

ZONING PERMIT APPLICATION

2-24-06

An appointment to submit this application to the Code Enforcement Officer is recommended. Please call Jim Pjura at 222-2559.

(Please submit an A-2 Survey and a \$110.00 filing fee with this application. Check # 286)

LOCATION: Map 3515 Hilltop Lane/Lords Highway Per Plan Prepared by G. RUMMAN ENGINEERING
PROJECT DESCRIPTION: New Single Family Residence
OWNER'S NAME: Chestnut Farm Holdings LLC
OWNER'S ADDRESS: 227 Lyons Plains Rd, Weston
OWNER'S PHONE: 203 858-0705
MAP/dot 15-2-31

PLEASE ANSWER THE FOLLOWING QUESTIONS. IF YES, SUPPLY A COPY OF THE RESOLUTION/APPROVAL (CIRCLE ONE)

- 1. IS A SPECIAL PERMIT REQUIRED FOR THIS PROPERTY? Y N NA
- IF YES, WAS A SPECIAL PERMIT APPROVED BY THE PLANNING & ZONING COMMISSION? Y N NA
- IN HOME OCCUPATION APARTMENT Y N NA
- Y N NA
- 2. IS THE PROPERTY LOCATED IN A SUBDIVISION? Y N NA
- IF YES, IS THE SUBDIVISION SITE SPECIFIC? Y N NA
- 3. IS PROJECT LOCATED WITHIN A FLOODPLAIN? Y N NA
- IF YES, WAS A FLOODPLAIN DEVELOPMENT PERMIT ISSUED BY THE PLANNING & ZONING COMMISSION? Y N NA
- 4. WAS A VARIANCE GRANTED BY THE ZONING BOARD OF APPEALS? Y N NA
- 5. WAS A CONSERVATION COMMISSION REGULATED ACTIVITY PERMIT ISSUED FOR THIS PROPERTY? Y N NA

APPLICATION DATE: 1/25/2024
SIGNATURE OF OWNER: [Signature]

I HEREBY CERTIFY THAT THIS APPLICATION IS BEING FILED BY THE UNDERSIGNED AS AGENT FOR THE OWNER NAMED HEREIN.

SIGNATURE OF AGENT: _____
AGENT'S ADDRESS: _____
AGENT'S PHONE: () _____

BY SIGNING THIS APPLICATION, YOU HEREBY GRANT THE CODE ENFORCEMENT OFFICER THE RIGHT TO ENTER ONTO THE PROPERTY TO CONDUCT NECESSARY INSPECTIONS.

FOR OFFICE USE ONLY BELOW THIS LINE

- A-2 PROPERTY SURVEY Y N
- FOUNDATION AS BUILT BEFORE FRAMING Y N
- DRIVEWAY PERMIT REQUIRED Y N
- LOCATED IN HISTORIC DISTRICT Y N

RECEIVED
JAN 28 2024
[Signature]
RICHELLE HODZA
LAND USE DIRECTOR

CODE ENFORCEMENT OFFICER SIGNATURE: _____
DATE: _____



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

CHANGE OF PLAN

PERMIT TO CONSTRUCT
A PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEM

Permit for: New Construction Septic Alteration Septic Repair
 Westport Weston Easton
 Property Address: Map 3515 Lords Highway
 Tank Size: 1500 gal System is based on a 5 bedroom dwelling and/or oversized fill and drain tubs.
 Pump Chamber: _____
 Type and Size of Leaching Area: 65 Lf at SB-13-36 (split by 50')
 Date of Approved Plan: 8/1/23 Revision Date: 12/28/23
 Engineered Plan Required: Yes No If yes, Name of Engineer Dean Martin
 Select Fill Required: Yes No Sieve Analysis Required: Yes No
 As-Built Required from: Septic Installer Yes No Design Engineer Yes No
 Notify the sanitarian a minimum of 24 hours prior to starting work to schedule inspections.

Additional Requirements:

- install new 1500 gal ST per manufacturer's specifications
- install new leaching Area per P.E plan dated 8/1/23, revised 12-28-23 w/ minimum 50' between rows.
- AHD + P.E to witness a confirmation test hole in Area of the eastern most leaching row.
- AHD + P.E to witness topsoil removed + scarification.

provide minimum 48 hr notice before start of construction.
A permit to construct a private subsurface sewage disposal system at the above address is granted to:

Pete Lachowitz 5844
 Installer License No.
 of [Signature] 1/18/24
 Address

Restrictions:

Any change in the location or design of this system must receive prior approval of the Aspetuck Health District. A condition of this permit is that future alterations or additions to the system must be made if found to be necessary in the opinion of the Director of Health. This Permit to Construct is valid for **one year** from the date of issuance and shall not be construed as permission to create or maintain any sewage nuisance. In the issuance of this Permit to Construct, the Aspetuck Health District assumes no responsibility for the future operation and maintenance of the system.

Issued By: [Signature] 1/18/24
 Sanitarian's Signature Date

ORIGINAL: WWHD File COPY: Installer

Revised: May 17, 2022

Town of Weston CT, Building Department, per your request, regarding

Property of Lords Hwy. Land Investors Maps/Lots 15/2/31, located on record maps 3515 Lords Hwy. & Hilltop Lane, Weston, CT. Submitted to Zoning Enforcement Officer, Jim Purjura:

We are requesting receipts for the following:

1. Copy of deed.
2. Authorization from Lords Hwy. Investors to Chestnut Farm Holdings.
3. Authorization from Chestnut Farm Holdings to Vickie Kelley, agent.
4. Copy of assessor's cards dated 12/01/2023, showing ownership and acreage.
5. Drainage analysis by Grumman Engineering, LLC revised 12/30/2023.
6. A-2 Survey from Rose Tiso for Chestnut Farm Holdings dated 10/25/2023,
7. Letter from buyers's attorney, Thomas Kanasky, is forthcoming, responding to email from Richelle Hozda dated 2/07/2024.

Received- Date: 2/14/2024

Zoning Enforcement Officer, Town of Weston

RECEIVED

FEB 20 2024

**RICHELLE HODZA
LAND USE DIRECTOR**

Deputy ZEO

CHESTNUT FARM HOLDINGS, LLC

February 10, 2024

Re: Property of Lords Highway Land Investors
Map / Lots 15/2/31 and 15/2/18
Located on Record Maps 3515 and 3517 Lords Highway / Hilltop Lane in
Weston CT

This authorizes Vickie Kelley to apply for the permits necessary to obtain
Building Permits for the property listed above.

Sincerely,

JVStammer

James V. Stammer
Chestnut Farm Holdings, LLC
(203) 858-0705
jvsjazz@yahoo.com

RECEIVED

FEB 20 2024

RICHELLE HODZA
LAND USE DIRECTOR

-Lords Hwy. Land Sale Underway-

Town of Weston CT, Building Department, per your request, regarding :

Property of Lords Hwy. Land Investors Maps/Lots 15/2/31 & 15/2/18, located on record maps 3515 and 3517- Lords Hwy. & Hilltop Lane, Weston, CT.

I hereby authorize buyer James Stammer of Chestnut Hills Farm Holdings LLC, purchaser to apply for any/all remaining permits necessary to obtain Building Permits for each of these lots as noted.

 , Date 2/13/2024

Lords Hwy. Land Investors,

By, Ronald Dickerman

RECEIVED

FEB 20 2024

**FRANCELLA HOLZA
LAND USE DIRECTOR**



Secretary of the State of Connecticut Certificate of Dissolution/Revocation

LORD'S HIGHWAY LAND INVESTORS, LLC
140 STEEPHILL ROAD,
WESTON, CT, 06883,

Date: 7/18/2022 6:37:24 AM

I hereby certify that as of this notice, dissolution or revocation was taken pursuant to the law with respect to the below-named business entity for the reason(s) indicated below.

Business Name: LORD'S HIGHWAY LAND INVESTORS, LLC
Business ALEI: US-CT.BER:0871967

Reason for Dissolution: Failure to file Annual Report

A handwritten signature in black ink, appearing to read "Mark F. Lab", written over a horizontal line.

Secretary of the State

DRAINAGE ANALYSIS

PREPARED FOR

PROPOSED LOT DEVELOPMENT

LOCATED AT

HILLTOP LANE

WESTON, CONNECTICUT

GE #23-5617

SEPTEMBER 14, 2023

REVISED: DECEMBER 30, 2023



GRUMMAN ENGINEERING, LLC
CONSULTING CIVIL ENGINEERS
20 KNIGHT STREET
NORWALK, CONNECTICUT 06851
(203) 853-3833
FAX 286-5057

RECEIVED
FEB 20 2024
RICHELLE HODZA
LAND USE DIRECTOR

NARRATIVE:

The subject of this report is a 9.653-acre parcel located off the north end of Hilltop Lane. The purpose of the report is to determine the change in stormwater runoff resulting from the proposed improvements and to provide mitigation in accordance with Town of Weston standards.

EXISTING CONDITIONS:

This site which is situated off the north side of Hilltop Lane is currently unimproved and contains varying topography with ledge outcrops and wetland areas. The land slopes in all directions 5-40%.

Existing upland soils at this location are identified in the NRCS Web Soil Survey as being Charlton-Chatfield complex, 15-45% slopes, HSG 'D'.

PROPOSED CONDITIONS:

The proposal for this site is to construct a access driveway from the end of Hilltop Lane to serve a single-family dwelling. Due to the varying topography, extensive grading will be required for construction of the driveway and house site. The proposed dwelling will be served by an on-site sewage disposal system and private well.

Only a portion of the lot has been included in this analysis (the disturbed areas). The site was analyzed to determine the existing and proposed peak runoff rates and on-site retention using 24" precast concrete galleries have been proposed to store the increased runoff. The following computations divide the site into (2) Areas – the 'driveway' and the house site.

The following computations utilize the Hydrocad computer software and a 50-year design storm. Rainfall data was taken from the Northeast Regional Climate Center, Publication No. RR 93-5.

COMPUTATIONS:

ACCESS DRIVEWAY AREA:

Existing Conditions: (Drain North)

Pervious - 1,964 s.f.
CN-83

Total - 1,964 s.f.

Proposed Conditions:

Driveway - 1,964 s.f. CN-98

Total - 1,964 s.f.

Existing Conditions: (Drain South)

Pervious - 4,800 s.f.
CN-83

Total - 4,800 s.f.

Proposed Conditions:

Driveway - 4,800 s.f.
CN-98

Total - 4,800 s.f.

HOUSE SITE

Existing Conditions:

Woods - 36,000 s.f.
CN-83

Proposed Conditions:

Dwelling -	3,610 s.f.	CN-98
Driveway -	5,355 s.f.	CN-98
Lawn -	27,035 s.f.	CN-80
Total -	36,000 s.f.	

Water Quality Volume (WQV) – First 1” of runoff from new impervious surfaces to be stored and treated.

Access Driveway Area:

$$\text{WQV} = (1''/12) (6,764 \text{ s.f.}) = 563.6 \text{ c.f.}$$

House Site:

$$\text{WQV} = (1''/12) (8,965 \text{ s.f.}) = 747.1 \text{ c.f.}$$

SUMMARY:

Access Driveway:

Existing Conditions Runoff -	0.84 c.f.s. (3,086 c.f.)
Proposed Conditions Runoff -	1.16 c.f.s. (4,079 c.f.)
Proposed Conditions Runoff – w/ On-Site Retention	0.83 c.f.s. (2,955 c.f.)

House Site:

Existing Conditions Runoff -	4.47 c.f.s. (16,423 c.f.)
Proposed Conditions Runoff -	5.16 c.f.s. (16,874 c.f.)
Proposed Conditions Runoff – w/ On-Site Retention	4.31 c.f.s. (13,852 c.f.)

CONCLUSIONS:

The installation of on-site stormwater retention systems for both the 'access driveway' and 'house site' have been proposed utilizing 24" precast concrete galleries to provide temporary storage of the increased runoff realized by the proposed site development.

Two separate retention systems are proposed for the 'driveway' one at the end of Hilltop Lane, and the other adjacent to the house site. Both of these systems will collect driveway runoff in catch basins which discharge into the galleries. The northern system consists of (4) 24" galleries, and the south system consists of (12) 24" galleries.

The retention system for the house site consists of (27) 24" precast galleries (216 l.f.), which will be adequate to provide storage of the increased runoff resulting from the proposed site improvements. This system will receive runoff from the proposed dwelling roof and a portion of the driveway.

The proposed retention systems will also provide the required water quality volume.

These systems will combine to result in zero increase in runoff from any of the proposed improvements. There will be no adverse impact of adjacent properties as a result of the proposed improvements.



Existing Conditions



Proposed Conditions -
Access Driveway
Draining South



Driveway Runoff Into
Retention



On-Site Retention



Existing Conditions -
Access Driveway
Draining North



Proposed Conditions -
Access Driveway
draining North



Driveway Runoff Into
Retention - North



On-Site Retention -
North



Subcat



Reach



Pond



Link

Routing Diagram for 23-5617 Access Drive (12-30-23)

Prepared by GRUMMAN ENGINEERING LLC, Printed 2/8/2024
HydroCAD® 10.00-26 s/n 01412 © 2020 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Existing Conditions

Runoff = 0.60 cfs @ 12.14 hrs, Volume= 2,190 cf, Depth> 5.47"

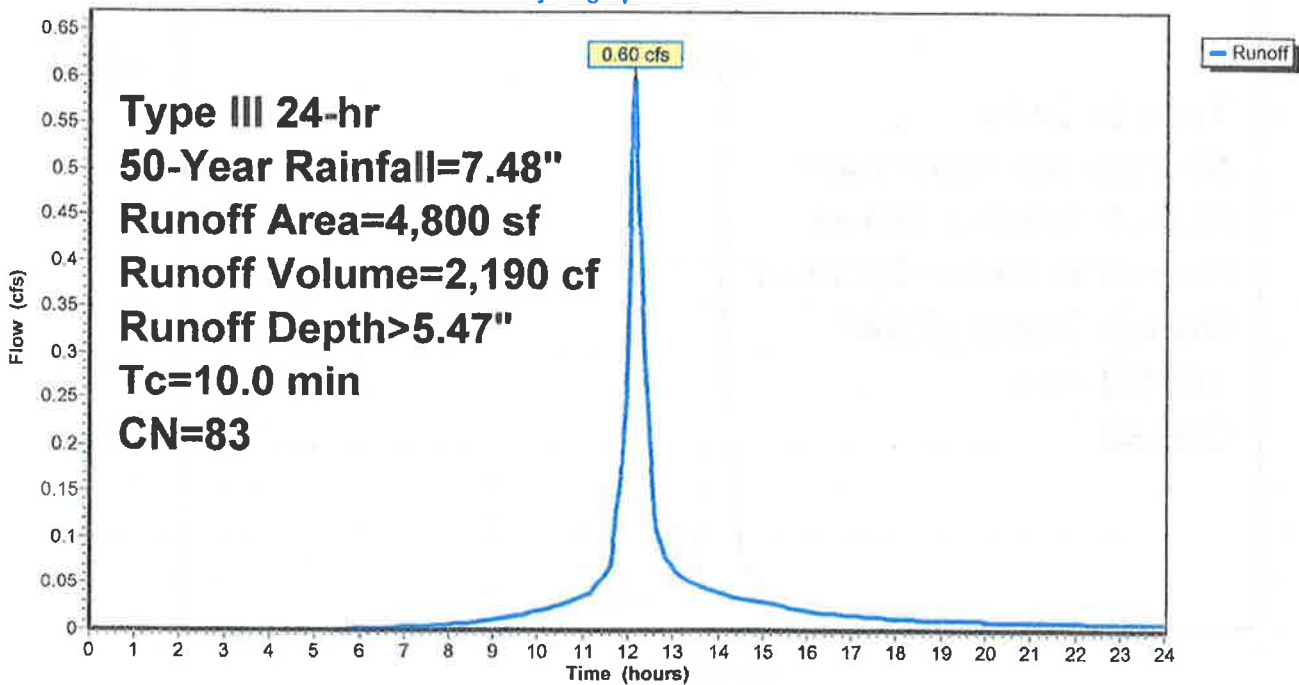
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
4,800	83	Woods, Poor, HSG D
4,800		100.00% Pervious Area

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

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 2S: Proposed Conditions - Access Driveway Draining South

Runoff = 0.59 cfs @ 12.07 hrs, Volume= 2,111 cf, Depth> 7.24"

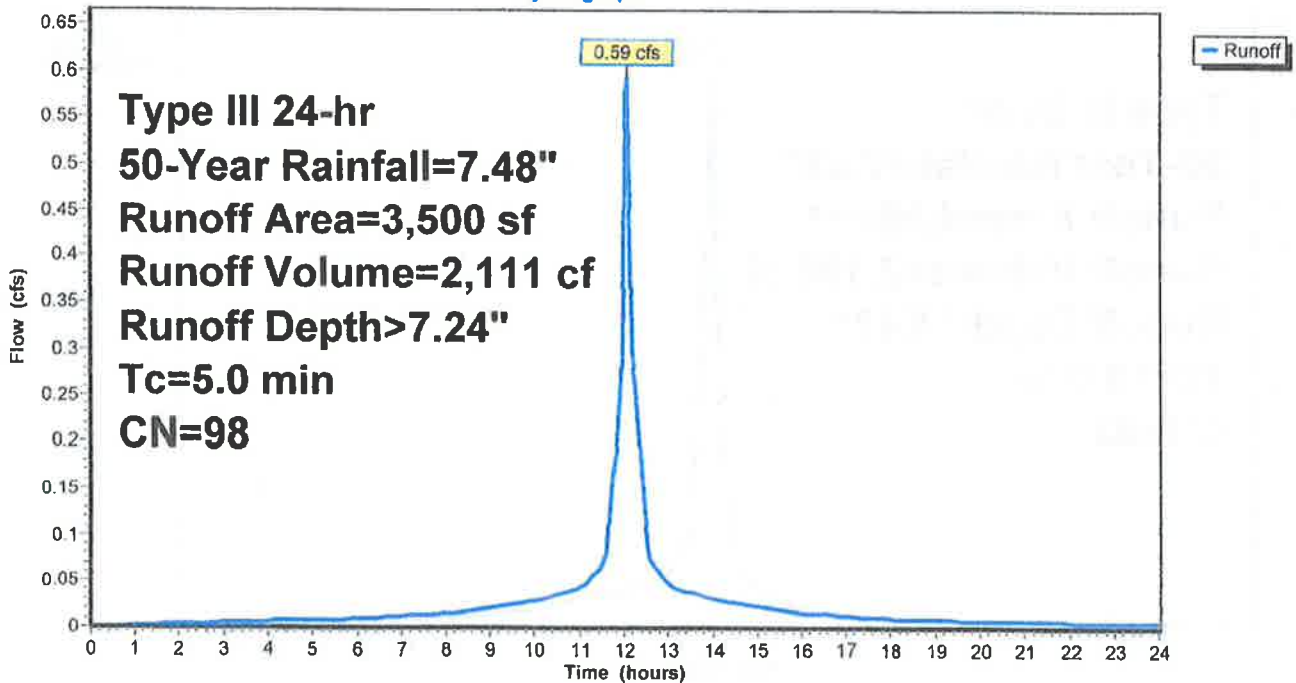
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
* 3,500	98	Common Driveway
3,500		100.00% Impervious Area

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

Subcatchment 2S: Proposed Conditions - Access Driveway Draining South

Hydrograph



Summary for Subcatchment 4S: Driveway Runoff Into Retention

Runoff = 0.22 cfs @ 12.07 hrs, Volume= 784 cf, Depth> 7.24"

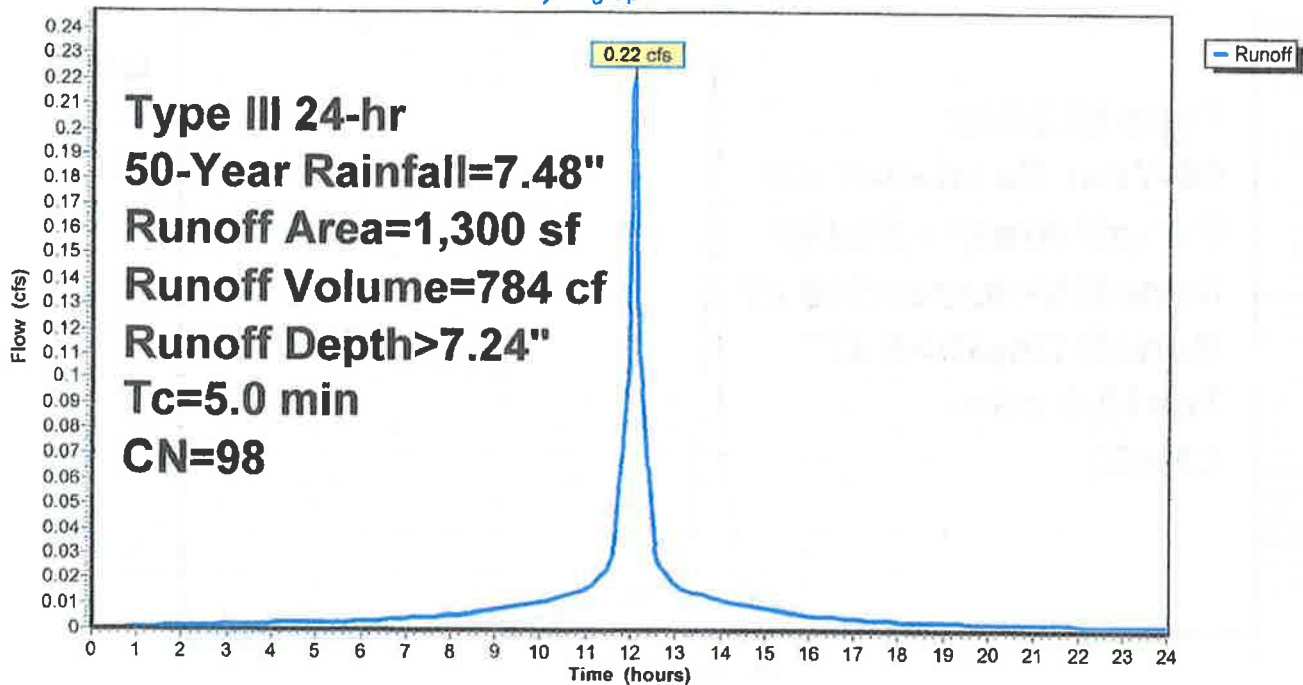
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
1,300	98	50% Common Driveway
1,300		100.00% Impervious Area

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

Subcatchment 4S: Driveway Runoff Into Retention

Hydrograph



Summary for Subcatchment 5S: Existing Conditions - Access Driveway Draining North

Runoff = 0.24 cfs @ 12.14 hrs, Volume= 896 cf, Depth> 5.47"

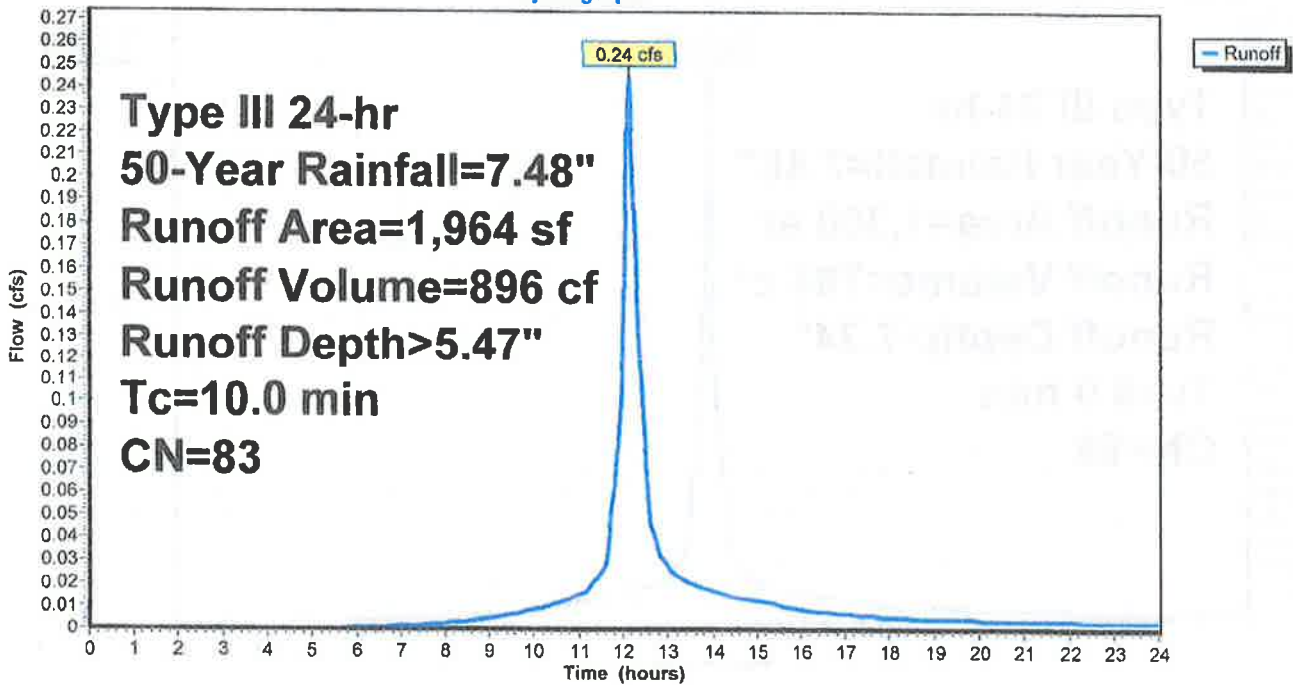
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
1,964	83	Woods, Poor, HSG D
1,964		100.00% Pervious Area

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

Subcatchment 5S: Existing Conditions - Access Driveway Draining North

Hydrograph



Summary for Subcatchment 6S: Proposed Conditions - Access Driveway draining North

Runoff = 0.24 cfs @ 12.07 hrs, Volume= 844 cf, Depth> 7.24"

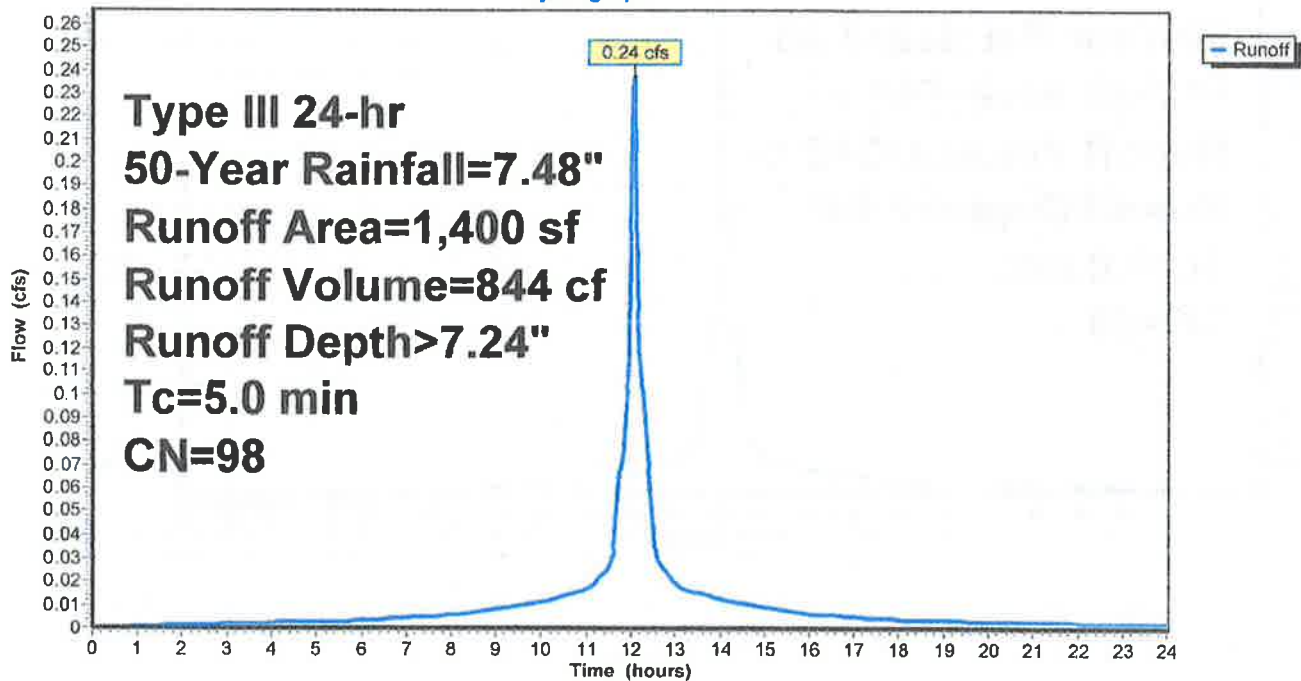
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
* 1,400	98	Driveway
1,400		100.00% Impervious Area

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

Subcatchment 6S: Proposed Conditions - Access Driveway draining North

Hydrograph



Summary for Subcatchment 7S: Driveway Runoff Into Retention - North

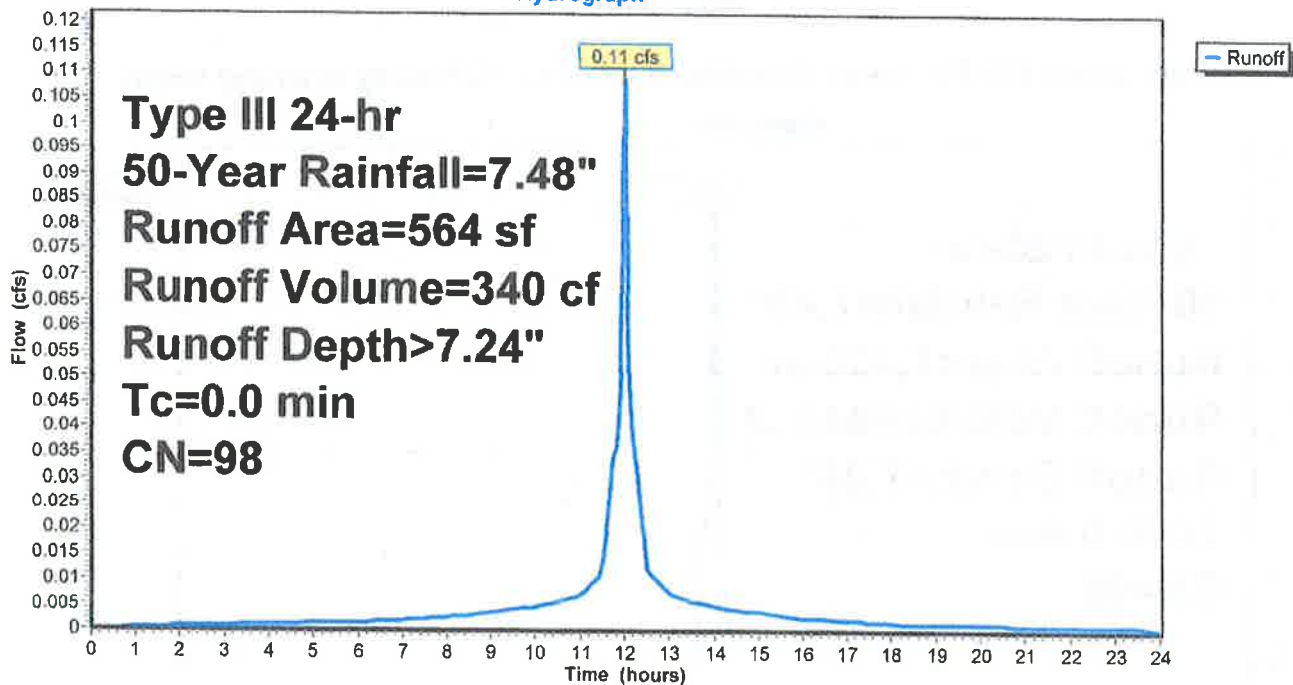
Runoff = 0.11 cfs @ 12.00 hrs, Volume= 340 cf, Depth> 7.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
* 564	98	Common Driveway Runoff
564		100.00% Impervious Area

Subcatchment 7S: Driveway Runoff Into Retention - North

Hydrograph



Summary for Pond 3P: On-Site Retention

Inflow Area = 1,300 sf, 100.00% Impervious, Inflow Depth > 7.24" for 50-Year event
 Inflow = 0.22 cfs @ 12.07 hrs, Volume= 784 cf
 Outflow = 0.02 cfs @ 11.45 hrs, Volume= 783 cf, Atten= 90%, Lag= 0.0 min
 Discarded = 0.02 cfs @ 11.45 hrs, Volume= 783 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.73' @ 12.81 hrs Surf.Area= 476 sf Storage= 257 cf

Plug-Flow detention time= 77.9 min calculated for 782 cf (100% of inflow)
 Center-of-Mass det. time= 77.2 min (818.0 - 740.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	77 cf	14.00'W x 34.00'L x 2.00'H Field A 952 cf Overall - 760 cf Embedded = 192 cf x 40.0% Voids
#2A	0.00'	544 cf	Concrete Galley 4x8x2 x 12 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 12 Chambers in 3 Rows
		620 cf	Total Available Storage

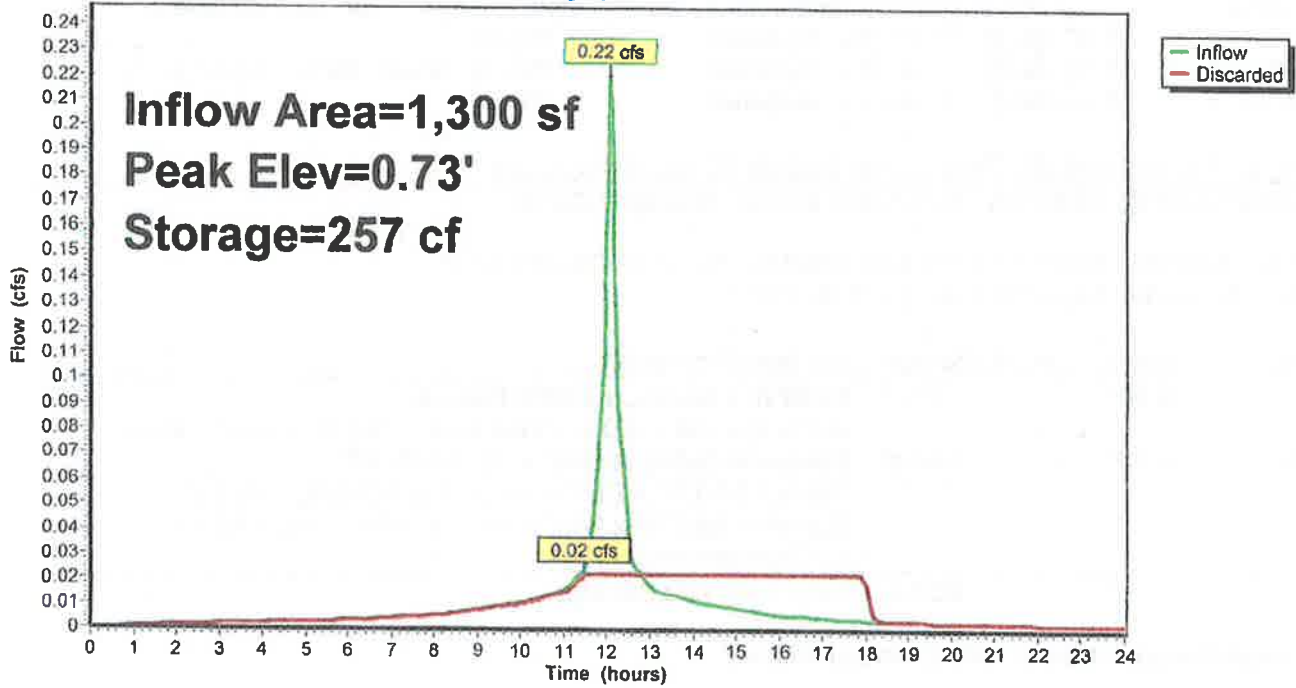
Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	2.000 in/hr Exfiltration over Horizontal area

Discarded OutFlow Max=0.02 cfs @ 11.45 hrs HW=0.02' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Pond 3P: On-Site Retention

Hydrograph



Stage-Area-Storage for Pond 3P: On-Site Retention

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
0.00	476	0	1.04	476	367
0.02	476	7	1.06	476	375
0.04	476	14	1.08	476	382
0.06	476	21	1.10	476	389
0.08	476	28	1.12	476	396
0.10	476	35	1.14	476	403
0.12	476	42	1.16	476	410
0.14	476	49	1.18	476	417
0.16	476	57	1.20	476	424
0.18	476	64	1.22	476	431
0.20	476	71	1.24	476	438
0.22	476	78	1.26	476	445
0.24	476	85	1.28	476	452
0.26	476	92	1.30	476	459
0.28	476	99	1.32	476	466
0.30	476	106	1.34	476	473
0.32	476	113	1.36	476	481
0.34	476	120	1.38	476	488
0.36	476	127	1.40	476	495
0.38	476	134	1.42	476	502
0.40	476	141	1.44	476	509
0.42	476	148	1.46	476	516
0.44	476	155	1.48	476	523
0.46	476	163	1.50	476	530
0.48	476	170	1.52	476	537
0.50	476	177	1.54	476	544
0.52	476	184	1.56	476	551
0.54	476	191	1.58	476	558
0.56	476	198	1.60	476	565
0.58	476	205	1.62	476	571
0.60	476	212	1.64	476	577
0.62	476	219	1.66	476	583
0.64	476	226	1.68	476	589
0.66	476	233	1.70	476	596
0.68	476	240	1.72	476	602
0.70	476	247	1.74	476	608
0.72	476	254	1.76	476	611
0.74	476	261	1.78	476	612
0.76	476	269	1.80	476	613
0.78	476	276	1.82	476	613
0.80	476	283	1.84	476	614
0.82	476	290	1.86	476	615
0.84	476	297	1.88	476	616
0.86	476	304	1.90	476	616
0.88	476	311	1.92	476	617
0.90	476	318	1.94	476	618
0.92	476	325	1.96	476	619
0.94	476	332	1.98	476	620
0.96	476	339	2.00	476	620
0.98	476	346			
1.00	476	353			
1.02	476	360			

Summary for Pond 8P: On-Site Retention - North

Inflow Area = 564 sf, 100.00% Impervious, Inflow Depth > 7.24" for 50-Year event
 Inflow = 0.11 cfs @ 12.00 hrs, Volume= 340 cf
 Outflow = 0.01 cfs @ 11.25 hrs, Volume= 340 cf, Atten= 92%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 11.25 hrs, Volume= 340 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 0.94' @ 12.86 hrs Surf.Area= 180 sf Storage= 118 cf

Plug-Flow detention time= 98.4 min calculated for 339 cf (100% of inflow)
 Center-of-Mass det. time= 97.8 min (834.3 - 736.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	43 cf	10.00'W x 18.00'L x 2.00'H Field A 360 cf Overall - 253 cf Embedded = 107 cf x 40.0% Voids
#2A	0.00'	181 cf	Concrete Galley 4x8x2 x 4 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 4 Chambers in 2 Rows
		224 cf	Total Available Storage

Storage Group A created with Chamber Wizard

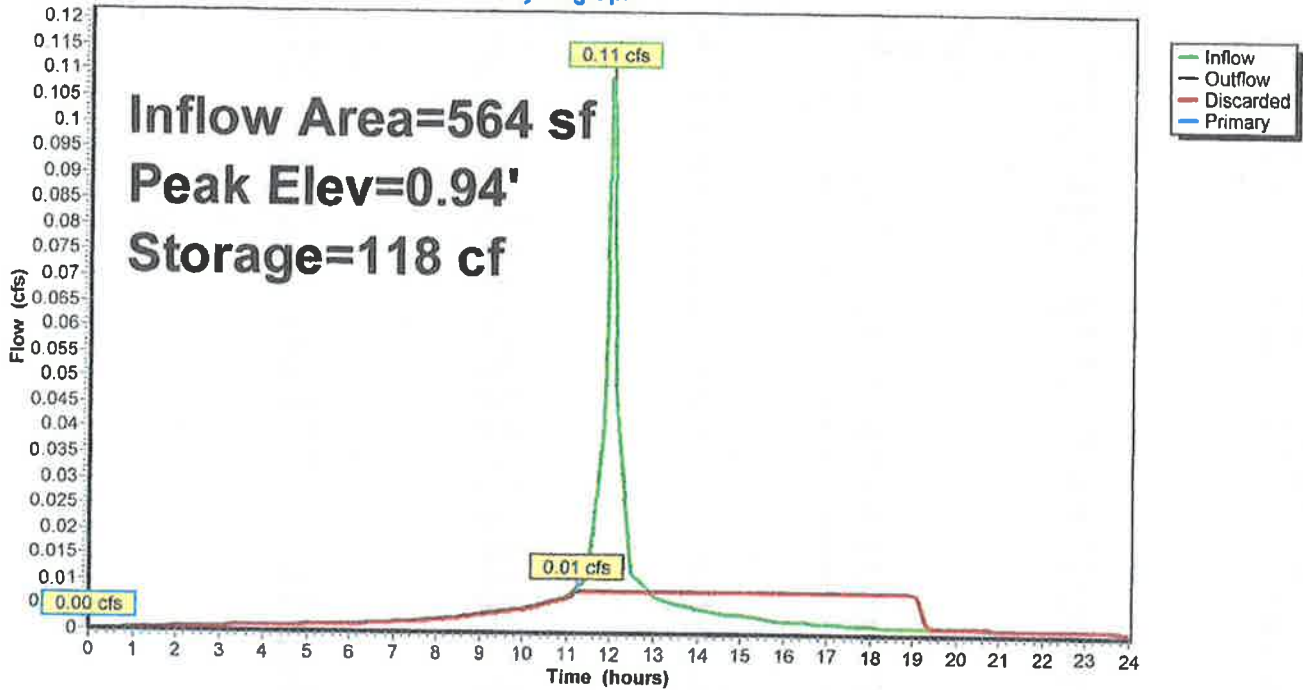
Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	2.000 in/hr Exfiltration over Horizontal area
#2	Primary	2.00'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.01 cfs @ 11.25 hrs HW=0.02' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

Pond 8P: On-Site Retention - North

Hydrograph



Stage-Area-Storage for Pond 8P: On-Site Retention - North

Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Horizontal (sq-ft)	Storage (cubic-feet)
0.00	180	0	1.04	180	131
0.02	180	3	1.06	180	134
0.04	180	5	1.08	180	136
0.06	180	8	1.10	180	139
0.08	180	10	1.12	180	141
0.10	180	13	1.14	180	144
0.12	180	15	1.16	180	147
0.14	180	18	1.18	180	149
0.16	180	20	1.20	180	152
0.18	180	23	1.22	180	154
0.20	180	25	1.24	180	157
0.22	180	28	1.26	180	159
0.24	180	30	1.28	180	162
0.26	180	33	1.30	180	164
0.28	180	35	1.32	180	167
0.30	180	38	1.34	180	169
0.32	180	40	1.36	180	172
0.34	180	43	1.38	180	174
0.36	180	45	1.40	180	177
0.38	180	48	1.42	180	179
0.40	180	51	1.44	180	182
0.42	180	53	1.46	180	184
0.44	180	56	1.48	180	187
0.46	180	58	1.50	180	189
0.48	180	61	1.52	180	192
0.50	180	63	1.54	180	195
0.52	180	66	1.56	180	197
0.54	180	68	1.58	180	200
0.56	180	71	1.60	180	202
0.58	180	73	1.62	180	204
0.60	180	76	1.64	180	206
0.62	180	78	1.66	180	209
0.64	180	81	1.68	180	211
0.66	180	83	1.70	180	213
0.68	180	86	1.72	180	215
0.70	180	88	1.74	180	217
0.72	180	91	1.76	180	219
0.74	180	93	1.78	180	219
0.76	180	96	1.80	180	220
0.78	180	99	1.82	180	220
0.80	180	101	1.84	180	220
0.82	180	104	1.86	180	221
0.84	180	106	1.88	180	221
0.86	180	109	1.90	180	222
0.88	180	111	1.92	180	222
0.90	180	114	1.94	180	223
0.92	180	116	1.96	180	223
0.94	180	119	1.98	180	223
0.96	180	121	2.00	180	224
0.98	180	124			
1.00	180	126			
1.02	180	129			



Existing Conditions



Proposed Conditions



Proposed Runoff Into Retention



Retention



Proposed Runoff



Summary for Subcatchment 1S: Existing Conditions

Runoff = 4.47 cfs @ 12.14 hrs, Volume= 16,423 cf, Depth> 5.47"

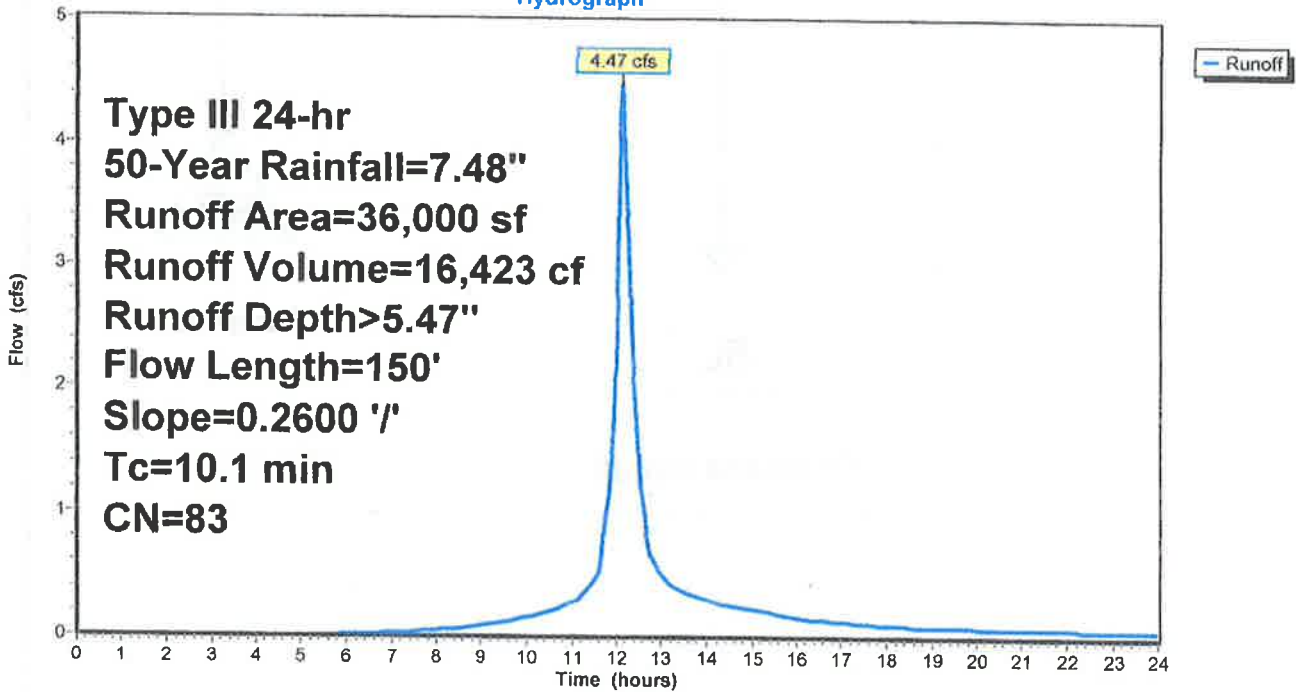
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
36,000	83	Woods, Poor, HSG D
36,000		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.1	150	0.2600	0.25		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.54"

Subcatchment 1S: Existing Conditions

Hydrograph



Summary for Subcatchment 2S: Proposed Conditions

Runoff = 4.31 cfs @ 12.09 hrs, Volume= 13,852 cf, Depth> 5.36"

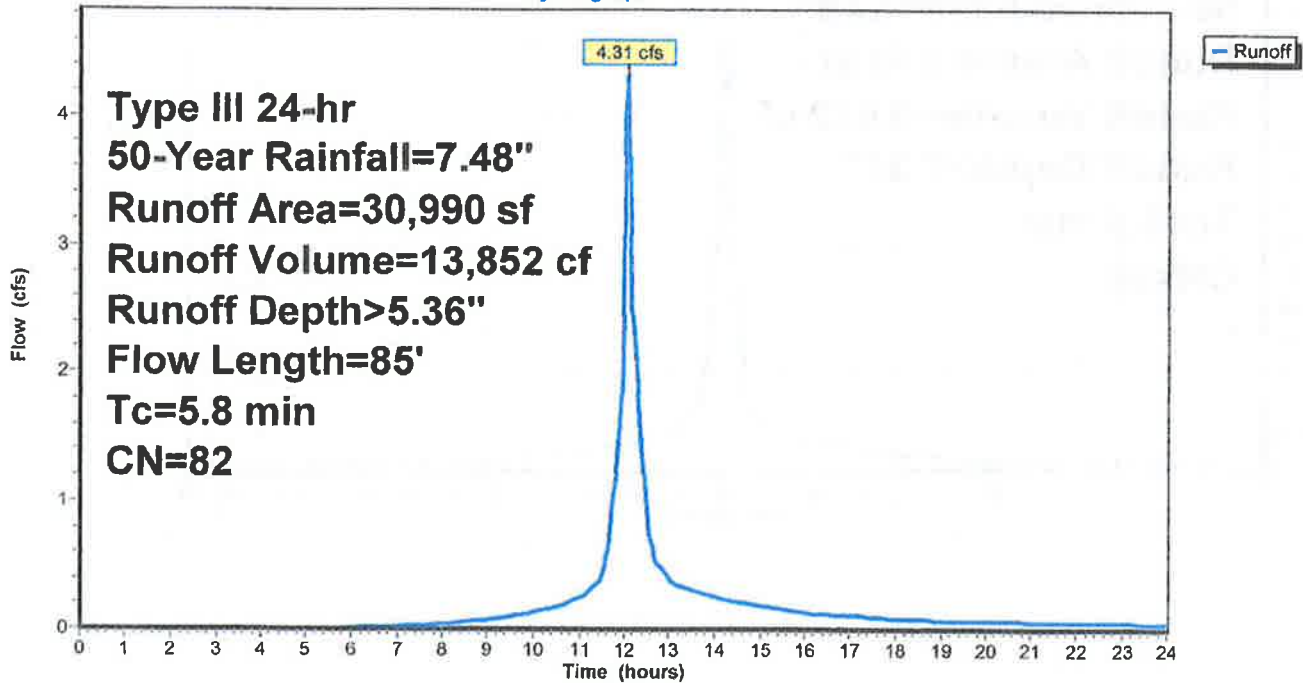
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

Area (sf)	CN	Description
3,955	98	Driveway
27,035	80	>75% Grass cover, Good, HSG D
30,990	82	Weighted Average
27,035		87.24% Pervious Area
3,955		12.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.6	55	0.0360	0.20		Sheet Flow, Grass: Short n= 0.150 P2= 3.54"
1.2	30	0.2800	0.40		Sheet Flow, Grass: Short n= 0.150 P2= 3.54"
5.8	85	Total			

Subcatchment 2S: Proposed Conditions

Hydrograph



Summary for Subcatchment 3S: Proposed Runoff Into Retention

Runoff = 0.85 cfs @ 12.07 hrs, Volume= 3,022 cf, Depth> 7.24"

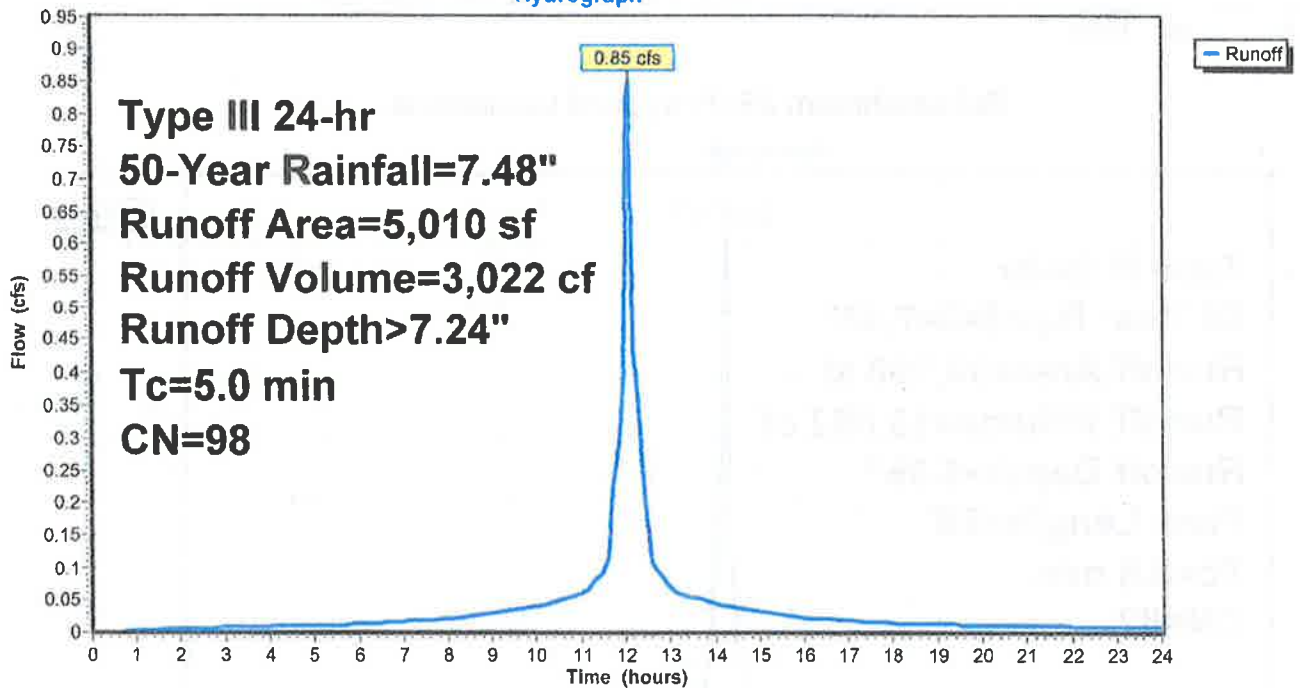
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Type III 24-hr 50-Year Rainfall=7.48"

	Area (sf)	CN	Description
*	3,610	98	Dwelling
*	1,400	98	Driveway
	5,010	98	Weighted Average
	5,010		100.00% Impervious Area

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

Subcatchment 3S: Proposed Runoff Into Retention

Hydrograph



Summary for Pond 4P: Retention

Inflow Area = 5,010 sf, 100.00% Impervious, Inflow Depth > 7.24" for 50-Year event
 Inflow = 0.85 cfs @ 12.07 hrs, Volume= 3,022 cf
 Outflow = 0.05 cfs @ 10.40 hrs, Volume= 2,780 cf, Atten= 95%, Lag= 0.0 min
 Discarded = 0.05 cfs @ 10.40 hrs, Volume= 2,780 cf
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0 cf

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 1.71' @ 13.92 hrs Surf.Area= 988 sf Storage= 1,293 cf

Plug-Flow detention time= 221.9 min calculated for 2,780 cf (92% of inflow)
 Center-of-Mass det. time= 179.2 min (920.0 - 740.8)

Volume	Invert	Avail.Storage	Storage Description
#1A	0.00'	106 cf	38.00'W x 26.00'L x 2.00'H Field A 1,976 cf Overall - 1,711 cf Embedded = 265 cf x 40.0% Voids
#2A	0.00'	1,223 cf	Concrete Galley 4x8x2 x 27 Inside #1 Inside= 42.0"W x 21.0"H => 6.04 sf x 7.50'L = 45.3 cf Outside= 48.0"W x 24.0"H => 7.92 sf x 8.00'L = 63.4 cf 27 Chambers in 9 Rows
		1,329 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Discarded	0.00'	2.000 in/hr Exfiltration over Horizontal area
#2	Primary	2.00'	6.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads

Discarded OutFlow Max=0.05 cfs @ 10.40 hrs HW=0.02' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=0.00' (Free Discharge)
 ↑2=Orifice/Grate (Controls 0.00 cfs)

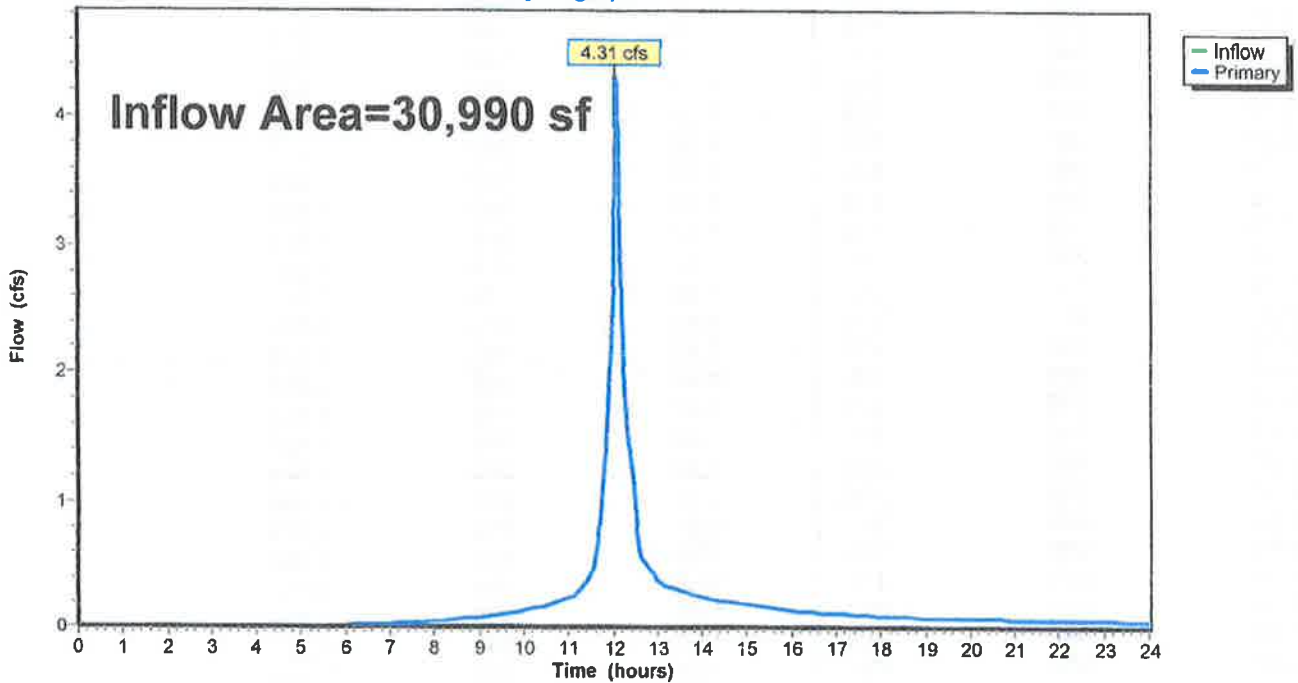
Summary for Link 5L: Proposed Runoff

Inflow Area = 30,990 sf, 12.76% Impervious, Inflow Depth > 5.36" for 50-Year event
Inflow = 4.31 cfs @ 12.09 hrs, Volume= 13,852 cf
Primary = 4.31 cfs @ 12.09 hrs, Volume= 13,852 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 5L: Proposed Runoff

Hydrograph





POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

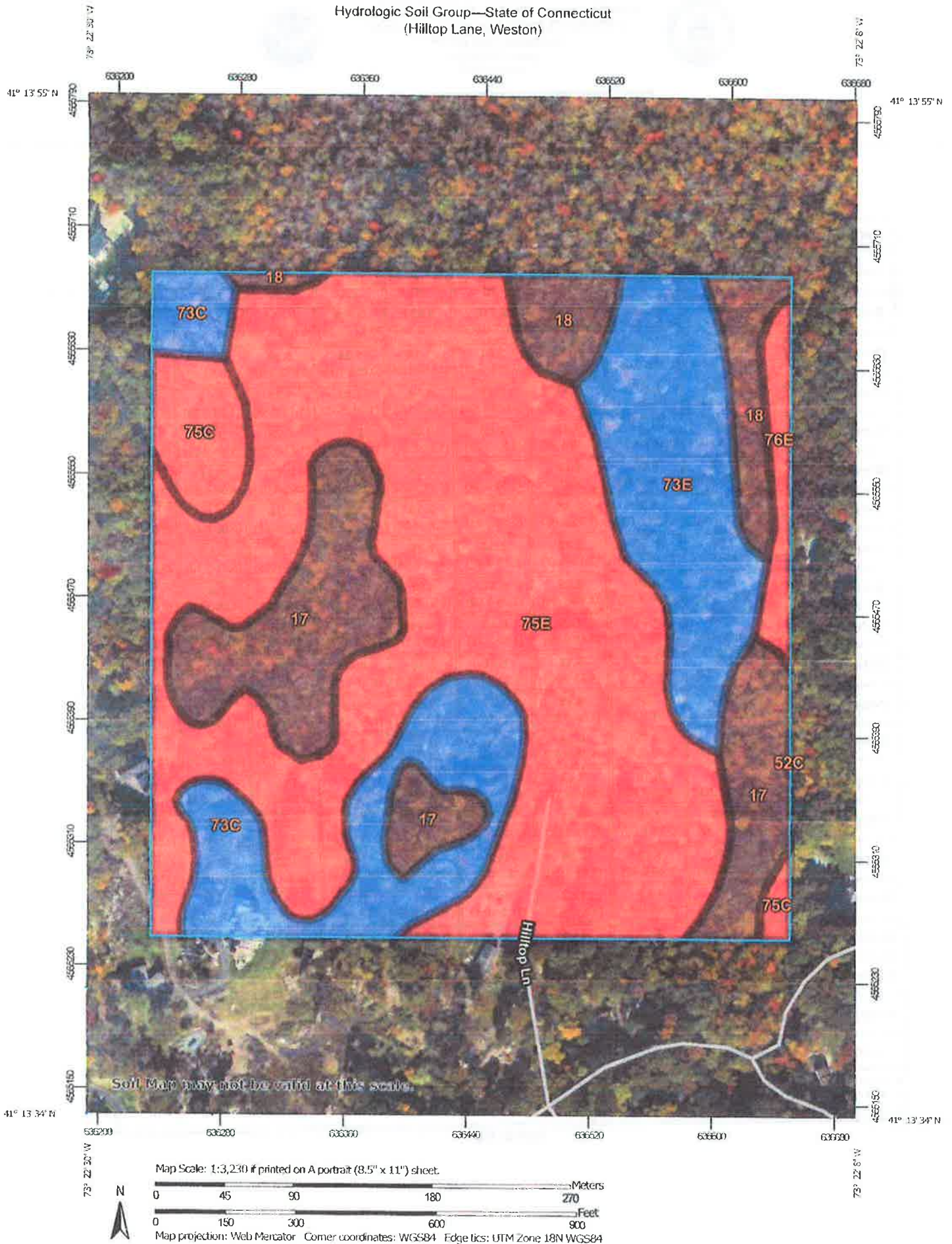
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.365 (0.279-0.469)	0.425 (0.325-0.547)	0.523 (0.399-0.674)	0.604 (0.458-0.782)	0.716 (0.527-0.956)	0.801 (0.578-1.09)	0.888 (0.622-1.24)	0.981 (0.658-1.39)	1.11 (0.717-1.61)	1.21 (0.765-1.79)
10-min	0.517 (0.396-0.665)	0.602 (0.460-0.774)	0.741 (0.565-0.955)	0.856 (0.649-1.11)	1.01 (0.746-1.35)	1.14 (0.818-1.54)	1.26 (0.882-1.75)	1.39 (0.932-1.97)	1.57 (1.02-2.29)	1.71 (1.08-2.54)
15-min	0.608 (0.466-0.782)	0.708 (0.542-0.911)	0.871 (0.664-1.12)	1.01 (0.764-1.30)	1.19 (0.878-1.59)	1.34 (0.963-1.81)	1.48 (1.04-2.06)	1.64 (1.10-2.32)	1.85 (1.20-2.69)	2.02 (1.28-2.98)
30-min	0.847 (0.648-1.09)	0.985 (0.753-1.27)	1.21 (0.923-1.56)	1.40 (1.06-1.81)	1.66 (1.22-2.21)	1.86 (1.34-2.51)	2.06 (1.43-2.84)	2.26 (1.52-3.20)	2.53 (1.64-3.68)	2.73 (1.73-4.05)
60-min	1.09 (0.831-1.40)	1.26 (0.965-1.62)	1.55 (1.18-2.00)	1.79 (1.36-2.32)	2.12 (1.56-2.82)	2.38 (1.71-3.20)	2.63 (1.83-3.63)	2.88 (1.93-4.09)	3.21 (2.08-4.67)	3.45 (2.19-5.11)
2-hr	1.39 (1.07-1.78)	1.64 (1.26-2.10)	2.05 (1.57-2.62)	2.38 (1.82-3.06)	2.84 (2.10-3.77)	3.19 (2.31-4.30)	3.55 (2.50-4.91)	3.94 (2.65-5.55)	4.46 (2.90-6.46)	4.87 (3.09-7.17)
3-hr	1.60 (1.24-2.04)	1.90 (1.47-2.42)	2.38 (1.84-3.04)	2.79 (2.13-3.57)	3.34 (2.48-4.42)	3.76 (2.74-5.05)	4.19 (2.97-5.79)	4.67 (3.15-6.56)	5.34 (3.47-7.70)	5.88 (3.74-8.61)
6-hr	2.01 (1.57-2.55)	2.41 (1.87-3.05)	3.05 (2.36-3.87)	3.58 (2.76-4.56)	4.32 (3.23-5.69)	4.87 (3.57-6.52)	5.45 (3.89-7.51)	6.11 (4.13-8.52)	7.05 (4.60-10.1)	7.83 (5.00-11.4)
12-hr	2.48 (1.94-3.12)	2.99 (2.33-3.75)	3.81 (2.97-4.80)	4.49 (3.48-5.68)	5.43 (4.09-7.12)	6.14 (4.53-8.17)	6.88 (4.95-9.45)	7.75 (5.26-10.7)	9.01 (5.89-12.8)	10.1 (6.43-14.5)
24-hr	2.91 (2.29-3.63)	3.54 (2.78-4.42)	4.57 (3.59-5.72)	5.43 (4.23-6.82)	6.61 (5.01-8.62)	7.49 (5.57-9.94)	8.43 (6.11-11.6)	9.55 (6.51-13.2)	11.2 (7.37-15.9)	12.7 (8.13-18.2)
2-day	3.26 (2.58-4.03)	4.03 (3.19-5.00)	5.30 (4.18-6.58)	6.35 (4.98-7.92)	7.79 (5.94-10.1)	8.86 (6.64-11.7)	10.0 (7.34-13.7)	11.5 (7.83-15.7)	13.7 (9.00-19.2)	15.6 (10.0-22.2)
3-day	3.54 (2.82-4.37)	4.39 (3.49-5.42)	5.78 (4.58-7.15)	6.94 (5.46-8.62)	8.52 (6.52-11.0)	9.69 (7.29-12.8)	11.0 (8.06-15.0)	12.6 (8.60-17.1)	15.0 (9.90-21.0)	17.2 (11.1-24.4)
4-day	3.81 (3.04-4.69)	4.71 (3.75-5.80)	6.18 (4.91-7.63)	7.40 (5.84-9.17)	9.08 (6.97-11.7)	10.3 (7.78-13.6)	11.7 (8.59-15.9)	13.3 (9.16-18.1)	15.9 (10.5-22.2)	18.1 (11.7-25.7)
7-day	4.59 (3.68-5.62)	5.58 (4.47-6.83)	7.19 (5.74-8.82)	8.53 (6.77-10.5)	10.4 (7.98-13.3)	11.7 (8.86-15.3)	13.2 (9.71-17.8)	15.0 (10.3-20.2)	17.6 (11.7-24.5)	19.9 (12.9-28.0)
10-day	5.35 (4.30-6.52)	6.39 (5.13-7.79)	8.09 (6.48-9.89)	9.50 (7.56-11.7)	11.4 (8.82-14.6)	12.9 (9.74-16.7)	14.4 (10.8-19.3)	16.2 (11.2-21.9)	18.9 (12.6-26.1)	21.1 (13.7-29.6)
20-day	7.60 (6.15-9.20)	8.76 (7.09-10.6)	10.7 (8.60-13.0)	12.2 (9.81-14.9)	14.4 (11.2-18.1)	16.1 (12.2-20.5)	17.8 (13.0-23.3)	19.6 (13.6-26.2)	22.2 (14.8-30.4)	24.2 (15.7-33.7)
30-day	9.44 (7.67-11.4)	10.7 (8.68-12.9)	12.7 (10.3-15.4)	14.4 (11.6-17.5)	16.8 (13.0-20.9)	18.6 (14.1-23.5)	20.4 (14.9-26.4)	22.2 (15.5-29.5)	24.7 (16.5-33.7)	26.6 (17.3-36.9)
45-day	11.7 (9.54-14.0)	13.0 (10.6-15.7)	15.3 (12.4-18.4)	17.1 (13.8-20.7)	19.6 (15.2-24.3)	21.6 (16.3-27.1)	23.5 (17.1-30.2)	25.4 (17.6-33.6)	27.8 (18.7-37.8)	29.6 (19.3-40.9)
60-day	13.6 (11.1-16.2)	15.0 (12.2-18.0)	17.3 (14.1-20.8)	19.3 (15.6-23.2)	21.9 (17.1-27.1)	24.0 (18.2-30.1)	26.0 (19.0-33.3)	28.0 (19.6-36.9)	30.4 (20.5-41.2)	32.2 (21.0-44.3)


































¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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Hydrologic Soil Group—State of Connecticut
(Hilltop Lane, Weston)



MAP LEGEND

 Area of Interest (AOI)	 C
 Area of Interest (AOI)	 C/D
Soils	 D
Soil Rating Polygons	 Not rated or not available
 A	Water Features
 A/D	 Streams and Canals
 B	Transportation
 B/D	 Rails
 C	 Interstate Highways
 C/D	 US Routes
 D	 Major Roads
 Not rated or not available	 Local Roads
Soil Rating Lines	Background
 A	 Aerial Photography
 A/D	
 B	
 B/D	
 C	
 C/D	
 D	
 Not rated or not available	
Soil Rating Points	
 A	
 A/D	
 B	
 B/D	

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: State of Connecticut
Survey Area Data: Version 22, Sep 12, 2022

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

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
17	Timakwa and Natchaug soils, 0 to 2 percent slopes	B/D	6.2	14.0%
18	Catden and Freetown soils, 0 to 2 percent slopes	B/D	2.3	5.2%
52C	Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony	B/D	0.0	0.0%
73C	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	4.8	10.7%
73E	Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky	B	5.2	11.7%
75C	Hollis-Chatfield-Rock outcrop complex, 3 to 15 percent slopes	D	1.6	3.6%
75E	Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes	D	23.6	52.8%
76E	Rock outcrop-Hollis complex, 3 to 45 percent slopes	D	0.9	2.1%
Totals for Area of Interest			44.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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SCHEDULE A

FIRST TRACT:

ALL THAT CERTAIN piece, parcel or tract of land, situated in the Town of Weston, County of Fairfield and State of Connecticut, shown and designated as "Property Owner Paul F. Forman Area = 9.653 Acres" on that certain map entitled, "Map Prepared for Paul F. Forman Weston - Connecticut Scale: 1"=60' March 7, 2000 Leonard Surveyors", which map is on file in the Office of the Town Clerk of said Weston as Map No. 3515, to which reference may be had for a more particular description thereof.

TOGETHER WITH all right, title and interest in and to the turnaround and in and to that portion of Hilltop Lane, so-called, which lies Northerly and Easterly from a line formed by the projection of the division line between Parcel "A" and Parcel "B" in a Northeasterly direction to the Easterly boundary of said Lane, as shown on Map No. 1072 on file in the Weston Town Clerk's Office.

TOGETHER WITH a right of way, in common with others to whom the same may have been heretofore granted, or to whom may hereafter be granted, over Hilltop Lane, so-called, as it is now relocated, said right of way being 40 feet in width and extending from Lords Highway partly over Parcel "A" and partly over that portion of Hilltop Lane shown on said Map No. 1072 which lies to the East of Parcel "A" and which meets and joins that portion of Hilltop Lane described in the paragraph immediately preceding this paragraph.

TOGETHER WITH the right to pass and repass on the Easterly side of land now or formerly of Roy S. Lanham next to a wall on the East as reserved in a deed dated June 30, 1927 and recorded in Volume 33 at Page 61 of the Weston Land Records.

SECOND TRACT:

ALL THAT CERTAIN piece, parcel or tract of land, situated in the Town of Weston, County of Fairfield and State of Connecticut, shown and designated as "Property Owners Stanley Wilker, Norma Wilker, and Karl Agre and Barbara Wilker Agre, Co-Trustees under a Trust Agreement dated March 5, 1990 Area = 8.916 Acres" on that certain map entitled, "Map Prepared for Stanley Wilker, Norma Agre, B. Wilker and Karl Wilker Trust Weston - Connecticut Scale: 1"=60' March 13, 2000 Leonard Surveyors", which map is on file in the Office of the Town Clerk of said Weston as Map No. 3517, to which reference may be had for a more particular description thereof.

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Subject to the following:

1. Taxes of the Town of Weston next becoming due and payable which the Grantee agrees to assume.
2. Planning and zoning regulations of the Town of Weston.
3. Grant in favor of The Connecticut Light and Power Company dated September 1, 1955 and recorded in Volume 52 at Page 147 of the Weston Land Records. (As to First Tract.)
4. Rights of others in and to the private road, Hilltop Lane, as shown on the maps referenced in Schedule A hereof.
5. Agreements set forth in a warranty deed dated October 31, 1956 and recorded in Volume 53 at Page 207 of the Weston Land Records. (As to First Tract.)
6. Agreements set forth in a warranty deed dated March 9, 1967 and recorded in Volume 72 at Page 231 of the Weston Land Records. (As to First Tract.)
7. Notes, facts and conditions as shown on the maps referenced in Schedule A hereof.

RECEIVED FOR RECORD
At 11:33 a.m.

OCT 13 2006

Attest *Frank G. ...*



Felippo Scandizzo <landuseadmin@westonct.gov>

INCOMPLETE Application for Lot Development Plan Approval - Hilltop Lane - Assessor's MBL 15-2-31

1 message

Richelle Hodza <rhodza@westonct.gov>

Wed, Feb 7, 2024 at 2:13 PM

To: Vickie Kelley <vickiekelly1@msn.com>

Cc: James Pjura <jpjura@westonct.gov>, "Dr. Tom Failla" <conservationplanner@westonct.gov>, Felippo Scandizzo <landuseadmin@westonct.gov>, Larry Roberts <lroberts@westonct.gov>

Dear Vickie,

You have submitted some documents to the Planning and Zoning Office seeking a permit to construct a "new single family residence" on assessor's MBL 15 2 31. The application form is not the correct form (explained further below) and other documents are missing. **I will put this application on the Planning and Zoning Commission's Agenda for Monday, March 4, 2024.** The meeting will be via Zoom and it starts at 7:15 p.m. I will recommend that a decision on the application be rendered not later than 65 days from the statutory date of receipt, or not later than Tuesday, May 7, 2024. If you are unable to provide the commission with the information it needs to render a decision, they may deny it.

Additional documents required:

1. DEED: I need a copy of the deed. The Assessor's card shows Lords Highway Land Investors LLC of Greenwich owns the property, not Chestnut Farm Holdings LLC.
2. A-2 SURVEY: I need an A-2 Survey not older than 10 years indicating existing conditions.
3. OWNER's AUTHORIZATION: For you or someone else to act on his/her/their behalf.
4. APPLICATION FOR LOT DEVELOPMENT PLAN APPROVAL including all of the information requested by the P&Z Commission in its January 5, 2005 memorandum which is part of the application instructions. Also on an A-2 Survey showing proposed development, you must include the required "Grid" revised May 14, 2015 (which is part of the same application instructions).
5. SUPPLEMENTAL FEE (See below)

I have received the following documents. Please see my comments in bold:

1. You have submitted a Weston P&Z Form called "Zoning Permit Application", which I stamped "received" by as of January 28, 2024. **This form is not the correct form for lot development applications. The form, which I had sent you before, is available online at the following link and I have attached a pdf of same to this email. All of the requirements enumerated in that document, including the Memorandum to Lot Development Applicants dated January 5, 2005, must be submitted in order for the commission to have enough information to <https://www.westonct.gov/home/showpublisheddocument/4243/637455326249770000>**
2. You have submitted a Drainage Analysis prepared for proposed lot development located at Hilltop Lane, Weston, CT GE #23-5617, September 14, 2023 by Dean E. Martin, Licensed Professional Engineer, Norwalk, CT. **The analysis is for a 9.653-acre property, which does not match the size shown on the field card and the drainage report is for a proposal o construct a "multi-lot common driveway," a "single family dwelling, and "extensive grading" for the driveway and home site.**
3. You have submitted a "Site Development Plan (Sheet 1 of 2), prepared for Chestnut Farm Holdings, Hilltop Lane - map 3515 - Weston, CT, by Grumman Engineering LLC, Norwalk, CT dated August 1, 2023, revised 9-14-2023 (Drainage) and revised 12-28-2023 (Building Footprint Adjustment), at a scale of 1"=40'." **This is insufficient since, among other things, it is not an A-2 survey and does not include the information required in the Lot Development Applicants Memorandum of January 5, 2005 (mentioned above).**
4. You have submitted a "Details & Notes" sheet (Sheet 2 of 2), prepared for Chestnut Farm Holdings, Hilltop Lane - map 3515 - Weston, CT, by Grumman Engineering LLC, Norwalk, CT dated August 1, 2023, revised 9-14-2023 (Drainage)." **(Details of subsurface sewage disposal plan for Aspetuck Health District).**
5. You have submitted a copy of an Aspetuck Health District Permit "Change of Plan" to construct a private subsurface sewage disposal system for a five-bedroom house, first date of approved plan 8/1/2023, and signed and dated 1/8/2024 located at Lords Highway (Map 3515). **Okay.**
6. You have submitted Check 286 drawn on Chestnut Farm Holdings LLC account, signed by J. V. Stammer, dated 1/25/2024 in the amount of \$110. **The fee for site plan applications for residential lot development is \$160.00**

Please let me know if I can be of further assistance. My contacts are listed below. And, of course, you are welcome to visit me in the office as you often do.

Richelle Hodza | Director | Land Use Department
Town of Weston | 24 School Road | office 203 222 2530 | cell 203 604 5054
Office Hours | M T W | 9 - 4 | or by appointment

2 attachments

 **Application for Lot Development.pdf**
3194K

 **New House app materials submitted 1-28-2024.pdf**
6275K

Location: LORDS HIGHWAY Map/Lot: 15 2 18 Zone: R-2AC Date Printed: 12-01-23
 911 Address: Exempt Neighborhood: 4-5 Last Update: 12-01-23

Owner Of Record: LORDS HIGHWAY LAND INVESTORS LLC Volume/Page: 0446 /0490 Date: 10-13-06 Sales Type: Valid Sale Price: 1,600,000
 217 TACONIC ROAD GREENWICH, CT 06831

Prior Owner History: WILKER STANLEY+NORMA AGRE B WILKER & KARL TRS 0178 /0719 11-28-89 NO 0
 WILKER, STANLEY & NORM & AGRE, BARB 0096 /1174 07-13-73 NO 0

Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit

Census/Tract	83430	Code	Quantity	Value	Code	Quantity	Value	Appraised Value
Dev Map	3720	Dev Lot	51-Res Vac Land	8.92	198,620			Total Land Value 283,748
Subdivision	01/26/2010	03/24/2008						Total Building Value 0
Date	01/26/2010	03/24/2008						Total Outbuilding Value 0
Inspector KW	LG							Total Market Value 283,748
District								

Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment
Res Vacant Hous	2.00	0.00	299,000	1.00	-50	149,500	Res Vacant House	-50	Condition	
Res Vac Excess	6.92	0.00	40,000	0.97	-50	134,248	Res Vac Excess	-50	Condition	
Total	8.92					283,748				

Assessment History (Prior Years as of Oct 1)	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value
Current	198,620	222,650	222,650	222,650						
Land Building	0	0	0	0						
Outbuilding	0	0	0	0						
Total	198,620	222,650	222,650	222,650						
490 Appraised Totals										
					Totals					

2023-SM 3517 (8 916 AC)
 Comments

Effective October 1, 2009

(Grid Revised May 14, 2015 to reflect current Zoning Regulations)

The Weston Planning & Zoning Commission requires submission of an A-2 Property Survey with all applications for subdivision approvals, zoning permits, certificates of zoning compliance, flood zone permits, and special permits except as set forth in Section 415 and 416 of the Zoning Regulations (however, pursuant to Section 417, only a *limited* certificate of zoning compliance will be issued if the foregoing exemptions are utilized) **Effective October 1, 2009, all surveys of parcels within the R-2A district must contain the following grids:**

General Requirements District R-2A

	<u>Section</u>	<u>Required</u>	<u>Actual/ Proposed</u>	<u>Claimed Exemptions/Variances</u>
Min. Lot Area	321.4	2 acre		
Min. Rectangle	321.5	170' x 200'		
Min. Lot Frontage	321.5	170'		
Setbacks	321.6	-		
Front	321.6	50'		
Side	321.6	30'		
Rear	321.6	30'		
Farming Structures	321.1	100'		
Max. Bldg. Coverage	321.7	15%		
Max. Bldg. Height	321.8	35'		

Subdivision / Construction

Parcel No. _____	
Has this lot been the subject of a previous subdivision?	[Y/N]
Does this lot conform with Regulation s.311.7 (Odd Shaped Lots)?	[Y/N]
Can this lot contain a rectangle measuring 170' x 200' (s.321.4)?	[Y/N]

Minimum Lot Area Calculation per s.311.4 (required for each lot of subdivision applications)

Parcel No. _____	
Gross lot area	
Road, right of way, access way	
Above-ground utility easements	
Exclusive-use easements	
Land under water or very poorly drained in excess of 20% of total	
Net Lot Area:	

Attachment to Applications to the Weston Conservation Commission, Planning & Zoning Commission and Board of Zoning Appeals

Notification Process for Applicants with Projects in Public Water Supply Watersheds or Aquifer Protection Areas

Effective October 1, 2006, the Commissioner of the Connecticut Department of Public Health (CTDPH) must be notified by applicants before the Town's Conservation Commission, Planning & Zoning Commission, Zoning Board of Appeals for any project located within a public water supply watershed or aquifer protection area. This notification is in addition to the required notification to the water companies. Any forms of past notification to the water companies are not changing with this new CTDPH notification requirement.

The process that an applicant must follow to satisfy the new CTDPH notification requirement is:

1. Refer to the map "Weston, CT Public Drinking Water Source Protection Areas" to determine whether your project falls within a public water supply watershed or aquifer protection area. The map is available for viewing at Weston Town Hall in the Planning & Zoning Commission's Office and in the Conservation Planner's Office.
2. Go to the CTDPH website at <http://www.dph.state.ct.us>
3. Click on "Programs and Services"
4. Click on "D" and then "Drinking Water Section"
5. Click on "Source Water Protection" on the right hand side menu
6. Click on "Notification Process Under PA0653"
7. Click on "Notifying us using our online form"
8. Complete the Public Water Supply Watershed or Aquifer Area Project Notification Form and submit the form by clicking on the "Submit Form" button.

MEMORANDUM

TO: Lot Development Applicants

FROM: Town of Weston Planning and Zoning Commission

DATE: January 5, 2005

RE: Lot Development Application Plot Plan Requirements

Each plot plan submitted to the Weston Planning and Zoning Commission in connection with an application for lot development must conform to each of the following minimum requirements (s. 410.2):

1. Be signed, dated and certified as being "substantially correct" by a registered land surveyor to the "Weston Planning and Zoning Commission".
2. Be clearly entitled "Plot Plan of [address of property] Weston, Connecticut".
3. Show the entire lot and all dimensions thereof.
4. Be drawn to a reasonable scale. All text must be in uppercase block lettering and in 14-point type.
5. Indicate 'north' and include a "vicinity map" showing all surrounding public and private roads and major streams, rivers or bodies of water,
6. Indicate the names of all adjacent lot owners.
7. Include a statement of (i) the applicable Minimum Lot Area pursuant to s. 321.3, and (ii) the actual lot area less (A) any portion of the lot (a) reserved for or used as a road, right-of-way or access way, (b) subject to easements prohibiting building or structures within such easement, and (c) subject to an exclusive easement other than drainage easements, and less (B) 80% of any portion of such lot that is under water or defined as "very poorly drained", pursuant to s. 311.4
8. Include a statement of (i) the Maximum Allowable Height pursuant to s. 321.7 and (ii) the actual height of each proposed structure measured pursuant to the regulations.
9. Include a statement of (i) the Required Frontage pursuant to section 321.4 and (ii) the actual frontage.
10. Include a statement of (i) the Maximum Building Coverage pursuant to s. 321.6 and (ii) the actual building coverage (as proposed).
11. Include a statement of the (i) number of bedrooms in, and (ii) the total square footage of the livable floor space of any existing or proposed structure

12. Show the foundation of any proposed structure (or any existing structure that shall remain) and any overhanging or projecting features such as porches, breezeways, bay windows, and terraces.
13. Setback lines (from the property lines and from watercourses (pursuant to s. 321.5 and 312.7)) shall be shown and clearly labeled.
14. Show existing and proposed contours of the land, any wetlands, streams or rivers and any other pertinent features affecting runoff or drainage.
15. Show the proposed location and nature of any septic facilities or a statement that there shall be no septic facilities on the property
16. Show the proposed location of any wellhead or a statement that there shall be no wellhead on the property
17. Show the proposed location and nature of any drainage facilities
18. Show any existing or proposed driveways and walkways and their width at the narrowest point.
19. Show any existing or proposed easements, rights of way or other encumbrances which can be plotted together with any evidence of encroachments and include a statement regarding the nature of each or the absence thereof.
20. Show any existing or proposed above-ground utilities (such as poles, wires, and transformer boxes) or include a statement that no utilities shall be above-ground.
21. Show any existing or proposed walls, fences and the height of any such walls and fences at their highest point.
22. Show the location of all existing or proposed swimming pools and tennis or other playing courts and any screening material associated therewith.
23. Show all pertinent existing or proposed landscaping.
24. Show the existing or proposed access to a public road (including a measurement of the width of any curb cut) and stating the name of such road. In the event any columns or other structures exist or are proposed along a driveway, the plot plan shall include a measurement of the narrowest point between them.
25. For corner lots, an "Intersection Visibility Line" shall be drawn (and clearly labeled) pursuant to Section 312.6 and all structures of any kind and all trees having branches lower than six feet within the triangle formed by the line shall be noted.
26. The principal structure must be clearly demonstrated to be positioned such that no part lies at a point where the lot width is less than 170 feet (s. 321.4)
27. A plot plan may include information required for other commissions and agencies provided such inclusions do not unreasonably interfere with its legibility.
28. No plot plan may be more than ten (10) years old.

STAKING STANDARDS

As part of the review process of a project before the Planning & Zoning Commission, the Commissioners will visit the site to observe the proposed property or site improvements. In order to insure that the Commissioners have the best opportunity to observe the extent of the property or proposed improvements, it is imperative that the Applicant place wooden stakes indicating the extent and location of the proposed improvements as shown on the plans which accompany the application.

The following is the recommended standard for staking the subject property and/or proposed site improvements.

CLEARLY MARKED LOT IDENTIFICATION

MATERIALS:

Wooden stake or lathe, shall be a minimum 36" long, 1 3/4" wide and 1/4" thick, with at least 1 smooth side so that it may be written on. The stake shall be installed at the appropriate location of the improvements so that a minimum of 30" extends above ground.

Colored ribbons, to be tied on the wooden stakes shall be standard surveyors flagging. The corresponding colors to proposed improvements shall be installed in accordance with Section 2.4.8 of the Town of Weston Subdivision Regulations, as follows:

Driveway/Road: Orange. Staking shall be placed at 50' intervals along the centerline of the roadway or common drive, the roadway station which corresponds to the proposed plans shall be indicated on the stake (i.e. Sta. 10 +00).

Houses, detached garages, misc. structures: Yellow, staking shall be placed at each of the corners of the proposed house or addition. House corners shall be indicated on the staking to best describe their location (i.e. Northeast house cor.).

Septic systems: Blue. staking shall be placed at each of the corners of the proposed leaching area and reserve septic area. Septic system corners shall be indicated on the staking to best describe their location (i.e. Southeast cor. primary septic area)

Limits of Wetland, Floodplain: Red, when possible it is appropriate for a soil scientist to place the red flagging on existing vegetation along the limits of the wetland. However, where there is no existing vegetation or in the instance of a floodplain stakes and flagging shall be placed at intervals that best represent the limits of the wetland or floodplain. Wetland flags should be numbered for identification on site plans.

Remember it is in the Applicant's best interest to be as thorough as possible when staking their property or site improvement so that the Commissioners are able to properly assess the proposed activity which will allow the applicant to move through the approval process expeditiously.