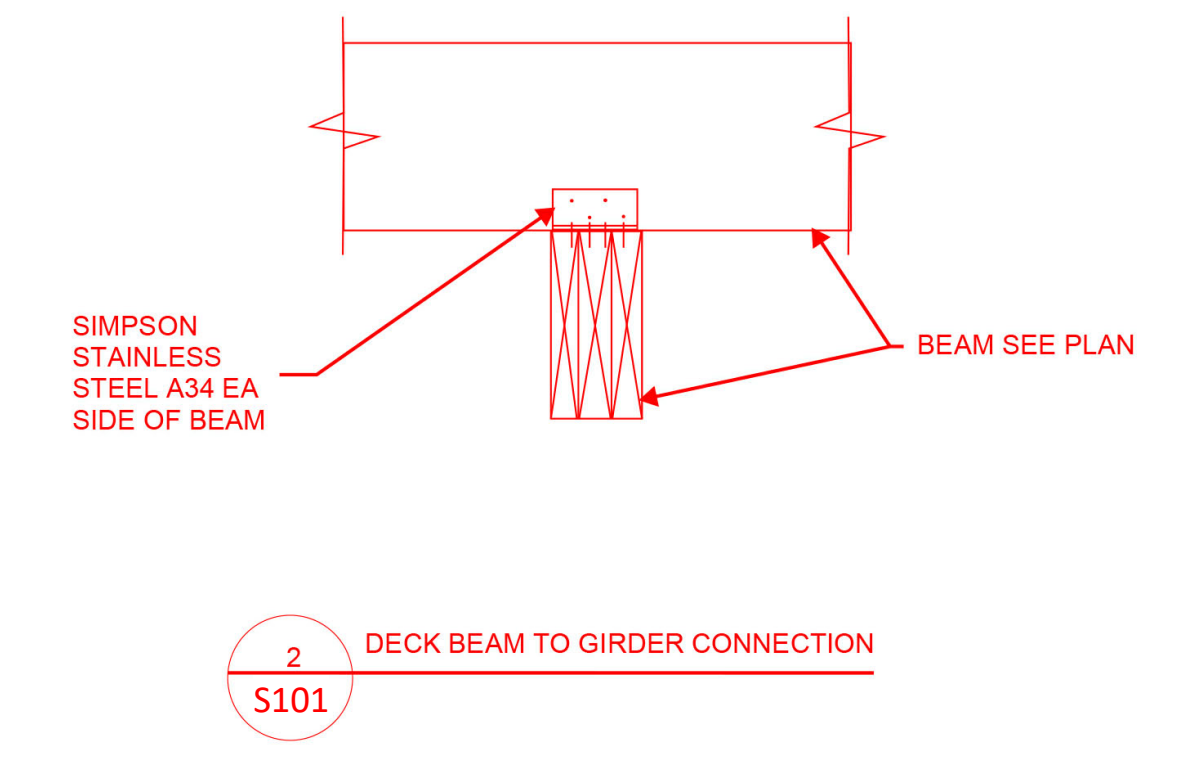
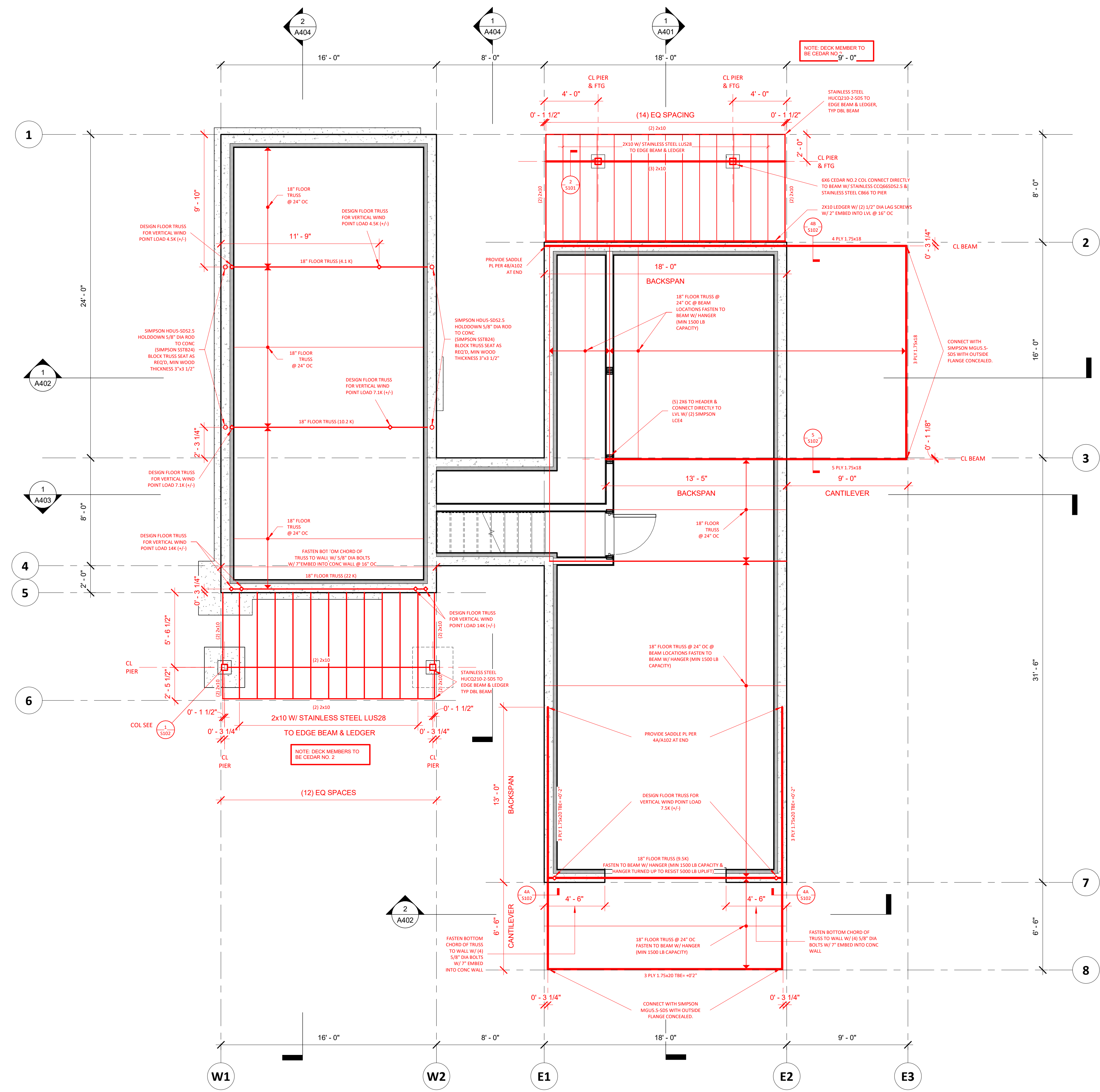
Mark	Header	Trimmer	Jamb	Comments
H1	(3) 2x12	(2) 2x6	(2) 2x6	FACE HANGER ONE SIDE (SEE PLAN)
H2	(2) 2x8	(1) 2x6	(1) 2x6	
H3	(2) 2x8	(1) 2x6	(2) 2x6	
H4	(2) 2x10	(1) 2x6	(2) 2x6	
H5	(3) 2x12	(3) 2x6	-	
H6	(3) 2x12	(2) 2x6	(2) 2x6	FACE HANGER ONE SIDE (SEE PLAN)
H7	(2) 2x10	(1) 2x6	(1) 2x6	
H8	(2) 2x12	(1) 2x6	(2) 2x6	
H9	(3) 2x12	(2) 2x6	(2) 2x6	
H10	(2) 1.75x11.875 LVL	(2) 2x6	(2) 2x6	
H11	(3) 1.75x11.875 LVL	(3) 2x6	(2) 2x6	
H12	(3) 1.75x11.875 LVL	(3) 2x6	(1) 2x6	

WALL TYPE	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING			TOP AND SILL PLATE FASTENING - SEE NOTE 20			ANCHOR/BOTTOM PLATE FASTENING	
		EDGE SPACING	INTERMEDIATE SUPPORT SPACING	MINIMUM FASTENER SIZE	SEE NOTE	SIMPSON OR USP CLIP ANGLE	COMMON OR FRAMING NAILS	TO CONCRETE	TO WOOD
SWA	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	6"	12"	8d COMMON OR GALVANIZED BOX NAIL	16, 18	L580 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"	5/8" DIA ROD EMBED 7" INTO FDN WALL @ 32" OC	5/8" DIA LAG SCREW W/ EMBED 3" @ 12" OC
SWB	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	4"	12"	8d COMMON OR GALVANIZED BOX NAIL	16, 18	L580 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		
SWC	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	3"	12"	8d COMMON OR GALVANIZED BOX NAIL	17 TO 19	L580 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		
SWD	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	2"	12"	8d COMMON OR GALVANIZED BOX NAIL	17 TO 19	L580 OR MP9 AT 12" OC	16d AT 2"		
SWE	2 LAYERS 5/8" GYP BOARD BOTH SIDES OF WALL - BLOCKED	9" BASE PLY 7" FACE PLY	9" BASE PLY 7" FACE PLY	BASE PLY - 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL OR 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL OR 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL OR 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL	11 TO 15	A35 OR MP41 AT 12" OC	16d AT 4" OR 3" x 0.131 AT 3"		
SWF	1 LAYER 15/32" OSB OR PLYWOOD BOTH SIDES OF WALL - BLOCKED	2"	12"	10d COMMON OR GALVANIZED BOX NAIL	11 TO 15	L580 OR MP9 AT 16" OC	16d AT 2"		

- NOTES:**
- PROVIDE 2 STUDS AT EACH END OF SHEAR WALL UNO. END STUDS SHALL RECEIVE EDGE NAILING.
 - ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
 - PANEL JOINTS SHALL OCCUR AT THE CENTERLINE OF STUDS AND BLOCKING.
 - VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
 - CONTRACTOR'S OPTION. PROVIDE CLIPS AT TOP AND SILL PLATE BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
 - SEE SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHORAGE TO SUPPORT MATERIAL.
 - SEE HOLD DOWN SCHEDULE FOR HOLD DOWN INFORMATION.
 - PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
 - TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2' OC.
 - ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED.
 - ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120" DIA AND HAVE MINIMUM 3/8" HEAD TO FRAMING MEMBERS.
 - STAPLES SHALL BE GALVANIZED, HAVE 7/16" MINIMUM CROWN WIDTH AND BE INSTALLED PARALLEL TO FRAMING MEMBERS.
 - 8d NAILS MAY BE SUBSTITUTED WITH NO. 8 1 7/8" TYPE S OR DRYWALL SCREWS.
 - PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
 - BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE WALL STUD SIZE.
 - BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
 - STAGGER NAILS.
 - PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" MIN AT 8d NAIL.
 - STUDS AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL WIDTH OR GREATER.
 - USE EITHER SPECIFIED CLIP ANGLE OR NAILING AS SPECIFIED BY REFERRING DETAIL.

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1 LEVEL 0 - STRUCTURAL
1/4" = 1'-0"

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No.	Description	Date

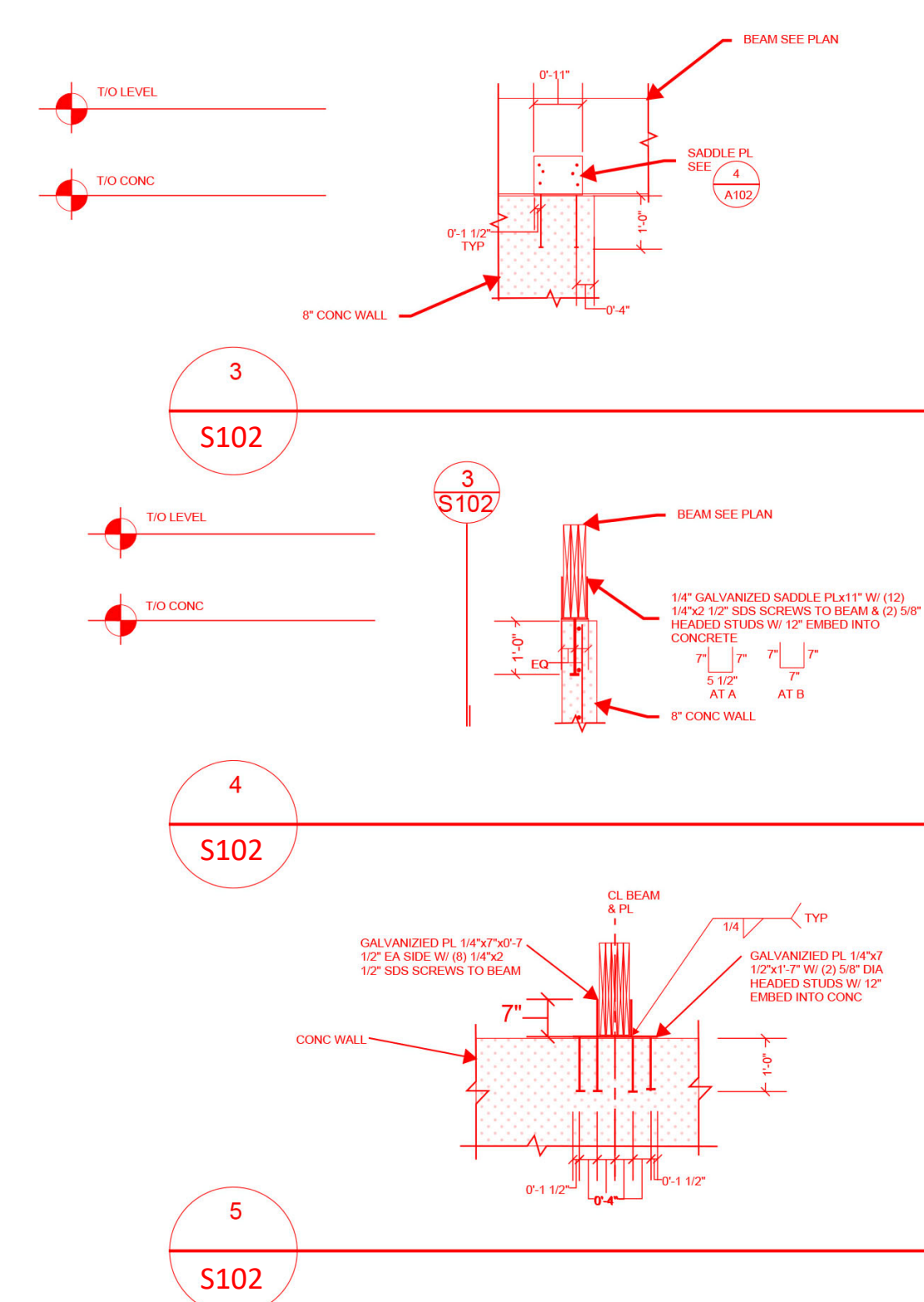
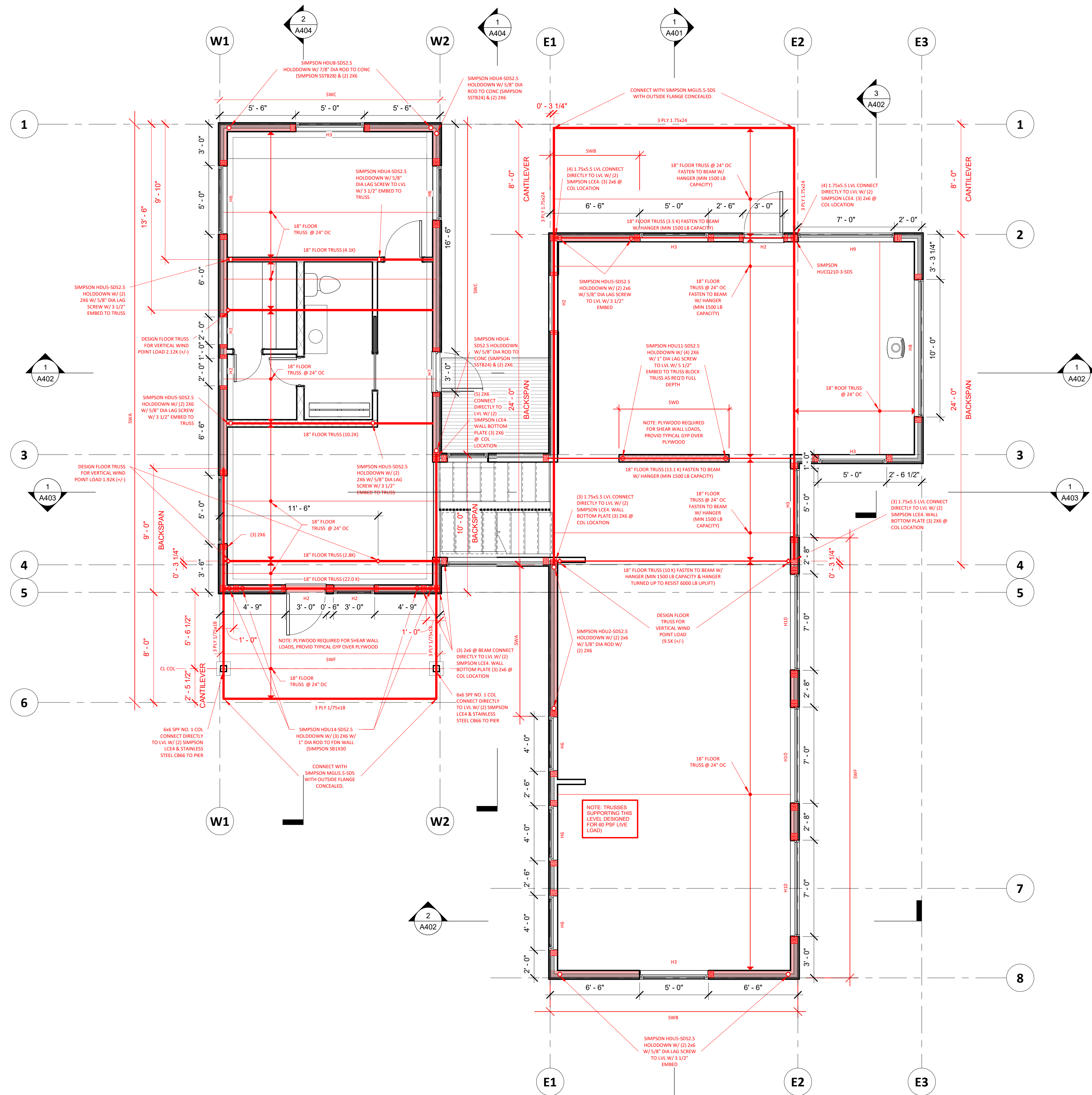
PERMIT SET
04/28/2023

GARAGE FRAMING
PLAN

S101

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1 LEVEL W1 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E1 - STRUCTURAL
1/4" = 1'-0"

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PERMIT SET
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LOWER LEVELS
FRAMING

S102

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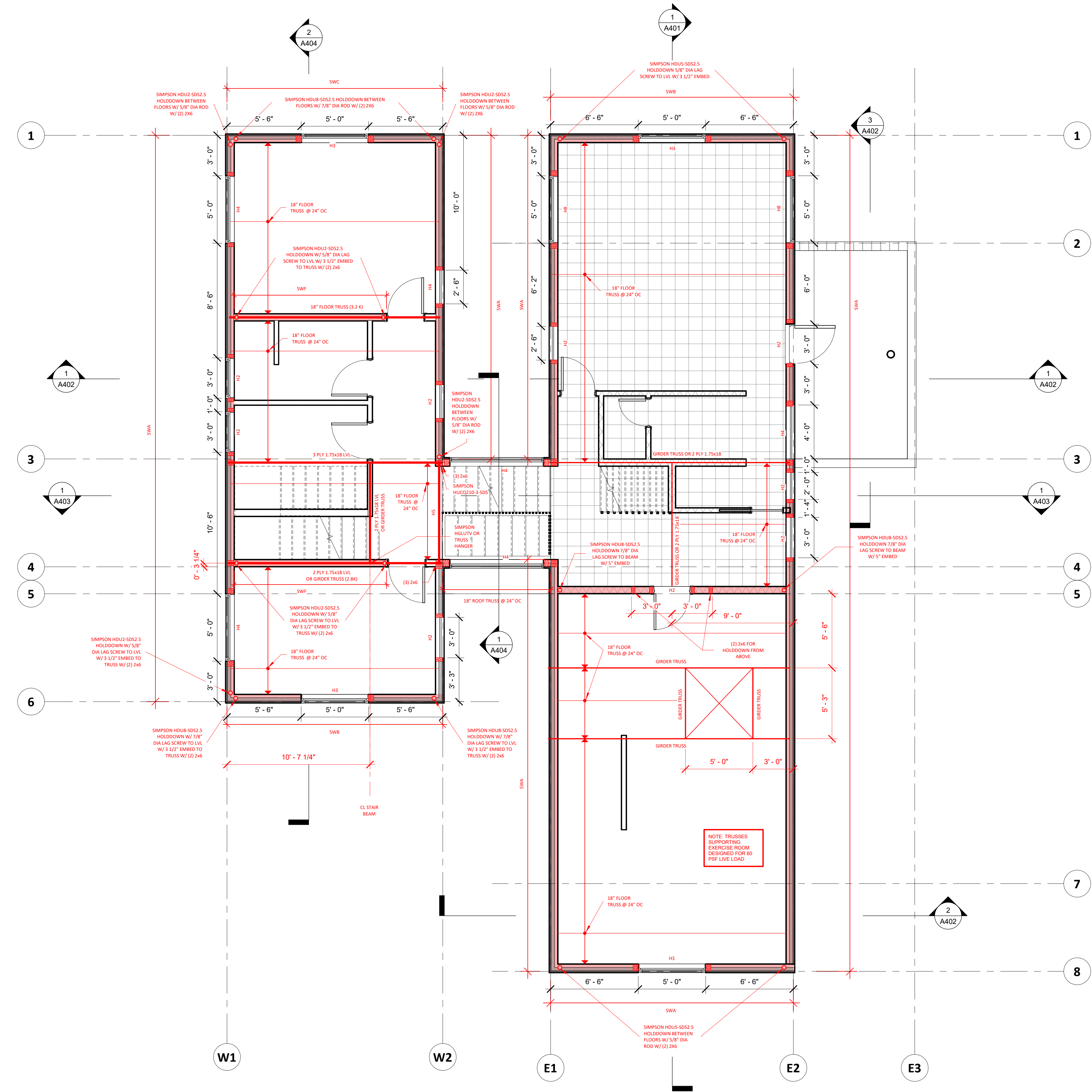
REVISIONS:

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PERMIT SET
04/28/2023

UPPER LEVELS
FRAMING

S103



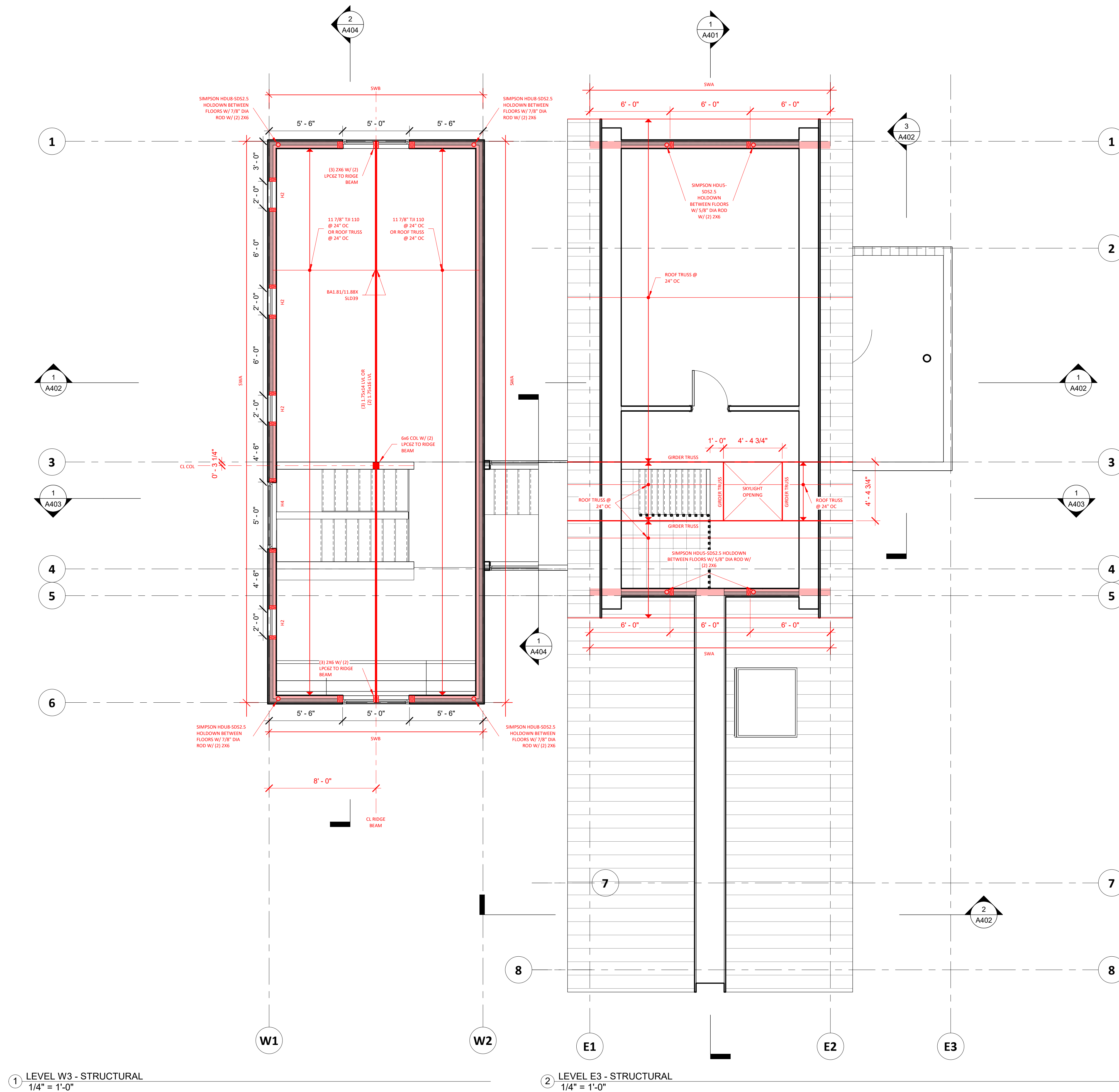
1 LEVEL W2 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E2 - STRUCTURAL
1/4" = 1'-0"

NOTE: TRUSSES SUPPORTING EXERCISE ROOM DESIGNED FOR 60 PSF LEVEL LOAD

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① LEVEL W3 - STRUCTURAL
1/4" = 1'-0"

② LEVEL E3 - STRUCTURAL
1/4" = 1'-0"

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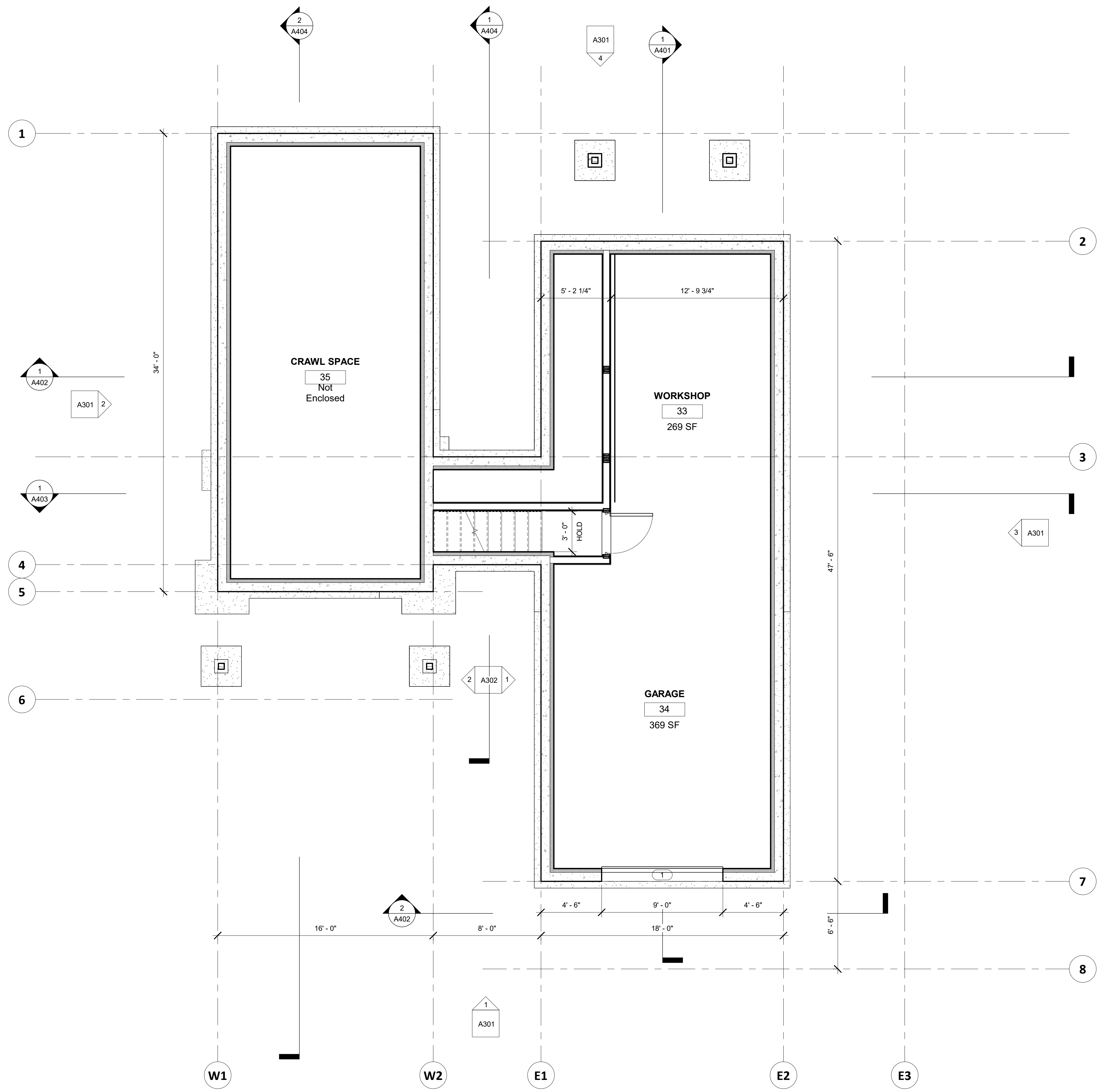
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ROOF FRAMING

S104

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1 LEVEL 0
1/4" = 1'-0"

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PERMIT SET
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GARAGE LEVEL

A101

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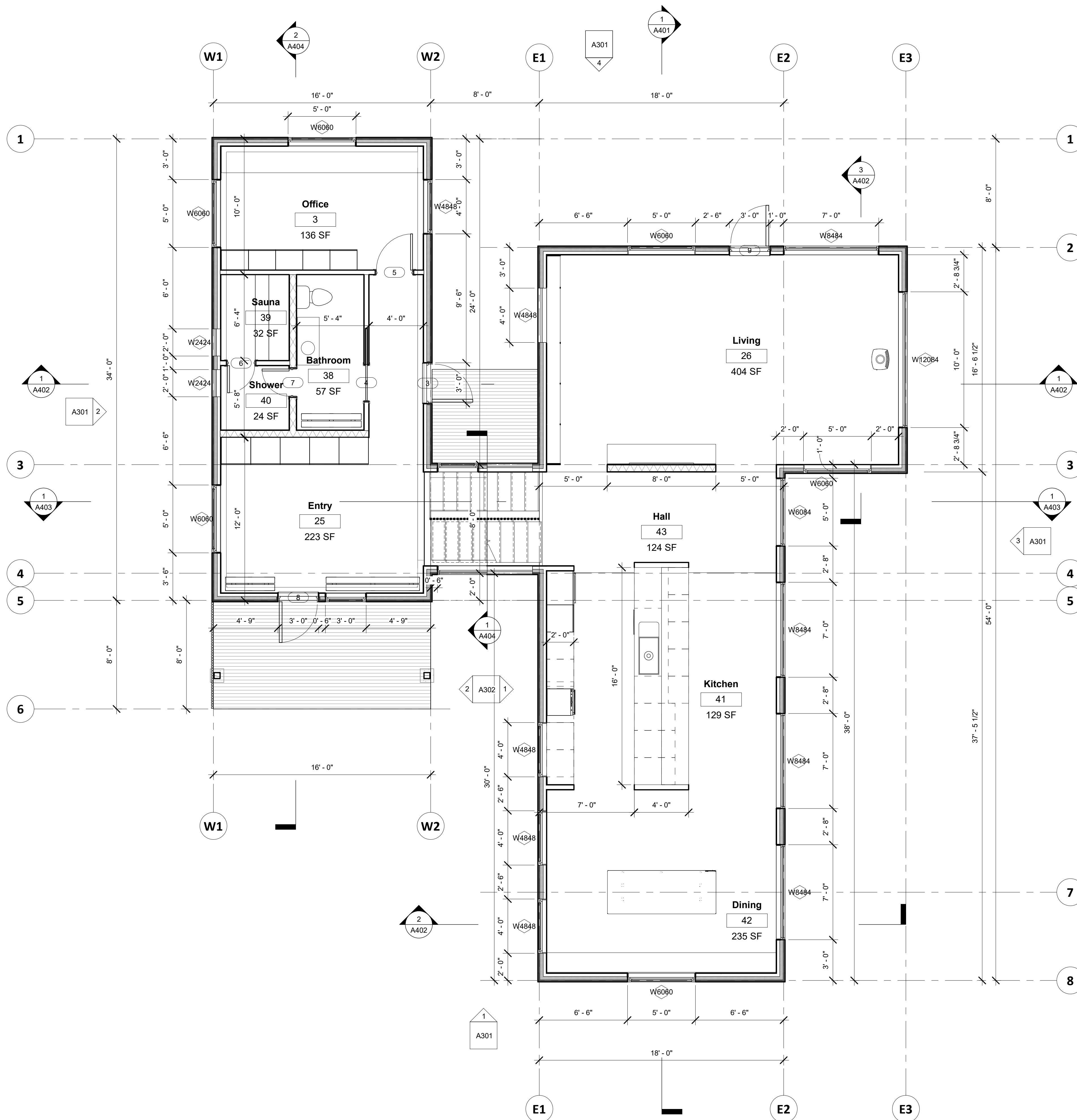
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PERMIT SET
04/28/2023
LOWER LEVELS

A102

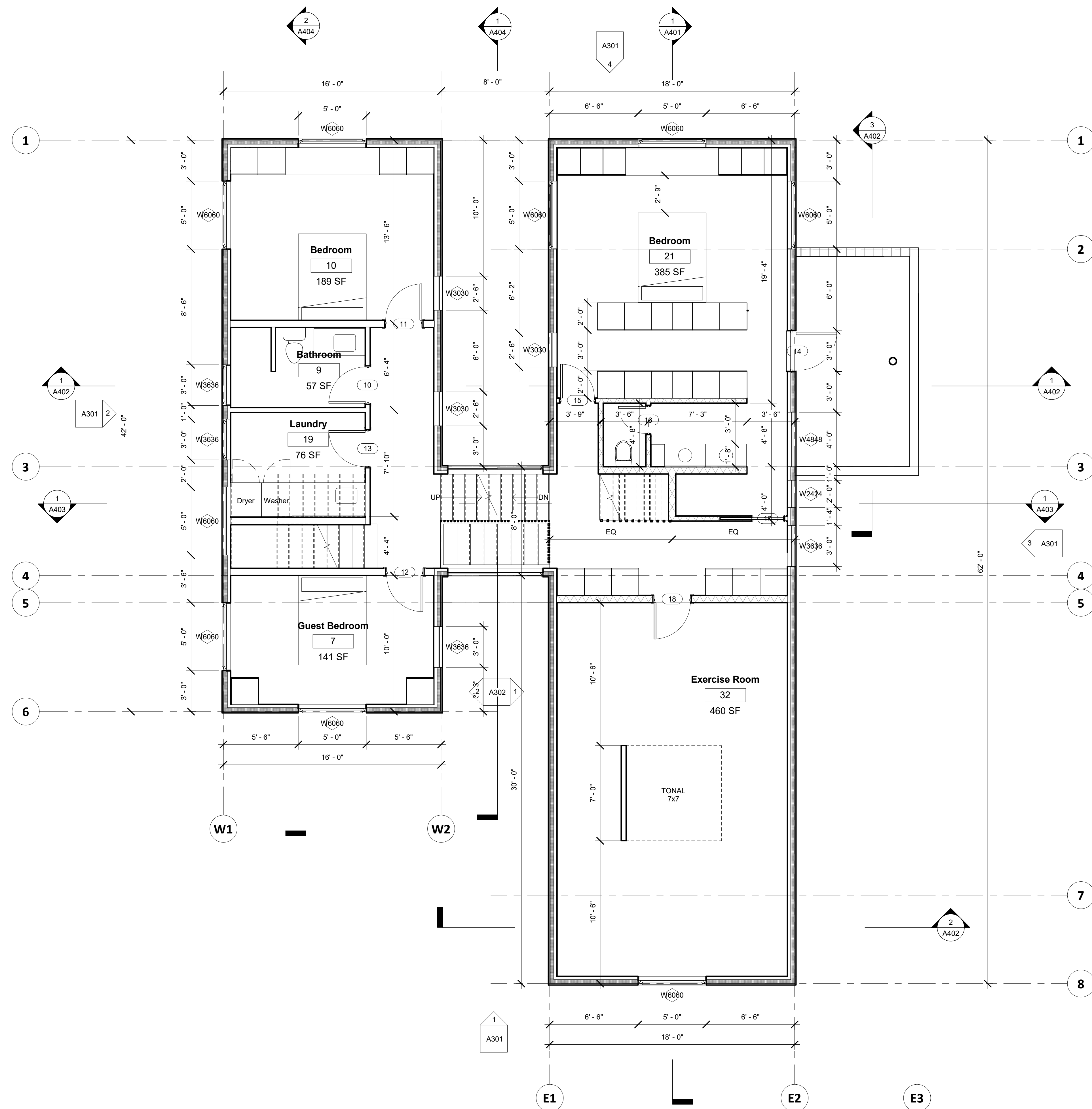


1 LEVEL W1
1/4" = 1'-0"

2 LEVEL E1
1/4" = 1'-0"

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1 LEVEL W2
1/4" = 1'-0"

2 LEVEL E2
1/4" = 1'-0"

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UPPER LEVELS

A103

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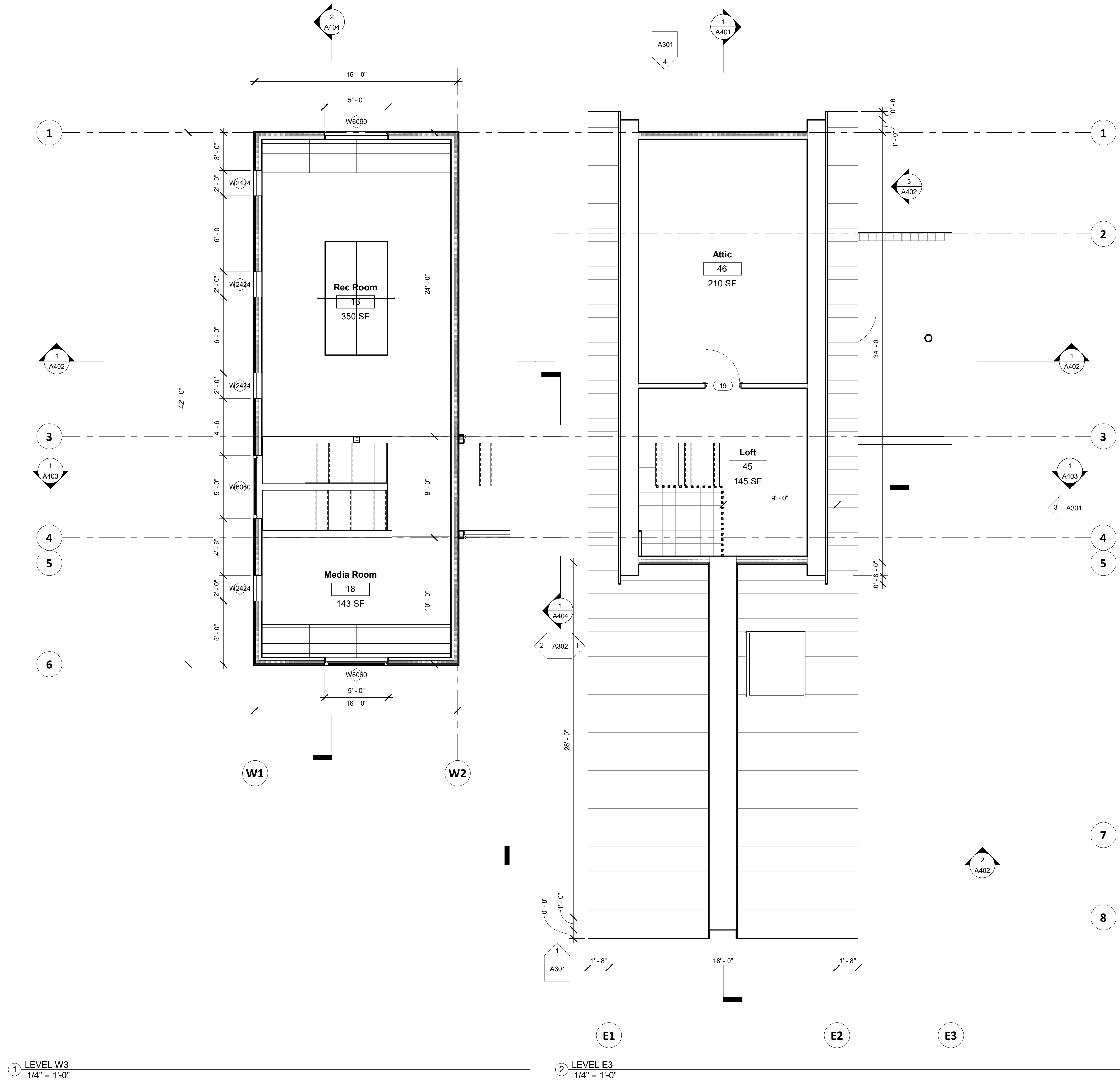
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PERMIT SET
04/28/2023
LOFT LEVELS

A104

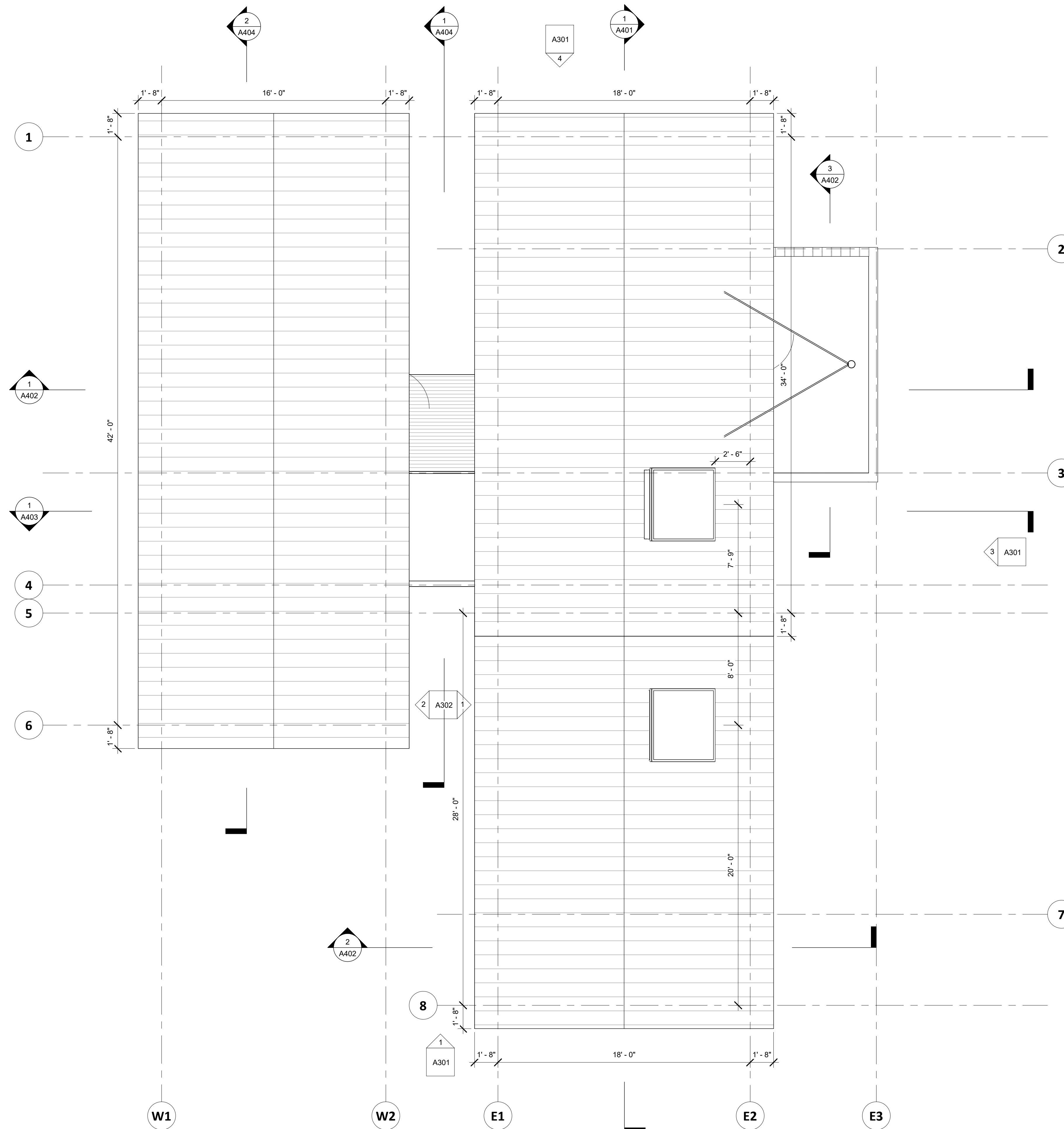


① LEVEL W3
1/4" = 1'-0"

② LEVEL E3
1/4" = 1'-0"

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1 ROOF
1/4" = 1'-0"

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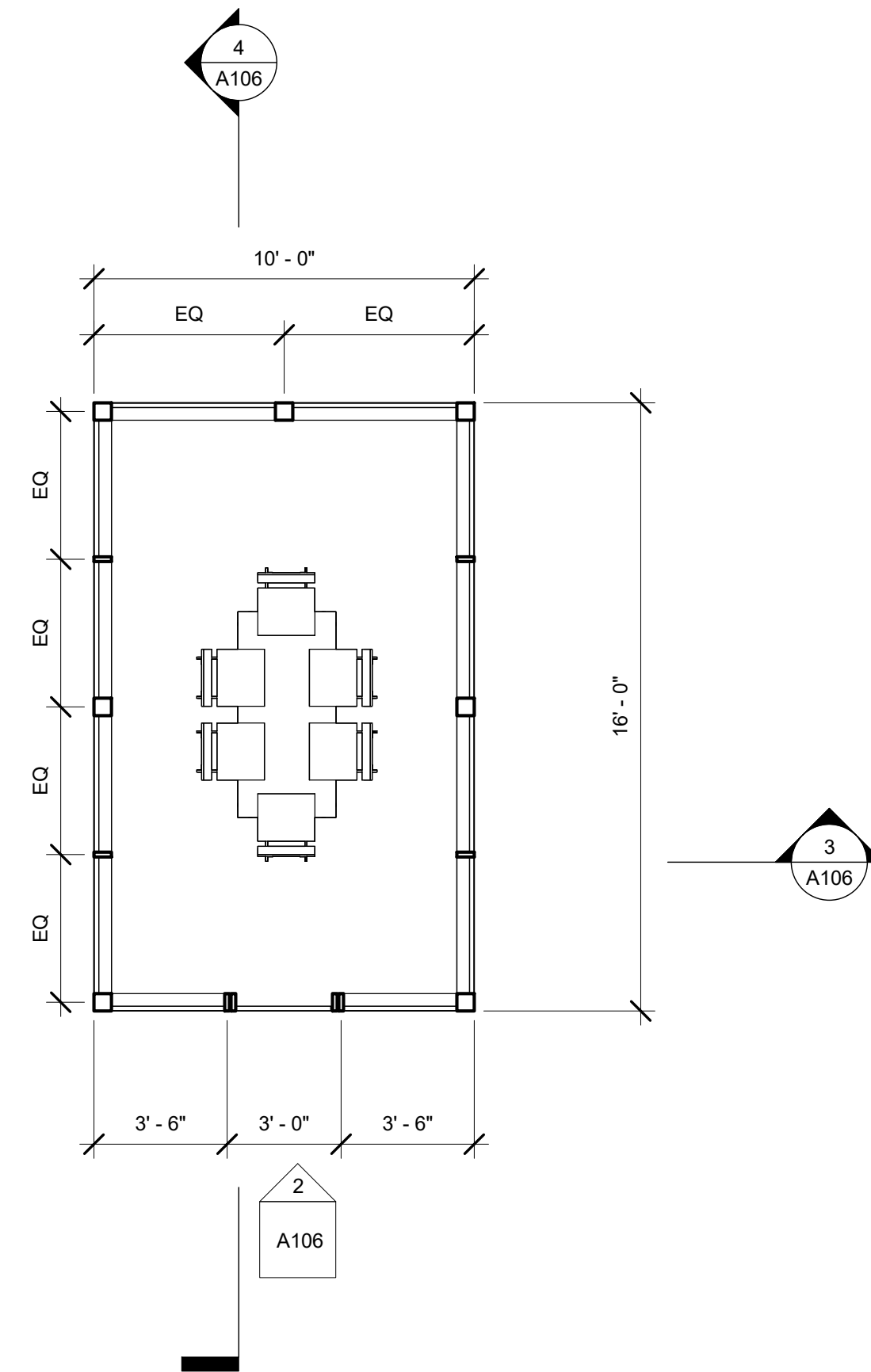
No.	Description	Date
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PERMIT SET
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ROOF PLAN

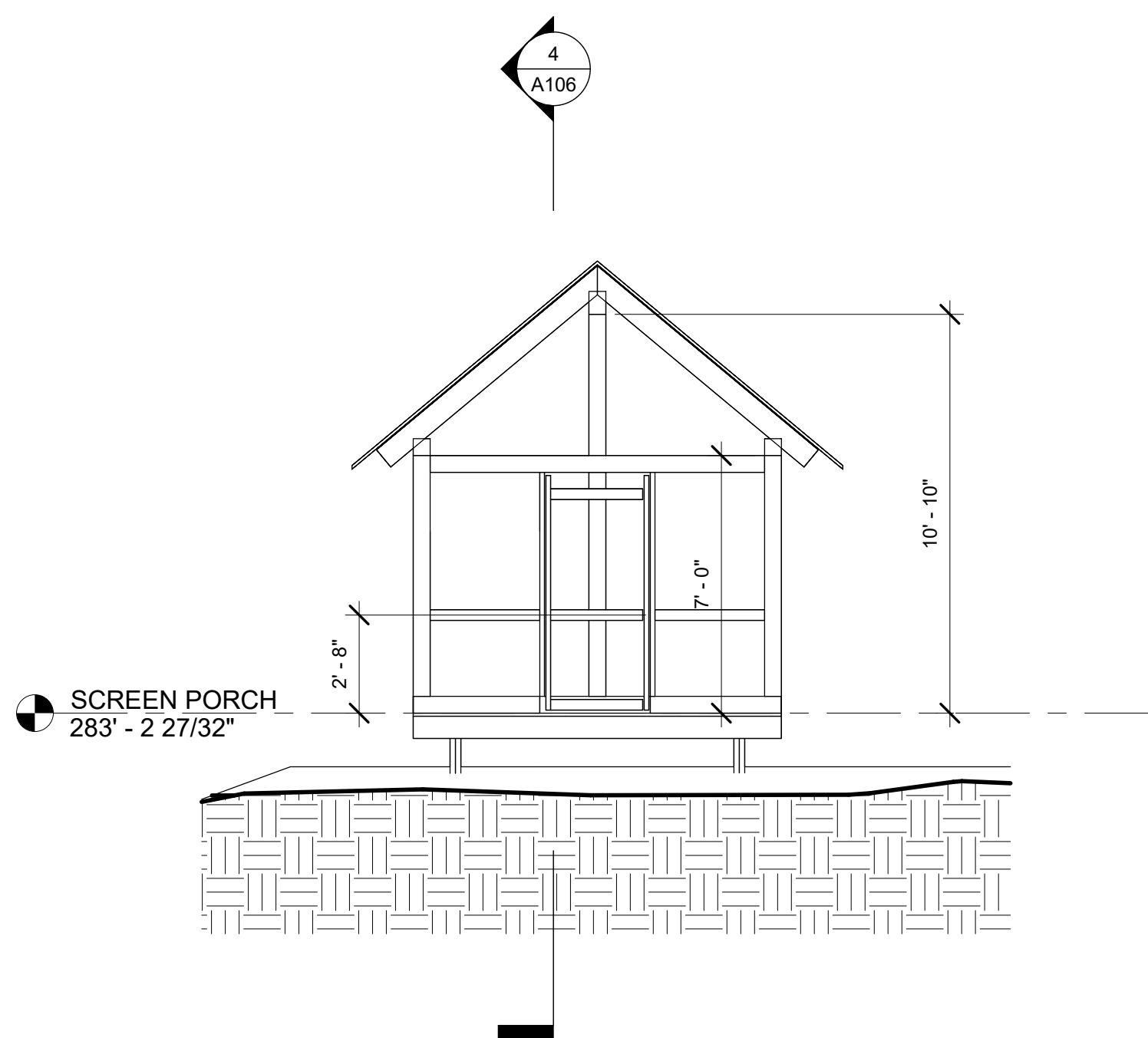
A105

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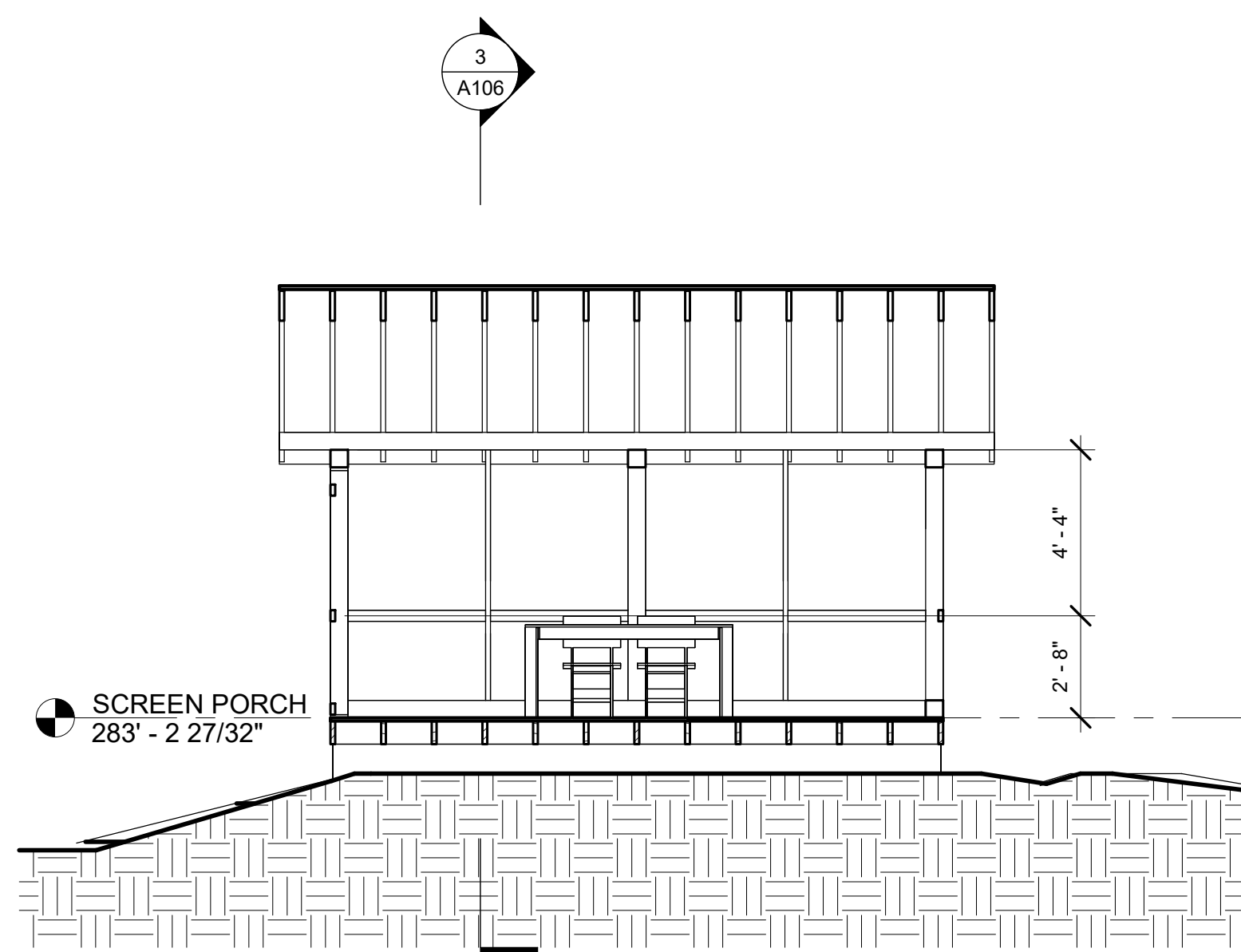
NOT FOR CONSTRUCTION



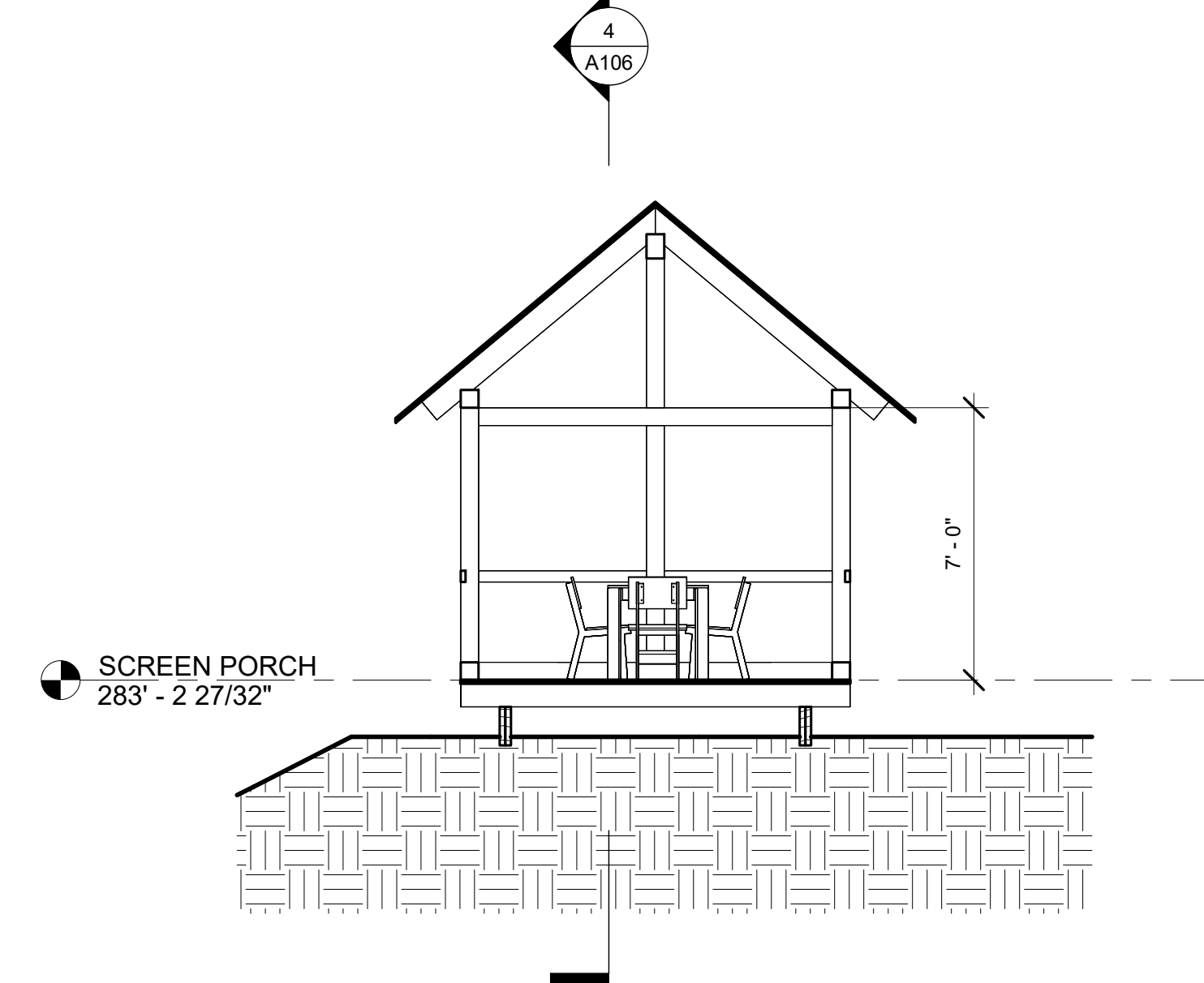
1 SCREEN PORCH
1/4" = 1'-0"



2 Elevation - Screen Porch
1/4" = 1'-0"



3 NS SECTION - SCREEN PORCH
1/4" = 1'-0"



4 EW SECTION - SCREEN PORCH
1/4" = 1'-0"

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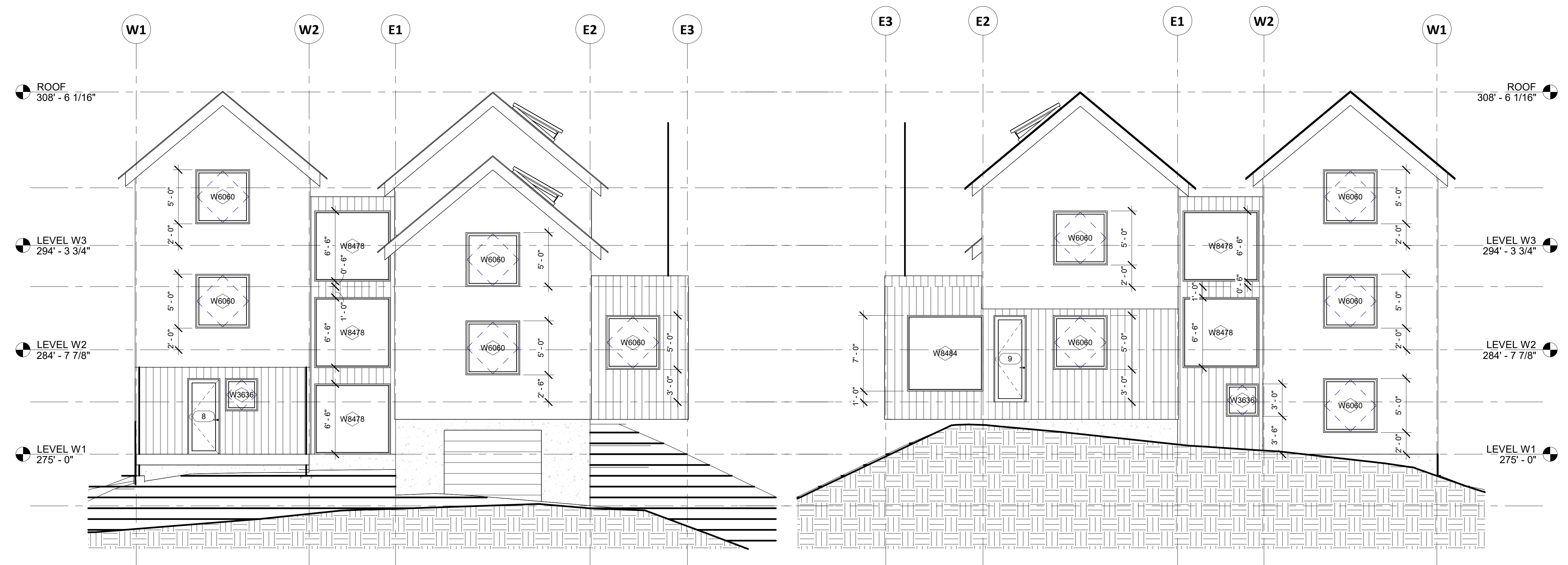
PERMIT SET
04/28/2023

SCREEN PORCH

A106

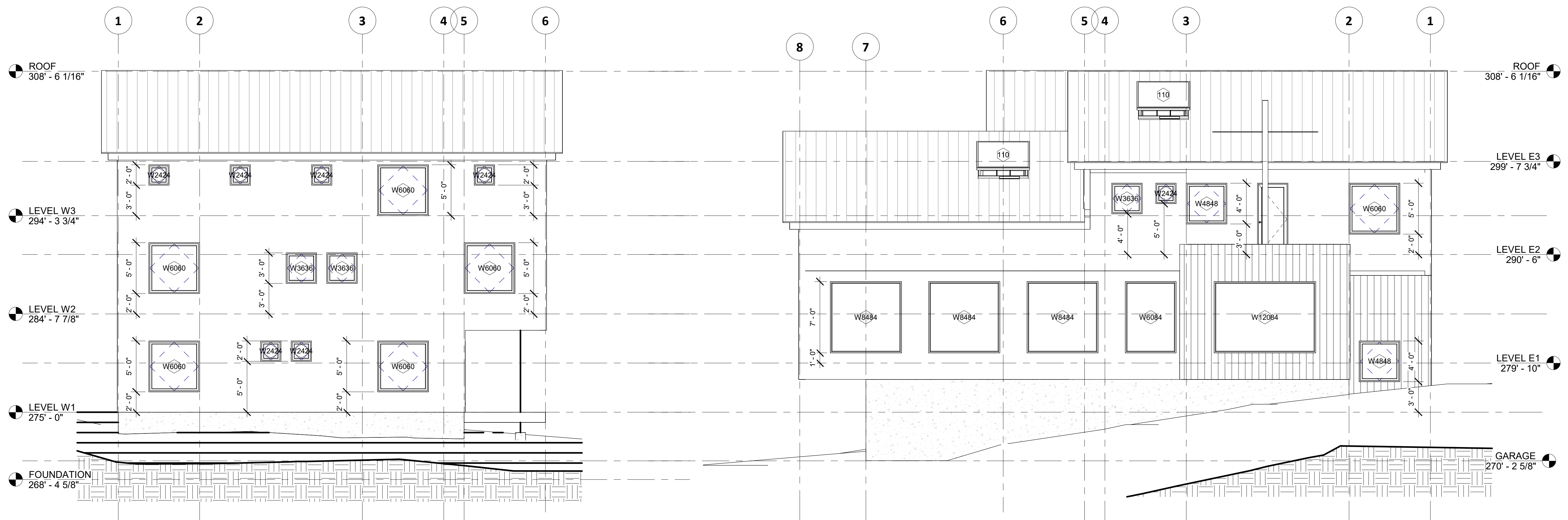
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1 SOUTH ELEVATION
3/16" = 1'-0"

4 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

3 EAST ELEVATION
3/16" = 1'-0"

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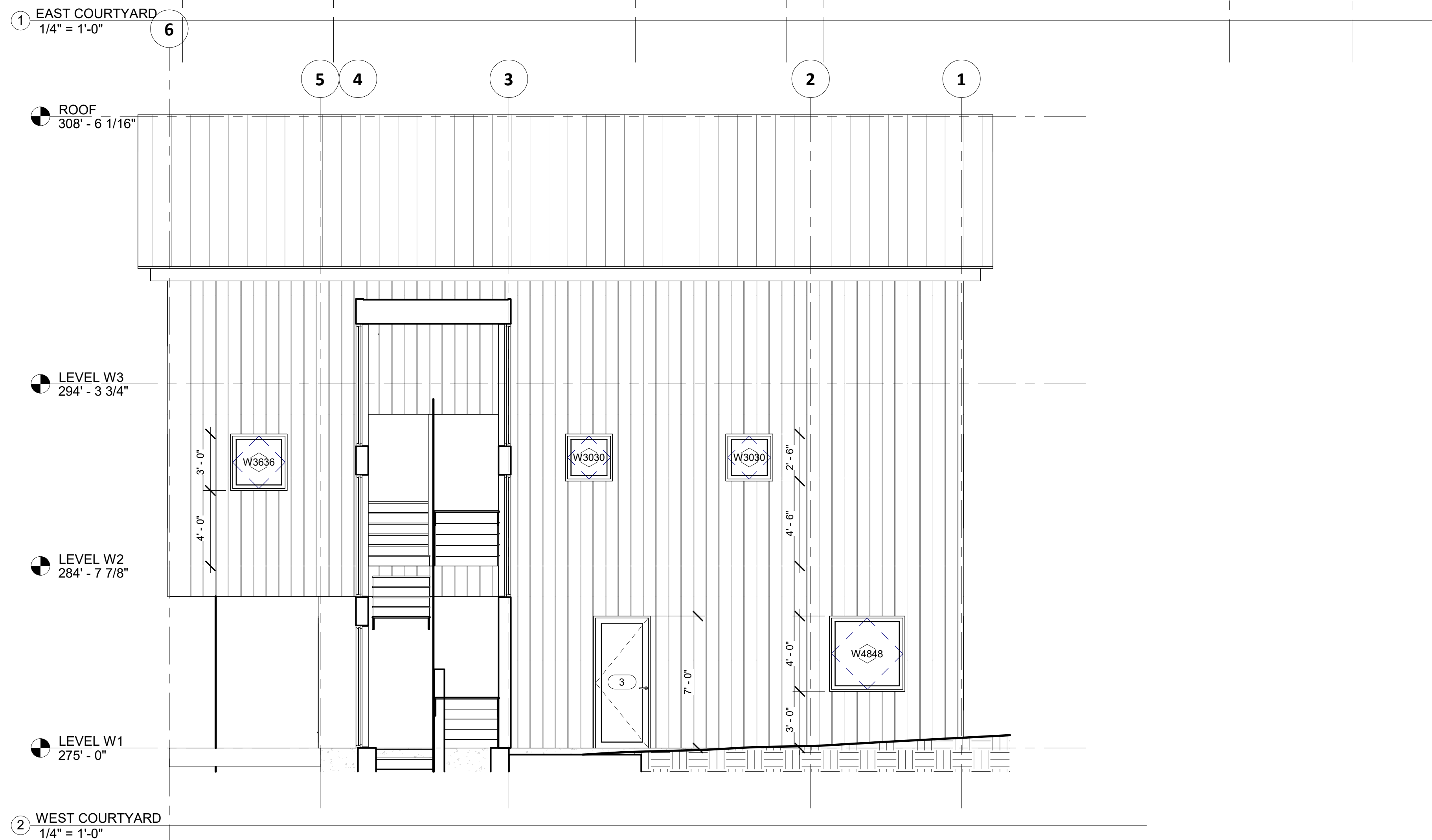
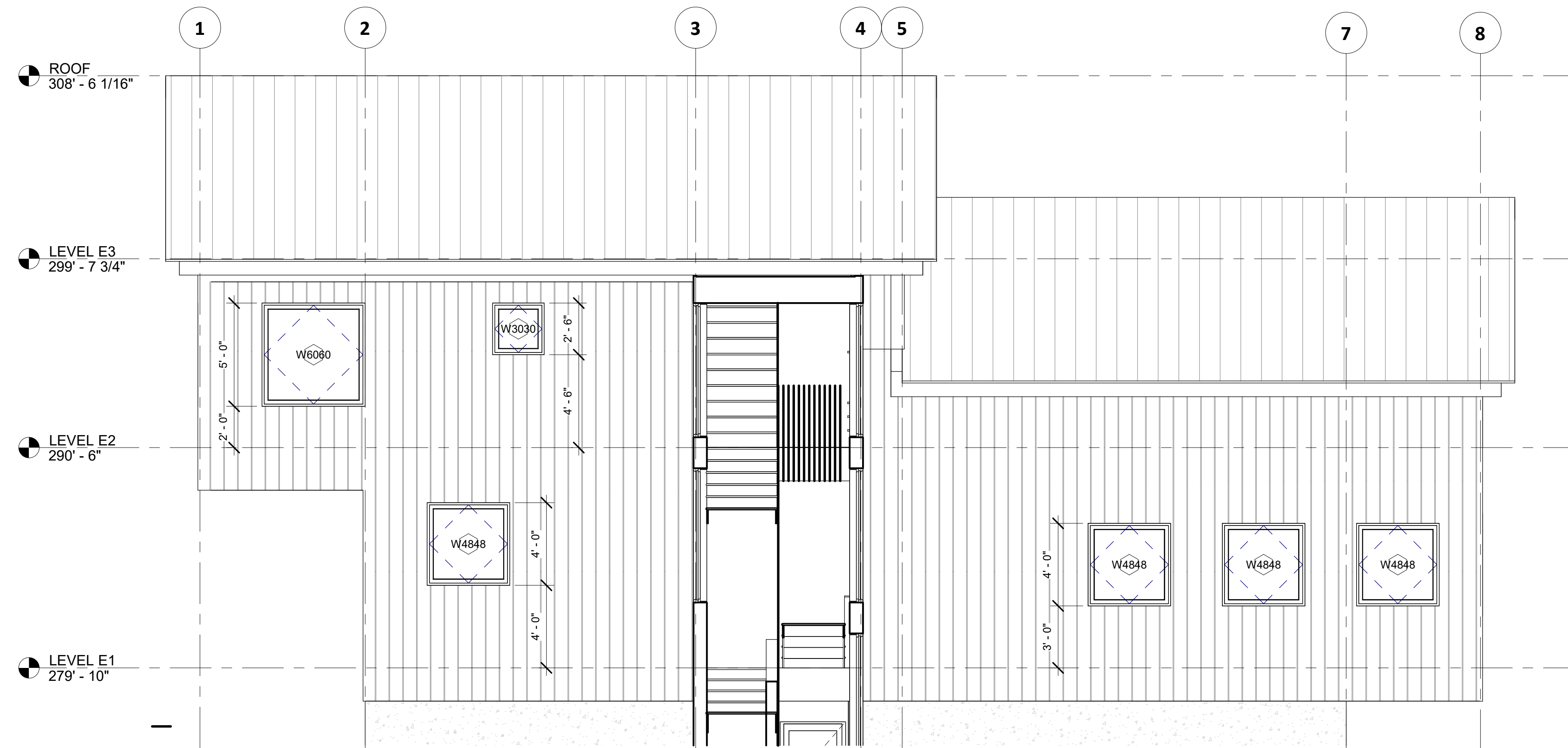
No.	Description	Date
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04/28/2023
ELEVATIONS

A301

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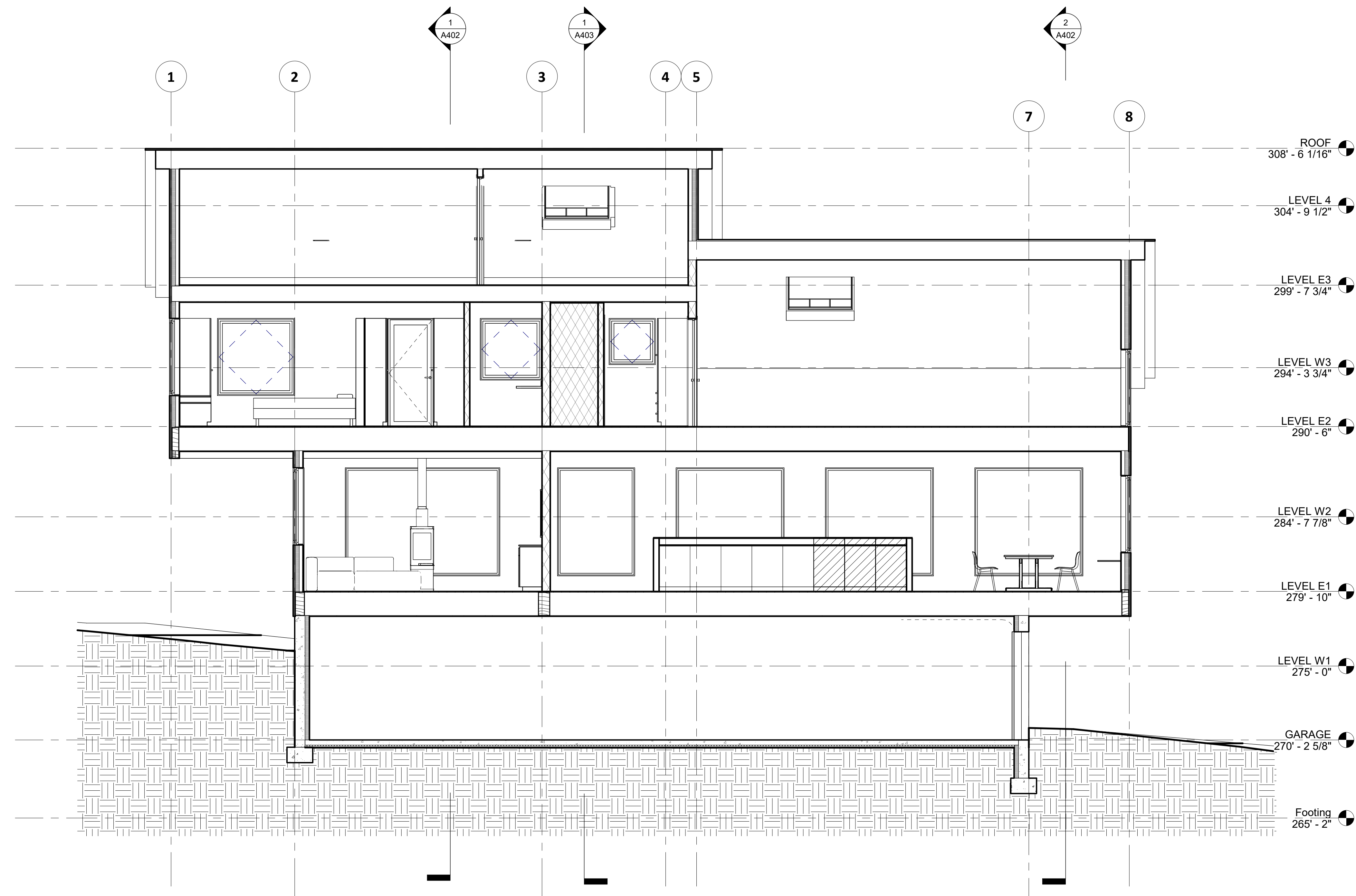
No.	Description	Date

PERMIT SET
04/28/2023
ELEVATIONS

A302

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① NS SECTION - EAST WING
1/4" = 1'-0"

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REVISIONS:

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PERMIT SET
04/28/2023
SECTIONS

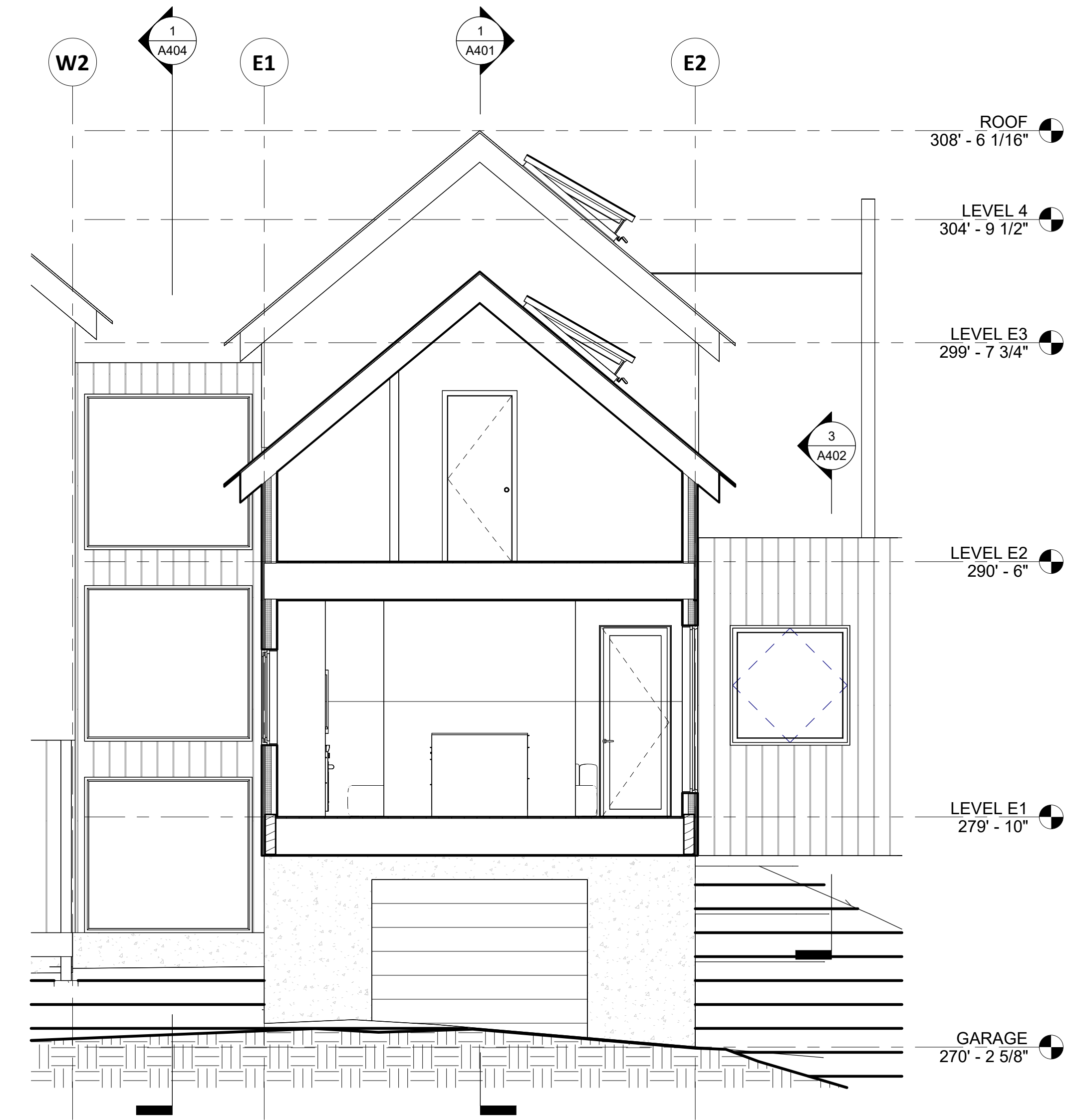
A401

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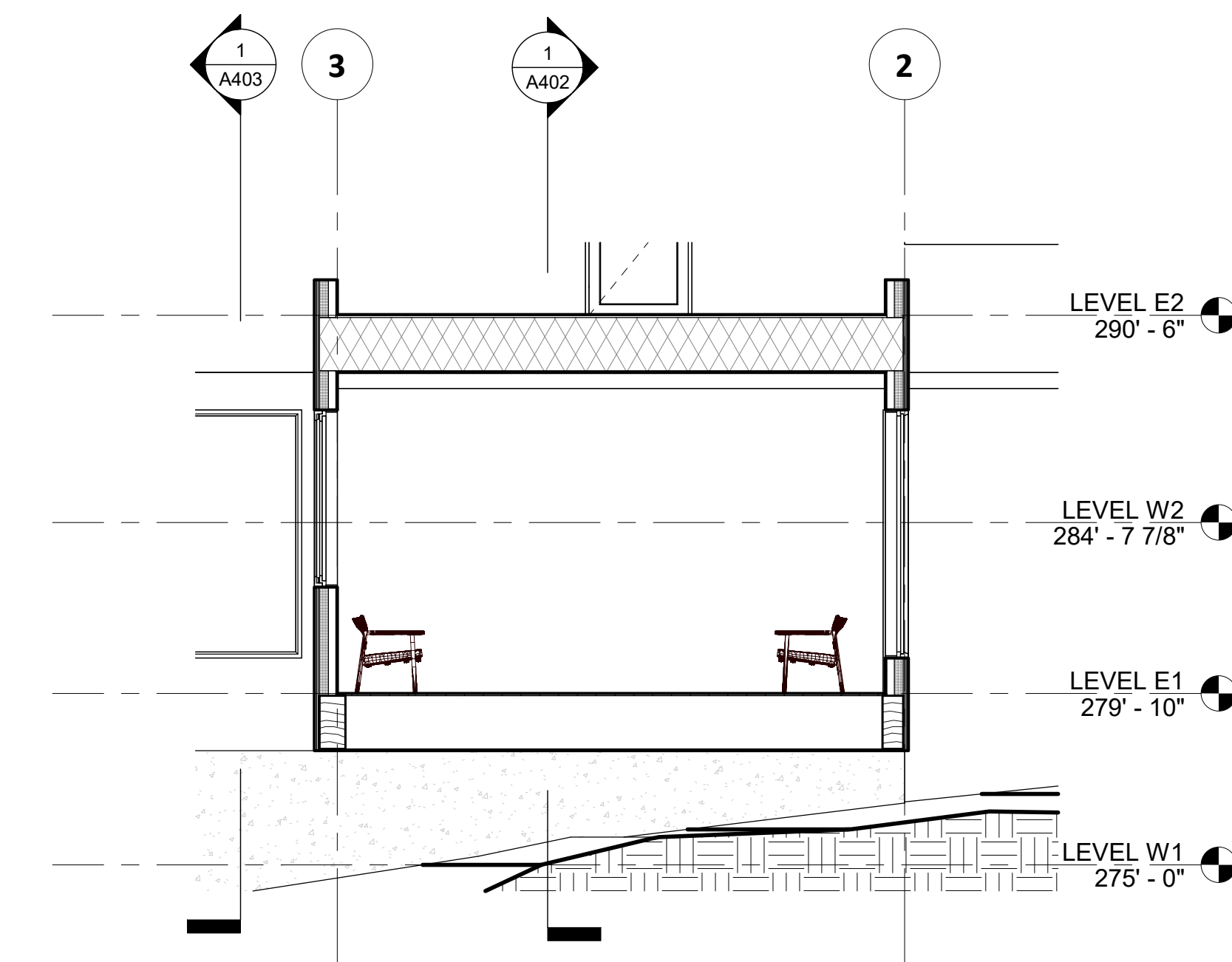
NOT FOR CONSTRUCTION



1 EW SECTION - LIVINGROOM
1/4" = 1'-0"



2 EW SECTION - EAST WING
1/4" = 1'-0"



3 NS SECTION - LIVING ROOM CANT.
1/4" = 1'-0"

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SECTIONS

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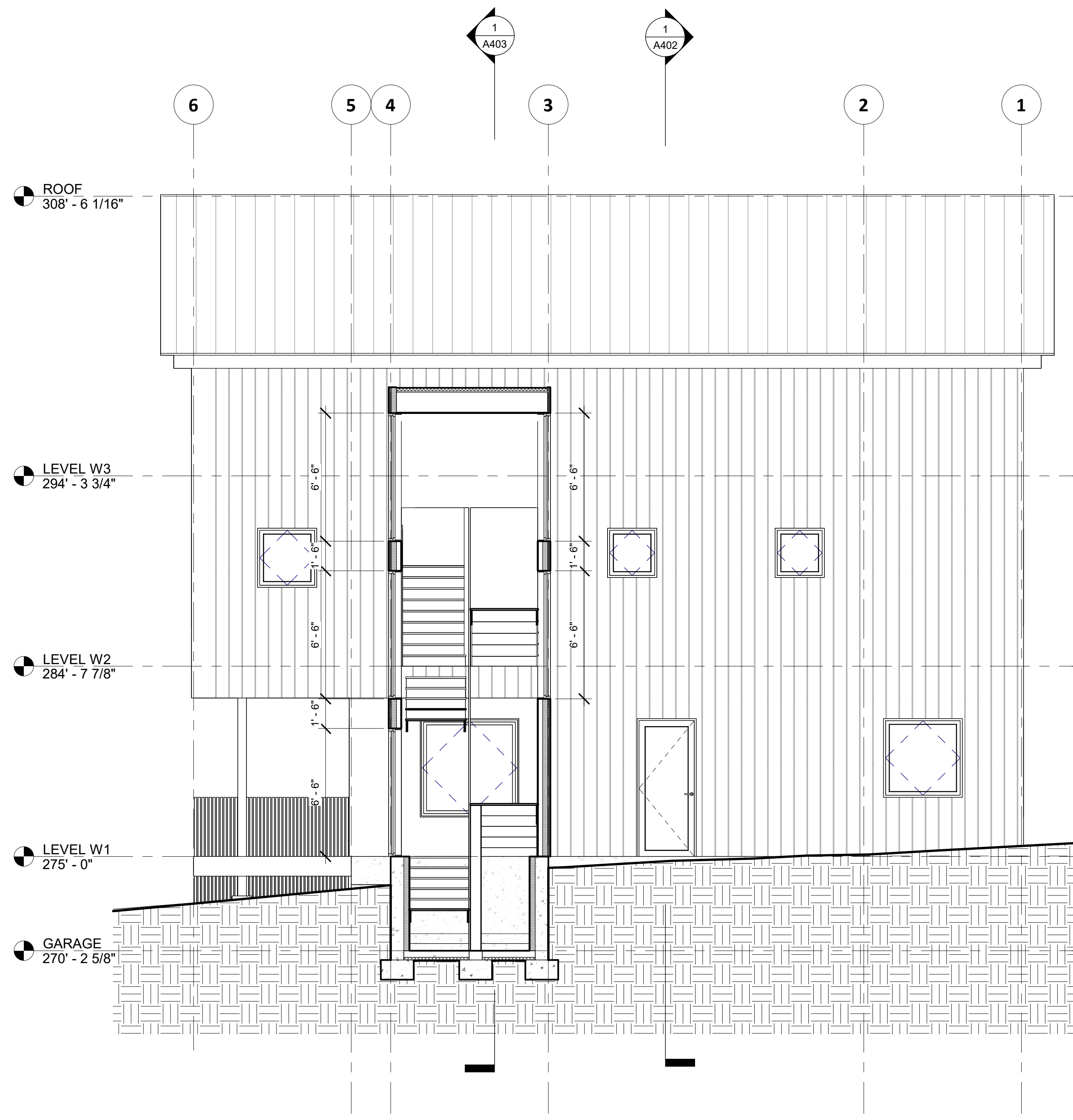
PERMIT SET
04/28/2023

SECTIONS

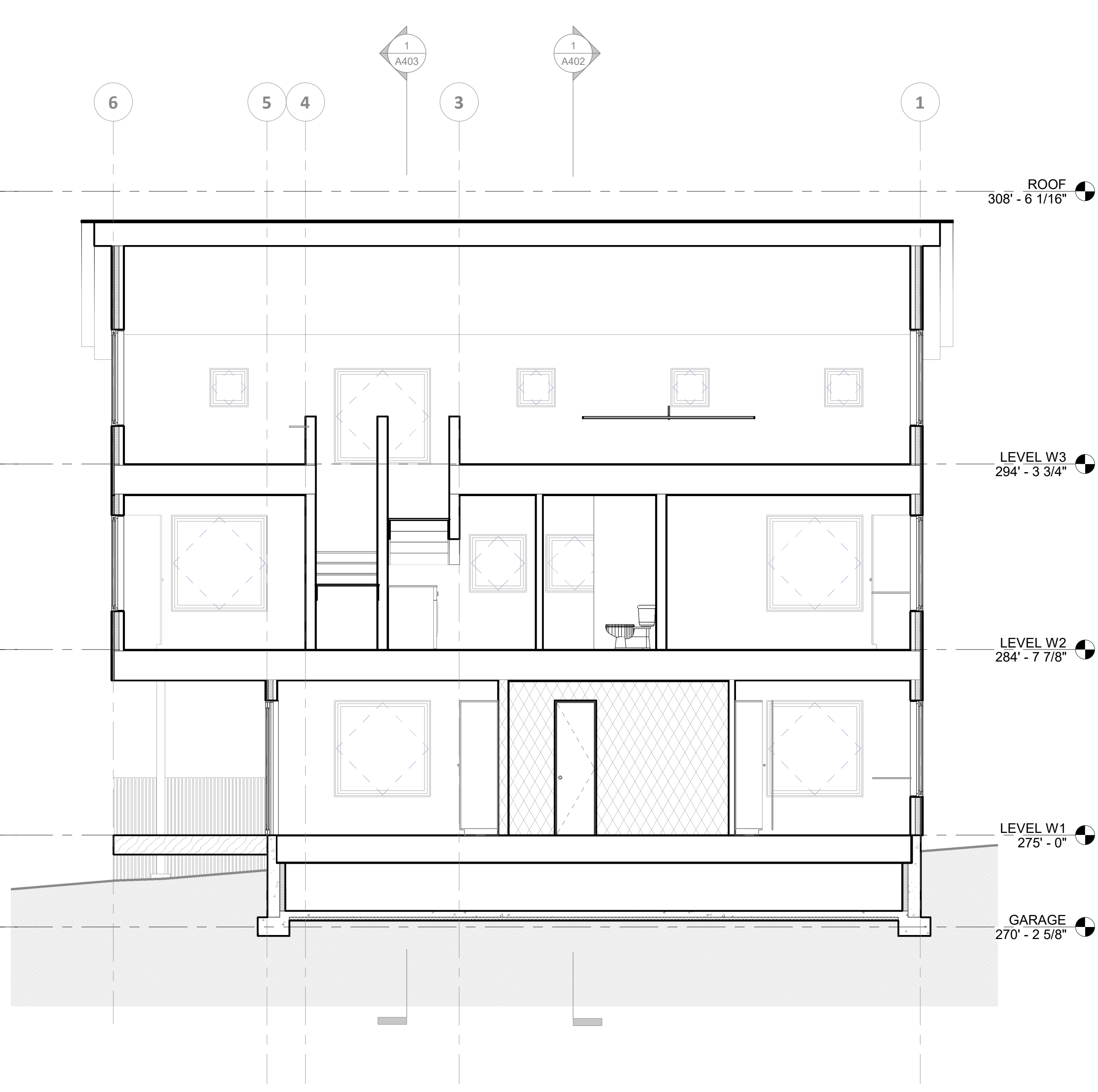
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① NS SECTION - LINK
1/4" = 1'-0"



② NS SECTION - WEST WING
1/4" = 1'-0"

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No.	Description	Date

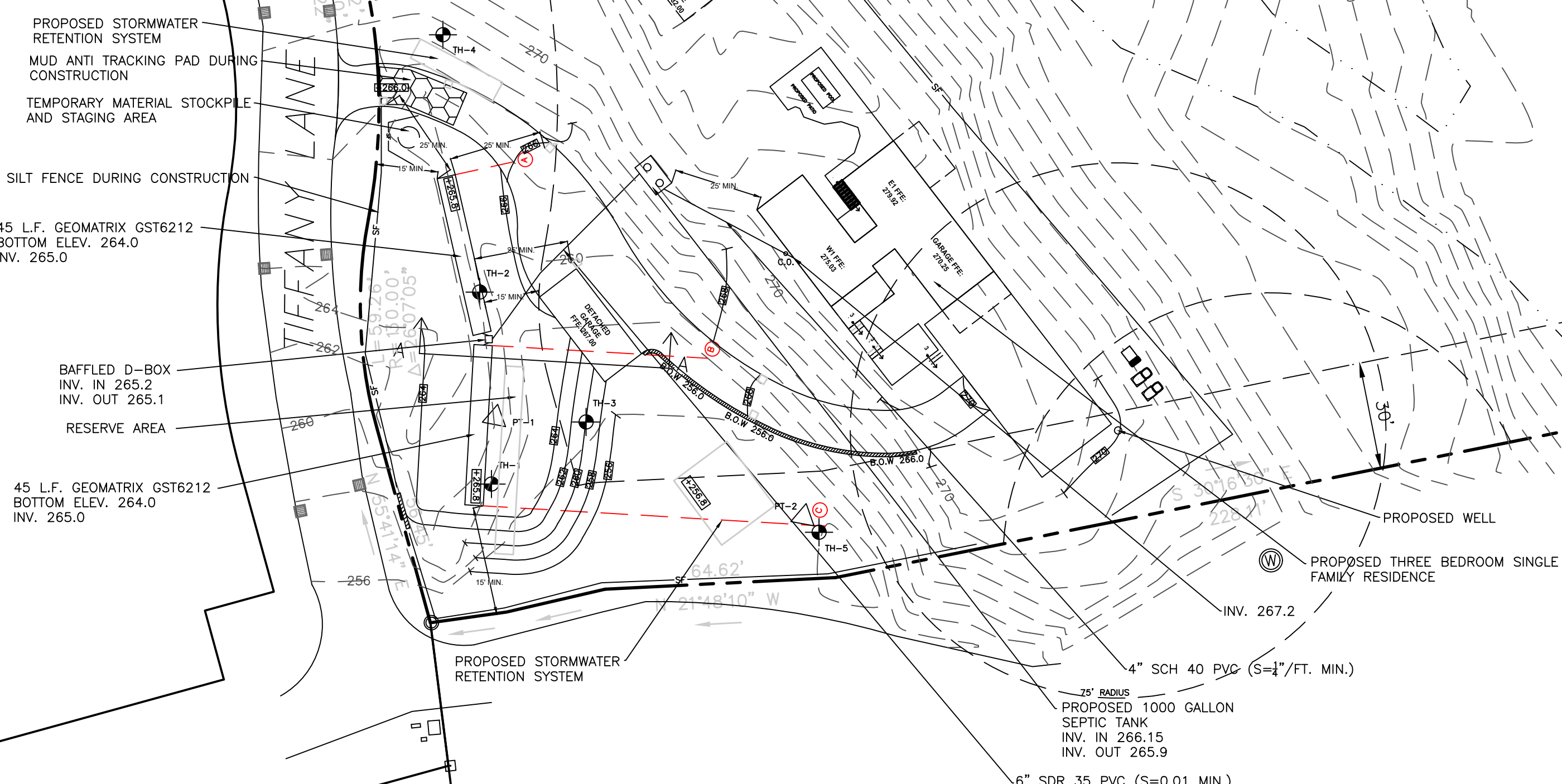
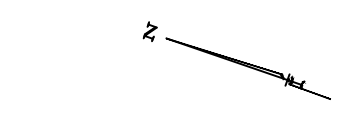
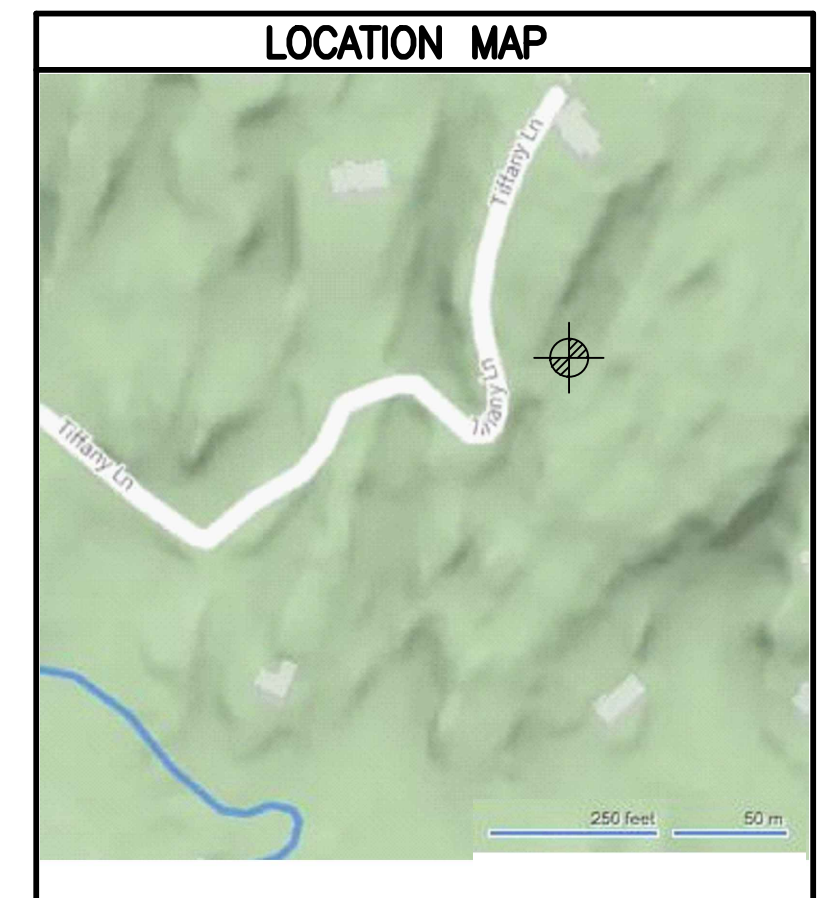
PERMIT SET
04/28/2023
SECTIONS

A404

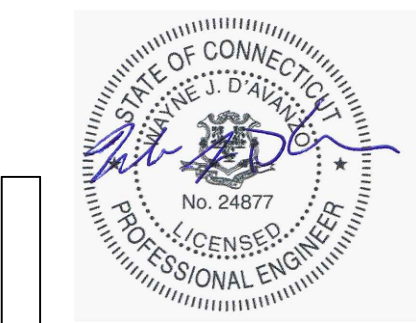
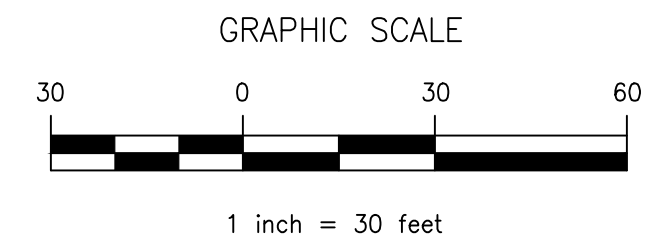
SEWAGE DISPOSAL SYSTEM NOTES

1. THE PROPOSED SEWAGE DISPOSAL SYSTEM SHALL CONFORM TO SECTIONS 19-13-B103d THROUGH 19-13-B104d OF THE CONNECTICUT STATE HEALTH CODE.
2. THE ASPETUCK HEALTH DISTRICT AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. ALL EXISTING SITE AND UTILITY LOCATIONS ARE AS TAKEN FROM A MAP TITLED "ZONING LOCATION SURVEY PREPARED FOR EVAN RAY", BY ALL SEASONS LAND SURVEYING, DATED JANUARY 21, 2022.
5. THE PROPOSED STRUCTURE IS A THREE BEDROOM RESIDENCE. THE REQUIRED EFFECTIVE LEACHING AREA FOR THIS HOUSE, WHICH IS BASED UPON AN OBSERVED PERCOLATION RATE OF 1"/40 MIN., IS 900.0 SF.
6. THE PROPOSED LEACHING AREA CONSISTS OF 90 LINEAR FEET OF GEOMATRIX 6212, WHICH WILL PROVIDE 900 SF. OF EFFECTIVE LEACHING AREA, (90 x 10.0 = 900.0).
7. THE PROPOSED 1000 GALLON SEPTIC TANK SHALL CONFORM TO THE SPECIFICATIONS OUTLINED IN THE STATE OF CONNECTICUT TECHNICAL STANDARDS.
8. THERE WILL BE NO WELL WITHIN 75 FEET OF THE PROPOSED SEPTIC SYSTEM.
9. A BENCHMARK SHALL BE ESTABLISHED IN THE FIELD BY A SURVEYOR.
10. ALL BERM MATERIAL SHALL BE FREE OF LARGE STONE, LOGS, OR OTHER DEBRIS THAT MAY CREATE LARGE VOIDS. IT SHALL CONSIST OF COMPACTED NATIVE LOAMY SOIL WITH A MAXIMUM PERCOLATION RATE OF 1"/15 MINUTES.
11. ALL FILL SHALL BE PLACED ON THE PERIMETER OF THE PROPOSED LEACHING SYSTEM AND CAREFULLY PLACED BY THE CONTRACTOR IN LIFTS OF 1" MAXIMUM USING A SMALL CRAWLER, TRACTOR OR OTHER APPROVED MACHINERY.
12. DISTRIBUTION BOXES SHALL BE ON STABLE FOOTING, CONSISTING OF 10" CRUSHED STONE.
13. ALL LOCATIONS OF INLETS AND OUTLETS FROM THE SEPTIC TANK AND DISTRIBUTION BOXES SHALL BE GASKETED.
14. ALL SELECT FILL MATERIAL MUST MEET THE REQUIREMENTS SPECIFIED IN SECTION VIII A OF THE STATE OF CONNECTICUT PUBLIC HEALTH CODE TECHNICAL STANDARDS. A SIEVE ANALYSIS MUST BE SUBMITTED AND APPROVED BY THE ENGINEER PRIOR TO THE INSTALLATION.
15. ALL SELECT FILL SHALL HAVE FEWER THAN 2.5% OF THE FINES PASSING THE #200 SIEVE, FEWER THAN 5% OF THE FINES PASSING #100 SIEVE, AND SHALL ACHIEVE AN AVERAGE PERCOLATION RATE OF 1"/5 MINUTES, AFTER BEING PLACED. ALL FILL SHALL BE PLACED IN LIFTS OF 1" MAXIMUM.
16. THE CONTRACTOR SHALL PROVIDE A REPRESENTATIVE SAMPLE OF ALL FILL MATERIAL TO THE ENGINEER OF RECORD FOR INSPECTION AND SIEVE ANALYSIS AT THE CONTRACTOR'S EXPENSE, PRIOR TO PLACEMENT. IT MAY BE ALSO NECESSARY FOR THE INSTALLER TO PROVIDE A SAMPLE OF THE SOIL TO THE LOCAL HEALTH DEPARTMENT.
17. THE SELECT FILL SHALL BE HARROWED INTO EXISTING SOIL, PAST THE TOPSOIL LAYER.
18. THE SEPTIC TANK SHALL BE WATER-TIGHT AND BE SO CERTIFIED BY THE MANUFACTURER.
19. THE CONTRACTOR SHALL MORTAR ALL INLETS AND OUTLETS FROM SEPTIC TANK AND PUMP CHAMBER ONCE PIPES HAVE BEEN INSTALLED.
20. THE CONTRACTOR SHALL REMOVE ALL TREES, STUMPS, AND LARGE STONES WITHIN LIMITS OF THE SEWAGE DISPOSAL SYSTEM.
21. THE CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL OUTSIDE THE LIMITS OF SEWAGE DISPOSAL SYSTEM AND REUSE IT TO FINISH GRADE THE AREA OF DISTURBANCE. ADDITIONAL TOPSOIL, IF REQUIRED TO COVER DISTURBED AREAS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
22. THE CONTRACTOR SHALL TOPSOIL, FINE RAKE, SEED AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION.
23. WHERE POSSIBLE THE CONTRACTOR SHALL SAVE EXISTING TREES IN AND AROUND THE AREA OF THE PROPOSED SEWAGE DISPOSAL SYSTEM BY WHATEVER MEANS HE DEEMS PRUDENT. NO TREES ARE TO BE REMOVED WITHOUT THE AUTHORIZATION OF THE OWNER.
24. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
25. THE EXISTING LEACHING TRENCHES SHALL BE EXCAVATED AND REMOVED, BACKFILL THE AREA WITH BANK RUN GRAVEL (SELECT FILL).
26. THIS SYSTEM IS NOT DESIGNED TO ACCEPT WASTE FROM GARBAGE DISPOSAL UNITS, BACKWASH FROM WATER SOFTENER UNITS OR DISCHARGE FROM JACUZZI TYPE HOT TUBS (> 100 GALLONS).
27. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING "CALL BEFORE YOU DIG", 1-800-922-4455, PRIOR TO START OF ANY EXCAVATION WORK ON SITE, TO LOCATE ALL UNDERGROUND UTILITIES ON PROPERTY AND SHOW SERVICE LINES TO BUILDING. EXCAVATIONS WITHIN 5 TO 25 FEET OF THE SEPTIC SYSTEM SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL.
28. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
29. AN "AS BUILT" PLAN, CERTIFIED BY A PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO THE DEPARTMENT OF HEALTH BEFORE A "PERMIT TO USE" IS ISSUED.
30. A CONNECTICUT REGISTERED PROFESSIONAL ENGINEER ACCEPTABLE TO THE DIRECTOR OF HEALTH SHALL INSPECT CONSTRUCTION TO INSURE COMPLIANCE WITH THE PROPOSED PLAN.
31. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DAILY WATER USE OF 150 GALLONS.

32. MLSS REQUIREMENTS:
 3 BEDROOM DWELLING: FF = 1.5, PF = 2.0, RL = 33.5" AVG., 29" U.G. AVG. (TH 1 & 2); 38" D.G. AVG. (TH 3)
 SL = 30, HF = 30
 MLSS = (1.5) (2.0) (30) = 90.0 L.F.
 SPREAD PROVIDED: 90 L.F.



- SEDIMENTATION AND EROSION CONTROL NOTES**
1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
 2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" HANDBOOK.
 4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
 5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
 6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
 7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



EVAN RAY 10 TIFFANY LANE WESTON, CONNECTICUT	
SEPTIC PLAN	
CIVIL ENGINEERS	1911 project
FAIRFIELD COUNTY ENGINEERING L.L.C. 60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006	
4-11-23 date	1 OF 2 sheet

FCE Project #	1911	Date Performed:	1/11/2022
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		
Test Hole 1:	0-8" Topsoil 8-24" Brown Silty Loam 24-54" Brown Gravel and Silt Ground Water @ 50" No Motting No Ledge Hardpan @ 22"		
Test Hole 2:	0-8" Topsoil 8-21" Brown Silty Loam 21-27" Dark Brown Silt 27-67" Brown Gravel and Silt Ground Water @ 36" No Motting No Ledge Roots to 36"		
Test Hole 3:	0-8" Topsoil 8-38" Brown Silty Loam 38-72" Brown Gravel and Silt No Ground Water Motting @ 38" No Ledge Roots to 34"		
Test Hole 4:	0-8" Topsoil 8-24" Brown Silty Loam 24-48" Brown Gravel and Silt Ground Water @ 28" No Motting No Ledge		

Conducted by:	Wayne D'Avanzo	Project:	1911
Location:	10 Tiffany Lane	Town:	Weston
Client:	Evan Ray	Date:	1/11/2022

Weather conditions prior to and during tests:
Clear

Single Lot: X Subdivision:
Diameter of Hole: 8" Depth of Hole: 28"

PT-1
Pre-soak @ 9:40 AM Design 1" / 40 Min.

Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.

FCE Project #	1911	Date Performed:	4/28/2023
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		
Test Hole 5:	0-2" Topsoil 2-18" Brown Silty Loam 18-36" Brown Gravel and Silt No Ground Water Motting @ 18" No Ledge		

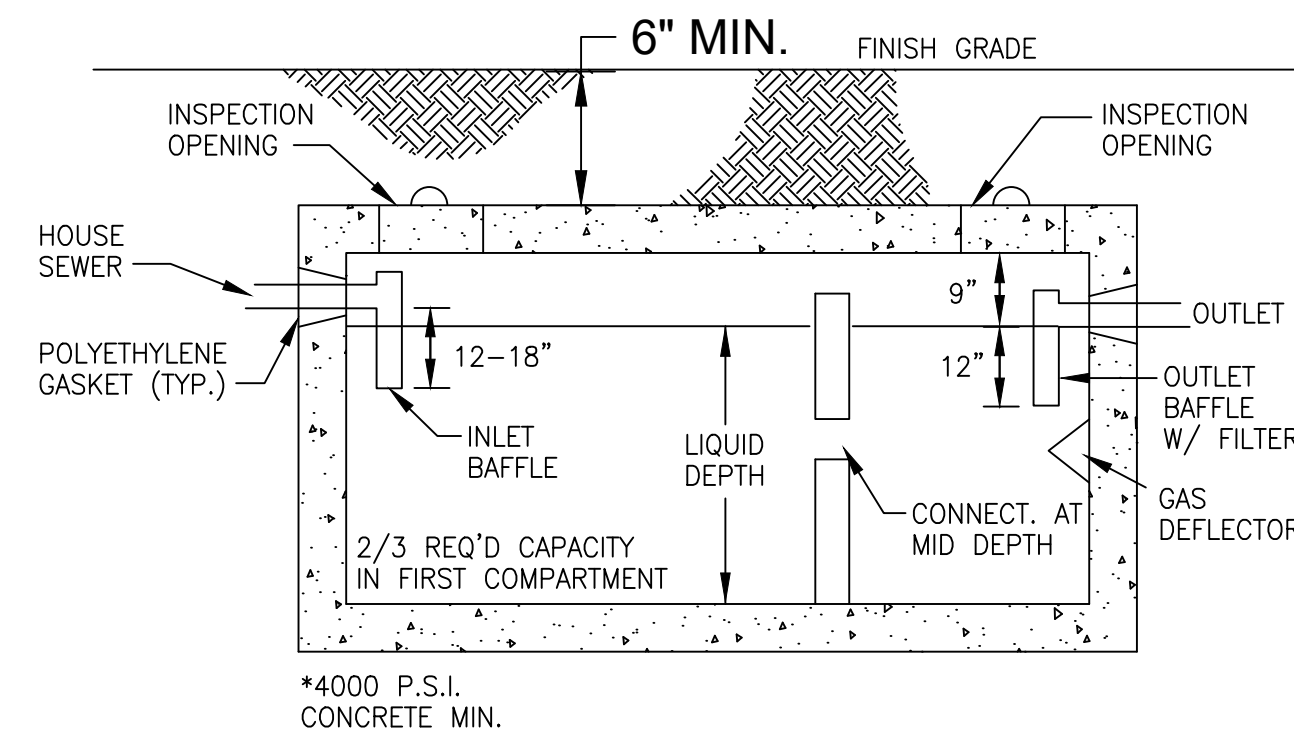
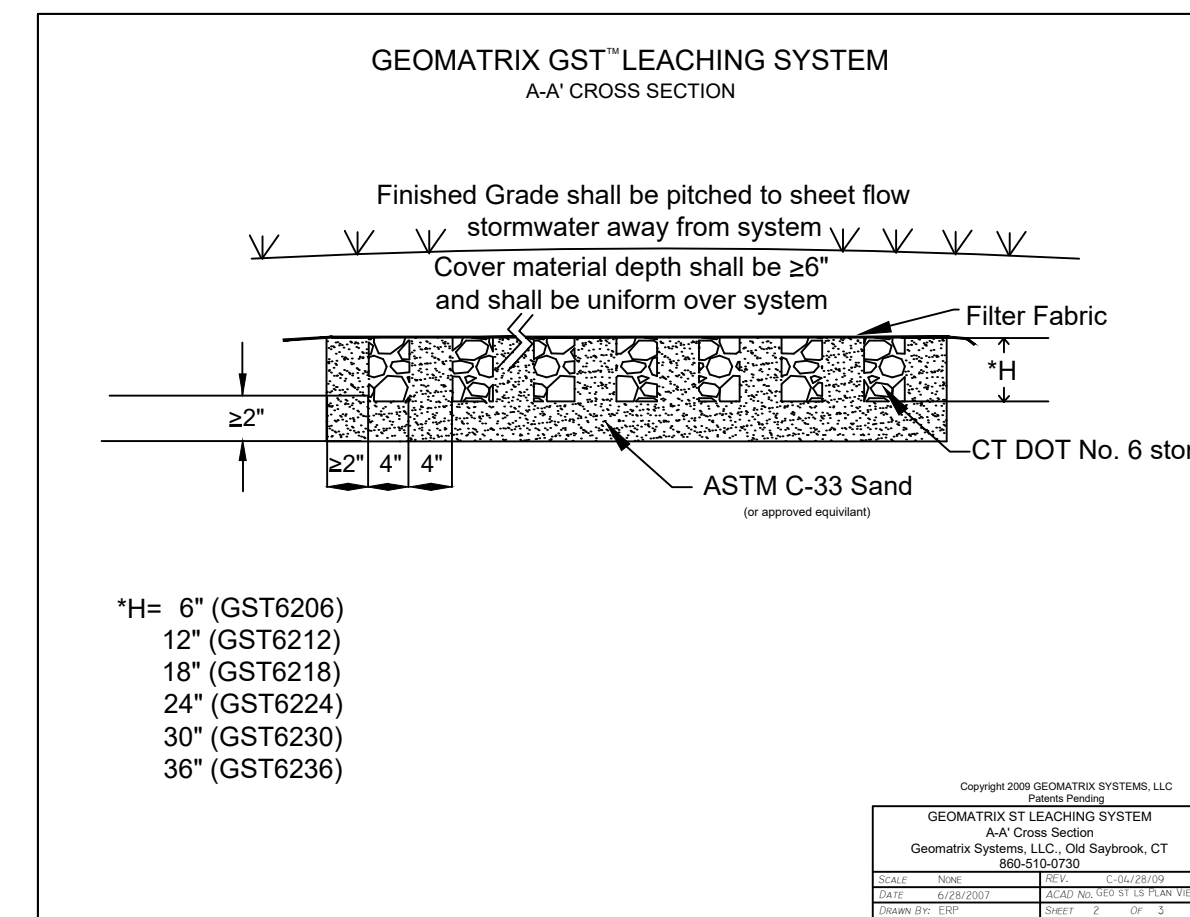
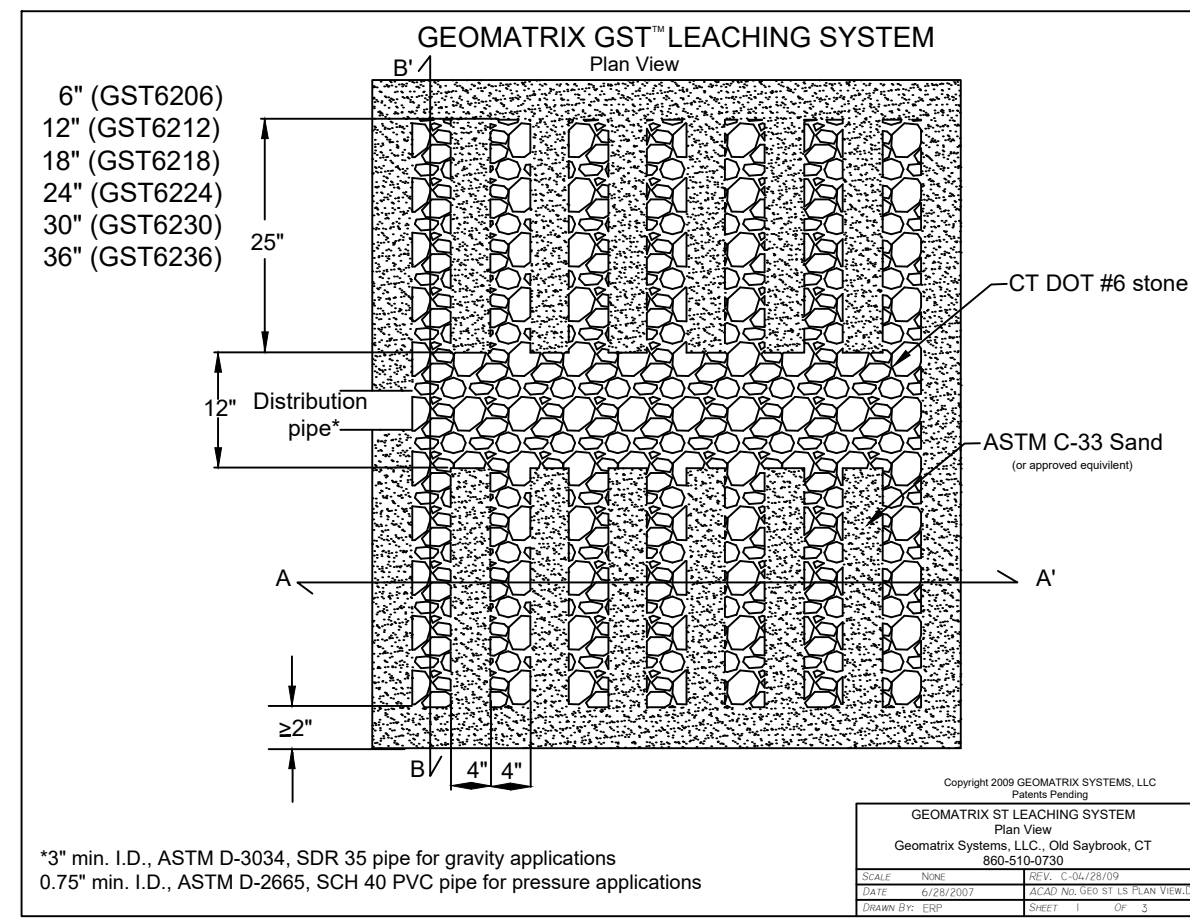
Conducted by:	Wayne D'Avanzo	Project:	1911
Location:	10 Tiffany Lane	Town:	Weston
Client:	Evan Ray	Date:	4/28/2023

Weather conditions prior to and during tests:
Clear

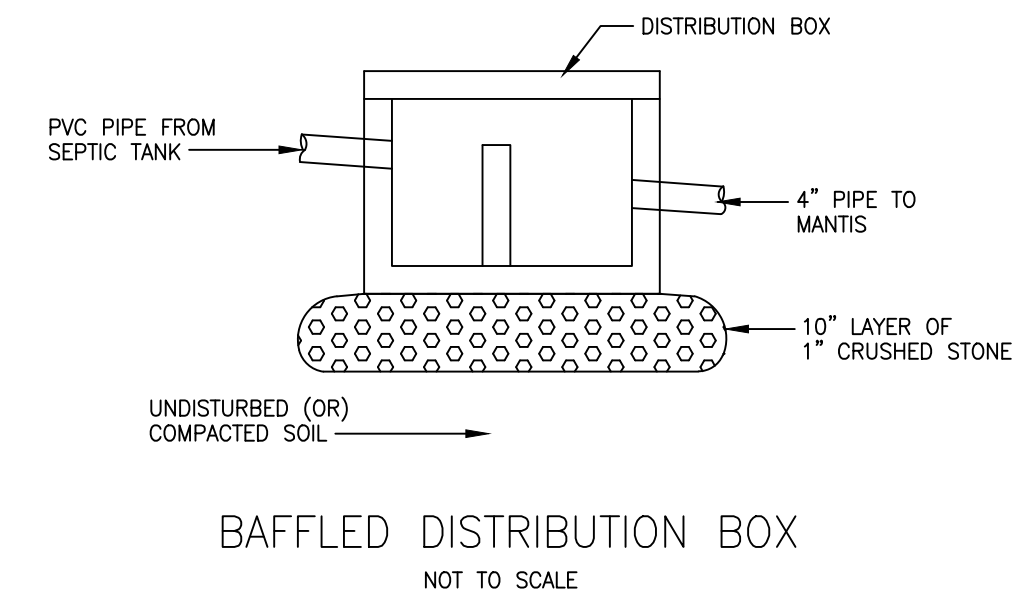
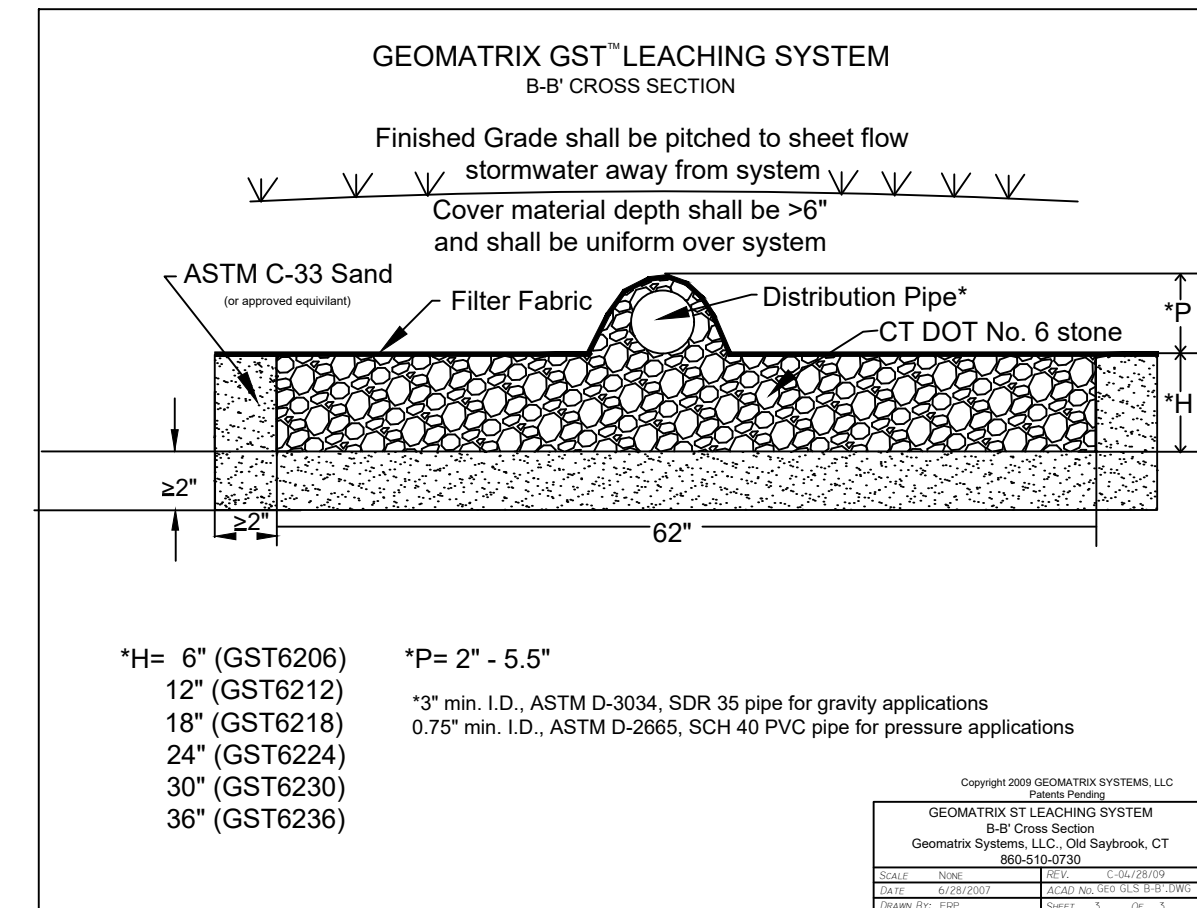
Single Lot: X Subdivision:
Diameter of Hole: 8" Depth of Hole: 28"

PT-2
Pre-soak @ 9:40 AM Design 1" / 40 Min.

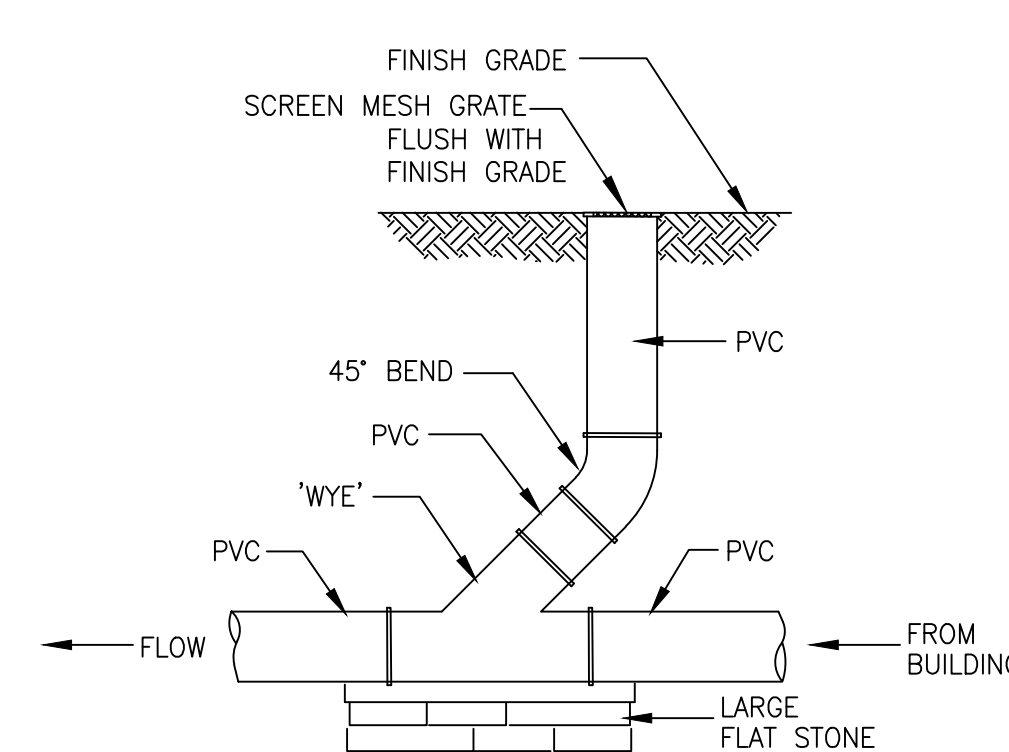
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.



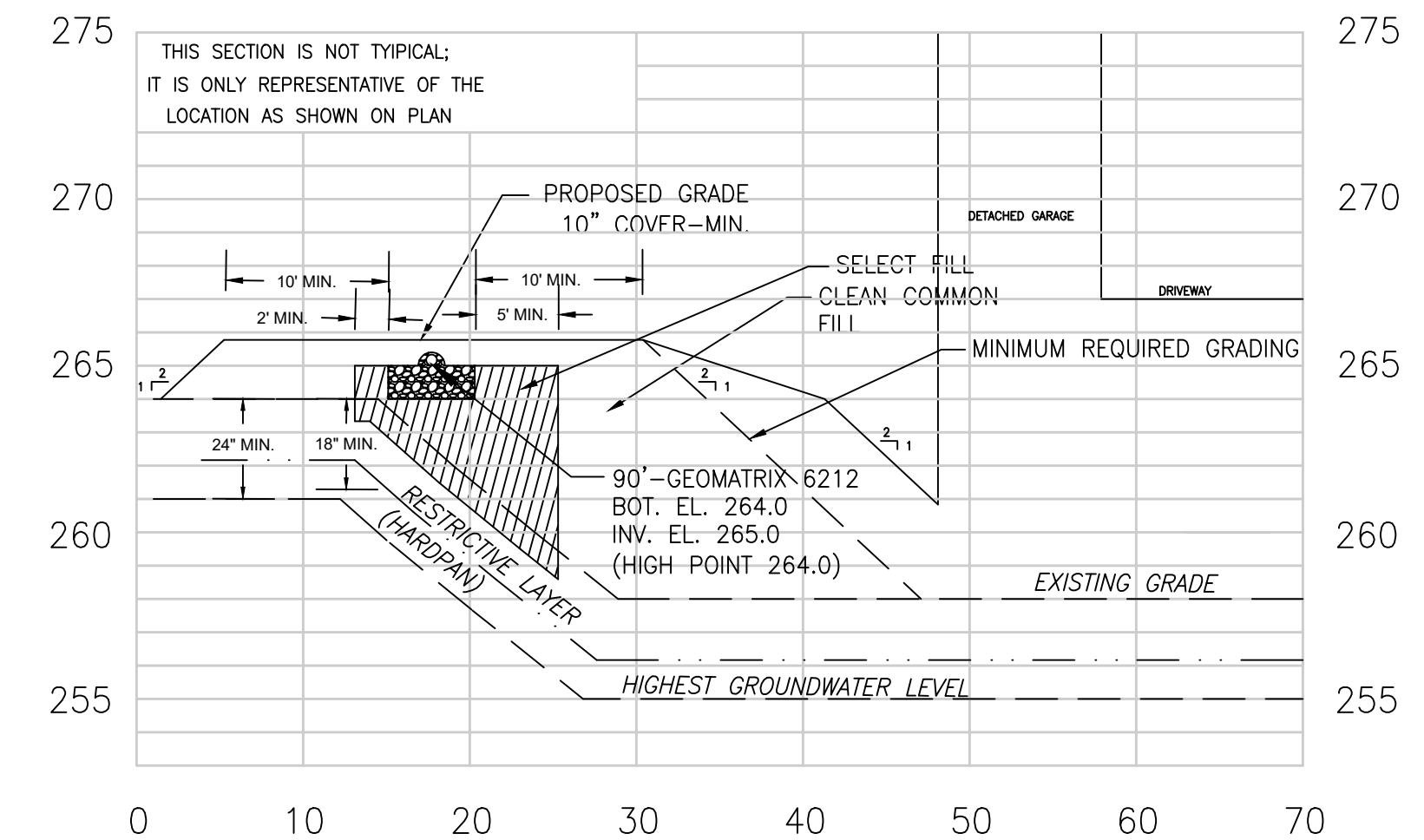
SEPTIC TANK (<2000 GAL)
NOT TO SCALE



BAFFLED DISTRIBUTION BOX
NOT TO SCALE

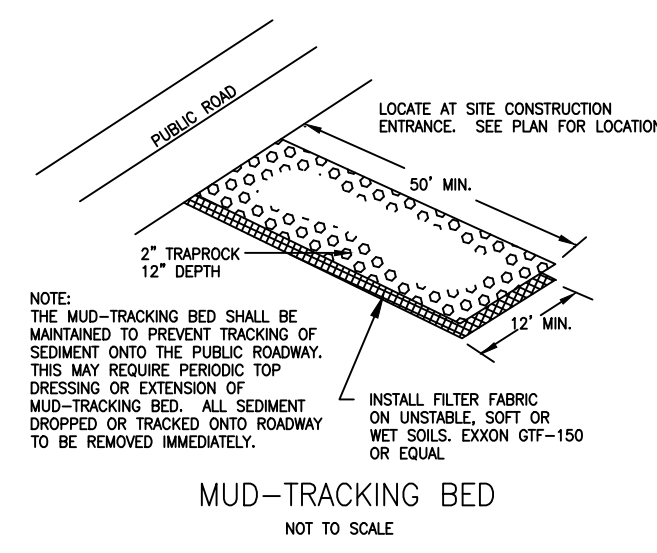


TYPICAL CLEANOUT
NOT TO SCALE

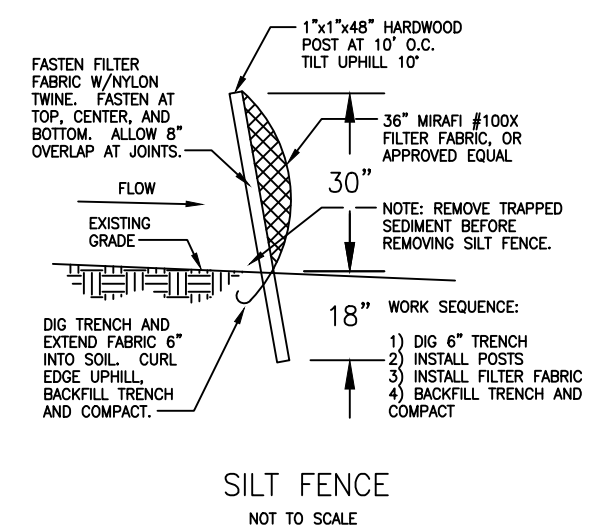


SECTION A-A
SCALE- H: 1"=10'
V: 1"=5'

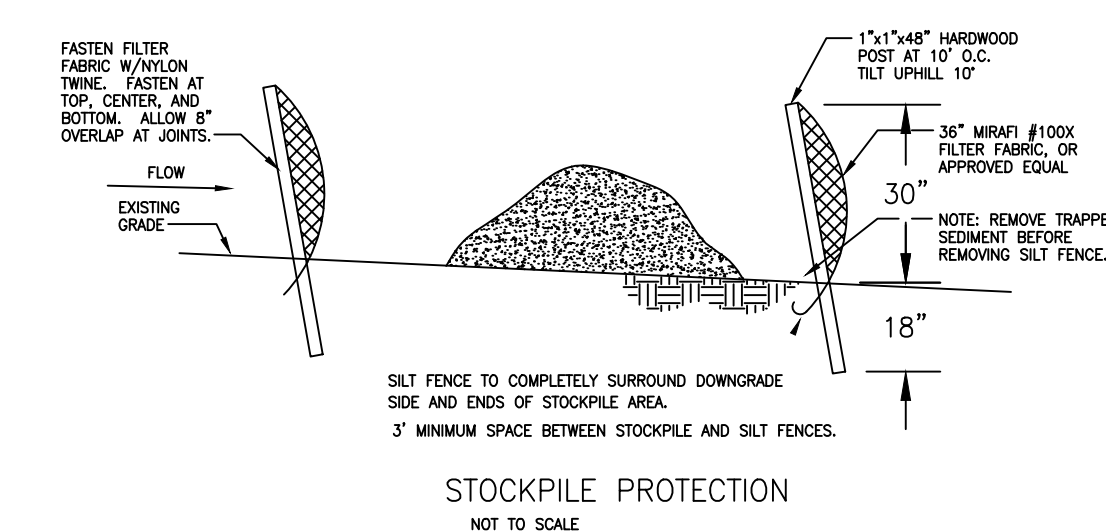
SLOPE CALCULATIONS			
SLOPE LINE A:	0.0' / 16.7'	0.0%	262.0 to 262.0
SLOPE LINE B:	3.2' / 60.4'	5.3%	261.2 to 258.0
SLOPE LINE C:	5.8' / 96.0'	6.0%	259.8 to 254.0
AVG. SLOPE 3.77%			



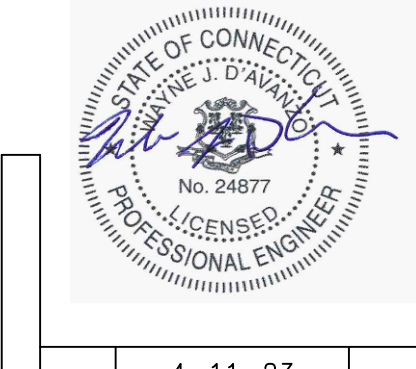
MUD-TRACKING BED
NOT TO SCALE



SILT FENCE
NOT TO SCALE



STOCKPILE PROTECTION
NOT TO SCALE



EVAN RAY
10 TIFFANY LANE WESTON, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

1911 project

FAIRFIELD COUNTY ENGINEERING L.L.C.

2 OF 2 sheet

60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

WETLANDS/WATERCOURSES AND SOIL REPORT

Evan Ray

10 Tiffany Lane

Weston, CT 06883

SSES Job No: 2022-75-CT-WTN

Client Job No:

Site Inspection Date: November 28, 2022

PROJECT TITLE AND LOCATION: +/- 1.5 Acre northwestern portion of Lot 129 off Tiffany Lane,
Weston, CT

IDENTIFICATION OF WETLANDS AND WATERCOURSES RESOURCES

WETLANDS AND WATERCOURSES PRESENT ON PROPERTY: Yes XX No _____

Wetlands: Inland Wetlands XX Watercourses: Streams XX

Tidal Wetlands _____ Waterbodies _____

Remarks: _____

VEGETATION COMMUNITIES PRESENT IN WETLANDS

Forest XX Sapling/Shrub XX Wet Meadow _____ Marsh _____ Field/Lawn _____

SOIL MOISTURE CONDITION

Dry _____

Moist XX

Wet _____

WINTER CONDITIONS

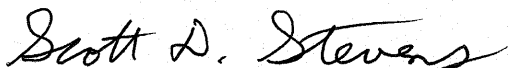
Frost Depth: _____ inches

Snow Depth: _____ inches

The classification system of the National Cooperative Soil Survey, USDA, Natural Resources Conservation Service and the State Soil Legend were used in this investigation. The investigation was conducted by the undersigned Registered Soil Scientist. A sketch map showing wetland boundaries and the numbering sequence of wetland markers, watercourses and soil types in both wetland and non-wetlands are included with this report. After the wetland boundary and/or watercourse flags have been located/plotted by the surveyor, it is recommended that a copy of the survey map be sent to our firm for review. All wetland boundary lines established by the undersigned Registered Soil Scientist are subject to change until officially adopted by local, state or federal regulatory agencies.

Respectfully Submitted by

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.



Scott D. Stevens
Registered Professional Soil Scientist

See attached pages

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

95 Silo Drive * Rocky Hill * Connecticut * 06067 * (203) 272-7837 * ssesinc@yahoo.com

WETLANDS/WATERCOURSES AND SOIL REPORT

PROJECT TITLE AND LOCATION: +/- 1.5 Acre northwestern portion of Lot 129 off Tiffany Lane,
Weston, CT

NUMBERING SEQUENCE OF WETLAND BOUNDARY LINE MARKERS:

WF# 1 thru 23

Plot and locate watercourses as shown on sketch map.

SOILS SECTION:

Soil Legend: State Soil Number/County Soil Symbol, Soil Series Name, Taxonomic Class & Brief Description.

WETLAND SOILS

3 Ridgebury, Leicester & Whitman soils (Aquepts) – These are poorly drained and very poorly drained, coarse-loamy textured, glacial till soils. The till was derived from schist, gneiss and granite. These soils occur on glaciated plains, hills and ridges. Ridgebury and Whitman soils contain dense basal till (hardpan) in the subsoil within 20 to 30 inches of the soil surface.

4 Leicester fine sandy loam (Aeric Endoaquepts) – This is a deep, poorly drained, friable, coarse-loamy textured, glacial till soil. The till was derived from schist, gneiss and granite. Leicester soils occur on glaciated plains, hills and ridges.

109 Fluvaquents-Udifulvents This soil map unit consists of well drained to very poorly drained, nearly level soils that formed in very recent alluvium deposited by rivers and streams. The soils are occasionally to frequently flooded, which often results in stream scouring, lateral erosion and shifting of soil from place to place. Soil characteristics, such as texture and stoniness, are usually highly variable within short distances.

NON-WETLAND SOILS

50 Sutton fine sandy loam (Aquic Dystrudepts) - This is a deep, moderately well drained, friable, coarse-loamy textured, glacial till soil derived from schist, gneiss and granite. Sutton soils occur on glaciated plains, hills and ridges.

73 Charlton-Chatfield complex (Typic Dystrudepts) - These are deep and moderately deep, well drained, friable, coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Depth to bedrock ranges from 20 inches to over 5 feet. About 50% of the soils in this complex are greater than 5 feet to bedrock. Charlton-Chatfield soils occur on glaciated plains, hills and ridges.

75 Hollis-Chatfield-rock outcrop complex (Typic & Lithic Dystrudepts) - These are shallow to moderately deep to bedrock, well drained to somewhat excessively drained, friable, coarse-loamy textured, glacial till soils derived from schist, gneiss and granite. Depths to bedrock range from 0 to over 5 feet. Roughly 1/3 of the soils in this complex are shallow (10-20 inches) to bedrock, while another 1/3 are moderately deep (20-40 inches) to bedrock. The Hollis-Chatfield-rock outcrop complex occurs on glaciated plains, hills and ridges.

308 Udorthents, smoothed This is a well drained to moderately well drained soil area that has had two or more feet of the original soil surface altered by filling, excavation or grading activities. Udorthents, smoothed soils commonly occur on leveled land and fill landforms.

SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC.

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DEFINITIONS AND METHODOLOGY FOR IDENTIFICATION OF STATE REGULATED WETLANDS & WATERCOURSES

Wetlands and watercourses are regulated in the State of Connecticut by the Connecticut General Statutes, Chapter 440, sections 22a-28 to 22a-45. The Statutes are divided into the Inland Wetlands and Watercourses Act (sections 22a-36 to 22a-45) and the Tidal Wetlands Act (sections 22a-28 to 22a-35).

Inland Wetlands "means land, including submerged land, not regulated pursuant to sections 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture" section 22a-38(15).

Watercourses "means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private which are contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to sections 22a-28 to 22a-35, inclusive. Intermittent watercourses shall be delineated by 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, and (C) the presence of hydrophytic vegetation" section 22a-38(16).

Tidal Wetlands are defined as "those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marsh, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all of the following:" (includes plant list) section 22a-29(2).

METHODOLOGY FOR IDENTIFICATION OF SOILS, WETLANDS & WATERCOURSES

1) **SOILS IDENTIFICATION**: Soils are investigated by digging test holes with a spade and auger. Test holes are typically dug to depths of between 15 and 40 inches. Based on soil features, including coloration patterns, texture and depths to restrictive layers, the soils are identified by soil series name utilizing the classification system of the National Cooperative Soil Survey. Soil series map numbers correspond with the State Soil Map Legend established by USDA, NRCS in the State of Connecticut Soil Survey. For further soils information, refer to the NRCS website for CT: www.ct.nrcs.usda.gov

2) **INLAND WETLAND DELINEATION**: Soil test holes and borings are made in selected areas in order to determine the lateral extent of Inland Wetlands. The boundaries of the Inland Wetlands are identified in the field and delineated with consecutively numbered survey tapes, unless instructed by the client to only map wetland boundaries for planning purposes. The approximate locations of the wetland boundaries are hand drawn onto a map and are included with the wetlands report.

3) **IDENTIFICATION OF WATERCOURSES**: Very often the locations of ponds, streams and rivers are already shown on a survey map. If a watercourse is absent from a survey map, then survey tapes, labeled "watercourse" or "intermittent watercourse" are placed along the channel and the approximate location of the watercourse is also sketched onto the map.

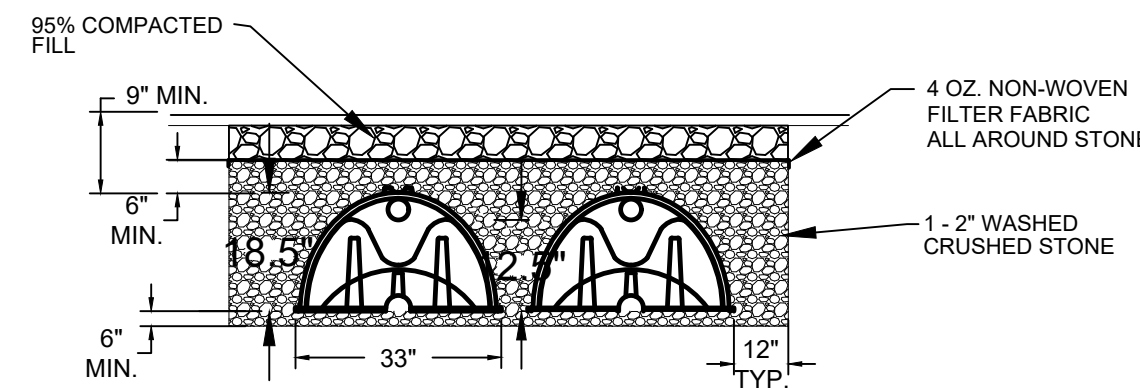
4) **TIDAL WETLANDS DELINEATION**: Tidal Wetlands are identified based on a predominance of tidal wetland plants and observation of physical markings or water laid deposits resulting from tidal action. Tidal Wetland boundaries are delineated by locating the upland limits of those plants listed in section 22a-29(2) to the extent that these plants reflect inundation by tides.

FCE Project #	1911	Date Performed:	1/11/2022
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		
Test Hole 1:	0-8" Topsoil 8-24" Brown Silty Loam 24-54" Brown Gravel and Silt Ground Water @ 50" No Mottling No Ledge Hardpan @ 22"		
Test Hole 2:	0-8" Topsoil 8-21" Brown Silty Loam 21-27" Dark Brown Silt 27-67" Brown Gravel and Silt Ground Water @ 36" No Mottling No Ledge Roots to 36"		
Test Hole 3:	0-8" Topsoil 8-38" Brown Silty Loam 38-72" Brown Gravel and Silt No Ground Water Mottling @ 38" No Ledge Roots to 34"		
Test Hole 4:	0-8" Topsoil 8-24" Brown Silty Loam 24-48" Brown Gravel and Silt Ground Water @ 28" No Mottling No Ledge		

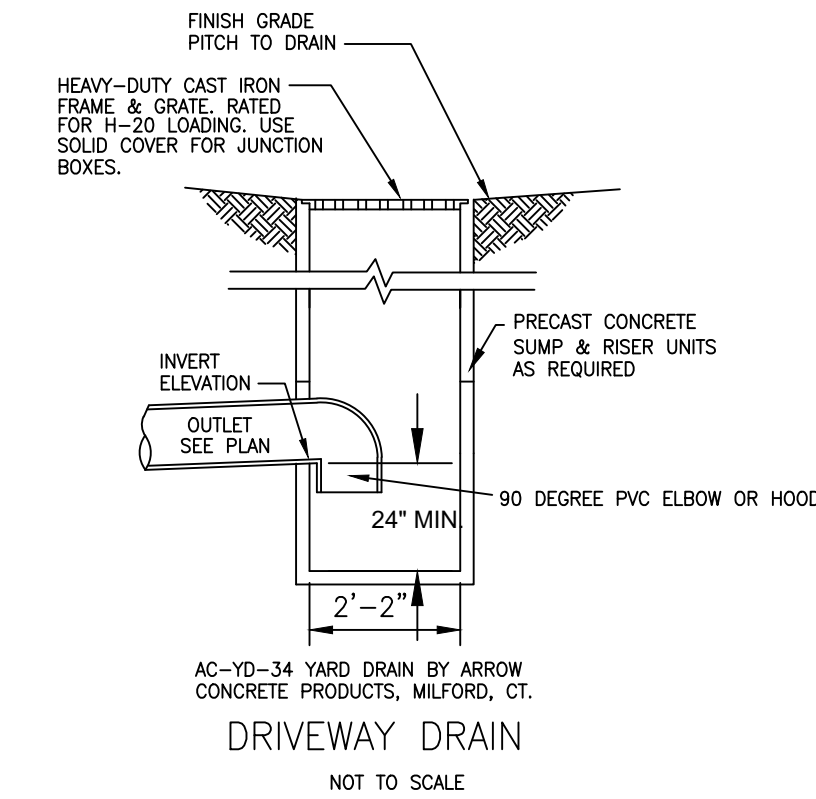
FCE Project #	1911	Date Performed:	4/28/2023
Client:	Evan Ray		
Location:	10 Tiffany Lane, Weston		
Observed by:	Wayne D'Avanzo		
Test Hole 5:	0-2" Topsoil 2-18" Brown Silty Loam 18-36" Brown Gravel and Silt No Ground Water Mottling @ 18" No Ledge		

Conducted by:	Wayne D'Avanzo	Project:	1911	
Location:	10 Tiffany Lane	Town:	Weston	
Client:	Evan Ray	Date:	4/28/2023	
Weather conditions prior to and during tests:	Clear			
Single Lot:	X	Subdivision:		
Diameter of Hole:	8"	Depth of Hole:	28"	
PT-2		Design	1" / 40 Min.	
Pre-soak @ 9:40 AM				
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.

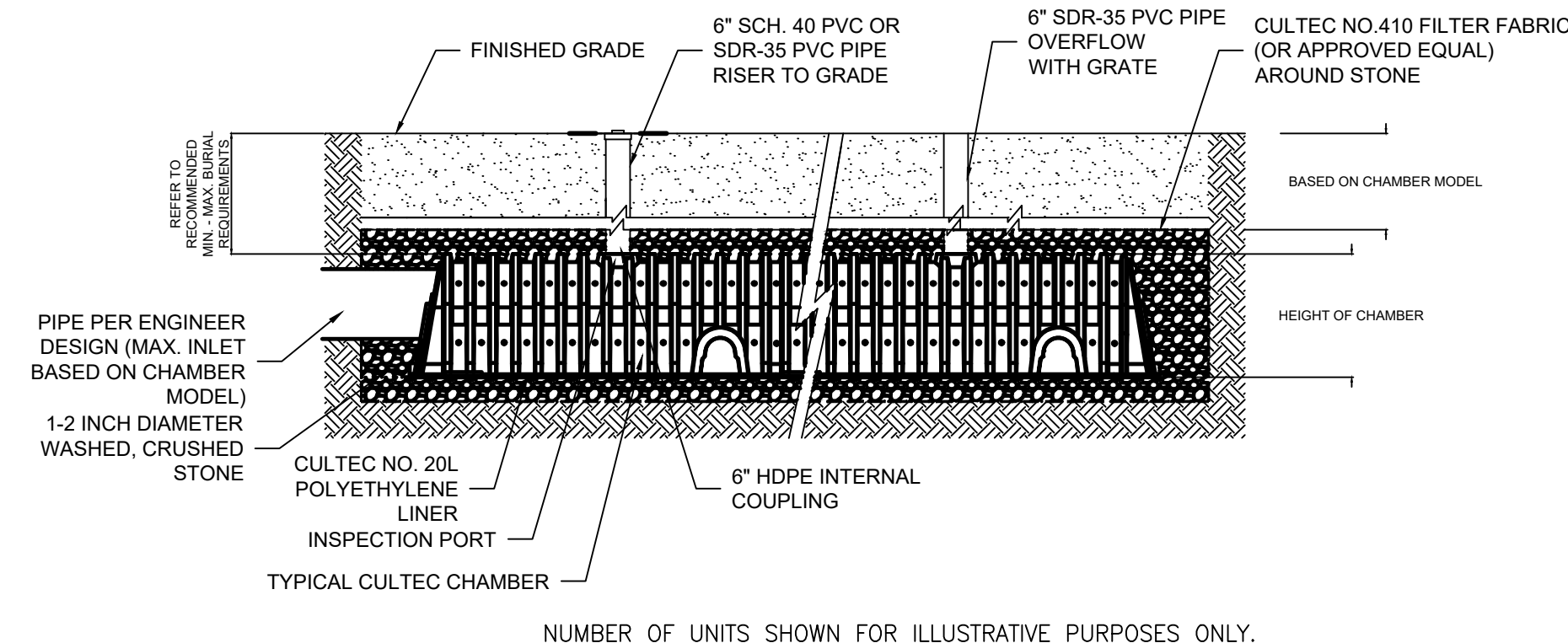
Conducted by:	Wayne D'Avanzo	Project:	1911	
Location:	10 Tiffany Lane	Town:	Weston	
Client:	Evan Ray	Date:	1/11/2022	
Weather conditions prior to and during tests:	Clear			
Single Lot:	X	Subdivision:		
Diameter of Hole:	8"	Depth of Hole:	28"	
PT-1		Design	1" / 40 Min.	
Pre-soak @ 9:40 AM				
Time	Time Increment	Depth to Water	Drop in inches	Soil Percolation Rate Time to drop 1 inch
10:40 AM	---	8 3/8"	---	---
10:50 AM	10 Min.	9 1/8"	3/4"	13.3 Min.
11:00 AM	10 Min.	9 1/2"	3/8"	26.7
11:10 AM	10 Min.	10"	1/2"	20.0 Min.
11:20 AM	10 Min.	10 3/8"	3/8"	26.7 Min.
11:30 AM	10 Min.	10 5/8"	1/4"	40.0 Min.
11:40 AM	10 Min.	10 7/8"	1/4"	40.0 Min.



CULTEC RECHARGER 150XLHD
TYPICAL CROSS SECTION

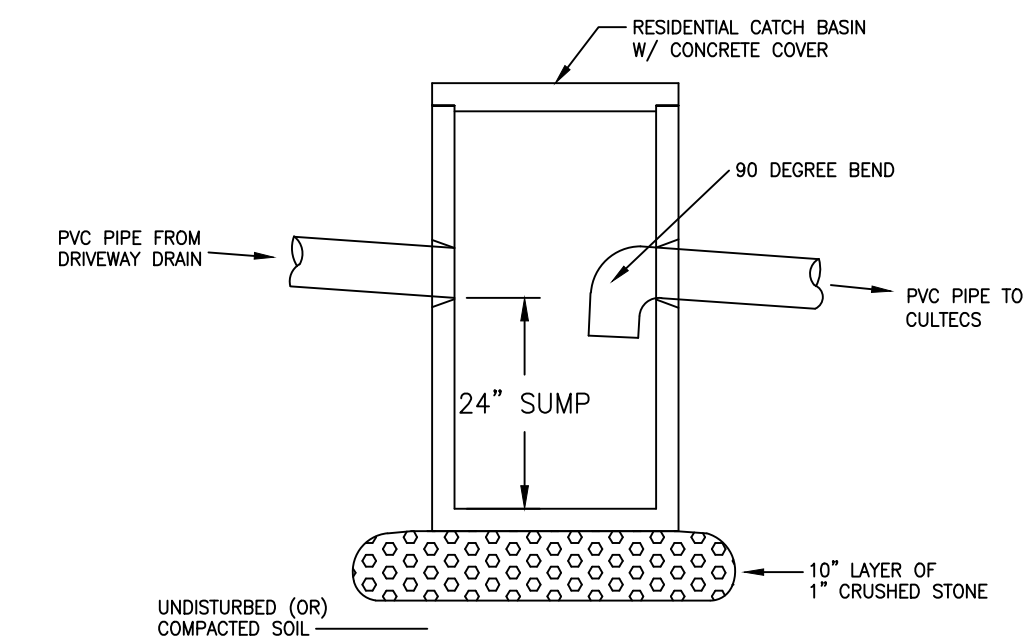


DRIVEWAY DRAIN
NOT TO SCALE

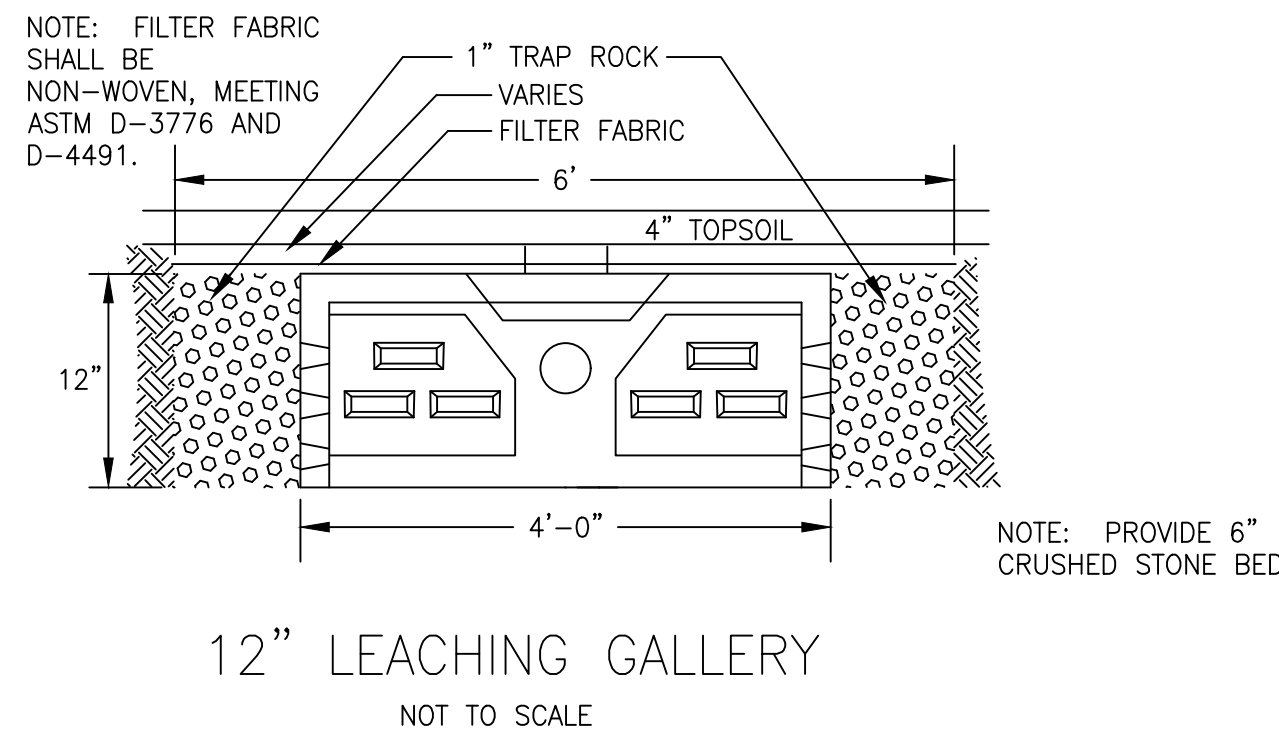


CULTEC INSPECTION PORT AND OVERFLOW

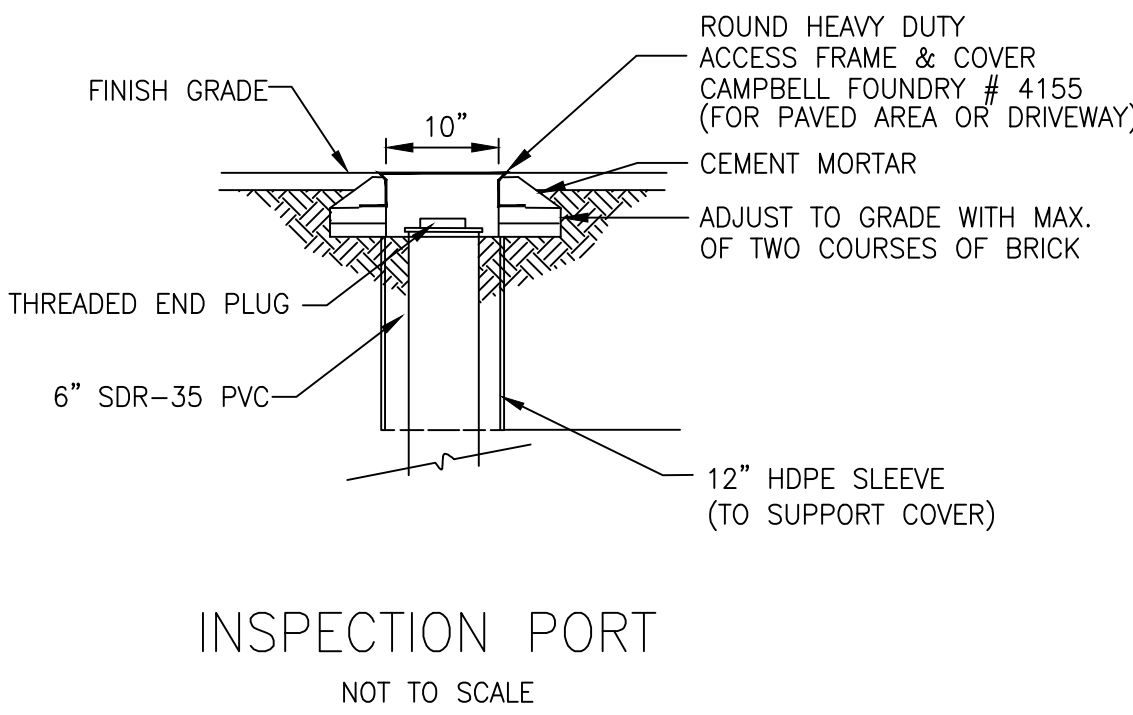
(AS APPLICABLE)



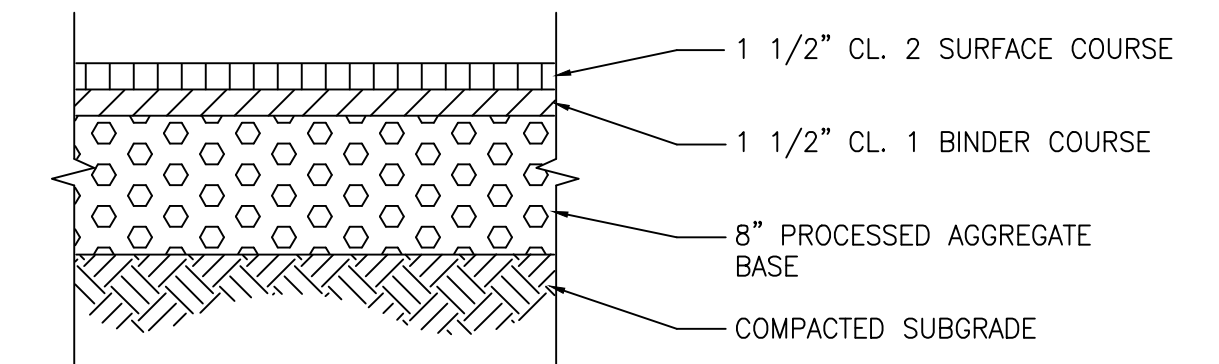
COARSE PARTICLE SEPARATOR
NOT TO SCALE



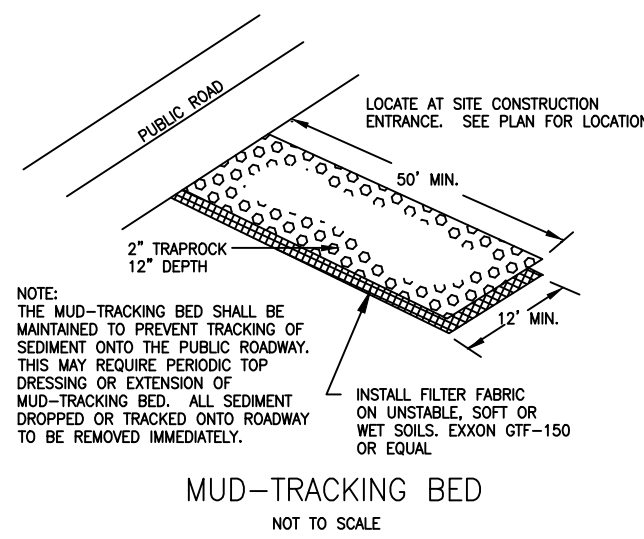
12" LEACHING GALLERY
NOT TO SCALE



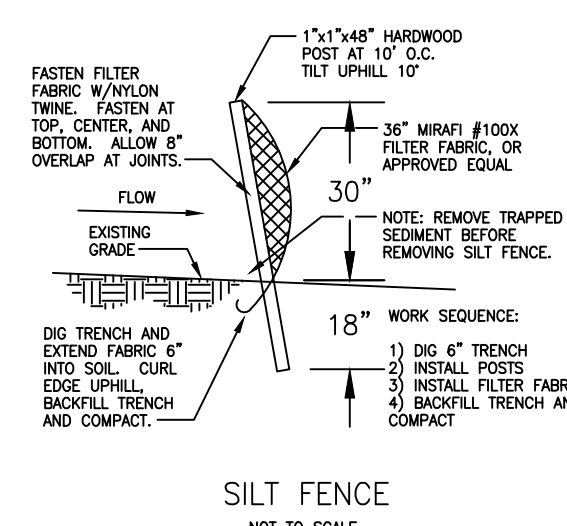
INSPECTION PORT
NOT TO SCALE



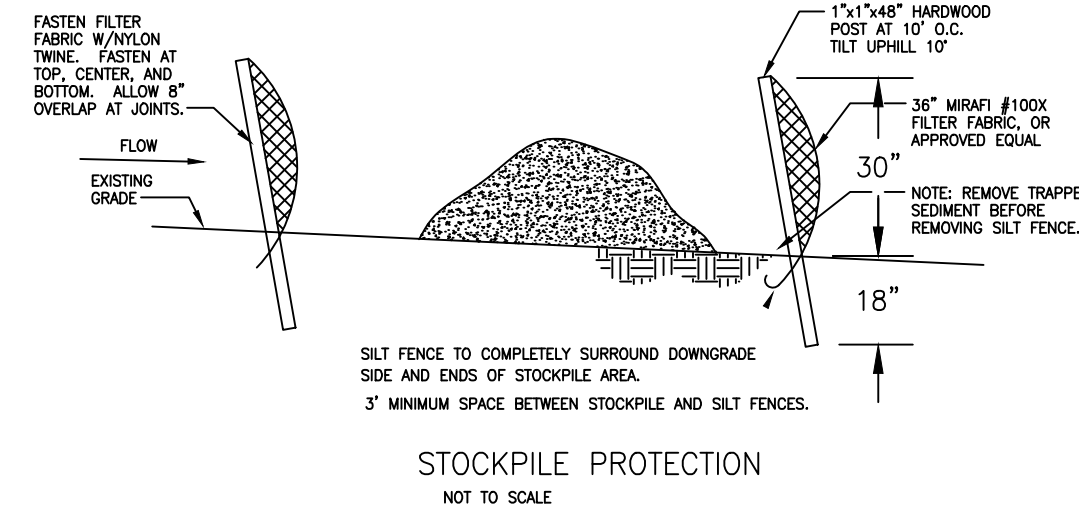
DRIVEWAY PAVEMENT
NOT TO SCALE



MUD-TRACKING BED
NOT TO SCALE



SILT FENCE
NOT TO SCALE



STOCKPILE PROTECTION
NOT TO SCALE

4-11-23
date

EVAN RAY

10 TIFFANY LANE WESTON, CONNECTICUT

DETAIL SHEET

CIVIL ENGINEERS

1911 project

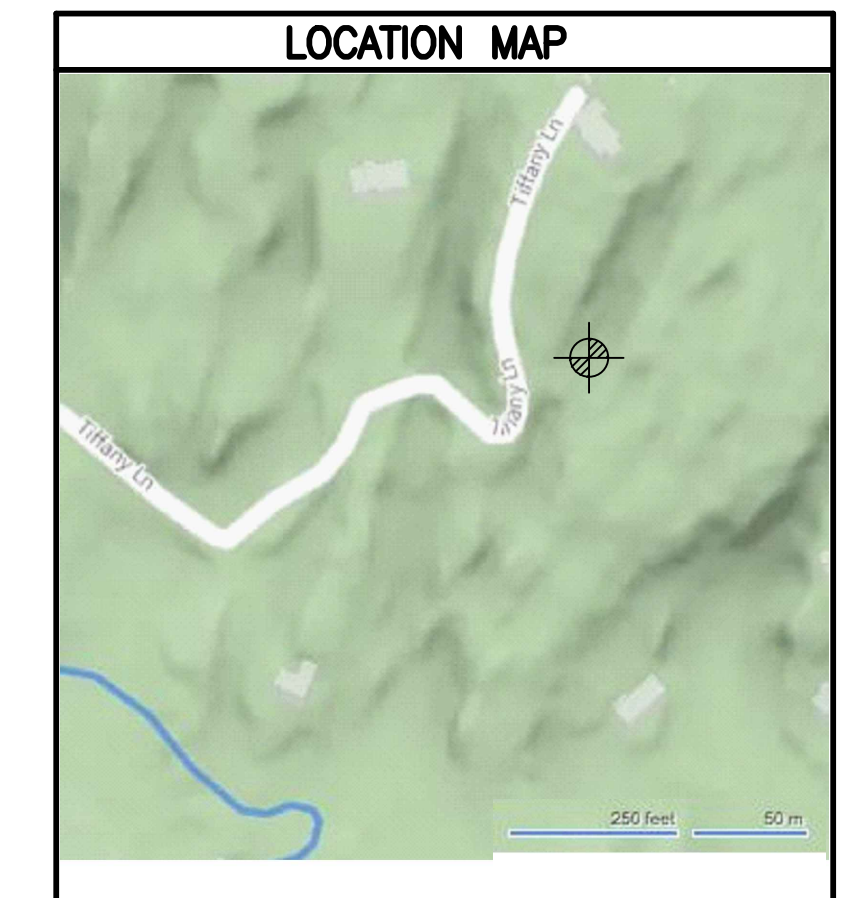
2 OF 2 sheet

FAIRFIELD COUNTY ENGINEERING L.L.C.

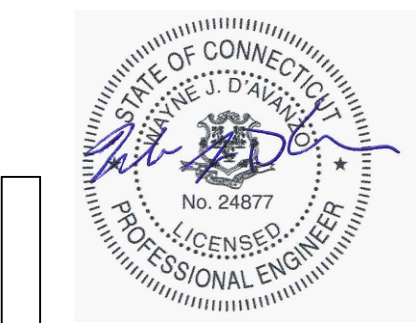
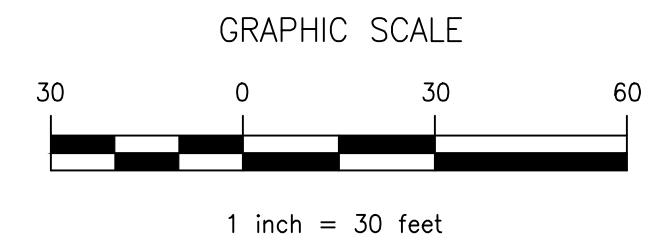
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006

GENERAL CONSTRUCTION NOTES:

1. CONSTRUCTION AND STRUCTURES SHALL COMPLY WITH ALL MUNICIPAL OR STATE REQUIREMENTS. ALL WORK SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO THE SATISFACTION OF THE ENGINEERING BUREAU, THAT CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS.
2. THE ENGINEERING BUREAU OF THE DEPARTMENT OF PUBLIC WORKS AND THE ENGINEER OF RECORD SHALL BE NOTIFIED THREE DAYS PRIOR TO THE COMMENCEMENT OF EACH PHASE OF CONSTRUCTION.
3. NO CERTIFICATE OF CONFORMANCE TO STANDARDS SHALL BE ISSUED BY THE DESIGN ENGINEER IF PROPER NOTICE IS NOT PROVIDED FOR INSPECTIONS OR IF INSPECTIONS ARE NOT MADE PRIOR TO BACKFILLING OF BELOW GROUND STRUCTURES AND APPURTENANCES.
4. SUBSURFACE STRUCTURES AND UTILITIES HAVE BEEN DETERMINED FROM EXISTING RECORDS AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. IN ORDER TO AVOID CONFLICT OF THE PROPOSED WORK AND EXISTING UTILITIES, THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES BY EXCAVATING TEST HOLES. IF THE CONTRACTOR DETERMINES THAT A CONFLICT EXISTS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL MAKE THE NECESSARY ADJUSTMENTS.
5. EXISTING PROPERTY AND UTILITY INFORMATION WAS TAKEN FROM A SURVEY BY ALL SEASONS LAND SURVEYING TITLED "ZONING LOCATION SURVEY PREPARED FOR EVAN RAY", DATED JANUARY 21, 2022.
6. THESE PLANS ARE FOR MUNICIPAL OR STATE AGENCY APPROVAL ONLY. NOT FOR CONSTRUCTION.
7. NO PIPE SHALL HAVE A BEND OF GREATER THAN 45 DEGREES.
8. THE CONTRACTOR SHALL NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455, OR OTHER APPROPRIATE CONTACT POINT PRIOR TO START OF CONSTRUCTION.
9. ALL UTILITY LOCATIONS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM THE LOCATION OF THE UTILITIES IN THE FIELD BY WHATEVER MEANS HE DEEMS PRUDENT.
10. THIS DESIGN CONFORMS TO APPLICABLE CODES AND ACCEPTED PRACTICE, NO OTHER WARRANTY IS EXPRESSED OR IMPLIED.
11. TOTAL SITE AREA = 4.908 ACRES



- SEDIMENTATION AND EROSION CONTROL NOTES**
1. LAND DISTURBANCE SHALL BE KEPT TO A MINIMUM. PERMANENT STABILIZATION SHALL BE SCHEDULED AS SOON AS FINAL GRADES ARE ESTABLISHED.
 2. ALL DISTURBED AREAS SHALL BE FINE GRADED AND SEEDED WITH AN APPROVED SEED MIXTURE. COVER NEWLY SEEDED AREAS WITH MULCH HAY OR SALT HAY.
 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" HANDBOOK.
 4. ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. CHECK AFTER EACH STORM EVENT.
 5. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF REQUIRED BY TOWN AUTHORITIES.
 6. SEDIMENT DEPOSITS REMOVED FROM FILTER BARRIERS SHALL BE PLACED IN FILL AREAS OR SPREAD WHERE THERE IS PROPOSED VEGETATIVE COVER. ANY SEDIMENT DEPOSITS REMAINING AFTER THE FILTER BARRIER IS REMOVED SHALL BE FINE GRADED AND PLANTED ACCORDING TO PLAN.
 7. THE SITE CONSTRUCTION CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE PLANNING AND ZONING OFFICE (AND/OR THE CONSERVATION COMMISSION) OF ANY TRANSFER OF THIS RESPONSIBILITY AND CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED TO A NEW OWNER.



EVAN RAY	
10 TIFFANY LANE WESTON, CONNECTICUT	
DRAINAGE PLAN	
CIVIL ENGINEERS	1911 project
FAIRFIELD COUNTY ENGINEERING L.L.C.	
60 WINFIELD STREET, NORWALK, CONNECTICUT 06855 PH: (203) 831-8005 FAX: (203) 831-8006	
1 OF 2 sheet	

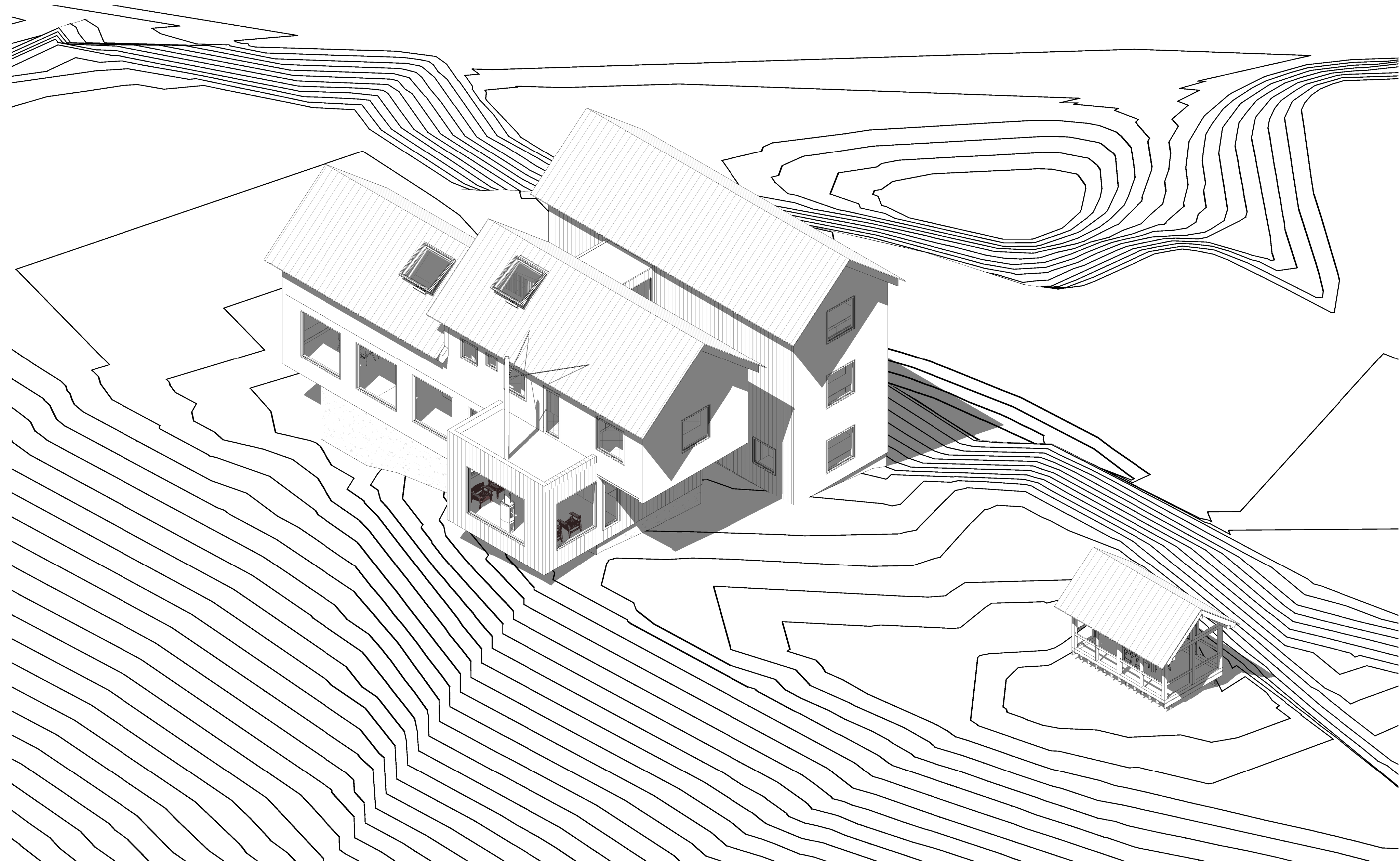
Sheet List	
Sheet Number	Sheet Name
001	COVER SHEET
002	MATERIAL FINISHES - WINDOWS & DOORS
003	SPECIFICATIONS
004	SPECIFICATIONS
005	LIMITATIONS
006	STRUCTURAL GENERAL NOTES
008	WALL - FLOOR - ROOF TYPES
S100	FOUNDATION PLAN
S101	GARAGE FRAMING PLAN
S102	LOWER LEVELS FRAMING
S103	UPPER LEVELS FRAMING
S104	ROOF FRAMING
A000	AXON
A100	SITE PLAN
A101	GARAGE LEVEL
A102	LOWER LEVELS
A103	UPPER LEVELS
A104	LOFT LEVELS
A105	ROOF PLAN
A106	SCREEN PORCH
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS
A402	SECTIONS
A403	SECTIONS
A404	SECTIONS

ZONING NOTES

1. PARCEL ID: 16 2 129
LOT 129
10 TIFFANY LANE, WESTON CT 06883
 2. ZONING:
 - Two-Acre Residential & Farming District
 3. SETBACKS
 - FRONT: 50'
 - REAR: 30'
 - SIDES: 30'
 4. MAXIMUM BUILDING COVERAGE: 15%
 5. MAXIMUM BUILDING HEIGHT: 35'
1. CONTRACTOR TO VERIFY SETBACK REQUIREMENTS WITH THE JURISTITION OF AUTHORITY.

GROSS AREA

- 00 GARAGE: 917 sf
- 01 WEST WING: 544 sf
- 01 EAST WING: 1,183 sf
- 02 WEST WING: 672 sf
- 02 EAST WING: 674 sf
- 03 WEST WING LOFT: 672 sf
- 03 EAST WING LOFT: 162 sf
- GROSS SF: 4,824 sf



Salmela architect

630 W. 4th Street Duluth MN 55806
www.salmelaarchitect.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota
Registration No. # 1800

NOT FOR CONSTRUCTION

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

PERMIT SET
04/28/2023
COVER SHEET

001

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. Registration No. # 1800

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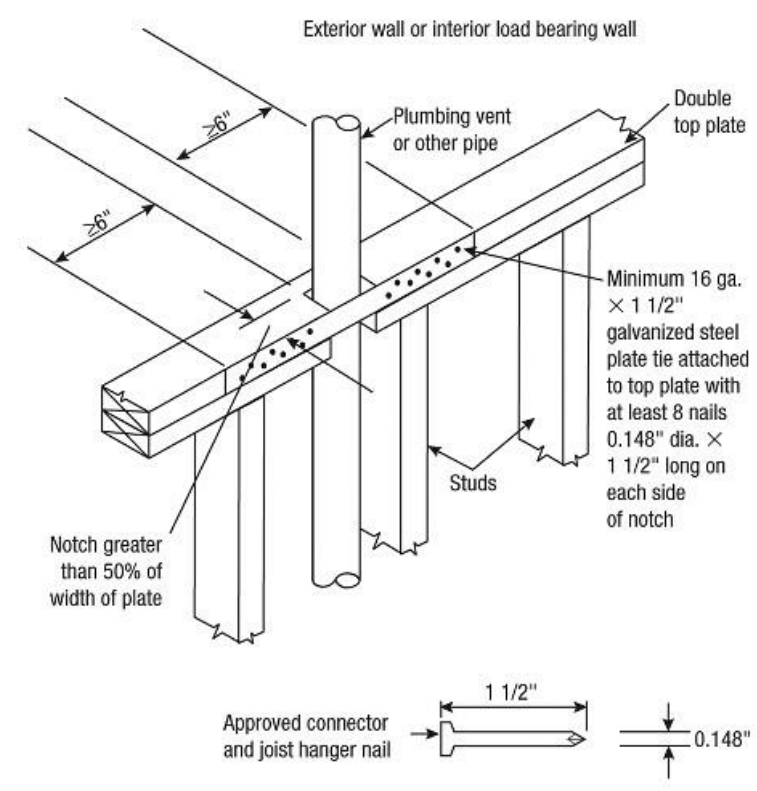


FIG. R602.6.1 TOP PLATE / PIPING
1" = 1'-0"

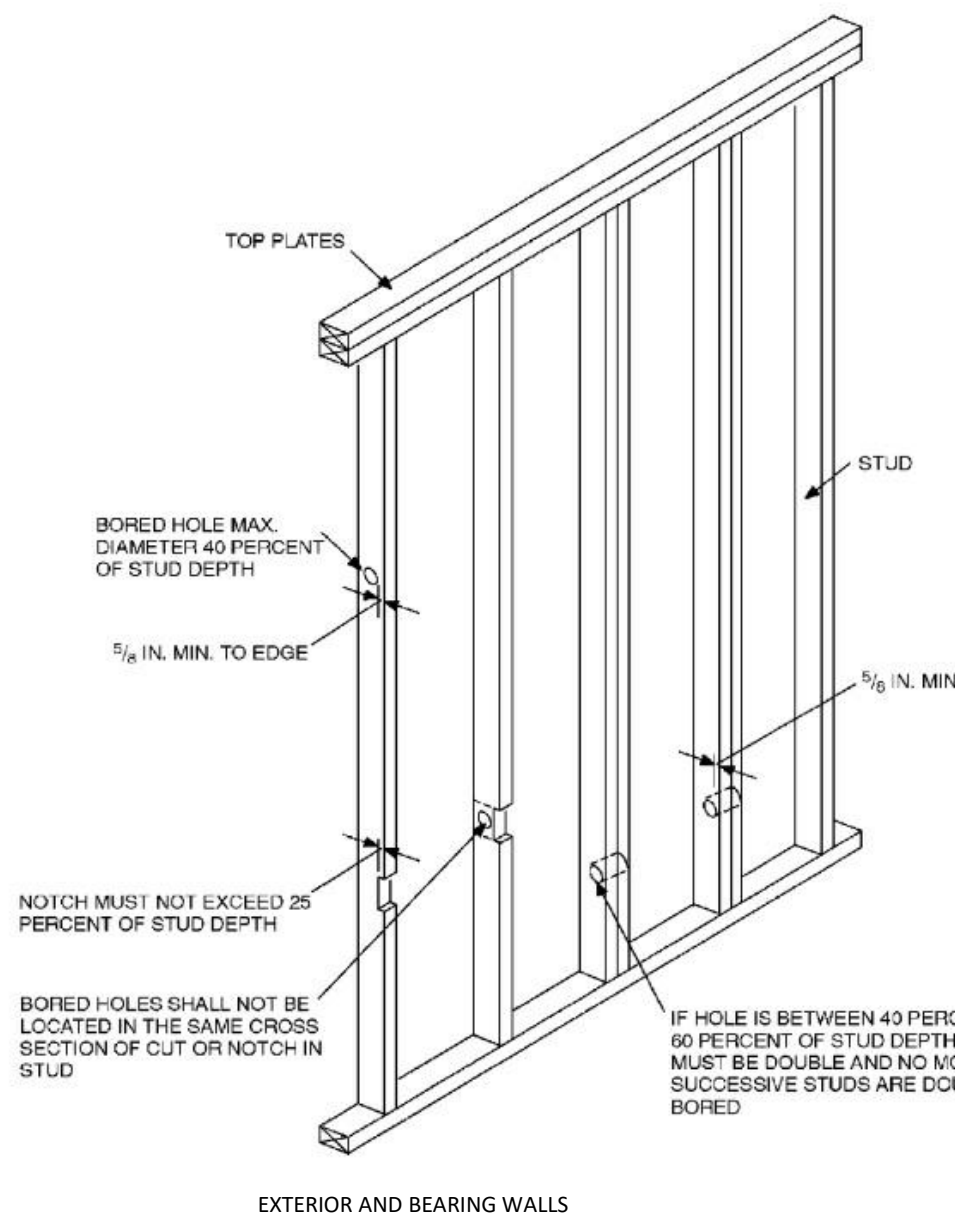


FIG. R602.6 NOTCHING AND BORED HOLE LIMITATIONS FOR WALLS
1/2" = 1'-0"

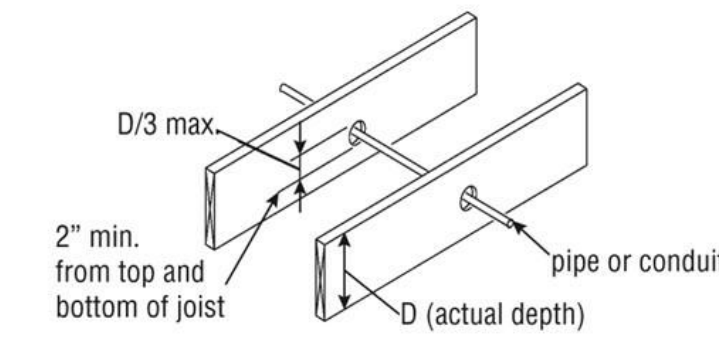
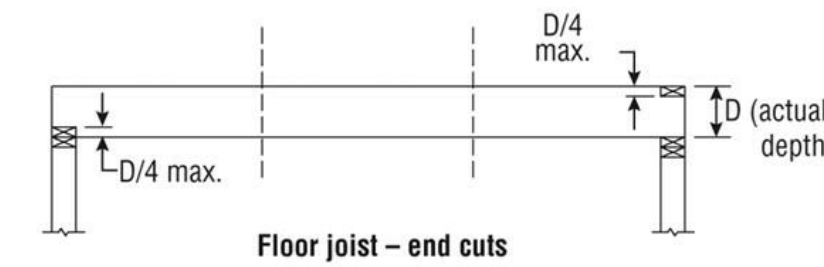
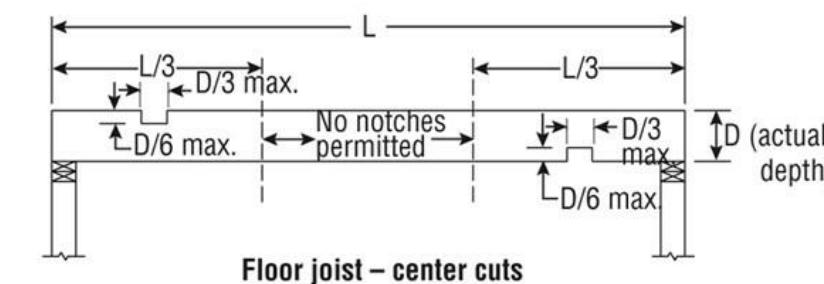
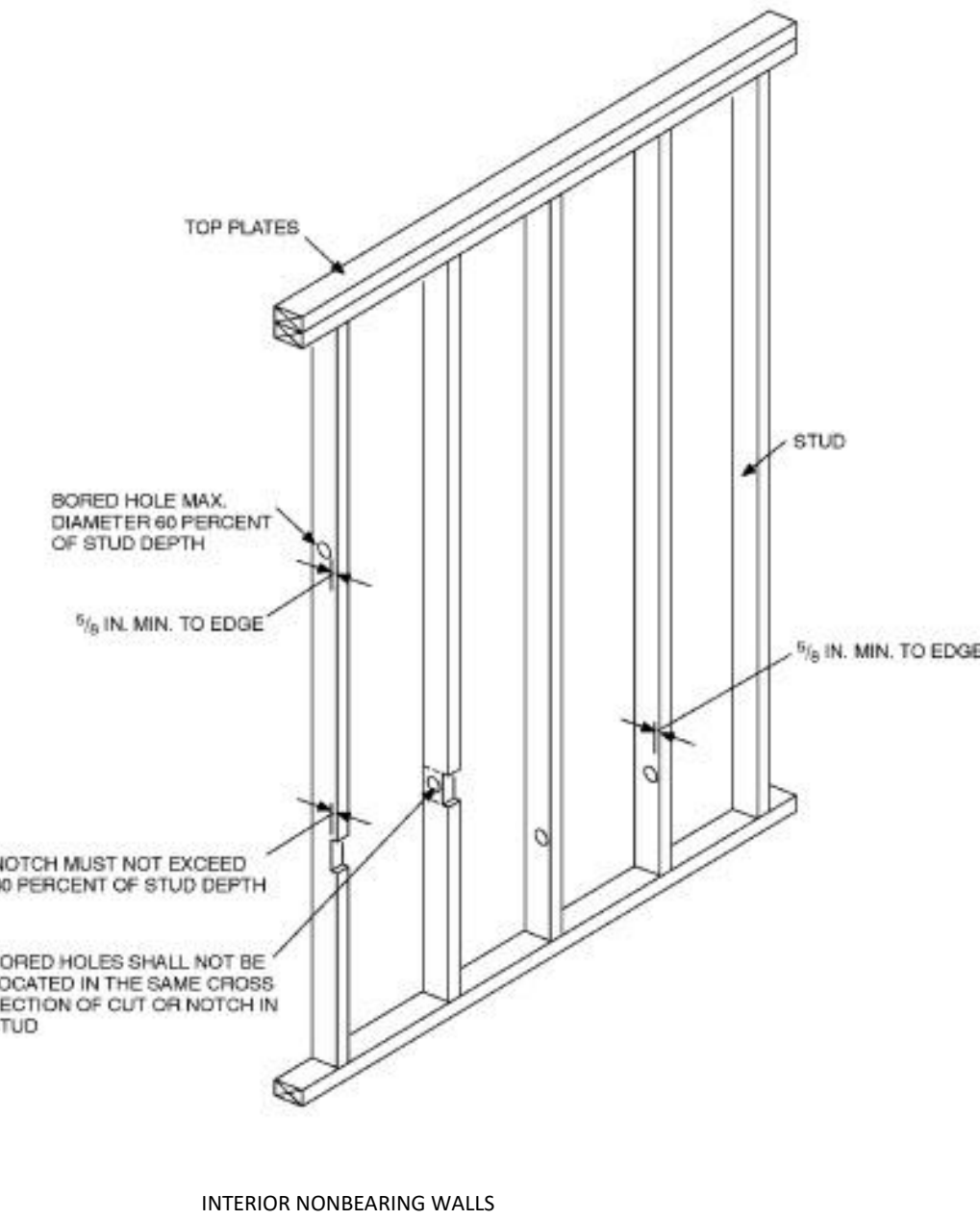


FIG R502.8 CUTTING, NOTCHING AND DRILLING
1/2" = 1'-0"

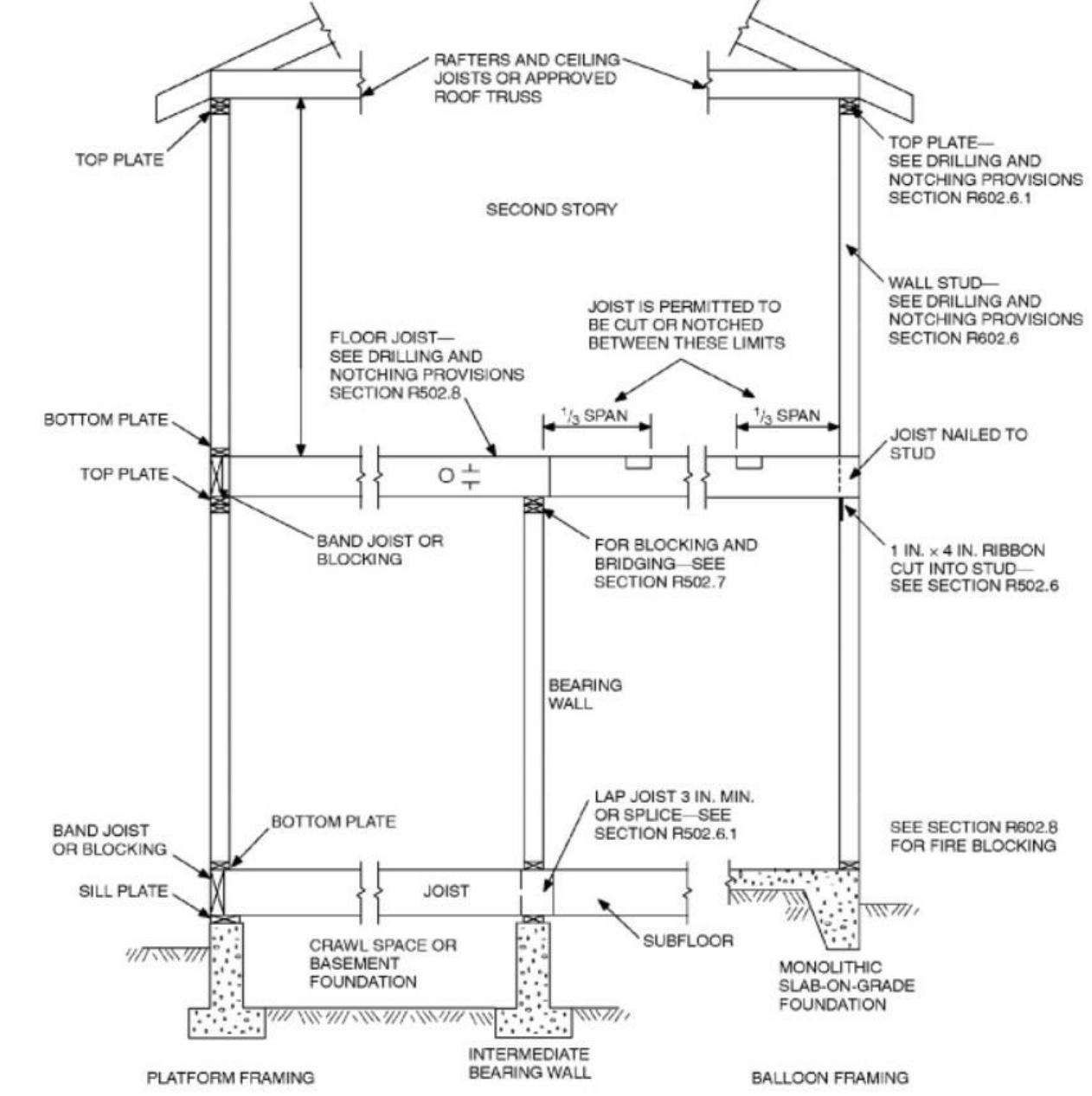
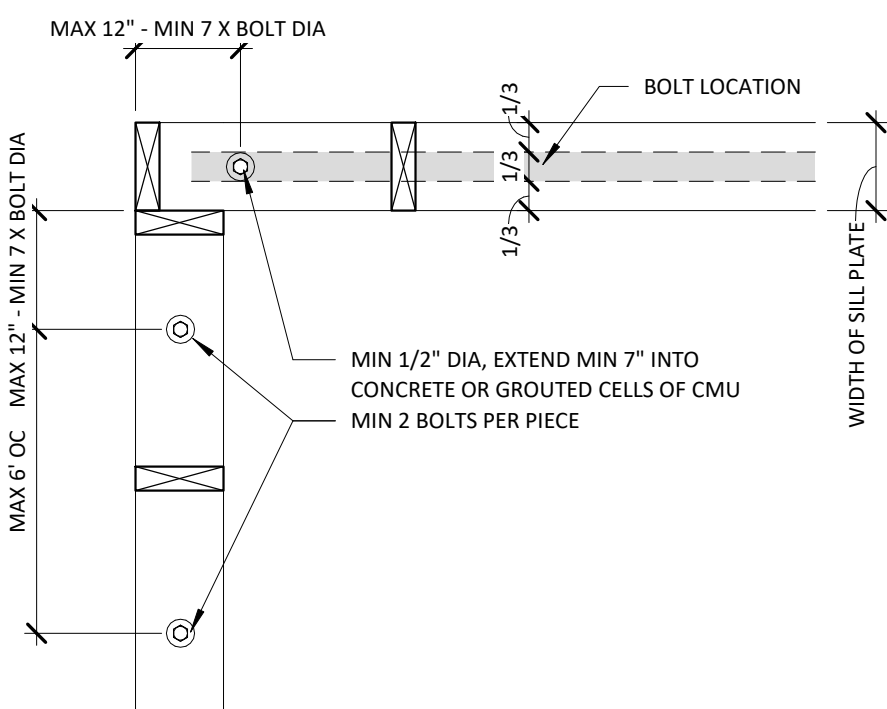
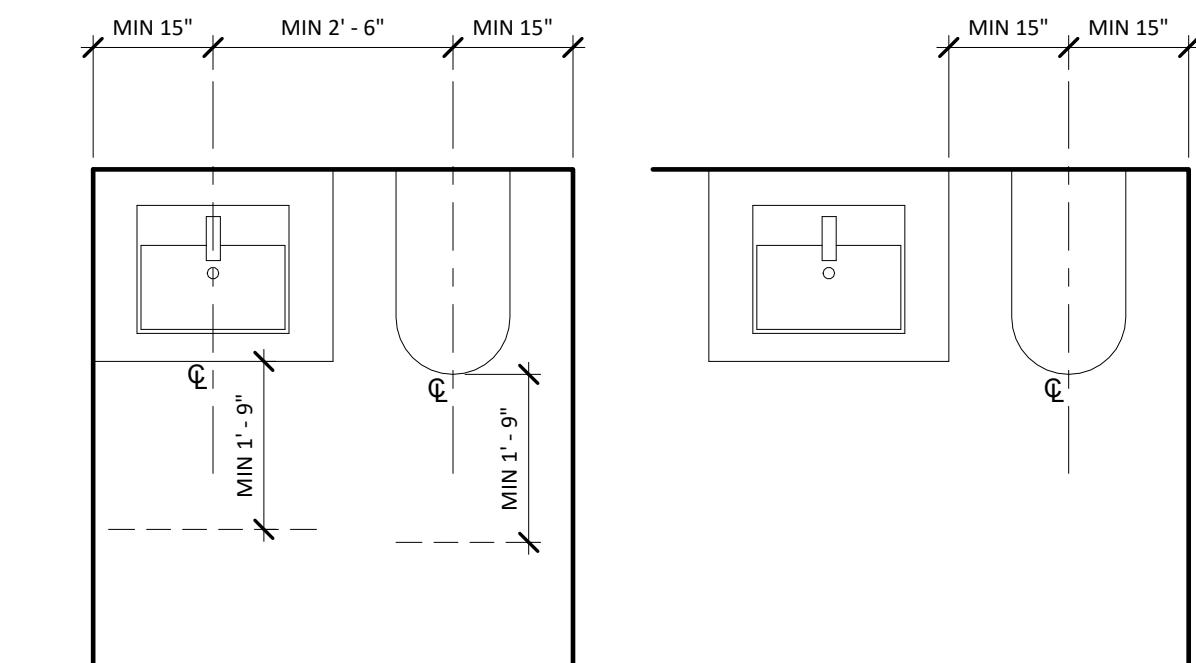


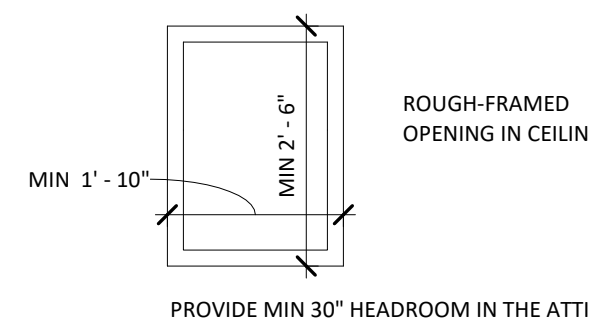
FIG R602.3(1) TYP. WALL, FLOOR AND ROOF FRAMING
1/2" = 1'-0"



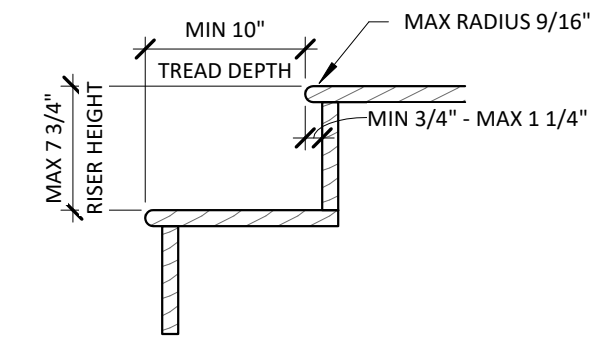
R403.1.6 FOUNDATION ANCHORAGE
1" = 1'-0"



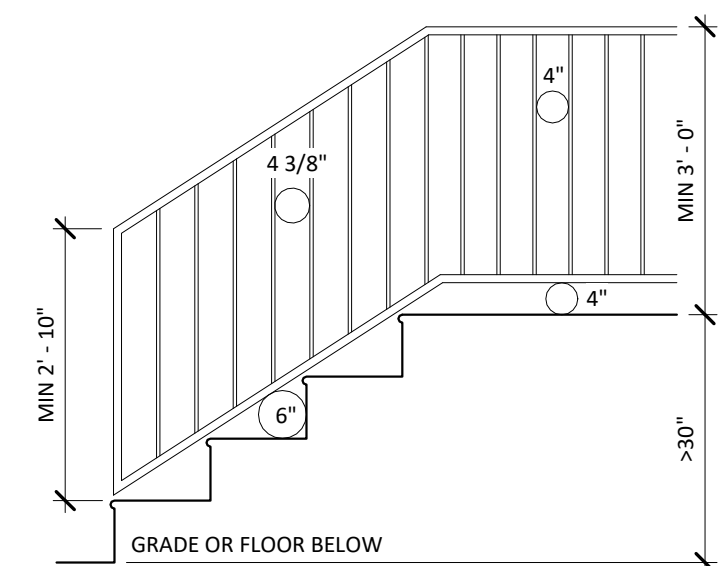
MIN BATHROOM CLEARANCES
1/2" = 1'-0"



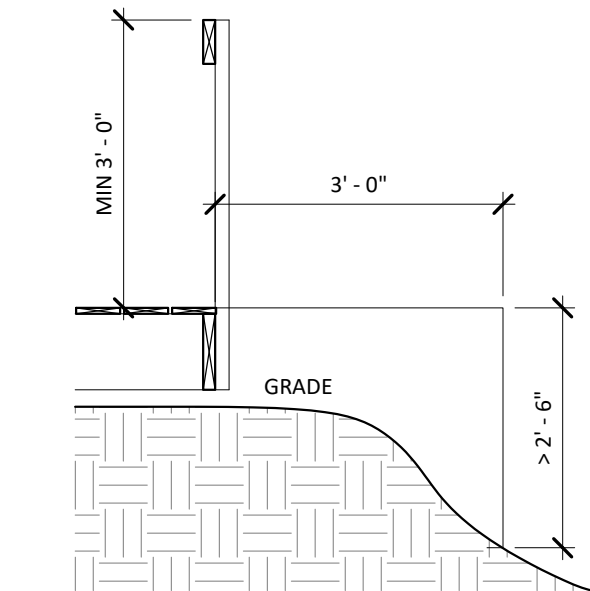
R807.1 ATTIC ACCESS
1/2" = 1'-0"



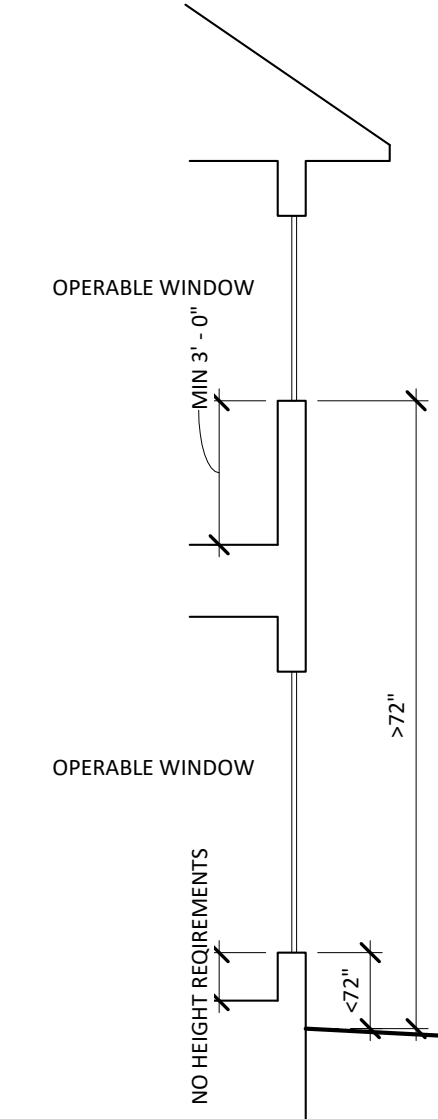
R311.7.5 STAIR TREAD AND RISERS
1" = 1'-0"



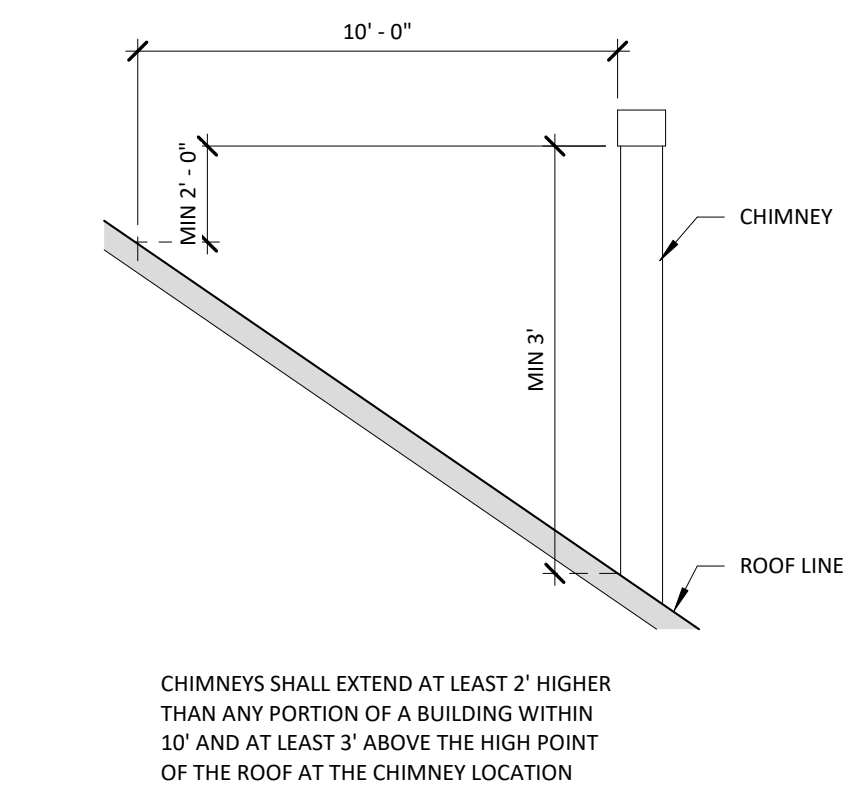
R312.1.3 GUARD OPENING LIMITATIONS
1/2" = 1'-0"



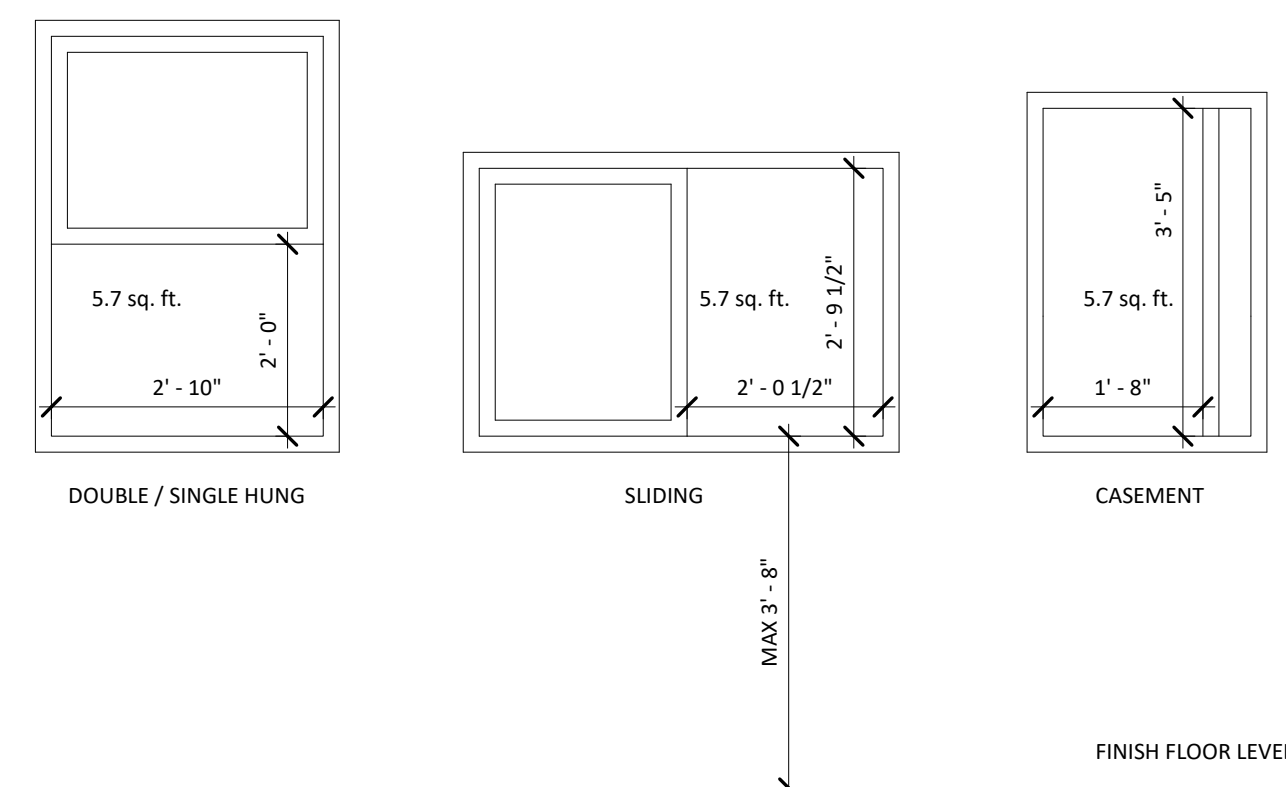
R312.1 GUARD REQUIREMENT
1/2" = 1'-0"



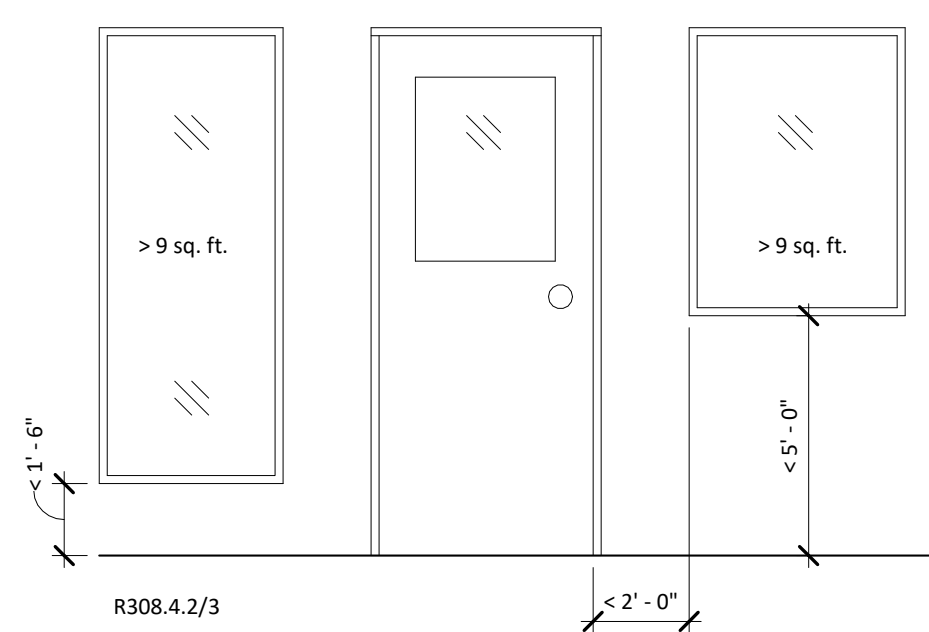
R312.2 WINDOW FALL PROTECTION
1/4" = 1'-0"



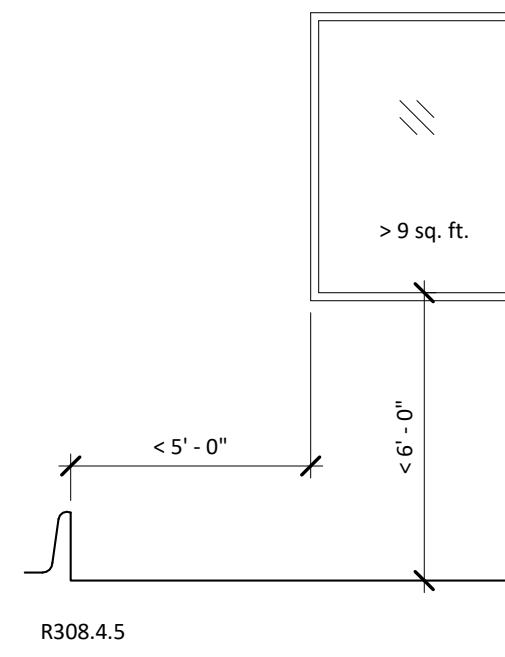
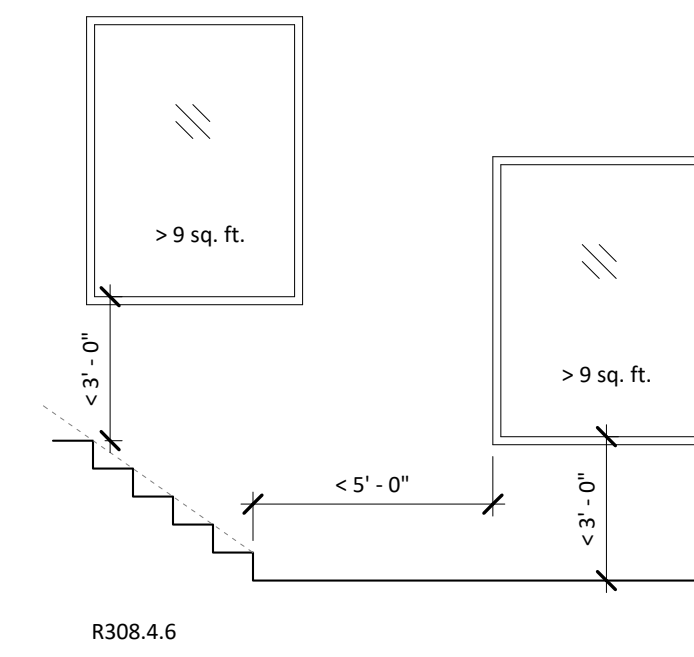
R1003.9 CHIMNEY TERMINATION
1/4" = 1'-0"



R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
1/2" = 1'-0"



R308.4 HAZARDOUS LOCATIONS
1/4" = 1'-0"



Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

PERMIT SET
04/28/2023

LIMITATIONS

005

Salmela architect

630 W. 4th Street Duluth MN 55806
www.salmelaarchitect.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. Registration No. # 1800111111/XX/2023

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. Registrat... No # 1800

NOT FOR CONSTRUCTION

Ray Boroumand

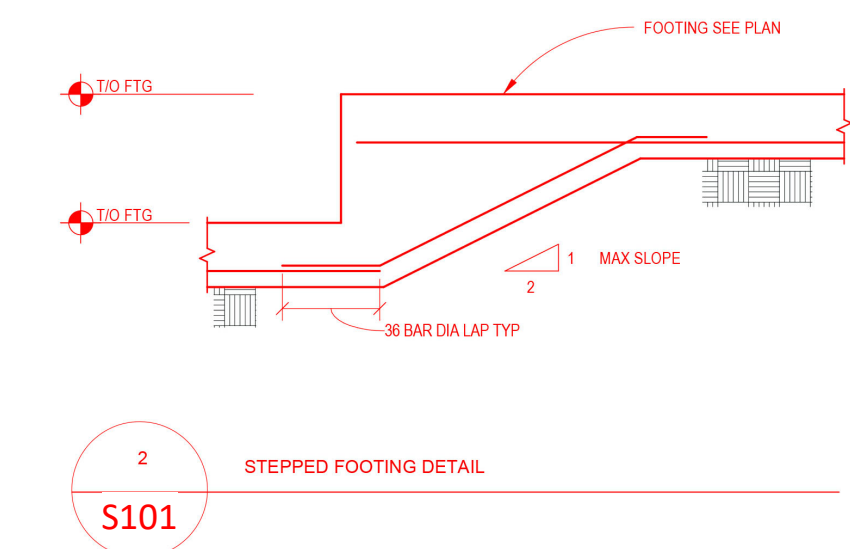
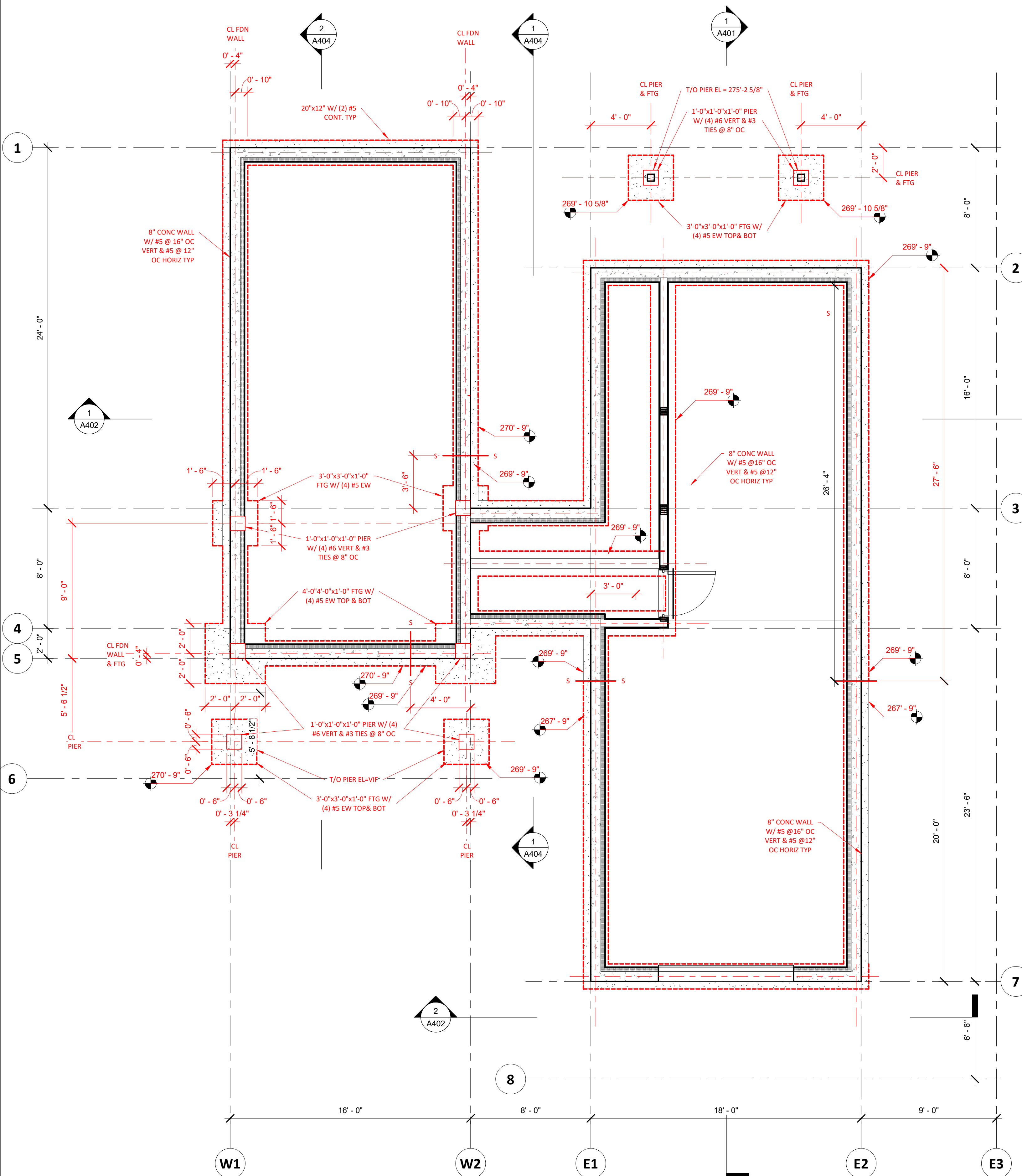
10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

PERMIT SET
04/28/2023
FOUNDATION PLAN

S100



HEADER SCHEDULE

Mark	Header	Trimmer	Jamb	Comments
H1	(3) 2x12	(2) 2x6	(2) 2x6	
H2	(2) 2x8	(1) 2x6	(1) 2x6	
H3	(2) 2x8	(1) 2x6	(2) 2x6	
H4	(2) 2x10	(1) 2x6	(2) 2x6	FACE HANGER ONE SIDE (SEE PLAN)
H5	(3) 2x12	(3) 2x6	-	
H6	(3) 2x12	(2) 2x6	(2) 2x6	
H7	(2) 2x10	(1) 2x6	(1) 2x6	
H8	(2) 2x12	(1) 2x6	(2) 2x6	
H9	(3) 2x12	(2) 2x6	(2) 2x6	FACE HANGER ONE SIDE (SEE PLAN)
H10	(2) 1.75x11.875 LVL	(2) 2x6	(2) 2x6	
H11	(3) 1.75x11.875 LVL	(3) 2x6	(2) 2x6	
H12	(3) 1.75x11.875 LVL	(3) 2x6	(1) 2x6	

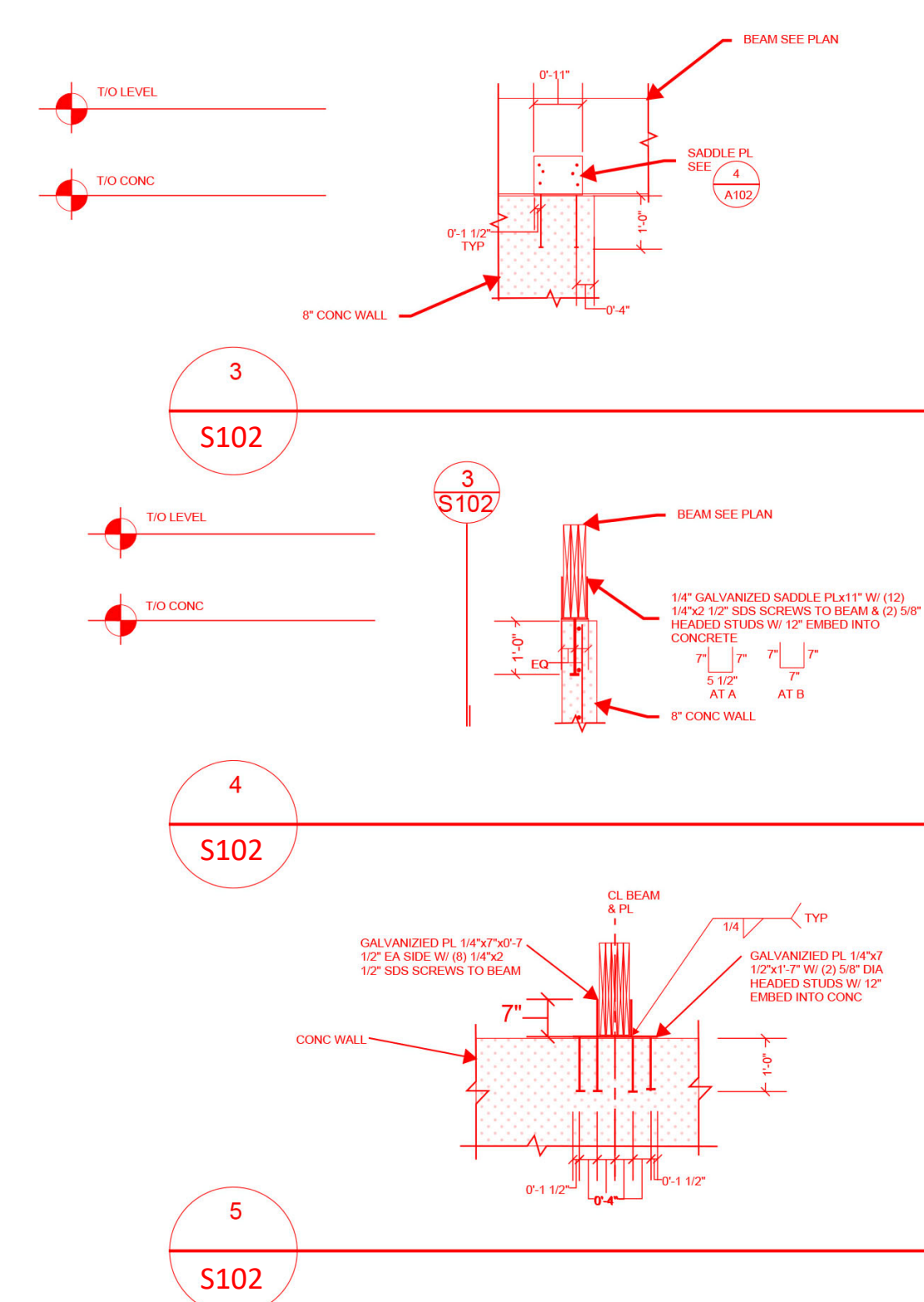
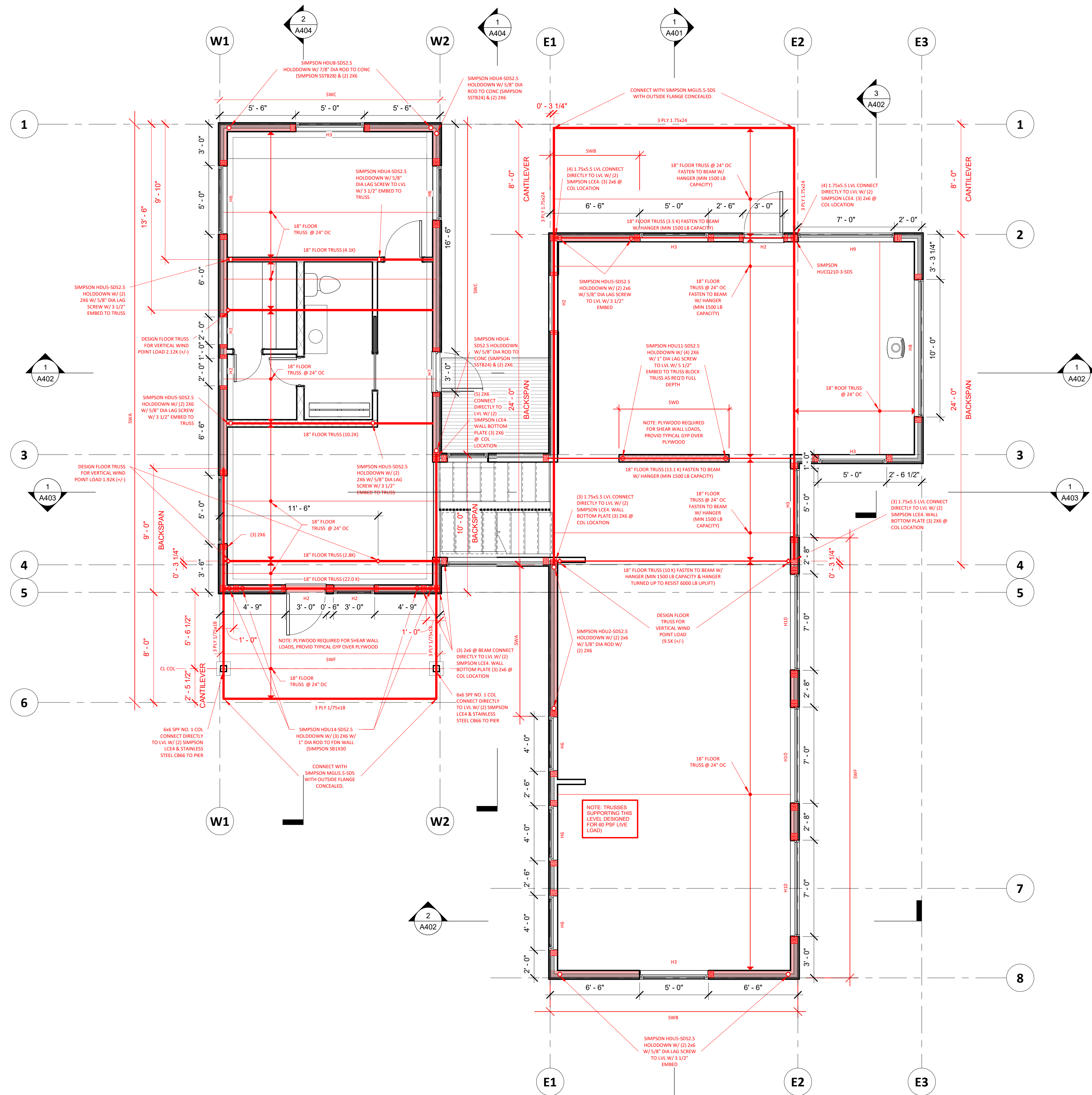
WOOD SHEAR WALL CONSTRUCTION SCHEDULE

WALL TYPE	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING			TOP AND SILL PLATE FASTENING - SEE NOTE 20			ANCHOR/BOTTOM PLATE FASTENING	
		EDGE SPACING	INTERMEDIATE SUPPORT SPACING	MINIMUM FASTENER SIZE	SEE NOTE	SIMPSON OR USP CLIP ANGLE	COMMON OR FRAMING NAILS	TO CONCRETE	TO WOOD
SWA	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	6"	12"	8d COMMON OR GALVANIZED BOX NAIL	16, 18	L580 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		
SWB	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	4"	12"	8d COMMON OR GALVANIZED BOX NAIL	16, 18	L580 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		5/8" DIA LAG SCREW W/ EMBED 3" @ 12" OC
SWC	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	3"	12"	8d COMMON OR GALVANIZED BOX NAIL	17 TO 19	L580 OR MP9 AT 16" OC	16d AT 3" OR 3" x 0.131 AT 2"		5/8" DIA ROD EMBED 7" INTO FDN WALL @ 32" OC
SWD	1 LAYER 15/32" OSB OR PLYWOOD ONE SIDE OF WALL - BLOCKED	2"	12"	8d COMMON OR GALVANIZED BOX NAIL	17 TO 19	L580 OR MP9 AT 12" OC	16d AT 2"		
SWE	2 LAYERS 5/8" GYP BOARD BOTH SIDES OF WALL - BLOCKED	9" BASE PLY 7" FACE PLY	9" BASE PLY 7" FACE PLY	BASE PLY - 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL OR 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL OR 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL OR 8d COMMON OR 1 1/2" LONG WALLBOARD NAIL	11 TO 15	A35 OR MP41 AT 12" OC	16d AT 4" OR 3" x 0.131 AT 3"		5/8" DIA LAG SCREW W/ EMBED 3" @ 8" OC
SWF	1 LAYER 15/32" OSB OR PLYWOOD BOTH SIDES OF WALL - BLOCKED	2"	12"	10d COMMON OR GALVANIZED BOX NAIL	11 TO 15	L580 OR MP9 AT 6" OC	16d AT 2"		

- NOTES:
- PROVIDE 2 STUDS AT EACH END OF SHEAR WALL UNO. END STUDS SHALL RECEIVE EDGE NAILING.
 - ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
 - PANEL JOINTS SHALL OCCUR AT THE CENTERLINE OF STUDS AND BLOCKING.
 - VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
 - CONTRACTOR'S OPTION. PROVIDE CLIPS AT TOP AND SILL PLATE BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
 - SEE SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHORAGE TO SUPPORT MATERIAL.
 - SEE HOLD DOWN SCHEDULE FOR HOLD DOWN INFORMATION.
 - PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
 - TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2' OC.
 - ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED.
 - ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120" DIA AND HAVE MINIMUM 3/8" HEAD TO FRAMING MEMBERS.
 - 12 STAPLES SHALL BE GALVANIZED, HAVE 7/16" MINIMUM CROWN WIDTH AND BE INSTALLED PARALLEL TO FRAMING MEMBERS.
 - 8d NAILS MAY BE SUBSTITUTED WITH NO. 8 1 7/8" TYPE S OR DRYWALL SCREWS.
 - PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
 - BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE WALL STUD SIZE.
 - BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
 - STAGGER NAILS.
 - PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" MIN AT 8d NAIL.
 - TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2' OC.
 - USE EITHER SPECIFIED CLIP ANGLE OR NAILING AS SPECIFIED BY REFERRING DETAIL.

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NOT FOR CONSTRUCTION



1 LEVEL W1 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E1 - STRUCTURAL
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023
LOWER LEVELS
FRAMING

S102

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Registration No. # 1800

NOT FOR CONSTRUCTION

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Weston, CT 06883

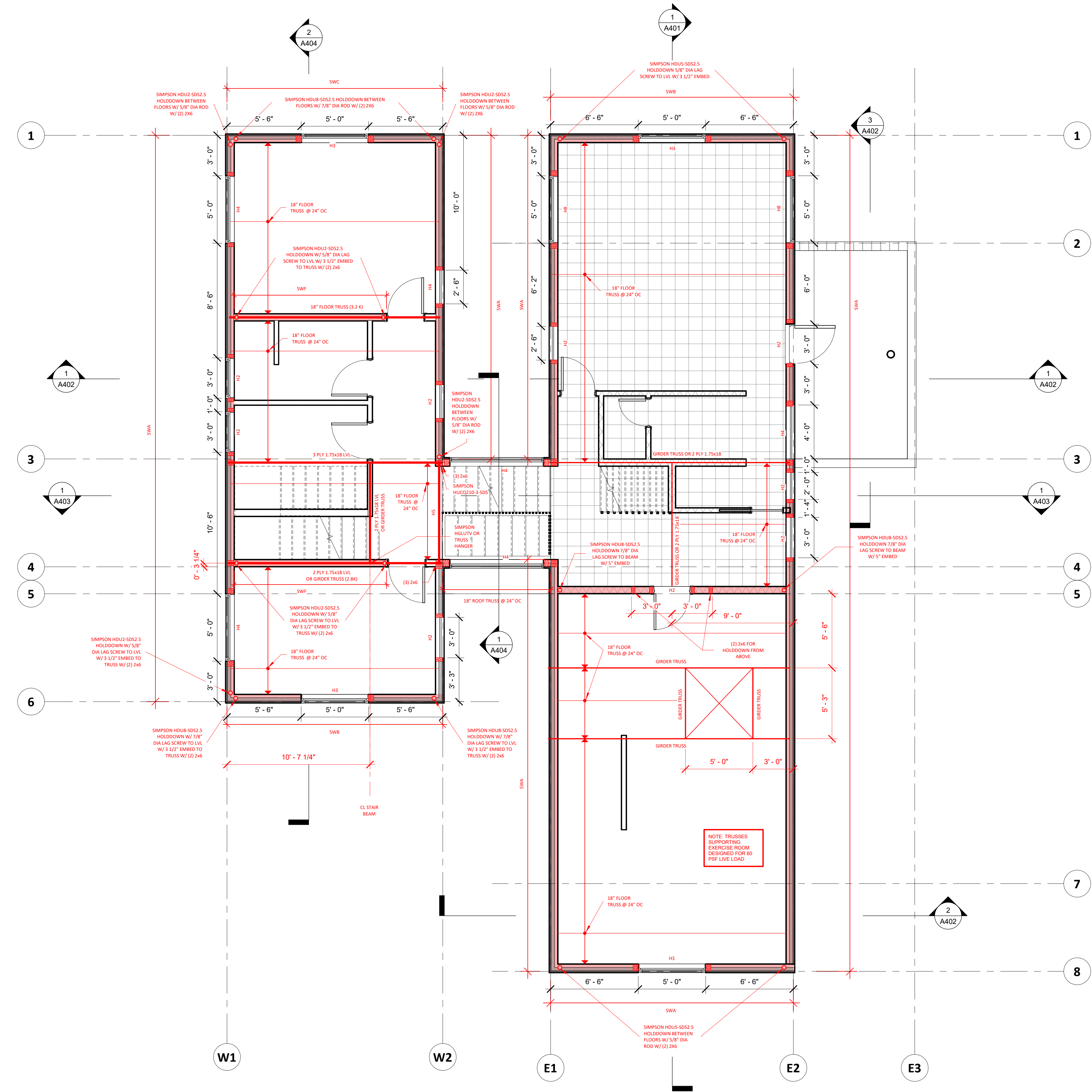
REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023

UPPER LEVELS
FRAMING

S103

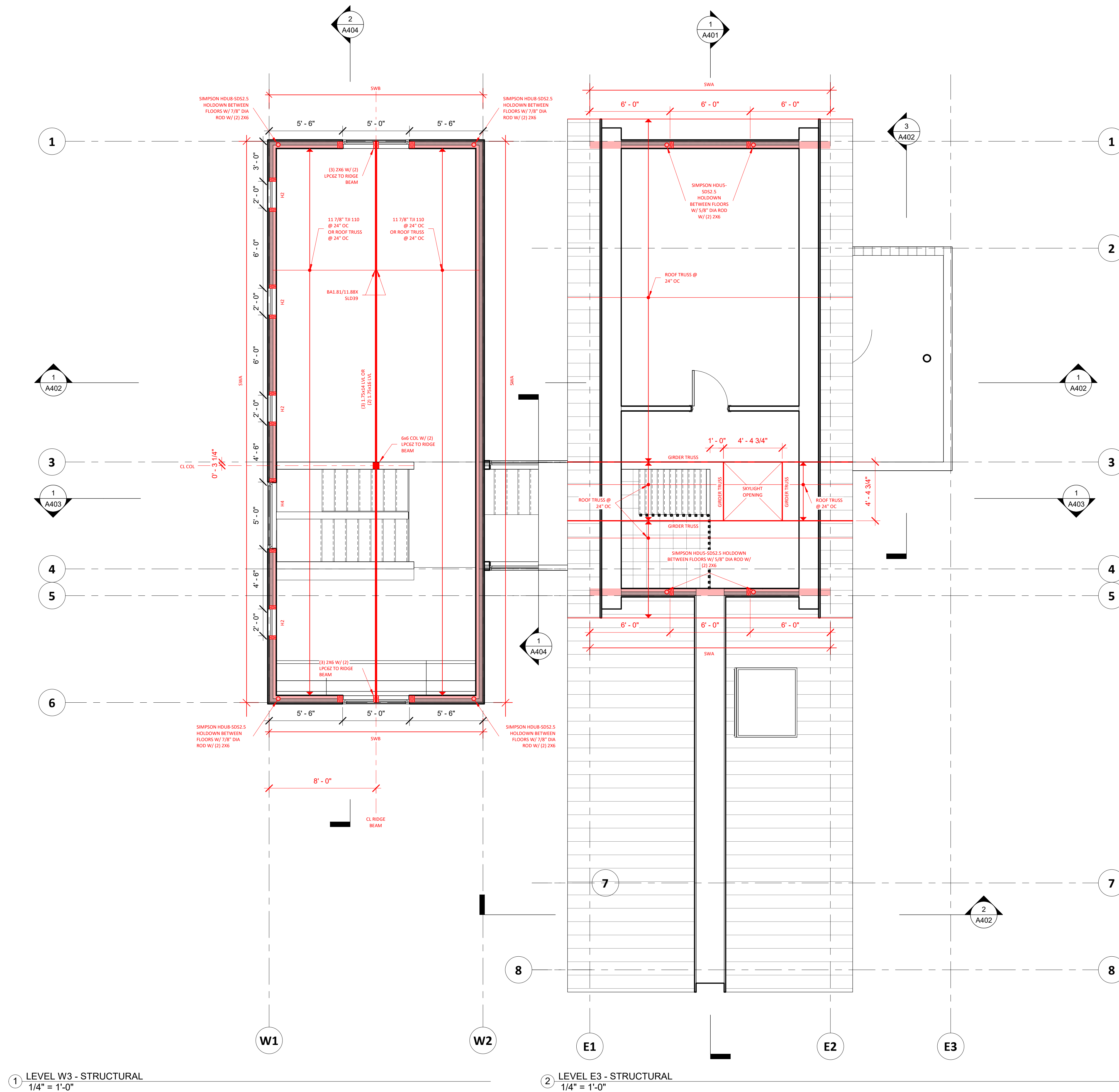


1 LEVEL W2 - STRUCTURAL
1/4" = 1'-0"

2 LEVEL E2 - STRUCTURAL
1/4" = 1'-0"

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① LEVEL W3 - STRUCTURAL
1/4" = 1'-0"

② LEVEL E3 - STRUCTURAL
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

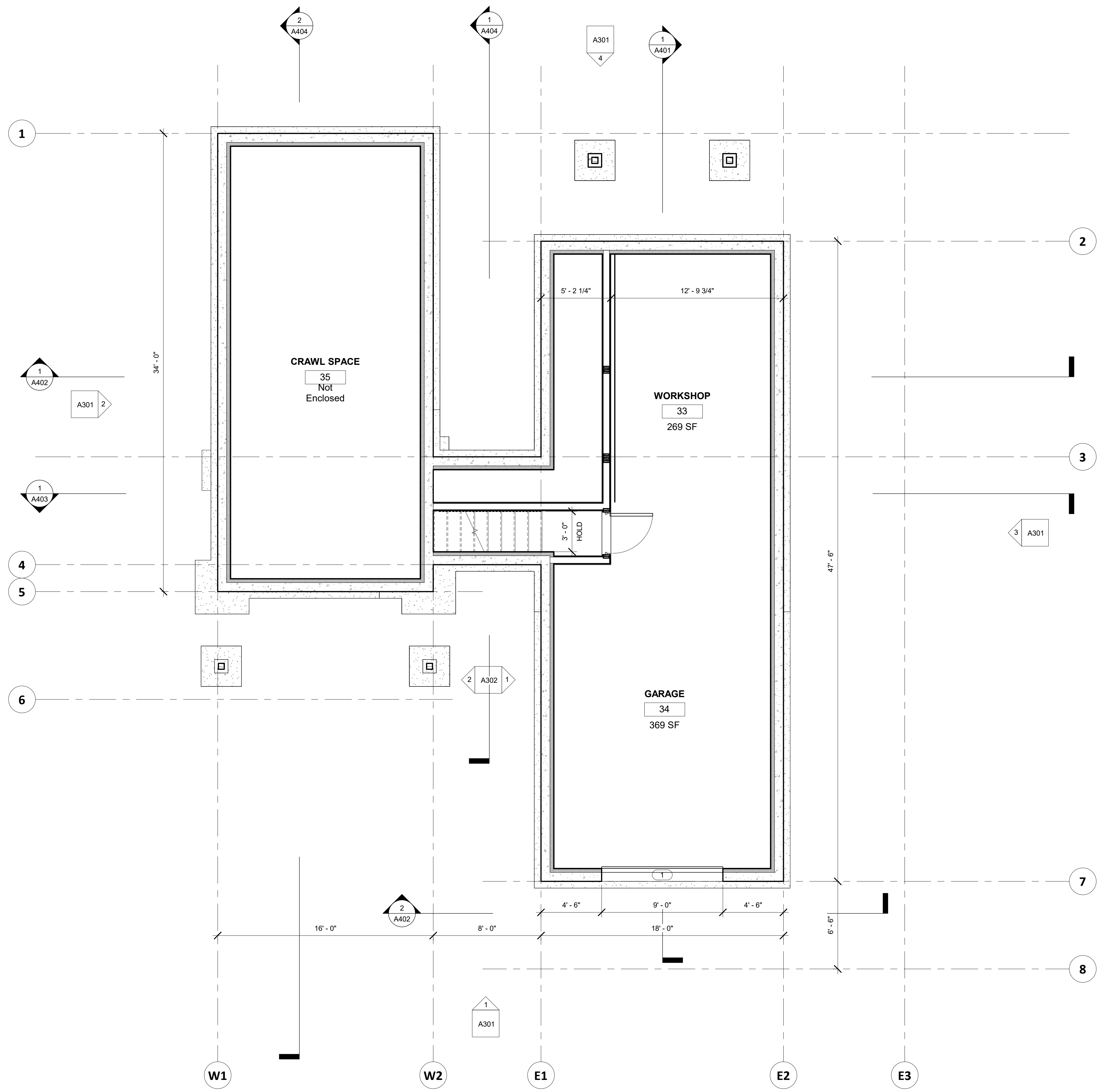
PERMIT SET
04/28/2023

ROOF FRAMING

S104

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NOT FOR CONSTRUCTION



1 LEVEL 0
1/4" = 1'-0"

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PERMIT SET
04/28/2023
GARAGE LEVEL

A101

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NOT FOR CONSTRUCTION

Ray Boroumand

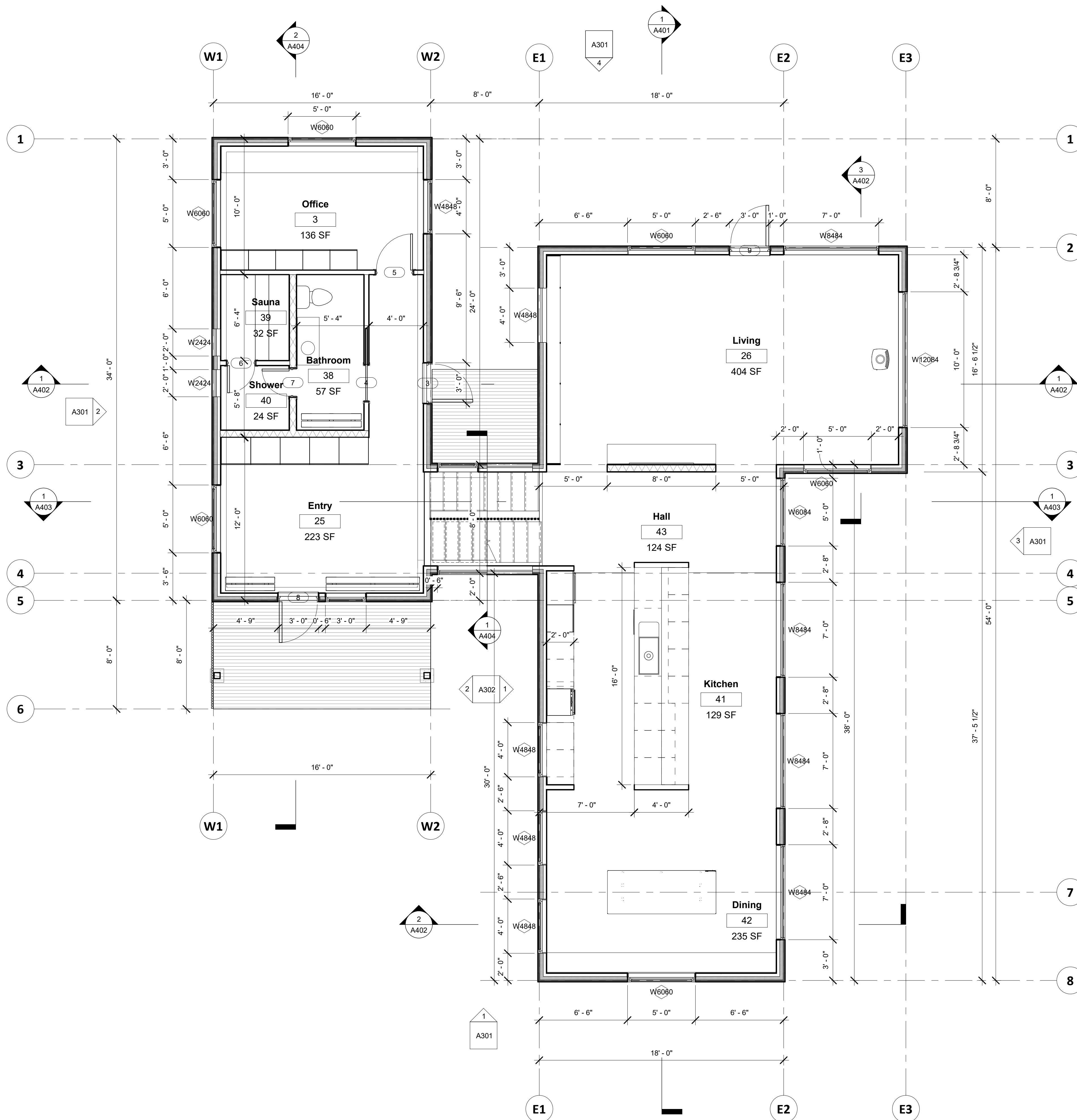
10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023
LOWER LEVELS

A102

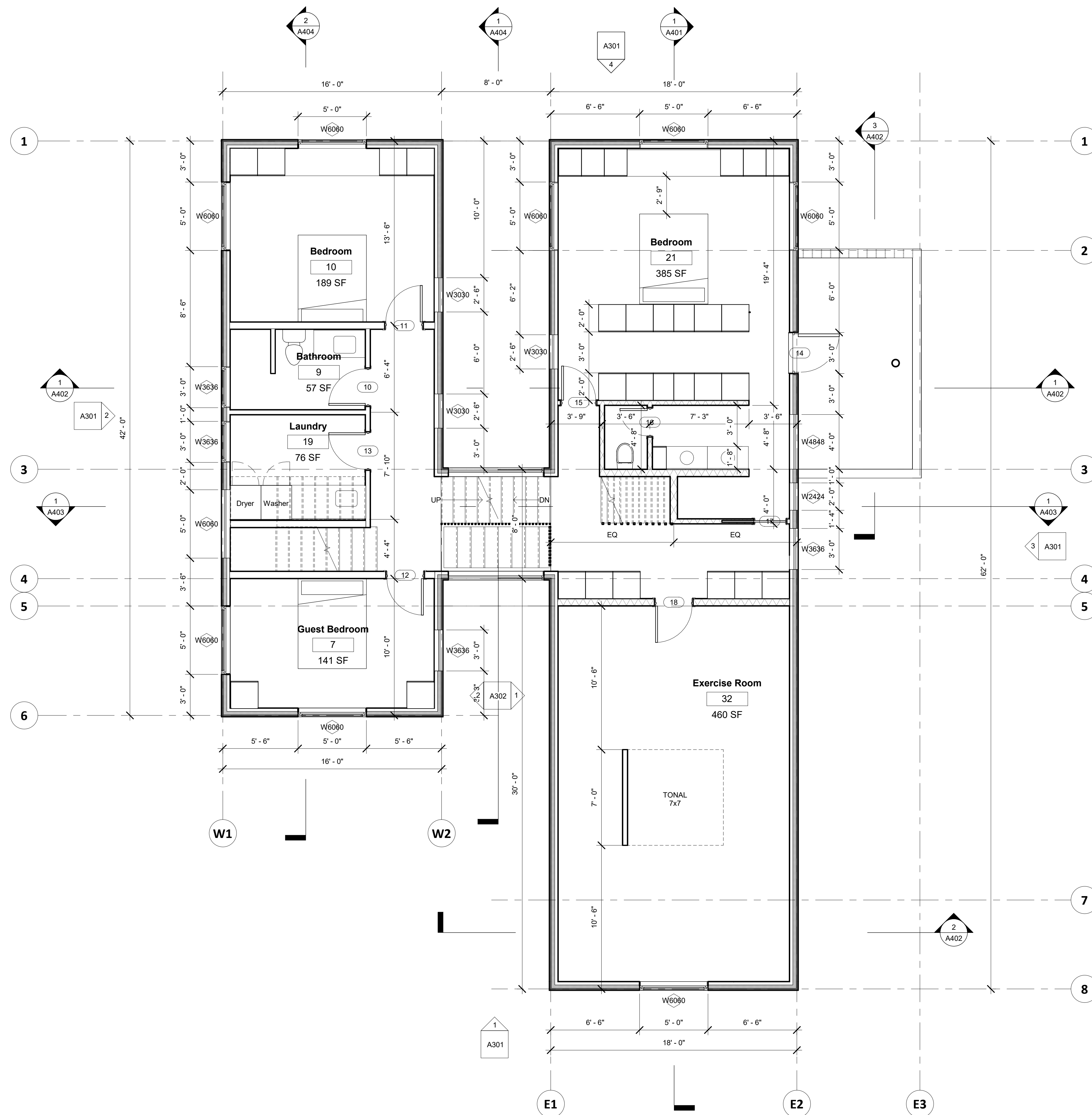


① LEVEL W1
1/4" = 1'-0"

② LEVEL E1
1/4" = 1'-0"

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NOT FOR CONSTRUCTION



1 LEVEL W2
1/4" = 1'-0"

2 LEVEL E2
1/4" = 1'-0"

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Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023
UPPER LEVELS

A103

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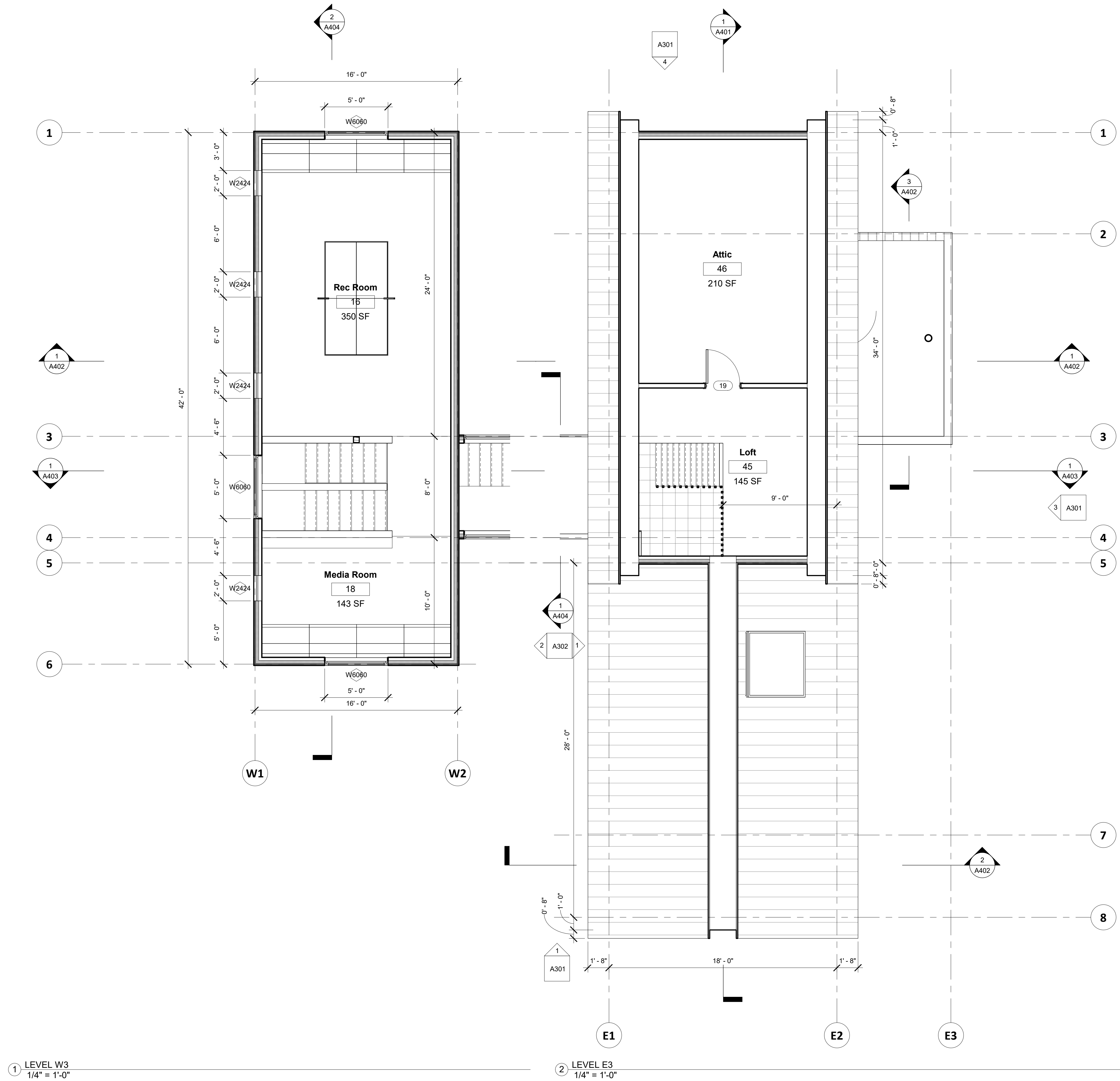
REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023

LOFT LEVELS

A104

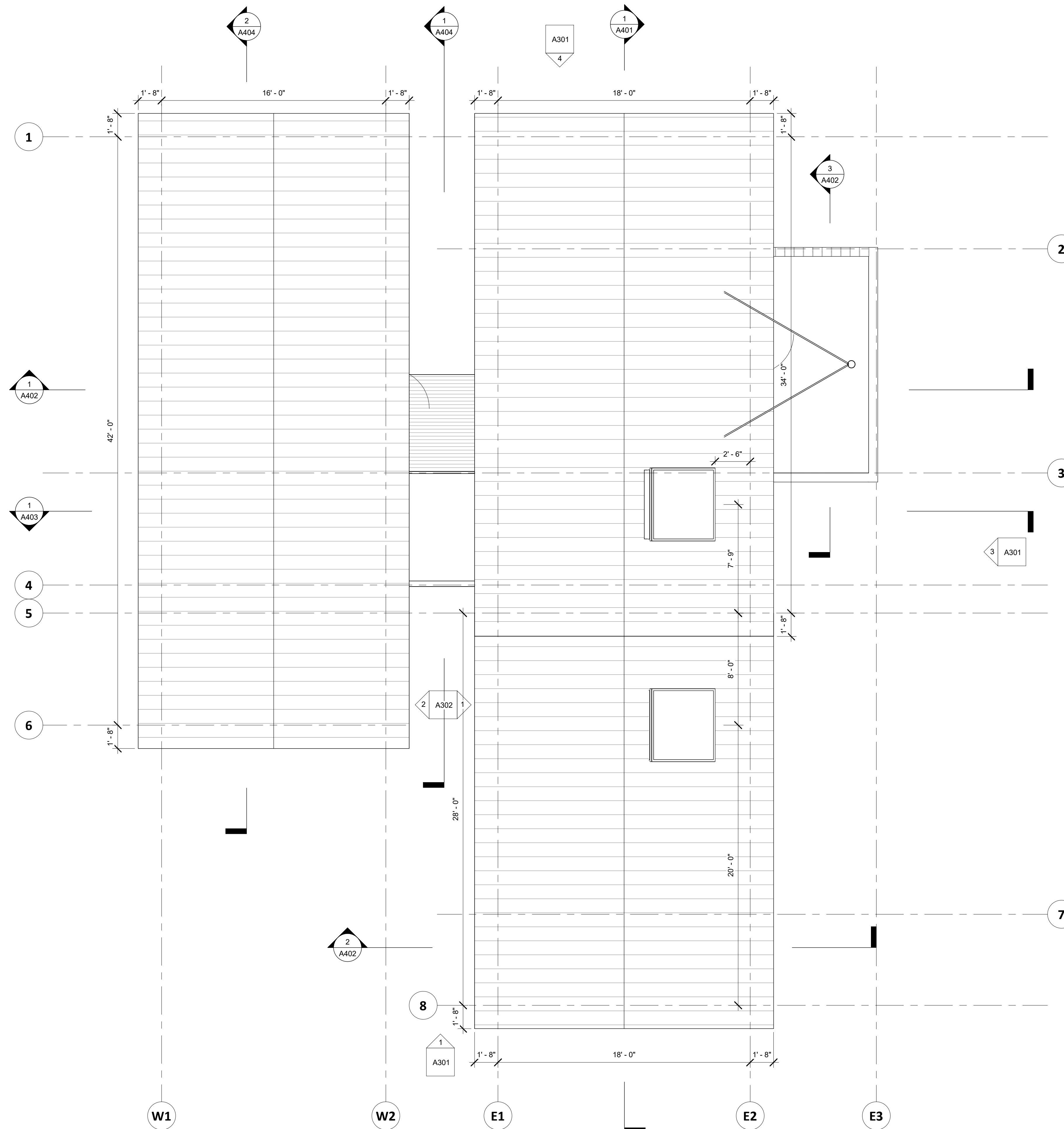


1 LEVEL W3
1/4" = 1'-0"

2 LEVEL E3
1/4" = 1'-0"

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NOT FOR CONSTRUCTION



1 ROOF
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

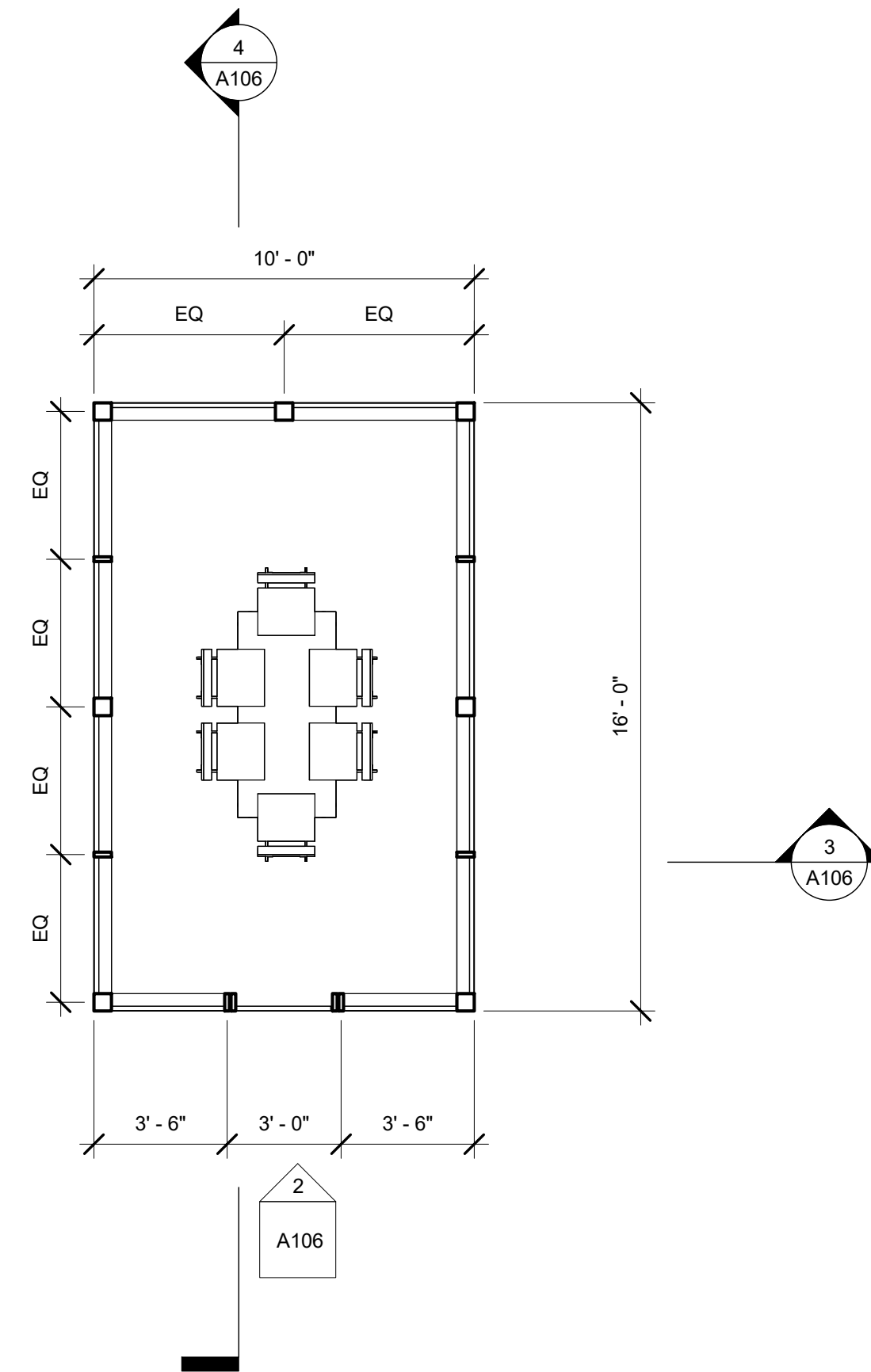
PERMIT SET
04/28/2023

ROOF PLAN

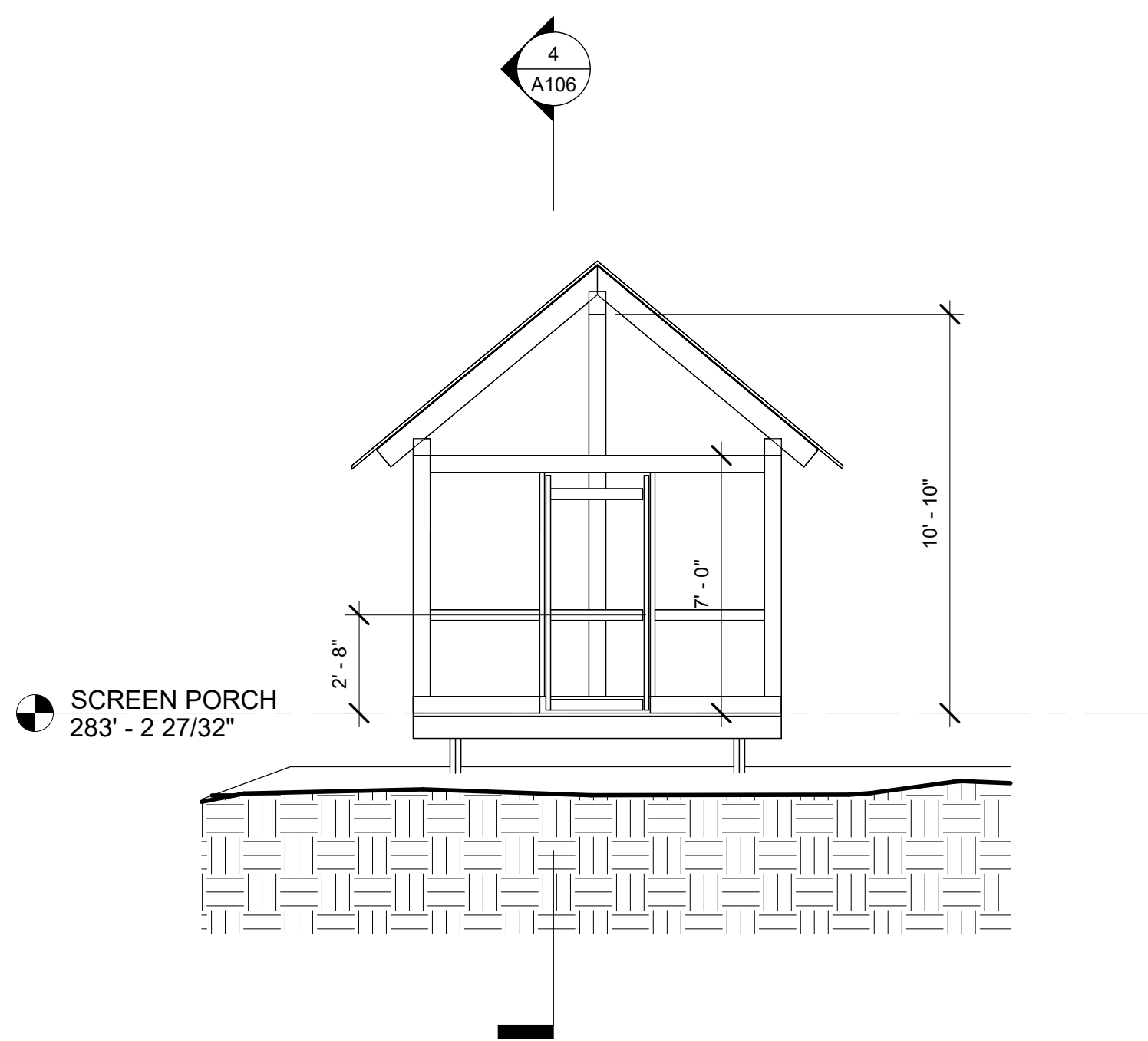
A105

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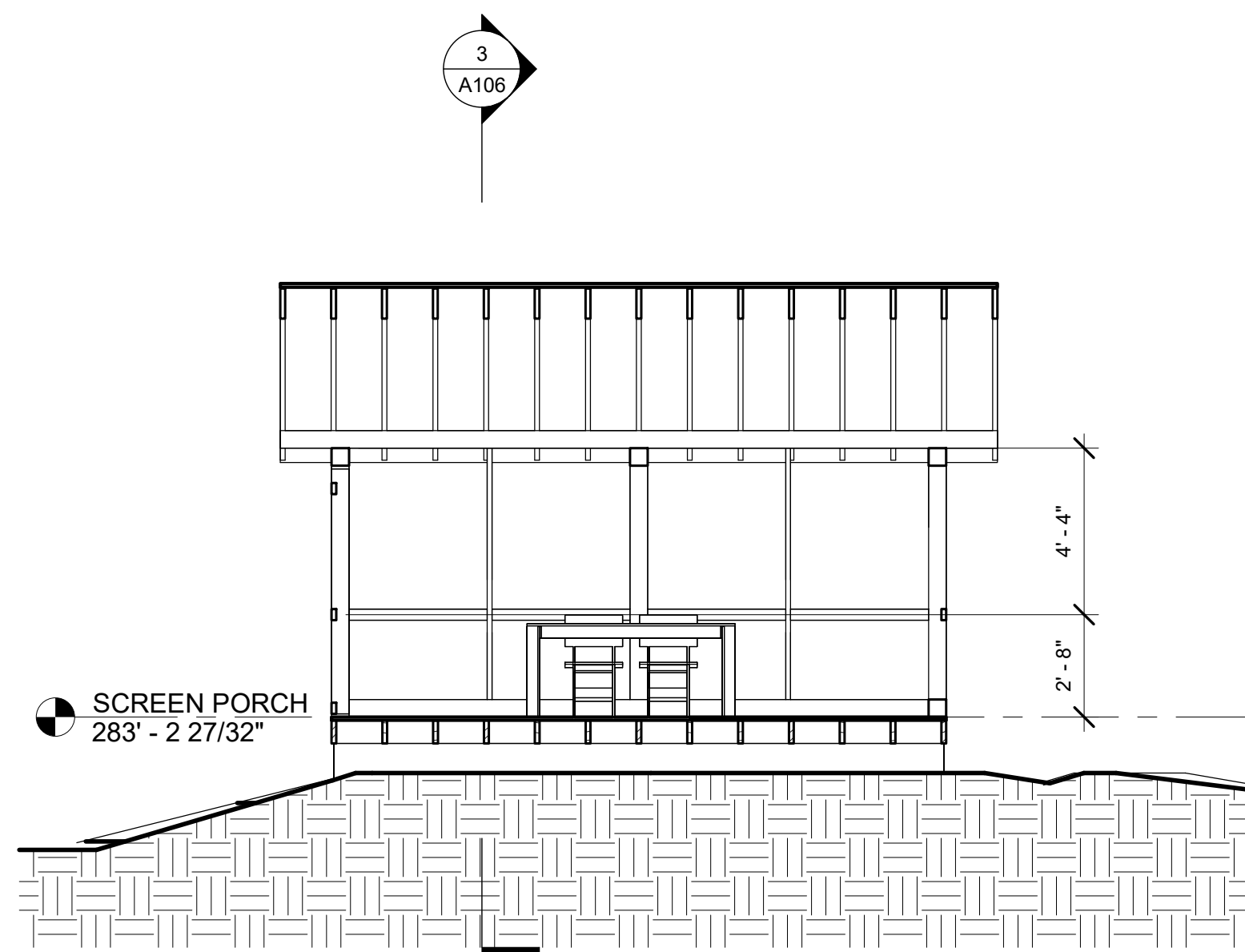
NOT FOR CONSTRUCTION



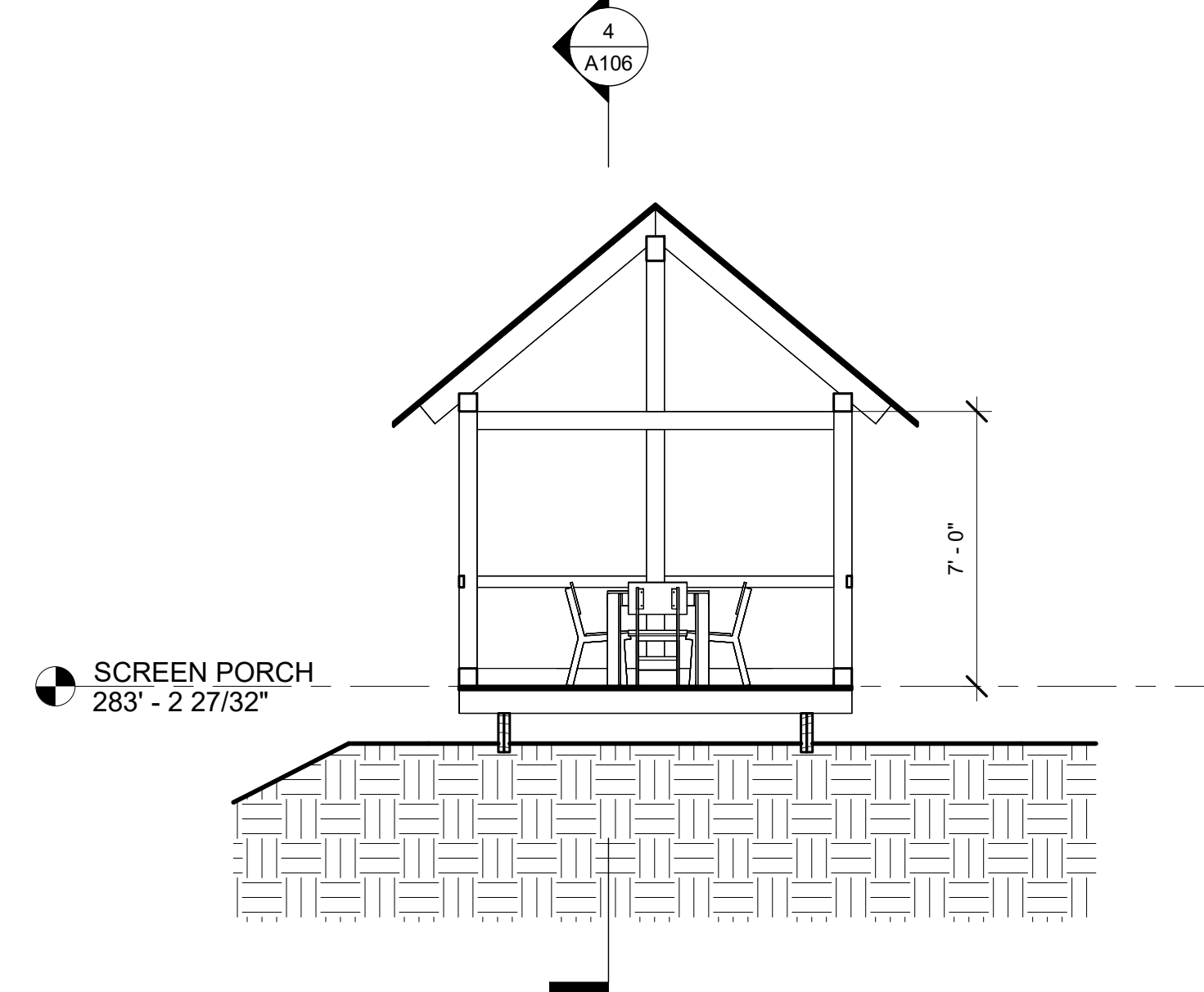
1 SCREEN PORCH
1/4" = 1'-0"



2 Elevation - Screen Porch
1/4" = 1'-0"



3 NS SECTION - SCREEN PORCH
1/4" = 1'-0"



4 EW SECTION - SCREEN PORCH
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

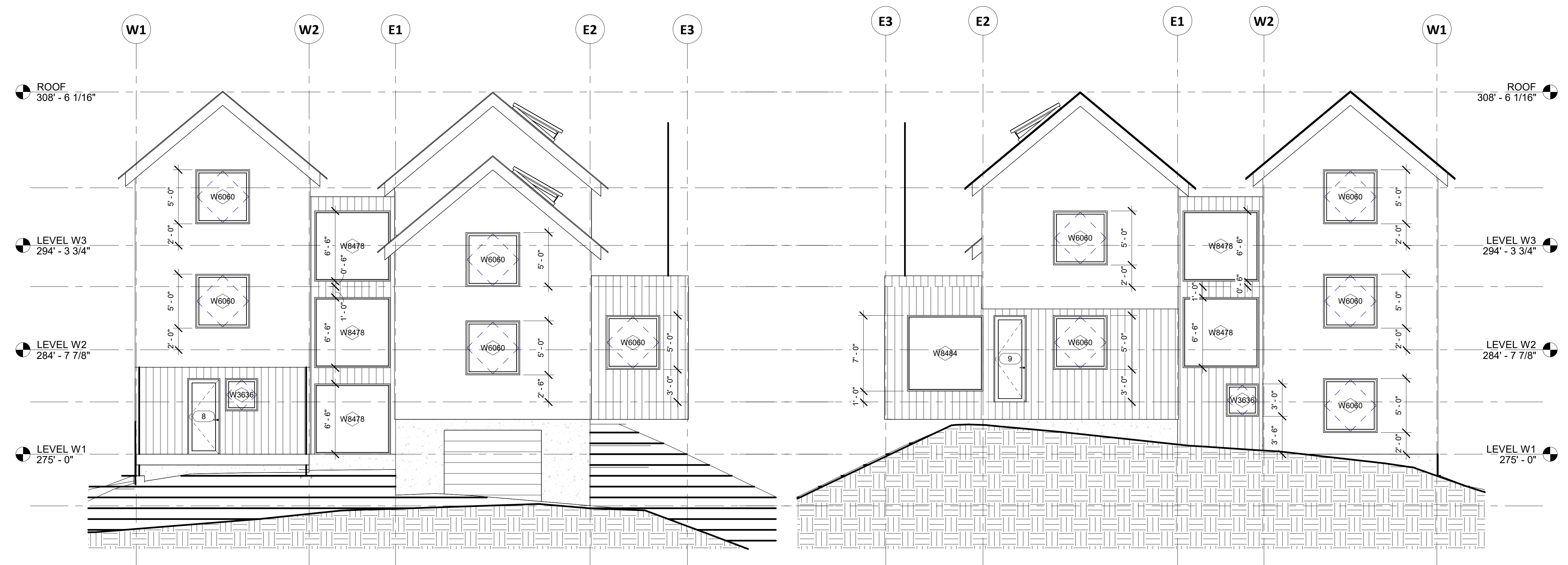
No.	Description	Date

PERMIT SET
04/28/2023
SCREEN PORCH

A106

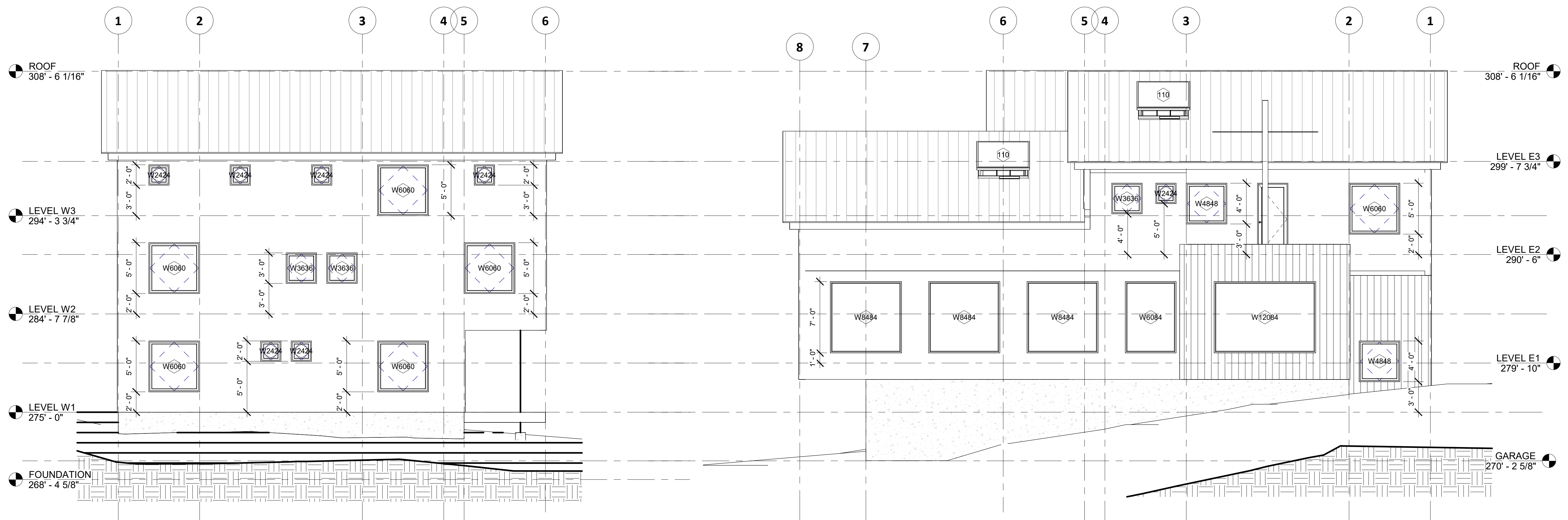
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. Registrat... No # 1800.../X/2023

NOT FOR CONSTRUCTION



1 SOUTH ELEVATION
3/16" = 1'-0"

4 NORTH ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

3 EAST ELEVATION
3/16" = 1'-0"

Ray Boroumand

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Weston, CT 06883

REVISIONS:

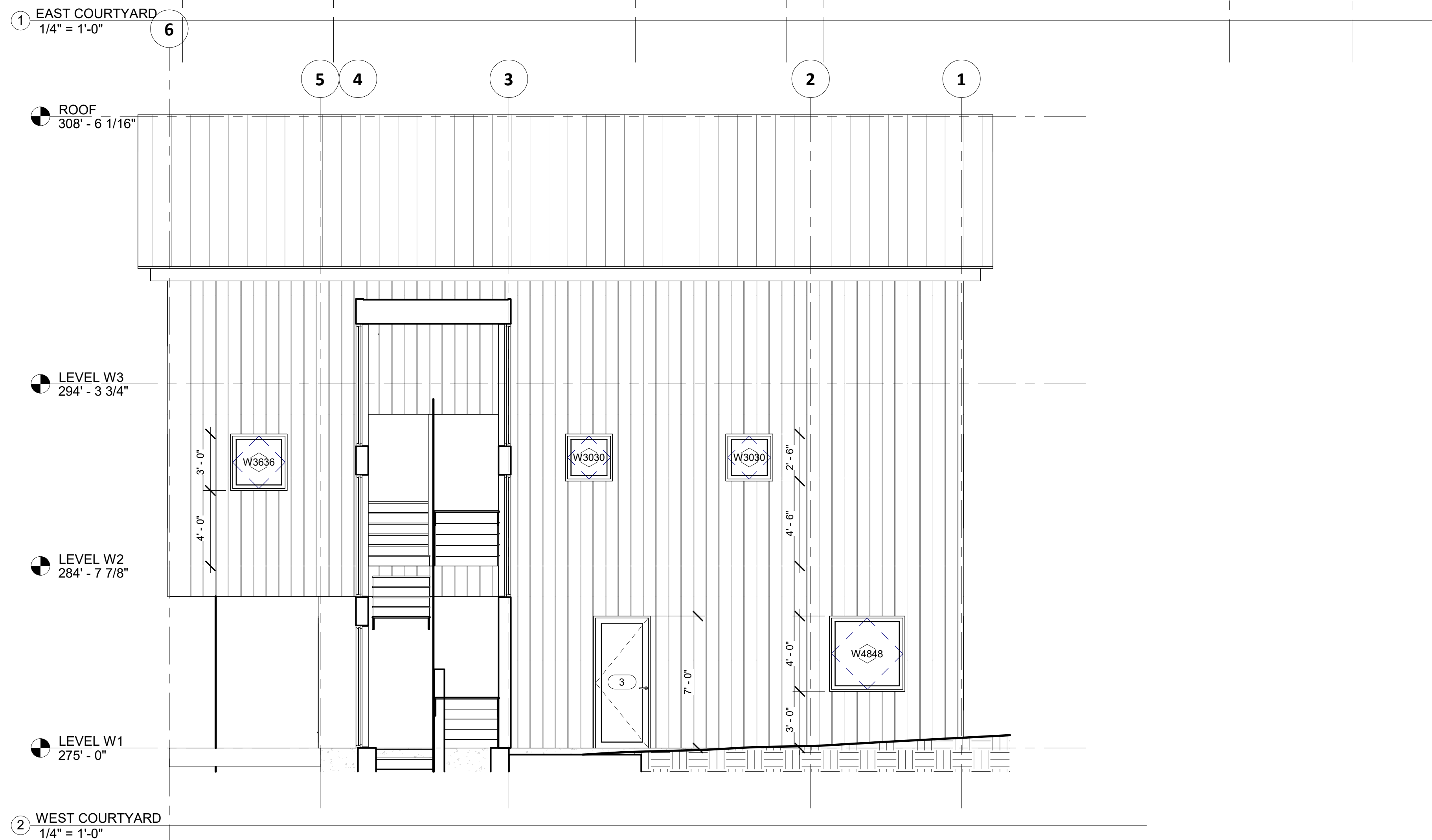
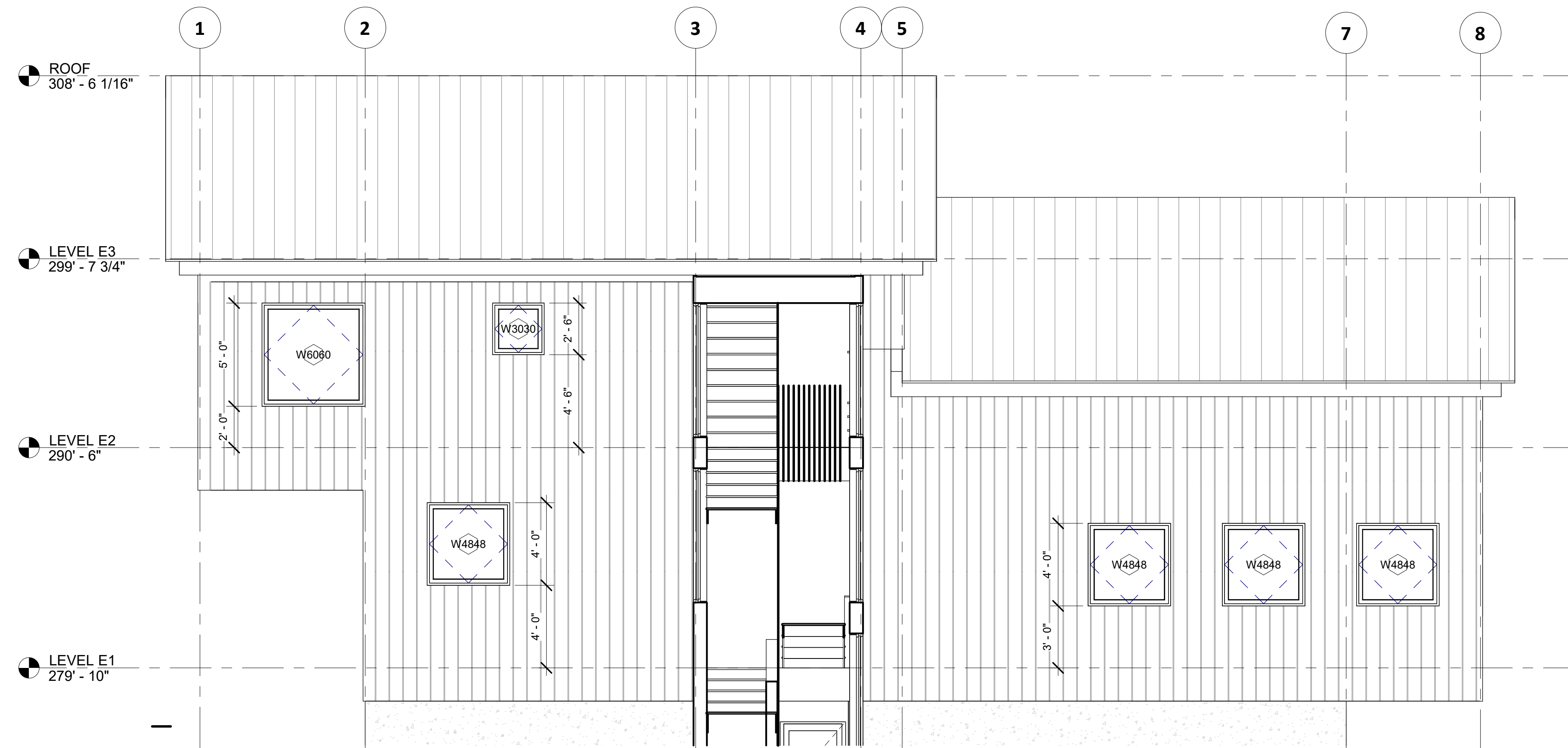
No.	Description	Date

PERMIT SET
04/28/2023
ELEVATIONS

A301

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10 Tiffany Ln
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REVISIONS:

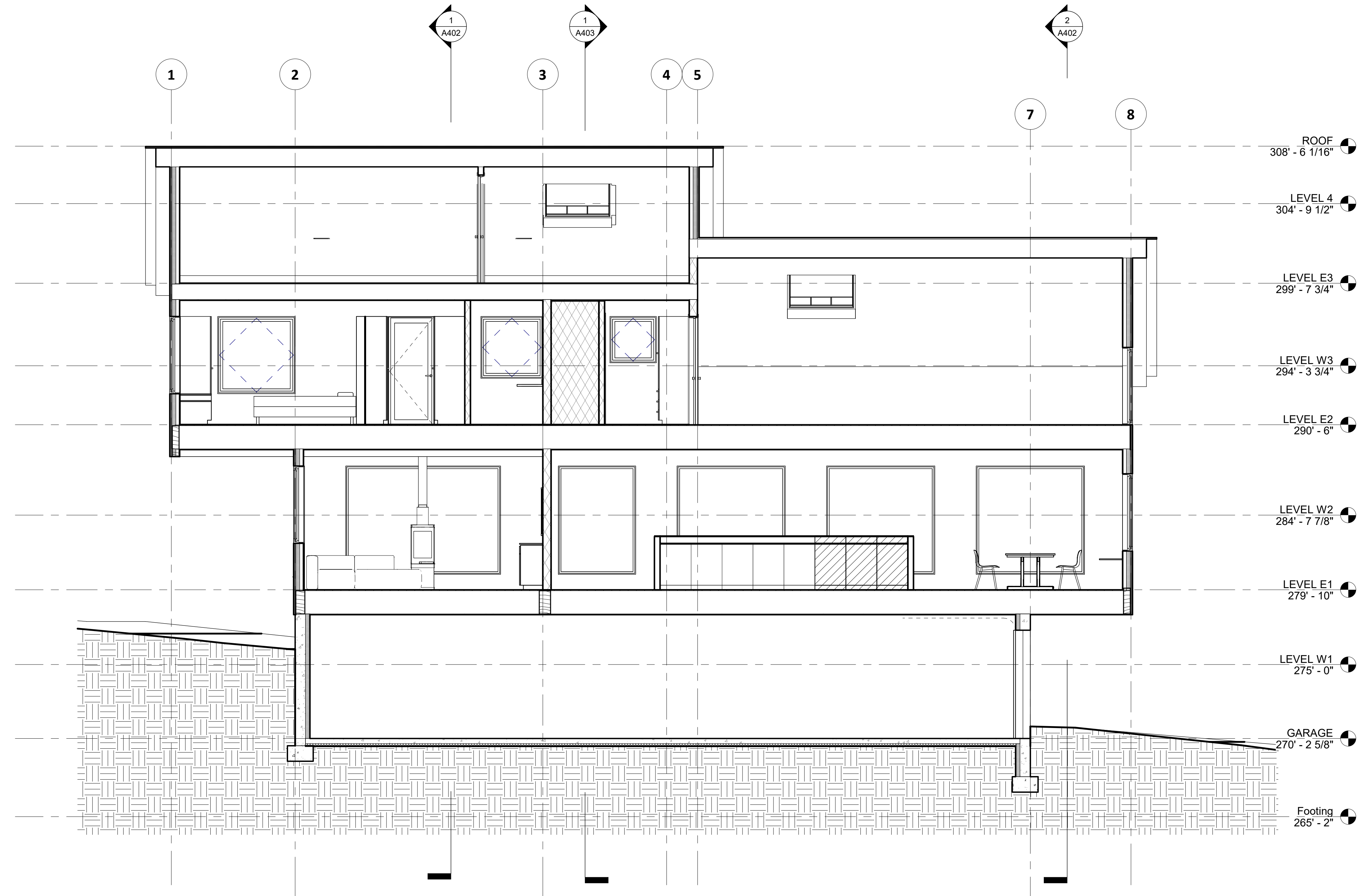
No.	Description	Date
-----	-------------	------

PERMIT SET
04/28/2023
ELEVATIONS

A302

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NOT FOR CONSTRUCTION



1 NS SECTION - EAST WING
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

PERMIT SET
04/28/2023
SECTIONS

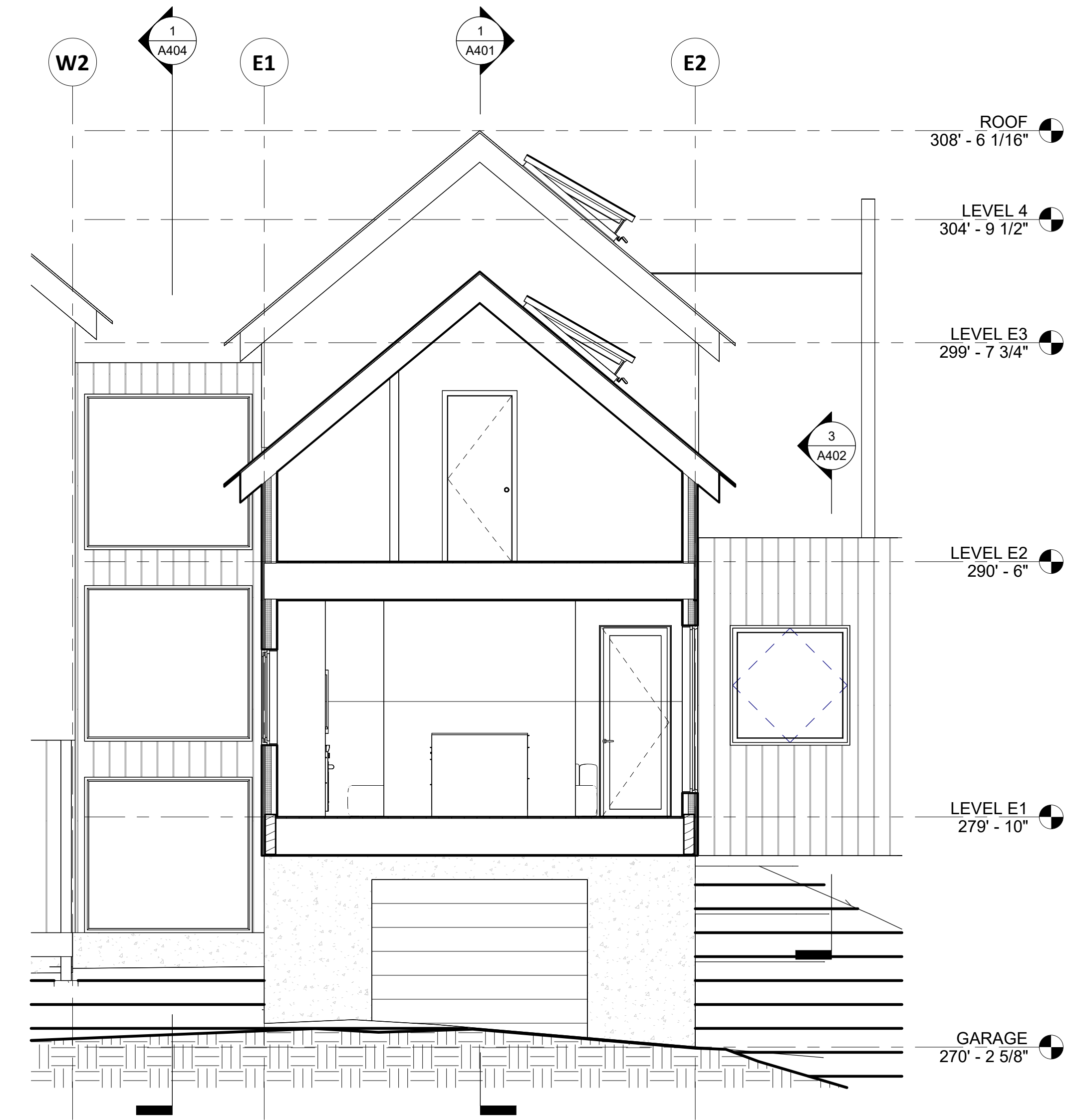
A401

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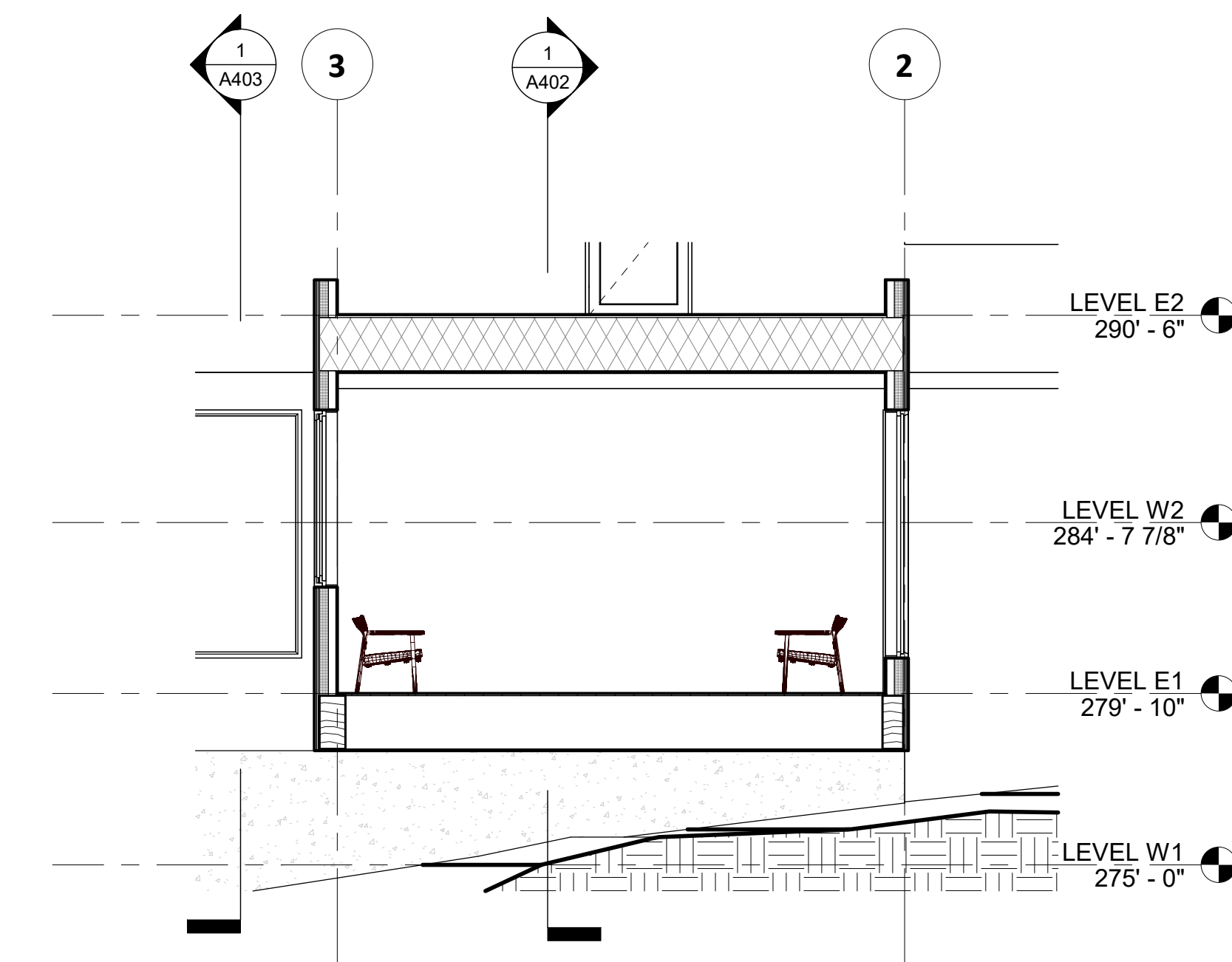
NOT FOR CONSTRUCTION



1 EW SECTION - LIVINGROOM
1/4" = 1'-0"



2 EW SECTION - EAST WING
1/4" = 1'-0"



3 NS SECTION - LIVING ROOM CANT.
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
04/28/2023

SECTIONS

A402

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NOT FOR CONSTRUCTION



1 EW SECTION - LINK
1/4" = 1'-0"

Ray
Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date
-----	-------------	------

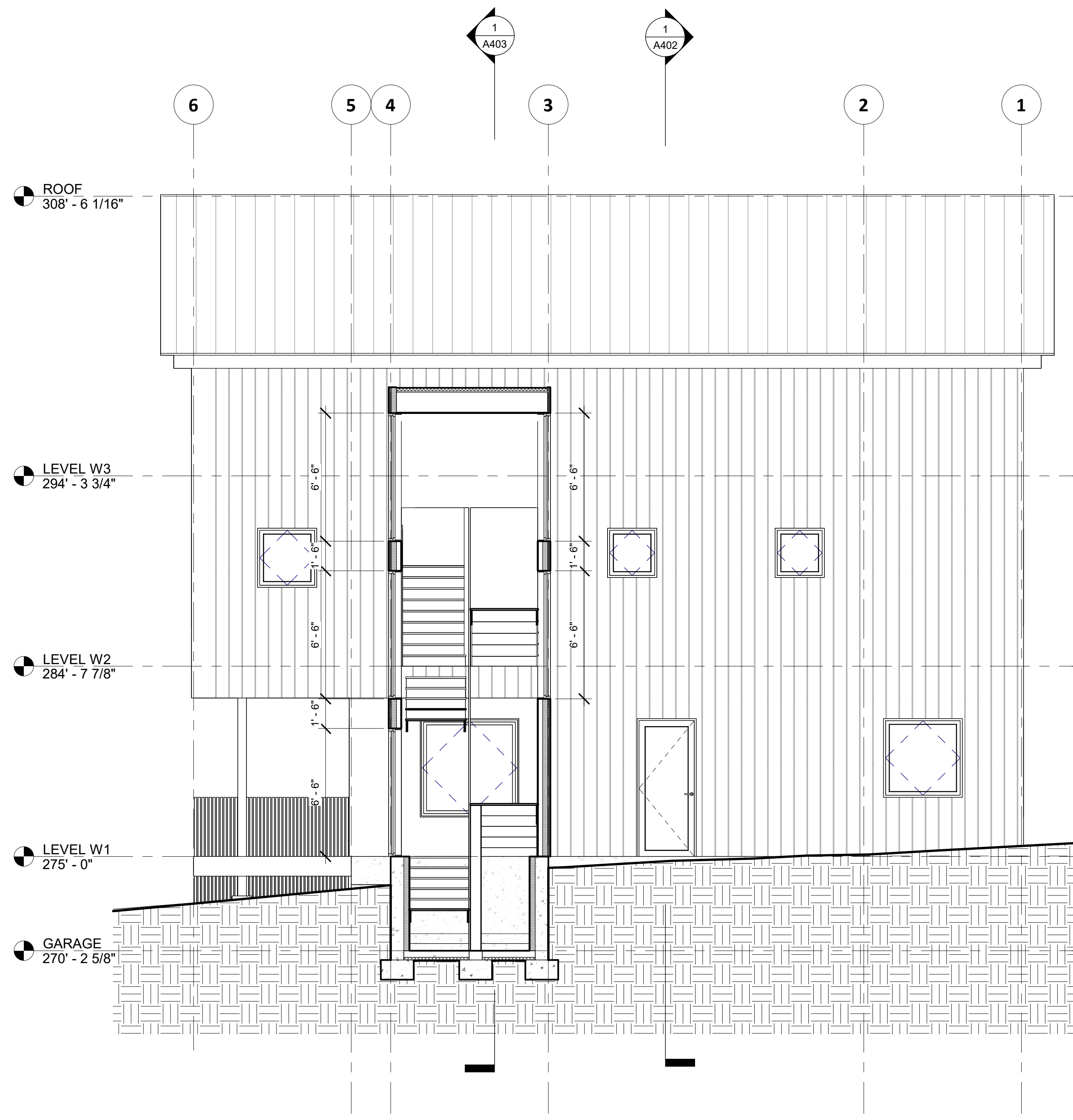
PERMIT SET
04/28/2023

SECTIONS

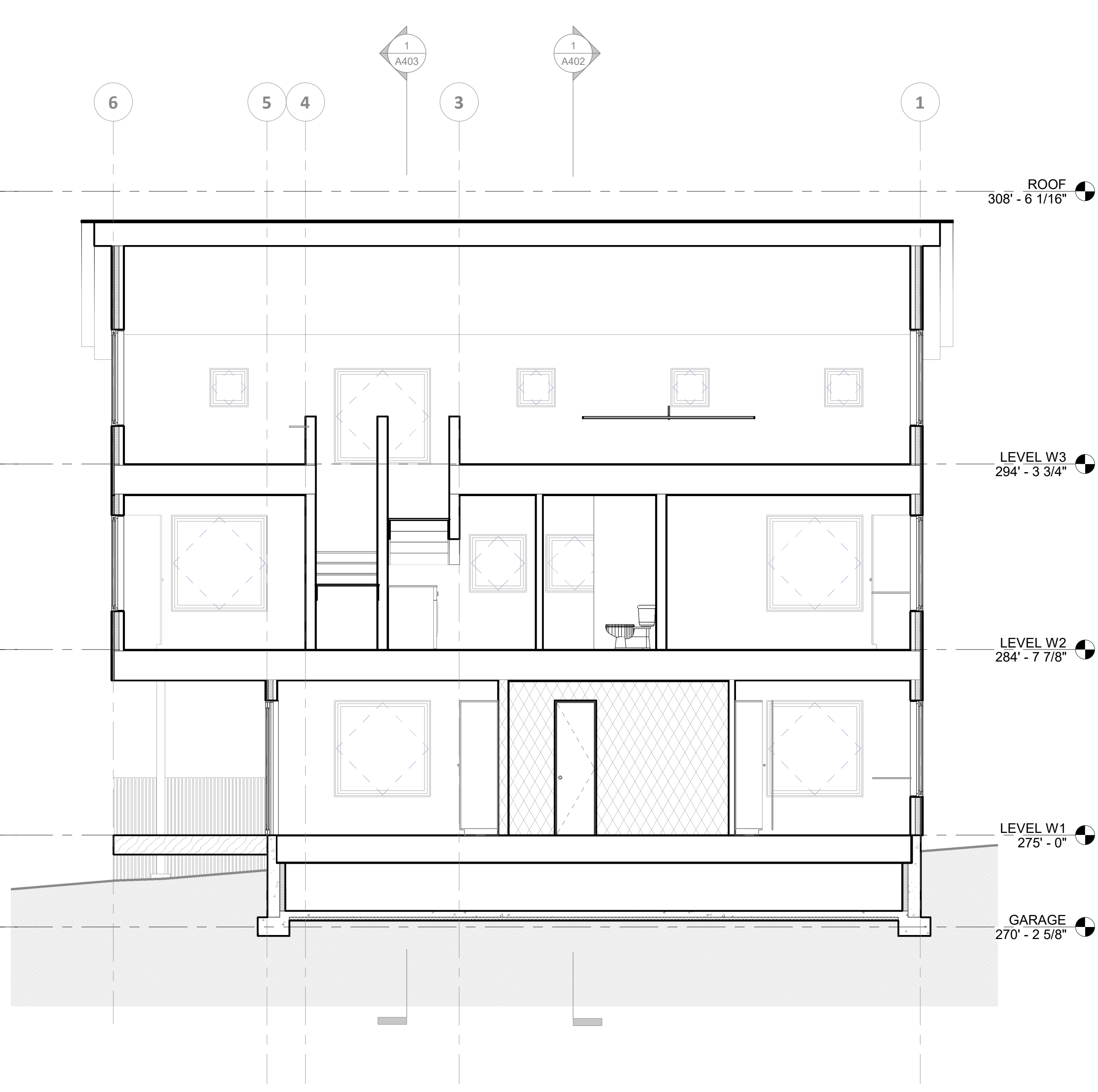
A403

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NOT FOR CONSTRUCTION



① NS SECTION - LINK
1/4" = 1'-0"



② NS SECTION - WEST WING
1/4" = 1'-0"

Ray Boroumand

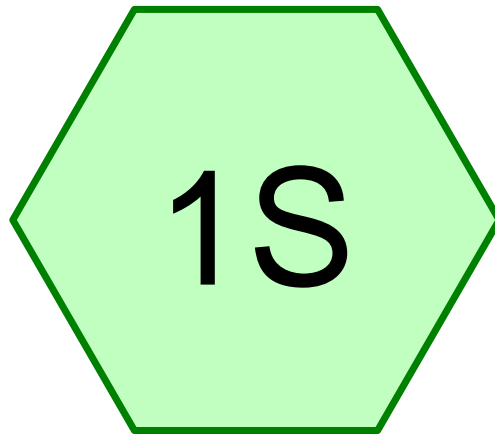
10 Tiffany Ln
Weston, CT 06883

REVISIONS:

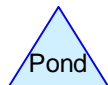
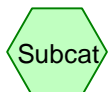
No.	Description	Date

PERMIT SET
04/28/2023
SECTIONS

A404



Existing Conditions



Routing Diagram for 1911Existing

Prepared by Fairfield County Engineering LLC, Printed 4/28/2023
HydroCAD® 10.00-26 s/n 06020 © 2020 HydroCAD Software Solutions LLC

1911Existing

Summary for Subcatchment 1S: Existing Conditions

Runoff = 32.13 cfs @ 12.07 hrs, Volume= 2.296 af, Depth> 5.61"

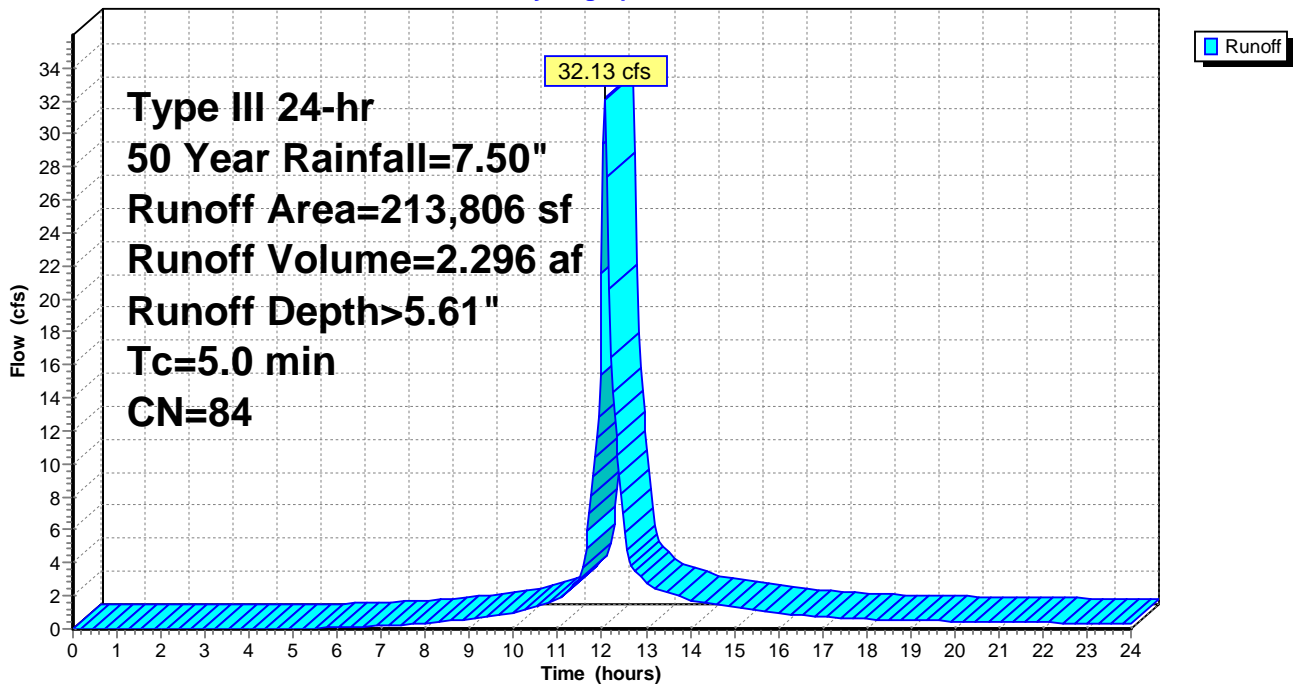
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
Type III 24-hr 50 Year Rainfall=7.50"

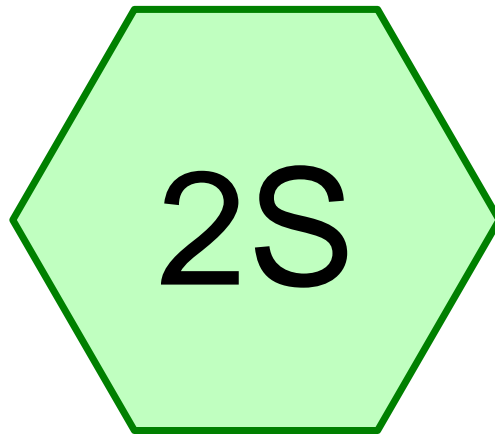
Area (sf)	CN	Description
213,806	84	50-75% Grass cover, Fair, HSG D
213,806		100.00% Pervious Area

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

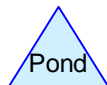
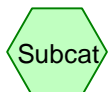
Subcatchment 1S: Existing Conditions

Hydrograph





Proposed Conditions



Routing Diagram for 1911Proposed

Prepared by Fairfield County Engineering LLC, Printed 4/28/2023
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1911Proposed

Prepared by Fairfield County Engineering LLC
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Type III 24-hr 50Year Rainfall=7.50"

Printed 4/28/2023

Page 8

Summary for Subcatchment 2S: Proposed Conditions

Runoff = 32.13 cfs @ 12.07 hrs, Volume= 2.296 af, Depth> 5.61"

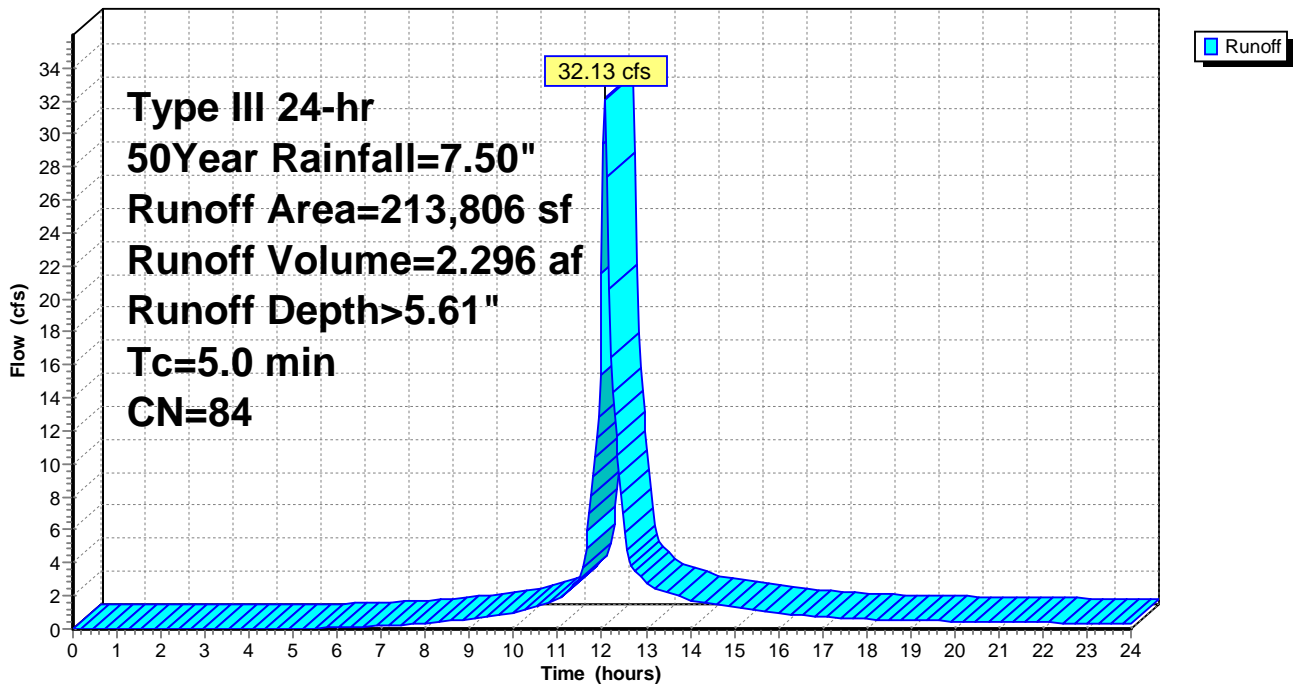
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50Year Rainfall=7.50"

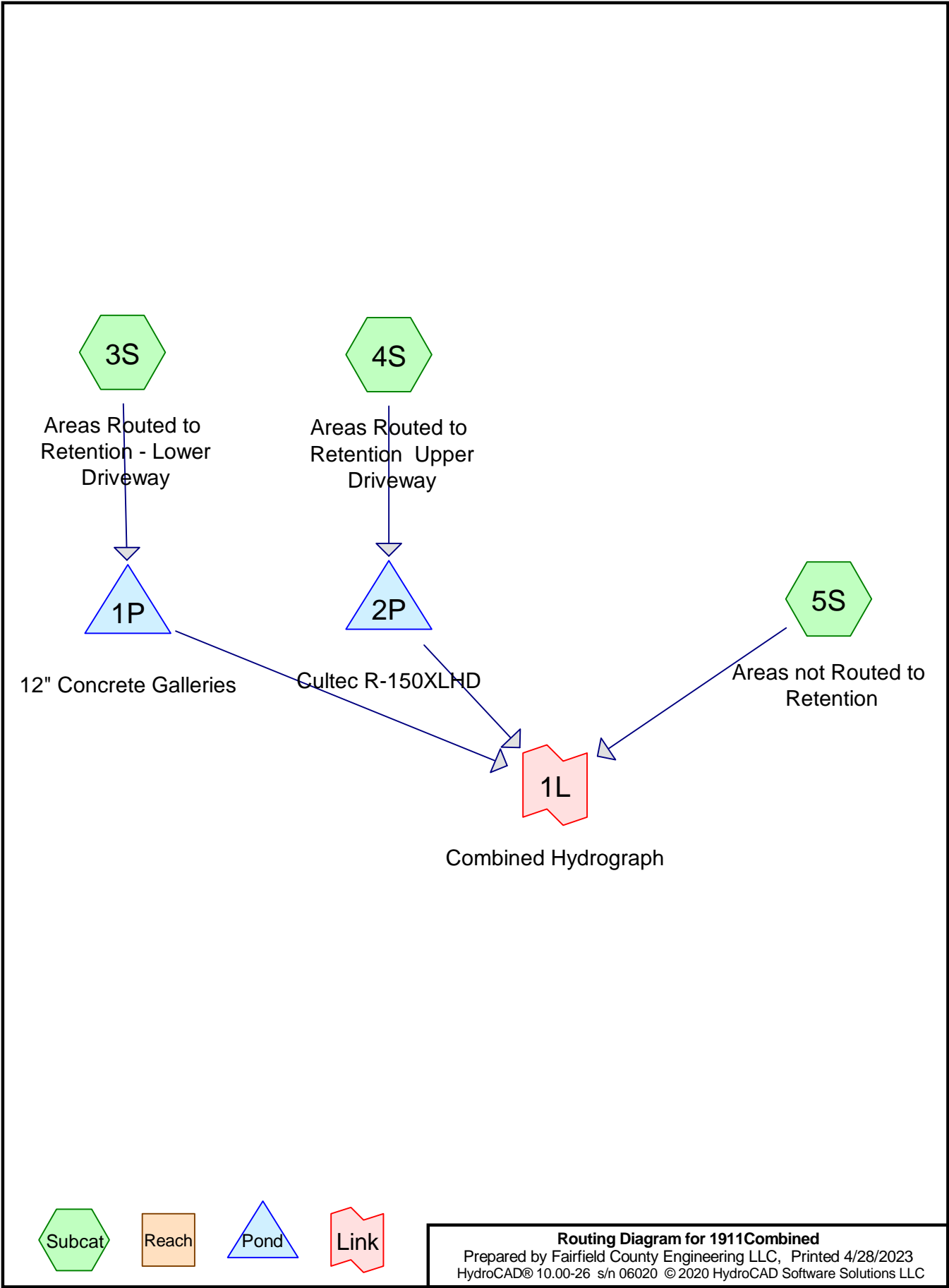
Area (sf)	CN	Description
* 1,941	98	House
* 4,171	98	Driveway
* 376	98	Garage
* 405	98	Patio
* 60	98	Pool
* 151	98	Screen House
* 193	98	Walk
206,509	84	50-75% Grass cover, Fair, HSG D
213,806	84	Weighted Average
206,509		96.59% Pervious Area
7,297		3.41% Impervious Area

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

Subcatchment 2S: Proposed Conditions

Hydrograph





Summary for Subcatchment 3S: Areas Routed to Retention - Lower Driveway

Runoff = 0.16 cfs @ 12.07 hrs, Volume= 0.012 af, Depth> 7.26"

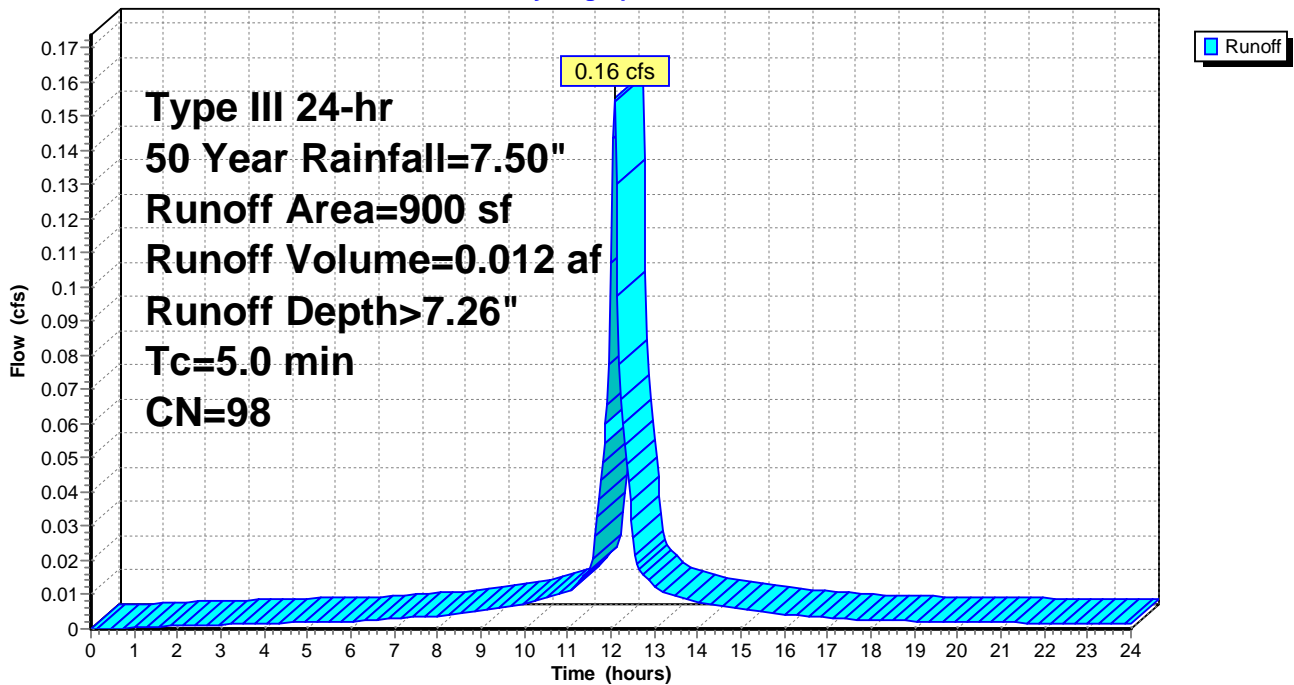
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.50"

Area (sf)	CN	Description
* 900	98	Portion of Driveway
900		100.00% Impervious Area

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

Subcatchment 3S: Areas Routed to Retention - Lower Driveway

Hydrograph



Summary for Subcatchment 4S: Areas Routed to Retention Upper Driveway

Runoff = 0.56 cfs @ 12.07 hrs, Volume= 0.045 af, Depth> 7.26"

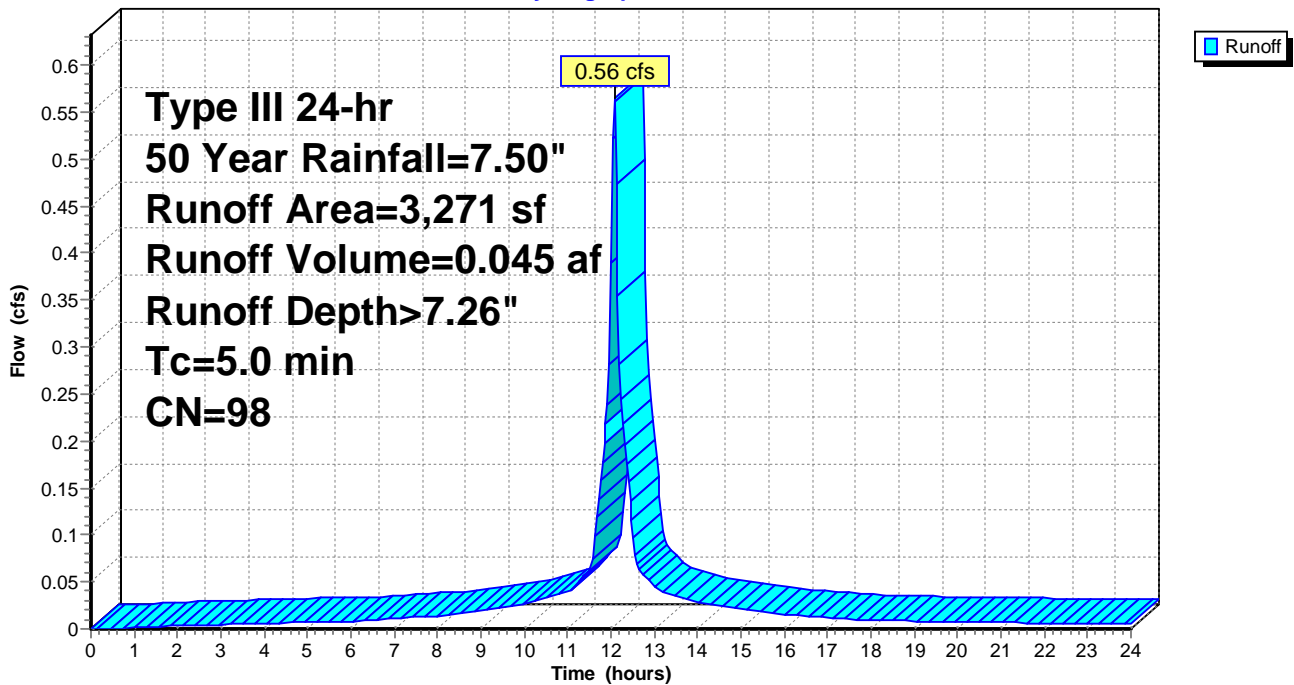
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.50"

Area (sf)	CN	Description
* 3,271	98	Porttion of Driveway
3,271		100.00% Impervious Area

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

Subcatchment 4S: Areas Routed to Retention Upper Driveway

Hydrograph



Summary for Subcatchment 5S: Areas not Routed to Retention

Runoff = 31.50 cfs @ 12.07 hrs, Volume= 2.251 af, Depth> 5.61"

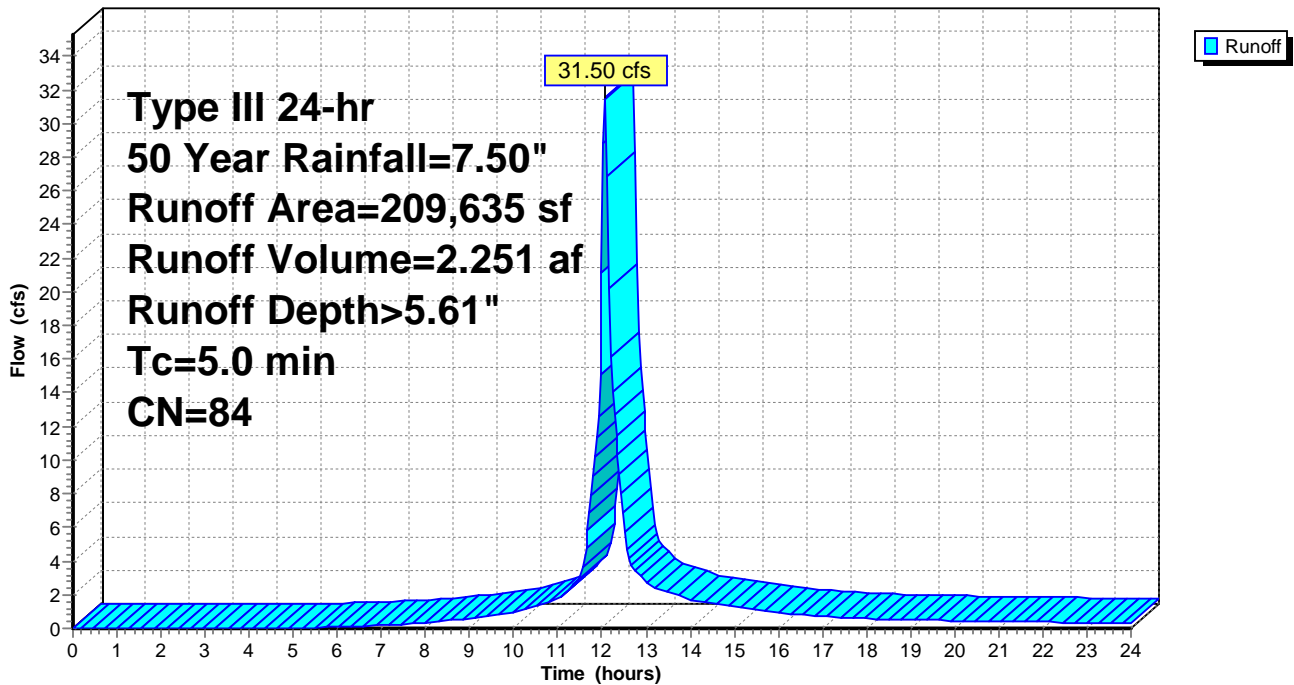
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Type III 24-hr 50 Year Rainfall=7.50"

Area (sf)	CN	Description
* 1,941	98	House
* 376	98	Garage
* 405	98	Patio
* 60	98	Pool
* 151	98	Screen House
* 193	98	Walk
206,509	84	50-75% Grass cover, Fair, HSG D
209,635	84	Weighted Average
206,509		98.51% Pervious Area
3,126		1.49% Impervious Area

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

Subcatchment 5S: Areas not Routed to Retention

Hydrograph



Summary for Pond 1P: 12" Concrete Galleries

Inflow Area = 0.021 ac, 100.00% Impervious, Inflow Depth > 7.26" for 50 Year event
 Inflow = 0.16 cfs @ 12.07 hrs, Volume= 0.012 af
 Outflow = 0.15 cfs @ 12.07 hrs, Volume= 0.011 af, Atten= 1%, Lag= 0.0 min
 Discarded = 0.00 cfs @ 7.84 hrs, Volume= 0.006 af
 Primary = 0.15 cfs @ 12.07 hrs, Volume= 0.005 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 265.79' @ 12.07 hrs Surf.Area= 156 sf Storage= 101 cf

Plug-Flow detention time= 114.0 min calculated for 0.011 af (89% of inflow)
 Center-of-Mass det. time= 60.3 min (801.1 - 740.8)

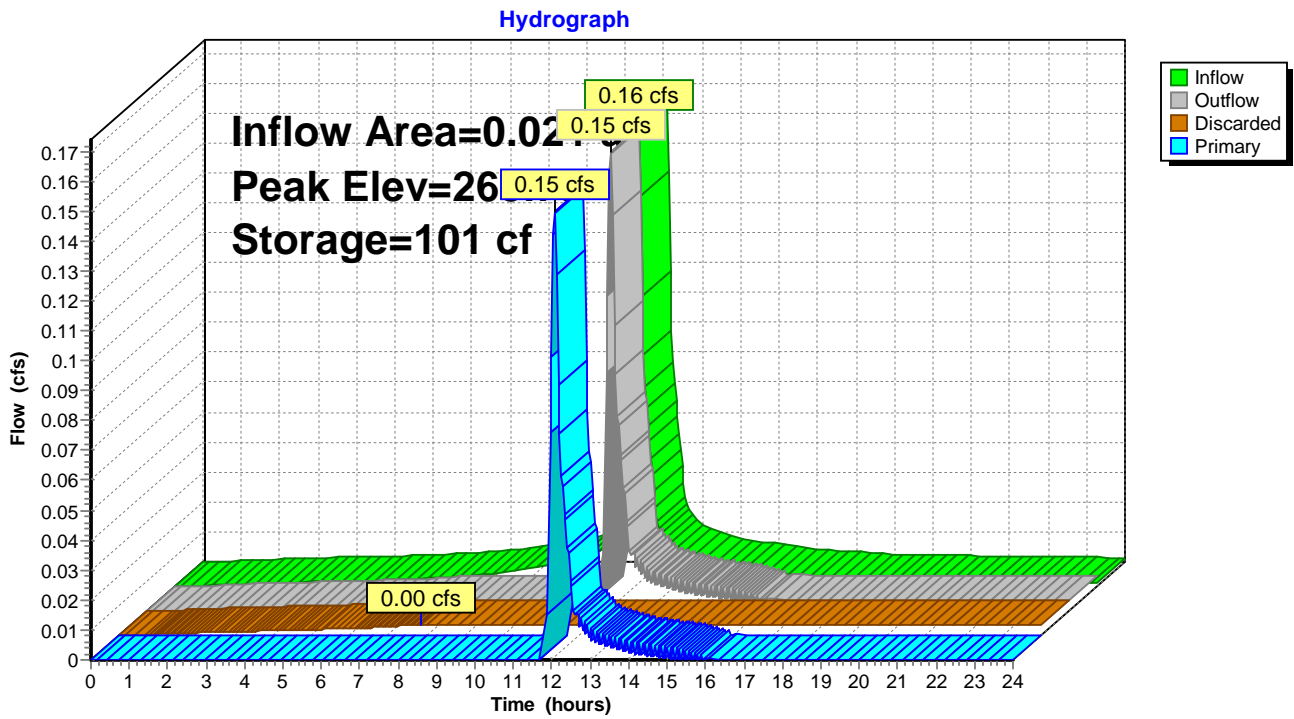
Volume	Invert	Avail.Storage	Storage Description
#1	264.70'	37 cf	6.00'W x 26.00'L x 1.00'H Stone 156 cf Overall - 64 cf Embedded = 92 cf x 40.0% Voids
#2	264.70'	64 cf	4.00'W x 24.00'L x 0.67'H 12" Concrete Galleries Inside #1
		101 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	265.70'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Discarded	264.70'	1.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.00 cfs @ 7.84 hrs HW=264.71' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.00 cfs)

Primary OutFlow Max=0.15 cfs @ 12.07 hrs HW=265.79' (Free Discharge)
 ↑**1=Orifice/Grate** (Weir Controls 0.15 cfs @ 1.00 fps)

Pond 1P: 12" Concrete Galleries



Summary for Pond 2P: Cultec R-150XLHD

Inflow Area = 0.075 ac, 100.00% Impervious, Inflow Depth > 7.26" for 50 Year event
 Inflow = 0.56 cfs @ 12.07 hrs, Volume= 0.045 af
 Outflow = 0.65 cfs @ 12.05 hrs, Volume= 0.036 af, Atten= 0%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 6.08 hrs, Volume= 0.014 af
 Primary = 0.64 cfs @ 12.05 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs
 Peak Elev= 256.50' @ 12.04 hrs Surf.Area= 351 sf Storage= 419 cf

Plug-Flow detention time= 116.8 min calculated for 0.036 af (80% of inflow)
 Center-of-Mass det. time= 39.9 min (780.7 - 740.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	254.50'	81 cf	16.50'W x 21.25'L x 1.54'H Field A 541 cf Overall - 338 cf Embedded = 203 cf x 40.0% Voids
#2A	254.50'	338 cf	Cultec R-150XLHD x 12 Inside #1 Effective Size= 29.8"W x 18.0"H => 2.65 sf x 10.25'L = 27.2 cf Overall Size= 33.0"W x 18.5"H x 11.00'L with 0.75' Overlap Row Length Adjustment= +0.75' x 2.65 sf x 6 rows
		419 cf	Total Available Storage

Storage Group A created with Chamber Wizard

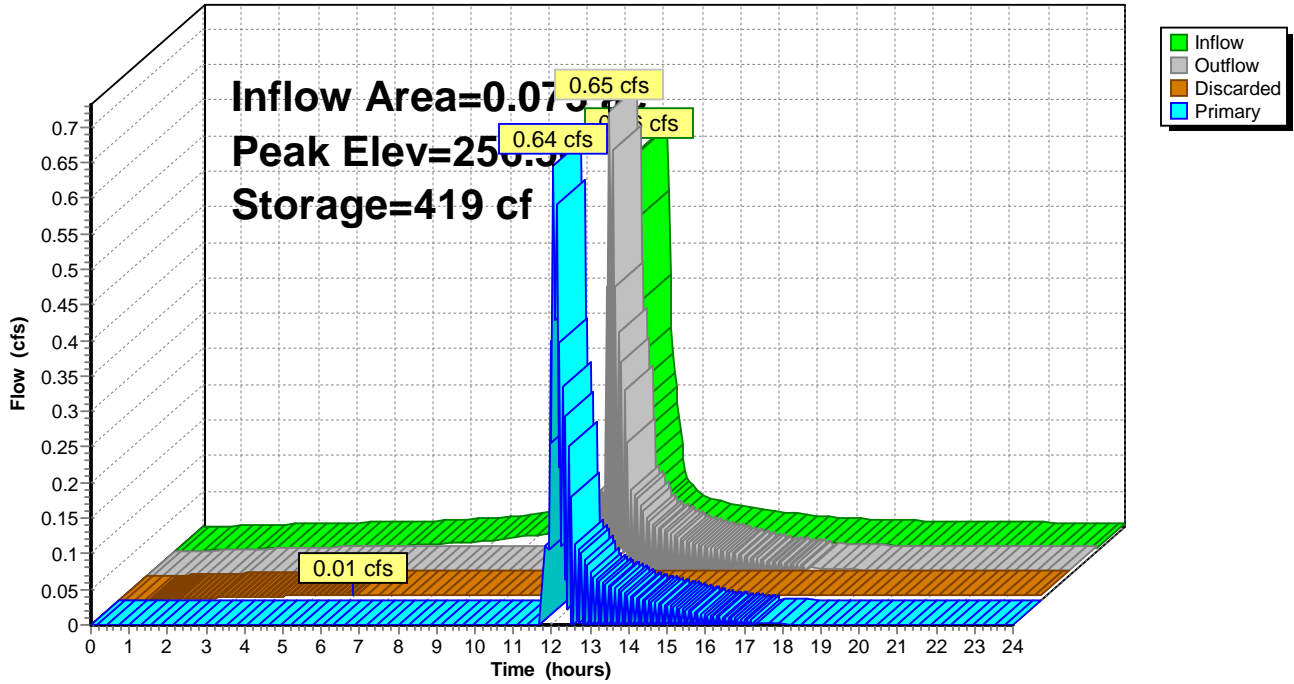
Device	Routing	Invert	Outlet Devices
#1	Primary	256.04'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#2	Discarded	254.50'	1.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.01 cfs @ 6.08 hrs HW=254.52' (Free Discharge)
 ↑**2=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.61 cfs @ 12.05 hrs HW=256.46' (Free Discharge)
 ↑**1=Orifice/Grate** (Orifice Controls 0.61 cfs @ 3.12 fps)

Pond 2P: Cultec R-150XLHD

Hydrograph

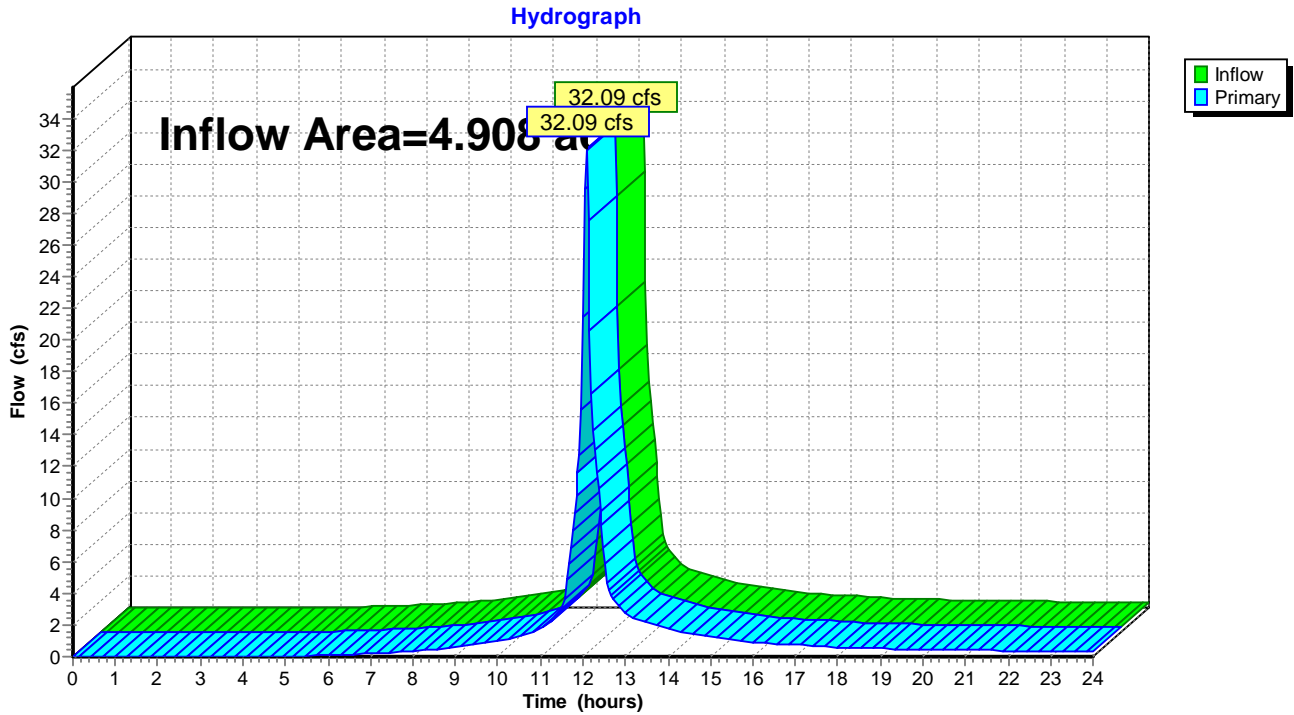


Summary for Link 1L: Combined Hydrograph

Inflow Area = 4.908 ac, 3.41% Impervious, Inflow Depth > 5.57" for 50 Year event
Inflow = 32.09 cfs @ 12.07 hrs, Volume= 2.279 af
Primary = 32.09 cfs @ 12.07 hrs, Volume= 2.279 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.04 hrs

Link 1L: Combined Hydrograph





Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Weston
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Westport, CT or number: _____
subregional drainage basin number: 7200
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Evan F. Ray
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): TBD Tiffany Ln. Weston, CT 06883
briefly describe the action/project/activity (check and print information): temporary permanent description: Construct new 3bd. house, garage, septic system and driveway
- ACTIVITY PURPOSE CODE (see instructions - one code only): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 9, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.19 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

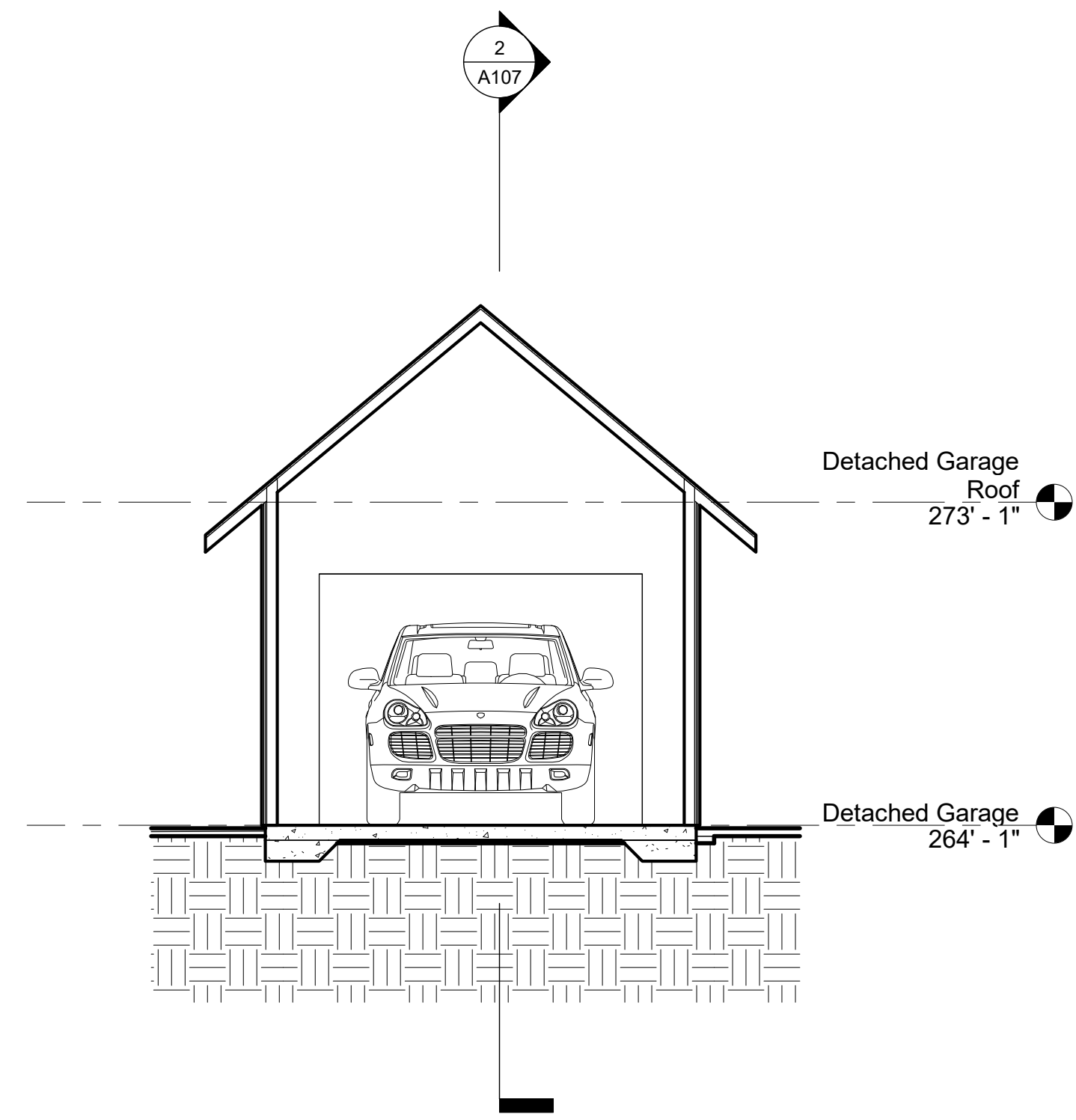
DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

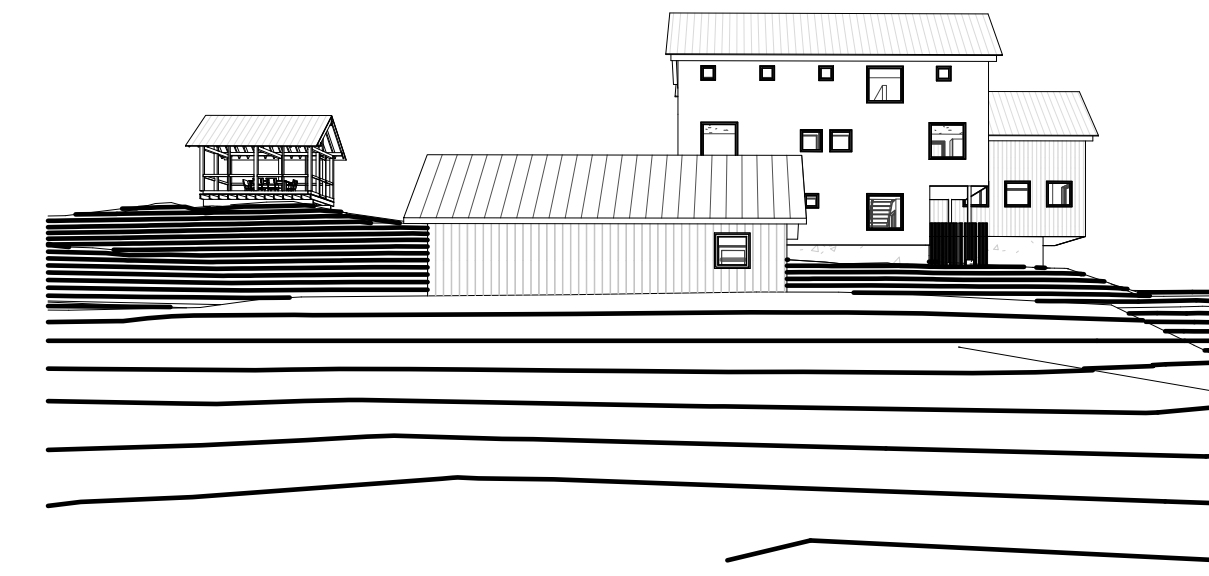
FORM CORRECTED / COMPLETED: YES NO

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota. Registration No. # 1800

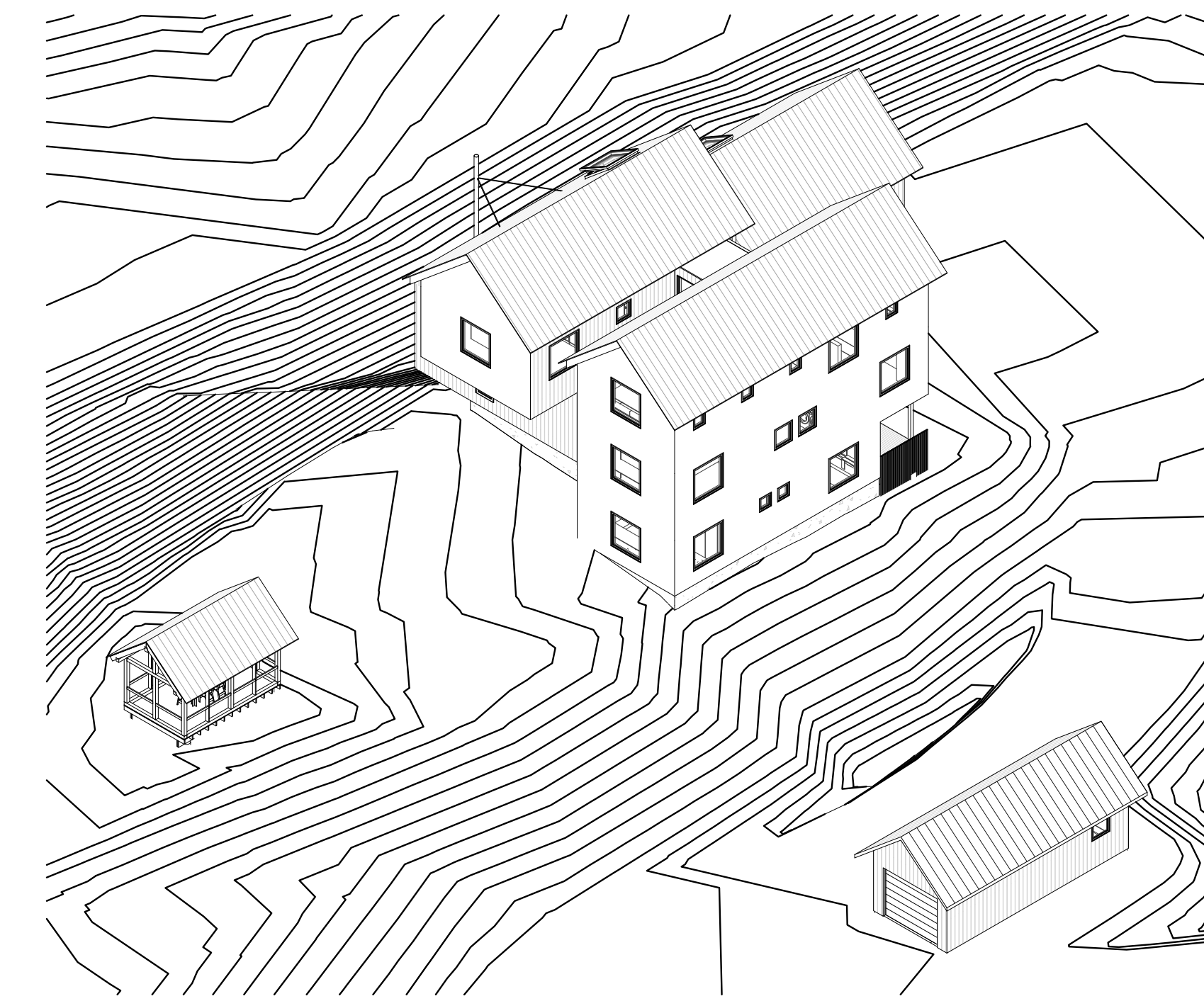
NOT FOR CONSTRUCTION



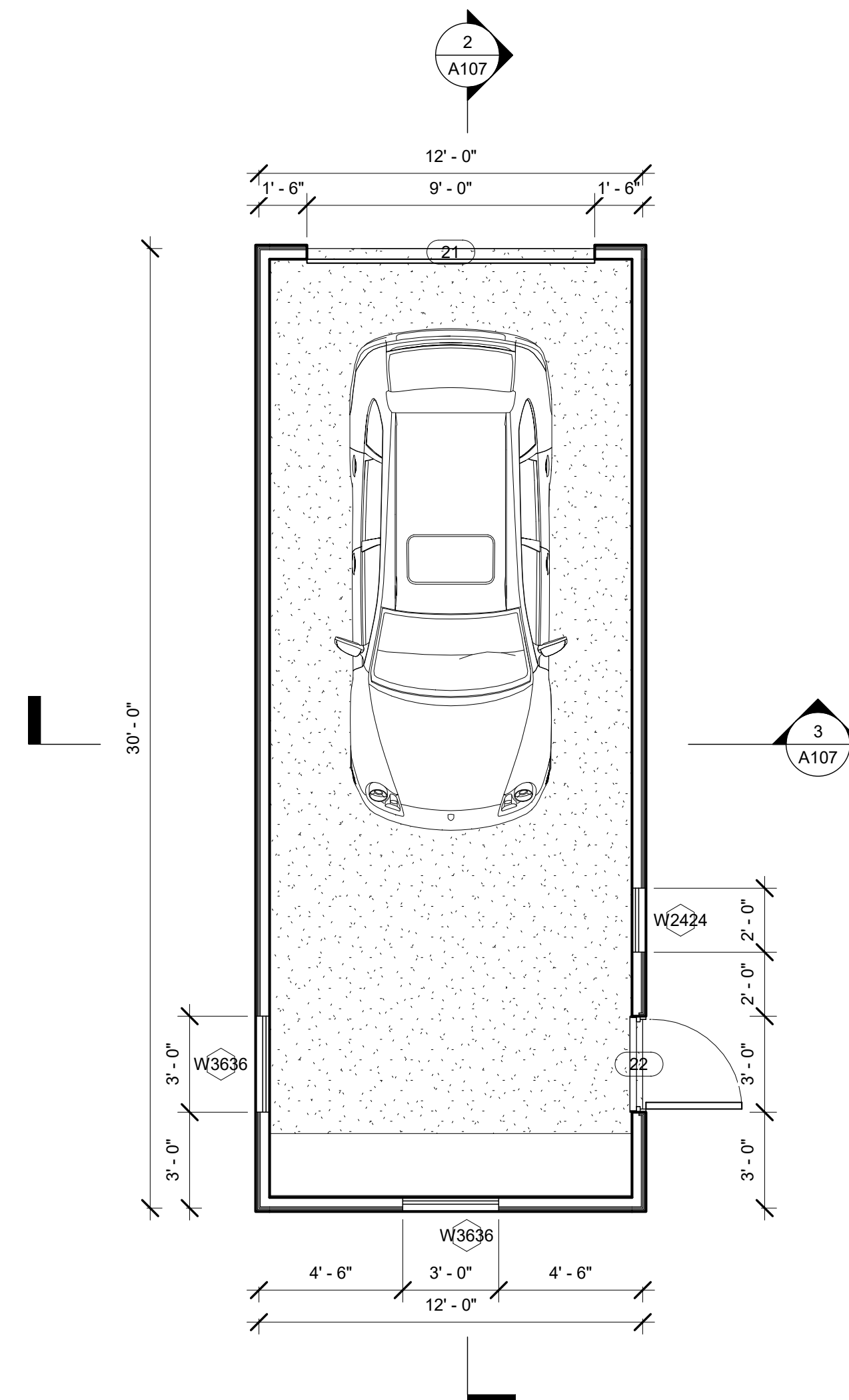
3 Detached Garage Cross Section
1/4" = 1'-0"



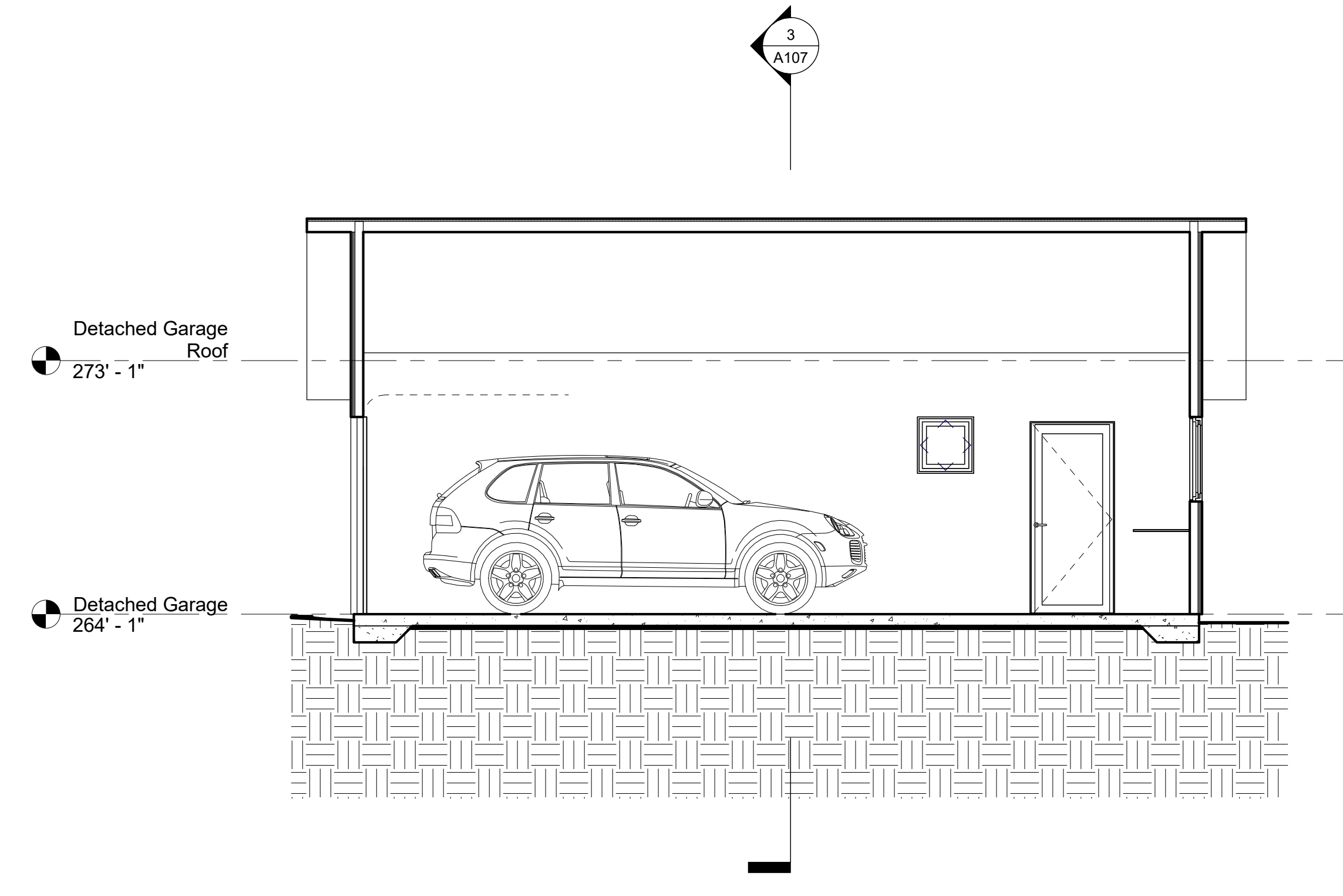
6 3D View 32



4 3D (DETACHED GARAGE)



1 Detached Garage
1/4" = 1'-0"



2 Detached Garage - Longitudinal Section
1/4" = 1'-0"

Ray Boroumand

10 Tiffany Ln
Weston, CT 06883

REVISIONS:

No.	Description	Date

PERMIT SET
05/02/2023

DETACHED GARAGE

A107

3/7



Record and Return to:
Anthony J. DiPerrio, Esq.
57 North Street, Suite 301
Danbury, CT 06810

WARRANTY DEED

To all People to Whom these Presents Shall Come, Greeting: Know Ye, That

Beth Niewenhous of 10 Tiffany Lane, Weston, CT (hereinafter Grantor), for the consideration of Five Hundred Eighty Thousand and 0/100 (\$580,000.00) DOLLARS received to her satisfaction from Gilda Boroumand and Evan Ray of 1901 Irving Avenue South, Minneapolis, MN (hereinafter Grantee), do give, grant, bargain, sell and confirm unto the said Grantees and unto the survivor of them, all that same land and real estate, known as 10 Tiffany Lane, Weston, CT 06883, and being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto her the said Grantee, her heirs, successors and assigns forever, to her and her own proper use and behoof.


And also, they the said Grantors do for themselves and their heirs, successors and assigns, covenant with the said Grantee, her heirs, successors and assigns, that at and until the ensembling of these presents they are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and they have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

And furthermore, they, the said Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said Grantee, her heirs, successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

[Signature]
TOWN OF WESTON TAX \$ 1450.00
CONVEYANCE TAX RECEIVED
STATE OF CT TAX \$ 4,350.00

In Witness Whereof, they have set their hands and seals this 14 day of April, 2021.

Signed, Sealed and Delivered
In the Presence of:


Cathy Duff Poritzky Witness

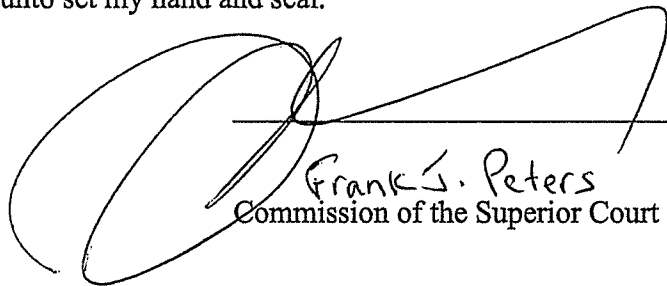
 (L.S.)
Beth Niewenhous


Frank S. Peters Witness

STATE OF CONNECTICUT)
COUNTY OF Fairfield) ss: City of

On this the 14 day of April, 2021 before me, the undersigned officer, personally appeared **Beth Niewenhous**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and seal.


Frank S. Peters
Commission of the Superior Court

SCHEDULE A

DESCRIPTION OF PROPERTY

PARCEL ONE:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and all other improvements thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut, being shown and designated as "Lot B, Area = 2.532 Ac." on a certain map entitled, "Map of Property Prepared for Monique Niewenhaus Weston, Connecticut Scale: 1" = 40' November 8, 2006 Denie A. Deilus – Land Surveyor, Norwalk, Connecticut", certified substantially correct by Dennis A. Deilus, L.S., Conn. Reg. No. 6596, on file in the Office of the Weston Town Clerk as Map No. 3698.

TOGETHER WITH a right of way and easement, as may exist, for all purposes, including the installation of public utilities over, under and upon the roadway shown as "40' Neighborhood Lane" on Map No 3625, on file in the Office of the Weston Town Clerk, in favor of the premises shown as Land of Monique Niewenhaus, Area = 7.410± Ac. (including Parcels A and C) also as shown on said Map No. 3625, as set forth in a deed recorded in Volume 381 at Page 569 of the Weston Land Records.

Said premises being commonly known as 10 Tiffany Lane, Weston, Connecticut. (Being Tax Map 16, Block 3, Lot 54)

PARCEL TWO:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and all other improvements thereon, situated in the Town of Weston, County of Fairfield and State of Connecticut, being shown and designated as "Lot A, Area = 4.878 Ac." on a certain map entitled, "Map of Property Prepared for Monique Niewenhaus Weston, Connecticut Scale: 1" = 40' November 8, 2006 Denie A. Deilus – Land Surveyor, Norwalk, Connecticut", certified substantially correct by Dennis A. Deilus, L.S., Conn. Reg. No. 6596, on file in the Office of the Weston Town Clerk as Map No. 3698.

TOGETHER WITH a right of way and easement, as may exist, for all purposes, including the installation of public utilities over, under and upon the roadway shown as "40' Neighborhood Lane" on Map No 3625, on file in the Office of the Weston Town Clerk, in favor of the premises shown as Land of Monique Niewenhaus, Area = 7.410± Ac. (including Parcels A and C) also as shown on said Map No. 3625, as set forth in a deed recorded in Volume 381 at Page 569 of the Weston Land Records.

Said premises being commonly known as 0 Tiffany Lane, Weston, Connecticut. (Being Tax Map 16, Block 2, Lot 129)

